Landmarks Preservation Commission

January 10th, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-22-06302

131 Charles Street – 131 Charles Street House - Individual Landmark – Greenwich Village Historic District Extension Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 820 9880 8731
Passcode: 256243
By Phone: 1 646-558-8656 US (New York)
877-853-5257 (Toll free) US
888 475 4499 (Toll free)

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.

131 CHARLES STREET

PROPOSED FRONT FACADE ALTERATION, REAR FACADE ALTERATION, DORMER INSTALLATION, BACKHOUSE FACADE ALTERATION AND BULKHEAD INSTALLATION, AND EXCAVATION

FRONT BUILDING - FRONT FACADE

FRONT BUILDING - REAR FACADE

REAR BUILDING - FRONT FACADE

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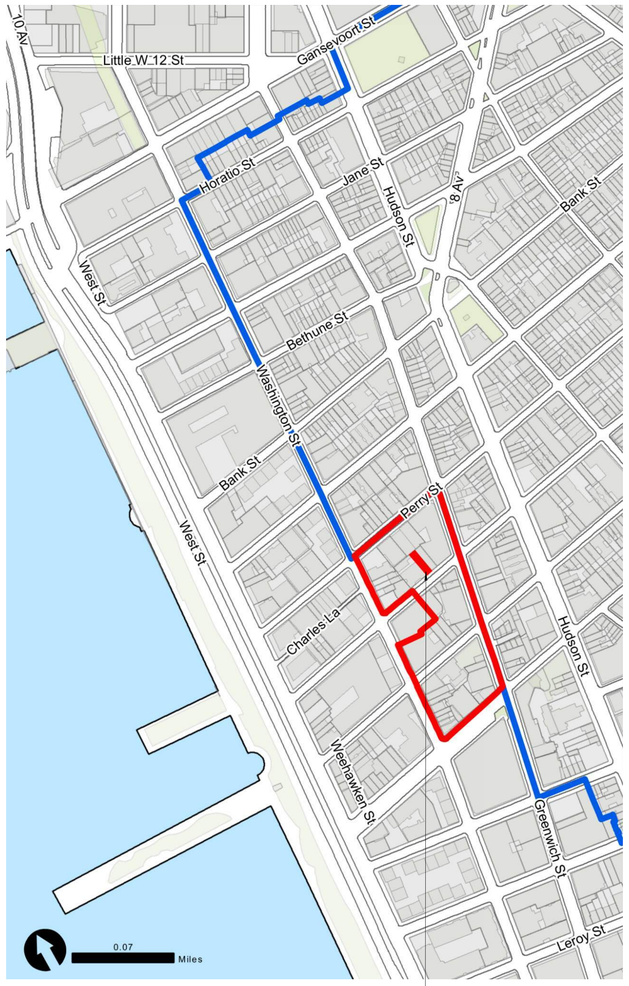
JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

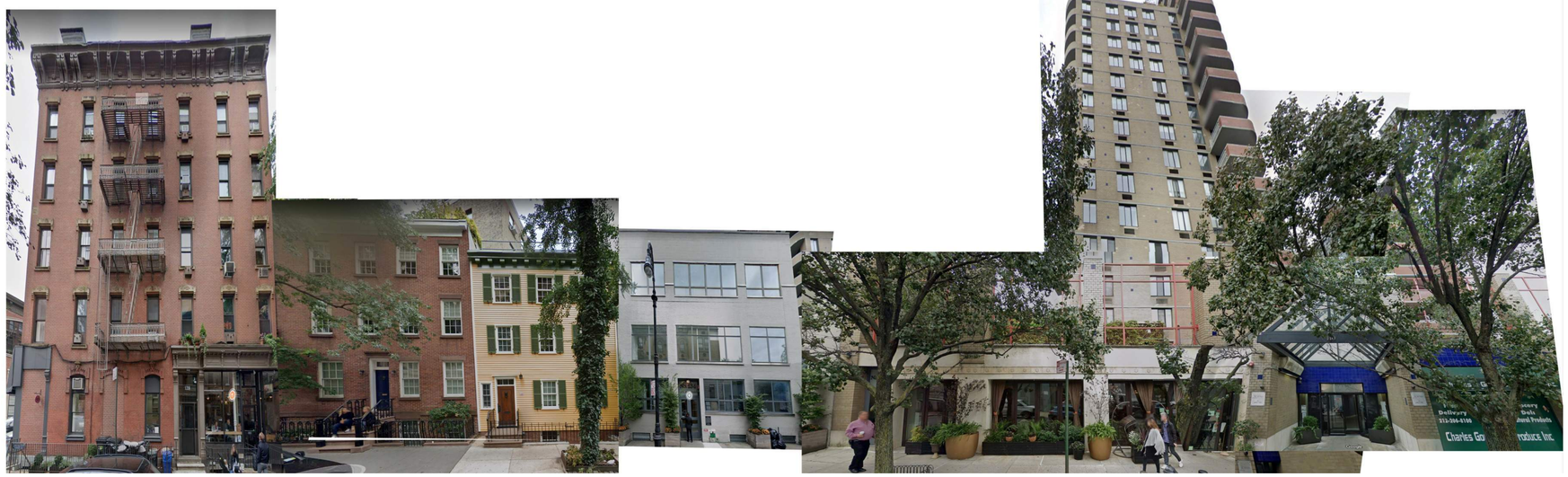
LANDMARKS - PROJECT LOCATION



131 CHARLES STREET

WASHINGTON STREET | 139 CHARLES STREET | 133 CHARLES STREET | 131 CHARLES STREET | 129 CHARLES STREET | 726 GREENWICH STREET | GREENWICH STREET

BLOCK ELEVATIONS - NORTH



128 CHARLES STREET | 130 CHARLES STREET | 132 CHARLES STREET | 134 CHARLES STREET | 140 CHARLES STREET

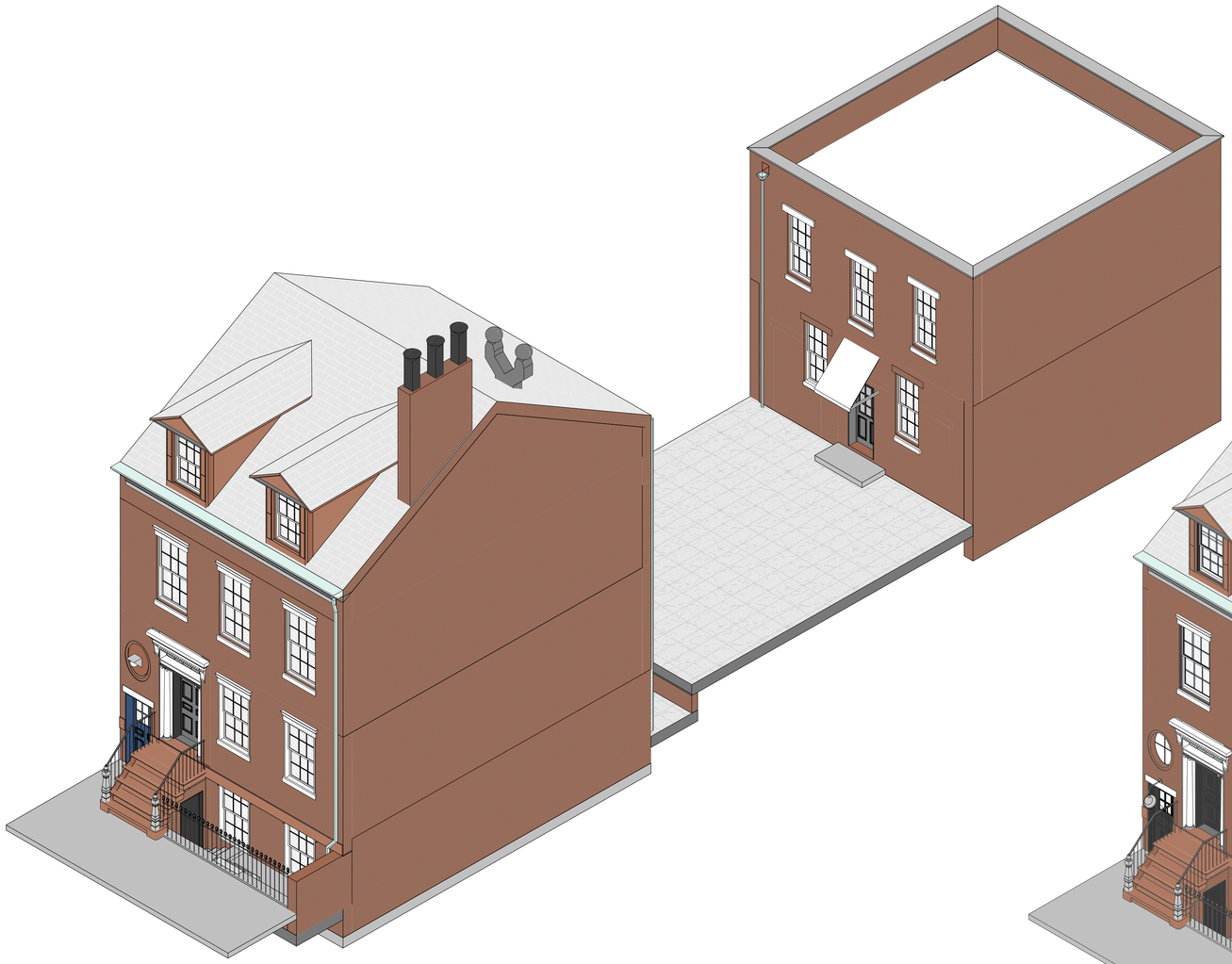
BLOCK ELEVATIONS - SOUTH

LANDMARKS - STREETSCAPE CONTEXT

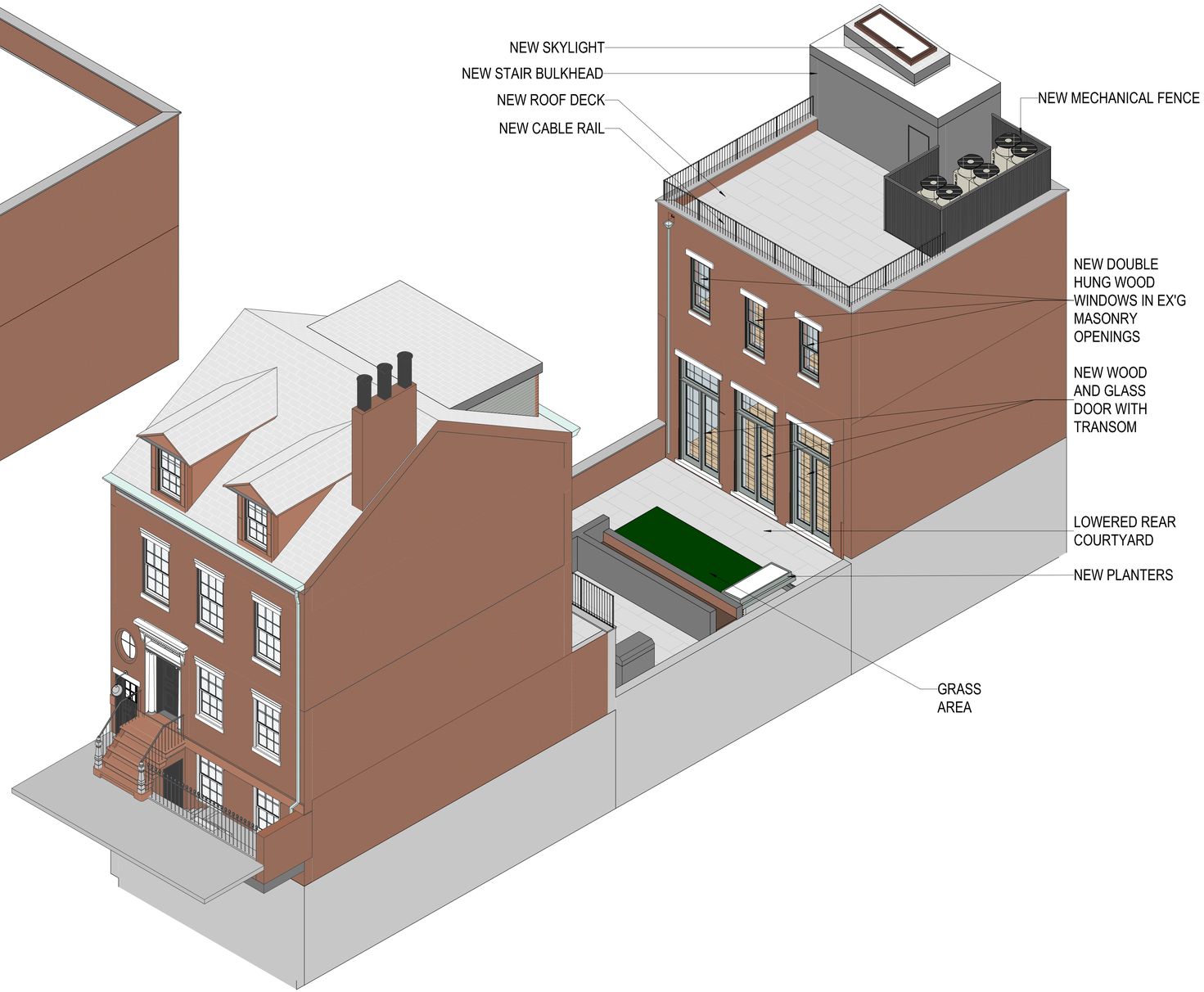
131 CHARLES

131 CHARLES

LANDMARKS - EX'G AND PROPOSED AXONOMETRIC 1

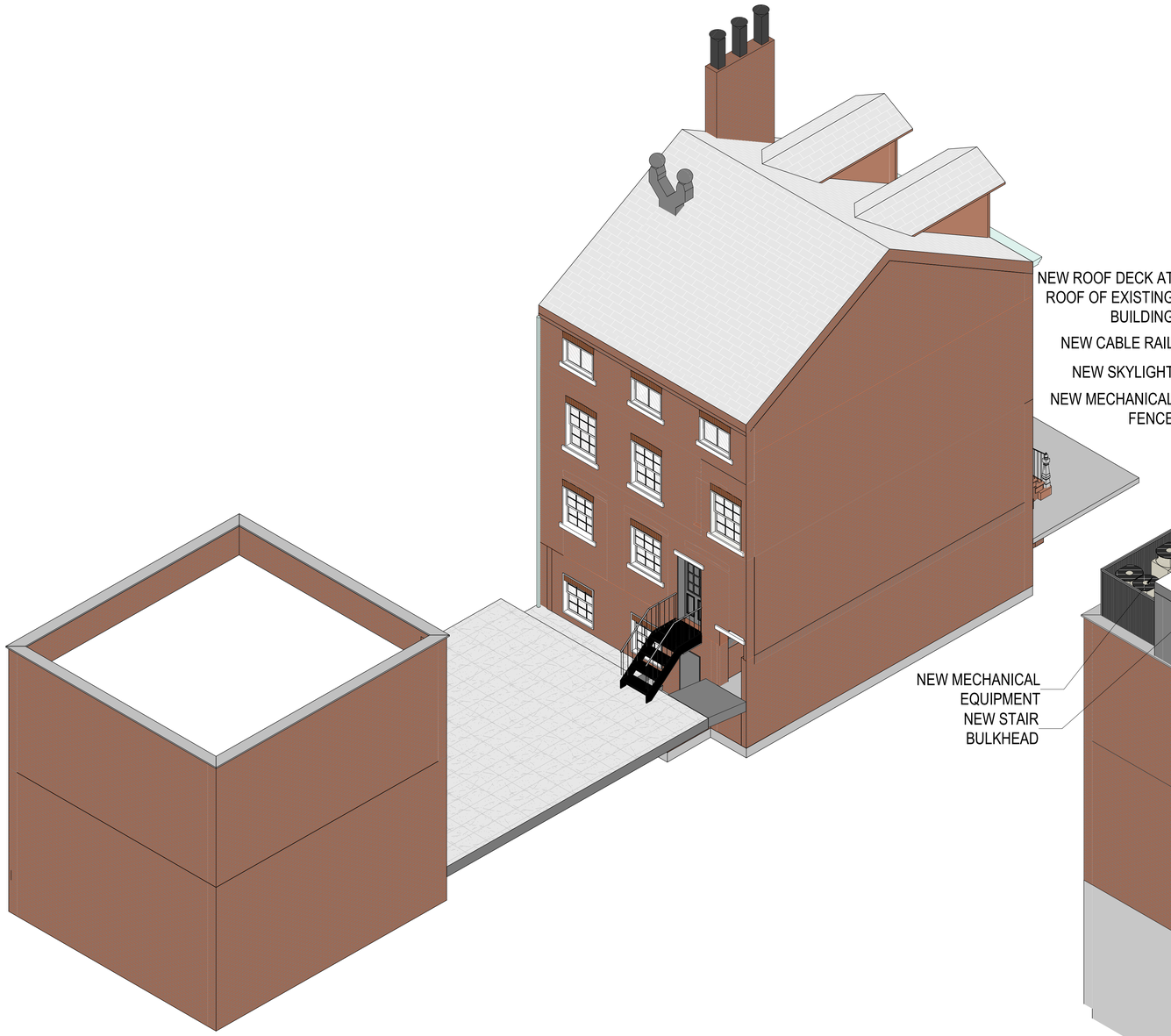


LANDMARK - EXISTING AXON 1

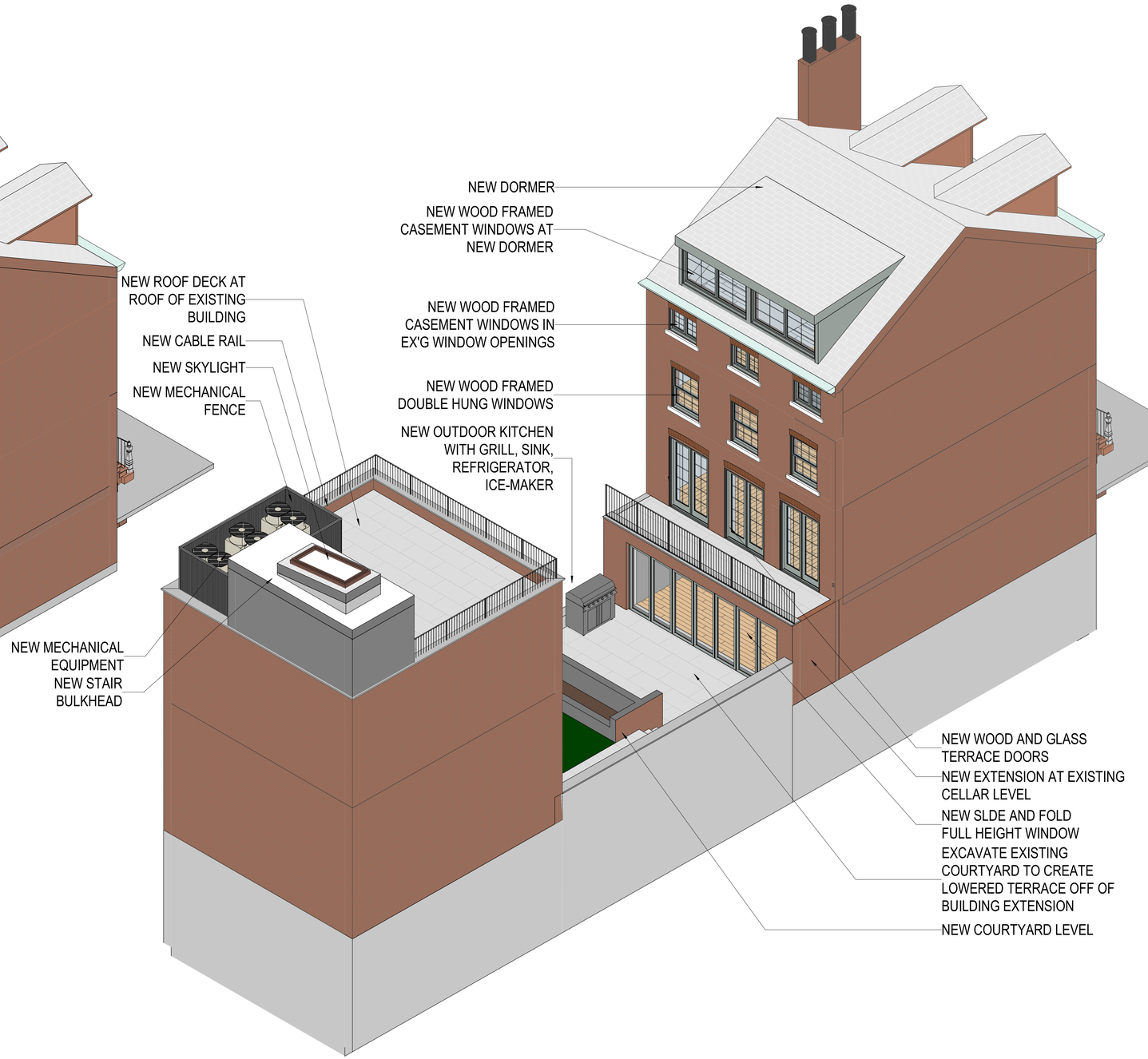


LANDMARK - PROPOSED AXON 1

LANDMARKS - EX'G AND PROPOSED AXONOMETRIC 2

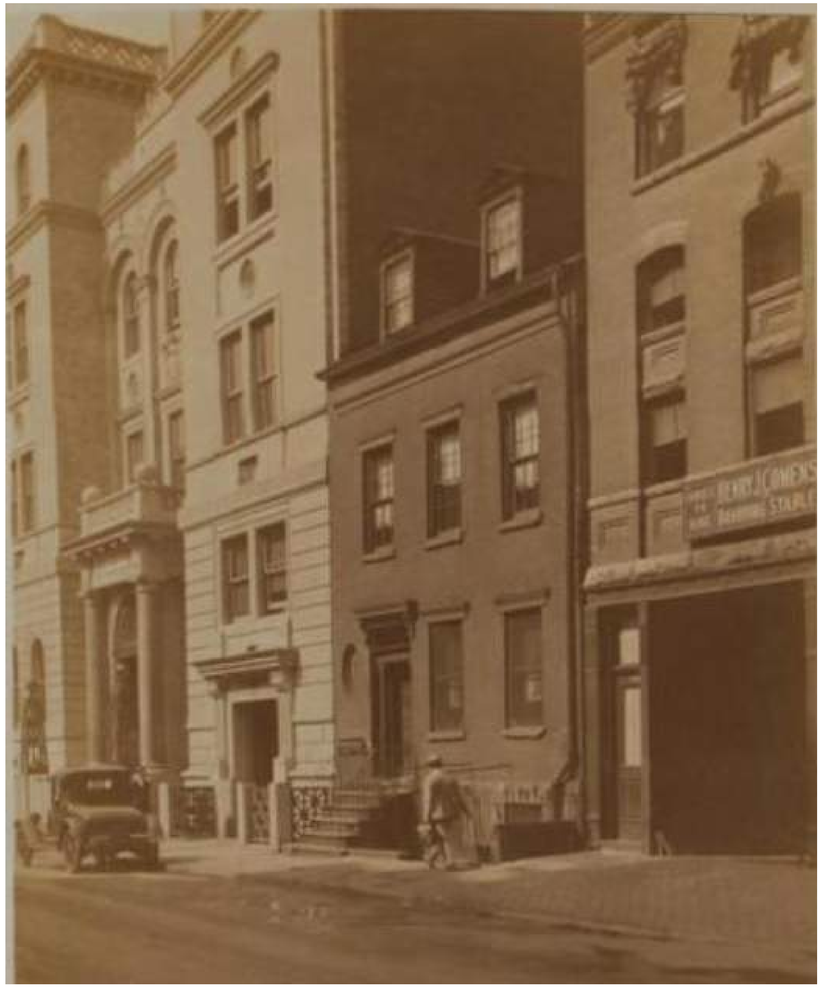


LANDMARK - EXISTING AXON 2



LANDMARK - PROPOSED AXON 2

LANDMARKS - HISTORIC IMAGES

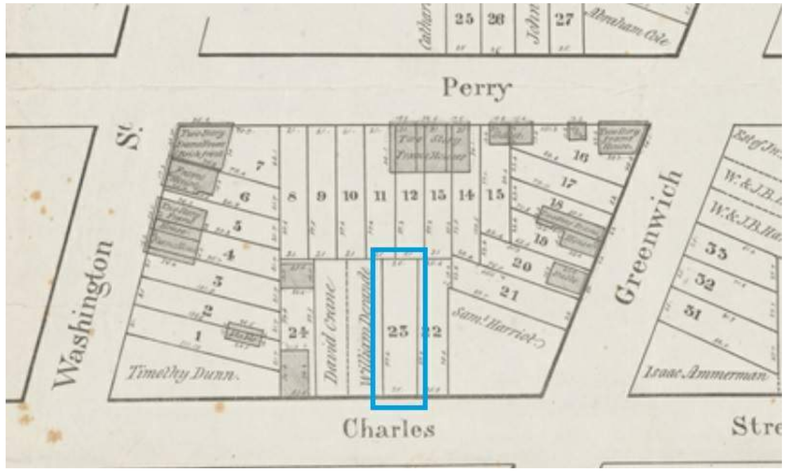


1928: 131 CHARLES STREET (NYPL)

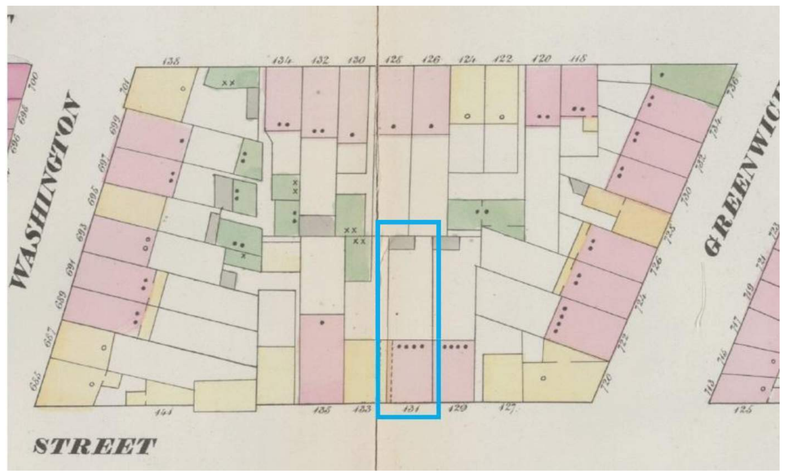
1940's: 131 GREENWICH STREET (NYC MUNICIPAL ARCHIVE)

2006: 131 GREENWICH STREET DESIGNATION PHOTO (NYC LPC)

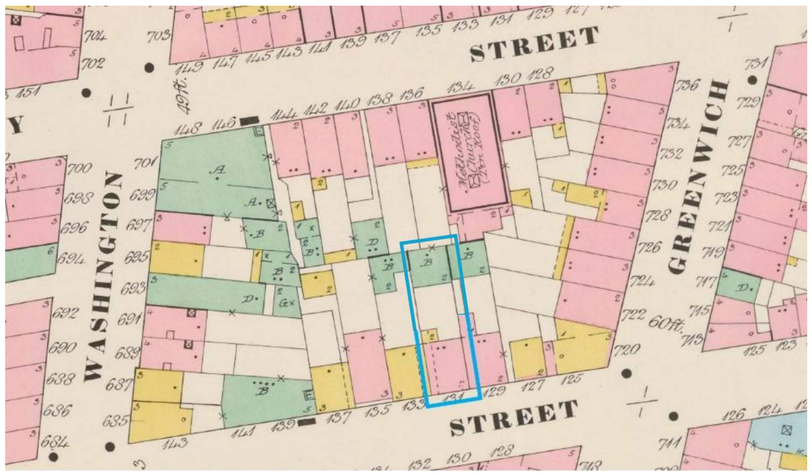
LANDMARKS - INTERIOR BLOCK DEVELOPMENT



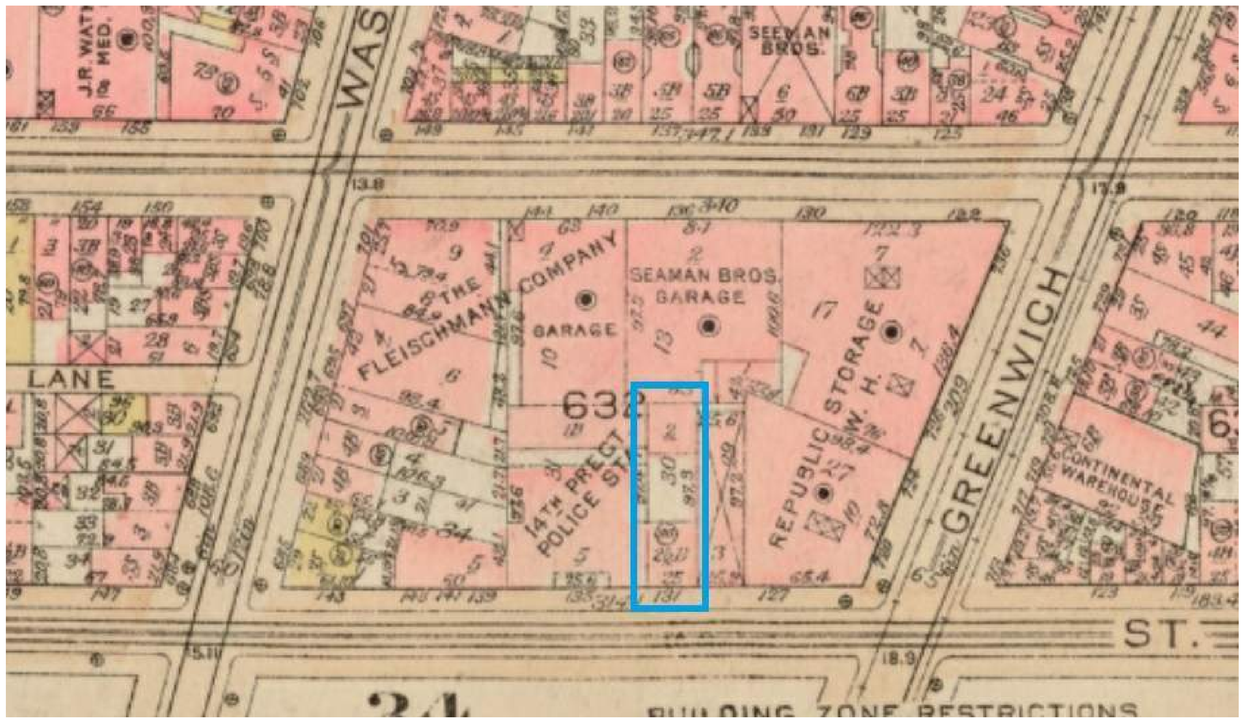
1833, JAMES BLECKER MAP (NYPL)



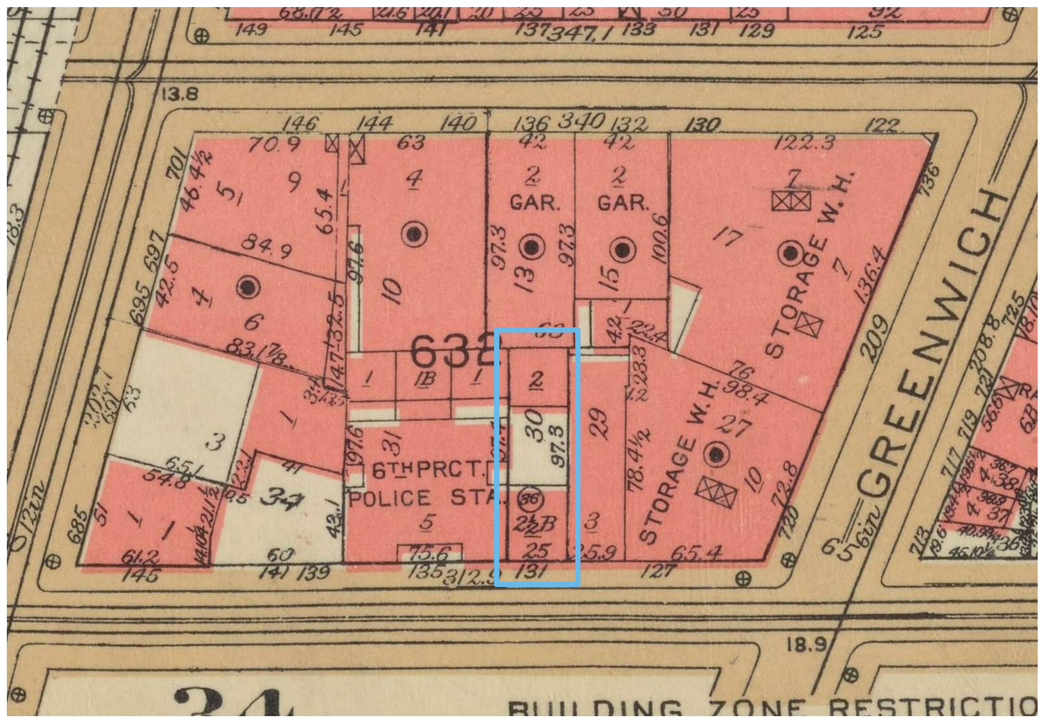
1859 PERRIS MAP (NYPL)



1895 SANBORN MAP (NYPL)

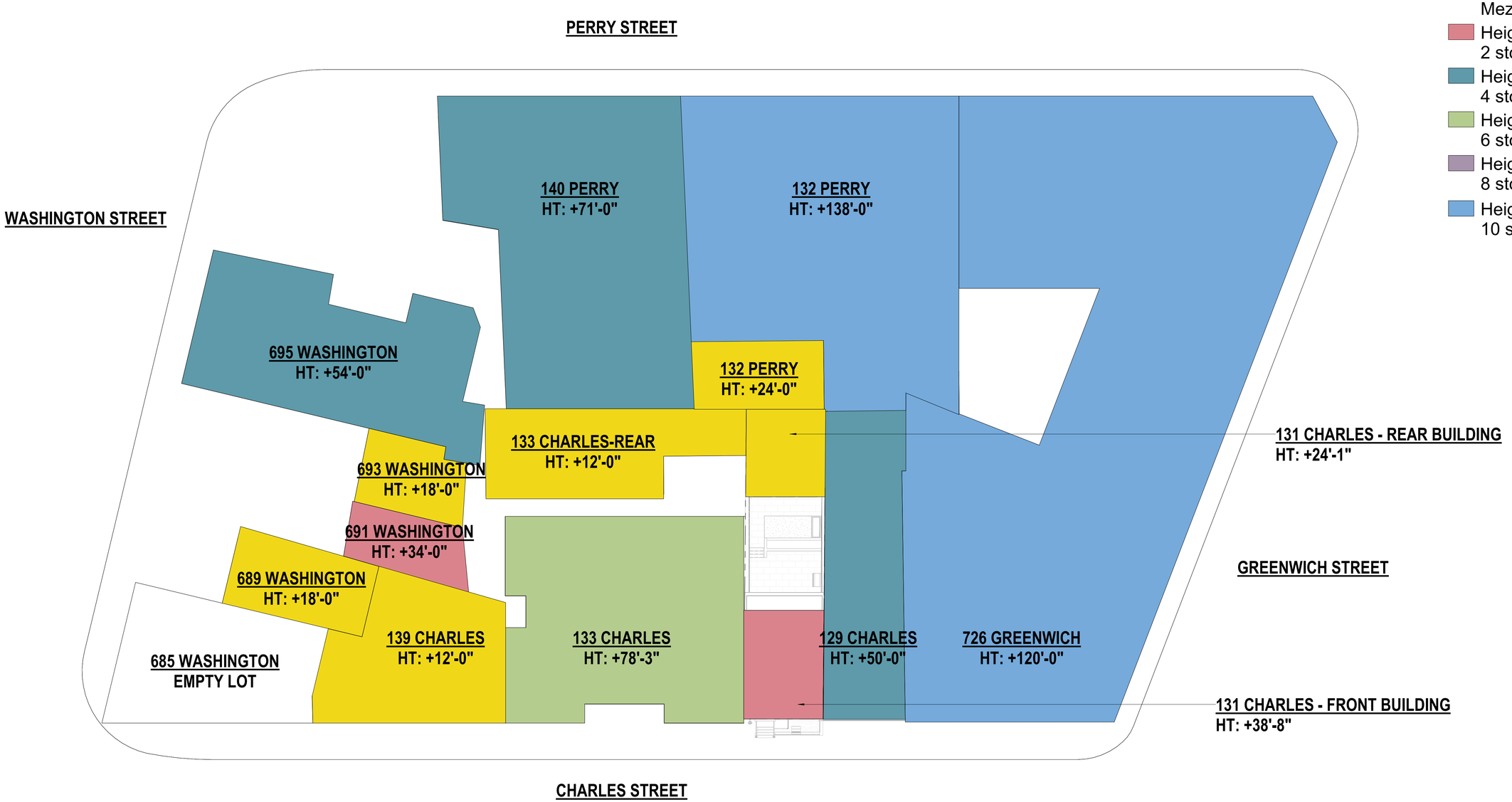


1927, BROMLEY MAP (NYPL)



1955, BROMLEY MAP (NYPL)

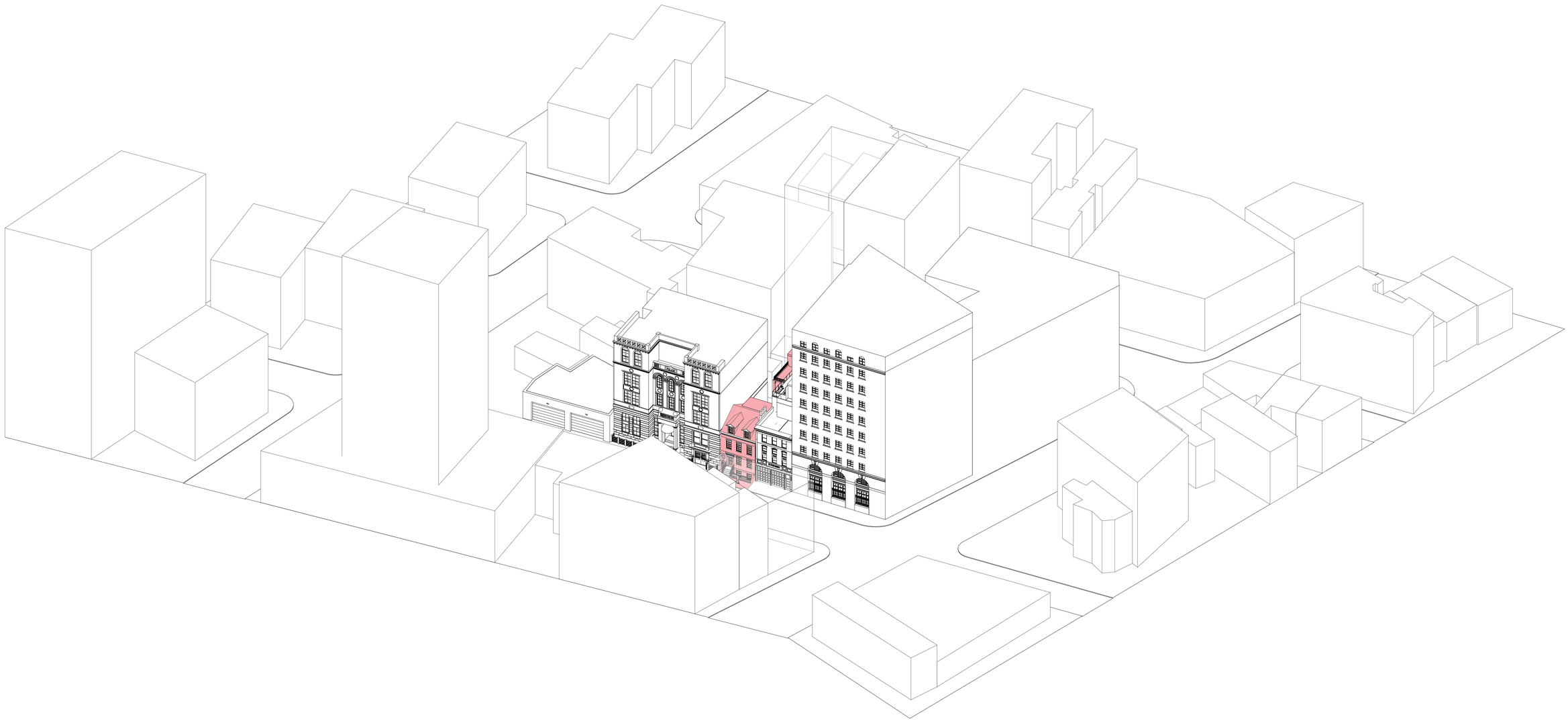
LANDMARKS - SITE CONTEXT - BUILDING HEIGHTS



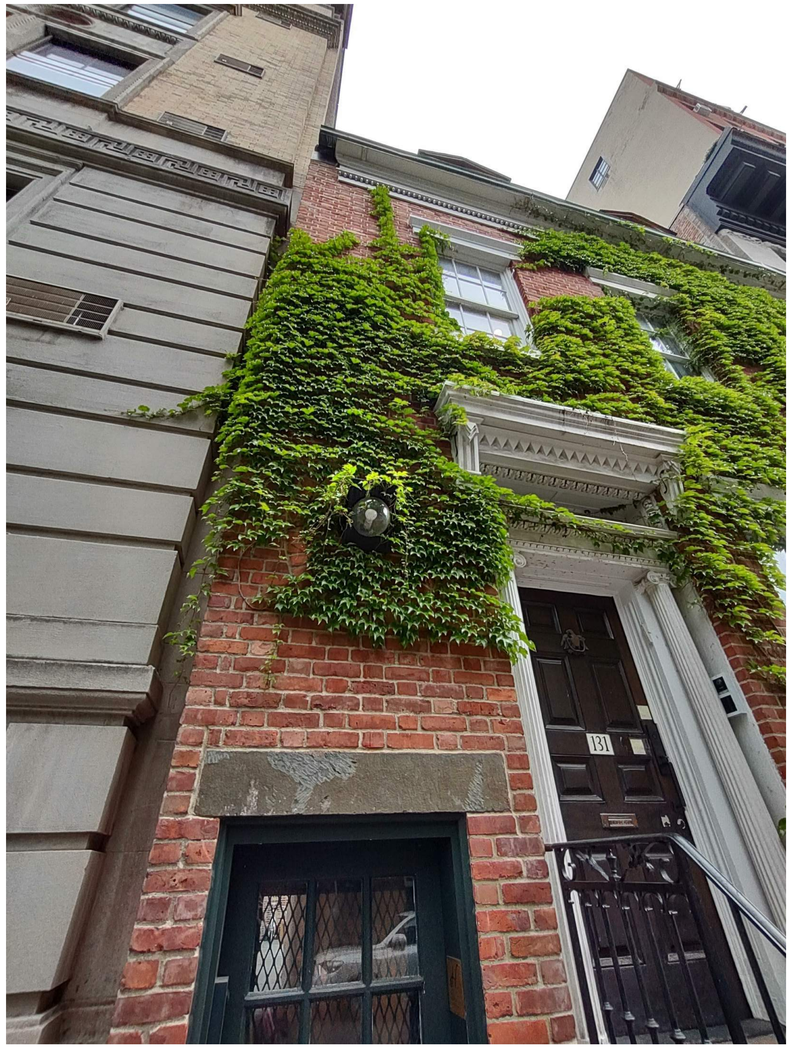
LEGEND

- Empty Lot
- Height: 12'0" - 24'0" Mezz - 2 stories
- Height: 24'0" - 48'0" 2 stories - 4 stories
- Height: 48'0" - 72'0" 4 stories - 6 stories
- Height: 72'0" - 96'0" 6 stories - 8 stories
- Height: 96'0" - 120'-0" 8 stories - 10 stories
- Height: 120'-0"+ 10 stories and above

LANDMARKS - BLOCK AERIAL



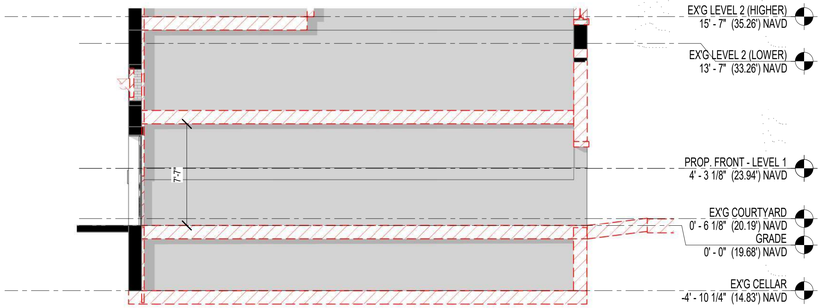
LANDMARKS - EXISTING CONDITIONS AT FRONT FACADE - HORSEWALK DOOR



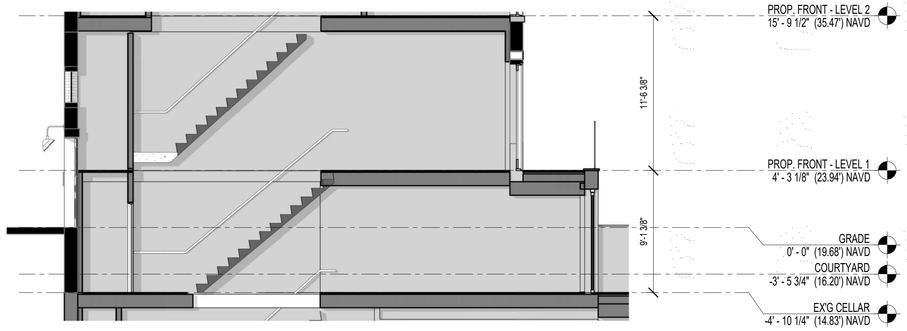
LANDMARKS - EXISTING & PROPOSED FRONT FACADE

EXISTING ELEVATION - FRONT

PROPOSED ELEVATION - FRONT

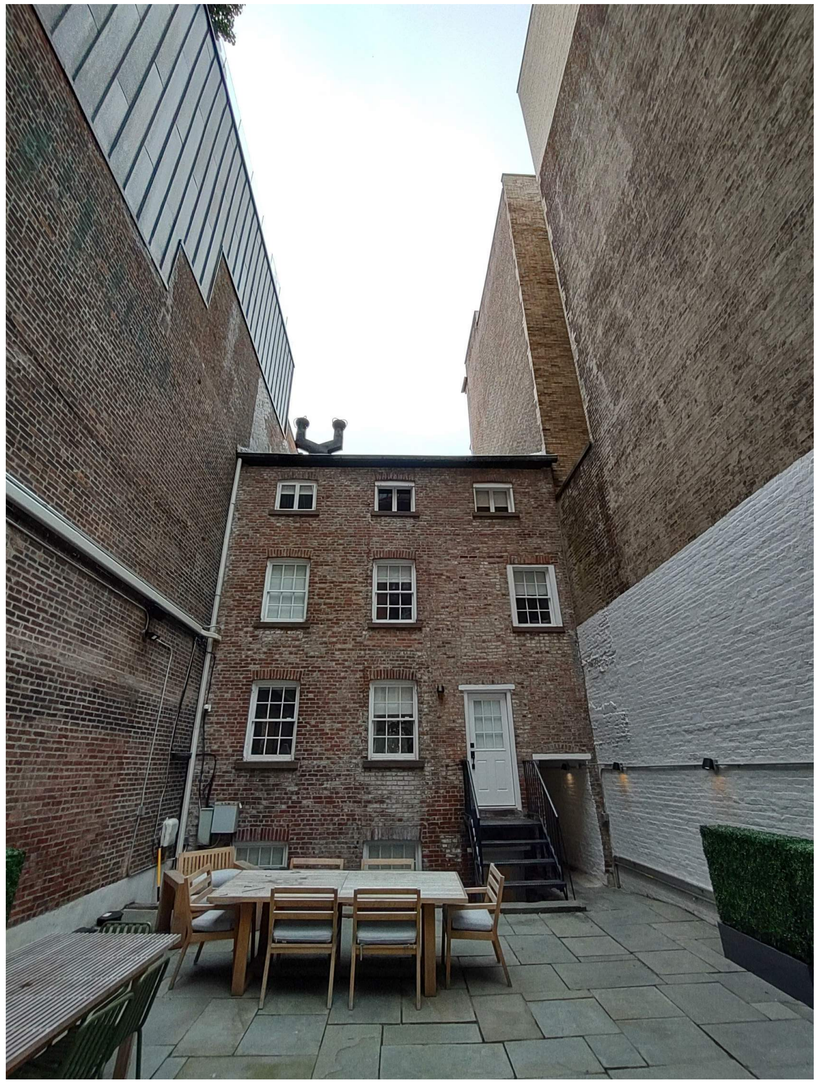


EXISTING SECTION THROUGH HORSE WALK



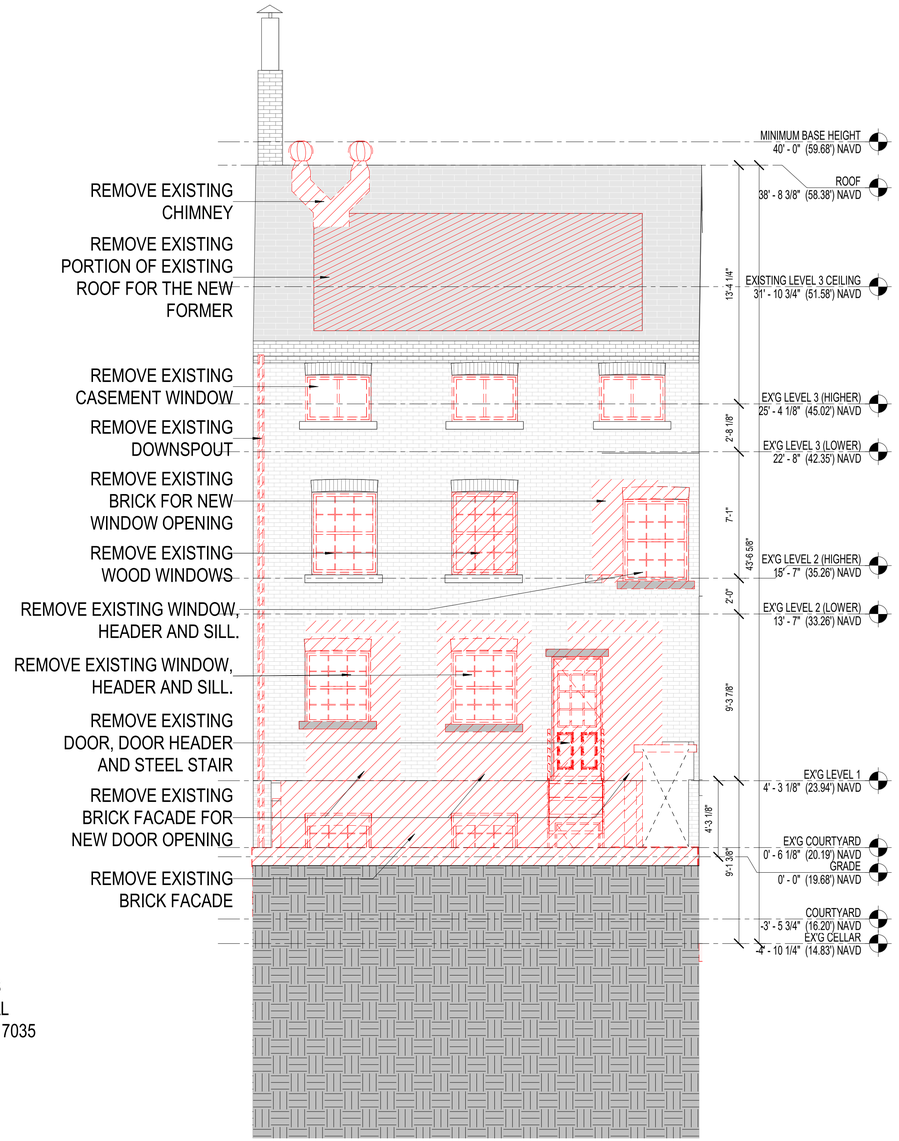
PROPOSED SECTION THROUGH EXISTING HORSE WALK

LANDMARKS - EXISTING CONDITIONS AT REAR FACADE OF MAIN HOUSE



LANDMARKS - EXISTING & PROPOSED REAR ALTERATION

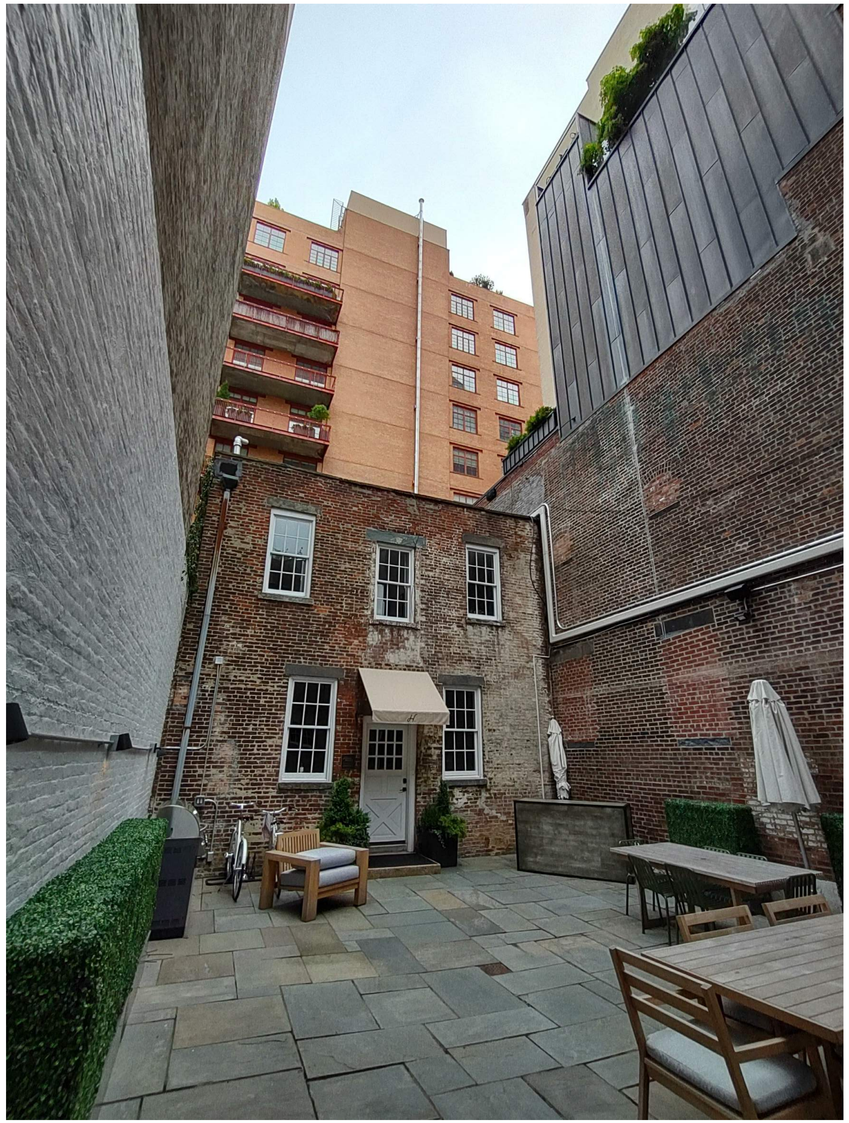
06/18/2020 PREVIOUSLY-APPROVED ELEVATION



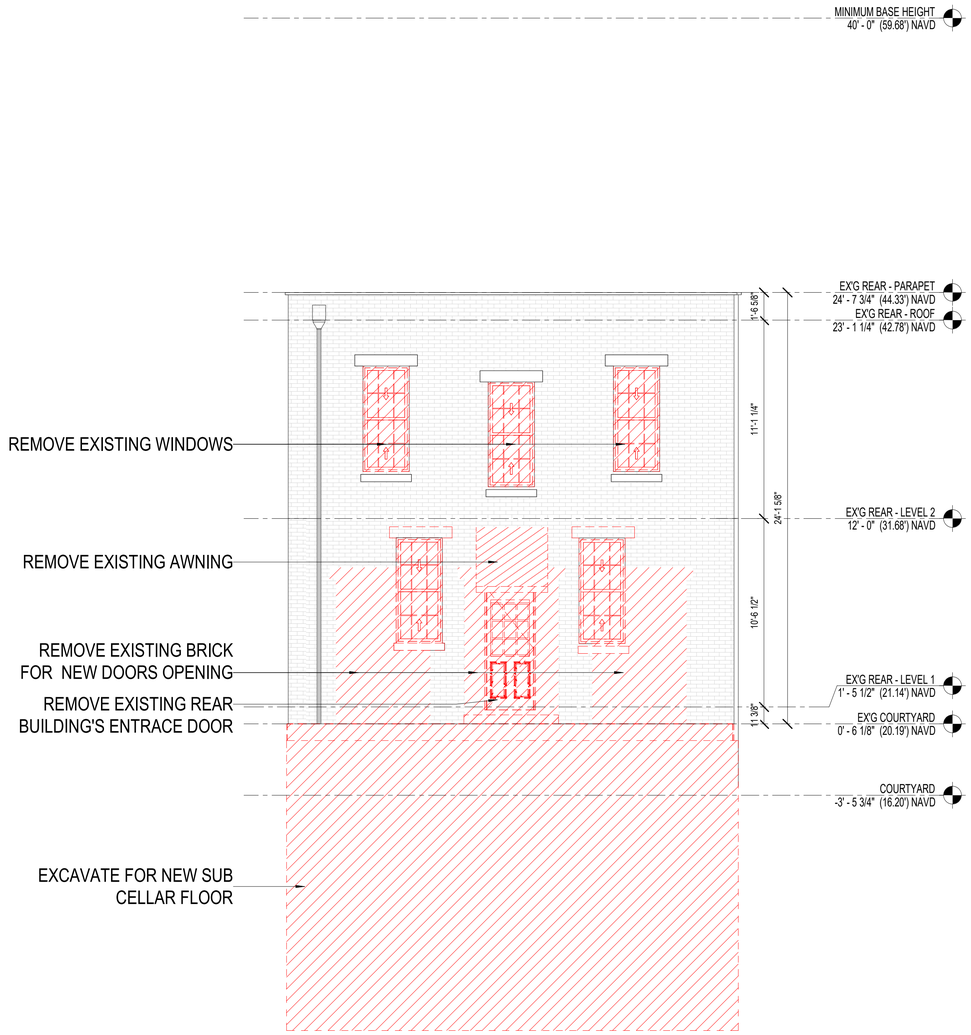
EXISTING REAR ELEVATION

PROPOSED REAR ELEVATION

LANDMARKS - EXISTING CONDITIONS AT THE BACKHOUSE



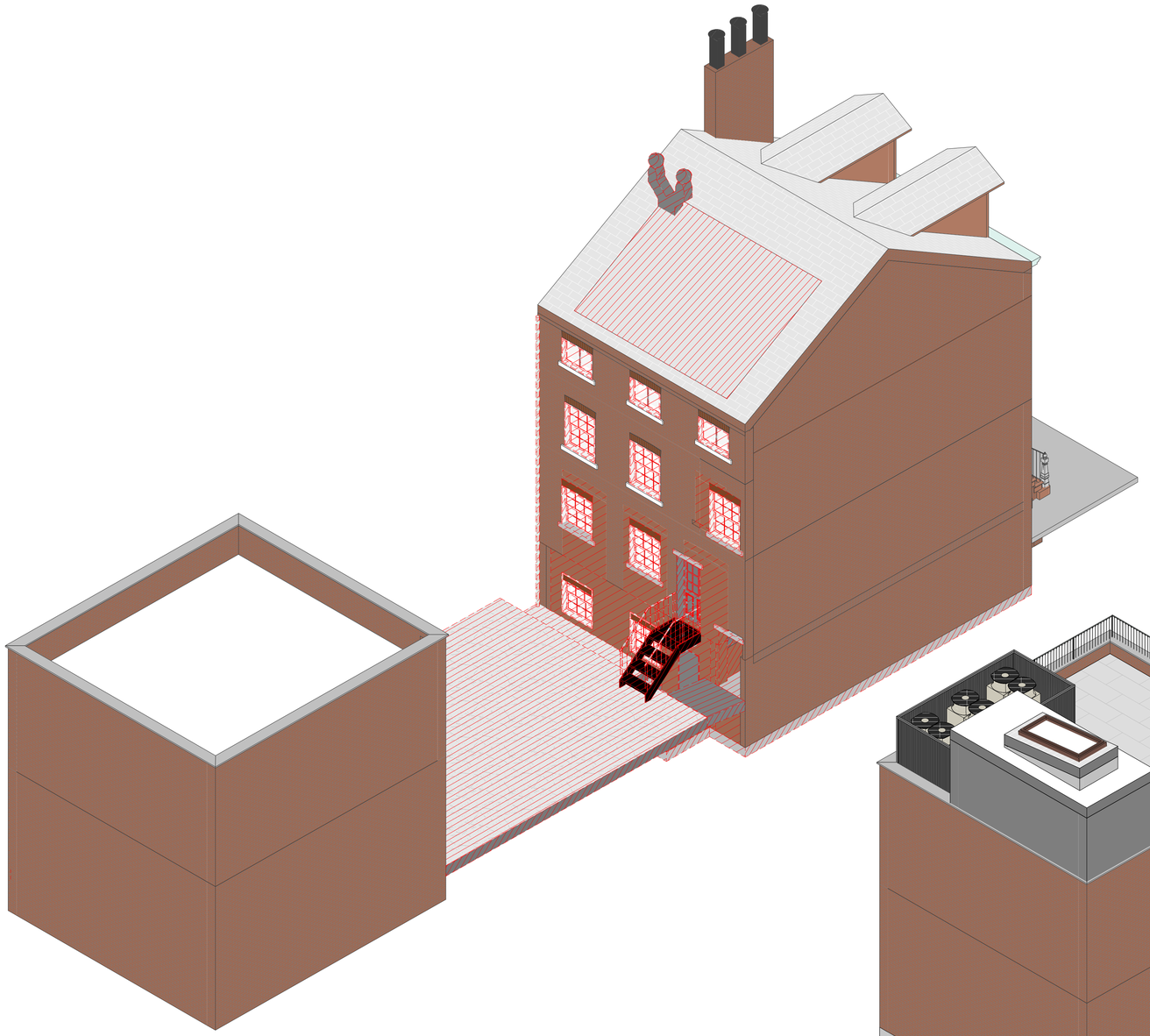
LANDMARKS - EX'G AND PROPOSED ELEVATIONS - REAR BUILDING



EXISTING CARRIAGE HOUSE ELEVATION

PROPOSED CARRIAGE HOUSE ELEVATION

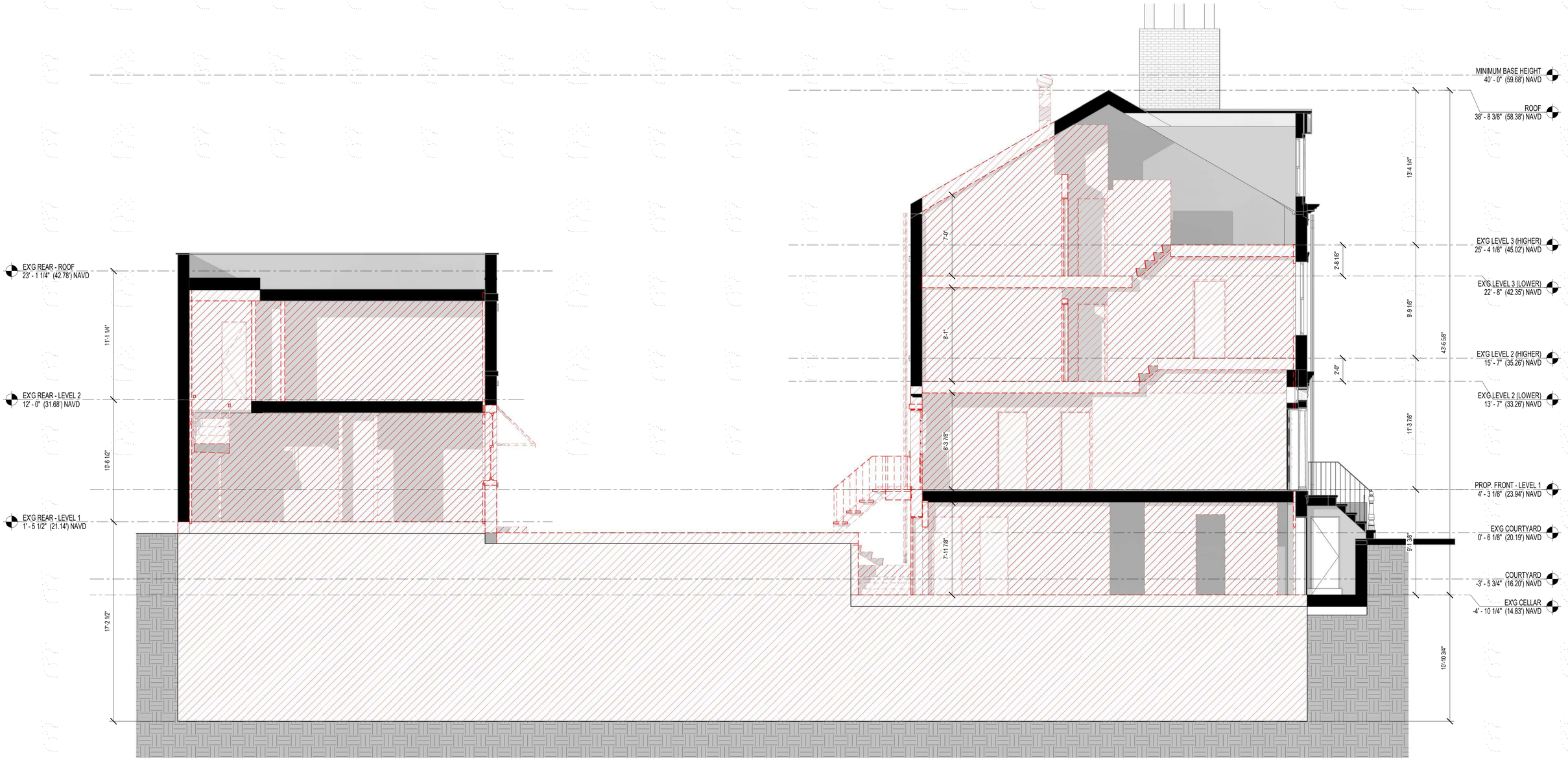
LANDMARKS - EX'G AND PROPOSED AXONOMETRICS VIEW EAST



LANDMARK - EXISTING AXON VIEW EAST

LANDMARK - PROPOSED AXON VIEW EAST

LANDMARKS - EX'G SECTIONS VIEW EAST



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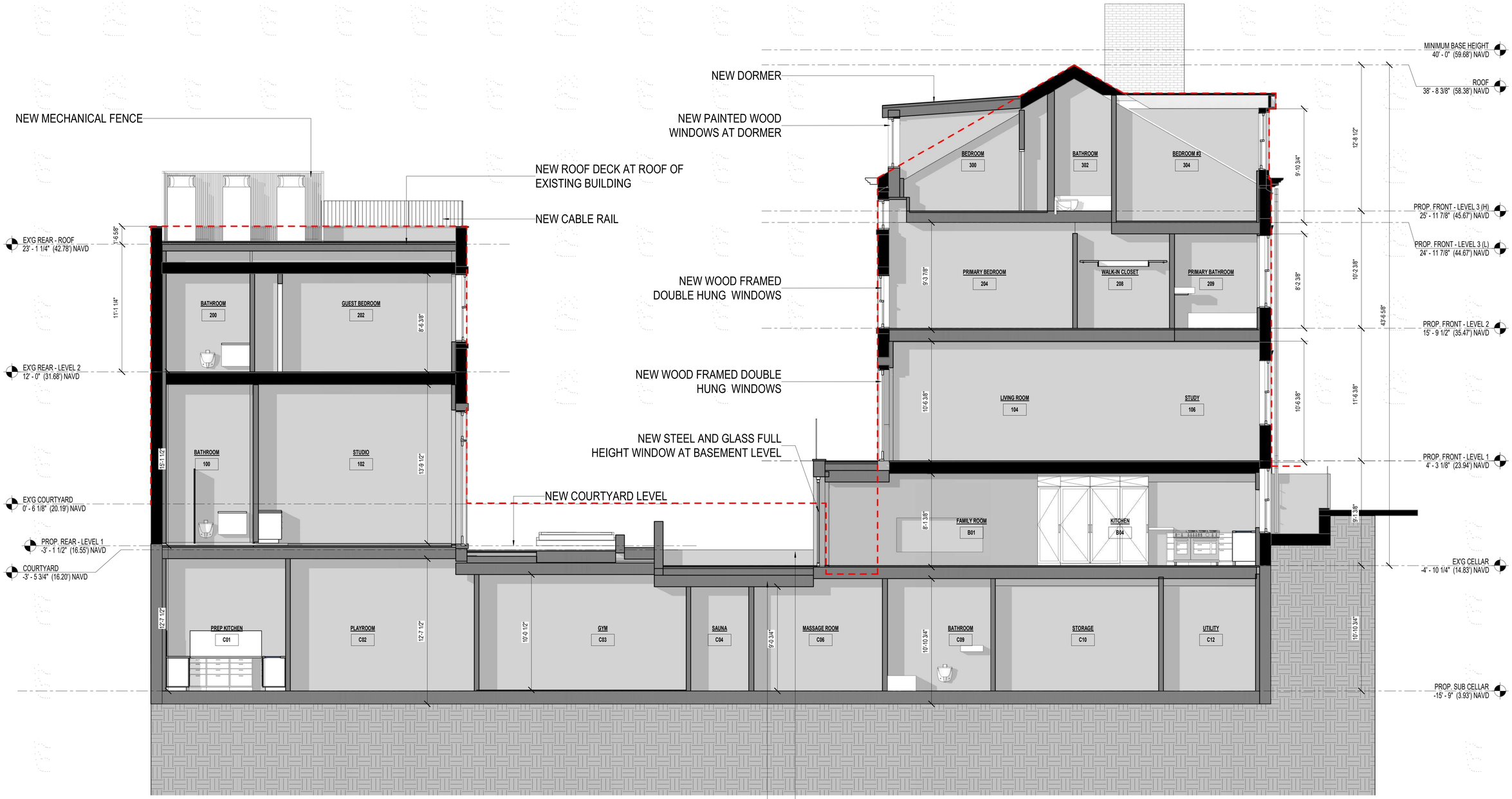
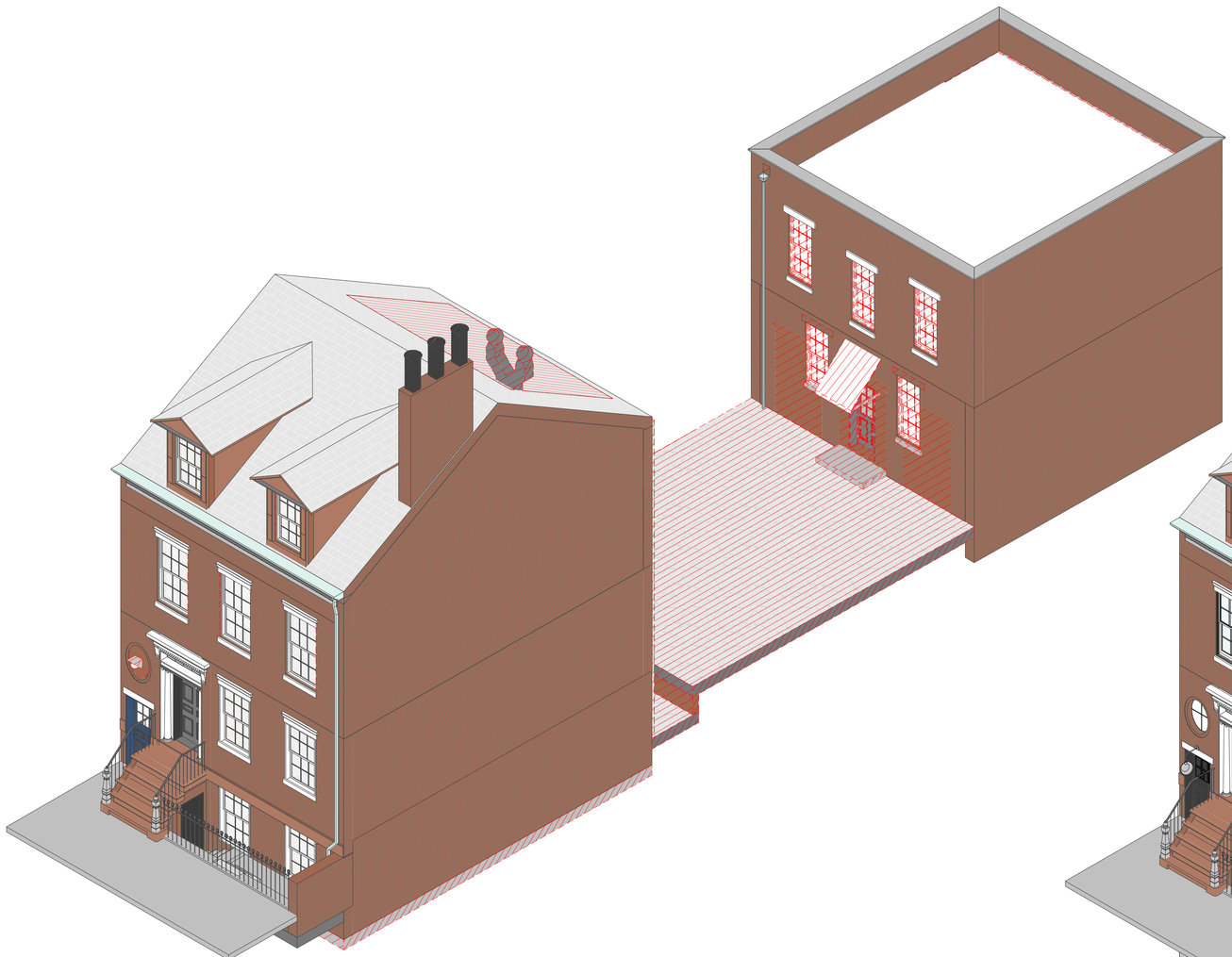
HISTORIC PRESERVATION CONSULTING, LLC

LANDMARKS - PROPOSED SECTION VIEW EAST



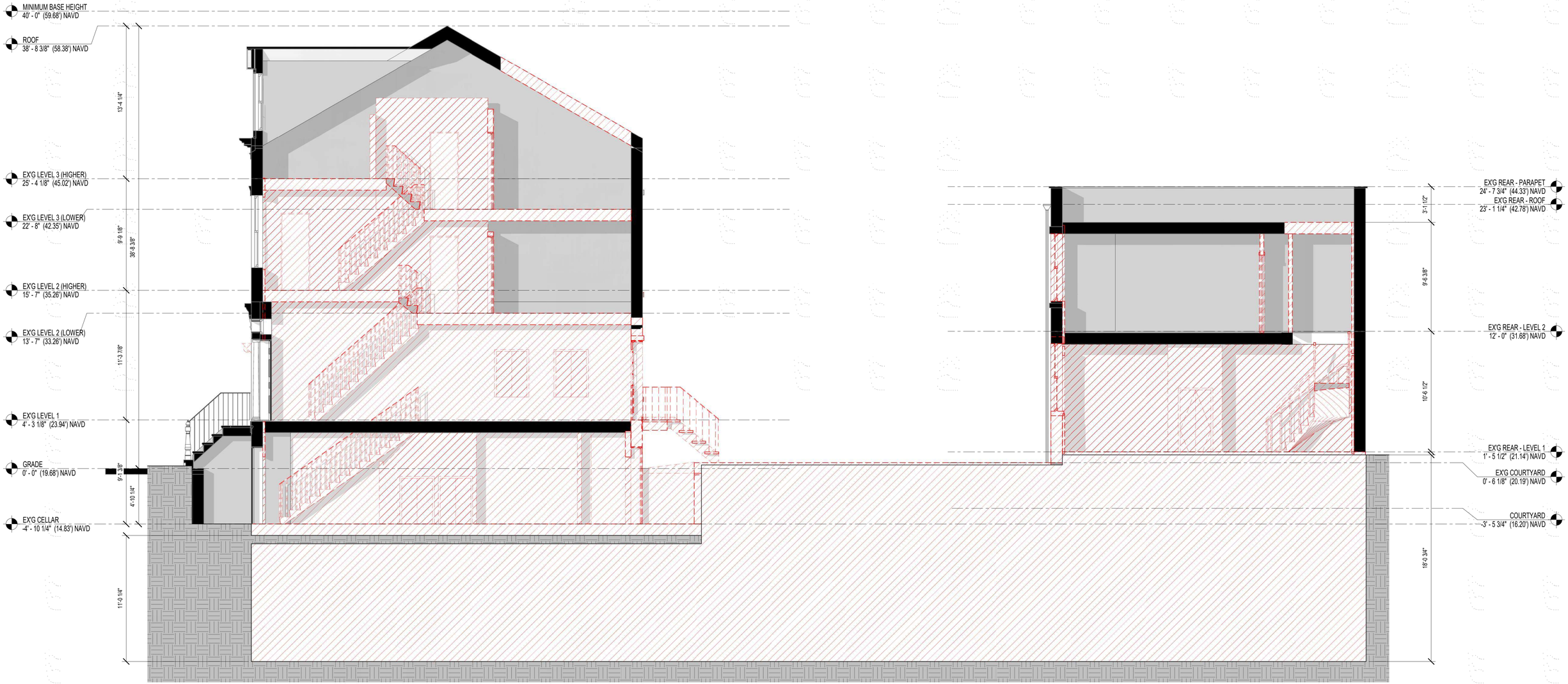
LANDMARKS - EX'G AND PROPOSED AXONOMETRICS



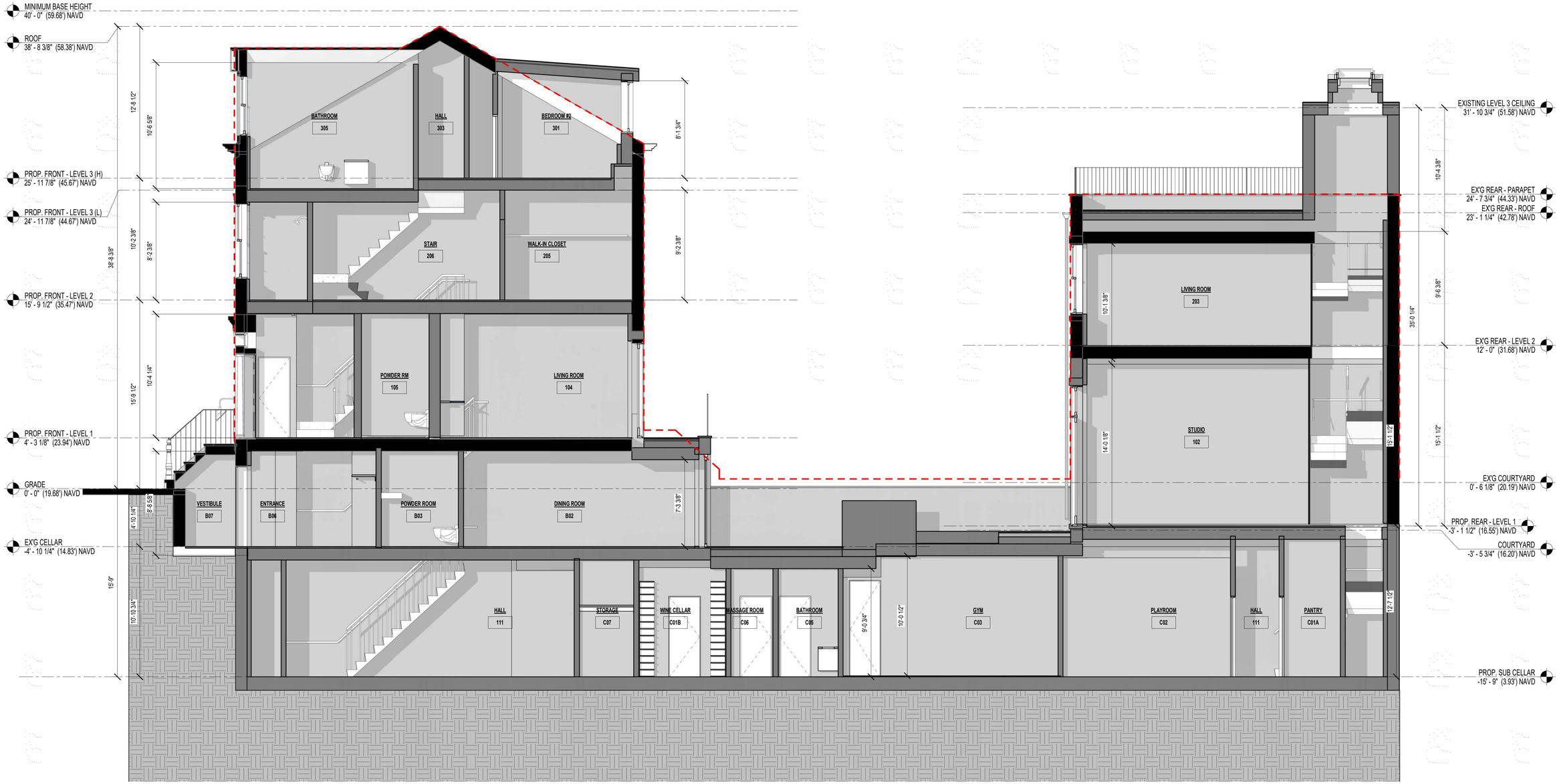
LANDMARK - EXISTING AXON VIEW WEST

LANDMARK - PROPOSED AXON VIEW WEST

LANDMARKS - EX'G SECTION VIEW WEST



LANDMARKS - PROPOSED SECTION VIEW WEST



1 LANDMARK SECTION - PROPOSED - VEIW WEST
1/4" = 1'-0"

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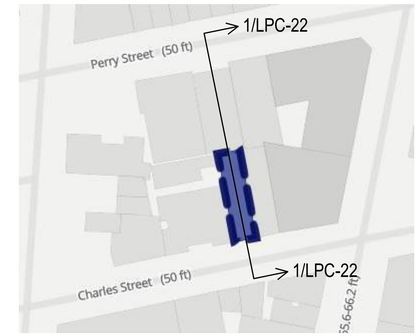
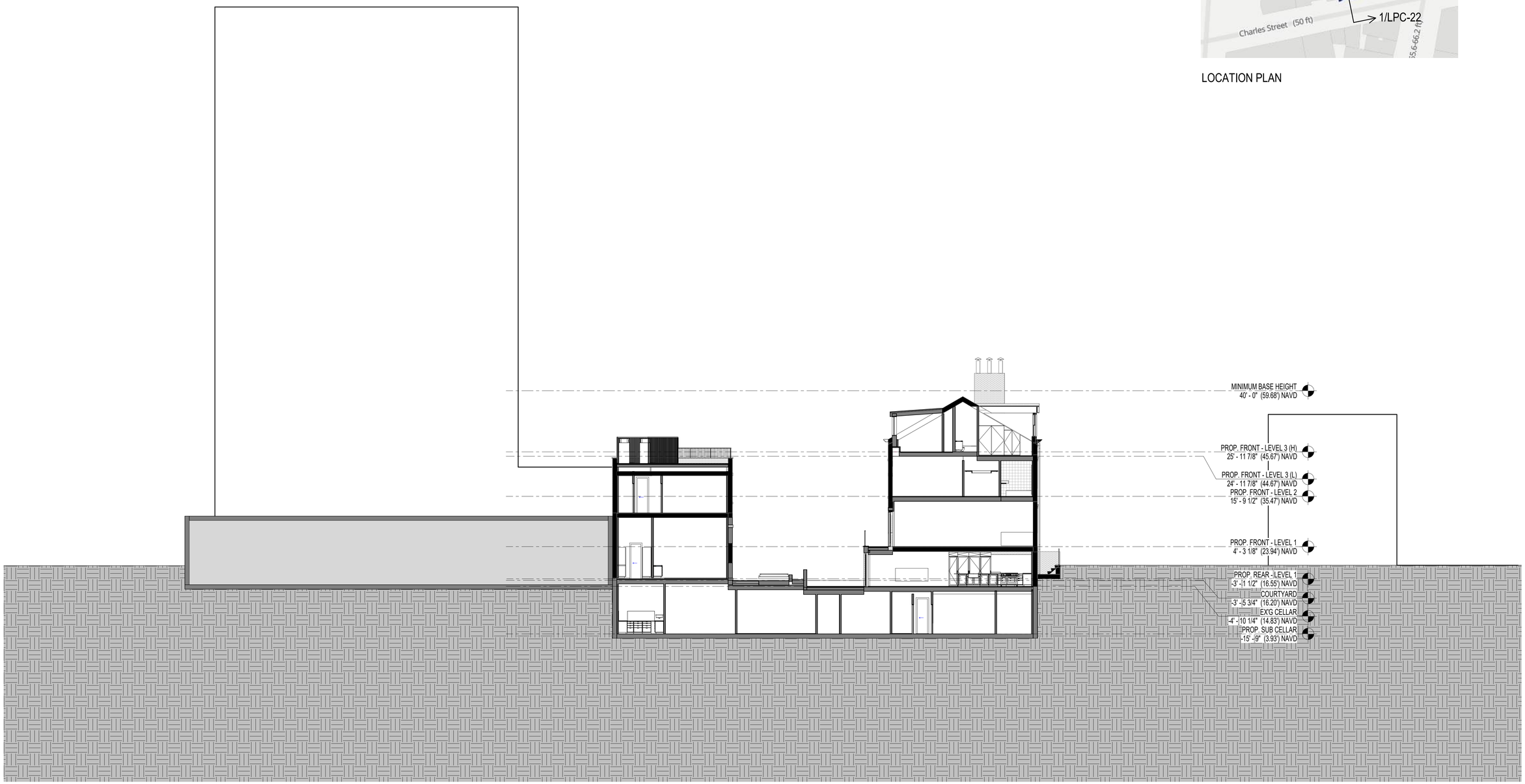
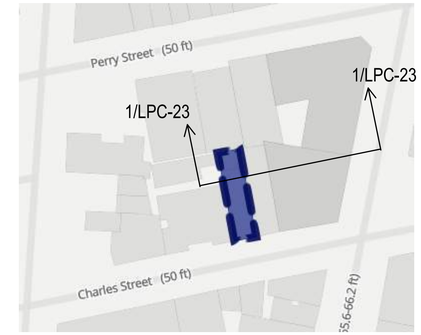
LANDMARKS - PROPOSED SITE SECTION - VIEW EAST



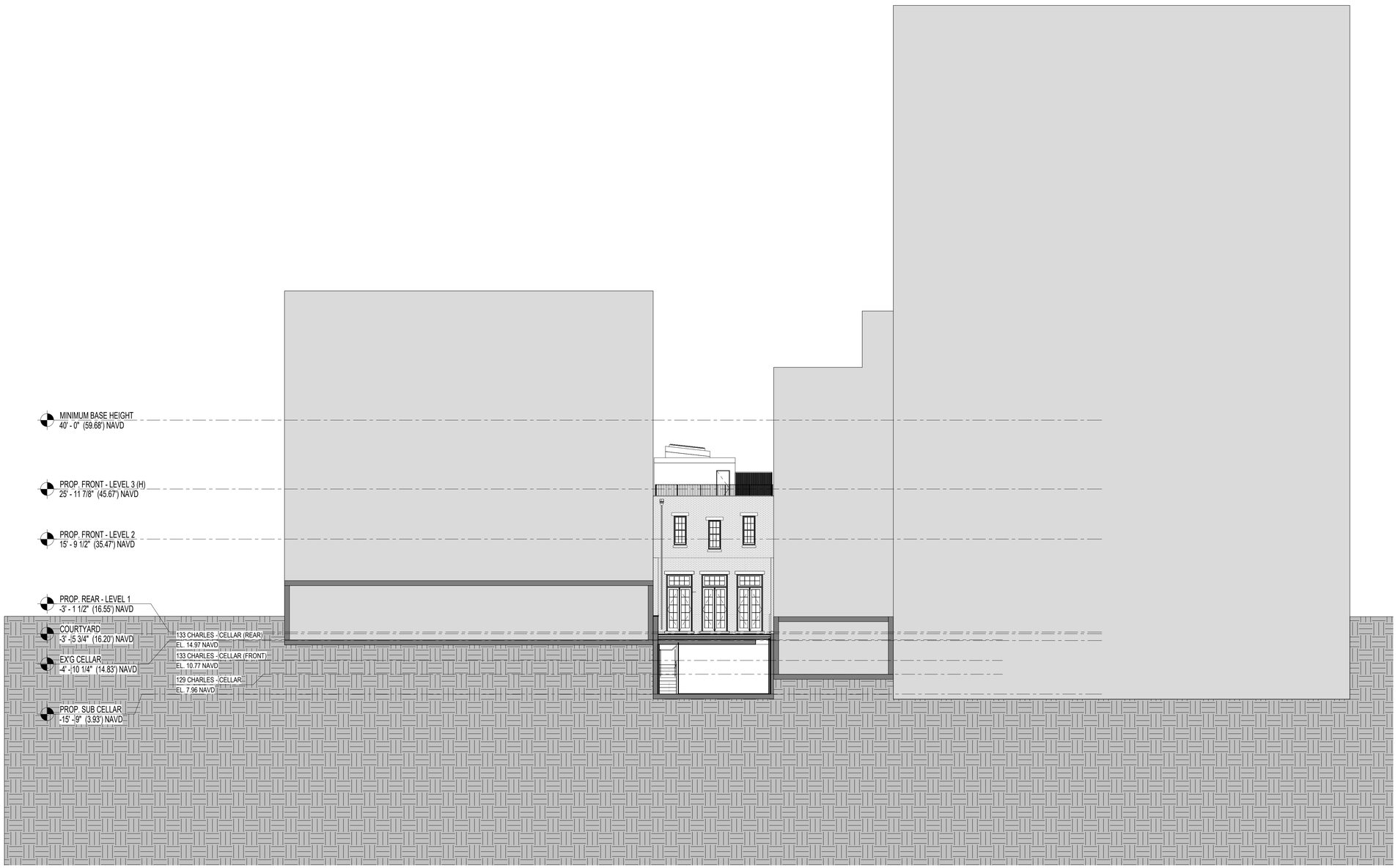
LOCATION PLAN



LANDMARKS - PROPOSED SITE SECTION - VIEW NORTH



LOCATION PLAN



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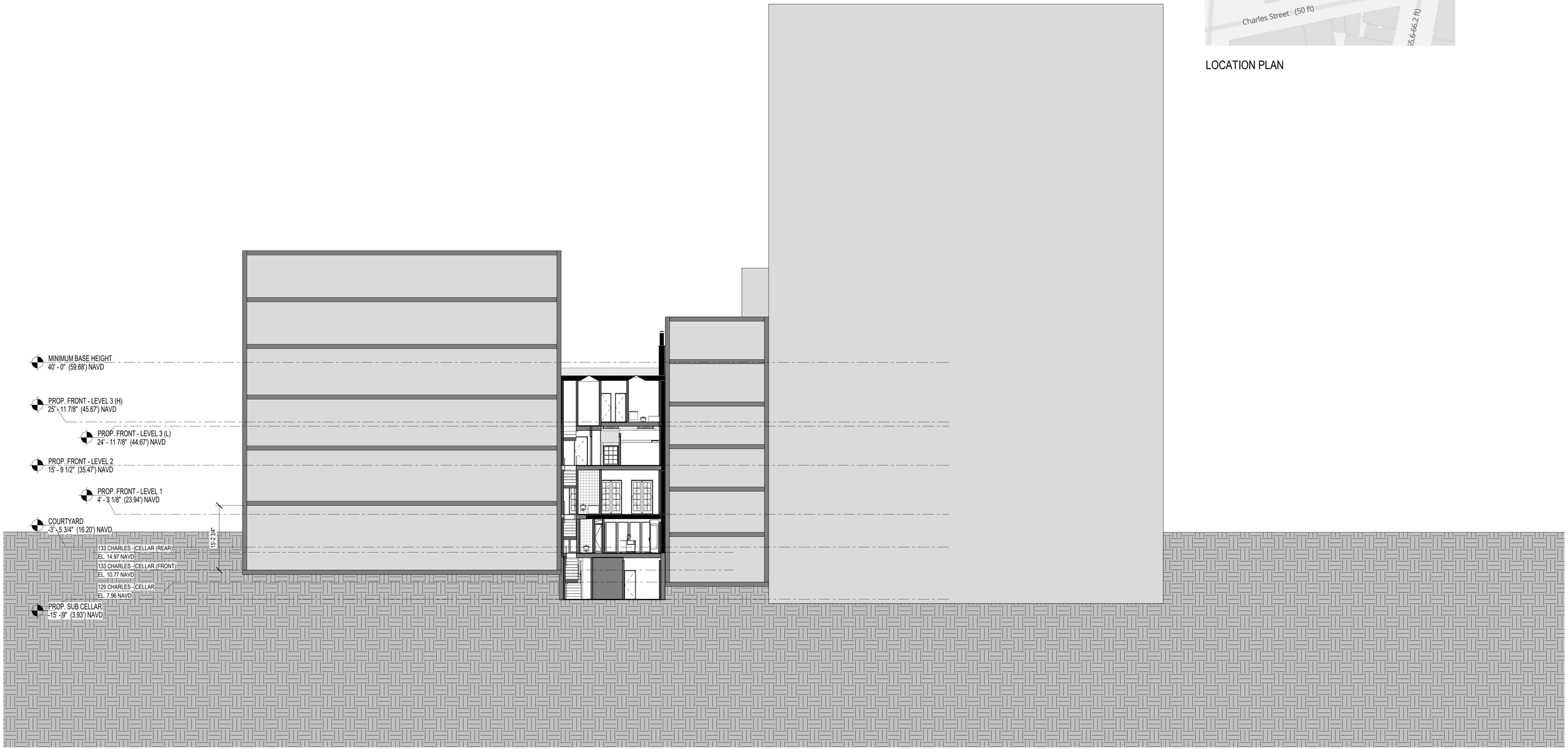
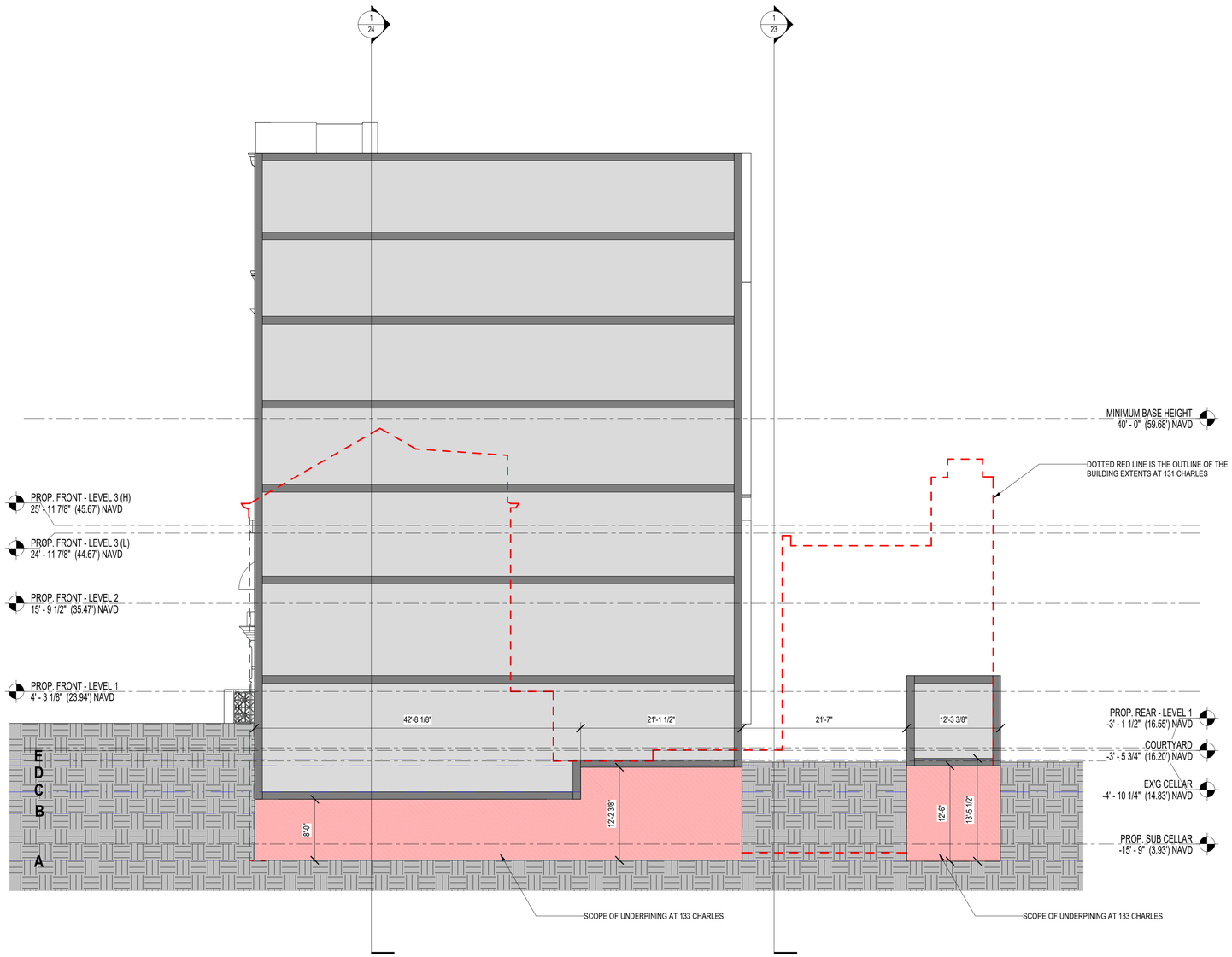
PROPOSED SITE SECTION - VIEW NORTH THROUGH FRONT BUILDINGS 131/133 CHARLES

LOCATION PLAN



LANDMARKS - PROPOSED SITE SECTION - VIEW WEST - SHOWING UNDERPIN SCOPE AT 133 CHARLES



E 133 CHARLES - CELLAR (REAR)
EL. 14.97 NAVD

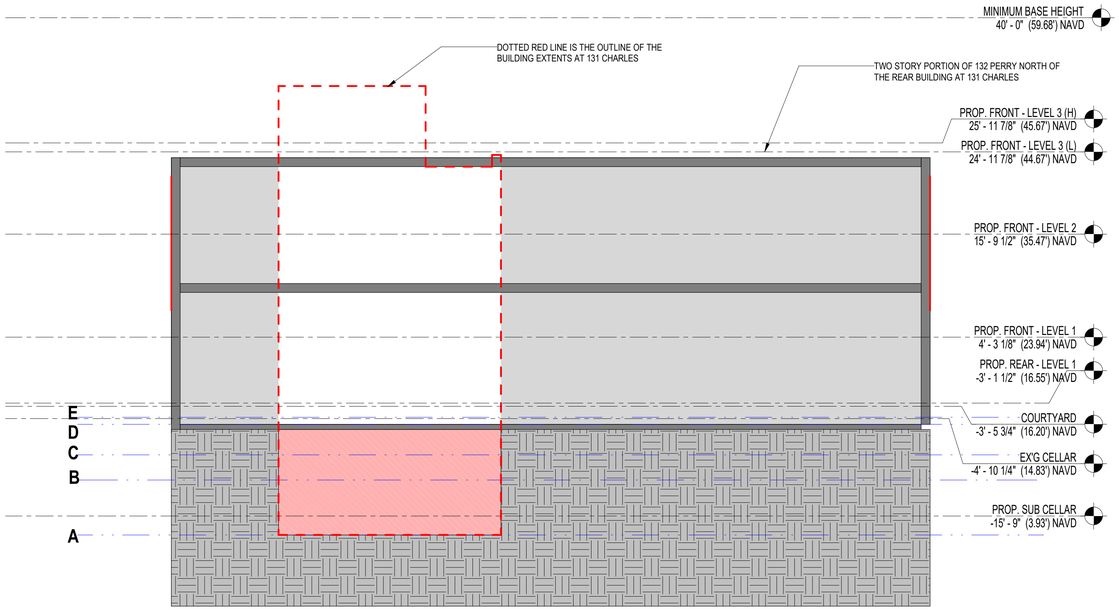
D 132 PERRY - LOWEST LEVEL
EL. 14.19 NAVD

C 133 CHARLES - CELLAR (FRONT)
EL. 10.77 NAVD

B 129 CHARLES - CELLAR
EL. 7.96 NAVD

A BOTTOM OF FOUNDATION/UNDERPIN
EL. 1.80 NAVD

LANDMARKS - PROPOSED SITE SECTION - VIEW NORTH THROUGH 132 PERRY



E 133 CHARLES - CELLAR (REAR)
EL. 14.97 NAVD

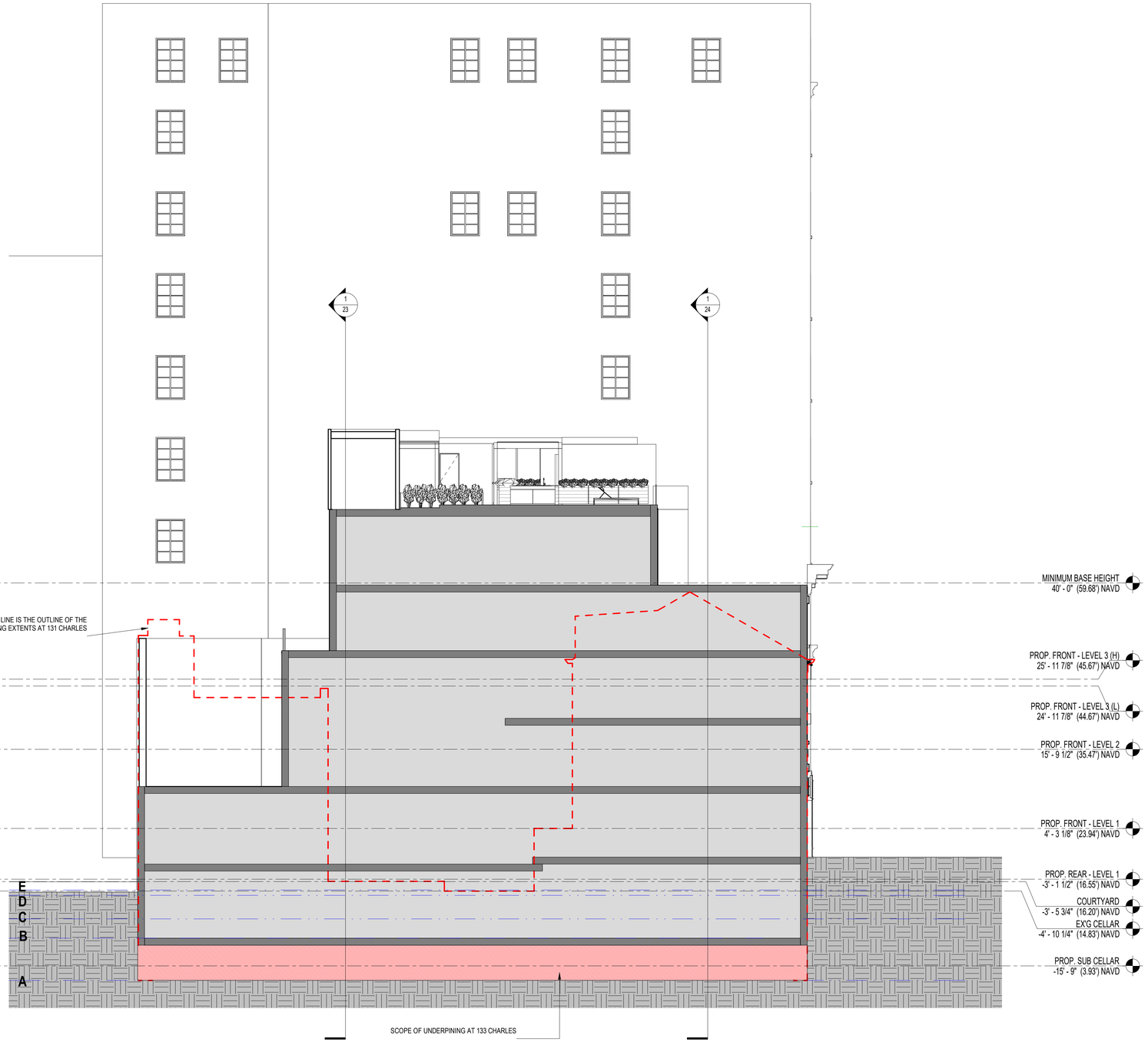
D 132 PERRY - LOWEST LEVEL
EL. 14.19 NAVD

C 133 CHARLES - CELLAR (FRONT)
EL. 10.77 NAVD

B 129 CHARLES - CELLAR
EL. 7.96 NAVD

A BOTTOM OF FOUNDATION/UNDERPIN
EL. 1.80 NAVD

LANDMARKS - PROPOSED SITE SECTION - VIEW EAST - THROUGH 129 CHARLES



E 133 CHARLES - CELLAR (REAR)
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EL. 10.77 NAVD

B 129 CHARLES - CELLAR
EL. 7.96 NAVD

A BOTTOM OF FOUNDATION/UNDERPIN
EL. 1.80 NAVD

DISTRICT PRECEDENTS - PITCHED ROOFS WITH SHED DORMERS

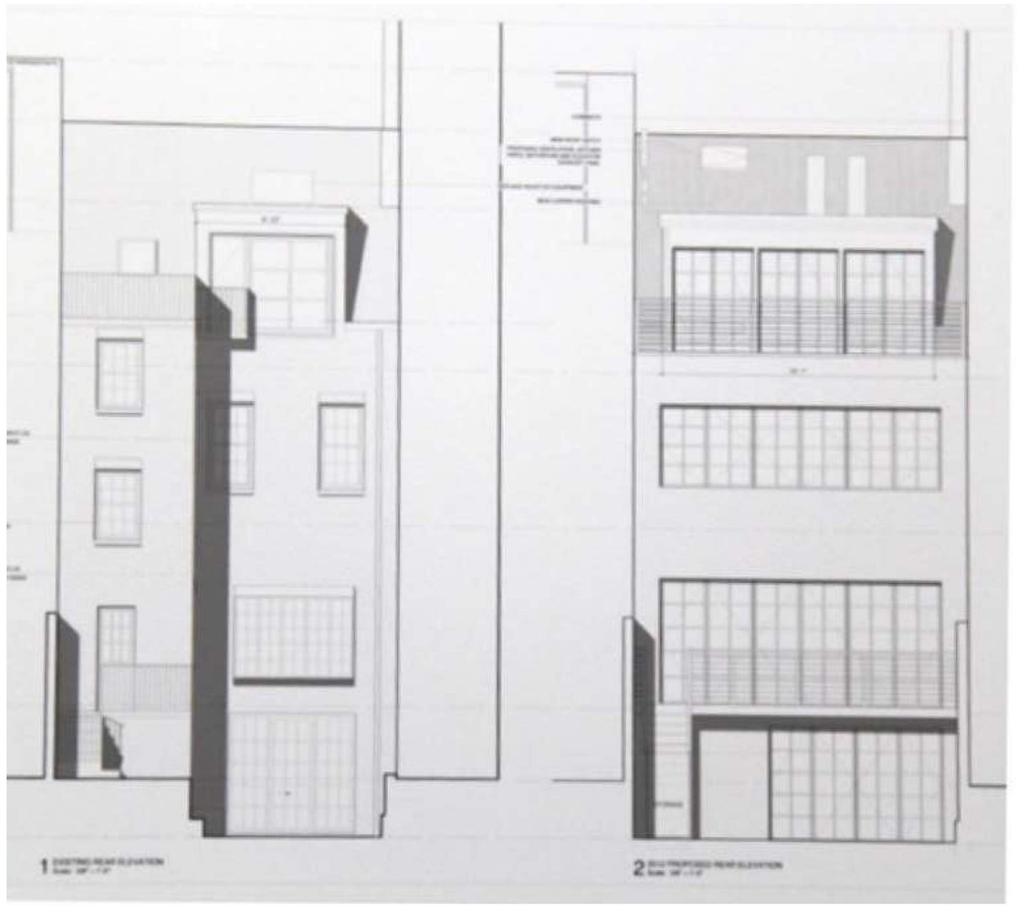
61 PERRY STREET

77 BEDFORD STREET

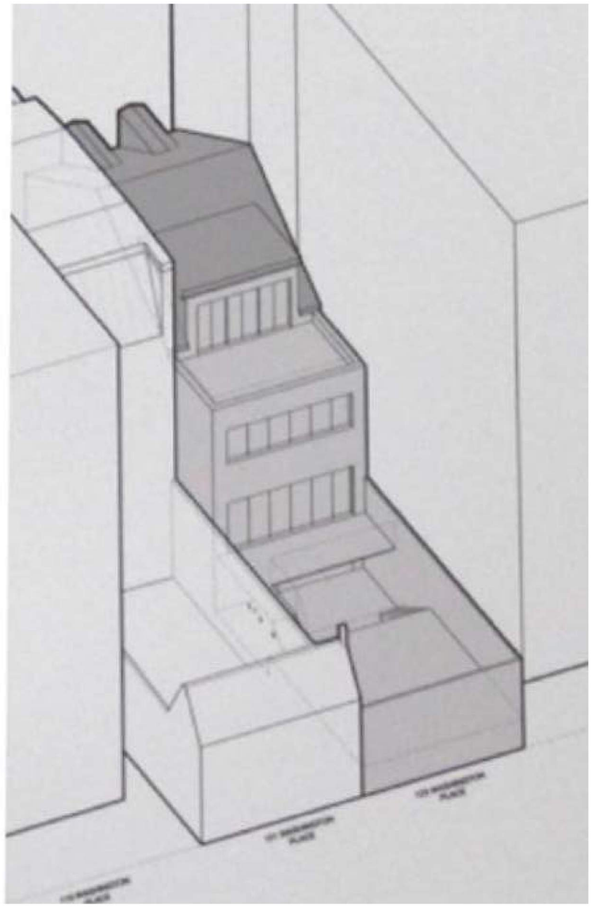
DISTRICT PRECEDENTS - REAR FACADE ALTERATION AND REAR YARD EXCAVATION APPROVALS

123 WASHINGTON PLACE

123 WASHINGTON PLACE

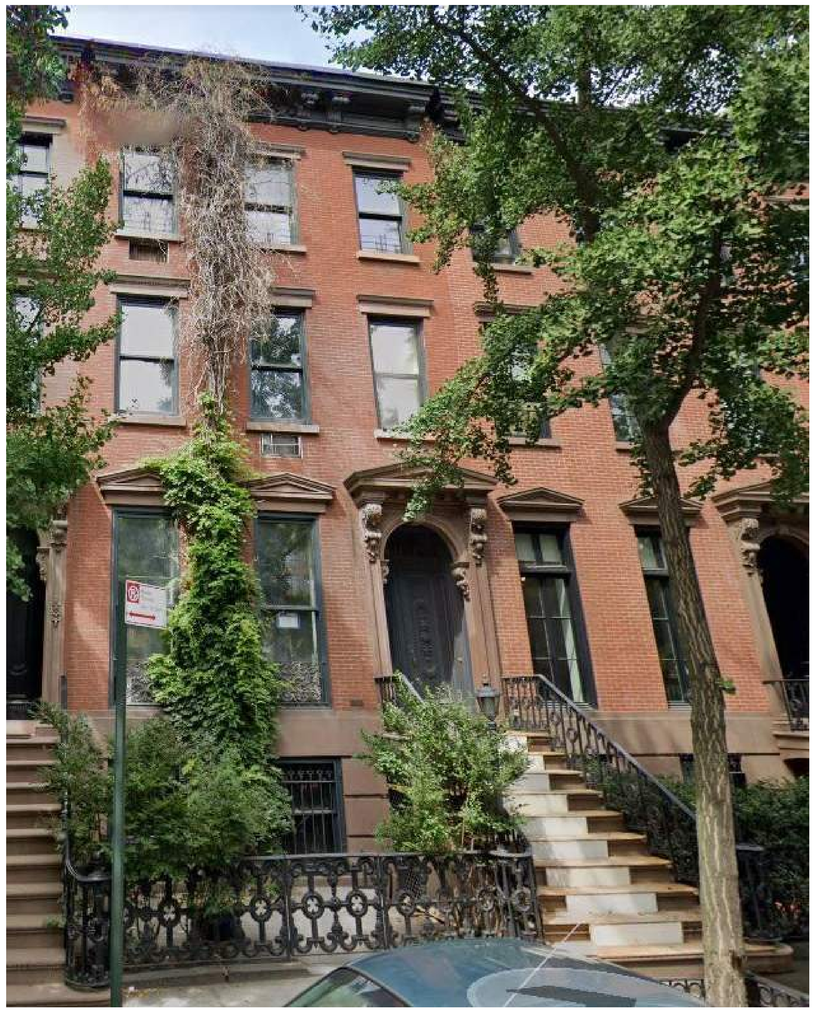


123 WASHINGTON PLACE : DORMER, REAR FACADE ALTERATION AND EXCAVATION APPROVED UNDER CofA 14-1978



DISTRICT PRECEDENTS - REAR FACADE ALTERATION, AND CELLAR AND REAR YARD EXCAVATION APPROVALS

9 ST. LUKE'S PLACE

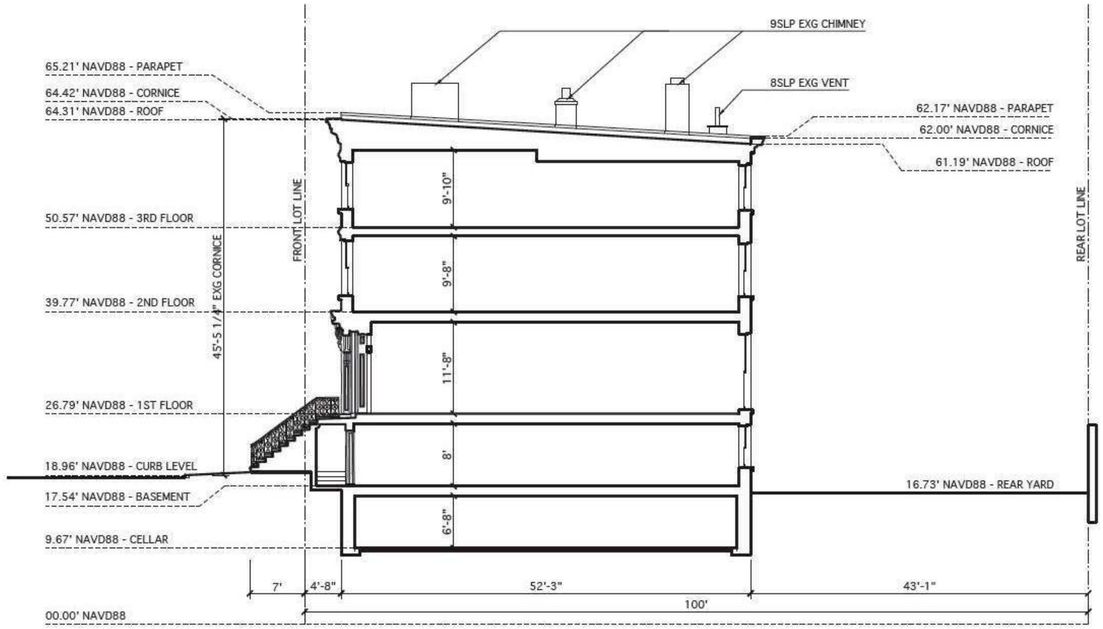


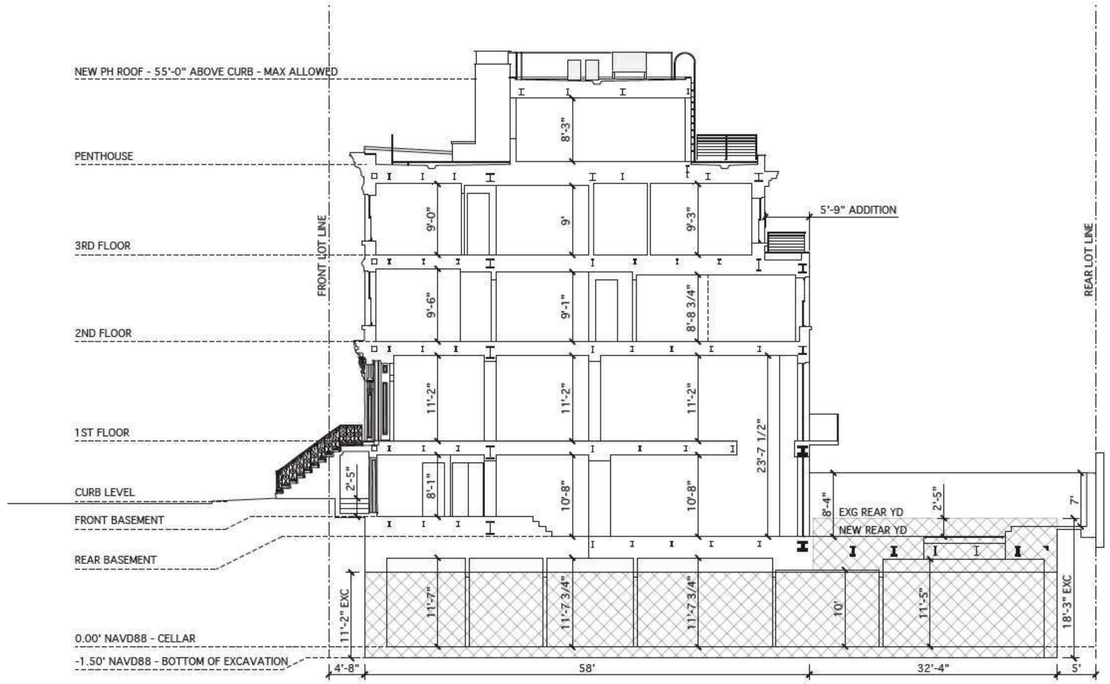
9 ST. LUKE'S PLACE

9 ST. LUKE'S PLACE, EXISTING AND REAR FAÇADE ALTERATION AND SUNKEN GARDEN. APPROVED AT UNDER CofA 22-05638 ISSUED FEBRUARY 23,2022.

DISTRICT PRECEDENTS - REAR FACADE ALTERATION, AND CELLAR AND REAR YARD EXCAVATION APPROVALS

9 ST. LUKE'S PLACE





9 ST. LUKE'S PLACE, REAR FAÇADE ALTERATION, SUNKEN GARDEN, AND CELLAR EXCAVATION APPROVED AT UNDER COFA 22-05638 ISSUED FEBRUARY 23, 2022.

DISTRICT PRECEDENTS - PREVIOUSLY-APPROVED BACKHOUSE FACADE ALTERATION

263 WEST 12th STREET

263 WEST 12th STREET, PRIOR TO RENOVATION IN THE 1990's

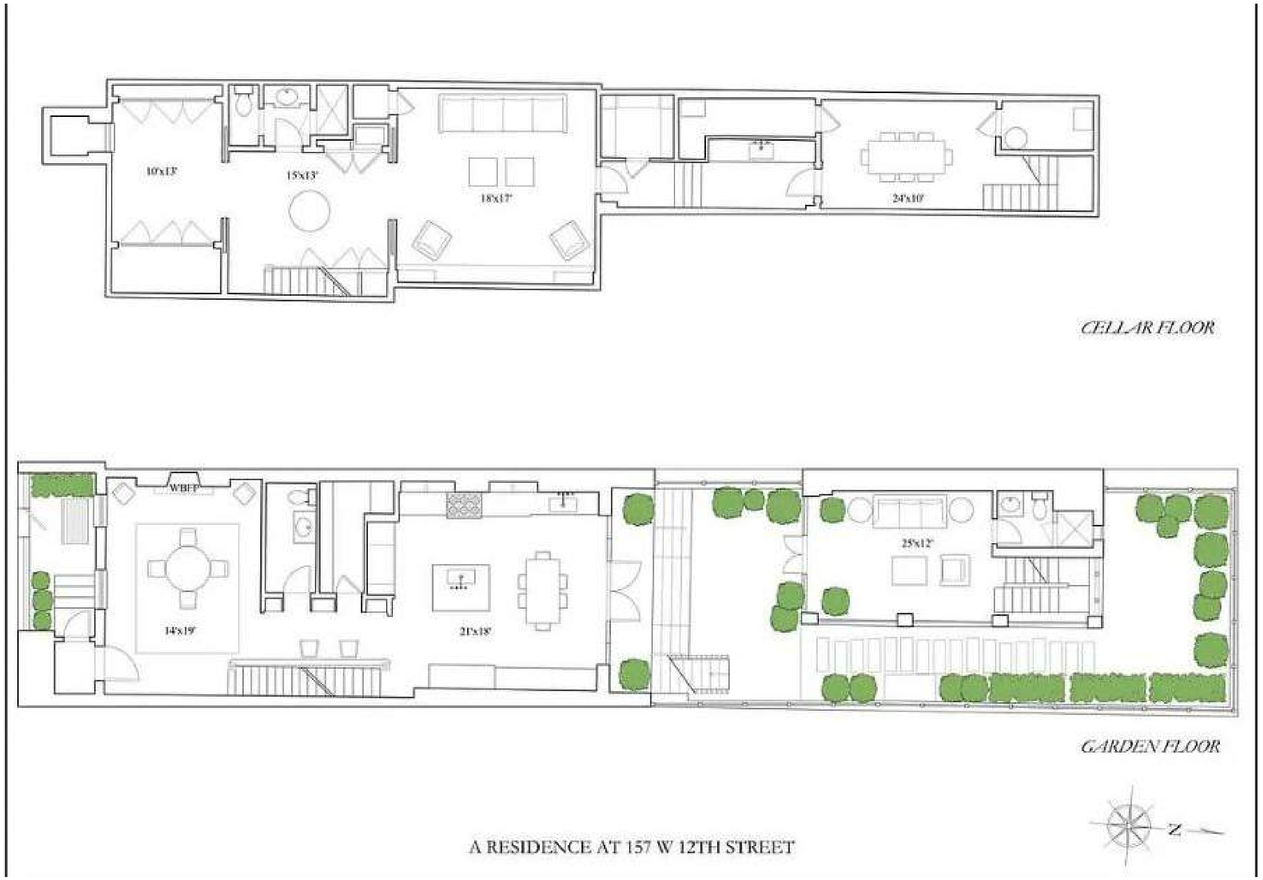
263 WEST 12th STREET, LPC APPROVED ALTERATIONS TO REAR FACADE AND BACKHOUSE

DISTRICT PRECEDENTS - PREVIOUSLY-APPROVED BACKHOUSE ALTERATION AND BELOW-GRADE CONNECTION TO THE MAIN HOUSE

PREVIOUS REAR ALTERATION AND REAR YARD EXCAVATION APPROVAL,
WHERE THE MAIN HOUSE WAS CONNECTED TO THE BACKHOUSE: 157 WEST 12TH STREET

157 WEST 12TH STREET - FRONT FACADE

157 WEST 12TH STREET - REAR FACADE



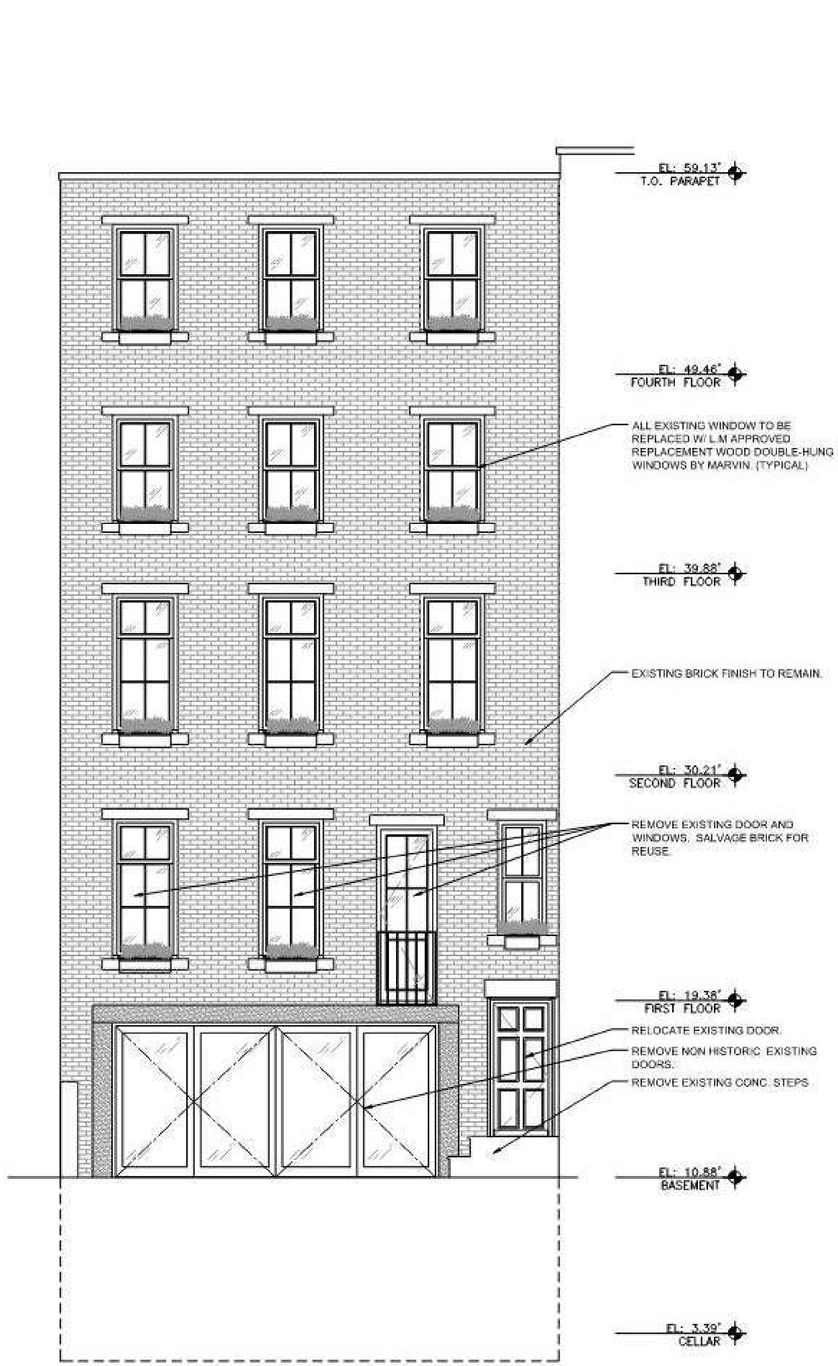
157 WEST 12TH STREET: CELLAR AND BASEMENT PLANS, SHOWING BELOW-GRADE CONNECTION OF MAIN HOUSE AND BACKHOUSE

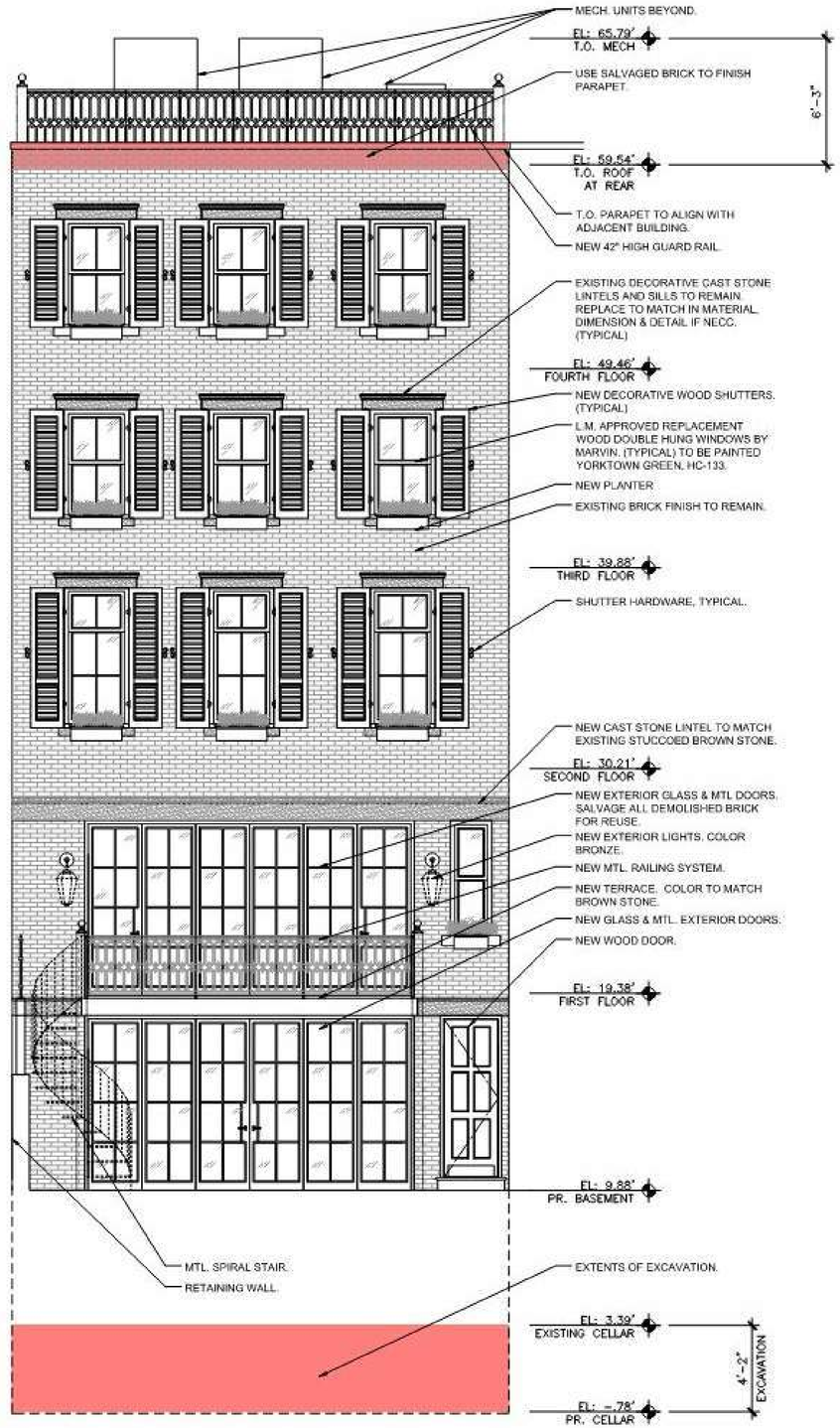
DISTRICT PRECEDENTS - PREVIOUSLY-APPROVED HORSE WALK REMOVAL, BACKHOUSE ALTERATION, AND BELOW-GRADE CONNECTION TO THE MAIN HOUSE

340 WEST 12th STREET

340 West 12th Street

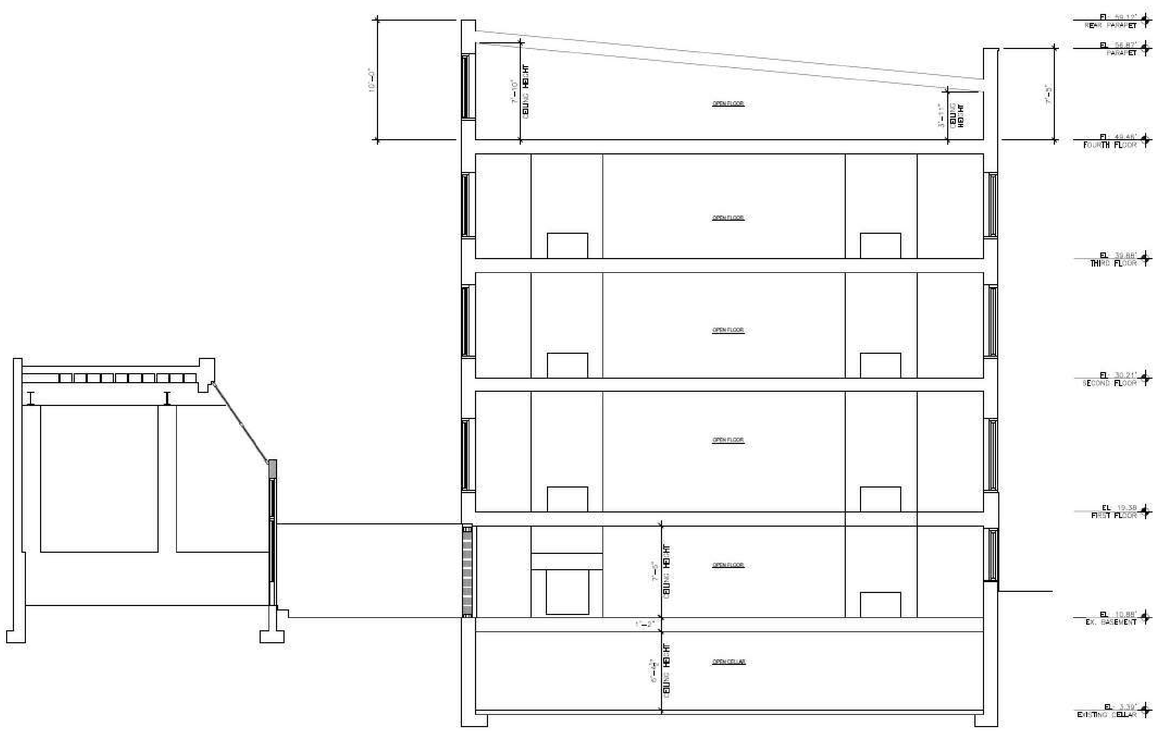
340 WEST 12th STREET BACKHOUSE



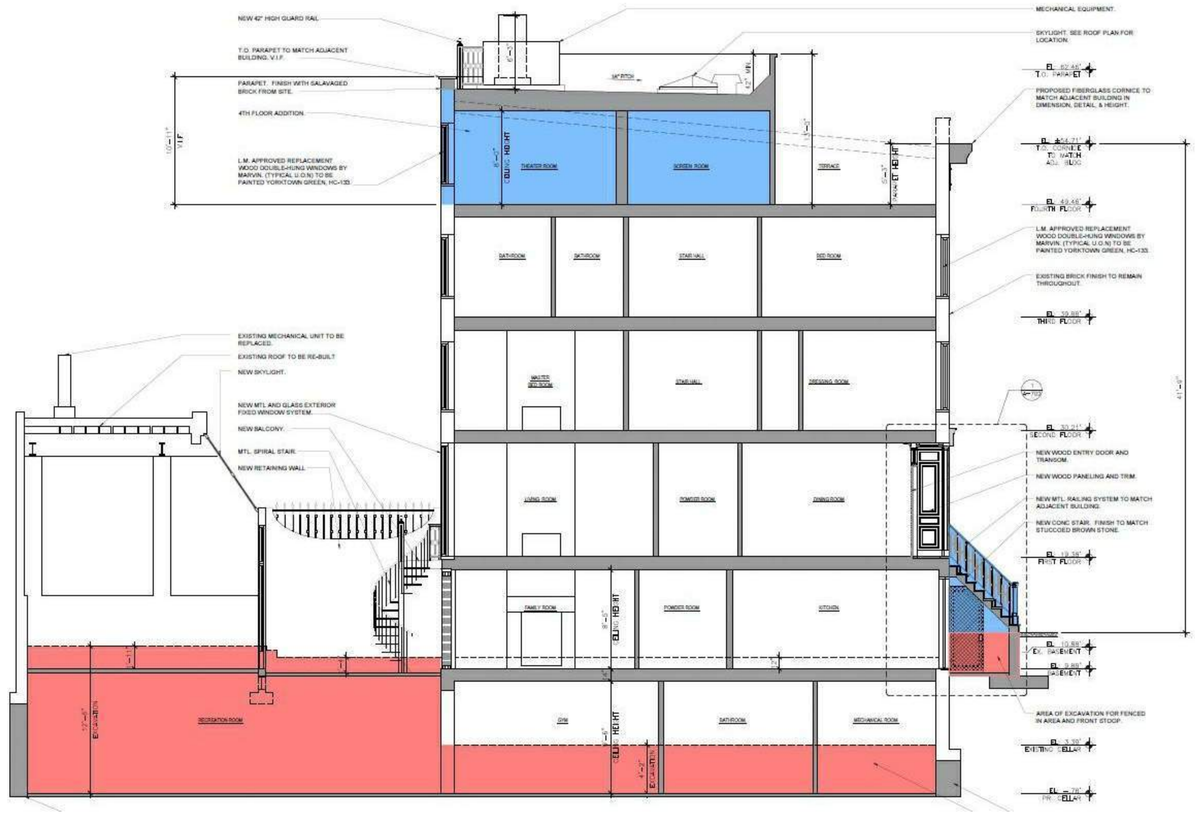


DISTRICT PRECEDENTS - PREVIOUSLY-APPROVED HORSE WALK REMOVAL, BACKHOUSE ALTERATION, AND BELOW-GRADE CONNECTION TO THE MAIN HOUSE

340 WEST 12th STREET



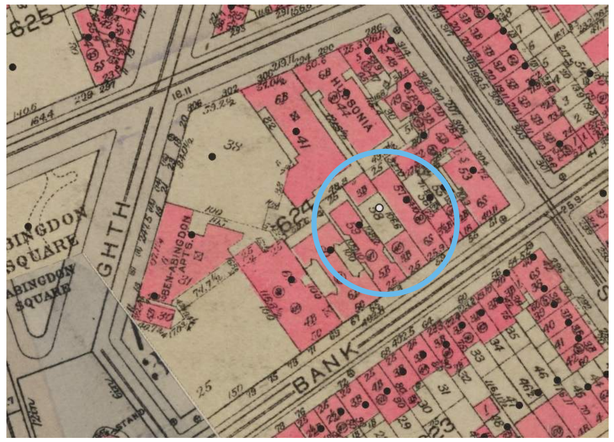
340 WEST 12th STREET - EXISTING SECTION



340 WEST 12th STREET - PROPOSED SECTION

DISTRICT PRECEDENTS - PREVIOUSLY-APPROVED HORSE WALK REMOVAL

61 BANK STREET



1930 SANBORN MAP:
61 BANK STREET AND ITS BACKHOUSE.
(NYPL)

"A door at the left of the façade, at Basement level, leads through a passageway to a three-story building at the back of the lot..."

Greenwich Village Historic District Designation Report

2022 PHOTO OF 61 BANK STREET.
(GOOGLE)

2011 PHOTO OF 61 BANK STREET.
(GOOGLE)

2011 PHOTO OF 61 BANK STREET, ZOOMED IN.
(GOOGLE)

DISTRICT PRECEDENTS - PREVIOUSLY-APPROVED HORSE WALK REMOVAL

250 WEST 10TH STREET

"No. 248 is the number assigned to the lot behind Nos. 246 and 250, and is reached by an accessway which passes under the left side of the house No. 250. This is the low square-headed doorway which appears between the stoops of the two adjoining houses."
-
Greenwich Village Historic District Designation Report

250 WEST 10TH STREET, 2022.
(GOOGLE)

250 West 10thStreet floor plans from Compass.com, 2022.
https://www.compass.com/listing/250-west-10th-street-manhattan-ny-10014/612874526763990745/

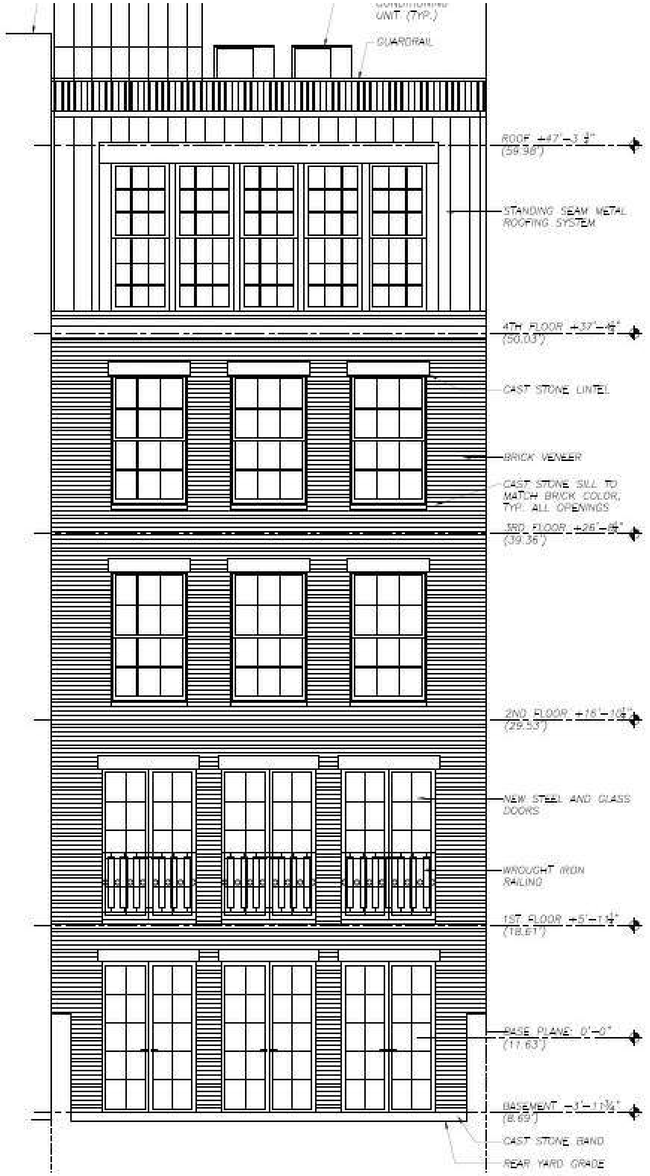
DISTRICT PRECEDENTS - PREVIOUSLY-APPROVED HORSE WALK REMOVAL

83 HORATIO STREET

"A small double–hung sash window with plain lintel and sill appears over an alleyway entrance which once led to a small two-story building at the rear of the lot."
-
Greenwich Village Historic District Designation Report

83 HORATIO STREET, 2022.
(GOOGLE)

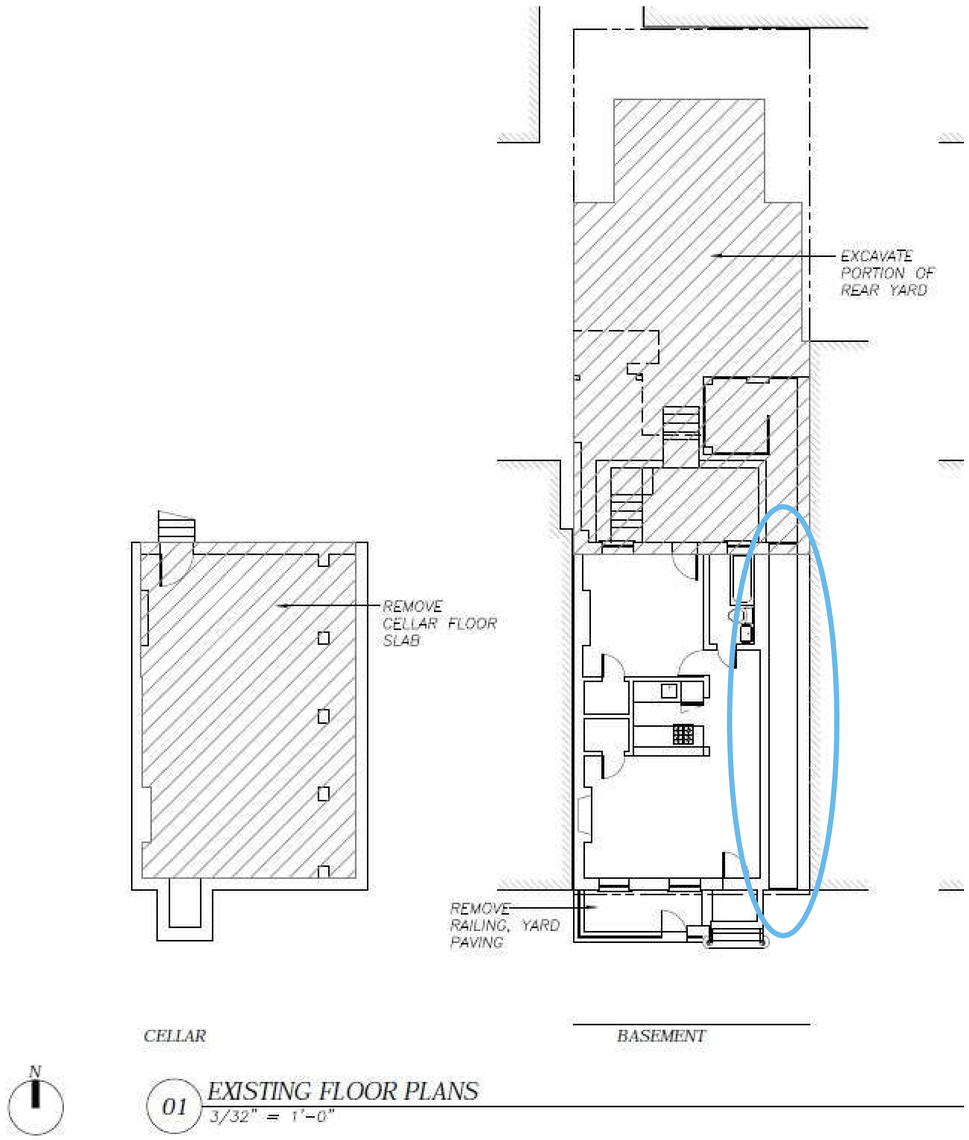
83 HORATIO STREET,
EXISTING REAR FAÇADE IN 2018.

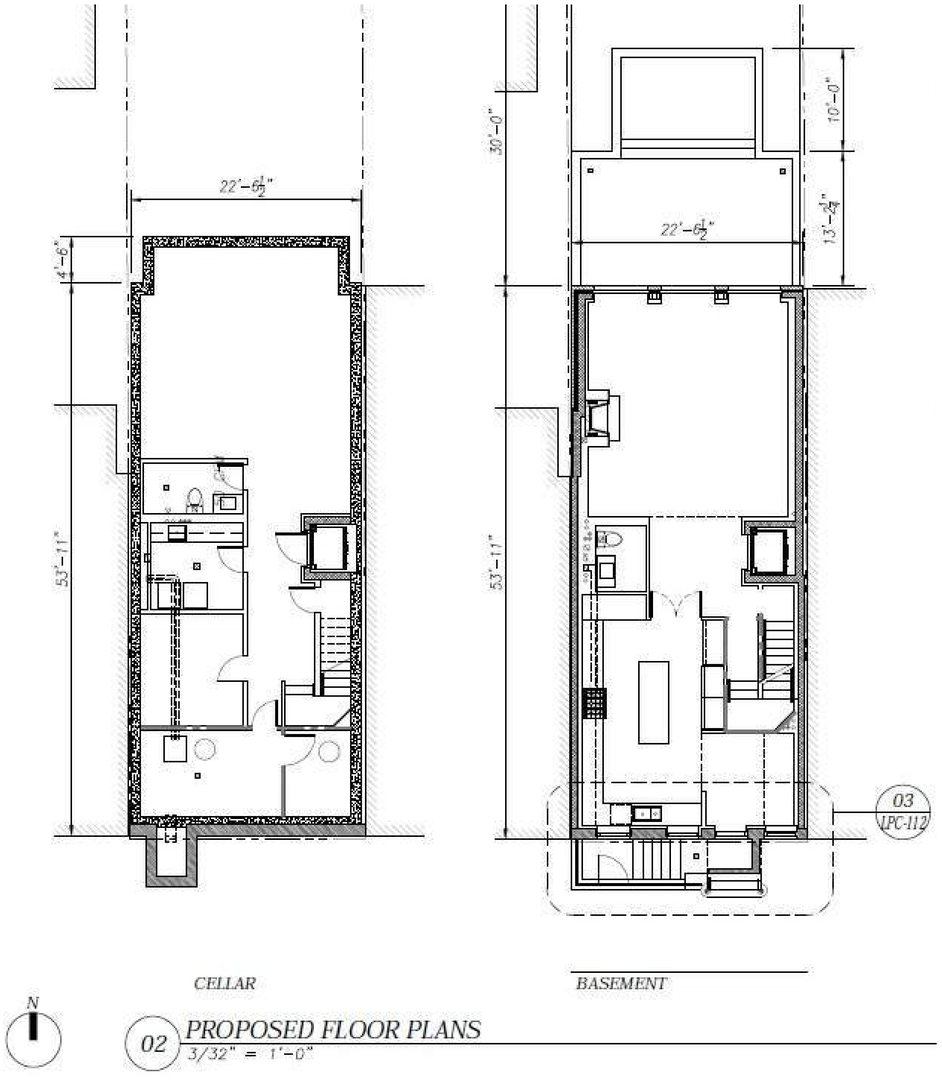


83 HORATIO STREET,
REAR FAÇADE APPROVED AT HEARING IN 2018.

DISTRICT PRECEDENTS - PREVIOUSLY-APPROVED HORSE WALK REMOVAL

83 HORATIO STREET





83 HORATIO STREET EXISTING BASEMENT PLAN, SHOWING THE HORSE WALK, 2018.

83 HORATIO STREET, LPC-APPROVED BASEMENT PLAN, SHOWING THE REMOVAL OF THE HORSE WALK, 2018.

FRONT FACADE OF FRONT BUILDING RENDERS

EXISTING FRONT FACADE OF FRONT BUILDING

PROPOSED FRONT FACADE OF FRONT BUILDING

REAR FACADE OF FRONT BUILDING RENDERS

EXISTING REAR FACADE OF FRONT BUILDING

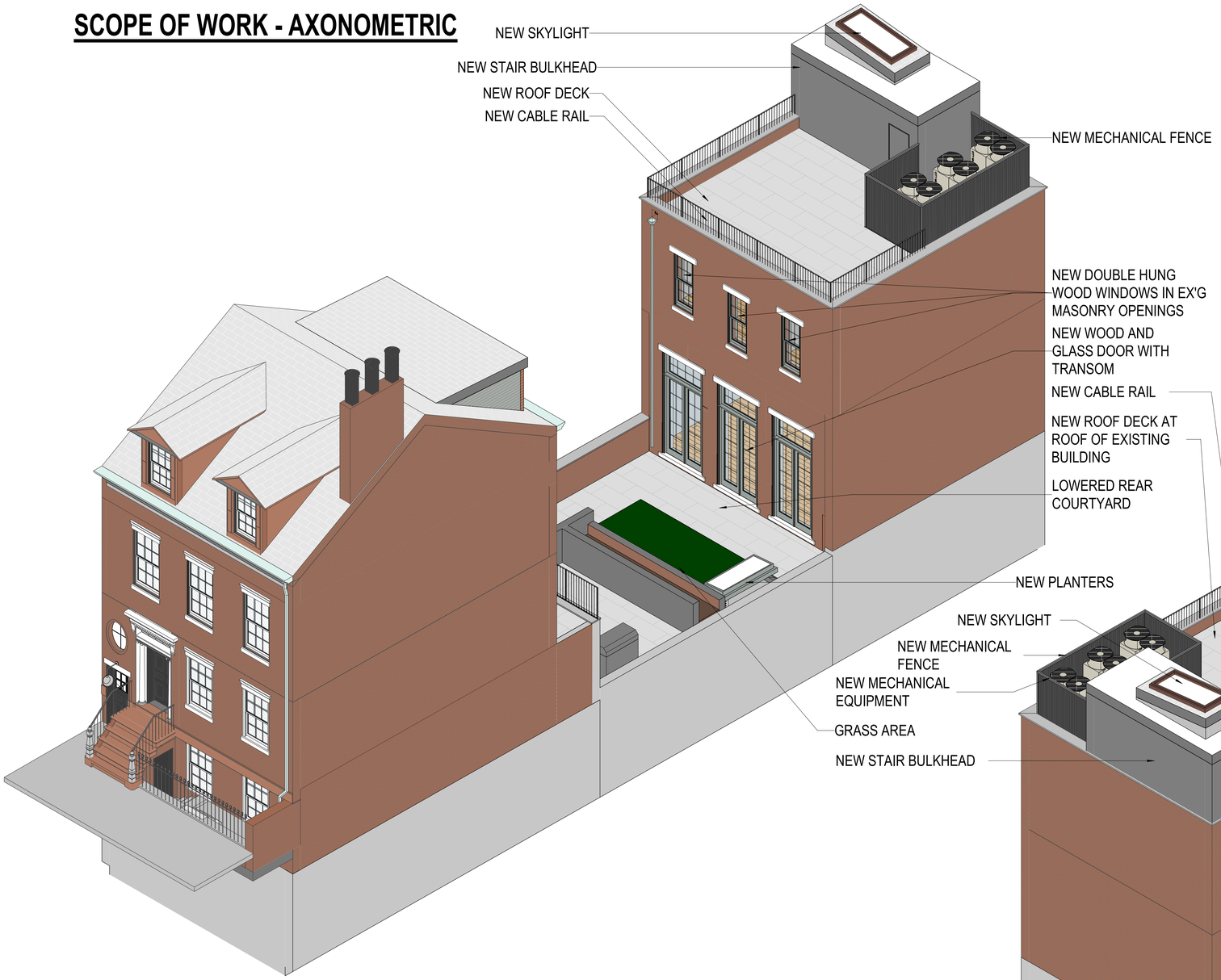
PROPOSED REAR FACADE OF FRONT BUILDING

FRONT FACADE OF REAR BUILDING RENDERS

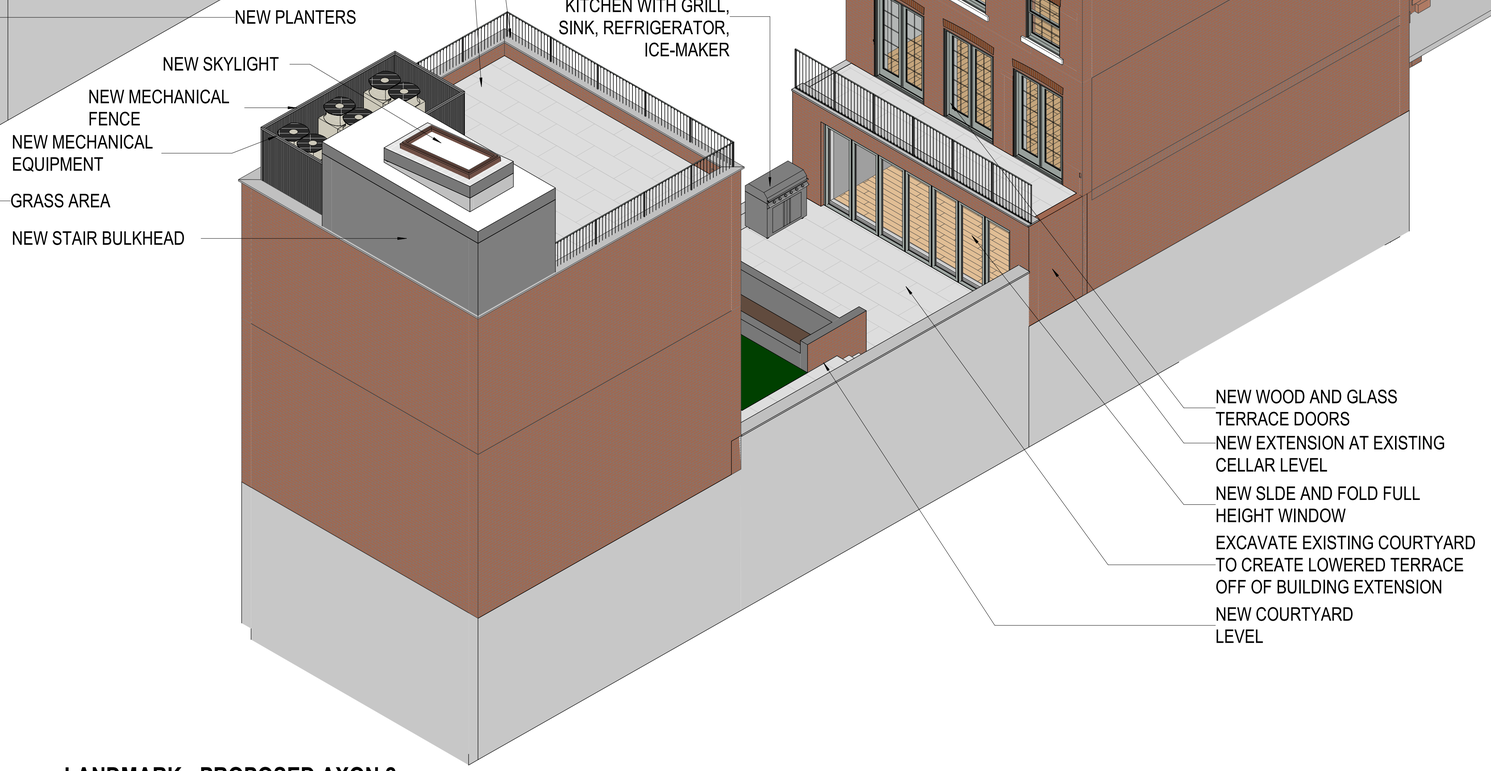
EXISTING FRONT FACADE OF REAR BUILDING

PROPOSED FRONT FACADE OF REAR BUILDING

SCOPE OF WORK - AXONOMETRIC



LANDMARK - PROPOSED AXON 1



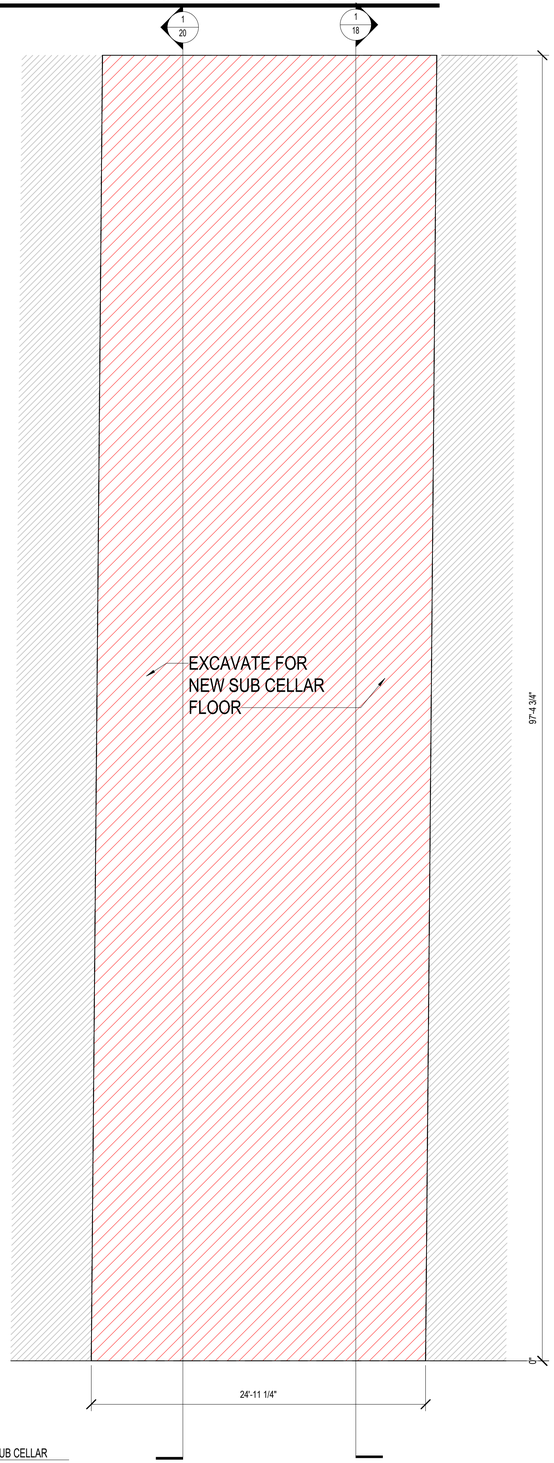
LANDMARK - PROPOSED AXON 2

APPENDIX

A. EXISTING AND PROPOSED ARCHITECTURAL FLOOR PLANS BY TTC
B. SUPPORT OF EXCAVATION (SOE) DRAWINGS BY GZA, DATED 12/22/2022
C. STRUCTURAL DRAWINGS BY SEVERUD ASSOCIATES, DATED 12/30/2022
D. PROPOSED WINDOWS AND DOORS DETAILS

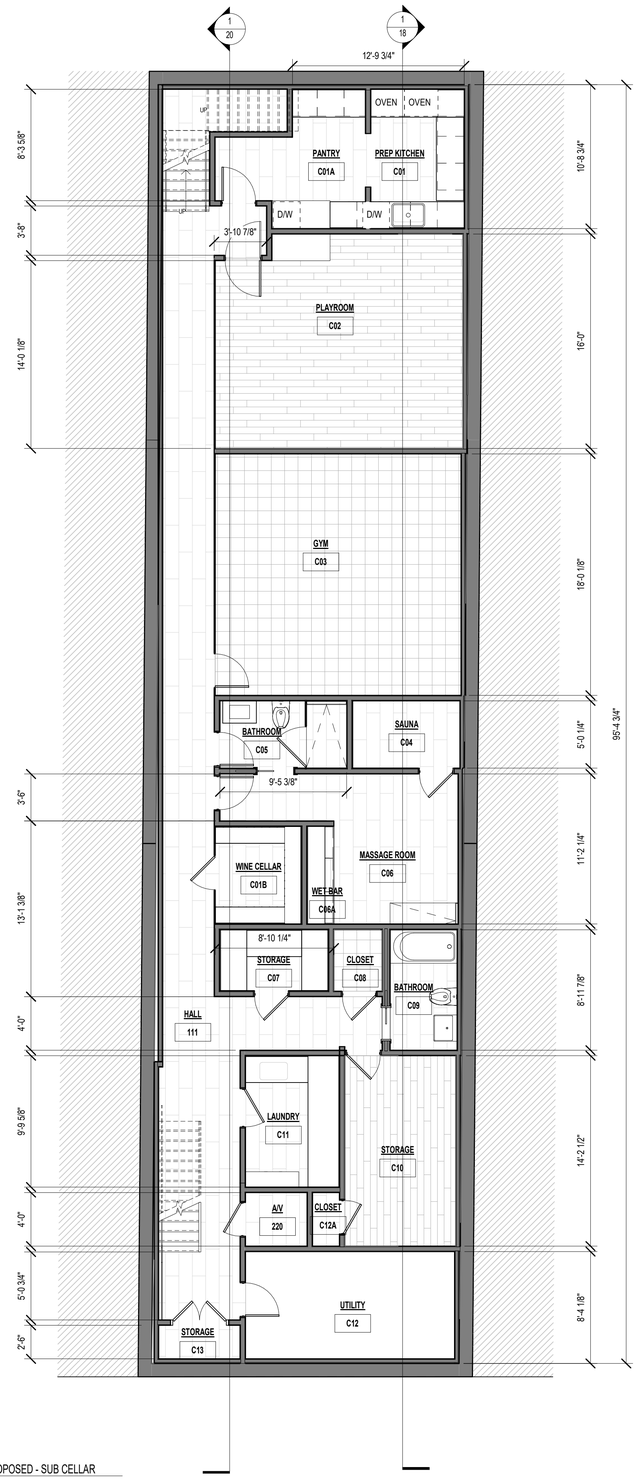
A. EXISTING AND PROPOSED ARCHITECTURAL FLOOR PLANS BY TTC

LANDMARKS - SUB CELLAR EX'G AND PROPOSED PLANS



CELLAR AREA:
0 SF

1 LANDMARK PLAN - EXISTING - SUB CELLAR
3/16" = 1'-0"



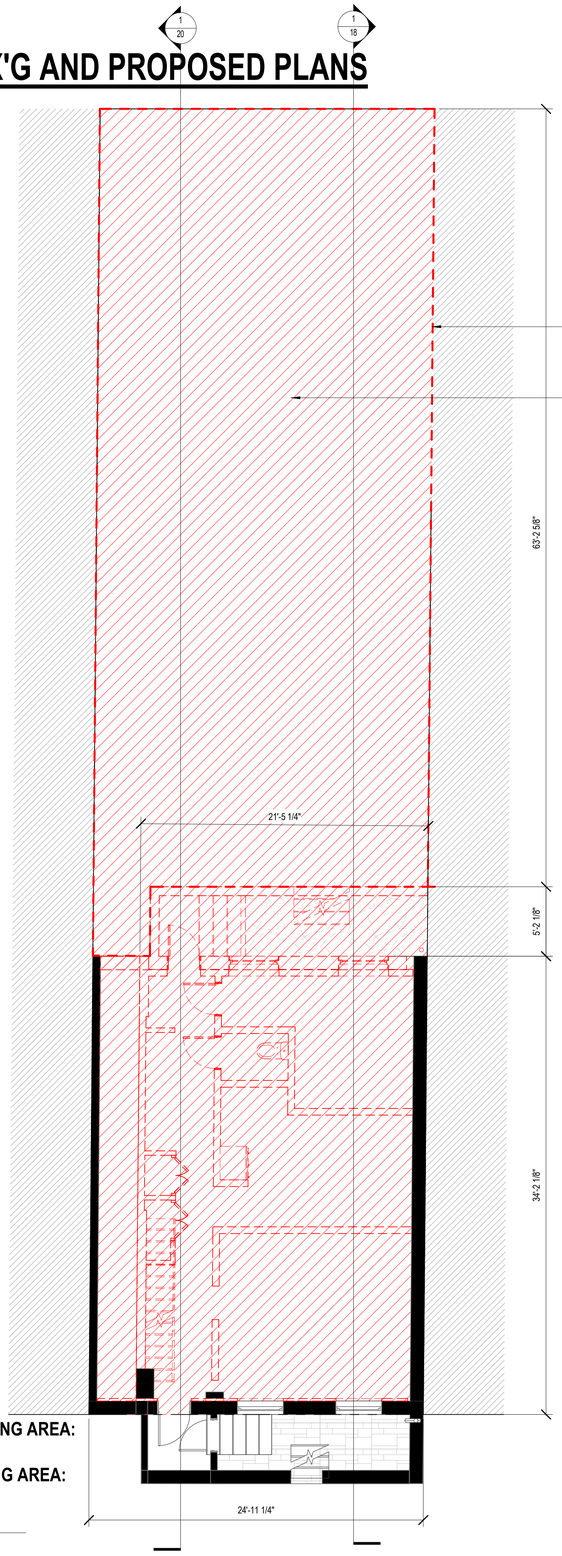
CELLAR AREA:
2,066 SF

2 LANDMARK PLAN - PROPOSED - SUB CELLAR
3/16" = 1'-0"

THE TURETT COLLABORATIVE:
277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007 | T: 212.965 1244 | E: INFO@TURETTARCH.COM

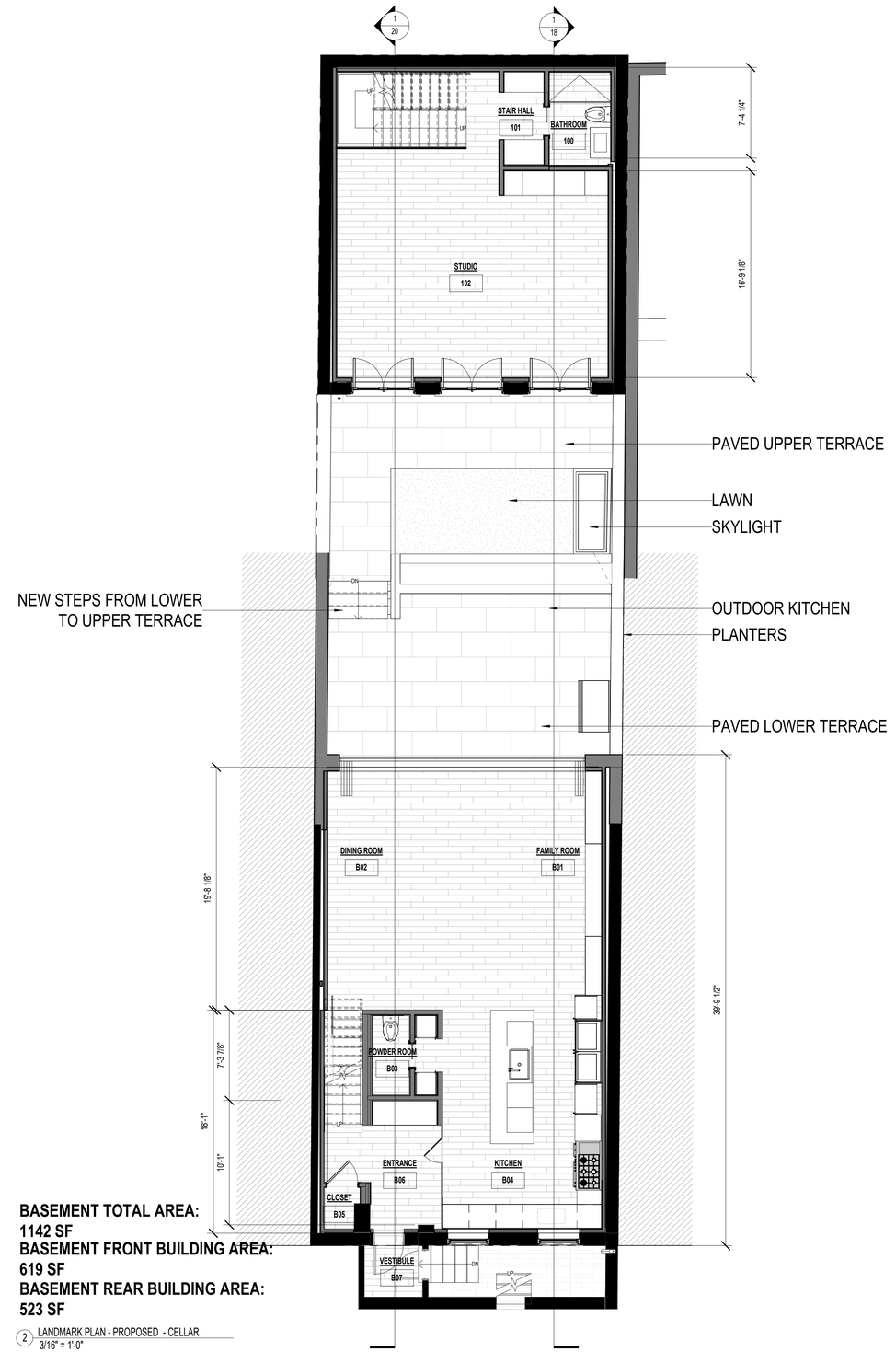
JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

LANDMARKS - CELLAR EX'G AND PROPOSED PLANS



BASEMENT TOTAL AREA:
1142 SF
BASEMENT FRONT BUILDING AREA:
619 SF
BASEMENT REAR BUILDING AREA:
523 SF

1 LANDMARK PLAN - EXISTING - CELLAR
3/16" = 1'-0"



BASEMENT TOTAL AREA:
1142 SF
BASEMENT FRONT BUILDING AREA:
619 SF
BASEMENT REAR BUILDING AREA:
523 SF

2 LANDMARK PLAN - PROPOSED - CELLAR
3/16" = 1'-0"

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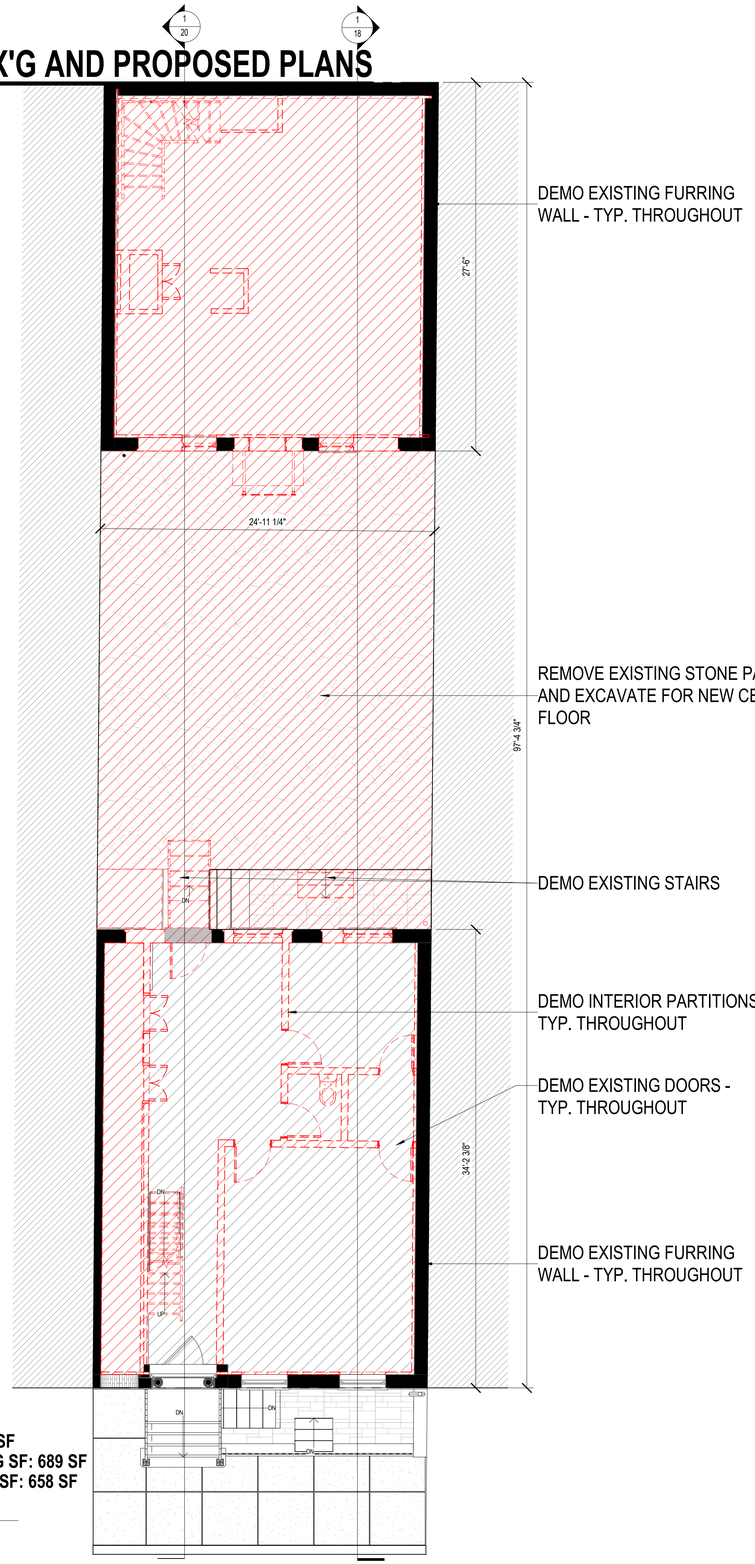
JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

LANDMARKS - LEVEL 1 EX'G AND PROPOSED PLANS



DEMO EXISTING FURRING WALL - TYP. THROUGHOUT

REMOVE EXISTING STONE PAVERS AND EXCAVATE FOR NEW CELLAR FLOOR

DEMO EXISTING STAIRS

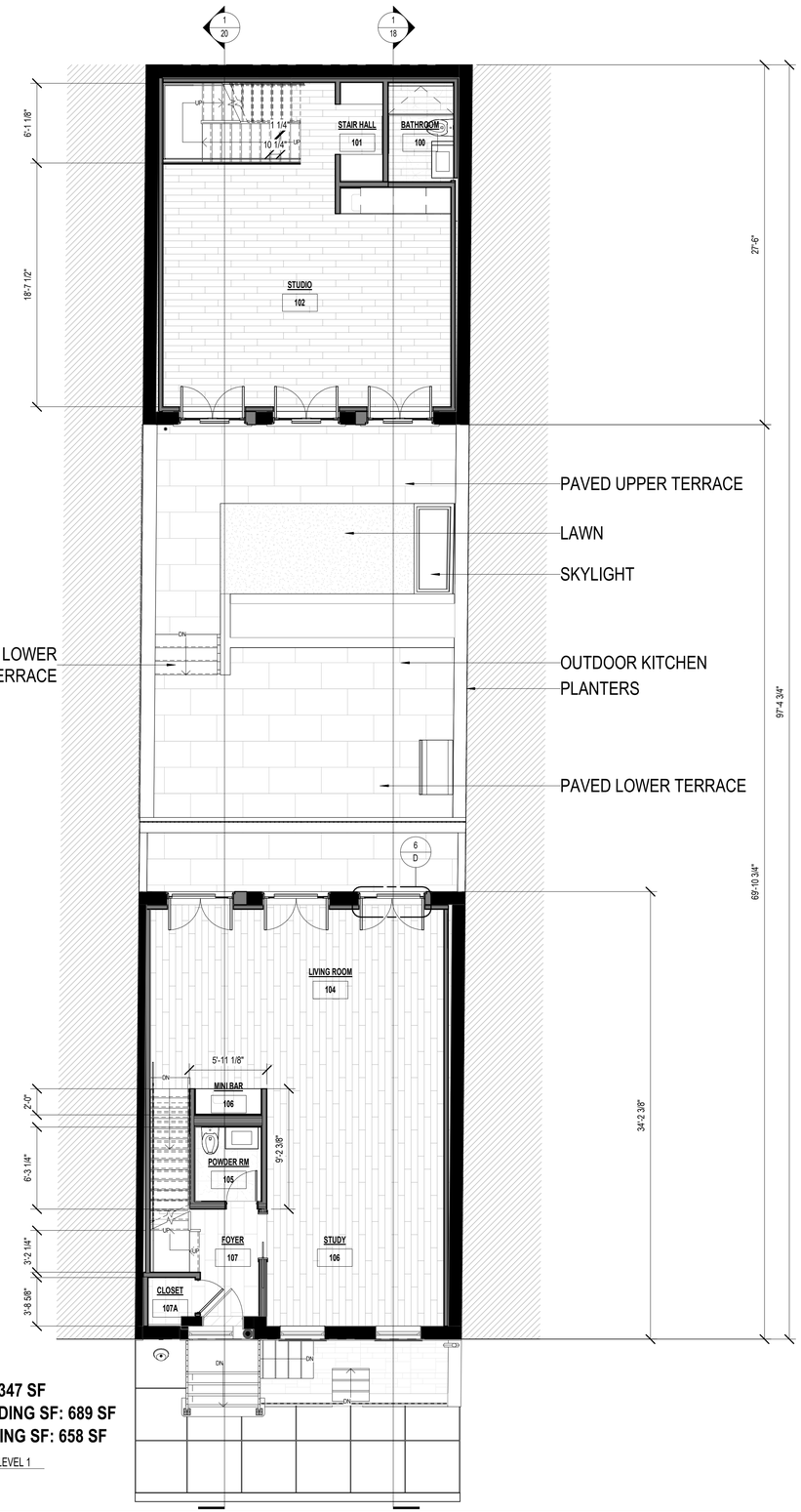
DEMO INTERIOR PARTITIONS - TYP. THROUGHOUT

DEMO EXISTING DOORS - TYP. THROUGHOUT

DEMO EXISTING FURRING WALL - TYP. THROUGHOUT

LEVEL 1 TOTAL SF: 1347 SF
LEVEL 1 FRONT BUILDING SF: 689 SF
LEVEL 1 REAR BUILDING SF: 658 SF

1 LANDMARK PLAN - EXISTING - LEVEL 1
3/16" = 1'-0"



PAVED UPPER TERRACE

LAWN

SKYLIGHT

NEW STEPS FROM LOWER TO UPPER TERRACE

OUTDOOR KITCHEN

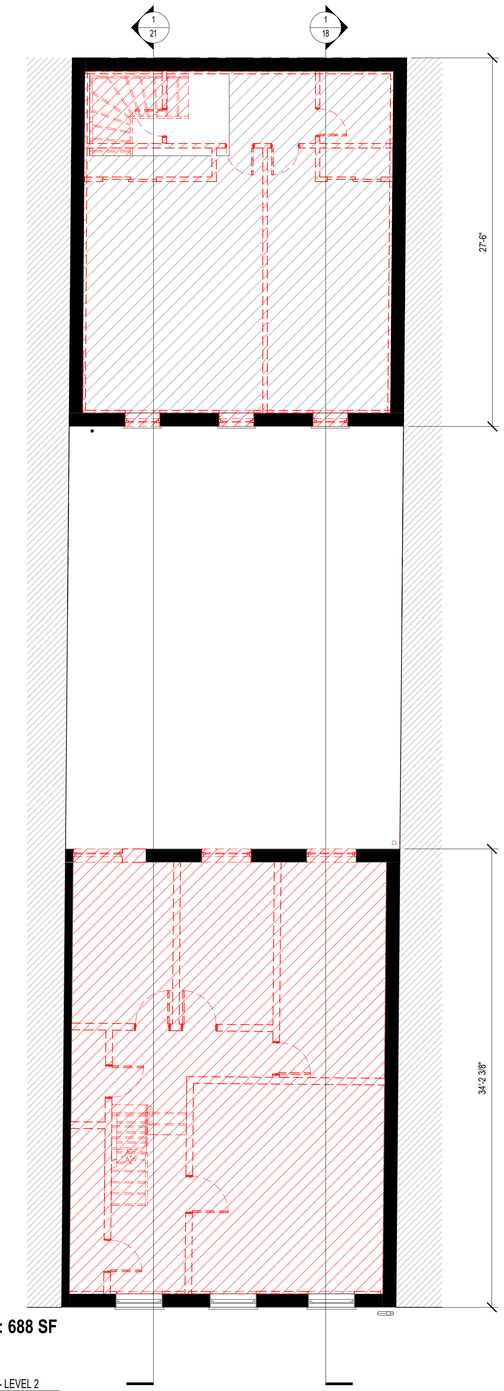
PLANTERS

PAVED LOWER TERRACE

LEVEL 1 TOTAL SF: 1347 SF
LEVEL 1 FRONT BUILDING SF: 689 SF
LEVEL 1 REAR BUILDING SF: 658 SF

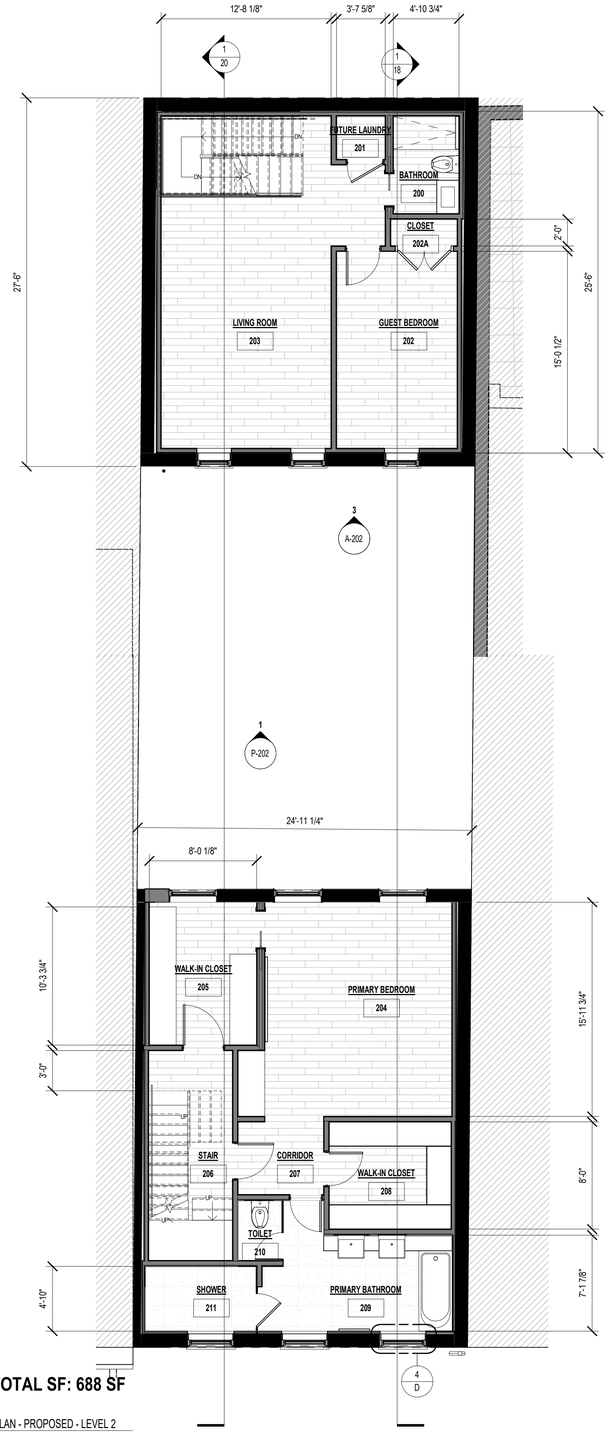
2 LANDMARK PLAN - PROPOSED - LEVEL 1
3/16" = 1'-0"

LANDMARKS - LEVEL 2 - EX'G AND PROPOSED PLANS



LEVEL 2 TOTAL SF: 688 SF

1 LANDMARK PLAN - EXISTING- LEVEL 2
3/16" = 1'-0"



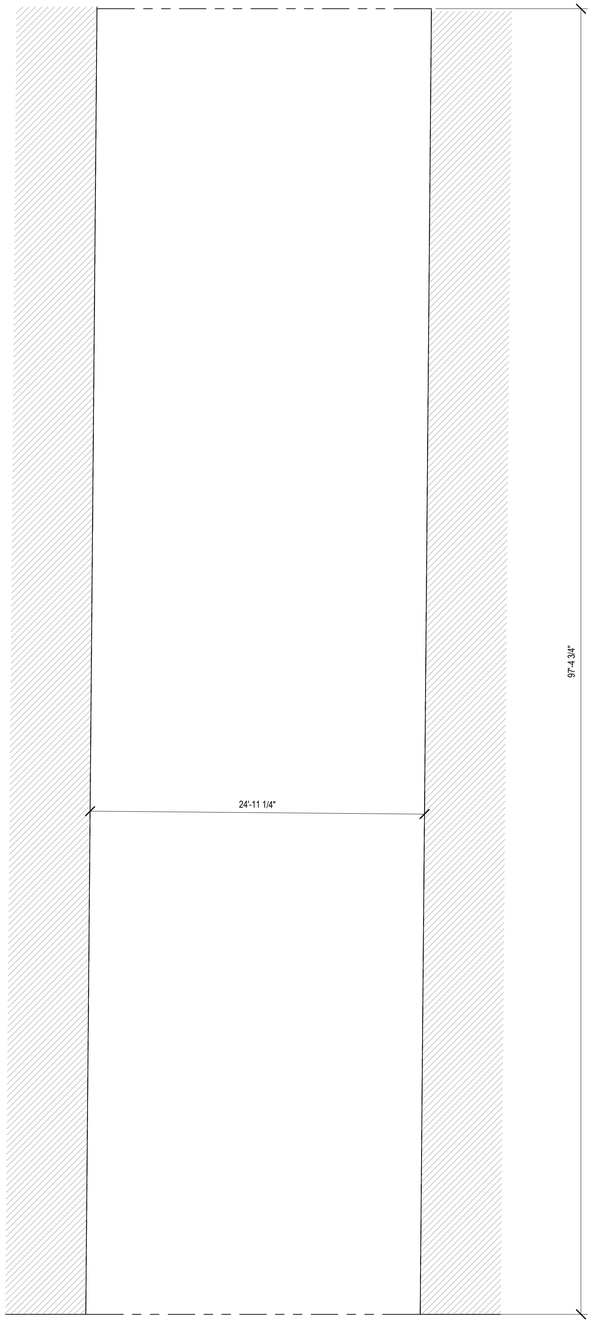
LEVEL 2 TOTAL SF: 688 SF

2 LANDMARK PLAN - PROPOSED - LEVEL 2
3/16" = 1'-0"

THE TURETT COLLABORATIVE:
277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007 | T: 212.965 1244 | E: INFO@TURETTARCH.COM

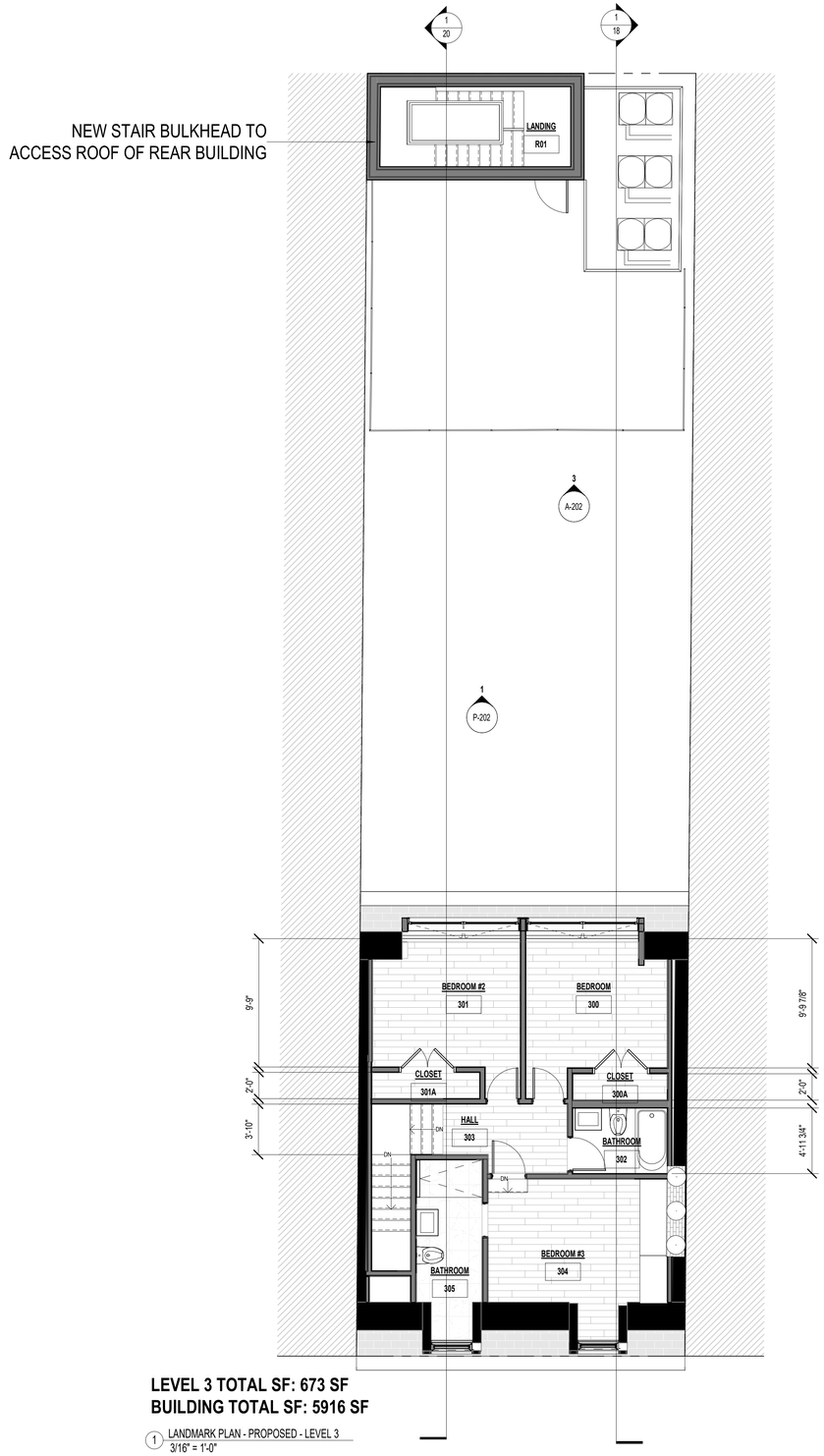
JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

LANDMARKS - LEVEL 3 - EX'G AND PROPOSED PLANS



LEVEL 3 TOTAL SF: 673 SF
BUILDING TOTAL SF: 5916 SF

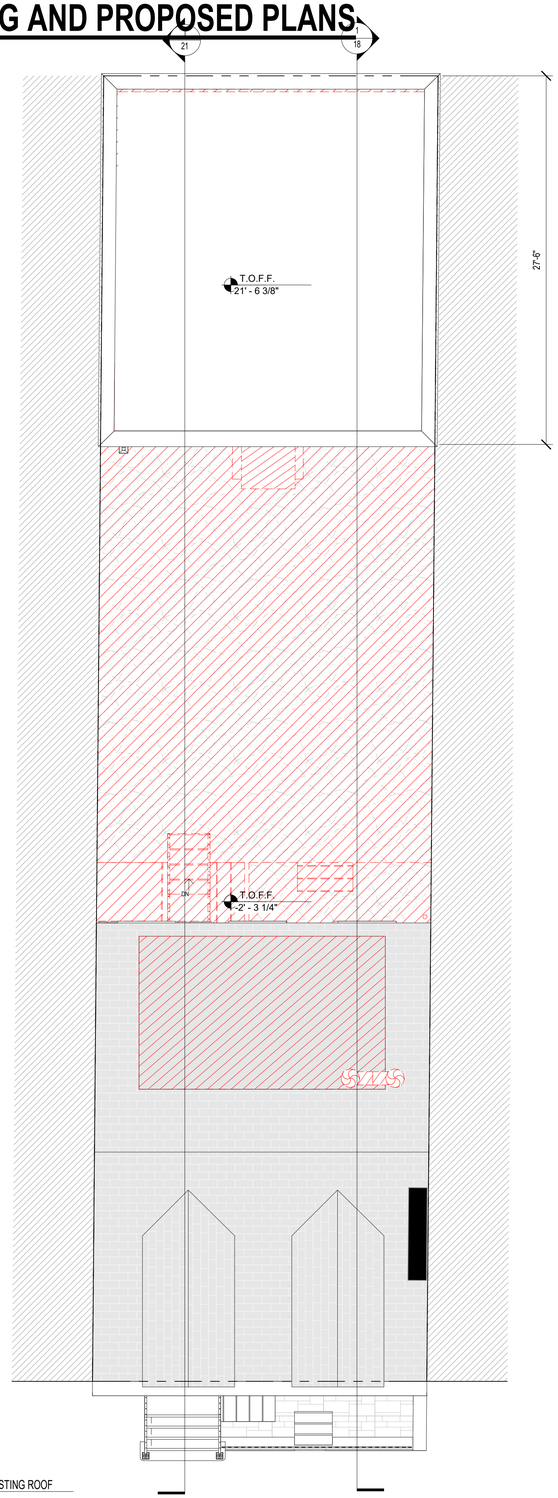
2 LANDMARK PLAN - EXISTING- LEVEL 3
3/16" = 1'-0"



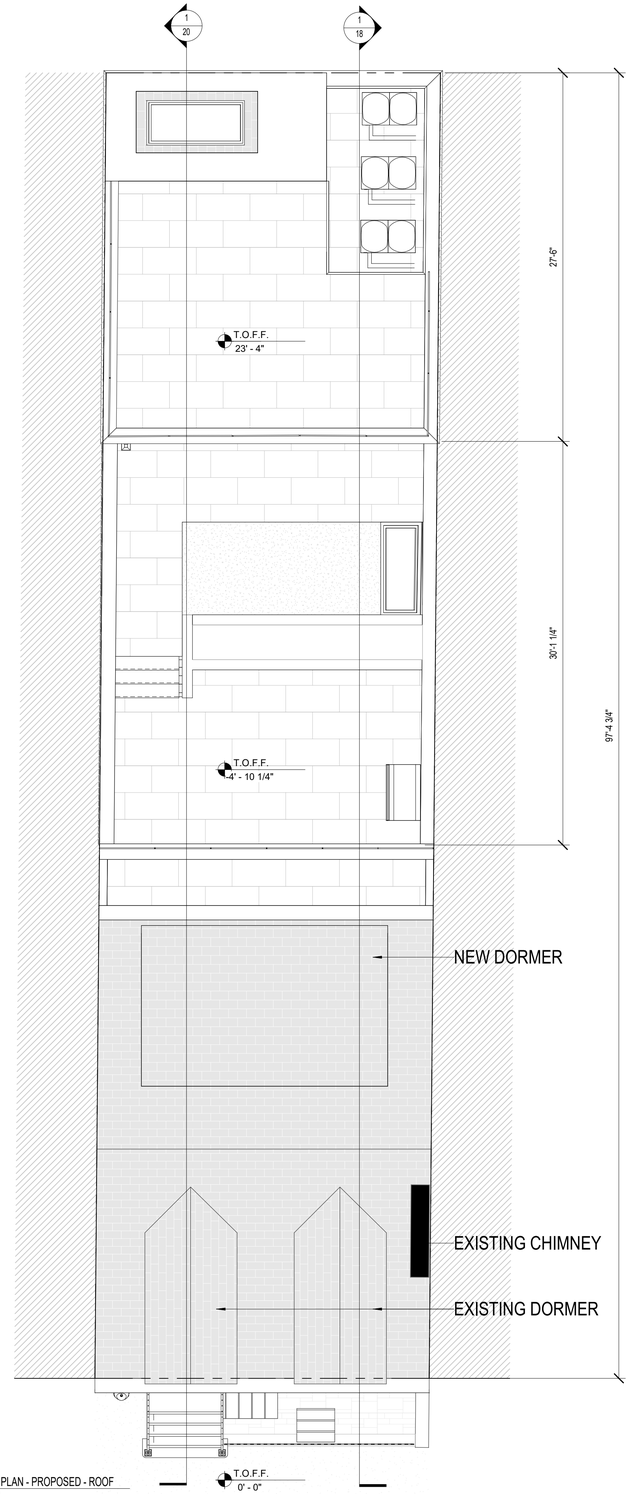
LEVEL 3 TOTAL SF: 673 SF
BUILDING TOTAL SF: 5916 SF

1 LANDMARK PLAN - PROPOSED - LEVEL 3
3/16" = 1'-0"

LANDMARKS - ROOF - EX'G AND PROPOSED PLANS



1 LANDMARK PLAN - EXISTING ROOF
3/16" = 1'-0"



2 LANDMARK PLAN - PROPOSED - ROOF
3/16" = 1'-0"

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JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

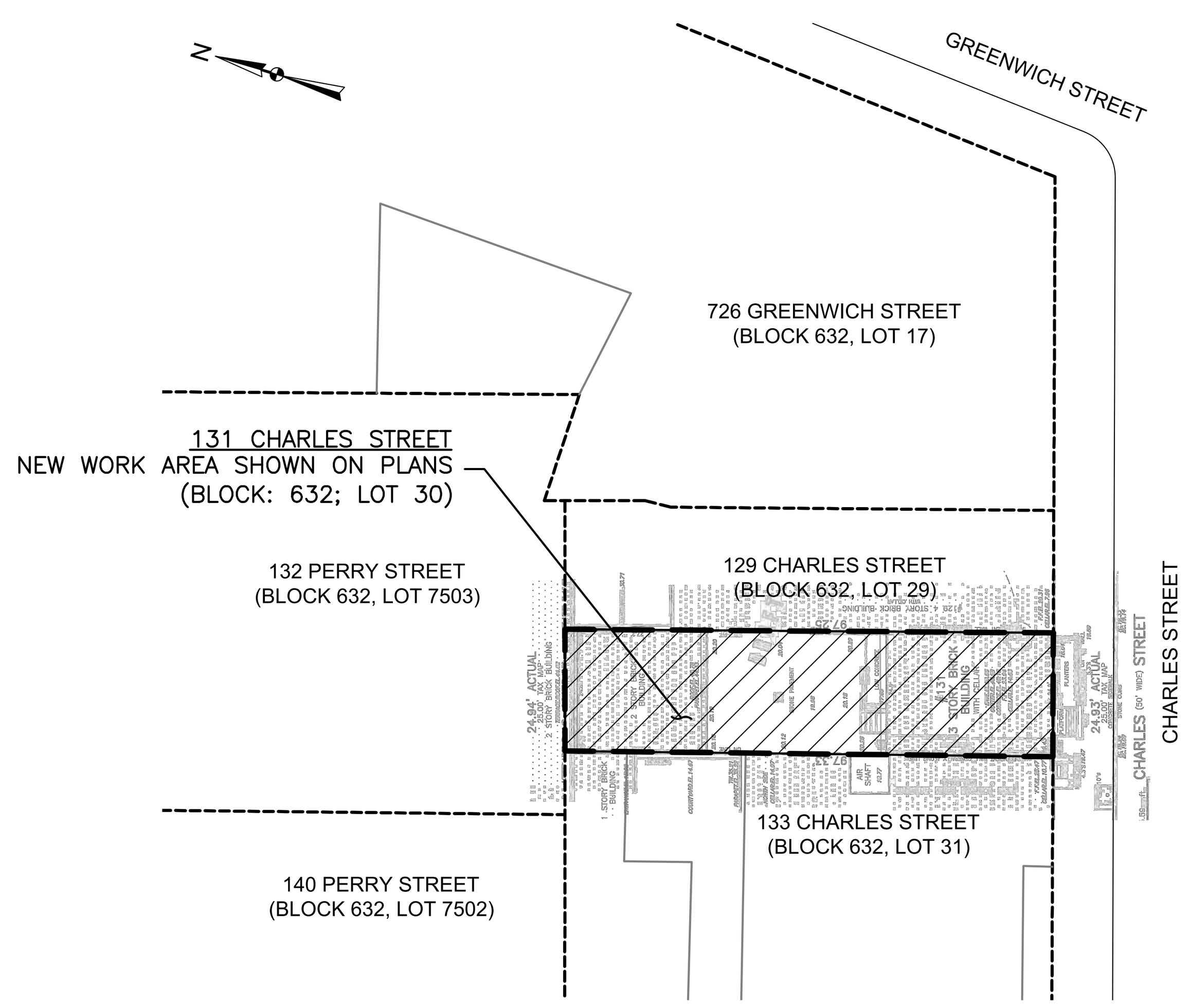
B. SUPPORT OF EXCAVATION (SOE) DRAWINGS BY GZA, DATED 12/22/2022

131 CHARLES STREET

NEW YORK, NEW YORK, NY
UNDERPINNING AND TEMPORARY SUPPORT OF EXCAVATION

CONCEPT DRAWING FOR NYC LANDMARKS PRESERVATION COMMISSION (LPC) SUBMISSION

DECEMBER 22, 2022



KEY PLAN

SCALE: N.T.S.

REF: ARCHITECTURAL SURVEY PREPARED BY A&B ENGINEERING AND LAND SURVEYING, P.C., DATED SEPTEMBER 15, 2022

PROJECT LOCUS MAP

SCALE: N.T.S.

REF: NYC DOITT MAP

INDEX TO DRAWINGS

plan B STRUCTURAL ENGINEERS

GZA GeoEnvironmental of New York
104 WEST 29th STREET
NEW YORK, NEW YORK 10001
(212) 594-8140

Warning: It is a violation of the NYS Education Law Article 145 for any person, unless he/she is acting under the direction of a licensed Professional Engineer, to alter this item in any way.

Altered By: ____________________

Date: ____________________

Signature: ____________________

Description of Alteration: ____________________

NOT FOR CONSTRUCTION

CONCEPT DRAWING FOR LPC SUBMISSION

NO.	ISSUE/DESCRIPTION	BY	DATE

DRAFT

131 CHARLES STREET
NEW YORK, NY

UNDERPINNING & TEMPORARY SUPPORT OF EXCAVATION
COVER SHEET & INDEX TO DRAWINGS

PREPARED BY: GZA GeoEnvironmental of New York, 104 West 29th Street,10th Floor, New York, New York 10001, (212) 594-8140

PREPARED FOR: 131 CHARLES REALTY OWNER LLC, 131 CHARLES STREET, NEW YORK, NY

PROJ MGR: TSS	REVIEWED BY: TSS	CHECKED BY: PDM	DRAWING
DESIGNED BY: SB	DRAWN BY: SB	SCALE: AS SHOWN	SOE-100.00
DATE: DECEMBER, 2022	PROJECT NO. 41.0163069.00	REVISION NO. -	SHEET NO. 01 OF 08

DRAWING NOTES:

1. THE SOE DRAWINGS AND BASEMAP WERE DEVELOPED FROM ARCHITECTURAL SURVEY PREPARED BY A&B ENGINEERING AND LAND SURVEYING, P.C., DATED SEPTEMBER 15, 2022 AND STRUCTURAL DRAWINGS PREPARED BY THE SEVERUD ASSOCIATES, DATED MAY 25, 2022.
2. THE SOE DRAWINGS WERE PREPARED FOR SUBMISSION TO THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION (LPC) AND ARE FOR CONCEPTUAL PURPOSES ONLY. ALL SOE ELEMENT SIZES, DIMENSIONS AND LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATIONS DURING DESIGN OF THE SOE SYSTEM AND UPON COMPLETION OF THE GEOTECHNICAL SUBSURFACE EXPLORATION. SUBSURFACE CONDITIONS HAVE BEEN ASSUMED BASED ON OTHER GZA PROJECTS WITHIN THE VICINITY OF THE SITE.
3. SEE STRUCTURAL DRAWINGS AND ARCHITECTURAL DRAWINGS FOR SLAB, WALL, FOUNDATION, MUD MAT AND/OR WATERPROOFING REQUIREMENTS. DIMENSIONS AND ELEVATIONS OF ALL FOUNDATION AND SLAB ON GRADE ELEMENTS SHALL CONFORM TO STRUCTURAL AND ARCHITECTURAL DRAWING REQUIREMENTS.
4. EXISTING WALL THICKNESSES, FOUNDATION CONFIGURATIONS AND BOTTOM OF FOUNDATION ELEVATIONS SHOWN HEREIN ARE APPROXIMATE. TOP OF CELLAR SLAB ELEVATIONS SHOWN HEREIN WERE PROVIDED BY THE ARCHITECTURAL SURVEY AND STRUCTURAL DRAWINGS. BOTTOM OF EXISTING FOUNDATIONS WERE ASSUMED TO BE APPROXIMATELY 1-FOOT BELOW TOP OF REPORTED CELLAR SLAB ELEVATIONS. ALL ELEVATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATIONS DURING THE DESIGN OF THE SOE SYSTEM AND UPON COMPLETION OF THE SUBSURFACE EXPLORATION.
5. GROUNDWATER IS GENERALLY EXPECTED TO BE BELOW BOTTOM OF EXCAVATION. LOCAL DEWATERING MAY BE REQUIRED AT THE PROPOSED HEEL BLOCK EXCAVATION. DEWATERING ACTIVITIES SHALL BE IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND PERMITS APPLICABLE TO THE PROTECT. DEWATERING REQUIREMENTS SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATIONS DURING THE DESIGN OF THE SOE SYSTEM AND UPON COMPLETION OF THE SUBSURFACE EXPLORATION.
6. PROVIDE SAFETY RAIL AND/OR FENCE ADJACENT TO EXCAVATION IN ACCORDANCE WITH PROJECT AND OSHA REQUIREMENTS (DESIGN BY OTHERS).
7. TIEBACKS MAY BE USED AS AN ALTERNATIVE TO RAKERS AND HEELBLOCK SYSTEM SHOWN ON THESE DRAWINGS.

GENERAL SEQUENCE NOTES (CONCEPTUAL):

1. FIELD LOCATE ALL UTILITIES AND EXISTING STRUCTURES WHICH MAY INTERFERE WITH THE PROPOSED CONSTRUCTION AND SUPPORT OR RELOCATE AS REQUIRED.
2. CONFIRM THAT ADJACENT BUILDING OWNERS AND APPLICABLE AGENCIES ARE NOTIFIED PRIOR TO EXCAVATION AND SOE CONSTRUCTION.
3. GEOTECHNICAL MONITORING DEVICES SHALL BE INSTALLED AS REQUIRED, AND IN ACCORDANCE WITH CONTRACT DOCUMENTS, EXECUTED ACCESS AGREEMENTS, AND PROJECT SPECIFICATIONS.
4. VERIFY LOCATION, ELEVATION, AND CONDITION OF THE EXISTING FOUNDATIONS WITHIN 131 CHARLES STREET AND ADJACENT BUILDINGS.
5. INSTALL TEMPORARY STRUCTURAL BRACING TO SUPPORT EXISTING BUILDINGS (REFER TO TEMPORARY BRACING DRAWINGS) PRIOR TO REMOVING THE EXISTING ON-GRADE GRADE SLABS/JOISTS.
6. EXCAVATE TO 2-FEET ABOVE THE BOTTOM OF EXISTING BUILDING FOUNDATION WITHIN EXISTING BUILDINGS AND TO 2-FEET ABOVE THE BOTTOM OF ADJACENT BUILDING FOUNDATIONS IN THE EXISTING REAR YARD PORTION OF SITE. ENSURE THAT THE EXISTING PERIMETER WALLS OF BOTH BUILDINGS ARE SUPPORTED (BY OTHERS) PRIOR TO EXCAVATION.
7. INSTALL CONCRETE UNDERPINNING PIERS (FOR ADJACENT EXISTING BUILDINGS AND EXISTING PROJECT BUILDINGS) AT THE LOCATIONS SHOWN ON THE PLANS AND SECTIONS. SEE SHEETS SOE-301 AND SOE-302 FOR UNDERPINNING CONSTRUCTION SEQUENCES.
8. EXCAVATE SITE TO 1.5-FEET BELOW THE LEVEL OF BRACING ELEVATION (SEE SECTIONS).
9. INSTALL HEELBLOCKS USING TIMBER SHORED PIT EXCAVATION IN ACCORDANCE WITH SOE-300.
10. INSTALL CORNER BRACING/WALES AND RAKERS IN ACCORDANCE WITH SOE DRAWINGS. ALL TEMPORARY SLOPED EXCAVATIONS FOR RAKER INSTALLATION SHALL BE 1.5H:1V.
11. TIEBACKS MAY BE USED AS AN ALTERNATIVE TO RAKERS AND HEELBLOCK SYSTEM SHOWN ON THESE DRAWINGS.
12. PERFORM GENERAL SITE EXCAVATION TO PROPOSED CELLAR SLAB SUBGRADE ELEVATIONS. COORDINATE ALL ELEVATIONS WITH THE STRUCTURAL DRAWINGS AND CONTRACT DRAWINGS.
13. CONSTRUCT PROPOSED FOUNDATIONS IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND CONTRACT DOCUMENTS.
14. CORNER BRACING/WALES AND RAKERS TO REMAIN IN-PLACE UNTIL NEW SUB-CELLAR AND CELLAR SLABS ARE CONSTRUCTED AND/OR SUFFICIENTLY CURED.
15. RESTORE AREA AS REQUIRED PER CONTRACT DOCUMENTS, SPECIFICATIONS, AND PROJECT REQUIREMENTS.

NOTE THAT COMMENTS IN RED ARE MADE BY PLAN B A STRUCTURAL ENGINEER WHO IS CONSULTING ON SEQUENCING OF EXCAVATION DURING CONSTRUCTION. THE MARK UPS REPRESENT A COLLABORATIVE EFFORT BETWEEN THE STRUCTURAL ENGINEER (SEVERUD), GEOTECH ENGINEER (GZA), AND THE ADDITIONAL STRUCTURAL ENGINEER (PLAN B) CHARGED WITH OVERSEEING MEANS AND METHODS.

plan B STRUCTURAL ENGINEERS

NOT FOR CONSTRUCTION

CONCEPT DRAWING FOR LPC SUBMISSION

NO.	ISSUE/DESCRIPTION	BY	DATE

DRAFT

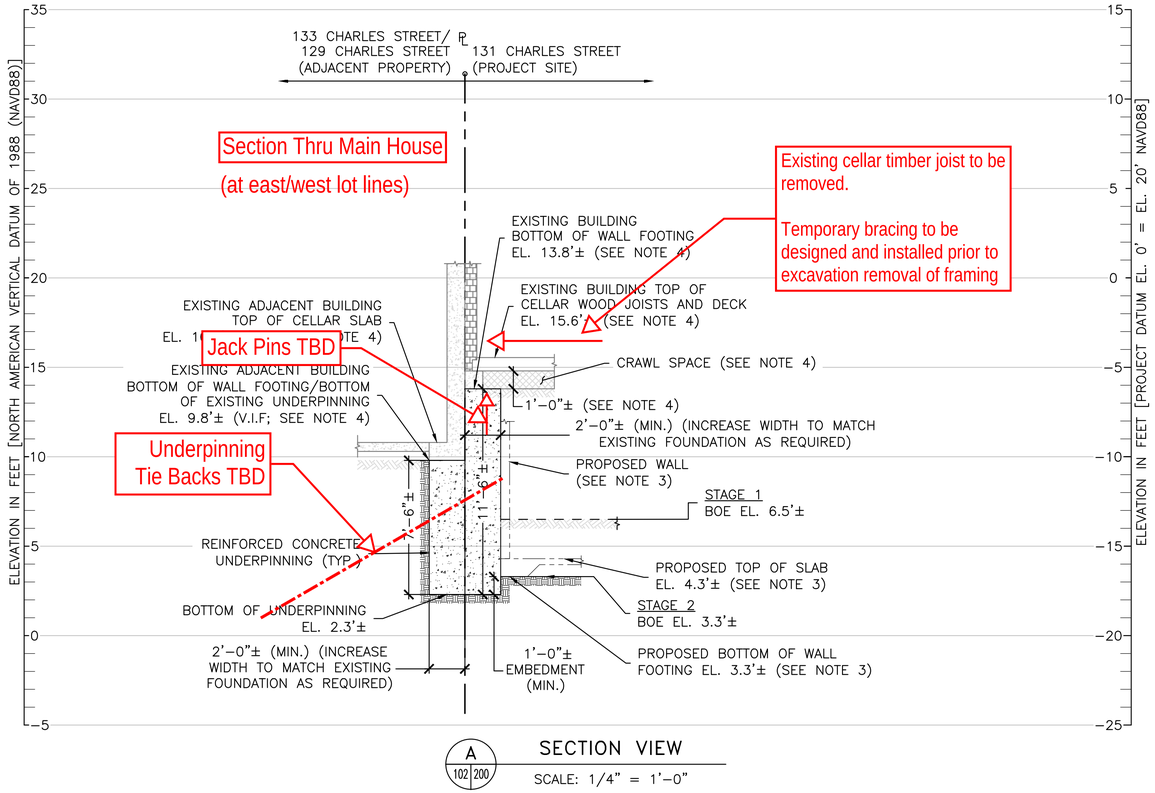
131 CHARLES STREET
NEW YORK, NY

UNDERPINNING & TEMPORARY SUPPORT OF EXCAVATION PLAN VIEW

PREPARED BY: GZA GeoEnvironmental of New York, 104 West 29th Street, 10th Floor, New York, New York 10001, (212) 594-8140

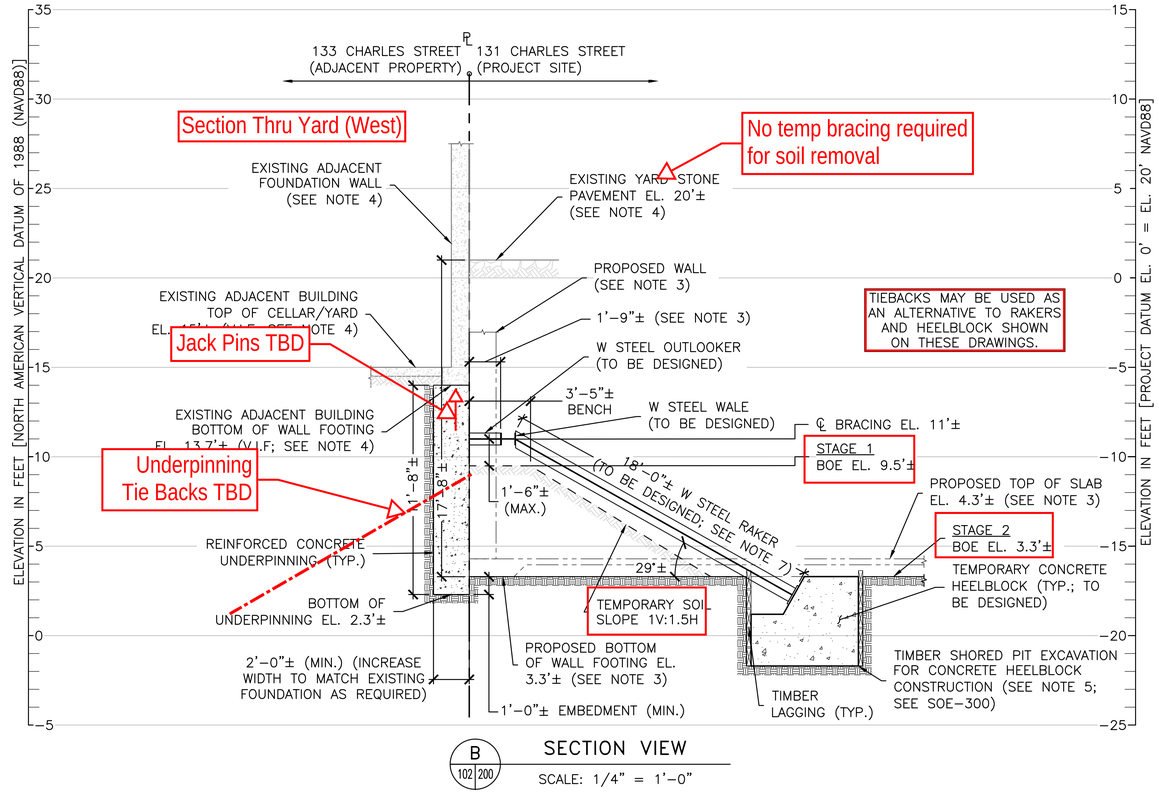
PREPARED FOR: 131 CHARLES REALTY OWNER LLC, 131 CHARLES STREET, NEW YORK, NY

PROJ MGR: TSS	REVIEWED BY: TSS	CHECKED BY: PDM	DRAWING
DESIGNED BY: SB	DRAWN BY: SB	SCALE: AS SHOWN	SOE-101.00
DATE: DECEMBER, 2022	PROJECT NO. 41.0163069.00	REVISION NO. -	SHEET NO. 02 OF 08



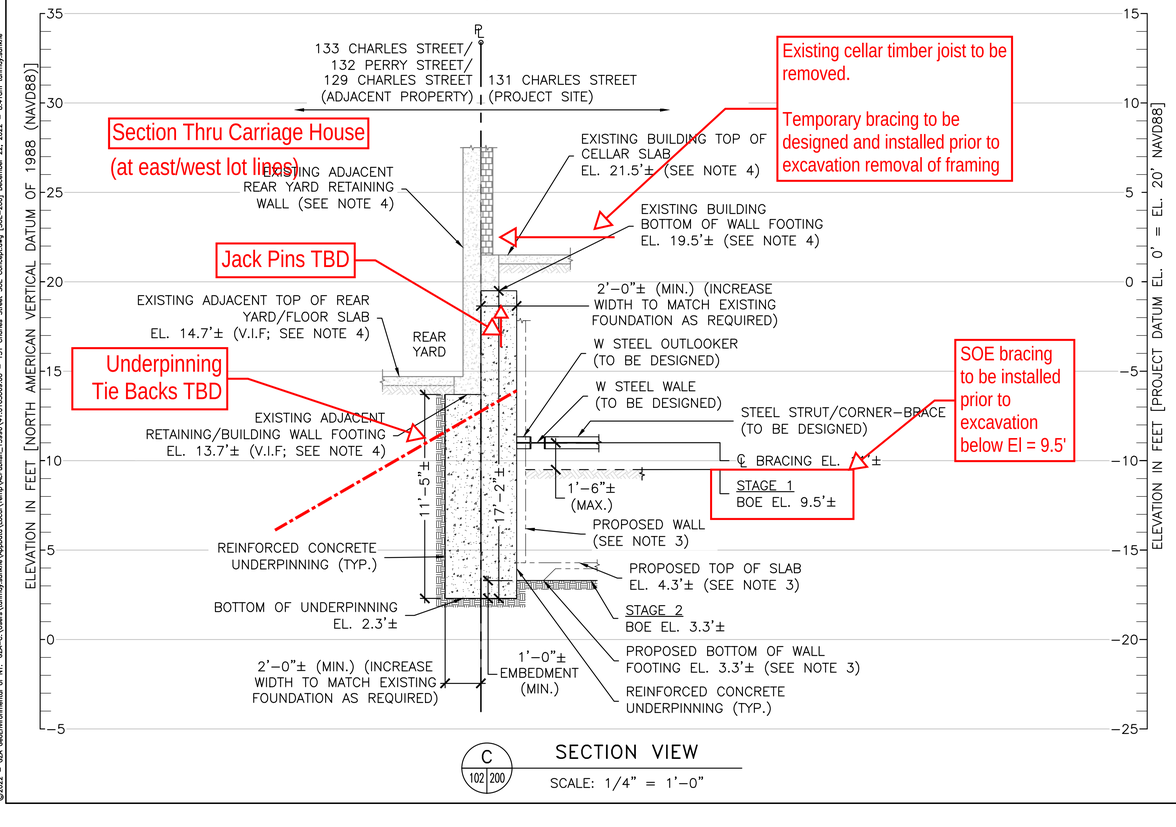
A 102 200 SECTION VIEW

SCALE: 1/4" = 1'–0"



B 102 200 SECTION VIEW

SCALE: 1/4" = 1'–0"



C 102 200 SECTION VIEW

SCALE: 1/4" = 1'–0"

DRAWING NOTES:

1. THE SOE DRAWINGS AND BASEMAP WERE DEVELOPED FROM ARCHITECTURAL SURVEY PREPARED BY A&B ENGINEERING AND LAND SURVEYING, P.C., DATED SEPTEMBER 15, 2022 AND STRUCTURAL DRAWINGS PREPARED BY THE SEVERUD ASSOCIATES, DATED MAY 25, 2022.
2. THE SOE DRAWINGS WERE PREPARED FOR SUBMISSION TO THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION (LPC) AND ARE FOR CONCEPTUAL PURPOSES ONLY. ALL SOE ELEMENT SIZES, DIMENSIONS AND LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATIONS DURING DESIGN OF THE SOE SYSTEM AND UPON COMPLETION OF THE SUBSURFACE EXPLORATION. SUBSURFACE CONDITIONS HAVE BEEN ASSUMED BASED ON OTHER GZA PROJECTS WITHIN THE VICINITY OF THE SITE.
3. SEE STRUCTURAL DRAWINGS AND ARCHITECTURAL DRAWINGS FOR SLAB, WALL, FOUNDATION, MUD MAT AND/OR WATERPROOFING REQUIREMENTS. DIMENSIONS AND ELEVATIONS OF ALL FOUNDATION AND SLAB ON GRADE ELEMENTS SHALL CONFORM TO STRUCTURAL AND ARCHITECTURAL DRAWING REQUIREMENTS.
4. EXISTING WALL THICKNESSES, FOUNDATION CONFIGURATIONS AND BOTTOM OF FOUNDATION ELEVATIONS SHOWN HEREIN ARE APPROXIMATE. TOP OF CELLAR SLAB ELEVATIONS SHOWN HEREIN WERE PROVIDED BY THE ARCHITECTURAL SURVEY AND STRUCTURAL DRAWINGS. BOTTOM OF EXISTING FOUNDATIONS WERE ASSUMED TO BE APPROXIMATELY 1–FOOT BELOW TOP OF REPORTED CELLAR SLAB ELEVATIONS. ALL ELEVATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATIONS DURING THE DESIGN OF THE SOE SYSTEM AND UPON COMPLETION OF THE SUBSURFACE EXPLORATION.
5. GROUNDWATER IS GENERALLY EXPECTED TO BE BELOW BOTTOM OF EXCAVATION. LOCAL DEWATERING MAY BE REQUIRED AT THE PROPOSED HEEL BLOCK EXCAVATION. DEWATERING ACTIVITIES SHALL BE IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND PERMITS APPLICABLE TO THE PROTECT. DEWATERING REQUIREMENTS SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATIONS DURING THE DESIGN OF THE SOE SYSTEM AND UPON COMPLETION OF THE SUBSURFACE EXPLORATION.
6. PROVIDE SAFETY RAIL AND/OR FENCE ADJACENT TO EXCAVATION IN ACCORDANCE WITH PROJECT AND OSHA REQUIREMENTS (DESIGN BY OTHERS).
7. TIEBACKS MAY BE USED AS AN ALTERNATIVE TO RAKERS AND HEELBLOCK SHOWN ON THESE DRAWINGS.

NOTE THAT COMMENTS IN RED ARE MADE BY PLAN B A STRUCTURAL ENGINEER WHO IS CONSULTING ON SEQUENCING OF EXCAVATION DURING CONSTRUCTION. THE MARK UPS REPRESENT A COLLABORATIVE EFFORT BETWEEN THE STRUCTURAL ENGINEER (SEVERUD), GEOTECH ENGINEER (GZA), AND THE ADDITIONAL STRUCTURAL ENGINEER (PLAN B) CHARGED WITH OVERSEEING MEANS AND METHODS.

plan B STRUCTURAL ENGINEERS

NO.	ISSUE/DESCRIPTION	BY	DATE

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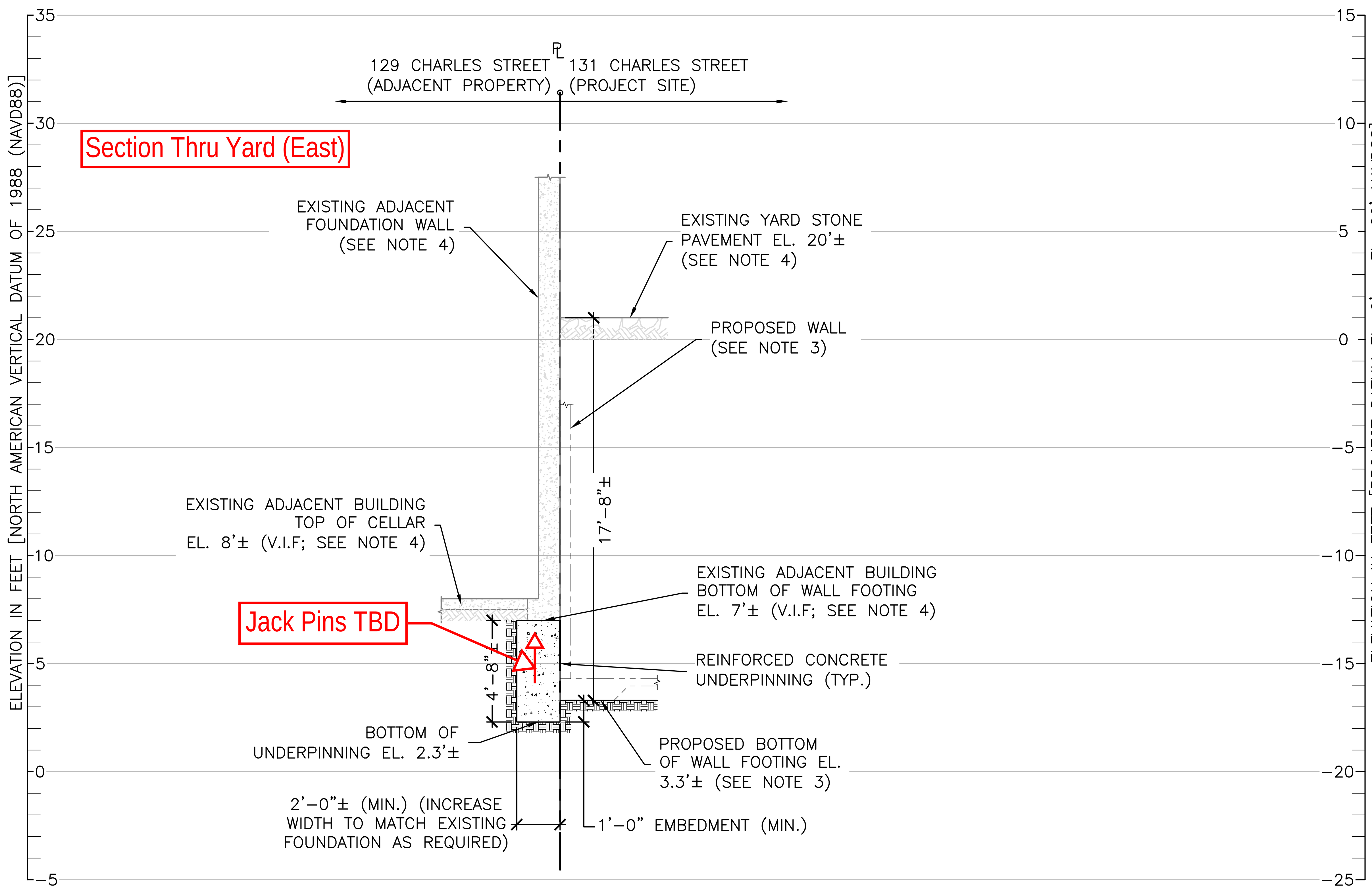
NOT FOR CONSTRUCTION

CONCEPT DRAWING FOR LPC SUBMISSION

131 CHARLES STREET
NEW YORK, NY

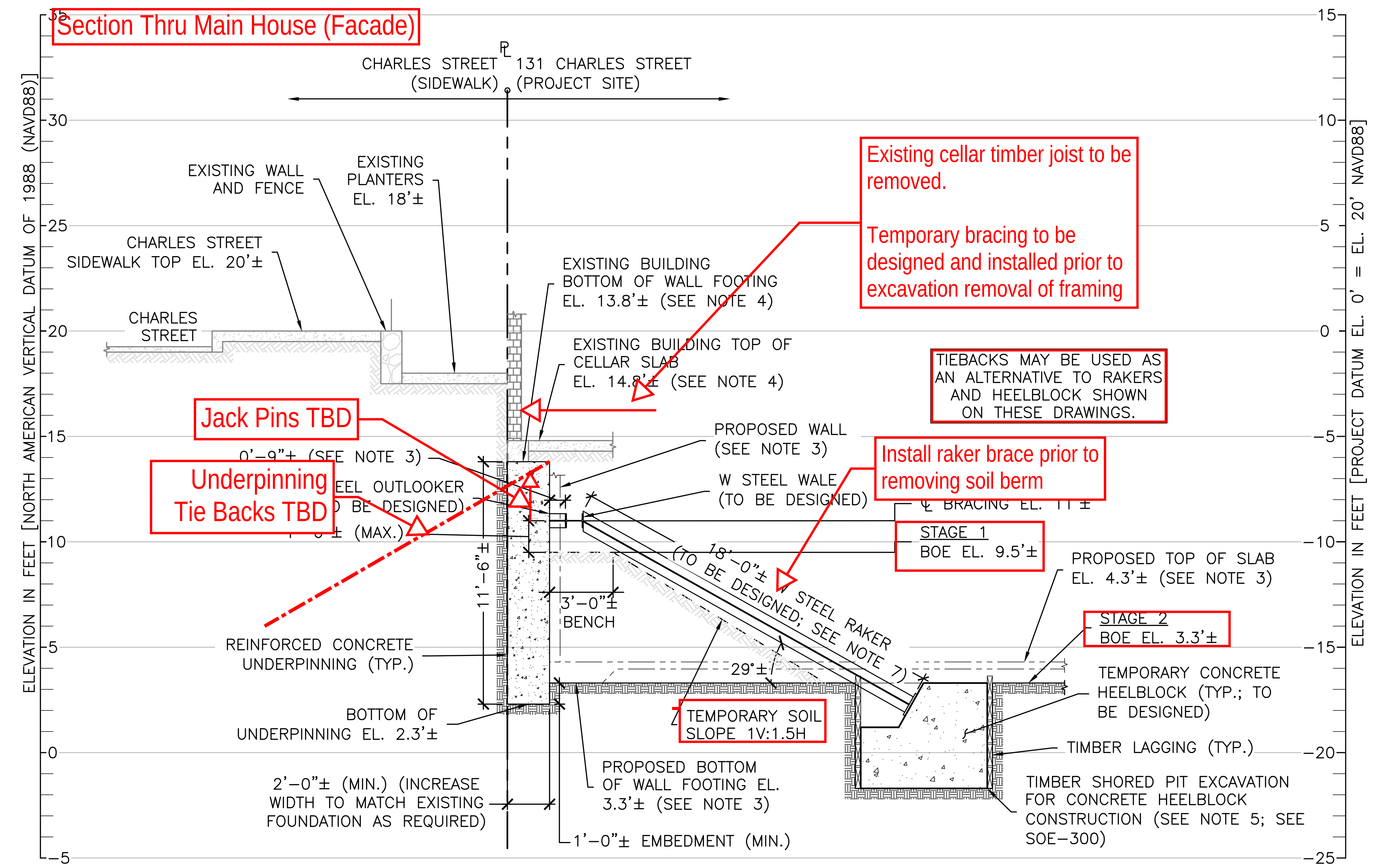
UNDERPINNING & TEMPORARY SUPPORT OF EXCAVATION
TYPICAL SECTION VIEWS (1 OF 2)

PREPARED BY: GZA GeoEnvironmental of New York, 104 West 29th Street, 10th Floor, New York, New York 10001, (212) 594-8140		PREPARED FOR: 131 CHARLES REALTY OWNER LLC, 131 CHARLES STREET, NEW YORK, NY	
PROJ MGR: TSS	REVIEWED BY: TSS	CHECKED BY: PDM	DRAWING
DESIGNED BY: SB	DRAWN BY: SB	SCALE: AS SHOWN	SOE-200.00
DATE: DECEMBER, 2022	PROJECT NO. 41.0163069.00	REVISION NO. -	SHEET NO. 03 OF 08



D 102 201 SECTION VIEW

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



E 102 201 SECTION VIEW

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

DRAWING NOTES:

1. THE SOE DRAWINGS AND BASEMAP WERE DEVELOPED FROM ARCHITECTURAL SURVEY PREPARED BY A&B ENGINEERING AND LAND SURVEYING, P.C., DATED SEPTEMBER 15, 2022 AND STRUCTURAL DRAWINGS PREPARED BY THE SEVERUD ASSOCIATES, DATED MAY 25, 2022.

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plan B STRUCTURAL ENGINEERS

NOT FOR CONSTRUCTION

CONCEPT DRAWING FOR LPC SUBMISSION

NO.	ISSUE/DESCRIPTION	BY	DATE

DRAFT

131 CHARLES STREET
NEW YORK, NY

UNDERPINNING & TEMPORARY SUPPORT OF EXCAVATION
TYPICAL SECTION VIEWS (2 OF 2)

PREPARED BY: GZA GeoEnvironmental of New York, 104 West 29th Street 10th Floor, New York, New York 10001, (212) 594-8140

PREPARED FOR: 131 CHARLES REALTY OWNER LLC, 131 CHARLES STREET, NEW YORK, NY

PROJ MGR: TSS	REVIEWED BY: TSS	CHECKED BY: PDM	DRAWING
DESIGNED BY: SB	DRAWN BY: SB	SCALE: AS SHOWN	SOE-201.00
DATE: DECEMBER, 2022	PROJECT NO. 41.0163069.00	REVISION NO. -	SHEET NO. 04 OF 08

EL-1 (102 | 202)

WEST ELEVATION VIEW ALONG 133 CHARLES STREET BUILDING

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

DRAWING NOTES:

1. THE SOE DRAWINGS AND BASEMAP WERE DEVELOPED FROM ARCHITECTURAL SURVEY PREPARED BY A&B ENGINEERING AND LAND SURVEYING, P.C., DATED SEPTEMBER 15, 2022 AND STRUCTURAL DRAWINGS PREPARED BY THE SEVERUD ASSOCIATES, DATED MAY 25, 2022.
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7. TIEBACKS MAY BE USED AS AN ALTERNATIVE TO RAKERS AND HEELBLOCK SHOWN ON THESE DRAWINGS.

NO.	ISSUE/DESCRIPTION	BY	DATE

NOT FOR CONSTRUCTION

131 CHARLES STREET
NEW YORK, NY

CONCEPT DRAWING FOR LPC SUBMISSION

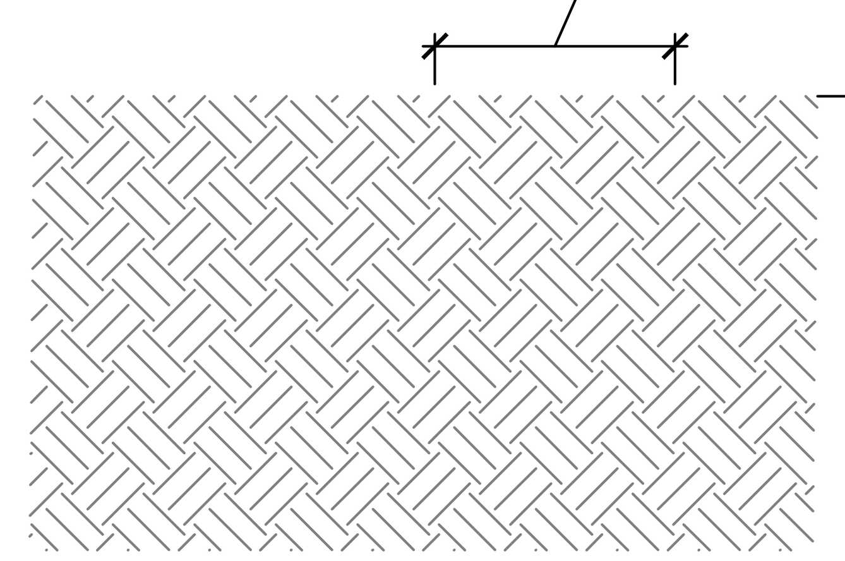
UNDERPINNING & TEMPORARY SUPPORT OF EXCAVATION
WEST ELEVATION VIEW

PREPARED BY: **GZA** GeoEnvironmental of New York
104 West 29th Street,10th Floor
New York, New York 10001
(212) 594-8140

PREPARED FOR:
131 CHARLES REALTY OWNER LLC
131 CHARLES STREET
NEW YORK, NY

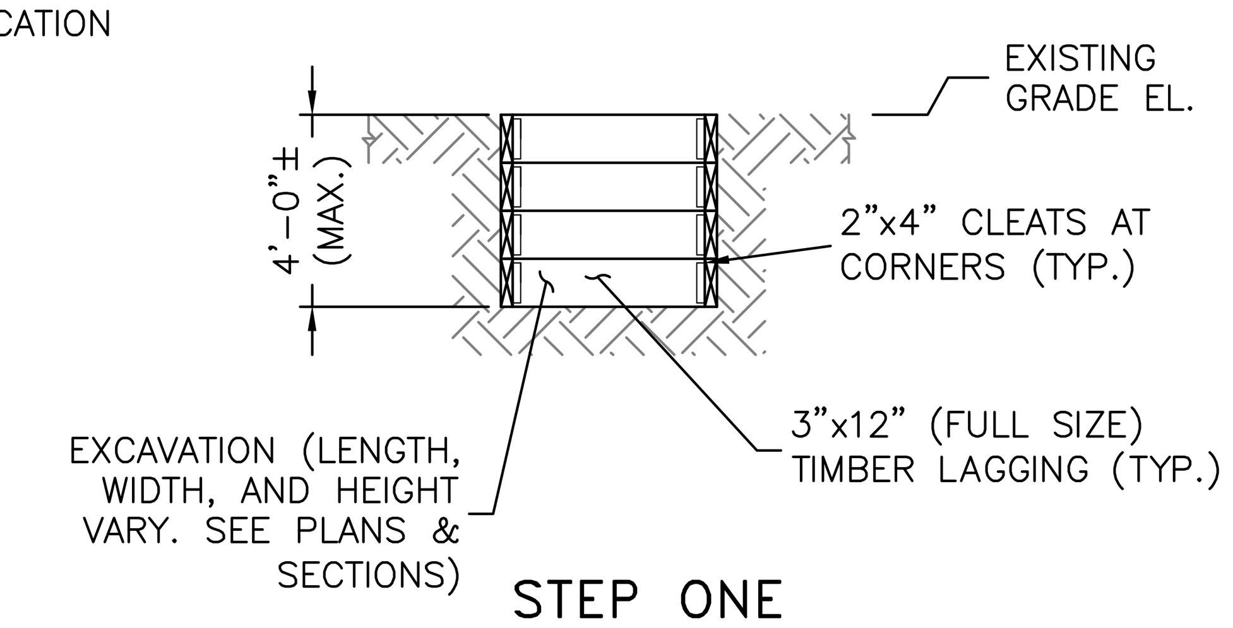
PROJ MGR: TSS	REVIEWED BY: TSS	CHECKED BY: PDM	DRAWING
DESIGNED BY: SB	DRAWN BY: SB	SCALE: AS SHOWN	SOE-201.00
DATE: DECEMBER, 2022	PROJECT NO. 41.0163069.00	REVISION NO. -	SHEET NO. 05 OF 08

TYPICAL TIMBER SHORED PIT CONSTRUCTION DETAILS



EXISTING CONDITIONS

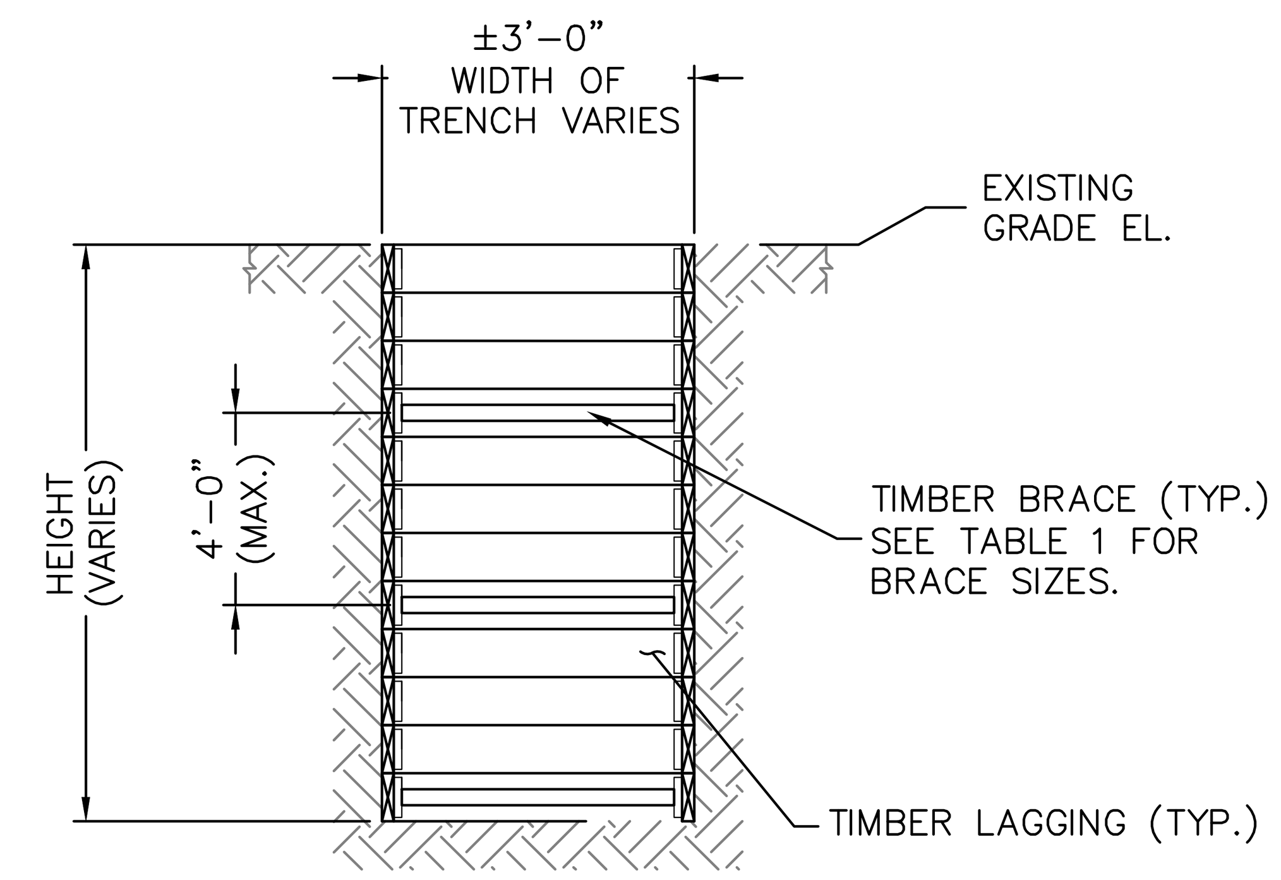
SCALE: N.T.S.



STEP ONE

SCALE: N.T.S.

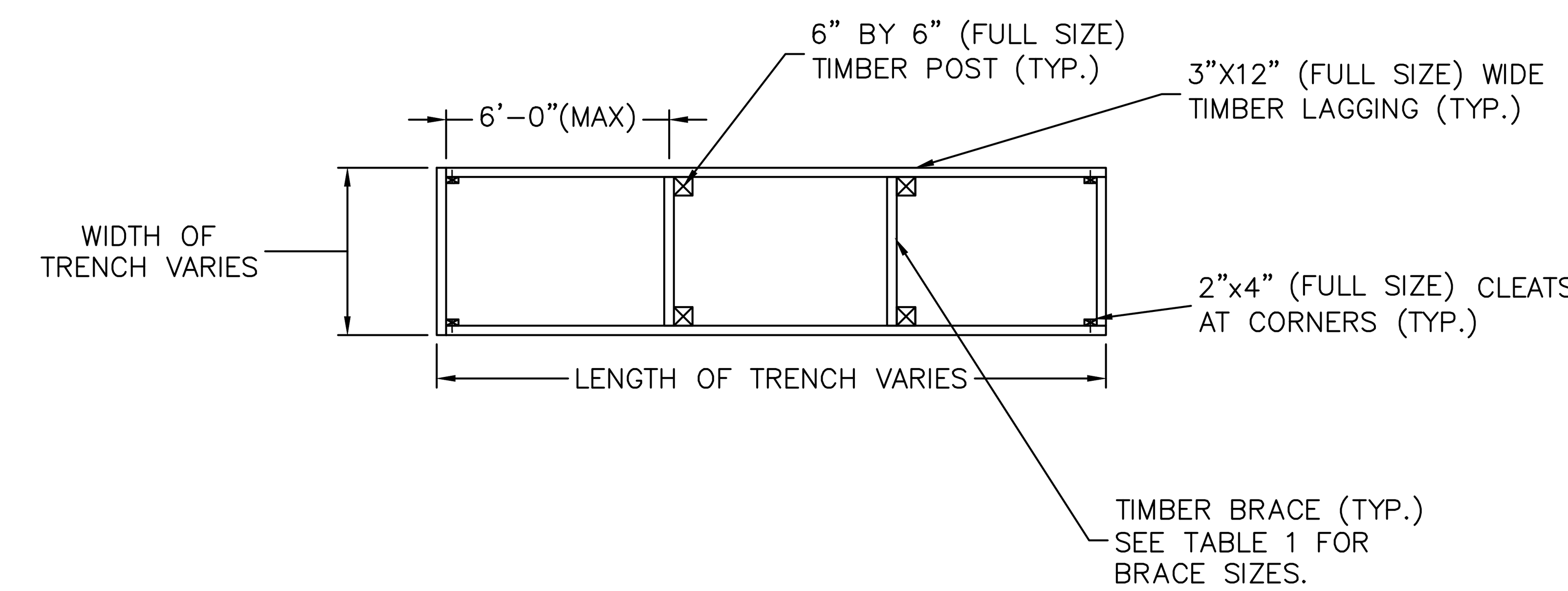
STEP ONE:
EXCAVATE DOWN 4-FT (MAX.) AND SHORE ALL SIDES OF EXCAVATION WITH 3"X12" (FULL SIZE) BOARDS.



STEP TWO

SCALE: N.T.S.

STEP TWO:
EXCAVATE DOWN TO THE BOTTOM OF PROPOSED EXCAVATION DEPTH IN 2-FT MAX. LIFTS. THE SIDES OF THE EXCAVATION SHALL BE SHORED WITH 3"X12" (FULL SIZE) BOARDS. INSTALL CROSS BRACING FOR SPANS GREATER THAN 6-FT, SEE SECTION A.



A SECTION

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

NOTE: TIMBER AND DIMENSIONS SIZES TO BE ADJUSTED DEPENDENT ON SOIL CONDITIONS AND TRENCH DEPTH/WIDTH IN ACCORDANCE WITH TABLE 1 & 2.

TABLE 1 RECOMMENDED THICKNESS OF WOOD LAGGING

RECOMMENDED THICKNESS OF WOOD LAGGING

Soil Competence	Soild Description	Unified Classification	Depth (ft.)	Recommended Thickness (inches) of Lagging (rough-cut) for Clear Spans of: 5 ft.	6 ft.	7 ft.	8 ft.	9 ft.	10 ft.
Competent Soils	Silts or fine sand and silt above the water table.	ML, SM-ML							
	Sands and gravels (medium dense to dense).	GW, GP, GM, GC, SW, SP, SM	0 to 25	2	3	3	3	4	4
	Clays (stiff to very stiff); non-fissured.	CL,CH	25 to 60	3	3	3	4	4	5
	Clays. Medium consistency and γH/Su<5.	CL,CH							
Difficult Soils	Sands and silty sands, (loose).	SW, SP, SM							
	Clayey Sands (medium dense to dense) below water table.	SC	0 to 25	3	3	3	4	4	5
	Clays, heavily overconsolidated, fissured.	CL, CH	25 to 50	3	3	3	4	5	5
	Cohesionless silt or fine sand and silt below water table.	ML; SM-ML							
Potentially Dangerous Soils	Soft clays $\gamma H/S_u<5$.	CL, CH	0 to 25	3	3	4	5	– –	– –
	Slightly plastic silts below water table.	ML	15 to 25	3	4	5	6	– –	– –
	Clayey sands (loose), below water table.	SC	25 to 35	4	5	6	– –	– –	– –

NOTE: In the category of "Potentially Dangerous Soils", use of lagging is questionable

REFERENCE: FHWA REPORT NO. FHWA-RD-75-128 LATERAL SUPPORT SYSTEM AND UNDERPINNING, VOL.1

TABLE 2 OSHA REQUIREMENTS (MIN) FOR TRENCH SHORING

Size and Spacing of Members

Depth of Trench	Kind of Condition of Earth	Uprights: Minimum Dimension	Uprights: Maximum Spacing	Stringers: Minimum Dimension	Stringers: Maximum Spacing	Cross Braces – Width of Trench: Up to 3 feet	4 to 6 feet	7 to 9 feet	10 to 12 feet	13 to 15 feet	Maximum spacing: Vertical	Maximum spacing: Horizontal
Feet		Inches	Feet	Inches	Feet	inches	Inches	Inches	Inches	Inches	Feet	Feet
5 to 10	Hard, Compact	3x4 or 2x6	6	------	------	2x6	4x4	4x6	6x5	6x8	4	6
	Likely to Crack	3x4 or 2x6	3	4x6	4	2x6	4x4	4x6	6x6	6x8	4	6
	Soft, sandy, or filled	3x4 or 2x6	Close Sheeting	4x6	4	4x4	4x6	6x6	6x8	8x8	4	6
	Hydrostatic pressure	3x4 or 2x6	Close Sheeting	6x8	4	4x4	4x6	6x6	6x8	8x8	4	6
11 to 15	Hard	3x4 or 2x6	4	4x6	4	4x4	4x6	6x6	6x8	8x8	4	6
	Likely to Crack	3x4 or 2x6	2	4x6	4	4x4	4x6	6x6	6x8	8x8	4	6
	Soft, sandy, or filled	3x4 or 2x6	Close Sheeting	4x6	4	4x6	6x6	6x8	8x8	8x10	4	6
	Hydrostatic pressure	3x6	Close Sheeting	8x10	4	4x6	6x6	6x8	8x8	8x10	4	6
16 to 20	All kinds or conditions	3x6	Close Sheeting	4x12	4	4x12	6x8	8x8	8x10	10x10	4	6
Over 20	All kinds or conditions	3x6	Close Sheeting	6x8	4	4x12	8x8	8x10	10x10	10x12	4	

[1]Trench jacks may be used in lieu of, or in combination with, cross braces.
Where Desirable, steel sheet piling and bracing of equal strength may be substituted for wood.

REFERENCE: NAVAL FACILITIES ENGINEERING DESIGN MANUAL 7.02

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131 CHARLES STREET
NEW YORK, NY

CONCEPT DRAWING FOR LPC SUBMISSION

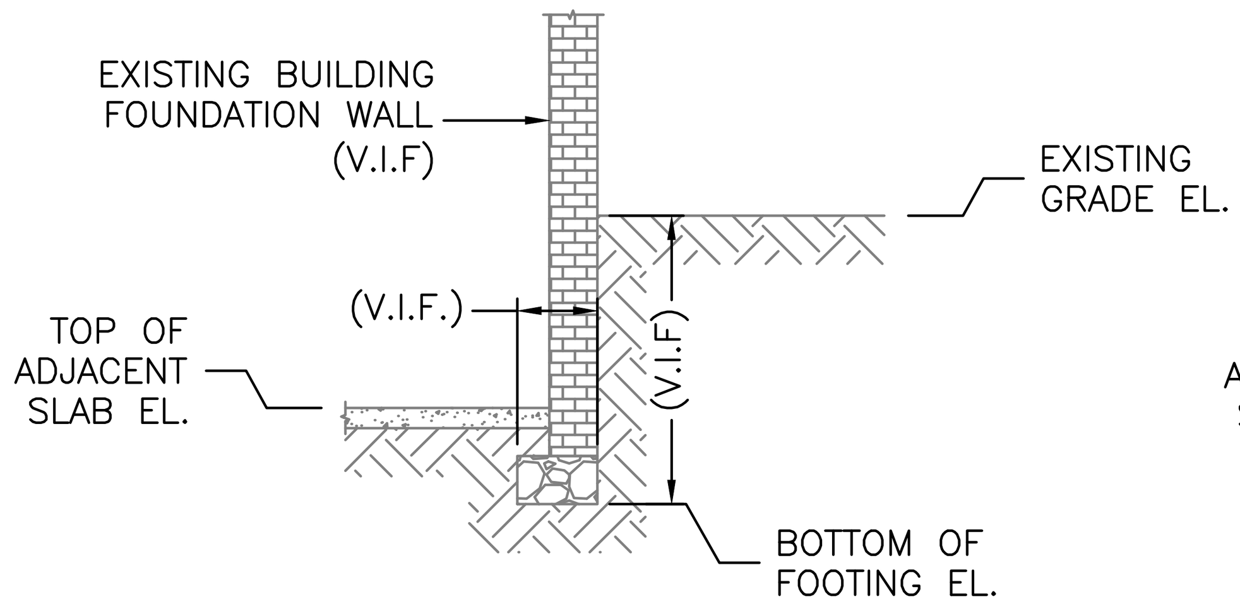
UNDERPINNING & TEMPORARY SUPPORT OF EXCAVATION
TIMBER SHORED PIT CONSTRUCTION DETAILS

PREPARED BY: **GZA** GeoEnvironmental of New York
104 West 29th Street,10th Floor
New York, New York 10001
(212) 594-8140

PREPARED FOR:
131 CHARLES REALTY OWNER LLC
131 CHARLES STREET
NEW YORK, NY

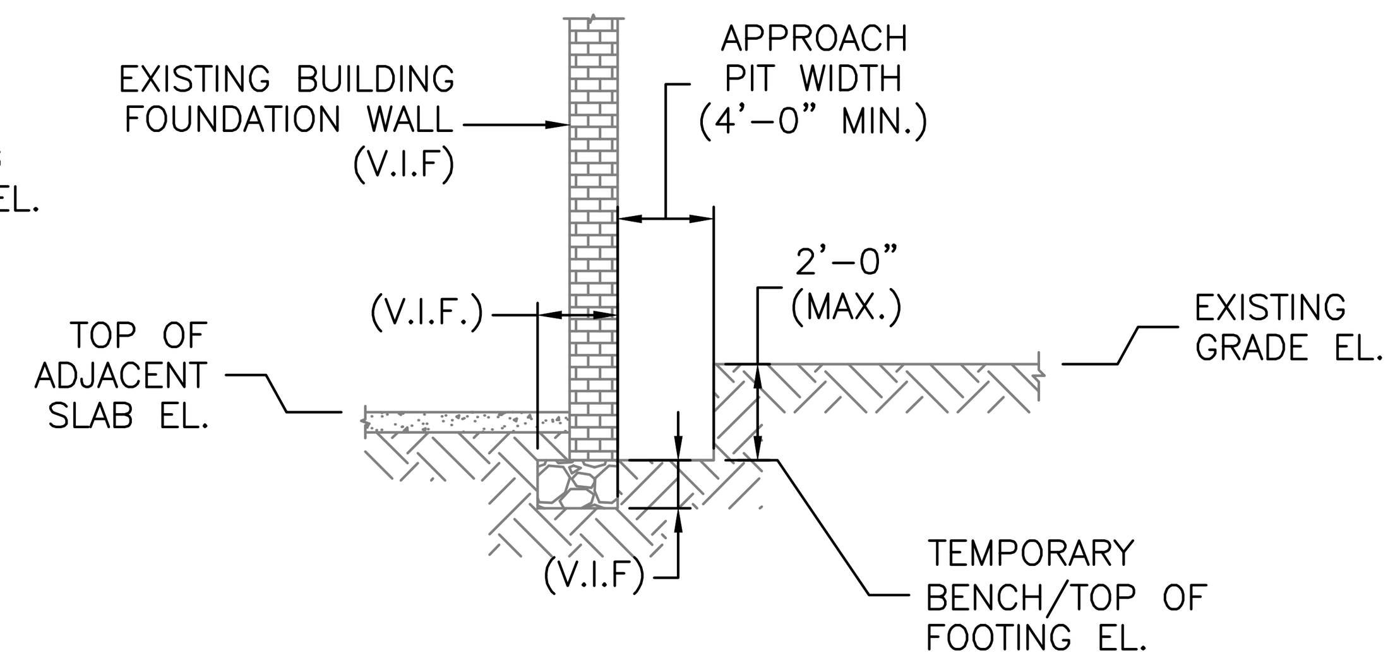
PROJ MGR: TSS	REVIEWED BY: TSS	CHECKED BY: PDM	DRAWING
DESIGNED BY: SB	DRAWN BY: SB	SCALE: AS SHOWN	SOE-300.00
DATE: DECEMBER, 2022	PROJECT NO. 41.0163069.00	REVISION NO. -	SHEET NO. 06 OF 08

TYPICAL UNDERPINNING CONSTRUCTION DETAILS



EXISTING CONDITIONS

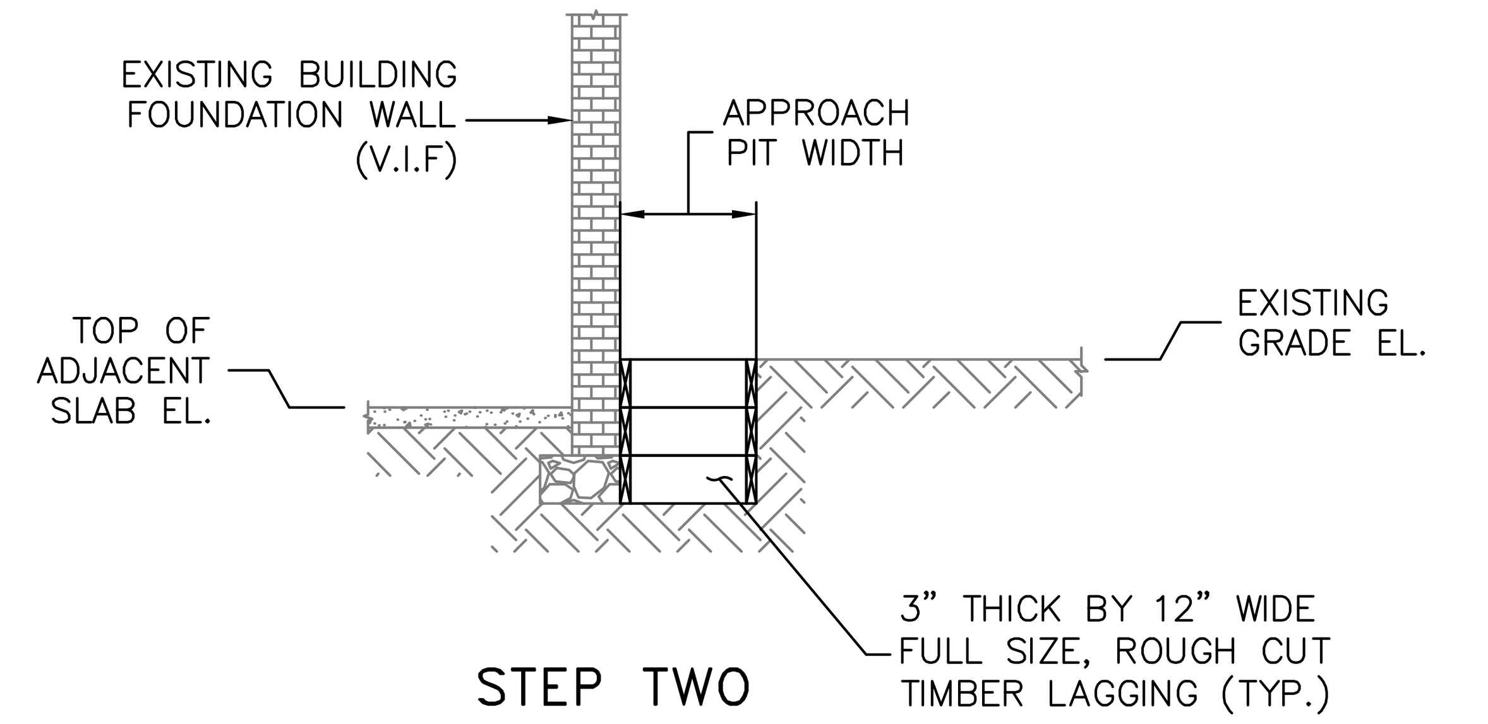
SCALE: N.T.S.



STEP ONE

SCALE: N.T.S.

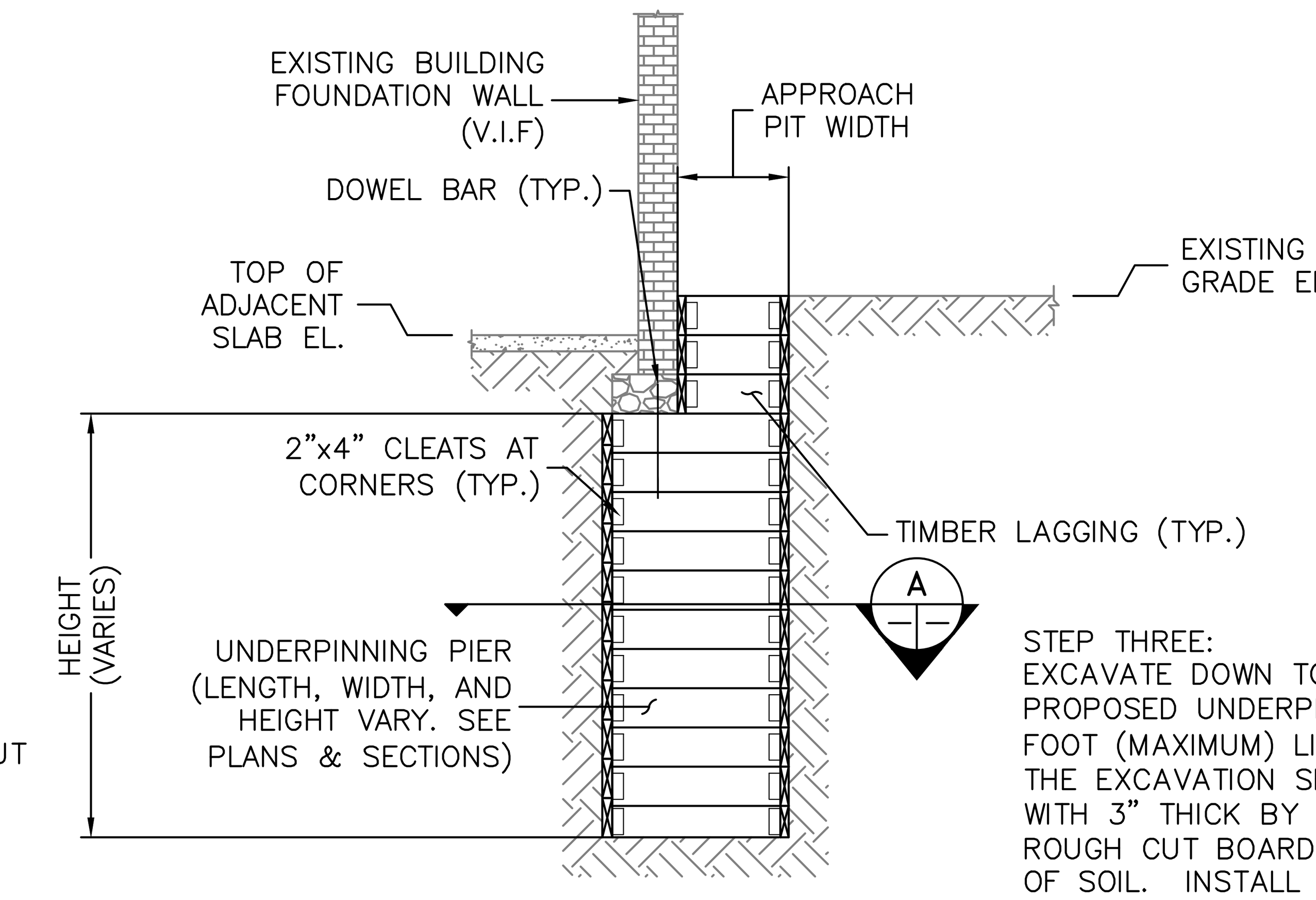
STEP ONE:
EXCAVATE DOWN TWO (2) FOOT (MAXIMUM) TO LIMITS OF THE REQUIRED APPROACH PIT LENGTH FROM EXISTING GRADE TO TEMPORARY BENCH/TOP OF FOOTING ELEVATION.



STEP TWO

SCALE: N.T.S.

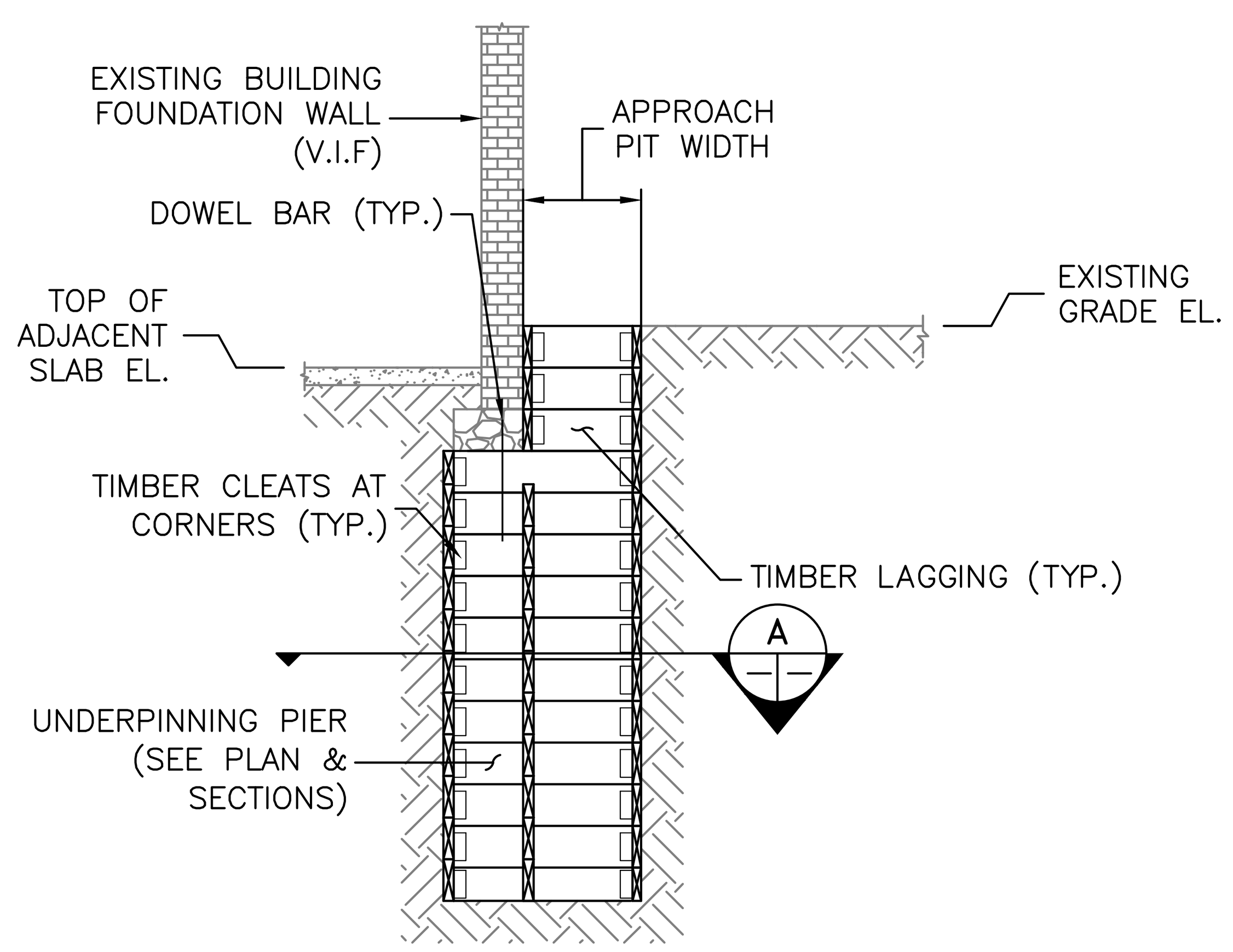
STEP TWO:
EXCAVATE DOWN TO THE BOTTOM OF EXISTING FOOTING. THE SIDES OF THE EXCAVATION SHALL BE SHORED WITH 3" THICK BY 12" WIDE FULL SIZE, ROUGH CUT BOARDS TO PREVENT LOSS OF SOIL.



STEP THREE

SCALE: N.T.S.

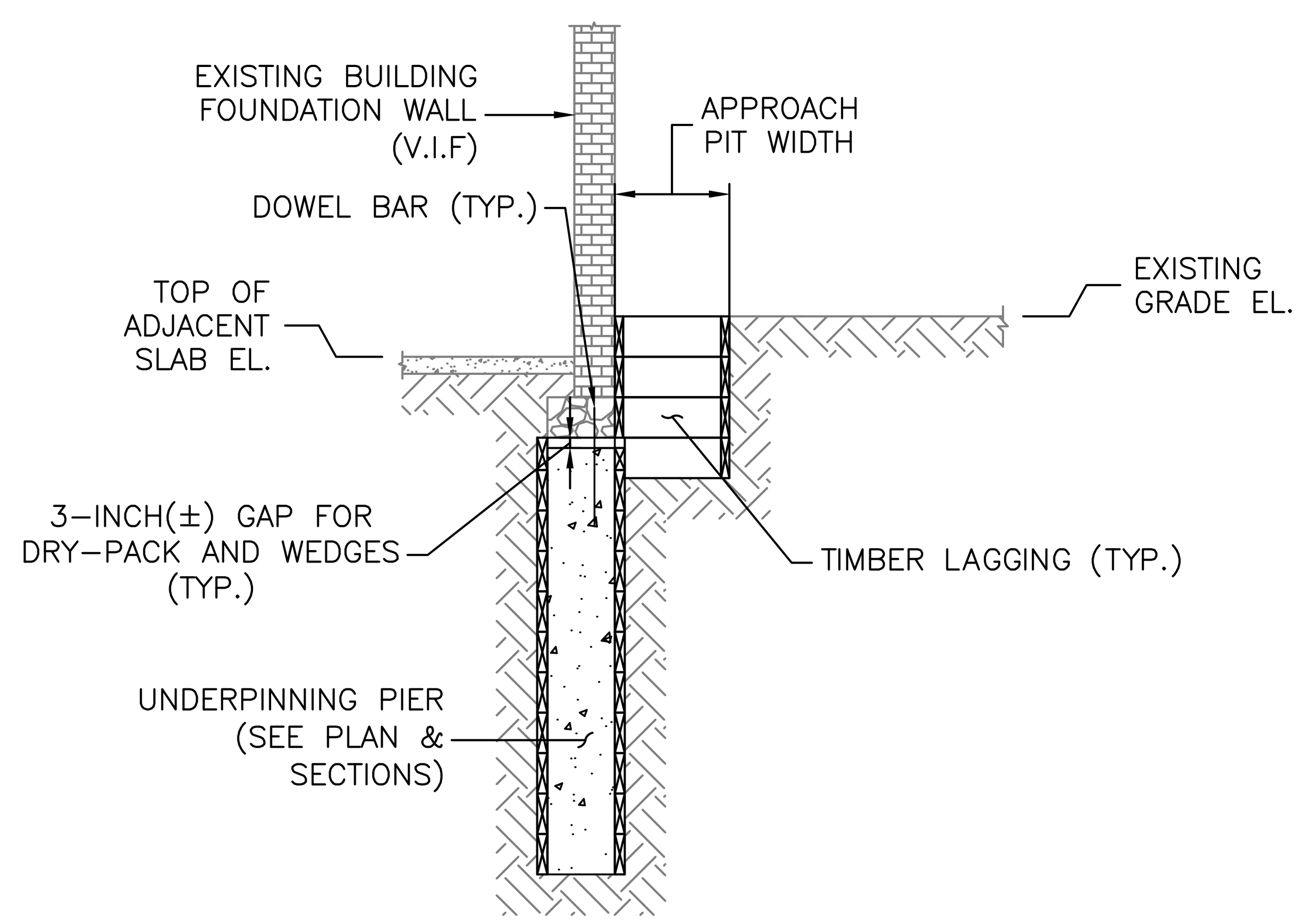
STEP THREE:
EXCAVATE DOWN TO THE BOTTOM OF PROPOSED UNDERPINNING PIT IN TWO (2) FOOT (MAXIMUM) LIFTS. THE SIDES OF THE EXCAVATION SHALL BE SHORED WITH 3" THICK BY 12" WIDE FULL SIZE, ROUGH CUT BOARDS TO PREVENT LOSS OF SOIL. INSTALL DOWEL BARS INTO EXISTING FOUNDATION AS REQUIRED. SEE SECTION 'A' FOR ADDITIONAL POST AND BRACE REQUIREMENTS FOR SPANS GREATER THAN 6-FT.



STEP FOUR

SCALE: N.T.S.

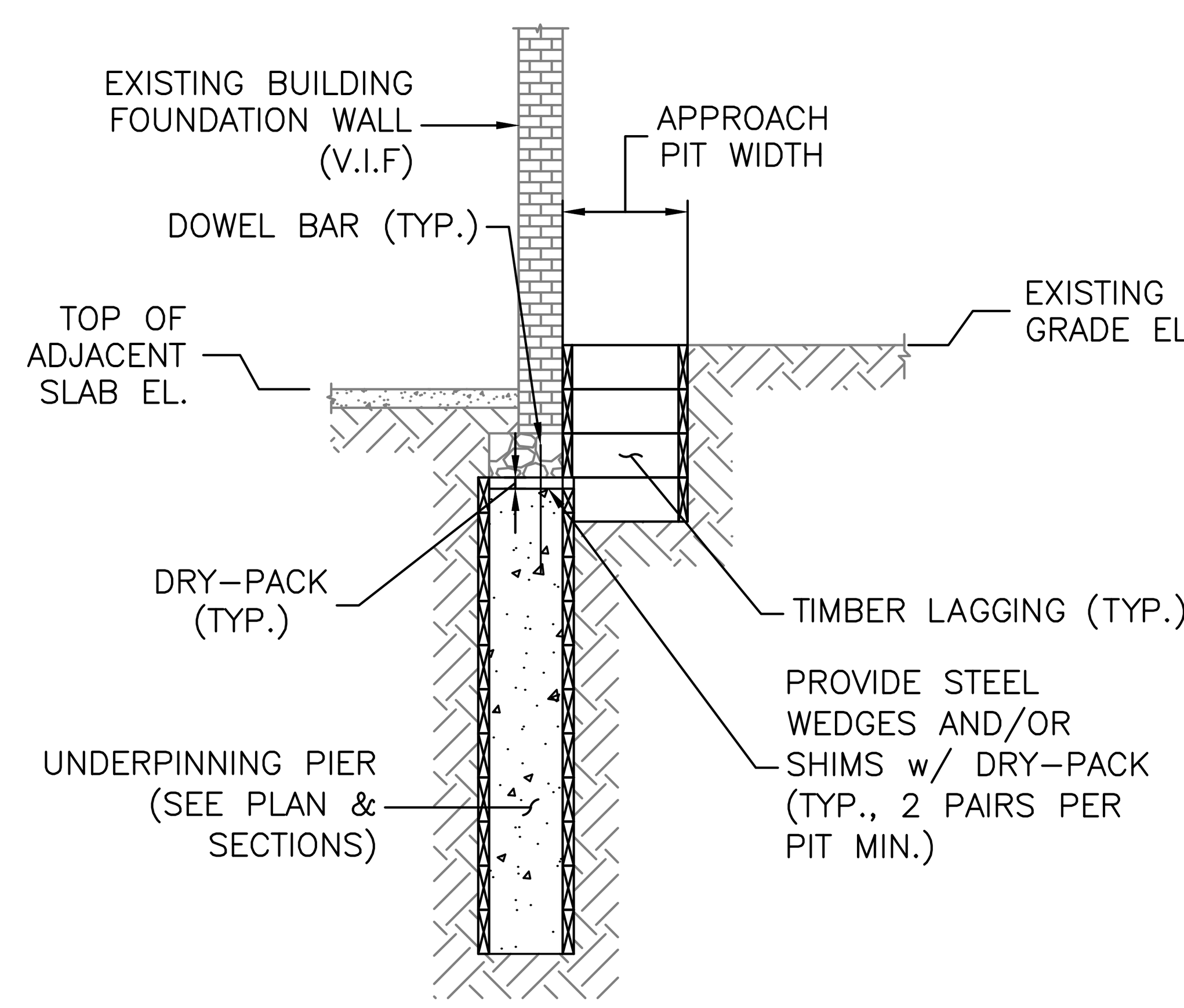
STEP FOUR:
INSTALL UNDERPINNING PIT CONCRETE FORM USING 3" THICK BY 12" WIDE FULL SIZE, ROUGH CUT BOARDS. BLOCK AND SECURE FORM AGAINST WALLS AS REQUIRED. BACKFILL APPROACH PIT TO WITHIN 2 FEET OF EXISTING FOUNDATION, PRIOR TO PLACING PIER CONCRETE. SEE SECTION 'A'.



STEP FIVE

SCALE: N.T.S.

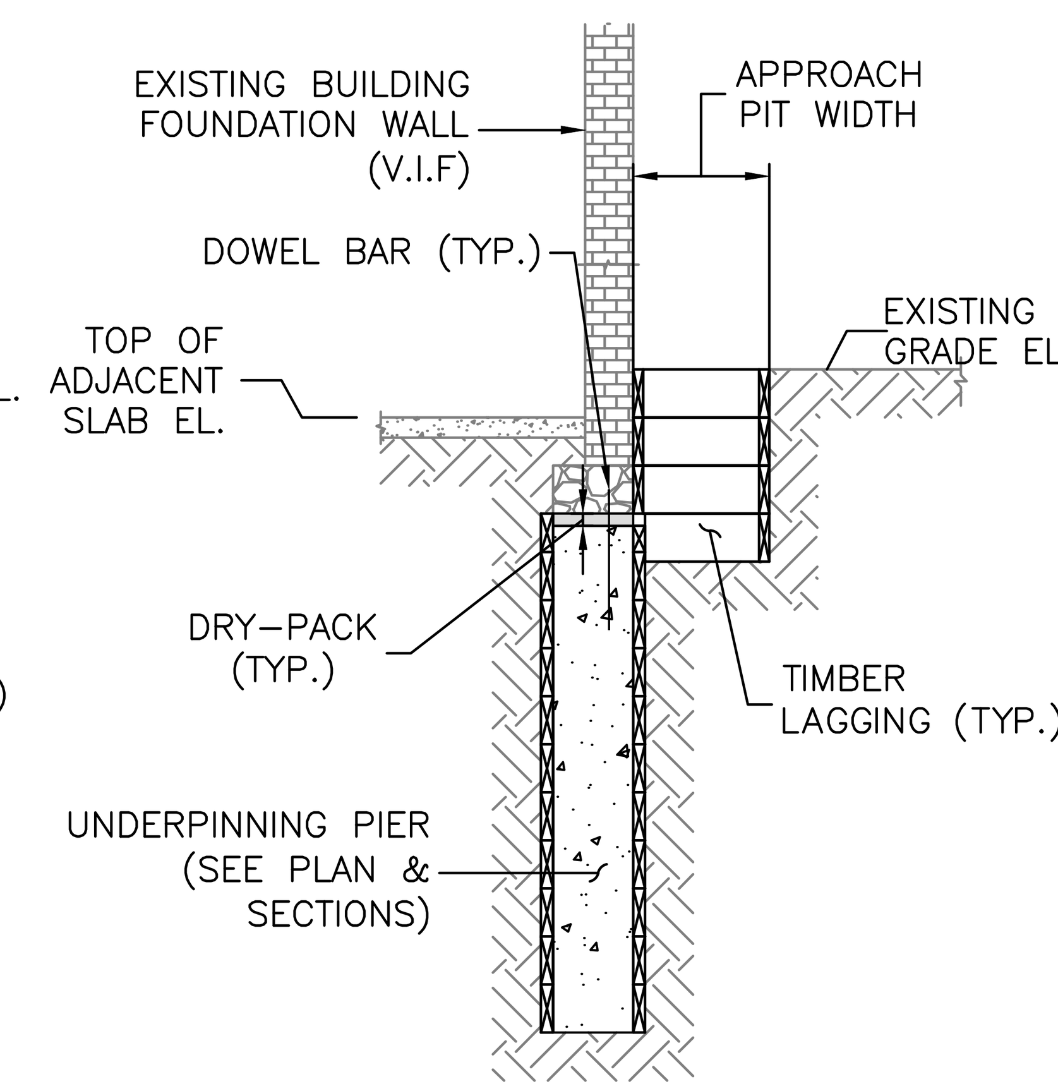
STEP FIVE:
FILL UNDERPINNING PIT WITH CONCRETE TO WITHIN 3-INCHES (±) OF BOTTOM OF THE EXISTING FOOTING. ALLOW CONCRETE TO CURE OVERNIGHT BEFORE WEDGING AND DRY-PACKING.



STEP SIX

SCALE: N.T.S.

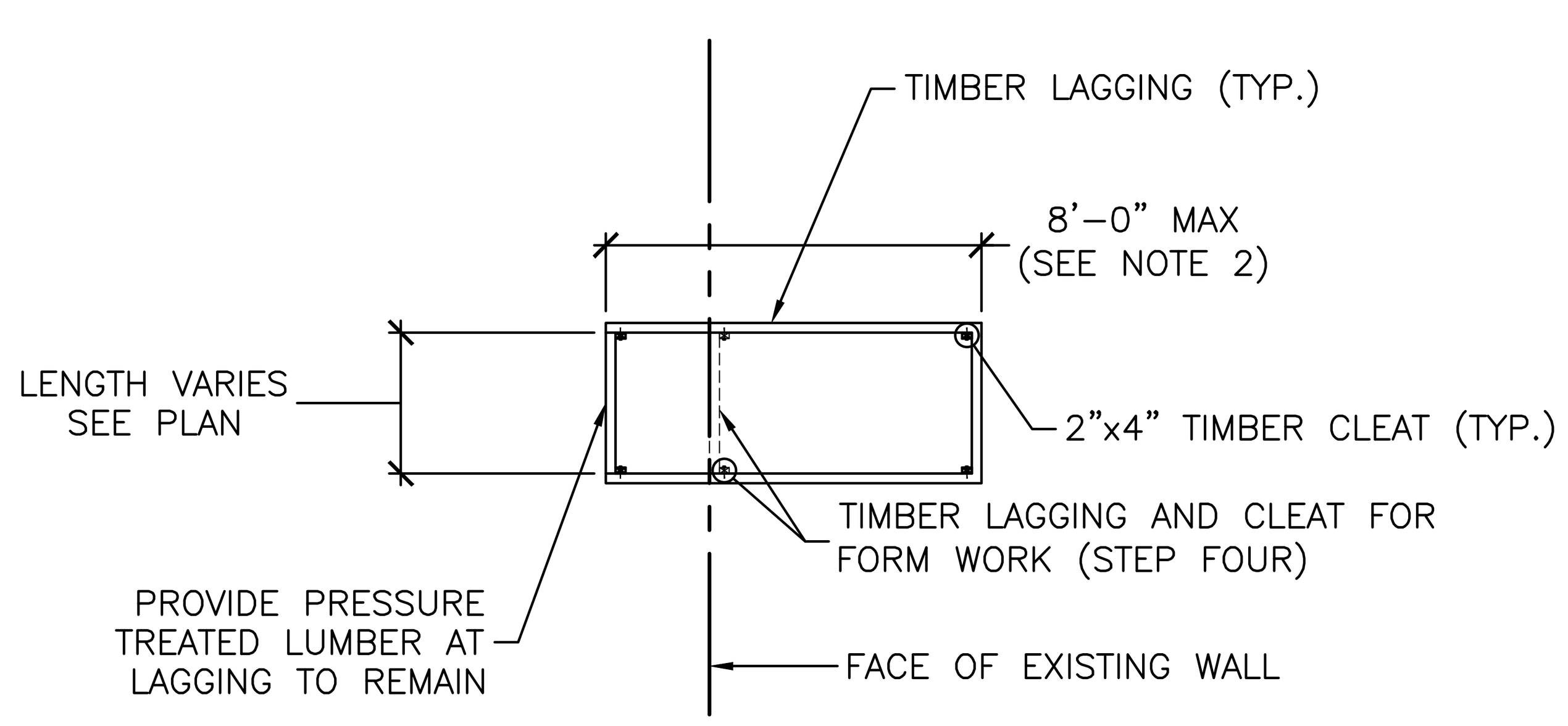
STEP SIX:
SET PAIRS OF STEEL WEDGES AND SHIMS (DRIVE TIGHT). FILL REMAINING 3-INCH (±) SPACE BETWEEN UNDERPINNING PIER AND EXISTING FOOTING WITH DRY-PACK.



STEP SEVEN

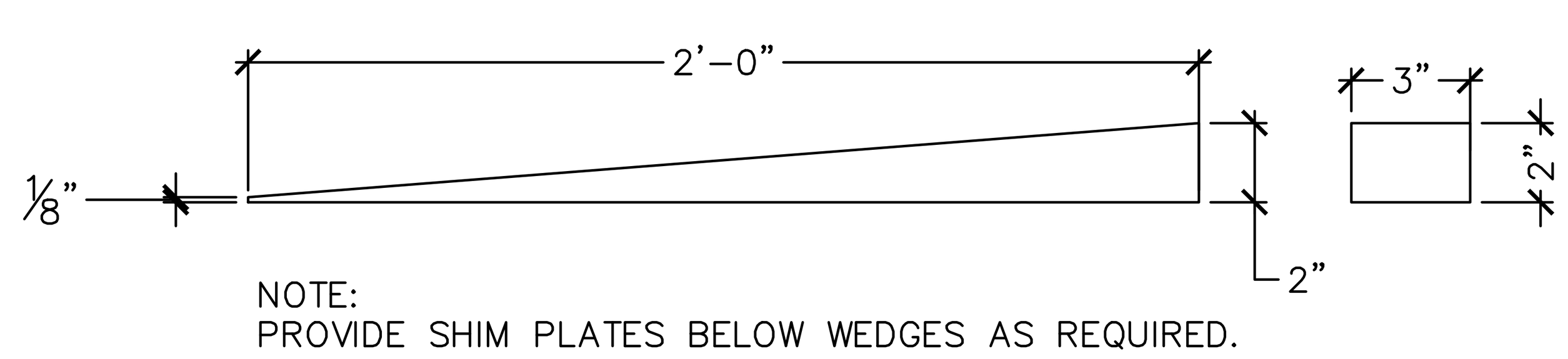
SCALE: N.T.S.

STEP SEVEN:
BACKFILL PIT TO BOTTOM OF FOOTING ELEVATION AND MOVE TO NEXT LOCATION.



A SECTION

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



NOTE:
PROVIDE SHIM PLATES BELOW WEDGES AS REQUIRED.

TYPICAL STEEL WEDGE (FORGED) DETAIL

SCALE: N.T.S.

DRAWING NOTES:

1. REMOVE EXISTING WALL/FOOTING AS NECESSARY TO CONSTRUCT THE REQUIRED UNDERPINNING.
2. FOR SPANS GREATER THAN 8-FT, PROVIDE ADDITIONAL 6"x6" (NOMINAL) TIMBER POSTS AT EACH SIDE OF CENTER OF SPAN AND 4"x4" (NOMINAL) TIMBER BRACES AT 4'-0" MAX. VERTICAL SPACING.
3. UNDERPINNING AND APPROACH PITS SHOWN SCHEMATICALLY.

NOT FOR CONSTRUCTION

CONCEPT DRAWING FOR LPC SUBMISSION

NO.	ISSUE/DESCRIPTION	BY	DATE

131 CHARLES STREET
NEW YORK, NY

DRAFT

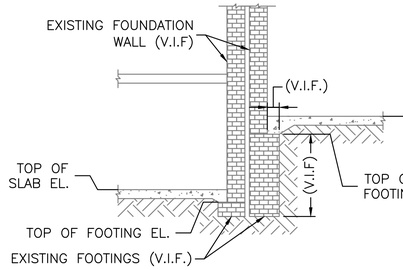
UNDERPINNING & TEMPORARY SUPPORT OF EXCAVATION
TYPICAL UNDERPINNING CONSTRUCTION DETAILS

PREPARED BY: GZA GeoEnvironmental of New York
104 West 29th Street,10th Floor
New York, New York 10001
(212) 594-8140

PREPARED FOR:
131 CHARLES REALTY OWNER LLC
131 CHARLES STREET
NEW YORK, NY

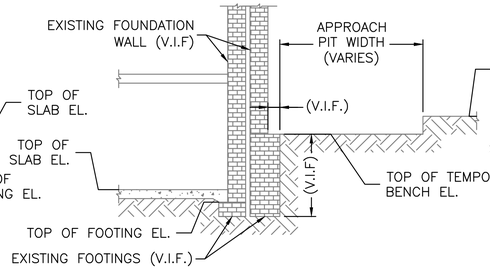
PROJ MGR: TSS	REVIEWED BY: TSS	CHECKED BY: PDM	DRAWING
DESIGNED BY: SB	DRAWN BY: SB	SCALE: AS SHOWN	SOE-301.00
DATE: DECEMBER, 2022	PROJECT NO. 41.0163069.00	REVISION NO. -	SHEET NO. 07 OF 08

TYPICAL DOUBLE UNDERPINNING CONSTRUCTION DETAILS



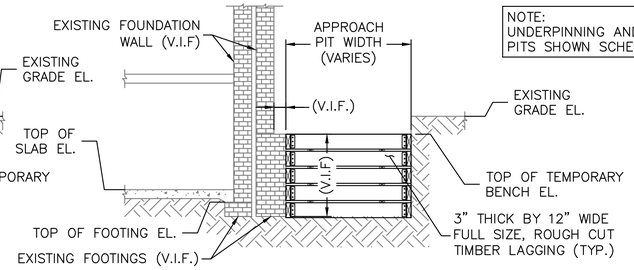
EXISTING CONDITIONS

SCALE: N.T.S.



STEP ONE

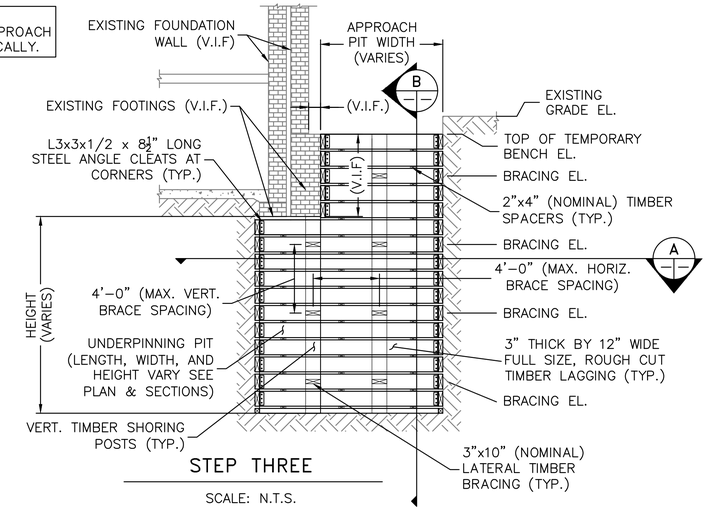
SCALE: N.T.S.



STEP TWO

SCALE: N.T.S.

NOTE:
UNDERPINNING AND APPROACH PITS SHOWN SCHEMATICALLY.



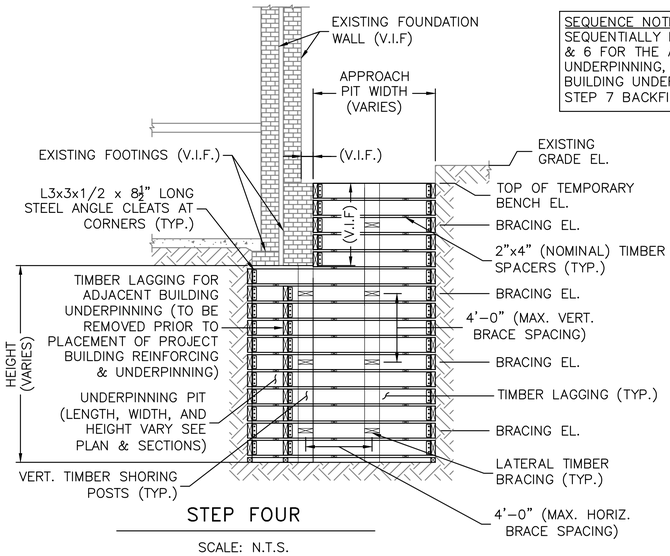
STEP THREE

SCALE: N.T.S.

STEP ONE:
EXCAVATE DOWN TO TWO (2) FEET ABOVE THE EXISTING FOUNDATION LEVEL FOR THE APPROACH PIT LENGTH FROM EXISTING GRADE TO TEMPORARY BENCH/TOP OF FOOTING ELEVATION.

STEP TWO:
EXCAVATE DOWN TO THE BOTTOM OF EXISTING FOOTING. THE SIDES OF THE EXCAVATION SHALL BE SHORED WITH 3" THICK BY 12" WIDE FULL SIZE, ROUGH CUT VERTICAL BOARDS TO PREVENT LOSS OF SOIL.

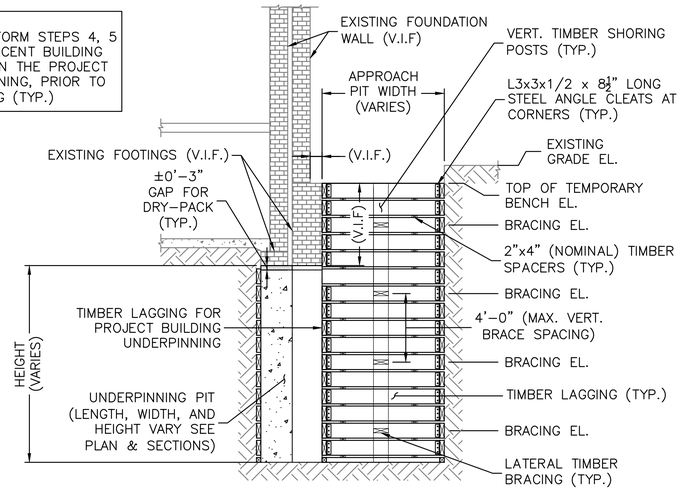
STEP THREE:
EXCAVATE DOWN TO THE BOTTOM OF PROPOSED UNDERPINNING PIT IN 2–FT MAX. LIFTS. THE SIDES OF THE EXCAVATION SHALL BE SHORED WITH 3" THICK BY 12" WIDE FULL SIZE, ROUGH CUT BOARDS TO PREVENT LOSS OF SOIL. INSTALL 6"x6" (NOMINAL) BRACE AT CENTER OF PIT WITH 4"x4" (NOMINAL) BRACING AT 4'–0" MAXIMUM VERTICAL SPACING AS REQUIRED. NAIL 2"x4" (NOMINAL) BOARDS (CLEATS) AT LAGGING CORNERS.



STEP FOUR

SCALE: N.T.S.

SEQUENCE NOTE:
SEQUENTIALLY PERFORM STEPS 4, 5 & 6 FOR THE ADJACENT BUILDING UNDERPINNING, THEN THE PROJECT BUILDING UNDERPINNING, PRIOR TO STEP 7 BACKFILLING (TYP.)

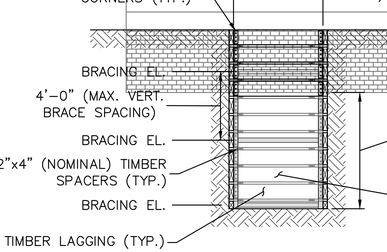


STEP FIVE

SCALE: N.T.S.

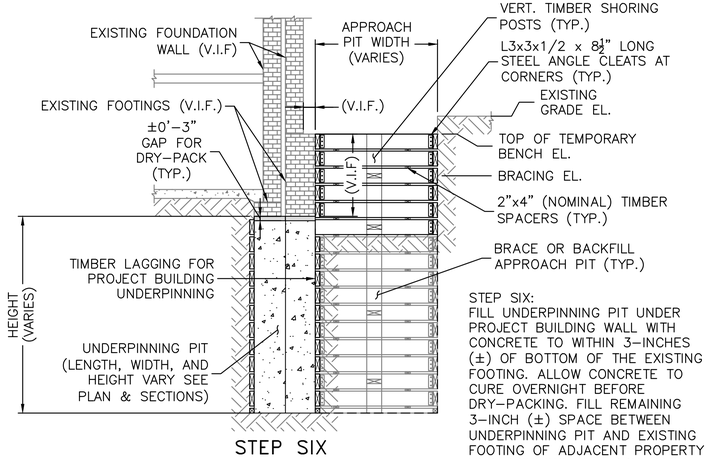
STEP FOUR:
INSTALL UNDERPINNING PIT CONCRETE FORM USING 3" THICK BY 12" WIDE FULL SIZE, ROUGH CUT BOARDS. SIMULTANEOUSLY BACKFILL THE APPROACH PIT TO WITHIN 2–FT OF BOTTOM OF EXISTING FOOTING TO ALLOW FOR CONCRETE PLACEMENT. BLOCK AND SECURE FORM AGAINST WALLS AS REQUIRED. NOTE BRACING NOT SHOWN FOR CLARITY.

STEP FIVE:
FILL UNDERPINNING PIT UNDER ADJACENT PROPERTY WITH CONCRETE TO WITHIN 3–INCHES (±) OF BOTTOM OF THE EXISTING FOOTING. ALLOW CONCRETE TO CURE OVERNIGHT BEFORE DRY–PACKING. FILL REMAINING 3–INCH (±) SPACE BETWEEN UNDERPINNING PIT AND EXISTING FOOTING OF ADJACENT PROPERTY UNDERPINNING WITH DRY–PACK.



SECTION THROUGH UNDERPINNING PIT

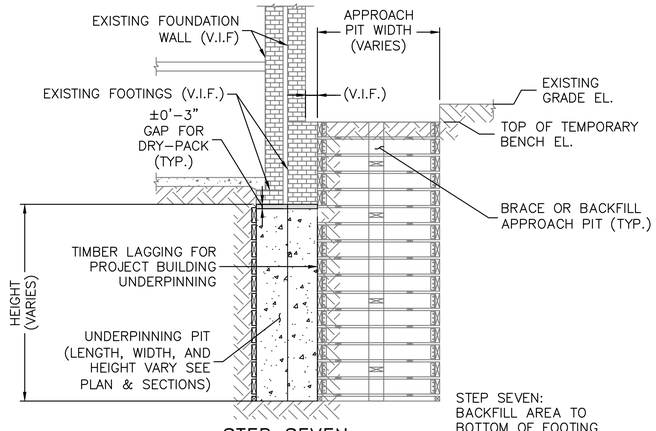
SCALE: N.T.S.



STEP SIX

SCALE: N.T.S.

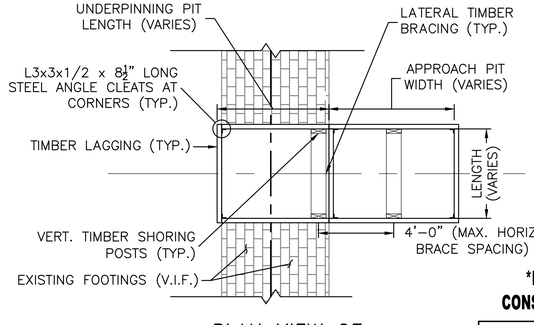
STEP SIX:
FILL UNDERPINNING PIT UNDER PROJECT BUILDING WALL WITH CONCRETE TO WITHIN 3–INCHES (±) OF BOTTOM OF THE EXISTING FOOTING. ALLOW CONCRETE TO CURE OVERNIGHT BEFORE DRY–PACKING. FILL REMAINING 3–INCH (±) SPACE BETWEEN UNDERPINNING PIT AND EXISTING FOOTING OF ADJACENT PROPERTY UNDERPINNING WITH DRY–PACK.



STEP SEVEN

SCALE: N.T.S.

STEP SEVEN:
BACKFILL AREA TO BOTTOM OF FOOTING ELEVATION AND MOVE TO NEXT LOCATION.



PLAN VIEW OF UNDERPINNING PIT AND APPROACH PIT

SCALE: N.T.S.

NOT FOR CONSTRUCTION

DRAFT

NO.	ISSUE/DESCRIPTION	BY	DATE

131 CHARLES STREET
NEW YORK, NY

CONCEPT DRAWING FOR LPC SUBMISSION

UNDERPINNING & TEMPORARY SUPPORT OF EXCAVATION
TYPICAL DOUBLE UNDERPINNING CONSTRUCTION DETAILS

PREPARED BY: GZA GeoEnvironmental of New York
104 West 29th Street,10th Floor
New York, New York 10001
(212) 594-8140

PREPARED FOR:
131 CHARLES REALTY OWNER LLC
131 CHARLES STREET
NEW YORK, NY

PROJ MGR: TSS	REVIEWED BY: TSS	CHECKED BY: PDM	DRAWING
DESIGNED BY: SB	DRAWN BY: SB	SCALE: AS SHOWN	SOE-302.00
DATE: DECEMBER, 2022	PROJECT NO. 41.0163069.00	REVISION NO. -	SHEET NO. 08 OF 08

SCOPE OF WORK (STRUCTURAL)

1. GUT RENOVATION OF AN EXISTING 3 - STORY BRICK RESIDENTIAL STRUCTURE.
2. EXTEND THE CELLAR INTO THE COURTYARD, AND ADD A SUBCELLAR BELOW THE EXISTING CELLAR.
3. REMOVE EXISTING WOOD FLOORS AND REPLACE WITH PLYWOOD DECK ON COLD FORM STEEL JOISTS. MAINTAIN EXISTING BRICK BEARING WALLS.

LOADING SCHEDULE (PSF)

LEVEL	DECK	CEILING AND MECH.	PARTITIONS	MISC. DEAD LOAD	LIVE LOAD	TOTAL LOAD	REMARKS
SUB CELLAR	50	-	15	40	125*	230	* LIGHT STORAGE
CELLAR	100	8	12	40	100	260	-
FL. 1 - 3	10	8	12	5	40	75	-
ROOF	10	5	-	15	30	60	-
TERRACE	10	5	-	45	60	120	-

DESIGN CRITERIA SCHEDULE

STRUCTURAL OCCUPANCY AND RISK CATEGORY	II
ROOF SNOW LOAD:	
GROUND SNOW LOAD (P_g)	20 psf
SLIDING SNOW SURCHARGE	30 psf
SNOW EXPOSURE FACTOR (C_e)	1.2
SNOW LOAD IMPORTANCE FACTOR (I_s)	1.0
THERMAL FACTOR (C_t)	1.0
WIND LOADS:	
BASIC WIND SPEED (V_{3s})	98 mph
WIND IMPORTANCE FACTOR (I_w)	1.0
WIND EXPOSURE	B
INTERNAL PRESSURE COEFFICIENT (GC_{pi})	±0.18
COMPONENT/CLADDING DESIGN WIND PRESSURE	45 psf
DESIGN BASE SHEAR (NS/EW)	-- / --
SEISMIC LOADS:	
SEISMIC IMPORTANCE FACTOR (I_E)	1.00
MAPPED SPECTRAL RESPONSE ACCELERATIONS	
SHORT PERIOD (S_S)	0.279g
1-SECOND PERIOD (S_1)	0.072g
SEISMIC SITE CLASS	D
DESIGN SPECTRAL RESPONSE ACCELERATIONS	
SHORT PERIOD (S_{DS})	0.293
1-SECOND PERIOD (S_{D1})	0.115g
SEISMIC DESIGN CATEGORY	B
RESPONSE MODIFICATION FACTOR (R)	
NS - ORDINARY REINFORCED MASONRY SHEAR WALLS	2
EW - ORDINARY REINFORCED MASONRY SHEAR WALLS	2
DESIGN BASE SHEAR (NS/EW)	-- / --
SEISMIC RESPONSE COEFFICIENT (C_s)	0.03
ANALYSIS PROCEDURE	EQUIV. LAT. FORCE

NS - DENOTES NORTH SOUTH DIRECTION
EW - DENOTES NORTH SOUTH DIRECTION

BUILDING DEPARTMENT COMPLIANCE NOTES

1. CONTRACT DOCUMENTS CONTAINED HERE-WITHIN ARE FOR "STRUCTURAL WORKS ONLY".
2. CONSTRUCTION DOCUMENTS SUBMITTED COMPLY WITH REQUIREMENTS AS PER AC 28-104.7 AND BC107.1, BC 107.7, AND BC 1603.1 (STRUCTURAL).
3. CONTRACT DOCUMENTS AND DESIGN LOADS COMPLY WITH THE PROVISIONS OF CODE BC 107.7 AND BC 1604. REFER TO S-001 FOR LOADING SCHEDULE TABLE.
4. REFER TO DRAWING S-001 FOR DRAWING LIST
5. BUILDING DEPARTMENT NOTES AS RELATES TO STRUCTURAL WORKS:
   - 5.1 PROJECT IS FILED UNDER 1968 NYC BUILDING CODE AND ADDITIONS SHALL COMPLY WITH CURRENT NYC BUILDING CODE.
   - 5.2 NO CHANGE IN USE, EGRESS, OR OCCUPANCY.
6. PROJECT SITE INFORMATION:
   - 6.1 ADDRESS: 131 CHARLES STREET
   - 6.2 FLOORS OF STRUCTURAL WORK: SUB CELLAR, CELLAR, 1, 2 AND 3.
   - 6.3 TAX BLOCK: 632
   - 6.4 TAX LOT: #30
   - 6.5 ZONING DISTRICT: C1-6A
   - 6.6 TOTAL NO. OF FLOORS: 3
   - 6.7 EXISTING CONSTRUCTION CLASSIFICATION: 3NFP
   - 6.8 PROPOSED CONSTRUCTION CLASSIFICATION: II-B
   - 6.9 EXISTING OCCUPANCY GROUP: J-2
   - 6.10 PROPOSED OCCUPANCY GROUP: J-3
7. ALL NEW WORK COMPLIES WITH THE NYC BUILDING CODE, 2014 EDITION.
8. THE CONDITIONS OF THE EXISTING STRUCTURE HAS BEEN ASSESSED AND THE PROPOSED ALTERATIONS DO NOT WEAKEN OR DIMINISH THE INTEGRITY OF THE EXISTING STRUCTURE.
9. FLOOR OCCUPANCY IS FOR RESIDENTIAL USAGE.
10. FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS, SEE S400 SERIES DRAWINGS.
11. STRUCTURAL DESIGN COMPLIES WITH EARTHQUAKE CODE 17/95

STRUCTURAL INSPECTIONS AND OBSERVATIONS

SI.1 ALL INSPECTIONS SHALL CONFORM TO CHAPTER 1 OF THE NEW YORK CITY BUILDING CODE. ALL SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS SHALL CONFORM TO CHAPTER 17 OF THE NEW YORK CITY BUILDING CODE.

SI.2 THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED:

- A. STRUCTURAL STEEL - WELDING (BC 1704.3.1)
- B. STRUCTURAL STEEL - DETAILS (BC 1704.3.2)
- C. STRUCTURAL COLD-FORMED STEEL (BC 1704.3.4)
- D. CONCRETE - CAST-IN-PLACE (BC 1704.4)
- E. STRUCTURAL STABILITY - EXISTING BUILDINGS (BC 1704.20.1)
- F. POST INSTALLED ANCHORS (BB# 2014-018 & 2014-019) (BC 1704.32)
- G. UNDERPINNING (BC 1704.20.3 BC 1814)
- H. MASONRY (BC 1704.5)
- I. CONCRETE DESIGN MIX (TR3) (BC 1905.3 & 1913.5)
- J. CONCRETE SAMPLING AND TESTING (TR2) (BC 1905.6 & 1013.10)

SI.3 SPECIAL INSPECTIONS SHALL BE CONTINUOUS EXCEPT WHERE PERIODIC SPECIAL INSPECTIONS ARE SPECIFICALLY PERMITTED BY THE BUILDING CODE.

SI.4 ALL SPECIAL INSPECTIONS SHALL BE PERFORMED BY SPECIAL INSPECTORS AND AGENCIES QUALIFIED BY THE BUILDING DEPARTMENT AND ACCEPTABLE TO THE ENGINEER OF RECORD.

SI.5 ALL WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL APPROVED BY THE SPECIAL INSPECTOR.

SI.6 ALL SPECIAL INSPECTORS SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE M OWNER AND ENGINEER OF RECORD.

SI.7 ALL SPECIAL INSPECTORS SHALL FURNISH INSPECTION REPORTS TO THE OWNER AND TO THE ENGINEER OF RECORD.

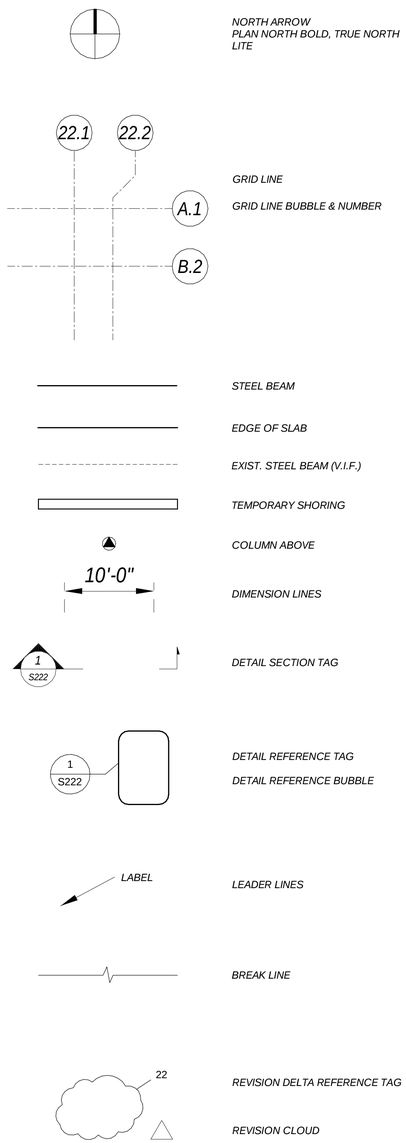
SI.8 ALL STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY REGISTERED DESIGN PROFESSIONALS ACCEPTABLE TO THE ENGINEER OF RECORD.

STRUCTURAL SHEET LIST

ABBREVIATIONS

A	
A	ABOVE
C	
CL	CENTERLINE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
D	
DEMO	DEMOLITION
DIA	DIAMETER
E	
EL	ELEVATION
EOS	EDGE OF SLAB
EQ	EQUAL
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
F	
FIN	FINISH
H	
HT	HEIGHT
I	
ID	INSIDE DIAMETER; INSIDE DIMENSION
INFO	INFORMATION
M	
MAX	MAXIMUM
MIN	MINIMUM
N	
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NWT	NORMAL WEIGHT
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER;
OPP	OPPOSITE
R	
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
S	
SECT	SECTION
SIM	SIMILAR
SS	STAINLESS STEEL
T	
TEMP	TEMPORARY
TOS	TOP OF SLAB; TOP OF STEEL
TYP	TYPICAL
U	
UON	UNLESS OTHERWISE NOTED
V	
VIF	VERIFY IN FIELD
W	
W	WIDE
WT	WEIGHT

SYMBOLS



(R) BACKER ROD (F) FILLER
(S) SEALANT

THE PRECEDING LIST OF ABBREVIATIONS IS PRESENTED AS A GENERAL GUIDE AND DOES NOT NECESSARILY SHOW ALL ABBREVIATIONS USED. OTHER GENERALLY ACCEPTED ABBREVIATIONS MAY BE FOUND AMONG THE DRAWINGS - REFER TO NCS FOR DEFINITIONS. ALL ABBREVIATIONS SHOWN ABOVE MAY NOT BE USED WITHIN THIS DRAWING SET.

131 CHARLES STREET

ISSUE/REVISION		DATE
1	ISSUED FOR REVIEW	05/25/22
2	ISSUED FOR LPC APPROVAL	12/30/22

THE TURETT COLLABORATIVE:

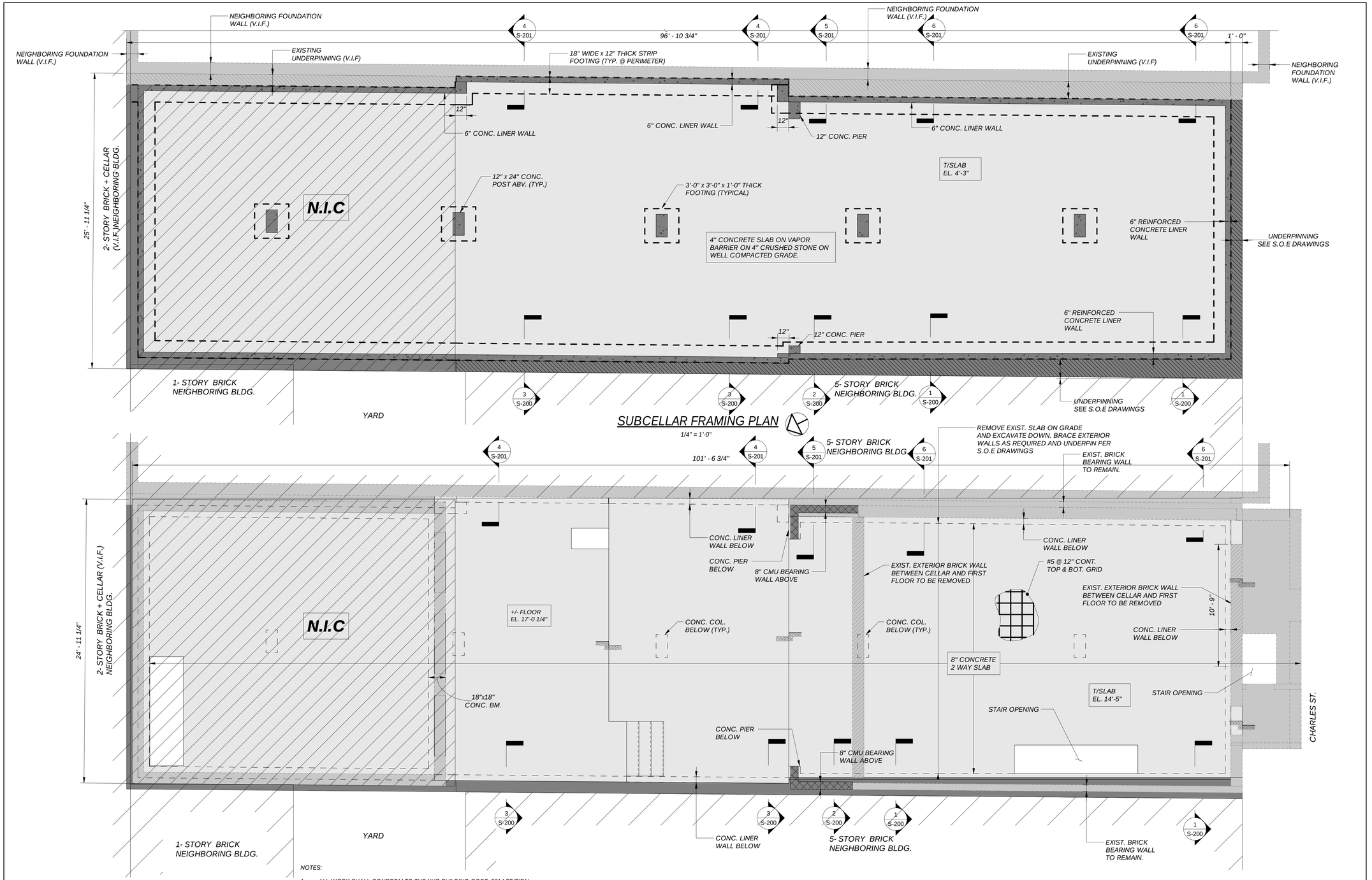
277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007
T: 212.965 1244 | E: INFO@TURETTARCH.COM

DRAWING TITLE

COVER SHEET - FRONT BUILDING

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: 1/8" = 1'-0"
	SHT. NO.: S-001.00



NOTES:

1. ALL WORK SHALL CONFORM TO THE NYC BUILDING CODE, 2014 EDITION.
2. WORK SHOWN SHALL BE COORDINATED WITH THE REQUIREMENTS OF THE ARCH'L. & MEP DRAWINGS.
3. ALL ELEVATIONS SHOWN REFERENCE NAVD-88.
4. ALL EXISTING CONDITIONS SHALL BE FIELD-VERIFIED. CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS NECESSARY TO PROPERLY DETAIL AND INSTALL THE PROPOSED WORK.
5. ALL TEMPORARY SUPPORTS, INCLUDING SUPPORT OF EXCAVATION AND TEMPORARY BRACING OF EXISTING STRUCTURAL ELEMENTS TO REMAIN SHALL BE DESIGNED BY OTHERS.
6. ALL EXISTING FLOORS SHALL BE REMOVED. TEMPORARILY BRACE ALL EXISTING WALLS AS REQUIRED.
7. TOP OF FOOTINGS AND GRADE BEAMS SHALL TYPICALLY BE 1'-0" BELOW THE TOP OF SLAB, UNLESS SHOWN THUS : [...] INDICATING THE BOTTOM OF FOOTING ELEVATION.

131 CHARLES STREET

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THE TURETT COLLABORATIVE

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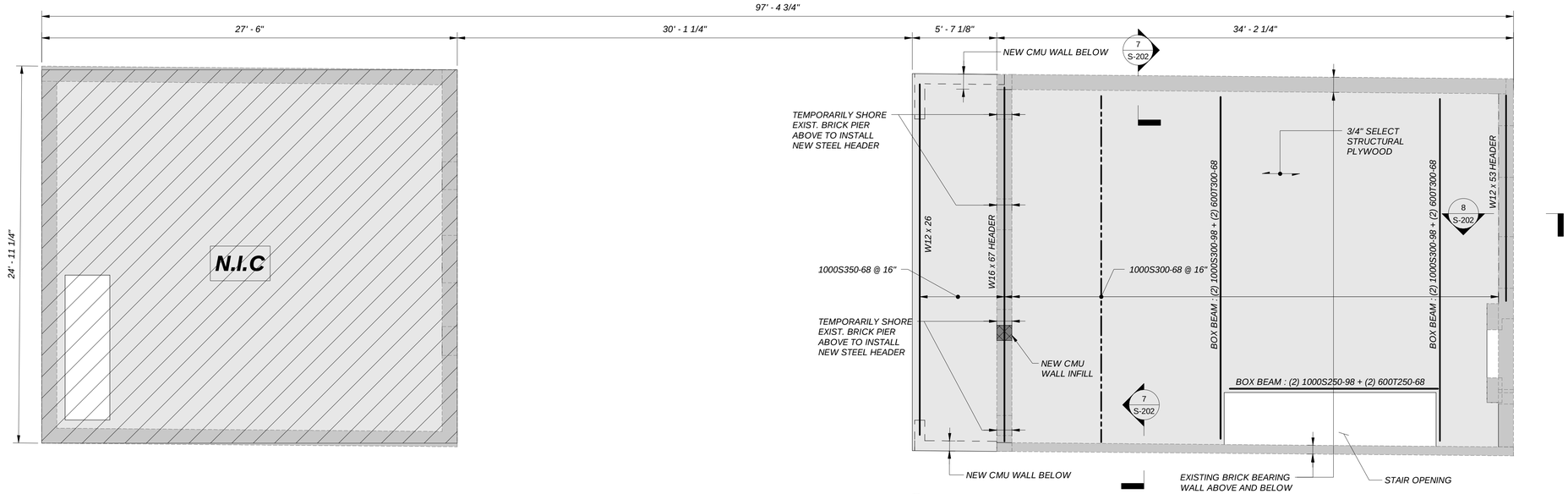
T: 212.965 1244 | E: INFO@TURETTARCH.COM

DRAWING TITLE

SUBCELLAR AND CELLAR FRAMING PLANS - FRONT BUILDING

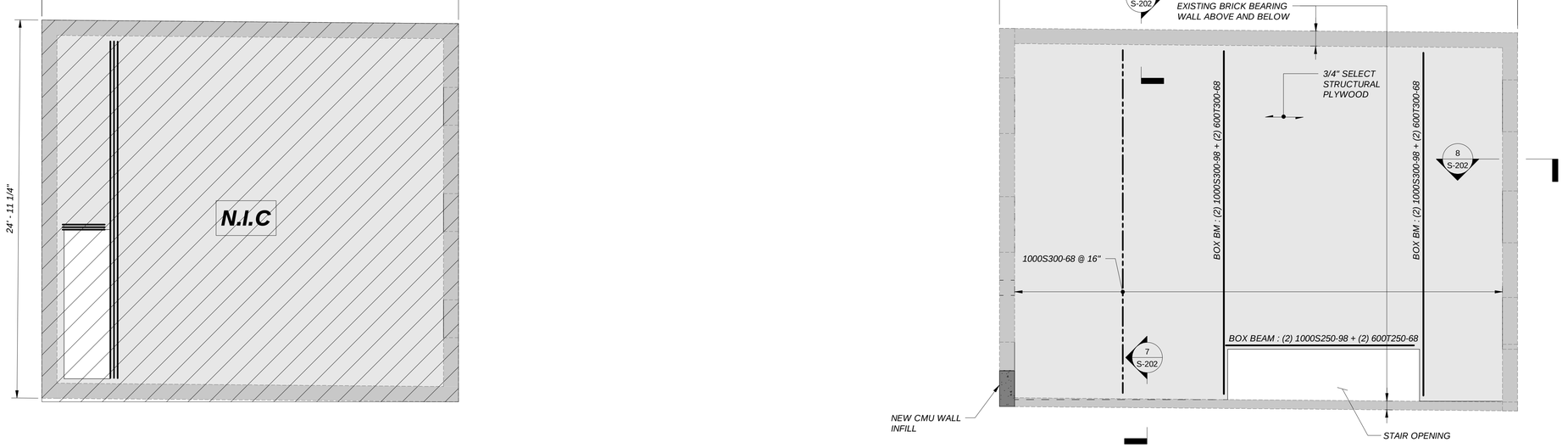
APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE		
	PROJ. NO.:	17186
	DATE:	12/30/22
	SCALE:	1/4" = 1'-0"
	SHT. NO.:	S-100.00



1ST FLOOR FRAMING PLAN

1/4" = 1'-0"



2ND FLOOR FRAMING PLAN

1/4" = 1'-0"

NOTES:

1. ALL WORK SHALL CONFORM TO THE NYC BUILDING CODE, 2014 EDITION.
2. WORK SHOWN SHALL BE COORDINATED WITH THE REQUIREMENTS OF THE ARCH'L. & MEP DRAWINGS.
3. ALL ELEVATIONS SHOWN REFERENCE NAVD-88.
4. ALL EXISTING CONDITIONS SHALL BE FIELD-VERIFIED. CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS NECESSARY TO PROPERLY DETAIL AND INSTALL THE PROPOSED WORK.
5. ALL TEMPORARY SUPPORTS, INCLUDING SUPPORT OF EXCAVATION AND TEMPORARY BRACING OF EXISTING STRUCTURAL ELEMENTS TO REMAIN SHALL BE DESIGNED BY OTHERS.
6. ALL EXISTING FLOORS SHALL BE REMOVED. TEMPORARILY BRACE ALL EXISTING WALLS AS REQUIRED.

131 CHARLES STREET

ISSUE/REVISION		DATE
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THE TURETT COLLABORATIVE:

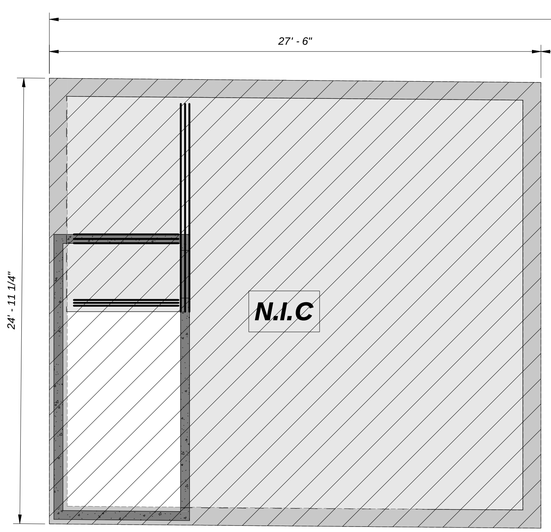
277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007
T: 212.965 1244 | E: INFO@TURETTARCH.COM

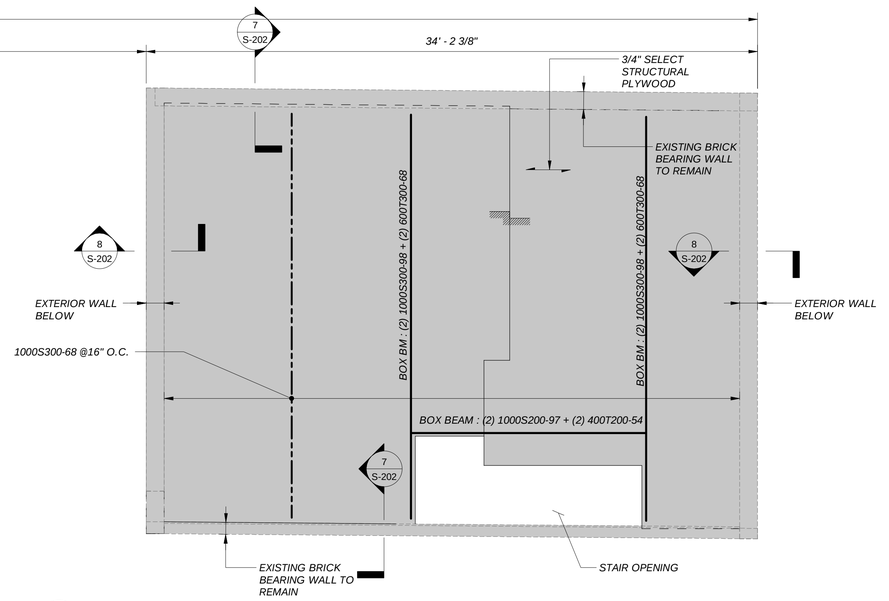
DRAWING TITLE

1ST AND 2ND FLOOR FRAMING PLANS - FRONT BUILDING

APPLICATION NUMBER: M00700585-L1

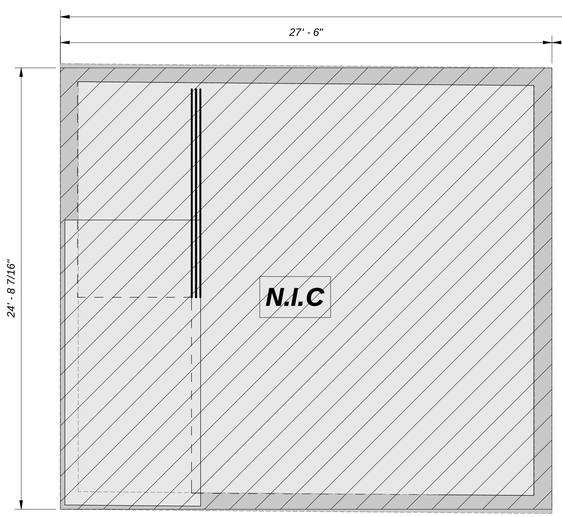
STAMP & SIGNATURE		
	PROJ. NO.:	17186
	DATE:	12/30/22
	SCALE:	1/4" = 1'-0"
	SHT. NO.:	S-101.00

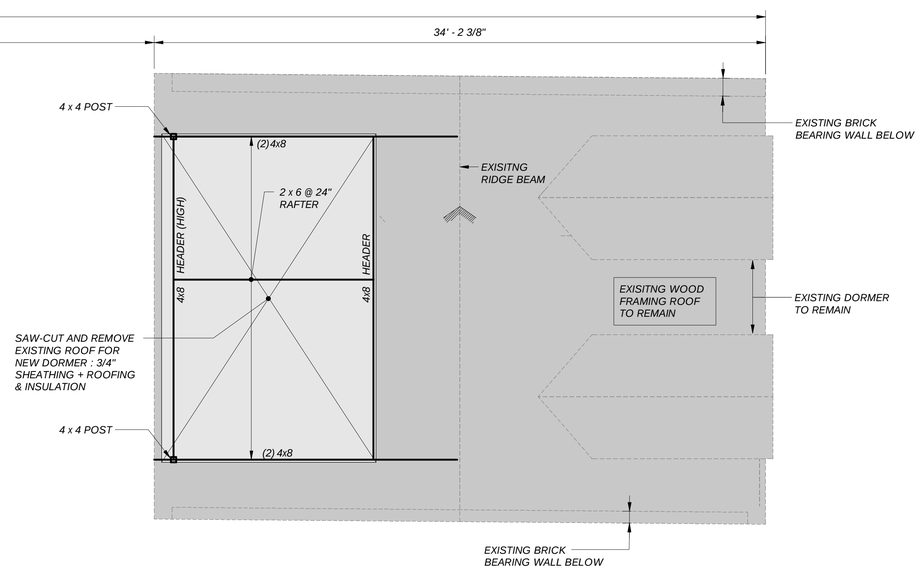




3RD FLOOR FRAMING PLAN

1/4" = 1'-0"





ROOF FRAMING PLAN

1/4" = 1'-0"

NOTES:

1. *ALL WORK SHALL CONFORM TO THE NYC BUILDING CODE, 2014 EDITION.*
2. *WORK SHOWN SHALL BE COORDINATED WITH THE REQUIREMENTS OF THE ARCH'L. & MEP DRAWINGS.*
3. *ALL ELEVATIONS SHOWN REFERENCE NAVD-88.*
4. *ALL EXISTING CONDITIONS SHALL BE FIELD-VERIFIED. CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS NECESSARY TO PROPERLY DETAIL AND INSTALL THE PROPOSED WORK.*
5. *ALL TEMPORARY SUPPORTS, INCLUDING SUPPORT OF EXCAVATION AND TEMPORARY BRACING OF EXISTING STRUCTURAL ELEMENTS TO REMAIN SHALL BE DESIGNED BY OTHERS.*
6. *ALL EXISTING FLOORS SHALL BE REMOVED. TEMPORARILY BRACE ALL EXISTING WALLS AS REQUIRED.*

131 CHARLES STREET

ISSUE/REVISION		DATE
1	ISSUED FOR REVIEW	05/25/22
2	ISSUED FOR LPC APPROVAL	12/30/22

THE TURETT COLLABORATIVE:

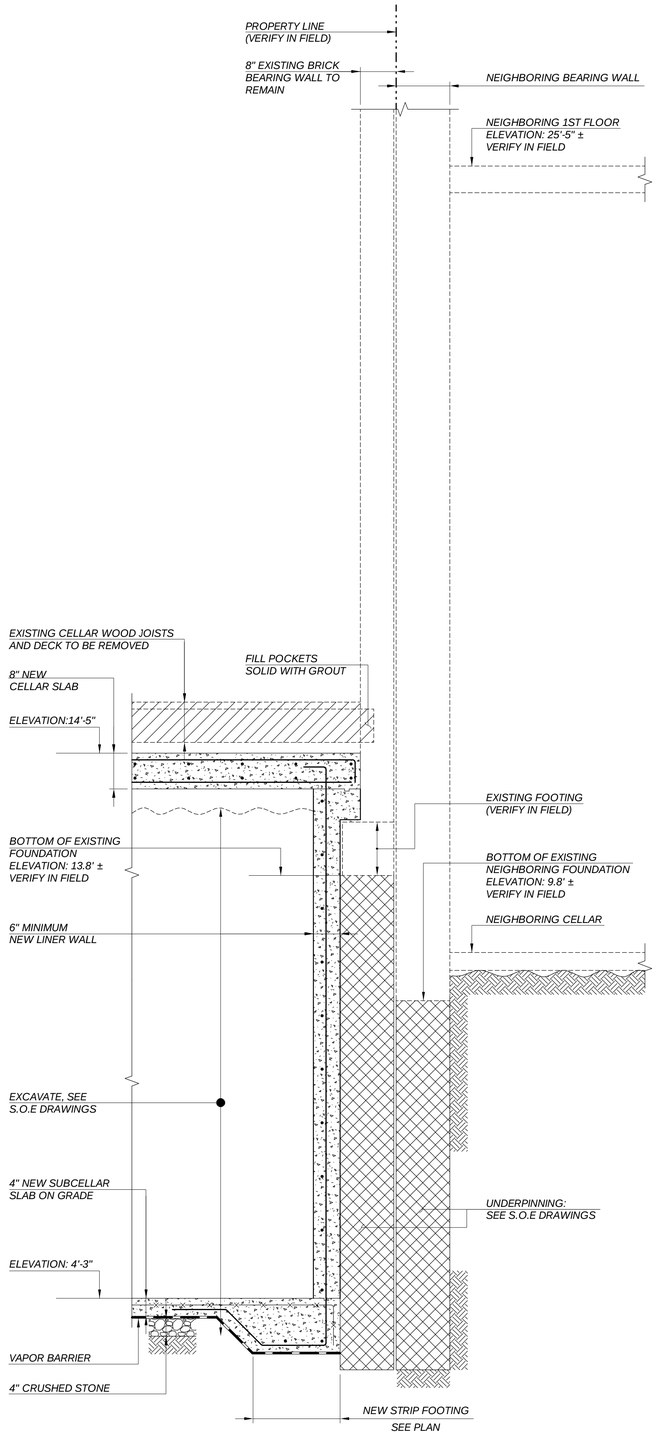
277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007
T: 212.965 1244 | E: INFO@TURETTARCH.COM

DRAWING TITLE

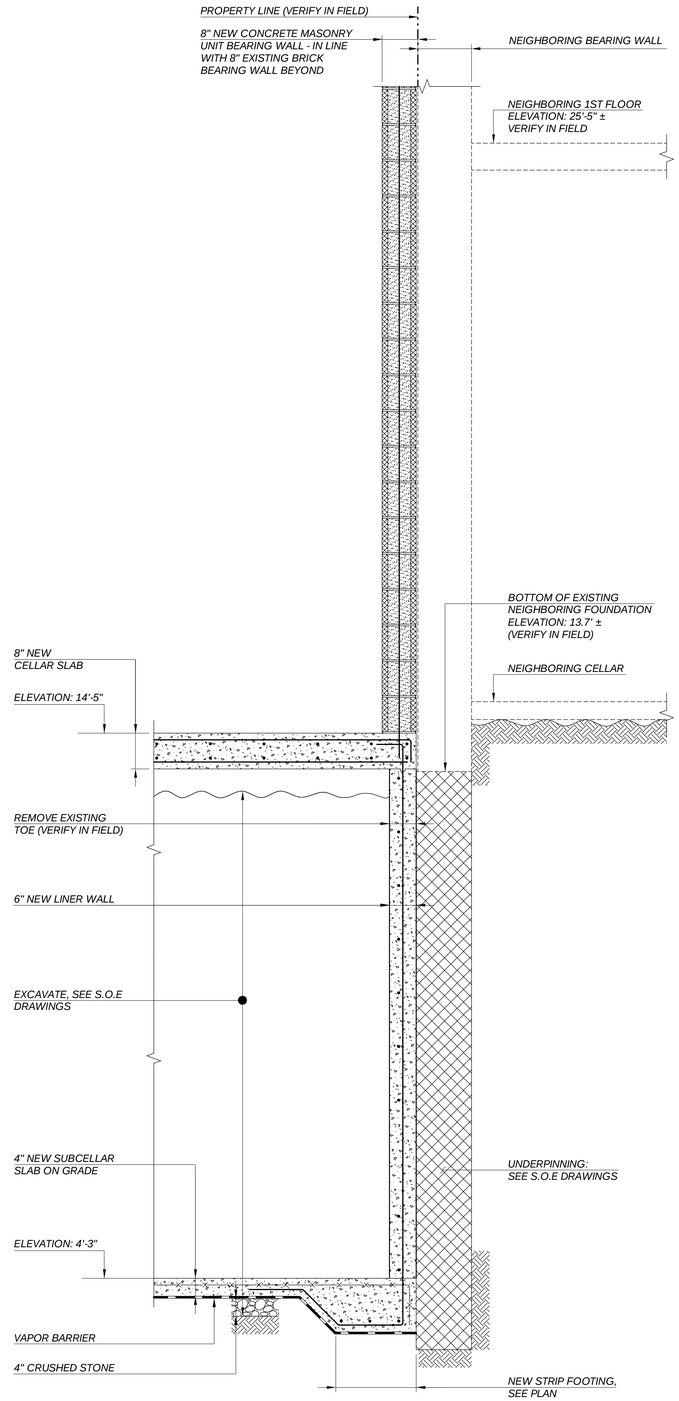
3RD FLOOR AND ROOF FRAMING PLANS - FRONT BUILDING

APPLICATION NUMBER: M00700585-L1

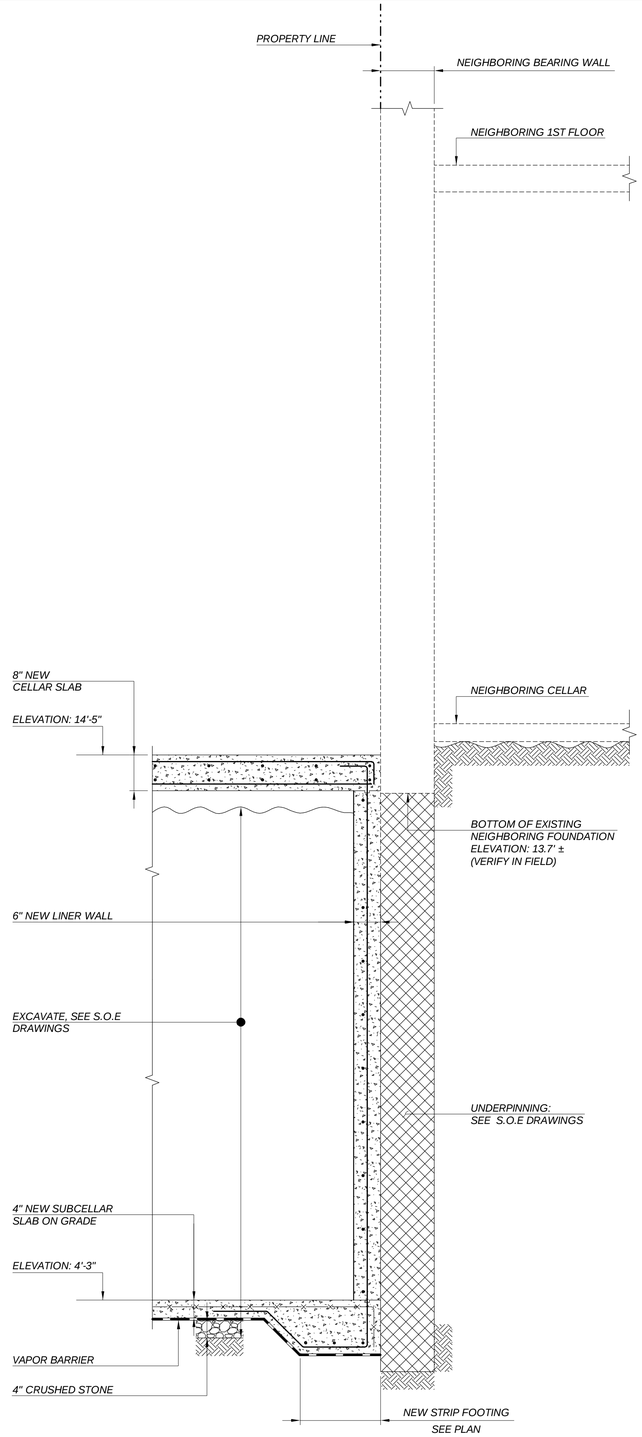
STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: 1/4" = 1'-0"
	SHT. NO.:
	S-102.00



SECTION 1 / S-200
3/4" = 1'-0"



SECTION 2 / S-200
3/4" = 1'-0"



SECTION 3 / S-200
3/4" = 1'-0"

131 CHARLES STREET

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THE TURETT COLLABORATIVE:

277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007
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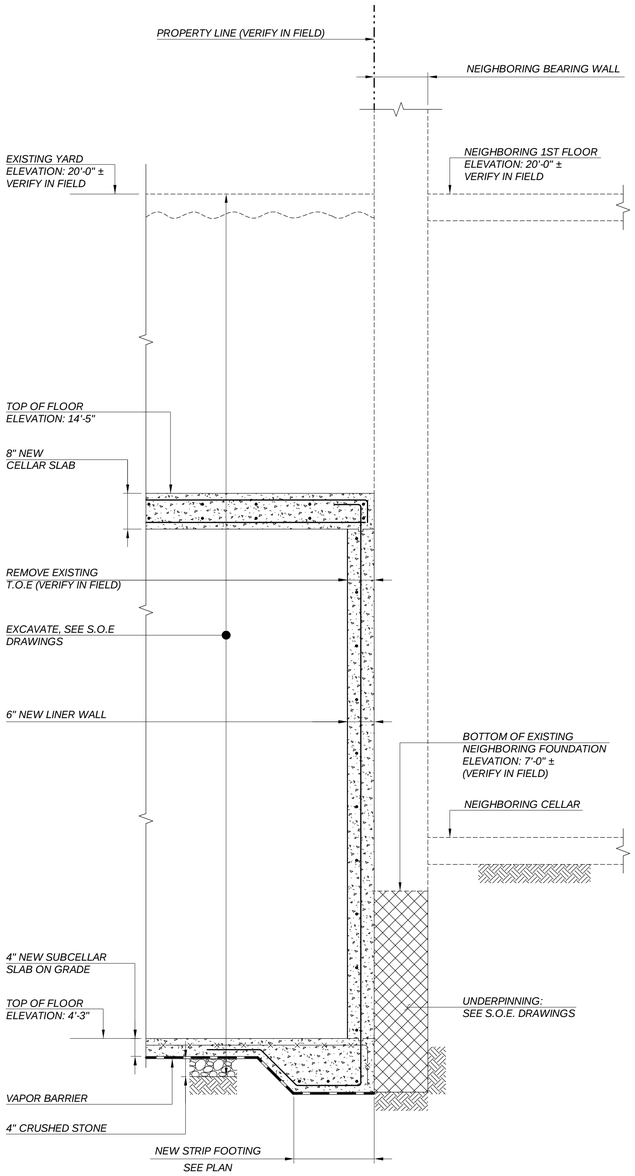
DRAWING TITLE

SECTIONS AND DETAILS - FRONT BUILDING I

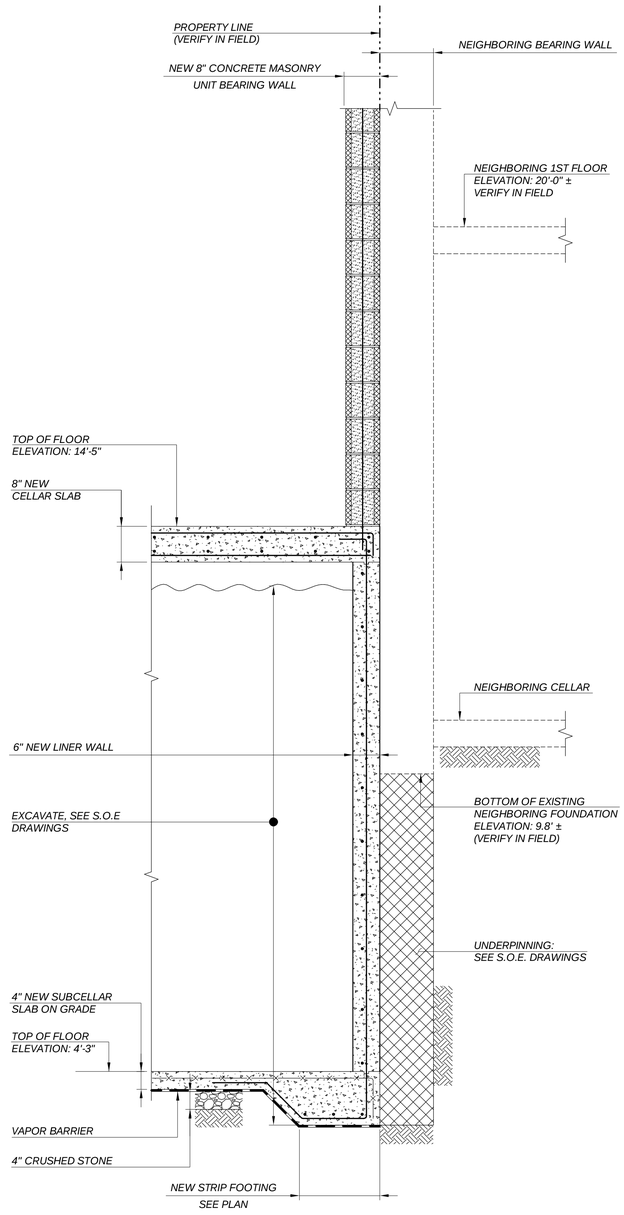
APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE		
	PROJ. NO.:	17186
	DATE:	12/30/22
	SCALE:	3/4" = 1'-0"
	SHT. NO.:	

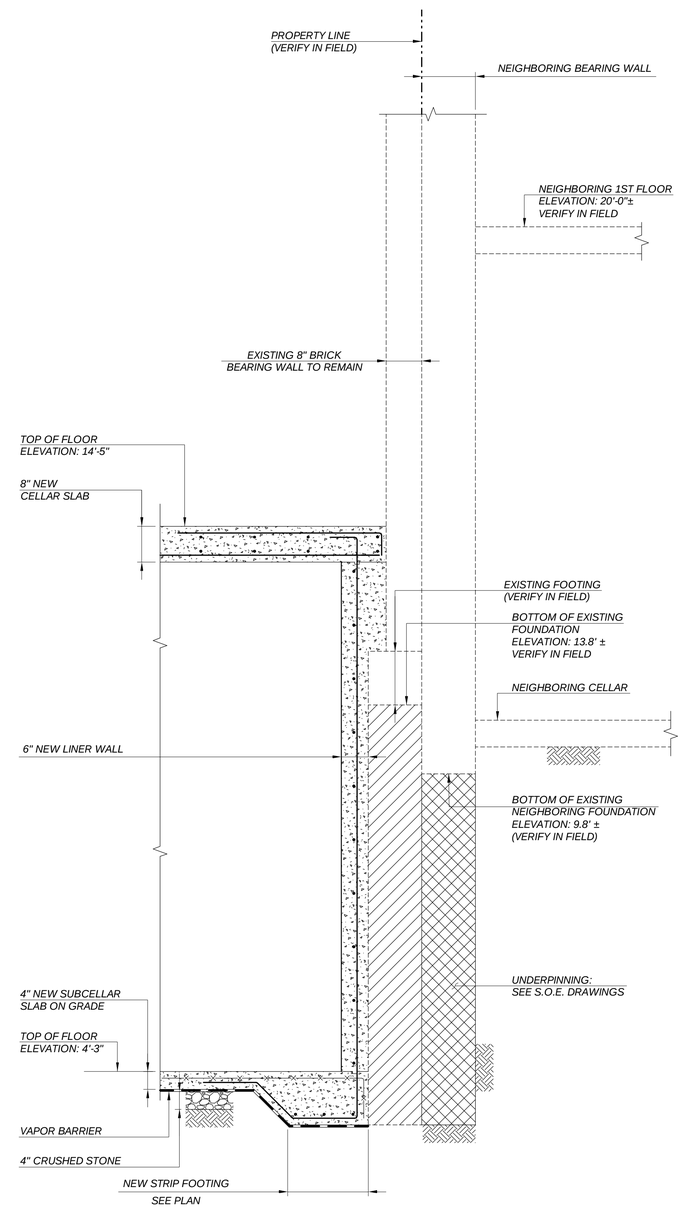
S-200.00



SECTION 4 S-201
3/4" = 1'-0"



SECTION 5 S-201
3/4" = 1'-0"



SECTION 6 S-201
3/4" = 1'-0"

131 CHARLES STREET

ISSUE/REVISION		DATE
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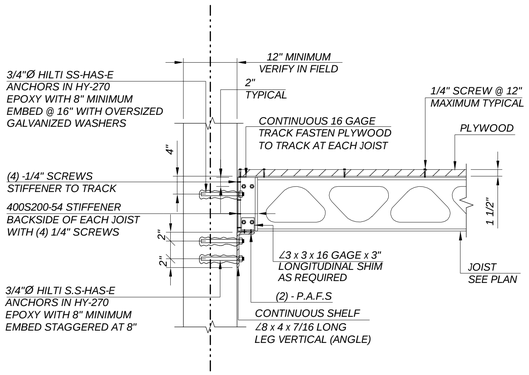
DRAWING TITLE

SECTIONS AND DETAILS - FRONT BUILDING II

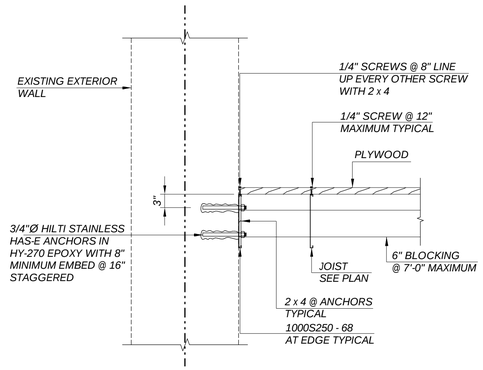
APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE		
	PROJ. NO.:	17186
	DATE:	12/30/22
	SCALE:	3/4" = 1'-0"
	SHT. NO.:	

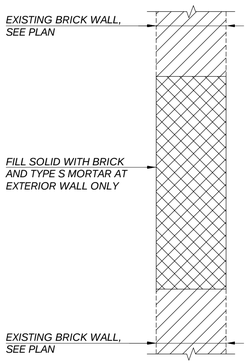
S-201.00



SECTION 7
3/4" = 1'-0"
S-202



SECTION 8
3/4" = 1'-0"
S-202



TYPICAL EXTERIOR BRICK WALL INFILL DETAIL

3/4" = 1'-0"

131 CHARLES STREET

ISSUE/REVISION		DATE
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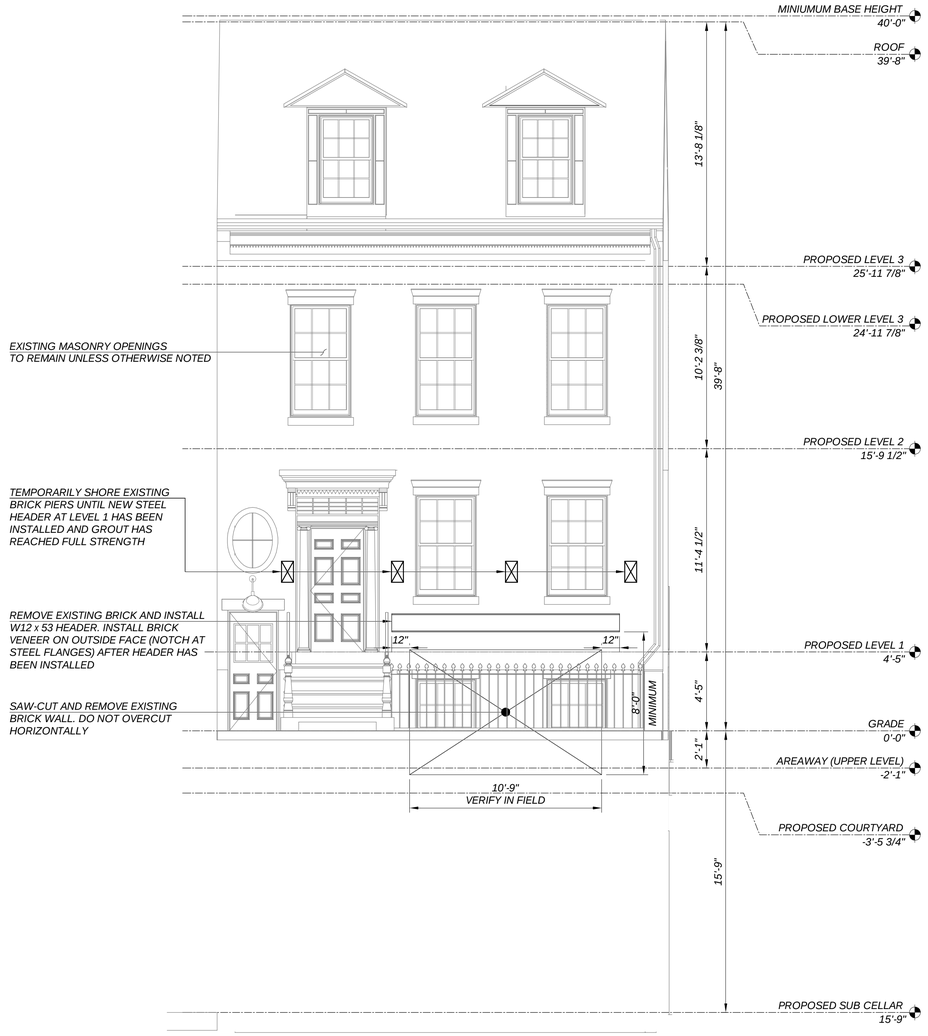
SECTIONS AND DETAILS - FRONT BUILDING III

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: 3/4" = 1'-0"
	SHT. NO.:
	S-202.00

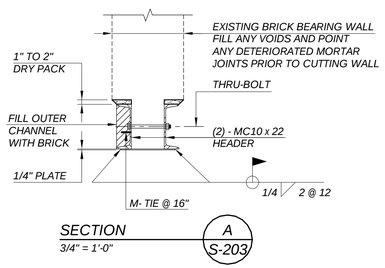


FRONT ELEVATION

1/4" = 1'-0"

TYPICAL NEW STEEL HEADER DETAIL

3/4" = 1'-0"

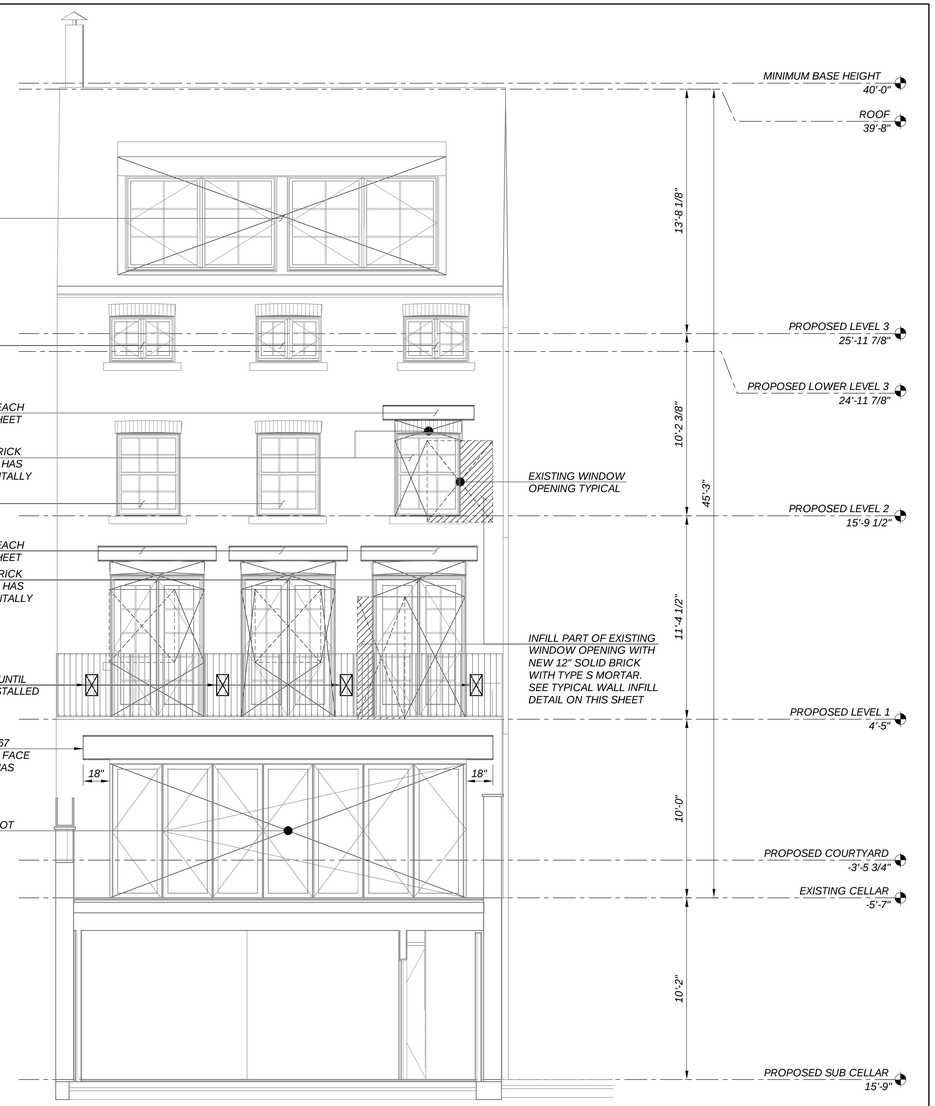


SECTION A S-203

3/4" = 1'-0"

PROCEDURE:

1. REMOVE 4" BRICK FROM ONE FACE IN AREA OF CHANNEL.
2. INSTALL ONE CHANNEL AND DRY PACK.
3. AFTER SIDE ONE IS CURED, REMOVE 4" BRICK FROM OTHER SIDE.
4. INSTALL SECOND CHANNEL, DRY PACK AND INSTALL BOLTS.
5. AFTER SECOND SIDE IS CURED, SAW-CUT AND REMOVE BRICK WALL.
6. INSTALL 1/4" PLATE.



REAR ELEVATION

1/4" = 1'-0"

131 CHARLES STREET

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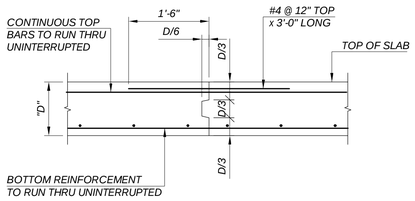
ELEVATIONS - FRONT BUILDING

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: As indicated
	SHT. NO.:

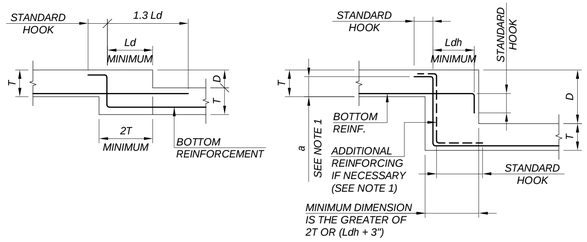
S-203.00



NOTES:

1. UNLESS OTHERWISE NOTED ELSEWHERE, LOCATE JOINTS MIDWAY BETWEEN COLUMN CENTERLINES.
2. UNLESS OTHERWISE NOTED ELSEWHERE, SPACING OF JOINTS SHALL NOT EXCEED 75'-0".
3. ALLOW 7 (SEVEN) DAYS MINIMUM BETWEEN PLACING CONCRETE ADJACENT TO PREVIOUSLY CAST CONCRETE.
4. CONCRETE SLABS ARE NOT SELF SUPPORTING UNTILL BOTH SIDES OF JOINT HAVE BEEN PLACED.

TYPICAL FRAMED CONCRETE SLAB CONSTRUCTION JOINT DETAIL



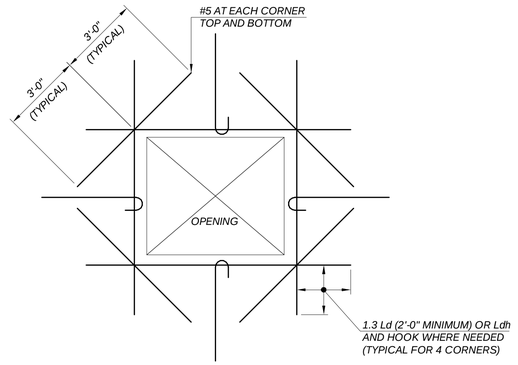
D LESS THAN OR EQUAL TO T - 3"

D GREATER THAN OR EQUAL TO T - 3"

NOTES:

1. IF DIMENSION "a" IS LESS THAN Ldh, PROVIDE ADDITIONAL REINFORCING OF SAME SIZE SUCH THAT THE TOTAL AMOUNT OF REINFORCING IS INCREASED BY THE FACTOR (Ldh/a).
2. DEVELOPMENT LENGTH Ld AND Ldh TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 12.
3. WHERE TOP REINFORCING OCCURS, PROVIDE SIMILAR DETAIL.

TYPICAL CHANGE IN SLAB ELEVATION DETAIL



NOTES:

1. HOOK ALL TOP BARS INTERRUPTED BY OPENING.
2. ONE HALF OF REINFORCING BARS INTERRUPTED BY OPENING SHALL BE PROVIDED EACH SIDE OF OPENING (SAME NUMBER AND SIZE) MINIMUM 1 - #5 TOP AND BOTTOM.
3. SLAB REINFORCING MAY BE SPREAD TO MISS OPENINGS BUT SPACING BETWEEN SLAB REINFORCING BARS SHALL NOT EXCEED 3 TIMES SLAB THICKNESS NOR 18".
4. DEVELOPMENT LENGTH Ld AND Ldh TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENT OF ACI 318, CHAPTER 12.
5. DO NOT CONSTRUCT OPENINGS THROUGH FLAT SLABS. IN AREAS COMMON TO TWO COLUMN STRIPS UNLESS OPENINGS ARE DIMENSIONED AND SPECIFICALLY DETAILED ON FRAMING PLANS.
6. SUBMIT SIZE AND LOCATION OF ALL PROPOSED OPENINGS NOT SHOWN ON FRAMING PLANS.

TYPICAL CONCRETE SLAB OPENING DETAIL

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DRAWING TITLE

TYPICAL DETAILS I

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
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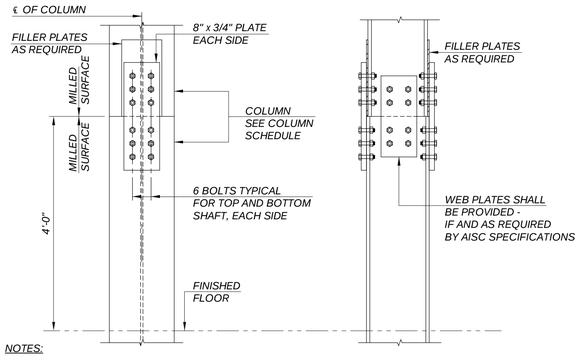
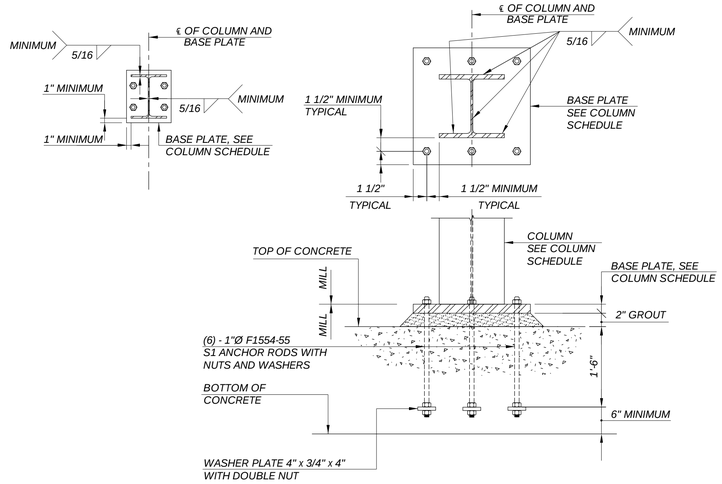
	S-301.00



NOTES:

1. PROVIDE THE SAME NUMBER OF BOLTS IN LOWER COLUMN AS IN UPPER.
2. WELDED SPLICE CONNECTIONS MAY BE USED IF REQUESTED BY CONTRACTOR AND APPROVED BY ARCHITECT.
3. ALL BOLTS IN COLUMN SPLICES SHALL BE PRE-TENSIONED.
4. WHEN SHIM/FILLER PLATES IN EXCESS OF A TOTAL OF 1/4" ARE USED, THE SHIM/FILLER PLATE SHALL BE ATTACHED TO THE COLUMN SUCH THAT THE FULL AXIAL CAPACITY OF THE SHIM/FILLER PLATE IS DEVELOPED AND THE PORTION OF THE SHEAR FORCE IS TRANSMITTED FROM THE BOLT IN BEARING, INTO THE SHIM AND FINALLY INTO THE COLUMN. ALTERNATIVELY, SLIP CRITICAL BOLTS MAY BE DESIGNED AND PROVIDED IN LIEU OF BEARING BOLTS - INCREASE THE NUMBER OF BOLTS AS NECESSARY.
5. FOR BRACED FRAMES AND MOMENT FRAMES, DESIGN SPLICES FOR THE FORCE INDICATED ON THE FRAME ELEVATIONS; HOWEVER, PROVIDE THE TYPICAL DETAIL AS A MINIMUM. COLUMNS IN MOMENT FRAMES SHALL BE PROVIDED WITH SPLICES WHICH DEVELOP THE FULL BENDING CAPACITY OF THE COLUMN. IF NO AXIAL FORCES ARE PROVIDED FOR BRACED FRAMES, THE COLUMN SPLICE SHALL BE DESIGNED AND PROVIDED TO DEVELOP THE FULL AXIAL TENSION CAPACITY OF THE COLUMN.

TYPICAL COLUMN SPLICE DETAIL



W COLUMNS

TYPICAL GRAVITY COLUMN BASE DETAIL

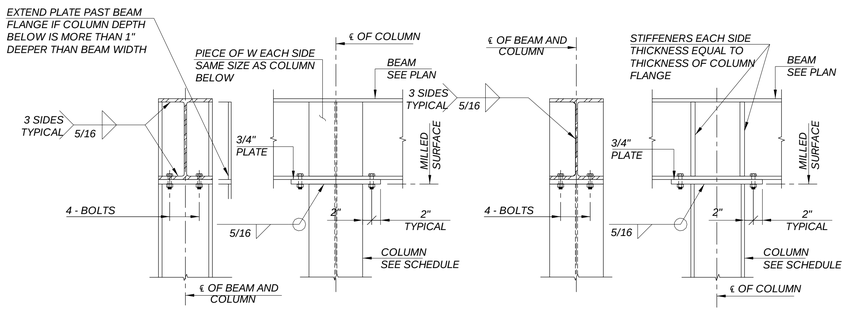
COLUMN SPLICE SCHEDULE

COLUMN SIZE (UPPER SHAFT)	SPLICE TYPE	TOTAL NUMBER OF FLANGE BOLTS	BOLT SIZE & TYPE	SIZE OF SPLICE PL's	SIZE OF WEB SPLICE PL's	WEB BOLTS
W8 x 40 AND SMALLER W8's W10 x 45 AND SMALLER W10's W12 x 50 AND SMALLER W12's	I	12	7/8" A325N	8" x 3/4"	5 3/4" x 3/8"	4

NOTES FOR COLUMN SPLICE SCHEDULE

1. COLUMNS THAT ARE PART OF A BRACED FRAME OR MOMENT FRAME SHALL BE PROVIDED WITH SLIP CRITICAL BOLTS IN LIEU OF BEARING BOLTS, BUT THE BOLT SHALL ONLY BE DESIGNED FOR SLIP CRITICAL (STRENGTH) IF OVS, SSL, OR LSL HOLES ARE UTILIZED.THE NUMBER OF SLIP CRITICAL BOLTS SHALL BE DESIGNED PER NOTE 3.
2. ALL BOLTS IN COLUMN SPLICES SHALL BE PRE-TENSIONED.
3. FOR BRACED FRAMES AND MOMENT FRAMES, DESIGN SPLICES FOR THE FORCE INDICATED ON THE FRAME ELEVATIONS; HOWEVER, PROVIDE THE TYPICAL DETAIL AS A MINIMUM. COLUMNS IN MOMENT FRAMES SHALL BE PROVIDED WITH SPLICES WHICH DEVELOP THE FULL BENDING CAPACITY OF THE COLUMN. IF NO AXIAL FORCES ARE PROVIDED FOR BRACED FRAMES, THE COLUMN SPLICE SHALL BE DESIGNED AND PROVIDED TO DEVELOP THE FULL AXIAL TENSION CAPACITY OF THE COLUMN.

COLUMN SPLICE SCHEDULE

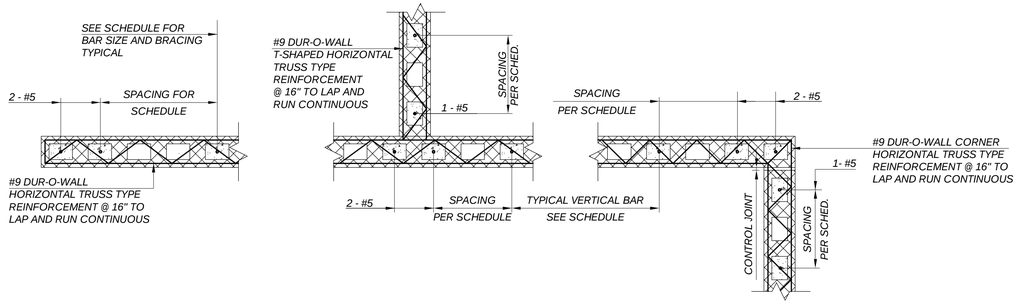


BEAM WEB PERPEDICULAR TO COLUMN WEB

BEAM WEB PARALLEL TO COLUMN WEB

NOTE: WELD AT THE FILLETS ON WIDE FLANGES SHALL BE OMITTED WHERE ALL AROUND WELDS ARE CALLED FOR.

TYPICAL BEAM SUPPORTED OVER COLUMN DETAILS



AT ENDS OF WALLS, COLUMNS & ALL OPENINGS

AT ALL WALL INTERSECTIONS

AT ALL WALL CORNERS

NOTES:

1. ALL CONCRETE MASONRY UNITS (CMU) SHALL BE LIGHTWEIGHT CONCRETE MASONRY UNITS WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
2. MORTAR SHALL BE TYPE M WITH f'm= 1,500 PSI.
3. FOR BALANCE OF INFORMATION, LOCATION, AND FINISHES SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
4. TYPICAL WALL BRACING, ANCHORS, AND SEISMIC CLIPS: DESIGN FOR AN OUT OF PLANE UNIFORM LOAD AS FOLLOWS:
   EXTERIOR WALLS
   ANCHOR CAPACITY ≥ 40 LBS/FT² x [WALL HEIGHT / 2] x SPACING x 1.3 (ASD)
   OR ANCHOR CAPACITY ≥ COMPONENTS AND CLADDING WIND PRESSURE (PER WIND REPORT TUNNEL) x [WALL HEIGHT / 2] x SPACING
   INTERIOR WALLS
   ANCHOR CAPACITY ≥ 10 LBS/FT² x [WALL HEIGHT / 2] x SPACING x 1.3 (ASD)
5. CMU WALL ARE NOTED THUS  ON PLANS (ARCHITECTURAL AND/OR STRUCTURAL); SEE ARCHITECTURAL DRAWINGS FOR SIZES AND DIMENSIONS.

TYPICAL CMU WALL REINFORCEMENT DETAILS

131 CHARLES STREET

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DRAWING TITLE

TYPICAL DETAILS II

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
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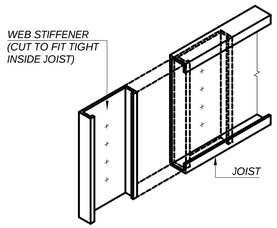
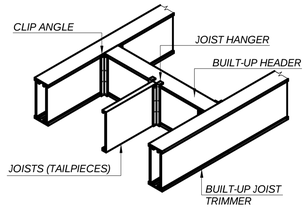
S-302.00



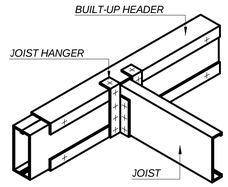
NOTE:
NUMBER OF SCREWS WILL VARY WITH DEPTH OF JOIST.

WEB STIFFENER TYPICAL CONNECTION — 1 / -



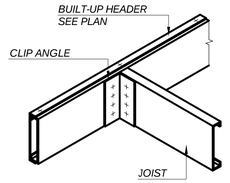
NOTE:
FASTEN BUILT-UP MEMBERS TOGETHER
AT 12"MAXIMUM

TYPICAL FLOOR OR ROOF OPENING FRAMING — 2 / -



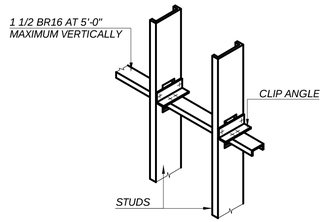
NOTE:
1. FASTEN BUILT-UP MEMBERS TOGETHER AT 12" MAXIMUM
2. ALL SCREWS MUST BE INSTALLED.

JOIST HANGER CONNECTION — 3 / -



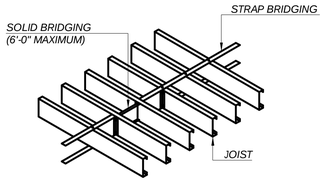
NOTE:
1. NUMBER OF FASTENERS WILL VARY WITH STRENGTH REQUIRED
2. FASTEN BUILT-UP MEMBERS TOGETHER AT 12" MAXIMUM.

CLIP ANGLE CONNECTION — 4 / -

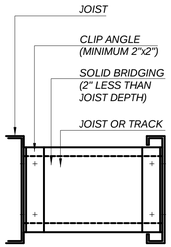


NOTE:
1. BRIDGING TO BE INSTALLED PRIOR TO LOADING OF WALL MINIMUM 2"x2" CLIP ANGLE REQUIRED.

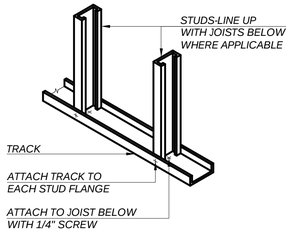
CONTINUOUS BRIDGING — 5 / -



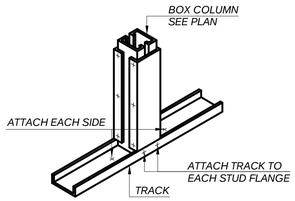
FLOOR BRIDGING — 6 / -



SOLID BRIDGING — 7 / -

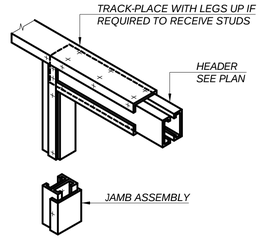


LOAD BEARING WALL STUDS IN PLACE — 8 / -



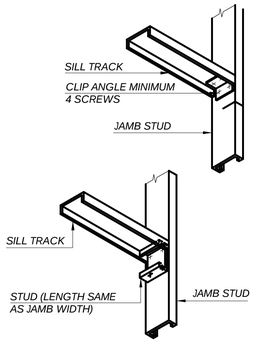
NOTE:
FASTEN BUILT-UP MEMBER TOGETHER AT 12"MAXIMUM

LOAD BEARING WALL BUILT-UP POST — 9 / -

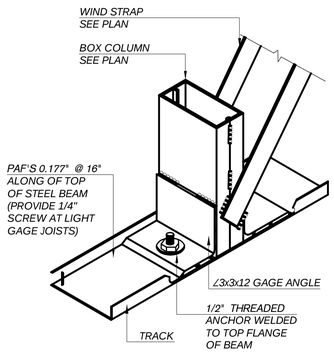


NOTE:
FASTEN BUILT-UP MEMBER TOGETHER AT 12" MAXIMUM

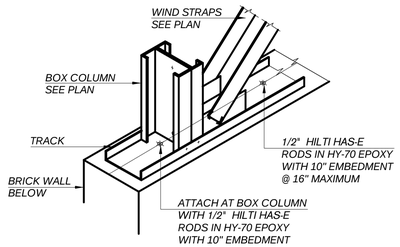
LOAD BEARING WALL BEARING HEADER — 10 / -



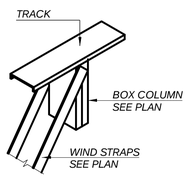
LOAD BEARING WALL SILL — 11 / -



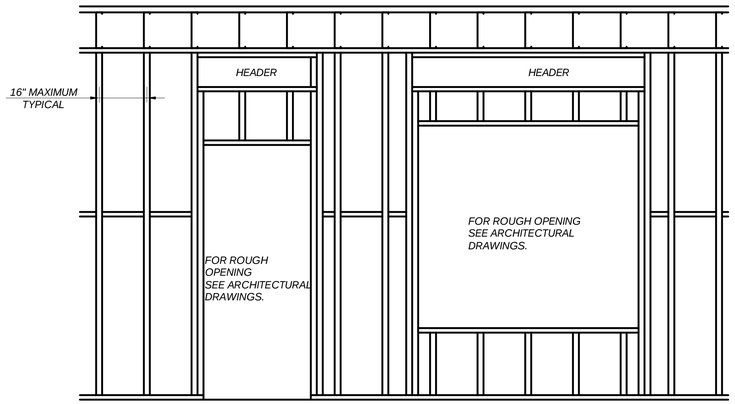
X-BRACE BOTTOM DETAIL AT HEAVY GAGE STEEL-SUBSTRATE — 12 / -



X-BRACE BOTTOM DETAIL AT BRICK SUBSTRATE — 13 / -



TOP CONNECTION — 14 / -



AT DOOR AT WINDOW

TYPICAL INTERIOR OR EXTERIOR LIGHTGAGE STEEL BEARING WALL ELEVATION

131 CHARLES STREET

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DRAWING TITLE

TYPICAL DETAILS III

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE		
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	SHT. NO.:	
		S-303.00

G GENERAL

G.1 ALL WORK SHALL COMPLY WITH THE 2014 NEW YORK CITY BUILDING CODE.

G.2 THE STRUCTURAL CONSTRUCTION DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL CONSTRUCTION DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN ANY OF THE CONTRACT DOCUMENTS, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

G.3 BEFORE PROCEEDING WITH ANY WORK, THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL VERIFY THAT ALL EXISTING CONDITIONS ARE AS INDICATED. ANY VARIANCES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING.

G.4 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL COORDINATE THE LOCATION OF FRAMING AROUND ELEVATORS, STAIRS AND SHAFTS WITH THE ELEVATOR, STAIR, MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTOR.

G.5 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE SOLELY RESPONSIBLE FOR COORDINATION BETWEEN TRADES INCLUDING BUT NOT LIMITED TO THE LOCATION OF SLOTS, TRENCHES AND SLEEVES AS REQUIRED FOR THE MECHANICAL OR OTHER TRADES AND THE PROVISION AND/OR INSTALLATION OF ANCHORS, INSERTS, HANGERS, ETC. AS REQUIRED FOR THE VARIOUS TRADES.

G.6 CONTROL OVER OR CHARGE OF AND RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OF THE PROJECT ARE SOLELY THE GENERAL CONTRACTOR'S OR CONSTRUCTION MANAGER'S RESPONSIBILITY.

G.7 THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ACTS OR OMISSIONS OF CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

G.8 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE SOLELY AND FULLY RESPONSIBLE FOR THE SAFETY AND STABILITY OF EXISTING ADJACENT STRUCTURES INCLUDING BUT NOT LIMITED TO BUILDINGS, SIDEWALKS, ROADWAYS AND UTILITIES AND FOR ANY METHODS REQUIRED TO ENSURE THAT SAFETY AND STABILITY.

G.9 THE DESIGN, CONSTRUCTION, INSPECTION AND MAINTENANCE OF TEMPORARY STRUCTURES OR PROCEDURES INCLUDING BUT NOT LIMITED TO SUPPORT FOR AND STABILITY OF CRANES OR HOISTS OR LIFTS OR OTHER SIMILAR EQUIPMENT, TEMPORARY GUYING OR BRACING, SCAFFOLDING, FORMWORK OR SHORING, DEWATERING, SHEETING OR UNDERPINNING, CONSTRUCTION STORAGE OR STAGING AREAS, SIDEWALK BRIDGES OR CONSTRUCTION FENCES, TEMPORARY ENCLOSURES AT OPENINGS, AT THE BUILDING'S PERIMETER, OR ELSEWHERE, ETC. ARE SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR CONTRACTORS AND/OR CONSULTANTS RETAINED BY THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER.

G.10 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL MAKE NO DEVIATION FROM CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.

G.11 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL REPORT TO THE ARCHITECT, IN WRITING, ANY DISCREPANCIES, AMBIGUITIES OR CONTRADICTIONS IN THE CONSTRUCTION DOCUMENTS.

G.12 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER RESPONSIBLE FOR CONTROLLED OR SPECIAL INSPECTIONS, IN A TIMELY MANNER, WHEN WORK IS READY FOR INSPECTION.

SI STRUCTURAL INSPECTIONS AND OBSERVATIONS

SI.1 ALL INSPECTIONS SHALL CONFORM TO CHAPTER 1 OF THE NEW YORK CITY BUILDING CODE. ALL SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS SHALL CONFORM TO CHAPTER 17 OF THE NEW YORK CITY BUILDING CODE.

SI.2 THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED:

A. STRUCTURAL STEEL - WELDING (BC 1704.3.1)
B. STRUCTURAL STEEL - DETAILS (BC 1704.3.2)
C. STRUCTURAL STEEL - HIGH STRENGTH BOLTING (BC 1704.3.3)
D. STRUCTURAL COLD-FORMED STEEL (BC 1704.3.4)
E. CONCRETE - CAST-IN-PLACE (BC 1704.4)
F. STRUCTURAL STABILITY - EXISTING BUILDINGS (BC 1704.20.1)
G. POST INSTALLED ANCHORS (BB# 2014-018 & 2014-019) (BC 1704.32)
H. UNDERPINNING (BC 1704.20.3 BC 1814)
I. MASONRY (BC 1704.5)
J. CONCRETE DESIGN MIX (TR3) (BC 1905.3 & 1913.5)
K. CONCRETE SAMPLING AND TESTING (TR2) (BC 1905.6 & 1013.10)

SI.3 SPECIAL INSPECTIONS SHALL BE CONTINUOUS EXCEPT WHERE PERIODIC SPECIAL INSPECTIONS ARE SPECIFICALLY PERMITTED BY THE BUILDING CODE.

SI.4 ALL SPECIAL INSPECTIONS SHALL BE PERFORMED BY SPECIAL INSPECTORS AND AGENCIES QUALIFIED BY THE BUILDING DEPARTMENT AND ACCEPTABLE TO THE ENGINEER OF RECORD.

SI.5 ALL WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL APPROVED BY THE SPECIAL INSPECTOR.

SI.6 ALL SPECIAL INSPECTORS SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE M OWNER AND ENGINEER OF RECORD.

SI.7 ALL SPECIAL INSPECTORS SHALL FURNISH INSPECTION REPORTS TO THE OWNER AND TO THE ENGINEER OF RECORD.

SI.8 ALL STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY REGISTERED DESIGN PROFESSIONALS ACCEPTABLE TO THE ENGINEER OF RECORD.

SD SHOP DRAWINGS - STRUCTURAL

SD.1 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL SUBMIT STRUCTURAL SHOP DRAWINGS TO THE ARCHITECT AFTER THE GC OR CM HAS REVIEWED AND NOTED ON THESE SUBMITTALS THAT THEY ARE IN CONFORMANCE WITH CONTRACT REQUIREMENTS. THE STRUCTURAL ENGINEER, UPON RECEIPT OF THESE SUBMITTALS FROM THE ARCHITECT, WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION UPON AND RETURN TO THE ARCHITECT FOR FINAL DISPOSITION.

SD.2 CHANGES OR OR NON-CONFORMANCE TO CONTRACT REQUIREMENTS SHALL BE FLAGGED ON SUBMITTALS.

SD.3 SUBMITTALS SHALL NOT BE USED AS A SUBSTITUTE FOR REQUESTS FOR, OR APPROVALS OF SUBSTITUTIONS OR OTHER CHANGES OR PROCEDURES REQUIRED BY THE CONSTRUCTION CONTRACT.

SD.4 THE STRUCTURAL ENGINEER'S REVIEW OF, APPROVAL OF, OR OTHER ACTION UPON THE SHOP DRAWINGS IS ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND INFORMATION EXPRESSED IN CONTRACT DOCUMENTS PREPARED BY THE STRUCTURAL ENGINEER.

SD.5 THE STRUCTURAL ENGINEER'S REVIEWS SHALL NOT INCLUDE THE ACCURACY OR COMPLETENESS OF DETAILS SUCH AS WEIGHTS, GAUGES, FABRICATION OR ERECTION PROCESS, CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR.

SD.6 THE STRUCTURAL ENGINEER'S REVIEW OF A SPECIFIC ITEM SHALL NOT EXTEND TO A REVIEW OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.

SD.7 THE STRUCTURAL ENGINEER WILL NOT REVIEW SUBMISSIONS WHICH ARE PARTIALLY COMPLETE.

SD.8 NO WORK MAY COMMENCE UNTIL ALL RELEVANT SHOP DRAWINGS HAVE BEEN REVIEWED AND FINAL "APPROVAL WITH NO EXCEPTIONS" HAS BEEN GRANTED BY THE ARCHITECT.

SD.9 THE USE OF THE "REQUEST FOR INFORMATION" (RFI) PROCESS IS STRICTLY A FORM OF COMMUNICATION BETWEEN CM/GC AND THE DESIGN TEAM AND ITS SOLE PURPOSE IS TO RESOLVE MINOR ISSUES AND SHALL NOT BE USED TO PRE-PREPARE SHOP DRAWINGS.

SD.10 STRUCTUTAL STEEL SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NEW YORK WHO IS EXPERIENCED IN THE DETAILING OF STRUCTURAL STEEL AND HAS A THOROUGH WORKING KNOWLEDGE OF THE REQUIREMENTS, SUGGESTIONS, EXAMPLES AND COMMENTARIES OF THE AISC MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM F3125 GRADE A325 (OR F1852 FOR TC BOLT) OR A490 (OR F2280 FOR TC BOLT), AND THE AMERICAN WELDING SOCIETY (AWS) D1.1 "STRUCTURAL WELDING CODE-STEEL".

SD.11 STRUCTURAL STEEL PIECE DRAWINGS SHALL NOT BE SUBMITTED UNTIL ERECTION PLANS AND TYPICAL CONNECTION DETAIL DRAWINGS (GENERALLY REFERRED TO AS "JOB STANDARDS"), HAVE BEEN REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER AND ARCHITECT.

SD.12 IF THE STRUCTURAL ENGINEER OF RECORD SO REQUESTS, THE CONSTRUCTION MANAGER AND/OR THE GENERAL CONTRACTOR SHALL SUBMIT CALCULATIONS FOR ANY OR ALL CONNECTIONS OR JOB STANDARDS SHOWN ON SHOP DRAWINGS. THESE CALCULATIONS SHALL BE SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER SUPERVISING THE PREPARATION OF SHOP DRAWINGS.

SD.13 SHOP DRAWINGS FOR CONCRETE WORK SHALL BE PREPARED UNDER THE SUPERVISION OF AN EXPERIENCED DETAILER FOR CONCRETE STRUCTURES WHO HAS A THOROUGH WORKING KNOWLEDGE OF THE REQUIREMENTS, SUGGESTIONS, EXAMPLES AND COMMENTARIES OF ACI 318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI 315-"DETAILS AND DETAILING OF CONCRETE REINFORCEMENT", AND THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE".

SD.14 SHOP DRAWINGS FOR CONCRETE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, BENDING DETAILS, LOCATION AND LENGTH OF ALL LAPS, AND VERTICAL AND HORIZONTAL LOCATION OF ALL REINFORCEMENT (BARS AND WELDED WIRE FABRIC AND REINFORCEMENT), INCLUDING THE REINFORCEMENT IN SLABS CAST ON GRADE.

L LIGHTGAGE STEEL NOTES

L.1 GENERAL

L.1.1 DESIGN PERFORMED IN ACCORDANCE WITH THE AISI "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS".

L.1.2 FRAMING ANALYSIS ASSUMES THAT THE EXTERIOR CLADDING IS LATERALLY ATTACHED TO EACH STUD AND JAMB.

L.1.3 DESIGN BASED ON LIMITING STUD DEFLECTION DUE TO LATERAL LOAD TO 1/360TH OF SPAN LENGTH. DEFLECTIONS WERE CALCULATED BASED ON THE STIFFNESS OF THE STUD ALONE WITHOUT REGARD TO THE COMPOSITE CONTRIBUTION OF COLLATERAL MATERIALS.

L.1.4 DESIGN BASED ON LIMITING FLOOR JOIST DEFLECTION TO L/480 FOR DL, L/360 FOR LL, AND L/240 FOR DL + LL.

L2 MATERIALS

L.2.1 PRODUCT IDENTIFICATION:

THE FIRST TWO OR THREE NUMBERS INDICATE THE SIZE (NOMINAL MEMBER DEPTH). THE NEXT TWO LETTERS INDICATE THE PRIMARY FUNCTION:

SW = LOAD BEARING STUD/JOIST (1 5/8" FLANGE)
J = LOAD BEARING STUD/JOIST (2" FLANGE)
JE = LOAD BEARING STUD/JOIST (2 1/2" FLANGE)
JX = LOAD BEARING STUD/JOIST (3" FLANGE)
T = TRACK (1 1/4" FLANGE)
DT = DEFLECTION TRACK (2" FLANGE)
UA = 2" x 2" UTILITY ANGLE
WS = WEB STIFFENER
FS = FLAT STRAP
JR = JOIST RITE (BY MARINO-WARE)

THE LAST TWO NUMBERS INDICATE THE GAUGE OF STEEL:
20 GAUGE (0.0359")
18 GAUGE (0.0478")
16 GAUGE (0.0598")
14 GAUGE (0.0747")
12 GAUGE (0.1017")

LIGHTGAGE STEEL NOTES (Continuation)

L.2.2 THE CONTRACTOR SHALL OBTAIN FRAMING COMPONENTS MEETING THE MINIMUM REQUIREMENTS DEFINED BELOW:

a. MECHANICAL PROPERTIES, BASE STEEL:
UNLESS NOTED OTHERWISE, THE COLD-FORMED FRAMING PRODUCTS SHALL BE MANUFACTURED FROM STEEL MEETING THE MINIMUM REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS:

16GA, 14GA, & 12GA STUDS AND CONNECTION ACCESSORIES:
ASTM A653 STRUCTURAL QUALITY GRADE 50
(CLASS 1 Fy (MIN) = 50 KSI)

18GA & 20GA STUDS AND CONNECTION ACCESSORIES:
ASTM A653 STRUCTURAL QUALITY GRADE 33 (Fy (MIN) = 33 KSI)
20 GA, 18GA, 16GA, 14GA, &12GA TRACK:
ASTM A653 STRUCTURAL QUALITY GRADE 50 (Fy (MIN) = 50 KSI)

b. MINIMUM DELIVERED BASE STEEL THICKNESS:

THE MINIMUM DELIVERED UNCOATED BASE STEEL THICKNESS SHALL NOT BE LESS THAN 95 PERCENT OF THE DESIGN THICKNESS USED IN THE DEVELOPMENT OF THE FRAMING PROPERTIES:

GAUGE	MINIMUM DELIVERED BASE THICKNESS	DESIGN THICKNESS
20	0.0329 INCH	0.0346 INCH
18	0.0428 INCH	0.0451 INCH
16	0.0538 INCH	0.0566 INCH
14	0.0677 INCH	0.0713 INCH
12	0.0966 INCH	0.1017 INCH

c. PROFILE REQUIREMENTS:

C-STUDS SHALL BE FORMED WITH MINIMUM RETURN LIP LENGTHS CORRESPONDING TO THE FLANGE WIDTHS SHOWN. THE MANUFACTURING TOLERANCE OF THE RETURN LIP DIMENSIONS SHALL BE +1/16".

FLANGE WIDTH	RETURN LIP DIMENSION
1-5/8"	1/2"
2"	5/8"

EXCEPT WHERE UNPUNCHED SECTIONS ARE SPECIFIED HEREIN, C-STUDS SHALL BE PUNCHED AT THE CENTERLINE OF THE WEB. FOR STUDS WITH 2-1/2" WEB DEPTHS, THE PUNCHOUT WIDTH SHALL NOT EXCEED 1-1/4". FOR ALL REMAINING STUD DEPTHS, THE PUNCHOUT WIDTH SHALL NOT EXCEED 1-9/16". THE LENGTH OF THE PUNCHOUT SHALL NOT EXCEED 4-1/2". PUNCHOUTS SHALL BE SPACED A MINIMUM 12" FROM EACH END AND 24" ON CENTER BETWEEN.

UNLESS NOTED OTHERWISE, A STANDARD TRACK SHALL BE FORMED WITH 1-1/4" FLANGES AND AN UNPUNCHED WEB.

d. ALL GALVANIZED STUDS, JOISTS AND ACCESSORIES SHALL HAVE A MINIMUM G-60 COATING IN CONFORMANCE WITH ASTM C955.

L.3 STUD WALLS

L.3.1 USE THREE (3) STUDS AT THE CORNER OF ALL EXTERIOR WALLS.

L.3.2 USE (3) STUDS AT THE INTERSECTION OF ALL LOAD BEARING WALLS (EXTERIOR AND/OR INTERIOR).

L.3.3 JOIST OR ROOF MEMBER MUST BEAR DIRECTLY OVER STUD. IF NOT, A STRUCTURAL MEMBER IS REQUIRED ON TOP OF RUNNER TRACK FOR PROPER BEARING AND ANCHORAGE.

L.3.4 STUDS FROM FLOOR ABOVE MUST BEAR DIRECTLY OVER JOISTS. IF NOT, A STRUCTURAL MEMBER IS REQUIRED ON TOP OF JOIST FOR PROPER BEARING.

L.3.5 ENDS OF STUDS SHOULD SEAT FIRMLY IN RUNNER TRACK WHICH MUST HAVE FULL BEARING ON STRUCTURE.

L.3.6 ATTACH EACH RUNNER TRACK LEG TO EACH STUD FLANGE WITH ONE (1) #10-16 SCREW, 5/8" LONG.

L.3.7 NO NOTCHING OR COPING OF STUDS IS ALLOWED.

L.3.8 LOAD BEARING STUDS MAY NOT BE SPLICED.

L.3.9 LATERAL BRACING/BRIDGING TO CONSIST OF CUT-TO-LENGTH RUNNER TRACK FOR SOLID BLOCKING AND STEEL STRAPS ON BOTH SIDES OF STUDS. SOLID BLOCKING IS PLACED AT END OF EACH WALL, ADJACENT TO WALL OPENINGS, AND 10' O.C. MAXIMUM. RUNNER TRACK HAS A FLANGE CUT AND BENT AT EACH END AND IS SECURED TO EACH STUD FLANGE WITH #10-16 SCREW. STRAP BRACING TO BE 1-1/2" WIDE BY 20 GAUGE STEEL FASTENED TO EACH STUD FLANGE WITH ONE #10-16 SCREW, 5/8" LONG, AND TO EACH RUNNER TRACK FLANGE WITH FOUR #10-16 SCREWS, 5/8" LONG.

L.3.10 ALTERNATIVELY, 1-1/2" COLD ROLLED CHANNELS MAY BE USED FOR LATERAL BRACING. CHANNELS ARE INSERTED THROUGH WEB HOLES AND SECURED TO STUD WEB WITH SCREW ATTACHED OR WELDED 1-1/2" X 2" X 16" GAUGE CLIP ANGLES CUT TO LENGTH 1/4" LESS THAN STUD WIDTH. FOR 3-5/8" OR SMALLER STUDS, 26 GAUGE OR HEAVIER ONLY, THE CHANNELS MAY BE WELDED DIRECTLY TO EACH STUD FLANGE, OMITTING THE CLIP ANGLE.

L.3.11 ALL BRACING SHALL BE INSTALLED AT THE TIME THE WALL IS ERECTED. FAILURE TO INSTALL BRACING AT THIS TIME MAY COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING.

L.3.12 USE TWO (2) STUDS AT EACH SIDE OF WINDOW OPENING.

L.4 JOISTS AND RAFTERS

L.4.1 JOISTS AND RAFTERS MUST BEAR DIRECTLY OVER STUDS.

L.4.2 ALL JOIST ENDS MUST BE ENCLOSED WITH 18-GAUGE (MINIMUM) CLOSURE CHANNEL (RUNNER TRACK) IN CORRESPONDING DEPTHS.

L.4.3 ALL FIELD HOLES MUST BE REINFORCED. NO NOTCHING OR COPING OF JOISTS OR RAFTERS IS ALLOWED.

LIGHTGAGE STEEL NOTES (Continuation)

L.4.4 LATERAL BRACING TO CONSIST OF CUT-TO-LENGTH CLOSURE CHANNEL (RUNNER TRACK) FOR SOLID BLOCKING AND STEEL STRAPS ON BOTH FLANGES OF JOIST OR RAFTER. SOLID BLOCKING IS PLACED BETWEEN OUTER JOISTS, OVER ALL INTERIOR SUPPORTS, ADJACENT TO OPENINGS, AND 10' O.C. MAXIMUM. RUNNER TRACK HAS A FLANGE CUT AND BENT AT EACH END AND IS SECURED TO EACH JOIST OR AFTER FLANGE WITH ONE (1) #10-16 SCREW, 5/8" LONG. STRAP BRACING TO BE 1-1/2" X 20 GAUGE STEEL FASTENED TO EACH JOIST OR RAFTER FLANGE WITH ONE (1) #10-16 SCREW, 5/8" LONG AND TO EACH RUNNER TRACK FLANGE WITH FOUR (4) #10-16 SCREWS. STRAP BRACING MAY BE OMITTED ON TOP FLANGE ONLY IF ROOF OR FLOOR MATERIAL IS APPLIED DIRECTLY TO TOP FLANGE OF JOIST OR RAFTER.

L.4.5 JOIST OR RAFTER BRACING SHALL BE INSTALLED AT THE TIME THE FLOOR OR ROOF IS ERECTED. FAILURE TO INSTALL BRACING AT THIS TIME MAY COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING.

L.4.6 PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS AND BATHTUBS.

L.5 CONTROLLED INSPECTION OF LIGHTGAGE STEEL FRAMING

L.5.1 JOISTS SHALL BE INSPECTED FOR:
a. SIZE, GAUGE AND SPACING
b. LEVEL TO ± 1/8" IN 10'-0"
c. WEB STIFFENERS
d. BEARING, MINIMUM 3 1/2"
e. CONNECTIONS, ATTACHMENTS, FASTENER SIZE, NUMBER AND SPACING
f. BRIDGING, BLOCKING, STRAPPING
g. AVOID CONCENTRATED LOADS DUE TO PLACEMENT OF CONSTRUCTION LOADS
h. POSITION DIRECTLY OVER STUD BELOW

L.5.2 STUDS SHALL BE INSPECTED FOR:
a. SIZE, GAUGE AND SPACING
b. PLUMB TO ± 1/8" IN 10'-0"
c. CONNECTIONS, ATTACHMENTS, FASTENER SIZE, NUMBER AND SPACING
d. BRIDGING
e. TEMPORARY BRACING
f. POSITION DIRECTLY OVER JOISTS BELOW
g. WIND BRACING (DIAGONAL STEEL STRAPPING) SIZE, QUANTITY AND FASTENERS.

131 CHARLES STREET

ISSUE/REVISION		DATE
1	ISSUED FOR REVIEW	05/25/22
2	ISSUED FOR LPC APPROVAL	12/30/22

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DRAWING TITLE

GENERAL NOTES I

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: 1/8" = 1'-0"
	SHT. NO.:

S-401.00

C CAST-IN-PLACE CONCRETE

C.1 ALL CONCRETE WORK SHALL CONFORM TO THE ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

C.2 CONCRETE: UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE NORMAL WEIGHT (STONE) CONCRETE HAVING A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.

C.3 REINFORCING

C.3A BAR REINFORCING SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A 615, GRADE 60.

C.3B WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064/A1064M.

C.4 ADMIXTURES: ALL CONCRETE EXPOSED TO THE WEATHER IN THE FINISHED BUILDING SHALL BE AIR-ENTRAINED.

C.5 DEVELOPMENT LENGTHS OF REINFORCING (Ld, Ldh or Ldc) SHALL BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 12. FOR Ld AND Ldh, SEE SCHEDULE. FOR Ldc, SEE MANUFACTURER.

C.6 BARS MARKED CONT. (CONTINUOUS) SHALL BE LAPPED A DISTANCE Ld AT SPLICES AND AT CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AND BOTTOM BARS AT SUPPORTS. HOOK ALL TOP BARS AT NON-CONTINUOUS ENDS.

C.7 ALL LENGTHS OF HOOKED BARS INDICATED ON DRAWINGS DO FOR HOOKS.

C.8 ALL DETAILS OF BENDS AND HOOKS SHALL BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 7.

C.9 ALL REINFORCING SHALL BE HELD RIGIDLY AND ACCURATELY IN PLACE, AND PROTECTED AGAINST DISPLACEMENT BEFORE AND DURING CASTING. IF NECESSARY, ADDITIONAL BARS AND/OR STIRRUPS SHALL BE PROVIDED TO FURNISH SUPPORT FOR ALL REINFORCING.

C.10 FOR CLEARANCES FROM FACES OF CONCRETE TO REINFORCEMENT, SEE TABLE C.10.1 (ON THIS DRAWING).

C.11 PROVIDE SHRINKAGE AND TEMPERATURE REINFORCEMENT FOR ALL STRUCTURAL SLABS, WHERE THE FLEXURAL REINFORCING EXTENDS IN ONE DIRECTION ONLY, IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 7.

C.12 PRIOR TO THE START OF WORK, THE CONCRETE CONTRACTOR SHALL COORDINATE AND DETERMINE, WITH THE GENERAL CONTRACTOR OR THE CONSTRUCTION MANAGER, ALL DIMENSIONS AND LOCATIONS OF SLAB DEPRESSIONS, FLOOR DRAINS, OPENINGS, SLEEVES, CONCRETE CURBS, PADS AND EQUIPMENT BASES, AND OTHER SIMILAR ITEMS. THE PROVISION OF THESE ITEMS SHALL BE PART OF THE CONCRETE CONSTRUCTION WORK. CORING OF OPENINGS AFTER CONCRETE IS PLACED SHALL NOT BE PERMITTED.

C.13 THE CONCRETE CONTRACTOR SHALL INSTALL IN THE FORMS ALL SLOTS, SLEEVES, INSERTS, ANCHOR BOLTS, HANGERS, MASONRY ANCHORS, ETC., AS REQUIRED BY OTHER TRADES, AND SHALL COORDINATE WITH THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER FOR COMPLETENESS AND LOCATION BEFORE CONCRETE IS CAST.

C.14 IF PIPES OR CONDUITS ARE TO BE PLACED IN SLABS, THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER, PRIOR TO THE START OF WORK, SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL DRAWINGS SHOWING THE SIZE, LOCATION (VERTICALLY AND HORIZONTALLY), AND SPACING OF PIPES AND/OR CONDUITS.

C.15 GENERALLY, PIPES OR CONDUITS PLACED IN SLABS OR FOUNDATIONS SHOULD NOT BE LARGER THAN 1/3 THE SLAB THICKNESS AND SHOULD NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTER AND SHOULD NOT BE PLACED IN THE INTERSECTION OF COLUMN STRIPS FOR FLAT SLABS.

C.16 ALUMINUM CONDUITS OR PIPES SHALL NOT BE PLACED IN CONCRETE.

C.17 ALL BEAMS AND SLABS SHALL BE CAST MONOLITHICALLY, AND THE SLABS FINISHED AS REQUIRED BY THE SPECIFICATIONS.

C.18 VERTICAL CONSTRUCTION JOINTS USING APPROVED BULKHEADS MAY BE MADE AT MID-SPAN OF BEAM OR SLAB SPANS WHERE A STOP IN CONCRETE WORK IS NECESSARY, PENDING REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD. FOR ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS, SEE TYPICAL DETAILS.

C.19 STEEL BEAMS SUPPORTING METAL DECK AND CONCRETE FILL ARE CAPABLE OF SUPPORTING THE WET WEIGHT OF CONCRETE FILL WITHOUT THE USE OF TEMPORARY SHORES AFTER THE METAL DECK IS WELDED TO THE BEAMS TO PROVIDE LATERAL BRACING. HOWEVER, UNSHORED BEAMS AND DECK WILL DEFLECT WHILE CONCRETE IS BEING CAST. IF CONCRETE IS CAST WITHOUT BEAM AND DECK SHORING, PROVIDE ADDITIONAL CONCRETE AS REQUIRED TO MAINTAIN PROPER FINISHED ELEVATIONS. IF SHORES ARE USED, CAMBER SLABS UPWARD TO COMPENSATE FOR DEFLECTION WHEN SHORES ARE REMOVED.

C.20 ALL PLUMBING SLOTS AROUND SLEEVES SHALL BE FILLED WITH CONCRETE TO THE SAME DEPTH AS THE FLOOR SLAB AFTER PIPING IS INSTALLED.

C.21 CONCRETE PADS AND EQUIPMENT BASES SHALL BE REINFORCED WITH 6" X 6"-W5 X W5 WELDED WIRE REINFORCEMENT PLACED 1" FROM THE TOP OF PAD, UNLESS OTHERWISE NOTED ELSEWHERE. FOR LOCATIONS, SIZES AND THICKNESSES, SEE ARCHITECTURAL, AND/OR STRUCTURAL, AND/OR MECHANICAL DRAWINGS.

C.22 FOR TREATMENT OF EXPOSED CONCRETE, SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

C.23 CHAMFER EDGES OF EXPOSED CONCRETE COLUMNS AND BEAMS. PROVIDE REGLETS AND DRIPS AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND IN THE SPECIFICATIONS.

C.24 CURING OF CONCRETE SHALL START AS SOON AS THE FINISH WILL NOT BE MARRED THEREBY. IT SHALL NOT BE PERMISSIBLE TO DELAY THE CURING UNTIL THE MORNING AFTER THE CONCRETE IS CAST. SEE SPECIFICATIONS FOR ALL CURING REQUIREMENTS.

C.25 CONDUIT PLACED IN SLAB SHALL BE PLACED ABOVE STEEL DECK, BUT BELOW TOP REINFORCING. CONDUITS SHALL HAVE A MINIMUM OF 1" CLEAR COVER. MAXIMUM SIZE OF CONDUIT IN CONCRETE SLAB AND STEEL DECK CONSTRUCTION SHALL NOT BE LARGER THAN 1" OUTSIDE DIAMETER. PLACEMENT OF CONDUIT IN DECK RIBS SHALL BE AS PER DETAIL. ALL CONDUITS PARALLEL TO DECK OR SLAB SPAN SHALL HAVE A MINIMUM SPACING OF SIX INCHES ON CENTER (ALL ADDITIONAL CONDUITS ARE TO BE RUN IN A CONCEALED CEILING PLENUM). ALL CONDUITS PERPENDICULAR TO THE DECK OR SLAB SPAN SHALL HAVE A MINIMUM SPACING OF SIXTEEN INCHES (ALL ADDITIONAL CONDUITS, IF REQUIRED, ARE TO BE CONCEALED WITHIN THE CEILING). PROVIDE ADDITIONAL WELDED WIRE REINFORCEMENT OVER CONDUITS OF THE SAME SIZE AS THE TOP WELDED WIRE REINFORCEMENT WITH AN OVERHANG OF NOT LESS THAN 12 INCHES ON BOTH SIDES OF EACH CONDUIT. JUNCTION BOXES MAY BE PLACED IN CONCRETE BUT SHALL NOT EXCEED 6" X 6" X 3 1/2" IN DEPTH AND SHALL BE SEPARATED FROM OTHER JUNCTION BOXES BY NOT LESS THAN 18" OF CONCRETE.

CAST-IN-PLACE CONCRETE (Continuation)

C.26 SUBMIT PROPOSED MIX DESIGNS WITH PRELIMINARY TEST RESULTS TO THE ENGINEER OF RECORD AND THE SPECIAL INSPECTOR. AFTER ACCEPTANCE, THE CONTRACTOR'S LICENSED CONCRETE TESTING LABORATORY SHALL FILE FORM TR3 WITH THE BUILDING DEPARTMENT PRIOR TO PERMIT. CONCRETE SHALL NOT BE PLACED UNTIL MIXES HAVE BEEN APPROVED.

C.27 ALL CONCRETE USED IN THE STRUCTURE SHALL CONFORM IN ALL RESPECTS TO THE MATERIAL AND PROPORTIONS OF THESE MATERIALS USED IN THE APPROVED DESIGN MIX. THE USE OF ANY ADMIXTURES NOT PRESENT IN THE APPROVED DESIGN MIX IS PROHIBITED UNLESS ALLOWED AS PER NYC BUILDING CODE.

TABLE C.10.1 MINIMUM CONCRETE CLEAR COVER REQUIREMENTS

REINF. STEEL IN CONCRETE CAST AGAINST SOIL	3"
REINF. STEEL IN CONCRETE EXPOSED TO SOIL OR WEATHER #5 BARS AND SMALLER #6 BARS AND LARGER	 1 1/2" 2"
SLAB REINF. NOT EXPOSED TO SOIL OR WEATHER	3/4"
WALLS NOT EXPOSED TO SOIL OR WEATHER	3/4"
CONCRETE CURBS EXPOSED TO WEATHER (#5 BARS AND SMALLER)	1 1/2"
BEAM STIRRUPS AND COLUMN TIES	1 1/2"

S STRUCTURAL STEEL

S.1 ALL STRUCTURAL STEEL MATERIAL, FABRICATION AND ERECTION SHALL COMPLY WITH THE PROVISIONS OF THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, INCLUDING THE COMMENTARY AND ANY SUPPLEMENTS.

S.2 ALL STRUCTURAL STEEL WIDE FLANGE SHAPES SHALL BE ASTM A992 STEEL. ALL HSS RECTANGULAR AND ROUND STEEL SHALL BE ASTM A500, GRADE B. PLATES, ANGLES, ETC., USED AS CONNECTION MATERIAL MAY BE ASTM A36 STEEL. THE TYPE OF STEEL FOR ALL STRUCTURAL STEEL SHAPES, PLATES, BARS, ETC. SHALL BE INDICATED ON SHOP DRAWINGS.

S.3 THE STEEL CONTRACTOR SHALL FURNISH MILL TEST REPORTS FROM THE PRODUCER OF STEEL CERTIFYING THAT THE STEEL MEETS THE MINIMUM REQUIREMENTS AS DEFINED BY ASTM SPECIFICATIONS. IF REQUIRED BY THE APPLICABLE BUILDING CODE, STEEL MILL REPORTS AND COMPLETION CERTIFICATES SHALL BE FILED WITH THE BUILDING DEPT.

S.4 ALL CONNECTIONS NOT DETAILED ON THE DRAWINGS SHALL CONFORM TO THOSE SHOWN IN THE AISC STEEL CONSTRUCTION MANUAL, 13TH EDITION, WHERE POSSIBLE. ALL SHOP CONNECTIONS SHALL BE HIGH-STRENGTH BOLTED OR WELDED. ALL FIELD CONNECTIONS SHALL BE WELDED OR MADE WITH HIGH-STRENGTH BOLTS WITH HARDENED WASHERS, INSTALLED BY MEANS OF PNEUMATIC WRENCHES OR TENSION-CONTROLLED (TC) GUNS (WHERE PERMITTED) AND TORQUED TO THE REQUIRED VALUE, IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM F3125 GRADE A325(OR F1852 FOR TC BOLT) OR A490 (OR F2280 FOR TC BOLT) APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED JOINTS. ALL BOLTS SHALL BE PRE-TENSIONED BOLTS, UNLESS OTHERWISE SPECIFICALLY NOTED OR DETAILED.

S.5 ALL WELDING SHALL BE IN ACCORDANCE WITH THE STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY. THE WELDABILITY OF ALL EXISTING STRUCTURAL STEEL SHALL BE VERIFIED, WHERE APPLICABLE.

S.6 WELDING ELECTRODES SHALL CONFORM TO ASTM SPECIFICATION E-70XX FOR STEEL MATERIAL GRADES 50 KSI AND LOWER. MATERIAL GRADE 65 KSI STEEL SHALL CONFORM TO ASTM SPECIFICATION E-80XX. ALL BUTT WELDS SHALL BE 100% PENETRATION WELDS AND FILLET WELDS SHALL BE MINIMUM 1/4". ALL PARTIAL JOINT PENETRATION WELDS (PJP) INDICATED ON THE DRAWINGS SPECIFY THE EFFECTIVE THROAT THICKNESS. IF REQUIRED BY THE APPLICABLE BUILDING CODE, COPIES OF TEST REPORTS SHALL BE FILED WITH THE BUILDING DEPT.

S.7 ALL BOLTS SHALL BE 3/4" DIAMETER ASTM F3125 GRADE A325(OR F1852 FOR TC BOLT) AND 1" DIAMETER A490 (OR F2280 FOR TC BOLT), UNLESS OTHERWISE NOTED. ALL BOLTS SHALL BE PRE-TENSIONED AS PER AISC 360 CHAPTER J REQUIREMENTS. ALL BOLTS SHALL BE DESIGNED AND PROVIDED AS PER TABLE S.10.1 (ON THIS DRAWING). THE USE OF TENSION-CONTROLLED (TC) BOLTS IS PERMITTED IN ALL CONNECTIONS EXCEPT THOSE THAT ARE PART OF BRACED AND MOMENT FRAMES, MOMENT CONNECTIONS, TRUSSES, AND TRANSFER GIRDERS.

S.8 FABRICATE AND ERECT BEAMS WITH NATURAL CAMBER UP.

S.9 ALL CONTACT SURFACES, INCLUDING SURFACES ADJACENT TO THE BOLT HEAD AND NUT, SHALL BE FREE OF SCALE, OIL, PAINT, LACQUER, AND OTHER FOREIGN MATERIAL. BURRS THAT WOULD PREVENT SOLID SEATING OF THE CONNECTED PARTS IN THE SNUG TIGHT CONDITION SHALL BE REMOVED. CONTACT SURFACES THAT ARE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ROUGHENED BY MEANS OF AND WIRE BRUSHING (POWER BRUSHING IS PROHIBITED) WILL BE PERMITTED.

S.10 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLATES, CLIP ANGLES, CONNECTIONS, NAILER HOLES, ETC., REQUIRED FOR THE COMPLETION OF THE STRUCTURE OR REQUIRED BY OTHER TRADES, EVEN IF SUCH ITEMS ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS.

S.11 THE STEEL FRAMING SHALL BE TEMPORARILY BRACED AGAINST EARTH PRESSURE, WIND, POSSIBLE LATERAL CONSTRUCTION LOADS, OR UNBALANCES CAUSED BY CONSTRUCTION SEQUENCING UNTIL SLABS, BEAMS, COLUMNS, BRACING, AND ANY OTHER STRUCTURE DESIGNED TO LATERALLY BRACE THE FINISHED STRUCTURE ARE IN PLACE AND HAVE ATTAINED THEIR REQUIRED STRENGTH OR HAVE HAD THEIR PERMANENT CONNECTIONS MADE. THE GENERAL CONTRACTOR AND/OR THE CONSTRUCTION MANAGER AND/OR THE STEEL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE INTEGRITY OF THE STEEL STRUCTURE DURING ERECTION AND CONSTRUCTION.

S.12 THE STRUCTURAL STEEL SHALL BE ERECTED TO THE TOLERANCE CALLED FOR IN THE AISC CODE OF STANDARD PRACTICE UNLESS MORE STRINGENT TOLERANCES ARE REQUIRED BY OTHER TRADES, SUCH AS BUT NOT LIMITED TO PRECAST, ELEVATOR, STAIR, ARCHITECTURALLY EXPOSED STRUCTURAL STEEL, STAINLESS STEEL, OR FACADE CONTRACTORS. THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL COORDINATE.

STRUCTURAL STEEL (Continuation)

S.13 ALL GROUT FOR BASE PLATES AND ANCHOR BOLTS SHALL BE OF A NON-SHRINKAGE TYPE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 7,500 PSI AFTER 28 DAYS.

S.14 PROVIDE LOOSE LINTELS OVER ALL OPENINGS IN EXTERIOR AND INTERIOR MASONRY WALLS AS PER THE TABLE S.19.1 (ON THIS DRAWING), EXCEPT WHERE OTHERWISE DETAILED ON THE DRAWINGS.

S.15 ALL STRUCTURAL STEEL EXPOSED TO THE WEATHER AND/OR ELEMENTS SHALL BE PROVIDED WITH A WEATHER RESISTANT COATING PER SPECIFICATIONS OR SHALL BE HOT DIP GALVANIZED. FASTENERS AND COMPONENTS OF BOLTED CONNECTIONS EXPOSED TO WEATHER AND/OR ELEMENTS PROVIDED WITH STRUCTURAL STEEL WHICH IS PROTECTED BY A WEATHER RESISTANT COATING SHALL BE TYPE III WEATHER RESISTANT. FASTENERS AND COMPONENTS OF BOLTED CONNECTIONS EXPOSED TO WEATHER AND/OR ELEMENTS PROVIDED WITH STRUCTURAL STEEL WHICH IS PROTECTED BY HOT DIP GALVANIZING SHALL BE HOT DIP GALVANIZED.

S.16 BEAMS SUPPORTING STAIR STRUTS AND STAIR HANGERS SHALL HAVE STIFFENERS MILLED TO BEAR UNDER OR OVER FLANGES OF THE BEAM. COORDINATE THE INTERFACING OF STRUCTURAL STEEL FRAMING AND STAIR FRAMING SYSTEMS WITH RESPECTIVE SUB-CONTRACTORS.

TABLE S.10.1 - BOLT DESIGN CRITERIA AND GUIDELINES

DESIGN BOLT AS:	CONNECTION TYPE
BEARING BOLT	• ALL SHEAR CONNECTIONS WHERE NO ECCENTRICITIES/MOMENT ARE TAKEN BY THE BOLTS • DIRECT LOADED CONNECTIONS (TRUSSES, BRACES, ETC.) WITH STANDARD HOLES • MOMENT CONNECTIONS WITH STANDARD HOLES
SLIP-CRITICAL, SERVICEABILITY*	• ECCENTRIC BOLT GROUPS WITH SHORT SLOTTED HOLES WHERE THE LOAD IS APPLIED TRANSVERSE TO THE SLOT.
SLIP-CRITICAL, STRENGTH*	• ECCENTRIC BOLT GROUPS WITH LONG SLOTTED AND/OR OVERSIZE HOLES • DIRECT LOADED CONNECTIONS (TRUSSES, BRACES, ETC.) WITH SLOTTED AND/OR OVERSIZE HOLES • MOMENT CONNECTIONS WITH SLOTTED AND/OR OVERSIZE HOLES • CONNECTIONS WITH SHIMS/FILLERS IN EXCESS OF 1/4" THICK WHERE THE SHIM/FILLER IS NOT DESIGNED TO TRANSFER THE FORCE BACK INTO THE PRIMARY CONNECTION ELEMENTS

*PLEASE NOTE: ALL ELEMENTS/COMPONENTS/MEMBERS OF SLIP-CRITICAL BOLTED CONNECTIONS SHALL BE CHECKED FOR BEARING AND TEAR-OUT.

TABLE S.19.1 - LOOSE LINTELS SCHEDULE

MASONRY OPENINGS	NOMINAL MASONRY WALL THICKNESS				
	4"	6"	8"	10"	12"
3'-11" OR LESS	1L 4x3 1/2x5/16	1L 5x5x5/16	2LS 4x3 1/2x5/16	2LS 4x4x5/16	2LS 5x5x5/16
4'-0" TO 7'-0"	1L 5x3 1/2x5/16	1L 5x5x5/16	2LS 4x3 1/2x5/16	2LS 6x4x5/16	2LS 5x5x5/16

SHORT LEGS ARE HORIZONTAL
LENGTH OF LINTELS = M.0 + 16" (8" BEARING EACH SIDE)

131 CHARLES STREET

ISSUE/REVISION		DATE
1	ISSUED FOR REVIEW	05/25/22
2	ISSUED FOR LPC APPROVAL	12/30/22

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DRAWING TITLE

GENERAL NOTES II

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: 1/8" = 1'-0"
	SHT. NO.:

S-402.00

M MASONRY

M.1 ALL MASONRY WALLS SHOWN OR NOTED ON THE STRUCTURAL OR ARCHITECTURAL DRAWINGS SHALL BE REINFORCED.

M.2 ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ACI 530.1/ASCE 6/TMS 602, EXCEPT AS NOTED IN THE CONTRACT DRAWINGS OR SPECIFICATIONS.

M.3 ALL HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90. ALL UNITS SHALL BE TYPE I GRADE N-I WITH A MINIMUM COMPRESSIVE STRENGTH OF THE MASONRY OF f'm= 4,000 PSI.

M.4 MORTAR SHALL CONFORM TO ASTM C 270 TYPE"M" WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

M.5 ALL GROUT INSTALLED IN MASONRY UNITS SHALL CONFORM TO ASTM C 476 AND SHALL BE TYPE "FINE GROUT" WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.

M.6 ALL HORIZONTAL AND VERTICAL REINFORCEMENT BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.

M.7 ALL PREFABRICATED JOINT REINFORCEMENT SHALL BE TRUSS TYPE, GALVANIZED AND CONFORM TO ASTM A1064/A1064M WITH A MINIMUM ALLOWABLE STRESS OF 30,000 PSI, WITH PROVISIONS FOR INTEGRATION WITH MASONRY VENEER TIES WHERE REQUIRED.

M.8 LAY ALL UNITS WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS. CROSS WEBS ADJACENT TO FILLED CELLS SHALL BE FULLY BEDDED IN MORTAR TO PREVENT LEAKAGE OF GROUT AND MORTAR "FINS" SHALL NOT PROTRUDE INTO SPACES DESIGNED TO BE FILLED WITH GROUT. GROUT SHALL BE PERMITTED TO COME IN DIRECT CONTACT WITH THE FOUNDATION OR BEARING SURFACE.

M.9 ALIGN VERTICAL CELLS OF BLOCK TO BE FILLED WITH GROUT SO A CONTINUOUS UNOBSTRUCTED OPENING IS AVAILABLE FOR THE FULL HEIGHT OF THE GROUT. THE MINIMUM CONTINUOUS CLEAR DIMENSIONS OF VERTICAL CORES SHALL BE 2 IN. X 3 IN. IN FILLING VERTICAL CORES, THE GROUT SHALL NOT EXCEED 4 FT. IN HEIGHT. GROUT SHALL BE RODDED OR PUDDLED DURING PLACEMENT TO INSURE COMPLETE FILLING OF THE CORE. WHEN GROUTING IS STOPPED FOR ONE (1) HOUR OR LONGER, THE GROUT POUR SHALL BE STOPPED 1 1/2 IN. BELOW THE TOP OF A MASONRY UNIT.

M.10 LAP ALL VERTICAL BARS A MINIMUM OF 48 BAR DIAMETERS AND PROVIDE STEEL SPACER TIES (NOT TO EXCEED 192 BAR DIAMETERS) TO SECURE AND POSITION ALL VERTICAL STEEL AND PREVENT DISPLACEMENT DURING GROUTING.

M.11 FILL CELLS WHICH HAVE VERTICAL REINFORCEMENT SOLID WITH GROUT. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL GROUTING REQUIREMENTS.

M.12 FILL VERTICAL CELLS OF MASONRY UNITS SOLID WITH GROUT WHICH HAVE ANCHORING, SUPPORTING OR HANGING DEVICES EMBEDDED IN THE CELL.

M.13 FILL VERTICAL CELLS OF MASONRY UNITS SOLID WITH GROUT WHICH ARE BELOW STEEL BEARING PLATES, STEEL BEAMS, AND ENDS OF LINTELS, TO 8" BEYOND BEARING.

M.14 ALL WALL SECTIONS AND PIERS LESS THAN 4 SQUARE FEET IN CROSS- SECTIONAL AREA SHALL BE FULLY GROUTED.

M.15 ALL WALLS 6" AND THICKER SHALL HAVE A TOP BOND BEAM REINFORCED WITH 2-#5 CONTINUOUS, UNLESS NOTED OTHERWISE.

M.16 PROVIDE CONTROL JOINTS AT 30'-0' ON CENTER MAXIMUM IN ALL MASONRY WALLS. REFER TO ARCH. DRAWINGS FOR LOCATIONS.

M.17 CONTRACTOR SHALL PROVIDE TEMPORARY BRACING TO MAINTAIN SAFETY AND TO TAKE CARE OF ANY LOADS, INCLUDING WIND & SEISMIC, TO WHICH THE WALLS MAY BE SUBJECTED DURING ERECTION. BRACING SHALL REMAIN IN PLACE UNTIL ALL SUPPORTING CROSS WALLS, STEEL AND SLABS ARE IN PLACE AND ALL CONNECTIONS ARE MADE. GROUT IN FILLED CELLS SHALL HAVE ATTAINED 28 DAY STRENGTH.

M.18 CONTRACTOR SHALL SUBMIT, FOR STRUCTURAL ENGINEER'S REVIEW, SHOP DRAWINGS, SHOWING DIMENSIONS, LAYOUT, REINFORCEMENT, ANCHOR LOCATIONS CONNECTION DETAILS, ETC., PRIOR TO INSTALLATION OF ALL REINFORCED BLOCK WALLS. SHOP DRAWINGS SHALL INDICATE DETAILS OF REINFORCEMENT, INCLUDING SPLICES AND PLACEMENT PROCEDURES.

DD DESIGN DELEGATION

DD.1 WHERE DESIGNATED ON THE CONSTRUCTION DOCUMENTS, A PROFESSIONAL ENGINEER, AUTHORIZED TO PROVIDE PROFESSIONAL SERVICES IN THE STATE OF NEW YORK, HIRED BY THE CONTRACTOR (DELEGATEE) SHALL PERFORM CERTAIN ENGINEERING SERVICES.

DD.2 THE FOLLOWING ITEMS REQUIRE DESIGN DELEGATION:

1. STRUCTURAL STEEL CONNECTIONS
2. COLD-FORMED METAL FRAMING
3. TEMPORARY SHORING

DD.3 IN ACCORDANCE WITH NEW YORK STATE POLICY, DELEGATEE SHALL BE LICENSED IN THE STATE OF NEW YORK AND SHALL BE REQUIRED TO OBTAIN PROFESSIONAL LIABILITY INSURANCE WITH LIMITS OF NOT LESS THAN TWO MILLION ($2,000,000) DOLLARS EACH CLAIM / $2,000,000 ANNUAL AGGREGATE SUBJECT TO A DEDUCTIBLE OR SELF INSURED RETENTION OF NOT MORE THAN ONE HUNDRED THOUSAND ($100,000) DOLLARS PER CLAIM OR AN AMOUNT ACCEPTABLE TO THE OWNER. THE DELEGATEE DESIGN PROFESSIONAL SHALL ALSO SUBMIT A COPY OF THE DELEGATEE'S CERTIFICATION OF AUTHORIZATION TO PRACTICE ENGINEER IN THE STATE OF NEW YORK. THE DELEGATEE DESIGN PROFESSIONAL SGALL SUBMIT PROOF OF INSURANCE, IN THE AMOUNT IDENTIFIED ABOVE, AND THE CERTIFICATION OF THE AUTHORIZATION, PRIOR TO SUBMITTING ANY DOCUMENTS PREPARED BY THE DELEGATEE DESIGN PROFESIONAL.

DD.4 ALL SUBMITTALS PREPARED BY THE DELEGATEE DESIGN PROFESSIONAL SHALL BE SIGNED AND SEALED. THE DESIGN SHALL BE PERFORMED IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS DESIGNATED ON THE DOCUMENTS AND ACCORDING TO ALL APPLICABLE CODES, LAWS, RULES AND REGULATIONS.

A POST-INSTALLED ANCHORS

A.1 EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AND INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE ICC-ES REPORT AND MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS:

POST-INSTALLED ANCHORS GUIDELINES

APPLICATION	ANCHORING SYSTEM	ICC-ES REPORT
ANCHORAGE TO CONCRETE (ADHESIVE)	HILTI HY 200 ADHESIVE HILTI RE 500-SD ADHESIVE	ESR-3187 ESR-2322
ANCHORAGE TO CONCRETE (MECHANICAL)	HILTI KWIK BOLT TZ HILTI KWIK HUS EZ	ESR-1917 ESR-3027
REBAR DOWELING (ADHESIVE)	HILTI RE 500-SD ADHESIVE WITH SAFE SET INSTALLATION	ESR-2322
	HILTI HY 200 ADHESIVE WITH SAFE SET INSTALLATION	ESR-3187
ANCHORAGE TO SOLID GROUTED MASONRY	HILTI HY 70 ADHESIVE HILTI KWIK BOLT 3	ESR-2682 ESR-1385
ANCHORAGE TO HOLLOW / MULTI-WYTHE MASONRY	HILTI HY 70 ADHESIVE WITH SCREEN TUBE	ESR-3342, ESR-2682

A.2 ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY THE MANUFACTURER OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT INCLUDING AN ICC-ES REPORT SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE, SEISMIC USE, LOAD RESISTANCE, INSTALLATION CATEGORY, IN-SERVICE TEMPERATURE, INSTALLATION TEMPERATURE, ETC.

A.3 ADHESIVE ANCHORS INSTALLED IN A HORIZONTALLY OR UPWARDLY INCLINED ORIENTATION INTO CONCRETE AND SUPPORTING A SUSTAINED TENSION LOAD SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER. INSTALLER SHALL BE CERTIFIED THROUGH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM OR APPROVED EQUAL.

A.4 CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ON-SITE ANCHOR INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. CONTRACTOR SHALL SUBMIT DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL INSTALLING ANCHORS HAVE RECEIVED THE REQUIRED TRAINING PRIOR TO THE COMMENCEMENT OF WORK.

A.5 ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

A.6 CONTINUOUS SPECIAL INSPECTION FOR POST INSTALLED ANCHORS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 4.3/4.4 OF THE ICC-ES REPORT FOR THE INDIVIDUAL ANCHOR AND SECTION 1704.32 OF THE NEW YORK CITY BUILDING CODE. SPECIAL INSPECTOR SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK TO COORDINATE INSPECTION EFFORTS.

131 CHARLES STREET

ISSUE/REVISION		DATE
1	ISSUED FOR REVIEW	05/25/22
2	ISSUED FOR LPC APPROVAL	12/30/22

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DRAWING TITLE

GENERAL NOTES III

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE		
	PROJ. NO.:	17186
	DATE:	12/30/22
	SCALE:	1/8" = 1'-0"
	SHT. NO.:	
		S-403.00

C. STRUCTURAL DRAWINGS BY SEVERUD ASSOCIATES, DATED 12/30/2022

SCOPE OF WORK (STRUCTURAL)

1. GUT RENOVATION OF AN EXISTING 3 - STORY BRICK RESIDENTIAL STRUCTURE.
2. EXTEND THE CELLAR INTO THE COURTYARD, AND ADD A SUBCELLAR BELOW THE EXISTING CELLAR.
3. REMOVE EXISTING WOOD FLOORS AND REPLACE WITH PLYWOOD DECK ON COLD FORM STEEL JOISTS. MAINTAIN EXISTING BRICK BEARING WALLS.

LOADING SCHEDULE (PSF)

LEVEL	DECK	CEILING AND MECH.	PARTITIONS	MISC. DEAD LOAD	LIVE LOAD	TOTAL LOAD	REMARKS
SUB CELLAR	50	-	15	40	125*	230	* LIGHT STORAGE
CELLAR	100	8	12	40	100	260	-
FL. 1 - 3	10	8	12	5	40	75	-
ROOF	10	5	-	15	30	60	-
TERRACE	10	5	-	45	60	120	-

DESIGN CRITERIA SCHEDULE

STRUCTURAL OCCUPANCY AND RISK CATEGORY	II
ROOF SNOW LOAD:	
GROUND SNOW LOAD (P_g)	20 psf
SLIDING SNOW SURCHARGE	30 psf
SNOW EXPOSURE FACTOR (C_e)	1.2
SNOW LOAD IMPORTANCE FACTOR (I_s)	1.0
THERMAL FACTOR (C_t)	1.0
WIND LOADS:	
BASIC WIND SPEED (V_{3s})	98 mph
WIND IMPORTANCE FACTOR (I_w)	1.0
WIND EXPOSURE	B
INTERNAL PRESSURE COEFFICIENT (GC_{pi})	±0.18
COMPONENT/CLADDING DESIGN WIND PRESSURE	45 psf
DESIGN BASE SHEAR (NS/EW)	-- / --
SEISMIC LOADS:	
SEISMIC IMPORTANCE FACTOR (I_E)	1.00
MAPPED SPECTRAL RESPONSE ACCELERATIONS	
SHORT PERIOD (S_S)	0.279g
1-SECOND PERIOD (S_1)	0.072g
SEISMIC SITE CLASS	D
DESIGN SPECTRAL RESPONSE ACCELERATIONS	
SHORT PERIOD (S_{DS})	0.293
1-SECOND PERIOD (S_{D1})	0.115g
SEISMIC DESIGN CATEGORY	B
RESPONSE MODIFICATION FACTOR (R)	
NS - ORDINARY REINFORCED MASONRY SHEAR WALLS	2
EW - ORDINARY REINFORCED MASONRY SHEAR WALLS	2
DESIGN BASE SHEAR (NS/EW)	-- / --
SEISMIC RESPONSE COEFFICIENT (C_s)	0.03
ANALYSIS PROCEDURE	EQUIV. LAT. FORCE

NS - DENOTES NORTH SOUTH DIRECTION
EW - DENOTES NORTH SOUTH DIRECTION

BUILDING DEPARTMENT COMPLIANCE NOTES

1. CONTRACT DOCUMENTS CONTAINED HERE-WITHIN ARE FOR "STRUCTURAL WORKS ONLY".
2. CONSTRUCTION DOCUMENTS SUBMITTED COMPLY WITH REQUIREMENTS AS PER AC 28-104.7 AND BC107.1, BC 107.7, AND BC 1603.1 (STRUCTURAL).
3. CONTRACT DOCUMENTS AND DESIGN LOADS COMPLY WITH THE PROVISIONS OF CODE BC 107.7 AND BC 1604. REFER TO S-001 FOR LOADING SCHEDULE TABLE.
4. REFER TO DRAWING S-001 FOR DRAWING LIST
5. BUILDING DEPARTMENT NOTES AS RELATES TO STRUCTURAL WORKS:
   - 5.1 PROJECT IS FILED UNDER 1968 NYC BUILDING CODE AND ADDITIONS SHALL COMPLY WITH CURRENT NYC BUILDING CODE.
   - 5.2 NO CHANGE IN USE, EGRESS, OR OCCUPANCY.
6. PROJECT SITE INFORMATION:
   - 6.1 ADDRESS: 131 CHARLES STREET
   - 6.2 FLOORS OF STRUCTURAL WORK: SUB CELLAR, CELLAR, 1, 2 AND 3.
   - 6.3 TAX BLOCK: 632
   - 6.4 TAX LOT: #30
   - 6.5 ZONING DISTRICT: C1-6A
   - 6.6 TOTAL NO. OF FLOORS: 3
   - 6.7 EXISTING CONSTRUCTION CLASSIFICATION: 3NFP
   - 6.8 PROPOSED CONSTRUCTION CLASSIFICATION: II-B
   - 6.9 EXISTING OCCUPANCY GROUP: J-2
   - 6.10 PROPOSED OCCUPANCY GROUP: J-3
7. ALL NEW WORK COMPLIES WITH THE NYC BUILDING CODE, 2014 EDITION.
8. THE CONDITIONS OF THE EXISTING STRUCTURE HAS BEEN ASSESSED AND THE PROPOSED ALTERATIONS DO NOT WEAKEN OR DIMINISH THE INTEGRITY OF THE EXISTING STRUCTURE.
9. FLOOR OCCUPANCY IS FOR RESIDENTIAL USAGE.
10. FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS, SEE S400 SERIES DRAWINGS.
11. STRUCTURAL DESIGN COMPLIES WITH EARTHQUAKE CODE 17/95

STRUCTURAL INSPECTIONS AND OBSERVATIONS

SI.1 ALL INSPECTIONS SHALL CONFORM TO CHAPTER 1 OF THE NEW YORK CITY BUILDING CODE. ALL SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS SHALL CONFORM TO CHAPTER 17 OF THE NEW YORK CITY BUILDING CODE.

SI.2 THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED:

- A. STRUCTURAL STEEL - WELDING (BC 1704.3.1)
- B. STRUCTURAL STEEL - DETAILS (BC 1704.3.2)
- C. STRUCTURAL COLD-FORMED STEEL (BC 1704.3.4)
- D. CONCRETE - CAST-IN-PLACE (BC 1704.4)
- E. STRUCTURAL STABILITY - EXISTING BUILDINGS (BC 1704.20.1)
- F. POST INSTALLED ANCHORS (BB# 2014-018 & 2014-019) (BC 1704.32)
- G. UNDERPINNING (BC 1704.20.3 BC 1814)
- H. MASONRY (BC 1704.5)
- I. CONCRETE DESIGN MIX (TR3) (BC 1905.3 & 1913.5)
- J. CONCRETE SAMPLING AND TESTING (TR2) (BC 1905.6 & 1013.10)

SI.3 SPECIAL INSPECTIONS SHALL BE CONTINUOUS EXCEPT WHERE PERIODIC SPECIAL INSPECTIONS ARE SPECIFICALLY PERMITTED BY THE BUILDING CODE.

SI.4 ALL SPECIAL INSPECTIONS SHALL BE PERFORMED BY SPECIAL INSPECTORS AND AGENCIES QUALIFIED BY THE BUILDING DEPARTMENT AND ACCEPTABLE TO THE ENGINEER OF RECORD.

SI.5 ALL WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL APPROVED BY THE SPECIAL INSPECTOR.

SI.6 ALL SPECIAL INSPECTORS SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE M OWNER AND ENGINEER OF RECORD.

SI.7 ALL SPECIAL INSPECTORS SHALL FURNISH INSPECTION REPORTS TO THE OWNER AND TO THE ENGINEER OF RECORD.

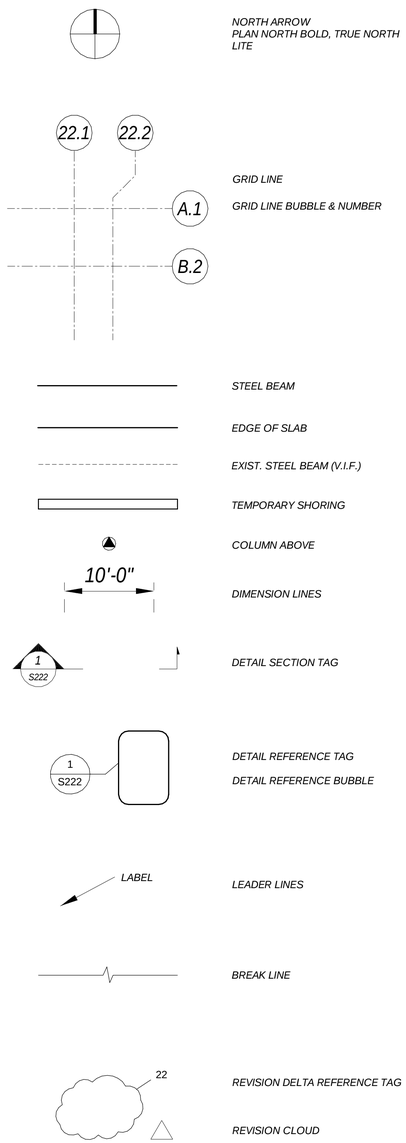
SI.8 ALL STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY REGISTERED DESIGN PROFESSIONALS ACCEPTABLE TO THE ENGINEER OF RECORD.

STRUCTURAL SHEET LIST

ABBREVIATIONS

A	
A	ABOVE
C	
CL	CENTERLINE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
D	
DEMO	DEMOLITION
DIA	DIAMETER
E	
EL	ELEVATION
EOS	EDGE OF SLAB
EQ	EQUAL
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
F	
FIN	FINISH
H	
HT	HEIGHT
I	
ID	INSIDE DIAMETER; INSIDE DIMENSION
INFO	INFORMATION
M	
MAX	MAXIMUM
MIN	MINIMUM
N	
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NWT	NORMAL WEIGHT
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER;
OPP	OPPOSITE
R	
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
S	
SECT	SECTION
SIM	SIMILAR
SS	STAINLESS STEEL
T	
TEMP	TEMPORARY
TOS	TOP OF SLAB; TOP OF STEEL
TYP	TYPICAL
U	
UON	UNLESS OTHERWISE NOTED
V	
VIF	VERIFY IN FIELD
W	
W	WIDE
WT	WEIGHT

SYMBOLS



(R) BACKER ROD (F) FILLER
(S) SEALANT

THE PRECEDING LIST OF ABBREVIATIONS IS PRESENTED AS A GENERAL GUIDE AND DOES NOT NECESSARILY SHOW ALL ABBREVIATIONS USED. OTHER GENERALLY ACCEPTED ABBREVIATIONS MAY BE FOUND AMONG THE DRAWINGS - REFER TO NCS FOR DEFINITIONS. ALL ABBREVIATIONS SHOWN ABOVE MAY NOT BE USED WITHIN THIS DRAWING SET.

131 CHARLES STREET

ISSUE/REVISION		DATE
1	ISSUED FOR REVIEW	05/25/22
2	ISSUED FOR LPC APPROVAL	12/30/22

THE TURETT COLLABORATIVE:

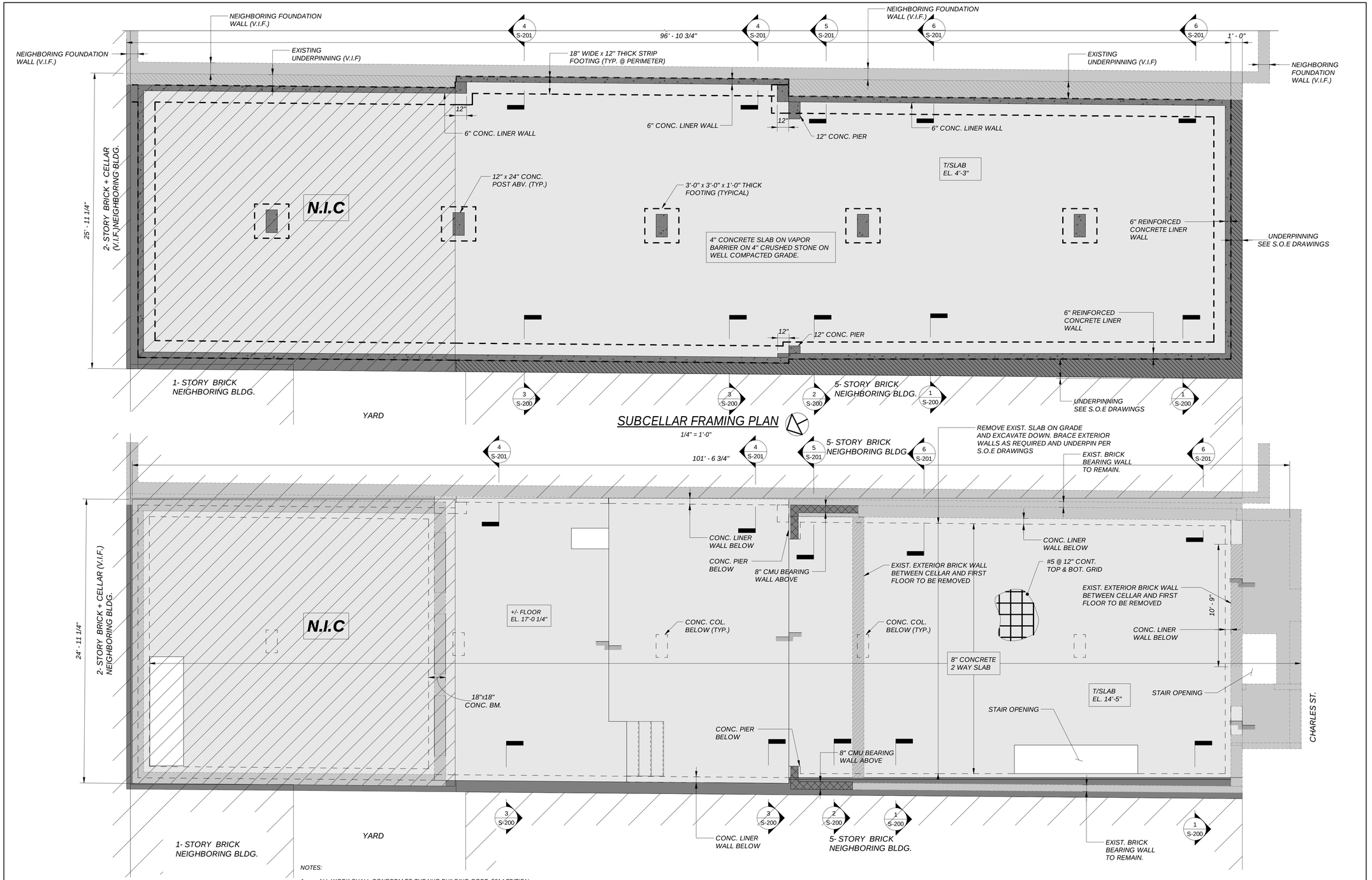
277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007
T: 212.965 1244 | E: INFO@TURETTARCH.COM

DRAWING TITLE

COVER SHEET - FRONT BUILDING

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: 1/8" = 1'-0"
	SHT. NO.: S-001.00



NOTES:

1. ALL WORK SHALL CONFORM TO THE NYC BUILDING CODE, 2014 EDITION.
2. WORK SHOWN SHALL BE COORDINATED WITH THE REQUIREMENTS OF THE ARCH'L. & MEP DRAWINGS.
3. ALL ELEVATIONS SHOWN REFERENCE NAVD-88.
4. ALL EXISTING CONDITIONS SHALL BE FIELD-VERIFIED. CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS NECESSARY TO PROPERLY DETAIL AND INSTALL THE PROPOSED WORK.
5. ALL TEMPORARY SUPPORTS, INCLUDING SUPPORT OF EXCAVATION AND TEMPORARY BRACING OF EXISTING STRUCTURAL ELEMENTS TO REMAIN SHALL BE DESIGNED BY OTHERS.
6. ALL EXISTING FLOORS SHALL BE REMOVED. TEMPORARILY BRACE ALL EXISTING WALLS AS REQUIRED.
7. TOP OF FOOTINGS AND GRADE BEAMS SHALL TYPICALLY BE 1'-0" BELOW THE TOP OF SLAB, UNLESS SHOWN THUS : [...] INDICATING THE BOTTOM OF FOOTING ELEVATION.

131 CHARLES STREET

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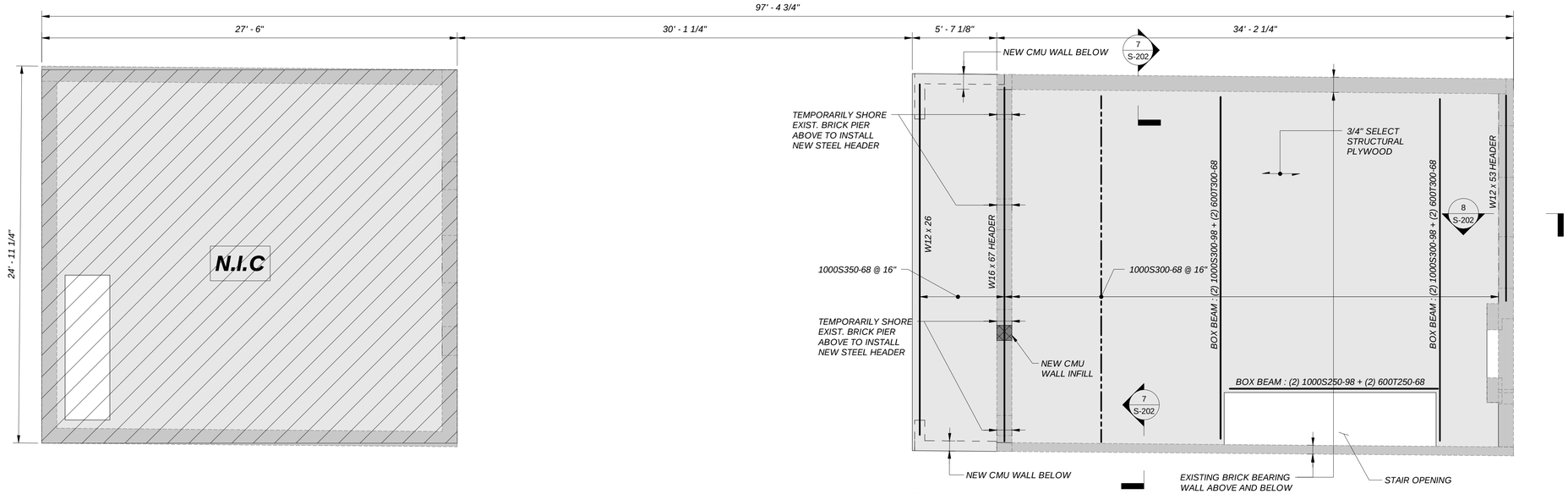
DRAWING TITLE

SUBCELLAR AND CELLAR FRAMING PLANS - FRONT BUILDING

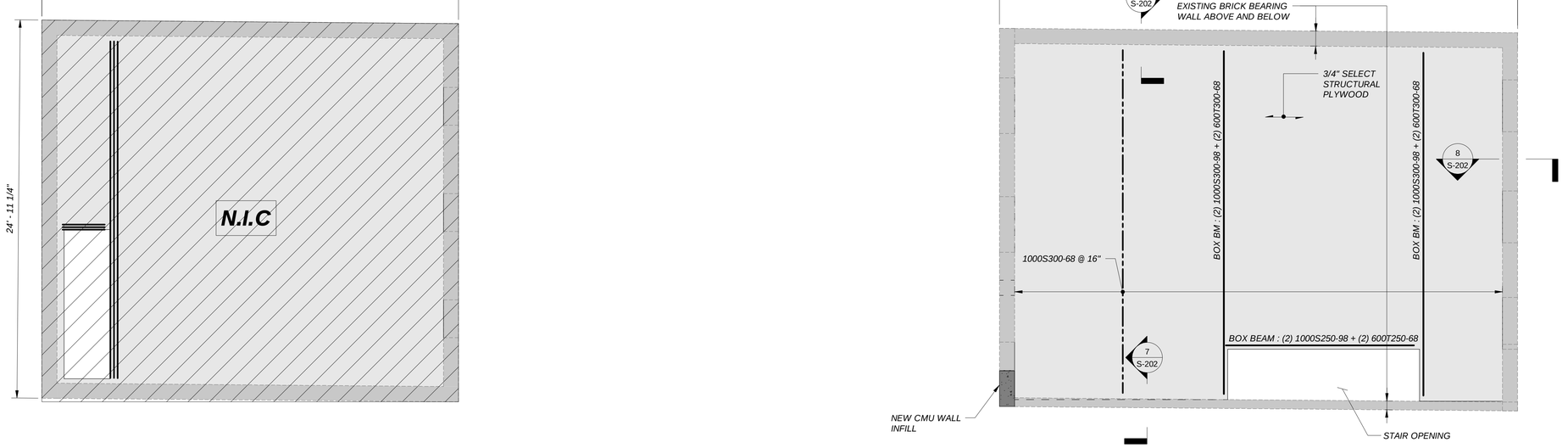
APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE		
	PROJ. NO.:	17186
	DATE:	12/30/22
	SCALE:	1/4" = 1'-0"
	SHT. NO.:	S-100.00



1ST FLOOR FRAMING PLAN

1/4" = 1'-0"



2ND FLOOR FRAMING PLAN

1/4" = 1'-0"

NOTES:

1. ALL WORK SHALL CONFORM TO THE NYC BUILDING CODE, 2014 EDITION.
2. WORK SHOWN SHALL BE COORDINATED WITH THE REQUIREMENTS OF THE ARCH'L. & MEP DRAWINGS.
3. ALL ELEVATIONS SHOWN REFERENCE NAVD-88.
4. ALL EXISTING CONDITIONS SHALL BE FIELD-VERIFIED. CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS NECESSARY TO PROPERLY DETAIL AND INSTALL THE PROPOSED WORK.
5. ALL TEMPORARY SUPPORTS, INCLUDING SUPPORT OF EXCAVATION AND TEMPORARY BRACING OF EXISTING STRUCTURAL ELEMENTS TO REMAIN SHALL BE DESIGNED BY OTHERS.
6. ALL EXISTING FLOORS SHALL BE REMOVED. TEMPORARILY BRACE ALL EXISTING WALLS AS REQUIRED.

131 CHARLES STREET

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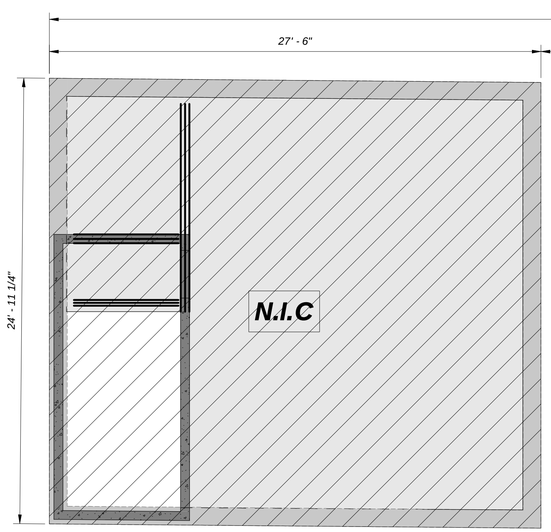
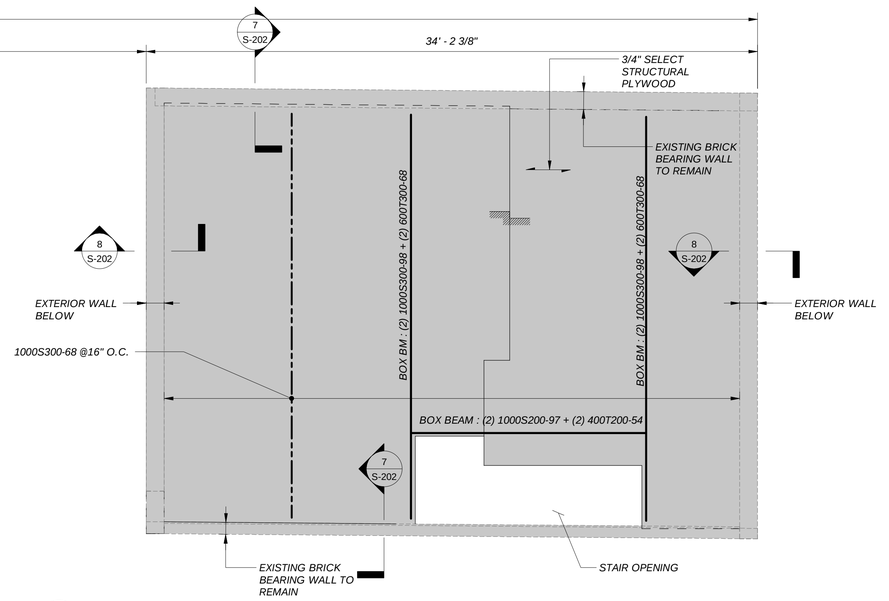
DRAWING TITLE

1ST AND 2ND FLOOR FRAMING PLANS - FRONT BUILDING

APPLICATION NUMBER: M00700585-L1

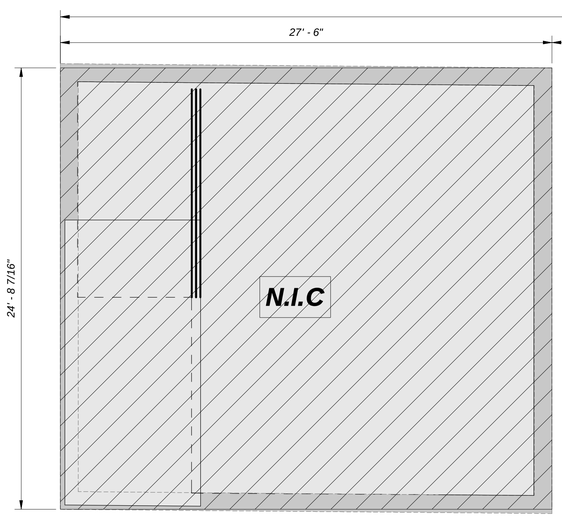
STAMP & SIGNATURE		
	PROJ. NO.:	17186
	DATE:	12/30/22
	SCALE:	1/4" = 1'-0"
	SHT. NO.:	S-101.00

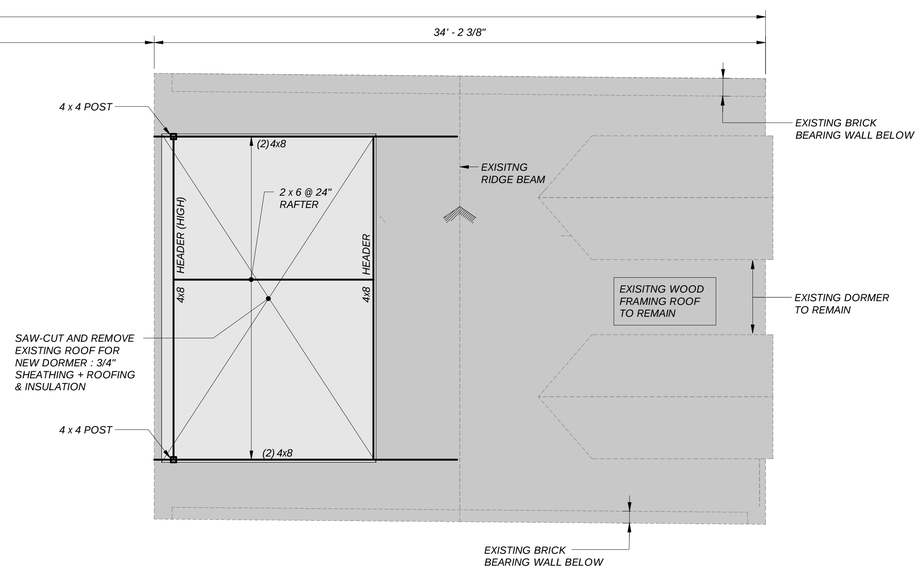




3RD FLOOR FRAMING PLAN

1/4" = 1'-0"





ROOF FRAMING PLAN

1/4" = 1'-0"

NOTES:

1. *ALL WORK SHALL CONFORM TO THE NYC BUILDING CODE, 2014 EDITION.*
2. *WORK SHOWN SHALL BE COORDINATED WITH THE REQUIREMENTS OF THE ARCH'L. & MEP DRAWINGS.*
3. *ALL ELEVATIONS SHOWN REFERENCE NAVD-88.*
4. *ALL EXISTING CONDITIONS SHALL BE FIELD-VERIFIED. CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS NECESSARY TO PROPERLY DETAIL AND INSTALL THE PROPOSED WORK.*
5. *ALL TEMPORARY SUPPORTS, INCLUDING SUPPORT OF EXCAVATION AND TEMPORARY BRACING OF EXISTING STRUCTURAL ELEMENTS TO REMAIN SHALL BE DESIGNED BY OTHERS.*
6. *ALL EXISTING FLOORS SHALL BE REMOVED. TEMPORARILY BRACE ALL EXISTING WALLS AS REQUIRED.*

131 CHARLES STREET

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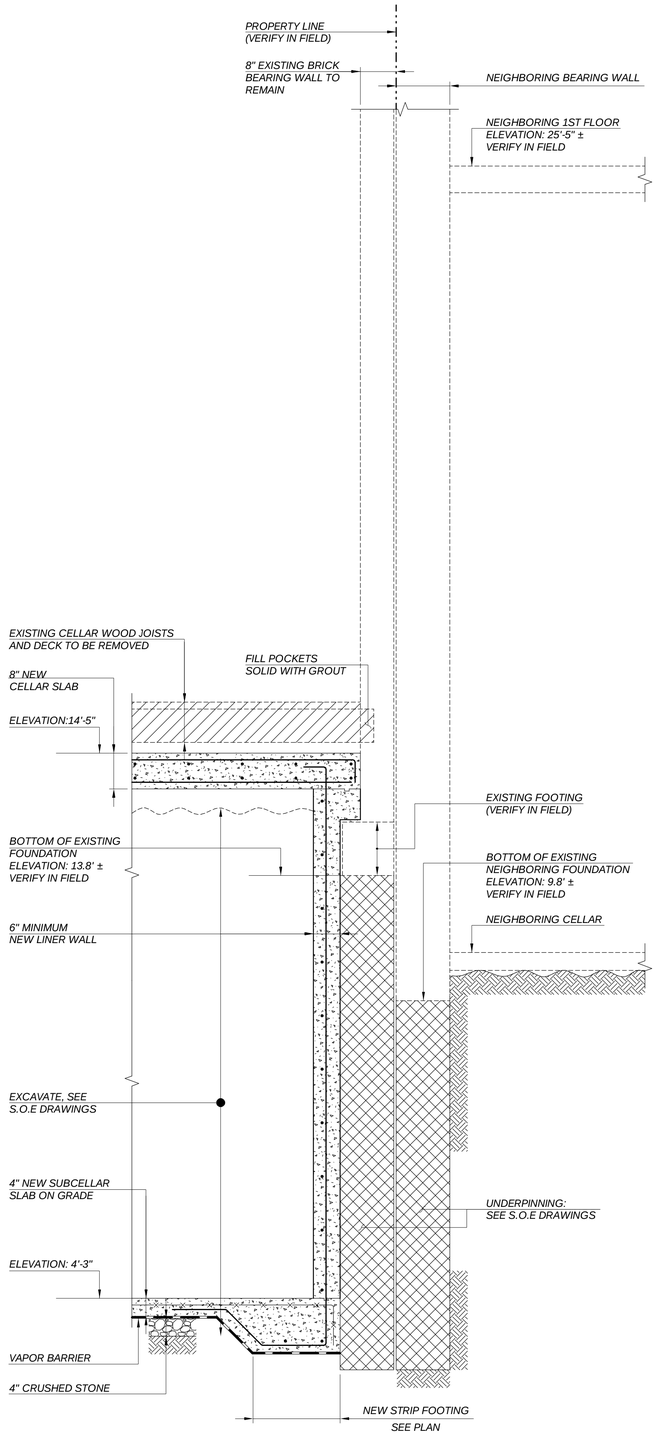
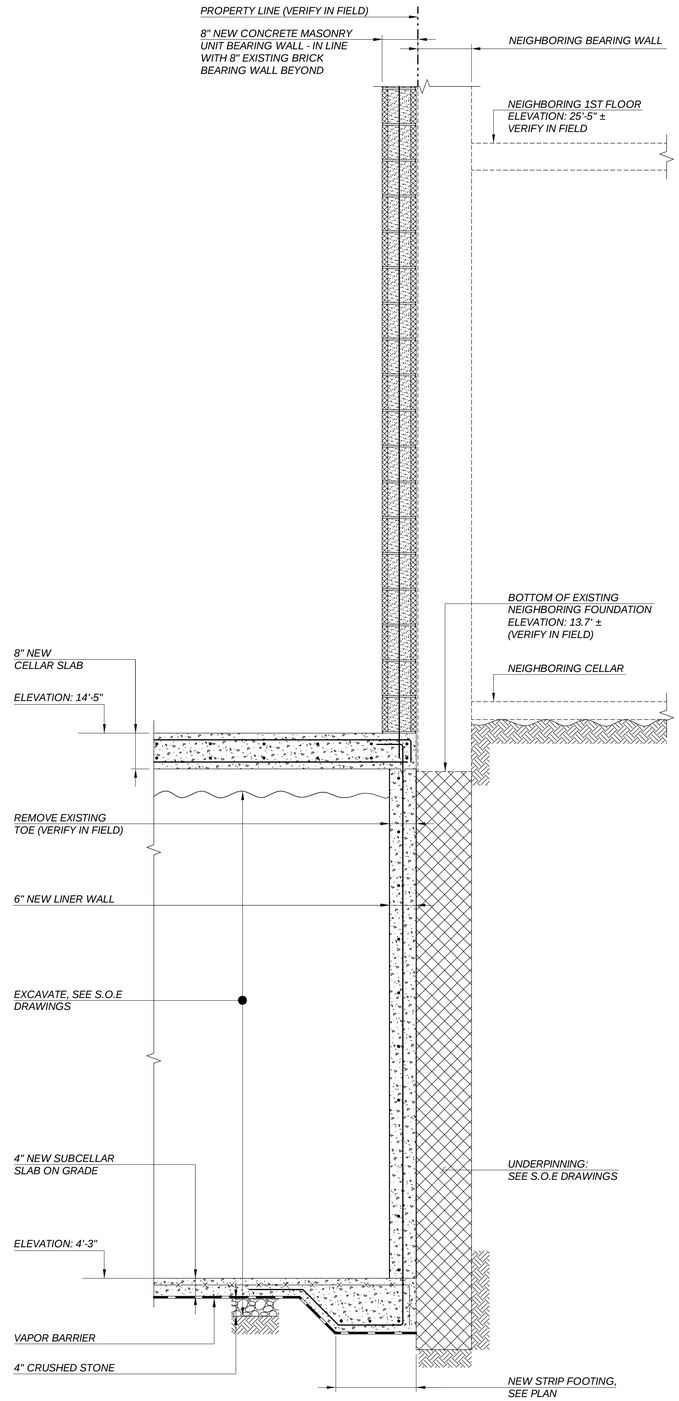
3RD FLOOR AND ROOF FRAMING PLANS - FRONT BUILDING

APPLICATION NUMBER: M00700585-L1

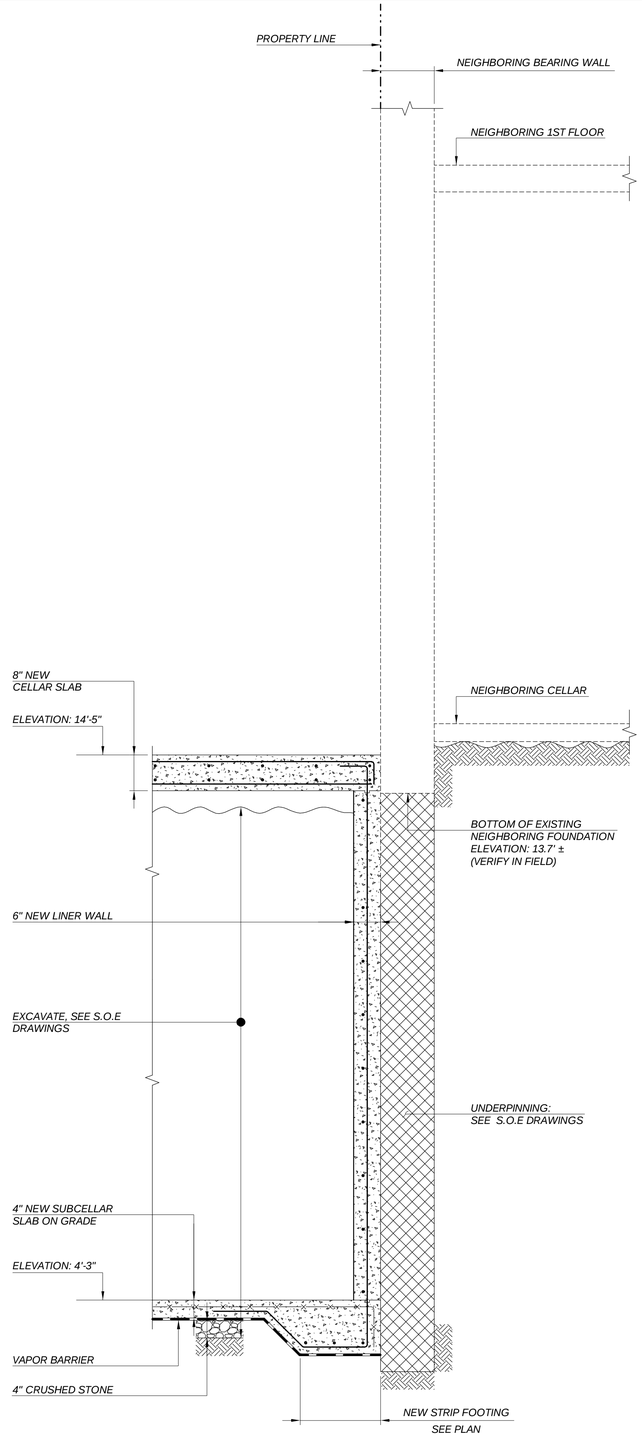
STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: 1/4" = 1'-0"
	SHT. NO.:
	S-102.00



SECTION 1 / S-200
3/4" = 1'-0"



SECTION 2 / S-200
3/4" = 1'-0"



SECTION 3 / S-200
3/4" = 1'-0"

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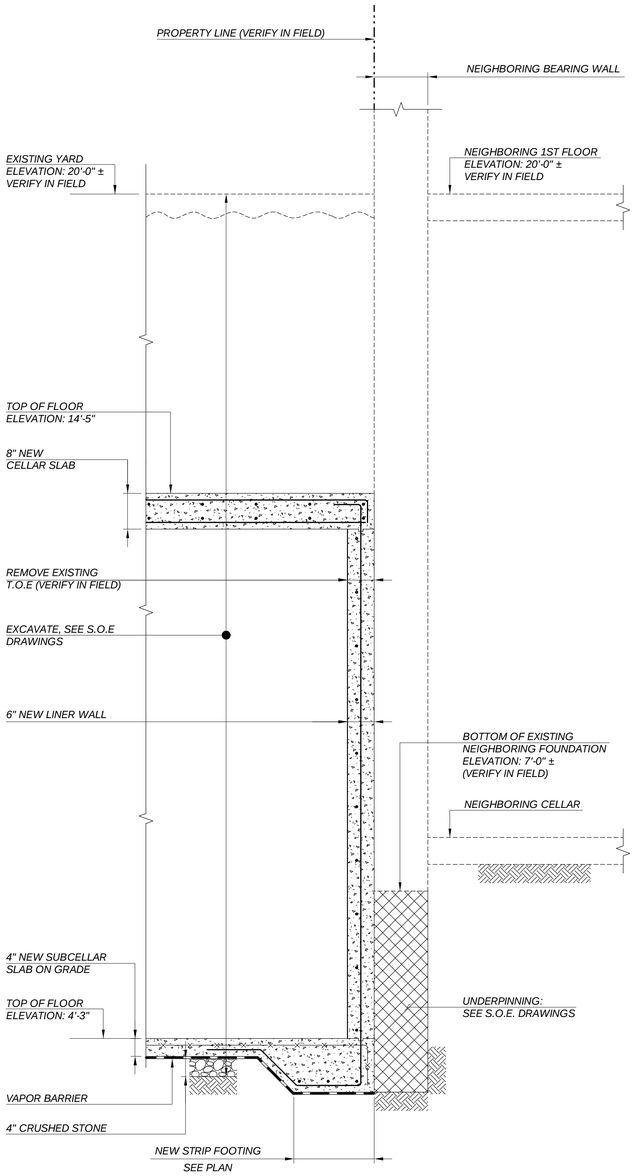
DRAWING TITLE

SECTIONS AND DETAILS - FRONT BUILDING I

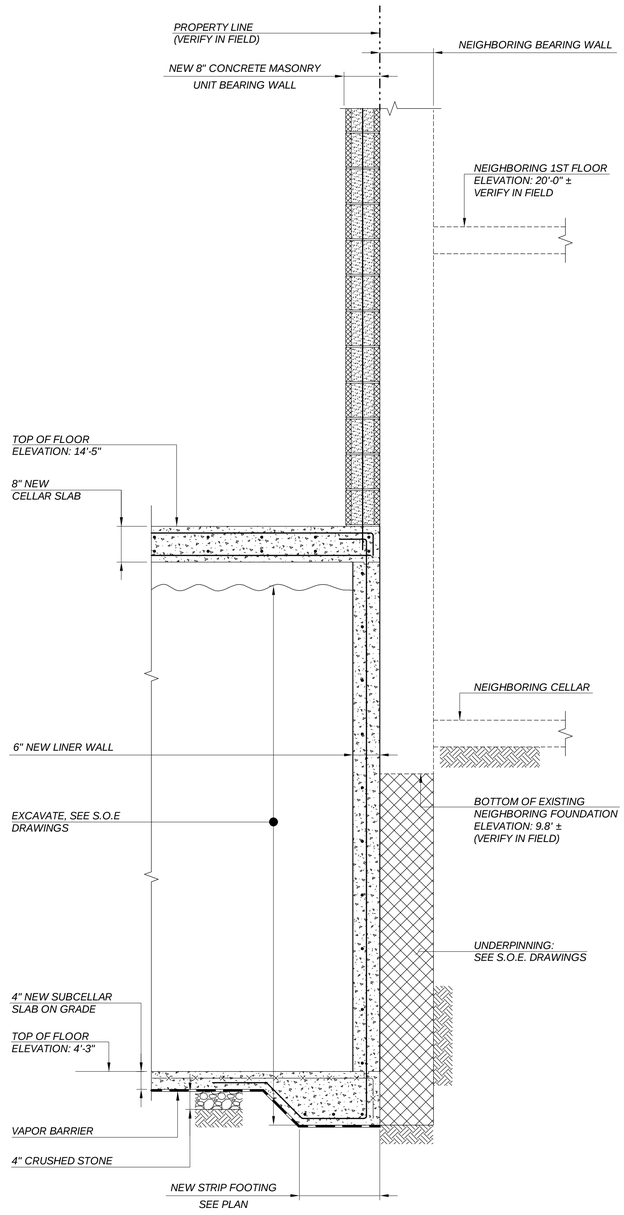
APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE		
	PROJ. NO.:	17186
	DATE:	12/30/22
	SCALE:	3/4" = 1'-0"
	SHT. NO.:	

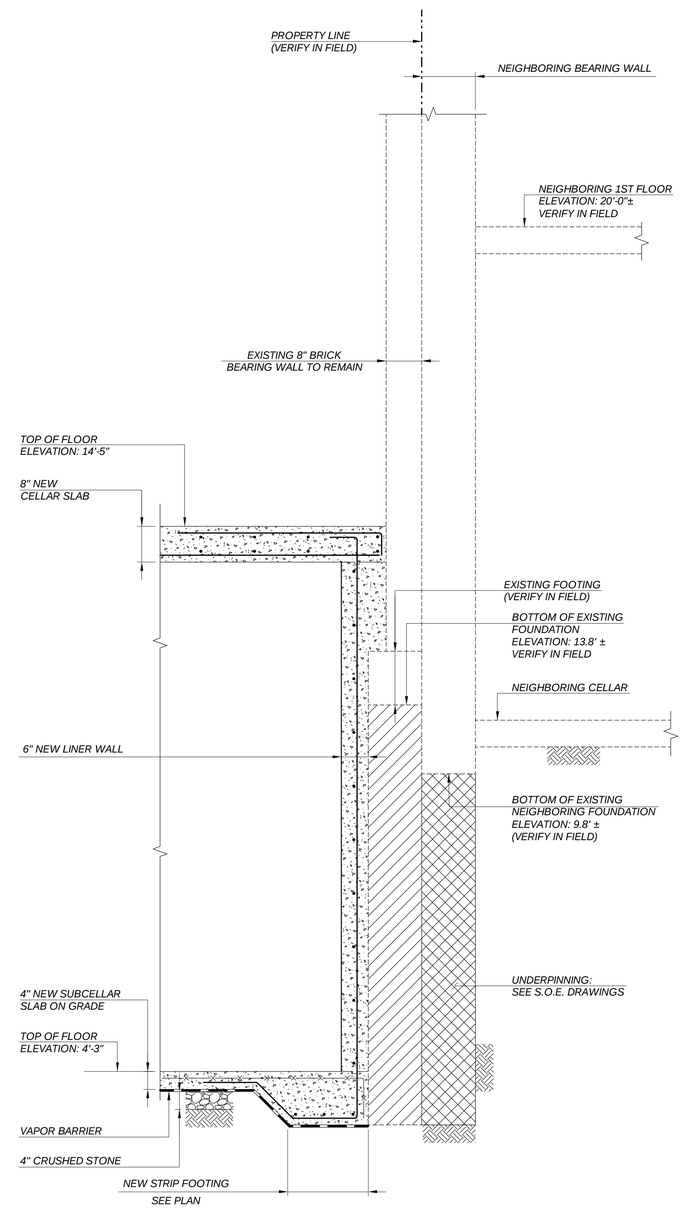
S-200.00



SECTION 4 S-201
3/4" = 1'-0"



SECTION 5 S-201
3/4" = 1'-0"



SECTION 6 S-201
3/4" = 1'-0"

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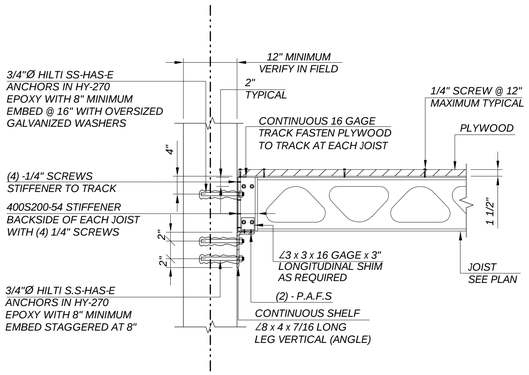
DRAWING TITLE

SECTIONS AND DETAILS - FRONT BUILDING II

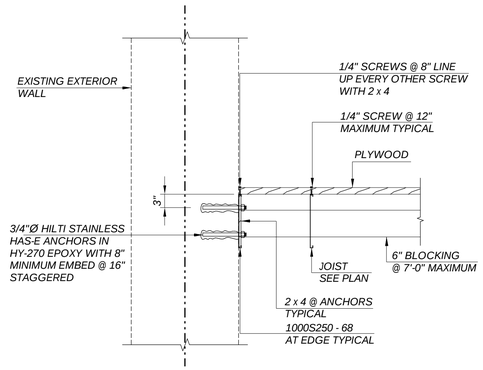
APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE		
	PROJ. NO.:	17186
	DATE:	12/30/22
	SCALE:	3/4" = 1'-0"
	SHT. NO.:	

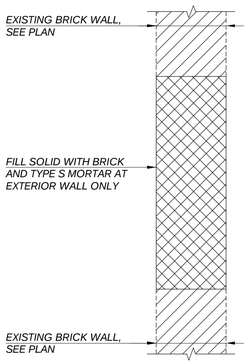
S-201.00



SECTION 7
3/4" = 1'-0"
S-202



SECTION 8
3/4" = 1'-0"
S-202



TYPICAL EXTERIOR BRICK WALL INFILL DETAIL

3/4" = 1'-0"

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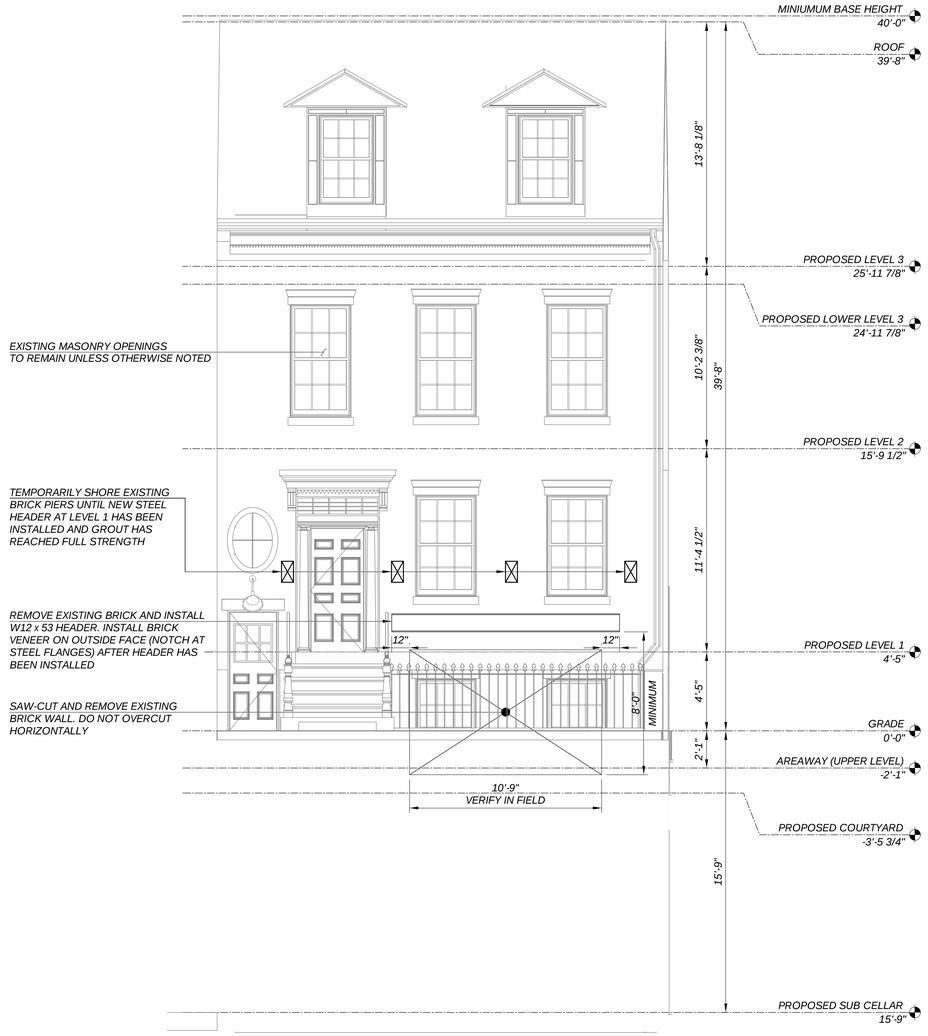
SECTIONS AND DETAILS - FRONT BUILDING III

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: 3/4" = 1'-0"
	SHT. NO.:
	S-202.00

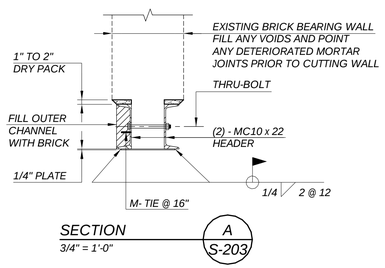


FRONT ELEVATION

1/4" = 1'-0"

TYPICAL NEW STEEL HEADER DETAIL

3/4" = 1'-0"

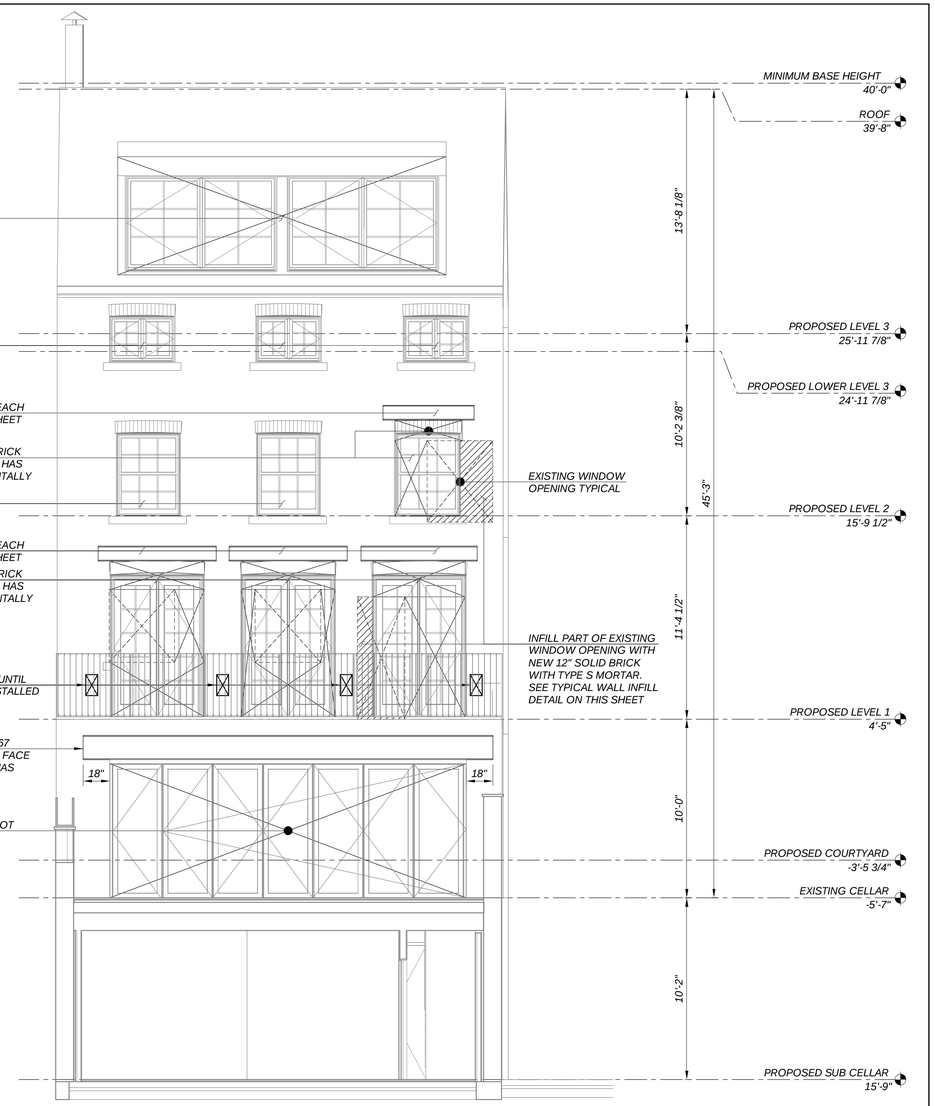


SECTION A S-203

3/4" = 1'-0"

PROCEDURE:

1. REMOVE 4" BRICK FROM ONE FACE IN AREA OF CHANNEL.
2. INSTALL ONE CHANNEL AND DRY PACK.
3. AFTER SIDE ONE IS CURED, REMOVE 4" BRICK FROM OTHER SIDE.
4. INSTALL SECOND CHANNEL, DRY PACK AND INSTALL BOLTS.
5. AFTER SECOND SIDE IS CURED, SAW-CUT AND REMOVE BRICK WALL.
6. INSTALL 1/4" PLATE.



REAR ELEVATION

1/4" = 1'-0"

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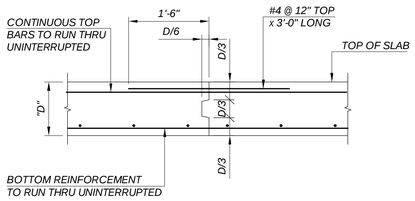
ELEVATIONS - FRONT BUILDING

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: As indicated
	SHT. NO.:

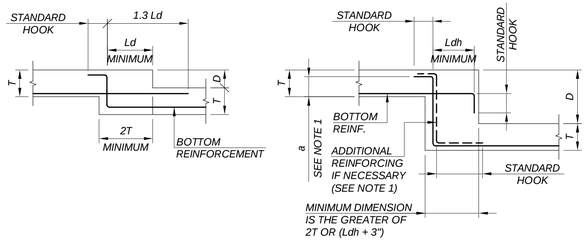
S-203.00



NOTES:

1. UNLESS OTHERWISE NOTED ELSEWHERE, LOCATE JOINTS MIDWAY BETWEEN COLUMN CENTERLINES.
2. UNLESS OTHERWISE NOTED ELSEWHERE, SPACING OF JOINTS SHALL NOT EXCEED 75'-0".
3. ALLOW 7 (SEVEN) DAYS MINIMUM BETWEEN PLACING CONCRETE ADJACENT TO PREVIOUSLY CAST CONCRETE.
4. CONCRETE SLABS ARE NOT SELF SUPPORTING UNTILL BOTH SIDES OF JOINT HAVE BEEN PLACED.

TYPICAL FRAMED CONCRETE SLAB CONSTRUCTION JOINT DETAIL



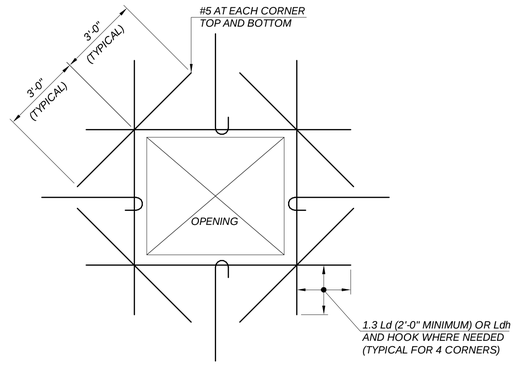
D LESS THAN OR EQUAL TO T - 3"

D GREATER THAN OR EQUAL TO T - 3"

NOTES:

1. IF DIMENSION "a" IS LESS THAN Ldh, PROVIDE ADDITIONAL REINFORCING OF SAME SIZE SUCH THAT THE TOTAL AMOUNT OF REINFORCING IS INCREASED BY THE FACTOR (Ldh/a).
2. DEVELOPMENT LENGTH Ld AND Ldh TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 12.
3. WHERE TOP REINFORCING OCCURS, PROVIDE SIMILAR DETAIL.

TYPICAL CHANGE IN SLAB ELEVATION DETAIL



NOTES:

1. HOOK ALL TOP BARS INTERRUPTED BY OPENING.
2. ONE HALF OF REINFORCING BARS INTERRUPTED BY OPENING SHALL BE PROVIDED EACH SIDE OF OPENING (SAME NUMBER AND SIZE) MINIMUM 1 - #5 TOP AND BOTTOM.
3. SLAB REINFORCING MAY BE SPREAD TO MISS OPENINGS BUT SPACING BETWEEN SLAB REINFORCING BARS SHALL NOT EXCEED 3 TIMES SLAB THICKNESS NOR 18".
4. DEVELOPMENT LENGTH Ld AND Ldh TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENT OF ACI 318, CHAPTER 12.
5. DO NOT CONSTRUCT OPENINGS THROUGH FLAT SLABS. IN AREAS COMMON TO TWO COLUMN STRIPS UNLESS OPENINGS ARE DIMENSIONED AND SPECIFICALLY DETAILED ON FRAMING PLANS.
6. SUBMIT SIZE AND LOCATION OF ALL PROPOSED OPENINGS NOT SHOWN ON FRAMING PLANS.

TYPICAL CONCRETE SLAB OPENING DETAIL

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DRAWING TITLE

TYPICAL DETAILS I

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
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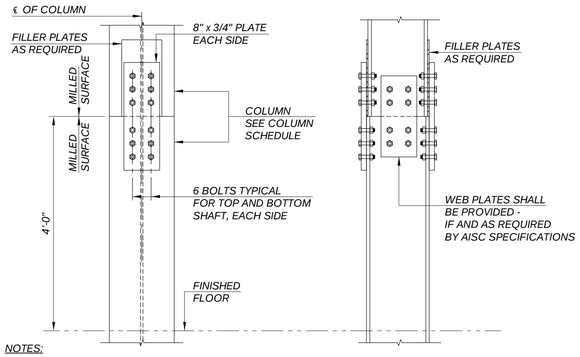
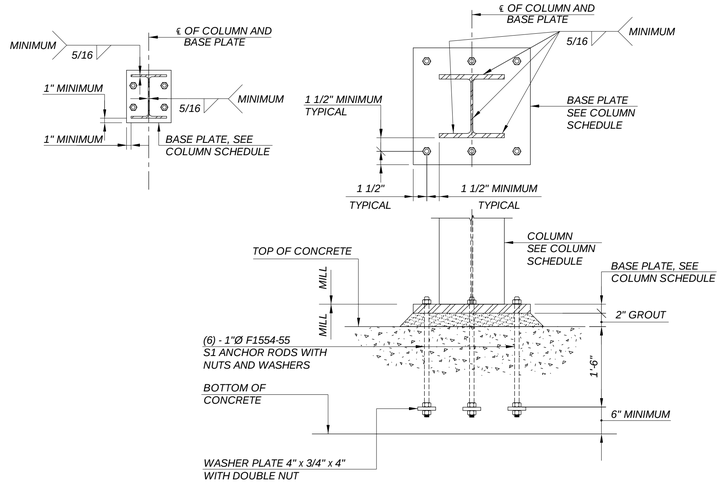
	SHT. NO.:
	S-301.00



NOTES:

1. PROVIDE THE SAME NUMBER OF BOLTS IN LOWER COLUMN AS IN UPPER.
2. WELDED SPLICE CONNECTIONS MAY BE USED IF REQUESTED BY CONTRACTOR AND APPROVED BY ARCHITECT.
3. ALL BOLTS IN COLUMN SPLICES SHALL BE PRE-TENSIONED.
4. WHEN SHIM/FILLER PLATES IN EXCESS OF A TOTAL OF 1/4" ARE USED, THE SHIM/FILLER PLATE SHALL BE ATTACHED TO THE COLUMN SUCH THAT THE FULL AXIAL CAPACITY OF THE SHIM/FILLER PLATE IS DEVELOPED AND THE PORTION OF THE SHEAR FORCE IS TRANSMITTED FROM THE BOLT IN BEARING, INTO THE SHIM AND FINALLY INTO THE COLUMN. ALTERNATIVELY, SLIP CRITICAL BOLTS MAY BE DESIGNED AND PROVIDED IN LIEU OF BEARING BOLTS - INCREASE THE NUMBER OF BOLTS AS NECESSARY.
5. FOR BRACED FRAMES AND MOMENT FRAMES, DESIGN SPLICES FOR THE FORCE INDICATED ON THE FRAME ELEVATIONS; HOWEVER, PROVIDE THE TYPICAL DETAIL AS A MINIMUM. COLUMNS IN MOMENT FRAMES SHALL BE PROVIDED WITH SPLICES WHICH DEVELOP THE FULL BENDING CAPACITY OF THE COLUMN. IF NO AXIAL FORCES ARE PROVIDED FOR BRACED FRAMES, THE COLUMN SPLICE SHALL BE DESIGNED AND PROVIDED TO DEVELOP THE FULL AXIAL TENSION CAPACITY OF THE COLUMN.

TYPICAL COLUMN SPLICE DETAIL



W COLUMNS

TYPICAL GRAVITY COLUMN BASE DETAIL

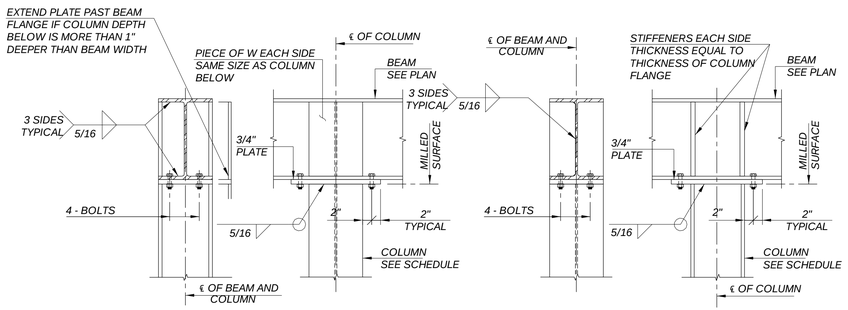
COLUMN SPLICE SCHEDULE

COLUMN SIZE (UPPER SHAFT)	SPLICE TYPE	TOTAL NUMBER OF FLANGE BOLTS	BOLT SIZE & TYPE	SIZE OF SPLICE PL's	SIZE OF WEB SPLICE PL's	WEB BOLTS
W8 x 40 AND SMALLER W8's W10 x 45 AND SMALLER W10's W12 x 50 AND SMALLER W12's	I	12	7/8" A325N	8" x 3/4"	5 3/4" x 3/8"	4

NOTES FOR COLUMN SPLICE SCHEDULE

1. COLUMNS THAT ARE PART OF A BRACED FRAME OR MOMENT FRAME SHALL BE PROVIDED WITH SLIP CRITICAL BOLTS IN LIEU OF BEARING BOLTS, BUT THE BOLT SHALL ONLY BE DESIGNED FOR SLIP CRITICAL (STRENGTH) IF OVS, SSL, OR LSL HOLES ARE UTILIZED.THE NUMBER OF SLIP CRITICAL BOLTS SHALL BE DESIGNED PER NOTE 3.
2. ALL BOLTS IN COLUMN SPLICES SHALL BE PRE-TENSIONED.
3. FOR BRACED FRAMES AND MOMENT FRAMES, DESIGN SPLICES FOR THE FORCE INDICATED ON THE FRAME ELEVATIONS; HOWEVER, PROVIDE THE TYPICAL DETAIL AS A MINIMUM. COLUMNS IN MOMENT FRAMES SHALL BE PROVIDED WITH SPLICES WHICH DEVELOP THE FULL BENDING CAPACITY OF THE COLUMN. IF NO AXIAL FORCES ARE PROVIDED FOR BRACED FRAMES, THE COLUMN SPLICE SHALL BE DESIGNED AND PROVIDED TO DEVELOP THE FULL AXIAL TENSION CAPACITY OF THE COLUMN.

COLUMN SPLICE SCHEDULE

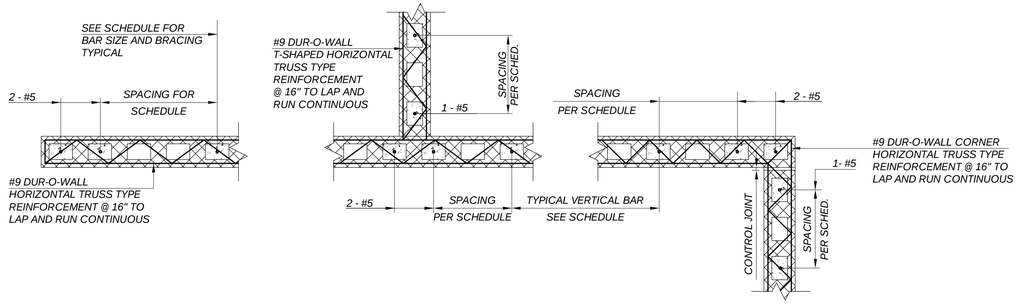


BEAM WEB PERPEDICULAR TO COLUMN WEB

BEAM WEB PARALLEL TO COLUMN WEB

NOTE: WELD AT THE FILLETS ON WIDE FLANGES SHALL BE OMITTED WHERE ALL AROUND WELDS ARE CALLED FOR.

TYPICAL BEAM SUPPORTED OVER COLUMN DETAILS



AT ENDS OF WALLS, COLUMNS & ALL OPENINGS

AT ALL WALL INTERSECTIONS

AT ALL WALL CORNERS

NOTES:

1. ALL CONCRETE MASONRY UNITS (CMU) SHALL BE LIGHTWEIGHT CONCRETE MASONRY UNITS WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
2. MORTAR SHALL BE TYPE M WITH f'm= 1,500 PSI.
3. FOR BALANCE OF INFORMATION, LOCATION, AND FINISHES SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
4. TYPICAL WALL BRACING, ANCHORS, AND SEISMIC CLIPS: DESIGN FOR AN OUT OF PLANE UNIFORM LOAD AS FOLLOWS:
   EXTERIOR WALLS
   ANCHOR CAPACITY ≥ 40 LBS/FT² x [WALL HEIGHT / 2] x SPACING x 1.3 (ASD)
   OR ANCHOR CAPACITY ≥ COMPONENTS AND CLADDING WIND PRESSURE (PER WIND REPORT TUNNEL) x [WALL HEIGHT / 2] x SPACING
   INTERIOR WALLS
   ANCHOR CAPACITY ≥ 10 LBS/FT² x [WALL HEIGHT / 2] x SPACING x 1.3 (ASD)
5. CMU WALL ARE NOTED THUS  ON PLANS (ARCHITECTURAL AND/OR STRUCTURAL); SEE ARCHITECTURAL DRAWINGS FOR SIZES AND DIMENSIONS.

TYPICAL CMU WALL REINFORCEMENT DETAILS

131 CHARLES STREET

ISSUE/REVISION		DATE
1	ISSUED FOR REVIEW	05/25/22
2	ISSUED FOR LPC APPROVAL	12/30/22

THE TURETT COLLABORATIVE:

277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007
T: 212.965 1244 | E: INFO@TURETTARCH.COM

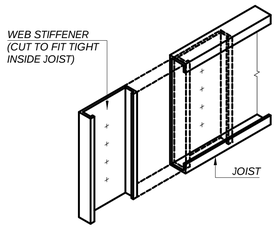
DRAWING TITLE

TYPICAL DETAILS II

APPLICATION NUMBER: M00700585-L1

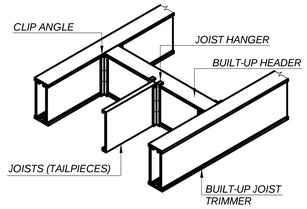
STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: 3/4" = 1'-0"
	SHT. NO.:

S-302.00



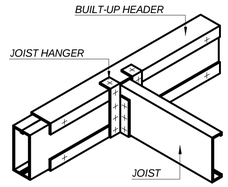
NOTE:
NUMBER OF SCREWS WILL VARY WITH DEPTH OF JOIST.

WEB STIFFENER TYPICAL CONNECTION — 1 / -



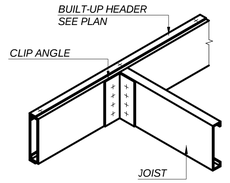
NOTE:
FASTEN BUILT-UP MEMBERS TOGETHER
AT 12"MAXIMUM

TYPICAL FLOOR OR ROOF OPENING FRAMING — 2 / -



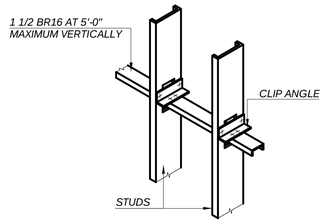
NOTE:
1. FASTEN BUILT-UP MEMBERS TOGETHER AT 12" MAXIMUM
2. ALL SCREWS MUST BE INSTALLED.

JOIST HANGER CONNECTION — 3 / -



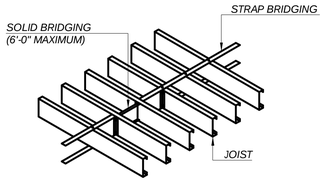
NOTE:
1. NUMBER OF FASTENERS WILL VARY WITH STRENGTH REQUIRED
2. FASTEN BUILT-UP MEMBERS TOGETHER AT 12" MAXIMUM.

CLIP ANGLE CONNECTION — 4 / -

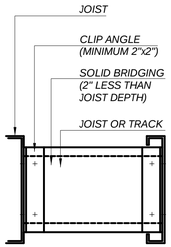


NOTE:
1. BRIDGING TO BE INSTALLED PRIOR TO LOADING OF WALL MINIMUM 2"x2" CLIP ANGLE REQUIRED.

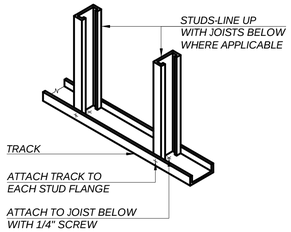
CONTINUOUS BRIDGING — 5 / -



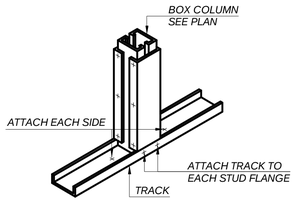
FLOOR BRIDGING — 6 / -



SOLID BRIDGING — 7 / -

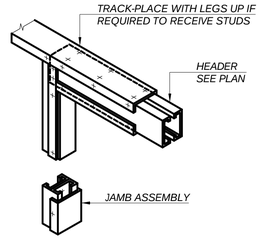


LOAD BEARING WALL STUDS IN PLACE — 8 / -



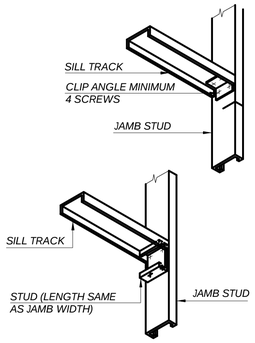
NOTE:
FASTEN BUILT-UP MEMBER TOGETHER AT 12"MAXIMUM

LOAD BEARING WALL BUILT-UP POST — 9 / -

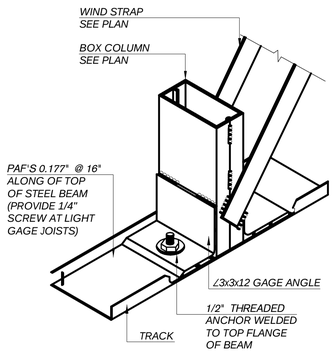


NOTE:
FASTEN BUILT-UP MEMBER TOGETHER AT 12" MAXIMUM

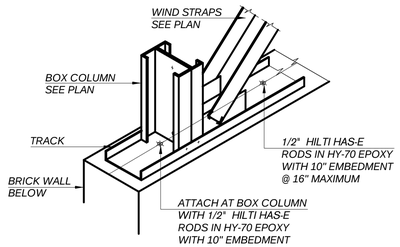
LOAD BEARING WALL BEARING HEADER — 10 / -



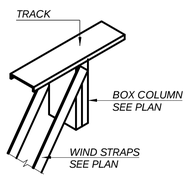
LOAD BEARING WALL SILL — 11 / -



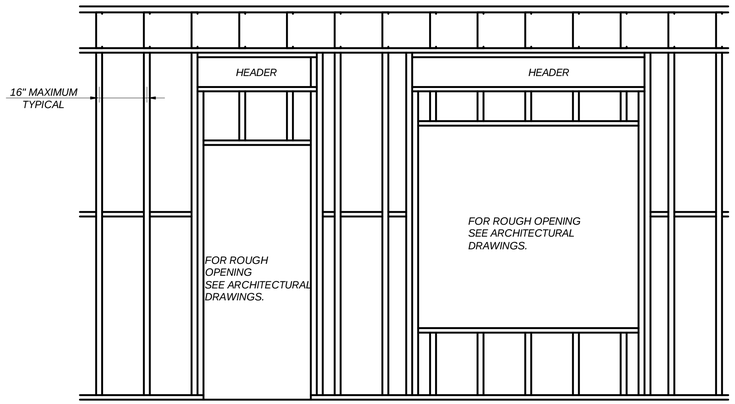
X-BRACE BOTTOM DETAIL AT HEAVY GAGE STEEL-SUBSTRATE — 12 / -



X-BRACE BOTTOM DETAIL AT BRICK SUBSTRATE — 13 / -



TOP CONNECTION — 14 / -



AT DOOR AT WINDOW

TYPICAL INTERIOR OR EXTERIOR LIGHTGAGE STEEL BEARING WALL ELEVATION

131 CHARLES STREET

ISSUE/REVISION		DATE
1	ISSUED FOR REVIEW	05/25/22
2	ISSUED FOR LPC APPROVAL	12/30/22

THE TURETT COLLABORATIVE

277 BROADWAY STUDIO 1300 | NEW YORK, NY 10007
T: 212.965 1244 | E: INFO@TURETTARCH.COM

DRAWING TITLE

TYPICAL DETAILS III

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE		
	PROJ. NO.:	17186
	DATE:	12/30/22
	SCALE:	3/4" = 1'-0"
	SHT. NO.:	
		S-303.00

G GENERAL

G.1 ALL WORK SHALL COMPLY WITH THE 2014 NEW YORK CITY BUILDING CODE.

G.2 THE STRUCTURAL CONSTRUCTION DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL CONSTRUCTION DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN ANY OF THE CONTRACT DOCUMENTS, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

G.3 BEFORE PROCEEDING WITH ANY WORK, THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL VERIFY THAT ALL EXISTING CONDITIONS ARE AS INDICATED. ANY VARIANCES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING.

G.4 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL COORDINATE THE LOCATION OF FRAMING AROUND ELEVATORS, STAIRS AND SHAFTS WITH THE ELEVATOR, STAIR, MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTOR.

G.5 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE SOLELY RESPONSIBLE FOR COORDINATION BETWEEN TRADES INCLUDING BUT NOT LIMITED TO THE LOCATION OF SLOTS, TRENCHES AND SLEEVES AS REQUIRED FOR THE MECHANICAL OR OTHER TRADES AND THE PROVISION AND/OR INSTALLATION OF ANCHORS, INSERTS, HANGERS, ETC. AS REQUIRED FOR THE VARIOUS TRADES.

G.6 CONTROL OVER OR CHARGE OF AND RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OF THE PROJECT ARE SOLELY THE GENERAL CONTRACTOR'S OR CONSTRUCTION MANAGER'S RESPONSIBILITY.

G.7 THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ACTS OR OMISSIONS OF CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

G.8 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE SOLELY AND FULLY RESPONSIBLE FOR THE SAFETY AND STABILITY OF EXISTING ADJACENT STRUCTURES INCLUDING BUT NOT LIMITED TO BUILDINGS, SIDEWALKS, ROADWAYS AND UTILITIES AND FOR ANY METHODS REQUIRED TO ENSURE THAT SAFETY AND STABILITY.

G.9 THE DESIGN, CONSTRUCTION, INSPECTION AND MAINTENANCE OF TEMPORARY STRUCTURES OR PROCEDURES INCLUDING BUT NOT LIMITED TO SUPPORT FOR AND STABILITY OF CRANES OR HOISTS OR LIFTS OR OTHER SIMILAR EQUIPMENT, TEMPORARY GUYING OR BRACING, SCAFFOLDING, FORMWORK OR SHORING, DEWATERING, SHEETING OR UNDERPINNING, CONSTRUCTION STORAGE OR STAGING AREAS, SIDEWALK BRIDGES OR CONSTRUCTION FENCES, TEMPORARY ENCLOSURES AT OPENINGS, AT THE BUILDING'S PERIMETER, OR ELSEWHERE, ETC. ARE SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR CONTRACTORS AND/OR CONSULTANTS RETAINED BY THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER.

G.10 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL MAKE NO DEVIATION FROM CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.

G.11 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL REPORT TO THE ARCHITECT, IN WRITING, ANY DISCREPANCIES, AMBIGUITIES OR CONTRADICTIONS IN THE CONSTRUCTION DOCUMENTS.

G.12 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER RESPONSIBLE FOR CONTROLLED OR SPECIAL INSPECTIONS, IN A TIMELY MANNER, WHEN WORK IS READY FOR INSPECTION.

SI STRUCTURAL INSPECTIONS AND OBSERVATIONS

SI.1 ALL INSPECTIONS SHALL CONFORM TO CHAPTER 1 OF THE NEW YORK CITY BUILDING CODE. ALL SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS SHALL CONFORM TO CHAPTER 17 OF THE NEW YORK CITY BUILDING CODE.

SI.2 THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED:

A. STRUCTURAL STEEL - WELDING (BC 1704.3.1)
B. STRUCTURAL STEEL - DETAILS (BC 1704.3.2)
C. STRUCTURAL STEEL - HIGH STRENGTH BOLTING (BC 1704.3.3)
D. STRUCTURAL COLD-FORMED STEEL (BC 1704.3.4)
E. CONCRETE - CAST-IN-PLACE (BC 1704.4)
F. STRUCTURAL STABILITY - EXISTING BUILDINGS (BC 1704.20.1)
G. POST INSTALLED ANCHORS (BB# 2014-018 & 2014-019) (BC 1704.32)
H. UNDERPINNING (BC 1704.20.3 BC 1814)
I. MASONRY (BC 1704.5)
J. CONCRETE DESIGN MIX (TR3) (BC 1905.3 & 1913.5)
K. CONCRETE SAMPLING AND TESTING (TR2) (BC 1905.6 & 1013.10)

SI.3 SPECIAL INSPECTIONS SHALL BE CONTINUOUS EXCEPT WHERE PERIODIC SPECIAL INSPECTIONS ARE SPECIFICALLY PERMITTED BY THE BUILDING CODE.

SI.4 ALL SPECIAL INSPECTIONS SHALL BE PERFORMED BY SPECIAL INSPECTORS AND AGENCIES QUALIFIED BY THE BUILDING DEPARTMENT AND ACCEPTABLE TO THE ENGINEER OF RECORD.

SI.5 ALL WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL APPROVED BY THE SPECIAL INSPECTOR.

SI.6 ALL SPECIAL INSPECTORS SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE M OWNER AND ENGINEER OF RECORD.

SI.7 ALL SPECIAL INSPECTORS SHALL FURNISH INSPECTION REPORTS TO THE OWNER AND TO THE ENGINEER OF RECORD.

SI.8 ALL STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY REGISTERED DESIGN PROFESSIONALS ACCEPTABLE TO THE ENGINEER OF RECORD.

SD SHOP DRAWINGS - STRUCTURAL

SD.1 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL SUBMIT STRUCTURAL SHOP DRAWINGS TO THE ARCHITECT AFTER THE GC OR CM HAS REVIEWED AND NOTED ON THESE SUBMITTALS THAT THEY ARE IN CONFORMANCE WITH CONTRACT REQUIREMENTS. THE STRUCTURAL ENGINEER, UPON RECEIPT OF THESE SUBMITTALS FROM THE ARCHITECT, WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION UPON AND RETURN TO THE ARCHITECT FOR FINAL DISPOSITION.

SD.2 CHANGES OR OR NON-CONFORMANCE TO CONTRACT REQUIREMENTS SHALL BE FLAGGED ON SUBMITTALS.

SD.3 SUBMITTALS SHALL NOT BE USED AS A SUBSTITUTE FOR REQUESTS FOR, OR APPROVALS OF SUBSTITUTIONS OR OTHER CHANGES OR PROCEDURES REQUIRED BY THE CONSTRUCTION CONTRACT.

SD.4 THE STRUCTURAL ENGINEER'S REVIEW OF, APPROVAL OF, OR OTHER ACTION UPON THE SHOP DRAWINGS IS ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND INFORMATION EXPRESSED IN CONTRACT DOCUMENTS PREPARED BY THE STRUCTURAL ENGINEER.

SD.5 THE STRUCTURAL ENGINEER'S REVIEWS SHALL NOT INCLUDE THE ACCURACY OR COMPLETENESS OF DETAILS SUCH AS WEIGHTS, GAUGES, FABRICATION OR ERECTION PROCESS, CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR.

SD.6 THE STRUCTURAL ENGINEER'S REVIEW OF A SPECIFIC ITEM SHALL NOT EXTEND TO A REVIEW OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.

SD.7 THE STRUCTURAL ENGINEER WILL NOT REVIEW SUBMISSIONS WHICH ARE PARTIALLY COMPLETE.

SD.8 NO WORK MAY COMMENCE UNTIL ALL RELEVANT SHOP DRAWINGS HAVE BEEN REVIEWED AND FINAL "APPROVAL WITH NO EXCEPTIONS" HAS BEEN GRANTED BY THE ARCHITECT.

SD.9 THE USE OF THE "REQUEST FOR INFORMATION" (RFI) PROCESS IS STRICTLY A FORM OF COMMUNICATION BETWEEN CM/GC AND THE DESIGN TEAM AND ITS SOLE PURPOSE IS TO RESOLVE MINOR ISSUES AND SHALL NOT BE USED TO PRE-PREPARE SHOP DRAWINGS.

SD.10 STRUCTUTAL STEEL SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NEW YORK WHO IS EXPERIENCED IN THE DETAILING OF STRUCTURAL STEEL AND HAS A THOROUGH WORKING KNOWLEDGE OF THE REQUIREMENTS, SUGGESTIONS, EXAMPLES AND COMMENTARIES OF THE AISC MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM F3125 GRADE A325 (OR F1852 FOR TC BOLT) OR A490 (OR F2280 FOR TC BOLT), AND THE AMERICAN WELDING SOCIETY (AWS) D1.1 "STRUCTURAL WELDING CODE-STEEL".

SD.11 STRUCTURAL STEEL PIECE DRAWINGS SHALL NOT BE SUBMITTED UNTIL ERECTION PLANS AND TYPICAL CONNECTION DETAIL DRAWINGS (GENERALLY REFERRED TO AS "JOB STANDARDS"), HAVE BEEN REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER AND ARCHITECT.

SD.12 IF THE STRUCTURAL ENGINEER OF RECORD SO REQUESTS, THE CONSTRUCTION MANAGER AND/OR THE GENERAL CONTRACTOR SHALL SUBMIT CALCULATIONS FOR ANY OR ALL CONNECTIONS OR JOB STANDARDS SHOWN ON SHOP DRAWINGS. THESE CALCULATIONS SHALL BE SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER SUPERVISING THE PREPARATION OF SHOP DRAWINGS.

SD.13 SHOP DRAWINGS FOR CONCRETE WORK SHALL BE PREPARED UNDER THE SUPERVISION OF AN EXPERIENCED DETAILER FOR CONCRETE STRUCTURES WHO HAS A THOROUGH WORKING KNOWLEDGE OF THE REQUIREMENTS, SUGGESTIONS, EXAMPLES AND COMMENTARIES OF ACI 318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI 315-"DETAILS AND DETAILING OF CONCRETE REINFORCEMENT", AND THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE".

SD.14 SHOP DRAWINGS FOR CONCRETE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, BENDING DETAILS, LOCATION AND LENGTH OF ALL LAPS, AND VERTICAL AND HORIZONTAL LOCATION OF ALL REINFORCEMENT (BARS AND WELDED WIRE FABRIC AND REINFORCEMENT), INCLUDING THE REINFORCEMENT IN SLABS CAST ON GRADE.

L LIGHTGAGE STEEL NOTES

L.1 GENERAL

L.1.1 DESIGN PERFORMED IN ACCORDANCE WITH THE AISI "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS".

L.1.2 FRAMING ANALYSIS ASSUMES THAT THE EXTERIOR CLADDING IS LATERALLY ATTACHED TO EACH STUD AND JAMB.

L.1.3 DESIGN BASED ON LIMITING STUD DEFLECTION DUE TO LATERAL LOAD TO 1/360TH OF SPAN LENGTH. DEFLECTIONS WERE CALCULATED BASED ON THE STIFFNESS OF THE STUD ALONE WITHOUT REGARD TO THE COMPOSITE CONTRIBUTION OF COLLATERAL MATERIALS.

L.1.4 DESIGN BASED ON LIMITING FLOOR JOIST DEFLECTION TO L/480 FOR DL, L/360 FOR LL, AND L/240 FOR DL + LL.

L2 MATERIALS

L.2.1 PRODUCT IDENTIFICATION:

THE FIRST TWO OR THREE NUMBERS INDICATE THE SIZE (NOMINAL MEMBER DEPTH). THE NEXT TWO LETTERS INDICATE THE PRIMARY FUNCTION:

SW = LOAD BEARING STUD/JOIST (1 5/8" FLANGE)
J = LOAD BEARING STUD/JOIST (2" FLANGE)
JE = LOAD BEARING STUD/JOIST (2 1/2" FLANGE)
JX = LOAD BEARING STUD/JOIST (3" FLANGE)
T = TRACK (1 1/4" FLANGE)
DT = DEFLECTION TRACK (2" FLANGE)
UA = 2" x 2" UTILITY ANGLE
WS = WEB STIFFENER
FS = FLAT STRAP
JR = JOIST RITE (BY MARINO-WARE)

THE LAST TWO NUMBERS INDICATE THE GAUGE OF STEEL:
20 GAUGE (0.0359")
18 GAUGE (0.0478")
16 GAUGE (0.0598")
14 GAUGE (0.0747")
12 GAUGE (0.1017")

LIGHTGAGE STEEL NOTES (Continuation)

L.2.2 THE CONTRACTOR SHALL OBTAIN FRAMING COMPONENTS MEETING THE MINIMUM REQUIREMENTS DEFINED BELOW:

a. MECHANICAL PROPERTIES, BASE STEEL:
UNLESS NOTED OTHERWISE, THE COLD-FORMED FRAMING PRODUCTS SHALL BE MANUFACTURED FROM STEEL MEETING THE MINIMUM REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS:

16GA, 14GA, & 12GA STUDS AND CONNECTION ACCESSORIES:
ASTM A653 STRUCTURAL QUALITY GRADE 50
(CLASS 1 Fy (MIN) = 50 KSI)

18GA & 20GA STUDS AND CONNECTION ACCESSORIES:
ASTM A653 STRUCTURAL QUALITY GRADE 33 (Fy (MIN) = 33 KSI)
20 GA, 18GA, 16GA, 14GA, &12GA TRACK:
ASTM A653 STRUCTURAL QUALITY GRADE 50 (Fy (MIN) = 50 KSI)

b. MINIMUM DELIVERED BASE STEEL THICKNESS:

THE MINIMUM DELIVERED UNCOATED BASE STEEL THICKNESS SHALL NOT BE LESS THAN 95 PERCENT OF THE DESIGN THICKNESS USED IN THE DEVELOPMENT OF THE FRAMING PROPERTIES:

GAUGE	MINIMUM DELIVERED BASE THICKNESS	DESIGN THICKNESS
20	0.0329 INCH	0.0346 INCH
18	0.0428 INCH	0.0451 INCH
16	0.0538 INCH	0.0566 INCH
14	0.0677 INCH	0.0713 INCH
12	0.0966 INCH	0.1017 INCH

c. PROFILE REQUIREMENTS:

C-STUDS SHALL BE FORMED WITH MINIMUM RETURN LIP LENGTHS CORRESPONDING TO THE FLANGE WIDTHS SHOWN. THE MANUFACTURING TOLERANCE OF THE RETURN LIP DIMENSIONS SHALL BE +1/16".

FLANGE WIDTH	RETURN LIP DIMENSION
1-5/8"	1/2"
2"	5/8"

EXCEPT WHERE UNPUNCHED SECTIONS ARE SPECIFIED HEREIN, C-STUDS SHALL BE PUNCHED AT THE CENTERLINE OF THE WEB. FOR STUDS WITH 2-1/2" WEB DEPTHS, THE PUNCHOUT WIDTH SHALL NOT EXCEED 1-1/4". FOR ALL REMAINING STUD DEPTHS, THE PUNCHOUT WIDTH SHALL NOT EXCEED 1-9/16". THE LENGTH OF THE PUNCHOUT SHALL NOT EXCEED 4-1/2". PUNCHOUTS SHALL BE SPACED A MINIMUM 12" FROM EACH END AND 24" ON CENTER BETWEEN.

UNLESS NOTED OTHERWISE, A STANDARD TRACK SHALL BE FORMED WITH 1-1/4" FLANGES AND AN UNPUNCHED WEB.

d. ALL GALVANIZED STUDS, JOISTS AND ACCESSORIES SHALL HAVE A MINIMUM G-60 COATING IN CONFORMANCE WITH ASTM C955.

L.3 STUD WALLS

L.3.1 USE THREE (3) STUDS AT THE CORNER OF ALL EXTERIOR WALLS.

L.3.2 USE (3) STUDS AT THE INTERSECTION OF ALL LOAD BEARING WALLS (EXTERIOR AND/OR INTERIOR).

L.3.3 JOIST OR ROOF MEMBER MUST BEAR DIRECTLY OVER STUD. IF NOT, A STRUCTURAL MEMBER IS REQUIRED ON TOP OF RUNNER TRACK FOR PROPER BEARING AND ANCHORAGE.

L.3.4 STUDS FROM FLOOR ABOVE MUST BEAR DIRECTLY OVER JOISTS. IF NOT, A STRUCTURAL MEMBER IS REQUIRED ON TOP OF JOIST FOR PROPER BEARING.

L.3.5 ENDS OF STUDS SHOULD SEAT FIRMLY IN RUNNER TRACK WHICH MUST HAVE FULL BEARING ON STRUCTURE.

L.3.6 ATTACH EACH RUNNER TRACK LEG TO EACH STUD FLANGE WITH ONE (1) #10-16 SCREW, 5/8" LONG.

L.3.7 NO NOTCHING OR COPING OF STUDS IS ALLOWED.

L.3.8 LOAD BEARING STUDS MAY NOT BE SPLICED.

L.3.9 LATERAL BRACING/BRIDGING TO CONSIST OF CUT-TO-LENGTH RUNNER TRACK FOR SOLID BLOCKING AND STEEL STRAPS ON BOTH SIDES OF STUDS. SOLID BLOCKING IS PLACED AT END OF EACH WALL, ADJACENT TO WALL OPENINGS, AND 10' O.C. MAXIMUM. RUNNER TRACK HAS A FLANGE CUT AND BENT AT EACH END AND IS SECURED TO EACH STUD FLANGE WITH #10-16 SCREW. STRAP BRACING TO BE 1-1/2" WIDE BY 20 GAUGE STEEL FASTENED TO EACH STUD FLANGE WITH ONE #10-16 SCREW, 5/8" LONG, AND TO EACH RUNNER TRACK FLANGE WITH FOUR #10-16 SCREWS, 5/8" LONG.

L.3.10 ALTERNATIVELY, 1-1/2" COLD ROLLED CHANNELS MAY BE USED FOR LATERAL BRACING. CHANNELS ARE INSERTED THROUGH WEB HOLES AND SECURED TO STUD WEB WITH SCREW ATTACHED OR WELDED 1-1/2" X 2" X 16" GAUGE CLIP ANGLES CUT TO LENGTH 1/4" LESS THAN STUD WIDTH. FOR 3-5/8" OR SMALLER STUDS, 26 GAUGE OR HEAVIER ONLY, THE CHANNELS MAY BE WELDED DIRECTLY TO EACH STUD FLANGE, OMITTING THE CLIP ANGLE.

L.3.11 ALL BRACING SHALL BE INSTALLED AT THE TIME THE WALL IS ERECTED. FAILURE TO INSTALL BRACING AT THIS TIME MAY COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING.

L.3.12 USE TWO (2) STUDS AT EACH SIDE OF WINDOW OPENING.

L.4 JOISTS AND RAFTERS

L.4.1 JOISTS AND RAFTERS MUST BEAR DIRECTLY OVER STUDS.

L.4.2 ALL JOIST ENDS MUST BE ENCLOSED WITH 18-GAUGE (MINIMUM) CLOSURE CHANNEL (RUNNER TRACK) IN CORRESPONDING DEPTHS.

L.4.3 ALL FIELD HOLES MUST BE REINFORCED. NO NOTCHING OR COPING OF JOISTS OR RAFTERS IS ALLOWED.

LIGHTGAGE STEEL NOTES (Continuation)

L.4.4 LATERAL BRACING TO CONSIST OF CUT-TO-LENGTH CLOSURE CHANNEL (RUNNER TRACK) FOR SOLID BLOCKING AND STEEL STRAPS ON BOTH FLANGES OF JOIST OR RAFTER. SOLID BLOCKING IS PLACED BETWEEN OUTER JOISTS, OVER ALL INTERIOR SUPPORTS, ADJACENT TO OPENINGS, AND 10' O.C. MAXIMUM. RUNNER TRACK HAS A FLANGE CUT AND BENT AT EACH END AND IS SECURED TO EACH JOIST OR AFTER FLANGE WITH ONE (1) #10-16 SCREW, 5/8" LONG. STRAP BRACING TO BE 1-1/2" X 20 GAUGE STEEL FASTENED TO EACH JOIST OR RAFTER FLANGE WITH ONE (1) #10-16 SCREW, 5/8" LONG AND TO EACH RUNNER TRACK FLANGE WITH FOUR (4) #10-16 SCREWS. STRAP BRACING MAY BE OMITTED ON TOP FLANGE ONLY IF ROOF OR FLOOR MATERIAL IS APPLIED DIRECTLY TO TOP FLANGE OF JOIST OR RAFTER.

L.4.5 JOIST OR RAFTER BRACING SHALL BE INSTALLED AT THE TIME THE FLOOR OR ROOF IS ERECTED. FAILURE TO INSTALL BRACING AT THIS TIME MAY COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING.

L.4.6 PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS AND BATHTUBS.

L.5 CONTROLLED INSPECTION OF LIGHTGAGE STEEL FRAMING

L.5.1 JOISTS SHALL BE INSPECTED FOR:
a. SIZE, GAUGE AND SPACING
b. LEVEL TO ± 1/8" IN 10'-0"
c. WEB STIFFENERS
d. BEARING, MINIMUM 3 1/2"
e. CONNECTIONS, ATTACHMENTS, FASTENER SIZE, NUMBER AND SPACING
f. BRIDGING, BLOCKING, STRAPPING
g. AVOID CONCENTRATED LOADS DUE TO PLACEMENT OF CONSTRUCTION LOADS
h. POSITION DIRECTLY OVER STUD BELOW

L.5.2 STUDS SHALL BE INSPECTED FOR:
a. SIZE, GAUGE AND SPACING
b. PLUMB TO ± 1/8" IN 10'-0"
c. CONNECTIONS, ATTACHMENTS, FASTENER SIZE, NUMBER AND SPACING
d. BRIDGING
e. TEMPORARY BRACING
f. POSITION DIRECTLY OVER JOISTS BELOW
g. WIND BRACING (DIAGONAL STEEL STRAPPING) SIZE, QUANTITY AND FASTENERS.

131 CHARLES STREET

ISSUE/REVISION		DATE
1	ISSUED FOR REVIEW	05/25/22
2	ISSUED FOR LPC APPROVAL	12/30/22

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DRAWING TITLE

GENERAL NOTES I

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: 1/8" = 1'-0"
	SHT. NO.:

S-401.00

C CAST-IN-PLACE CONCRETE

C.1 ALL CONCRETE WORK SHALL CONFORM TO THE ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

C.2 CONCRETE: UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE NORMAL WEIGHT (STONE) CONCRETE HAVING A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.

C.3 REINFORCING

C.3A BAR REINFORCING SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A 615, GRADE 60.

C.3B WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064/A1064M.

C.4 ADMIXTURES: ALL CONCRETE EXPOSED TO THE WEATHER IN THE FINISHED BUILDING SHALL BE AIR-ENTRAINED.

C.5 DEVELOPMENT LENGTHS OF REINFORCING (Ld, Ldh or Ldc) SHALL BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 12. FOR Ld AND Ldh, SEE SCHEDULE. FOR Ldc, SEE MANUFACTURER.

C.6 BARS MARKED CONT. (CONTINUOUS) SHALL BE LAPPED A DISTANCE Ld AT SPLICES AND AT CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AND BOTTOM BARS AT SUPPORTS. HOOK ALL TOP BARS AT NON-CONTINUOUS ENDS.

C.7 ALL LENGTHS OF HOOKED BARS INDICATED ON DRAWINGS DO FOR HOOKS.

C.8 ALL DETAILS OF BENDS AND HOOKS SHALL BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 7.

C.9 ALL REINFORCING SHALL BE HELD RIGIDLY AND ACCURATELY IN PLACE, AND PROTECTED AGAINST DISPLACEMENT BEFORE AND DURING CASTING. IF NECESSARY, ADDITIONAL BARS AND/OR STIRRUPS SHALL BE PROVIDED TO FURNISH SUPPORT FOR ALL REINFORCING.

C.10 FOR CLEARANCES FROM FACES OF CONCRETE TO REINFORCEMENT, SEE TABLE C.10.1 (ON THIS DRAWING).

C.11 PROVIDE SHRINKAGE AND TEMPERATURE REINFORCEMENT FOR ALL STRUCTURAL SLABS, WHERE THE FLEXURAL REINFORCING EXTENDS IN ONE DIRECTION ONLY, IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 7.

C.12 PRIOR TO THE START OF WORK, THE CONCRETE CONTRACTOR SHALL COORDINATE AND DETERMINE, WITH THE GENERAL CONTRACTOR OR THE CONSTRUCTION MANAGER, ALL DIMENSIONS AND LOCATIONS OF SLAB DEPRESSIONS, FLOOR DRAINS, OPENINGS, SLEEVES, CONCRETE CURBS, PADS AND EQUIPMENT BASES, AND OTHER SIMILAR ITEMS. THE PROVISION OF THESE ITEMS SHALL BE PART OF THE CONCRETE CONSTRUCTION WORK. CORING OF OPENINGS AFTER CONCRETE IS PLACED SHALL NOT BE PERMITTED.

C.13 THE CONCRETE CONTRACTOR SHALL INSTALL IN THE FORMS ALL SLOTS, SLEEVES, INSERTS, ANCHOR BOLTS, HANGERS, MASONRY ANCHORS, ETC., AS REQUIRED BY OTHER TRADES, AND SHALL COORDINATE WITH THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER FOR COMPLETENESS AND LOCATION BEFORE CONCRETE IS CAST.

C.14 IF PIPES OR CONDUITS ARE TO BE PLACED IN SLABS, THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER, PRIOR TO THE START OF WORK, SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL DRAWINGS SHOWING THE SIZE, LOCATION (VERTICALLY AND HORIZONTALLY), AND SPACING OF PIPES AND/OR CONDUITS.

C.15 GENERALLY, PIPES OR CONDUITS PLACED IN SLABS OR FOUNDATIONS SHOULD NOT BE LARGER THAN 1/3 THE SLAB THICKNESS AND SHOULD NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTER AND SHOULD NOT BE PLACED IN THE INTERSECTION OF COLUMN STRIPS FOR FLAT SLABS.

C.16 ALUMINUM CONDUITS OR PIPES SHALL NOT BE PLACED IN CONCRETE.

C.17 ALL BEAMS AND SLABS SHALL BE CAST MONOLITHICALLY, AND THE SLABS FINISHED AS REQUIRED BY THE SPECIFICATIONS.

C.18 VERTICAL CONSTRUCTION JOINTS USING APPROVED BULKHEADS MAY BE MADE AT MID-SPAN OF BEAM OR SLAB SPANS WHERE A STOP IN CONCRETE WORK IS NECESSARY, PENDING REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD. FOR ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS, SEE TYPICAL DETAILS.

C.19 STEEL BEAMS SUPPORTING METAL DECK AND CONCRETE FILL ARE CAPABLE OF SUPPORTING THE WET WEIGHT OF CONCRETE FILL WITHOUT THE USE OF TEMPORARY SHORES AFTER THE METAL DECK IS WELDED TO THE BEAMS TO PROVIDE LATERAL BRACING. HOWEVER, UNSHORED BEAMS AND DECK WILL DEFLECT WHILE CONCRETE IS BEING CAST. IF CONCRETE IS CAST WITHOUT BEAM AND DECK SHORING, PROVIDE ADDITIONAL CONCRETE AS REQUIRED TO MAINTAIN PROPER FINISHED ELEVATIONS. IF SHORES ARE USED, CAMBER SLABS UPWARD TO COMPENSATE FOR DEFLECTION WHEN SHORES ARE REMOVED.

C.20 ALL PLUMBING SLOTS AROUND SLEEVES SHALL BE FILLED WITH CONCRETE TO THE SAME DEPTH AS THE FLOOR SLAB AFTER PIPING IS INSTALLED.

C.21 CONCRETE PADS AND EQUIPMENT BASES SHALL BE REINFORCED WITH 6" X 6"-W5 X W5 WELDED WIRE REINFORCEMENT PLACED 1" FROM THE TOP OF PAD, UNLESS OTHERWISE NOTED ELSEWHERE. FOR LOCATIONS, SIZES AND THICKNESSES, SEE ARCHITECTURAL, AND/OR STRUCTURAL, AND/OR MECHANICAL DRAWINGS.

C.22 FOR TREATMENT OF EXPOSED CONCRETE, SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

C.23 CHAMFER EDGES OF EXPOSED CONCRETE COLUMNS AND BEAMS. PROVIDE REGLETS AND DRIPS AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND IN THE SPECIFICATIONS.

C.24 CURING OF CONCRETE SHALL START AS SOON AS THE FINISH WILL NOT BE MARRED THEREBY. IT SHALL NOT BE PERMISSIBLE TO DELAY THE CURING UNTIL THE MORNING AFTER THE CONCRETE IS CAST. SEE SPECIFICATIONS FOR ALL CURING REQUIREMENTS.

C.25 CONDUIT PLACED IN SLAB SHALL BE PLACED ABOVE STEEL DECK, BUT BELOW TOP REINFORCING. CONDUITS SHALL HAVE A MINIMUM OF 1" CLEAR COVER. MAXIMUM SIZE OF CONDUIT IN CONCRETE SLAB AND STEEL DECK CONSTRUCTION SHALL NOT BE LARGER THAN 1" OUTSIDE DIAMETER. PLACEMENT OF CONDUIT IN DECK RIBS SHALL BE AS PER DETAIL. ALL CONDUITS PARALLEL TO DECK OR SLAB SPAN SHALL HAVE A MINIMUM SPACING OF SIX INCHES ON CENTER (ALL ADDITIONAL CONDUITS ARE TO BE RUN IN A CONCEALED CEILING PLENUM). ALL CONDUITS PERPENDICULAR TO THE DECK OR SLAB SPAN SHALL HAVE A MINIMUM SPACING OF SIXTEEN INCHES (ALL ADDITIONAL CONDUITS, IF REQUIRED, ARE TO BE CONCEALED WITHIN THE CEILING). PROVIDE ADDITIONAL WELDED WIRE REINFORCEMENT OVER CONDUITS OF THE SAME SIZE AS THE TOP WELDED WIRE REINFORCEMENT WITH AN OVERHANG OF NOT LESS THAN 12 INCHES ON BOTH SIDES OF EACH CONDUIT. JUNCTION BOXES MAY BE PLACED IN CONCRETE BUT SHALL NOT EXCEED 6" X 6" X 3 1/2" IN DEPTH AND SHALL BE SEPARATED FROM OTHER JUNCTION BOXES BY NOT LESS THAN 18" OF CONCRETE.

CAST-IN-PLACE CONCRETE (Continuation)

C.26 SUBMIT PROPOSED MIX DESIGNS WITH PRELIMINARY TEST RESULTS TO THE ENGINEER OF RECORD AND THE SPECIAL INSPECTOR. AFTER ACCEPTANCE, THE CONTRACTOR'S LICENSED CONCRETE TESTING LABORATORY SHALL FILE FORM TR3 WITH THE BUILDING DEPARTMENT PRIOR TO PERMIT. CONCRETE SHALL NOT BE PLACED UNTIL MIXES HAVE BEEN APPROVED.

C.27 ALL CONCRETE USED IN THE STRUCTURE SHALL CONFORM IN ALL RESPECTS TO THE MATERIAL AND PROPORTIONS OF THESE MATERIALS USED IN THE APPROVED DESIGN MIX. THE USE OF ANY ADMIXTURES NOT PRESENT IN THE APPROVED DESIGN MIX IS PROHIBITED UNLESS ALLOWED AS PER NYC BUILDING CODE.

TABLE C.10.1 MINIMUM CONCRETE CLEAR COVER REQUIREMENTS

REINF. STEEL IN CONCRETE CAST AGAINST SOIL	3"
REINF. STEEL IN CONCRETE EXPOSED TO SOIL OR WEATHER #5 BARS AND SMALLER #6 BARS AND LARGER	 1 1/2" 2"
SLAB REINF. NOT EXPOSED TO SOIL OR WEATHER	3/4"
WALLS NOT EXPOSED TO SOIL OR WEATHER	3/4"
CONCRETE CURBS EXPOSED TO WEATHER (#5 BARS AND SMALLER)	1 1/2"
BEAM STIRRUPS AND COLUMN TIES	1 1/2"

S STRUCTURAL STEEL

S.1 ALL STRUCTURAL STEEL MATERIAL, FABRICATION AND ERECTION SHALL COMPLY WITH THE PROVISIONS OF THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, INCLUDING THE COMMENTARY AND ANY SUPPLEMENTS.

S.2 ALL STRUCTURAL STEEL WIDE FLANGE SHAPES SHALL BE ASTM A992 STEEL. ALL HSS RECTANGULAR AND ROUND STEEL SHALL BE ASTM A500, GRADE B. PLATES, ANGLES, ETC., USED AS CONNECTION MATERIAL MAY BE ASTM A36 STEEL. THE TYPE OF STEEL FOR ALL STRUCTURAL STEEL SHAPES, PLATES, BARS, ETC. SHALL BE INDICATED ON SHOP DRAWINGS.

S.3 THE STEEL CONTRACTOR SHALL FURNISH MILL TEST REPORTS FROM THE PRODUCER OF STEEL CERTIFYING THAT THE STEEL MEETS THE MINIMUM REQUIREMENTS AS DEFINED BY ASTM SPECIFICATIONS. IF REQUIRED BY THE APPLICABLE BUILDING CODE, STEEL MILL REPORTS AND COMPLETION CERTIFICATES SHALL BE FILED WITH THE BUILDING DEPT.

S.4 ALL CONNECTIONS NOT DETAILED ON THE DRAWINGS SHALL CONFORM TO THOSE SHOWN IN THE AISC STEEL CONSTRUCTION MANUAL, 13TH EDITION, WHERE POSSIBLE. ALL SHOP CONNECTIONS SHALL BE HIGH-STRENGTH BOLTED OR WELDED. ALL FIELD CONNECTIONS SHALL BE WELDED OR MADE WITH HIGH-STRENGTH BOLTS WITH HARDENED WASHERS, INSTALLED BY MEANS OF PNEUMATIC WRENCHES OR TENSION-CONTROLLED (TC) GUNS (WHERE PERMITTED) AND TORQUED TO THE REQUIRED VALUE, IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM F3125 GRADE A325(OR F1852 FOR TC BOLT) OR A490 (OR F2280 FOR TC BOLT) APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED JOINTS. ALL BOLTS SHALL BE PRE-TENSIONED BOLTS, UNLESS OTHERWISE SPECIFICALLY NOTED OR DETAILED.

S.5 ALL WELDING SHALL BE IN ACCORDANCE WITH THE STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY. THE WELDABILITY OF ALL EXISTING STRUCTURAL STEEL SHALL BE VERIFIED, WHERE APPLICABLE.

S.6 WELDING ELECTRODES SHALL CONFORM TO ASTM SPECIFICATION E-70XX FOR STEEL MATERIAL GRADES 50 KSI AND LOWER. MATERIAL GRADE 65 KSI STEEL SHALL CONFORM TO ASTM SPECIFICATION E-80XX. ALL BUTT WELDS SHALL BE 100% PENETRATION WELDS AND FILLET WELDS SHALL BE MINIMUM 1/4". ALL PARTIAL JOINT PENETRATION WELDS (PJP) INDICATED ON THE DRAWINGS SPECIFY THE EFFECTIVE THROAT THICKNESS. IF REQUIRED BY THE APPLICABLE BUILDING CODE, COPIES OF TEST REPORTS SHALL BE FILED WITH THE BUILDING DEPT.

S.7 ALL BOLTS SHALL BE 3/4" DIAMETER ASTM F3125 GRADE A325(OR F1852 FOR TC BOLT) AND 1" DIAMETER A490 (OR F2280 FOR TC BOLT), UNLESS OTHERWISE NOTED. ALL BOLTS SHALL BE PRE-TENSIONED AS PER AISC 360 CHAPTER J REQUIREMENTS. ALL BOLTS SHALL BE DESIGNED AND PROVIDED AS PER TABLE S.10.1 (ON THIS DRAWING). THE USE OF TENSION-CONTROLLED (TC) BOLTS IS PERMITTED IN ALL CONNECTIONS EXCEPT THOSE THAT ARE PART OF BRACED AND MOMENT FRAMES, MOMENT CONNECTIONS, TRUSSES, AND TRANSFER GIRDERS.

S.8 FABRICATE AND ERECT BEAMS WITH NATURAL CAMBER UP.

S.9 ALL CONTACT SURFACES, INCLUDING SURFACES ADJACENT TO THE BOLT HEAD AND NUT, SHALL BE FREE OF SCALE, OIL, PAINT, LACQUER, AND OTHER FOREIGN MATERIAL. BURRS THAT WOULD PREVENT SOLID SEATING OF THE CONNECTED PARTS IN THE SNUG TIGHT CONDITION SHALL BE REMOVED. CONTACT SURFACES THAT ARE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ROUGHENED BY MEANS OF AND WIRE BRUSHING (POWER BRUSHING IS PROHIBITED) WILL BE PERMITTED.

S.10 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLATES, CLIP ANGLES, CONNECTIONS, NAILER HOLES, ETC., REQUIRED FOR THE COMPLETION OF THE STRUCTURE OR REQUIRED BY OTHER TRADES, EVEN IF SUCH ITEMS ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS.

S.11 THE STEEL FRAMING SHALL BE TEMPORARILY BRACED AGAINST EARTH PRESSURE, WIND, POSSIBLE LATERAL CONSTRUCTION LOADS, OR UNBALANCES CAUSED BY CONSTRUCTION SEQUENCING UNTIL SLABS, BEAMS, COLUMNS, BRACING, AND ANY OTHER STRUCTURE DESIGNED TO LATERALLY BRACE THE FINISHED STRUCTURE ARE IN PLACE AND HAVE ATTAINED THEIR REQUIRED STRENGTH OR HAVE HAD THEIR PERMANENT CONNECTIONS MADE. THE GENERAL CONTRACTOR AND/OR THE CONSTRUCTION MANAGER AND/OR THE STEEL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE INTEGRITY OF THE STEEL STRUCTURE DURING ERECTION AND CONSTRUCTION.

S.12 THE STRUCTURAL STEEL SHALL BE ERECTED TO THE TOLERANCE CALLED FOR IN THE AISC CODE OF STANDARD PRACTICE UNLESS MORE STRINGENT TOLERANCES ARE REQUIRED BY OTHER TRADES, SUCH AS BUT NOT LIMITED TO PRECAST, ELEVATOR, STAIR, ARCHITECTURALLY EXPOSED STRUCTURAL STEEL, STAINLESS STEEL, OR FACADE CONTRACTORS. THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL COORDINATE.

STRUCTURAL STEEL (Continuation)

S.13 ALL GROUT FOR BASE PLATES AND ANCHOR BOLTS SHALL BE OF A NON-SHRINKAGE TYPE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 7,500 PSI AFTER 28 DAYS.

S.14 PROVIDE LOOSE LINTELS OVER ALL OPENINGS IN EXTERIOR AND INTERIOR MASONRY WALLS AS PER THE TABLE S.19.1 (ON THIS DRAWING), EXCEPT WHERE OTHERWISE DETAILED ON THE DRAWINGS.

S.15 ALL STRUCTURAL STEEL EXPOSED TO THE WEATHER AND/OR ELEMENTS SHALL BE PROVIDED WITH A WEATHER RESISTANT COATING PER SPECIFICATIONS OR SHALL BE HOT DIP GALVANIZED. FASTENERS AND COMPONENTS OF BOLTED CONNECTIONS EXPOSED TO WEATHER AND/OR ELEMENTS PROVIDED WITH STRUCTURAL STEEL WHICH IS PROTECTED BY A WEATHER RESISTANT COATING SHALL BE TYPE III WEATHER RESISTANT. FASTENERS AND COMPONENTS OF BOLTED CONNECTIONS EXPOSED TO WEATHER AND/OR ELEMENTS PROVIDED WITH STRUCTURAL STEEL WHICH IS PROTECTED BY HOT DIP GALVANIZING SHALL BE HOT DIP GALVANIZED.

S.16 BEAMS SUPPORTING STAIR STRUTS AND STAIR HANGERS SHALL HAVE STIFFENERS MILLED TO BEAR UNDER OR OVER FLANGES OF THE BEAM. COORDINATE THE INTERFACING OF STRUCTURAL STEEL FRAMING AND STAIR FRAMING SYSTEMS WITH RESPECTIVE SUB-CONTRACTORS.

TABLE S.10.1 - BOLT DESIGN CRITERIA AND GUIDELINES

DESIGN BOLT AS:	CONNECTION TYPE
BEARING BOLT	• ALL SHEAR CONNECTIONS WHERE NO ECCENTRICITIES/MOMENT ARE TAKEN BY THE BOLTS • DIRECT LOADED CONNECTIONS (TRUSSES, BRACES, ETC.) WITH STANDARD HOLES • MOMENT CONNECTIONS WITH STANDARD HOLES
SLIP-CRITICAL, SERVICEABILITY*	• ECCENTRIC BOLT GROUPS WITH SHORT SLOTTED HOLES WHERE THE LOAD IS APPLIED TRANSVERSE TO THE SLOT.
SLIP-CRITICAL, STRENGTH*	• ECCENTRIC BOLT GROUPS WITH LONG SLOTTED AND/OR OVERSIZE HOLES • DIRECT LOADED CONNECTIONS (TRUSSES, BRACES, ETC.) WITH SLOTTED AND/OR OVERSIZE HOLES • MOMENT CONNECTIONS WITH SLOTTED AND/OR OVERSIZE HOLES • CONNECTIONS WITH SHIMS/FILLERS IN EXCESS OF 1/4" THICK WHERE THE SHIM/FILLER IS NOT DESIGNED TO TRANSFER THE FORCE BACK INTO THE PRIMARY CONNECTION ELEMENTS

*PLEASE NOTE: ALL ELEMENTS/COMPONENTS/MEMBERS OF SLIP-CRITICAL BOLTED CONNECTIONS SHALL BE CHECKED FOR BEARING AND TEAR-OUT.

TABLE S.19.1 - LOOSE LINTELS SCHEDULE

MASONRY OPENINGS	NOMINAL MASONRY WALL THICKNESS				
	4"	6"	8"	10"	12"
3'-11" OR LESS	1L 4x3 1/2x5/16	1L 5x5x5/16	2LS 4x3 1/2x5/16	2LS 4x4x5/16	2LS 5x5x5/16
4'-0" TO 7'-0"	1L 5x3 1/2x5/16	1L 5x5x5/16	2LS 4x3 1/2x5/16	2LS 6x4x5/16	2LS 5x5x5/16

SHORT LEGS ARE HORIZONTAL
LENGTH OF LINTELS = M.0 + 16" (8" BEARING EACH SIDE)

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ISSUE/REVISION		DATE
1	ISSUED FOR REVIEW	05/25/22
2	ISSUED FOR LPC APPROVAL	12/30/22

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DRAWING TITLE

GENERAL NOTES II

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: 1/8" = 1'-0"
	SHT. NO.:

S-402.00

M MASONRY

M.1 ALL MASONRY WALLS SHOWN OR NOTED ON THE STRUCTURAL OR ARCHITECTURAL DRAWINGS SHALL BE REINFORCED.

M.2 ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ACI 530.1/ASCE 6/TMS 602, EXCEPT AS NOTED IN THE CONTRACT DRAWINGS OR SPECIFICATIONS.

M.3 ALL HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90. ALL UNITS SHALL BE TYPE I GRADE N-I WITH A MINIMUM COMPRESSIVE STRENGTH OF THE MASONRY OF f'm= 4,000 PSI.

M.4 MORTAR SHALL CONFORM TO ASTM C 270 TYPE"M" WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

M.5 ALL GROUT INSTALLED IN MASONRY UNITS SHALL CONFORM TO ASTM C 476 AND SHALL BE TYPE "FINE GROUT" WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.

M.6 ALL HORIZONTAL AND VERTICAL REINFORCEMENT BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.

M.7 ALL PREFABRICATED JOINT REINFORCEMENT SHALL BE TRUSS TYPE, GALVANIZED AND CONFORM TO ASTM A1064/A1064M WITH A MINIMUM ALLOWABLE STRESS OF 30,000 PSI, WITH PROVISIONS FOR INTEGRATION WITH MASONRY VENEER TIES WHERE REQUIRED.

M.8 LAY ALL UNITS WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS. CROSS WEBS ADJACENT TO FILLED CELLS SHALL BE FULLY BEDDED IN MORTAR TO PREVENT LEAKAGE OF GROUT AND MORTAR "FINS" SHALL NOT PROTRUDE INTO SPACES DESIGNED TO BE FILLED WITH GROUT. GROUT SHALL BE PERMITTED TO COME IN DIRECT CONTACT WITH THE FOUNDATION OR BEARING SURFACE.

M.9 ALIGN VERTICAL CELLS OF BLOCK TO BE FILLED WITH GROUT SO A CONTINUOUS UNOBSTRUCTED OPENING IS AVAILABLE FOR THE FULL HEIGHT OF THE GROUT. THE MINIMUM CONTINUOUS CLEAR DIMENSIONS OF VERTICAL CORES SHALL BE 2 IN. X 3 IN. IN FILLING VERTICAL CORES, THE GROUT SHALL NOT EXCEED 4 FT. IN HEIGHT. GROUT SHALL BE RODDED OR PUDDLED DURING PLACEMENT TO INSURE COMPLETE FILLING OF THE CORE. WHEN GROUTING IS STOPPED FOR ONE (1) HOUR OR LONGER, THE GROUT POUR SHALL BE STOPPED 1 1/2 IN. BELOW THE TOP OF A MASONRY UNIT.

M.10 LAP ALL VERTICAL BARS A MINIMUM OF 48 BAR DIAMETERS AND PROVIDE STEEL SPACER TIES (NOT TO EXCEED 192 BAR DIAMETERS) TO SECURE AND POSITION ALL VERTICAL STEEL AND PREVENT DISPLACEMENT DURING GROUTING.

M.11 FILL CELLS WHICH HAVE VERTICAL REINFORCEMENT SOLID WITH GROUT. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL GROUTING REQUIREMENTS.

M.12 FILL VERTICAL CELLS OF MASONRY UNITS SOLID WITH GROUT WHICH HAVE ANCHORING, SUPPORTING OR HANGING DEVICES EMBEDDED IN THE CELL.

M.13 FILL VERTICAL CELLS OF MASONRY UNITS SOLID WITH GROUT WHICH ARE BELOW STEEL BEARING PLATES, STEEL BEAMS, AND ENDS OF LINTELS, TO 8" BEYOND BEARING.

M.14 ALL WALL SECTIONS AND PIERS LESS THAN 4 SQUARE FEET IN CROSS- SECTIONAL AREA SHALL BE FULLY GROUTED.

M.15 ALL WALLS 6" AND THICKER SHALL HAVE A TOP BOND BEAM REINFORCED WITH 2-#5 CONTINUOUS, UNLESS NOTED OTHERWISE.

M.16 PROVIDE CONTROL JOINTS AT 30'-0' ON CENTER MAXIMUM IN ALL MASONRY WALLS. REFER TO ARCH. DRAWINGS FOR LOCATIONS.

M.17 CONTRACTOR SHALL PROVIDE TEMPORARY BRACING TO MAINTAIN SAFETY AND TO TAKE CARE OF ANY LOADS, INCLUDING WIND & SEISMIC, TO WHICH THE WALLS MAY BE SUBJECTED DURING ERECTION. BRACING SHALL REMAIN IN PLACE UNTIL ALL SUPPORTING CROSS WALLS, STEEL AND SLABS ARE IN PLACE AND ALL CONNECTIONS ARE MADE. GROUT IN FILLED CELLS SHALL HAVE ATTAINED 28 DAY STRENGTH.

M.18 CONTRACTOR SHALL SUBMIT, FOR STRUCTURAL ENGINEER'S REVIEW, SHOP DRAWINGS, SHOWING DIMENSIONS, LAYOUT, REINFORCEMENT, ANCHOR LOCATIONS CONNECTION DETAILS, ETC., PRIOR TO INSTALLATION OF ALL REINFORCED BLOCK WALLS. SHOP DRAWINGS SHALL INDICATE DETAILS OF REINFORCEMENT, INCLUDING SPLICES AND PLACEMENT PROCEDURES.

DD DESIGN DELEGATION

DD.1 WHERE DESIGNATED ON THE CONSTRUCTION DOCUMENTS, A PROFESSIONAL ENGINEER, AUTHORIZED TO PROVIDE PROFESSIONAL SERVICES IN THE STATE OF NEW YORK, HIRED BY THE CONTRACTOR (DELEGATEE) SHALL PERFORM CERTAIN ENGINEERING SERVICES.

DD.2 THE FOLLOWING ITEMS REQUIRE DESIGN DELEGATION:

1. STRUCTURAL STEEL CONNECTIONS
2. COLD-FORMED METAL FRAMING
3. TEMPORARY SHORING

DD.3 IN ACCORDANCE WITH NEW YORK STATE POLICY, DELEGATEE SHALL BE LICENSED IN THE STATE OF NEW YORK AND SHALL BE REQUIRED TO OBTAIN PROFESSIONAL LIABILITY INSURANCE WITH LIMITS OF NOT LESS THAN TWO MILLION ($2,000,000) DOLLARS EACH CLAIM / $2,000,000 ANNUAL AGGREGATE SUBJECT TO A DEDUCTIBLE OR SELF INSURED RETENTION OF NOT MORE THAN ONE HUNDRED THOUSAND ($100,000) DOLLARS PER CLAIM OR AN AMOUNT ACCEPTABLE TO THE OWNER. THE DELEGATEE DESIGN PROFESSIONAL SHALL ALSO SUBMIT A COPY OF THE DELEGATEE'S CERTIFICATION OF AUTHORIZATION TO PRACTICE ENGINEER IN THE STATE OF NEW YORK. THE DELEGATEE DESIGN PROFESSIONAL SGALL SUBMIT PROOF OF INSURANCE, IN THE AMOUNT IDENTIFIED ABOVE, AND THE CERTIFICATION OF THE AUTHORIZATION, PRIOR TO SUBMITTING ANY DOCUMENTS PREPARED BY THE DELEGATEE DESIGN PROFESIONAL.

DD.4 ALL SUBMITTALS PREPARED BY THE DELEGATEE DESIGN PROFESSIONAL SHALL BE SIGNED AND SEALED. THE DESIGN SHALL BE PERFORMED IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS DESIGNATED ON THE DOCUMENTS AND ACCORDING TO ALL APPLICABLE CODES, LAWS, RULES AND REGULATIONS.

A POST-INSTALLED ANCHORS

A.1 EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AND INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE ICC-ES REPORT AND MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS:

POST-INSTALLED ANCHORS GUIDELINES

APPLICATION	ANCHORING SYSTEM	ICC-ES REPORT
ANCHORAGE TO CONCRETE (ADHESIVE)	HILTI HY 200 ADHESIVE HILTI RE 500-SD ADHESIVE	ESR-3187 ESR-2322
ANCHORAGE TO CONCRETE (MECHANICAL)	HILTI KWIK BOLT TZ HILTI KWIK HUS EZ	ESR-1917 ESR-3027
REBAR DOWELING (ADHESIVE)	HILTI RE 500-SD ADHESIVE WITH SAFE SET INSTALLATION	ESR-2322
	HILTI HY 200 ADHESIVE WITH SAFE SET INSTALLATION	ESR-3187
ANCHORAGE TO SOLID GROUTED MASONRY	HILTI HY 70 ADHESIVE HILTI KWIK BOLT 3	ESR-2682 ESR-1385
ANCHORAGE TO HOLLOW / MULTI-WYTHE MASONRY	HILTI HY 70 ADHESIVE WITH SCREEN TUBE	ESR-3342, ESR-2682

A.2 ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY THE MANUFACTURER OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT INCLUDING AN ICC-ES REPORT SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE, SEISMIC USE, LOAD RESISTANCE, INSTALLATION CATEGORY, IN-SERVICE TEMPERATURE, INSTALLATION TEMPERATURE, ETC.

A.3 ADHESIVE ANCHORS INSTALLED IN A HORIZONTALLY OR UPWARDLY INCLINED ORIENTATION INTO CONCRETE AND SUPPORTING A SUSTAINED TENSION LOAD SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER. INSTALLER SHALL BE CERTIFIED THROUGH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM OR APPROVED EQUAL.

A.4 CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ON-SITE ANCHOR INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. CONTRACTOR SHALL SUBMIT DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL INSTALLING ANCHORS HAVE RECEIVED THE REQUIRED TRAINING PRIOR TO THE COMMENCEMENT OF WORK.

A.5 ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

A.6 CONTINUOUS SPECIAL INSPECTION FOR POST INSTALLED ANCHORS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 4.3/4.4 OF THE ICC-ES REPORT FOR THE INDIVIDUAL ANCHOR AND SECTION 1704.32 OF THE NEW YORK CITY BUILDING CODE. SPECIAL INSPECTOR SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK TO COORDINATE INSPECTION EFFORTS.

131 CHARLES STREET

ISSUE/REVISION		DATE
1	ISSUED FOR REVIEW	05/25/22
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DRAWING TITLE

GENERAL NOTES III

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE		
	PROJ. NO.:	17186
	DATE:	12/30/22
	SCALE:	1/8" = 1'-0"
	SHT. NO.:	
		S-403.00

SCOPE OF WORK (STRUCTURAL)

1. GUT RENOVATION OF AN EXISTING 2 - STORY BRICK RESIDENTIAL STRUCTURE.
2. ADD A SUBCELLAR BELOW THE EXISTING LEVEL 1.
3. REMOVE EXISTING WOOD FLOORS AND REPLACE WITH PLYWOOD DECK ON COLD FORM STEEL JOISTS. MAINTAIN EXISTING BRICK PARTY WALLS BETWEEN NEIGHBORING BUILDINGS.

LOADING SCHEDULE (PSF)

LEVEL	DECK	CEILING AND MECH.	PARTITIONS	MISC. DEAD LOAD	LIVE LOAD	TOTAL LOAD	REMARKS
SUB CELLAR	50	-	15	40	125*	230	* LIGHT STORAGE
FL. 1	100	8	12	40	100	260	-
FL. 2	10	8	12	5	40	75	-
ROOF	10	5	-	15	30	60	-
TERRACE	10	5	-	45	60	120	-

DESIGN CRITERIA SCHEDULE

STRUCTURAL OCCUPANCY AND RISK CATEGORY	II
ROOF SNOW LOAD:	
GROUND SNOW LOAD (P_g)	20 psf
FLAT-ROOF SNOW LOAD (P_f)	30 psf
SNOW EXPOSURE FACTOR (C_e)	1.2
SNOW LOAD IMPORTANCE FACTOR (I_s)	1.0
THERMAL FACTOR (C_t)	1.0
WIND LOADS:	
BASIC WIND SPEED (V_{3s})	98 mph
WIND IMPORTANCE FACTOR (I_w)	1.0
WIND EXPOSURE	B
INTERNAL PRESSURE COEFFICIENT (GC_{pi})	±0.18
COMPONENT/CLADDING DESIGN WIND PRESSURE	45 psf
DESIGN BASE SHEAR (NS/EW)	-- / --
SEISMIC LOADS:	
SEISMIC IMPORTANCE FACTOR (I_E)	1.00
MAPPED SPECTRAL RESPONSE ACCELERATIONS	
SHORT PERIOD (S_S)	0.279g
1-SECOND PERIOD (S_1)	0.072g
SEISMIC SITE CLASS	D
DESIGN SPECTRAL RESPONSE ACCELERATIONS	
SHORT PERIOD (S_{DS})	0.293
1-SECOND PERIOD (S_{D1})	0.115g
SEISMIC DESIGN CATEGORY	B
RESPONSE MODIFICATION FACTOR (R)	
NS - ORDINARY REINFORCED MASONRY SHEAR WALLS	2
EW - ORDINARY REINFORCED MASONRY SHEAR WALLS	2
DESIGN BASE SHEAR (NS/EW)	-- / --
SEISMIC RESPONSE COEFFICIENT (C_s)	0.03
ANALYSIS PROCEDURE	EQUIV. LAT. FORCE

NS - DENOTES NORTH SOUTH DIRECTION
EW - DENOTES NORTH SOUTH DIRECTION

BUILDING DEPARTMENT COMPLIANCE NOTES

1. CONTRACT DOCUMENTS CONTAINED HERE-WITHIN ARE FOR "STRUCTURAL WORKS ONLY".
2. CONSTRUCTION DOCUMENTS SUBMITTED COMPLY WITH REQUIREMENTS AS PER AC 28-104.7 AND BC107.1, BC 107.7, AND BC 1603.1 (STRUCTURAL).
3. CONTRACT DOCUMENTS AND DESIGN LOADS COMPLY WITH THE PROVISIONS OF CODE BC 107.7 AND BC 1604. REFER TO S-001 FOR LOADING SCHEDULE TABLE.
4. REFER TO DRAWING S-001 FOR DRAWING LIST
5. BUILDING DEPARTMENT NOTES AS RELATES TO STRUCTURAL WORKS:
   - 5.1 PROJECT IS FILED UNDER 1968 NYC BUILDING CODE AND ADDITIONS SHALL COMPLY WITH CURRENT NYC BUILDING CODE.
   - 5.2 NO CHANGE IN USE, EGRESS, OR OCCUPANCY.
6. PROJECT SITE INFORMATION:
   - 6.1 ADDRESS: 107/131 CHARLES STREET
   - 6.2 FLOORS OF STRUCTURAL WORK: SUB CELLAR, CELLAR, 1, AND 2.
   - 6.3 TAX BLOCK: 632
   - 6.4 TAX LOT: #30
   - 6.5 ZONING DISTRICT: C1-6A
   - 6.6 TOTAL NO. OF FLOORS: 2
   - 6.7 EXISTING CONSTRUCTION CLASSIFICATION: 3NFP
   - 6.8 PROPOSED CONSTRUCTION CLASSIFICATION: II-B
   - 6.9 EXISTING OCCUPANCY GROUP: J-2
   - 6.10 PROPOSED OCCUPANCY GROUP: J-3
7. ALL NEW WORK COMPLIES WITH THE NYC BUILDING CODE, 2014 EDITION.
8. THE CONDITIONS OF THE EXISTING STRUCTURE HAS BEEN ASSESSED AND THE PROPOSED ALTERATIONS DO NOT WEAKEN OR DIMINISH THE INTEGRITY OF THE EXISTING STRUCTURE.
9. FLOOR OCCUPANCY IS FOR RESIDENTIAL USAGE.
10. FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS, SEE S400 SERIES DRAWINGS.
11. STRUCTURAL DESIGN COMPLIES WITH EARTHQUAKE CODE 17/95

STRUCTURAL INSPECTIONS AND OBSERVATIONS

SI.1 ALL INSPECTIONS SHALL CONFORM TO CHAPTER 1 OF THE NEW YORK CITY BUILDING CODE. ALL SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS SHALL CONFORM TO CHAPTER 17 OF THE NEW YORK CITY BUILDING CODE.

SI.2 THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED:

- A. STRUCTURAL COLD-FORMED STEEL (BC 1704.3.4)
- B. CONCRETE - CAST-IN-PLACE (BC 1704.4)
- C. STRUCTURAL STABILITY - EXISTING BUILDINGS (BC 1704.20.1)
- D. POST INSTALLED ANCHORS (BBI# 2014-018 & 2014-019) (BC 1704.32)
- E. UNDERPINNING (BC 1704.20.3 BC 1814)
- F. CONCRETE DESIGN MIX (TR3) (BC 1905.3 & 1913.5)
- G. CONCRETE SAMPLING AND TESTING (TR2) (BC 1905.6 & 1013.10)

SI.3 SPECIAL INSPECTIONS SHALL BE CONTINUOUS EXCEPT WHERE PERIODIC SPECIAL INSPECTIONS ARE SPECIFICALLY PERMITTED BY THE BUILDING CODE.

SI.4 ALL SPECIAL INSPECTIONS SHALL BE PERFORMED BY SPECIAL INSPECTORS AND AGENCIES QUALIFIED BY THE BUILDING DEPARTMENT AND ACCEPTABLE TO THE ENGINEER OF RECORD.

SI.5 ALL WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL APPROVED BY THE SPECIAL INSPECTOR.

SI.6 ALL SPECIAL INSPECTORS SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE M OWNER AND ENGINEER OF RECORD.

SI.7 ALL SPECIAL INSPECTORS SHALL FURNISH INSPECTION REPORTS TO THE OWNER AND TO THE ENGINEER OF RECORD.

SI.8 ALL STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY REGISTERED DESIGN PROFESSIONALS ACCEPTABLE TO THE ENGINEER OF RECORD.

STRUCTURAL SHEET LIST

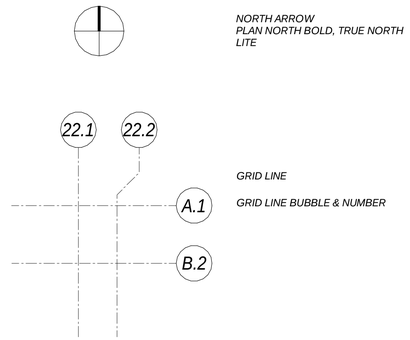
ABBREVIATIONS

A	
A	ABOVE
C	
CL	CENTERLINE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
D	
DEMO	DEMOLITION
DIA	DIAMETER
E	
EL	ELEVATION
EOS	EDGE OF SLAB
EQ	EQUAL
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
F	
FIN	FINISH
H	
HT	HEIGHT
I	
ID	INSIDE DIAMETER; INSIDE DIMENSION
INFO	INFORMATION
M	
MAX	MAXIMUM
MIN	MINIMUM
N	
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NWT	NORMAL WEIGHT
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER;
OPP	OPPOSITE
R	
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
S	
SECT	SECTION
SIM	SIMILAR
SS	STAINLESS STEEL
T	
TEMP	TEMPORARY
TOS	TOP OF SLAB; TOP OF STEEL
TYP	TYPICAL
U	
UON	UNLESS OTHERWISE NOTED
V	
VIF	VERIFY IN FIELD
W	
W	WIDE
WT	WEIGHT

Ⓡ BACKER ROD Ⓕ FILLER
Ⓢ SEALANT

THE PRECEDING LIST OF ABBREVIATIONS IS PRESENTED AS A GENERAL GUIDE AND DOES NOT NECESSARILY SHOW ALL ABBREVIATIONS USED. OTHER GENERALLY ACCEPTED ABBREVIATIONS MAY BE FOUND AMONG THE DRAWINGS - REFER TO NCS FOR DEFINITIONS. ALL ABBREVIATIONS SHOWN ABOVE MAY NOT BE USED WITHIN THIS DRAWING SET.

SYMBOLS



131 CHARLES STREET

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THE TURETT COLLABORATIVE

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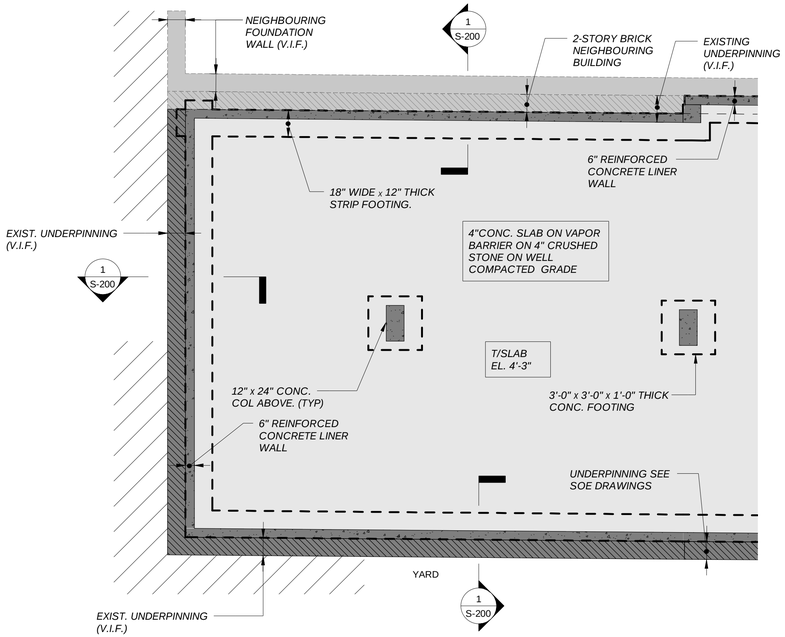
DRAWING TITLE

COVER SHEET - REAR BUILDING

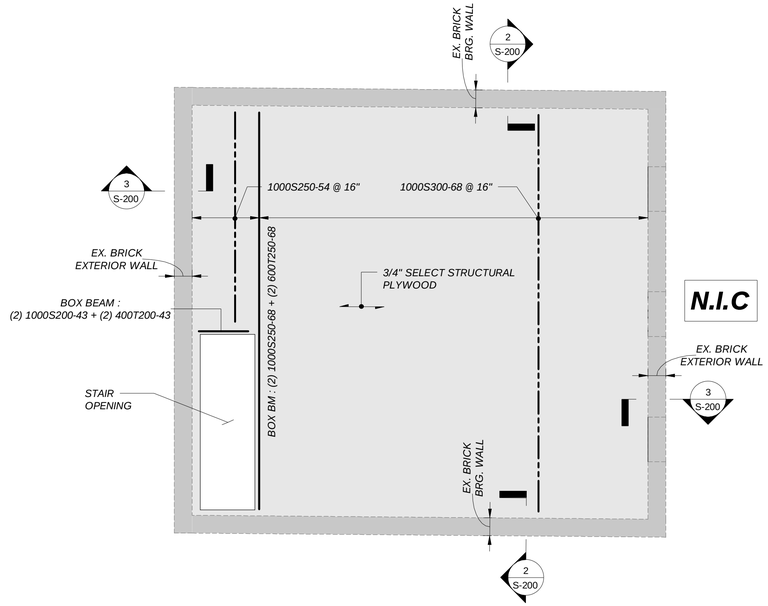
APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: 1/8" = 1'-0"
	SHT. NO.: S-001.00



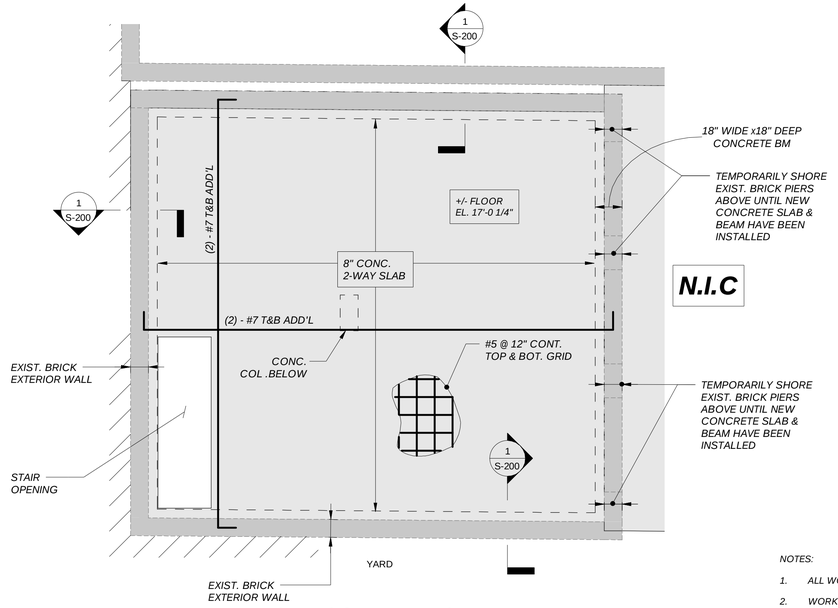
SUBCELLAR FRAMING PLAN

1/4" = 1'-0"



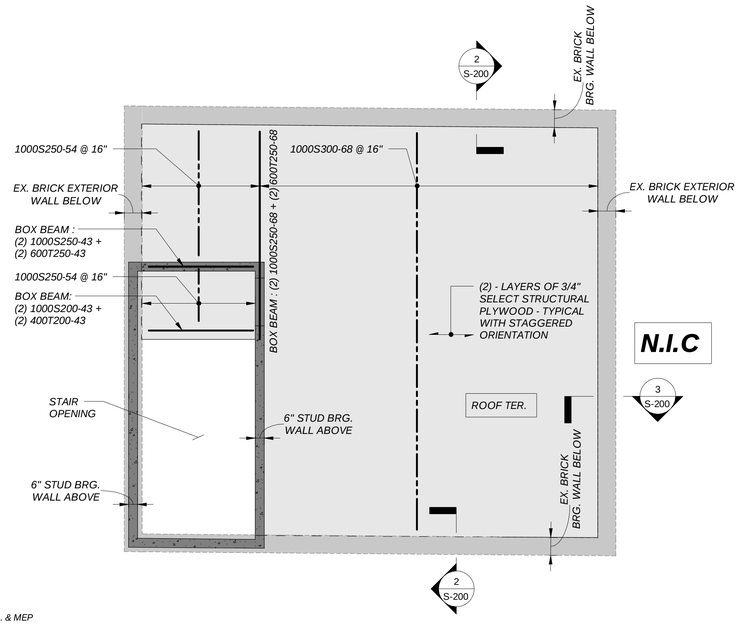
2ND FLOOR FRAMING PLAN

1/4" = 1'-0"



1ST FLOOR FRAMING PLAN

1/4" = 1'-0"



ROOF FRAMING PLAN

1/4" = 1'-0"

NOTES:

1. *ALL WORK SHALL CONFORM TO THE NYC BUILDING CODE, 2014 EDITION.*
2. *WORK SHOWN SHALL BE COORDINATED WITH THE REQUIREMENTS OF THE ARCH'L. & MEP DRAWINGS.*
3. *ALL ELEVATIONS SHOWN REFERENCE NAVD-88.*
4. *ALL EXISTING CONDITIONS SHALL BE FIELD-VERIFIED. CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS NECESSARY TO PROPERLY DETAIL AND INSTALL THE PROPOSED WORK.*
5. *ALL TEMPORARY SUPPORTS, INCLUDING SUPPORT OF EXCAVATION AND TEMPORARY BRACING OF EXISTING STRUCTURAL ELEMENTS TO REMAIN SHALL BE DESIGNED BY OTHERS.*
6. *ALL EXISTING FLOORS SHALL BE REMOVED. TEMPORARILY BRACE ALL EXISTING WALLS AS REQUIRED.*

131 CHARLES STREET

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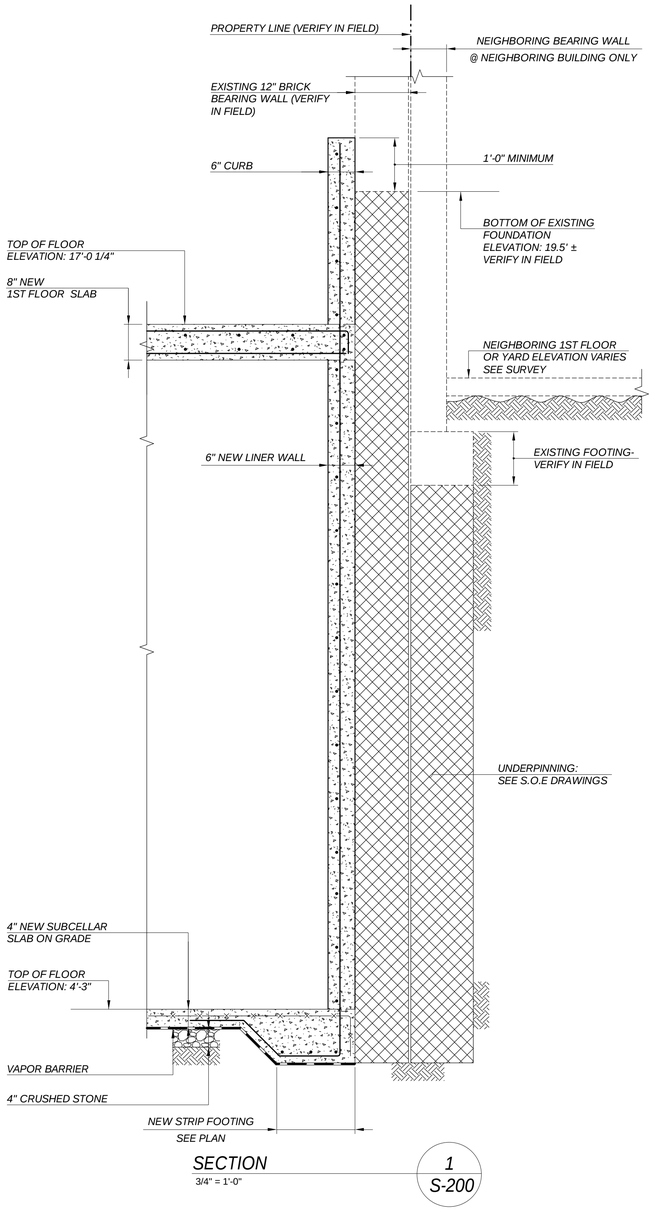
DRAWING TITLE

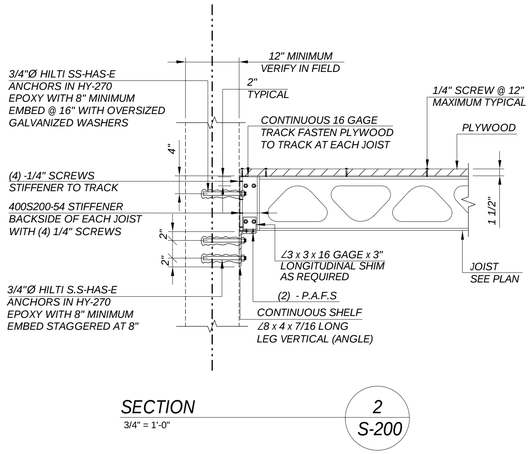
FRAMING PLANS - REAR BUILDING

APPLICATION NUMBER: M00700585-L1

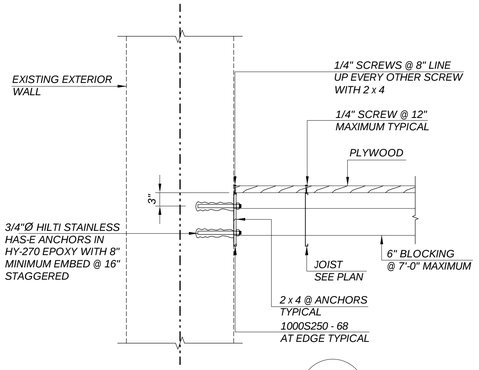
STAMP & SIGNATURE		
	PROJ. NO.:	17186
	DATE:	12/30/22
	SCALE:	1/4" = 1'-0"
	SHT. NO.:	S-100.00



SECTION 1 S-200
3/4" = 1'-0"



SECTION 2 S-200
3/4" = 1'-0"



SECTION 3 S-200
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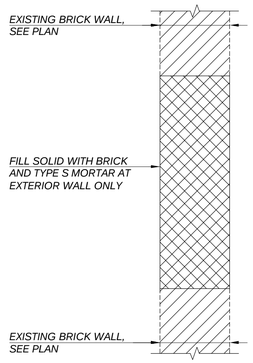

TYPICAL EXTERIOR BRICK WALL INFILL DETAIL

3/4" = 1'-0"

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SECTIONS AND DETAILS - REAR BUILDING

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.:	17186
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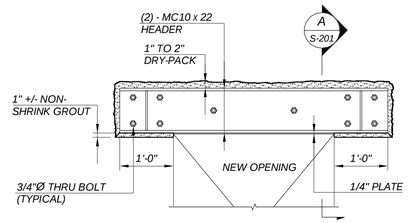
	SCALE:	3/4" = 1'-0"
	SHT. NO.:	S-200.00

CARRIAGE HOUSE ELEVATION

1/4" = 1'-0"

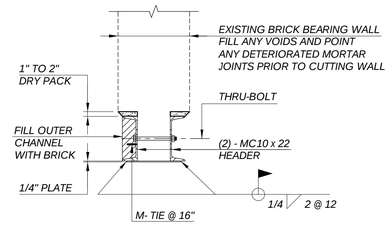


TYPICAL NEW STEEL HEADER DETAIL

3/4" = 1'-0"

PROCEDURE:

1. REMOVE 4" BRICK FROM ONE FACE IN AREA OF CHANNEL.
2. INSTALL ONE CHANNEL AND DRY PACK.
3. AFTER SIDE ONE IS CURED, REMOVE 4" BRICK FROM OTHER SIDE.
4. INSTALL SECOND CHANNEL, DRY PACK AND INSTALL BOLTS.
5. AFTER SECOND SIDE IS CURED, SAW-CUT AND REMOVE BRICK WALL.
6. INSTALL 1/4" PLATE.



SECTION A S-201

3/4" = 1'-0"

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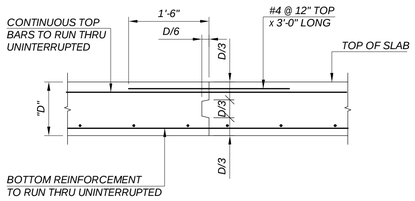
DRAWING TITLE

ELEVATIONS - REAR BUILDING

APPLICATION NUMBER: M00700585-L1

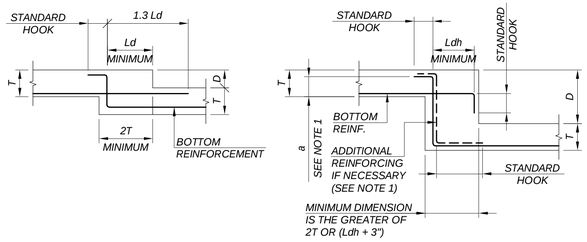
STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: As indicated
	SHT. NO.:
	S-201.00



NOTES:

1. UNLESS OTHERWISE NOTED ELSEWHERE, LOCATE JOINTS MIDWAY BETWEEN COLUMN CENTERLINES.
2. UNLESS OTHERWISE NOTED ELSEWHERE, SPACING OF JOINTS SHALL NOT EXCEED 75'-0".
3. ALLOW 7 (SEVEN) DAYS MINIMUM BETWEEN PLACING CONCRETE ADJACENT TO PREVIOUSLY CAST CONCRETE.
4. CONCRETE SLABS ARE NOT SELF SUPPORTING UNTILL BOTH SIDES OF JOINT HAVE BEEN PLACED.

TYPICAL FRAMED CONCRETE SLAB CONSTRUCTION JOINT DETAIL



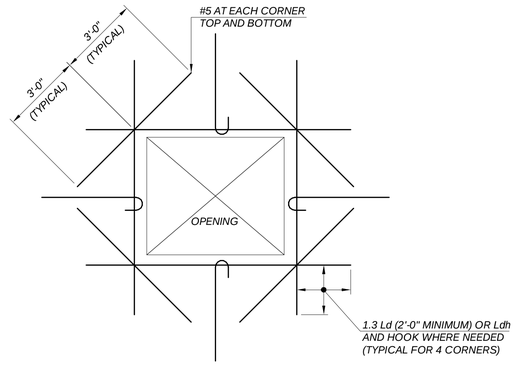
D LESS THAN OR EQUAL TO T - 3"

D GREATER THAN OR EQUAL TO T - 3"

NOTES:

1. IF DIMENSION "a" IS LESS THAN Ldh, PROVIDE ADDITIONAL REINFORCING OF SAME SIZE SUCH THAT THE TOTAL AMOUNT OF REINFORCING IS INCREASED BY THE FACTOR (Ldh/a).
2. DEVELOPMENT LENGTH Ld AND Ldh TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 12.
3. WHERE TOP REINFORCING OCCURS, PROVIDE SIMILAR DETAIL.

TYPICAL CHANGE IN SLAB ELEVATION DETAIL



NOTES:

1. HOOK ALL TOP BARS INTERRUPTED BY OPENING.
2. ONE HALF OF REINFORCING BARS INTERRUPTED BY OPENING SHALL BE PROVIDED EACH SIDE OF OPENING (SAME NUMBER AND SIZE) MINIMUM 1 - #5 TOP AND BOTTOM.
3. SLAB REINFORCING MAY BE SPREAD TO MISS OPENINGS BUT SPACING BETWEEN SLAB REINFORCING BARS SHALL NOT EXCEED 3 TIMES SLAB THICKNESS NOR 18".
4. DEVELOPMENT LENGTH Ld AND Ldh TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENT OF ACI 318, CHAPTER 12.
5. DO NOT CONSTRUCT OPENINGS THROUGH FLAT SLABS. IN AREAS COMMON TO TWO COLUMN STRIPS UNLESS OPENINGS ARE DIMENSIONED AND SPECIFICALLY DETAILED ON FRAMING PLANS.
6. SUBMIT SIZE AND LOCATION OF ALL PROPOSED OPENINGS NOT SHOWN ON FRAMING PLANS.

TYPICAL CONCRETE SLAB OPENING DETAIL

131 CHARLES STREET

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DRAWING TITLE

TYPICAL DETAILS I

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
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	SHT. NO.:
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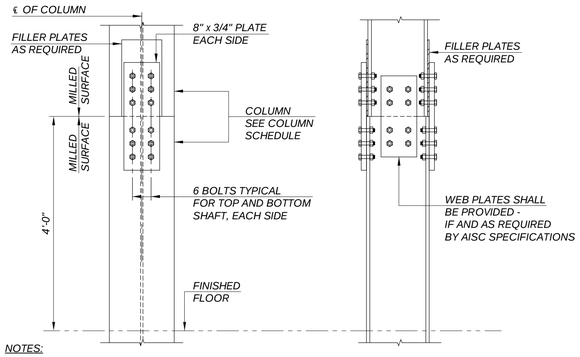
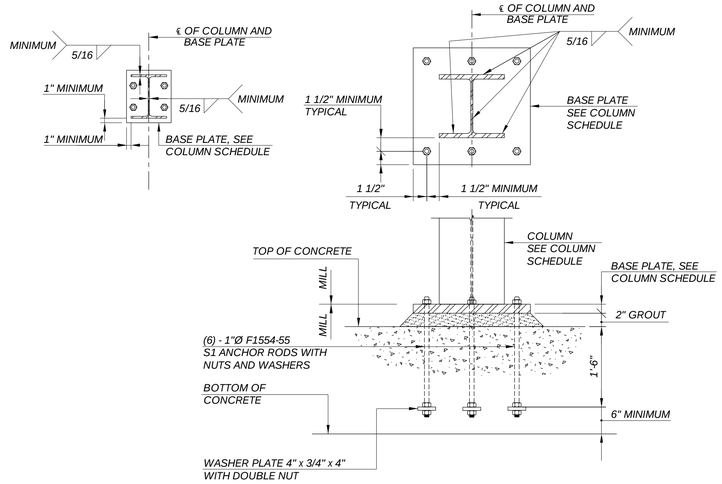


NOTES:

1. PROVIDE THE SAME NUMBER OF BOLTS IN LOWER COLUMN AS IN UPPER.
2. WELDED SPLICE CONNECTIONS MAY BE USED IF REQUESTED BY CONTRACTOR AND APPROVED BY ARCHITECT.
3. ALL BOLTS IN COLUMN SPLICES SHALL BE PRE-TENSIONED.
4. WHEN SHIM/FILLER PLATES IN EXCESS OF A TOTAL OF 1/4" ARE USED, THE SHIM/FILLER PLATE SHALL BE ATTACHED TO THE COLUMN SUCH THAT THE FULL AXIAL CAPACITY OF THE SHIM/FILLER PLATE IS DEVELOPED AND THE PORTION OF THE SHEAR FORCE IS TRANSMITTED FROM THE BOLT IN BEARING, INTO THE SHIM AND FINALLY INTO THE COLUMN. ALTERNATIVELY, SLIP CRITICAL BOLTS MAY BE DESIGNED AND PROVIDED IN LIEU OF BEARING BOLTS - INCREASE THE NUMBER OF BOLTS AS NECESSARY.
5. FOR BRACED FRAMES AND MOMENT FRAMES, DESIGN SPLICES FOR THE FORCE INDICATED ON THE FRAME ELEVATIONS; HOWEVER, PROVIDE THE TYPICAL DETAIL AS A MINIMUM. COLUMNS IN MOMENT FRAMES SHALL BE PROVIDED WITH SPLICES WHICH DEVELOP THE FULL BENDING CAPACITY OF THE COLUMN. IF NO AXIAL FORCES ARE PROVIDED FOR BRACED FRAMES, THE COLUMN SPLICE SHALL BE DESIGNED AND PROVIDED TO DEVELOP THE FULL AXIAL TENSION CAPACITY OF THE COLUMN.

TYPICAL COLUMN SPLICE DETAIL



W COLUMNS

TYPICAL GRAVITY COLUMN BASE DETAIL

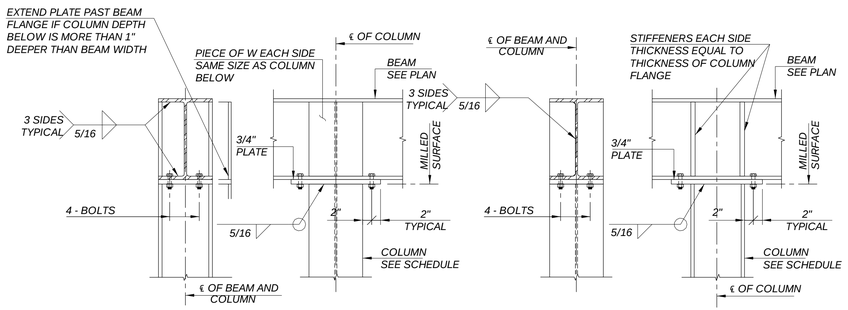
COLUMN SPLICE SCHEDULE

COLUMN SIZE (UPPER SHAFT)	SPLICE TYPE	TOTAL NUMBER OF FLANGE BOLTS	BOLT SIZE & TYPE	SIZE OF SPLICE PL's	SIZE OF WEB SPLICE PL's	WEB BOLTS
W8 x 40 AND SMALLER W8's W10 x 45 AND SMALLER W10's W12 x 50 AND SMALLER W12's	I	12	7/8" A325N	8" x 3/4"	5 3/4" x 3/8"	4

NOTES FOR COLUMN SPLICE SCHEDULE

1. COLUMNS THAT ARE PART OF A BRACED FRAME OR MOMENT FRAME SHALL BE PROVIDED WITH SLIP CRITICAL BOLTS IN LIEU OF BEARING BOLTS, BUT THE BOLT SHALL ONLY BE DESIGNED FOR SLIP CRITICAL (STRENGTH) IF OVS, SSL, OR LSL HOLES ARE UTILIZED.THE NUMBER OF SLIP CRITICAL BOLTS SHALL BE DESIGNED PER NOTE 3.
2. ALL BOLTS IN COLUMN SPLICES SHALL BE PRE-TENSIONED.
3. FOR BRACED FRAMES AND MOMENT FRAMES, DESIGN SPLICES FOR THE FORCE INDICATED ON THE FRAME ELEVATIONS; HOWEVER, PROVIDE THE TYPICAL DETAIL AS A MINIMUM. COLUMNS IN MOMENT FRAMES SHALL BE PROVIDED WITH SPLICES WHICH DEVELOP THE FULL BENDING CAPACITY OF THE COLUMN. IF NO AXIAL FORCES ARE PROVIDED FOR BRACED FRAMES, THE COLUMN SPLICE SHALL BE DESIGNED AND PROVIDED TO DEVELOP THE FULL AXIAL TENSION CAPACITY OF THE COLUMN.

COLUMN SPLICE SCHEDULE

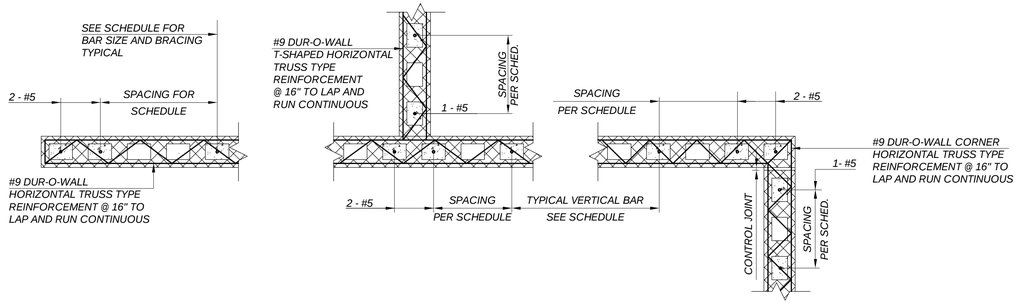


BEAM WEB PERPEDICULAR TO COLUMN WEB

BEAM WEB PARALLEL TO COLUMN WEB

NOTE: WELD AT THE FILLETS ON WIDE FLANGES SHALL BE OMITTED WHERE ALL AROUND WELDS ARE CALLED FOR.

TYPICAL BEAM SUPPORTED OVER COLUMN DETAILS



AT ENDS OF WALLS, COLUMNS & ALL OPENINGS

AT ALL WALL INTERSECTIONS

AT ALL WALL CORNERS

NOTES:

1. ALL CONCRETE MASONRY UNITS (CMU) SHALL BE LIGHTWEIGHT CONCRETE MASONRY UNITS WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
2. MORTAR SHALL BE TYPE M WITH f'm= 1,500 PSI.
3. FOR BALANCE OF INFORMATION, LOCATION, AND FINISHES SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
4. TYPICAL WALL BRACING, ANCHORS, AND SEISMIC CLIPS: DESIGN FOR AN OUT OF PLANE UNIFORM LOAD AS FOLLOWS:
   EXTERIOR WALLS
   ANCHOR CAPACITY ≥ 40 LBS/FT² x [WALL HEIGHT / 2] x SPACING x 1.3 (ASD)
   OR ANCHOR CAPACITY ≥ COMPONENTS AND CLADDING WIND PRESSURE (PER WIND REPORT TUNNEL) x [WALL HEIGHT / 2] x SPACING
   INTERIOR WALLS
   ANCHOR CAPACITY ≥ 10 LBS/FT² x [WALL HEIGHT / 2] x SPACING x 1.3 (ASD)
5. CMU WALL ARE NOTED THUS  ON PLANS (ARCHITECTURAL AND/OR STRUCTURAL); SEE ARCHITECTURAL DRAWINGS FOR SIZES AND DIMENSIONS.

TYPICAL CMU WALL REINFORCEMENT DETAILS

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TYPICAL DETAILS II

APPLICATION NUMBER: M00700585-L1

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	DATE: 12/30/22
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	SHT. NO.:

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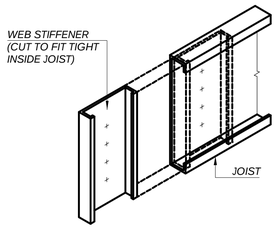
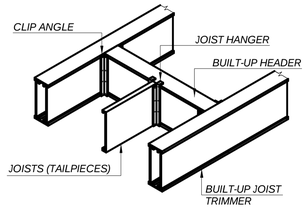


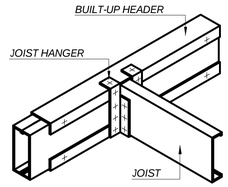
NOTE:
NUMBER OF SCREWS WILL VARY WITH DEPTH OF JOIST.

WEB STIFFENER TYPICAL CONNECTION — 1 / -



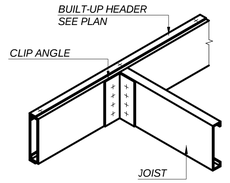
NOTE:
FASTEN BUILT-UP MEMBERS TOGETHER
AT 12"MAXIMUM

TYPICAL FLOOR OR ROOF OPENING FRAMING — 2 / -



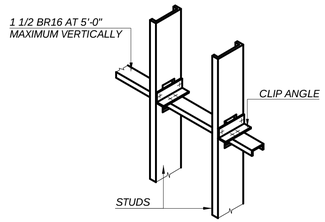
NOTE:
1. FASTEN BUILT-UP MEMBERS TOGETHER AT 12" MAXIMUM
2. ALL SCREWS MUST BE INSTALLED.

JOIST HANGER CONNECTION — 3 / -



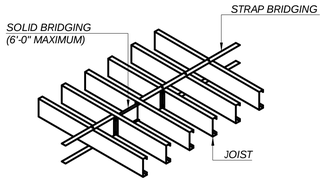
NOTE:
1. NUMBER OF FASTENERS WILL VARY WITH STRENGTH REQUIRED
2. FASTEN BUILT-UP MEMBERS TOGETHER AT 12" MAXIMUM.

CLIP ANGLE CONNECTION — 4 / -

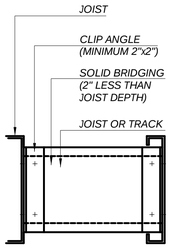


NOTE:
1. BRIDGING TO BE INSTALLED PRIOR TO LOADING OF WALL MINIMUM 2"x2" CLIP ANGLE REQUIRED.

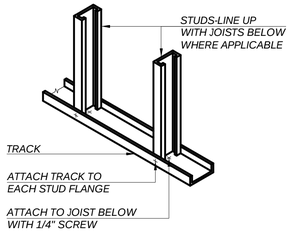
CONTINUOUS BRIDGING — 5 / -



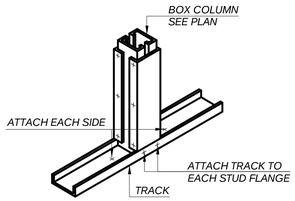
FLOOR BRIDGING — 6 / -



SOLID BRIDGING — 7 / -

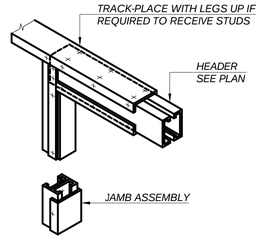


LOAD BEARING WALL STUDS IN PLACE — 8 / -



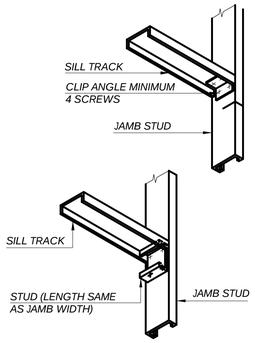
NOTE:
FASTEN BUILT-UP MEMBER TOGETHER AT 12"MAXIMUM

LOAD BEARING WALL BUILT-UP POST — 9 / -

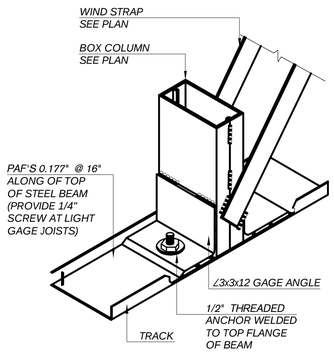


NOTE:
FASTEN BUILT-UP MEMBER TOGETHER AT 12" MAXIMUM

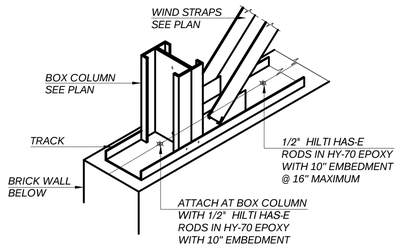
LOAD BEARING WALL BEARING HEADER — 10 / -



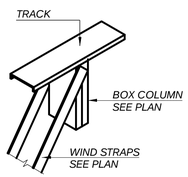
LOAD BEARING WALL SILL — 11 / -



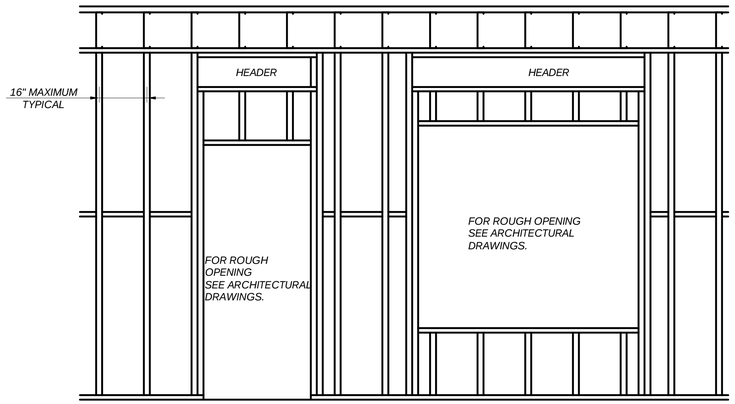
X-BRACE BOTTOM DETAIL AT HEAVY GAGE STEEL-SUBSTRATE — 12 / -



X-BRACE BOTTOM DETAIL AT BRICK SUBSTRATE — 13 / -



TOP CONNECTION — 14 / -



AT DOOR AT WINDOW

TYPICAL INTERIOR OR EXTERIOR LIGHTGAGE STEEL BEARING WALL ELEVATION

131 CHARLES STREET

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TYPICAL DETAILS III

APPLICATION NUMBER: M00700585-L1

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		S-303.00

G GENERAL

G.1 ALL WORK SHALL COMPLY WITH THE 2014 NEW YORK CITY BUILDING CODE.

G.2 THE STRUCTURAL CONSTRUCTION DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL CONSTRUCTION DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN ANY OF THE CONTRACT DOCUMENTS, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

G.3 BEFORE PROCEEDING WITH ANY WORK, THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL VERIFY THAT ALL EXISTING CONDITIONS ARE AS INDICATED. ANY VARIANCES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING.

G.4 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL COORDINATE THE LOCATION OF FRAMING AROUND ELEVATORS, STAIRS AND SHAFTS WITH THE ELEVATOR, STAIR, MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTOR.

G.5 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE SOLELY RESPONSIBLE FOR COORDINATION BETWEEN TRADES INCLUDING BUT NOT LIMITED TO THE LOCATION OF SLOTS, TRENCHES AND SLEEVES AS REQUIRED FOR THE MECHANICAL OR OTHER TRADES AND THE PROVISION AND/OR INSTALLATION OF ANCHORS, INSERTS, HANGERS, ETC. AS REQUIRED FOR THE VARIOUS TRADES.

G.6 CONTROL OVER OR CHARGE OF AND RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OF THE PROJECT ARE SOLELY THE GENERAL CONTRACTOR'S OR CONSTRUCTION MANAGER'S RESPONSIBILITY.

G.7 THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ACTS OR OMISSIONS OF CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

G.8 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE SOLELY AND FULLY RESPONSIBLE FOR THE SAFETY AND STABILITY OF EXISTING ADJACENT STRUCTURES INCLUDING BUT NOT LIMITED TO BUILDINGS, SIDEWALKS, ROADWAYS AND UTILITIES AND FOR ANY METHODS REQUIRED TO ENSURE THAT SAFETY AND STABILITY.

G.9 THE DESIGN, CONSTRUCTION, INSPECTION AND MAINTENANCE OF TEMPORARY STRUCTURES OR PROCEDURES INCLUDING BUT NOT LIMITED TO SUPPORT FOR AND STABILITY OF CRANES OR HOISTS OR LIFTS OR OTHER SIMILAR EQUIPMENT, TEMPORARY GUYING OR BRACING, SCAFFOLDING, FORMWORK OR SHORING, DEWATERING, SHEETING OR UNDERPINNING, CONSTRUCTION STORAGE OR STAGING AREAS, SIDEWALK BRIDGES OR CONSTRUCTION FENCES, TEMPORARY ENCLOSURES AT OPENINGS, AT THE BUILDING'S PERIMETER, OR ELSEWHERE, ETC. ARE SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR CONTRACTORS AND/OR CONSULTANTS RETAINED BY THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER.

G.10 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL MAKE NO DEVIATION FROM CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.

G.11 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL REPORT TO THE ARCHITECT, IN WRITING, ANY DISCREPANCIES, AMBIGUITIES OR CONTRADICTIONS IN THE CONSTRUCTION DOCUMENTS.

G.12 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER RESPONSIBLE FOR CONTROLLED OR SPECIAL INSPECTIONS, IN A TIMELY MANNER, WHEN WORK IS READY FOR INSPECTION.

SI STRUCTURAL INSPECTIONS AND OBSERVATIONS

SI.1 ALL INSPECTIONS SHALL CONFORM TO CHAPTER 1 OF THE NEW YORK CITY BUILDING CODE. ALL SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS SHALL CONFORM TO CHAPTER 17 OF THE NEW YORK CITY BUILDING CODE.

SI.2 THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED:

A. STRUCTURAL STEEL - WELDING (BC 1704.3.1)
B. STRUCTURAL STEEL - DETAILS (BC 1704.3.2)
C. STRUCTURAL STEEL - HIGH STRENGTH BOLTING (BC 1704.3.3)
D. STRUCTURAL COLD-FORMED STEEL (BC 1704.3.4)
E. CONCRETE - CAST-IN-PLACE (BC 1704.4)
F. STRUCTURAL STABILITY - EXISTING BUILDINGS (BC 1704.20.1)
G. POST INSTALLED ANCHORS (BB# 2014-018 & 2014-019) (BC 1704.32)
H. UNDERPINNING (BC 1704.20.3 BC 1814)
I. MASONRY (BC 1704.5)
J. CONCRETE DESIGN MIX (TR3) (BC 1905.3 & 1913.5)
K. CONCRETE SAMPLING AND TESTING (TR2) (BC 1905.6 & 1013.10)

SI.3 SPECIAL INSPECTIONS SHALL BE CONTINUOUS EXCEPT WHERE PERIODIC SPECIAL INSPECTIONS ARE SPECIFICALLY PERMITTED BY THE BUILDING CODE.

SI.4 ALL SPECIAL INSPECTIONS SHALL BE PERFORMED BY SPECIAL INSPECTORS AND AGENCIES QUALIFIED BY THE BUILDING DEPARTMENT AND ACCEPTABLE TO THE ENGINEER OF RECORD.

SI.5 ALL WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL APPROVED BY THE SPECIAL INSPECTOR.

SI.6 ALL SPECIAL INSPECTORS SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE M OWNER AND ENGINEER OF RECORD.

SI.7 ALL SPECIAL INSPECTORS SHALL FURNISH INSPECTION REPORTS TO THE OWNER AND TO THE ENGINEER OF RECORD.

SI.8 ALL STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY REGISTERED DESIGN PROFESSIONALS ACCEPTABLE TO THE ENGINEER OF RECORD.

SD SHOP DRAWINGS - STRUCTURAL

SD.1 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL SUBMIT STRUCTURAL SHOP DRAWINGS TO THE ARCHITECT AFTER THE GC OR CM HAS REVIEWED AND NOTED ON THESE SUBMITTALS THAT THEY ARE IN CONFORMANCE WITH CONTRACT REQUIREMENTS. THE STRUCTURAL ENGINEER, UPON RECEIPT OF THESE SUBMITTALS FROM THE ARCHITECT, WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION UPON AND RETURN TO THE ARCHITECT FOR FINAL DISPOSITION.

SD.2 CHANGES OR OR NON-CONFORMANCE TO CONTRACT REQUIREMENTS SHALL BE FLAGGED ON SUBMITTALS.

SD.3 SUBMITTALS SHALL NOT BE USED AS A SUBSTITUTE FOR REQUESTS FOR, OR APPROVALS OF SUBSTITUTIONS OR OTHER CHANGES OR PROCEDURES REQUIRED BY THE CONSTRUCTION CONTRACT.

SD.4 THE STRUCTURAL ENGINEER'S REVIEW OF, APPROVAL OF, OR OTHER ACTION UPON THE SHOP DRAWINGS IS ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND INFORMATION EXPRESSED IN CONTRACT DOCUMENTS PREPARED BY THE STRUCTURAL ENGINEER.

SD.5 THE STRUCTURAL ENGINEER'S REVIEWS SHALL NOT INCLUDE THE ACCURACY OR COMPLETENESS OF DETAILS SUCH AS WEIGHTS, GAUGES, FABRICATION OR ERECTION PROCESS, CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR.

SD.6 THE STRUCTURAL ENGINEER'S REVIEW OF A SPECIFIC ITEM SHALL NOT EXTEND TO A REVIEW OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.

SD.7 THE STRUCTURAL ENGINEER WILL NOT REVIEW SUBMISSIONS WHICH ARE PARTIALLY COMPLETE.

SD.8 NO WORK MAY COMMENCE UNTIL ALL RELEVANT SHOP DRAWINGS HAVE BEEN REVIEWED AND FINAL "APPROVAL WITH NO EXCEPTIONS" HAS BEEN GRANTED BY THE ARCHITECT.

SD.9 THE USE OF THE "REQUEST FOR INFORMATION" (RFI) PROCESS IS STRICTLY A FORM OF COMMUNICATION BETWEEN CM/GC AND THE DESIGN TEAM AND ITS SOLE PURPOSE IS TO RESOLVE MINOR ISSUES AND SHALL NOT BE USED TO PRE-PREPARE SHOP DRAWINGS.

SD.10 STRUCTUTAL STEEL SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NEW YORK WHO IS EXPERIENCED IN THE DETAILING OF STRUCTURAL STEEL AND HAS A THOROUGH WORKING KNOWLEDGE OF THE REQUIREMENTS, SUGGESTIONS, EXAMPLES AND COMMENTARIES OF THE AISC MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM F3125 GRADE A325 (OR F1852 FOR TC BOLT) OR A490 (OR F2280 FOR TC BOLT), AND THE AMERICAN WELDING SOCIETY (AWS) D1.1 "STRUCTURAL WELDING CODE-STEEL".

SD.11 STRUCTURAL STEEL PIECE DRAWINGS SHALL NOT BE SUBMITTED UNTIL ERECTION PLANS AND TYPICAL CONNECTION DETAIL DRAWINGS (GENERALLY REFERRED TO AS "JOB STANDARDS"), HAVE BEEN REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER AND ARCHITECT.

SD.12 IF THE STRUCTURAL ENGINEER OF RECORD SO REQUESTS, THE CONSTRUCTION MANAGER AND/OR THE GENERAL CONTRACTOR SHALL SUBMIT CALCULATIONS FOR ANY OR ALL CONNECTIONS OR JOB STANDARDS SHOWN ON SHOP DRAWINGS. THESE CALCULATIONS SHALL BE SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER SUPERVISING THE PREPARATION OF SHOP DRAWINGS.

SD.13 SHOP DRAWINGS FOR CONCRETE WORK SHALL BE PREPARED UNDER THE SUPERVISION OF AN EXPERIENCED DETAILER FOR CONCRETE STRUCTURES WHO HAS A THOROUGH WORKING KNOWLEDGE OF THE REQUIREMENTS, SUGGESTIONS, EXAMPLES AND COMMENTARIES OF ACI 318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI 315-"DETAILS AND DETAILING OF CONCRETE REINFORCEMENT", AND THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE".

SD.14 SHOP DRAWINGS FOR CONCRETE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, BENDING DETAILS, LOCATION AND LENGTH OF ALL LAPS, AND VERTICAL AND HORIZONTAL LOCATION OF ALL REINFORCEMENT (BARS AND WELDED WIRE FABRIC AND REINFORCEMENT), INCLUDING THE REINFORCEMENT IN SLABS CAST ON GRADE.

L LIGHTGAGE STEEL NOTES

L.1 GENERAL

L.1.1 DESIGN PERFORMED IN ACCORDANCE WITH THE AISI "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS".

L.1.2 FRAMING ANALYSIS ASSUMES THAT THE EXTERIOR CLADDING IS LATERALLY ATTACHED TO EACH STUD AND JAMB.

L.1.3 DESIGN BASED ON LIMITING STUD DEFLECTION DUE TO LATERAL LOAD TO 1/360TH OF SPAN LENGTH. DEFLECTIONS WERE CALCULATED BASED ON THE STIFFNESS OF THE STUD ALONE WITHOUT REGARD TO THE COMPOSITE CONTRIBUTION OF COLLATERAL MATERIALS.

L.1.4 DESIGN BASED ON LIMITING FLOOR JOIST DEFLECTION TO L/480 FOR DL, L/360 FOR LL, AND L/240 FOR DL + LL.

L2 MATERIALS

L.2.1 PRODUCT IDENTIFICATION:

THE FIRST TWO OR THREE NUMBERS INDICATE THE SIZE (NOMINAL MEMBER DEPTH). THE NEXT TWO LETTERS INDICATE THE PRIMARY FUNCTION:

SW = LOAD BEARING STUD/JOIST (1 5/8" FLANGE)
J = LOAD BEARING STUD/JOIST (2" FLANGE)
JE = LOAD BEARING STUD/JOIST (2 1/2" FLANGE)
JX = LOAD BEARING STUD/JOIST (3" FLANGE)
T = TRACK (1 1/4" FLANGE)
DT = DEFLECTION TRACK (2" FLANGE)
UA = 2" x 2" UTILITY ANGLE
WS = WEB STIFFENER
FS = FLAT STRAP
JR = JOIST RITE (BY MARINO-WARE)

THE LAST TWO NUMBERS INDICATE THE GAUGE OF STEEL:
20 GAUGE (0.0359")
18 GAUGE (0.0478")
16 GAUGE (0.0598")
14 GAUGE (0.0747")
12 GAUGE (0.1017")

LIGHTGAGE STEEL NOTES (Continuation)

L.2.2 THE CONTRACTOR SHALL OBTAIN FRAMING COMPONENTS MEETING THE MINIMUM REQUIREMENTS DEFINED BELOW:

a. MECHANICAL PROPERTIES, BASE STEEL:
UNLESS NOTED OTHERWISE, THE COLD-FORMED FRAMING PRODUCTS SHALL BE MANUFACTURED FROM STEEL MEETING THE MINIMUM REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS:

16GA, 14GA, & 12GA STUDS AND CONNECTION ACCESSORIES:
ASTM A653 STRUCTURAL QUALITY GRADE 50
(CLASS 1 Fy (MIN) = 50 KSI)

18GA & 20GA STUDS AND CONNECTION ACCESSORIES:
ASTM A653 STRUCTURAL QUALITY GRADE 33 (Fy (MIN) = 33 KSI)
20 GA, 18GA, 16GA, 14GA, &12GA TRACK:
ASTM A653 STRUCTURAL QUALITY GRADE 50 (Fy (MIN) = 50 KSI)

b. MINIMUM DELIVERED BASE STEEL THICKNESS:

THE MINIMUM DELIVERED UNCOATED BASE STEEL THICKNESS SHALL NOT BE LESS THAN 95 PERCENT OF THE DESIGN THICKNESS USED IN THE DEVELOPMENT OF THE FRAMING PROPERTIES:

GAUGE	MINIMUM DELIVERED BASE THICKNESS	DESIGN THICKNESS
20	0.0329 INCH	0.0346 INCH
18	0.0428 INCH	0.0451 INCH
16	0.0538 INCH	0.0566 INCH
14	0.0677 INCH	0.0713 INCH
12	0.0966 INCH	0.1017 INCH

c. PROFILE REQUIREMENTS:

C-STUDS SHALL BE FORMED WITH MINIMUM RETURN LIP LENGTHS CORRESPONDING TO THE FLANGE WIDTHS SHOWN. THE MANUFACTURING TOLERANCE OF THE RETURN LIP DIMENSIONS SHALL BE +1/16".

FLANGE WIDTH	RETURN LIP DIMENSION
1-5/8"	1/2"
2"	5/8"

EXCEPT WHERE UNPUNCHED SECTIONS ARE SPECIFIED HEREIN, C-STUDS SHALL BE PUNCHED AT THE CENTERLINE OF THE WEB. FOR STUDS WITH 2-1/2" WEB DEPTHS, THE PUNCHOUT WIDTH SHALL NOT EXCEED 1-1/4". FOR ALL REMAINING STUD DEPTHS, THE PUNCHOUT WIDTH SHALL NOT EXCEED 1-9/16". THE LENGTH OF THE PUNCHOUT SHALL NOT EXCEED 4-1/2". PUNCHOUTS SHALL BE SPACED A MINIMUM 12" FROM EACH END AND 24" ON CENTER BETWEEN.

UNLESS NOTED OTHERWISE, A STANDARD TRACK SHALL BE FORMED WITH 1-1/4" FLANGES AND AN UNPUNCHED WEB.

d. ALL GALVANIZED STUDS, JOISTS AND ACCESSORIES SHALL HAVE A MINIMUM G-60 COATING IN CONFORMANCE WITH ASTM C955.

L.3 STUD WALLS

L.3.1 USE THREE (3) STUDS AT THE CORNER OF ALL EXTERIOR WALLS.

L.3.2 USE (3) STUDS AT THE INTERSECTION OF ALL LOAD BEARING WALLS (EXTERIOR AND/OR INTERIOR).

L.3.3 JOIST OR ROOF MEMBER MUST BEAR DIRECTLY OVER STUD. IF NOT, A STRUCTURAL MEMBER IS REQUIRED ON TOP OF RUNNER TRACK FOR PROPER BEARING AND ANCHORAGE.

L.3.4 STUDS FROM FLOOR ABOVE MUST BEAR DIRECTLY OVER JOISTS. IF NOT, A STRUCTURAL MEMBER IS REQUIRED ON TOP OF JOIST FOR PROPER BEARING.

L.3.5 ENDS OF STUDS SHOULD SEAT FIRMLY IN RUNNER TRACK WHICH MUST HAVE FULL BEARING ON STRUCTURE.

L.3.6 ATTACH EACH RUNNER TRACK LEG TO EACH STUD FLANGE WITH ONE (1) #10-16 SCREW, 5/8" LONG.

L.3.7 NO NOTCHING OR COPING OF STUDS IS ALLOWED.

L.3.8 LOAD BEARING STUDS MAY NOT BE SPLICED.

L.3.9 LATERAL BRACING/BRIDGING TO CONSIST OF CUT-TO-LENGTH RUNNER TRACK FOR SOLID BLOCKING AND STEEL STRAPS ON BOTH SIDES OF STUDS. SOLID BLOCKING IS PLACED AT END OF EACH WALL, ADJACENT TO WALL OPENINGS, AND 10' O.C. MAXIMUM. RUNNER TRACK HAS A FLANGE CUT AND BENT AT EACH END AND IS SECURED TO EACH STUD FLANGE WITH #10-16 SCREW. STRAP BRACING TO BE 1-1/2" WIDE BY 20 GAUGE STEEL FASTENED TO EACH STUD FLANGE WITH ONE #10-16 SCREW, 5/8" LONG, AND TO EACH RUNNER TRACK FLANGE WITH FOUR #10-16 SCREWS, 5/8" LONG.

L.3.10 ALTERNATIVELY, 1-1/2" COLD ROLLED CHANNELS MAY BE USED FOR LATERAL BRACING. CHANNELS ARE INSERTED THROUGH WEB HOLES AND SECURED TO STUD WEB WITH SCREW ATTACHED OR WELDED 1-1/2" X 2" X 16" GAUGE CLIP ANGLES CUT TO LENGTH 1/4" LESS THAN STUD WIDTH. FOR 3-5/8" OR SMALLER STUDS, 26 GAUGE OR HEAVIER ONLY, THE CHANNELS MAY BE WELDED DIRECTLY TO EACH STUD FLANGE, OMITTING THE CLIP ANGLE.

L.3.11 ALL BRACING SHALL BE INSTALLED AT THE TIME THE WALL IS ERECTED. FAILURE TO INSTALL BRACING AT THIS TIME MAY COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING.

L.3.12 USE TWO (2) STUDS AT EACH SIDE OF WINDOW OPENING.

L.4 JOISTS AND RAFTERS

L.4.1 JOISTS AND RAFTERS MUST BEAR DIRECTLY OVER STUDS.

L.4.2 ALL JOIST ENDS MUST BE ENCLOSED WITH 18-GAUGE (MINIMUM) CLOSURE CHANNEL (RUNNER TRACK) IN CORRESPONDING DEPTHS.

L.4.3 ALL FIELD HOLES MUST BE REINFORCED. NO NOTCHING OR COPING OF JOISTS OR RAFTERS IS ALLOWED.

LIGHTGAGE STEEL NOTES (Continuation)

L.4.4 LATERAL BRACING TO CONSIST OF CUT-TO-LENGTH CLOSURE CHANNEL (RUNNER TRACK) FOR SOLID BLOCKING AND STEEL STRAPS ON BOTH FLANGES OF JOIST OR RAFTER. SOLID BLOCKING IS PLACED BETWEEN OUTER JOISTS, OVER ALL INTERIOR SUPPORTS, ADJACENT TO OPENINGS, AND 10' O.C. MAXIMUM. RUNNER TRACK HAS A FLANGE CUT AND BENT AT EACH END AND IS SECURED TO EACH JOIST OR AFTER FLANGE WITH ONE (1) #10-16 SCREW, 5/8" LONG. STRAP BRACING TO BE 1-1/2" X 20 GAUGE STEEL FASTENED TO EACH JOIST OR RAFTER FLANGE WITH ONE (1) #10-16 SCREW, 5/8" LONG AND TO EACH RUNNER TRACK FLANGE WITH FOUR (4) #10-16 SCREWS. STRAP BRACING MAY BE OMITTED ON TOP FLANGE ONLY IF ROOF OR FLOOR MATERIAL IS APPLIED DIRECTLY TO TOP FLANGE OF JOIST OR RAFTER.

L.4.5 JOIST OR RAFTER BRACING SHALL BE INSTALLED AT THE TIME THE FLOOR OR ROOF IS ERECTED. FAILURE TO INSTALL BRACING AT THIS TIME MAY COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING.

L.4.6 PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS AND BATHTUBS.

L.5 CONTROLLED INSPECTION OF LIGHTGAGE STEEL FRAMING

L.5.1 JOISTS SHALL BE INSPECTED FOR:
a. SIZE, GAUGE AND SPACING
b. LEVEL TO ± 1/8" IN 10'-0"
c. WEB STIFFENERS
d. BEARING, MINIMUM 3 1/2"
e. CONNECTIONS, ATTACHMENTS, FASTENER SIZE, NUMBER AND SPACING
f. BRIDGING, BLOCKING, STRAPPING
g. AVOID CONCENTRATED LOADS DUE TO PLACEMENT OF CONSTRUCTION LOADS
h. POSITION DIRECTLY OVER STUD BELOW

L.5.2 STUDS SHALL BE INSPECTED FOR:
a. SIZE, GAUGE AND SPACING
b. PLUMB TO ± 1/8" IN 10'-0"
c. CONNECTIONS, ATTACHMENTS, FASTENER SIZE, NUMBER AND SPACING
d. BRIDGING
e. TEMPORARY BRACING
f. POSITION DIRECTLY OVER JOISTS BELOW
g. WIND BRACING (DIAGONAL STEEL STRAPPING) SIZE, QUANTITY AND FASTENERS.

131 CHARLES STREET

ISSUE/REVISION		DATE
1	ISSUED FOR REVIEW	05/25/22
2	ISSUED FOR LPC APPROVAL	12/30/22

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DRAWING TITLE

GENERAL NOTES I

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: 1/8" = 1'-0"
	SHT. NO.:

S-401.00

C CAST-IN-PLACE CONCRETE

C.1 ALL CONCRETE WORK SHALL CONFORM TO THE ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

C.2 CONCRETE: UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE NORMAL WEIGHT (STONE) CONCRETE HAVING A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.

C.3 REINFORCING

C.3A BAR REINFORCING SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A 615, GRADE 60.

C.3B WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064/A1064M.

C.4 ADMIXTURES: ALL CONCRETE EXPOSED TO THE WEATHER IN THE FINISHED BUILDING SHALL BE AIR-ENTRAINED.

C.5 DEVELOPMENT LENGTHS OF REINFORCING (Ld, Ldh or Ldc) SHALL BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 12. FOR Ld AND Ldh, SEE SCHEDULE. FOR Ldc, SEE MANUFACTURER.

C.6 BARS MARKED CONT. (CONTINUOUS) SHALL BE LAPPED A DISTANCE Ld AT SPLICES AND AT CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AND BOTTOM BARS AT SUPPORTS. HOOK ALL TOP BARS AT NON-CONTINUOUS ENDS.

C.7 ALL LENGTHS OF HOOKED BARS INDICATED ON DRAWINGS DO FOR HOOKS.

C.8 ALL DETAILS OF BENDS AND HOOKS SHALL BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 7.

C.9 ALL REINFORCING SHALL BE HELD RIGIDLY AND ACCURATELY IN PLACE, AND PROTECTED AGAINST DISPLACEMENT BEFORE AND DURING CASTING. IF NECESSARY, ADDITIONAL BARS AND/OR STIRRUPS SHALL BE PROVIDED TO FURNISH SUPPORT FOR ALL REINFORCING.

C.10 FOR CLEARANCES FROM FACES OF CONCRETE TO REINFORCEMENT, SEE TABLE C.10.1 (ON THIS DRAWING).

C.11 PROVIDE SHRINKAGE AND TEMPERATURE REINFORCEMENT FOR ALL STRUCTURAL SLABS, WHERE THE FLEXURAL REINFORCING EXTENDS IN ONE DIRECTION ONLY, IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 7.

C.12 PRIOR TO THE START OF WORK, THE CONCRETE CONTRACTOR SHALL COORDINATE AND DETERMINE, WITH THE GENERAL CONTRACTOR OR THE CONSTRUCTION MANAGER, ALL DIMENSIONS AND LOCATIONS OF SLAB DEPRESSIONS, FLOOR DRAINS, OPENINGS, SLEEVES, CONCRETE CURBS, PADS AND EQUIPMENT BASES, AND OTHER SIMILAR ITEMS. THE PROVISION OF THESE ITEMS SHALL BE PART OF THE CONCRETE CONSTRUCTION WORK. CORING OF OPENINGS AFTER CONCRETE IS PLACED SHALL NOT BE PERMITTED.

C.13 THE CONCRETE CONTRACTOR SHALL INSTALL IN THE FORMS ALL SLOTS, SLEEVES, INSERTS, ANCHOR BOLTS, HANGERS, MASONRY ANCHORS, ETC., AS REQUIRED BY OTHER TRADES, AND SHALL COORDINATE WITH THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER FOR COMPLETENESS AND LOCATION BEFORE CONCRETE IS CAST.

C.14 IF PIPES OR CONDUITS ARE TO BE PLACED IN SLABS, THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER, PRIOR TO THE START OF WORK, SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL DRAWINGS SHOWING THE SIZE, LOCATION (VERTICALLY AND HORIZONTALLY), AND SPACING OF PIPES AND/OR CONDUITS.

C.15 GENERALLY, PIPES OR CONDUITS PLACED IN SLABS OR FOUNDATIONS SHOULD NOT BE LARGER THAN 1/3 THE SLAB THICKNESS AND SHOULD NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTER AND SHOULD NOT BE PLACED IN THE INTERSECTION OF COLUMN STRIPS FOR FLAT SLABS.

C.16 ALUMINUM CONDUITS OR PIPES SHALL NOT BE PLACED IN CONCRETE.

C.17 ALL BEAMS AND SLABS SHALL BE CAST MONOLITHICALLY, AND THE SLABS FINISHED AS REQUIRED BY THE SPECIFICATIONS.

C.18 VERTICAL CONSTRUCTION JOINTS USING APPROVED BULKHEADS MAY BE MADE AT MID-SPAN OF BEAM OR SLAB SPANS WHERE A STOP IN CONCRETE WORK IS NECESSARY, PENDING REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD. FOR ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS, SEE TYPICAL DETAILS.

C.19 STEEL BEAMS SUPPORTING METAL DECK AND CONCRETE FILL ARE CAPABLE OF SUPPORTING THE WET WEIGHT OF CONCRETE FILL WITHOUT THE USE OF TEMPORARY SHORES AFTER THE METAL DECK IS WELDED TO THE BEAMS TO PROVIDE LATERAL BRACING. HOWEVER, UNSHORED BEAMS AND DECK WILL DEFLECT WHILE CONCRETE IS BEING CAST. IF CONCRETE IS CAST WITHOUT BEAM AND DECK SHORING, PROVIDE ADDITIONAL CONCRETE AS REQUIRED TO MAINTAIN PROPER FINISHED ELEVATIONS. IF SHORES ARE USED, CAMBER SLABS UPWARD TO COMPENSATE FOR DEFLECTION WHEN SHORES ARE REMOVED.

C.20 ALL PLUMBING SLOTS AROUND SLEEVES SHALL BE FILLED WITH CONCRETE TO THE SAME DEPTH AS THE FLOOR SLAB AFTER PIPING IS INSTALLED.

C.21 CONCRETE PADS AND EQUIPMENT BASES SHALL BE REINFORCED WITH 6" X 6"-W5 X W5 WELDED WIRE REINFORCEMENT PLACED 1" FROM THE TOP OF PAD, UNLESS OTHERWISE NOTED ELSEWHERE. FOR LOCATIONS, SIZES AND THICKNESSES, SEE ARCHITECTURAL, AND/OR STRUCTURAL, AND/OR MECHANICAL DRAWINGS.

C.22 FOR TREATMENT OF EXPOSED CONCRETE, SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

C.23 CHAMFER EDGES OF EXPOSED CONCRETE COLUMNS AND BEAMS. PROVIDE REGLETS AND DRIPS AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND IN THE SPECIFICATIONS.

C.24 CURING OF CONCRETE SHALL START AS SOON AS THE FINISH WILL NOT BE MARRED THEREBY. IT SHALL NOT BE PERMISSIBLE TO DELAY THE CURING UNTIL THE MORNING AFTER THE CONCRETE IS CAST. SEE SPECIFICATIONS FOR ALL CURING REQUIREMENTS.

C.25 CONDUIT PLACED IN SLAB SHALL BE PLACED ABOVE STEEL DECK, BUT BELOW TOP REINFORCING. CONDUITS SHALL HAVE A MINIMUM OF 1" CLEAR COVER. MAXIMUM SIZE OF CONDUIT IN CONCRETE SLAB AND STEEL DECK CONSTRUCTION SHALL NOT BE LARGER THAN 1" OUTSIDE DIAMETER. PLACEMENT OF CONDUIT IN DECK RIBS SHALL BE AS PER DETAIL. ALL CONDUITS PARALLEL TO DECK OR SLAB SPAN SHALL HAVE A MINIMUM SPACING OF SIX INCHES ON CENTER (ALL ADDITIONAL CONDUITS ARE TO BE RUN IN A CONCEALED CEILING PLENUM). ALL CONDUITS PERPENDICULAR TO THE DECK OR SLAB SPAN SHALL HAVE A MINIMUM SPACING OF SIXTEEN INCHES (ALL ADDITIONAL CONDUITS, IF REQUIRED, ARE TO BE CONCEALED WITHIN THE CEILING). PROVIDE ADDITIONAL WELDED WIRE REINFORCEMENT OVER CONDUITS OF THE SAME SIZE AS THE TOP WELDED WIRE REINFORCEMENT WITH AN OVERHANG OF NOT LESS THAN 12 INCHES ON BOTH SIDES OF EACH CONDUIT. JUNCTION BOXES MAY BE PLACED IN CONCRETE BUT SHALL NOT EXCEED 6" X 6" X 3 1/2" IN DEPTH AND SHALL BE SEPARATED FROM OTHER JUNCTION BOXES BY NOT LESS THAN 18" OF CONCRETE.

CAST-IN-PLACE CONCRETE (Continuation)

C.26 SUBMIT PROPOSED MIX DESIGNS WITH PRELIMINARY TEST RESULTS TO THE ENGINEER OF RECORD AND THE SPECIAL INSPECTOR. AFTER ACCEPTANCE, THE CONTRACTOR'S LICENSED CONCRETE TESTING LABORATORY SHALL FILE FORM TR3 WITH THE BUILDING DEPARTMENT PRIOR TO PERMIT. CONCRETE SHALL NOT BE PLACED UNTIL MIXES HAVE BEEN APPROVED.

C.27 ALL CONCRETE USED IN THE STRUCTURE SHALL CONFORM IN ALL RESPECTS TO THE MATERIAL AND PROPORTIONS OF THESE MATERIALS USED IN THE APPROVED DESIGN MIX. THE USE OF ANY ADMIXTURES NOT PRESENT IN THE APPROVED DESIGN MIX IS PROHIBITED UNLESS ALLOWED AS PER NYC BUILDING CODE.

TABLE C.10.1 MINIMUM CONCRETE CLEAR COVER REQUIREMENTS

REINF. STEEL IN CONCRETE CAST AGAINST SOIL	3"
REINF. STEEL IN CONCRETE EXPOSED TO SOIL OR WEATHER #5 BARS AND SMALLER #6 BARS AND LARGER	 1 1/2" 2"
SLAB REINF. NOT EXPOSED TO SOIL OR WEATHER	3/4"
WALLS NOT EXPOSED TO SOIL OR WEATHER	3/4"
CONCRETE CURBS EXPOSED TO WEATHER (#5 BARS AND SMALLER)	1 1/2"
BEAM STIRRUPS AND COLUMN TIES	1 1/2"

S STRUCTURAL STEEL

S.1 ALL STRUCTURAL STEEL MATERIAL, FABRICATION AND ERECTION SHALL COMPLY WITH THE PROVISIONS OF THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, INCLUDING THE COMMENTARY AND ANY SUPPLEMENTS.

S.2 ALL STRUCTURAL STEEL WIDE FLANGE SHAPES SHALL BE ASTM A992 STEEL. ALL HSS RECTANGULAR AND ROUND STEEL SHALL BE ASTM A500, GRADE B. PLATES, ANGLES, ETC., USED AS CONNECTION MATERIAL MAY BE ASTM A36 STEEL. THE TYPE OF STEEL FOR ALL STRUCTURAL STEEL SHAPES, PLATES, BARS, ETC. SHALL BE INDICATED ON SHOP DRAWINGS.

S.3 THE STEEL CONTRACTOR SHALL FURNISH MILL TEST REPORTS FROM THE PRODUCER OF STEEL CERTIFYING THAT THE STEEL MEETS THE MINIMUM REQUIREMENTS AS DEFINED BY ASTM SPECIFICATIONS. IF REQUIRED BY THE APPLICABLE BUILDING CODE, STEEL MILL REPORTS AND COMPLETION CERTIFICATES SHALL BE FILED WITH THE BUILDING DEPT.

S.4 ALL CONNECTIONS NOT DETAILED ON THE DRAWINGS SHALL CONFORM TO THOSE SHOWN IN THE AISC STEEL CONSTRUCTION MANUAL, 13TH EDITION, WHERE POSSIBLE. ALL SHOP CONNECTIONS SHALL BE HIGH-STRENGTH BOLTED OR WELDED. ALL FIELD CONNECTIONS SHALL BE WELDED OR MADE WITH HIGH-STRENGTH BOLTS WITH HARDENED WASHERS, INSTALLED BY MEANS OF PNEUMATIC WRENCHES OR TENSION-CONTROLLED (TC) GUNS (WHERE PERMITTED) AND TORQUED TO THE REQUIRED VALUE, IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM F3125 GRADE A325(OR F1852 FOR TC BOLT) OR A490 (OR F2280 FOR TC BOLT) APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED JOINTS. ALL BOLTS SHALL BE PRE-TENSIONED BOLTS, UNLESS OTHERWISE SPECIFICALLY NOTED OR DETAILED.

S.5 ALL WELDING SHALL BE IN ACCORDANCE WITH THE STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY. THE WELDABILITY OF ALL EXISTING STRUCTURAL STEEL SHALL BE VERIFIED, WHERE APPLICABLE.

S.6 WELDING ELECTRODES SHALL CONFORM TO ASTM SPECIFICATION E-70XX FOR STEEL MATERIAL GRADES 50 KSI AND LOWER. MATERIAL GRADE 65 KSI STEEL SHALL CONFORM TO ASTM SPECIFICATION E-80XX. ALL BUTT WELDS SHALL BE 100% PENETRATION WELDS AND FILLET WELDS SHALL BE MINIMUM 1/4". ALL PARTIAL JOINT PENETRATION WELDS (PJP) INDICATED ON THE DRAWINGS SPECIFY THE EFFECTIVE THROAT THICKNESS. IF REQUIRED BY THE APPLICABLE BUILDING CODE, COPIES OF TEST REPORTS SHALL BE FILED WITH THE BUILDING DEPT.

S.7 ALL BOLTS SHALL BE 3/4" DIAMETER ASTM F3125 GRADE A325(OR F1852 FOR TC BOLT) AND 1" DIAMETER A490 (OR F2280 FOR TC BOLT), UNLESS OTHERWISE NOTED. ALL BOLTS SHALL BE PRE-TENSIONED AS PER AISC 360 CHAPTER J REQUIREMENTS. ALL BOLTS SHALL BE DESIGNED AND PROVIDED AS PER TABLE S.10.1 (ON THIS DRAWING). THE USE OF TENSION-CONTROLLED (TC) BOLTS IS PERMITTED IN ALL CONNECTIONS EXCEPT THOSE THAT ARE PART OF BRACED AND MOMENT FRAMES, MOMENT CONNECTIONS, TRUSSES, AND TRANSFER GIRDERS.

S.8 FABRICATE AND ERECT BEAMS WITH NATURAL CAMBER UP.

S.9 ALL CONTACT SURFACES, INCLUDING SURFACES ADJACENT TO THE BOLT HEAD AND NUT, SHALL BE FREE OF SCALE, OIL, PAINT, LACQUER, AND OTHER FOREIGN MATERIAL. BURRS THAT WOULD PREVENT SOLID SEATING OF THE CONNECTED PARTS IN THE SNUG TIGHT CONDITION SHALL BE REMOVED. CONTACT SURFACES THAT ARE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ROUGHENED BY MEANS OF AND WIRE BRUSHING (POWER BRUSHING IS PROHIBITED) WILL BE PERMITTED.

S.10 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLATES, CLIP ANGLES, CONNECTIONS, NAILER HOLES, ETC., REQUIRED FOR THE COMPLETION OF THE STRUCTURE OR REQUIRED BY OTHER TRADES, EVEN IF SUCH ITEMS ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS.

S.11 THE STEEL FRAMING SHALL BE TEMPORARILY BRACED AGAINST EARTH PRESSURE, WIND, POSSIBLE LATERAL CONSTRUCTION LOADS, OR UNBALANCES CAUSED BY CONSTRUCTION SEQUENCING UNTIL SLABS, BEAMS, COLUMNS, BRACING, AND ANY OTHER STRUCTURE DESIGNED TO LATERALLY BRACE THE FINISHED STRUCTURE ARE IN PLACE AND HAVE ATTAINED THEIR REQUIRED STRENGTH OR HAVE HAD THEIR PERMANENT CONNECTIONS MADE. THE GENERAL CONTRACTOR AND/OR THE CONSTRUCTION MANAGER AND/OR THE STEEL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE INTEGRITY OF THE STEEL STRUCTURE DURING ERECTION AND CONSTRUCTION.

S.12 THE STRUCTURAL STEEL SHALL BE ERECTED TO THE TOLERANCE CALLED FOR IN THE AISC CODE OF STANDARD PRACTICE UNLESS MORE STRINGENT TOLERANCES ARE REQUIRED BY OTHER TRADES, SUCH AS BUT NOT LIMITED TO PRECAST, ELEVATOR, STAIR, ARCHITECTURALLY EXPOSED STRUCTURAL STEEL, STAINLESS STEEL, OR FACADE CONTRACTORS. THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL COORDINATE.

STRUCTURAL STEEL (Continuation)

S.13 ALL GROUT FOR BASE PLATES AND ANCHOR BOLTS SHALL BE OF A NON-SHRINKAGE TYPE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 7,500 PSI AFTER 28 DAYS.

S.14 PROVIDE LOOSE LINTELS OVER ALL OPENINGS IN EXTERIOR AND INTERIOR MASONRY WALLS AS PER THE TABLE S.19.1 (ON THIS DRAWING), EXCEPT WHERE OTHERWISE DETAILED ON THE DRAWINGS.

S.15 ALL STRUCTURAL STEEL EXPOSED TO THE WEATHER AND/OR ELEMENTS SHALL BE PROVIDED WITH A WEATHER RESISTANT COATING PER SPECIFICATIONS OR SHALL BE HOT DIP GALVANIZED. FASTENERS AND COMPONENTS OF BOLTED CONNECTIONS EXPOSED TO WEATHER AND/OR ELEMENTS PROVIDED WITH STRUCTURAL STEEL WHICH IS PROTECTED BY A WEATHER RESISTANT COATING SHALL BE TYPE III WEATHER RESISTANT. FASTENERS AND COMPONENTS OF BOLTED CONNECTIONS EXPOSED TO WEATHER AND/OR ELEMENTS PROVIDED WITH STRUCTURAL STEEL WHICH IS PROTECTED BY HOT DIP GALVANIZING SHALL BE HOT DIP GALVANIZED.

S.16 BEAMS SUPPORTING STAIR STRUTS AND STAIR HANGERS SHALL HAVE STIFFENERS MILLED TO BEAR UNDER OR OVER FLANGES OF THE BEAM. COORDINATE THE INTERFACING OF STRUCTURAL STEEL FRAMING AND STAIR FRAMING SYSTEMS WITH RESPECTIVE SUB-CONTRACTORS.

TABLE S.10.1 - BOLT DESIGN CRITERIA AND GUIDELINES

DESIGN BOLT AS:	CONNECTION TYPE
BEARING BOLT	• ALL SHEAR CONNECTIONS WHERE NO ECCENTRICITIES/MOMENT ARE TAKEN BY THE BOLTS • DIRECT LOADED CONNECTIONS (TRUSSES, BRACES, ETC.) WITH STANDARD HOLES • MOMENT CONNECTIONS WITH STANDARD HOLES
SLIP-CRITICAL, SERVICEABILITY*	• ECCENTRIC BOLT GROUPS WITH SHORT SLOTTED HOLES WHERE THE LOAD IS APPLIED TRANSVERSE TO THE SLOT.
SLIP-CRITICAL, STRENGTH*	• ECCENTRIC BOLT GROUPS WITH LONG SLOTTED AND/OR OVERSIZE HOLES • DIRECT LOADED CONNECTIONS (TRUSSES, BRACES, ETC.) WITH SLOTTED AND/OR OVERSIZE HOLES • MOMENT CONNECTIONS WITH SLOTTED AND/OR OVERSIZE HOLES • CONNECTIONS WITH SHIMS/FILLERS IN EXCESS OF 1/4" THICK WHERE THE SHIM/FILLER IS NOT DESIGNED TO TRANSFER THE FORCE BACK INTO THE PRIMARY CONNECTION ELEMENTS

*PLEASE NOTE: ALL ELEMENTS/COMPONENTS/MEMBERS OF SLIP-CRITICAL BOLTED CONNECTIONS SHALL BE CHECKED FOR BEARING AND TEAR-OUT.

TABLE S.19.1 - LOOSE LINTELS SCHEDULE

MASONRY OPENINGS	NOMINAL MASONRY WALL THICKNESS				
	4"	6"	8"	10"	12"
3'-11" OR LESS	1L 4x3 1/2x5/16	1L 5x5x5/16	2LS 4x3 1/2x5/16	2LS 4x4x5/16	2LS 5x5x5/16
4'-0" TO 7'-0"	1L 5x3 1/2x5/16	1L 5x5x5/16	2LS 4x3 1/2x5/16	2LS 6x4x5/16	2LS 5x5x5/16

SHORT LEGS ARE HORIZONTAL
LENGTH OF LINTELS = M.0 + 16" (8" BEARING EACH SIDE)

131 CHARLES STREET

ISSUE/REVISION		DATE
1	ISSUED FOR REVIEW	05/25/22
2	ISSUED FOR LPC APPROVAL	12/30/22

THE TURETT COLLABORATIVE

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DRAWING TITLE

GENERAL NOTES II

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE	PROJ. NO.: 17186
	DATE: 12/30/22
	SCALE: 1/8" = 1'-0"
	SHT. NO.:

S-402.00

M MASONRY

M.1 ALL MASONRY WALLS SHOWN OR NOTED ON THE STRUCTURAL OR ARCHITECTURAL DRAWINGS SHALL BE REINFORCED.

M.2 ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ACI 530.1/ASCE 6/TMS 602, EXCEPT AS NOTED IN THE CONTRACT DRAWINGS OR SPECIFICATIONS.

M.3 ALL HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90. ALL UNITS SHALL BE TYPE I GRADE N-I WITH A MINIMUM COMPRESSIVE STRENGTH OF THE MASONRY OF f'm= 4,000 PSI.

M.4 MORTAR SHALL CONFORM TO ASTM C 270 TYPE"M" WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

M.5 ALL GROUT INSTALLED IN MASONRY UNITS SHALL CONFORM TO ASTM C 476 AND SHALL BE TYPE "FINE GROUT" WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.

M.6 ALL HORIZONTAL AND VERTICAL REINFORCEMENT BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.

M.7 ALL PREFABRICATED JOINT REINFORCEMENT SHALL BE TRUSS TYPE, GALVANIZED AND CONFORM TO ASTM A1064/A1064M WITH A MINIMUM ALLOWABLE STRESS OF 30,000 PSI, WITH PROVISIONS FOR INTEGRATION WITH MASONRY VENEER TIES WHERE REQUIRED.

M.8 LAY ALL UNITS WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS. CROSS WEBS ADJACENT TO FILLED CELLS SHALL BE FULLY BEDDED IN MORTAR TO PREVENT LEAKAGE OF GROUT AND MORTAR "FINS" SHALL NOT PROTRUDE INTO SPACES DESIGNED TO BE FILLED WITH GROUT. GROUT SHALL BE PERMITTED TO COME IN DIRECT CONTACT WITH THE FOUNDATION OR BEARING SURFACE.

M.9 ALIGN VERTICAL CELLS OF BLOCK TO BE FILLED WITH GROUT SO A CONTINUOUS UNOBSTRUCTED OPENING IS AVAILABLE FOR THE FULL HEIGHT OF THE GROUT. THE MINIMUM CONTINUOUS CLEAR DIMENSIONS OF VERTICAL CORES SHALL BE 2 IN. X 3 IN. IN FILLING VERTICAL CORES, THE GROUT SHALL NOT EXCEED 4 FT. IN HEIGHT. GROUT SHALL BE RODDED OR PUDDLED DURING PLACEMENT TO INSURE COMPLETE FILLING OF THE CORE. WHEN GROUTING IS STOPPED FOR ONE (1) HOUR OR LONGER, THE GROUT POUR SHALL BE STOPPED 1 1/2 IN. BELOW THE TOP OF A MASONRY UNIT.

M.10 LAP ALL VERTICAL BARS A MINIMUM OF 48 BAR DIAMETERS AND PROVIDE STEEL SPACER TIES (NOT TO EXCEED 192 BAR DIAMETERS) TO SECURE AND POSITION ALL VERTICAL STEEL AND PREVENT DISPLACEMENT DURING GROUTING.

M.11 FILL CELLS WHICH HAVE VERTICAL REINFORCEMENT SOLID WITH GROUT. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL GROUTING REQUIREMENTS.

M.12 FILL VERTICAL CELLS OF MASONRY UNITS SOLID WITH GROUT WHICH HAVE ANCHORING, SUPPORTING OR HANGING DEVICES EMBEDDED IN THE CELL.

M.13 FILL VERTICAL CELLS OF MASONRY UNITS SOLID WITH GROUT WHICH ARE BELOW STEEL BEARING PLATES, STEEL BEAMS, AND ENDS OF LINTELS, TO 8" BEYOND BEARING.

M.14 ALL WALL SECTIONS AND PIERS LESS THAN 4 SQUARE FEET IN CROSS- SECTIONAL AREA SHALL BE FULLY GROUTED.

M.15 ALL WALLS 6" AND THICKER SHALL HAVE A TOP BOND BEAM REINFORCED WITH 2-#5 CONTINUOUS, UNLESS NOTED OTHERWISE.

M.16 PROVIDE CONTROL JOINTS AT 30'-0' ON CENTER MAXIMUM IN ALL MASONRY WALLS. REFER TO ARCH. DRAWINGS FOR LOCATIONS.

M.17 CONTRACTOR SHALL PROVIDE TEMPORARY BRACING TO MAINTAIN SAFETY AND TO TAKE CARE OF ANY LOADS, INCLUDING WIND & SEISMIC, TO WHICH THE WALLS MAY BE SUBJECTED DURING ERECTION. BRACING SHALL REMAIN IN PLACE UNTIL ALL SUPPORTING CROSS WALLS, STEEL AND SLABS ARE IN PLACE AND ALL CONNECTIONS ARE MADE. GROUT IN FILLED CELLS SHALL HAVE ATTAINED 28 DAY STRENGTH.

M.18 CONTRACTOR SHALL SUBMIT, FOR STRUCTURAL ENGINEER'S REVIEW, SHOP DRAWINGS, SHOWING DIMENSIONS, LAYOUT, REINFORCEMENT, ANCHOR LOCATIONS CONNECTION DETAILS, ETC., PRIOR TO INSTALLATION OF ALL REINFORCED BLOCK WALLS. SHOP DRAWINGS SHALL INDICATE DETAILS OF REINFORCEMENT, INCLUDING SPLICES AND PLACEMENT PROCEDURES.

DD DESIGN DELEGATION

DD.1 WHERE DESIGNATED ON THE CONSTRUCTION DOCUMENTS, A PROFESSIONAL ENGINEER, AUTHORIZED TO PROVIDE PROFESSIONAL SERVICES IN THE STATE OF NEW YORK, HIRED BY THE CONTRACTOR (DELEGATEE) SHALL PERFORM CERTAIN ENGINEERING SERVICES.

DD.2 THE FOLLOWING ITEMS REQUIRE DESIGN DELEGATION:

1. STRUCTURAL STEEL CONNECTIONS
2. COLD-FORMED METAL FRAMING
3. TEMPORARY SHORING

DD.3 IN ACCORDANCE WITH NEW YORK STATE POLICY, DELEGATEE SHALL BE LICENSED IN THE STATE OF NEW YORK AND SHALL BE REQUIRED TO OBTAIN PROFESSIONAL LIABILITY INSURANCE WITH LIMITS OF NOT LESS THAN TWO MILLION ($2,000,000) DOLLARS EACH CLAIM / $2,000,000 ANNUAL AGGREGATE SUBJECT TO A DEDUCTIBLE OR SELF INSURED RETENTION OF NOT MORE THAN ONE HUNDRED THOUSAND ($100,000) DOLLARS PER CLAIM OR AN AMOUNT ACCEPTABLE TO THE OWNER. THE DELEGATEE DESIGN PROFESSIONAL SHALL ALSO SUBMIT A COPY OF THE DELEGATEE'S CERTIFICATION OF AUTHORIZATION TO PRACTICE ENGINEER IN THE STATE OF NEW YORK. THE DELEGATEE DESIGN PROFESSIONAL SGALL SUBMIT PROOF OF INSURANCE, IN THE AMOUNT IDENTIFIED ABOVE, AND THE CERTIFICATION OF THE AUTHORIZATION, PRIOR TO SUBMITTING ANY DOCUMENTS PREPARED BY THE DELEGATEE DESIGN PROFESIONAL.

DD.4 ALL SUBMITTALS PREPARED BY THE DELEGATEE DESIGN PROFESSIONAL SHALL BE SIGNED AND SEALED. THE DESIGN SHALL BE PERFORMED IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS DESIGNATED ON THE DOCUMENTS AND ACCORDING TO ALL APPLICABLE CODES, LAWS, RULES AND REGULATIONS.

A POST-INSTALLED ANCHORS

A.1 EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AND INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE ICC-ES REPORT AND MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS:

POST-INSTALLED ANCHORS GUIDELINES

APPLICATION	ANCHORING SYSTEM	ICC-ES REPORT
ANCHORAGE TO CONCRETE (ADHESIVE)	HILTI HY 200 ADHESIVE HILTI RE 500-SD ADHESIVE	ESR-3187 ESR-2322
ANCHORAGE TO CONCRETE (MECHANICAL)	HILTI KWIK BOLT TZ HILTI KWIK HUS EZ	ESR-1917 ESR-3027
REBAR DOWELING (ADHESIVE)	HILTI RE 500-SD ADHESIVE WITH SAFE SET INSTALLATION	ESR-2322
	HILTI HY 200 ADHESIVE WITH SAFE SET INSTALLATION	ESR-3187
ANCHORAGE TO SOLID GROUTED MASONRY	HILTI HY 70 ADHESIVE HILTI KWIK BOLT 3	ESR-2682 ESR-1385
ANCHORAGE TO HOLLOW / MULTI-WYTHE MASONRY	HILTI HY 70 ADHESIVE WITH SCREEN TUBE	ESR-3342, ESR-2682

A.2 ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY THE MANUFACTURER OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT INCLUDING AN ICC-ES REPORT SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE, SEISMIC USE, LOAD RESISTANCE, INSTALLATION CATEGORY, IN-SERVICE TEMPERATURE, INSTALLATION TEMPERATURE, ETC.

A.3 ADHESIVE ANCHORS INSTALLED IN A HORIZONTALLY OR UPWARDLY INCLINED ORIENTATION INTO CONCRETE AND SUPPORTING A SUSTAINED TENSION LOAD SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER. INSTALLER SHALL BE CERTIFIED THROUGH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM OR APPROVED EQUAL.

A.4 CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ON-SITE ANCHOR INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. CONTRACTOR SHALL SUBMIT DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL INSTALLING ANCHORS HAVE RECEIVED THE REQUIRED TRAINING PRIOR TO THE COMMENCEMENT OF WORK.

A.5 ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

A.6 CONTINUOUS SPECIAL INSPECTION FOR POST INSTALLED ANCHORS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 4.3/4.4 OF THE ICC-ES REPORT FOR THE INDIVIDUAL ANCHOR AND SECTION 1704.32 OF THE NEW YORK CITY BUILDING CODE. SPECIAL INSPECTOR SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK TO COORDINATE INSPECTION EFFORTS.

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DRAWING TITLE

GENERAL NOTES III

APPLICATION NUMBER: M00700585-L1

STAMP & SIGNATURE		
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	DATE:	12/30/22
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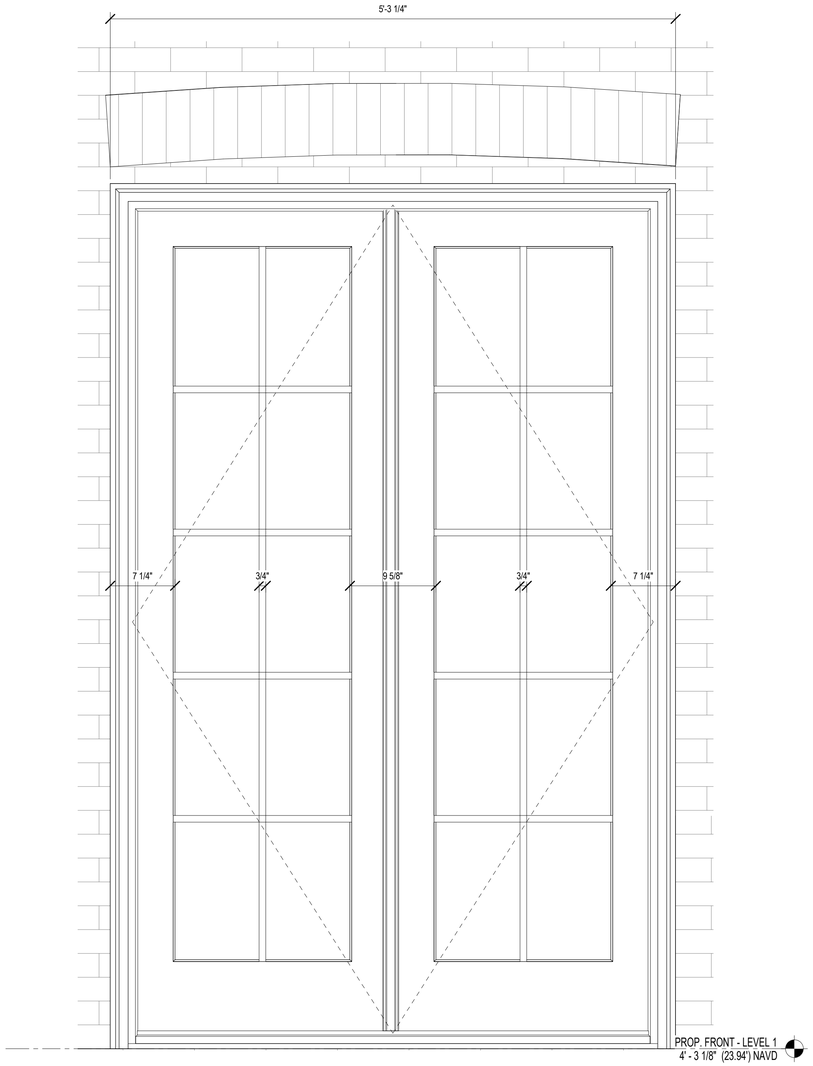
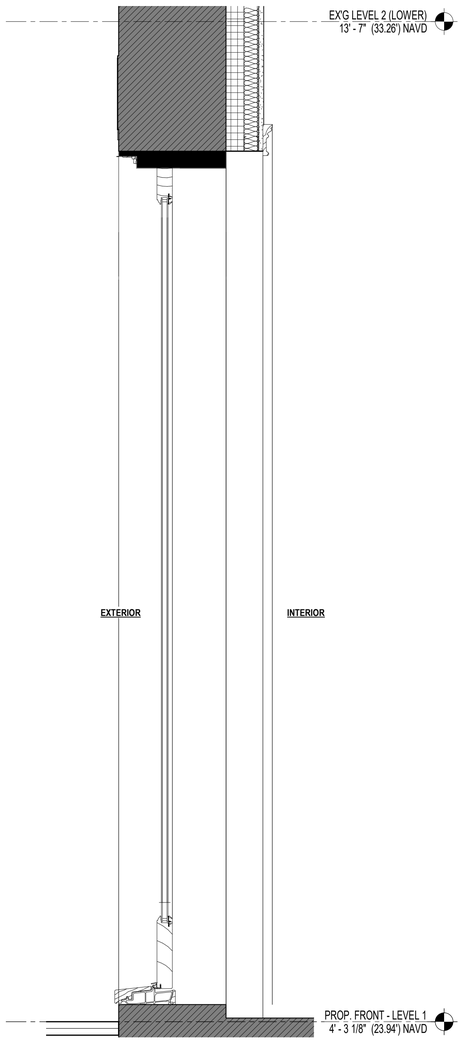
	SHT. NO.:	
		S-403.00

D. PROPOSED WINDOWS AND DOORS DETAILS

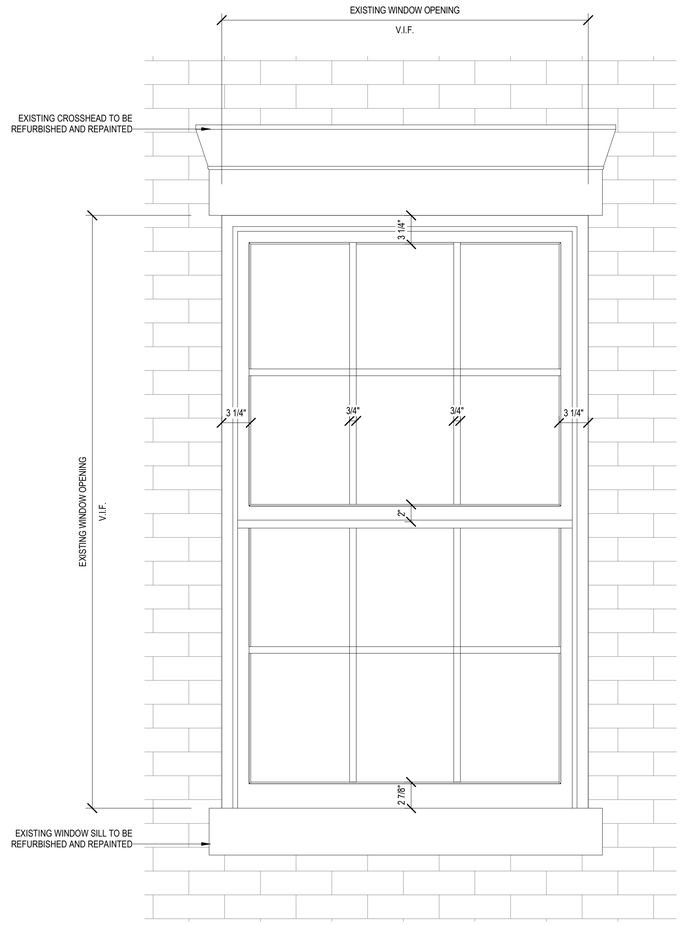
LANDMARKS - PROPOSED REAR FACADE WINDOWS & DOORS ELEVATIONS AND DETAILS



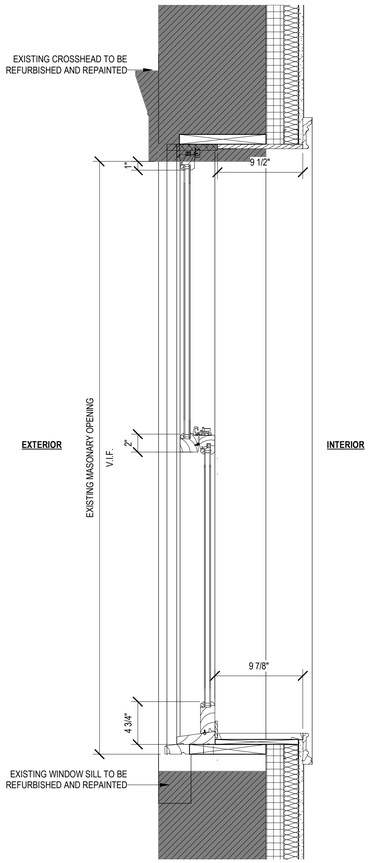
1 LPC - PROPOSED FRENCH DOOR ELEVATION
1 1/2" = 1'-0"



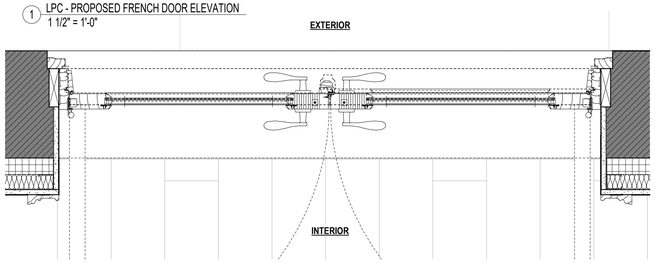
5 LPC - PROPOSED FRENCH DOOR SECTION
1 1/2" = 1'-0"



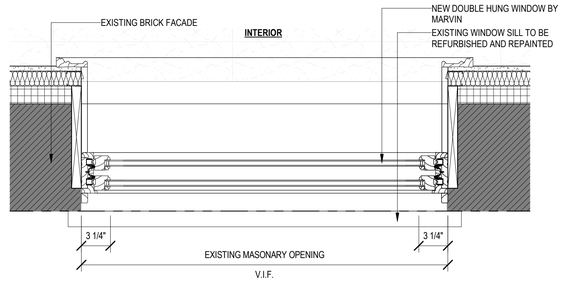
2 LPC - PROPOSED WINDOW ELEVATION
1 1/2" = 1'-0"



3 LPC - PROPOSEDWINDOW SECTION
1 1/2" = 1'-0"



6 LANDMARK PLAN - PROPOSED - LEVEL 1 - Callout 1
1 1/2" = 1'-0"



4 LPC - PROPOSED WINDOW PLAN DETAIL
1 1/2" = 1'-0"

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JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

131 CHARLES STREET

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12/13/22

Landmarks Preservation Commission

January 10th, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-22-06302

131 Charles Street – 131 Charles Street House - Individual Landmark – Greenwich Village Historic District Extension Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 820 9880 8731
Passcode: 256243
By Phone: 1 646-558-8656 US (New York)
877-853-5257 (Toll free) US
888 475 4499 (Toll free)

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.