

The current proposal is:

Preservation Department – Item 5, LPC-21-00794

**418A Lewis Avenue – Bedford-Stuyvesant/Expanded Stuyvesant  
Heights Historic District  
Borough of Brooklyn**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**

# 418A LEWIS AVENUE

PROJECT LOCATION: 418A LEWIS AVENUE, BROOKLYN, NY 11233

BLOCK 1679, LOT 37

HISTORICAL DISTRICT: EXPANDED STUYVESANT HEIGHTS

PROJECT INFORMATION:

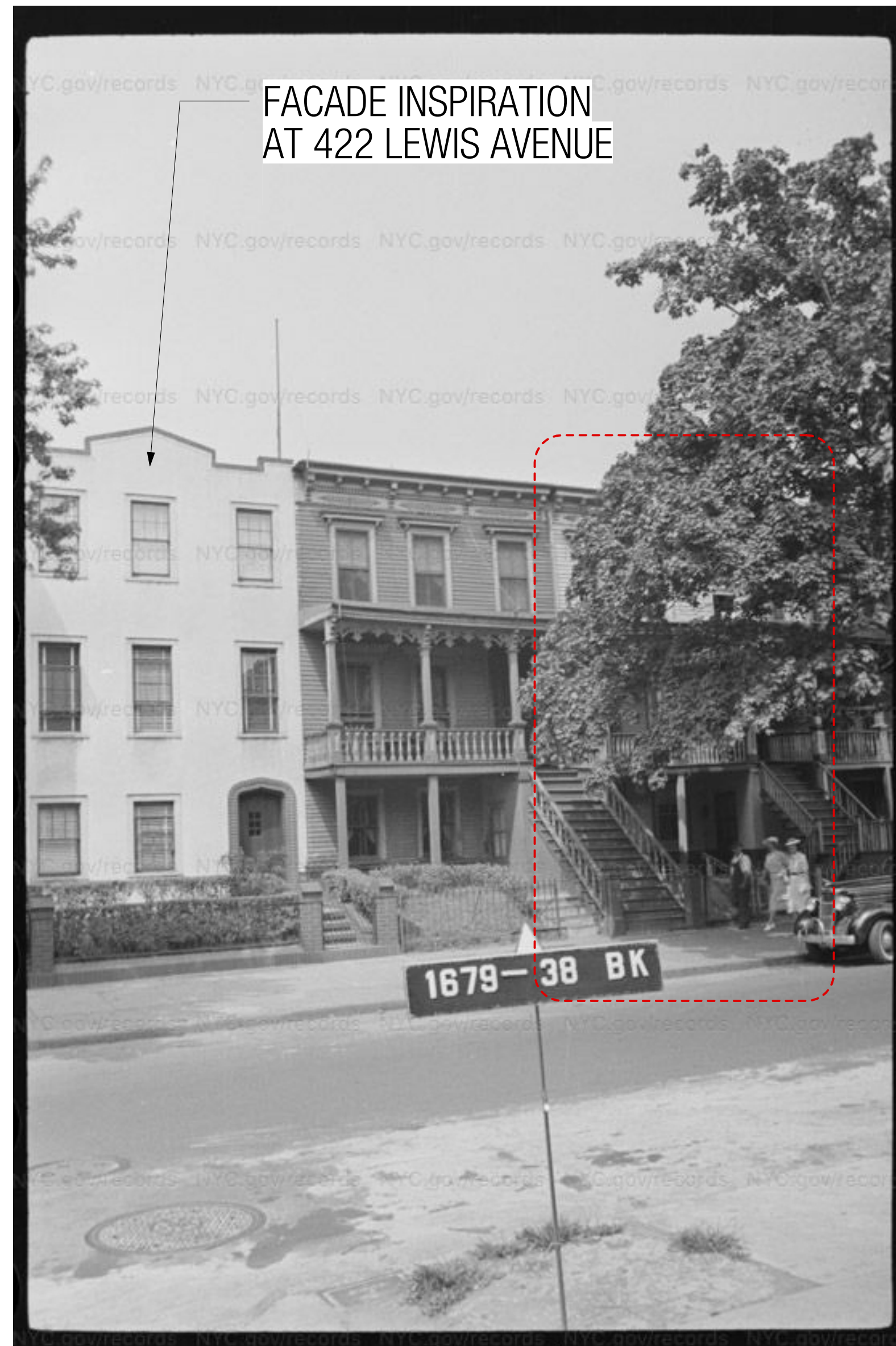
HORIZONTAL AND VERTICAL EXTENTION. CONVERTING 2 FAMILY (J-3) TO 3 FAMILY DWELLING (J-2). OBTAINING A NEW C OF O. FILED UNDER 1968 BUILDING COLDE DOB JOB NO. 321576346 APPROVED ON 03.29.2018

## PROJECT SCOPE:

LEGALIZATION AND CORRECTIONS OF WORK THAT DEVIATED FROM PREVIOUSLY APPROVED LPC APPLICATION.

## DESIGN LEGALIZATIONS

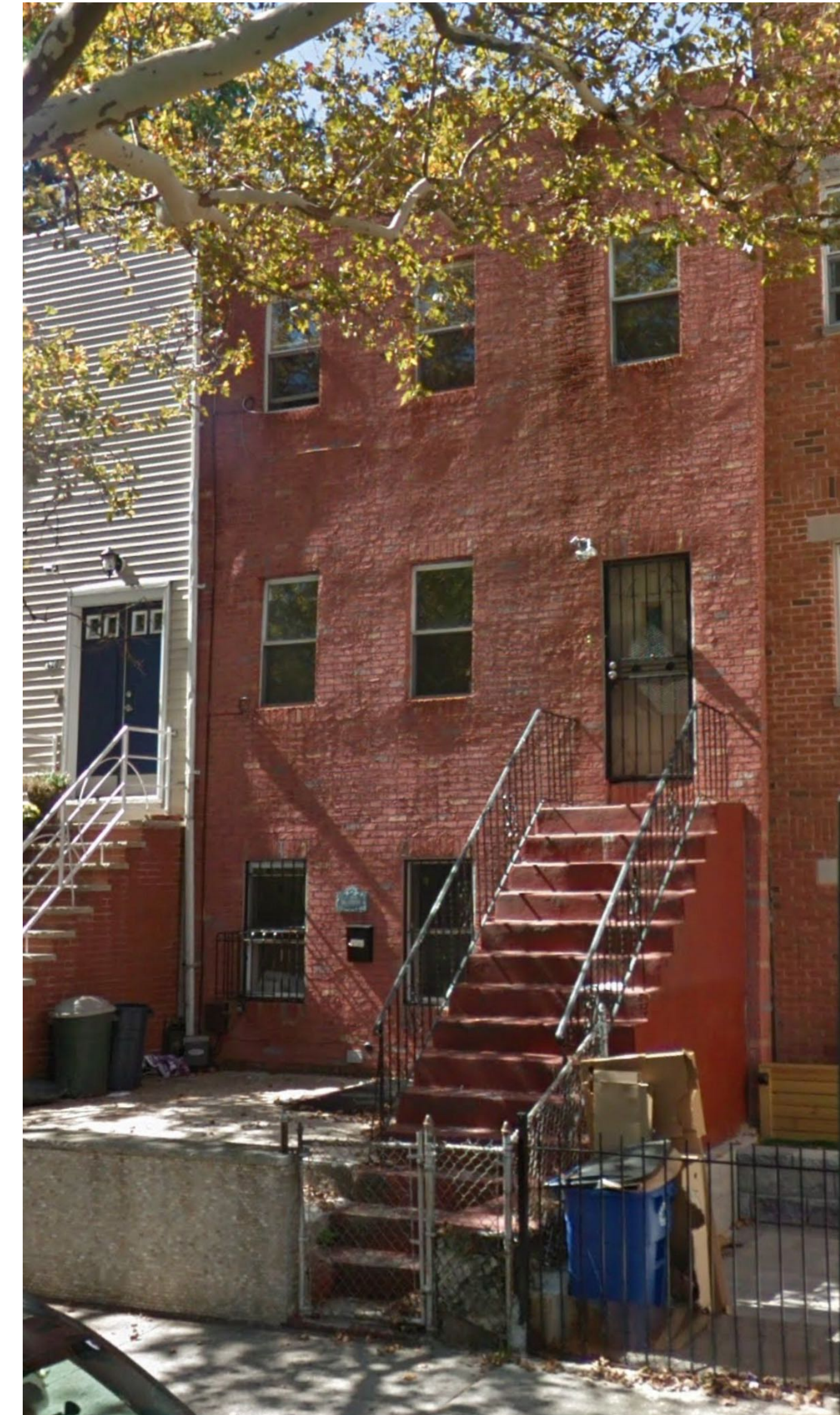
- WINDOW PLACEMENT
- ADA LIFT
- CELLAR ACCESS HATCH
- SCUPPER & LEADER PLACEMENT



1939 TAX LOT PHOTO | BLOCK 1679 LOT 38



1939 TAX LOT PHOTO | BLOCK 1679 LOT 36



2017 EXISTING FRONT FACADE PHOTO



2022 AS-BUILT FRONT FACADE PHOTO  
418 A LEWIS AVENUE  
BLOCK 1679 LOT 37



Bainbridge St

Decatur St

418A LEWIS AVENUE,  
BROOKLYN, NY 11233

**418A LEWIS AVENUE**  
BROOKLYN, NEW YORK

FRONT BLOCK ELEVATIONS

PROJECT NO.: 2112  
DATE: 12.13.2022

DOCKET #: LPC-21-00794

NEIGHBORING ASYMMETRICAL FACADES



NONE OF THE NEIGHBORING BUILDINGS HAVE SYMMETRICAL FACADES OR REGULAR RYTHM FOR THE PLACEMENT OF OPENINGS.

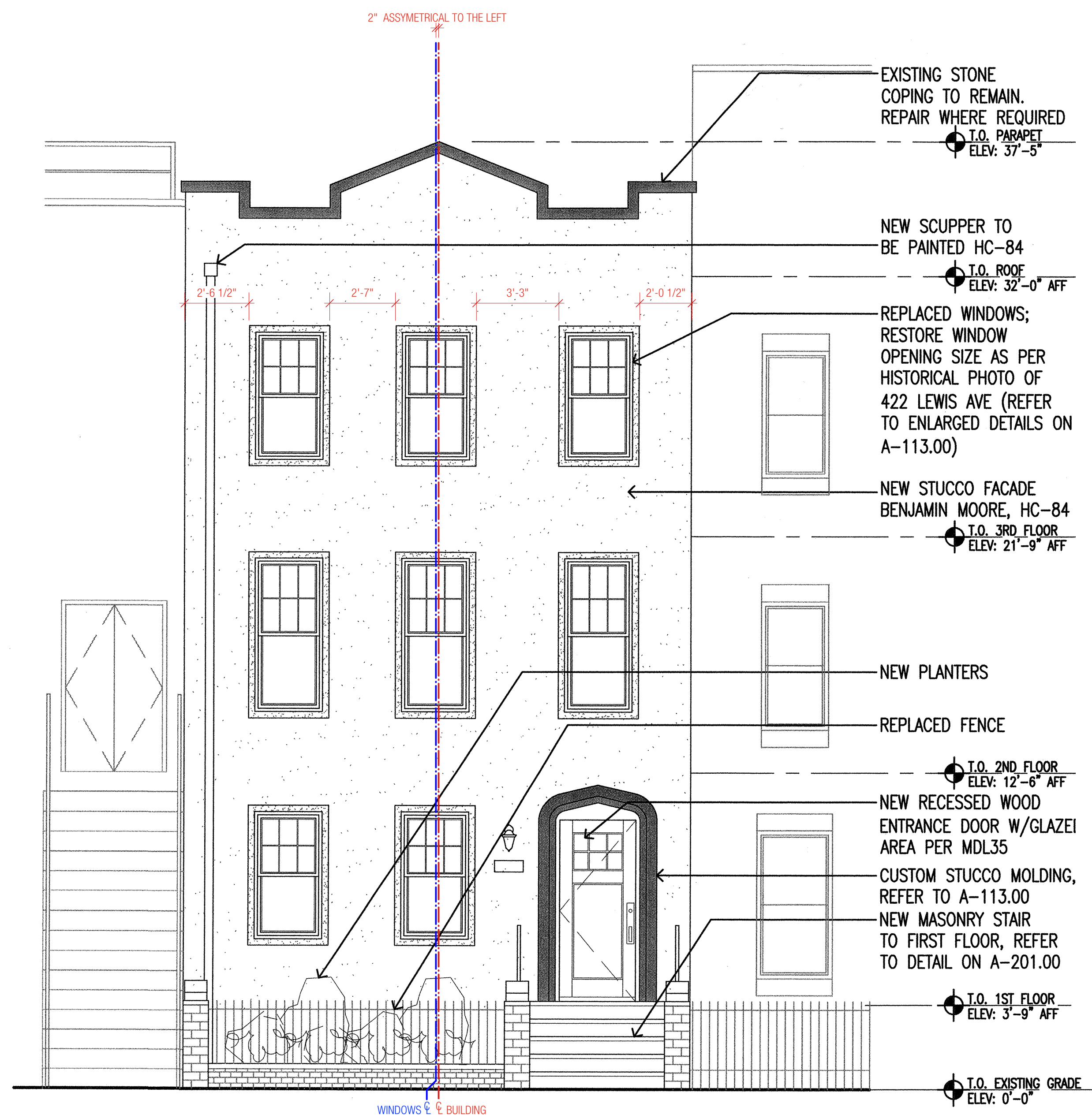


418A LEWIS AVENUE  
BROOKLYN, NEW YORK

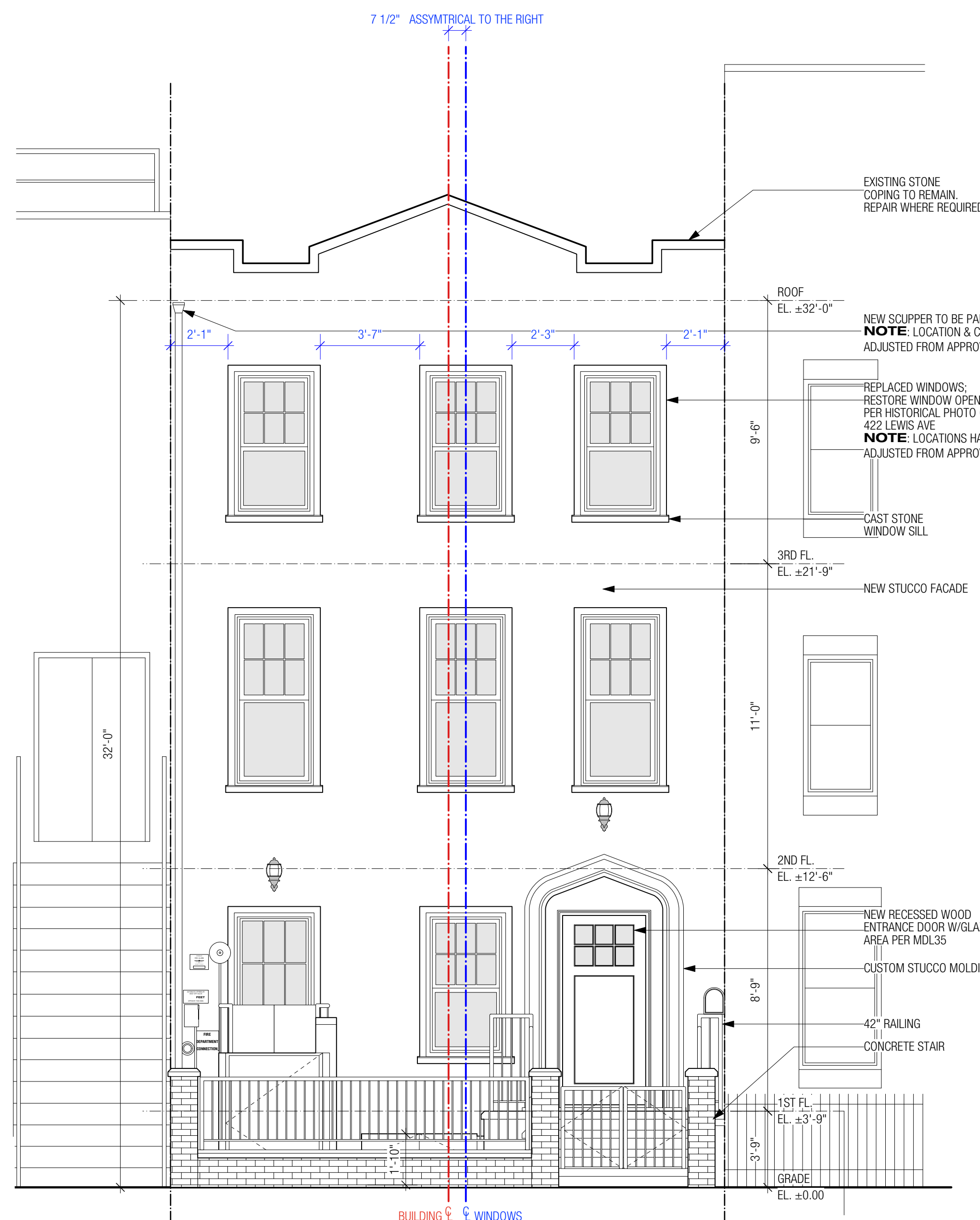
FRONT BLOCK ELEVATIONS

PROJECT NO.: 2112  
DATE: 12.13.2022

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1 APPROVED FRONT ELEVATION  
Scale: 1:40



2 AS-BUILT FRONT ELEVATION @ STREET  
Scale: 1:40



3 PROPOSED FRONT ELEVATION @ STREET  
Scale: 1:40

**DESIGN DEVIATIONS**

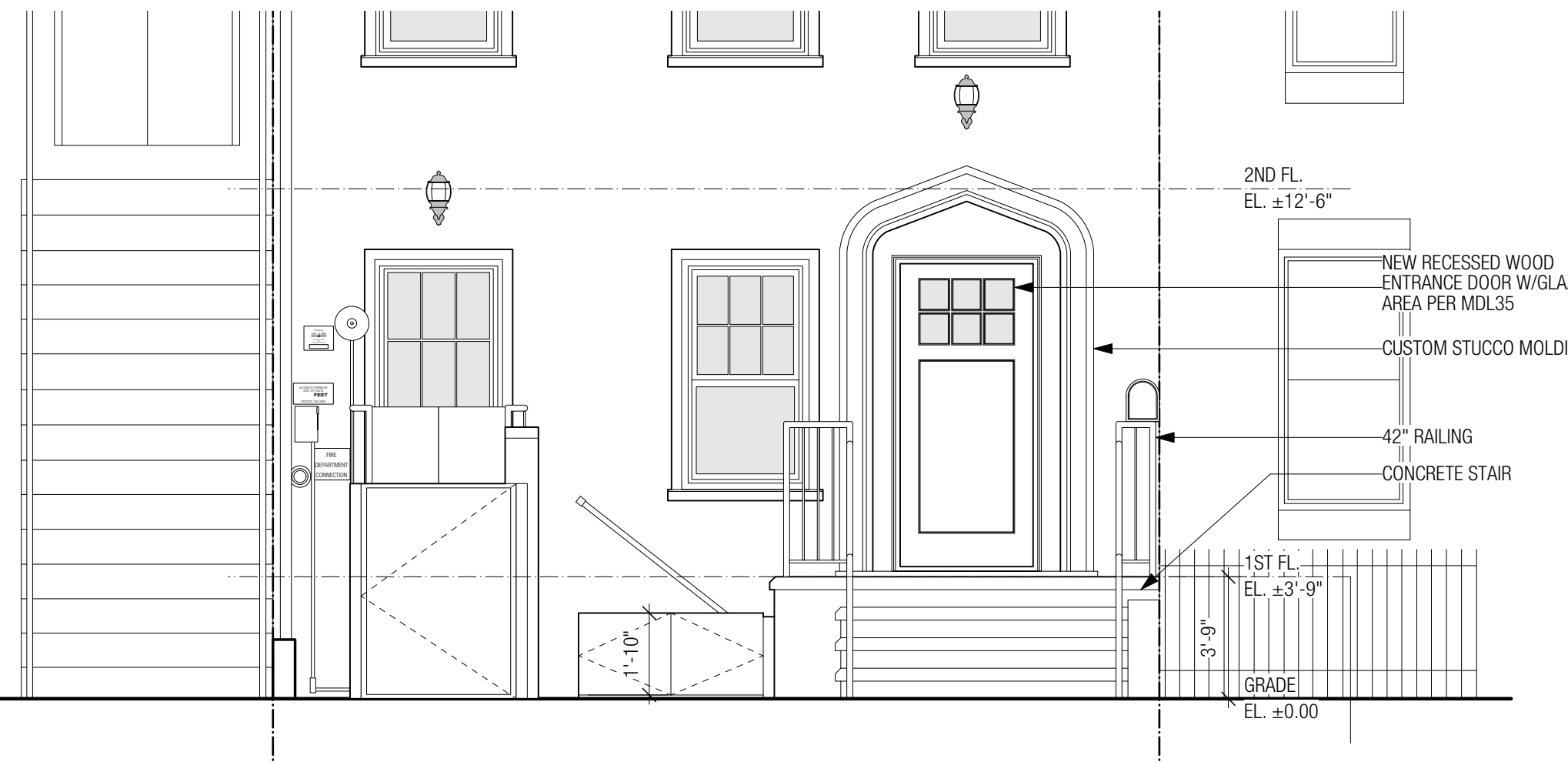
- WINDOW PLACEMENT
- ADA LIFT
- CELLAR ACCESS HATCH
- LOCATION & COLOR OF SCUPPER AND DOWNSPOUT
- SCONCE PLACEMENT
- STEPS AND RAILING
- GAS PIPE VENT

**DESIGN LEGALIZATION**

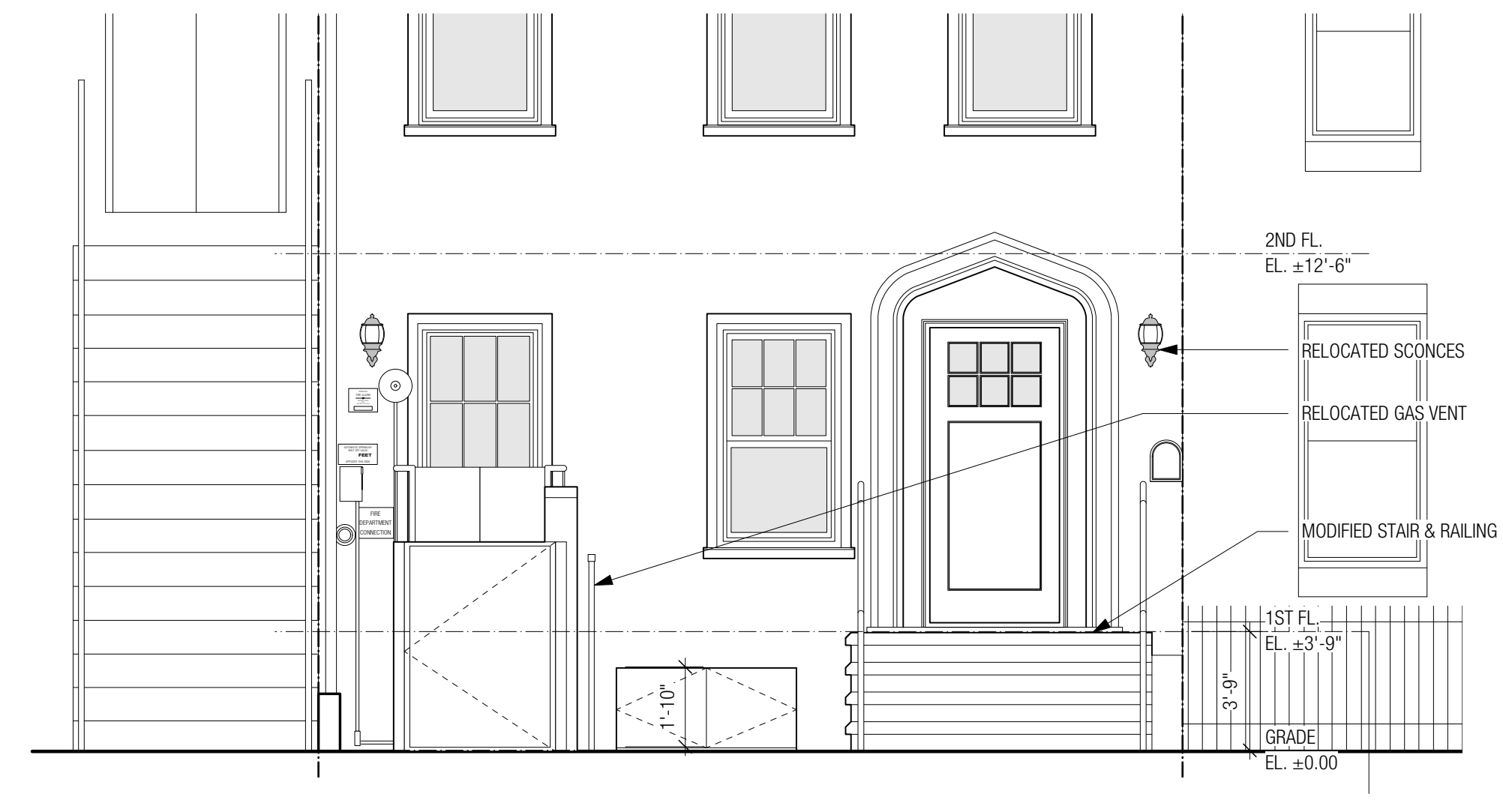
- WINDOW PLACEMENT
- ADA LIFT
- CELLAR ACCESS HATCH
- LOCATION OF SCUPPER & DOWNSPOUT

**DESIGN CORRECTIONS**

- SCONCE PLACEMENT
- STEPS AND RAILING
- GAS PIPE VENT
- COLOR OF DOWNSPOUT



4 AS-BUILT FRONT ELEVATION @ BUILDING  
Scale: 1:40



5 PROPOSED FRONT ELEVATION @ BUILDING  
Scale: 1:40



**DESIGN LEGALIZATION**

- WINDOW PLACEMENT
- ADA LIFT
- CELLAR ACCESS HATCH
- LOCATION OF SCUPPER & DOWNSPOUT

**DESIGN CORRECTIONS**

- SCONCE PLACEMENT
- STEPS AND RAILING
- GAS PIPE VENT
- COLOR OF DOWNSPOUT



**DESIGN LEGALIZATION**

- WINDOW PLACEMENT
- ADA LIFT
- CELLAR ACCESS HATCH
- LOCATION OF SCUPPER & DOWNSPOUT

**DESIGN CORRECTIONS**

- SCONCE PLACEMENT
- STEPS AND RAILING
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**DESIGN LEGALIZATION**

- WINDOW PLACEMENT
- ADA LIFT
- CELLAR ACCESS HATCH
- LOCATION OF SCUPPER & DOWNSPOUT

**DESIGN CORRECTIONS**

- SCONCE PLACEMENT
- STEPS AND RAILING
- GAS PIPE VENT
- COLOR OF DOWNSPOUT

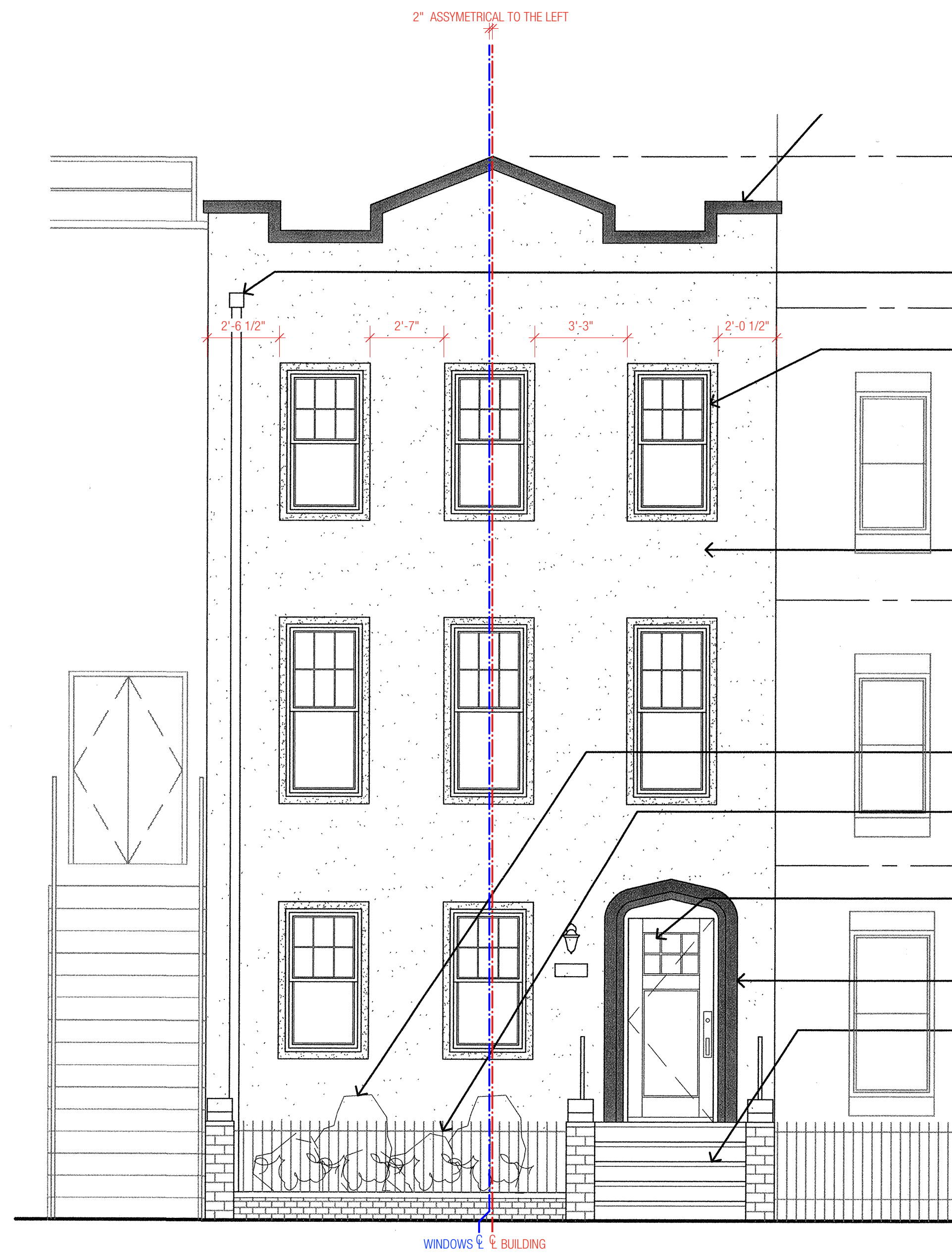
**418A LEWIS AVENUE**  
BROOKLYN, NEW YORK

CORRECTED FRONT ELEVATION

PROJECT NO.: 2112  
DATE: 12.13.2022

DOCKET #: LPC-21-00794





1 APPROVED FRONT ELEVATION  
Scale: 1:40



2 PROPOSED FRONT ELEVATION  
Scale: 1:40



3 DESIGN ALTERNATE  
Scale: 1:40

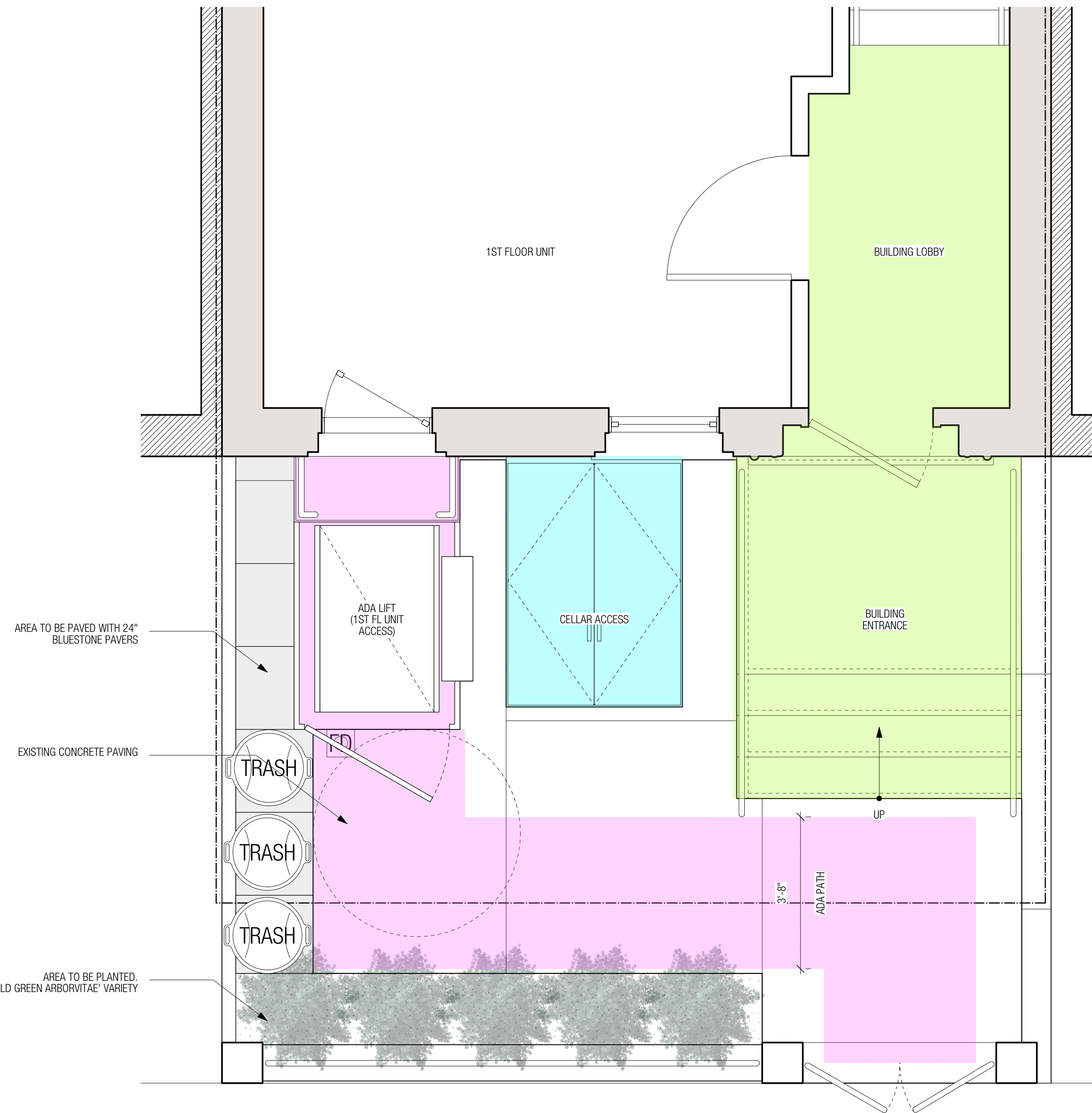
**DESIGN ALTERNATE (NOT RECOMMENDED) - WINDOWS TO BE CENTERED ON FACADE**

THE DESIGN OF THIS FACADE WAS NEVER INTENDED TO BE A SYMMETRICAL DESIGN. AS SHOWN ON THE FIRST SLIDE OF THIS PRESENTATION, NONE OF THE ADJACENT FACADES HAVE SYMMETRICAL ORGANIZATIONS. THUS KEEPING THE WINDOWS OFF CENTER WOULD NOT BE OUT OF CHARACTER WITH ITS NEIGHBORS.

ADDITIONALLY THE RELOCATION OF THE WINDOW IS A COSTLY AND LOGISTICALLY DIFFICULT ENDEAVOR. THE JOGGING OF THE INTERIOR WALLS IS NOT THE BIGGEST COMPONENT. RELOCATING THE WINDOWS WOULD REQUIRE REFRAMING OF THE LINTELS, CUTTING NEW OPENINGS, REMOVING TOP COAT OF STUCCO AND DOING A NEW TOP COAT IN THE ENTIRE FACADE. MORE OVER, ALL THE UNITS ARE CURRENTLY OCCUPIED AND THIS WOULD REQUIRE ANY FACADE WORK TO BE COORDINATED WITH THE TENANTS AND POSSIBLE TEMPORARY RELOCATION.

# DIAGRAMS OF BUILDING ELEMENTS

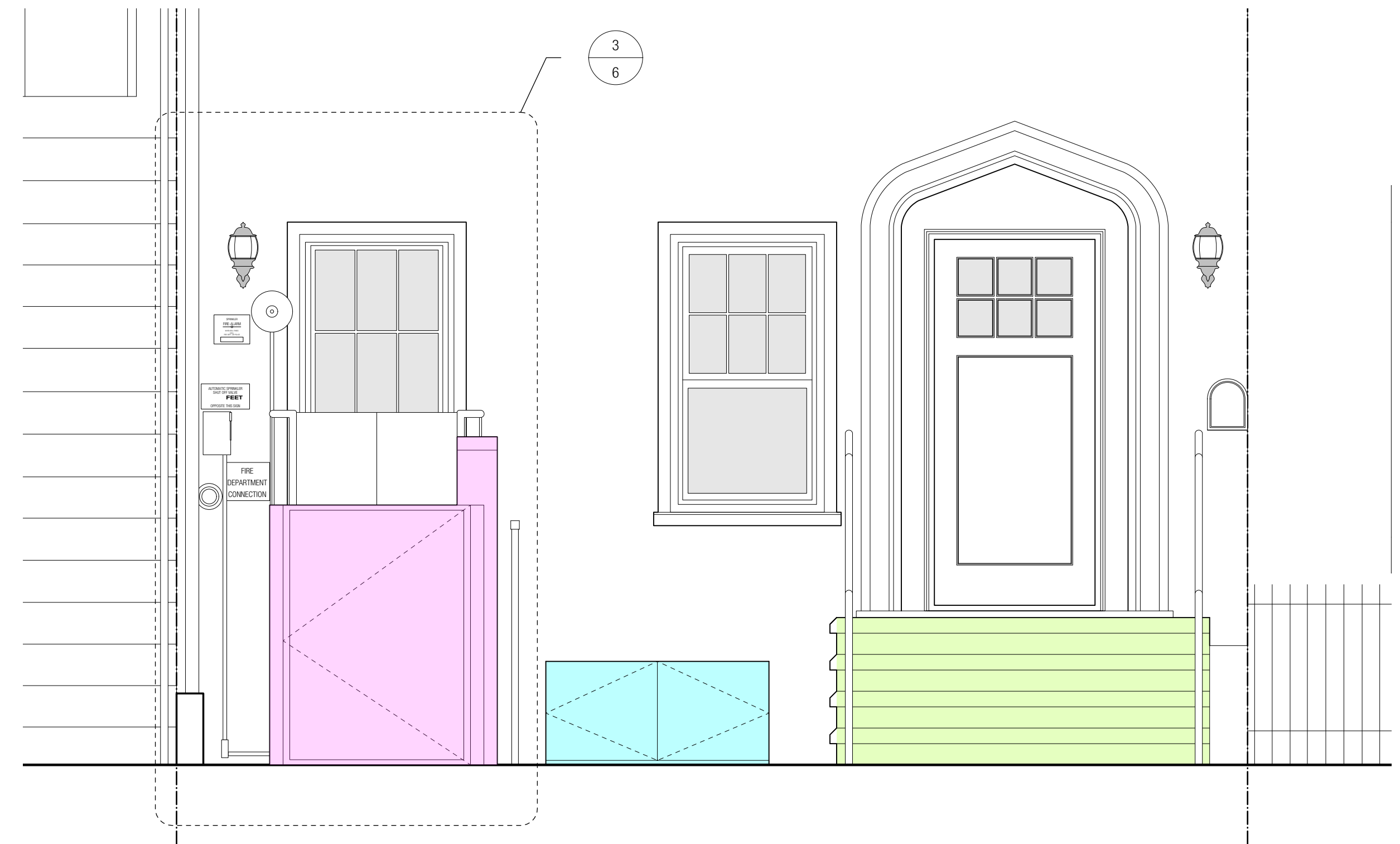
DUE TO EXISTING LOCATION OF CELLAR ACCESS HATCH, THE ADA LIFT CANNOT BE PLACED ADJACENT TO ENTRY STOOP OR OFF THE CENTER WINDOW.



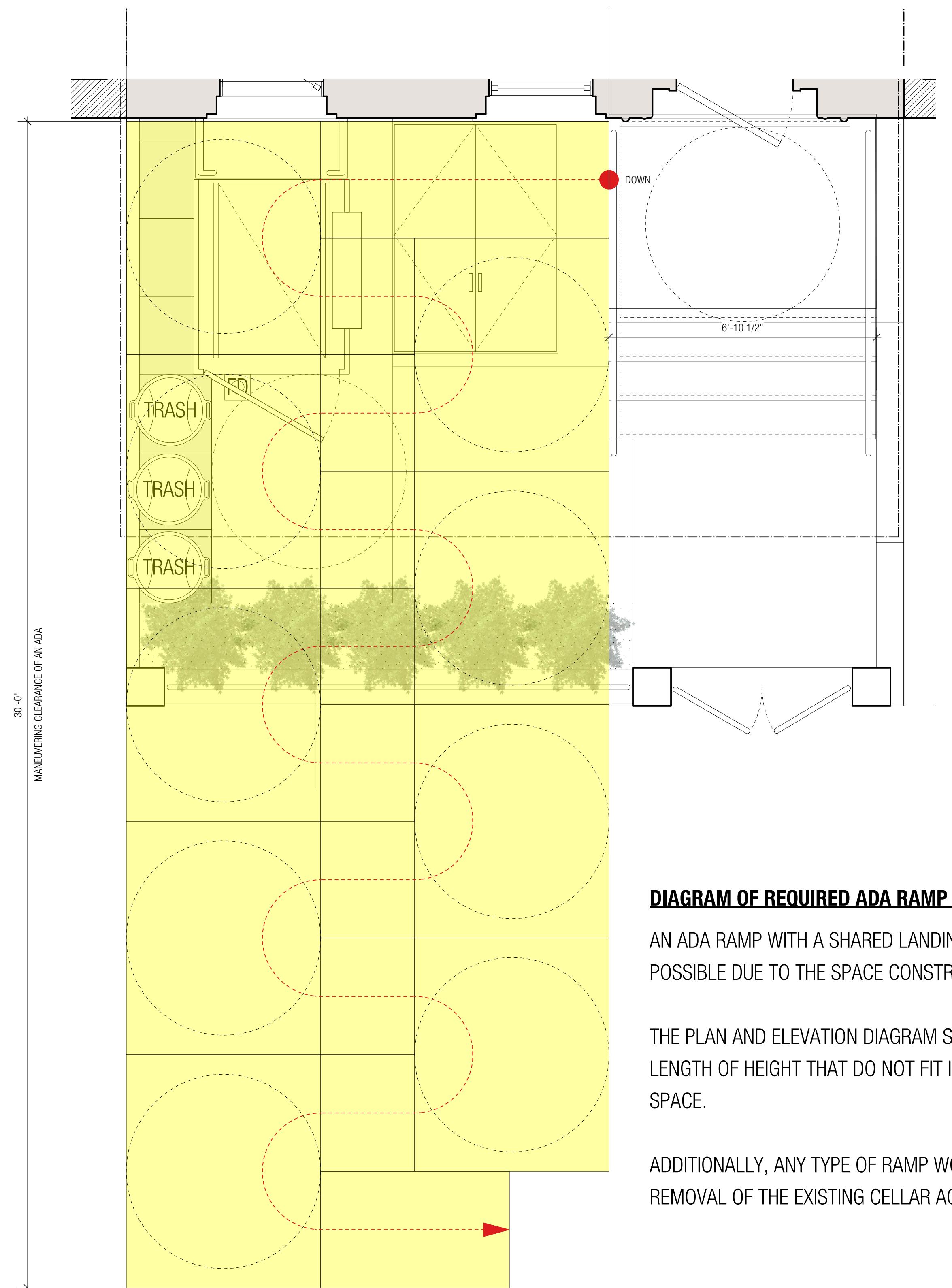
1 PROPOSED FRONT AREAWAY PLAN  
Scale: 1/2" = 1'-0"



3 PROPOSED PLANTING - EVERGREEN SHRUB 'EMERALD PETIT ARBORVITAE'  
Scale:



2 PROPOSED FRONT ELEVATION  
Scale: 1/2" = 1'-0"



**DIAGRAM OF REQUIRED ADA RAMP LENGTH**

AN ADA RAMP WITH A SHARED LANDING AT STOOP IS NOT POSSIBLE DUE TO THE SPACE CONSTRAINTS.

THE PLAN AND ELEVATION DIAGRAM SHOW THE THE REQUIRED LENGTH OF HEIGHT THAT DO NOT FIT INTO THE FRONT YARD SPACE.

ADDITIONALLY, ANY TYPE OF RAMP WOULD REQUIRE THE REMOVAL OF THE EXISTING CELLAR ACCESS STAIR.

# APPLICABLE CODE REQUIREMENTS REGARDING LIFTS

## NYC BC 2015 1101.3 SPECIAL PROVISIONS FOR PRIOR CODE BUILDINGS

THE PROVISIONS OF THIS CHAPTER SHALL APPLY TO ALTERATIONS, INCLUDING MINOR ALTERATIONS BUT EXCLUDING ORDINARY REPAIRS, AND CHANGES OF USE OR OCCUPANCY TO PRIOR CODE BUILDINGS IN ACCORDANCE WITH SECTIONS 1101.3.1 THROUGH 1101.3.5.

## NYC BC 2015 1101.3.1 REQUIREMENTS BASED ON CHANGE OF OCCUPANCY OR HOW A SPACE IS USED

ACCESSIBLE FEATURES AND CONSTRUCTION GOVERNED BY THIS CHAPTER SHALL BE PROVIDED:  
 1. TO THE ENTIRE BUILDING, AS IF THE BUILDING WERE HEREAFTER ERECTED, WHERE A CHANGE IS MADE IN THE MAIN USE OR DOMINANT OCCUPANCY OF SUCH BUILDING.

## NYC BC 2015 1109.7 LIFTS

PLATFORM (WHEELCHAIR) LIFTS SHALL NOT BE A PART OF A REQUIRED ACCESSIBLE ROUTE IN NEW CONSTRUCTION EXCEPT AS INDICATED IN ITEMS 1 THROUGH 9. PLATFORM (WHEELCHAIR) LIFTS SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 30 OF THIS CODE, SECTION 410 (PLATFORM LIFTS) OF ICC A117.1 AND ASME A18.1. PLATFORM (WHEELCHAIR) LIFTS ARE PERMITTED TO BE PART OF A REQUIRED ACCESSIBLE ROUTE IN NEW CONSTRUCTION AS FOLLOWS:

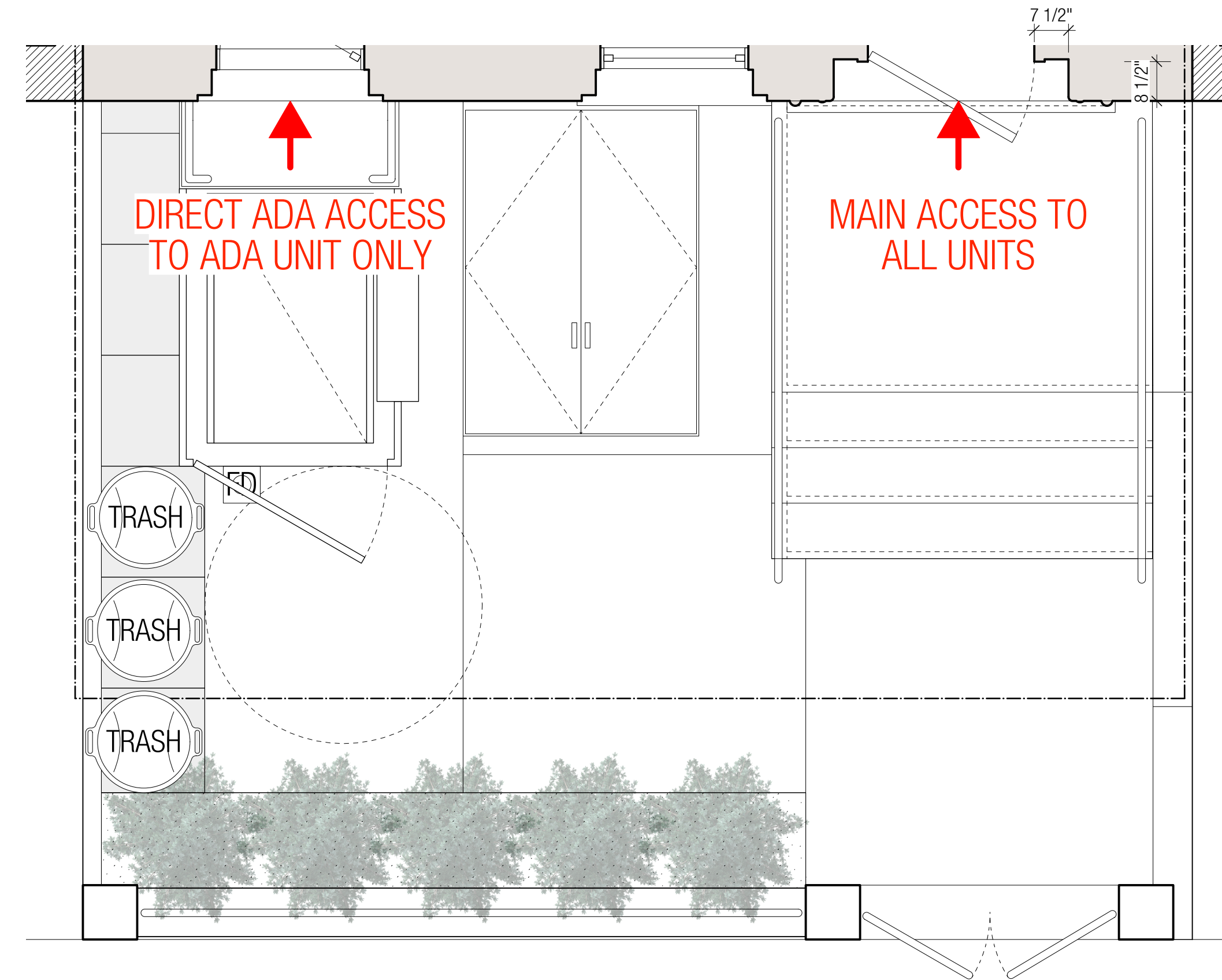
3. AN ACCESSIBLE ROUTE TO SPACES THAT ARE NOT OPEN TO THE GENERAL PUBLIC WITH AN OCCUPANT LOAD OF NOT MORE THAN FIVE.
6. AN ACCESSIBLE ROUTE WHERE EXISTING EXTERIOR SITE CONSTRAINTS MAKE USE OF A RAMP OR ELEVATOR INFEASIBLE AS DETERMINED BY THE COMMISSIONER PURSUANT TO THE RULES OF THE DEPARTMENT.

## ICC A117.1- 410.2 LIFT ENTRY

LIFTS WITH DOORS OR GATES SHALL COMPLY WITH SECTION 410.2.1. LIFTS WITH RAMPS SHALL COMPLY WITH SECTION 410.2.2.

### 410.2.1 DOORS AND GATES

DOORS AND GATES SHALL BE LOW ENERGY POWER OPERATED DOORS OR GATES COMPLYING WITH SECTION 404.3. DOORS SHALL REMAIN OPEN FOR 20 SECONDS MINIMUM. ON LIFTS WITH ONE DOOR OR WITH DOORS ON OPPOSITE ENDS, THE END DOOR CLEAR OPENING WIDTH SHALL BE 32 INCHES (815 MM) MINIMUM. ON LIFTS WITH ONE DOOR ON A NARROW END AND ONE DOOR ON A LONG SIDE, THE END DOOR CLEAR OPENING WIDTH SHALL BE 36 INCHES (915 MM) MINIMUM. SIDE DOOR CLEAR OPENING WIDTH SHALL BE 42 INCHES (1065 MM) MINIMUM. WHERE A DOOR IS PROVIDED ON A LONG SIDE AND ON A NARROW END OF A LIFT, THE SIDE DOOR SHALL BE LOCATED WITH EITHER THE STRIKE SIDE OR THE HINGE SIDE IN THE CORNER FURTHEST FROM THE DOOR ON THE NARROW END.



### DIAGRAM OF EGRESS AND ACCESS

A PLATFORM LIFT IS NOT PERMITTED TO BE A PART OF A REQUIRED ACCESSIBLE ROUTE PER NYC BC 2015 1109.7.

AT THE TIME OF DOB PLAN REVIEW, THE CLIENT WAS INSTRUCTED BY THE PLAN EXAMINER TO PROVIDE A VERTICAL PLATFORM LIFT THAT SERVED THE ACCESSIBLE UNIT DIRECTLY.



1 PROPOSED FRONT ELEVATION  
Scale: 3/8" = 1'-0"



2 DESIGN ALTERNATE  
Scale: 3/8" = 1'-0"

**DESIGN ALTERNATE (NOT RECOMMENDED)**

**- FLIPPED ADA LIFT TOWER.**

ALTHOUGH FLIPPING THE ADA LIFT IS ACHIEVABLE IT WOULD BE SIGNIFICANTLY COSTLY AND A FINANCIAL HARDSHIP TO THE CLIENT.

IN ORDER TO FLIP THE ADA LIFT TOWER A NEW ADA LIFT WILL NEED TO BE PURCHASED.

THE LOCATION OF THE TOWER WOULD BLOCK ACCESS TO THE SIAMESE CONNECTION, WHICH WOULD REQUIRE FOR THE SIAMESE CONNECTION TO BE RELOCATED TO THE RIGHT. NEW FILINGS AND ASSOCIATED FEES WILL NEED TO BE PAID AND FDNY REVIEW AND APPROVAL OBTAINED.

IN ORDER TO OBTAIN REAL COSTS FOR NEW LIFT AND RELOCATED SIAMESE WE WOULD NEED TO PRODUCE A FULL SET OF BID DRAWINGS. WE ESTIMATE THAT THE BALL PARK FIGURE FOR ALL THE ASSOCIATED WORK IS IN THE RANGE OF \$50,000-\$75,000.

AT THE TIME WHEN THE FACADE WAS BEING CONSTRUCTED, THE PREVIOUS ARCHITECT IN THEIR JUDGEMENT, THOUGHT THE AS-BUILT CONFIGURATION WAS PREFERABLE SINCE IT KEPT ALL OF THE FIRE ALARM AND SPRINKLER SYSTEMS TOGETHER IN THE CORNER. THE OWNER DID NOT UNDERSTAND THAT A DOB APPROVAL DID NOT CONSTITUTE AN LPC APPROVAL AND DID NOT KNOW THIS MATTER NEEDED TO HAVE BEEN BROUGHT BACK TO LANDMARKS FOR CONSIDERATION.



1 PROPOSED FRONT ELEVATION  
Scale: 3/8" = 1'-0"



2 PHOTO OF EXISTING LIFT WITH DOORS OPEN  
Scale:



3 LIFT EXAMPLES WITH GLASS DOORS  
Scale:

**DESIGN ALTERNATE (NOT RECOMMENDED)**

**- GLASS DOORS.**

IT IS NOT POSSIBLE TO MODIFY THE DOORS OF THE EXISTING LIFT TO BE GLASS.

TO REPLACE THE EXISTING LIFT WITH A NEW GLASS LIFT IS AN EXPENSIVE ENDEAVOR AND A HARDSHIP FOR THE CLIENT.

DEPENDING ON THE TYPE OF LIFT DESIRED THE COST OF THE LIFT COULD RANGE FROM \$30-35K FOR A FRAMED ENCLOSED LIFT (IMAGE ON THE LEFT) AND FROM \$75-85K FOR A FRAMELESS LIFT (IMAGE ON THE RIGHT).

ADDITIONALLY THERE WOULD BE ADDITIONAL ASSOCIATED PROFESSIONAL DESIGN AND CONSTRUCTION FEES INCURRED THAT CAN RANGE FROM \$20-30K.

# AREAWAY PAVING MODIFICATIONS



EXISTING FRONT YARD - DIRT AREAWAY BETWEEN LIFT AND FIRE SAFETY EQUIPMENT



PROPOSED FRONT YARD - PAVED AREAWAY BETWEEN LIFT AND FIRE SAFETY EQUIPMENT



**DESIGN LEGALIZATION**

- WINDOW PLACEMENT
- ADA LIFT
- CELLAR ACCESS HATCH
- LOCATION OF SCUPPER & DOWNSPOUT

**DESIGN CORRECTIONS**

- SCONCE PLACEMENT
- STEPS AND RAILING
- GAS PIPE VENT
- COLOR OF DOWNSPOUT



## **Appendix:**

**LPC Hearing Presentation 05.24.2022**

**DOB Approved Drawings**

## **Appendix:**

**LPC Hearing Presentation 05.24.2022**

**DOB Approved Drawings**

# 417A LEWIS AVENUE

PROJECT LOCATION: 418A LEWIS AVENUE, BROOKLYN, NY 11233

BLOCK 1679, LOT 37

HISTORICAL DISTRICT: EXPANDED STUYVESANT HEIGHTS

PROJECT INFORMATION:

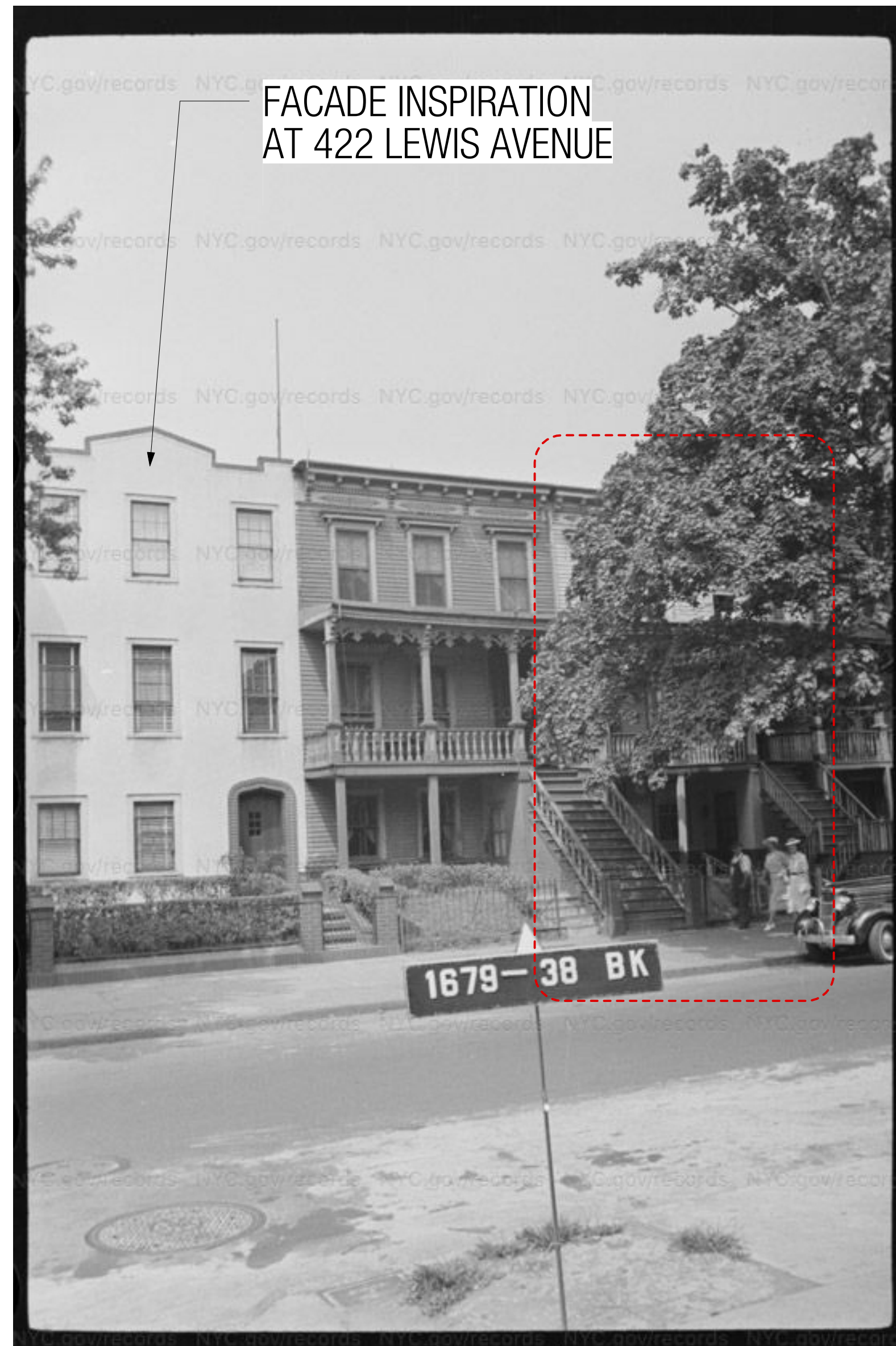
HORIZONTAL AND VERTICAL EXTENTION. CONVERTING 2 FAMILY (J-3) TO 3 FAMILY DWELLING (J-2). OBTAINING A NEW C OF O. FILED UNDER 1968 BUILDING COLDE DOB JOB NO. 321376346 APPROVED ON 03.29.2018

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LEGALIZATION AND CORRECTIONS OF WORK THAT DEVIATED FROM PREVIOUSLY APPROVED LPC APPLICATION.

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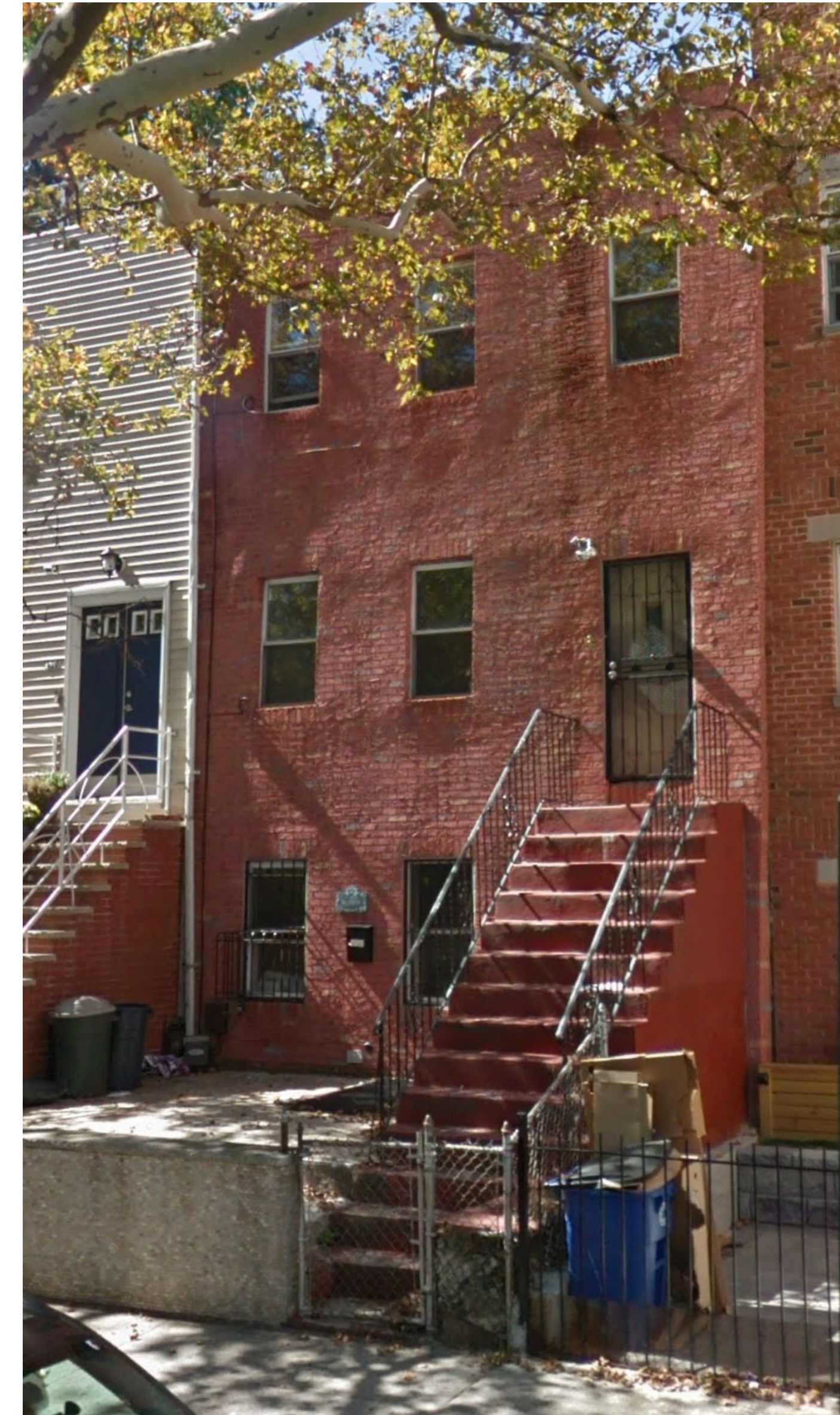
- **WINDOW PLACEMENT**
- **ADA LIFT**
- **CELLAR ACCESS HATCH**
- **SCUPPER & LEADER PLACEMENT**



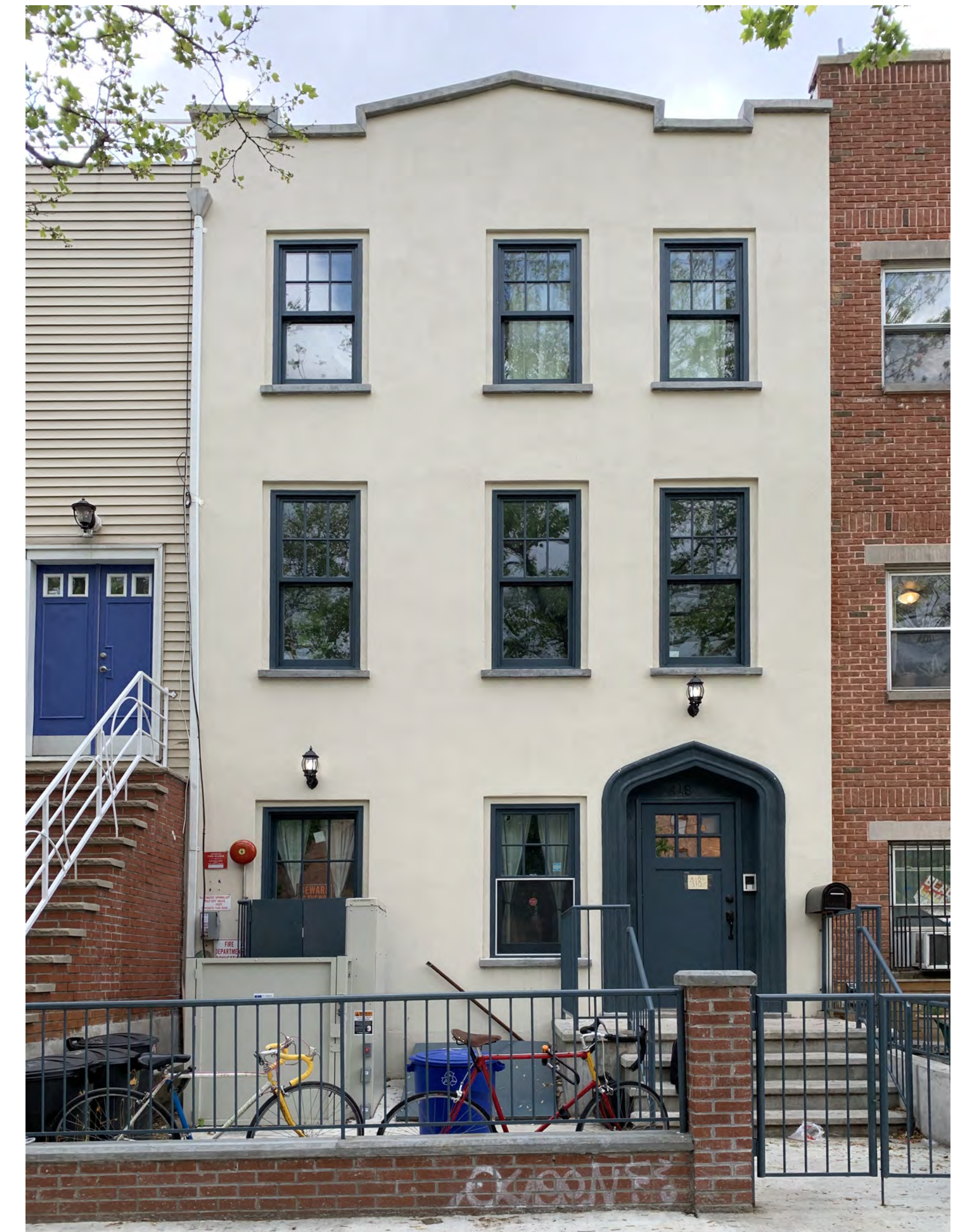
1939 TAX LOT PHOTO | BLOCK 1679 LOT 38



1939 TAX LOT PHOTO | BLOCK 1679 LOT 36

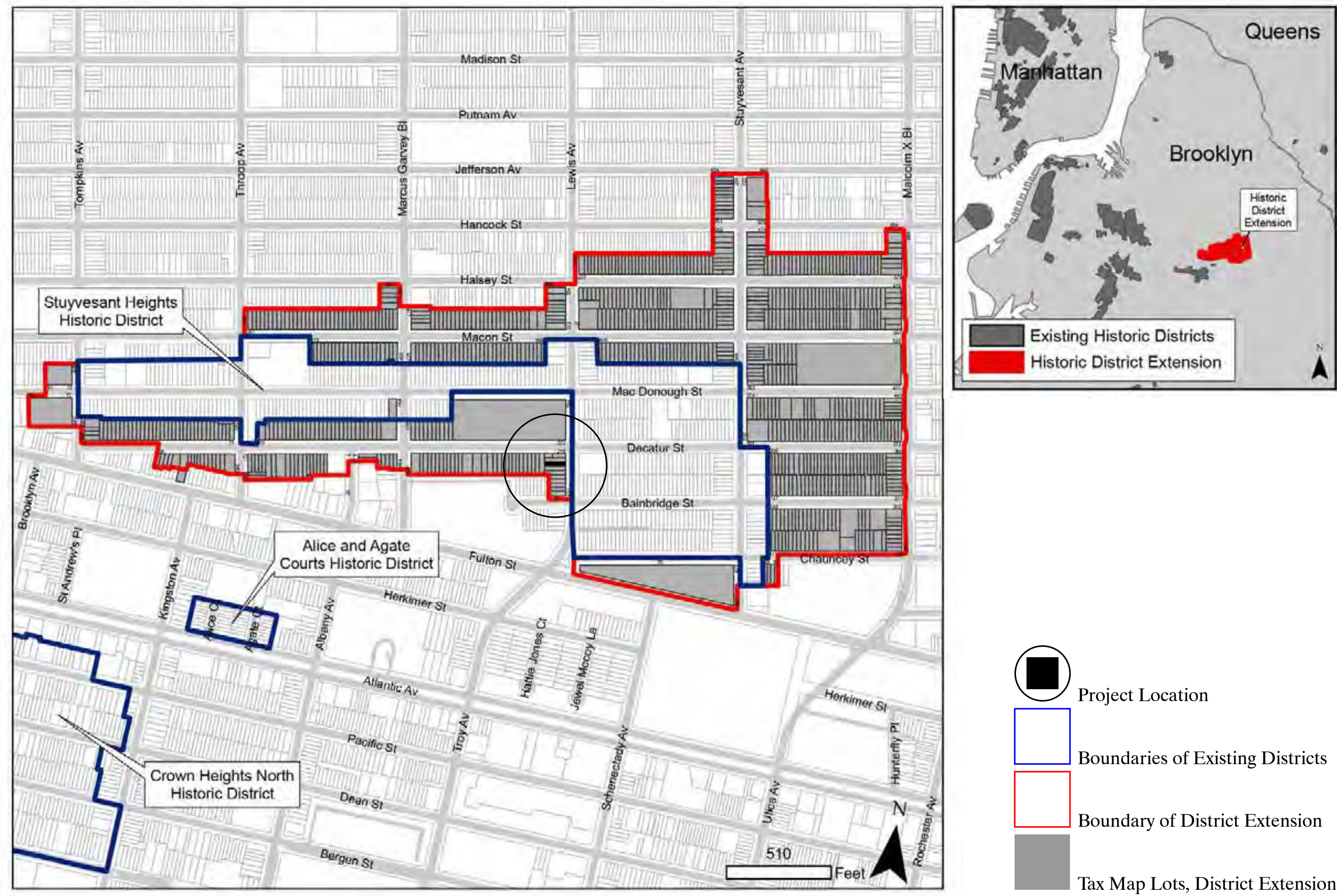


2017 EXISTING FRONT FACADE PHOTO

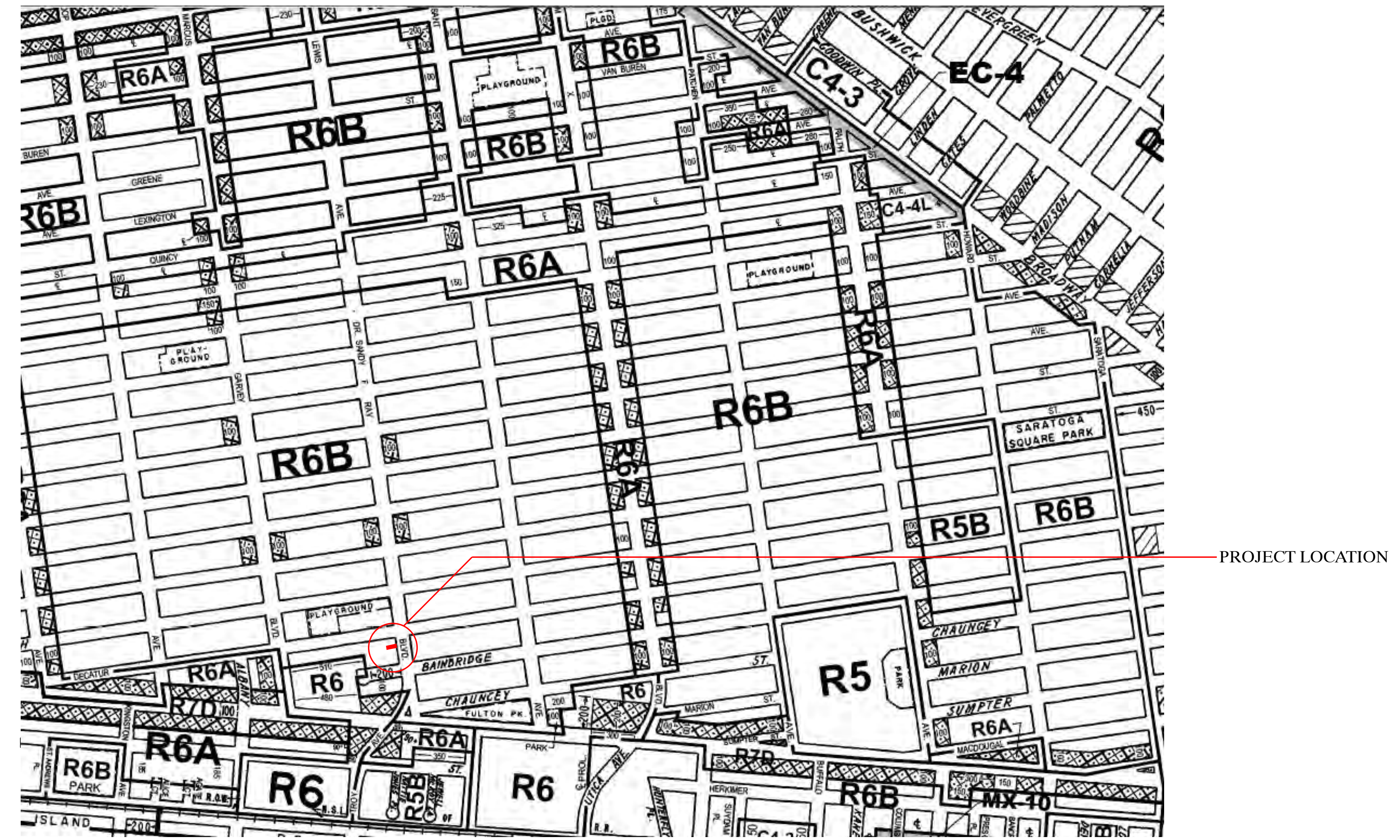


2022 AS-BUILT FRONT FACADE PHOTO  
418 A LEWIS AVENUE  
BLOCK 1679 LOT 37

MAP FROM NEW YORK CITY'S LANDMARKS PRESERVATION COMMISSION:  
 BEDFORD STUYVESANT/EXPANDED STUYVESANT HEIGHTS HISTORIC DISTRICT



ZONING MAP 17A FROM NEW YORK CITY'S DEPARTMENT OF CITY PLANNING

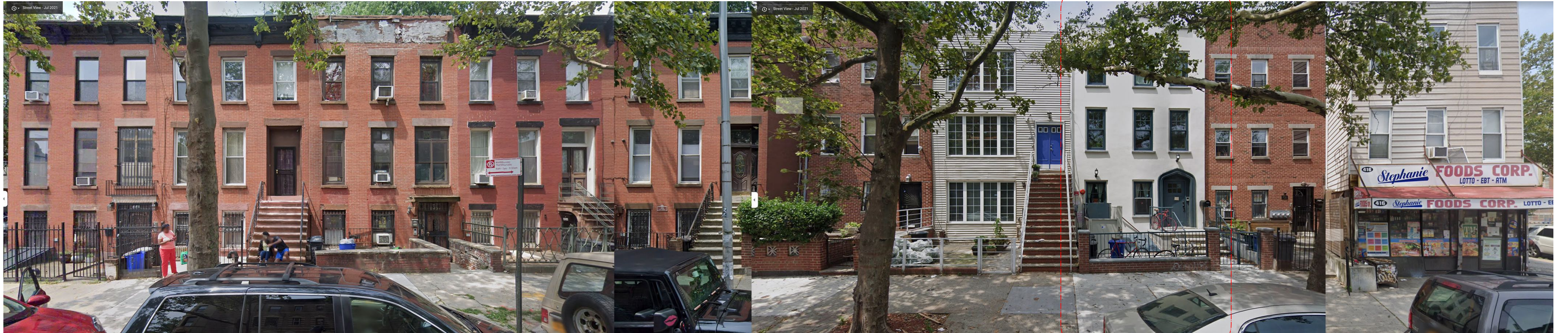


**418A LEWIS AVENUE**  
 BROOKLYN, NEW YORK

PROJECT INFORMATION

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Bainbridge St

Decatur St

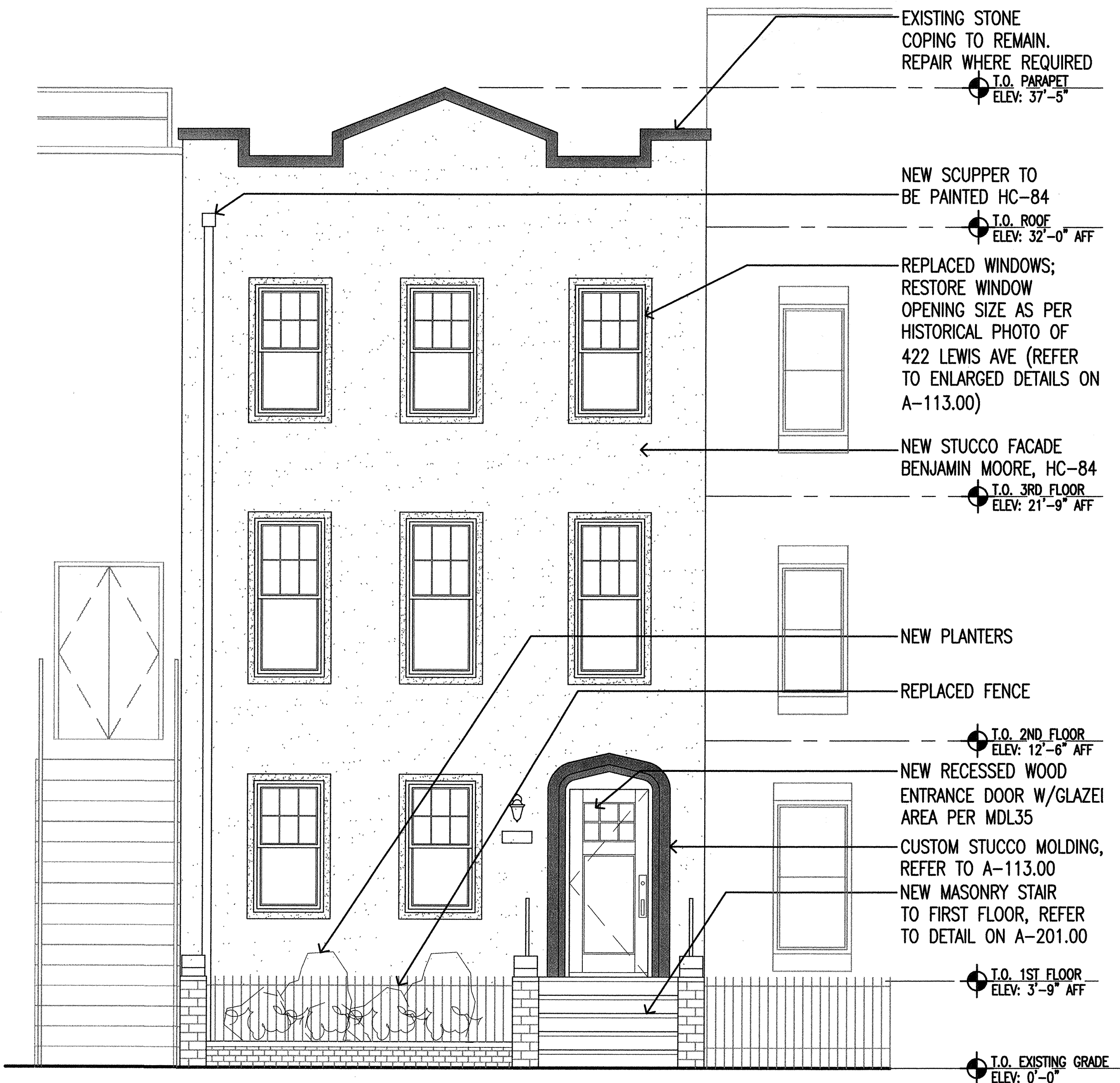
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BROOKLYN, NEW YORK

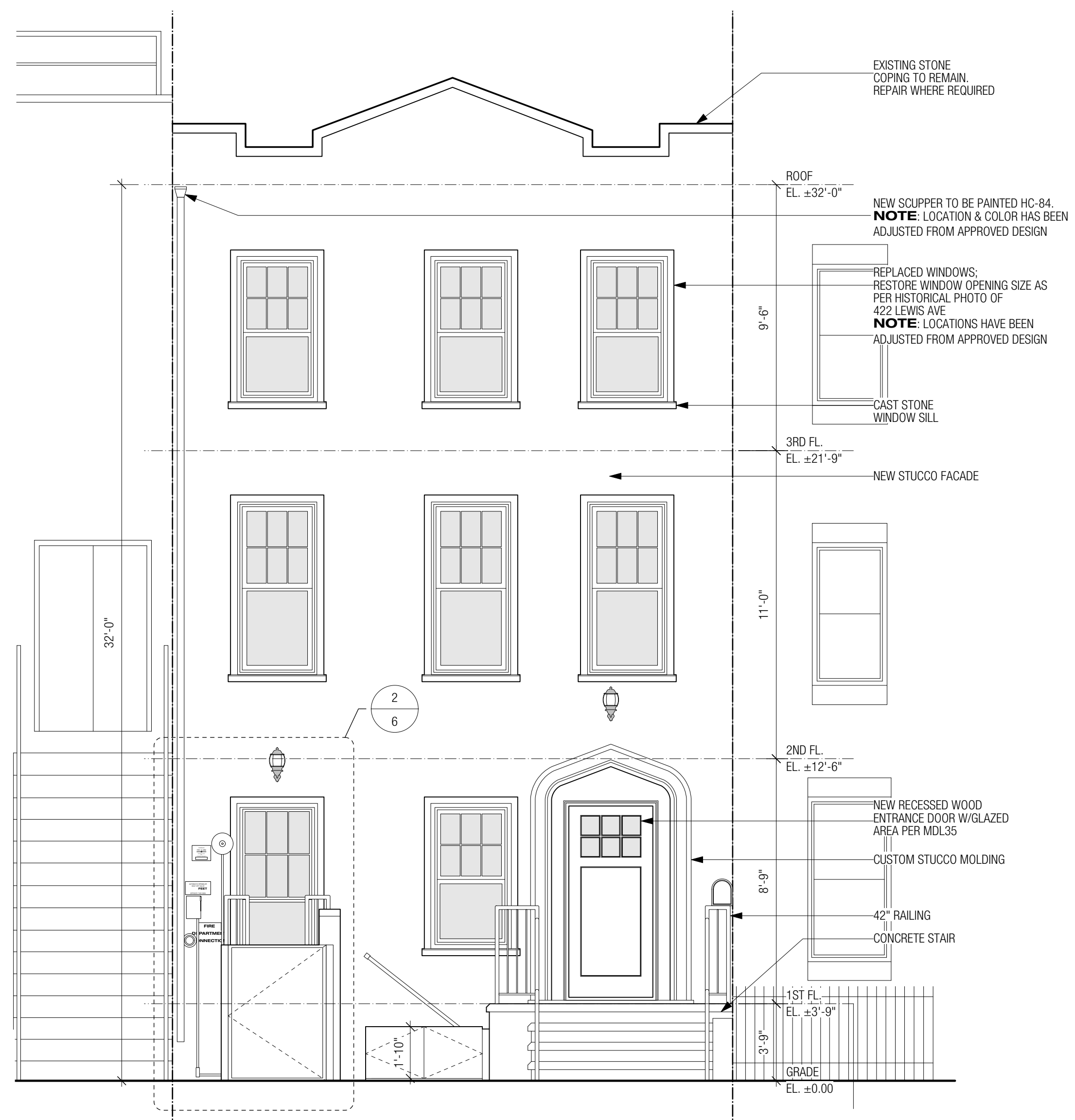
FRONT BLOCK ELEVATIONS

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1 APPROVED FRONT ELEVATION  
Scale: 1:40



2 AS-BUILT FRONT ELEVATION  
Scale: 1:40

**DESIGN DEVIATIONS**

- WINDOW PLACEMENT
- ADA LIFT
- CELLAR ACCESS HATCH
- LOCATION & COLOR OF SCUPPER AND DOWNSPOUT
- SCONCE PLACEMENT
- STEPS AND RAILING
- GAS PIPE VENT

**418A LEWIS AVENUE**  
BROOKLYN, NEW YORK



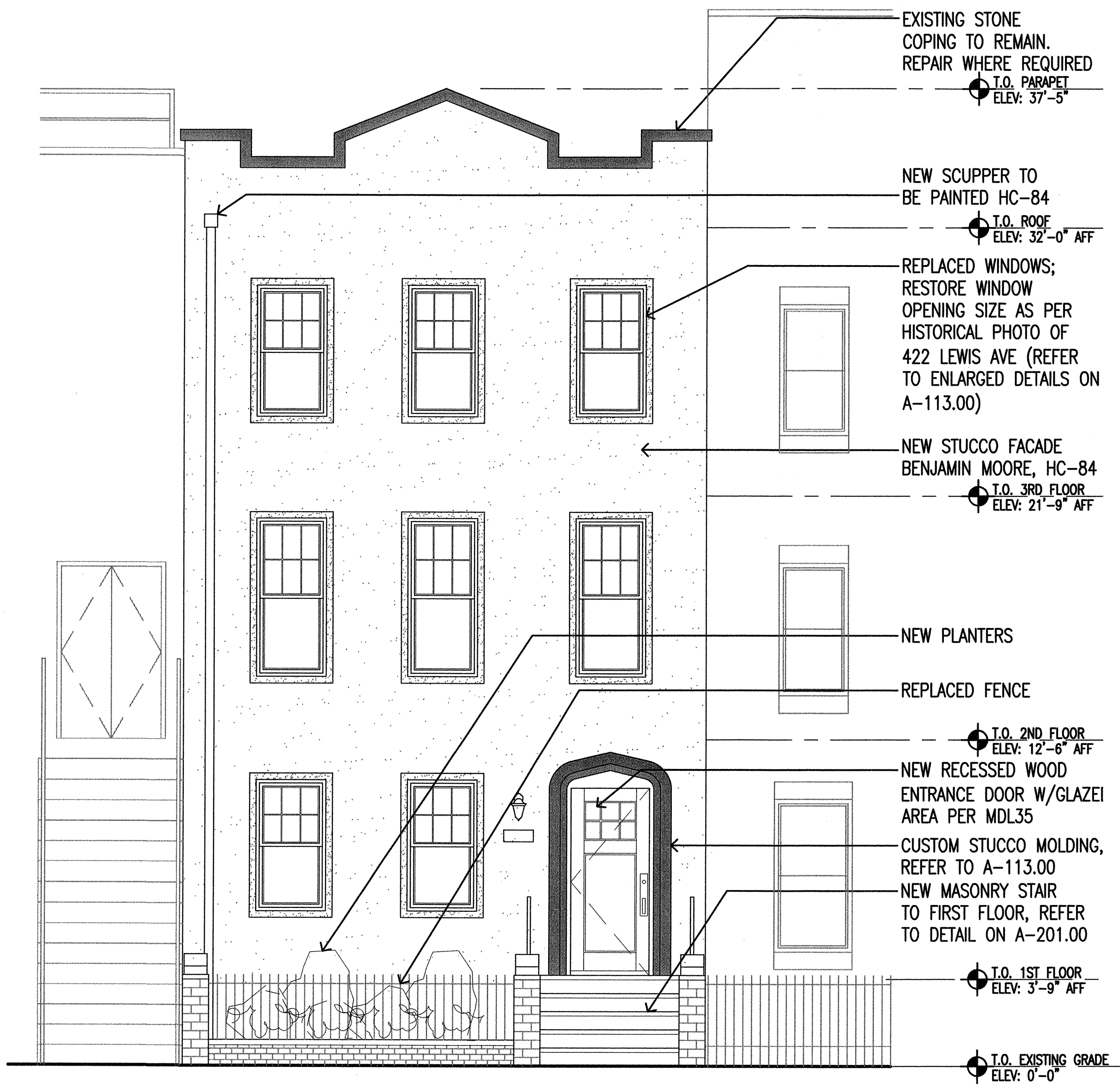
3 PROPOSED FRONT ELEVATION  
Scale: 1:40

**DESIGN LEGALIZATION**

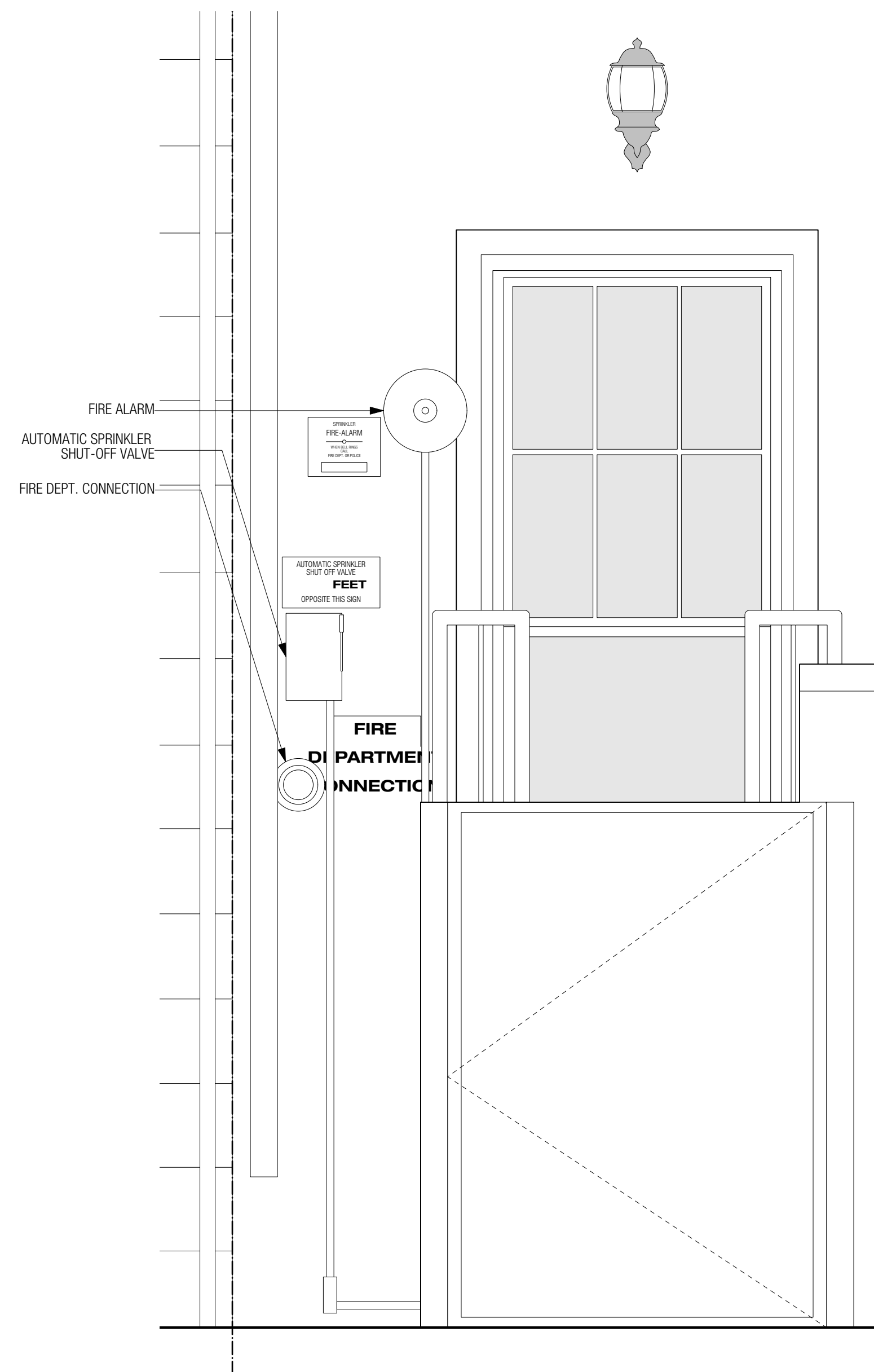
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**DESIGN CORRECTIONS**

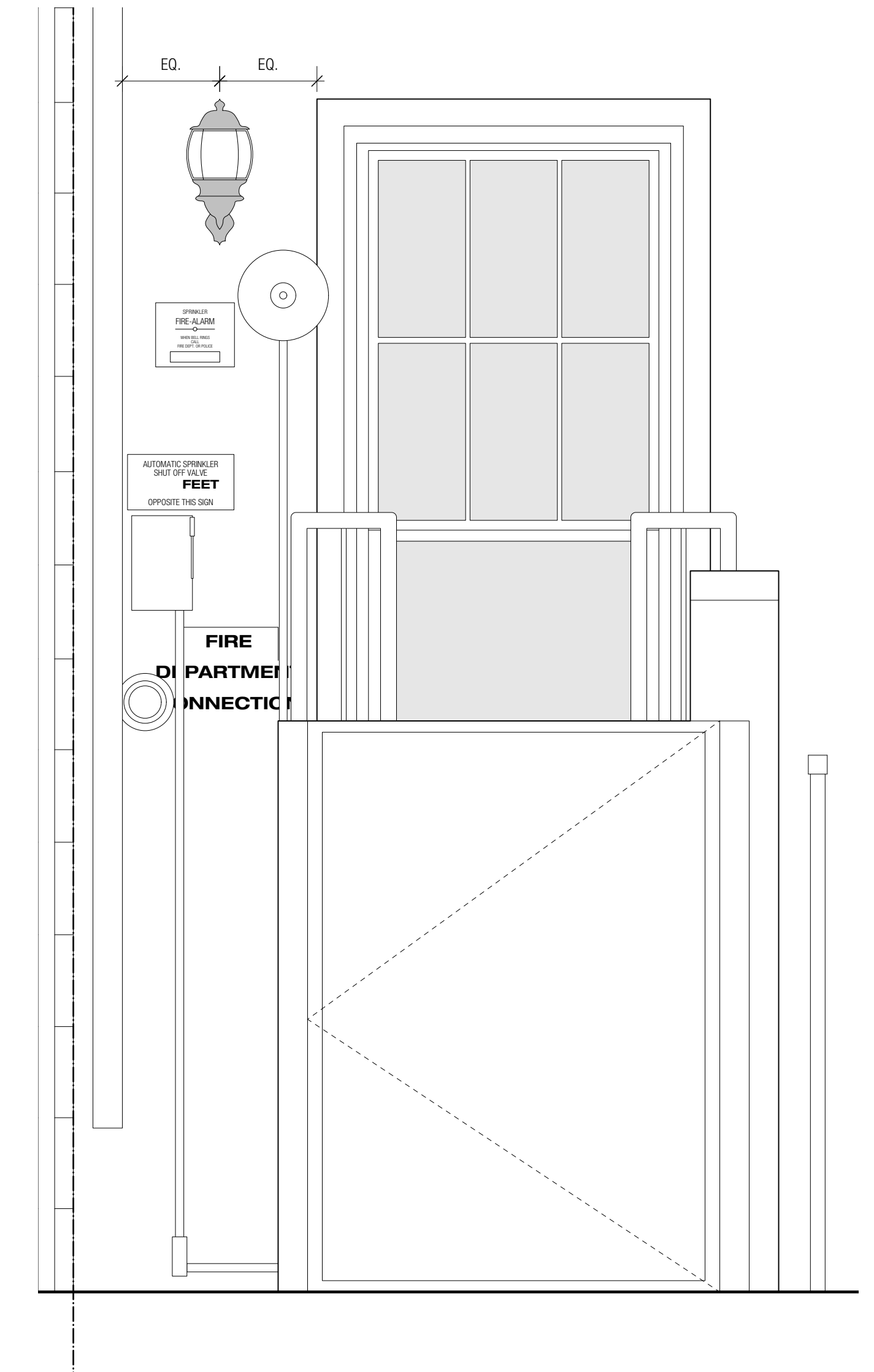
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- COLOR OF DOWNSPOUT



1 APPROVED FRONT ELEVATION  
Scale: 1/40



2 AS-BUILT ADA LIFT FRONT ELEVATION DETAIL  
Scale: 1" = 1'-0"



3 PROPOSED ADA LIFT FRONT ELEVATION DETAIL  
Scale: 1" = 1'-0"

**NYC BC 2014 1101.3 SPECIAL PROVISIONS FOR PRIOR CODE BUILDINGS**

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ADA LIFT FRONT ELEVATIONS

FRONT FACADE



FRONT YARD ENTRY DOOR



ADA LIFT



FRONT YARD ENTRY STEPS - AT PROPERTY LINE



FRONT YARD - LIFT & FIRE SAFETY EQUIPMENT



FRONT STOOP & BASEMENT ACCESS HATCH







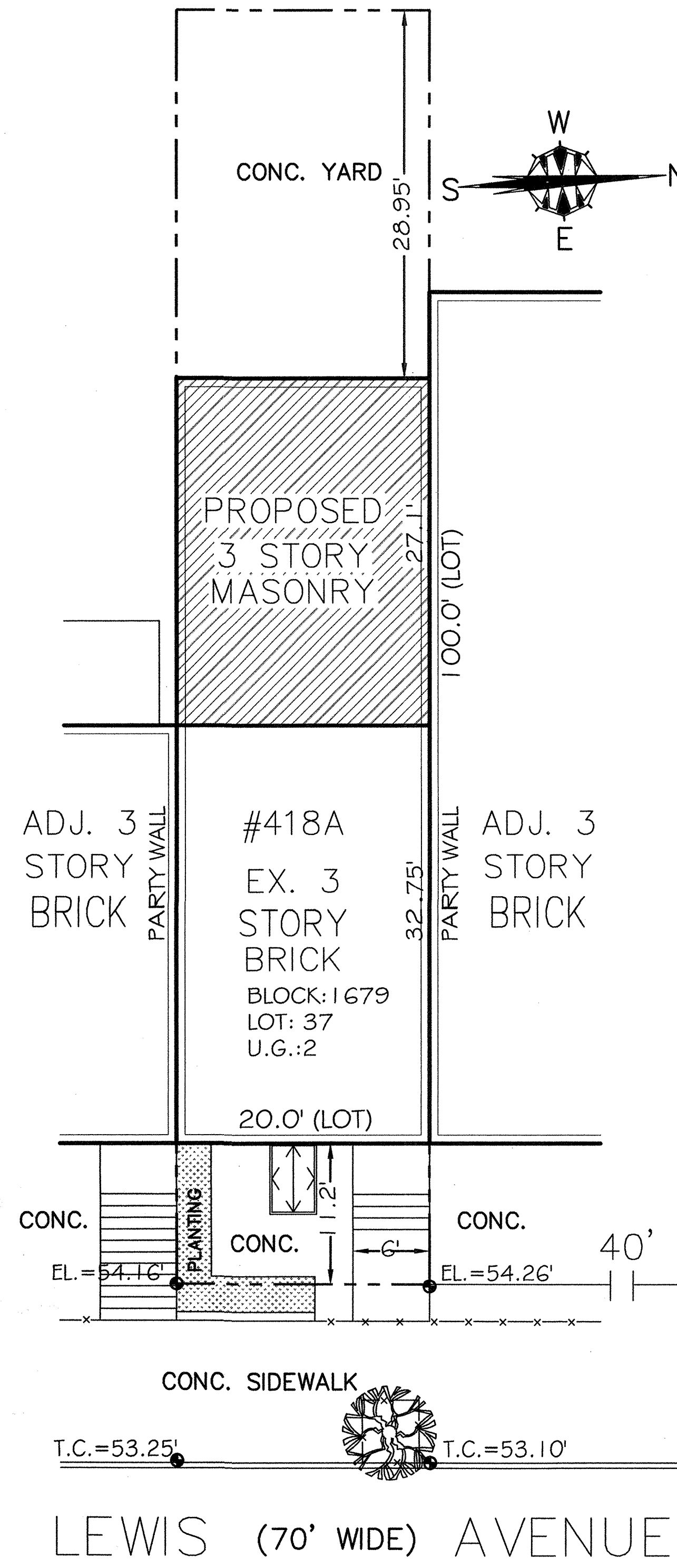
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Scale: 1:2000



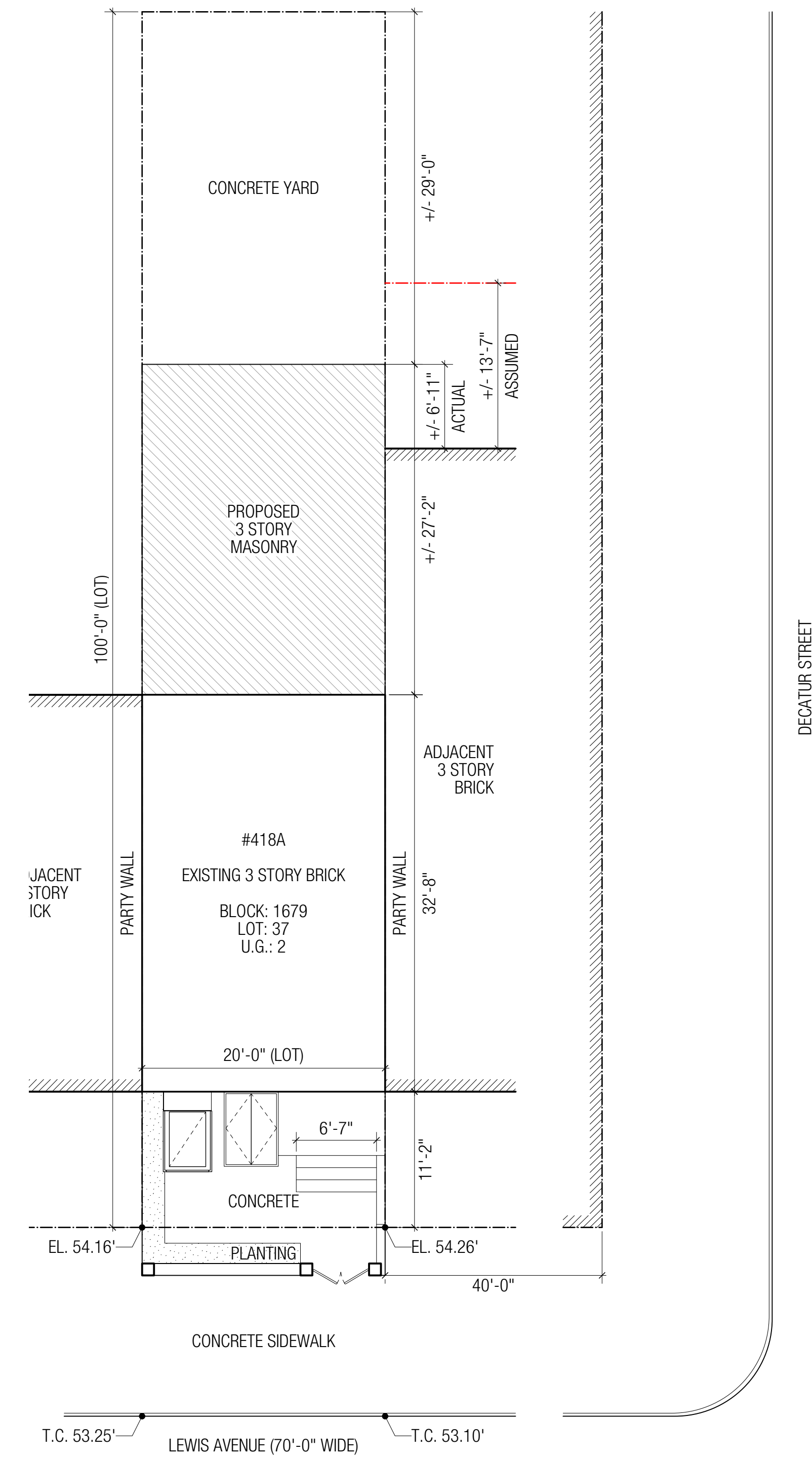
2 AS-BUILT SITE PLAN  
Scale: 1:2000



3 SITE PLAN SATELITE IMAGE  
Scale: Actual Size



4 APPROVED PLOT PLAN  
Scale: 1/8" = 1'-0"



5 AS-BUILT PLOT PLAN  
Scale: 1/8" = 1'-0"

**418A LEWIS AVENUE**  
BROOKLYN, NEW YORK



1 PHOTO FROM BAINBRIDGE PRIOR TO ALTERATION  
Scale:



2 PHOTO FROM BAINBRIDGE APPROVED CONDITION  
Scale:

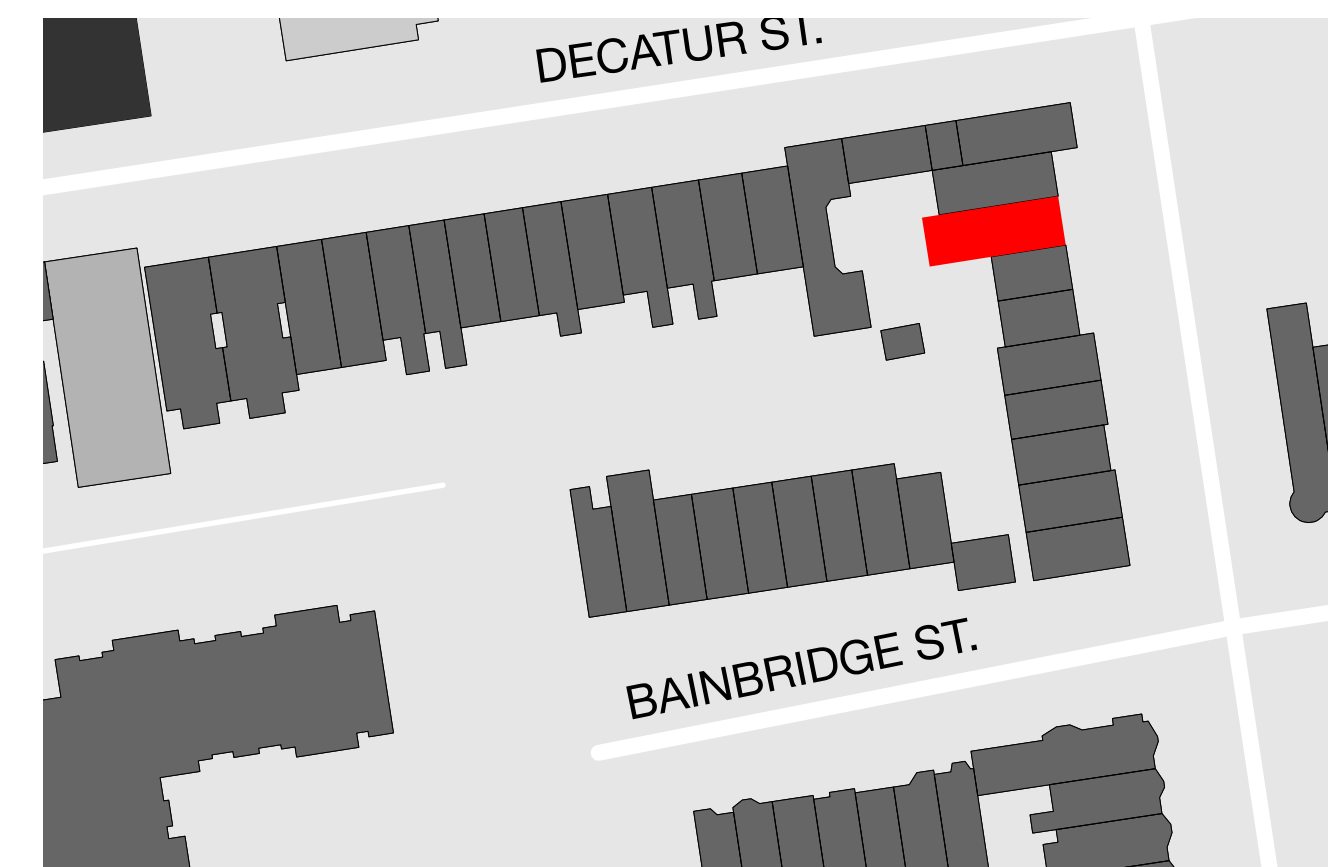
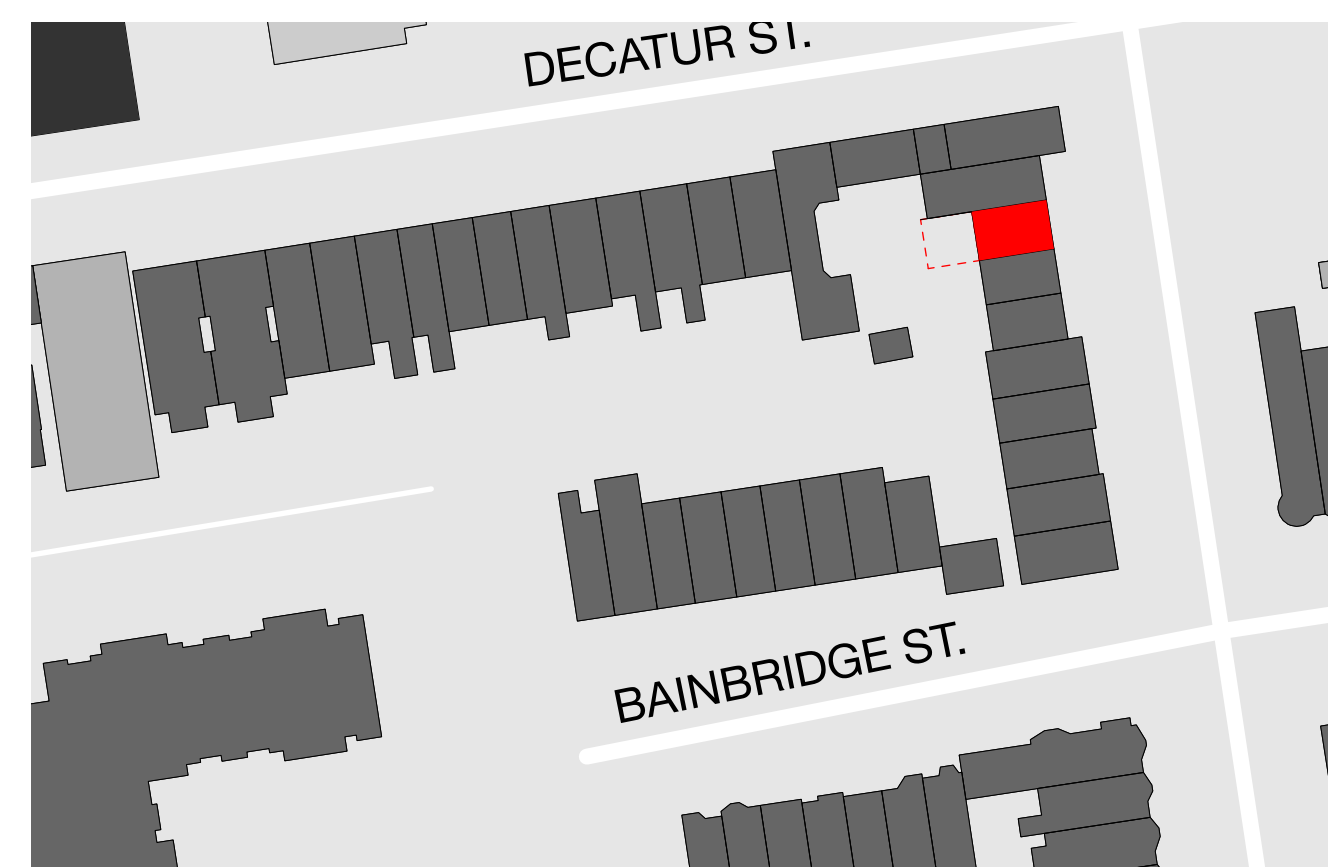


3 PHOTO FROM BAINBRIDGE AS-BUILT CONDITION  
Scale:



4 PHOTO LOOKING TOWARDS BAINBRIDGE AS-BUILT CONDITION  
Scale:

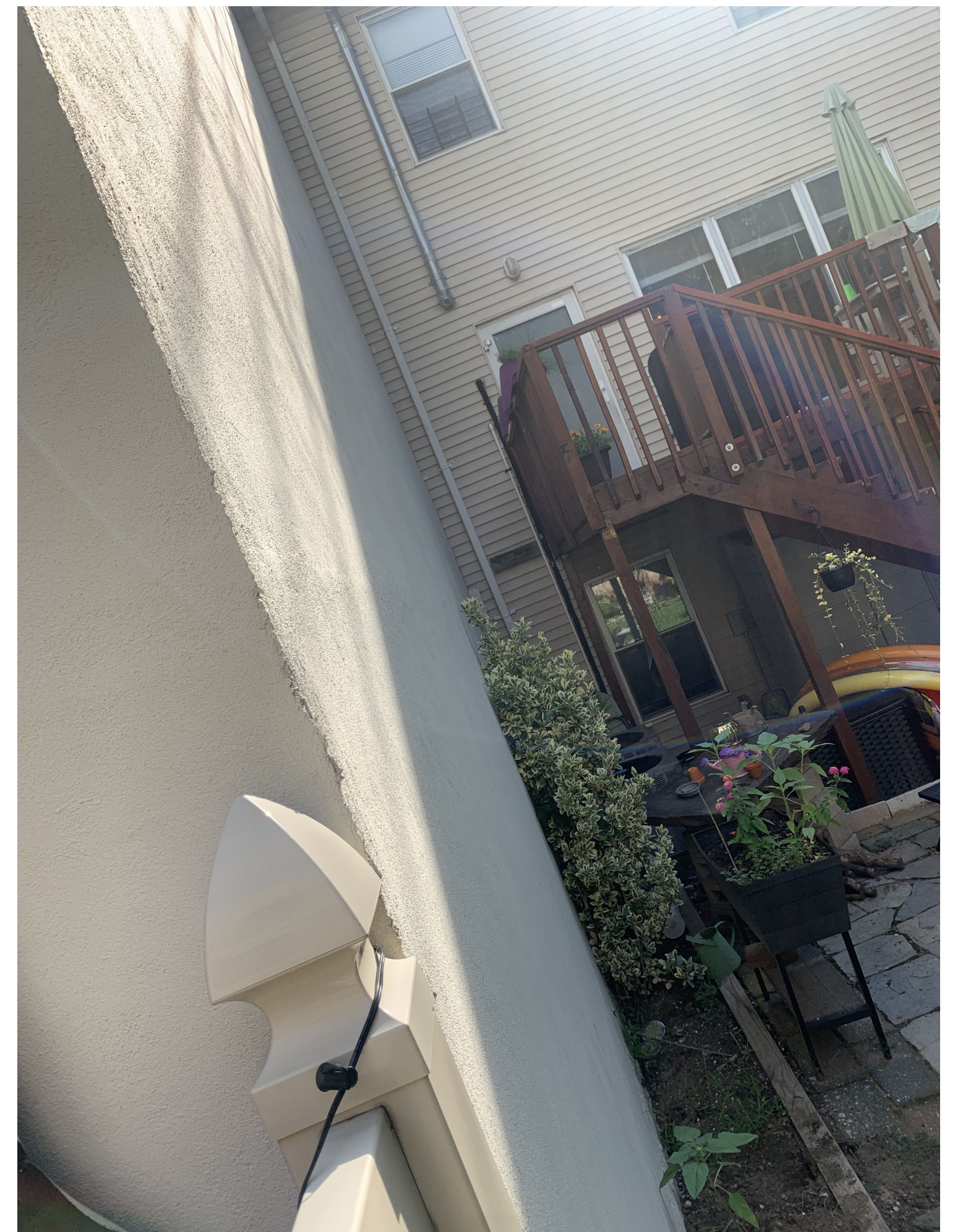
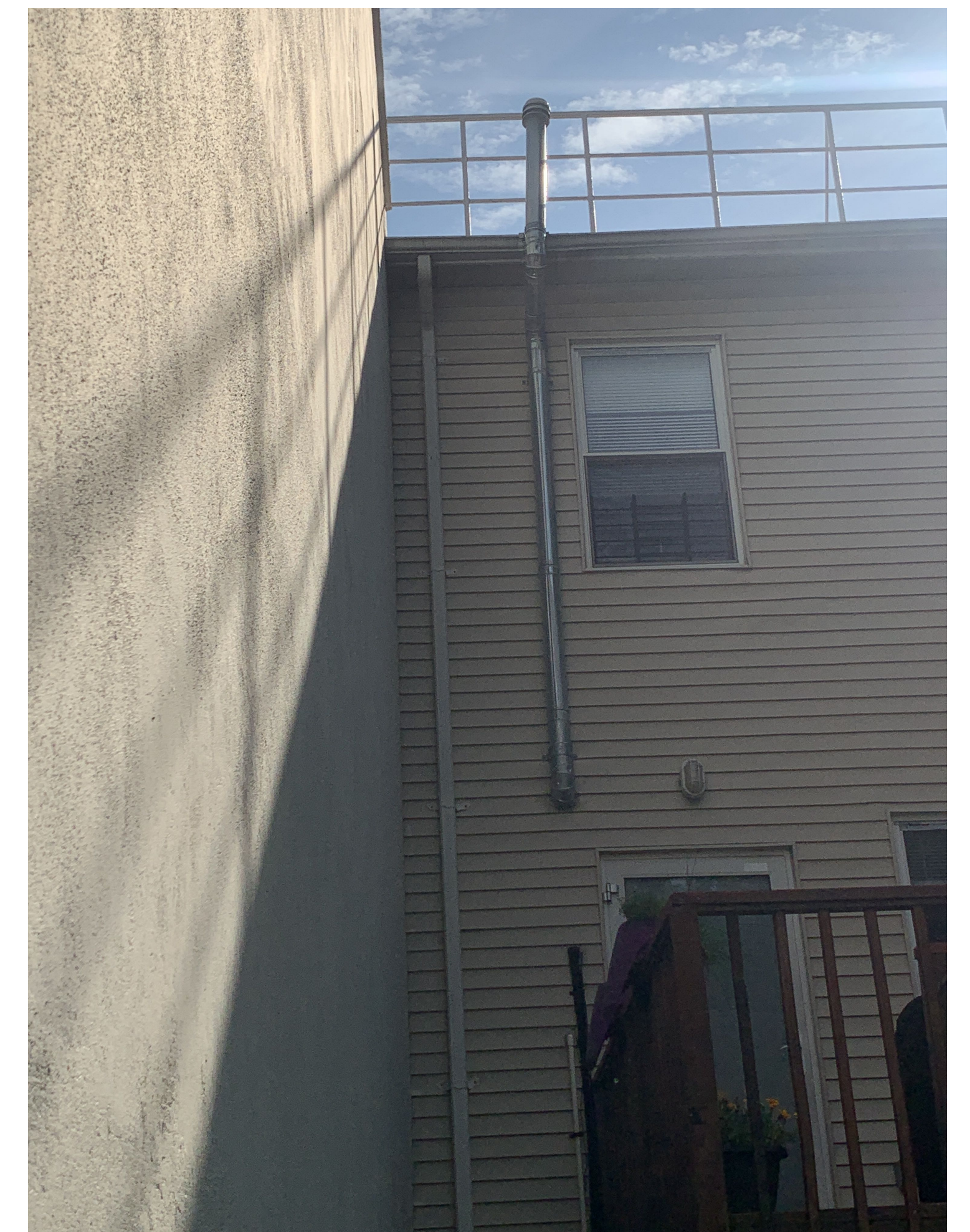
 PROPOSED OUTLINE OF EXTENSION



THE PROPOSED REAR EXTENSION HAS VERY LITTLE IMPACT ON THE VIEWS FROM BAINBRIDGE STREET.

THE AS-BUILT WHITE STUCCO WALL AT 418 A LEWIS AVENUE MATCHES THE PREVIOUSLY EXISTING WHITE STUCCO WALL AT 418 LEWIS AVENUE.

THE VIEW FROM BAINBRIDGE STREET ENDS AT THE TALL, BLANK, WHITE STUCCO WALL OF 418A LEWIS AVENUE. PASSERSBY WILL NOT BE ABLE TO DISCERN ANY DRAMATIC DIFFERENCE BETWEEN THE PREVIOUS AND CURRENT ALTERED VIEWS.



418 LEWIS AVE - ADJACENT BUILDING

418A LEWIS AVE - REAR FACADE

420 LEWIS AVE - ADJACENT BUILDING

**418A LEWIS AVENUE**  
BROOKLYN, NEW YORK



420 LEWIS AVE - ADJACENT BUILDING FROM ROOF



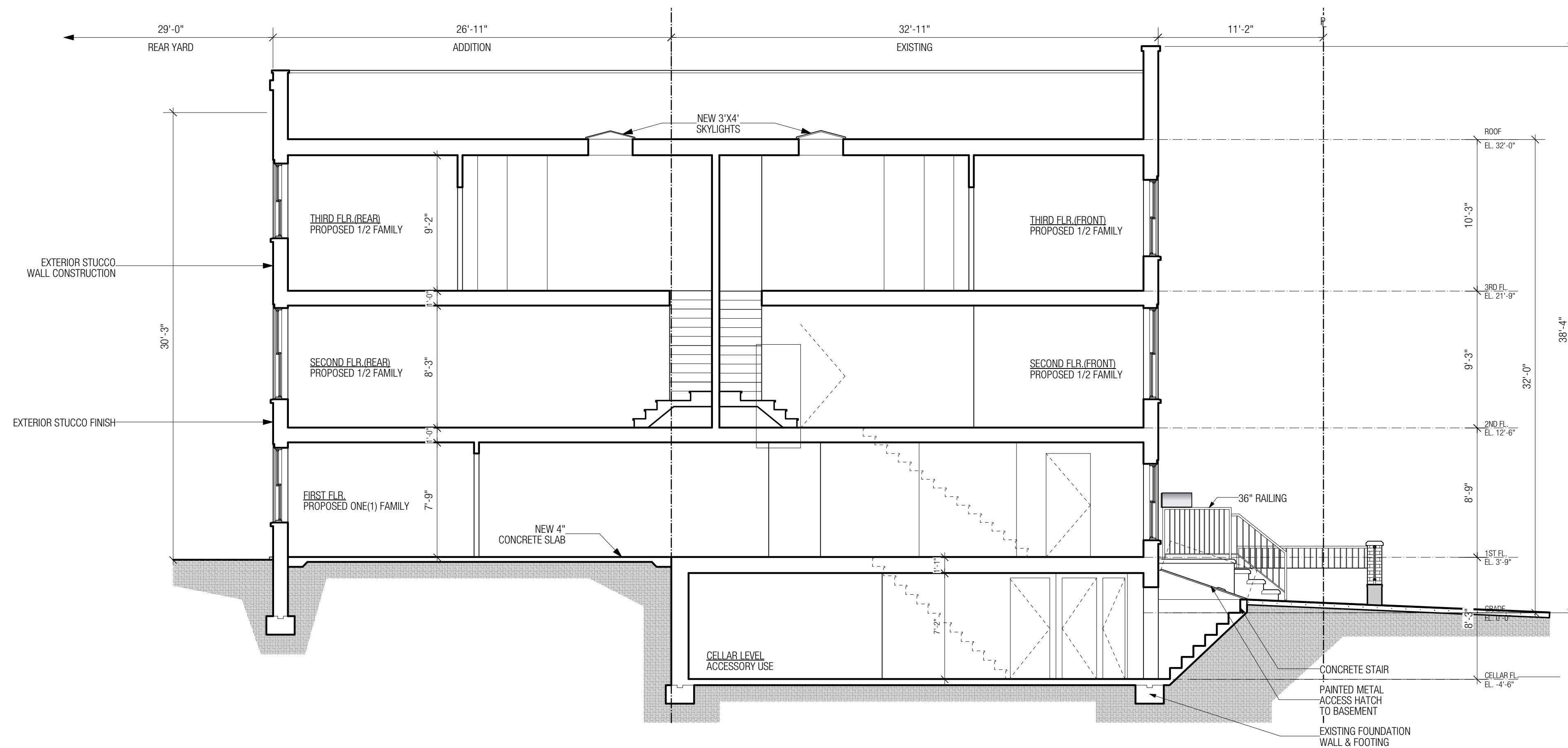
418A LEWIS AVE - FROM ROOF



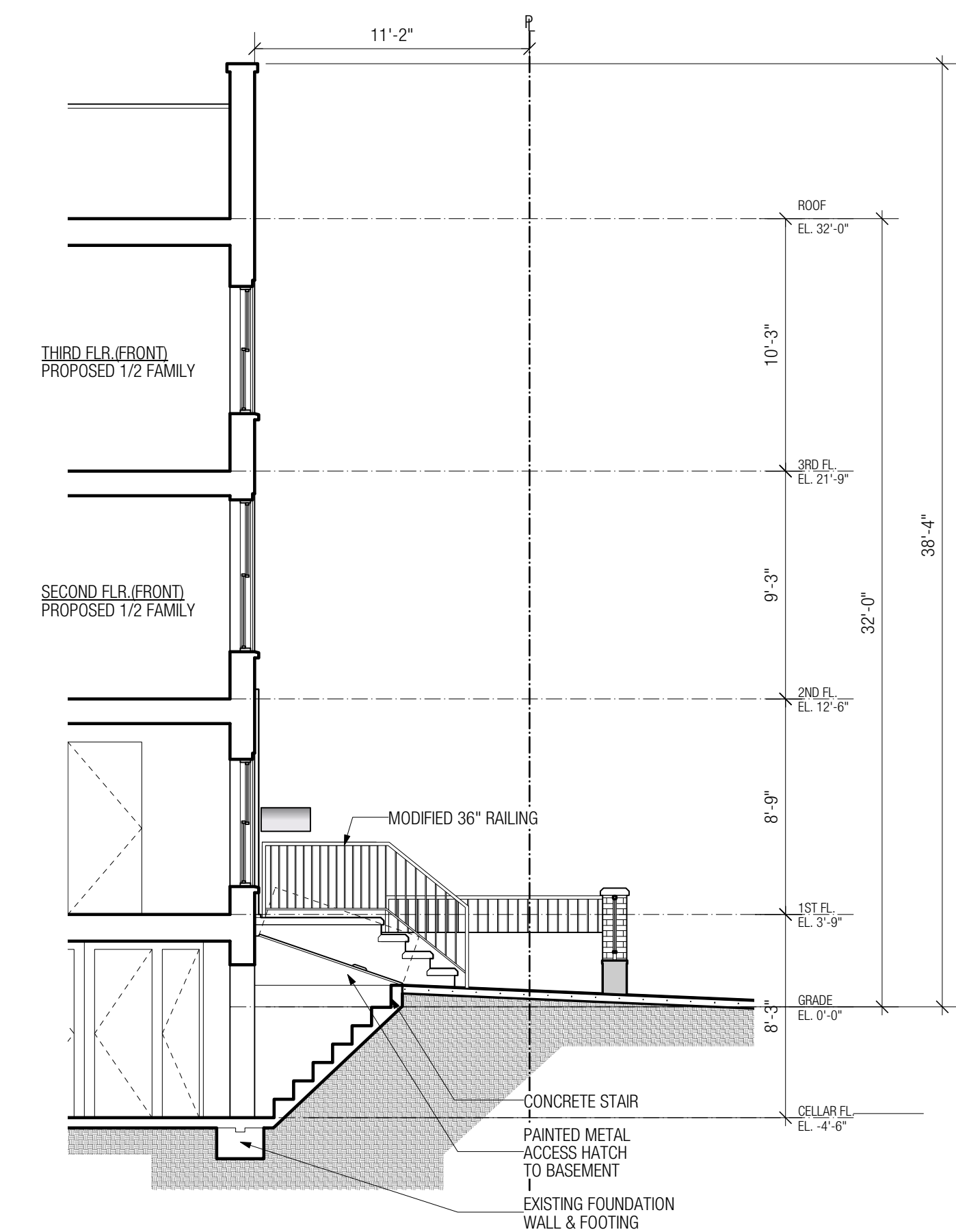
418 LEWIS AVE - ADJACENT BUILDING FROM ROOF



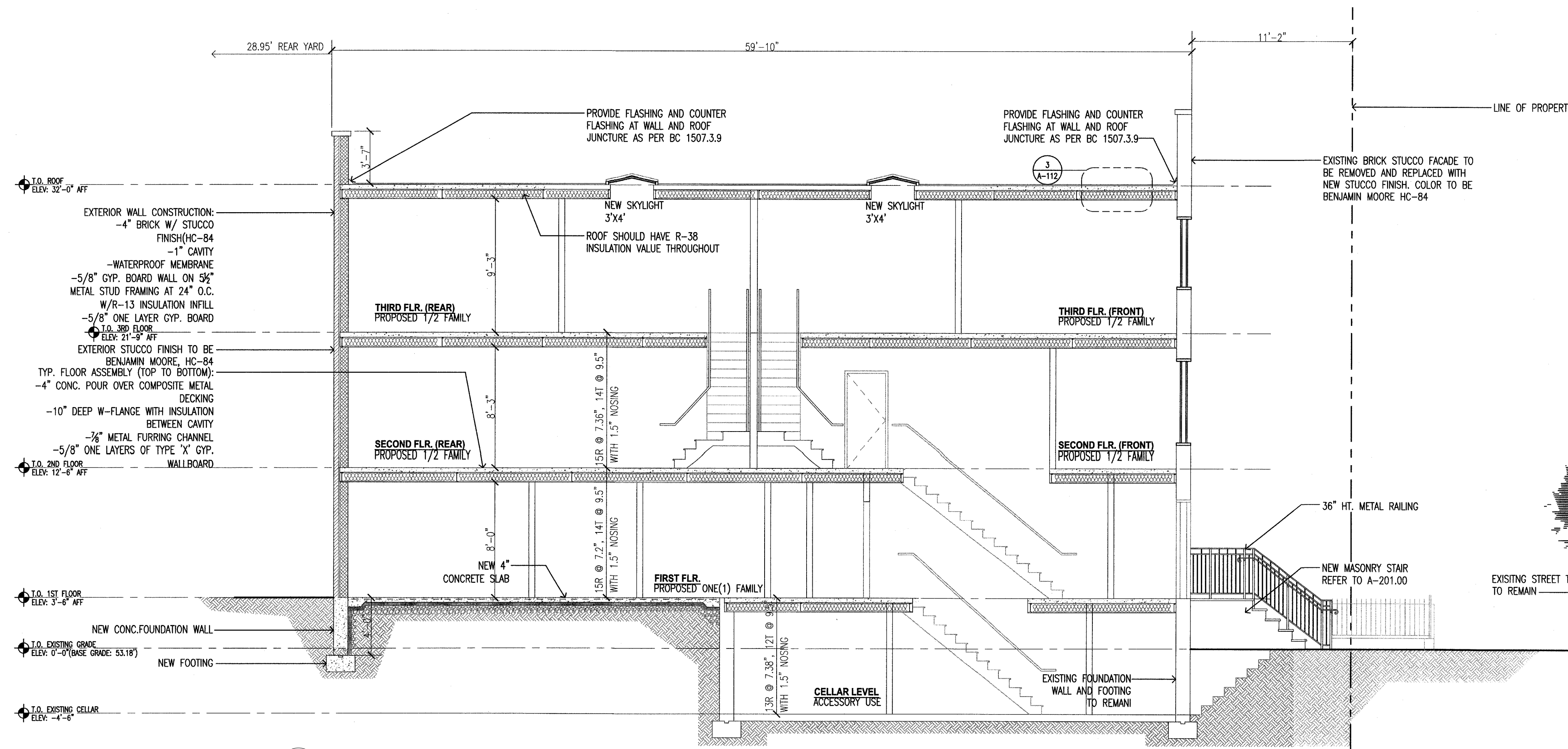
**418A LEWIS AVENUE**  
BROOKLYN, NEW YORK



**2 AS-BUILT BUILDING SECTION**  
Scale: 3/16" = 1'-0"



**3 PROPOSED PARTIAL BUILDING SECTION**  
Scale: 3/16" = 1'-0"



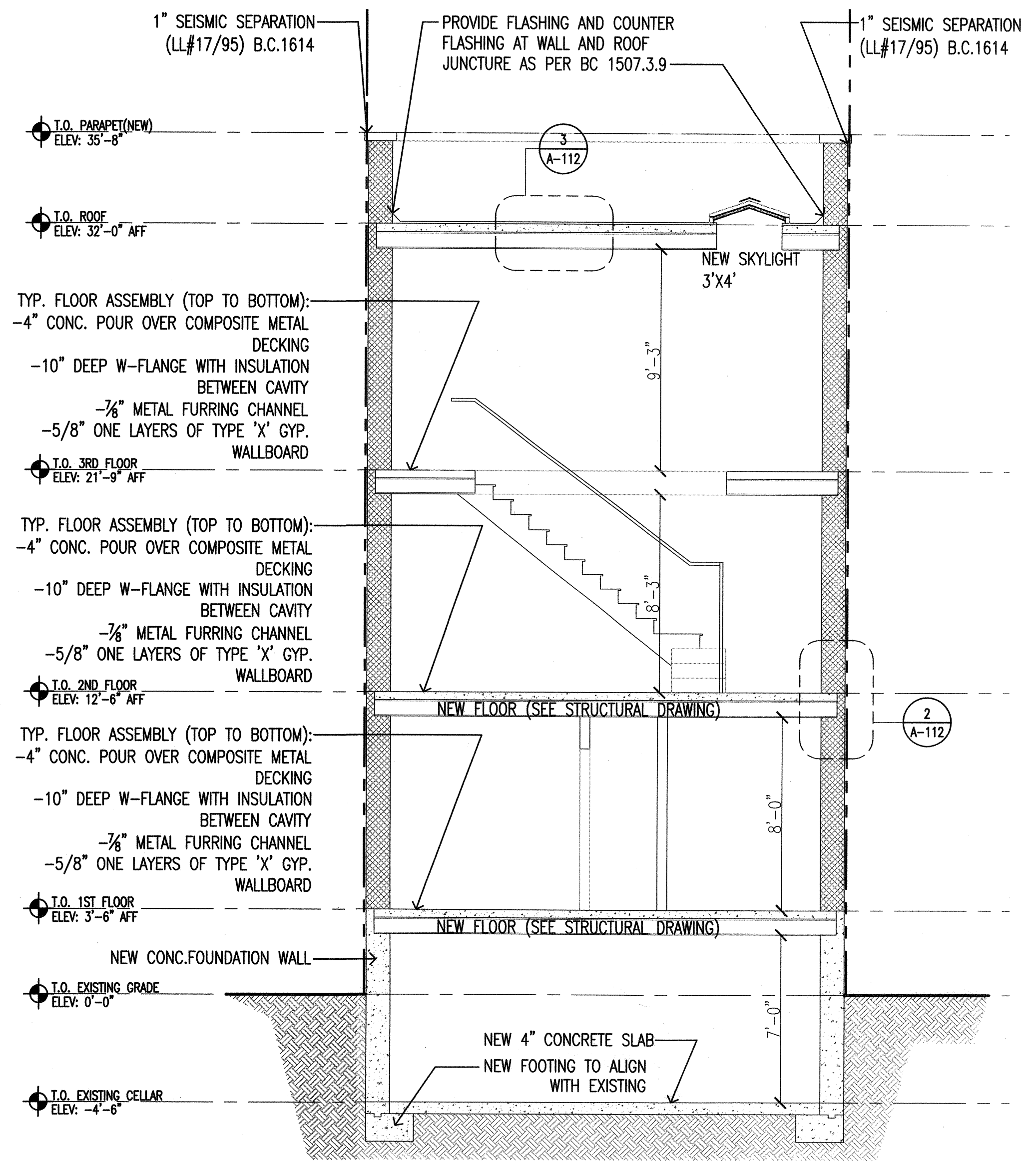
**1 APPROVED BUILDING SECTION**  
Scale: 3/16" = 1'-0"

**418A LEWIS AVENUE**  
BROOKLYN, NEW YORK

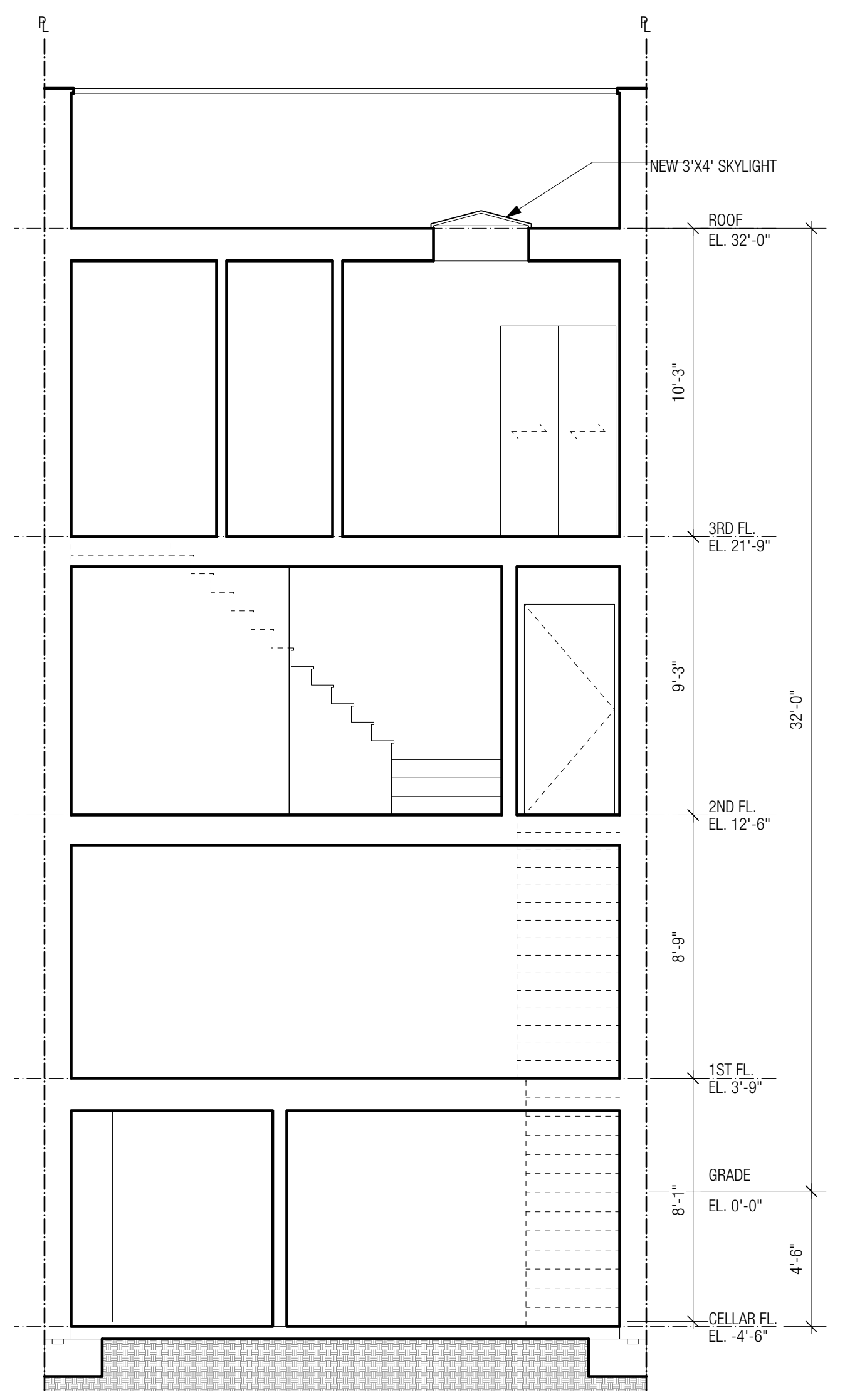
**BUILDING SECTIONS**

PROJECT NO.: 2112  
DATE: 05.23.2022

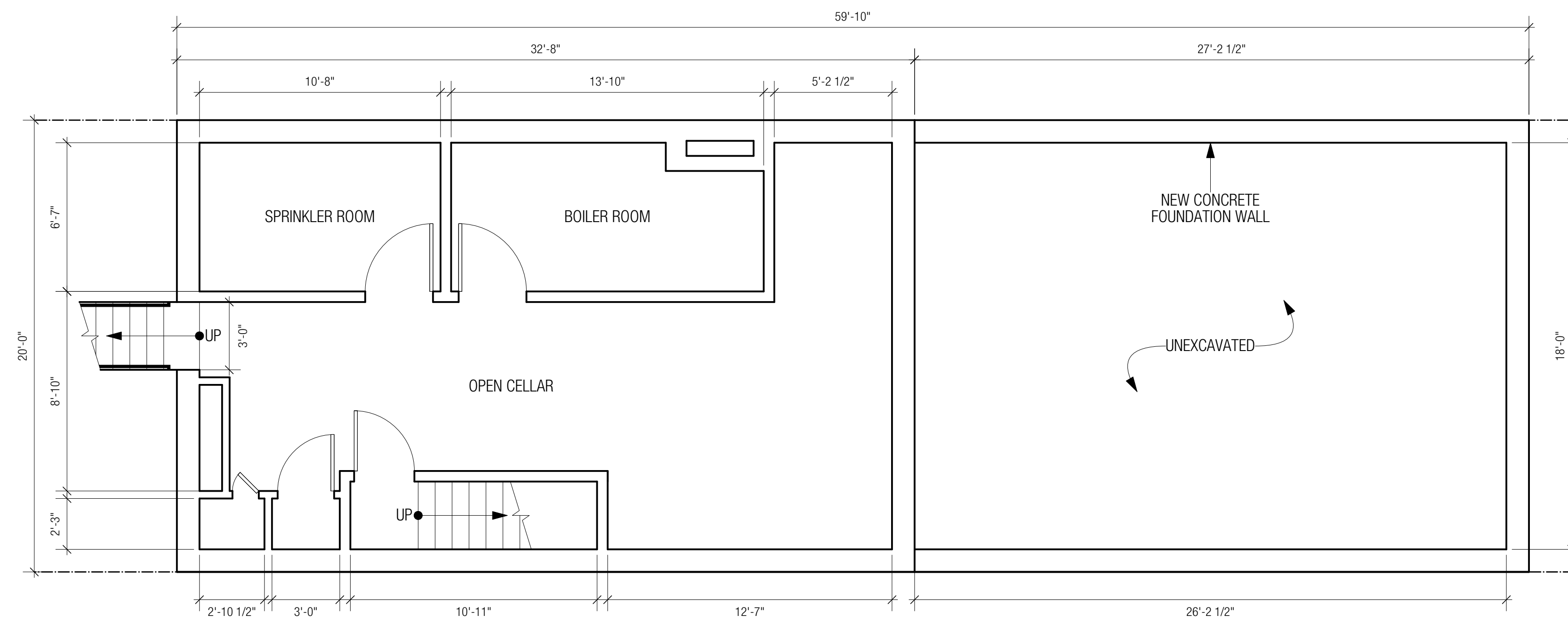
DOCKET #: LPC-21-00794



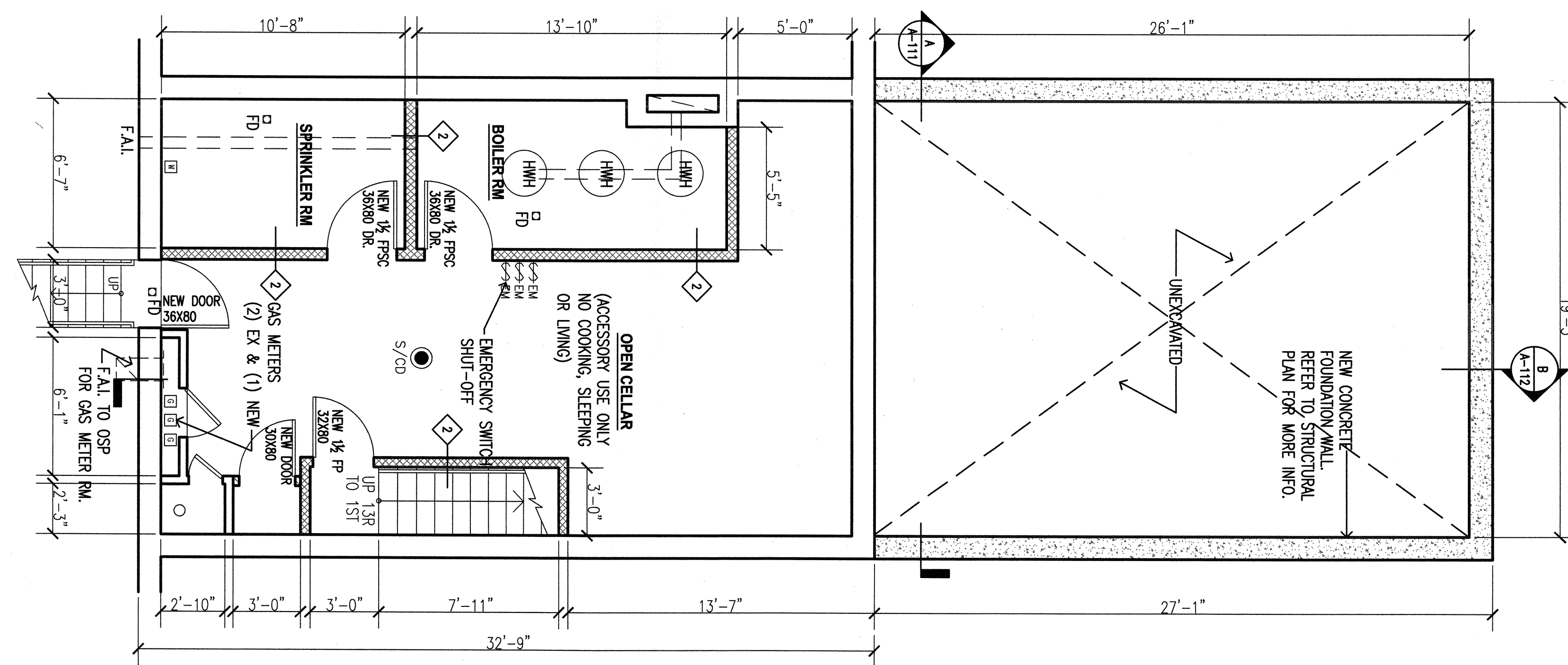
1 APPROVED BUILDING SECTION  
Scale: 1/4" = 1'-0"



2 AS-BUILT BUILDING SECTION  
Scale: 1/4" = 1'-0"

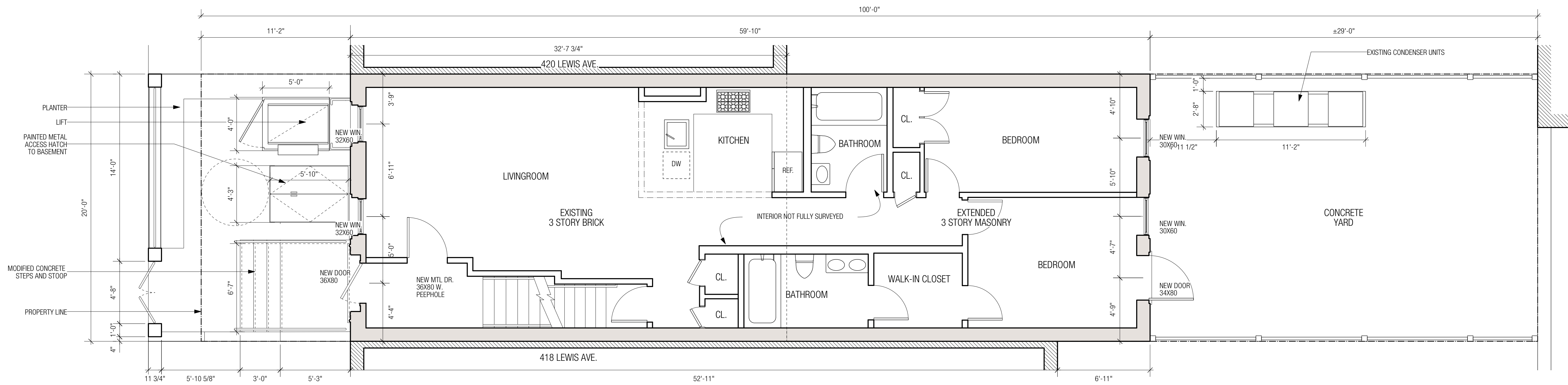


2 AS-BUILT CELLAR PLAN  
Scale: 1/4" = 1'-0"

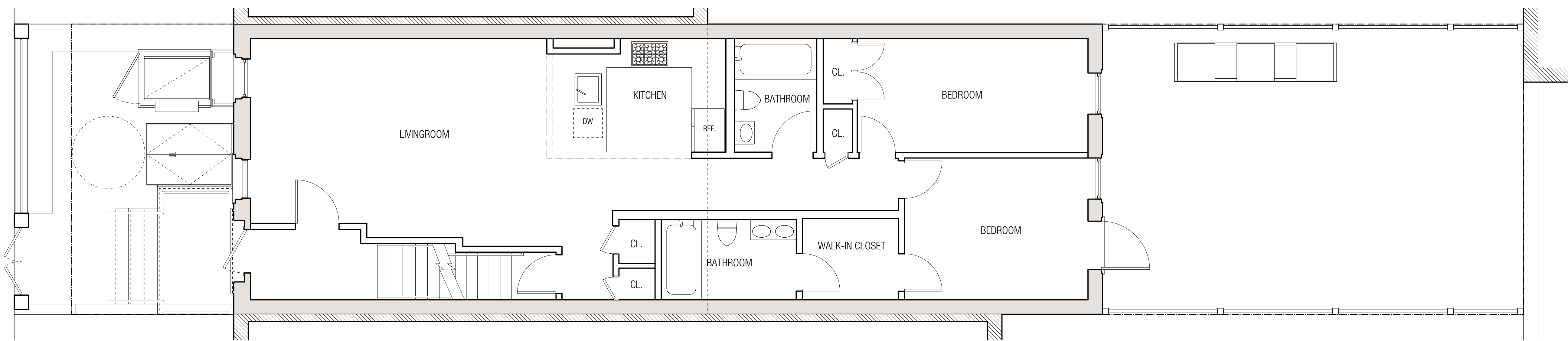


1 APPROVED CELLAR PLAN  
Scale: 1/4" = 1'-0"

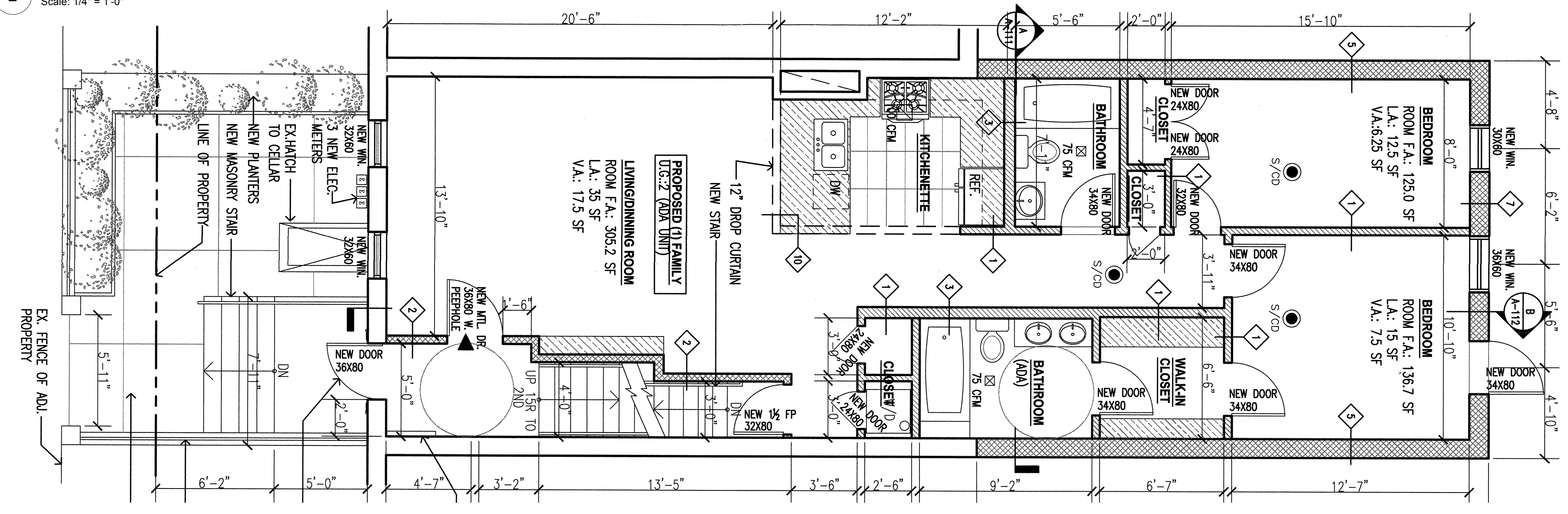
418A LEWIS AVENUE  
BROOKLYN, NEW YORK



**3 PROPOSED 1ST FLOOR PLAN**  
Scale: 1/4" = 1'-0"



**2 AS-BUILT 1ST FLOOR PLAN**  
Scale: 1/4" = 1'-0"

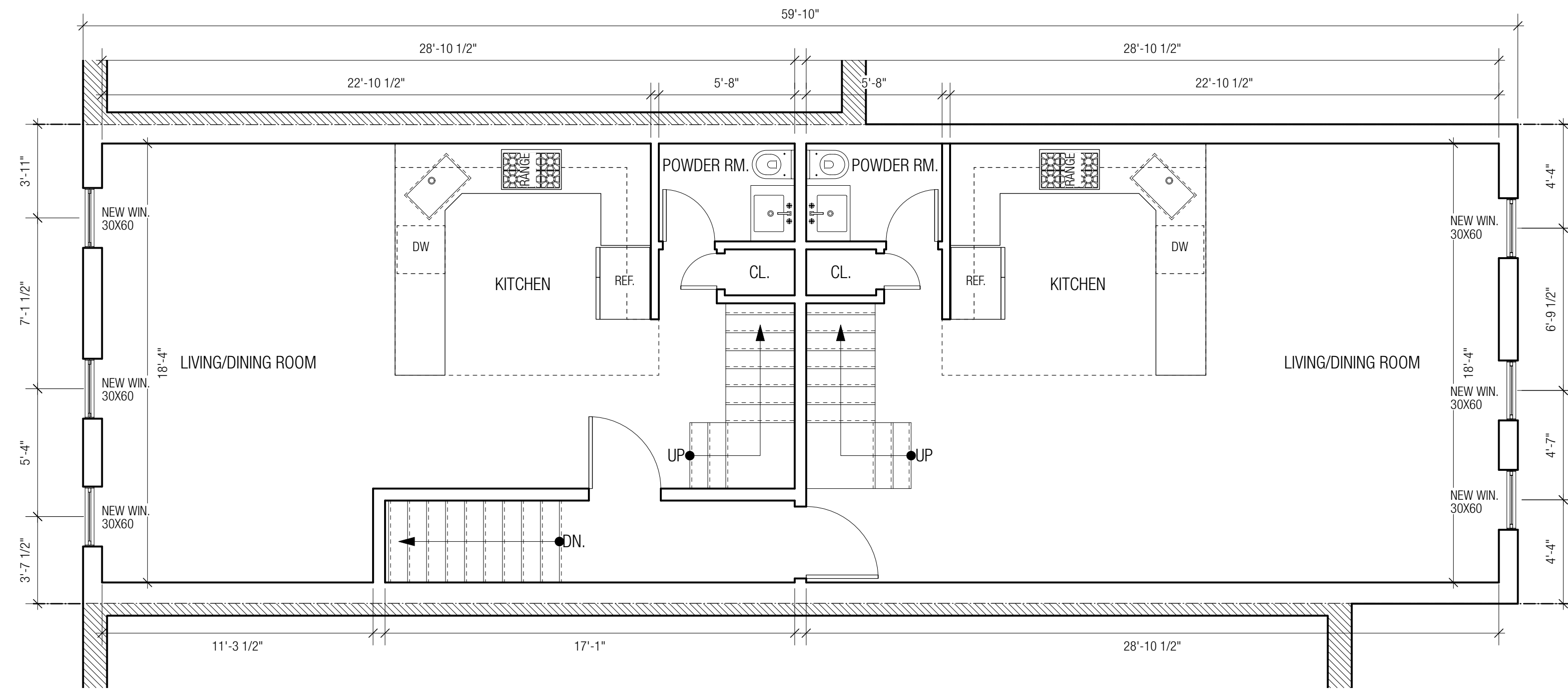


**1 APPROVED 1ST FLOOR PLAN**  
Scale: 1/4" = 1'-0"

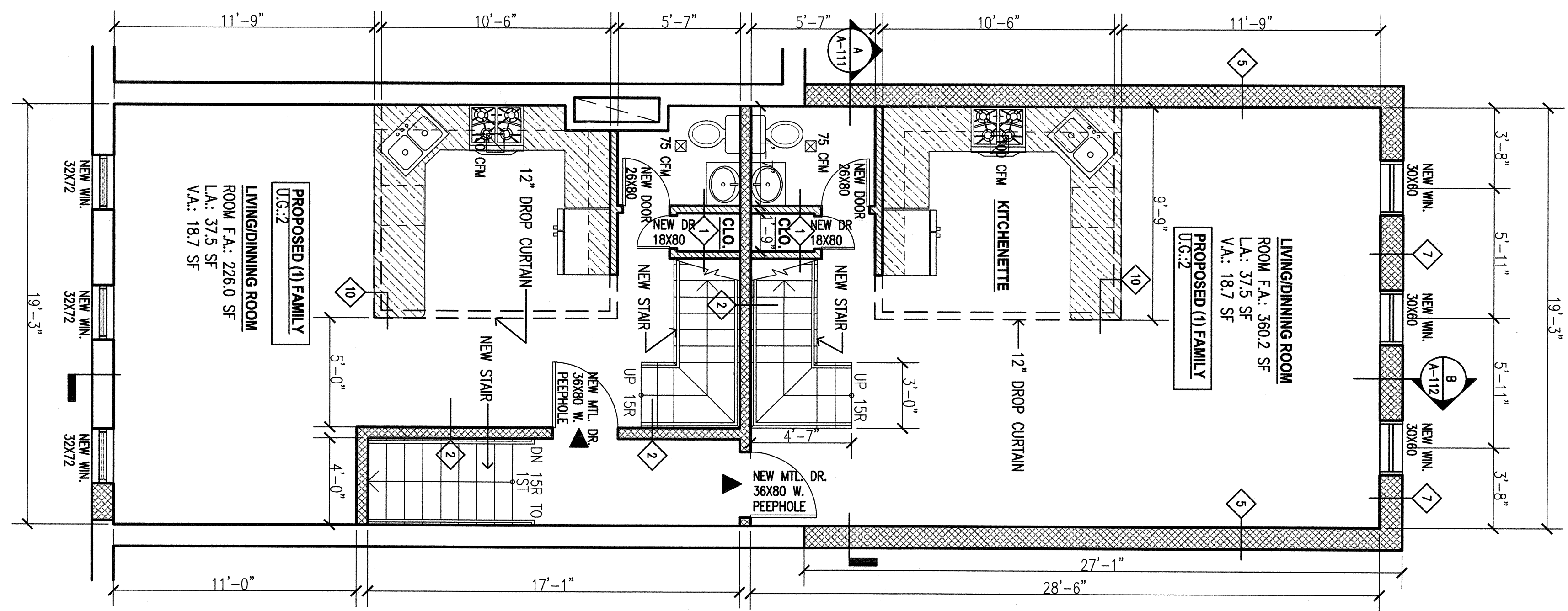
**418A LEWIS AVENUE**  
BROOKLYN, NEW YORK

**FIRST FLOOR PLAN**



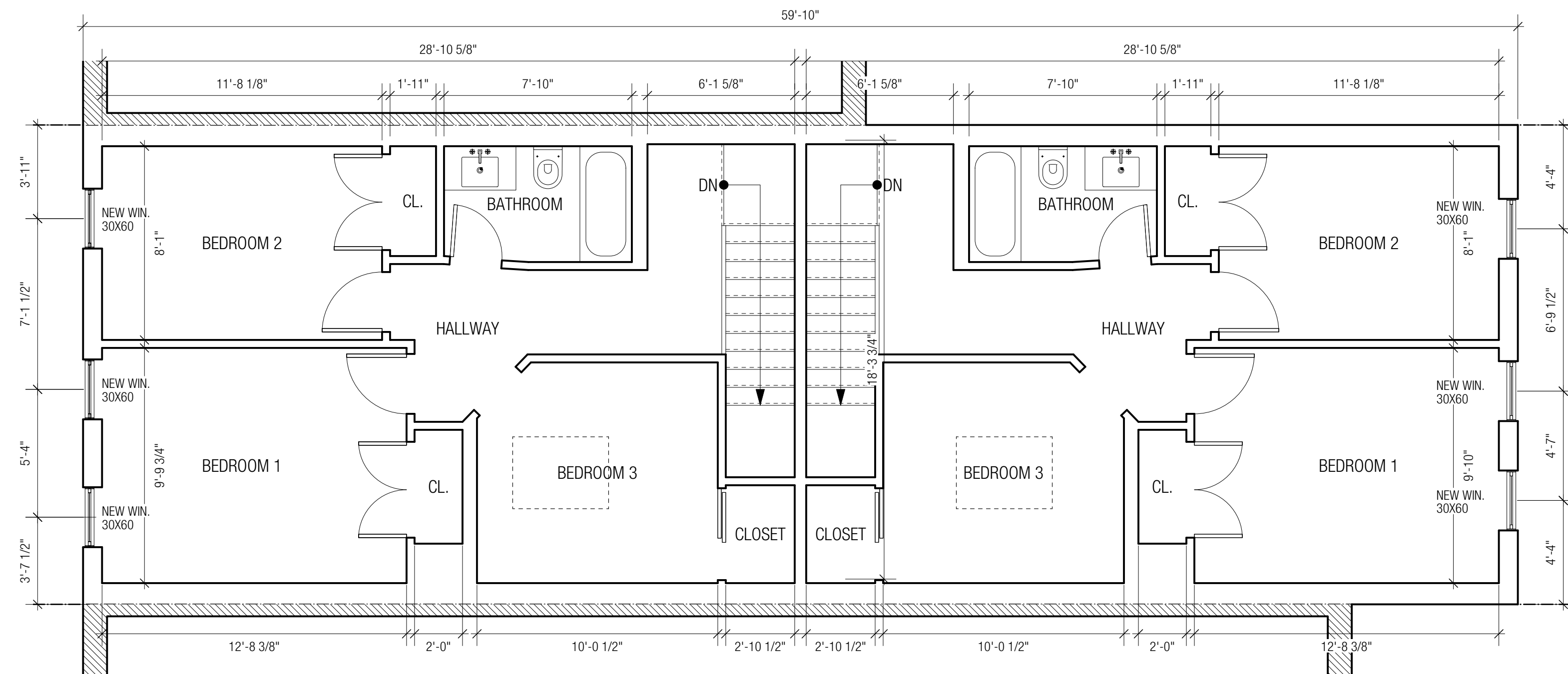


2 AS-BUILT 2ND FLOOR PLAN  
Scale: 1/4" = 1'-0"

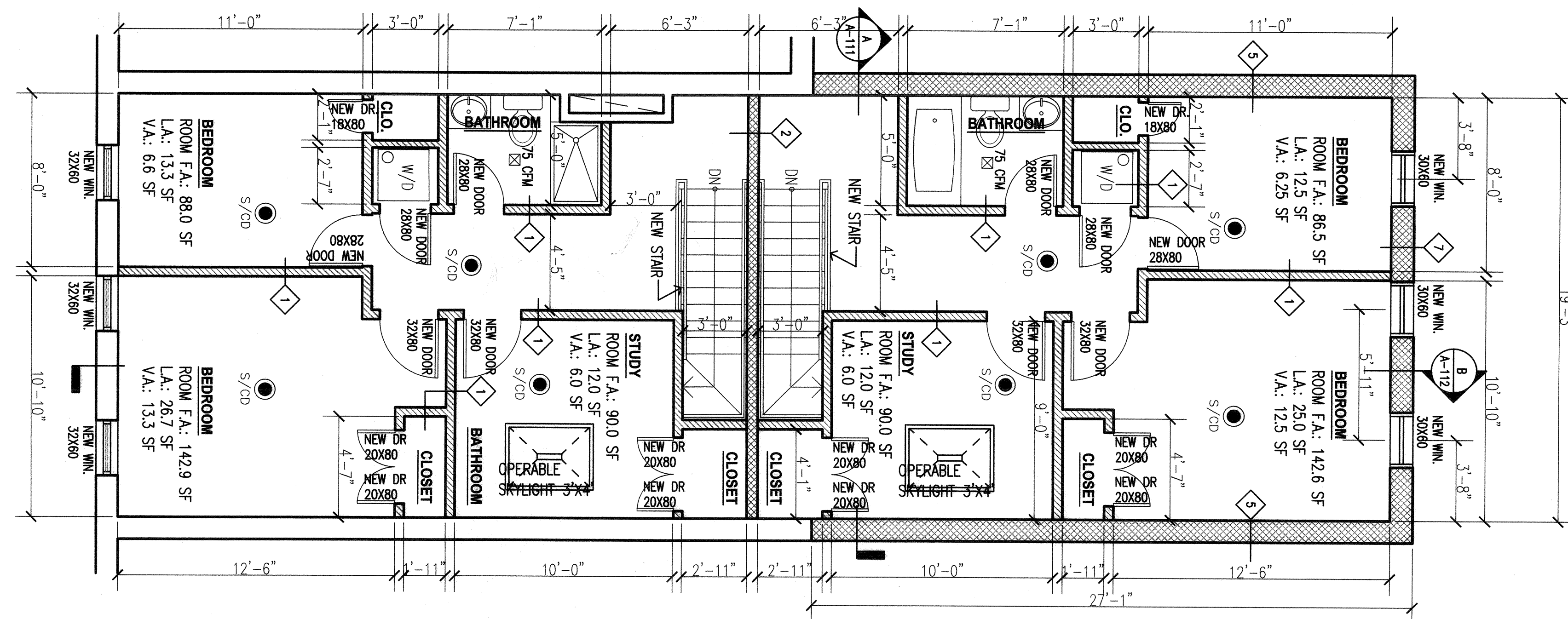


1 APPROVED 2ND FLOOR PLAN  
Scale: 1/4" = 1'-0"

**418A LEWIS AVENUE**  
BROOKLYN, NEW YORK

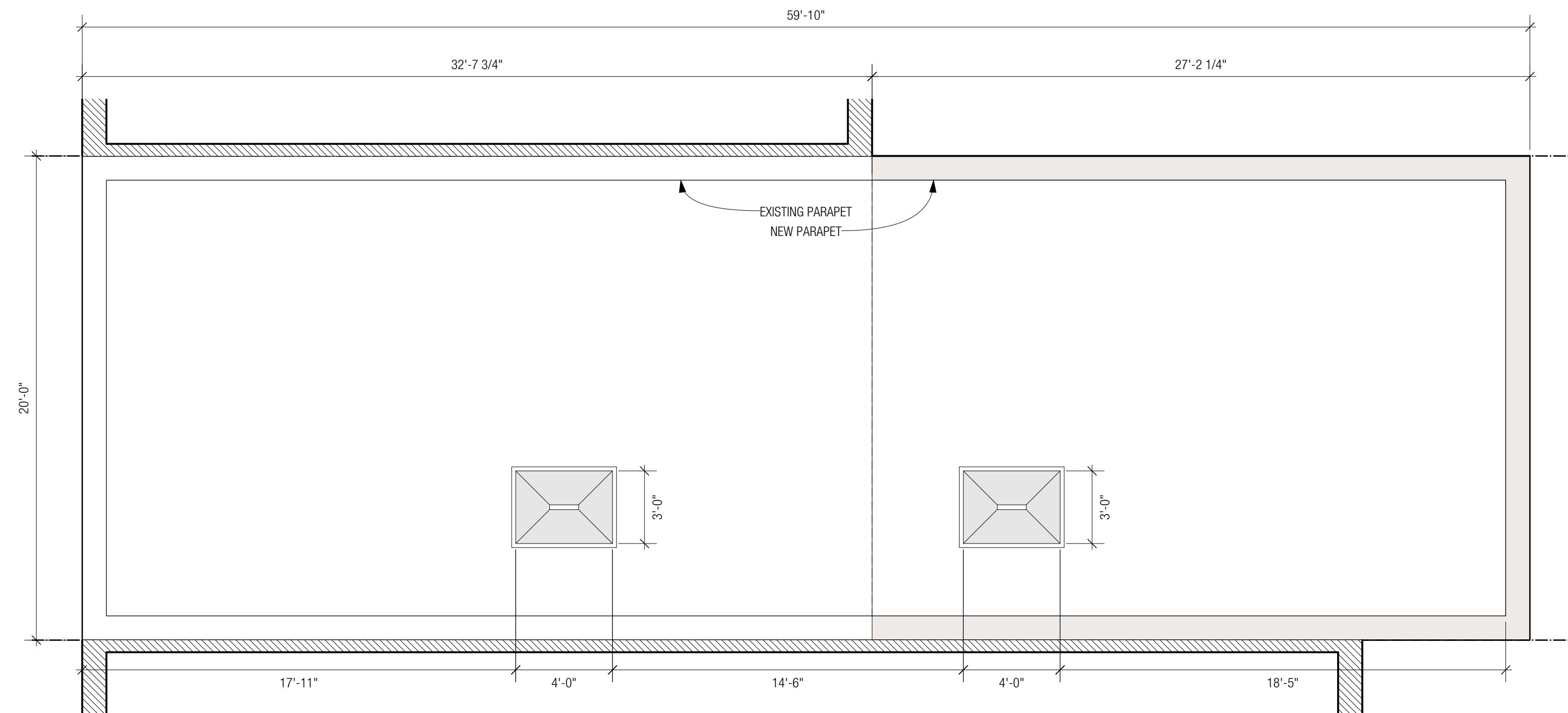


2 AS-BUILT 3RD FLOOR PLAN  
Scale: 1/4" = 1'-0"

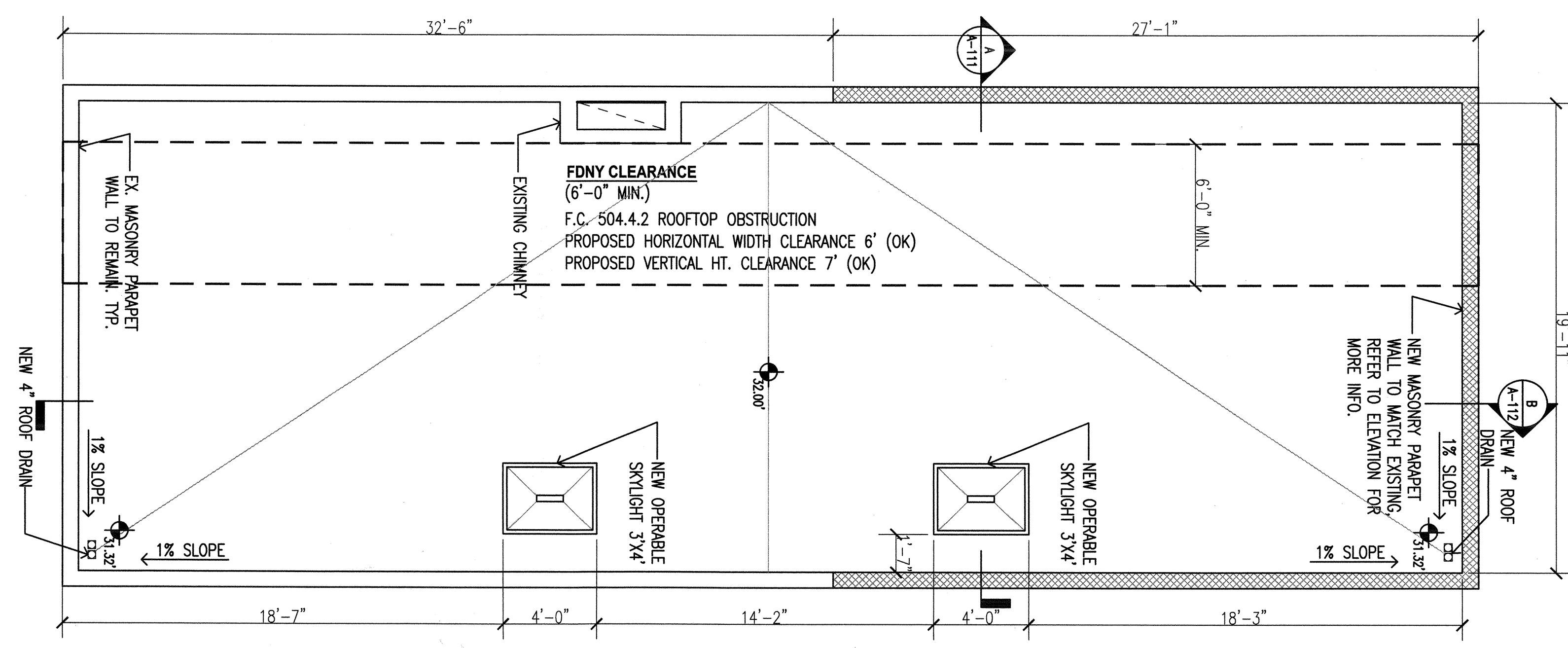


1 APPROVED 3RD FLOOR PLAN  
Scale: 1/4" = 1'-0"

418A LEWIS AVENUE  
BROOKLYN, NEW YORK



2 AS-BUILT ROOF PLAN  
Scale: 1/4" = 1'-0"



1 APPROVED ROOF PLAN  
Scale: 1/4" = 1'-0"

418A LEWIS AVENUE  
BROOKLYN, NEW YORK

ROOF PLAN

PROJECT NO.: 2112  
DATE: 05.23.2022

DOCKET #: LPC-21-00794

## **Appendix:**

### **DOB Approved Drawings**

### SCOPE OF WORK

PROPOSE HORIZONTAL AND VERTICAL EXTENTION AS PER PLAN FILED HEREWTH.  
CONVERTING 2 FAMILY TO 3 FAMILY DWELLING. OBTAINING A NEW C OF O

### ZONING INFORMATION

ADDRESS: 418A LEWIS AVENUE, BROOKLYN NY 11233  
BLOCK: 1679 LOT: 37  
ZONE: R6B MAP #: 17A  
LOT AREA: 20' X 100' = 2000 SQFT

### FLOOR AREA CALCULATION SEE FLOOR AREA DIAGRAM

MAX RESIDENTIAL F.A.R. R6B=2.0 (ZR 23-153) 2.0 X 2000 = 4000 S.F.

FLOOR	EXIST'G F.A.	PROPOSED F.A.	TOTAL GROSS F.A.	RES. ZONING F.A.
CELLAR	655.0 S.F.	0.0 S.F.	655.0 S.F.	-NOT COUNT
1ST FLR.	898.0 S.F.	299.0 S.F.	1197.0 S.F.	1197.0 S.F.
2ND FLR.	655.0 S.F.	542.0 S.F.	1197.0 S.F.	1197.0 S.F.
3RD FLR.	655.0 S.F.	542.0 S.F.	1197.0 S.F.	1197.0 S.F.
TOTAL	2863.0 S.F.	1383.0 S.F.	4246.0 S.F.	3591.0 S.F.

TOTAL RES. ZONING F.A.: 3591.0 S.F. < 4000.0 S.F. (OK)

TOTAL RES. ZONING F.A. RATIO: 1.8 < 2.0 (OK)

### ZONING ANALYSIS

MAXIMUM LOT COVERAGE: 60% (ZR 23-153)  
2000 SQFT X 60% = 1200 SQFT  
EXISTING LOT COVERAGE = 898.0 SQFT (EXIST'G-REFER TO FLOOR CAL.)  
PROPOSED LOT COVERAGE = 898.0(EX)+299.0(NEW)= 1197.0 SF < 1200 (OK)

MAXIMUM NUMBER OF DWELLING UNITS: (ZR 23-22)  
BASED ON R6 ZONING DISTRICT: 680 DENSITY FACTOR  
3591/680 = 5.3 OR 5.0 D.U.  
EXISTING NUMBER OF DWELLING UNITS: 1.0 DWELLING UNITS  
PROPOSED NUMBER OF DWELLING UNITS: 3.0 < 5.0 D.U. (OK)

**YARD REGULATIONS:**  
REQUIRED FRONT YARD: NONE-ALIGN W/ADJ. BUILD'G (ZR 23-661b)  
EXISTING FRONT YARD: ALIGNED W/ADJ. BUILD'G (OK)  
PROPOSED FRONT YARD: -BUILDING IS ALIGN WITH ADJACENT BUILDING. (NO CHNAGE-OK)  
REQUIRED SIDE YARD: NONE REQ'D (ZR 23-462)  
EXISTING SIDE YARD: NONE(OK)  
PROPOSED SIDE YARD: NONE(OK-NO CHANGE)  
REQUIRED REAR YARD: NONE (ZR 23-541)  
EXISTING REAR YARD: 44 FEET  
PROPOSED REAR YARD: 29 FEET (OK)

**HEIGHT AND SETBACK REQUIREMENTS: (ZR 23-662(a))**  
MAXIMUM PERIMETER HEIGHT: 40'  
EXISTING PERIMETER HEIGHT: 32' (OK-NO CHANGE)  
MAXIMUM BUILDING HEIGHT: 50'  
EXISTING BUILDING HEIGHT: 32'  
PROPOSED BUILDING HEIGHT: 32' (OK)

**PARKING REQUIREMENTS:**  
MINIMUM No. OF REQUIRED PARKING SPACES: WAIVED (ZR 25-261)  
3 PARKING SPACE < 5 SPACES (OK)

**BICYCLE PARKING: (ZR 25-811)**  
BICYCLE PARKING WAIVED FOR RESIDENCE CONTAINING 10 D.U. OR LESS  
PROPOSED 3 D.U. (WAIVED)

**STREET TREE PLANTING REGULATIONS: (ZR 26-40)**  
STREET TREE REQUIRED (1) ONE EVERY 25'-0" (ZR 26-41)  
TOTAL FRONTAGE: 20'-0"  
STREET TREE REQUIRED: 20'-0"/25'-0" = 1 TREE  
PROPOSED 1 (EXISTING) = 1 OK

### QUALITY HOUSING PROGRAM ANALYSIS

**REQUIRED RECREATION SPACE (ZR 28-21)**  
MIN. 3.3% FOR R6, REQUIRED FOR BUILDING CONTAIN 9 OR MORE UNITS  
PROPOSED: 3 DWELLINGS, OK TO WAIVE

**STANDARD FOR RECREATION SPACE (ZR 28-22)**  
N/A (SEE ZR28-21)  
PROPOSED: 3 DWELLING, WAIVED

**PLANTING AREAS (ZR28-23)**  
THE AREA BETWEEN THE STREET LINE AND STREET WALL SHALL BE PLANTED AT GROUND LEVEL  
PROPOSED: PLANTING AREA AT GROUND LEVEL (SEE PLOT PLAN & A-110)

**SAFETY AND SECURITY (ZR 28-30)**  
NONE, N/A  
PROPOSED: N/A

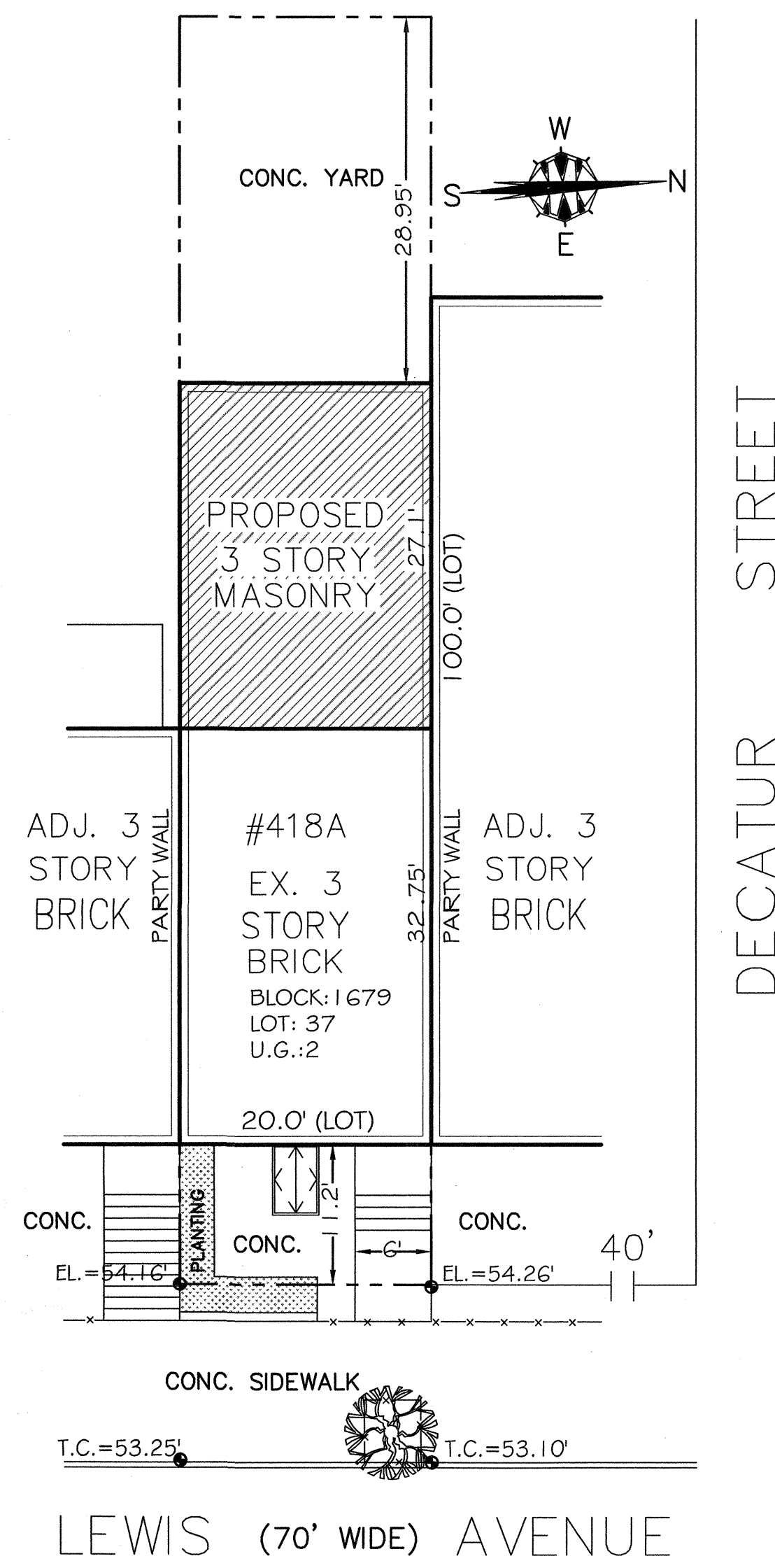
**DENSITY PER CORRIDOR (ZR 28-31)**  
R6=11 DWELLING UNIT PER CORRIDOR PER STORY  
PROPOSED: 2 DWELLINGS MAX PER STORY,OK

**PARKING FOR QUALITY HOUSING (ZR 28-40)**  
ACCESSORY OFF-STREET PARKING SHALL BE PROVIDED AS SET FORTH IN THE APPLICABLE UNDERLYING DISTRICT REGULATIONS  
PROPOSED: 0 PARKING, PARKING SPACE ARE WAIVED IF REQUIRED SPACE LESS THAN OR EQUAL TO 5(ZR25-261)

**SCREENING (ZR 28-41)**  
NOT APPLICABLE

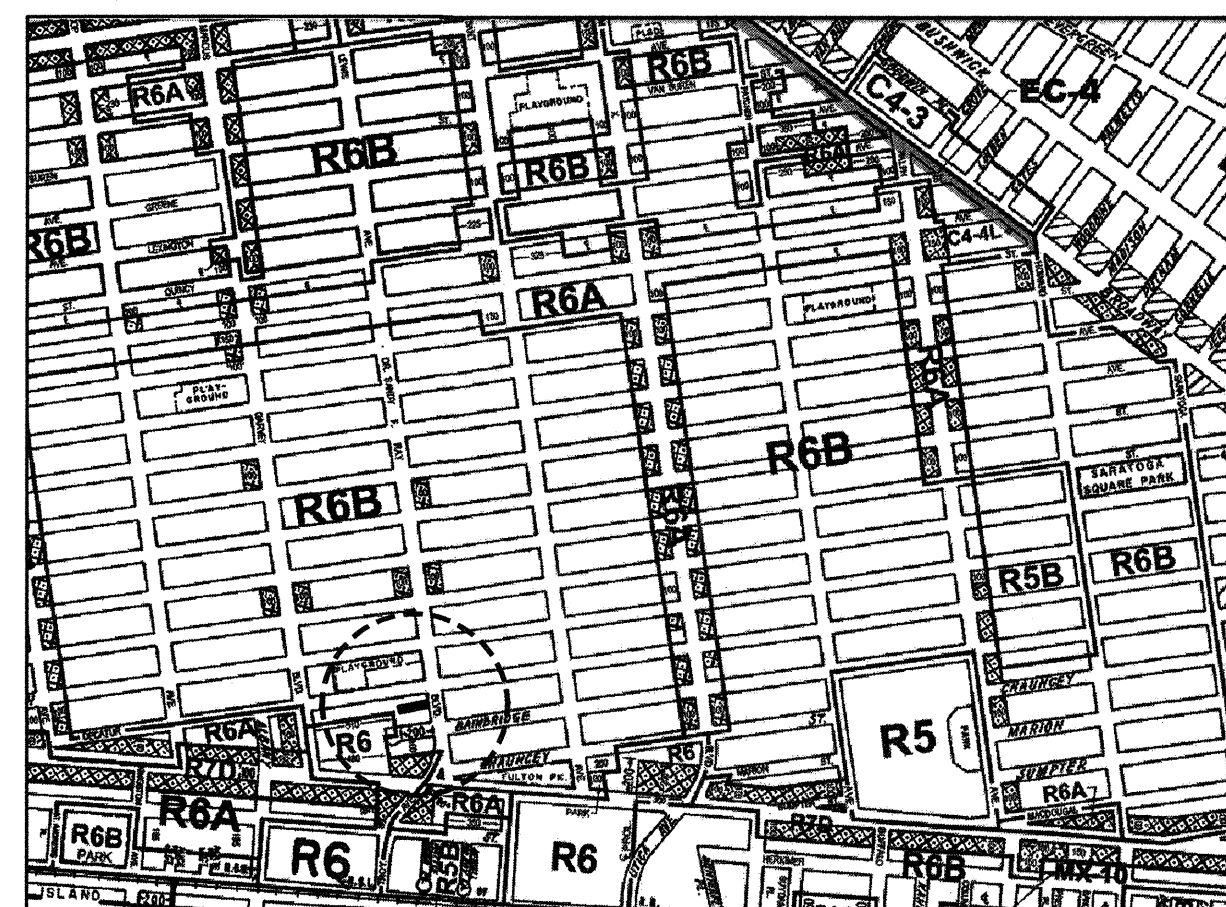
**OFF-SITE ACCESSORY PARKING (ZR 28-42)**  
NOT APPLICABLE

**LOCATION OF ACCESSORY PARKING (ZR 28-43)**  
NOT APPLICABLE



PLOT PLAN SCALE: 3/32"=1'-0"

### ZONING MAP, MAP 17a



### LIST OF DRAWINGS

- Z-001 ZONING ANALYSIS, PLOT PLAN & PROJECT INFO
- A-001 GENERAL NOTES
- A-002 GENERAL NOTES, BUILDING CODE ANALYSIS AND ADA ACCESSIBILITY
- DM-100 DEMOLITION PLANS & NOTES
- EN-100 ENERGY COMPLIANCE ANALYSIS
- A-110 PROPOSED FLOOR PLANS
- A-111 PROPOSED FLOOR PLAN, ELEVATION AND NOTES
- A-112 BUILDING SECTION AND DETAIL
- A-113 ENLARGED ELEVATIONS, SITE DETAIL AND SECTION
- A-200 WALL TYPES AND DETAILS
- A-201 WALL TYPES AND DETAILS
- P-001 PLUMBING NOTES AND DETAILS
- P-002 PLUMBING AND GAS RISER DIAGRAM
- M-001 MECHANICAL NOTES
- M-002 MECHANICAL PLANS
- S-001 STRUCTURAL GENERAL NOTES
- S-002 PROPOSED FRAMING PLAN
- S-003 PROPOSED FRAMING PLAN AND DETAILS

NOTE: -SPRINKLER DRAWINGS TO BE FILED UNDER SUBSEQUENT APPLICATION.  
-FIRE ALARM TO BE FILED UNDER SEPARATE APPLICATION  
-NEW SPRINKLER WATER SERVICE TO BE FILED WITH DEP UNDER SEPARATE APPLICATION

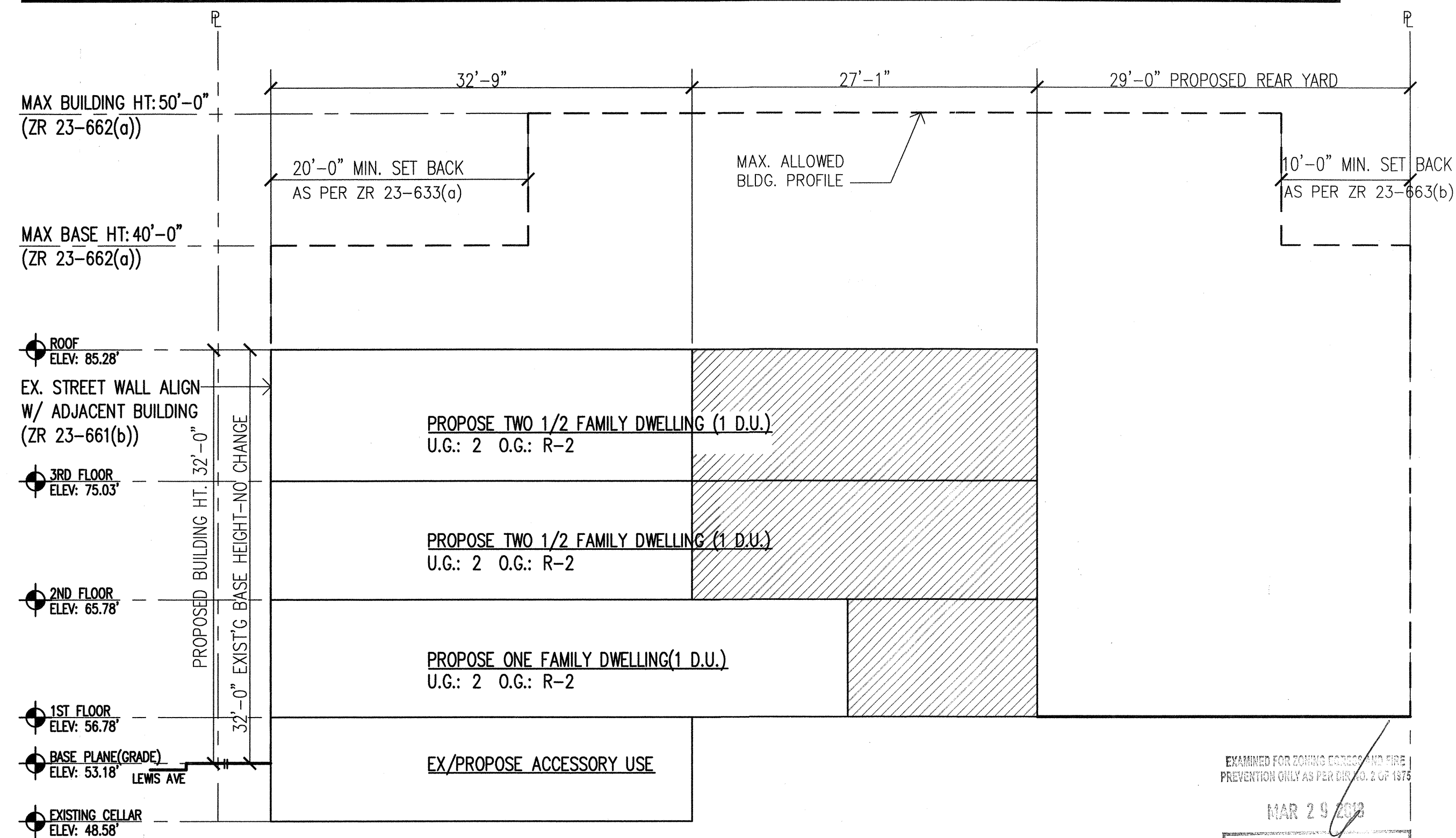
### LIST OF SPECIAL/CONTROL INSPECTION

- THE FOLLOWING PROCEDURES SHALL BE SUBJECT TO CONTROLLED INSPECTION
- |                                                            |                       |
|------------------------------------------------------------|-----------------------|
| 1. CONCRETE-CAST-IN-PLACE                                  | BC 1704.4             |
| 2. MASONRY                                                 | BC 1704.5             |
| 3. STRUCTURAL SAFETY-STRUCTURAL STABILITY                  | BC 1704.20.1          |
| 4. STRUCTURAL STEEL - WELDING                              | BC 1704.3.1           |
| 5. STRUCTURAL STEEL - HIGH STRENGTH BOLTING                | BC 1704.3.3           |
| 6. STRUCTURAL COLD-FORMED STEEL                            | BC 1704.3.4           |
| 7. SUBSURFACE CONDITIONS-FILL PLACEMENT & IN PLACE DENSITY | BC 1704.7.2, BC 1704. |
| 8. SITE STORM DRAINAGE DISPOSAL AND DETENTION              |                       |
| SYSTEM INSTALLATION                                        | BC 1704.20            |
| 9. MECHANICAL SYSTEMS                                      | BC 1704.16            |
| 10. EXCAVATIONS-SHEETING, SHORING, AND BRACING             | BC 1704.20.2          |
| 11. FIRE-RESISTANT PENETRATIONS AND JOINTS                 | BC 1704.27            |
| 12. FOOTING AND FOUNDATION                                 | BC 110.3.1            |
| 13. ENERGY CODE COMPLIANCE INSPECTIONS                     | BC 110.3.5 (TR8)      |
| 14. FIRE-RESISTANCE RATED CONSTRUCTION                     | BC 110.3.4            |
| 15. PROTECTION OF FOUNDATION INSULATION                    | (IA1), (IIA1)         |
| 16. INSULATION PLACEMENT & R VALUES                        | (IA2) (IIA2)          |
| 17. FENESTRATION AREAS                                     | (IA5) (IIA5)          |
| 18. FENESTRATION RATINGS FOR AIR LEAKAGE                   | (IA4) (IIA4)          |
| 19. FENESTRATION U FACTOR AND PRODUCT RATING               | (IA3) (IIA3)          |
| 20. AIR SEALING AND INSULATION - VISUAL                    | (IA6) (IIA6)          |
| 21. HVAC AND SERVICE WATER HEATING EQUIPMENT               | (IB3) (IIB3)          |
| 22. HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS         | (IB4) (IIB4)          |
| 23. HVAC INSULATION AND SEALING                            | (IB5) (IIB5)          |
| 24. LIGHTING IN DWELLING UNITS                             | (IC2)                 |
| 25. ELECTRICAL ENERGY CONSUMPTION                          | (IC1) (IIC2)          |

### SITE LOCATION PLAN SCALE: N.T.S.

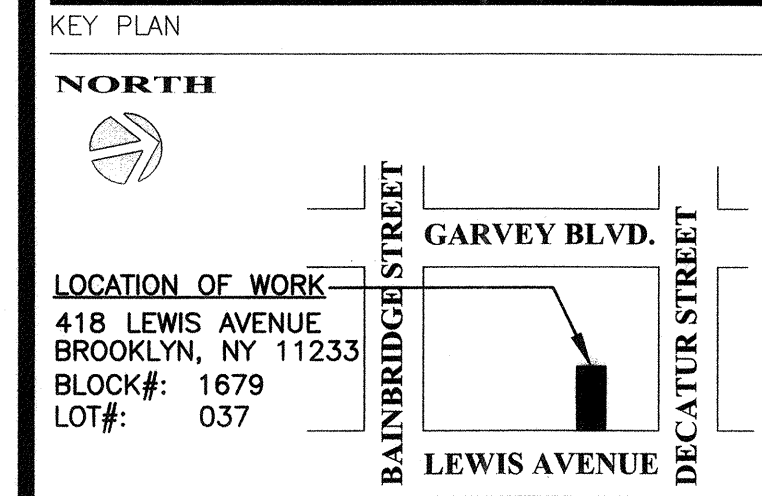


### HEIGHT AND SETBACK REGULATION DIAGRAM SCALE: 1/8"=1'-0"



-ALL ELEVATIONS SHOWN REFER TO THE NAVD 1988 DATUM WHICH IS 1.652' ABOVE MANHATTAN DATUM  
-CONDITION: BASEPLANE IS ANY LEVEL BET CURB LEVEL & STREET WALL LINE LEVEL  
CURB LEVEL = (53.25+53.10)/2=53.18'

EXISTING FLOOR AREA  
PROPOSED FLOOR AREA



ISSUANCE LOG

NO.	DATE	COPIES	ISSUED TO
1	03/05/16	3/EA	OWNER, LL AND DOB FILING
2	11/15/17	3/EA	PER LANDMARK(LPC) COMMENTS

REVISION LOG

NO.	DATE	DESCRIPTION

ARCHITECT  
GMH Architecture PLLC  
572 Fifth Avenue, 3rd Floor  
New York, NY 10036

PROJECT  
418a LEWIS AVENUE  
BROOKLYN, NY  
Cellar, 1st, 2nd & 3rd Floor

### GENERAL NOTES & PLOT PLAN

SEAL & SIGNATURE  
PROJECT No.: 1015032  
DATE: 02/25/2016  
DRAWING BY: TEAM  
CHK BY: GEORGE H.  
DWG No.:  
**Z-001.00**  
CADD FILE No.:



# BUILDING CODE 1968 ANALYSIS

**TABLE 3-2 TYPICAL OCCUPANCIES FOR OCCUPANCY CLASSIFICATION**

OCCUPANCY GROUP	DESIGNATION	REPRESENTATIVE OCCUPANCIES
RESIDENTIAL	R-2 (J-2)	APARTMENT HOUSES
PROPOSED:	3 FAMILY DWELLINGS	

**TABLE 3-3 CONSTRUCTION CLASS**

CONSTRUCTION GROUP	CLASS
I-NONCOMBUSTIBLE	I-D (2-HR. PROTECTED)
PROPOSED:	SEE WALL TYPE FOR FIRE RATING (A-200)

**TABLE 3-4 CONSTRUCTION CLASSIFICATION**

CONSTRUCTION ELEMENT	CLASS I-D		
3'-0" OR LESS	RATING	EXTERIOR OPENING (a,b)	
	BEARING	2-HR	NOT PERMIT
MORE THAN 3'-0"	BEARING	2-HR	3 1/3%
	NON-BEARING	2-HR	PROTECTED
15'-0" OR MORE BUT LESS THAN 30'-0"	BEARING	1-HR	3 1/3%
	NON-BEARING	1-HR	
30'-0" OR MORE	BEARING	1-HR	NOT LIMITED
	NON-BEARING	0-HR	
INTERIOR BEARING WALLS AND PARTITIONS	1-HR		
VERTICAL ENCLOSURE, EXIT PASSAGeways, SHAFTS	2-HR		
COLUMN, GIRDERS, TRUSSES (OTHER THAN ROOF TRUSSES) AND FRAMING	1-HR		
STRUCTURAL MEMBERS SUPPORTING A WALL	SAME AS REQUIRED FIRE RESISTANCE OF WALL SUPPORTED, BUT NOT LESS THAN RATING REQUIRED FOR MEMBER BY THE CLASS OF CONSTRUCTION		
FLOOR CONSTRUCTION INCLUDING BEAMS	1-HR		
ROOF CONSTRUCTION, INCLUDING BEAMS, TRUSSES AND FRAMING, INCLUDING ARCHES, DOMES, SHELLS, CABLE SUPPORTED ROOFS AND ROOF DECKS	15' OR LESS IN HT. ABOVE FLOOR TO LOWEST MEMBER	1-HR	
	15' TO 20' IN HT. ABOVE FLOOR TO LOWEST MEMBER	1-HR	
	20' OR MORE IN HT. ABOVE FLOOR TO LOWEST MEMBER	1-HR	

**TABLE 4-2 AREA AND HEIGHT LIMITATIONS FOR SPRINKLERED BUILDINGS AND SPACES**

CONSTRUCTION GROUP	COMBUSTIBLE CONSTRUCTION GROUP - ID
RESIDENTIAL (R-2)	NO LIMIT
HEIGHT	85'-0" (7 STORIES)
PROPOSED:	36.1', 3 STORIES (SEE Z-001 FOR FLOOR AREA AND BUILDING HT.)

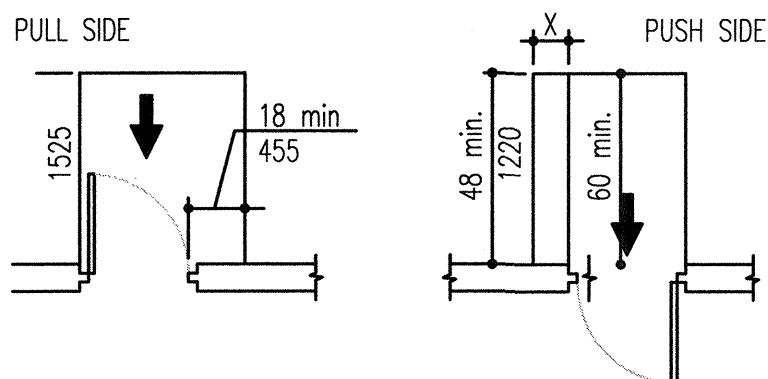
**TABLE 5-1 FIRE SEPARATIONS**

CONSTRUCTION GROUP	FIRE RATED
RESIDENTIAL (R-2)	2-HR
PROPOSED:	SEE WALL TYPE FOR FIRE RATING A-200

**NUMBER OF EXIT**

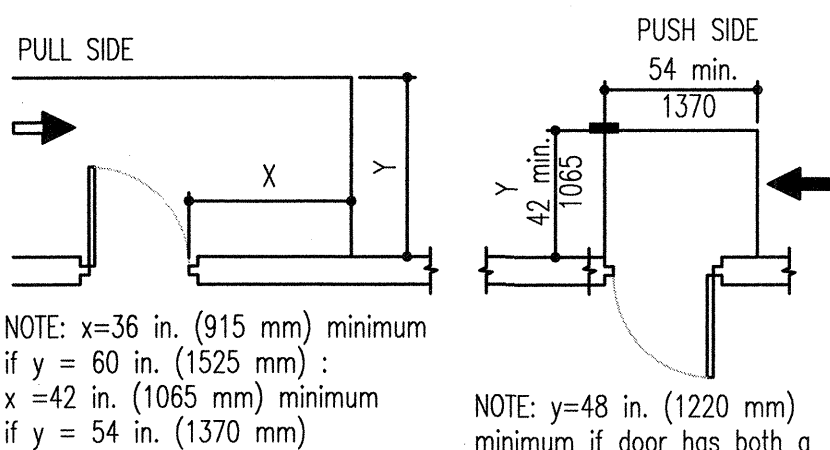
27-366 EXITS FROM FLOORS.  
 1. THERE SHALL BE AT LEAST TWO INDEPENDENT EXITS, REMOTE FROM EACH OTHER FROM EVERY FLOOR OF A BUILDING, EXCEPT THAT ONLY ONE EXIT MAY BE PROVIDED FROM FLOORS IN:  
 (B) BUILDINGS CLASSIFIED IN OCCUPANCY GROUP J-2 OF NON-COMBUSTIBLE CONSTRUCTION GROUP I OR OCCUPANCY GROUP E THAT NOT ARE MORE THAN SIXTY FEET IN HEIGHT, HAVE A GROSS AREA OF TWO THOUSAND SQUARE FEET OR LESS PER FLOOR, AND HAVE A MAX. TRAVEL DISTANCE OF FIFTY FEET ON ANY FLOOR.  
 PROPOSED: OCCUPANCY GROUP: J-2  
 CONSTRUCTION GROUP: I-D  
 MAX. TRAVEL DISTANCE: 28'-7"  
 HEIGHT OF THE BUILDING: 36.1'  
 GROSS AREA: 1197 SQFT (PER FLOOR) < 2000 SQFT (OK TO PROVIDE 1 EXIT)

# ACCESSIBILITY CLEARANCES



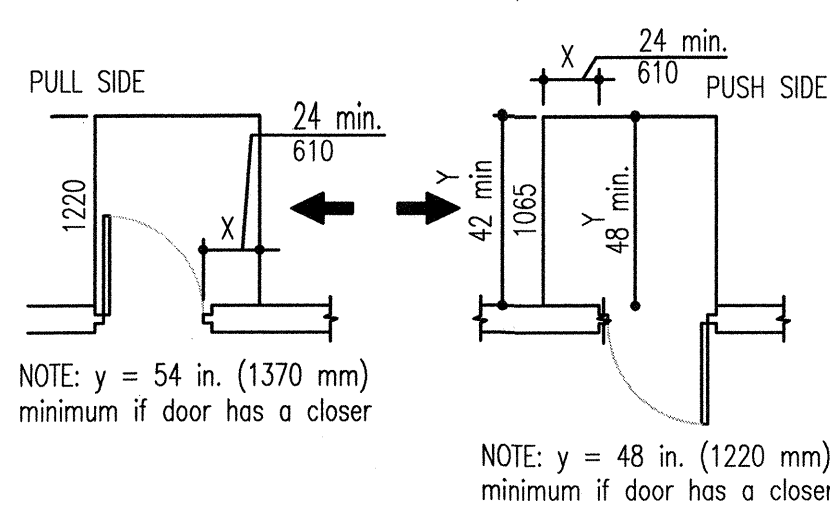
NOTE: x=12 in. (305 mm) if the door has both a closer and a latch

**Front Approaches - Swinging Doors**

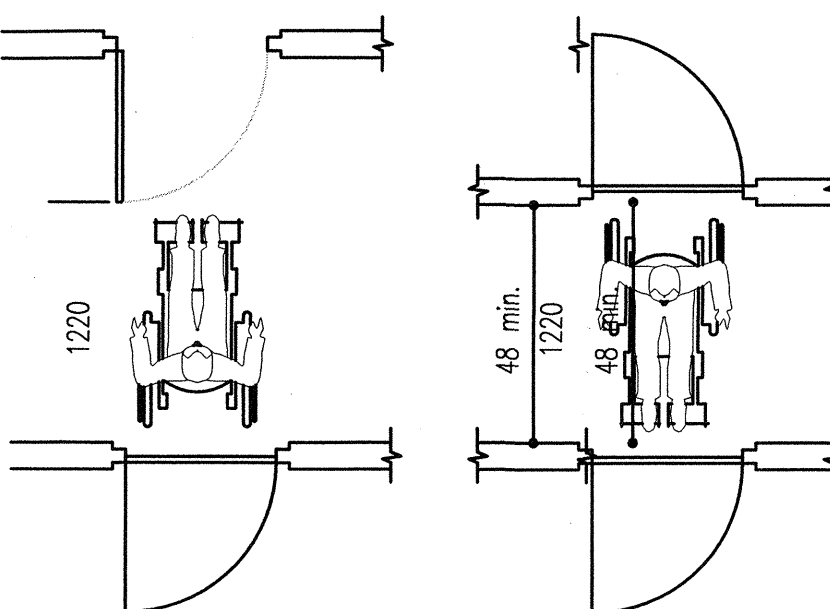


**Hinge-side Approaches - Swinging Doors**

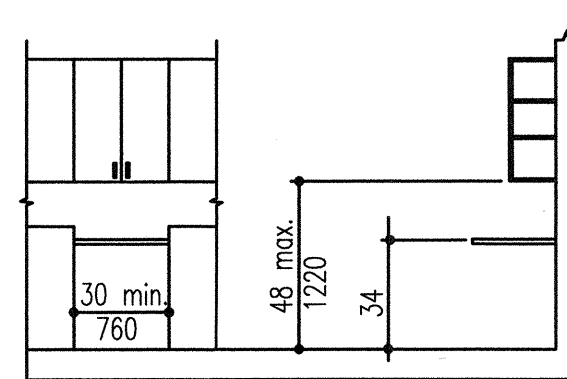
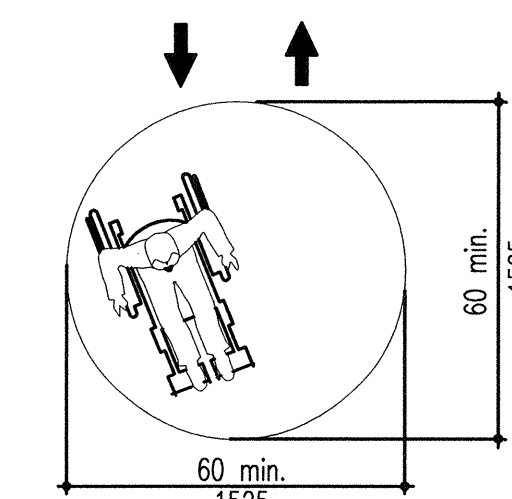
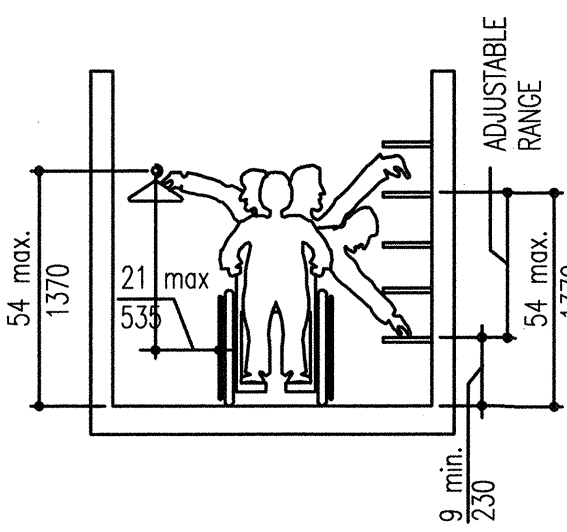
NOTE: All doors in alcoves shall comply with clearances for front approaches.



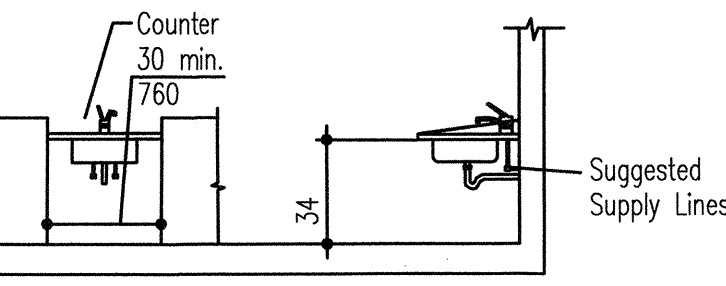
**Latch-side Approaches - Swinging Doors**



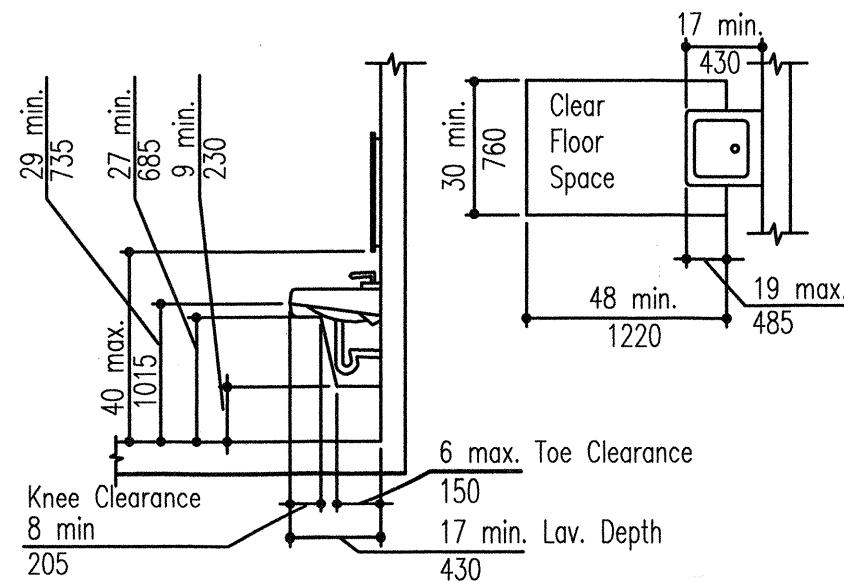
**Two Hinged Doors in Series**



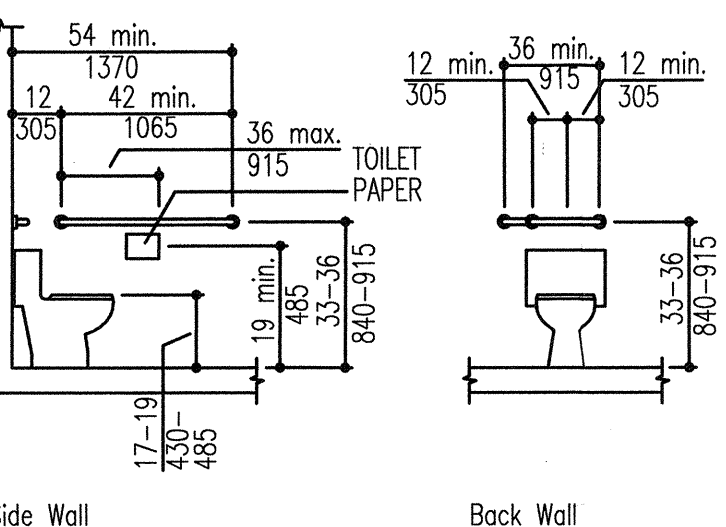
**Cabinet Heights**



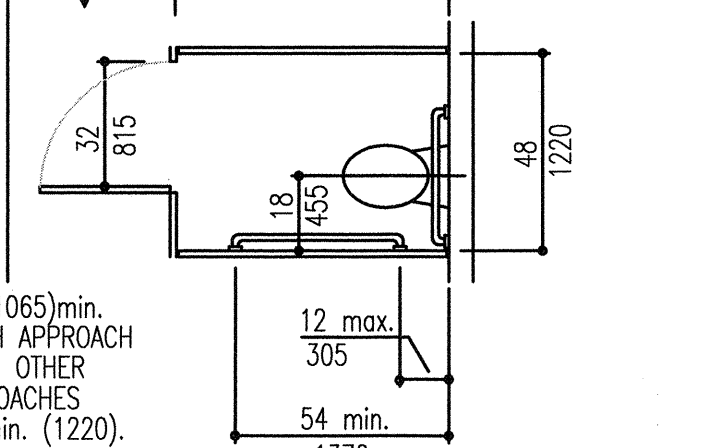
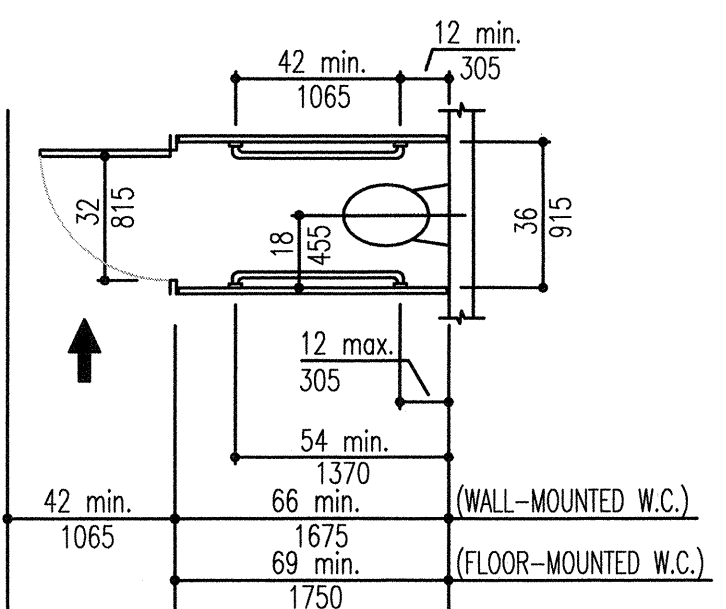
**Base Height**



**Lavatory Clearances**



**Toilets**

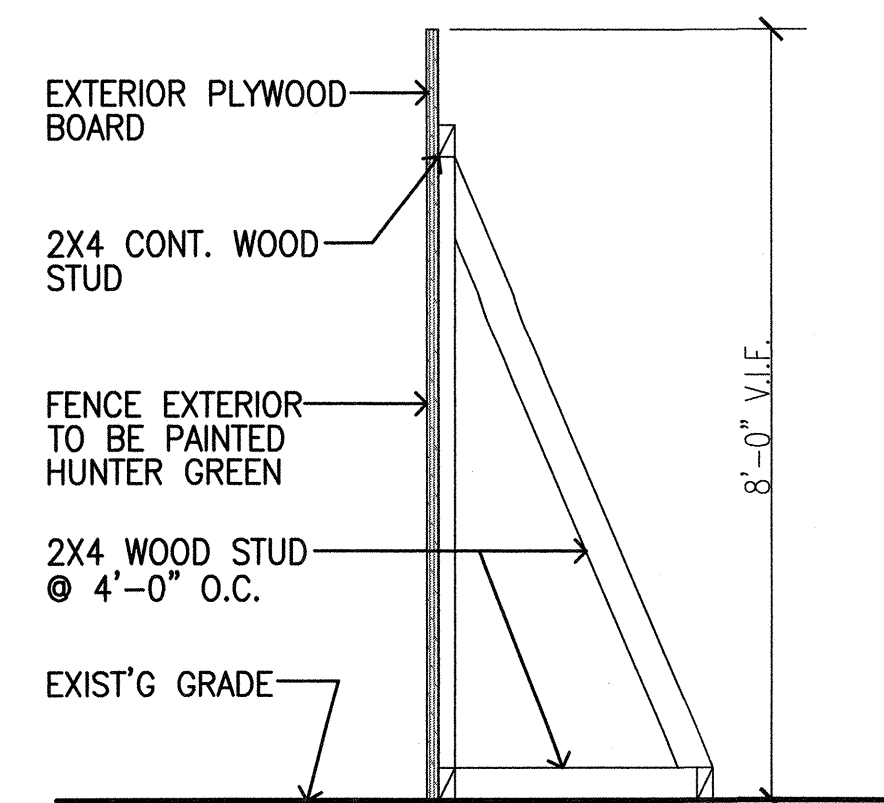


**Toilet Stalls**

# CONSTRUCTION FENCE NOTES

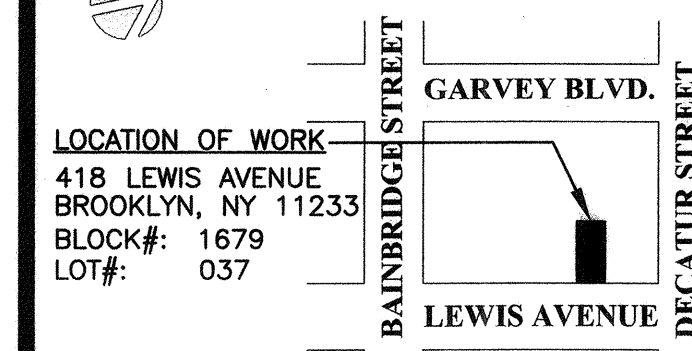
- FENCE SHALL BE CONSTRUCTED ACCORDING TO THE NEW YORK CITY BUILDING CODE 2014 SECTION 3307.7
- FENCES SHOULD BE AT LEAST 8' HIGH, AND CONSTRUCTED OF WOOD OR OTHER SUITABLE APPROVED MATERIAL.
- FENCE SHALL BE BUILT SOLID FOR THEIR ENTIRE LENGTH, EXCEPT FOR OPENINGS WITH SOLID SLIDING OR IN SWINGING GATES AS ARE REQUIRED FOR THE REQUIRED WORK.
- VIEWING PANELS SHALL BE BLOCKED WITH PLEXIGLASS OR EQUIVALENT NONFRANGIBLE MATERIAL AND IN COMPLIANCE WITH BC 3307.7.3
- THE FENCE SHALL BE CONSTRUCTED ALONG THE INSIDE EDGE OF THE SIDEWALK, G.C. IS TO OBTAIN ANY REQUIRED APPROVAL AND PERMIT FROM DEPARTMENT OF TRANSPORTATION WHEN REQUIRED BY CODE.
- THE FENCE SHALL BE RETURNED AT ITS ENDS TO THE EXTENT NECESSARY TO EFFECTIVELY CLOSE OFF THE SITE.
- G.C. TO PROVIDE PEDESTRIAN PROTECTION THAT IS REQUIRED BY THE LATEST DEPARTMENT OF BUILDINGS AND DEPARTMENT OF TRANSPORTATION
- CONSTRUCTION FENCE SIGNAGE, COLOR AND VIEWING PANEL SHALL BE CONSTRUCTED ACCORDING TO NEW YORK CITY LL 47-2013.

# CONSTRUCTION FENCE DETAILS



KEY PLAN

NORTH



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REVISION LOG

NO.	DATE	DESCRIPTION

ARCHITECT

GMH Architecture PLLC  
 572 Fifth Avenue, 3rd Floor  
 New York, NY 10036

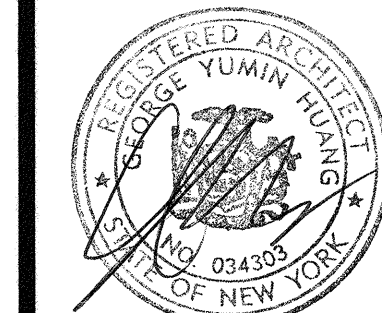
PROJECT

418a LEWIS AVENUE  
 BROOKLYN, NY  
 Cellar, 1st, 2nd & 3rd Floor

DRAWING TITLE

BUILDING CODE ANALYSIS,  
 ACCESSIBILITY AND NOTES

SEAL & SIGNATURE



PROJECT No.:

1015032

DATE:

02/25/2016

DRAWING BY:

TEAM

CHK BY:

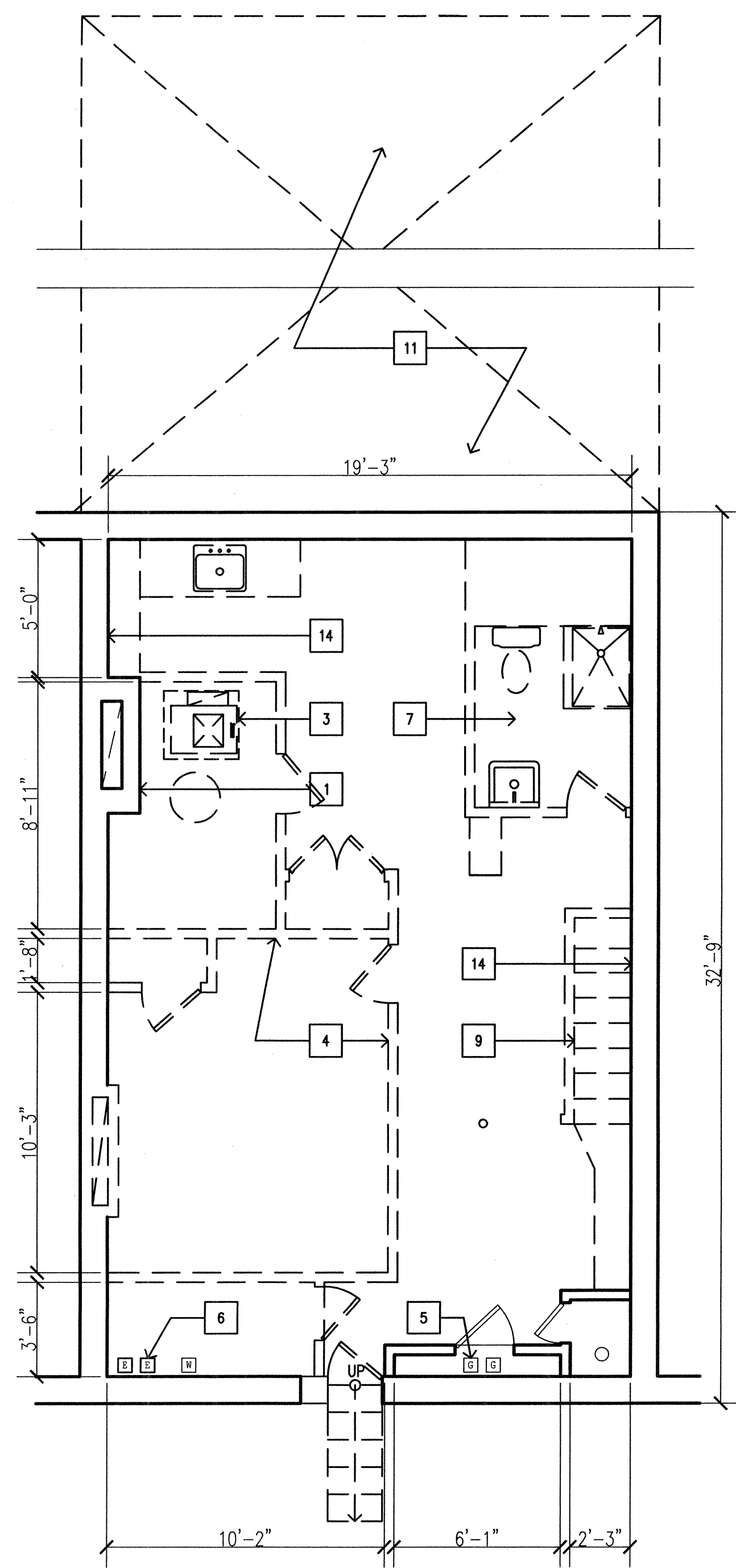
GEORGE H.

DWG No.:

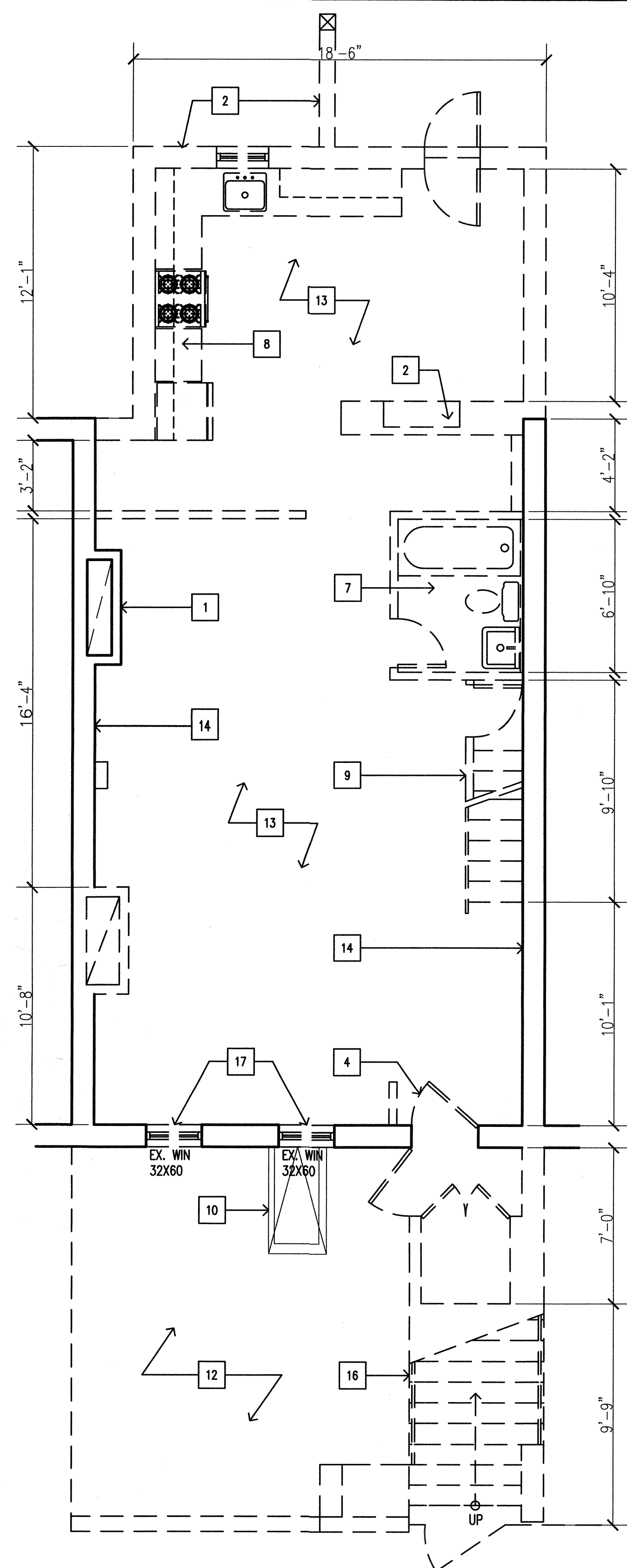
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CADD FILE No.:

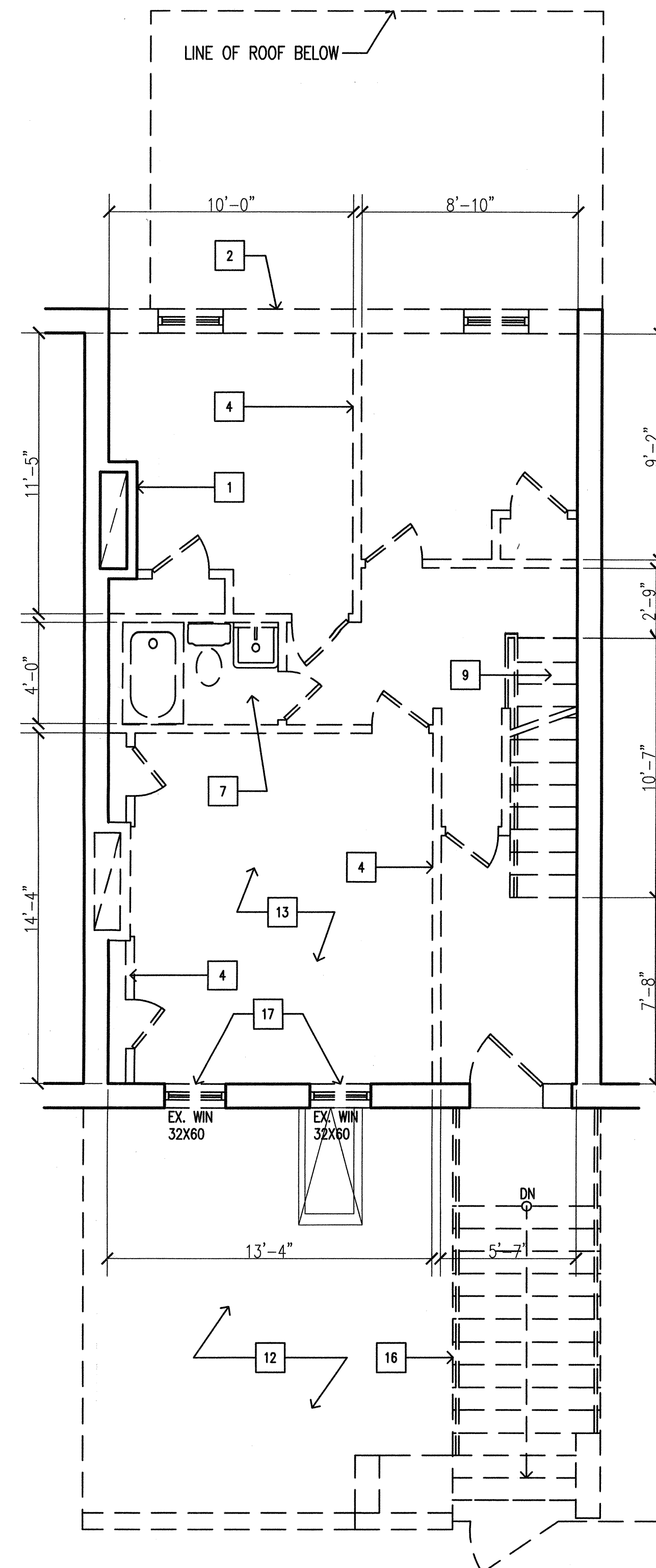
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 MAR 29 2016  
 KRZYSZTOF MAJDA



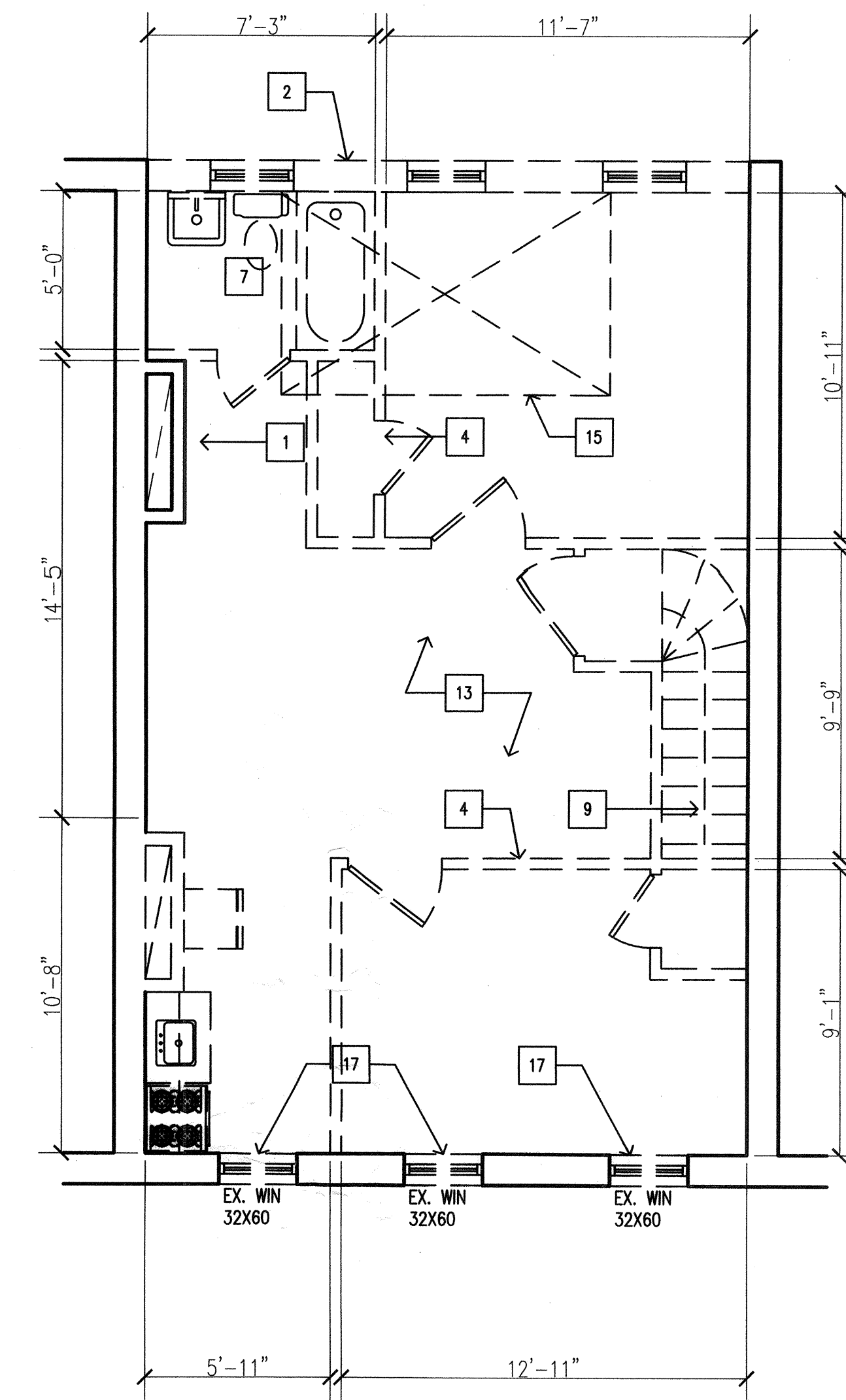
**1 EXISTING CELLAR FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**2 EXISTING FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**3 EXISTING SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**4 EXISTING THIRD FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**GRAPHIC LEGEND**

- EXISTING CONSTRUCTION TO REMAIN, N.I.C.
- EXISTING PARTITION/CONSTRUCTION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- N.I.C. NOT IN CONTRACT
- ENTRY

**DEMOLITION NOTES**

1. THE GENERAL CONTRACTOR SHALL ASCERTAIN THAT THE AREA OF DEMOLITION HAS BEEN CLEARED BY OTHERS OF ALL FURNITURE AND MOVABLE EQUIPMENT IN ORDER TO ALLOW FOR DEMOLITION TO PROCEED. G.C. SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SUCH CONDITIONS PREVENTING HIS PROCEEDING WITH DEMOLITION.
2. PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES FOR ALL DEMOLITION OF WORK, INCLUDING REMOVAL FROM THE BUILDING AS NOTED ON THE DRAWINGS. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
  - A. PARTITIONS OF MASONRY, METAL AND/OR DRYWALL INCLUDING EXCESS COLUMN FURRING.
  - B. CARPETING, LOOSE FLOOR, TILES AND CERAMIC TILES.
  - C. VINYL/WOOD BASE AND WALL TREATMENT.
  - D. UNNECESSARY MECHANICAL EQUIPMENT, STRUCTURAL SUPPORTS, AND ASSOCIATED PIPING AND DUCT WORK.
  - E. UNNECESSARY CONDUITS, WIRING, THERMOSTATS, WALL SWITCHES AND ALL SECURITY EQUIPMENT.
  - F. ALL OTHER ITEMS AS DEFINED ON DRAWINGS.
  - G. REFER TO ENGINEERING DRAWINGS FOR ALL DEMOLITION/RELOCATION OF ANY ELECTRICAL OUTLETS.
3. TEMPORARY LIGHTING IS TO BE PROVIDED AS PER CODE.

**KEY NOTES**

- 1 EXISTING CHIMNEY TO REMAIN, TYP.
- 2 EXISTING BUILDING CONSTRUCTION TO BE REMOVED
- 3 EXISTING BOILER AND HWH TO BE REMOVED AND REPLACED WITH NEW
- 4 EXISTING NON-LOADBEARING INTERIOR PARTITION/DOOR TO BE REMOVED AND DISPOSED.
- 5 EXISTING METER TO REMAIN AND PROTECTED DURING CONSTRUCTION
- 6 EXISTING METER TO BE RELOCATED, REFER TO PROPOSED PLAN FOR MORE INFO.
- 7 EXISTING BATHROOM AND ITS PLUMBING FIXTURES TO BE CAP/REMOVED.
- 8 EXISTING KITCHEN, KITCHEN CABINETS AND ITS PLUMBING FIXTURES TO BE REMOVED/CAPPED.
- 9 EXISTING INTERIOR STAIRCASE TO BE REMOVED
- 10 EXISTING HATCH DOOR TO REMAIN AND PROTECTED DURING CONSTRUCTION
- 11 EXCAVATE AREA FOR NEW FOUNDATIONS. REFER TO PLOT PLAN AND PROPOSED PLAN FOR DIMENSIONS
- 12 EXISTING CONCRETE FRONT YARD PADDING/WALL TO BE REMOVED AND REPLACED WITH NEW. REFER TO ELEVATION FOR MORE INFO.
- 13 EXISTING FLOOR TO BE REMOVED AND REPLACED WITH NEW 4" CONC. FLOOR WITH METAL DECKING
- 14 EXISTING PARTY WALL TO REMAIN AND PROTECTED DURING CONSTRUCTION.
- 15 NEW STAIRCASE OPENING, REFER TO PROPOSED PLAN FOR MORE INFO.
- 16 EXISTING EXTERIOR STAIR TO BE REMOVED
- 17 EXISTING WINDOW TO BE REPLACED WITH NEW. ALL EX. WINDOW OPENING TO REMAIN AND TO MATCH APPROVED LANDMARK HISTORIC SIZED OPENING. REFER TO LPC PACKAGE FOR MORE INFORMATION

KEY PLAN  
NORTH

LOCATION OF WORK  
418 LEWIS AVENUE  
BROOKLYN, NY 11233  
BLOCK#: 1679  
LOT#: 037

ISSUANCE LOG

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REVISION LOG

NO.	DATE	DESCRIPTION

ARCHITECT  
GMH Architecture PLLC  
572 Fifth Avenue, 3rd Floor  
New York, NY 10036

PROJECT  
418a LEWIS AVENUE  
BROOKLYN, NY  
Cellar, 1st, 2nd & 3rd Floor

**EXISTING FLOOR PLANS**

SEAL & SIGNATURE

PROJECT No.: 1015032  
DATE: 02/25/2016  
DRAWING BY: TEAM  
CHK BY: GEORGE H.  
DWG No.: **DM-100.00**  
CADD FILE No.:



**STATE ENERGY CONSERVATION STATEMENT AND NOTES**

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH 2011 NYCECC.

TABLE 301.1 CLIMATE ZONES BY COUNTY, ALL ZONES ARE CATEGORY "A" OR MOIST DESIGNATION

CLIMATE ZONE	BRONX	NASSAU	QUEENS	SUFFOLK	KINGS	NEW YORK	RICHMOND	WESTCHESTER
4A								

TABLE 402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING R-VALUE	MASS WALL FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4A	0.35	.60	38	5/10g	19	10/13c	10/13

ENERGY ANALYSIS FOR ALTERATION - CLIMATE ZONE 4A (KINGS COUNTY) (RESIDENTIAL ECCNYC 2014)

NYCECC CITATION	PROVISION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	SUPPORTING DOCUMENTATION
402.1	INSULATION AND FENESTRATION CRITERIA	REPLACE EXISTING WINDOWS W. NEW ALUMINUM FRAME WINDOW. FLOOR: 1ST TO 3RD	WINDOWS: U=0.35, SHGC = 0.60	FENESTRATION/WINDOW: U = 0.35	VERTICAL FENESTRATION: FLOOR PLANS (A-110) BUILDING ELEVATION (A-111)
402.1.1	INSULATION AND FENESTRATION CRITERIA	NEW SKYLIGHT FLOOR: 3RD	SKYLIGHTS: U=0.60, SHGC = 0.40	SKYLIGHT: U = 0.60	VERTICAL FENESTRATION: FLOOR PLANS (A-110) BUILDING ELEVATION (A-111)
402.2.5	STEEL FRAME WALL	EXTERIOR WALL TYPE 7 BRICK TO METAL STUD	R13+5	R13+5 OR R15+4 OR R21+3 OR R0+10	EXTERIOR WALL TYPE 7 FLOOR PLAN (A110, A111) WALL DETAILS (A200)
402.2.4	MASS WALLS	CONCRETE MASONRY WALL WITH FURRING	R-19	R5/10, 2ND VALUE APPLIES WHEN MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL	EXTERIOR WALL TYPE 5 FLOOR PLAN (A110, A111) WALL DETAILS (A200)
402.2.1	CEILING R-VALUE	ROOF ASSEMBLIES, R-38 CAVITY INSULATION WITH R-10 RIGID INSULATION FOR NEW ROOF ASSEMBLIES	R-38+10 CI	R49 OR R38+30I	SEE ROOF ASSEMBLY DETAIL (A-112)
402.2.6	FLOORS	INSULATION FOR NEW STEEL JOIST FLOOR	R-19+12	R19+12	SEE FLOOR ASSEMBLY DETAIL (A-112)
402.2.7	BASEMENT WALLS	EXISTING CELLAR WALLS	R-13	MIN. R-10 CONTINUOUS INSULATION OR MIN. R-13 INTERIOR CAVITY INSULATION	SEE WALL TYPE DETAIL 6 (A-200) SEE FLOOR PLAN FOR WALL TYPE (A110, A111)
402.1.1	SLAB-ON-GRADE FLOORS	SLAB ON GRADE	R-10 CONTINUOUS	MIN. R-10, 2 FT.	SEE BUILDING SECTION (A-111, A-112)
404	ELECTRIC ENERGY CONSUMPTION	ELECTRIC METERS FOR SEPARATE DWELLING UNIT	ALL ELECTRIC METER LOCATED ON GROUND, ELEC. METER PROVIDED FOR EACH DWELLING UNIT	PROVISION SHALL BE MADE TO DETERMINE THE ELECTRICAL ENERGY CONSUMED BY EACH UNIT BY SEPARATE METERING OR MONITORING INDIVIDUAL DWELLING UNITS	SEE 1ST FLOOR PLAN (A-110)
404.1	LIGHTING EQUIPMENT	LIGHTING EQUIPMENT INSTALLATION	50% OF LAMPS IN PERMANENT LIGHT FIXTURES WILL BE HIGH-EFFICACY LAMPS	A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.	SEE STATEMENT ON EN100
403.7/C403.2.3	MIN. EFFICIENCY REQUIREMENT	HVAC UNITS	3 TON UNITS, AIR COOLED, SINGLE PACKAGED AT 14.0 SEER	AIR CONDITIONERS, AIR COOLED, <65000 BTU/H, SINGLE PACKAGE AT 14.0 SEER	SEE MECHANICAL PLAN (M-002)
403.7	MIN. EFFICIENCY REQUIREMENT	GAS FURNACE	60000 BTU/H AT 80% AFUE	WARM AIR FURNACE, GAS FIRED. <225000 BTU/H AT 80% AFUE OR 80% E	SEE MECHANICAL PLAN (M-002)

TABLE 1 - PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE - RESIDENTIAL BUILDINGS

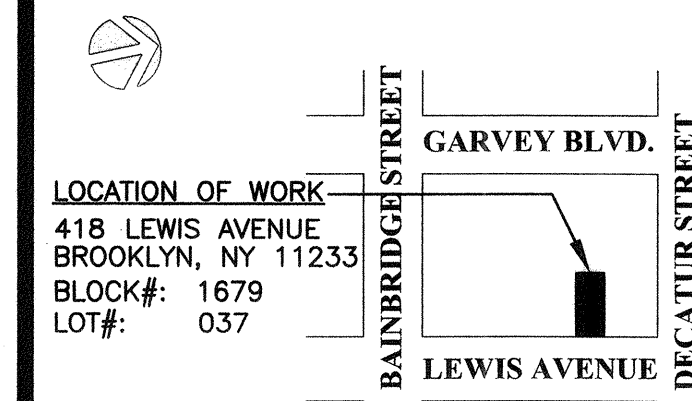
Inspection/Test	Frequency (minimum)	Reference Standard (See ECC Chapter 6) or Other Criteria	ECC or Other Citation
<b>IA Envelope Inspections</b>			
IA1	Prior to backfill	Approved construction documents	303.2.1
IA2	As required to verify continuous enclosure while walls, ceilings and floors are open	Approved construction documents	303.1, 303.1.1, 303.1.2, 402.1, 402.2, 402.4.2.2, Table 402.4.2
IA3	As required during installation	Approved construction drawings; NFRC 100	303.1, 303.1.3, 402.1, 402.3, 402.6
IA4	As required during installation	NFRC 400, AAMA/WDMA/CSA 1017.5.2/A440	402.4.4

Inspection/Test	Frequency (minimum)	Reference Standard (See ECC Chapter 6) or Other Criteria	ECC or Other Citation
<b>IB Mechanical and Plumbing Inspections</b>			
IB1	Prior to final construction inspection	Approved construction documents; ANSI Z21.60 (see also MC 904), ANSI Z21.50	303.1.5, BC 2111; MC Chapters 7, 8, 9; FGC Chapter 6
IB2	Prior to final construction inspection	Approved construction documents	403.5, 403.7, C403
IB3	Prior to final plumbing and construction inspection	ACCA Manual J; Approved construction documents, including energy analysis	403.6, 403.7, 403.9, C403
IB4	Prior to final electrical and construction inspection	Approved construction documents, including control system narratives	403.1, 403.4, 403.7, 403.8, 403.9

Inspection/Test	Frequency (minimum)	Reference Standard (See ECC Chapter 6) or Other Criteria	ECC or Other Citation
IB5	Prior to closing ceilings and walls and prior to final construction inspection	Approved construction documents; RCNYS M1601.3.1	403.2.1, 403.2.2, 403.3, 403.4, 403.7; MC 603.9
IB6	Prior to closing ceilings and walls and prior to final construction inspection	Approved construction documents; ANSI/ASHRAE 152, ASTM E1554 Test Method A	403.2.2, 403.7
<b>IC Electrical Power and Lighting Systems</b>			
IC1	Prior to final electrical and construction inspection	Approved construction documents	404.2
IC2	Prior to final electrical and construction inspection	Approved construction documents	404.1
<b>ID Other</b>			
ID1	Prior to sign-off or issuance of Certificate of Occupancy	Approved construction documents	303.3
ID2	Prior to final plumbing, electrical and/or construction inspection as applicable	Approved construction documents	401.3, 1RCNY 5000-01(g)(5)

KEY PLAN

NORTH



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ARCHITECT

GMH Architecture PLLC  
572 Fifth Avenue, 3rd Floor  
New York, NY 10036

PROJECT

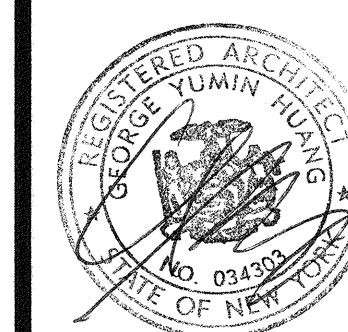
418a LEWIS AVENUE  
BROOKLYN, NY  
Cellar, 1st, 2nd & 3rd Floor

DRAWING TITLE

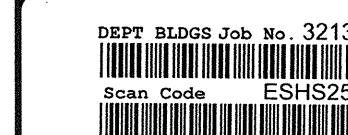
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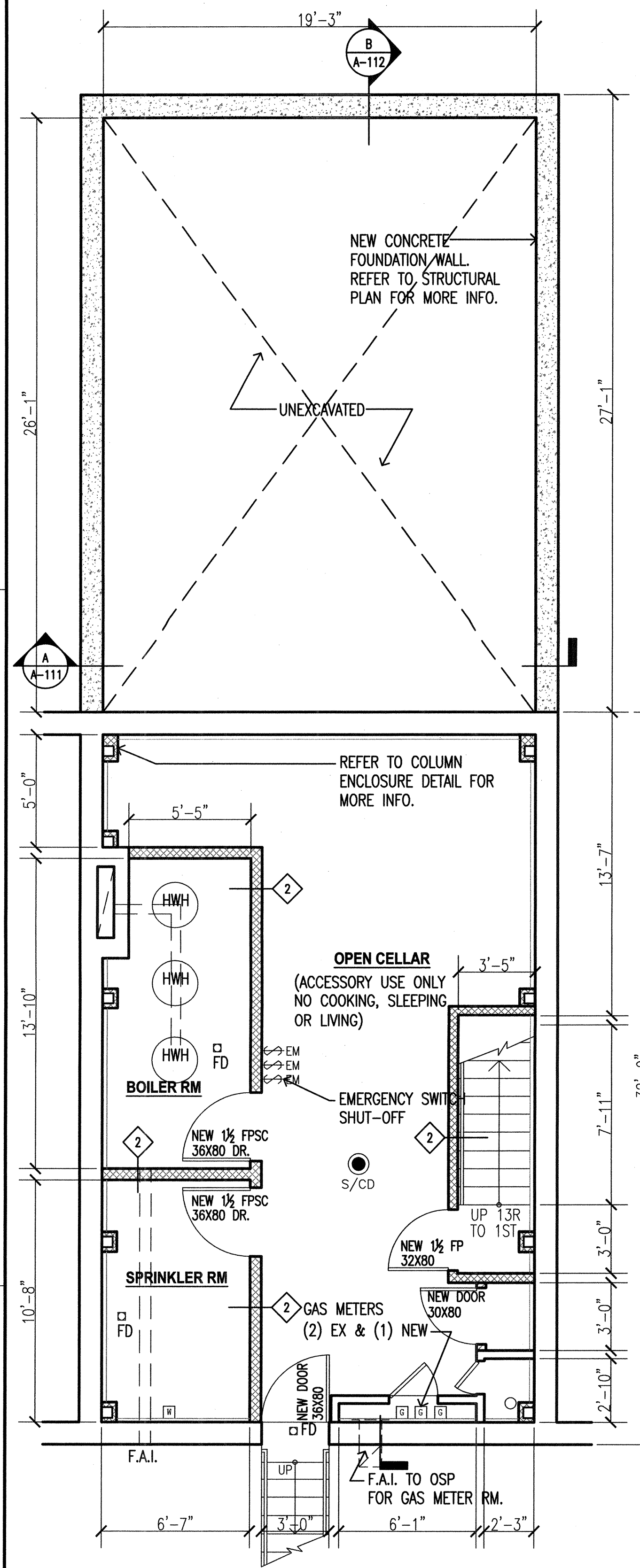
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PROJECT No.: 1015032  
DATE: 02/25/2016  
DRAWING BY: TEAM  
CHK BY: GEORGE H.  
DWG No.:  
**EN-100.00**  
CADD FILE No.:

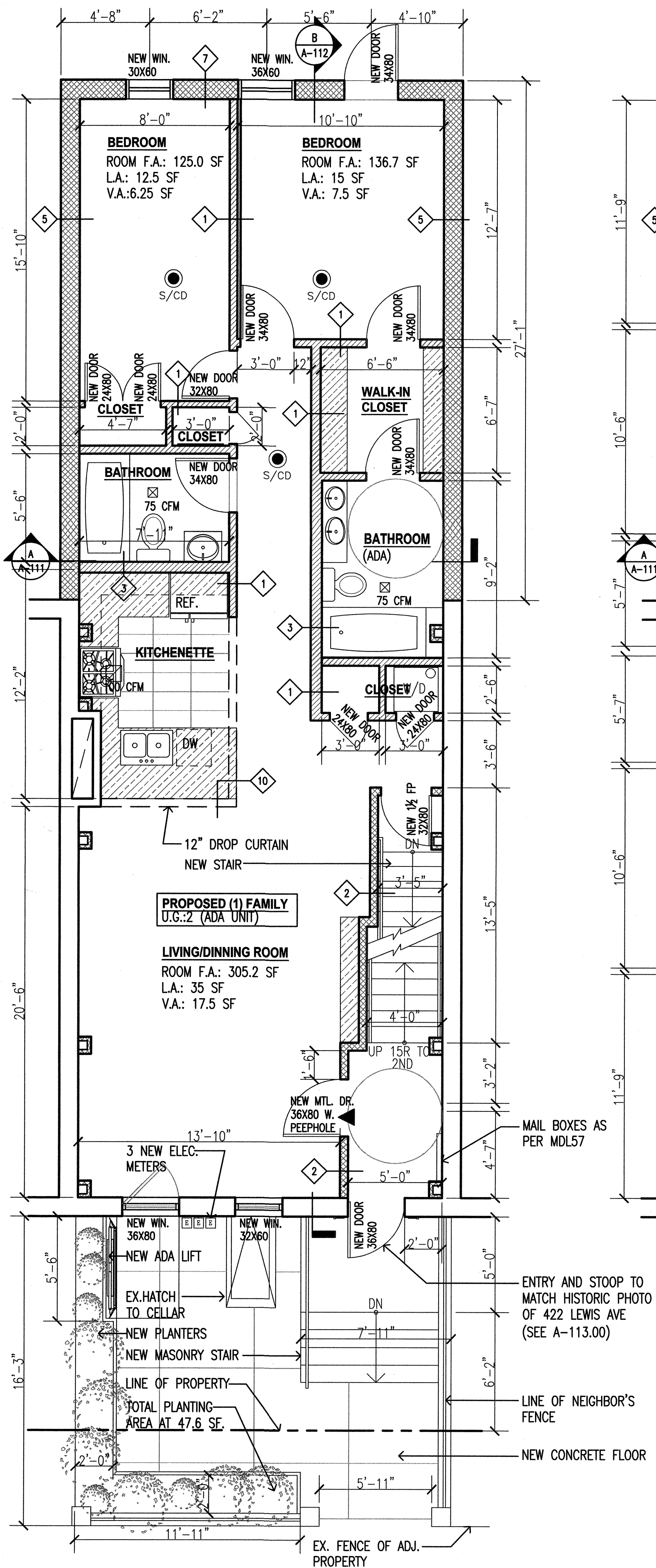


EXAMINED FOR CORRECTNESS AND DATE  
FEBRUARY 25, 2016 BY  
MAR 29 2016  
KRZYSZTOF BAJDA

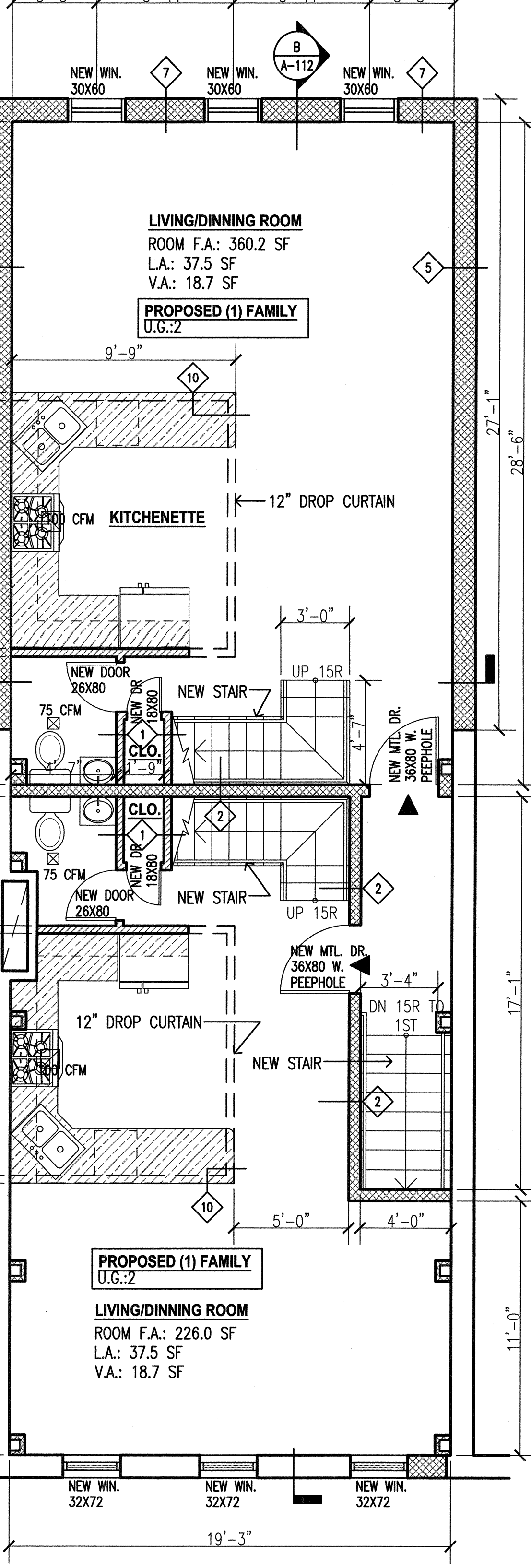




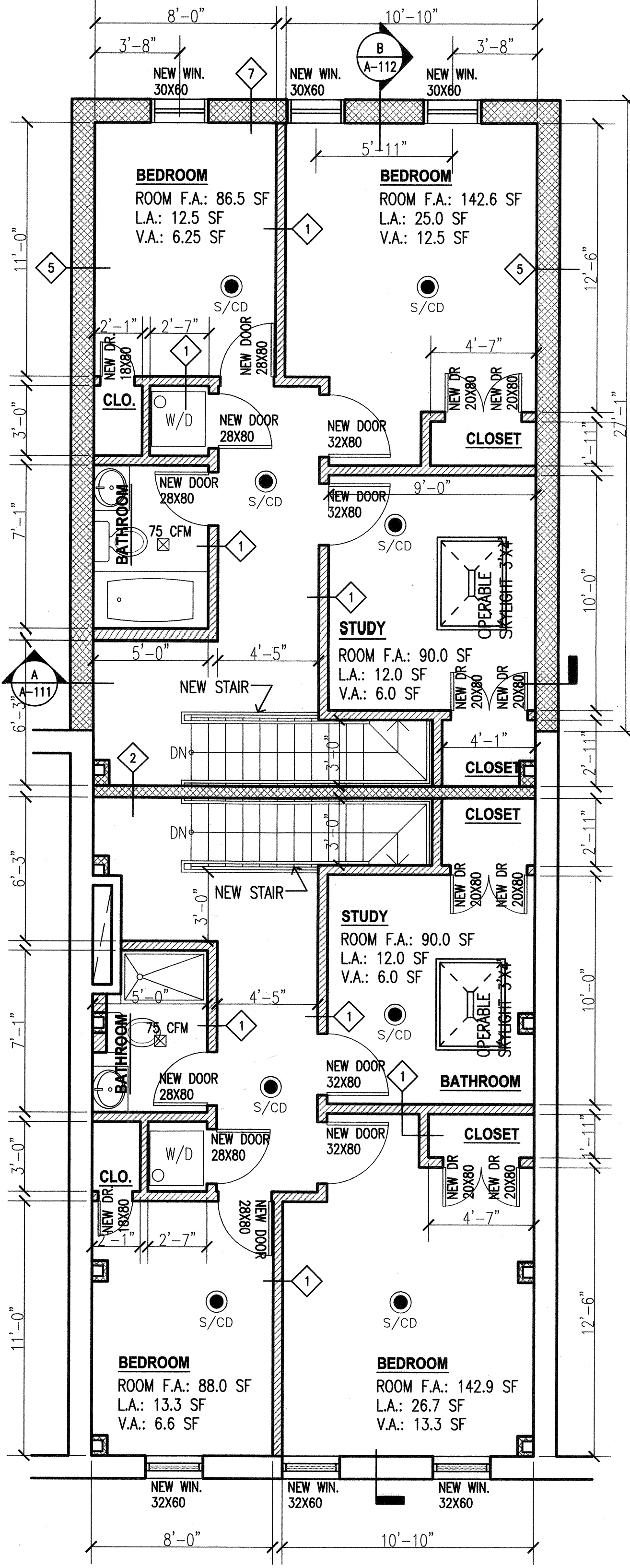
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SCALE: 1/4"=1'-0"



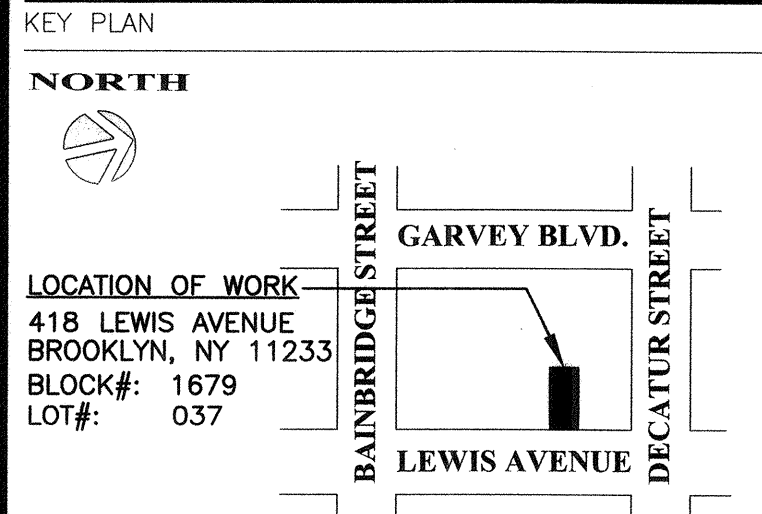
**2 PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**3 PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**4 PROPOSED THIRD FLOOR PLAN**  
SCALE: 1/4"=1'-0"



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**ARCHITECT**  
GMH Architecture PLLC  
572 Fifth Avenue, 3rd Floor  
New York, NY 10036

**PROJECT**  
418a LEWIS AVENUE  
BROOKLYN, NY  
Cellar, 1st, 2nd & 3rd Floor

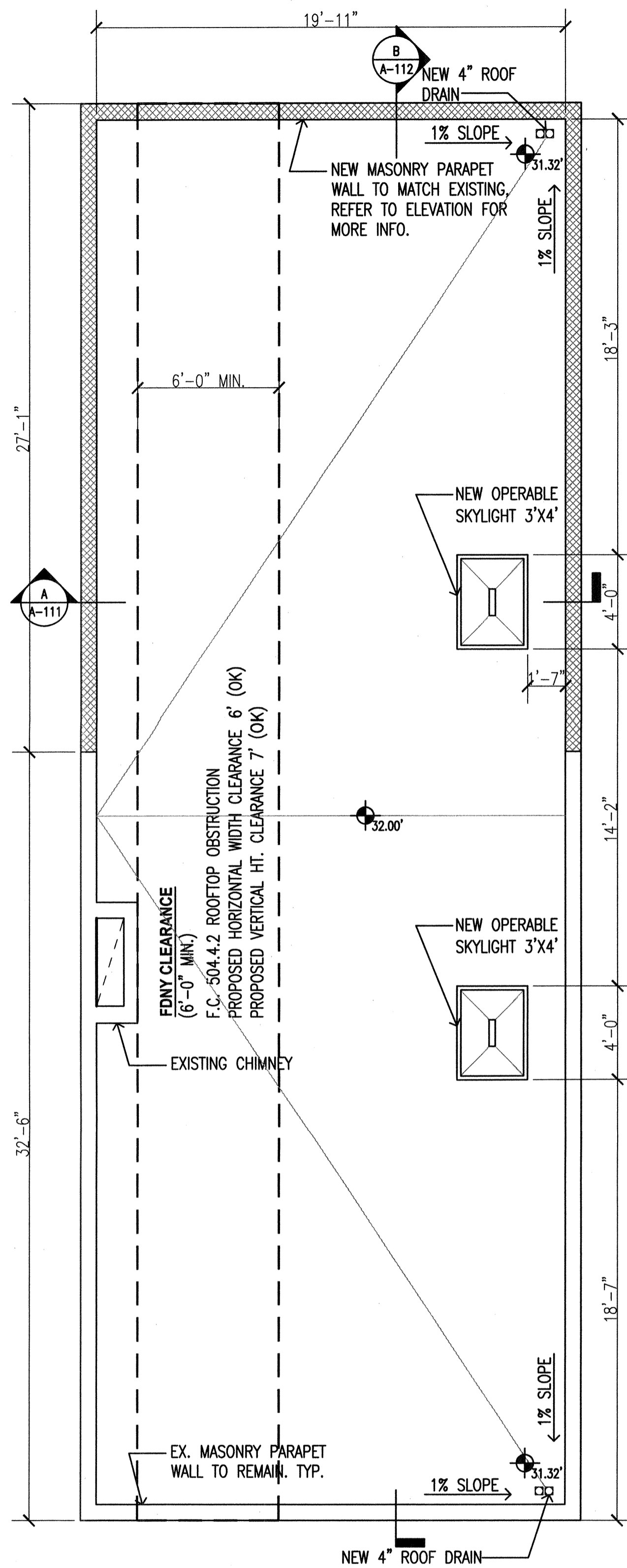
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PROPOSED FLOOR PLANS

**SEAL & SIGNATURE**

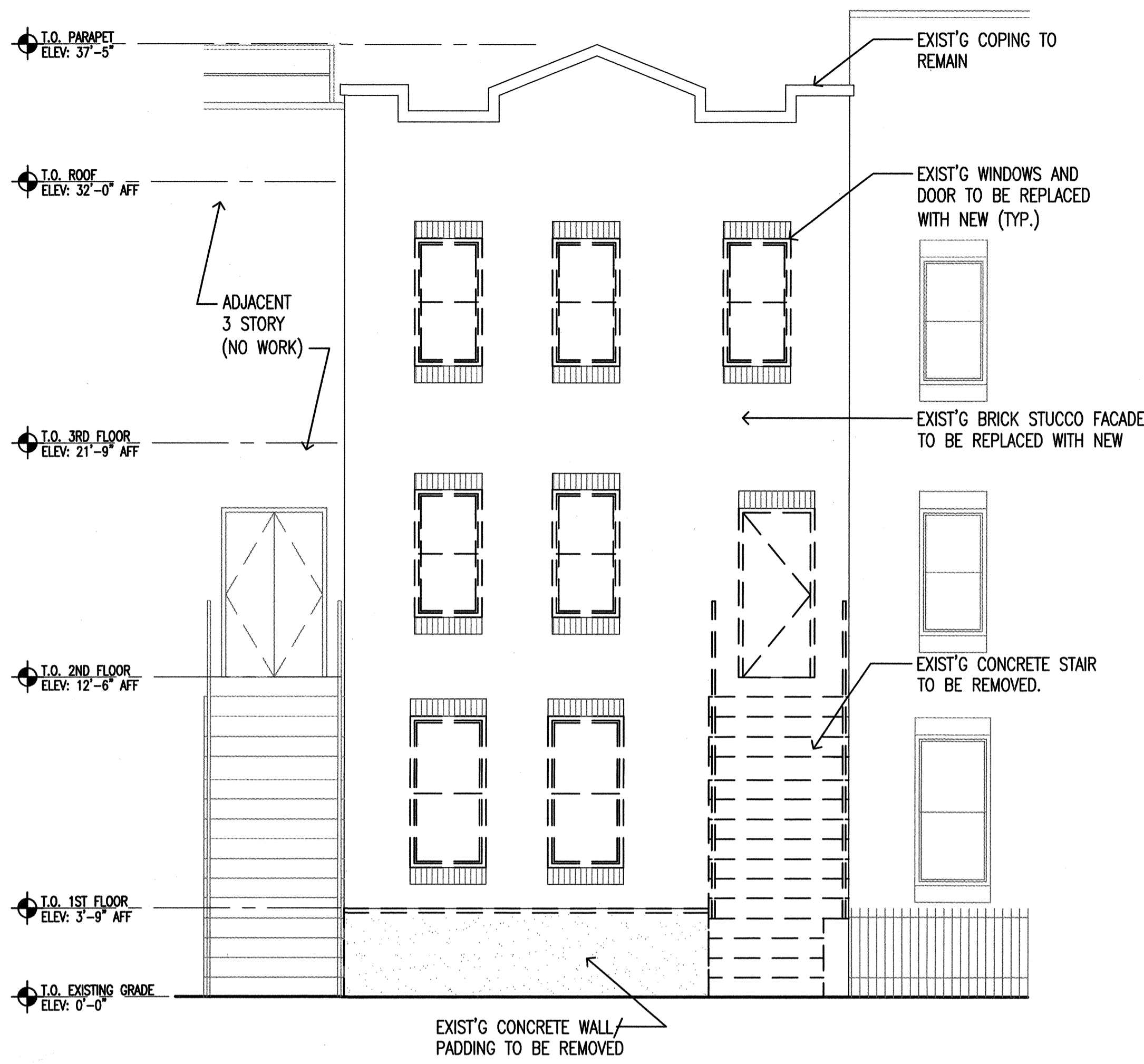
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**DATE:** 02/25/2016  
**DRAWING BY:** TEAM  
**CHK BY:** GEORGE H.  
**DWG No.:**  
**A-110.00**  
**CADD FILE No.:**

**REGISTERED ARCHITECT**  
GEORGE YUMIN HUANG  
STATE OF NEW YORK

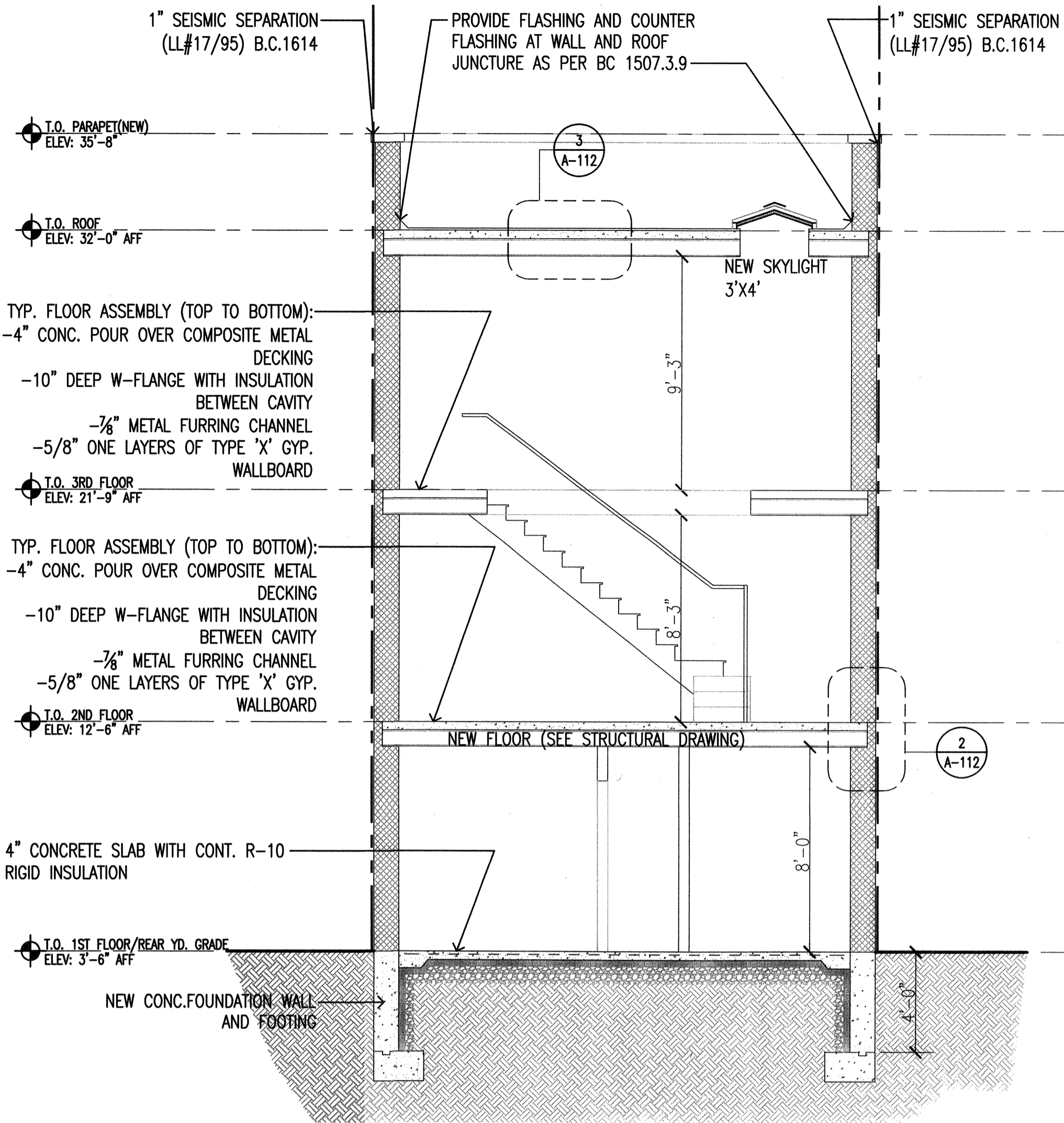
**HAR 29 2016**  
KRZYSZTOF BALDA



**1 PROPOSED ROOF PLAN**  
SCALE: 1/4"=1'-0"



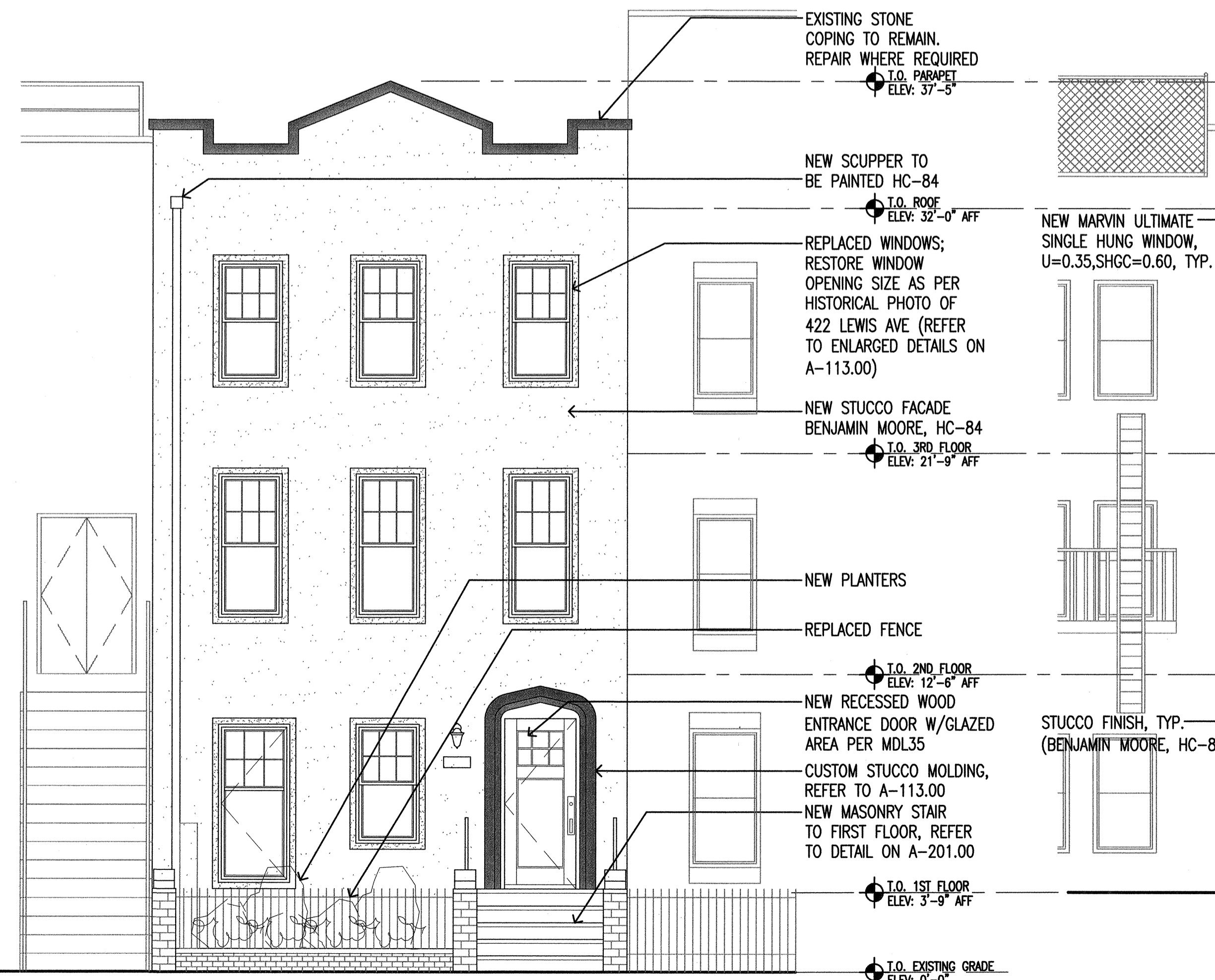
**2 EXISTING FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



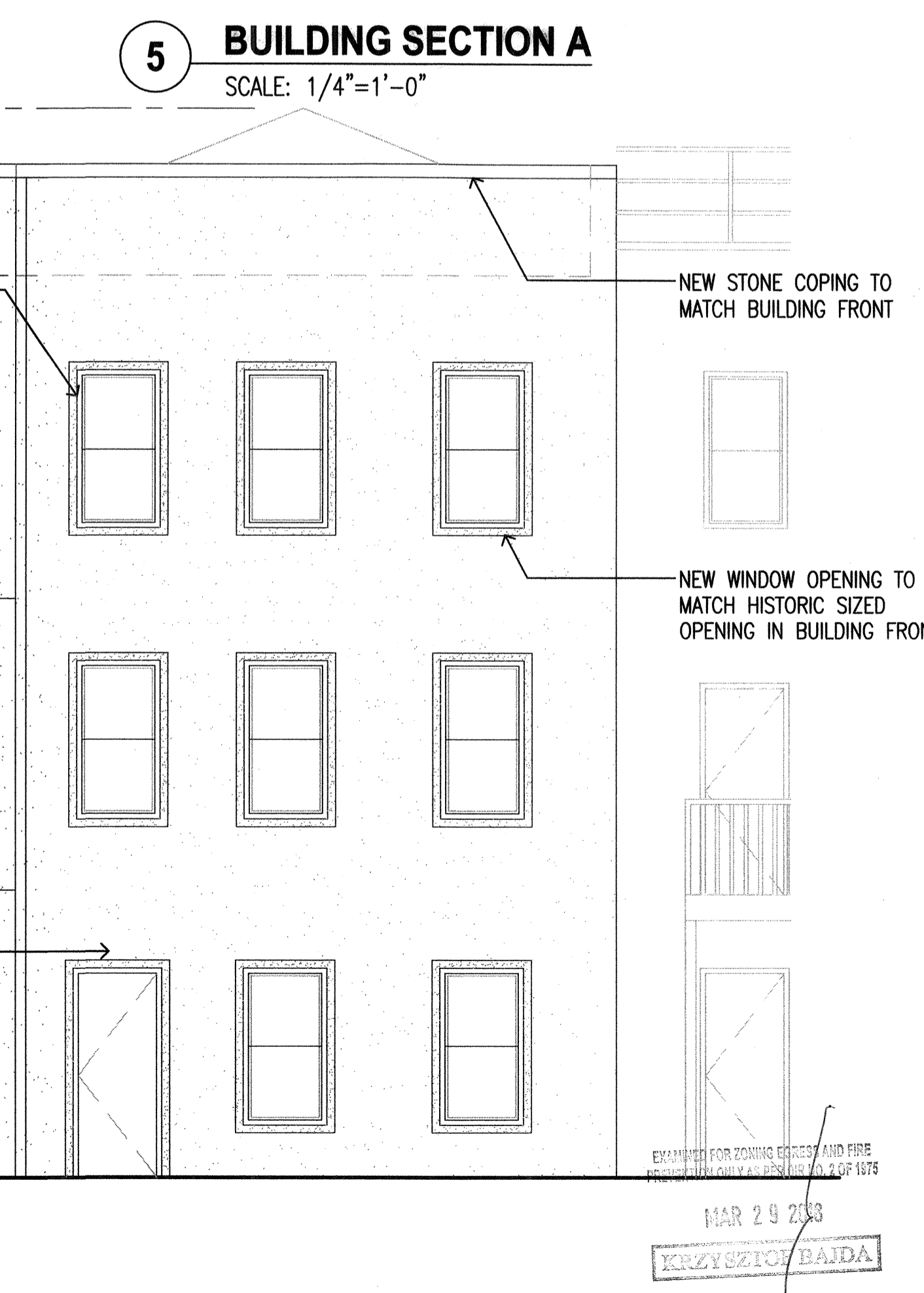
**5 BUILDING SECTION A**  
SCALE: 1/4"=1'-0"

**GRAPHIC LEGEND**

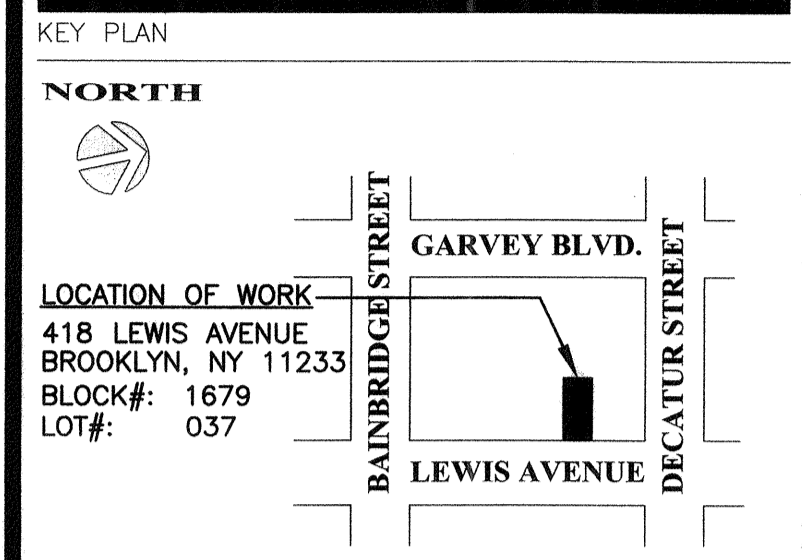
- EXISTING CONSTRUCTION
- EXISTING DOOR TO REMAIN
- INDICATE NEW DOOR
- NEW INTERIOR PARTITION (1 HR.)
- NEW WALL PARTITION (2 HR.)
- NEW EXTERIOR WALL, REFER TO WALL SECTION DETAIL FOR MORE INFO.
- WINDOW TYPE
- PARTITION TYPE, REFER TO WALL DETAIL FOR MORE INFORMATION
- HATCH INDICATES NEW MILLWORK
- CEILING MOUNTED SMOKE DETECTOR/ CARBON DIOXIDE DETECTOR. SEE SMOKE DETECTOR NOTES
- SWITCH  
"ex" DENOTES EXISTING  
"em" DENOTES EMERGENCY SWITCH
- MECHANICAL VENTILATION
- FLOOR/AREA DRAIN



**3 PROPOSED FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



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



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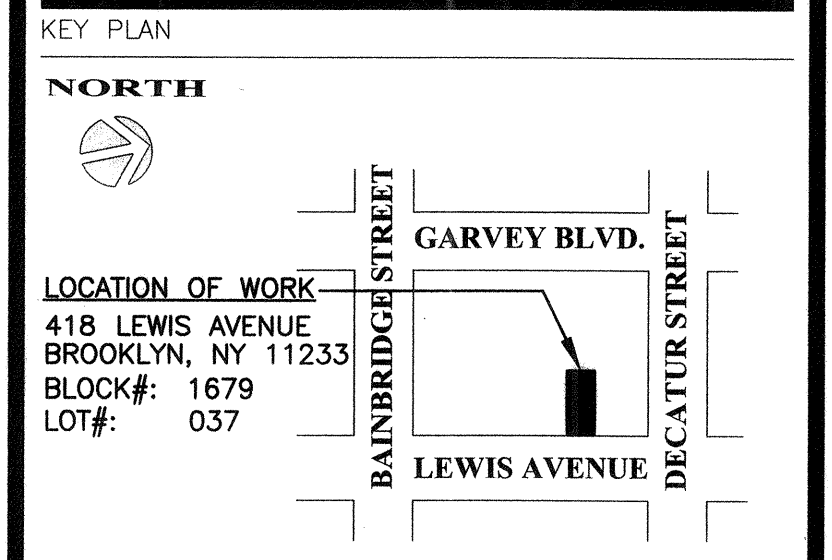
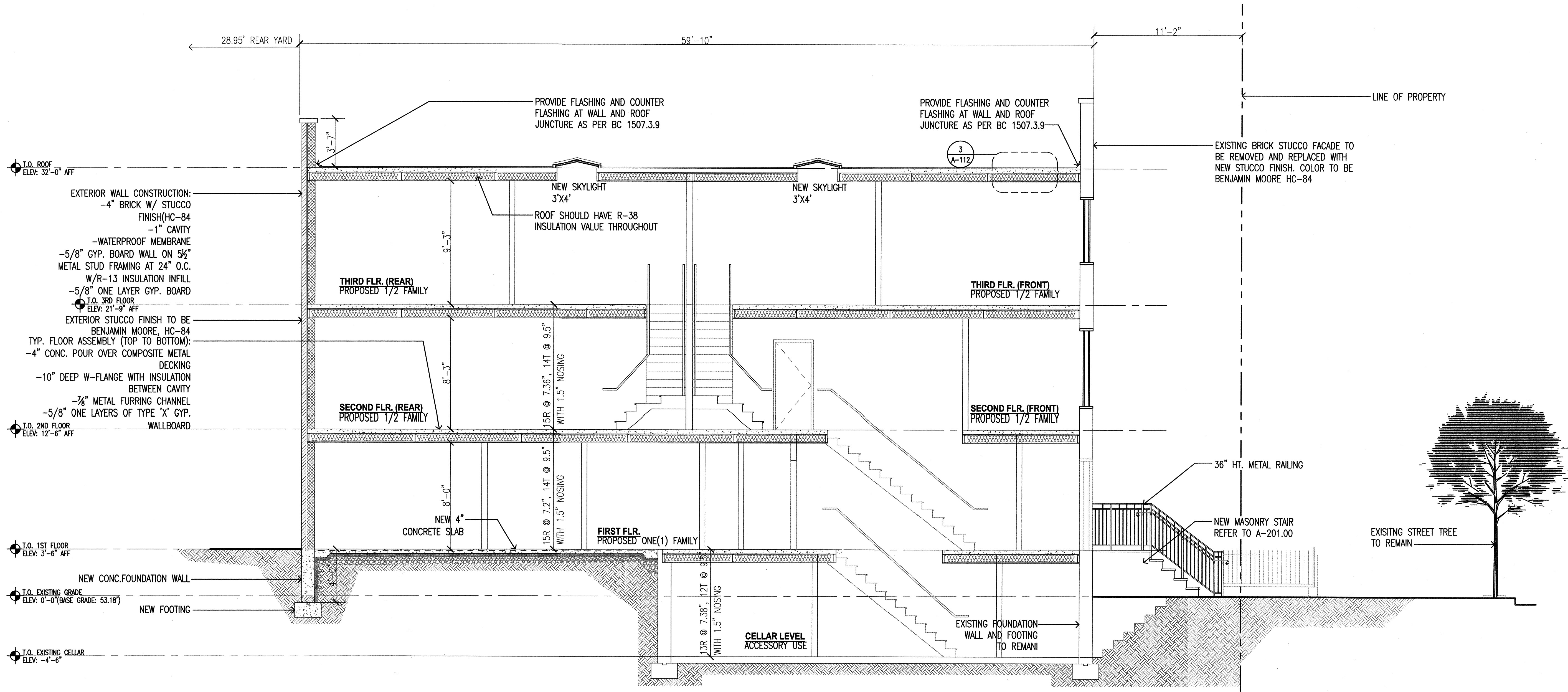
ARCHITECT  
**GMH Architecture PLLC**  
572 Fifth Avenue, 3rd Floor  
New York, NY 10036

PROJECT  
418a LEWIS AVENUE  
BROOKLYN, NY  
Cellar, 1st, 2nd & 3rd Floor

DRAWING TITLE  
**PROPOSED ROOF PLAN,  
ELEVATION AND NOTES**

SEAL & SIGNATURE

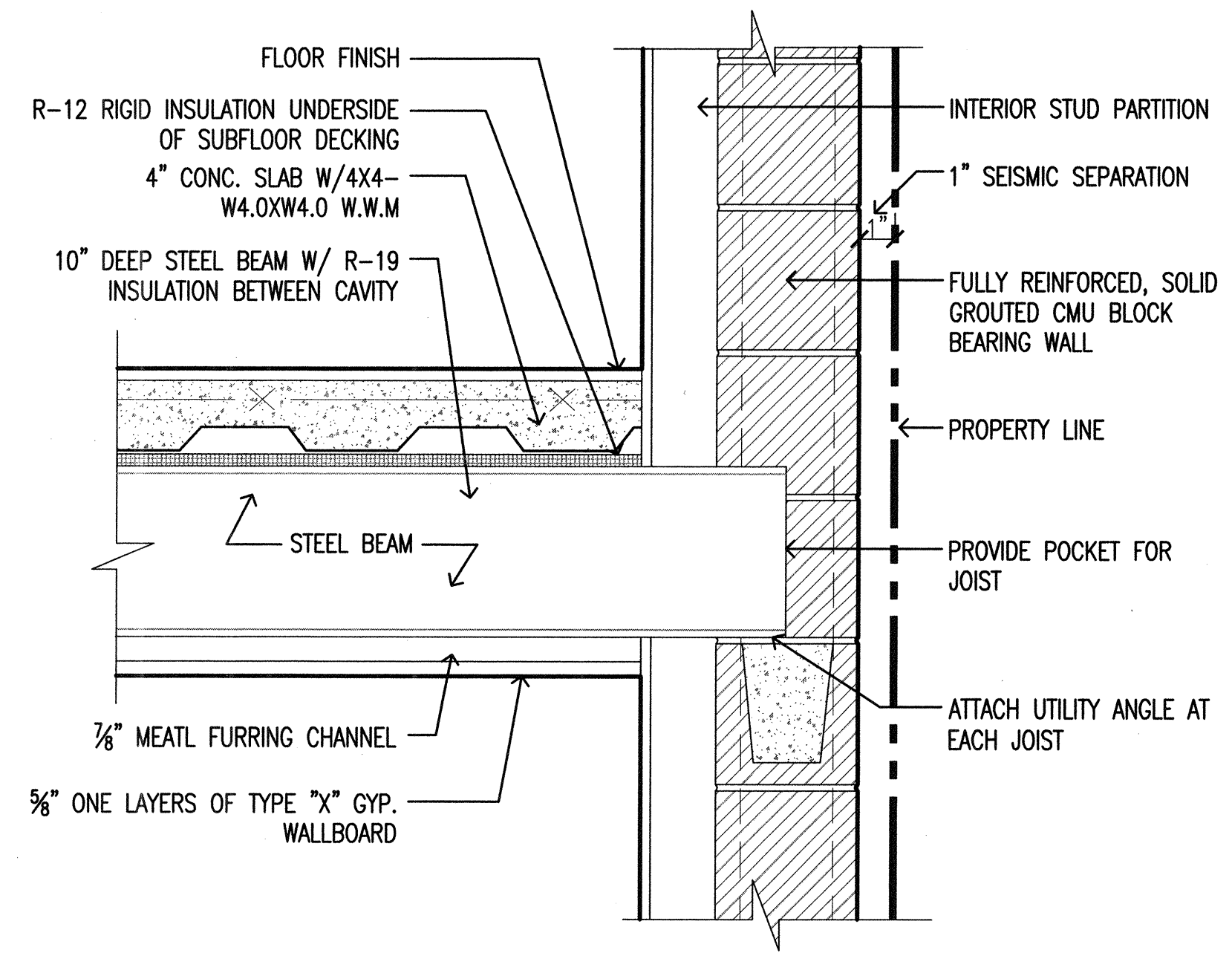
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DWG No.:  
**A-111.00**  
CADD FILE No.:



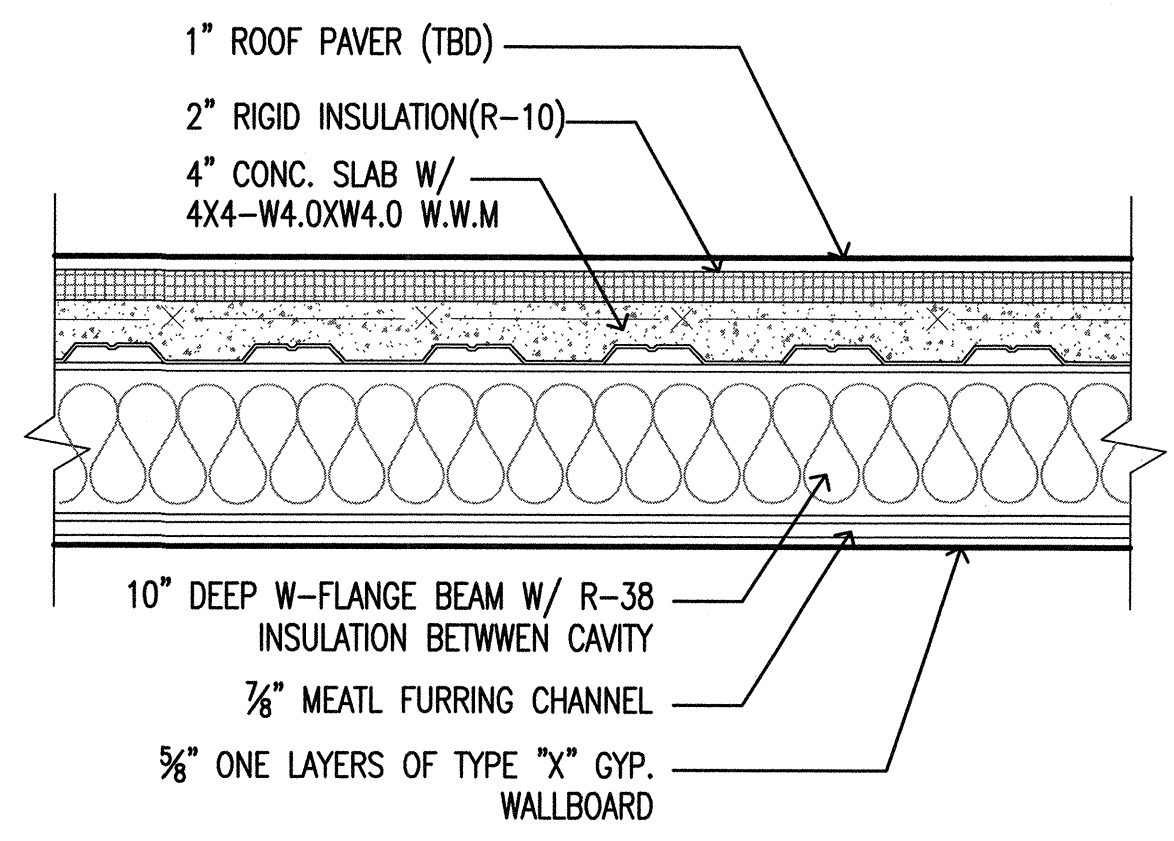
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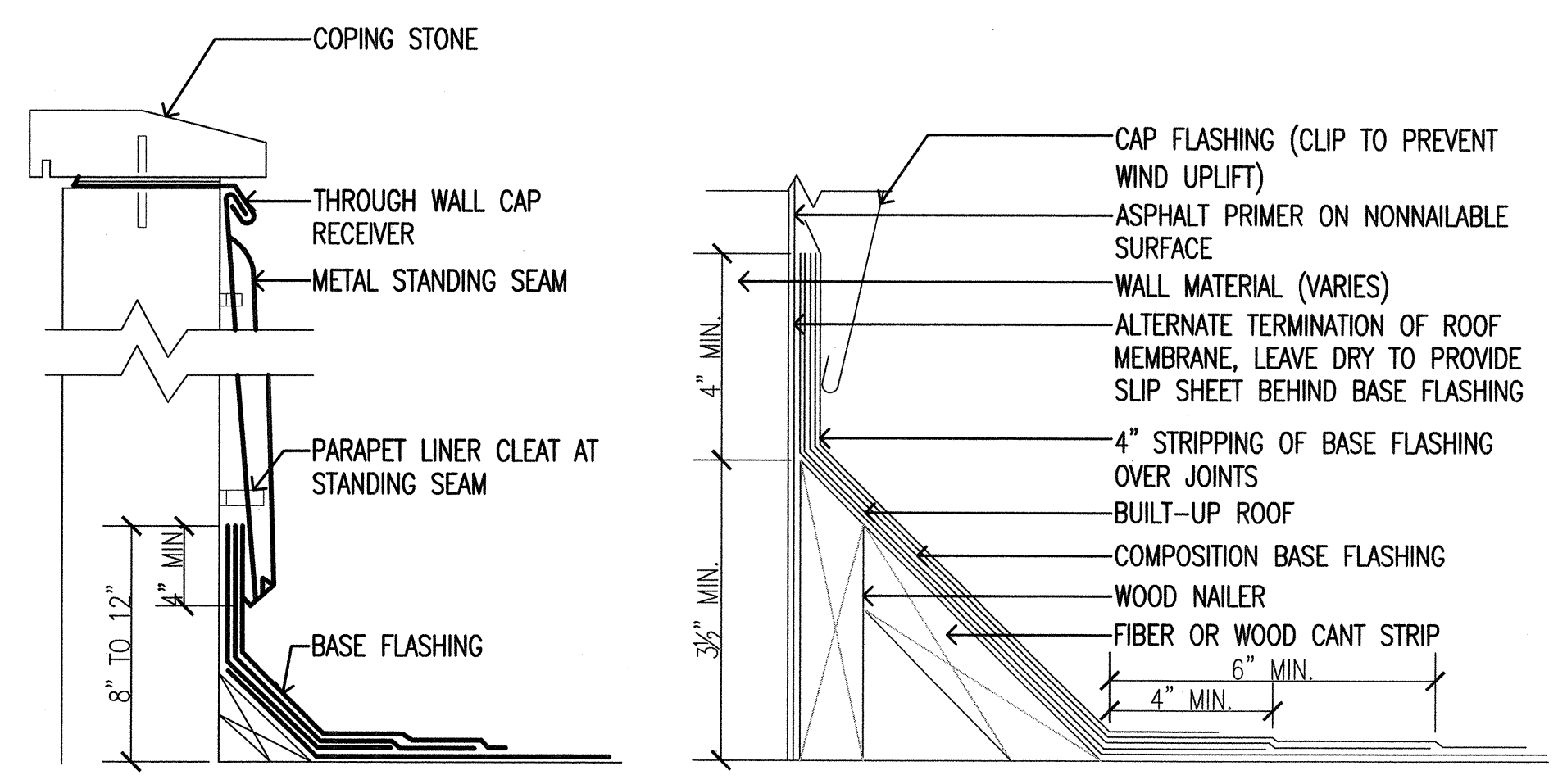
**1 BUILDING SECTION B**  
SCALE: 1/4"=1'-0"



**2 FLOOR JOINT DETAIL/FLOOR ASSEMBLY DETAIL**  
SCALE: 3"=1'-0"



**3 ROOF ASSEMBLY DETAIL**  
SCALE: 1"=1'-0"



**HORIZONTAL REINFORCEMENT NOTE: (PER LL 17/95)**  
METAL TIES CONFORMING TO SECTION 5.8 EXCEPT THAT TIES SHALL BE SPACE NO MORE THAN 24 INCHES APART EITHER HORIZONTALLY OR VERTICALLY CORROSION-RESISTANT DOVE TAIL SLOT ANCHORS WHERE THE BACKING AND VENEER HAS BEEN DESIGNED FOR THIS TYPE OF ATTACHMENT. SUCH ANCHORS SHALL BE FORMED FROM AT LEAST 16 GAUGE STEEL AT LEAST 1 INCH WIDE. ADHESION TYPE MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SETTING PLANS WHERE ANCHORED VENEER IS NOT GROUTED TO BACK, IT SHALL BE SUPPORTED IN A MANNER THAT WILL PROVIDE FOR MOVEMENT BETWEEN THE VENEER AND ITS BACKING.

**4 PARAPET-ROOFING WATERPROOFING DETAIL**  
SCALE: N.T.S.

REVISION LOG

NO.	DATE	DESCRIPTION

ARCHITECT  
**GMH Architecture PLLC**  
572 Fifth Avenue, 3rd Floor  
New York, NY 10036

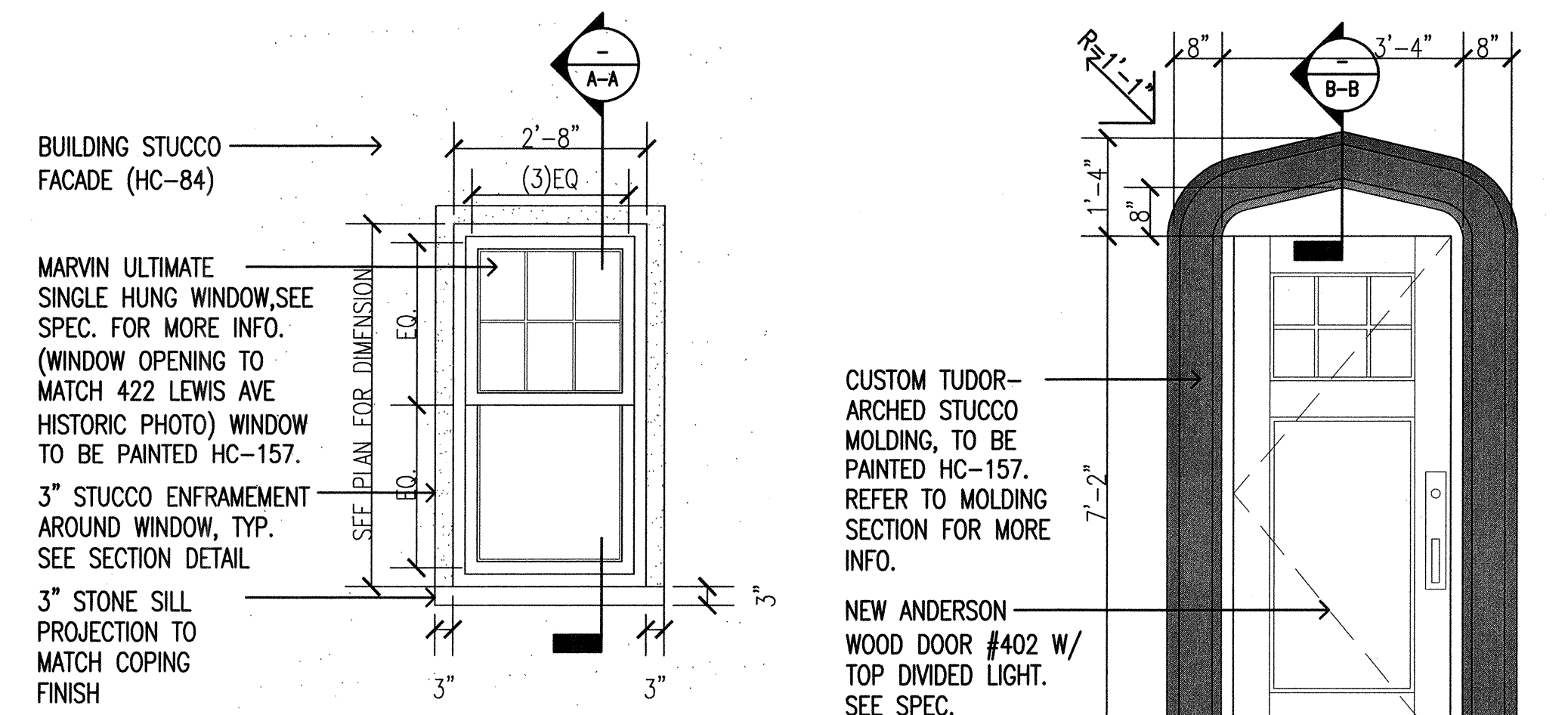
PROJECT  
**418a LEWIS AVENUE**  
BROOKLYN, NY  
Cellar, 1st, 2nd & 3rd Floor

DRAWING TITLE  
**BUILDING SECTION AND DETAILS**

SEAL & SIGNATURE  
  
PROJECT No.: 1015032  
DATE: 02/25/2016  
DRAWING BY: TEAM  
CHK BY: GEORGE H.  
DWG No.: **A-112.00**  
CADD FILE No.:

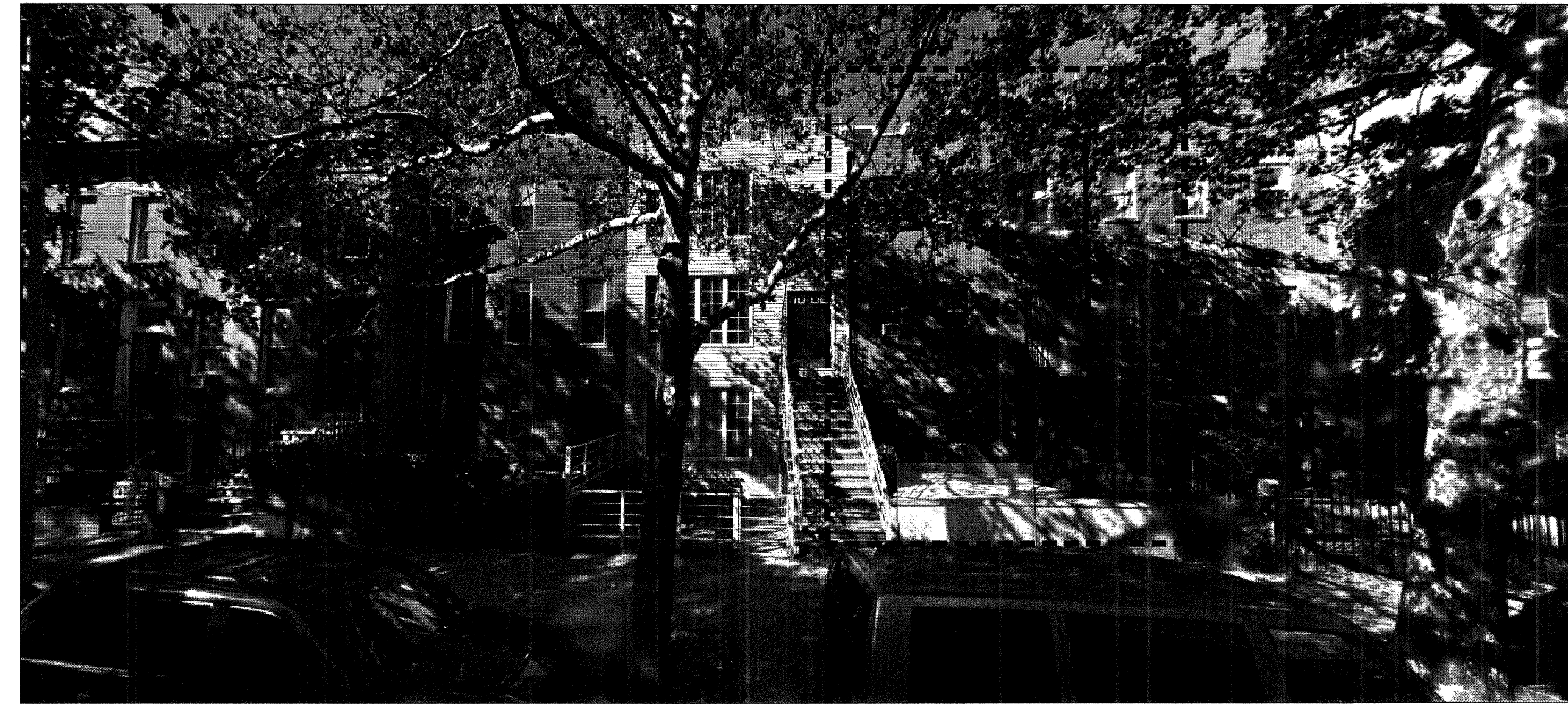


**1 PROPOSED ENLARGED FRONT ELEVATION**  
SCALE: 3/8"=1'-0"



**5 ENLARGED WINDOW ELE.**  
SCALE: 1/2"=1'-0"

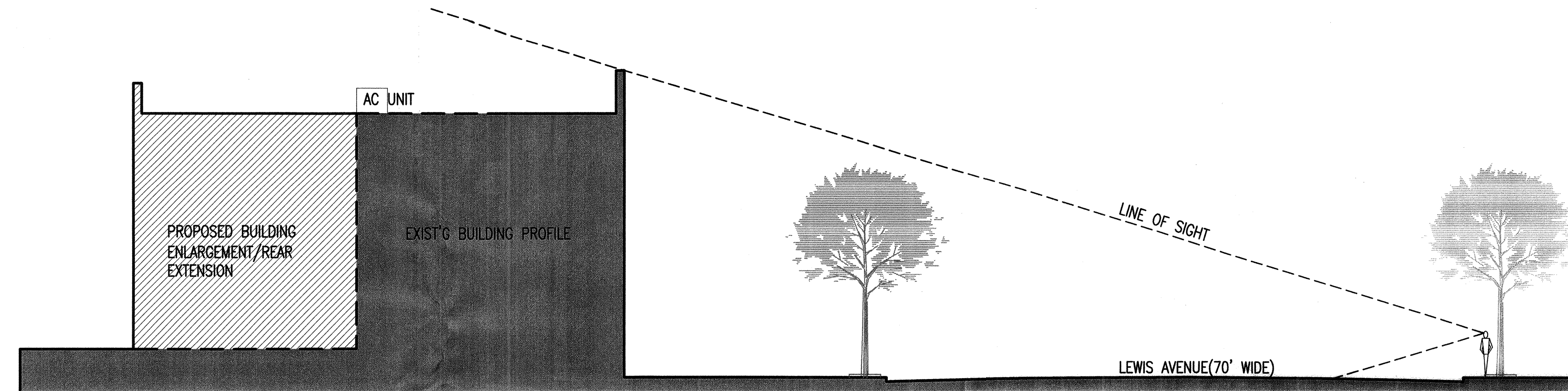
**6 ENLARGED DOOR ELEV.**  
SCALE: 1/2"=1'-0"



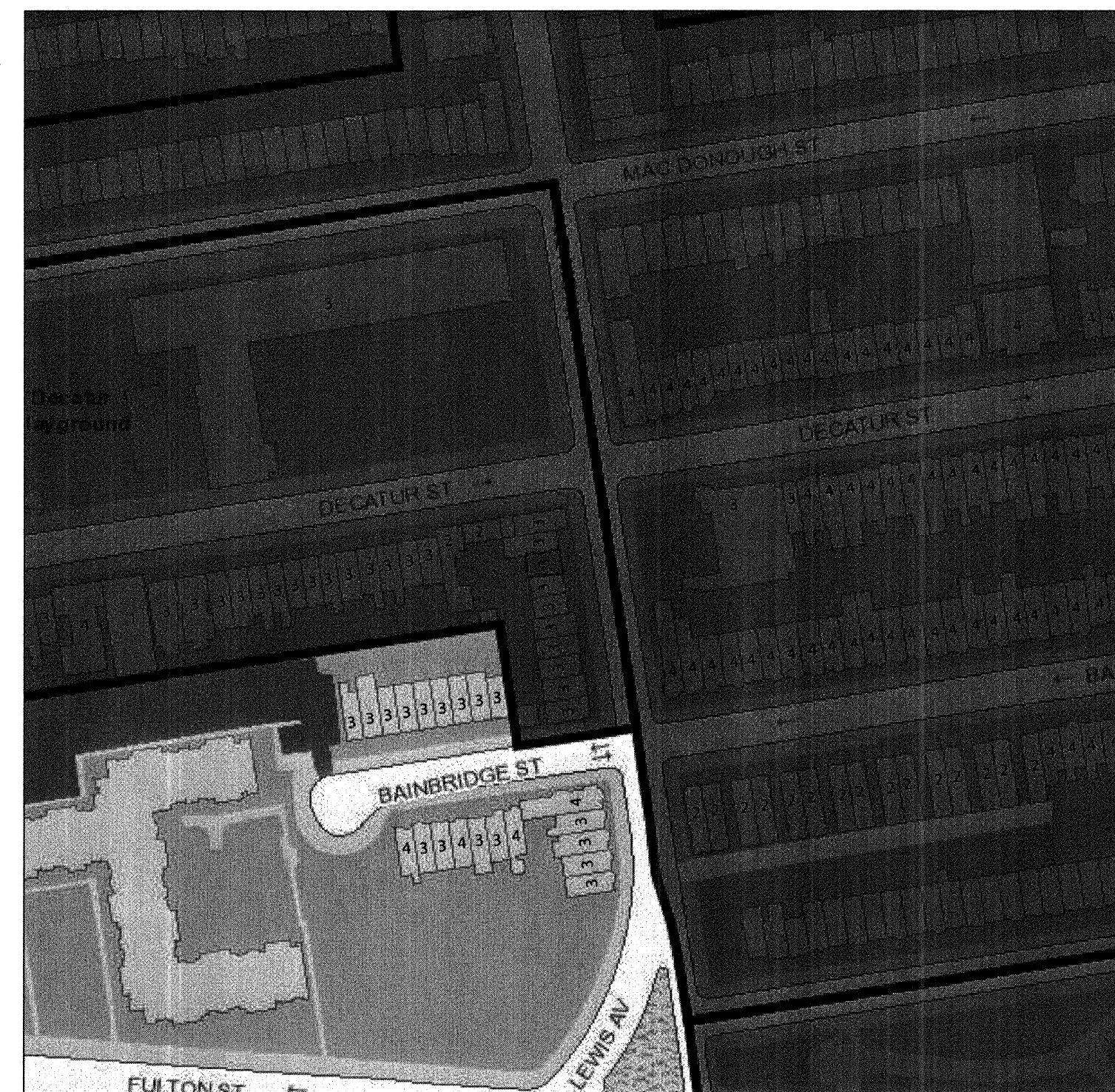
**2 EXISTING BUILDING IMAGE**  
SCALE: N.T.S.



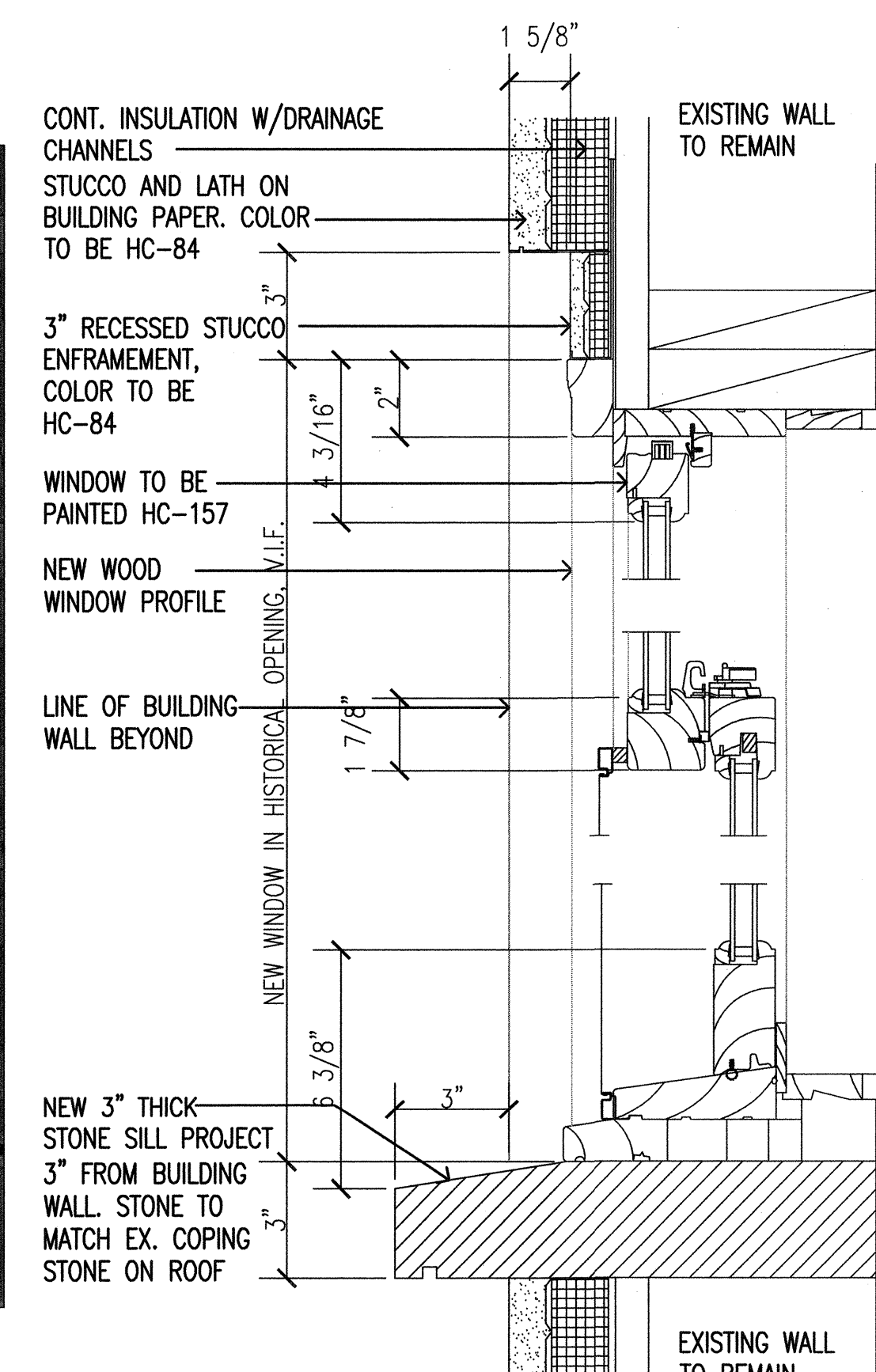
**2a 422 LEWIS AVE HISTORIC PHOTO**  
SCALE: N.T.S.



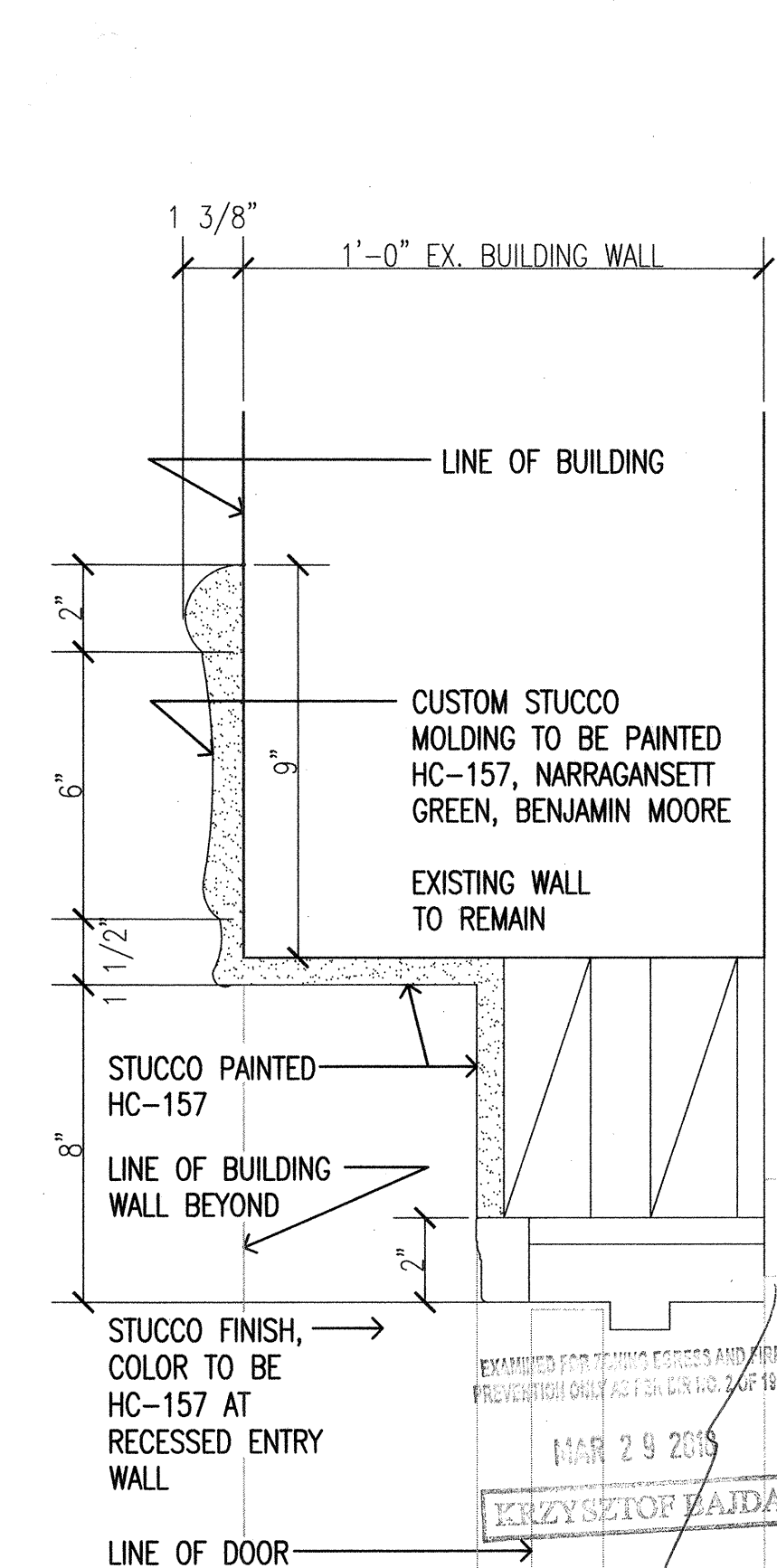
**3 STREET SECTION PROFILE**  
SCALE: 3/8"=1'-0"



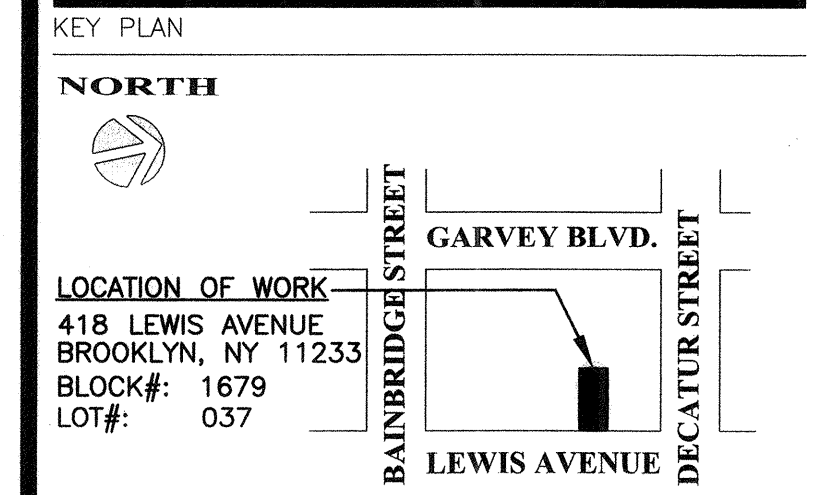
**4 BUILDING HT. EXHIBIT**  
SCALE: N.T.S.



**7 WINDOW SECTION A-A**  
SCALE: 3"=1'-0"



**8 DOOR MOLDING SECTION B-B**  
SCALE: 3"=1'-0"



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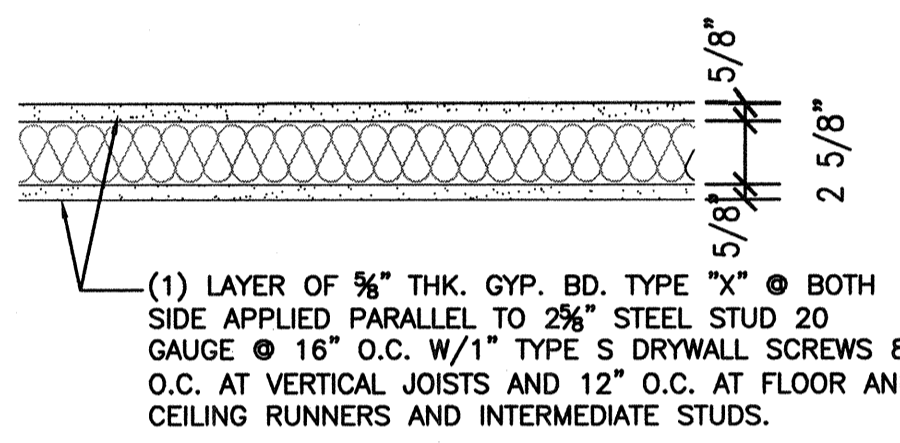
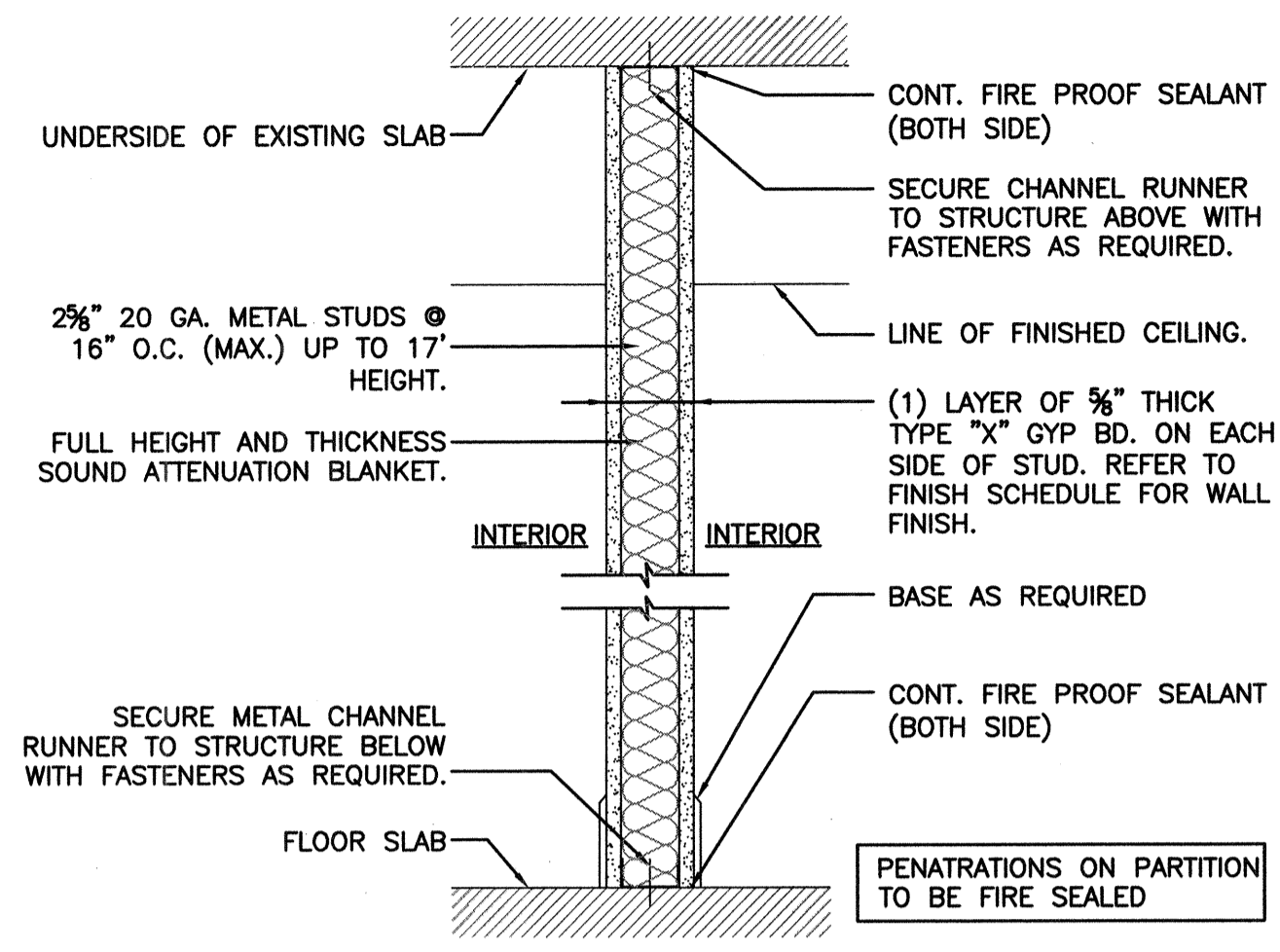
NO.	DATE	DESCRIPTION

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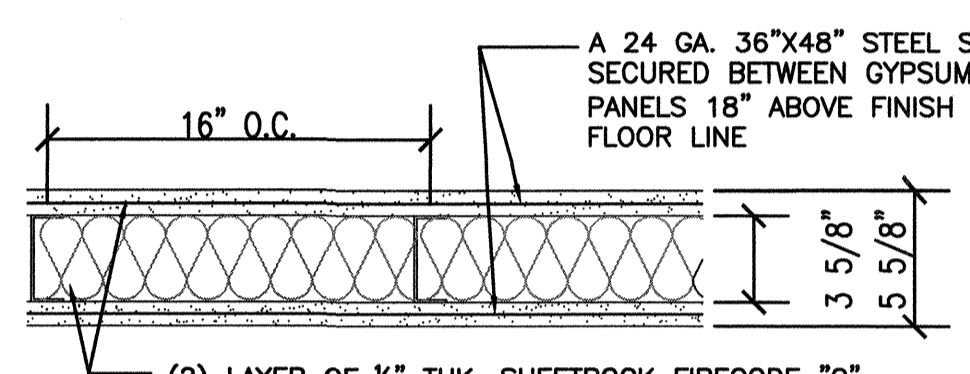
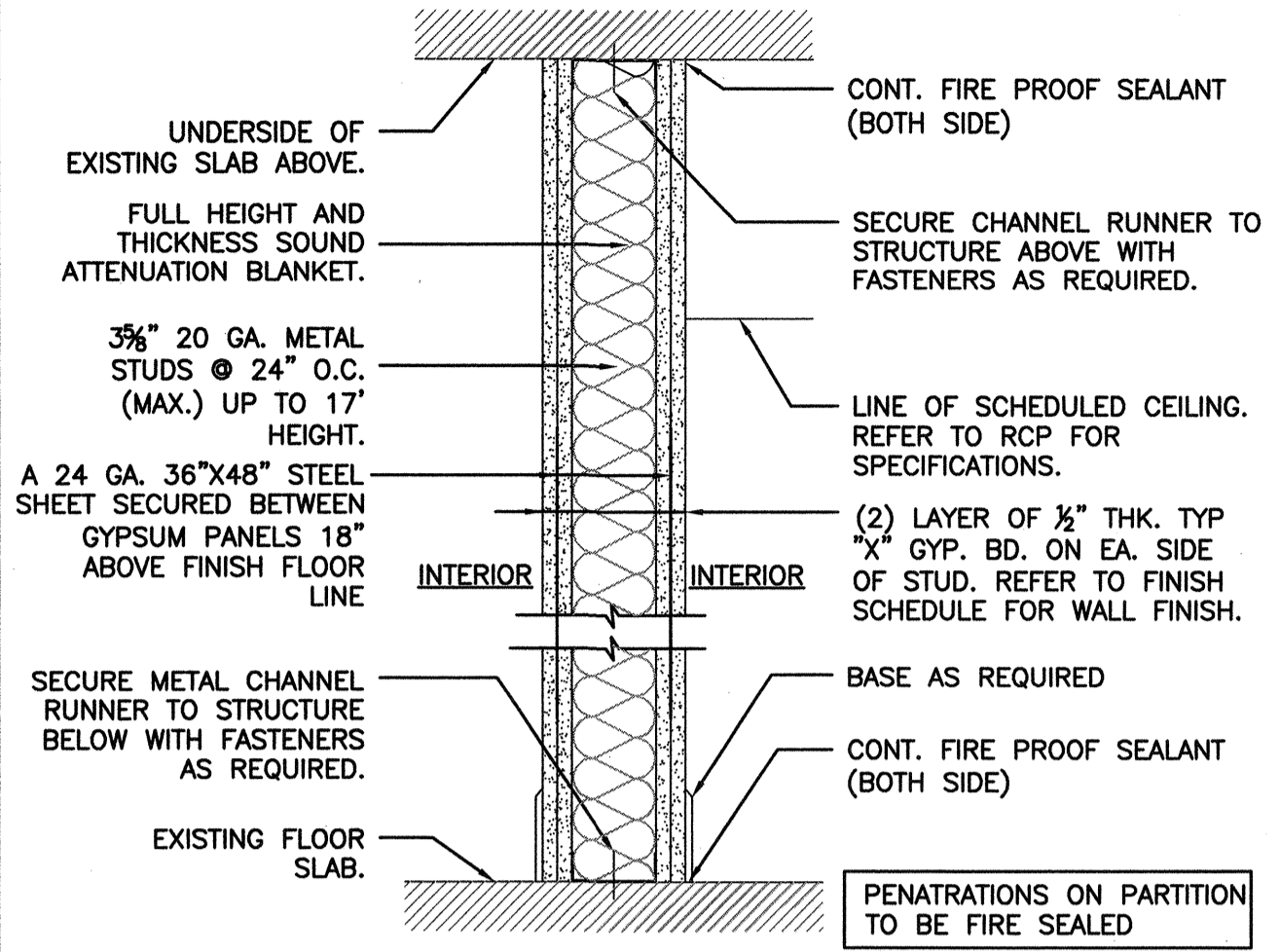
PROJECT  
418a LEWIS AVENUE  
BROOKLYN, NY  
Cellar, 1st, 2nd & 3rd Floor

DRAWING TITLE  
**ENLARGED ELEVATIONS, SITE  
DETAILS AND SECTIONS**

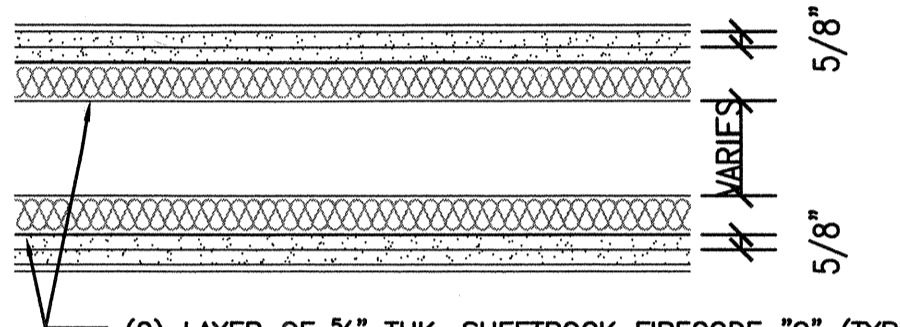
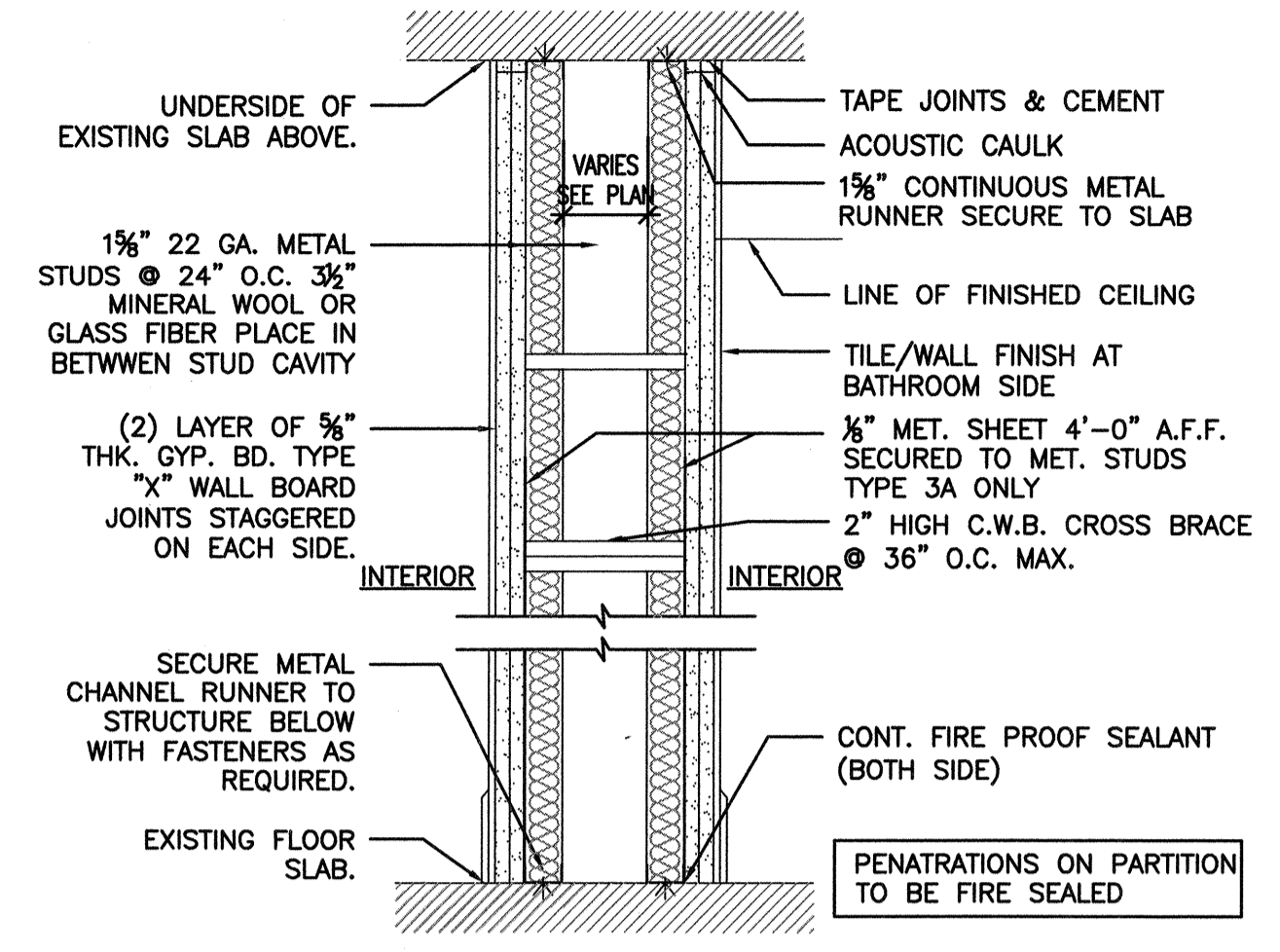
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PROJECT No.: 1015032  
DATE: 02/25/2016  
DRAWING BY: TEAM  
CHK BY: GEORGE H.  
DWG No.:  
**A-113.00**  
CADD FILE No.:



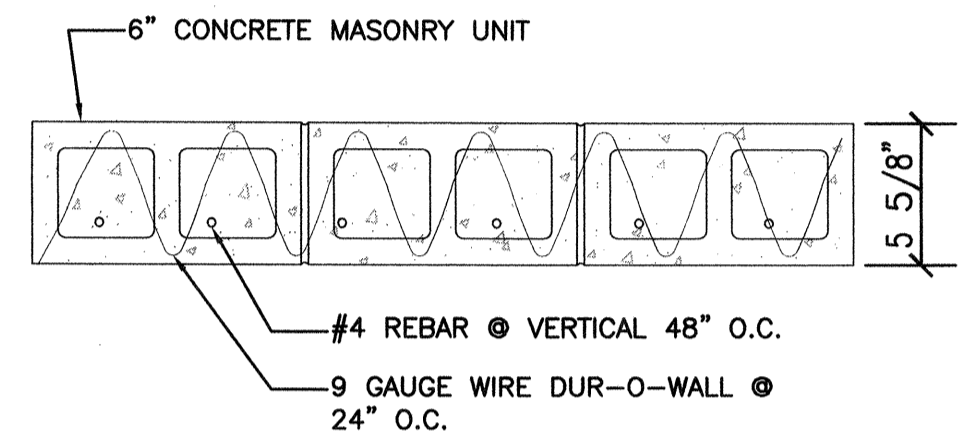
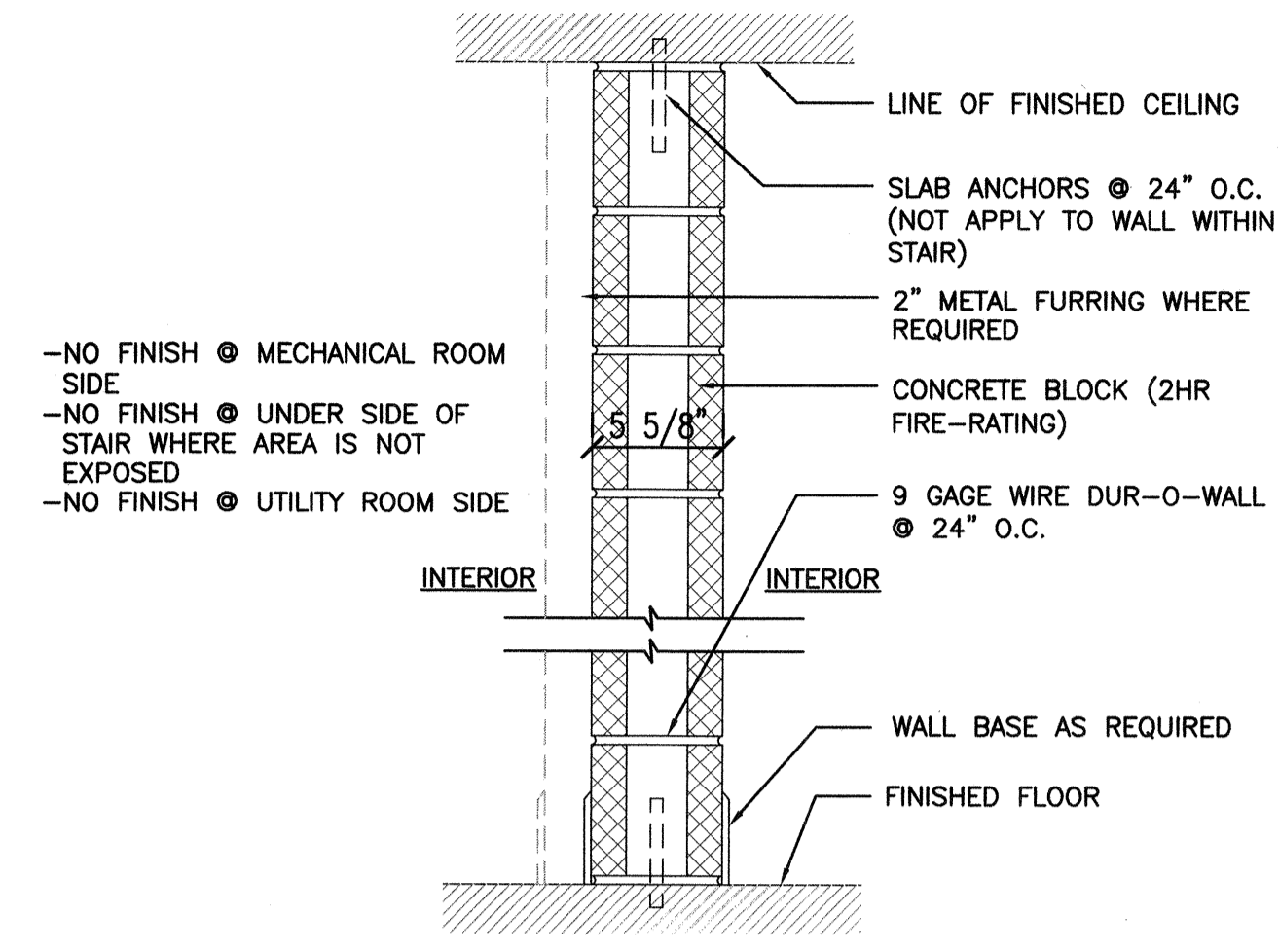
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STC 90-54



BSA CAL. NO# 542-88-SM  
STC 53



FIRE TEST: TL-76-156  
UL DESIGN NO. 420  
STC 57



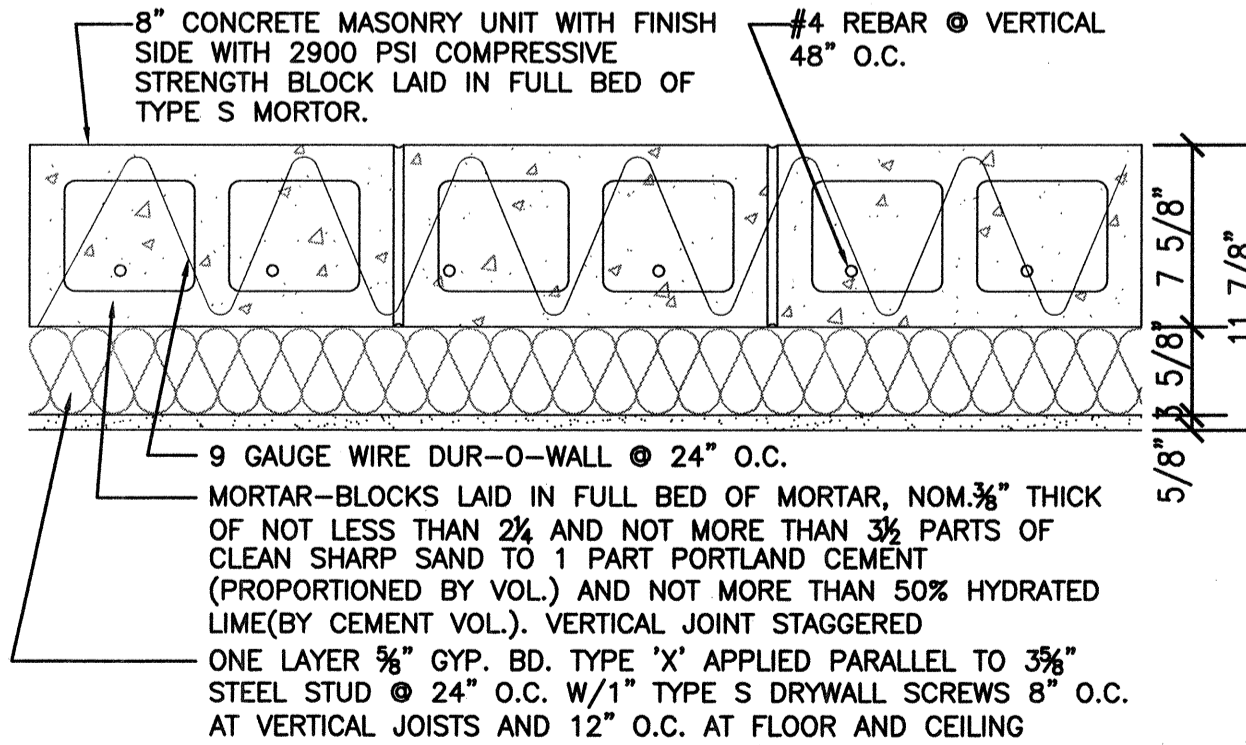
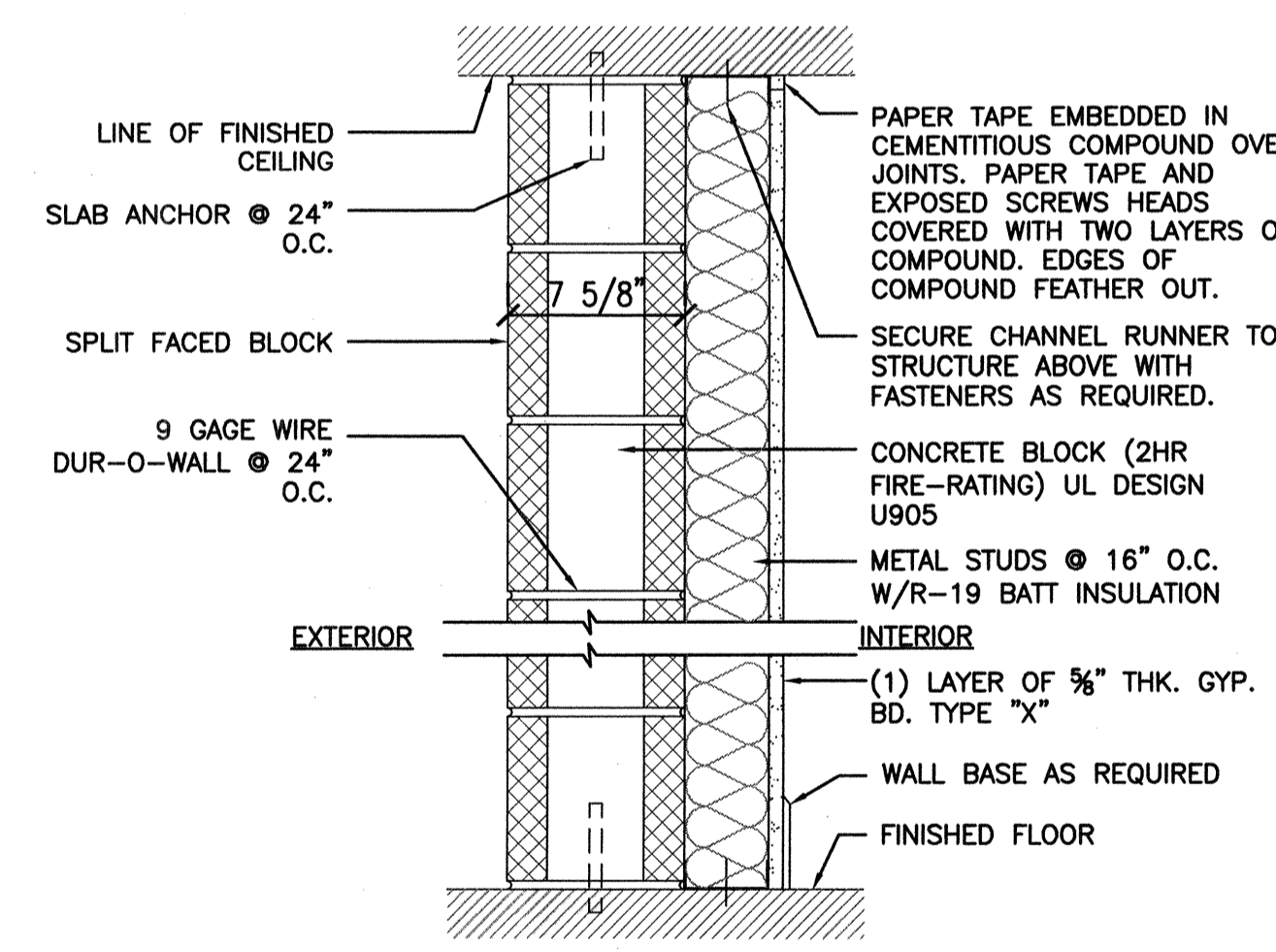
UL DESIGN NO. X528

**1** 1HR FIRE-RATED INTERIOR NON-LOAD BEARING PARTITION SCALE: 1 1/2"=1'-0"

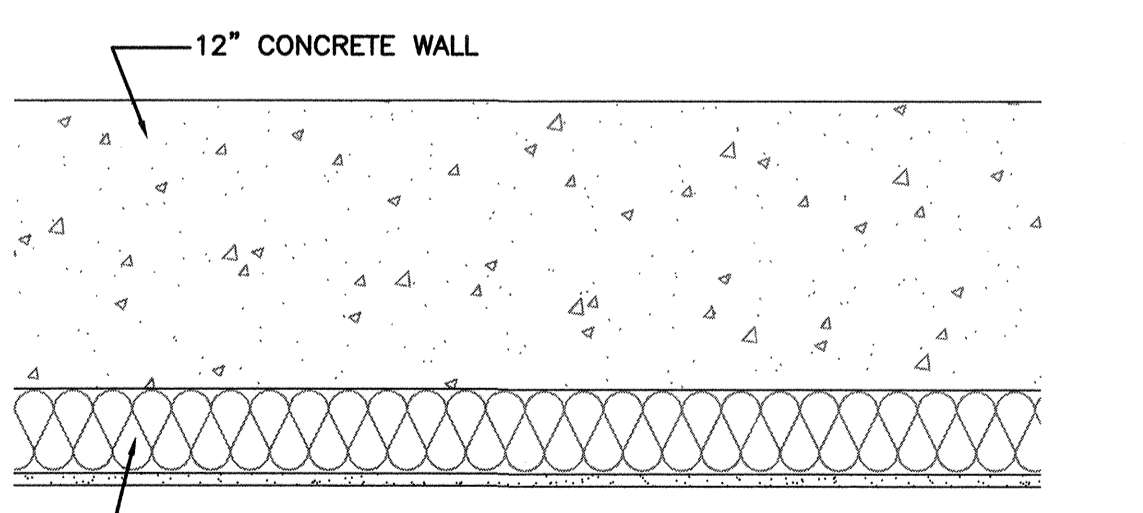
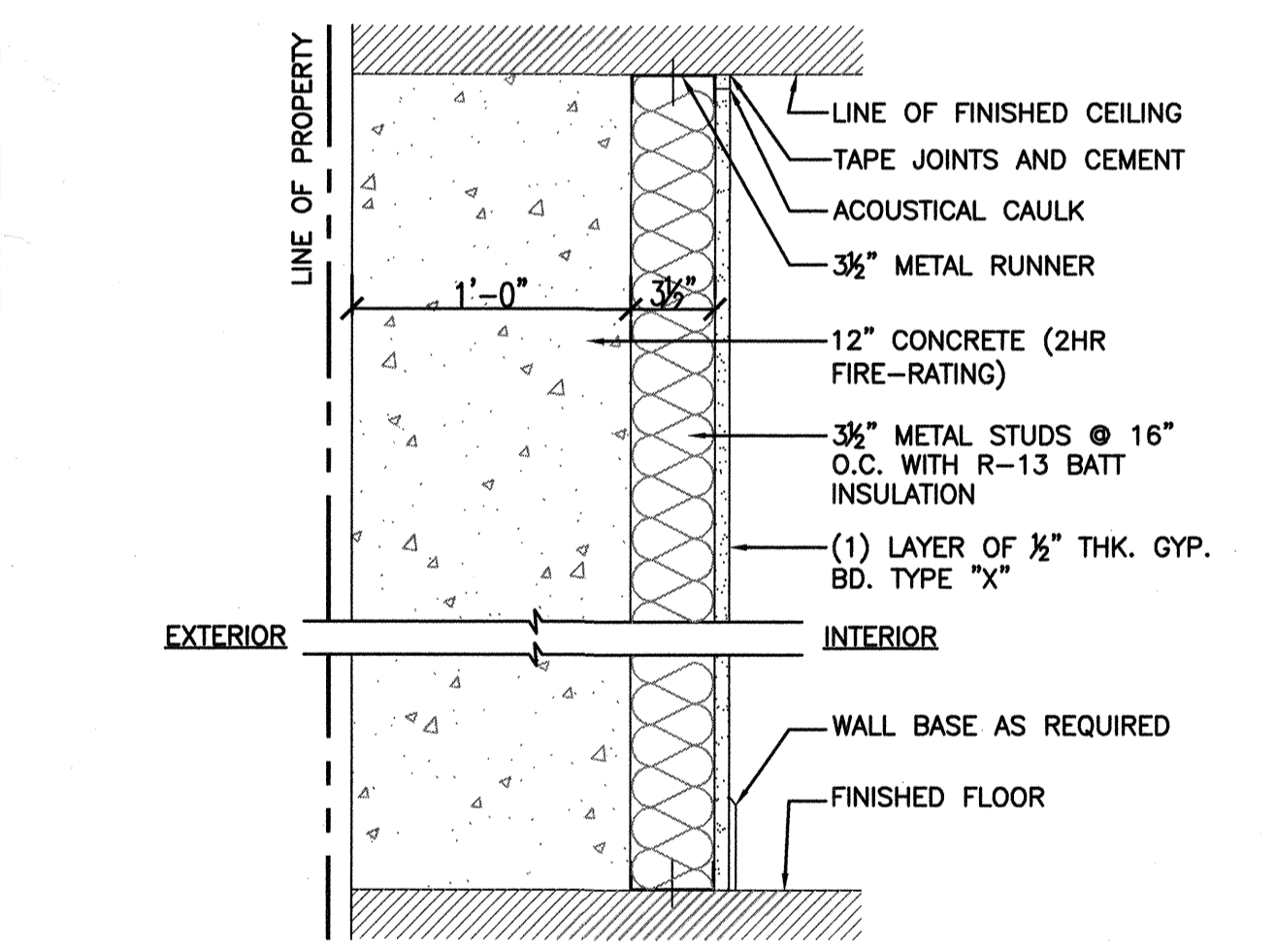
**2** 2HR FIRE-RATED NON-COMBUSTIBLE ASSEMBLY PARTITION SCALE: 1 1/2"=1'-0"

**3** 2HR FIRE-RATED PIPE CHASE PARTITION SCALE: 1 1/2"=1'-0"

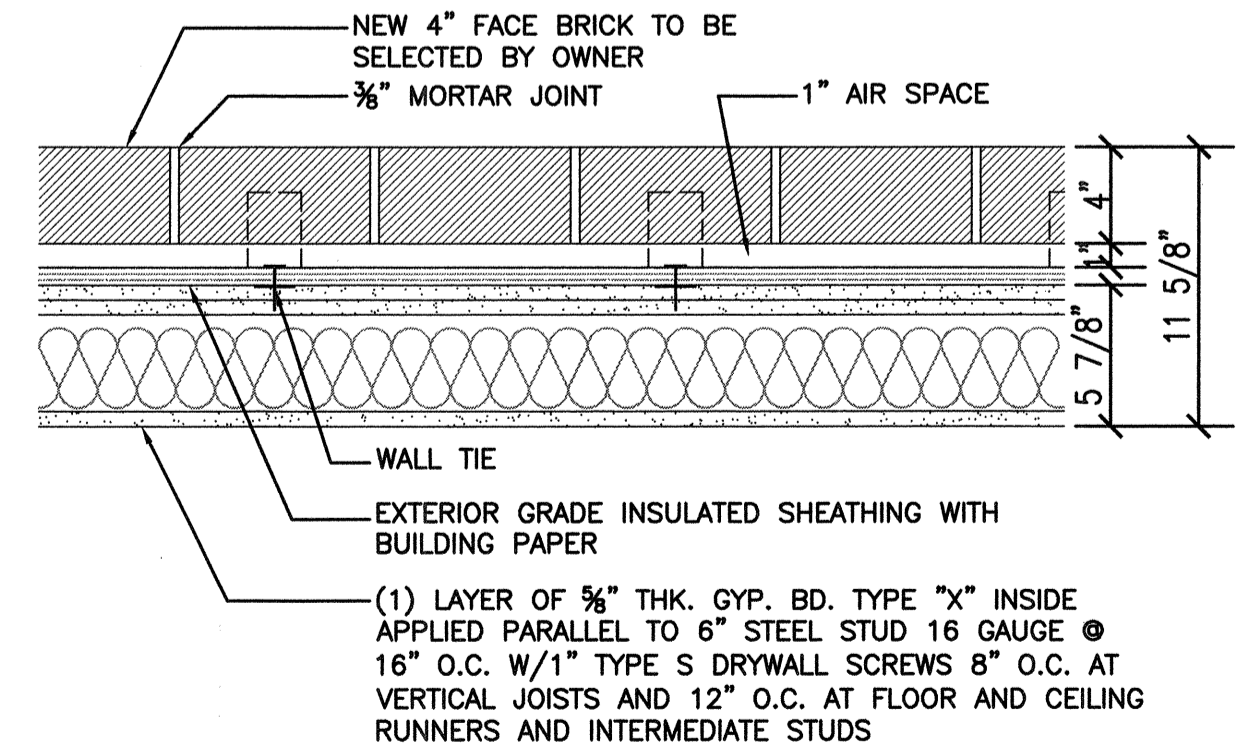
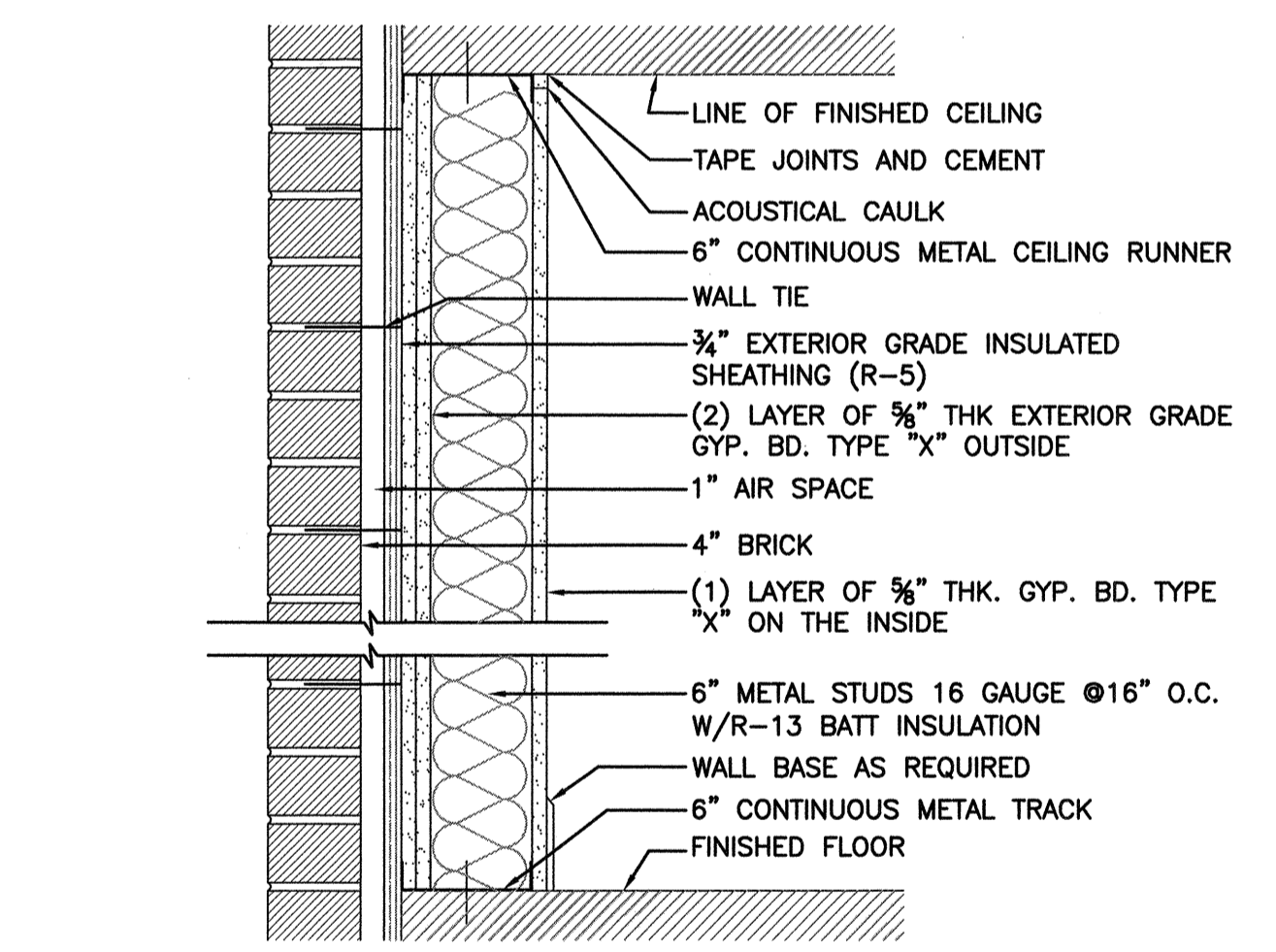
**4** 6" CMU WALL SCALE: 1 1/2"=1'-0"



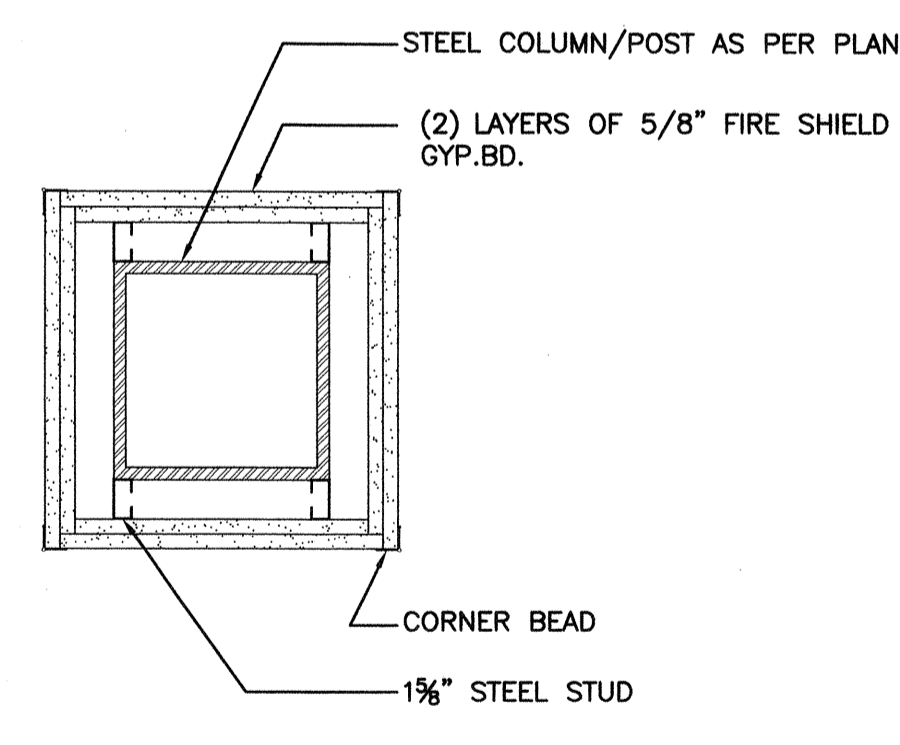
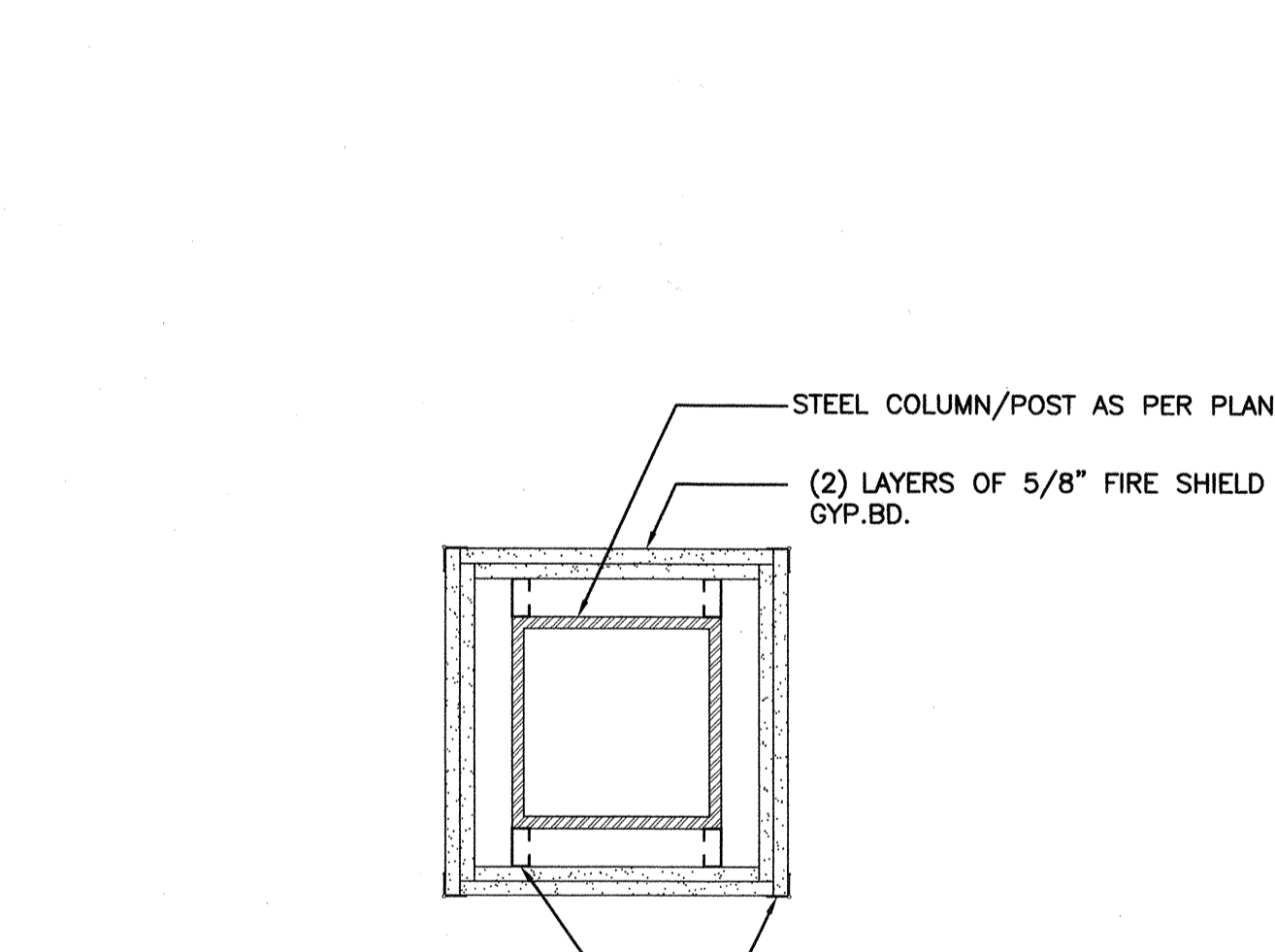
FIRE TEST: UL DESIGN U905  
STC 59 R-19



**6** CONCRETE FOUNDATION WALL WITH FURRING (R-13) SCALE: 1 1/2"=1'-0"

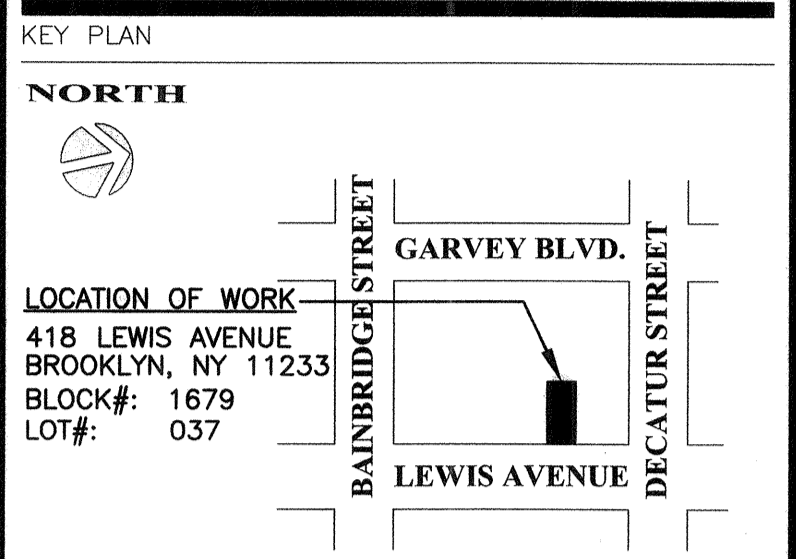


**7** BRICK TO METAL STUD EXTERIOR WALL (R-13+5) SCALE: 1 1/2"=1'-0"



**8** 2 HR. COLUMN ENCLOSURE SCALE: 1 1/2"=1'-0"

**5** 2 HR FIRE-RATED BEARING/8\"/>



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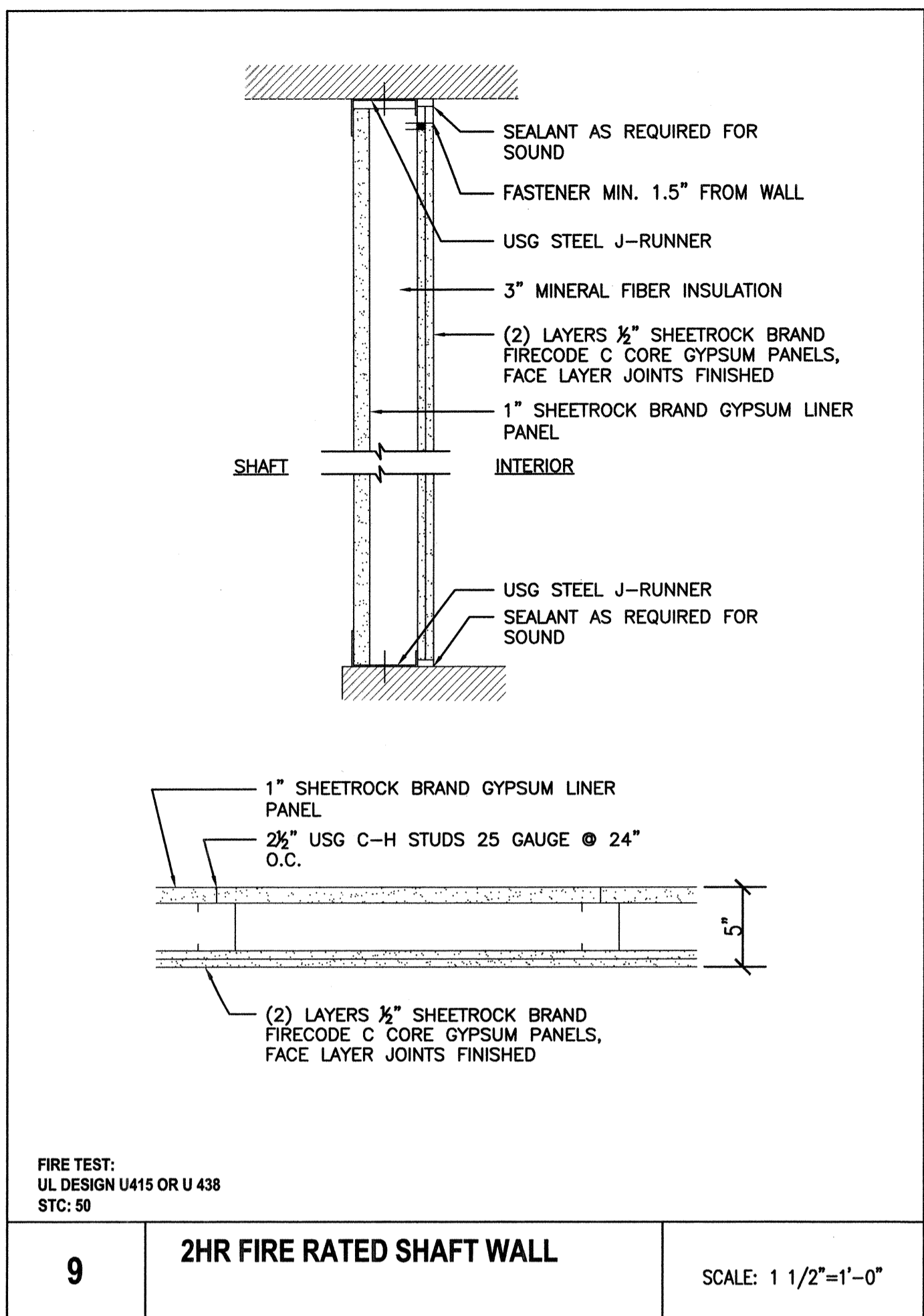
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ARCHITECT  
GMH Architecture PLLC  
572 Fifth Avenue, 3rd Floor  
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PROJECT  
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BROOKLYN, NY  
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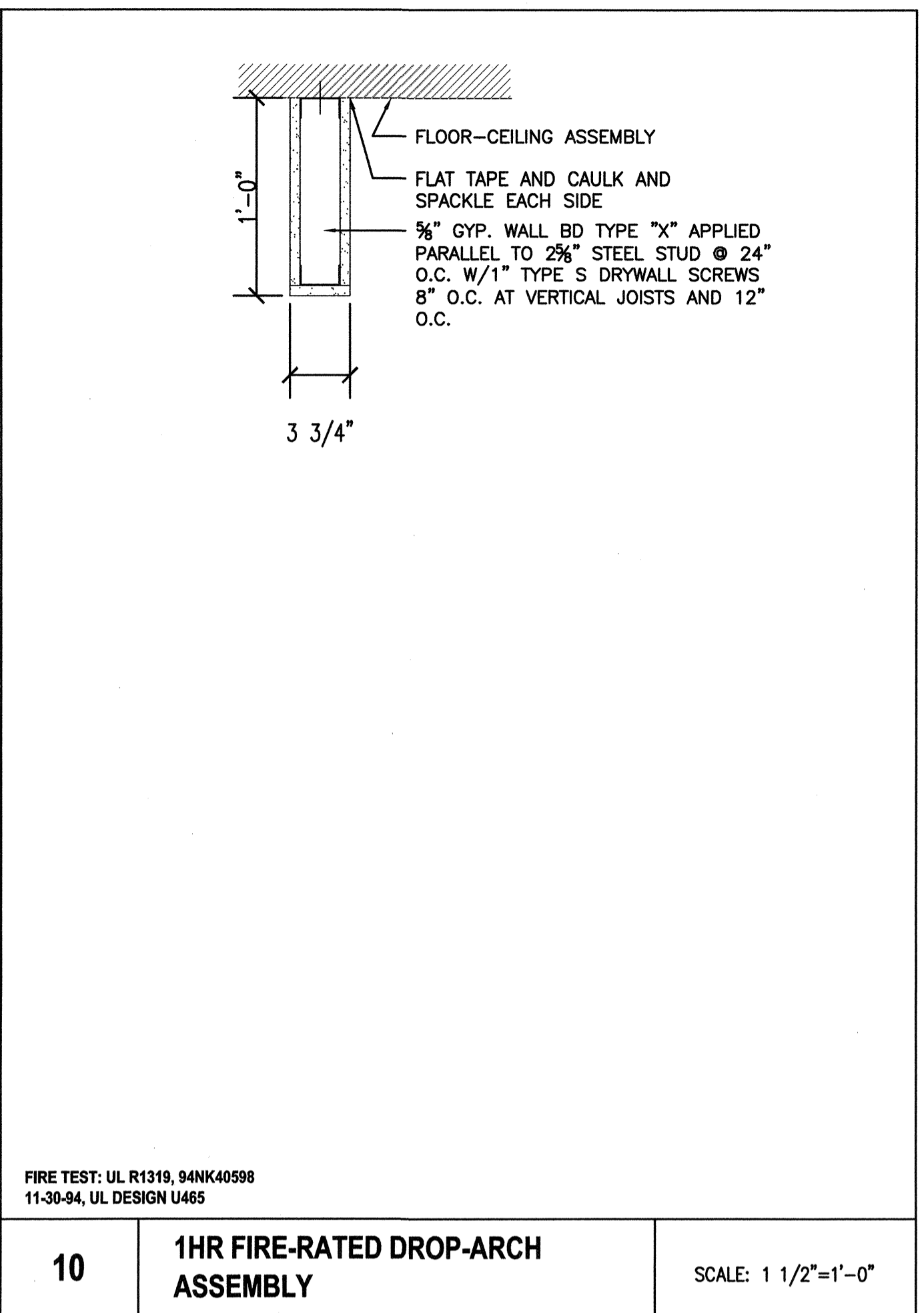
DRAWING TITLE  
TYPICAL WALL TYPE AND DETAILS

SEAL & SIGNATURE  
PROJECT No.: 1015032  
DATE: 02/25/2016  
DRAWING BY: TEAM  
CHK BY: GEORGE H.  
DWG No.:  
**A-200.00**  
CADD FILE No.:



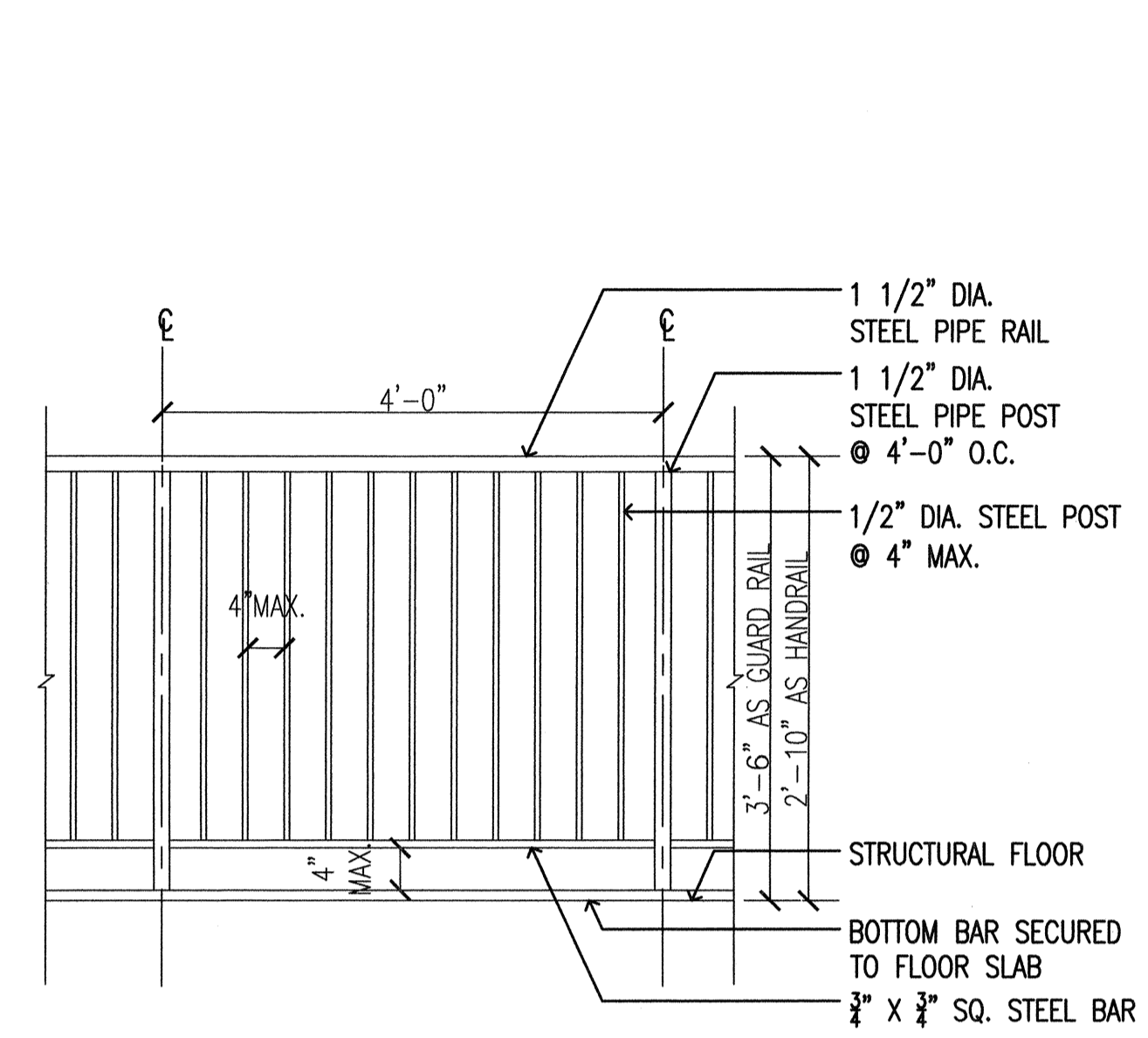
FIRE TEST:  
UL DESIGN U415 OR U 438  
STC: 50

**9 2HR FIRE RATED SHAFT WALL**  
SCALE: 1 1/2"=1'-0"

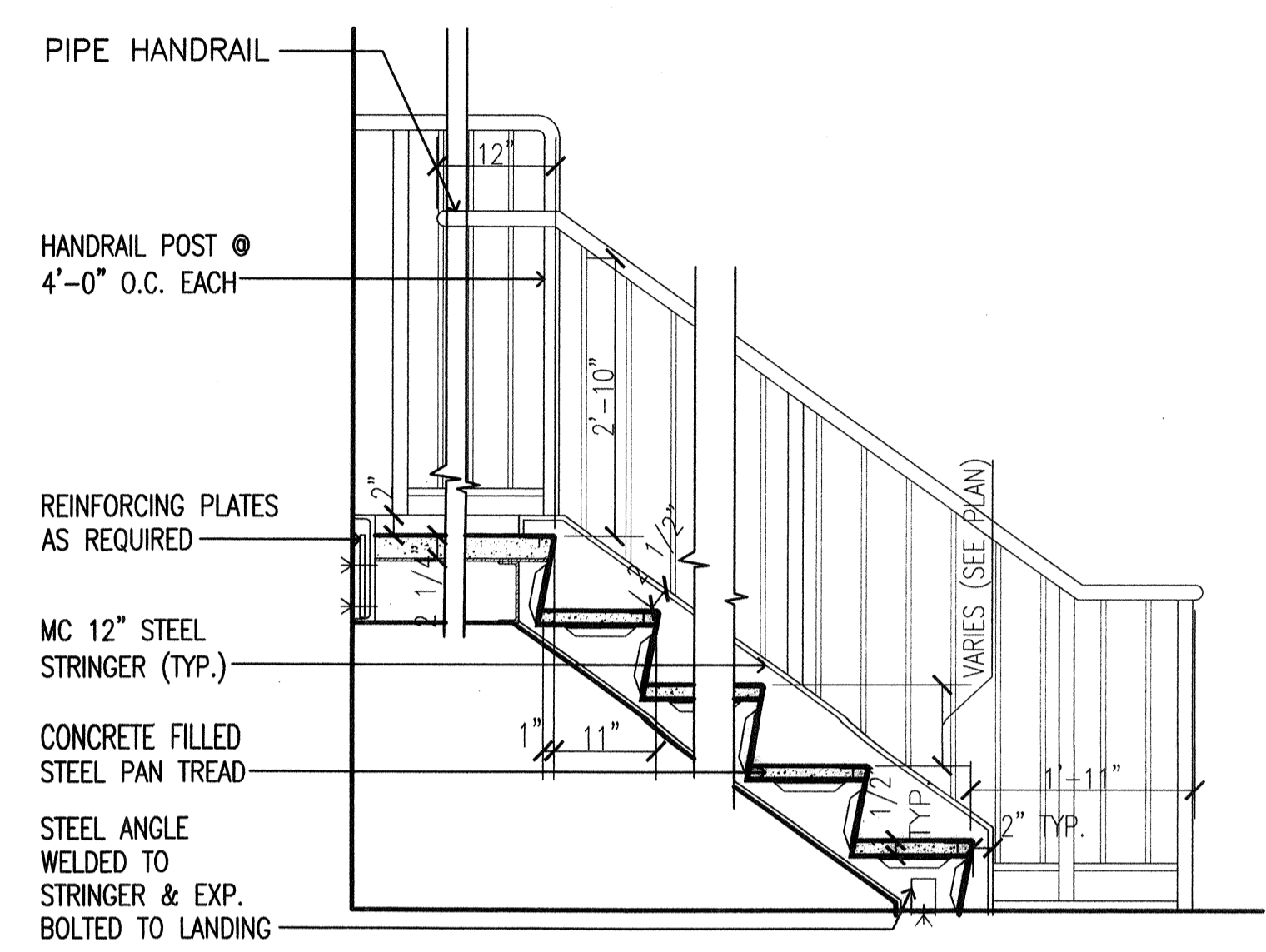


FIRE TEST: UL R1319, 94NK40598  
11-30-94, UL DESIGN U465

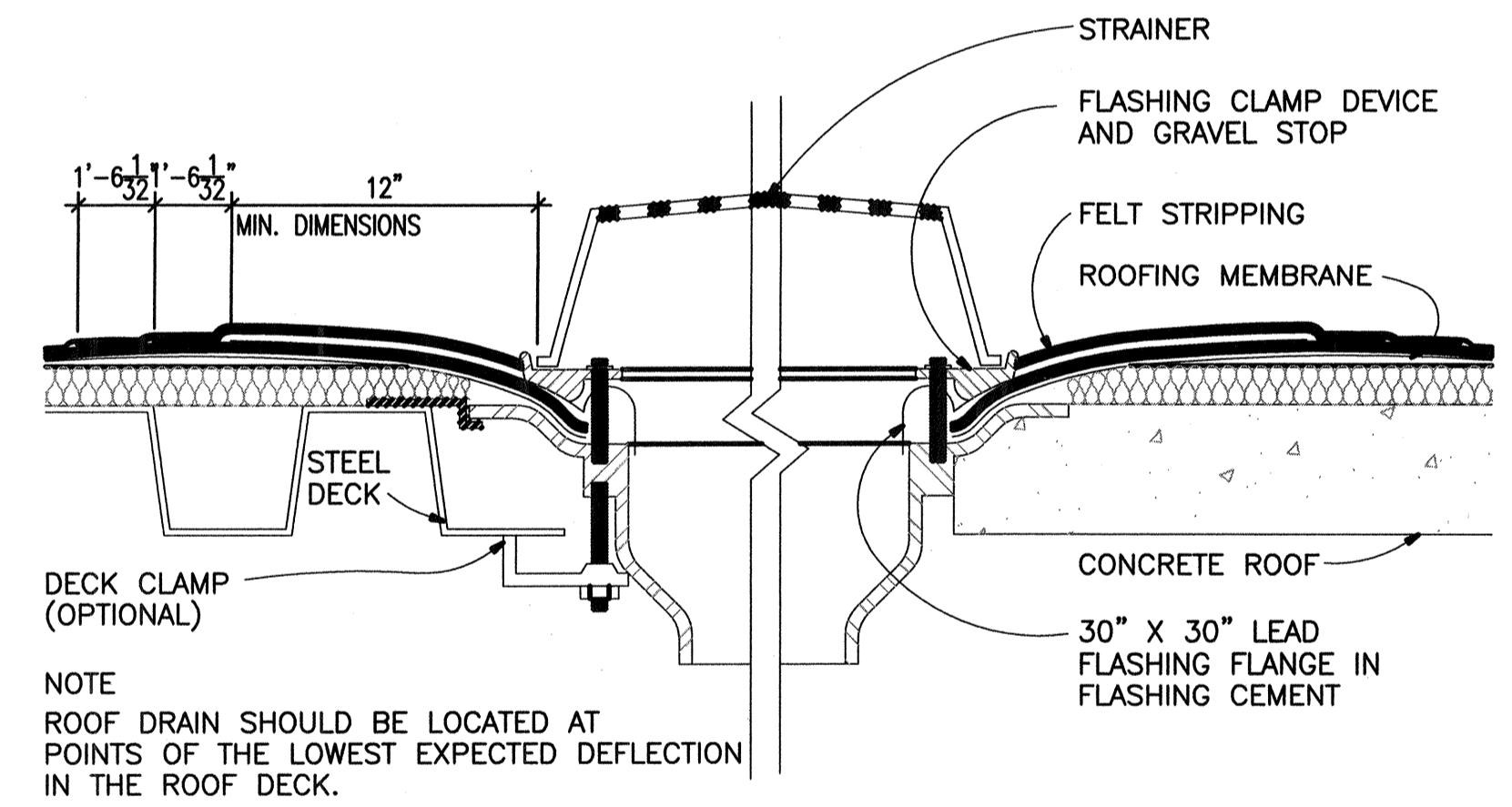
**10 1HR FIRE-RATED DROP-ARCH ASSEMBLY**  
SCALE: 1 1/2"=1'-0"



**1 TYP. STAIR DETAIL @ BALUSTER**  
SCALE: 3/4" = 1'-0"

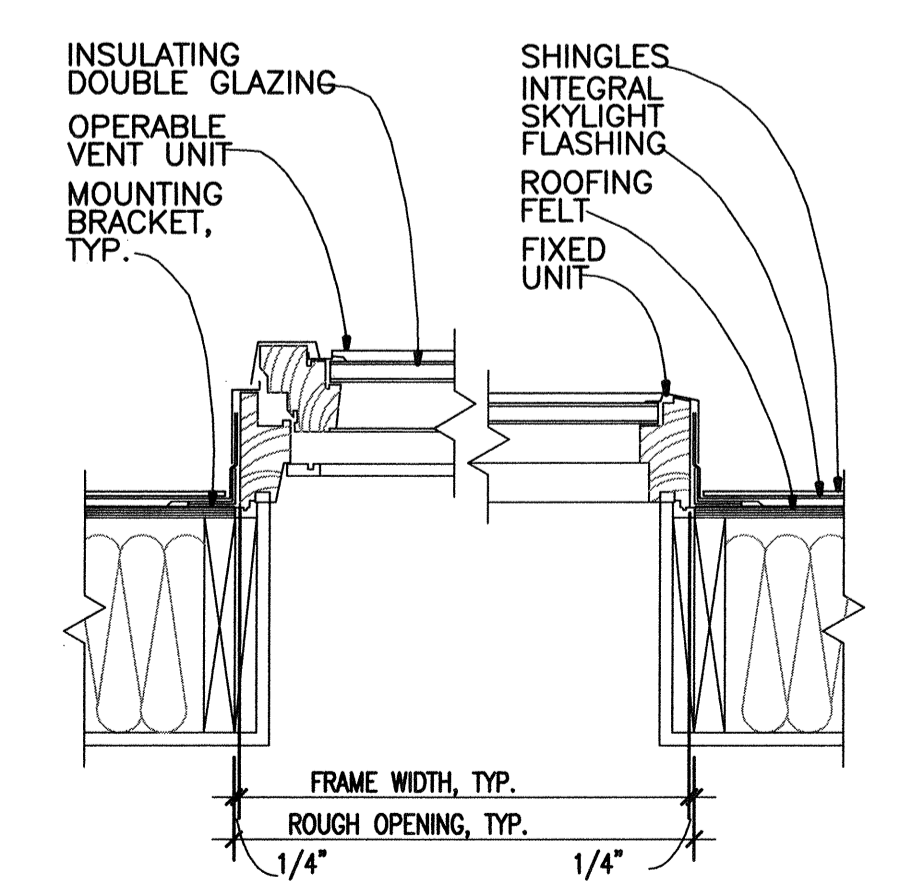


**2 TYP. INTERIOR STAIR DETAIL**  
SCALE: 3/4" = 1'-0"



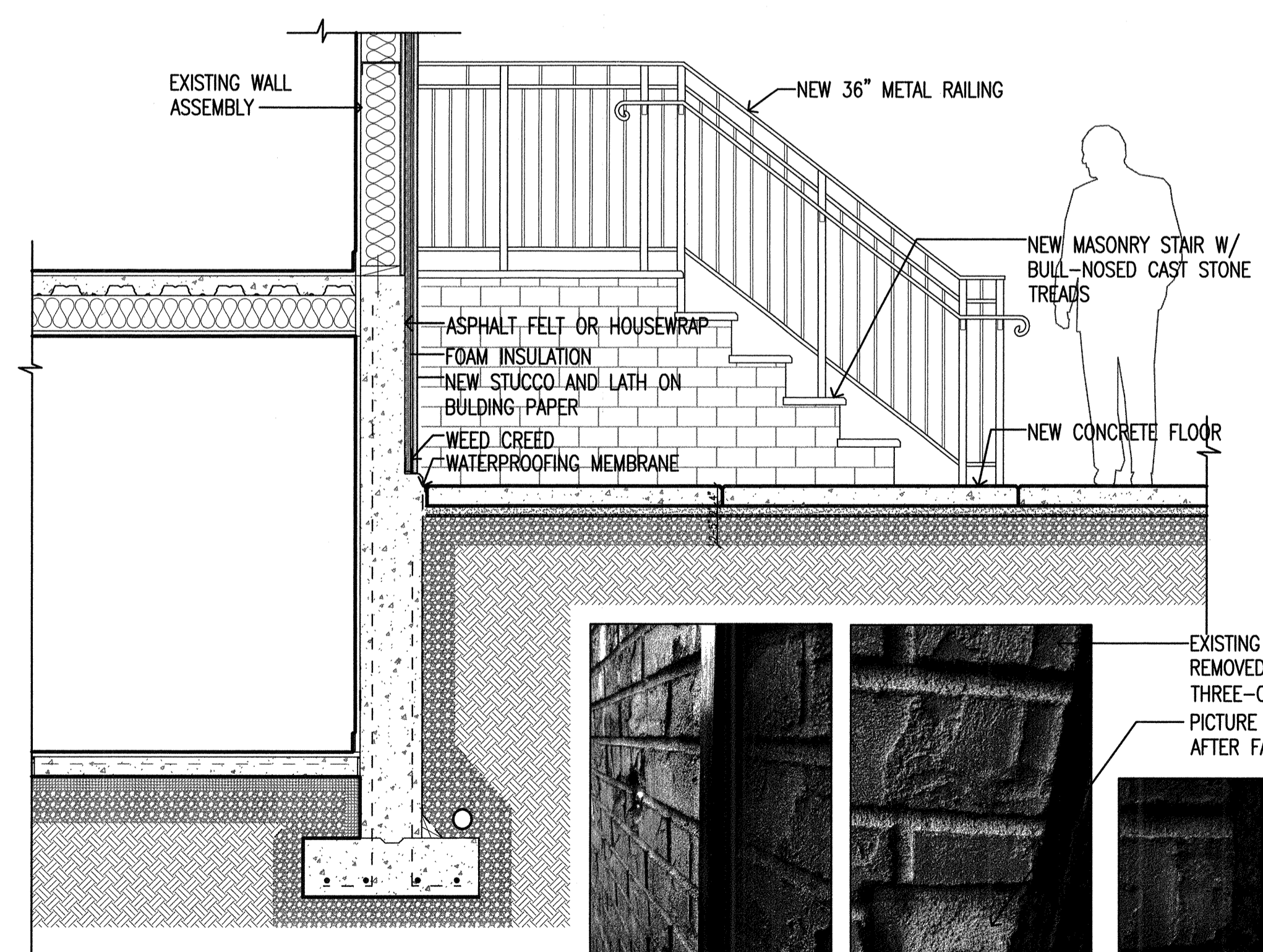
NOTE  
ROOF DRAIN SHOULD BE LOCATED AT POINTS OF THE LOWEST EXPECTED DEFLECTION IN THE ROOF DECK.

**3 ROOF DRAIN DETAIL**  
SCALE: N.T.S.



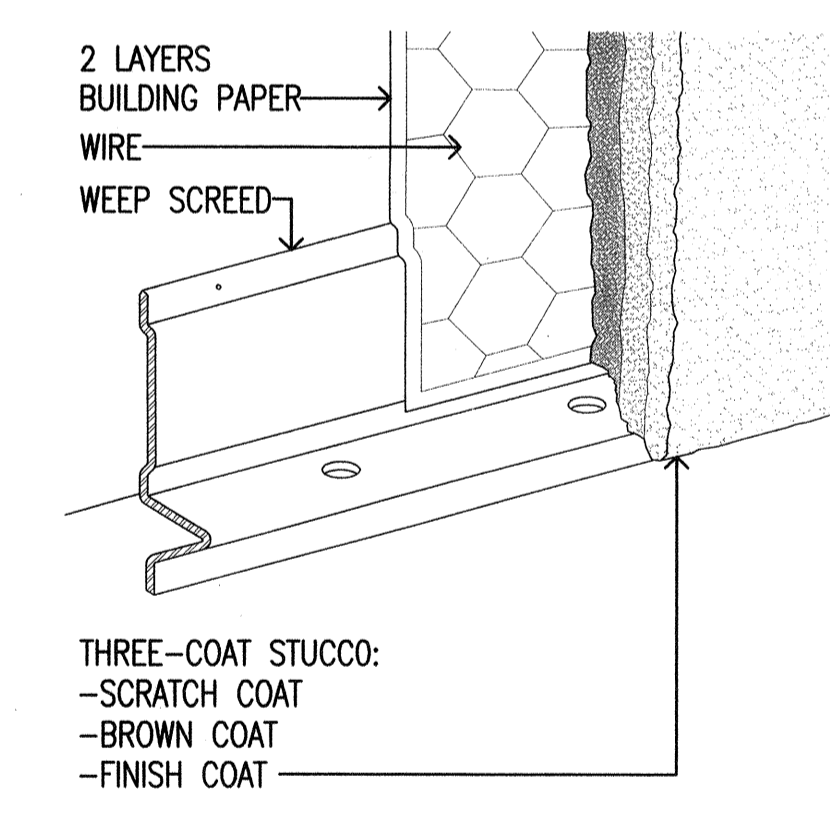
NOTE  
SKYLIGHT SHALL BE CONSTRUED TO INCLUDE THE SASH, FRAMES, AND GLAZING OF ROOF MONITORS AND SAWTOOTH ROOFS.

**4 TYP. SKYLIGHT DETAIL**  
SCALE: N.T.S.



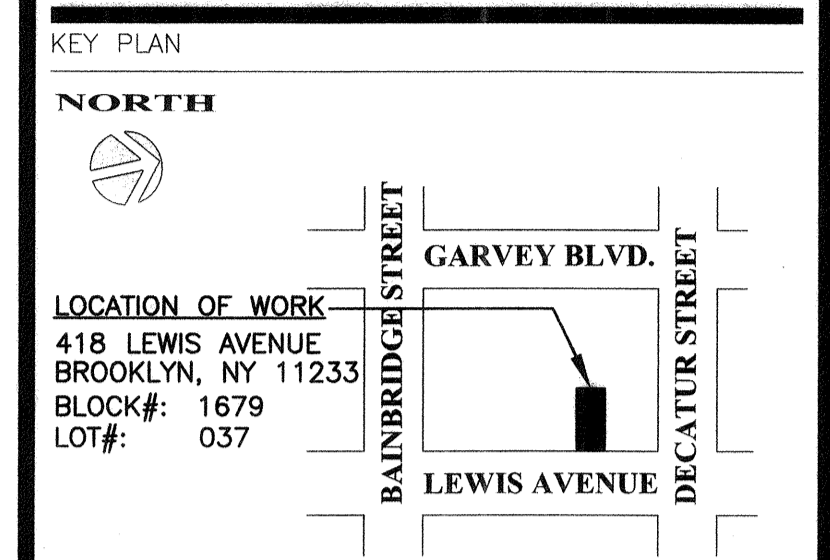
EXISTING BUILDING FACADE TO BE REMOVED AND REPLACED WITH NEW THREE-COAT STUCCO IN ELMIRA WHITE(HC-84)  
PICTURE OF EXISTING STUCCO BELOW AFTER FACE BRICK REMOVED

**5 DETAILS AT FRONT STOOP**  
SCALE: N.T.S.



EXISTING BUILDING JOINT SEALANT TO BE REPLACED WITH NEW

EXAMINED FOR CONDO EGRESS AND FIRE PREVENTION COMPLIANCE WITH LOCAL L.C.P. 1075  
MAR 29 2016  
KRZYSZTORBAJDA



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DRAWING TITLE  
TYPICAL WALL TYPE AND DETAILS

SEAL & SIGNATURE	PROJECT No.: 1015032
	DATE: 02/25/2016
	DRAWING BY: TEAM
	CHK BY: GEORGE H.
	DWG No.: <b>A-201.00</b>
CADD FILE No.:	

# PLUMBING SPECIFICATIONS

**1. GENERAL**  
 A. IT IS NOT INTENDED THAT THE PLANS OR SPECIFICATION SHOW OR STATE EVERY DETAILED REQUIREMENT OF THE WORK. BUT RATHER THAT THEY FURNISH ADEQUATE INFORMATION FOR THE CONTRACTOR TO MAKE A COMPLETELY APPROVED INSTALLATION. THE ARCHITECTURAL GENERAL CONDITIONS FORM A PART OF THESE SPECIFICATIONS WHETHER ATTACHED HERETO OR NOT SHALL BE CAREFULLY EXAMINED BEFORE SUBMITTING PROPOSAL. WHERE GENERAL CONDITIONS CLAUSES ARE REPEATED IN THIS SECTION, IT SHALL BE UNDERSTOOD AS CALLING SPECIAL ATTENTION TO THEM OR AS A FURTHER QUALIFICATION AND SHALL NOT BE ASSUMED AS OMITTING ANY OTHER CLAUSES. NO GENERAL CONDITIONS REFERRING TO WORK INCLUDED HEREIN SHALL BE CONSIDERED AS WAIVED, UNLESS SPECIFICALLY STATED HEREIN.  
 B. BEFORE SUBMITTING PROPOSAL, EXAMINE ALL PLANS RELATING TO THIS WORK. VERIFY ALL GOVERNING CONDITIONS AT THE SITE. BECOME FULLY INFORMED AS TO THE EXTENT AND CHARACTER OF THE WORK REQUIRED AND ITS RELATION TO EXISTING CONDITIONS AND WORK OF OTHERS. NO CONSIDERATION OR ADDITIONAL PAYMENTS WILL BE GRANTED FOR ANY ALLEGED MISUNDERSTANDING OF THE MATERIALS TO BE FURNISHED OR WORK TO BE DONE. IT SHALL BE UNDERSTOOD THAT THE REFERRED TO HEREIN OR INDICATED ON THE PLANS UNDUE INCONVENIENCES. ALL WORK WHICH WILL NOT BE PERMITTED DURING NORMAL WORKING HOURS DUE TO SCHEDULING SHALL BE SCHEDULED TO BE PERFORMED ON OVERTIME AT NO ADDITIONAL COST.  
 C. PROPOSAL MUST INCLUDE EVERYTHING REQUIRED TO PROVIDE A COMPLETE INSTALLATION AS CONTEMPLATED IN THE SPECIFICATIONS AND PLANS. WHETHER SPECIFICALLY SHOWN AND SPECIFIED OR NOT. INCLUDED ARE ALL LABOR, EQUIPMENT, MATERIALS, LIGHTS, TOOLS, SCAFFOLDING INSPECTIONS, TESTING EQUIPMENT, ETC. NECESSARY FOR THE COMPLETE INSTALLATION OF EVERYTHING DESCRIBED, SHOWN OR REASONABLY IMPLIED.  
 D. REVIEW ALL PLANS AND SPECIFICATIONS RELATIVE TO THIS WORK, AND BECOME FAMILIAR WITH WORK CALLED THEREIN. AT THE CONCLUSION OF THE WORK, BE RESPONSIBLE FOR THE PROPER PLUMBING INSTALLATION FURNISHED AND/OR INSTALLED UNDER THIS CONTRACT. IT IS THE INTENTION OF THESE SPECIFICATIONS AND PLANS TO FURNISH ENOUGH INFORMATION FOR THE CONTRACTOR TO PROVIDE AND PLACE IN SERVICE A COMPLETE PLUMBING SYSTEM AND INSTALLATION.  
 E. ALL WORK SHALL CONFORM TO THE NEW YORK CITY BUILDING CODE AND ALL WORK SHALL BE PERFORMED IN A NEAT AND SAFE MANNER.  
 F. GIVE ALL NECESSARY NOTICES. OBTAIN ALL PERMITS. PERFORM ALL TEST AND PAY ALL LOCAL, STATE AND FEDERAL TAXES & FEES, ROYALTIES AND OTHER COSTS IN CONNECTION WITH THIS WORK. FILE ALL NECESSARY PLANS AND OBTAIN ALL REQUIRED PERMITS OF ALL AGENCIES HAVING JURISDICTION.  
 G. PLUMBING CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS. THE PLUMBING CONTRACTOR SHALL IDENTIFY AND COORDINATE WITH GENERAL CONTRACTOR ALL NECESSARY PLUMBING CONNECTION FOR ALL PLUMBING FIXTURES INDICATED IN THE CONTRACT DOCUMENT.  
**2. SCOPE OF WORK**  
 THE WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:  
 a. COMPLETE ALL STORM AND SANITARY AND VENTING SYSTEMS INCLUDING NEW CONNECTIONS TO THE EXISTING.  
 b. COMPLETE HOT AND COLD WATER SYSTEMS INCLUDING CONNECTIONS TO NEW WATER MAIN. COMPLETE ALL NEW SERVICE LINE IN & OUT OF THE BUILDING AND PROVIDE NEW HOT WATER HEATER.  
 c. PLUMBING FIXTURES AND TRIM FOR SAME  
 d. VALVES AND INSULATION  
 e. TESTS AND SHOP DRAWINGS  
 f. HANGERS AND SUPPORTS  
 g. ALTERATIONS AND REMOVALS  
 h. CUTTING AND ROUGH PATCHING  
 i. OBTAINING AND PAYING FOR ALL NECESSARY PERMITS, INSPECTIONS AND CERTIFICATIONS REQUIRED IN CONNECTION WITH THIS WORK.  
**3. WORK NOT INCLUDED**  
 SUBMIT SHOP DRAWINGS COVERING THE FOLLOWING ITEMS:  
 a. N/A  
**4. SHOP DRAWINGS**  
 SUBMIT SHOP DRAWINGS COVERING THE FOLLOWING ITEMS:  
 1. PLUMBING FIXTURES AND TRIM FOR SAME  
 2. VALVES, INSULATION, ACCESS DOORS, HANGERS AND SUPPORTS  
 a. ALL WORK AND MATERIALS SHALL BE PROVIDED AS SHOWN AND HEREIN SPECIFIED AND SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE EDITION OF THE LOCAL BUILDING AND PLUMBING CODE, HEALTH CODES AND ALL AUTHORITIES HAVING JURISDICTION.  
 b. ALL WATER SUPPLY CONNECTIONS TO PLUMBING FIXTURES AND OTHER EQUIPMENT SHALL BE IN ACCORDANCE WITH THE RULE RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATERS AS REQUIRED BY LOCAL AND STATE REGULATIONS.  
 c. THE CONTRACTOR SHALL PROVIDE PROOF OF ADEQUATE INSURANCE TO HOLD OWNER, ARCHITECT AND ENGINEER HARMLESS FOR ANY LIABILITY CLAIMS ARISING FROM PERFORMANCE OF HIS WORK.  
 d. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT UNNECESSARY DAMAGE TO BUILDING STRUCTURE AND PROTECT BUILDING CONTENTS AND OCCUPANTS.  
 e. ALL PIPING SHALL BE CONCEALED WITHIN HUNG CEILINGS, WALLS AND FLOORS. NO EXPOSED PIPING WILL BE ALLOWED  
 f. THE WORK UNDER THIS CONTRACT SHALL BE PERFORMED SIMULTANEOUSLY WITH WORK OF OTHER TRADES, SO AS NOT TO DELAY THE OVERALL PROGRESS OF WORK.  
 g. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLUMBING FIXTURES AND EQUIPMENT AGAINST BANDAGE OR DAMAGE AT ALL TIMES UNTIL FINAL ACCEPTANCE OF THE JOB.  
 h. UPON THE COMPLETION OF THE WORK. ALL FIXTURES AND TRIMMINGS SHALL BE THOROUGH CLEANED AND POLISHED AND FREE FROM ALL MARKS AND LEFT IN FAST-CLASS CONDITION.  
 i. UPON COMPLETION OF THE WORK. TEST FLUSH VALVES AND FAUCETS FOR LEAKS DRIPS AND ADJUST SAME FOR ONLET OPERATION.  
 j. THE EXISTING SYSTEMS SHALL BE LEFT PROTECT WORKING ORDER UPON COMPLETION OF WORK.  
 k. NO EXISTING PIPE SHOULD BE REUSED.  
 l. THE CONTRACTOR SHALL NOT INTERRUPT ANY OF THE SERVICES OF THE EXISTING BUILDING NOT INTERFERE WITH THE SERVICE IN ANY WAY WITHOUT THE EXPRESSED PERMISSION OF THE OWNER. SUCH INTERRUPTIONS AND INTERFERENCE SHALL BE MADE AS BRIEF AS POSSIBLE AND ONLY AT THE TIME STATED BY THE LANDLORD.  
 m. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR OR HIS WORKMAN BE PERMITTED TO USE ANY PART OF THE BUILDING AS A SHOP, EXCEPT POST DESIGNATED BY THE OWNER.  
 n. UNNECESSARY NOISE SHALL BE AVOIDED AT ALL TIMES AND NECESSARY NOISE SHALL BE REDUCED TO A MINIMUM.

o. CONTRACTOR SHALL ARRANGE THE WORK CONTINUOUSLY INCLUDING OVERTIME. IF REQUIRED TO ASSURE THAT SERVICE WILL BE PUTDOWN ONLY DURING THE TIME ACTUALLY REQUIRED TO MAKE THE NECESSARY CONNECTIONS TO EXISTING WORK.  
 p. THIS CONTRACTOR SHALL GIVE AMPLE WRITTEN NOTICE IN ADVANCE TO THE OWNER OF ANY REQUESTED SHUT-DOWNS.  
 q. THE BREAKING INTO EXISTING WORK SHALL BE DONE ONLY AFTER APPROVAL HAS BEEN RECEIVED FROM THE OWNER.  
 r. ALL NEW AND EXISTING PIPES, CONDUITS AND DUCT SHALL BE CONCEALED DRYWALL CONSTRUCTION. VERIFY ALL LOCATIONS OF EXISTING CONDUITS AND DUCTS AND COORDINATE DRYWALL CONSTRUCTION WITH THEIR LOCATIONS.  
 s. INDIVIDUAL SHUTOFF VALVES AT ALL WATER CONNECTORS EQUIPMENT (LOCATED AT EQUIPMENT CONVENMENT TO OPERATOR)  
 t. PROVIDE ESCUTCHEONS FOR ALL PIPES PIERCING PARTITIONS AND WALLS.  
 u. PLUMBING CONTRACTOR SHALL VERIFY INVERTS AND EXISTING CONDITIONS PRIOR TO INSTALLATION OF NEW WORK  
 v. PLUMBING CONTRACTOR SHALL PROVIDE FINAL CONNECTION TO ALL EQUIPMENT REQUIRING PLUMBING CONNECTION INCLUDING SHUT OFF VALVES AND UNIONS FOR EASY DISCONNECT ON WATER PIPING.  
 w. ALL PIPING TO BE IN SHAFTS OR BELOW FLOOR UNLESS OTHERWISE NOTED. IF REQUIRED, REMOVED SLAB, PARTITIONS AND ANY OTHER CONSTRUCTION TO ACCESS EXISTING PIPING, REPAIR AND PATCH AS REQUIRED TO MATCH EXISTING CONDUITS PRIOR TO REMOVAL.  
 x. ALL NECESSARY ADJUSTMENT SHALL BE MAKE TO EXISTING PIPING TO RECONFIGURE IT FOR EXISTING TOILET ROOM LAYOUTS, RELOCATE EXISTING PIPING, CONDUITS AND ACCESSORY CONSTRUCTION AS REQUIRED.  
 y. CONTRACTOR SHALL CONSULT ARCHITECT FOR PROPER USE OF LAVATORY SUPPORT PRIOR TO INSTALLATION.

**5. PIPING AND FITTING**  
 a. DOMESTIC COLD AND HOT WATER PIPING ABOVE GROUND SHALL BE TYPE 'L' COPPER HARD TEMPER CONFORMING TO ASTM SPECIFICATION B-88-51 OR LATER REVISION WITH A WORKING PRESSURE OF 150 PSI. FITTINGS SHALL BE WROUGHT COPPER OF WEIGHT CORRESPONDING TO THE PIPE TO WHICH THEY ARE ATTACHED. JOINTS SHALL BE 95% TIN AND 5% ANTIMONY SOLDER.  
 b. ALL SOIL, WASTE AND VENT PIPES AND FITTING ABOVE GROUND SHALL BE CAST IRON NO-HUB INSTALLATION. GASKETS SHALL BE MADE OF NEOPRENE CONFORMING TO ASTM C-564 LATEST STANDARDS AND TYPE 300 STAINLESS STEEL COUPLING SHALL BE USED. ENTIRE SYSTEM SHALL COMPLY WITH CAST IRON SOIL PIPE INSTITUTE STANDARD 301 LATEST REVISION.

**6. INSULATION**  
 a. ALL INSULATION SHALL HAVE COMPOSITE (INSULATION, JACKET FACING AND ADHESIVE USED TO ADHERE JACKET OR FACING TO THE INSULATION) FIRE AND SMOKE HAZARD RATING AS TESTED BY PROCEDURE ASTM E-84. NFPA 255 AND UN 73. NOT EXCEEDING FLAME SPREAD OF 24, FIELD CONTRIBUTED OF 50. CEMENTS, TAPES AND CLOTHS FOR FITTING SHALL HAVE COMPONENT RATING AS LISTED ABOVE.  
 b. DOMESTIC COLD AND HOT WATER PIPING SHALL BE INSULATED WITH ONE-HALF (1/2) INCH THICK, HEAVY DENSITY FIBER CLASS INSULATION, FIBERGLASS 25 A.S.J. ALL SERVICES JACKET VAPOR BARRIER LAMINATED. PRESSURE SEALING ADHESIVE LAP. JOINTS BETWEEN SECTIONS SHALL BE FACTORY SUPPLIED WITH BUTT JOINT STRIPS. APPLY BANDS AT EACH SECTION JOINT AND AT MIDPOINT IN SECTION.

## NYC BUILDING DEPT. PLUMBING NOTES

- THE PLUMBING SYSTEMS (SANITARY, WASTE, VENT, WATER DISTRIBUTION AND GAS) AND ALL ASSOCIATED EQUIPMENT WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FULL REQUIREMENTS OF THE NEW YORK CITY 2014 PLUMBING CODE.
- THE SANITARY SYSTEM SHALL BE PROVIDED IN FULL ACCORDANCE WITH THE GENERAL PROVISION OF SECTION PC301.
- THE MATERIAL USED IN THE PLUMBING SYSTEM SHALL BE PROVIDED IN FULL ACCORDANCE WITH SECTIONS PC 302 AND PC303
- EQUIPMENT HOOK-UP AND THE JOINING WILL BE FULL COMPLIANCE WITH SECTIONS PC605 AND PC705
- THE INSTALLATION OF FIXTURES WILL BE IN FULL ACCORDANCE WITH PC CHAPTER 4.
- TRAPS FOR FIXTURES AND DRAIN LINES WILL BE PROVIDED AND CLEAN OUTS INSTALLED IN FULL COMPLIANCE WITH SECTIONS PC412, PC708 AND PC CHAPTER 10.
- VERTICAL AND HORIZONTAL PIPING WILL BE HUNG AND SUPPORTED AS DIRECTED IN SPECIFICATIONS AND THE FULL COMPLIANCE WITH SECTION PC308.
- THE WATER SUPPLY SYSTEMS OF THE SUBJECT BUILDING SHALL BE INSTALLED AND MAINTAINED IN FULL COMPLIANCE WITH PC CHAPTER 6.
- THE SANITARY DRAINAGE SYSTEM WILL BE SIZED AND INSTALLED IN FULL COMPLIANCE WITH PC CHAPTER 7.
- THE VENT PIPING FOR THE SANITARY DRAINAGE SYSTEM OF THE SUBJECT BUILDING WILL BE INSTALLED IN FULL COMPLIANCE WITH SECTION PC702 AND PC CHAPTER 9.
- THE STORM DRAINAGE SYSTEM AND PIPING WILL BE INSTALLED IN FULL COMPLIANCE WITH PC CHAPTER 11.
- GAS PIPING AND EQUIPMENT WILL BE INSTALLED IN FULL COMPLIANCE WITH NEW YORK CITY FUEL GAS CODE.
- ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH REQUIREMENT OF SECTION PC306.
- RAT PROOFING SHALL BE IN ACCORDANCE WITH SECTION PC304.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED FOR WORKMAN AS PER SECTION PC311.

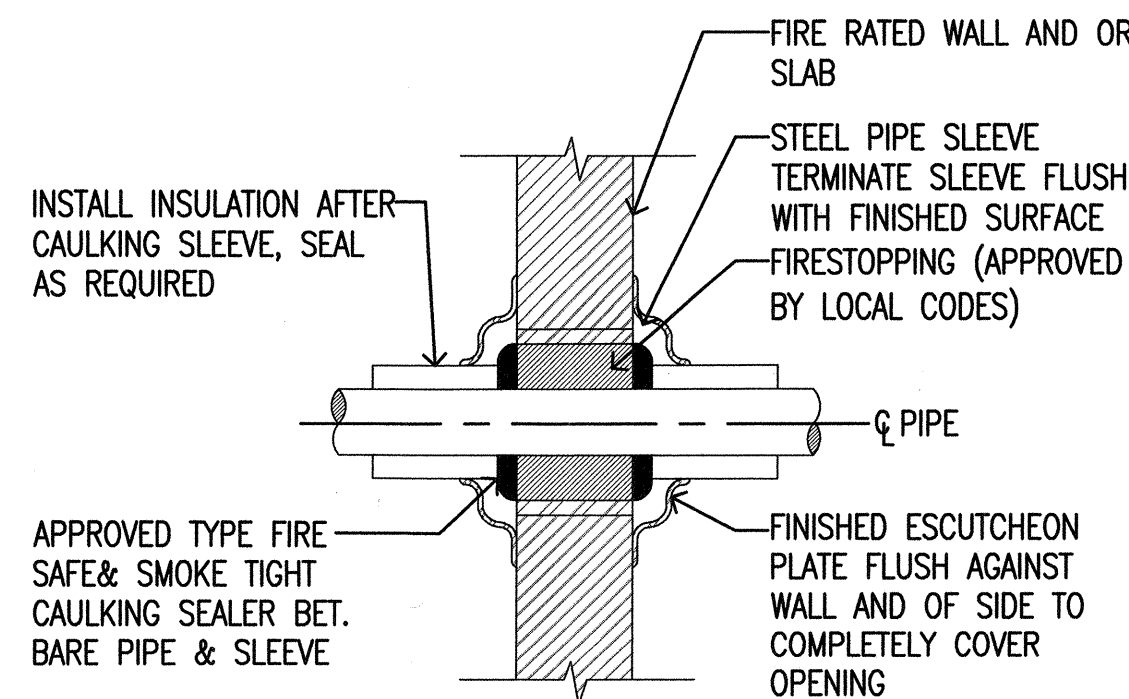
## PIPE SUPPORT NOTES (FGC407)

- PIPING SHALL BE PROVIDED WITH SUPPORT IN ACCORDANCE WITH SECTION 407.2. IN ADDITION, WHEN EARTHQUAKE LOADS ARE APPLICABLE IN ACCORDANCE WITH NYC BUILDING CODE, A DETAILED PIPING SYSTEM STRESS ANALYSIS INCLUDING SEISMIC ANALYSIS SHALL BE PERFORMED. THE PIPE SUPPORTS AND RESTRAINTS SHALL BE DESIGNED AND INSTALLED TO ACCOMMODATE THE RESULTANT SEISMIC FORCES, MOMENTS AND DISPLACEMENTS FROM THIS STRESS ANALYSIS IN ACCORDANCE WITH THE NYC BUILDING CODE.
- PIPING SHALL BE SUPPORTED WITH PIPE STRAPS, BANDS, BRACKETS, OR HANGERS SUITABLE FOR THE SIZE OF PIPING, OF ADEQUATE STRENGTH AND QUALITY, AND LOCATED AT INTERVALS SO AS TO PREVENT OR DAMP OUT EXCESSIVE VIBRATION. PIPING SHALL BE ANCHORED TO PREVENT UNDUE STRAINS ON CONNECTED EQUIPMENT AND SHALL NOT BE SUPPORTED BY OTHER PIPING. PIPE HANGERS AND SUPPORTS SHALL CONFORM TO THE REQUIREMENTS OF MSS SP-58 AND SHALL BE SPACED IN ACCORDANCE WITH SECTION 415. SUPPORTS, HANGERS, AND ANCHORS SHALL BE INSTALLED SO AS NOT TO INTERFERE WITH THE FREE EXPANSION AND CONTRACTION OF THE PIPING BETWEEN ANCHORS. ALL PARTS OF THE SUPPORTING EQUIPMENT SHALL BE DESIGNED AND INSTALLED SO THEY WILL NOT BE DISENGAGED BY MOVEMENT OF THE SUPPORTED PIPING.

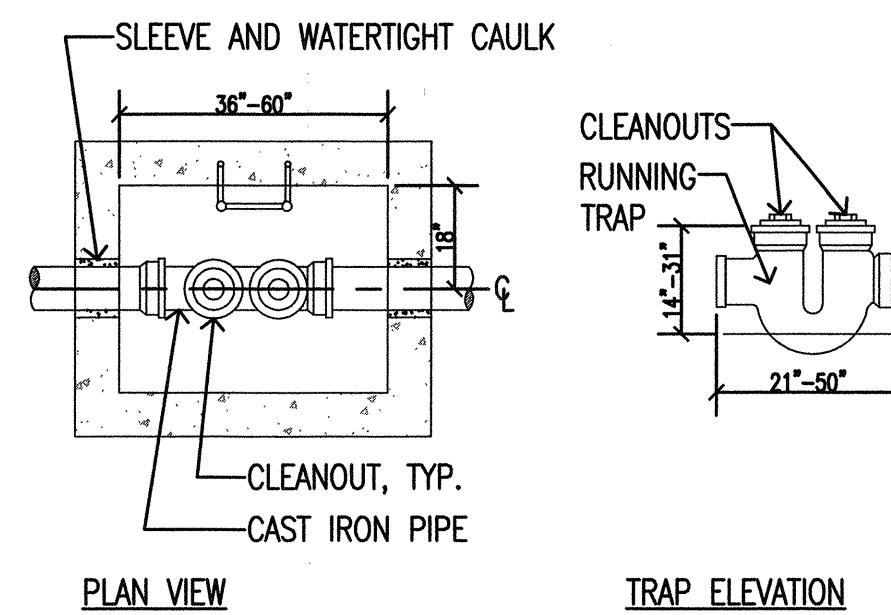
# FIRE STOPPING NOTES

- DUCT AND PIPE SPACES AND CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING, PIPE SPACES, COLUMN ENCLOSURES, ETC. THAT WOULD PERMIT PASSAGE OF FLAME, SMOKE, FUMES, OR HOT GASES FROM ONE FLOOR TO ANOTHER FLOOR OR ROOF SPACES, OR FROM ONE CONCEALED AREA TO ANOTHER, SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIAL AS PER SECT. 27-345.
- FIRE STOPPING MAY BE OF COMBUSTIBLE MATERIALS CONSISTING OF WOOD NOT LESS THAN 2" NOMINAL THICKNESS WITH THICK JOINTS, EXCEPT THAT NON-COMBUSTIBLE FIRE STOPPING SHALL BE USED IN CONCEALED SPACES OF FIRE DIVISIONS AND WHERE IN CONTACT WITH FIREPLACES, FLUES, AND CHIMNEYS AS PER SEC27-345(a).
- ALL HOLLOW PARTITIONS AND FURRED OUT SPACES SHALL BE FIRE STOPPED AT EACH FLOOR LEVEL.
- FIRESTOPS SHALL BE THE FULL THICKNESS OF THE HOLLOW FURRED OUT SPACE AS PER SEC 27-345(b).
- CONCEALED SPACES WITHIN STAIRS CONSTRUCTION SHALL BE FIRE STOPPED BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH FLIGHT OF STAIR SO AS NOT TO COMMUNICATE WITH SPACES IN THE FLOOR, ROOF, OR INTERMEDIATE LANDING CONSTRUCTION AS PER SEC 27-345(c).
- CEILINGS THAT CONTRIBUTE TO THE REQUIRED FIRE-RESISTANCE RATING OF A FLOOR OR ROOF ASSEMBLY SHALL BE CONTINUOUS BETWEEN EXTERIOR WALLS. VERTICAL FIRE DIVISIONS, FIRE SEPARATIONS, CORRIDOR PARTITIONS OR ANY OTHER PARTITIONS HAVING AT LEAST THE SAME FIRE RESISTANCE RATING AS THE CEILING. THE CONCEALED SPACE ABOVE SUCH CEILING SHALL BE FIRE STOPPED INTO AREAS NOT EXCEEDING 3000 S.F. FOR THE FULL HEIGHT OF THE CONCEALED SPACE.

## TYPICAL PLUMBING DETAILS



**TYPICAL PIPE SLEEVE THRU RATED WALL**  
 SCALE: N.T.S.



**HOUSE TRAP CONNECTION DETAIL**  
 SCALE: N.T.S.

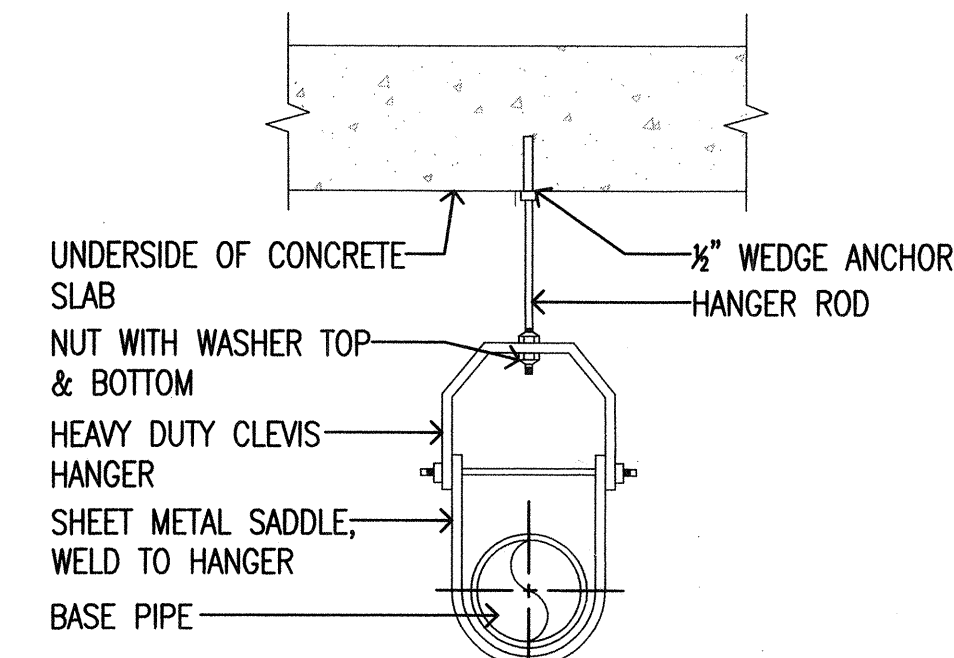
# GAS NOTES

- ALL REQUIREMENTS FOR THE INSTALLATION OF GAS PIPES SHALL BE IN ACCORDANCE WITH 2014 PLUMBING CODE AND ALL AGENCIES HAVING JURISDICTION INCLUDING GAS METER ARRANGEMENT.
- BRANCH SHALL BE TAKEN OFF RISER WITH NOT LESS THAN A2 ELBOW SWING
- BRANCH OUTLET PIPES SHALL BE TAKEN FROM THE TOP OR SIDE OR HORIZONTAL LINES AND NOT FROM THE BOTTOM PROVIDED STOP COCK OR VALVE FOR EACH GAS BURNING FIXTURE AND EQUIPMENT REQUIRING GAS.
- NO GAS MAINS SHALL BE LESS THAN 3/4" PIPE SIZE.

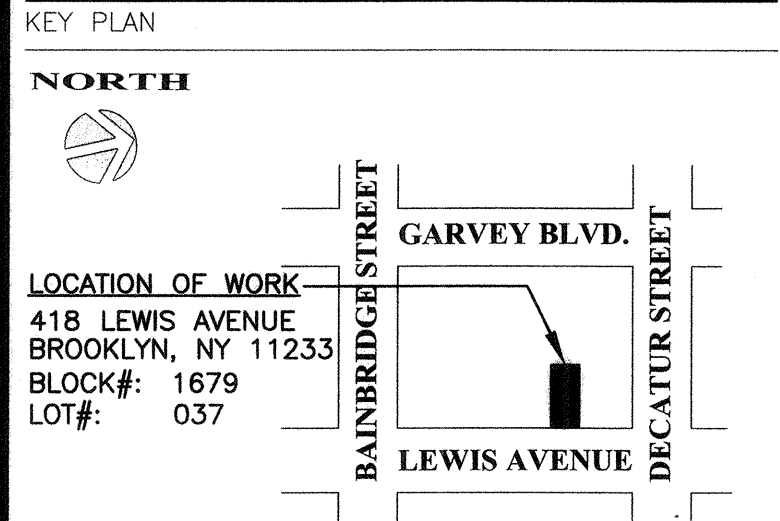
## PIPING SUPPORT INTERVALS

PIPING SHALL BE SUPPORTED AT INTERVALS NOT EXCEEDING THE SPACE SPECIFIED IN TABLE 415.1 OF SECTION FGC 415

STEEL PIPING NOMINAL SIZE OF PIPE (INCHES)	SPACING OF SUPPORTS(FT)	NOMINAL SIZE OF TUBING (SMOOTH WALL)(INCHES O.D.)	SPACING OF SUPPORTS(FT)
1/2	6	1/2	4
3/4 OR 1	8	5/8 OR 3/4	6
1 1/4 OR LARGER (HORIZONTAL)	10	7/8 OR 1 (HORIZONTAL)	8
1 1/4 OR LARGER (VERTICAL)	EVERY FLOOR LEVEL	1 OR LARGER (VERTICAL)	EVERY FLOOR LEVEL



**TYPICAL CLEVIS PIPE HANGER SUPPORT**  
 SCALE: N.T.S.



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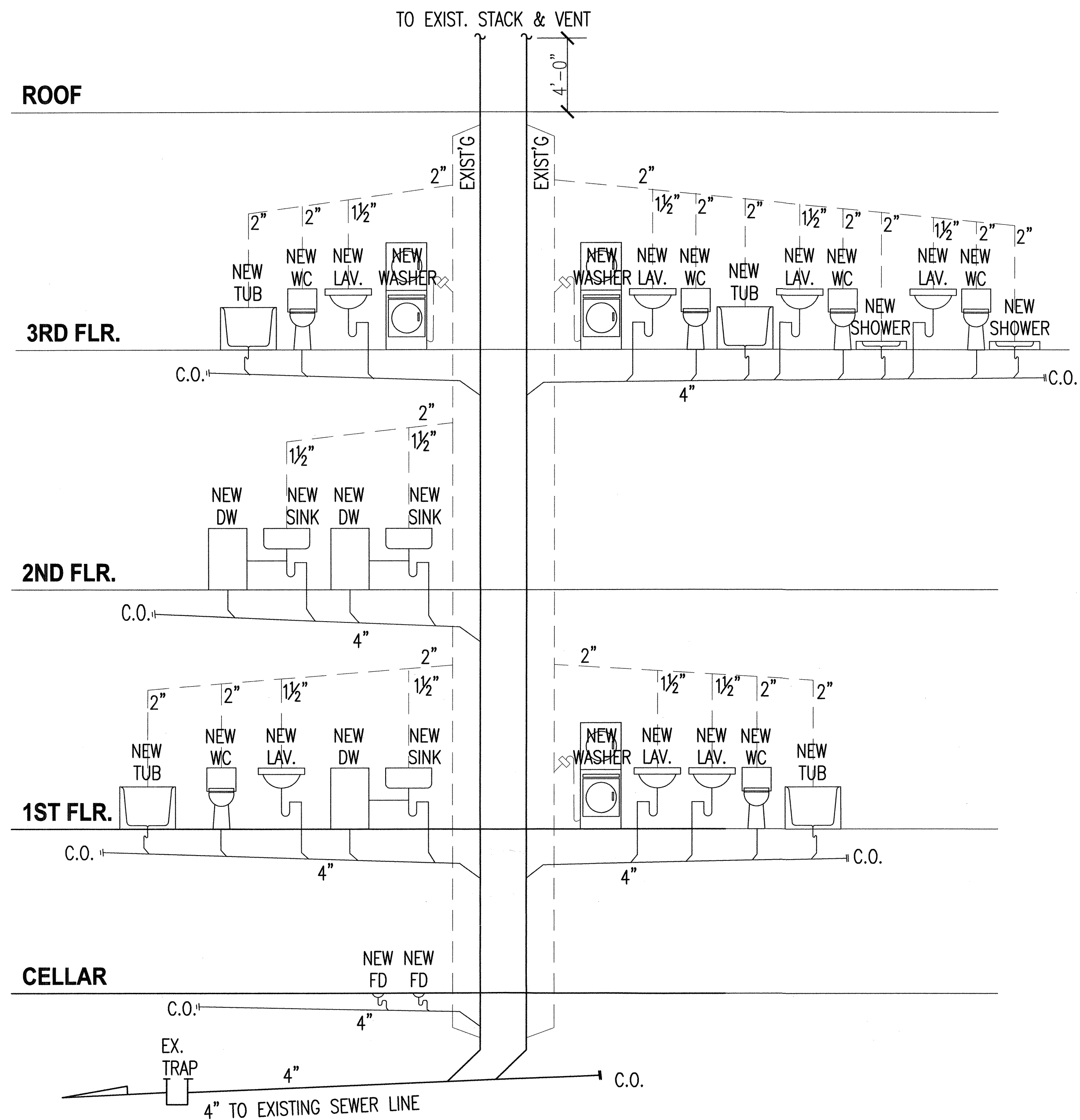
ARCHITECT  
**GMH Architecture PLLC**  
 572 Fifth Avenue, 3rd Floor  
 New York, NY 10036

PROJECT  
 418a LEWIS AVENUE  
 BROOKLYN, NY  
 Cellar, 1st, 2nd & 3rd Floor

DRAWING TITLE  
**PLUMBING NOTES & DETAILS**

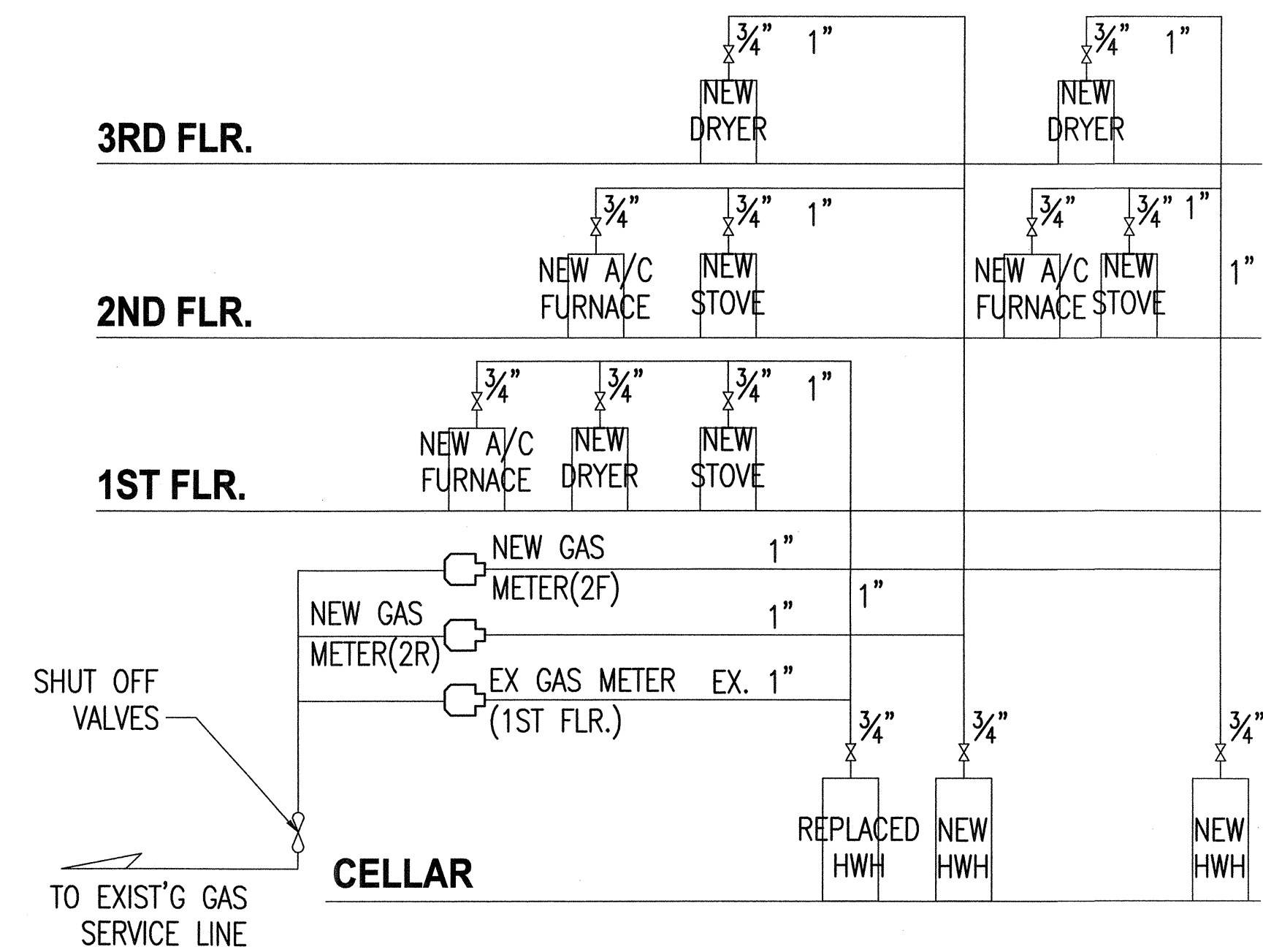
SEAL & SIGNATURE  
  
 PROJECT No.: 1015032  
 DATE: 02/25/2016  
 DRAWING BY: TEAM  
 CHK BY: GEORGE H.  
 DWG No.:  
**P-001.00**  
 CADD FILE No.:





## PLUMBING RISER DIAGRAM

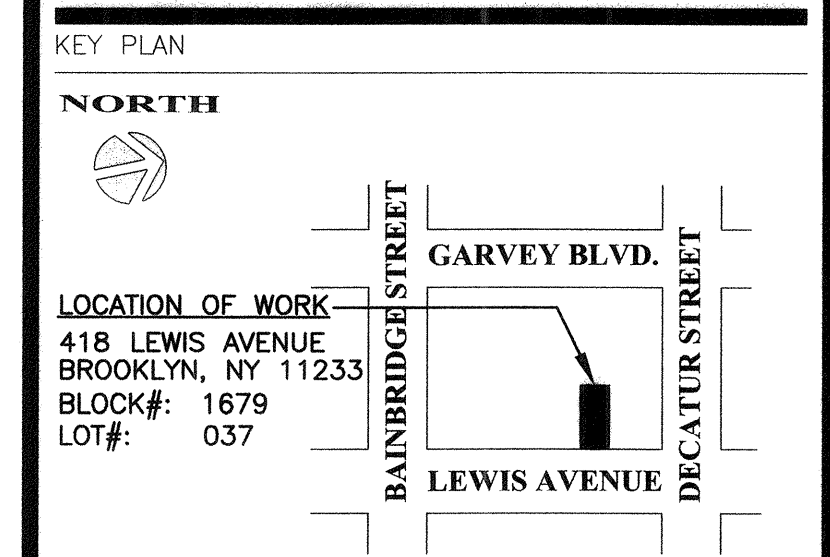
SCALE: N.T.S.



NOTE: THIS DRAWING IS FOR GENERAL DESIGN ONLY. NEW YORK CITY LICENSED MASTER PLUMBER TO FOLLOW ALL CODES AND COORDINATE WITH ALL UTILITY COMPANY RULES.

## GAS RISER DIAGRAM

SCALE: N.T.S.



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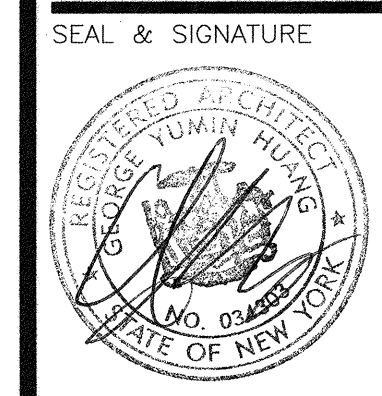
NO.	DATE	DESCRIPTION

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GMH Architecture PLLC  
572 Fifth Avenue, 3rd Floor  
New York, NY 10036

PROJECT  
418a LEWIS AVENUE  
BROOKLYN, NY  
Cellar, 1st, 2nd & 3rd Floor

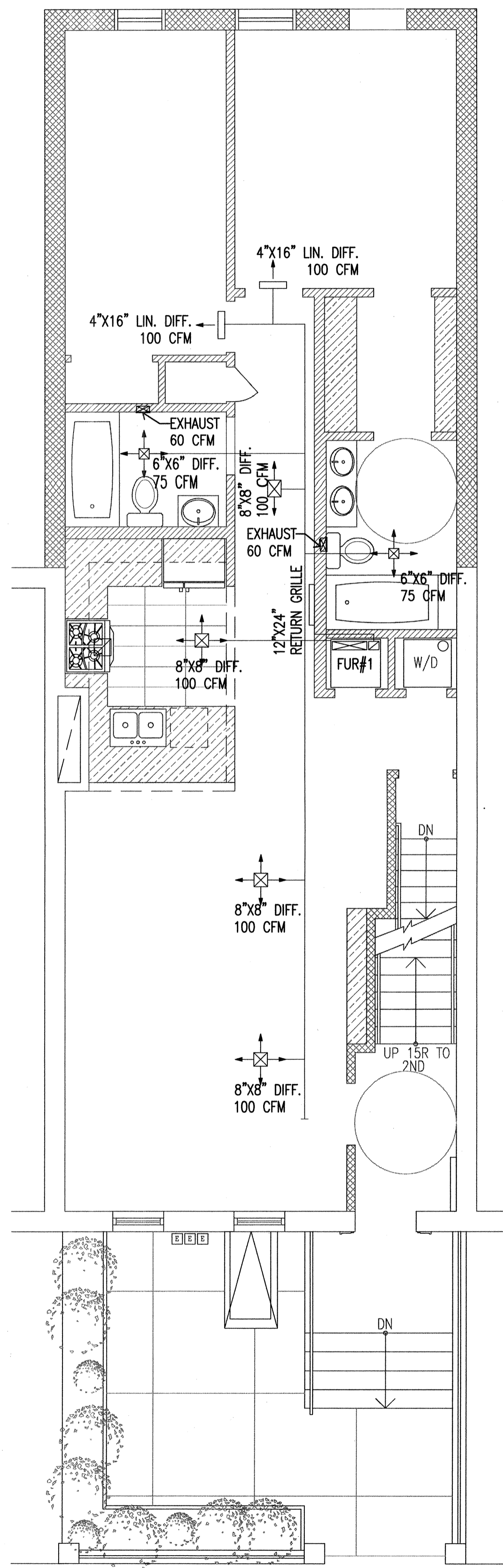
DRAWING TITLE  
PLUMBING RISER AND  
GAS RISER DIAGRAM

SEAL & SIGNATURE  
PROJECT No.: 1015032  
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CHK BY: GEORGE H.  
DWG No.:  
**P-100.00**  
CADD FILE No.:

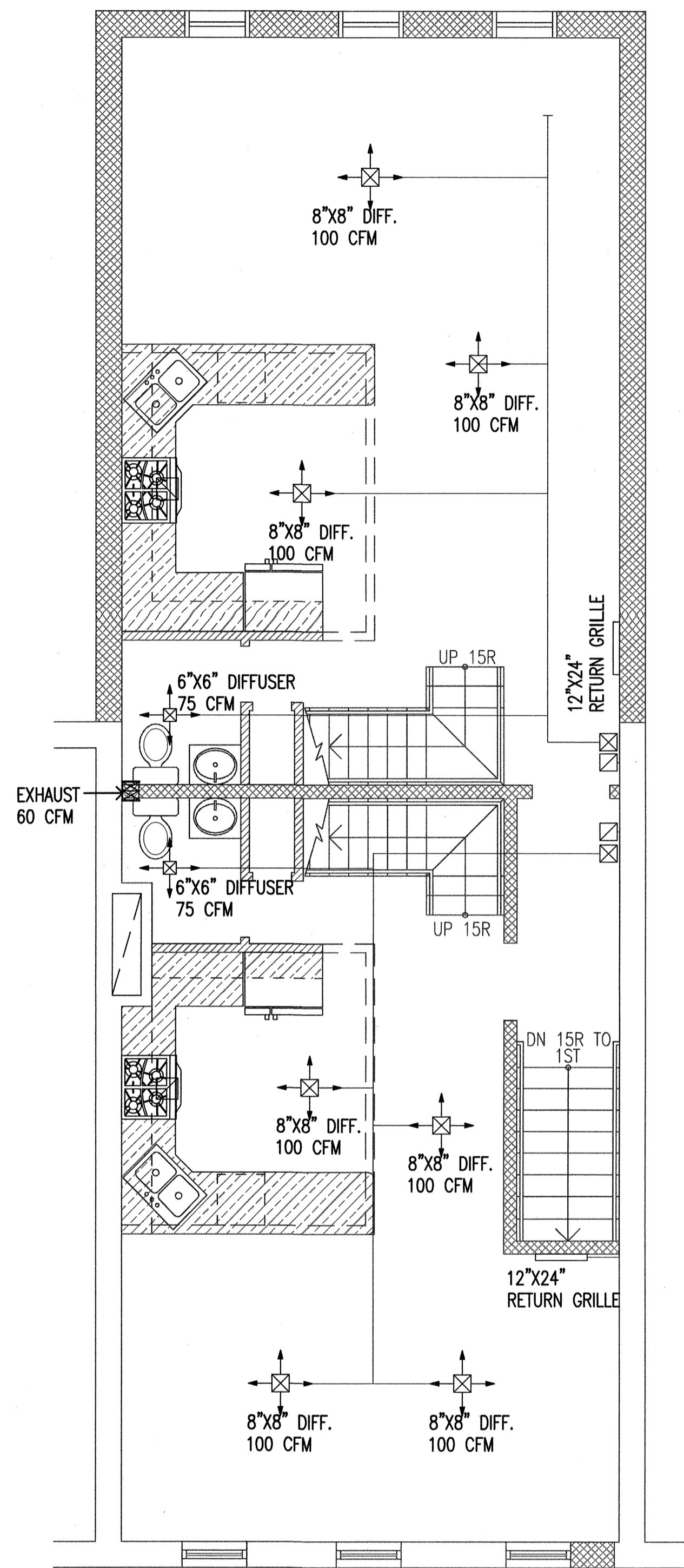


EXEMPTED FROM CONDOMINIUM AND FIRE PREVENTION ORDINANCES PER SECTION 24-209 OF THE FCPL  
MAR 29 2016  
KRZYZEWSKI

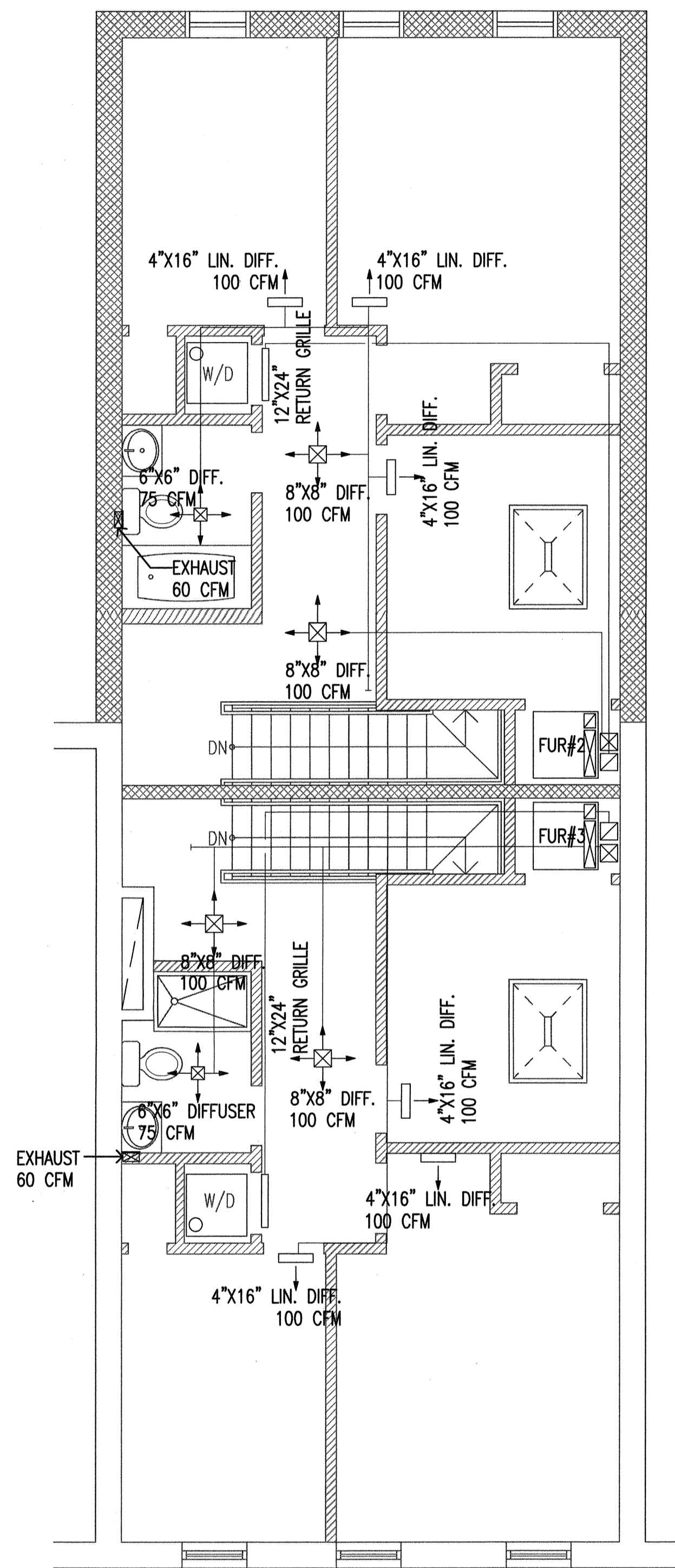




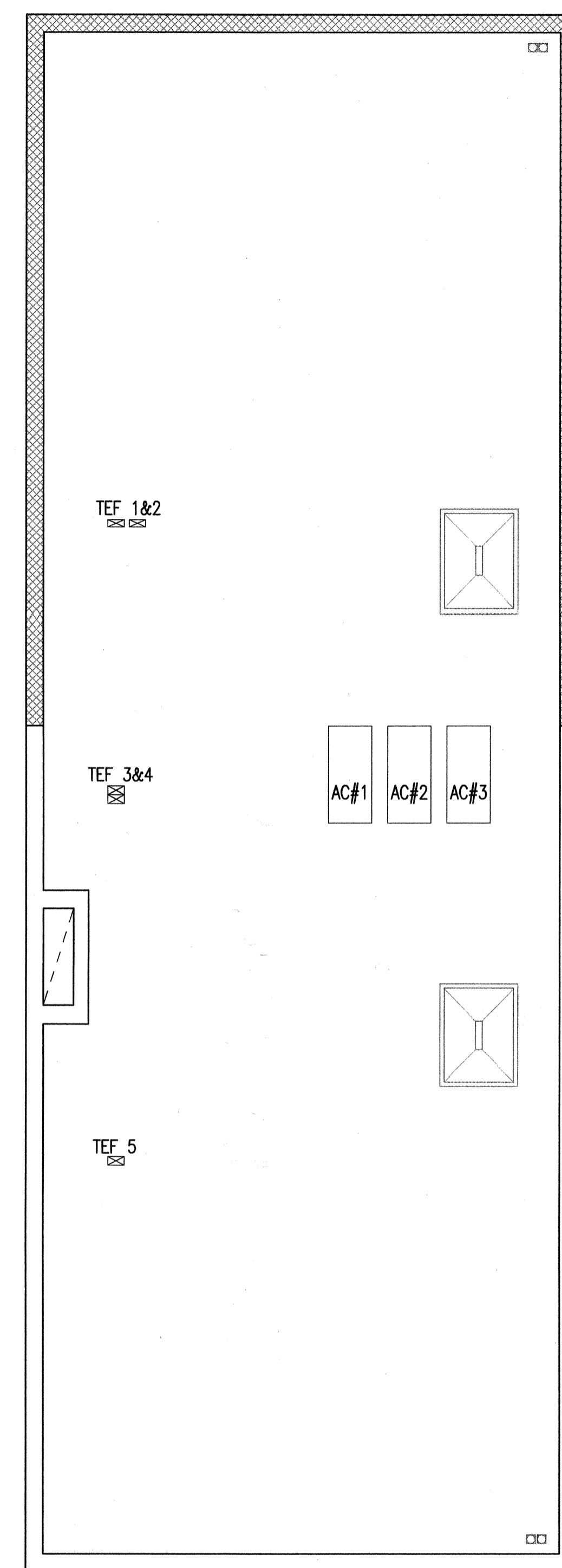
1 FIRST FLOOR MECHANICAL PLAN  
SCALE: 1/4"=1'-0"



2 SECOND FLOOR MECHANICAL PLAN  
SCALE: 1/4"=1'-0"



3 THIRD FLOOR MECHANICAL PLAN  
SCALE: 1/4"=1'-0"



4 ROOF MECHANICAL PLAN  
SCALE: 1/4"=1'-0"

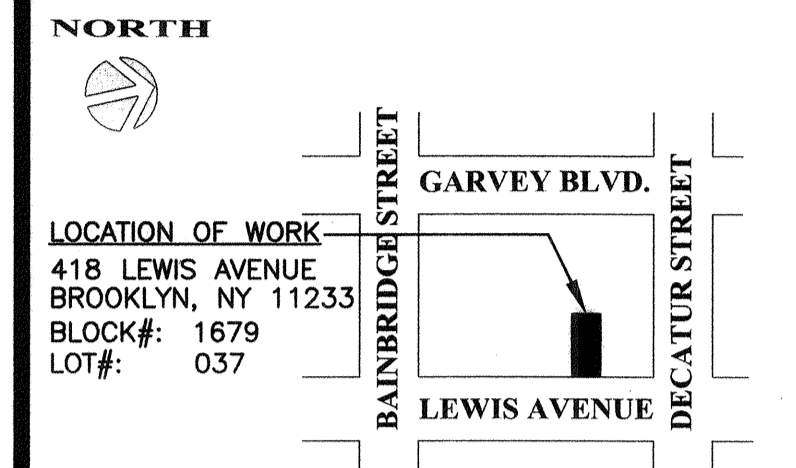
OUTSIDE AC UNITS: (3)  
-LUXAIRE, MODEL# TCHD36S41S3  
-3.0 TON, 14.0 SEER, 37.25"H X 45"W X 20" D  
-215LB (WEIGHT)

INSIDE FURNACE UNITS: (3)  
-LUXAIRE, MODEL# TG8S060A12MP11  
-60000 BTU/H INPUT  
-80% AFUE

EXEMPTED FOR ROWS, EGRESS AND FIRE PREVENTION ONLY AS PER DIV. NO. 2 OF 6076

MAR 29 2016  
KRZYSZTOF BAJDA

KEY PLAN



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New York, NY 10036

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BROOKLYN, NY  
Cellar, 1st, 2nd & 3rd Floor

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MECHANICAL PLANS

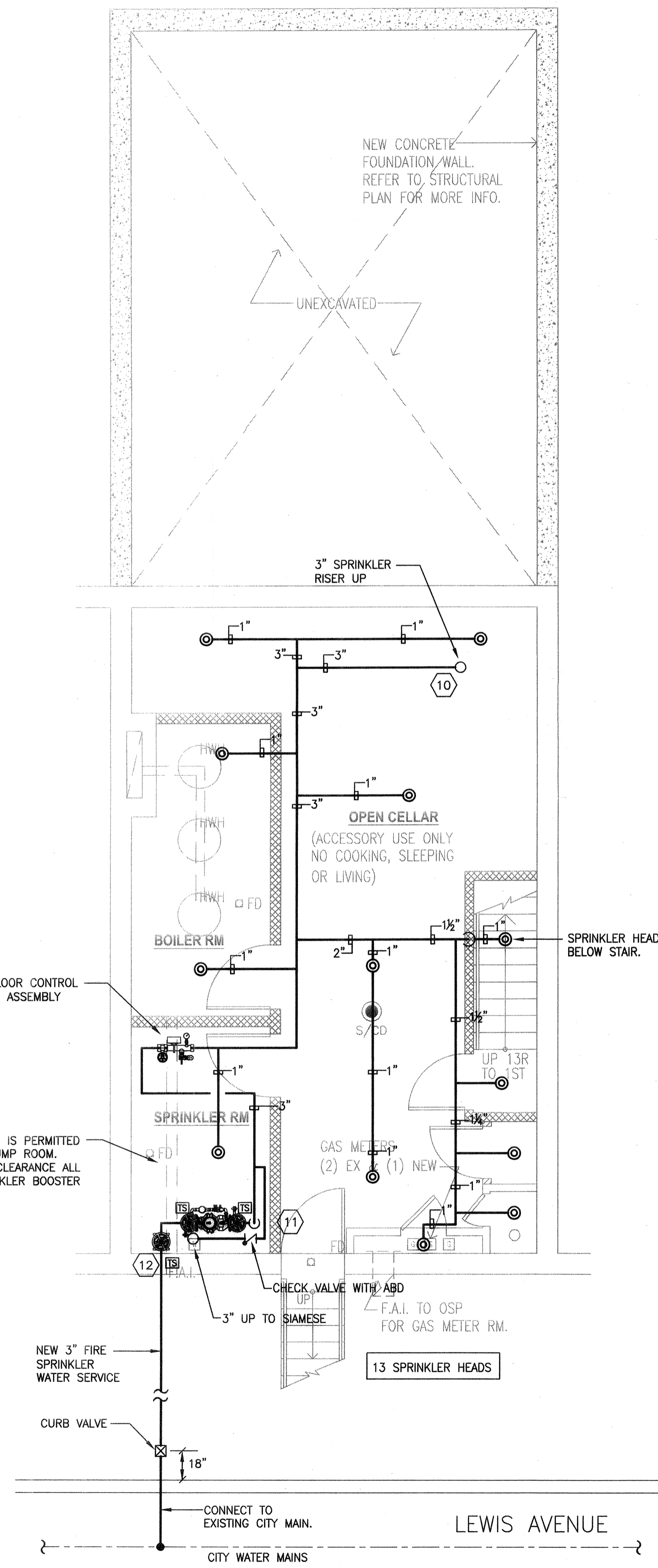
SEAL & SIGNATURE  
PROJECT No.: 1015032  
DATE: 02/25/2016  
DRAWING BY: TEAM  
CHK BY: GEORGE H.  
DWG No.:  
**M-002.00**  
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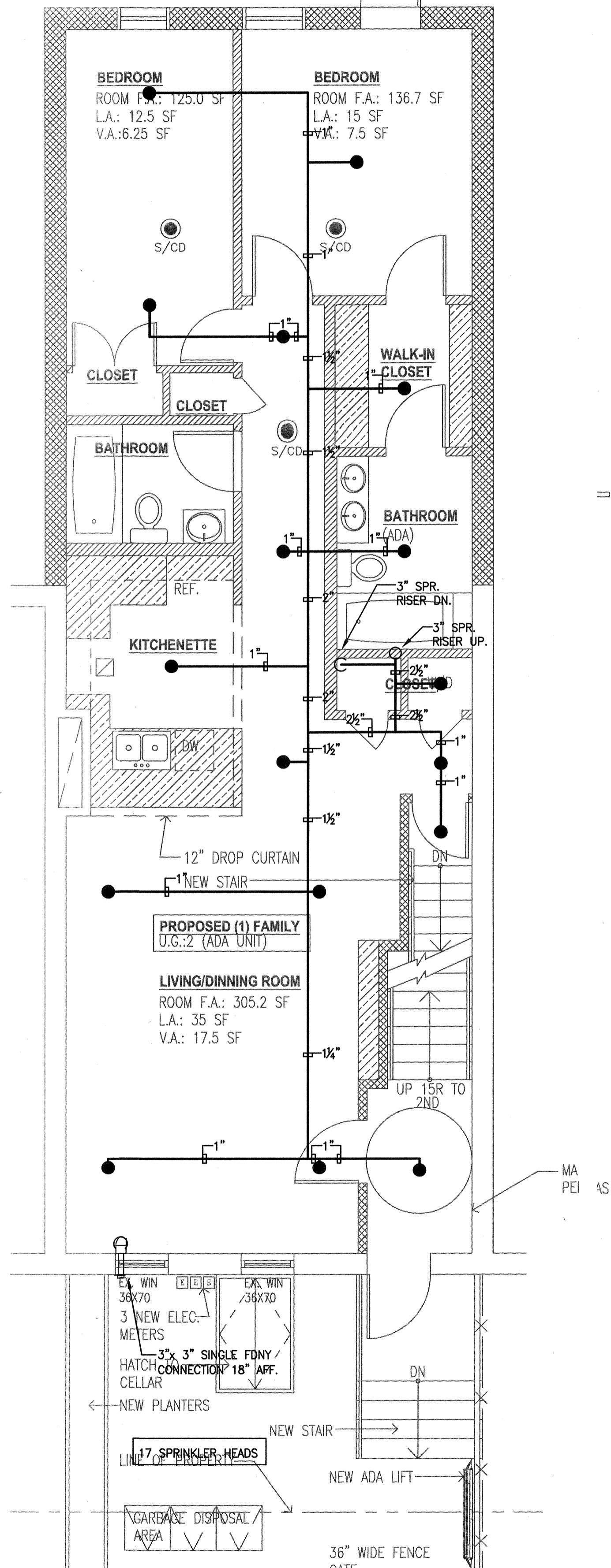
CELLAR LEVEL

2nd FLOOR

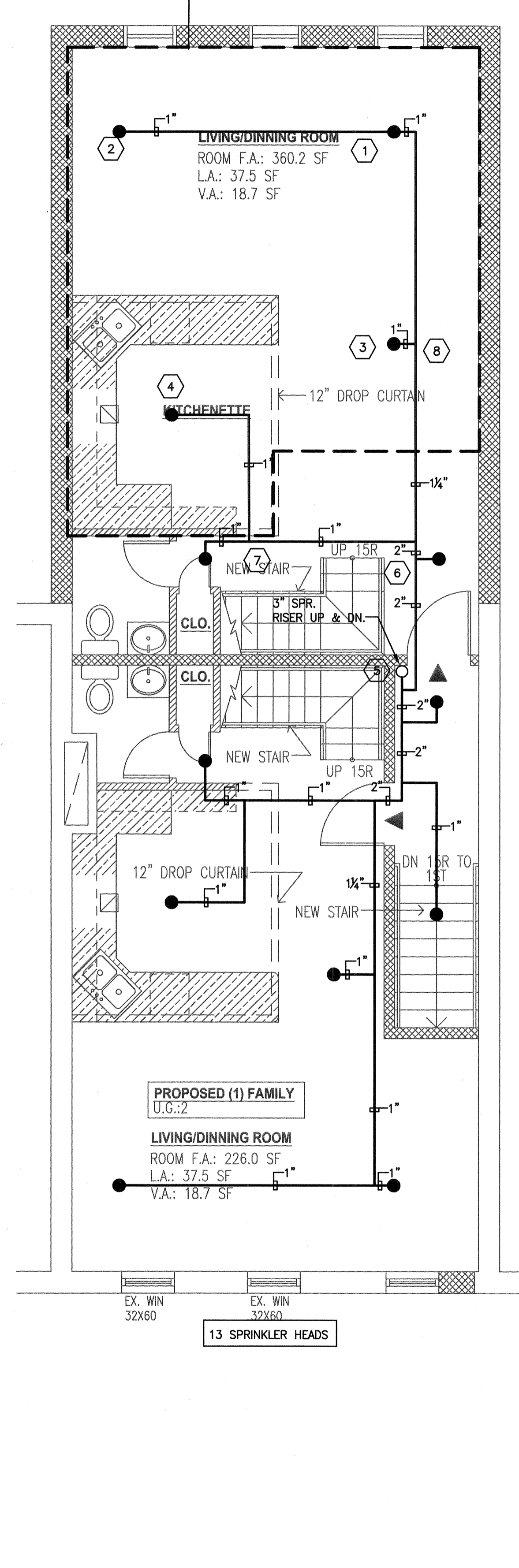
HYDRAULIC REMOTE AREA - 408 SQ.FT.  
OCCUPANCY CLASSIFICATION - LIGHT HAZARD  
DENSITY - .10 GPM/SQ.FT.  
SPRINKLER HEAD CALCULATED - 4



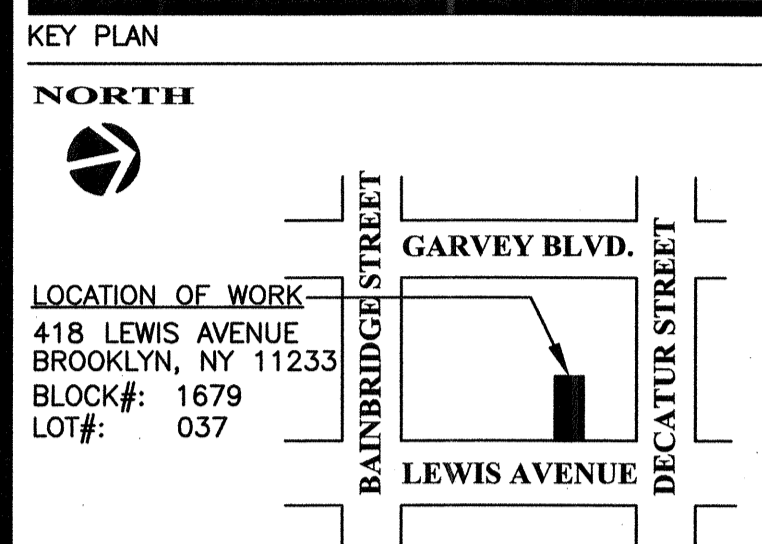
1 CELLAR SPRINKLER PLAN  
SCALE: 1/4"=1'-0"



2 FIRST FLOOR SPRINKLER PLAN  
SCALE: 1/4"=1'-0"



3 SECOND FLOOR SPRINKLER PLAN  
SCALE: 1/4"=1'-0"



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NY, NY 10003 F 212.253.6512

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DRAWING TITLE  
SPRINKLER CELLAR THRU  
SECOND FLOOR PLANS

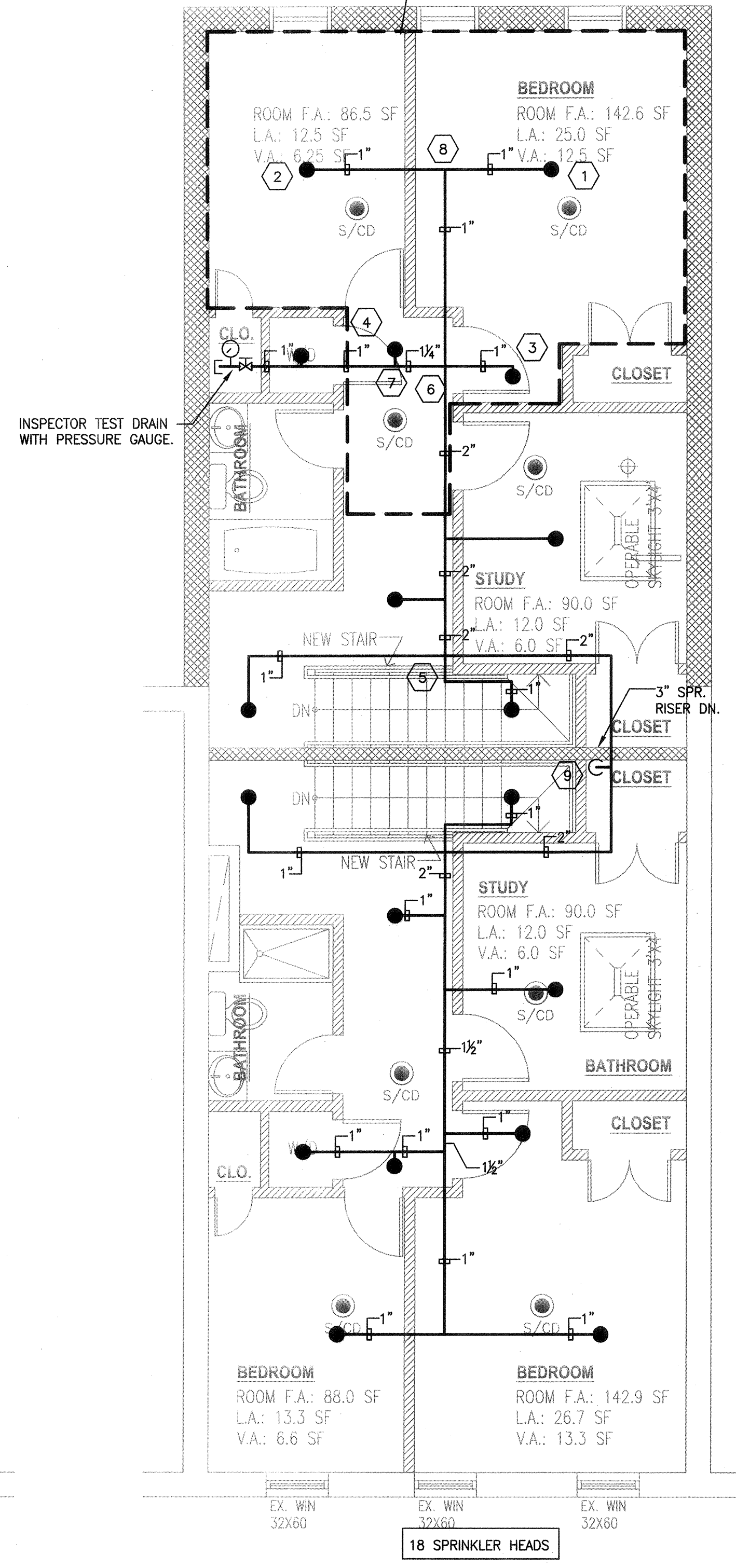
SEAL & SIGNATURE

PROJECT No.: 16167  
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CHK BY: TSF  
DWG No.:  
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EXAMINED FOR RECORD BY  
MAR 29 2018  
KRZYSZTOF BAJDA

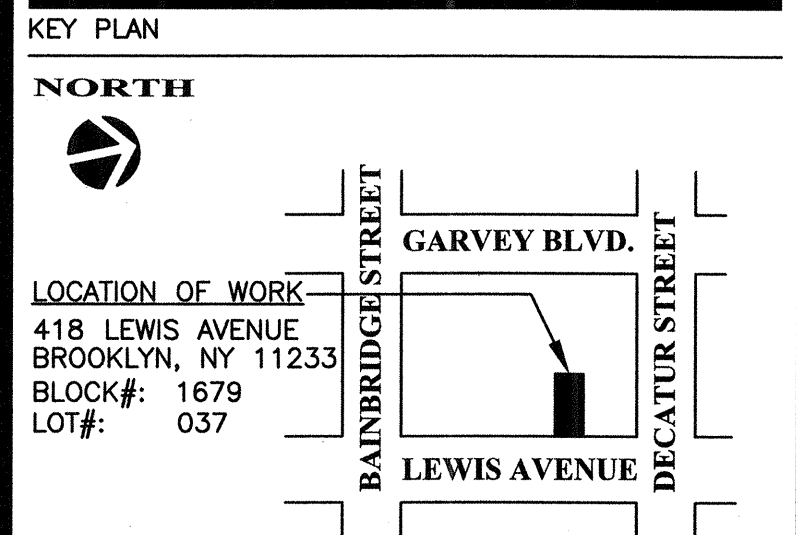
3rd FLOOR

HYDRAULIC REMOTE AREA - 265 SQ.FT.  
 OCCUPANCY CLASSIFICATION - LIGHT HAZARD  
 DENSITY - 10 GPM/SQ.FT.  
 SPRINKLER HEAD CALCULATED - 4



18 SPRINKLER HEADS

**1 THIRD FLOOR SPRINKLER PLAN**  
 SCALE: 1/4"=1'-0"



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 New York, NY 10036

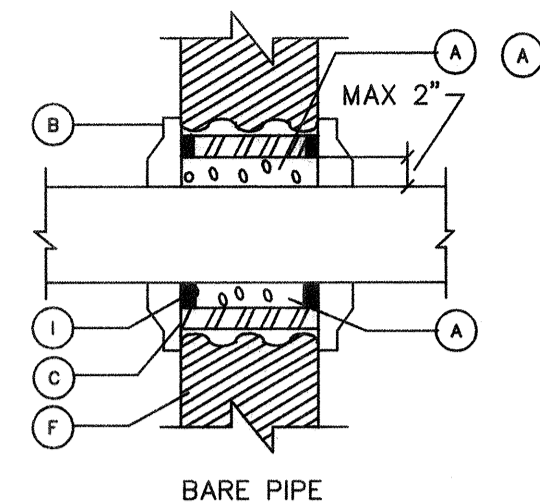
PROJECT  
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DRAWING TITLE  
 SPRINKLER THIRD & ROOF  
 SPRINKLER PLANS

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**SP-102.00**  
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 MAR 29 2018  
 KRZYSZTOF BADA



(A) ALL SPACES PACKED FULL DEPTH WITH MINERAL WOOL OR OTHER EQUALLY APPROVED FIRE RESISTIVE MATERIAL (ASBESTOS OR FIBERGLASS SHALL NOT BE USED)

FIRE RESISTANT FOAM SEALANT CHASE FOAM CTC P2-855 (NYC MEA#58-79 M#1&11 MAY BE USED. INSTALLATION AS PER MANUFACTURER.

(B) ESCUTCHEON BOTH SIDES

(C) SLEEVE

(D) DIAMETER OF INSULATED PIPE

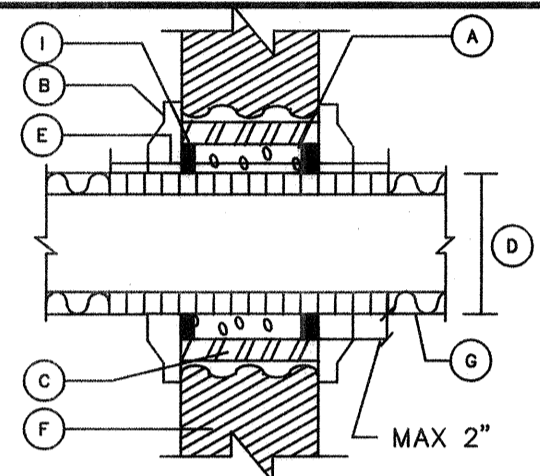
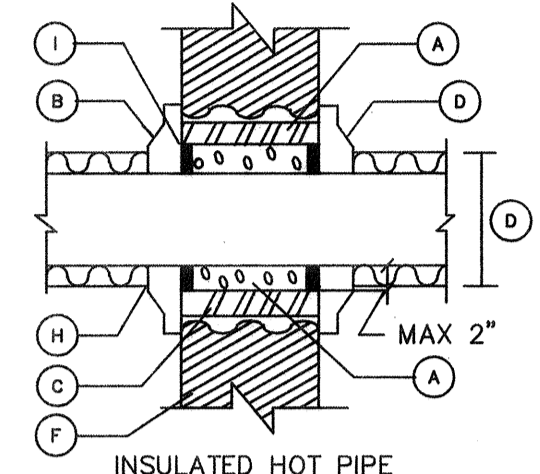
(E) ANHYDROUS CALCIUM SILICATE INSULATION THRU SLEEVE

(F) FIRE RATED PARTITION WALL OR FLOOR

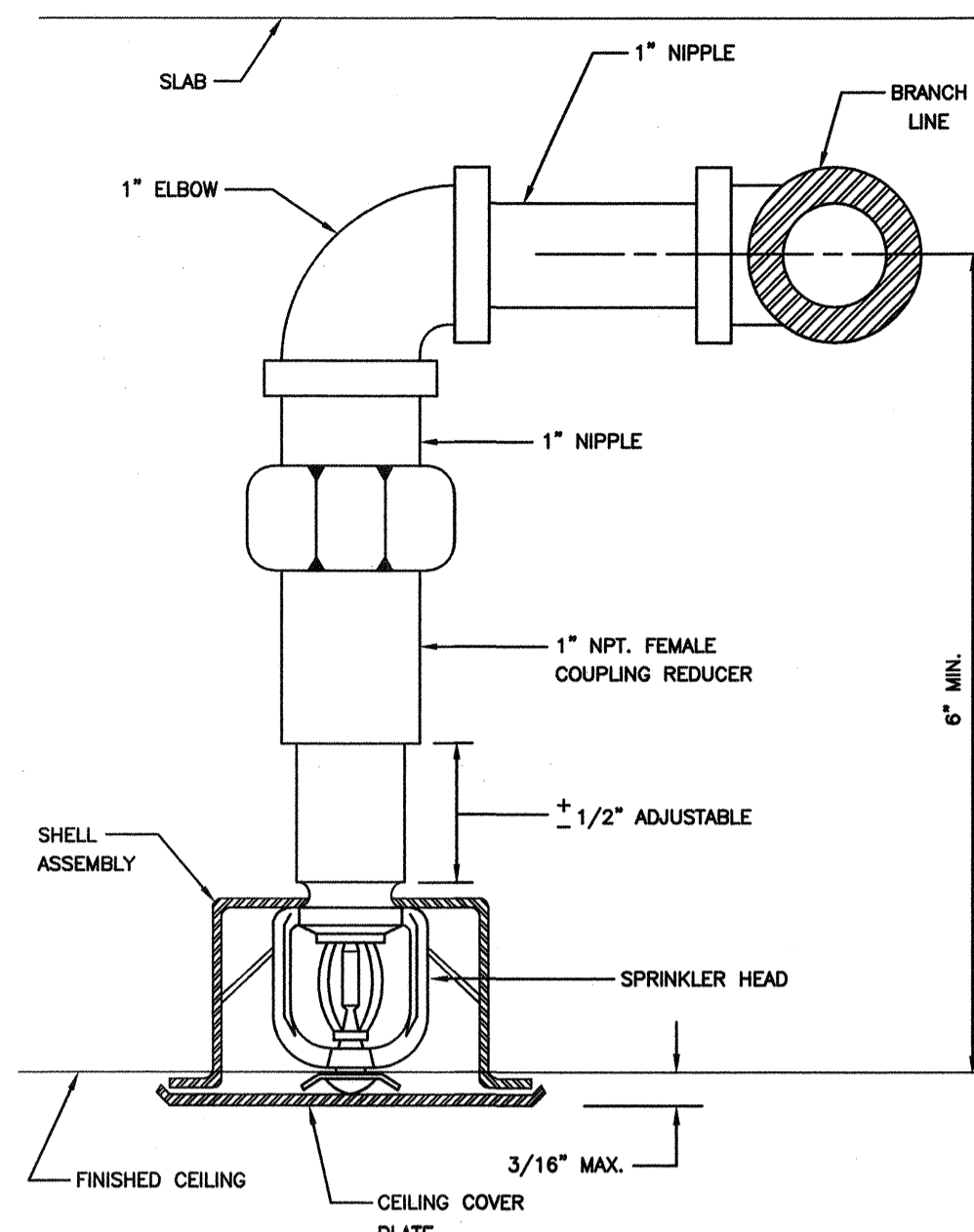
(G) FIBERGLASS INSULATION

(H) TERMINATE INSULATION AT ESCUTCHEON

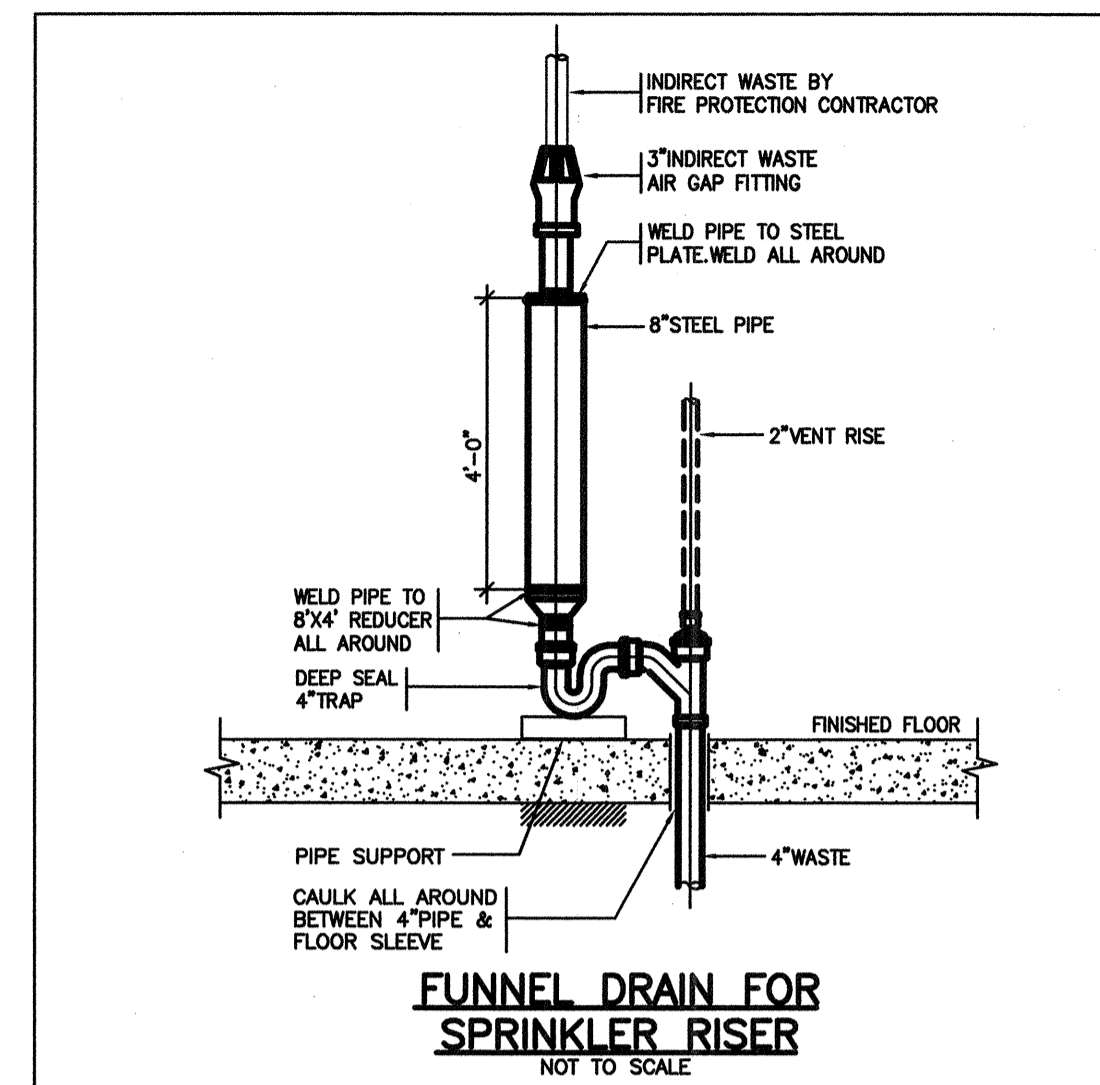
(I) 1/2" DEPTH FIRE STOP FINISH SEALANT



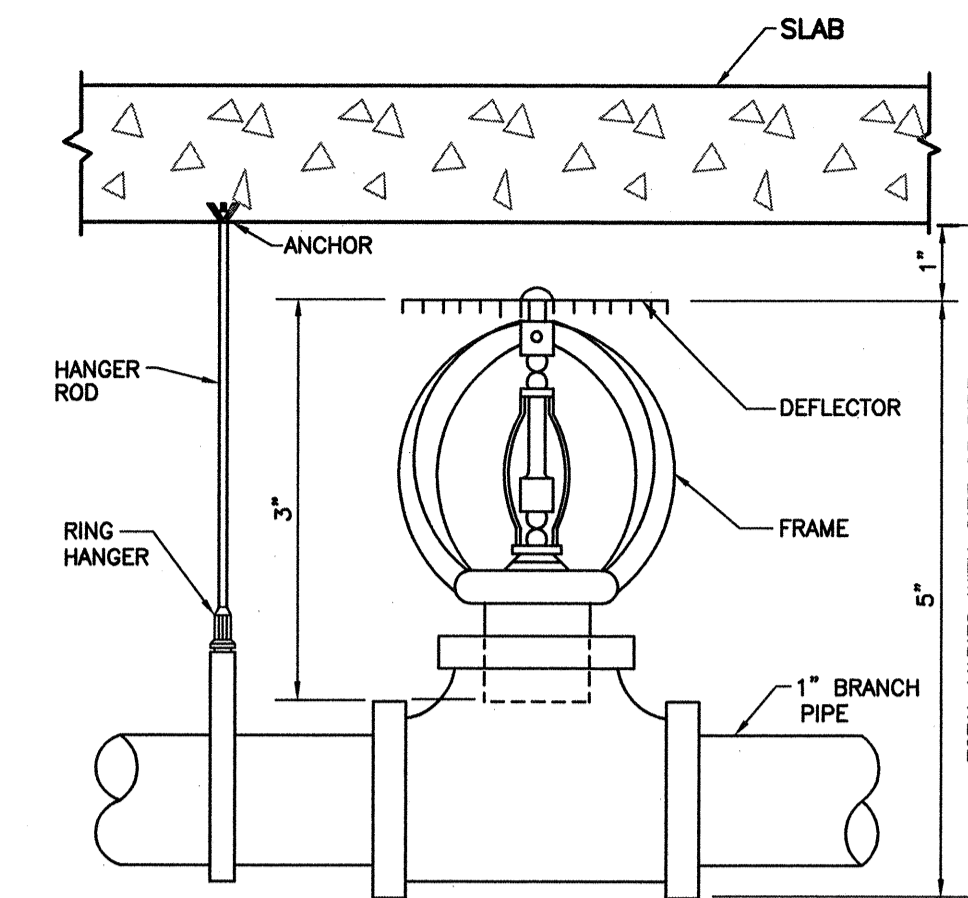
INSULATED COLD AND INSULATED HOT PIPING (ABOVE 160°F)



**CONCEALED SPRINKLER HEAD BRANCHLINE CONNECTION**  
NOT TO SCALE



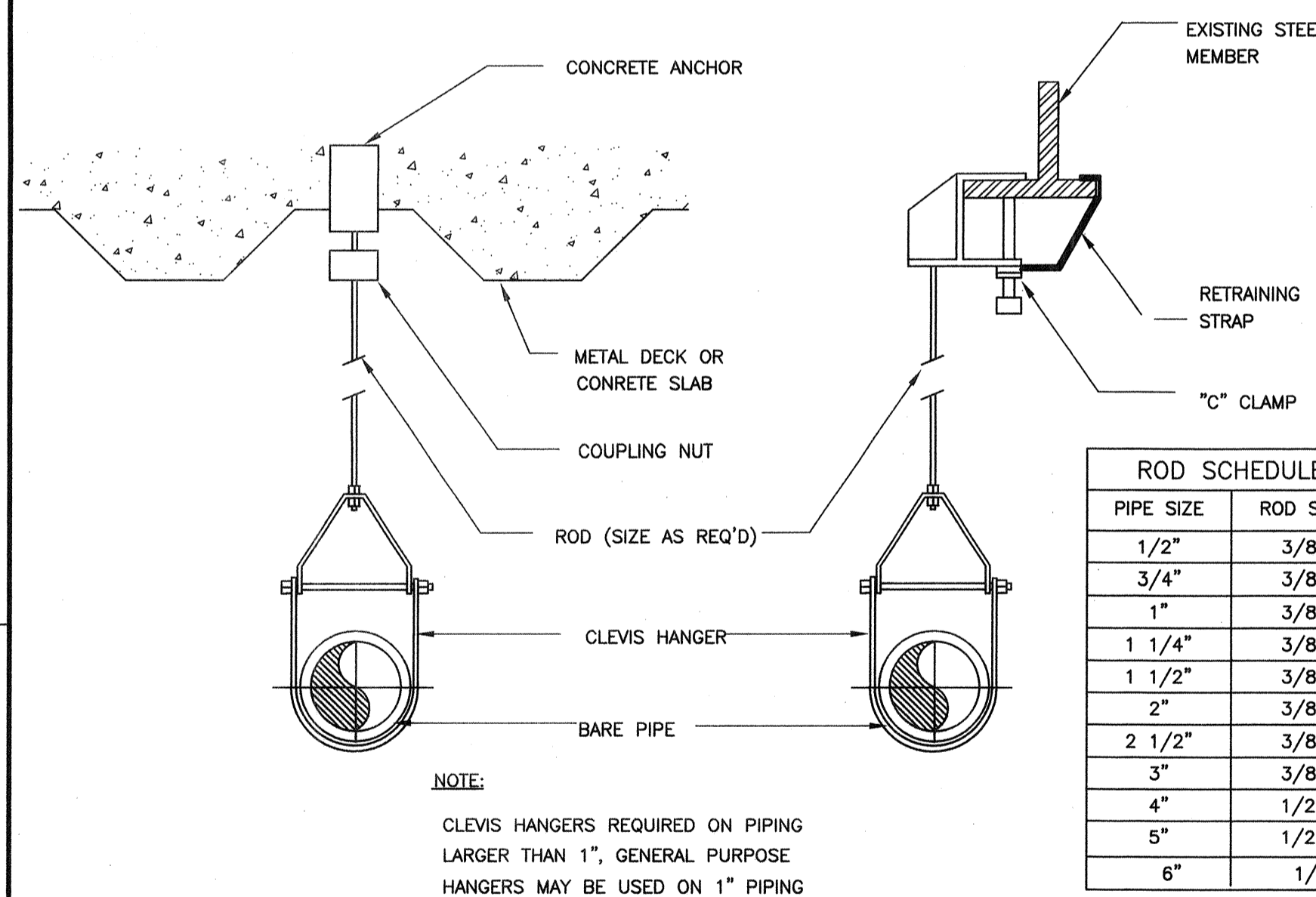
**FUNNEL DRAIN FOR SPRINKLER RISER**  
NOT TO SCALE



**UPRIGHT SPRINKLER HEAD BRANCHLINE CONNECTION**  
NOT TO SCALE

PIPE SIZE	TOTAL
1"	6"
2"	7"
3"	8"
4"	9 1/2"
5"	10"
6"	12"

**DETAIL OF PIPING PIERCING FIRE-RATED PARTITIONS, WALLS AND FLOORS**  
NO SCALE

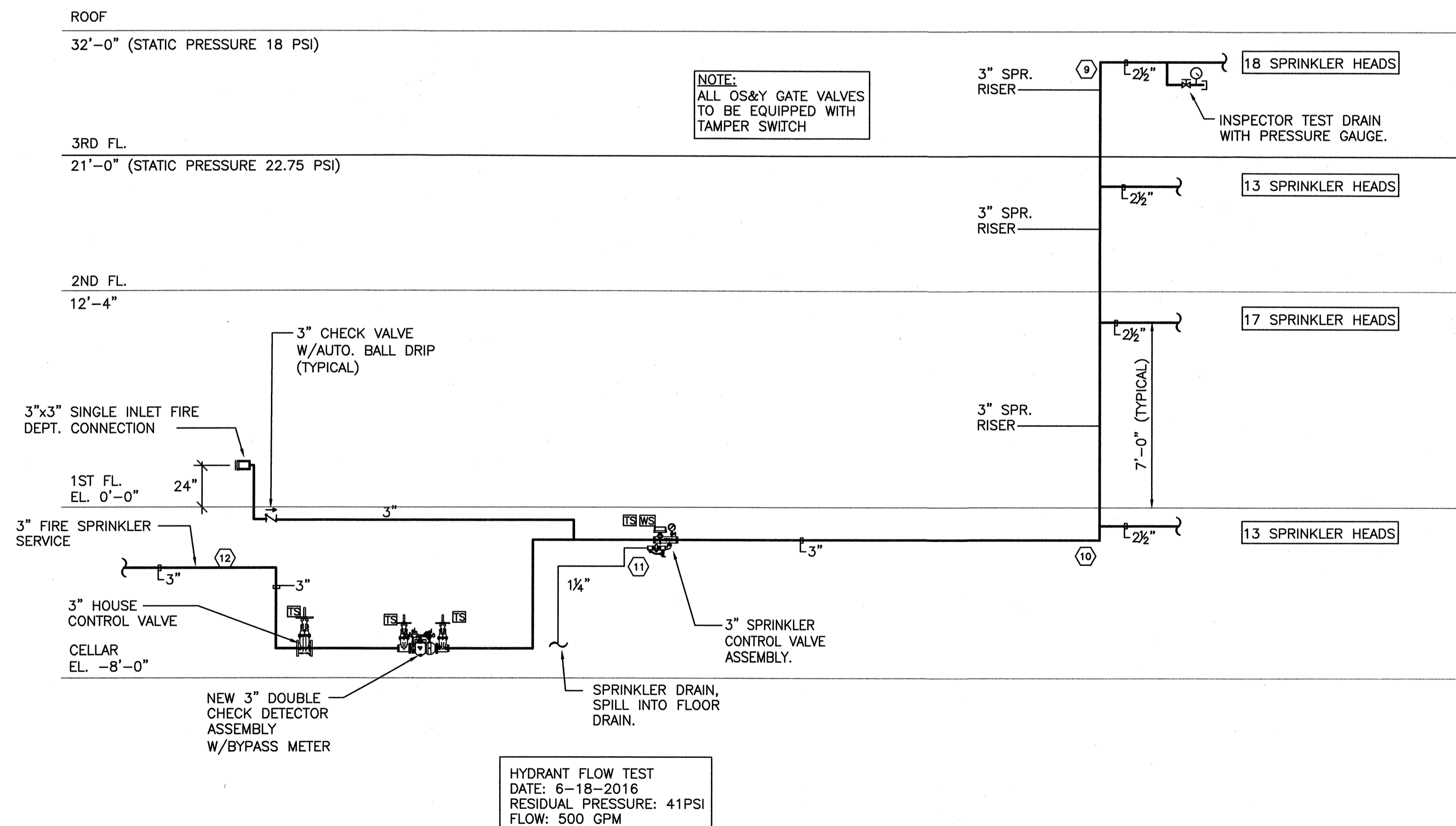


ROD SCHEDULE	
PIPE SIZE	ROD SIZE
1/2"	3/8"
3/4"	3/8"
1"	3/8"
1 1/4"	3/8"
1 1/2"	3/8"
2"	3/8"
2 1/2"	3/8"
3"	3/8"
4"	1/2"
5"	1/2"
6"	1/2"

NOTE: CLEVIS HANGERS REQUIRED ON PIPING LARGER THAN 1", GENERAL PURPOSE HANGERS MAY BE USED ON 1" PIPING

**FIRE PROTECTION LEGEND**

SYMBOL	DEFINITION
—	SPRINKLER PIPING
●	CONCEALED SPRINKLER HEAD
●	UPRIGHT SPRINKLER HEAD
⊠ EC	EXTENDED COVERAGE SIDEWALL SPRINKLER HEAD
⊠	SPRINKLER FLOOR CONTROL VALVE
⊠	INSPECTOR'S TEST
⊠	CONTROL VALVE WITH TAMPER SWITCH
TS	TAMPER SWITCH
WFS	WATERFLOW SWITCH
⊠	CHECK VALVE
⊠	FIRE DEPARTMENT CONNECTION
⊠	PRESSURE GAUGE
M	METER
N	HYDRAULIC NODE



HYDRANT FLOW TEST  
DATE: 6-18-2016  
RESIDUAL PRESSURE: 41PSI  
FLOW: 500 GPM

**SPRINKLER RISER DIAGRAM**

NOT TO SCALE

**KEY PLAN**

**NORTH**

LOCATION OF WORK  
418 LEWIS AVENUE  
BROOKLYN, NY 11233  
BLOCK#: 1679  
LOT#: 037

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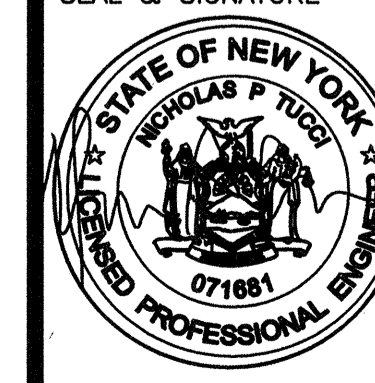
NO.	DATE	DESCRIPTION

ARCHITECT  
**GMH Architecture PLLC**  
572 Fifth Avenue, 3rd Floor  
New York, NY 10036

PROJECT  
418a LEWIS AVENUE  
BROOKLYN, NY  
Cellar, 1st, 2nd & 3rd Floor

DRAWING TITLE  
**SPRINKLER DETAILS  
AND RISER DIAGRAM**

**SEAL & SIGNATURE**



PROJECT No.: 16167

DATE: 02/25/2016

DRAWING BY: TSF

CHK BY: TSF

DWG No.:

**SP-201.00**

CADD FILE No.:

DEPT BLDGS Job No. 321376346

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03 of 04

# SPRINKLER NOTES

1. AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH SEC. 903 & APPENDIX Q OF NYC BUILDING CODE & NFPA 13R-2007.
2. CONSTRUCTION DOCUMENTS FOR STANDPIPE SYSTEM SHALL CONTAIN PLANS THAT INCLUDE THE INFORMATION AND DATA LISTED IN SEC. 903.1.2 OF NYC BUILDING CODE.
3. APPROVED AUTOMATIC SPRINKLER SYSTEM IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN SEC. 903.2 OF NYC BUILDING CODE.
4. AUTOMATIC SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SEC. 903.3.1 THROUGH 903.3.7 OF NYC BUILDING CODE.
5. WHERE THE PROVISIONS OF NYC BUILDING CODE REQUIRE THAT A BUILDING OR PORTION THERE OF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SEC. 903.3.1.1, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13R AS MODIFIED IN APPENDIX Q EXCEPT AS PROVIDED IN SEC. 903.3.1.1.1 OF NYC BUILDING CODE.
6. AUTOMATIC SPRINKLERS SHALL NOT BE REQUIRED IN THE ROOMS OR AREAS WHICH ARE LISTED IN 903.3.1.1.1 OF NYC BUILDING CODE AS LONG AS AN APPROVED AUTOMATIC FIRE DETECTION SYSTEM IN ACCORDANCE WITH SEC. 907.2 AND AN ALTERNATIVE EXTINGUISHING SYSTEM IN ACCORDANCE INSTALLED IN ACCORDANCE WITH SECTIONS 903.3.1 THROUGH WITH SECTION 904.
7. SPRINKLERS SHALL NOT BE OMITTED FROM ANY ROOM MERELY BECAUSE IT IS DAMP, OF FIRE-RESISTANCE-RATED CONSTRUCTION OR CONTAINS ELECTRICAL EQUIPMENT.
8. WHERE AUTOMATIC SPRINKLER SYSTEM ARE REQUIRED BY NYC BUILDING CODE, QUICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN THE AREAS LISTED SEC. 903.3.2 OF NYC BUILDING CODE.
9. AUTOMATIC SPRINKLERS SHALL BE INSTALLED WITH DUE REGARD TO OBSTRUCTIONS THAT WILL DELAY ACTIVATION OR OBSTRUCT THE WATER DISTRIBUTION PATTERN. AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN OR UNDER COVERED KIOSKS, DISPLAYS, BOOTH, CONCESSION STANDS, OR EQUIPMENT THAT EXCEEDS 4 FEET IN WIDTH, NOT LESS THAN 3 FOOT CLEARANCE SHALL BE MAINTAINED BETWEEN AUTOMATIC SPRINKLERS AND TOP OF PILES OF COMBUSTIBLE FIBERS SEC. 903.3.3 OF NYC BUILDING CODE.
10. WATER SUPPLIES FOR AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH SEC. 903.3.5 OF NYC BUILDING CODE AND SEC. 903.3.1 THE POTABLE WATER SUPPLY SHALL BE PROTECTED AGAINST BACK FLOW IN ACCORDANCE WITH THE REQUIREMENTS OF SEC.903.3.5 THE NYC PLUMBING CODE, AND RULES OF THE NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION.
11. FIRE HOSE THREADS USED IN CONNECTION WITH AUTOMATIC SPRINKLER SYSTEMS SHALL BE APPROVED AND COMPATIBLE WITH FIRE DEPARTMENT HOSE THREADS.
12. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEM, PUMPS, TANKS, WATER LEVELS AND TEMPERATURES, CRITICAL AIR PRESSURES AND WATER SWITCHES ON ALL SPRINKLER SYSTEM SHALL BE ELECTRICALLY SUPERVISED BY THE FIRE ALARM SYSTEM.
13. APPROVED SUPERVISED INDICATING CONTROL VALVES SHALL BE PROVIDED AT THE POINT OF CONNECTION TO THE RISER ON EACH FLOOR IN HIGH-RISE BUILDINGS.
14. THE DOCUMENTS OR PORTIONS THERE OF LISTED IN CHAPTER 2 OF NFPA 13R-2007 ARE REFERENCED WITHIN NFPA-13R AND SHALL BE CONSIDERED PART OF THIS DOCUMENT.
15. OCCUPANCY CLASSIFICATION SHALL COMPLY WITH CHAPTER 5 OF NFPA 13R-2007.
16. PROTECTION REQUIREMENTS FOR MIXED COMMODITIES SHALL BE ACCORDANCE WITH SEC. 5.6.1.2 OF NFPA 13R-2007.
17. REQUIREMENTS FOR CORRECT USE OF SPRINKLER SYSTEM COMPONENTS SHALL COMPLY WITH CHAPTER 6 OF NFPA 13R-2007.
18. THE K-FACTOR, RELATIVE DISCHARGE, AND MARKING IDENTIFICATION FOR SPRINKLERS HAVING DIFFERENT ORIFICE SIZES SHALL BE IN ACCORDANCE WITH TABLE 6.2.3.1 OF NFPA 13R-2007.
19. AUTOMATIC SPRINKLERS SHALL HAVE THEIR FRAME ARMS, DEFLECTOR, COATING MATERIAL, OR LIQUID BULB COLORED IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 6.2.5.1 OF NFPA 13R-2007.
20. LISTED CORROSION RESISTANT SPRINKLER SHALL BE INSTALLED IN LOCATIONS WHERE CHEMICALS, MOISTURE, OR OTHER CORROSIVE VAPORS SUFFICIENT TO CAUSE CORROSION OF SUCH DEVICES EXIST.
21. ALL CONTROL, DRAIN, AND TEST CONNECTION VALVES SHALL BE PROVIDED WITH PERMANENTLY MARKED WEATHERPROOF METAL OR RIGID PLASTIC IDENTIFICATION SIGNS. SEC. 6.7.4.1 OF NFPA 13R-2007.
22. FIRE DEPARTMENT CONNECTIONS SHALL BE EQUIPPED WITH LISTED PLUGS OR CAPS, PROPERLY SECURED AND ARRANGED FOR EASY REMOVAL BY THE FIRE DEPARTMENT. SEC. 6.8.4 OF NFPA 13R-2007.
23. THE MAXIMUM FLOOR AREA OR ANY ONE FLOOR TO BE PROTECTED BY A SINGLE RISER FROM A CONTROL VALVE AND ALARM DEVICE SHALL COMPLY WITH SEC. 8.2.1 OF NFPA 13R-2007.
24. WHERE CIRCUMSTANCES REQUIRE THE USE OF OTHER THAN ORDINARY TEMPERATURE-RATED SPRINKLERS, STANDARD RESPONSE SPRINKLERS SHALL BE PERMITTED TO BE USED SEC. 8.3.3 OF NFPA 13R-2007.
25. SPRINKLERS OF INTERMEDIATE AND HIGH TEMPERATURE RATINGS SHALL BE INSTALLED IN SPECIFIC LOCATIONS AS REQUIRED BY SEC. 8.3.2 OF NFPA 13R-2007.
26. SPRINKLERS SHALL BE LOCATED, SPACED AND POSITIONED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 8.5 OF NFPA 13R-2007.
27. PROTECTION AREAS AND MAXIMUM SPACING FOR EACH HAZARD SHALL COMPLY WITH TABLE 8.6.2.2.1 (a) (b) (c) (d) OF NFPA 13R-2007.
28. REQUIREMENTS OF DWELLING UNITS PROTECTION SHALL COMPLY WITH SEC. 8.10 OF NFPA 13-2007.
29. DRAIN CONNECTIONS FOR SYSTEMS SUPPLY RISERS AND MAINS SHALL BE SIZED AS SHOWN IN TABLE 8.16.2.4.2 OF APPENDIX Q-NYC BUILDING CODE.
30. TYPES OF HANGERS SHALL BE ACCORDANCE WITH THE REQUIREMENT OF SEC. 9.1 OF NFPA 13R-2007.
31. MAXIMUM DISTANCE BETWEEN HANGERS SHALL BE COMPLY WITH TABLE 9.2.2.1 OF NFPA 13R-2007.
32. HOSE STREAM DEMAND AND WATER SUPPLY DURATION REQUIREMENT SHALL COMPLY WITH TABLE 11.2.3.1.2 OF NFPA 13R-2007.
33. THE WATER SUPPLY FOR SPRINKLERS SHALL BE DETERMINED BY DENSITY/AREA CURVE, FIGURE 11.2.3.1.1 OF NFPA 13R-2007.
34. HYDRAULIC DESIGN AREA REDUCTION FOR QUICK RESPONSE SPRINKLERS SHALL COMPLY WITH FIGURE 11.2.3.2.3.1 OF NFPA 13R-2007.
35. MINIMUM OPERATING PRESSURE OF ANY SPRINKLER SHALL BE 7 PSI. SEC. 22.4.4.10 OF NFPA 13R-2007.
36. NUMBER OF WATER SUPPLY FOR SPRINKLER SYSTEM SHALL COMPLY WITH SEC. 23.1.1 OF NFPA 13R-2007 AND APPENDIX Q OF NYC BUILDING CODE.
37. A SPRINKLER SYSTEM ACCORDANCE WITH THIS STANDARD SHALL BE PROPERLY INSPECTED, TESTED AND ACCORDANCE WITH NFPA 25 AND NYC FIRE CODE.

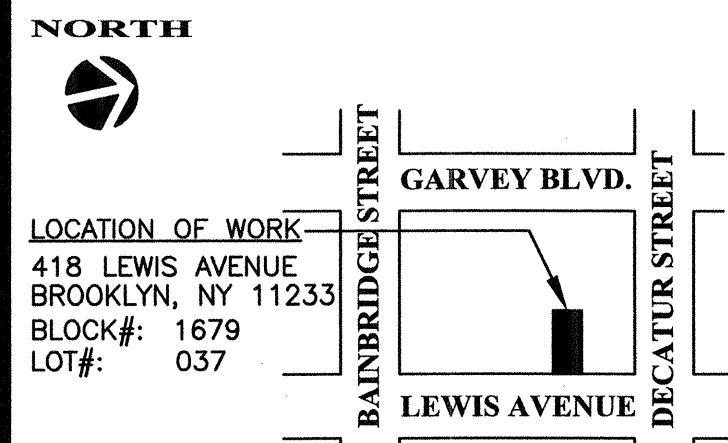
# SPRINKLER SPECIFICATIONS

1. ADHERE TO THE APPLICABLE CONDITIONS INDICATED IN THE ARCHITECTURAL SPECIFICATIONS.
2. EXAMINE THE ARCHITECTURAL DRAWINGS AND THE DRAWINGS OF ALL OTHER TRADES AND FIELD VERIFY THE LOCATION OF ALL LIGHTING FIXTURES, DIFFUSERS, EXISTING SPRINKLER HEADS AND OTHER EQUIPMENT THAT AFFECTS THIS WORK.
3. VISIT AND CAREFULLY EXAMINE THE EXISTING SPACE AS TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND DIFFICULTIES. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT AND MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.
4. WITHIN THE AREA OF WORK UNDER THIS CONTRACT ALL 3/4" SPRINKLER PIPES, IF EXISTING, MAY REMAIN. WHEN EXTENDED TO NEW OR RELOCATED SPRINKLER HEADS, THE EXTENDED PIPING MUST BE 1" MINIMUM.1" PIPES. BRANCH PIPING SIZE TO BE ADJUSTED.
5. BASE ALL LABOR PRICING ON REGULAR TIME (NON-PREMIUM TIME). HOWEVER ALL CONNECTION SCHEDULING MUST BE APPROVED BY THE BUILDINGS MANAGEMENT PRIOR TO INTERRUPTION OF ANY BUILDING SERVICES. SUBMIT ADDITIONAL COST FOR EVALUATION TO MAKE EACH NEW CONNECTION ON PREMIUM TIME.
6. PRIOR TO INSTALLING OR SUBMITTING FOR APPROVAL ANY PORTION OF THIS WORK, COORDINATE THIS WORK WITH ALL OTHER TRADES AND AFFIX ANY INDICATION OF THIS COORDINATION ON EACH SHOP DRAWING SUBMITTED FOR APPROVAL.
7. REMOVE AND RELOCATE EXISTING SPRINKLER HEADS AND PIPING AS INDICATED ON SPRINKLER PLANS.
8. FOR EXACT LOCATION OF SPRINKLER HEADS, REFER TO ARCHITECTS REFLECTED CEILING PLANS.
9. SPRINKLER HEADS INSTALLED IN HUNG CEILING WILL BE POSITIONED AS FOLLOWS:  
LOCATED WITHIN A TOLERANCE OF + 1/2 INCH OF THE CENTERLINE OF THE TILES.
10. INSTALL SPRINKLER HEADS TIGHT TO BOTTOM OF HUNG CEILING, WITH CARE THAT THE FINISH IS NOT DAMAGED.
11. CUT AND CONNECT NEW SPRINKLER HEADS TO EXISTING PIPING. ADJUST SPRINKLER PIPE SIZES WHERE REQUIRED.
12. CONFORM TO THE FOLLOWING APPLICABLE CODE WHICH COVERS THE REQUIREMENTS FOR THIS PROJECT LOCATION:  
NEW YORK CITY BUILDING CODE  
N.F.P.A. NO. 13R AS AMENDED BY APPENDIX Q OF THE NYC BUILDING CODE
13. ALL NEW SPRINKLER BRANCH LINES TO BE 1" MINIMUM.
14. ALL NEW SPRINKLER BRANCH (ARM) LINES EXCEEDING 2 FEET IN LENGTH TO BE PROVIDED WITH HANGERS.
15. ALL PIPING TO BE SCHEDULE 40 BLACK STEEL.
16. ALL FITTINGS TO BE PROVIDED WITH DRY LUBRICANT GASKET SYSTEM ON ALL CAST MALLEABLE IRON THREADED VICTAULIC GROVED AS MANUFACTURED BY VICTAULIC VIC-PLUS.
17. ONLY SHOULDER NIPPLES WILL BE USED. CLOSE NIPPLES WILL NOT BE ACCEPTABLE. ADJUST SPRINKLER HEAD TO THE NEW CEILING HEIGHT.
23. DURING THE TEST PERIOD, THE SPRINKLER SYSTEM WILL NOT BE CONNECTED TO THE DOMESTIC WATER SYSTEM OF THE BUILDING.
24. REPLACE WORK FOUND DEFECTED OR REPAIRED IF SO DIRECTED. AFTER REPLACEMENT OR REPAIR, TEST WORK AGAIN AS SPECIFIED. REPEAT UNTIL SATISFACTORY.
25. AFTER TEST IS COMPLETED, FLUSH ALL PIPING AT THE FLOW RATE DESIGNATED IN N.F.P.A. NO. 13R. FLUSH PIPING USING SUFFICIENT WATER TO PRODUCE A MINIMUM WATER VELOCITY OF 2.5 FEET PER SECOND THROUGH PIPING BEING FLUSHED. CONTINUE UNTIL DISCHARGE WATER SHOWS NO DISCOLORATION DRAIN AT LOW POINTS. AFTER FLUSHING AND CLEANING, PREPARE SYSTEM FOR SERVICE BY IMMEDIATELY FILLING PIPING.
26. SUBMIT COMPLETE HYDRAULIC CALCULATIONS FOR EACH SYSTEM ON ALL FLOORS.
27. USE THE FOLLOWING GENERAL DESIGN DENSITY CRITERIA:  
LIGHT HAZARD: .10 GPM AT 1500 SQ. FT.  
ORDINARY HAZARD: .15 GPM AT 1500 SQ. FT.
28. TYPES OF SPRINKLER HEADS:  
A. CONCEALED - (SIN RA5035) WHITE COVER PLATE  
RELIABLE - MODEL: G4A QUICK RESPONSE  
B. PENDENT - (SIN RA2614) BRONZE FINISH  
RELIABLE - MODEL F1FR56-300

## SPRINKLER HEAD SCHEDULE

SYMBOL	FINISH/TYPE	AREA	DENSITY	TEMP. RATING	APPROVALS	MANUFACTURER
●	CONCEALED SPRINKLER HEAD (WHITE COVER PLATE) (QUICK RESPONSE)	FINISHED CLG.	0.10 GPM/SQ. FT.	155° F	NYC MEA 258-95-E	RELIABLE MODEL G4A 1/2" ORIFICE
⊙	UPRIGHT SPRINKLER HEAD (QUICK RESPONSE)	OPEN CLG.	0.10 GPM/SQ. FT.	155° F	SIN RA2614	RELIABLE MODEL F1FR56-300 1/2" ORIFICE

### KEY PLAN



### ISSUANCE LOG

NO.	DATE	COPIES	ISSUED TO
1	04/23/16	3/EA	ISSUED
2	10/27/17	3/EA	ISSUED
3	03/19/18	3/EA	ISSUED FOR FILING

**TSF** Engineering, P.C.  
200 Park Ave. South T 212.253.7303  
NY, NY 10003 F 212.253.6512

### REVISION LOG

NO.	DATE	DESCRIPTION

ARCHITECT  
**GMH Architecture PLLC**  
572 Fifth Avenue, 3rd Floor  
New York, NY 10036

PROJECT  
418a LEWIS AVENUE  
BROOKLYN, NY  
Cellar, 1st, 2nd & 3rd Floor

DRAWING TITLE  
**SPRINKLER SPECIFICATIONS AND DETAIL**

SEAL & SIGNATURE PROJECT No.: 16167

DATE: 02/25/2016

DRAWING BY: TSF

CHK BY: TSF

DWG No.:

**SP-202.00**

CADD FILE No.:

04 of 04

EXAMINED FOR CONFORMANCE WITH THE PREVENTION ONLY AS PER SECTION 2 OF 1078

MAR 29 2016

KRZYSZTOF BAJDA

DEPT BLDGS Job No. 321376346

Scan Code ESHS2012550

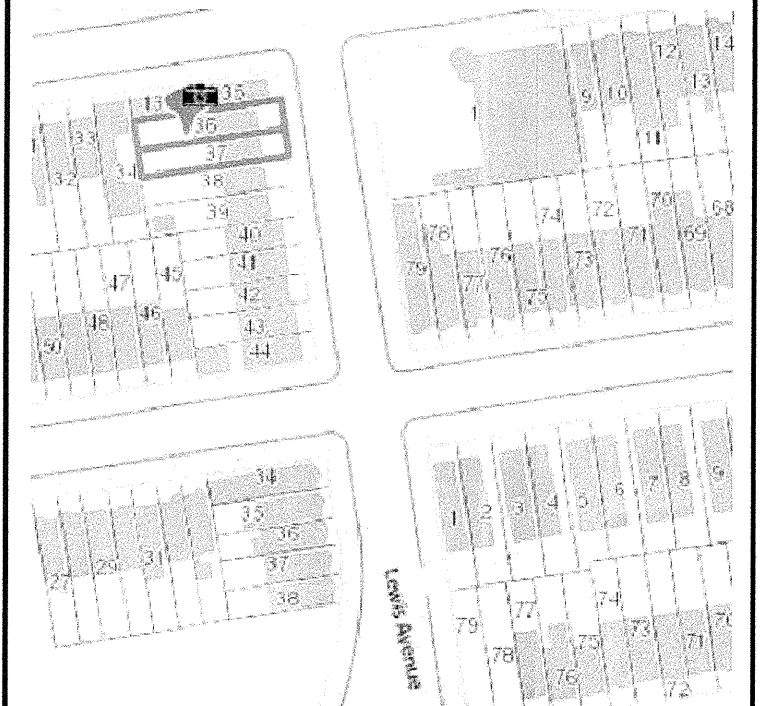




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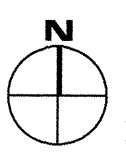
# 418A LEWIS AVENUE

418A LEWIS AVENUE  
BROOKLYN, NY 11233



BLOCK: 1679  
LOT: 37  
ZONING DISTRICT: R6B  
MAP: 17A

Plot Plan:



Client:

Mr. Achille Bruno  
GAF Realty Holding  
98 Visitation Place  
BROOKLYN, NY 11231  
TEL: 909-318-0345  
E: achilleandson@gmail.com

Issued/ Revision:

NO.	DATE	DESCRIPTION
1	09/28/17	FILING SET

## KCE Consulting Engineering PLLC

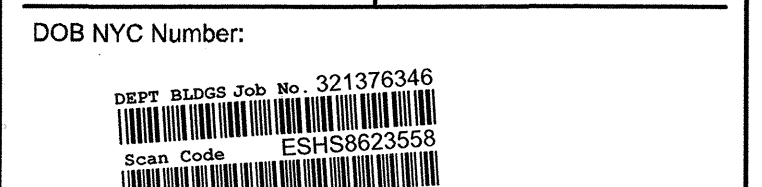
116 Nassau Street, Suite 809  
New York, NY 10038

Phone: (646) 644-8551  
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Drawing Title:

### DESIGN CRITERIA

Scale: AS NOTED	Date: 09/28/17
Project No.: A412.00	Drawn By: S.Z.
Checked By: K.W.	Drawing No. S-002.00
Page No: 02 of 15	



DOB NYC Number: 321376346  
DEPT BLDG & FIRE  
ESHS8623558  
Scan Code

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### DRAWING INDEX

S-001.00	GENERAL NOTES
S-002.00	DESIGN CRITERIA
FO-001.00	FOUNDATIONS NOTES AND DETAILS
S-003.00	TYPICAL DETAILS
S-004.00	TYPICAL DETAILS 2
S-005.00	TYPICAL DETAILS 3
S-006.00	TYPICAL DETAILS 4
S-007.00	TYPICAL DETAILS 5
FO-101.00	CELLAR FRAMING PLAN
S-101.00	1ST FLOOR FRAMING PLAN
S-102.00	2ND FLOOR FRAMING PLAN
S-103.00	3RD FLOOR FRAMING PLAN
S-104.00	ROOF FRAMING PLAN
S-201.00	SECTIONS
S-301.00	SCHEDULES

### 2014 NYC BUILDING CODE BUILDING DESIGN INFORMATION SUMMARY

NO.	TOPIC	CODE SECTION
1.	SNOW LOADING CRITERIA	GROUND SNOW LOAD, $P_g = 25$ P.S.F
		SNOW IMPORTANCE FACTOR, $C_s = 1.0$
		THERMAL EXPOSURE FACTOR, $C_t = 1.0$
		SNOW IMPORTANCE FACTOR, $I_s = 1.0$
		FLAT-ROOF SNOW LOAD, $P_f = 20$ PSF
2.	SEISMIC LOADING CRITERIA	SEISMIC IMPORTANCE FACTOR = 1.0
		SITE CLASS = D
		SPECTRAL RESPONSE COEFFICIENTS, $S_{ps} = 0.296g$ $S_{ps} = 0.117g$
		SEISMIC DESIGN CATEGORY = B
		SHORT PERIOD DESIGN SPECTRAL RESPONSE, $S_s = 0.281g$
		ONE SECOND DESIGN SPECTRAL RESPONSE, $S_1 = 0.073g$
		MINIMUM SEISMIC BASE SHEAR, $V = 33$ KIPS
		SEISMIC RESPONSE COEFFICIENT, $C_s = 0.074$
		SEISMIC REDUNDANCY FACTOR, $RHO = 1.0$
		RESPONSE MODIFICATION FACTOR, $R = 4$
		LATERAL FORCE RESISTING SYSTEM : INTERMEDIATE REINFORCED MASONRY SHEAR WALLS
		ANALYSIS PROCEDURE : EQUIVALENT LATERAL FORCE PROCEDURE
3.	WIND LOADING CRITERIA	BASIC WIND SPEED (3 SECOND GUST) = 98 M.P.H.
		BUILDING STRUCTURE CATEGORY = II
		WIND IMPORTANCE FACTOR = 1.0
		WIND EXPOSURE CATEGORY = C
		INTERNAL PRESSURE COEFFICIENT $GC_{pi} = 0.18$
		MINIMUM WIND BASE SHEAR, $V_x = 13$ KIPS $V_y = 58$ KIPS

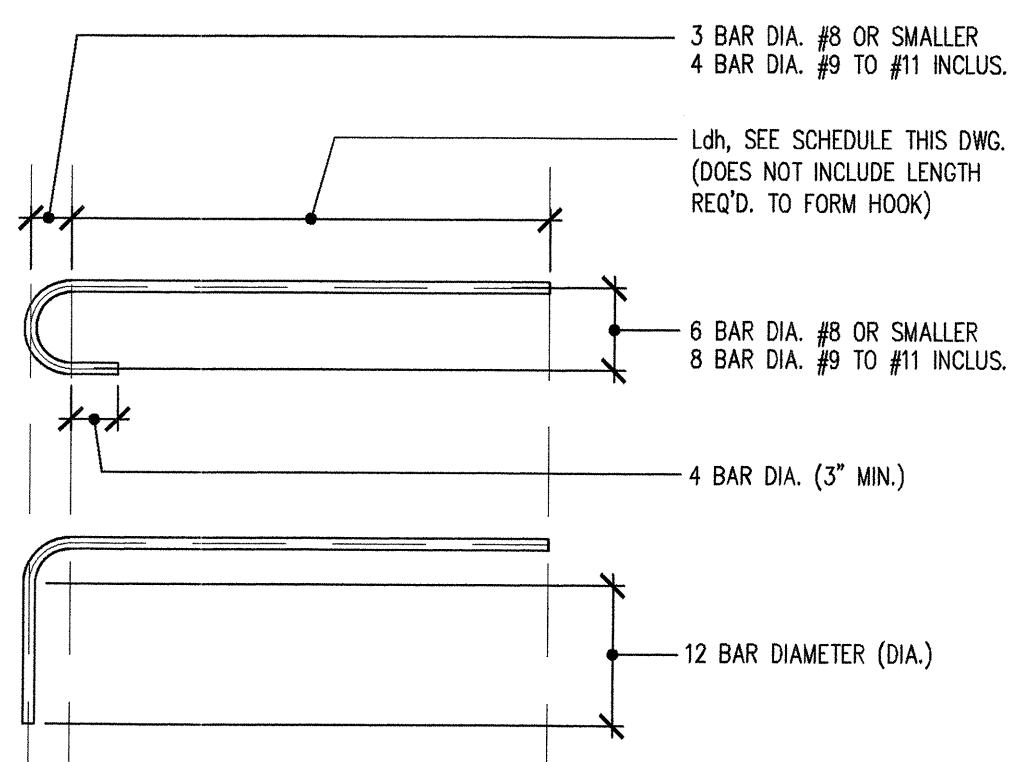
### ABBREVIATIONS

Ø = AT	JT. = JOINT
ADJ. = ADJUSTABLE	K, KIP = 1000 LBS
ADDL. = ADDITIONAL	KLF = KIP(S) PER FOOT
ALN. = ALIGN	KSF = KIP(S) PER SQUARE FOOT
ALT. = ALTERNATE	KSI = KIP(S) PER SQUARE INCH
ARCH. = ARCHITECTURAL	L.L. = LIVE LOAD
B. BOT. = BOTTOM	L.L.H. = LONG LEG HORIZONTAL
B.F. = BRACED FRAME	L.L.V. = LONG LEG VERTICAL
B.P. = BASE PLATE	Ldc = COMPRESSION DEVELOPMENT LENGTH
	Ldt = TENSION DEVELOPMENT LENGTH
BH. = BULKHEAD	Lsc = COMPRESSION SPICE LENGTH
BLDG. = BUILDING	Lst = TENSION SPICE LENGTH
BM. = BEAM	LB(S) = POUND(S)
BRDG. = BRIDGING	L.C. = LONG
BRNG. = BEARING	L.C. = MOMENT CONNECTION
BSMT. = BASEMENT	M.D. = METAL DECK
Q, CL. = CENTRE LINE	MACH. = MACHINE
C.A. = COLUMN ABOVE	MAX. = MAXIMUM
C.B. = COLUMN BELOW	MECH. = MECHANICAL
C.J. = CONSTRUCTION JOINT	MEZZ. = MEZZANINE
	MIN. = MINIMUM
CANT. = CANTILEVER	MISC. = MISCELLANEOUS
CLR. = CLEARANCE, CLEAR	MOM. = MOMENT
COL. = COLUMN	N.I.C. = NOT IN CONTRACT
CONC. = CONCRETE	N.F. = NEAR FACE
CONN. = CONNECTION	N.S. = NON-SHRINK
CONST. = CONSTRUCTION	N.T.S. = NOT TO SCALE
CONT. = CONTINUOUS	NO. = NUMBER
Ø DIA. = DIAMETER	N-S = NORTH-SOUTH
D.L. = DEAD LOAD	N.C. = CENTRE TO CENTRE
DET. = DETAIL	O.F. = OUTSIDE FACE
DIAG. = DIAGONAL	O.W.S.J. = OPEN WEB STEEL JOIST
DIM. = DIMENSION	OPNG. = OPENING
DWG(S). = DRAWING(S)	P.C. = PRECAST PILE CAP
DWL(S). = DOWEL(S)	R, PL. = PLATE
E.C. = EACH END	P.F. = POUND(S) PER FOOT
E.F. = EACH FACE	PROJ. = PROJECTION
E.J. = EXPANSION JOINT	PSF = POUND(S) PER SQUARE FOOT
E.M.R. = ELEVATOR MACHINE ROOM	PSI = POUND(S) PER SQUARE INCH
E.S. = EACH SIDE	R = RADIUS
E.W. = EACH WAY	RM. = ROOM
EA. = EACH	REF. = REFERENCE
EL. = ELEVATION	REINF. = REINFORCE, REINFORCEMENT
ELEV. = ELEVATOR	REQ'D. = REQUIRED
ELECT. = ELECTRICAL	REV. = REVISION, REVISED
Em = EMBEDMENT LENGTH IN MASONRY	R/W = REINFORCE WITH
EMBED. = EMBEDMENT	S.F. = SQUARE FOOT
EQ. = EQUAL	S.L.H. = SHORT LEG HORIZONTAL
EXIST. = EXISTING	S.L.V. = SHORT LEG VERTICAL
EXP. = EXPANSION	S.O.G. = SLAB ON GRADE
EXT. = EXTERIOR	SECT. = SECTION
F-W = EAST-WEST	SL. = SLAB, SLOPE
F.F. = FAR FACE	Sm = SPICE LENGTH IN MASONRY
FDN. = FOUNDATION	SPEC(S). = SPECIFICATION(S)
FIN. = FINISHED	SQ. = SQUARE
FL. = FLOOR	STD. = STANDARD
FT. = FOOT	STL. = STEEL
FTG. = FOOTING	T = TOP
FT-K = FOOT-KIP	T.O.S. = TOP OF SLAB
GA. = GAUGE	TEMP. = TEMPORARY
GALV. = GALVANIZED	THK. = THICKNESS
GEN. = GENERAL	TYP. = TYPICAL
H.S.C. = HORIZONTALLY SLOTTED CONNECTION	U.O.N. = UNLESS OTHERWISE NOTED
HORIZ. = HORIZONTAL	VERT. = VERTICAL
I.F. = INSIDE FACE	W.P. = WATERPROOFING
INL. = WELDED WIRE FABRIC	W.F. = WIDE FLANGE
INT. = INTERIOR	WD. = WOOD

### MASONRY EMBEDMENT AND SPLICE LENGTH

BAR/ WIRE SIZE	f <sub>m</sub> = 2,000 PSI	
	EMBEDMENT LENGTH (Em) IN.	SPLICE LENGTH (Sm) IN.
W1.7	6	8
W2.1	6	8
W2.8	7	10
#3	17	
#4	22	
#5	28	
#6	50	
#7	70	
#8	99	
#9	128	

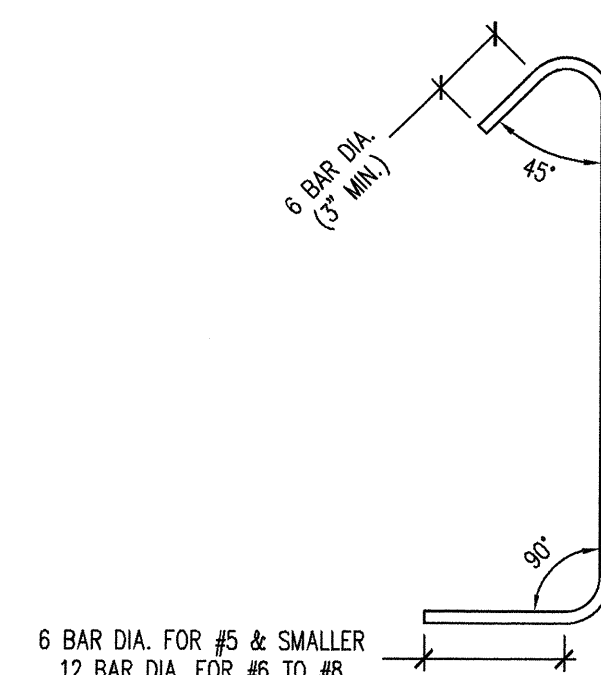
- NOTES:
- EPOXY-COATED BARS SHALL BE INCREASED BY 50 PERCENT.
  - BAR SPACING IS AT 8" O.C. MINIMUM.
  - STEEL YIELD STRENGTH F<sub>y</sub> = 60,000 PSI.



1 TYPICAL STANDARD HOOK

3/4" = 1'-0"

NOTE: FOR DEVELOPMENT LENGTH L<sub>dh</sub> SEE SCHEDULE



2 TYPICAL TIE HOOK (HAIR PIN)

3/4" = 1'-0"

### LOADING SCHEDULE (PSF)

LEVEL	OCCUPANCY	DEAD LOAD						LIVE LOAD	TOTAL
		SLAB	STEEL	CLNG.	FIN.	PART.	RIS. & INCL.		
CELLAR	STORAGE/MECHANICAL	50	-	-	2	-	-	52	100
1ST FL.	RESIDENTIAL	10	5	2	4	12	-	33	40
2ND FL.	RESIDENTIAL	10	3	2	4	12	-	31	40
3RD FL.	RESIDENTIAL	10	3	2	4	12	-	31	40
ROOF	TERRACE	10	5	2	-	-	20	37	40

### STRAIGHT BAR DEVELOPMENT LENGTHS FOR CONCRETE 'L<sub>d</sub>' (in.)

SIZE	f <sub>y</sub> (ksi)	4000 psi	
		TENSION L <sub>dt</sub>	COMP. L <sub>ct</sub>
#3	60	14	8
#4	60	19	9
#5	60	24	12
#6	60	36	14
#7	60	42	17
#8	60	48	19
#9	60	54	21
#10	60	61	24
#11	75	84	27

### LAP SPLICE LENGTHS FOR CONCRETE 'L<sub>s</sub>' (in.)

SIZE	f <sub>y</sub> (ksi)	4000 psi	
		TENSION L <sub>st</sub>	COMP. L <sub>ct</sub>
#3	60	18	12
#4	60	25	15
#5	60	31	19
#6	60	46	23
#7	60	54	27
#8	60	62	30
#9	60	70	34
#10	60	79	39
#11	75	109	62

### HOOKE BAR TENSION DEVELOPMENT LENGTHS FOR CONCRETE 'L<sub>dh</sub>' (in.)

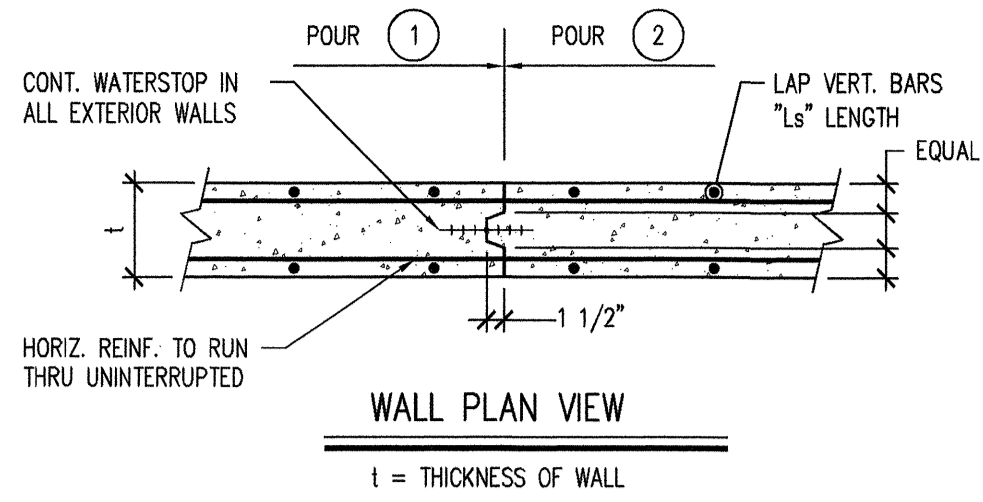
SIZE	f <sub>y</sub> (ksi)	4000 psi	
		TENSION L <sub>st</sub>	COMP. L <sub>ct</sub>
#3	60	8	
#4	60	10	
#5	60	12	
#6	60	15	
#7	60	17	
#8	60	19	
#9	60	22	
#10	60	25	
#11	75	34	

NOTES:

- THESE DEVELOPMENT AND SPLICE LENGTHS ARE COMPUTED FOR UNCOATED BARS IN ELEMENTS OF NORMAL WEIGHT CONCRETE WITH A MIN. CLEAR COVER OF 1 BAR DIAMETER, AND A MIN. CLEAR SPACING OF 1 BAR DIAMETER IN BEAMS AND COLUMNS, AND 2 TIMES THE BAR DIAMETER IN OTHER ELEMENTS.
- THESE DEVELOPMENT AND SPLICE LENGTHS SHALL BE MULTIPLIED BY ALL OF THE APPLICABLE FACTORS THAT FOLLOW:  
 REINFORCING WITH COVER OR SPACING LESS THAN THAT SPECIFIED IN NOTE 1 ..... x 1.30  
 EPOXY-COATED REINFORCING (FOR TYP. REINF.) ..... x 1.50  
 EPOXY-COATED REINFORCING (FOR TOP REINF.) ..... x 1.31  
 REINFORCING PLACED IN LIGHTWEIGHT CONCRETE ..... x 1.30
- 'L<sub>d</sub>' CAN BE USED AS ACI CLASS A SPLICE.  
'L<sub>s</sub>' CAN BE USED AS ACI CLASS B SPLICE.
- USE TOP CONDITION FOR ANY HORIZONTAL BARS WITH MORE THAN 12 INCH OF FRESH CONCRETE BELOW.

**FOUNDATION NOTES:**

1. ALL EARTHWORK, SUBGRADE PREPARATION, AND FOUNDATION WORK SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED, LICENSED IN NEW YORK STATE ENGINEER IN OWNER'S DIRECT EMPLOY.
2. SPREAD FOOTINGS SHALL BEAR ON PROOF ROLLED SUBGRADE WITH A MINIMUM BEARING CAPACITY OF MINIMUM 2.5 TONS PER SQUARE FOOT. IF MATERIAL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, THE FOOTINGS SHALL BE LOWERED AT THE DIRECTION OF THE LICENSED GEOTECHNICAL ENGINEER IN OWNER'S DIRECT EMPLOY.
3. MAKE NO EXCAVATION TO THE FULL DEPTH INDICATED WHEN FREEZING TEMPERATURES MAY BE EXPECTED UNLESS THE FOOTINGS OR SLABS CAN BE PLACED IMMEDIATELY AFTER THE EXCAVATION HAS BEEN COMPLETED. PROTECT THE BOTTOM OF EXCAVATION FROM FROST IF PLACING OF CONCRETE IS DELAYED. SHOULD PROTECTION FAIL, REMOVE FROZEN MATERIALS AND REPLACE WITH CONCRETE OR GRAVEL FILL.
4. WALLS SHALL BE TEMPORARILY BRACED AGAINST EARTH PRESSURE AND OTHER FORCES UNTIL SLABS, BEAMS AND OTHER MEMBERS DESIGNED TO BRACE THE FINISHED STRUCTURE HAVE BEEN IN PLACE AND HAVE ATTAINED REQUIRED CONCRETE ULTIMATE STRENGTH.

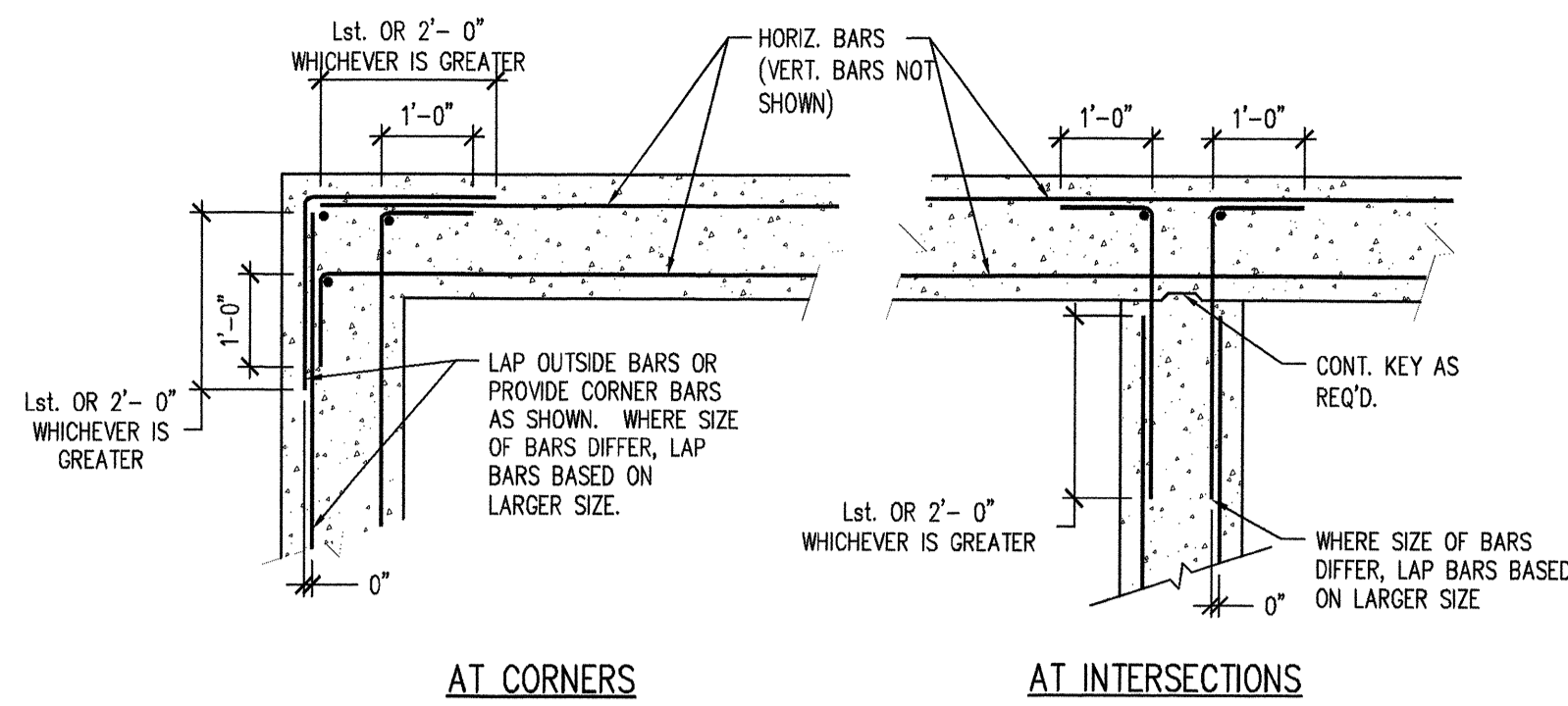


1 TYPICAL CONSTRUCTION JOINT

3/4" = 1'-0"

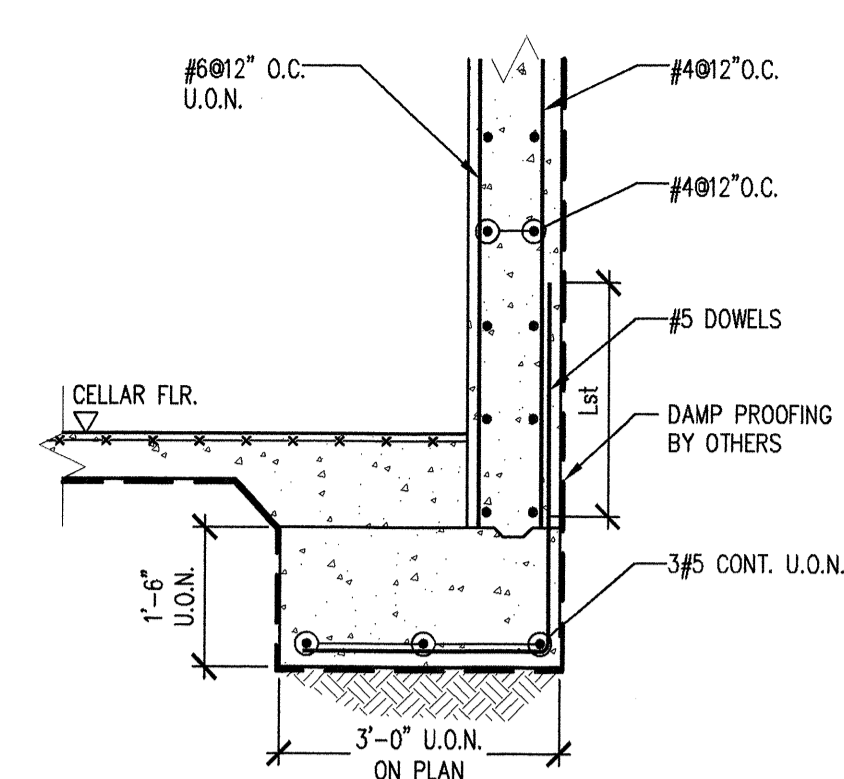
**NOTES:**

1. CONTRACTOR SHALL SUBMIT ALL PROPOSED CONSTRUCTION JOINTS FOR APPROVAL.



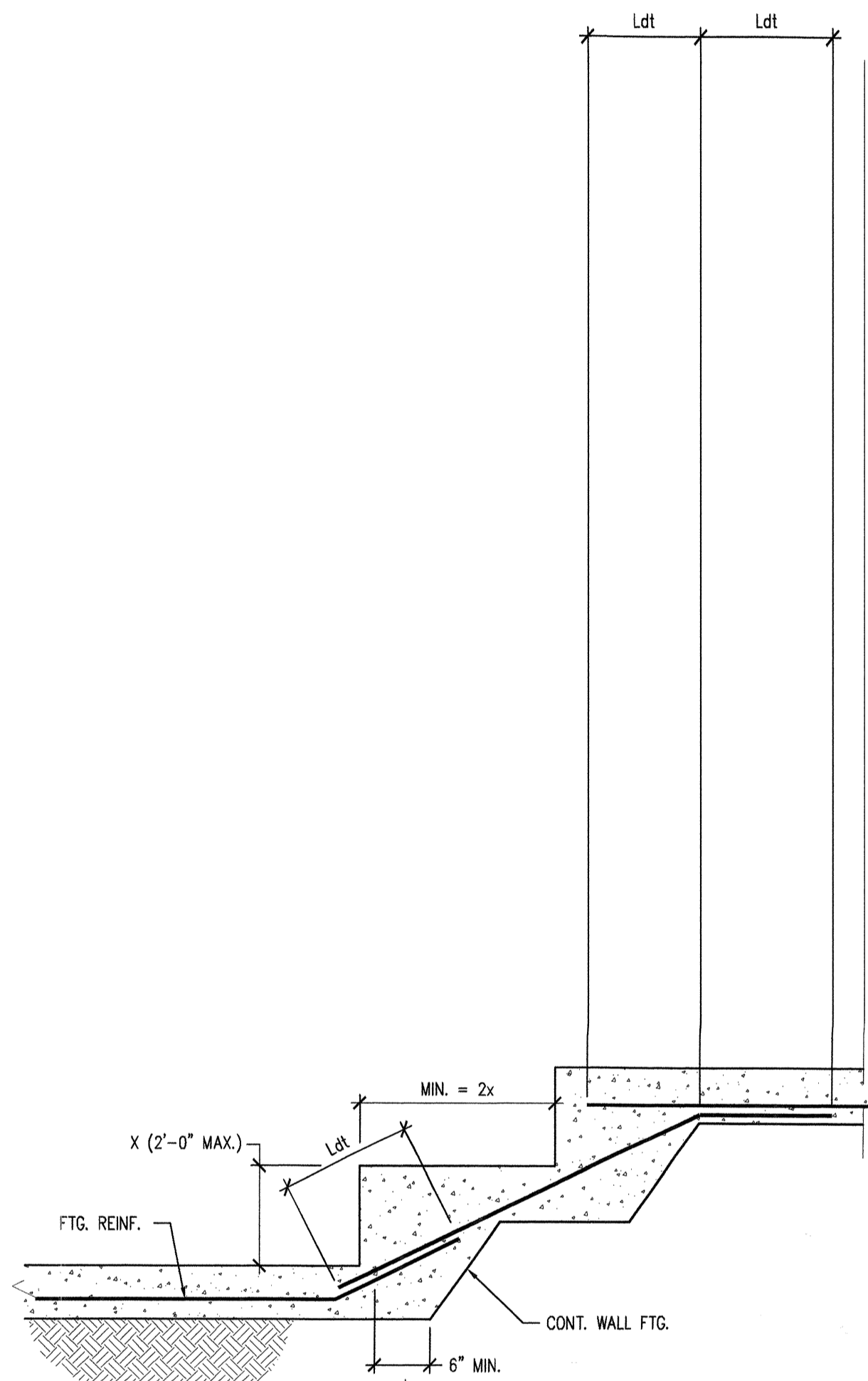
2 TYPICAL HORIZONTAL REINFORCING FOR CONCRETE WALLS AND GRADE BEAMS (PLAN)

1/2" = 1'-0"



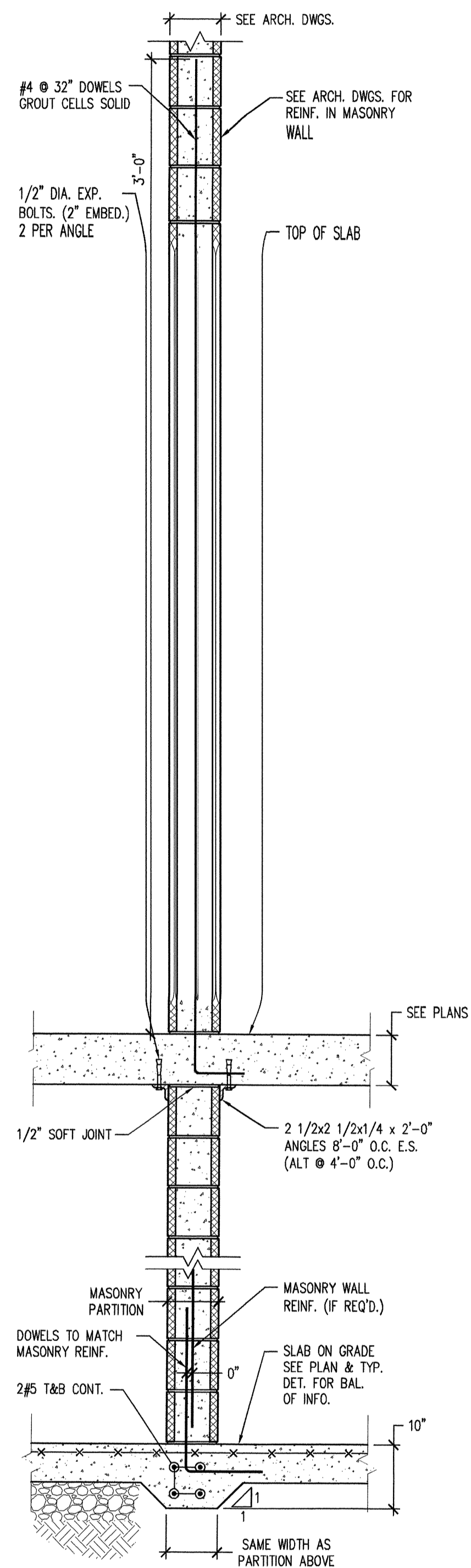
3 TYPICAL NEW CONCRETE FOUNDATION WALL SECTION

1/2" = 1'-0"



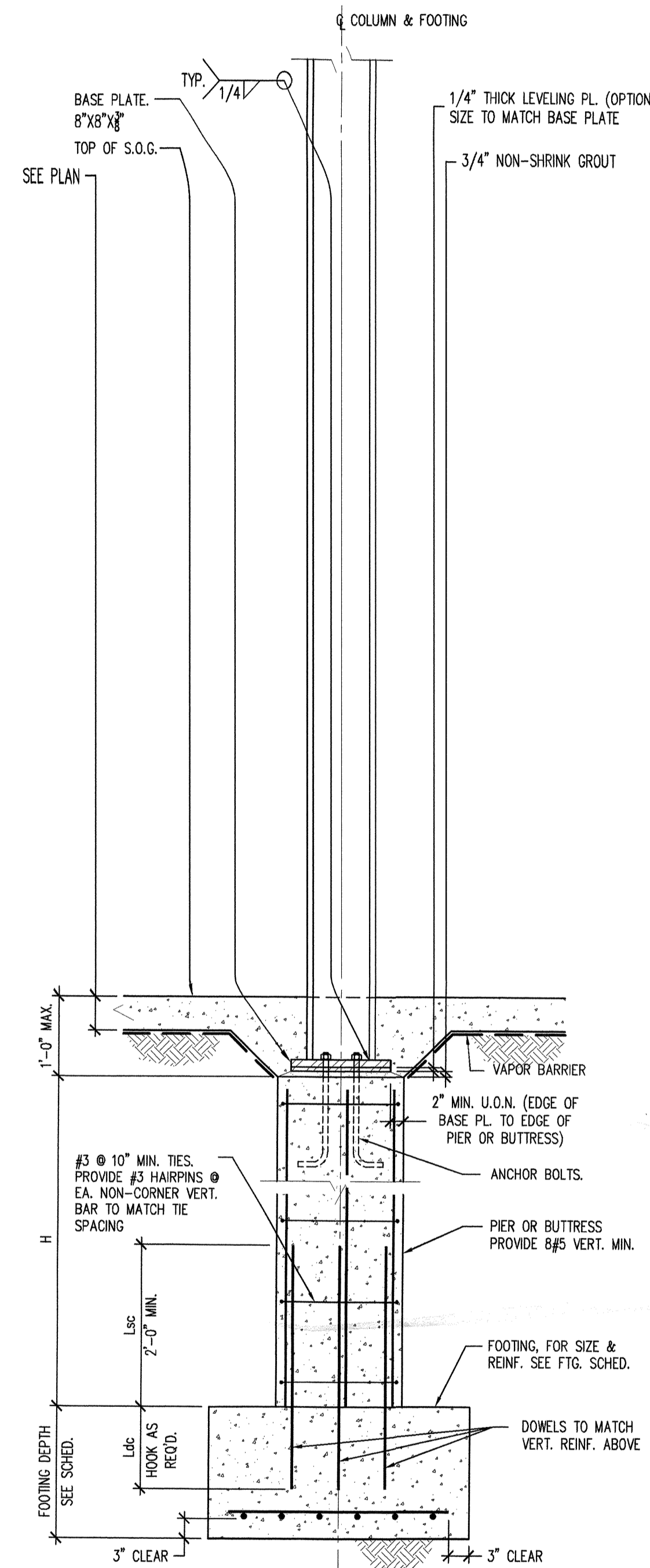
4 TYPICAL STEPPED FOOTING

1/2" = 1'-0"



5 TYPICAL NON-BEARING MASONRY SUPPORTED BY SLAB-ON-GRADE

3/4" = 1'-0"



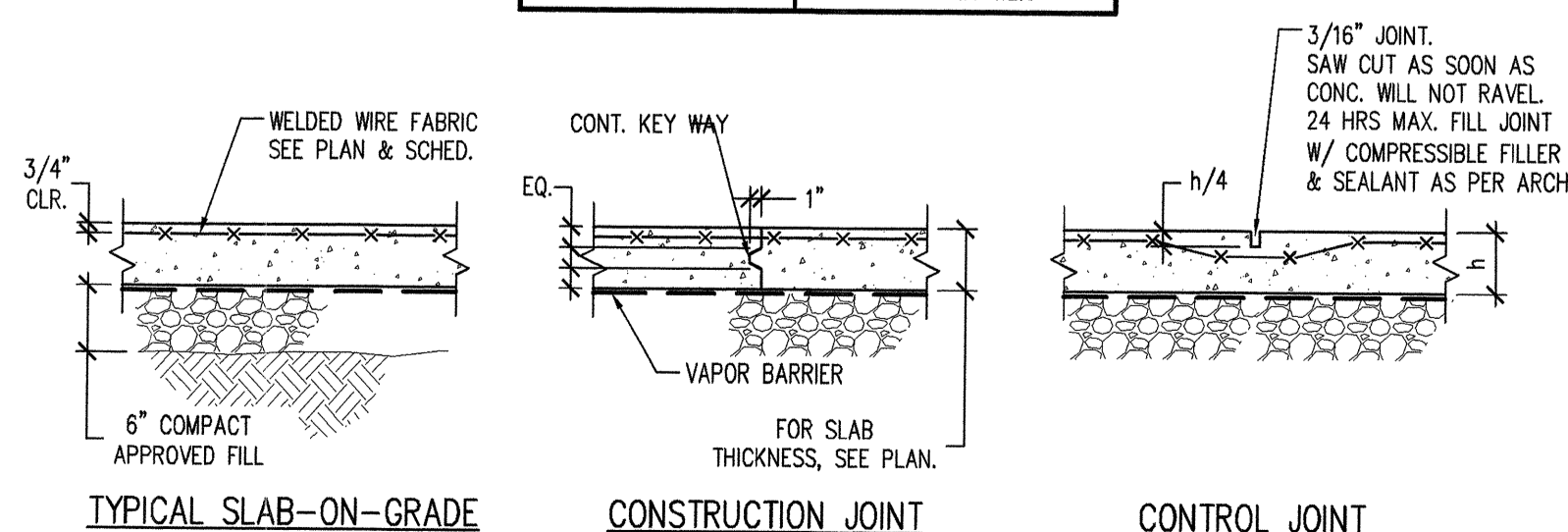
6 TYPICAL STEEL COLUMN, PIER OR BUTTRESS & FOOTING

3/4" = 1'-0"

**NOTES:**

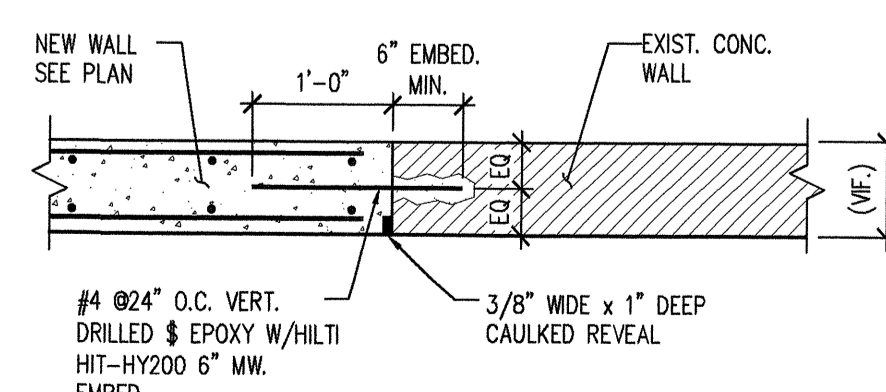
1. BOTTOM OF FOOTING TO BE MIN. 4'-0" BELOW GRADE.

REINFORCEMENT SCHEDULE	
SLAB THICKNESS	REINF.
4"	6x6-W1.4W1.4
5"	6x6-W2.0W2.0



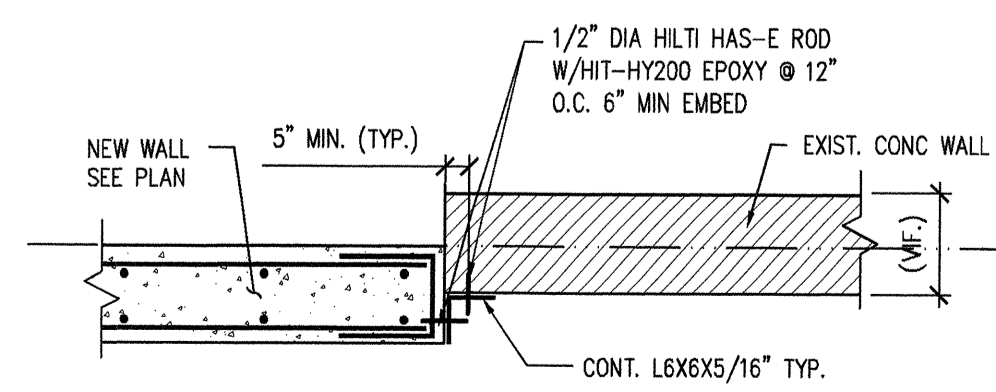
7 TYPICAL SLAB-ON-GRADE

3/4" = 1'-0"



8A TYPICAL NEW TO EXISTING CONC. WALL CONNECTION (PLAN VIEW)

3/4" = 1'-0"



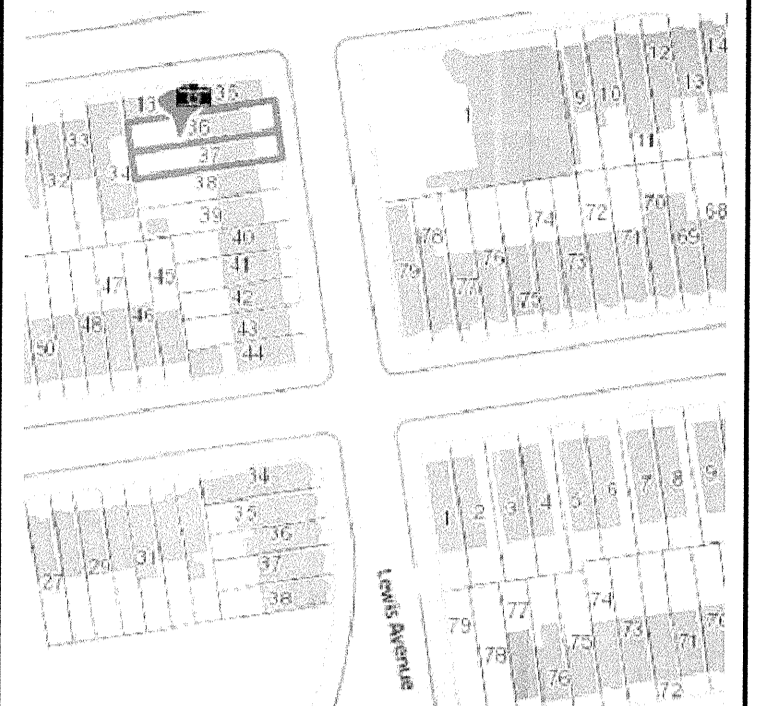
8B TYPICAL NEW TO EXISTING CONC. WALL CONNECTION (PLAN VIEW)

3/4" = 1'-0"

Project Title:

418A LEWIS AVENUE

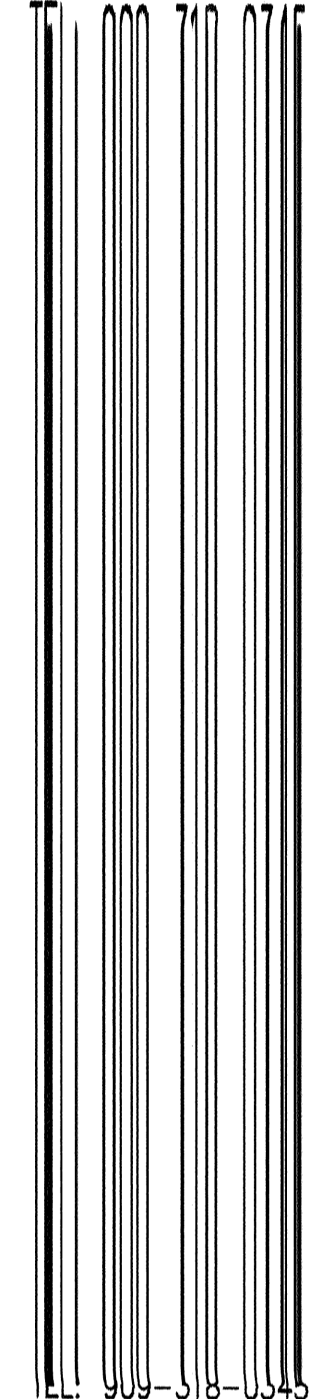
418A LEWIS AVENUE  
BROOKLYN, NY 11233



BLOCK: 1679  
LOT: 37  
ZONING DISTRICT: R6B  
MAP: 17A

Plot Plan:

Client:  
Mr. Achille Bruno  
GAF Realty Holding  
9B Visitation Place  
BROOKLYN, NY 11231



E: achilleandson@gmail.com

Issued/ Revision:

NO.	DATE	DESCRIPTION
1	09/28/17	FILING SET

**KCE Consulting Engineering PLLC**

116 Nassau Street, Suite 809  
New York, NY 10038

Phone: (646) 644-8551  
Fax: (718) 807-4757

Drawing Title:

FOUNDATION DETAILS

Scale: AS NOTED	Date: 09/28/17
Seal: KENNETH G. WALDORF	Project No.: A412.00
Drawn By: S.Z.	Checked By: K.W.
Drawing No: FO-001.00	Page No.: 03 of 15

FOR NYC NUMBER

DEPT. 24

321376346

545-228152

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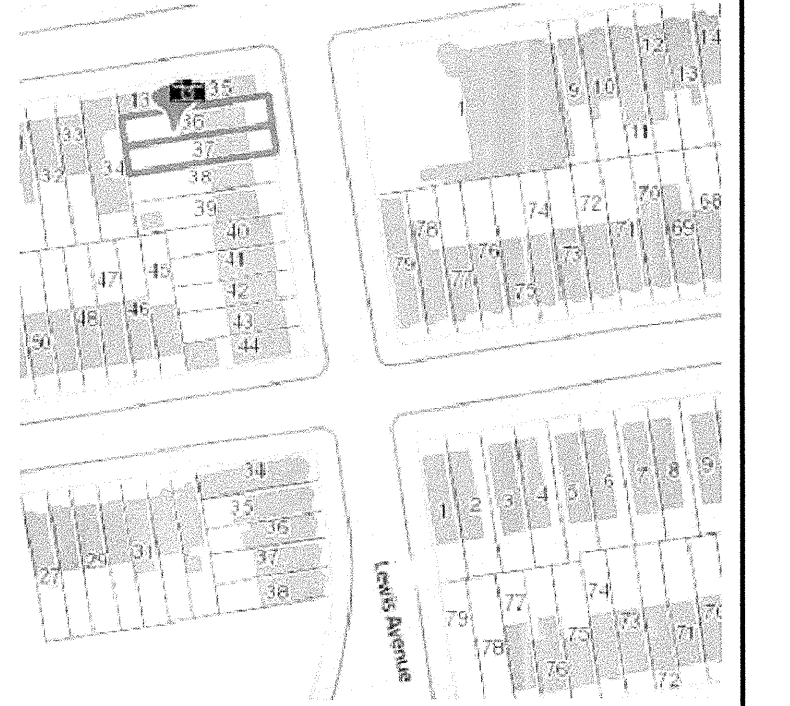






**418A LEWIS AVENUE**

418A LEWIS AVENUE  
BROOKLYN, NY 11233



BLOCK: 1679  
LOT: 37  
ZONING DISTRICT: R6B  
MAP: 17A

**Plot Plan:**

Client:  
Mr. Achille Bruno  
GAF Realty Holding  
9B Visitation Place  
BROOKLYN, NY 11231  
TEL: 909-318-0345  
E: achilleandson@gmail.com

Issued/ Revision:

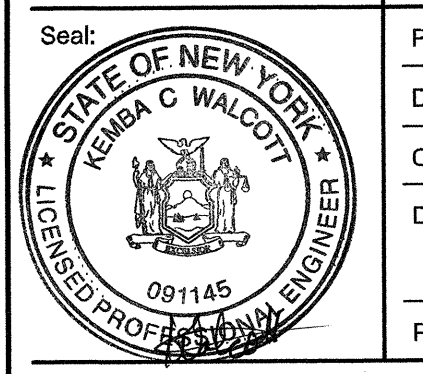
NO.	DATE	DESCRIPTION
1	09/28/17	FILING SET

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Phone: (646) 644-8551  
Fax: (718) 807-4757

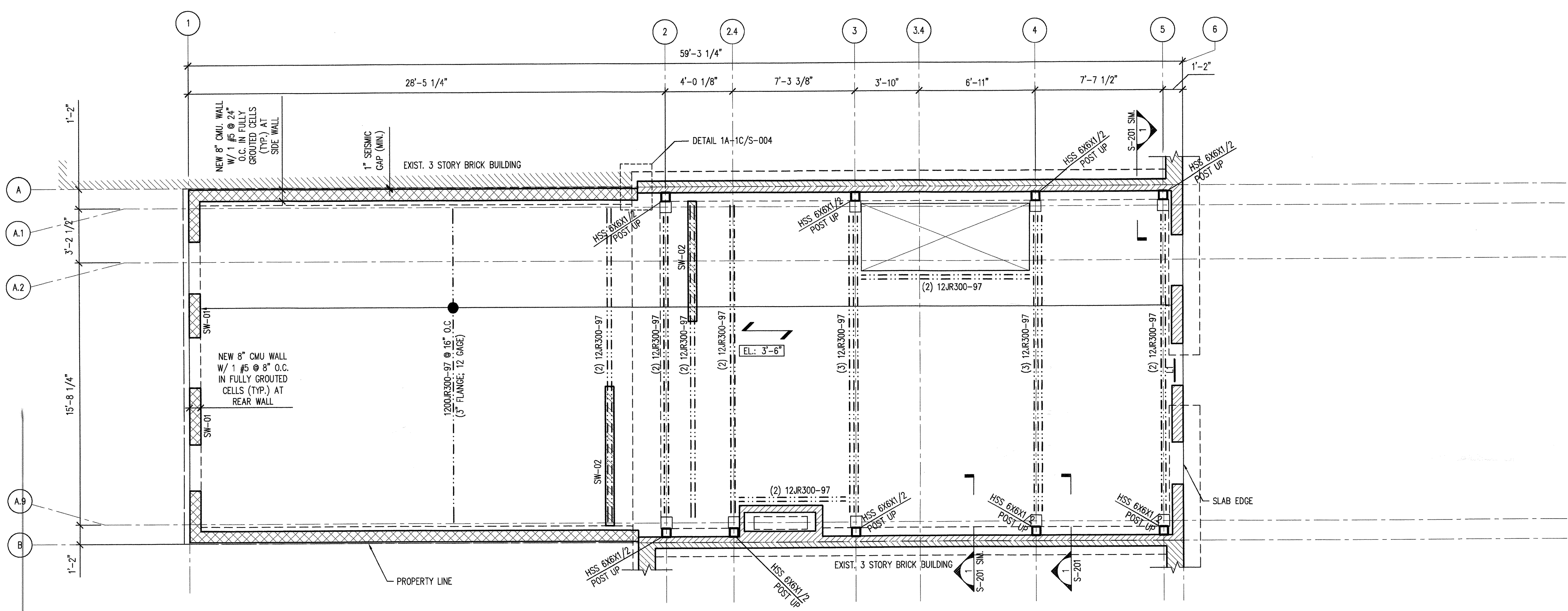
Drawing Title:  
**1ST FLOOR FRAMING PLAN**

Scale: AS NOTED	Date: 09/28/17
Project No.: A412.00	Drawn By: S.Z.
Checked By: K.W.	Drawing No. S-101.00
Page No.: 10 of 15	



EXPIRES FOR ADMIN. CODES AND TYPE PREVENTIVE CHECK PER REGS. 2 OF 1676  
MAR 29 2017  
KRZYSZTOF WALDA

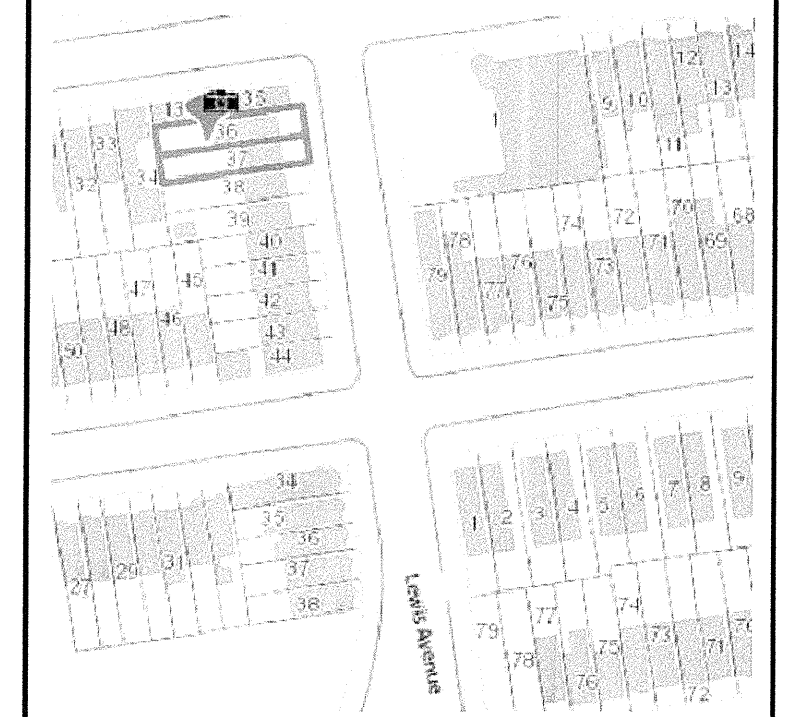
DEPT 16PCS Job No. 321376346  
Scan Code ESHS1750042



**1ST FLOOR FRAMING PLAN**

1/4" = 1'-0"

- NOTES:
- CXXXX DENOTES NEW STEEL BEAM
  - DENOTES EXISTING WALL
  - DENOTES NEW CMU WALL
  - DENOTES SPAN OF NEW 1/2" THK. LAYER VERSAROC FASTENED BY #8 DIA. MIN. SELF-DRILLING SCREWS WITH LENGTH 2 TO 3 TIMES THE BOARD THICKNESS, ON 22 GA. 1" FORM DECK.
  - EL: XX-XX DENOTES T.O.S ELEVATION
  - CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND COORDINATE ALL ARCHITECTURAL, MEP AND STRUCTURAL DRAWINGS.
  - DENOTES MOMENT CONNECTION
  - DENOTES LIGHT GAUGE STEEL JOIST RITE BY FRAME RITE OR APPROVED EQUAL. PROVIDE BRIDGING AT 5'-0" O.C. MAX.
  - DENOTES MULTIPLE LIGHT GAUGE STEEL JOIST RITE BY FRAME RITE OR APPROVED EQUAL. SISTERED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.
  - SW-XX DENOTES 6" STUD SHEAR WALL. 6SW14 @ 12" O.C. REFER TO DETAIL 1 ON S-006 FOR BALANCE OF INFO.
  - DENOTES (2) L4x4x1/2 STEEL LINTEL BACK TO BACK U.O.N.



BLOCK: 1679  
LOT: 37  
ZONING DISTRICT: R6B  
MAP: 17A

Plot Plan: 

Client:

Mr. Achille Bruno  
GAF Realty Holding  
98 Visitation Place  
BROOKLYN, NY 11231  
TEL: 909-318-0345  
E: achilleandson@gmail.com

Issued/ Revision:

NO.	DATE	DESCRIPTION
1	09/28/17	FILING SET

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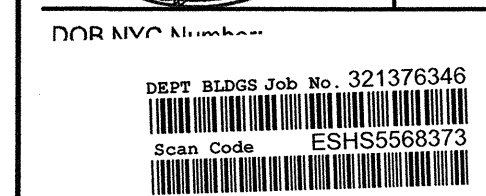
116 Nassau Street, Suite 809  
New York, NY 10038

Phone: (646) 644 - 8551  
Fax: (718) 807 - 4757

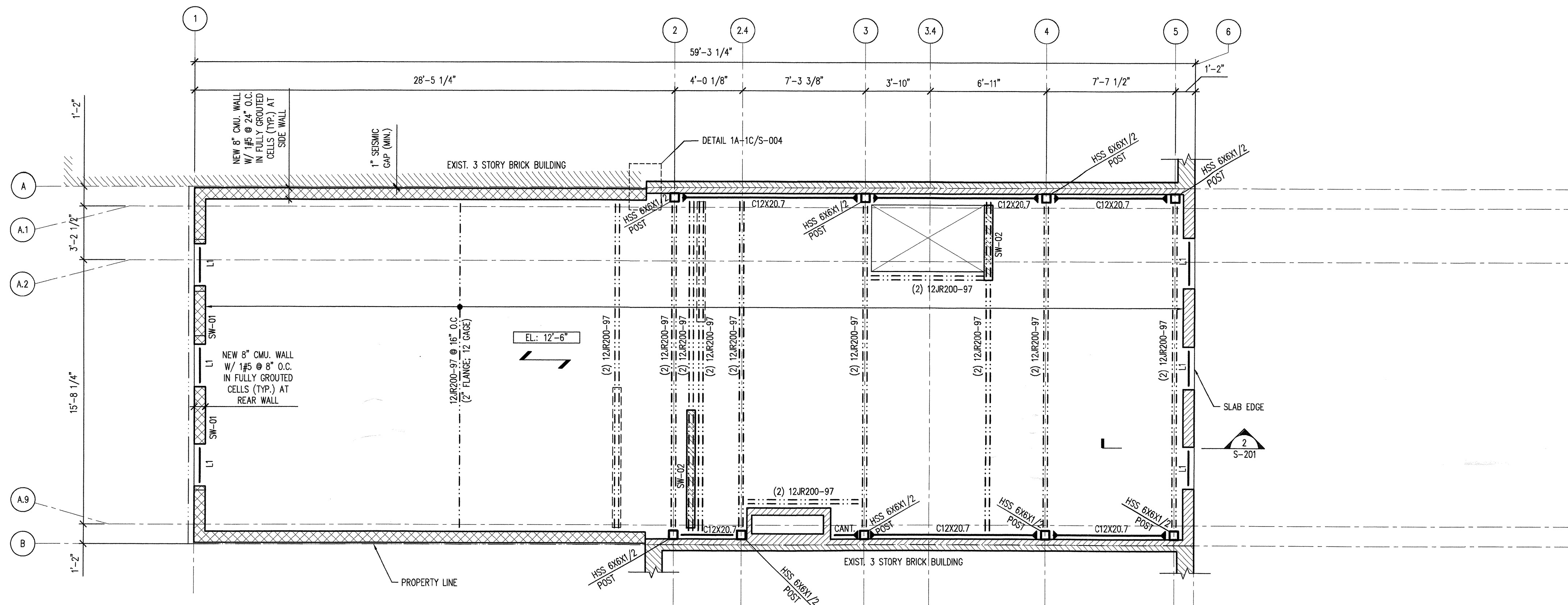
Drawing Title:

### 2ND FLOOR FRAMING PLAN

Scale: AS NOTED	Date: 09/28/17
Project No.: A412.00	Drawn By: S.Z.
Checked By: K.W.	Drawing No.: S-102.00
Page No.: 11 of 15	



EXEMPTED FOR CONING GATES AND PIPE PREVENTION ONLY AS PER S.D. NO. 2 OF 1975  
MAR 2 2 2018  
KRZYSZTOF PAIDA



### 2ND FLOOR FRAMING PLAN

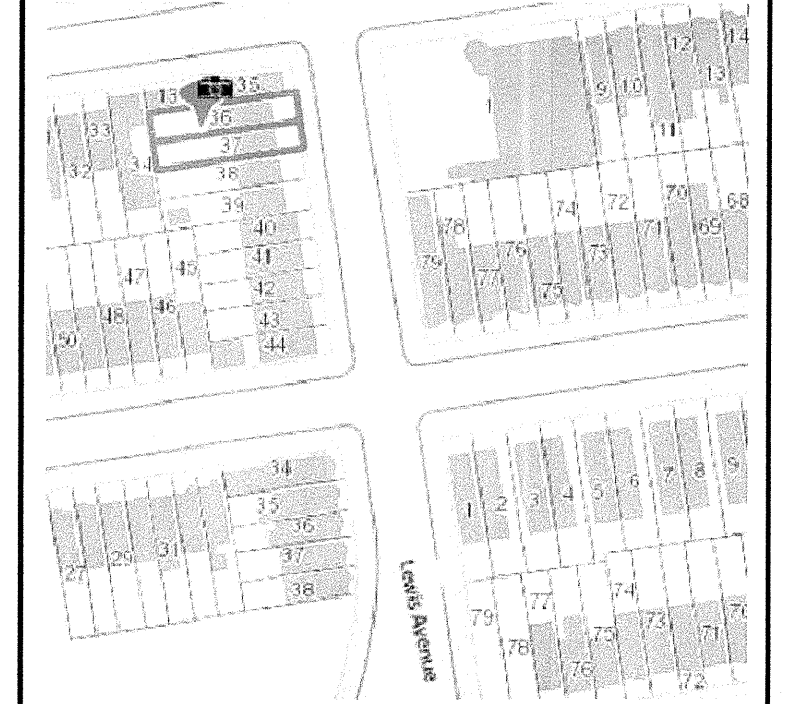
1/4" = 1'-0"

- NOTES:
1. CXXX DENOTES NEW STEEL BEAM
  2. [Hatched Pattern] DENOTES EXISTING WALL.
  3. [Cross-hatched Pattern] DENOTES NEW CMU WALL.
  4. [Arrow with Dashed Line] DENOTES SPAN OF NEW 3/4" THK. LAYER VERSAROC FASTENED BY #8 DIA. MIN. SELF-DRILLING SCREWS WITH LENGTH 2 TO 3 TIMES THE BOARD THICKNESS, ON 22 GA. 1" FORM DECK.
  5. [Elevation Callout] DENOTES T.O.S. ELEVATION
  6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND COORDINATE ALL ARCHITECTURAL, MEP AND STRUCTURAL DRAWINGS.
  7. [Arrow] DENOTES MOMENT CONNECTION
  8. [Dashed Line] DENOTES LIGHT GAUGE STEEL JOIST RITE BY FRAME RITE OR APPROVED EQUAL. PROVIDE BRIDGING AT 5'-0" O.C. MAX.
  9. [Dotted Line] DENOTES MULTIPLE LIGHT GAUGE STEEL JOIST RITE BY FRAME RITE OR APPROVED EQUAL. SISTERED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.
  10. [SW-XX Callout] DENOTES 6" STUD SHEAR WALL. 6SW14 @ 12" O.C. REFER TO DETAIL 1 ON S-006 FOR BALANCE OF INFO.
  11. [LI Callout] DENOTES (2) L4X4X3/8 STEEL LINTEL BACK TO BACK U.O.N.

Project Title:

418A LEWIS AVENUE

418A LEWIS AVENUE  
BROOKLYN, NY 11233



BLOCK: 1679  
LOT: 37  
ZONING DISTRICT: R6B  
MAP: 17A



Plot Plan:

Client:  
Mr. Achille Bruno  
GAF Realty Holding  
98 Visitation Place  
BROOKLYN, NY 11231  
TEL: 909-318-0345  
E: achilleandson@gmail.com

Issued/ Revision:

NO.	DATE	DESCRIPTION
1	09/28/17	FILING SET

KCE Consulting  
Engineering PLLC

116 Nassau Street, Suite 809  
New York, NY 10038

Phone: (646) 644-8551  
Fax: (718) 807-4757

Drawing Title:

3RD FLOOR  
FRAMING PLAN

Scale: AS NOTED Date: 09/28/17

Project No.: A412.00

Drawn By: S.Z.

Checked By: K.W.

Drawing No.

S-103.00

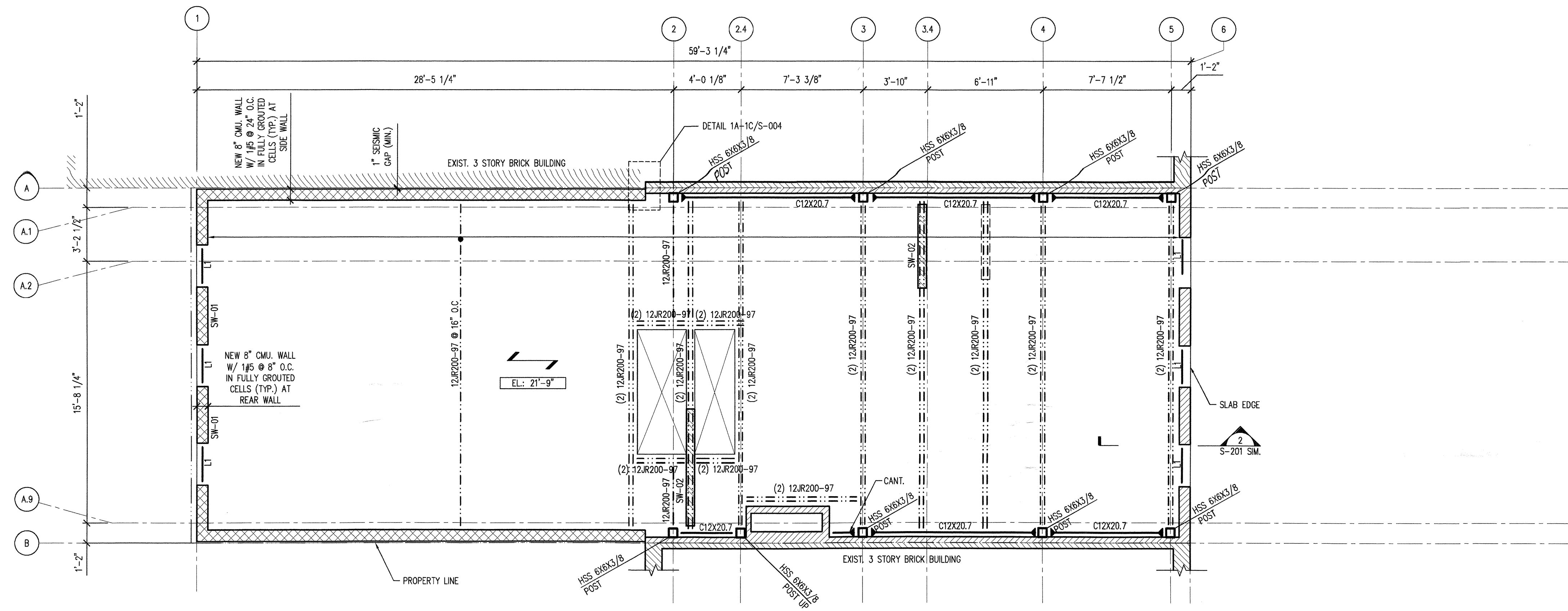
Page No.: 12 of 15

NYR NYE Number:

DEPT BLDGS Job No. 321376346

Scan Code ESHS6379200

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3RD FLOOR FRAMING PLAN

1/4" = 1'-0"

NOTES:

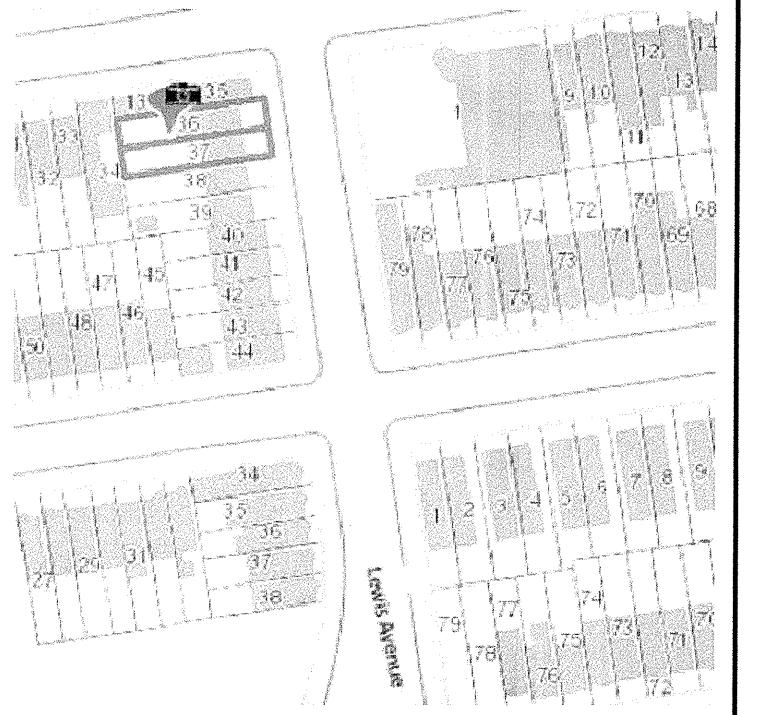
- CXXX DENOTES NEW STEEL BEAM
- [Hatched Box] DENOTES EXISTING WALL.
- [Cross-hatched Box] DENOTES NEW CMU WALL.
- [Arrow] DENOTES SPAN OF NEW 3/4" THK. LAYER VERSAROC FASTENED BY #6 DIA. MIN. SELF-DRILLING SCREWS WITH LENGTH 2 TO 3 TIMES THE BOARD THICKNESS, ON 22 GA. 1" FORM DECK.
- EL: XX-XX DENOTES T.O.S ELEVATION
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND COORDINATE ALL ARCHITECTURAL, MEP AND STRUCTURAL DRAWINGS.
- [Double Arrow] DENOTES MOMENT CONNECTION
- DENOTES LIGHT GAUGE STEEL JOIST RITE BY FRAME RITE OR APPROVED EQUAL. PROVIDE BRIDGING AT 5'-0" O.C. MAX.
- [Triple Dash] DENOTES MULTIPLE LIGHT GAUGE STEEL JOIST RITE BY FRAME RITE OR APPROVED EQUAL. SISTERED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.
- SW-XX DENOTES 6" STUD SHEAR WALL. 6SW14 @ 12" O.C. REFER TO DETAIL 1 ON S-006 FOR BALANCE OF INFO.
- LI DENOTES (2) L4X4X3/8 STEEL LINTEL BACK TO BACK U.O.N.

MAR 29 2018  
KRZYSZTOF BALDA

Project Title:

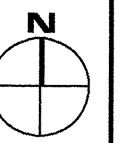
# 418A LEWIS AVENUE

418A LEWIS AVENUE  
BROOKLYN, NY 11233



BLOCK: 1679  
LOT: 37  
ZONING DISTRICT: R6B  
MAP: 17A

### Plot Plan:



Client:  
Mr. Achille Bruno  
GAF Realty Holding  
98 Visitation Place  
BROOKLYN, NY 11231  
TEL: 909-318-0345  
E: achilleandson@gmail.com

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NO.	DATE	DESCRIPTION
1	09/28/17	FILING SET

## KCE Consulting Engineering PLLC

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New York, NY 10038

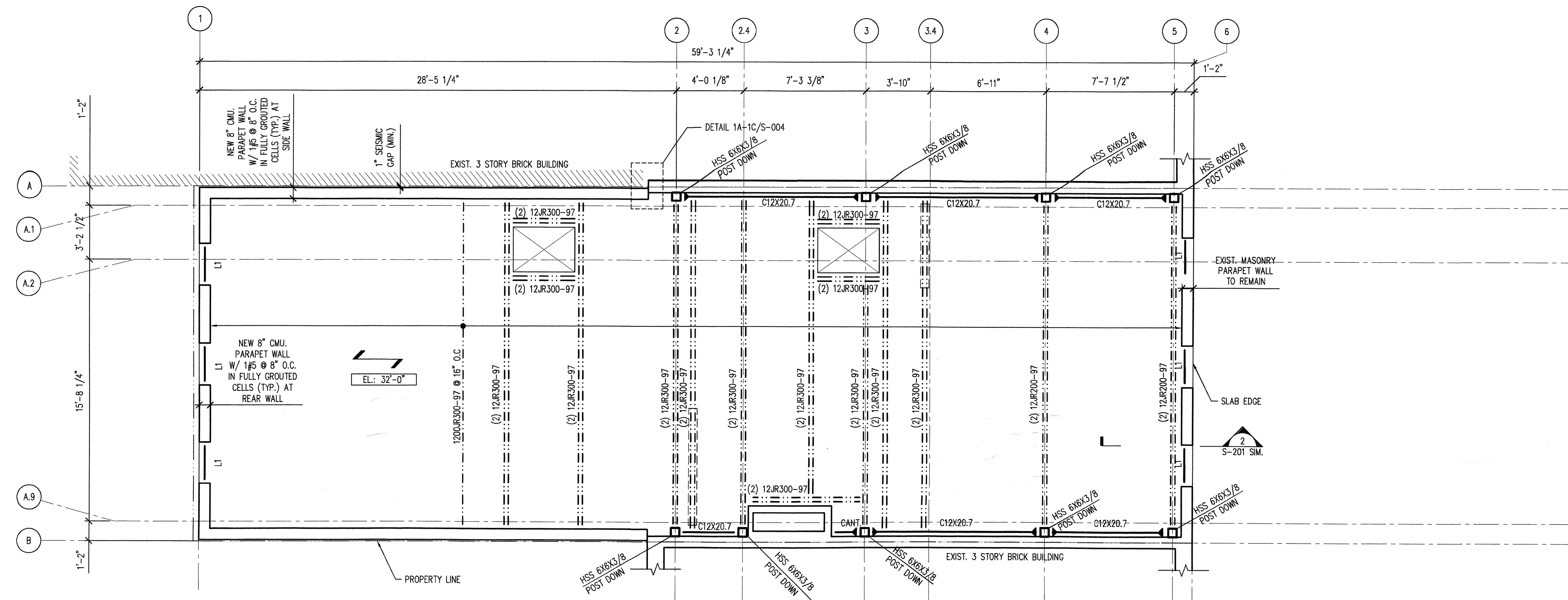
Phone: (646) 644 - 8551  
Fax: (718) 807 - 4757

### Drawing Title:

## ROOF FRAMING PLAN

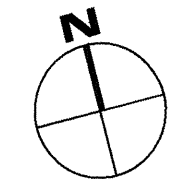
Scale:	AS NOTED	Date:	09/28/17
Seal:		Project No.:	A412.00
Drawn By:		S.Z.	
Checked By:		K.W.	
Drawing No.:	S-104.00	Page No.:	13 of 15

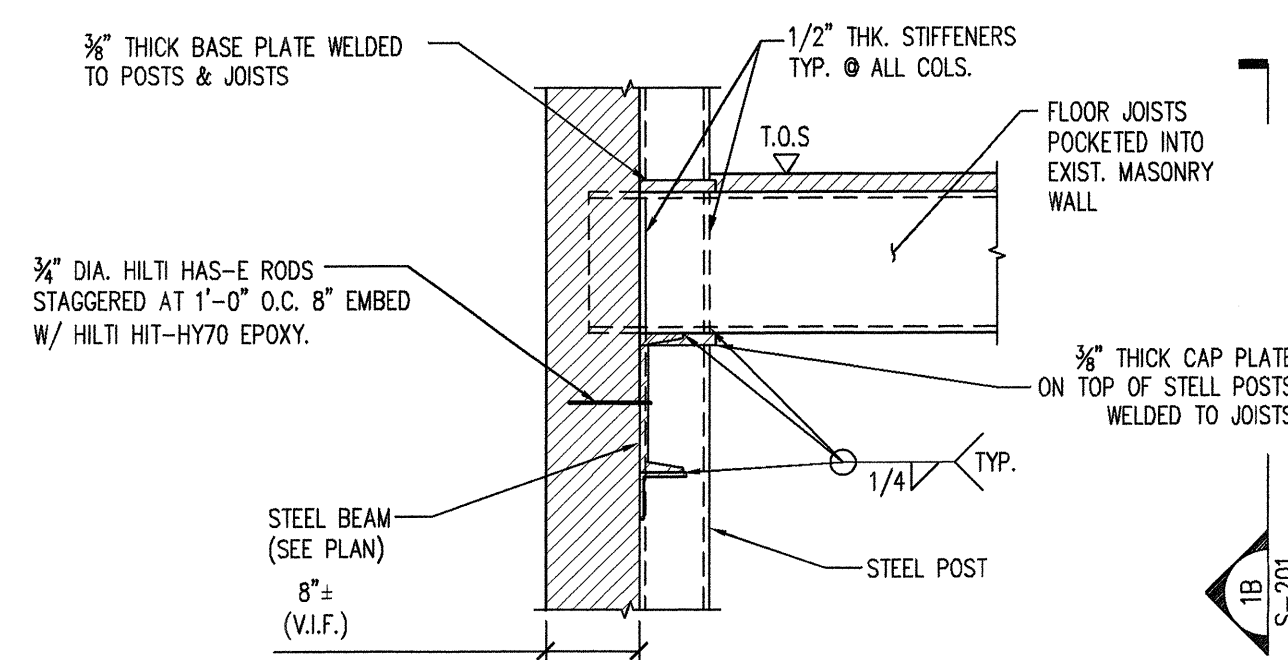
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MAR 25 2018  
KREYSEL



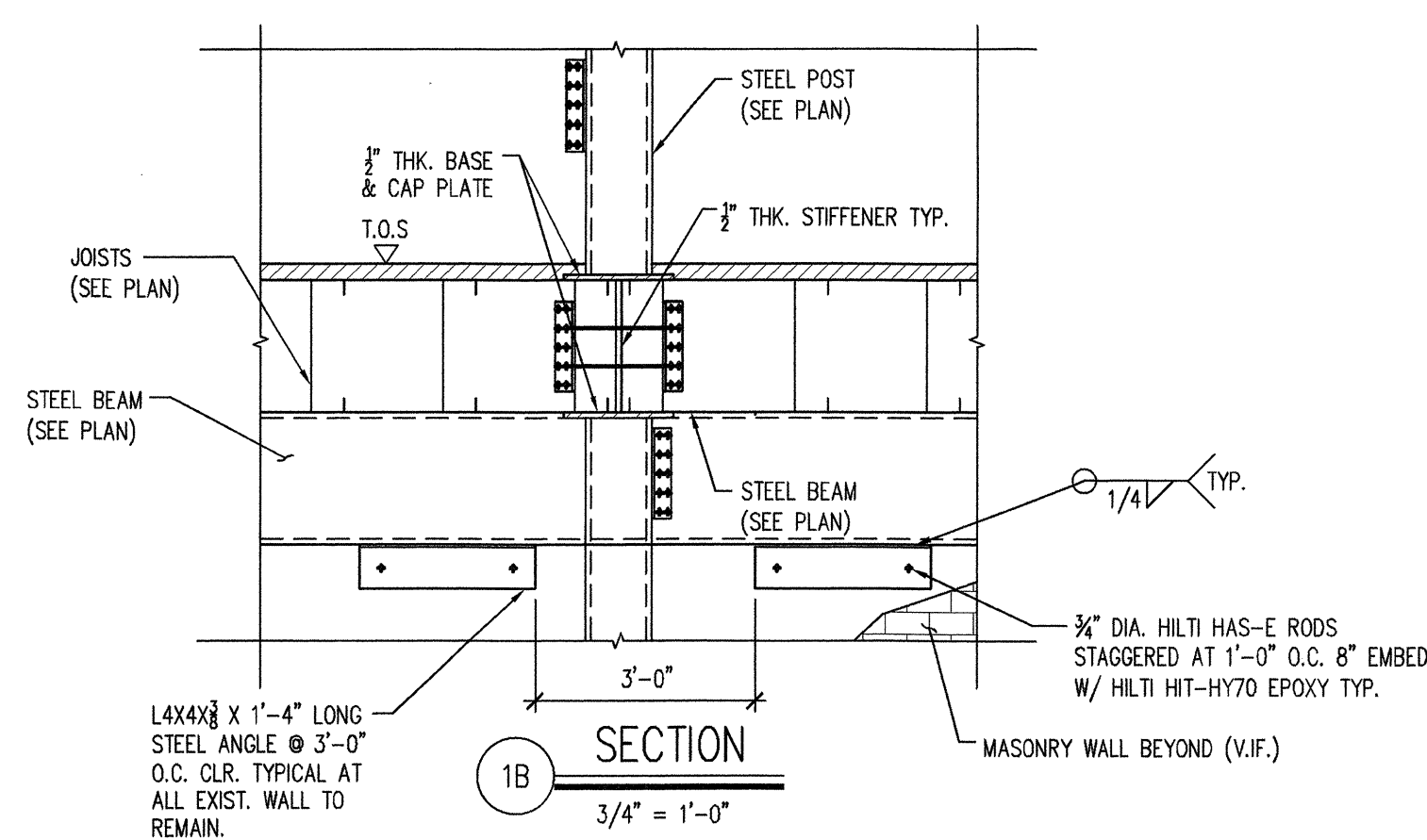
**ROOF FRAMING PLAN**  
1/4" = 1'-0"

- NOTES:**
- DENOTES NEW STEEL BEAM
  - DENOTES SPAN OF NEW 1/2" THK. LAYER VERSAROC FASTENED BY #8 DIA. MIN. SELF-DRILLING SCREWS WITH LENGTH 2 TO 3 TIMES THE BOARD THICKNESS, ON 22 GA. 1" FORM DECK.
  - DENOTES T.O.S. ELEVATION
  - CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND COORDINATE ALL ARCHITECTURAL, MEP AND STRUCTURAL DRAWINGS.
  - DENOTES MOMENT CONNECTION
  - DENOTES LIGHT GAUGE STEEL JOIST RITE BY FRAME RITE OR APPROVED EQUAL. PROVIDE BRIDGING AT 5'-0" O.C. MAX.
  - DENOTES MULTIPLE LIGHT GAUGE STEEL JOIST RITE BY FRAME RITE OR APPROVED EQUAL. SISTERED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.
  - DENOTES 6" STUD SHEAR WALL. 6SW14 @ 16" O.C. REFER TO DETAIL 1 ON S-006 FOR BALANCE OF INFO.
  - DENOTES (2) L4x4x1/2" STEEL LINTEL BACK TO BACK U.O.N.

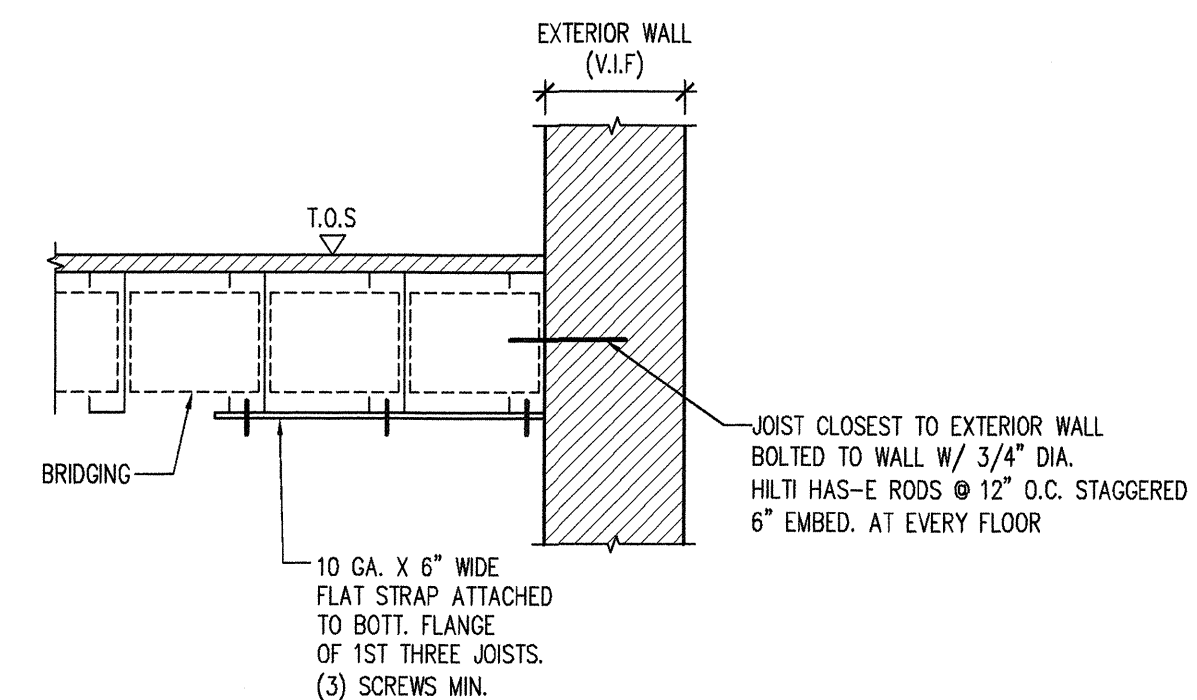




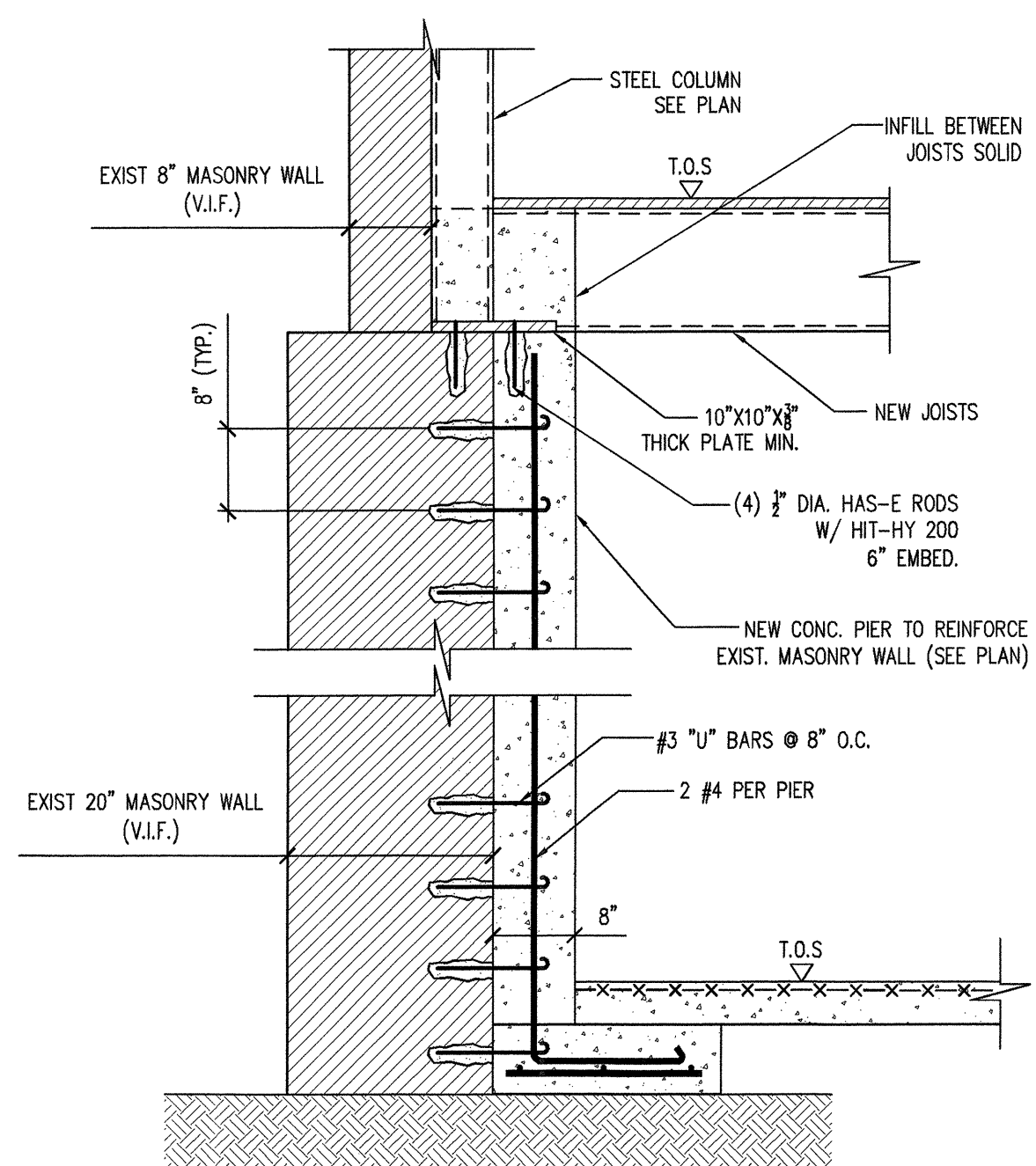
1A SECTION - LIGHT GAUGE JOIST CONNECTION AT COLUMN  
3/4" = 1'-0"



1B SECTION  
3/4" = 1'-0"



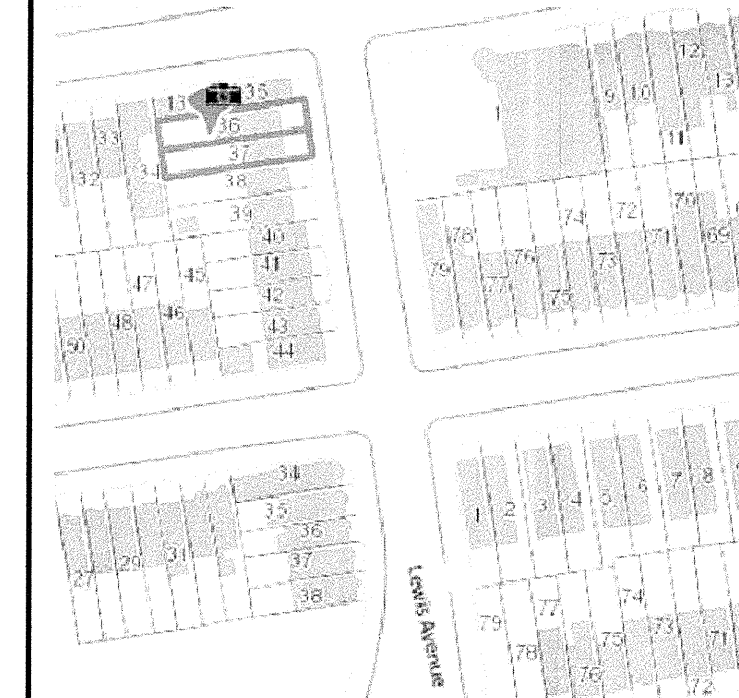
2 SECTION  
3/4" = 1'-0"  
NOTES:  
1. SOLID BRIDGING @ 5'-0" O.C. MAX.



3 SECTION  
3/4" = 1'-0"  
NOTE:  
1. NEW JOISTS TO BE INSTALLED PRIOR TO REMOVING EXISTING JOISTS.

# 418A LEWIS AVENUE

418A LEWIS AVENUE  
BROOKLYN, NY 11233



BLOCK: 1679  
LOT: 37  
ZONING DISTRICT: R8B  
MAP: 17A

### Plot Plan:



Client:  
Mr. Achille Bruno  
GAF Realty Holding  
99 Visitation Place  
BROOKLYN, NY 11231  
TEL: 909-318-0345  
E: achilleandson@gmail.com

### Issued/ Revision:

NO.	DATE	DESCRIPTION
1	09/28/17	FILING SET

**KCE Consulting Engineering PLLC**  
116 Nassau Street, Suite 809  
New York, NY 10038  
Phone: (646) 644 - 8551  
Fax: (718) 807 - 4757

### Drawing Title:

SECTIONS

Scale: AS NOTED	Date: 09/28/17	
		Project No.: A412.00
		Drawn By: S.Z.
		Checked By: K.W.
Drawing No. S-201.00		
Page No.: 14 of 15		

EXEMPTED FOR ZONING EGRESS AND FIRE PREVENTION ONLY AS PER NYC CODE OF 1979

MAR 29 2018  
KRZYSZTOF BAJDA

DEPT BLDGS Job No. 321376346  
Scale Code ESHS0897926

SW - 01 REINFORCEMENT SCHEDULE					
FLOOR	WALL TYPE	TYPICAL REINFORCEMENT		ADDITIONAL JAMB REINF.	COMMENTS
		VERT. BARS	HORIZ. BARS		
BULKHEAD ROOF	--	--	--	--	--
ROOF	8" CMU	#5 @ 8"	TYPE 1	3#5 @ 8"	GROUT SOLID
3RD FLOOR	8" CMU	#5 @ 8"	TYPE 1	3#5 @ 8"	GROUT SOLID
2ND FLOOR	8" CMU	#5 @ 8"	TYPE 1	3#5 @ 8"	GROUT SOLID
1ST FLOOR	8" CMU	#5 @ 8"	TYPE 1	3#5 @ 8"	GROUT SOLID
CELLAR	8" CMU	#5 @ 8"	TYPE 1	3#5 @ 8"	GROUT SOLID

NOTES:

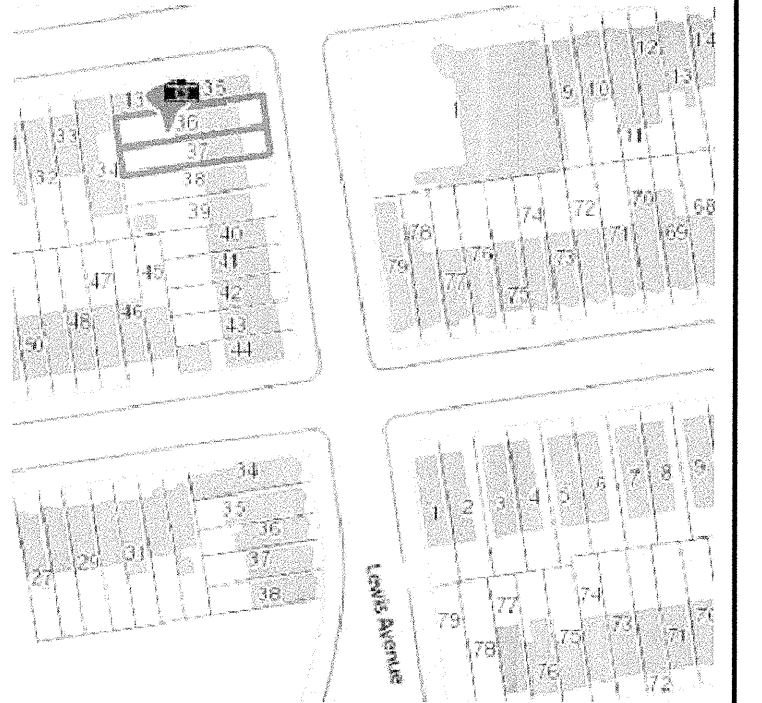
1. SEE PLANS FOR LOCATIONS OF SHEAR WALL.
2. PROVIDE TYPICAL HORIZONTAL REINF. (TYPE 1) EVERY OTHER COURSE WITH STANDARD 3 WIRE MASONRY WALL REINF. 9 GAGE (U.O.N.)
3. TYPICAL PLACEMENT OF JAMB STEEL IS ONE REBAR PER FULLY GROUDED CELL (U.O.N.)
4. DOWELS UP FROM EXIST. MASONRY SHEAR WALL TO MATCH REBAR SHOWN ON MASONRY WALL ABOVE.
5. ADDITIONAL JAMB REINF. SHOWN ARE PER EACH END OF SHEAR WALL
6. FILL ALL CORES CONTAINING VERTICAL STEEL WITH GROUT.
7. SPLICE LENGTH OF REBARS IN MASONRY SEE TABLE.
8. SEE TYPICAL DETAILS FOR STANDARD JOINT REINFORCEMENT

FOOTING SCHEDULE			
MARK	SIZE	THICKNESS	REINFORCING (EACH WAY)
F26	2'-6" x 2'-6"	1'-4"	5#5
F48X26	4'-8" x 2'-6"	1'-4"	5#5 (SHORT DIRECTION) 6#5 (LONG DIRECTION)

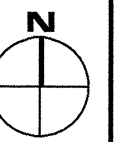
Project Title:

# 418A LEWIS AVENUE

418A LEWIS AVENUE  
BROOKLYN, NY 11233



BLOCK: 1679  
LOT: 37  
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Issued/ Revision:

NO.	DATE	DESCRIPTION
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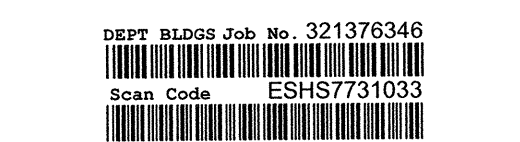
## KCE Consulting Engineering PLLC

116 Nassau Street, Suite 809  
New York, NY 10038  
Phone: (646) 644-8551  
Fax: (718) 807-4757

Drawing Title:

### SCHEDULES

Scale: AS NOTED	Date: 09/28/17
Project No.: A412.00	Drawn By: S.Z.
Checked By: K.W.	Drawing No. S-301.00
Page No.: 15 of 15	



EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY AS PER OUR NO. 1 OF 1978  
MAR 29 2018  
KREYSTON P. FARR



**GENERAL CONDITIONS:**

1. DESIGN HEREIN IS BASED ON INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS FOR THE PROPOSED BUILDING AT 418A LEWIS AVENUE, BROOKLYN NY, PROVIDED BY KCE CONSULTING ENGINEERING PLLC FOR STRUCTURE AND CONTRACT DESIGN ELEMENTS SEE APPLICABLE CONTRACT DOCUMENTS.

2. REPORT ANY CHANGES IN CONTRACT DOCUMENTS SO THAT THE EFFECT ON THE BRACING DESIGN CAN BE EVALUATED.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.

4. ALL EXCAVATION, BACKFILLING AND GRADING SHALL BE IN GENERAL ACCORDANCE WITH CONTRACT DOCUMENTS AND SPECIFICATIONS. EXCAVATION IS BY OTHERS.

5. ALL EXCAVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE FEDERAL REGISTER BY THE DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, 29 CFR PART 1926. FOR EXCAVATIONS CONTRACTOR SHALL INSTALL ALL ANCHORAGE ITEMS SUCH AS HANDRAILS WHICH ARE REQUIRED BY OSHA BUT NOT SHOWN ON THE DRAWINGS.

6. CONTRACTOR SHOULD BE PREPARED TO DEWATER RAIN, SNOW WATER, OR SEEPAGE WITH LOCAL PUMPING AS REQUIRED. ALL GROUNDWATER COLLECTED FROM DEWATERING SHALL BE DISCHARGED IN ACCORDANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS AND PERMITS APPLICABLE TO THE PROJECT.

7. THESE DRAWINGS MAY ONLY BE USED FOR CONSTRUCTION IF KCE IS THE SPECIAL INSPECTION AGENCY. IF KCE IS RELEASED OR WITHDRAWS ITS SPECIAL INSPECTION RESPONSIBILITY AND ANOTHER FIRM IS ENGAGED FOR SPECIAL INSPECTION OF THE DESIGN SHOWN ON THESE DRAWINGS, THEN WE REQUIRE THAT KCE BE RETAINED TO REVIEW THE INSPECTION AGENCY'S FIELD REPORTS AND VISIT THE SITE FOR RELEVANT CONSTRUCTION ACTIVITIES.

8. REFER TO THE CURRENT STRUCTURAL DRAWINGS PREPARED BY KCE CONSULTING ENGINEERING PLLC, FOR PERMANENT FOUNDATION AND STRUCTURAL DETAILS.

9. REFER TO THE CURRENT ARCHITECTURAL DRAWINGS PREPARED BY GWH ARCHITECTURE PLLC FOR ARCHITECTURAL DETAILS.

10. THE FOLLOWING SURCHARGE AND DESIGN LOADING HAS BEEN CONSIDERED IN THE DESIGN OF THE SHORING SHOWN ON THESE DRAWINGS:

ADJACENT EXTERIOR YARD [SOE]  
100 PSF (YARDS, PER NYCBC 2014)

PROPOSED SURCHARGE AND DESIGN LOADING OTHER THAN ABOVE MUST BE SUBMITTED TO KCE FOR EVALUATION AND WRITTEN APPROVAL PRIOR TO APPLICATION OF LOAD.

**MATERIAL NOTES:**

- ALL STRUCTURAL STEEL SECTIONS SHALL CONFORM TO ASTM A572, GRADE 50.
- ALL STEEL PLATES SHALL BE SIZED AS NOTED AND CONFORM TO ASTM A36 (GR. 36), AS NOTED ON PLANS.
- UNLESS OTHERWISE NOTED, ANY SUBSTITUTION OF STRUCTURAL SHAPES SHALL BE APPROVED BY ENGINEER OF RECORD IN WRITING PRIOR TO USE.
- ALL SHOP & FIELD WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN SOCIETY FOR WELDING IN BUILDINGS AND CONSTRUCTION AWS D1.1. WELDING ELECTRODES SHALL BE E70XX.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF  $f_c=4000$  PSI.
- ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615 (GRADE 60).
- ALL TIMBER FOR LAGGING SHALL BE CONSTRUCTION GRADE WITH A MINIMUM ALLOWABLE BENDING STRESS OF 1200 PSI AND SHEAR STRESS OF 90 PSI.

**SURVEY & MONITORING NOTES:**

- A BUILDING PROTECTION PLAN (BPP) IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYDOB TECHNICAL POLICY AND PROCEDURE NOTICE #10/88 (NYDOB #10/88) SHOULD BE PREPARED.
- A PRE CONSTRUCTION (PRE - CONDITION) SURVEY OF THE ADJACENT STRUCTURES AND BUILDINGS SHALL BE PERFORMED PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE BUILDING PROTECTION PLAN. THE CONTRACTOR SHALL REVIEW AND FAMILIARIZE HIMSELF WITH THE RESULTS OF THE SURVEY. THE CONTRACTOR SHALL MAKE A VISUAL INSPECTION OF THE ADJACENT STRUCTURES (INSIDE AND OUT) PRIOR TO STARTING THE WORK.
- MONITOR THE ABUTTING BUILDINGS AND STRUCTURES BY OPTICAL SURVEY AT ABOUT 25-FT INTERVALS FOR VERTICAL AND LATERAL MOVEMENT. NOTE THAT BUILDING MONITORING LOCATIONS ARE NOT SHOWN ON THE SUPPORT OF EXCAVATION PLAN FOR CLARITY.
- CRACK GAUGES SHALL BE INSTALLED ON EXISTING NEIGHBORING BUILDING CRACKS AND MONITORED DURING EXCAVATION AND UNDERPINNING OPERATIONS.
- OBTAIN BASELINE READINGS OF THE MONITORING POINTS PRIOR TO EXCAVATION AND NEW CONSTRUCTION. HORIZONTAL AND VERTICAL SURVEY DATA TO BE OBTAINED BY A NEW YORK CITY LICENSED SURVEYOR.
- PERFORM OPTICAL SURVEYS AT LEAST TWICE PER WEEK DURING EXCAVATION AND FOUNDATION CONSTRUCTION. IF MOVEMENTS OCCUR, INCREASE THE FREQUENCY OF THE READINGS AS RECOMMENDED BY THE BPP OR ENGINEER.
- VIBRATION MONITORS (SEISMOGRAPHS) SHALL BE PLACED ADJACENT TO AREAS WHERE WORK IS BEING PERFORMED AS NEGOTIATED WITH THE NEIGHBORING BUILDINGS. NOTE THAT THE SEISMOGRAPH LOCATIONS ARE NOT SHOWN ON THE SUPPORT OF EXCAVATION PLAN FOR CLARITY.
- BUILDING MOVEMENT CRITERIA:
  - ALL MONITORING FREQUENCIES SHALL COMPLY WITH TPN 10/88.
  - IF THE VERTICAL OR LATERAL BUILDING MOVEMENT REACHES 1/8-INCH, IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER, OWNER AND ENGINEER.
  - IF THE VERTICAL OR LATERAL BUILDING MOVEMENT REACHES 1/4-INCH, IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER, OWNER, ENGINEER, AND STOP WORK. THE WORK SHALL RESUME UPON APPROVAL BY THE CONSTRUCTION MANAGER, OWNER, ENGINEER OF APPROVED REMEDIAL MEASURES AND/OR MODIFIED CONSTRUCTION PROCEDURES.
  - IF ANY INDIVIDUAL CRACK GAUGE READING EXCEEDS 2mm, IMMEDIATELY INFORM THE CONSTRUCTION MANAGER, OWNER, ENGINEER, AND STOP WORK. THE WORK SHALL RESUME UPON APPROVAL BY THE CONSTRUCTION MANAGER, OWNER, ENGINEER, OF APPROVED REMEDIAL MEASURES AND/OR MODIFIED CONSTRUCTION PROCEDURES. INFORM NYC DOB EXCAVATION UNIT. OBSERVE NEIGHBORING STRUCTURE CONDITIONS AND REVIEW AND MODIFY AS NECESSARY. HIS MEANS AND METHODS FOR EXCAVATION AND SUPPORT OF EXCAVATION AND UNDERPINNING PER CONSTRUCTION. WORK SHALL NOT CONVEYE UNTIL AGREED UPON CORRECTIVE ACTION IS IMPLEMENTED BY THE CONTRACTOR.
- ALL MONITORING DATA SHALL BE PRESENTED, TO THE CONSTRUCTION MANAGER, OWNER, ENGINEER, AT THE END OF EACH DAY, OR AT AGREED-UPON INTERVALS.

**SPECIAL INSPECTIONS:**

- A SPECIAL INSPECTOR AND/OR SPECIAL INSPECTIONS AGENCY SHALL HAVE RESPONSIBILITIES AS SET FORTH IN CHAPTER 17 OF THE NEW YORK CITY BUILDING CODE AND ELSEWHERE IN THE CODES.
- NECESSARY SPECIAL INSPECTIONS
  - EXCAVATION-SHEETING, SHORING AND BRACING 1704.19, BC 3304.41.
  - SOILS-SITE PREPARATION BC 1704.7.1

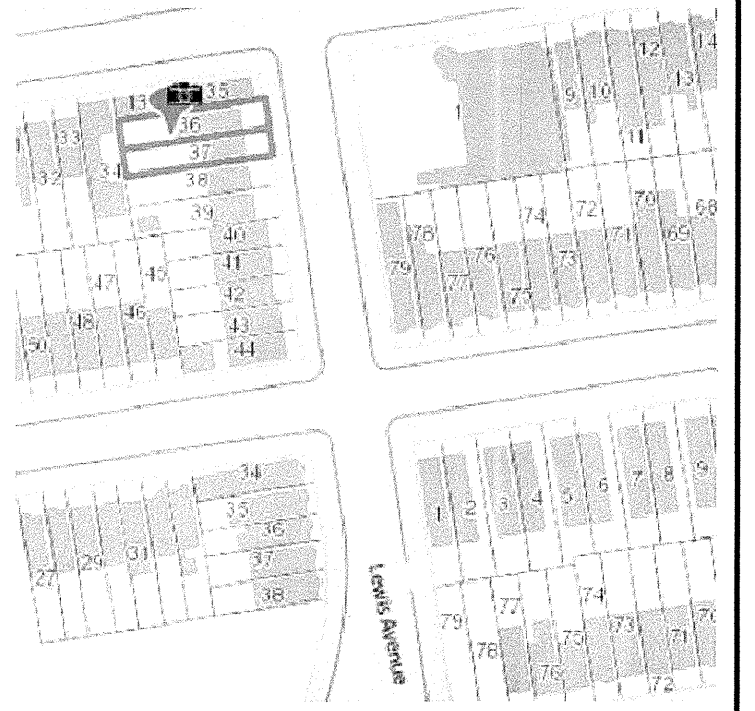
ABBREVIATIONS			
Ø	= AT	JT	= JOINT
ADJ.	= ADJUSTABLE	K, KIP	= 1000 LBS
ADD'L	= ADDITIONAL	KLF	= KIP(S) PER FOOT
ALN.	= ALIGN	KSF	= KIP(S) PER SQUARE FOOT
ALT.	= ALTERNATE	KSI	= KIP(S) PER SQUARE INCH
ARCH.	= ARCHITECTURAL	LL	= LIVE LOAD
B, BOT.	= BOTTOM	LL.H.	= LONG LEG HORIZONTAL
B.F.	= BRACED FRAME	LL.V.	= LONG LEG VERTICAL
B.P.	= BASE PLATE, BEARING PLATE	Ldc	= COMPRESSION DEVELOPMENT LENGTH
BH.	= BULKHEAD	Ldt	= TENSION DEVELOPMENT LENGTH
BLDG.	= BUILDING	Lsc	= COMPRESSION SPLICE LENGTH
BM	= BEAM	Lst	= TENSION SPLICE LENGTH
BRDG.	= BRIDGING	Lt	= TENSION DEVELOPMENT LENGTH
BRNG.	= BEARING	LB(S)	= POUND(S)
BSMT.	= BASEMENT	LS	= LONG
CL, CL.	= CENTRE LINE	M.C.	= MOMENT CONNECTION
C.A.	= COLUMN ABOVE	M.D.	= METAL DECK
C.B.	= COLUMN BELOW	MACH.	= MACHINE
C.J.	= CONSTRUCTION JOINT, CONTROL JOINT	MAX.	= MAXIMUM
CANT.	= CANTILEVER	MECH.	= MECHANICAL
CLR.	= CLEARANCE, CLEAR	MEZZ.	= MEZZANINE
COL.	= COLUMN	MIN.	= MINIMUM
CONC.	= CONCRETE	MISC.	= MISCELLANEOUS
CONN.	= CONNECTION	MON.	= MOMENT
CONST.	= CONSTRUCTION	N.I.C.	= NOT IN CONTRACT
CONT.	= CONTINUOUS	N.F.	= NEAR FACE
Ø DIA.	= DIAMETER	N.S.	= NON-SHRINK
D.L.	= DEAD LOAD	N.T.S.	= NOT TO SCALE
DET.	= DETAIL	NO.	= NUMBER
DIAG.	= DIAGONAL	N-S	= NORTH-SOUTH
DM.	= DIMENSION	O.C.	= CENTRE TO CENTRE
DMG(S)	= DRAWING(S)	O.F.	= OUTSIDE FACE
DNW(S)	= DOWN(S)	O.W.S.J.	= OPEN WEB STEEL JOIST
E.E.	= EACH END	OPNG.	= OPENING
E.F.	= EACH FACE	P.C.	= PRECAST PILE CAP
E.J.	= EXPANSION JOINT	P, PL	= PLATE
E.M.R.	= ELEVATOR MACHINE ROOM	PLF	= POUND(S) PER FOOT
E.S.	= EACH SIDE	PROJ.	= PROJECTION
E.W.	= EACH WAY	PSF	= POUND(S) PER SQUARE FOOT
EA.	= EACH	PSI	= POUND(S) PER SQUARE INCH
EL.	= ELEVATION	R	= RADIUS
ELEV.	= ELEVATOR	RM.	= ROOM
ELECT.	= ELECTRICAL	REF.	= REFERENCE
Em	= EMBEDMENT LENGTH IN MASONRY	REINF.	= REINFORCE, REINFORCEMENT
EMBED.	= EMBEDMENT	REQ'D.	= REQUIRED
EQ.	= EQUAL	REV.	= REVISION, REVISED
EXIST.	= EXISTING	R/W	= REINFORCE WITH
EXP.	= EXPANSION	S.F.	= SQUARE FOOT
EXT.	= EXTERIOR	S.L.H.	= SHORT LEG HORIZONTAL
E-W	= EAST-WEST	S.L.V.	= SHORT LEG VERTICAL
F.F.	= FAR FACE	S.O.G.	= SLAB ON GRADE
FDN.	= FOUNDATION	SECT.	= SECTION
FIN.	= FINISHED	SL	= SLAB, SLOPE
FL.	= FLOOR	Sm	= SPLICE LENGTH IN MASONRY
FT.	= FOOT	SPC(S)	= SPECIFICATION(S)
FTG.	= FOOTING	SQ.	= SQUARE
FT-K	= FOOT-KIP	STD.	= STANDARD
GA.	= GAUGE	STL.	= STEEL
GALV.	= GALVANIZED	T	= TOP
GEN.	= GENERAL	T.O.S.	= TOP OF SLAB
H.S.C.	= HORIZONTALLY SLOTTED CONNECTION	TEMP.	= TEMPORARY
HORIZ.	= HORIZONTAL	THK.	= THICKNESS
IF.	= INSIDE FACE	TYP.	= TYPICAL
IN.	= INCH	U.O.N.	= UNLESS OTHERWISE NOTED
INT.	= INTERIOR	VERT.	= VERTICAL
		W.P.	= WATERPROOFING
		W.W.F.	= WELDED WIRE FABRIC
		WF.	= WIDE FLANGE
		WD.	= WOOD

DRAWING INDEX	
SOE-001.00	NOTES
SOE-101.00	SUPPORT OF EXCAVATION LAYOUT
SOE-201.00	SOE SECTIONS

Project Title:

418A LEWIS AVENUE

418A LEWIS AVENUE  
BROOKLYN, NY 11233



BLOCK: 1679  
LOT: 37  
ZONING DISTRICT: R6B  
MAP: 17A

**Plot Plan:**

**Client:**

Mr. Achille Bruno  
GAF Realty Holding  
98 Visitation Place  
BROOKLYN, NY 11231  
TEL: 909-318-0345  
E: achilleandson@gmail.com

**Issued/ Revision:**

NO.	DATE	DESCRIPTION
1	09/28/17	FILING SET

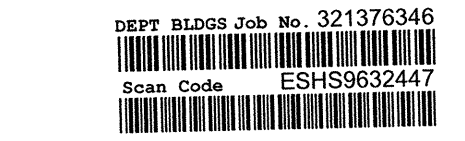
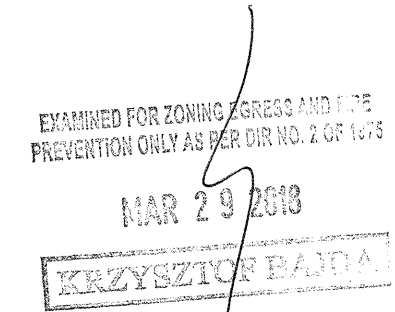
**KCE Consulting Engineering PLLC**

116 Nassau Street, Suite 809  
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Phone: (646) 644 - 8551  
Fax: (718) 807 - 4757

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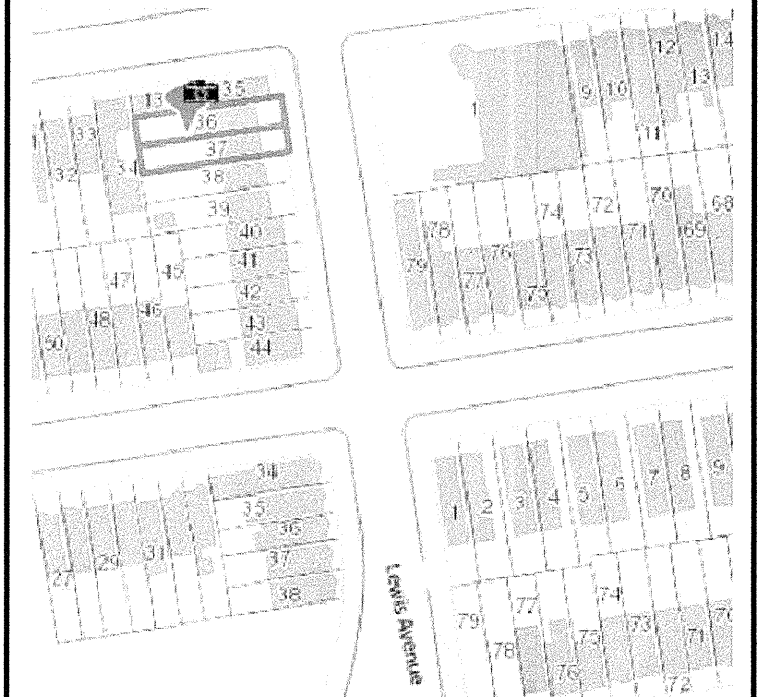
SOE NOTES

Scale: AS NOTED	Date: 09/28/17
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	Drawn By: S.Z.
	Checked By: K.W.
Drawing No. SOE-001.00	
Page No. 0 of 03	

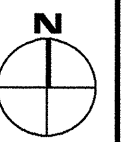


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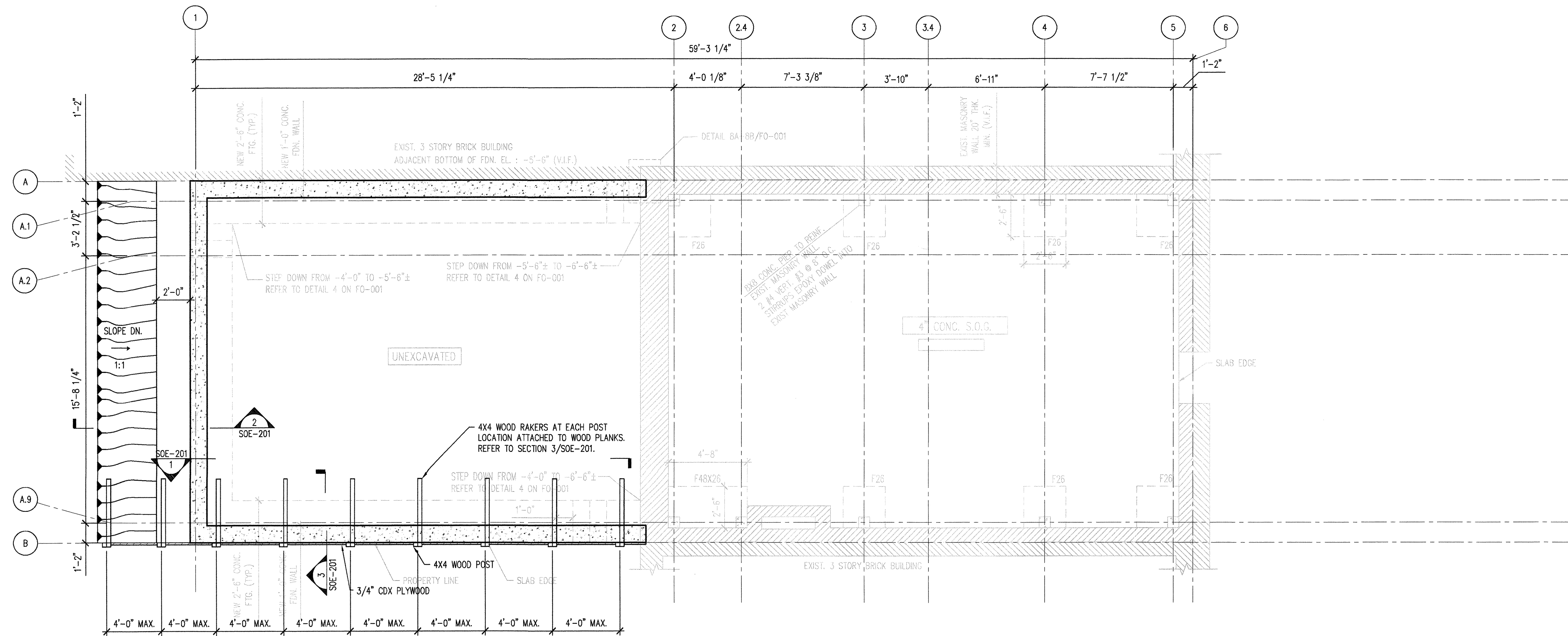


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**SUPPORT OF EXCAVATION LAYOUT**

1/4" = 1'-0"

**CODE:**

- ALL SHORING AND EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH THE PERTINENT OSHA AND LOCAL SAFETY REGULATIONS. WOOD RAKER INSTALLATION, WOOD POSTS, AND EXCAVATION OPERATION ARE SUBJECT TO CONTROLLED AND SPECIAL INSPECTION.
- ALL LOTS, BUILDINGS AND SERVICE FACILITIES ADJOINING THE WORK AREA SHALL BE PROTECTED AND SUPPORTED.

**QUALIFICATION:**

- THE CONTRACTOR SHALL HAVE COMPLETED NO LESS THAN FIVE (5) SHORING PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. THE CONTRACTOR'S PROJECT SUPERINTENDENT SHALL HAVE A MINIMUM OF THREE PROJECT EXPERIENCE WITH COMPARABLE SIZE AND COMPLEXITY. THREE REFERENCES SHALL BE PROVIDED TO THE OWNER OF THE EXPERIENCES.

**NOTICES:**

- A WRITTEN NOTICE OF THE PERMIT APPLICATION SHALL BE PROVIDED BY APPLICANT TO THE OWNERS OF ADJOINING LOTS, BUILDINGS, AND SERVICE FACILITIES WHICH MAY BE AFFECTED BY THE SHORING.
- THE CONSENT FROM OWNERS OF ADJACENT PROPERTIES SHALL BE OBTAINED IF REQUIRED WORK EXTENDS BEYOND PROPERTY LINE. SIDE WALK CLOSING PERMIT FROM THE NYC SHALL BE OBTAINED TO OVER CUT THE SIDEWALK OR TO PLACE POSTS IN THE SIDEWALKS/STREET.
- THE CONTRACTOR SHALL ENSURE THAT POSTS WILL NOT INTERSECT EXISTING UTILITIES. THE ENGINEER SHALL BE NOTIFIED OF SUCH CONDITION SO A REDESIGN CAN BE MADE.
- NOTICE SHALL BE GIVEN TO ADJACENT PROPERTIES OWNERS AT LEAST 48 HOURS PRIOR TO START OF WORK.

**WOOD:**

- ALL WOOD SHALL BE SOUTHERN YELLOW ONE OR EQUIVALENT GRADE 1 OR BETTER OR APPROVED EQUAL HAVING A MINIMUM ALLOWABLE STRESS OF 1200 PSI IN BENDING.
- INSTALL PLYWOOD LAGGING AGAINST THE SOILS. BACKFILL ANY VOIDS BEHIND LAGGING WITH MOIST SAND CEMENT MIXTURE TO ESTABLISH TIGHT CONTACT.

**CONCRETE:**

- ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM ULTIMATE STRENGTH OF 4,000 PSI AT 28 DAYS. A MINIMUM SLUMP OF 5 INCHES AND VIBRATED DURING PLACEMENT. ALL CONCRETE SHALL BE PLACED IN ONE CONTINUOUS LIFT.

**MONITORING:**

- THE CONTRACTOR SHALL INSTALL MONITORING STATIONS. PRISMS SHALL BE SECURELY FASTENED TO WALLS OF EXISTING STRUCTURES.
- PRISMS SHALL BE OF TYPE MANUFACTURED BY ST MANUFACTURING INC. (CODE S1-3550) OR EQUAL.
- BASELINE READING SHALL BE TAKEN TWICE PRIOR TO START OF CONSTRUCTION.
- DISPLACEMENT (VERTICAL AND LATERAL) SHALL BE RECORDED AT LEAST TWICE PER WEEK OR MORE FREQUENTLY AS DIRECTED BY THE ENGINEER DURING THE EXCAVATION.

**SUGGESTED CONSTRUCTION SEQUENCE:**

- INSTALL CONSTRUCTION FENCE.
- INVESTIGATE ALL EXISTING UTILITIES. CONTRACTOR IS FULLY RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES.
- LAYOUT WOOD RAKERS/POSTS AND INSTALL AS INDICATED ON THIS DRAWING.
- PERFORM GENERAL EXCAVATION AND LAGGING TO 6 FT BELOW THE STREET LEVEL AND EXCAVATE WITH 1H:1V SLOPE. THE LAGGING MUST BE DONE IN PROGRESS WITH THE EXCAVATION. ADVANCE THE LAGGING NO MORE THAN 2 FEET AT A TIME. INSTALL LAGGING WITH 2" GAPS BETWEEN BOARDS. BACKPACK THE PLYWOOD BOARDS TO REPLACE ANY LOST SOIL. BACKPACK WITH A SAND-CEMENT MIX.
- CONSTRUCT CELLAR SLABS AND FOUNDATION WALLS. APPLY WATERPROOF COATING TO THE FOUNDATION WALLS AS PER THE MANUFACTURER'S SPECIFICATION.
- BACKFILL AND COMPACT BETWEEN WOOD POSTS AND PLYWOOD LAGGING WALLS AND THE NEW BUILDING FOUNDATIONS WALLS.
- REMOVE WOOD POSTS 4 FEET DOWN FROM THE STREET LEVEL AND BACKFILL THE ANNULUS.

**NOTES:**

- CONTRACTOR/CLIENT SHALL RETAIN THE SERVICES OF A QUALIFIED COMPANY TO SURVEY & DOCUMENT THE EXISTING CONDITIONS AT ALL ADJACENT PROPERTIES PRIOR TO CONSTRUCTION. CRACK MONITORS ETC. TO BE PROVIDED AS REQUIRED.

**KCE Consulting Engineering PLLC**

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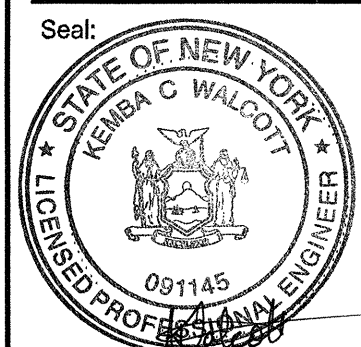
Phone: (646) 644-8551  
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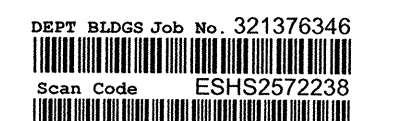
SUPPORT OF EXCAVATION LAYOUT

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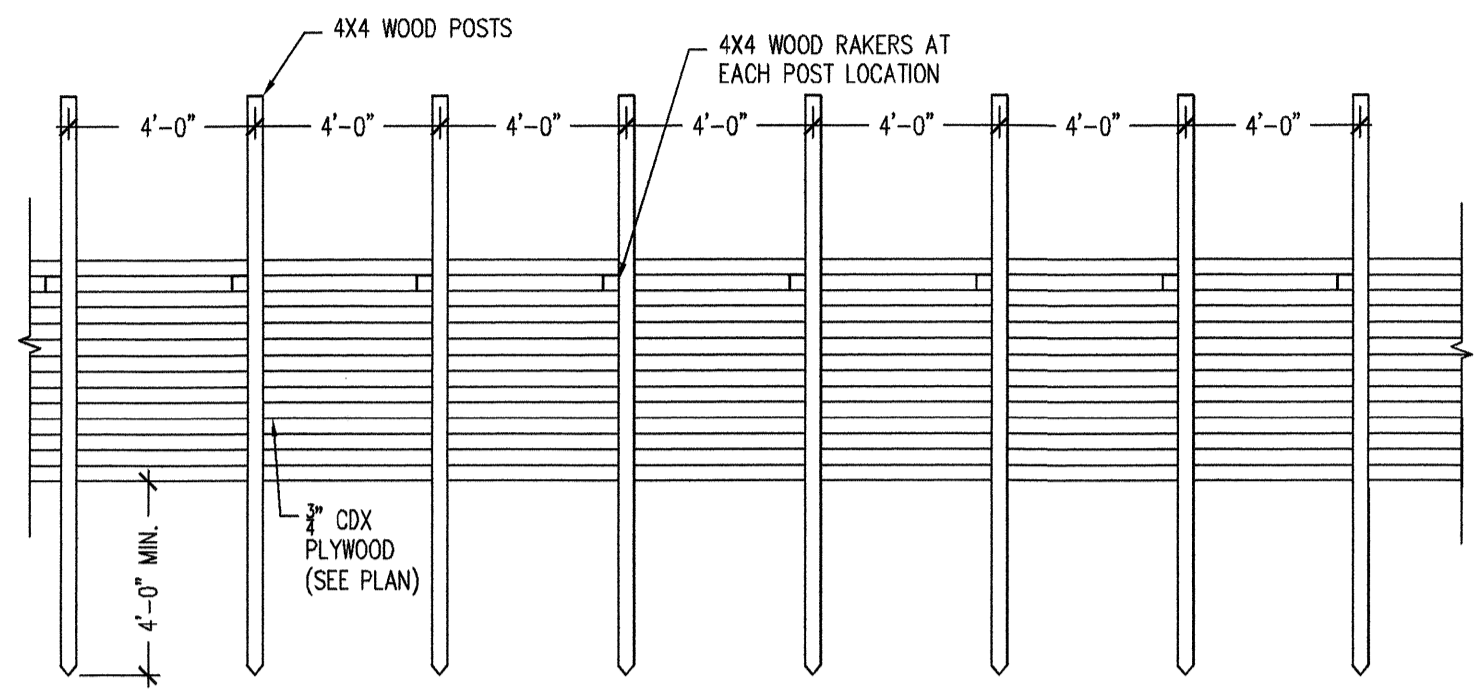
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Checked By:	K.W.
Drawing No.:	SOE-101.00
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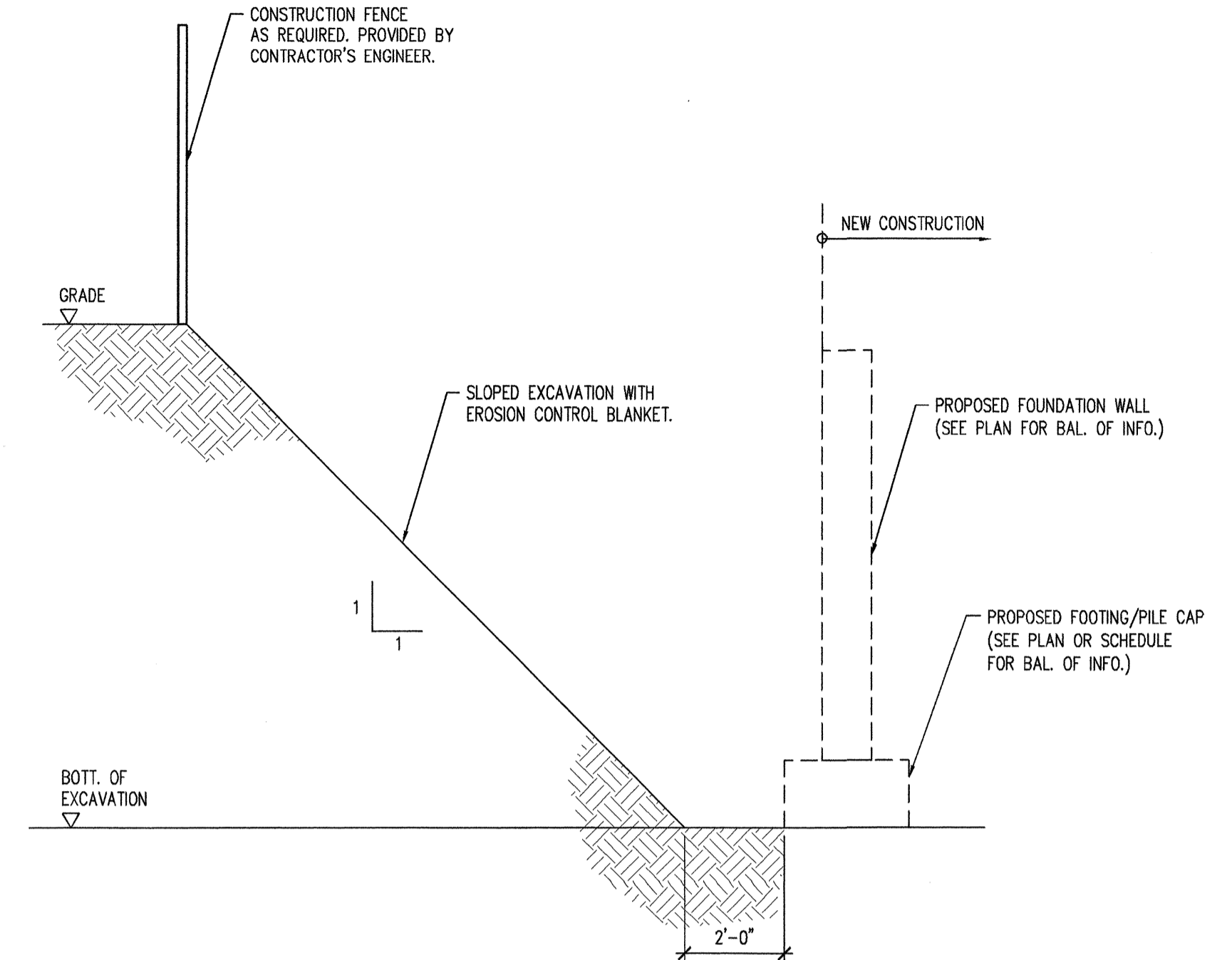
EXAMINED FOR CONFORMANCE AND FIRE PREVENTION ONLY PER OUR REG. 2 OF 1975  
 MAR 29 2018





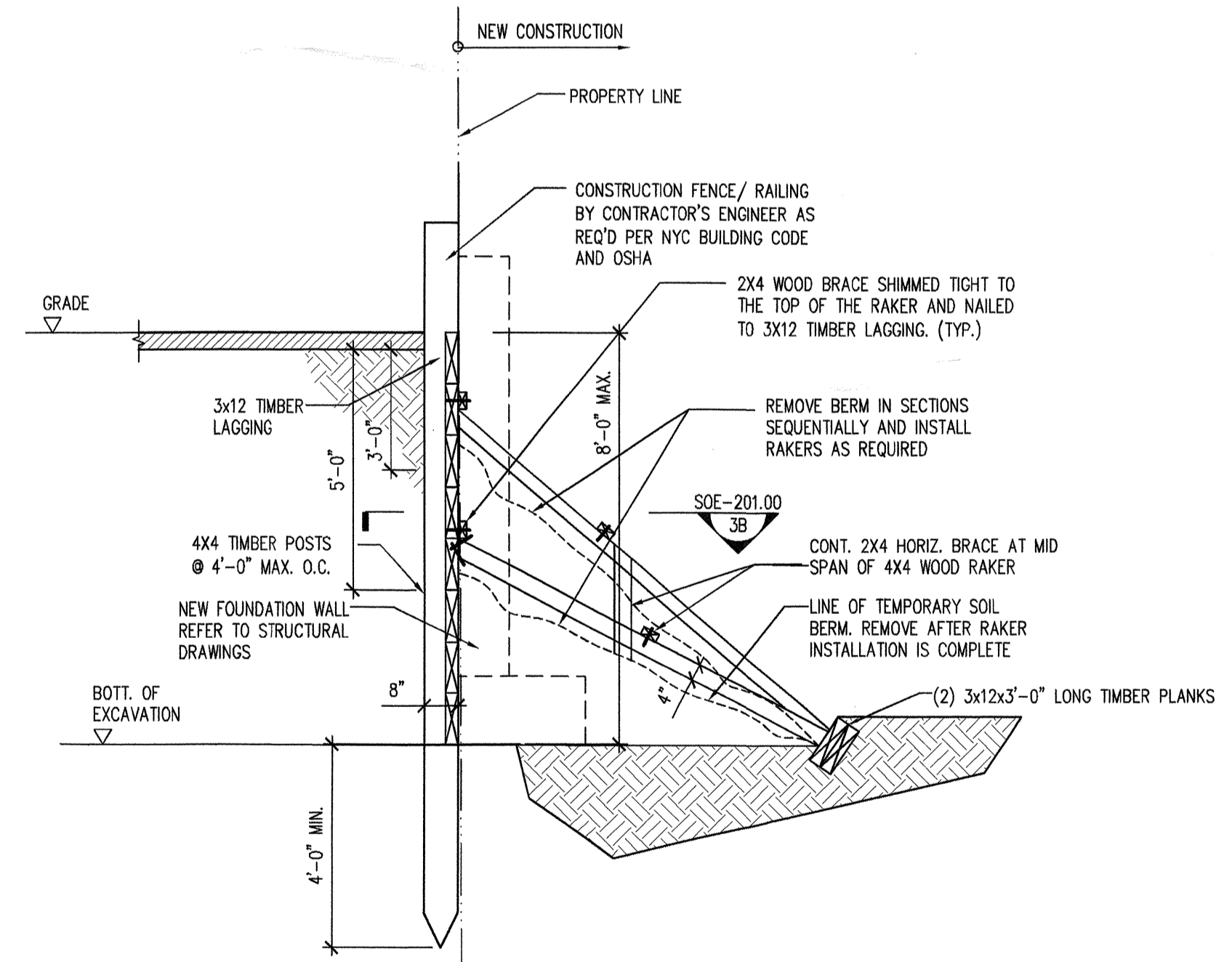


1 SECTION  
1/4" = 1'-0"



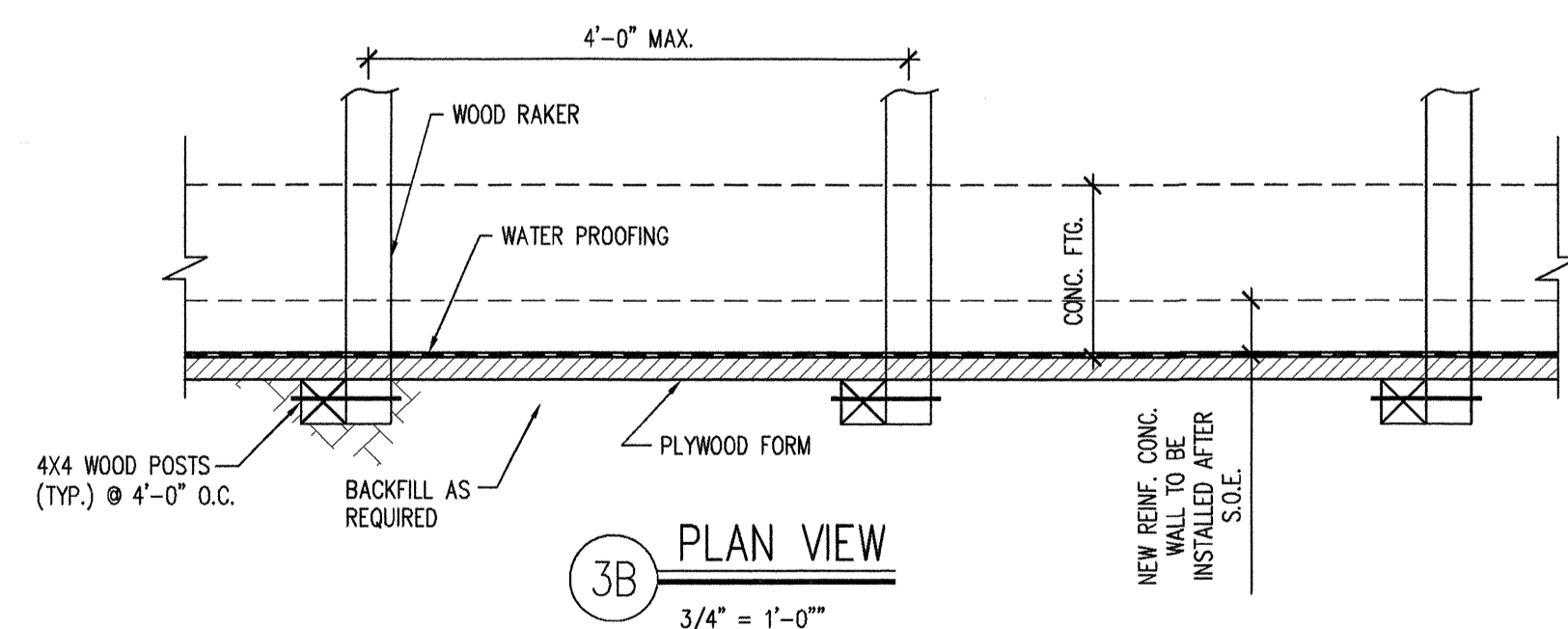
2 TYPICAL SOIL SLOPE DETAIL  
N.T.S.

- NOTES:**
1. SOIL RETENTION IS TYPICALLY REQUIRED WHEN EXCAVATION IS GREATER THAN 5'-0"
  2. SPECIAL INSPECTOR FOR SUB-GRADE/SOE TO REPORT ANY UNUSUAL OR UNSUITABLE SOIL IMMEDIATELY TO THE EOR.
  3. CONTRACTOR TO PROVIDE TEMPORARY WALL BRACING AND ALL SAFETY REQUIREMENTS AS REQUIRED BY OSHA AND NYC RULES AND REGULATIONS.



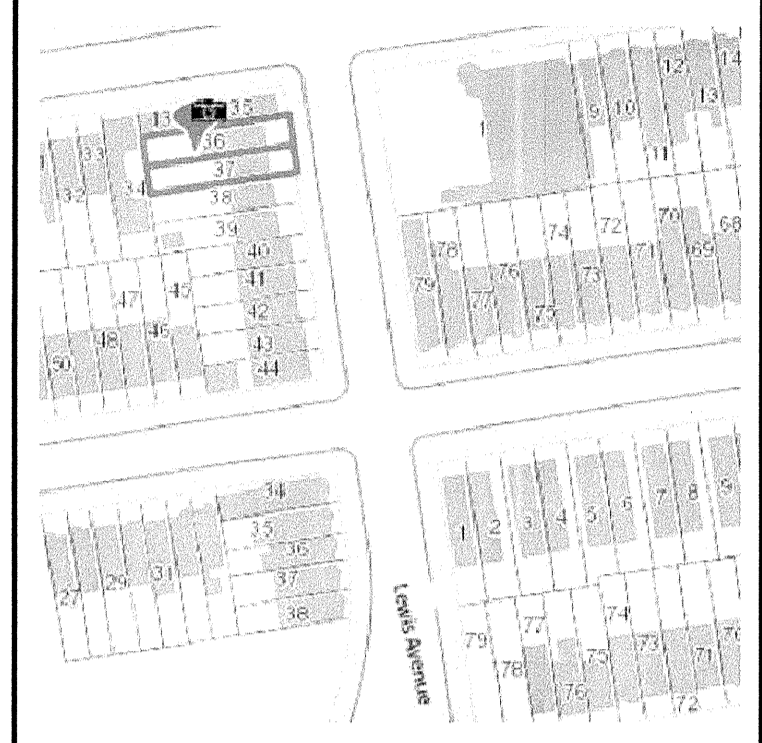
3 TYPICAL SOIL RETENTION DETAIL  
N.T.S.

- NOTES:**
1. SOIL RETENTION IS TYPICALLY REQUIRED WHEN EXCAVATION IS GREATER THAN 4'-0"
  2. SPECIAL INSPECTOR FOR SUB-GRADE/SOE TO REPORT ANY UNUSUAL OR UNSUITABLE SOIL IMMEDIATELY TO THE EOR.
  3. SECOND RAKER REQUIRED WHEN EXCAVATION IS DEEPER THAN 6'-0"



3B PLAN VIEW  
3/4" = 1'-0"

Project Title:  
**418A LEWIS AVENUE**  
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BROOKLYN, NY 11233



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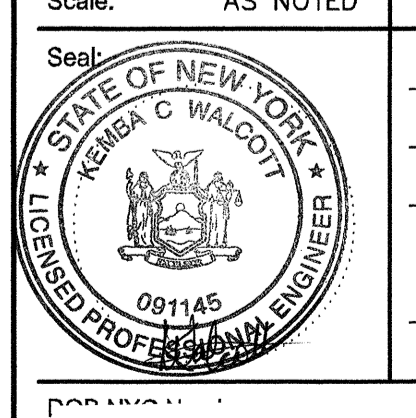
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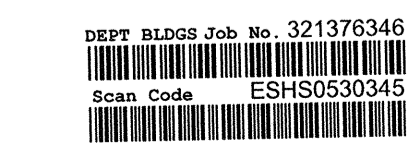
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Drawing Title:  
**SOE SECTIONS**

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Project No.: A412.00	Drawn By: S.Z.
Checked By: K.W.	Drawing No. SOE-201.00
Page No.: 03 of 03	



EXAMINED FOR ZONING, EGRESS AND FIRE PREVENTION ONLY AS PER L.A.C. NO. 2 OF 1979  
MAR 29 2013  
KRAJSZCZAK RAJDA



The current proposal is:

Preservation Department – Item 5, LPC-21-00794

**418A Lewis Avenue – Bedford-Stuyvesant/Expanded Stuyvesant  
Heights Historic District  
Borough of Brooklyn**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**