

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



1939 TAX LOT PHOTO | BLOCK 1679 LOT 38



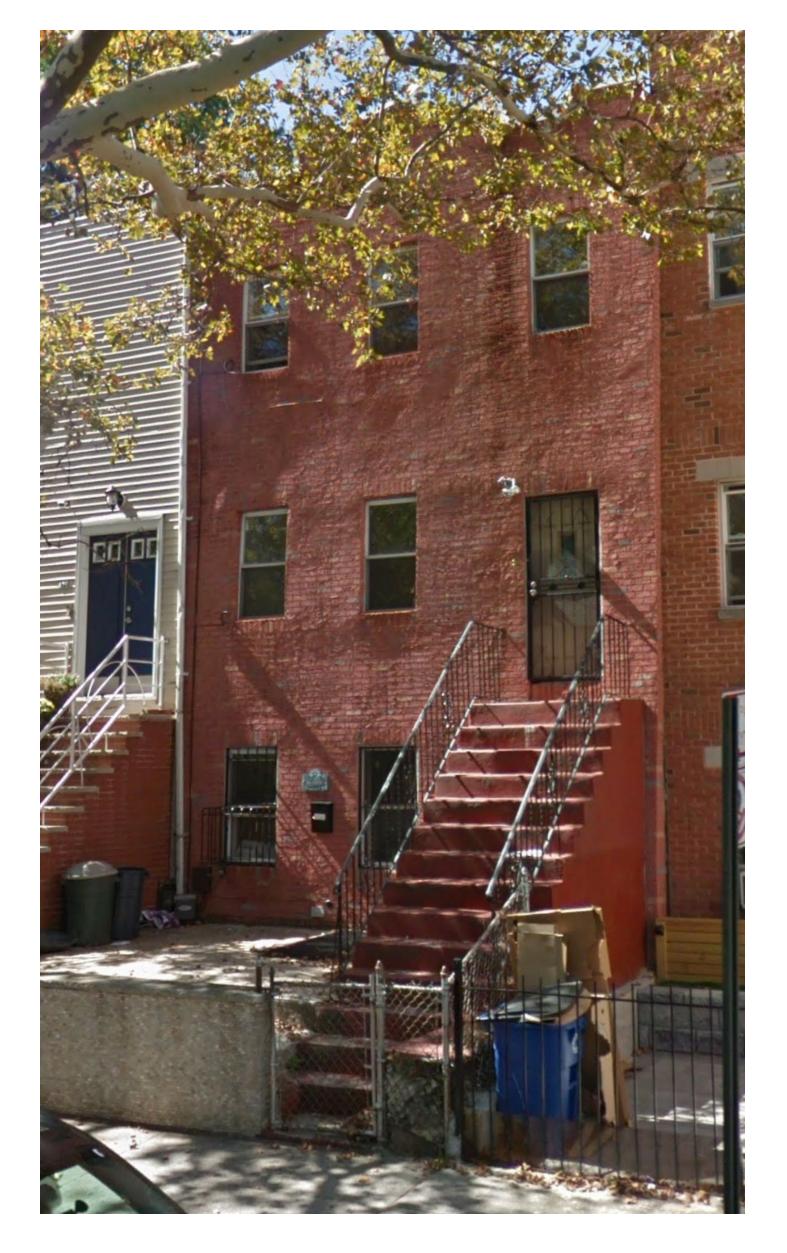
1939 TAX LOT PHOTO | BLOCK 1679 LOT 36

### **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



2017 EXISTING FRONT FACADE PHOTO



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

PACS
ARCHITECTURE

153 WEST 27TH STREET SHITE 606 NEW YORK NY 10001 T 347 475 0381

**418A LEWIS AVENUE** 

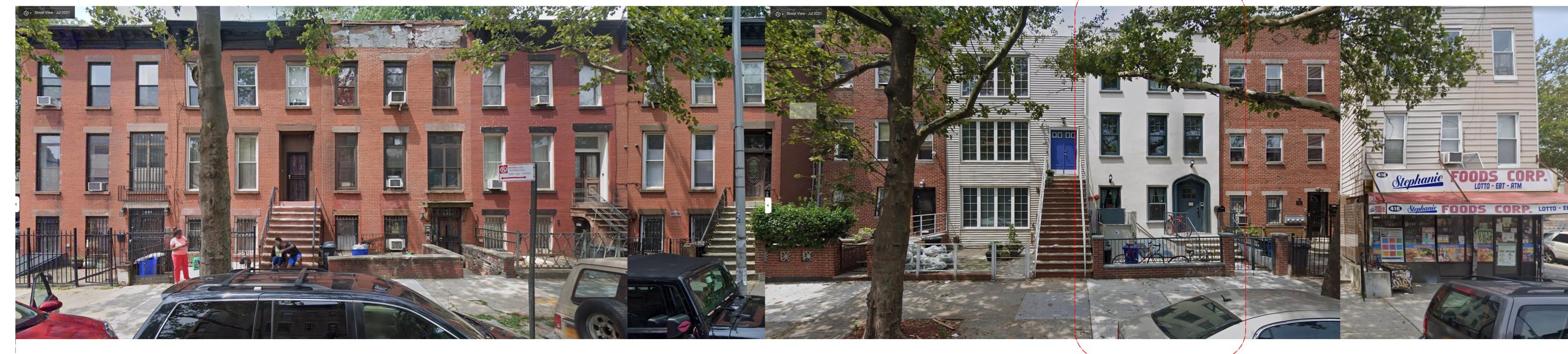
BROOKLYN, NEW YORK

OOVERTA

DOCKET #: LPC-21-00794







418A LEWIS AVENUE, BROOKLYN, NY 11233

PACS
ARCHITECTURE

153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381

**418A LEWIS AVENUE** 

BROOKLYN, NEW YORK

FRONT BLOCK ELEVATIONS

DOCKET #: LPC-21-00794



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



PACS
ARCHITECTURE

153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381

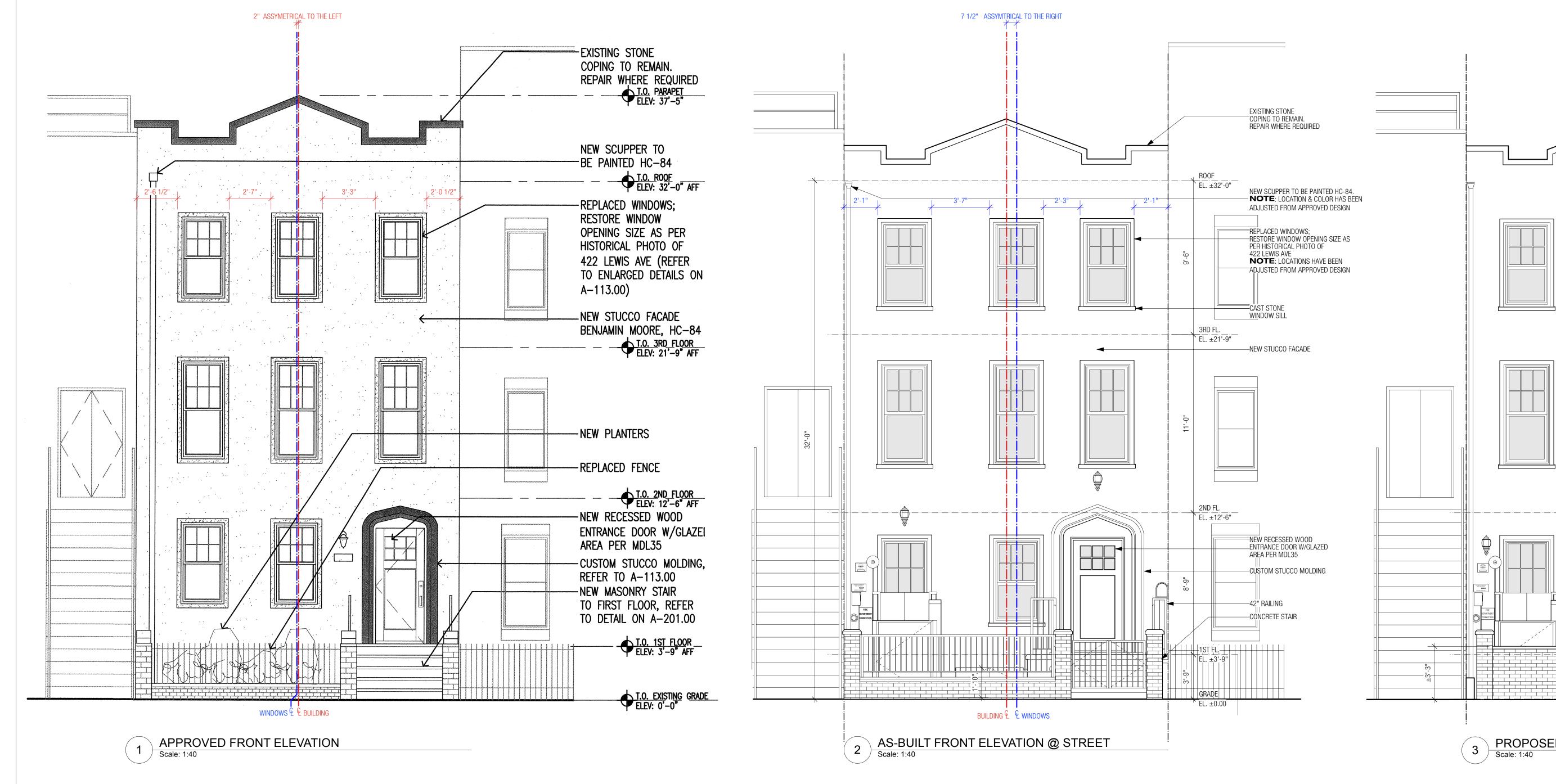
418A LEWIS AVENUE

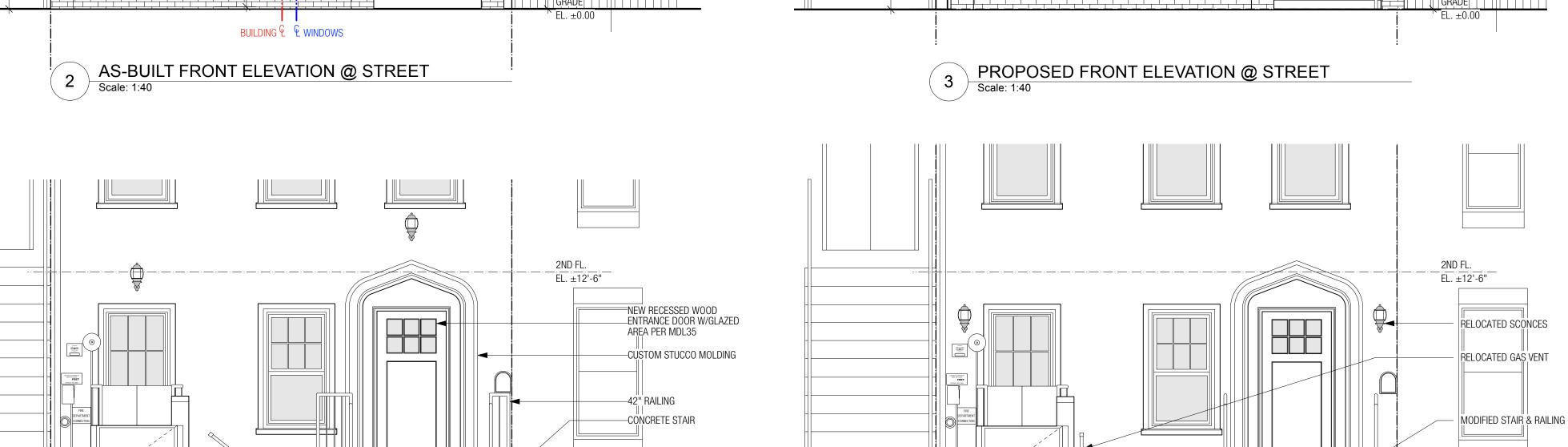
BROOKLYN, NEW YORK

FRONT BLOCK ELEVATIONS

DOCKET #: LPC-21-00794 PROJECT NO.: 2112

DATE: 12.13.2022





GRADE

### **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



### **418A LEWIS AVENUE**

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

BROOKLYN, NEW YORK

FRONT ELEVATIONS

EL. ±12'-6"

RELOCATED SCONCES

MODIFIED ENTRY FENCE BRICK WITH STONE CAP

DOCKET #: LPC-21-00794

5 PROPOSED FRONT ELEVATION @ BUILDING
Scale: 1:40



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

### **DESIGN CORRECTIONS**

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



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

### **DESIGN CORRECTIONS**

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

PACS ARCHITECTURE

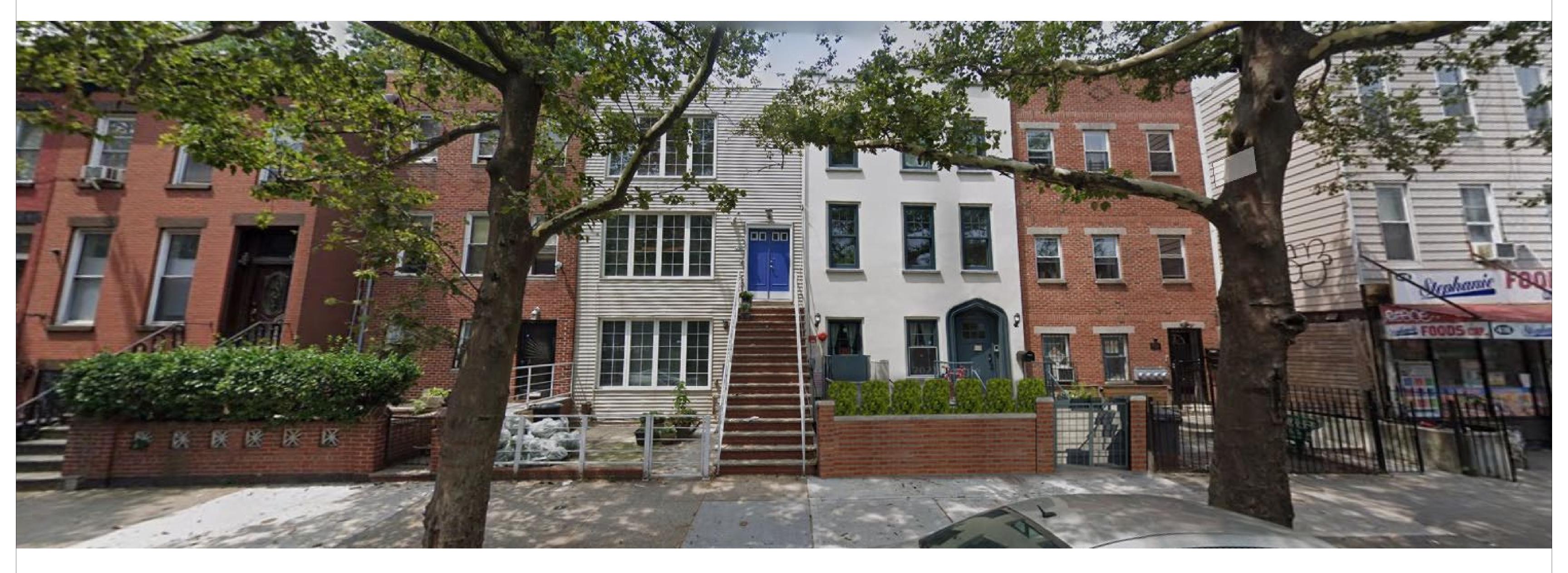
153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381

418A LEWIS AVENUE

BROOKLYN, NEW YORK

CORRECTED FRONT ELEVATION

DATE: 12.13.2022



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

### **DESIGN CORRECTIONS**

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

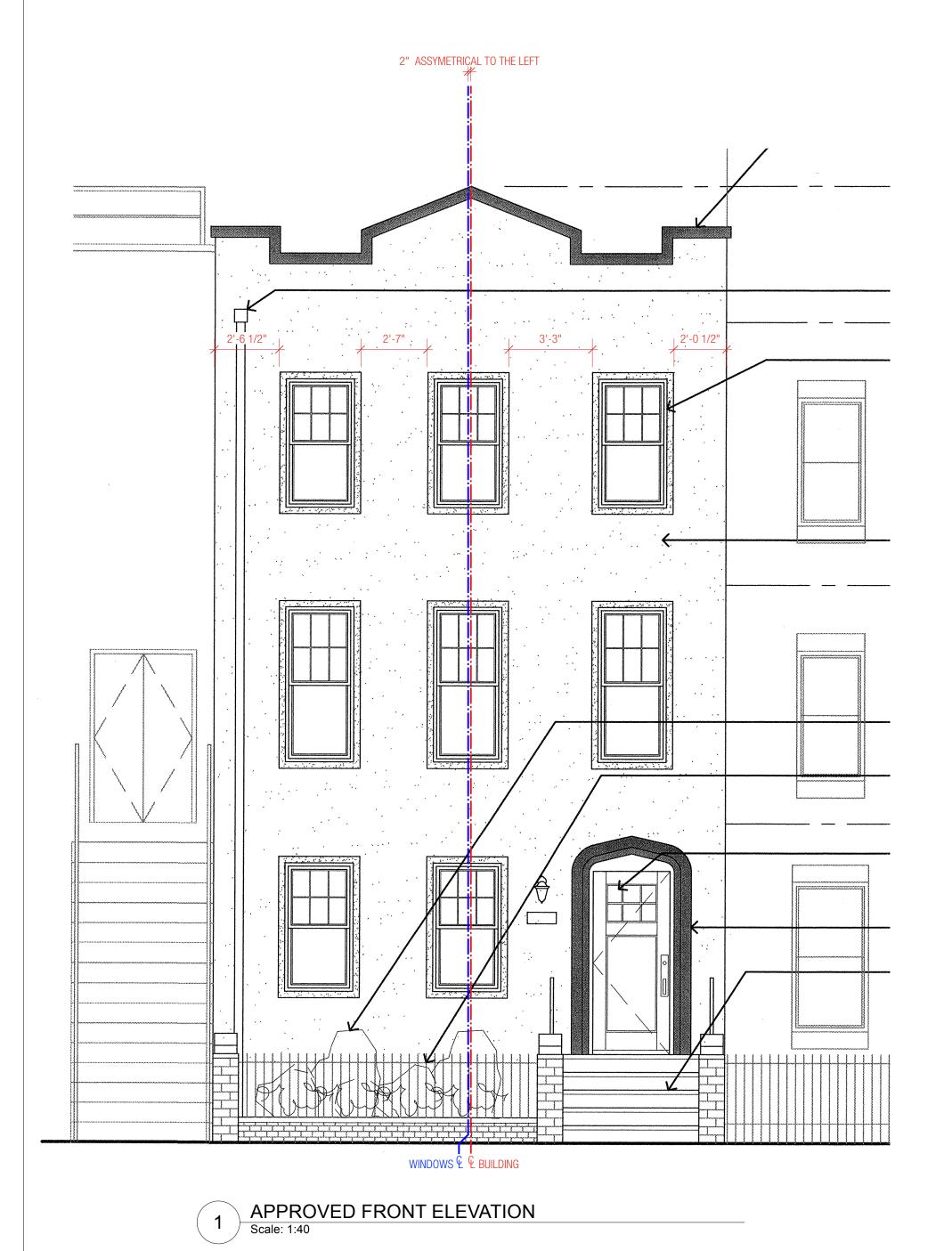
PACS
ARCHITECTURE

153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381

**418A LEWIS AVENUE** 

BROOKLYN, NEW YORK

CORRECTED FRONT ELEVATION







### <u>DESIGN ALTERNATE (NOT RECOMMENDED)</u> - 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.

DOCKET #: LPC-21-00794

PACS
ARCHITECTURE

153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381

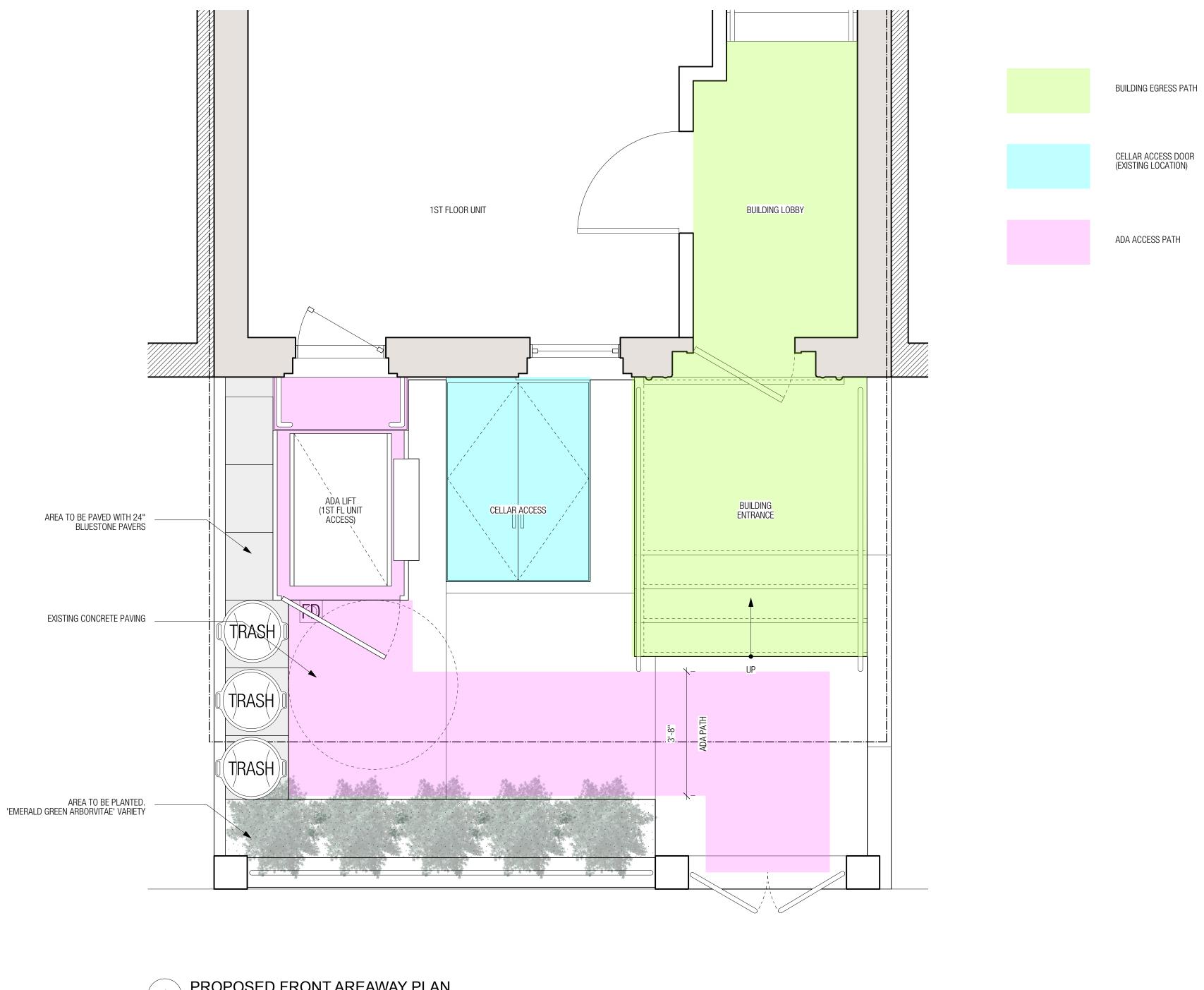
418A LEWIS AVENUE

BROOKLYN, NEW YORK

**DESIGN ALTERNATE** 

## 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.

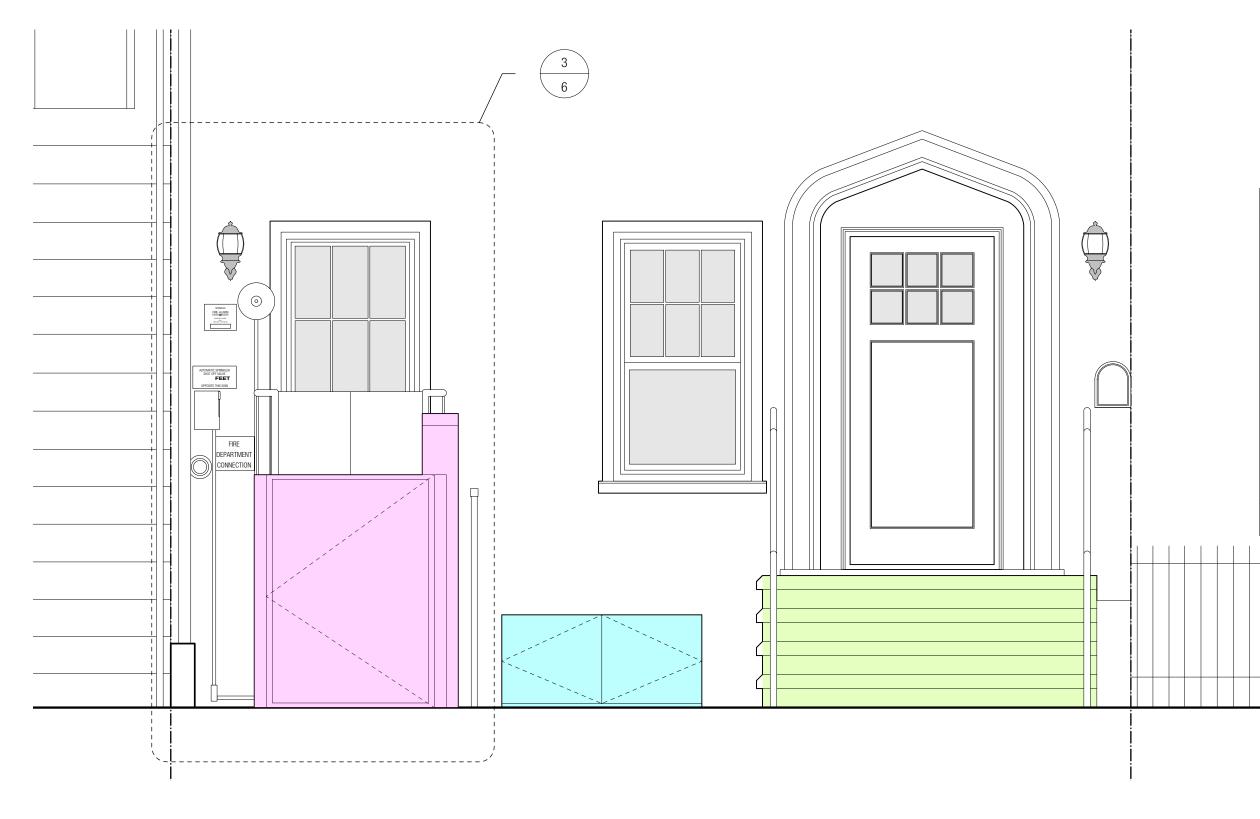






PROPOSED PLANTING - EVERGREEN SHRUB 'EMERALD PETIT ARBORVITAE'

Scale:



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



PACS
ARCHITECTURE

153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381

BROOKLYN, NEW YORK

DOCKET #: LPC-21-00794

## 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.

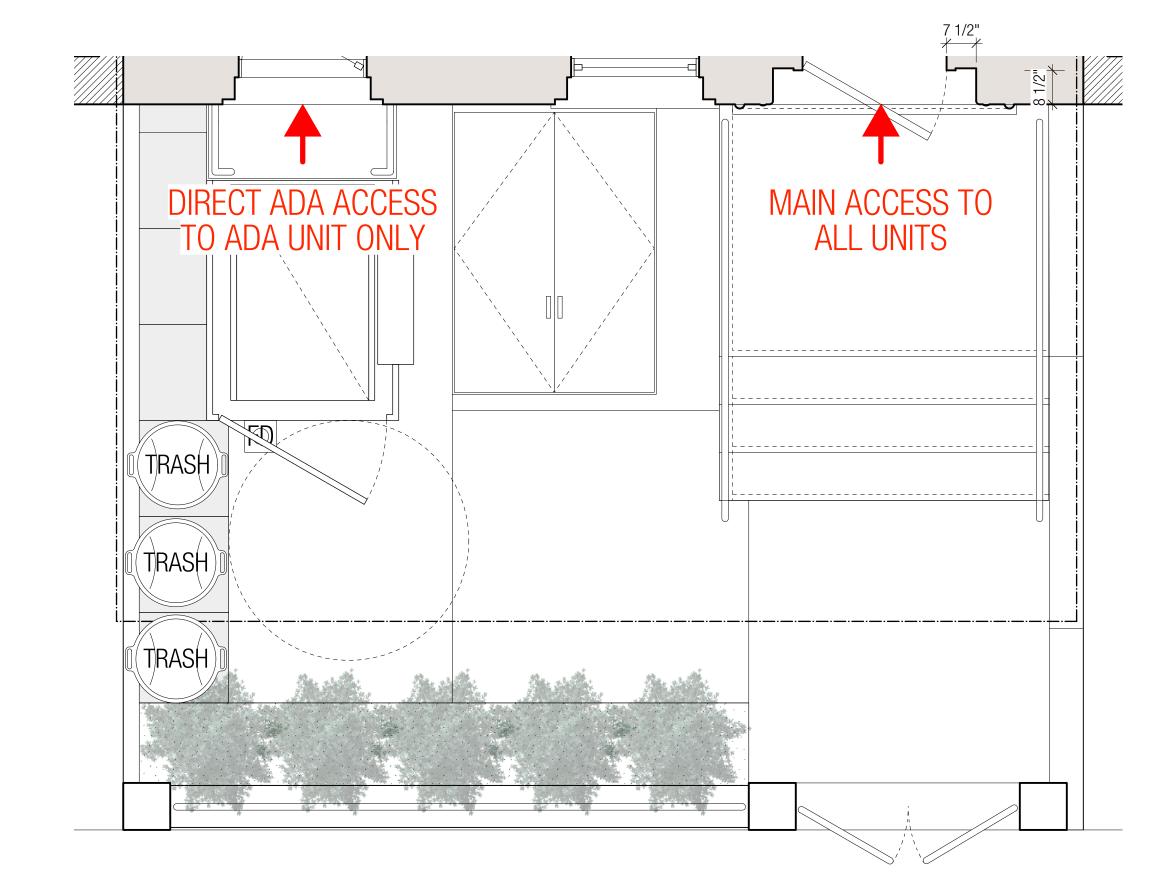
6. AN ACCESSIBLE ROUTE WHERE EXISTING EXTERIOR SITE CONSTRAINTS MAKE USE OF A RAMP OR ELEVATOR INFEASIBLE AS DETERMINED BY THE COMMISSIONER PURSUANT TO THE RULES OF THE DEPARTMENT.

#### 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.

PACS
ARCHITECTURE

153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347,475,0381

**418A LEWIS AVENUE** 

BROOKLYN, NEW YORK

LIFT CODE REQUIREMENTS

DOCKET #: LPC-21-00794



### **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 PREFIRABLE 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.

153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381

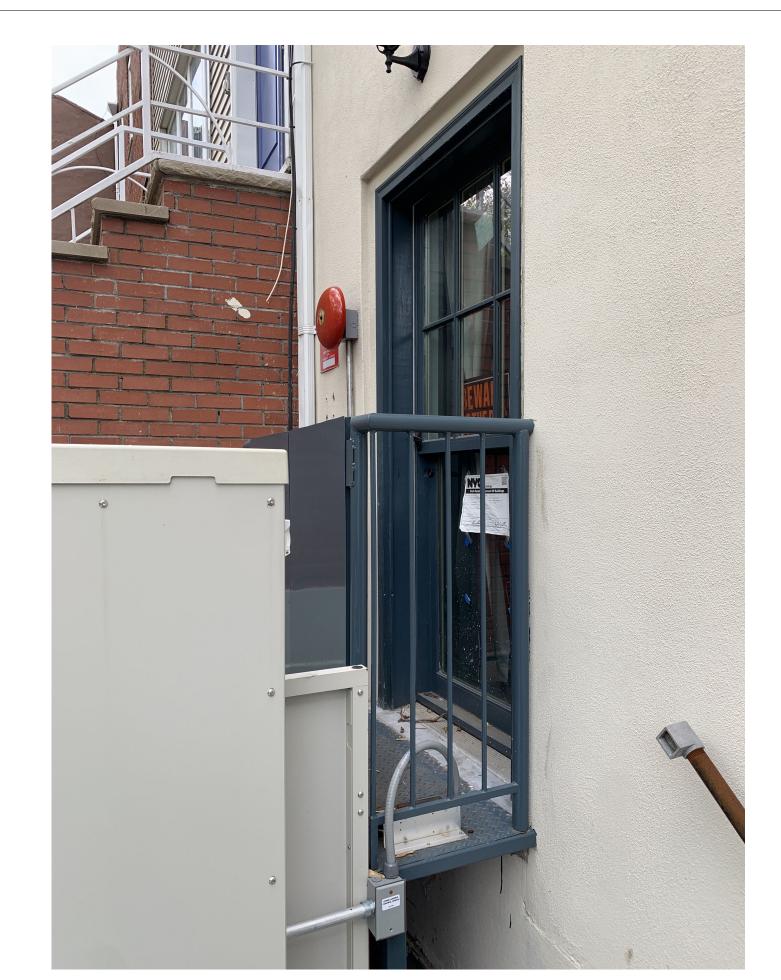
418A LEWIS AVENUE

BROOKLYN, NEW YORK

**DESIGN ALTERNATE** 













## 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.

3 LIFT EXAMPLES WITH GLASS DOORS Scale:

418A LEWIS AVENUE

BROOKLYN, NEW YORK

**DESIGN ALTERNATE** 

DATE: 12.13.2022

153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381

## **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

**418A LEWIS AVENUE** 

BROOKLYN, NEW YORK



- 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



1939 TAX LOT PHOTO | BLOCK 1679 LOT 38



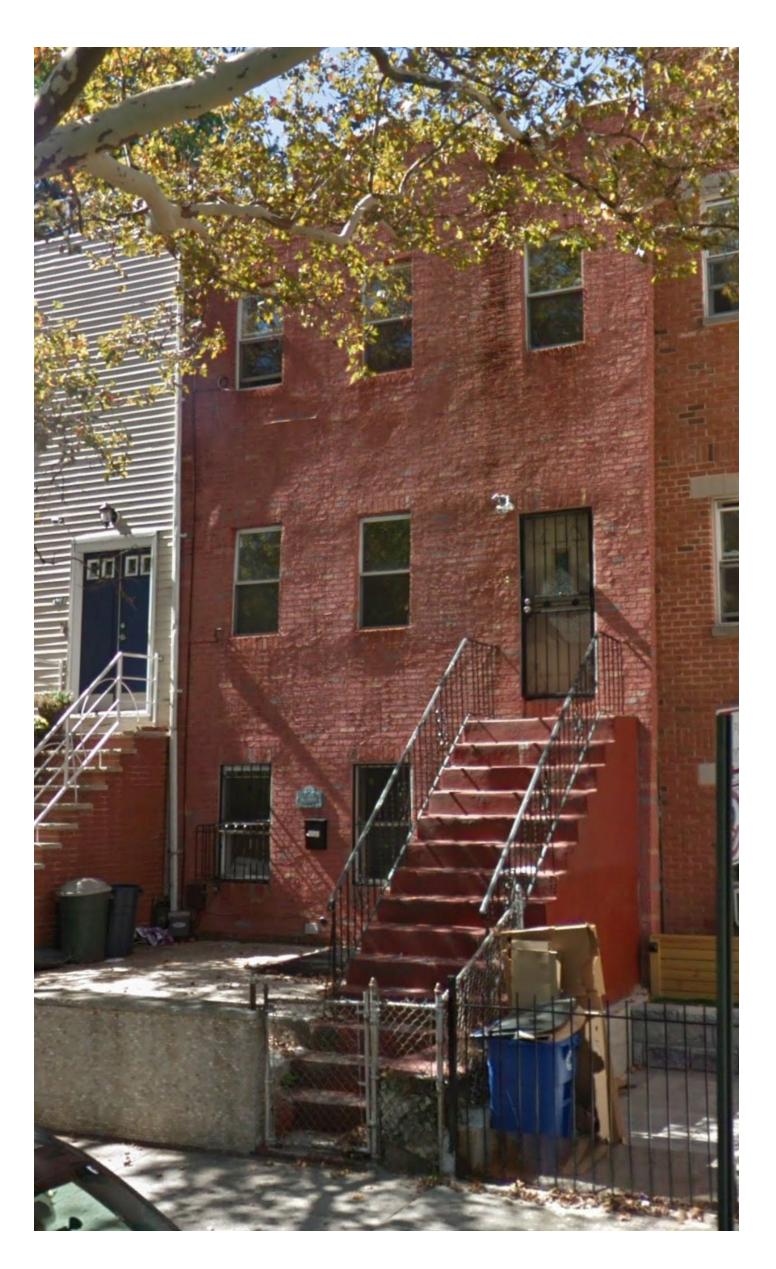
1939 TAX LOT PHOTO | BLOCK 1679 LOT 36

### **PROJECT SCOPE:**

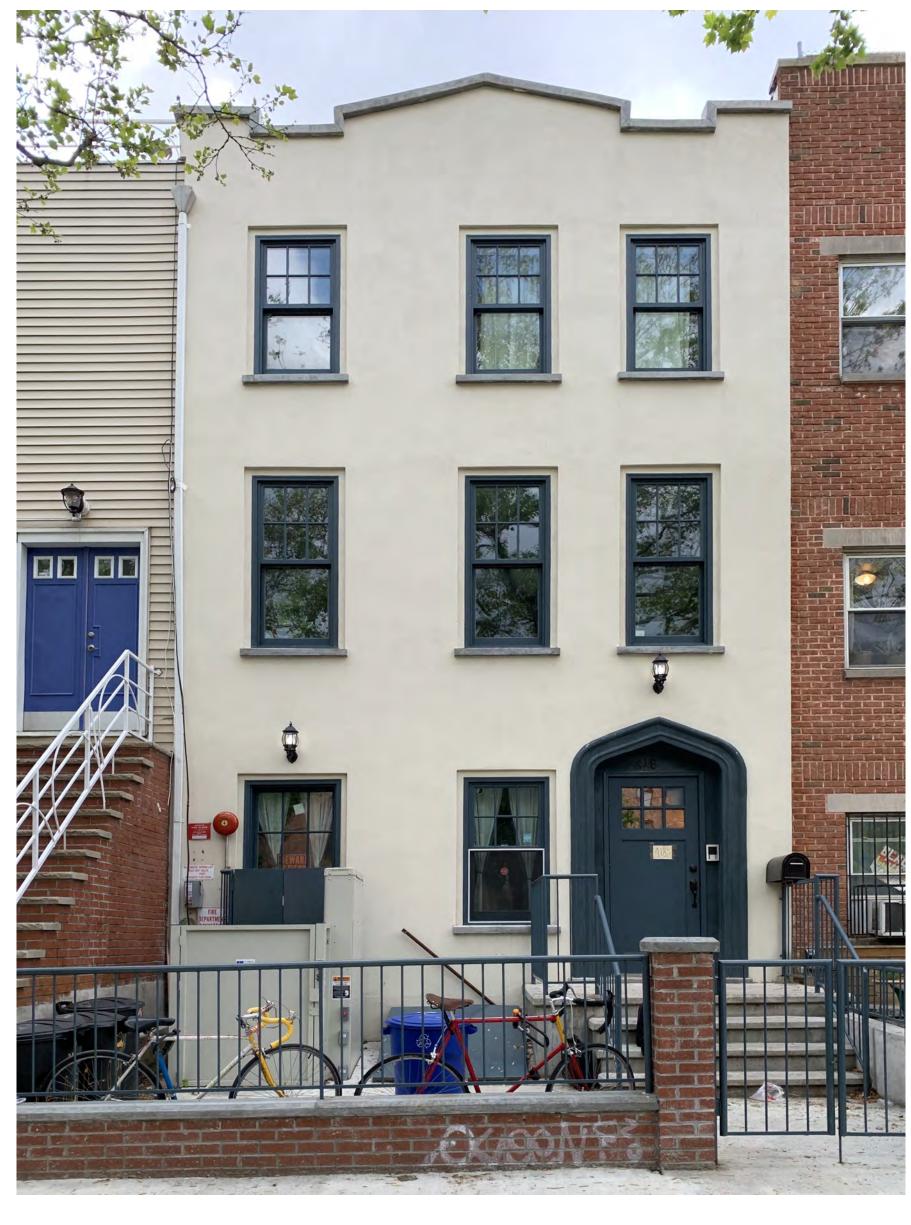
LEGALIZATION AND CORRECTIONS OF WORK THAT DEVIATED FROM PREVIOUSLY APPROVED LPC APPLICATION.

### **DESIGN LEGALIZATIONS**

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

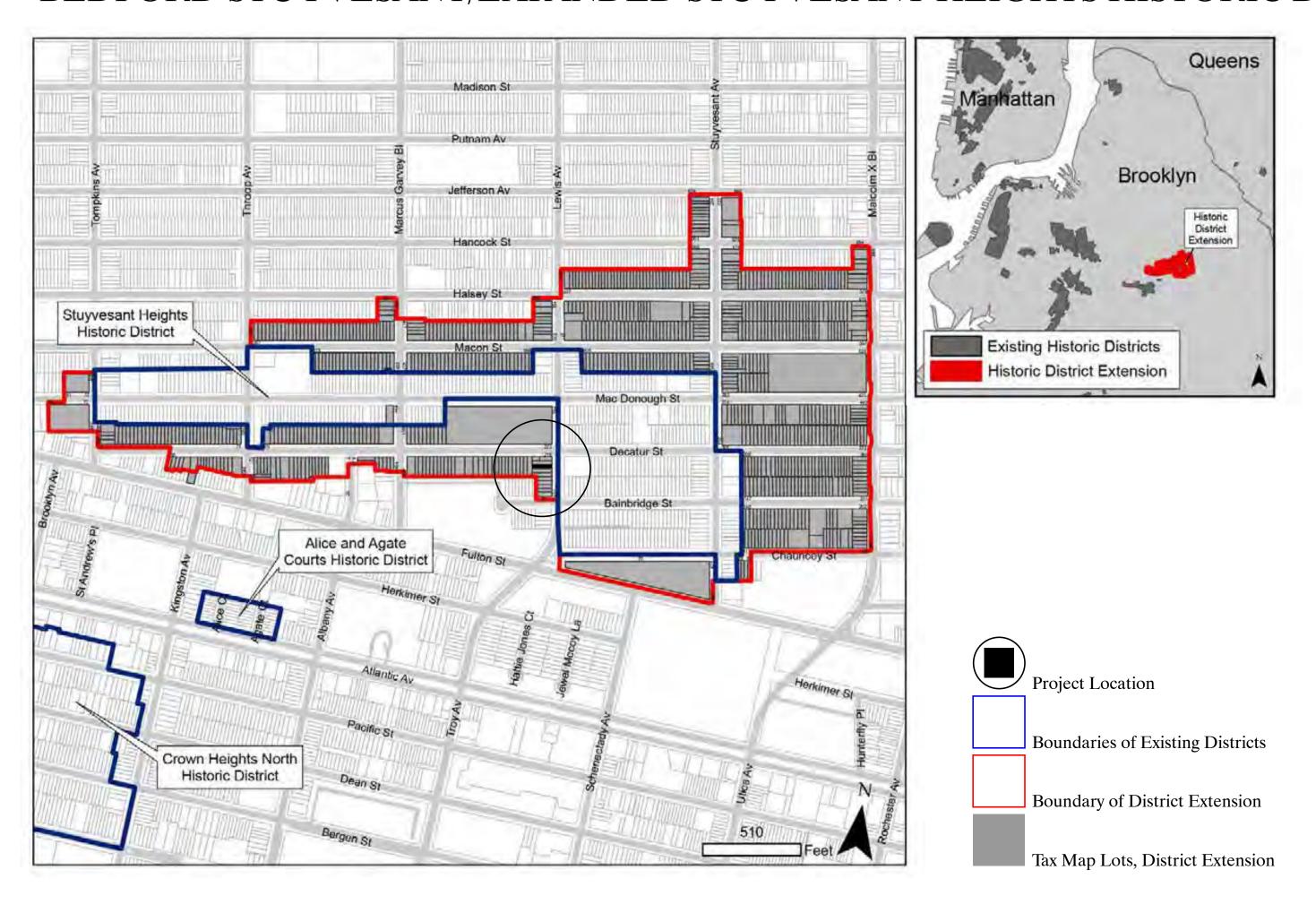


2017 EXISTING FRONT FACADE PHOTO

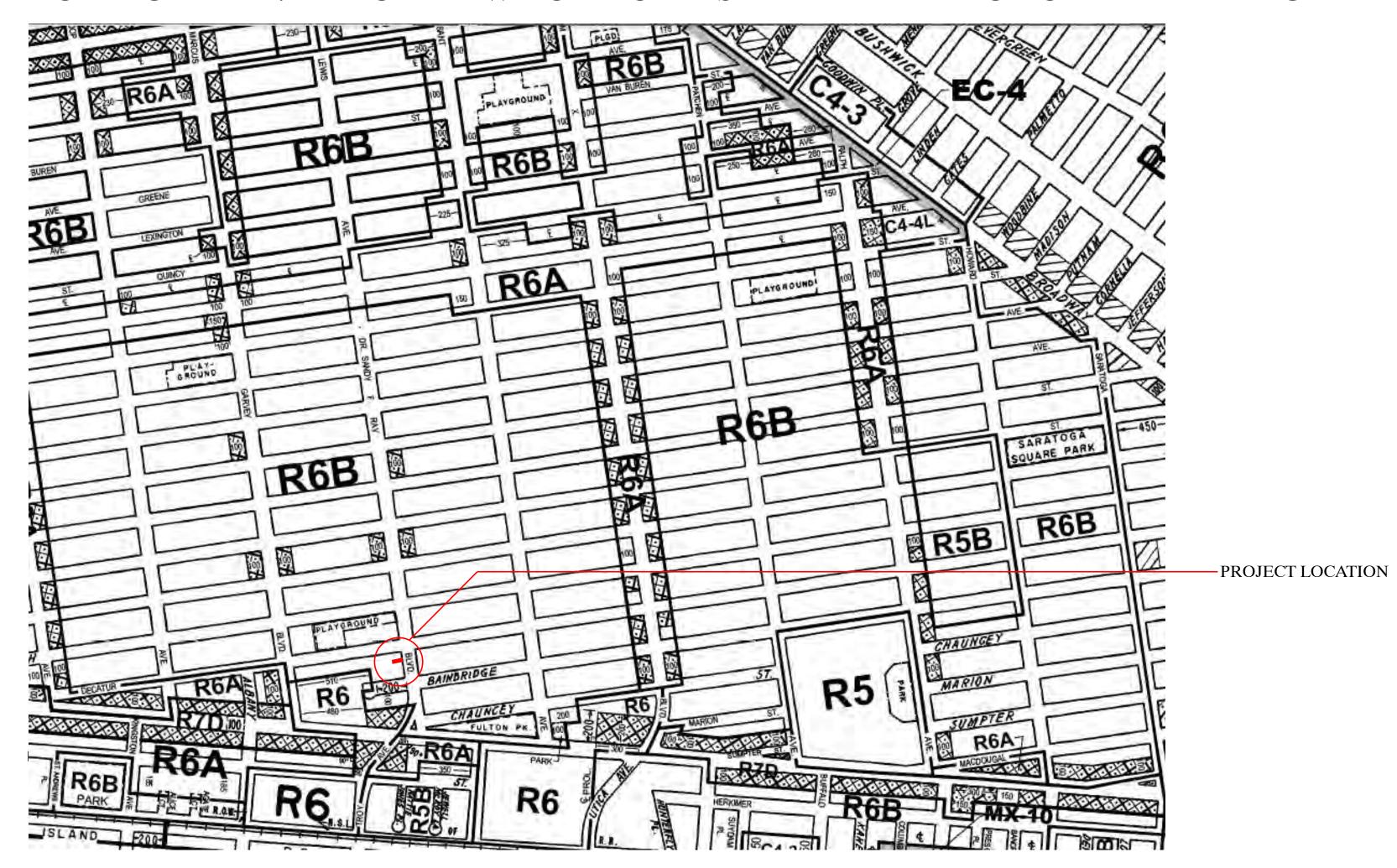


2022 AS-BUILT FRONT FACADE PHOTO 418 A LEWIS AVENUE BLOCK 1679 LOT 37

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



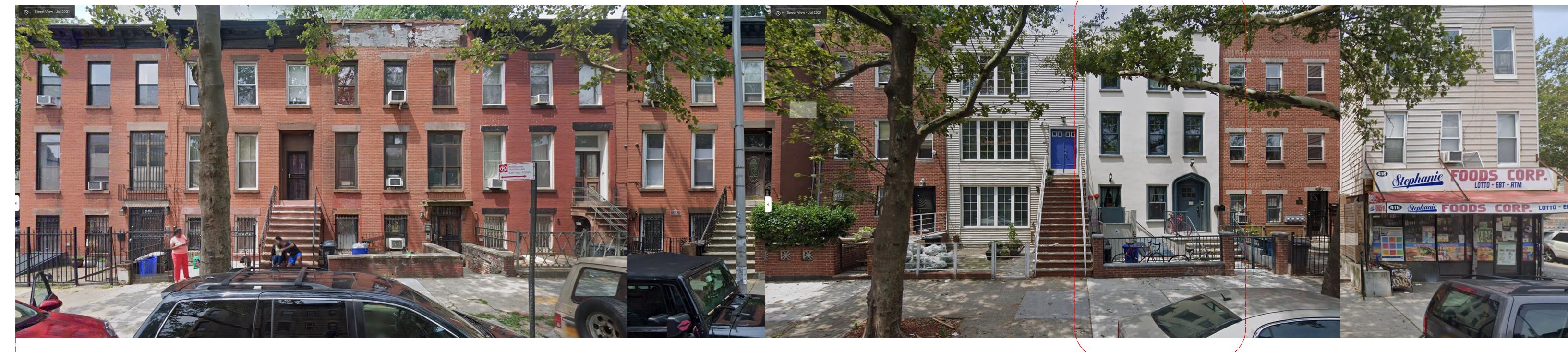
## ZONING MAP 17A FROM NEW YORK CITY'S DEPARTMENT OF CITY PLANNING



PROJECT INFORMATION







418A LEWIS AVENUE, BROOKLYN, NY 11233

PACS
ARCHITECTURE

153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381

**418A LEWIS AVENUE** 

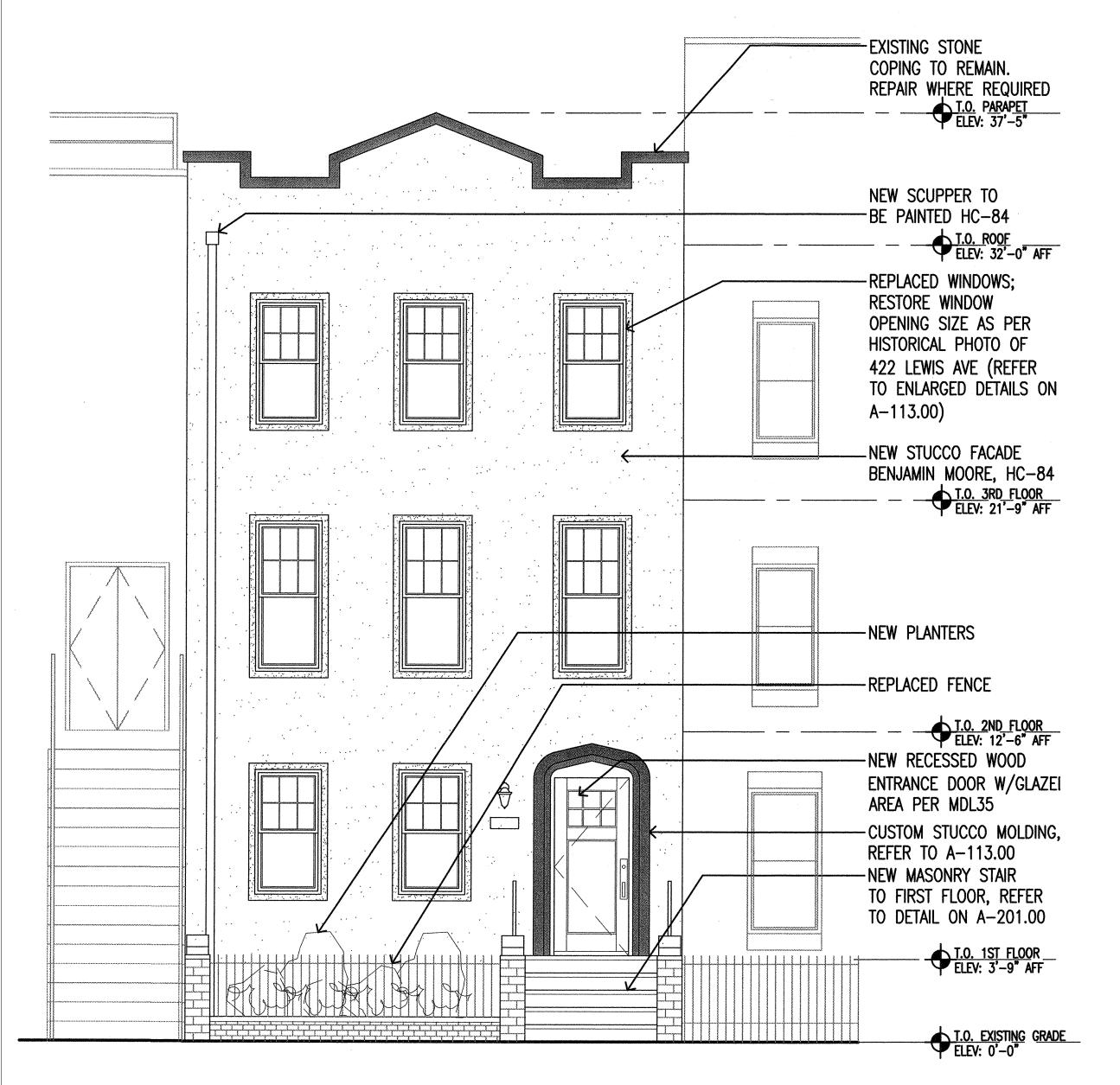
BROOKLYN, NEW YORK

FRONT BLOCK ELEVATIONS

DOCKET #: LPC-21-00794 PROJECT NO.: 2112

DATE: 05.23.2022

PAGE 3 OF 17







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



### **DESIGN LEGALIZATION**

Scale: 1:40

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

PROPOSED FRONT ELEVATION

### **DESIGN CORRECTIONS**

- SCONCE PLACEMENT
- · STEPS AND RAILING
- GAS PIPE VENT

DOCKET #: LPC-21-00794

COLOR OF DOWNSPOUT

FRONT ELEVATIONS

PROJECT NO.: 2112 DATE: 05.23.2022

BROOKLYN, NEW YORK

PAGE 4 OF 17





### NYC BC 2014 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 2014 1101.3.1 REQUIREMENTS BASED ON CHANGE OF OCCUPANCY OR HOW A SPACE IS USED

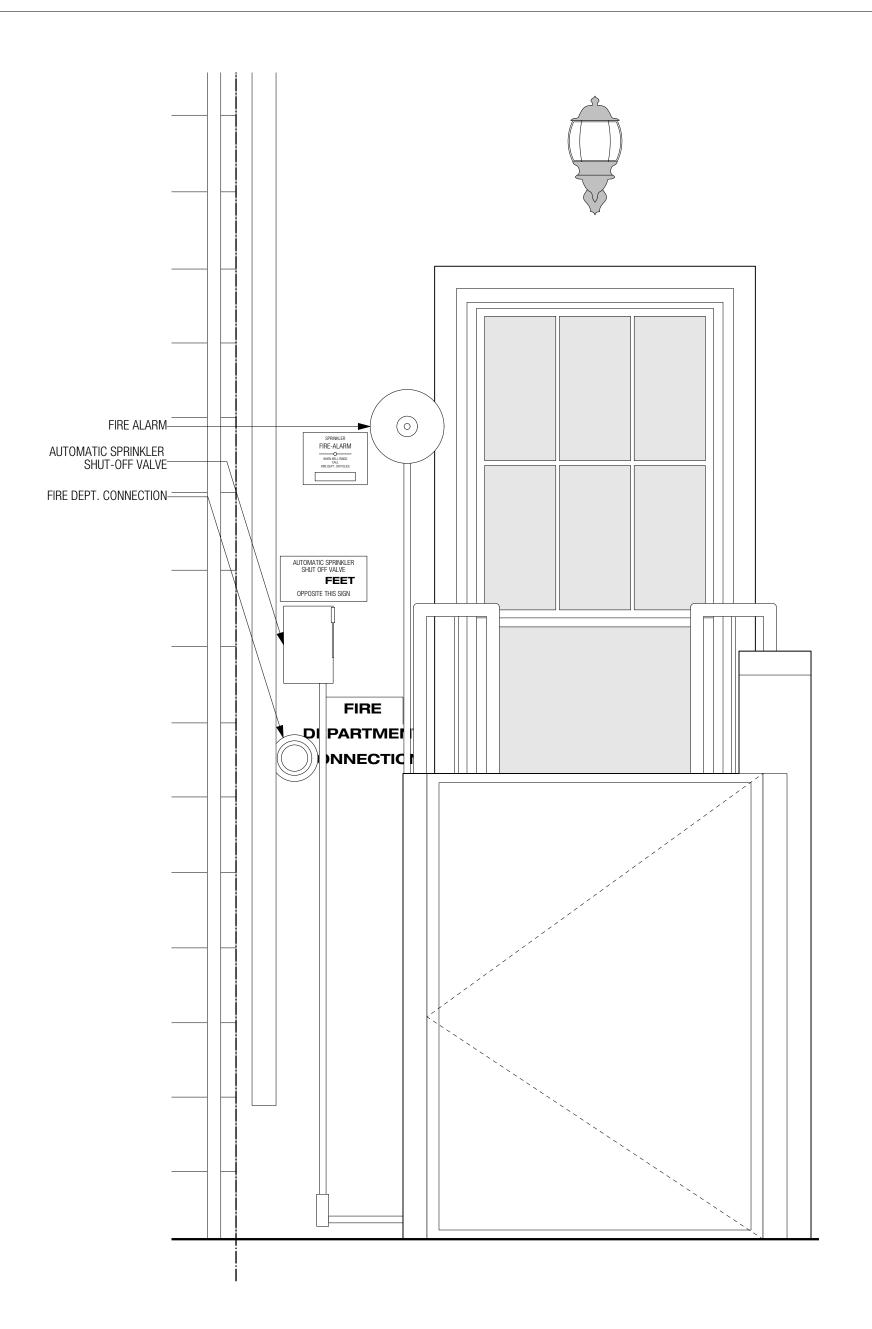
ACCESSIBLE FEATURES AND CONSTRUCTION GOVERNED BY THIS CHAPTER SHALL BE PROVIDED:

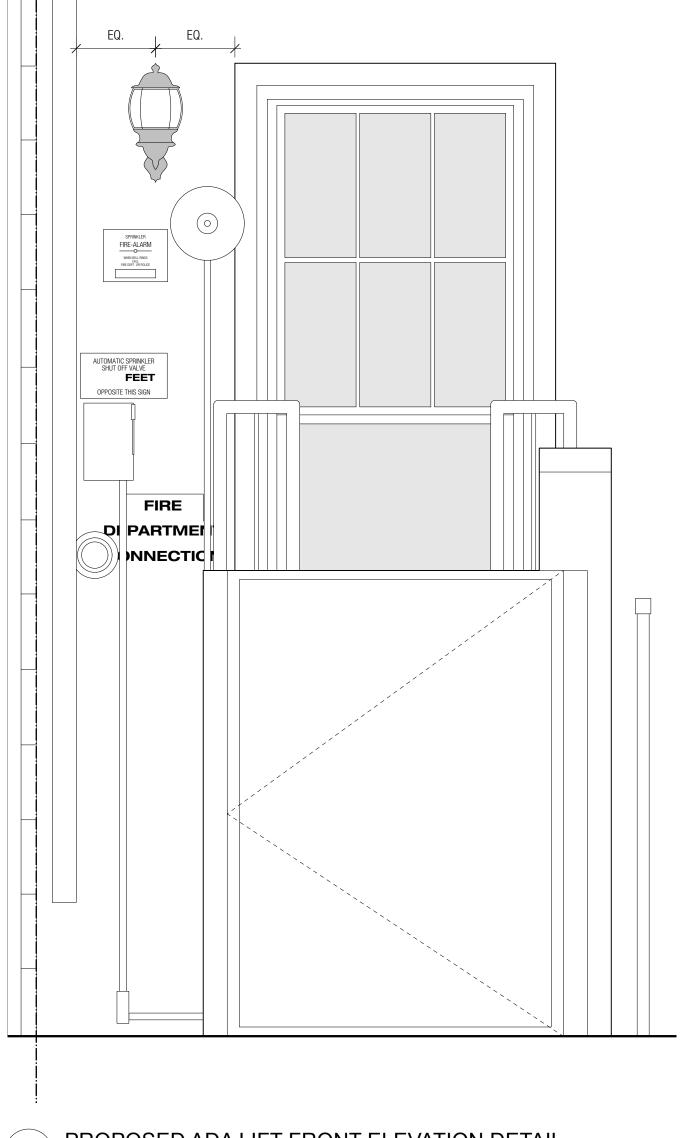
1. TO THE ENTIRE BUILDING, AS IF THE BUILDING WERE HEREAFTER ERECTED, WHERE A CHANGE IS MADE IN THE MAIN USE OR DOMINANT OCCUPANCY OF SUCH BUILDING.

### NYC BC 2014 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.





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

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

### 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.

ADA LIFT FRONT ELEVATIONS

**418A LEWIS AVENUE** 

BROOKLYN, NEW YORK

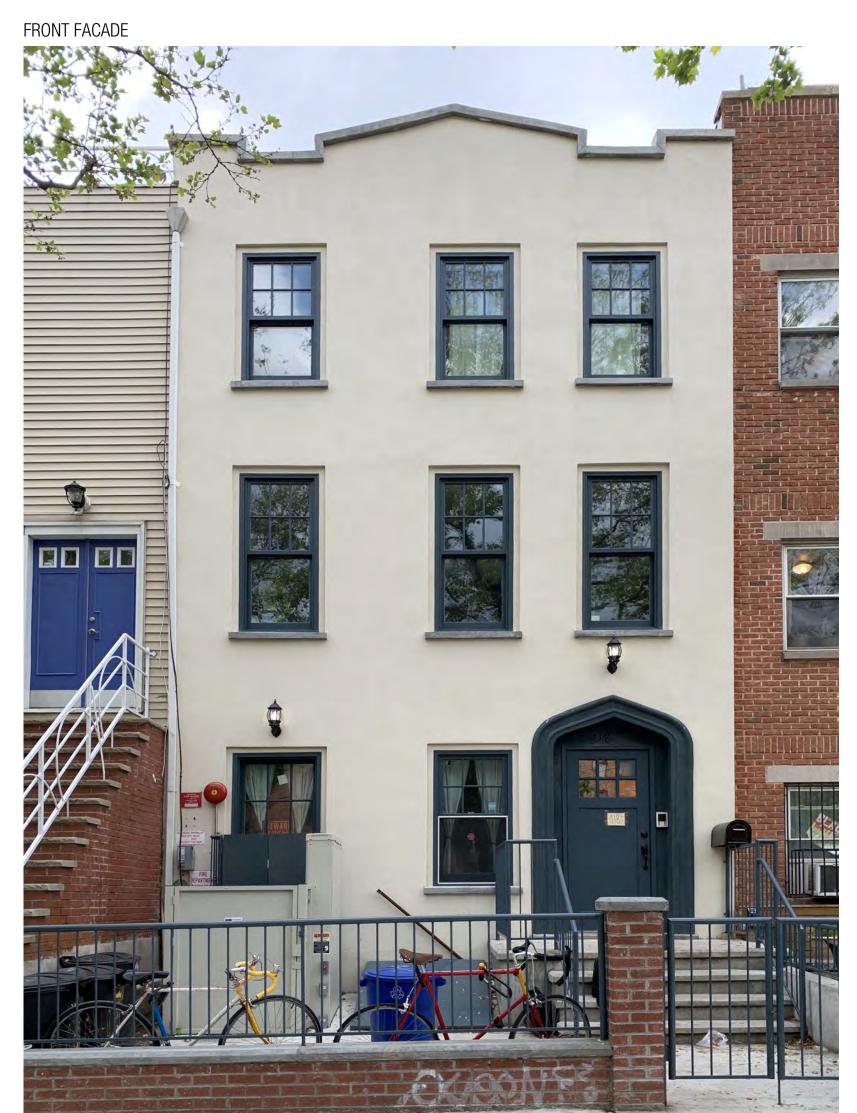
DOCKET #: LPC-21-00794

PROJECT NO.: 2112 DATE: 05.23.2022

PACS
ARCHITECTURE

153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381

PAGE 5 OF 17











RONT YARD ENTRY STEPS - AT PROPERTY LINE



ADA LIFT





FRONT YARD - LIFT & FIRE SAFETY EQUIPMENT



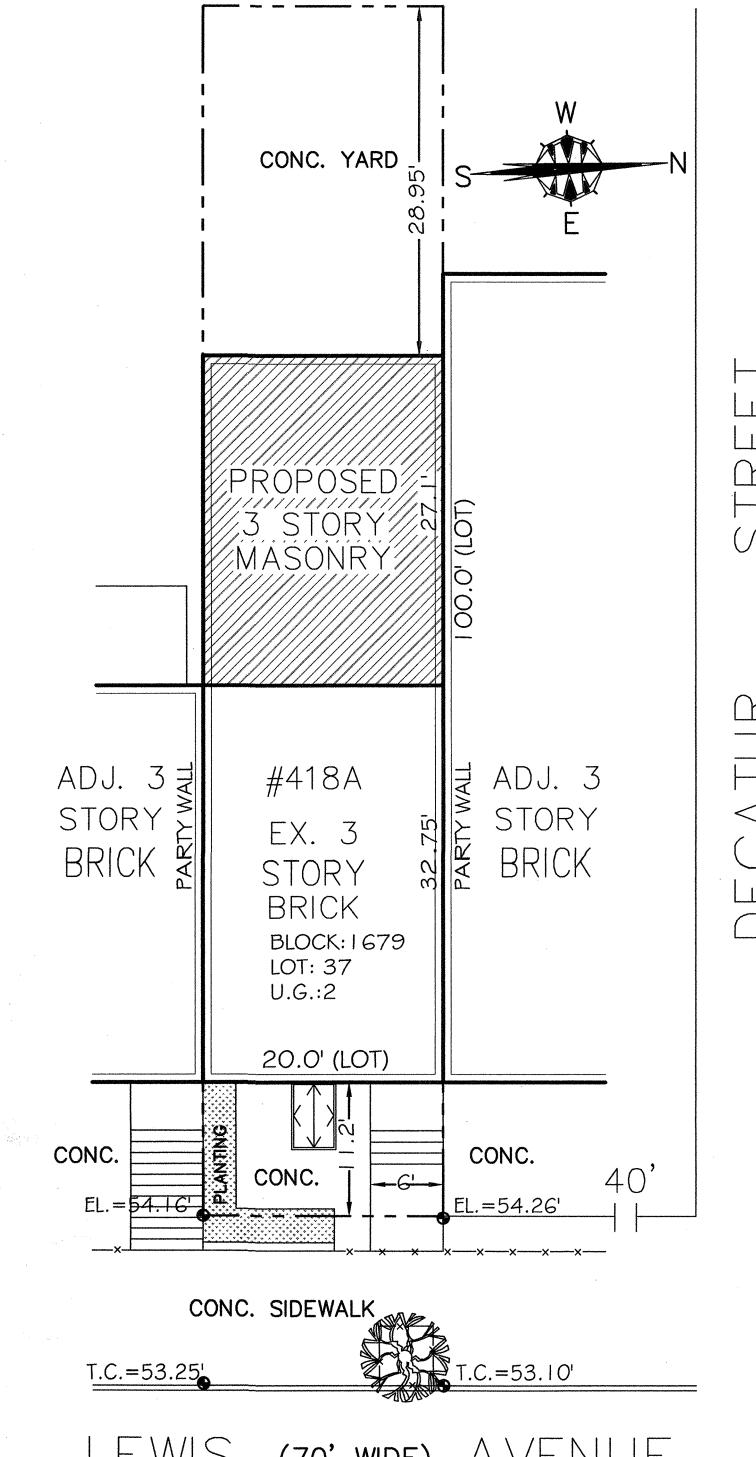


APPROVED SITE PLAN
Scale: 1:2000



2 AS-BUILT SITE PLAN
Scale: 1:2000

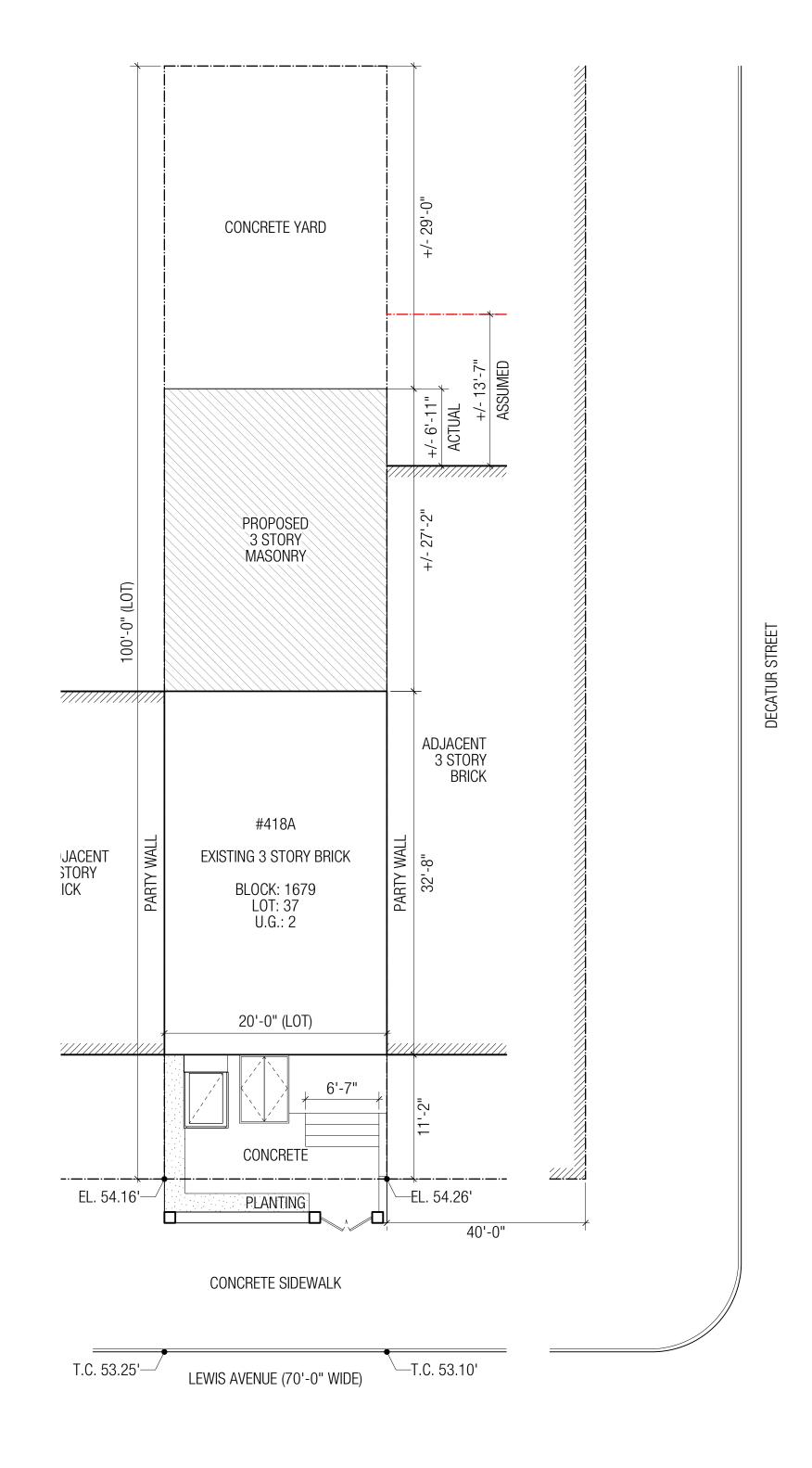




LEWIS (70' WIDE) AVENUE

APPROVED PLOT PLAN

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



AS-BUILT PLOT PLAN

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

3 SITE PLAN SATELITE IMAGE
Scale: Actual Size

153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381

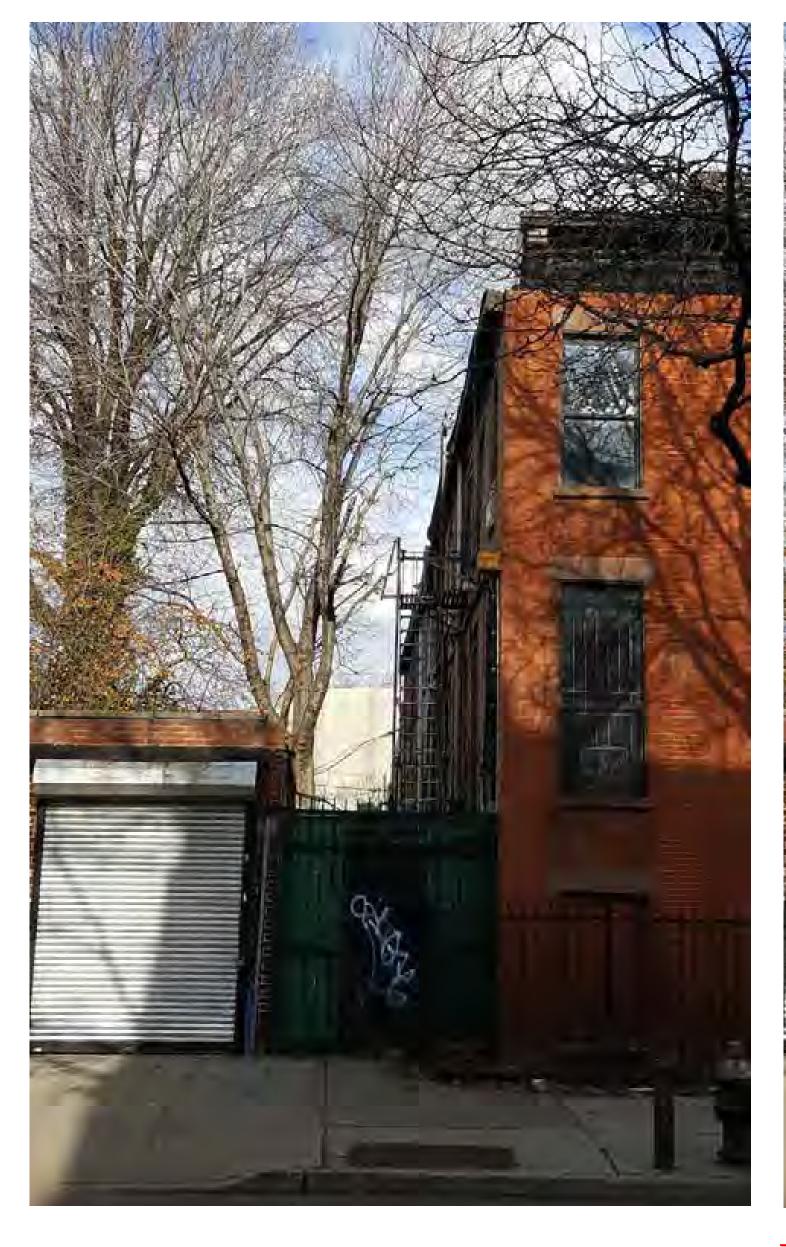
**418A LEWIS AVENUE** 

BROOKLYN, NEW YORK

SITE PLAN / PLOT PLAN

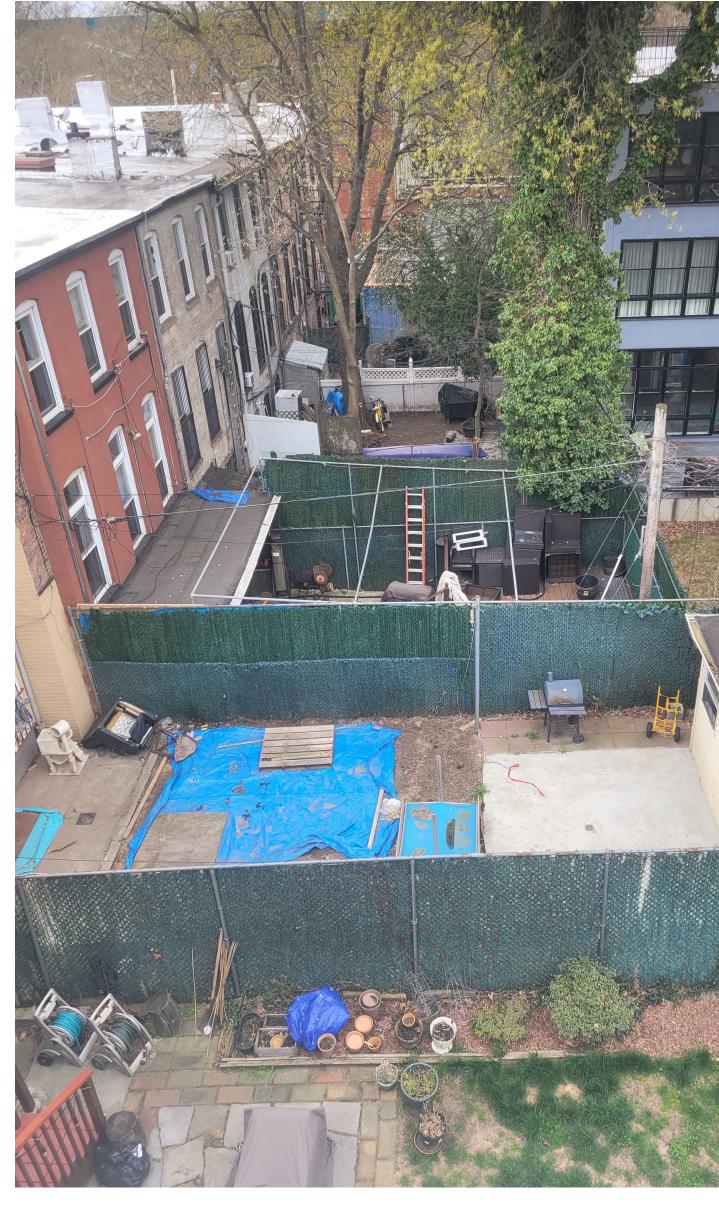
PROJECT NO.: 2112 DATE: 05.23.2022 DOCKET #: LPC-21-00794

PAGE 7 OF 17



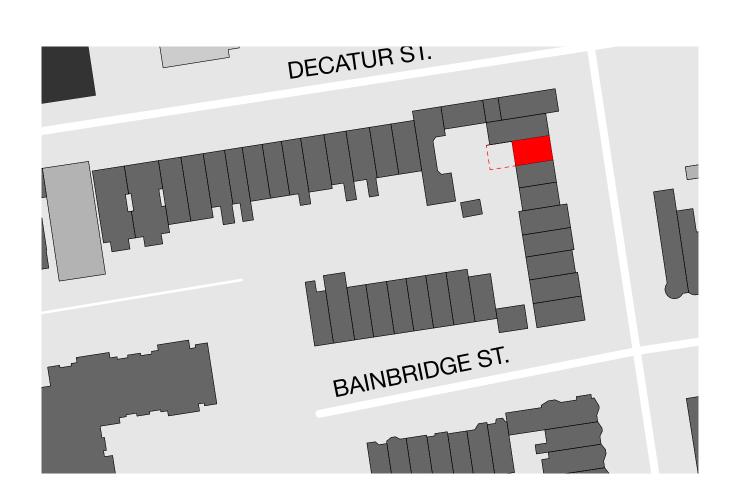












3 PHOTO FROM BAINBRIDGE AS-BUILT CONDITION
Scale:



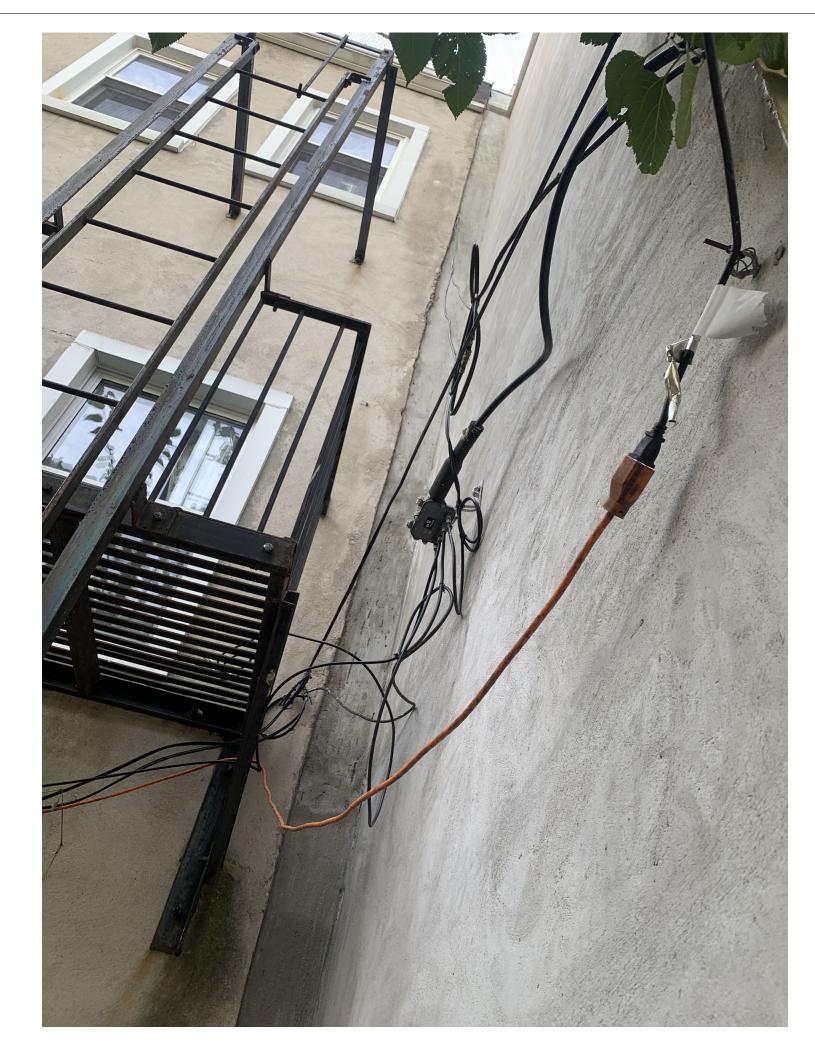
PHOTO LOOKING TOWARDS BAINBRIDGE AS-BUILT CONDITION

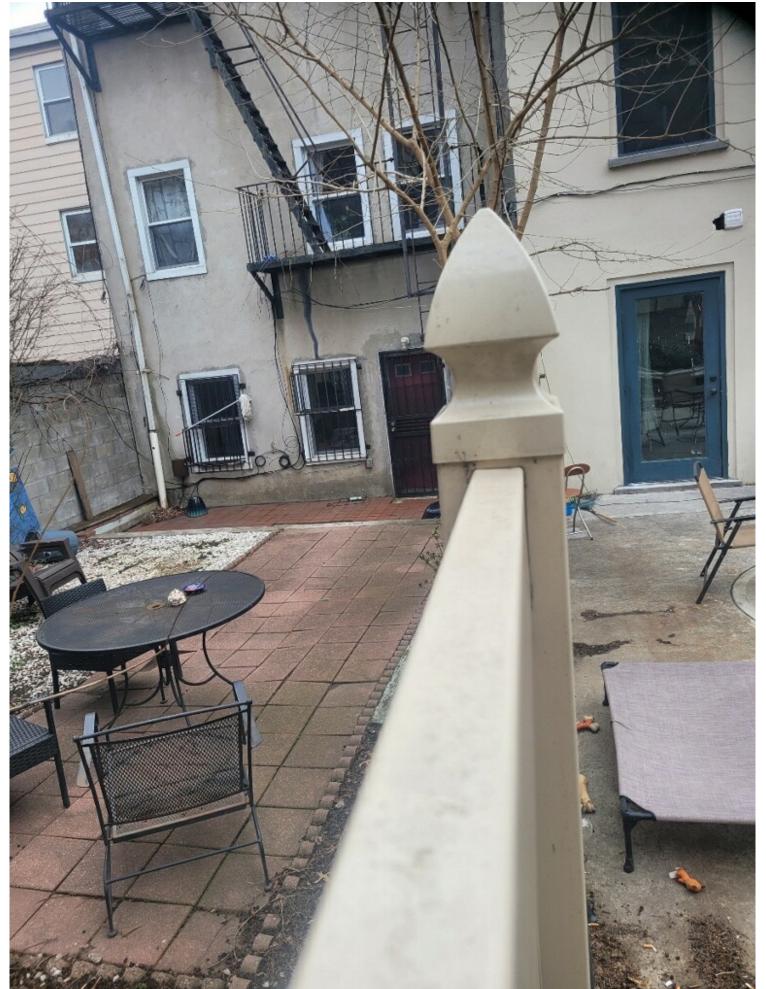
Scale:

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.





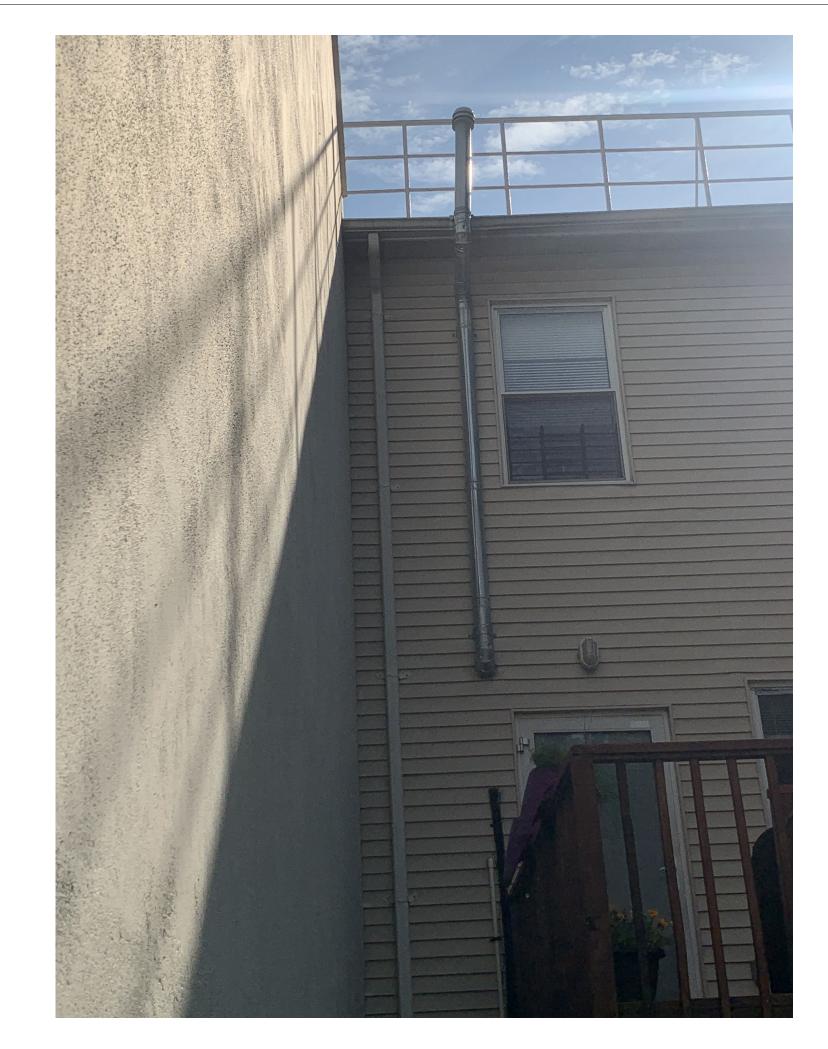


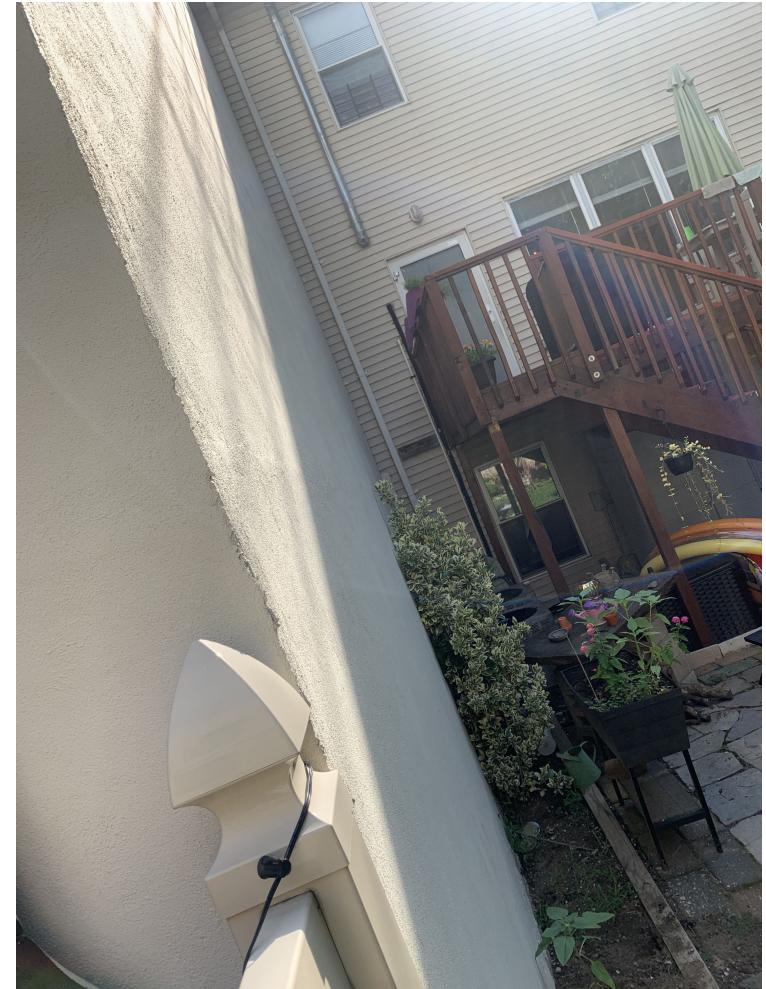
PACS
ARCHITECTURE

153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381



418A LEWIS AVE - REAR FACADE



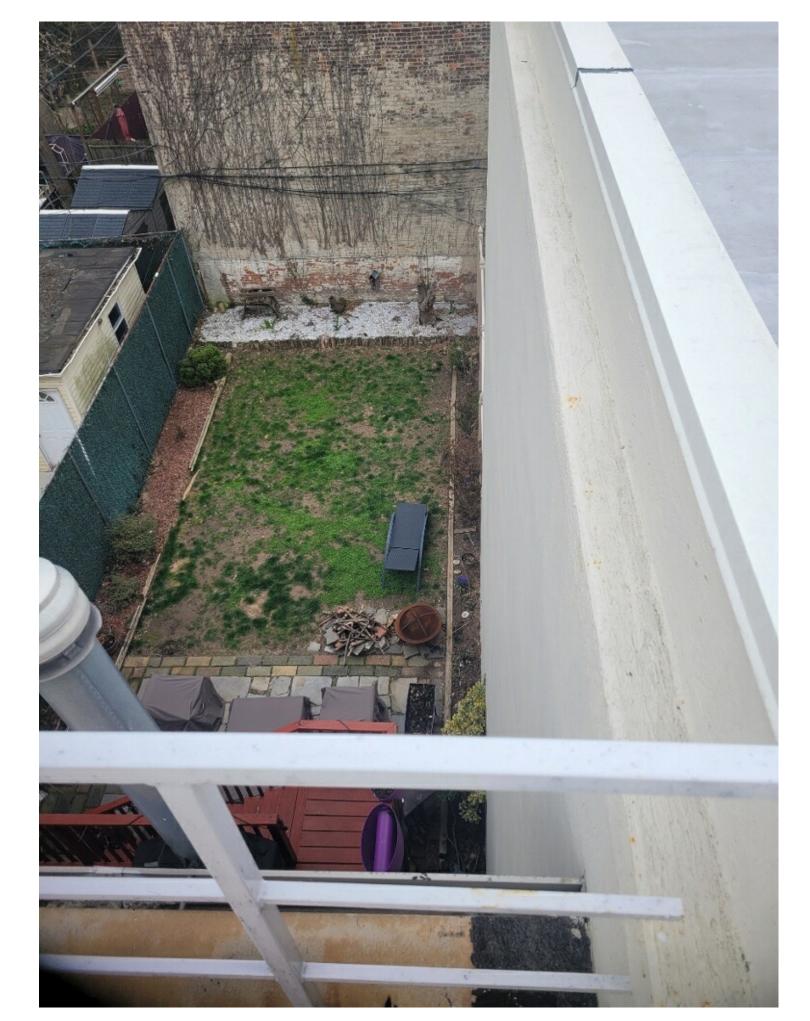


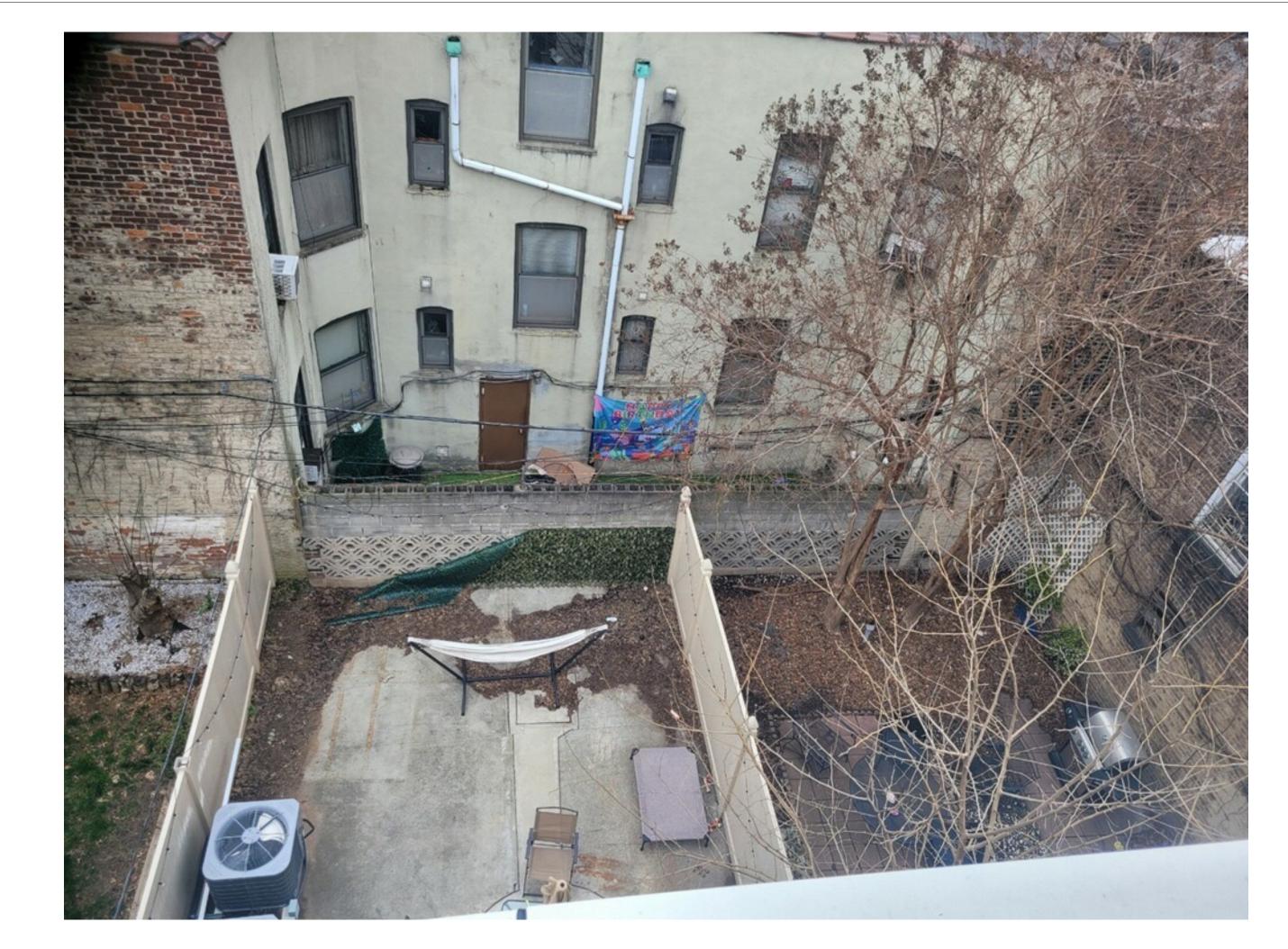
420 LEWIS AVE - ADJACENT BUILDING

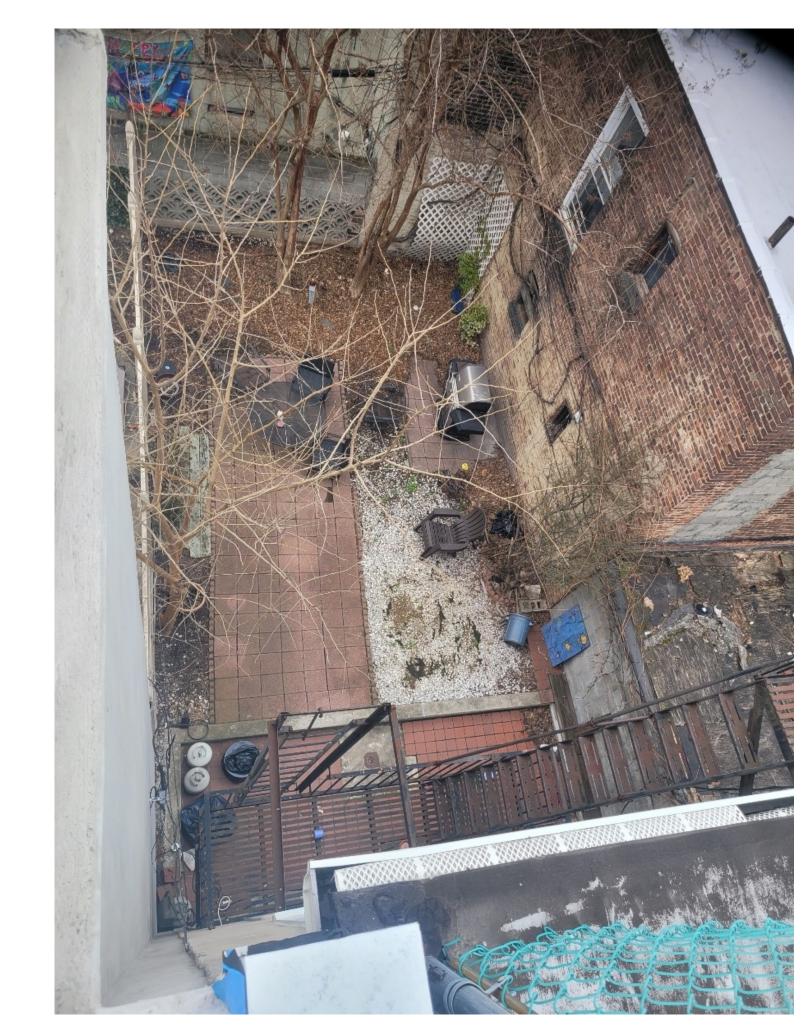
**418A LEWIS AVENUE** 

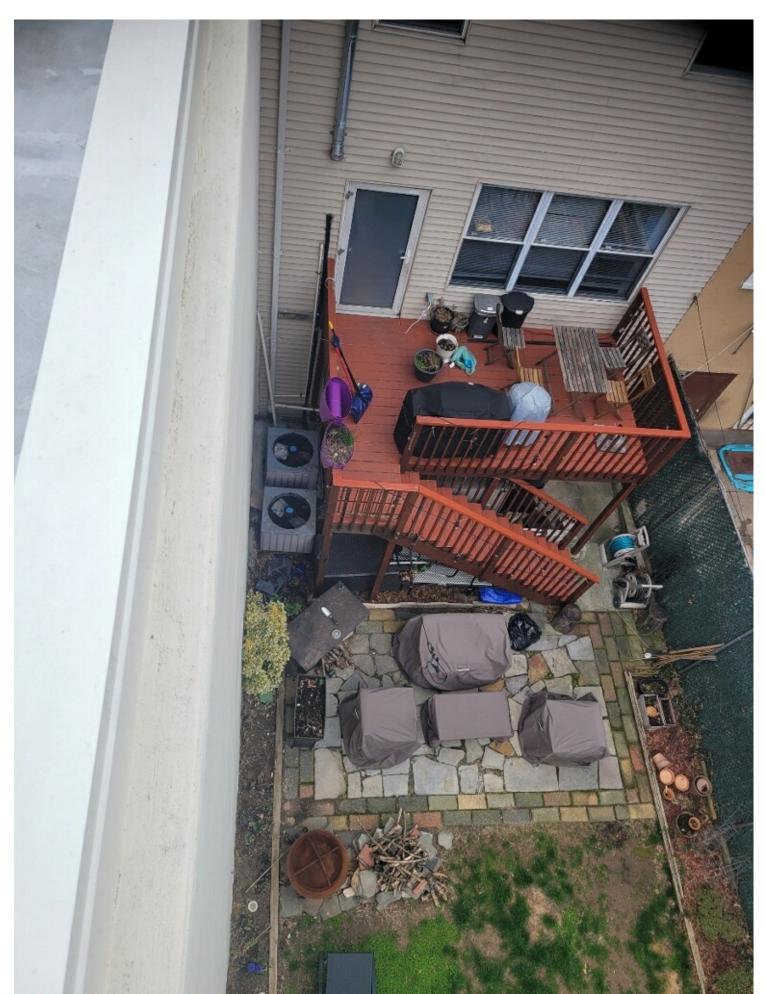
**REAR YARD PHOTOS** 

PROJECT NO.: 2112 DATE: 05.23.2022 DOCKET #: LPC-21-00794













420 LEWIS AVE - ADJACENT BUILDING FROM ROOF

418A LEWIS AVE - FROM ROOF

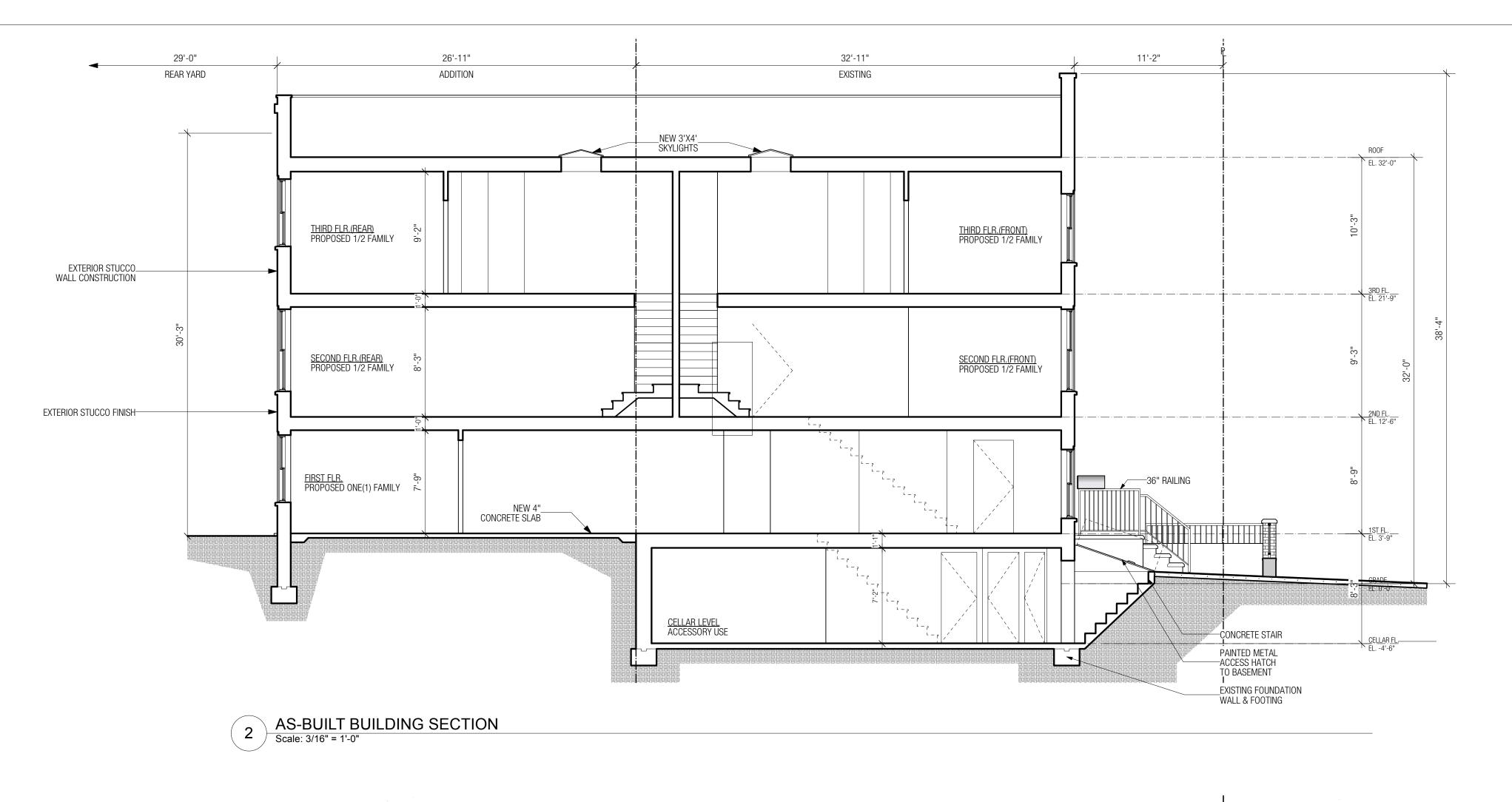
418 LEWIS AVE - ADJACENT BUILDING FROM ROOF

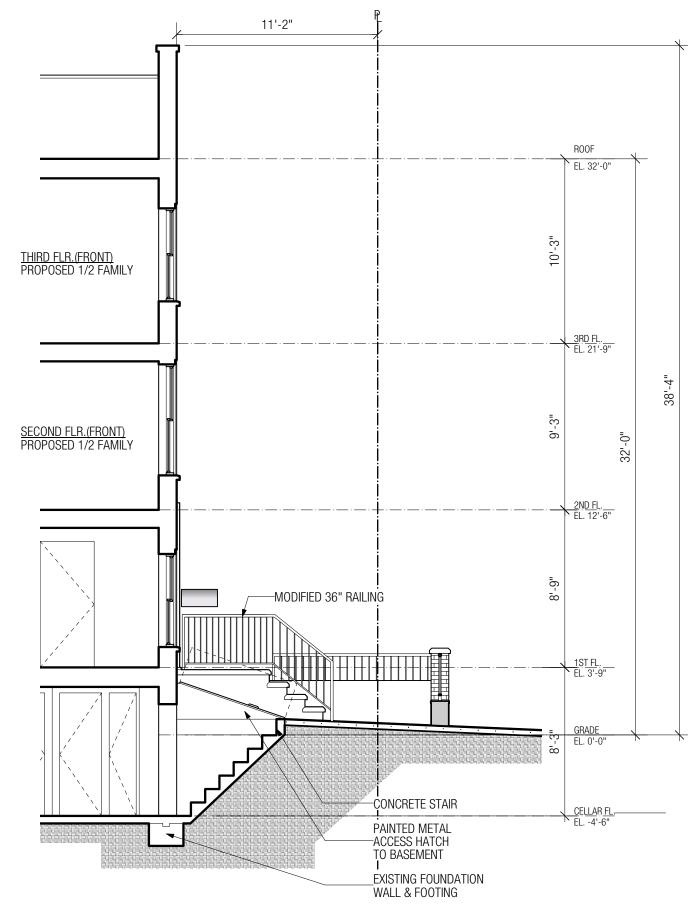
418A LEWIS AVENUE

BROOKLYN, NEW YORK

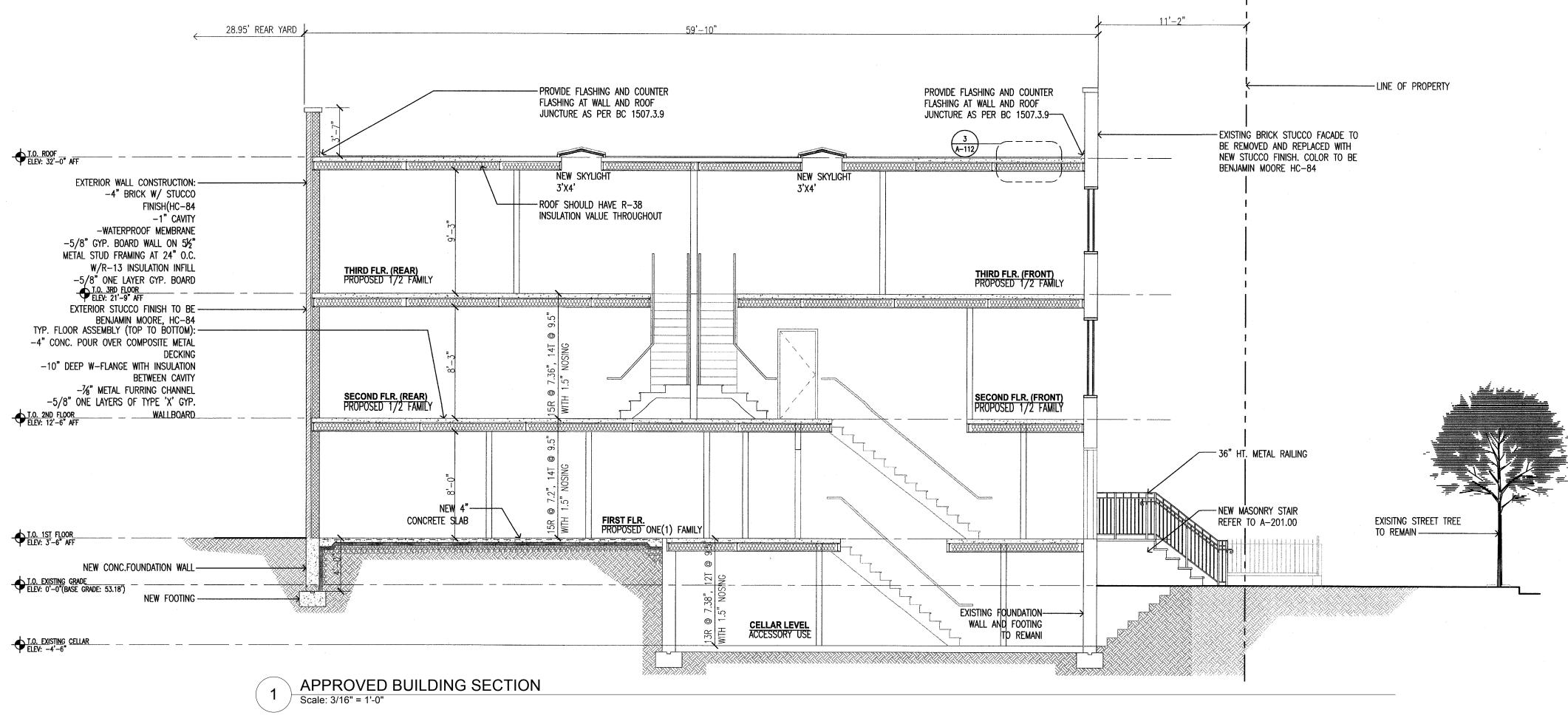
REAR YARD PHOTOS

PROJECT NO.: 2112 DATE: 05.23.2022





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



PACS
ARCHITECTURE

153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381

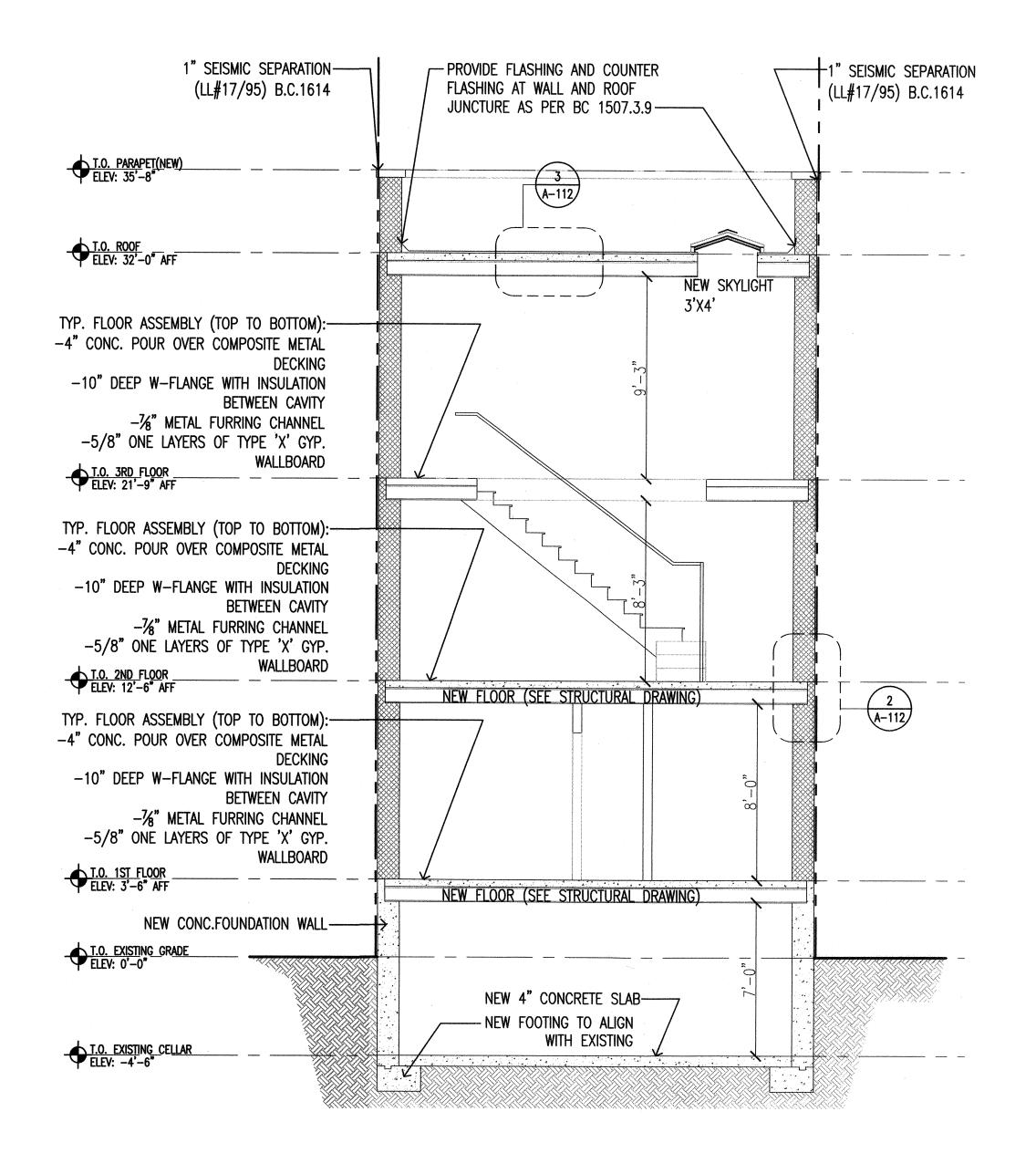
418A LEWIS AVENUE

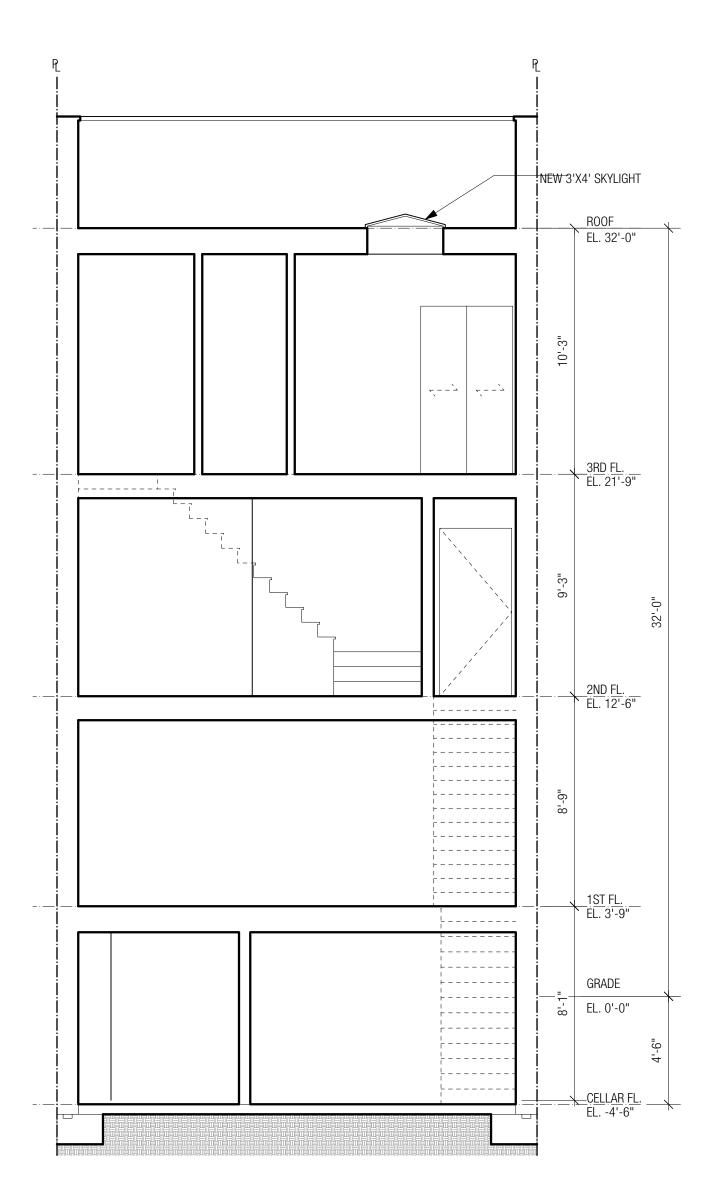
BROOKLYN, NEW YORK

BUILDING SECTIONS

DOCKET #: LPC-21-00794

PROJECT NO.: 2112 DATE: 05.23.2022





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

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

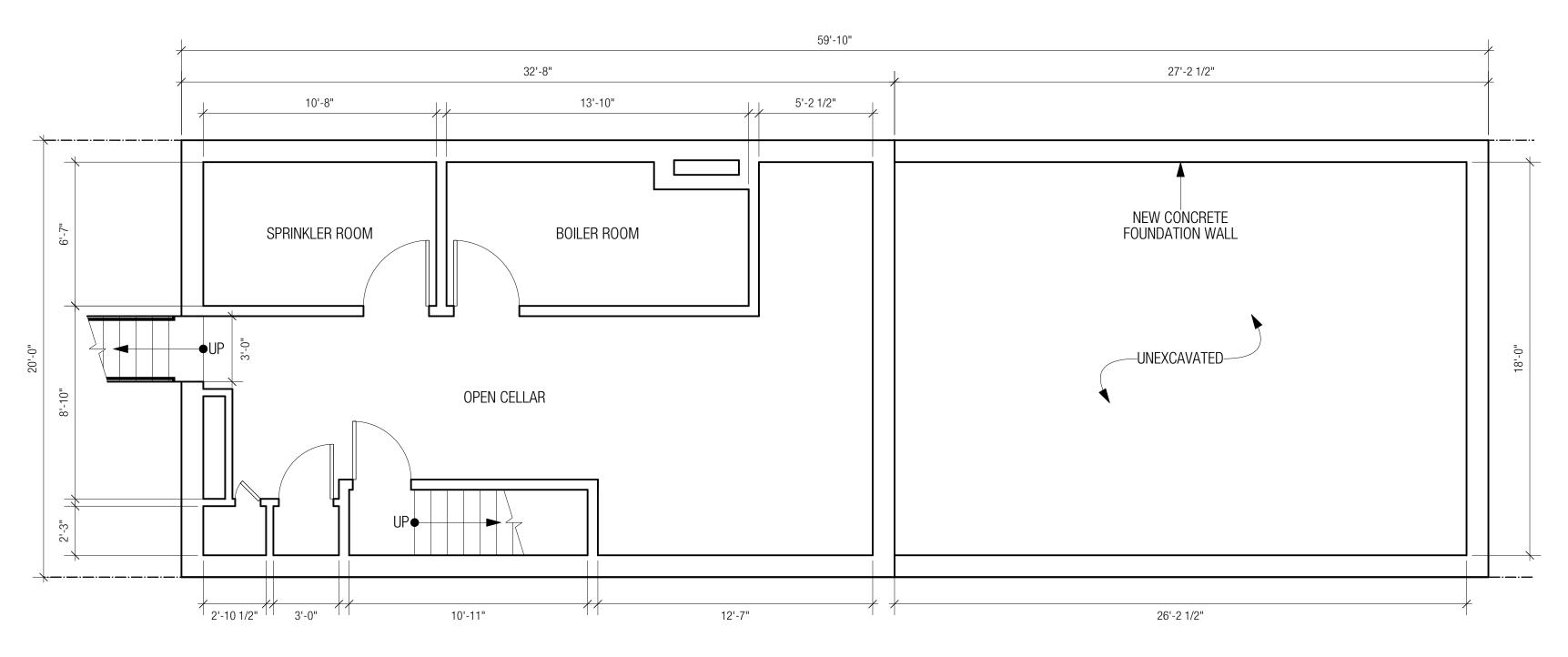
153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381

418A LEWIS AVENUE

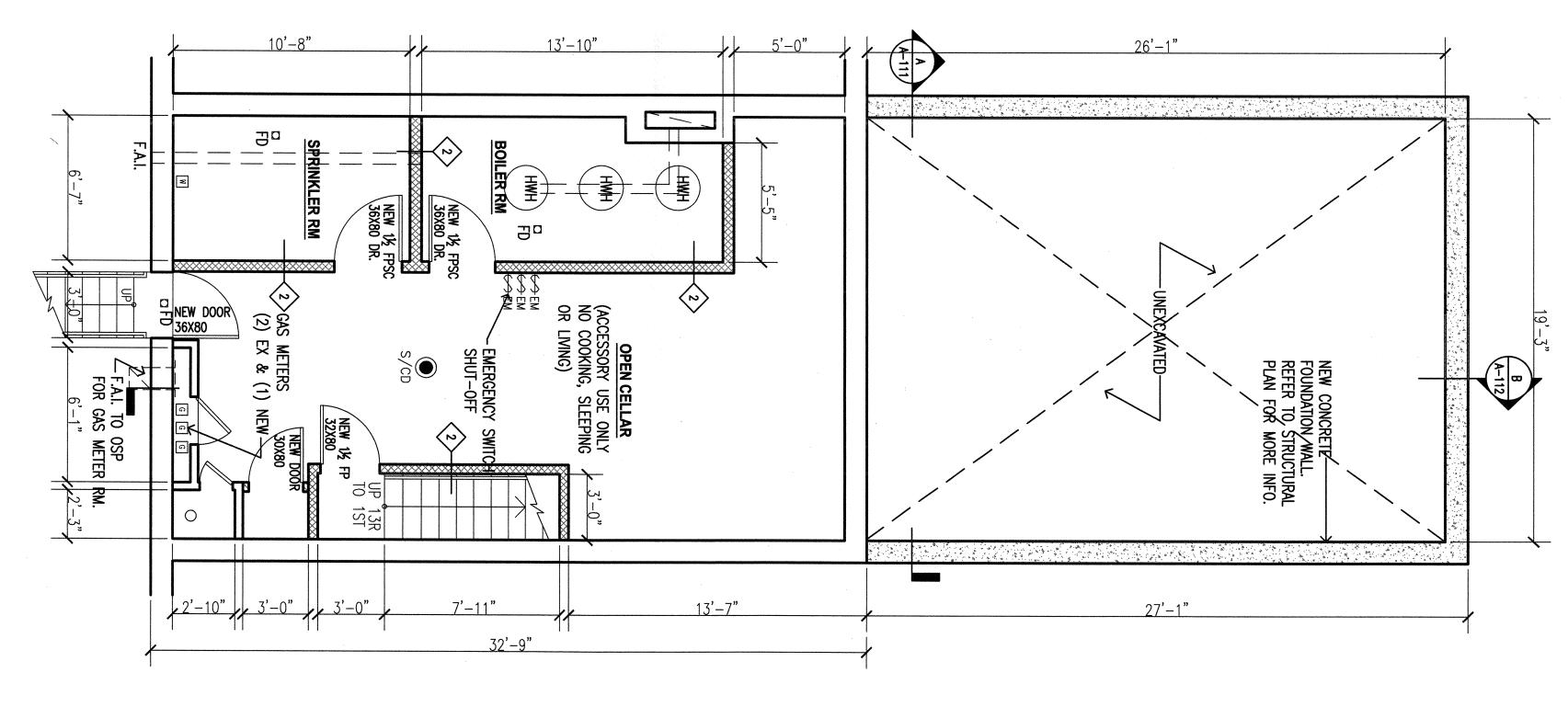
BROOKLYN, NEW YORK

PROJECT NO.: 2112 DATE: 05.23.2022

**BUILDING SECTIONS** 



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



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

PACS
ARCHITECTURE

153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381

**418A LEWIS AVENUE** 

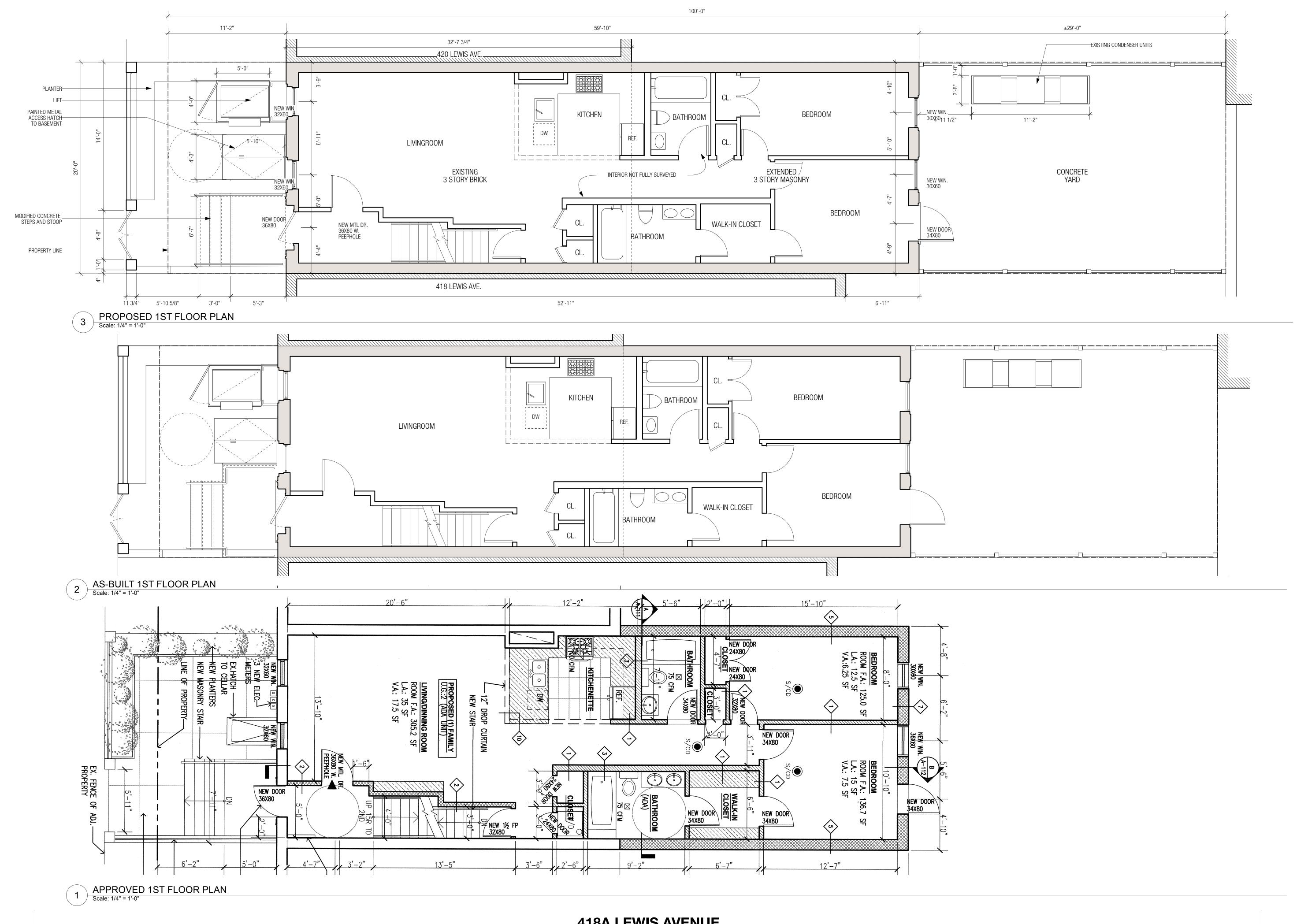
BROOKLYN, NEW YORK

CELLAR PLAN

DOCKET #: LPC-21-00794 PROJECT NO.: 2112

DATE: 05.23.2022

PAGE 13 OF 17



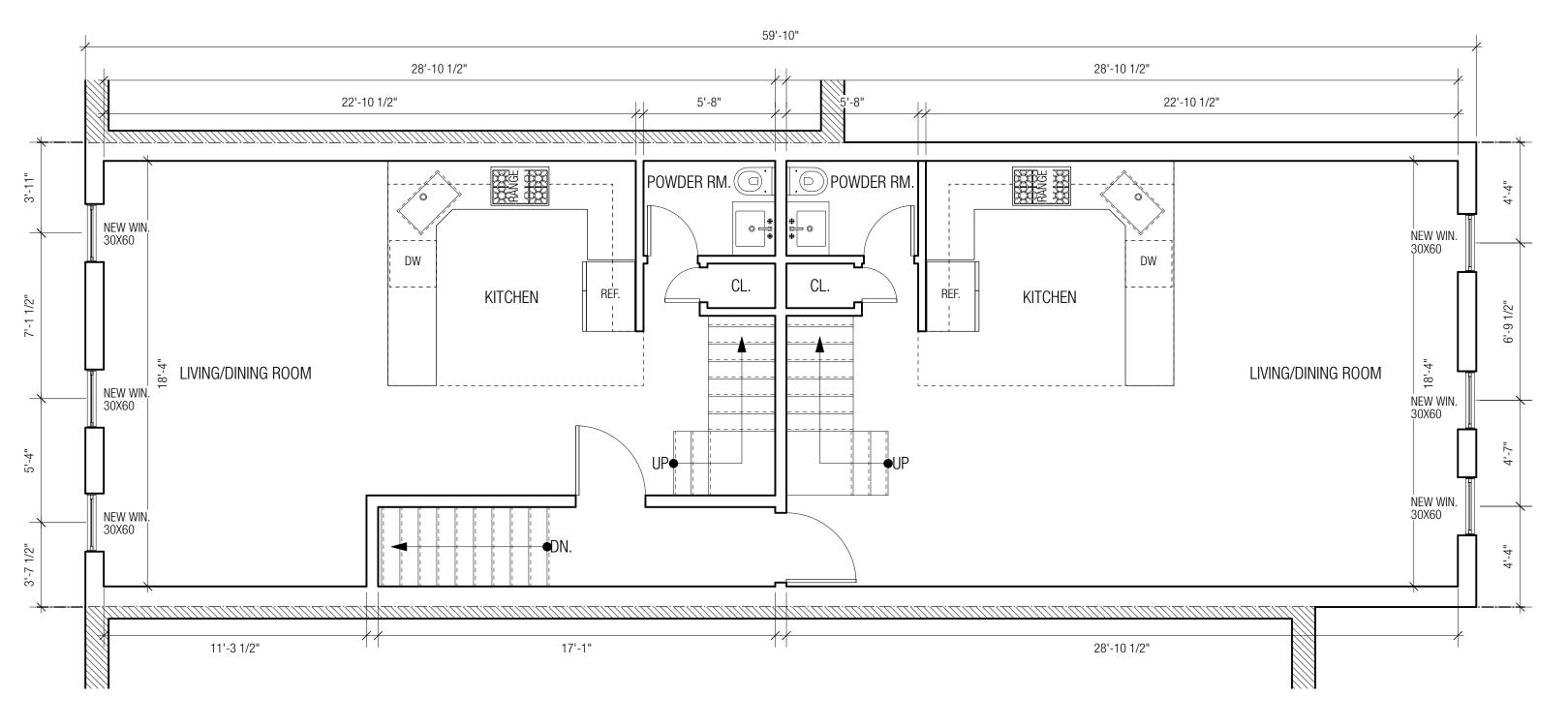
PACS 153 WEST 27TH STREET, SUITE 606, NEW YORK, NY 10001 T.347.475.0381 418A LEWIS AVENUE

BROOKLYN, NEW YORK

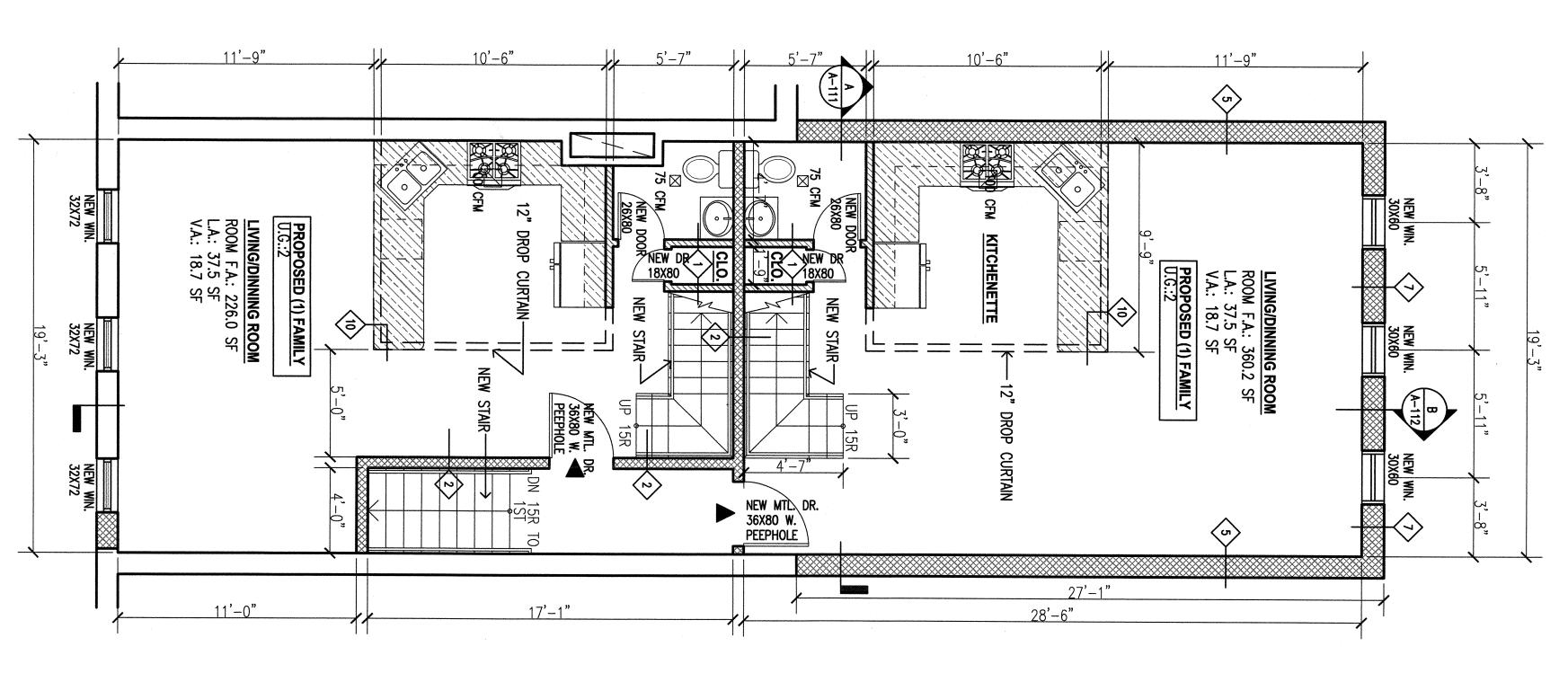
DOCKET #: LPC-21-00794

PROJECT NO.: 2112 DATE: 05.23.2022

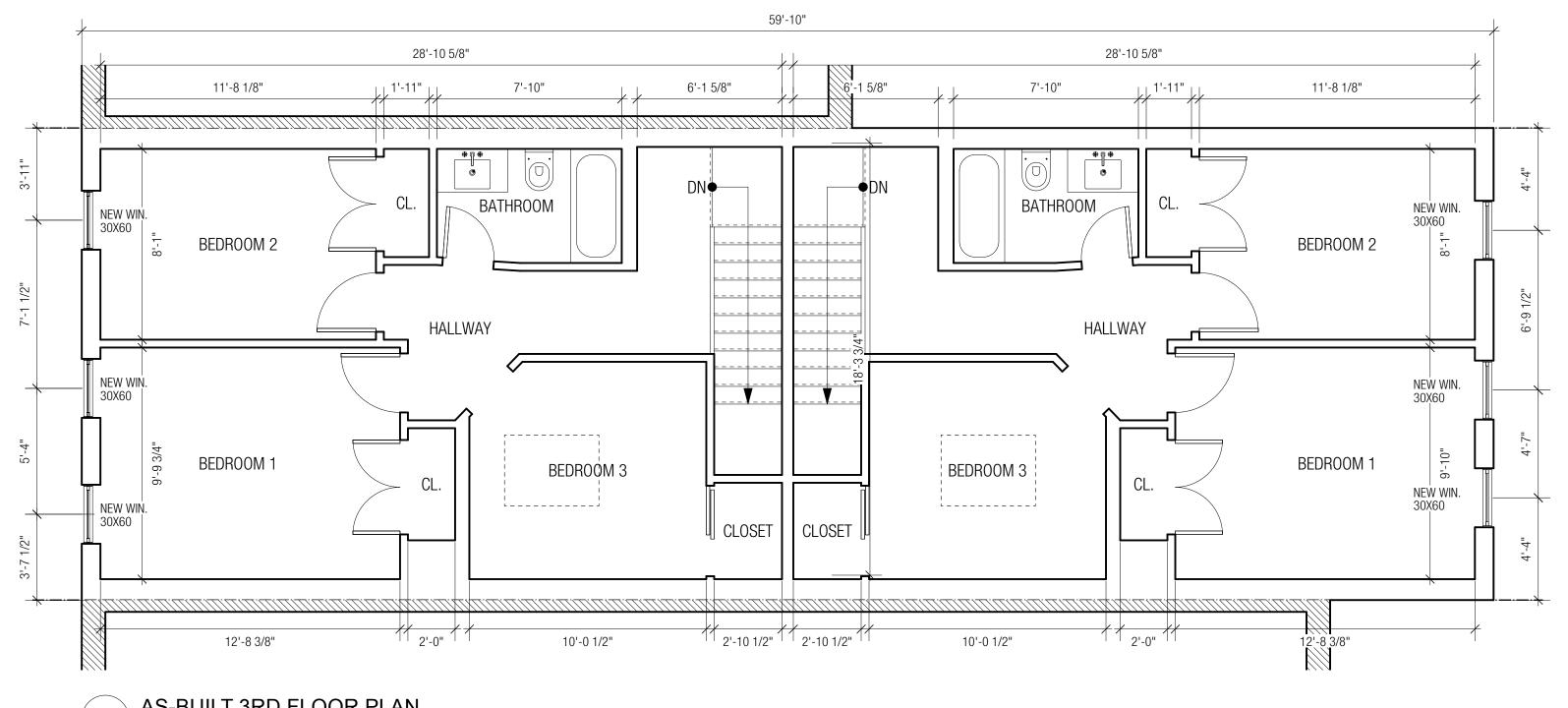
FIRST FLOOR PLAN



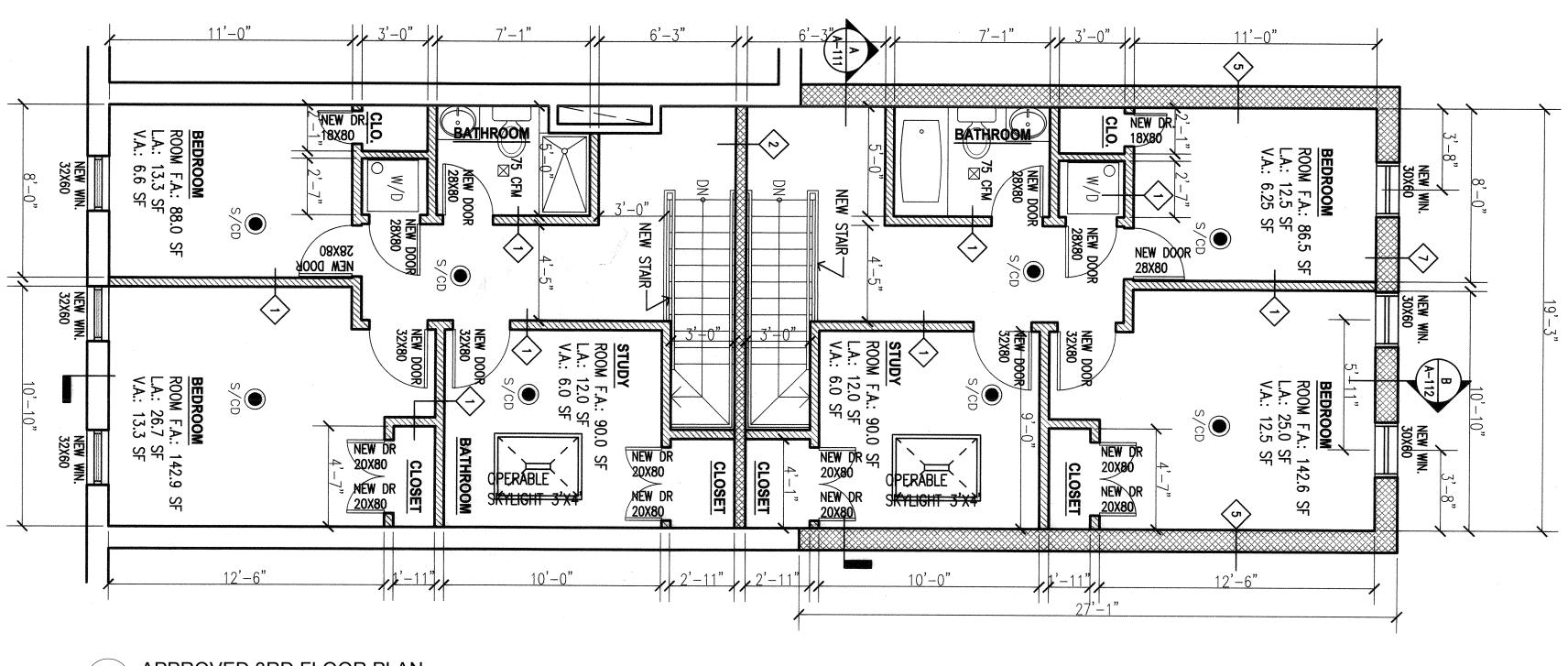
2 AS-BUILT 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"



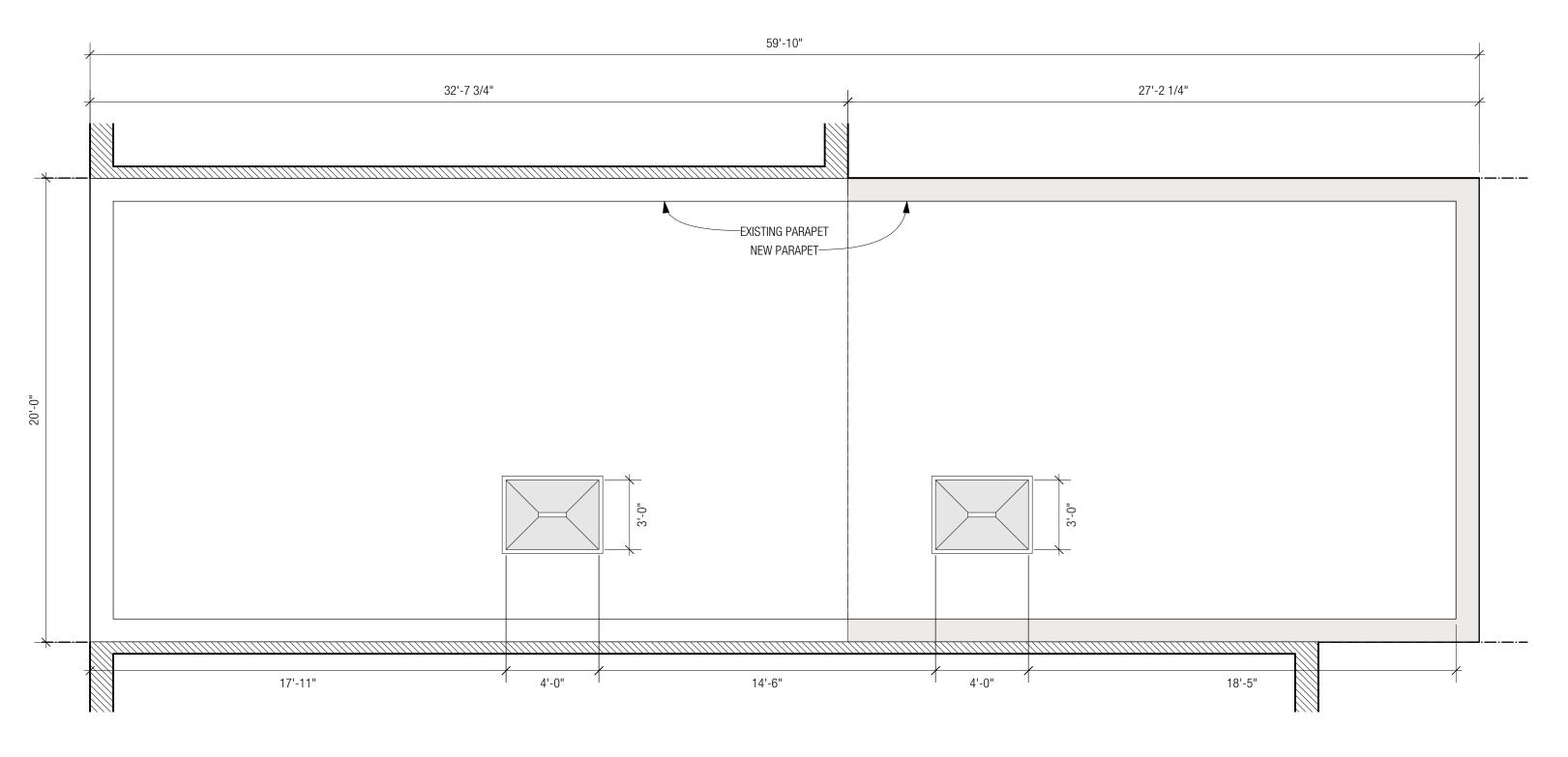
1 APPROVED 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"

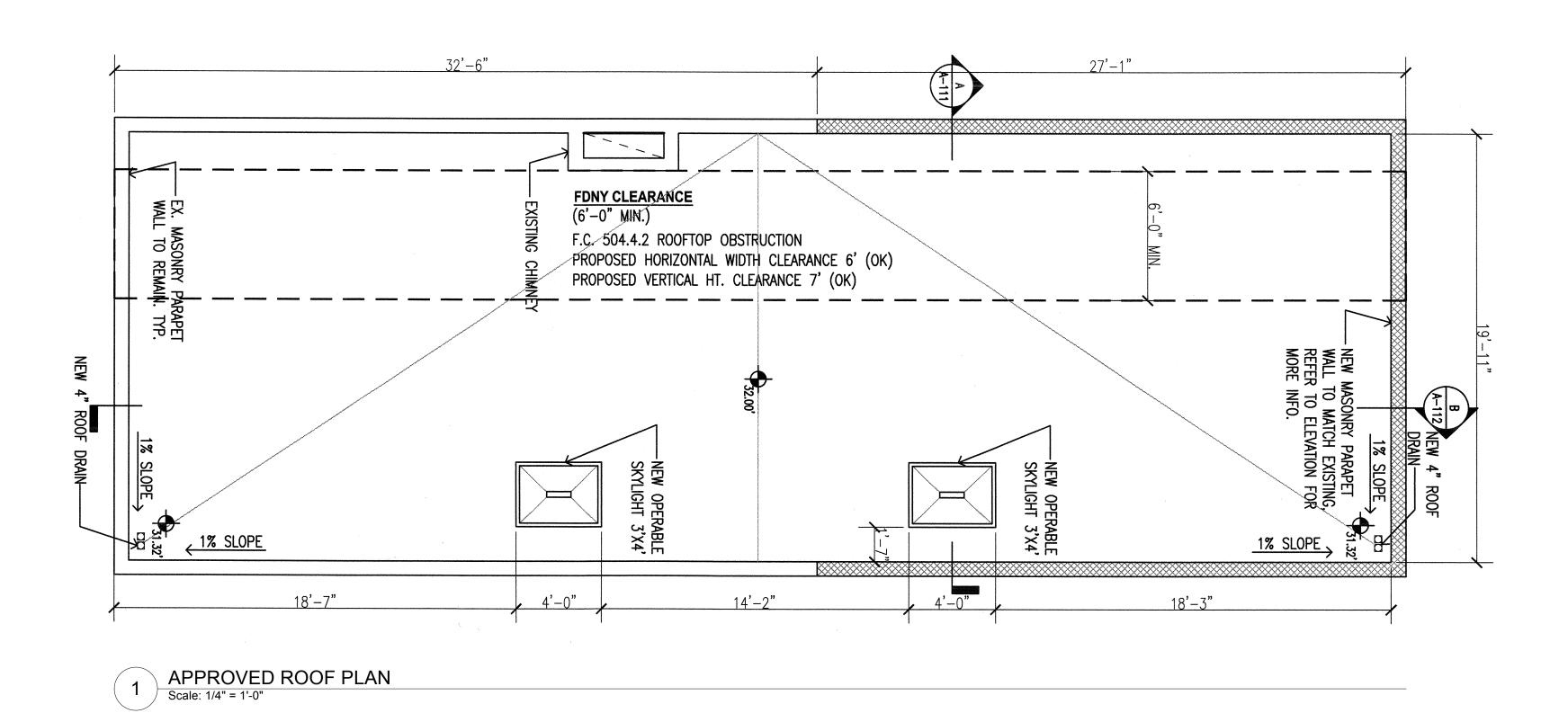


2 AS-BUILT 3RD FLOOR PLAN
Scale: 1/4" = 1'-0"



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





BROOKLYN, NEW YORK

**ROOF PLAN** 

# **Appendix:**

**DOB Approved Drawings** 

# SCOPE OF WORK

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

# **ZONING INFORMATION**

418A LEWIS AVENUE, BROOKLYN NY 11233 ADDRESS: BLOCK: ZONE: R6B MAP #: 17A

20' X 100' = 2000 SQFT LOT AREA:

# 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)					

## **70NING ANALYSIS**

	ZUMING AMALTSIS	)
	MAXIMUM LOT COVERAGE: 60% (ZR 23	153\
	2000 SQFT X 60% = 1200 SQFT	
		SQFT (EXIST'G-REFER TO FLOOR CAL.)
	MAXIMUM NUMBER OF DWELLING UNITS	8.0(EX)+299.00(NEW)= 1197.0 SF < 1200 (OK)
	BASED ON R6 ZONING DISTRICT:	
	3591/680 = 5.3  OR  5.0  D.U.	OOU DENSITE FACTOR
	EXISTING NUMBER OF DWELLING	UNITS: 1.0 DWFILING UNITS
	PROPOSED NUMBER OF DWELLING	
	YARD REGULATIONS:	
	REQUIRED FRONT YARD:	NONE-ALIGN W/ADJ. BUILD'G (ZR 23-661b)
	FXISTING FRONT YARD:	
	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)
1	EXISTING REAR YARD:	
	PROPOSED REAR YARD:	
	HEIGHT AND SETBACK REQUIREMENTS:	(ZR_23-662(a))
	MAXIMUM PERIMETER HEIGHT:	
	EXISTING PERIMETER HEIGHT:	
	MAXIMUM BUILDING HEIGHT:	50'
	EXISTING BUILDING HEIGHT:	32'
	PROPOSED BUILDING HEIGHT:	32.0' (OK)
	PARKING REQUIREMENTS:	2010 00 10 00 WANTED (7D 05 004)
		(ING SPACES: WAIVED (ZR 25-261)
	3 PARKING SPACE < 5 SPACES	(OK)
	BICYCLE PARKING: (ZR 25-811)	ECIDENOE CONTAINING 10 D.I. OD LECC
		ESIDENCE CONTAINING 10 D.U. OR LESS
	PROPOSED 3 D.U. (WAIVED)	(7D 26 40)
	STREET TREE PLANTING REGULATIONS:	
	STREET TREE REQUIRED (1) ONE TOTAL FRONTAGE: 20'-0"	EVERT 20-0 (2R 20-41)
1	IVIAL FRUNTAGE: 20 -0	

# QUALITY HOUSING PROGRAM ANALYSIS

REQUIRED RECREATION SPACE (ZR 28-21)
MIN. 3.3% FOR R6, REQUIRED FOR BUILDING CONTAIN 9 OR MORE UNITS

PROPOSED 1 (EXISTING) = 1 OK

PROPOSED: 3 DWELLINGS, OK TO WAIVE

PROPOSED: PLANTING AREA AT GROUND

PROPOSED: 2 DWELLINGS MAX PER STORY,OK

PROPOSED: 0 PARKING, PARKING SPACE ARE WAIVED IF REQUIRED SPACE LESS

THAN OR EQUAL TO 5(ZR25-261)

PROPOSED: N/A

LEVEL (SEE PLOT PLAN & A-110)

STANDARD FOR RECREATION SPACE (ZR 28-22)

N/A (SEE ZR28-21) PROPOSED: 3 DWELLING, WAIVED

STREET TREE REQUIRED: 20'-0"/25'-0" = 1 TREE

<u>PLANTING AREAS (ZR28-23)</u> THE AREA BETWEEN THE STREET LINE AND STREET WALL SHALL BE PLANTED AT

GROUND LEVEL SAFETY AND SECURITY (ZR 28-30)

NONE, N/A

<u>DENSITY PER CORRIDOR (ZR 28-31)</u> R6=11 DWELLING UNIT PER CORRIDOR

PARKING FOR QUALITY HOUSING (ZR 28-40) ACCESSORY OFF-STREET PARKING SHALL BE

PROVIDED AS SET FORTH IN THE APPLICABLE UNDERLYING DISTRICT REGULATIONS

SCREENING (ZR 28-41) NOT APPLICABLE

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

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

# LIST OF DRAWINGS

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

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

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

CURB LEVEL = (53.25'+53.10')/2=53.18'

### CONCRETE-CAST-IN-PLACE BC 1704.4 MASONRY BC 1704.5 STRUCTURAL SAFETY-STRUCTURAL STABILITY BC 1704.20.1 BC 1704.3.1 STRUCTURAL STEEL - WELDING STRUCTURAL STEEL - HIGH STRENGTH BOLTING BC 1704.3.3 STRUCTURAL COLD-FORMED STEEL BC 1704.3.4 SUBSURFACE CONDITIONS-FILL PLACEMENT & IN PLACE DENSITY BC 1704.7.2, BC 1704. SITE STORM DRAINAGE DISPOSAL AND DETENTION SYSTEM INSTALLATION BC 1704.20 MECHANICAL SYSTEMS BC 1704.16 BC 1704.20.2 EXCAVATIONS-SHEETING, SHORING, AND BRACING FIRE-RESISTANT PENETRATIONS AND JOINTS BC 1704.27 FOOTING AND FOUNDATION BC 110.3.1 BC 110.3.5 (TR8) **ENERGY CODE COMPLIANCE INSPECTIONS** BC 110.3.4 FIRE-RESISTANCE RATED CONSTRUCTION (IA1), (IIA1) PROTECTION OF FOUNDATION INSULATION (IA2) (IIA2) INSULATION PLACEMENT & R VALUES (IA5) (IIA5) FENESTRATION AREAS (IA4) (IIA4) FENESTRATION RATINGS FOR AIR LEAKAGE (IA3) (IIA3) FENESTRATION U FACTOR AND PRODUCT RATING (IA6) (IIA6) AIR SEALING AND INSULATION - VISUAL (IB3) (IIB3) HVAC AND SERVICE WATER HEATING EQUIPMENT (IB4) (IIB4) HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS (IB5) (IIB5) HVAC INSULATION AND SEALING (IIC2) LIGHTING IN DWELLING UNITS (IC1) (IIC2) ELECTRICAL ENERGY CONSUMPTION

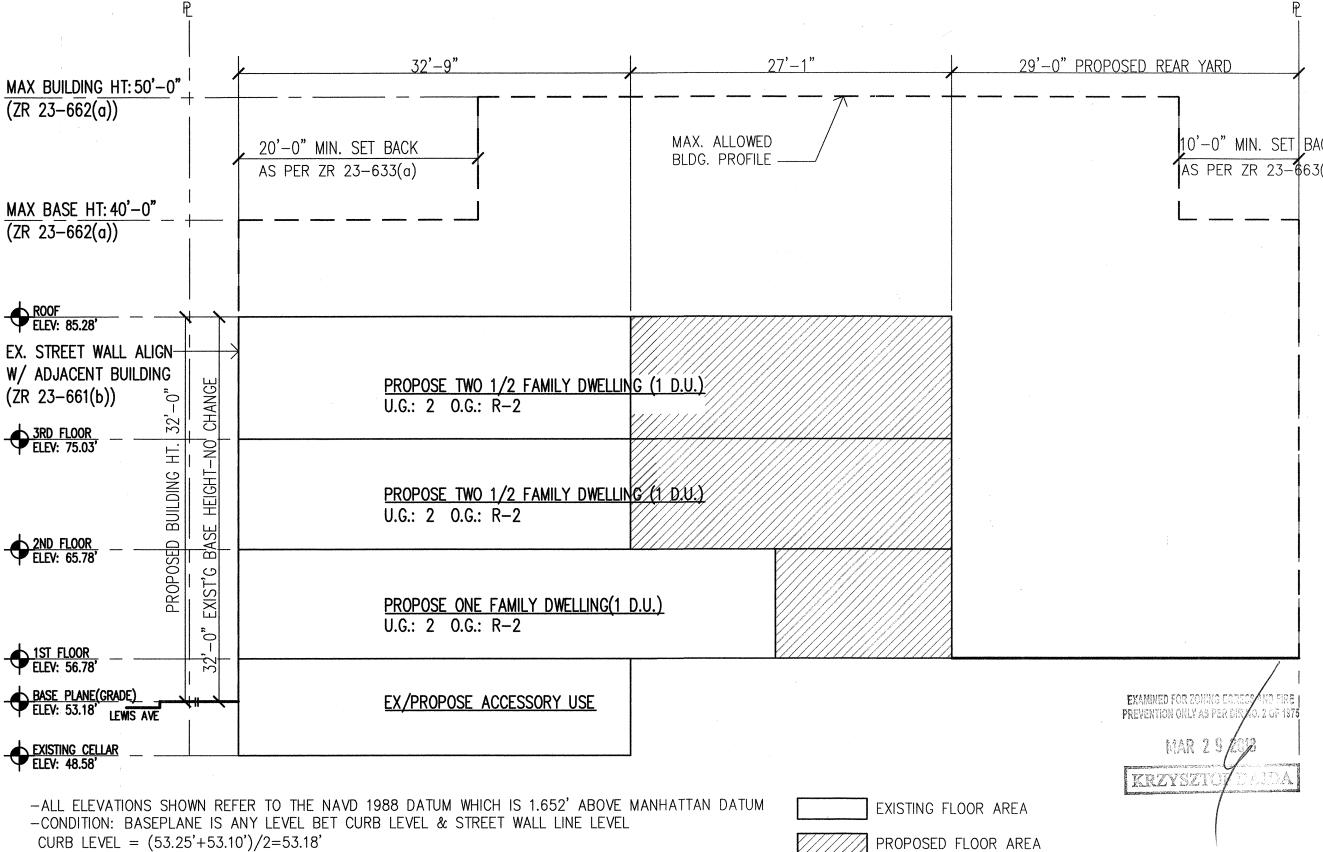
LIST OF SPECIAL/CONTROL INSPECTION

THE FOLLOWING PROCEDURES SHALL BE SUBJECT TO CONTROLLED INSPECTION

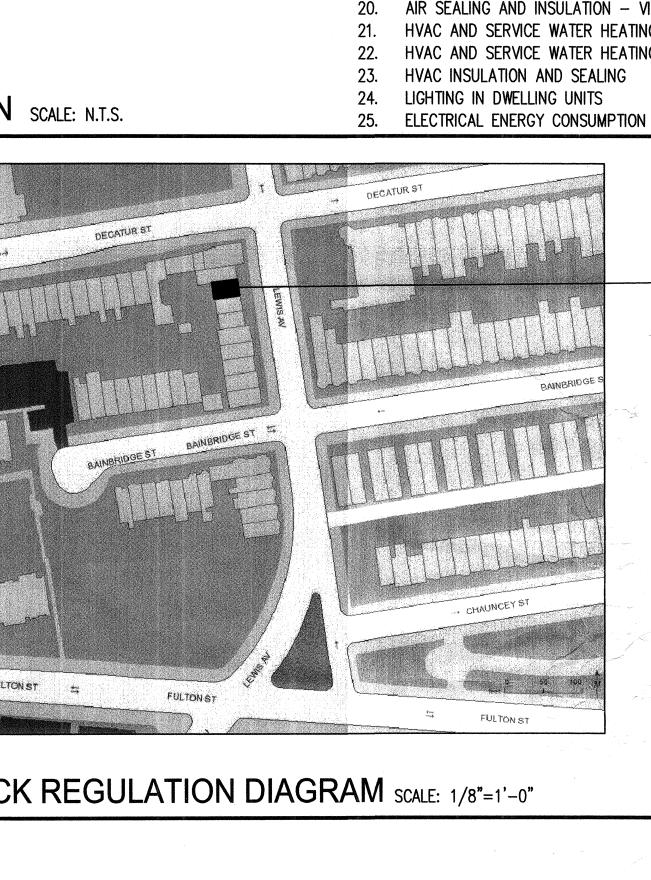
TRUE NORTH

LOCATION OF WORK 418A LEWIS AVENUE **BROOKLYN NY 11233** BLOCK#: 1679 LOT#: 37

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



	32'-9"	27'-1"	29'-0" PROPOSED REAR YARD
AX BUILDING HT: 50'-0"	<u> </u>	1 1	1
R 23-662(a))		NAN ALLOWED	40' 0" 1111 057
	20'-0" MIN. SET BACK AS PER ZR 23-633(a)	MAX. ALLOWED BLDG. PROFILE	10'-0" MIN. SET AS PER ZR 23-6
N DAGE UT 40' 0"	A3 1 EN 2N 23 033(d)		NO TEN ZIV ZO V
AX BASE HT: 40'-0" R 23-662(a))			<u> </u>
( 20 002(4))			
ROOF ELEV: 85.28'			
STREET WALL ALIGN			! 
ADJACENT BUILDING 23-661(b))	PROPOSE TWO 1/2 FAMILY DW	ELLING (1 D.U.)	
<u></u>	U.G.: 2 O.G.: R-2		
ELEV: 75.03'			
JILDING HEIGHT-	PROPOSE TWO 1/2 FAMILY DW	FILING AND DAY	
	U.G.: 2 O.G.: R-2		
2ND FLOOR ELEV: 65.78' — G S R			
PROPOSED - CANADA SAN AND SAN			
	PROPOSE ONE FAMILY DWELLIN U.G.: 2 O.G.: R-2	NG(1 D.U.)	
1ST FLOOR	0.0 2 0.0 1\ 2		
11 1			
BASE PLANE(GRADE) ELEV: 53.18 LEWIS AVE	EX/PROPOSE ACCESSORY USE	-	EXAMINED FOR ZONING EGRESS AND FIRE   PREVENTION ONLY AS PER DIR NO. 2 OF 1875
EXISTING CELLAR ELEV: 48.58'			MAR 29/20/3
ELEV: 48.58			KRZYSZIOZDADA
-ALL ELEVATIONS SHOWN RE	FER TO THE NAVD 1988 DATUM WHICH IS 1.652' AB	OVE MANHATTAN DATUM EXISTING FLOO	R AREA





NORTH

LOCATION OF WORK-

BROOKLYN, NY 11233

NO. DATE COPIES

1 03/05/16 3/EA.

418 LEWIS AVENUE

BLOCK#: 1679

LOT#: 037

GARVEY BLVD.

LEWIS AVENUE 

ISSUED TO

OWNER, LL AND DOB FILING

ISSUANCE LOG

2 11/15/17 3/EA. PER LANDMARK(LPC) COMMENTS

**ARCHITECT** GMH Architecture PLLC 572 Fifth Avenue, 3rd Floor New York, NY 10036 418a LEWIS AVENUE BROOKLYN, NY Cellar, 1st, 2nd & 3rd Floor DRAWING TITLE

REVISION LOG

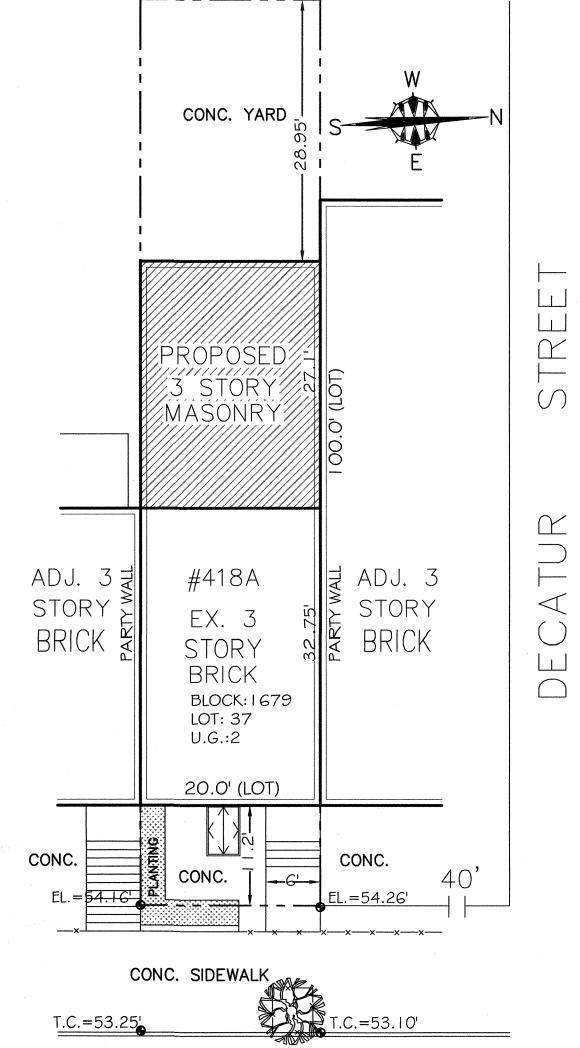
DESCRIPTION

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

1 of 15

GENERAL NOTES & PLOT PLAN

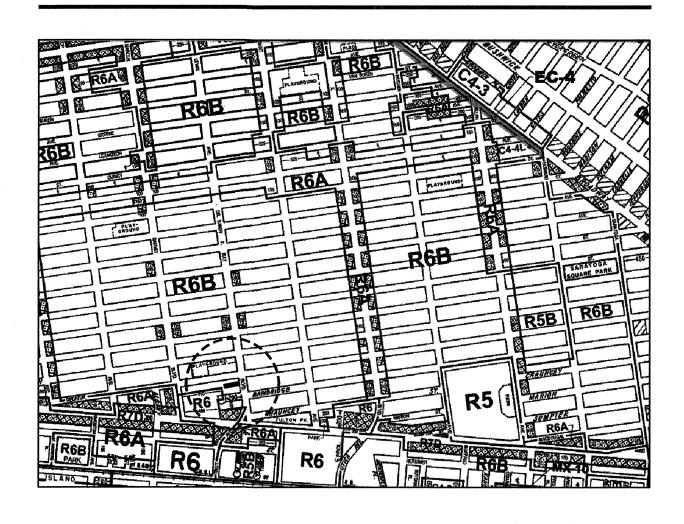
DEPT BLDGS Job No. 321376346 Scan Code ESHS4671254



LEWIS (70' WIDE) AVENUE

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

# **ZONING MAP, MAP 17a**



## ADMINISTRATIVE NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATION OF THE NEW YORK CITY BUILDING CODE
- 2. THE ARCHITECT OF RECORD HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTION, HIS RESPONSIBILITY IS LIMITED TO ACCURACY OF THE PLANS, UNLESS OTHERWISE INDICATED BY
- 3. A SURVEY, BY A LICENSED SURVEYOR, SHOWING THE LOCATIONS OF THE BUILDING, PROPERTY LINE AND OTHER EXISTING CONDITIONS SHALL BE FILED WITH DEPARTMENT OF BUILDING.
- 4. PRIOR TO START OF ANY CONSTRUCTION, CONTRACTOR IS REQUIRED TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSION AT JOB SITE AND DIMENSION OF PLANS. CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ARCHITECT OR BUILDING MANAGEMENT.
- CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UTILITY LINES, LIGHT POLES, HYDRANT, ETC. AND REPORT TO THE ARCHITECT OR ENGINEER ANY CONDITIONS NOT CONSISTENT WITH THE DRAWINGS.
- 6. NO PLANS SHALL BE SCALED. DIMENSIONS SHOULD BE USED.
- 7. AT LEAST 24 HOURS WRITTEN NOTICE SHALL BE GIVEN BY OWNER AND/OR CONTRACTOR TO THE COMMISSIONER PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AND 72 HOURS WRITTEN NOTICE TO BE GIVEN ARCHITECT OR ENGINEER FOR CONTROLLED INSPECTIONS.
- 8. FIVE (5) DAYS PRIOR WRITTEN NOTICE OF PERMIT APPLICATION SHALL BE GIVEN TO OWNER/MANAGER OF ALL ADJOINING LOTS, BUILDINGS, AND SERVICE FACILITIES WHICH MAY BE AFFECTED BY THE FOUNDATION WORK OR EARTH WORK OPERATIONS.
- 9. A PERMIT SHALL BE ISSUED FOR EXCAVATING AND AFTER ESTABLISHING THE BEARING CAPACITY OF SOIL BY AN ARCHITECT OR ENGINEER OR THEIR REPRESENTATIVE AND SECURING APPROVAL THEREOF FROM THE DEPARTMENT OF BUILDING. THE PERMITS SHALL BE FOR THE ENTIRE CONSTRUCTION.
- 10. NO FIRE HYDRANT OR UTILITY POLE. OR TREE SHALL BE WITHIN 5'-0" OF SPLAY OF ANY CURB CUT
- 11. ANY ALTERED GRADE EXCEEDING 30 DEGREE SLOPE SHALL HAVE A RETAINING WALL FILED AS AN AMENDMENT AND APPROVED BY DEPARTMENT OF BUILDING BEFORE THE START OF SUCH WALL
- 12. THE STREET ON WHICH THIS BUILDING FRONTS IS OR WILL BE IMPROVED TO THE SATISFACTION OF THE DEPARTMENT OF HIGHWAYS. REQUIRED UTILITIES SHALL ALSO BE INSTALLED.
- 13. SIDEWALK AND ROADWAY CONSTRUCTION OFF SITE WALL CONFORM TO DEPARTMENT OF HIGHWAYS SPECIFICATIONS. A SEPARATE APPROVAL FOR SIDEWALK CONSTRUCTION, INCLUDING WIDTH OF SIDEWALK WALL BE OBTAINED FROM THAT DEPARTMENT BEFORE SUCH WORK IS COMMENCED.
- 14. ALL EXCAVATIONS SHALL BE KEPT SUBSTANTIALLY FREE OF WATER DURING FOUNDATION CONSTRUCTION WORK.
- 15. PROTECT ALL ADJACENT PROPERTIES. PROPERLY SHORE, UNDERPIN AND MAKE SAFE ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH ANY PART OF THE WORK.
- 16. THE CONTRACTOR IS RESPONSIBLE FOR THE METHODS AND MEANS OF CONSTRUCTION AND FOR SITE SECURITY AND SAFETY.
- 17 CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY UPON COMPLETION OF ALL WORK.
- 18. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR CONSTRUCTION REGARDING THOSE FOR WORK OUTSIDE OF THE PROPERTY LINES.
- 19 ALL MATERIALS ASSEMBLIES. FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS: A) SHALL HAVE BEEN ACCEPTABLE PRIOR THE EFFECTIVE DATE THE
  - CODE BY THE BOARD OF STANDARDS AND APPEALS OR B) SHALL HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED
  - CODE TEST METHOD BY THE COMMISSIONER OR C) APPROVED BY THE BOARD OF STANDARDS AND APPEALS (C26-106.2)
- 20. IT SHALL BE CONTRACTOR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS AND STANDARDS OF THE BUILDING CODE. ZONING RESOLUTION. BS&A, A.C.L., ASTM, AND ANY OTHER GOVERNMENT AND NON-GOVERNMENT AGENCIES HAVING JURISDICTION. IT SHALL ALSO BE THE CONTRACTORS RESPONSIBILITY TO SEEK CERTIFICATION OF THE AFOREMENTIONED SECTIONS. REQUIREMENTS AND STANDARDS. IT SHALL BE ASSUMED THAT THE CONTRACTOR IS FULLY AWARE AND SHALL BE HELD RESPONSIBLE FOR THE ITEMS MENTIONED (BLDG. CODE. ZONE. RES. BS&A., A.C.L., ASTM, N.Y.S. ENERGY CONSERVATION CODE, ETC) SHOULD THERE BE NO NOTIFICATION BY THE CONTRACTOR TO THE ARCHITECT.
- 21. ALL MATERIALS NOT DESIGNATED FOR CONTROLLED INSPECTION SHALL BE SUBJECT TO SEMI-CONTROLLED INSPECTION FOR STRUCTURAL LUMBER AND PLUMBING MATERIALS, INSPECTION REPORTS, TEST REPORTS OR OTHER DOCUMENTATION BY THE PERSON SUPERINTENDING THE USE OF THE MATERIAL SHALL BE SUBMITTED TO THE DEPARTMENT PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- 22. APPLICATION FOR CERTIFICATE OF OCCUPANCY AND CERTIFICATE OF OCCUPANCY FORMS #24 & #54, IF NOT FILED WITH ORIGINAL APPLICATION PRIOR TO APPROVAL SHALL BE FILED AT SUCH TIME. THERE WILL BE CHANGES IN BUILDING WHICH MAY NECESSITATE THE SUBMISSION OF REVISED SPECIFICATION SHEETS IN CASE THERE ARE DISCREPANCIES BETWEEN THE GENERAL NOTES AND SPECIFIC ITEM SHOWN ON THE PLANS. THE ARCHITECT AND /OR ENGINEER ARE TO BE NOTIFIED IMMEDIATELY AND ALL WORK IS TO BE HALTED UNTIL THE DISCREPANCY IS RESOLVED.
- 23. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL SPECIAL INSPECTIONS THAT ARE REQUIRED FOR THE PROJECT FROM CERTIFIED SPECIAL INSPECTORS AS PER DEPT. OF BUILDINGS REQUIREMENTS.

## BUILDING DEPARTMENT NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE
- 2. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF BUILDING AND ITS FACILITIES C26-105.0
- 3. BUILDING WILL BE UNOCCUPIED BY OWNER OR TENANTS DURING THE COURSE OF CONSTRUCTION.
- 4. CORRIDORS AND EXIT PASSAGES SHALL COMPLY WITH SECTION C-26-604-2
- 5. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
- 6. MECHANICAL VENTILATION, AIR-CONDITIONING
  - A. ALL INSPECTION AND TEST OF A REQUIRED VENTILATION SYSTEM SHALL BE MADE THE ARCHITECT OR ENGINEER NEED NOT BE IN THE EMPLOYMENT O THE OWNER AS PER C-26-1301.
- 7. INSPECTION DURING PROGRESS OR WORK THE COMMISSIONER MAY ACCEPT SIGNED STATEMENTS BY ARCHITECTS AND ENGINEERS AND SUPPORTING INSPECTION AND TEST REPORTS WITHOUT VERIFYING INSPECTION OR TEST BY DEPARTMENT OF INSPECTORS PER C-26-120.5
- 8. ALL PERMITS ISSUED BY THE DEPARTMENT OF BUILDING SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO THE PUBLIC INSPECTION FOR THE ENTIRE TIME OF THE PROSECUTION OF THE WORK OR UNTIL THE EXPIRATION OF THE PERMIT.
- 9. DUCTS, PIPES AND CONDUITS PASSING THROUGH RATED CONSTRUCTION SHALL HAVE SPACES NOT EXCEEDING 1/2" PACKED WITH ROPE, ASBESTOS OR MINERAL WOOD AND CLOSED OFF WITH CLOSE FITTING METAL ESCUCHEONS. AGGREGATED NET AREA OF SUCH OPENING SHALL NOT EXCEED 25 SQ. INCHES IN ANY 100 SQ. FT. OF WALL OR FLOOR AREA. UNLESS PROTECTED BY RATED SELF-ENCLOSED DEVICES OF C-36-504.5
- 10. ALL WOOD WORKING SHALL BE FIREPROOFED IN ACCORDANCE WITH NYC CODE C-26-502.6 AND C-26-504-10

# **VENTILATION SKYLIGHT NOTE**

PROPOSED SKYLIGHT TO BE AT LEAST 20 SQFT IN AREA. GLAZED WITH PLAIN GLASS WITH A WIRE SCREEN OVER AND UNDER AND PROVIDED WITH FORCED VENTILATION AS PER C27-375 (1) & 4.B)

# HOUSING MAINTENANCE NOTES

- 1. CENTRAL HEAT AND HOT WATER TO BE SUPPLIED AS PER SECTION D26-17.01 AND D25-17.07
- D26-12.01 HMC.

2. PAINTING OF PUBLIC PARTS AND WITHIN DWELLING TO COMPLY WITH

- 3. PAINTING AND WINDOW FRAMES AND FIRE ESCAPE TO COMPLY WITH SECTION D26-12.03 HMC.
- 4. WALLS OF COURTS AND SHAFTS TO BE OF A LIGHT COLORED SURFACE AS PER SECTION D26-12.03 HMC
- 5. PREMISES TO BE MAINTAINED AND KEPT FREE OF RODENT AND INSECT INFESTATION AS PER SECTION D26-16.03 OF THE HMC
- 6. RECEPTACLES FOR COLLECTION OF WASTE MATTER TO BE PROVIDED AS PER SECTION D26-14.03 AND D26-14.05 OF THE HMC.
- 7. DRAINAGE OF ROOF. COURTS AND YARDS TO COMPLY WITH SECTION D26-15.03 OF HMC.
- 8. YEARLY INSPECTIONS OF CENTRAL HEATING PLANT BY QUALIFIED PERSON TO BE MADE AS PER SECTION D26-19.01 AND D26-19.05.
- 9. GAS FUELED OR ELECTRIC HEATERS WHERE PERMITTED ARE TO COMPLY WITH SECTION D26-17.09
- 10. PROPER ELECTRIC LIGHTING EQUIPMENT WITHIN THE DWELLING TO BE PROVIDED AND MAINTAINED AS PER SECTION D-26-19.01 AND D26-19.05.
- 11. PROPER ELECTRIC LIGHT TO BE PROVIDED NEAR ENTRANCE WAYS, YARDS AND COURTS AS PER SECTION D26-19.07 ON SEPARATE CIRCUIT OR CONNECTED TO HOUSE LINE SERVICING PUBLIC HALLS AND IN ACCORDANCE WITH REQUIREMENTS AND APPROVAL OF THE DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY.
- 12. BOARD OF STANDARDS AND APPEALS APPROVED TYPE PEEPHOLES APPROXIMATE 5'-0" ABOVE FINISHED FLOOR TO BE PROVIDED IN ENTRANCE DOOR OF DWELLING UNITS AS PER SECTION D26-01 OF HMC AND DEPARTMENT RULES AND REGULATIONS.
- 13. KEY LOCK IN THE ENTRANCE DOOR TO EACH DWELLING UNIT WITH AT LEAST ONE KEY PROVIDED BY OWNER DUTY DEAD BOLT AND CHAIN DOOR GUARD AND THUMB TURNED ON INSIDE.

# TENANT SAFETY PLAN

- 1. GENERAL: ALL WORK DONE IN ACCORDANCE WITH ADMINISTRATIVE CODE, SECTION 28-104.8.4. AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION. 2. STRUCTURAL SAFETY:
- A. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
- B. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
- C. ALL DEMOLITION OPERATIONS, REPAIR OPERATIONS, AND ALTERATION OPERATIONS TO BE DONE ACCORDANCE WITH THE 2008 NYC BUILDING CODE, ARTICLE 19, SUB-ARTICLES 1905.0 AND 1906.0.
- 3. MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC. AT ANY TIME. 4. FIRE SAFETY:
  - A. ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.
  - B. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION. C. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
  - D. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS CONTAINERS, SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT. E. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT. F. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO SHUT OFF AFTER WORKING
- G. CONTRACTOR, AT ALL TIMES, TO MAKE SURE THERE IS NO LEAKS OF NATURAL GAS IN BUILDING. OR ANY FLAMMABLE GAS USED IN CONSTRUCTION. 5. HEALTH REQUIREMENTS:
- A. DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM, AND BE CONFINED TO BE THE IMMEDIATE CONSTRUCTION AREA.
- B. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHS.
- C. DEBRIS, DIRT AND DUST TO BE CLEANED UP AND CLEARED FROM BUILDING
- PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION. D. ANY ASBESTOS ABATEMENT WORK SHOULD BE CONDUCTED SAFELY ACCORDING TO ADMINISTRATIVE CODE TITLE 24, CHAPTER 1, AND RULES OF THE CITY
- OF NEW YORK, TITLE 15, CHAPTER 1. E. ALL RENOVATIONS SHOULD COMPLY WITH LEAD RELATED LAWS AND REGULATIONS
- ACCORDANCE WITH THE U.S. ENVIRONMENTAL PROTECTION AGENCY. 6. NOISE AFTER HOURS:
- A. CONSTRUCTION OPERATION WILL BE CONFINED TO NORMAL WORKING HOURS: 8 A.M. TO 5 P.M., MONDAY THROUGH FRIDAYS, EXCEPT LEGAL HOLIDAYS. B. CONTRACTOR TO RECEIVE THE WRITTEN CONSENT OF ALL PARTIES AFFECTED BY HIS WORKING DURING OTHER THAN REGULAR HOURS.
- 7. CONSTRUCTION OPERATION WILL NOT INVOLVE INTERRUPTION OF HEATING. WATER, OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.

# QUALITY HOUSING MISC. REQUIREMENTS

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

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 SAFETY AND SECURITY (ZR 28-30)

DENSITY PER CORRIDOR (ZR 28-31) R6=11 DWELLING UNIT PER CORRIDOR

UNDERLYING DISTRICT REGULATIONS

NONE, N/A

PER STORY

PARKING FOR QUALITY HOUSING (ZR 28-40) ACCESSORY OFF-STREET PARKING SHALL BE PROVIDED AS SET FORTH IN THE APPLICABLE

PROPOSED: O PARKING, PARKING SPACE ARE WAIVED IF REQUIRED SPACE LESS THAN OR EQUAL TO 5 (ZR25-261)

STORY, OK

PROPOSED: N/A

PROPOSED: PLANTING AREA AT GROUND

PROPOSED: 2 DWELLINGS MAX PER

LEVEL (SEE PLOT PLAN & A-110)

SCREENING (ZR 28-41) NOT APPLICABLE

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

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

# LOCAL LAW 58/87 NOTES

1. THE BUILDING SHALL COMPLY WITH ALL PROVISION OF LOCAL LAW 58 OF 1987 AND APPLICABLE REQUIREMENTS OF ANSI A117.1-2003 REFERRED TO IN THE AMENDMENT AS REFERENCE STANDARD RS 4-6.

2. AS PER SECTIONS 27-292.5 AND 27-308 L.L.58 AND ACCESSIBLE ROUTE THAT CAN BE NEGOTIATED BY CATEGORIES OF PEOPLE HAVING PHYSICAL DISABILITIES SHALL BE PROVIDED FROM THE PUBLIC SIDEWALK THROUGH THE PRIMARY ENTRANCE OF THE BUILDING TO ALL ACCESSIBLE SPACES IN THE BUILDING, RAMPS SHALL BE IN COMPLIANCE WITH REFERENCE STANDARD SECTION 4.8 RS 4-6. MANEUVERING CLEARANCE AT DOORS SHALL BE IN COMPLIANCE WITH REFERENCE STANDARD SECTIONS 4.13.6 AND 4.13.7 RS 4-6.

3. AS PER SECTION 27-292.10 L.L.58. SPACES AND ROOMS INTENDED FOR GENERAL AND PUBLIC OCCUPANT USE SHALL BE ACCESSIBLE AND USABLE.

4. FACILITIES FOR PEOPLE HAVING PHYSICAL DISABILITIES SHALL BE PROVIDED IN TOILET ROOMS IN COMPLIANCE WITH REFERENCE STANDARD SECTION 4.16 RS 4-6 FOR WATER CLOSETS NOT IN STALLS. LAVATORIES, SINKS AND MIRRORS SHALL BE IN COMPLIANCE WITH REFERENCE STANDARD SECTION 4.19 RS 4-6. AS PER SECTION 27-292.10(B)(2) L.L.58, WHERE SUCH TOILET ROOM IS DESIGN FOR USE BY NOT MORE THAN ONE

PERSON AT A TIME AND HAS PROVISION FOR LOCKING FROM THE INSIDE. SUCH TOILET

5. AS PER SECTIONS 27-29.10 L.L.58 AND REFERENCE STANDARD 4.5 RS 4-6 GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS AND CURB RAMPS, SHALL BE STABLE, FIRM AND SLIP RESISTANT, AND SHALL BE MAINTAINED IN A DRY CONDITION.

6. AS PER SECTION 27-292.8(A)(2) L.L.58, ADAPTABLE UNITS SHALL BE PROVIDED WITH CLEAR DOOR OPENINGS (32") AND CLEAR SPACES AS SET FORTH IN REFERENCE STANDARD RS 4-6.

# SMOKE DETECTOR NOTES OF 2008 NYC BUILDING CODE

SHALL BE PERMITTED TO BE USED BY EITHER SEX.

BC 907.2.8.3 SMOKE DETECTORS WITHIN DWELLING UNITS. SMOKE DETECTOR AND AUDIBLE NOTIFICATION APPLIANCES SHALL BE INSTALLED IN DWELLING UNITS AT A CONSTANTLY ATTENDED LOCATION FROM WHICH THE FIRE ALARM SYSTEM IS CAPABLE OF BEING MANUALLY ACTIVATED. SMOKE DETECTORS ARE REQUIRED IN THE FOLLOWING

- 1. IN SLEEPING AREAS
- 2. IN EVERY ROOM IN THE PATH OF THE MEANS OF EGRESS FROM THE SLEEPING AREA TO THE DOOR LEADING FROM THE DWELLING UNIT.
- 3. IN EACH STORY WITHIN THE UNIT, INCLUDING BELOW-GRADE STORIES. FOR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL.

# CARBON MONOXIDE ALARMS AND DETECTORS OF 2008 NYC BUILDING CODE

BC 908.7 CARBON MONOXIDE ALARMS AND DETECTORS. CARBON MONOXIDE ALARMS AND DETECTORS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH SECTIONS 908.7.1 THROUGH 908.7.3

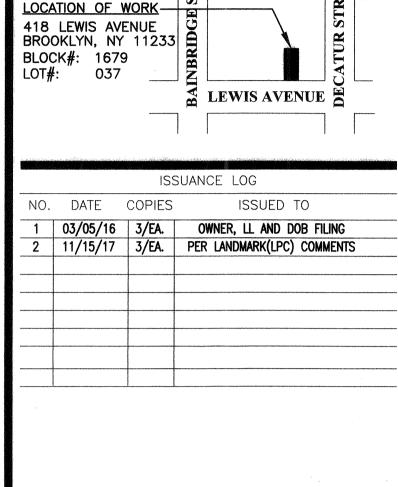
CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE REQUIRED WITHIN THE FOLLOWING DWELLING UNITS:

- 1. UNITS ON THE SAME STORY WHERE CARBON MONOXIDE—PRODUCING EQUIPMENT OR ENCLOSED PARKING IS LOCATED.
- 2. UNITS ON THE STORIES ABOVE AND BELOW THE FLOOR WHERE CARBON
- MONOXIDE-PRODUCING EQUIPMENT OR ENCLOSED PARKING IS LOCATED 3. UNITS IN A BUILDING CONTAINING A CARBON MONOXIDE PRODUCING FURNACE, BOILER. OR WATER HEATER AS PART OF A CENTRAL SYSTEM.
- 4. UNITS IN A BUILDING SERVED BY A CARBON MONOXIDE-PRODUCING FURNACE, BOILER, OR WATER HEATER AS PART OF A CENTRAL SYSTEM THAT IS LOCATED IN AN ADJOINING OR ATTACHED BUILDING.
- BC 908.7.1.1.1 REQUIRED LOCATIONS WITHIN DWELLING UNITS. CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE LOCATED WITHIN DWELLING UNITS AS FOLLOWS: 1. OUTSIDE OF ANY ROOM USED FOR SLEEPING PURPOSES, WITHIN 15 FEET OF THE
- ENTRANCE TO A SUCH ROOM.
- 2. IN ANY ROOM USED FOR SLEEPING PURPOSES
- 3. ON ANY STORY WITHIN A DWELLING UNIT, INCLUDING BELOW-GRADE STORIES AND PENTHOUSES OF ANY AREA. BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE

908.7.1.1.2 INSTALLATION REQUIREMENTS. CARBON MONOXIDE ALARMS AND DETECTORS SHALL COMPLY WITH THE POWER SOURCE, INTERCONNECTION, AND ACCEPTABLE TESTING REQUIREMENTS AS REQUIRED FOR SMOKE ALARMS IN ACCORDANCE WITH SECTION 907.2.10.2 THROUGH 907.2.10.4

# **BOILER ROOM NOTES**

- 1. ANY CHANGE HEATING APPARATUS TO BE FILED PRIOR TO INSTALLATION
- 2. GAS VENT TO BE AMERIVENT FLUE M.E.A. 294-568M 3. PROVIDE MASONRY FOUNDATION UNDER AMERIVENT FLUE.
- 4. PROVIDE FIXED VENTILATION WITH INSECT SCREEN (1 SQ IN. PER 1000 B.T.U)
- 5. PROVIDE FIXED EXHAUST VENT TO EXTERIOR
- 6. PROVIDE 4" CONCRETE SLAB IN BOILER ROOM. 7. PROVIDE ELECTRIC LIGHT IN BOILER ROOM
- 8. NO METERS, DUMBWAITER SHAFTS ELEVATOR SHAFTS, INTERIOR STAIR OR REQUIRED OUTSIDE CELLAR ENTRANCE TO BE LOCATED WITHIN BOILER ROOM.
- 9. BOILER ROOM DOOR TO BE 1-1/2 HR. RATED SELF-CLOSING. BOARD OF
- STANDARD AND APPEALS APPROVED TYPE. 10. NO STORAGE PERMITTED WITHIN BOILER ROOM.
- 11. REMOTE CONTROL SWITCH LOCATED OUTSIDE BOILER ROOM.
- 12. ALL WORK TO BE DONE BY A LICENSE PLUMBER. 13. CONTRACTOR TO CHECK ALL CONDITION NOTE ETC AT PREMISES BEFORE WORK
- IS STARTED PROCURE ALL PERMIT REQUIRED BY ALL CITY DEPARTMENTS AND SIGN-OFF CARD UPON COMPLETION OF WORK. 14. THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION
- FORM. ALL OTHER MATTER SHOWN ARE NOT TO BE REUSED UPON. OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE W/ APPLICABLE CODES.



GARVEY BLVD.

NORTH

REVISION LOG DATE DESCRIPTION ARCHITECT GMH Architecture PLLC 572 Fifth Avenue, 3rd Floor

PROJECT

PREVENTION ONLY AS PE

KRZYSZ

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

New York, NY 10036

DRAWING TITLE

GENERAL NOTES & PLOT PLAN



PROJECT No.: 1015032 DATE: 02/25/2016 DRAWING BY: TEAM CHK BY: GEORGE H. DWG No.: A-001.00

CADD FILE No.

DEPT BLDGS JOB NO. 321376346 Scan Code ESHS2257273

2 of 15

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

OR OPENING (a,b	
RMIT	
CTED	
MITED	
D E	

BY THE CLASS OF CONSTRUCTION

TABLE 4-2 AREA AND	HEIGHT LIMITATIONS	FOR SPRINKLERED BUILDINGS AND SPACES
CONSTRUCTION GROUP		COMBUSTIBLE CONSTRUCTION GROUP - ID
RESIDENTIAL (R-2)	AREA	NO LIMIT
	HEIGHT	85'-0" (7 STORIES)
PROPOSED: 36.1',	S STORIES (SEE Z-00	1 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 RA	ATING A-200

## NUMBER OF EXIT

FLOOR CONSTRUCTION INCLUDING BEAMS

INCLUDING BEAMS,

DOMES, SHELLS,

CABLE SUPPORTED

ROOFS AND ROOF

DECKS

TRUSSES AND FRAMING, INCLUDING ARCHES,

ROOF CONSTRUCTION, 15' OR LESS IN HT. ABOVE 1-HR

FLOOR TO LOWEST MEMBER

IFLOOR TO LOWEST MEMBER

ABOVE FLOOR TO LOWEST

20' OR MORE IN HT.

15' TO 20' IN HT. ABOVE 1-HR

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:

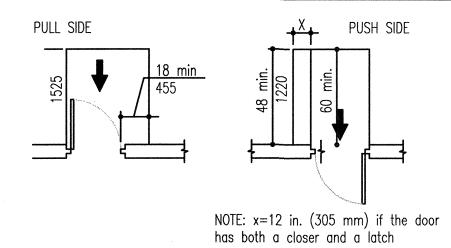
(B) BUILDINGS CLASSIFIED IN OCCUPANCY GROUP J-2 OF NON-COMBUSTIBLE CONSTRUCTION GROUP I OR OCCUPANCY GROUP E THAT NOT ARE MORE THAN SIXTY FEET IN HEIGHT, HAVE A GROSS AREA OF TWO THOUSAND SQUARE FEET OR LESS PER | FLOOR, AND HAVE A MAX. TRAVEL DISTANCE OF FIFTY FEET ON ANY FLOOR.

PROPOSED: OCCUPANCY GROUP: J-2 CONSTRUCTION GROUP: I-D

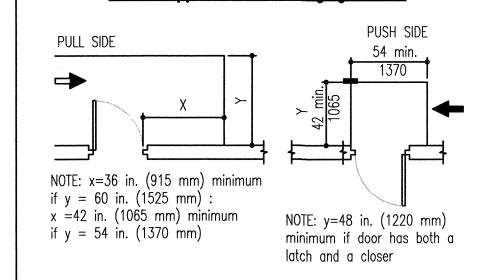
MAX. TRAVEL DISTANCE: 28'-7" HEIGHT OF THE BUILDING: 36.1'

GROSS AREA: 1197 SQFT (PER FLOOR) < 2000 SQFT (OK TO PROVIDE 1 EXIT)

# ACCESSIBILITY CLEARANCES

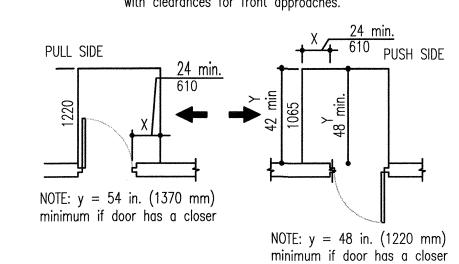


# Front Approaches — Swinging Doors

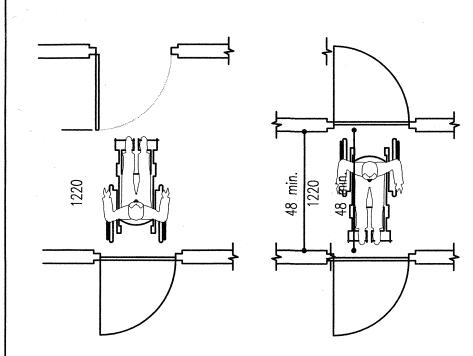


# <u> Hinge-side Approaches - Swinging Doors</u>

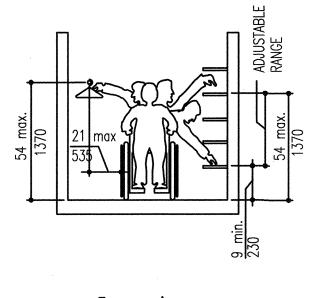
NOTE: All doors in alcoves shall comply with clearances for front approaches.

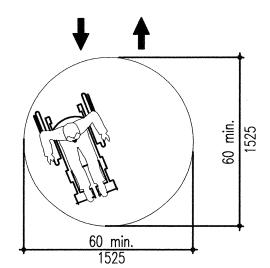


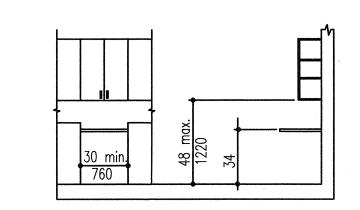
## <u>Latch-side Approaches - Swinging Doors</u>



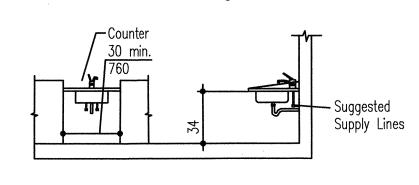
# Two Hinged Doors in Series



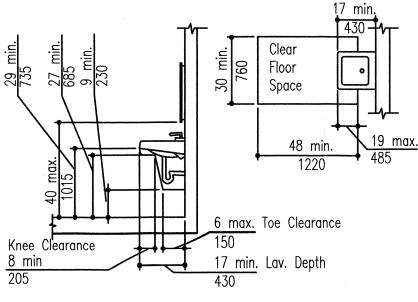




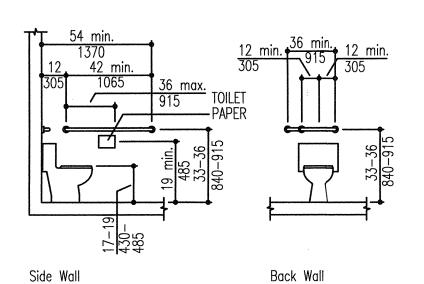
# <u>Cabinet Heights</u>

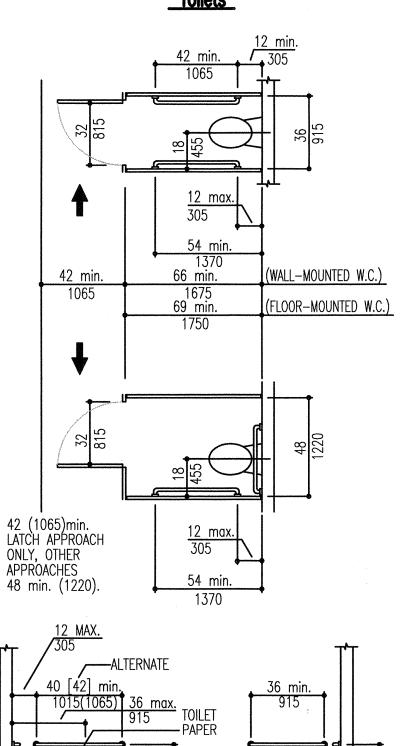


# Base Height



## <u>Lavatory Clearances</u>



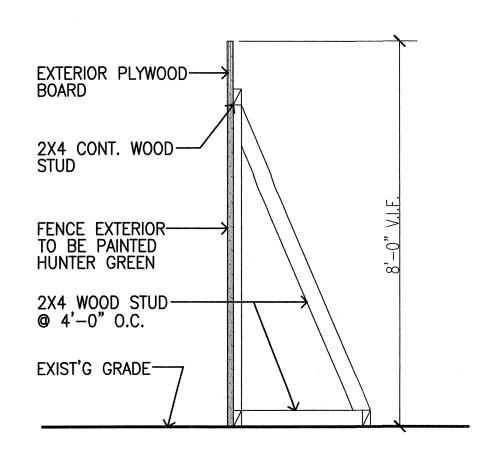


Toilet Stalls

# CONSTRUCTION FENCE NOTES

- 1. FENCE SHALL BE CONSTRUCTED ACCORDING TO THE NEW YORK CITY BUILDING CODE 2014 SECTION 3307.7
- 2. FENCES SHOULD BE AT LEAST 8' HIGH, AND CONSTRUCTED OF WOOD OR OTHER SUITABLE APPROVED MATERIAL.
- 3. 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
- 4. VIEWING PANELS SHALL BE BLOCKED WITH PLEXIGLASS OR EQUIVALENT NONFRANGIBLE MATERIAL AND IN COMPLIANCE WITH BC 3307.7.3
- 5. 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.
- 6. THE FENCE SHALL BE RETURNED AT ITS ENDS TO THE EXTENT NECESSARY TO EFFECTIVELY CLOSE OFF THE SITE.
- 7. G.C. TO PROVIDE PEDESTRIAN PROTECTION THAT IS REQUIRED BY THE LATEST DEPARTMENT OF BUILDINGS AND DEPARTMENT OF TRANSPORTATION
- 8. CONSTRUCTION FENCE SIGNAGE, COLOR AND VIEWING PANEL SHALL BE CONSTRUCTED ACCORDING TO NEW YORK CITY LL 47-2013.

# CONSTRUCTION FENCE DETAILS



KEY PLAN NORTH GARVEY BLVD. LOCATION OF WORK 418 LEWIS AVENUE BROOKLYN, NY 11233 BLOCK#: 1679 LOT#: 037 Z LEWIS AVENUE

	an an idea an airmhean a tha chaile a ann an an tag bhliath airmhean ann an amhliúin a thinnium agus bhliann a Tha ann an a						
	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			
_							
-							
_							
_							
-		L					

on distribution of		
		REVISION LOG
NO.	DATE	DESCRIPTION
		<u> </u>
ARCHI	GM 572	IH Architecture PLLC Fifth Avenue, 3rd Floor New York, NY 10036
ARCHI	GM 572	

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

DRAWING TITLE BUILDING CODE ANALYSIS, ACCESSIBILITY AND NOTES



MAR 2.9 2017

KRZYSZTOF KAJDA

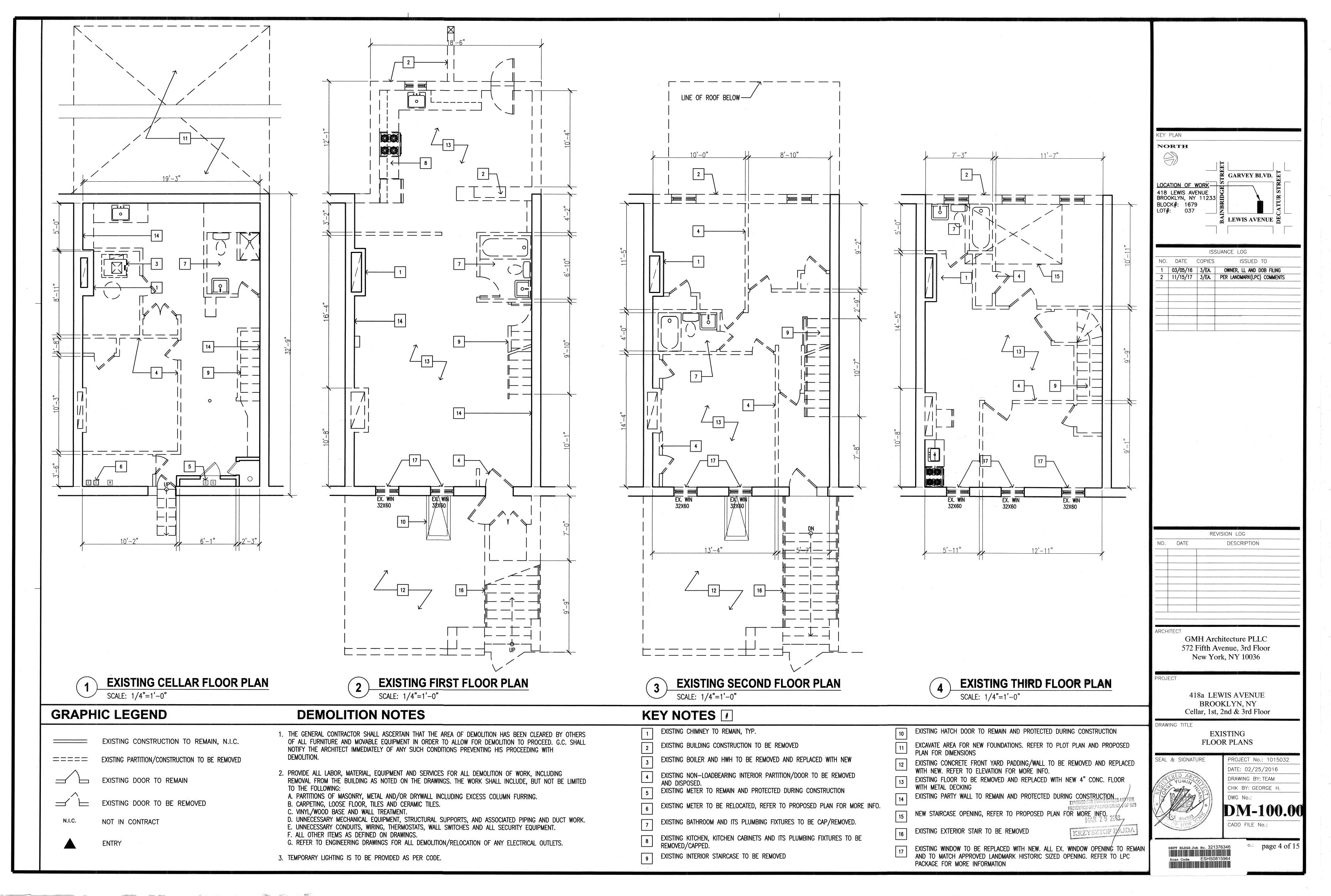
PROJECT No.: 1015032 DATE: 02/25/2016 DRAWING BY: TEAM CHK BY: GEORGE H.

3 of 1

CADD FILE No .:







# STATE ENERGY CONSERVATION STATEMENT AND NOTES

TO THE BEST OF MY KNOWELEDGE, 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 4
BRONX NASSAU QUEENS SUFFOLK KINGS NEW YORK RICHMOND WESTCHESTER

TABLE 402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT CLIMATE FENESTRATION SKYLIGHT CEILING MASS WALL FLOOR BASEMENT WALL SLAB R-VALUE CRAWL SPACE WALL R-VALUE R-VA

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

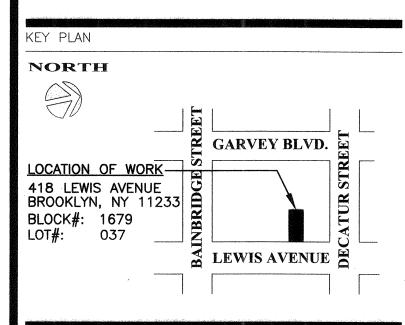
402 THERMAL ENVELO	OPE				
NYCECC CITATION	PROVISION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	SUPPORTING DOCUMENTATION
402.1.1	INSULATION AND FENESTRATION CRITERIA	REPLACE EXISTING WINDOWS W. NEW ALUMINUM FRAME WINDOW. FLOOR: 1ST TO 3RD	WNDOWS: U=0.35, SHGC = 0.60	FENESTRATION/WINDOW: 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)
402.2.4 402.1.1	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)
402.2.1 402.2.5	CEILING R-VALUE	ROOF ASSEMBLIES, R-38 CAVITY INSULATION WITH R-10 RIGID INSULATION FOR NEW ROOF ASSEMBLIES	R-38+10 Cl	R49 OR R38+3Cl	SEE ROOF ASSEMBLY DETAIL (A-112)
402.2.6 402.2.5	FLOORS	INSULATION FOR NEW STEEL JOIST FLOOR	R-19+12	R19+12	SEE FLOOR ASSEMBLY DETAIL (A-112)
402.2.7 402.1.1	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)
402.1.1 402.2.8	SLAB-ON-GRADE FLOORS	SLAB ON GRADE	R-10 CONTINUOUS	MIN. R-10, 2 FT.	SEE BUILDING SECTION (A-111, A-112)
404 LIGHTING					
404.2	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 HVAC		UIREMENT			
403.7 C403.2.3(1)	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 C403.2.3(4)	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 I – 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
IA	Envelope Inspections	<u> </u>		<u> </u>
IAI	Protection of exposed foundation insulation: Insulation shall be visually inspected to verify proper protection where applied to the exterior of basement or cellar walls, crawl-space walls and/or the perimeter of slab-on-grade floors.	Prior to backfill	Approved construction documents	303.2.1
IA2	Insulation placement and R-values: Installed insulation for each component of the conditioned space envelope and at junctions between components shall be visually inspected to ensure that the R-values are marked, that such R-values conform to the R-values identified in the construction documents and that the insulation is properly installed. Certifications for unmarked insulation shall be similarly visually inspected.	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	Fenestration U-factor and product ratings: U-factors of installed fenestration shall be verified by visual inspection for conformance with the U-factors identified in the construction drawings, either by verifying the manufacturer's NFRC labels or, where not labeled, using the ratings in ECC Tables 303.1.3(1) and (2).	As required during installation	Approved construction drawings; NFRC 100	303.1, 303.1.3, 402.1, 402.3, 402.6
IA4	Fenestration air leakage: Windows, skylights and sliding glass doors, except site-built windows, skylights and doors, shall be visually inspected to verify that installed assemblies are listed and labeled to the	As required during installation	NFRC 400, AAMA/WDMA/CSA 101/I.S.2/A440	402.4.4

	Inspection/Test	Frequency (minimum)	Reference Standard (See ECC Chapter 6) or Other Criteria	ECC or Other Citation
	referenced standard.			
IA5	Fenestration areas: Dimensions of windows, doors and skylights shall be verified by visual inspection.	Prior to final construction inspection	Approved construction documents	402.3
IA6	Air sealing and insulation — visual inspection: Openings and penetrations in the building envelope, including site-built fenestration and doors, shall be visually inspected to verify that they are properly sealed, in accordance with Table 402.4.2.	As required during envelope construction	Approved construction documents; ASTM E283; ASTM E84; RCNYS	402.4.1, 402.4.2.2, 402.4.3
IA7	Air sealing and insulation – testing: Testing shall be performed in accordance with section ECC 402.4.2.1 and shall be accepted if the building meets the requirements detailed in such section. Test results shall be retained in accordance with the provisions of Title 28.	Prior to final construction inspection	ASHRAE/ASTM E779; ANSI Z65; Approved construction documents	402.4,2.1
IB	Mechanical and Plumbing Inspection	is	ik pilonomuses atangan pinggan maka malaphika dalah pada pagan dan maki ada medin pilonomika dan medin pilonomika	<u> </u>
ĪB1	Fireplaces: Provision of combustion air and tight-fitting fireplace doors shall be verified by visual inspection.	Prior to final construction inspection	Approved construction documents; ANSI Z21.60 (see also MC 904), ANSI Z21.50	303 1.5; Bt 2111; MC Chapters 7 8, 9; FGC Chapter 6
IB2	Shutoff dampers: Not less than 20% of installed automatic or gravity dampers, and a minimum of one of each type, shall be visually inspected and physically tested for proper operation.	Prior to final construction inspection	Approved construction documents	403.5, 403.7, C40
IB3	HVAC and service water heating equipment: Heating and cooling equipment shall be verified by visual inspection for proper sizing. Pool heaters and covers shall be verified by visual inspection.	Prior to final plumbing and construction inspection	ACCA Manual J; Approved construction documents, including energy analysis	403.6, 403.7, 403.9, C40
IB4	HVAC and service water heating system controls: System controls shall be inspected to verify that each dwelling is provided with at least one individual programmable thermostat with capabilities as described in ECC 403.1.1, and that such controls are set and operate as specified in ECC 403.1.1.  Controls for supplementary electric-resistance heat pumps shall be inspected to verify that such controls prevent supplemental heat operation when the heat pump compressor can meet the heating load.  Controls for snow- and ice-melting systems and pools shall be inspected for proper operation. Not less than 20% or one of each	Prior to final electrical and construction inspection	Approved construction documents, including control system narratives	403.1, 403.4, 403.7, 403.8, 403.9
	control type, whichever is more, shall be inspected.  Controls for turning off circulating hot water pumps when not in use shall be inspected for			

	Inspection/Test	Frequency (minimum)	Reference Standard (See ECC Chapter 6) or Other Criteria	ECC or Other Citation
	an automatic or manual switch.			
IB5	HVAC insulation and sealing: Installed duct and piping insulation shall be visually inspected to verify correct insulation placement and values.	Prior to closing ceilings and walls and prior to final	Approved construction documents; RCNYS M1601.3.1	403.2.1, 403.2.2, 403.3, 403.4,
	Ducts, air handlers, filter boxes and building cavities used as ducts shall be visually inspected for proper sealing.	construction inspection		403.7; MC 603.9
186	Duct leakage testing: Where the air handler	Prior to closing	Approved	403-2-2,
	and/or some ductwork is in unconditioned	ceilings and	construction	403.7
	space, duct-leakage testing shall be performed either after rough-in or post-construction to	walls and prior	documents; ANSI/ASHRAE 152,	
	less than 20% of such ductwork shall be tested.	construction inspection	ASTM E1554 Test Method A	
	tested.		<u> </u>	
IC	Electrical Power and Lighting System	L		<u> </u>
ICI	Electrical energy consumption: The	Prior to final	Approved	404.2
A.Napi Av	presence and operation of individual meters	electrical and	construction	101,2
	or other means of monitoring individual	construction	documents	
	dwelling units shall be verified by visual	inspection	The state of the s	
	inspection for all dwelling units.	***************************************		
IC2	Interior lighting power: Lamps in	Prior to final	Approved	404.1
	permanently installed lighting fixtures shall	electrical and	construction	
	be visually inspected to verify compliance with high-efficacy requirements.	construction inspection	documents	
<b>X</b>				
	Other	I ***	T	1 101 1
ID1	Maintenance information: Maintenance	Prior to sign- off or issuance	Approved construction	303.3
	manuals for equipment and systems requiring preventive maintenance shall be reviewed for	of Certificate of	documents	
	applicability to installed equipment and systems before such manuals are provided to	Occupancy	un, unionis	
	the owner.			
	Labels required for such equipment or systems shall be inspected for accuracy and completeness.			
ID2	Permanent certificate: The installed	Prior to final	Approved	401.3;
	permanent certificate shall be visually	plumbing,	construction	IRCNY
	inspected for location, completeness and accuracy.	electrical and/or construction	documents	5000- 01(g)(5)
	1	inspection as applicable		



<u> </u>	ICCHANOE I OC							
	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					
~~~								
	···							
***************************************								
			1					

		REVISION LOG					
NO.	DATE	DESCRIPTION					
	***************************************						
	***************************************						
	<i></i>						
<b>ARCHI</b>	ARCHITECT						
	GMH Architecture PLLC						
	572 Fifth Avenue, 3rd Floor						
	New York, NY 10036						

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

DRAWING TITLE

MAR 2 9 2018

KRZYSZIOF BAIDA

ENERGY CODE COMPLIANCE



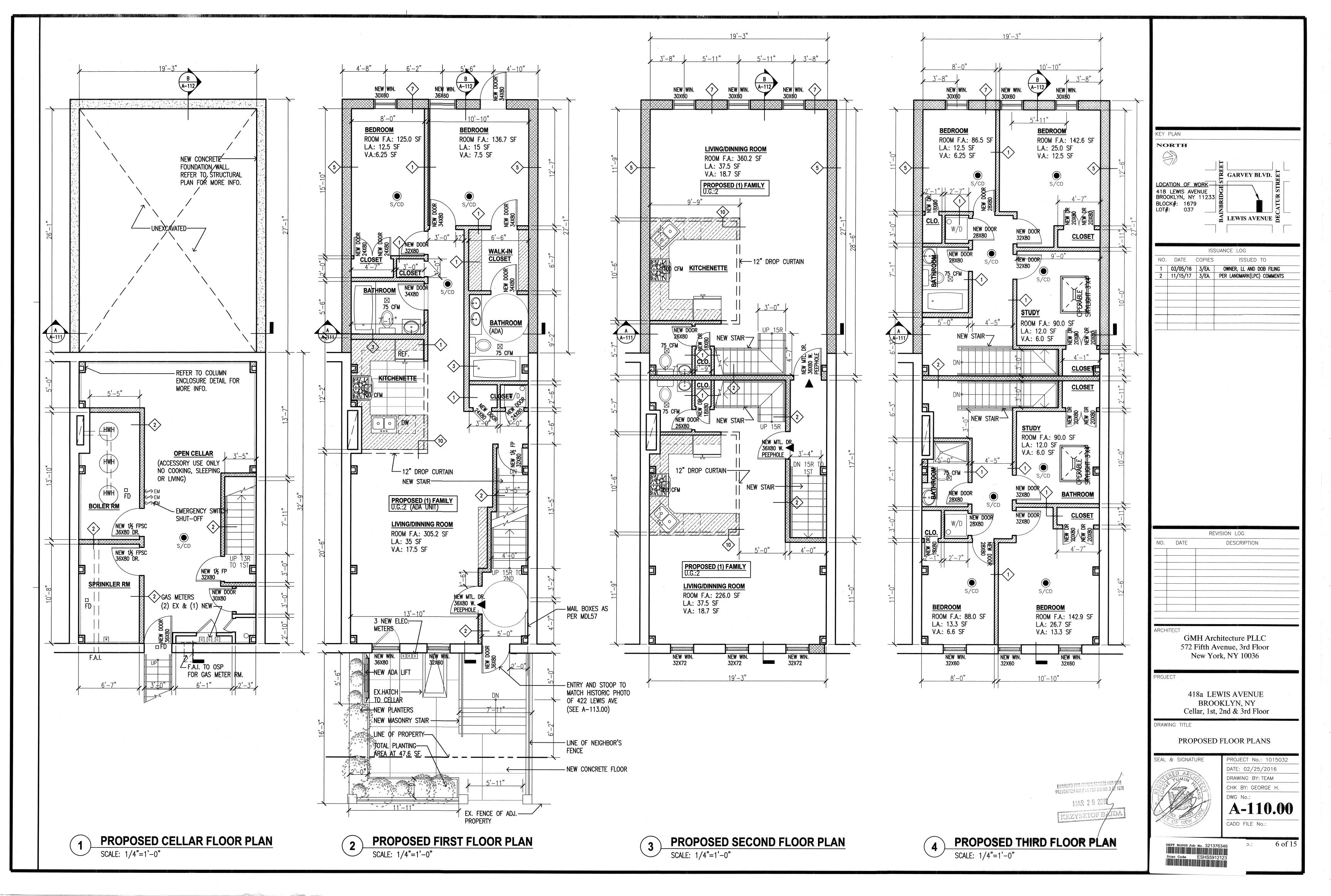
PROJECT No.: 1015032 DATE: 02/25/2016 DRAWING BY: TEAM CHK BY: GÉORGE H.

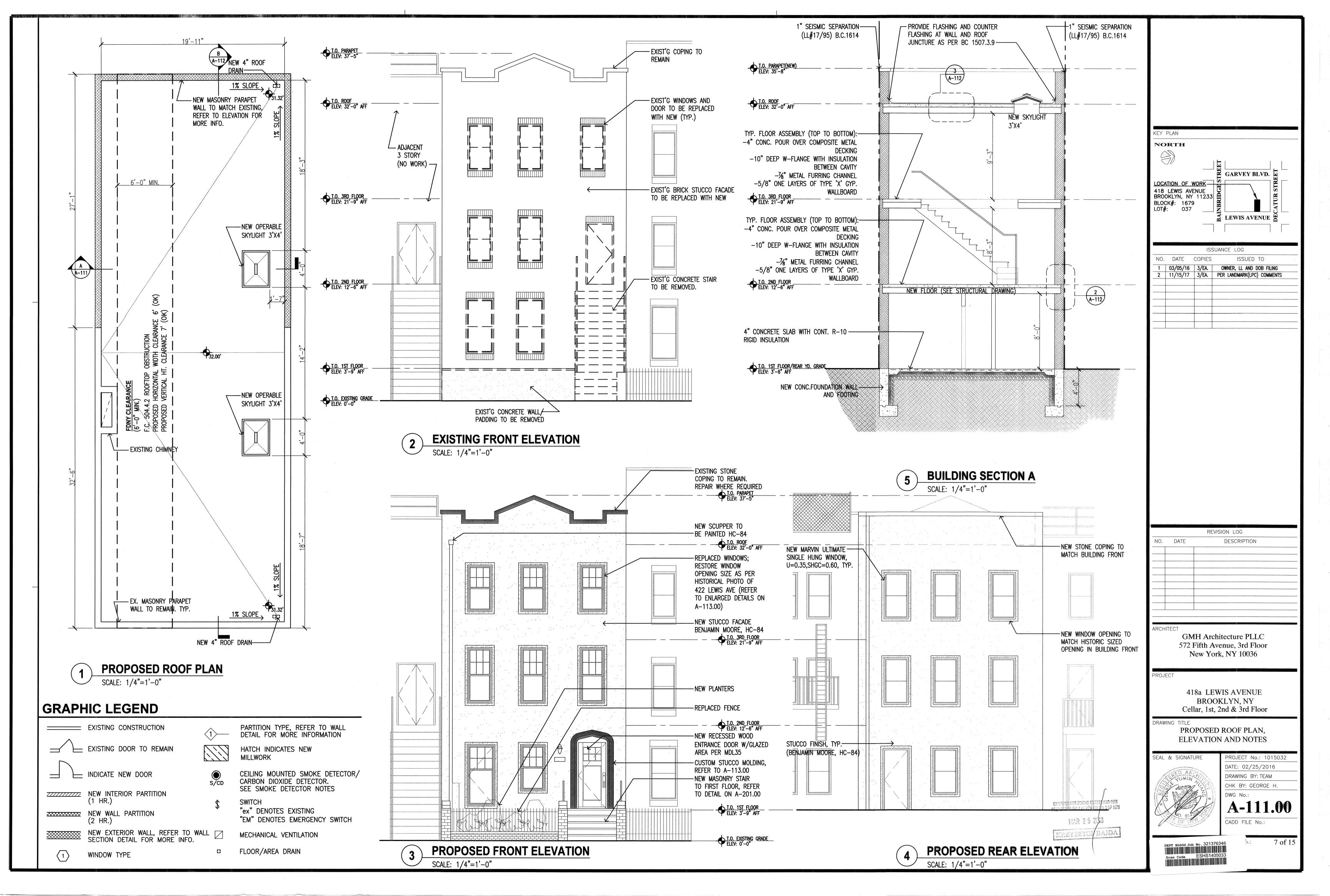
CADD FILE No.:

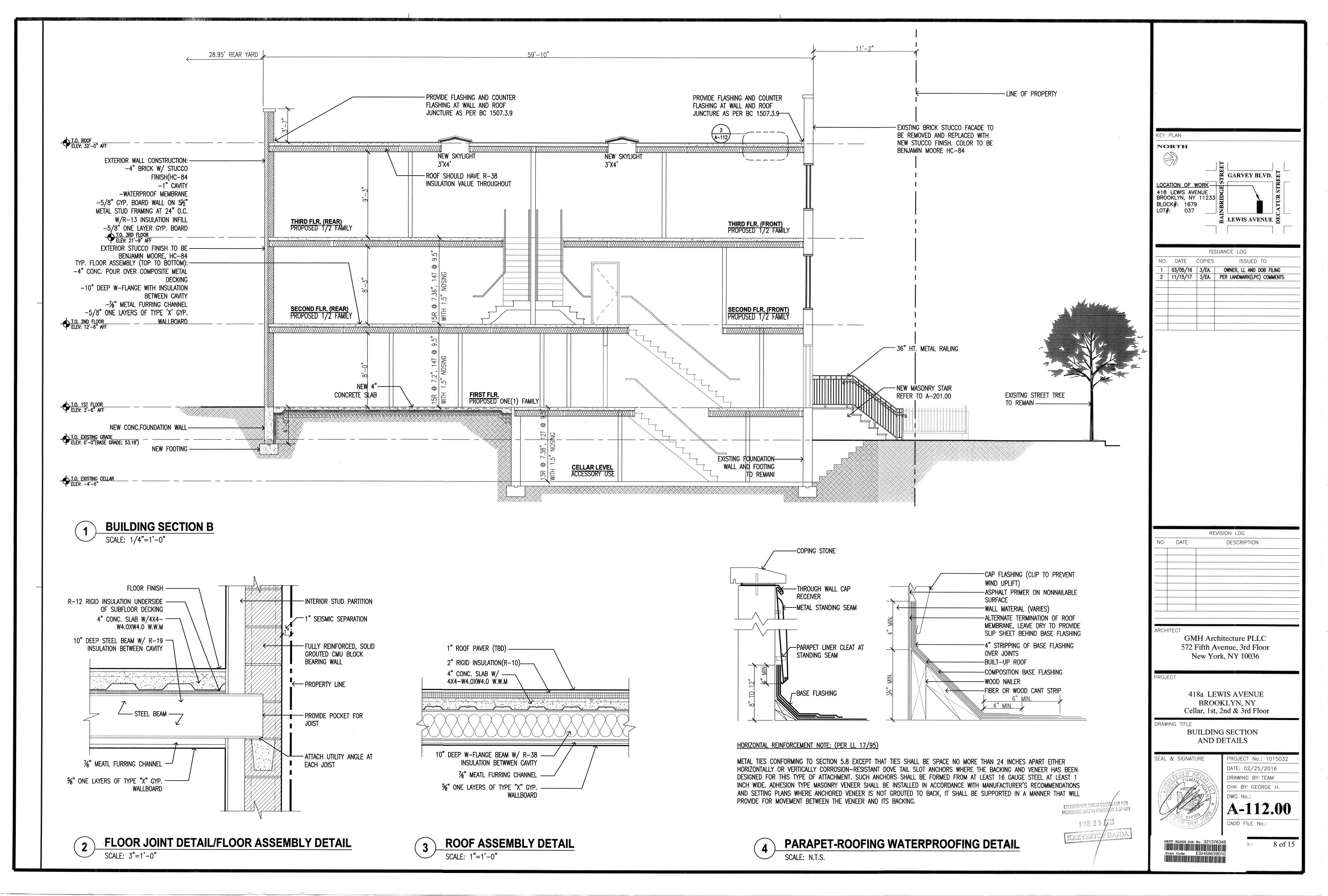
5 of 15

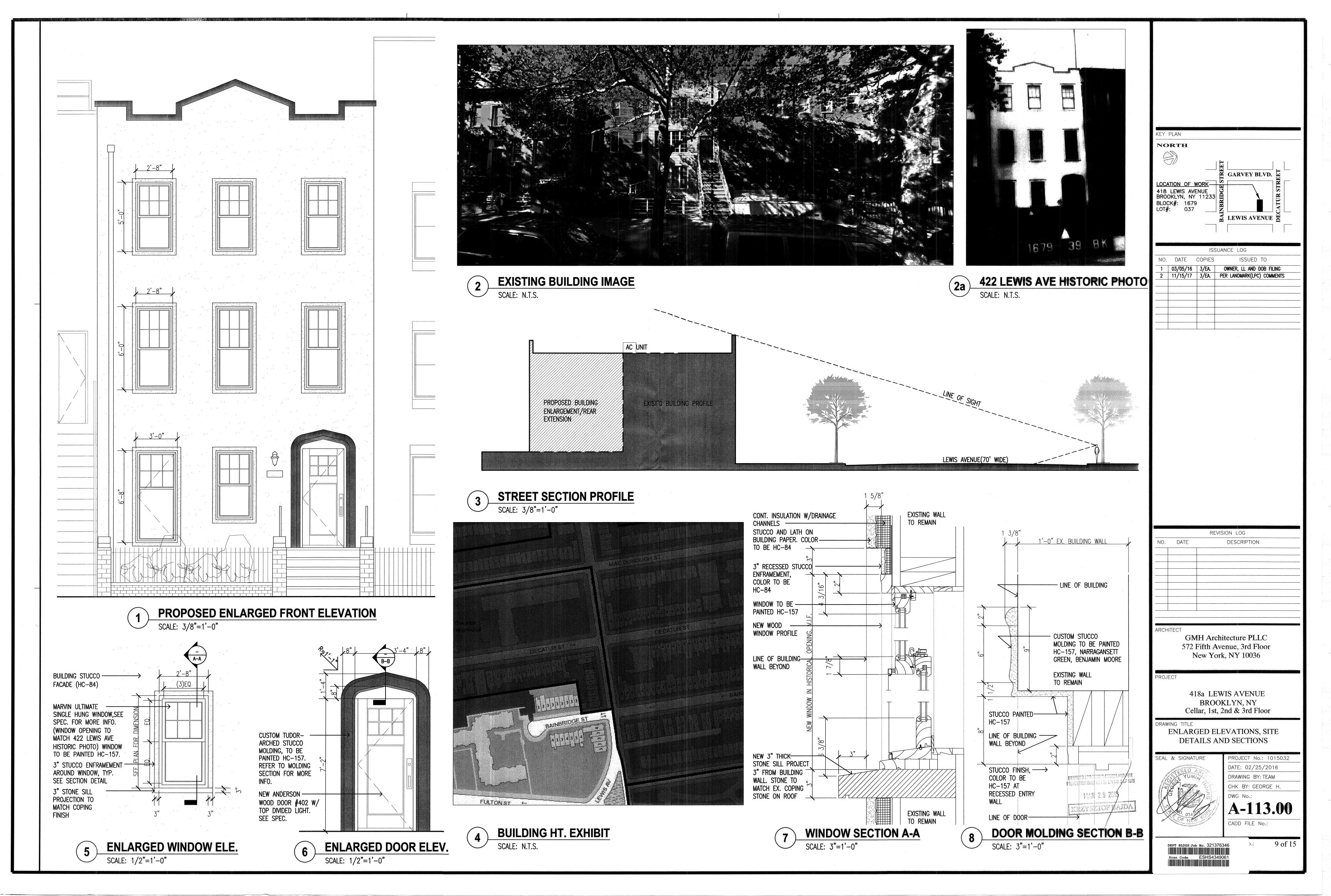
DEPT BLDGS Job No. 321376346

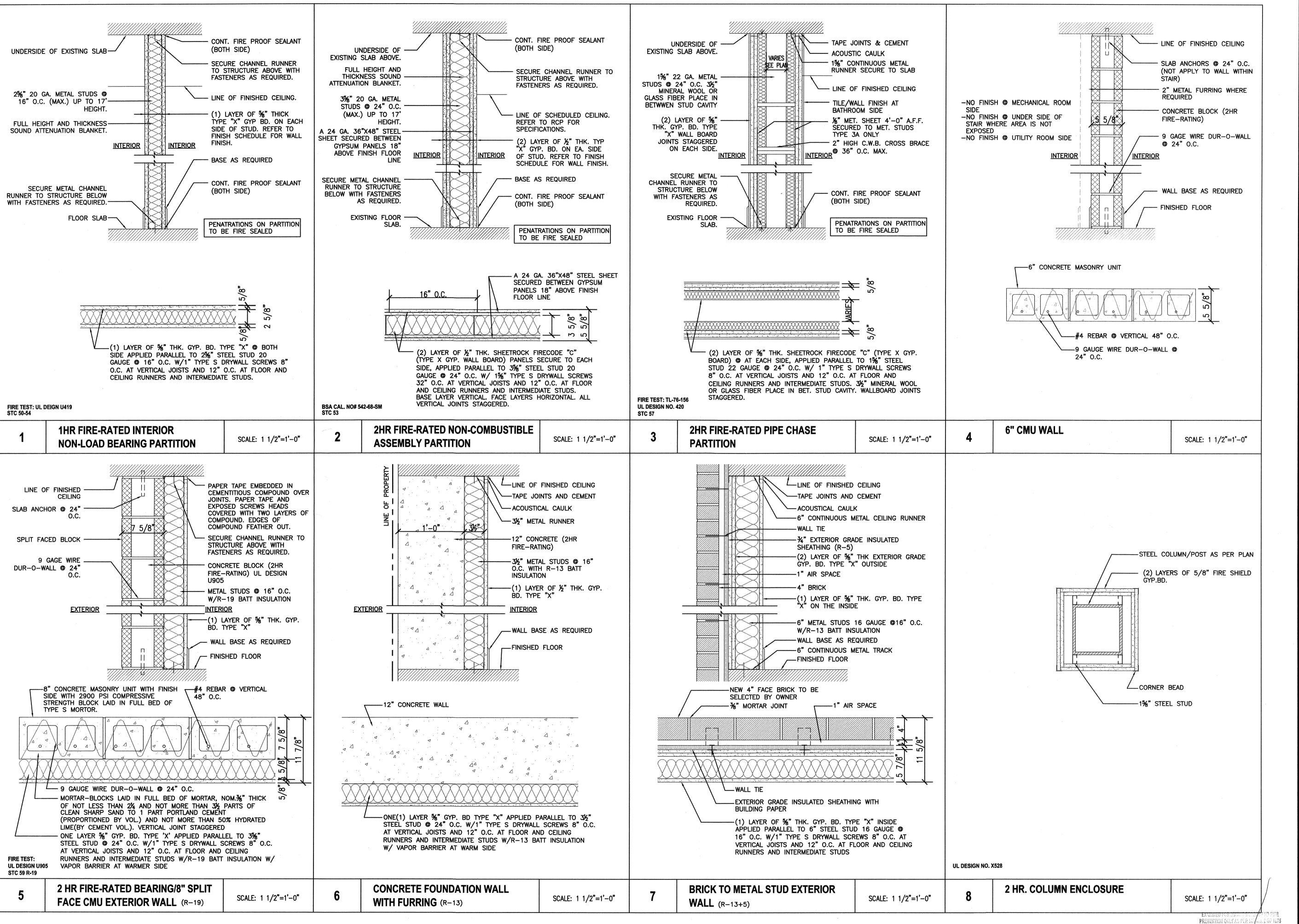
Scan Code ESHS2548433











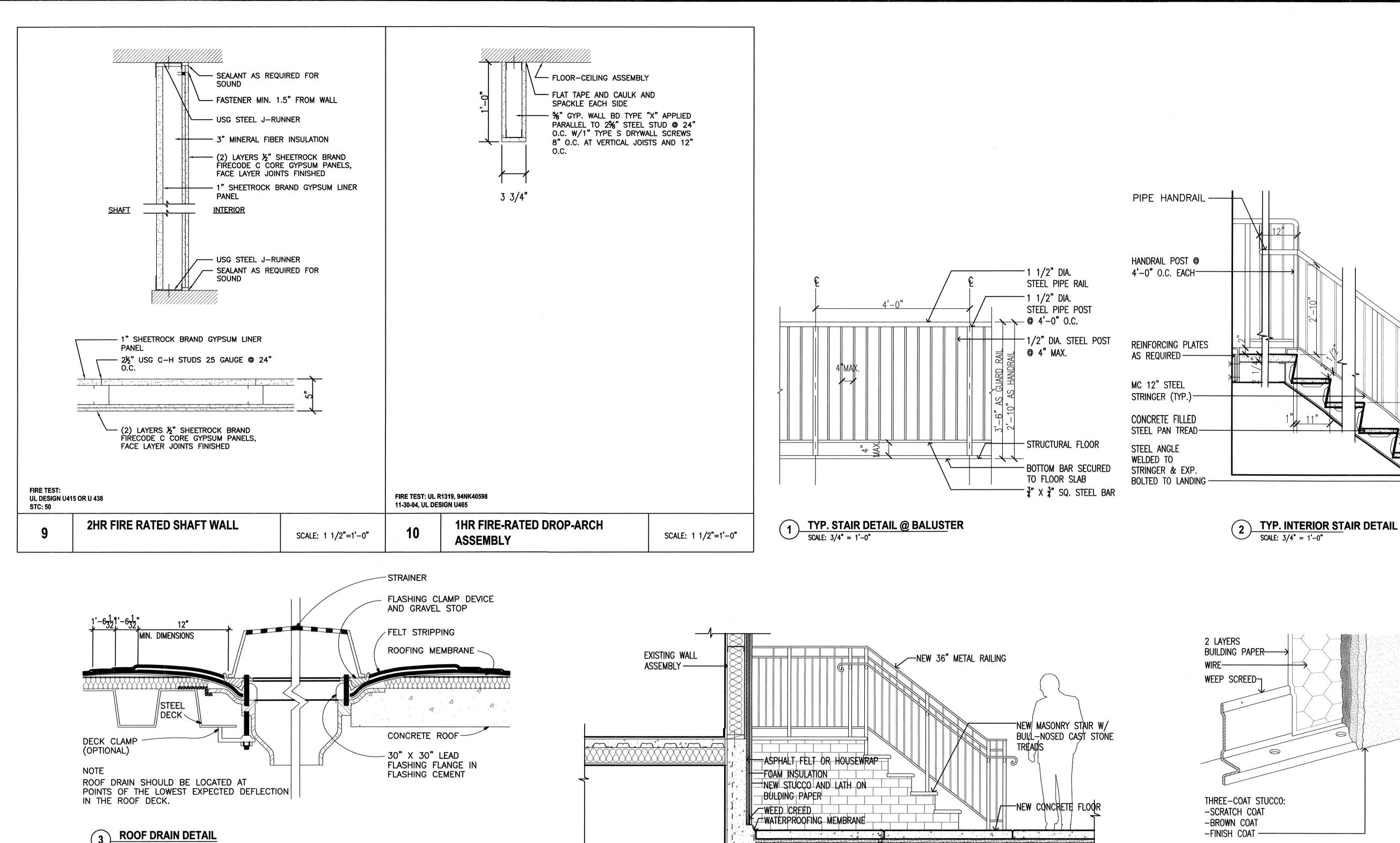
KEY PLAN NORTH GARVEY BLVD. <u>LOCATION OF WORK</u>— 418 LEWIS AVENUE BROOKLYN, NY 11233 BLOCK#: 1679 🛣 LEWIS AVENUE 🖺 ISSUANCE LOG ISSUED TO COPIES 03/05/16 3/EA. OWNER, LL AND DOB FILING 2 11/15/17 3/EA. PER LANDMARK(LPC) COMMENTS REVISION LOG NO. DATE DESCRIPTION ARCHITECT **GMH Architecture PLLC** 572 Fifth Avenue, 3rd Floor New York, NY 10036 PROJECT 418a LEWIS AVENUE BROOKLYN, NY Cellar, 1st, 2nd & 3rd Floor DRAWING TITLE TYPICAL WALL TYPE AND DETAILS SEAL & SIGNATURE PROJECT No.: 1015032 DATE: 02/25/2016 DRAWING BY: TEAM CHK BY: GEORGE H. A-200.00 CADD FILE No .:

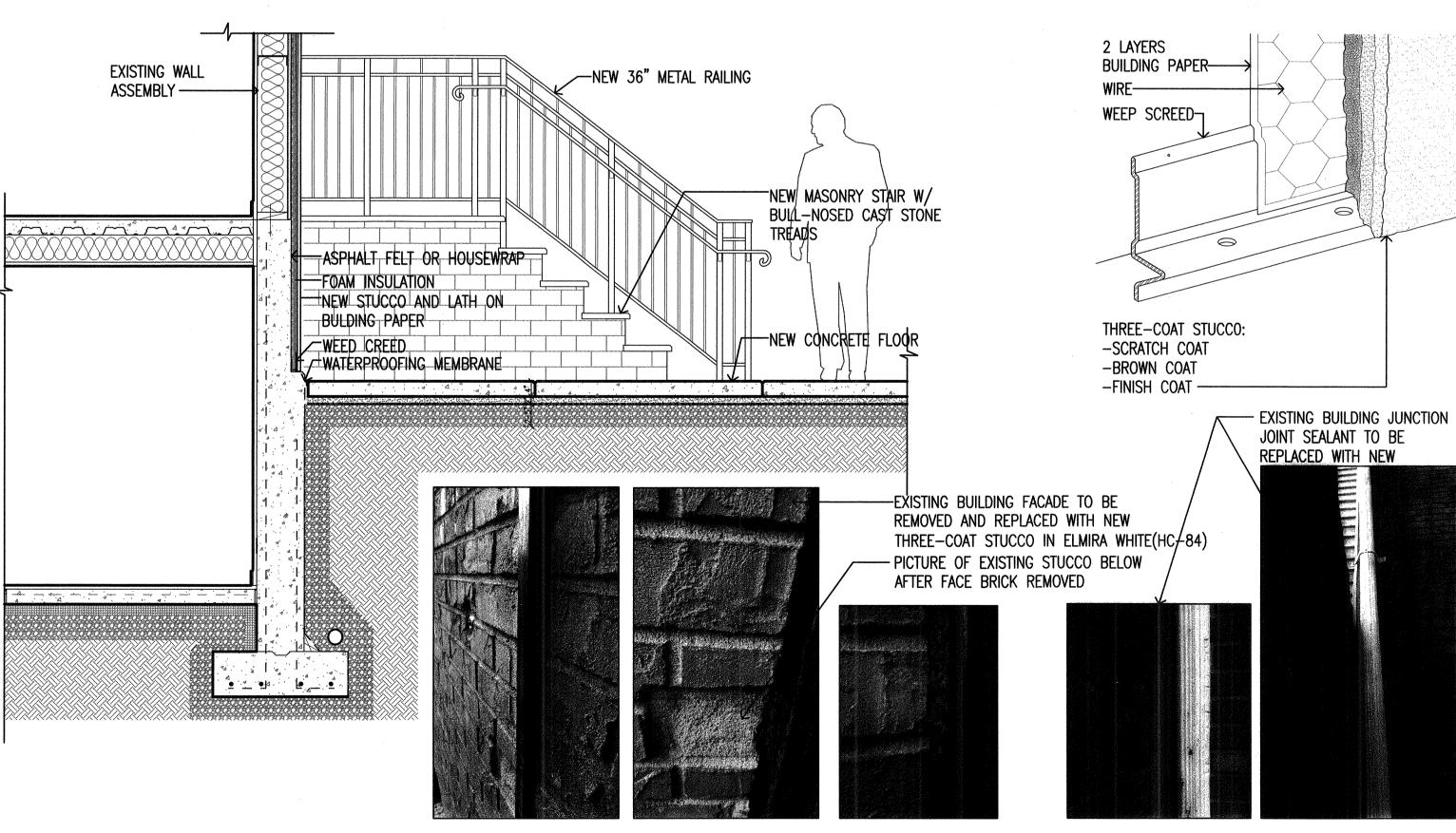
Scan Code ESHS5536504

MAR 29

KRZYSZIC

10 of 15





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 TYPICAL WALL TYPE AND DETAILS PROJECT No.: 1015032 SEAL & SIGNATURE DATE: 02/25/2016 DRAWING BY: TEAM CHK BY: GEORGE H.

KEY PLAN

NORTH

LOCATION OF WORK-418 LEWIS AVENUE BROOKLYN, NY 11233

NO. DATE COPIES

BLOCK#: 1679 LOT#: 037

GARVEY BLVD.

🙎 LEWIS AVENUE 🖹

ISSUED TO

ISSUANCE LOG

1 03/05/16 3/EA. OWNER, LL AND DOB FILING

2 11/15/17 3/EA. PER LANDMARK(LPC) COMMENTS

5 DETAILS AT FRONT STOOP

EXAMINED FOR ZONING EG PREVENTION ONLY AS PER MAR 2 9 2043 KRZYSZIOF/

A-201.00 CADD FILE No .:

11 of 15

DEPT BLDGS Job No. 321376346
Scan Code ESHS1366582

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

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

FRAME WIDTH, TYP. ROUGH OPENING, TYP.

SHINGLES INTEGRAL SKYLIGHT FLASHING

ROOFING FELT

1/4"

FIXED

INSULATING DOUBLE GLAZING

MOUNTING BRACKET, TYP.

# PLUMBING SPECIFICATIONS

. 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. EXAMING 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 BEFERRED 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 COORDINATES 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

a. 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: 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

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.

. THE EXISTING SYSTEMS SHALL BE LEFT PROTECT WORKING ORDER UPON COMPLETION OF WORK.

k. NO EXISTING PIPE SHOULD BE REUSED.

EXPOSED PIPING WILL BE ALLOWED

I. 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

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. a. 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 CONVEMENT 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

1. 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.

2. THE SANITARY SYSTEM SHALL BE PROVIDED IN FULL ACCORDANCE WITH THE GENERAL PROVISION OF SECTION PC301.

3. THE MATERIAL USED IN THE PLUMBING SYSTEM SHALL BE PROVIDED IN FULL ACCORDANCE WITH SECTIONS PC 302 AND PC303 4. EQUIPMENT HOOK-UP AND THE JOINING WILL BE FULL COMPLIANCE WITH SECTIONS

PC605 AND PC705 5. THE INSTALLATION OF FIXTURES WILL BE IN FULL ACCORDANCE WITH PC CHAPTER 4. 6. 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. 8. THE WATER SUPPLY SYSTEMS OF THE SUBJECT BUILDING SHALL BE INSTALLED AND MAINTAINED IN FULL COMPLIANCE WITH PC CHAPTER 6.

9. THE SANITARY DRAINAGE SYSTEM WILL BE SIZED AND INSTALLED IN FULL COMPLIANCE WITH PC CHAPTER 7. 10. 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. 11. THE STORM DRAINAGE SYSTEM AND PIPING WILL BE INSTALLED IN FULL COMPLIANCE

WITH PC CHAPTER 11. 12. GAS PIPING AND EQUIPMENT WILL BE INSTALLED IN FULL COMPLIANCE WITH NEW YORK CITY FUEL GAS CODE.

13. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH REQUIREMENT OF SECTION PC306.

14. RAT PROOFING SHALL BE IN ACCORDANCE WITH SECTION PC304.

15. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED FOR WORKMAN AS PER SECTION

# PIPE SUPPORT NOTES (FGC407)

1. 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.

2. 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

1. 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 ER SECT. 27-345.

2. FIRE STOPPING MAY BE OF COMBUSTIBLE MATERIALS CONSISTING OF WOOD NOT LESS THAN 2" NOMINAL THICKNESS WITH THIGH 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)

3. ALL HOLLOW PARTITIONS AND FURRED OUT SPACES SHALL BE FIRE STOPPED AT EACH FLOOR LEVEL. 4. FIRESTOPS SHALL BE THE FULL THICKNESS OF THE HOLLOW FURRED OUT SPACE AS

PER SEC 27-345(b). 5. 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). 6. 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.

# **GAS NOTES**

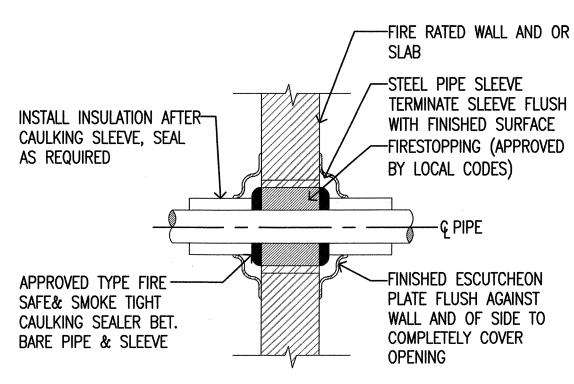
- 1. ALL REQUIREMENTS FOR THE INSTALLATION OF GAS PIPES SHALL BE IN ACCORDANCE WITH 2014 PLUMBING CODE AND ALL AGENCIES HAVING JURISDICTION INCLUDING GAS METER ARRANGEMENT.
- 2. BRANCH SHALL BE TAKEN OFF RISER WITH NOT LESS THAN A2 ELBOW SWING 3. BRANCH OUTLET PIPES SHALL BE TAKEN FROM THE TOP OR SIDE OR HORIZONTAL LINES AND NOT FROM THE BOTTOM PROVIDED STOP COCK OR VALVE FOR EACH GAS BURNING FIXTURE AND EQUIPMENT REQUIRING GAS.
- 4. NO GAS MAINS SHALL BE LESS THAN ¾" PIPE SIZE.

# PIPING SUPPORT INTERVALS

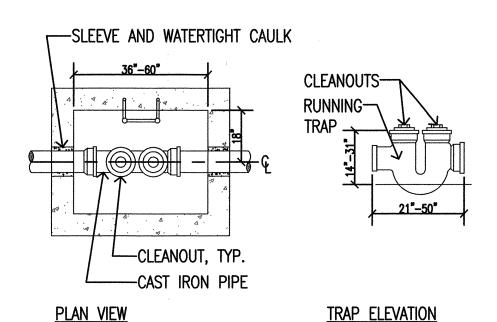
PIPING SHALL BE SUPPORTED AT INTERVALS NOT EXCEEDING THE SPACE SPECIFIED IN TABLE 415.1 OF SECTION FGC 415

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
¾ OR 1	8	% OR ¾	6
1¼ OR LARGER (HORIZONTAL)	10	% OR 1 (HORIZONTAL)	8
1¼ OR LARGER (VERTICAL)	EVERY FLOOR LEVEL	1 OR LARGER (VERTICAL)	EVERY FLOOR LEVEL

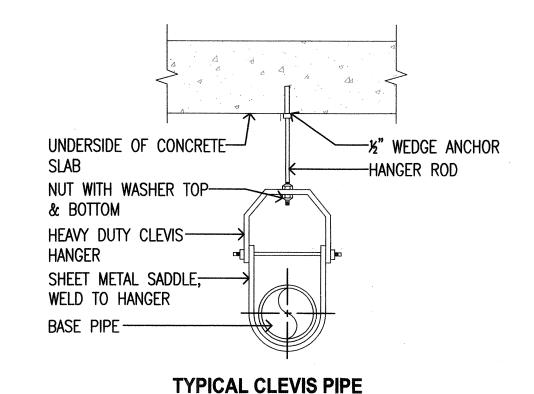
# TYPICAL PLUMBING DETAILS





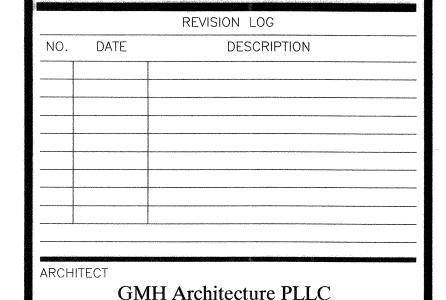






HANGER SUPPORT

SCALE: N.T.S.



572 Fifth Avenue, 3rd Floor New York, NY 10036

PROJECT

NORTH

LOCATION OF WORK-

418 LEWIS AVENUE

BLOCK#: 1679 LOT#: 037

NO. DATE

BROOKLYN, NY 11233

GARVEY BLVD.

LEWIS AVENUE 
 □

ISSUED TO

ISSUANCE LOG

03/05/16 3/EA. OWNER, LL AND DOB FILING

2 11/15/17 3/EA. PER LANDMARK(LPC) COMMENTS

COPIES

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

DRAWING TITLE

PLUMBING NOTES & DETAILS



EXAMINED FOR CONCLINE EGRESS AND

MAR 2 9 2010

KRZYSZIOF BAAD

PREVENTION ONLY AS PER FIRE

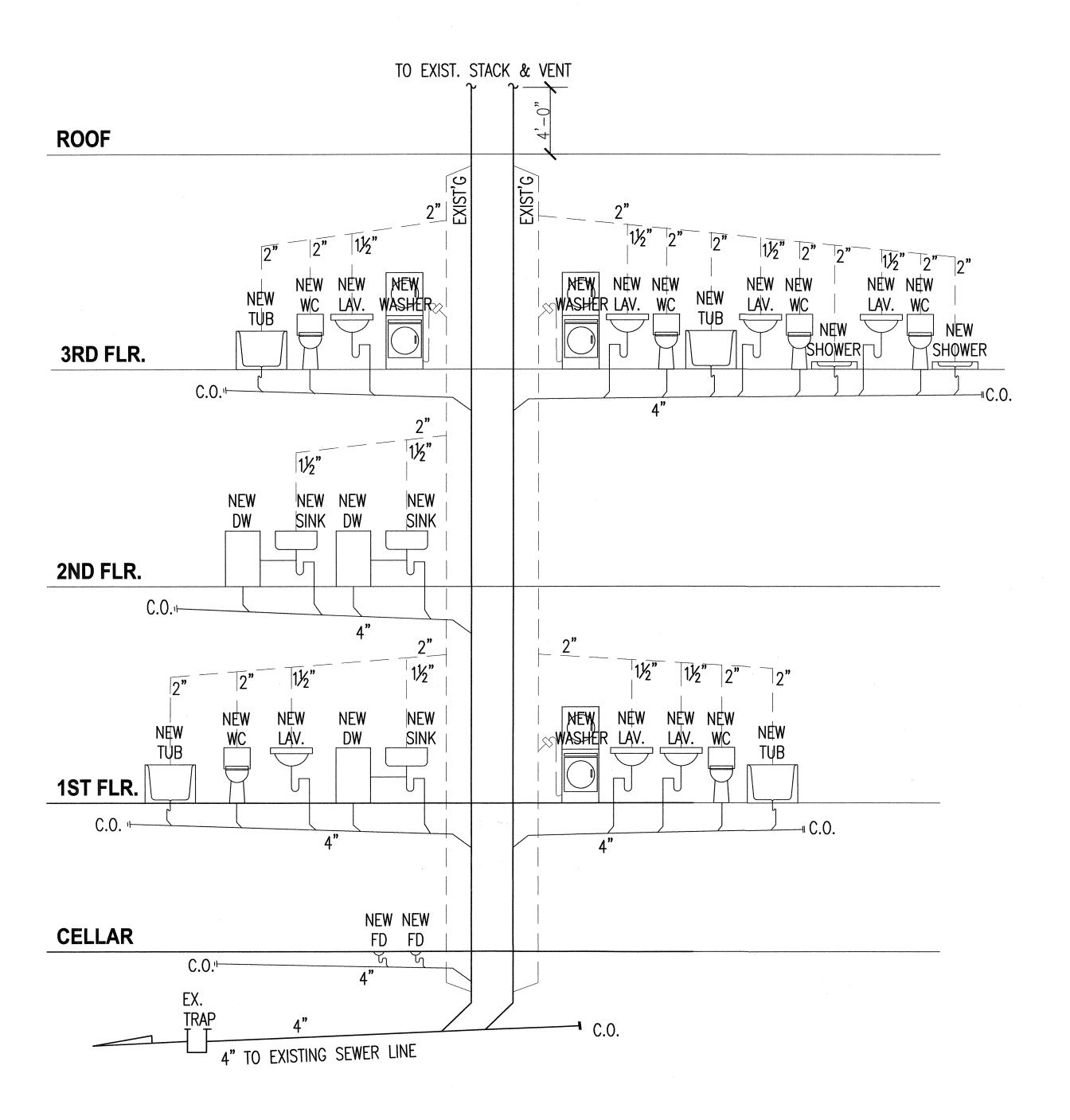
DATE: 02/25/2016 DRAWING BY: TEAM CHK BY: GEORGE H. DWG No.: P-001.00

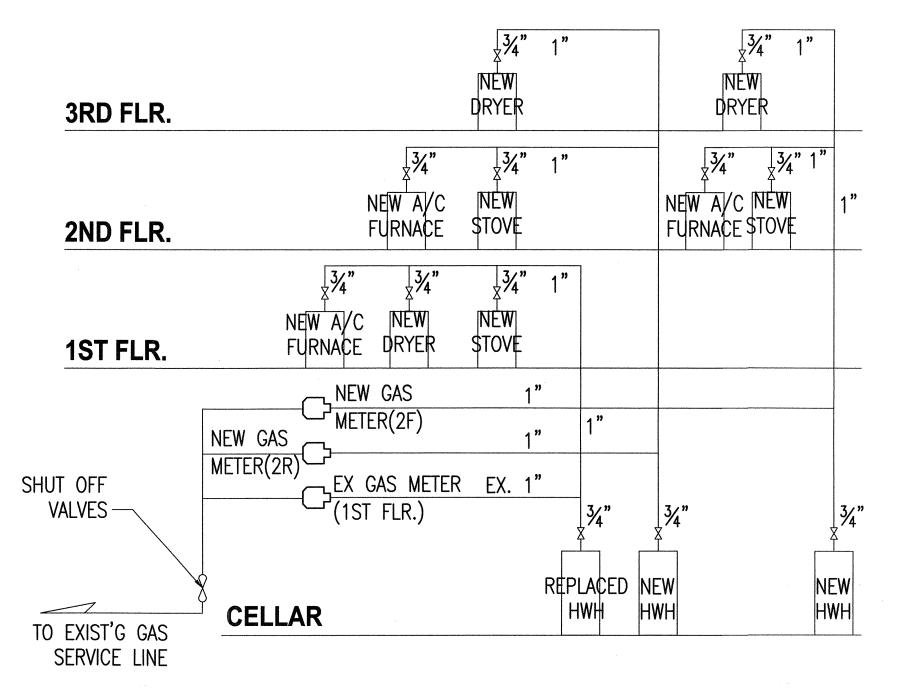
PROJECT No.: 1015032

Scan Code ESHS8832812

12 of 15

CADD FILE No .:





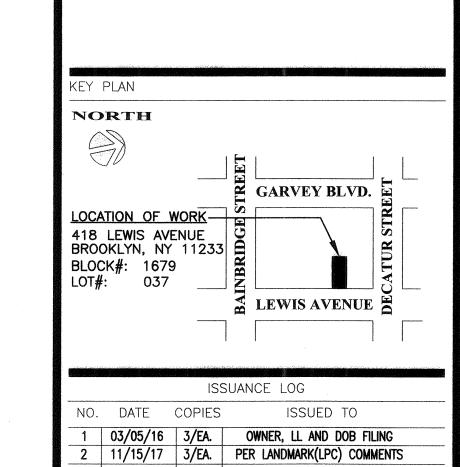
NOTE:THIS DRAWING IS FOR GENERAL DESIGN ONLY. NEW YORK CITY LICENSED MASTER PLUMBER TO FOLLOW ALL CODES AND COORDINATE WITH ALL UTILITY COMPANY RULES.

# PLUMBING RISER DIAGRAM

SCALE: N.T.S.

GAS RISER DIAGRAM

SCALE: N.T.S.



		DEVICION LOC	
N.C	DATE	REVISION LOG	
NO.	DATE	DESCRIPTION	

ARCHITECT

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

PROJEC

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

DRAWING TITLE

PLUMBING RISER AND GAS RISER DIAGRAM

WO. 03484-10 OF NEW PROJECT No.: 1015032

DATE: 02/25/2016

DRAWING BY: TEAM

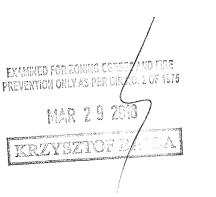
CHK BY: GEORGE H.

P-100.00

13 OF 15

DEPT BLDGS Job No. 321376346

Scan Code ESHS3089533



# **MECHANICAL NOTES**

2014 - NYC BUILDING CODE

ALL WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE BUILDING CODE, CITY OF NEW YORK, EFFECTIVE JULY 1, 2008 AND ALL AMENDMENTS AND RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS TO DATE. INSPECTIONS AND SIGN-OFF OF COMPLETED WORK SHALL BE MADE AS PER ARTICLE 28-116 OF THE GENERAL ADMINISTRATIVE PROVISIONS.

1. THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED BY THE NYC BUILDING CODE FOR HVAC

A. MECHANICAL SYSTEMS — BC 1704.15 B. MECHANICAL AND ELECTRICAL COMPONENTS — 1707.7

2. THE FOLLOWING PERIODIC SPECIAL INSPECTIONS ARE REQUIRED BY THE NYC BUILDING CODE FOR HVAC SYSTEMS:

> A. FIRE DAMPERS - BC 109.3.4 B. ENERGY CODE COMPLIANCE - BC 109.3.5 ii

C. ENERGY CODE COMPLIANCE — BC 109.3.5

3. TESTS OF MECHANICAL SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION MC 107 AND THE FOLLOWING SECTIONS OF THE NEW YORK CITY MECHANICAL CODE:

A. VENTILATION SYSTEM BALANCING 403.3.4

B. VENTILATION SYSTEM SERVING COMMERCIAL COOKING APPLIANCES — MC 507.16

4. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A PROFESSIONAL ENGINEER TO PROVIDE THE REQUIRED SPECIAL INSPECTIONS AND TESTS

A. UPON COMPLETION OF THE VENTILATION SYSTEM:

1) A TEST SHALL BE CONDUCTED IN THE PRESENCE OF AND UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER QUALIFIED TO CONDUCT SUCH TESTS. THE TESTS SHALL SHOW COMPLIANCE WITH THE CODE REQUIREMENTS FOR VENTILATION AND THE PROPER FUNCTIONING OF ALL SMOKE DETECTION, FIRE PROTECTION AND OPERATING DEVICES BEFORE THE SYSTEM IS APPROVED.

2) THE LICENSED PROFESSIONAL ENGINEER WHO CONDUCTS THE TESTS SHOULD FILE A CERTIFICATE AS TO WHETHER THE SYSTEM COMPLIES WITH THE APPLICABLE LAWS. THEY SHALL ALSO FILE WITH THIS CERTIFICATION A REPORT OF THE TEST. THE TEST AND REPORT SHALL BE MADE IN A MANNER SATISFACTORY TO THE OWNER.

5. THE FOLLOWING WORK ITEMS, COMPONENTS, MATERIALS, CAPACITIES, ETC. SHALL COMPLY WITH THE REFERENCED CODE OR STANDARD.

A. STANDARDS OF HEATING — MC 309.1

B. NOISE CONTROL - MC 926

C. DUCT CONSTRUCTION, SUPPORT - MC 603

D. AIR INTAKES, EXHAUSTS AND RELIES — MC 401.5

E. AIR FILTERS - MC 605

F. FIRE DAMPERS AND SMOKE DAMPERS AND SMOKE DETECTORS - MC 607 G. MANUAL AND AUTOMATIC. FIRE AND SMOKE CONTROLS FOR AIR DISTRIBUTION

SYSTEMS - MC 513 H. PIPING AND INSULATION - MC 1201

1. GAS FIRED EQUIPMENT - FUEL GAS CODE

6. MINIMUM TEMPERATURE TO BE MAINTAINED IN OCCUPIED SPACES DURING HEATING SEASON: 68 DEG F

7. VENTILATION FOR ALL AREAS SHALL COMPLY WITH MC 401.

8. A STATEMENT SHALL BE FILED BY THE OWNER OR TENANT IN POSSESSION THAT THE VENTILATION SYSTEM WILL BE KEPT IN CONTINUOUS OPERATION AT ALL TIMES DURING THE NORMAL OCCUPANCY OF THE STRUCTURE AS REQUIRED BY CODE MC 403.3

9. ALL FIRE DAMPERS SHALL BE ACCEPTED FOR USE BY THE NEW YORK CITY DEPARTMENT OF BUILDINGS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH UL 555. STANDARD FOR FIRE DAMPERS AND CEILING DAMPERS.

10. COMBINATION FIRE/SMOKE DAMPERS AND SMOKE DAMPERS SHALL BE ACCEPTED FOR USE BY THE NEW YORK CITY DEPARTMENT OF BUILDINGS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH UL 555S.

11. SMOKE DETECTORS, COMBINATION FIRE/SMOKE DAMPERS AND SMOKE DAMPERS SHALL BE INSTALLED AS REQUIRED TO CLOSE DAMPERS AND AUTOMATICALLY STOP THE FAN - MC 606

12. REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED FIRE RATED WALL AND SMOKE WALL CONSTRUCTION AND LOCATION.

13. THESE PLANS ARE APPROVED ONLY FOR THE WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

14. TO THE BEST OF THE APPLICANT'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT. THESE PLANS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

15. TESTS OF SOUND POWER LEVEL OF MECHANICAL EQUIPMENT SHALL BE CONDUCTED AND RESULTS SUBMITTED WHERE WINDOWS OF A DWELLING UNIT ARE WITHIN 100 FEET OF EQUIPMENT. THE SOUND PRESSURE LEVEL SHALL NOT EXCEED THE LEVELS GIVEN IN MC 926.

KITCHEN EXHAUST DUCTWORK

A. ALL KITCHEN COOKING EQUIPMENT EXHAUST DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

GAUGE DUCT AREA UP TO 1.0 SQ. FT. NO. 16 NO. 14 UP TO 1.4 SQ. FT. UP TO 1.7 SQ. FT. NO. 12 NO. 10 1.8 SQ. FT. AND LARGER

B. KITCHEN EXHAUST DUCTWORK SHALL BE SIZED AT A MINIMUM VELOCITY OF 1800 FPM AND SHALL NOT EXCEED A VELOCITY OF 2200 FPM AS PER NEPA.

C. DUCTS SHALL HAVE WELDED SEAMS IN ACCORDANCE WITH SMACNA GUIDELINES FOR WELDING SHEET METAL AND 2" X 2" X 1.4" MATCHED ANGLE IRON JOINT CONNECTIONS. ALL JOINTS SHALL BE GROUND SMOOTH, FITTED WELDED TO MAKE CONNECTIONS GREASE-PROOF AND AIRTIGHT. THE EXTERIOR OF ALL KITCHEN COOKING EQUIPMENT VENTILATION

DUCTS SHALL HAVE WELDED 1-1/2" X 1-1/2" X 1/8" ANGLES, PUNCHED FOR SECURING BLOCK INSULATION. PROVIDE 18" X 18" ACCESS DOORS ON SIDE OF HORIZANTAL DUCT AT 15 FT. SPACING AND EVERY CHANGE IN DIRECTION ON BOTH SIDES OF DUCTS SHALL BE PITCHED BACK TO HOODS 1/4" PER FOOT OR MAXIMUM PITCH ATAINABLE, PROVIDE RESIDUE TRAP AND CLEAN-OUT PROVISIONS AT BASE OF EACH VERTICAL RISERS. ALL 90 DEG. TURNS SHALL BE MADE WITH 5-PIECE MINIMUM METERETED ELBOWS AND ALL 45 DEG. TURNS WITH 3-PIECE MINIMUM METERED ELBOWS. CLEAN-OUT DOORS SHALL BE OF THE PAN TYPE, 2" THICK WITH CALCIUM SILICATE WITHIN THE DOOR. ALL VERTICAL DUCTS SHALL BE SUPPORTED AT EVERY

FLOOR WITH 2' X 2" X 1/4" STEEL ANGLES FASTENED TO THE TOP OF EACH FLOOR SLAB. D. BRANCH CONNECTIONS TO HOOD EXHAUST DUCT SHALL BE MADE IN EITHER THE TIP OR SIDES OF THE MAIN DUCT IN A MANNER TO PREVENT GREASE FROM FLOWING INTO THE BRANCH DUCT.

E. AN AUTOMATIC MOTORIZED FIRE DAMPER OF THE SAME GAUGE AS THE HOOD EXHAUST DUCT SHALL BE LOCATED AT THE POINT OF CONNECTION OF THE BRANCH DUCT TO THE HOOD EXHAUST DUCT.

F. ALL REGISTERED CONNECTED TO EXHAUST BRANCH SHALL HAVE FUSIBLE LINK DAMPERS.

G. FLEXIBLE CONNECTIONS AT EXHAUST FANS SHALL BE MADE OF NON-COMBUSTIBLE MATERIAL, THAT HAS A MINERAL BASE AND CANNOT BE PENETRATED BY GREASE.

H. KITCHEN EXHAUST DUCTWORK SHALL BE INSULATED WITH 2 INCH THICK, 12 LB/CU FT. DENSITY MOLDED HYDROUS CALCIUM SILICATE WITH A MAXIMUM K FACTOR OF 0.24 AT 175 DEG. F MEAN TEMPERATURE.

I. INSULATION SHALL BE SECURELY WIRED IN PLACE WITH COPPER CLAD WIRE OR GALVANIZED STEEL BANDS 1/2" X 1/64" ON 12" CENTERS.

J. ALL JOINTS AND VOIDS IN THE INSULATION SHALL BE FILLED AND POINTED WITH MINERAL WOOL CEMENT.

K. OVER THE ENTIRE INSULATION APPLY 1" GALVANIZED WIRE NETTING SECURED TO THE BANDS OR WIRES AND PULLED DOWN TIGHT. THEN APPLY 1 COAT OF INSULATION AND FINISHING CEMENT TROWELED TO A SMOOTH FINISH.

L. EXPOSED EQUIPMENT SHALL BE FINISHED BY EMBEDDING OPEN WEAVE GLASS FABRIC (20' X 20") INTO WET COATING OF LAGGING ADHESIVE. OVERLAPPING ALL SEAMS 2". A FINISHED COAT OF LAGGING ADHESIVE SHALL THEN BE APPLIED.

**HVAC DRAWING NOTES:** 

A. GENERAL

1. CONTRACTOR WILL BE HELD RESPONSIBLE TO HAVE VISITED AND EXAMINED THE PREMISES PRIOR TO SUBMITTING HIS PROPOSAL IN ORDER TO UNDERSTAND THE EXISTING CONDITIONS RELATED TO HIS WORK.

2. MATERIALS, DOCUMENTATION AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH BUILDING STANDARDS, LOCAL CODES AND AS SPECIFIED.

3. DUCTWORK SHOWN IS DIAGRAMMATIC AND DOES NOT SHOW ALL OFFSETS, DROPS AND RISERS OF RUNS. CONTRACTOR SHALL ALLOW IN HIS PRICE THE ROUTING OF DUCTWORK AND PIPING TO AVOID OBSTRUCTIONS. EXACT RELOCATIONS ARE SUBJECT TO APPROVAL.

4. REMOVAL AND RELOCATION OF CERTAIN EXISTING WORK WILL BE NECESSARY FOR THE PERFORMANCE OF THE WORK. EXISTING CONDITIONS ARE NOT COMPLETELY DETAILED ON THE DRAWINGS. CONTRACTOR SHALL SURVEY THE SITE AND INCLUDE ALLOWANCE FOR SUCH REMOVALS AND RELOCATIONS.

5. DISCONNECT, REMOVE AND/OR RELOCATE EXISTING MATERIALS, EQUIPMENT AND OTHER WORK AS NOTED OR REQUIRED FOR PROPER INSTALLATION OF NEW WORK.

6. FIREPROOFING AND INSULATION DISTURBED BY NEW CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.

7. SUPPORT ALL DUCTWORK FROM BUILDING STRUCTURE AND/OR FRAMING IN AN APPROVED MANNER. WHERE OVERHEAD CONSTRUCTION DOES NOT PERMIT FASTENING OR SUPPORTS FOR EQUIPMENT. FURNISH ADDITIONAL FRAMING.

8. SEAL OPENINGS AROUND DUCTS THROUGH PARTITIONS, WALLS AND FLOORS WITH MINERAL WOOL OR OTHER NON-COMBUSTIBLE MATERIAL.

9. EXACT LOCATIONS OF ALL WALL MOUNTED THERMOSTATS, SWITCHES, PANELS, ETC., SHALL BE SUBJECT TO ARCHITECT'S APPROVAL.

10. CONTRACTOR SHALL BALANCE ENTIRE SYSTEM TO CONFORM TO NEW AIR QUANTITIES SHOWN.

11. DUCTWORK SHALL CONFORM TO SMACNA STANDARDS EXCEPT A SNAP LOCK SEAM SHALL NOT BE PERMITTED AS A SUBSTITUTE FOR THE PITTSBURGH LOCK AT CORNERS OF DUCTS. DUCT LEAKAGE NOT TO EXCEED 5%.

12. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLED INSPECTION AS PART OF THIS CONTRACT. MECHANICAL CONTRACTOR SHALL PROVIDE THE NAME OF A LICENSED PROFESSIONAL ENGINEER TO ARCHITECT WHEN AWARDED CONTRACT.

B. EQUIPMENT

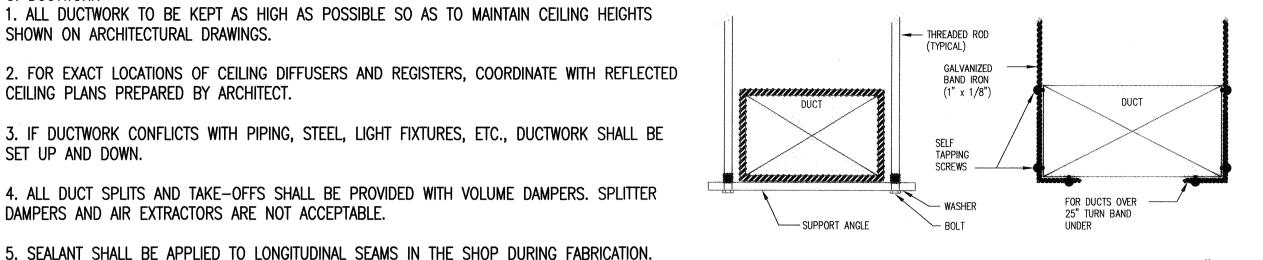
1. INVESTIGATE PATH THROUGH WHICH EQUIPMENT WILL BE MOVED. EQUIPMENT SHALL BE BROKEN DOWN IN SECTIONS AS NEEDED FOR MOVING THROUGH BUILDING SPACES.

2. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN FULL COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

3. INSTALL EQUIPMENT AS TO BE READILY ACCESSIBLE FOR OPERATION. MAINTENANCE AND REPAIR. MINOR DEVIATIONS FROM DRAWINGS MAY BE REQUIRED TO ACCOMPLISH THIS.

4. CHANGES IN ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING REQUIREMENTS FOR SUBSTITUTED EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE BIDDER WISHING TO MAKE THE SUBSTITUTION. THIS SHALL INCLUDE THE COST OF ANY REDESIGN BY THE EFFECTED DESIGNERS. ANY ADDITIONAL COST INCURRED BY THE EFFECTED SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR AND NOT THE OWNER.

# TYPICAL HANGING DETAILS



FOR 30" OR WIDER

OPTIONAL FOR 30"
OR SMALLER

# METHOD OF HANGING DUCTWORK

	CONTRACTOR STORY STORY STORY		
DUCT WIDTH	ROD DIAMETER	SUPPORT ANGLE OR EQUIVALENT CHANNEL	MAXIMUM SPACING
25" TO 30"	3/8"	1 1/2" x 1 1/2" x 1/8"	8'-0" O.C.
31" TO 42"	3/8"	1 1/2" x 1 1/2" x 1/8"	6'-0" O.C.
42" TO 60"	1/2"	1 1/2" x 1 1/2" x 1/8"	6'-0" O.C.
61" TO 82"	1/2"	2" × 2" × 1/4"	4'-0" O.C.

							garan in the second of the sec		
AN SCHEDULE									
NIT NO. ROOM SERVED			ELEC.	DATA	DIMENSIONS	OPERATING	MANUFACTURER	MODEL	REMARKS
	(CFM)	(IN W.G.)	HP/W	VOLT	(LXWXH in)	WEIGHT (lb)			
							6		
TOILET EXHAUST FAN	75	0.75	1/4	120			GREENHECK		
TOILET EXHAUST FAN	75	0.75	1/4	120			GREENHECK		
TOILET EXHAUST FAN	75	0.75	1/4	120			GREENHECK		
TOILET EXHAUST FAN	75	0.75	1/4	120			GREENHECK		
TOILET EXHAUST FAN	75	0.75	1/4	120			GREENHECK		
							,		
	TOILET EXHAUST FAN TOILET EXHAUST FAN TOILET EXHAUST FAN TOILET EXHAUST FAN	ROOM SERVED AIR FLOW (CFM)  TOILET EXHAUST FAN 75 TOILET EXHAUST FAN 75 TOILET EXHAUST FAN 75 TOILET EXHAUST FAN 75	ROOM SERVED AIR FLOW (CFM) STATIC PRESSURE (IN W.G.)  TOILET EXHAUST FAN 75 0.75  TOILET EXHAUST FAN 75 0.75  TOILET EXHAUST FAN 75 0.75  TOILET EXHAUST FAN 75 0.75	ROOM SERVED         AIR FLOW (CFM)         STATIC PRESSURE (IN W.G.)         ELEC. HP/W           TOILET EXHAUST FAN 75         0.75         1/4           TOILET EXHAUST FAN 75         0.75         1/4	ROOM SERVED         AIR FLOW (CFM)         STATIC PRESSURE (IN W.G.)         ELEC. DATA HP/W           TOILET EXHAUST FAN 75         0.75         1/4 120           TOILET EXHAUST FAN 75         0.75         1/4 120	ROOM SERVED         AIR FLOW (CFM)         STATIC PRESSURE (IN W.G.)         ELEC. DATA HP/W         DIMENSIONS (LXWXH in)           TOILET EXHAUST FAN 75         0.75         1/4 120           TOILET EXHAUST FAN 75         0.75         1/4 120	ROOM SERVED	ROOM SERVED  AIR FLOW (CFM)  AIR FLOW (IN W.G.)  A	ROOM SERVED

C. DUCTWORK

SET UP AND DOWN.

OUTLETS.

SHOWN ON ARCHITECTURAL DRAWINGS.

CEILING PLANS PREPARED BY ARCHITECT.

DAMPERS AND AIR EXTRACTORS ARE NOT ACCEPTABLE.

ELBOWS WITHOUT TURNING VANES ARE NOT ACCEPTABLE.

10. ACCESS IS REQUIRED BELOW ALL DAMPERS.

D. RECORD DRAWINGS AND SUBMISSIONS

OUTLET OR INLET IN ORDER TO REDUCE NOISE AND TURBULENCE.

12. PROVIDE SLOPED PANS AND DRAIN PLUGS AT ALL PLENUMS.

1. PROVIDE TO LANDLORD/CLIENT, RECORD COPIES OF THE FOLLOWING:

a) BUILDING DEPARTMENT FILING DOCUMENTS

e) OPERATING AND MAINTENANCE MANUALS

b) CONTROLLED INSPECTIONS

c) AS-BUILT DRAWINGS

d) AIR BALANCE REPORTS

f) EQUIPMENT USE PERMITS

FIELD APPLY SEALANT TO TRANSVERSE SEAMS AND CONNECTIONS TO BRANCH WORK AND AIR

8. VOLUME DAMPERS IN BRANCH DUCTS SHALL BE LOCATED AS FAR AS POSSIBLE FROM AIR

9. CHECK AND SET FIRE DAMPERS OPEN AND REPLACE ANY DEFFECTIVE FUSIBLE LINKS.

11. PROVIDE WIRE MESH SCREENS AT ALL OPEN END DUCTS AND TRANSFER SLEEVES.

13. ALL NEW DUCTWORK TO BE INSULATED WITH 1-1/2" THICKNESS OF INSULATION.

14. IN ALL FULL HEIGHT PARTITIONS, PROVIDE A RETURN AIR OPENINGS WITH SHEETMETAL

OPENINGS SHALL BE A MINIMUM OF ONE (1) SQUARE FEET UNLESS OTHERWISE NOTED

SLEEVES EQUAL TO ONE (1) SQUARE FEET PER 250 CFM OF SUPPLY AIR. ALL RETURN AIR

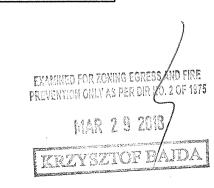
7. ALL ACTIVE OPEN END DUCTWORK SHALL BE PROVIDED WITH WIRE MESH SCREEN.

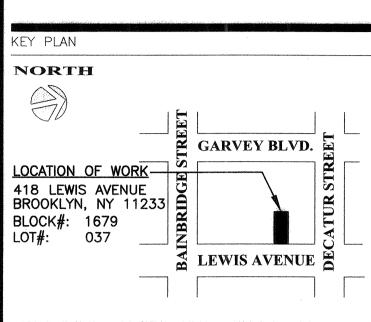
6. RADIUS ELBOWS SHALL BE USED IN ALL DUCT OFFSETS (HORIZONTAL OR VERTICAL). MITERED

I. EXHAUST FAN SHOULD BE PROVIDED WITH A VARIABLE SPEED SWITCH. ALL DEVICES TO BE WIRED BY ELECTRICAL CONTRACTOR. 12. ALL EXHAUST FANS SHOULD BE PROVIDED WITH BACKDRAFT DAMPERS.

WATER COOLED AIR CONDITIONING UNIT											
UNIT NO.	SERVICE	NOMINAL	TOTAL	EVAP	ORATOR [	DATA		ELECTRIC DATA		MANUFACTURER	MODEL #
		(IN TONS)	CAPACITY (BTUH)			EXTERNAL STATIC PRESSURE(W.C.)	ENTERING AIR DB(°F) WB(°F)	VOLT/ PHASE/ HERTZ			
\C−1	SEE PLAN	Complete								LUXAIRE	TCHD36S41S3
\C-2	SEE PLAN									LUXAIRE	TCHD36S41S3
AC-3	SEE PLAN									LUXAIRE	TCHD36S41S3
NOTES:						•					

. EXHAUST FAN SHOULD BE PROVIDED WITH A VARIABLE SPEED SWITCH. ALL DEVICES TO BE WIRED BY ELECTRICAL CONTRACTOR. ALL EXHAUST FANS SHOULD BE PROVIDED WITH BACKDRAFT DAMPERS.





	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
ARCHI	GM 572 I	IH Architecture PLLC Fifth Avenue, 3rd Floor Iew York, NY 10036
PROJE	CT	

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

DRAWING TITLE MECHANICAL NOTES

SEAL & SIGNATURE

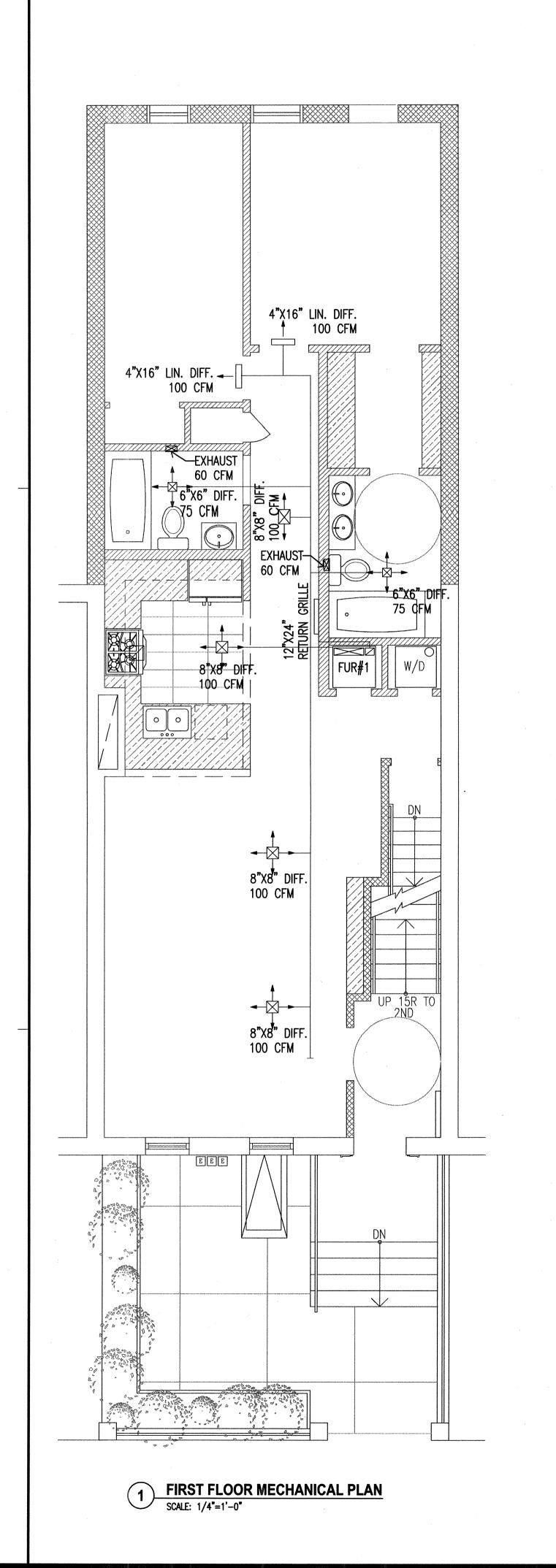


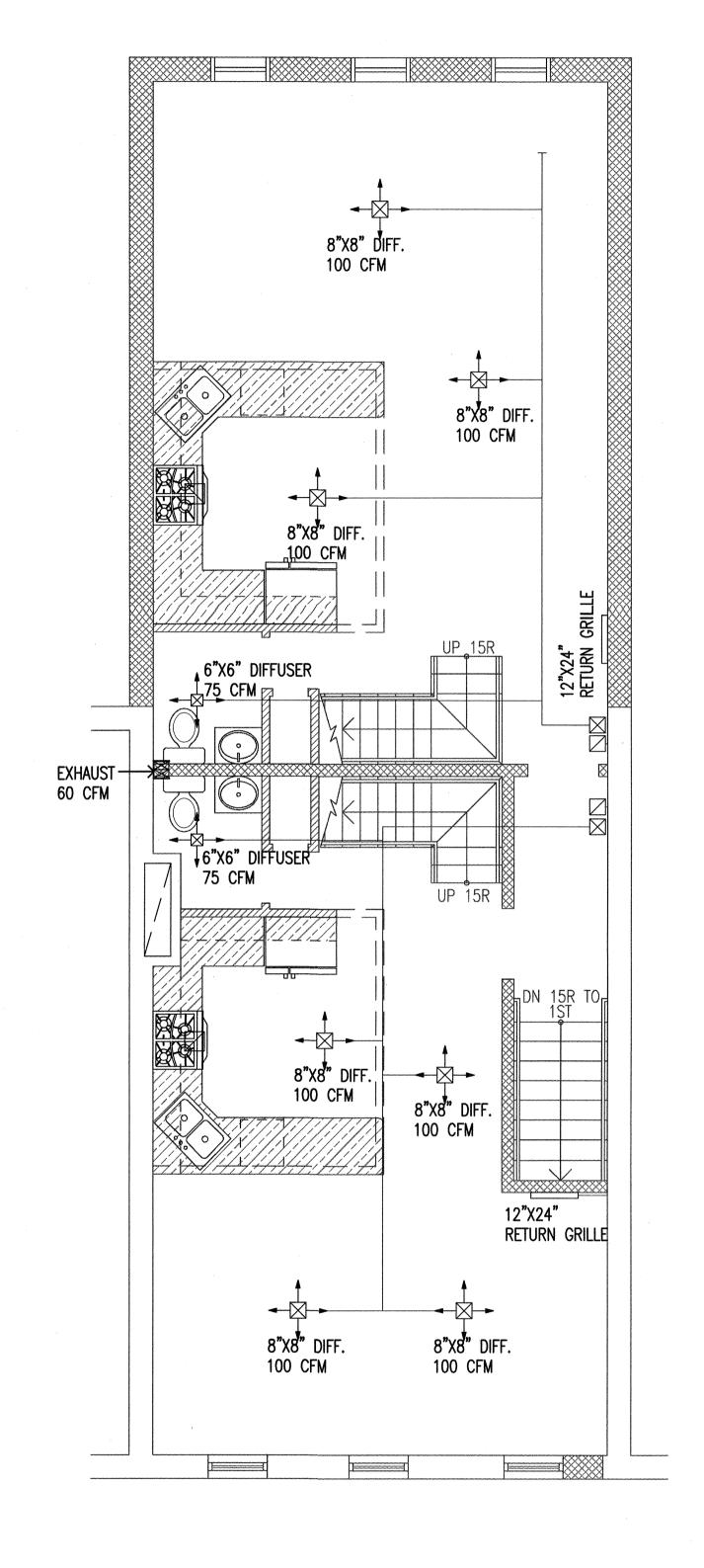
PROJECT No.: 1015032 DATE: 02/25/2016 DRAWING BY: TEAM CHK BY: GEORGE H. DWG No.: M-001.00

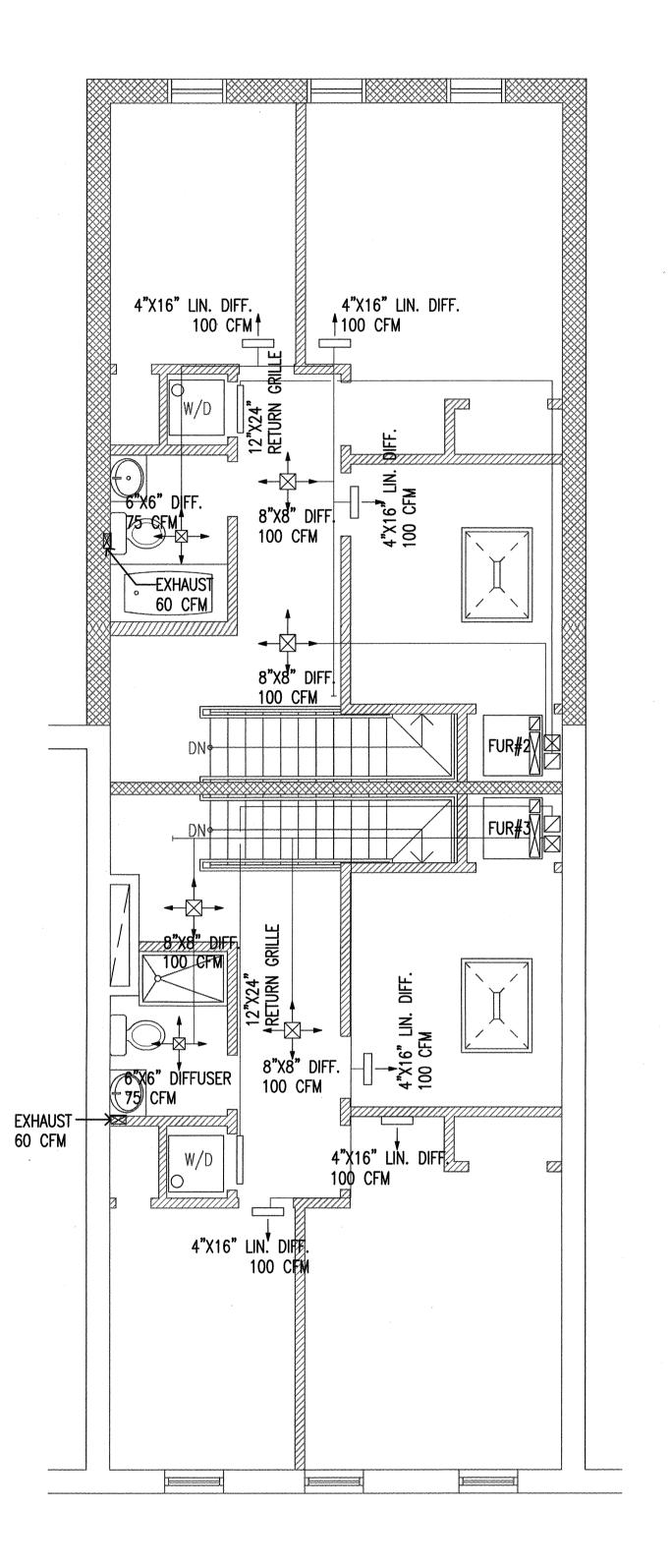
CADD FILE No .:

DEPT BLDGS Job No. 321376346 Scan Code ESHS9338935

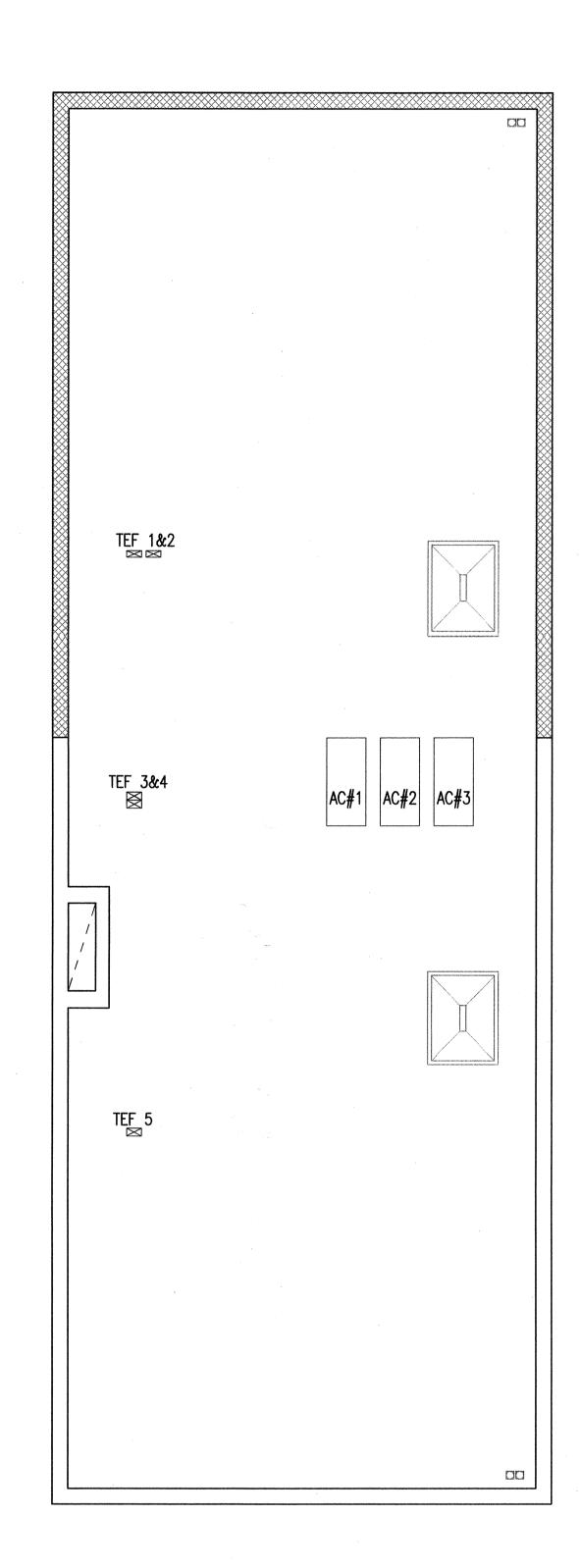
14 of 15







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) EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY AS PER DIR NO 2 OF 1975 INSIDE FURNACE UNITS: (3)
-LUXAIRE, MODEL# TG8S060A12MP11
-60000 BTU/H INPUT
-80% AFUE KRZYSZ

LOCATION OF 418 LEWIS A BROOKLYN, N BLOCK#: 16 LOT#: 03	VENUE NY 11233 79	GARVEY BLVD.  LEWIS AVENUE				
	ISSUA	ANCE LOG				
NO. DATE  1 03/05/10 2 11/15/13		ISSUED TO  OWNER, LL AND DOB FILI ER LANDMARK(LPC) COMM				
NO. DATE	REVIS	SION LOG  DESCRIPTION				
NO. DATE		DESCRIPTION				
	2 Fifth Av	itecture PLLC enue, 3rd Floor k, NY 10036				
	BROO	VIS AVENUE KLYN, NY 2nd & 3rd Floor				
DRAWING TITL		ICAL PLANS				
SEAL & SIGN	ATURE ATURE	PROJECT No.: 101  DATE: 02/25/201  DRAWING BY: TEAM  CHK BY: GEORGE				

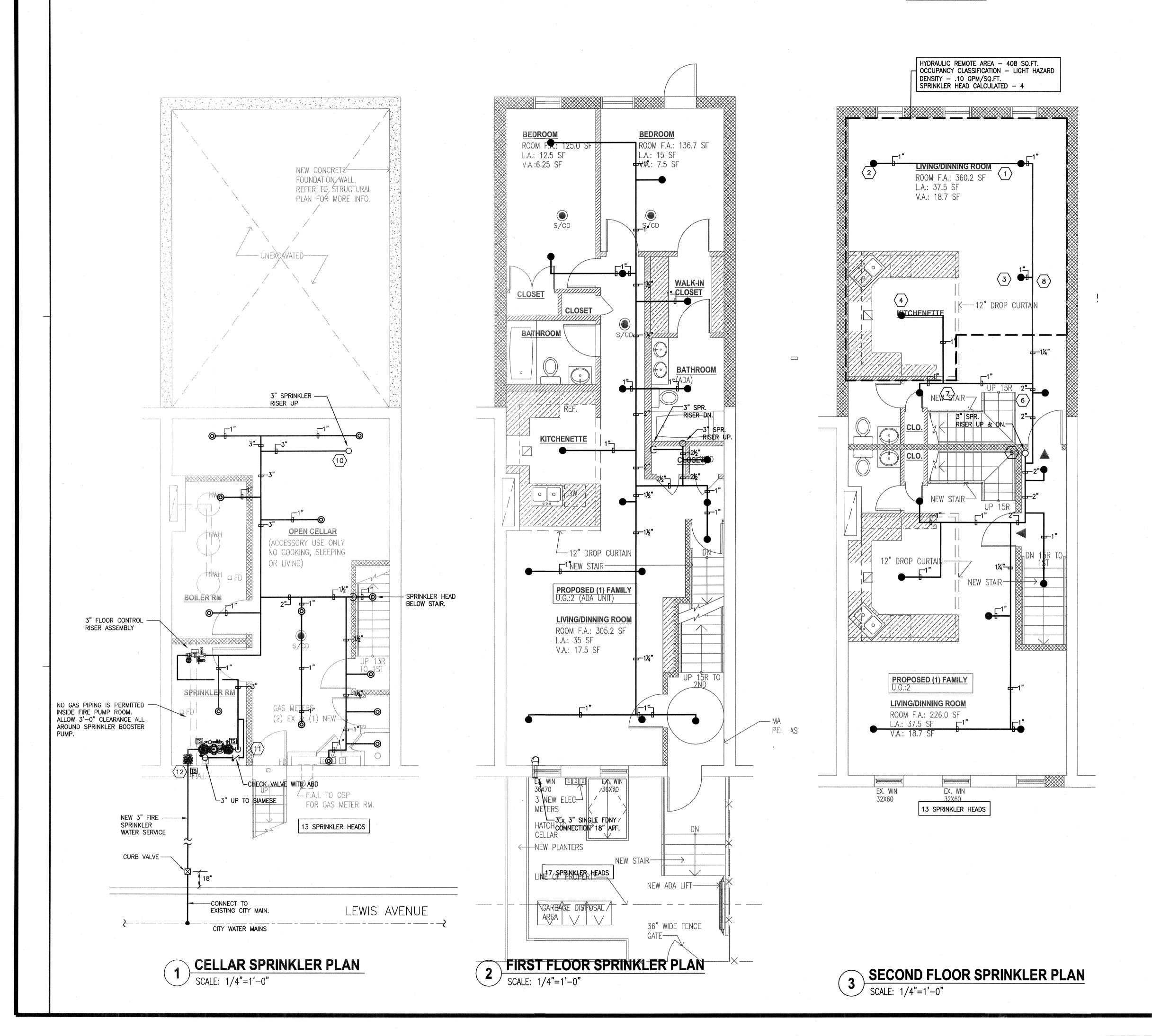
**M-002.00** 

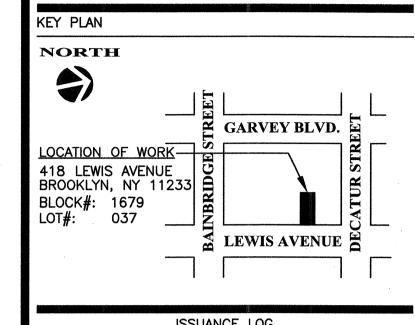
15 of 15

CADD FILE No.:

DEPT BLDGS Job No. 321376346
Scan Code ESHS2036705

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





		ISS	SUANCE 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
	***************************************	

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

MAR 2 9 2018

KRZYSZIOF BAJDA

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

DRAWING TITLE

SPRINKLER CELLAR THRU SECOND FLOOR PLANS

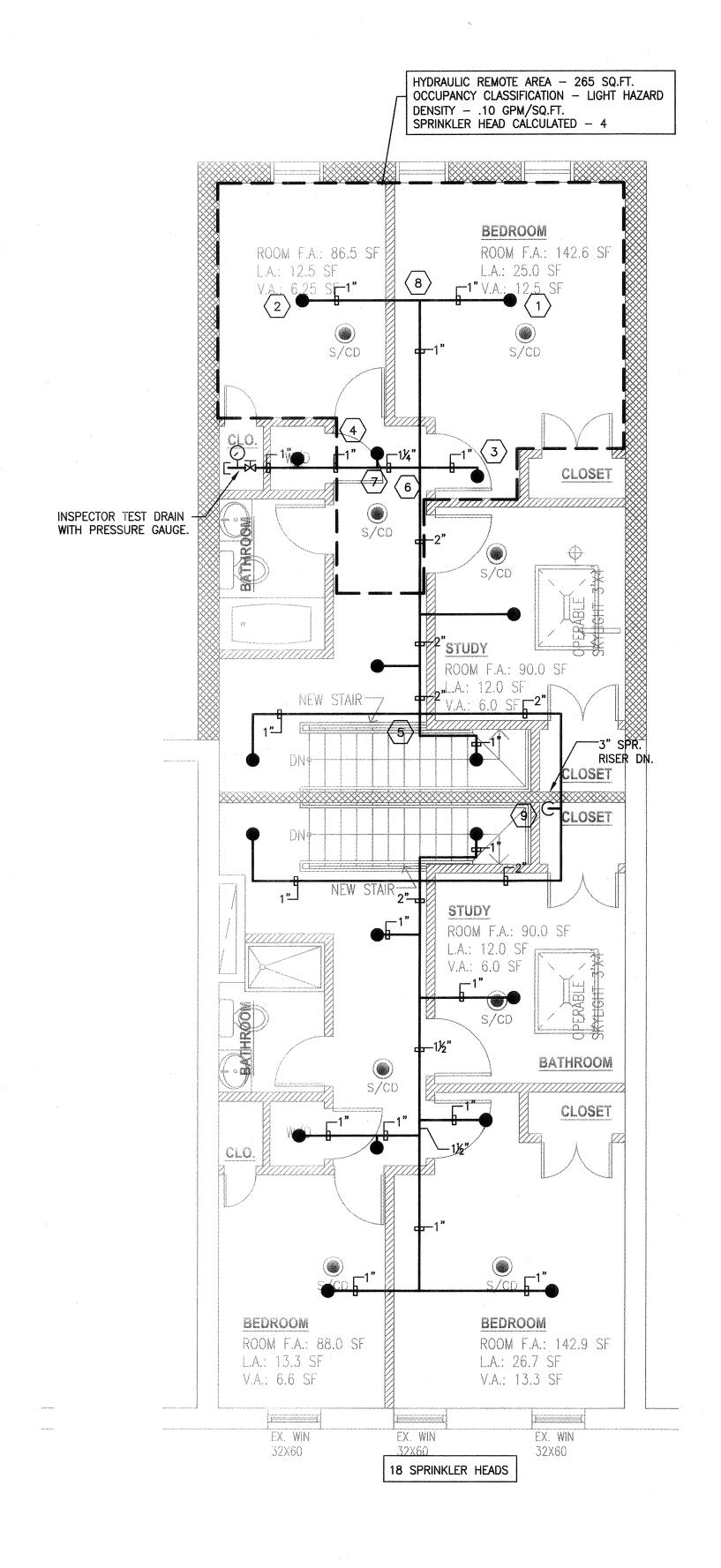


PROJECT No.: 16167 DATE: 02/25/2016 DRAWING BY: TSF CHK BY: TSF

**SP-101.00** CADD FILE No.:

DEPT BLDGS Job No. 321376346
Scan Code ESHS1158630

o.: 01 OF 04



KEY PLAN NORTH GARVEY BLVD. LOCATION OF WORK 418 LEWIS AVENUE BROOKLYN, NY 11233 BLOCK#: 1679 LOT#: 037 LEWIS AVENUE 
 □

ISSUANCE LOG NO. DATE COPIES ISSUED TO ISSUED 2 10/27/17 3/EA. 3 03/19/18 3/EA. ISSUED ISSUED FOR FILING

**TSF** Engineering, P.C.

200 Park Ave. South T 212.253.7303 NY, NY 10003 F 212.253.6512

REVISION LOG

DESCRIPTION

ARCHITECT

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

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

DRAWING TITLE

SPRINKLER THIRD & ROOF SPRINKLER PLANS

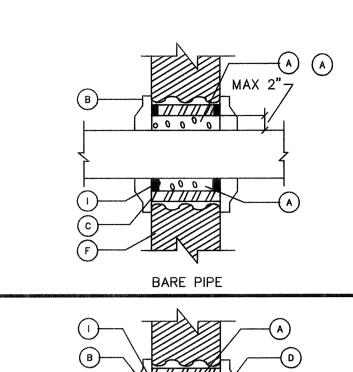
PROJECT No.: 16167 DATE: 02/25/2016 DRAWING BY: TSF
CHK BY: TSF

CADD FILE No.:

o.: 02 OF 04 DEPT BLDGS Job No. 321376346

Scan Code ESHS5309526

MAR 2 9 2018/ ERRYSZIOF BADA



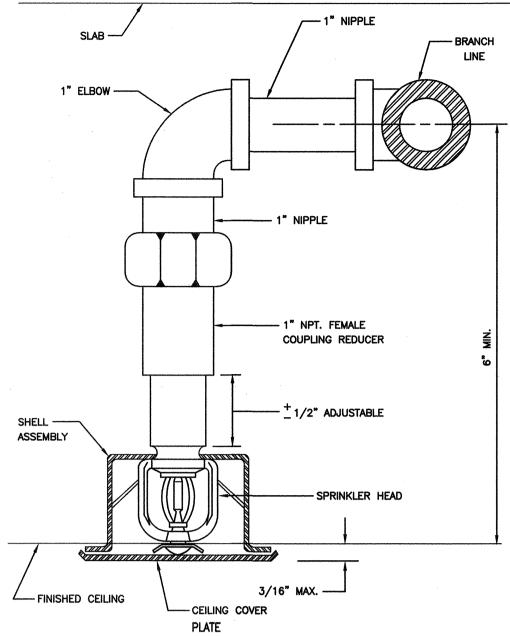
INSULATED HOT PIPE

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

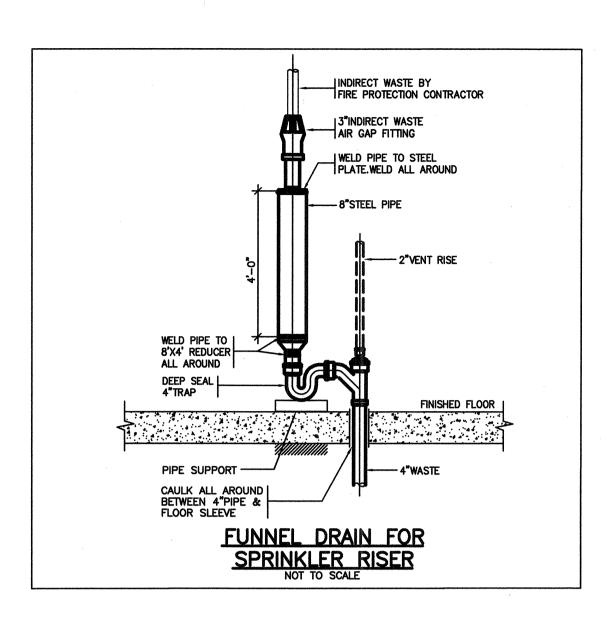
ALL SPACES PACKED FULL
DEPTH WITH MINERAL WOOL
OR OTHER EQUALLY APPROVED
FIRE RESISTIVE MATERIAL
(ASBESTOS OR FIBERGLASS
SHALL NOT BE USED)

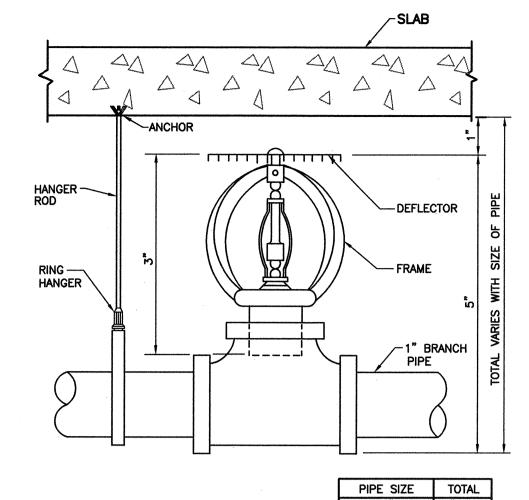
FIRE RESISTANT FOAM SEALANT CHASE FOAM CTC P2-855 (NYC MEA#58-79 M#1&11 MAY BE USED. INSTALLATION AS PER MANUFAC-TURER.

- B ESCUTCHEON BOTH SIDES
- © SLEEVE
- D DIAMETER OF INSULATED PIPE
- E ANHYDROUS CALCIUM SILICATE INSULATION THRU SLEEVE
- F FIRE RATED PARTITION WALL OR FLOOR
- © FIBERGLASS INSULATION
- (H) TERMINATE INSULATION AT ESCUTCHEON
- 1/2" DEPTH FIRE STOP FINISH SEALANT

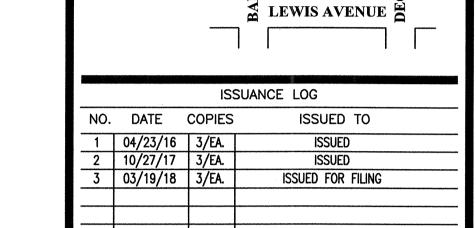








| PIPE SIZE | TO | 1" | 6" | 2" | 7" | 7" | | 5" | 10" | 8" | | 5" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10" | 10"



GARVEY BLVD.

KEY PLAN

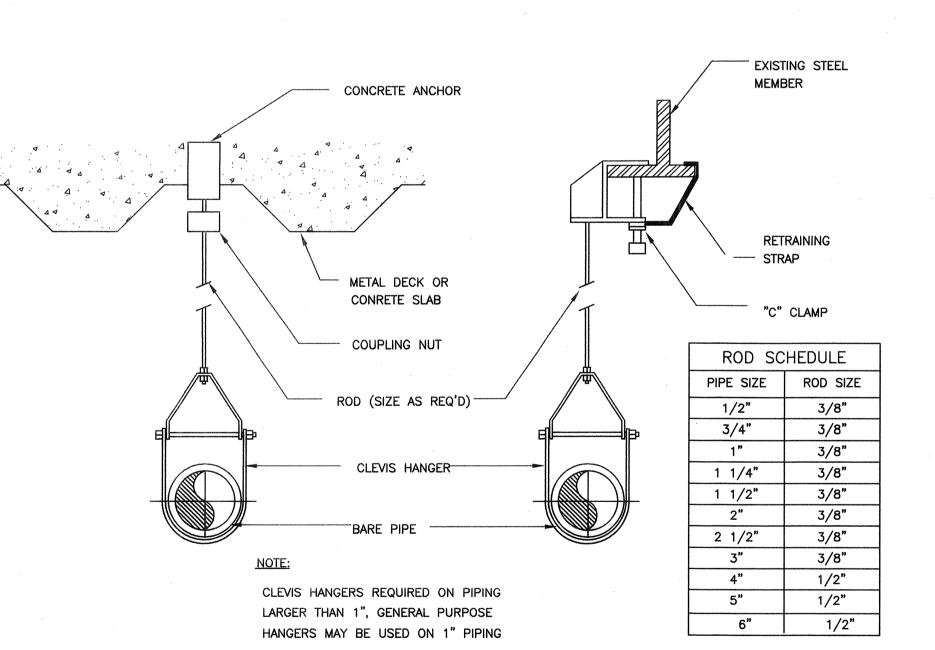
NORTH

LOCATION OF WORK-

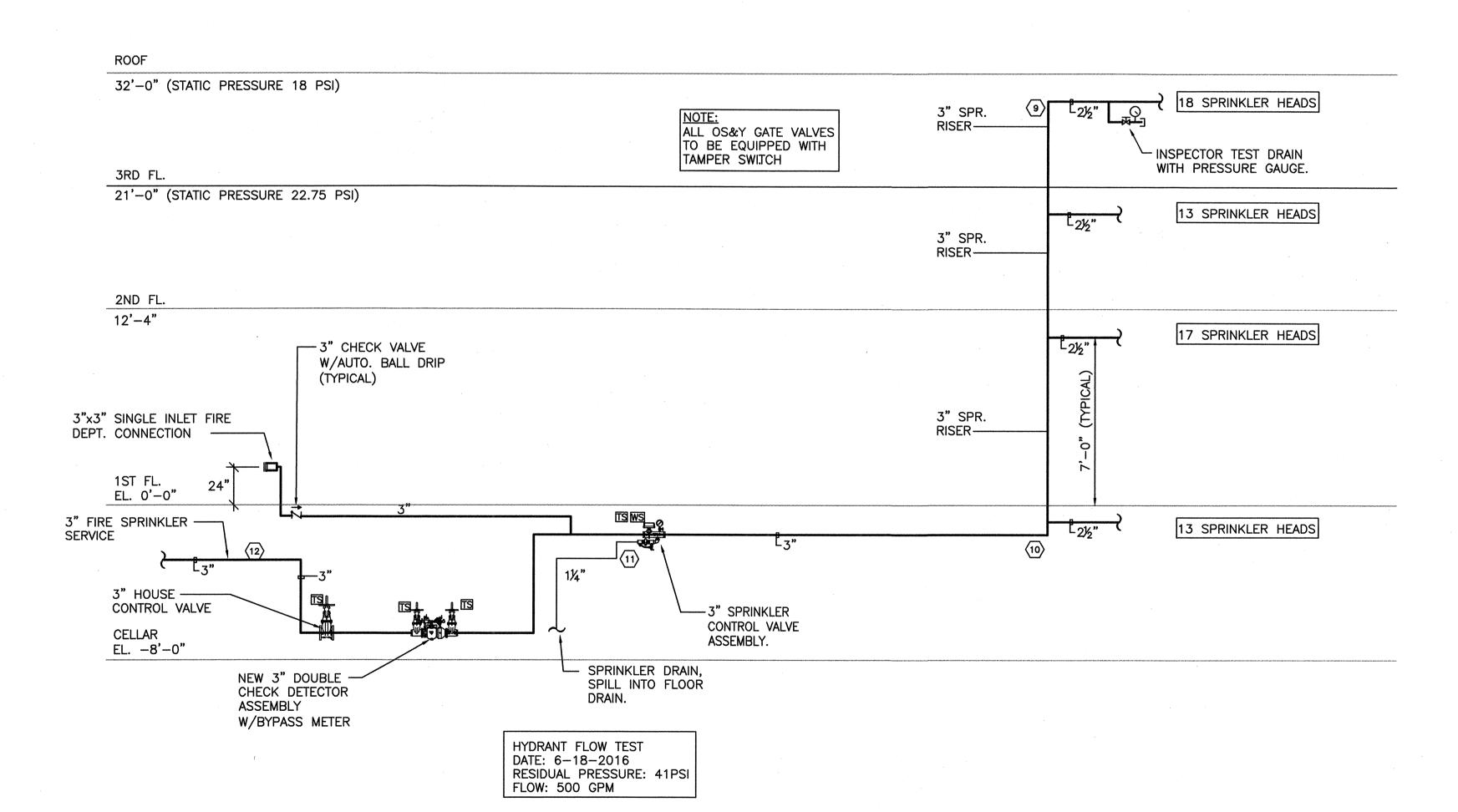
418 LEWIS AVENUE BROOKLYN, NY 11233

BLOCK#: 1679 LOT#: 037

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

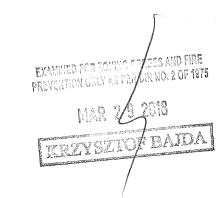


FIRE PR	ROTECTION LEGEND				
SYMBOL	DEFINITION				
COMMISSION OF CHILDREN CONTROL	SPRINKLER PIPING				
•	CONCEALED SPRINKLER HEAD				
<u> </u>	UPRIGHT SPRINKLER HEAD				
(B) EC	EXTENDED COVERAGE SIDEWALL SPRINKLER HEAD				
<b>1</b>	SPRINKLER FLOOR CONTROL VALVE				
	INSPECTOR'S TEST				
Å	CONTROL VALVE WITH TAMPER SWITCH				
TS	TAMPER SWITCH				
WFS	WATERFLOW SWITCH				
ananal Panana	CHECK VALVE				
	FIRE DEPARTMENT CONNECTION				
0-	PRESSURE GAUGE				
M	METER				
N	HYDRAULIC NODE				



SPRINKLER RISER DIAGRAM

NOT TO SCALE



Engineering, P.C. 200 Park Ave. South T 212.253.7303 F 212.253.6512

REVISION LOG

DESCRIPTION

RCH	IITECT		
		GM	IH Architecture PLLC

572 Fifth Avenue, 3rd Floor

New York, NY 10036

PROJECT

NO. DATE

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

DRAWING TITLE

SPRINKLER DETAILS AND RISER DIAGRAM



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

o.: 03 of 04

# SPRINKLER NOTES

- AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH SEC. 903 & APPENDIX Q OF NYC BUILDING CODE & NFPA 13R-2007.
- CONSTRUCTION DOCUMENTS FOR STANDPIPE SYSTEM SHALL CONTAIN PLANS THAT INCLUDE THE INFORMATION AND DATA LISTED IN SEC. 903.1.2 OF NYC BUILDING CODE
- APPROVED AUTOMATIC SPRINKLER SYSTEM IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN SEC. 903.2 OF NYC BUILDING CODE.
- AUTOMATIC SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SEC. 903.3.1 THROUGH 903.3.7 OF NYC BUILDING CODE.
- 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.
- AUTOMATIC SPRINKLERS SHALL NOT BE REQUIRED IN THE ROOMS OR AREAS WHICH ARE LISTED IN 903.3.1.1.1 DF 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 ACCURDANCE WITH SECTIONS 903.3.1 THROUGH WITH SECTION 904.
- SPRINKLERS SHALL NOT BE OMITTED FROM ANY ROOM MERELY BECAUSE IT IS DAMP, OF FIRE-RESISTANCE-RATED CONSTRUCTION OR CONTAINS ELECTRICAL EQUIPMENT.
- WHERE AUTOMATIC SPRINKLER SYSTEM ARE REQUIRED BY NYC BUILDING CODE, QUICK-RESPONCE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN THE AREAS LISTED SEC. 903.3.2 OF NYC BUILDING CODE.
- 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.
- 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.
- FIRE HOSE THREADS USED IN CONNECTION WITH AUTOMATIC SPRINKLER SYSTEMS SHALL BE APPROVED AND COMPATIBLE WITH FIRE DEPARTMENT HOSE THREADS.
- 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.
- APPROVED SUPERVISED INDICATING CONTROL VALVES SHALL BE PROVIDED AT THE POINT OF CONNECTION TO THE RISER ON EACH FLOOR IN HIGH-RISE BUILDINGS.
- 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 THE REQUIREMENTS OF THIS DOCUMENT.

- OCCUPANCY CLASSIFICATION SHALL COMPLY WITH CHAPTER 5 OF NFPA 13R-2007.
- PROTECTION REQUIREMENTS FOR MIXED COMMODITIES SHALL BE ACCORDANCE WITH SEC. 5.6.1.2 DF NFPA 13R-2007.
- REQUIREMENTS FOR CORRECT USE OF SPRINKLER SYSTEM COMPONENTS SHALL COMPLY WITH
- CHAPTER 6 OF NFPA 13R-2007. 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. AUTOMATIC SPRINKLERS SHALL HAVE THEIR FRAME ARMS, DEFLECTOR, COATING MATERIAL, OR
- LIQUID BUILD COLORED IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 6.2.5.1 OF NFPA 13R-2007.
- LISTED CORROSION RESISTANT SPRINKLER SHALL BE INSTALLED IN LOCATIONS WHERE CHEMICALS, MOISTURE, OR OTHER CORROSIVE VAPORS SUFFICIENT TO CAUSE CORROSION OF SUCH DEVICES EXIST.
- 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.
- 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.
- 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.
- 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.
- SPRINKLERS OF INTERMEDIATE AND HIGH TEMPERATURE RATINGS SHALL BE INSTALLED IN SPECIFIC LOCATIONS AS REQUIRED BY SEC. 8.3.2 OF NFPA 13R-2007.
- SPRINKLERS SHALL BE LOCATED, SPACED AND POSITIONED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 8.5 OF NFPA 13R-2007.

TABLE 8.16.2.4.2 OF APPENDIX Q-NYC BUILDING CODE.

- PROTECTION AREAS AND MAXIMUM SPACING FOR EACH HAZARD SHALL COMPLY WITH TABLE 8.6.2.2.1 (a) (b) (c) (d) DF NFPA 13R-2007.
- REQUIREMENTS OF DWELLING UNITS PROTECTION SHALL COMPLY WITH SEC. 8.10 OF NFPA 13-2007.
- DRAIN CONNECTIONS FOR SYSTEMS SUPPLY RISERS AND MAINS SHALL BE SIZED AS SHOWN IN
- TYPES OF HANGERS SHALL BE ACCORDANCE WITH THE REQUIREMENT OF SEC. 9.1. OF NFPA 13R-2007.
- MAXIMUM DISTANCE BETWEEN HANGERS SHALL BE COMPLY WITH TABLE 9.2.2.1 OF NFPA 13R-2007.

HOSE STREAM DEMAND AND WATER SUPPLY DURATION REQUIREMENT SHALL COMPLY WITH TABLE

- 11.2.3.1.2 DF NFPA 13R-2007.
- THE WATER SUPPLY FOR SPRINKLERS SHALL BE DETERMINED BY DENSITY/AREA CURVE, FIGURE 11.2.3.1.1 DF NFPA 13R-2007.
- HYDRAULIC DESIGN AREA REDUCTION FOR QUICK RESPONSE SPRINKLERS SHALL COMPLY WITH FIGURE 11.2.3.2.3.1 DF NFPA 13R-2007.
- MINIMUM OPERATING PRESSURE OF ANY SPRINKLER SHALL BE 7 PSI. SEC. 22.4.4.10 OF NFPA 13R-2007.
- 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.
- A SPRINKLER SYSTEM ACCORDANCE WITH THIS STANDARD SHALL BE PROPERLY INSPECTED, TESTED AND ACCURDANCE WITH NFPA 25 AND NYC FIRE CODE.

# SPRINKLER SPECIFICATIONS

- 1. ADHERE TO THE APPLICABLE CONDITIONS INDICATED IN THE ARCHITECTURAL SPECIFICATIONS.
- 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.
- 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.
- 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
- 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.

SYMBOL FINISH/TYPE

- 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.

CONCEALED SPRINKLER HEAD

(WHITE COVER PLATE)

UPRIGHT SPRINKLER

(QUICK RESPONSE)

HEAD (QUICK RESPONSE)

AREA

DENSITY

FINISHED 0.10 GPM/SQ. FT.

0.10 GPM/SQ. FT.

SPRINKLER HEAD SCHEDULE

TEMP. RATING APPROVALS

155° F

155° F NYC MEA 258-95-E

SIN RA2614

MANUFACTURER

½" ORIFICE

½" ORIFICE

RELIABLE MODEL G4A

MODEL F1FR56-300

- 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

KEY PLAN NORTH **≅** GARVEY BLVD. LOCATION OF WORK 418 LEWIS AVENUE BROOKLYN, NY 11233 🗎 BLOCK#: 1679 037 LEWIS AVENUE 
 □

l,				
			ISS	SUANCE 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
١.				
١.				



F 212.253.6512

REVISION LOG DESCRIPTION NO. DATE GMH Architecture PLLC 572 Fifth Avenue, 3rd Floor

PROJECT

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

AND DETAIL

New York, NY 10036

DRAWING TITLE SPRINKLER SPECIFICATIONS



PROJECT No.: 16167 DATE: 02/25/2016 DRAWING BY: TSF CHK BY: TSF DWG No.: **SP-202.00** 

CADD FILE No .:

o.: 04 of 04



PREVENTION ONLY AS PER U MAR 29 26 i KRZYSZIOŁ

### GENERAL NOTES:

- 1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS.
- 2. THE LATEST EDITION OF THE NEW YORK CITY BUILDING CODE (2014), AND APPLICABLE EDITIONS OF THE FOLLOWING CODES AND STANDARDS SHALL APPLY:
- A. CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AISC.
- B. ANSI/AISC 360-89 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN.
- BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530, ALLOWABLE STRESS
- SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1
- SPECIFICATIONS OF THE STEEL JOIST INSTITUTE G. AISI - SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS.
- IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- 3. FIELD MEASUREMENTS SHALL BE TAKEN AT THE SITE BY THE CONTRACTOR TO VERIFY AND HAS ALREADY BEEN INSTALLED. ANY DISCREPANCIES FROM THE INFORMATION SHOWN ON PLANS SHALL BE REPORTED TO AND COORDINATED WITH THE ARCHITECT.
- 4. BEFORE COMMENCEMENT OF ANY WORK AND/OR FABRICATION. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR HIS APPROVAL CONCRETE MIX DESIGNS FOR EACH TYPE OF CONCRETE TO BE USED, MILL REPORTS FOR STEEL, STRUCTURAL PENETRATIONS AND SHOP DRAWINGS FOR ALL STRUCTURAL TRADES AND OTHER DOCUMENTS AS REQUIRED PER PROJECT SPECIFICATIONS.
- 5. SUBMIT SHOP DRAWINGS SHOWING REINFORCEMENT PROPERLY POSITIONED IN CONCRETE WORK. (SEE SPECIFICATIONS)
- 6. THE CONTRACTOR SHALL ADEQUATELY PROTECT (BRACE, SHORE, SUPPORT, ETC.) THE STRUCTURE DURING THE ENTIRE CONSTRUCTION PERIOD. SUCH PROTECTION SHALL BE DESIGNED, INSPECTED AND FILED WITH DOB BY A QUALIFIED PROFESSIONAL ENGINEER.
- 7. MEMBERS WITH SIZES INDICATED ON THE DRAWINGS ARE NEW UNLESS OTHERWISE NOTED (UON).
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ROOF, FLOOR AND WALL PENETRATIONS, PATCHING, REPAIRING AND FLASHING AS REQUIRED.
- 9. UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER'S REPORT, SLABS ON GRADE SHALL BE SUPPORTED BY A COMPACTED POROUS FILL AT LEAST 6 INCHES THICK. AT INTERIOR SLABS A VAPOR BARRIER AT LEAST 15 MILS THICK SHALL BE PLACED BETWEEN THE SLAB AND THE POROUS FILL. THE POROUS FILL SHALL, IN TURN, BE SUPPORTED BY EITHER CLEAN, INORGANIC ORIGINAL SOIL OR A COMPACTED FILL WITH A MODIFIED PROCTOR DENSITY OF 90.

### CAST-IN-PLACE CONCRETE NOTES:

- 1. CONCRETE TYPES
- SLABS ON GRADE (OTHER THAN SIDEWALKS) 4,000 PSI STONE CONCRETE. NON-STRUCTURAL FILL - 3000 PSI LIGHTWEIGHT CONCRETE. C. ALL OTHER CONCRETE - 4,000 PSI STONE CONCRETE.
- 2. BAR REINFORCEMENT SHALL CONFORM TO ASTM A-615, GRADE 60 UNLESS HIGHER GRADE IS INDICATED ON DRAWINGS.
- 3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 70,000 PSI.
- 4. CONCRETE SHALL BE CAST MONOLITHICALLY EXCEPT WHERE OTHERWISE SHOWN.
- 5. REINFORCEMENT MARKED "CONT." (CONTINUOUS) SHALL BE LAPPED A PROPER DISTANCE AT SPLICES AND CORNERS AND SHALL BE HOOKED OR EXTENDED A PROPER DISTANCE AT NON-CONTINUOUS ENDS AS PER SPLICE AND DEVELOPMENT LENGTH REQUIREMENTS SHOWN ON THE DRAWINGS. ALL HORIZONTAL WALL REINFORCING SHALL BE CONTINUOUS.
- 6. REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS UNLESS OTHERWISE SHOWN ON DRAWINGS. THE CONTRACTOR SHALL LOCATE CONSTRUCTION JOINTS AT POINTS OF
- 7. SPLICES FOR MAIN REINFORCEMENT IN SHEAR WALLS SHALL BE TENSION SPLICES UNLESS OTHERWISE NOTED.
- 8. REINFORCING BARS SHALL HAVE THE FOLLOWING CONCRETE PROTECTION:
- CONCRETE CAST AGAINST EARTH -EXPOSED TO EARTH OR WEATHER -
- SLABS AND WALLS NOT EXPOSED -SLABS IN PARKING AREAS BEAMS AND GIRDERS NOT EXPOSED -
- 2" TOP BARS ONLY 1-1/2" TO STIRRUPS COLUMNS NOT EXPOSED 1-1/2" TO TIES 9. MAXIMUM LENGTH OF CONCRETE POUR (DISTANCE BETWEEN CONSTRUCTION JOINTS) SHALL BE 50

FEET DURING JUNE. JULY. AUGUST AND SEPTEMBER AND 75 FEET DURING THE REST OF THE YEAR.

3/4" OR BAR DIAMETER

- 10. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ANCHOR BOLTS, ETC. AS REQUIRED BY TRADES BEFORE CONCRETE IS POURED.
- 11. THE CONTRACTOR SHALL PROVIDE SLAB BOLSTERS, HIGH CHAIRS AND ALL ACCESSORIES REQUIRED FOR PROPER PLACEMENT OF REINFORCING BARS AND WIRE MESH AS PER A.C.I. & C.R.S.I. STANDARDS.
- 12. CONCRETE MAY BE CONVEYED BY PUMPING. PUMPING METHODS SHALL COMPLY WITH REQUIREMENTS ESTABLISHED BY A.C.I. COMMITTEE 304, PLACING CONCRETE PUMPING METHODS.
- 13. PRIOR TO PLACING CONCRETE, ALL REINFORCEMENT SHALL BE FREE OF LOOSE FLAKY RUST, MUD, 8. OIL OR OTHER COATING THAT WILL DESTROY, REDUCE OR HAMPER FULL BOND CAPACITY.
- 14. REINFORCEMENT IN EXPOSED AREAS INCLUDING BUT NOT LIMITED TO BALCONIES, CONCRETE EYEBROWS AND ROOF PARKING DECKS SHALL BE EPOXY COATED IN CONFORMANCE WITH ASTM
- 15. CONTROL AND EXPANSION JOINTS SHALL BE PROVIDED TO MINIMIZE CRACKING AS PER ARCHITECTURAL AS WELL AS STRUCTURAL REQUIREMENTS AND IN ACCORDANCE WITH STANDARD PRACTICES ACCEPTED IN THE INDUSTRY.
- 16. THE FOLLOWING CRITERIA SHALL BE MET WITH REGARDS TO PLACEMENT OF CONDUITS, PIPES, ETC. IN CONCRETE SLABS.
- A. ALL CONDUITS SHALL BE CENTERED AT MID-DEPTH OF SLAB. CONDUIT DIAMETER SHALL NOT EXCEED 1/3 OF SLAB THICKNESS. CLEAR DISTANCE BETWEEN TWO ADJACENT CONDUITS SHALL BE A MINIMUM OF 3 DIAMETERS OF LARGER OF THE TWO CONDUITS.
- B. VERTICAL SLEEVES, PIPES, ETC. THROUGH SLAB EITHER CLUSTERED OR INDIVIDUAL, SHALL
- NOT INTERRUPT MORE THAN 1/8 OF THE WIDTH OF COLUMN STRIP. NO REINFORCEMENT BARS SHALL BE CUT, BENT, SHIFTED OR OTHERWISE ALTERED AS
- CONDUITS, PIPES, ETC. AS COMPARED TO WHAT IS SHOWN ON THESE DRAWINGS.
- D. ANY DEVIATIONS FROM ABOVE REQUIREMENTS SHALL BE SHOWN ON THE SHOP DRAWINGS AND 10. INSPECTION AND TESTING OF WELDS AND BOLTS SHALL BE AS FOLLOWS:
- SUBMITTED FOR APPROVAL BY THIS OFFICE. MASONRY NOTES:

### 1. UNLESS OTHERWISE NOTED, MASONRY WALL CONSTRUCTION SHOWN ON STRUCTURAL DRAWINGS SHALL CONFORM TO THE FOLLOWING:

- A. UNITS SHALL BE LIGHTWEIGHT AGGREGATE CONCRETE HOLLOW UNITS AT LEAST 55% SOLID [ENGINEER CAN USE 75% SOLID IF REINF. ALLOWS) CONFORMING TO ASTM C-90, GRADE N1, WITH COMPRESSIVE STRENGTHS AS FOLLOWS: 1ST TO ROOF FLOORS - 2,800 PSI (3,050PSI) F'M = 2,000PSI
- MORTAR SHALL BE TYPE S, TYPE M, (TYPE N) IN CONFORMANCE WITH ASTM C270. C. GROUT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2800 PSI CONFORMING TO ASTM C476.

- 2. GROUT SOLID ALL CELLS CONTAINING VERTICAL REINFORCEMENT BARS.
- 3. ALL VERTICAL REINFORCEMENT BARS SHALL BE CENTERED IN THE CELL IN BOTH DIRECTIONS UNLESS OTHERWISE NOTED.
- 4. REINFORCE MASONRY WALLS HORIZONTALLY @ 16" O.C. WITH STANDARD TWO WIRE MASONRY WALL REINFORCEMENT, 9 GAGE RODS.
- 5. THE FOLLOWING SHALL BE PROVIDED IN PARAPET WALLS:
- A. ALL CELLS AND ALL JOINTS IN SOLID, CAVITY OR MASONRY BONDED HOLLOW WALL
- CONSTRUCTION SHALL BE FILLED SOLID WITH GROUT AND MORTAR. B. HORIZONTAL WIRE REINFORCEMENT SHALL BE PROVIDED AT VERTICAL INTERVALS NOT GREATER THAN 12".
- C. HORIZONTAL REINFORCEMENT SHALL EXTEND AROUND THE CORNER FOR AT LEAST 4 FT. IN BOTH DIRECTIONS AND SPLICES SHALL BE LAPPED AT LEAST 6".
- D. NONREINFORCED PARAPET WALLS SHALL BE NOT LESS THAN 8" IN THICKNESS AND THEIR HEIGHT SHALL NOT EXCEED THREE TIMES THEIR THICKNESS.
- SUPPLEMENT ALL DIMENSIONS AND ADDITIONS AFFECTED BY EXISTING WORK OR NEW WORK THAT

  6. HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH CORNERS, INTERSECTION, AND PILASTERS IN BRICK AND C.M.U.
  - BONDING OF MASONRY UNITS SHALL BE CONTINUED THROUGH CORNERS, INTERSECTIONS, AND PILASTERS IN BRICK AND C.M.U.
  - 8. VERTICAL REINFORCEMENT CONSISTING OF 1 #4 SHALL BE PROVIDED AT BOTH SIDES OF ALL OPENINGS FULL HEIGHT OF WALL UNLESS OTHERWISE NOTED (UON).
  - 9. IN ADDITION TO REINFORCEMENT SHOWN ON PLAN, PROVIDE ADDITIONAL 1-#4 VERTICAL REINFORCEMENT FROM FLOOR TO FLOOR AT:
  - A. EACH CORNER OF WALL
  - B. ALL ENDS OF WALLS. C. NEXT TO EXPANSION JOINTS
  - 10. 1 #4 CONTINUOUS REINFORCEMENT SHALL BE PLACED AT TOP AND BOTTOM OF ALL WALL OPENINGS AND SHALL EXTEND 24" MINIMUM OR 40 BAR DIAMETERS PAST EACH SIDE OF THE
  - 11. 1 #4 HORIZONTAL REINFORCEMENT SHALL BE PLACED CONTINUOUSLY AT THE TOP OF ALL C.M.U. WALLS AT EACH FLOOR, ROOF AND PARAPET WALL.
  - 12. WALLS SHALL BE LAID UP TO A HEIGHT NOT TO EXCEED 4'-8". PLACE REINFORCEMENT BARS AND EXTEND THEM A SPLICE LENGTH ABOVE LIFT. LEVEL OF GROUT TO BE KEPT 1 1/2" FROM TOP OF MASONRY FORMING A GROUT KEY.
  - 13. OPENINGS FOR ROUND DUCTS, PIPING AND ELECTRICAL CONDUIT BETWEEN 4 AND 12 INCHES IN 16. NO STRUCTURAL STEEL TO RECEIVE FIREPROOFING SHALL BE PAINTED. ALL STEEL SHALL BE DIAMETER SHALL BE SLEEVED WITH SCHEDULE 40 STEEL PIPE. NO OPENING SHALL BE IN PLACED
  - 14. GROUT SOLID TOP TWO COURSES OF C.M.U DIRECTLY UNDER BEARING POINTS, UNLESS OTHERWISE
  - 15. HORIZONTAL AND VERTICAL CONTROL AND EXPANSION JOINTS IN FACE BRICK SHALL BE LOCATED AS PER ARCHITECTURAL DRAWINGS.
  - 16. EXPOSED STEEL, STEEL LINTELS OR STEEL WITHIN 4" OF WEATHERING FACE OF MASONRY SHALL
  - 17. ALL LINTELS SHALL BEAR 8" AT EACH JAMB, UNLESS OTHERWISE INDICATED. FULL CONTACT BETWEEN LINTEL AND SUPPORTING MASONRY SHALL BE PROVIDED.

BE GALVANIZED.

- 1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING UNLESS OTHERWISE NOTED (UON)
- A. CHANNELS, S SHAPES, ANGLES, PLATES AND BARS ASTM A36 B. HSS SHAPES - ASTM A53 GRADE B
- 2. SHOP CONNECTIONS SHALL BE WELDED OR BOLTED, FIELD CONNECTIONS SHALL BE BOLTED UNLESS SPECIFICALLY SHOWN OTHERWISE ON STRUCTURAL DRAWINGS.
- 3. UNLESS OTHERWISE NOTED, ALL BOLTING SHALL CONFORM TO THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, LATEST EDITION. A307 BOLTS SHALL BE PERMITTED IF SPECIFICALLY APPROVED BY THE **ENGINEER**
- 4. UNLESS OTHERWISE NOTED, BOLTED CONNECTIONS SHALL UTILIZE ASTM A325 OR A490 BOLTS. BOLTS SHALL BE 3/4 INCH DIAMETER MINIMUM UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS. CONNECTIONS SHALL BE SLIP CRITICAL UON.
- LOCATION OF CONSTRUCTION JOINTS, IF REQUIRED, SHALL BE SUBJECT TO THE APPROVAL OF THE 5. ALL WELDING ELECTRODES SHALL BE LOW HYDROGEN, AS REQUIRED BY AWS STRUCTURAL WELDING CODE AND CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION" TO SATISFY BASE-TO-FILLER METAL COMBINATION CRITERIA. ALL FILLER METAL SHALL HAVE A MINIMUM CVN TOUGHNESS OF 20 FT. LBS. AT MINUS 20 DEGREES F
  - ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO THE AWS CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION, LATEST EDITION. WELDER CERTIFICATES SHALL BE SUBMITTED TO KCE BEFORE COMMENCEMENT OF WORK.
  - 7. MINIMUM SIZE OF FILLET WELDS SHALL BE 1/4" MIN. FOR FIELD WELDS AND AS REQUIRED PER AISC SPECIFICATION RELATIVE TO BASE METAL THICKNESS FOR SHOP WELDS.
  - ALL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN AND AISC CODE OF STANDARD PRACTICE, LATEST EDITIONS.
  - 8. CONNECTIONS OF ALL BEAMS AND GIRDERS SHALL BE DESIGNED FOR REACTIONS INDICATED ON STRUCTURAL DRAWINGS. ALL OTHER CONNECTIONS SHALL BE DESIGNED FOR THE FULL CAPACITY OF THE MEMBERS UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS.
  - 9. KNIFE CONNECTIONS SHALL NOT BE PERMITTED UNLESS SPECIFICALLY REQUESTED BY A CONTRACTOR AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO SHOP DRAWING APPROVAL. CONTRACTOR'S BIDS SHALL BE SUBMITTED BASED ON THE KNIFE CONNECTIONS NOT ALLOWED. SPECIFIC KNIFE CONNECTION DETAILS SHALL BE SUBMITTED FOR APPROVAL AT THE TIME WHEN TYPICAL DETAILS AND ERECTION PLANS ARE SUBMITTED. THE DETAILS SHALL BE ACCOMPANIED BY CALCULATIONS SIGNED AND SEALED BY PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE PROJECT IS TO BE BUILT. CALCULATIONS SHALL DEMONSTRATE THAT THE WELDS ARE NOT OVERSTRESSED DUE TO SECONDARY STRESSES DUE TO BOLT TIGHTENING, PRYING ACTION, ETC.

  - A. A TESTING AGENCY ACCEPTABLE TO THE ENGINEER OF RECORD SHALL BE EMPLOYED BY THE METAL DECK NOTES: OWNER TO PERFORM ALL SHOP AND FIELD INSPECTIONS AND TESTING OUTLINED BELOW.
  - B. ALL WORK SHALL BE SCHEDULED BY THE CONTRACTOR TO ALLOW THE BELOW SHOP AND FIELD TESTING TO BE COMPLETED: C. ALL WELDS SHALL BE VISUALLY INSPECTED. FIFTEEN (15) PERCENT OF RANDOMLY SELECTED
  - FILLET, PLUG AND SLOT WELDS SHALL BE MEASURED.
  - D. FIFTEEN (15) PERCENT OF RANDOMLY SELECTED FILLET WELDS IN BEAM AND GIRDER SHEAR CONNECTION PLATES, ANGLES, ETC. SHALL BE CHECKED BY MAGNETIC PARTICLE METHOD. ONLY THE FINAL PASS SHALL BE CHECKED.
  - E. ULTRASONICALLY TEST 100 PERCENT OF ALL FULL AND PARTIAL PENETRATION WELDS. WELD

- PREPARATION OF 100 PERCENT OF WELDS SHALL BE INSPECTED.
- F. ALL BOLTS SHALL BE VISUALLY INSPECTED.
- G. ALL SLIP CRITICAL BOLTS SHALL BE CHECKED FOR PROPER TENSIONING USING THE DIRECT TENSION INDICATOR METHOD. MEASURE WITH FEELER GAGES AT LEAST 15% OF BOLTS IN EACH CONNECTION, BUT NOT LESS THAN TWO BOLTS PER CONNECTION.
- H. A MINIMUM OF 15 PERCENT OF BOLTS, BUT NOT LESS THAN TWO BOLTS IN EACH BEARING TYPE CONNECTION SHALL BE CHECKED FOR PROPER TENSIONING USING THE CALIBRATED TORQUE WRENCH METHOD.
- I. IN CASE MULTIPLE DEFECTS HAVE BEEN DETECTED, THE ABOVE EXTENT OF INSPECTION SHALL BE INCREASED AT DISCRETION OF STRUCTURAL ENGINEER OF RECORD.

- A. SEE SUBMITTAL NOTES FOR GENERAL REQUIREMENTS.
- B. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT, FOR REVIEW, ENGINEERED SHOP AND ERECTION DRAWINGS SHOWING SHOP FABRICATION DETAILS FOR EACH PIECE OF STEEL, FIELD ASSEMBLY DETAILS AND ERECTION PLANS FOR ALL STEEL.
- C. SHOP DRAWINGS SHOWING PIECE DETAILS SHALL NOT BE SUBMITTED PRIOR TO APPROVAL OF ERECTION DRAWINGS AND RELATED CONNECTION DETAILS, DIAGRAMS, SCHEDULES, ETC.
- 12. UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS, ALL CONNECTIONS SHALL BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF NEW YORK, HIRED BY THE CONTRACTOR. CALCULATIONS SHALL BEAR THE SEAL AND SIGNATURE OF THIS ENGINEER AND SHALL BE SUBMITTED FOR REVIEW BY STRUCTURAL ENGINEER OF RECORD, IF REQUESTED.
- 13. DETAILING SHALL BE PERFORMED USING APPROPRIATE ENGINEERING DESIGN PRINCIPLES AND ACCEPTED INDUSTRY STANDARDS, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. DETAILER SHALL BE AWARE THAT THE DETAILS AND SECTIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE CONCEPTUAL ONLY AND DO NOT INDICATE THE NUMBER OF BOLTS, WELD SIZES, AND OTHER INFORMATION REQUIRED TO BE SHOWN ON THE SHOP DRAWINGS, UNLESS SPECIFICALLY NOTED.
- 14. ALL STAIR AND OTHER MISCELLANEOUS STEEL STRUCTURES SHALL BE DESIGNED AND DETAILED BY AN ENGINEER EMPLOYED BY THE CONTRACTOR. DRAWINGS AND CALCULATIONS SHALL BEAR THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NEW YORK AND SHALL BE SUBMITTED FOR REVIEW BY STRUCTURAL ENGINEER OF RECORD.
- 15. EXISTING STRUCTURAL STEEL SHALL BE REMOVED ONLY WITH ARCHITECT'S (OR HIS REPRESENTATIVE) APPROVAL. NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES OR FOR ANY OTHER REASON SHALL BE PERMITTED UNLESS APPROVED BY THE ARCHITECT OR BY THE ARCHITECT'S REPRESENTATIVE.
- CLEANED IN THE FIELD OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS PRIOR TO THE APPLICATION OF FIREPROOFING.
- 17. ALL STEEL EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED. THIS INCLUDES ALL STEEL LINTELS, RELIEVING ANGLES, HANGERS, ETC.
- 18. ALL BEAMS SHALL BE FABRICATED AND ERECTED WITH NATURAL CAMBER UP.
- 19. SHEAR STUDS SHALL BE HEADED SHEAR CONNECTORS AS MANUFACTURED AND INSTALLED BY NELSON STUD WELDING. SHEAR STUD INSTALLATION SHALL BE INSPECTED BY AN APPROVED TESTING AGENCY IN OWNER'S DIRECT EMPLOY. THREE (3) BEND TESTS SHALL BE PERFORMED AT THE BEGINNING OF CONSTRUCTION. AFTERWARDS, 20 PERCENT (MINIMUM) OF SHEAR STUDS SHALL BE INSPECTED BY TRING TEST AND MEASURED. ALL STUD WELDING SHALL BE INSPECTED

## POST INSTALLED ANCHORS

PACKAGING.

- ANCHOR CAPACITY SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY THE ANCHOR MANUFACTURER OR OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD
- 2. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS SHALL BE EVALUATED BY THEIR HAVING AN INTERNATIONAL CODE COUNCIL EVALUATION SERVICE REPORT (ICC ESR) SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION SHALL CONSIDER
- ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER INSTRUCTIONS INCLUDED IN THE ANCHOR

EFFECTS OF CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.

- 4. OVERHEAD ADHESIVE ANCHORS MUST BE INSTALLED USING THE HILTI PROFI SYSTEM OR OTHER MANUFACTURER'S EQUAL OR BETTER SYSTEM, IF APPROVED BY THE ENGINEER IN ADVANCE.
- 5. THE CONTRACTOR SHALL ARRANGE ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE ENGINEER MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF THEIR INSTALLATION.
- ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO THE EDGE OF CONCRETE. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH SPACING AND EDGE DISTANCES INDICATED ON THE STRUCTURAL DRAWINGS.
- 7. REINFORCING BARS OR OTHER ELEMENTS EMBEDED IN THE EXISTING CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS. ETC. CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE EMBEDED BARS, ETC. BY GROUND PENETRATING RADAR (GPR), X-RAY, CHIPPING OR OTHER MEANS.
- 8. CONTINUOUS OR PERIODIC SPECIAL INSPECTIONS FOR POST INSTALLED ANCHORS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 4.4 OF THE INDIVIDUAL INTERNATIONAL CODE COUNCIL-EVALUATION SERVICE (ICC- ES) REPORT FOR THE INDIVIDUAL ANCHOR. THE CONTRACTOR SHALL GIVE THE SPECIAL INSPECTOR SUFFICIENT ADVANCE NOTICE TO ALLOW ENOUGH TIME FOR PROPER INSPECTION OF HOLE PREPARATION, ANCHOR INSTALLATION, TIGHTENING, ETC. ANCHORS INSTALLED WITHOUT INSPECTION AT ALL THESE PHASES SHALL BE REJECTED AND WILL HAVE TO BE REPLACED AT CONTRACTOR'S EXPENSE.

## STEEL PAINTING NOTES - EXPOSED STEEL:

1. CLEAN STEEL IN ACCORDANCE WITH SSPC-SP6 COMMERCIAL BLAST CLEANING AND COAT WITH TNEMEC NO. 50-330 POLY-URA-PRIME AT 2- 3 MILS DRY FILM THICKNESS (DFT), OR APPROVED EQUAL. AFTER ERECTION AND TOUCH UP APPLY A FULL COAT OF TNEMEC SERIES 161 TNEME-FASCURE EPOXY PAINT 3-5 MILS DFT IN WINTER AND SERIES 135 CHEMBUILD EPOXY PAINT 9. STRUCTURAL STABILITY - EXISTING BUILDINGS 5-6 MILS DFT, OR APPROVED EQUAL, IN SUMMER. APPLY PRIMER WITHIN 4 HOURS AFTER

CLEANING.

- METAL DECK SHALL CONFORM TO AISI "SPECIFICATION FOR THE DESIGN OF LIGHT GAUGE COLD FORMED STEEL STRUCTURAL MEMBERS" AND TO THE STEEL DECK INSTITUTE SPECIFICATIONS AND DESIGN AND/OR CONSTRUCTION OF SUCH ITEMS AND ANY RELATED WORK. RECOMMENDATIONS.
- ALL METAL DECK SHALL BE COMPOSITE TYPE UNLESS OTHERWISE NOTED. STEEL SHALL CONFORM TO ASTM A653, GRADE 40. ALL MATERIAL SHALL BE HOT-DIPPED, GALVANIZED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL SUBMIT FOR ARCHITECT'S APPROVAL SHOP DRAWINGS INDICATING LOCATION, GAUGE AND SIZE OF EACH PIECE OF METAL DECK. THE DRAWINGS SHALL SHOW DETAILS OF WELDING TO STRUCTURAL STEEL AND SIDE LAP CONNECTION DETAILS. DETAILS RELATED TO SUPPORT OF THE DECK ON WALLS, BEAMS, ETC. SHALL BE INCLUDED.
- 4. METAL DECK SHALL BE PUDDLE WELDED TO THE STRUCTURAL STEEL SUPPORTS AT 12 INCHES ON

CENTER (MAXIMUM). SIDE LAPS OR ADJOINING PANELS SHALL BE PUNCHED TOGETHER OR WELDED 1. SOILS — INVESTIGATION (BORINGS/TEST PITS) EVERY 24 INCHES ON CENTER (MAXIMUM).

- ALL PUDDLE WELDS SHALL BE 3/4 INCH DIAMETER. ALL METAL DECK SHALL BE WELDED TO STRUCTURAL STEEL BY QUALIFIED WELDERS, USING PRE QUALIFIED PROCEDURES. THE ERECTOR SHALL ESTABLISH A WELDING PROCEDURE FOR PUDDLE WELDING PRIOR TO THE START OF ERECTION ALL SPECIAL INSPECTIONS SHALL BE PERFORMED BASED ON APPROVED SHOP DRAWINGS. INSPECTIONS OF THE STEEL DECK. EACH WELDER SHALL BE QUALIFIED USING THIS PROCEDURE AS MONITORED BY THE QUALIFIED TESTING LABORATORY, IN OWNER'S DIRECT EMPLOY.
- 6. PROVIDE CONTINUOUS SHEET METAL CLOSURES AT ALL SLAB EDGES. PROVIDE SHEET METAL CLOSURES AT COLUMNS, CANT STRIPS, SUMP PANS, ROOF DRAINS, PIPE PENETRATIONS, ETC. CLOSURE THICKNESS SHALL BE 18 GAUGE (MINIMUM). THE APPROPRIATE GAGE SHALL BE DESIGNED BY A STRUCTURAL ENGINEER IN METAL DECK CONTRACTOR'S EMPLOY. THE GAGE SHALL BE SHOWN ON THE SHOP DRAWINGS SUBMITTED FOR ARCHITECT'S APPROVAL.
- 7. PROVIDE SUPPLEMENTAL FRAMING AT OPENINGS, MOMENT CONNECTIONS ETC. AS REQUIRED FOR SUPPORT OF THE METAL DECK.
- 8. METAL DECK SHALL BE CAPABLE OF SUPPORTING THE WET CONCRETE AND OTHER CONSTRUCTION LOADS WITHOUT SHORING.
- ALL WELDS CONNECTING METAL DECK TO SUPPORTING STEEL SHALL BE VISUALLY INSPECTED BY A QUALIFIED TESTING AGENCY IN OWNER'S DIRECT EMPLOY.

### METAL STUDS AND JOISTS NOTES:

- STUDS AND/OR JOISTS AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, GAUGE AND SPACING SHOWN ON THE DRAWINGS.
- 2. STUDS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) LSPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERSL, LATEST EDITION.
- MEMBERS SHALL BE FORMED FROM STEEL HAVING A G-60 GALVANIZED COATING MEETING THE REQUIREMENTS OF ASTM C-955.
- STUDS AND JOISTS OF 12, 14 AND 16 GAGE THICKNESSES SHALL BE FORMED FROM STEEL CONFORMING TO ASTM A653 HSLAS TYPE A, WITH A MINIMUM YIELD OF 50,000 PSI.
- EXCEPT AS SPECIFIED ABOVE, ALL STEEL SHALL CONFORM TO ASTM A653 SS GRADE WITH A MINIMUM YIELD OF 33,000 PSI.
- DRAWINGS TO THE ARCHITECT TO OBTAIN APPROVAL.

7. FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENTS TO PERPENDICULAR MEMBERS.

PRIOR TO FABRICATION OF FRAMING, THE CONTRACTOR SHALL SUBMIT FABRICATION AND ERECTION

- OR, AS REQUIRED, FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS. FASTENING OF COMPONENTS SHALL BE WITH SELF-DRILLING SCREWS OR WELDING. SCREWS OR WELDS SHALL BE OF SUFFICIENT SIZE TO INSURE THE STRENGTH OF THE CONNECTION. WIRE TYING 1.
- ZINC-RICH PAINT. RUNNERS SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE AS SHOWN ON THE DRAWINGS. ABUTTING LENGTHS OF RUNNER SHALL EACH BE SECURELY ANCHORED TO A COMMON

OF COMPONENTS SHALL NOT BE PERMITTED. ALL WELDS SHALL BE TOUCHED UP WITH A

STRUCTURAL ELEMENT, BUTT-WELDED OR SPLICED.

- 10. STUDS SHALL BE PLUMBED, ALIGNED AND SECURELY ATTACHED TO FLANGES OF BOTH UPPER AND LOWER RUNNERS.
- . JACK STUDS OR CRIPPLES SHALL BE INSTALLED BELOW WINDOW SILLS, ABOVE WINDOW AND DOOR HEADS, AND ELSEWHERE TO FURNISH SUPPORTS, AND SHALL BE SECURELY ATTACHED TO CONNECTING MEMBERS.
- 12. LATERAL BRACING SHALL BE PROVIDED BY USE OF HORIZONTAL STRAPS OR COLD-ROLLED
- 13. UNIFORM AND LEVEL JOIST BEARING SHALL BE PROVIDED AT FOUNDATION WALLS BY MEANS OF SHIMS AND/OR NON-SHRINK GROUT.
- 14. JOISTS SHALL BE LOCATED DIRECTLY OVER BEARING STUDS OR A LOAD DISTRIBUTION MEMBER SHALL BE PROVIDED AT THE TOP OF THE BEARING WALL.
- LOADS WHERE INDICATED ON THE DRAWINGS. 16. JOIST BRIDGING SHALL BE PROVIDED PER MANUFACTURER'S REQUIREMENTS, UNLESS OTHERWISE

15. WEB STIFFENERS SHALL BE PROVIDED AT REACTION POINTS AND AT POINTS OF CONCENTRATED

17. ADDITIONAL JOISTS SHALL BE PROVIDED UNDER PARALLEL PARTITIONS WHEN THE PARTITION LENGTH EXCEEDS ONE-HALF THE JOIST SPAN, ALSO AROUND ALL FLOOR AND ROOF OPENINGS

BIDDERS SHALL PROVIDE A SEPARATE PRICE FOR 5 TONS OF ADDITIONAL REINFORCING STEEL (ASTM A-615) & 9 CUBIC YARDS OF CONCRETE (F'C = 5000 PSI) TO BE USED ON THE PROJECT AS PER THE DIRECTION OF THE ARCHITECT. THE VALUE OF THE UNEXPENDED BALANCE OF THESE

WHICH INTERRUPT ONE OR MORE SPANNING MEMBERS, UNLESS OTHERWISE NOTED.

BIDDERS SHALL PROVIDE A SEPARATE PRICE FOR 10 TONS OF ADDITIONAL STRUCTURAL STEEL (ASTM A992-50) TO BE USED ON THE PROJECT AS PER THE DIRECTION OF THE ARCHITECT. THIS STEEL WILL BE ADDED AS NEEDED PRIOR TO OR DURING THE SHOP DRAWING REVIEW PHASE. THE VALUE OF THE UNEXPENDED BALANCE OF THIS STEEL SHALL BE REFUNDED TO THE OWNER.

SPECIAL INSPECTION NOTES: THE FOLLOWING IS A PARTIAL LIST OF SPECIAL INSPECTION ITEM(S) RELATED TO STRUCTURAL WORK SHOWN ON KCE DRAWINGS AS REQUIRED BY NYC BUILDING CODE. THE CONTRACTOR IS OBLIGATED TO NOTIFY THE INSPECTOR AT LEAST 72 HOURS BEFORE INSTALLATION OF SUCH ITEMS SO THAT PROPER INSPECTION CAN BE MADE. IN NO CASE SHALL SUCH ITEMS BE INSTALLED OR CONSTRUCTED WITHOUT COMPLETE APPROVAL OF THE INSPECTOR. UNAPPROVED INSTALLATION IS SUBJECT TO REMOVAL AND

REPLACEMENT AT THE CONTRACTOR'S SOLE EXPENSE.

MATERIALS SHALL BE REFUNDED TO THE OWNER.

- STRUCTURAL SAFETY STRUCTURAL STABILITY STRUCTURAL STEEL - WELDING
- STRUCTURAL STEEL HIGH STRENGTH BOLTING CONCRETE - CAST-IN-PLACE
- MASONRY POST INSTALLED ANCHORS
- SUBGRADE INSPECTION FOOTING & FOUNDATION
- 10. STRUCTURAL COLD-FORMED STEEL 11. EXCAVATIONS - SHEETING, SHORING, AND BRACING

THE FOLLOWING IS A PARTIAL LIST OF SPECIAL INSPECTION ITEM(S) RELATED TO THE STRUCTURAL WORK AS REQUIRED BY NYC BUILDING CODE. THE WORK IS NOT SHOWN ON KCE DRAWINGS AND KCE IS NOT THE DESIGN APPLICANT FOR THESE ITEMS. KCE SHALL TAKE NO RESPONSIBILITY FOR THE

THE CONTRACTOR IS OBLIGATED TO NOTIFY THE INSPECTOR AT LEAST 72 HOURS BEFORE INSTALLATION OF SUCH ITEMS SO THAT PROPER INSPECTION CAN BE MADE. IN NO CASE SHALL SUCH ITEMS BE INSTALLED OR CONSTRUCTED WITHOUT COMPLETE APPROVAL OF THE INSPECTOR. UNAPPROVED INSTALLATION IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S SOLE EXPENSE.

- - 2. SPRAYED FIRE-RESISTANT MATERIALS
  - 3. TR2 CONCRETE POURING/SAMPLE AND TEST CYLINDERS
  - 4. TR3 CONCRETE MIX DESIGN

PERFORMED BASED ON UNAPPROVED DRAWINGS SHALL BE CONSIDERED INVALID AND SHALL BE

BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT:

- 1. THE BIDDER AND ALL SUBCONTRACTORS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND OTHER CONSTRUCTION CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM AMBIGUITIES AND SUFFICIENT FOR THE CONTRACTOR TO BID, FABRICATE, AND INSTALL THE WORK ON TIME, FURTHER THAT,
- THE BIDDER AND ALL WORKMEN, EMPLOYEES AND SUBCONTRACTORS HE INTENDS TO USE ARE SKILLED AND EXPERIENCED IN THE TYPE OF CONSTRUCTION REPRESENTED BY THE CONSTRUCTION CONTRACT DOCUMENTS BID UPON; FURTHER THAT,
- NEITHER THE BIDDER NOR ANY OF HIS EMPLOYEES, AGENTS INTENDED SUPPLIERS OR SUBCONTRACTORS HAVE RELIED UPON ANY VERBAL REPRESENTATIONS, ALLEGEDLY AUTHORIZED OR UNAUTHORIZED FROM THE OWNER, HIS EMPLOYEES OR AGENTS INCLUDING ARCHITECTS, ENGINEERS OR CONSULTANTS, IN ASSEMBLING THE BID FIGURE; AND FURTHER THAT, THE BID FIGURE IS BASED SOLELY UPON THE CONSTRUCTION CONTRACT DOCUMENTS AND PROPERLY ISSUED WRITTEN ADDENDA AND NOT UPON ANY OTHER WRITTEN
- THE BIDDER ALSO WARRANTS THAT HE HAS CAREFULLY EXAMINED THE SITE OF THE WORK AND THAT FROM HIS OWN INVESTIGATIONS HE HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK AND THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS AND DIFFICULTIES TO BE ENCOUNTERED, THE KIND AND EXTENT OF EQUIPMENT AND OTHER FACILITIES NEEDED FOR THE PERFORMANCE OF THE WORK, THE GENERAL AND LOCAL CONDITIONS, AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR ITS PERFORMANCE.

# DISCLAIMER:

THE DRAWINGS HEREIN ARE RELATED TO AN ALTERATION TO AN EXISTING STRUCTURE. THE STRUCTURAL DESIGN WAS BASED UPON AS MUCH OBSERVATION, MEASUREMENT, TESTING, ETC. AS CIRCUMSTANCES PERMITTED. HOWEVER, THERE WERE ASSUMPTIONS MADE ABOUT UNKNOWN CONDITIONS. SHOULD THE OWNER DECIDE NOT TO UTILIZE KCE CONSULTING ENGINEERING. PLLC TO VERIFY AND INSPECT THESE CONDITIONS IN THE FIELD, KCE CONSULTING ENGINEERING, PLLC WILL NOT BE RESPONSIBLE FOR ANY FAILURE, DAMAGE, INJURY, DELAY, LOSS OF INCOME, EXTRA COST, OR ANY OTHER LOSS DUE TO EXISTING CONDITIONS.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING, PREPARING AND DELIVERING ALL SHOP DRAWINGS AND OTHER SUBMITTALS (CSUBMITTALSC) REQUIRED BY THE CONTRACT DOCUMENTS IN A TIMELY MANNER. ALL MATERIAL SHALL BE DELIVERED GRADUALLY SO AS TO AVOID SUBMISSION OF LARGE NUMBER OF SUBMITTALS NOT ALLOWING THE ENGINEER TIMELY REVIEW.
- THE STRUCTURAL ENGINEER OF RECORD SHALL REVIEW SUBMITTALS PERTINENT TO STRUCTURAL DESIGN (SHOP DRAWINGS AND OTHER PERTINENT DOCUMENTS SUCH AS MATERIAL, PRODUCT, ASSEMBLY INFORMATION, ENGINEERING CALCULATIONS, ETC.) SUBMITTED BY THE CONTRACTOR. THE ENGINEER SHALL COMMENT ON THE SUBMITTALS AND APPROVE OR DISAPPROVE WITH COMMENTS. AS APPROPRIATE, FOR GENERAL CONFORMANCE WITH THE INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. REVIEW OF SUCH SUBMITTALS SHALL NOT BE FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER INFORMATION SUCH AS DIMENSIONS, QUANTITIES, INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS, ETC. WHICH SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ENGINEER'S REVIEW SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR OF HIS/HER RESPONSIBILITY TO ACCURATELY AND COMPLETELY INTERPRET THE CONTRACT DOCUMENTS.
- 3. IF REQUIRED BY SPECIFICATIONS, SHOP DRAWINGS AND OTHER DOCUMENTS SHALL BEAR THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS TO BE CONSTRUCTED.
- BEFORE SUBMITTING A SHOP DRAWING OR ANY OTHER DOCUMENT TO THE ENGINEER. THE CONTRACTOR SHALL REVIEW AND APPROVE EACH SUCH SUBMITTAL FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. EVERY COPY OF EACH SUBMITTAL SHALL BEAR THE CONTRACTOR'S REVIEW STAMP SHOWING THAT THEY HAVE BEEN REVIEWED AND APPROVED. THE ENGINEER SHALL

RETURN WITHOUT REVIEW MATERIAL WHICH HAS NOT BEEN APPROVED BY THE CONTRACTOR.

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES. SEQUENCES AND OPERATIONS OF CONSTRUCTION, SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO, INCLUDING REFLECTION OF EXISTING FIELD CONDITIONS, APPROVAL OF ANY SUBMITTAL BY THE ENGINEER SHALL NOT BE CONSTRUED AS ACCEPTANCE OF ANY OF THE FOREMENTIONED ASPECTS OF CONTRACTOR'S WORK.
- COMPRISES A VARIATION FROM THE CONTRACT UNLESS THE CONTRACTOR ADVISES THE ENGINEER OTHERWISE IN WRITING. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK RELATED TO SUCH VARIATION BEFORE RECEIPT OF ENGINEER'S WRITTEN ACCEPTANCE. IN CASE RESUBMISSION OF SHOP DRAWINGS, CALCULATIONS AND OTHER WRITTEN SUBMITTALS

INCLUDING ADDITIONS, DELETIONS OR CORRECTIONS THE CONTRACTOR SHALL CIRCLE OR OTHERWISE

IDENTIFY ALL CHANGES FROM THE PRIOR ISSUE. ALL MATERIAL SUBMITTED EACH CHANGE CLEARLY

THE ENGINEER SHALL ASSUME THAT NO SUBMITTED SHOP DRAWING OR OTHER DOCUMENT

IDENTIFIED SHALL BE RETURNED WITHOUT REVIEW FOR RESUBMISSION. THE RETURNED SHOP DRAWINGS AND OTHER SUBMITTALS SHALL BE STAMPED BY THE ENGINEER. THE STAMP SHALL DENOTE REVIEW STATUS WHICH MAY OR MAY NOT REQUIRE FURTHER

# RESUBMISSION AS PER THE FOLLOWING:

STATUS: RESUBMISSION:

APPROVED RESPECTIVE SUBMITTALS.

- A NO EXCEPTION TAKEN
- N EXCEPTIONS NOTED NR EXCEPTIONS NOTED, REVISE & RESUBMIT
- REQUIRED CORRECTIONS OR COMMENTS MADE ON THE SHOP DRAWINGS AND OTHER REVIEWED DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM STRICT COMPLIANCE WITH THE REQUIREMENTS OF THE

DRAWINGS AND/OR OTHER DOCUMENTS. DRAWINGS AND DOCUMENTS RETURNED WITH 'NO

PLANS AND SPECIFICATIONS OR FROM HIS RESPONSIBILITY FOR ERRORS AND OMMISSIONS ON SUCH

EXCEPTION TAKEN' OF A PARTICULAR ITEM SHALL NOT BE INTERPRETED AS 'NO EXCEPTION TAKEN'

OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. 10. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK REQUIRING SUBMISSION AND REVIEW OF SHOP DRAWINGS OR OTHER MATERIAL UNTIL THE RESPECTIVE SUBMITTAL HAS BEEN APPROVED BY THE ENGINEER, SUCH WORK SHALL BE PERFORMED IN ACCORDANCE ONLY WITH THE SUBMITTALS MARKED FNO EXCEPTION TAKENFOR FEXCEPTIONS NOTED THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND BEAR ALL THE COSTS WHICH MAY RESULT FROM ORDERING OF ANY

MATERIAL OR FROM PROCEEDING WITH ANY PART OF THE WORK PRIOR TO THE RECEIPT OF

EVAMUUT FOR TOURS FOR PREVENTION ONLY AS FER KRZYSZTOF PAJDA

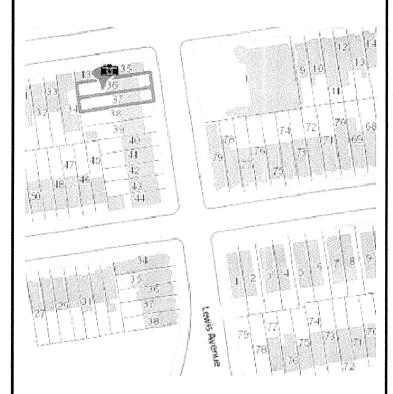
NOT REQUIRED

REQUIRED

REQUIRED FOR RECORD ONLY

418A LEWIS AVENUE BROOKLYN, NY 11233

Project Title:



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

Plot Plan:

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

E: achilleandson@gmail.com

Issued/ Revision: DATE DESCRIPTION 09/28/17 | FILING SET

116 Nassau Street, Suite 809

New York, NY 10038

Phone: (646) 644 - 8551

Fax: (718) 807 - 4757

Drawing Title:

AS NOTED

Checked By: Drawing No. Page No.: **01** of 15

Project No.:

09/28/17

A412.00

S.Z.

K.W.

DEPT BLDGS Job No. 321376346

Drawn By:

DOB NYC Number:

	DRAWING INDEX
S-001.00	GENERAL NOTES
S-002.00	DESIGN CRITERIA
F0-001.00	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
F0-101.00	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

MASONRY E	MBEDMENT AND	SPLICE LENGTH				
BAR/ WIRE SIZE	f'm = 2,000 PSI					
DANY WINE SIZE	EMBEDMENT LENGTH (Em) IN.	SPLICE LENGTH (Sm) IN.				
W1.7	6	8				
W2.1	6	8				
W2.8	7	10				
#3	17					
#4	22					
<b>#</b> 5		28				
#6	Ę	50				
<b>#</b> 7	7	70				
#8	9	99				
#9	1.	28				

- EPOXY-COATED BARS SHALL BE INCREASED BY 50 PERCENT.
   BAR SPACING IS AT 8" O.C. MINIMUM.
   STEEL YIELD STRENGTH Fy = 60,000 PSI.

3 BAR DIA. #8 OR SMALLER 4 BAR DIA. #9 TO #11 INCLUS.
Ldh, SEE SCHEDULE THIS DWG. (DOES NOT INCLUDE LENGTH REQ'D. TO FORM HOOK)
- 6 BAR DIA. #8 OR SMALLER 8 BAR DIA. #9 TO #11 INCLUS.
- 4 BAR DIA. (3" MIN.)
-12 BAR DIAMETER (DIA.)

TYPICAL	STANDARD	HOOK
3/4" = 1'-0"		

NOTE: FOR DEVELOPMENT LENGTH Ldh SEE SCHEDULE

		C BUILDING CODE SIGN INFORMATION SUMMARY
NO.	TOPIC	CODE SECTION
1.	SNOW LOADING CRITERIA	GROUND SNOW LOAD, $P_g = 25$ P.S.F
		SNOW IMPORTANCE FACTOR, C <sub>e</sub> = 1.0
		THERMAL EXPOSURE FACTOR, C <sub>t</sub> = 1.0
		SNOW IMPORTANCE FACTOR, I <sub>s</sub> = 1.0
		FLAT-ROOF SNOW LOAD, P <sub>f</sub> = 20 PSF
2.	SEISMIC LOADING CRITERIA	SEISMIC IMPORTANCE FACTOR = 1.0
		SITE CLASS = D
		SPECTRAL RESPONSE COEFFICIENTS, S <sub>DS</sub> = 0.296g S <sub>D1</sub> = 0.117g
		SEISMIC DESIGN CATAGORY = B
		SHORT PERIOD DESIGN SPECTURAL REPONSE, S <sub>s</sub> = 0.281g
		ONE SECOND DESIGN SPECTURAL REPONSE, S <sub>1</sub> = 0.073g
		MINIMUM SEISIMIC BASE SHEAR, V = 33 KIPS
		SEISMIC RESPONSE COEFFICIENT, $C_s = 0.074$
		SEISMIC REDUNDANCY FACTOR, RHO = 1.0
		RESPONSE MODIFICATION FACTOR, $R = 4$
To a series	. ·	LATERAL FORCE RESISTING SYSTEM : INTERMEDIATE REINFORCED MASONRY SHEAR WALLS
W1		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 COEFFICENT GC <sub>pi</sub> = 0.18

MINIMUM WIND BASE SHEAR,  $V_x = 13 \text{ KIPS}$   $V_y = 58 \text{ KIPS}$ 

	ABBRE	EVIATIONS	5
0	= AT = ADJUSTABLE = ADDITIONAL	JT.	= JOINT
ADJ.	= ADJUSTABLE	K, KIP	= 1000 LBS
ADD'L	= ADDITIONAL	KLF	= KIP(S) PER FOOT
ALN.	= ALIGN = ALTERNATE = ARCHITECTURAL	KSF KSI L.L. L.L.H. L.L.V. Ldc	= KIP(S) PER SQUARE FOOT
ALT.	= ALIGN = ALTERNATE = ARCHITECTURAL	KO	- KII (3) FEN SQUARE 1001
ARCH	= ARCHITECTURAL	V-21	= KIP(S) PER SQUARE INCH
B, BOT.	= BOTTOM	L.L.	= LIVE LOAD
D, DOI.	= BRACED FRAME	L.L.H.	= LONG LEG HORIZONTAI
B.F. B.P.	= DRACED FRAME	L.L.V.	= LONG LEG VERTICAL
B.P.	= BASE PLATE, BEARING PLATE	Ldc	= COMPRESSION DEVELO
	BEARING PLATE		LENGTH  = TENSION DEVELOPMEN'  = COMPRESSION SPLICE  = TENSION SPLICE LENG'
BH.	= BULKHEAD	Ldt	= TENSION DEVELOPMENT
	= BUILDING	Lsc	= COMPRESSION SPLICE
BM.	= BEAM	Lst	= TENSION SPLICE LENG
BRDG.	= BUILDING = BEAM = BRIDGING	LB(S)	= POUND(S)
BRNG.	= BRIDGING = BEARING = BASEMENT = CENTRE LINE = COLUMN ABOVE	Ldt Lsc Lst LB(S). LG.	= LONG
BSMT.	= BASEMENT	LO.	= MOMENT CONNECTION
O. CL.	= CENTRE LINE	M.C.	= MUMENT CONNECTION
C A	= COLUMN ABOVE	M.D.	= METAL DECK
C.A.	= COLUMN BELOW	MACH.	= MACHINE
C.B. C.J.	- COLUMN DELUW	MAX.	= MAXIMUM
C.J.	= CONSTRUCTION JOINT,	MECH.	= MECHANICAL
	CONTROL JOINT	MEZZ.	= MEZZANINE
CANT. CLR.	= CANTILEVER	MIN	= LONG = MOMENT CONNECTION = METAL DECK = MACHINE = MAXIMUM = MECHANICAL = MEZZANINE = MINIMUM = MISCELLANEOUS = MOMENT = NOT IN CONTRACT = NEAR FACE = NON-SHRINK = NOT TO SCALE = NUMBER = NORTH-SOUTH = CENTRE TO CENTRE = OUTSIDE FACE = OPEN WEB STEEL JOIS
CLR.	= CLEARANCE, CLEAR	MICC	= MISCELLANEOUS
COL.	= COLUMN = CONCRETE = CONNECTION = CONSTRUCTION = CONTINUOUS = DIAMETER = DEAD LOAD	MISC.	- MIGGELLANEOUS
CONC	= CONCRETE	MUM.	= MUMENI
CONN	= CONNECTION	N.I.C.	= NOT IN CONTRACT
CONST	- CONSTRUCTION	N.F.	= NEAR FACE
CONN. CONST. CONT. Ø, DIA.	- CONSTRUCTION	N.S.	= NEAR FACE = NON-SHRINK = NOT TO SCALE
CUNI.	= CONTINUOUS	N.T.S.	= NOT TO SCALE
Ø, DIA.	= DIAMETER	NO.	= NUMBER
D.L.	= DEAD LOAD = DETAIL = DIAGONAL	N-S	= NORTH-SOUTH
DET.	= DETAIL	n c	= CENTRE TO CENTRE
DIAG.	= DIAGONAL	0.0.	- OUTSIDE FACE
DIM.	= DIMENSION	0.1.	- ODEN WED STEEL IOLS
DIAG. DIM. DWG(S). DWL(S).	= DRAWING(S)	0.14.3.0.	= CENTRE TO CENTRE = OUTSIDE FACE = OPEN WEB STEEL JOIS = OPENING = PRECAST, PILE CAP
DW (C)	= DOWEL(S)	OPNG.	= UPENING
DMF(2).	= DOWEL(S)	P.C.	= PRECASI, PILE CAP
E.E.	= EACH END	п., г.	= PLAIC
E.F.	= EACH FACE	PLF	= POUND(S) PER FOOT
E.J.	= EXPANSION JOINT	PROJ.	= PROJECTION
E.M.R.	= ELEVATOR MACHINE ROOM		
	- FELTATON MACHINE NOOM	PSF	= POUND(S) PER SQUARE F
E.S.	= EACH SIDE	PSI	= POUND(S) PER SQUARE IN
E.W.	= EACH WAY	R	= RADIUS
EA.	= EACH	RM.	= ROOM
EL.	= ELEVATION	REF.	= REFERENCE
ELEV.	= ELEVATOR	REINF.	= REINFORCE, REINFORCEMEN
ELECT.	= ELECTRICAL		
Em	= EMBEDMENT LENGTH IN	REQ'D.	= REQUIRED
	MASONRY	REV.	= REVISION, REVISED
EMBED.	= EMBEDMENT	R/W	= REINFORCE WITH
EQ.	= EQUAL	S.F.	= SQUARE FOOT
EXIST.	= EQUAL = EXISTING	S.L.H.	= SHORT LEG HORIZONTAL
		S.L.H. S.L.V. S.O.G.	= SHORT LEG VERTICAL
EXP.	= EXPANSION	2 U C	= SLAB ON GRADE
EXT.	= EXTERIOR	S.U.U. CENT	- SLAD UN GRADE
E-W	= EAST-WEST	SECT.	
F.F.	= FAR FACE	SL.	= SLAB, SLOPE
E-W F.F. FDN.	= FOUNDATION	Sm	= SPLICE LENGTH IN MASON
FIN.	= FINISHED	SPEC(S).	= SPECIFICATION(S)
FL.	= FLOOR	SPEC(S). SQ. STD. STL.	= SQUARE
	= FOOT	STD.	= STANDARD
FT. FTG.	= FOOTING	STI	= STEEL
FT-K		T T	= TOP
	= FOOT-KIP	TAC	- 101 - TOD OF CLAD
GA.	= GAUGE	T.O.S. TEMP. THK.	= TOP OF SLAB
GALV.	= GALVANIZED	ILMP.	= TEMPORARY
GEN.	= GENERAL	IHK.	= THICKNESS
H.S.C.	= HORIZONTALLY SLOTTED	TYP.	= TYPICAL
	CONNECTION	U.O.N.	= UNLESS OTHERWISE NO
HORIZ.		VFRT.	= VERTICAL
I.F.	= INSIDE FACE	W.P.	= WATERPROOFING
I.F. IN.	= INCH	WWF	= WELDED WIRE FABRIC
IN. INT.		W.P. W.W.F. WF.	= WIDE FLANGE
IIV I	= INTERIOR	WD	= WOOD

LEVEL	OCCUPANCY		DEAD LOAD						LIVE	TOTAL
		SLAB	STEEL	CLNG.	FIN.	PART.	RFG. & INSUL.	TOTAL	LOAD	IOIAL
CELLAR	STORAGE/ MECHANICAL	50	_	-	2	_	-	52	100	152
1ST FL.	RESIDENTIAL	10	5	2	4	12	_	33	40	73
2ND FL.	RESIDENTIAL	10	3	2	4	12	-	31	40	71
3RD FL.	RESIDENTIAL	10	3	2	4	12	-	31	40	71
ROOF	TERRACE	10	5	2	_	-	20	37	40	77

STRAIGHT BAR DEVELOPMENT LENGTHS FOR CONCRETE 'Ld' (in.)					LEN(	SP GTHS CRET (in.)	FOF E 'Ls			
			4000 psi						4000 ps	i
SIZE	fy (ksi)	TENSI	ON Ldt	COMP.		SIZE	SIZE fy (ksi)		y si) TENSION Lst	Lct
		TYP.	TOP	Lct				TYP.	TOP	COMP.
#3	60	14	18	8		#3	60	18	24	12
#4	60	19	25	9		#4	60	25	32	15
<b>#</b> 5	60	24	31	12		<b>#</b> 5	60	31	40	19
#6	60	36	<b>4</b> 7	14		#6	60	46	60	23
#7	60	42	54	17		<b>#</b> 7	60	54	70	27
#8	60	48	62	19		#8	60	62	80	30
#9	60	54	70	21		#9	60	70	91	34
#10	60	61	79	24		#10	60	79	102	39
#11	75	84	109	27		#11	75	109	142	62
					•					

DEVELOPMENT LENGTHS FOR CONCRETE 'Ldh' (in.)						
SIZE	fy (ksi)	4000 psi				
#3	60	8				
#4	60	10				
<b>#</b> 5	60	12				
#6	60	15				
<b>#</b> 7	60	17				
<b>#</b> 8	60	19				
<b>#</b> 9	60	22				
#10	60	25				
#11	75	34				

HOOKED BAR

**TENSION** 

- 1. 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. THESE DEVELOPMENT AND SPLICE LENGTHS SHALL BE MULTIPLIED BY ALL OF THE APPLICABLE FACTORS THAT FOLLOW:
- 4. USE TOP CONDITION FOR ANY HORIZONTAL BARS WITH MORE THAN 12 INCH OF FRESH CONCRETE BELOW.

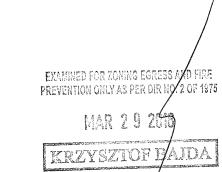
2 TIMES THE BAR DIAMETER IN OTHER ELEMENTS.

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

'Ld' CAN BE USED AS ACI CLASS A SPLICE. 'Ls' CAN BE USED AS ACI CLASS B SPLICE.

6 BAR DIA. FOR #5 & SMALLER 12 BAR DIA. FOR #6 TO #8

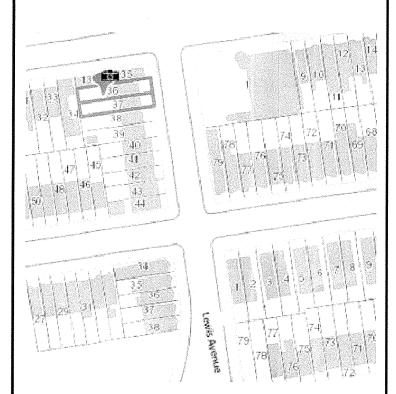
TYPICAL TIE HOOK (HAIR PIN)





418A LEWIS AVENUE BROOKLYN, NY 11233

Project Title:



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

Plot Plan:

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 09/28/17 FILING SET

# KCE Consulting Engineering PLLC

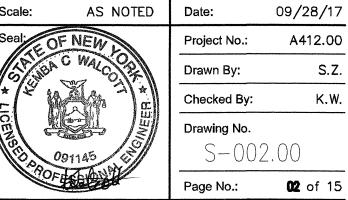
116 Nassau Street, Suite 809 New York, NY 10038

09/28/17

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

Drawing Title:

DESIGN CRITERIA

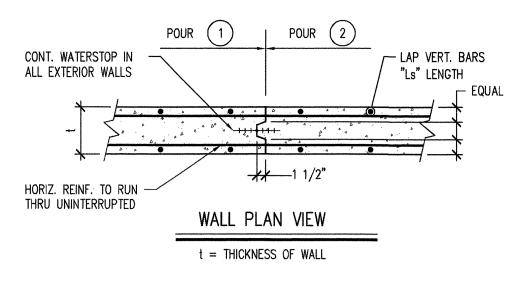


DOB NYC Number:

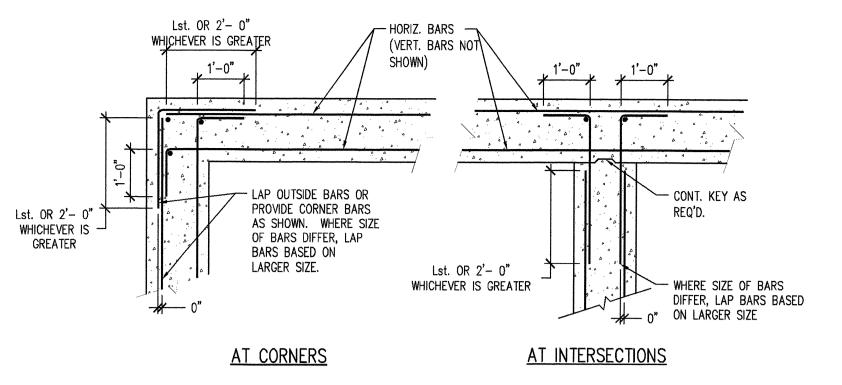


# FOUNDATION NOTES:

- 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
- 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.



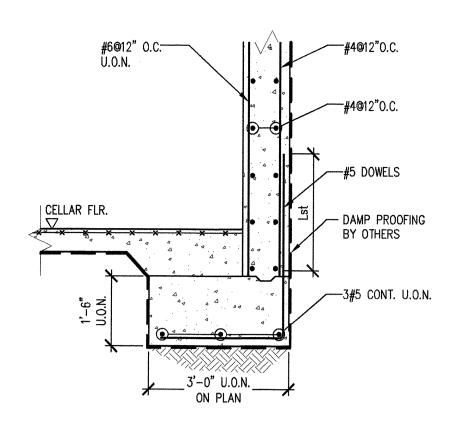




TYPICAL HORIZONTAL REINFORCING FOR

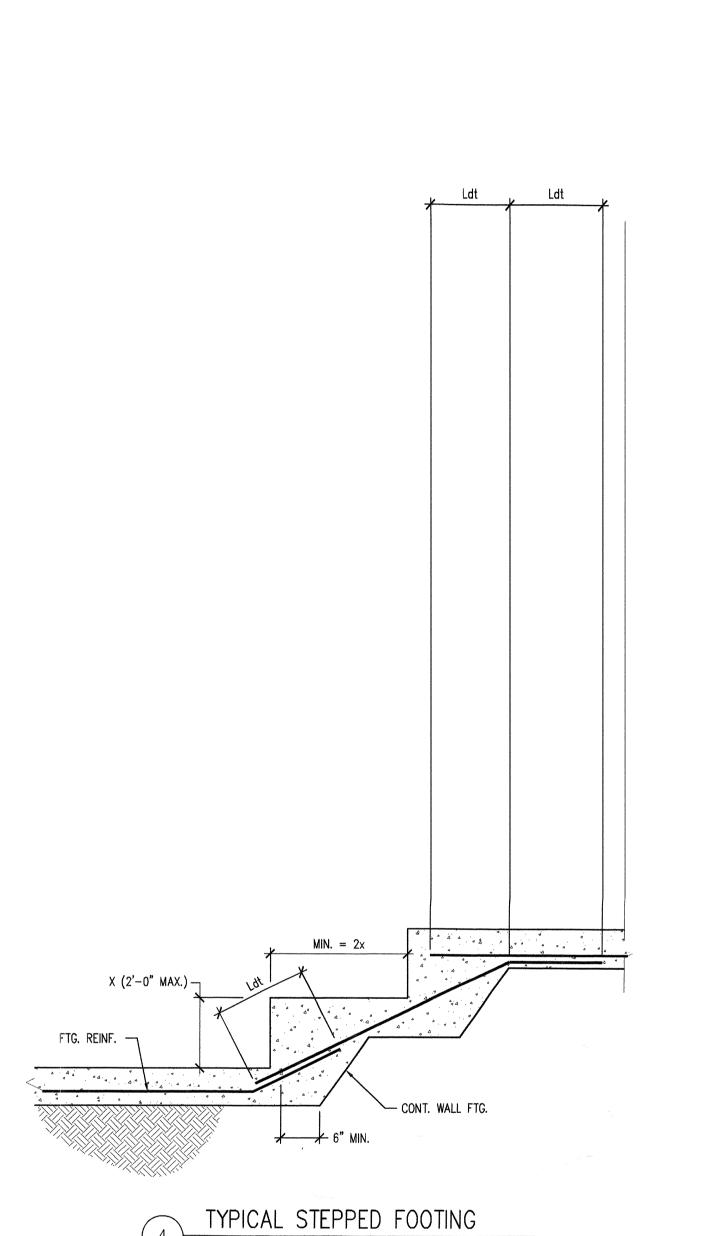
CONCRETE WALLS AND GRADE BEAMS (PLAN)

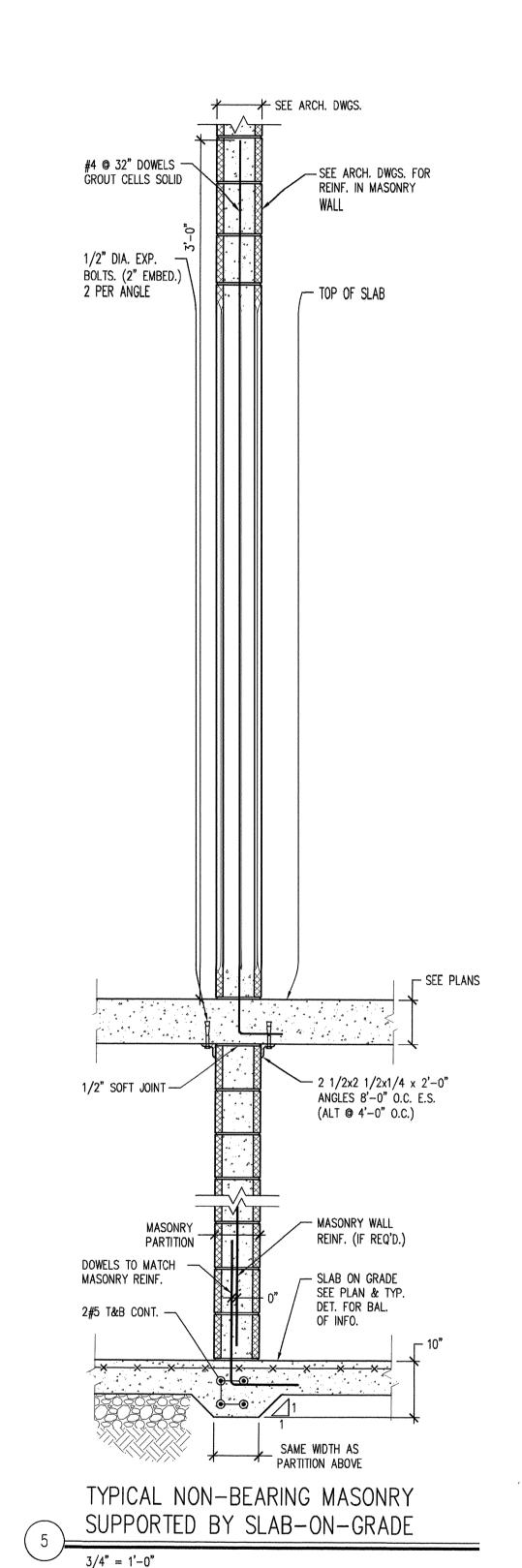
1/2" = 1'-0"

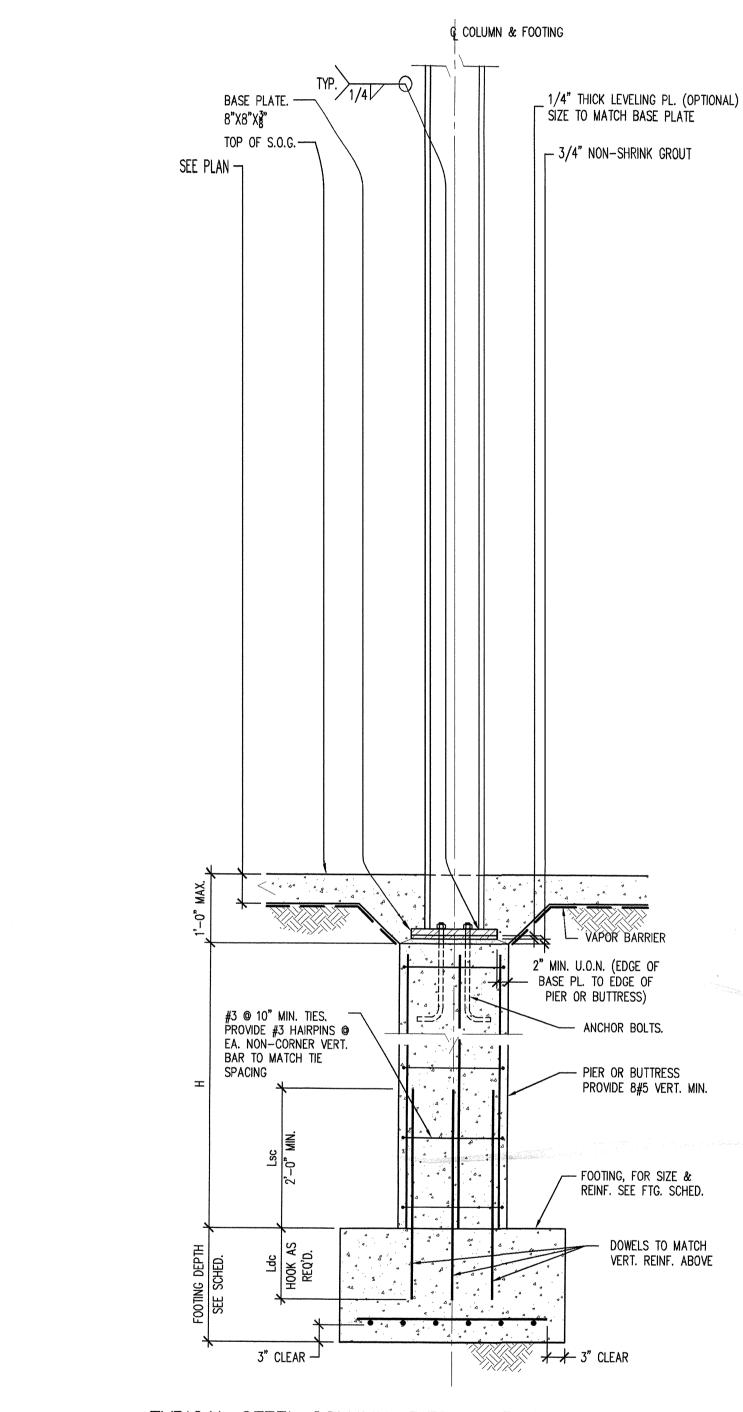


TYPICAL NEW CONCRETE FOUNDATION WALL SECTION

1/2" = 1'-0"





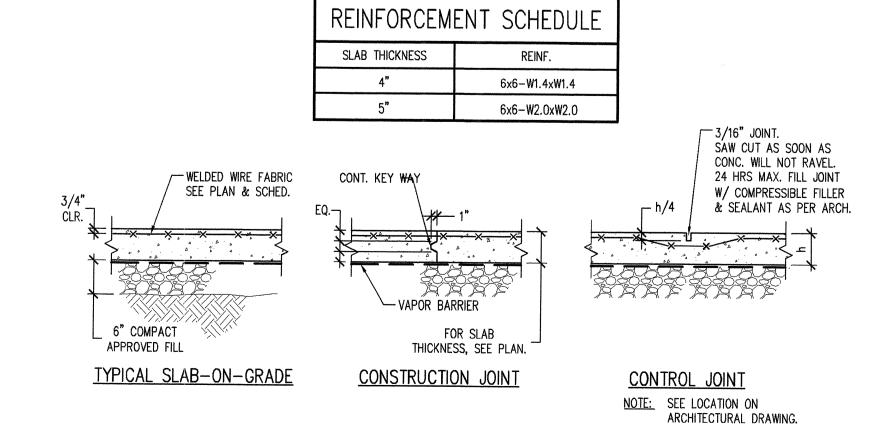


TYPICAL STEEL COLUMN, PIER OR BUTTRESS & FOOTING

3/4" = 1'-0"

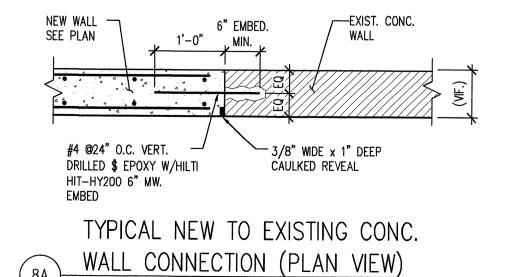
NOTES:

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

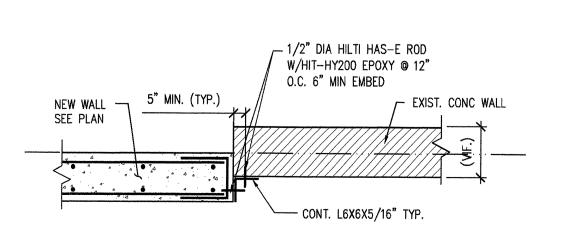


TYPICAL SLAB-ON-GRADE

1/2" = 1'-0"



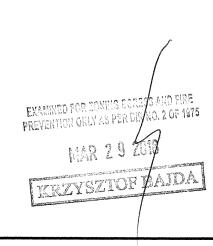
3/4" = 1'-0"



TYPICAL NEW TO EXISTING CONC.

WALL CONNECTION (PLAN VIEW)

3/4" = 1'-0"



Pro	oject Title:
4	-18A LEWIS
	VENUE
	8A LEWIS AVENUE COOKLYN, NY 11233
	13 36 36 July 13 4 July 13
	33 38 39 40 47 45 41 
27	11, 2, 3, 14, 5, 6, 7, 8, 9, 11, 2, 3, 14, 5, 6, 7, 8, 9, 11, 2, 3, 14, 5, 6, 7, 8, 9, 11, 2, 3, 14, 5, 6, 7, 8, 9, 11, 2, 3, 14, 5, 6, 7, 17, 17, 17, 17, 17, 17, 17, 17, 17,
LOT	DCK: 1679 F: 37 NING DISTRICT: R6B

Client:  Mr. Achille Bruno GAF Realty Holding 98 Visitation Place BROOKLYN, NY 11231	ZONING DISTRICT: R6B MAP: 17A	
Mr. Achille Bruno GAF Realty Holding 98 Visitation Place BROOKLYN, NY 11231 The state of the sta	Plot Plan:	
	Client: Mr. Achille Bruno GAF Realty Holding 98 Visitation Place BROOKLYN, NY 11231	
	L: achilleandson@gmail.com	

# KCE Consulting Engineering PLLC 116 Nassau Street, Suite 809

116 Nassau Street, Suite 809 New York, NY 10038

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

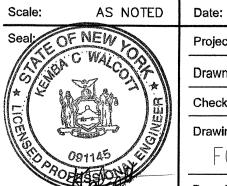
Drawing Title:

Issued/ Revision:

NO. DATE DESCRIPTION

09/28/17 FILING SET

FOUNDATION DETAILS



Project No.: A412.00

Drawn By: S.Z.

Checked By: K.W.

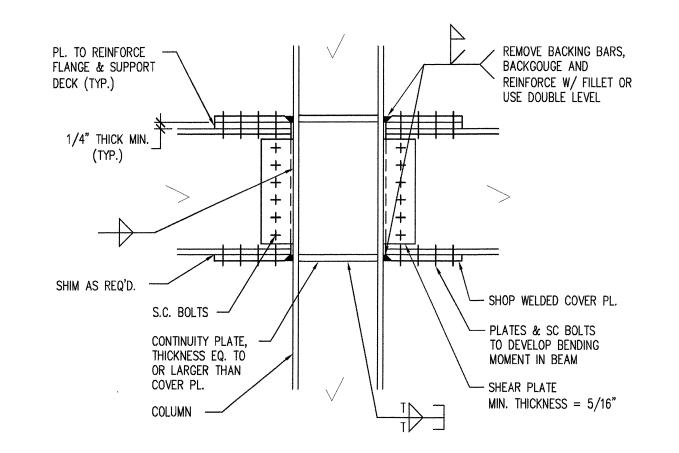
Drawing No.

FO-001.00

Page No.: **03** of 15

09/28/17



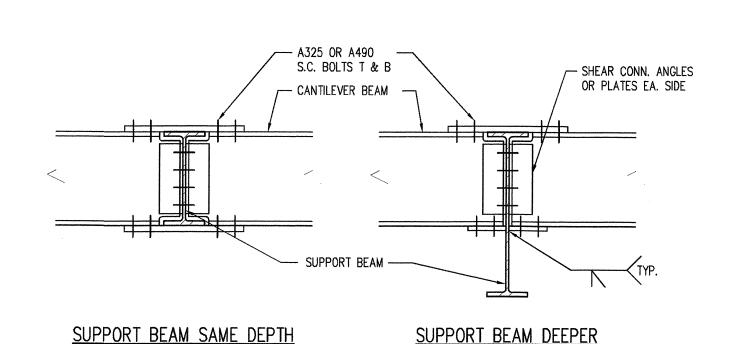


# TYPICAL MOMENT CONNECTION AT COLUMN FLANGE

NOTES:

3/4" = 1'-0"

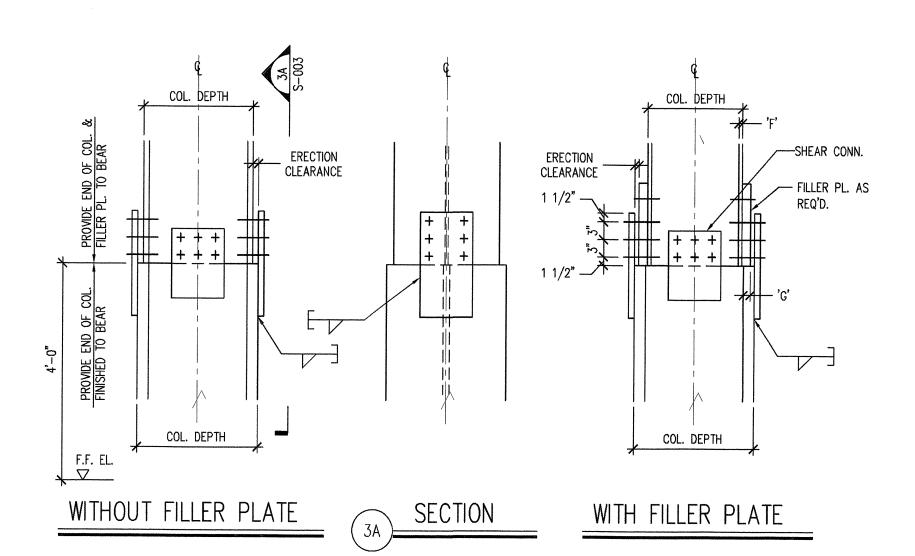
- 1. MOMENT CONNECTION SHELL DEVELOP FULL PLASTIC MOMENT CAPACITY OF BEAM U.O.N.
- 2. FOR UPSET BEAMS, PROVIDE CONNECTION THAT PROVIDES SUFFICIENT CLEARANCE TO TOP OF SLAB.



TYPICAL CANTILEVER BEAM CONNECTION

3/4" = 1'-0"

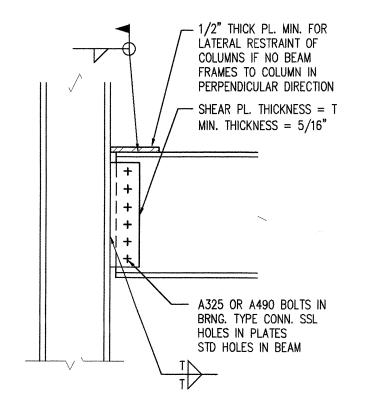
NOTE: DESIGN BOLTS & PLATES TO DEVELOP FULL MOMENT CAPACITY OF CANTILEVER BEAM UNLESS OTHERWISE NOTED.



TYPICAL STEEL COLUMN SPLICE

3/4" = 1'-0"

NOTE: BEARING DIMENSION 'G' SHALL BE EQUAL OR GREATER THAN 'F'.



TYPICAL BEAM TO COLUMN
FLANGE SHEAR CONNECTION

3/4" = 1'-0"

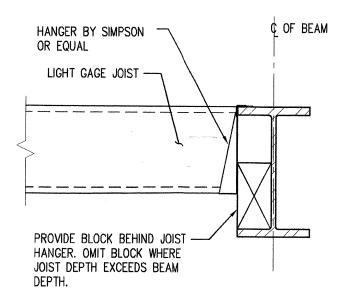
STEEL BEAM
SEE PLAN

2" THICK (MIN.) CAP PL.

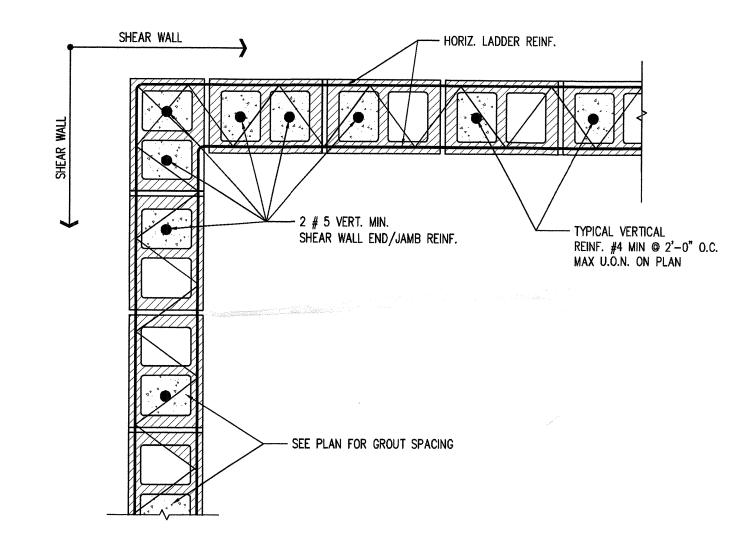
W/ (4) 34" DIA. A325
SC BOLTS (MIN.)

BEAM SUPPORTED ON TOP OF COLUMN / POST CONNECTION

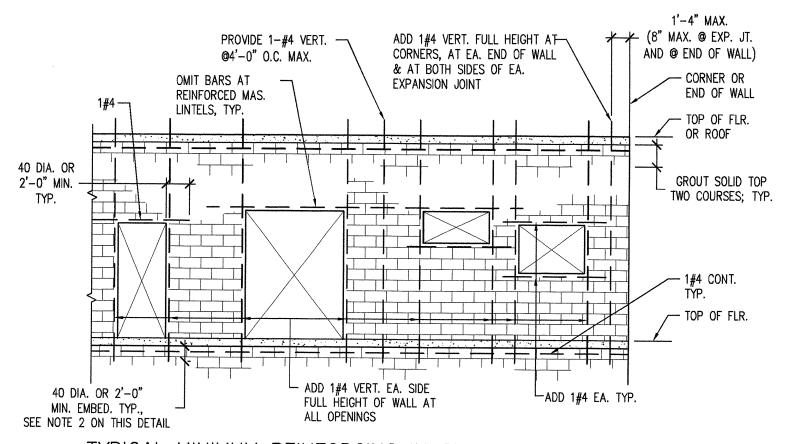
3/4" = 1'-0"



TYPICAL LIGHT GAGE JOIST TO STEEL BEAM CONNECTION



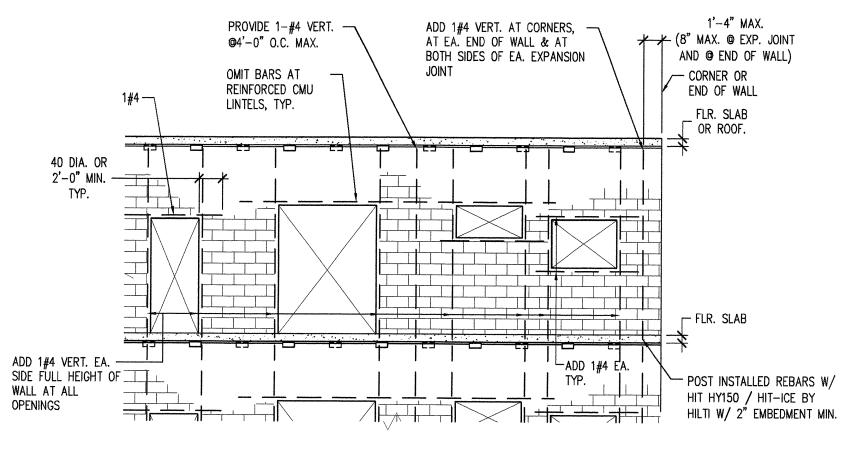
TYPICAL MASONRY WALL CORNER DETAIL PLAN VIEW



TYPICAL MINIMUM REINFORCING IN CMU STRUCTURAL WALLS

1/8" = 1'-0" <u>NOTES:</u>

- FOR TYPICAL JOINT REINFORCING SEE GENERAL NOTES AND SPECIFICATIONS.
- 2. FOR ALL WALLS LABELED ON PLAN THUS SW-XX, SEE SHEAR WALL SCHEDULE AND NOTES ON S-4XX FOR BALANCE OF REINFORCEMENT & INFORMATION.
- 3. PROVIDE MINIMUM OF CONTINUOUS 4#4 VERTICAL IN ISOLATED PIERS OF LENGTH EQUAL TO OR LESS THAN 4'-0" FOR 8" CMU, 5'-0" FOR 10" CMU AND 6'-0" FOR 12" CMU.



3/4" = 1'-0"

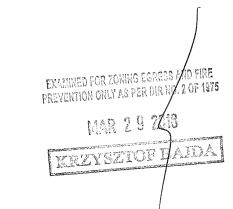
TYPICAL MINIMUM REINFORCING IN CMU PARTITION WALLS

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

NOTES:

1. FOR TYPICAL JOINT REINFORCING SEE GENERAL NOTES AND SPECIFICATIONS.

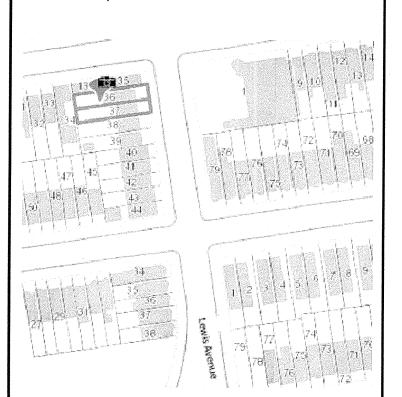
2. VERTICAL REBARS SHALL BE TERMINATED 1 INCH BELOW TOP OF CMU PARTITION WALL.



418A LEWIS AVENUE

418A LEWIS AVENUE BROOKLYN, NY 11233

Project Title:



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

Plot Plan:

Client: Mr. Ac

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

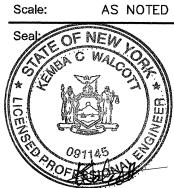
KCE Consulting Engineering PLLC

116 Nassau Street, Suite 809 New York, NY 10038

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

Drawing Title:

TYPICAL DETAILS



Project No.: A412.00

Drawn By: S.Z.

Checked By: K.W.

Drawing No.

\$\sigma - 003.00\$

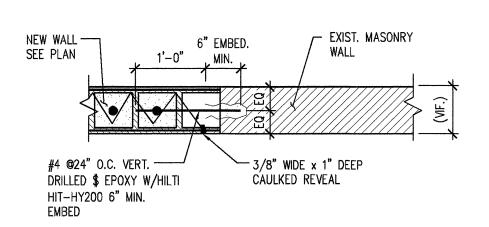
Page No.: **M** of 15

Date:

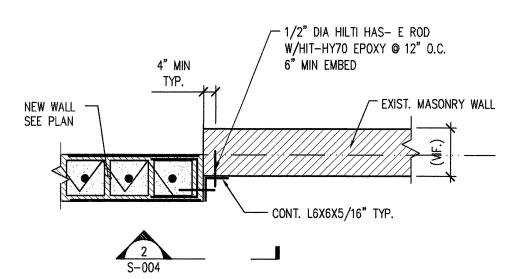
09/28/17

DEPT BLDGS Job No. 321376346

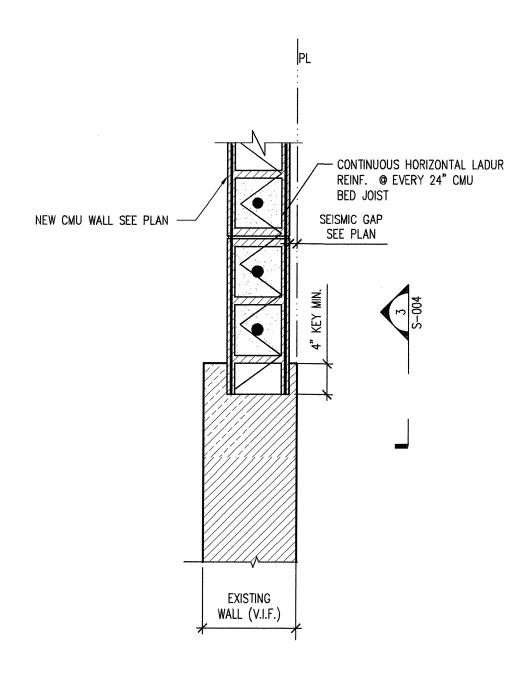
Scan Code ESHS3530524



TYPICAL NEW TO EXISTING MASONRY WALL CONNECTION (PLAN VIEW)

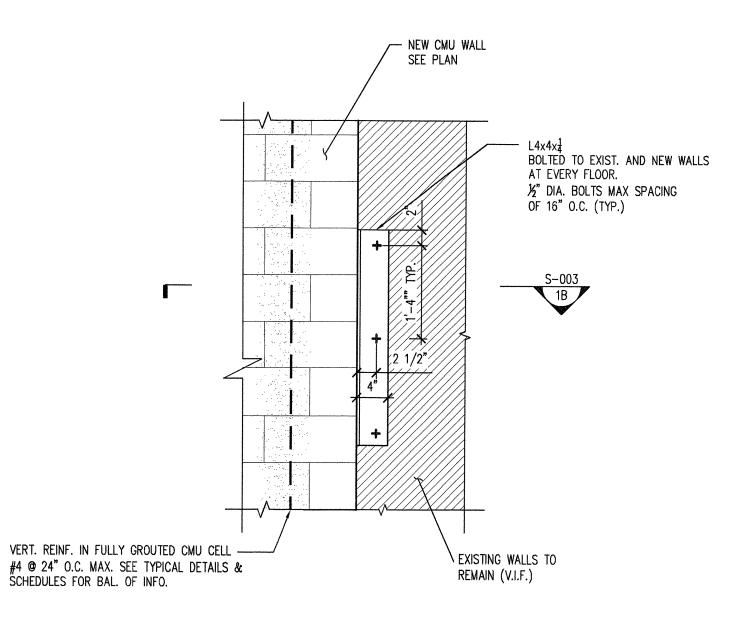


TYPICAL NEW TO EXISTING MASONRY WALL CONNECTION (PLAN VIEW)

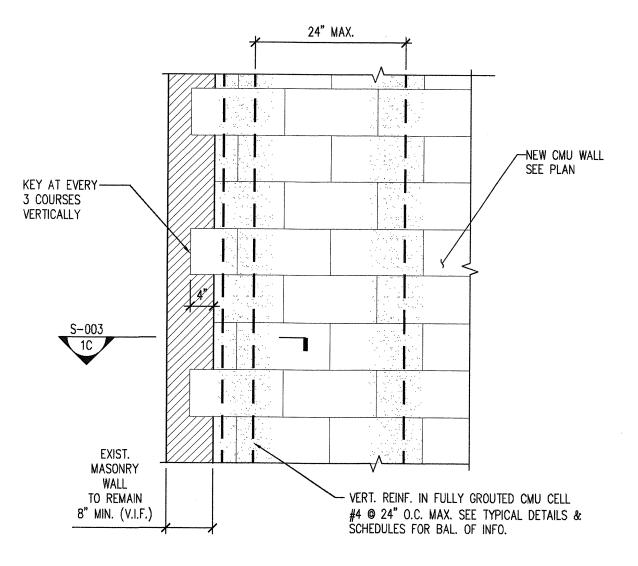


TYPICAL NEW TO EXISTING WALL CONNECTION (PLAN DETAIL

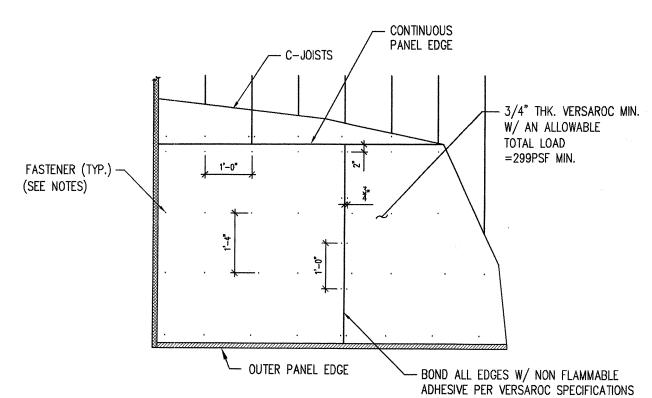
NOTES: FOR BALANCE OF DETAILS 1. FOR VERTICAL CMU WALL REINFORCING SEE TYPICAL DETAILS. 2#5 MINIMUM (CONTINUOUS) VERTICAL REINFORCING BARS IN FULLY GROUTED CELLS.



EXISTING WALL CORNER REINFORCING DETAIL

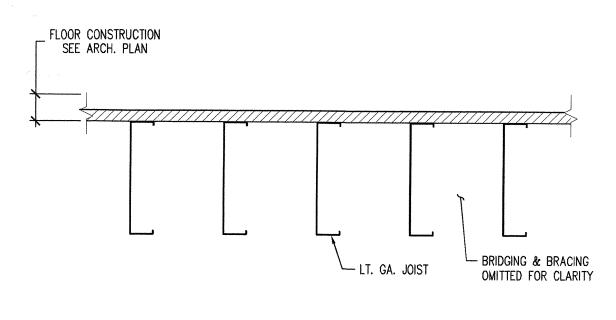


TYPICAL NEW C.M.U WALL TO EXIST. MASONRY WALL CONNECTION DETAIL 3/4" = 1'-0"



TYPICAL PARTIAL PLAN OF SUB-FLOOR VERSAROC DETAIL

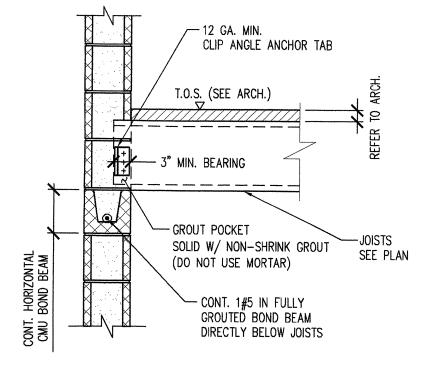
- NOTES:
- 1. VERSAROC SHALL BE FASTENED WITH HILITI PWH SD VCMENT BOARD SCREW, NO.00372760 (#8 X 1- 5/8") OR APPROVE EQUAL 2. FASTENERS TO BE MINIMUM #8 DIAMETER WITH S-12 SELF DRILLING
- 3. FASTENERS SHALL HAVE A MINIMUM LENGTH OF 2 TO 3 TIMES THE
- BOARD THICKNESS 4. VERSAROC SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



TYPICAL FLOOR & ROOF CONSTRUCTION (LIGHT GAGE JOIST)

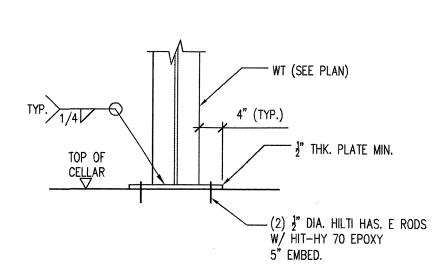
NOTES:

1. SUBFLOORING TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS.

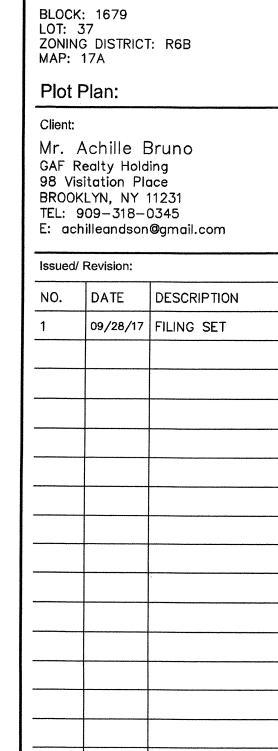


JOIST TO CMU WALL CONNECTION DETAIL

NO. OF SCREWS WILL VARY WITH DEPTH OF JOIST FOR VERTICAL WALL REINFORCING AND BALANCE OF HORIZONTAL REINFORCING, REFER TO TYPICAL MASONRY WALL DETAILS AND SCHEDULES. BALANCE OF REINF. EXCLUDED FOR



STEEL COLUMN BASE PLATE DETAIL 3/4" = 1'-0"



Project Title:

418A LEWIS

AVENUE

418A LEWIS AVENUE BROOKLYN, NY 11233

KCE Consulting Engineering PLLC

116 Nassau Street, Suite 809 New York, NY 10038

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

09/28/17

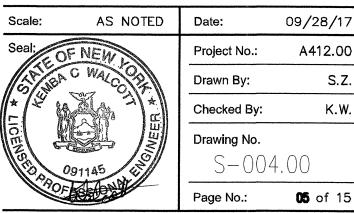
A412.00

S.Z.

K.W.

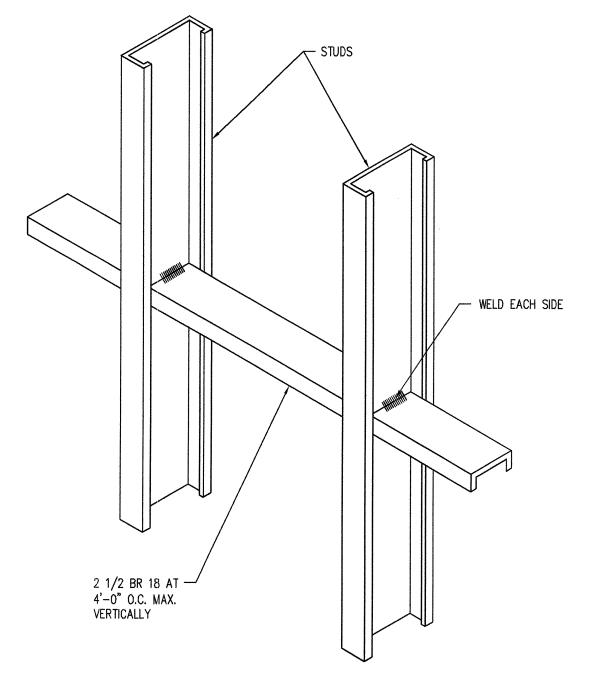
Drawing Title:

TYPICAL DETAILS 2



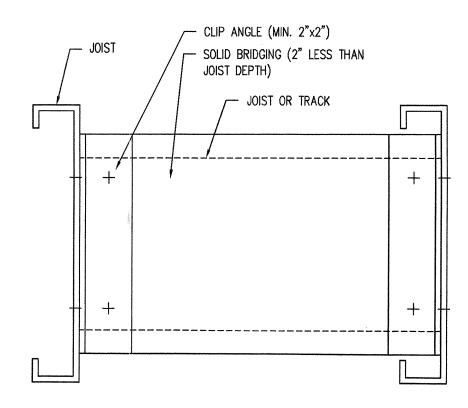
DOB NYC Number DEPT BLDGS Job No. 321376346
Scan Code ESHS1502273

MAR 29 201 ERZYSZIOF BE

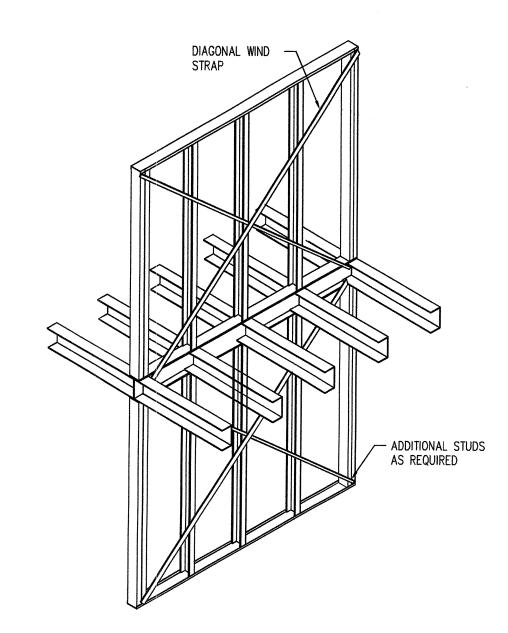


TYPICAL BRIDGING AND BRACING - SOLID BRIDGING

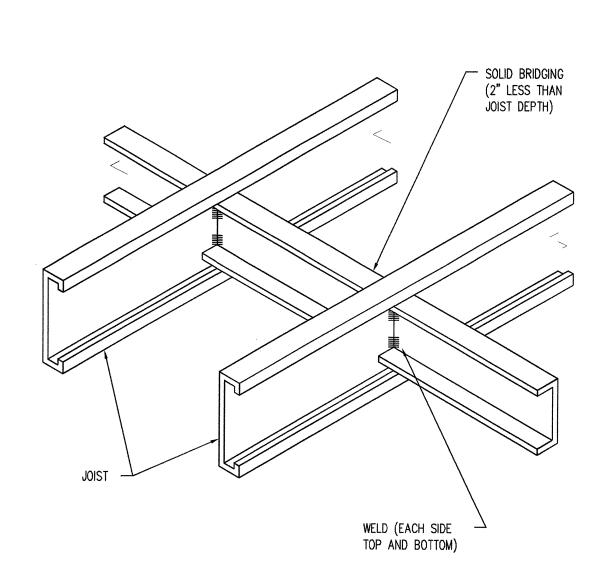
NOTE: BRIDGING TO BE INSTALLED PRIOR TO LOADING OF WALL



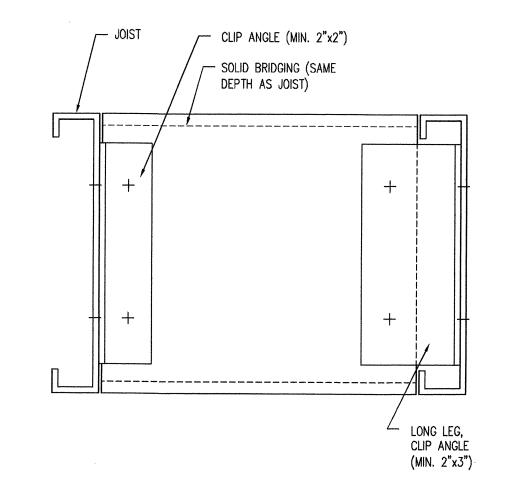
TYPICAL BRIDGING AND BRACING - SOLID BRIDGING



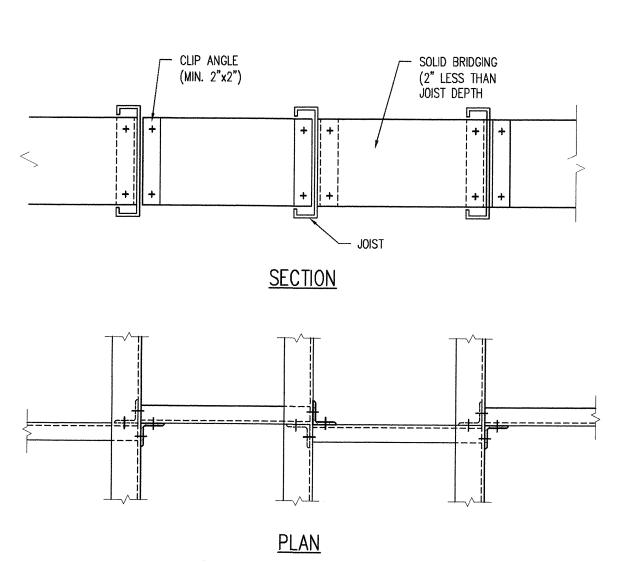
TYPICAL BRIDGING AND BRACING - WIND BRACING



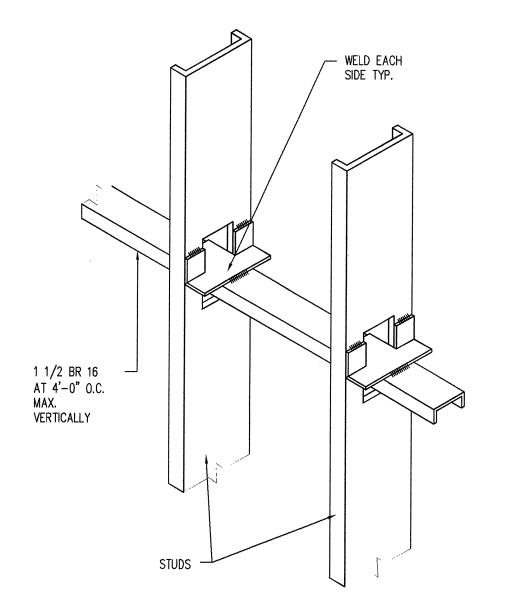
TYPICAL BRIDGING AND BRACING - SOLID BRIDGING WELDED



TYPICAL BRIDGING AND BRACING - SOLID BRIDGING

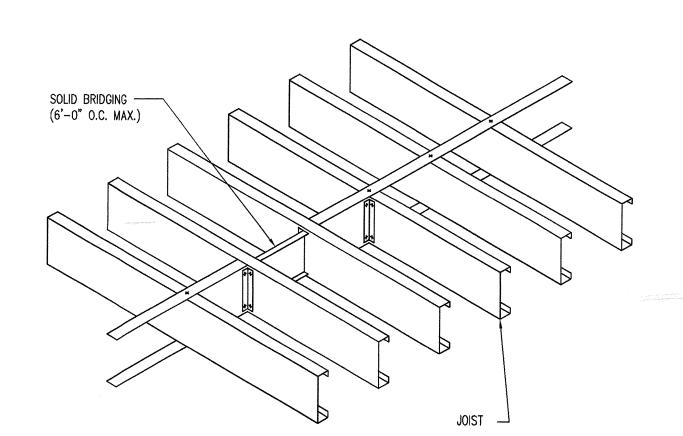


TYPICAL BRIDGING AND BRACING CONTINUOUS SOLID BRIDGING

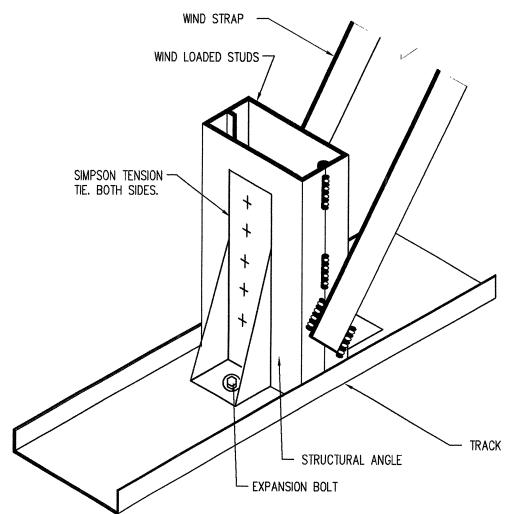


TYPICAL BRIDGING AND BRACING — CONTINUOUS BRIDGING

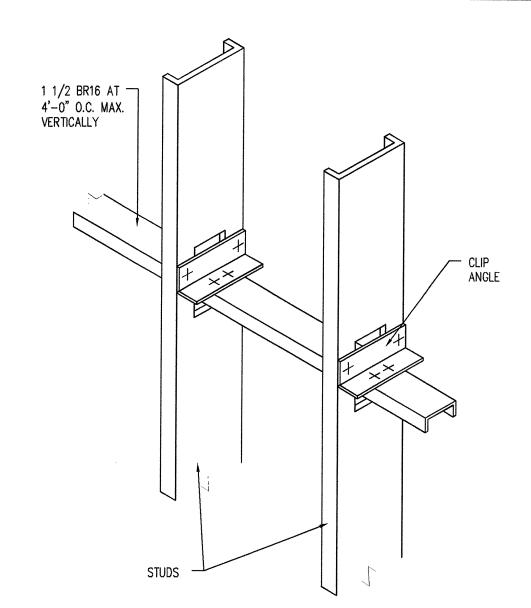
NOTE: BRIDGING TO BE INSTALLED PRIOR TO LOADING OF WALL: 1"X1" CLIP ANGLE REQUIRED WITH STUD WIDTH OVER 4".



TYPICAL BRIDGING AND BRACING - FLOOR BRIDGING

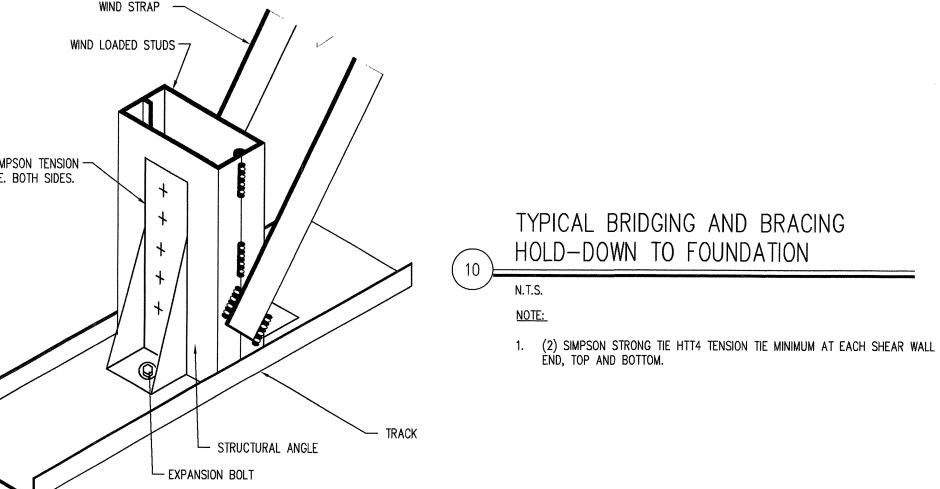


TYPICAL BRIDGING AND BRACING



TYPICAL BRIDGING AND BRACING — CONTINUOUS BRIDGING

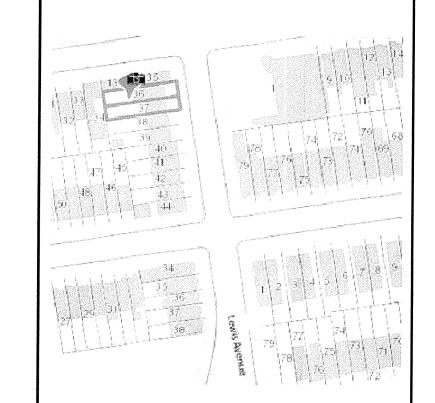
NOTE: BRIDGING TO BE INSTALLED PRIOR TO LOADING OF WALL
: MIN. 1"X1" CLIP ANGLE REQUIRED WITH STUD WIDTHS
OVER 4"



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 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:

TYPICAL DETAILS 3

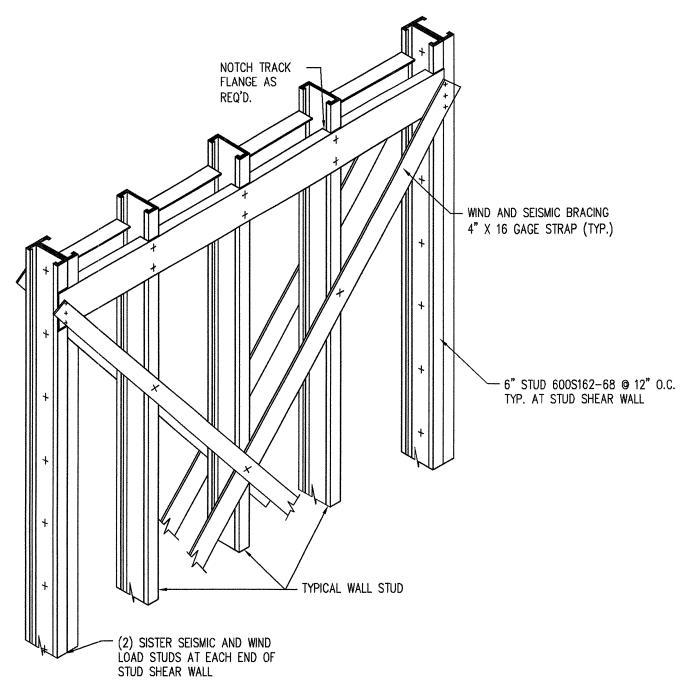
AS NOTED 09/28/17 A412.00 Checked By: Drawing No. Page No.: **06** of 15

S.Z.

MAR 2 9 201

KKZYSZIOF

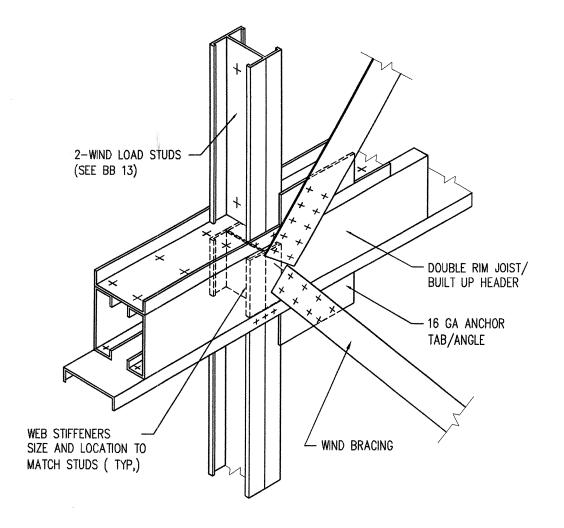




TYPICAL BRIDGING AND BRACING AT STUD SHEAR WALL

N.T.S. NOTE:

- 1. NO. OF FASTENERS WILL VARY WITH STRENGTH REQUIRED FLAT STUD CONNECTIONS TO BE DESIGNED FOR 4.5 KIPS MAX.
- 2. PROVIDE SOLID HORIZONTAL BRIDGING @4'-0" O.C. MAX.

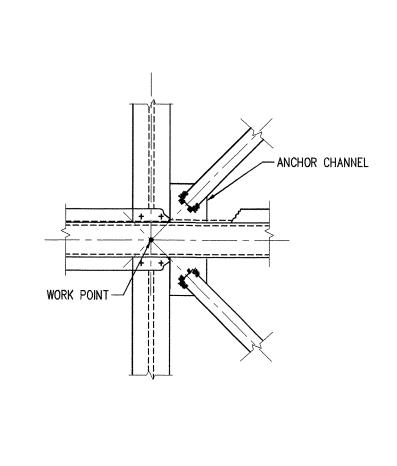


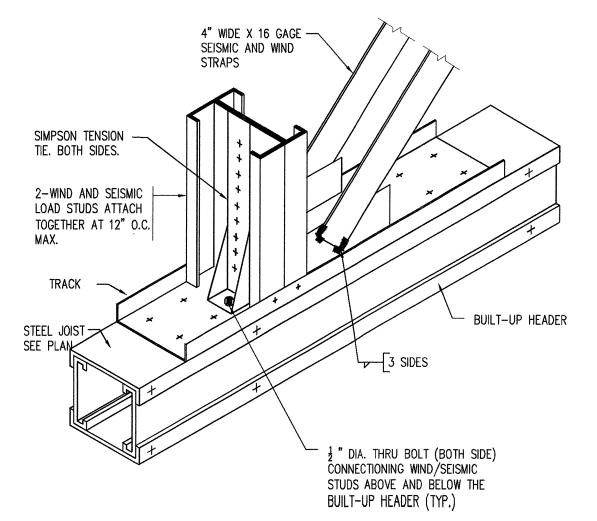
TYPICAL BRIDGING AND BRACING -TIE-DOWN CONNECTION

NOTE:

NUMBER OF FASTENERS WILL VARY WITH STRENGTH REQUIRED.

WEB STIFFENERS MAY BE REQUIRED INSIDE RIM JOISTS.

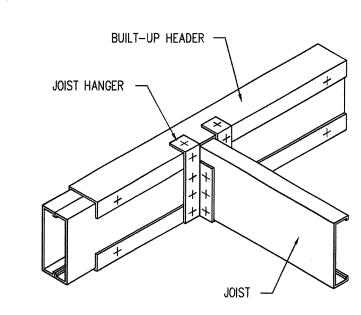




# TYPICAL BRIDGING AND BRACING HOLD-DOWN AT STUD SHEAR WALL

NOTE:

- 1. NO. OF FASTENERS WILL VARY WITH STRENGTH REQUIRED. 4 FASTENERS MINIMUM PER CONNECTION.
- 2. (2) SIMPSON STRONG TIE HTT4 TENSION TIE MINIMUM AT EACH SHEAR WALL END, TOP AND BOTTOM.



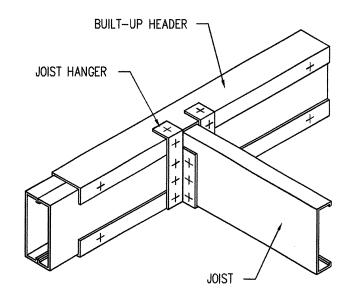
TYPICAL FLOOR SYSTEMS

— CLIP ANGLE CONNECTION

NOTES

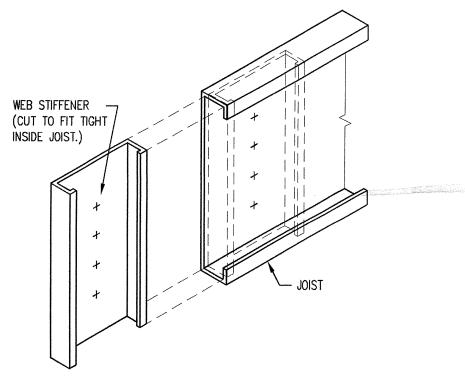
1. NO. OF FASTENERS WILL VARY WITH STRENGTH REQUIRED (8) SCREWS PER FLANGE MIN. 2. FASTEN BUILT-UP MEMBERS TOGETHER AT 12" O.C. MAX.

BUILT-UP HEADER



TYPICAL FLOOR SYSTEMS - JOIST HANGER CONNECTION

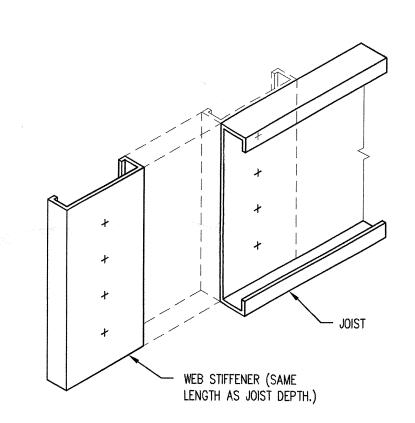
NOTE: FASTEN BUILT-UP MEMBERS TOGETHER AT 12" O.C. MAX.



TRACK

TYPICAL FLOOR SYSTEMS WEB STIFFENER CONNECTION

NOTE: NO. OF SCREWS WILL VARY WITH DEPTH OF JOIST



TYPICAL FLOOR SYSTEMS WEB STIFFENER ALTERNATE CONNECTION

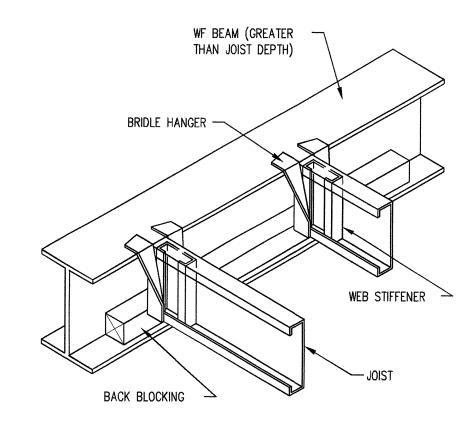
- DOUBLE/ SISTERED

AT EACH END OF STUD SHEAR WALL

TYPICAL BRIDGING AND BRACING - TOP CONNECTION

WIND / SEISMIC STUDS

NOTE: NO. OF SCREWS WILL VARY WITH DEPTH OF JOIST.

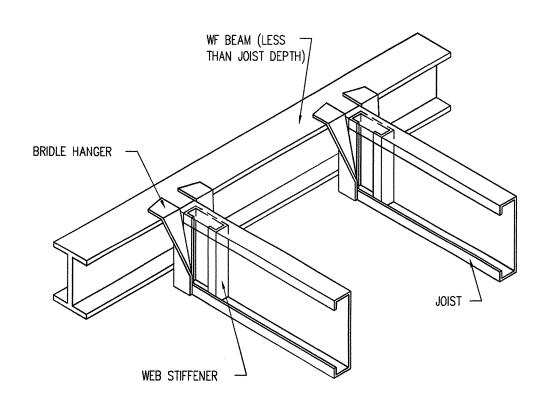


TYPICAL FLOOR SYSTEMS - CONNECTION TO WF BEAM

NOTE:

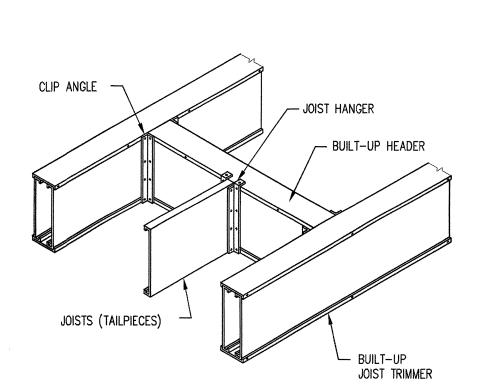
NOTE:

Representation of the state of



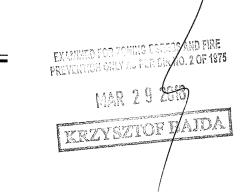
TYPICAL FLOOR SYSTEMS - CONNECTION TO WE BEAM

WELD, SCREW, OR P.A.F. ATTACH BRIDLE HANGER TO BEAM.
 ATTACH BRIDLE HANGER TO WEB OF JOIST.



TYPICAL FLOOR SYSTEMS
TYPICAL FLOOR OPENING FRAMING

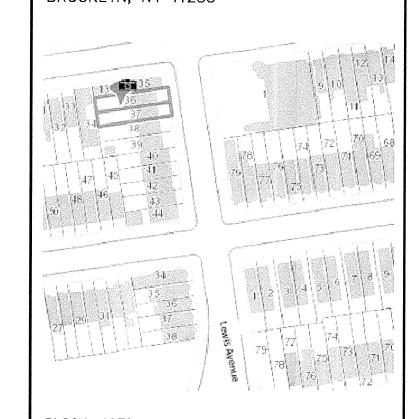
NOTE: FASTEN BULT-UP MEMBERS TOGETHER AT 12" O.C. MAX.



# 418A LEWIS AVENUE

418A LEWIS AVENUE BROOKLYN, NY 11233

Project Title:



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

Plot Plan:

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 09/28/17 FILING SET

# KCE Consulting Engineering PLLC

116 Nassau Street, Suite 809 New York, NY 10038

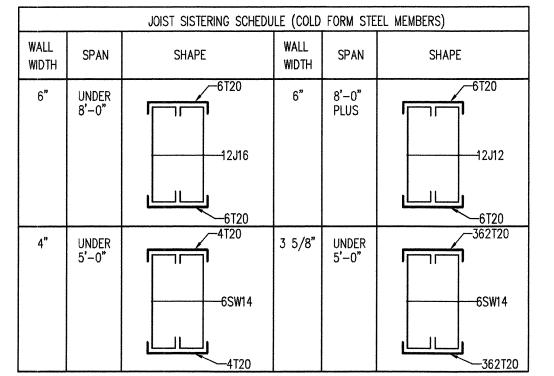
Phone: (646) 644 - 8551 Fax: (718) 807 - 4757

Drawing Title:

TYPICAL DETAILS 4

cale:	AS NOTED	Date:	09/28/17
al: O	ENEW	Project No.:	A412.00
STATE OF THE PARTY	C WACOON	Drawn By:	S.Z.
14 M	A SUSTRICT A SUST	Checked By:	K.W.
	WEER STATES	Drawing No.	
TO PROPERTY.	91145	S-006	5.00
POF		Page No.:	<b>07</b> of 15

DEPT BLDGS Job No. 321376346
Scan Code ESHS4150366



COLD FORMED STRUCTURAL STEEL STUD/JOIST FRAMING

### 3/4" = 1'-0" <u>NOTES:</u>

- 1. STRUCTURAL STUD WALL PANEL CONTRACTOR MUST SUBMIT CALCULATIONS AND DRAWINGS, SIGN AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, TO ARCHITECT/ ENGINEER FOR REVIEW (IF APPLICABLE).
- NEW YORK, TO ARCHITECT/ ENGINEER FOR REVIEW (IF APPLICABLE).

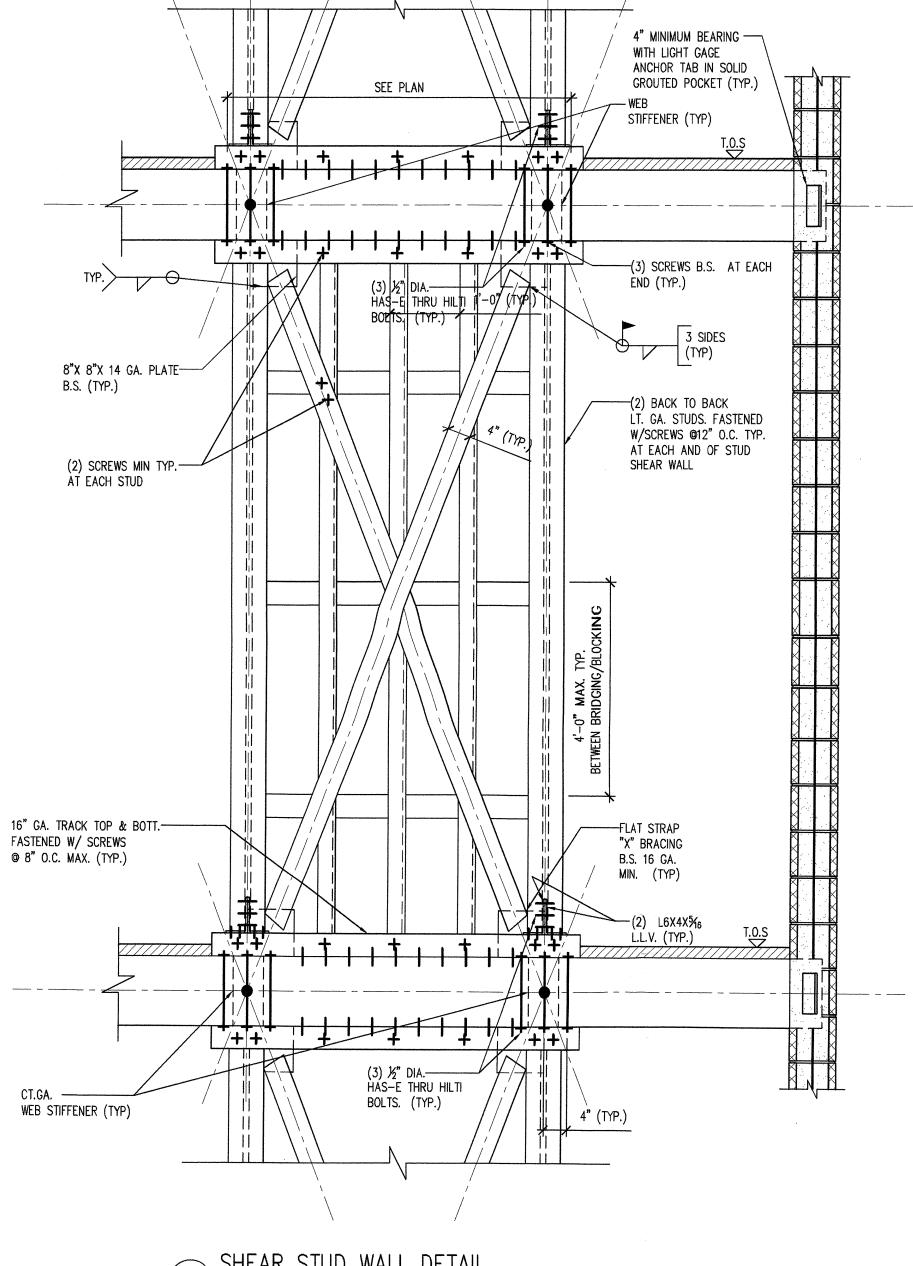
  2. STRUCTURAL STUD WALL PANEL CONTRACTOR ALSO MUST SUBMIT CERTIFICATE, SIGN AND BY THE SAME PROFESSIONAL ENGINEER, THAT ERECTION FOR ALL STUDS, INCLUDING
- CONNECTIONS, WAS AS PER DRAWINGS AND CALCULATIONS.

  3. PHYSICAL PROPERTIES AND ALLOWABLE LOAD CAPABILITIES OF ALL COLD FORMED STRUCTURAL STEEL MEMBERS (STUDS, JOISTS, AND RELATED ACCESSORIES) SHALL BE DEVELOPED IN ACCORDANCE WITH THE CURRENT EDITION OF SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STRUCTURAL STEEL MEMBERS AS PUBLISHED BY THE A.I.S.I (AMERICAN IRON AND STEEL INSTITUTE).
- 4. SIZES OF ALL COLD FORM STRUCTURAL STEEL MEMBERS (STUDS, JOISTS, AND RELATED ACCESSORIES) ARE FOR THOSE MANUFACTURED BY "MARINO/WARE". EQUIVALENT MEMBERS BY SOME OTHER MANUFACTURER MAY BE SUBSTITUTED IF APPROVED BY ARCHITECT/ ENGINEER.
- 5. STEEL MATERIAL FOR ALL STUDS AND JOISTS SHALL CONFORM TO ASTM A653 PER THE FOLLOWING STRENGTH REQUIREMENTS:

  16 GAUGE: Fy = 50 KSI

  14 GAUGE: Fy = 50 KSI

  10 GAUGE: Fy = 50 KSI
- 6. STUD RUNNERS (TRACK) BRACING AND BRIDGING SHALL BE MANUFACTURED PER ASTM C-995
- 7. ALL STUDS, JOISTS, AND RELATED ACCESSORIES SHALL BE GALVANIZED WITH A MINIMUM OF G-60 COATING.
- 8. FOLLOW PROJECT AND "MARINO/WARE" (OR APPROVED EQUAL MANUF.) SPECIFICATIONS FOR GENERAL PRODUCTS AND EXECUTION REQUIREMENTS. IN CASES OF CONFLICT BETWEEN THE TWO SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.



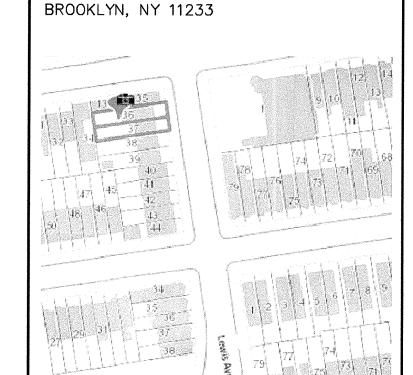
SHEAR STUD WALL DETAIL

3/4" = 1'-0"

NOTES: 1.SCREWS SHALL BE #8-18 SELF-DRILLING SCREWS BY HILTI @ 8" O.C. Project Title:

418A LEWIS AVENUE

418A LEWIS AVENUE



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:

TYPICAL DETAILS



Examined for zoning egress and fire Prevention only as per dir yo. 2 of 1875

KRZYSZIOF

Date: 09/28/17

Project No.: A412.00

Drawn By: S.Z.

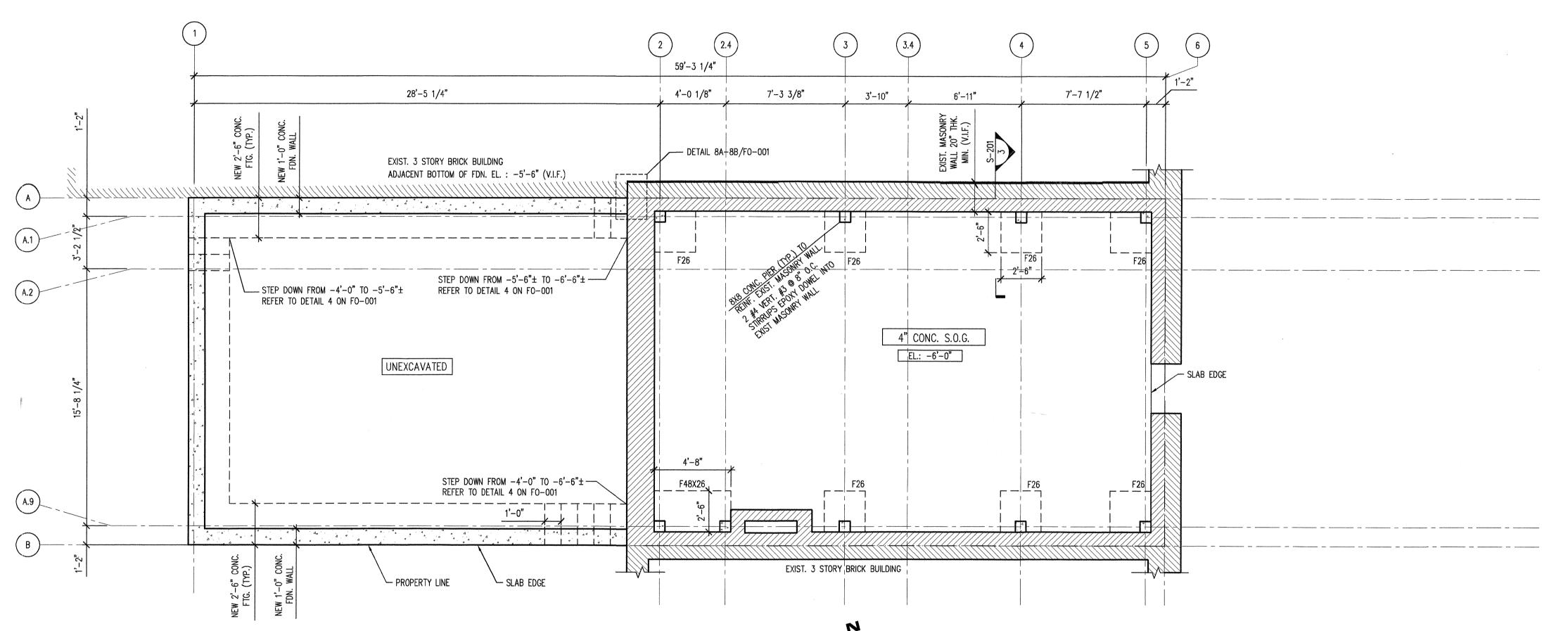
Checked By: K.W.

Drawing No.

S-007.00

Page No.: **08** of 15

DEPT BLDGS Job No. 321376346
Scan Code ESHS7147212



CELLAR FRAMING PLAN

## NOTES:

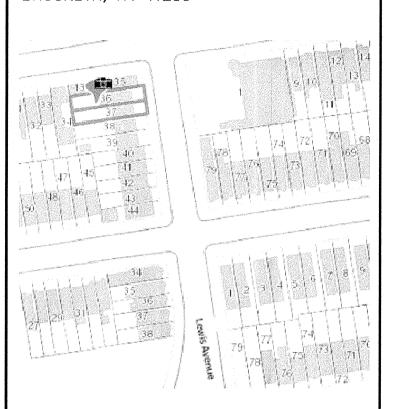
1/4" = 1'-0"

- 1. DENOTES EXISTING FOUNDATION WALL.
- 2. DENOTES NEW CONCRETE FOUNDATION WALL.
- 3. EL.: XX-XX" DENOTES T.O.S ELEVATION
- 4. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND COORDINATE ALL ARCHITECTURAL, MEP AND STRUCTURAL DRAWINGS.
- 5. PROPERTY OWNER TO NOTIFY AND COORDINATE WITH OWNER OF ADJACENT PROPERTIES.
- 6. EXPOSED CRACKS DETERIORATED MASONRY SHALL BE REPAIRED/REPLACED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF NEW STRUCTURAL ELEMENTS. CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR MEANS AND METHODS, TEMPORARY SHORING AND BRACING, AND SAFETY REQUIREMENTS PER NYC BLDG. CODE AND OSHA STANDARDS.

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

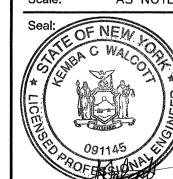
# KCE Consulting Engineering PLLC

116 Nassau Street, Suite 809 New York, NY 10038

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

Drawing Title:

CELLAR FRAMING PLAN



**09** of 15

Page No.:

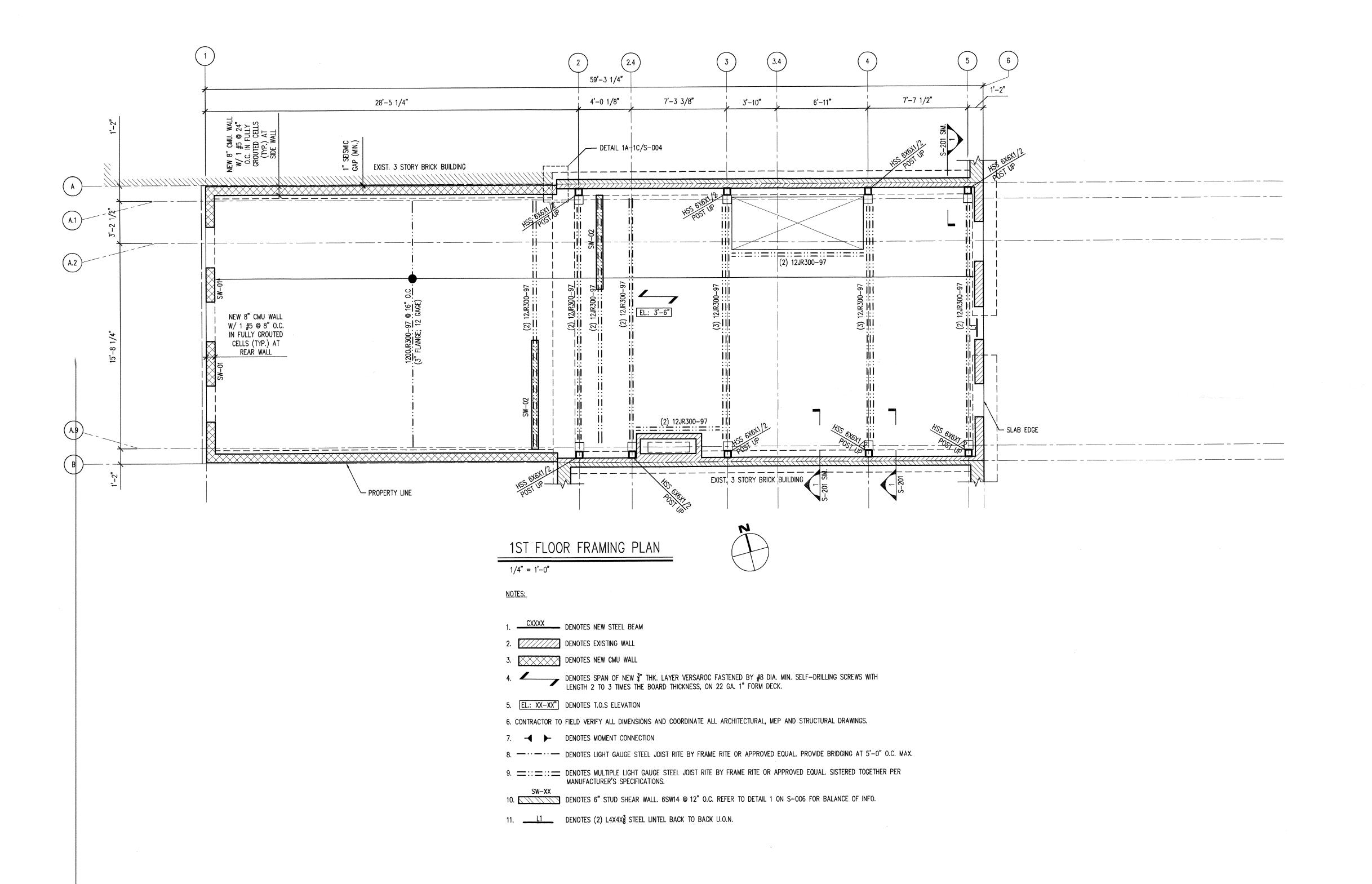
DEPT BLDGS Job No. 321376346

Scan Code ESHS7357505

EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY AS PER DIX NO. 2 OF 1975

MAR 29 ZOB

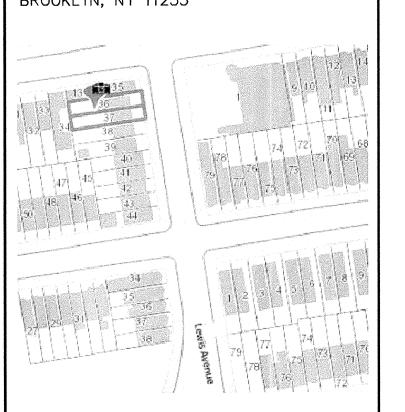
KRZYSZTOF PAJDA



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

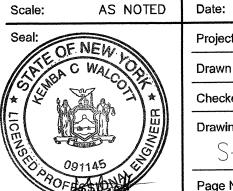
Phone: (646) 644 - 8551 Fax: (718) 807 - 4757

Drawing Title:

EXAMINED FOR ZONNIA COR PREVENTION ONLY AS PER DE

KRZYSZIOF

1ST FLOOR FRAMING PLAN



Drawn By: S.Z

Checked By: K.W

Drawing No.

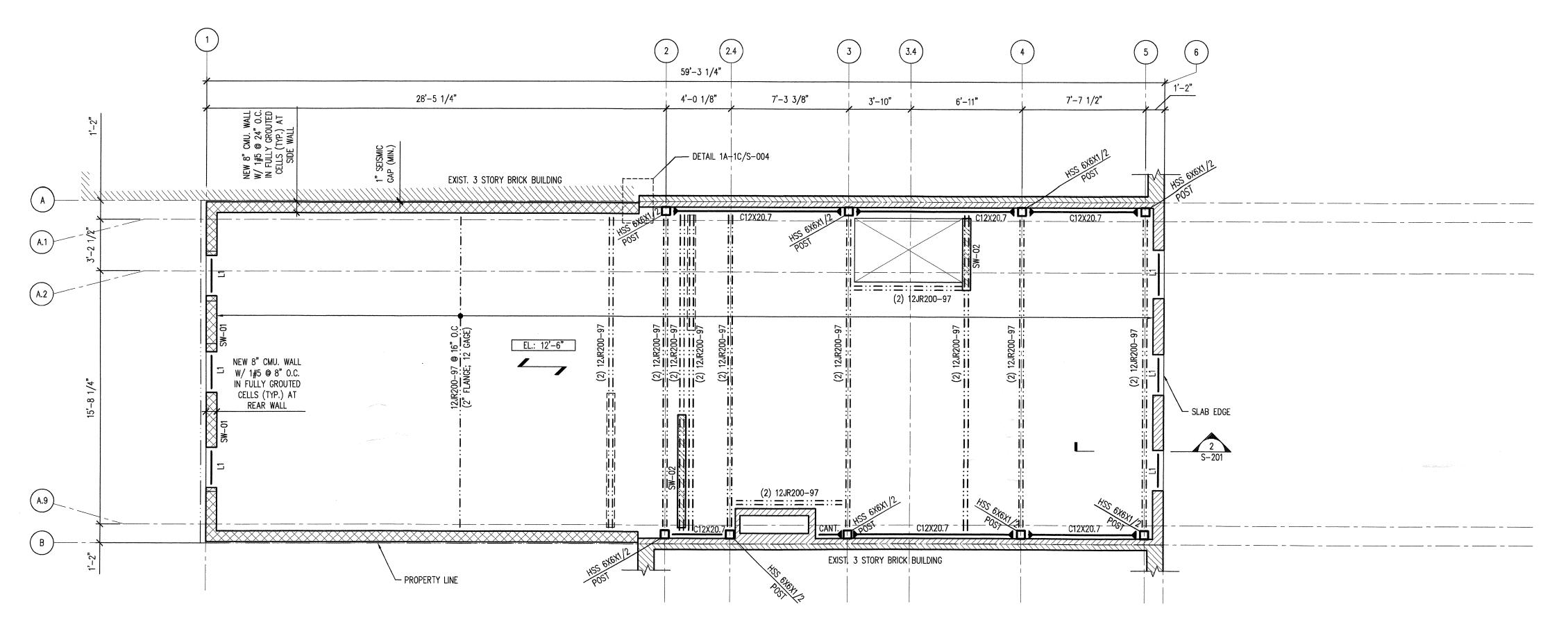
\$ -101.00

Page No.: 10 of 15

09/28/17

A412.00

DEPT BLDGS Job No. 321376346
Scan Code ESHS1750042



2ND FLOOR FRAMING PLAN 1/4" = 1'-0"



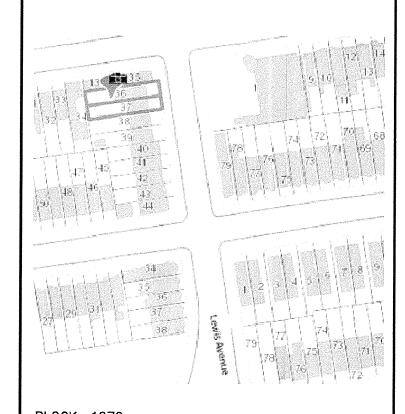
# NOTES:

- 1. CXXXX DENOTES NEW STEEL BEAM
- 2. DENOTES EXISTING WALL.
- 3. DENOTES NEW CMU WALL.
- 4. DENOTES SPAN OF NEW ¾ 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. EL.: XX—XX" DENOTES T.O.S ELEVATION
- 6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND COORDINATE ALL ARCHITECTURAL, MEP AND STRUCTURAL DRAWINGS.
- 7. → DENOTES MOMENT CONNECTION
- 8. .. DENOTES LIGHT GAUGE STEEL JOIST RITE BY FRAME RITE OR APPROVED EQUAL. PROVIDE BRIDGING AT 5'-0" O.C. MAX.
- 9. :: :: DENOTES MULTIPLE LIGHT GAUGE STEEL JOIST RITE BY FRAME RITE OR APPROVED EQUAL. SISTERED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.
- 10. DENOTES 6" STUD SHEAR WALL. 6SW14 @ 12" O.C. REFER TO DETAIL 1 ON S-006 FOR BALANCE OF INFO.
- 11. L1 DENOTES (2) L4X4X8 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:

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 09/28/17 FILING SET

# KCE Consulting Engineering PLLC

116 Nassau Street, Suite 809 New York, NY 10038

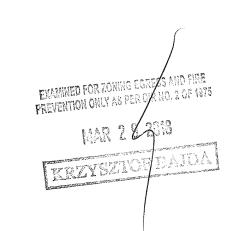
Phone: (646) 644 - 8551 Fax: (718) 807 - 4757

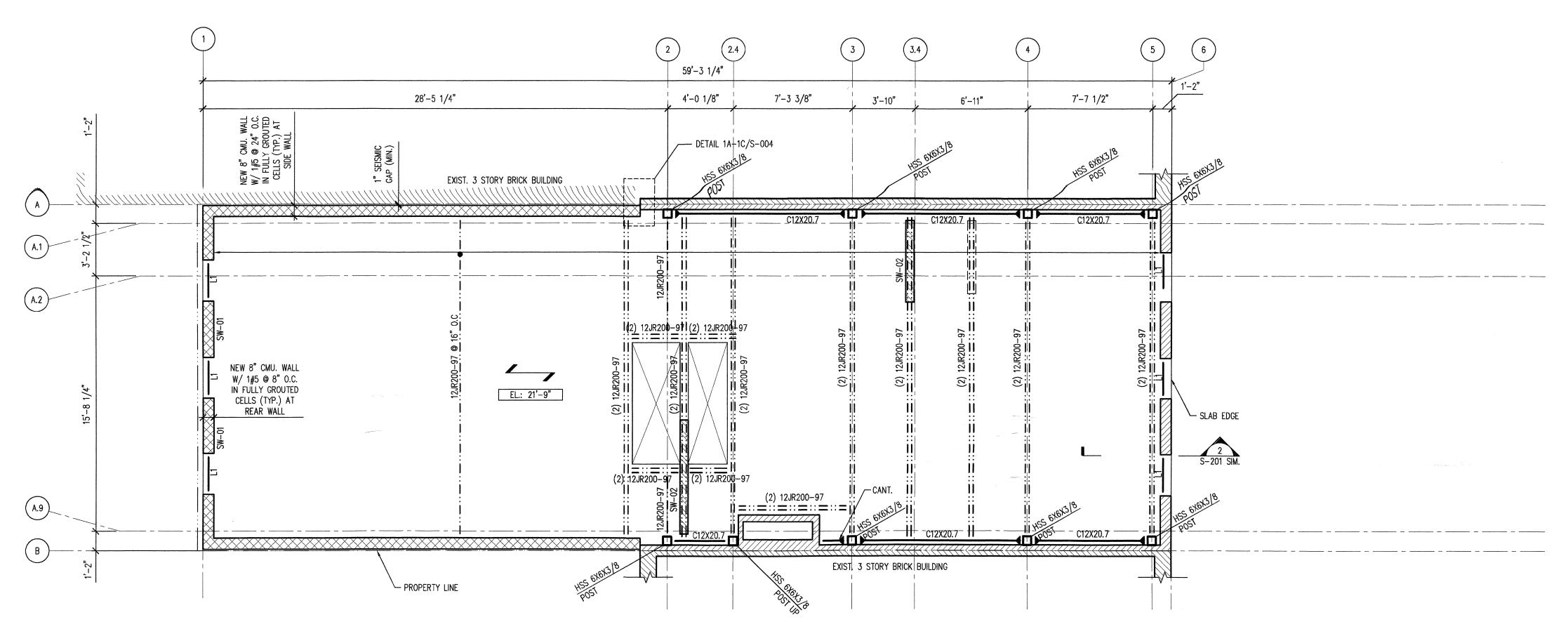
Drawing Title:

2ND FLOOR FRAMING PLAN

cale:	AS NOTED	Date:	09/28/17
eal:	NEW	Project No.:	A412.00
		Drawn By:	S.Z.
		Checked By:	K.W.
	ONEEF	Drawing No.	
SED POF	91145	S-102	.00
W.POF		Page No.:	<b>11</b> of 15

DOR NIVO Number





3RD FLOOR FRAMING PLAN



# NOTES:

1/4" = 1'-0"

- 1. CXXXX DENOTES NEW STEEL BEAM
- 2. DENOTES EXISTING WALL.
- 3. DENOTES NEW CMU WALL.
- 4. DENOTES SPAN OF NEW <sup>3</sup> 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. EL.: XX-XX" DENOTES T.O.S ELEVATION
- 6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND COORDINATE ALL ARCHITECTURAL, MEP AND STRUCTURAL DRAWINGS.
- 7. → DENOTES MOMENT CONNECTION
- 8. · · · · DENOTES LIGHT GAUGE STEEL JOIST RITE BY FRAME RITE OR APPROVED EQUAL. PROVIDE BRIDGING AT 5'-0" O.C. MAX.
- 9. =::=:: DENOTES MULTIPLE LIGHT GAUGE STEEL JOIST RITE BY FRAME RITE OR APPROVED EQUAL. SISTERED TOGETHER PER

SW-XX

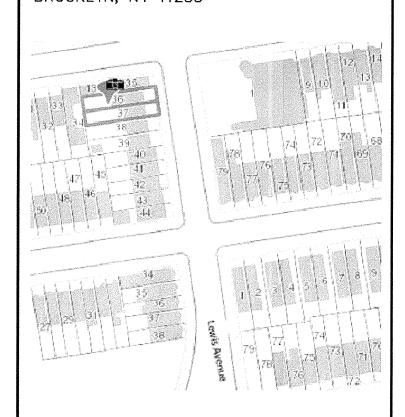
10. DENOTES 6" STUD SHEAR WALL. 6SW14 @ 12" O.C. REFER TO DETAIL 1 ON S-006 FOR BALANCE OF INFO.

11. L1 DENOTES (2) L4X4X8 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

AS NOTED Date:

09/28/17 A412.00 Project No.: Checked By: Drawing No.

Page No.: **12** of 15

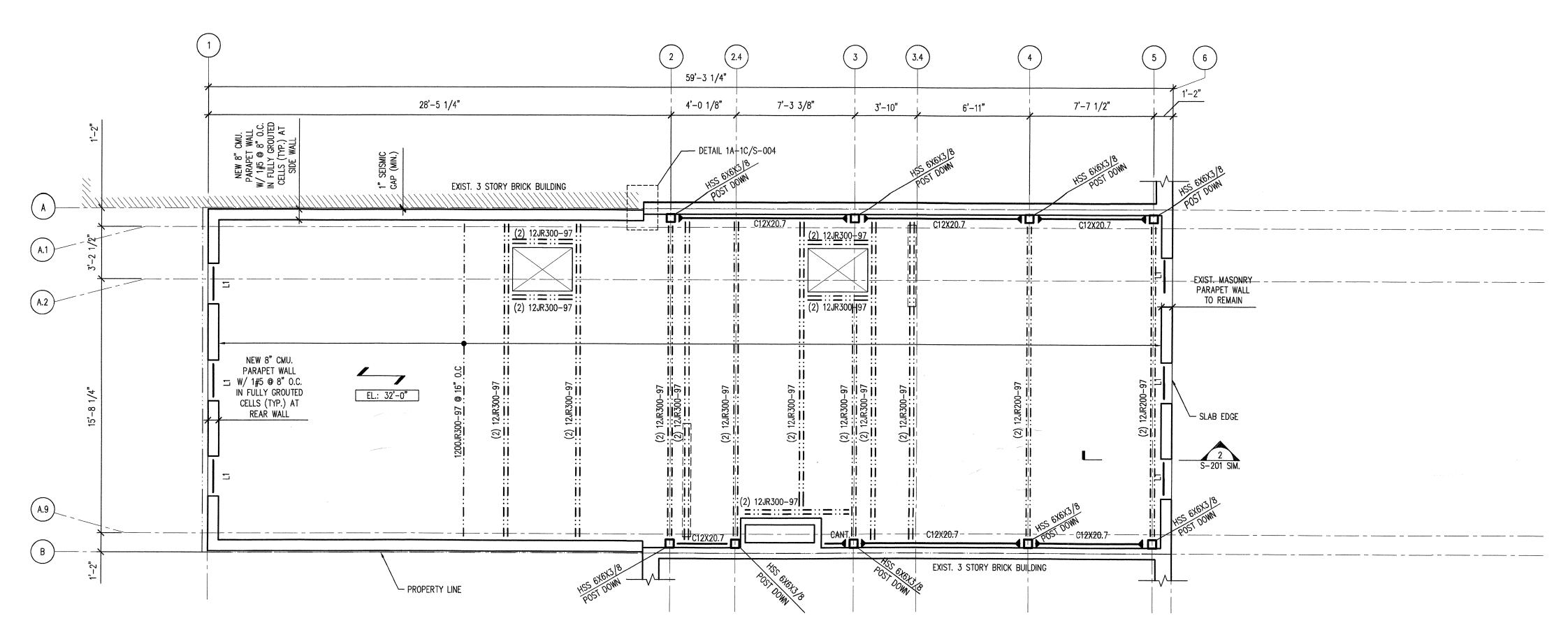
EXPENSED FOR ZANIMA FOR IT PREVENTION ONLY AS PER CIR

MAR 2 9 25

KRZYSZIOF BAJDA



Scan Code ESHS6379200



ROOF FRAMING PLAN



# NOTES:

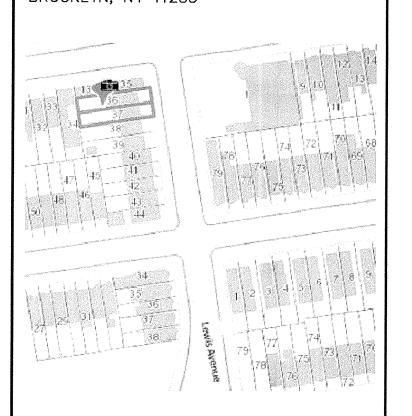
1/4" = 1'-0"

- 1. CXXXX DENOTES NEW STEEL BEAM
- DENOTES SPAN OF NEW 3" 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.
- 3. EL.: XX-XX" DENOTES T.O.S ELEVATION
- 4. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND COORDINATE ALL ARCHITECTURAL, MEP AND STRUCTURAL DRAWINGS.
- DENOTES MOMENT CONNECTION
- 6. · · · DENOTES LIGHT GAUGE STEEL JOIST RITE BY FRAME RITE OR APPROVED EQUAL. PROVIDE BRIDGING AT 5'-0" O.C. MAX.
- 7. :: DENOTES MULTIPLE LIGHT GAUGE STEEL JOIST RITE BY FRAME RITE OR APPROVED EQUAL. SISTERED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.
- 8. DENOTES 6" STUD SHEAR WALL. 6SW14 @ 16" O.C. REFER TO DETAIL 1 ON S-006 FOR BALANCE OF INFO.
- 9. L1 DENOTES (2) L4X4X8 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

	/ 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

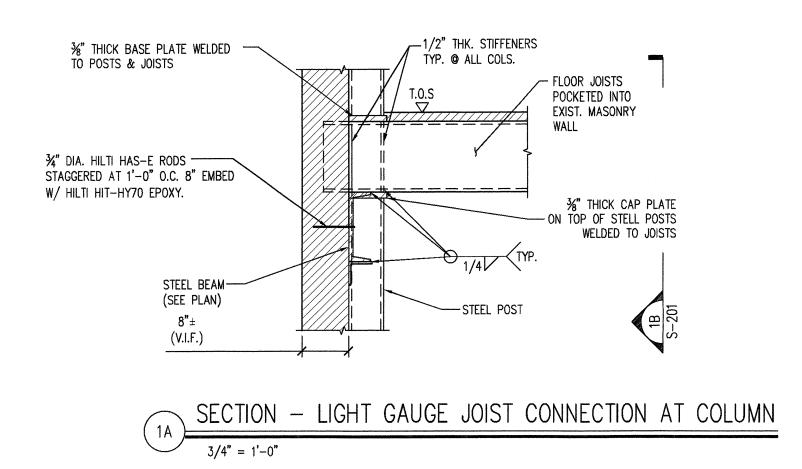
Drawing Title:

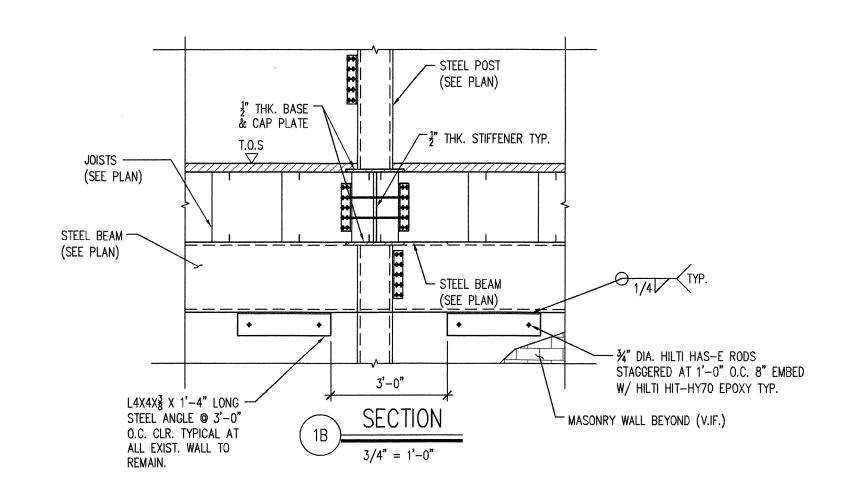
ROOF FRAMING PLAN

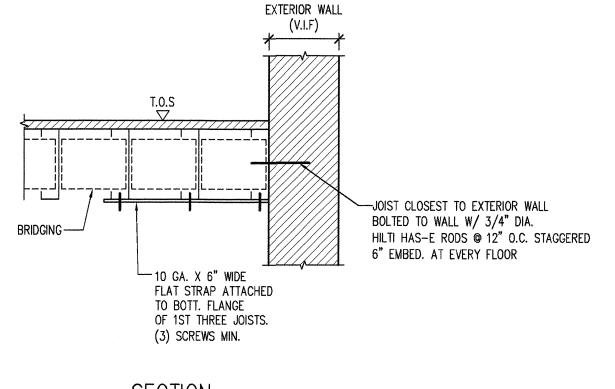
Scale:	AS NOTED	Date:	09/28/1
Seal:	F. NEW.	Project No.:	A412.00
The second	The same of the sa	Drawn By:	S. Z
F & & &		Checked By:	K.W
		Drawing No.	
ICENSES OF	91145	S-104	00
PROFI	A DOWN	Page No :	<b>13</b> of 1

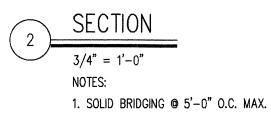


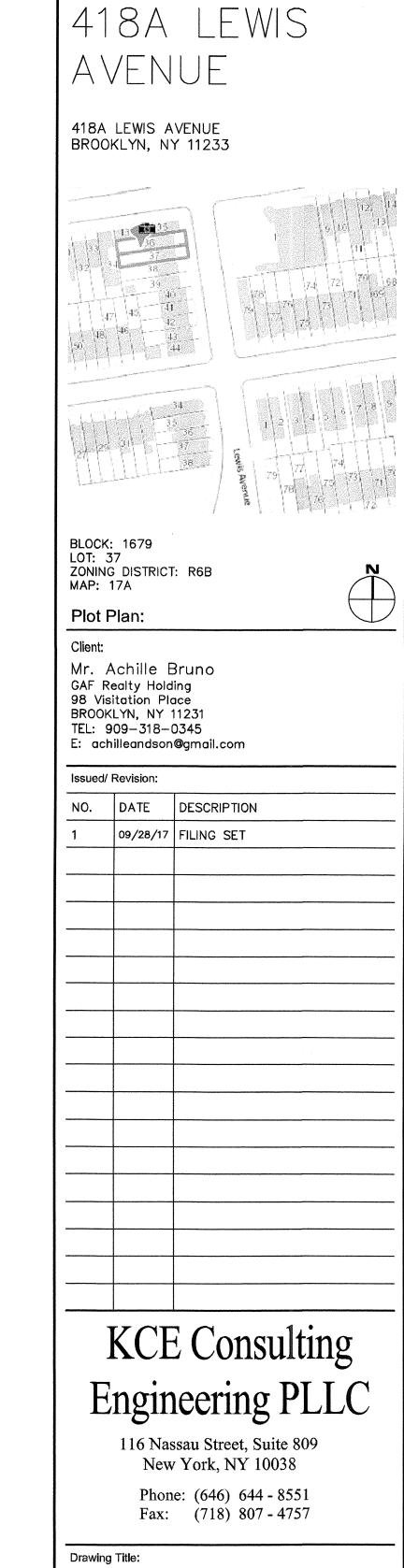






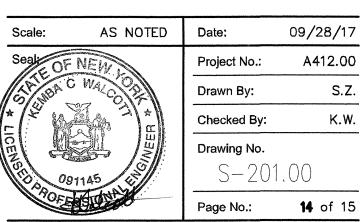




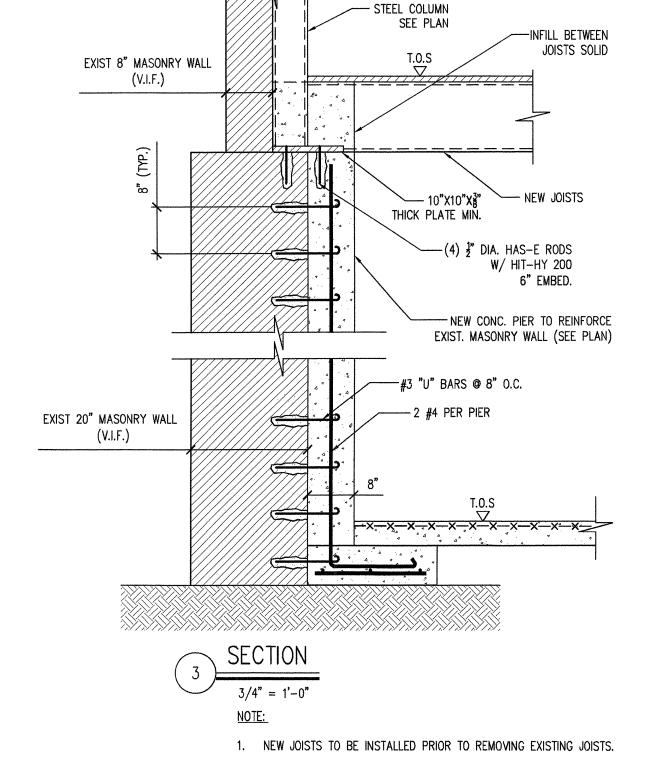


Project Title:

SECTIONS







EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY AS PER DIR NO. 2 OF 1975 MAR 2 9 2010 KRZYSZIOF BA/DA

SW - 01 REINFORCEMENT SCHEDULE						
EI OOD	WALL TYPE	TYPICAL REI	NFORCEMENT	ADDITIONAL	OOMENTO	
FLOOR	WALL TYPE	VERT. BARS	HORIZ. BARS	JAMB REINF.	COMMENTS	
BULKHEAD ROOF	-	-	-	_	_	
RO0F	8" CMU	#5 <b>@</b> 8"	TYPE 1	3 <b>#</b> 5 @ 8"	GROUT SOLID	
3RD FLOOR	8" CMU	#5 <b>@</b> 8"	TYPE 1	3#5 @ 8"	GROUT SOLID	
2ND FLOOR	8" CMU	#5 <b>@</b> 8"	TYPE 1	3 <b>#</b> 5 @ 8"	GROUT SOLID	
1ST FLOOR	8" CMU	#5 <b>@</b> 8"	TYPE 1	3#5 @ 8"	GROUT SOLID	
CELLAR	8" CMU	#5 <b>@</b> 8"	TYPE 1	3#5 @ 8"	GROUT SOLID	

### NOTES:

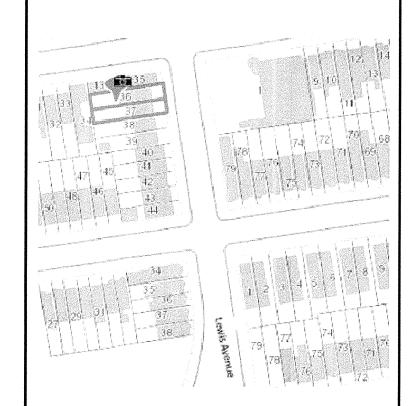
- 1. SEE PLANS FOR LOCATIONS OF SHEAR WALL.
- 2. PROVIDE TYPICAL HORIZONTAL REINF. (TYPE 1) EVERY OTHER COURSE WITH STANDARD 3 WIRE MASONRY WALL REINF. 9 GAGE (U.O.N.)
- 3. TYPICAL PLACEMENT OF JAMB STEEL IS ONE REBAR PER FULLY GROUTED
- 4. DOWELS UP FROM EXIST. MASONRY SHEAR WALL TO MATCH REBAR SHOWN 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 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

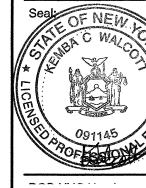
# KCE Consulting Engineering PLLC

116 Nassau Street, Suite 809 New York, NY 10038

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

# Drawing Title:

SCHEDULES



EXAMINED FOR ZONING EGRESS ALP PREVENTION ONLY AS PER DIR NO.

ERZYSZIOFI

MAR 29 2816

AS NOTED	Date:	09/28/17
NEW	Project No.:	A412.00
WALCOR	Drawn By:	S.Z.
	Checked By:	K.W.
	Drawing No.	
145	S-301.	00

Page No.: **15** of 15

DEPT BLDGS Job No. 321376346
Scan Code ESHS7731033

### 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 ANCILLARY 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 SUMPING AS REQUIRED. ALL GROUNDWATER COLLECTED FROM DEWATERING SHALL BE DISCHARGED IN ACCORDANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS AND PERMITS APPLICABLE TO THE

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 GMH 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:

1. ALL STRUCTURAL STEEL SECTIONS SHALL CONFORM TO ASTM A572. GRADE 50.

2. ALL STEEL PLATES SHALL BE SIZED AS NOTED AND CONFORM TO ASTM A36 (GR. 36), AS NOTED ON PLANS.

3. UNLESS OTHERWISE NOTED, ANY SUBSTITUTION OF STRUCTURAL SHAPES SHALL BE APPROVED BY ENGINEER OF RECORD IN WRITING PRIOR TO USE.

4. 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.

5. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF t'c=4000 PSI.

6. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615 (GRADE 60).

7. ALL TIMBER FOR LAGGING SHALL BE CONSTRUCTION GRADE WITH A MINIMUM ALLOWABLE BENDING STRESS OF 1200 PSI ANO SHEAR STRESS OF 90 PSI.

## SURVEY & MONITORING NOTES:

1. A BUILDING PROTECTION PLAN (BPP) IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYCDOB TECHNICAL POLICY AND PROCEDURE NOTICE #10/68 (NYCDOB #10/88) SHOULD BE PREPARED.

2. 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.

3. 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.

4. CRACK GAUGES SHALL BE INSTALLED ON EXISTING NEIGHBORING BUILDING CRACKS AND MONITORED DURING EXCAVATION AND UNDERPINNING OPERATIONS.

5. 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.

6. 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.

7. 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.

# 8. BUILDING MOVEMENT CRITERIA:

A. ALL MONITORING FREQUENCIES SHALL COMPLY WITH TPPN 10/88.

B. IF THE VERTICAL OR LATERAL BUILDING MOVEMENT REACHES 1/8-INCH, IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER, OWNER AND ENGINEER.

C. 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.

D. 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 CONVENE UNTIL AGREED UPON CORRECTIVE ACTION IS IMPLEMENTED BY THE CONTRACTOR.

9. 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:

1. 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.

2. NECESSARY SPECIAL INSPECTIONS

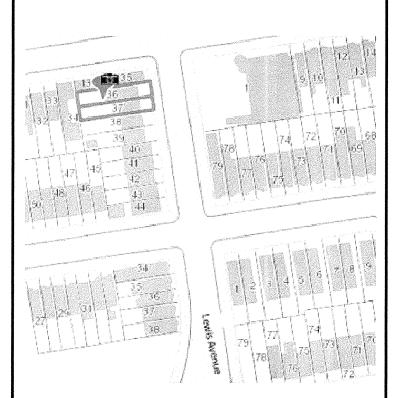
A. EXCAVATION—SHEETING, SHORING. AND BRACING 1704.19. BC 3304.41. B. SOILS-SITE PREPARATION BC 1704.7.1

	ABBREVIATIONS				
(e)	=	AT	JT.	=	JOINT
AD.I.	=	AT ADJUSTABLE ADDITIONAL ALIGN ALTERNATE ARCHITECTURAL BOTTOM = BRACED FRAME BASE PLATE, BEARING PLATE	JT. K, KIP	=	1000 LBS
ADD'I	=	ADDITIONAL	KI F	=	KIP(S) PER FOOT
ALN.	=	ALIGN	KSF	=	KIP(S) PER SQUARE FOOT
ALT.	=	ALTERNATE	KCI	_	KIP(S) PER SQUARE INCH
ARCH.	==	ARCHITECTURAL	1 1		= LIVE LOAD
В, ВОТ.	=	BOTTOM	L L.H.		= LONG LEG HORIZONTAL
B.F.		= BRACED FRAME	L.L.V.		= LONG LEG VERTICAL
B.P.	=	BASE PLATE,	Ldc		= COMPRESSION DEVELOPMENT
		BEARING PLATE BULKHEAD BUILDING = BEAM = BRIDGING BEARING			LENGTH
BH.	=	BULKHEAD	Ldt		= TENSION DEVELOPMENT LENGTH
BLDG.	=	BUILDING	Lsc		= COMPRESSION SPLICE LENGTH
BM.		= DEAM	Lst		= TENSION SPLICE LENGTH
DRUG.		PEADING	LB(S).	=	POUND(S)
BSMT	_	= RASEMENT	LG.	=	LONG
C. Cl.		= CENTRE LINE	M.C.	=	MOMENT CONNECTION
C.A.		= COLUMN ABOVE	M.D.	=	METAL DEUK
C.B.		= COLUMN BELOW	MACH.	_	= MAYIMI IM
C.J.	=	BASE PLATE, BEARING PLATE BULKHEAD BUILDING  = BEAM  = BRIDGING BEARING  = CENTRE LINE  = COLUMN ABOVE  = COLUMN BELOW CONSTRUCTION JOINT, CONTROL JOINT  = CANTILEVER CLEARANCE, CLEAR COLUMN  = CONCRETE CONNECTION CONSTRUCTION CONSTRUCTION  = CONTINUOUS DIAMETER  = DEAD LOAD DETAIL DIAGONAL DIMENSION DRAWING(S) DOWEL(S)  = EACH END  = EACH FACE EXPANSION JOINT	MECH		= MECHANICAI
		CONTROL JOINT	MEZZ.		= MEZZANINE
CANT.		= CANTILEVER	MIN.	=	MINIMUM
CLR.	=	CLEARANCE, CLEAR	MISC.	=	MISCELLANEOUS
COL.	=	COLUMN	MOM.	=	MOMENT
CONC.	_	= CONCRETE	N.I.C.		= NOT IN CONTRACT
CONST	=	CONCEDICTION	N.F.		= NEAR FACE
CONST.	=	- CONTINUOUS	N.S.	=	NON-SHRINK
Ø DIA	=	DIAMETER	N.T.S.		= NOT TO SCALE
D.L.		= DEAD LOAD	NO.	=	NORTH COUTH
DET.	=	DETAIL	N-2	=	NUR IT-SUU IT
DIAG.	=	DIAGONAL	0.6. 0 F	_	- OUTSIDE FACE
DIM.	=	DIMENSION	0.W.S.J		= OPEN WEB STEEL JOIST
DWG(S).	=	DRAWING(S)	OPNG		= OPENING
DWL(S).	=	DOWEL(S)	P.C.	=	PRECAST. PILE CAP
E.E.		= EACH END = EACH FACE	PL, PL.		= PLATE
E.F.		= EACH FACE	PLF	=	POUND(S) PER FOOT
			PROJ.	=	PROJECTÍON
E.M.R.		ELEVATOR MACHINE ROOM	PSF	=	POUND(S) PER SQUARE FOOT
E.S.		= EACH SIDE	PSI		POUND(S) PER SQUARE INCH
E.W.		= EACH WAY	R		RADIUS
EA.		EACH	RM.		ROOM
EL. ELEV.		ELEVATION ELEVATOR	REF.		REFERENCE
ELECT.		ELECTRICAL	REINF.		REINFORCE, REINFORCEMENT
Em		EMBEDMENT LENGTH IN	REQ'D.		REQUIRED
2,,,		MASONRY	REV.		REVISION, REVISED
EMBED.		EMBEDMENT	R/W S.F.		REINFORCE WITH
EQ.		EQUAL	S.F.		SQUARE FOOT
EXIST.	=	EXISTING	S.L.H.		SHORT LEG HORIZONTAL
EXP.		EXPANSION	S.L.V.	=	SHORT LEG VERTICAL
EXT.		EXTERIOR	S.O.G. SECT.		= SLAB ON GRADE
E-W	=	EAST-WEST	SEUT. SL.		SECTION SLAB, SLOPE
F.F.		= FAR FACE	Sm	=	SPLICE LENGTH IN MASONRY
FDN. FIN.		FOUNDATION	SPFC(S)		= SPECIFICATION(S)
FIN. FL.		FINISHED FLOOR	SPEC(S). SQ.	=	SQUARE
FT.		FOOT	STD.	=	STANDARD
FTG.		FOOTING	STL.		STEEL
FT-K		FOOT-KIP	T	=	TOP
CΔ		= GAUGE	T.O.S.	=	TOP OF SLAB
GALV.	=	GALVANIZED	TEMP. THK.		= TEMPORARY
GEN.		= GENERAL	THK.	=	THICKNESS
H.S.C.		= HORIZONTALLY SLOTTED	IYP.	=	TYPICAL
		CONNECTION	TYP. U.O.N. VERT.		= UNLESS OTHERWISE NOTED
HORIZ.	=	HORIZONTAL	VER I. W.P.	=	VERTICAL WATERDROOFING
I.F.		INSIDE FACE	w.P. W.W.F.	=	WATERPROOFING = WELDED WIRE FABRIC
IN.		INCH	W.W.F. WF.		= WELDED WIRE PABRIC = WIDE FLANGE
INT.	=	INTERIOR	WD.	_=	

	DRAWING INDEX	
S0E-001.00	NOTES	
S0E-101.00	SUPPORT OF EXCAVATION LAYOUT	
S0E-201.00	SOE SECTIONS	

Project Title:

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		

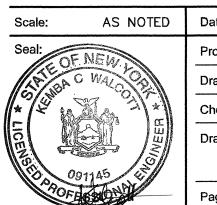
# KCE Consulting Engineering PLLC

116 Nassau Street, Suite 809 New York, NY 10038

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

Drawing Title:

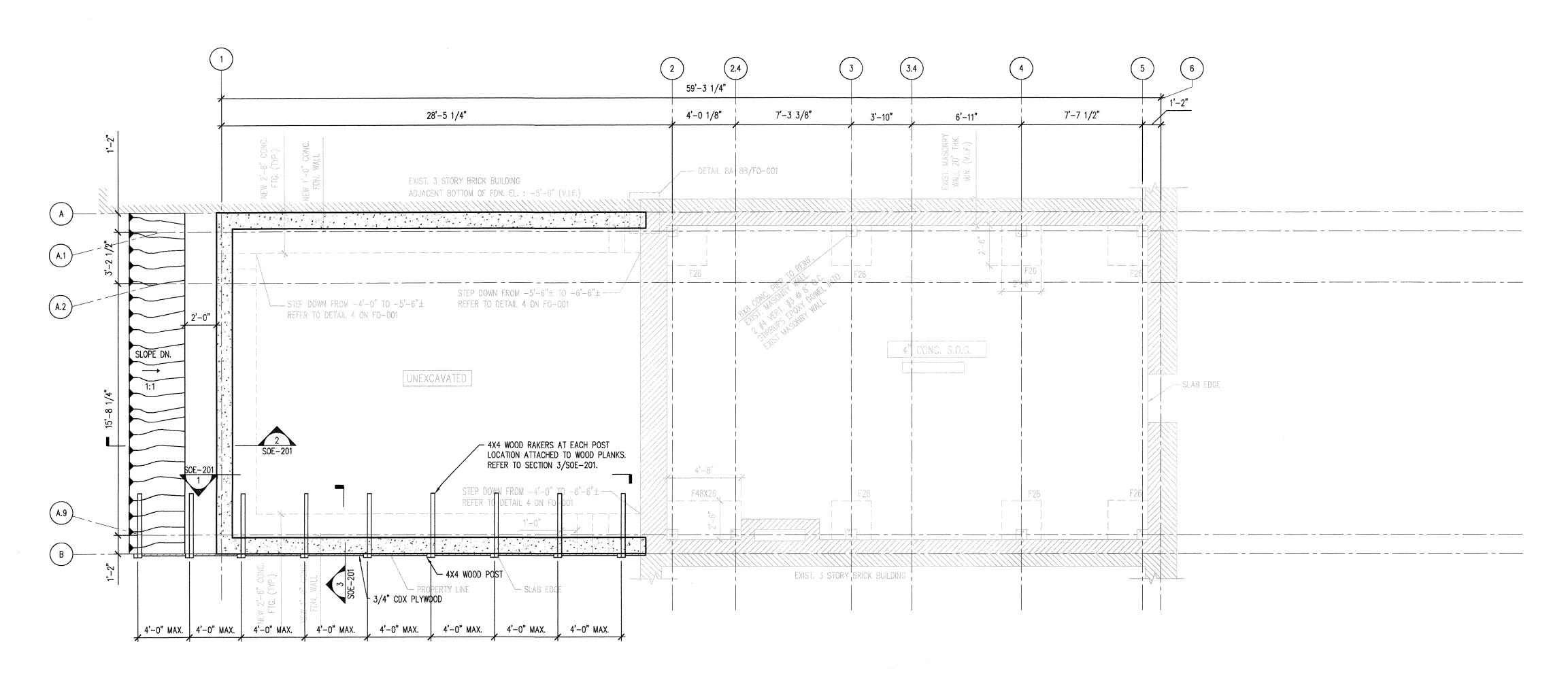
SOE NOTES



	Page No.:	<b>01</b> of 0.
	S0E-(	001.00
NEER	Drawing No.	
**	Checked By:	K.W
	Drawn By:	S.Z
	Project No.:	A412.00
ΓED	Date:	09/28/1



EXAMINED FOR ZONING ZOR PREVENTION ONLY AS PER DIR NO. 2 OF 1875 KRZYSZI



## SUPPORT OF EXCAVATION LAYOUT

1/4" = 1'-0"

- 1. 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.
- 2. ALL LOTS, BUILDINGS AND SERVICE FACILITIES ADJOINING THE WORK AREA SHALL BE PROTECTED AND SUPPORTED.

## **QUALIFICATION:**

3. 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.

- 4. 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.
- 5. 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.
- 6. 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.
- 7. NOTICE SHALL BE GIVEN TO ADJACENT PROPERTIES OWNERS AT LEAST 48 HOURS PRIOR TO START OF WORK.

## WOOD:

- 8. 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.
- 9. INSTALL PLYWOOD LAGGING AGAINST THE SOILS, BACKFILL ANY VOIDS BEHIND LAGGING WITH MOIST SAND CEMENT MIXTURE TO ESTABLISH TIGHT CONTACT.

10. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM ULTIMATE STRENGTH OF 4.0000 PSI AT 28 DAYS. A MINIMUM SLUMP OF 5 INCHES AND VIBRATED DURING PLACEMENT. ALL CONCRETE SHALL BE PLACED IN ONE CONTINUOUS LIFT.

## MONITORING:

- 11. THE CONTRACTOR SHALL INSTALL MONITORING STATIONS. PRISMS SHALL BE SECURELY FASTENED TO WALLS OF EXISTING STRUCTURES.
- 12. PRISMS SHALL BE OF TYPE MANUFACTURED BY ST MANUFACTURING INC. (CODE S1-3550) OR
- 13. BASELINE READING SHALL BE TAKEN TWICE PRIOR TO START OF CONSTRUCTION.
- 14. 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:

- 1. INSTALL CONSTRUCTION FENCE.
- 2. INVESTIGATE ALL EXISTING UTILITIES. CONTRACTOR IS FULLY RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES.
- 3. LAYOUT WOOD RAKERS/POSTS AND INSTALL AS INDICATED ON THIS DRAWING.
- 4. PERFORM GENERAL EXCAVATION AND LAGGING TO 6FT 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.
- 5. CONSTRUCT CELLAR SLABS AND FOUNDATION WALLS. APPLY WATERPROOF COATING TO THE
- FOUNDATION WALLS AS PER THE MANUFACTURER'S SPECIFICATION.
- 6. BACKFILL AND COMPACT BETWEEN WOOD POSTS AND PLYWOOD LAGGING WALLS AND THE NEW BUILDING FOUNDATIONS WALLS.
- 7. REMOVE WOOD POSTS 4 FEET DOWN FROM THE STREET LEVEL AND BACKFILL THE ANNULUS.

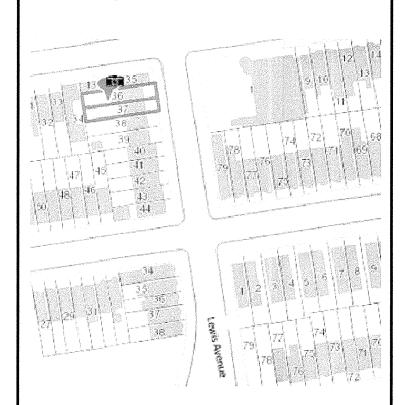
# NOTES:

1. 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.

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 09/28/17 FILING SET

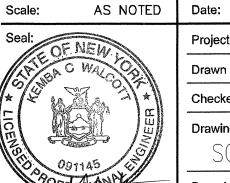
# KCE Consulting Engineering PLLC

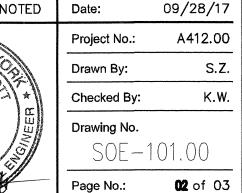
116 Nassau Street, Suite 809 New York, NY 10038

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

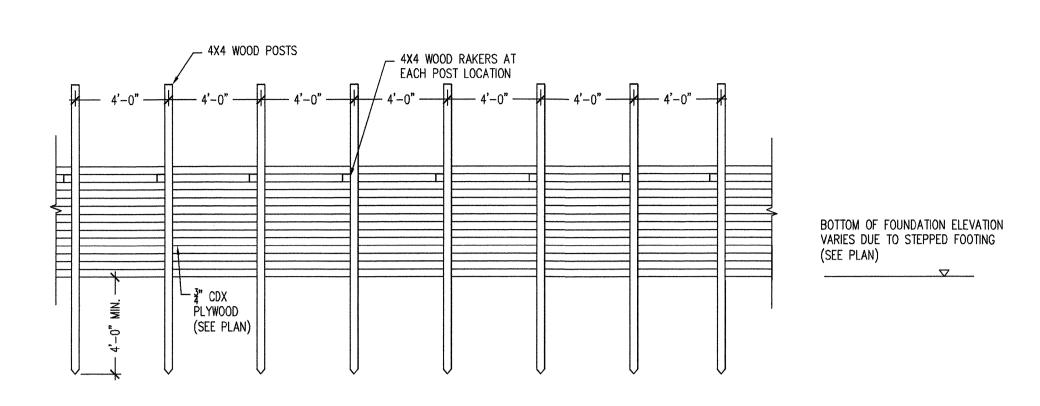
Drawing Title:

SUPPORT OF EXCAVATION LAYOUT

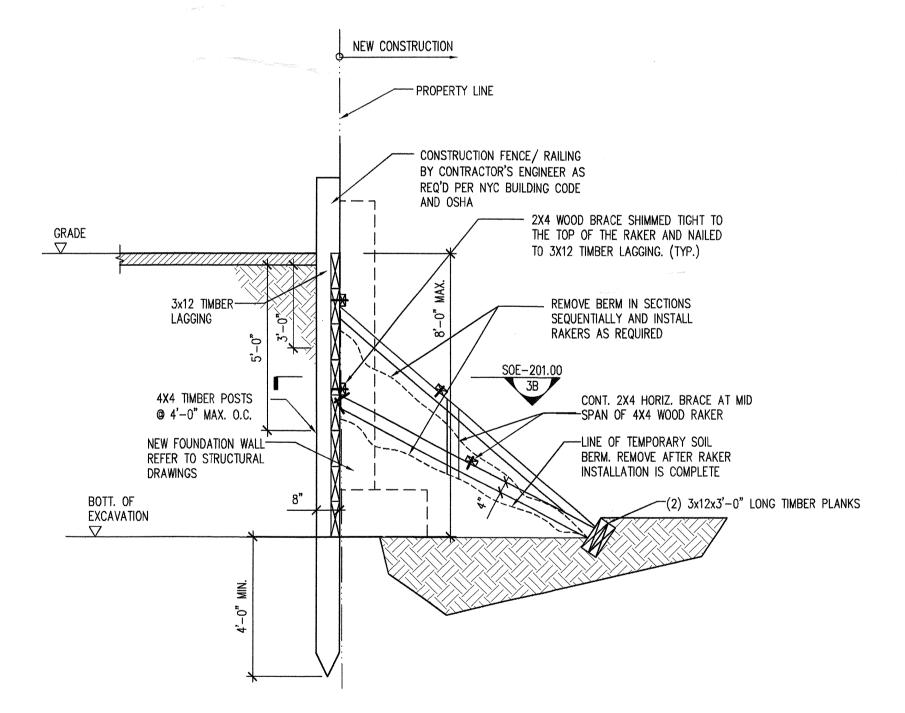




DEPT BLDGS Job No. 321376346 Scan Code ESHS2572238



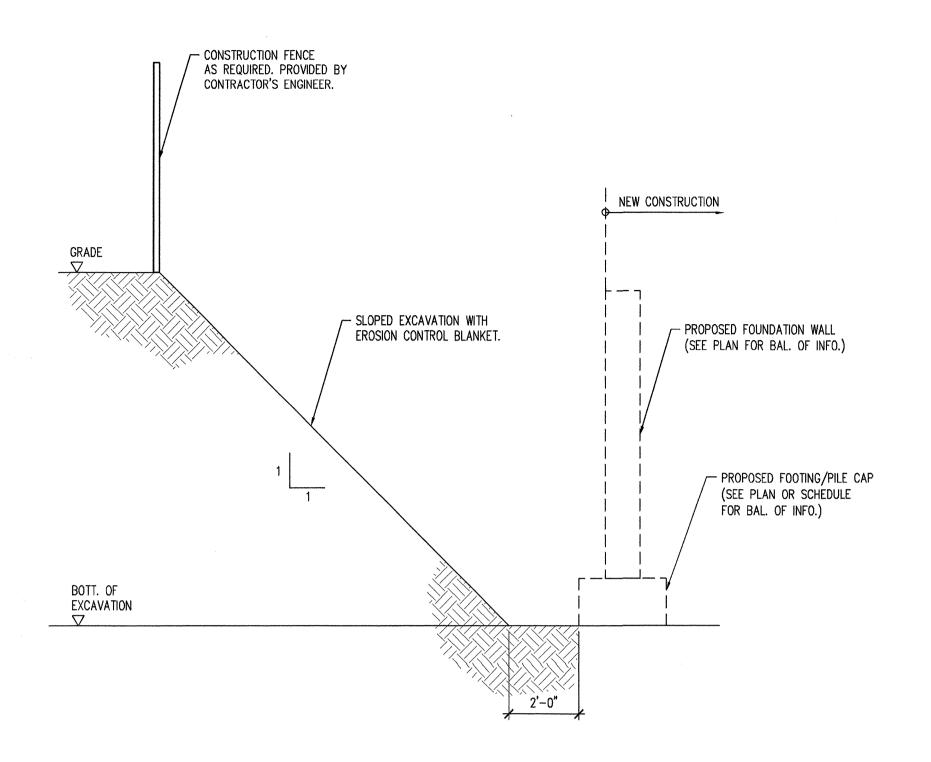
1 SECTION 1/4" = 1'-0"



# TYPICAL SOIL RETENTION DETAIL N.T.S

- NOTES:

  1. SOIL RETENTION IS TYPICALLY REQUIRED WHEN EXCAVATION IS GREATER THAN 4'-0"
- 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'-6".

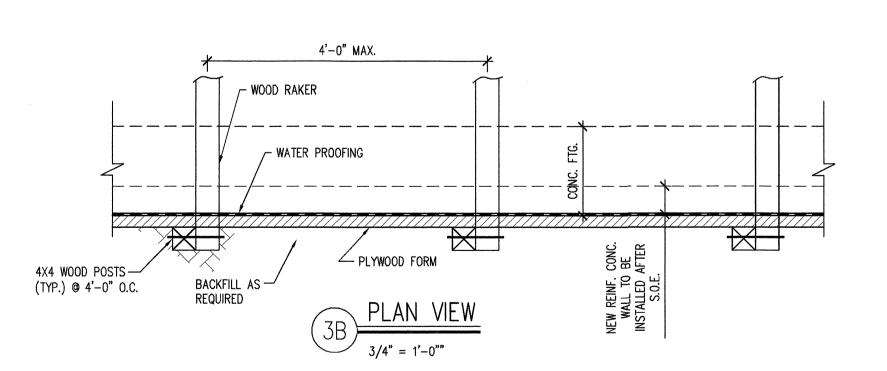


# TYPICAL SOIL SLOPE DETAIL

N.T.S

NOTES:

- SOIL RETENTION IS TYPICALLY REQUIRED WHEN EXCAVATION IS GREATER THAN 5'-0"
- 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.



EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY AS PER DX NO. 2 OF 1975

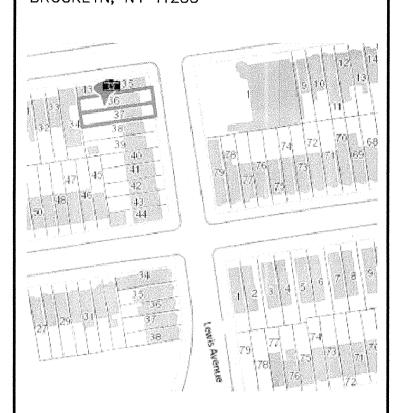
MAR 2 9 2513

EXERGYSZTOF BAJDA

# 418A LEWIS AVENUE

418A LEWIS AVENUE BROOKLYN, NY 11233

Project Title:



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

SOE SECTIONS

Drawing Title:

 Scale:
 AS NOTED
 Date:
 09/28/17

 Seal:
 OF NEW
 Project No.:
 A412.00

 Drawn By:
 S.Z.

 Checked By:
 K.W.

 Drawing No.
 SOF - 201.00

Page No.:

**03** of 03

DEPT BLDGS Job No. 321376346

Scan Code ESHS0530345



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