

February 25, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-24-05964

112-114 Chambers Street – Tribeca South Historic District Extension Borough of Manhattan

To testify virtually, please join Zoom

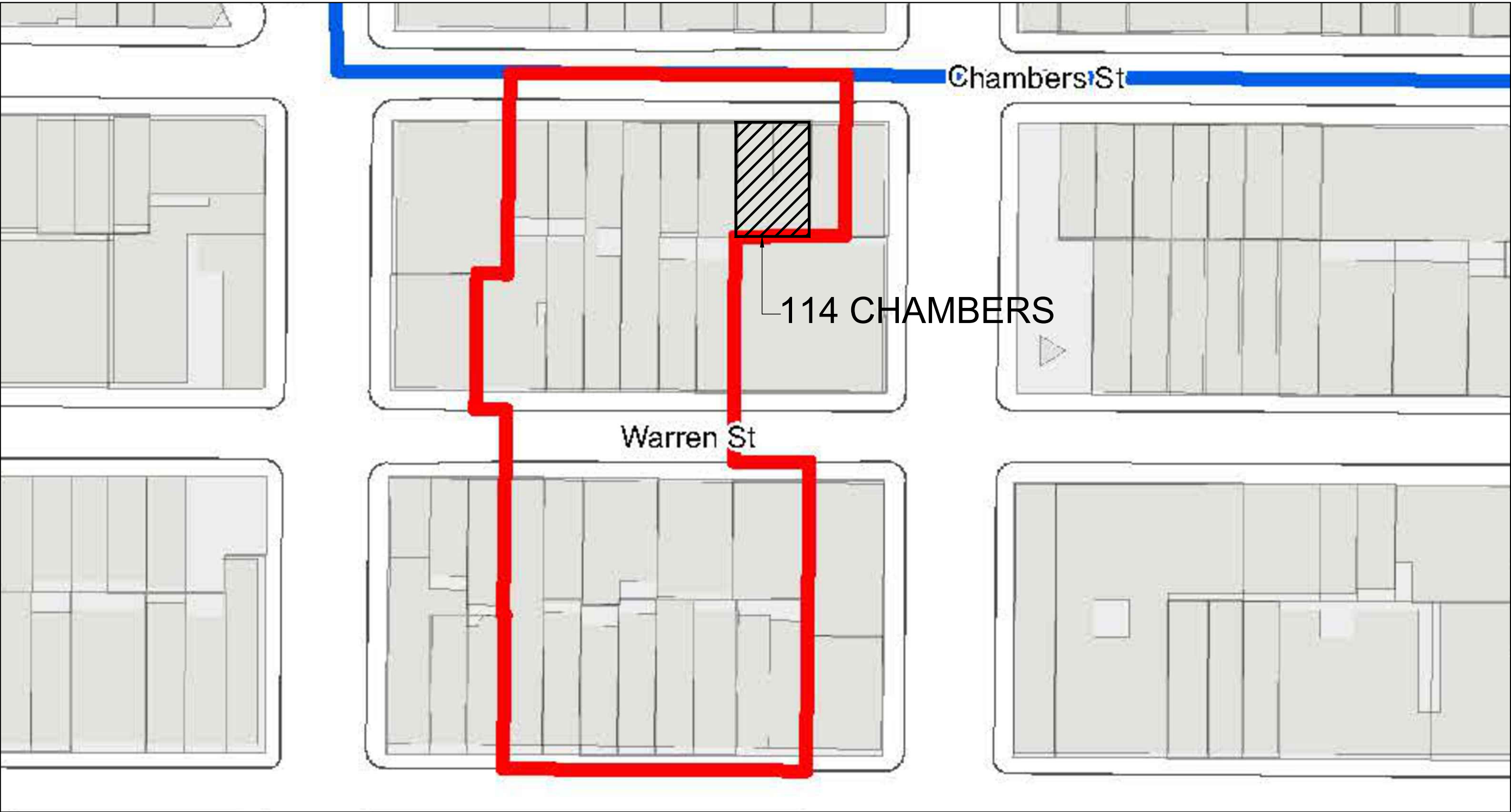
Webinar ID: 161 496 7153

Passcode: 846842

By Phone: 646-828-7666 (NY)

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

TRIBECA SOUTH HISTORIC DISTRICT EXTENSION MAP



Tribeca South
Historic District Extension | LP-2122
Borough of Manhattan

Calendared: June 25, 2002

Public Hearing: October 1, 2002

Designated: November 19, 2002

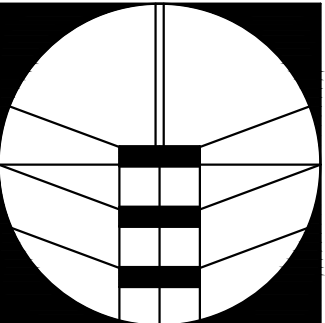
Legend

- Historic District Extension Boundary
- Historic District Boundary
- Building Footprints
- New York City Tax Lots

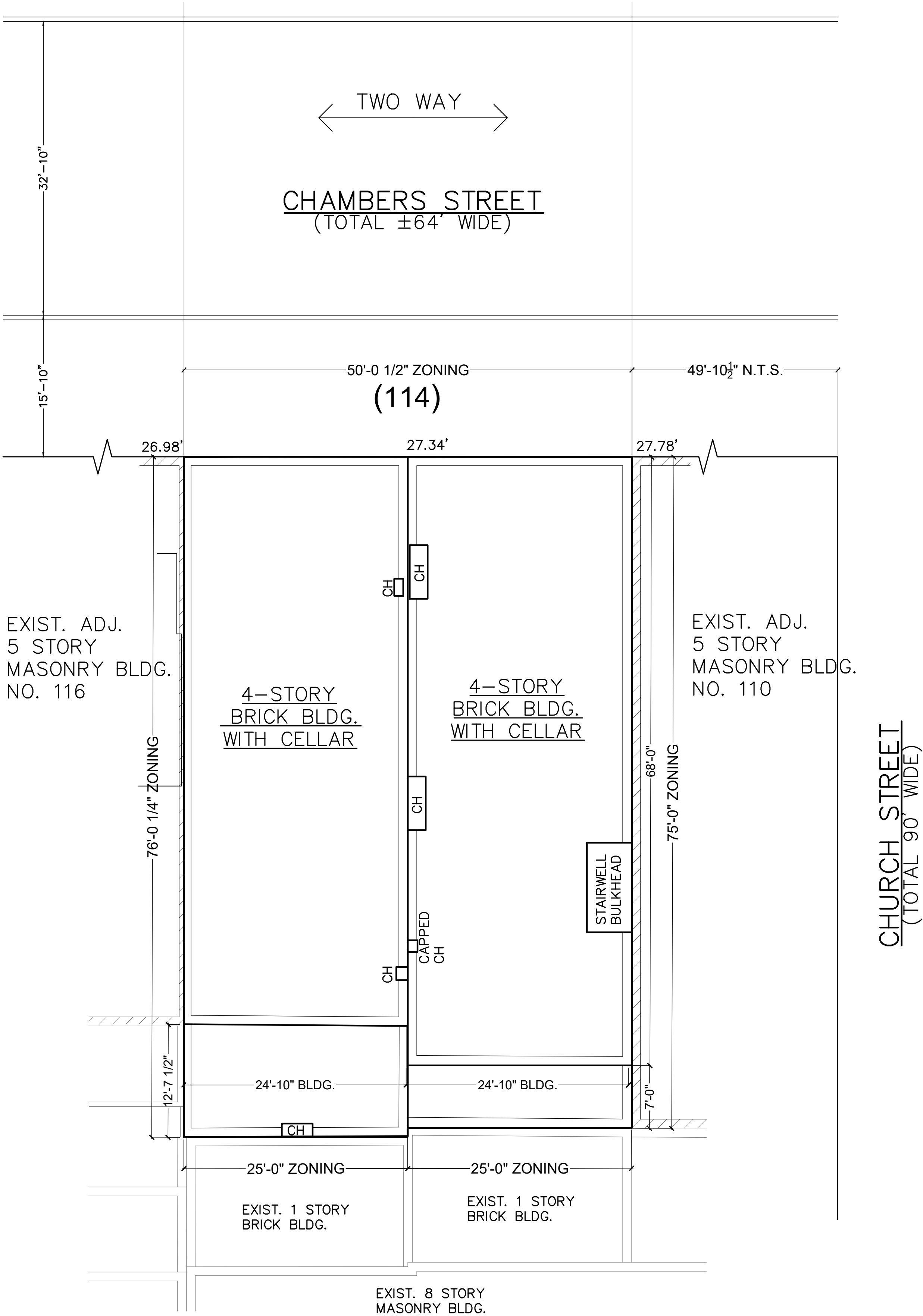
SCOPE OF WORK AT 112-114 CHAMBERS STREET

- PROPOSED ONE-STORY VERTICAL ENLARGEMENT OF THE TWO EXISTING FOUR-STORY BUILDINGS AT 112-114 CHAMBERS STREET.
- REMOVAL OF EXISTING STOREFRONT INFILL, AND THE INSTALLATION OF NEW PAINTED WOOD AND GLASS STOREFRONT INFILL, WITH PANELED BULKHEADS AND TRANSOMS;
 - REMOVAL OF EXISTING FIRE ESCAPES;
 - REPLACEMENT OF EXISTING HISTORIC FRONT WOOD WINDOWS TO MATCH ORIGINAL;
 - REPLACEMENT OF EXISTING REAR WINDOWS WITH DOUBLE HUNG ALUMINUM WINDOWS;
 - REPAIRS TO THE EXISTING CORNICE AND FACADE DETAILS;
 - DEMOLITION AND REDESIGN OF ALL INTERIOR WALLS AND STAIRS;
 - THE CONSTRUCTION OF A ONE STORY ROOFTOP ADDITION, WITH FACE BRICK TO MATCH EXISTING BUILDING ON THE FRONT FACADE.

S M TAM ARCHITECT, PLLC
ARCHITECTS & ENGINEERS



5816 Fort Hamilton Parkway, Units M1,
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1 EXISTING PLOT PLAN
LPC-1 NOT TO SCALE

SUBMIT 05	11/11/2024
SUBMIT 04	10/14/2024
SUBMIT 03	9/3/2024
SUBMIT 02	5/16/2024
SUBMIT 01	2/29/2024

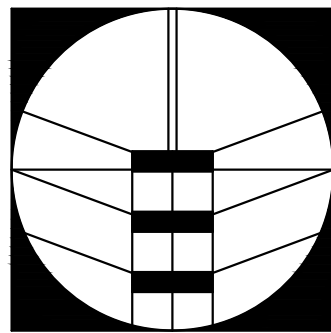
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CHAMBERS STREET
ADDITION

114 CHAMBERS STREET.,
NEW YORK, NY 10007

LPC-01



1 EXISTING FRONT FACADE

2 1940'S TAX PHOTO

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SUBMIT 04	10/14/2024
SUBMIT 03	9/3/2024
SUBMIT 02	5/16/2024
SUBMIT 01	2/29/2024

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CHAMBERS STREET
ADDITION

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NEW YORK, NY 10007

LPC-02



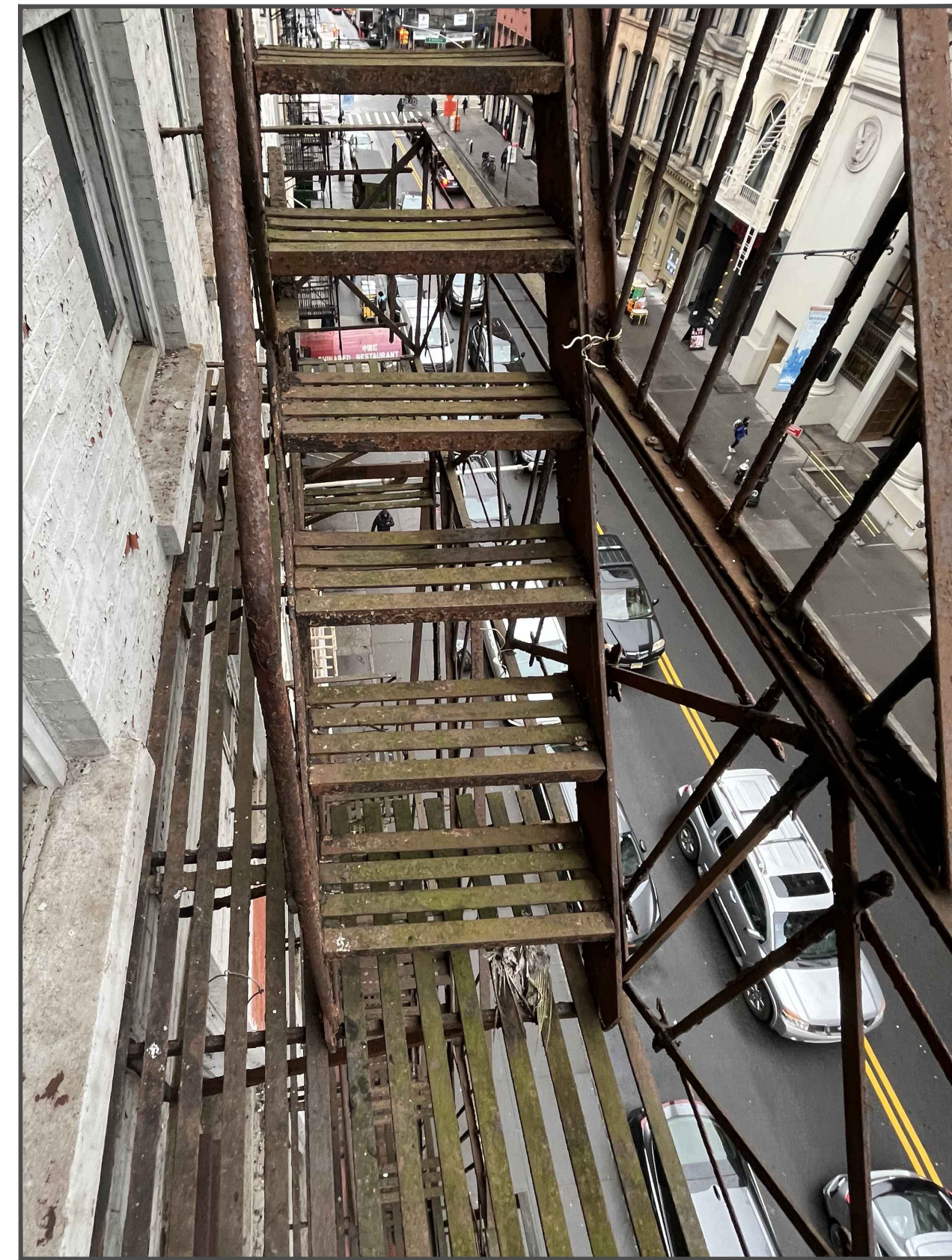
1 STOREFRONT AT 112 CHAMBERS ST



2 STOREFRONT AT 114 CHAMBERS ST



3 CAST IRON DETAIL AT 112 CHAMBERS ST



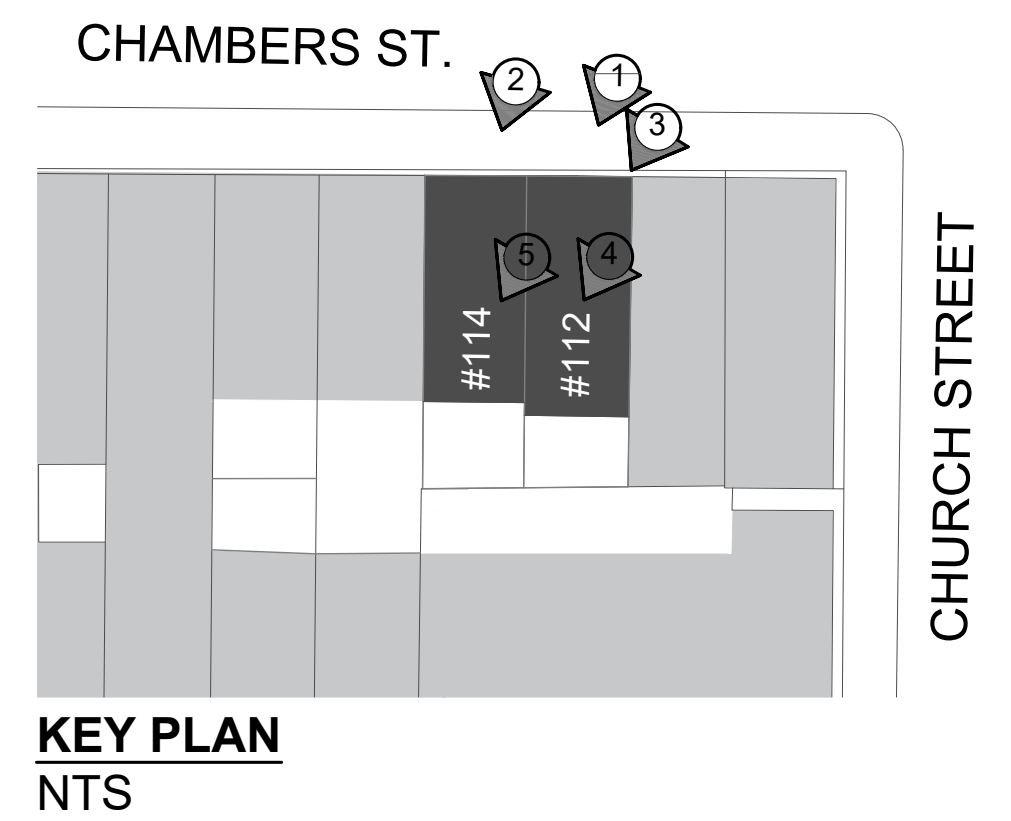
4 CAST IRON DETAIL AT 112 CHAMBERS ST



5 EXISTING ROOF OF 112 CHAMBERS ST



6 EXISTING ROOF OF 114 CHAMBERS ST



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SUBMIT 04	10/14/2024
SUBMIT 03	9/3/2024
SUBMIT 02	5/16/2024
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CHAMBERS STREET
ADDITION

114 CHAMBERS STREET.,
NEW YORK, NY 10007

LPC-03



1 EXIST. DOUBLE-HUNG (112)
ON 2ND FLOOR: 3
ON 3RD FLOOR: 3
ON 4TH FLOOR: 3



2 EXIST. FRENCH DOOR (112)
ON 2ND FLOOR: 1
ON 3RD FLOOR: 1
ON 4TH FLOOR: 1



3 EXIST. SINGLE-HUNG (114)
ON 2ND FLOOR: 3



4 EXIST. SINGLE-HUNG (114)
ON 3RD FLOOR: 3



5 EXIST. SHOW WINDOW (114)



6 EXIST. FACADE

SUBMIT 05	11/11/2024
SUBMIT 04	10/14/2024
SUBMIT 03	9/3/2024
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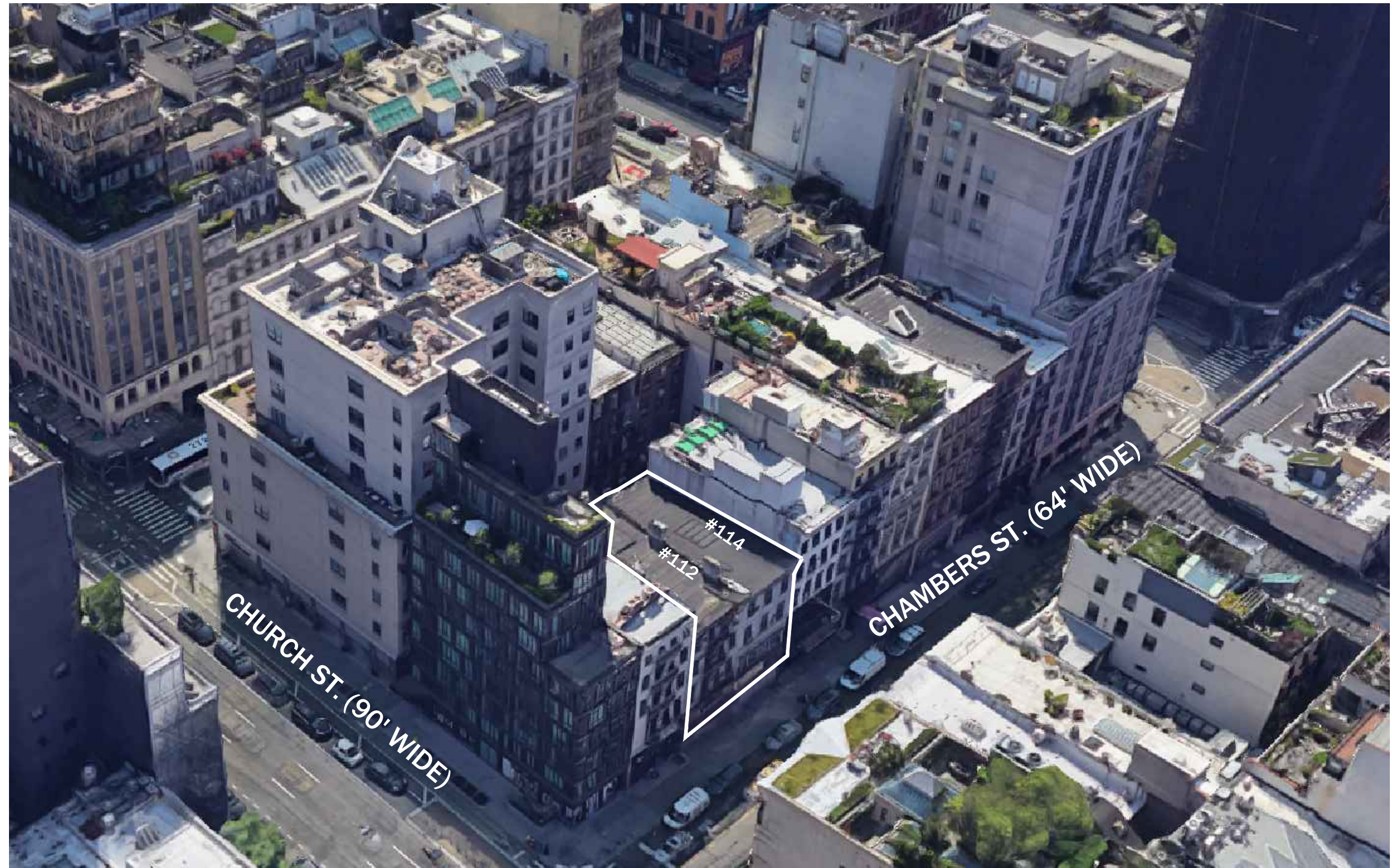
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LPC-04



1 EXISTING REAR FACADE



2 EXISTING BLOCK MASSING



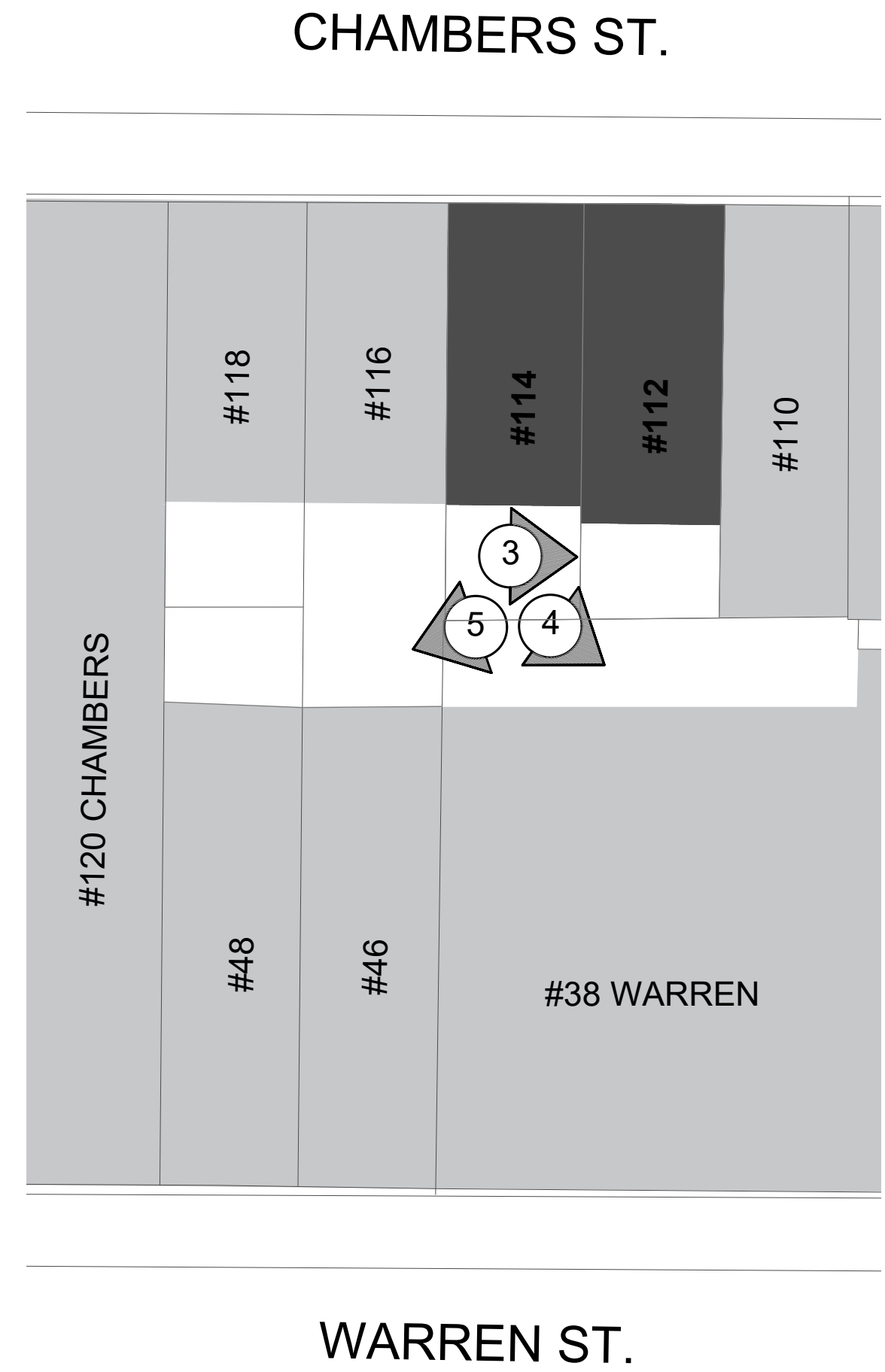
3 EXISTING REAR FACADE



4 EXISTING NEIGHBOR'S REAR FACADES



5 EXISTING NEIGHBOR'S REAR FACADES



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SUBMIT 03	9/3/2024
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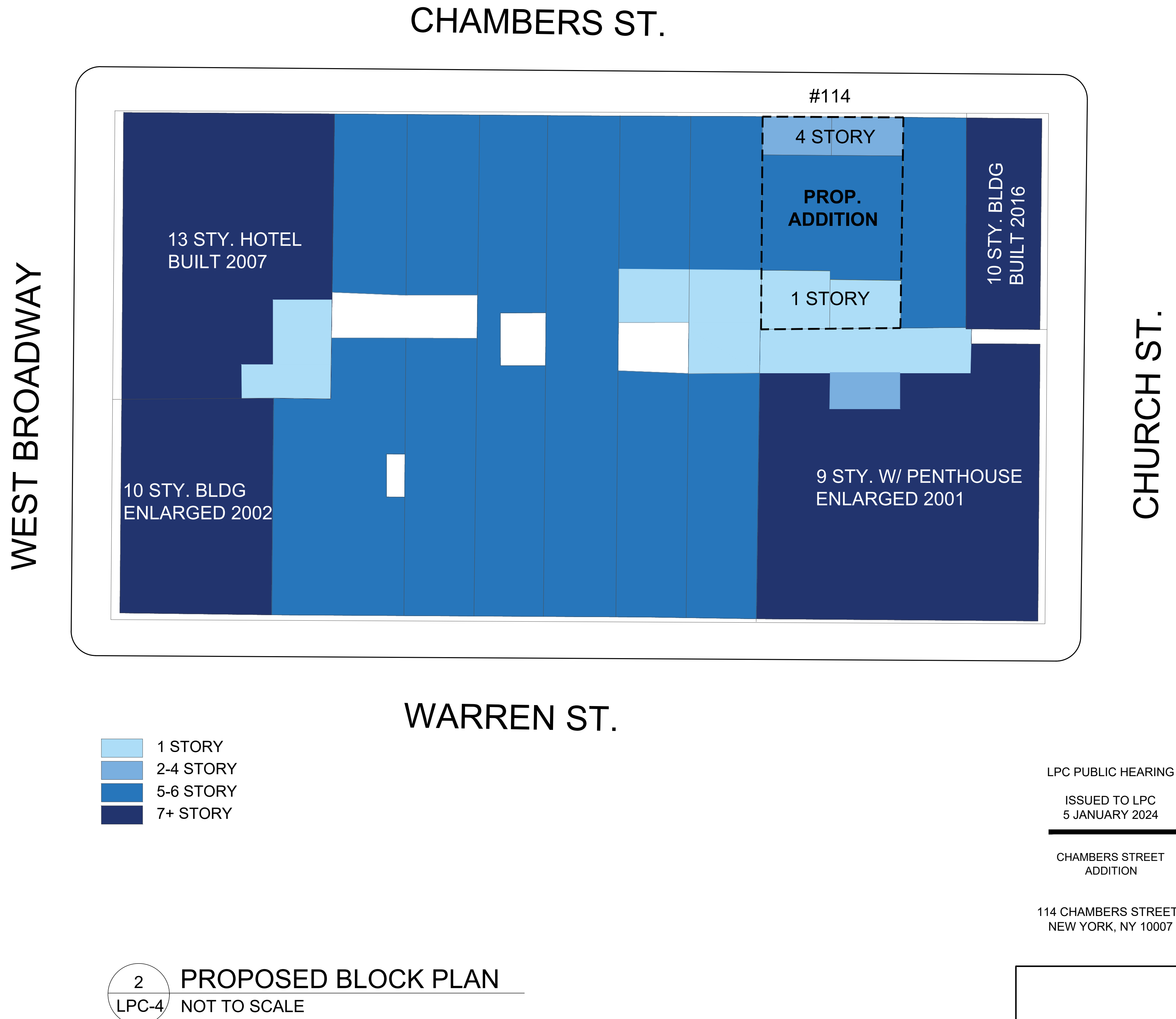
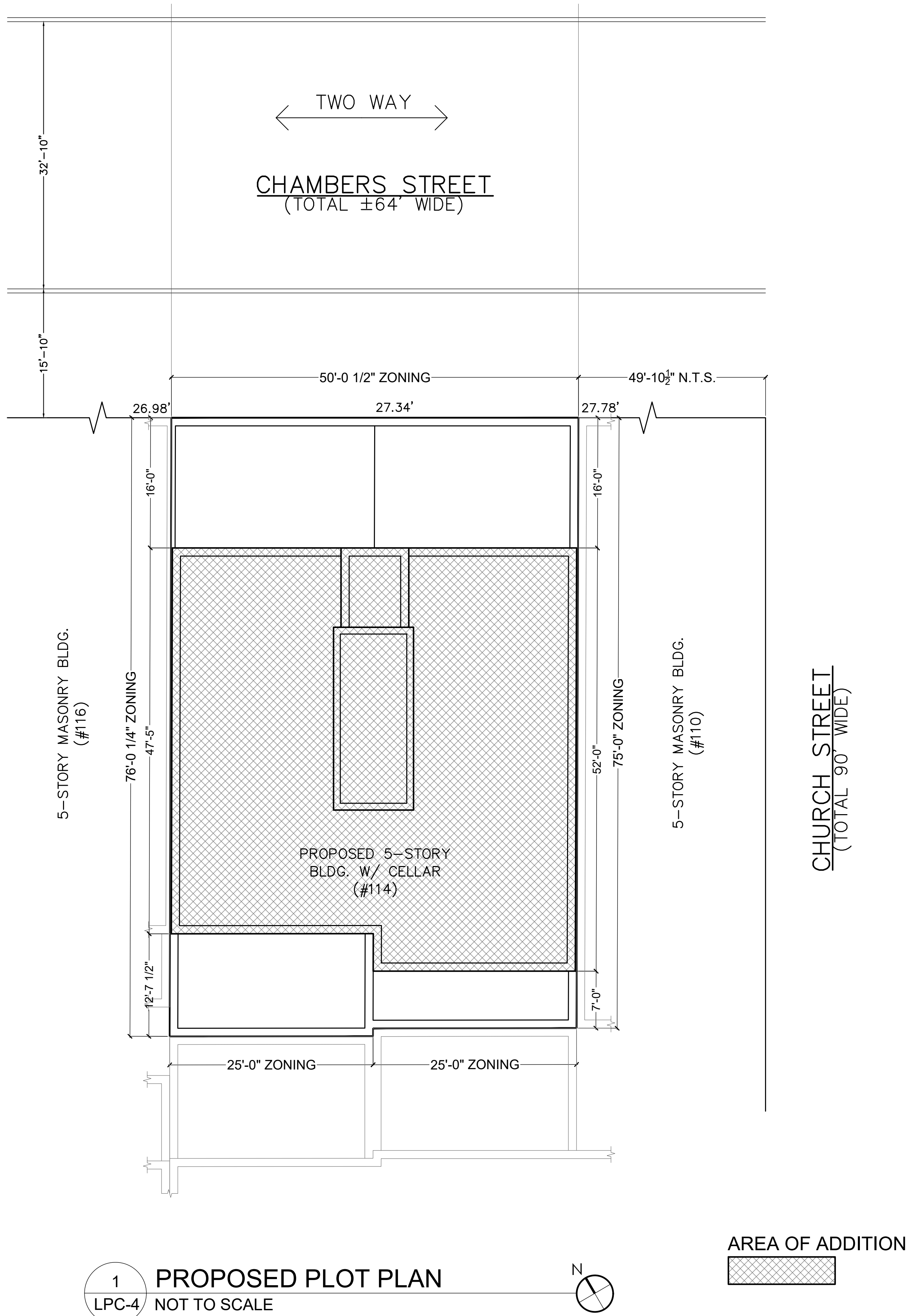
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LPC-05

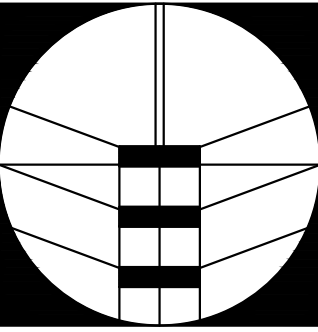


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CHAMBERS STREET
ADDITION

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LPC-06



CONDITIONS LEGEND

- ① REMOVE EXISTING FIRE ESCAPE
- ② REMOVE EXISTING WINDOWS
- ③ REMOVE EXISTING METAL ROLLUP GATE
- ④ REMOVE EXISTING STORE FRONT
- ⑤ REMOVE EXISTING SIGN BAND
- ⑥ REMOVE EXISTING CANOPY
- ⑦ REMOVE EXISTING SKYLIGHTS
- ⑧ REMOVE EXISTING HOOKS
- ⑨ REMOVE EXISTING BULKHEAD
- ⑩ REMOVE EXISTING PANEL
- ⑪ REMOVE EXISTING EXTERIOR LIGHTING
- ⑫ DAMAGED SILLS
- ⑬ REMOVE EXISTING SECOND FLOOR SHOW WINDOWS.



1 EXISTING FRONT ELEVATION
NOT TO SCALE

SUBMIT 05	11/11/2024
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SUBMIT 03	9/3/2024
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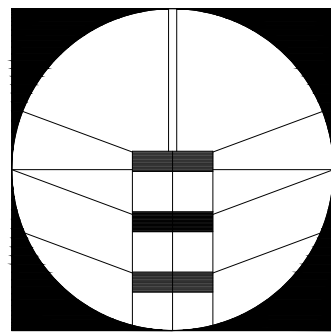
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CHAMBERS STREET
ADDITION

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LPC-07



CONDITIONS LEGEND

- (A) REMOVE PAINT, CLEAN, TUCK POINT, AND REPAIR EXISTING BRICK
- (B) NEW WOOD WINDOWS TO DUPLICATE HISTORIC, AT EXISTING OPENINGS (SEE WINDOW DETAILS LPC-28)
- (C) REPAIR EXIST. CAST IRON DETAIL AT 112
- (D) NEW STANDNG SEAM METAL PANEL ROOFTOP ADDITION
- (E) REPLICATE ENTIRE CORNICE WITH FIBERGLASS WITH THE SAME HISTORIC PROFILE
- (F) NEW STANDING SEAM METAL PANEL ROOFTOP ADDITION
- (G) REPLICATE ENTIRE CORNICE WITH FIBERGLASS WITH THE SAME HISTORIC PROFILE
- (H) REPLACE MISSING/REPAIR DAMAGED LINTELS TO DUPLICATE HISTORIC
- (I) REPLACE BROKEN SILLS TO DUPLICATE HISTORIC
- (J) NEW OPERABLE DOUBLE HUNG WINDOWS TO MATCH HISTORIC
- (K) NEW SLIDING DOORS
- (L) NEW 3'-6" HIGH METAL RAILING WITH OPERABLE GATE FOR FDNY ACCESS
- (M) NEW INFILL BRICK AT SECOND FLOOR TO MATCH WITH EXISTING



SUBMIT 05	11/11/2024
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SUBMIT 03	9/3/2024
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CHAMBERS STREET
ADDITION

114 CHAMBERS STREET.,
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LPC-08



1 PROPOSED FRONT ELEVATION
NOT TO SCALE

2 BRICK COLOR PROBE



1 CHAMBERS STREET ELEVATION
NOT TO SCALE

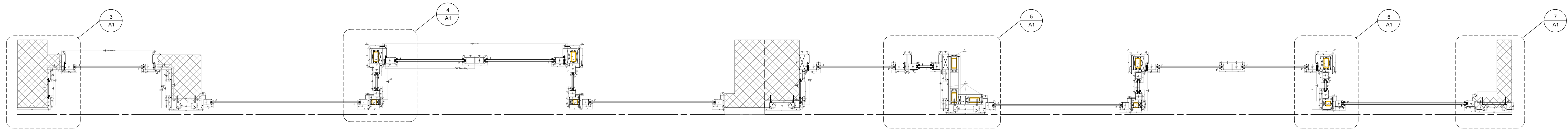
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CHAMBERS STREET
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LPC-09



1

LPC-22

PLAN @ STOREFRONT

1/2" = 1'-0"



2

LPC-22

STOREFRONT ELEVATION

SCALE: 1/2 " = 1'-0"

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SUBMIT 04	10/14/2024
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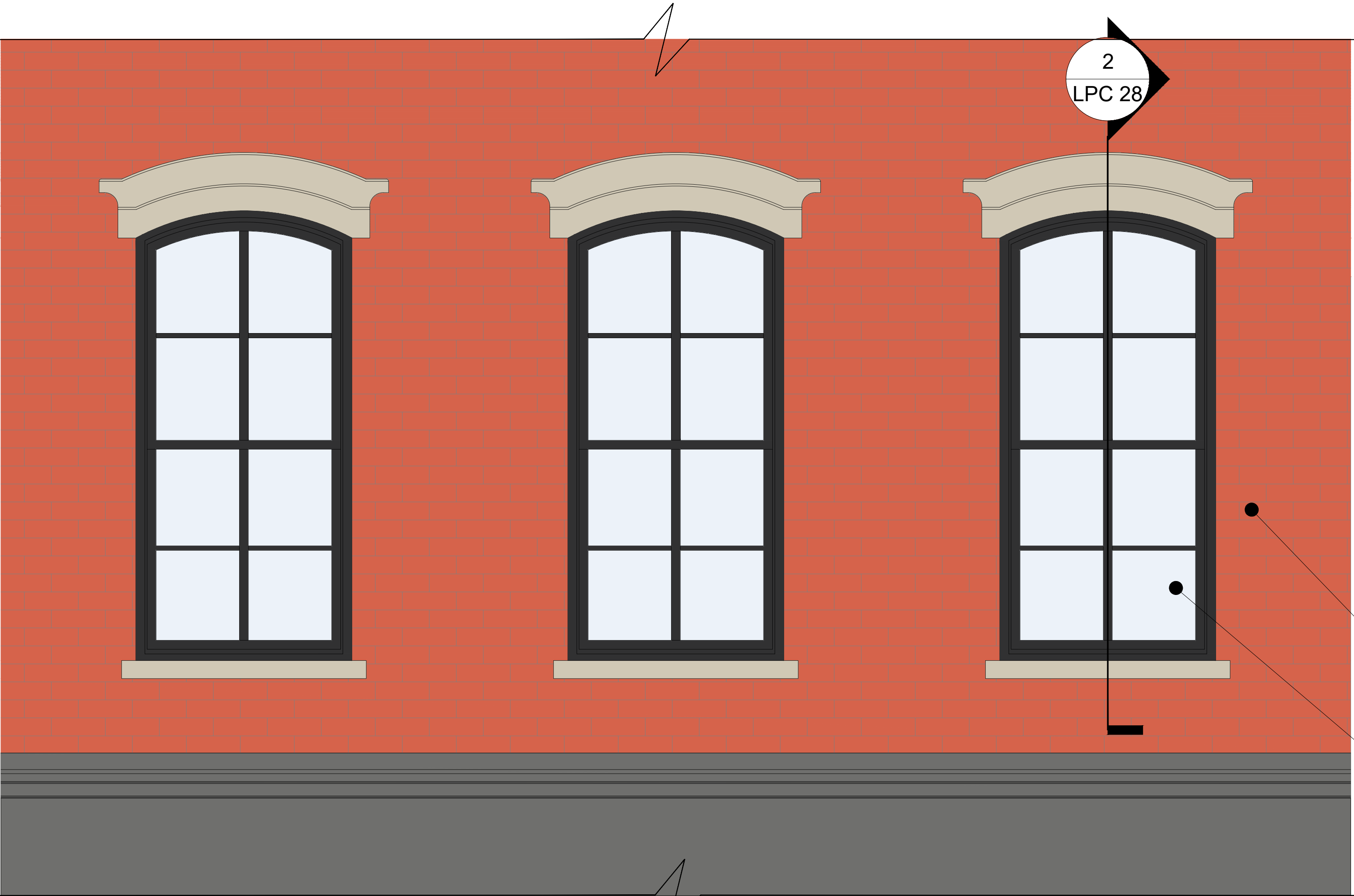
CHAMBERS STREET
ADDITION

114 CHAMBERS STREET.,
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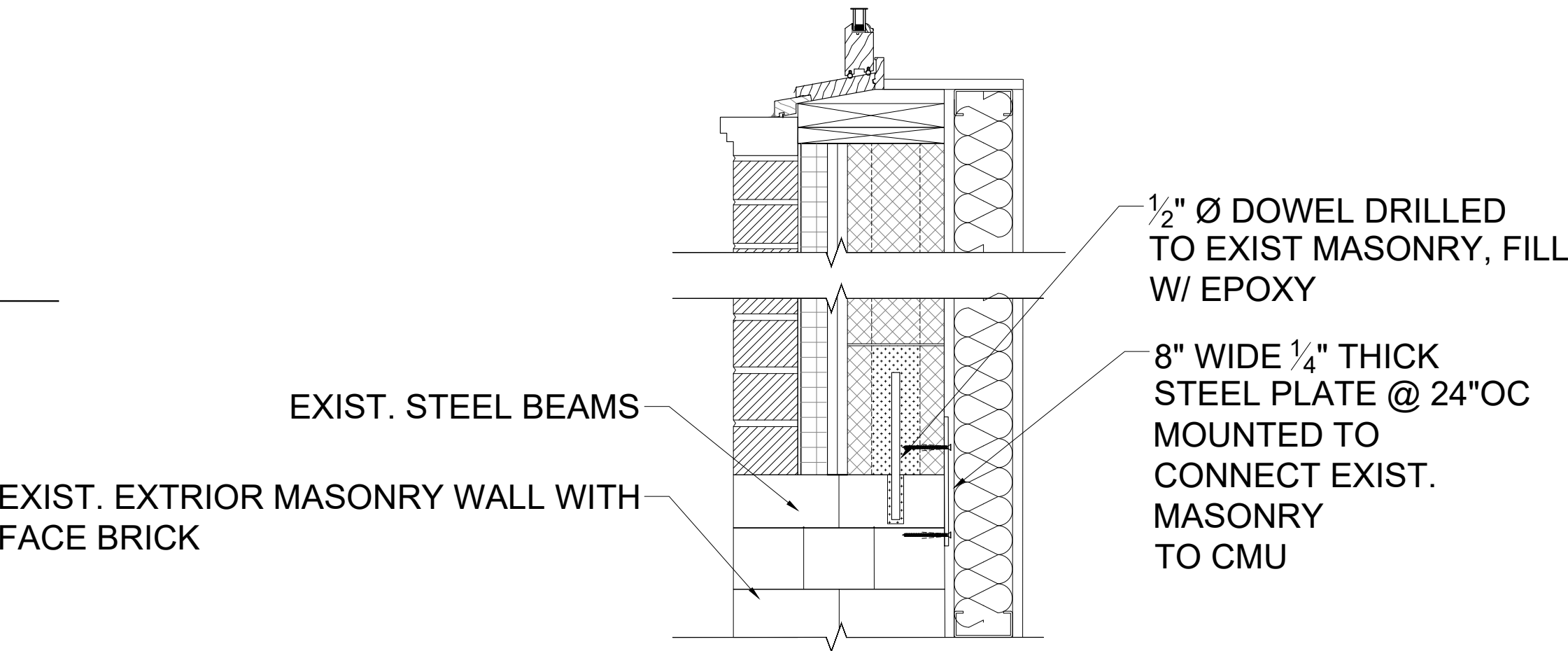
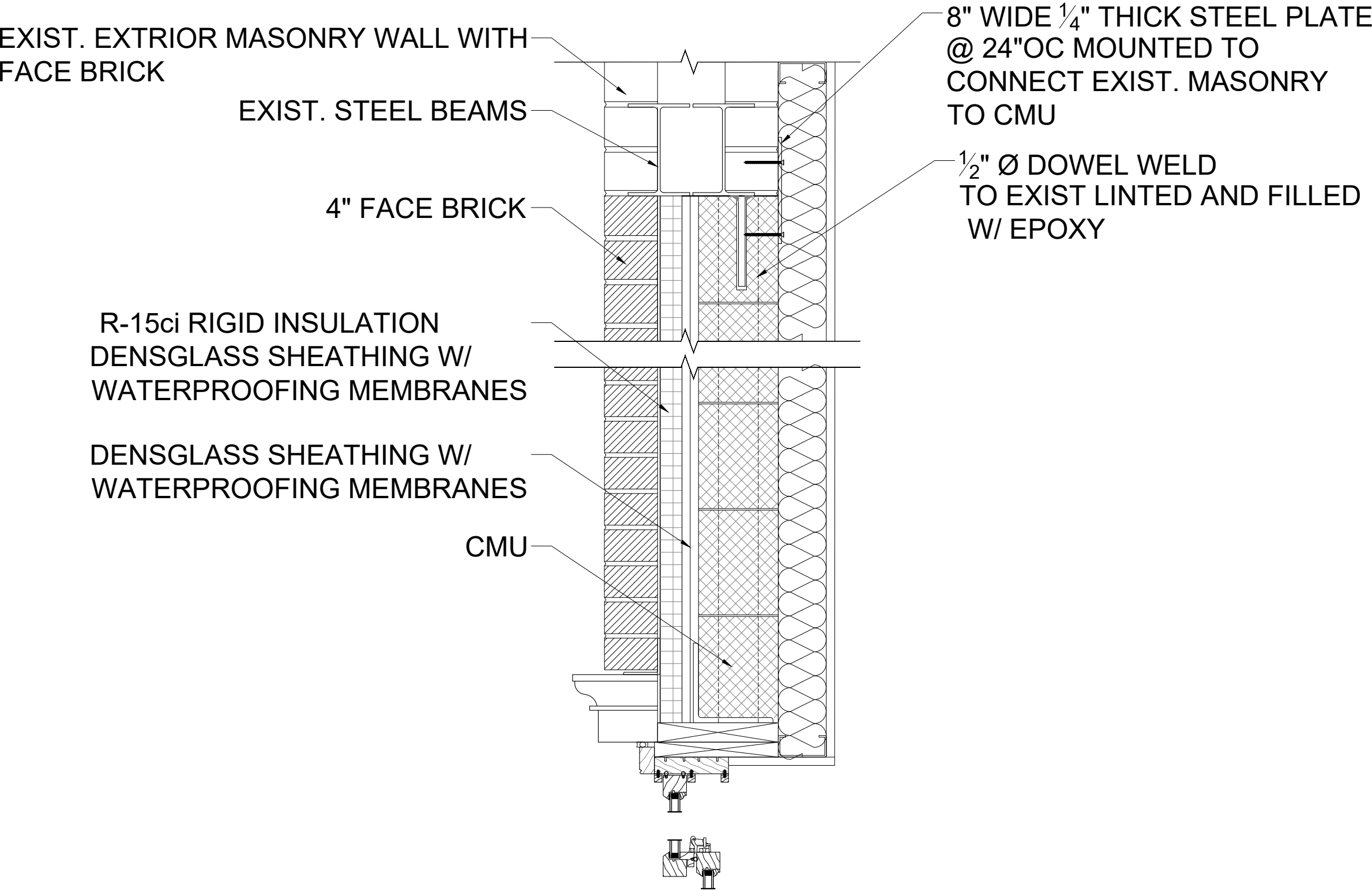
LPC-10



EXISTING 2ND FLOOR STORE WINDOW



PROPOSED 2ND FLOOR INFILL



1 WINDOW SECTION DETAILS @ NEW OPENINGS
SCALE: N.T.S.



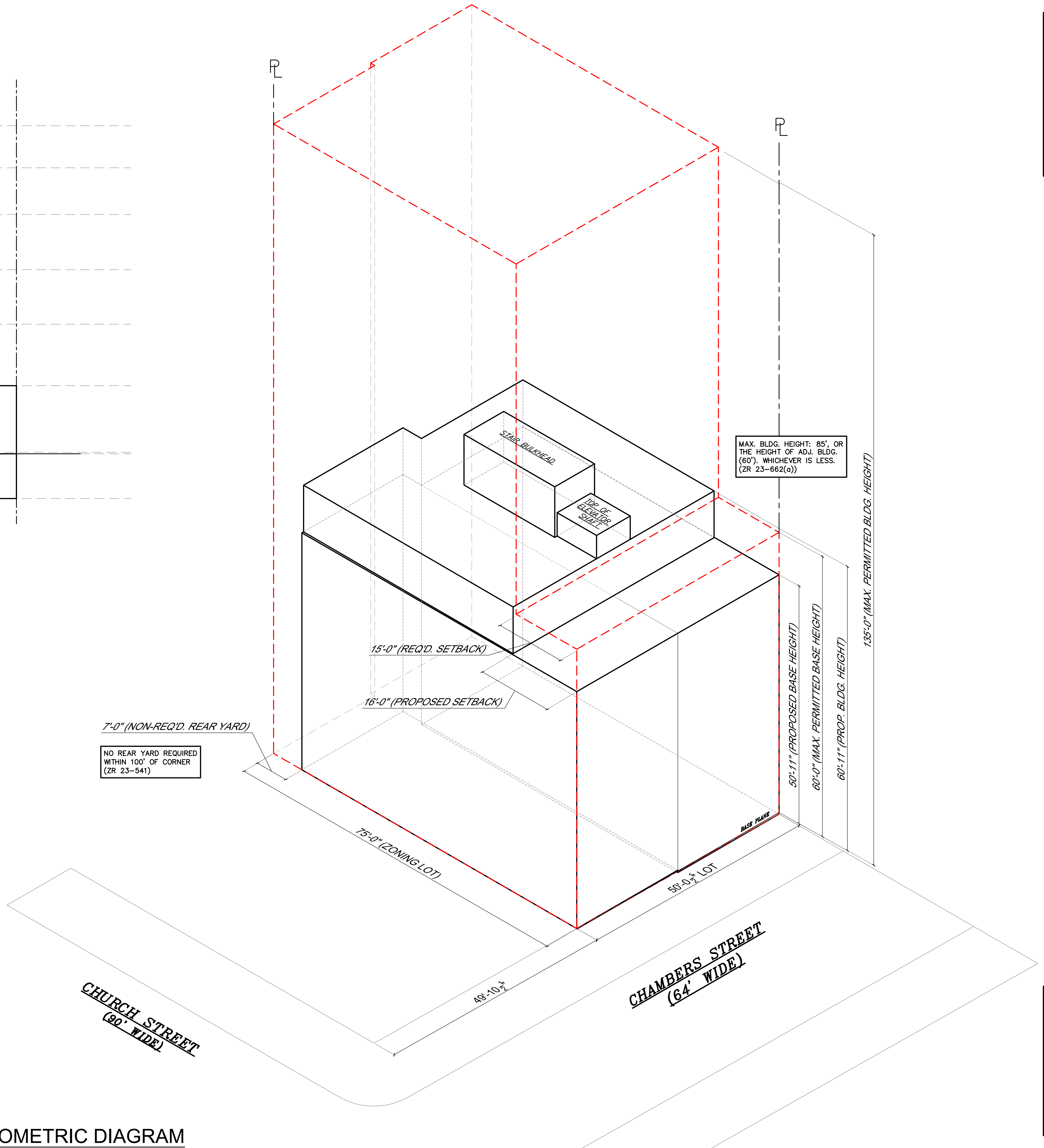
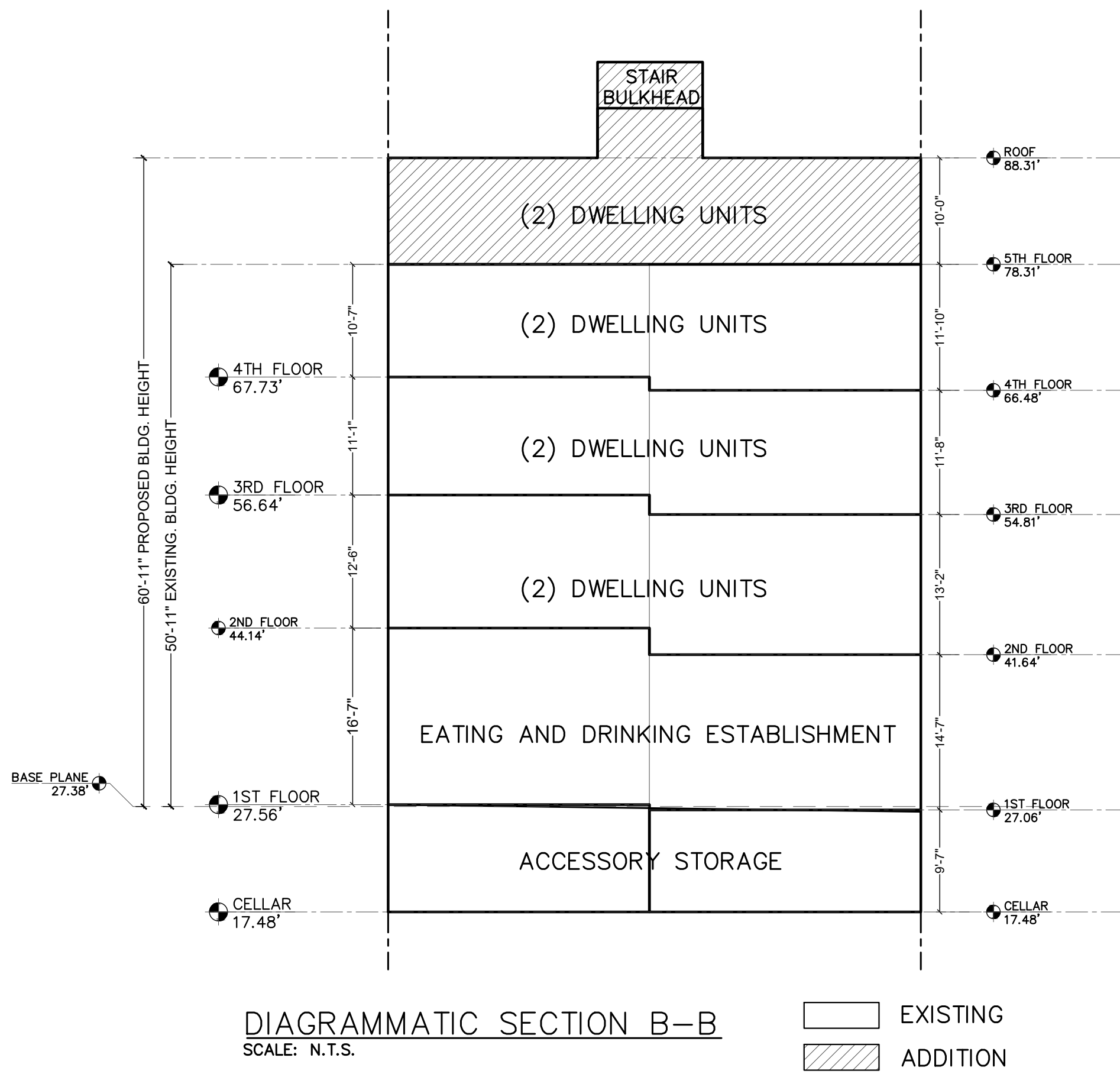
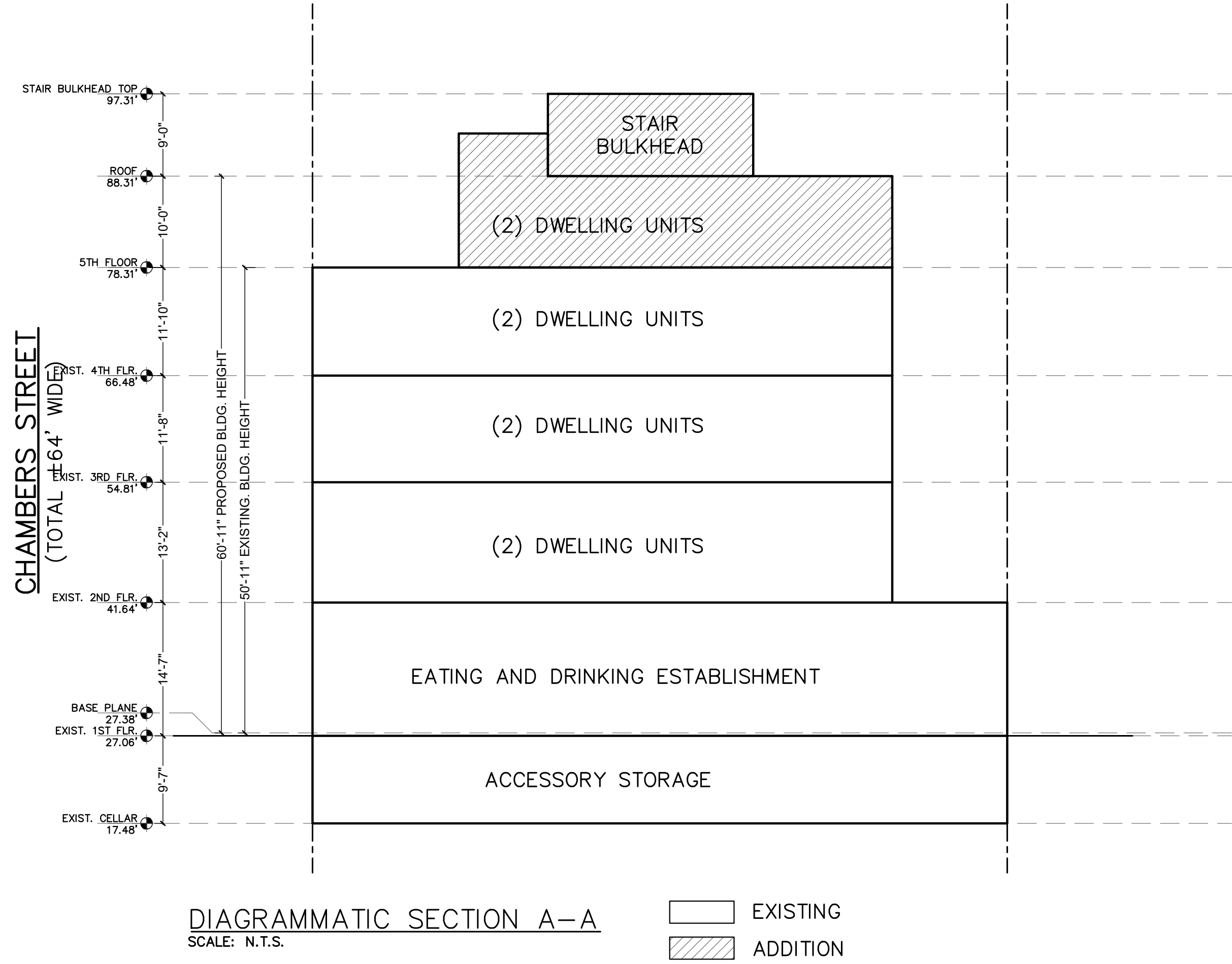
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5 JANUARY 2024

CHAMBERS STREET
ADDITION

114 CHAMBERS STREET.,
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SUBMIT 05	11/11/2024
SUBMIT 04	10/14/2024
SUBMIT 03	9/3/2024
SUBMIT 02	5/16/2024
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ADDITION

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LPC-12

This architectural cross-section diagram illustrates the structural details of a hoistway landing and its connection to the roof assembly. The diagram includes the following components and dimensions:

- Roof Assembly:** The top structure, shown with a hatched pattern, featuring a **1'-0" CURB** and a **1'-6" ROOF ASSEMBLY** thickness.
- Hoist Beam:** An **8" MIN. HOIST BEAM** is positioned below the curb, with a **7'-0"** span.
- Clearance Dimensions:**
 - 15'-0" BULKHEAD:** The vertical height of the bulkhead structure.
 - 13'-11" CLEAR OVERHEAD (TOP LANDING TO UNDERSIDE ROOF):** The clearance from the top landing to the underside of the roof.
 - 13'-0" MIN. CLEAR OVERHEAD (TOP LANDING TO UNDERSIDE HOIST BEAM):** The minimum clearance from the top landing to the underside of the hoist beam.
 - 7'-8" CLEAR HEIGHT INSIDE CAR:** The required clear height for the car interior.
- Hoistway Width:** The horizontal width of the hoistway is specified as **8'-11"**.
- Staircase:** A staircase is shown on the right side of the diagram, indicating the building's egress route.

4
LPC-30

PENTHOUSE SLIDING DOOR
NOT TO SCALE

2'-2"

6'-7"

5TH FL

FIXED TRANSOM
MODEL: MARVIN MODERN
DIRECT GLAZE RECTANGLE WINDOW

BI-PARTING SLIDING DOOR
MODEL: MARVIN MODERN
MULTI-SLIDE STACKED DOOR

3'-6" HIGH
METAL RAILING

1'-6"

3 PENTHOUSE SLIDING DOOR
LPC-9 NOT TO SCALE

The diagrams illustrate three different remote control closet configurations:

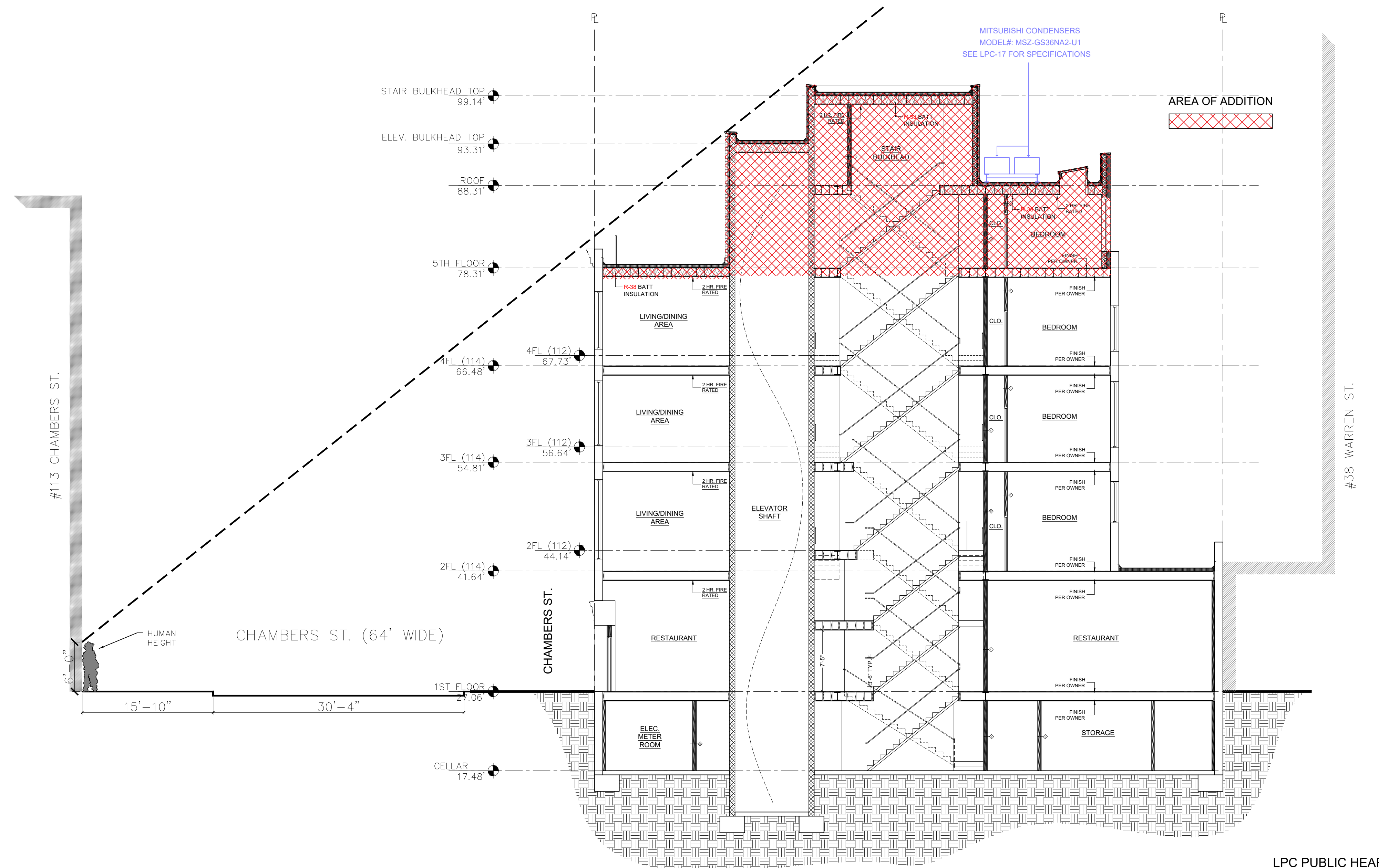
- Integrated Control Solution (standard):** This diagram shows a large rectangular closet with a blue frame. A small blue rectangular control unit is mounted on the right side of the frame. Dimensions are labeled: (4) for the top width, [A] for the top width of the control unit, [C] for the top width of the closet, [E] for the bottom width, [B] for the right height, (4) for the right height of the control unit, and [K] for the bottom height.
- Remote Control Closet (option 1):** This diagram shows a smaller rectangular closet with a blue frame. A small blue rectangular control unit is mounted on the right side of the frame. Dimensions are labeled: [L] for the bottom width, [J] for the bottom width, (2) for the bottom width, [K] for the right height, and (2) for the bottom width.
- Adjacent or Remote Control Room (option 2):** This diagram shows a larger rectangular closet with a blue frame. A small blue rectangular control unit is mounted on the right side of the frame. Dimensions are labeled: (2) for the top width, [J] for the top width, [B] for the right height, and [L] for the bottom width.

LPC PUBLIC HEARING

CHAMBERS STREET
ADDITION

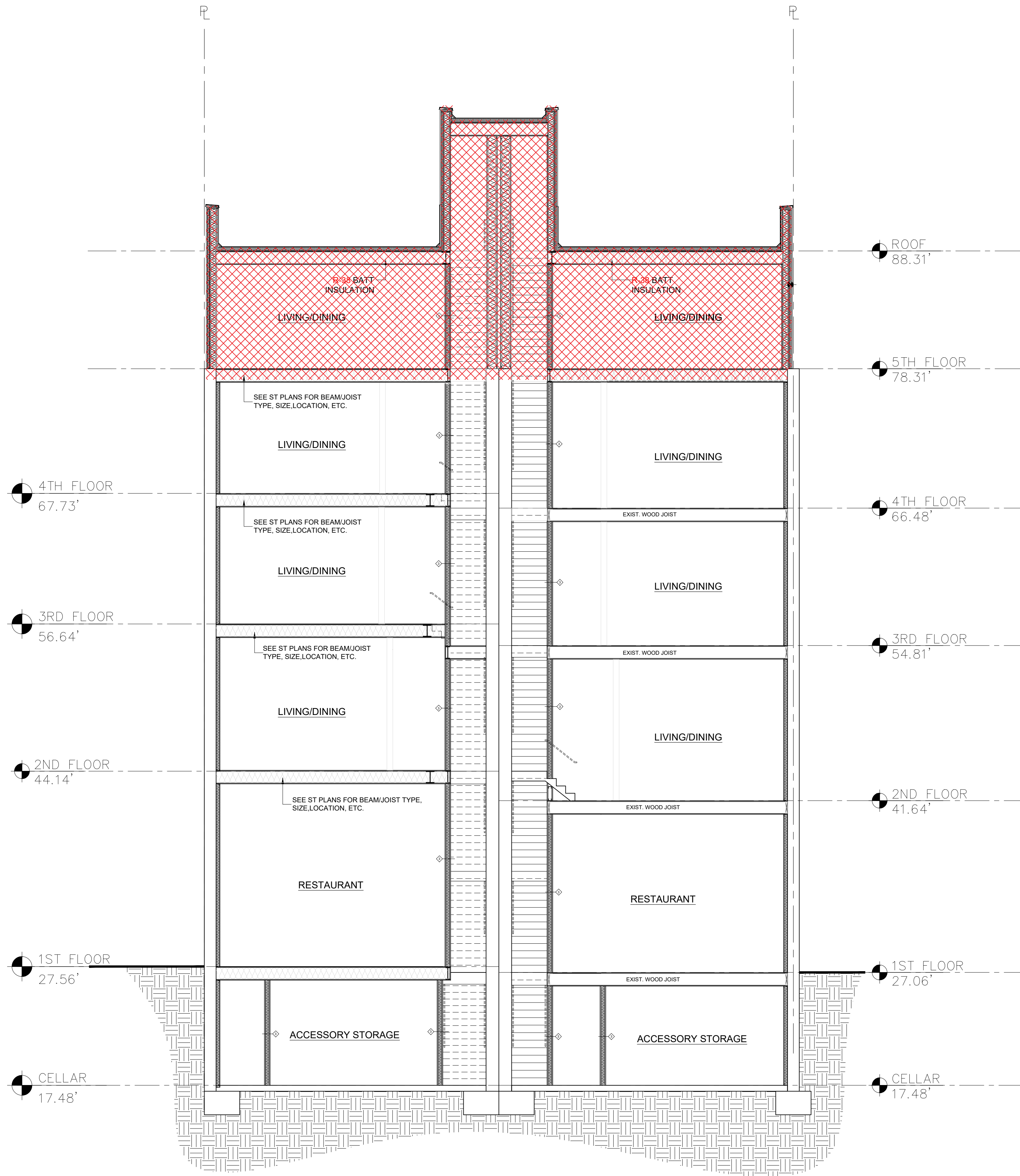
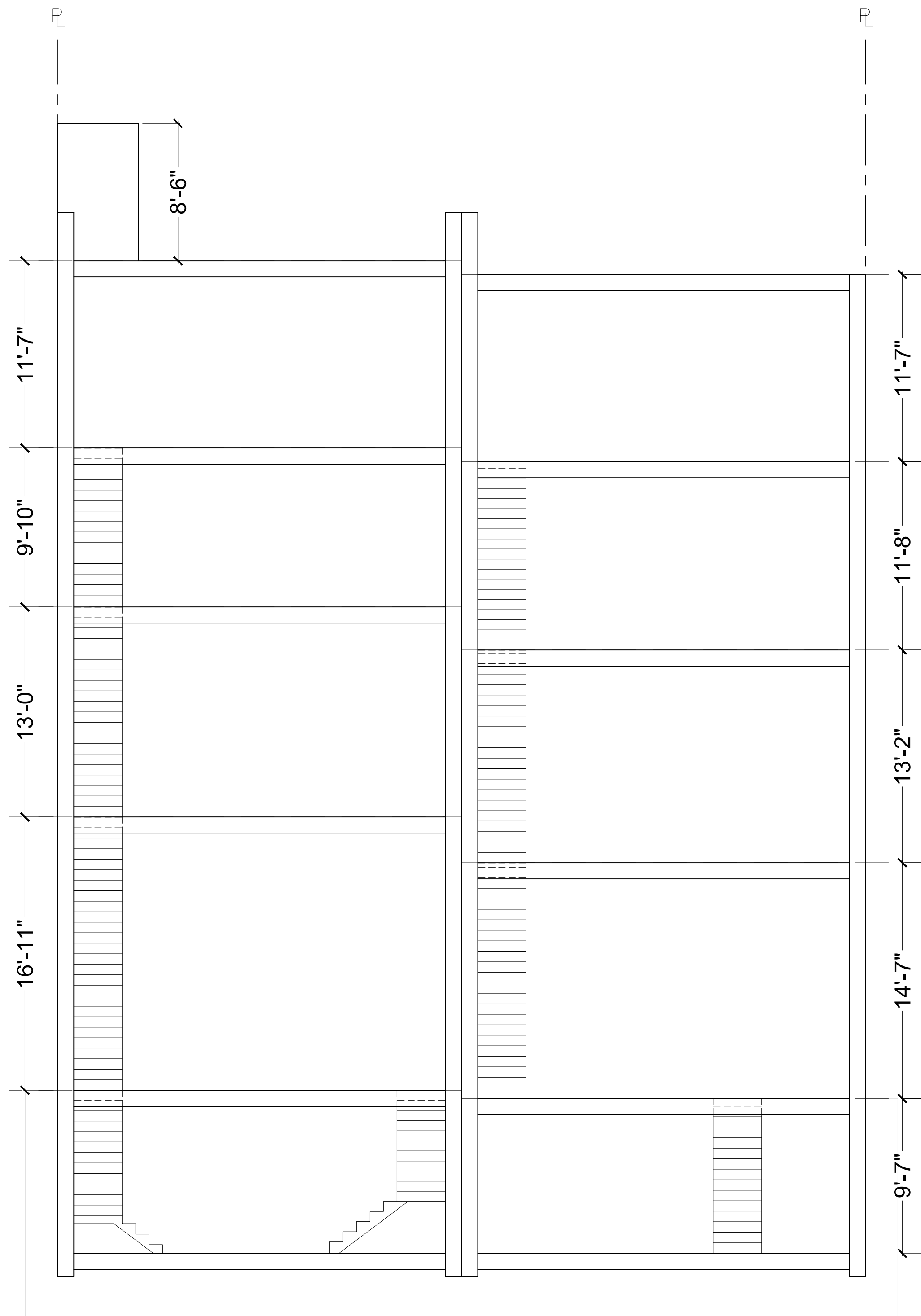
LPC-13

[illegible]



2 PROPOSED LONGITUDINAL SECTION

114 CHAMBERS STREET.,
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AREA OF ADDITION



SUBMIT 05	11/11/2024
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SUBMIT 03	9/3/2024
SUBMIT 02	5/16/2024
SUBMIT 01	2/29/2024

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ADDITION

114 CHAMBERS STREET.,
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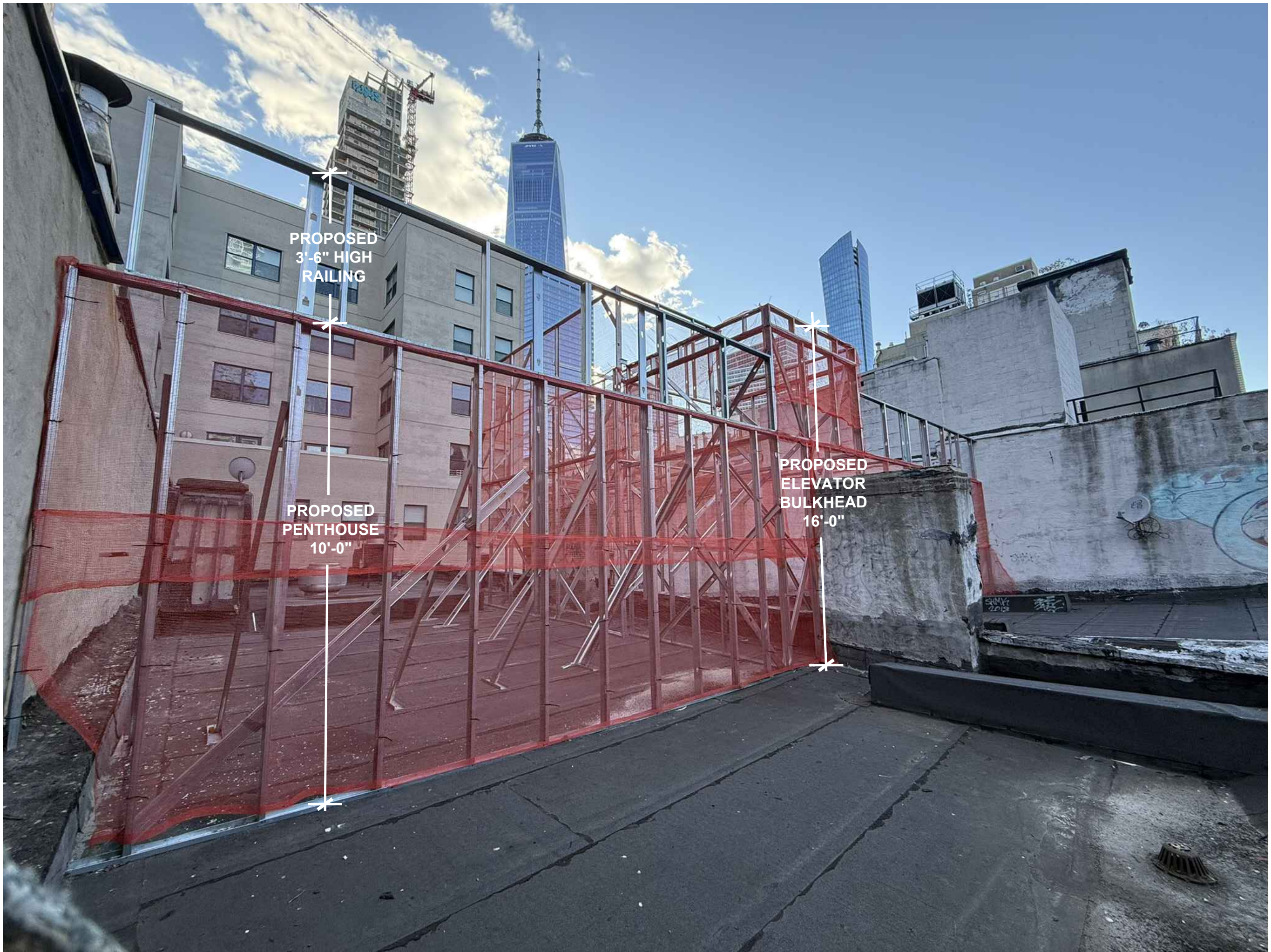
1 EXISTING LATERAL SECTION
SCALE: NTS

2 PROPOSED LATERAL SECTION
SCALE: NTS

LPC-15



1 VIEW FROM FRONT OF ROOF - WITH MOCKUP



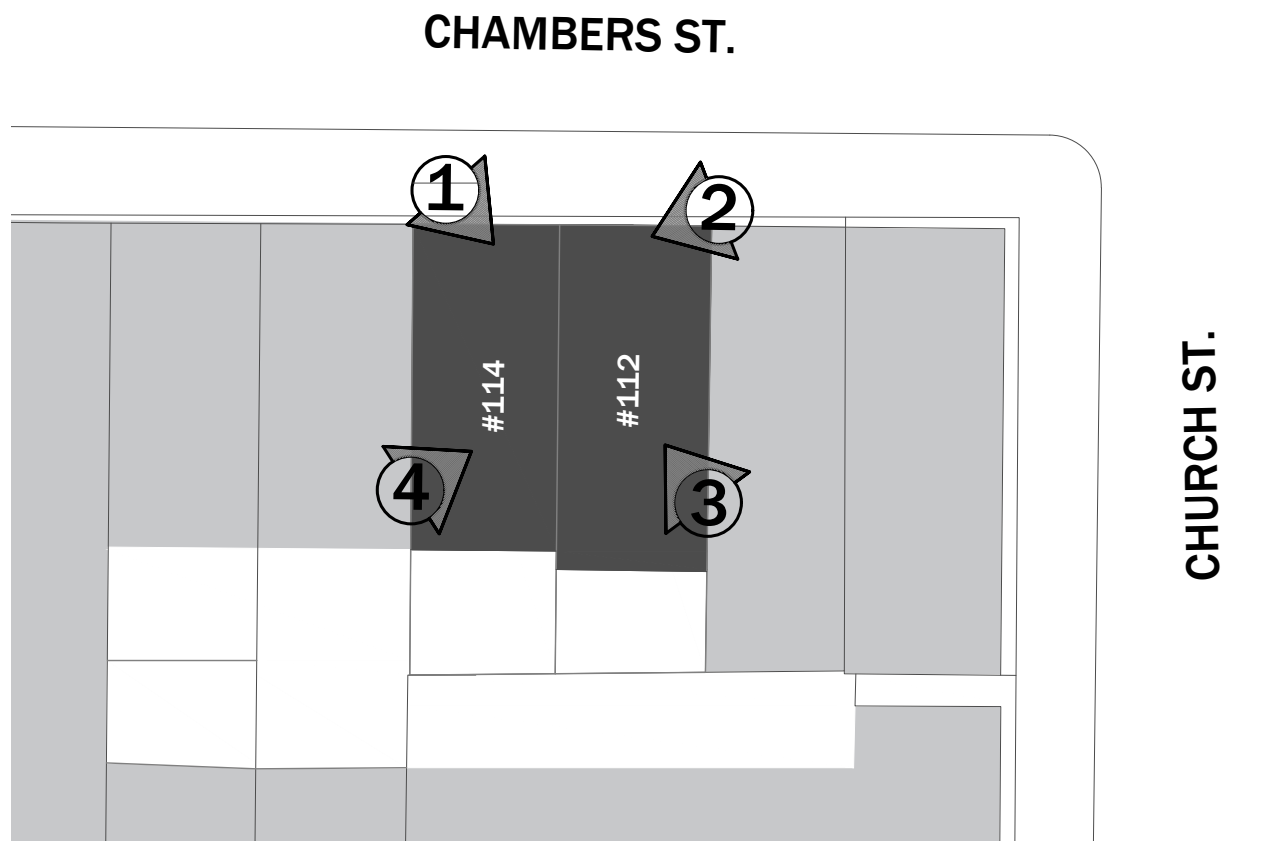
2 VIEW FROM FRONT OF ROOF - WITH MOCKUP



3 VIEW FROM BACK OF ROOF - WITH MOCKUP



4 VIEW FROM BACK OF ROOF - WITH MOCKUP



KEY PLAN
NTS

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CHAMBERS STREET
ADDITION

114 CHAMBERS STREET.,
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LPC-16



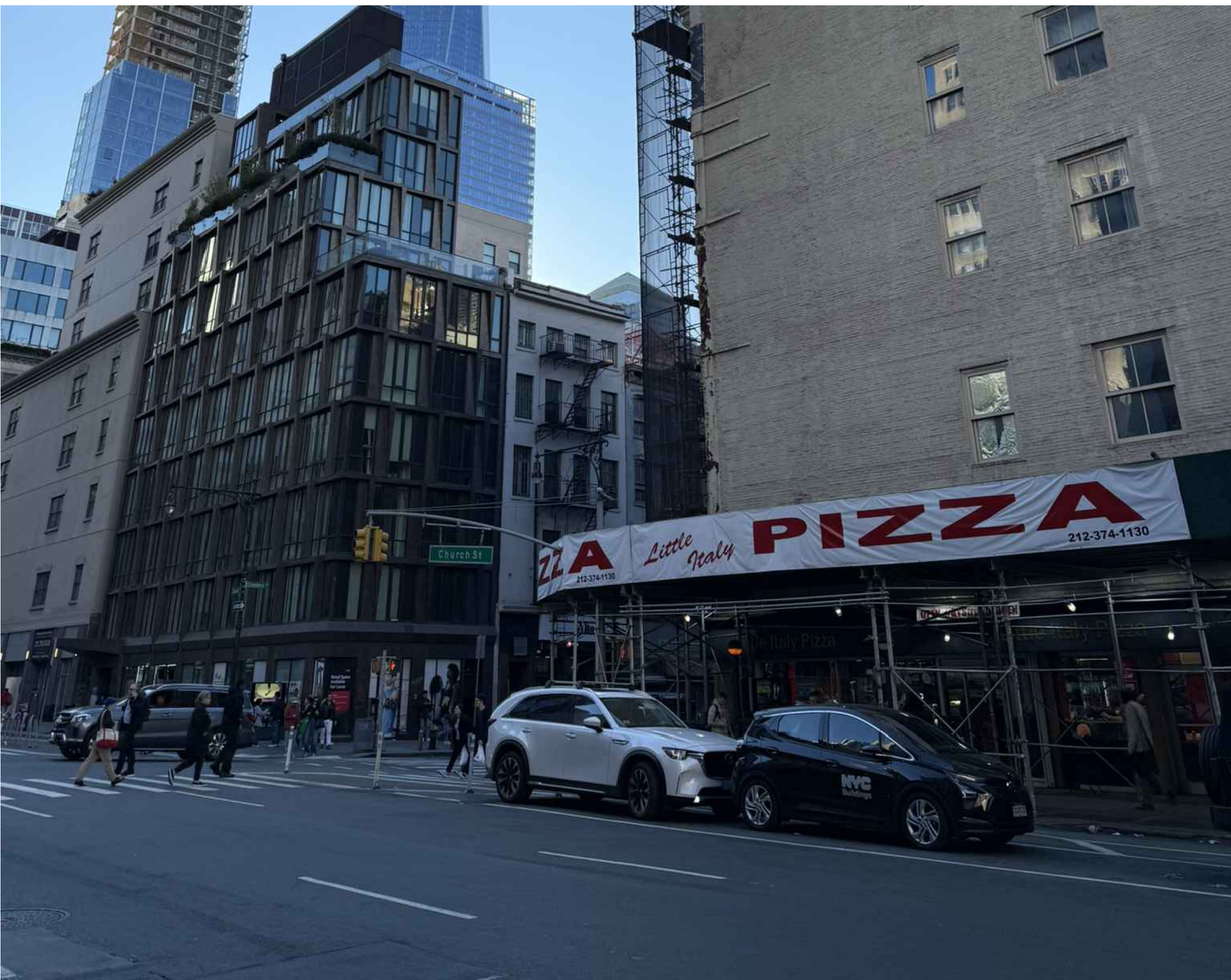
1 VIEW FROM CHAMBERS ST - WITH MOCKUP



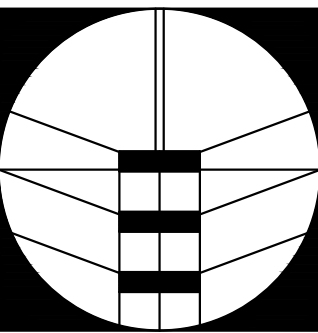
2 VIEW FROM CHAMBERS ST - WITH MOCKUP

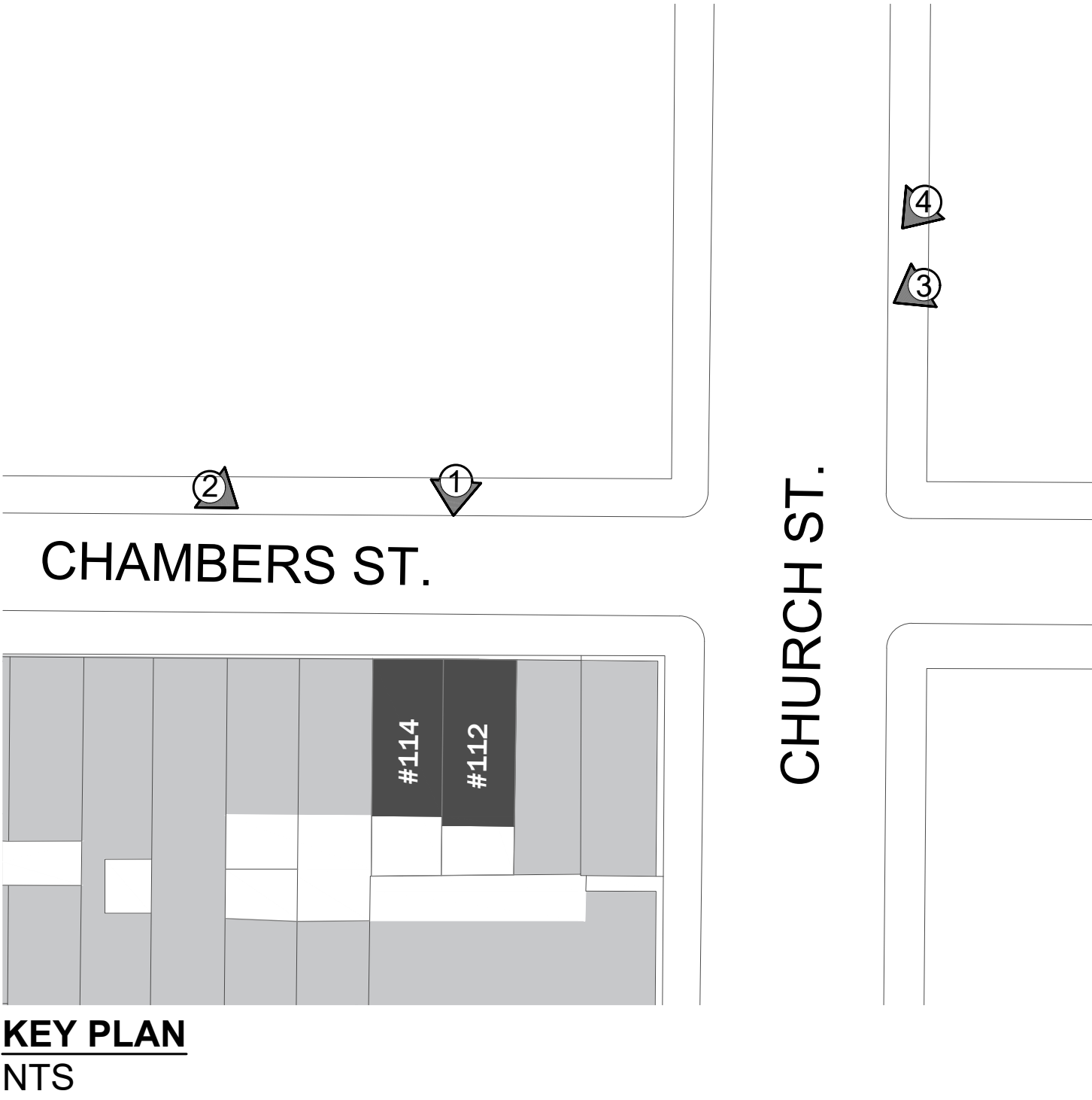


3 VIEW FROM CHURCH ST - WITH MOCKUP



4 VIEW FROM CHURCH ST - WITH MOCKUP

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SUBMIT 04	10/14/2024
SUBMIT 03	9/3/2024
SUBMIT 02	5/16/2024
SUBMIT 01	2/29/2024

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114 CHAMBERS
STREET ADDITION

114 CHAMBERS STREET.,
NEW YORK, NY 10007

LPC-17



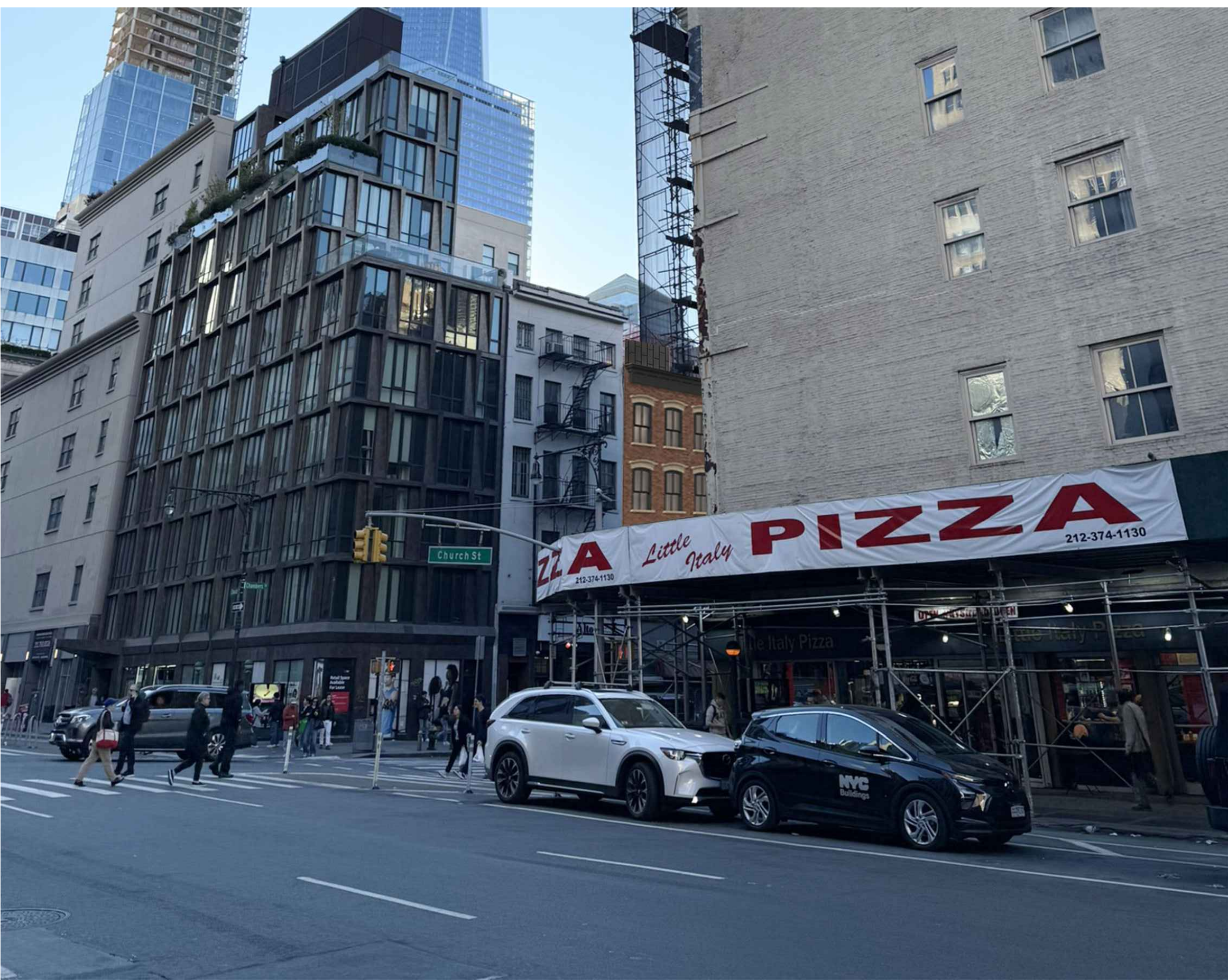
1 VIEW FROM CHAMBERS ST - PHOTOMONTAGE



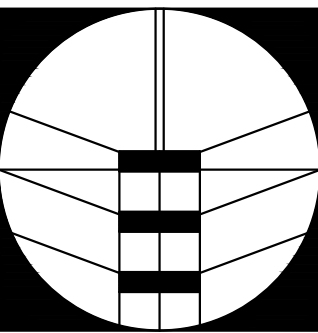
2 VIEW FROM CHURCH & CHAMBERS STS - PHOTOMONTAGE

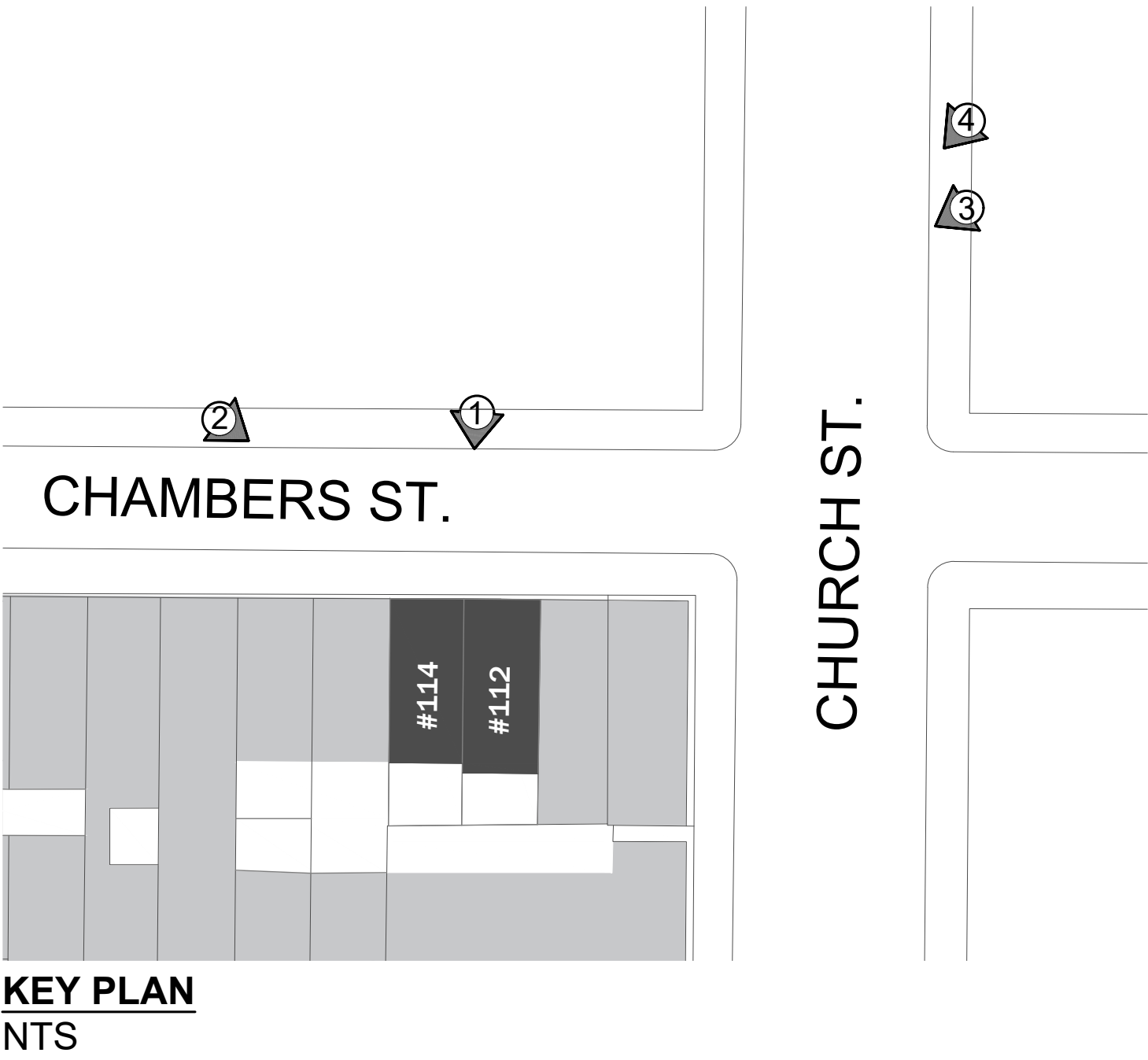


3 VIEW FROM CHURCH ST - PHOTOMONTAGE



4 VIEW FROM CHURCH ST - PHOTOMONTAGE

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KEY PLAN
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SUBMIT 05	11/11/2024
SUBMIT 04	10/14/2024
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SUBMIT 02	5/16/2024
SUBMIT 01	2/29/2024

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5 JANUARY 2024

CHAMBERS STREET
ADDITION

114 CHAMBERS STREET.,
NEW YORK, NY 10007

LPC-18



VIEW FROM CHURCH ST - WITH MOCKUP



VIEW FROM CHURCH ST - PHOTOMONTAGE

SUBMIT 05	11/11/2024
SUBMIT 04	10/14/2024
SUBMIT 03	9/3/2024
SUBMIT 02	5/16/2024
SUBMIT 01	2/29/2024

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CHAMBERS STREET
ADDITION

114 CHAMBERS STREET.,
NEW YORK, NY 10007

LPC-19

CONDITIONS LEGEND

- 1 REMOVE EXISTING FIRE ESCAPE
- 2 REMOVE EXISTING WINDOWS
- 3 REMOVE EXISTING EXHAUST FAN
- 4 REMOVE EXISTING ROOF AND PARAPET
- 5 REMOVE EXISTING DOWNSPOUT AND LEADER
- 6 REMOVE EXISTING WINDOW GRILLS
- 7 REMOVE EXISTING SKYLIGHTS
- 8 REMOVE EXISTING DOOR AND TRANSOM
- 9 REMOVE EXISTING PIPE
- 10 REMOVE EXISTING HOOKS
- 11 REMOVE EXISTING BULKHEAD
- 12 REMOVE EXISTING SHUTTERS

SUBMIT 05	11/11/2024
SUBMIT 04	10/14/2024
SUBMIT 03	9/3/2024
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CHAMBERS STREET
ADDITION

114 CHAMBERS STREET.,
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LPC-20



CONDITIONS LEGEND

- A NEW KITCHEN EXHAUST DUCT AND DAMPER
- B NEW STANDING SEAM METAL ADDITION
- C NEW SHUTTERS AT 4TH FLOOR
- D NEW STONE COPING AT ROOFTOP ADDITION
- E NEW ALUMINUM WINDOWS AT EXISTING OPENINGS
- F CLEAN, TUCK POINT, AND PAINT EXISTING BRICK

SUBMIT 05	11/11/2024
SUBMIT 04	10/14/2024
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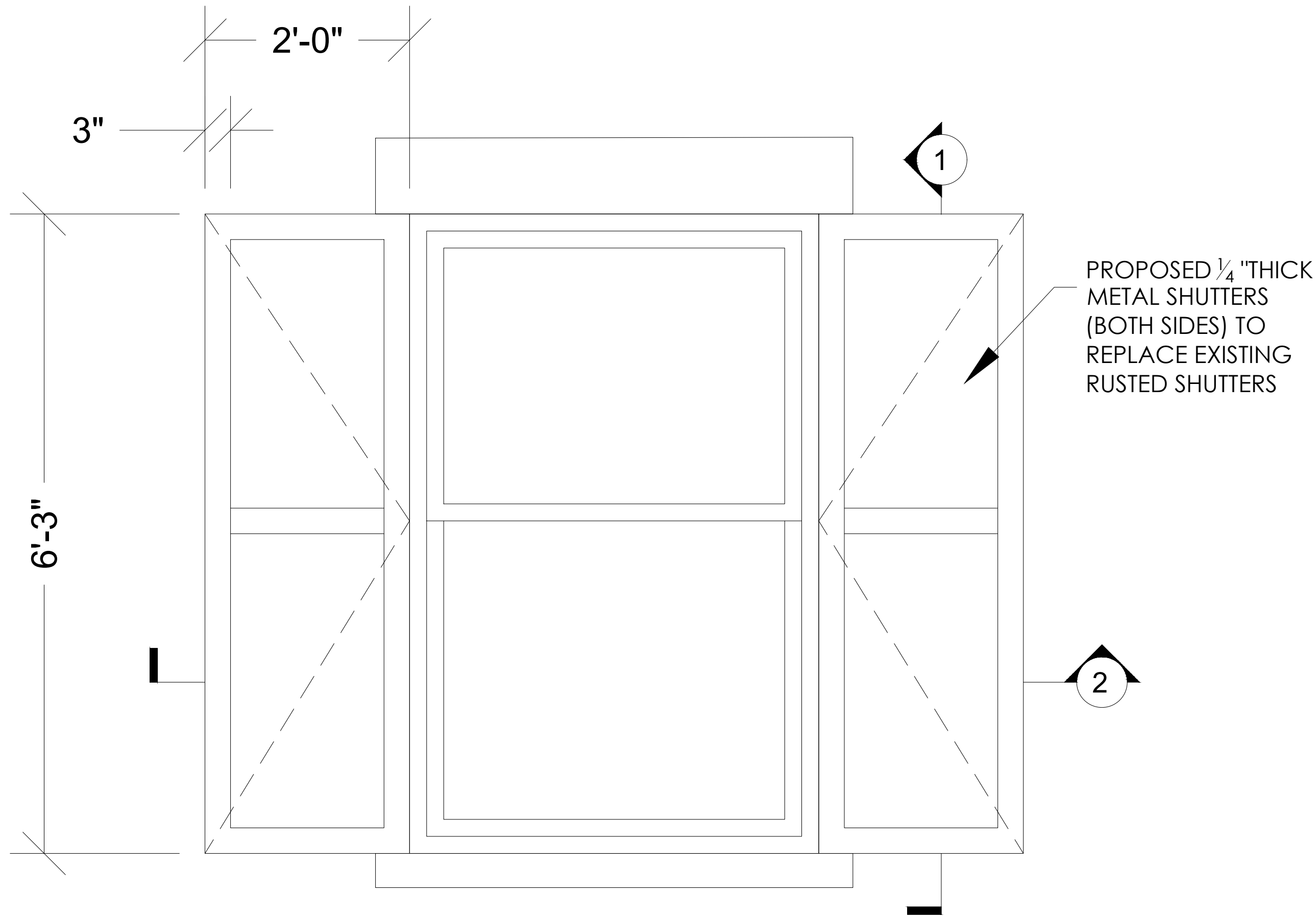
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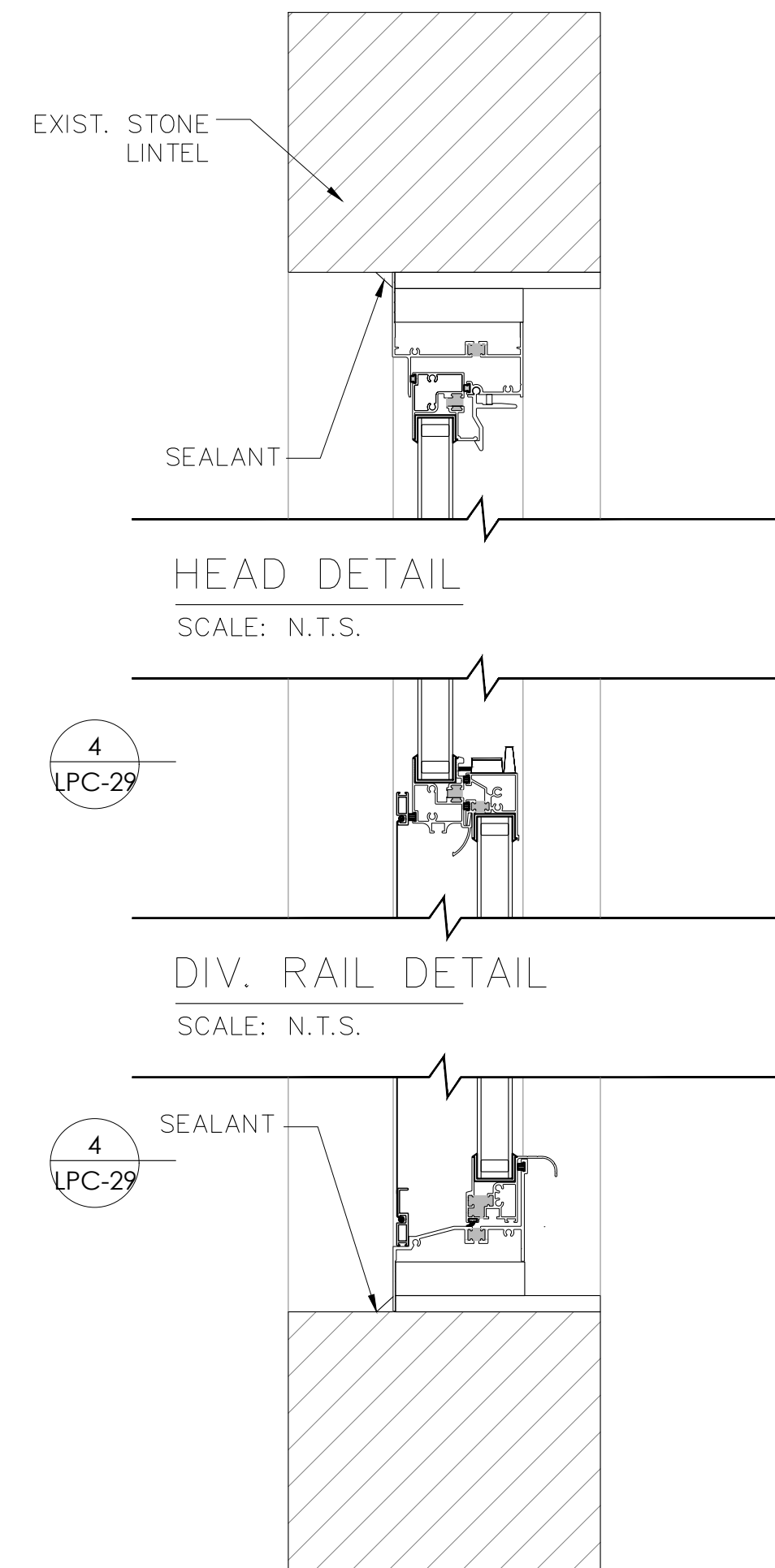
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LPC-21

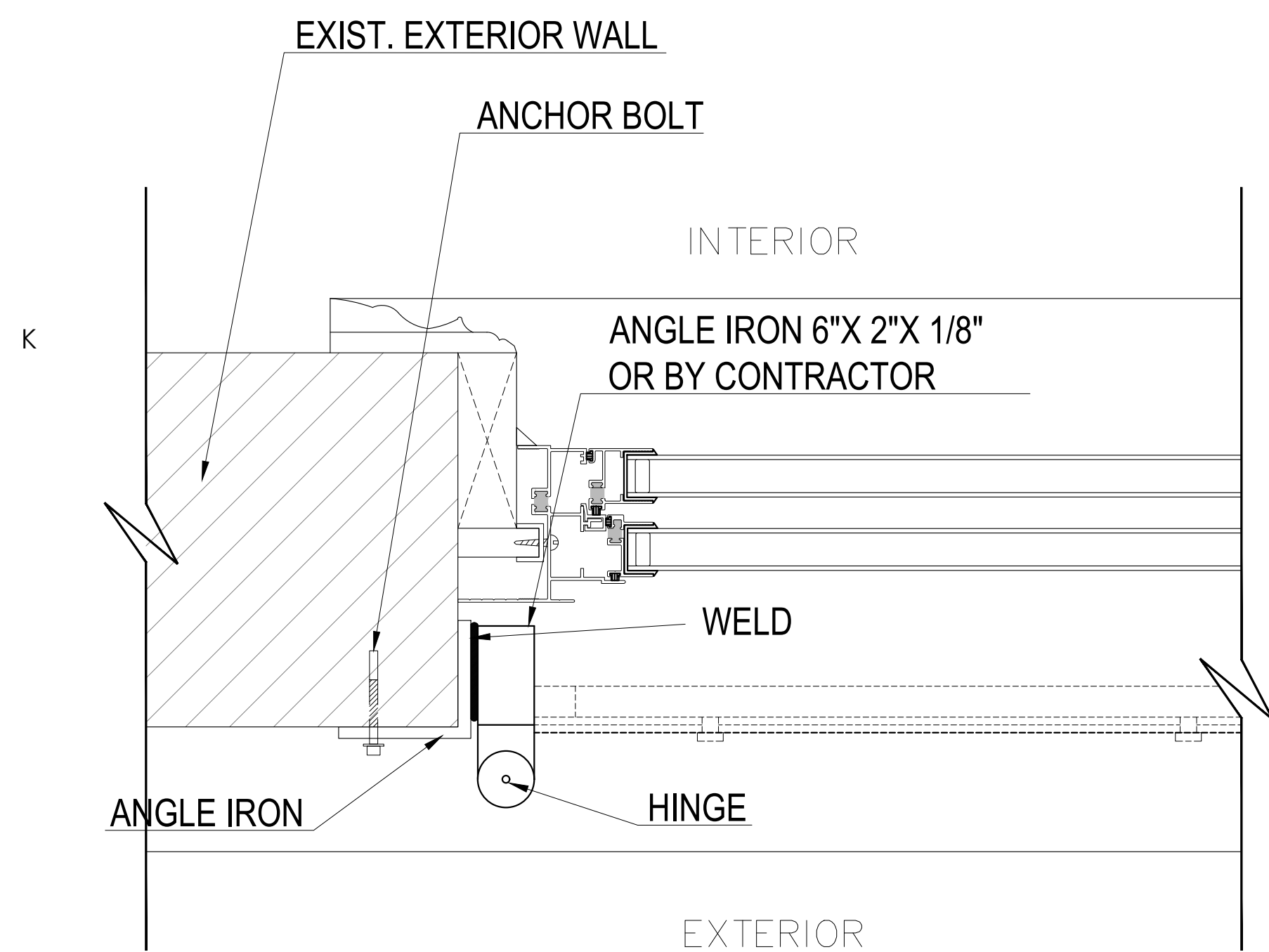




A REAR WINDOW DETAIL
SCALE: N.T.S.



B REAR WINDOW SECTION
SCALE: N.T.S.



C WINDOW SECTION
SCALE: N.T.S.

SUBMIT 05	11/11/2024
SUBMIT 04	10/14/2024
SUBMIT 03	9/3/2024
SUBMIT 02	5/16/2024
SUBMIT 01	2/29/2024

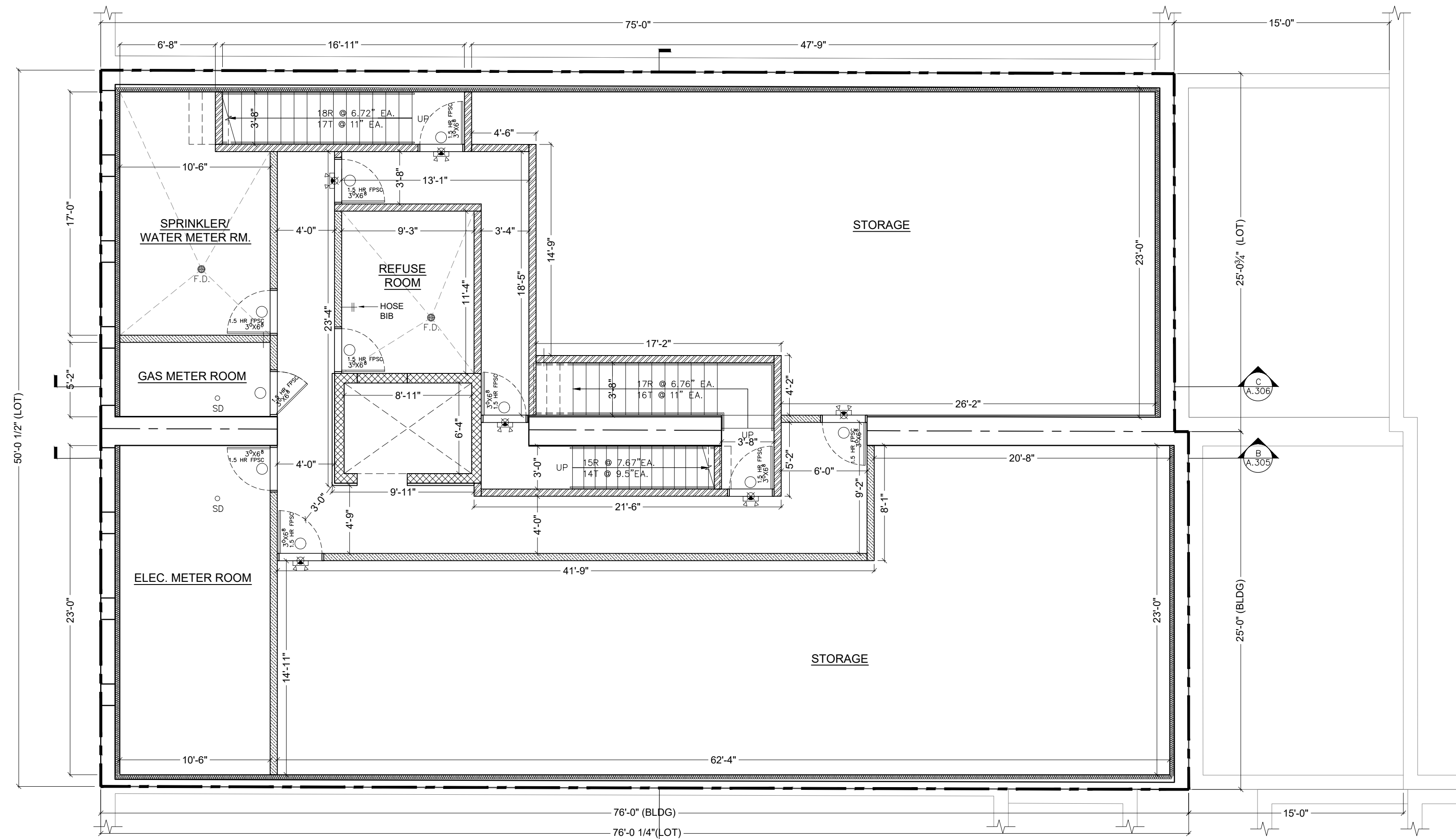
LPC PUBLIC HEARING

ISSUED TO LPC
5 JANUARY 2024

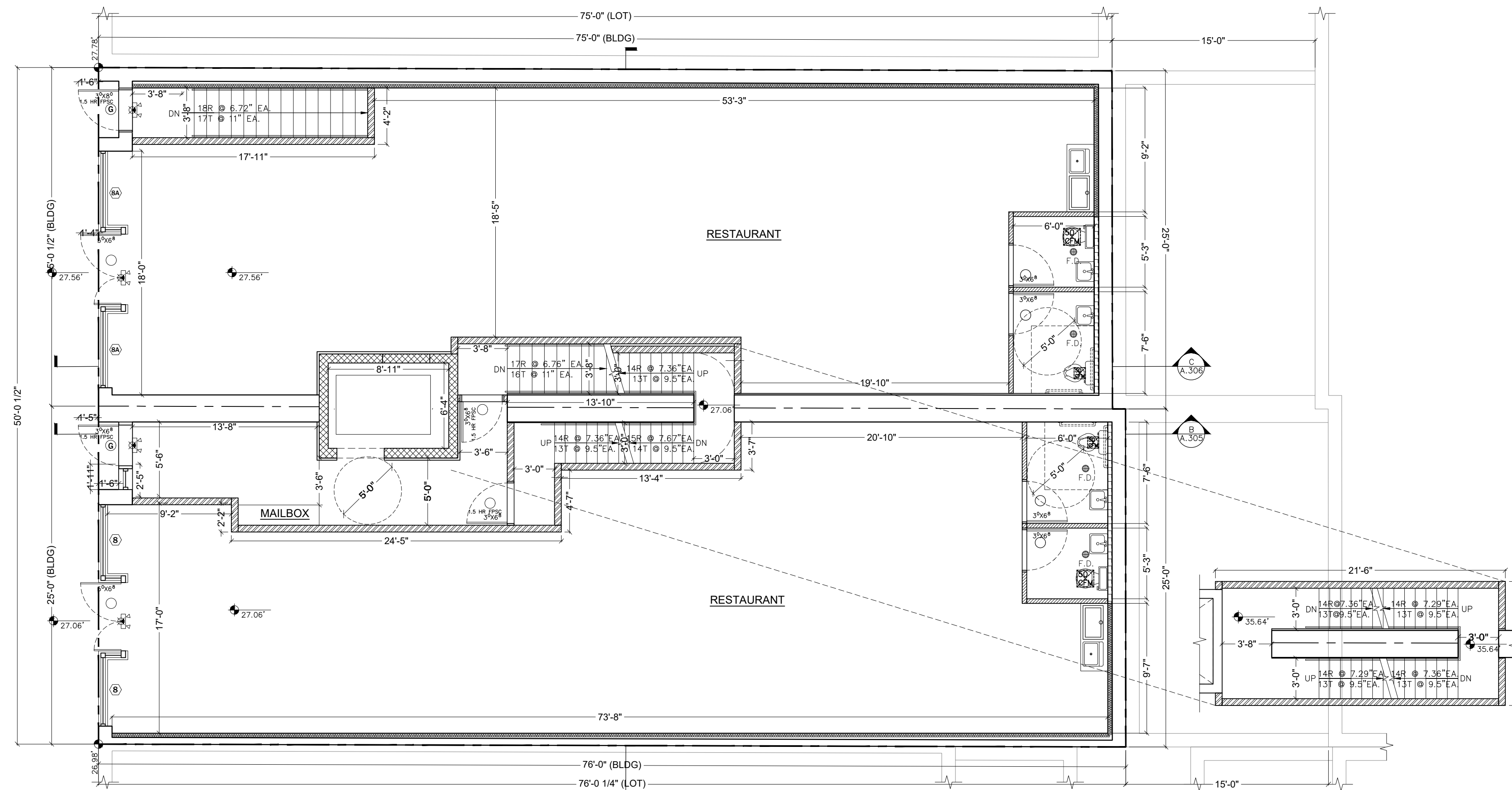
CHAMBERS STREET
ADDITION

114 CHAMBERS STREET.,
NEW YORK, NY 10007

LPC-22



1 PROPOSED CELLAR PLAN
NOT TO SCALE



2 PROPOSED 1ST FLOOR PLAN
NOT TO SCALE

SUBMIT 05	11/11/2024
SUBMIT 04	10/14/2024
SUBMIT 03	9/3/2024
SUBMIT 02	5/16/2024
SUBMIT 01	2/29/2024

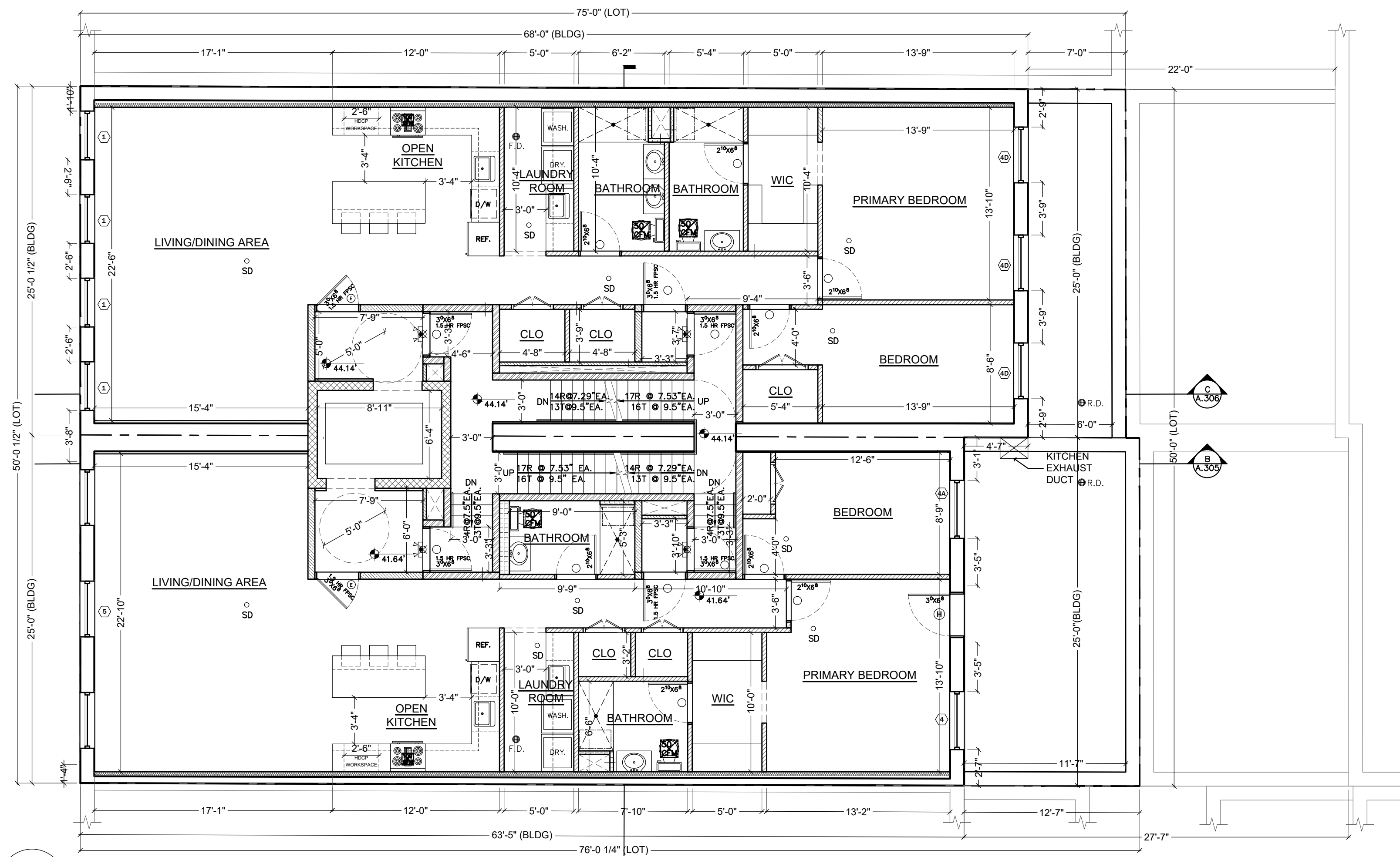
LPC PUBLIC HEARING

ISSUED TO LPC
5 JANUARY 2024

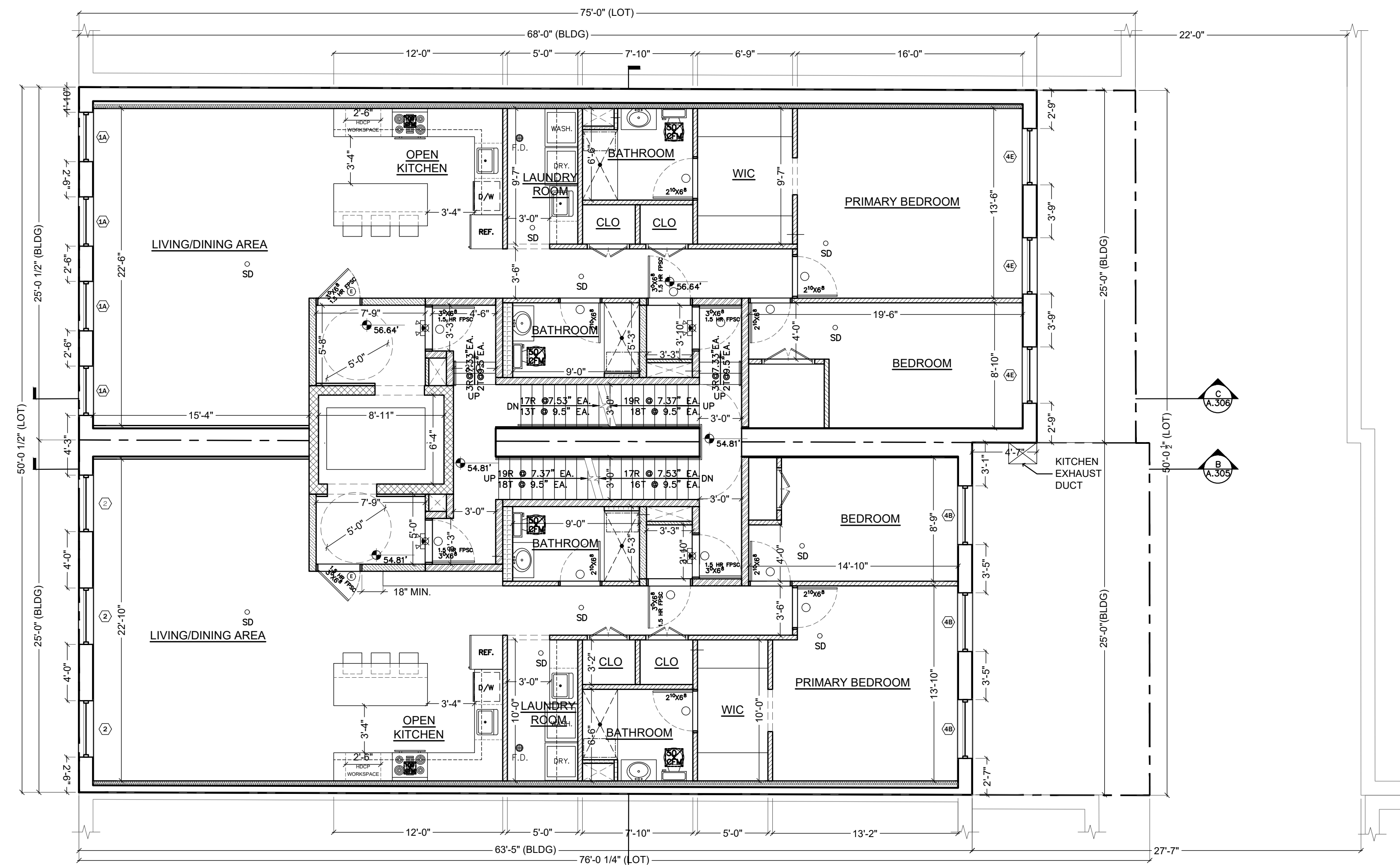
CHAMBERS STREET
ADDITION

114 CHAMBERS STREET.,
NEW YORK, NY 10007

LPC-23



1 PROPOSED 2ND FLOOR PLAN
NOT TO SCALE



2 PROPOSED 3RD FLOOR PLAN
NOT TO SCALE

SUBMIT 05	11/11/2024
SUBMIT 04	10/14/2024
SUBMIT 03	9/3/2024
SUBMIT 02	5/16/2024
SUBMIT 01	2/29/2024

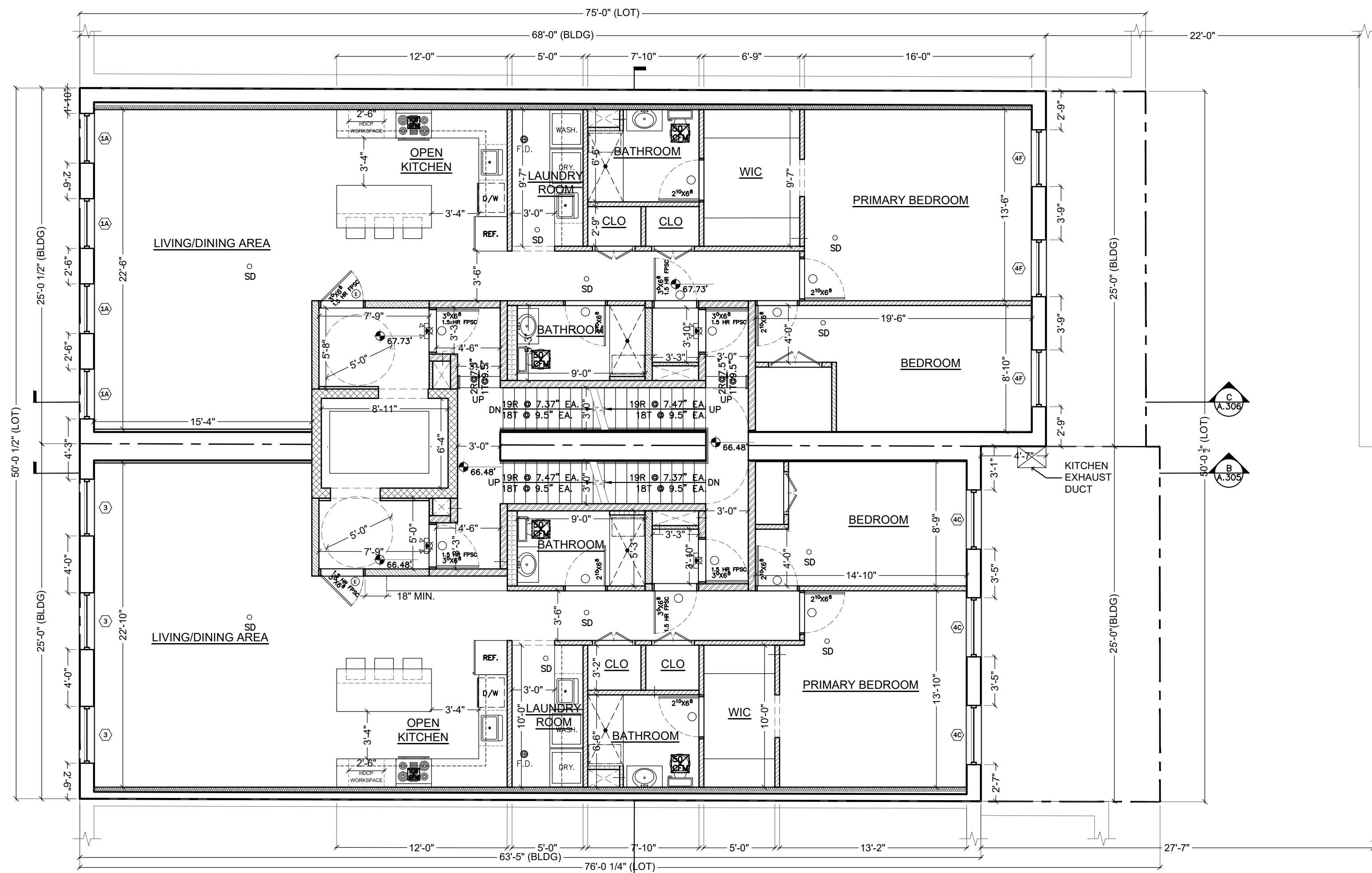
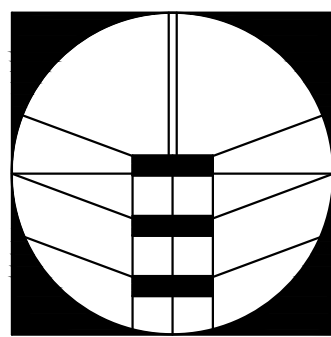
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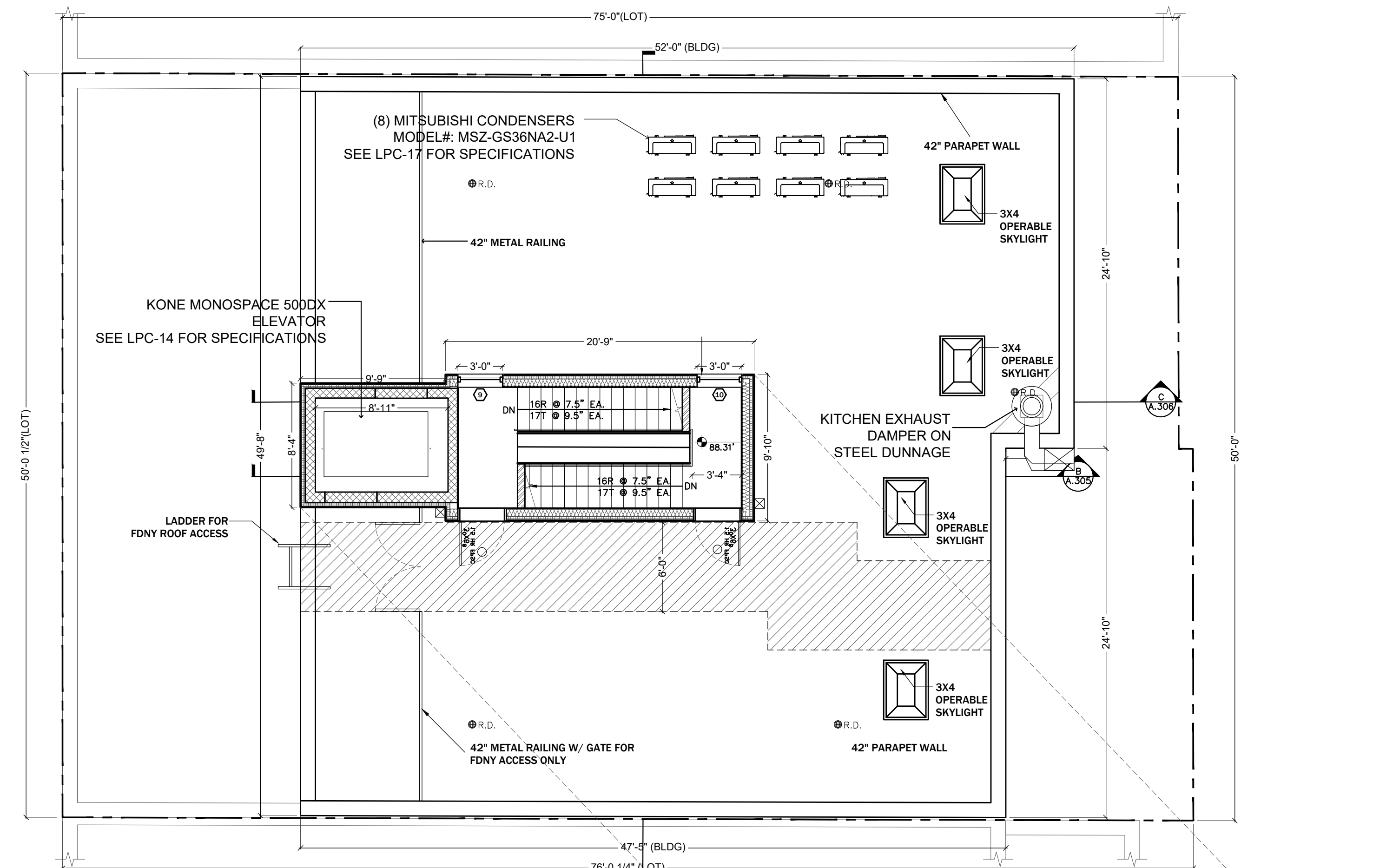
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NEW YORK, NY 10007

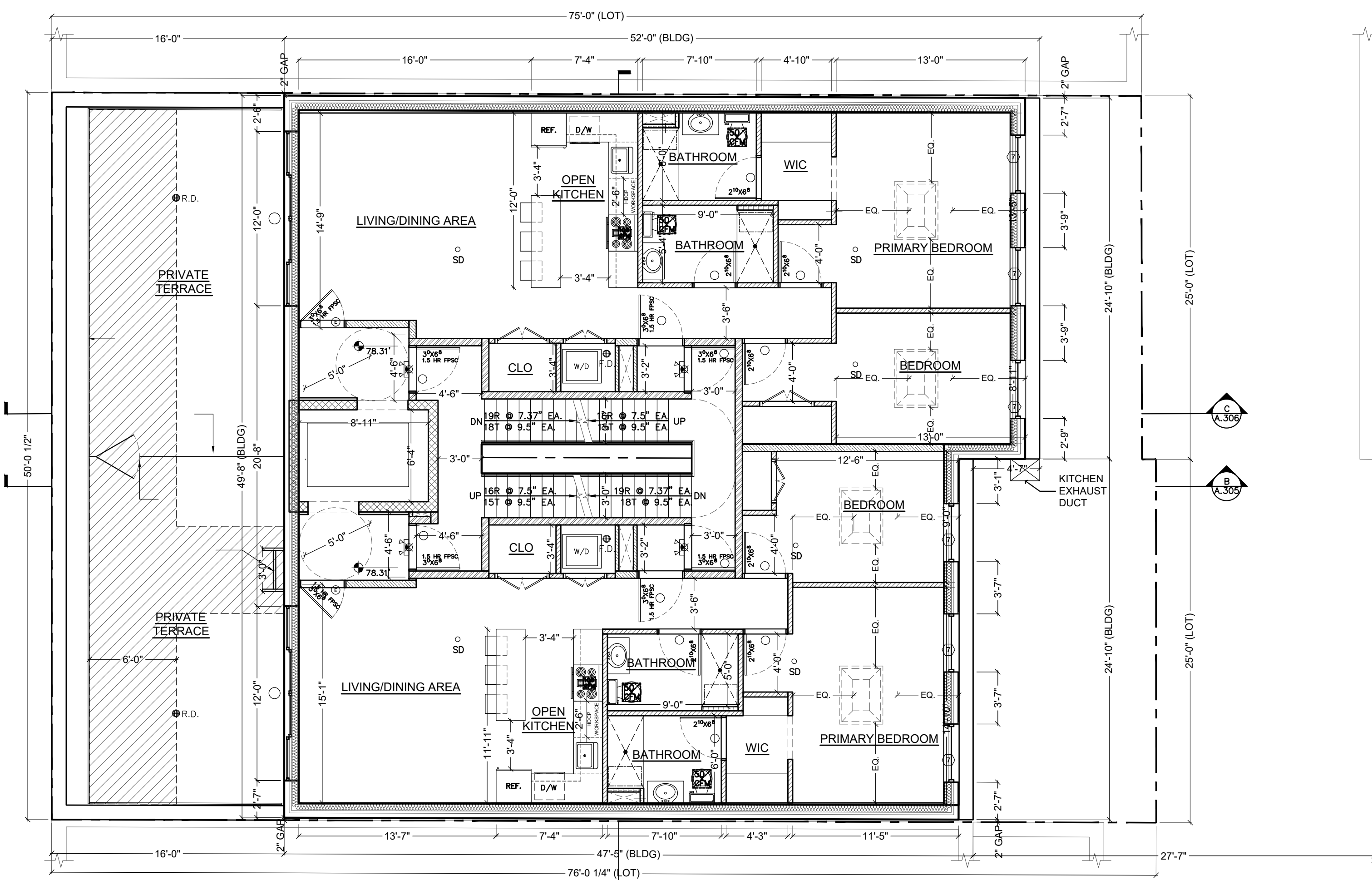
LPC-24



1 PROPOSED 4TH FLOOR PLAN
NOT TO SCALE



3 PROPOSED ROOF PLAN
NOT TO SCALE



2 PROPOSED 5TH FLOOR PLAN
NOT TO SCALE

LPC PUBLIC HEARING

ISSUED TO LPC
5 JANUARY 2024

CHAMBERS STREET
ADDITION

114 CHAMBERS STREET.,
NEW YORK, NY 10007

LPC-25

February 25, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-24-05964

112-114 Chambers Street – Tribeca South Historic District Extension Borough of Manhattan

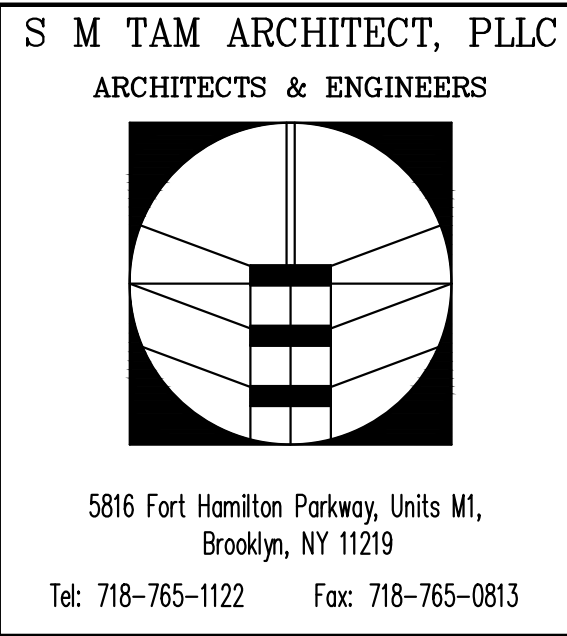
To testify virtually, please join Zoom

Webinar ID: 161 496 7153

Passcode: 846842

By Phone: 646-828-7666 (NY)

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



APPENDIX LIST

APPENDIX I - STOREFRONT DETAILS

APPENDIX II - WINDOW DETAILS

APPENDIX III - WINDOW DETAILS (CTD.)

APPENDIX IV - ELEVATOR & MECHANICAL UNITS SPECIFICATION SHEETS

APPENDIX V - EXISTING FLOOR PLANS / DEMOLITION PLANS

APPENDIX VI - SECTION/DIAGRAM OPENINGS AT STRUCTURAL WALL

APPENDIX VII - WINDOW DIMINUTION CALCULATIONS (PRIMARY FACADE)

APPENDIX VIII - WINDOW DIMINUTION CALCULATIONS (SECONDARY FACADE)

APPENDIX IX - STRUCTURAL PLANS

LPC PUBLIC HEARING

ISSUED TO LPC
5 JANUARY 2024

CHAMBERS STREET
ADDITION

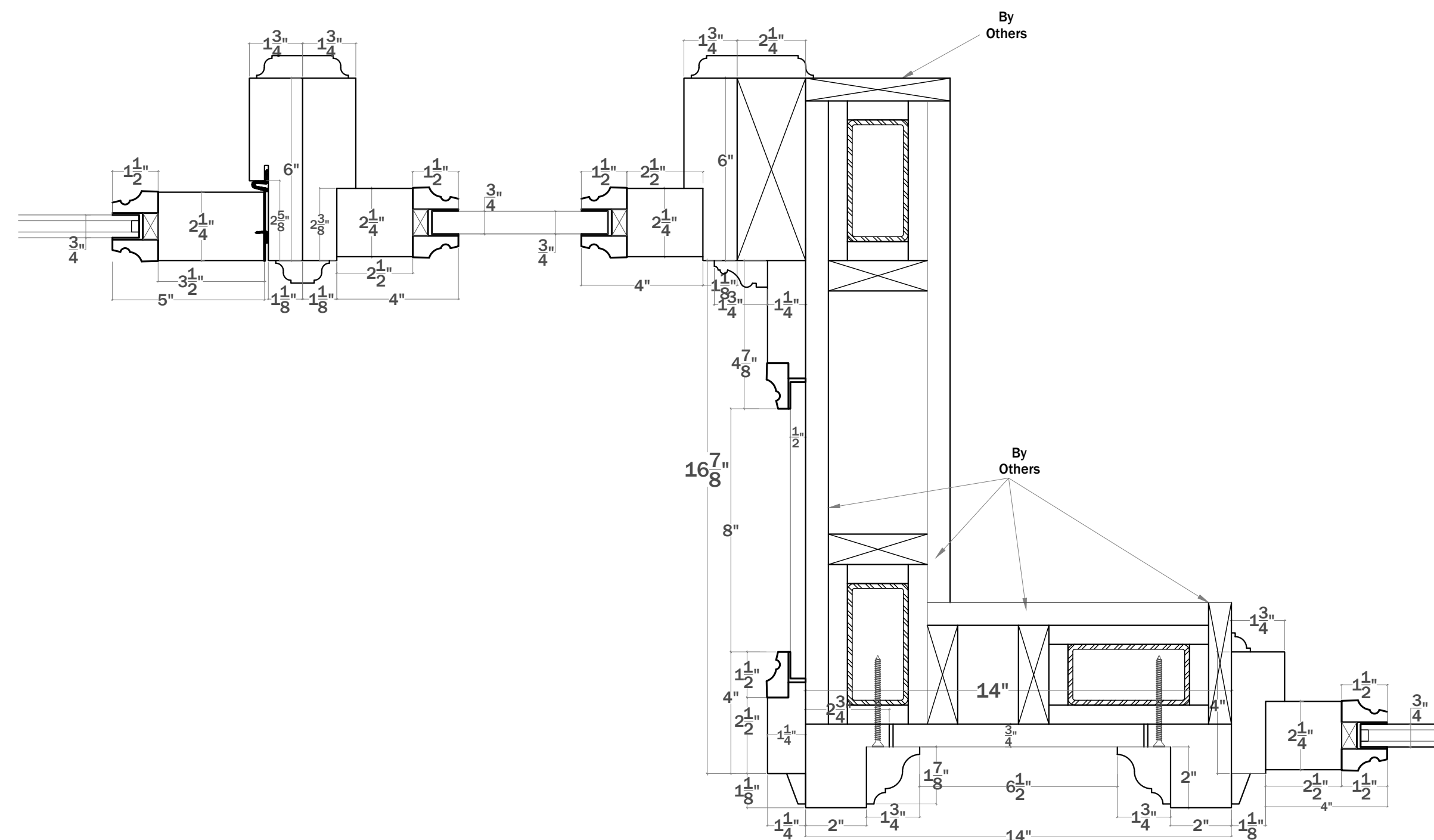
114 CHAMBERS STREET.,
NEW YORK, NY 10007

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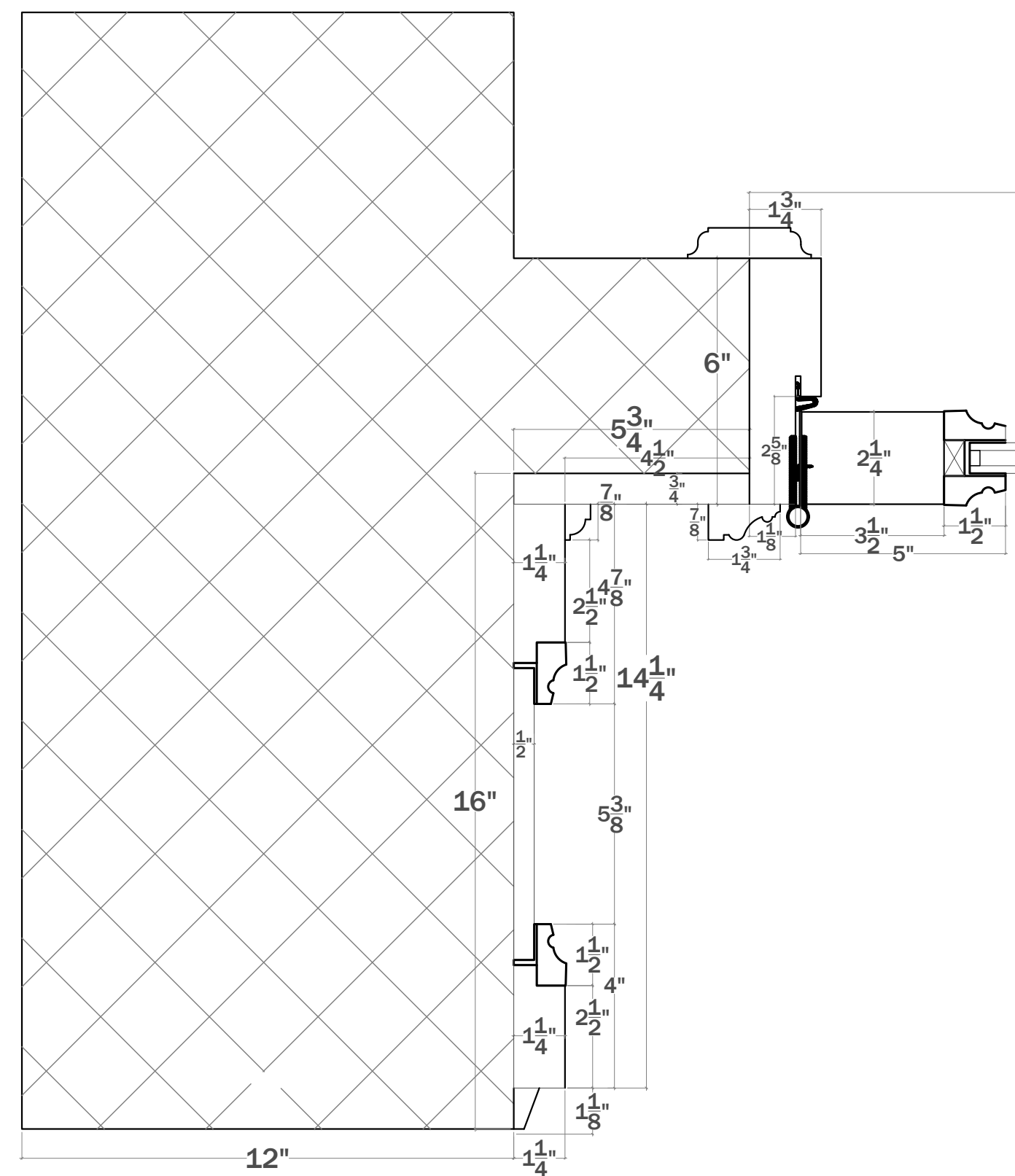
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2 SECTION AT STOREFRONT WINDOW

NOT TO SCALE

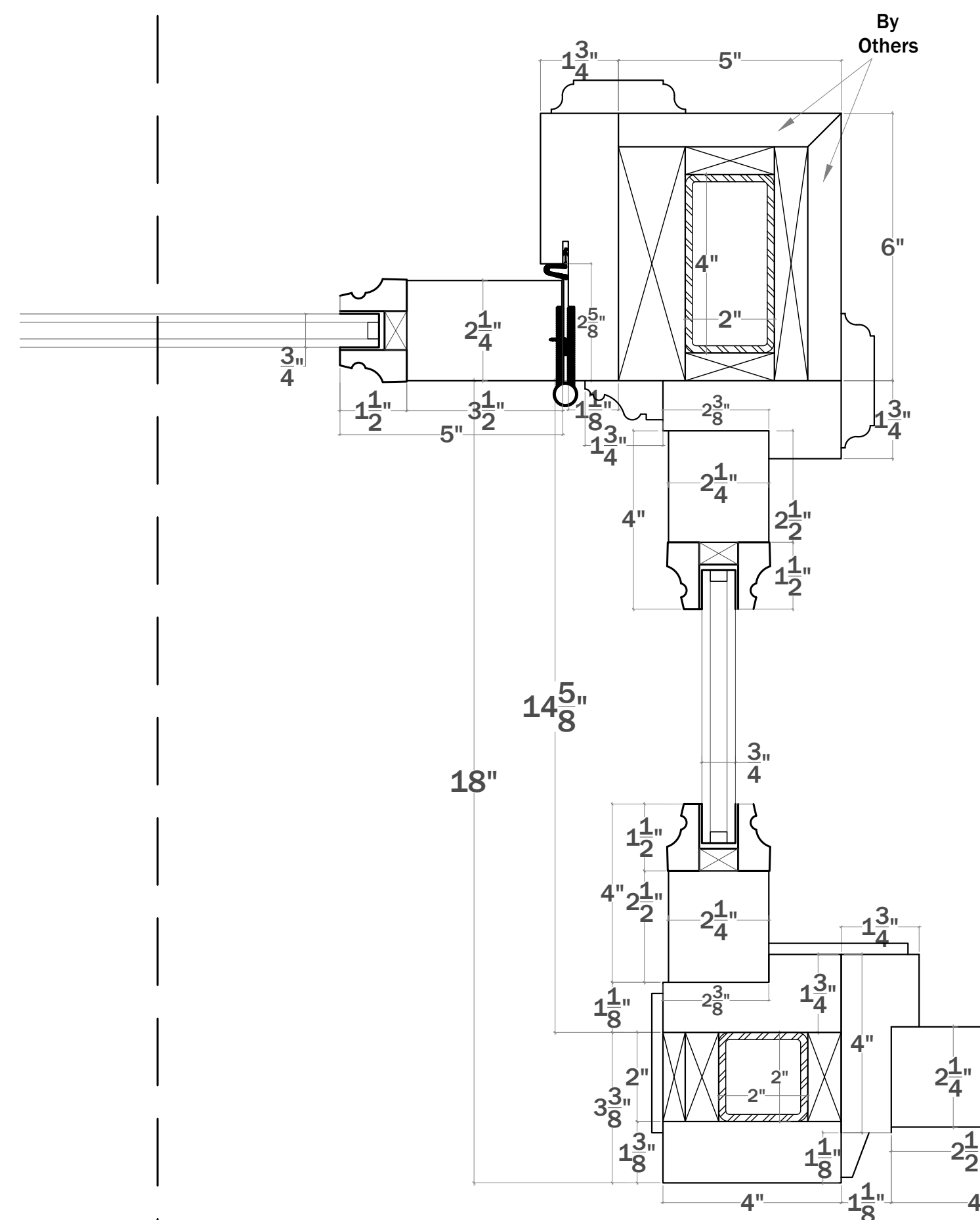


5 PLAN DETAIL AT STOREFRONT

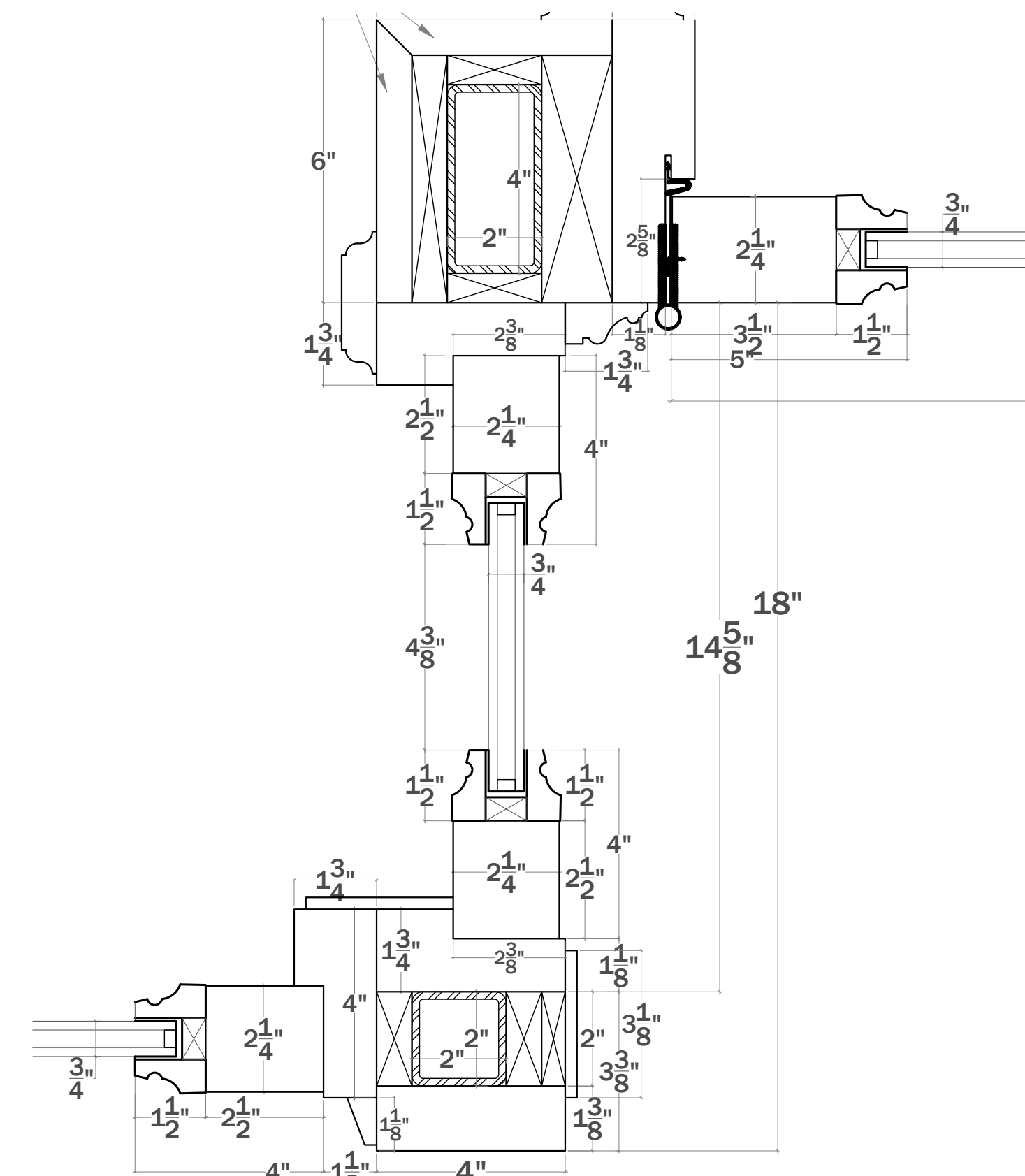


3 PLAN DETAIL AT STOREFRONT

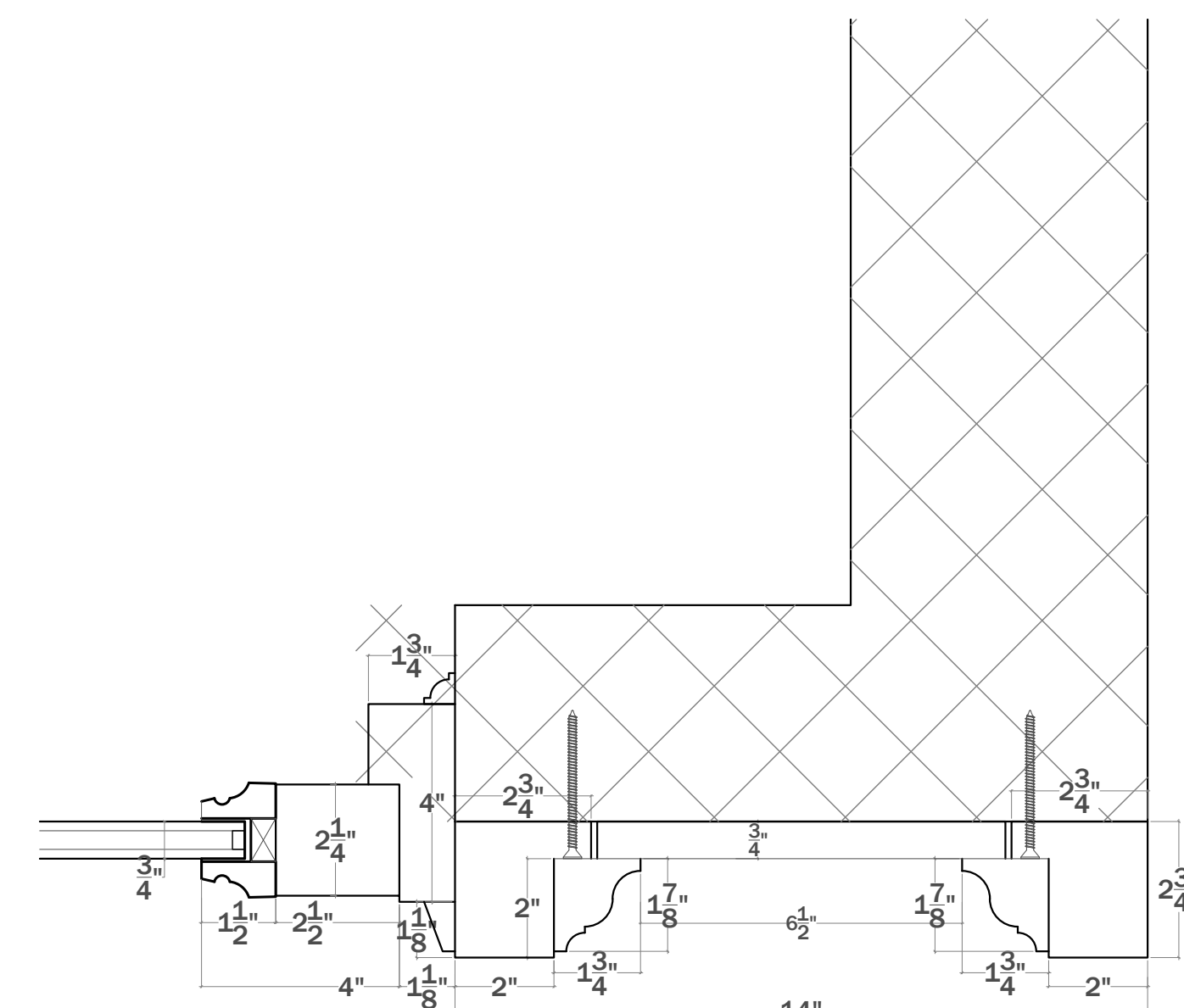
NOT TO SCALE



6 PLAN DETAIL AT STOREFRONT



4 PLAN DETAIL AT STOREFRONT CORNER WINDOW
NOT TO SCALE



7 PLAN DETAIL AT STOREFRONT

SUBMIT 05	11/11/2024
SUBMIT 04	10/14/2024
SUBMIT 03	9/3/2024
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LPC PUBLIC HEARING

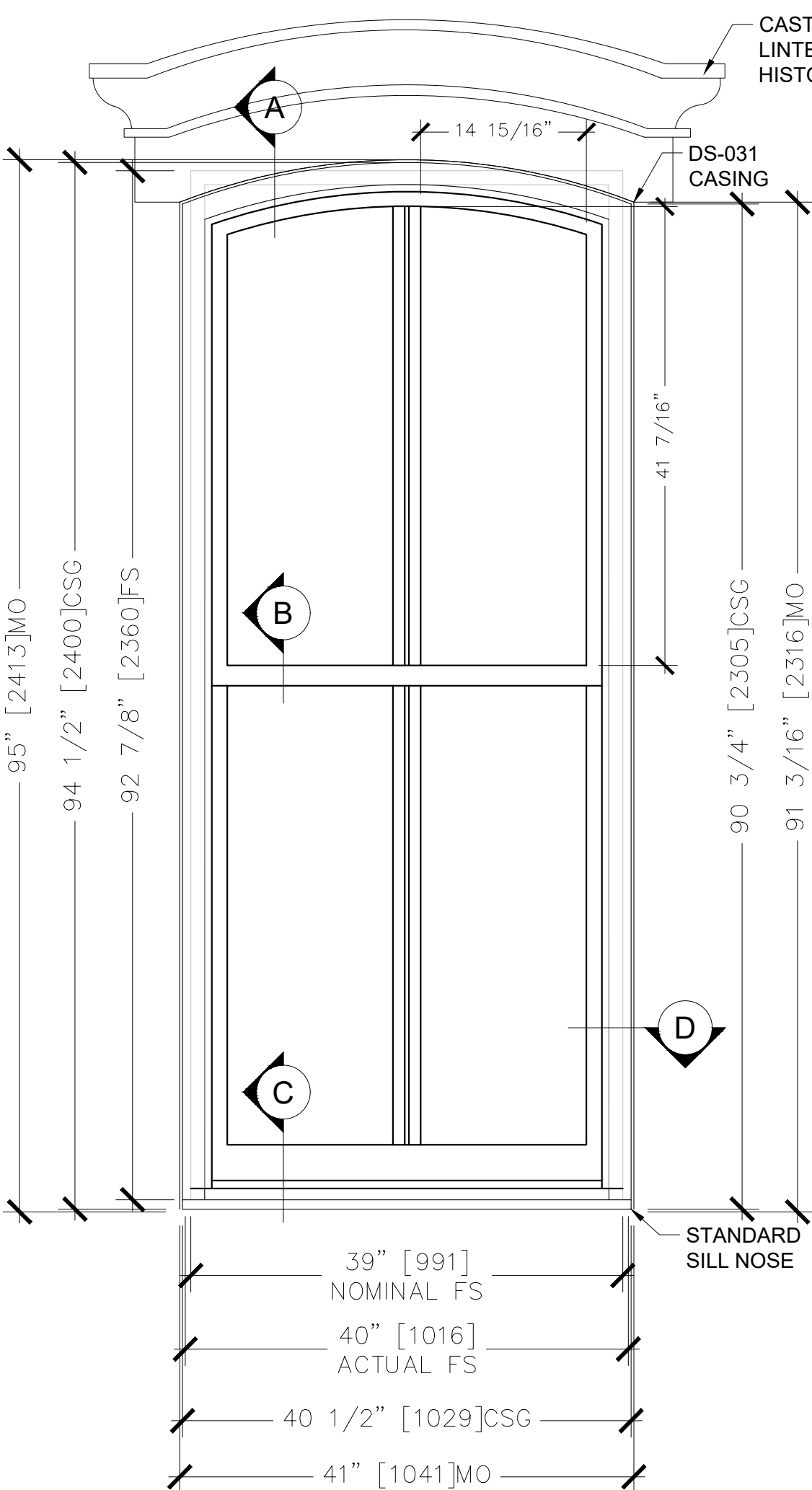
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CHAMBERS STREET
ADDITION

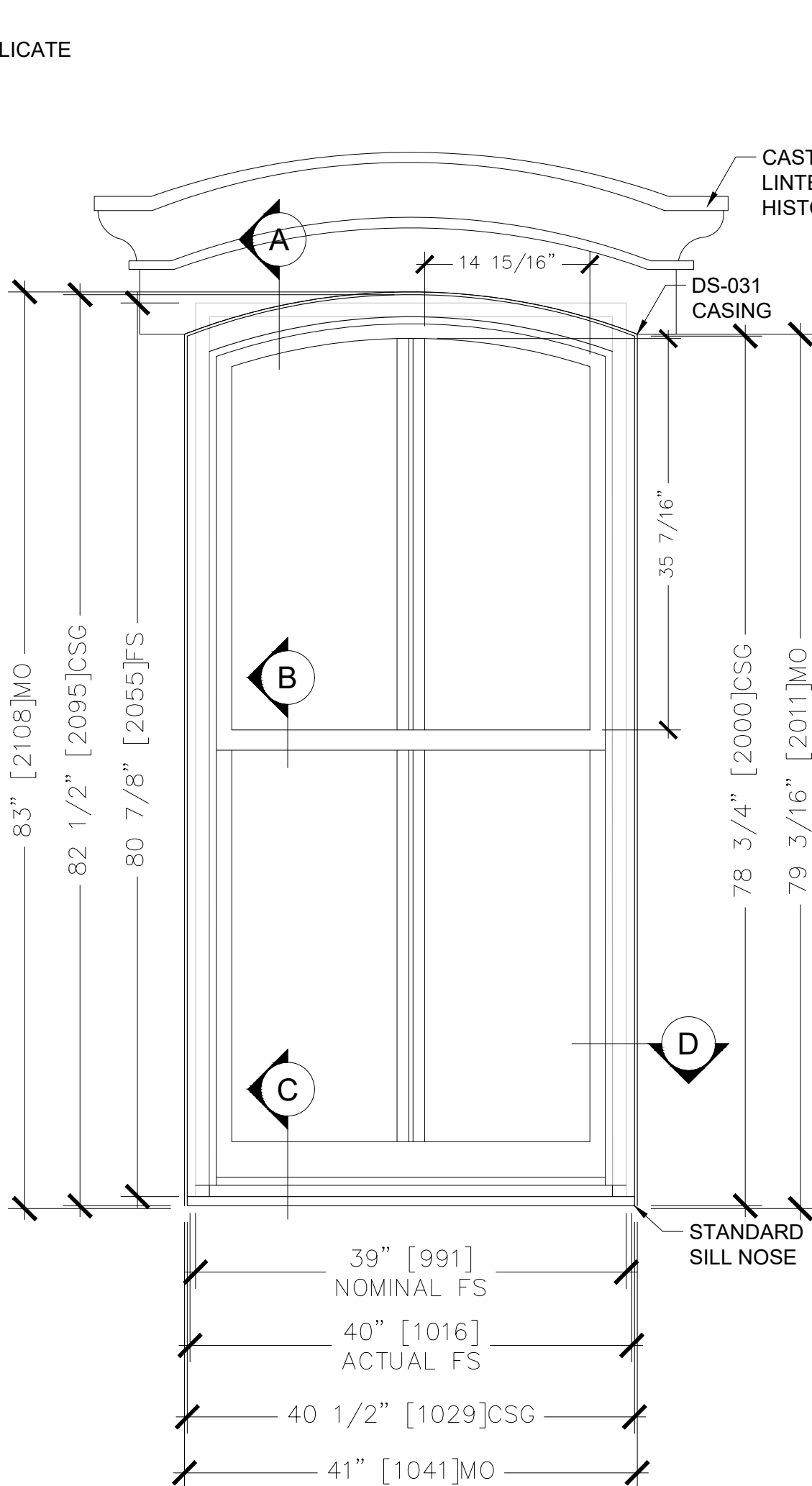
114 CHAMBERS STREET.,
NEW YORK, NY 10007

LPC-A1

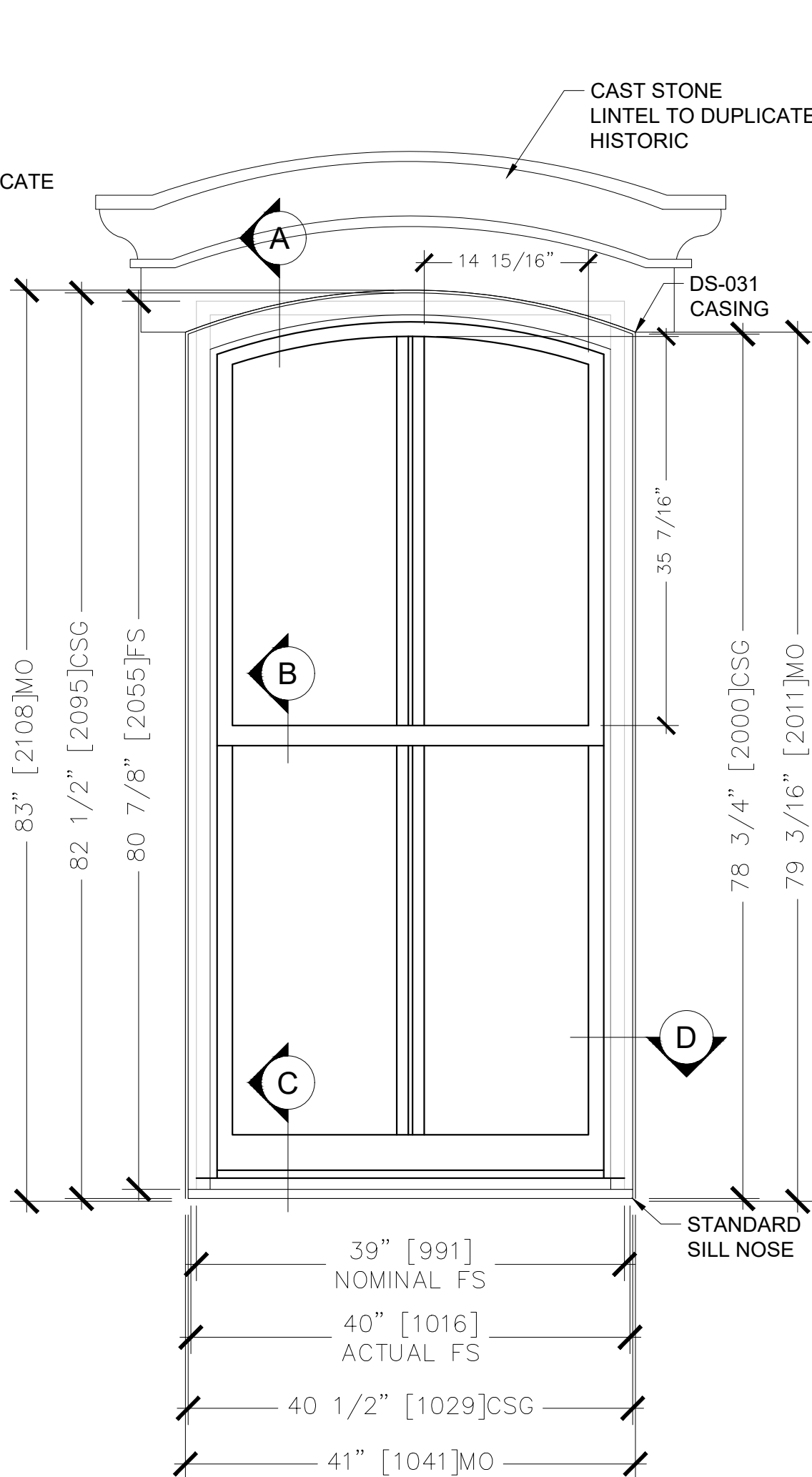
APPENDIX II



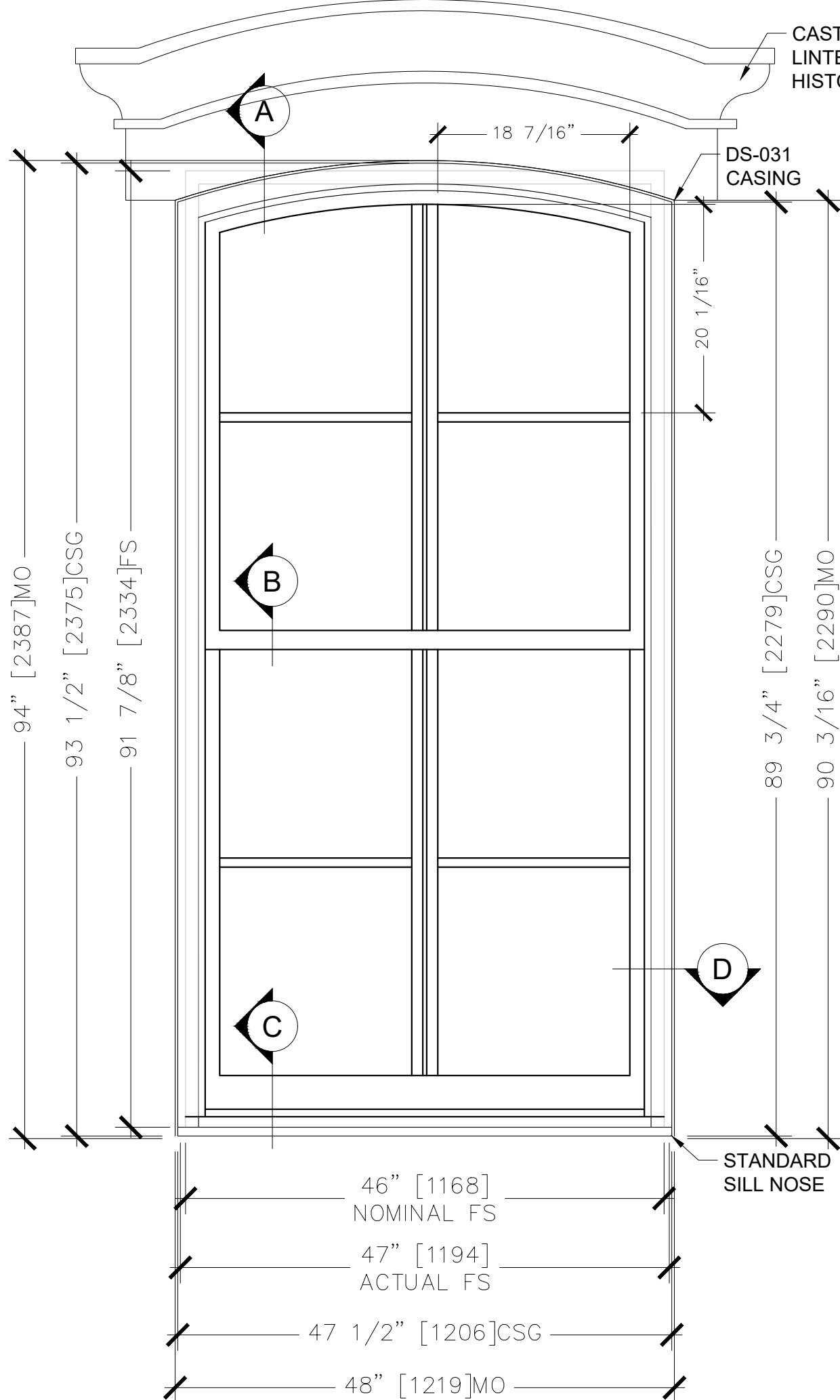
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QTY: 4
UNIT: WHXL-100
1-3/4" 1-WIDE UNIT
TYPE: WOOD XL HUNG



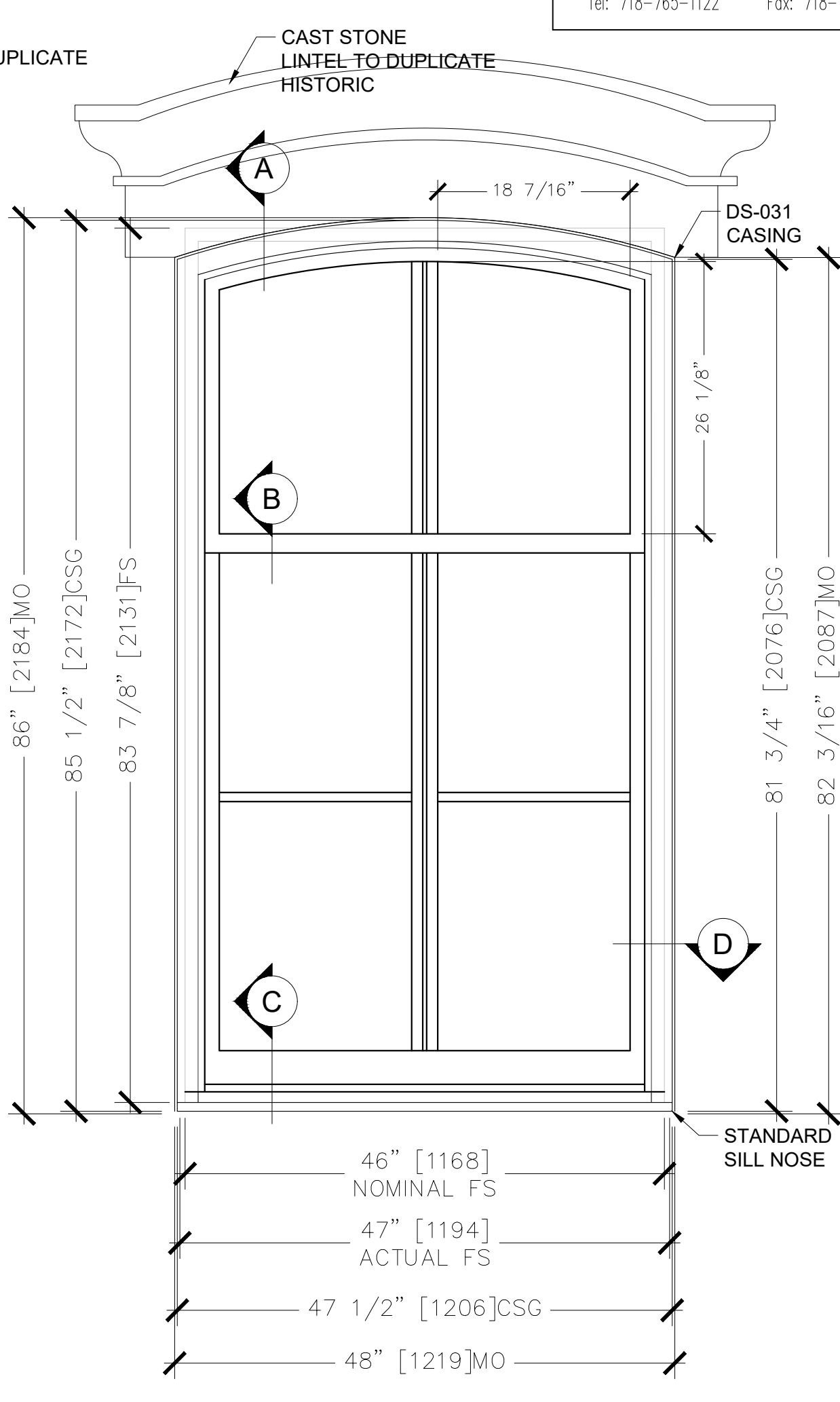
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QTY: 4
UNIT: WHXL-100
1-3/4" 1-WIDE UNIT
TYPE: WOOD XL HUNG



TAG: #112 - 4TH FL FRONT
QTY: 4
UNIT: WHXL-100
1-3/4" 1-WIDE UNIT
TYPE: WOOD XL HUNG



TAG: #114 - 3RD FL FRONT
QTY: 3
UNIT: WHXL-100
1-3/4" 1-WIDE UNIT
TYPE: WOOD XL HUNG



TAG: #114 - 4TH FL FRONT
QTY: 3
UNIT: WHXL-100
1-3/4" 1-WIDE UNIT
TYPE: WOOD XL HUNG

LPC PUBLIC HEARING

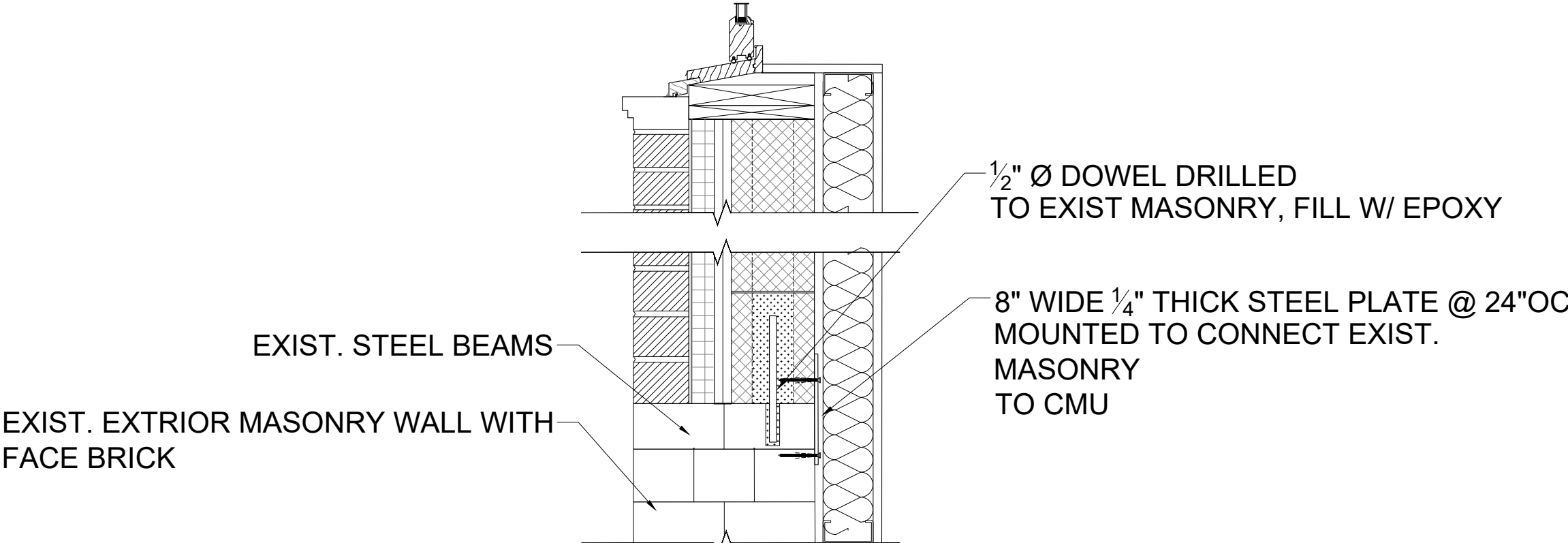
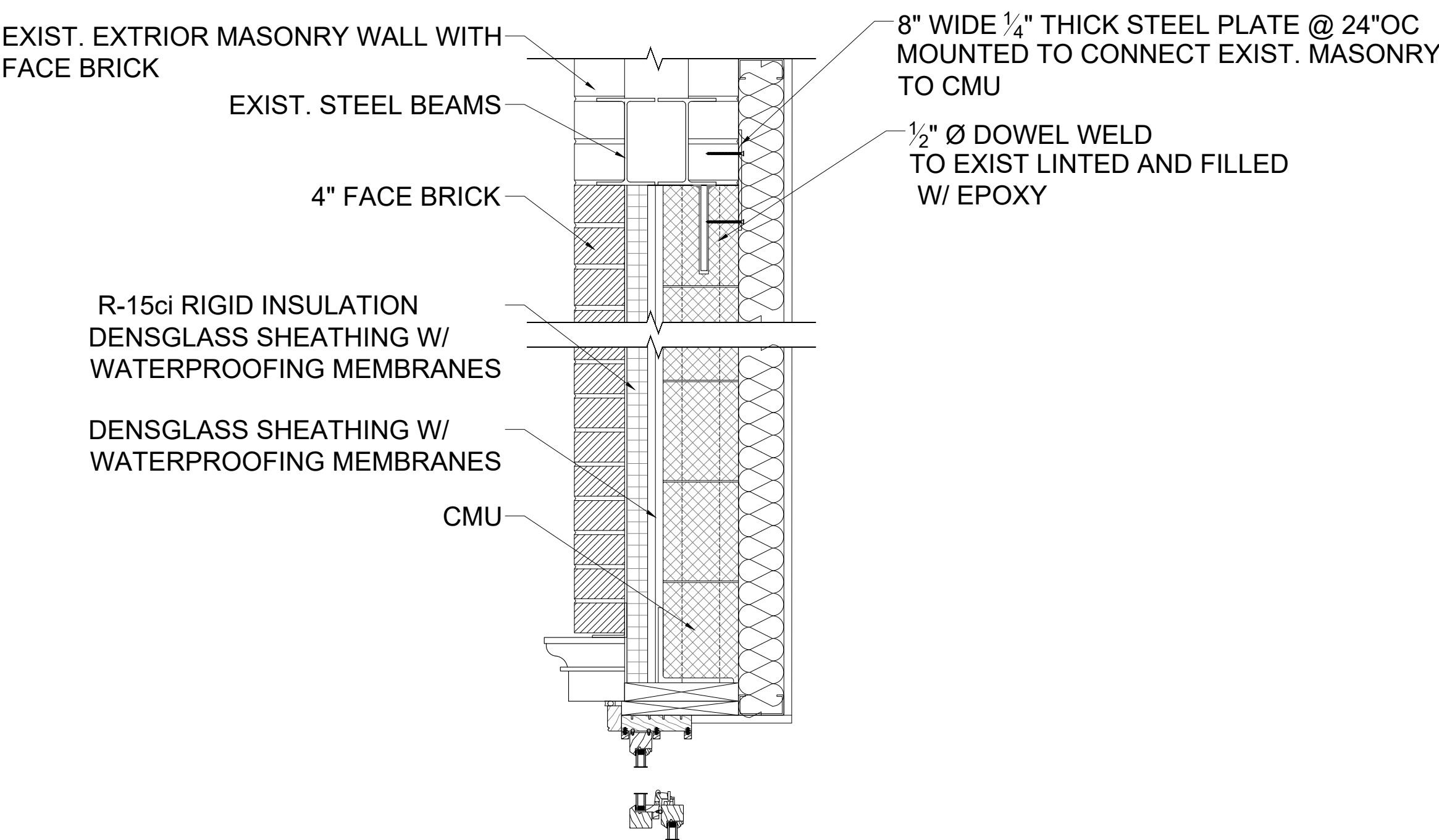
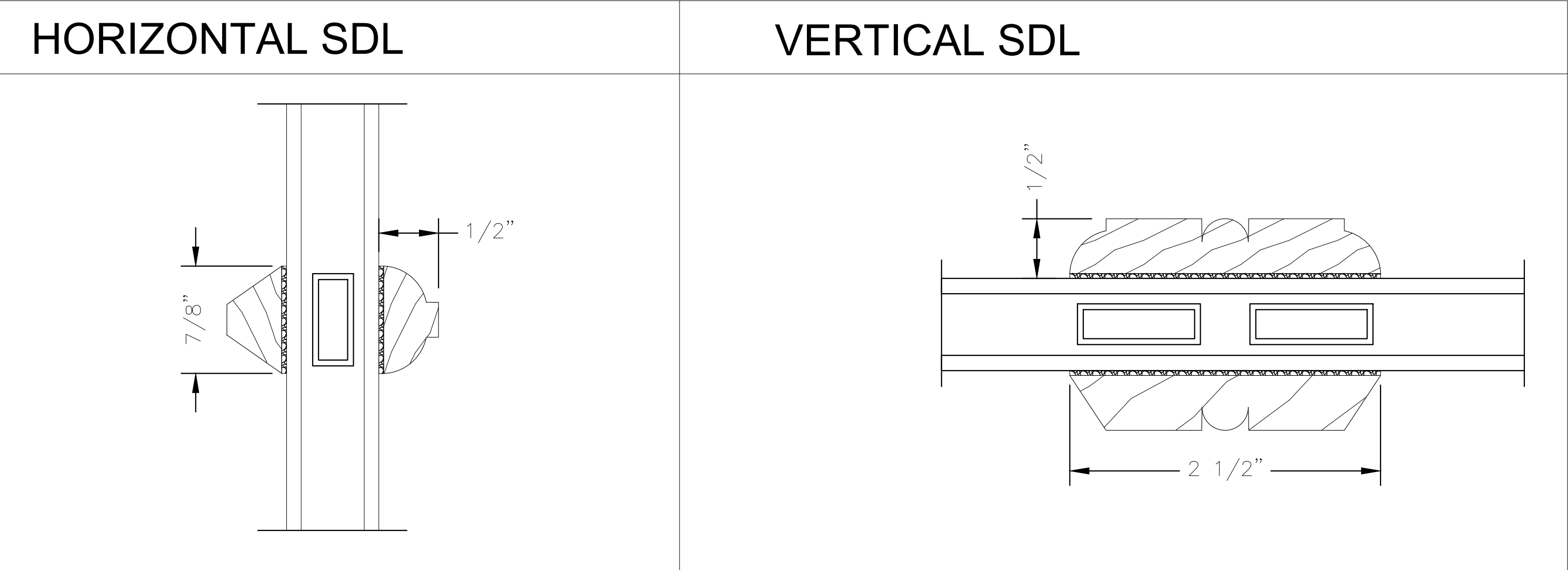
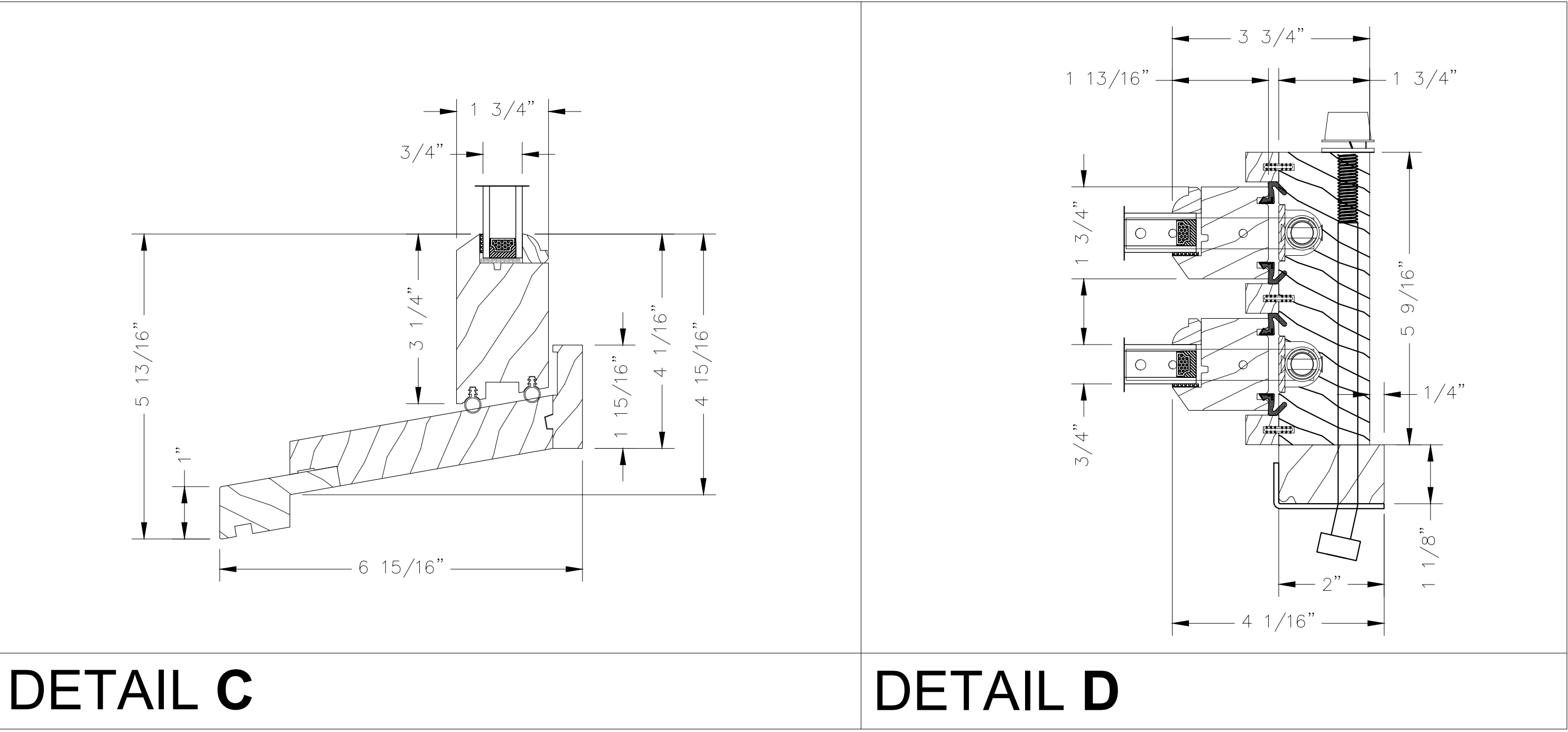
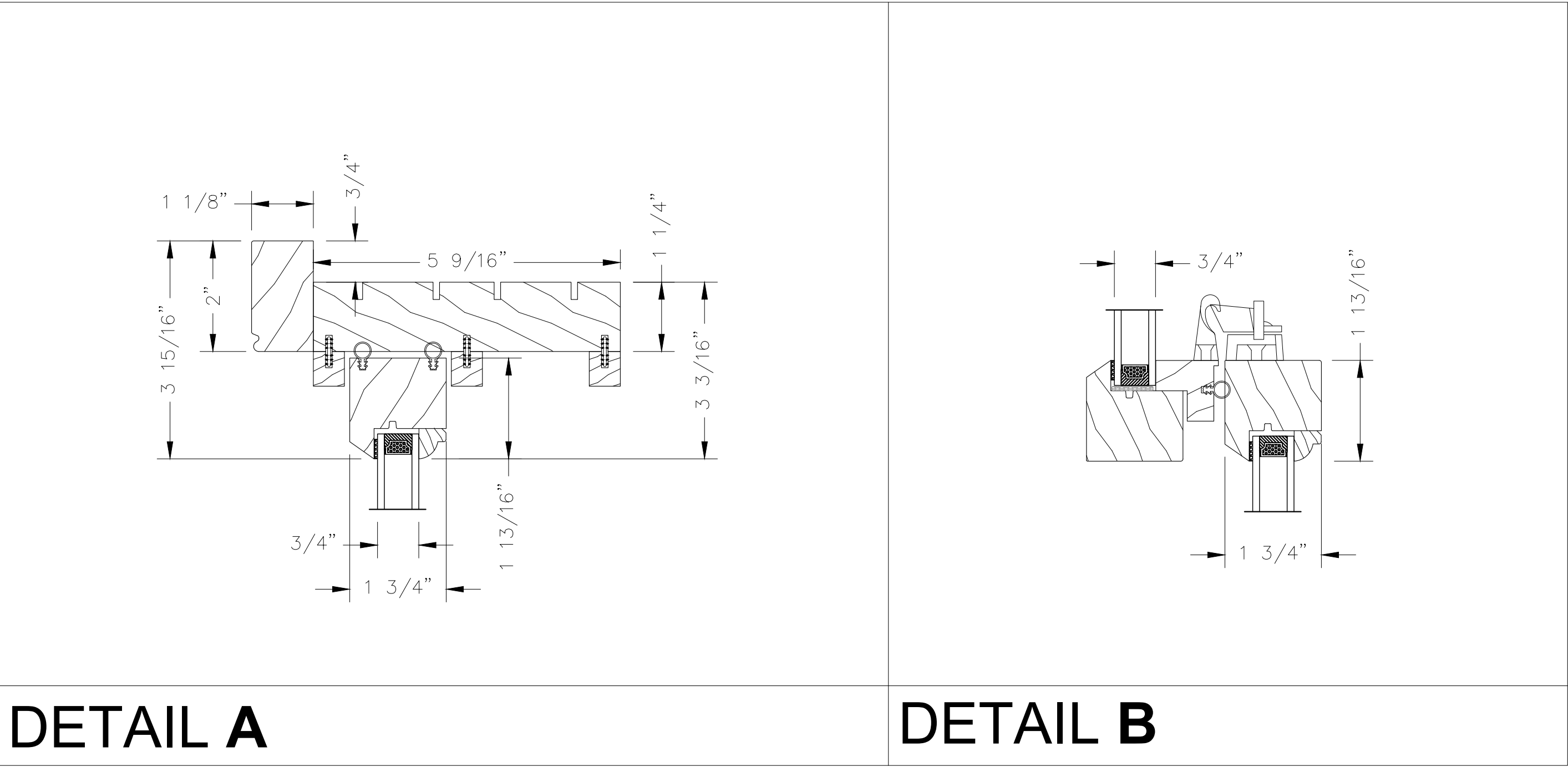
ISSUED TO LPC
5 JANUARY 2024

CHAMBERS STREET
ADDITION

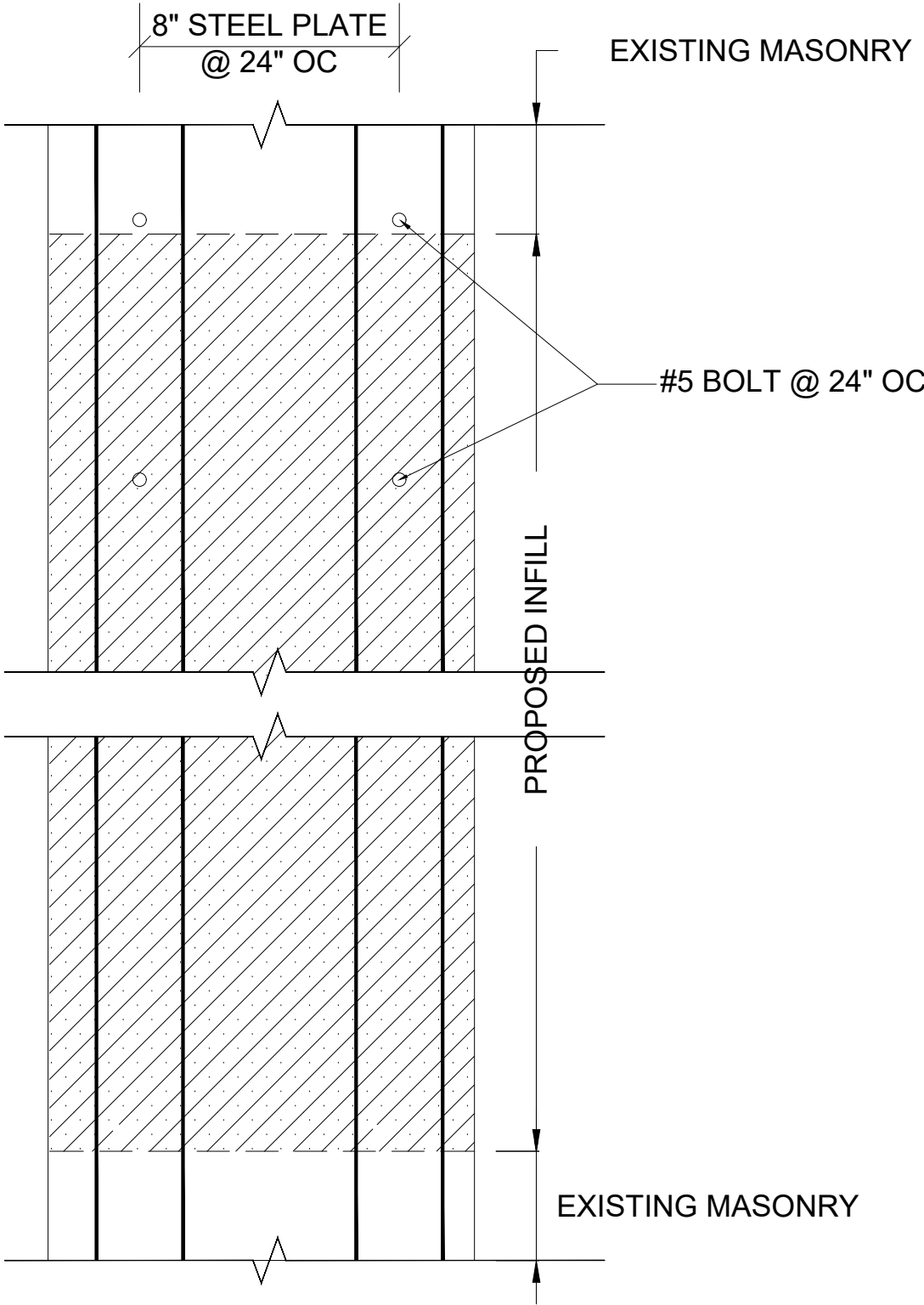
114 CHAMBERS STREET.,
NEW YORK, NY 10007

LPC-A2

APPENDIX III



1 WINDOW SECTION DETAILS @ NEW OPENINGS
SCALE: N.T.S.



2 ELEVATION DETAIL AT 2ND FLOOR INFILL
SCALE: N.T.S.

APPENDIX IV



**MIITSUBISHI
ELECTRIC**
Heating and Cooling

Submittal Data: MSZ-GS36NA-U1 & MUZ-GS36NAH2-U1

36,000 BTU/H / Wall-Mounted Heat Pump System

Job Name:	Location:	
Purchaser:	Submitted By:	
Submitted To:	Reference: ☐ Approval: ☐ Construction: ☐	
Engineer:	Date:	Application:



- CN24 Auxiliary Heat Control
- Base Pan Heater

Images provided for reference purposes only

Performance:			
Cooling at 95°F ¹	Rated Capacity	Btu/h	33,200
	Capacity Range	Btu/h	10,300 - 33,200
	Rated Power Input	W	7,970
	Power Input Range	W	550 - 1,770
	Moisture Removal	pirts/h	9.3
	Sensible Heat Factor		0.72
Heating at 47°F ²	Rated Capacity	Btu/h	35,200
	Capacity Range	Btu/h	9,800 - 36,000
	Rated Power Input	W	3,760
	Power Input Range	W	590 - 4,000
	Maximum Capacity	Btu/h	22,800
	Rated Capacity	Btu/h	21,600
Heating at 17°F ³	Capacity Range	Btu/h	NA - 22,800
	Maximum Power Input	W	2,930
	Rated Power Input	W	2,770
	Power Input Range	W	NA - 2,930
	Maximum Capacity	Btu/h	17,470
	Maximum Power Input	W	2,660
Heating at 5°F ⁴	Power Input Range	W	NA - 2,930
	Maximum Capacity	Btu/h	17,470
Heating at -4°F ⁵	Maximum Power Input	W	2,660
	Maximum Capacity	Btu/h	13,500
Efficiency:			
SEER ⁶			18.4
	EEER ⁷		8.8
Cooling Operation Thermal Lock-out / Re-start Temperatures			4.0 (-20/-18)
	COP at 47°F		3.57 / 1BA
COP at 17°F ⁸	Rated Capacity		2.75
	Maximum Capacity		2.28
COP at 5°F ⁹			1.46
	Maximum Capacity		1.36

Outdoor Operating Temperature Range:			
Cooling Operation Air Temp (Maximum / Minimum) ¹⁰	(Comfort cooling only applications)	°F / °C	* 118 to (46 to -10)
Cooling Operation Thermal Lock-out / Re-start Temperatures		°F / °C	-4.0 (-20/-18)
Heating Operation Air Temp (Maximum / Minimum)		°F / °C	75 to (-14/24 to -20)
Heating Operation Thermal Lock-out / Re-start Temperatures		°F / °C	-14/-4 (-20/-25)

AMRI Rated Conditions (Rated data is determined at a fixed compressor speed) (* Windcreens required for cooling operations below 23°F (-5°C))

¹Cooling (Indoor) / (Outdoor) 80° (26.0°C) DB, 67° (19.4°C) WB // 95° (35°C) DB, 75° (23.9°C) WB
²Heating at 47° (8.3°C) (Indoor) / (Outdoor) 70° (21.1°C) DB, 60° (15.6°C) WB // 47° (8.3°C) DB, 43° (6.1°C) WB
³Heating at 17° (-8.3°C) (Indoor) / (Outdoor) 70° (21.1°C) DB, 60° (15.6°C) WB // 17° (-8.3°C) DB, 15° (-8.9°C) WB
 Rated conditions:

⁴Heating at 5° (-15°C) (Indoor) / (Outdoor) 70° (21.1°C) DB, 60° (15.6°C) WB // 5° (-15°C) DB, 4° (-15.6°C) WB
⁵Heating at -4° (-20°C) (Indoor) / (Outdoor) 70° (21.1°C) DB, 60° (15.6°C) WB // -4° (-20°C) DB, -5° (-18.9°C) WB

Notes:

- Mitsubishi Electric Sales Canada Inc. (MESCA) supports the use of only MESCA supplied and approved components and accessories for proper functioning of the unit(s). Use of non- MESCA supported components and accessories will affect warranty coverage. MESCA recommends (A) consideration of all applicable design and operation parameters and requirements specific to any project.
- Should any person change this document in any manner whatsoever without MESCA's written permission, the document shall be of no force and effect and any change shall be deemed to be a representation and warranty made by that person and not MESCA, that person shall assume full responsibility for the consequences of such changes. MESCA assumes no responsibility for any consequences in such cases.



MITSUBISHI
ELECTRIC
Heating and Cooling

Submittal Data: MSZ-GS36NA2-U1 & MUZ-GS36NA2H-U1

Electrical:		208/230V, 1Ph, 60Hz
Power Supply		V AC
Voltage: Indoor - Outdoor, 51-53	V AC	AC 208/230V
Voltage: Indoor - Outdoor, 52-53	V DC	DC 12-24V
Short-circuit Current Rating (SCCR)	KA	5
Recommended Fuse (Breaker Size: Outdoor)	A	25
Recommended Wire Size (Indoor - Outdoor)	AWG	14
Indoor Unit Specifications:		
Indoor Unit	A	1.0
Blower Motor Full Load Amperage	A	0.76
Blower Motor Output		764
Airflow Rate at Cooling, Dry	CFM	379-613 / 710-932
Airflow Rate at Cooling, Wet	CFM	341-553-689-839
Airflow Rate at Heating, Dry	CFM	431-613 / 710-816
Sound Pressure Level (Cooling)	dB(A)	34-42-49-53
Sound Pressure Level (Heating)	dB(A)	34-42-49-50
Drain Pipe Size	in. (mm)	5/8 (15.88)
External Finish Color		Munsell 1.09 S 2/0.2
Unit Dimensions		
W: in. (mm)		46-3/16 (1,170)
D: in. (mm)		13-5/8 (355)
H: in. (mm)		14-3/8 (365)
Weight	lbs. (kg)	45 (21)
Outdoor Unit Specifications:		
Outdoor Unit	A	23
MCA	A	25
MCCP	A	0.53
Fan Motor Output, FLA	CFM	1,024 - 2,191 - 2,191 / 3,228 - 1,950 - 1,950
Airflow Rate (Cooling/Heating) (Low - Med - High)	dB(A)	56
Sound Pressure Level, Cooling	dB(A)	57
Sound Pressure Level, Heating		
Refrigerant Control		Linear expansion valve
Compressor Oil Type / Charge	oz.	9.959 / 215.6
External Finish Color		Munsell 39.7/8.1
Unit Weight	lbs. (kg)	123 (56)
Unit Dimensions		
W: in. (mm)		33-1/8 (840)
D: in. (mm)		13 (330)
H: in. (mm)		34-5/8 (880)
W: in. (mm)		2-8/15 (48)
H: in. (mm)		1/4 (6.35)
Maximum Piping Length	ft. (m)	400 (100)
Maximum Height Difference	ft. (m)	50 (15)
Model No. Description (Optional Controls)		
MELCO-RE I&II MINI	☐ Building Automation System DDC Interface	
PAS-400MAU	☐ Wired Wall Mounted Remote Control	
PAS-C10MAU-SB	☐ Touch Screen Wired Wall Mounted Control	
PAS-FY36MAU-SB	☐ Base Wired Wall Mounted Control	
MAC-371ORA-U1	☐ External Heat Control Adapter	
PAM-4	☐ Heater control relay	
RWT-CO2D-VI	☐ Deluxe Thermostat Interface	
MAC-334IF-E	☐ System Control Interface	
MAC-497	☐ PAM Control Interface	
MP-2	☐ Wireless Wall Mounted Control	
Model No. Description (Optional Accessories)		
CN24RELAYKITC43	☐ CN24 Relay kit	
TEA	☐ From Wincrenters	

Notes:

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S M TAM ARCHITECT, PLLC
ARCHITECTS & ENGINEERS



5816 Fort Hamilton Parkway, Units M1,
Brooklyn, NY 11219

Tel: 718-765-1122 Fax: 718-765-0813

PROPOSED ROOFTOP CONDENSERS CUT SHEET

KONE

KONE MONOSPAC® ROOM BOX

CONFIGURATIONS & DIMENSIONS

Max Travel⁽¹⁾ 150' (45.7 m)

Max Landings⁽²⁾ 15

Speed⁽³⁾ 150, 200, 350 fpm
(75, 10, 178 m/s)

Car Height⁽⁴⁾ [F]
8, 9 or 10 ft.
(2.438, 27.94 or 30.48 m)

Entrance Height⁽⁵⁾ [G]
7, 8 or 9 ft.
(2134, 2438 or 2743 mm)

	(A) 500K		(B) 1000K		(C) 1500K		(D) 2000K		(E) 3500K		(F) 4500K		(G) 5000K		(H) 5500K		(I) 6000K		(J) 6500K		(K) 7000K		(L) 7500K		(M) 8000K		(N) 8500K		(O) 9000K		(P) 9500K		(Q) 10000K		(R) 10500K		(S) 11000K		(T) 11500K		(U) 12000K		(V) 12500K		(W) 13000K		(X) 13500K		(Y) 14000K		(Z) 14500K		(AA) 15000K		(AB) 15500K		(AC) 16000K		(AD) 16500K		(AE) 17000K		(AF) 17500K		(AG) 18000K		(AH) 18500K		(AI) 19000K		(AJ) 19500K		(AK) 20000K		(AL) 20500K		(AM) 21000K		(AN) 21500K		(AO) 22000K		(AP) 22500K		(AQ) 23000K		(AR) 23500K		(AS) 24000K		(AT) 24500K		(AU) 25000K		(AV) 25500K		(AW) 26000K		(AX) 26500K		(AY) 27000K		(AZ) 27500K		(BA) 28000K		(BB) 28500K		(BC) 29000K		(BD) 29500K		(BE) 30000K		(BF) 30500K		(BG) 31000K		(BH) 31500K		(BI) 32000K		(BJ) 32500K		(BK) 33000K		(BL) 33500K		(BM) 34000K		(BN) 34500K		(BO) 35000K		(BP) 35500K		(BQ) 36000K		(BR) 36500K		(BS) 37000K		(BT) 37500K		(BU) 38000K		(BV) 38500K		(BW) 39000K		(BX) 39500K		(BY) 40000K		(BZ) 40500K		(C1) 41000K		(C2) 41500K		(C3) 42000K		(C4) 42500K		(C5) 43000K		(C6) 43500K		(C7) 44000K		(C8) 44500K		(C9) 45000K		(CA) 45500K		(CB) 46000K		(CC) 46500K		(CD) 47000K		(CE) 47500K		(CF) 48000K		(CG) 48500K		(CH) 49000K		(CI) 49500K		(CJ) 50000K		(CK) 50500K		(CL) 51000K		(CM) 51500K		(CN) 52000K		(CO) 52500K		(CP) 53000K		(CQ) 53500K		(CR) 54000K		(CS) 54500K		(CT) 55000K		(CU) 55500K		(CV) 56000K		(CW) 56500K		(CX) 57000K		(CY) 57500K		(CZ) 58000K	
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Plan Views

The diagram illustrates three plan view configurations for the KONE Monospace DR elevator system, each with specific dimensions and labels.

- Integrated Control Solution (standard):** This configuration shows a large rectangular unit with a control panel on the right side. Dimensions include (4) for the top width, [A] for the top width of the main unit, [C] for the top width of the control panel, [E] for the left width, [D] for the bottom width, [B] for the bottom width of the main unit, (4) for the bottom width of the control panel, [K] for the right width, and [E] for the right width of the main unit.
- Remote Control Closet (option 1):** This configuration shows a smaller rectangular unit. Dimensions include [L] for the left width, (2) for the left width, and [K] for the right width.
- Adjacent or Remote Control Room (option 2):** This configuration shows a larger rectangular unit with a control panel on the right side. Dimensions include (2) for the top width, [J] for the top width, [B] for the right width, and [L] for the bottom width.

Notes, continued:

Please consult a KONE Sales Professional regarding:

- (12) Pit depths less than 5'-0" (1524 mm).
- (13) Occupied space beneath the hoistway.
- (14) Local code variations when utilizing the integrated, integral and remote closet options.

For configuration guidance or more information scan this code or visit our website to get in touch with a KONE Sales Professional:

kone.us/ms500dx

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Printed in the USA

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SUBMIT 04	10/14/2024
SUBMIT 03	9/3/2024
SUBMIT 02	5/16/2024
SUBMIT 01	2/29/2024

LPC PUBLIC HEARING

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5 JANUARY 2024

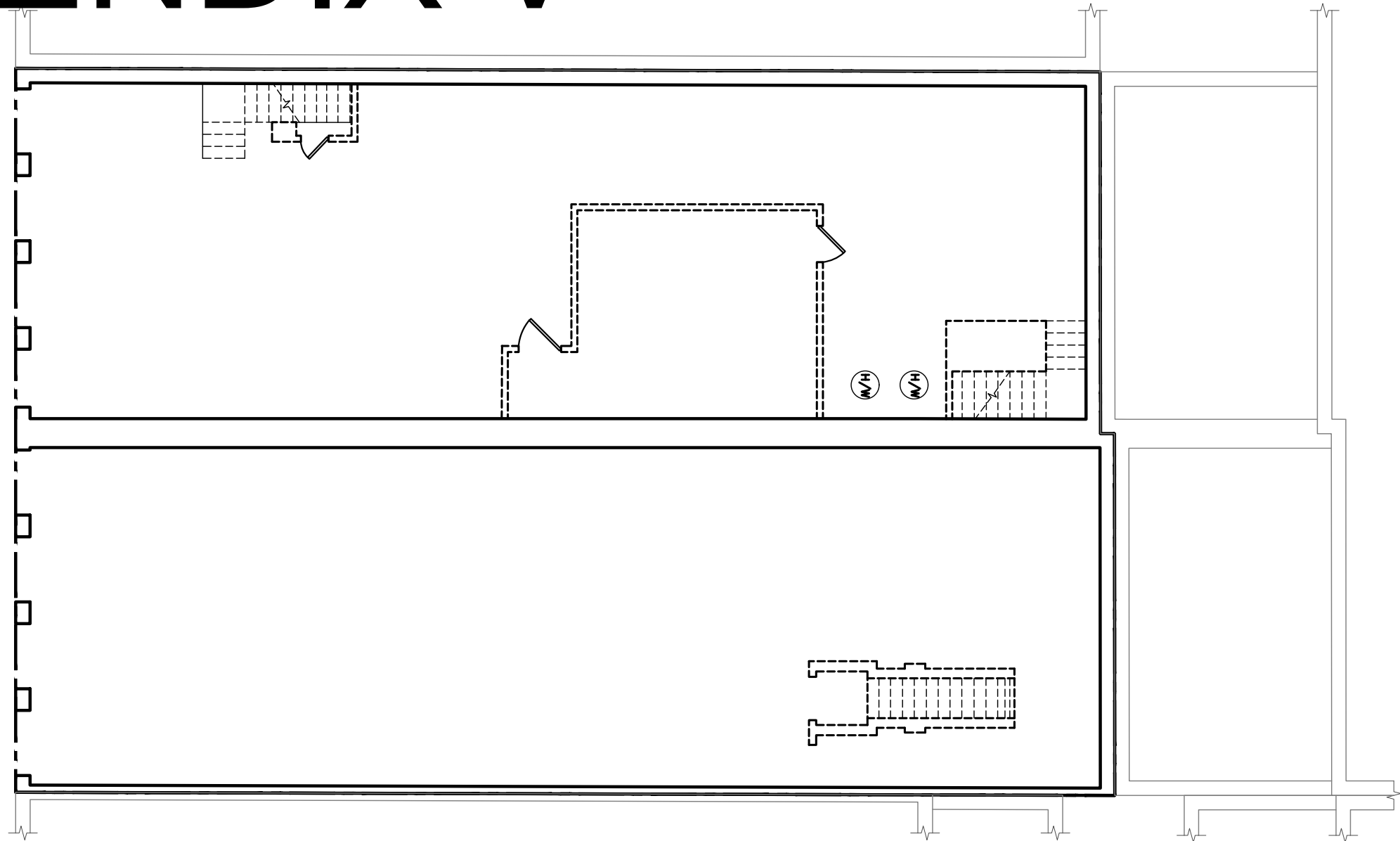
CHAMBERS STREET
ADDITION

114 CHAMBERS STREET.,
NEW YORK, NY 10007

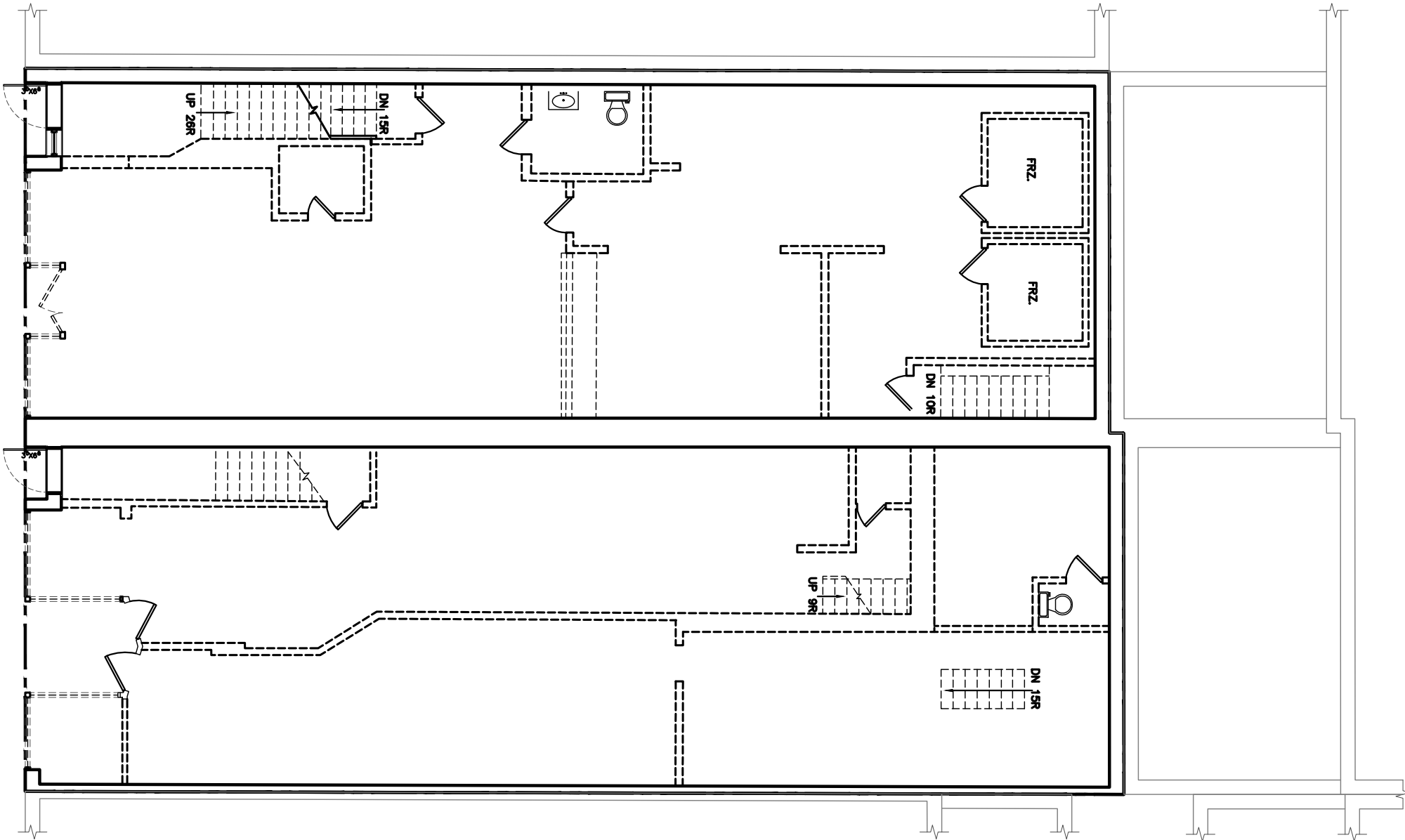
LPC-A4

PROPOSED ELEVATOR CUT SHEET

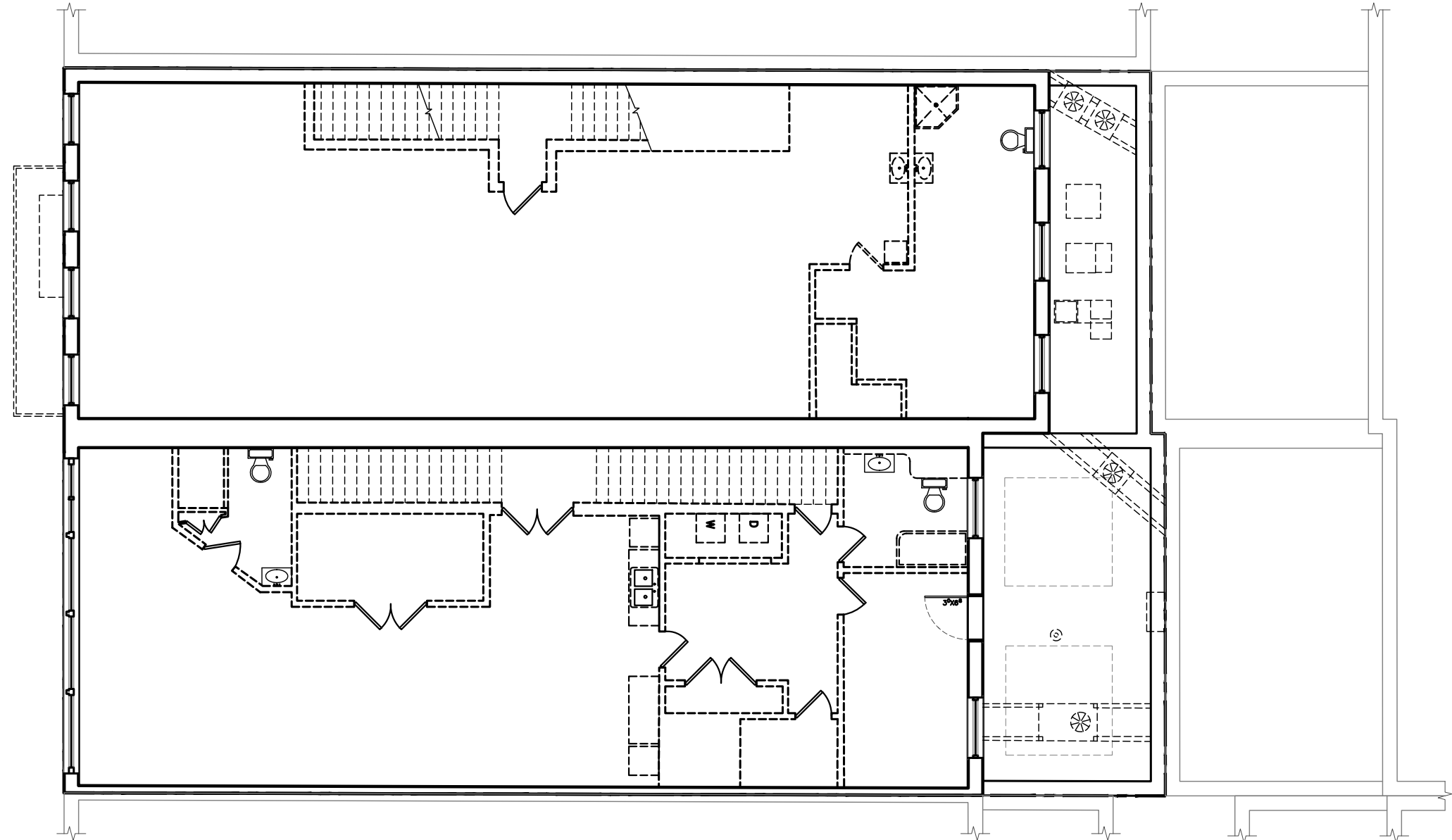
APPENDIX V



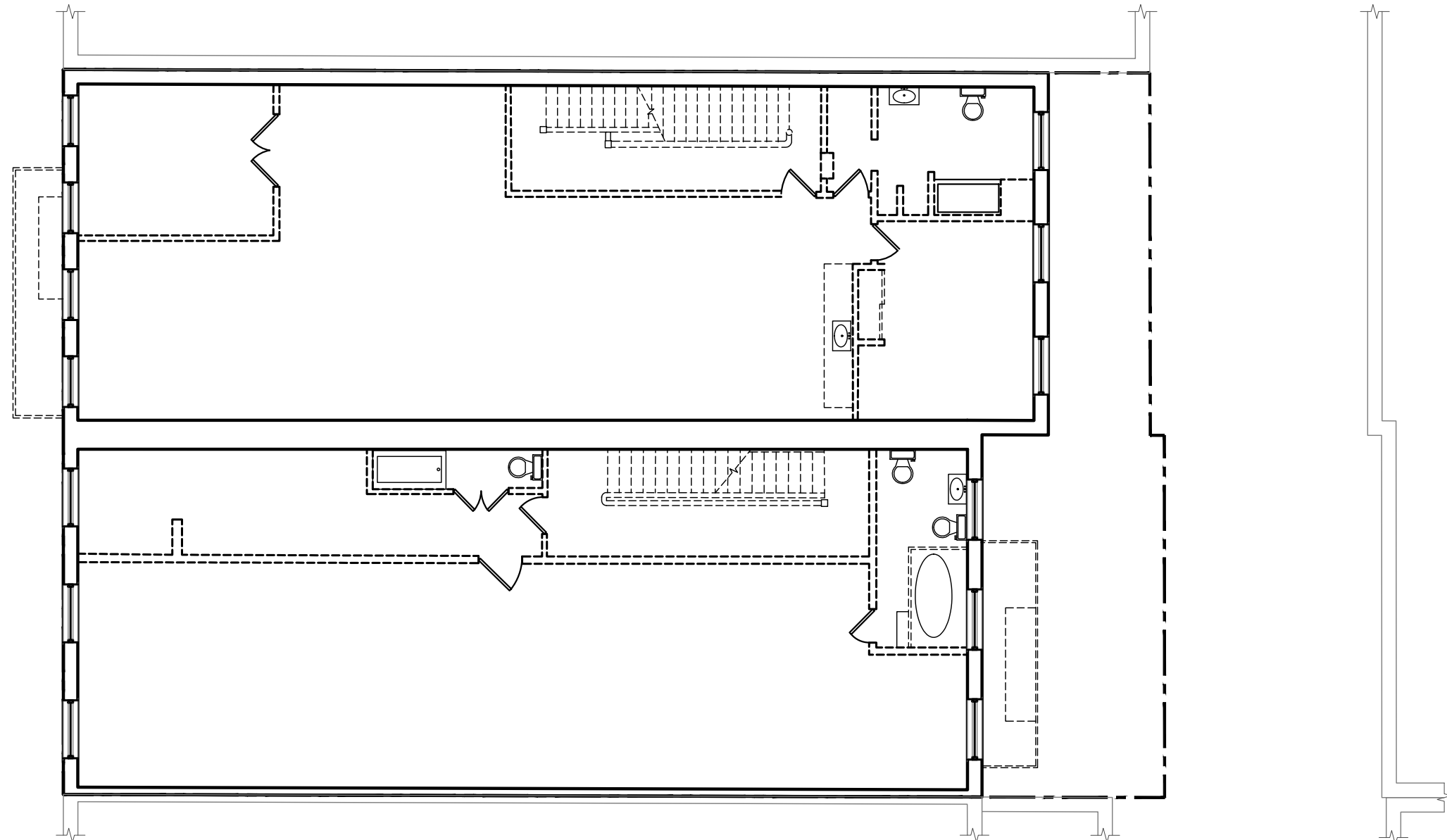
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NOT TO SCALE



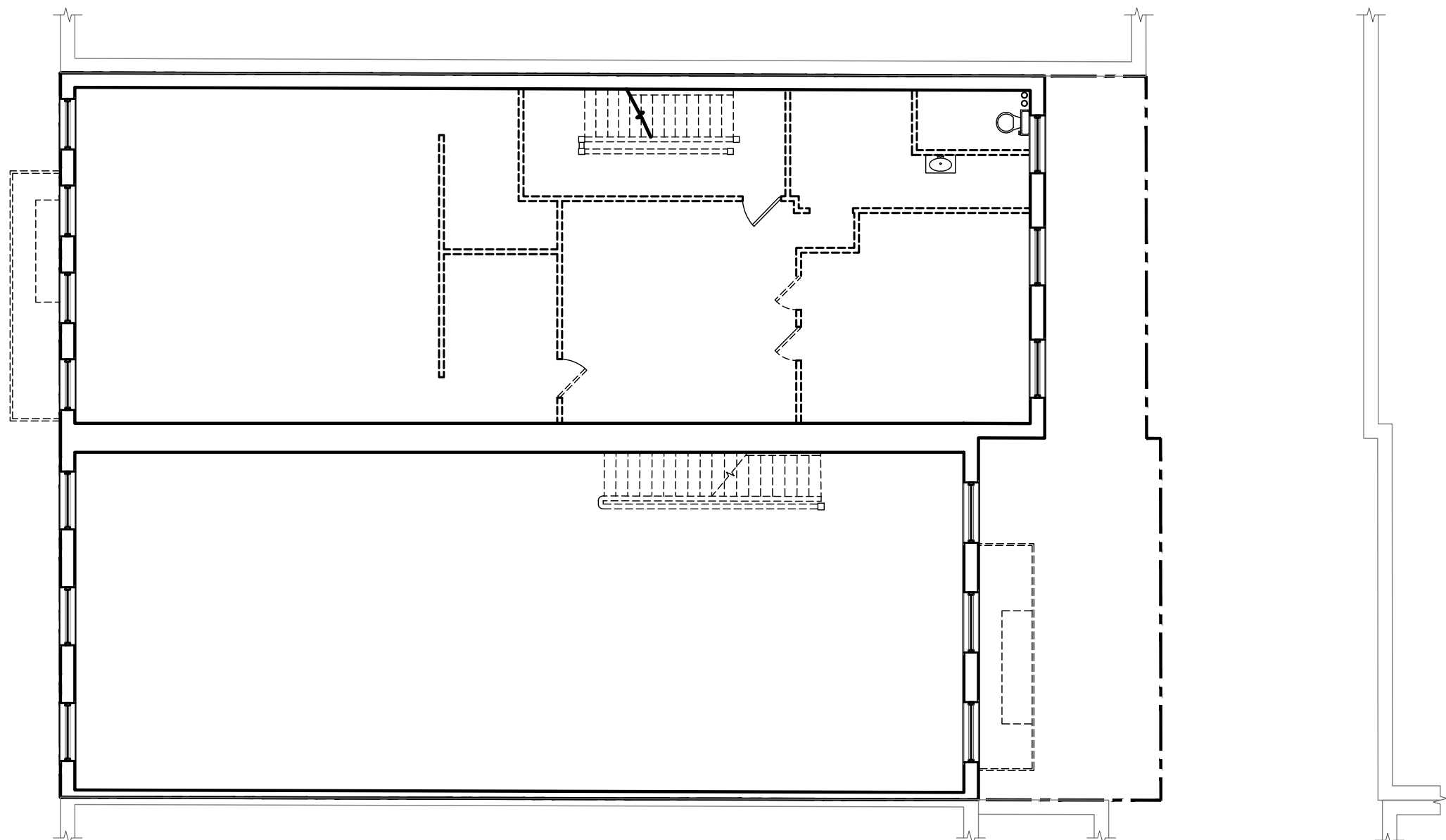
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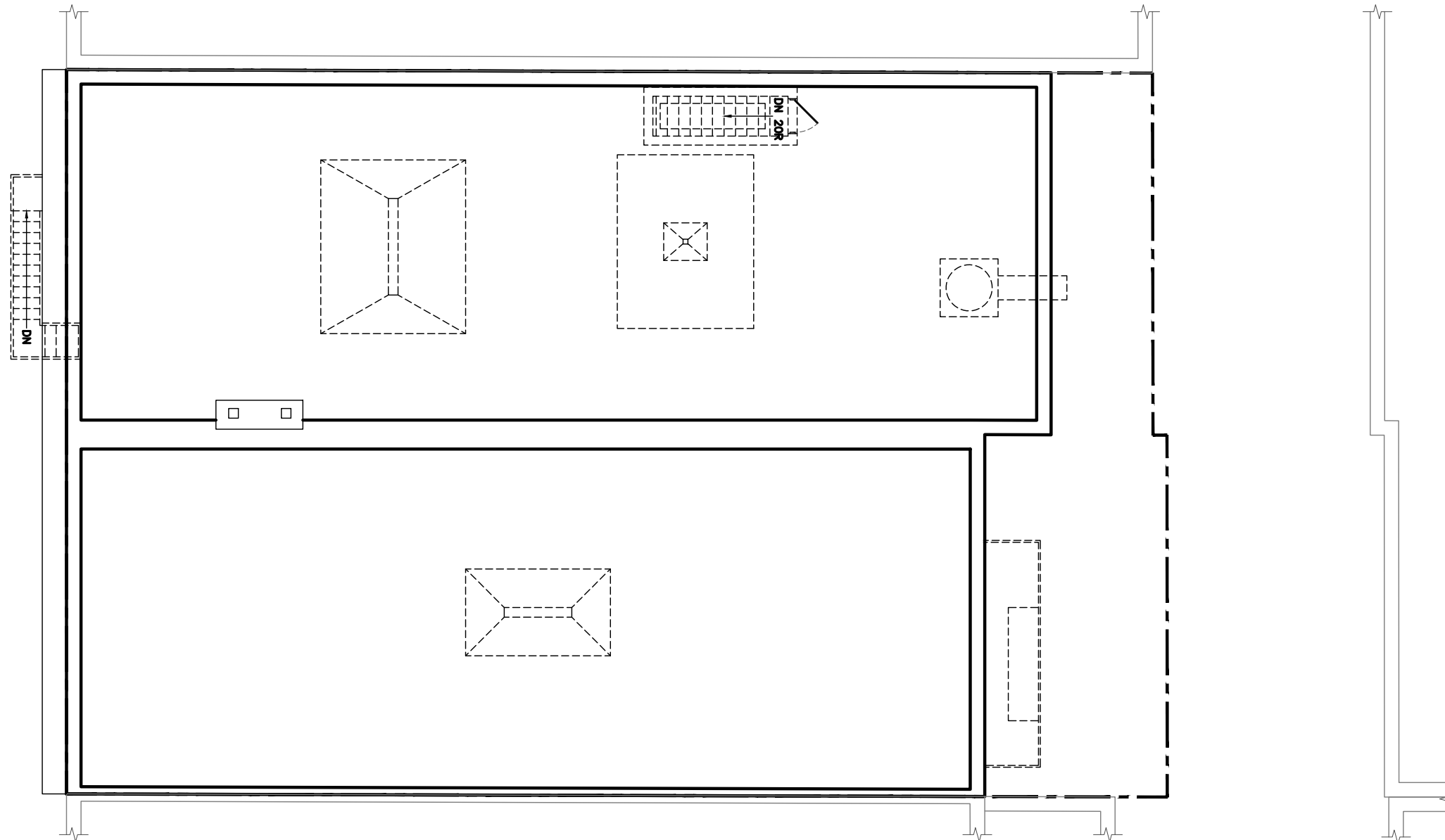
3 EXISTING/DEMO 2ND FLOOR PLAN
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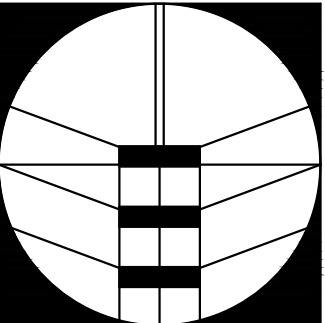
4 EXISTING/DEMO 3RD FLOOR PLAN
NOT TO SCALE



5 EXISTING/DEMO 4TH FLOOR PLAN
NOT TO SCALE



5 EXISTING/DEMO ROOF PLAN
NOT TO SCALE

S M TAM ARCHITECT, PLLC
ARCHITECTS & ENGINEERS

5816 Fort Hamilton Parkway, Units M1,
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Tel: 718-765-1122 Fax: 718-765-0813

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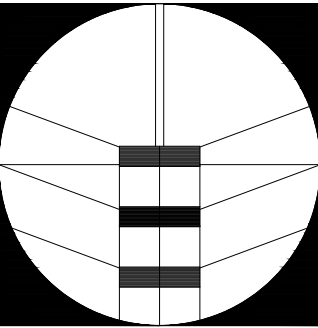
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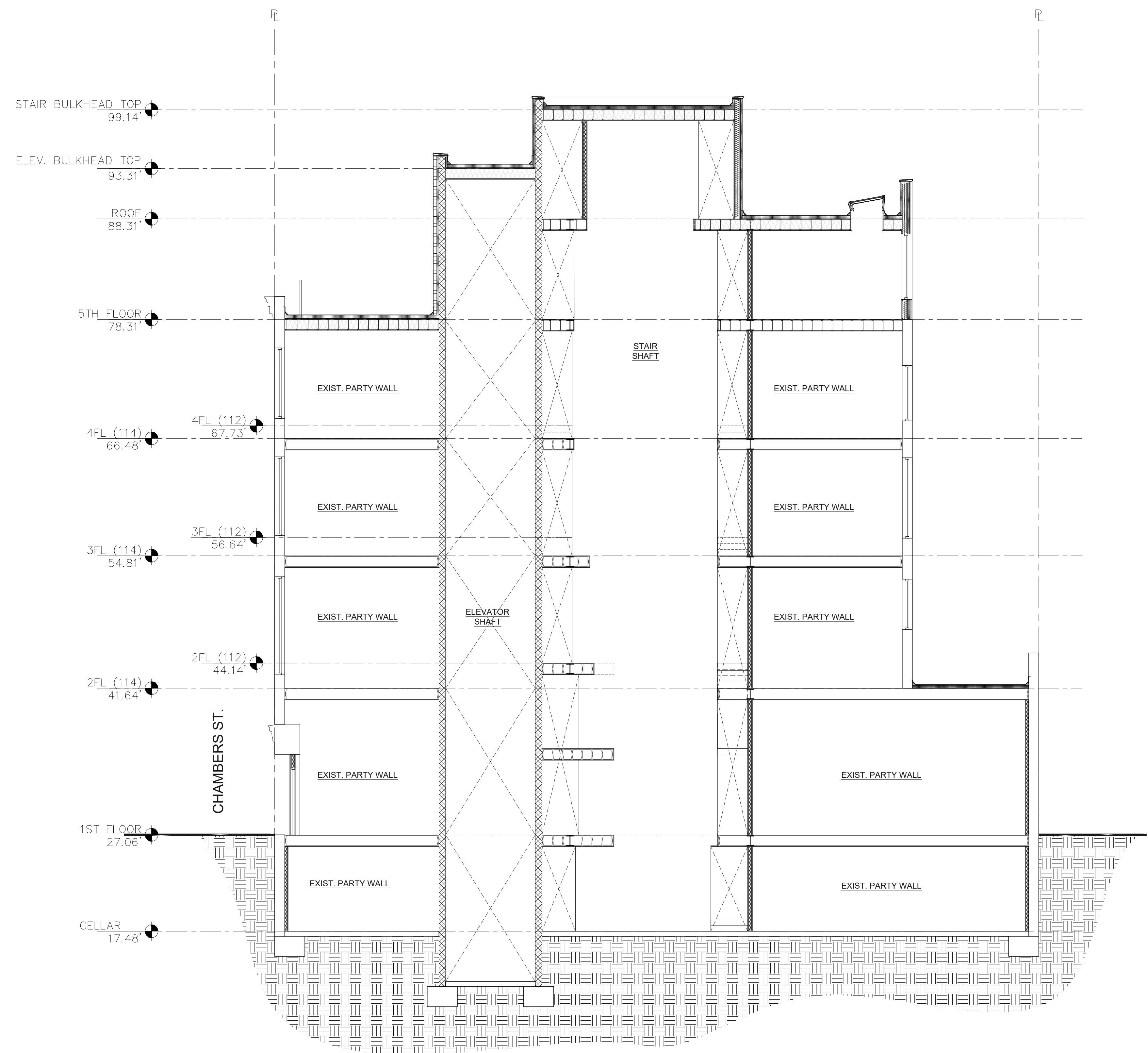
LPC-A5

APPENDIX VI

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PARTIAL SECTION/ELEVATION SHOWING EXISTING PARTY WALL OPENINGS
SCALE: NTS

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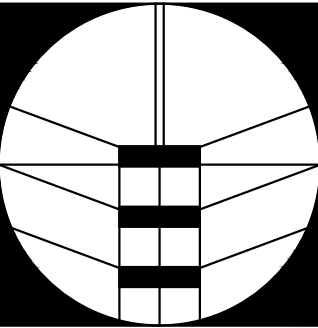
CHAMBERS STREET
ADDITION

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LPC-A6

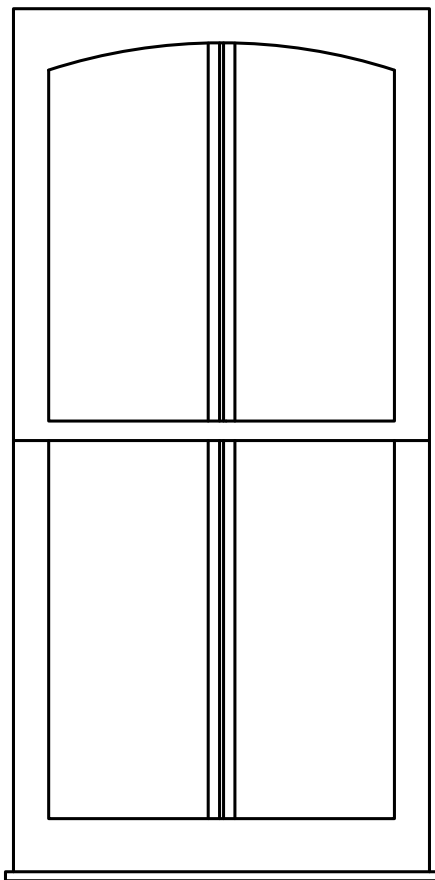
APPENDIX VII

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ARCHITECTS & ENGINEERS



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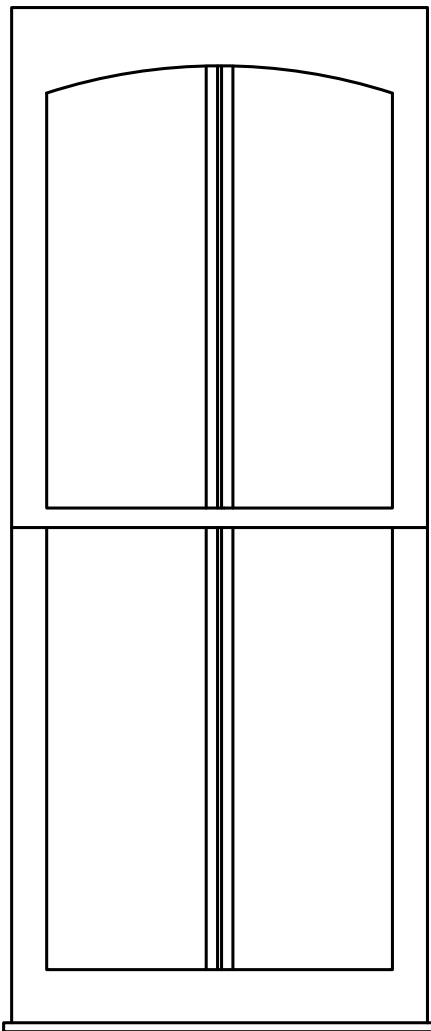
EXISTING



TOTAL AREA: 22.7761 S.F.
GLAZING: 12.7670 S.F.
% GLAZING: 56.05%

2

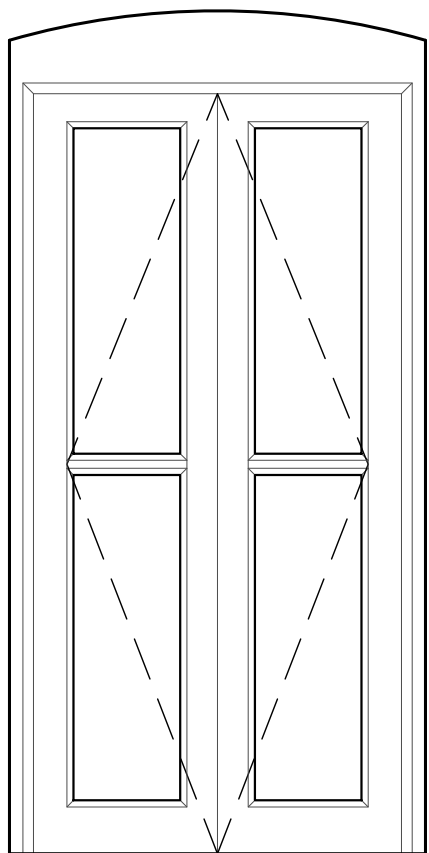
EXIST. DOUBLE-HUNG
WINDOW (112)



TOTAL AREA: 27.7345 S.F.
GLAZING: 16.1364 S.F.
% GLAZING: 58.18%

4

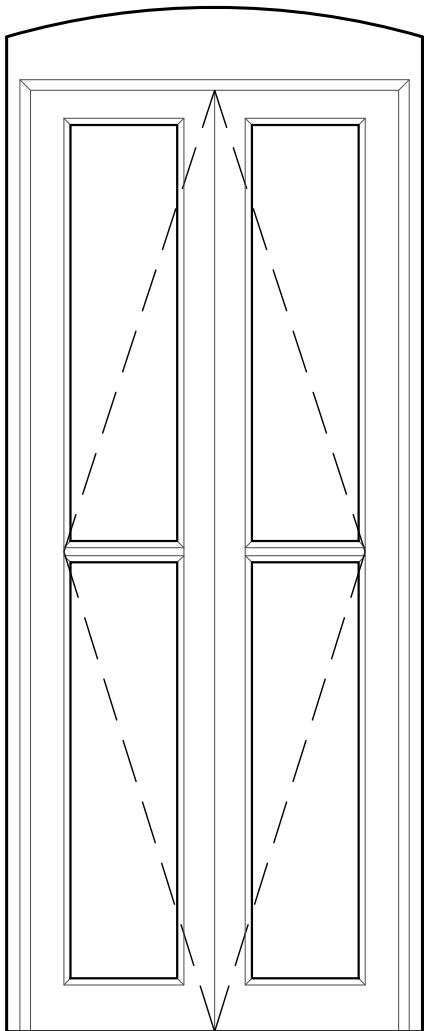
EXIST. DOUBLE-HUNG
WINDOW (112)



TOTAL AREA: 22.7761 S.F.
GLAZING: 8.4724 S.F.
% GLAZING: 37.20%

1

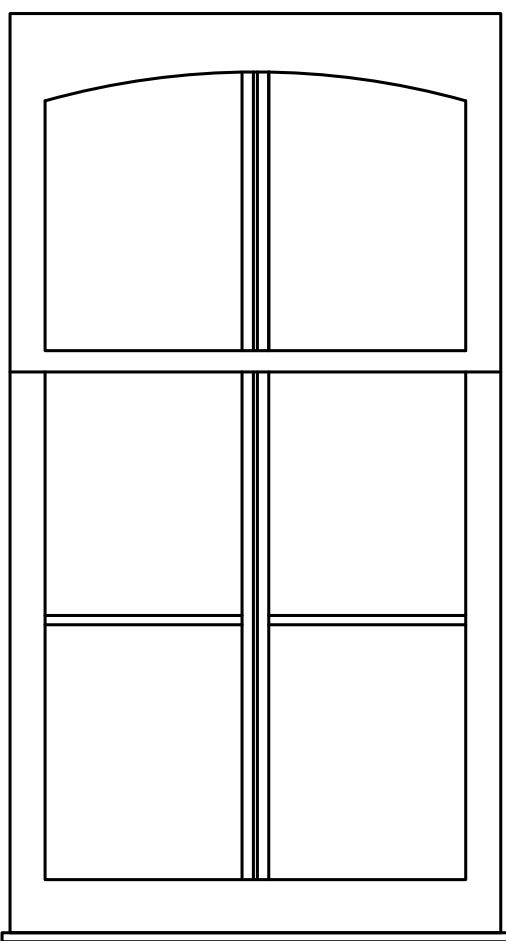
EXIST. FRENCH
WINDOW (112)



TOTAL AREA: 27.7345 S.F.
GLAZING: 10.8332 S.F.
% GLAZING: 39.06%

3

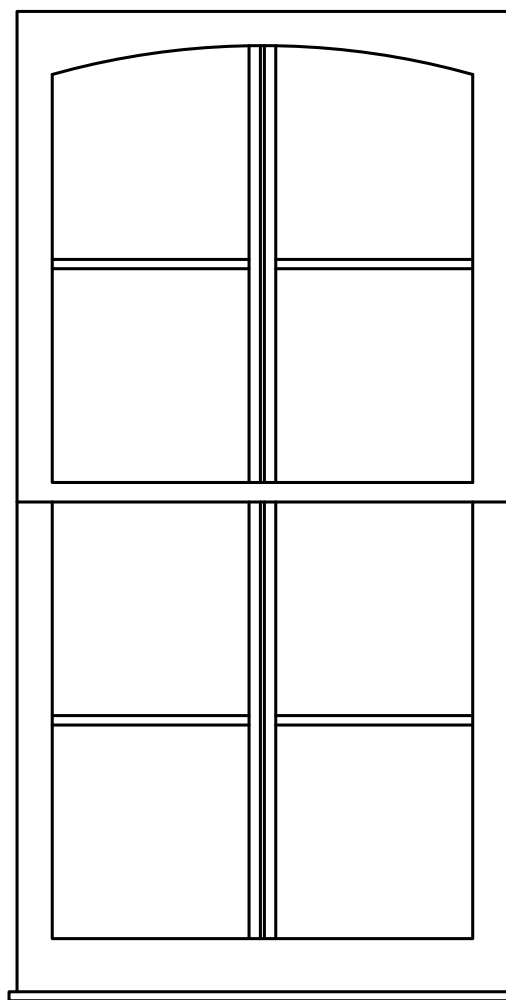
EXIST. FRENCH
WINDOW (112)



TOTAL AREA: 28.7565 S.F.
GLAZING: 17.7480 S.F.
% GLAZING: 61.72%

5

EXIST. SINGLE-HUNG
WINDOW (114)

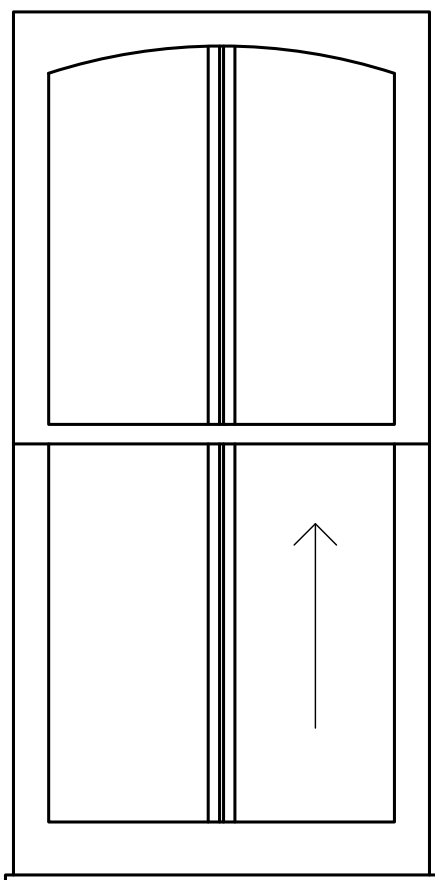


TOTAL AREA: 32.4212 S.F.
GLAZING: 20.2814 S.F.
% GLAZING: 62.56%

6

EXIST. SINGLE-HUNG
WINDOW (114)

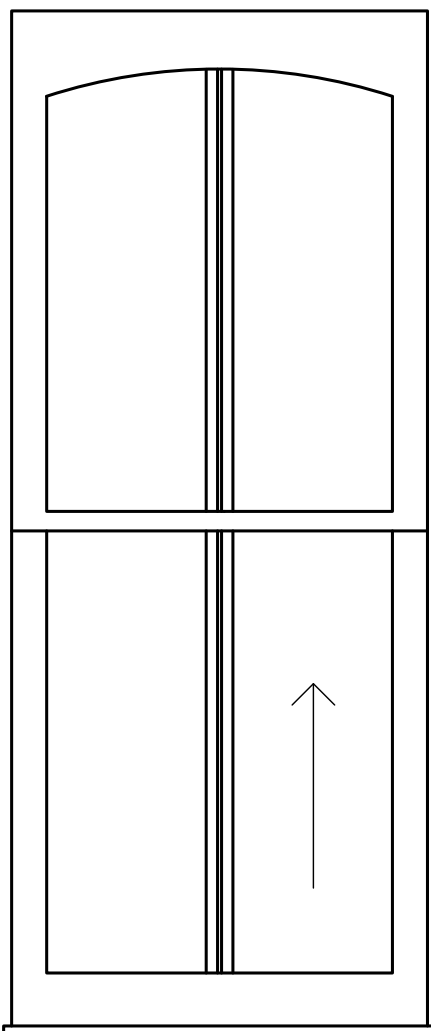
PROPOSED



TOTAL AREA: 22.7761 S.F.
GLAZING: 12.7670 S.F.
% GLAZING: 56.05%

2

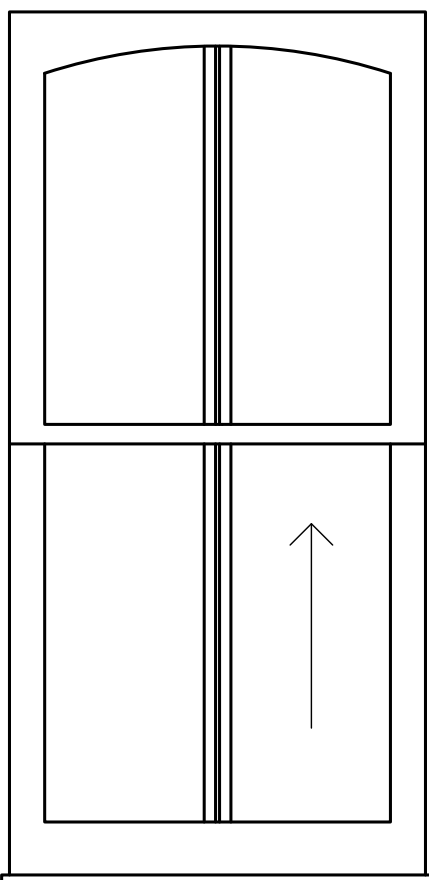
SEGMENTED ARCH TOP
2 OVER 2
SINGLE-HUNG WINDOW



TOTAL AREA: 27.7345 S.F.
GLAZING: 16.1364 S.F.
% GLAZING: 58.18%

4

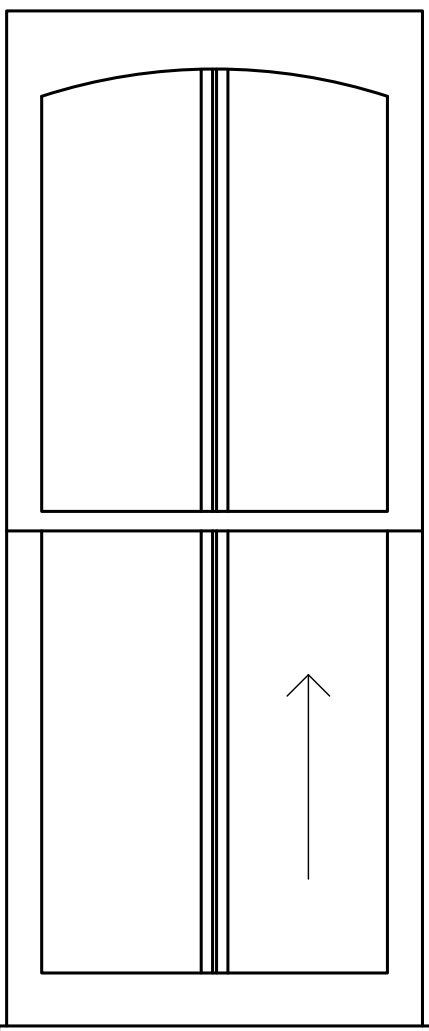
SEGMENTED ARCH TOP
2 OVER 2
SINGLE-HUNG WINDOW



TOTAL AREA: 22.7761 S.F.
GLAZING: 12.7670 S.F.
% GLAZING: 56.05%

1

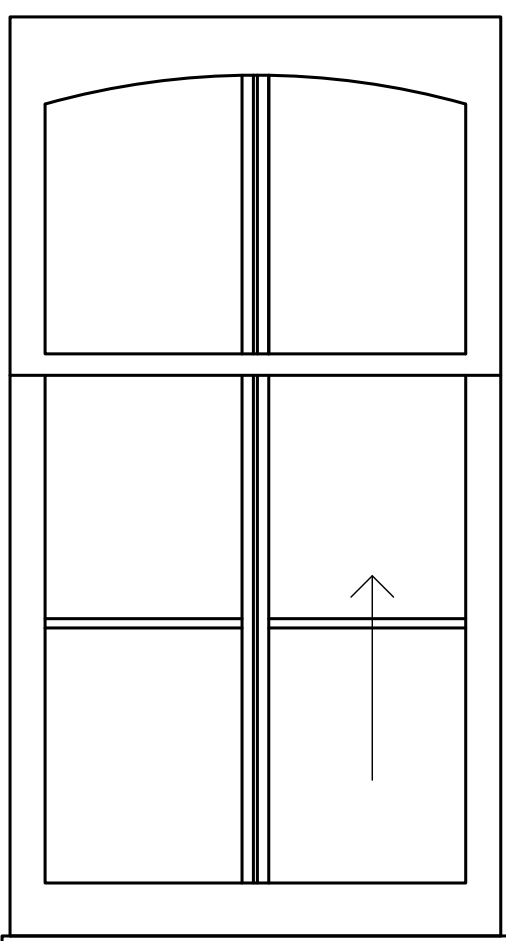
SEGMENTED ARCH TOP
2 OVER 2
SINGLE-HUNG WINDOW



TOTAL AREA: 27.7345 S.F.
GLAZING: 16.1364 S.F.
% GLAZING: 58.18%

3

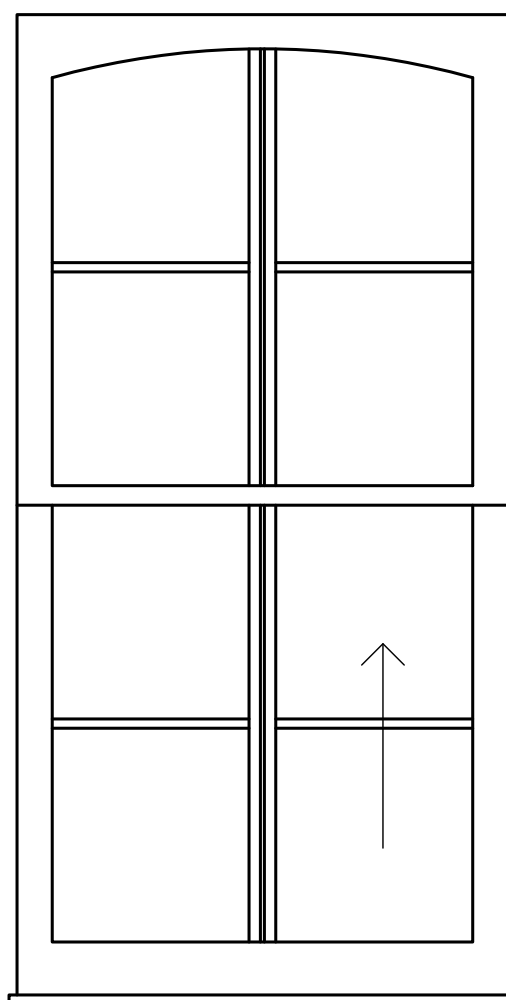
SEGMENTED ARCH TOP
2 OVER 2
SINGLE-HUNG WINDOW



TOTAL AREA: 28.7565 S.F.
GLAZING: 17.7480 S.F.
% GLAZING: 61.72%

5

SEGMENTED ARCH TOP
2 OVER 4
SINGLE-HUNG WINDOW



TOTAL AREA: 32.4212 S.F.
GLAZING: 20.2814 S.F.
% GLAZING: 62.56%

6

SEGMENTED ARCH TOP
4 OVER 4
SINGLE-HUNG WINDOW



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CHAMBERS STREET
ADDITION

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APPENDIX VIII

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Tel: 718-765-1122 Fax: 718-765-0813

EXISTING

8
EXIST. ALUMINUM
WINDOW (114)

9
EXIST. ALUMINUM
WINDOW (114)

10
EXIST. WOOD
WINDOW (114)

11
EXIST. WOOD
WINDOW (114)

12
EXIST. WOOD
WINDOW (112)

13
EXIST. WOOD
WINDOW (112)

14
EXIST. WOOD
WINDOW (112)

PROPOSED

8
NEW ALUMINUM
DOUBLE-HUNG WINDOW

TOTAL AREA: 22.9167 S.F.
GLAZING: 18.6526 S.F.
% GLAZING: 81.39%

9
NEW ALUMINUM
DOUBLE-HUNG WINDOW

TOTAL AREA: 28.8194 S.F.
GLAZING: 23.9650 S.F.
% GLAZING: 83.16%

10
NEW ALUMINUM
DOUBLE-HUNG WINDOW

TOTAL AREA: 35.5903 S.F.
GLAZING: 30.0588 S.F.
% GLAZING: 84.46%

11
NEW ALUMINUM
DOUBLE-HUNG WINDOW

TOTAL AREA: 22.9167 S.F.
GLAZING: 18.6526 S.F.
% GLAZING: 81.39%

12
NEW ALUMINUM
DOUBLE-HUNG WINDOW

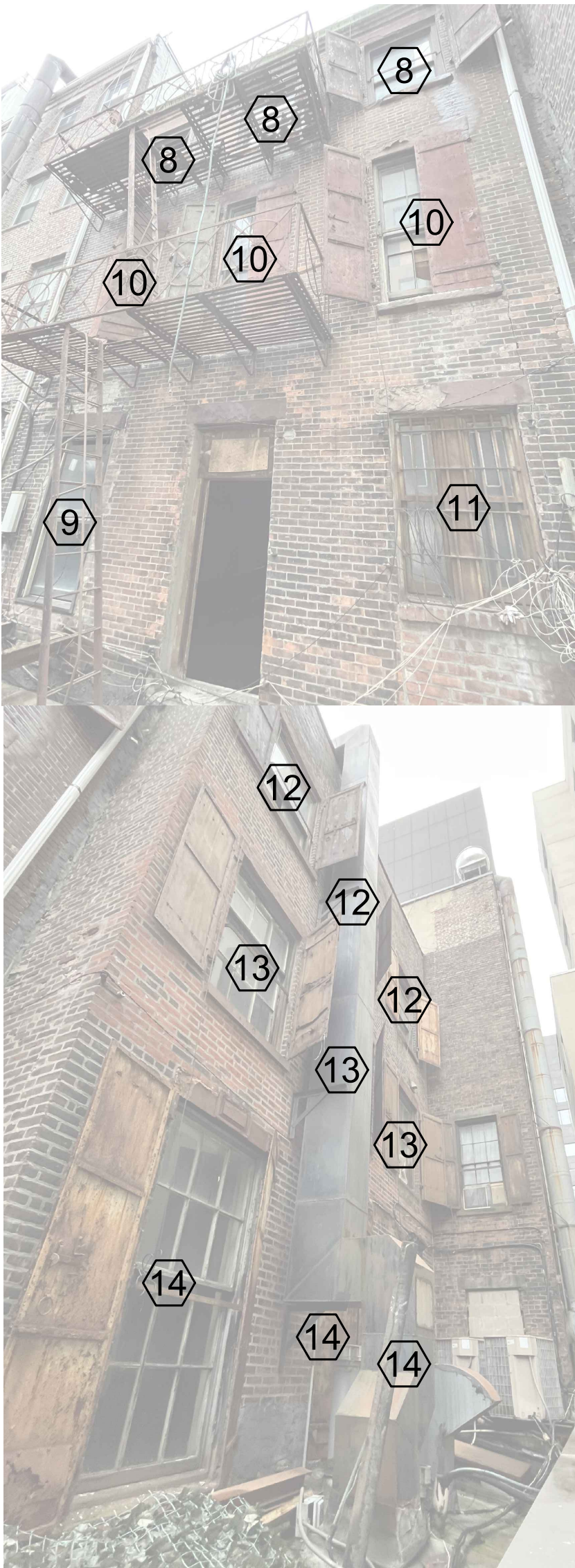
TOTAL AREA: 25.0000 S.F.
GLAZING: 20.5111 S.F.
% GLAZING: 82.04%

13
NEW ALUMINUM
DOUBLE-HUNG WINDOW

TOTAL AREA: 24.3333 S.F.
GLAZING: 19.9138 S.F.
% GLAZING: 81.84%

14
NEW ALUMINUM
DOUBLE-HUNG WINDOW

TOTAL AREA: 30.6667 S.F.
GLAZING: 25.5874 S.F.
% GLAZING: 83.44%



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CHAMBERS STREET
ADDITION

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NEW YORK, NY 10007

LPC-A8

1. ALL WORK TO COMPLY WITH N.Y.C BUILDING CODE 2022 EDITION
2. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AS REQUIRED TO VERIFY THE DRAWINGS AND TO PERFORM THIS WORK PROPERLY. ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SURVEY SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
3. DETAILS NOT SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION AND INSTALLATION OF ANY PART OF THE WORK AS DETERMINED BY THE OWNER REPRESENTATIVE SHALL BE INCLUDED IN THE WORK THE SAME AS IF HEREIN SPECIFIED OR INDICATED.
4. THE INTENT OF THE STRUCTURAL DRAWINGS IS TO SHOW THE MAIN STRUCTURAL FEATURES AND DESIGN FOR THE COMPLETED PROJECT. FOR ARCHITECTURAL DETAILS AND OTHER COMPONENTS THAT MAY BE NECESSARY TO CONSTRUCT THE PROJECT SEE ARCHITECTURAL AND CONSULTANTS DRAWINGS.
5. REFER TO ARCHITECTURAL, HVAC, MECHANICAL AND ELECTRICAL DRAWINGS FOR VERIFICATION OF LOCATIONS AND DIMENSIONS OF ALL CHASES, SLOTS, INSERTS, CURBS, OPENINGS, SLEEVES, ANCHOR BOLTS, FLOOR PITCHES AND ALL OTHER PROJECT REQUIREMENTS NOT SHOWN ON STRUCTURAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL STRUCTURES AGAINST DAMAGE DURING CONSTRUCTION.
6. SECTIONS AND DETAILS SHOWN SHALL BE CONSIDERED TO BE TYPICAL FOR ALL SIMILAR CONDITIONS.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING THE COMPLETE LAYOUT AND DETAILS OF ALL STRUCTURAL WORK TO BE PERFORMED, THE CONTRACTOR MAY NOT PERFORM WORK UNTIL THE SHOP DRAWINGS HAVE BEEN APPROVED.

ALL CAST-IN-PLACE CONCRETE SHALL BE AIR ENTRAINED, NORMAL WEIGHT STONE CONCRETE, AND MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS, U.O.N:

FOUNDATION WALL, SLAB, CMU WALL GROUT 4000 PSI

2. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO THE STANDARDS OF ASTM A996, GRADE 60.
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO THE STANDARDS OF ASTM A185.
4. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FIRM, AND SECURED IN PLACE IN ACCORDANCE WITH "THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318-08 AND THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", ACI 315.
5. CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS, INCLUDING STEEL SIZES, SPACING AND PLACEMENT, SHALL BE SUBMITTED TO THE EOR/ARCHITECT FOR REVIEW PRIOR TO POURING.
6. THE CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS SHOWING THE LOCATIONS OF ALL CONSTRUCTION JOINTS. CURBS, SLAB DEPRESSIONS. SLEEVES, OPENINGS, ETC.
7. ALL WELDED WIRE FABRIC SHALL BE LAPPED TWO (2) FULL MESH PANELS AND TIED SECURELY.
8. WHERE REQUIRED, DOWELS SHALL MATCH SIZE AND NUMBER OF MAIN REINFORCING, UNLESS OTHERWISE NOTED.
9. ALL WALLS AND STRUCTURAL SLABS SHALL BE REINFORCED WITH AT LEAST #4 @ 12 INCHES EACH WAY. EACH FACE, UNLESS NOTED OTHERWISE. ALL SLABS-ON-GRADE SHALL BE REINFORCED WITH AT LEAST ONE (1) LAYER OF 4X4-W4.0XW4.0 W.W.M. UNLESS NOTED OTHERWISE.
10. CONSTRUCTION JOINTS IN ALL CONTINUOUS FOOTINGS, WALLS, SLABS AND BEAMS SHALL BE NOT FURTHER APART THAN 60 FEET IN ANY DIRECTION.
11. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE WITHOUT THE ARCHITECT'S PRIOR REVIEW AND WRITTEN APPROVAL.
12. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED.
13. PLACE SLABS-ON-GRADE IN ACCORDANCE WITH ACI 302 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION".
14. CONCRETE AND REINFORCING MATERIALS TO CONFORM TO THE FOLLOWING STANDARDS;
 - a.) PORTLAND CEMENT AS PER ASTM C 150.
 - b.) AIR ENTRAINING PORTLAND CEMENT AS PER ASTM C 175.
 - c.) CONCRETE AGGREGATES AS PER ASTM C 33.
 - d.) WATER SHALL BE CLEAN AND FREE OF ANY INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALT, ORGANIC MATERIALS AND DELETERIOUS SUBSTANCES.
15. SLUMP SHALL NOT EXCEED 5" PLUS OR MINUS 1" FOR STONE AGGREGATE CONCRETE.
16. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. THE CONTRACTOR SHALL PROVIDE NECESSARY CHAIRS, REBARS, TIES, SPACERS, ETC., TO FURNISH SUPPORT TO ALL BARS.
17. ALL BEAMS AND SLABS SHALL BE CAST MONOLITHICALLY UNLESS OTHERWISE NOTED.
18. CONTRACTOR SHALL SUBMIT CONCRETE DESIGN MIXES TO ENGINEER FOR REVIEW AND APPROVAL.
19. ALL CONCRETE SHALL BE CONTROLLED CONCRETE AND SHALL BE TESTED IN ACCORDANCE WITH N.Y.C BUILDING CODE.
20. ALL REINFORCING BARS SHALL BE LAPPED AS INDICATED ON THE DRAWINGS, UNLESS OTHERWISE NOTED TERMINATE CONTINUOUS BARS AT DISCONTINUOUS ENDS WITH STANDARD HOOKS.
21. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 4 DAYS, CURING SHALL BE PERFORMED BY COVERING FRESHLY PLACED CONCRETE WITH PLASTIC SHEET AND MAINTAINING SHEET IN PLACE UNTIL CONCRETE IS CURED.
22. TEMPORARY SHORING AND RESHORING SHALL REMAIN IN PLACE AT LEAST 28 DAYS AFTER PLACEMENT OF CONCRETE.
23. SEE ARCHITECTURAL DRAWINGS FOR TYPE AND LOCATION OF ALL FLOOR FINISHES, FLOOR DEPRESSIONS AND CURBS.
24. SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING/DAMP-PROOFING DETAILS.
25. SEE ARCHITECTURAL, HVAC, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL WALL/SLAB OPENINGS.

1. ALL COLUMNS, BEAMS, GIRDERS SHALL CONFORM TO THE ASTM STANDARD A-992, WITH A MINIMUM YIELD STRENGTH OF 50KSI, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
2. STRUCTURAL STEEL FOR TUBES SHALL BE ASTM A500-GRADE B.
3. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A325 OR A490. ALL BOLTS SHALL BE 3/4 INCH DIAMETER, UNLESS NOTED OTHERWISE.
4. ALL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO AISC "ALLOWABLE STRESS DESIGN SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AND AISC "CODE OF STANDARD PRACTICE" 2016 EDITIONS.
5. 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. ALL WELDING ELECTRODES SHALL CONFORM TO A W 5 A5.1 GRADE E70 BARE ELECTRODES AND GRANULAR FLUX SHALL CONFORM TO A W 5 A5.17 F70 A W 5 FLUX CLASSIFICATION.
6. THE FABRICATOR/ERECTOR SHALL SUBMIT TO THE ARCHITECT, FOR REVIEW, ENGINEERED AND CHECKED DRAWINGS SHOWING SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS AND ERECTION DIAGRAMS FOR ALL STRUCTURAL STEEL.
7. UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS, ALL CONNECTIONS SHALL BE DESIGNED AND DETAILED BY THE FABRICATOR. CALCULATIONS SHALL BEAR THE SEAL AND SIGNATURE OF A NEW YORK STATE REGISTERED PROFESSIONAL ENGINEER. DETAILING SHALL BE PERFORMED USING RATIONAL ENGINEERING DESIGN AND STANDARD PRACTICE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE GENERAL DETAILS SHOWN ON THE DRAWINGS ARE CONCEPTUAL ONLY AND DO NOT INDICATE THE REQUIRED NUMBER OF BOLTS OR WELD SIZES, UNLESS SPECIFICALLY NOTED.
8. THE MINIMUM NUMBER OF BOLTS PER CONNECTION SHALL BE TWO (2).
9. MINIMUM FILLET WELDS SHALL COMPLY WITH THE AISC, BUT SHALL NOT BE LESS THAN 1/4 INCH, UNLESS NOTED OTHERWISE.
10. SIMPLE SHEAR CONNECTIONS SHALL BE CAPABLE OF END ROTATION AS PER THE REQUIREMENTS OF THE AISC CODE FOR UNRESTRAINED MEMBERS.
11. SHOP AND FIELD TESTING OF WELDS AND BOLTS SHALL BE AS FOLLOWS:
 - A. ALL WELDS SHALL BE VISUALLY INSPECTED. FIFTEEN (15) PERCENT AT RANDOM SHALL BE MEASURED.
 - B. FILLET WELDS FOR BEAM AND GIRDER SHEAR CONNECTION PLATES (30 PERCENT AT RANDOM) SHALL BE CHECKED BY MAGNETIC PARTICLE FOR FINAL PASS ONLY.
 - C. ULTRASONICALLY TEST 100 PERCENT OF ALL FULL PENETRATION WELDS.
 - D. THE OWNER'S TESTING AGENCY SHALL PERFORM ALL SHOP AND FIELD INSPECTION AND TESTING AS OUTLINED ABOVE.
 - E. THE STRUCTURAL STEEL FABRICATOR AND ERECTOR SHALL SCHEDULE ALL WORK TO ALLOW THE ABOVE TESTING REQUIREMENTS TO BE COMPLETED.
12. FABRICATE BEAMS WITH NATURAL CAMBER UP.
13. AFTER FABRICATION, ALL STEEL SHALL BE CLEANEED OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS.
14. ALL EXTERIOR ELEMENT AND LOOSE LINTELS TO BE PAINTED. EXTERIOR ELEMENTS ARE ANY ELEMENTS WHICH FALL OUTSIDE THE BUILDING INSULATION. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
15. PRIOR TO APPLICATION OF SPRAYED-ON FIREPROOFING, THE CONTRACTOR SHALL REMOVE, IN THE FIELD, ALL LOOSE MILL SCALE OR RUST.
16. THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.
17. SHOP DRAWINGS FOR STEEL CONNECTIONS, MUST BE SUBMITTED FOR APPROVAL BY STEEL CONTRACTOR.
18. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC'S "MANUAL OF STEEL CONSTRUCTION" LATEST EDITION.
19. ALL STEEL DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC'S "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS"
20. ALL BEAM TO GIRDER & BEAM TO BEAM CONNECTIONS SHALL BE BOLTED USING 3/4" DIA. A325 BEARING BOLTS, IN STANDARD HOLES, OR SLIP CRITICAL BOLTS IN OVERSIZED OR SLOTTED HOLES.
21. ALL BEAM TO BEAM & BEAM TO GIRDER CONNECTIONS SHALL BE OF TWO SIDED WEB ANGLE CONNECTIONS, PER AISC SPECIFICATIONS, LATEST EDITION.
22. CUTS, HOLES, COPES, ETC REQUIRED FOR WORK SHALL BE SHOWN ON SHOP DRAWINGS AND MADE IN THE SHOP. CUTS OR BURNING OF HOLES IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED.
23. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNLESS OTHERWISE NOTED.
24. ALL CLIP ANGLES, BASE PLATES, GUSSET PLATES, COLUMN REINFORCING PLATES, AND COLUMN CAP PLATES SHALL CONFORM TO ASTM STANDARD A36 UNLESS OTHERWISE NOTED.
25. ALL FIELD SPLICES AND CONNECTIONS SHALL BE WELDED OR BOLTED USING HIGH STRENGTH BOLTS.
26. SPLICES SHALL BE DESIGNED TO DEVELOP THE FULL CAPACITY OF THE MEMBER AT THE POINT OF SPLICE UNLESS OTHERWISE NOTED. MEMBERS SHALL NOT BE SPLICED AT THE POINTS OF MAXIMUM STRESS.
27. PROVIDE TEMPORARY BRACING OR GUYS TO PROVIDE LATERAL SUPPORT UNTIL PERMANENT NEW STRUCTURAL CONCRETE SLABS ARE INSTALLED AND FULLY CURED.
28. ALL WELDS NOT SPECIFICALLY CALLED OUT SHALL BE AT LEAST THE MINIMUM WELD SIZE AS SPECIFIED BY THE AISC MANUAL OF STEEL DESIGN LATEST EDITION.
29. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING LOCATIONS SHALL BE REPEATED.
30. ALL EXISTING STEEL SHALL BE CLEANEED AS A W 5 LATEST EDITION IN PREPARATION FOR WELDING NEW STEEL TO EXISTING MEMBERS.
 - A. ALL EXTERIOR EXPOSED STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED (G90).
32. SEE ARCHITECTURAL DRAWINGS FOR TYPE AND LOCATION OF ALL FLOOR FINISHES, FLOOR DEPRESSIONS AND CURBS.
33. SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING/DAMP-PROOFING DETAILS.
34. SEE ARCHITECTURAL, HVAC, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL WALL/SLAB OPENINGS.
35. SEE SPECIFICATION SECTION "CAST-IN-PLACE CONCRETE" FOR ADDITIONAL REQUIREMENTS.

1. REINFORCING BARS TO BE DEFORMED AND CONFORM TO ASTM A996 GRADE 60 WITH MINIMUM YIELD STRESS $F_y=60,000$ psi
2. ALL CONTINUOUS REINFORCING BARS TO BE LAPPED 36 BAR DIAMETERS AT SPLICES AND CORNERS UNLESS OTHERWISE INDICATED. LAP CONTINUOUS BOTTOM BARS AT SUPPORTS AND TOP BARS AT CENTER OF SPANS. SPLICES SPACED CLOSER THAN 12 BAR DIAMETERS TO EACH OTHER OR 6" FROM ANY OUTSIDE EDGE SHALL BE INCREASED TO 43 BAR DIAMETERS (20%).
3. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS.
4. PROVIDE 1-#5 BAR x 3'-0" LONGER THAN OPENING FOR EACH 4" OF WALL THICKNESS, OVER ALL OPENINGS UNLESS OTHERWISE INDICATED.
5. ALL BARS SHALL BE HELD SECURELY IN PROPER POSITION WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO PROPERLY SUPPORT BARS.
6. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:
 - a.) FOOTINGS AND OTHER MEMBERS PLACED DIRECTLY ON GROUND 3"
 - b.) CONCRETE THAT AFTER REMOVAL OF FORMS IS IN CONTACT WITH THE GROUND OR EXPOSED TO WEATHER 2" FOR BARS LARGER THAN #5, AND 1- 1/2" FOR #5 BARS OR SMALLER.
 - c.) SLABS AND WALLS NOT EXPOSED TO WEATHER OR GROUND 3/4". d.) BEAMS AND GIRDERS NOT EXPOSED TO WEATHER OR GROUND 1- 1/2".
7. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
8. CONTRACTOR SHALL INSTALL ALL PIPE SLEEVES, BOXED OPENINGS, ANCHOR BOLTS, BEARING PLATES, ETC. AS REQUIRED FOR VARIOUS TRADES.
9. PROVIDE SHOP DRAWINGS PRIOR TO PLACEMENT OF CONCRETE.

DESIGN LOAD SCHEDULE ^a			
ITEM		VALUE	BUILDING CODE REFERENCE
DEAD LOAD ^o		PER MATERIAL	ASCE7-10 §C3
PARTITION LOAD		6 Psf	B.C. 1607.5
LIVE LOAD	RESIDENTIAL AREA	40 Psf	B.C. 1607
	BALCONY	60 Psf	
	ROOF TERRACE	100 Psf	
	ROOF	30 Psf	
SNOW ^b LOAD	GROUND	25 Psf	B.C. 1608
	ROOF	20 Psf	
WIND ^c LOAD	DESIGN BASE SHEAR	60 Kips	B.C. 1609.3
EARTHQUAKE ^d LOAD	DESIGN BASE SHEAR	60 Kips	B.C. 1613

- SCOPE OF WORK:**
COMBINE AND ALTERATION OF (2)4-STORY BUILDINGS. INSTALL NEW ELEVATOR AND ONE STORY ON TOP OF EXISTING ROOF.

NOTE:

 1. ALL ELEVATION REFER TO NAVD OF 1988.
 2. SEISMIC DESIGN CATEGORY: E.
 3. BUILDING COMPLY WITH EARTHQUAKE REQUIREMENT AS PER B.C. 1613-1617.
 4. BUILDING COMPLY WITH STRUCTURAL INTEGRITY REQUIREMENTS AS PER B.C. 1616.

DOB RELATED APPLICATIONS:
GENERAL CONSTRUCTION APPLICATION
FOUNDATION APPLICATION
SOE APPLICATION

DOBNOHW# B00969633-11
DOBNOHW# B00969633-S1
DOBNOHW# B00969633-S3

SHEET NO.	DRAWING TITLE
S-001	GENERAL NOTES
S-101	CELLAR & BASEMENT PLAN
S-102	1ST FLOOR PLAN
S-103	2ND FLOOR PLAN
S-104	3RD FLOOR PLAN
S-105	4TH FLOOR PLAN
S-106	5TH FLOOR PLAN
S-107	ROOF PLAN
S-108	STAIR BULKHEAD PLAN
S-201	STRUCTURAL DETAILS I
S-202	STRUCTURAL DETAILS II
S-203	STRUCTURAL DETAILS III

A.) ALL WALLS AND PIERS SHALL HAVE HORIZONTAL JOINT REINFORCEMENTS AT 16" O.C. CONSISTING OF TWO (2) # 9 GAGE RODS WITH 9 GAGE CROSS TIES AT 16" O.C., GALVANIZED WITH 0.8 OZ. ZINC COATING, ASTM A116, CLASS 3 (TWO (2) RODS IN C.M.U. AND ONE (1) ROD IN FACE BRICK). REINFORCEMENT SHALL LAP AT CORNERS AND INTERSECTIONS.

B.) THE MINIMUM CLEAR DISTANCE BETWEEN PARALLEL BARS EXCEPT IN COLUMNS SHALL BE EQUAL TO THE NOMINAL DIAMETER OF THE BAR.

C.) VERTICAL REINFORCEMENT SHALL BE LAP SPICED A MINIMUM OF 40 BAR DIAMETER (1'-6 MINIMUM) WHERE REQUIRED.

D.) ALL BARS SHALL BE COMPLETELY EMBEDDED IN MORTAR OR GROUT. ALL BARS SHALL HAVE A COVERAGE OF MASONRY NOT LESS THAN:

BARS LARGER THAN #5	-	2"
#5 BARS OR SMALLER	-	1-1/2"

E.) VERTICAL REINFORCEMENT OF AT LEAST TWO #4 BARS SHALL BE PROVIDED CONTINUOUSLY FROM SUPPORT TO SUPPORT AT EACH CORNER, AT EACH SIDE OF EACH OPENING AND AT THE ENDS OF WALLS.

F.) HORIZONTAL REINFORCEMENT NOT LESS THAN ONE #4 BAR SHALL BE PROVIDED:

1. AT THE BOTTOM AND TOP OF WALL OPENINGS AND SHALL EXTEND NOT LESS THAN 24 IN. NOR LESS THAN 40 BAR DIAMETERS PAST THE OPENING.
2. CONTINUOUSLY AT STRUCTURALLY CONNECTED ROOF AND FLOOR LEVELS AND AT THE TOP OF WALLS.
3. AT THE BOTTOM OF THE WALL OR IN THE TOP OF THE FOUNDATIONS WHEN DOWELLED TO THE WALL
4. AT MAXIMUM SPACING OF 10'-0" UNLESS UNIFORMLY DISTRIBUTED JOINT REINFORCEMENT IS PROVIDED. REINFORCEMENT AT THE TOP AND BOTTOM OF OPENINGS WHEN USED IN DETERMINING THIS MAXIMUM SPACING SHALL BE CONTINUOUS IN THE WALL.

11. PROVIDE ADEQUATE VERTICAL SUPPORT BRACING AS REQUIRED DURING CONSTRUCTION TO WITHSTAND LATERAL LOADS AND THE PRESSURES OF FLUID GROUT.

12. CONCRETE MASONRY SHALL BE PROTECTED FROM ABSORBING MOISTURE AND WATER WHILE AT THE PLANT, DURING SHIPMENT AND AT THE SITE DURING CONSTRUCTION.

13. ANCHORS, WALL PLUGS, ACCESSORIES AND OTHER ITEMS TO BE BUILT IN SHALL BE INSTALLED AS THE MASONRY WORK PROGRESSES. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DETAILS.

14. MASONRY WALLS SHALL BE ANCHORED TO THE FLOOR SLAB OR CURB WITH #5 DOWELS AT 24" O.C. THESE BARS SHALL BE HOOKED AND EMBEDDED INTO THE CONCRETE AND EXTEND AT LEAST 1'-6" INTO THE MASONRY AND GROUTED SOLID, UNLESS OTHERWISE SHOWN.

15. POINTS OF BEARING SHALL BE ON A MINIMUM OF TWO (2) COURSES OF HOLLOW MASONRY GROUTED SOLID.

16. WALLS WHICH TERMINATE BELOW FLOOR DECKS SHALL BE ANCHORED Laterally WITH L4"x4"x1/4" ANGLES SPACED AT 4'-0" O.C. EACH SIDE OF THE WALL.

17. PROVIDE LOOSE LINTELS FOR OPENINGS IN BRICK FACADE AS FOLLOWS:

PROGRESSIVE INSPECTIONS	
INSPECTION ITEM	BUILDING CODE REFERENCE
STRUCTURAL WOOD FRAME	B.C. 110.3.3
FINAL	28-116.2.4, B.C. 110.5



NTD ENGINEERING
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TEL: +1 646-705-5819 [HTTP://NTDENG.NET](http://ntdeng.net)

PROJECT NAME & ADDRESS:

112-114 CHAMBER STREET,
NEW YORK, NY 10007

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[illegible]

DATE:	10-10-2024	SEAL & SIGNATURE
PROJECT NO.:	24-0432	
DRAWING BY:	K.Y.	
CHECK BY:	LL	
DRAWING NO.:		

S-001.00

Page: 1 of 12

NYC DOB STAMP & SIGNATURES

SPECIAL INSPECTIONS PER NYCBC	
INSPECTION ITEM	BUILDING CODE REFERENCE
CONCRETE CAST IN PLACE	B.C. 1705.3
STRUCTURAL STABILITY-ALTERATION OF EXISTING BUILDINGS	B.C. 1705.25.1
STRUCTURAL STEEL-DETAILS	B.C. 1705.2.2
STRUCTURAL STEEL-HIGH STRENGTH BOLTING	B.C. 1705.2.3
STRUCTURAL COLD-FORMED STEEL	B.C. 1705.2.6
STRUCTURAL STEEL-WELDINGS	B.C. 1705.2.1
MASONRY	B.C. 1705.4



CLIENT/ARCHITECT

ALTERATION OF 5 STORY BUILDING

APPENDIX IX

[illegible]

CELLAR PLAN

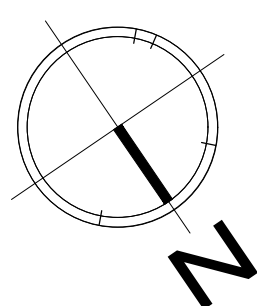
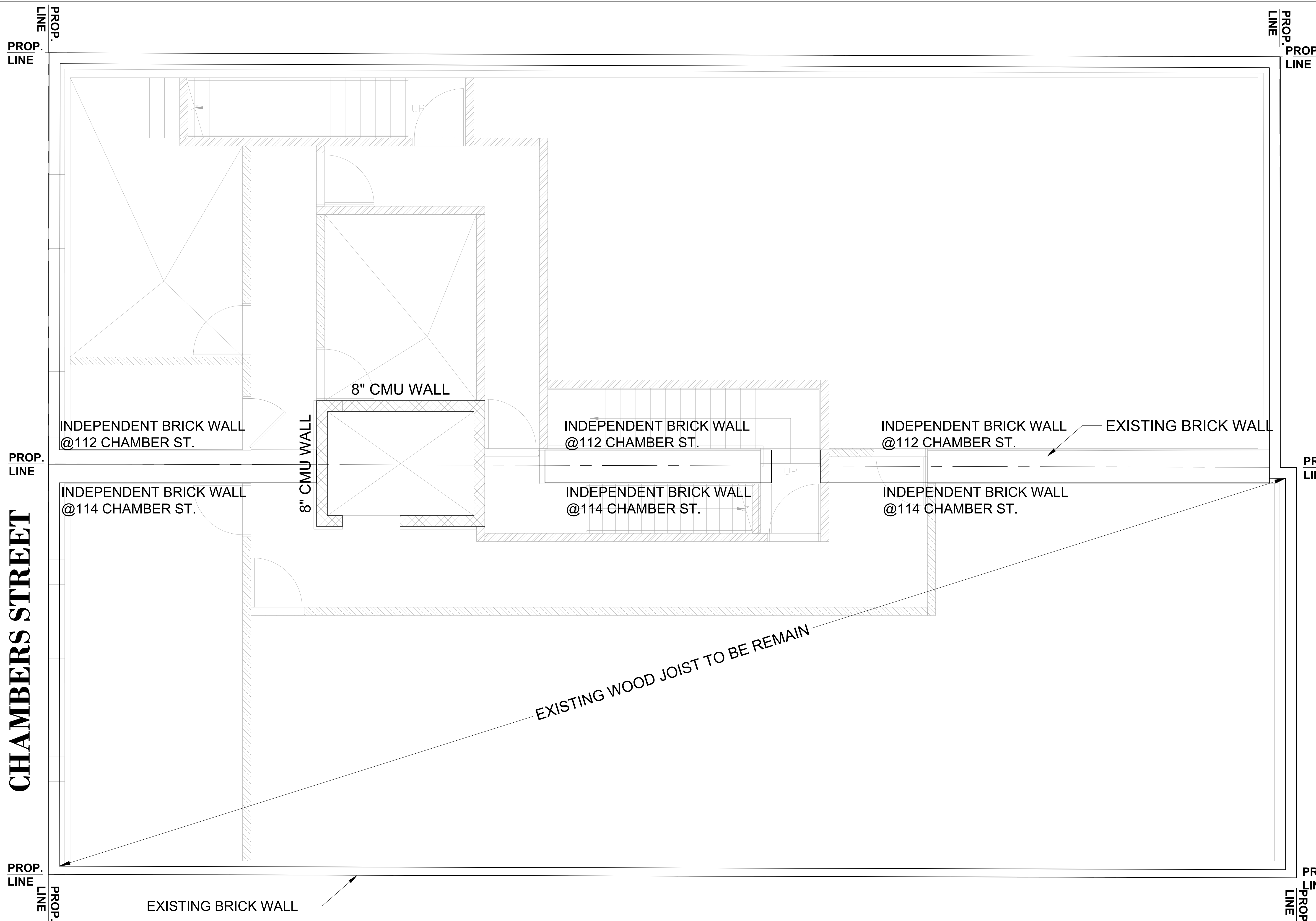
A circular professional engineer seal for the State of New York. The outer ring contains the text "STATE OF NEW YORK" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the name "LI-YUAN LIN" is written in an arc. Below the name is a crest featuring a shield with a sun, flanked by two figures, and topped with a torch. The license number "093697" is printed below the crest. A blue ink signature is written across the seal.

S-101.00

Page: 2 of 12

NYC DOB STAMP & SIGNATURES

NYC DOB BSCAN



SCALE: 3/8"=1'-0"

CELLAR PLAN
T.O.FLR. EL. = 17.48'





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ALTERATION OF 5 STORY BUILDING

APPENDIX IX

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3RD FLOOR PLAN

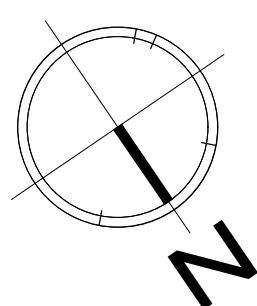
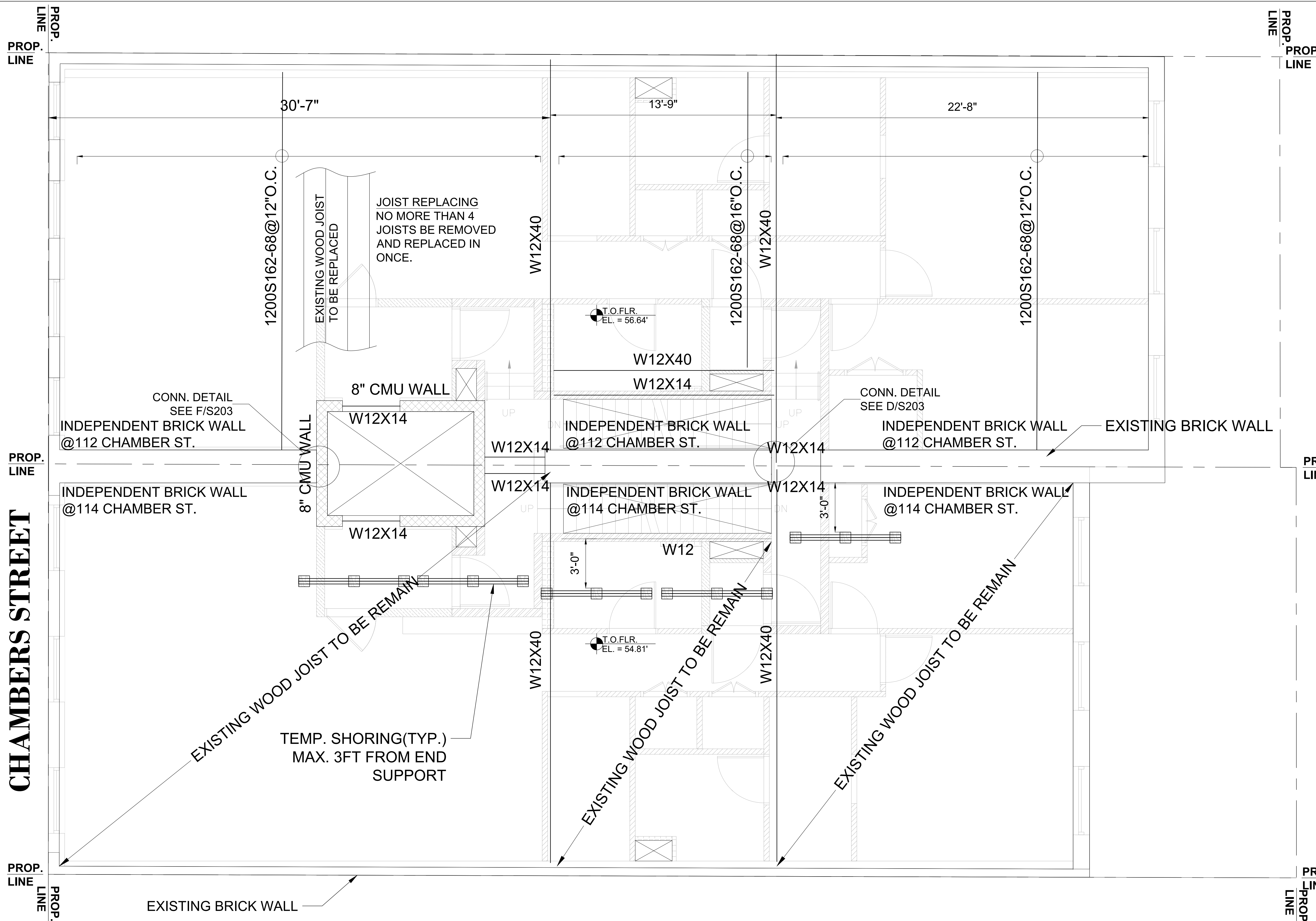
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PROJECT NO.:	24-0432	
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CHECK BY:	L.L.	
DRAWING NO.:		

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Page: 5 of 12

NYC DOB STAMP & SIGNATURES

NYC DOB BSCAN



SCALE: 3/8"=1'-0"

3RD FLOOR PLAN



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[illegible]

4TH FLOOR PLAN

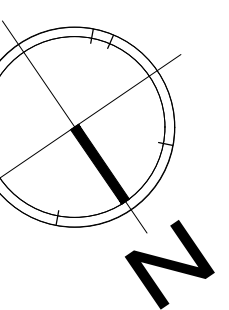
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DRAWING NO.:		

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Page: 6 of 12

NYC DOB STAMP & SIGNATURES

NYC DOB BSCAN



SCALE: 3/8"=1'-0"

T.O.FLR. EL. = 66.48'/67.73'

PROP. LINE	PROP. LINE
---------------	---------------

PROP.	LINE	PROP.	LINE
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This architectural floor plan illustrates a building section with various structural elements and dimensions. The plan includes the following details:

- Dimensions:**
 - Overall width: 12'-10 1/2"
 - Overall depth: 17'-9"
 - Section width: 19'-8"
 - Internal width: 13'-1"
 - Internal depth: 9'-10"
 - Other dimensions: 8", 3'-2", 3", 8", 17'-9"
- Wall Types and Details:**
 - 8" CMU WALL:** Located on the left side, featuring a large square opening.
 - METAL STUD WALL:** 362S162-43@12" O.C., with 4"X16GA. X-STRAPS.
 - STUD WALL BELOW:** Indicated in several locations, including the bottom right and along the right edge.
- Structural Members:**
 - W12X40:** Vertical steel beams.
 - W12X14:** Horizontal steel beams.
- Other Features:**
 - Diagonal hatching in the bottom right corner.
 - Rectangular openings in the walls.
 - Labels for "DN" (Down) and "UP" (Up) indicating stair or ramp directions.

T.O.FLR. EL. = 88.31'



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ALTERATION OF 5 STORY BUILDING

APPENDIX IX

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NYC DOB BSCAN

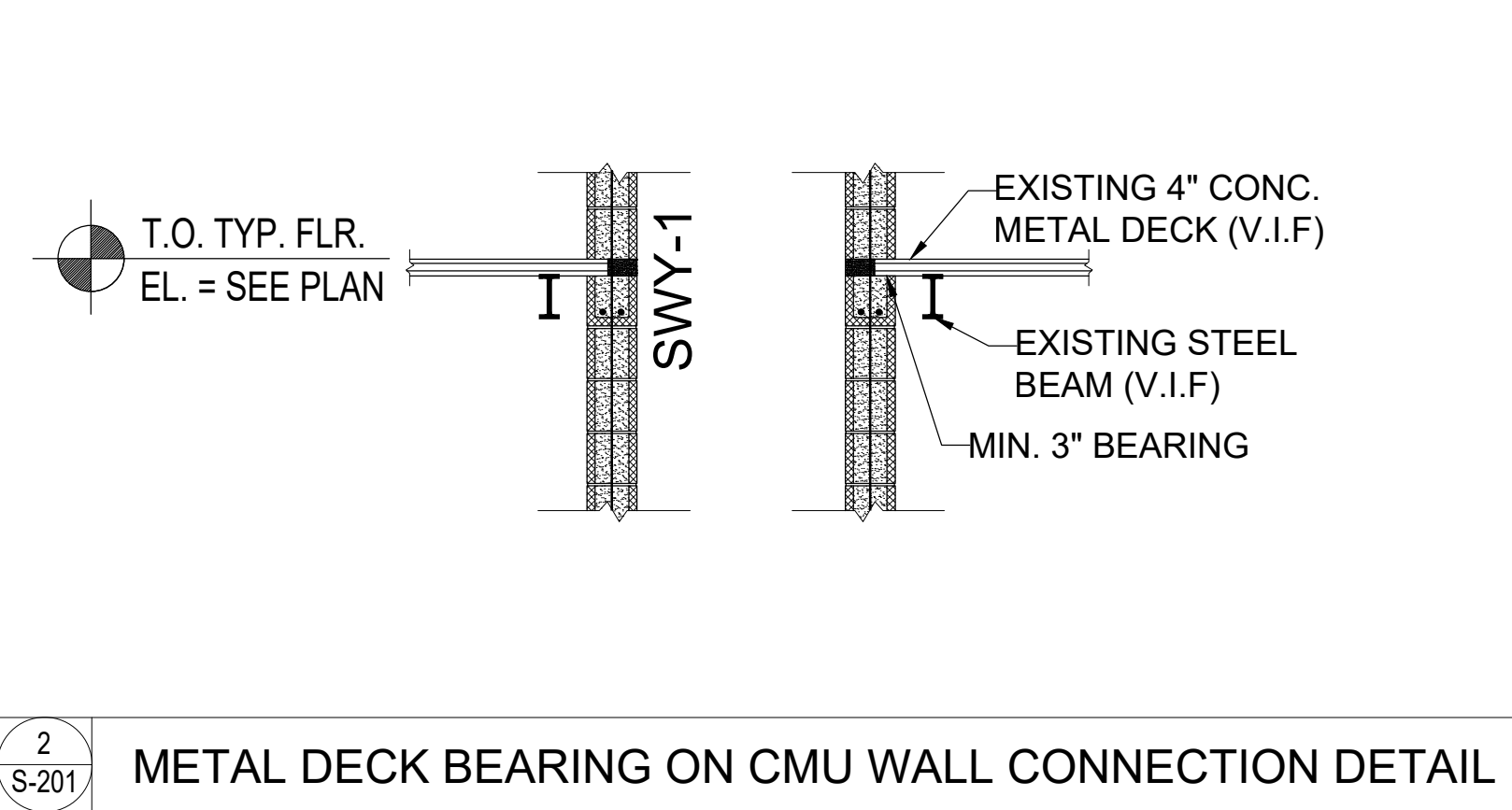
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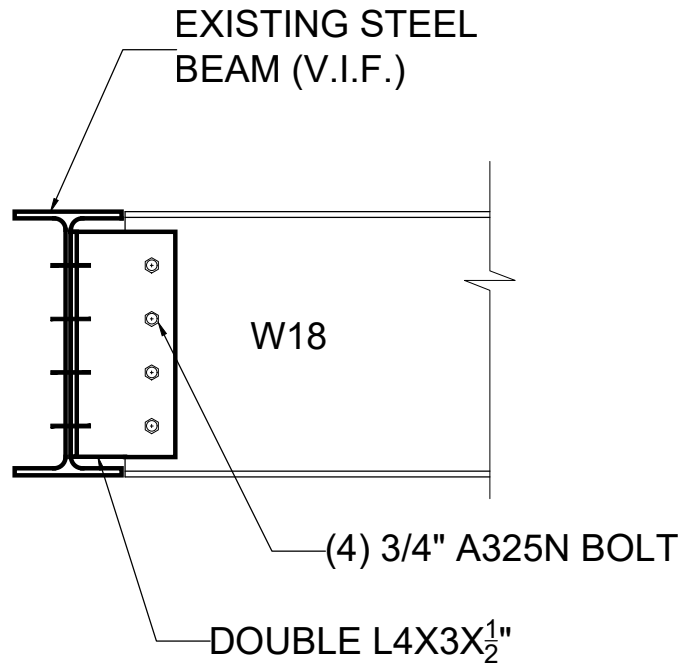
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NYC DOB BSCAN

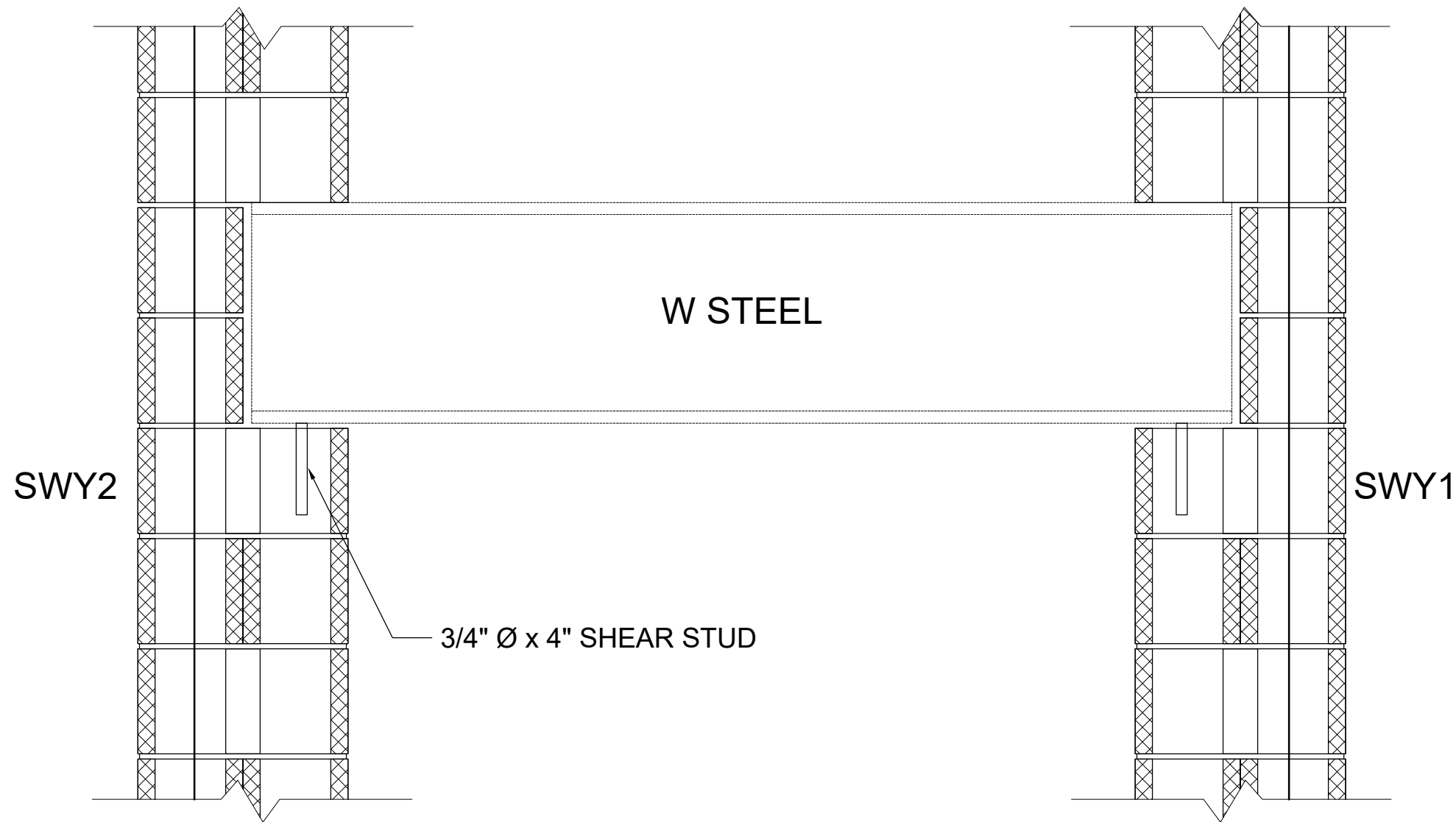


COMPRESSION LAP-SPLICE LENGTH	
REBAR SIZE	GRADE OF REINFORCEMENT
	60 KSI
#3	12"
#4	15"
#5	19"
#6	23"
#7	27"
#8	30"
#9	34"
#10	38"
#11	43"

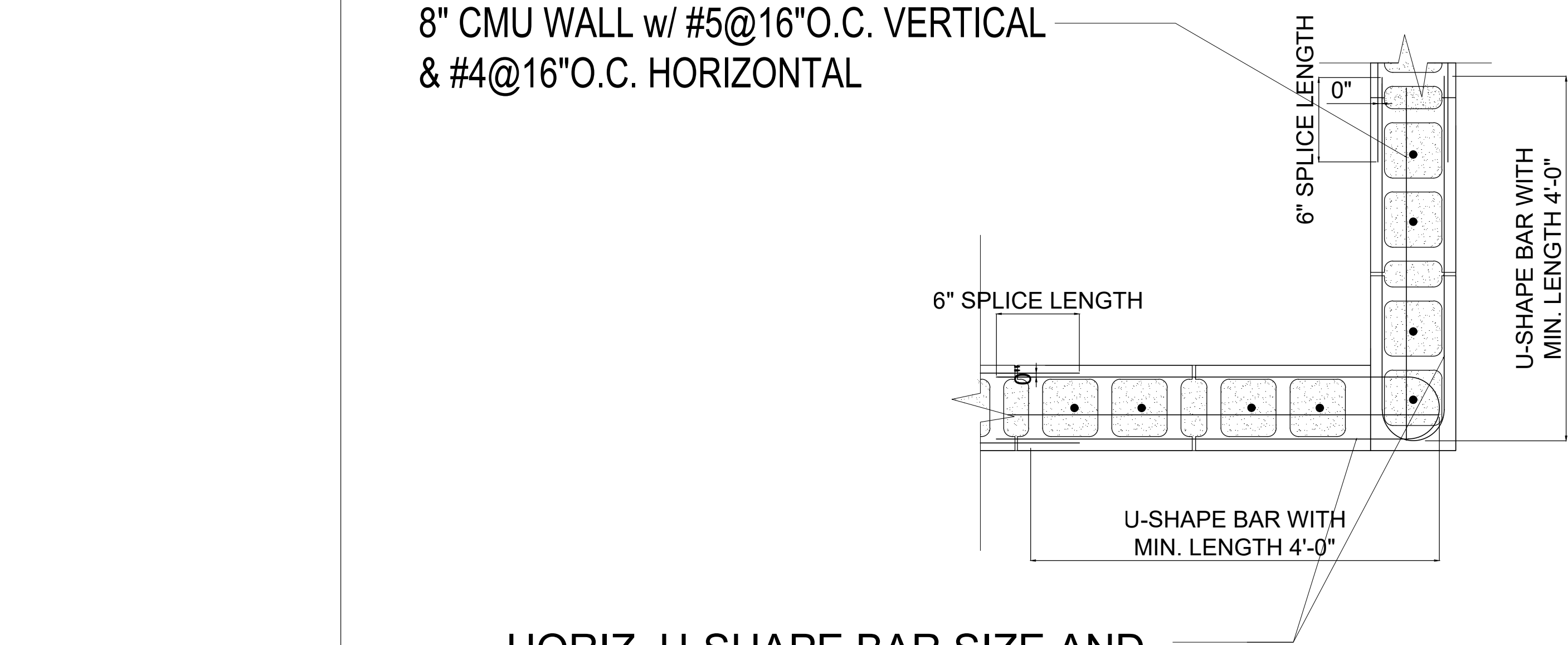


MASONRY SHEAR WALL SCHEDULE			
	THICKNESS		
CUM WALL	8 in	JAMB STEEL	#6 BARS
		VERTICAL	#5 @ 16" O.C.
		HORIZONTAL	#4 @ 16" O.C.

1. ALL SHEAR WALL ARE FULLY GROUTED EVERY CELL. W/ 4000PSI NORMAL WEIGHT CONCRETE
2. 8"X8"/12"X8" CONC BOND BEAM WITH (2) #5 REBARS AT EVERY FLOOR BELOW THE DECK.



NOTE: ALL CMU CELLS ARE FULLY GROUTED



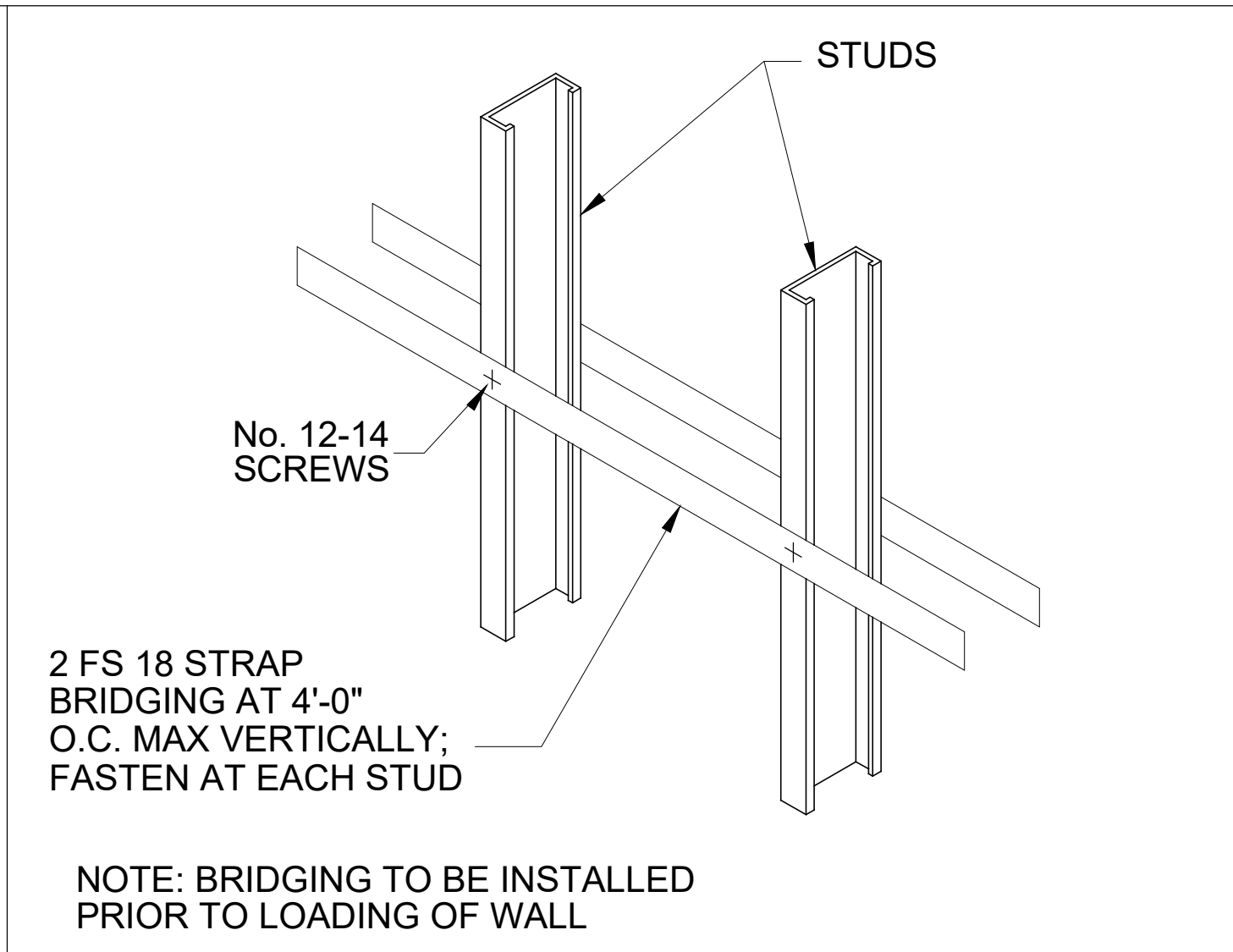
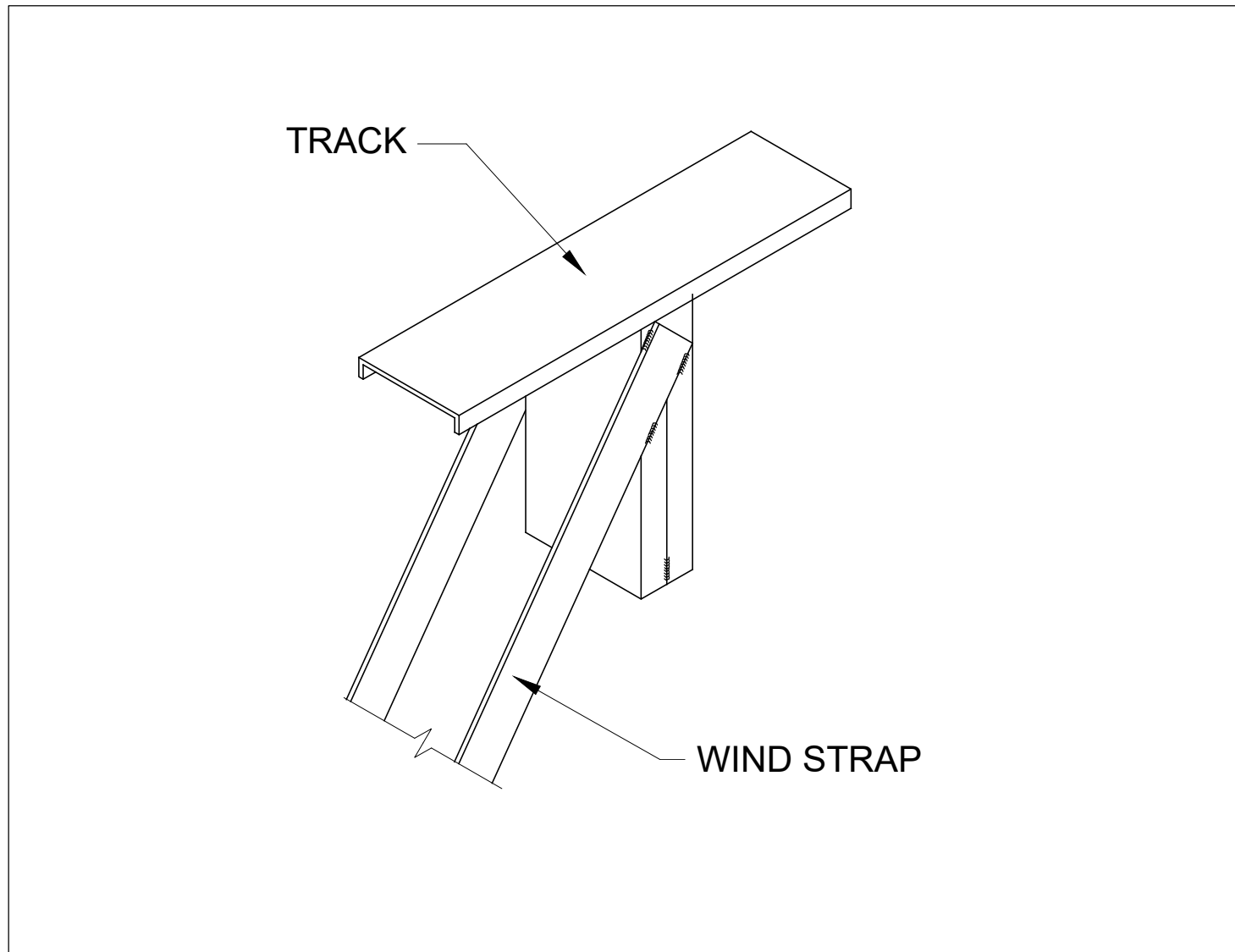
HORIZ. U-SHAPE BAR SIZE AND
SPACING SAME AS HORIZ. REBAR

CMU WALL CORNER CONN. DETAIL

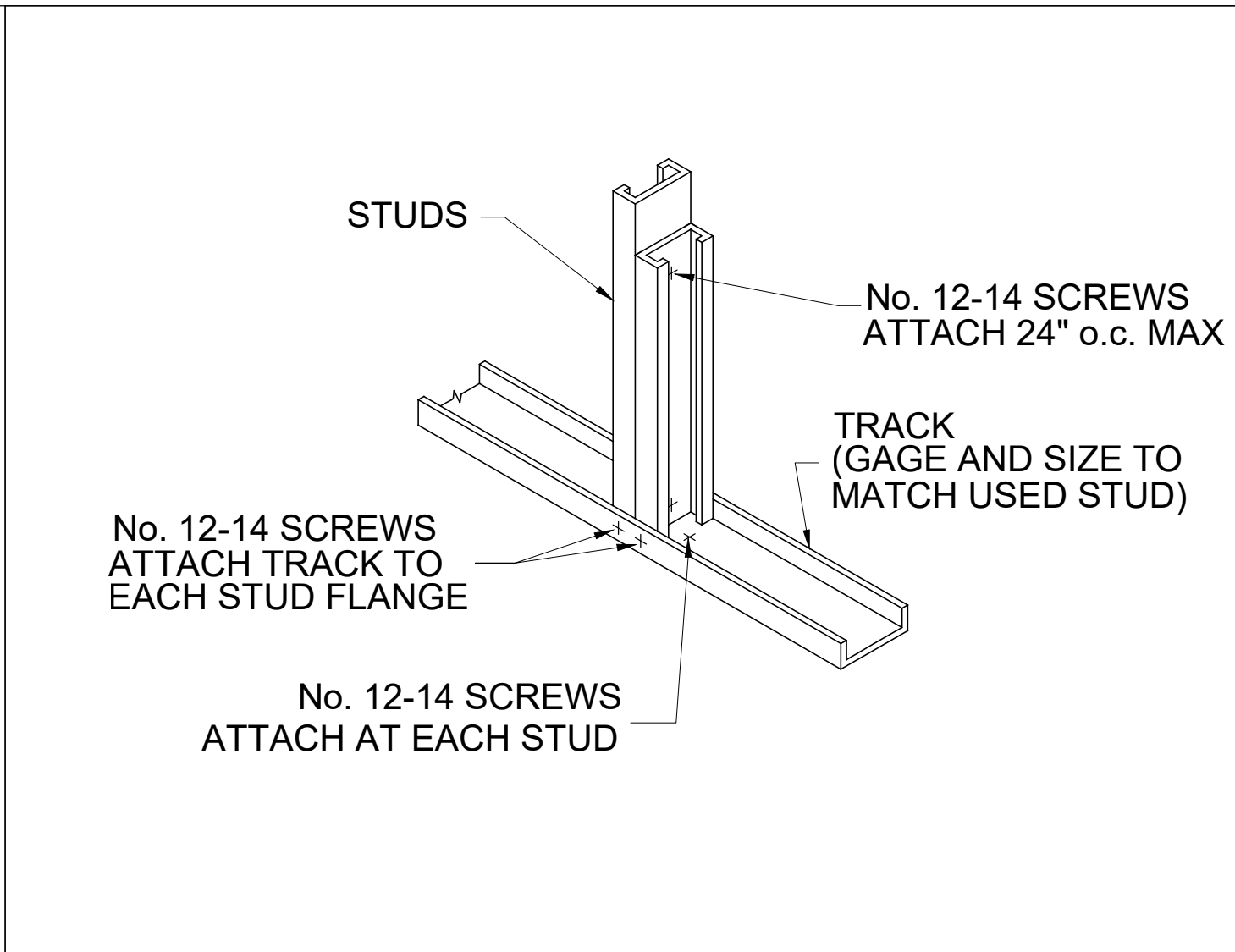
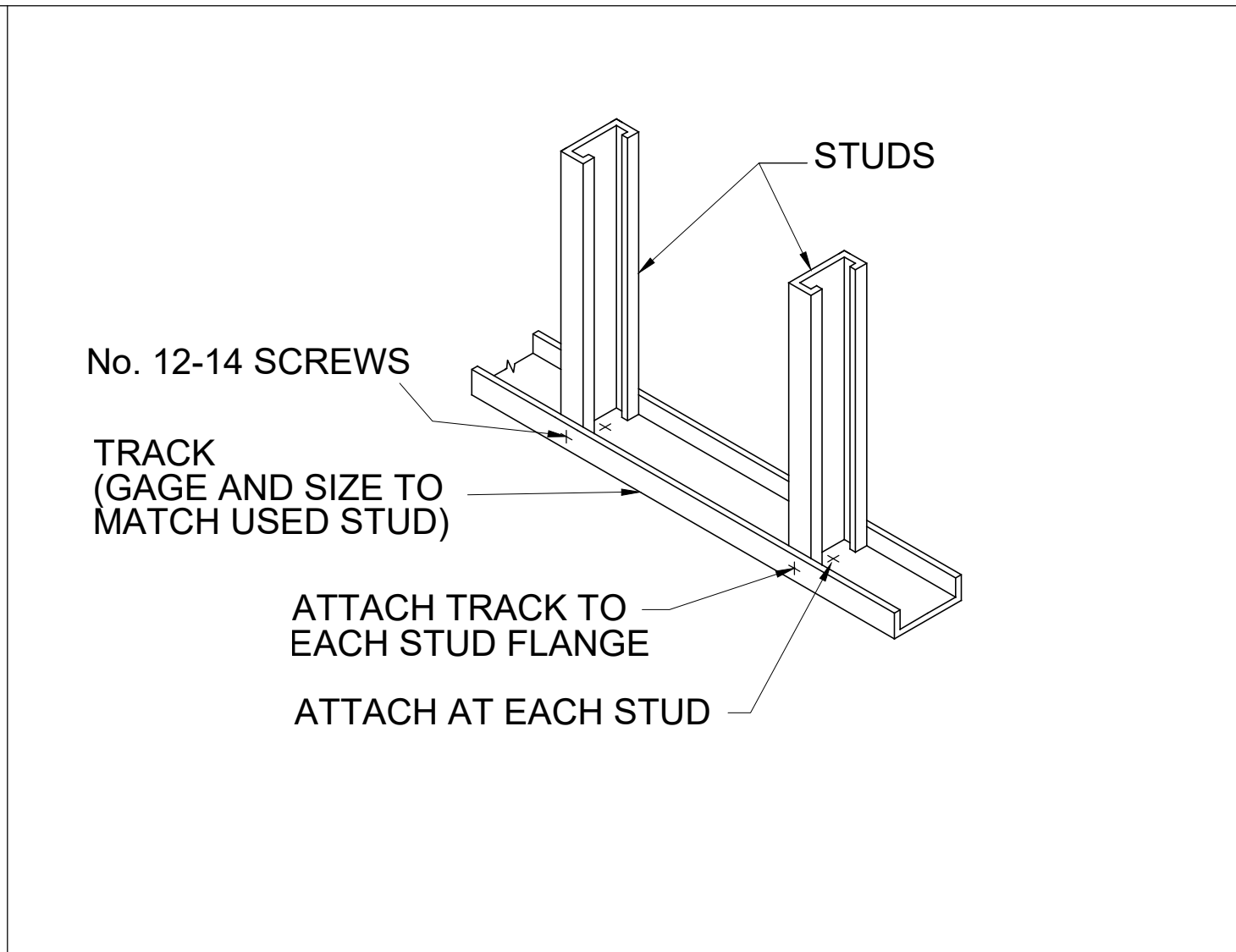
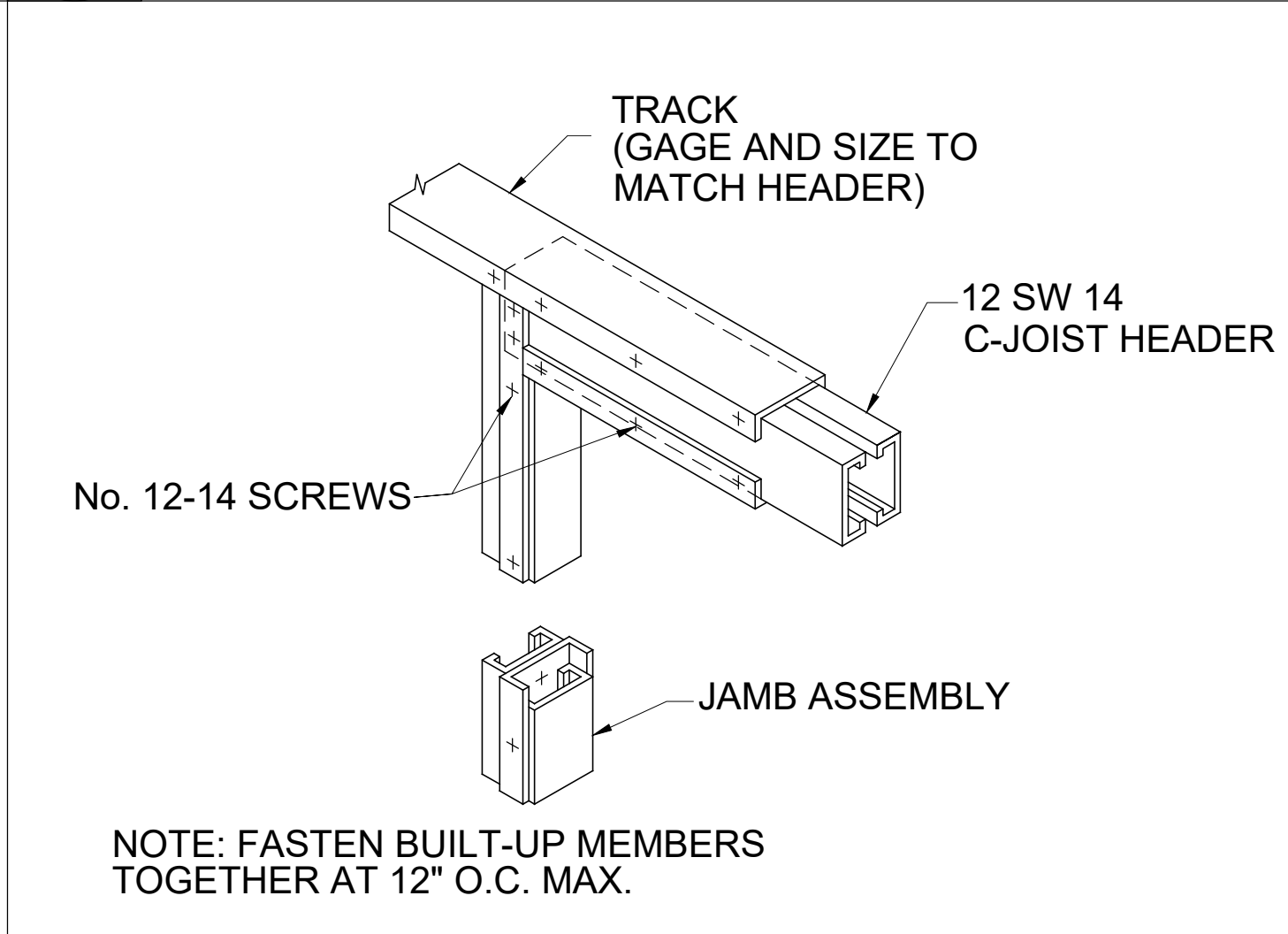
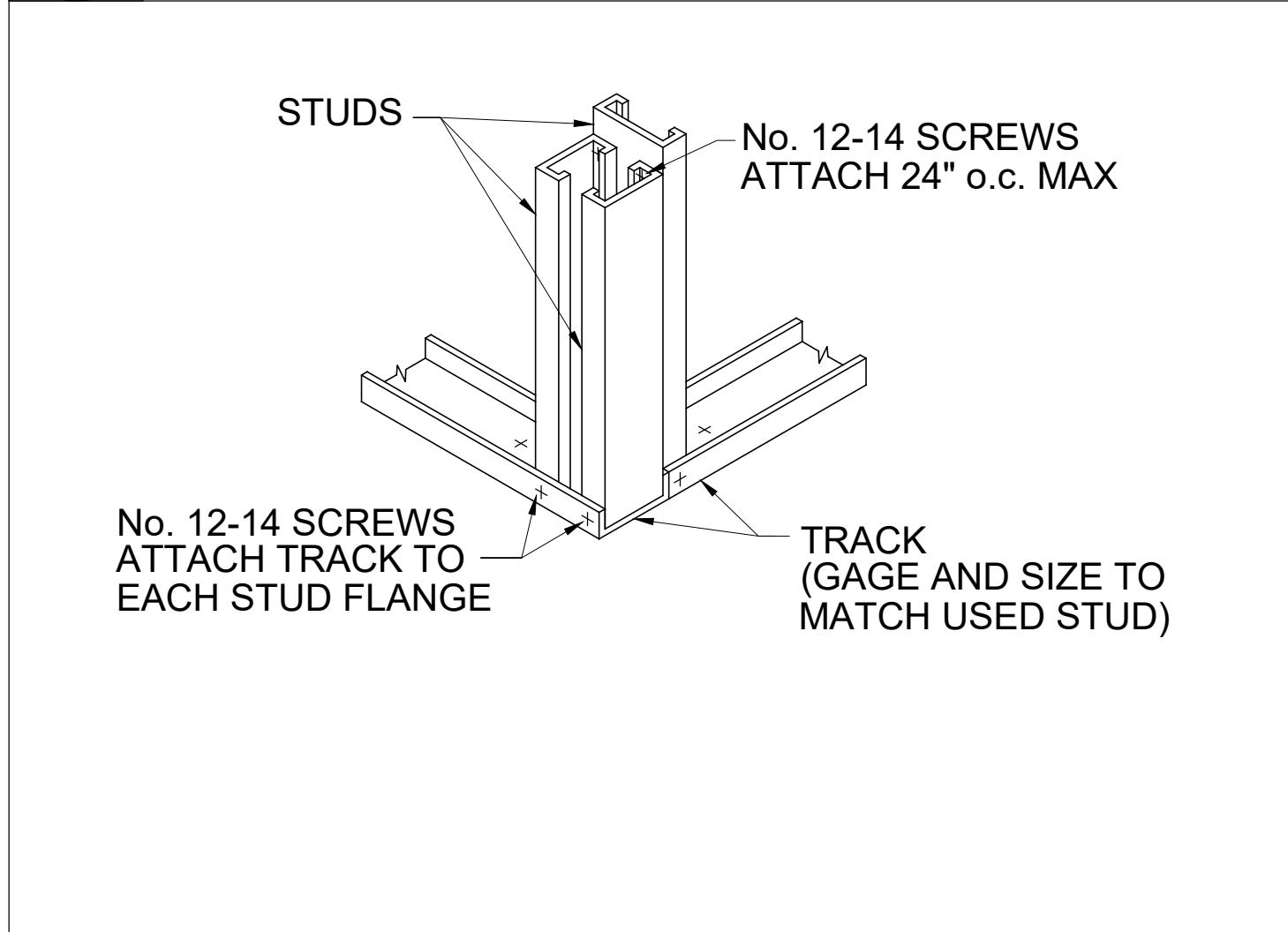
APPENDIX IX

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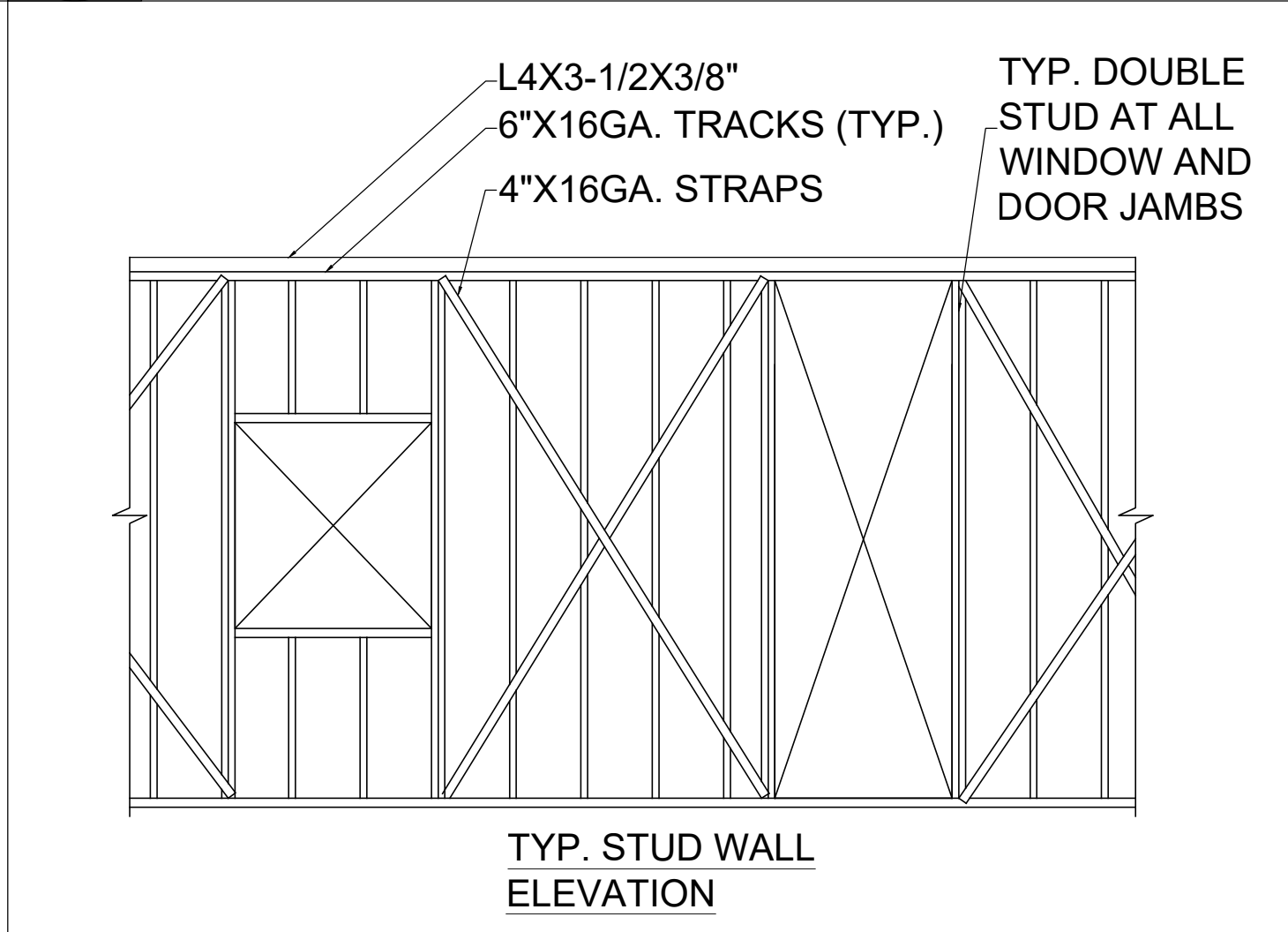
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2	BRIDGING AND BRACING -
S-202	BEARING WALL BRIDGING

BRIDGING AND BRACING -
TOP CONNECTION

6	LOAD BEARING WALL -
S-202	BEARING HEADER



LOAD BEARING WALL -
THREE STUD CORNER

6	LOAD BEARING WALL -
S-202	BEARING HEADER

7 S-202 TYPICAL STUD WALL DETAIL



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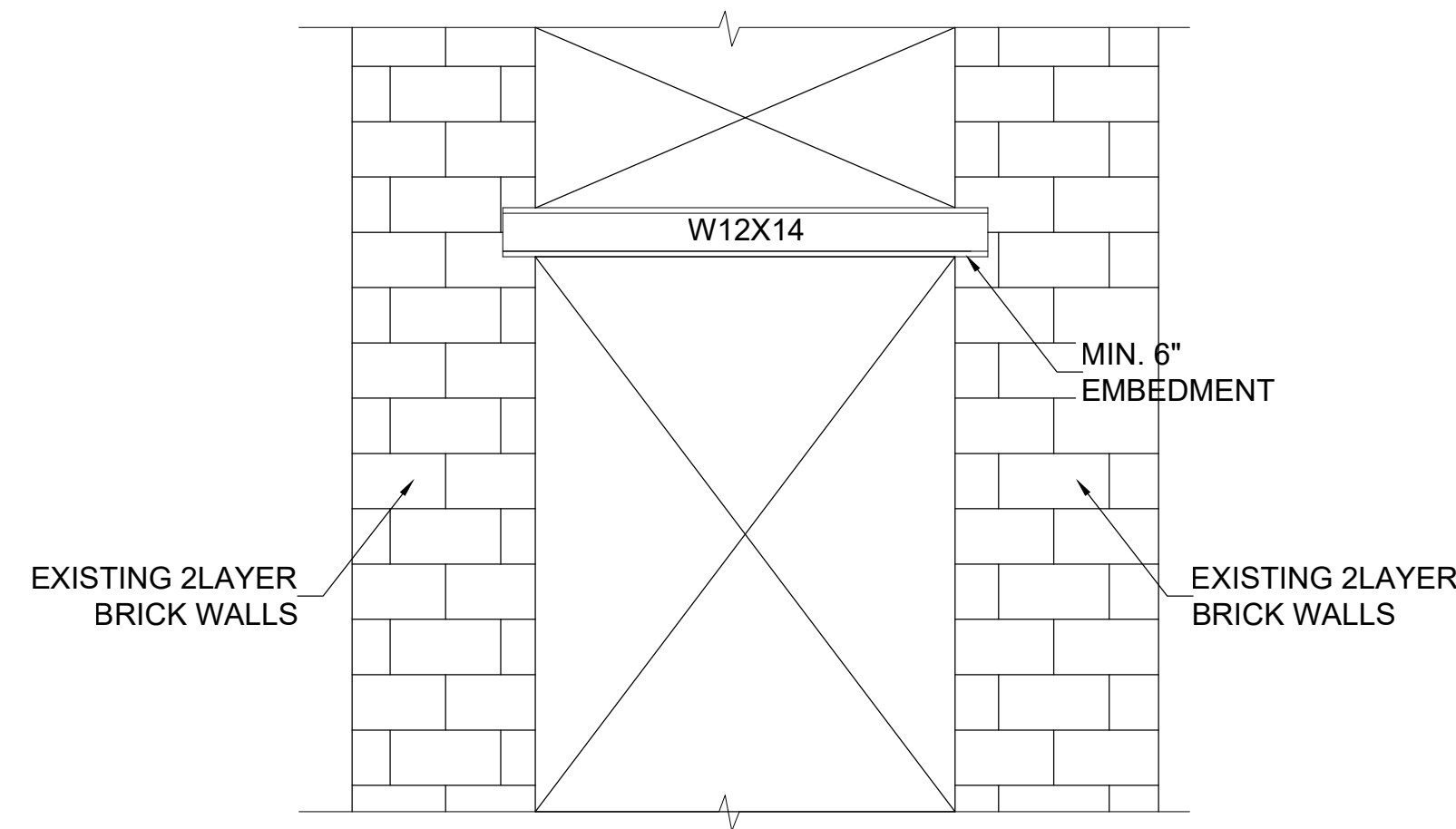
**STRUCTURAL
DETAIL II**

SEAL & SIGNATURE

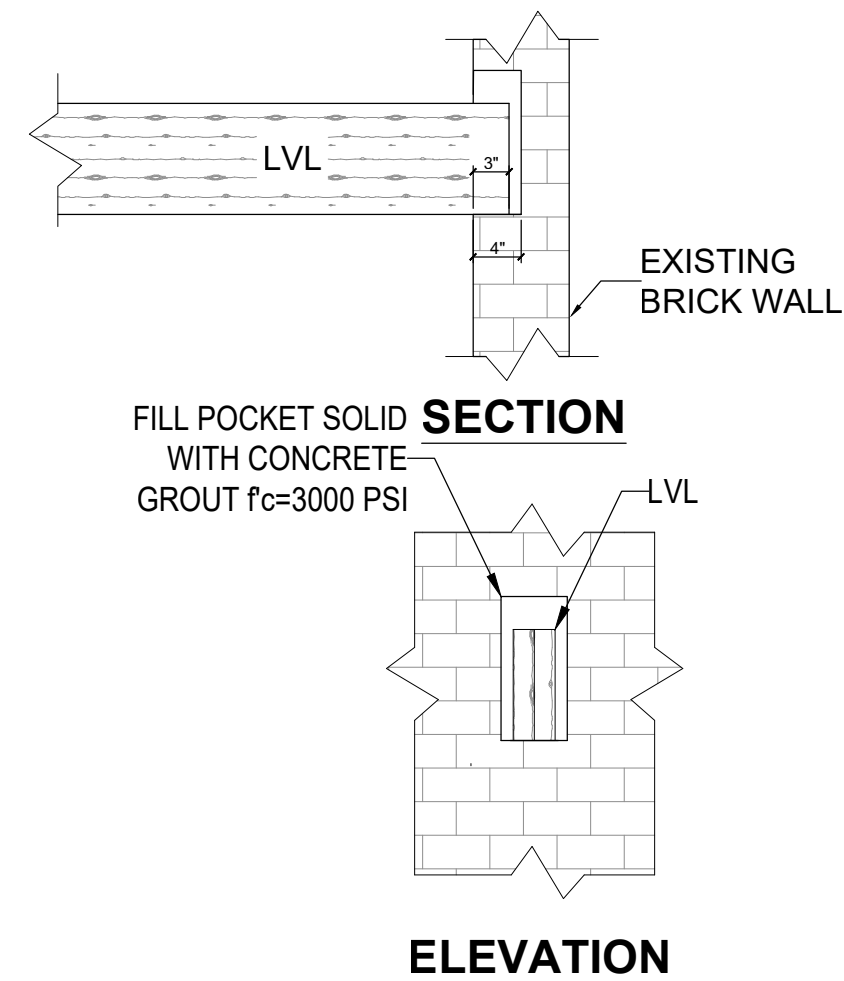
STATE OF NEW YORK
LI-YUAN LIN
LICENSED PROFESSIONAL ENGINEER
093697

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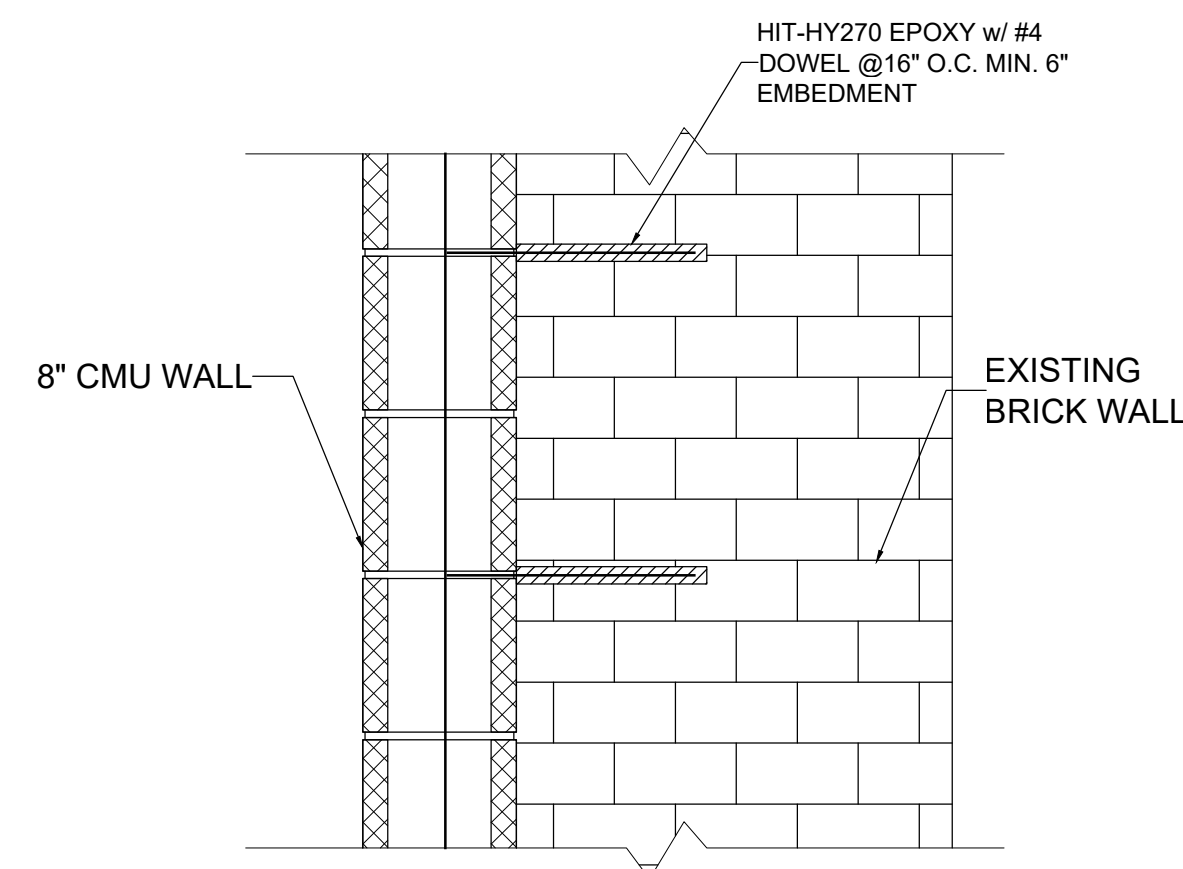
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D STEEL LINTEL DETAIL
S-203 SCALE: N.T.S.



E POCKET DETAIL
S-203 SCALE: N.T.S.



CMU AND EXISTING BRICK
WALL CONN. DETAIL

S-203 SCALE: N.T.S.

NYC DOB BSCAN

February 25, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-24-05964

112-114 Chambers Street – Tribeca South Historic District Extension Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 496 7153

Passcode: 846842

By Phone: 646-828-7666 (NY)

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