



January 30, 2020

New York City Office of Environmental Remediation
City Voluntary Cleanup Program
c/o Shaminder Chawla
100 Gold Street, 2nd Floor
New York, NY 10038

Re: VCP # 20CVCP056X
E-Designation #19EHAN410X
1745 West Farms Roads, Bronx, New York
Remedial Action Work Plan (RAWP) Stipulation List

Dear Mr. Chawla:

Tyll Engineering and Consulting, PC (TEC) hereby submits a Remedial Action Plan (RAWP) Stipulation List for the 1745 West Farms Road property (the “Site”) to the New York City Office of Environmental Remediation (OER) on behalf of 1745 West Farms Road LLC. This letter serves as an addendum to the RAWP to stipulate additional content, requirements, and procedures that will be followed during the Site remediation. The contents of this list are added to the RAWP and will supersede the content in the RAWP where there is a conflict in purpose or intent. The additional requirements/procedures include the following Stipulation List below:

1. The criterion attached in **Appendix 1** will be utilized if additional petroleum containing tank or vessel is identified during the remedial action or subsequent redevelopment excavation activities. All petroleum spills will be reported to the NYSDEC hotline as required by applicable laws and regulations. This contingency plan is designed for heating oil tanks and other small or moderately sized storage vessels. If larger tanks, such as gasoline storage tanks are identified, OER will be notified before this criterion is utilized.
2. A pre-construction meeting is required prior to start of remedial excavation work at the Site. A pre-construction meeting will be held at the Site and will be attended by OER, the developer or developer representative, the consultant, excavation/general contractor, and if applicable, the soil broker.
3. A Historic Fill Transfer and Disposal Notification Form to each disposal facility and a pre-approval letter from all disposal facilities will be provided to OER prior to any soil/fill material removal from the Site. The Historic Fill Transfer and Disposal Notification Form template is attached in **Appendix 2**. Documentation specified in the RAWP - Appendix 3 - Section 1.6 “Materials Disposal Off-Site” will be provided to OER. If a different disposal facility for the soil/fill material is selected, OER will be notified immediately.



4. Signage for the project will include a sturdy placard mounted in a publicly accessible right of way to building and other permits signage will consist of the NYC VCP Information Sheet (attached **Appendix 3**) announcing the remedial action. The Information sheet will be laminated and permanently affixed to the placard.
5. If the Site contains hazardous waste that will be excavated and disposed of offsite, OER will work with the development team to seek an exemption for the property from the state Hazardous Waste Program Fee (\$130/ton) and Special Assessment on Hazardous Waste (up to \$27/ton). To qualify for an exemption, the Site must be enrolled in the city Voluntary Cleanup Program; hazardous waste must result from remedial action set forth in a cleanup plan approved by OER; and OER must oversee the cleanup. It is the applicant's responsibility to notify the OER Project Manager, copying the supervising Project Manager and OER Deputy Director Shaminder Chawla, before hazardous waste is shipped from the Site. Unless the New York State Department of Environmental Conservation is notified before waste is shipped from the Site, the project may not receive an exemption from the fee. This exemption does not cover, and the project remains responsible for, a Hazardous Waste Annual Report to be filed with DEC and Quarterly Returns for Special Assessments on Hazardous Waste to be filed with the state Department of Taxation and Finance. **Appendix 4** includes additional information about the exemption from the Hazardous Waste Program Fee and the Special Assessment on Hazardous Waste.
6. Collection and analysis of six end-point samples from the bottom of the excavation to evaluate the performance of the remedy with respect to attainment of Track 1 SCOs. A map indicating end-point sampling locations is attached in **Appendix 5**. Samples will be analyzed for contaminants of concern (VOCs, SVOCs, Metals, PCBs, and Pesticides).
7. OER requires parties seeking City Brownfield Incentive Grants to carry insurance. For a cleanup grant, both the excavator and the trucking firm(s) that handle removal of soil must carry or be covered under a commercial general liability (CGL) policy that provides \$1 million per claim in coverage. OER recommends that excavators and truckers also carry contractors pollution liability (CPL) coverage, also providing \$1 million per claim in coverage. The CGL policy, and the CPL policy if obtained, must be in force during the period when the party excavates and disposes of soil. For an investigation grant, an environmental consultant must be a qualified vendor in the BIG program and carry \$1 million of professional liability (PL) coverage. A fact sheet regarding insurance is attached as **Appendix 6**.
8. Monthly reports are required on the project's status and schedule to the OER project manager after RAWP/RAP is approved/NTP issued until Remedial Action Report/Remedial Closure Report is received. This is your (Environmental Consultant's) responsibility to provide this report. If you (environmental consultant) are no longer retained for continuation of project, you are required to notify OER about this. After excavation work is completed, monthly reports are still required and will be provided by the consultant or owner/developer for the duration of the construction period. Monthly report template is attached in **Appendix 8**.



9. Daily reports will be provided during active excavation work. If no work is performed for extended time period, daily report frequency will be reduced to weekly basis. Daily report template is attached in **Appendix 7**.
10. Trucking log sheets will be utilized as trucks are transported from the Site, and completed logs should be attached to the Remedial Action Report (RAR) as an appendix. The goal of this log is to clearly document the destination of material leaving the Site, the parties responsible for its transfer, and other pertinent details. The trucking log template is provided in **Appendix 9**.
11. A 20 mil vapor barrier will be installed beneath the structure's slab and along foundation sidewalls. The barrier chosen for this project is manufactured by VaporBlock Plus **Appendix 10** provides manufacturer specifications and PE/RA certified building plans with the extent of the vapor barrier installation details (penetrations, joints, etc.) with respect to the proposed foundation, footings, etc.
12. An engineered composite site cover will be placed over the entire footprint of the Site. The composite cover system will be comprised of asphalt-paved exterior surfacing and concrete foundation/slabs. Drawings of the composite site cover are provided as **Appendix 10**.
13. Truck route is included in **Appendix 11**.
14. Truck routing to the Site shall only occur according with the approved RAWP. The applicant, applicant's consultant and contractors are responsible for maintaining proper traffic in the vicinity of the Site during all field operations, truck loading/unloading, etc.
15. Dewatering will be performed in full compliance with applicable laws, rules and regulations. Dewatering permit will be obtained from NYCDEP prior to construction activities.
16. The signed RIR certification page and stamped/signed RAWP certification page is included in **Appendix 12**.
17. Development plans are attached in **Appendix #13**.
18. Due to the installation of an active SSDS, a post construction meeting is required with consultant, developer and building superintendent.
19. Due to the installation of an active SSDS, a deed restriction will be placed on the Site to document the installation, and continued operation, of the active SSDS. The deed restriction can be removed if OER determines that the active SSDS has achieved its goals and is no longer warranted.

20. Stabilized construction entrance and decontamination area will be constructed. All vehicle will be cleaned on-site to avoid any tracked materials (e.g., soils) spilling on roadways. Also, erosion controls must be installed, if necessary.
21. Applicant, Applicant's consultant and contractors are responsible for obtaining all permits necessary for the performance of the work, as well as, paying all associated fees (e.g., demolition, temporary water connection, dewatering, temporary electric connection, etc.).
22. Applicants and Applicant's consultant shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work. Copy of the Health and Safety Plan (HASP) must be provided to the subcontractor (s). Copy of the HASP should be available at the Site at all times.

Sincerely,
TYLL ENGINEERING AND CONSULTING, PC



Karen G. Tyll, PE

Cc: Noel Anderson, NYCOER



Appendix 1

Generic Procedures for Management of Underground Storage Tanks Identified under the NYC VCP

Prior to Tank removal, the following procedures should be followed:

- Remove all fluid to its lowest draw-off point.
- Drain and flush piping into the tank.
- Vacuum out the “tank bottom” consisting of water product and sludge.
- Dig down to the top of the tank and expose the upper half.
- Remove the fill tube and disconnect the fill, gauge, product, vent lines and pumps. Cap and plug open ends of lines.
- Temporarily plug all tank openings, complete the excavation, remove the tank and place it in a secure location.
- Render the tank safe and check the tank atmosphere to ensure that petroleum vapors have been satisfactorily purged from the tank.
- Clean tank or remove to storage yard for cleaning.
- If the tank is to be moved, it must be transported by licensed waste transporter. Plug and cap all holes prior to transport leaving a 1/8 inch vent hole located at the top of the tank during transport.
- After cleaning, the tank must be made acceptable for disposal at a scrap yard, cleaning the tanks interior with a high pressure rinse and cutting the tank in several pieces.

During the tank and pipe line removal, the following field observations should be made and recorded:

- A description and photographic documentation of the tank and pipe line condition (pitting, holes, staining, leak points, evidence of repairs, etc.).
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with a calibrated photoionization detector (PID).

Impacted Soil Excavation Methods

The excavation of the impacted soil will be performed following the removal of the existing tanks. Soil excavation will be performed in accordance with the procedures described under Section 5.5 of Draft DER-10 as follows:

- A description and photographic documentation of the excavation.
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with calibrated photoionization detector (PID).

Final excavation depth, length, and width will be determined in the field, and will depend on the horizontal and vertical extent of contaminated soils as identified through physical examination (PID response, odor, staining, etc.). Collection of verification samples will be performed to evaluate the success of the removal action as specified in this document.

The following procedure will be used for the excavation of impacted soil (as necessary and appropriate):

- Wear appropriate health and safety equipment as outlined in the Health and Safety Plan.

- Prior to excavation, ensure that the area is clear of utility lines or other obstructions. Lay plastic sheeting on the ground next to the area to be excavated.
- Using a rubber-tired backhoe or track mounted excavator, remove overburden soils and stockpile, or dispose of, separate from the impacted soil.
- If additional UST's are discovered, the NYSDEC will be notified and the best course of action to remove the structure should be determined in the field. This may involve the continued trenching around the perimeter to minimize its disturbance.
- If physically contaminated soil is present (e.g., staining, odors, sheen, PID response, etc.) an attempt will be made to remove it, to the extent not limited by the Site boundaries or the bedrock surface. If possible, physically impacted soil will be removed using the backhoe or excavator, segregated from clean soils and overburden, and staged on separated dedicated plastic sheeting or live loaded into trucks from the disposal facility. Removal of the impacted soils will continue until visibly clean material is encountered and monitoring instruments indicate that no contaminants are present.
- Excavated soils which are temporarily stockpiled on-site will be covered with tarp material while disposal options are determined. Tarp will be checked on a daily basis and replaced, repaired or adjusted as needed to provide full coverage. The sheeting will be shaped and secured in such a manner as to drain runoff and direct it toward the interior of the property.

Once the Site representative and regulatory personnel are satisfied with the removal effort, verification of confirmatory samples will be collected from the excavation in accordance with DER-10.

Appendix 2
Historic Fill Transfer and Disposal Notification Form

**Historic Fill & Soil Disposal Notification Form
New York City Office of Environmental Remediation**

Date: 01/28/2020

To operators and representatives of disposal facilities and government regulators:

The New York City Office of Environmental Remediation (OER) operates several environmental remediation regulatory programs in New York City that manage light to moderately contaminated properties that are planned for redevelopment. These projects commonly involve the removal of historical fill and soil from properties for development and other purposes. As with any environmental regulatory program, lawful transport and disposal of historic fill and soil is mandatory. It is also our highest priority.

Disposal facilities, recycling facilities and clean fill facilities (collectively, “receiving facilities”) for historic fill and soil may be located in New York or neighboring states. Our research has indicated that a wide range of facility types and a complex set of regulatory requirements and obligations for a receiving facility operation exist within each jurisdiction. Receiving facilities are required to comply with applicable laws and regulations and may operate under state and local authority via permits, licenses, registrations, agreements and other legal instruments that dictate requirements for the material they can receive. Operating requirements may include adherence to applicable chemical standards, guidance levels, criteria, policy or other bases to determine the suitability for receipt of historical fill or soil at a receiving facility. Such requirements may also specify sample frequency, location, sampling method, chemical analytes, or analytical methods. Receiving facility soil/fill sampling requirements often differ from standard remedial investigation protocol performed in the original environmental study of the property.

Given the variability of data requirements for receiving facilities, the wide range of receiving facility types, and the complexity of regulatory requirements and obligations, OER is seeking to assist government regulators and facility operators and their technical representatives to achieve compliance with regulatory requirements for disposal of historic fill and soil at receiving facilities for projects we administer. Further, we seek to ensure that all of the data and information that is developed in OER’s regulatory programs (for instance, Site environmental history and soil chemistry) is available to government regulators and to facility managers when making decisions on suitability for disposal to a receiving facility.

This document provides formal notification from OER of the availability of environmental information regarding the physical and chemical content of historical fill and soil that is proposed for transfer to a disposal, recycling or clean fill facility from a property located at:

1745 West Farms Road, Bronx, New York
19TMP1939X

The above referenced property has undergone regulated environmental investigation and is the subject of remedial action work plan under the authority of OER. All environmental data and information generated during this regulatory process is available online in OER’s Document Repository listed below. Be advised that many properties are also regulated under state environmental law, and additional data may be available from state agencies. OER reserves the right to share this information with applicable state regulators.

<https://a002-epic.nyc.gov/app/workspace/10038/docrepository>

According to New York State DER-10 Technical Guidance for Site Investigation and Remediation, historical fill is non-indigenous fill material deposited on a property to raise its topographic elevation. The origin of historical fill is unknown but it is commonly known to contain ash from wood and coal combustion, slag, clinker, construction debris, dredge spoils, incinerator residue, and demolition debris. Historic fill is a regulated solid waste in the State of New York. Prior to making a determination regarding the suitability of historic fill and/or soil from this property for disposal at this receiving facility, **we strongly recommend that you review all of the data and information available for this property in our Document Repository** listed above. The repository includes:

- A Phase 1 history of use of the property;
- A Remedial Investigation Report for the property which includes:
 - Boring logs that describe physical observations of the historical fill material made by a trained environmental professional;
 - Chemical data for grab samples of historical fill collected during the remedial investigation;
- A Remedial Action Work Plan for the property.

If you have any questions, please contact Horace Zhang at (212) 788-8484 or H Zhang@dep.nyc.gov for more information.

Appendix 3
NYC VCP Signage



NYC Voluntary Cleanup Program

1745 West Farms Road, Bronx, NY

Site #: 19TMP1939X

This property is enrolled in the New York City Voluntary Cleanup Program for environmental remediation. This is a voluntary program administered by the NYC Office of Environmental Remediation.

For more information,
log on to: www.nyc.gov/oer

Or scan with smart phone:



If you have questions or would like more information,
please contact:

Shaminder Chawla at (212) 442-3007
or email us at brownfields@cityhall.nyc.gov

Appendix 4
Hazardous Waste Exemptions Fact Sheet



**Exemptions from the state
Hazardous Waste Program
Fee & Special Assessment**

If your site is enrolled in the city Voluntary Cleanup Program (VCP) and contains hazardous waste that will be excavated and disposed of offsite, OER can work with your development team to exempt your property from the \$130/ton state Hazardous Waste Program Fee and the Special Assessment on Hazardous Waste.

Exemption from the Hazardous Waste Program Fee

To qualify for an exemption from the Hazardous Waste Program Fee:

1. A site must be enrolled in the city Voluntary Cleanup Program;
2. Hazardous waste must result from remedial action set forth in a cleanup plan approved by OER; and
3. OER must oversee the cleanup.

Process for obtaining a Hazardous Waste Program Fee exemption:

For each VCP site, OER will submit three certifications to the New York State Department of Environmental Conservation (DEC):

1. OER will prepare a Notice of Potential Generation of Hazardous Waste after a soil test shows a site contains hazardous waste. To prepare this Notice, you must provide your OER project manager with:

- the site's EPA generator ID number;
- the date of the soil test confirming hazardous waste;
- the quantity of hazardous waste, in tons, anticipated to be shipped; and
- the anticipated dates for the start and completion of remediation.

DEC must receive this form **before** hazardous waste is shipped from your site. Otherwise, your claim for an exemption may be denied.

2. After hazardous waste has been removed from the site, you must notify your OER project manager that removal is complete. OER will then distribute a Certification of Hazardous Waste Generation to your project team which, when filled out, documents how the hazardous waste was managed. Once completed, it must be signed by the generator (or site owner) and the site's Qualified Environmental Professional and returned to your OER project manager with a copy to Michelle Sarro, msarro@dep.nyc.gov.

Upon receipt of the Certification of Hazardous Waste Generation, OER will issue a **\$10/ton fee** for services to obtain the exemption from the state Hazardous Waste Program Fee.

**For further information,
please contact:**

Michelle Sarro
Assistant General Counsel
(212) 341-2015
MSarro@dep.nyc.gov

3. OER will then issue a Certification of Remedial Action that Generated Hazardous Waste to DEC representing OER's approval of how a site managed its hazardous waste.

DEC will make its determination after receiving the last two certifications. OER will then notify the project of the exemption.

Exemption from the Special Assessment on Hazardous Waste

VCP sites are also eligible for an exemption from the Special Assessment on Hazardous Waste, which can cost projects up to \$27/ton.

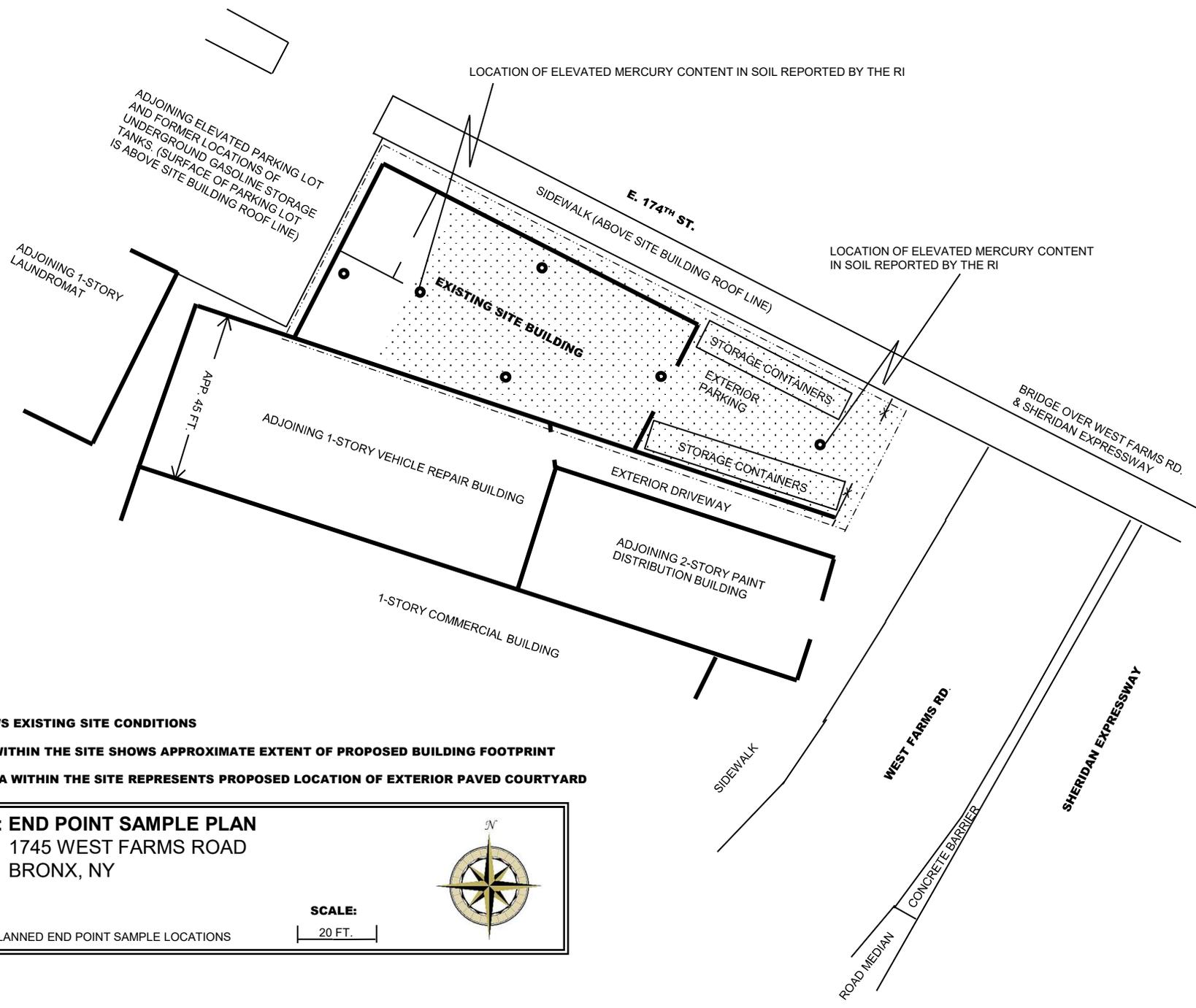
It is advised that you assert your interest in obtaining the Special Assessment exemption when you file a TP-550 Quarterly Return for Special Assessments on Hazardous Waste Generated in New York State form with the state Department of Taxation and Finance within 20 days of the end of the calendar quarter in which the waste was generated. In line item 3 on the form, indicate the number of tons of hazardous waste that were generated in New York State under an order of, or agreement or contract with, DEC. For access to the TP-550 form and further instructions see <http://www.tax.ny.gov/bus/haz/hzrdwste.htm>.

Ongoing Obligations

Regardless of the exemptions from the Hazardous Waste Program Fee and Special Assessment on Hazardous Waste, parties must:

- File a Hazardous Waste Annual Report with DEC by March 1 of each year if your site generated 15 tons or more of hazardous waste in the prior calendar year. For details, see <http://www.dec.ny.gov/chemical/8770.html>. To set forth the basis for an exemption from the Hazardous Waste Program Fee, put an X in the Exempt Remedial box in Box H of Section 1 of the Waste Generation and Management (GM) form and in the Comments Box (at the bottom of the form) include "New York City Voluntary Cleanup Program, VCP Site Number _____"; and
- File a TP-550 Quarterly Return for Special Assessments on Hazardous Waste Generated in New York State form with the state Department of Taxation and Finance within 20 days of the end of the calendar quarter in which the waste was generated. For access to the TP-550 form and further instructions see <http://www.tax.ny.gov/bus/haz/hzrdwste.htm>.

Appendix 5
End-Point Sampling Map



NOTES:
DRAWING SHOWS EXISTING SITE CONDITIONS
SHADED AREA WITHIN THE SITE SHOWS APPROXIMATE EXTENT OF PROPOSED BUILDING FOOTPRINT
UNSHADED AREA WITHIN THE SITE REPRESENTS PROPOSED LOCATION OF EXTERIOR PAVED COURTYARD

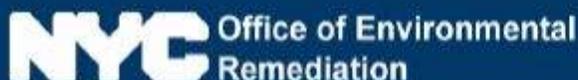
FIGURE 5: END POINT SAMPLE PLAN
 1745 WEST FARMS ROAD
 BRONX, NY

● DENOTES PLANNED END POINT SAMPLE LOCATIONS

SCALE:
 20 FT.



Appendix 6
BIG Program Insurance Fact Sheet



FACT SHEET – BIG PROGRAM INSURANCE REQUIREMENTS

Investigation Grants – for a developer or site owner to be eligible for a BIG investigation grant, its environmental consultant(s) must be:

- a Qualified Vendor in the BIG Program; and
- maintain Professional Liability (PL) insurance of \$1M per claim and annual aggregate.

Cleanup Grants – for a developer or site owner to be eligible for a BIG cleanup grant:

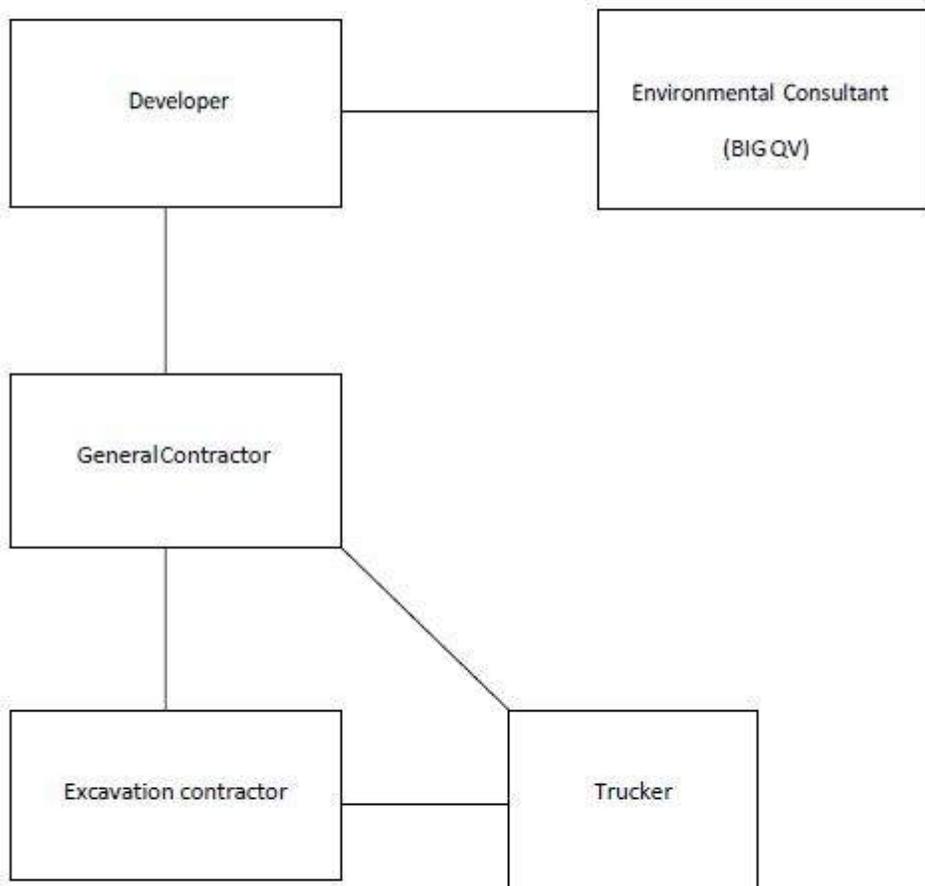
- Its general contractor or excavation/foundation contractor hired to perform remedial work must maintain Commercial General Liability (CGL) insurance of at least \$1M per occurrence and \$2M in the general aggregate. It is recommended that the general contractor or excavation/foundation contractor also maintain a Contractors Pollution Liability policy (CPL) of at least \$1M per occurrence.
- Its subcontractors who are hired by the general contractor etc. to perform remedial work at a site, including soil brokers and truckers, must also maintain a CGL policy in the amount and with the terms set forth above. It is recommended that subcontractors also maintain a CPL policy in the amount and with the terms set forth above.
- The CGL policy must cover the period when the project seeking a BIG grant performed remedial work, including excavation and disposal of soil.
- Its environmental consultant(s) hired to oversee the cleanup must be:
 - a. a BIG Qualified Vendor; and
 - b. maintain Professional Liability (PL) insurance of \$1M per claim and annual aggregate.

If, in the alternative, the developer hires its environmental consultant to perform the cleanup, the environmental consultant must maintain CGL insurance in the amount and with the terms set forth above. It is recommended that the environmental consultant also maintain CPL coverage in the amount and with the terms set forth in the first two bulleted items listed above.

A schematic presenting the contractual relationships described above appears on page 2.

Example of Contractual Relationships for Cleanup Work

The Office of Environmental Remediation's Voluntary Cleanup Plan program requires applicants to identify the parties who are engaged in active remediation of their sites including: the General Contractor hired to remediate and/or the excavation contractor hired to excavate soil from the site and the trucking firm(s) that remove soil from the site for disposal at approved facility(ies).



The chart above shows contractual relationships that typically exist for projects that are enrolled in the Voluntary Cleanup Program.

Appendix 7
Daily Report Template

Generic Template for Daily Status Report

Instructions

The Daily Status Report submitted to OER should adhere to the following conventions:

- Remove this cover sheet prior to editing.
- Remove all the **red text** and replace with site-specific information.
- Submit the final version as a Word or PDF file.

Daily Status Reports

Daily status reports providing a general summary of activities for each day of *active remedial work* will be emailed to the OER Project Manager by the end of the following day. Those reports will include:

- Project number and statement of the activities and an update of progress made and locations of work performed;
- Quantities of material imported and exported from the Site;
- Status of on-Site soil/fill stockpiles;
- A summary of all citizen complaints, with relevant details (basis of complaint; actions taken; etc.);
- A summary of CAMP excursions, if any;
- Photograph of notable Site conditions and activities.

The frequency of the reporting period may be revised in consultation with OER project manager based on planned project tasks. Daily email reports are not intended to be the primary mode of communication for notification to OER of emergencies (accidents, spills), requests for changes to the RAWP or other sensitive or time critical information. However, such information will be included in the daily reports. Emergency conditions and changes to the RAWP will be communicated directly to the OER project manager by personal communication. Daily reports will be included as an Appendix in the Remedial Action Report.

DAILY STATUS REPORT

Prepared By: Enter Your Name Here

WEATHER	Snow	Rain	Overcast	Partly Cloudy	X	Bright Sun
TEMP.	< 32	32-50	50-70	X	70-85	>85

VCP Project No.:	16CVCP000M	E-Number Project No.:	16EHAN000M	Date:	01/01/2016
Project Name:	Name or Address				

Consultant: Person(s) Name and Company Name	Safety Officer: Person(s) Name and Company Name
--	--

General Contractor: Person(s) Name and Company Name	Site Manager/ Supervisor: Person(s) Name and Company Name
--	--

Work Activities Performed (Since Last Report):
Provide details about the work activities performed.

Working In Grid #: A1, B1, C1

Samples Collected (Since Last Report):
No samples collected or provide details

Air Monitoring (Since Last Report):
No air monitoring performed or provide details
Prestart Conditions – PID = 0.0 ppm, Dust = 0.000
High Conditions – PID = 0.0 ppm, Dust = 0.000

Problems Encountered:
No problems encountered or provide details

Planned Activities for the Next Day/ Week:
Provide details about the work activities planned for the next day/ week.

Example:

Facility # Name/ Location Type of Waste Solid <u>Or</u> Liquid	Facility # Name Location Type of Waste Solid <u>Or</u> Liquid		##### ABC Facility New York, NY petroleum soils Solid							
	Trucks	Cu. Yds. <u>Or</u> Gallons	Trucks	Cu. Yds.						
Today									5	120
Total									25	600

NYC Clean Soil Bank		Receiving Facility: Name/ Address (Approved by OER)			
Tracking No.:	16CCSB000				
Today	Trucks 5	Cu. Yds. 25	Total	Trucks 120	Cu. Yds. 600

Site Grid Map
Insert the site grid map here

Photo Log

Photo 1 – provide a caption

Insert Photo Here – Photo of the entire site

Photo 2 – provide a caption

Insert Photo Here – Photo of the work activities performed

Photo 3 – provide a caption

Insert Photo Here – Photo of the work activities performed

Appendix 8
Weekly / Monthly Report Template

WEEKLY / MONTHLY STATUS REPORT

Prepared By: Enter Your Name Here

VCP Project No.:	16CVCP000M	E-Number Project No.:	16EHAN000M	Date:	01/01/2016
------------------	------------	-----------------------	------------	-------	------------

Project Name:	Name or Address
<p>Project Updates (Since Last Report): Provide details about the work activities performed.</p>	
<p>Problems Encountered: No problems encountered or provide details</p>	
<p>Planned Activities for the Next three months: Provide details about the future work activities.</p>	

Photo Log

Photo 1 – provide a caption

Insert Photo Here – Photo of the entire site

Photo 2 – provide a caption

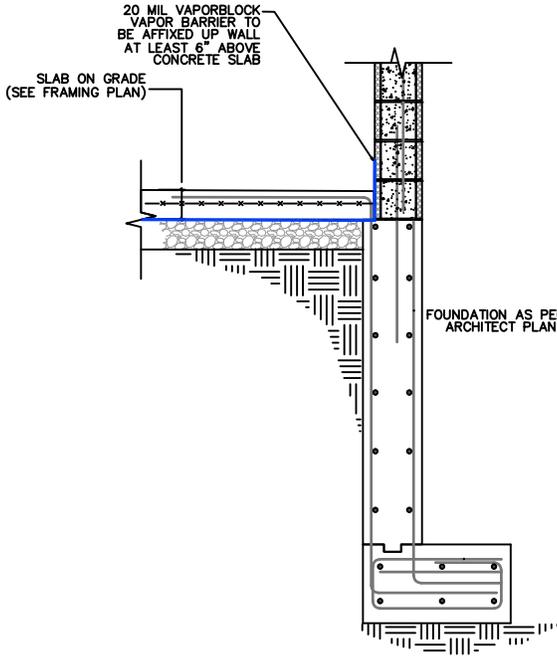
Insert Photo Here – Photo of the work activities performed

Photo 3 – provide a caption

Insert Photo Here – Photo of the work activities performed

Appendix 9
Soil Disposal and Trucking Log Sheet

Appendix 10
Vapor Barrier Plan



FOUNDATION WALL DETAIL
NTS

2 STORY BRICK & CONC. BLOCK BLDG.

2 STORY BRICK & STUCCO BLDG.

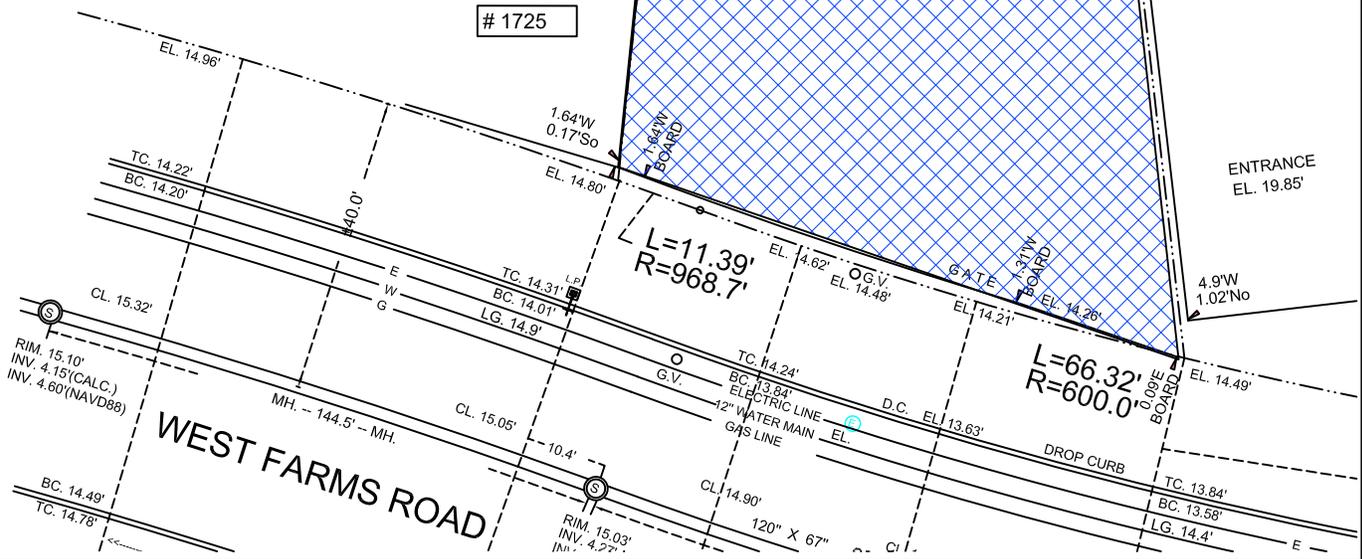
PARKING AREA

TAX LOT No.31

AREA= 9627.76 SQ.F.

#1731

#1725



PREPARED BY:



TYLL ENGINEERING & CONSULTING PC

169 Commack Road, Suite H173, Commack, NY 11725
PHONE: (631) 629-5373 info@tyllengineering.com

TITLE:

VAPOR BARRIER PLAN

1745 WEST FARMS ROAD
BRONX, NY

DWN:

-

CHKD:

KT

FIGURE NO.:

SCALE:

1=25'

APPD:

KT

DATE:

2/21/20

REV.:

-

PROJECT NO.:

PRP1901

NOTES:

-

Appendix 10
Manufacturer Specifications

PRODUCT DESCRIPTION

VaporBlock® Plus™ is a seven-layer co-extruded barrier made using high quality virgin-grade polyethylene and EVOH resins to provide unmatched impact strength as well as superior resistance to gas and moisture transmission. VaporBlock® Plus™ 20 is more than 100 times less permeable than typical high-performance polyethylene vapor retarders against Methane, Radon, and other harmful VOCs. Tested and verified for unsurpassed protection against BTEX, HS, TCE, PCE, methane, radon, other toxic chemicals and odors.

VaporBlock® Plus™ 20 multi-layer gas barrier is manufactured with the latest EVOH barrier technology to mitigate hazardous vapor intrusion from damaging indoor air quality, and the safety and health of building occupants. VBP20 is one of the most effective underslab gas barriers in the building industry today far exceeding ASTM E-1745 (Plastic Water Vapor Retarders Used in Contact with Soil or Granular Fill Under Concrete Slabs) Class A, B and C requirements. Available in a 20 (Class A) mil thicknesses designed to meet the most stringent requirements. VaporBlock® Plus™ 20 is produced within the strict guidelines of our ISO 9001 Certified Management System.

PRODUCT USE

VaporBlock® Plus™ 20 resists gas and moisture migration into the building envelop when properly installed to provide protection from toxic/harmful chemicals. It can be installed as part of a passive or active control system extending across the entire building including floors, walls and crawl spaces. When installed as a passive system it is recommended to also include a ventilated system with sump(s) that could be converted to an active control system with properly designed ventilation fans.

VaporBlock® Plus™ 20 works to protect your flooring and other moisture-sensitive furnishings in the building's interior from moisture and water vapor migration, greatly reducing condensation, mold and degradation.

SIZE & PACKAGING

VaporBlock® Plus™ 20 is available in 10' x 150' rolls to maximize coverage. All rolls are folded on heavy-duty cores for ease in handling and installation. Other custom sizes with factory welded seams are available based on minimum volume requirements. Installation instructions and ASTM E-1745 classifications accompany each roll.



Under-Slab Vapor/Gas Retarder

PRODUCT

PART

VaporBlock® Plus™ 20 VBP20

APPLICATIONS

- | | |
|---------------------|--------------------------------|
| Radon Barrier | Vapor Intrusion Barrier |
| Methane Barrier | Under-Slab Vapor Retarder |
| VOC Barrier | Foundation Wall Vapor Retarder |
| Brownfields Barrier | |



VAPORBLOCK® PLUS™ VBP20

UNDER-SLAB VAPOR / GAS BARRIER

PROPERTIES	TEST METHOD	VAPORBLOCK® PLUS™ 20	
		IMPERIAL	METRIC
APPEARANCE		White/Gold	
THICKNESS, NOMINAL		20 mil	0.51 mm
WEIGHT		102 lbs/MSF	498 g/m ²
CLASSIFICATION	ASTM E 1745	CLASS A, B & C	
³ TENSILE STRENGTH	ASTM E 154 Section 9 (D-882)	58 lbf	102 N
IMPACT RESISTANCE	ASTM D 1709	2600 g	
PERMEANCE (NEW MATERIAL)	ASTM E 154 Section 7 ASTM E 96 Procedure B	0.0098 Perms grains/(ft ² ·hr·in·Hg)	0.0064 Perms g/(24hr·m ² ·mm Hg)
PERMEANCE (AFTER CONDITIONING) (SAME MEASUREMENT AS ABOVE PERMEANCE)	ASTM E 154 Section 8, E96 Section 11, E96 Section 12, E96 Section 13, E96	0.0079 0.0079 0.0097 0.0113	0.0052 0.0052 0.0064 0.0074
WVTR	ASTM E 96 Procedure B	0.0040 grains/hr·ft ²	0.0028 gm/hr·m ²
BENZENE PERMEANCE	See Note ⁶	1.13 x 10 ⁻¹⁰ m ² /sec or 3.62 x 10 ⁻¹³ m/s	
TOLUENE PERMEANCE	See Note ⁶	1.57 x 10 ⁻¹⁰ m ² /sec or 1.46 x 10 ⁻¹³ m/s	
ETHYLBENZENE PERMEANCE	See Note ⁶	1.23 x 10 ⁻¹⁰ m ² /sec or 3.34 x 10 ⁻¹⁴ m/s	
M & P-XYLENES PERMEANCE	See Note ⁶	1.17 x 10 ⁻¹⁰ m ² /sec or 3.81 x 10 ⁻¹⁴ m/s	
O-XYLENE PERMEANCE	See Note ⁶	1.10 x 10 ⁻¹⁰ m ² /sec or 3.43 x 10 ⁻¹⁴ m/s	
HYDROGEN SULFIDE	See Note ⁹	1.92E ⁻⁰⁹ m/s	
TRICHLOROETHYLENE (TCE)	See Note ⁶	7.66 x 10 ⁻¹¹ m ² /sec or 1.05 x 10 ⁻¹⁴ m/s	
PERCHLOROETHYLENE (PCE)	See Note ⁶	7.22 x 10 ⁻¹¹ m ² /sec or 1.04 x 10 ⁻¹⁴ m/s	
RADON DIFFUSION COEFFICIENT	K124/02/95	< 1.1 x 10 ⁻¹³ m ² /s	
METHANE PERMEANCE	ASTM D 1434	3.68E ⁻¹² m/s Gas Transmission Rate (GTR): 0.32 mL/m ² ·day·atm	
MAXIMUM STATIC USE TEMPERATURE		180° F	82° C
MINIMUM STATIC USE TEMPERATURE		- 70° F	- 57° C

³ Tests are an average of machine and transverse directions.

⁵ Raven Industries performs seam testing at 20° per minute.

⁶ Aqueous Phase Film Permeance.

Permeation of Volatile Organic Compounds through EVOH Thin Film Membranes and Coextruded LLDPE/EVOH/LLDPE Geomembranes, McWatters and Rowe, Journal of Geotechnical and Geoenvironmental Engineering© ASCE/September 2015. (Permeation is the Permeation Coefficient adjusted to actual film thickness - calculated at 1 kg/m³)
The study used to determine PCE and TCE is titled: Evaluation of diffusion of PCE & TCE through high performance geomembranes by Di Battista and Rowe, Queens University 8 Feb 2018.

⁹ The study used to determine diffusion coefficients is titled: Hydrogen Sulfide (H₂S) Transport through Simulated Interim Covers with Conventional and Co-Extruded Ethylene-Vinyl Alcohol (EVOH) Geomembranes.

VaporBlock® Plus™ Placement

All instructions on architectural or structural drawings should be reviewed and followed. Detailed installation instructions accompany each roll of VaporBlock® Plus™ and can also be located at www.ravenefd.com.

ASTM E-1643 also provides general installation information for vapor retarders.

VaporBlock® Plus™
UNDERSLAB VAPOR RETARDER / GAS BARRIER

VaporBlock® Plus™ is a seven-layer co-extruded barrier made using high quality virgin-grade polyethylene and EVOH resins to provide unmatched impact strength as well as superior resistance to gas and moisture transmission.



Scan QR Code to download current technical data sheets via the Raven website.

Note: To the best of our knowledge, unless otherwise stated, these are typical property values and are intended as guides only, not as specification limits. Chemical resistance, odor transmission, longevity as well as other performance criteria is not implied or given and actual testing must be performed for applicability in specific applications and/or conditions. RAVEN INDUSTRIES MAKES NO WARRANTIES AS TO THE FITNESS FOR A SPECIFIC USE OR MERCHANTABILITY OF PRODUCTS REFERRED TO, no guarantee of satisfactory results from reliance upon contained information or recommendations and disclaims all liability for resulting loss or damage. Limited Warranty available at www.RavenEFD.com

RAVEN ENGINEERED FILMS

P.O. Box 5107 Sioux Falls, SD 57117-5107

Ph: +1 (605) 335-0174 • TF: +1 (800) 635-3456

© 2018 RAVEN INDUSTRIES INC. All rights reserved.

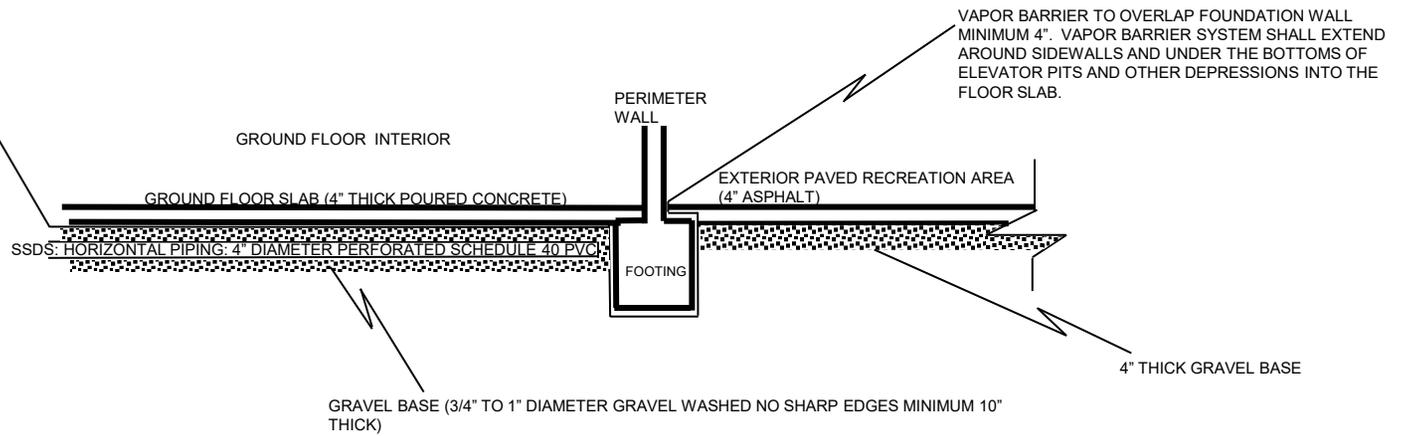
efdsales@ravenind.com
www.ravenefd.com

RAVEN

061318 EFD 1125

Appendix 10
Composite Cover Cross Section

20 MIL VAPOR BARRIER
(VAPORBLOCK PLUS OR EQUIVALENT)



APPENDIX 10: COMPOSITE COVER CROSS-SECTION 1745 WEST FARMS RD.
NOT TO SCALE BRONX, NY

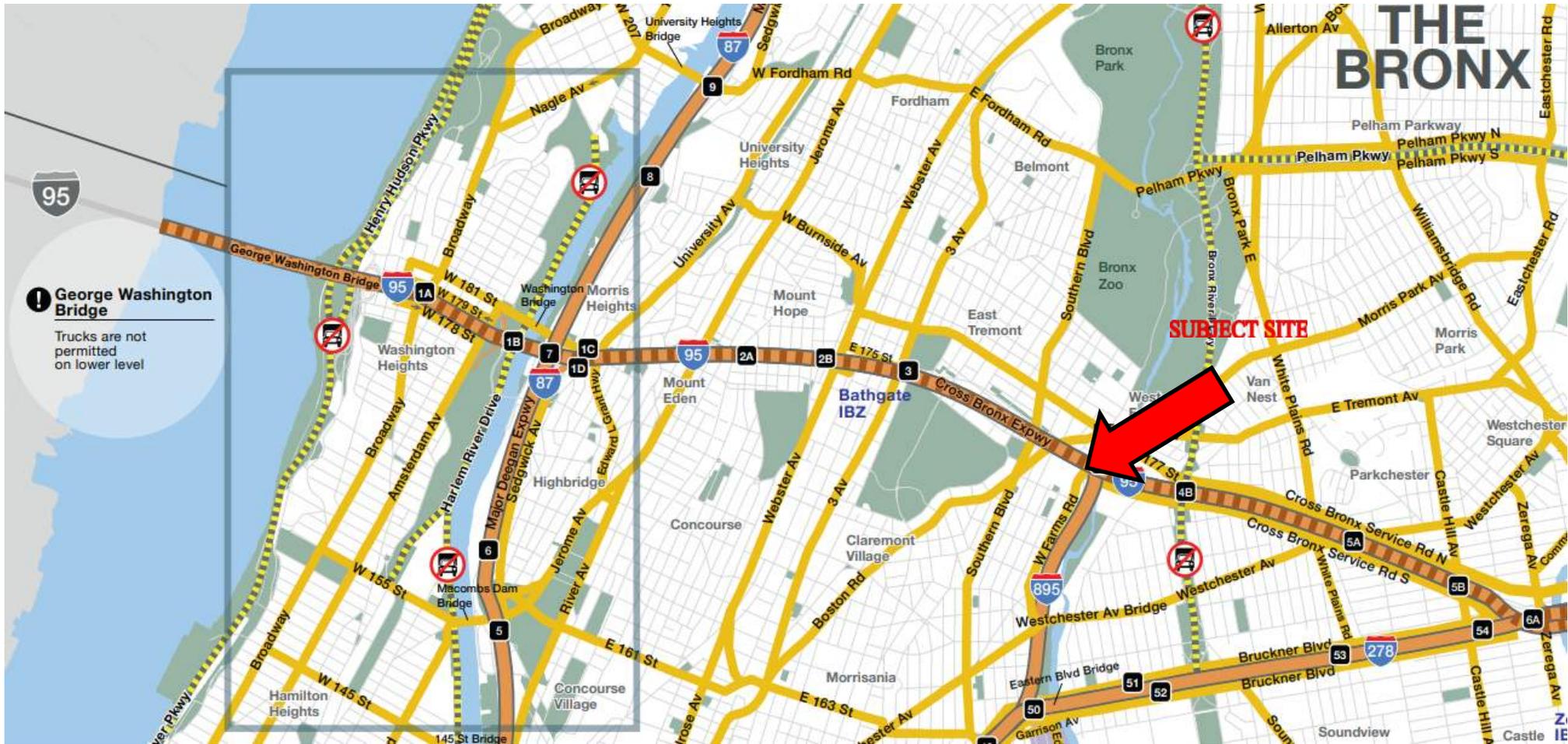
Appendix # 11
Truck Routing

Appendix 11: Truck Routing, 1745 West Farms Rd., Bronx, NY

Drivers of trucks leaving the Site with soil/fill will be instructed to proceed without stopping in the vicinity of the Site to prevent neighborhood impacts. The planned route on local roads for trucks leaving the Site is the following:

- Left (north) on West Farms Road from the Site entrance
- Proceed north on West Farms Road for 3,000 feet
- Turn right (east) on East Tremont Avenue
- Proceed 500 feet to the entry ramp to U.S. Route 95 South.

TRUCK ROUTING



MERRITT ENVIRONMENTAL
CONSULTING CORP
77 ARKAY DRIVE, SUITE D
HAUPPAUGE, NY 11788



(631) 617-6200

SITE ADDRESS: 1745 West Farms Road

Appendix 12

RIR certification page and stamped/signed RAWP certification page

CERTIFICATION

I, Frank Galdun, am a Qualified Environmental Professional, as defined in RCNY § 43-1402(ar). I have primary direct responsibility for implementation of the Remedial Investigation for the 1745 West Farms Road, Bronx, New York property (the "Site") (NYC VCP Site No. 20CVCP056X). I am responsible for the content of this Remedial Investigation Report (RIR), have reviewed its contents and certify that this RIR is accurate to the best of my knowledge and contains all available environmental information and data regarding the Site.

Frank Galdun

10/10/19



Qualified Environmental Professional

Date

Signature

CERTIFICATION

I, Karen G. Tyll, am currently a registered professional engineer licensed by the State of New York. I performed professional engineering services and had primary direct responsibility for designing the remedial program for 1745 West Farms Road, Bronx, New York (the "Site"), Site Number 19EHAN410X. I certify to the following:

- I have reviewed this document and the Stipulation List, to which my signature and seal are affixed.
- Engineering Controls developed for this remedial action were designed by me or a person under my direct supervision and designed to achieve the goals established in this Remedial Action Work Plan for the Site.
- The Engineering Controls to be constructed during this remedial action are accurately reflected in the text and drawings of the Remedial Action Work Plan and are of sufficient detail to enable proper construction.
- This Remedial Action Work Plan (RAWP) has a plan for handling, transport and disposal of soil, fill, fluids and other materials removed from the property in accordance with applicable City, State and Federal laws and regulations. Importation of all soil, fill and other material from off-Site will be in accordance with all applicable City, State and Federal laws and requirements. This RAWP has provisions to control nuisances during the remediation and all invasive work, including dust and odor suppression.

Karen G. Tyll

Name

079520

PE License Number

Karen Tyll

Signature

1/30/2020

Date



I, Frank Galdun, am a qualified Environmental Professional. I will have primary direct responsibility for implementation of the remedial program for 1745 West Farms Road, Bronx, New York (the "Site"), Site Number 19EHAN410X. I certify to the following:

- This Remedial Action Work Plan (RAWP) has a plan for handling, transport and disposal of soil, fill, fluids and other materials removed from the property in accordance with applicable City, State and Federal laws and regulations. Importation of all soil, fill and other material from off-Site will be in accordance with all applicable City, State and Federal laws and requirements. This RAWP has provisions to control nuisances during the remediation and all invasive work, including dust and odor suppression.

Frank Galdun

QEP Name

Frank Galdun

QEP Signature

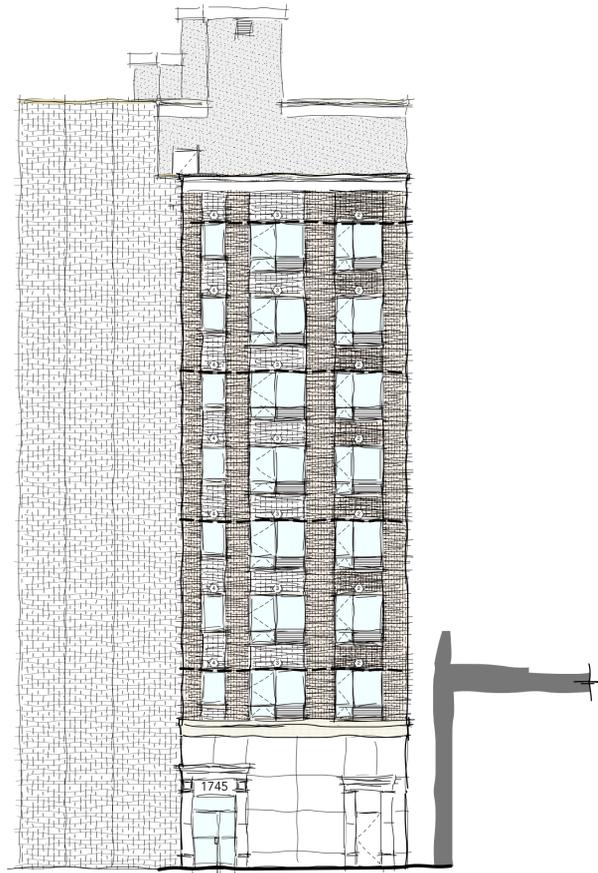
1/30/20

Date

Appendix 13
Development Plans

PROPOSED 50-UNIT APARTMENT BUILDING

1745 WEST FARM ROAD BRONX, NEW YORK 10460



LIST OF ABBREVIATIONS

ABV	ABOVE	JC	JANITOR CLOSET
AFF	ABOVE FINISHED FLOOR	JT	JOINT
ACC	ACCESS	JB	JUNCTION BOX
AD	ACCESS DOOR	KO	KNOCK OUT
AP	ACCESS PANEL	LAM	LAMINATE
ACT	ACCOUSTICAL TILE	LAV	LAVATORY
ADD	ADDENDUM	LH	LEFT HAND
ADJ	ADJACENT or ADJUSTABLE	LKR	LOCKER
AGGR	AGGREGATE	L.P.	LOW POINT
A/C	AIR CONDITIONER	MH	MANHOLE
ALUM/AL	ALUMINUM	MFR	MANUFACTURE(R)
ACI	AMERICAN CONCRETE INSTITUTE	MAS	MASONRY
ADA	AMERICANS W/ DISABILITIES ACT	MO	MASONRY OPENING
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	M.E.	MATCH EXISTING
AWG	AMERICAN WIRE GAGE	MAT	MATERIAL
APPROX	APPROXIMATE	MAX	MAXIMUM
BB	BASEBOARD	MECH	MECHANICAL
BP	BASE PLATE	MC	MEDICINE CABINET
BM	BEAM	MBR	MEMBER
BRG	BEARING	MTL	METAL
B.M.	BENCH MARK	MN	MINIMUM
BTWN	BETWEEN	MR	MIRROR
BLK	BLOCK	MISC	MISCELLANEOUS
BLKG	BLOCKING	MC	MISCELLANEOUS CHANNEL
BD	BOARD	MTD	MOUNTED
B.O.	BOTTOM OF	MOV	MOVABLE
CAB	CABINET	MUL	MULLION
C.I.	CAST IRON	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
C.H.	CEILING HEIGHT	NRC	NOISE REDUCTION COEFFICIENT
CB	CATCH BASIN	NOM	NOMINAL
CLG	CEILING	N.I.C.	NOT IN CONTRACT
CEM	CEMENT	NTS	NOT TO SCALE
CL	CENTER LINE	OC	ON CENTER
CT	CERAMIC TILE	OPNG	OPENING
CO	CLEAN OUT	OPP	OPPOSITE
CLR	CLEARANCE	OPH	OPPOSITE HAND
CW	COLD WATER	OD	OUTSIDE DIAMETER
COL	COLUMN	OZ	OUNCE
CONC	CONCRETE	OA	OVERALL
CMU	CONCRETE MASONRY UNIT	OH	OVERHEAD
CONT	CONTINUOUS or CONTINUE	PNT/PT(D)	PAINT(ED)
CONV	CONVECTOR	PR	PAIR
CG	CORNER GUARD	PNL	PANEL
DP	DAMP PROOFING	PTN	PARTITION
DEG	DEGREE	PLAS	PLASTER
DTL	DETAIL	PLAM	PLASTIC LAMINATE
DIAG	DIAGONAL	PL	PLATE
DFF	DIFFUSER	PLWD	PLYWOOD
DM	DIMENSION	PVC	POLYVINYL CHLORIDE or COATING
DISP	DISPENSER	PSF	POUNDS PER SQUARE FOOT
DBL	DOUBLE	PSI	POUNDS PER SQUARE INCH
DN	DOWN	QUANT/QT	QUANTITY
DWG	DRAWING	QT	QUARRY TILE
DF	DRINK FOUNTAIN	RAD	RADIUS or RADIATOR
EA	EACH	REF	REFERENCE
ELEC	ELECTRICAL or ELECTRIC	REINF	REINFORCEMENT
EP	ELECTRIC PANEL	REQD	REQUIRED
E.W.C	ELECTRIC WATER COOLER	RET	RETURN
ELEV	ELEVATION	RD	ROOF DRAIN
ELEV	ELEVATOR	RO	ROUGH OPENING
EMER	EMERGENCY	SAD	SADDLE
EQ	EQUAL	SAN	SANITARY
EQUIP	EQUIPMENT	SCHED	SCHEDULE
EXH	EXHAUST	SECT	SECTION
EXIST	EXISTING	SIM	SIMILAR
F.A.I.	FRESH AIR INTAKE	STC	SOUND TRANSMISSION COEFFICIENT
F.O.	FACE OF	SPKR	SPEAKER
F.B.R.	FACE OF BRICK	SPEC	SPECIFICATION
F.O.C	FACE OF CONCRETE	SF	SQUARE FOOT
F.O.M	FACE OF MASONRY	SST/ST. STL	STAINLESS STEEL
F.O.S	FACE OF STUDS	SD	STORM DRAIN
FIN	FINISH	S.F.T.	STRUCTURAL FACED TILE
FA	FIRE ALARM	SW	SWITCH
FAA	FIRE ALARM ANNUNCIATOR	TEL	TELEPHONE
F.H.C	FIRE HOSE VALVE CABINET	TV	TELEVISION
F.D.	FLOOR DRAIN or FIRE DAMPER	TEMP	TEMPERED
FE	FIRE EXTINGUISHER	TERR	TERRAZZO
FP	FIRE PROOF	THK	THICK
FLUOR	FLUORESCENT	T.O.	TOP OF
FT	FOOT or FEET	TYP	TYPICAL
FTG	FOOTING	U.L.	UNDERWRITERS LABORATORY
FDN	FOUNDATION	UC	UNDERCUT
F.A.I.	FRESH AIR INTAKE	UNEX	UNEXCAVATED
FLR	FLOOR	U.C.C.	UNIFORM CONSTRUCTION CODE
GA	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
GALV	GALVANIZED	V.I.F.	VERIFY IN FIELD
GEN	GENERAL	VCT	VINYL COMPOSITION TILE
GL	GLASS or GLAZING	VWC	VINYL WALL COVERING
GB	GRAB BAR	WB	VINYL BASE
GND	GROUND	W	WATER CLOSET
GYP	GYP SUM	WH	WATER HEATER
GWB/	GYP SUM WALL BOARD	WP	WATER PROOF
GYP.BD.		WWF	WELDED WIRE MESH
HC	HANDICAPPED	WT	WEIGHT
HR	HAND RAIL	WO	WINDOW OPENING
HDWR	HARDWARE	W	WITH
HWD	HARDWOOD	WO	WITH OUT
HVAC	HEATING VENTILATING AIR CONDITIONING	WGL	WIRE GLASS
		WC	WATER CLOSET
		WD	WOOD
		WH	WATER HEATER
		WP	WATER PROOF
		WWF	WELDED WIRE MESH
		WT	WEIGHT
		WO	WINDOW OPENING
		W	WITH
		WO	WITH OUT
		WGL	WIRE GLASS

LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS

T-001	COVER SHEET, TITLE, LIST OF DRAWINGS, ABBREVIATIONS
A-001	GENERAL NOTES
A-002	BUILDING DEPT. NOTES
A-003	ZONING ANALYSIS
A-004	TRAVEL PATH DIAGRAM
A-100	SITE PLAN
A-110	CELLAR FLOOR PLAN
A-111	FIRST FLOOR PLAN
A-112	SECOND - SEVENTH FLOOR PLAN
A-113	EIGHTH FLOOR - THIRTEEN FLOOR PLAN
A-114	ROOF PLAN & DETAILS
A-200	FRONT BUILDING ELEVATION
A-201	SIDE BUILDING ELEVATION
A-300	BUILDING CROSS SECTION
A-400	GENERAL ACCESSIBILITY NOTES & DETAILS
A-401	PARTITION TYPES
A-402	WINDOW AND DOOR SCHEDULES, DETAILS
A-403	STAIR, GARBAGE CHUTE DETAILS, ACCESSIBILITY DETAIL PLANS
A-404	ELEVATOR DETAILS

ENERGY CODE

EN-001	ENERGY CODE COMPLIANCE
EN-002	ENERGY CODE CALCULATIONS
EN-003	ENERGY CODE CHARTS

STRUCTURAL DRAWINGS

FO-101	FOUNDATION PLAN
FO-102	FOUNDATION
FO-201	FOUNDATION DETAILS
S-001	STRUCTURAL NOTES
S-002	STRUCTURAL NOTES
S-101	FIRST FLOOR STRUCTURAL PLAN
S-102	SECOND - SEVENTH FLOOR STRUCTURAL PLAN
S-103	EIGHTH FLOOR STRUCTURAL PLAN
S-104	ROOF STRUCTURAL PLAN
S-105	BULKHEAD STRUCTURAL PLAN
S-301	CONCRETE DETAILS
S-401	MASONRY DETAILS
S-501	STRUCTURAL DETAILS
S-502	STEEL FRAMING DETAILS

MECHANICAL DRAWINGS

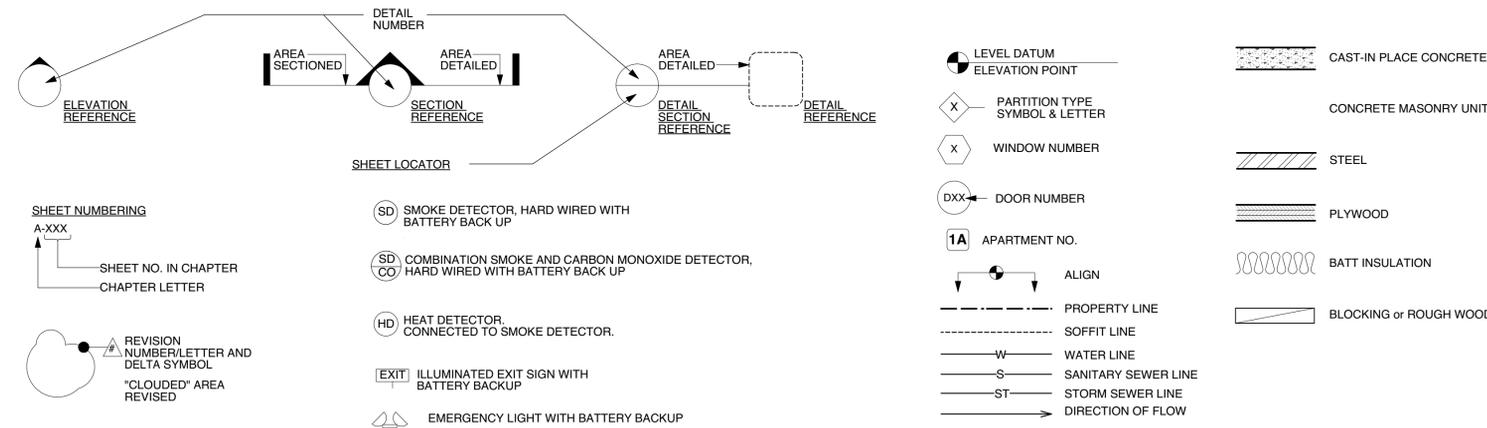
M-100	MECHANICAL VENTILATION PLANS
M-101	MECHANICAL VENTILATION RISER DIAGRAM
P-001	PLUMBING NOTES , PLUMBING RISER DIAGRAM, GAS RISER DIAGRAM

FIRE SPRINKLER SYSTEM DRAWINGS

SP-001	FIRE SPRINKLER SYSTEM LEGEND & NOTES
SP-101	CELLAR SPRINKLER PLAN
SP-102	FIRST FLOOR SPRINKLER PLAN
SP-103	SECOND - SEVENTH FLOOR SPRINKLER PLAN
SP-104	EIGHTH FLOOR SPRINKLER PLAN
SP-201	FIRE SPRINKLER SYSTEM DETAILS
SP-202	BACKFLOW PREVENTER DETAILS & FIRE SPRINKLER SYSTEM RISER DIAGRAM

TOTAL PAGES NB APPLICATION: 45

SYMBOL KEY



DOB JOB NO

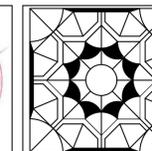
DOB APPROVAL

Date	Issued to	Date	Revision	No.

North

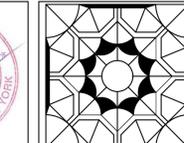
Drawing Title:
**COVER SHEET
LIST OF DRAWINGS**

Project Title:
**PROPOSED 50 UNIT
APARTMENT BUILDING**
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date: 01/21/2019	Project No. 18034
Scale: N/A	Drawing No. T-001.00
Drawn by: SB	OF ## PAGES

GENERAL NOTES	ELECTRICAL NOTES	GENERAL STRUCTURAL NOTES	FOUNDATION & CONCRETE NOTES	S STRUCTURAL STEEL																								
<p>ALL WORK AND MATERIALS FURNISHED SHALL COMPLY WITH THE CITY OF NEW YORK BUILDING CODE, THE CITY OF NEW YORK FIRE CODE, THE STATE OF NEW YORK REGULATIONS, THE REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, NATIONAL FIRE PROTECTION ASSOCIATION REQUIREMENTS, AND ALL FEDERAL, STATE, AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER THE WORK. THE BUILDING PERMIT SHALL BE SECURED BY THE GENERAL CONTRACTOR, AND HE SHALL OBTAIN ALL OTHER PERMITS AND APPROVALS AS REQUIRED BY LAW FOR THE COMPLETION OF THE WORK. THE CONTRACTOR SHALL OBTAIN THE CERTIFICATE OF OCCUPANCY.</p> <p>CONTRACTOR SHALL PROVIDE SPECIAL AND PROGRESS INSPECTIONS AS REQUIRED FOR NYC DEPARTMENT APPROVAL. ALL INSPECTIONS ARE TO BE PERFORMED BY LICENSED PROFESSIONALS.</p> <p>THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND JOB CONDITIONS.</p> <p>THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS.</p> <p>ALL WORK SHALL BE PERFORMED IN A WORKMAN LIKE MANNER BY QUALIFIED JOURNEYMEN OR MASTERS OF EACH TRADE.</p> <p>ALL MATERIAL HANDLING AND INSTALLATION SHALL BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTION.</p> <p>GENERAL CONTRACTOR SHALL VISIT THE SITE AND MAKE HIMSELF FAMILIAR WITH THE WORK AND THE LOCAL CONDITIONS PRIOR TO SUBMITTING A PRICE TO THE OWNER.</p> <p>ALL SURFACES ADJACENT TO THE WORK AREA, WHICH ARE DAMAGED DURING CONSTRUCTION BY THE FORCES OF THE GENERAL CONTRACTOR, SHALL BE REPAIRED TO MATCH SURROUNDING SURFACES TO SATISFACTION OF THE OWNER AND ARCHITECT AT NO ADDITIONAL COST.</p> <p>ALL PLUMBING AND ELECTRICAL WORK SHALL BE DONE BY LICENSED CONTRACTORS WHO SHALL FILE THEIR OWN WORK.</p> <p>ANY DEVIATION FROM THESE DRAWINGS SHALL CAUSE THE WORK TO CEASE IN THE AFFECTED AREAS UNTIL THE ARCHITECT HAS APPROVED THE CHANGES.</p> <p>NO DRAWINGS SHALL BE USED ON THE JOB UNLESS THEY BEAR THE STAMP: ISSUED FOR CONSTRUCTION.</p> <p>CONTRACTOR IS CAUTIONED TO MAKE CONTINUOUS OBSERVATIONS OF THE EXISTING STRUCTURE DURING THE PERFORMANCE OF HIS WORK. SHOULD HE BECOME AWARE OF ANY SITUATION THAT REQUIRES FURTHER INVESTIGATION (SUCH AS CRACKS IN MASONRY AND PARTITIONS, ADDITIONAL OR EXCESSIVE DEFLECTION, ETC.) HE SHALL NOTIFY THE ARCHITECT.</p> <p>ALL WINDOWS SHALL BE ALUMINUM FRAME WITH THERMAL BREAK UNLESS OTHERWISE NOTED.</p> <p>ALL EXTERIOR DOORS SHALL FLUSH HOLLOW DOORS 6'-8" HIGH WITH 1-1/2" PAIR HINGES AND DOORKNOB UNLESS OTHERWISE NOTED. ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED.</p> <p>PROVIDE FLASHING AS CALLED FOR IN THESE DRAWINGS AND AS REQUIRED TO ENSURE A WATERIGHT SEAL. ALL METAL FLASHING SHALL BE ALUMINUM OR COPPER.</p> <p>ALL BATHROOMS SHALL HAVE CERAMIC TILE FLOOR AND BASE. ALL FLOOR TILE INSTALLATION SHALL BE OVER 1/2" CEMENT BOARD THAT IS OVER MINIMUM 3/4" SUBFLOOR SCREWED AT 12" ON CENTER INTO JOISTS.</p> <p>THE CONTRACTOR IS TO CARRY WORKMEN'S COMP. AND DISABILITY INSURANCE AS REQUIRED BY N.Y.C. DEPARTMENT OF BUILDINGS.</p> <p>AT A HEIGHT OF NO MORE THAN 12 FT. ABOVE GROUND AND ON EACH PERIMETER OF A CONSTRUCTION SITE FRONTING A THOROUGHFARE, A SIGN SHALL BE ERECTED, NO MORE THAN 25 SQ. FT. IN SIZE, WHICH SHALL BEAR, IN LETTERS NO LESS THAN 6" HIGH, THE NAME, ADDRESS, AND PHONE NUMBER OF THE OWNER AND GENERAL CONTRACTOR.</p> <p>THE CONTRACTOR SHALL NOTIFY THE ADJOINING PROPERTY OWNERS, IN WRITING, 5 DAYS BEFORE ANY COMMENCEMENT OF WORK. THE NOTICES SHALL BE FILED WITH THE DEPT. OF BUILDINGS BEFORE ANY PERMITS CAN BE ISSUED.</p> <p>NO BACK FILLING SHALL BE DONE UNTIL THE FOUNDATION WALL HAS BEEN BRACED AND WATERPROOFING HAS BEEN APPLIED.</p> <p>APPROVED TYPE MAIL RECEPACLE TO BE PROVIDED AS PER REGULATIONS OF THE POST OFFICE.</p> <p>ALL WORK SHALL BE SUBJECT TO FINAL INSPECTION BY THE ARCHITECT AND ACCEPTANCE BY THE OWNER.</p> <p>CONSTRUCTION SAFETY NOTES</p> <p>GENERAL: ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL BUILDING CODE, ARTICLE 19, OSHA 29 CFR PART 1926 AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.</p> <p>ALL DEMOLITION OPERATIONS, REPAIR OPERATIONS, AND ALTERATION OPERATIONS TO BE DONE IN ACCORDANCE WITH LOCAL BUILDING CODES.</p> <p>MEANS OF EGRESS: ALL MEANS OF EGRESS FROM THE CONSTRUCTION SITE ARE TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.</p> <p>FIRE SAFETY:</p> <p>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 ALL SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.</p> <p>B. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.</p> <p>C. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.</p> <p>D. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.</p> <p>E. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT-OFF AFTER WORKING HOURS.</p> <p>F. CONTRACTOR AT ALL TIMES TO MAKE SURE THERE IS NO LEAKAGE OF NATURAL GAS ON THE CONSTRUCTION SITE, NOR ANY FLAMMABLE GAS USED IN CONSTRUCTION.</p> <p>DUST CONTROL:</p> <p>A. DEBRIS, DIRT, AND DUST TO BE KEPT TO A MINIMUM, AND TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.</p> <p>B. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OTHER BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHS.</p> <p>C. DEBRIS, DIRT AND DUST TO BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.</p> <p>NOISE AFTER HOURS:</p> <p>A. CONSTRUCTION ACTIVITIES WILL BE CONFINED TO NORMAL WORKING HOURS (8:00 AM TO 6:00 PM) MONDAYS THRU FRIDAYS, EXCEPT LEGAL HOLIDAYS.</p> <p>B. CONTRACTOR TO OBTAIN THE WRITTEN CONSENT OF ALL PARTIES AFFECTED BY HIS WORKING DURING OTHER THAN NORMAL HOURS.</p> <p>THERE WILL BE NO ONE OCCUPYING THE BUILDING DURING THE COURSE OF CONSTRUCTION WORK.</p> <p>INTERCOM SYSTEM NOTES</p> <p>INTERCOM SYSTEM SHALL INTERFACE WITH LOCKING DEVICE. INTERCOM AND DOOR BUZZER SYSTEM SHALL COMPLY WITH MULTIPLE DWELLING LAW SECTIONS 50 & 57.</p>	<p>ELECTRICAL NOTES</p> <p>E.1 THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, AFFIDAVITS, CERTIFICATES, ETC. AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITIES AND FIRE UNDERWRITERS AND/OR THE N.Y.C. BUREAU OF ELECTRICAL CONTROL.</p> <p>E.2 ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL LAWS AND REGULATIONS AND THE NATIONAL ELECTRICAL CODE.</p> <p>E.3 ALL NEW FIXTURES SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR. ALL CEILING FIXTURES SHALL BE SWITCHED. WHERE MULTIPLE SWITCHES MAY BE REQUIRED CONTRACTOR IS TO INSTALL "GANG" TYPE UNITS.</p> <p>E.4 ALL BATH, TOILET AND KITCHEN TYPE OUTLETS SHALL BE GFI APPROVED TYPE.</p> <p>PLUMBING NOTES:</p> <p>P.1 PLUMBING MATERIALS TO CONFORM TO STANDARDS AS PER NYC PLUMBING CODE.</p> <p>P.2 TRENCHING, EXCAVATION AND BACKFILLING TO BE PERFORMED IN ACCORDANCE W/ NYC PLUMBING CODE.</p> <p>P.3 JOINTS AND CONNECTIONS TO CONFORM TO STANDARDS AS PER NYC PLUMBING CODE.</p> <p>P.4 MATERIALS AND INSTALLATION OF HANGERS, ANCHORS AND SUPPORTS TO BE AS PER NYC PLUMBING CODE.</p> <p>P.5 COVERINGS AND INSULATION OF PIPES TO BE AS PER NYC PLUMBING CODE.</p> <p>P.6 WATER SUPPLY CONTROL VALVES TO BE PROVIDED AS PER NYC PLUMBING CODE. HOT AND COLD WATER SUPPLY PIPES TO BE AS PER NYC PLUMBING CODE.</p> <p>P.7 WHERE THE STATIC OR STREET MAIN PRESSURE EXCEEDS 85 P.S.I. ON FIXTURES, A PRESSURE REDUCING VALVE SHALL BE INSTALLED TO REDUCE THE PRESSURE TO 85 P.S.I. OR LESS AT THE FIXTURE WITH NO FLOW AND THE FIXTURE CLOSED.</p> <p>P.8 PIPING SIZES BASED ON A FLOW NOT TO EXCEED A VELOCITY OF 8 FPS. AS PER NYC PLUMBING CODE.</p> <p>P.9 GAS METER TO BE LOCATED MORE THAN 10'-0" FROM STAIRS.</p> <p>P.10 CLEANOUTS TO BE PROVIDED AS PER NYC PLUMBING CODE.</p> <p>P.11 RATPROOFING OF OPENINGS IN WALLS, FLOOR OR CEILING FOR THE PASSING OF PIPES TO BE INSTALLED AS PER NYC PLUMBING CODE.</p> <p>P.12 DISINFECTION OF POTABLE WATER SUPPLY SYSTEM TO CONFORM WITH NYC PLUMBING CODE & TO INCLUDE THE INSTALLATION OF DISHWASHING MACHINES.</p> <p>P.13 ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH LOCAL LAW 29 OF 1989 FOR LOW-FLOW FIXTURES.</p> <p>GAS PIPING NOTES</p> <p>GP.1 MATERIAL: THREADED, BLACK STEEL, SCHEDULE 40 PIPE, WITH IRON FITTING. GAS PIPING INSTALLED OUTDOOR SHALL BE COVERED WITH TWO COATS OF PAINTING, WHICH SHALL BE EXTENDED @ 3 INCHES MINIMUM INSIDE THE BUILDING.</p> <p>GP.2 GAS PIPING SHALL BE INSTALLED BY A LICENSED PLUMBER AND WITH STANDARD OF THE COMPANY WHICH SUPPLIES THE GAS SERVICE</p> <p>GP.3 THE PLUMBING CONTRACTOR SHALL MAKE ALL ARRANGEMENTS NECESSARY TO BRING THE GAS SERVICE INTO THE BUILDING & HE/SHE SHALL ASCERTAIN THAT MATERIAL AND LABOR MATCH THE SPECIFICATIONS OF THE COMPANY WHICH SUPPLIES THE GAS. THE MECHANICAL CONTRACTOR SHALL PAY FOR AND SECURE ANY NECESSARY APPROVAL PERMITS AND INSPECTIONS REQUIRED BEFORE STARTING THE WORK, AND AFTER ITS COMPLETION.</p> <p>GP.4 GAS PIPING SHALL BE CAREFULLY TESTED FOLLOWING THE PROCEDURE SPECIFIED BY THE LOCAL REGULATIONS AND CODES.</p> <p>GP.5 WHERE GAS PIPE IS TO BE ENCLOSED, THE PIPE TEST MUST PRECEDE THE WORK OF ENCLOSURE.</p> <p>GP.6 ALL GAS PIPING, GAS SERVICE PIPING, GAS METER LOCATION, GAS PIPING MATERIAL SHALL COMPLY WITH NYC PLUMBING CODE.</p> <p>ENERGY CONSERVATION</p> <p>E1. DESIGN OF INSIDE AIR TEMPERATURE OF EACH ROOM THAT IS HEATED AND/OR COOLED:</p> <p style="padding-left: 20px;">HEATED 72 F ° (MAX. NYS) COOLED 75 F ° (MIN. NYS)</p> <p>E2. ALL INSULATION WHICH IS CAPABLE OF ABSORBING WATER SHALL BE PROTECTED BY A VAPOR BARRIER LOCATED ON THE WINTER WARM SIDE OF THE INSULATION. INSULATION SHALL BE INSTALLED IN A MANNER THAT PROVIDES CONTINUITY OF INSTALLATION AT PLATE LINES, SILL LINES AND CORNERS.</p> <p>E3. LOCAL ENERGY CONSERVATION CONSTRUCTION CODE</p> <p>LOCAL ENERGY CONSERVATION CONSTRUCTION CODES THAT ARE MORE STRINGENT IN THEIR REQUIREMENTS THAN THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE SHALL APPLY AND BE IMPLEMENTED WHEREVER REQUIRED.</p> <p>E4. AIR LEAKAGE FOR ALL BUILDINGS</p> <p>ALL EXTERIOR DOORS AND WINDOWS SHALL BE DESIGNED TO LIMIT AIR LEAKAGE INTO OR OUT OF THE BUILDING ENVELOPE. MANUFACTURED DOORS AND WINDOWS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING THOSE SHOWN IN THE NYS ENERGY CODE. SITE CONSTRUCTED DOORS AND WINDOWS SHALL BE SEALED IN ACCORDANCE WITH THE NYS ENERGY CODE.</p> <p>E5. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALL AND ROOF/CEILING, FLOORS AND ROOFS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED.</p> <p>E6. SHOWERS, OTHER THAN THOSE USED FOR SAFETY REASONS, SHALL BE EQUIPPED WITH OUTLET DEVICES WHICH LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 3 GPM AT A CONSTANT WATER PRESSURE OF 60 PSI.</p> <p>E7. DESIGN PROFESSIONAL STATES THAT TO THE BEST OF HIS KNOWLEDGE AND PROFESSIONAL JUDGEMENT, THE DESIGN HAS BEEN MADE IN CONFORMANCE WITH THE ENERGY CODE.</p> <p>E8. THIS DESIGN ANALYSIS IS NOT TO BE USED AS THE DETERMINING FACTOR IN COMPUTING THE DESIGN OF THE HEATING AND/OR VENTILATING EQUIPMENT TO BE INSTALLED IN THE BUILDING. TO DO SO WILL BE AT THE BUILDER AND/OR CONTRACTOR'S RISK. THE ARCHITECT OR ENGINEER SHALL BE HELD BLAMELESS FOR ANY HEATING OR VENTILATING EQUIPMENT INSTALLED AT THE JOB SITE.</p> <p>E9. PROVIDE AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE COOLING AND HEATING SYSTEM.</p> <p>E10. PROVIDE R-6 MIN INSULATION AROUND DUCTS EXCEPT IN ATTIC, PROVIDE R=8 MIN. PROVIDE R=3 INSULATION AROUND ALL PIPING THAT CARRY FLUIDS WITH A TEMPERATURE OF MORE THAN 105F OR LESS THAN 55F.</p> <p>E11. WINDOW INFILTRATION SHALL NOT EXCEED .5 CFM PER LINEAR FOOT OF CRACK WHEN TESTED AT IMPACT PRESSURE OF .25 MPH WIND.</p> <p>E12. DOOR INFILTRATION SHALL NOT EXCEED 1.0 CFM PER LINEAR FOOT OF CRACK WHEN TESTED AT IMPACT PRESSURE OF .25 MPH WIND.</p> <p>E13. THE BUILDING IS LOCATED IN CLIMATE ZONE 4 AND ITS THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS BY COMPONENTS OF NYS ENERGY CODE FOR FENESTRATION AND INSULATION AS FOLLOWS:</p> <p>FENESTRATION: U=0.35, MAX. SKYLIGHT: U=0.60 MAX. INSULATION: CEILING: R=38, MIN. WOOD FRAME WALL: R=13 MIN. FLOOR: R=19 MIN. BASEMENT WALL: R=10 MIN. (CONTINUOUS INSULATION), OR R=13 MIN. (CAVITY INSULATION) SLAB: R=10 MIN. (DEPTH=2 FEET MIN.) CRAWL SPACE WALLS: R=10 MIN. (CONTINUOUS INSULATION), OR R=13 MIN. (CAVITY INSULATION)</p>	<p>GENERAL STRUCTURAL NOTES</p> <p>GS.1 ALL WORK SHALL COMPLY WITH THE NEW YORK CITY BUILDING CODE.</p> <p>GS.2 THE STRUCTURAL CONSTRUCTION DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL CONSTRUCTION DRAWINGS.</p> <p>GS.3 BEFORE PROCEEDING WITH ANY WORK, THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL VERIFY THAT ALL MAJOR DIMENSIONS (LOCATIONS OF GRID LINES, COLUMNS, SLAB EDGES, ETC.) SHOWN ON STRUCTURAL DRAWINGS ARE THE SAME AS SHOWN ON ARCHITECTURAL DRAWINGS AND THAT EXISTING CONDITIONS ARE AS INDICATED. ANY VARIANCES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING.</p> <p>GS.4 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL COORDINATE THE LOCATION OF FRAMING AROUND ELEVATORS, STAIRS AND SHAFTS WITH THE ELEVATOR, STAIR, MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.</p> <p>GS.5 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE SOLELY RESPONSIBLE FOR COORDINATION BETWEEN TRADES INCLUDING BUT NOT LIMITED TO THE LOCATION OF SLOTS, TRENCHES AND SLEEVES AS REQUIRED FOR THE MECHANICAL OR OTHER TRADES AND THE PROVISION AND/OR INSTALLATION OF ANCHORS, INSERTS, HANGERS, ETC. AS REQUIRED FOR THE VARIOUS TRADES.</p> <p>GS.6 CONTROL OVER OR CHARGE OF AND RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OF THE PROJECT ARE SOLELY THE GENERAL CONTRACTOR'S OR CONSTRUCTION MANAGER'S RESPONSIBILITY.</p> <p>GS.7 THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ACTS OR OMISSIONS OF CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT.</p> <p>GS.8 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE SOLELY AND FULLY RESPONSIBLE FOR THE SAFETY AND STABILITY OF EXISTING ADJACENT STRUCTURES INCLUDING BUT NOT LIMITED TO BUILDINGS, SIDEWALKS, ROADWAYS AND UTILITIES.</p> <p>GS.9 THE DESIGN, CONSTRUCTION, INSPECTION AND MAINTENANCE OF TEMPORARY STRUCTURES OR PROCEDURES INCLUDING BUT NOT LIMITED TO THE SUPPORT FOR AND STABILITY OF CRANES OR HOISTS OR LIFTS OR OTHER SIMILAR EQUIPMENT, TEMPORARY BRACING, SCAFFOLDING, FORMWORK OR SHORING, DEWATERING, SHEETING OR UNDERPINNING, CONSTRUCTION STORAGE OR STAGING AREAS, SIDEWALK BRIDGES OR CONSTRUCTION FENCES, TEMPORARY ENCLOSURES AT OPENINGS, AT THE BUILDINGS PERIMETER, OR OTHERWISE, ETC., ARE SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR CONTRACTORS AND/OR CONSULTANTS RETAINED BY THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER.</p> <p>GS.10 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL MAKE NO DEVIATION FROM CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.</p> <p>GS.11 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL REPORT TO THE ARCHITECT, IN WRITING, ANY DISCREPANCIES, AMBIGUITIES OR CONTRADICTIONS IN THE CONSTRUCTION DOCUMENTS.</p> <p>GS.12 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER RESPONSIBLE FOR CONTROLLED OR SPECIAL INSPECTIONS, IN A TIMELY MANNER, WHEN WORK IS READY FOR INSPECTION.</p> <p>SD SHOP DRAWINGS - STRUCTURAL</p> <p>SD.1 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL SUBMIT STRUCTURAL SHOP DRAWINGS TO THE ARCHITECT AFTER THE GC OR CM HAS REVIEWED AND NOTED ON ALL SUBMITTALS THAT THEY ARE IN CONFORMANCE WITH CONTRACT REQUIREMENTS. THE STRUCTURAL ENGINEER, UPON RECEIPT OF THESE SUBMITTALS FROM THE ARCHITECT, WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION UPON AND RETURN TO THE ARCHITECT FOR FINAL DISPOSITION.</p> <p>SD.2 CHANGES OR NON-CONFORMANCE TO CONTRACT REQUIREMENTS SHALL BE FLAGGED ON SUBMITTALS.</p> <p>SD.3 SUBMITTALS SHALL NOT BE USED AS A SUBSTITUTE FOR REQUESTS FOR, OR APPROVALS OF SUBSTITUTIONS OR OTHER CHANGES OR PROCEDURES REQUIRED BY THE CONSTRUCTION CONTRACT.</p> <p>SD.4 PRIOR TO SUBMITTING SHOP DRAWINGS, THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL SUBMIT A SHOP DRAWING SUBMITTAL SCHEDULE FOR THE APPROVAL OF THE STRUCTURAL ENGINEER AND THE ARCHITECT. THE SCHEDULE SHALL INCLUDE THE DATES WHEN DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT AND THE NUMBER OF DRAWINGS AND TYPE OF DETAILS (PLANS, SCHEDULES, BEAMS, COLUMNS, ETC.) THAT WILL BE SUBMITTED ON EACH SUBMISSION DATE.</p> <p>SD.5 THE STRUCTURAL ENGINEER'S REVIEW OF, APPROVAL OF, OR OTHER ACTION UPON THE SHOP DRAWINGS IS ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND INFORMATION EXPRESSED IN CONTRACT DOCUMENTS PREPARED BY THE STRUCTURAL ENGINEER.</p> <p>SD.6 THE STRUCTURAL ENGINEER'S REVIEWS SHALL NOT INCLUDE THE ACCURACY OR COMPLETENESS OF DETAILS SUCH AS WEIGHTS, GAUGES, FABRICATION OR ERECTION PROCESS, CONSTRUCTION METHODS OR MATERIALS, WITH CONTRACT REQUIREMENTS, TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR.</p> <p>SD.7 THE STRUCTURAL ENGINEER'S REVIEW OF A SPECIFIC ITEM SHALL NOT EXTEND TO A REVIEW OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.</p> <p>SD.8 THE STRUCTURAL ENGINEER WILL NOT REVIEW SUBMISSIONS WHICH ARE PARTIALLY COMPLETE.</p> <p>SD.9 NO WORK MAY COMMENCE UNTIL ALL RELEVANT SHOP DRAWINGS HAVE BEEN REVIEWED AND FINAL "APPROVAL WITH NO EXCEPTIONS" HAS BEEN GRANTED BY THE ARCHITECT.</p> <p>SD.10 THE USE OF THE "REQUEST FOR INFORMATION" (RFI) PROCESS IS STRICTLY A FORM OF COMMUNICATION BETWEEN CM/GC AND THE DESIGN TEAM AND ITS SOLE PURPOSE IS TO RESOLVE MINOR ISSUES AND SHALL NOT BE USED TO PRE-PREPARE SHOP DRAWINGS.</p> <p>SD.11 STRUCTURAL STEEL SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED WHO IS EXPERIENCED IN THE DETAILING OF STRUCTURAL STEEL AND HAS A THOROUGH WORKING KNOWLEDGE OF THE REQUIREMENTS, SUGGESTIONS, EXAMPLES AND COMMENTARIES OF THE AISC MANUAL OF STEEL CONSTRUCTION, LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A 325 OR A 490 BOLTS AND THE AMERICAN WELDING SOCIETY (AWS) D1.1 "STRUCTURAL WELDING CODE - STEEL".</p> <p>SD.12 STRUCTURAL STEEL PIECE DRAWINGS SHALL NOT BE SUBMITTED UNTIL ERECTION PLANS AND TYPICAL CONNECTION DETAIL DRAWINGS (GENERALLY REFERRED TO AS JOB STANDARDS), HAVE BEEN REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER AND ARCHITECT.</p> <p>SD.13 IF THE STRUCTURAL ENGINEER OF RECORD SO REQUESTS, THE CONSTRUCTION MANAGER AND/OR THE GENERAL CONTRACTOR SHALL SUBMIT CALCULATIONS FOR ANY OR ALL CONNECTIONS OR JOB STANDARDS SHOWN ON SHOP DRAWINGS. THESE CALCULATIONS SHALL BE SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER SUPERVISING THE PREPARATION OF SHOP DRAWINGS.</p> <p>SD.14 SHOP DRAWINGS FOR CONCRETE WORK SHALL BE PREPARED UNDER THE SUPERVISION OF AN EXPERIENCED DETAILER FOR CONCRETE STRUCTURES WHO HAS A THOROUGH WORKING KNOWLEDGE OF THE REQUIREMENTS, SUGGESTIONS, EXAMPLES AND COMMENTARIES OF ACI 318: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 315: DETAILING OF CONCRETE AND THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE.</p>	<p>FOUNDATION & CONCRETE NOTES</p> <p>F.1 NO BACK FILLING SHALL BE DONE UNTIL THE FOUNDATION WALLS HAVE BEEN BRACED AND WATERPROOFING HAS BEEN APPLIED.</p> <p>F.2 ALL FOOTINGS ARE TO BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW ADJACENT FINISHED GROUND LEVEL WHEN EXPOSED TO FROST, BELOW HOUSE DRAINS AND DOWN TO VIRGIN SOIL.</p> <p>F.3 WHEN EXCAVATIONS ARE 5'-0" OR GREATER IN DEPTH FROM THE LEVEL OF ADJACENT GROUND, THE SIDES SHALL BE SHORED.</p> <p>F.4 PROVIDE GUARD RAILS OR A FENCE AT EXCAVATIONS.</p> <p>F.5 EXCAVATIONS SHALL BE SUBSTANTIALLY KEPT FREE OF WATER DURING FOUNDATION CONSTRUCTION.</p> <p>F.6 ALL CONCRETE USED ON THIS PROJECT TO BE PROPORTIONED ON THE BASIS OF CALCULATED STRESSES LESS THAN 70% OF BASIC ALLOWABLE VALUES.</p> <p>F.7 CONCRETE MATERIALS, DESIGN, AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NYC BUILDING CODE & ACI STANDARD.</p> <p>F.8 CONCRETE IS TO BE PROVIDED ON THE BASIS OF A PREQUALIFIED OR PREVIOUSLY ACCEPTED MIX. THE CONCRETE MIX IS TO EXHIBIT A STRENGTH AT LEAST 25% HIGHER THAN THE SPECIFIED VALUE. QUALITY CONTROL OF CONCRETE IS TO BE PROVIDED AT THE BATCH PLANT. THE RESULTS OF QUALITY CONTROL AND INSPECTION ARE TO APPEAR ON THE TICKET ACCOMPANYING EACH LOAD OF CONCRETE.</p> <p>F.9 CONCRETE WHICH IN ITS FINAL STATE WILL BE EXPOSED TO THE ACTION OF FREEZING WEATHER AND ALL CONCRETE FOR GARAGE, FLOORS, ENTRANCE, PLATFORMS, STEPS AND PORCH FLOORS, RETAINING WALLS, SHALL HAVE MIX DESIGN WITH THE ENTRAINED AIR TO PROVIDE A CONCRETE WITH A MAXIMUM RESISTANCE TO FREEZING AND THAWING WEAR FOR THE AGGREGATE AND CEMENT USED.</p> <p>F.10 CELLAR FLOOR SLAB SHALL BE MINIMUM 4" CONCRETE SLAB (NATURAL AGGREGATE CONCRETE) CONFORMING TO ASTM A 33 WITH A MINIMUM 28 DAY STRENGTH OF 4,000 P.S.I.) PLACED ON 4" MINIMUM WELL COMPACTED GRAVEL OF CRUSHED STONE FILL AND REINFORCED WITH 6x6 W1.4XW1.4 WELDED WIRE FABRIC PLACED 1" BELOW TOP OF SLAB. PROVIDE VAPOR BARRIER BELOW SLAB ON GRADE.</p> <p>F.11 SLABS ON GROUND SHALL BE POURED IN ALTERNATE PANELS OF 600 S.F. MAXIMUM IN AREA AND IN A CHECKERBOARD FASHION TO MINIMIZE SHRINKAGE. BACKFILL AT PIERS AND OVER FOOTINGS SHALL BE COMPACTED THOROUGHLY.</p> <p>F.12 CONCRETE TO DEVELOP A MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS.</p> <p>F.13 GARAGE SLAB AND CONCRETE EXPOSED TO WEATHER SHALL BE 4,000 PSI AT 28 DAYS.</p> <p>F.14 ALL CONCRETE SLAB SHALL BE MINIMUM 4" THICK, AND SHALL BE REINFORCED WITH 6X6 W1.4 X W1.4 WWF.</p> <p>F.15 REINFORCEMENT BARS SHALL BE Fy=60,000 PSI & CONFORM TO ASTM A615, LATEST EDITION.</p> <p>F.16 FOUNDATION WALLS AND FOOTINGS TO REST UPON 3 TONS/SQ FT OF VIRGIN SOIL. TO BE VERIFIED BY THE BUILDING DEPARTMENT INSPECTOR AND/OR ARCHITECT AFTER EXCAVATION AND BEFORE FOOTINGS ARE PLACED.</p> <p>F.17 UNLESS OTHERWISE NOTED, ALL CONCRETE FOOTINGS TO BE 12" THICK.</p> <p>F.18 PLAIN CONC. TO HAVE A MIN. CEMENT FACTOR OF 5 BAGS PER CU. YD. CONC. MAX. 8-1/2 GAL. WATER PER CU. YD. CONC. MAX. 34 STRENGTHENERS AND DEVELOP A MINIMUM 14" PROTECT AT LEAST 3 TEST CYLINDERS FOR EACH DAY OF POURING TESTED.</p> <p>F.19 WHEN MORE THAN 50 CU. YD. OF AVERAGE CONC. ARE PLACED IN ANY STRUCTURE, A P.E. SHALL SUPERVISE THE TESTING. WHERE STEEL WIRE MESH IS USED, CONC. MIX SHALL BE ONE PART CEMENT, TWO PARTS SAND AND FIVE PARTS COARSE AGGREGATE. WIRE MESH MIN. TENSILE STRENGTH 55,000 PSI</p> <p>F.20 FOUNDATION WALLS BELOW GRADE TO BE WATERPROOFED WITH BITUMINOUS COATING OR EQUAL.</p> <p>F.21 WHEN UNDERPINNINGS IS REQUIRED, NO WORK TO BE STARTED UNTIL SEPARATE APPLICATION OR AMENDMENT RELATING TO UNDERPINNING IS APPROVED.</p> <p>F.22 FOOTING TO BE STEPPED AT A MAX. OF 30 DEGREE SLOPE SO AS NOT TO EXERT ANY LATERAL PRESSURE ON ADJACENT FOOTINGS OR FOUNDATION WALLS.</p> <p>F.23 FOR EACH CLASS OF CONC. PLACED ON ANY ONE DAY 3 STANDARD ACCEPTANCE CYLINDERS SHALL BE MADE FOR TESTING.</p> <p>F.24 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR THE FOUNDATION CONTRACTOR SHALL BE SOLELY AND FULLY RESPONSIBLE FOR ALL EXCAVATION WORK INCLUDING BUT NOT LIMITED TO THE DESIGN, INSTALLATION AND MAINTENANCE OF SHEETING AND SHORING, PROTECTION OF SLOPES, UNDERPINNING AND DEWATERING.</p> <p>F.25 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR THE FOUNDATION CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED TO DESIGN ALL SHEETING AND SHORING, UNDERPINNING AND DEWATERING SYSTEMS.</p> <p>F.26 THE SLOPE BETWEEN ADJACENT FOOTING BOTTOMS SHALL NOT EXCEED 1 VERTICAL TO 1 HORIZONTAL.</p> <p>F.27 FOUNDATION WALLS AND/OR GRADE BEAMS SHALL BE CAST IN ALTERNATE PANELS NOT TO EXCEED 80 FEET IN LENGTH. CONSTRUCTION JOINTS SHALL BE PLACED AT POINTS OF MINIMUM SHEAR, GENERALLY AT MIDSPAN. ALLOW 7 DAYS MINIMUM BETWEEN ADJACENT POURS.</p> <p>F.28 HORIZONTAL JOINTS IN WALLS OR GRADE BEAMS WILL BE PERMITTED ONLY IF AND AS SHOWN.</p> <p>F.29 FOUNDATION WALLS AND/OR GRADE BEAMS, SHALL BE TEMPORARILY BRACED LATERALLY TO RESIST EARTH PRESSURE, WIND, CONSTRUCTION LOADS AND OTHER LATERAL LOADS UNTIL FRAMED SLABS AND SLABS ON GRADE THAT PERMANENTLY BRACE THESE WALLS AND/OR GRADE BEAMS HAVE BEEN IN PLACE 28 DAYS (MINIMUM).</p> <p>F.30 TRUCKS, BULLDOZERS OR OTHER HEAVY EQUIPMENT SHALL NOT BE PERMITTED CLOSER THAN 8'-0" FROM ANY FOUNDATION WALL BEFORE THE COMPLETE STRUCTURAL FRAME IS IN PLACE.</p>	<p>S STRUCTURAL STEEL</p> <p>S.1 ALL STRUCTURAL STEEL MATERIAL, FABRICATION AND ERECTION SHALL COMPLY WITH THE PROVISIONS OF THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, INCLUDING THE COMMENTARY AND ANY SUPPLEMENTS</p> <p>S.2 ALL STRUCTURAL STEEL SHALL BE ASTM A992 OR ASTM A572, GRADE 50 STEEL, ALL HSS RECTANGULAR AND ROUND STEEL SHALL BE ASTM A500, GRADE B, PLATES, ANGLES, ETC., USED AS CONNECTION MATERIAL MAY BE ASTM A36 STEEL THE TYPE OF STEEL FOR ALL STRUCTURAL STEEL SHAPES, PLATES, BARS, ETC. SHALL BE INDICATED ON SHOP DRAWINGS.</p> <p>S.3 THE STEEL CONTRACTOR SHALL FURNISH MILL TEST REPORTS FROM THE PRODUCER OF STEEL CERTIFYING THAT THE STEEL MEETS THE MINIMUM REQUIREMENTS AS DEFINED BY ASTM SPECIFICATIONS. IF REQUIRED BY THE APPLICABLE BUILDING CODE, STEEL MILL REPORTS AND COMPLETION CERTIFICATES SHALL BE FILED WITH THE BUILDING DEPT.</p> <p>S.4 ALL CONNECTIONS NOT DETAILED ON THE DRAWINGS SHALL CONFORM TO THOSE SHOWN IN THE AISC STEEL CONSTRUCTION MANUAL, 13TH EDITION. ALL SHOP CONNECTIONS SHALL BE HIGH-STRENGTH BOLTED OR WELDED. ALL FIELD CONNECTIONS SHALL BE WELDED OR MADE WITH HIGH-STRENGTH BOLTS WITH HARDENED WASHERS, INSTALLED BY MEANS OF PNEUMATIC WRENCHES AND TORQUED TO THE REQUIRED VALUE, IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR ASTM A490 BOLTS APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED JOINTS.</p> <p>S.5 ALL BEAM TO BEAM OR BEAM TO COLUMN CONNECTIONS SHALL HAVE A CAPACITY OF 80% OF THE TOTAL UNIFORMLY DISTRIBUTED DESIGN LOAD FOR THE SIZE, SHAPE, SPAN AND Fy OF THE BEAM TO BE CONNECTED. THE EFFECT OF ANY CONCENTRATED LOADS AT THE ENDS OF THE BEAM (NEAR THE CONNECTION) SHALL ALSO BE INCLUDED. THE TOTAL UNIFORMLY DISTRIBUTED DESIGN LOADS SHALL BE CALCULATED USING THE TABLE FOR UNIFORM LOAD CONSTANTS FOR BEAMS CONTAINED IN THE AISC STEEL CONSTRUCTION MANUAL.</p> <p>S.6 ALL WELDING SHALL BE IN ACCORDANCE WITH THE STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY</p> <p>S.7 WELDING ELECTRODES SHALL CONFORM TO ASTM SPECIFICATION E-70XX, ALL BUTT WELDS SHALL BE 100% PENETRATION WELDS AND FILLET WELDS SHALL BE MINIMUM 1/4" IF REQUIRED BY THE APPLICABLE BUILDING CODE. COPIES OF TEST REPORTS SHALL BE FILED WITH THE BUILDING DEPT.</p> <p>S.8 ALL BOLTS SHALL BE 3/4" DIAMETER MINIMUM UNLESS OTHERWISE NOTED.</p> <p>S.9 FABRICATE AND ERECT BEAMS WITH NATURAL CAMBER UP.</p> <p>S.10 ALL CONTACT SURFACE WITH HIGH-STRENGTH BOLT CONNECTIONS AND WELDING AREAS SHALL BE FREE OF OIL, PAINT, LACQUER OR GALVANIZING.</p> <p>S.11 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLATES, CLIP ANGLES, CONNECTIONS, NAILER HOLES, ETC., REQUIRED FOR THE COMPLETION OF THE STRUCTURE OR BY OTHER TRADES, EVEN IF EVERY SUCH ITEM IS NOT SHOWN ON THE STRUCTURAL DRAWINGS. .</p> <p>S.12 THE STEEL FRAMING SHALL BE TEMPORARILY BRACED AGAINST EARTH PRESSURE, WIND, POSSIBLE LATERAL CONSTRUCTION LOADS OR UNBALANCES CAUSED BY CONSTRUCTION SEQUENCING UNTIL SLABS, BEAMS, COLUMNS, BRACING AND ANY OTHER STRUCTURE CAPABLE OF SUPPORTING THE STEEL FRAMING IS IN PLACE AND THE STEEL HAS ATTAINED THEIR REQUIRED STRENGTH OR HAVE HAD THEIR PERMANENT CONNECTIONS MADE. THE GENERAL CONTRACTOR AND/OR THE CONSTRUCTION MANAGER AND/OR THE STRUCTURE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE INTEGRITY OF THE STEEL STRUCTURE DURING ERECTION AND CONSTRUCTION.</p> <p>S.13 THE STRUCTURAL STEEL SHALL BE ERECTED TO THE TOLERANCE CALLED FOR IN THE LOCAL CODE OF STANDARD PRACTICE UNLESS MORE STRINGENT TOLERANCES ARE REQUIRED BY OTHER TRADES SUCH AS BUT NOT LIMITED TO PRECAST CONCRETE, ELEVATOR, STAIR OR FACADE CONTRACTORS.</p> <p>S.14 THE USE OF LEVELING PLATES UNDER COLUMN BASE PLATES WILL NOT BE PERMITTED.</p> <p>S.15 ALL GROUT FOR BASE PLATES AND ANCHOR BOLTS SHALL BE OF A NON-SHRINKAGE TYPE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 7,500 PSI AFTER 28 DAYS.</p> <p>S.16 PROVIDE LOOSE LINTELS OVER ALL OPENINGS IN EXTERIOR AND INTERIOR MASONRY WALLS AS SCHEDULED BELOW, EXCEPT WHERE OTHERWISE DETAILED ON THE DRAWINGS. ALL LOOSE LINTELS TO BE 6" LONGER THAN MASONRY OPENING.</p> <p>S.17 ALL STRUCTURAL STEEL SHALL HAVE A SHOP COAT OF PRIMER.</p> <p>S.18 STEEL LINTELS SUPPORTING MASONRY OPENINGS OVER 4 FEET IN WIDTH SHALL BE FIRE PROTECTED WITH 2" OF CONCRETE ON WIRE LATH AND HAVE A MIN. WEB THICKNESS OF 1/4".</p> <p>S.19 LINTEL SCHEDULE FOR EVERY 4" THICK OF MASONRY OPENING SIZE</p> <table border="1" data-bbox="2395 1011 2984 1093"> <thead> <tr> <th>OPENING SIZE</th> <th>SIZE OF ANGLE</th> </tr> </thead> <tbody> <tr> <td>UP TO 4'-0"</td> <td>3-1/2" X 3-1/2" X 5/16"</td> </tr> <tr> <td>4'-0" TO 6'-0"</td> <td>5" X 3-1/2" X 3/8"</td> </tr> <tr> <td>6'-0" TO 8'-0"</td> <td>6" X 3-1/2" X 3/8"</td> </tr> <tr> <td>MORE THAN 8'-0"</td> <td>SEE PLAN</td> </tr> </tbody> </table> <p>FIRE STOPPING NOTES</p> <p>FS.1 DUCT AND PIPE SPACES AND CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, CORRIDORS, 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.</p> <p>FS.2 FIRE STOPPING MAY BE OF COMBUSTIBLE MATERIALS CONSISTING OF WOOD NOT LESS THAN 2" NOMINAL THICKNESS WITH TIGHT JOINTS WHERE USED IN COMBUSTIBLE CONSTRUCTION, EXCEPT THAT NON-COMBUSTIBLE FIRE STOPPING SHALL BE USED IN CONCEALED SPACES OF FIRE DIVISIONS AND WHERE IN CONTACT WITH FIREPLACES, FLUES, AND CHIMNEYS.</p> <p>FS.3 ALL HOLLOW PARTITIONS AND FURRED OUT SPACES SHALL BE FIRE STOPPED AT EACH FLOOR LEVEL. FIRE STOPS SHALL BE THE FULL THICKNESS OF THE HOLLOW FURRED OUT SPACES.</p> <p>FS.4 CONCEALED SPACES WITHIN STAIRS CONSTRUCTION SHALL BE FIRE STOPPED BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH FLIGHT OF STAIRS SO AS NOT TO COMMUNICATE WITH SPACES IN THE FLOOR, ROOF, OR INTERMEDIATE LANDING CONSTRUCTION.</p> <p>FS.5 CEILINGS THAT CONTRIBUTE TO THE REQUIRED FIRE-RESISTANT 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 3,000 SQ. FT. FOR THE FULL HEIGHT OF THE CONCEALED SPACE.</p> <p>CARPENTRY NOTES</p> <p>PROVIDE ALL BLOCKING AND CUT OUTS AS REQUIRED FOR MEDICINE CABINETS, ACCESS DOORS AS REQUIRED, PLUMBING FIXTURES, H.V.A.C., ETC. VERIFY WITH ARCHITECT AND OWNER PRIOR TO START OF CARPENTRY WORK.</p> <p>THE CARPENTRY CONTRACTOR SHALL BE RESPONSIBLE TO THE LEVEL OF ALL FLOORS, SILLS, ETC. AND PLUMBING OF ALL WALLS, JAMBS, ETC.</p> <p>ALL FINISHED HARDWARE SHALL BE SUPPLIED AND INSTALLED BY THE CARPENTRY CONTRACTOR. THE CARPENTRY CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TEMPLATES, ETC. AND INSURE THE PROPER INSTALLATION OF ALL FINISHED HARDWARE. THE CARPENTRY CONTRACTOR SHALL PROVIDE BRASS BUTTS, 180 DEGREE SWING, MINIMUM THREE PER DOOR.</p> <p>MECHANICAL NOTES</p> <p>ME.1 ALL GAS AND OIL BURNING EQUIPMENT SHALL CONFORM TO NYC MECHANICAL CODE.</p> <p>ME.2 ALL BOILER AND FURNACE ROOM SHALL BE AS PER NYC BUILDING CODE.</p> <p>ME.3 ALL DUCTWORK LOCATED IN UNAIRCONDITIONED OR UNHEATED SPACES, SHALL BE SEALED AND INSULATED AS PER NYS ENERGY CODE.</p>	OPENING SIZE	SIZE OF ANGLE	UP TO 4'-0"	3-1/2" X 3-1/2" X 5/16"	4'-0" TO 6'-0"	5" X 3-1/2" X 3/8"	6'-0" TO 8'-0"	6" X 3-1/2" X 3/8"	MORE THAN 8'-0"	SEE PLAN														
OPENING SIZE	SIZE OF ANGLE																											
UP TO 4'-0"	3-1/2" X 3-1/2" X 5/16"																											
4'-0" TO 6'-0"	5" X 3-1/2" X 3/8"																											
6'-0" TO 8'-0"	6" X 3-1/2" X 3/8"																											
MORE THAN 8'-0"	SEE PLAN																											
<table border="1"> <thead> <tr> <th>Date</th> <th>Issued to</th> <th>Date</th> <th>Revision</th> <th>No.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Issued to	Date	Revision	No.						<p>North</p> <p>Drawing Title:</p> <p>GENERAL NOTES</p>	<p>Project Title:</p> <p>PROPOSED 50 UNIT APARTMENT BUILDING</p> <p>1745 WEST FARMS ROAD BRONX, NEW YORK 10460</p> <p>BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555</p>	<p>Seal</p>   <p>Badaly Architects Pllc</p> <p>2 WILSON PLACE MOUNT VERNON, NY 10550 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183 WWW.BADALYARCHITECTS.COM</p>	<table border="1"> <thead> <tr> <th>Date:</th> <th>Project No.</th> </tr> </thead> <tbody> <tr> <td>01/21/2019</td> <td>18034</td> </tr> <tr> <th>N/A:</th> <td></td> </tr> <tr> <th>Scale:</th> <td></td> </tr> <tr> <th>Drawn by:</th> <th>Drawn by:</th> </tr> <tr> <td>MB</td> <td>A-001.00</td> </tr> <tr> <td></td> <td>OF ## PAGES</td> </tr> </tbody> </table>	Date:	Project No.	01/21/2019	18034	N/A:		Scale:		Drawn by:	Drawn by:	MB	A-001.00		OF ## PAGES
Date	Issued to	Date	Revision	No.																								
Date:	Project No.																											
01/21/2019	18034																											
N/A:																												
Scale:																												
Drawn by:	Drawn by:																											
MB	A-001.00																											
	OF ## PAGES																											

MULTIPLE DWELLING NOTES:
CLASS.:
HEREAFTER ERCTED CLASS A MULTIPLE DWELLING (HAEA)
ARTICLE 3 & 4

COOKING SPACE
AS PER SEC. 33 M.D.L. (1) (3) (B) V
1. EVERY SPACE, WHICH IS INTENDED, ARRANGED, OR DESIGNED FOR COOKING OR WARMING OF FOOD SHALL BE EITHER A KITCHENETTE OR KITCHEN. THE TERM "KITCHEN" SHALL MEAN SUCH A SPACE FIFTY-NINE SQUARE FEET OR MORE IN FLOOR AREA. THE TERM "KITCHENETTE" SHALL MEANS SUCH A SPACE WHICH IS LESS THAN FIFTY-NINE SQUARE FEET IN FLOOR AREA. (AS AMENDED BY L. 1952, CH. 173, IN EFFECT MARCH 25, 1952) .

2. EXCEPT AS PROVIDED IN SECTIONS SIXTY-ONE AND SIXTY-SEVEN AND SUBDIVISION TWO OF THIS SECTIONS, A KITCHEN OR KITCHENETTE SHALL BE UNLAWFUL UNLESS IT IS CONSTRUCTED, ARRANGED AND MAINTAINED IN COMPLIANCE WITH THE FOLLOWING APPLICABLE PROVISIONS:

A. IN EVERY KITCHEN AND KITCHENETTE, ALL COMBUSTIBLE MATERIAL IMMEDIATELY UNDERNEATH OR WITHIN ONE FOOT OF ANY APPARATUS USED FOR COOKING OR WARMING OF FOOD SHALL BE FIRE-RETARDED OR COVERED WITH ASBESTOS AT LEAST THREE-SIXTEENTHS OF AN INCH IN THICKNESS AND TWENTY-SIX GAUGE METAL OR WITH FIRE-RESISTIVE MATERIAL OF EQUIVALENT RATING, EXCEPT WHERE SUCH APPARATUS IS INSTALLED IN ACCORDANCE WITH REQUIREMENTS ESTABLISHED BY THE DEPARTMENT IN CONFORMITY WITH GENERALLY ACCEPTED SAFETY STANDARDS FOR SUCH APPARATUS.
THERE SHALL ALWAYS BE AT LEAST TWO FEET OF CLEAR SPACE ABOVE ANY EXPOSED COOKING SURFACE OF SUCH APPARATUS. (SECTION 33 SUBD.3PARA 6 AMENDED BY CH.666 L. 1961 EFFECTIVE APRIL 17, 1961)
B. EVERY KITCHEN AND KITCHENETTE SHALL BE PROVIDED WITH GAS OR ELECTRICITY OR BOTH, AND SHALL BE EQUIPPED FOR ARTIFICIAL LIGHTING. (AS AMENDED BY L.1949, CH.151 IN EFFECT MARCH 15, 1949).

ENTRANCE DOORS AND LIGHTS
SEC. 35 MOL
IN EVERY MULTIPLE DWELLING ERCTED AFTER APRIL EIGHTEENTH, NINETEEN HUNDRED TWENTY-NINE, EVERY DOOR GIVING ACCESS TO AN ENTRANCE HALL FROM OUTSIDE THE DWELLING SHALL CONTAIN AT LEAST FIVE SQUARE FEET OF GLAZED SURFACE. THE WIDTH OF EVERY SUCH DOOR SHALL BE AT LEAST SEVENTY-FIVE PER CENTUM OF THE REQUIRED CLEAR WIDTH OF SUCH ENTRANCE HALL, AS PROVIDED IN SECTION FIFTY, EXCEPT THAT WHEN A SERIES OF SUCH ENTRANCE DOORS IS PROVIDED THEIR AGGREGATE CLEAR WIDTH SHALL NOT BE LESS THAN SEVENTY-FIVE PER CENTUM OF THE REQUIRED WIDTH OF THE ENTRANCE HALL AND THE CLEAR WIDTH OF EACH OF THE DOORS SEPARATELY SHALL BE AT LEAST TWO FEET SIX INCHES. SUCH A DOOR OPENING UPON A STREET OR A COURT EXTENDING TO A STREET SHALL BE FIREPROOF.
THE OWNER OF EVERY MULTIPLE DWELLING SHALL INSTALL AND MAINTAIN A LIGHT OF LIGHTS AT OR NEAR THE ENTRANCE DOOR TO EACH DWELLING UNIT, WHICH SHALL IN THE AGGREGATE PROVIDE NOT LESS THAN FIFTY WATTS INCANDESCENT ILLUMINATION FOR A BUILDING WITH A FRONTAGE UP TO TWENTY-TWO FEET AND ONE HUNDRED WATTS INCANDESCENT ILLUMINATION FOR A BUILDING WITH A FRONTAGE IN EXCESS OF TWENTY-TWO FEET, OR EQUIVALENT ILLUMINATION TO BE KEPT BURNING FROM SUNSET TO SUNRISE ON THE DAY FOLLOWING. IN THE CASE OF A MULTIPLE DWELLING WITH A FRONTAGE IN EXCESS OF TWENTY-TWO FEET, THE FRONT ENTRANCE DOORS OF WHICH HAVE A COMBINED WIDTH IN EXCESS OF THE ENTRANCE WAY, WITH AN AGGREGATE ILLUMINATION OF ONE HUNDRED FIFTY WATTS OR EQUIVALENT ILLUMINATION, IN ENFORCING THIS PROVISION, THE DEPARTMENT SHALL PERMIT OWNERS TO DETERMINE FOR THEMSELVES THE ACTUAL LOCATION, DESIGN AND NATURE OF THE INSTALLATION OF SUCH LIGHT OR LIGHTS TO MEET PRACTICAL, AESTHETIC AND OTHER CONSIDERATIONS, SO LONG AS THE MINIMUM LEVEL OF ILLUMINATION IS MAINTAINED.
(AS AMENDED CH.959, L. 1966, EFFECTIVE AUGUST 2, 1966).

WINDOWS AND SKYLIGHTS FOR PUBLIC: HALLS AND STAIR
SEC. 36 (2)
IN EVERY MULTIPLE DWELLING ERCTED AFTER APRIL EIGHTEENTH, NINETEEN HUNDRED TWENTY-NINE, THERE SHALL BE IN THE ROOF, DIRECTLY OVER EACH REQUIRED STAIR, FIRE-STAIR OR FIRE-TOWER, A VENTILATING SKYLIGHT PROVIDED WITH VENTILATORS HAVING A MINIMUM OPENING OF FORTY SQUARE INCHES OR WIDTH PLAIN GLASS AND EQUIPPED WITH SUITABLE WIRE SCREENS ABOVE AND BELOW. THE GLAZED AREA OF EVERY SUCH SKYLIGHT SHALL BE AT LEAST TWENTY SQUARE FEET.

PEEPHOLES
SEC. 51A MDL
IN EVERY MULTIPLE DWELLING THE OWNER SHALL PROVIDE AND MAINTAIN A PEEPHOLE IN THE ENTRANCE DOOR OF EACH HOUSING UNIT. SUCH PEEPHOLE SHALL BE LOCATED, AS PRESCRIBED BY THE DEPARTMENT, BUT SHALL BE SO LOCATED AS TO ENABLE A PERSON IN SUCH HOUSING UNIT TO VIEW FROM THE INSIDE OF THE ENTRANCE DOOR ANY PERSON IMMEDIATELY OUTSIDE OF THE ENTRANCE DOOR TO SUCH HOUSING UNIT. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO HOTELS OR APARTMENT HOTELS OR TO COLLEGE OR SCHOOL DORMITORIES.
(AS AMENDED L.1966, CH.745, EFFECTIVE JUNE 28, 1966).

STAIR
SEC. 52 MDL ART 4 SEC. 102 (3) (4)
1. IN EVERY MULTIPLE DWELLING ERCTED AFTER APRIL EIGHTEENTH, NINETEEN HUNDRED TWENTY-NINE, EVERY INTERIOR STAIR, FIRE-STAIR AND FIRE-TOWER AND EVERY EXTERIOR STAIR IN CONNECTION WITH ANY DWELLING ALTERED OR ERCTED AFTER JANUARY FIRST, NINETEEN HUNDRED FIFTY-ONE, SHALL BE PROVIDED WITH PROPER BALUSTRADES OR RAILINGS AND ALL SUCH INTERIOR AND EXTERIOR STAIRS SHALL BE KEPT IN GOOD REPAIR AND FREE FROM ANY ENCUMBRANCE. EVERY SUCH STAIR, FIRE-STAIR AND FIRE-TOWER MORE THAN THREE FEET EIGHT INCHES WIDE SHALL BE PROVIDED WITH A HANDRAIL ON EACH SIDE. (AS AMENDED BY L.1949 CH.665 IN EFFECT APRIL 18, 1949.)

NOTE: THE COURTS HAVE HELD THAT THE STAIR REQUIREMENTS OF SECTION 52 DO NOT APPLY TO EXTERIOR STAIRS, THIS SECTION IS BEING AMENDED SO THAT REQUIREMENT OF THE SECTION WILL APPLY IN THE CASE OF STRUCTURES ERCTED AFTER JUNE FIRST, NINETEEN HUNDRED FIFTY-ONE TO EXTERIOR AS WELL AS TO INTERIOR STAIR BUT AS TO EXTERIOR STAIRS, IS NOT RETROACTIVE OR APPLICABLE TO PRESENTLY EXISTING CONDITIONS.

2. THE UPPER SURFACE OF EVERY BALUSTRADE OR RAILING PLACED IN ANY STAIR AFTER APRIL EIGHTEENTH, NINETEEN HUNDRED TWENTY-NINE, SHALL BE AT LEAST TWO FEET SIX INCHES AND AT MOST TWO FEET EIGHT INCHES ABOVE THE FRONT EDGE OF THE STAIR TREADS, AND AT ANY STAIR LANDING SHALL BE AT LEAST TWO FEET EIGHT INCHES AND AT MOST THREE FEET ABOVE THE LEVEL OF SUCH LANDING.

3. THE TREADS AND RISERS OF EVERY STAIR, FIRE-STAIR AND FIRE TOWER CONSTRUCTED AFTER APRIL EIGHTEENTH, NINETEEN HUNDRED TWENTY-NINE, IN ANY MULTIPLE DWELLING SHALL BE OF UNIFORM HEIGHT AND WIDTH IN ANY ONE FLIGHT. EACH TREAD, EXCLUSIVE OF NOSING, SHALL BE NOT LESS THAN NINE AND ONE-HALF WIDE; EACH RISER SHALL NOT EXCEED SEVEN AND THREE-QUARTERS INCHES IN HEIGHT; AND THE PRODUCT OF THE NUMBER OF INCHES IN THE WIDTH OF THE TREAD AND THE NUMBER OF INCHES IN THE HEIGHT OF THE RISER SHALL BE AT LEAST SEVENTY AND AT MOST SEVENTY-FIVE.

4. NO WINDING STAIRS SHALL BE CONSTRUCTED IN ANY MULTIPLE DWELLING.

PARAPET, GUARD RAILINGS AND WIRES
SEC. 62 MDL
1. EVERY OPEN AREA OF A ROOF, TERRACE, AREAWAY, OUTSIDE STAIR, STAIR LANDING, RETAINING WALL OR PORCH AND EVERY STAIR WINDOW OF A MULTIPLE DWELLING ERCTED AFTER APRIL EIGHTEENTH, NINETEEN HUNDRED TWENTY-NINE, SHALL BE PROTECTED IN A MANNER APPROVED BY THE DEPARTMENT BY A PARAPET WALL OR A GUARD RAILING THREE FEET SIX INCHES OR MORE IN HEIGHT ABOVE THE LEVEL OF SUCH AREA, OR, IN THE CASE OF STAIR WINDOW, ABOVE THE LEVEL OF THE FLOOR ADJACENT THERE-TO, UNLESS THE DEPARTMENT SHALL DEEM THAT SUCH PROTECTION IS NOT NECESSARY FOR SAFETY.

BULKHEADS 1
SEC. 104 MDL
1. EVERY STAIR, FIRE-STAIR ANF FIRE-TOWER REQUIRED BY THIS CHAPTER TO EXTEND TO THE LEVEL OF THE ROOF OR TO ANY TERRACE FORMED BY A SETBACK SHALL EXTEND TO AND THROUGH A FIREPROOF BULKHEAD OR OTHER FIREPROOF ENCLOSURE FIRE IN SUCH ROOF OR TERRACE APPROVED BY THE DEPARTMENT. SUCH BULKHEAD OR ENCLOSURE SHALL GIVE UNOBSTRUCTED ACCESS AT ALL TIMES TO SUCH ROOF OR TERRACE BY MEANS OF A FIREPROOF DOOR AND DOOR ASSEMBLY WITH THE DOOR SELF-CLOSING. SUCH A DOOR SHALL NEVER BE SELF-LOCKING AND SHALL BE FASTENED ON THE INSIDE BY MOVABLE BOLTS, HOOKS OR A LOCK WHICH DOES NOT REQUIRE A KEY TO OPEN FROM DE INSIDE OF THE DWELLING. STAIRS TO A BULKHEAD OR ENCLOSURE SHALL HAVE A HANDRAIL

VENTILATION NOTES
THESE DWGS COMPLY OR EXCEED THE MINIMUM REQUIREMENTS FOR LIGHT, HEAT, VENTILATION & NOISE CONTROL AS PER SUBCHAPTER 12 OF THE NYC BUILDING CODE

Date	Issued to	Date	Revision	No.

MULTIPLE DWELLING & HOUSING MAINTENANCE NOTES:

1. PAINTING
(SEC. 29 M.D.L. AND ART. 12 H.M.C.)
A. PAINTING OF PUBLIC PARTS AND WITHIN DWELLINGS SHALL COMPLY WITH SEC. D26-12.01 H.M.C.
B. PAINTING OF WINDOW FRAMES SHALL COHPLY WITH SEC. D26-12.05 H.M.C.
C. WALLS OF COURTS AND SHAFTS SHALL BE OF A LIGHT COLORED SURFACE.
D. ALL PUBLIC HALLS TO BE PAINTED UNLESS OTHERWISE SPECIFIED.

2. EXTERMINATION AND RAT PROOFING: (SEC. 80 M.D.L. & ART. 14 H.M.C.)
A. DWELLINGS SHALL BE SO CONSTRUCTED AS TO BE RAT-PROOF.
B. PREMISES SHALL BE MAINTAINED AND KEPT FREE OF RODENT AND INSECT INFESTATION.

3. RECEPTACLES FOR COLLECTION OF WASTE MATTER (SEC. 81 M.D.L. & ART. 14 H.M.C.)
A. PROPER AND SUITABLE CONVENIENCES OR RECEPTACLES SHALL BE PROVIDED FOR COLLECTION OF WASTE MATTER.

4. PLUMBING AND DRAINAGE: (SEC. 77 M.D.L. & ART. 18 H.M.C.)
A. ENTIRE PLUMBING AND DRAINAGE SYSTEM INCLUDING ALL PLUMBING FIXTURES SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD WORKING ORDER AT ALL TIMES.
B. ALL ROOFS, TERRACES, SHAFTS, COURTS, AREAS AND YARDS SHALL BE PROPERLY GRADED AND DRAINED.
C. HEAT AND HOT WATER: (SEC. 79 M.D.L. & ART. 18 H.M.C.)
A. YEARLY INSPECTIONS OF CENTRAL HEATING SYSTEMS SHALL BE MADE BY QUALIFIED PERSONS.
B. MINIMUM TEMPERATURES FOR HEATING AND HOT WATER SHALL BE MAINTAINED.

8. GAS METERS AND GAS APPLIANCES
(SEC. 64 M.D.L. & ART. 18 H.M.C.)
A. GAS METERS SHALL COMPLY WITH SEC. 64 M.D.L.
B. GAS APPLIANCES SHALL, IN ADDITION TO THESE SECTIONS, COMPLY WITH BSA STANDARDS.
C. YEARLY INSPECTION OF GAS APPLIANCES BY QUALIFIED PERSONS SHALL BE MADE IN OLD LAW TENEMENTS OR ROOMING UNITS.

7. ARTIFICIAL LIGHT:
(SEC. 20 & 35 M.D.L. & ART. 19 H.M.C.)
A. PROPER ELECTRIC LIGHTING AND EQUIPMENT SHALL BE PROVIDED AND MAINTAINED WITHIN ALL DWELLINGS.
B. PROPER ELECTRIC LIGHTS SHALL BE INSTALLED AND MAINTAINED AT OR NEAR THE OUTSIDE OF FRONT ENTRANCE WAY AND IN THE CASE OF SIDE YARD AND COURT.
MINIMUM OF 50 WATTS INCANDESCENT ILLUMINATION OR EQUIVALENT AT FRONT ENTRANCE WAY AND MINIMUM OF 40 WATTS IN YARDS AND COURTS SHALL BE KEPT BURNING FROM SUNSET OF EACH DAY TO SUNRISE ON THE DAY FOLLOWING.

8. ENTRANCE DOORS:
(SEC. 50A M.D.L. & ART. 20 H.M.C.)
A. BUILDING ENTRANCES AND ALL OTHER EXTERIOR ENTRANCES SHALL BE EQUIPPED WITH APPROVED TYPE AUTOMATIC SELF CLOSING AND SELF LOCKING DOORS.
B. EXTERIOR ENTRANCE DOORS TO EACH DWELLING UNIT SHALL HAVE KEY LOCK WITH AT LEAST ONE KEY TO BE PROVIDED BY OWNER WITH HEAVY DUTY LATCH SET WITH DEAD BOLT THUMB TURN INSIDE AND DOOR CHAIN GUARD (M.E.A. 137 -72M).
C. CLASS A MULTIPLE DWELLINGS CONTAINING EIGHT OR MORE APARTMENTS SHALL BE EQUIPPED WITH AN APPROVED TYPE INTER-COMMUNICATION SYSTEM LOCATED AT THE DOOR GIVING ACCESS TO THE MAIN ENTRANCE HALL OR LOBBY.
D. MAIN ENTRANCE AND VESTIBULE DOORS SHALL HAVE NOT LESS THAN FIVE (5) SQ. FT. OF GLAZED SURFACE.
E. PEEPHOLES SHALL BE PROVIDED IN ENTRANCE DOORS OF EACH DWELLING UNIT, LOCATED AS PRESCRIBED BY APPLICABLE CODES (SEC. 51A M.D.L.)

9. BELLS AND MAIL SERVICES:
(SEC. 57 M.D.L. AND ART. 21 H.M.C.)
A. BELL OR BUZZER SYSTEM SHALL BE APPROVED TYPE AND SHALL BE KEPT IN GOOD WORKING ORDER.
B. PROVIDE AND MAINTAIN APPROVED TYPE MAIL RECEPTACLES AND DIRECTORIES OF OR PERSONS LIVING IN THE DWELLING AS PROVIDED BY FEDERAL LAW AND AS PER REGULATIONS OF THE DEPARTMENT OF BUILDINGS.
C. INTERCOM SYSTEM SHALL INTERFACE WITH LOCKING DEVICE, SPECIFIED AND PROVIDED UNDER SECTION 50 & 57.
D. INTERCOM AND DOOR BUZZER SYSTEM SHALL COMPLY WITH MULTIPLE DWELLING LAW SECTIONS 50 & 57.

10. FLOORS SIGNS AND STREET NUMBERS: (ART. 21 H.M.C.)
A. PROPER FLOOR SIGNS SHALL BE PROVIDED AND MAINTAINED IN PUBLIC HALL NEAR STAIRS AND ELEVATOR AND WITHIN STAIR ENCLOSURE.
B. PROPER STREET NUMBERS SHALL BE POSTED AND MAINTAINED IN FRONT OF THE DWELLING IN ACCORDANCE WITH THE ADMINISTRATIVE CODE AND THE RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS.

11. LIGHTING AND VENTILATION: (SEC. 30 M.D.L. AND ART. 30 H.M.C.)
A. WINDOWS IN ALL ROOMS EXCEPT BATHROOM AND KITCHENETTES, SHALL BE AT LEAST ONE-TENTH THE AREA OF THE ROOM AND BE AT LEAST 12 SQ. FT. IN AREA B.S.B.
B. ROOM HAVING ONLY ONE WINDOW LESS THAN 16 SQ. FT. IN AREA SHALL HAVE A TRANSOM OR LOUVER, OVER THE DOOR HAVING A MINIMUM AREA OF 144 SQ. IN.

12. WATER CLOSET AND BATH ACCOMMODATIONS (SEC. 76 M.D.L. AND ART. 31 H.M.C.)
A. FLOORS TO BE CERAMIC TILE WITH 6" BASE.
B. WALL AND FLOORS OF WATER CLOSET COMPARTMENT, BATHROOMS AND LAVATORIES SHALL COMPLY WITH REQUIREMENTS OF THESE SECTIONS.
C. EVERY WATER-CLOSET COMPARTMENT, BATHROOM OR LAVATORY SHALL HAVE A WINDOW OF AT LEAST 3 SQ. FT. IN AREA AND ON HALF THEREA SHALL OPEN.

13. KITCHEN AND KITCHENETTES: (SEC. 33M.D.L. AND ART. 32 H.M.C.)
A. EVERY KITCHEN AND KITCHENETTE SHALL BE PROVIDED WITH FACILITIES FOR COOKING AND SHALL BE EQUIPPED FOR ARTIFICIAL LIGHT.
B. EVERY KITCHEN AND KITCHENETTE SHALL BE PROVIDED WITH A SINK HAVING A MINIMUM OF 2" WASTE & TRAP .
C. LIGHTING AND VENTILATION OF KITCHENS SHALL BEAS PROVIDED UNDER SEC. 30 M.D.L. AND ART. 30 H.M.C.
D. CEILINGS AND WALLS, EXCLUSIVE OF DOORS, OF ALL KITCHENETTES SHALL BE FIRE RETARDED WITH MATERIALS HAVING A ONE HOUR RATING OR IN LIEU THERE OF SHALL BE EQUIPPED WITH A SPRINKLER.
E. KITCHENETTES SHALL BE PROVIDED WITH A WINDOW AT LEAST ONE FOOD WIDE, 3 SQ. FT. IN AREA AND BE AT LEAST 10% OF THE FLOOR AREA. IN LIEU OF WINDOW MECHANICAL VENTILATION MAY BE INSTALLED WHICH WILL PROVIDE AT LEAST 6 CHANGES OF AIR PER HOUR.
F. ALL COMBUSTIBLE MATERIALS IMMEDIATELY UNDERNEATH AND WITHIN ON FOOT OF COOKING APPARATUS SHALL BE PROPERLY FIRE RETARDED AND MINIMUM OF TWO FEET CLEARANCE MAINTAINED ABOVE EXPOSED COOKING SURFACES COMBUSTIBLE MATERIALS BETWEEN TWO AND THREE FEET ABOVE EXPOSED COOKING SURFACES SHALL BE FIRE RETARDED.

14. OCCUPANCY OF CELLARS AND BASEMENTS : (SEC. 34 M.D.L. AND ART. 34 H.M.C.)
A. ALL ROOMS IN CELLARS AND BASEMENTS SHALL COMPLY WITH REQUIREMENTS SHALL COMPLY WITH REQUIREMENT OF THESE SECTIONS.

15. REGISTRATION :
(ART. 9 M.D.L. AND ART. 41 H.M.C.)
A. REGISTRATION STATEMENT SHALL BE FILED.
B. REGISTRATION IDENTIFICATION SIGN CONTAINING DWELLING SERIAL NUMBER SHALL BE POSTED.
C. IDENTIFICATION OF MANAGING AGENT OR OWNER SHALL BE INDICATED ON TENANTS RENT RECEIPT.
D. PREMISES TO COMPLY WITH ALL APPLICABLE SECTIONS OF MULTIPLE DWELLING LAW, HOUSING MAINTENANCE CODE, AND LOCAL LAW 76/68 AS AMENDED.
16. BOILER ROOMS:
(SEC. 65 M.D.L.)
A. BOILER ROOMS SHALL COMPLY WITH REQUIREMENTS OF THIS SECTION.
14. PROVIDE EXTERIOR LIGHTING AS PER SECTION 26-35 MDL.

BOILER ROOM NOTES
MAINTAIN 18" CLEARANCE AROUND BOILER. NO GAS METER IN BOILER ROOM. REMOTE CONTROL SHUT-OFF SWITCH LOCATED IN BOILER ROOM.
NO STORAGE IN BOILER ROOM.
BOILER ROOM ENCLOSURE TO COMPLY WITH SECTION 65 MDL.
WALL ENCLOSING BOILER ROOM TO BE OF FIREPROOF MATERIALS HAVING AT LEAST 1 HOUR FIRE RATING.
CEILING OF ENTIRE BOILER ROOM TO BE PROPERLY FIRE RETARDED.
FLOOR OF BOILER ROOM TO BE OF CONCRETE CONSTRUCTION.
FIXED VENTILATION TO OUTDOOR AIR REQUIRED FOR BOILER ROOM.
DOOR TO BOILER ROOM TO BE 1 HOUR TASTED FIREPROOFED SELF CLOSING.
ELECTRIC LIGHT TO BE PROVIDED IN BOILER ROOM.
BOILER BURNER REMOTE CONTROL SWITCH MUST BE RELOCATED OUTSIDE BOILER ROOM.

TENANT SAFETY PLAN

1. CONSTRUCTION OPERATIONS SHALL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR TENANTS OF BUILDING.

2. CONSTRUCTION OPERATIONS SHALL NOT INVOLVE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.

3. MEANS OF EGRESS:
ALL EXISTING MEANS OF EGRESS FROM THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC..

ACCESSIBLE ACCESS TO AND FROM THE BUILDING TO BE FILED UNDER SEPARATE APPLICATION

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 KEPT SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.
D. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
E. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS AN OPEN CONDUIT.
F. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.
G. CONDUCTOR, AT ALL TIMES, IS TO MAKE SURE THERE IS NO LEAKAGE OF NATURAL GAS IN BUILDING, OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.

5. DUST CONTROL:
A. DEBRIS, DUST, AND DIRT TO BE KEPT TO A MINIMUM; AND TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
B. CONTRACTOR TO ISOLATE THE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR HEAVY DROP CLOTHS.
C. DEBRIS, DUST, AND DIRT TO BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION.

6. NOISE AFTER-HOURS:
WORK TO BE DONE DURING REGULAR WORKING HOURS MONDAY THROUGH FRIDAY 8:00 AM TO 5:00 PM AND SATURDAYS EXCLUDING HOLIDAYS.

7. NO ONE SHALL OCCUPY THE SPACE DURING CONSTRUCTION

SMOKE DETECTOR NOTES:
NEW BUILDINGS CLASSIFIED IN RESIDENTIAL OCCUPANCY GROUPS APPROVED BY THE DEPARTMENT OF BUILDINGS ON OR AFTER JANUARY 1ST, 1982 SHALL COMPLY WITH THE FOLLOWING ITEMS:

DWELLING UNITS SHALL BE EQUIPPED WITH SMOKE DETECTORS RECEIVING ITS PRIMARY POWER FROM THE BUILDING WIRING AND THERE SHALL NOT BE ANY SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.

ALL SMOKE DETECTING DEVICES SHALL BE APPROVED BY THE BOARD OF STANDARDS AND APPEALS OR BE LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY THAT STATES IN LISTINGS THAT THE EQUIPMENT MEETS NATIONALLY RECOGNIZED STANDARDS.

THE DEVICE SHALL BE OF EITHER THE IONIZATION CHAMBER OF PHOTOELECTRIC TYPE. THE DEVICE SHALL BE INSTALLED IN A MANNER CONSISTENT WITH THE REQUIREMENTS OF RS-17-12.

THE LICENSED ELECTRICIAN SHALL SUBMIT TO THE DEPARTMENT OF BUILDINGS A SMOKE DETECTOR LETTER AS REQUIRED BY THEIR RULES AND REGULATIONS. THE OWNER SHALL PROVIDE TO THE ARCHITECT OR ENGINEER OF RECORDS, WITH A SMOKE DETECTOR LETTER AS REQUIRED BY THE N.Y.C. DEPT. OF BUILDINGS.

FIRE STOPPING NOTES
DUCT AND PIPE SPACES AND CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING, PIPE SPACES, COLUMN ENCLOSURES, ETC. THAT WOULD PERMIT PASSAGE OF FLAME, SMOKE, FUMES, OR HOT GASES FROM ONE FLOOR TO ANOTHER FLOOR OR ROOF SPACES, OR FROM ONE CONCEALED AREA TO ANOTHER, SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIAL AS PER SEC. 27-345.

FIRE STOPPING MAY BE OF COMBUSTIBLE MATERIALS CONSISTING OF WOOD NOT LESS THAN 2" NOMINAL THICKNESS WITH TIGHT 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 SEC 27-345(a).

ALL HOLLOW PARTITIONS AND FURRED OUT SPACES SHALL BE FIRE STOPPED AT EACH FLOOR LEVEL. FIRE STOPS SHALL BE THE FULL THICKNESS OF THE HOLLOW FURRED OUT SPACES AS PER SEC 27-345(b).

CONCEALED SPACES WITHIN STAIRS CONSTRUCTION SHALL BE FIRE STOPPED BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH FLIGHT OF STAIRS SO AS NOT TO COMMUNICATE WITH SPACES IN THE FLOOR, ROOF, OR INTERMEDIATE LANDING CONSTRUCTION AS PER SEC 27-345(c).

CEILINGS THAT CONTRIBUTE TO THE REQUIRED FIRE-RESISTANT 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 3,000 SQ. FT. FOR THE FULL HEIGHT OF THE CONCEALED SPACE.

SCHEDULE OF NATURAL LIGHT AND VENTILATION							
UNIT #	TYPE	ROOM ID	AREA (S.F.)	NATURAL LIGHT		VENTILATION	
				REQ'D (10%)	PROVIDED	REQ'D (5%)	PROVIDED
1A	ONE-BEDROOM	LIVING ROOM	174	17.4	27	8.7	13.5
		BEDROOM	105	10.5	22.5	5.25	11.25
1B	TWO-BEDROOM	LIVING ROOM	167	16.7	27	8.35	13.5
		BEDROOM #1	161	16.1	22.5	8.05	11.25
		BEDROOM #2	145	14.5	22.5	7.25	11.25
1C	ONE-BEDROOM	LIVING ROOM	231	23.1	31.5	11.55	15.75
		BEDROOM	194	19.4	27	9.7	13.5
2A-8A	ONE-BEDROOM	LIVING ROOM	138	13.8	27	6.9	13.5
		BEDROOM	100	10.0	22.5	5.4	11.25
2B-8B	TWO-BEDROOM	LIVING ROOM	183	18.3	27	9.15	13.5
		BEDROOM #1	152	15.2	26	7.6	18
		BEDROOM #2	119	11.9	22.5	5.95	11.25
2C-8C	ONE-BEDROOM	LIVING ROOM	194	19.4	27	9.7	13.5
		BEDROOM	184	18.4	22.5	9.2	11.25
2D-8D	ONE-BEDROOM	LIVING ROOM	162	16.2	27	8.1	13.5
		BEDROOM	117	11.7	22.5	5.85	11.25
2E-7E	ONE-BEDROOM	LIVING ROOM	155	15.5	27	7.75	13.5
		BEDROOM	146	14.6	22.5	7.3	11.25
2F-7F	STUDIO	LIVING / BEDROOM	152	15.2	27	7.6	13.5

SPECIAL AND PROGRESS INSPECTIONS			
ALL MATERIALS DESIGNATED FOR SPECIAL AND PROGRESS INSPECTIONS SHALL BE INSPECTED AND/OR TESTED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT TO VERIFY COMPLIANCE WITH CODE REQUIREMENTS.			
ITEM	REPORT REQ'D	CODE SECTION	
X STRUCTURAL STEEL - WELDING		BC	1704.3.1
X STRUCTURAL STEEL - DETAILS		BC	1704.3.2
X STRUCTURAL STEEL - HIGH STRENGTH BOLTING		BC	1704.3.3
X STRUCTURAL COLD FORMED STEEL		BC	1704.3.4
X CONCRETE - CAST IN PLACE		BC	1704.4
CONCRETE - PRECAST		BC	1704.4
CONCRETE - PRESTRESSED		BC	1704.4
X MASONRY		BC	1704.5
WOOD - INSTALLATION OF HIGH-LOAD DIAPHRAGMS		BC	1704.6.1
WOOD - INSTALLATION OF METAL-PLATE-CONNECTED TRUSSES		BC	1704.6.2
WOOD - INSTALLATION OF PREFABRICATED I-JOISTS		BC	1704.6.3
X SUBGRADE INSPECTION		BC	1704.7.1
SUBSURFACE CONDITIONS - FILL PLACEMENT & IN-PLACE DENSITY		BC	1704.7.2, BC 1704.7.3
X SURFACE INVESTIGATIONS (BORINGS/TEST PITS)	TR-4	BC	1704.7.4
DEEP FOUNDATION ELEMENTS	TR-5	BC	1704.8
HELICAL PILES (BB #2014-020)	TRSH	BC	1704.8.5
VERTICAL MASONRY FOUNDATION ELEMENTS		BC	1704.9
WALL PANELS, CURTAIN WALLS, AND VENEERS	YES	BC	1704.10
SPRAYED FIRE-RESISTANT MATERIALS		BC	1704.11
MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS		BC	1704.12
EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)		BC	1704.13
ALTERNATIVE MATERIALS - OTCR BUILDING BULLETIN# _____		BC	1704.14
SMOKE CONTROL SYSTEMS		BC	1704.15
X MECHANICAL SYSTEMS		BC	1704.16
FUEL-OIL STORAGE AND FUEL OIL PIPING SYSTEMS		BC	1704.17
HIGH-PRESSURE STEAM PIPING (WELDING)		BC	1704.18
HIGH-TEMPERATURE HOT WATER PIPING (WELDING)		BC	1704.18
HIGH-TEMPERATURE FUEL-GAS PIPING (WELDING)		BC	1704.19
STRUCTURAL STABILITY - EXISTING BUILDINGS		BC	1704.20.1
X EXCAVATION- SHEETING, SHORING, AND BRACING		BC	1704.20.2
UNDERPINNING		BC	1704.20.3, BC 1814
MECHANICAL DEMOLITION		BC	1704.20.4
RAISING AND MOVING OF A BUILDING		BC	1704.20.5
SOIL PERCOLATION TEST- PRIVATE ON - SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS AND DETENTION FACILITIES	YES	BC	1704.21.1,2
X PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS, AND DETENTION FACILITIES INSTALLATION		BC	1704.21.2
INDIVIDUAL ON-SITE PRIVATE SEWAGE DISPOSAL SYSTEMS INSTALLATION		BC	1704.22
SOIL PERCOLATION TEST - INDIVIDUAL ON-SITE PRIVATE SEWAGE DISPOSAL SYSTEMS	YES	BC	1704.22
X SPRINKLER SYSTEMS		BC	1704.23
X STANDPIPE SYSTEMS		BC	1704.24
X HEATING SYSTEMS		BC	1704.25
X CHIMNEYS		BC	1704.26
X FIRE-RESISTANT PENETRATIONS AND JOINTS		BC	1704.27
ALUMINUM WELDING		BC	1704.28
FLOOD ZONE COMPLIANCE (ATTACH FEMA ELEVATION / DRY FLOODPROOFING CERTIFICATE WHERE APPLICABLE)		BC	1704.29
BC 1105		BC	1105
LUMINOUS EGRESS PATH MARKINGS	TR-7	BC	1704.30, BS 1024.8
EMERGENCY AND STANDBY POWER SYSTEMS (GENERATORS)		BC	1704.31
POST-INSTALLED ANCHORS (BB# 2014-018, 2014-19)		BC	1704.32
SEISMIC ISOLATION SYSTEMS		BC	1707.8
X CONCRETE TEST CYLINDERS	TR-3	BC	1905.3, BC 1913.5
X CONCRETE SAMPLING AND TESTING	TR-2	BC	1905.6, BC 1913.10
PROGRESS INSPECTIONS			
PRELIMINARY		28-116.2.1, BC 110.2	
X FOOTING AND FOUNDATION		BC 110.3.1	
LOWEST FLOOR ELEVATION		BC 110	

SCHEDULE OF ZONING COMPLIANCE
 ADDRESS: 1745 WEST FARMS ROAD, BRONX, NY 1060

APPLICATION #:
 BLOCK #: 3015 LOT #: 25
 ZONING DISTRICT: R7X, C2-4 MAP#: 3D
 CONSTRUCTION CLASSIFICATION: IB USE GROUPS: 2A
 LOT AREA SECTION 23-32 MIN. 1,700 S.F.
 6,782.2 S.F. 6,782.2 S.F. ACTUAL > 1,700
 LOT WIDTH SECTION 23-32 MIN. 18 FEET
 26.88' FEET ACTUAL > 18 FEET
 MAXIMUM LOT COVERAGE SECTION 23-153
 MAXIMUM PERMITTED: 100% PROPOSED: 73.3% (4,972.38)
 6,782.2 X 1.00 = 6,782.2
 MAXIMUM BUILDING FLOOR AREA 23-153
 ZR 23-153 RESIDENTIAL PERMITTED AREA: QUALITY HOUSING F.A.R.: 5.0 (33,911 S.F.) PROPOSED: 4.95 < 5.00 MAX

	CELLAR	1ST FLOOR	2ND-7TH FLRS	8TH FLOOR	TOTAL AREA USE GROUP 2A
PROPOSED GROSS AREA	4,920.00	4,920.00	4,920.00 X 6 = 29,520.00	4,311.56	43,671.56
DEDUCTION PER CHART	-	-1,403.48	- 550.69 X 6 = 3,304.14	- 451.63	
TOTAL NET AREA	0	3,516.52	4,369.31 X 6 = 26,215.86	3,859.93	33,592.31
MAXIMUM NUMBER OF DWELLING UNITS SECTION 23-22	MAX FA. / 680				
PERMITTED: 33,911/680=50	PROPOSED: 50 UNITS				

FRONT YARD SECTION 23-45
 REQUIRED: 0'-0" PROPOSED: 10'-0"

REAR YARD SECTION 23-47
 REQUIRED: 30'-0" PROPOSED: NA

SIDE YARD SECTION 23-462 (C)
 REQUIRED: 0'-0" / 8'-0" PROPOSED: 30'-0"

OFF-STREET PARKING SECTION 25-23, 25-241
 25-23 = 50% REQUIRED
 25-241 = 30% OF TOTAL UNITS REQUIRED FOR LESS THAN 10,000 SF LOTS: 50 UNITS X 30% = 15 PARKING SPACES
 15 PARKING SPACES WAIVED AS PER ZR 25-261

BICYCLE PARKING SECTION 25-811
 REQUIRED: 1 SPACE PER 2 UNITS
 50 UNITS / 2 = 25 SPACES
 PROPOSED: 25 SPACES

FRONT SETBACK SECTION 23-661 (B) (2) NARROW STREET
 REQUIRED: ALIGNMENT W/ CLOSEST NEIGHBOR BUILDING TO STREET OR NOT FURTHER THAN 15'-0"
 PROPOSED: ALIGNMENT SOUTH NEIGHBOR BUILDING

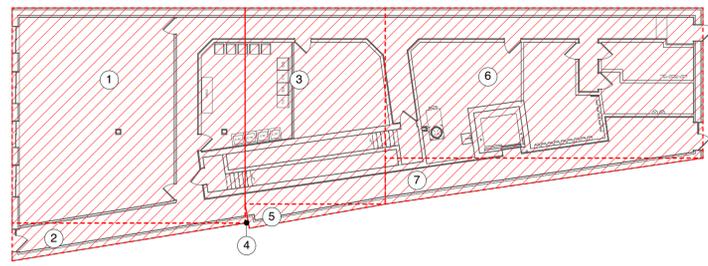
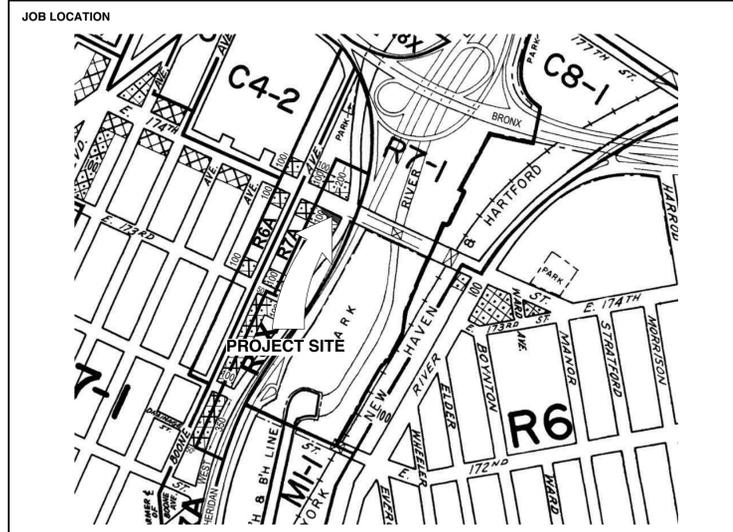
MAXIMUM HEIGHT PERMITTED SECTION 23-662 CONTEXTUAL DISTRICTS TABLE
 MAXIMUM BASE HEIGHT: 85'-0" PROPOSED BASE HEIGHT: 70'-3"
 MAXIMUM BUILDING HEIGHT: 120'-0" PROPOSED BUILDING HEIGHT: 79'-7"

APPLICABLE ZONING SECTIONS

SECTION	REQ'D/PERMITTED	PROPOSED	COMPLIES
STREET TREE PLANTING 1/25'	ONE TREE EVERY 25'-0".	ONE TREE EVERY 25'-0".	SEE ST1
ZR 28-12 REFUSE STORAGE & DISPOSAL	1 PER FLOOR EA. BLDG. & 1 UNIT OUTSIDE EA. BLDG.	1 PER FLOOR EA. BLDG. & 1 UNIT OUTSIDE EA. BLDG.	YES
ZR 28-13 LAUNDRY FACILITIES	1 WASHER/DRYER REQ./20 UNITS 50/20 = 2.5 (3 C.W./C.D.)	4 WASHERS & 4 DRYERS PROVIDED	YES
ZR 28-14 DAYLIGHT IN CORRIDOR	IF IN COMPLIANCE, 50% OF CORRIDOR AREA IS DEDUCTIBLE	WINDOWS PROVIDED IN CORRIDORS & ARE 50% DEDUCTIBLE	YES
ZR 28-21 RECREATION AREA	3.3 % X 33,592.31 = 1,108.54 S.F.	INDOOR: 1,076 S.F. OUTDOOR: 225 S.F. TOTAL: 1,301 S.F.	YES
ZR 28-23 PLANTING AREAS	AREAS BETWEEN STREET LINE AND STREET WALL OF BUILDING TO BE PLANTED	AREAS BETWEEN STREET LINE AND STREET WALL OF BUILDING TO BE PLANTED	YES
ZR 28-31 DENSITY PER CORRIDOR	IF IN COMPLIANCE, 50% OF CORRIDOR AREA IS DEDUCTIBLE	ALL CORRIDORS SERVE LESS THAN 10 UNITS & ARE 50% DEDUCTIBLE	YES

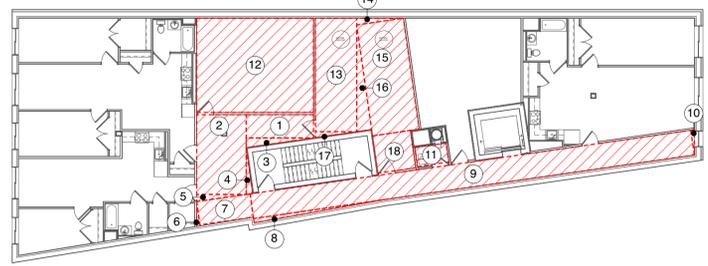
SCHEDULE OF DWELLING UNITS

LOCATION	TYPE	#UNITS
1ST FLOOR	1 BEDROOM	2
	2 BEDROOM	1
2ND-7TH FLOORS	STUDIO	1 X 6 = 6
	1 BEDROOM	5 X 6 = 30
	2 BEDROOM	1 X 6 = 6
8TH FLOOR	1 BEDROOM	3
	2 BEDROOM	2
TOTAL UNITS		50



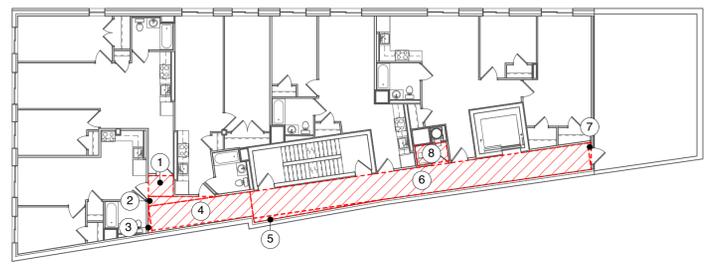
CELLAR - SEVENTH FLOOR GROSS FLOOR AREA

ITEM #	FORMULA (S.F.)	SUM (S.F.)
1	43.92' X 40.44'	1,776.00
2	43.92' X 7.1' / 2'	155.86
3	26.47' X 36.85'	975.50
4	0.62' X 3.59' / 2	1.11
5	(26.47' X 4.56') / 2	60.33
6	59.95' X 28.24'	1,693.21
7	(59.95' X 8.61') / 2	257.98
TOTAL:		4,920.00



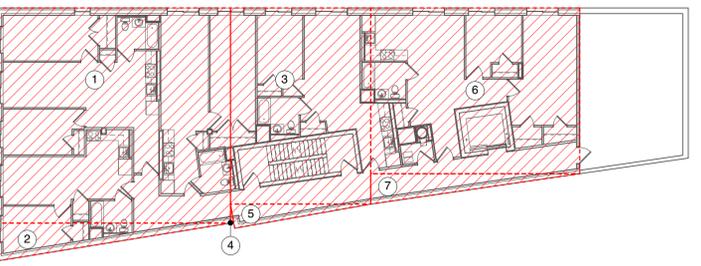
FLOOR AREA DEDUCTIONS - 1ST FLOOR

ITEM #	DEDUCTION TYPE	FORMULA (S.F.)	SUM (S.F.)	NOTES
1	QUALITY HOUSING	(12.67' X 4.37') / 2	27.72	
2	QUALITY HOUSING	(9.36' X 14.99') / 2	70.20	
3	QUALITY HOUSING	[(12.67' X 1.82') / 2] / 2	5.76	SERVES LESS THAN 11 UNITS (ZR 28-31)
4	QUALITY HOUSING	[(1.24' X 8.8') / 2] / 2	2.72	
5	QUALITY HOUSING	(9.36' X 1.34') / 2	3.15	
6	QUALITY HOUSING	(0.65' X 4.66') / 2	1.52	
7	QUALITY HOUSING	10.18' X 4.42'	45.07	
8	QUALITY HOUSING	(24.89' X 0.83') / 2	10.29	SERVES LESS THAN 11 UNITS (ZR 28-31)
9	QUALITY HOUSING	84.04' X 4.67'	392.18	DAYLIGHT IN CORRIDOR (ZR 28-14)
10	QUALITY HOUSING	(0.68' X 4.67') / 2	1.56	
11	QUALITY HOUSING	12.0 S.F. MAX	12.00	REFUSE ROOM (ZR 28-12)
12	QUALITY HOUSING	22.04' X 17.7'	390.12	BICYCLE PARKING
13	MECHANICAL	7.77' X 21.3'	165.60	
14	MECHANICAL	(8.77' X 1.26') / 2	5.52	
15	MECHANICAL	8.86' X 21.04'	186.41	
16	MECHANICAL	(2.85' X 19.84') / 2	28.27	BOILER ROOM
17	MECHANICAL	(7.77' X 1.11') / 2	4.33	
18	MECHANICAL	(7.19' X 7.1') / 2	51.06	
TOTAL:			1,403.48	



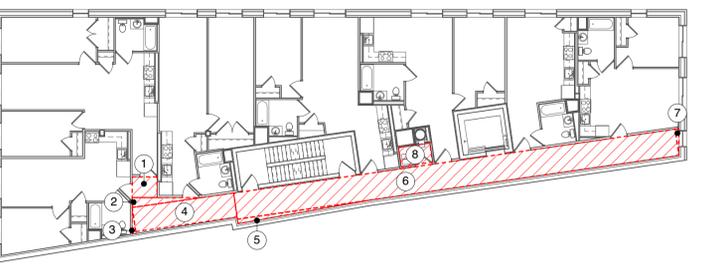
FLOOR AREA DEDUCTIONS - 8TH FLOOR

ITEM #	DEDUCTION TYPE	FORMULA (S.F.)	SUM (S.F.)	NOTES
1	QUALITY HOUSING	4.67' X 3.90'	9.11	
2	QUALITY HOUSING	(13.03' X 1.87') / 2	6.09	SERVES LESS THAN 11 UNITS (ZR 28-31)
3	QUALITY HOUSING	(0.7' X 4.99') / 2	1.75	
4	QUALITY HOUSING	19.33' X 4.59'	88.76	
5	QUALITY HOUSING	(24.89' X 0.83') / 2	10.30	SERVES LESS THAN 11 UNITS (ZR 28-31)
6	QUALITY HOUSING	64.36' X 5.0'	321.83	DAYLIGHT IN CORRIDOR (ZR 28-14)
7	QUALITY HOUSING	(0.73' X 5.0') / 2	1.79	
8	QUALITY HOUSING	12.0 S.F. MAX	12.00	REFUSE ROOM (ZR 28-12)
TOTAL:			451.63	



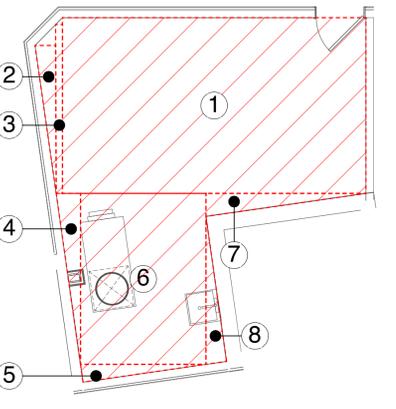
EIGHTH FLOOR GROSS FLOOR AREA

ITEM #	FORMULA (S.F.)	SUM (S.F.)
1	43.92' X 40.44'	1,776.00
2	(43.92' X 7.1') / 2	155.86
3	26.47' X 36.85'	975.50
4	(0.62' X 3.59') / 2	1.11
5	(26.47' X 4.56') / 2	60.33
6	39.47' X 31.18'	1,230.91
7	(39.47' X 5.67') / 2	111.84
TOTAL:		4,311.56



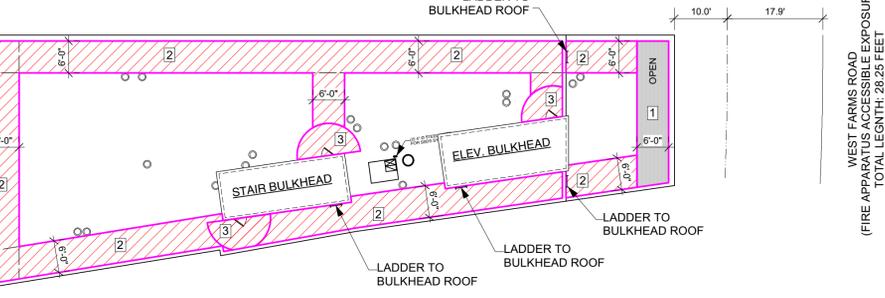
FLOOR AREA DEDUCTIONS - 2ND - 7TH FLOORS

ITEM #	DEDUCTION TYPE	FORMULA (S.F.)	SUM (S.F.)	NOTES
1	QUALITY HOUSING	(4.67' X 3.9') / 2	9.1	
2	QUALITY HOUSING	[(13.03' X 1.87') / 2] / 2	6.09	SERVES LESS THAN 11 UNITS (ZR 28-31)
3	QUALITY HOUSING	(0.7' X 4.99') / 2	1.75	
4	QUALITY HOUSING	19.33' X 4.59'	88.76	
5	QUALITY HOUSING	(24.89' X 0.83') / 2	10.30	SERVES LESS THAN 11 UNITS (ZR 28-31)
6	QUALITY HOUSING	84.18' X 5.0'	420.9	DAYLIGHT IN CORRIDOR (ZR 28-14)
7	QUALITY HOUSING	(0.73' X 5.0') / 2	1.79	
8	QUALITY HOUSING	12.0 S.F. MAX	12.00	REFUSE ROOM (ZR 28-12)
TOTAL:			550.69	



AS PER ZR 28-12
 REFUSE STORAGE MIN. REQ. 2.9 CUBIC FEET PER DWELLING UNIT
 50 APARTMENT TOTAL PROPOSED
 2.9 CUBIC FEET X 50 APT. = 145 C.F. MIN REQUIRED
 PROPOSED COMPACTOR ROOM:
 1) 19.0' X 11.0' X 17.0' = 3,553.0 C.F.
 2) 1.33' X 9.28' / 2 [X 17.0'] = 109.99 C.F.
 3) 0.43' X 10.58' X 17.0' = 77.35 C.F.
 4) 1.54' X 10.7' / 2 [X 17.0'] = 140.06 C.F.
 5) 7.89' X 1.11' / 2 [X 17.0'] = 74.29 C.F.
 6) 7.83' X 10.7' X 17.0' = 1,424.27 C.F.
 7) 7.83' X 1.44' / 2 [X 17.0'] = 95.84 C.F.
 8) 1.30' X 9.26' / 2 [X 17.0'] = 102.32 C.F.
 TOTAL = 5,577.12 C.F. > 145 C.F. MIN REQUIRED

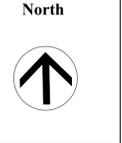
FIRE DEPARTMENT ROOF ACCESS DIAGRAM



- 1 UNOBSTRUCTURED ROOFTOP ACCESS LOCATION AND LANDING
- 2 CLEAR PATH CLEARANCES
- 3 ROOFTOP DOOR OPENING CLEARANCES

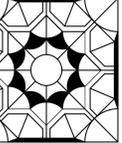
WEST FARMS ROAD
 (FIRE APPARATUS ACCESSIBLE EXPOSURE)
 TOTAL LENGTH: 28.23 FEET
 PLAN IN ACCORDANCE TO NYC FD TECHNOLOGY MANAGEMENT BULLETIN #02/2011 (REV. 02/13) TO COMPLY WITH FC504.4

Date	Issued to	Date	Revision	No.



Drawing Title:
ZONING COMPLIANCE NOTES & SCHEDULES

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
 1745 WEST FARMS ROAD
 BRONX, NEW YORK 10460
 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



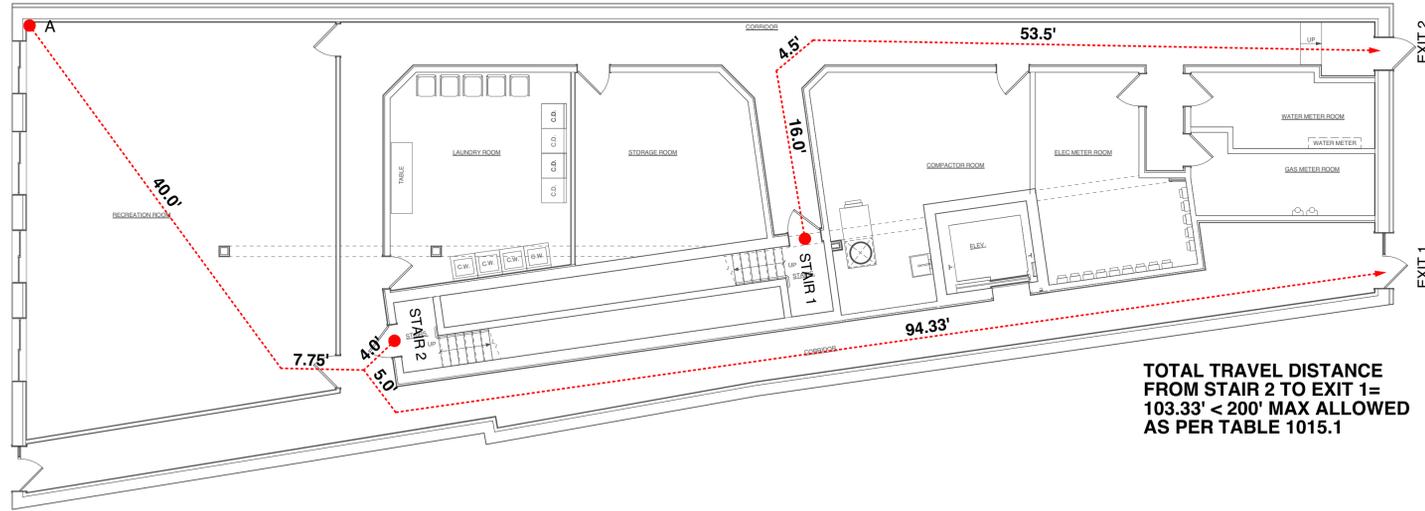
Badaly Architects PLLC
 2 WILSON PLACE MOUNT VERNON, NY 10550
 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
 WWW.BADALYARCHITECTS.COM

DOB JOB NO	DOB APPROVAL

Date: 01/21/2019	Project No. 18034
Scale: NOTED	Drawing No. A-003.00
Drawn by: SB	OF ## PAGES

TRAVEL PATH DIAGRAM: CELLAR FLOOR PLAN

TOTAL TRAVEL DISTANCE FROM A TO EXIT 1= 147.08' < 200' MAX ALLOWED AS PER TABLE 1015.1

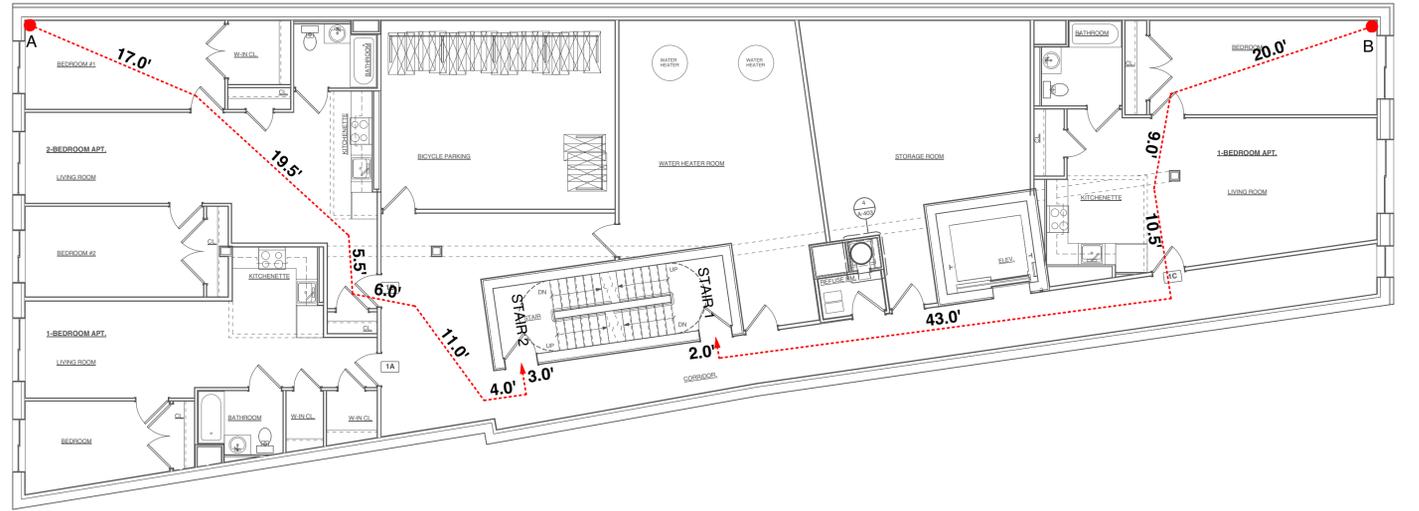


TOTAL TRAVEL DISTANCE FROM STAIR 1 TO EXIT 2= 74.0' < 200' MAX ALLOWED AS PER TABLE 1015.1

TOTAL TRAVEL DISTANCE FROM STAIR 2 TO EXIT 1= 103.33' < 200' MAX ALLOWED AS PER TABLE 1015.1

TRAVEL PATH DIAGRAM: FIRST FLOOR PLAN

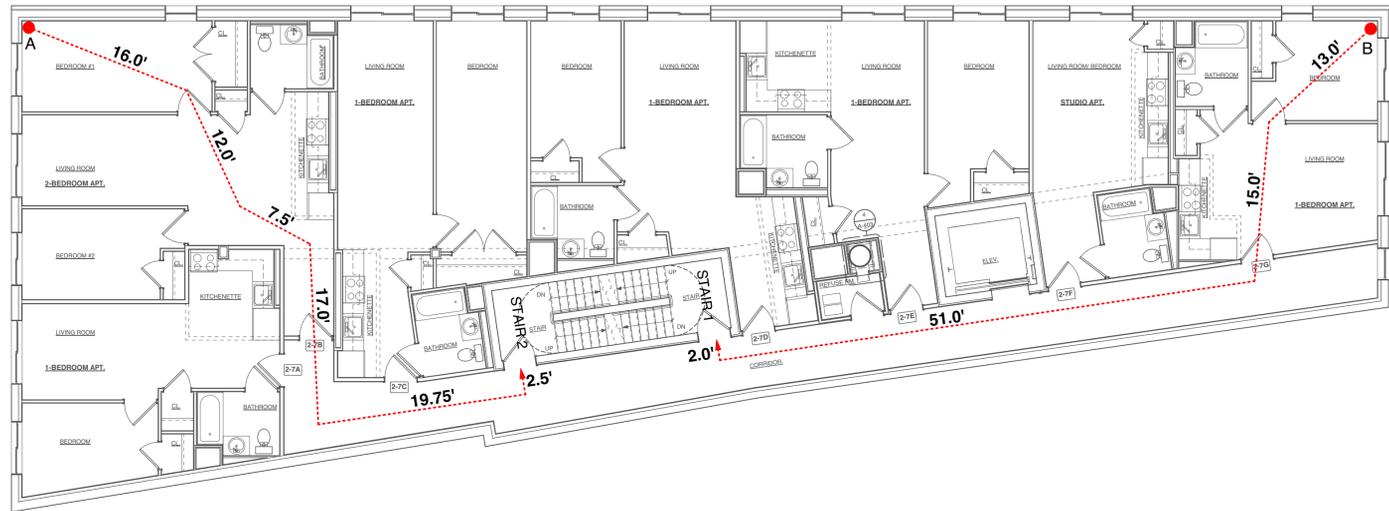
TOTAL TRAVEL DISTANCE FROM A TO STAIR 2= 66.0' < 200' MAX ALLOWED AS PER TABLE 1015.1



TOTAL TRAVEL DISTANCE FROM B TO STAIR 1= 84.5' < 200' MAX ALLOWED AS PER TABLE 1015.1

TRAVEL PATH DIAGRAM: SECOND TO SEVENTH FLOOR PLAN

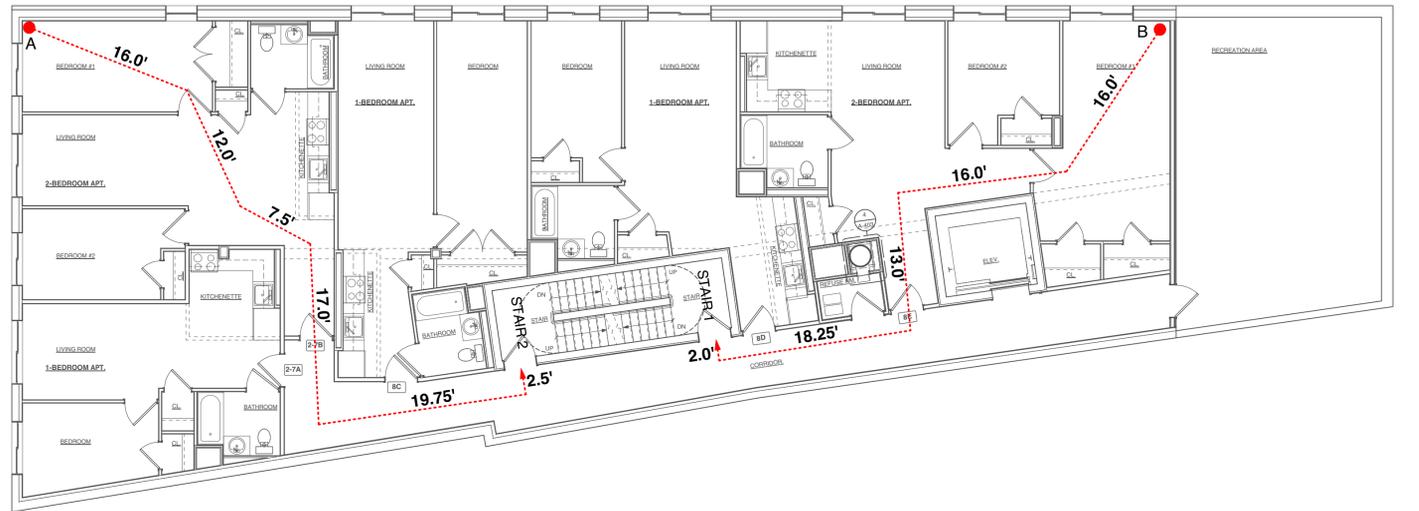
TOTAL TRAVEL DISTANCE FROM A TO STAIR 2 = 74.75' < 200' MAX ALLOWED AS PER TABLE 1015.1



TOTAL TRAVEL DISTANCE FROM B TO STAIR 1= 81.0' < 200' MAX ALLOWED AS PER TABLE 1015.1

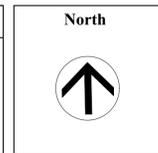
TRAVEL PATH DIAGRAM: EIGHTH FLOOR PLAN

TOTAL TRAVEL DISTANCE FROM A TO STAIR 2= 74.75' < 200' MAX ALLOWED AS PER TABLE 1015.1



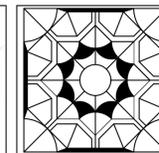
TOTAL TRAVEL DISTANCE FROM B TO STAIR 1= 65.25' < 200' MAX ALLOWED AS PER TABLE 1015.1

Date	Issued to	Date	Revision	No.



Drawing Title:
TRAVEL PATH DIAGRAM

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

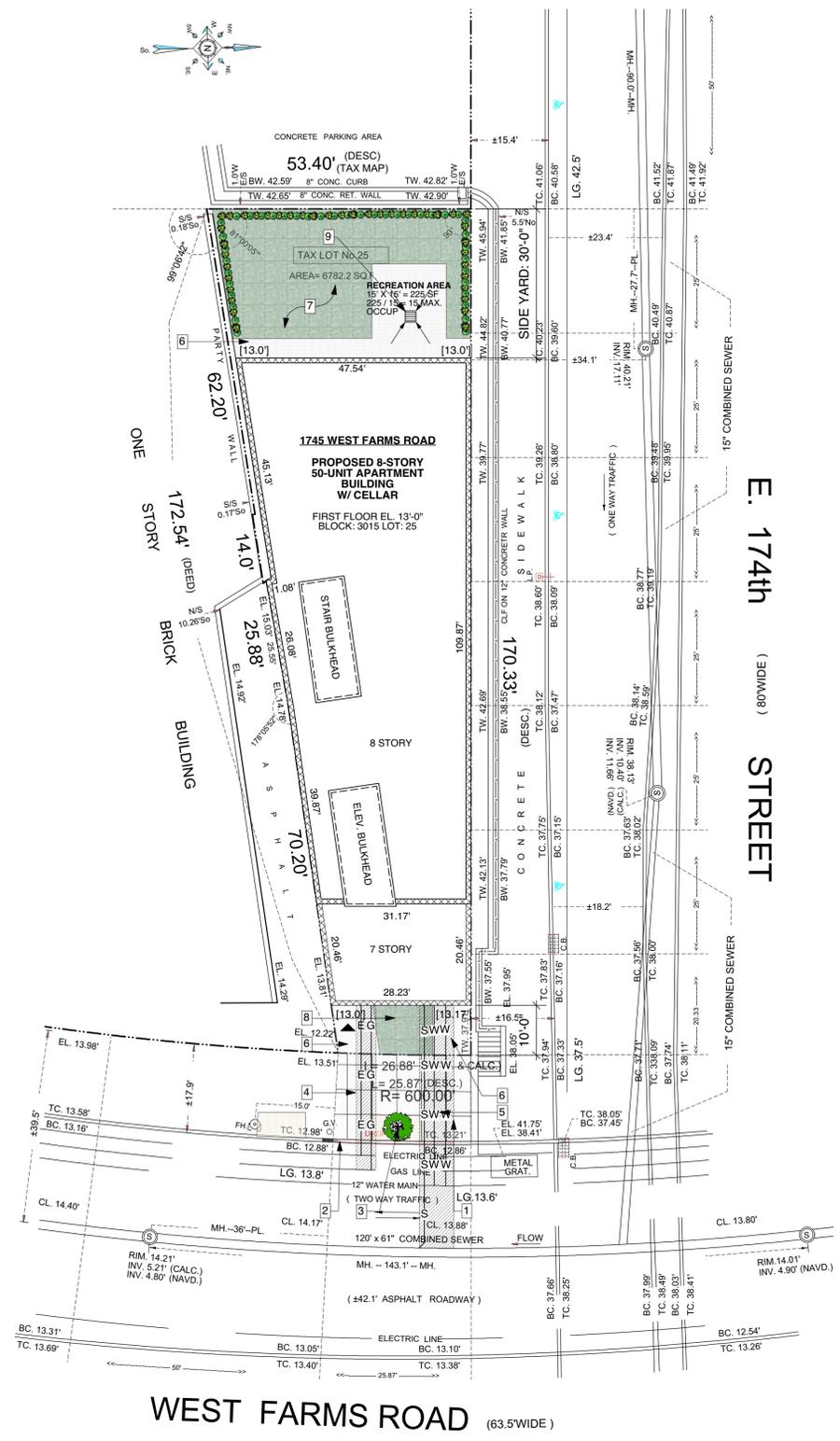


Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date: 01/21/2019
Scale: 1/8" = 1'-0"
Drawn by: YCM
Project No. 18034
Drawing No. **A-004.00**
OF ## PAGES

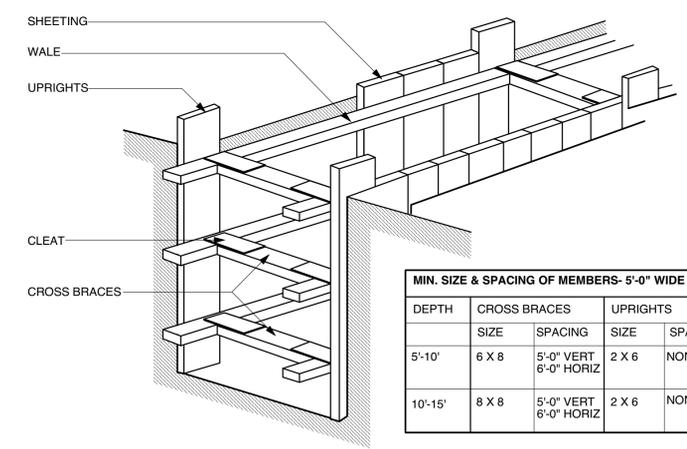
DOB JOB NO

DOB APPROVAL



1 SITE PLAN
 Scale: 1/16" = 1'-0"
 SITE PLAN BASED ON SURVEY PREPARED BY VINCENT TEUTONICO (BIG APPLE LAND SURVEYORS, P.C.), LICENSED LAND SURVEYOR DATED 12/31/2018
 FOR SITE CONNECTION AND BPP INFORMATION SEE SEPARATE SITE CONNECTION AND BPP APPLICATIONS.

- SITE PLAN NOTE LEGEND**
- 1 REPLACE EXISTING SIDEWALK WITH NEW. MEET EXISTING SIDEWALK FLUSH ACROSS FULL WIDTH. SEE BUILDER'S PAVEMENT PLAN
 - 2 REPLACE EXISTING DROPPED CURB WITH NEW. SEE BUILDER'S PAVEMENT PLAN
 - 3 PROPOSED STREET TREE. PROVIDE NEW 5'-0" X 10'-0" PIT
 - 4 PROPOSED UNDERGROUND ELEC. AND GAS SERVICE
 - 5 PROPOSED COMB SEWER AND WATER CONNECTIONS
 - 6 PROPOSED CONCRETE WALKWAY
 - 7 PROPOSED PLANTING AREA
 - 8 PROPOSED PLANTING AREA AS PER ZR 28-23
 - 9 YARD DRAIN
 - ▲ BUILDING ENTRANCE FRONT ENTRANCES ON GRADE FOR HANDICAPPED ACCESS



MIN. SIZE & SPACING OF MEMBERS- 5'-0" WIDE TRENCH

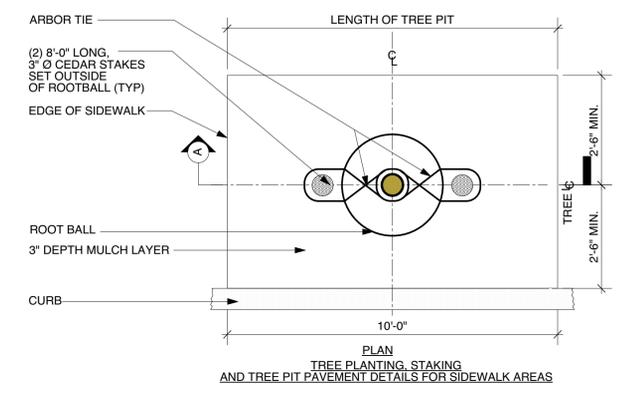
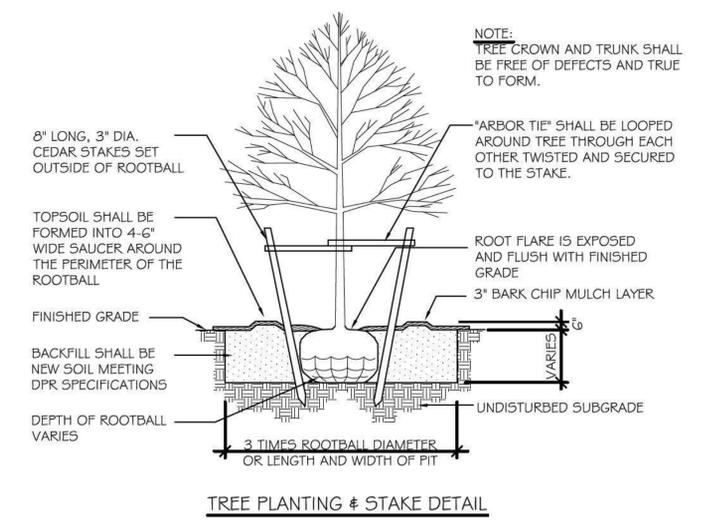
DEPTH	CROSS BRACES		UPRIGHTS		WALES	
	SIZE	SPACING	SIZE	SPACING	SIZE	SPACING
5'-10'	6 X 8	5'-0" VERT 6'-0" HORIZ	2 X 6	NONE	4 X 6	4'-0" VERT
10'-15'	8 X 8	5'-0" VERT 6'-0" HORIZ	2 X 6	NONE	6 X 6	4'-0" VERT

2 SHORING & SHEETING EXCAVATION AT UTILITY CONNECTION
 N.T.S.

EXCAVATION NOTES

- FORMWORK AND CONCRETE WORK TO FULLY COMPLY WITH BUILDING BULLETIN 2009-011.
- CONTRACTOR TO OBTAIN CONSENT FROM OWNERS OF ADJACENT PROPERTIES IF REQUIRED WORK EXTENDS BEYOND PROPERTY LINE. SIDEWALK CLOSING FROM NYCDOT IS REQUIRED TO OVERCUT SIDEWALK AND TO PLACE SOLDIER PILES OR TIEBACKS INSIDE INSIDE THE SIDEWALK AREA.

BASE PLANE CALCULATION
 $((12.98' + 13.21')/2) + ((37.83' + 40.23')/2) / 2 = 26'-0 3/4"$



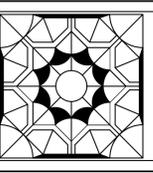
3 STREET TREE PLANTING AND STAKING DETAILS
 Scale: 1/2" = 1'-0"

Date	Issued to	Date	Revision	No.

North

Drawing Title:
SITE PLAN

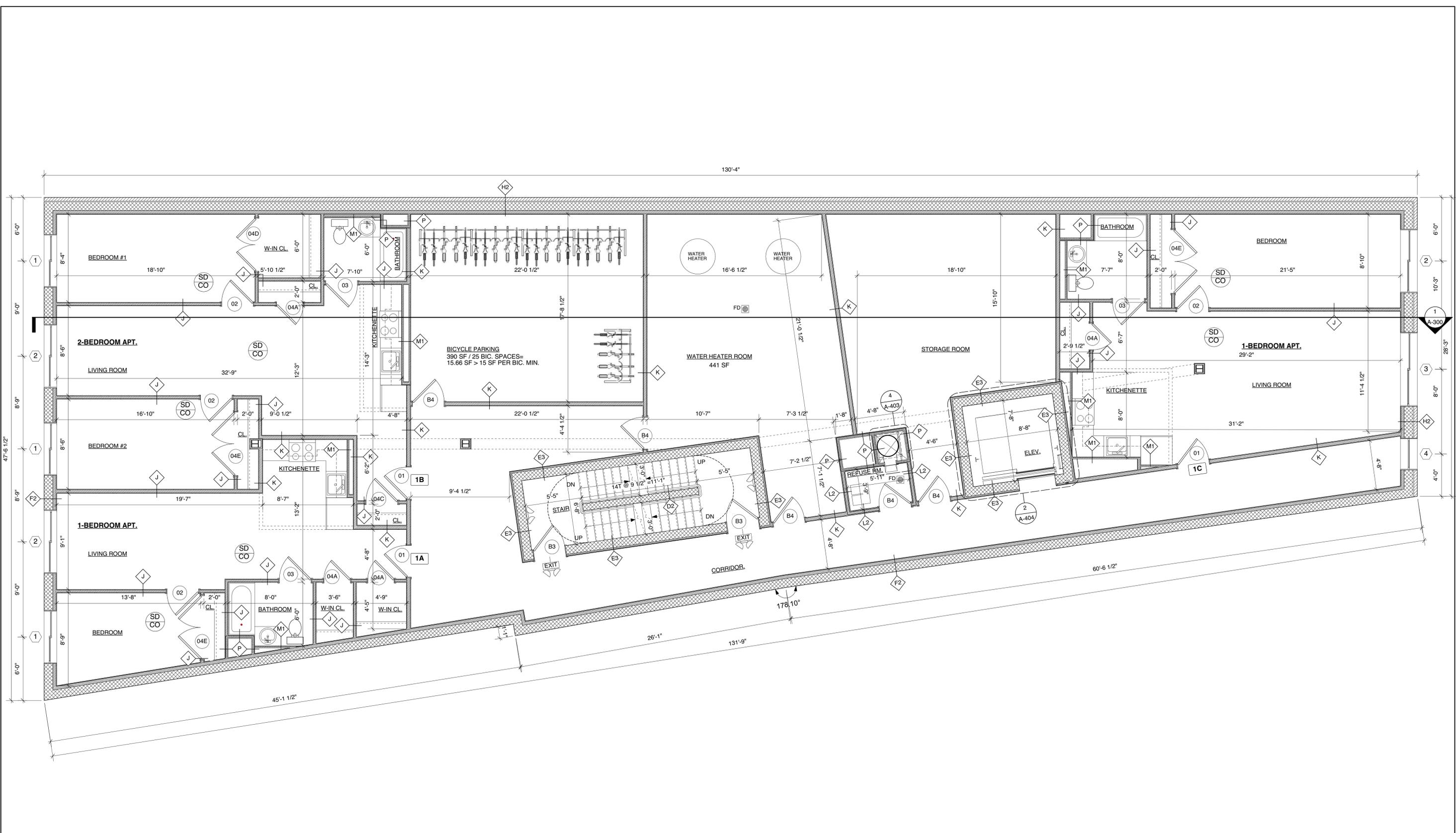
Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
 1745 WEST FARMS ROAD
 BRONX, NEW YORK 10460
 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



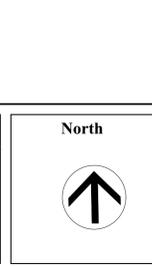
Badaly Architects PLLC
 2 WILSON PLACE MOUNT VERNON, NY 10550
 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
 WWW.BADALYARCHITECTS.COM

Date: 01/21/2019	Project No. 18034
Scale: NOTED	Drawing No. A-100.00
Drawn by: SB	OF ## PAGES

DOB JOB NO	DOB APPROVAL

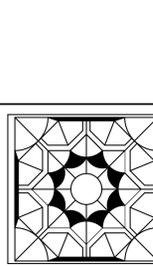


Date	Issued to	Date	Revision	No.



Drawing Title:
FIRST FLOOR PLAN

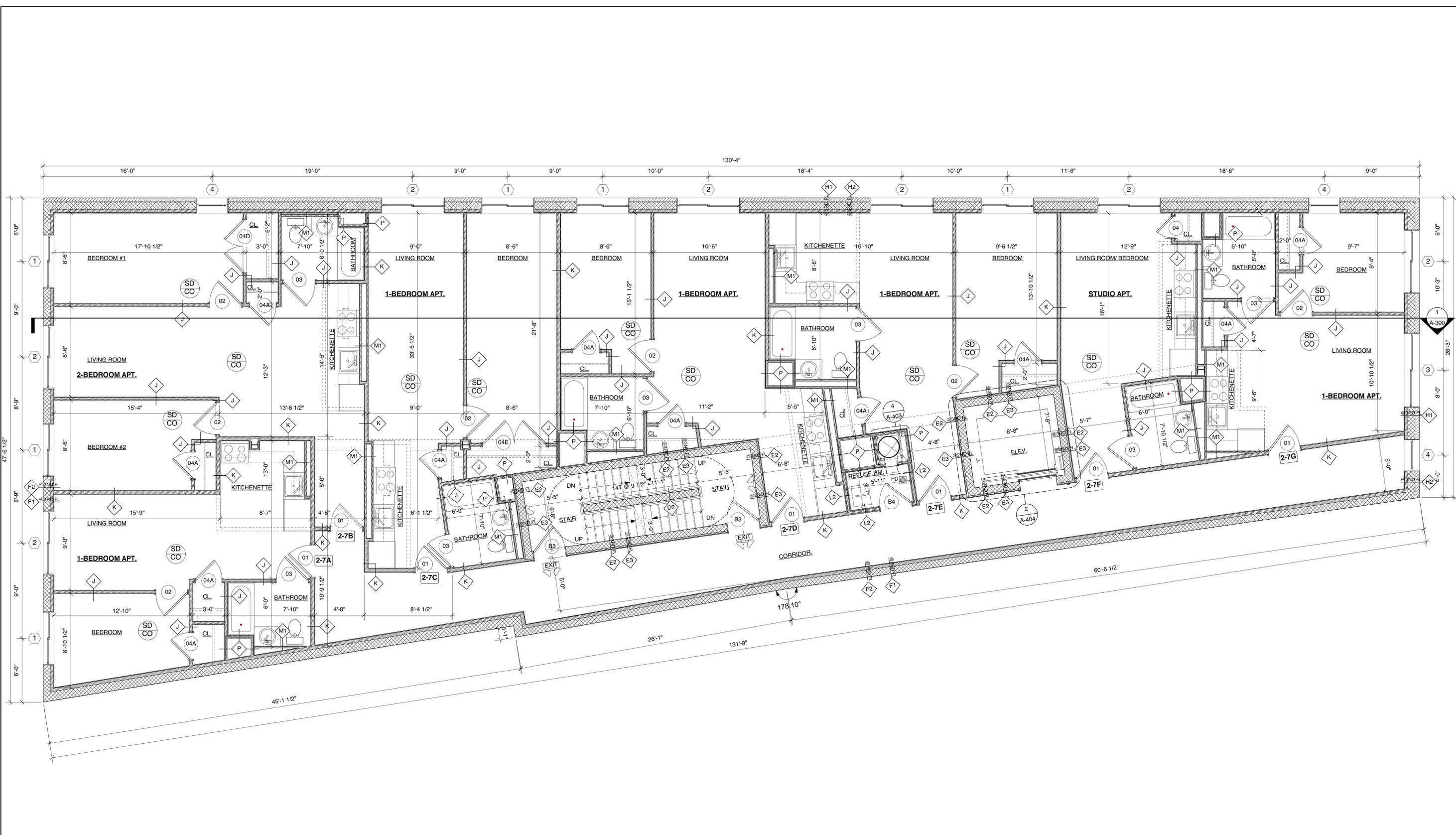
Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



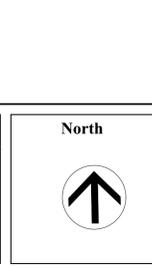
Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

DOB JOB NO	Project No. 18034
Date: 01/21/2019	Drawing No. A-111.00
Scale: 1/4" = 1'-0"	OF ## PAGES
Drawn by: OP	

DOB APPROVAL

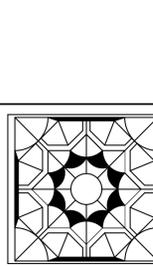


Date	Issued to	Date	Revision	No.



Drawing Title:
SECOND - SEVENTH FLOOR PLAN

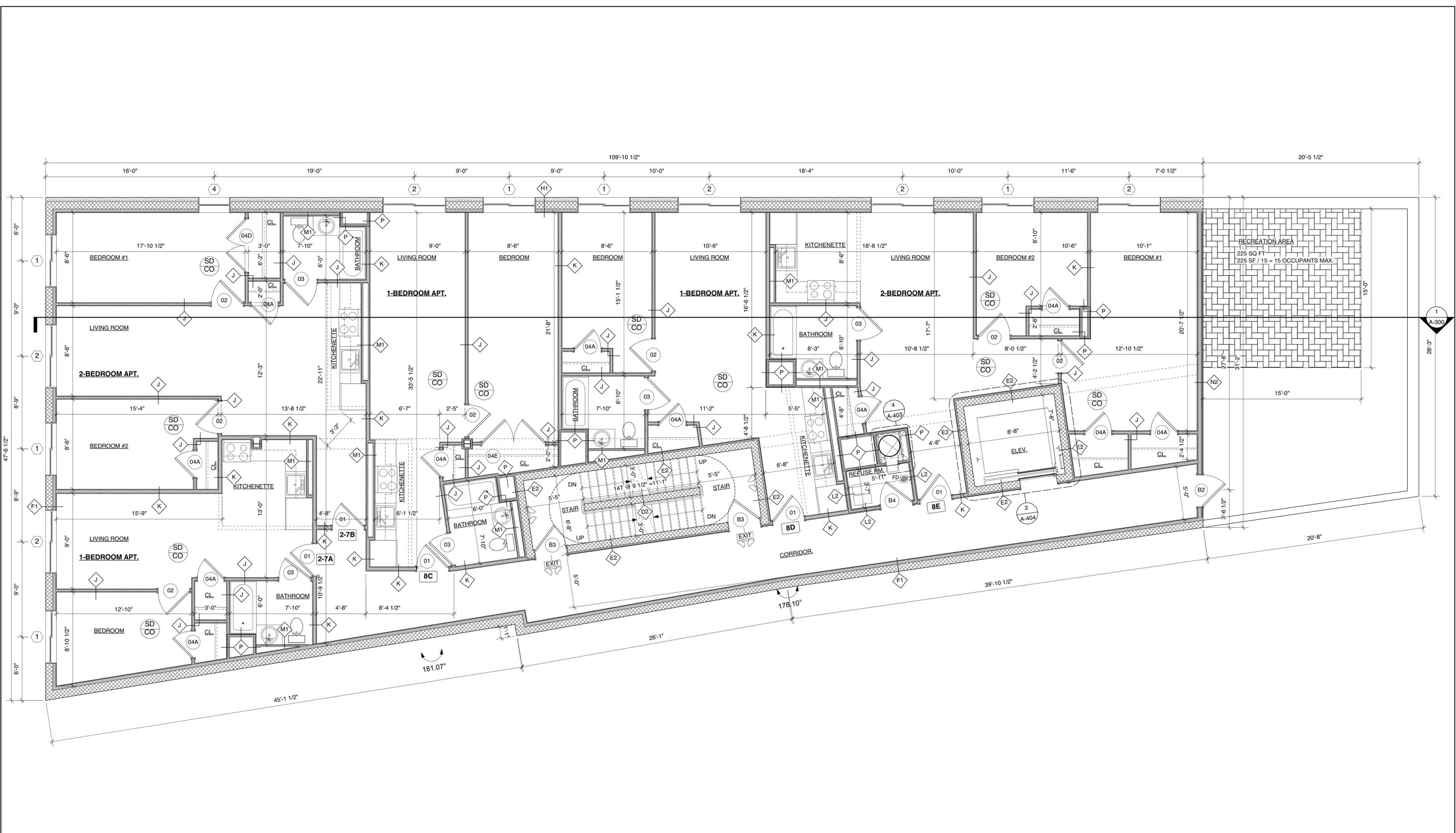
Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
 1745 WEST FARMS ROAD
 BRONX, NEW YORK 10460
 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



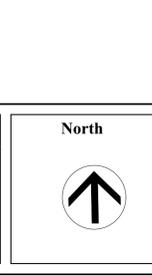
Badaly Architects PLLC
 2 WILSON PLACE MOUNT VERNON, NY 10550
 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
 WWW.BADALYARCHITECTS.COM

DOB JOB NO
 18034
 Date: 01/21/2019
 Scale: 1/4" = 1'-0"
 Drawn by: OP
 Project No. 18034
 Drawing No. **A-112.00**
 OF ## PAGES

DOB APPROVAL

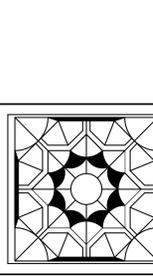


Date	Issued to	Date	Revision	No.



Drawing Title:
EIGHTH FLOOR PLAN

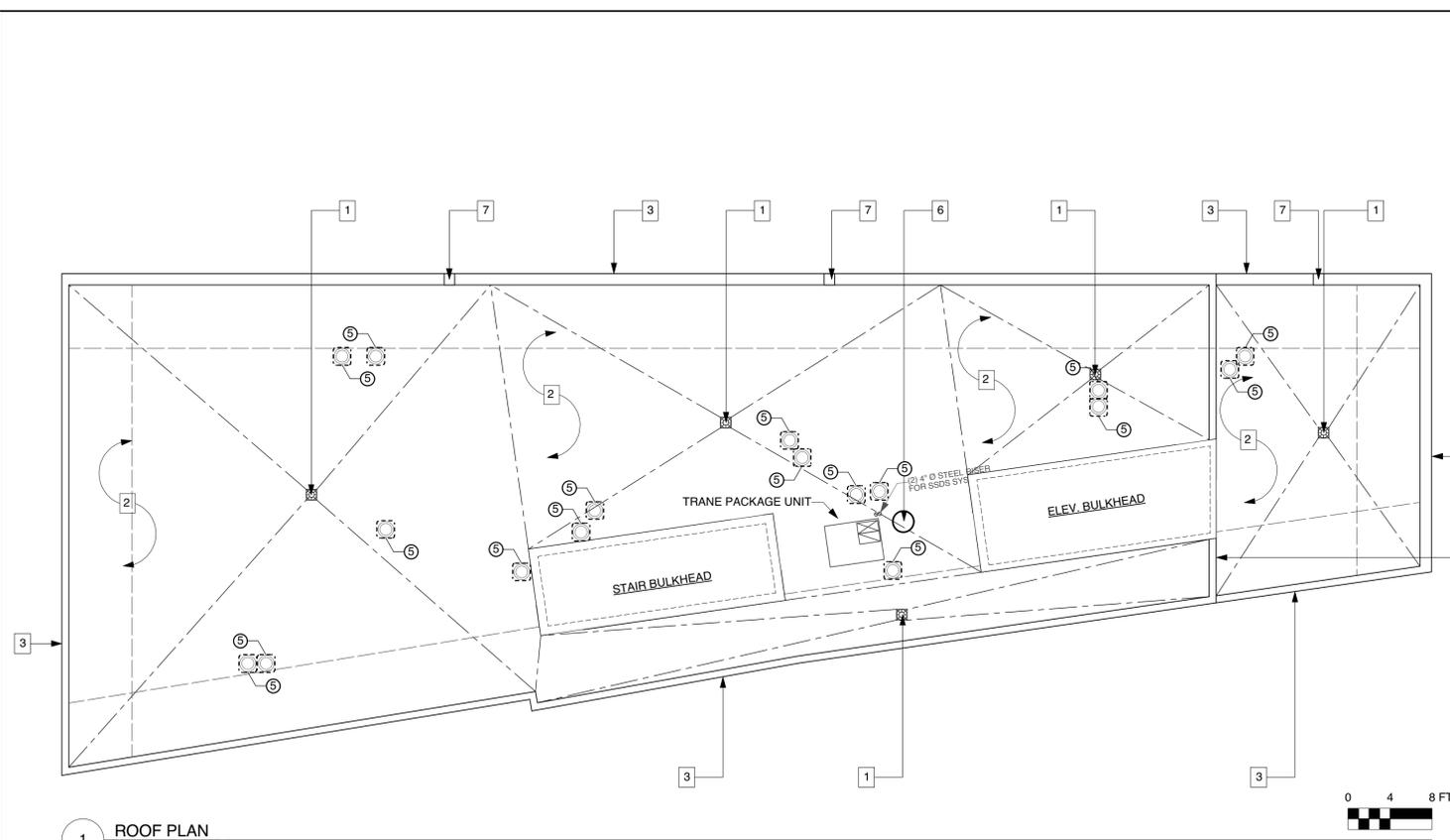
Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



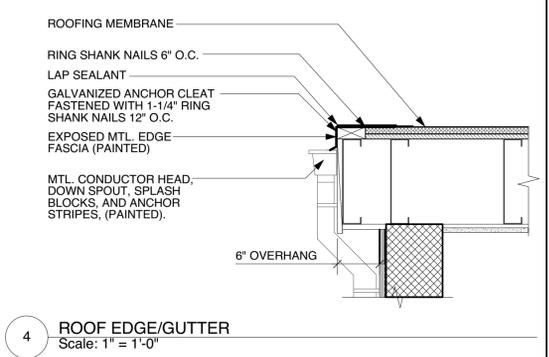
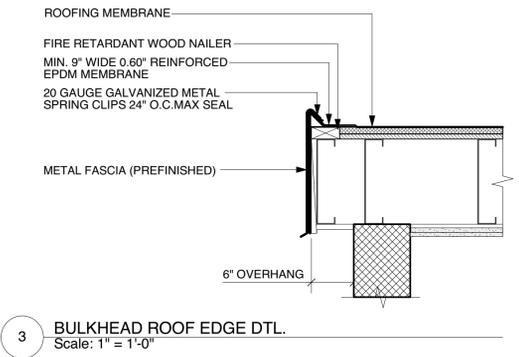
Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date: 01/21/2019	Project No. 18034
Scale: 1/4" = 1'-0"	Drawing No. A-113.00
Drawn by: OP	OF ## PAGES

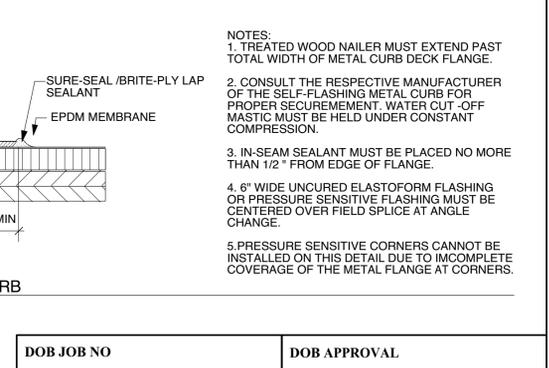
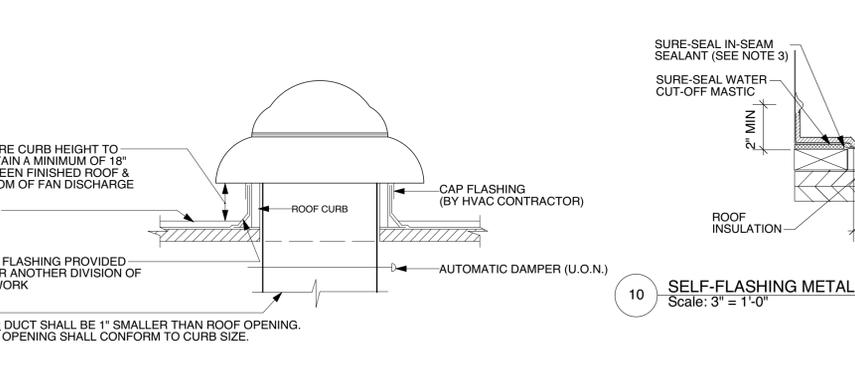
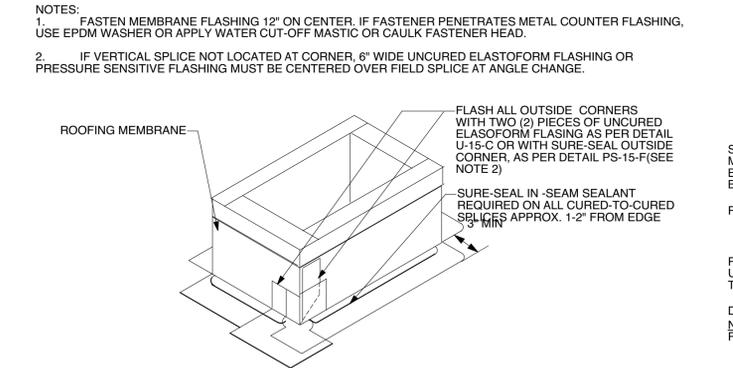
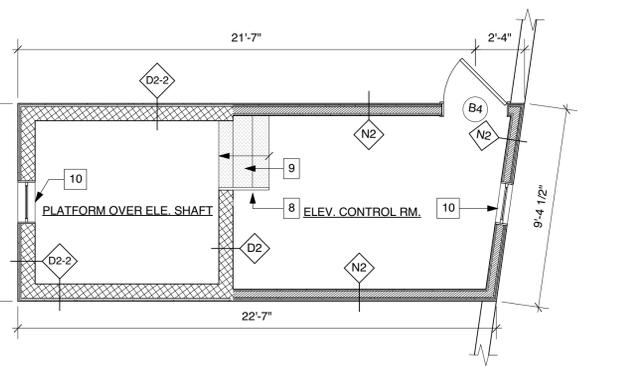
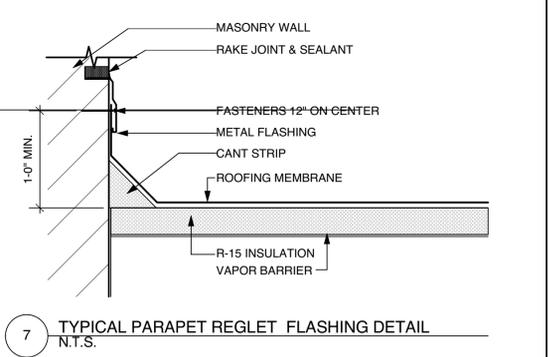
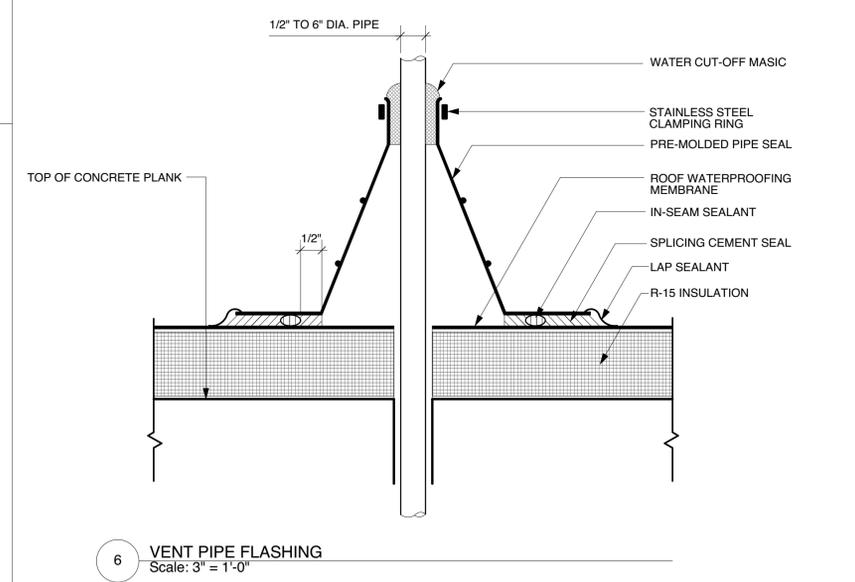
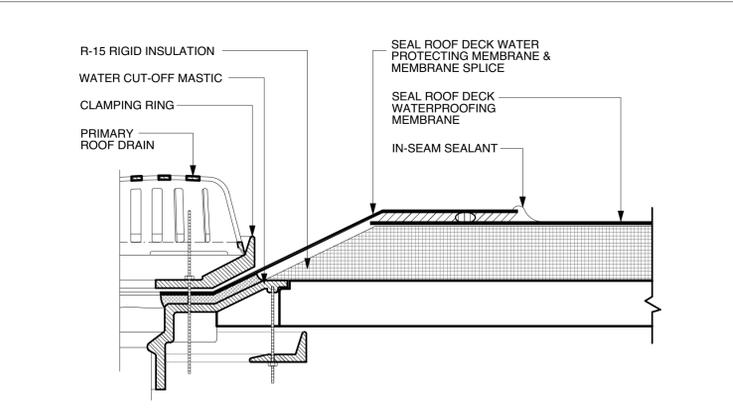
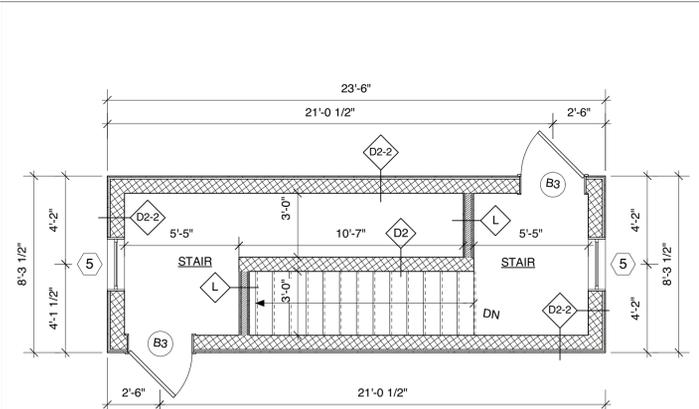
DOB JOB NO	DOB APPROVAL



- ROOF & BULKHEAD PLAN NOTE LEGEND**
- 1 RESTRICTIVE FLOW ROOF DRAIN. SEE DETAIL.
 - 2 TYPICAL ROOFING: TPO ROOFING OVER TAPERED RIGID INSULATION PROVIDE SHOP DRAWINGS FOR APPROVAL.
 - 3 3'-6" HIGH PARAPET
 - 4 6'-2" HIGH PARAPET
 - 5 ROOF MOUNTED EXHAUST FAN
 - 6 GARBAGE CHUTE VENT
 - 7 OVERFLOW SCUPPER
 - 8 42" HIGH MIN. GUARDRAIL
 - 9 STEEL STAIRS W/ 2'-10" HIGH RAILING AT OPEN SIDE
 - 10 2' X 2' VENT



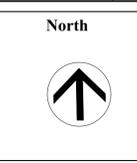
1 ROOF PLAN
Scale: 1/8" = 1'-0"



NOTES:
1. FASTEN MEMBRANE FLASHING 12" ON CENTER. IF FASTENER PENETRATES METAL COUNTER FLASHING, USE EPDM WASHER OR APPLY WATER CUT-OFF MASTIC OR CAULK FASTENER HEAD.
2. IF VERTICAL SPLICE NOT LOCATED AT CORNER, 6" WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPLICE AT ANGLE CHANGE.

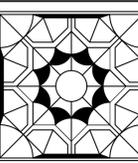
NOTES:
1. TREATED WOOD NAILER MUST EXTEND PAST TOTAL WIDTH OF METAL CURB DECK FLANGE.
2. CONSULT THE RESPECTIVE MANUFACTURER OF THE SELF-FLASHING METAL CURB FOR PROPER SECUREMENT. WATER CUT-OFF MASTIC MUST BE HELD UNDER CONSTANT COMPRESSION.
3. IN-SEAM SEALANT MUST BE PLACED NO MORE THAN 1/2" FROM EDGE OF FLANGE.
4. 6" WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPLICE AT ANGLE CHANGE.
5. PRESSURE SENSITIVE CORNERS CANNOT BE INSTALLED ON THIS DETAIL DUE TO INCOMPLETE COVERAGE OF THE METAL FLANGE AT CORNERS.

Date	Issued to	Date	Revision	No.



Drawing Title:
ROOF PLAN & DETAILS

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

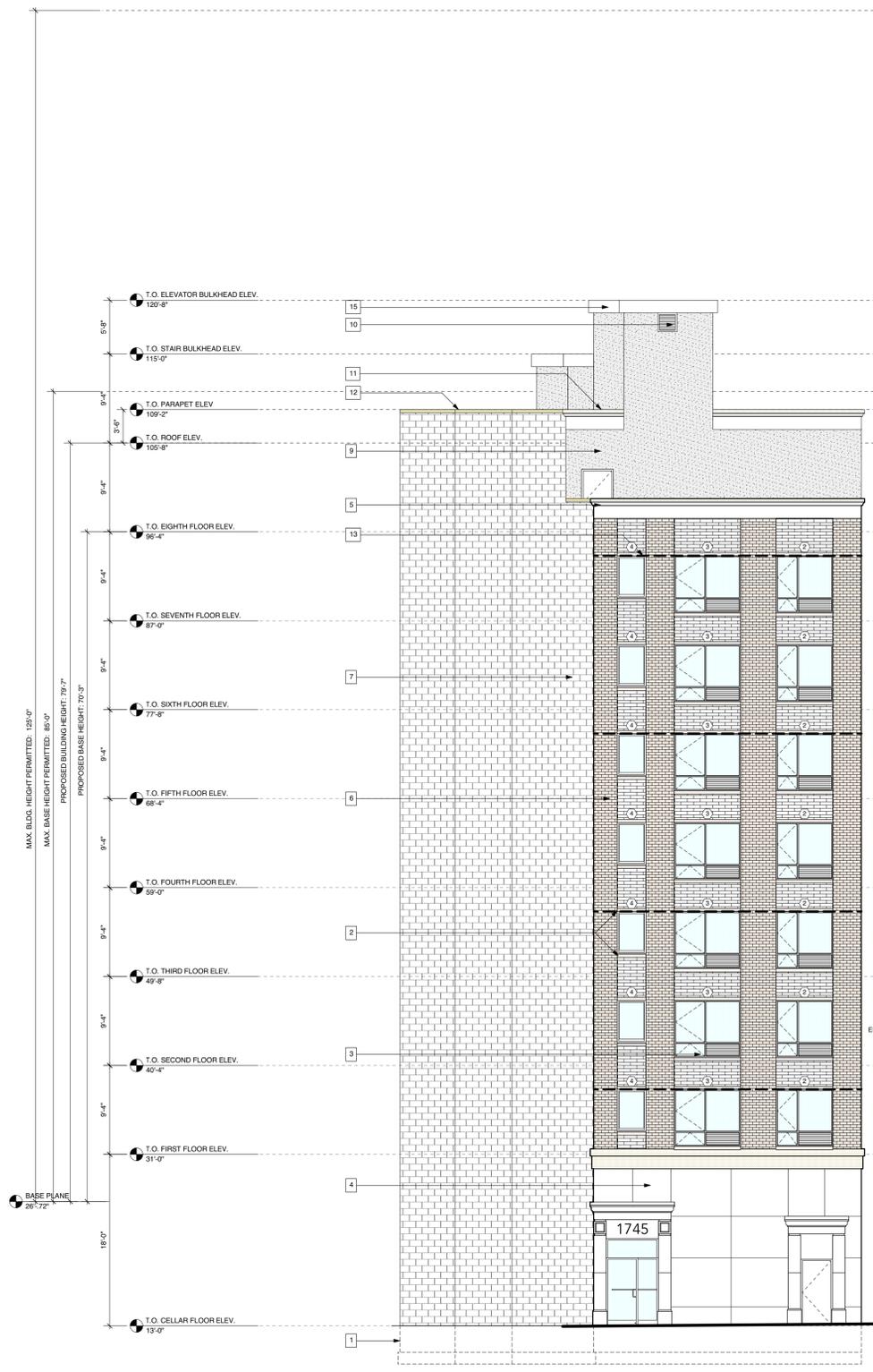


Badaly Architects Pllc
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

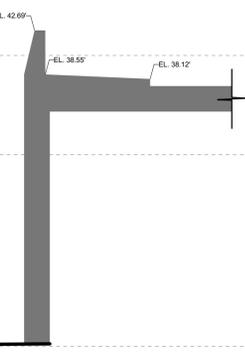
Date: 01/21/2019	Project No. 18034
Scale: NOTED	Drawing No. A-114.00
Drawn by: OP	OF ## PAGES

DOB JOB NO
DOB APPROVAL

ELEVATION NOTE LEGEND	
1	FOUNDATION WALL BELOW GRADE
2	PRECAST SILL & HEAD
3	A/C UNIT SLEEVE
4	CAST STONE VENEER
5	CAST STONE CROWN
6	FACE BRICK
7	SMOOTH FACE CONCRETE BLOCK
8	SPLIT FACE CONCRETE BLOCK
9	STUCCO FINISH
10	FRESH AIR VENT
11	CAST STONE COPING
12	ALUMINUM COPING
13	EXPANSION JOINT
14	STEP FOOTING 1V : 2H MAX
15	ALUMINUM FASCIA



1 FRONT (WEST FARM ROAD) BUILDING ELEVATION



2 FRONT (EAST 147TH STREET) BUILDING ELEVATION

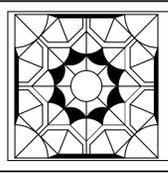
DOB JOB NO	DOB APPROVAL
------------	--------------

Date	Issued to	Date	Revision	No.

North

Drawing Title:
FRONT BUILDING ELEVATION

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

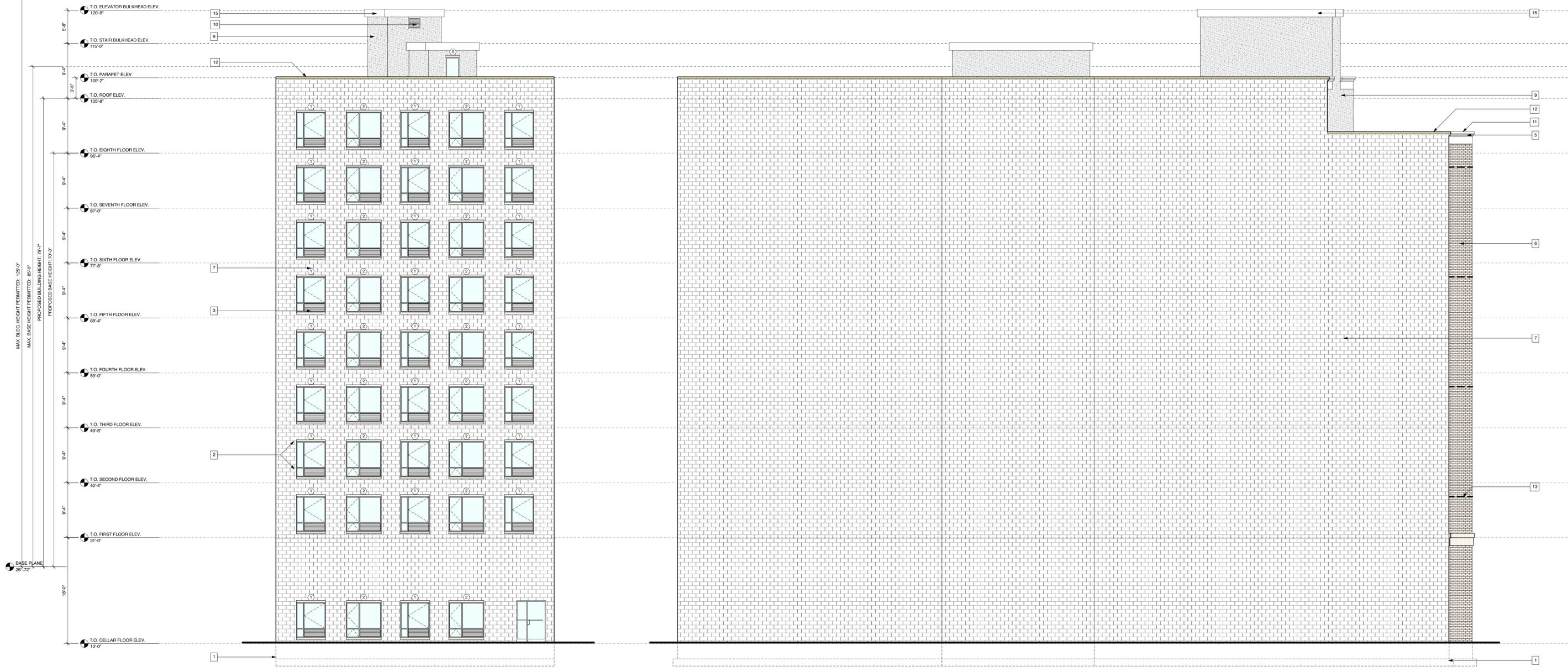


Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date: 01/21/2019	Project No. 18034
Scale: 1/8" = 1' - 0"	Drawing No. A-200.00
Drawn by: YCM	OF ## PAGES

--

- ELEVATION NOTE LEGEND**
- 1 FOUNDATION WALL BELOW GRADE
 - 2 PRECAST SILL & HEAD
 - 3 A/C UNIT SLEEVE
 - 4 CAST STONE VENEER
 - 5 CAST STONE CROWN
 - 6 FACE BRICK
 - 7 SMOOTH FACE CONCRETE BLOCK
 - 8 SPLIT FACE CONCRETE BLOCK
 - 9 STUCCO FINISH
 - 10 FRESH AIR VENT
 - 11 CAST STONE COPING
 - 12 ALUMINUM COPING
 - 13 EXPANSION JOINT
 - 14 STEP FOOTING 1V : 2H MAX
 - 15 ALUMINUM FASCIA



1 SIDE (WEST) BUILDING ELEVATION

2 SIDE (SOUTH) BUILDING ELEVATION

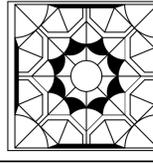
DOB JOB NO	DOB APPROVAL
------------	--------------

Date	Issued to	Date	Revision	No.

North

Drawing Title:
SIDE BUILDING ELEVATION

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

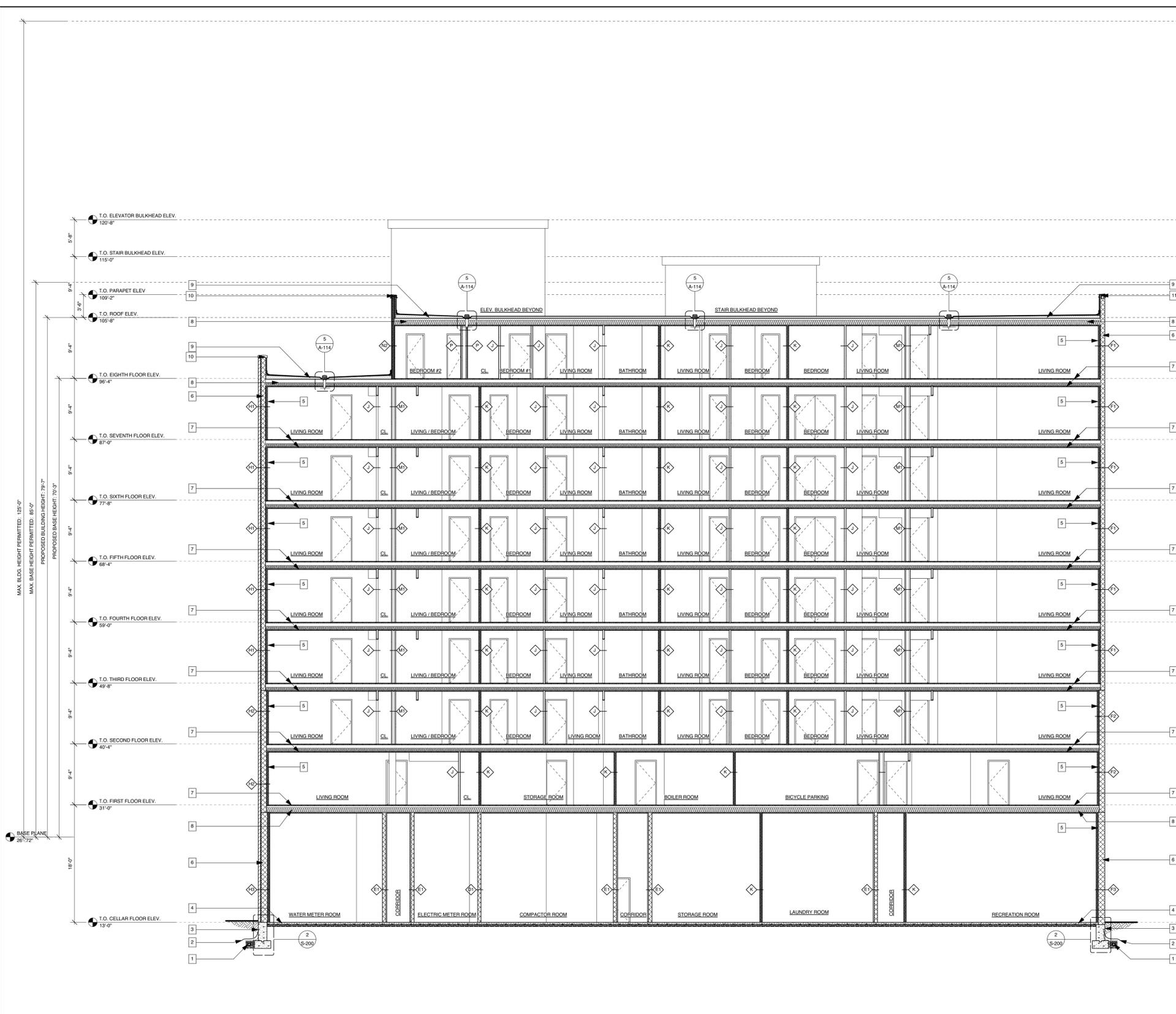


Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

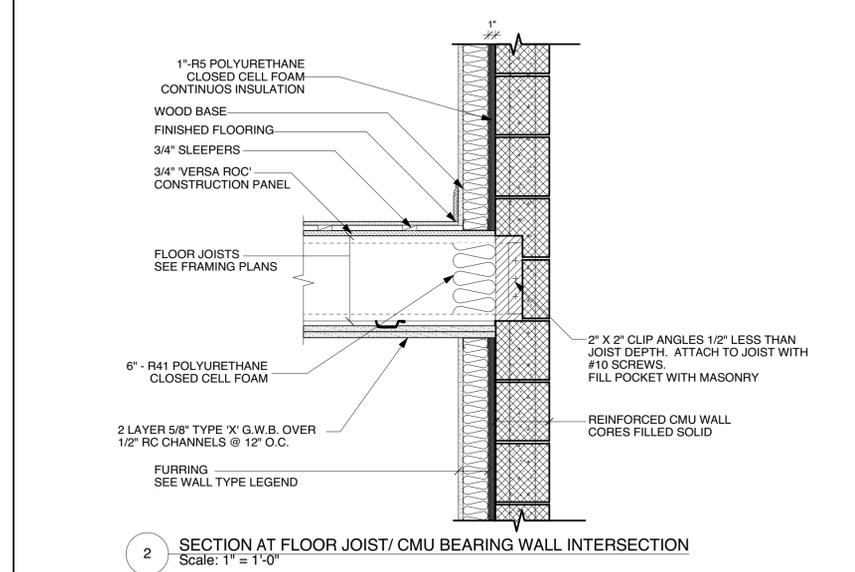
Date: 01/21/2019
Scale: 1/8" = 1'-0"
Drawn by: SB

Project No. 18034
Drawing No. **A-201.00**
OF ## PAGES

DOB APPROVAL



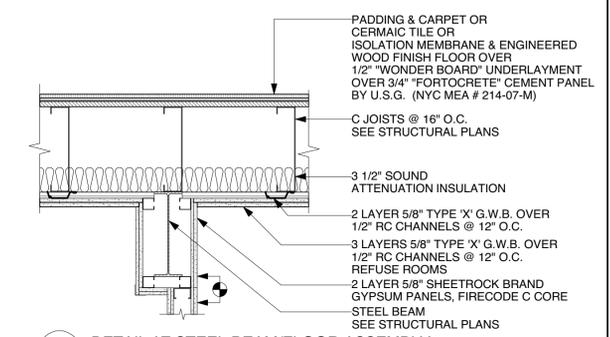
1 CROSS SECTION
Scale: 1/8" = 1'-0"



2 SECTION AT FLOOR JOIST/CMU BEARING WALL INTERSECTION
Scale: 1" = 1'-0"

SECTION NOTE LEGEND

- 1 4" PERFORATED FOOTING DRAIN, CONNECT TO DRYWELL, WITH 16" GRAVEL AROUND
- 2 FILTER FABRIC
- 3 TWO COATS OF BITUMINOUS WATERPROOFING
- 4 4" THK CONC SLAB W/6-6 W1.4 X W1.4 WWF OVER 4 MIL VAPOR BARRIER & 4" COMPACTED GRAVEL
- 5 FURR OUT & INSULATED EXTERIOR WALL ACCORDING TO PARTITION SCHEDULE. PROVIDE DRYLOCK WATERPROOFING ON ALL INTERIOR SIDE OF ALL BLOCKS, TYPICAL
- 6 REINFORCED CONCRETE BLOCK CORES FILLED SOLID PROVIDE DURAWALL® EVERY OTHER COURSE HORIZONTAL. SEE STRUCTURAL PLANS FOR VERTICAL REINFORCEMENT
- 7 2 HOUR RATED FLOOR ASSEMBLY AS PER ASTM E-119
FINISHED FLOORING:
PADDING & CARPET OR CERAMIC TILE ON ISOLATION MEMBRANE OVER 1/2" "WONDER BOARD"
OR
ENGINEERED WOOD FINISH FLOOR OVER 3/4" SLEEPERS
SUBFLOOR:
3/4" VERSA ROC® CONSTRUCTION PANEL ONLY. SUBSTITUTIONS SUBJECT TO PRIOR APPROVAL BY ARCHITECT
JOISTS:
SEE FRAMING PLANS
INSULATION:
3 1/2" SOUND ATTENUATION INSULATION
CEILING:
2 LAYERS 5/8" TYPE 'X' G.W.B. OVER 1/2" RC CHANNELS @ 12" O.C.
- 8 R-38 BATT INSULATION AT ROOF & R-30 BATT INSULATION AT FIRST FLOOR JOISTS. SEE GENERAL NOTES & ENERGY CODE COMPLIANCE CERTIFICATES
- 9 TYPICAL ROOFING:
TPO ROOFING OVER TAPERED RIGID INSULATION. PROVIDE SHOP DRAWINGS FOR APPROVAL.
- 10 CAST STONE COPING OVER 8" REINFORCED C.M.U. PARAPET W/ BRICK/BLOCK FACING. SEE ELEVATIONS
- 11 ALUM. COPING OVER (2) 2 X PR. TR. WD. NAILER FASTENED TO 8" REINFORCED C.M.U. PARAPET WALL W/ 3/4" Ø GALV. A.B. INTO SOLID FILLED BLOCKS



3 DETAIL AT STEEL BEAM/FLOOR ASSEMBLY
1" = 1'-0"
2 HOUR RATED FLOOR ASSEMBLY AS PER UL DES. G556/G535.

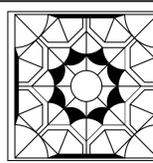
DOB JOB NO. DOB APPROVAL

Date	Issued to	Date	Revision	No.

North

Drawing Title:
BUILDING CROSS SECTION

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



Badaly Architects Pllc
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date: 01/21/2019
Scale: NOTED
Drawn by: SB

Project No. 18034
Drawing No. **A-300.00**
OF ## PAGES

DOB APPROVAL

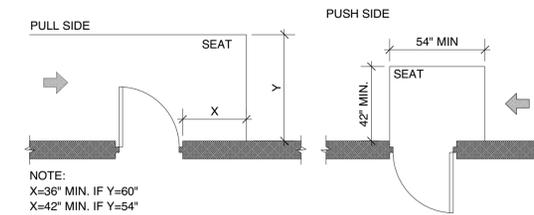
HANDICAP ADAPTABILITY NOTES

- ALL DETAILS AND GENERAL NOTES PERTAINS TO HANDICAPPED ADAPTABILITY SHALL SUPERSEDE OTHER DETAILS AND NOTES HEREIN.
- ALL COMPONENTS OF SPACES REQUIRED TO COMPLY WITH HANDICAPPED ADAPTABILITY NOT COVERED BY THE SCOPE OF THESE DOCUMENTS SHALL ALSO COMPLY WITH THE REQUIREMENTS OF RS 4-6. THIS INCLUDES (BUT IS NOT LIMITED TO) INTERIOR FINISHES; CONTROLS FOR BATHROOM, KITCHEN AND HVACD APPLIANCES AND FOR LIFTS AND ELEVATORS; AND HARDWARE FOR DOORS, WINDOWS AND STORAGE AREAS.
- DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A MINIMUM CLEAR OPENING OF 32 IN. WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP.
- THE DOOR AND BUCK AT THE BATHROOMS SHALL BE DESIGNED AND CONSTRUCTED SO THAT REMOUNTING THE HINGES IS THE ONLY CHANGED REQUIRED TO SWING THE DOOR OUT.
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 IN. IN HEIGHT FOR EXTERIOR RESIDENTIAL SLIDING DOORS OR 1/2 IN. FOR OTHER TYPES OF DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 : 2.
- IN DWELLING UNITS THE HEIGHT OF THE WATER CLOSETS SHALL BE AT LEAST 15 IN. AND NO MORE THAN 19 IN. MEASURED TO THE TOP OF THE TOILET SEAT.
- STRUCTURAL REINFORCEMENT OR OTHER PROVISIONS SHALL BE MADE THAT WILL ALLOW INSTALLATION OF GRAB BARS IN THE LOCATIONS SHOWN IN THE DETAILS.
- IF A CABINET IS PROVIDED UNDER THE LAVATORY, IT SHALL BE EASILY REMOVABLE FOR A WIDTH OF 30 IN. FINISHED FLOORING SHALL EXTEND UNDER THIS AREA TO THE WALL.
- THE SINK AND SURROUNDING COUNTER IN ADAPTABLE DWELLING UNITS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
A. THE SINK AND SURROUNDING COUNTER SHALL BE ADJUSTABLE OR REPLACEABLE AS A UNIT AT VARIABLE HEIGHTS BETWEEN 28 IN. AND 36 IN. MEASURED FROM THE FINISHED FLOOR TO THE TOP OF THE COUNTER SURFACE OR SINK RIM. OR SHALL BE MOUNTED AT A FIXED HEIGHT NO GREATER THAN 34 IN., MEASURED FROM FINISHED FLOOR TO THE TOP OF THE COUNTER SURFACE OR SINK RIM.
- WHERE SINKS ARE INSTALLED TO BE ADJUSTABLE IN HEIGHT, ROUGH IN PLUMBING SHALL BE LOCATED TO ACCEPT CONNECTIONS OF SUPPLY AND DRAIN PIPES FOR SINKS MOUNTED AT A HEIGHT OF 28 IN.
- BASE CABINETS, IF PROVIDED, SHALL BE REMOVABLE UNDER THE FULL 30 IN. MINIMUM FRONTAGE OF THE SINK AND SURROUNDING COUNTER. THE FINISHED FLOORING SHALL EXTEND UNDER THE COUNTER TO THE WALL.
- COUNTER THICKNESS AND SUPPORTING STRUCTURE SHALL BE 2 IN. MAXIMUM OVER THE REQUIRED CLEAR SPACE.
- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS. HOT WATER PIPES AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED.
- OVERHEAD KITCHEN CABINETS (EXCEPT OVER STOVES, COOKTOPS, & PASS THROUGH) SHALL BE INSTALLED SO AS TO BE EASILY LOWERED TO A HEIGHT OF 48 IN. FROM FINISHED FLOOR TO TOP OF LOWEST SHELF.
- IF A MEDICINE CABINET IS PROVIDED ABOVE THE LAVATORY, THEN THE BOTTOM OF THE MEDICINE CABINET SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 IN. ABOVE THE FLOOR.
- AN IN TUB SEAT OR A SEAT AT THE HEAD OF THE TUB SHALL BE PROVIDED IN BATHTUBS. SEATS SHALL BE MOUNTED SECURELY AND SHALL NOT SLIP DURING USE.
- A SEAT SHALL BE PROVIDED IN SHOWER STALLS. THE SEAT SHALL BE MOUNTED 17 IN. TO 19 IN. FROM THE BATHROOM FLOOR AND SHALL EXTEND THE FULL DEPTH OF THE STALL. THE SEAT SHALL BE ON THE WALL OPPOSITE THE CONTROLS.
- A SHOWER SPRAY UNIT SHALL BE PROVIDED WITH A HOSE AT LEAST 60 IN. LONG THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER. IF AN ADJUSTABLE HEIGHT SHOWER HEAD MOUNTED ON A VERTICAL BAR IS USED. THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS.
- THE 30 IN. KITCHEN WORK SERVICE SHOWN ON THE PLANS SHALL PROVIDE A WORK SURFACE THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
A. THE COUNTER SHALL BE ADJUSTABLE OR REPLACEABLE AS A UNIT AS VARIABLE HEIGHTS BETWEEN 28 IN. AND 36 IN., MEASURED FROM THE FLOOR TO THE TOP COUNTER SURFACE, OR SHALL BE MOUNTED AT A FIXED HEIGHT NO GREATER THAN 34 IN. MEASURED FROM THE FLOOR TO THE TOP COUNTER SURFACE.
B. BASE CABINETS IF PROVIDED, SHALL BE REMOVABLE UNDER THE FULL 30 IN. MINIMUM FRONTAGE OF THE COUNTER. THE FINISHED FLOOR SHALL EXTEND UNDER THE COUNTER TO THE WALL.
C. COUNTER THICKNESS AND SUPPORTING STRUCTURE SHALL BE 2 IN. MAXIMUM OVER THE REQUIRED CLEAR AREA.
D. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SUCH COUNTERS.
- CLOTHES RODS SHALL BE A MAXIMUM OF 54 IN. FROM THE FLOOR.
- CHANGES IN GROUND LEVEL UP TO 1/4 IN. MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4 IN. AND 1/2 IN. SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 : 2.
- DOORS TO HAZARDOUS AREAS SHALL BE MADE IDENTIFIABLE TO THE TOUCH BY A TEXTURED SURFACE ON THE DOOR HANDLE, KNOB, PULL OR OTHER OPERATING HARDWARE. THIS TEXTURED SURFACE MAY BE MADE BY KNURLING OR ROUGHENING OR BY A MATERIAL APPLIED TO THE CONTACT SURFACE (HAZARDOUS AREAS INCLUDE LOADING PLATFORMS, BOILER ROOMS, ETC.).
- DETECTABLE WARNING TEXTURES ON WALKING SURFACES AS SHOWN ON PLANS SHALL CONSIST OF EXPOSED AGGREGATE CONCRETE, CUSHIONED SURFACES MADE OF RUBBER OR PLASTIC, RAISED STRIPS, OR GROOVES. TEXTURES SHALL CONTRAST WITH THAT OF THE SURROUNDING SURFACE. RAISED STRIPS OR GROOVES SHALL COMPLY WITH RS 4-6. GROOVES MAY BE USED INDOORS ONLY.
- AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A SOUND THAT EXCEED THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY AT LEAST 15 DECIBELS OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 30 SECONDS BY 5 DECIBELS, WHICHEVER IS LOUDER. SOUND LEVELS FOR ALARM SIGNALS SHALL NOT EXCEED 120 DECIBELS.
- THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS:
A. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT IF THE CONNECTION BETWEEN THE GRAB BAR OR SEAT.
B. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT IF THE CONNECTION BETWEEN THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALLED FOR FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
C. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
D. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 LBF (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.
E. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- DWELLING UNITS OF 1ST. FLOOR SHALL BE FULLY HANDICAP ADAPTABLE AS PER LOCAL LAW 58, OF 1987. ALL CONSTRUCTION EXPRESSLY INDICATED OR IMPLIED HEREIN, SHALL COMPLY IN FULL TO THE PROVISIONS OF NYC LOCA LAW 58/87, AND THE ACCOMPANYING REFERENCE STANDARD 4-6, FOR HANDICAPPED ADAPTABILITY.

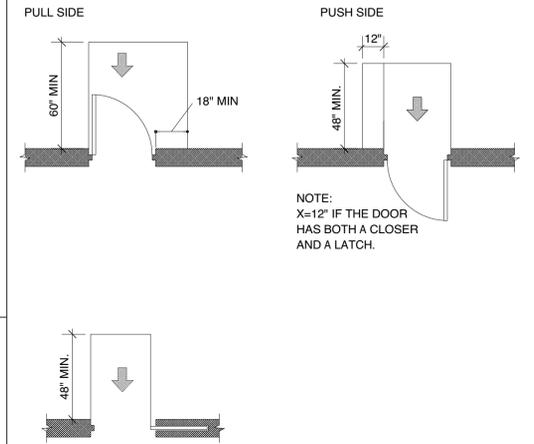
MANEUVERING CLEARANCES AT DOORS



HINGE-SIDE APPROACHES



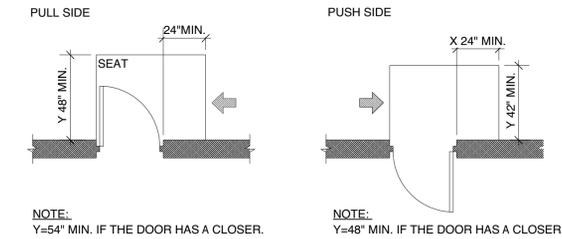
FRONT APPROACHES



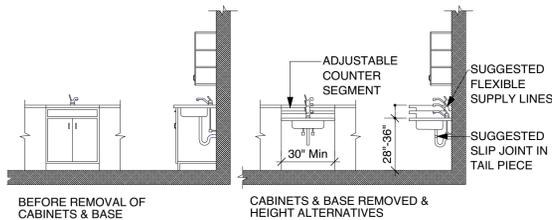
CLEAR DOORWAY WIDTH & DEPTH



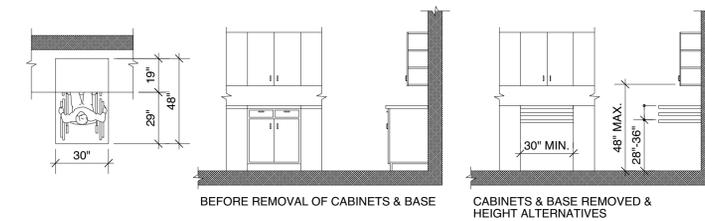
LATCH-SIDE APPROACHES



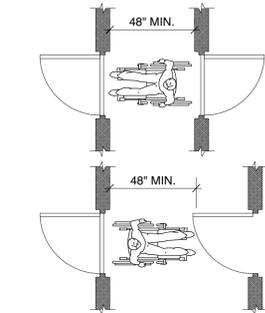
KITCHEN SINK



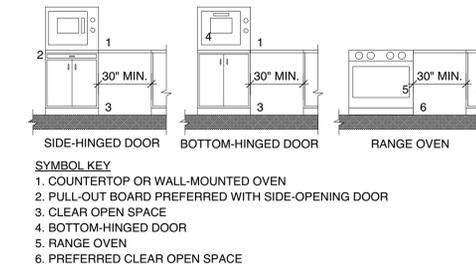
COUNTER WORK SURFACE



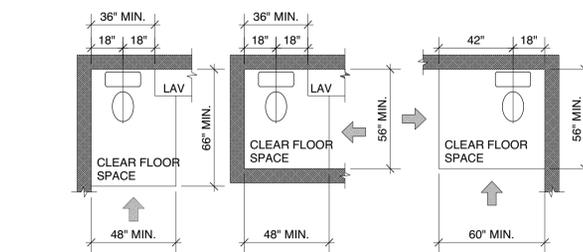
TWO HINGED DOORS IN SERIES



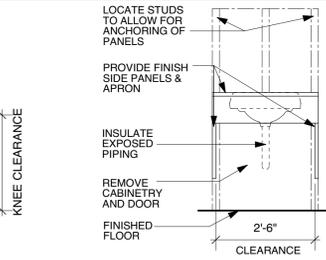
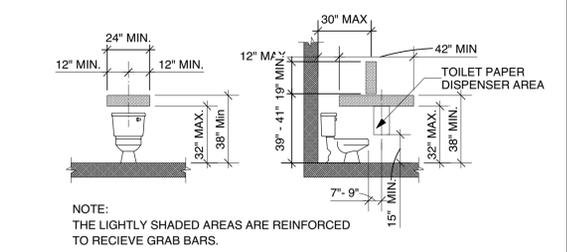
OVENS WITHOUT SELF-CLEANING FEATURE



CLEAR FLOOR SPACE FOR ADAPTABLE BATHROOMS



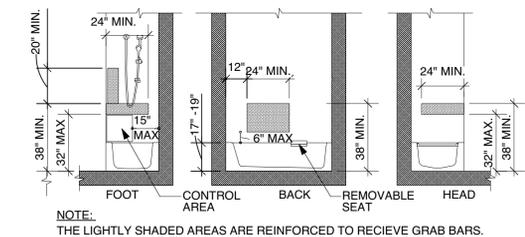
REINFORCED AREAS FOR INSTALLATION OF GRAB BARS



ICC/ANSI 1004.11.3.1.1 EXCEPTION 2: CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY, AND THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY.

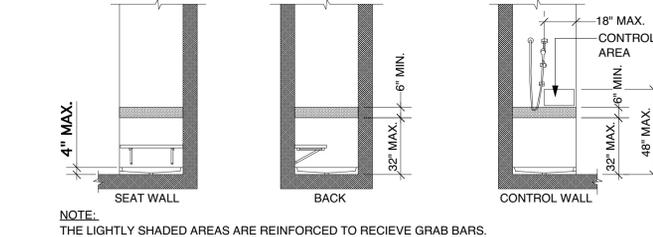
REMOVABLE CABINETRY

CLEAR FLOOR SPACE UNDER WORK SURFACE LOCATION OF GRAB-BAR REINFORCEMENTS & CONTROLS OF ADAPTABLE BATHTUBS

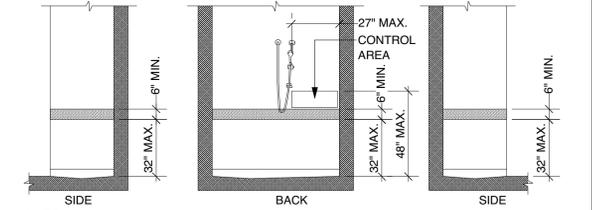


WITH SEAT IN TUB

LOCATION OF GRAB-BAR REINFORCEMENTS & CONTROLS OF ADAPTABLE SHOWERS



36-IN X 36-IN STALL



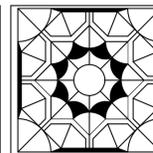
NOTE:
1. THE LIGHTLY SHADED AREAS ARE REINFORCED TO RECIEVE GRAB BARS.
2. SHOWER HEAD & CONTROL AREA MAY BE ON BACK WALL (AS SHOWN) OR ON EITHER SIDE. **30-IN X 60-IN STALL**

Date	Issued to	Date	Revision	No.

North

Drawing Title:
ACCESSIBILITY DETAILS

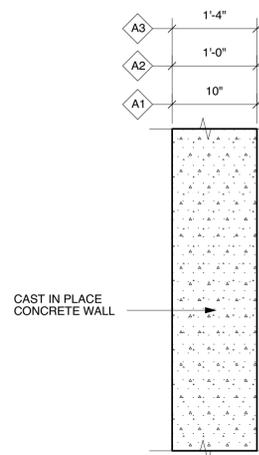
Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



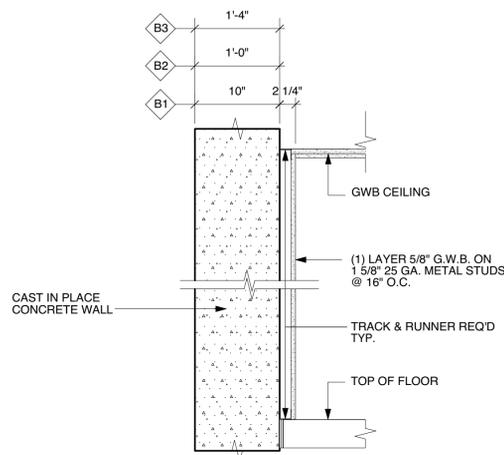
Badaly Architects Pllc
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date:	Project No.
01/21/2019	18034
Scale:	Drawing No.
N.T.S.	A-400.00
Drawn by:	OF ## PAGES
MB	

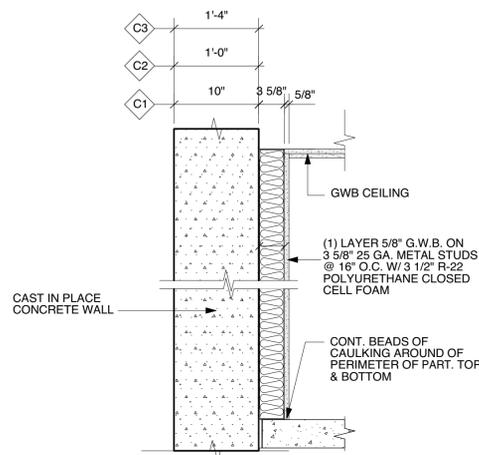
DOB JOB NO
DOB APPROVAL



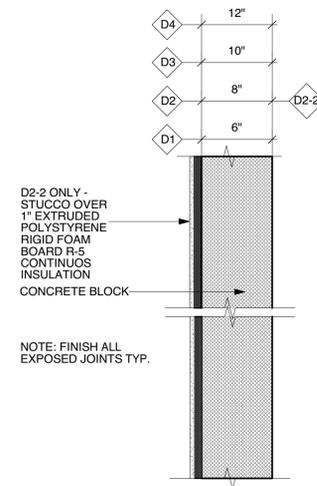
CONCRETE WALL
3 HOUR FIRE RATING
FIRE TEST REF: OSU 6536 3-19-79



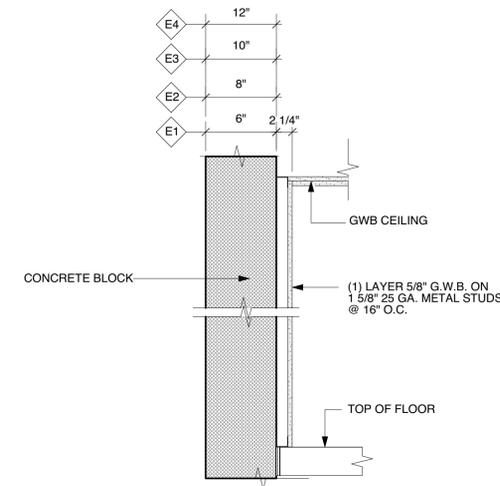
CONCRETE WALL
3 HOUR FIRE RATING
FIRE TEST REF: OSU 6536 3-19-79



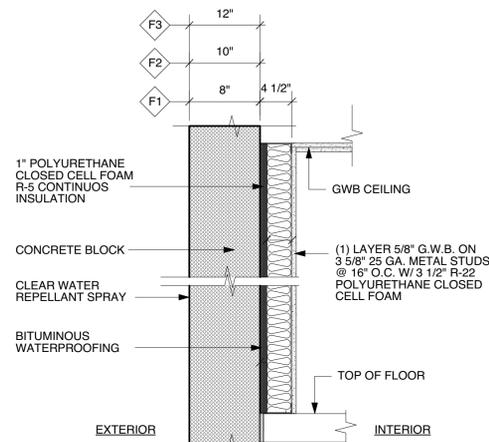
CONCRETE WALL
3 HOUR FIRE RATING
FIRE TEST REF: OSU 6536 3-19-79



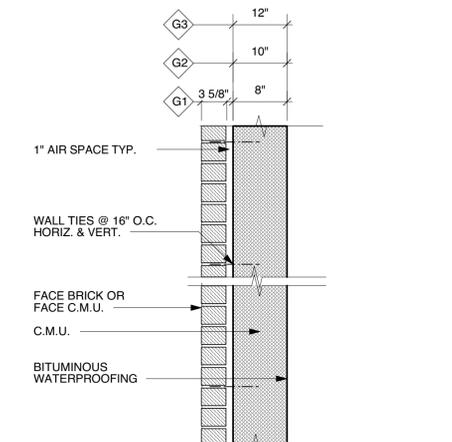
MASONRY WALL
2 HOUR FIRE RATING
FIRE TEST REF: OSU 6536 3-19-79
(3 HOUR RATED FILL CORES WITH GROUT AROUND REFUSE ROOM)



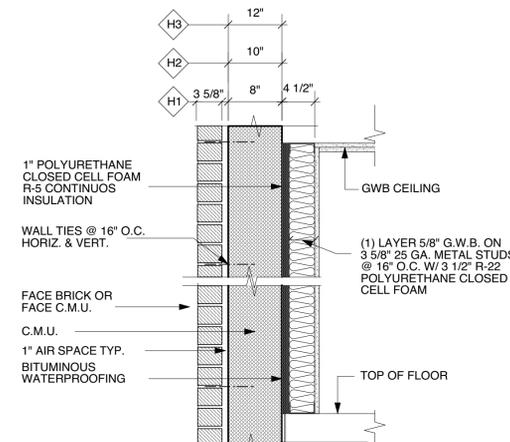
MASONRY WALL W/ FURRING
2 HOUR FIRE RATING
FIRE TEST REF: OSU 6536 3-19-79
(3 HOUR RATED FILL CORES WITH GROUT AROUND REFUSE ROOM)



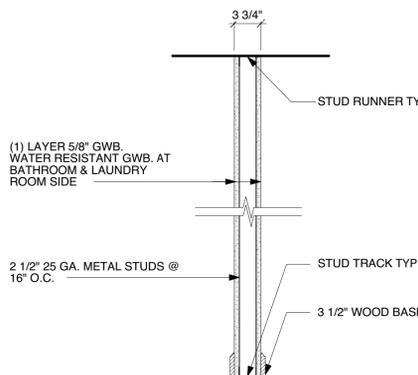
MASONRY WALL W/ FURRING
2 HOUR FIRE RATING
FIRE TEST REF: OSU 6536 3-19-79



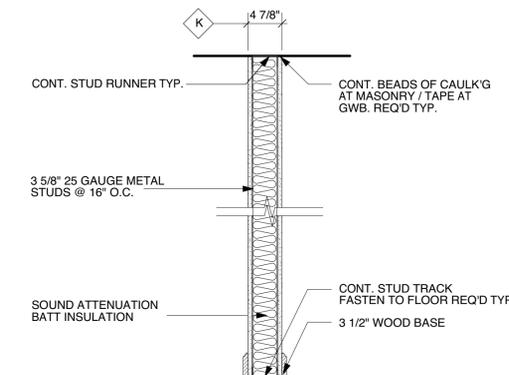
MASONRY WALL
2 HOUR FIRE RATING
FIRE TEST REF: OSU 6536 3-19-79



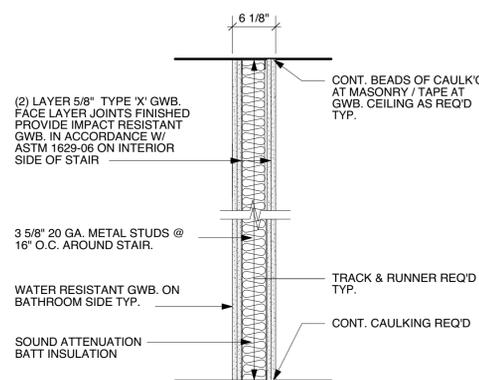
MASONRY WALL W FURRING
2 HOUR FIRE RATING
FIRE TEST REF: OSU 6536 3-19-79



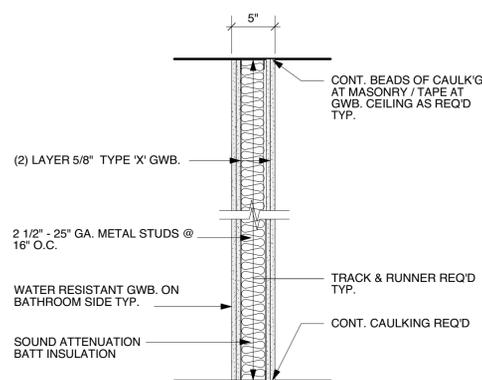
INTERIOR PARTITION
NO FIRE RATING



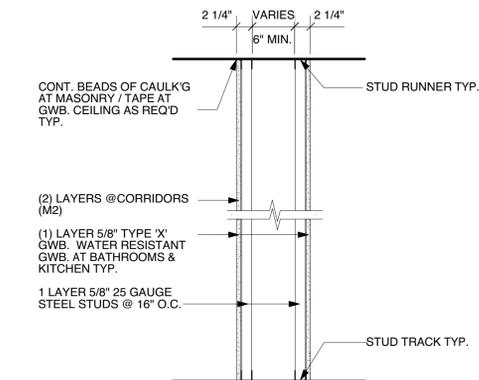
INTERIOR PARTITION
1 HOUR FIRE RATING
FIRE TEST REF: UL DES. NO U419
STC: 51



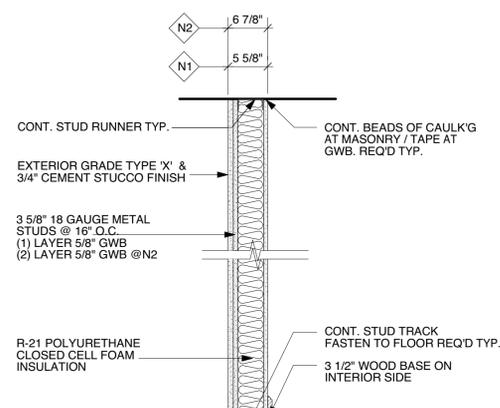
STAIR ENCLOSURE
2 HOUR FIRE RATING
FIRE TEST REF: UL DESIGN U454



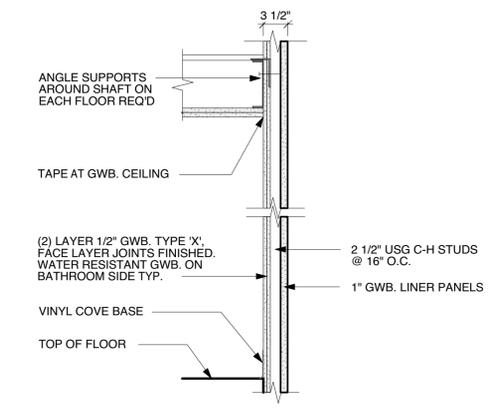
EXIT PASSAGEWAY / CORRIDORS
2 HOUR FIRE RATING
FIRE TEST REF: UL DESIGN U454



CHASE ENCLOSURE
1 HOUR FIRE RATING, 2HRS FIRE RATING AT M2
FIRE TEST REF: UL DESIGN U493



EXTERIOR PARTITION
1 HOUR FIRE RATING, 2HRS FIRE RATING AT N2
FIRE TEST REF: UL DES. NO U419
STC: 51



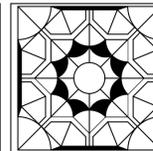
SHAFTWAY ENCLOSURE
2 HOUR FIRE RATING
FIRE TEST REF: UL DESIGN U438

DOB JOB NO DOB APPROVAL

Date	Issued to	Date	Revision	No.

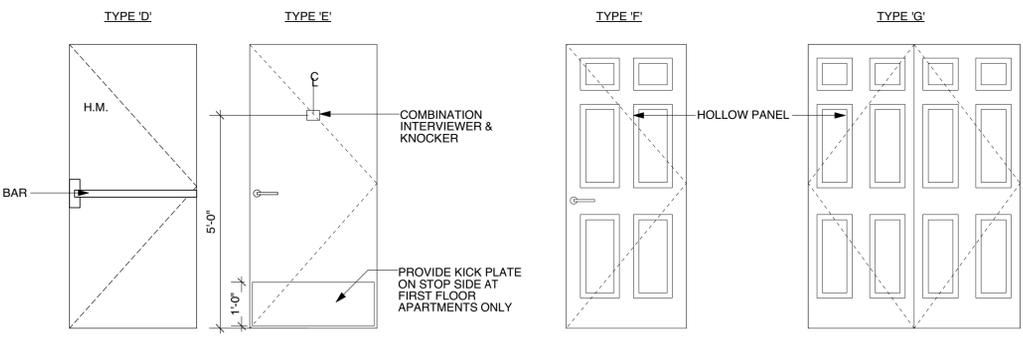
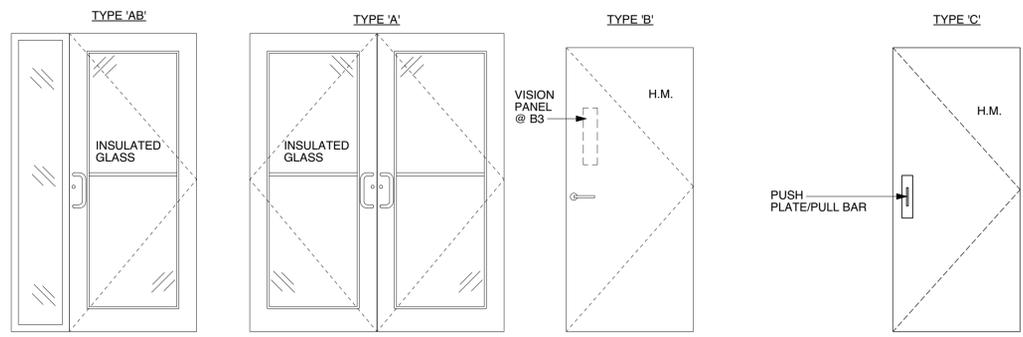
North
Drawing Title:
PARTITION SCHEDULE

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



Badaly Architects Pllc
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date: 01/21/2019
Scale: 1" = 1'-0"
Drawn by: TY
Project No. 18034
Drawing No. **A-401.00**
OF ## PAGES



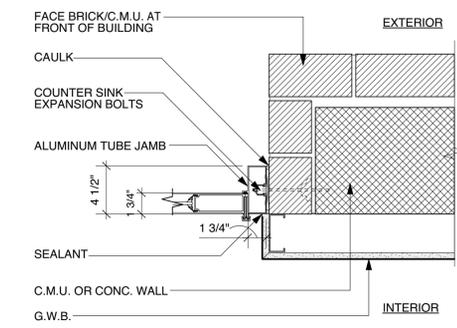
1 DOOR TYPES
Scale: 1/2" = 1'-0"

DOOR SCHEDULE @ RESIDENTIAL UNITS

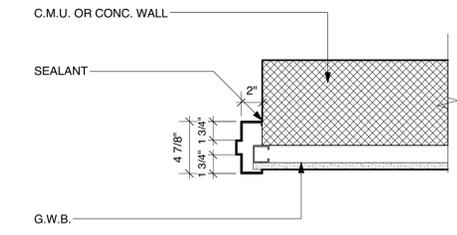
NO	SIZE	TYPE	MATERIAL	F.R. LABEL	HW SET	SADDLE	FRAME	FINISH	JAMB	REMARKS
A1	3'-0" x 7'-0" + 2'-0" x 7'-0"	A	ALUM	NONE	1	NONE	ALUM	-	-	ALUM. ENTRANCE DOOR
A2	3'-0" x 7'-0" + 1'-4" x 7'-0"	A	ALUM	NONE	1	NONE	ALUM	-	-	ALUM. ENTRANCE DOOR
A3	3'-0" x 7'-0" + 1'-0" x 7'-0"	A	ALUM	NONE	1	NONE	ALUM	-	-	ALUM. ENTRANCE DOOR
B1	3'-0" x 6'-8" x 1 3/4"	B	H.M.	B-LABEL	4	NONE	H.M.	PAINTED	J1	-
B2	3'-0" x 6'-8" x 1 3/4"	D	H.M.	B-LABEL	4	NONE	H.M.	PAINTED	J2	-
B3	3'-0" x 6'-8" x 1 3/4"	B	H.M.	B-LABEL	3	NONE	H.M.	PAINTED	J4/J3	4" X 16" VISION PANEL ON OPENING SIDE OF DOOR
B4	3'-0" x 6'-8" x 1 3/4"	B	H.M.	B-LABEL	2	NONE	K.D.	PAINTED	J6	-
B5	3'-0" x 6'-8" x 1 3/4"	B1	H.M.	B-LABEL	7	NONE	K.D.	PAINTED	J6	-
C1	3'-0" x 6'-8" x 1 3/4"	B	H.M.	B-LABEL	5	NONE	K.D.	PAINTED	J6	-
01	3'-0" x 6'-8" x 1 3/4"	E	H.M.	B-LABEL	6	NONE	K.D.	PAINTED	J6	-
02	3'-0" x 6'-8" x 1 3/8"	F	H.C.	NONE	7	NONE	WOOD	PAINTED	J10	1" UNDER CUT
03	3'-0" x 6'-8" x 1 3/8"	F	H.C.	NONE	7	MARBLE	WOOD	PAINTED	J10	-
04	2'-0" x 6'-8" x 1 3/8"	F	H.C.	NONE	8	NONE	WOOD	PAINTED	J10	-
04A	2'-6" x 6'-8" x 1 3/8"	F	H.C.	NONE	8	NONE	WOOD	PAINTED	J10	-
04B	2'-8" x 6'-8" x 1 3/8"	F	H.C.	NONE	8	NONE	WOOD	PAINTED	J10	-
04C	3'-0" x 6'-8" x 1 3/8"	F	H.C.	NONE	8	NONE	WOOD	PAINTED	J10	-
04D	(2)2'-6" x 6'-8" x 1 3/8"	G	H.C.	NONE	9	NONE	WOOD	PAINTED	J10	DOUBLE DOORS
04E	(2)3'-0" x 6'-8" x 1 3/8"	G	H.C.	NONE	9	NONE	WOOD	PAINTED	J10	DOUBLE DOORS

HARDWARE SETS

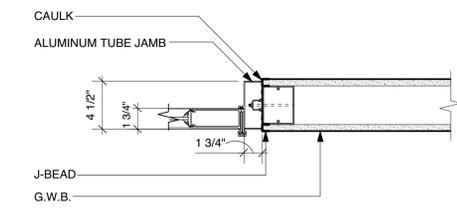
HW SET	QTY	LOCK TYPE	CLOSER TYPE	REMARKS
1	1 1/2 PAIR HINGES PER DOOR	DEAD LATCH AT EXTERIOR, ELECTRIC LATCH AT INNER VESTIBULE	SELF CLOSER	EXTERIOR PULL INTERIOR PUSHBAR
2	1 1/2 PAIR HINGES	STORE ROOM LOCKSET	SELF CLOSING HINGES	
3	1 1/2 PAIR HINGES		SELF CLOSER	PROVIDED PANIC BAR
4	1 1/2 PAIR HINGES	DEAD BOLT W/ ALARM	SELF CLOSER	PROVIDED PANIC BAR
5	1 1/2 PAIR HINGES PER DOOR	PRIVATE LOCK SET	SELF CLOSER	
6	1 1/2 PAIR HINGES	MOTISED ENTRY LOCKSET	SELF CLOSING HINGES	PROVIDE PEEPHOLE
7	1 1/2 PAIR HINGES	PRIVACY LATCH AT BED ROOM & BATHROOM	NONE	
8	1 1/2 PAIR HINGES	PASSAGE	NONE	
9	2 PAIR HINGES	CLOSET HARDWARE	NONE	BI-FOLDING DOORS OR DOUBLE DOORS
10	-	OVER HEAD TRACK, HANGING ROLLERS, FLOOR GUIDE, RUBBER BUMPERS, & RECESSED PULLS	NONE	SLIDES



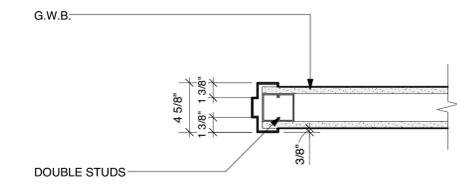
J1 DETAIL AT EXTERIOR WALL



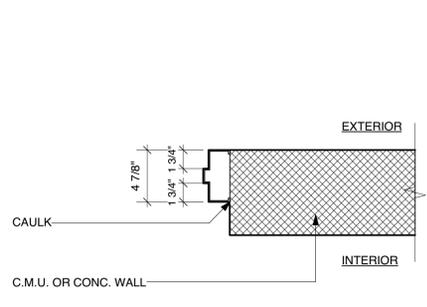
J3 H.M. HEAD/JAMB AT FURRED CMU ONE SIDE



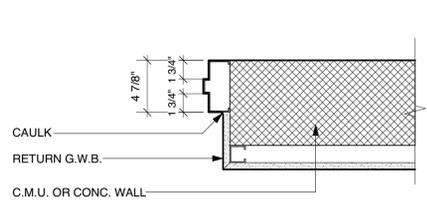
J5 H.M. HEAD/JAMB AT METAL STUD WALL



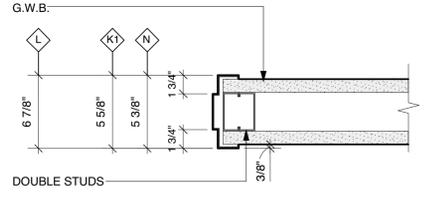
J7 K.D. JAMB



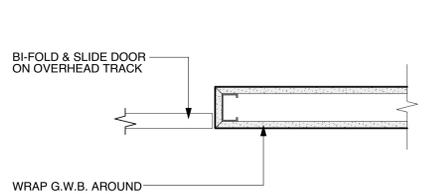
J2 H.M. HEAD/JAMB AT CMU WALL



J4 H.M. HEAD/JAMB AT FURRED CMU ONE SIDE

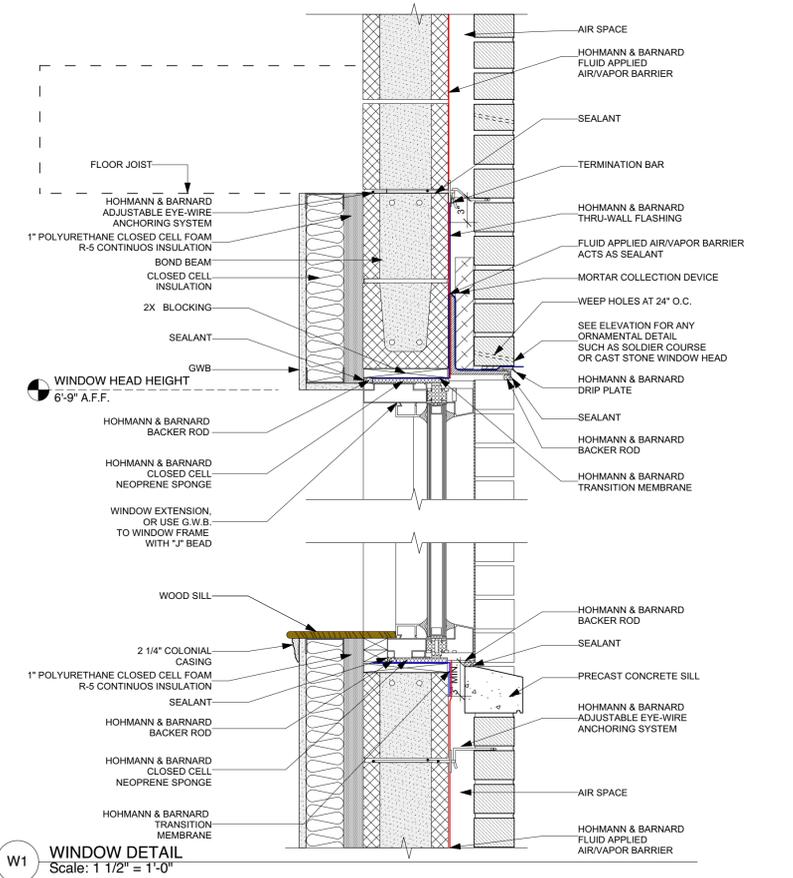


J6 H.M. HEAD/JAMB AT METAL STUD WALL

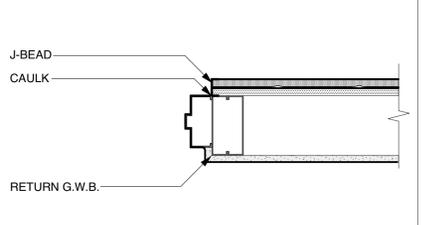


J8 JAMB AT BIFOLD & SLIDE DOORS

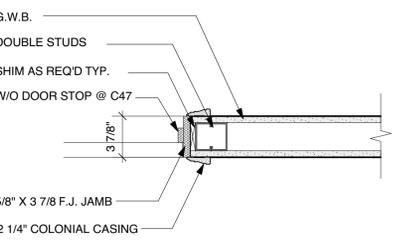
WINDOW SCHEDULE							
MARK	MANUFACTURER / MODEL	WIDTH	HEIGHT	GLAZING SPECS.	OITC	OPERATION	COMMENTS
1	CRYSTAL WINDOWS, 4500 SERIES	5'-0"	6'-0"	1/4" IB, 3/4" AS, 1/4" OB	34	FIXED/CASEMENT	0.28 U FACTOR
2	CRYSTAL WINDOWS, 4500 SERIES	6'-0"	6'-0"	1/4" IB, 3/4" AS, 1/4" OB	34	FIXED/CASEMENT	0.28 U FACTOR
3	CRYSTAL WINDOWS, 4500 SERIES	7'-0"	6'-0"	1/4" IB, 3/4" AS, 1/4" OB	34	FIXED/CASEMENT	0.28 U FACTOR
4	CRYSTAL WINDOWS, 4500 SERIES	3'-0"	4'-6"	1/4" IB, 3/4" AS, 1/4" OB	34	CASEMENT	0.28 U FACTOR
5	CRYSTAL WINDOWS, 4500 SERIES	2'-6"	5'-0"	1/4" IB, 3/4" AS, 1/4" OB	34	CASEMENT	0.28 U FACTOR



W1 WINDOW DETAIL
Scale: 1 1/2" = 1'-0"



J9 H.M. JAMB AT EXTERIOR METAL STUD WALL

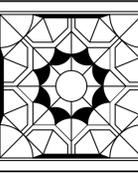


J10 WOOD JAMB AT INTERIOR METAL STUD WALL

Date	Issued to	Date	Revision	No.

North
Drawing Title:
**WINDOW & DOOR SCHEDULES
DETAILS**

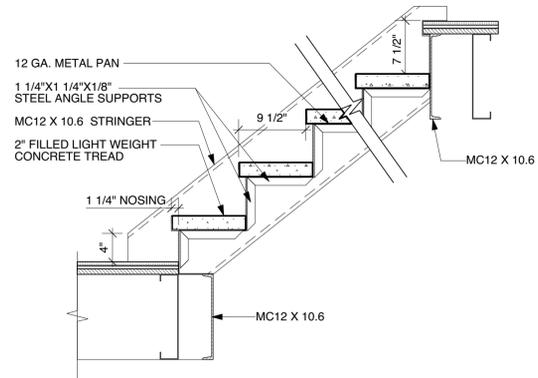
Project Title:
**PROPOSED 50 UNIT
APARTMENT BUILDING**
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



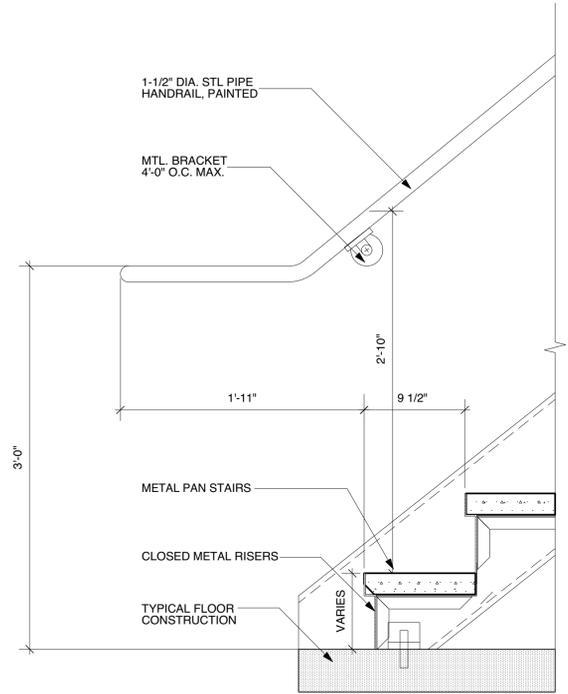
Badaly Architects Pllc
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date: 01/21/2019
Scale: NOTED
Drawn by: SB
Project No. 18034
Drawing No. **A-402.00**
OF ## PAGES

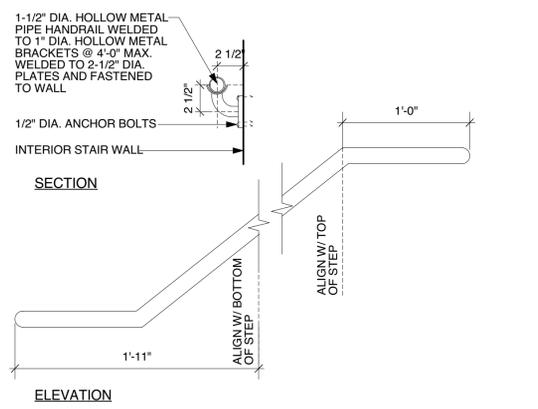
DOB JOB NO
DOB APPROVAL



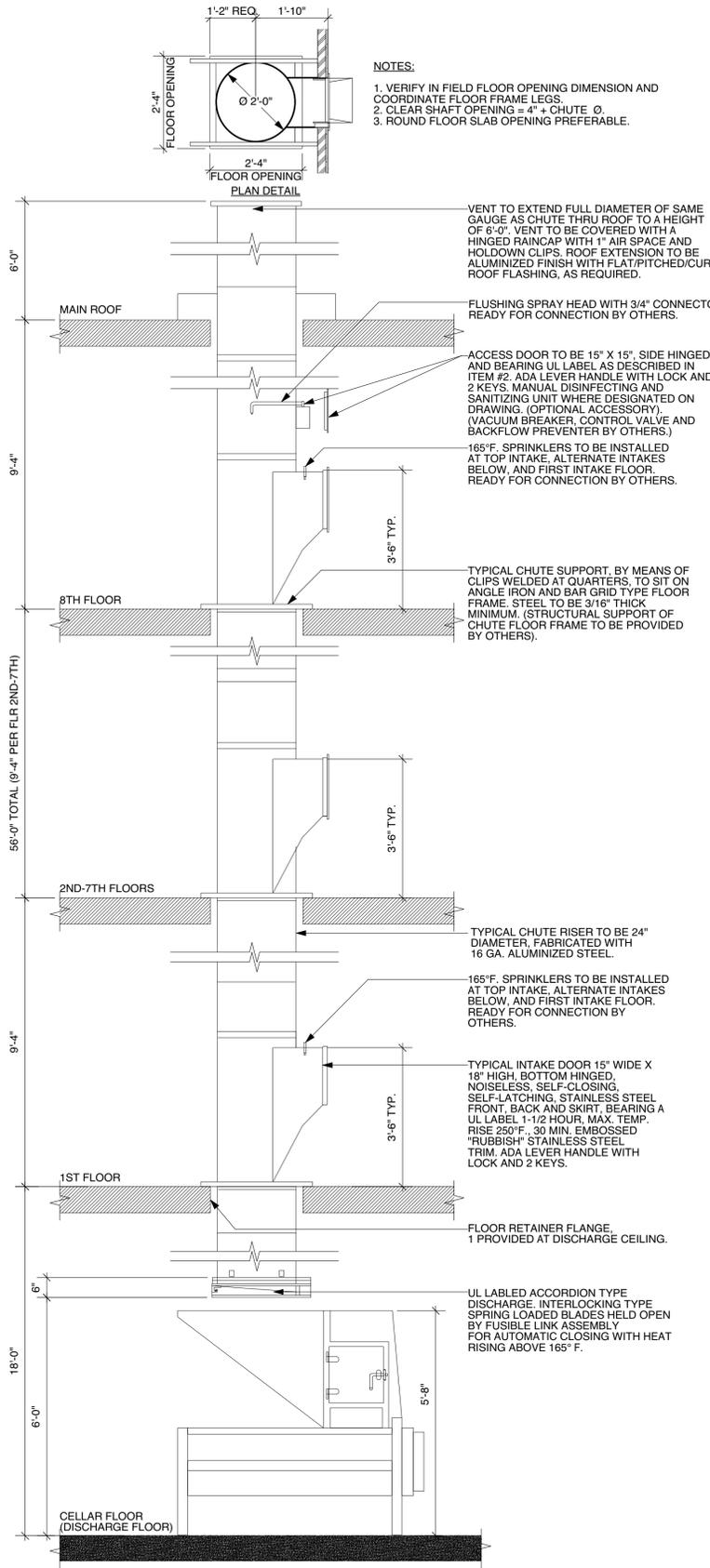
1 SECTION AT STAIR AND BOTTOM LANDING
Scale: 1" = 1'-0"



2 SECTION AT LOWER STAIR LANDING AND HANDRAIL
Scale: 1 1/2" = 1'-0"



3 WALL MOUNTED HANDRAIL
Scale: 1 1/2" = 1'-0"



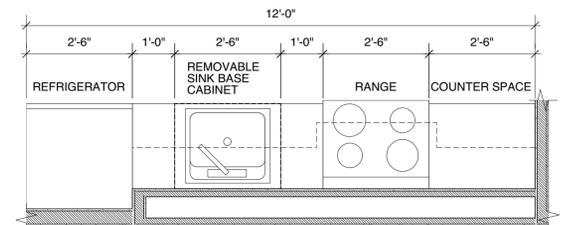
4 GARBAGE CHUTE SECTION
Scale: 1/2" = 1'-0"

GARBAGE CHUTE NOTES:

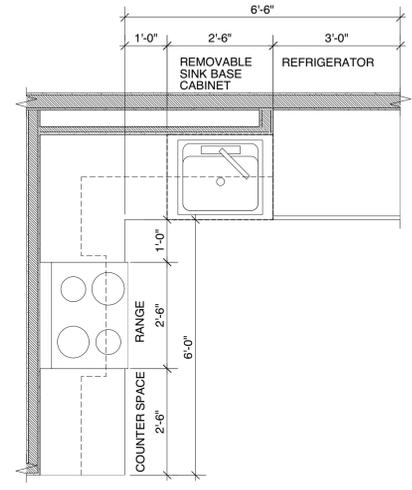
- CHUTE MEETS OR EXCEEDS ALL NFPA-82 CODE.
- ALL CHUTES TO HAVE WELDED VERTICAL SEAMS.
- PARTITIONS AROUND CHUTE NOT TO BE PLACED UNTIL AFTER CHUTE INSTALLATION.
- ROUGH OPENINGS, PLUMB AND PROPER SIZES AND LOCATIONS SHALL BE PERFORMED BY OTHERS.
- MISCELLANEOUS STEEL TO HAVE SHOP COAT OF PROTECTIVE ENAMEL.
- CONTRACTOR TO VERIFY AND APPROVE ALL DIMENSIONS ON THESE DRAWINGS WITH CONDITIONS ON THE JOB SITE.
- IF FLOOR FRAMES ARE TO SIT ON SUB FLOORS, PLEASE PROVIDE INFORMATION REGARDING THICKNESS OF FINISHED FLOOR TO MAINTAIN REQUIRED DOOR HEIGHT.
- DUE TO MOVEMENT WHICH MAY OCCUR AFTER INSTALLATION, THE FINAL RESPONSIBILITY FOR ENSURING THAT DOORS ARE SITTING FLUSH TO WALLS MUST LIE ON TRADES CONSTRUCTING THESE WALLS.
- THIS DRAWING IS BASED ON DRAWINGS FROM CHUTES INTERNATIONAL MANUFACTURING. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF FINAL INSTALLATION.
- LINTEL, IF REQUIRED ABOVE DOOR, BY OTHERS.
- ALL SECTIONS OF CHUTE CAN BE ROTATED AS NEEDED. (SEE ARCHITECTURAL DRAWINGS FOR DOOR ORIENTATION)
- OFFSETS AND CHUTE SIZE REDUCTIONS REQUIRE APPROVAL OF LOCAL FIRE MARSHAL OR BUILDING CODE INSPECTOR (RESPONSIBILITY OF OTHERS).

HC DETAIL PLAN NOTE KEY:

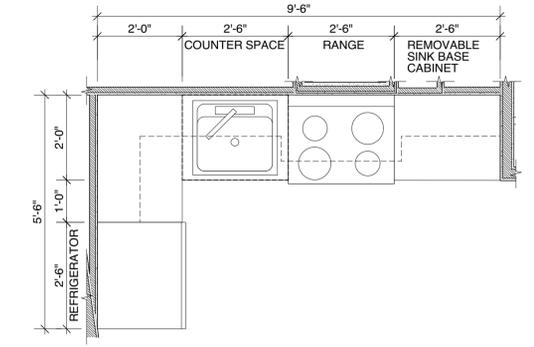
- TOILET PAPER HOLDER 15" MIN. & 48" MAX. FROM THE OUTLET OF T.P.H. TO FINISHED FLOOR
- 18" VERTICAL GRAB BAR 39"-41" A.F.F.
- VERTICAL GRAB BAR
- SET BOTTOM OF MIRROR 40" MAX A.F.F.
- 30" COUNTERTOP W/ DROP-IN LAV. REMOVABLE VANITY FINISH TO EXTEND UNDER AND BEYOND CABINETRY
- CONTROL AREA
- TWO HORIZONTAL GRAB BARS
- 60" MIN. PERPENDICULAR DOOR MANEUVERING CLEARANCE
- 30" X 48" CLEAR FLOOR SPACE BEYOND DOOR SWING
- NOTE: GRAB BARS ARE NOT REQUIRED TO BE INSTALLED WHERE REINFORCEMENT FOR SUCH GRAB BARS IS INSTALLED AND LOCATED TO PERMIT FUTURE INSTALLATION.



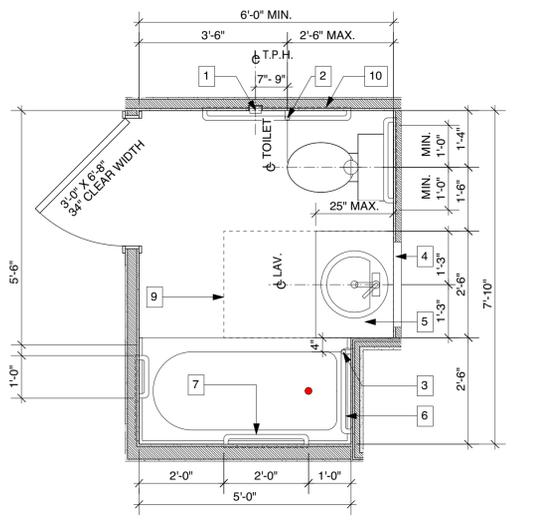
5 HC ADAPTABLE KITCHENETTE PLAN
Scale: 1/2" = 1'-0"



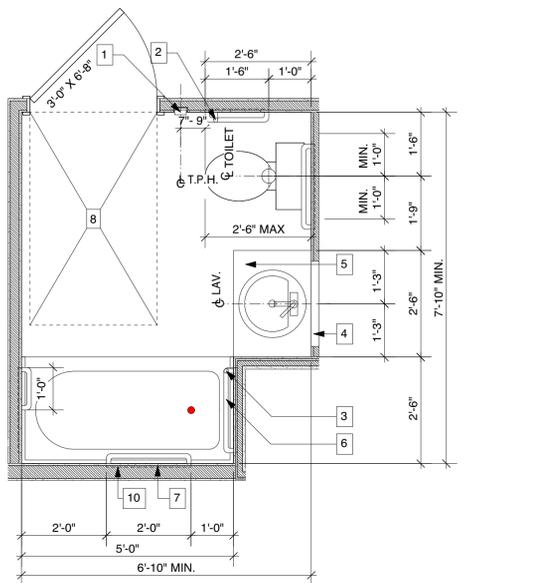
6 HC ADAPTABLE KITCHENETTE PLAN
Scale: 1/2" = 1'-0"



7 HC ADAPTABLE KITCHENETTE PLAN
Scale: 1/2" = 1'-0"



8 HC ADAPTABLE BATHROOM PLAN- FRONT APPROACH
Scale: 1/2" = 1'-0"



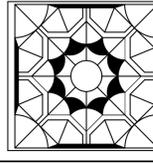
9 HC ADAPTABLE BATHROOM PLAN- SIDE APPROACH
Scale: 1/2" = 1'-0"

Date	Issued to	Date	Revision	No.

North

Drawing Title:
STAIR AND GARBAGE CHUTE DETAILS ADAPTABILITY DETAIL PLANS

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



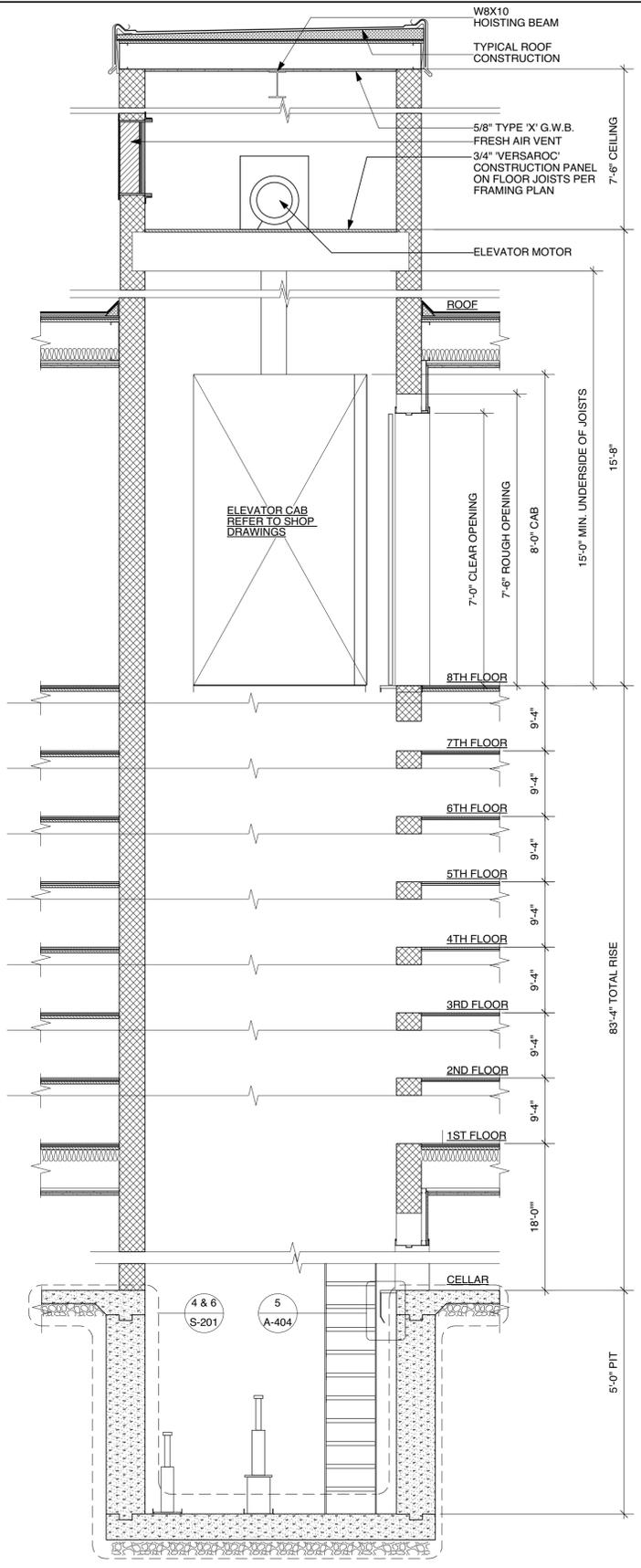
Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date: 01/21/2019
Scale: NOTED
Drawn by: SB

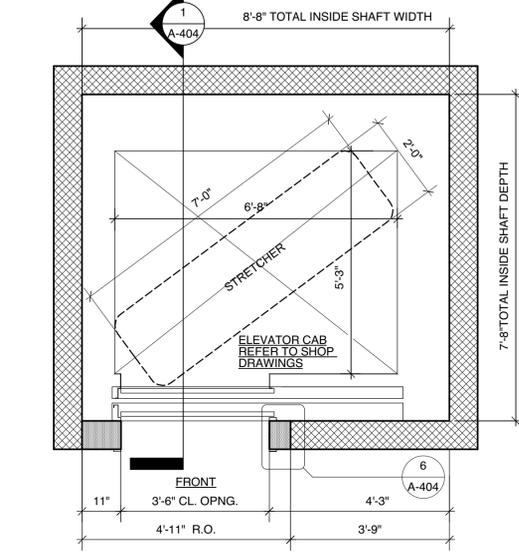
Project No. 18034
Drawing No. **A-403.00**
OF ## PAGES

DOB JOB NO

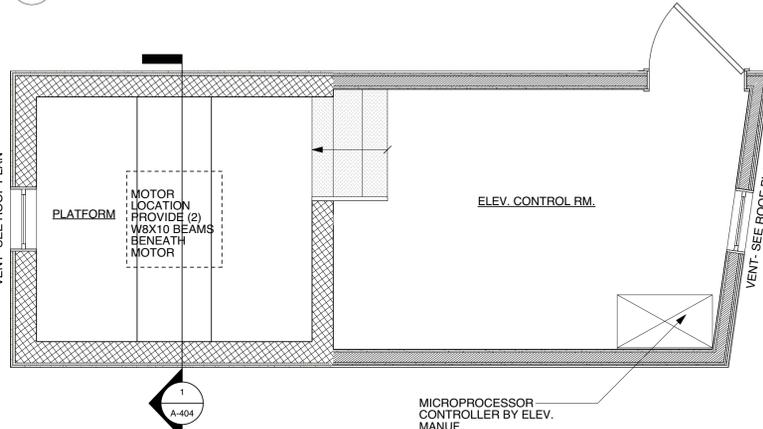
DOB APPROVAL



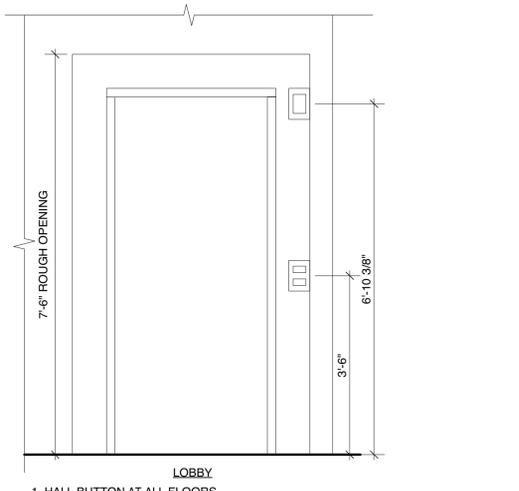
1 ELEVATOR SHAFT DETAIL



2 PLAN DETAIL AT ELEVATOR SHAFT
Scale: 1/2" = 1'-0"



3 CONTROL ROOM PLAN DETAIL
Scale: 3/8" = 1'-0"



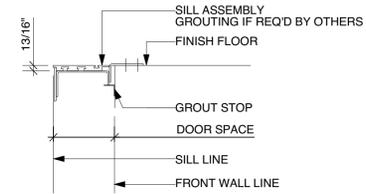
4 ELEVATION AT LOBBY
Scale: 1/2" = 1'-0"

HOISTWAY & PIT PREPWORK

1. PROVIDE A CLEAR PLUMB HOISTWAY WITH VARIATIONS FROM THE FIGURES SHOWN NOT TO EXCEED 1" AND NOT LESS THAN THE DIMENSIONS SHOWN.
2. PROVIDE ADEQUATE RAIL BRACKET SUPPORTS, BRACKET SPACING AS REQUIRED BY GOVERNING CODE. FROM FLOOR TO TOP OF HOISTWAY, FOR STEEL OR WOOD FRAME CONSTRUCTION; ADEQUATE SUPPORT FOR THE TOP RAIL BRACKET TO BE INSTALLED NOT LESS THAN INDICATED BY THE RAIL FORCE AND BRACKET SPACING DETAIL TABLE. SEPARATOR BEAMS WHERE REQUIRED, RAIL-BRACKET SUPPORTS (IE 3" STEEL OR CONCRETE) SHALL NOT ENCRUSH INTO THE CLEAR HOISTWAY LINE. IF THE FLOOR-TO-FLOOR HEIGHT EXCEEDS THE MAXIMUM BRACKET SPACING ALLOWED BY THE ELEVATOR CODE, OTIS REQUIRES SOME FORM OF STEEL SUPPORT TO PROPERLY ATTACH OUR GUIDE RAIL BRACKETS. THE MAXIMUM ALLOWED BRACKET SPACING IS INDICATED IN THE RAIL FORCE AND BRACKET DETAIL TABLE. OTIS AGREES TO PROVIDE GUIDANCE ON THIS MATTER AT THE APPROPRIATE TIME. IF RAIL BRACKET EMBEDDED PLATES OR INSERTS ARE PROVIDED BY OTIS, THEY SHALL BE INSTALLED BY OTHERS IN ACCORDANCE WITH OTIS DOCUMENTATION AND INSTRUCTIONS.
3. PROVIDE ADEQUATE SUPPORT AT ALL FASTENING POINTS OF EACH ENTRANCE. PROVIDE PLUMB VERTICAL SURFACES FOR ENTRANCES AND SILL SUPPORTS, ONE ABOVE THE OTHER, AND SQUARE WITH THE HOISTWAY. FINISH FLOOR AND GROUT, IF REQUIRED, BETWEEN DOOR FRAMES TO SILL LINE. A HORIZONTAL SUPPORT IS TO BE PROVIDED 1 FOOT ABOVE THE CLEAR OPENING AT THE TOP LANDING TO SUPPORT THE DOOR FRAME ASSEMBLY. IF FLOOR HEIGHTS EXCEED 12'-0", A HORIZONTAL
4. PRIOR TO THE START OF INSTALLATION, PROVIDE A DRY, PROPERLY FRAMED, ENCLOSED, AND VENTED HOISTWAY IN ACCORDANCE WITH ALL APPLICABLE CODES.
5. WHEN INSTALLING THE ELEVATOR EQUIPMENT, IT IS A REQUIREMENT THAT A TEMPORARY WORK PLATFORM IS TO BE CONSTRUCTED AT THE TOP LANDING OF THE HOISTWAY(S). THE FURNISHING, INSTALLATION, AND REMOVAL OF THIS TEMPORARY PLATFORM IS TO BE PROVIDED BY OTHERS IN ACCORDANCE WITH GOVERNING CODES AND REGULATIONS. THE PLATFORM IS TO BE LOCATED AT THE TOP LANDING OF THE HOISTWAY(S) AND SHALL BE SECURELY FASTENED TO THE BUILDING STRUCTURE. THE PLATFORM SHALL BE DESIGNED FOR NOT LESS THAN 50-PSF UNIFORM LIVE LOAD AND A CONCENTRATED POINT LOAD OF 500 LB. THE PLATFORM SHALL BE INSTALLED COMPLETE WITH GUARDRAILS AT THE PERIMETER OF ANY OPENING IN THE PLATFORM. THE WORKING SURFACE OF THE PLATFORM SHALL HAVE WITHIN EASY REACH, SECURE ANCHORAGE POINTS FOR ATTACHMENT OF FALL ARREST LIFELINES, LANYARDS OR DECELERATION DEVICES. THE DESIGN AND INSTALLATION OF THE TEMPORARY PLATFORM SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ALL FEDERAL, STATE AND LOCAL CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE LATEST AMENDMENTS OF AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI), THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND THE STATE BUILDING CODE IN EFFECT IN THE STATE IN WHICH THE ELEVATOR IS BEING INSTALLED.
6. PROVIDE GUARDING AND PROTECTION OF THE HOISTWAY DURING CONSTRUCTION. PROVIDE A FREESTANDING REMOVABLE BARRICADE AT EACH HOISTWAY OPENING AT EACH FLOOR. BARRICADES SHALL BE 42" (1067MM) HIGH, HAVE CENTERBOARD AND KICK BOARD, AND WITHSTAND 200 LBS. (91KG) OF SIDE PRESSURE. HOISTWAY BARRICADES SHALL BE CONSTRUCTED, MAINTAINED, AND REMOVED BY OTHERS.
7. PROVIDE A PIT FLOOR DESIGNED TO SUSTAIN VERTICAL FORCES (FORCES BASED ON SAFETY IMPACT) ON CAR AND COUNTERWEIGHT RAILS. THE PIT MUST BE DRY AND CLEAN. THE ELEVATOR PIT MUST HAVE A FLOOR DRAIN OR SUMP PUMP TO PREVENT THE ACCUMULATION OF WATER BUT NOT BE CONNECTED DIRECTLY TO A STORM DRAIN OR SEWER. LOCATION TO BE COORDINATED WITH ELEVATOR MANUFACTURER TO AVOID ALL ELEVATOR COMPONENTS AND ACCESS AREAS. THE FLOOR DRAIN OR SUMP PUMP SHOULD LEAD TO A HOLDING TANK RATHER THAN A SEWER OR UNCONTAINED AREA. CONTRACTOR TO VERIFY THE DRAIN OR SUMP PUMP SYSTEM IS IN COMPLIANCE WITH ALL APPLICABLE LAWS.
8. ONE FRONT ENTRANCE WALL, AT THE MAIN LANDING IS NOT TO BE CONSTRUCTED UNTIL AFTER ALL ELEVATOR MATERIAL IS LOCATED IN THE HOISTWAY. REMAINING FRONT ENTRANCE WALLS ARE NOT TO BE CONSTRUCTED UNTIL AFTER DOOR FRAMES AND SILLS ARE IN PLACE. IF FRONT WALLS ARE POURED CONCRETE BEARING WALLS, ROUGH OPENINGS ARE TO BE PROVIDED TO ACCEPT ENTRANCE FRAMES AND FILLED IN AFTER FRAMES ARE SET. ROUGH OPENING SIZE PER OTIS LAYOUTS. PRIOR TO THE ELEVATORS BEING TURNED OVER, ALL ENTRANCE WALLS MUST BE INSTALLED AND ROUGH OPENINGS FILLED IN COMPLETE.
9. PROVIDE AND INSTALL A FIXED VERTICAL IRON LADDER IN EACH PIT AS REQUIRED BY GOVERNING CODE AND LOCATED PER OTIS LAYOUTS OR AS COORDINATED WITH OTIS PERSONNEL. LADDER WIDTH AND PROJECTION FROM WALL PER LOCAL CODE. IF PIT DEPTH IS GREATER THAN 9'-10" 13' 9" WITH NO FLOOR BELOW BOTTOM LANDING, A PIT ACCESS DOOR IS REQUIRED.
10. INSTALL A PERMANENT LIGHT FIXTURE IN THE ELEVATOR PIT WITH ILLUMINATION OF NOT LESS THAN 100 LX (10FC) AS MEASURED AT THE PIT FLOOR. THE LIGHT BULB(S) SHALL BE EXTERNALLY GUARDED TO PREVENT CONTACT AND ACCIDENTAL BREAKAGE. THE LIGHT SWITCH SHALL BE SO LOCATED AS TO BE ACCESSIBLE FROM THE PIT LADDER OR ACCESS DOOR.
11. PROVIDE A SUITABLE CONTROL ROOM(S)/SPACE(S) WITH ACCESS AND VENTILATION IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS AS SHOWN ON THIS SHEET. THE CONTROL ROOM(S)/SPACE(S) SHALL BE MAINTAINED AT A TEMPERATURE BETWEEN 32° F (0° C) AND 104° F TO BE MEASURED 6 FEET (1830MM) ABOVE THE FLOOR AND 1 FOOT (305MM) OUT FROM THE FRONT CENTER OF THE CAR CONTROLLER(S). RELATIVE HUMIDITY IS NOT TO EXCEED 95% NON-CONDENSING. PROVIDE VENTILATION TO SUIT ELEVATOR MANUFACTURER'S HEAT RELEASE AMOUNTS. IF THE CONTROL ROOM(S)/SPACE(S) TEMPERATURES EXCEED THESE REQUIREMENTS, CONTACT THE ELEVATOR MANUFACTURER FOR ASSISTANCE.
12. PROVIDE ILLUMINATION OF CONTROL ROOM(S)/SPACE(S) OF NOT LESS THAN 200 LX (19 FC) AS MEASURED AT FLOOR LEVEL. LIGHT SWITCH IS TO BE LOCATED WITHIN 15' TO THE LOCK-JAMB SIDE OF THE ACCESS DOOR OF THE CONTROL ROOM/SPACE.
13. PROVIDE CONTROL ROOM(S)/SPACE(S) WITH SELF-CLOSING AND SELF-Locking DOORS. IN ADDITION, ENSURE THAT ALL AIR GAPS AROUND THE DOORS ARE SEALED (I.E. THRESHOLD, WEATHER STRIPPING, ETC.).
14. MAINTAIN THE TEMPERATURE AT THE TOP OF THE HOISTWAY (MACHINE SPACE) BETWEEN 32° F AND 113° F. RELATIVE HUMIDITY NOT TO EXCEED 95% NON-CONDENSING. PROVIDE VENTILATION TO SUIT ELEVATOR MANUFACTURER'S HEAT RELEASE AMOUNTS. IF THIS MACHINE SPACE TEMPERATURES EXCEED THESE REQUIREMENTS, CONTACT THE ELEVATOR MANUFACTURER FOR ASSISTANCE.
15. INSTALL A PERMANENT LIGHT FIXTURE AT THE TOP OF THE HOISTWAY OF NOT LESS THAN 200 LX (19 FC) AS MEASURED AT THE LEVEL OF THE STANDING SURFACE ON THE CAR WHEN THE ELEVATOR IS AT THE TOP LANDING.
16. LOCATION OF STEEL SUPPORTS IN THE HOISTWAY OVERHEAD (MACHINE SPACE) FOR THE ELEVATOR BEAMS AND CHANNELS AS REQUIRED BY ELEVATOR CONTRACTOR.

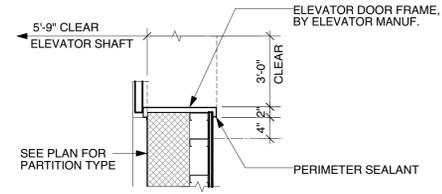
FIRE PREVENTION PREPWORK

17. PROVIDE HOISTWAY WALLS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIRED FIRE RATING (INCLUDING THOSE PLACES WHERE ELEVATOR FIXTURE BOXES, RAIL BRACKET FASTENINGS, AND ANY OTHER PENETRATION INTO THE HOISTWAY WALLS).
18. PROVIDE SMOKE DETECTORS, LOCATED AS SHOWN ON FIRE ALARM DRAWINGS, WITH WIRING FROM THE SENSING DEVICES INTO THE CONTROLLER(S).
19. IF SPRINKLERS ARE INSTALLED IN THE HOISTWAY(S), CONTROL ROOM(S)/SPACE(S), OR MACHINE MOUNTING STRUCTURE SPACE(S), A MEANS TO AUTOMATICALLY DISCONNECT THE MAIN LINE POWER SUPPLY OF THE AFFECTED ELEVATOR PRIOR TO THE APPLICATION OF WATER IS REQUIRED (UNLESS PROHIBITED BY LOCAL CODE). THIS AUTOMATICALLY CONTROLLED MAINLINE DISCONNECT MUST BE PROVIDED WITH ALL ASSOCIATED WIRING AND CONDUIT TO THE CONTROLLER.
20. PROVIDE CONTROL ROOM(S)/SPACE(S) AND DOOR TO CODE COMPLIANT FIRE-RESISTIVE CONSTRUCTION AS SHOWN ON THESE DRAWINGS.
21. PROVIDE A FIRE EXTINGUISHER IN ALL CONTROL ROOM(S)/SPACE(S).



ADEQUATE SUPPORT AT ALL FASTENING POINTS OF ENTRANCE ASSEMBLY REQUIRED. MUST WITHSTAND A LOAD OF 200 LBS (91 KG) @ EA. FASTENING POINT (8 @ EA. ENTRANCE) INCLUDING SUPPORT FOR CENTER SILL SUPPORT BRACKET

5 DETAIL AT SILL
Scale: 1/2" = 1'-0"



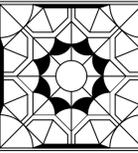
6 ELEVATOR DOOR JAMB DETAIL
Scale: 3/4" = 1'-0"

DOB JOB NO: _____ DOB APPROVAL: _____

Date	Issued to	Date	Revision	No.

North
Drawing Title:
ELEVATOR DETAILS

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date: 01/21/2019	Project No. 18034
Scale: NOTED	Drawing No. A-404.00 OF ## PAGES
Drawn by: AG	

**NEW YORK CITY
DEPARTMENT OF TRANSPORTATION
BUILDERS PAVEMENT PLAN
PROJECT DATA**

BLOCK: 3015 **LOT(S):** 25
ZONING: R7X, C2-4 **ZONING MAP NO.:** 3D
STREET ADDRESS: 1745 WEST FARMS RD BRONX, NY 10460 **DATE:** JULY 2019

PLAN PREPARED BY: SEAL
NAME: BADALY & BADALY ARCHITECTS
STREET ADDRESS: 2 WILSON PLACE, FIRST FLOOR
CITY/STATE/ZIP: MT. VERNON, NEW YORK 10550
PHONE NO.: 914-699-4200

WAIVERS

DOT REQUIREMENT WAIVED AS PER / DATE

1)
2)
3)
4)

NOTES

GENERAL REQUIREMENTS

- ALL DESIGNS, MATERIALS, CONSTRUCTION METHODS AND WORKMANSHIP SHALL COMPLY WITH THE FOLLOWING PUBLICATIONS OF THE BUREAU OF HIGHWAYS: STANDARD SPECIFICATIONS, STANDARD DETAILS OF CONSTRUCTION, OF INFRASTRUCTURE COMPONENTS. ALL DESIGNS, MATERIALS, CONSTRUCTION METHODS AND WORKMANSHIP SHALL COMPLY.
- ALL NON STANDARD MATERIALS AND CONSTRUCTION PROCEDURE SHALL BE SPECIFICALLY APPROVED IN WRITING BY THE DOT.
- ANY WORK NOT COMPLY WITH THE REQUIREMENTS OF THE DOT SHALL BE REMOVED AND REPLACED.
- THIS PLAN SHALL BE VALID FOR THE ISSUANCE OF CONSTRUCTION PERMITS FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL OR SELF CERTIFICATION, AS APPLICABLE.
- ALL SIDEWALK AND STREET AREAS CONSTRUCTED UNDER THIS PLAN SHALL REMAIN OPEN TO THE PUBLIC AT ALL TIMES.

ISSUANCE OF PERMITS

- NO SIDEWALK, CURB OR ROADWAY WORK SHALL BE DONE WITHOUT A PERMIT FROM THE BOROUGH HIGHWAY SUPERINTENDENT. APPLICATION SHALL BE MADE THREE DAYS BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL HAVE ALL REQUIRED INSURANCE COVERAGE ON FILE.
- NO WORK ON DRAINAGE STRUCTURES SHALL BE DONE WITHOUT A PERMIT FROM THE BOROUGH OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- ANY WALL WORK AT THE SITE SHALL BE DONE AS PER THE APPLICABLE RULES OF THE DOT AND THE DEPT. OF BUILDINGS.

CONSTRUCTION ACTIVITY

- A CONSTRUCTION PLAN SHOWING MAINTENANCE AND PROTECTION OF TRAFFIC, INCLUDING PLACEMENT OF SIDEWALK BRIDGES, BARRIERS AND SIGNAGE, SHALL BE SUBMITTED TO THE BOROUGH HIGHWAY OFFICE BEFORE CONSTRUCTION BEGINS.
- NO SIDEWALK SHALL BE CLOSED WITHOUT A PERMIT. PEDESTRIAN AND TRAFFIC SAFETY SHALL BE PROTECTED AT ALL TIMES. ROADWAY CLOSINGS SHALL BE AS DIRECTED.
- THE SITE SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION.

FINAL SIGN-OFF

- PERMITS SHALL BE PRESENTED FROM ALL PUBLIC AGENCIES AND UTILITIES HAVING OWNERSHIP OF STRUCTURES RELOCATED OR REMOVED DURING CONSTRUCTION.
- ALL PAVEMENT MARKINGS INCLUDING THERMOPLASTIC LANE DIVIDERS, REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN KIND TO THE BUREAU OF TRAFFIC STDS.
- ALL EXISTING CATCH BASINS ON SITE SHALL BE CLEANED AND MADE OPERABLE.
- ALL DAMAGE CAUSED BY CONSTRUCTION ON THIS PROJECT OUTSIDE THE PROJECT LIMITS SHALL BE REPAIRED AS DIRECTED.
- THE ROADWAY SHALL BE PAVED TO THE REQUIREMENTS OF THE DOT AND AS DIRECTED.

PROFESSIONAL CERTIFICATION TYPE 11

I HEREBY CERTIFY THAT I, A LICENSED RA AM SUBMITTING THIS PLAN UNDER PROFESSIONAL CERTIFICATION IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION (DOT) AND THAT THIS PLAN MEETS OR EXCEEDS DOT STANDARDS AND SPECIFICATIONS AS THEY RELATE TO THIS PROJECT.

I FURTHER CERTIFY THAT I HAVE SECURED WRITTEN APPROVAL FROM DOT'S HIGHWAY DESIGN TO PROCEED WITH THE PROJECT AND ANY AFFECTED NEW CITY AGENCY AND/OR UTILITY COMPANY (COPY OF ALL APPROPRIATE APPROVALS ATTACHED); AND, ALL AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS WILL BE MET.

SIGNATURE DATE

**NYC DOT APPROVAL NOT REQUIRED
THIS PLAN IS BEING ACCEPTED FOR FILING PURPOSES ONLY**

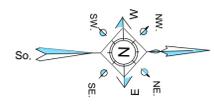
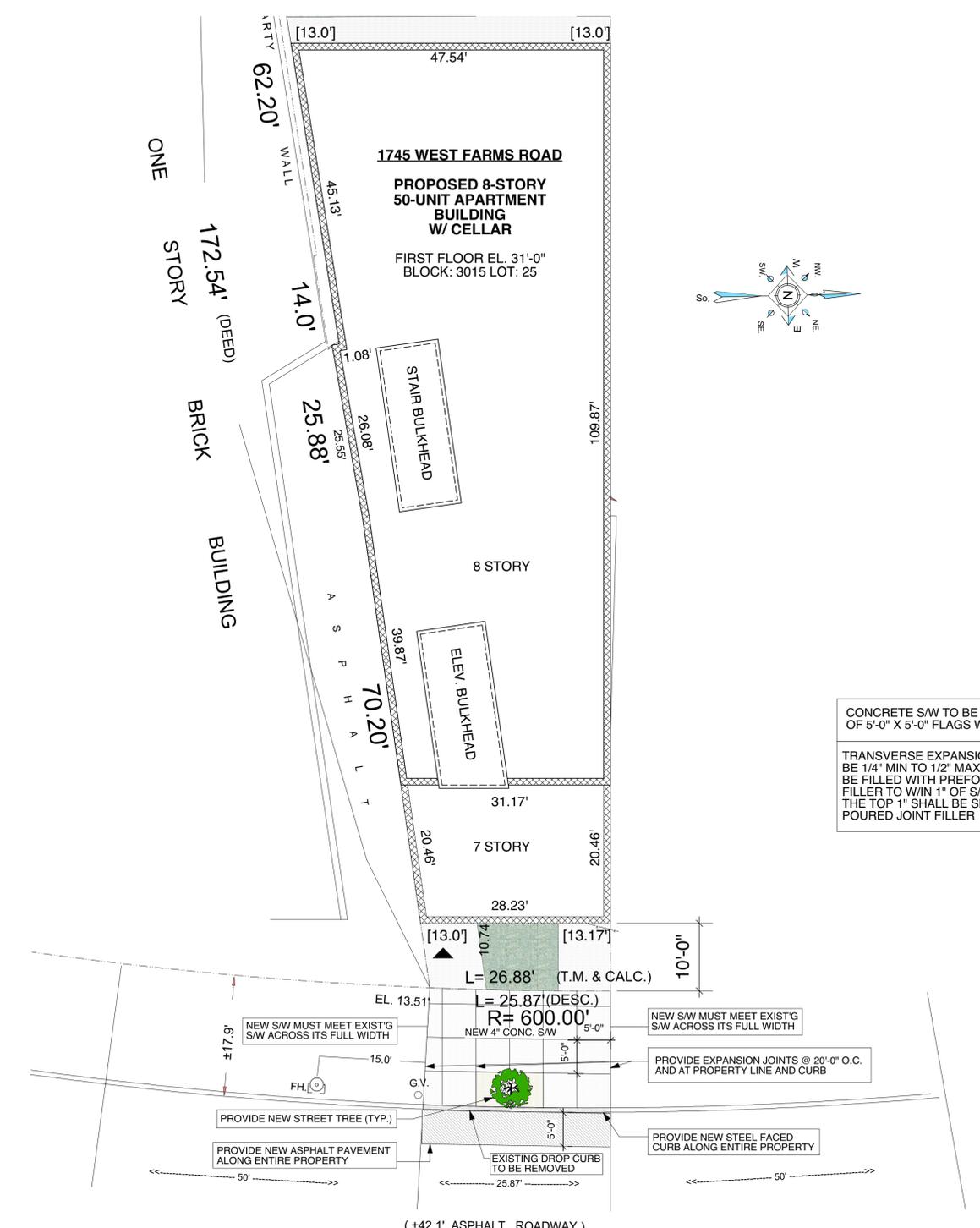
DOT SIGNATURE DATE

LOCATION MAP

PROJECT TITLE
PROPOSED 50-UNIT APARTMENT BUILDING
 1745 WEST FARMS RD., BRONX, NY

DRAWING TITLE
 BUILDERS PAVEMENT PLAN

SEAL & SIGNATURE DATE: JULY 2019
 PROJECT NO.: 18034
 DRAWN BY: DB
 CHECKED BY:
 SHEET NO. BPP-001.00
 CADD REF. NO.:



CONCRETE S/W TO BE CONSTRUCTED OF 5'-0" X 5'-0" FLAGS WHERE FEASIBLE

TRANSVERSE EXPANSION JOINTS SHALL BE 1/4" MIN TO 1/2" MAX WIDTH AND SHALL BE FILLED WITH PREFORMED JOINT FILLER TO W/IN 1" OF S/W SURFACE. THE TOP 1" SHALL BE SEALED W/ POURED JOINT FILLER

STREET TREE PLANTING NOTES

- ALL MATERIALS AND CONSTRUCTION METHODS USED ARE TO CONFORM TO SECTION # 4.16 OF THE BUREAU OF HIGHWAY OPERATIONS SPECIFICATIONS. LATEST EDITION.
- PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMIT FROM THE DEPT OF PARKS AND RECREATION FOR THE REMOVAL AND PLANTING OF TREES.
- TREE PITS SHOULD BE LOCATED TWO (2) FEET MINIMUM FROM FROM GAS, OIL OR WATER BOXES.
- TREE STAKES ARE TO BE REMOVED BY THE TREE SUBCONTRACTOR NOT LESS THAN ONE YEAR AFTER PLANTING OF SAID TREES AND PRIOR TO THE FINAL ACCEPTANCE OF THE WORK.
- USE OF SIDEWALK PAVEMENT MATERIALS OTHER THAN GRANITE BLOCK MUST BE SPECIFICALLY APPROVED, IN WRITING, BY ENGINEER.
- GRANITE BLOCK IN TREE PIT SHALL BE PAID FOR UNDER ITEM NO. 6.06 AB OR 6.06 BB, AS APPLICABLE.
- WHERE CONCRETE PAVERS ARE SPECIFIED FOR USE IN TREE PITS THEY SHALL BE PAID FOR UNDER ITEM NO. 6.47 TP.

- NOTES:**
- EXPANSION JOINTS IN THE STEEL CURB FACING AND CONCRETE BACKING SHALL BE AT A MAXIMUM SPACING OF 24 FEET.
 - THE EXPANSION JOINTS OF THE CURB AND STEEL CURB FACING SHALL LINE UP WITH THE EXPANSION JOINTS OF THE CONCRETE SIDEWALKS, WHEREVER POSSIBLE.
 - NO PIECE OF STEEL CURB FACING HAVING LESS THAN (2) WELDED DOWELS MAY BE INSTALLED UNLESS IT IS WELDED TO THE ADJACENT STEEL CURB FACING.
 - 1/2" Ø X 6" HEADED ANCHOR STUDS (GRANULAR OR SOLID FLUX FILLED) MAY BE SUBSTITUTED.
 - STRUCTURAL STEEL AS PER ASTM DESIGNATION A-36.
 - SURFACE TO BE CLEANED AND PAINTED AS PER NYCDOT STANDARD HIGHWAY SPECIFICATIONS, SECTION 2.13. THE COLOR OF TOP COAT SHALL BE GRAY AS APPROVED BY THE ENGINEER.
 - WHERE TWO (2) PIECES OF STEEL CURB FACING ARE JOINED BUT NOT WELDED, TWO (2) ONE-HALF (1/2) INCH RODS, TWENTY FOUR (24) INCHES LONG SHALL BE INSERTED INTO THE CONCRETE BACKING, ONE-HALF (1/2) THE LENGTH AT EACH SIDE OF THE JOINT.
 - CONCRETE TO BE CLASS B-32, AIR ENTRAINED.
 - 3'-6" TO 6'-0" AS ORDERED BY THE ENGINEER EXCEPT FOR THE FIRE DEPARTMENT DRIVEWAYS WHICH WILL SLOPE STRAIGHT BACK TO THE PROPERTY LINE. FIRE DEPARTMENT DRIVEWAYS SHALL BE TYPE III SIDEWALK-SEE H1046.
 - CORNER CURB: VERTICAL FACE WILL BE ACCEPTABLE FOR CORNER CURBS PROVIDING THE ENDS ARE WARPED TO FORM A TRANSITION WITH ADJACENT BATTERED FACE CURBS.
 - ALL MATERIALS AND CONSTRUCTION METHODS USED ARE TO CONFORM TO SECTION #4.08 OF THE NYC DEPARTMENT OF TRANSPORTATION STANDARD HIGHWAY SPECIFICATIONS.

WEST FARMS ROAD

DOB APPROVAL OF DESIGN ELEMENTS
 FOR SELF-CERTIFIED PROJECTS ONLY
 ITEM REQUIRING DOB APPROVAL APPROVED BY DATE

LIST OF ESTIMATED QUANTITIES

NEW CURB	26	LINEAR FEET
NEW SIDEWALK	463	SQUARE FEET
NEW ROADWAY	14.4	SQUARE YDS.
NEW TREES	1	EACH
NEW CBS		EACH
NEW DIP		LINEAR FEET
NEW MANHOLES		EACH

LIST OF STANDARDS

STEEL FACED CONG. CURB	H-1010
PEDESTRIAN RAMP	H-1011-R88(2)
DROP CURB	H-1015-R79
CONCRETE CURB	H-1044
4" THICK CONG. SIDEWALK	H-1045 TYPE I
7" THICK CONG. SIDEWALK	H-1045 TYPE II
TREES IN TREE PITS	H-1046

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND USING THE LATEST DEPT. OF TRANSPORTATION CONSTRUCTION DETAILS AND SPECIFICATIONS.

LEGEND AND SYMBOLS

AREA OF NEW ASPHALTIC PAVING	ECL	EXISTING CENTER LINE
NEW TREE PIT	LG	LEGAL GRADE
PROPERTY LINE	CS	COMBINED SEWER
CHAIN LINK FENCE	EXJ	EXPANSION JOINT
EXISTING TOP OF CURB	PTC	PROP. TOP OF CURB
EXISTING BOTTOM OF CURB	PPL	PROP. PROPERTY LINE
	EPL	EXISTING PROPERTY LINE

**NEW YORK CITY
DEPARTMENT OF TRANSPORTATION
BUILDERS PAVEMENT PLAN
PROJECT DATA**

BLOCK: 3015 **LOT(S):** 25
ZONING: R7X, C2-4 **ZONING MAP NO.:** 3D
STREET ADDRESS: 1745 WEST FARMS RD., BRONX, NY 10460 **DATE:** JULY 2019

PLAN PREPARED BY: **SEAL**

NAME: BADALY & BADALY ARCHITECTS
STREET ADDRESS: 2 WILSON PLACE, FIRST FLOOR
CITY/STATE/ZIP: MT. VERNON, NEW YORK 10550
PHONE NO.: 914-699-4200

WAIVERS AS PER / DATE

DOT REQUIREMENT WAIVED

1)
2)
3)
4)

NOTES

THE REFERENCE STANDARDS LISTED BELOW ARE TO BECOME PART OF THESE PLANS:

NYC DOT BUREAU OF HIGHWAY OPERATIONS STANDARD SPECIFICATIONS
 NYC DOT BUREAU OF HIGHWAY OPERATIONS STANDARD DETAILS OF CONSTRUCTION
 NYC DOT HIGHWAY RULES
 NYC DOT TRAFFIC RULES
 NYC DOT INSTRUCTIONS FOR FILING PLANS AND GUIDELINES FOR THE DESIGN OF SIDEWALKS, CURBS,
 ROADWAYS AND OTHER INFRASTRUCTURE COMPONENTS.
 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 NYC DPR TREE PLANTING STANDARDS.
 NYC DPR STANDARD DETAILS
 NYC DEP STANDARD WATER MAIN SPECIFICATIONS FOR DISTRIBUTIONS MAINS AND TRUNK MAINS
 WM-1 AND WM-6
 NYC DEP STANDARD WATER MAIN STANDARD DETAILS
 NYC DEP SEWER DESIGN STANDARDS
 NYC DDC DIVISION OF INFRASTRUCTURE STANDARD SEWER SPECIFICATIONS.
 NYC DOT BUREAU OF HIGHWAY OPERATIONS DIVISION OF STREET LIGHTING SPECIFICATIONS
 NYC DOT BUREAU OF HIGHWAY OPERATIONS DIVISION OF STREET LIGHTING DETAILS

THE FOLLOWING SECTIONS FROM THE NYC DOT BUREAU OF HIGHWAY OPERATIONS STANDARD SPECIFICATIONS ARE TO BECOME PART OF THESE PLANS:

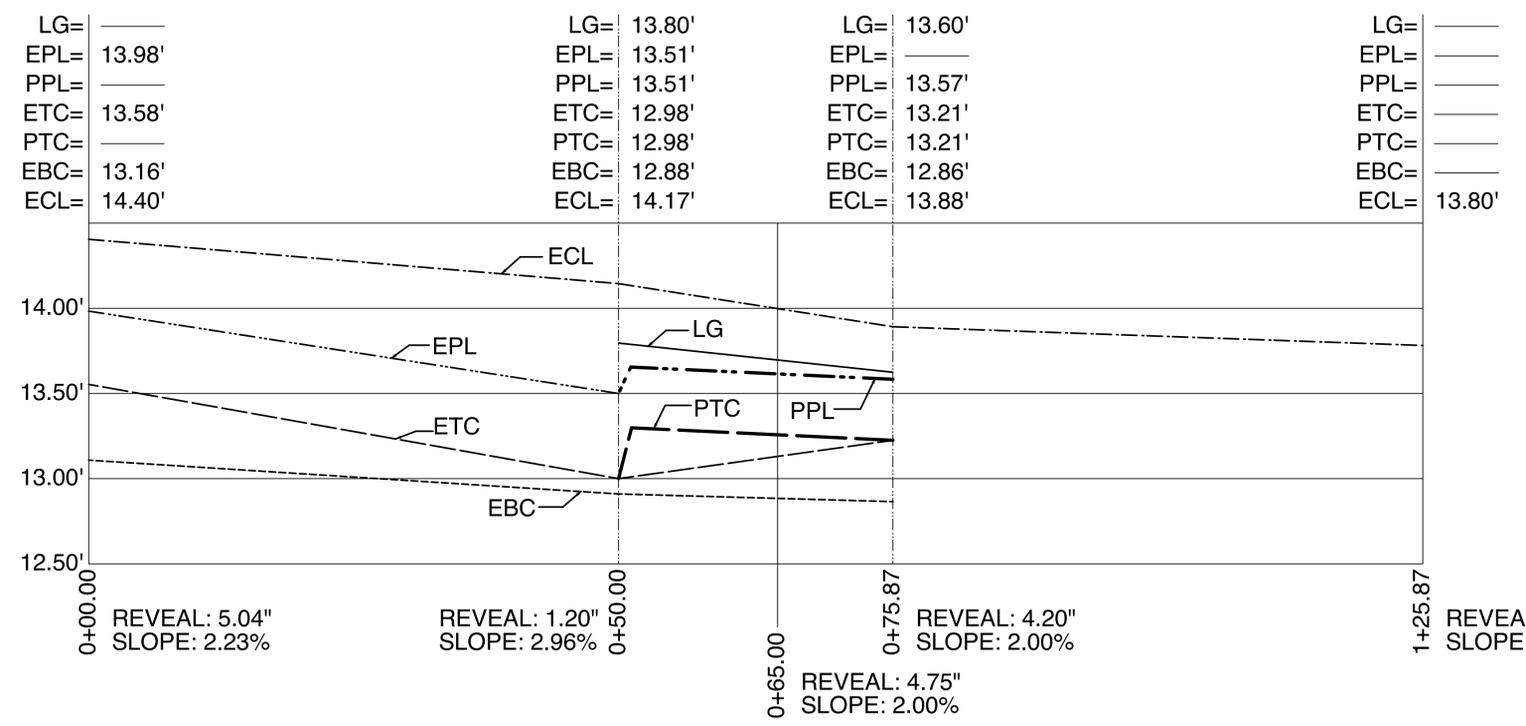
SECTION 1.05.4 DETERMINATION OF DEFICIENCIES IN STRENGTH AND THICKNESS OF CONCRETE; THICKNESS AND DENSITY OF BITUMINOUS WEARING COURSES, BITUMINOUS SURFACE AND BASE COURSES, IN WEARING COURSES, AND BITUMINOUS SURFACE AND BASE COURSES IN ASPHALT MACADAM PAVEMENTS; AND PERCENTAGES OF BITUMEN IN MIXTURES (PG. 100)
 SECTION 3.01 ASPHALT PAVING MIXTURES (BINDER, SHEET ASPHALT, ASPHALTIC CONCRETE) (PG. 189)
 SECTION 3.05 CONCRETE (PG.200)
 SECTION 4.02 WEARING COURSE, ASPHALTIC CONCRETE AND SHEET ASPHALT (PG.219)
 SECTION 4.08 CURB, CONCRETE (PG. 246)
 SECTION 4.10 CURING CONCRETE (PG. 253)
 SECTION 4.13 SIDEWALK, CONCRETE (PG. 263)
 SECTION 4.16 TREES (REMOVAL, TRANSPLANTING, PLANTING) (PG. 271)
 SECTION 4.20 SEEDING (PG. 281)
 SECTION 6.21 HYDRANTS, RELOCATED (PG. 326)
 SECTION 6.49 PAINTED PAVEMENT MARKINGS (PG. 375)
 SECTION 6.55 SAWCUTTING EXISTING PAVEMENT (PG. 379)
 SECTION 6.58 TACK COAT (PG. 380)

THE DETAILS LISTED BELOW FROM THE NYC DOT BUREAU OF HIGHWAY OPERATIONS STANDARD DETAILS OF CONSTRUCTION ARE TO BECOME PART OF THESE PLANS:

H-1044 CONCRETE CURB
 H-1045 CONCRETE SIDEWALK
 H-1046 STREET TREE PLANTING DETAIL - TYPE K
 MS-1009 PAVEMENT KEY-TYPE C, (ITEM 6.51)

THE FOLLOWING SECTIONS FROM THE NYC DEP STANDARD WATER MAIN STANDARD DETAILS ARE TO BECOME PART OF THESE PLANS:

STANDARD DRAWING 45161-Z STANDARD STEEL HYDRANT FENDER



1 WEST FARMS ROAD PROFILE VIEW
 HORIZ 1/8"=1' VERT 1"=6"

<p align="center">LEGEND</p> <p>———— LG</p> <p>- - - - - EPL</p> <p>— · — · — PPL</p> <p>— · — · — ETC</p> <p>— · — · — PTC</p> <p>— · — · — EBC</p> <p>— · — · — ECL</p>	<p>PROJECT TITLE</p> <p align="center">PROPOSED 50-UNIT APARTMENT BUILDING</p> <p align="center">1745 WEST FARMS RD., BRONX NY 10460</p> <hr/> <p>DRAWING TITLE</p> <p align="center">BUILDERS PAVEMENT PLAN DETAILS</p> <p align="center">SCALE: NOTED</p> <hr/> <p>SEAL & SIGNATURE</p>
	<p>DATE: JULY 2019</p> <p>PROJECT NO.: 18034</p> <p>DRAWN BY: DB</p> <p>CHECKED BY:</p> <p>SHEET NO. BPP-002.00</p> <p>CADD REF. NO.</p>

**NEW YORK CITY
DEPARTMENT OF TRANSPORTATION
BUILDERS PAVEMENT PLAN
PROJECT DATA**

BLOCK: 3015 **LOT(S):** 25
ZONING: R7X, C2-4 **ZONING MAP NO.:** 3D
STREET ADDRESS: 1745 WEST FARMS RD., BRONX, NY 10460 **DATE:** JULY 2019

PLAN PREPARED BY: SEAL

NAME: BADALY & BADALY ARCHITECTS
STREET ADDRESS: 2 WILSON PLACE, FIRST FLOOR
CITY/STATE/ZIP: MT. VERNON, NEW YORK 10550
PHONE NO.: 914-699-4200

WAIVERS

DOT REQUIREMENT WAIVED AS PER / DATE
 1)
 2)
 3)
 4)

NOTES

THE REFERENCE STANDARDS LISTED BELOW ARE TO BECOME PART OF THESE PLANS:
 NYC DOT BUREAU OF HIGHWAY OPERATIONS STANDARD SPECIFICATIONS
 NYC DOT BUREAU OF HIGHWAY OPERATIONS STANDARD DETAILS OF CONSTRUCTION
 NYC DOT HIGHWAY RULES
 NYC DOT TRAFFIC RULES
 NYC DOT INSTRUCTIONS FOR FILING PLANS AND GUIDELINES FOR THE DESIGN OF SIDEWALKS, CURBS,
 ROADWAYS AND OTHER INFRASTRUCTURE COMPONENTS.
 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 NYC DPR TREE PLANTING STANDARDS.
 NYC DPR STANDARD DETAILS
 NYC DEP STANDARD WATER MAIN SPECIFICATIONS FOR DISTRIBUTIONS MAINS AND TRUNK MAINS
 WM-1 AND WM-6
 NYC DEP STANDARD WATER MAIN STANDARD DETAILS
 NYC DEP SEWER DESIGN STANDARDS
 NYC DDC DIVISION OF INFRASTRUCTURE STANDARD SEWER SPECIFICATIONS.
 NYC DOT BUREAU OF HIGHWAY OPERATIONS DIVISION OF STREET LIGHTING SPECIFICATIONS
 NYC DOT BUREAU OF HIGHWAY OPERATIONS DIVISION OF STREET LIGHTING DETAILS

THE FOLLOWING SECTIONS FROM THE NYC DOT BUREAU OF HIGHWAY OPERATIONS STANDARD SPECIFICATIONS ARE TO BECOME PART OF THESE PLANS:

- SECTION 1.05.4 DETERMINATION OF DEFICIENCIES IN STRENGTH AND THICKNESS OF CONCRETE; THICKNESS AND DENSITY OF BITUMINOUS WEARING COURSES, BITUMINOUS SURFACE AND BASE COURSES, IN WEARING COURSES, AND BITUMINOUS SURFACE AND BASE COURSES IN ASPHALT MACADAM PAVEMENTS; AND PERCENTAGES OF BITUMEN IN MIXTURES (PG. 100)
- SECTION 3.01 ASPHALT PAVING MIXTURES (BINDER, SHEET ASPHALT, ASPHALTIC CONCRETE) (PG. 189)
- SECTION 3.05 CONCRETE (PG. 200)
- SECTION 4.02 WEARING COURSE, ASPHALTIC CONCRETE AND SHEET ASPHALT (PG. 219)
- SECTION 4.08 CURB, CONCRETE (PG. 246)
- SECTION 4.10 CURING CONCRETE (PG. 253)
- SECTION 4.13 SIDEWALK, CONCRETE (PG. 263)
- SECTION 4.16 TREES (REMOVAL, TRANSPLANTING, PLANTING) (PG. 271)
- SECTION 4.20 SEEDING (PG. 281)
- SECTION 6.21 HYDRANTS, RELOCATED (PG. 326)
- SECTION 6.49 PAINTED PAVEMENT MARKINGS (PG. 375)
- SECTION 6.55 SAWCUTTING EXISTING PAVEMENT (PG. 379)
- SECTION 6.58 TACK COAT (PG. 380)

THE DETAILS LISTED BELOW FROM THE NYC DOT BUREAU OF HIGHWAY OPERATIONS STANDARD DETAILS OF CONSTRUCTION ARE TO BECOME PART OF THESE PLANS:

- H-1044 CONCRETE CURB
- H-1045 CONCRETE SIDEWALK
- H-1046 STREET TREE PLANTING DETAIL - TYPE K
- MS-1009 PAVEMENT KEY-TYPE C, (ITEM 6.51)

THE FOLLOWING SECTIONS FROM THE NYC DEP STANDARD WATER MAIN STANDARD DETAILS ARE TO BECOME PART OF THESE PLANS:
 STANDARD DRAWING 45161-Z STANDARD STEEL HYDRANT FENDER

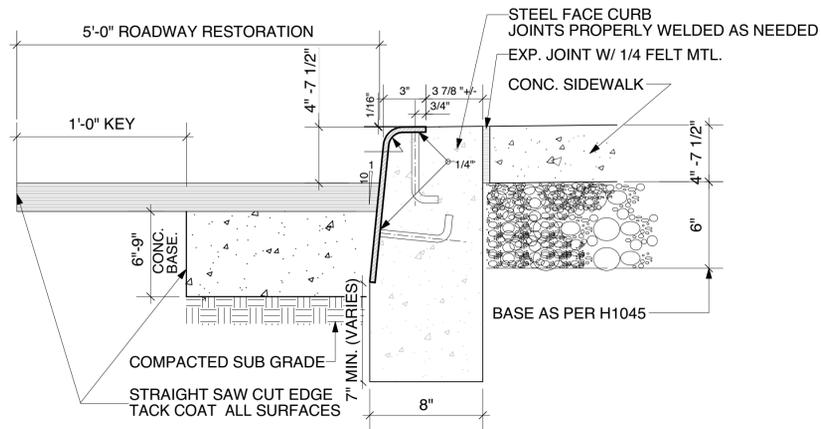
NOTES:

1. ALL MATERIALS AND CONSTRUCTION METHODS USED ARE TO CONFORM TO SECTION # 4.16 OF THE BUREAU OF HIGHWAY OPERATIONS SPECIFICATIONS. LATEST EDITION.
2. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMIT FROM THE DEPT OF PARKS AND RECREATION FOR THE REMOVAL AND PLANTING OF TREES.
3. TREE PITS SHOULD BE LOCATED TWO (2) FEET MINIMUM FROM FROM GAS, OIL AND WATER BOXES.
4. TREE STAKES ARE TO BE REMOVED BY THE TREE SUBCONTRACTOR NOT LESS THAN ONE YEAR AFTER PLANTING OF SAID TREES AND PRIOR TO THE FINAL ACCEPTANCE OF THE WORK.

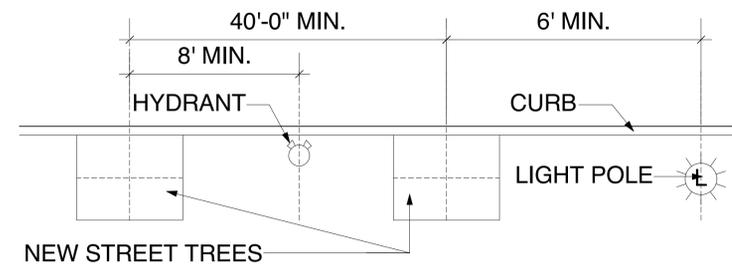
PROJECT TITLE
PROPOSED 50-UNIT APARTMENT BUILDING
 1745 WEST FARMS RD., BRONX NY 10460

DRAWING TITLE
BUILDERS PAVEMENT PLAN DETAILS
 SCALE: NOTED

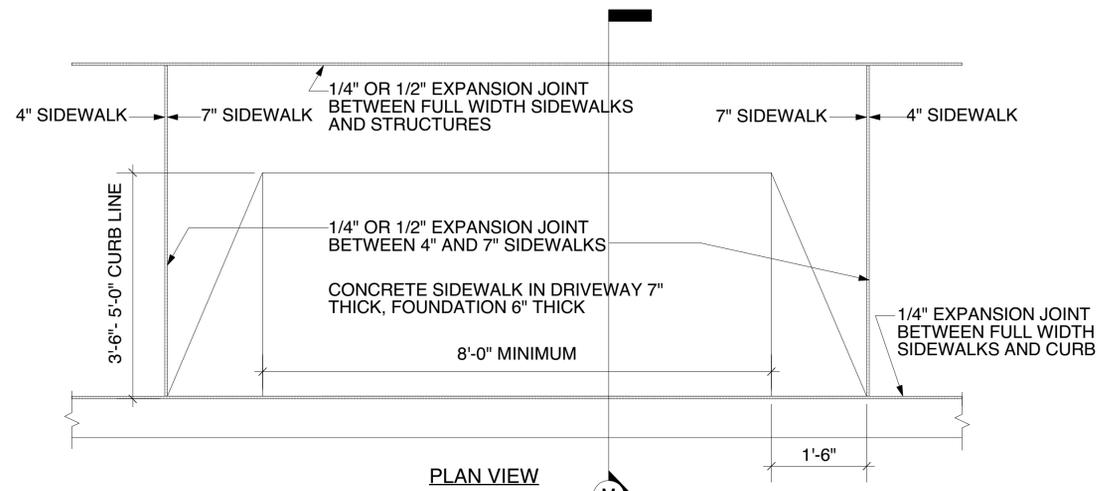
SEAL & SIGNATURE DATE: JULY 2019
 PROJECT NO.: 18034
 DRAWN BY: DB
 CHECKED BY:
 SHEET NO. BPP-003.00
 CADD REF. NO.



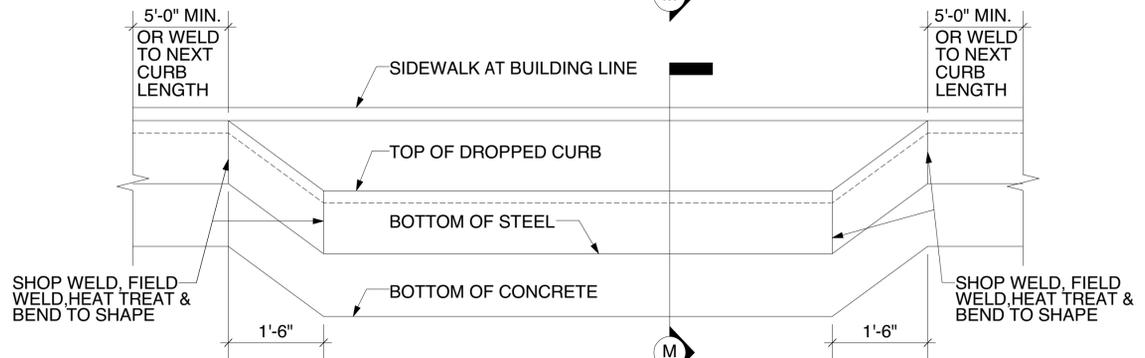
1 SECTION AT CURB & NEW SIDEWALK
 Scale: 2" = 1'-0"



PROPERTY LINE
REQUIRED STREET TREE SPACING
 SCALE: N.T.S.

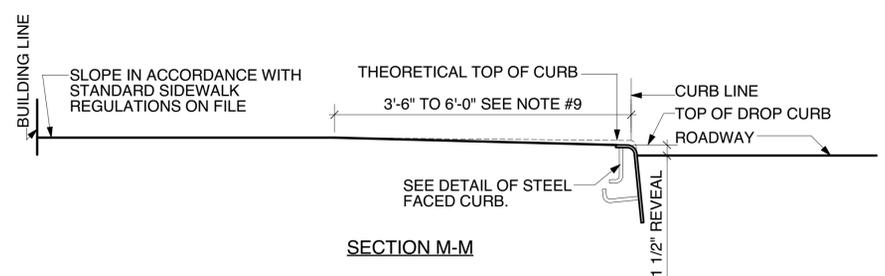


PLAN VIEW



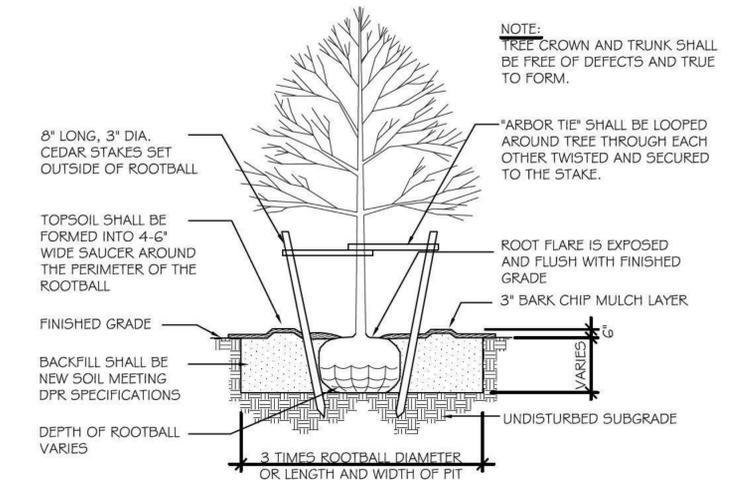
ELEVATION VIEW

2 DEPRESSED CURB AT SIDEWALK
 N.T.S.

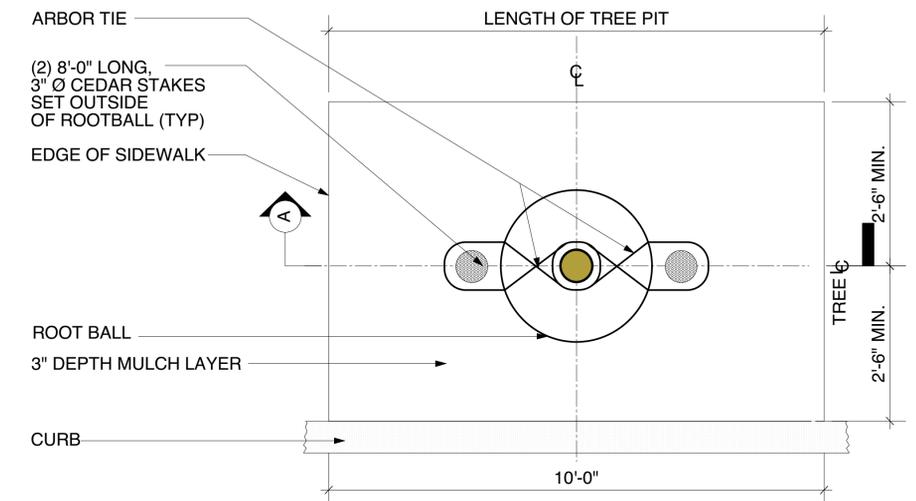


SECTION M-M

3 SECTION AT CURB
 N.T.S.



TREE PLANTING & STAKE DETAIL



PLAN
 TREE PLANTING, STAKING
 AND TREE PIT PAVEMENT DETAILS FOR SIDEWALK AREAS

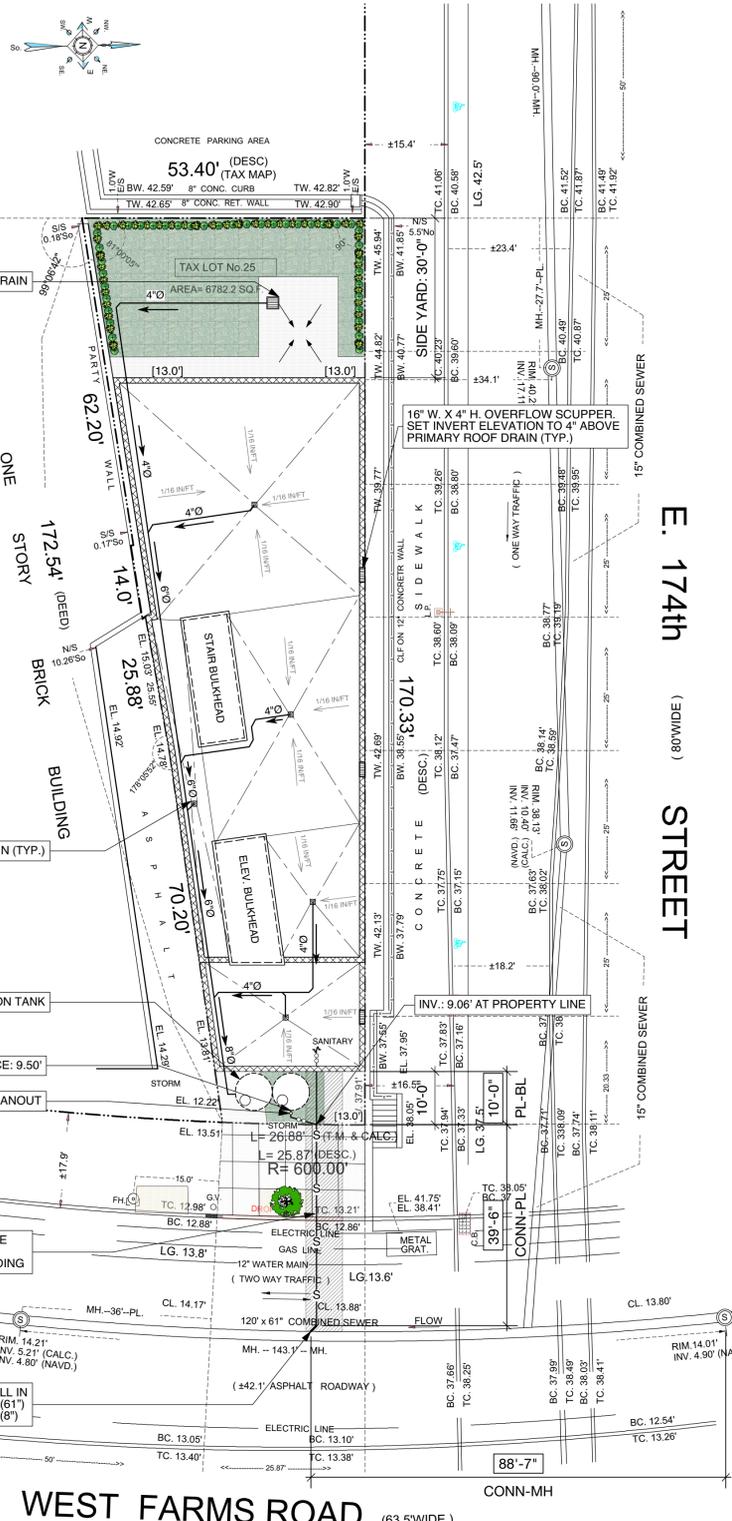
4 TREE PLANTING, STAKING, AND TREE PIT PAVEMENT DETAILS FOR S/W AREAS

1745 WEST FARMS ROAD
PROPOSED 8-STORY 50-UNIT
APARTMENT BUILDING
W/ CELLAR

FIRST FLOOR EL. 13'-0"
 BLOCK: 3015 LOT: 25

ALL ELEVATIONS REFER TO NAVD88 DATUM WHICH IS 1.508 FEET BELOW THE BRONX TOPOGRAPHICAL DATUM.

SITE STORM FLOW WILL BE RESTRICTED TO ALLOWABLE FLOW BY MEANS OF DETENTION TANKS AND CONTROLLED FLOW DEVICE.



1 PLOT PLAN
 Scale: 1/16" = 1'-0"

WATTS Adjustable Accutrol Weir Tag: _____ Adjustable Flow Control for Roof Drains

ADJUSTABLE ACCUTROL (for Large Sump Roof Drains only)

For more flexibility in controlling flow with heads deeper than 2", Watts Drainage offers the Adjustable Accutrol. The Adjustable Accutrol Weir is designed with a single parabolic opening that can be covered to restrict flow above 2" of head to less than 5 gpm per inch, up to 6" of head. To adjust the flow rate for depths over 2" of head, set the slot in the adjustable upper cone according to the flow rate required. Refer to Table 1 below.

Note: Flow rates are directly proportional to the amount of weir opening that is exposed.

EXAMPLE:

For example, if the adjustable upper cone is set to cover 1/2 of the weir opening, flow rates above 2" of head will be restricted to 2-1/2 gpm per inch of head.

Therefore, at 3" of head, the flow rate through the Accutrol Weir that has 1/2 the slot exposed will be: (5 gpm per inch of head) x 2 inches of head + 2-1/2 gpm (for the third inch of head) = 12-1/2 gpm.

Adjustable Upper Cone
Fixed Weir
1/2 Weir Opening Exposed Shown Above

Weir Opening Exposed	1"	2"	3"	4"	5"	6"
Flow Rate (gallons per minute)	5	10	15	20	25	30
Fully Exposed	5	10	15	20	25	30
3/4	5	10	13.75	17.5	21.25	25
1/2	5	10	12.5	15	17.5	20
1/4	5	10	11.25	12.5	13.75	15
Closed	5	5	5	5	5	5

Job Name _____ Contractor _____
 Job Location _____ Contractor's P.O. No. _____
 Engineer _____ Representative _____

Watts product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact Watts Technical Service. Watts reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Watts products previously or subsequently sold.

USA: Tel: (903) 338-2581 • Fax: (903) 248-3029 • Watts.com
 Canada: Tel: (905) 532-4200 • Fax: (905) 332-7008 • Watts.ca
 Latin America: Tel: (52) 81-1001-8000 • Fax: (52) 81-6000-7091 • Watts.com

ES-WD-RD-ACCUTROLADJ-CAN 1616 © 2016 Watts

DEVELOPED STORM FLOW, DETENTION CALCULATIONS

DATE: 10/9/19
 PROJECT LOCATION: 1745 WEST FARMS ROAD
 COUNTY: BRONX
 BLOCK: 3015
 LOT: 25
 ZONE: RTX
 MAP: 3D
 DOB #: 220698555
 OWNER: GLENN PALILLA
 APPLICANT: BADALY ARCHITECTS PLLC, 2 WILSON PLACE, MT. VERNON, NY 10550

SITE DEVELOPED STORM FLOW

ROOF	4946	PAVED	639	GRASS	1197	LANDSCAPED	0	A _T	6782	
GREEN ROOF	0	GRAVEL PARKING LOT	0	BIO-SWALE	0	SYNTHETIC TURF	0	C _{W SITE}	0.808	
POROUS CONCRETE	0	UNDEVELOPED	0	OTHER AREA	0	OTHER AREA-BEFORE CORRECTIVE C...	0.000	Q _{DEV.IND.ROOF}	0.107	
									Q _{ALL}	0.273
									Q _{DEV SITE}	0.250

BRONX PRE-1964:

ROOF DETENTION VOLUME FOR NON-GREEN ROOF

ROOF AREA (ft ²)	4946	Q _{DEV.ROOF} (cfs)	0.109	# OF DRAINS	5	# WEIRS/DRAIN	1
ROOF AVAILABLE DETENTION AREA (ft ²)	4223	HIGH OF RECORD DRAIN (ft)	4.00	SLOPE (IN/FT)	0.0625	GPM/IN/WEIR	5.00
avg. wth./drm-ft.	26.0	avg. lpth./drm-ft.	32				

Max. S _u -in.	D _u -in.	D _w -in.	d _o (in.)	C _{we}	2Dir.V _{max} (ft ³)	Req. V _v (ft ³)
1.96	1.02	0.81	1.62	0.384	472	471

SUBSURFACE DETENTION VOLUME REQUIRED

UNRESTRICTED ROOF	0	POROUS CONCRETE	0	PAVED	639	LANDSCAPED	0	A _T	6782
RESTRICTED ROOF	4946	GRAVEL PARKING LOT	0	GRASS	1197	UNDEVELOPED	0	C _{WT}	0.396
UNRESTRICTED GREEN ROOF	0	SYNTHETIC TURF	0	OTHER DETENTION AREA	0	OTHER AREA	0		
RESTRICTED GREEN ROOF	0	BIO-SWALE	0	OtherDet. C _{we}	0.000	OtherDet. C _{we}	0.000		

Q_{DEV SITE} = 0.240 cfs
 t_v = 13.54 min
 V_v = 112 ft³

MAXIMUM STORAGE DEPTH

Max. Release Rate	d _o (in.)	1.0 dia. Re-ent. Tube	
Q _{DEV SITE} (cfs)	0.240	S _{max} (ft)	1.50

SUBSURFACE DETENTION VOLUME PROVIDED

AREA _{AVAIL}	38.48
# OF TANKS	2
V _{PROVIDED}	115

SANITARY FLOW

POPULATION DENSITY	230
PEAK FACTOR	4
AREA	0.15570

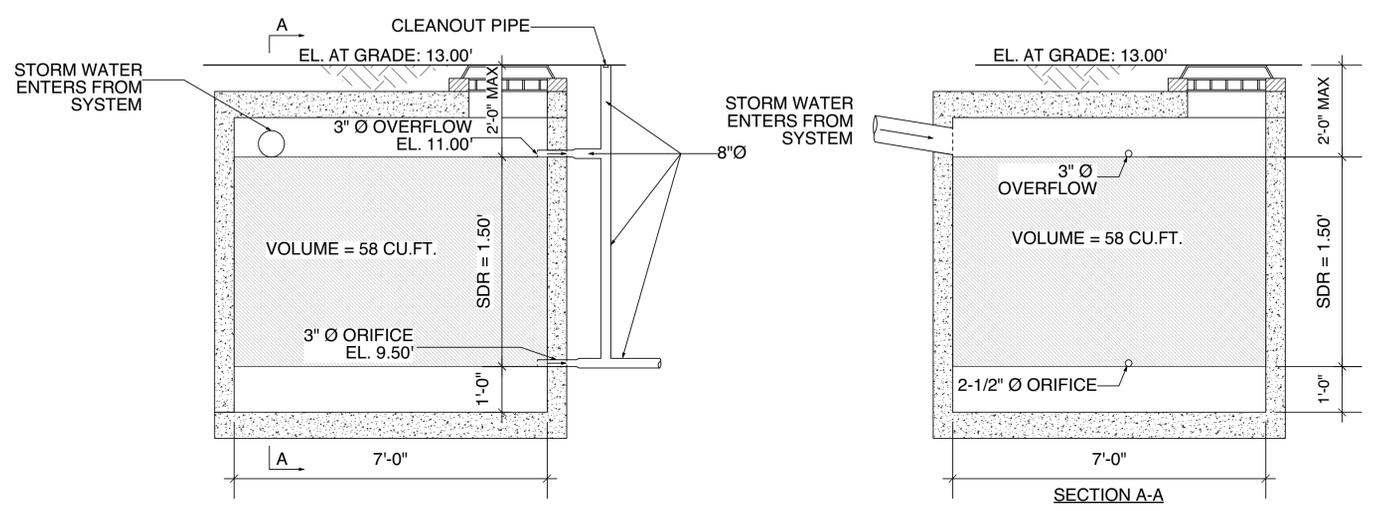
Q_{san} = 0.03325 cfs

CONNECTION CALCULATIONS
 ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.508 FEET BELOW THE BRONX TOPOGRAPHICAL DATUM.

UPSTREAM MANHOLE	4.90	ft
DOWNSTREAM MANHOLE	4.80	ft
MANHOLE-MANHOLE DISTANCE	143.10	ft
SEWER SLOPE	0.07	%

SIZE OF COMBINED SEWER	61	in
SIZE OF CONNECTION PIPE	8	in
DISTANCE TO CONNECTION FROM UPSTREAM	88.60	ft
COMBINED SEWER INV.	4.84	ft
CONNECTION PIPE INV.	8.65	ft

P.L.-SEWER DISTANCE	39.5	ft
P.L.-B.L. DISTANCE	10	ft
CONNECTION SLOPE	0.1250	in/ft
INV. AT P.L.	9.06	ft
INV. AT B.L.	9.16	ft



2 DETENTION TANK DETAIL
 N.T.S.

Date	Issued to	Date	Revision	No.

North

Drawing Title: **SITE DRAINAGE PLAN**

Project Title: **PROPOSED 50 UNIT APARTMENT BUILDING**
 1745 WEST FARMS ROAD
 BRONX, NEW YORK 10460
 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

Seal

Badaly Architects Pllc
 2 WILSON PLACE MOUNT VERNON, NY 10550
 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
 WWW.BADALYARCHITECTS.COM

Date:	Project No.
01/21/2019	18034
Scale:	Drawing No.
NOTED	C-100.00
Drawn by:	AH

DOB JOB NO	DOB APPROVAL

ENERGY NOTES:

- The air leakage of - thermal envelope of buildings shall comply with Sections C402.5.1 through C402.5.8, or the building thermal envelope shall be tested in accordance with ASTM E 779 at a pressure differential of 0.3 inch water gauge (75 Pa) or an equivalent method approved by the code official and deemed to comply with the provisions of this section when the tested air leakage rate of the building thermal envelope is not greater than 0.40 cfm/ft²(0.2 L/s · m²). Where compliance is based on such testing, the building shall also comply with Sections C402.5.5, C402.5.6 and C402.5.7
- The thermal envelope of buildings shall comply with Sections C402.5.1 through C402.5.8:
 - A continuous air barrier shall be provided throughout the building thermal envelope.
 - The air leakage of fenestration assemblies shall meet the provisions of Table C402.5.2. Testing shall be in accordance with the applicable reference test standard in Table C402.5.2 by an accredited, independent testing laboratory and labeled by the manufacturer.
 - Where open combustion air ducts provide combustion air to open combustion space conditioning fuel-burning appliances, the appliances and combustion air openings shall be located outside of the building thermal envelope or enclosed in a room isolated from inside the thermal envelope.
 - Doors and access openings from conditioned space to shafts, chutes stairways and elevator lobbies not within the scope of the fenestration assemblies covered by Section C402.5.2 shall be gasketed, weatherstripped or sealed.
 - Stairway enclosures, elevator shaft vents and other outdoor air intakes and exhaust openings integral to the building envelope shall be provided with dampers in accordance with Section C403.2.4.3.
 - Building entrances shall be protected with an enclosed vestibule, with all doors opening into and out of the vestibule equipped with self-closing devices.
 - Recessed luminaires installed in the building thermal envelope shall comply with section C402.5.8
- New buildings of a certain size must comply with the following requirements: **TESTING REQUIRED FOR THIS APPLICATION**
 - New buildings 25,000 square feet (2322.6 m²) and greater, but less than 50,000 square feet (4645.2 m²), and less than or equal to 75 feet (22.86 m) in height must show compliance through testing in accordance with ASTM E 779 at 75 Pa and not exceed 0.4 cfm/sq ft. and department rules.
 - New buildings 50,000 square feet (4645.2 m²) and greater, shall test or inspect each type of unique air barrier joint or seam in the building envelope for continuity and defects, as per an Air Barrier Continuity Plan developed by a registered design professional and department rules.
 - Rules governing air barrier testing promulgated by the department.
- Heating Equipment (Boiler) shall meet the minimum efficiency requirements of Table C403.2.3(5), minimum 80% > PROPOSED 95%
- The supply of heating and cooling energy to each zone shall be controlled by individual thermostatic controls capable of responding to temperature within the zone. Each zone shall be provided with thermostatic setback controls that are controlled by either an automatic time clock or programmable control system.
- Both outdoor air supply and exhaust ducts shall be equipped with motorized dampers that will automatically shut when the systems or spaces served are not in use.
- All piping serving as part of a heating or cooling system shall be thermally insulated with minimum 2" thick pipe insulation.
- An operating and maintenance manual be provided to the building owner by the mechanical contractor. The manual shall include, at least, the following:
 - Equipment capacity (input and output) and required maintenance actions.
 - Equipment operation and maintenance manuals.
 - HVAC system control maintenance and calibration information, including wiring diagrams, schematics, and control sequence descriptions. Desired or field-determined set points shall be permanently recorded on control drawings, at control devices or, for digital control systems, in programming comments.
 - A complete written narrative of how each system is intended to operate.
- Hydronic heating systems comprised of multiple-packaged boilers and designed to deliver conditioned water or steam into a common distribution system shall include automatic controls capable of sequencing operation of the boilers. Hydronic heating systems comprised of a single boiler and greater than 500,000 Btu/h (146 kW) input design capacity shall include either a multistaged or modulating burner.
- Water heating equipment and hot water storage tanks shall meet the requirements of Table C404.2. Boiler heating the domestic Hot Water shall be minimum 80% efficient.
- Service water heating equipment shall be provided with controls to allow a set point of 110°F (43°C) for equipment serving dwelling units and 90°F (32°C) for equipment serving other occupancies. The outlet temperature of lavatories in public facility rest rooms shall be limited to 110°F
- Water-heating equipment not supplied with integral heat traps and serving noncirculating systems shall be provided with heat traps on the supply and discharge piping associated with the equipment.
- For automatic circulating hot water systems, piping shall be insulated with 1 inch (25 mm) of insulation having a conductivity not exceeding 0.27 Btu per inch/h · ft² · °F (1.53 W per 25 mm/m² · K). The first 8 feet (2438 mm) of piping in noncirculating systems served by equipment without integral heat traps shall be insulated with 0.5 inch (12.7 mm) of material having a conductivity not exceeding 0.27 Btu per inch/h · ft² · °F (1.53 W per 25 mm/m² · K).
- Automatic circulating hot water system pumps or heat trace shall be arranged to be conveniently turned off automatically or manually when the hot water system is not in operation.
- Internally illuminated exit signs shall not exceed 5 watts per side.
- Total interior lighting power shall be limited to the total square feet of the residential portion of the building time 0.46 for all residential areas plus total square feet of the commercial portion of the building time 0.81. Total lighting power shall be limited to 43,671.56 X 0.46 = 20,088.92
- Lighting within dwelling units shall have a minimum of 75 percent of the permanently installed interior light fixtures fitted with high-efficacy lamps.
- Each tenancy shall have its own separate electric meter.
- Provide high efficient fluorescent light fixtures for all public halls and corridors. Provide motion detector control device for all public halls and corridor light fixtures. Provide all exterior lighting as required by code outside of all entry doors and provide with motion detector control device.
- Provide high efficient fluorescent light fixtures with electronic ballast for any commercial area of the building.
- Each apartment shall be controlled by a separate programmable thermostat which shall control separate zone valves to supply baseboard radiators for that apartment.
- Building larger than 5,000 SF shall be equipped with an automatic control device to shut off lighting in those areas with occupant override as per C405.2.2.1 This automatic control device shall function on either:
 - A schedule basis, using time-of-day, with an independent program schedule that controls the interior lighting in areas that do not exceed 25,000 sf & are not more than one floor; or
 - An occupant sensor that shall turn lighting off withing 30 minutes of an occupany leaving a space; or
 - A signal from another control or alarm system that indicates the area is unoccupied.
- Design loads shall be determined in accordance with the procedures described in ANSI/ASHRAE/ACCA Standard 183. The design loads shall account for the building envelope, lighting, ventilation and occupancy loads based on the project design. Heating and cooling loads shall be adjusted to account for load reductions that are achieved where energy recovery systems are utilized in the HVAC system in accordance with the ASHRAE HVAC Systems and Equipment Handbook. Alternatively, design loads shall be determined by an approved equivalent computation procedure, using the design parameters specified in Chapter 3.
- As per C408.2 Mechanical, renewable energy, and service hot water systems in buildings where the total mechanical equipment capacity being installed is less than 490,000 Btu/h (140 690 W) cooling capacity and 600,000 Btu/h (175 860 W) heating capacity are exempt from the commissioning requirements.: **this project requires commissioning.**
- Proposed BLDG shall comply with the additional energy efficiency option of : Reduce Interior Lighting Power in accordance with Section C406.3 (see note #16)
- Elevator cab shall comply with section C405.9.1:luminaires in each elevator cab, not including signals and displays, the sum of the lumens divided by the sum of the watts shall be not less than 35 lumens per watt. ventilation fans in elevators that do not have their own air conditioning system shall not consume more than 0.33 watts/cfm at the maximum rated speed of the fan. controls shall be provided that will deenergize ventilation fans and lighting systems when the elevator is stopped, unoccupied and with its doors closed for over 15 minutes.
- Hot water boilers that supply heat to the building through one or two pipe heating systems shall have an outdoor setback control that lowers the boiler water temperature based on the outdoor temperature
- The heating of fluids that have been previously mechanically cooled and the cooling of fluids that have been previously mechanically heated shall be limited in accordance with Sections C403.4.2.1 through C403.4.2.3. Hydronic heating systems comprised of multiple packaged boilers and designed to deliver conditioned water or steam into a common distribution system shall include automatic controls capable of sequencing operation of the boilers. Hydronic heating systems comprised of a single boiler and greater than 500,000 Btu/h (146.5 kW) input design capacity shall include either a multistaged or modulating burner.
- Boiler systems with design input of greater than 1,000,000 Btu/h (293 kW) shall comply with the turndown ratio specified in Table C403.4.2.5

COMcheck Software Version COMcheck-Web
Envelope Compliance Certificate

Project Information

Energy Code: 2016 New York City Energy Conservation Code
 Project Title: 1745 WEST FARMS RD
 Location: New York, New York
 Climate Zone: 4a
 Project Type: New Construction
 Vertical Glazing / Wall Area: 10%

Construction Site: 1745 WEST FARMS ROAD, BRONX, New York 10460
 Owner/Agent: MOHAMMAD BADALY, 2 WILSON PLACE, MT. VERNON 10550, 9146994200, BADALYARCHITECTS@GMAIL.COM
 Designer/Contractor: MOHAMMAD BADALY, 2 WILSON PLACE, MT. VERNON 10550, 9146994200, BADALYARCHITECTS@GMAIL.COM

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Building Area	Floor Area
1-Multifamily - Residential	43671

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor _{req}
Roof: Attic Roof with Steel Joists, [Bldg. Use 1 - Multifamily]	4920	38.0	15.0	0.023	0.027
1ST FLOOR: Unheated Slab-On-Grade, Horizontal with vertical 4 ft., [Bldg. Use 1 - Multifamily] (c)	339	---	5.0	0.670	0.540
NORTH					
FRONT WALL TYPE H1-H3: Concrete Block 8", Partially Groued, Cells Empty, Normal Density, Furring: Metal, [Bldg. Use 1 - Multifamily]	10683	22.0	5.0	0.074	0.090
Window: Vinyl Frame: Operable, Perf. Specs.: Product ID CRYSTAL WINDOWS, SHGC 0.30, [Bldg. Use 1 - Multifamily] (c)	1404	---	---	0.430	0.450
A/C UNIT LOUVERS: Other Mass Wall, Heat capacity 5.0, [Bldg. Use 1 - Multifamily] (b)	119	---	---	0.500	0.090
FLOOR JOIST INTERSECTION: Concrete Block, Bin., Partially Groued, Cells Empty, Normal Density, Furring: Metal, [Bldg. Use 1 - Multifamily]	1083	41.0	0.0	0.106	0.090
WALL TYPE D2-2, BULKHEAD: Concrete Block, Bin., Partially Groued, Cells Empty, Normal Density, Furring: None, [Bldg. Use 1 - Multifamily]	372	---	5.0	0.138	0.090
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Multifamily]	20	---	---	0.430	0.610
WALL TYPE N2, BULKHEAD: Steel-Framed, 24in. o.c., [Bldg. Use 1 - Multifamily]	206	22.0	0.0	0.087	0.064
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Multifamily]	20	---	---	0.430	0.610
EAST					
FRONT WALL TYPE H1-H3: Concrete Block 8", Partially Groued, Cells Empty, Normal Density, Furring: Metal, [Bldg. Use 1 - Multifamily]	2110	22.0	5.0	0.074	0.090
Door: - Perf. Specs.: Product ID CRYSTAL DOORS, SHGC 0.30,	35	---	---	0.430	0.770

Project Title: 1745 WEST FARMS RD Report date: 06/12/19
 Data filename: Page 1 of 21

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor _{req}
[Bldg. Use 1 - Multifamily] (c)	20	---	---	0.430	0.610
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Multifamily]	504	---	---	0.430	0.450
Window: Vinyl Frame: Operable, Perf. Specs.: Product ID CRYSTAL WINDOWS, SHGC 0.30, [Bldg. Use 1 - Multifamily] (c)	34	---	---	0.500	0.090
A/C UNIT LOUVERS: Other Mass Wall, Heat capacity 5.0, [Bldg. Use 1 - Multifamily] (b)	210	41.0	0.0	0.106	0.090
FLOOR JOIST INTERSECTION: Concrete Block, Bin., Partially Groued, Cells Empty, Normal Density, Furring: Metal, [Bldg. Use 1 - Multifamily]	258	22.0	0.0	0.087	0.064
WALL TYPE N2, TOP FLOOR: Steel-Framed, 24in. o.c., [Bldg. Use 1 - Multifamily]	30	---	---	0.430	0.770
Door: - Perf. Specs.: Product ID CRYSTAL DOORS, SHGC 0.30, [Bldg. Use 1 - Multifamily] (c)	33	41.0	0.0	0.106	0.090
FLOOR JOIST INTERSECTION: Concrete Block, Bin., Partially Groued, Cells Empty, Normal Density, Furring: Metal, [Bldg. Use 1 - Multifamily]	77	---	5.0	0.138	0.090
WALL TYPE D2-2, BULKHEAD: Concrete Block, Bin., Partially Groued, Cells Empty, Normal Density, Furring: None, [Bldg. Use 1 - Multifamily]	13	---	---	0.430	0.450
Window: Vinyl Frame: Operable, Perf. Specs.: Product ID CRYSTAL WINDOWS, SHGC 0.30, [Bldg. Use 1 - Multifamily] (c)	140	22.0	0.0	0.087	0.064
WALL TYPE N2, BULKHEAD: Steel-Framed, 24" o.c., [Bldg. Use 1 - Multifamily]	10920	22.0	5.0	0.074	0.090
SOUTH					
SIDE WALL TYPE F1-F3: Concrete Block 8", Partially Groued, Cells Empty, Normal Density, Furring: Metal, [Bldg. Use 1 - Multifamily]	1095	41.0	0.0	0.106	0.090
FLOOR JOIST INTERSECTION: Concrete Block, Bin., Partially Groued, Cells Empty, Normal Density, Furring: Metal, [Bldg. Use 1 - Multifamily]	372	---	5.0	0.138	0.090
WALL TYPE D2-2, BULKHEAD: Concrete Block, Bin., Partially Groued, Cells Empty, Normal Density, Furring: None, [Bldg. Use 1 - Multifamily]	20	---	---	0.430	0.610
WALL TYPE N2, BULKHEAD: Steel-Framed, 24" o.c., [Bldg. Use 1 - Multifamily]	196	22.0	0.0	0.087	0.064
WEST					
SIDE WALL TYPE F1-F3: Concrete Block 8", Partially Groued, Cells Empty, Normal Density, Furring: Metal, [Bldg. Use 1 - Multifamily]	3986	22.0	5.0	0.074	0.090
Door: - Perf. Specs.: Product ID CRYSTAL DOORS, SHGC 0.30, [Bldg. Use 1 - Multifamily] (c)	28	---	---	0.430	0.770
Window: Vinyl Frame: Operable, Perf. Specs.: Product ID CRYSTAL WINDOWS, SHGC 0.30, [Bldg. Use 1 - Multifamily] (c)	1071	---	---	0.430	0.450
A/C UNIT LOUVERS: Other Mass Wall, Heat capacity 5.0, [Bldg. Use 1 - Multifamily] (b)	107	---	---	0.500	0.090
FLOOR JOIST INTERSECTION: Concrete Block, Bin., Partially Groued, Cells Empty, Normal Density, Furring: Metal, [Bldg. Use 1 - Multifamily]	412	41.0	0.0	0.106	0.090
WALL TYPE D2-2, BULKHEAD: Concrete Block, Bin., Partially Groued, Cells Empty, Normal Density, Furring: None, [Bldg. Use 1 - Multifamily]	217	---	5.0	0.138	0.090
Window: Vinyl Frame: Operable, Perf. Specs.: Product ID CRYSTAL WINDOWS, SHGC 0.30, [Bldg. Use 1 - Multifamily] (c)	13	---	---	0.430	0.450

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
 (b) Other components require supporting documentation for proposed U-factors.
 (c) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
 (d) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Project Title: 1745 WEST FARMS RD Report date: 06/12/19
 Data filename: Page 2 of 21

Envelope PASSES: Design 6% better than code

Envelope Compliance Statement
 Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2016 New York City Energy Conservation Code requirements in COMcheck Version COMcheck-Web and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Construction Site: 1745 WEST FARMS ROAD, BRONX, New York 10460
 Owner/Agent: MOHAMMAD BADALY, 2 WILSON PLACE, MT. VERNON 10550, 9146994200, BADALYARCHITECTS@GMAIL.COM
 Designer/Contractor: MOHAMMAD BADALY, 2 WILSON PLACE, MT. VERNON 10550, 9146994200, BADALYARCHITECTS@GMAIL.COM

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts
1-Multifamily	43671	0.46	20045
		Total Allowed Watts =	20045

Proposed Interior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Multifamily	2	392	18	7056
Compact Fluorescent 1: Twin Tube 18W: Electronic:	Total Proposed Watts = 7056			

Interior Lighting PASSES: Design 65% better than code

Interior Lighting Compliance Statement
 Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2016 New York City Energy Conservation Code requirements in COMcheck Version COMcheck-Web and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Project Title: 1745 WEST FARMS RD Report date: 06/12/19
 Data filename: Page 3 of 21

COMcheck Software Version COMcheck-Web
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2016 New York City Energy Conservation Code
 Project Title: 1745 WEST FARMS RD
 Location: New York, New York
 Climate Zone: 4a
 Project Type: New Construction

Construction Site: 1745 WEST FARMS ROAD, BRONX, New York 10460
 Owner/Agent: MOHAMMAD BADALY, 2 WILSON PLACE, MT. VERNON 10550, 9146994200, BADALYARCHITECTS@GMAIL.COM
 Designer/Contractor: MOHAMMAD BADALY, 2 WILSON PLACE, MT. VERNON 10550, 9146994200, BADALYARCHITECTS@GMAIL.COM

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts
1-Multifamily	43671	0.46	20045
		Total Allowed Watts =	20045

Proposed Interior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Multifamily	2	392	18	7056
Compact Fluorescent 1: Twin Tube 18W: Electronic:	Total Proposed Watts = 7056			

Interior Lighting PASSES: Design 65% better than code

Interior Lighting Compliance Statement
 Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2016 New York City Energy Conservation Code requirements in COMcheck Version COMcheck-Web and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Project Title: 1745 WEST FARMS RD Report date: 06/12/19
 Data filename: Page 4 of 21

COMcheck Software Version COMcheck-Web
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2016 New York City Energy Conservation Code
 Project Title: 1745 WEST FARMS RD
 Location: New York, New York
 Climate Zone: 4a
 Project Type: New Construction
 Exterior Lighting Zone: 2 (Residentially zoned area)

Construction Site: 1745 WEST FARMS ROAD, BRONX, New York 10460
 Owner/Agent: MOHAMMAD BADALY, 2 WILSON PLACE, MT. VERNON 10550, 9146994200, BADALYARCHITECTS@GMAIL.COM
 Designer/Contractor: MOHAMMAD BADALY, 2 WILSON PLACE, MT. VERNON 10550, 9146994200, BADALYARCHITECTS@GMAIL.COM

Allowed Exterior Lighting Power

Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Main entry	2 ft of door	20	Yes	40
		Total Allowed Watts =		40
		Total Allowed Supplemental Watts (b) =		600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
 (b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Main entry (2 ft. of door width): Tradable Wattage	4	2	100	200
Compact Fluorescent 1: Twin Tube 50W: Electronic:	Total Tradable Proposed Watts = 200			

Exterior Lighting PASSES: Design 69% better than code

Exterior Lighting Compliance Statement
 Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2016 New York City Energy Conservation Code requirements in COMcheck Version COMcheck-Web and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Project Title: 1745 WEST FARMS RD Report date: 06/12/19
 Data filename: Page 5 of 21

COMcheck Software Version COMcheck-Web
Mechanical Compliance Certificate

Project Information

Energy Code: 2016 New York City Energy Conservation Code
 Project Title: 1745 WEST FARMS RD
 Location: New York, New York
 Climate Zone: 4a
 Project Type: New Construction

Construction Site: 1745 WEST FARMS ROAD, BRONX, New York 10460
 Owner/Agent: MOHAMMAD BADALY, 2 WILSON PLACE, MT. VERNON 10550, 9146994200, BADALYARCHITECTS@GMAIL.COM
 Designer/Contractor: MOHAMMAD BADALY, 2 WILSON PLACE, MT. VERNON 10550, 9146994200, BADALYARCHITECTS@GMAIL.COM

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Quantity	System Type & Description
1	TRANE 4WCC4060A1000A (Single Zone): Single Package Heat Pump Heating Mode: Capacity = 54 kBtu/h Proposed Efficiency = 8.00 HSPF, Required Efficiency = 8.00 HSPF Cooling Mode: Capacity = 58 kBtu/h, Air Economizer Proposed Efficiency = 14.00 SEER, Required Efficiency: 14.00 SEER
2	VITOCROSSAL 200, CM2 246: Heating: Hot Water Boiler, Capacity 878000 kBtu/h, Gas Proposed Efficiency: 95.00 % Ec, Required Efficiency: 82.00 % Ec

Mechanical Compliance Statement
 Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2016 New York City Energy Conservation Code requirements in COMcheck Version COMcheck-Web and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

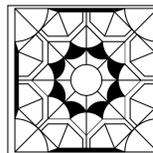
Project Title: 1745 WEST FARMS RD Report date: 06/12/19
 Data filename: Page 6 of 21

Date	Issued to	Date	Revision	No.

North

Drawing Title:
ENERGY CODE COMPLIANCE

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
 1745 WEST FARMS ROAD
 BRONX, NEW YORK 10460
 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

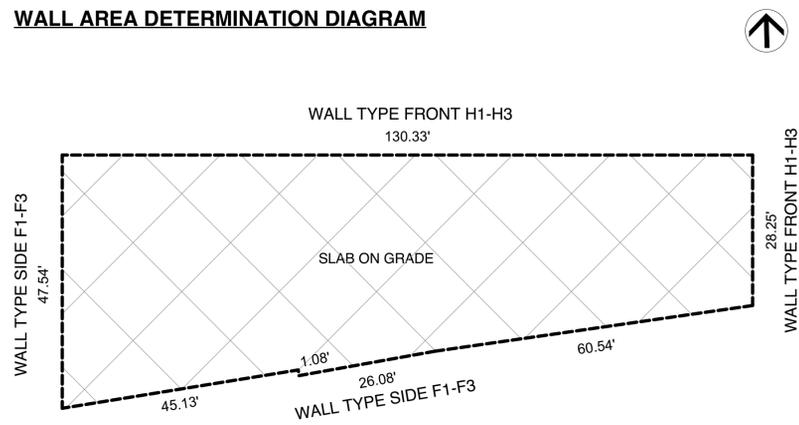


Badaly Architects PLLC
 2 WILSON PLACE MOUNT VERNON, NY 10550
 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
 WWW.BADALYARCHITECTS.COM

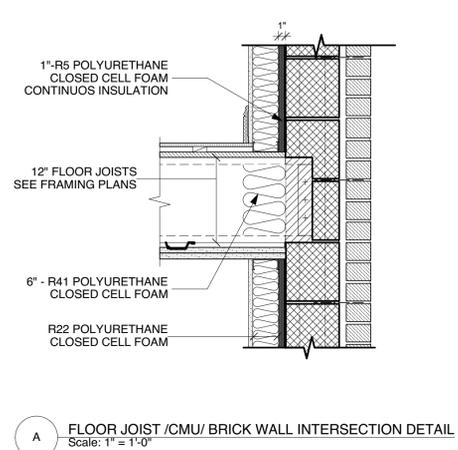
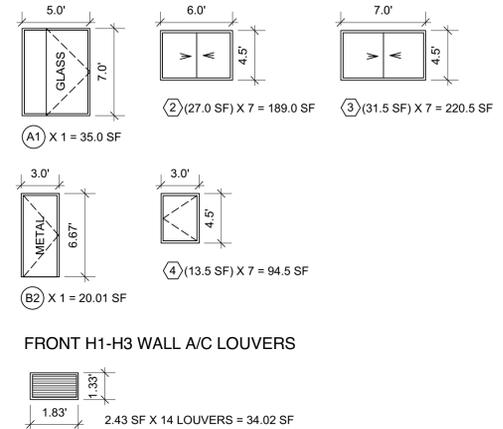
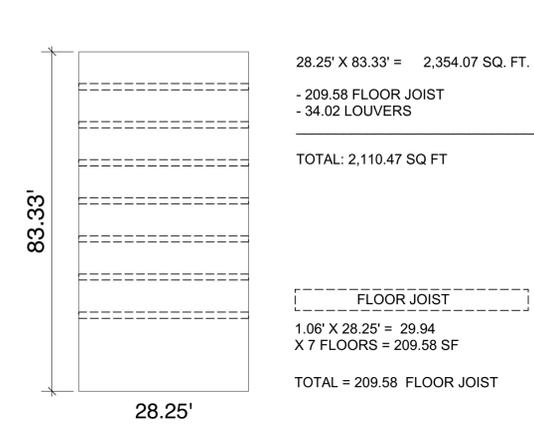
Date: 01/21/2019
 Scale: N/A
 Drawn by: YCM
 Project No. 18034
 Drawing No. EN-001.00
 OF ## PAGES

DOB JOB NO
 DOB APPROVAL

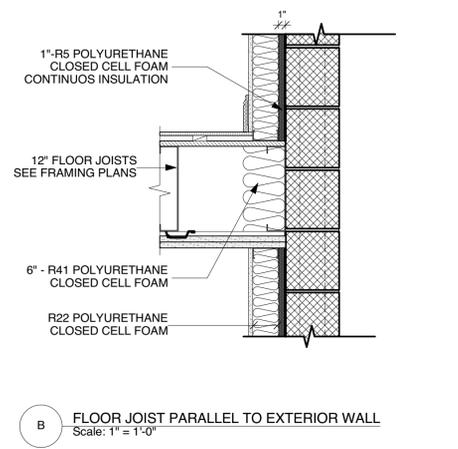
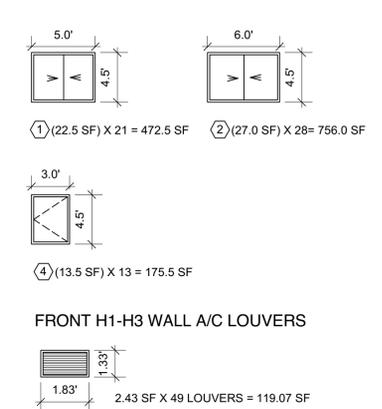
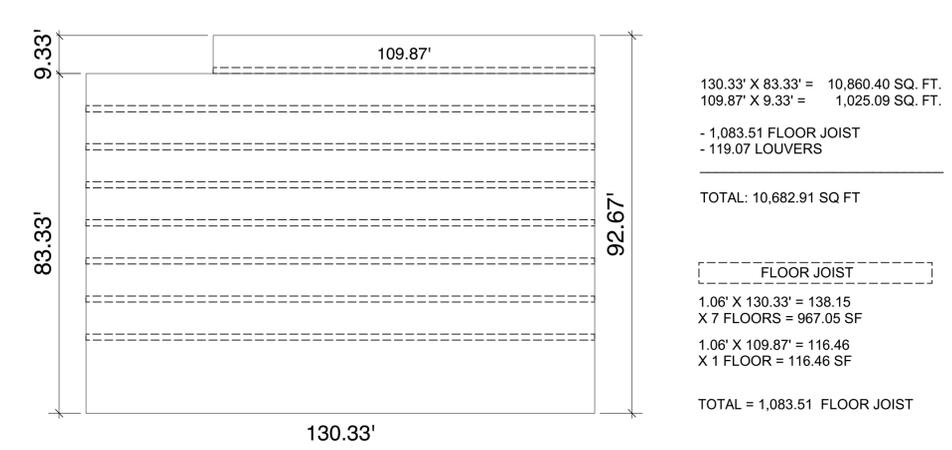
WALL AREA DETERMINATION DIAGRAM



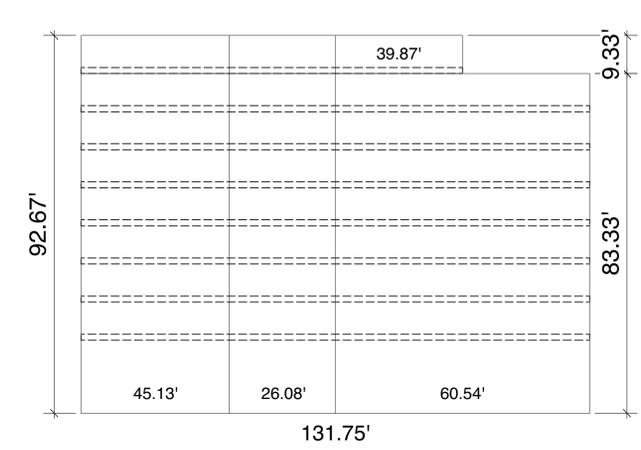
WALL TYPE FRONT H1-H3 (EAST)



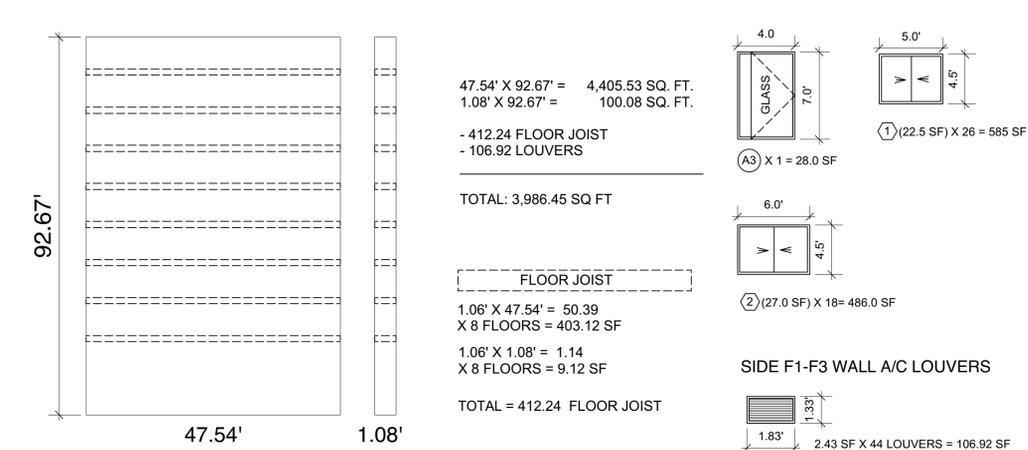
WALL TYPE FRONT H1-H3 (NORTH)



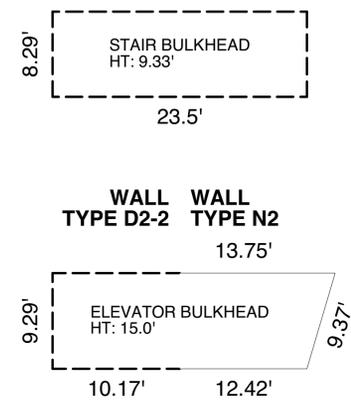
WALL TYPE SIDE F1-F3 (SOUTH)



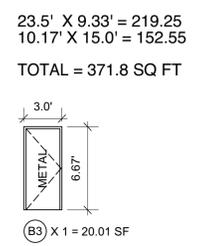
WALL TYPE SIDE F1-F3 (WEST)



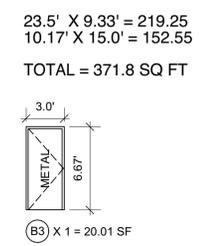
WALL TYPE D2-2



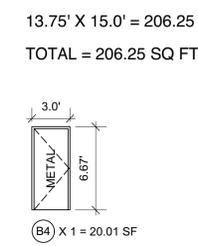
WALL TYPE D2-2 - NORTH



WALL TYPE D2-2 - SOUTH



WALL TYPE N2 - NORTH



WALL TYPE N2 - SOUTH

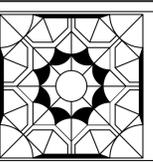


Date	Issued to	Date	Revision	No.



Drawing Title:
ENERGY CODE CALCULATIONS

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
 1745 WEST FARMS ROAD
 BRONX, NEW YORK 10460
 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



Badaly Architects PLLC
 2 WILSON PLACE MOUNT VERNON, NY 10550
 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
 WWW.BADALYARCHITECTS.COM

DOB JOB NO	DOB APPROVAL

Date: 01/21/2019
 Project No. 18034
 Scale: N/A
 Drawing No. EN-002.00
 Drawn by: YCM
 OF ## PAGES

LIGHT FIXTURE SCHEDULE

INTERIOR FIXTURES: 392 X 18W = 7,056
 TOTAL FIXTURES = 392 TOTAL LIGHTNING POWER= 7,056 < 20,088.92

CORRIDOR LIGHT FIXTURE:
 Lithonia Lighting 2-light High Output Multi-Volt T5 Fluorescent Wraparound Model# LB 2 5415ho mvo1t mvps

SPECIFICATIONS
 Adjustable Lamp Head No Assembled Depth (in.) 48 in
 Assembled Height (in.) 2.75 in Assembled Width (in.) 10 in
 Certifications and Listings 1-UL Listed ENERGY STAR Certified No
 Fixture Color/Finish Family Whites Fixture Material Steel
 Fixture Shape Specialty Hardwired or Plug-In Hardwired
 Light Bulb Base Type Bi-Pin Light Source Fluorescent
 Manufacturer Warranty 1 year Mounting type Flush Mount
 Number of Bulbs Required 2 Product Weight (lb.) 12
 Recommended bulb type T5, Pentron T5, T5 HO miniature bpin
 Returnable 90-Day
 Shade Diameter (in.) 12 Shade Material Other
 Wattage (watts) 54

CORRIDOR / COMMUNITY FACILITY BULB:
 ViaVolt 54-Watt 4 ft. T5 Fluorescent Lamp

SPECIFICATIONS
 Assembled Depth (in.) 45.5 in Assembled Height (in.) 5 in
 Assembled Width (in.) 5 in Average Life (hours) 20000
 Bulb Diameter (in.) .625 Bulb Type Specialty
 ENERGY STAR Certified No Indoor/Outdoor Indoor
 Light Bulb Base Type Bi-Pin Light Bulb Features No additional features
 Light Bulb Length 49 Light Bulb Shape Code T5
 Light Output (lumens) 5000 Manufacturer Warranty 1 Year
 Number in Package 10 Returnable 90-Day
 Specialty Bulb Type Commercial Non-Specific Watt Equivalence 250
 Wattage (watts) 54

INTERIOR LIGHT FIXTURE:
 Hampton Bay Stratus 2-light Brushed nickel Flushmount Model# DMQ8012P

SPECIFICATIONS
 Adjustable Lamp Head No Assembled Depth (in.) 13 in
 Assembled Height (in.) 6.125 in Assembled Width (in.) 13 in
 Certifications and Listings 1-UL Listed ENERGY STAR Certified No
 Fixture Color/Finish Family Nickel Fixture Material STEEL
 Hardwired or Plug-In Hardwired Light Bulb Base Type Bi-Pin
 Light Source Fluorescent Light Bulb Features 5 Year Limited
 Maximum Bulb Wattage 13 W Mounting type Flush Mount
 Number of Bulbs Required 2 Product Weight (lb.) 3.13 lb
 Recommended bulb type GU24 Returnable 90-Day
 Shade Diameter (in.) 10.75 Shade Material Glass
 Wattage (watts) 25

INTERIOR LIGHT BULB
 Feit Electric 25W Equivalent soft white model# BPA15/LED/RP

SPECIFICATIONS
 Actual Color Temperature (K) 3000 Assembled Depth (in.) 1.76 in
 Assembled Height (in.) 3.25 in Assembled Width (in.) 1.76 in
 Average Life (hours) 20000 Commercial / Residential
 Bulb Type Household Color Rendering Index 85 Commercial / Residential
 Color Temperature Soft White Dimmable No
 Decorative Bulb Type Other Indoor/Outdoor Indoor
 ENERGY STAR Certified Yes Light Bulb Features No additional features
 Light Bulb Base Type Medium Light Color Soft White
 Light Bulb Shape Code A15 Light Fixture Material Steel
 Light Output (lumens) 160 Manufacturer Warranty 20000 Hours
 Number in Package 10 Returnable 90-Day
 Shatter Resistant No Specialty Bulb Type Household / General Purpose
 Watt Equivalence 18 Wattage (watts) 18

TABLE C404.2 MINIMUM PERFORMANCE OF WATER-HEATING EQUIPMENT

EQUIPMENT TYPE	SIZE CATEGORY (input)	SUBCATEGORY OR RATING CONDITION	PERFORMANCE REQUIRED ^{a,b}	TEST PROCEDURE
Instantaneous water heaters, gas	> 50,000 Btu/h and < 200,000 Btu/h ^a	≥ 4,000 (Btu/h)/gal and < 2 gal	0.62 - 0.00 19F, EF	DOE 10 CFR Part 430
	≥ 200,000 Btu/h	≥ 4,000 Btu/h/gal and < 10 gal	80% E _t	ANSI Z21.10.3
	≥ 200,000 Btu/h	≥ 4,000 Btu/h/gal and ≥ 10 gal	80% E _t (Q/800 + 110 √P) SL _t Btu/h	

1745 WEST FARMS RD
 BRONX, NEW YORK 10460

Please note that the boilers selected are highly efficient. Unlike conventional boilers, these units do not have a set input or output BTU. They use as much energy as the system demand, which contributes to their high efficiency. The minimum input for the boiler is 175 MBH, while its full capacity is 878 MBH.

Boiler selection has been based upon:

39,779 SF residential area with a demand of 18 to 20 btu per hour per SF (includes contingencies) which equals to 716 MBH to 795 MBH

Plus domestic hot water heating requirement of 50 bathrooms at 12,000 BTU each equal to 600 MBH

Total estimated demand: 1,316 to 1,395 MBH

Proposed: (2) boiler:
 Manufacturer: VITOCROSSAL 200
 Model: CM2 246
 Input: 175 MBH / 878 MBH
 Output: 851 MBH

All work to be strictly in accordance to ASHRAE / ACCA standards.

INTERIOR LIGHTING CONTROLS

ROOM TYPE	CONTROL STRATEGY	
PUBLIC CORRIDORS (MEANS OF EGRESS)	REMOTELY LOCATED MANUAL SWITCH, 24/7 OCCUPANCY SENSOR/ AUTO TURN OFF LIGHTS WITHIN 20MIN/ TO 50% FULL AUTO ON	C405.2.1.1.2, C405.2.2.1, C405.2.2.2,
PUBLIC STAIRS (MEANS OF EGRESS)	REMOTELY LOCATED MANUAL SWITCH, 24/7 OCCUPANCY SENSOR/ AUTO TURN OFF LIGHTS WITHIN 20MIN/ TO 50% FULL AUTO ON	
LOBBY / VESTIBULE	REMOTELY LOCATED MANUAL SWITCH, 24/7 OCCUPANCY SENSOR/ AUTO TURN OFF LIGHTS WITHIN 20MIN/ TO 50% FULL AUTO ON	
METER ROOMS	OCCUPANCY SENSOR/ AUTO TURN OFF LIGHTS WITHIN 20MIN/ MANUAL ON TO NOT MORE THAN 50% POWER, FULL OFF	
BOILER ROOM / COMPACTOR ROOM / REFUSE ROOM	OCCUPANCY SENSOR/ AUTO TURN OFF LIGHTS WITHIN 20MIN/ MANUAL ON TO NOT MORE THAN 50% POWER, FULL OFF	
BICYCLE PARKING / LAUNDRY ROOM	OCCUPANCY SENSOR/ AUTO TURN OFF LIGHTS WITHIN 20MIN/ MANUAL ON TO NOT MORE THAN 50% POWER, FULL OFF	
DWELLING UNITS	MANUAL SWITCH	
EXTERIOR LIGHTING CONTROLS		
PUBLIC ENTRANCE	PHOTOSENSOR (DUSK TO DAWN)	C405.2.4
BULKHEAD	PHOTOSENSOR (DUSK TO DAWN)	

Date	Issued to	Date	Revision	No.

- COMMISSIONING IS REQUIRED FOR THIS APPLICATION AS PER C408.2
- DESIGN LOADS ARE DETERMINED IN ACCORDANCE WITH THE PROCEDURES DESCRIBED IN ANSI/ASHRAE/ACCA STANDARD 183.

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

SUPPORTING DOCUMENTATION REFERENCE:
 ROOF: A-300.00
 EXTERIOR WALL: A-401.00, EN-002.00
 WINDOWS: A-402.00



LIGHTING DISTRIBUTION CHART

AREA	APTS PER FL	FIXTURES PER AREA	FIXTURES PER FL	TOTAL FIXTURES
CELLAR	-	-	-	-
METER ROOMS	-	7	7	7
COMPACTOR ROOM	-	5	5	5
LAUNDRY ROOM	-	3	3	3
STORAGE ROOM	-	3	3	3
RECREATION ROOM	-	12	12	12
CORRIDOR	-	28	28	28

1ST FLOOR

AREA	APTS PER FL	FIXTURES PER AREA	FIXTURES PER FL	TOTAL FIXTURES
BICYCLE PARKING	-	4	4	4
BOILER ROOM	-	5	5	5
STORAGE ROOM	-	5	5	5
STUDIO APT.	-	-	-	-
1-BED ROOM APT.	2	5	10	10
2-BED ROOM APT.	2	6	12	12
CORRIDOR	-	11	11	11

2ND TO 7TH FLOOR

AREA	APTS PER FL	FIXTURES PER AREA	FIXTURES PER FL	TOTAL FIXTURES
STUDIO APT.	1	4	4	24
1-BED ROOM APT.	5	5	25	150
2-BED ROOM APT.	1	6	6	36
CORRIDOR	-	9	9	42

8TH FLOOR

AREA	APTS PER FL	FIXTURES PER AREA	FIXTURES PER FL	TOTAL FIXTURES
STUDIO APT.	-	-	-	-
1-BED ROOM APT.	3	5	15	15
2-BED ROOM	2	6	12	12
HALLWAY	-	8	8	8
TOTAL FIXTURES =				392

ENERGY CODE PROGRESS INSPECTIONS

INSPECTION/ TEST	FREQUENCY (MIN.)	REFERENCE STANDARD	ECC OR OTHER
IIA2 INSULATION PLACEMENT AND R-VALUES: INSTALLER 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	C303.1, C303.1.1, C303.1.2, C402.2, C402.5.3 ASHRAE 90.1 - 5.5, 5.6 (or 11); 5.8.1, 11 or Appendix G
IIA3 FENESTRATION U-VALUES & PRODUCT RATING: SHGC AND VT VALUES OF INSTALLED FENESTRATION SHALL BE VISUALLY INSPECTED FOR CONFORMANCE WITH THE U-FACTORS, SHGC AND VT VALUES IDENTIFIED IN THE CONSTRUCTION DRAWINGS BY VERIFYING THE MANUFACTURER'S NFRC LABELS OR, WHERE NOT LABELED, USING THE RATINGS IN ECC TABLES C303.1.3(1), (2) AND (3).	AS REQUIRED DURING INSTALLATION	APPROVED CONSTRUCTION DOCUMENTS; NFRC 100, NFRC 200	C303.1.3 [C402.3] C402.4; ASHRAE 90.1 -5.5, 5.6 (or 11); 5.8.2, 11 or Appendix G
IIA4 FENESTRATION AIR LEAKAGE: WINDOWS AND (SLIDING OR SWINGING) DOOR ASSEMBLIES, EXCEPT SITE-BUILT WINDOWS AND/OR DOORS, SHALL BE VISUALLY INSPECTED TO VERIFY THAT INSTALLED ASSEMBLIES ARE LISTED AND LABELED BY THE MANUFACTURER TO THE REFERENCED STANDARD. FOR CURTAIN WALL, STOREFRONT GLAZING, COMMERCIAL ENTRANCE DOORS AND REVOLVING DOORS, THE TESTING REPORTS SHALL BE REVIEWED TO VERIFY THAT THE INSTALLED ASSEMBLY COMPLIES WITH THE STANDARD CITED IN THE APPROVED PLANS.	AS REQUIRED DURING INSTALLATION; PRIOR TO FINAL CONSTRUCTION INSPECTION;	NFRC 400; AAMA/WDMA/C SA 1011.5.2/A440 ASTM E283; ANSI/DASMA 105	[C402.4.3] C402.5.2; ASHRAE 90.1 -5.4.3.2, 5.8.2.2
IIA5 FENESTRATION AREAS: DIMENSIONS OF WINDOWS, DOORS AND SKYLIGHTS SHALL BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	[C402.3]C402.4; ASHRAE 90.1 -5.4.2, 5.6 [OR], 11 OR APPENDIX G
IIA6 AIR SEALING AND INSULATION - VISUAL: OPENINGS AND PENETRATIONS IN THE BUILDING ENVELOPE, INCLUDING SITE-BUILT FENESTRATION AND DOORS, SHALL BE VISUALLY INSPECTED TO VERIFY THAT A CONTINUOUS AIR BARRIER AROUND THE ENVELOPE FORMS AN AIR-TIGHT ENCLOSURE. THE PROGRESS INSPECTOR SHALL VISUALLY INSPECT TO VERIFY THAT MATERIALS AND/OR ASSEMBLIES HAVE BEEN TESTED AND MEET THE REQUIREMENTS OF THE RESPECTIVE STANDARDS, OR [THAT THE BUILDING IS TESTED AND MEETS] MUST OBSERVE THE TESTING OF THE BUILDING AND/OR ASSEMBLIES AND VERIFY THAT THE BUILDING AND/OR ASSEMBLIES MEET THE REQUIREMENTS OF THE STANDARD, IN ACCORDANCE WITH THE STANDARD(S) CITED IN THE APPROVED PLANS.	AS REQUIRED DURING CONSTRUCTION	APPROVED CONSTRUCTION DOCUMENTS; ASTM E2178, ASTM E2357, ASTM E1677, ASTM E779, ASTM E283.	[C402.4] C402.5; ASHRAE 90.1 -5.4.3.1, 5.4.3.5
IIA7 AIR SEALING AND INSULATION - TESTING: TESTING MUST BE PERFORMED IN ACCORDANCE WITH SECTION ECC 402.5.1.3 OR ASHRAE 90.1 SECTION 5.4.3.5, AND SHALL BE ACCEPTED IF THE BUILDING AND/OR ITS AIR-BARRIER ASSEMBLIES MEET THE REQUIREMENTS DETAILED IN SUCH SECTION. TESTING MUST BE PERFORMED BY A THIRD-PARTY INDEPENDENT OF THE CONTRACTOR AND ACCEPTABLE TO THE DEPARTMENT.	AS REQUIRED DURING CONSTRUCTION, OR PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; ASTM E 779	C402.5.1.3; ASHRAE 90.1 -5.4.3.5
IIIB2 SHUTOFF DAMPERS: DAMPERS FOR STAIR AND ELEVATOR SHAFT VENTS AND OTHER OUTDOOR AIR INTAKES AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE VISUALLY INSPECTED TO VERIFY THAT SUCH DAMPERS, EXCEPT WHERE PERMITTED TO BE GRAVITY DAMPERS, COMPLY WITH APPROVED CONSTRUCTION DRAWINGS. MANUFACTURER'S LITERATURE SHALL BE REVIEWED TO VERIFY THAT THE PRODUCT HAS BEEN TESTED AND FOUND TO MEET THE STANDARD.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; AMCA 500D	[C403.2.4.4] C403.2.4.3; ASHRAE 90.1 -6.4.3.4
IIIB3 HVAC-R AND SERVICE WATER HEATING EQUIPMENT: EQUIPMENT SIZING, EFFICIENCIES, PIPE SIZING AND OTHER PERFORMANCE FACTORS OF ALL MAJOR EQUIPMENT UNITS, AS DETERMINED BY THE APPLICANT OF RECORD, AND NO LESS THAN 15% OF MINOR EQUIPMENT UNITS, SHALL BE VERIFIED BY VISUAL INSPECTION AND, WHERE NECESSARY, REVIEW OF MANUFACTURER'S DATA. POOL HEATERS AND COVERS SHALL BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL PUMBLING AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; ASHRAE 183, ASHRAE HVAC SYSTEMS AND EQUIPMENT HANDBOOK.	C403.2, C404.2, [C404.7] C404.5, C404.9, C406.2, ASHRAE 90.1 -6.3.6.4.1, 6.4.2, 6.4.5, 6.4.6, 6.5.11, 6.8.1[7.4.7.8]
IIIB4 HVAC-R AND SERVICE WATER HEATING SYSTEM CONTROLS: NO LESS THAN 20% OF REQUIRED CONTROLS (AND ECONOMIZERS) SHALL BE VERIFIED BY VISUAL INSPECTION AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION. SUCH CONTROLS SHALL INCLUDE, BUT ARE NOT LIMITED TO: THERMOSTATIC, (SET POINT OVERLAP RESTRICTION), OFF-HOUR, (SHUTOFF DAMPER), ZONES, (SNOW-MELT SYSTEM), FREEZE PROTECTION/SNOW- AND ICE-MELT SYSTEM, VENTILATION SYSTEM AND FAN CONTROLS, (DEMAND CONTROL SYSTEMS, OUTDOOR HEATING SYSTEMS, ZONES, ECONOMIZERS, AIR SYSTEMS, VARIABLE AIR VOLUME FAN, SINGLE ZONE COOLING SYSTEMS), ENERGY RECOVERY SYSTEMS, KITCHEN/LAB EXHAUST SYSTEMS, FAN SYSTEMS SERVING SINGLE AND MULTIPLE ZONES, OUTDOOR HEATING SYSTEMS, HVAC CONTROL IN HOTEL/MOTEL GUEST ROOMS, AIR/WATER ECONOMIZERS & CONTROLS, HYDRONIC SYSTEMS, HEAT REJECTION (EQUIPMENT FAN SPEED) SYSTEMS, (COMPLEX MECHANICAL SYSTEMS, SERVING MULTIPLE ZONES, VENTILATION, ENERGY RECOVERY SYSTEMS) HOT GAS BYPASS LIMITATION, (TEMPERATURE, SERVICE WATER HEATING, HOT WATER SYSTEM, POOL HEATER AND TIME SWITCHES, EXHAUST HOOD, RADIANT HEATING SYSTEMS, HVAC CONTROL IN GROUP R-1 SLEEPING ROOMS), REFRIGERATION SYSTEMS, DOOR SWITCHES, COMPUTER ROOM SYSTEMS, SERVICE WATER HEATING SYSTEMS, POOL HEATER AND TIME SWITCHES. CONTROLS WITH SEASONALLY DEPENDENT FUNCTIONALITY: CONTROLS WHOSE COMPLETE OPERATION CANNOT BE DEMONSTRATED DUE TO PREVAILING WEATHER CONDITIONS TYPICAL OF THE SEASON DURING WHICH PROGRESS INSPECTIONS WILL BE PERFORMED SHALL BE PERMITTED TO BE SIGNED OFF FOR THE PURPOSE OF A TEMPORARY CERTIFICATE OF OCCUPANCY WITH ONLY A VISUAL INSPECTION. PROVIDED, HOWEVER, THAT THE PROGRESS INSPECTOR SHALL PERFORM A SUPPLEMENTAL INSPECTION WHERE THE CONTROLS ARE VISUALLY INSPECTED AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION DURING THE NEXT IMMEDIATE SEASON THEREAFTER. THE OWNER SHALL PROVIDE FULL ACCESS TO THE PROGRESS INSPECTOR WITHIN TWO WEEKS OF THE PROGRESS INSPECTOR'S REQUEST FOR SUCH ACCESS TO PERFORM THE PROGRESS INSPECTION. FOR SUCH SUPPLEMENTAL INSPECTIONS, THE DEPARTMENT SHALL BE NOTIFIED BY THE APPROVED PROGRESS INSPECTION AGENCY OF ANY UNRESOLVED DEFICIENCIES IN THE INSTALLED WORK WITHIN 180 DAYS OF SUCH SUPPLEMENTAL INSPECTION.	AFTER INSTALLATION AND PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION, INCLUDING CONTROL SYSTEM NARRATIVES; ASHRAE 90.1 WITH SEASONALLY DEPENDENT FUNCTIONALITY, SUCH TESTING SHALL BE PERFORMED BEFORE SIGN-OFF FOR ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONTROL SYSTEM NARRATIVES; ASHRAE 90.1 WITH SEASONALLY DEPENDENT FUNCTIONALITY, SUCH TESTING SHALL BE PERFORMED BEFORE SIGN-OFF FOR ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY	[C403.2.4] C403.2, [C403.2.5.1, C4 03.2.11] C403.3, C403.4, C403.5, [C404.3] C404.6, C404.7, C404.9; ASHRAE 90.1 -6.3, 6.4, 6.5, 6.6 7.4.4, 7.4.5
IIIB5 HVAC-R INSULATION AND SEALING: INSTALLED DUCT AND PIPING INSULATION SHALL BE VISUALLY INSPECTED TO VERIFY PROPER INSULATION PLACEMENT AND VALUES, JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK SHALL BE VISUALLY INSPECTED FOR PROPER SEALING.	AFTER INSTALLATION AND PRIOR TO CLOSING SHAFTS, CEILINGS AND WALLS	APPROVED CONSTRUCTION DOCUMENTS; SMACNA DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE	[C403.2.7, C403.2.8] C404.5[C403.2.9, C403.2.10, C404.4; MC803.9; ASHRAE 90.1 -6.3, 6.4.4, 6.8.2, 6.8.3; 7.4.3
IIIC1 ELECTRICAL ENERGY CONSUMPTION: THE PRESENCE AND OPERATION OF (INDIVIDUAL) ALL REQUIRED METERS FOR (OR OTHER MEANS OF MONITORING INDIVIDUAL APARTMENTS) MONITORING TOTAL ELECTRICAL ENERGY USAGE, SYSTEM ENERGY USAGE, TENANT ENERGY USAGE, OR ELECTRICAL ENERGY USAGE IN THE BUILDING, IN INDIVIDUAL DWELLING UNITS, OR IN TENANT SPACES SHALL BE VERIFIED BY VISUAL INSPECTION (FOR ALL APARTMENTS AND WHERE REQUIRED IN A COVERED TENANT SPACE).	PRIOR TO FINAL ELECTRICAL & CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	[C405.7] C405.6; ASHRAE 90.1 -8.4.3, 8.4.5, 10.4.5
IIIC2 LIGHTING IN DWELLING UNITS: LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE VISUALLY INSPECTED TO VERIFY COMPLIANCE WITH HIGH-EFFICACY REQUIREMENTS	PRIOR TO FINAL ELECTRICAL & CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.1; ASHRAE 90.1 -9.1.1
IIIC3 INTERIOR LIGHTING POWER: INSTALLED LIGHTING SHALL BE VERIFIED FOR COMPLIANCE WITH THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS AND TRANSFORMERS.	PRIOR TO FINAL ELECTRICAL & CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	[C405.5] C405.4.2, C405.9.1, C406.3 ASHRAE 90.1 -9.1, 9.2, 9.5, 9.6; [FCM] §101-07, C405.6; ASHRAE 90.1 -[9.4.3]9.4.2; [FCM] §101-07(c)(3)(v)(C)
IIIC4 EXTERIOR LIGHTING POWER: INSTALLED LIGHTING SHALL BE VERIFIED FOR COMPLIANCE WITH SOURCE EFFICACY AND/OR THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS AND REVELANT TRANSFORMERS.	PRIOR TO FINAL ELECTRICAL & CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	ASHRAE 90.1 -[9.4.3]9.4.2; [FCM] §101-07(c)(3)(v)(C)
IIIC5 LIGHTING CONTROLS: EACH TYPE OF REQUIRED LIGHTING CONTROLS, INCLUDING: OCCUPANT SENSORS, MANUAL INTERIOR LIGHTING CONTROLS, LIGHT-REDUCTION CONTROLS, AUTOMATIC LIGHTING SHUT-OFF, DAYLIGHT ZONE CONTROLS, SLEEPING UNIT CONTROLS, EXTERIOR LIGHTING CONTROLS, SHALL BE VERIFIED BY VISUAL INSPECTION AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION	PRIOR TO FINAL ELECTRICAL & CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONTROL SYSTEM NARRATIVES	C402.4.2.1, C405.2; ASHRAE 90.1 -9.4.1, 9.4.3 [as modified by section ECC A102]
IIIC6 ELECTRIC MOTORS (INCLUDING BUT NOT LIMITED TO FAN MOTORS): WHERE REQUIRED BY THE CONSTRUCTION DOCUMENTS FOR ENERGY CODE COMPLIANCE, MOTOR LISTING OR LABELS SHALL BE VISUALLY INSPECTED TO VERIFY THAT THEY COMPLY WITH THE RESPECTIVE ENERGY REQUIREMENTS IN THE CONSTRUCTION DOCUMENTS.	PRIOR TO FINAL ELECTRICAL & CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	[C403.2.10] C403.2.12, C405.8; ASHRAE 90.1 -10.4
IIID1 MAINTENANCE INFORMATION: MAINTENANCE MANUALS FOR MECHANICAL, SERVICE HOT WATER AND ELECTRICAL EQUIPMENT AND SYSTEMS REQUIRING PREVENTIVE MAINTENANCE SHALL BE REVIEWED FOR APPLICABILITY TO INSTALLED EQUIPMENT AND SYSTEM BEFORE SUCH MANUALS ARE PROVIDED TO THE OWNER. LABELS REQUIRED FOR SUCH EQUIPMENT OR SYSTEMS SHALL BE INSPECTED FOR ACCURACY AND COMPLETENESS.	PRIOR TO SIGN-OFF OR ISSUANCE OF CERTIFICATE OF OCCUPANCY	APPROVED CONSTRUCTION DOCUMENTS	C303.3, C408.2.5.2; ASHRAE 90.1 -4.2.2.3, 6.7.2.2, 6.7.2, 9.7.2.2

DOB JOB NO	DOB APPROVAL

Date	Issued to	Date	Revision	No.	North	Drawing Title: ENERGY CODE CHARTS	Project Title: PROPOSED 50 UNIT APARTMENT BUILDING 1745 WEST FARMS ROAD BRONX, NEW YORK 10460 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555	Seal 	Badaly Architects Pllc 2 WILSON PLACE MOUNT VERNON, NY 10550 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183 WWW.BADALYARCHITECTS.COM	Date: 01/21/2019 Scale: N/A Drawn by: YCM	Project No. 18034 Drawing No. EN-003.00 OF ## PAGES
-------------	------------------	-------------	-----------------	------------	--------------	--	--	-----------------	---	--	---

AUTOMATIC SMOKE/HEAT DETECTION SPRINKLER FIRE ALARM SYSTEM NOTES

GENERAL NOTES

- NO CONDUITS ARE TO ENTER THE TOP OF A FIRE ALARM CONTROL PANEL REGARDLESS OF SYSTEM TYPE OR SIZE.
- CEILING MOUNTED SMOKE DETECTORS MUST BE MOUNTED AT LEAST 3 FEET FROM SUPPLY AIR REGISTERS.
- ALL CEILING MOUNTED DEVICES MUST BE SECURELY FASTENED TO THE BUILDING STRUCTURE AND NOT TO THE CEILING GRID. FURTHERMORE ALL WALL-MOUNTED DEVICES SHALL BE SECURELY MOUNTED IN PLACE. PLASTIC ANCHORS ARE NOT ACCEPTABLE.
- ALL FIRE ALARM PANELS, JUNCTION BOX COVERS, ETC. SHALL BE PAINTED "FIRE DEPARTMENT RED".
- DEVICE LOCATIONS MUST BE READILY ACCESSIBLE TO ALLOW FOR MAINTENANCE AND REPAIR.
- MANUAL STATIONS SHALL BE MOUNTED 48 INCHES ABOVE THE FINISHED FLOOR TO THE CENTER OF THE HANDLE.
- MANUAL PULL STATIONS SHALL BE PAINTED "FIRE DEPARTMENT RED". ALL MANUAL PULL STATIONS SHALL BE INSTALLED SO THAT THEY KEPT UNOBSTRUCTED AT ALL TIMES. IF SYSTEM IS CONNECTED TO A CENTRAL STATION THEN ALL MANUAL PULL STATIONS SHALL HAVE A 1 INCH WHITE DIAGONAL STRIPE PAINTED FROM THE UPPER LEFT HAND CORNER TO THE LOWER RIGHT HAND CORNER.
- THE NYC FIRE DEPARTMENT SHALL APPROVE THE PLANS PRIOR TO START OF ANY WORK .
- ALL WIRING, EXCEPT AS NOTED OTHERWISE, SHALL BE FPLP 150 DEGREE CELSIUS. FURTHERMORE, ALL WIRING USED MUST BE OF THE PROPER INSULATION FOR THE TYPE OF SYSTEM BEING INSTALLED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2014 NYC CONSTRUCTION CODES AND WITH 1 RCNY 4000.00. EQUIPMENT/DEVICE USED SHALL BE APPROVED MANUFACTURERS AND ARE LISTED FOR THEIR USE.
- DO NOT RUN FIRE ALARM CABLE IN THE SAME RACEWAY WITH NON FIRE ALARM CABLE.
- AVOID INSTALLING FIRE ALARM CABLES NEAR SOURCES OF ALTERNATING CURRENT (LIGHTING, POWER, ETC.).
- ALL FIRE ALARM PANELS SHALL BE GROUNDED USING A MINIMUM #10 AWG, GREEN THHN OR EQUIVALENT, CONNECTED TO STREET SIDE OF COLD WATER MAIN WITH AN APPROVED CLAMP OR LUG AND INSTALLED IN 3/4 INCH MINIMUM EMT/RGS.
- FIRE ALARM EQUIPMENT SHALL BE POWERED THROUGH A DISCONNECT SWITCH WITH MEANS OF INTERRUPTING THE UNFUSED NEUTRAL AHEAD OF THE MAIN SERVICE SWITCH. DISCONNECT SWITCH TO BE LOCATED WITHIN 5 FEET OF THE CONNECTION POINT, PAINTED RED AND SUPPLIED WITH A LOCK. ALL WIRING SHALL BE MINIMUM #10 AWG THHN OR EQUIVALENT RUN IN 3/4 INCH MINIMUM EMT/RGS AND IN ACCORDANCE WITH NYC REQUIREMENTS. FUSES SHALL BE CARTRIDGE TYPE WITH A SOLID BAR COPPER NEUTRAL. ADDITIONAL FUSES AND NEUTRAL SHALL BE PROVIDED AS REQUIRED FOR BOOSTER POWER SUPPLY.
- OBSERVE ALL POLARITY ON ALL FIRE ALARM CIRCUITS. NO TEE TAPPING IS PERMITTED ON ALARM INDICATING CIRCUITS (HORNS, STROBES, SPEAKERS, ETC.)
- ALL FIRE ALARM WIRE SHALL BE CLEARLY LABELED IN JUNCTION BOXES AND CABINETS. FURTHERMORE CONDUCTORS IN CABINETS SHALL BE FORMED SO THAT THEY DROP OFF DIRECTLY OPPOSITE TO ITS TERMINAL CONNECTION. ALL TERMINALS SHALL BE NUMBERED AND LABELED IN EVERY CABINET.
- ANY REQUIREMENTS FOR SHIELDING CERTAIN CONDUCTORS OR RUNNING THEM IN SEPARATE RACEWAYS SHALL BE AS RECOMMENDED BY THE MANUFACTURERS DOCUMENTATION.
- ALL WIRING TO BE CHECKED TO INSURE THAT THEY ARE FREE OF ANY OPENS, SHORTS OR GROUNDS.
- ALL FIRE ALARM PANELS, CABINETS CENTRAL OFFICE TRANSMITTER, BOOSTER POWER SUPPLY, FUSE CUTOFF PANELS AND DATA GATHERING PANELS SHALL BE CLEARLY LABELED USING A LAMINATE TYPE ENGRAVED LABEL AS TO WHAT THEY ARE AND WHAT FLOOR THEY SERVE AS APPLICABLE.
- LOCATIONS OF ALL FIRE ALARM EQUIPMENT SHALL BE SUBJECT TO NEW YORK CITY DEPARTMENT OF BUILDING AND FIRE DEPARTMENT APPROVAL. NO CHANGE OR MODIFICATION TO THE SYSTEM OR PLANS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT OF RECORD. IF ANY SUBSTANTIAL CHANGES ARE MADE TO THE DRAWINGS PRIOR TO OR DURING INSTALLATION, AS BUILT PLANS SHALL BE PREPARED BY THE ARCHITECT AND FILED WITH THE APPROPRIATE NYC AGENCIES FOR FINAL ACCEPTANCE.
- ALL HORNS AND STROBES SHALL BE CIRCUITED TO COMPLY WITH THE 60/40 RULE ON SEPARATE "A" AND "B" CIRCUITS DEDICATED TO EACH FLOOR IN THE BUILDING AS PER 1 RCNY 4000-06.
- BATTERY BACK UP SHALL BE PROVIDED FOR MINIMUM OF 24 HOURS STANDBY FOLLOWED BY 45 MINUTES FULL LOAD OF SYSTEM PLUS A MINIMUM OF 25% SPARE CAPACITY.

FIRE ALARM CONTRACTOR'S RESPONSIBILITY

- CONTRACTOR TO BE LICENSED AND INSURED AS A FIRE ALARM CONTRACTOR.
- IT SHALL BE THE FIRE ALARM CONTRACTORS OBLIGATION AND COST TO FURNISH PLANS (SIGNED/SEALED BY A NYS PROFESSIONAL ENGINEER SPECIALIZING IN FIRE ALARM SYSTEMS), FILE SAID PLANS WITH BOTH THE N.Y.C. DEPARTMENT OF BUILDINGS AND FIRE DEPARTMENT AND SECURE ALL NECESSARY APPROVALS AND PERMITS PRIOR TO INSTALLATION.
- FIRE ALARM CONTRACTOR SHALL PURCHASE AND INSTALL ALL REQUIRED DEVICES, WHETHER INDICATED OR NOT, FOR A COMPLETE AND OPERATIONAL SYSTEM.
- THE LOCAL FIRE DEPARTMENT AND BUILDING ENGINEER SHALL BE NOTIFIED 10 DAYS PRIOR TO FIRE ALARM SYSTEM SHUT DOWN.
- THE FIRE ALARM SYSTEM SHALL BE LEFT IN OPERATIONAL CONDITION AT THE END OF EACH WORK DAY.
- FIRE ALARM CONTRACTOR SHALL CLEAN ALL DEBRIS IN SMOKE DETECTOR SENSORS PRIOR TO TURNOVER OF SYSTEM TO OWNER.
- ALL SMOKE DETECTORS SHALL BE KEPT IN COMPLETE OPERATIONAL CONDITION DURING PROJECT.
- FIRE ALARM CONTRACTOR SHALL BE RESPONSIBLE FOR TIE-IN OF ALL DEVICES TO EXISTING FIRE ALARM SYSTEM CONTROL PANEL INCLUDING ALL NECESSARY SUB PANELS, EXTENDEDER PANELS, ADDITIONAL MODULES, RELAYS, ETC.
- FIRE ALARM CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM PROGRAMMING AS MAY BE REQUIRED FOR NEW DEVICES.
- FIRE ALARM CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM PRE-TESTING PRIOR TO THE NEW YORK CITY FIRE DEPARTMENT INSPECTION.
- FIRE ALARM CONTRACTOR SHALL PREPARE AND FILE NECESSARY FORMS (I.E. A433) WITH THE NYC FIRE DEPARTMENT TO SCHEDULE THE NECESSARY INSPECTION(S) AND OBTAIN FINAL CERTIFICATION OF SYSTEM INSTALLATION.
- THE FIRE ALARM CONTRACTOR IS REQUIRED TO PROVIDE A COMPLETELY OPERATIONAL FIRE ALARM SYSTEM WHICH SATISFIES ALL REQUIREMENTS OF THE NEW YORK CITY ADMINISTRATIVE CODE. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY MODIFICATIONS TO THE SYSTEM DESIGN REQUIRED BY THOSE REGULATORY AGENCIES, SATISFY THE CONTROLLED INSPECTION REQUIREMENT FOR THIS SYSTEM (27-377), AND SATISFY THE FIRE DEPARTMENT ACCEPTANCE TEST, IN ORDER TO OBTAIN THE REQUIRED FINAL REGULATORY AGENCY APPROVAL FOR SYSTEM USE.
- UPON COMPLETION OF THE WORK, THE FIRE ALARM CONTRACTOR SHALL OBTAIN THE REQUIRED SIGN-OFFS FROM THE NYC DEPARTMENT OF BUILDINGS AND LETTER OF APPROVAL FROM THE NYC FIRE DEPARTMENT, INCLUDING ALL RECONSIDERATIONS, SELF CERTIFICATIONS, ETC. REQUIRED TO OBTAIN THE ABOVE.

NOTES:

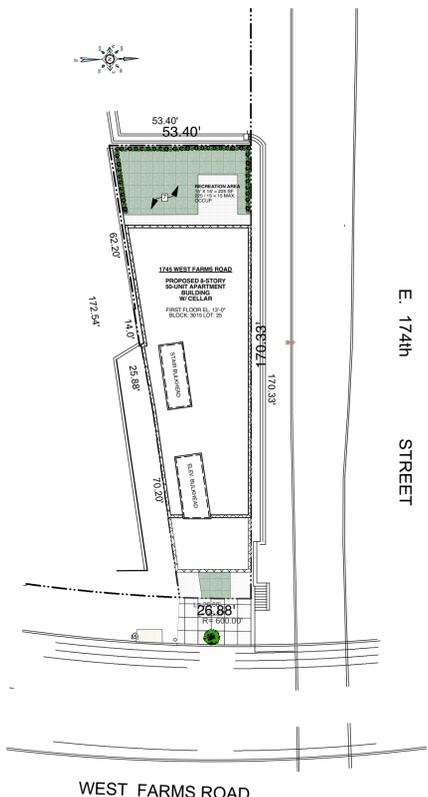
- RISER DIAGRAM, AND SEQUENCE OF OPERATION SHALL BE MOUNTED IN A FRAME ADJACENT TO FIRE ALARM CONTROL PANEL.
- CODE CARD FRAME WITH CODE CARD SHALL BE MOUNTED ADJACENT TO EACH PULL STATION AND THE FIRE ALARM CONTROL PANEL.
- THE FIRE ALARM SYSTEM SHALL BE PROVIDED WITH AND CAPABLE OF SENDING SEPARATE SIGNALS TO CENTRAL OFFICE FOR MANUAL PULL STATION, SMOKE, TROUBLE.
- IF BOOSTER POWER SUPPLY IS PROVIDED A SEPARATE PHASE, NEUTRAL AND GROUND SHALL BE PROVIDED TO POWER BPS.
- CONTRACTOR SHALL PROVIDE AN ENGRAVED LAMINATED SIGN ADJACENT TO THE MULTI-TONE HORN AS FOLLOWS:

LIST OF DRAWINGS

- FA-001.00 FIRE ALARM, NOTES, LEGEND, SEQUENCE, RISER DIAGRAM
 FA-100.00 FIRE ALARM PLANS

FIRE ALARM LEGEND

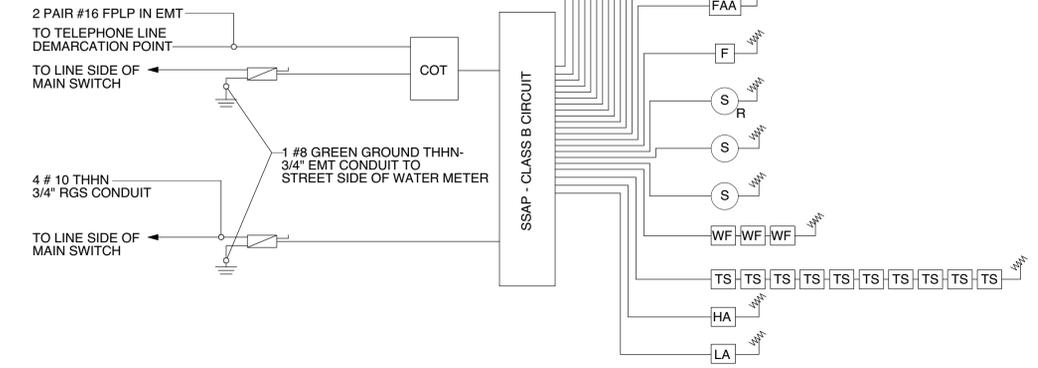
SSAP W/COT	SPRINKLER AND SMOKE ALARM PANEL WITH CENTRAL OFFICE TRANSMITTER
WF	WATER FLOW SWITCH (F.B.O.)
TS	TAMPER SWITCH (F.B.O.)
[Symbol]	LOCKABLE FUSE DISCONNECT SWITCH, AS PER IRCNY 4000-6
RA	REMOTE ANNUNCIATOR
R	ADDRESSABLE RELAY
F	MANUAL PULL STATION
S	SMOKE DETECTOR
S)r	ELEVATOR RECALL SMOKE DETECTOR
H	HEAT DETECTOR
CO	CARBON MONOXIDE DETECTOR
FAA	FIRE ALARM ANNUNCIATOR
LA	LOW AIR SWITCH
HA	HIGH AIR SWITCH
F.B.O.	FURNISHED BY OTHERS



1 PLOT PLAN
Scale: 1/32" = 1'-0"

SEQUENCE OF OPERATION FIRE ALARM SYSTEM

OPERATION	RESULT
OPERATION OF A MANUAL PULL STATION:	DISPLAY ON THE SPRINKLER AND SMOKE ALARM CONTROL PANEL AND THE REMOTE ANNUNCIATOR THE TYPE AND LOCATION OF ALARM. NOTIFY THE FIRE DEPARTMENT MANUAL PULL STATION ALARM VIA AN APPROVED CENTRAL OFFICE.
OPERATION OF A SMOKE,HEAT OR CARBON MONOXIDE DETECTOR:	DISPLAY ON THE SPRINKLER AND SMOKE ALARM CONTROL PANEL AND THE REMOTE ANNUNCIATOR THE TYPE AND LOCATION OF ALARM. NOTIFY THE FIRE DEPARTMENT SMOKE DETECTOR ALARM VIA AN APPROVED CENTRAL STATION.
OPERATION OF A ELEVATOR LOBBY, ELEVATOR MACHINE ROOM, TOP OF ELVATOR SHAFT SMOKE DETECTOR:	DISPLAY ON THE SPRINKLER AND SMOKE ALARM CONTROL PANEL AND THE REMOTE ANNUNCIATOR THE TYPE AND LOCATION OF ALARM. NOTIFY THE FIRE DEPARTMENT SMOKE DETECTOR ALARM VIA AN APPROVED CENTRAL STATION. SEND A SIGNAL TO ELEVATOR CONTROLLER TO RECALL ELEVATOR TO MAIN LOBBY
OPERATION OF A WATER FLOW:	DISPLAY ON THE SPRINKLER AND SMOKE ALARM CONTROL PANEL AND THE REMOTE ANNUNCIATOR THE TYPE AND LOCATION OF ALARM. NOTIFY THE FIRE DEPARTMENT WATER FLOW ALARM VIA AN APPROVED CENTRAL STATION. SOUND EXTERIOR BELL. SEND A SIGNAL TO ELEVATOR CONTROLLER TO RECALL ELEVATOR TO MAIN LOBBY.
OPERATION OF A TROUBLE CONDITION AND SPRINKLER TAMPER SWITCH:	DISPLAY ON THE SPRINKLER AND SMOKE ALARM CONTROL PANEL AND THE REMOTE ANNUNCIATOR THE TYPE AND LOCATION OF TROUBLE AND SUPERVISORY. NOTIFY THE CENTRAL STATION TROUBLE CONDITION AND SUPERVISORY.



2 FIRE ALARM RISER DIAGRAM

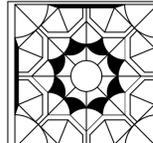
DOB JOB NO	DOB APPROVAL
------------	--------------

Date	Issued to	Date	Revision	No.



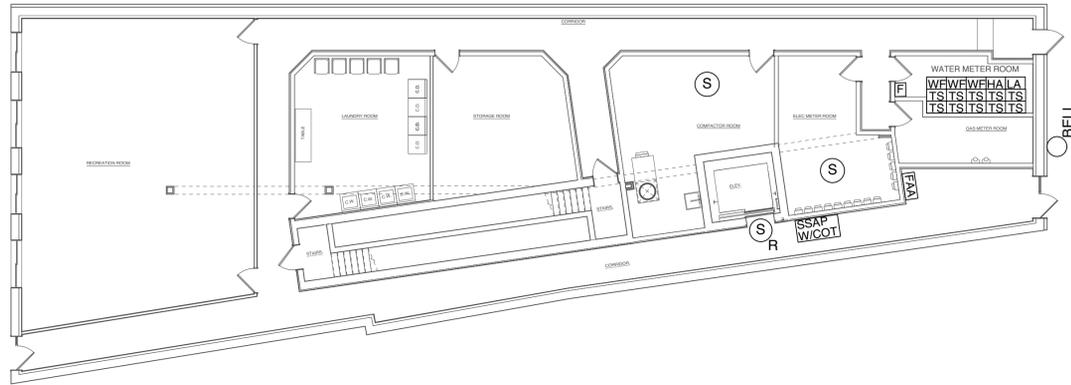
Drawing Title:
FIRE ALARM NOTES, LEGEND, SEQUENCE, RISER DIAGRAM

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

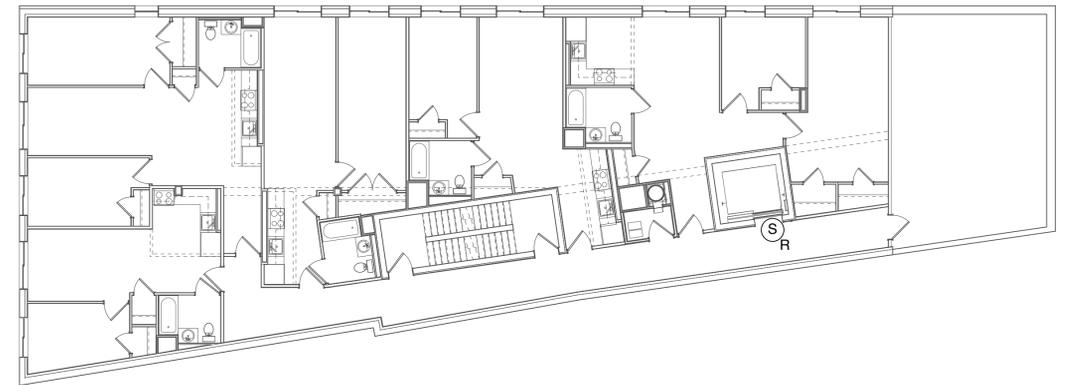


Badaly Architects Pllc
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

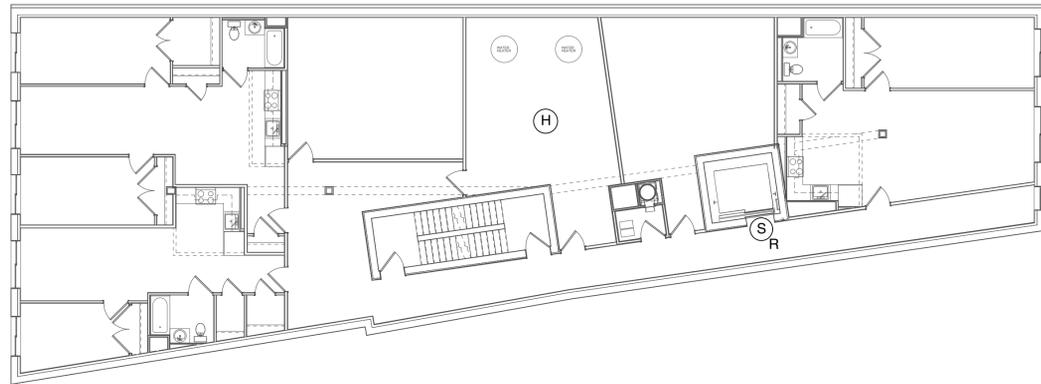
Date: 01/21/2019	Project No. 18034
Scale: NOTED	Drawing No. FA-001.00
Drawn by: AH	OF ## PAGES



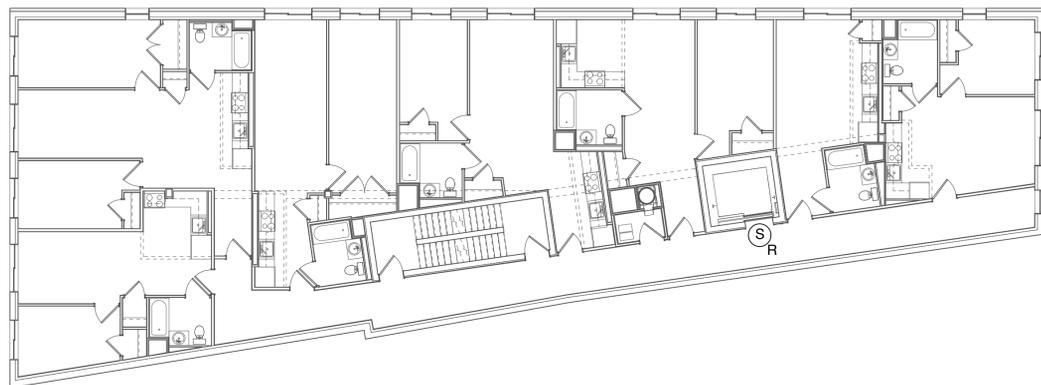
1 CELLAR FIRE ALARM PLAN



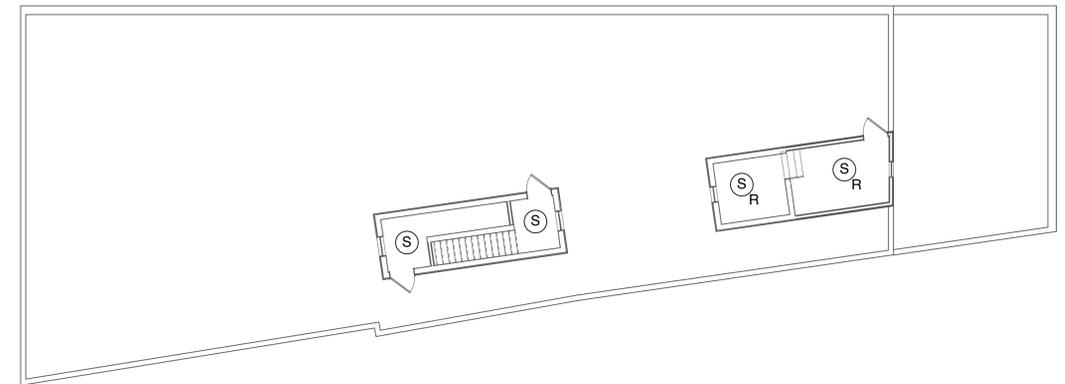
4 EIGHTH FLOOR FIRE ALARM PLAN



2 FIRST FLOOR FIRE ALARM PLAN



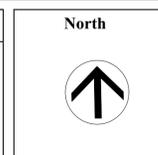
3 SECOND - SEVENTH FLOOR FIRE ALARM PLAN



4 BULKHEAD FIRE ALARM PLAN

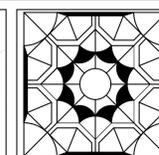
DOB JOB NO. DOB APPROVAL

Date	Issued to	Date	Revision	No.



Drawing Title:
FIRE ALARM PLANS

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



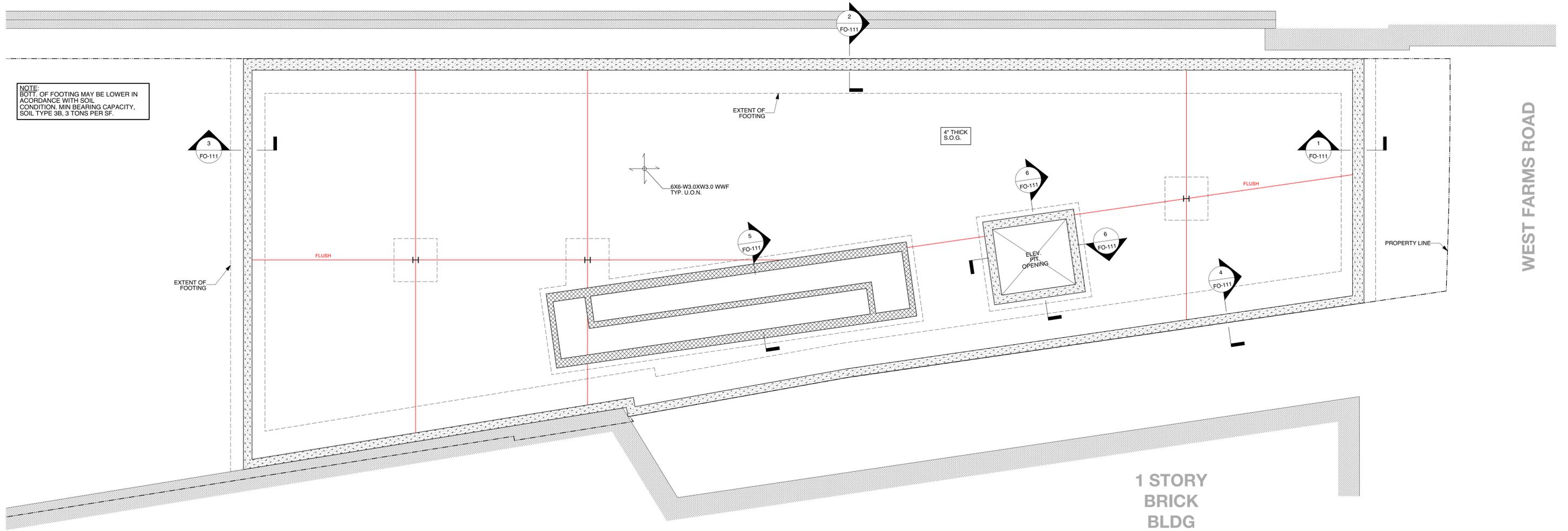
Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date: 01/21/2019
Scale: 3/32"=1'-0"
Drawn by: AH
Project No. 18034
Drawing No. **FA-100.00**
OF ## PAGES

DOB APPROVAL

EAST 174TH STREET

WEST FARMS ROAD



NOTE:
BOTT. OF FOOTING MAY BE LOWER IN
ACORDANCE WITH SOIL
CONDITION. MIN BEARING CAPACITY,
SOIL TYPE 3B, 3 TONS PER SF.

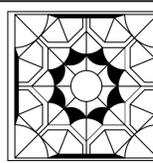
- NOTES:**
1. TOP OF SLAB ON GRADE AT CELLAR LEVEL IS AT REFERENCE ELEVATION 13'-0", UNLESS OTHERWISE NOTED (XXX), WHERE XXX IS MEASURED RELATIVE TO THE REFERENCE ELEVATION.
 2. BOTTOM OF FOOTING LOCATED (4'-0") BELOW TOP OF REFERENCE ELEVATION, UNLESS OTHERWISE NOTED.
 3. FOUNDATION ELEMENTS (I.E. COLUMN FOOTINGS, WALL FOOTINGS, MATS) ASSUMED TO BEAR ON COMPETENT BEARING STRATUM WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 3 TSF.
 4. REFER TO FOOTING SCHEDULE FOR FOOTING DIMENSION AND REINFORCEMENT INFORMATION.
 5. PROVIDE 6.0X6.0-W3.0XW3.0 WWF REINFORCEMENT N SLAB ON GRADE.
 6. FOR ADDITIONAL INFORMATION REFER TO THE FOLLOWING DRAWINGS:
DRAWING LIST, GENERAL NOTES, AND LOAD DIAGRAMS S-000 SERIES DRAWINGS
TYPICAL FOUNDATION DETAILS FO-100 SERIES DRAWINGS
COLUMN SCHEDULE S-200 SERIES DRAWINGS
CONCRETE SUPERSTRUCTURE SCHEDULE AND DETAILS S-300 SERIES DRAWINGS
MASONRY SCHEDULE AND DETAILS S-400 SERIES DRAWINGS
STEEL SUPERSTRUCTURE SCHEDULE AND DETAILS S-500 SERIES DRAWINGS
 7. CONTRACTOR TO COORDINATE ALL M.E.P. PENETRATIONS REQUIRED THROUGH FOUNDATION ELEMENTS.
 8. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB EDGE OF SLAB AND OPENINGS NOT SHOWN.

Date	Issued to	Date	Revision	No.

North

Drawing Title:
FOUNDATION PLAN

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



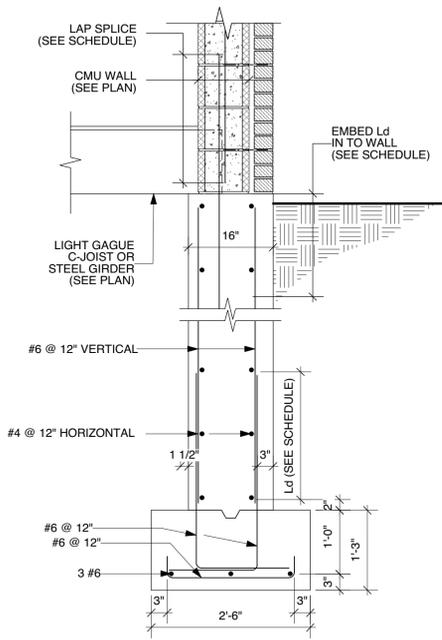
Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date: 01/21/2019
Scale: 1/4" = 1'-0"
Drawn by: SN

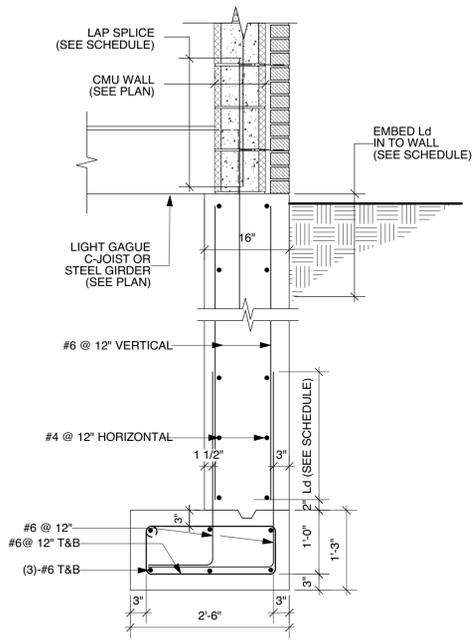
Project No. 18034
Drawing No. **FO-100.00**
OF ## PAGES

DOB JOB NO

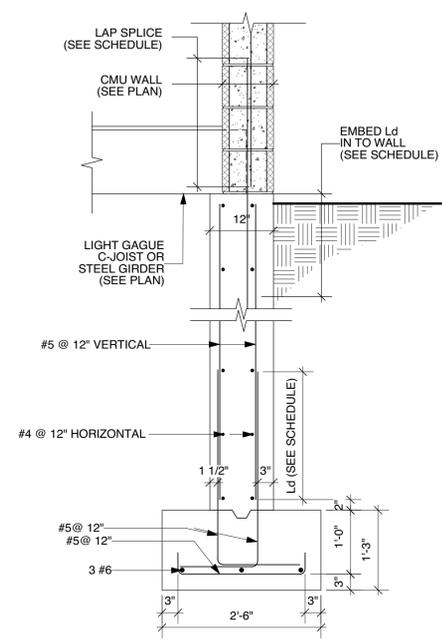
DOB APPROVAL



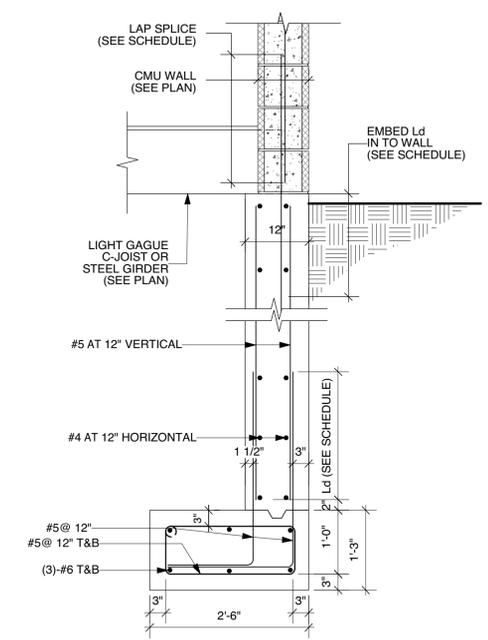
1 FOUNDATION WALL WITHIN PROPERTY LINE DETAIL
Scale: 3/4" = 1'-0"



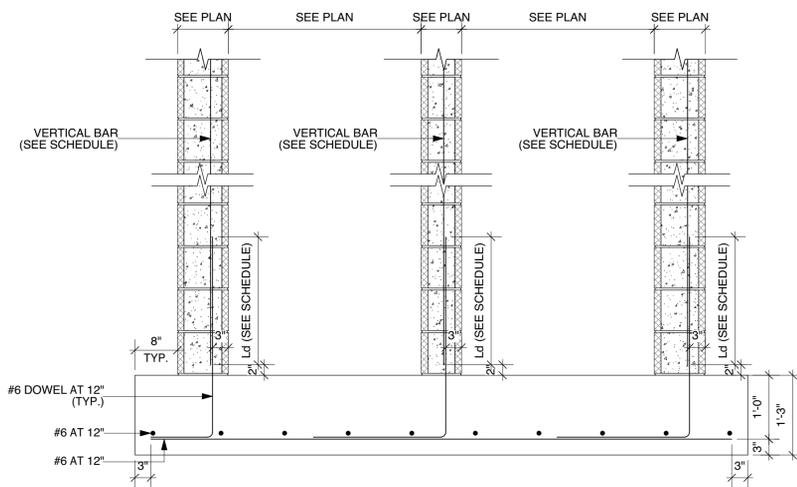
2 FOUNDATION WALL AT PROPERTY LINE DETAIL
Scale: 3/4" = 1'-0"



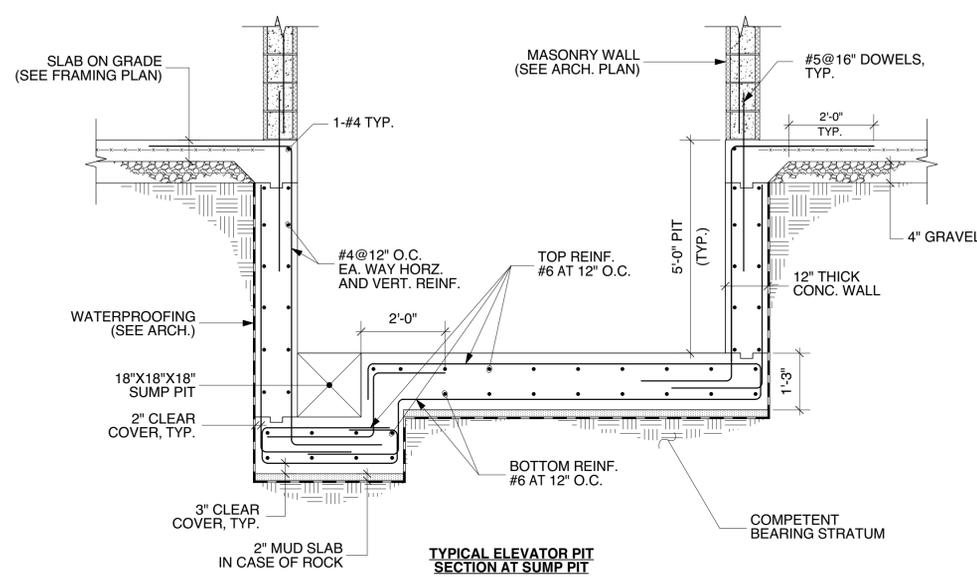
3 FOUNDATION WALL WITHIN PROPERTY LINE DETAIL
Scale: 3/4" = 1'-0"



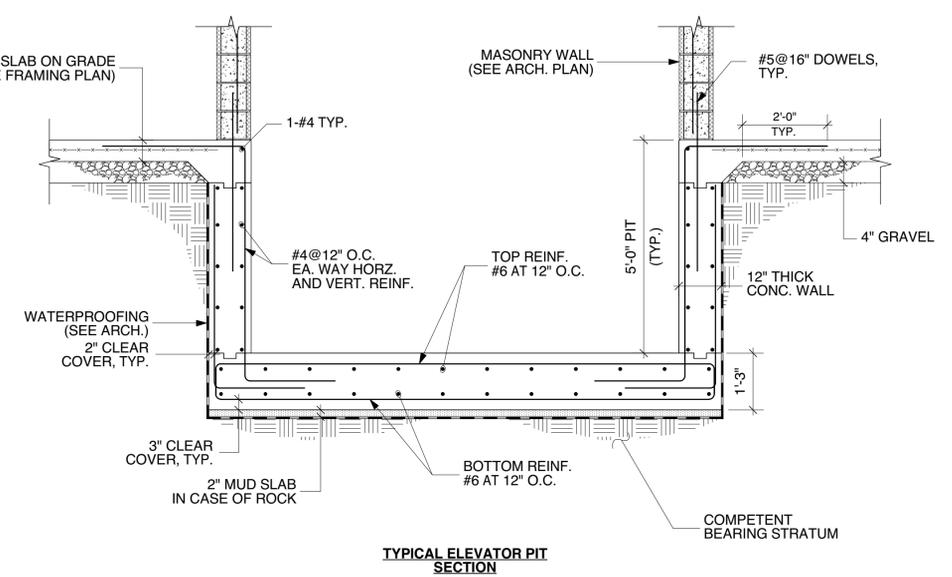
4 FOUNDATION WALL AT PROPERTY LINE DETAIL
Scale: 3/4" = 1'-0"



5 STAIR FOUNDATION WALL DETAIL
Scale: 3/4" = 1'-0"



6 ELEVATOR PIT DETAIL
Scale: 1/2" = 1'-0"



DOB JOB NO

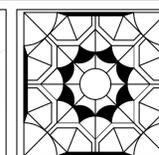
DOB APPROVAL

Date	Issued to	Date	Revision	No.

North

Drawing Title:
FOUNDATION DETAILS

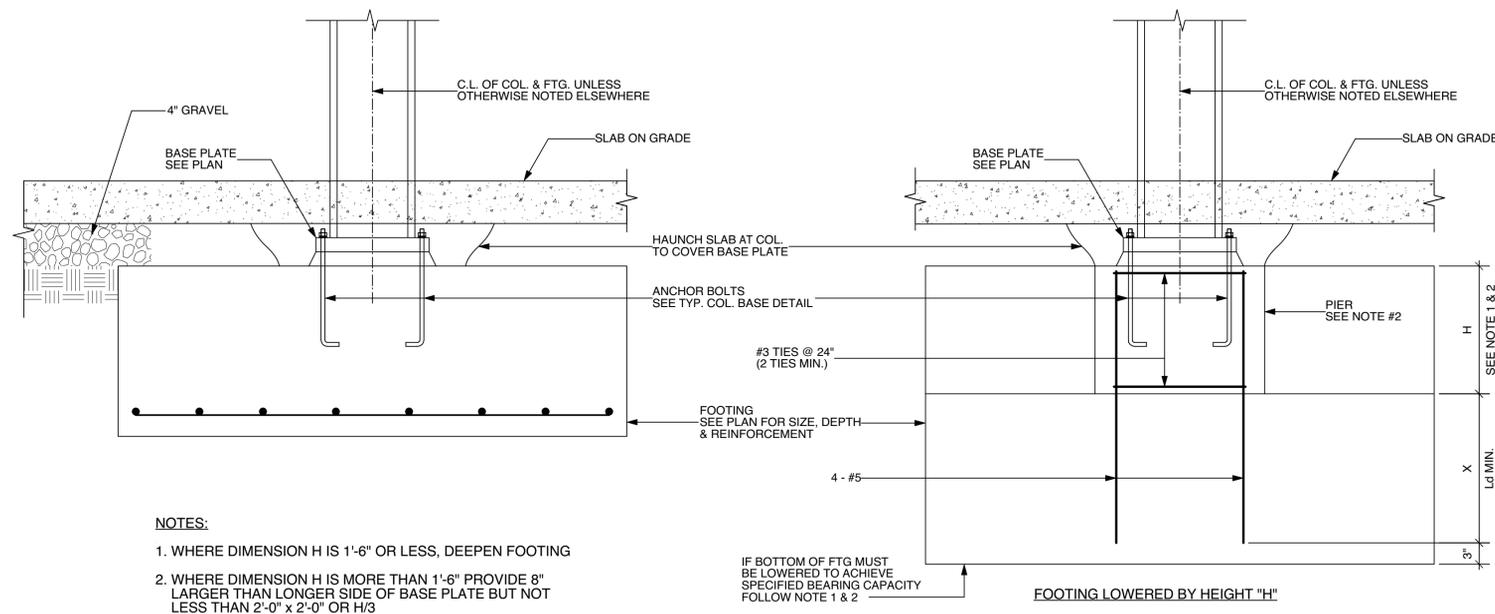
Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

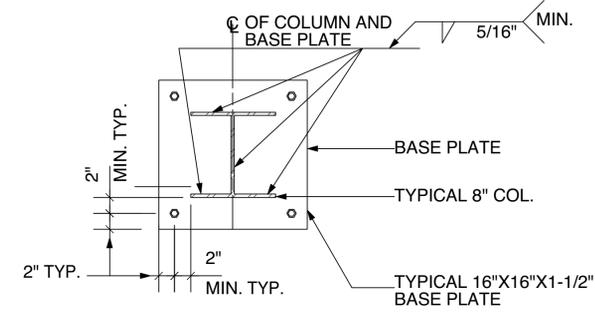
Date: 01/21/2019
Scale: AS NOTED
Drawn by: SN

Project No. 18034
Drawing No. **FO-111.00**
OF ## PAGES

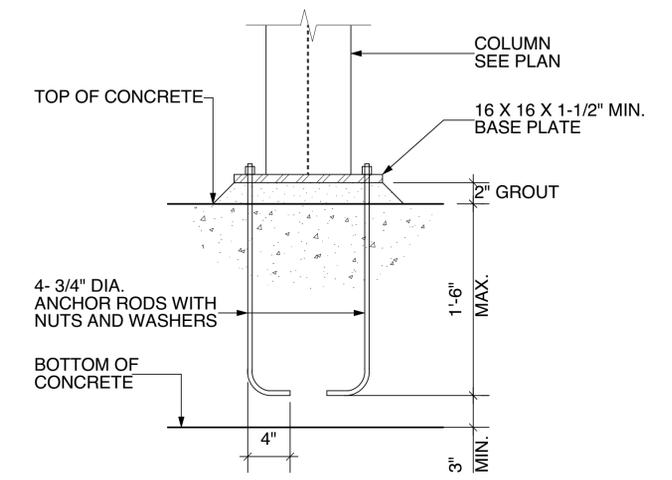


- NOTES:**
1. WHERE DIMENSION H IS 1'-6" OR LESS, DEEPEN FOOTING
 2. WHERE DIMENSION H IS MORE THAN 1'-6" PROVIDE 8" LARGER THAN LONGER SIDE OF BASE PLATE BUT NOT LESS THAN 2'-0" x 2'-0" OR H/3
 3. IF X IS LESS THAN Ld, INCREASE AREA OF DOWELS BY Ld/X
 4. DEVELOPMENT LENGTH Ld TO BE DETERMIED IN ACCORDANCE OF ACI 318, CHAPTER 12

1 TYPICAL INTERIOR STEEL COLUMN SUPPORTED ON FOOTING DETAILS
Scale: 1" = 1'-0"



2 STEEL COLUMN BASE PLATE DETAIL
Scale: 1 1/2" = 1'-0"



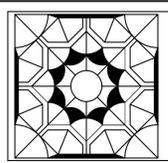
DOB JOB NO		DOB APPROVAL	
Date:	01/21/2019	Project No.	18034
Scale:	AS NOTED	Drawing No.	FO-112.00
Drawn by:	SN	OF ## PAGES	

Date	Issued to	Date	Revision	No.

North

Drawing Title:
FOUNDATION DETAILS

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

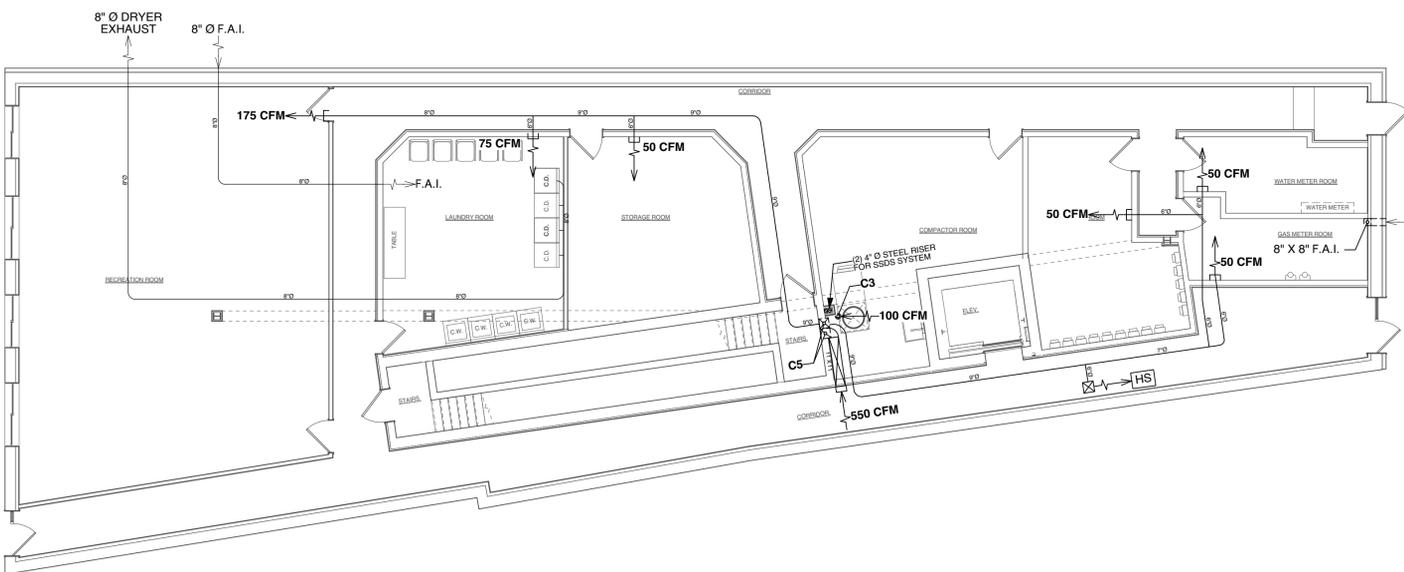


Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

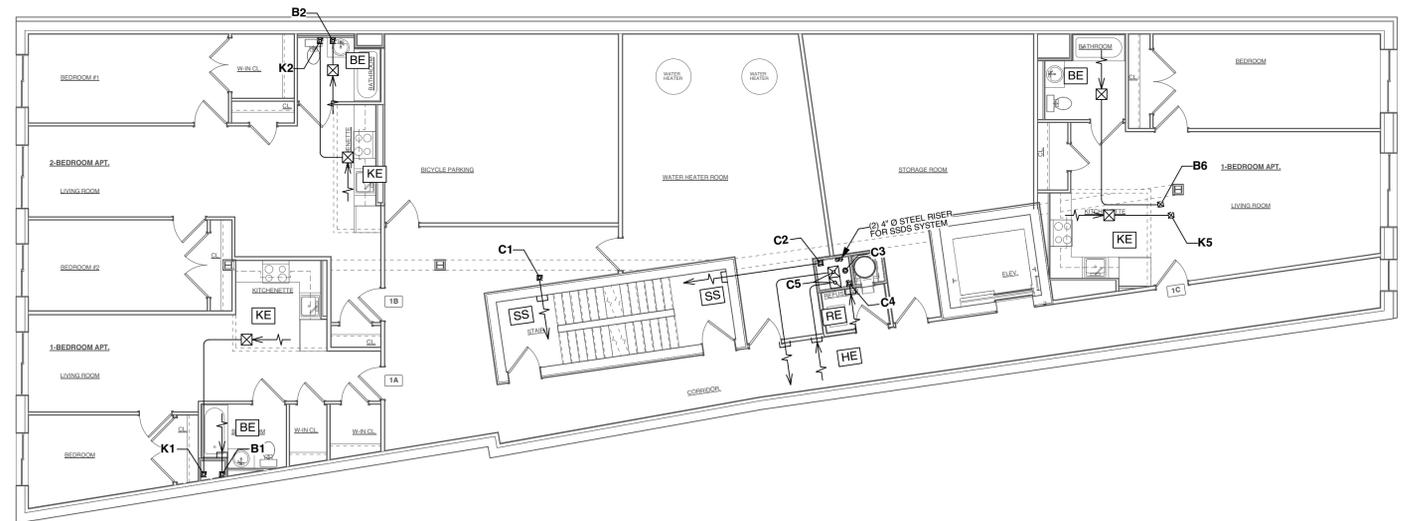
NOTE LEGEND

BE	BATHROOM EXHAUST: 4" Ø DUCT 25 CFM CONTINUOUS OR 75 CFM INTERMITTENT
KE	KITCHEN EXHAUST: 4" Ø DUCT 25 CFM CONTINUOUS OR 100CFM INTERMITTENT
RE	REFUSE ROOM: 25 CFM EXHAUST
SS	STAIRS 25 CFM SUPPLY
HS	HALLWAY: SUPPLY 175 CFM
HE	EXHAUST 175 CFM
CR	COMPACTOR ROOM EXHAUST: 6" Ø DUCT 100 CFM
S.A. (50)	WALL-MOUNTED SUPPLY: 50 CFM
E.A. (625)	CEILING-MOUNTED EXHAUST: 625 CFM
↑	FIRE DAMPER W/ AD. (TYP.)

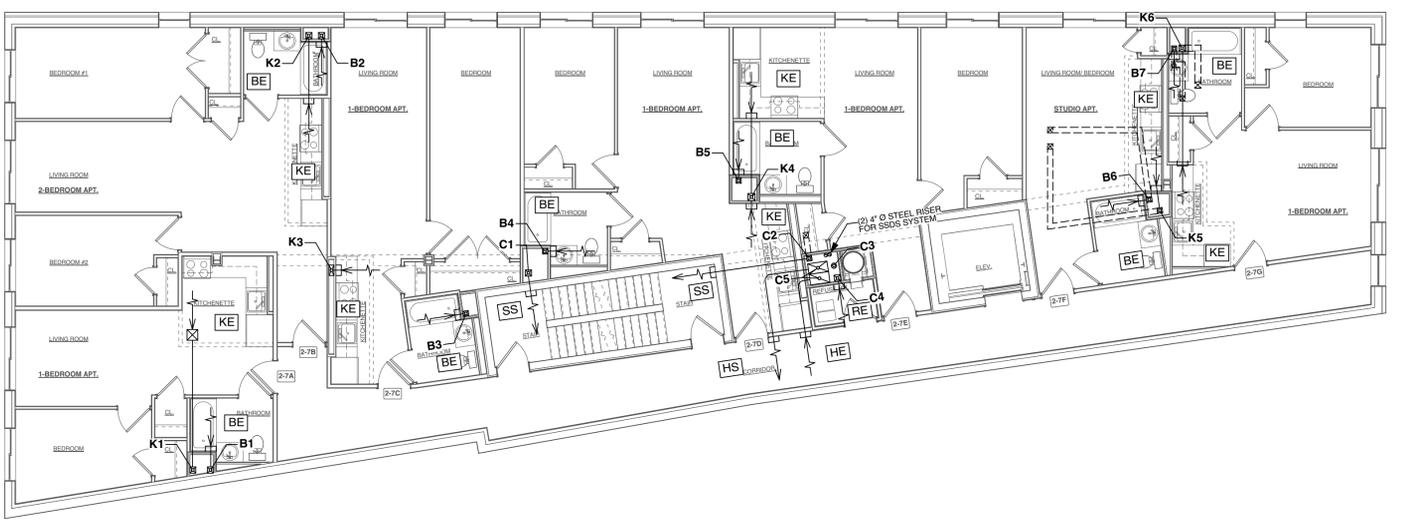
THESE PLANS ARE IN COMPLIANCE WITH MC 403



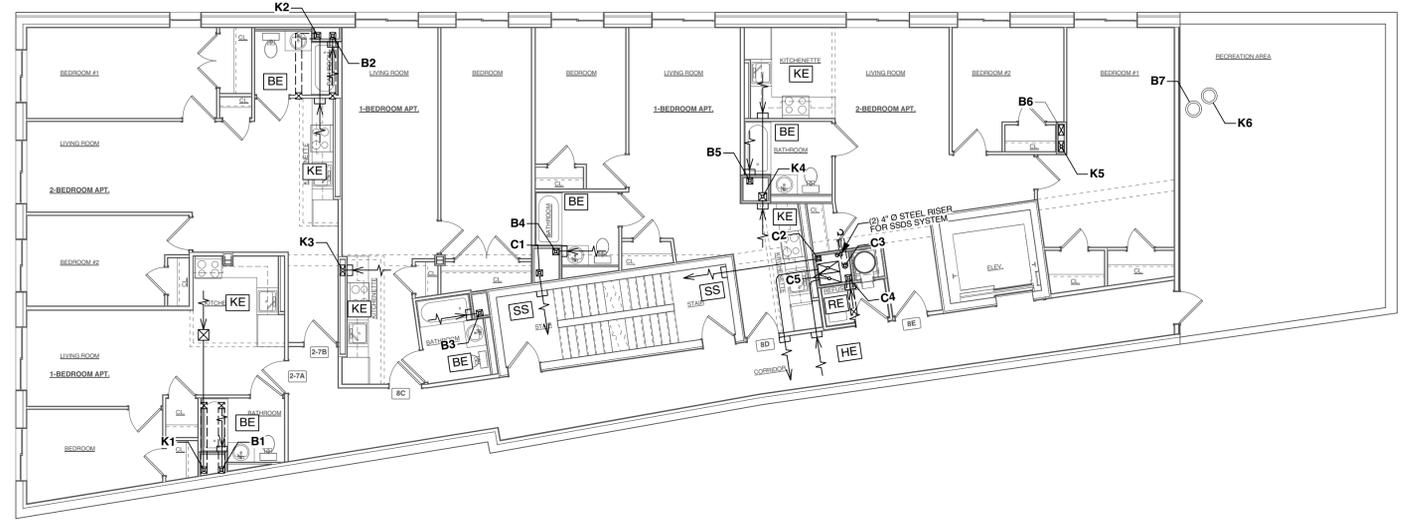
1 CELLAR MECHANICAL PLAN



2 FIRST FLOOR MECHANICAL PLAN



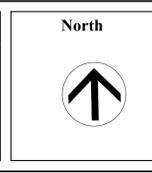
3 SECOND - SEVENTH FLOOR MECHANICAL PLAN



4 EIGHTH FLOOR MECHANICAL PLAN

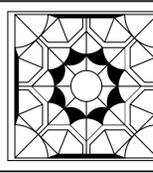
DOB JOB NO	DOB APPROVAL
------------	--------------

Date	Issued to	Date	Revision	No.



Drawing Title:
MECHANICAL VENTILATION PLANS

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



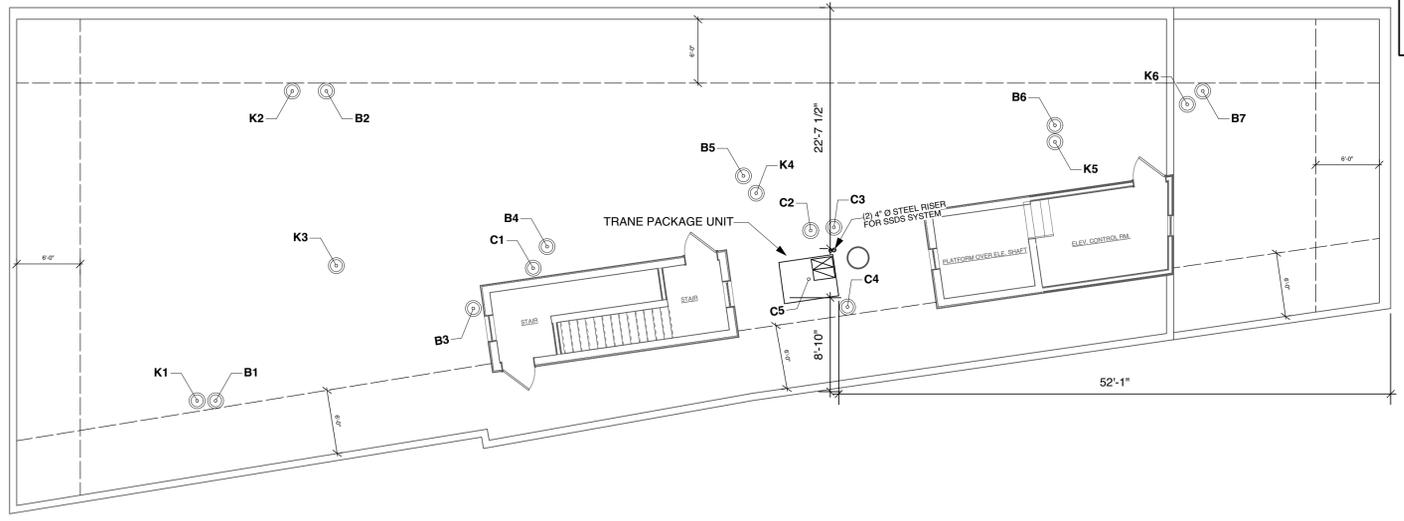
Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date: 01/21/2019
Scale: 1/8" = 1'-0"
Drawn by: DB
Project No. 18034
Drawing No. **M-100.00**
OF ## PAGES

--

- NOTE LEGEND**
- BE BATHROOM EXHAUST
4" Ø DUCT 20 CFM CONTINUOUS
OR 75 CFM INTERMITTENT
 - KE KITCHEN EXHAUST:
4" Ø DUCT 25 CFM CONTINUOUS
OR 100CFM INTERMITTENT
 - RE REFUSE ROOM:
25 CFM EXHAUST
 - SS STAIRS
25 CFM SUPPLY
HALLWAY:
SUPPLY 175 CFM
 - HE EXHAUST 175 CFM
 - CH COMPACTOR ROOM EXHAUST:
6" Ø DUCT 100 CFM
 - WALL-MOUNTED SUPPLY:
50 CFM
 - CEILING-MOUNTED
EXHAUST: 625 CFM
 - FIRE DAMPER W/ AD (TYP.)

THESE PLANS ARE IN COMPLIANCE WITH MC 303



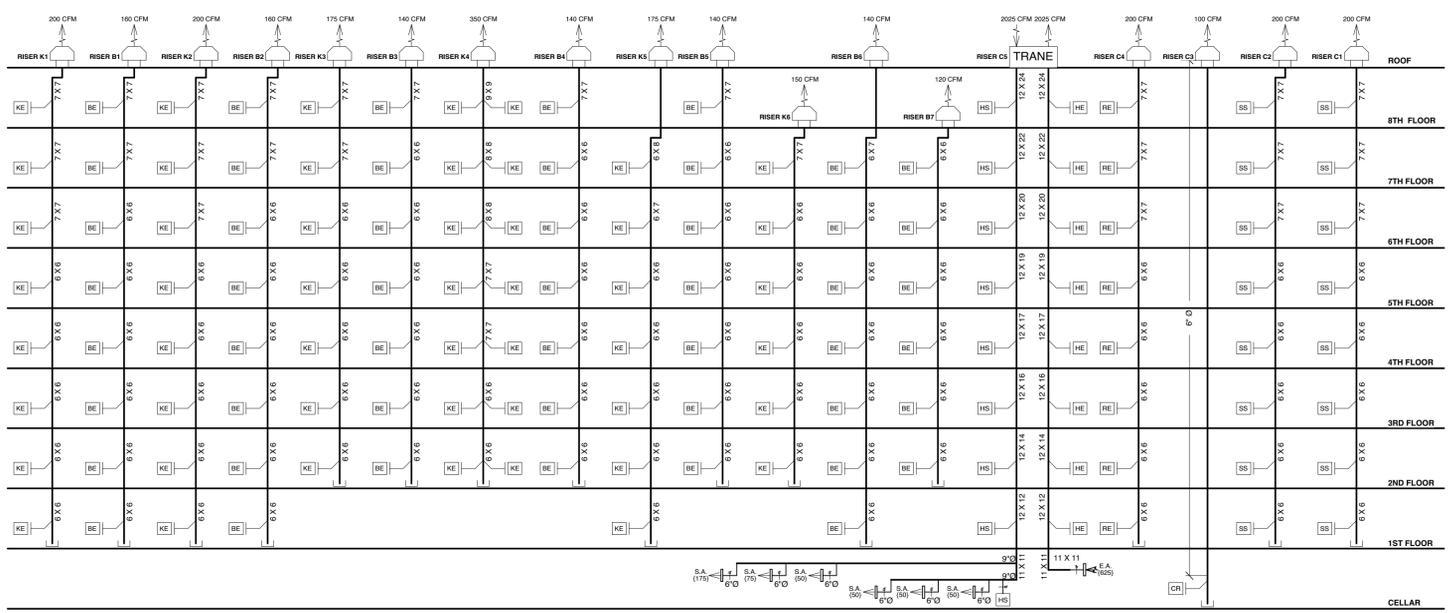
1 ROOF MECHANICAL PLAN

TRANE: SINGLE PACKAGED CONVERTIBLE HEAT PUMP, 5 TONS

MODEL	4WCC4060A1000A
RATED Volts/Ph/Hz	208-230/1/60
Performance Cooling BTUH (4)	58000
Indoor Airflow (CFM)	1787
Power Input (KW)	4.6
EER/SEER (BTU/Watt-Hr.) (3)	12.00/14.00
Sound Power Rating [dB(A)] (4)	77.3
PERFORMANCE HEATING	
(High Temp.) BTUH	54000
Power Input (KW)	4.6
(Low Temp.) BTUH	34600
Power Input (KW)	2.80
HSPF (BTUH/Watt-Hr)	8.0
POWER CONN. — V/Ph/Hz	208-230/1/60
Min. Brch. Cir. Ampacity (6)	39.0
Fuse Size — Max. (amps)	60
Fuse Size — Recmd. (amps)	60
COMPRESSOR — SCROLL	
VOLTS/PH/Hz	208-230/1/60
R.L. Amps — L.R. Amps	24.4/144.2
OUTDOOR COIL — TYPE SPINE FIN	
Rows/F.P.I	2/24
Face Area (sq. ft.)	22.99
Tube Size (in.)	3/8
Refrigerant Control	EXPANSION VALVE
INDOOR COIL — TYPE PLATE FIN	
Rows/F.P.I	4/15
Face Area (sq. ft.)	5.0
Tube Size (in.)	3/8
Refrigerant Control	EXPANSION VALVE
Drain Conn. Size (in.)	3/4 FEMALE NPT
OUTDOOR FAN — TYPE SWEEP	
DIA. (IN.)	28.3
DRIVE/NO. SPEEDS	DIRECT / 3
CFM @ 0.0 in. w.g. (4)	5500
Motor — HP/R.P.M	1/2 / 825
Volts/Ph/Hz	208-230/1/60
F.L. Amps/L.R. Amps	1.7 / 3.5
INDOOR FAN — TYPE CONSTANT TORQUE ECM	
Dia. x Width (in.)	11.87 x 10.68
Drive/No. Speeds	DIRECT / 3
CFM @ 0.0 in. w.g. (4)	SEE FAN PERF TABLE
Motor — HP/R.P.M	1 / 1050
Volts/Ph/Hz	208-230/1/60
F.L. Amps	6.9
FILTER / FURNISHED NO	
Type Recommended	THROWAWAY
Recmd. Face Area (sq. ft.) (5)	5.3
REFRIGERANT R-410	
Charge (lbs.)	11.0
CHARGING SPECIFICATIONS	
Subcooling	6"
DIMENSIONS H X D X W	
Crated (in.)	52 X 47 X 62
WEIGHT	
Shipping (Box.) / Net (Bbs.)	594 / 490

MECHANICAL NOTES

- CHAPTER 3 SHALL GOVERN THE APPROVAL AND INSTALLATION OF ALL EQUIPMENT AND APPLIANCES THAT COMPRISE PARTS OF THE BUILDING MECHANICAL SYSTEMS REGULATED BY NYC/MC IN ACCORDANCE WITH SECTION 101.2.
- HEATING, VENTILATING AND AIR-CONDITIONING SYSTEMS OF ALL STRUCTURES SHALL BE DESIGNED AND INSTALLED FOR EFFICIENT UTILIZATION OF ENERGY IN ACCORDANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE.
- THE APPROVAL AND INSTALLATION OF FUEL GAS DISTRIBUTION PIPING AND EQUIPMENT, FUEL GAS-FIRED APPLIANCES AND FUEL GAS-FIRED APPLIANCE VENTING SYSTEMS SHALL BE IN ACCORDANCE WITH THE NEW YORK CITY FUEL GAS CODE.
- A PERMANENT FACTORY-APPLIED NAME-PLATE(S) SHALL BE AFFIXED TO APPLIANCES ON WHICH SHALL APPEAR IN LEGIBLE LETTERING, THE MANUFACTURER'S NAME OR TRADEMARK, THE MODEL NUMBER, SERIAL NUMBER AND THE SEAL OR MARK OF THE APPROVED AGENCY A LABEL SHALL ALSO INCLUDE THE FOLLOWING:
 - ELECTRICAL EQUIPMENT AND APPLIANCES: ELECTRICAL RATING IN VOLTS, AMPERES AND MOTOR PHASE; IDENTIFICATION OF INDIVIDUAL ELECTRICAL COMPONENTS IN VOLTS, AMPERES OR WATTS, MOTOR PHASE; BTUH (W) OUTPUT; AND REQUIRED CLEARANCES.
 - ABSORPTION UNITS: HOURLY RATING IN BTUH (W); MINIMUM HOURLY RATING FOR UNITS HAVING STEP OR AUTOMATIC MODULATING CONTROLS; TYPE OF FUEL; TYPE OF REFRIGERANT; COOLING CAPACITY IN BTUH (W); AND REQUIRED CLEARANCES.
 - FUEL-BURNING UNITS: HOURLY RATING IN BTUH (W); TYPE OF FUEL APPROVED FOR USE WITH THE APPLIANCE; AND REQUIRED CLEARANCES.
 - ELECTRIC COMFORT HEATING APPLIANCES: NAME AND TRADE-MARK OF THE MANUFACTURER; THE MODEL NUMBER OR EQUIVALENT; THE ELECTRIC RATING IN VOLTS, AMPACITY AND PHASE; BTUH (W) OUTPUT RATING; INDIVIDUAL MARKING FOR EACH ELECTRICAL COMPONENT IN AMPERES OR WATTS, VOLTS AND PHASE; REQUIRED CLEARANCES FROM COMBUSTIBLES; AND A SEAL INDICATING APPROVAL OF THE APPLIANCE BY AN APPROVED AGENCY.
- ELECTRICAL WIRING, CONTROLS AND CONNECTIONS TO EQUIPMENT AND APPLIANCES REGULATED BY THIS CODE SHALL BE IN ACCORDANCE WITH THE NEW YORK CITY ELECTRICAL CODE.
- POTABLE WATER SUPPLY AND BUILDING DRAINAGE SYSTEM CONNECTIONS TO EQUIPMENT AND APPLIANCES REGULATED BY THIS CODE SHALL BE IN ACCORDANCE WITH THE NEW YORK CITY PLUMBING CODE.
- FUEL-FIRED APPLIANCES SHALL BE DESIGNED FOR USE WITH THE TYPE OF FUEL TO WHICH THEY WILL BE CONNECTED AND THE ALTITUDE AT WHICH THEY ARE INSTALLED. APPLIANCES THAT COMPRISE PARTS OF THE BUILDING MECHANICAL SYSTEM SHALL NOT BE CONVERTED FOR THE USAGE OF A DIFFERENT FUEL, EXCEPT WHERE APPROVED AND CONVERTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE FUEL INPUT RATE SHALL NOT BE INCREASED OR DECREASED BEYOND THE LIMIT RATING FOR THE ALTITUDE AT WHICH THE APPLIANCE IS INSTALLED.
- PENETRATIONS OF FLOOR/CEILING ASSEMBLIES AND ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL BE PROTECTED IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE.
- EQUIPMENT AND APPLIANCES SHALL BE LOCATED AS REQUIRED BY TMC SECTION 303, SPECIFIC REQUIREMENTS ELSEWHERE IN THIS CODE AND THE CONDITIONS OF THE EQUIPMENT AND APPLIANCE LISTING.
- APPLIANCES SHALL NOT BE LOCATED IN A HAZARDOUS LOCATION UNLESS LISTED AND APPROVED FOR THE SPECIFIC INSTALLATION.
- APPLIANCES SHALL NOT BE LOCATED IN SLEEPING ROOMS, BATHROOMS, TOILET ROOMS, STORAGE CLOSETS OR SURGICAL ROOMS, OR IN A SPACE THAT OPENS ONLY INTO SUCH ROOMS OR SPACE.
- APPLIANCES SHALL NOT BE INSTALLED IN A LOCATION WHERE SUBJECT TO PHYSICAL DAMAGE, INCLUDING VEHICULAR IMPACT, UNLESS PROTECTED BY APPROVED BARRIERS MEETING THE REQUIREMENTS OF THE NEW YORK CITY FIRE CODE.
- FUEL-FIRED FURNACES, WATER HEATERS AND BOILERS INSTALLED IN CLOSETS AND ALCOVES SHALL BE LISTED FOR SUCH INSTALLATION. FOR PURPOSES OF THIS SECTION, A CLOSET OR ALCOVE SHALL BE DEFINED AS A ROOM OR SPACE HAVING A VOLUME LESS THAN 12 TIMES THE TOTAL VOLUME OF FUEL-FIRED APPLIANCES OTHER THAN BOILERS AND LESS THAN 15 TIMES THE TOTAL VOLUME OF BOILERS. ROOM VOLUME SHALL BE COMPUTED USING THE GROSS FLOOR AREA AND THE ACTUAL CEILING HEIGHT UP TO A MAXIMUM COMPUTATION HEIGHT OF 8 FEET (2438 MM).
- APPLIANCES INSTALLED IN OTHER THAN INDOOR LOCATIONS SHALL BE LISTED AND LABELED FOR OUTDOOR INSTALLATION.
- MECHANICAL SYSTEMS SHALL NOT BE LOCATED IN AN ELEVATOR SHAFT.
- EQUIPMENT AND APPLIANCES SHALL BE INSTALLED AS REQUIRED BY THE TERMS OF THEIR APPROVAL, IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE MC MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.
- WHERE CONFLICTS BETWEEN THE MC AND THE CONDITIONS OF LISTING OR THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OCCUR, THE PROVISIONS OF THE MC SHALL APPLY.
- EQUIPMENT AND APPLIANCES INSTALLED ON ROOFTOPS OF BUILDINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK CITY FIRE CODE REGARDING ROOFTOP ACCESS AND OBSTRUCTIONS, AND SHALL NOT OBSTRUCT OR INTERFERE WITH FIREFIGHTING OPERATIONS OR THE OPERATION OF ANY DOORS, WINDOWS, FIRE ESCAPES, OR OTHER MEANS OF EGRESS OR OTHER BUILDING COMPONENTS REQUIRING OPERATION OR ACCESS.
- INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE-HEATING SYSTEMS CAPABLE OF MAINTAINING A MINIMUM INDOOR TEMPERATURE OF 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE FLOOR ON THE DESIGN HEATING DAY. THE INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. REFER TO SECTION 1204 OF THE NEW YORK CITY BUILDING CODE.
- HEATING AND COOLING SYSTEM DESIGN LOADS FOR THE PURPOSE OF SIZING SYSTEMS, APPLIANCES AND EQUIPMENT SHALL BE DETERMINED IN ACCORDANCE WITH THE PROCEDURES DESCRIBED IN THE ASHRAE HANDBOOK OF FUNDAMENTALS. HEATING AND COOLING LOADS SHALL BE ADJUSTED TO ACCOUNT FOR LOAD REDUCTIONS THAT ARE ACHIEVED WHEN ENERGY RECOVERY SYSTEMS ARE UTILIZED IN THE HVAC SYSTEM IN ACCORDANCE WITH THE ASHRAE HANDBOOK - HVAC SYSTEMS AND EQUIPMENT. ALTERNATIVELY, DESIGN LOADS SHALL BE DETERMINED BY AN APPROVED EQUIVALENT COMPUTATION PROCEDURE USING THE DESIGN PARAMETERS SPECIFIED IN CHAPTER 3 OF THE NEW YORK CITY ENERGY CONSERVATION CODE. HEATING AND COOLING SYSTEM DESIGN LOADS FOR THE PURPOSE OF SIZING SYSTEMS, APPLIANCES AND EQUIPMENT SHALL ALSO COMPLY WITH THE REQUIREMENTS OF SECTION 1204 OF THE NEW YORK CITY BUILDING CODE.
- PROVIDE APPROVED FIRE DAMPER AND ACCESS PANEL AT ALL DUCT FENESTRATION THROUGH ANY RATED PARTITION.
 - THE SUPPLY OF HEATING AND COOLING ENERGY TO EACH ZONE SHALL BE CONTROLLED BY INDIVIDUAL THERMOSTATIC CONTROLS CAPABLE OF RESPONDING TO TEMPERATURE WITHIN THE ZONE AS PER C403.2.4.1
 - HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT SHALL HAVE CONTROLS THAT PREVENT SUPPLEMENTARY HEAT OPERATION WHERE THE HEAT PUMP CAN PROVIDE THE HEATING LOAD SD PER C403.2.4.1.1
 - WHERE USED TO CONTROL BOTH HEATING AND COOLING, ZONE THERMOSTATIC CONTROLS SHALL BE CAPABLE OF PROVIDING A TEMPERATURE RANGE OF DEADBAND OF AT LEAST 5°F WITHIN WHICH THE SUPPLY OF HEATING AND COOLING ENERGY TO THE ZONE IS CAPABLE OF BEING SHUT OFF OR REDUCED TO A MINIMUM AS PER C403.2.4.1.2
 - EACH ZONE SHALL BE PROVIDED WITH THERMOSTATIC SETBACK CONTROLS THAT ARE CONTROLLED BY EITHER AN AUTOMATIC TIME CLOCK OR PROGRAMMABLE CONTROL SYSTEMS AS PER C403.2.4.2
 - THERMOSTATIC SETBACK CONTROLS SHALL HAVE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F OR UP TO 85°F AS PER C403.2.4.2.1
 - AUTOMATIC TIME CLOCK OR PROGRAMMABLE CONTROLS SHALL BE CAPABLE OF STARTING AND STOPPING THE SYSTEM FOR SEVEN DIFFERENT DAILY SCHEDULES PER WEEK AND RETAINING THEIR PROGRAMMING AND TIME SETTING DURING A LOSS OF POWER FOR AT LEAST 10HRS AS PER C403.2.4.2.2
 - AUTOMATIC START CONTROLS SHALL BE PROVIDED FOR EACH HVAC SYSTEM AS PER C403.2.4.2.3
- SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH A MINIMUM OF R-6 INSULATION WHERE LOCATED IN UNCONDITIONED SPACES AND WHERE LOCATED OUTSIDE THE BUILDING WITH A MINIMUM OF R-8 INSULATION.
- EACH HVAC SYSTEMS HAVING A TOTAL FAN SYSTEM MOTOR NAMEPLATE HORSEPOWER EXCEEDING 5HP SHALL COMPLY WITH PROVISIONS OF SECTION C403.2.12 THROUGH C403.2.12.3
- WHERE AN AIR ECONOMIZER IS REQUIRED, THE ENERGY RECOVERY SYSTEM SHALL INCLUDE A BYPASS CONTROL WHICH PERMIT OPERATION OF THE ECONOMIZER AS REQUIRED BY SECTION C403.3



A MECHANICAL VENTILATION RISER DIAGRAM

TABLE 403.3 MINIMUM VENTILATION RATES

OCCUPANCY CLASSIFICATION	PEOPLE OUTDOOR AIRFLOW RATE IN BREATHING ZONE PL CFM/PPH	AREA OUTDOOR AIRFLOW RATE IN BREATHING ZONE PL CFM/PPH	DEFAULT OCCUPANT DENSITY #/1000 FT ²	ENHANCED AIRFLOW RATE CFM/PPH
Private dwellings, single and multiple Garages, common for multiple units Garages, separate for each dwelling Kitchen Living areas ¹	— — — — 0.35 ACI but not less than 15 cfm/person	— — — — Based upon number of bedrooms. First bedroom, 2 and additional bedrooms, 1	— — — — —	0.75 100 cfm per car 25/100 ²
Public spaces Clerks Elevator car	— 0.06 —	— — —	— — —	— 1.0 —
Storage Bower garages, enclosed parking garages ^{3,4}	— —	— —	— —	0.75 —
Dry cleaners, laundries Coin-operated dry cleaner Coin-operated laundries	15 7.5 —	— — 0.06	— — 20	— — 20

PROPOSED 68% ENERGY RECOVERY SYSTEM > 50% MIN REQ. ENERGY RECOVERY VENTILATOR

GENERAL FEATURES

- Lowest energy recovery ratio
- Minimal cross contamination (<1% overall) between entering and leaving air streams
- 3-IN-1
- 3-IN-1
- Standard input bypass damper control
- Standard alarm or interlocks with all Mitsubishi product

SPECIFICATIONS

Capacity: 1200 CFM / 34 m³/min
 Power Source: 208-230V, 1-Phase, 60 Hz
 Power Consumption: 0.639 - 1.105 kW
 Starting Current: 1.1 - 2.8 A
 Minimum Circuit Ampacity (MCA): 1.1 A
 Maximum Overcurrent Protection (MOCIP): 1.5 A

External static pressure (in. W.G.)
 (for speed low - high - extra high)
 @ 230V: 0.30 - 0.43 - 0.43
 @ 208V: 0.30 - 0.43 - 0.75

External Finish: Galvanized steel sheet

Dimensions
 (for speed low - high - extra high)
 @ 230V: 31-7/16 H x 48-1/2 W x 45-1/16 D
 @ 208V: 39-1/2 H x 48-1/2 W x 45-1/16 D

Net Weight: 285 lb / 120 kg

Energy Transfer: Lossnay[®] core

Heat Exchange System: Air-to-air dual heat exchanger, heat + latent heat exchange, no mixing paths

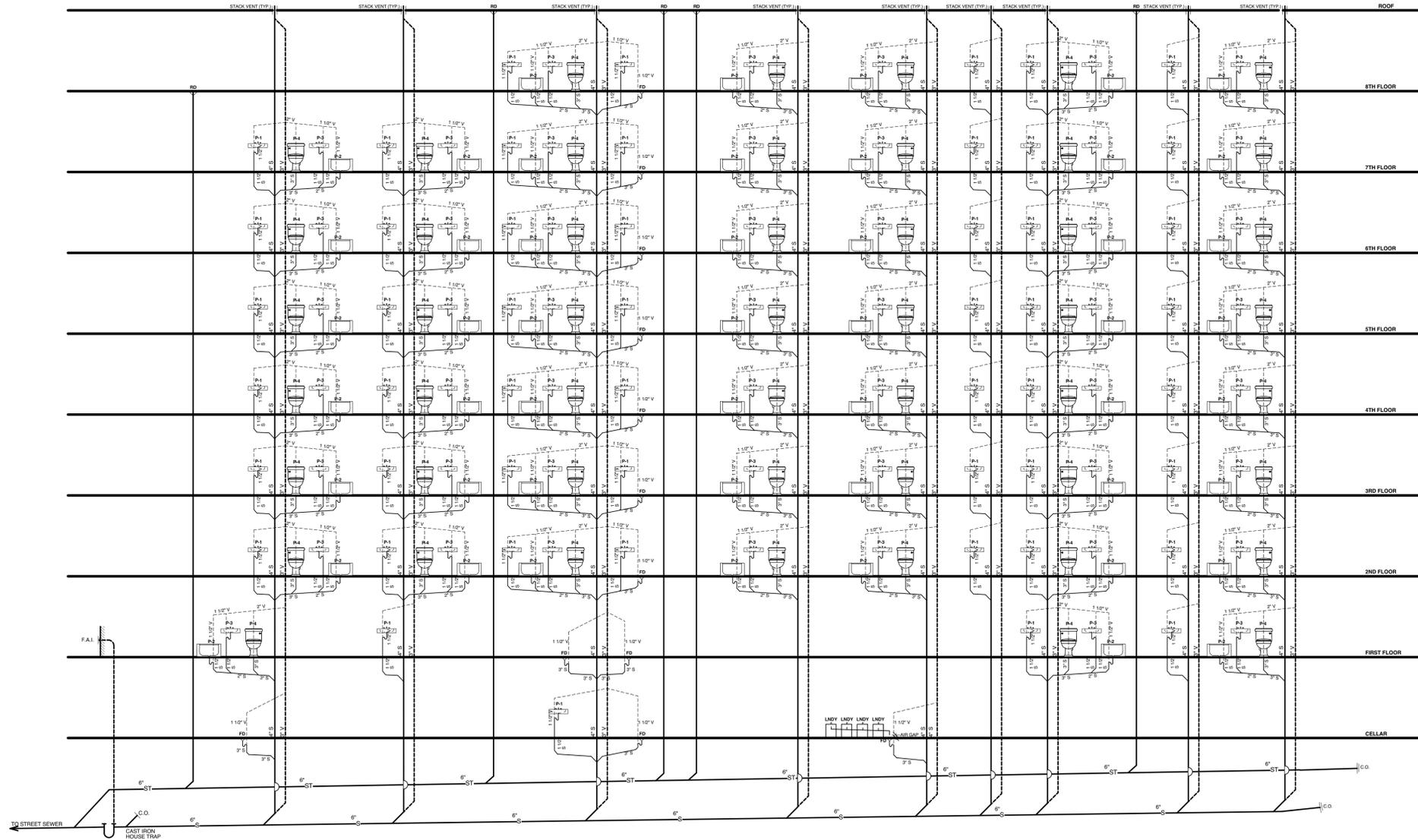
Head Exchange Material: Partition, spacing plate-collapse filter membrane

Blower: 0.825 in. dia. centrifugal fan
 Motor: Totally enclosed capacitor permanent split-phase 0.52 HP induction motor, 4 poles, 2 units

Filter: Washable filter (2)

DOB JOB NO DOB APPROVAL

Date	Issued to	Date	Revision	No.	North	Drawing Title: MECHANICAL VENTILATION RISER DIAGRAM	Project Title: PROPOSED 50 UNIT APARTMENT BUILDING 1745 WEST FARMS ROAD BRONX, NEW YORK 10460 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555	Seal 		Badaly Architects Pllc 2 WILSON PLACE MOUNT VERNON, NY 10550 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183 WWW.BADALYARCHITECTS.COM	Date: 01/21/2019 Scale: N/A Drawn by: DB	Project No. 18034 Drawing No. M-101.00 OF ## PAGES
------	-----------	------	----------	-----	-------	---	---	----------	--	---	---	---



- PLUMBING NOTES**
1. COMPLETE PLUMBING SYSTEM AND DRAINAGE SYSTEM INSTALLATION SHALL COMPLY WITH SUB-CHAPTER 16 & RS 16-1.
 2. PROVIDE CLEANOUTS AT BASE OF ALL STACKS.
 3. PROVIDE SHUT OFF VALVES ON ALL WATER SUPPLY LINES AT FIXTURES.
 4. PURGE ALL WATER AND GAS LINES BEFORE FINAL CONNECTIONS.
 5. PROVIDE AIR CHAMBERS AT TOP OF WATER RISERS MINIMUM 18" HIGH 12X DIA.
 6. STANDARD WEIGHT BLACK STEEL PIPE FOR GAS SYSTEM WITH GALVANIZED STEEL FITTINGS.
 7. FLOOR DRAINS SHALL BE PROVIDED WITH REMOVABLE STRAINER AS PER RS 16.
 8. TRAPS FOR FLOOR DRAINS SHALL BE DEEP SEAL TYPE.
 9. APPROVED TYPE WATER METER TO BE INSTALLED TO CONFORM WITH LEGISLATION SIGNED INTO LAW ON JULY 31, 1985.
 10. ALL PIPING INSTALLED TO SERVICE BUILDING AND WITHIN BUILDING SHALL BE THERMALLY INSULATED AS PER NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.
 11. WATER METERS LOCATED OUTSIDE OF THE BUILDING AND WITHIN THE PROPERTY LINE, SHALL BE INSTALLED IN AN ACCESSIBLE, WATERTIGHT AND FROST PROOF PIT OR METER BOX AS PER SEC. P107.3 (B).
 12. PLUMBING STACK VENT TO BE MIN 4" DIA. XHCI AND TO EXTEND 2'-0" MINIMUM ABOVE FINISHED ROOF.
 13. INSTALLATION OF WATER SUPPLY SERVICE LINES SHALL COMPLY WITH SEC. P107.2.
 14. SEPARATION OF WATER SUPPLY SERVICE AND BUILDING SEWER SHALL COMPLY WITH SEC. P107.2 (B) (6).
 15. PROTECTIVE COVER FOR SERVICE PIPE SHALL COMPLY WITH SEC. P107.2 (B) (6).
 16. WATER METER LOCATION SHALL BE SUBJECT TO APPROVAL BY THE DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY, AND SHALL COMPLY WITH SEC. P107.3 (B).
 17. PRIOR TO THE INSTALLATION OF HOUSE DRAIN, PLUMBING CONTRACTOR SHALL CHECK AND VERIFY DEPTH OF SEWER/SEWERS IN STREET, TO ASCERTAIN THE COMPLIANCE OF PROVIDING THE MINIMUM REQUIRED PITCH OF HOUSE SEWER, AS PER BUILDING CODE REQUIREMENTS.
 18. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT IMMEDIATELY PRIOR TO START OF ANY WORK.
 19. ROOF GUTTERS INSTALLED AS PER RS 16-19.
 20. PLUMBING CONTRACTOR SHALL VERIFY ALL INVERTS AND EXISTING CONDITIONS PRIOR TO THE INSTALLATION OF NEW WORK.
 21. ALL HOT AND COLD WATER LINES TO BE INSULATED WITH FIBERGLASS-FOLI BACKED INSULATION JACKETS.
 22. WASHING MACHINES SHALL BE PROVIDED WITH VACUUM BREAKERS. ALL WASHING MACHINES SHALL BE M.E.A. APPROVED TYPE, VACUUM BREAKER BY SINGER CORP., M.E.A. 398-87E.
 23. LAUNDRY ROOM / BOILER ROOM FLOOR DRAINS, TRAPS FOR FLOOR DRAINS, SHALL BE DEEP SEAL TYPE.
 24. PLUMBING FIXTURES TO COMPLY WITH NATIONAL STANDARD OF REFERENCE STANDARDS RS-16.
 25. ALL NEW WATER CLOSETS AND ASSOCIATED FLUSH VALVES INSTALLED SHALL MEET WATER SAVING 1.6 GALLON TYPE AND LABELED AS SUCH.
 26. DRYWELLS TO BE INSTALLED @ LOCATION SHOWN ON SD 1-2 APPLICATION FILED WITH THE NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION.

1 PLUMBING RISER DIAGRAM

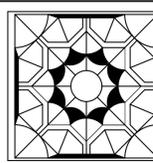
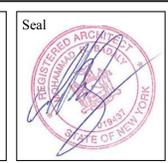
DOB JOB NO _____ DOB APPROVAL _____

Date	Issued to	Date	Revision	No.

North

Drawing Title:
PLUMBING NOTES
PLUMBING RISER DIAGRAM
GAS RISER DIAGRAM

Project Title:
PROPOSED 50 UNIT
APARTMENT BUILDING
 1745 WEST FARMS ROAD
 BRONX, NEW YORK 10460
 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

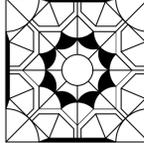


Badaly Architects PLLC

2 WILSON PLACE MOUNT VERNON, NY 10550
 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
 WWW.BADALYARCHITECTS.COM

Date: 01/21/2019 Project No. 18034
 Scale: N.T.S.
 Drawn by: SB Drawing No. **P-001.00**
 OF ## PAGES

DOB APPROVAL _____

<p>GENERAL STRUCTURAL NOTES</p> <p>GS.1 ALL WORK SHALL COMPLY WITH THE NEW YORK CITY BUILDING CODE.</p> <p>GS.2 THE STRUCTURAL CONSTRUCTION DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL CONSTRUCTION DRAWINGS.</p> <p>GS.3 BEFORE PROCEEDING WITH ANY WORK, THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL VERIFY THAT ALL MAJOR DIMENSIONS (LOCATIONS OF GRID LINES, COLUMNS, SLAB EDGES, ETC.) SHOWN ON STRUCTURAL DRAWINGS ARE THE SAME AS SHOWN ON ARCHITECTURAL DRAWINGS AND THAT EXISTING CONDITIONS ARE AS INDICATED. ANY VARIANCES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING.</p> <p>GS.4 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL COORDINATE THE LOCATION OF FRAMING AROUND ELEVATORS, STAIRS AND SHAFTS WITH THE ELEVATOR, STAIR, MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.</p> <p>GS.5 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE SOLELY RESPONSIBLE FOR COORDINATION BETWEEN TRADES INCLUDING BUT NOT LIMITED TO THE LOCATION OF SLOTS, TRENCHES AND SLEEVES AS REQUIRED FOR THE MECHANICAL OR OTHER TRADES AND THE PROVISION AND/OR INSTALLATION OF ANCHORS, INSERTS, HANGERS, ETC. AS REQUIRED FOR THE VARIOUS TRADES.</p> <p>GS.6 CONTROL OVER OR CHARGE OF AND RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OF THE PROJECT ARE SOLELY THE GENERAL CONTRACTOR'S OR CONSTRUCTION MANAGER'S RESPONSIBILITY.</p> <p>GS.7 THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ACTS OR OMISSIONS OF CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT.</p> <p>GS.8 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE SOLELY AND FULLY RESPONSIBLE FOR THE SAFETY AND STABILITY OF EXISTING ADJACENT STRUCTURES INCLUDING BUT NOT LIMITED TO BUILDINGS, SIDEWALKS, ROADWAYS AND UTILITIES.</p> <p>GS.9 THE DESIGN, CONSTRUCTION, INSPECTION AND MAINTENANCE OF TEMPORARY STRUCTURES OR PROCEDURES INCLUDING BUT NOT LIMITED TO THE DESIGN, CONSTRUCTION AND STABILITY OF CRANES OR HOISTS OR LIFTS OR OTHER SIMILAR EQUIPMENT, TEMPORARY BRACING, SCAFFOLDING, FORMWORK OR SHORING, DEWATERING, SHEETING OR UNDERPINNING, CONSTRUCTION STORAGE OR STAGING AREAS, SIDEWALK BRIDGES OR CONSTRUCTION FENCES, TEMPORARY ENCLOSURES AT OPENINGS, AT THE BUILDING'S PERIMETER, OR ELSEWHERE, ETC., ARE SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR CONTRACTORS AND/OR CONSULTANTS RETAINED BY THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER.</p> <p>GS.10 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL MAKE NO DEVIATION FROM CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.</p> <p>GS.11 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL REPORT TO THE ARCHITECT, IN WRITING, ANY DISCREPANCIES, AMBIGUITIES OR CONTRADICTIONS IN THE CONSTRUCTION DOCUMENTS.</p> <p>GS.12 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER RESPONSIBLE FOR CONTROLLED OR SPECIAL INSPECTIONS, IN A TIMELY MANNER, WHEN WORK IS READY FOR INSPECTION.</p>	<p>FOUNDATION & CONCRETE NOTES</p> <p>F.1 NO BACK FILLING SHALL BE DONE UNTIL THE FOUNDATION WALLS HAVE BEEN BRACED AND WATERPROOFING HAS BEEN APPLIED.</p> <p>F.2 ALL FOOTINGS ARE TO BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW ADJACENT FINISHED GROUND LEVEL WHEN EXPOSED TO FROST, BELOW HOUSE DRAINS AND DOWN TO VIRGIN SOIL.</p> <p>F.3 WHEN EXCAVATIONS ARE 5'-0" OR GREATER IN DEPTH FROM THE LEVEL OF ADJACENT GROUND, THE SIDES SHALL BE SHORED.</p> <p>F.4 PROVIDE GUARD RAILS OR A FENCE AT EXCAVATIONS.</p> <p>F.5 EXCAVATIONS SHALL BE SUBSTANTIALLY KEPT FREE OF WATER DURING FOUNDATION CONSTRUCTION.</p> <p>F.6 ALL CONCRETE USED ON THIS PROJECT TO BE PROPORTIONED ON THE BASIS OF CALCULATED STRESSES LESS THAN 70% OF BASIC ALLOWABLE VALUES.</p> <p>F.7 CONCRETE MATERIALS, DESIGN, AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NYC BUILDING CODE & ACI STANDARD.</p> <p>F.8 CONCRETE IS TO BE PROVIDED ON THE BASIS OF A PREQUALIFIED OR PREVIOUSLY ACCEPTED MIX. THE CONCRETE MIX IS TO EXHIBIT A STRENGTH AT LEAST 25% HIGHER THAN THE SPECIFIED VALUE. QUALITY CONTROL OF CONCRETE IS TO BE PROVIDED AT THE BATCH PLANT. THE RESULTS OF QUALITY CONTROL AND INSPECTION ARE TO APPEAR ON THE TICKET ACCOMPANYING EACH LOAD OF CONCRETE.</p> <p>F.9 CONCRETE WHICH IN ITS FINAL STATE WILL BE EXPOSED TO THE ACTION OF FREEZING WEATHER AND ALL CONCRETE FOR GARAGE, FLOORS, ENTRANCE, PLATFORMS, STEPS AND PORCH FLOORS, RETAINING WALLS, SHALL HAVE MIX DESIGN WITH THE ENTRAINED AIR TO NOT DIVIDE A CONCRETE WITH A MAXIMUM RESISTANCE TO FREEZING AND THAWING WEAR FOR THE AGGREGATE AND CEMENT USED.</p> <p>F.10 CELLAR FLOOR SLAB SHALL BE MINIMUM 4" CONCRETE SLAB (NATURAL AGGREGATE CONCRETE CONFORMING TO ASTM A924 WITH A MINIMUM 28 DAY STRENGTH OF 4,000 P.S.I.) PLACED ON 4" MINIMUM WELL COMPACTED GRAVEL OF CRUSHED STONE FILL AND REINFORCED WITH 6x6 W1.4XW1.4 WELDED WIRE FABRIC PLACED 1" BELOW TOP OF SLAB. PROVIDE VAPOR BARRIER BELOW SLAB ON GRADE.</p> <p>F.11 SLABS ON GROUND SHALL BE POURED IN ALTERNATE PANELS OF 600 S.F. MAXIMUM IN AREA AND IN A CHECKERBOARD FASHION TO MINIMIZE SHRINKAGE. BACKFILL AT PIERS AND OVER FOOTINGS SHALL BE COMPACTED THOROUGHLY.</p> <p>F.12 CONCRETE TO DEVELOP A MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS.</p> <p>F.13 GARAGE SLAB AND CONCRETE EXPOSED TO WEATHER SHALL BE 4,000 PSI AT 28 DAYS.</p> <p>F.14 ALL CONCRETE SLAB SHALL BE MINIMUM 4" THICK, AND SHALL BE REINFORCED WITH 6X6 W1.4 X W1.4 WWF.</p> <p>F.15 REINFORCEMENT BARS SHALL BE Fy=60,000 PSI & CONFORM TO ASTM A615, LATEST EDITION.</p> <p>F.16 FOUNDATION WALLS AND FOOTINGS TO REST UPON 3 TONS/SQ.FT. OF VIRGIN SOIL, TO BE VERIFIED BY THE SPECIAL INSPECTOR AND/OR PROJECT ENGINEER AFTER EXCAVATION AND BEFORE FOOTINGS ARE PLACED.</p> <p>F.17 UNLESS OTHERWISE NOTED, ALL CONCRETE FOOTINGS TO BE 15" THICK.</p> <p>F.18 PLAIN CONC. TO HAVE A MIN. CEMENT FACTOR OF 5 BAGS PER CU. YD. CONC. MAX. 8-1/2 GAL. WATER BAG OF CEMENT. DEVELOP A STRENGTH OF 4,000 PSI WHEN TESTED. PROVIDE AT LEAST 3 TEST CYLINDERS FOR EACH DAY OF POURING TESTED.</p> <p>F.19 WHERE MORE THAN 50 CU. YD. OF AVERAGE CONC. ARE PLACED IN ANY STRUCTURE, A E.E. SHALL SUPERVISE THE TESTING, WHERE STEEL WIRE MESH IS USED, CONC. MIX SHALL BE ONE PART CEMENT, TWO PARTS SAND AND FIVE PARTS COARSE AGGREGATE. WIRE MESH MIN. TENSILE STRENGTH 55,000 PSI</p> <p>F.20 FOUNDATION WALLS BELOW GRADE TO BE WATERPROOFED WITH BITUMINOUS COATING OR EQUAL.</p> <p>F.21 WHEN UNDERPINNING IS REQUIRED, NO WORK TO BE STARTED UNTIL SEPARATE APPLICATION OR AMENDMENT RELATING TO UNDERPINNING IS APPROVED.</p> <p>F.22 FOOTING TO BE STEPPED AT A MAX. OF 30 DEGREE SLOPE SO AS NOT TO EXERT ANY LATERAL PRESSURE ON ADJACENT FOOTINGS OR FOUNDATION WALLS.</p> <p>F.23 FOR EACH CLASS OF CONC. PLACED ON ANY ONE DAY 3 STANDARD ACCEPTANCE CYLINDERS SHALL BE MADE FOR TESTING.</p> <p>F.24 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR THE FOUNDATION CONTRACTOR SHALL BE SOLELY AND FULLY RESPONSIBLE FOR ALL EXCAVATION WORK INCLUDING BUT NOT LIMITED TO THE DESIGN, INSTALLATION AND MAINTENANCE OF SHEETING AND SHORING, PROTECTION OF SLOPES, UNDERPINNING AND DEWATERING.</p> <p>F.25 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR THE FOUNDATION CONTRACTOR OF THE FOUNDATION SHALL BE SOLELY AND FULLY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE FOUNDATION WHICH THE PROJECT IS LOCATED TO DESIGN ALL SHEETING AND SHORING, UNDERPINNING AND DEWATERING SYSTEMS.</p> <p>F.26 THE SLOPE BETWEEN ADJACENT FOOTING BOTTOMS SHALL NOT EXCEED 1 VERTICAL TO 1 HORIZONTAL.</p> <p>F.27 FOUNDATION WALLS AND/OR GRADE BEAMS SHALL BE CAST IN ALTERNATE PANELS NOT EXCEED 80 FEET IN LENGTH. CONSTRUCTION JOINTS SHALL BE PLACED AT POINTS OF MINIMUM SHEAR, GENERALLY AT MIDSPAN. ALLOW 7 DAYS MINIMUM BETWEEN ADJACENT POURS.</p> <p>F.28 FOUNDATION WALLS AND/OR GRADE BEAMS, SHALL BE TEMPORARILY BRACED Laterally TO RESIST EARTH PRESSURE, WIND, CONSTRUCTION LOADS AND OTHER LATERAL LOADS UNTIL FRAMED SLABS AND SLABS ON GRADE THAT PERMANENTLY BRACE THESE WALLS AND/OR GRADE BEAMS HAVE BEEN IN PLACE 28 DAYS (MINIMUM).</p> <p>F.29 TRUCKS, BULLDOZERS OR OTHER HEAVY EQUIPMENT SHALL NOT BE PERMITTED CLOSER THAN 8'-0" FROM ANY FOUNDATION WALL BEFORE THE COMPLETE STRUCTURAL FRAME IS IN PLACE.</p>	<p>S STRUCTURAL STEEL</p> <p>S.1 ALL STRUCTURAL STEEL MATERIAL, FABRICATION AND ERECTION SHALL COMPLY WITH THE PROVISIONS OF THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, INCLUDING THE COMMENTARY AND ANY SUPPLEMENTS</p> <p>S.2 ALL STRUCTURAL STEEL SHALL BE ASTM A992 OR ASTM A572, GRADE 50 STEEL ALL HSS RECTANGULAR AND ROUND STRUCTURAL STEEL SHALL BE ASTM A500, GRADE C, E10. USED IN CONNECTION MATERIALS SHALL BE ASTM A36. STEEL THE TYPE OF STEEL FOR ALL STRUCTURAL STEEL SHAPES, PLATES, BARS, ETC. SHALL BE INDICATED ON SHOP DRAWINGS.</p> <p>S.3 THE STEEL CONTRACTOR SHALL FURNISH MILL TEST REPORTS FROM THE PRODUCER OF STEEL CERTIFYING THAT THE STEEL MEETS THE MINIMUM REQUIREMENTS AS DEFINED BY ASTM SPECIFICATIONS, IF REQUIRED BY THE APPLICABLE BUILDING CODE. STEEL MILL REPORTS AND COMPLETION CERTIFICATES SHALL BE FILED WITH THE BUILDING DEPT</p> <p>S.4 ALL CONNECTIONS NOT DETAILED ON THE DRAWINGS SHALL CONFORM TO THOSE SHOWN IN THE AISC STEEL CONSTRUCTION MANUAL, 13TH EDITION, ALL SHOP CONNECTIONS SHALL BE HIGH-STRENGTH BOLTED OR WELDED. ALL FIELD CONNECTIONS SHALL BE WELDED OR MADE WITH HIGH-STRENGTH BOLTS WITH HARDENED WASHERS. INSTALLED BY MEANS OF PNEUMATIC WRENCHES AND TORQUED TO THE REQUIRED VALUE, IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR ASTM A490 BOLTS APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED JOINTS.</p> <p>S.5 ALL BEAM TO BEAM/GIRDER OR BEAM/GIRDER TO COLUMN CONNECTIONS SHALL HAVE A CAPACITY OF 60% OF THE TOTAL UNIFORMLY DISTRIBUTED DESIGN LOAD FOR THE SIZE, SHAPE, SPAN AND FY OF THE BEAM TO BE CONNECTED. THE EFFECT OF ANY CONCENTRATED LOADS AT THE ENDS OF THE BEAM (NEAR THE CONNECTION) SHALL ALSO BE INCLUDED. THE TOTAL UNIFORMLY DISTRIBUTED DESIGN LOADS SHALL BE CALCULATED USING THE TABLES FOR UNIFORM LOAD CONSTANTS FOR BEAMS CONTAINED IN THE AISC STEEL CONSTRUCTION MANUAL.</p> <p>S.6 ALL WELDING SHALL BE IN ACCORDANCE WITH THE STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY</p> <p>S.7 WELDING ELECTRODES SHALL CONFORM TO ASTM SPECIFICATION E-70XX. ALL BUTT WELDS SHALL BE 100% PENETRATION WELDS AND ALL GASKET WELDS SHALL BE MINIMUM 1/4". IF REQUIRED BY THE APPLICABLE BUILDING CODE, COPIES OF TEST REPORTS SHALL BE FILED WITH THE BUILDING DEPT.</p> <p>S.8 ALL BOLTS SHALL BE 3/4" DIAMETER MINIMUM UNLESS OTHERWISE NOTED.</p> <p>S.9 FABRICATE AND ERECT BEAMS WITH NATURAL CAMBER UP.</p> <p>S.10 ALL CONTACT SURFACE WITHIN HIGH-STRENGTH BOLT CONNECTIONS AND WELDING AREAS SHALL BE FREE OF OIL, PAINT, LAQUER OR GALVANIZING.</p> <p>S.11 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLATES, CLIP ANGLES, CONNECTIONS, NAILER HOLES, ETC.; REQUIRED FOR THE COMPLETION OF THE STRUCTURE OR BY OTHER TRADES, EVEN IF EVERY SUCH ITEM IS NOT SHOWN ON THE STRUCTURAL DRAWINGS.</p> <p>S.12 THE STEEL FRAMING SHALL BE TEMPORARILY BRACED AGAINST EARTH PRESSURE, WIND, POSSIBLE LATERAL CONSTRUCTION LOADS OR UNBALANCES CAUSED BY CONSTRUCTION SEQUENCING UNTIL SLABS, BEAMS, COLUMNS, BRACING AND ANY OTHER STRUCTURE DESIGNED TO Laterally BRACE THE FINISHED STRUCTURE ARE IN PLACE AND HAVE ATTAINED THEIR REQUIRED STRENGTH OR HAVE HAD THEIR PERMANENT CONNECTIONS MADE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTEGRITY OF THE STEEL STRUCTURE DURING ERECTION AND CONSTRUCTION.</p> <p>S.13 THE STRUCTURAL STEEL SHALL BE ERECTED TO THE TOLERANCE CALLED FOR IN THE AISC CODE OF STANDARD PRACTICE UNLESS MORE STRINGENT TOLERANCES ARE REQUIRED BY OTHER TRADES SUCH AS BUT NOT LIMITED TO PRECAST CONCRETE, ELEVATOR, STAIR OR FACADE CONTRACTORS.</p> <p>S.14 THE USE OF LEVELING PLATES UNDER COLUMN BASE PLATES WILL NOT BE PERMITTED.</p> <p>S.15 ALL GROUT FOR BASE PLATES AND ANCHOR BOLTS SHALL BE OF A NON-SHRINKAGE TYPE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 7,500 PSI AFTER 28 DAYS.</p> <p>S.16 PROVIDE LOOSE LINTELS OVER ALL OPENINGS IN EXTERIOR AND INTERIOR MASONRY WALLS AS SCHEDULED BELOW, EXCEPT WHERE OTHERWISE DETAILED ON THE DRAWINGS. ALL LOOSE LINTELS TO BE 8" LONGER THAN MASONRY OPENING.</p> <p>S.17 ALL STRUCTURAL STEEL SHALL HAVE A SHOP COAT OF PRIMER.</p> <p>S.18 STEEL LINTEL SUPPORTING MASONRY OPENINGS OVER 4 FEET IN WIDTH SHALL BE FIRE PROTECTED WITH 2" OF CONCRETE ON WIRE LATH AND HAVE A MIN. WEB THICKNESS OF 1/4".</p> <p>S.19 LINTEL SCHEDULE FOR EVERY 4" THICK OF MASONRY OPENING SIZE</p> <table border="1"> <thead> <tr> <th>OPENING SIZE</th> <th>SIZE OF ANGLE</th> </tr> </thead> <tbody> <tr> <td>UP TO 4'-0"</td> <td>3-1/2" X 3-1/2" X 5/16"</td> </tr> <tr> <td>4'-0" TO 4'-9"</td> <td>5" X 3-1/2" X 3/8"</td> </tr> <tr> <td>6'-0" TO 8'-0"</td> <td>6" X 3-1/2" X 3/8"</td> </tr> <tr> <td>MORE THAN 8'-0"</td> <td>SEE PLAN</td> </tr> </tbody> </table> <p>COLD FORMED METAL FRAMING</p> <p>PART 1 - GENERAL</p> <p>1.1 ALL WORK SHALL CONFORM TO THE NYC. BUILDING DEPARTMENT REQUIREMENTS (INCLUDING DIRECTIVE 4 OF THE NYCDOB), FIRE DEPARTMENT REGULATIONS, UTILITY COMPANIES REQUIREMENTS, OSHA, AND THE BEST TRADE PRACTICES.</p> <p>1.2 Quality Assurance THE CONTRACTOR SHALL USE WRITTEN DIMENSIONS AT ALL TIMES. DO NOT SCALE PLANS.</p> <p>1.3 Submittals – The following items shall be furnished by the contractor for approval prior to fabrication or delivery of material to the site.</p> <p>1.3.1 Shop Drawings – Shop drawings shall be documents illustrating materials, shop coatings, steel thickness, details of fabrication, details of attachment to adjoining work, size, location and spacing of fasteners for attaching framing to itself, details of attachment to the structure, accessories and their installation, and critical installation procedures. Drawings may include plans, elevations, sections and details.</p> <p>1.3.2 Samples – Samples shall be representative pieces of all framing component parts and accessories. Unless otherwise specified, pieces shall be 12" long and tagged with name of part and manufacturer.</p> <p>1.3.3 Certifications – Certifications shall be statements from the manufacturer certifying that the materials conform to the appropriate requirements as outlined in the contract documents.</p> <p>1.4 Application Documents</p> <p>1.4.1 ASTM Standards: A653 Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process A924 Standard Requirements for Steel Sheet, Metallic-Coated by the Hot-Dipped Process C 840 Standard Specifications for the Application and Finishing of Gypsum Board C 842 Standard Specification for the Application of Gypsum Veneer Plaster C926 Standard Specification for the Application of Portland Cement-Based Plaster C 954 Standard Specification for Steel Drill Screws for the Application of Gypsum Panel Products or Metal Plaster Bases to Steel Studs from 0.033 in. to 0.112 in. in Thickness C 955 Standard Specifications for Load Bearing (Transverse and Axial) Steel Studs, Runners (Track) and Bracing or Bridging for Screw Application of Gypsum Panel Products and Metal Plaster Bases C 1007 Standard Specification for the installation of Load-Bearing (Transverse and Axial) Steel Studs and Related Accessories.</p> <p>1.4.2 American Iron and Steel Institute (AISI) "North American Specification for the Design of Cold-Formed Steel Structural Members", latest edition.</p> <p>1.4.3 American Welding Society (AWS) Structural Welding code (D1.1) Specifications for Welding Sheet Steel in Structures (E1.3)</p>	OPENING SIZE	SIZE OF ANGLE	UP TO 4'-0"	3-1/2" X 3-1/2" X 5/16"	4'-0" TO 4'-9"	5" X 3-1/2" X 3/8"	6'-0" TO 8'-0"	6" X 3-1/2" X 3/8"	MORE THAN 8'-0"	SEE PLAN	<p>STRUCTURAL DESIGN CRITERIA</p> <p>DESIGN LOADS</p> <p>AS PER NYC BC CH. 16 AND ASCE 7.10: STRUCTURAL OCCUPANCY GROUP I</p> <p>DEAD LOAD: ALL FLOORS: 20 psf</p> <p>LIVE LOAD: RESIDENTIAL: 40 psf PUBLIC SPACES: 100 psf</p> <p>WIND DESIGN DATA</p> <p>BASIC WIND SPEED: V = 98 MPH</p> <p>WIND IMPORTANCE FACTOR: Iw = 1.0</p> <p>WIND EXPOSURE: B</p> <p>INTERNAL PRESSURE COEFFICIENT: Gcpi = +/- 0.18</p> <p>SEISMIC DESIGN DATA</p> <p>SEISMIC IMPORTANCE FACTOR: Ie = 1.0</p> <p>SITE CLASS C</p> <p>SEISMIC USE GROUP I</p> <p>MAPPED SPECTRAL RESPONSE ACCELERATIONS: SS = 0.279 g S1 = 0.072 g</p> <p>SPECTRAL RESPONSE COEFFICIENTS: SDS = 0.186 g SD1 = 0.048 g</p> <p>SEISMIC RESPONSE COEFFICIENT: CS = 0.0930 g</p> <p>RESPONSE MODIFICATION FACTOR: R = 2</p> <p>SEISMIC BASE SHEAR: V = 499.1 KIPS</p> <p>SEISMIC-FORCE-RESISTING SYSTEM: BEARING WALL SYSTEM W/ ORDINARY MASONRY SHEAR WALL</p> <p>ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE</p>	<p>ROOF SNOW LOAD</p> <p>GROUND SNOW LOAD: Pg = 30 PSF FLAT ROOF SNOW LOAD: Pf = 20 PSF SNOW LOAD IMPORTANCE FACTOR: Is = 1.0 SNOW EXPOSURE FACTOR: Ce = 0.8 THERMAL FACTOR: Ct = 1.0</p> <p>SOIL PROPERTIES</p> <p>ALL FOUNDATION MEMBERS DESIGNED AS PER NYC BC CH. 18, SOIL TYPE: 3B ALLOWABLE BEARING PRESSURE: 3 TSF</p> <p>REFERENCE STANDARDS</p> <p>ALL STRUCTURAL MEMBERS DESIGNED AS PER NYC BC CH. 16, ALL MASONRY MEMBERS AS PER ACI 530-11 AND NYC BC CH. 21, ALL STEEL MEMBERS AS PER AISC STEEL CONSTRUCTION MANUAL, 13TH EDITION AND NYC BC CH. 22, ALL CONCRETE MEMBERS AS PER ACI 318-11 AND NYC BC CH. 19.</p> <p>GENERAL LOAD:</p> <p>SEE LOAD MAPS ON S-010.00 & S-011.00 FOR DEAD, LIVE, SUPERIMPOSED DEAD, ROOF, EQUIPMENT & PARTITION LOADS.</p> <p>CONSTRUCTION LOAD: 12 PSF</p> <p>CLEAR BREAKDOWN OF SUPERIMPOSED DEAD LOADS:</p> <table border="1"> <tbody> <tr> <td>(2) - 5/8" TYPE 'X' G.W.B.</td> <td>5.5 PSF</td> </tr> <tr> <td>12" RC CHANNELS @ 12" O.C.</td> <td>0.25 PSF</td> </tr> <tr> <td>3-1/2" SOUND INSULATION</td> <td>3.5 PSF</td> </tr> <tr> <td>ENGINEERED WOOD FLOOR FINISH</td> <td>2.25 PSF</td> </tr> <tr> <td>1/2" WONDER BOARD</td> <td>3.0 PSF</td> </tr> <tr> <td>ISOLATION MEMBRANE</td> <td>0.25 PSF</td> </tr> <tr> <td>SUM</td> <td>15 PSF</td> </tr> </tbody> </table>	(2) - 5/8" TYPE 'X' G.W.B.	5.5 PSF	12" RC CHANNELS @ 12" O.C.	0.25 PSF	3-1/2" SOUND INSULATION	3.5 PSF	ENGINEERED WOOD FLOOR FINISH	2.25 PSF	1/2" WONDER BOARD	3.0 PSF	ISOLATION MEMBRANE	0.25 PSF	SUM	15 PSF
OPENING SIZE	SIZE OF ANGLE																											
UP TO 4'-0"	3-1/2" X 3-1/2" X 5/16"																											
4'-0" TO 4'-9"	5" X 3-1/2" X 3/8"																											
6'-0" TO 8'-0"	6" X 3-1/2" X 3/8"																											
MORE THAN 8'-0"	SEE PLAN																											
(2) - 5/8" TYPE 'X' G.W.B.	5.5 PSF																											
12" RC CHANNELS @ 12" O.C.	0.25 PSF																											
3-1/2" SOUND INSULATION	3.5 PSF																											
ENGINEERED WOOD FLOOR FINISH	2.25 PSF																											
1/2" WONDER BOARD	3.0 PSF																											
ISOLATION MEMBRANE	0.25 PSF																											
SUM	15 PSF																											
<p>SD SHOP DRAWINGS - STRUCTURAL</p> <p>SD.1 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL SUBMIT STRUCTURAL SHOP DRAWINGS TO THE ARCHITECT AFTER THE GC OR CM HAS REVIEWED AND NOTED ON THESE SUBMITTALS THAT THEY ARE IN CONFORMANCE WITH CONTRACT DOCUMENTS. THE STRUCTURAL ENGINEER, UPON RECEIPT OF THESE SUBMITTALS FROM THE ARCHITECT, WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION UPON AND RETURN TO THE ARCHITECT FOR FINAL DISPOSITION.</p> <p>SD.2 CHANGES OR NON-COMFORMANCE TO CONTRACT REQUIREMENTS SHALL BE FLAGGED ON SUBMITTALS.</p> <p>SD.3 SUBMITTALS SHALL NOT BE USED AS A SUBSTITUTE FOR REQUESTS FOR, OR APPROVALS OF SUBSTITUTIONS OR OTHER CHANGES OR PROCEDURES REQUIRED BY THE CONSTRUCTION CONTRACT.</p> <p>SD.4 PRIOR TO SUBMITTING SHOP DRAWINGS, THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL SUBMIT A SHOP DRAWING SUBMITTAL SCHEDULE FOR THE APPROVAL OF THE STRUCTURAL ENGINEER AND THE ARCHITECT. THE SCHEDULE SHALL INCLUDE THE DATES WHEN DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT AND THE NUMBER OF DRAWINGS AND TYPE OF DETAILS (PLANS, SCHEDULES, BEAMS, COLUMNS, ETC.) THAT WILL BE SUBMITTED ON EACH SUBMISSION DATE.</p> <p>SD.5 THE STRUCTURAL ENGINEER'S REVIEW OF, APPROVAL OF, OR OTHER ACTION UPON THE SHOP DRAWINGS IS ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND INFORMATION EXPRESSED IN CONTRACT DOCUMENTS PREPARED BY THE STRUCTURAL ENGINEER.</p> <p>SD.6 THE STRUCTURAL ENGINEER'S REVIEWS SHALL NOT INCLUDE THE ACCURACY OR COMPLETENESS OF DETAILS SUCH AS WEIGHTS, GALVANIZING, FABRICATION OR ERECTION PROCESS, CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES' OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR.</p> <p>SD.7 THE STRUCTURAL ENGINEER'S REVIEW OF A SPECIFIC ITEM SHALL NOT EXTEND TO A REVIEW OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.</p> <p>SD.8 THE STRUCTURAL ENGINEER WILL NOT REVIEW SUBMISSIONS WHICH ARE PARTIALLY COMPLETE.</p> <p>SD.9 NO WORK MAY COMMENCE UNTIL ALL RELEVANT SHOP DRAWINGS HAVE BEEN REVIEWED AND FINAL APPROVAL WITH NO EXCEPTIONS HAS BEEN GRANTED BY THE ARCHITECT.</p> <p>SD.10 THE USE OF THE "REQUEST FOR INFORMATION" (RFI) PROCESS IS STRICTLY A FORM OF COMMUNICATION BETWEEN CM/GC AND THE DESIGN TEAM AND ITS SOLE PURPOSE IS TO RESOLVE MINOR ISSUES AND SHALL NOT BE USED TO PRE-PREPARE SHOP DRAWINGS.</p> <p>SD.11 STRUCTURAL STEEL SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED WHO IS EXPERIENCED IN THE DETAILING OF STRUCTURAL STEEL AND HAS A THOROUGH WORKING KNOWLEDGE OF THE REQUIREMENTS, SUGGESTIONS, EXAMPLES AND COMMENTARIES OF THE AISC MANUAL OF STEEL CONSTRUCTION, LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A 325 OR A 490 BOLTS AND THE AMERICAN WELDING SOCIETY (AWS) D1.1 "STRUCTURAL WELDING CODE - STEEL"</p> <p>SD.12 STRUCTURAL STEEL PIECE DRAWINGS SHALL NOT BE SUBMITTED UNTIL ERECTION PLANS AND TYPICAL CONNECTION DETAIL DRAWINGS (GENERALLY REFERRED TO AS JOB STANDARDS), HAVE BEEN REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER AND ARCHITECT.</p> <p>SD.13 IF THE STRUCTURAL ENGINEER OF RECORD SO REQUESTS, THE CONSTRUCTION MANAGER AND/OR THE GENERAL CONTRACTOR SHALL SUBMIT CALCULATIONS FOR ANY OR ALL CONNECTIONS OR JOB STANDARDS SHOWN ON SHOP DRAWINGS. THESE CALCULATIONS SHALL BE SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER SUPERVISING THE PREPARATION OF SHOP DRAWINGS.</p> <p>SD.14 SHOP DRAWINGS FOR CONCRETE WORK SHALL BE PREPARED UNDER THE SUPERVISION OF AN EXPERIENCED DETAILER FOR CONCRETE STRUCTURES WHO HAS A THOROUGH WORKING KNOWLEDGE OF THE REQUIREMENTS, SUGGESTIONS, EXAMPLES AND COMMENTARIES OF ACI 318- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 315-DETAILS AND DETAILING OF CONCRETE REINFORCEMENT AND THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE".</p>																												
<p>M MASONRY</p> <p>M.1. ALL CMU BEARING WALL SIZES SHALL BE AS SHOWN ON PLAN, CONFORMING TO ASTM C90 WITH MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 1m = 4000 PSI.</p> <p>M2. MORTAR SHALL CONFORM TO ASTM C270, TYPE M or S, WITH MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.</p> <p>M3. GROUT SHALL CONFORM TO ASTM C476 WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.</p> <p>M4. ALL BEARING WALLS SHALL BE CONSTRUCTED WITH CONTINUOUS TRUSS TYPE HORIZONTAL REINFORCEMENT AT 16" ON CENTER CONFORMING TO ASTM A116, CLASS 1. ALL WIRES SHALL BE ZINC COATED AND 9 GAGE MINIMUM.</p> <p>M5. VERTICAL REINFORCEMENT SHALL EXTEND FOR THE FULL HEIGHT OF THE WALL AND LAPPED BY LENGTH Ld. VERTICAL REINFORCEMENT SHALL BE GROUTED IN PLACE USING MAXIMUM 4'-0" LIFTS.</p> <p>M6. ANCHORS AND TIES SHALL BE ZINC COATED FERROUS METAL CONFORMING TO ASTM A153.</p> <p>M7. ALL WALLS TO BE FACED W/ MASONRY VENEER SHALL BE PROVIDED W/ MASONRY TIES & ANCHORS AT 16" O.C, EACH WAY. PROVIDE DURO-WALL REINFORCING EVERY OTHER COURSE.</p> <p>M8. ALL VOIDS IN MASONRY BEARING SHALL BE FILLED SOLIDLY W/ GROUT FOR A HORIZONTAL DISTANCE OF 2'-0" AT THE ENDS OF ALL WALLS. ALL STEEL BEARING ON BLOCK TO HAVE 3 COURSES FILLED SOLID UNDER BEARINGS.</p> <p>M9. LINTELS SUPPORTING MASONRY WALLS OVER 8'-0" SHALL BE FIRE PROTECTED WITH MATERIALS HAVING THE REQUIRED FIRE RESISTIVE RATING OF THE WALL SUPPORTED.</p> <p>M10. ALL MASONRY TO BE LAID IN "M" TYPE MORTAR: 1 PART PORTLAND CEMENT, 2 1/4 PARTS SAND, AND 1/4 PART HYDRATED LIME MORTAR JOINTS TO BE FULLY BEDDED.</p>																												
<p>SEISMIC NOTE</p> <p>NOTE: FOR SEISMIC REQUIREMENTS AS PER LOCAL LAW 17/95, ALL STRUCTURAL CONDITIONS HAVE BEEN DESIGNED TO COMPLY W/ SHEAR STRESS FOR SEISMIC CONDITION FOR STATE OF NEW YORK SEISMIC ZONE 2A.</p>																												
<table border="1"> <thead> <tr> <th>Date</th> <th>Issued to</th> <th>Date</th> <th>Revision</th> <th>No.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Issued to	Date	Revision	No.						<p>North</p> <p>Drawing Title:</p> <p>STRUCTURAL NOTES & SPECIFICATIONS</p>	<p>Project Title:</p> <p>PROPOSED 50 UNIT APARTMENT BUILDING</p> <p>1745 WEST FARMS ROAD BRONX, NEW YORK 10460</p> <p>BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555</p>	<p>Seal</p>   <p>Badaly Architects Pllc</p> <p>2 WILSON PLACE MOUNT VERNON, NY 10550 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183 WWW.BADALYARCHITECTS.COM</p>	<table border="1"> <thead> <tr> <th>Date:</th> <th>Project No.</th> </tr> </thead> <tbody> <tr> <td>01/21/2019</td> <td>18034</td> </tr> <tr> <th>Scale:</th> <th>Drawing No.</th> </tr> <tr> <td>NONE</td> <td>S-001.00</td> </tr> <tr> <th>Drawn by:</th> <th>OF ## PAGES</th> </tr> <tr> <td>SN</td> <td> </td> </tr> </tbody> </table>	Date:	Project No.	01/21/2019	18034	Scale:	Drawing No.	NONE	S-001.00	Drawn by:	OF ## PAGES	SN			
Date	Issued to	Date	Revision	No.																								
Date:	Project No.																											
01/21/2019	18034																											
Scale:	Drawing No.																											
NONE	S-001.00																											
Drawn by:	OF ## PAGES																											
SN																												
<p>DOB JOB NO</p>		<p>DOB APPROVAL</p>																										

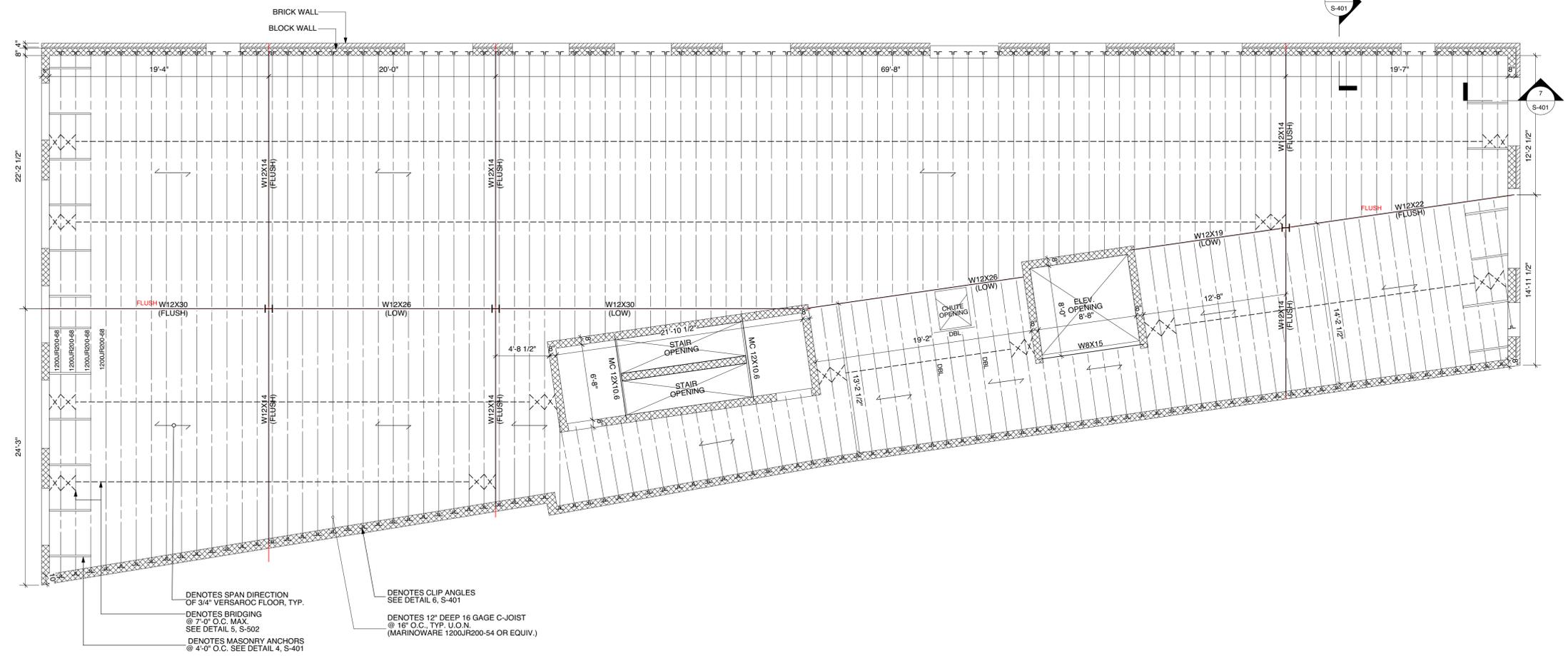
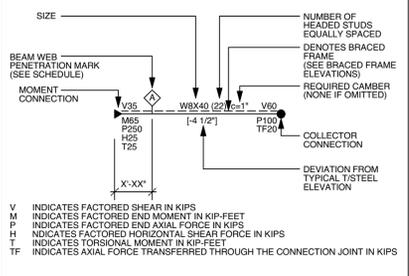
- NOTES:**
- SEE TABLE FOR TOP OF CEMENT BOARD REFERENCE ELEVATION, UNLESS OTHERWISE NOTED (XXX), WHERE XXX IS MEASURED RELATIVE TO THE REFERENCE ELEVATION.
 - TOP OF STRUCTURAL STEEL BELOW THE LIGHT-GAGE STEEL IS [-1' - 0 3/4"] BELOW THE REFERENCE ELEVATION, UNLESS OTHERWISE NOTED.
 - ← INDICATES SPAN DIRECTION
 - ← INDICATES 3/4" CEMENT BOARD
 - ← INDICATES 1 1/2" 20 GAGE STEEL DECK (TYPE B-LOK) W/ 2 1/2" NW CONC. (f_c = 3000 PSI) SLAB ABOVE FLUTES (TOTAL SLAB THICKNESS = 4").
 - FOR ADDITIONAL INFORMATION REFER TO THE FOLLOWING DRAWINGS:

DRAWING LIST, GENERAL NOTES, AND LOAD DIAGRAMS	S-000 SERIES DRAWINGS
TYPICAL FOUNDATION DETAILS	FO-100 SERIES DRAWINGS
COLUMN SCHEDULE	S-200 SERIES DRAWINGS
CONCRETE SUPERSTRUCTURE SCHEDULE AND DETAILS	S-300 SERIES DRAWINGS
MASONRY SCHEDULE AND DETAILS	S-400 SERIES DRAWINGS
STEEL SUPERSTRUCTURE SCHEDULE AND DETAILS	S-500 SERIES DRAWINGS
 - COLUMNS OCCUR BOTH ABOVE AND BELOW THE FLOOR, UNLESS OTHERWISE NOTED.
 - INDICATES COLUMN BELOW
 - INDICATES COLUMN ABOVE
 - FILLER BEAMS BETWEEN GRIDS EVENLY SPACED, UNLESS OTHERWISE NOTED.
 - ALL INTERIOR STEEL SHALL BE SPRAY FIRE-PROOFED.
 - SYMBOLS:
 - INDICATES MOMENT CONNECTION
 - INDICATES FULL HEIGHT STIFFENER CONNECTION
 - REFER TO ARCHITECTURAL DRAWINGS FOR SLAB EDGE OF SLAB AND OPENINGS NOT SHOWN.
 - REFER TO STRUCTURAL STEEL NOTES S.19 FOR LINTEL SCHEDULE, S-001

LEVEL	REFERENCE ELEVATION
3RD	49'-8"
4TH	59'-0"
5TH	68'-4"
6TH	77'-8"
7TH	87'-0"



STEEL BEAM LEGEND



DOB JOB NO

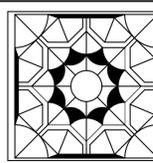
DOB APPROVAL

Date	Issued to	Date	Revision	No.

North

Drawing Title:
THIRD TO SEVENTH FLOOR STRUCTURAL PLAN

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

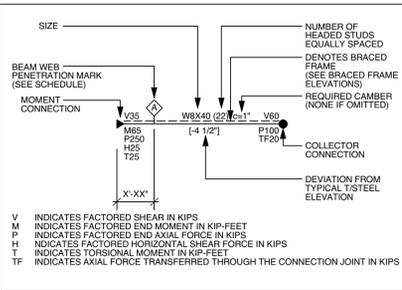
Date: 01/21/2019
Scale: 3/16" = 1'-0"
Drawn by: SN

Project No. 18034
Drawing No. **S-103.00**
OF ## PAGES

- NOTES:**
- TOP OF CEMENT BOARD AT EIGHTH FLOOR IS AT REFERENCE ELEVATION 96'-4", UNLESS OTHERWISE NOTED (XXX), WHERE XXX IS MEASURED RELATIVE TO THE REFERENCE ELEVATION.
 - TOP OF STRUCTURAL STEEL BELOW THE LIGHT-GAGE STEEL IS [-1' - 0 3/4"] BELOW THE REFERENCE ELEVATION, UNLESS OTHERWISE NOTED.
 - ← INDICATES SPAN DIRECTION
 - ← INDICATES 3/4" CEMENT BOARD
 - ← INDICATES 1 1/2" 20 GAGE STEEL DECK (TYPE B-LOK) W/ 2 1/2" NW CONC. (f_c = 3000 PSI) SLAB ABOVE FLUTES (TOTAL SLAB THICKNESS = 4").
 - FOR ADDITIONAL INFORMATION REFER TO THE FOLLOWING DRAWINGS:

DRAWING LIST, GENERAL NOTES, AND LOAD DIAGRAMS	S-000 SERIES DRAWINGS
TYPICAL FOUNDATION DETAILS	FO-100 SERIES DRAWINGS
COLUMN SCHEDULE	S-200 SERIES DRAWINGS
CONCRETE SUPERSTRUCTURE SCHEDULE AND DETAILS	S-300 SERIES DRAWINGS
MASONRY SCHEDULE AND DETAILS	S-400 SERIES DRAWINGS
STEEL SUPERSTRUCTURE SCHEDULE AND DETAILS	S-500 SERIES DRAWINGS
 - COLUMNS OCCUR BOTH ABOVE AND BELOW THE FLOOR, UNLESS OTHERWISE NOTED.
 - INDICATES COLUMN BELOW
 - INDICATES COLUMN ABOVE
 - FILLER BEAMS BETWEEN GRIDS EVENLY SPACED, UNLESS OTHERWISE NOTED.
 - ALL INTERIOR STEEL SHALL BE SPRAY FIRE-PROOFED.
 - SYMBOLS:
 - INDICATES MOMENT CONNECTION
 - INDICATES FULL HEIGHT STIFFENER CONNECTION
 - REFER TO ARCHITECTURAL DRAWINGS FOR SLAB EDGE OF SLAB AND OPENINGS NOT SHOWN.
 - REFER TO STRUCTURAL STEEL NOTES S.19 FOR LINTEL SCHEDULE, S-001

STEEL BEAM LEGEND

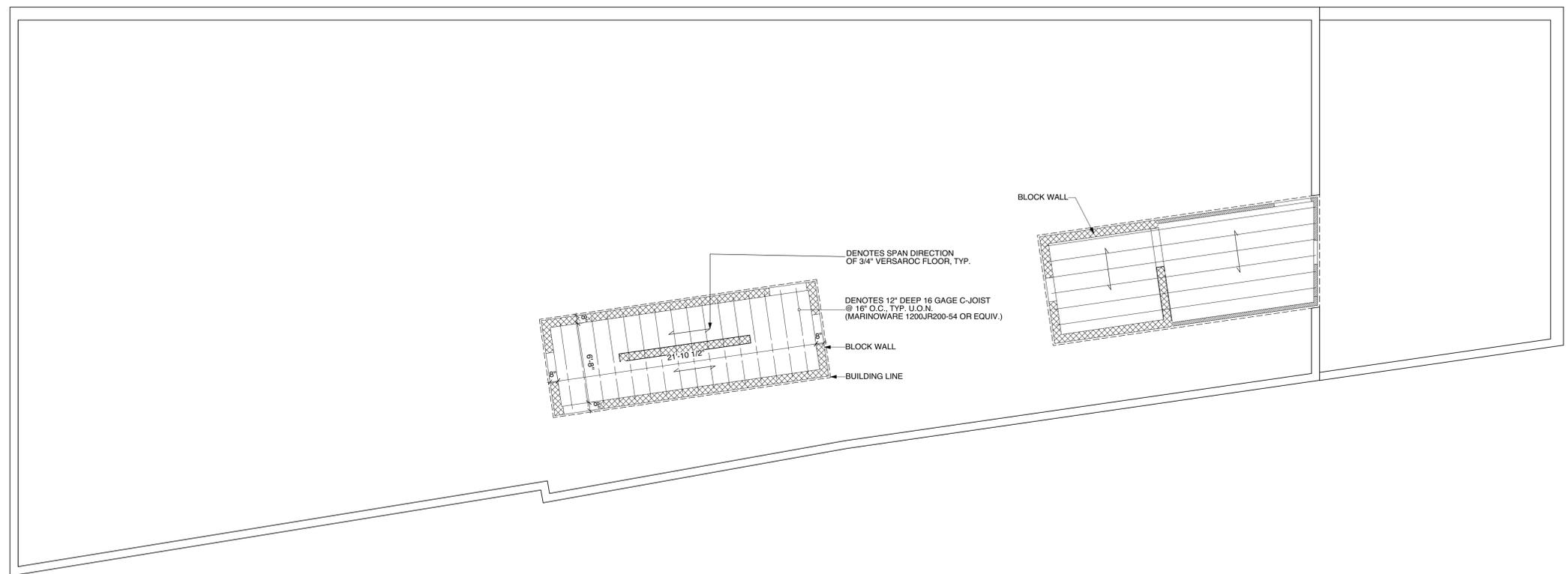
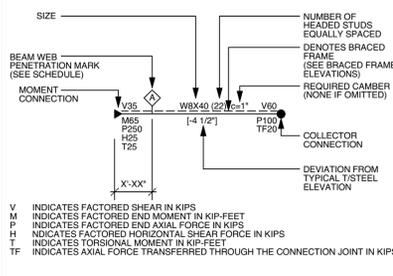


- NOTES:**
- SEE TABLE FOR TOP OF CEMENT BOARD REFERENCE ELEVATION, UNLESS OTHERWISE NOTED (XXX), WHERE XXX IS MEASURED RELATIVE TO THE REFERENCE ELEVATION.
 - TOP OF STRUCTURAL STEEL BELOW THE LIGHT-GAGE STEEL IS [-1' - 0 3/4"] BELOW THE REFERENCE ELEVATION, UNLESS OTHERWISE NOTED.
 - ← INDICATES SPAN DIRECTION
 - ↔ INDICATES 3/4" CEMENT BOARD
 - ↔ INDICATES 1 1/2" 20 GAGE STEEL DECK (TYPE B-LOK) W/ 2 1/2" NW CONC. (f_c = 3000 PSI) SLAB ABOVE FLUTES (TOTAL SLAB THICKNESS = 4").
 - FOR ADDITIONAL INFORMATION REFER TO THE FOLLOWING DRAWINGS:

DRAWING LIST, GENERAL NOTES, AND LOAD DIAGRAMS	S-000 SERIES DRAWINGS
TYPICAL FOUNDATION DETAILS	FO-100 SERIES DRAWINGS
COLUMN SCHEDULE	S-200 SERIES DRAWINGS
CONCRETE SUPERSTRUCTURE SCHEDULE AND DETAILS	S-300 SERIES DRAWINGS
MASONRY SCHEDULE AND DETAILS	S-400 SERIES DRAWINGS
STEEL SUPERSTRUCTURE SCHEDULE AND DETAILS	S-500 SERIES DRAWINGS
 - COLUMNS OCCUR BOTH ABOVE AND BELOW THE FLOOR, UNLESS OTHERWISE NOTED.
 - INDICATES COLUMN BELOW
 - INDICATES COLUMN ABOVE
 - FILLER BEAMS BETWEEN GRIDS EVENLY SPACED, UNLESS OTHERWISE NOTED.
 - ALL INTERIOR STEEL SHALL BE SPRAY FIRE-PROOFED.
 - SYMBOLS:
 - INDICATES MOMENT CONNECTION
 - INDICATES FULL HEIGHT STIFFENER CONNECTION
 - REFER TO ARCHITECTURAL DRAWINGS FOR SLAB EDGE OF SLAB AND OPENINGS NOT SHOWN.
 - REFER TO STRUCTURAL STEEL NOTES S.19 FOR LINTEL SCHEDULE, S-001

LEVEL	REFERENCE ELEVATION
STAIR BULK	115'-0"
ELEV. BULK	120'-8"

STEEL BEAM LEGEND



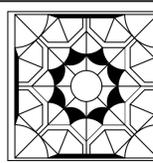
DOB JOB NO	DOB APPROVAL
------------	--------------

Date	Issued to	Date	Revision	No.

North

Drawing Title:
BULKHEAD STRUCTURAL PLAN

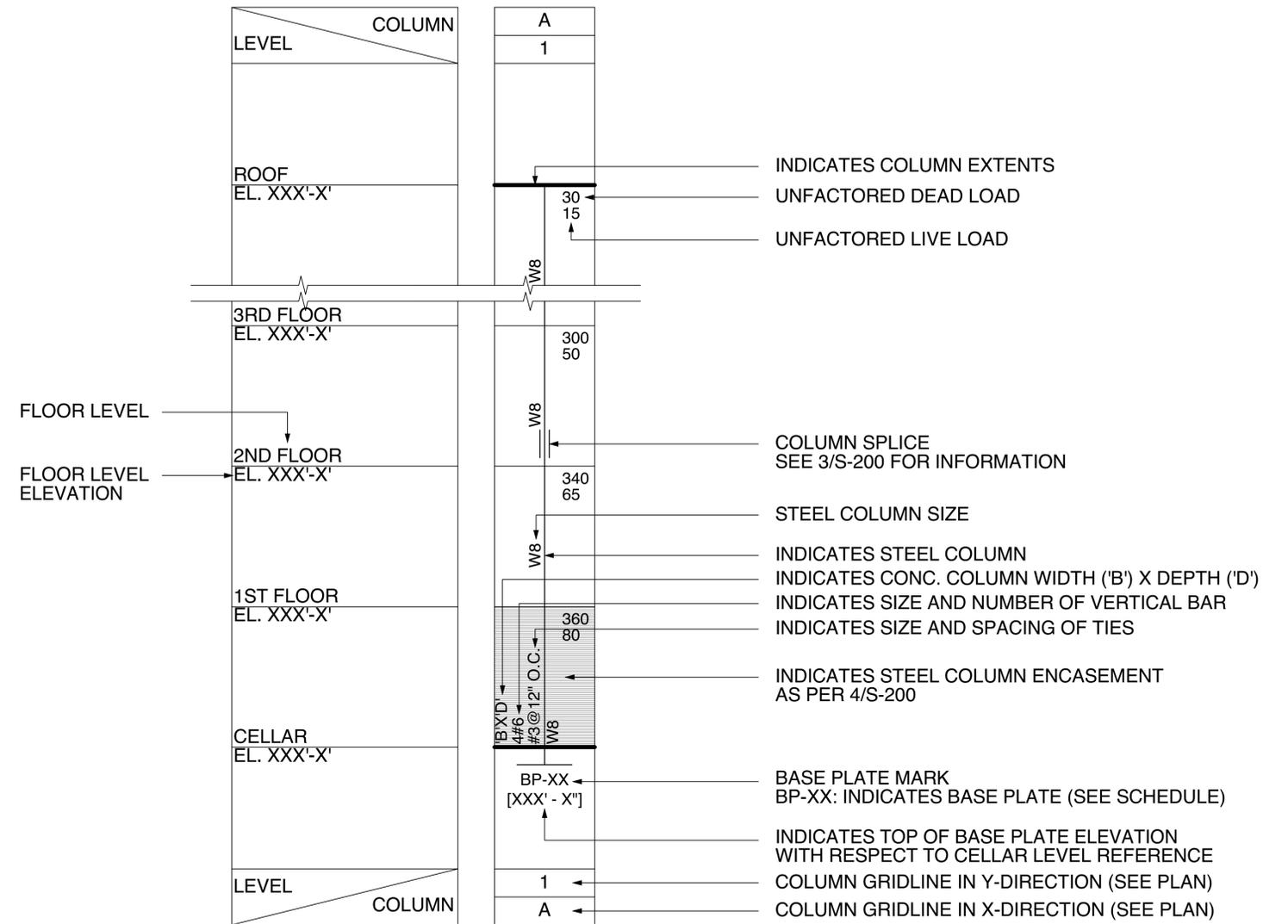
Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



Badaly Architects PLLC

2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date: 01/21/2019	Project No. 18034
Scale: 3/16" = 1'-0"	Drawing No. S-106.00
Drawn by: SN	OF ## PAGES



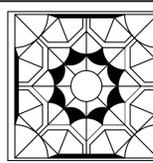
DOB JOB NO	DOB APPROVAL
------------	--------------

Date	Issued to	Date	Revision	No.

North

Drawing Title:
COLUMN SCHEDULE

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

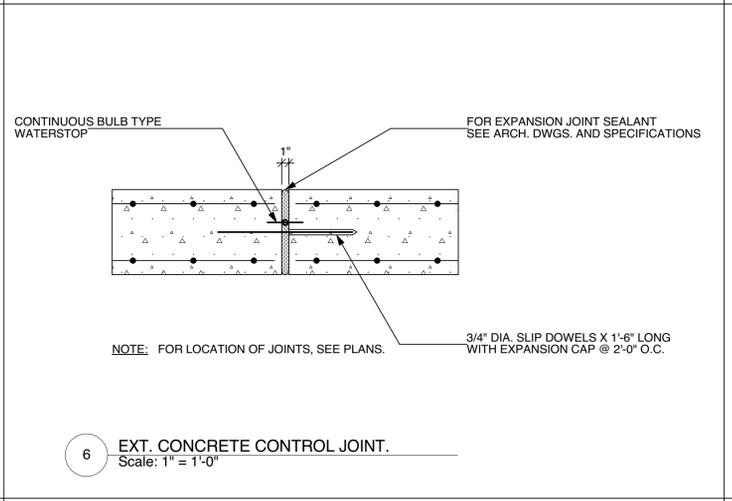
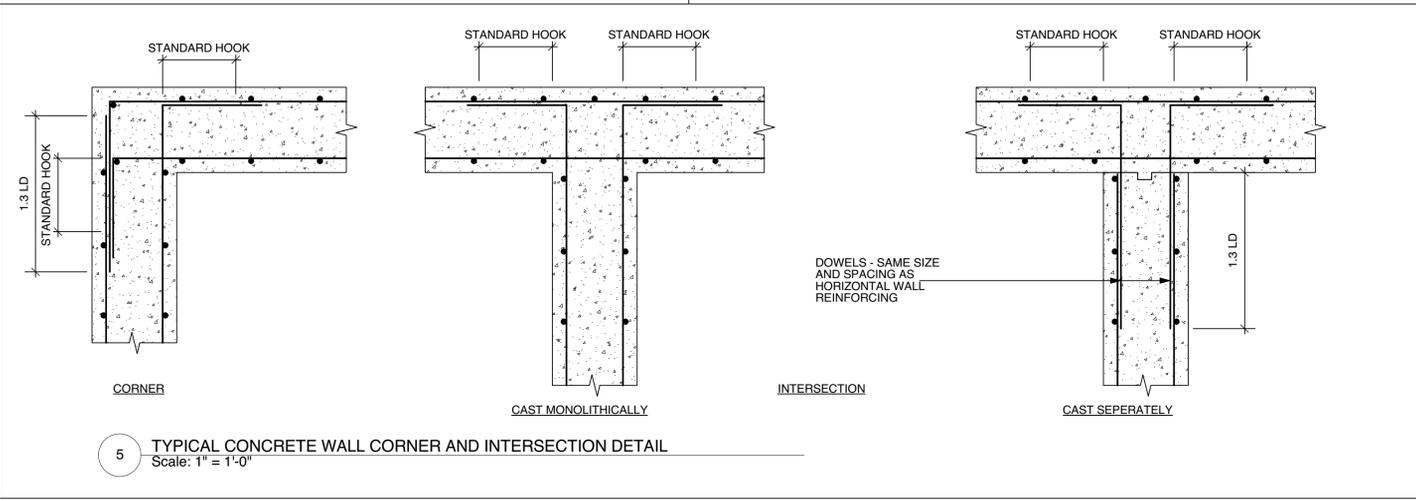
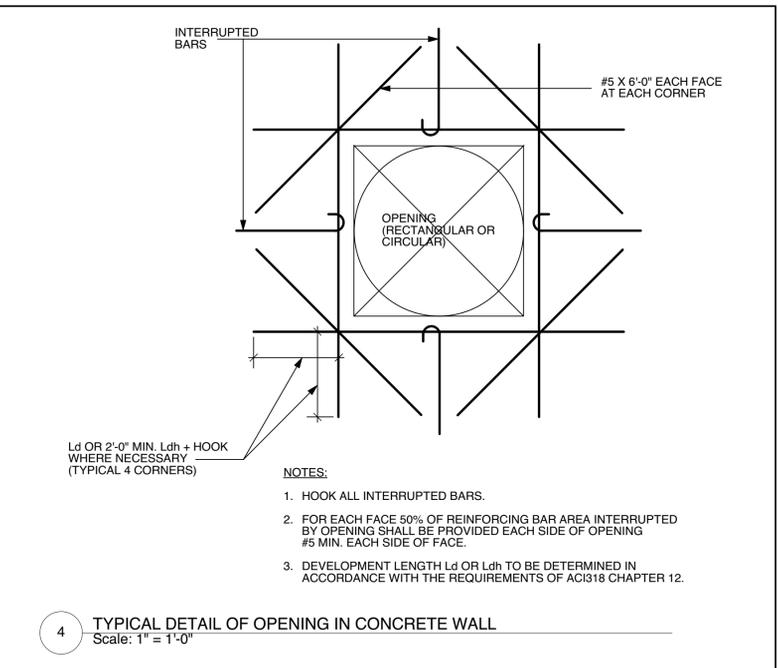
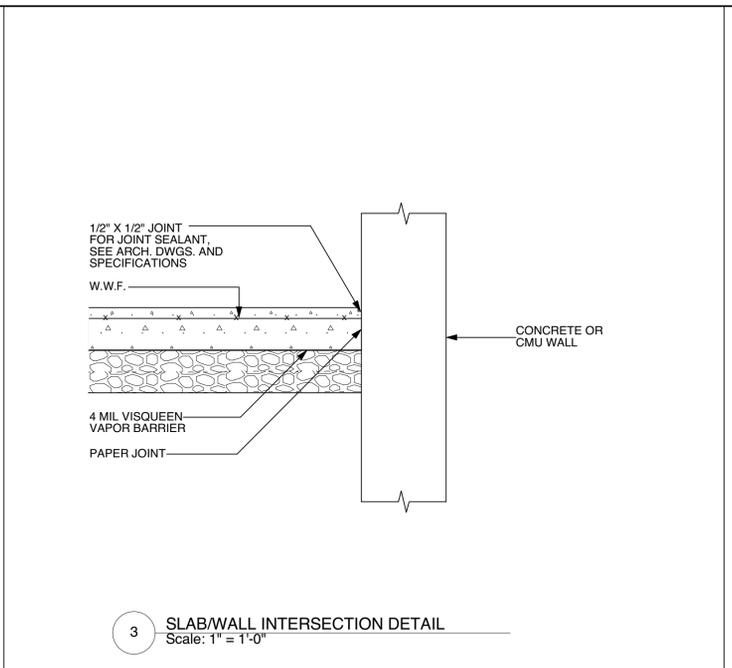
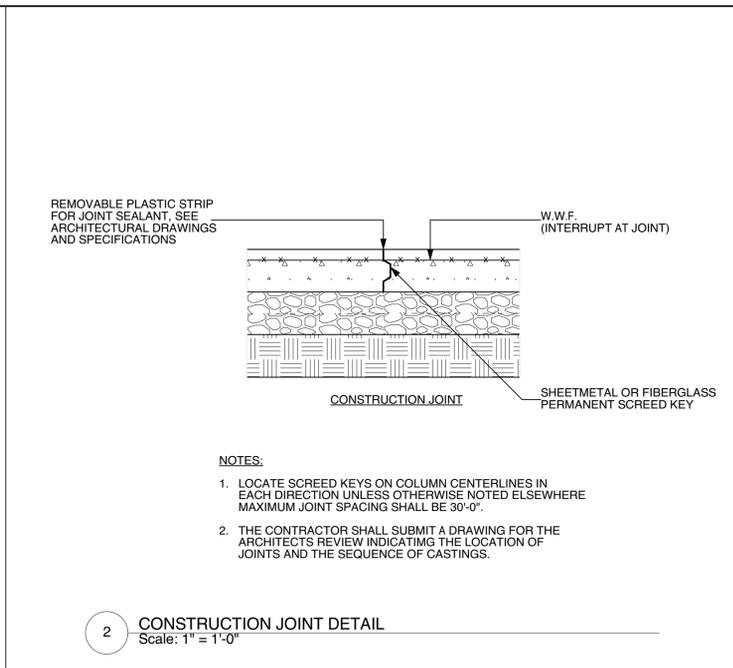
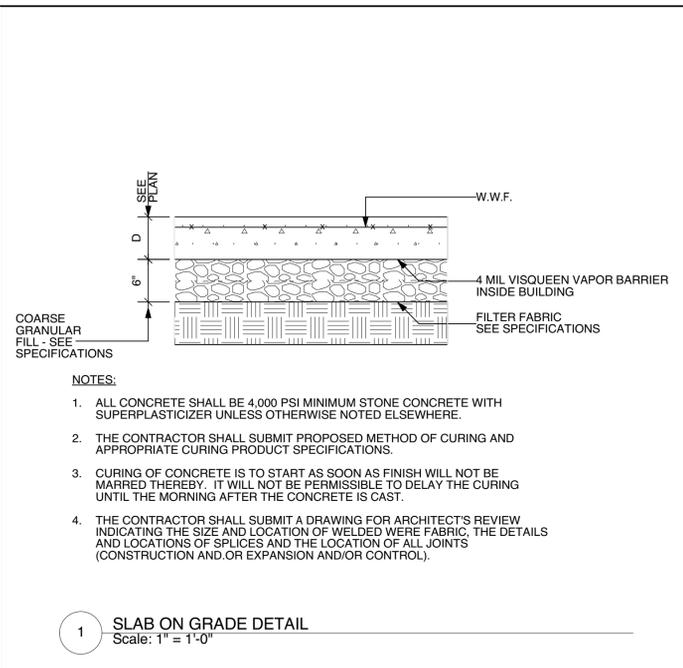


Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date: 01/21/2019
Scale: 1/4" = 1'-0"
Drawn by: SN

Project No. 18034
Drawing No. **S-201.00**
OF ## PAGES

DOB JOB NO	DOB APPROVAL
------------	--------------



TENSION DEVELOPMENT LENGTH 'Ld' & LAP SPLICE SCHEDULE FOR $f'_c = 4$ KSI

BAR SIZE	#3	#4	#5	#6	#7	#8	#9	#10	#11	
"TOP BARS", SEE NOTE 6	L_d	24"	32"	40"	48"	70"	80"	91"	102"	113"
"OTHER BARS"	LAP SPLICE	32"	42"	52"	63"	91"	104"	119"	133"	147"
	LAP SPLICE	19"	25"	31"	37"	54"	62"	70"	79"	87"
	LAP SPLICE	25"	33"	41"	49"	71"	81"	91"	103"	106"

NOTES:
1. TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE. LENGTHS ARE IN INCHES.
2. TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS SHOWN ARE CALCULATED PER ACI 318, SECTIONS 12.2.2 AND 12.15, RESPECTIVELY. TABULATED VALUES FOR BEAMS OR COLUMNS ARE BASED ON TRANSVERSE REINFORCEMENT AND CONCRETE COVER MEETING MINIMUM CODE REQUIREMENTS.
3. COVER AT LEAST 1.00x AND CENTER-TO-CENTER SPACING AT LEAST 2.00x.
4. ACI 318 DOES NOT ALLOW TENSION LAP SPLICES OF #14 OR #18 REINFORCING BAR.
5. LAP SPLICE LENGTHS SHOWN ARE 'CLASS B' AS PER ACI 318.
6. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 IN. OF CONCRETE CAST BELOW THE BARS.
7. FOR LIGHTWEIGHT-AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.3.

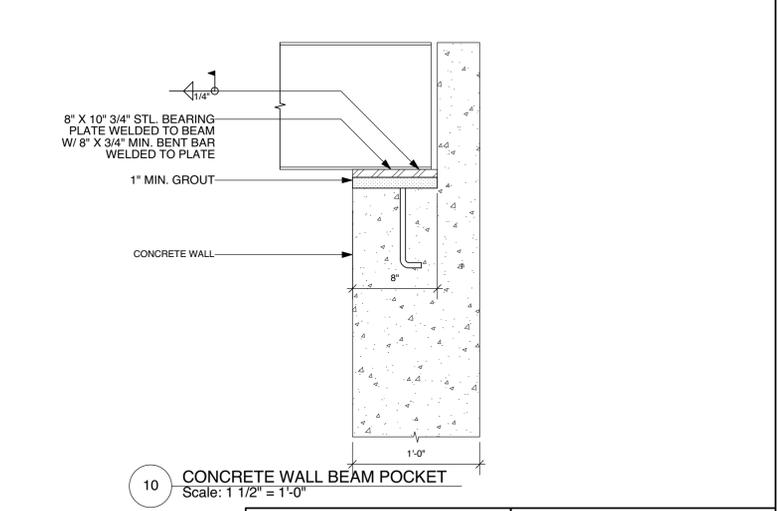
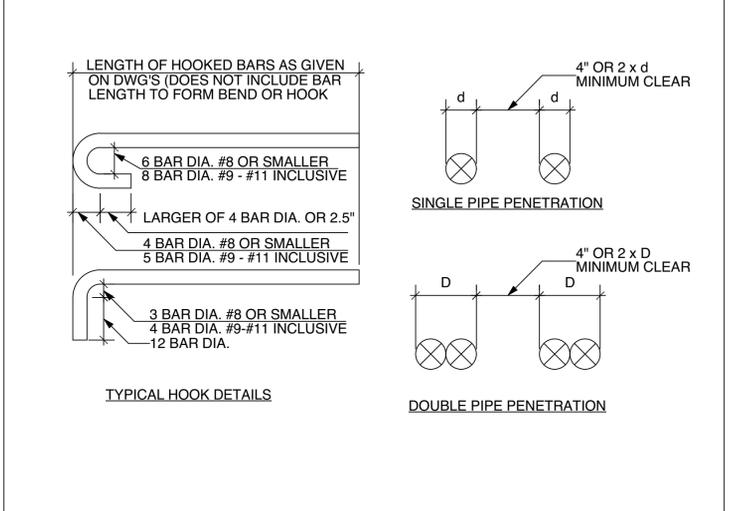
DIMENSIONS "Ld" AS NOTED ON DRAWINGS SHALL BE AS FOLLOWS:

BEAMS			COLUMNS		WALLS			SLABS/MATS				
BAR SIZE	BOTTOM BARS	TOP BARS	BAR SIZE	L_d	BAR SIZE	VERTICAL BARS	HORIZONTAL BARS	BAR SIZE	THICKNESS 12" OR LESS	THICKNESS GREATER THAN 12" BARS		
#3	15	19	#3	15	#3	15	19	#3	15	15	19	19
#4	19	25	#4	19	#4	19	25	#4	19	19	25	25
#5	24	31	#5	24	#5	24	31	#5	24	24	31	31
#6	29	37	#6	29	#6	29	37	#6	29	29	37	37
#7	42	54	#7	42	#7	42	54	#7	42	42	54	54
#8	48	62	#8	48	#8	48	62	#8	48	48	62	62
#9	54	70	#9	54	#9	54	70	#9	54	54	70	70
#10	60	78	#10	60	#10	60	78	#10	60	60	78	78
#11	66	85	#11	66	#11	66	85	#11	66	66	85	85

TABLE ASSUMPTIONS:
1. CONCRETE $f'_c = 4$ KSI
2. REINFORCING BAR $f_y = 60$ KSI
3. A MINIMUM CLEAR COVER PROVIDED AS PER ACI 318 SECTION 7.7
4. NORMAL WEIGHT CONCRETE
5. MINIMUM BAR CLEAR SPACING SHALL SATISFY EITHER $\geq 2 \times$ BAR DIAMETER OR $\geq 1 \times$ BAR DIAMETER WITH ACI 318 CODE MINIMUM STIRRUPS OR TIES SO AS TO NOT QUALIFY AS 'OTHER CASES' IN ACI 318 SECTION 12.2.

FOR: $f'_c = 3$ KSI $L_d = 1.15 \times$ TABLE VALUE
 $f'_c = 4$ KSI $L_d = 1.00 \times$ TABLE VALUE
 $f'_c = 5$ KSI $L_d = 0.89 \times$ TABLE VALUE
 $f'_c = 6$ KSI $L_d = 0.82 \times$ TABLE VALUE
 $f'_c = 8$ KSI $L_d = 0.71 \times$ TABLE VALUE

NOTES:
1. CLEAR COVER SHALL NOT BE LESS THAN BAR DIAMETER
2. FOR LAP SPLICES, MULTIPLY TABULATED VALUE BY 1.3
3. FOR LIGHT WEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.3
4. FOR EPOXY COATED BARS, MULTIPLY THE TABULATED VALUES BY 1.5
5. FOR BARS NOT MEETING CLEAR SPLACING REQUIREMENTS AS INDICATED IN THE TABLE ASSUMPTIONS AND THEREFORE CONSIDERED 'OTHER CASES', MULTIPLY THE TABULATED VALUE BY 1.5
6. COMBINATIONS OF EFFECTS DUE TO CONCRETE STRENGTH, CONCRETE WEIGHT, EPOXY BARS, AND BAR CLEAR SPACING ARE CUMULATIVE. L_d SHALL BE MULTIPLIED BY EACH FACTOR
7. TO FIND THE CORRECT VALUE ACI DOES NOT PERMIT LAP SPLICES OF #14 OR #18 BARS. BARS OF THIS SIZE SHALL COUPLED BY ACCEPTABLE MECHANICAL MEANS



8 REBAR DEVELOPMENT AND SPLICE LENGTH IN STRUCTURAL CONCRETE
N.T.S.

Date	Issued to	Date	Revision	No.	North

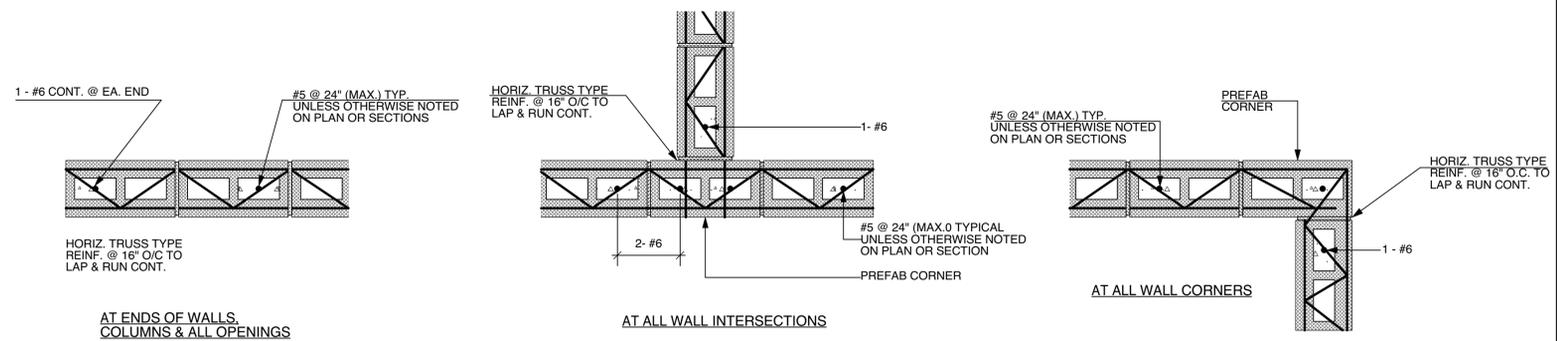
Drawing Title: **CONCRETE DETAILS**

Project Title: **PROPOSED 50 UNIT APARTMENT BUILDING**
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

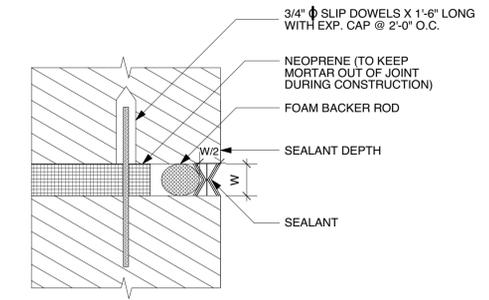
Seal: [Professional Engineer Seal]

Badaly Architects Pllc
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

DOB JOB NO		DOB APPROVAL	
Date:	01/21/2019	Project No.	18034
Scale:	AS NOTED	Drawing No.	S-301.00
Drawn by:	SN	OF ## PAGES	

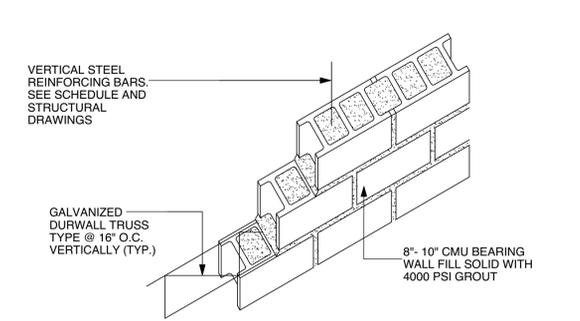


1 TYPICAL CMU WALL REINFORCEMENT DETAILS

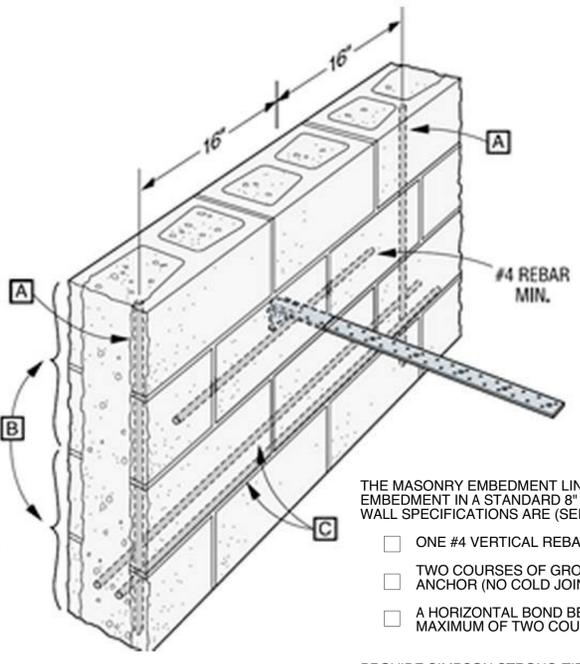


NOTES:
 1. DIMENSIONED LOCATIONS OF CONTROL JOIST ARE APPROX.
 2. FIELD COND. TO DETERMINE FINAL JT. LOCATIONS FOR ARCH. APPROVAL.
 3. NORTH FACADE CONTROL JTS. SHALL BE INSTALLED AS ILLUSTRATED. NO DIMS. PROVIDED FOR ANGLED EXT. WALL.

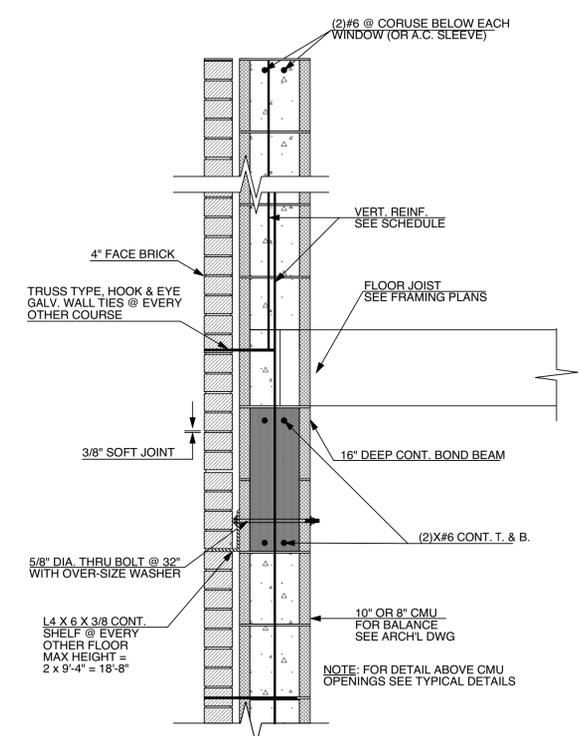
2 EXT. MASONRY CONTROL JOINT. Scale: 1" = 1'-0"



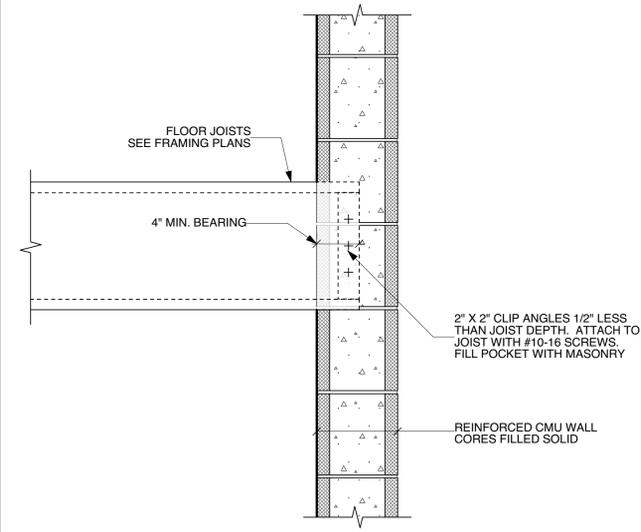
3 REINFORCED CONCRETE BLOCK WALL N.T.S.



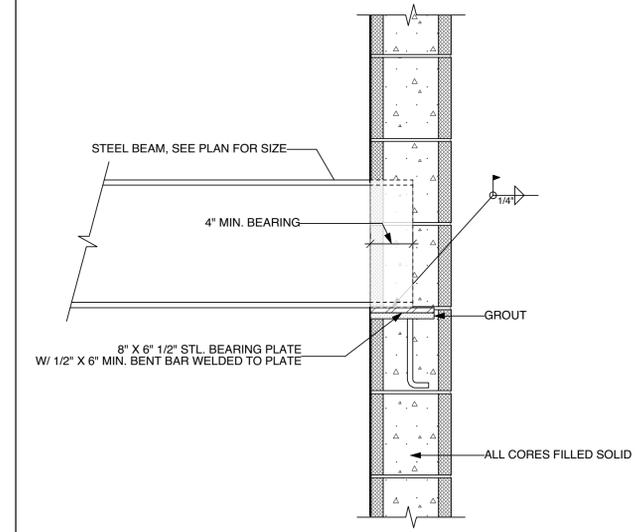
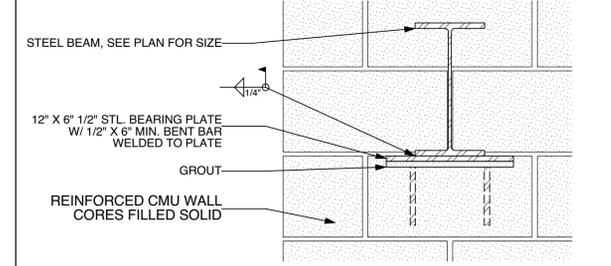
4 TYPICAL JOIST PURLIN DETAIL



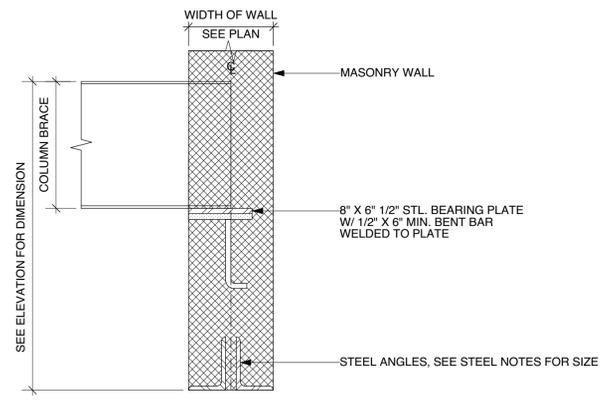
5 TYPICAL RELIEF ANGLE DETAIL Scale: 1" = 1'-0"



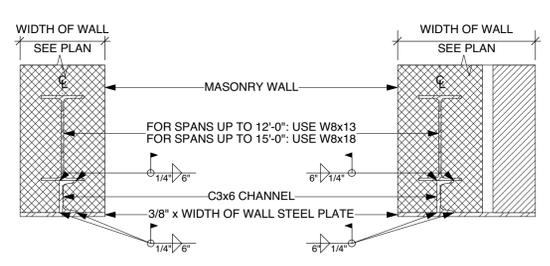
6 SECTION AT FLOOR JOIST/CMU BEARING WALL INTERSECTION Scale: 1 1/2" = 1'-0"



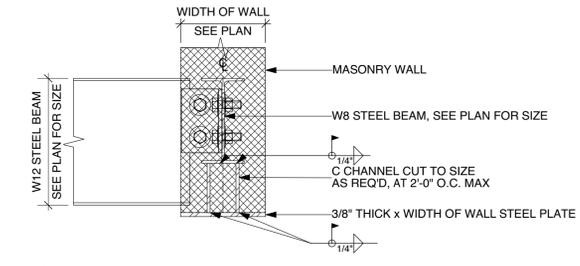
7 TYPICAL BEAM BEARING ON CMU WALL DETAIL Scale: 1 1/2" = 1'-0"



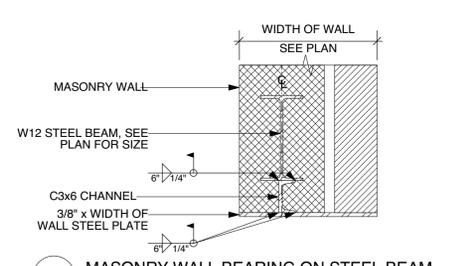
8 STEEL BRACE BEARING ON MASONRY LINTEL Scale: 1 1/2" = 1'-0"



9 MASONRY LINTEL FOR SPANS GREATER THAN 8'-0" Scale: 1 1/2" = 1'-0"



10 STEEL BEAM BEARING ON MASONRY LINTEL Scale: 1 1/2" = 1'-0"



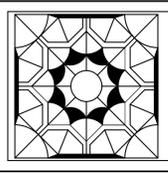
11 MASONRY WALL BEARING ON STEEL BEAM Scale: 1 1/2" = 1'-0"

DOB JOB NO. DOB APPROVAL

Date	Issued to	Date	Revision	No.

North
 Drawing Title:
MASONRY DETAILS

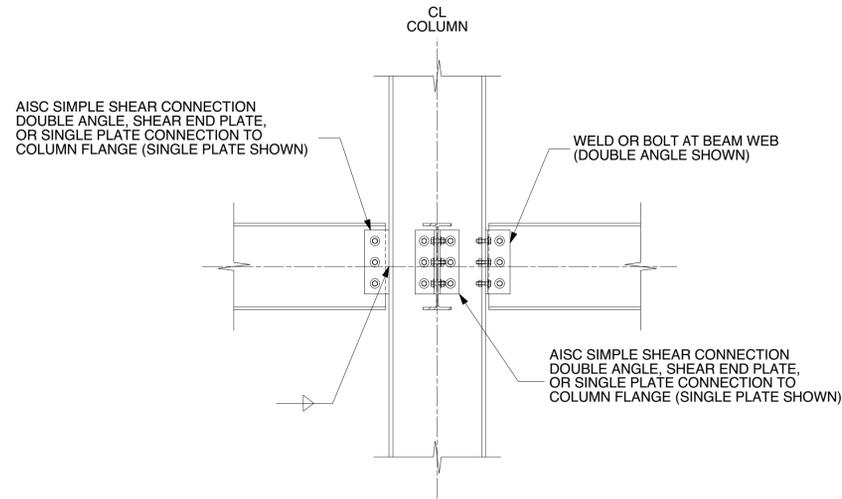
Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
 1745 WEST FARMS ROAD
 BRONX, NEW YORK 10460
 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



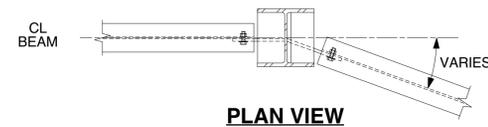
Badaly Architects PLLC
 2 WILSON PLACE MOUNT VERNON, NY 10550
 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
 WWW.BADALYARCHITECTS.COM

Date: 01/21/2019
 Scale: AS NOTED
 Drawn by: SN
 Project No. 18034
 Drawing No. **S-401.00**
 OF ## PAGES

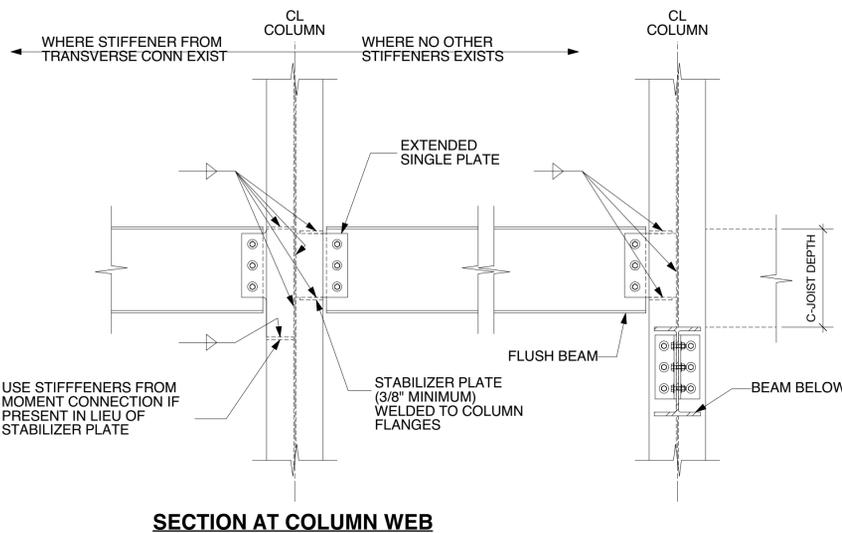
DOB APPROVAL



1 TYPICAL BEAM TO CLUMN SHEAR CONNECTION
N.T.S.

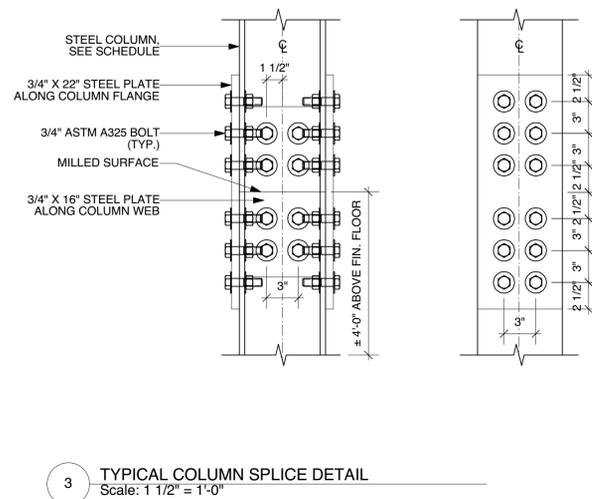


PLAN VIEW

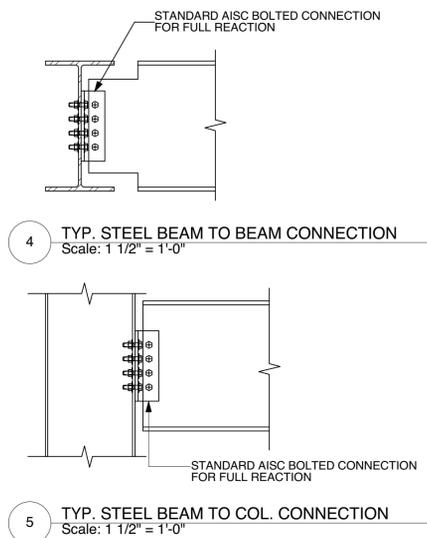


SECTION AT COLUMN WEB

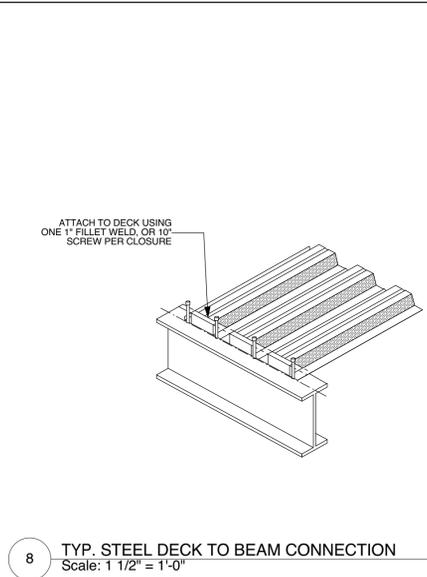
2 TYPICAL EXTENDED PLATE BEAM TO COLUMN WEB SHEAR CONNECTION
N.T.S.



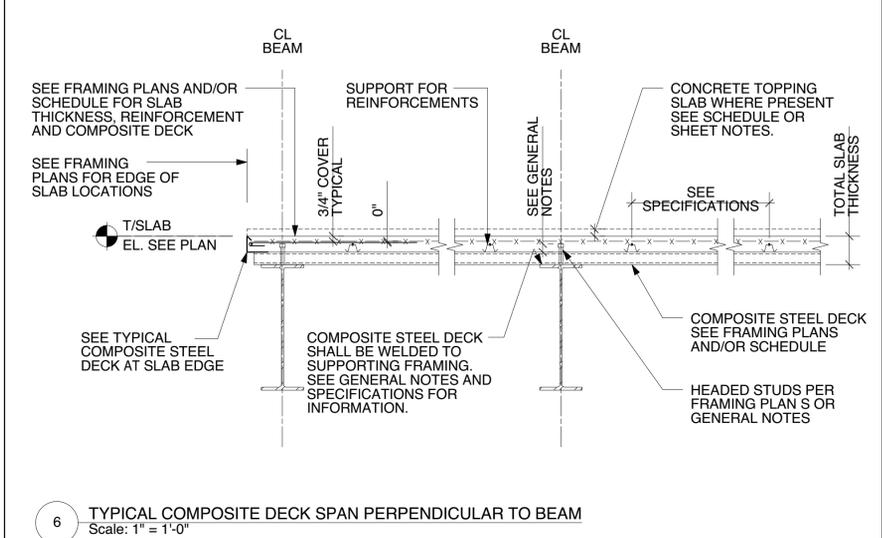
3 TYPICAL COLUMN SPLICE DETAIL
Scale: 1 1/2" = 1'-0"



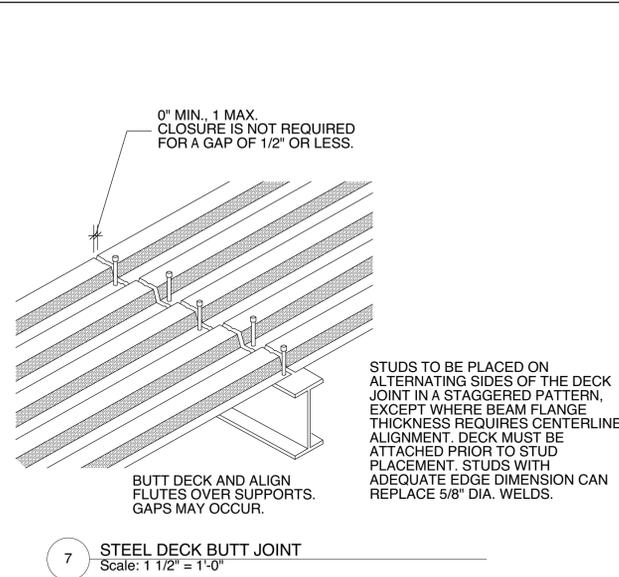
4 TYP. STEEL BEAM TO BEAM CONNECTION
Scale: 1 1/2" = 1'-0"



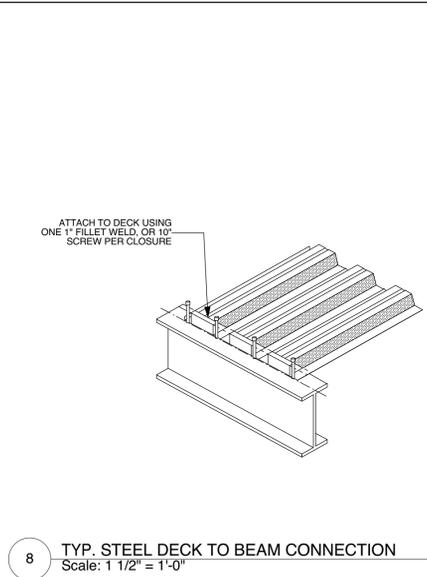
5 TYP. STEEL BEAM TO COL. CONNECTION
Scale: 1 1/2" = 1'-0"



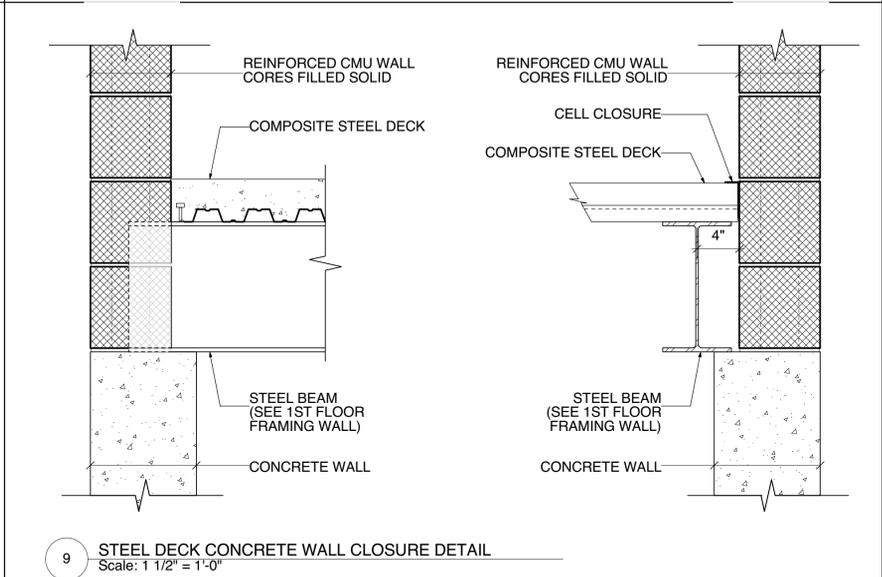
6 TYPICAL COMPOSITE DECK SPAN PERPENDICULAR TO BEAM
Scale: 1" = 1'-0"



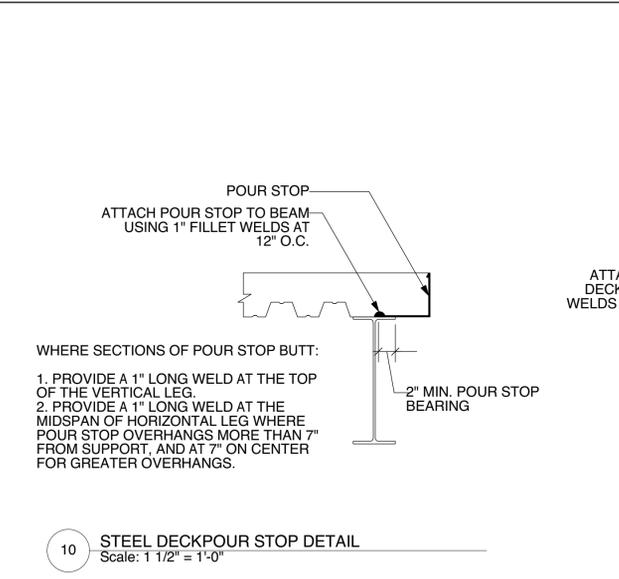
7 STEEL DECK BUTT JOINT
Scale: 1 1/2" = 1'-0"



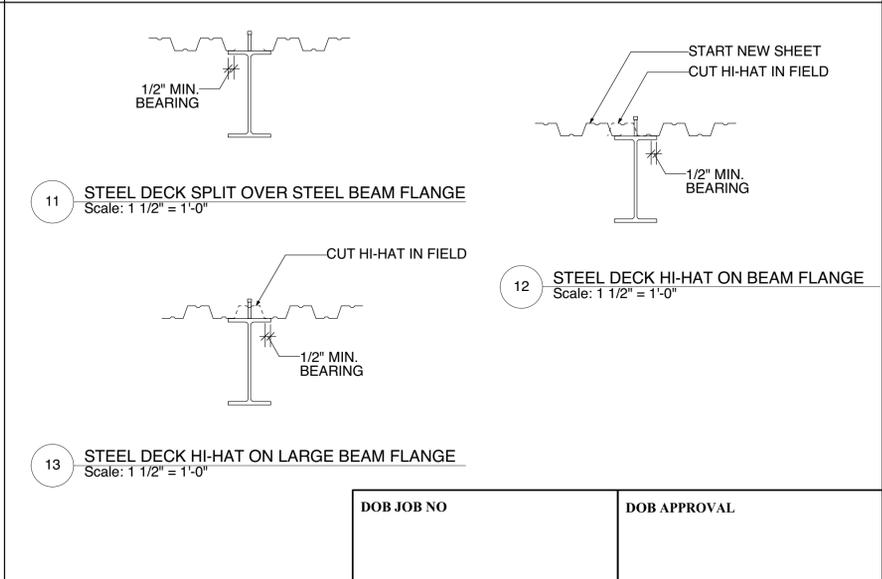
8 TYP. STEEL DECK TO BEAM CONNECTION
Scale: 1 1/2" = 1'-0"



9 STEEL DECK CONCRETE WALL CLOSURE DETAIL
Scale: 1 1/2" = 1'-0"



10 STEEL DECKPOUR STOP DETAIL
Scale: 1 1/2" = 1'-0"



11 STEEL DECK SPLIT OVER STEEL BEAM FLANGE
Scale: 1 1/2" = 1'-0"

12 STEEL DECK HI-HAT ON BEAM FLANGE
Scale: 1 1/2" = 1'-0"

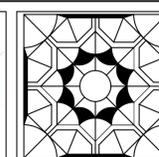
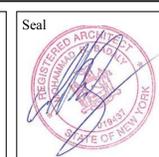
13 STEEL DECK HI-HAT ON LARGE BEAM FLANGE
Scale: 1 1/2" = 1'-0"

Date	Issued to	Date	Revision	No.

North

Drawing Title:
STRUCTURAL STEEL FRAMING DETAILS

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

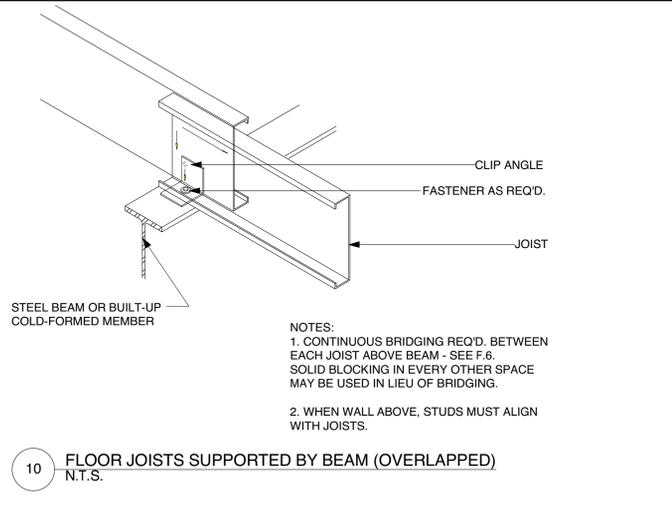
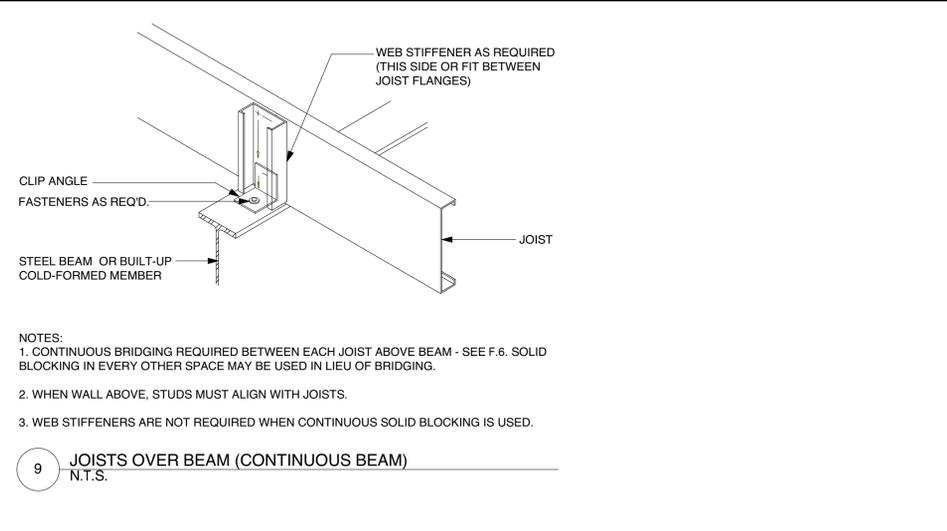
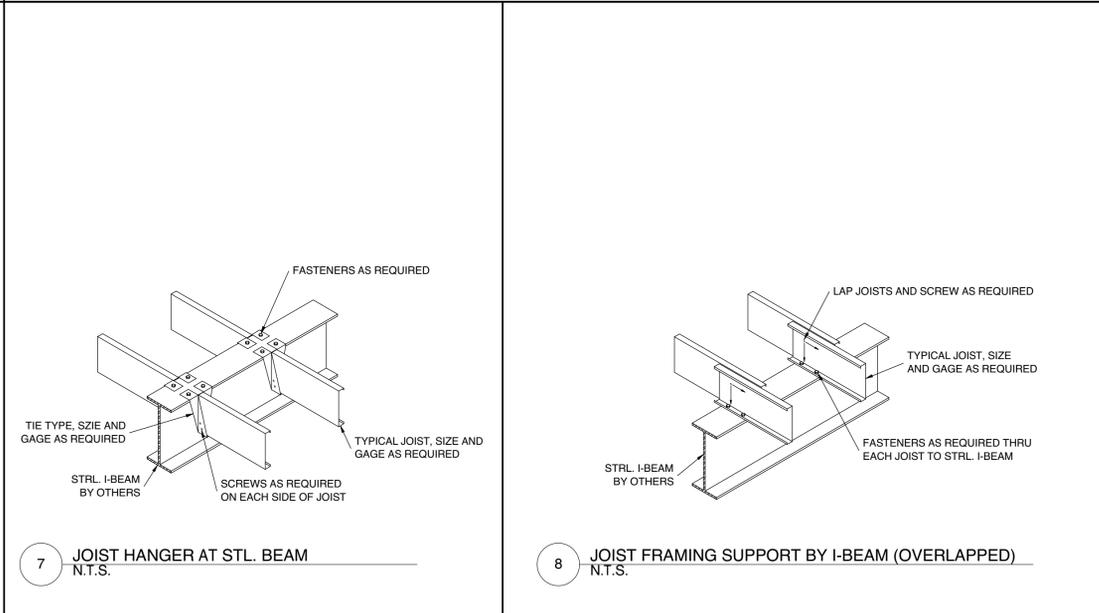
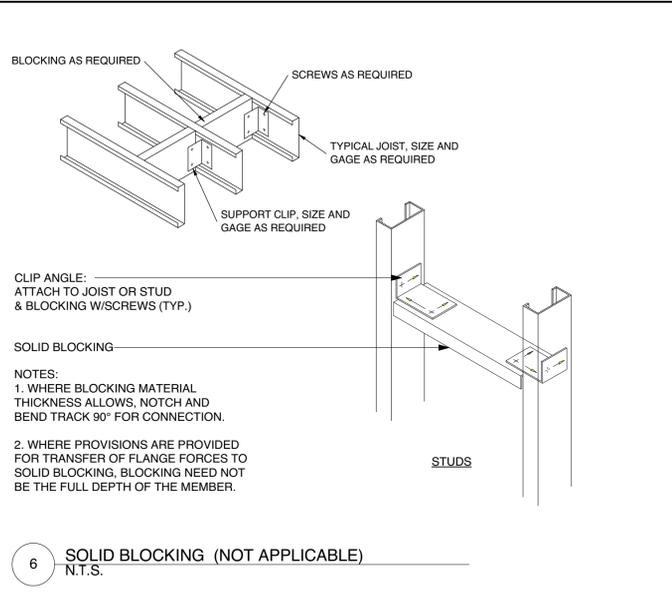
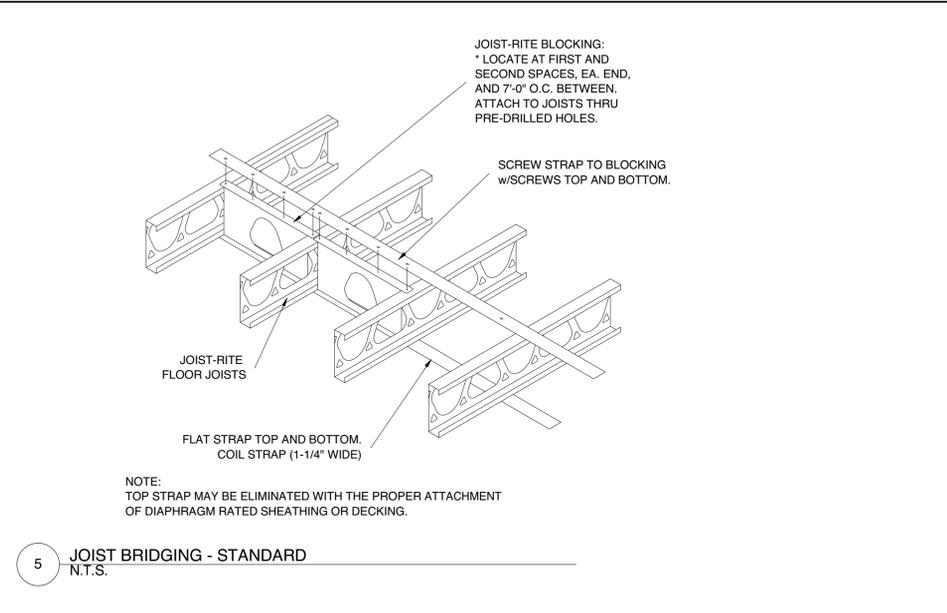
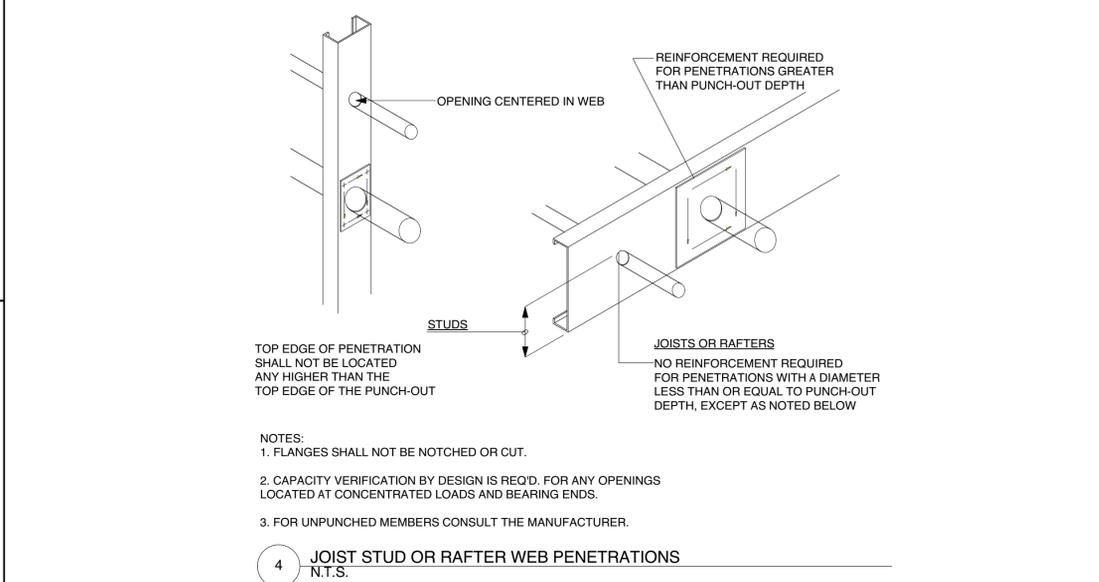
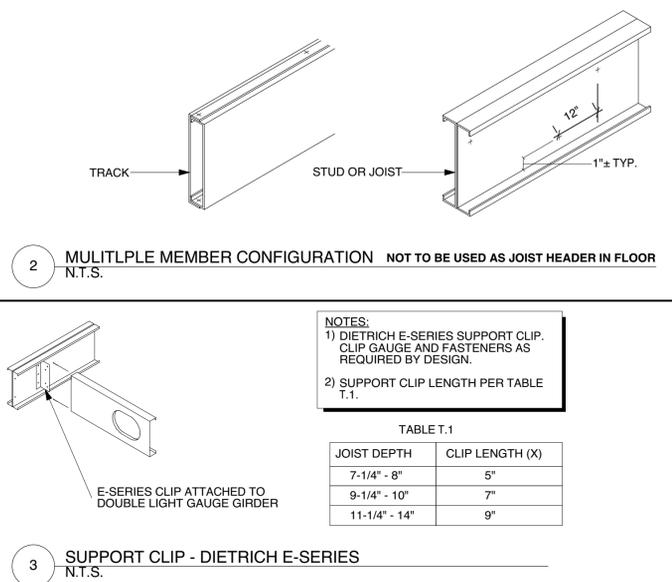
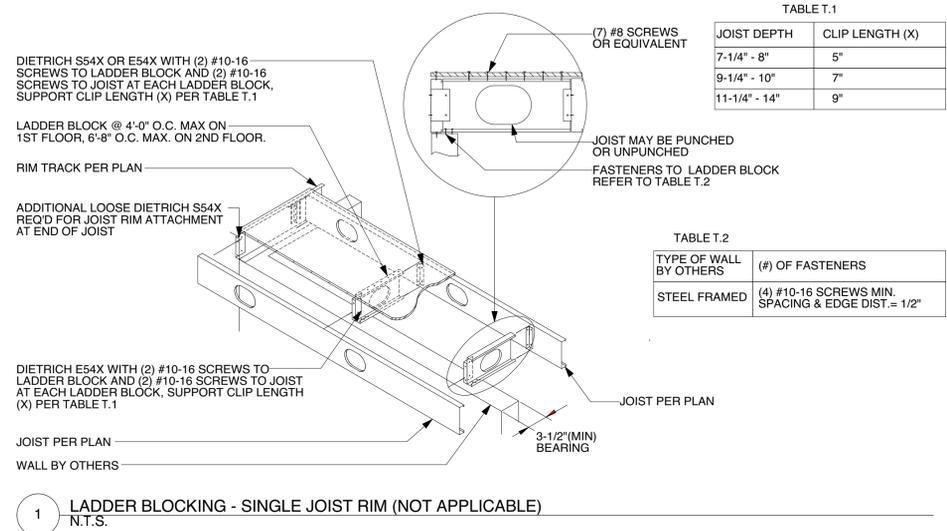


Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

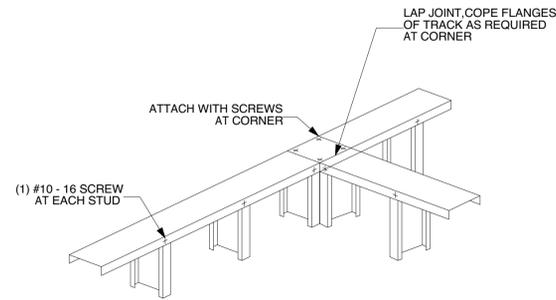
DOB JOB NO
01/21/2019
Scale: NOTED
Drawn by: SN

Project No.
18034
Drawing No.
S-501.00
OF ## PAGES

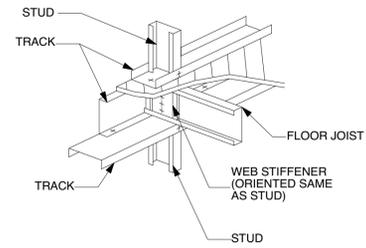
DOB APPROVAL



DOB JOB NO	DOB APPROVAL
------------	--------------

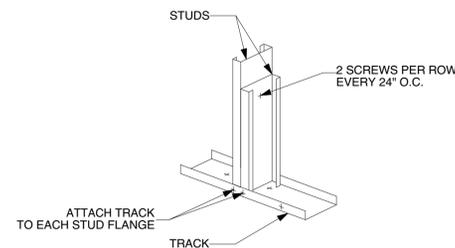


TYPICAL INTERIOR CORNER TIE WALL DETAIL
N.T.S.

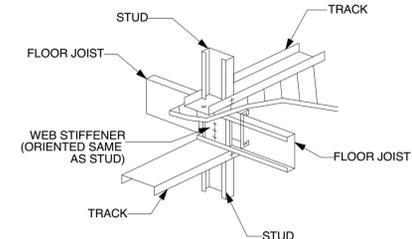


NOTES:
1. ALIGN WEBS OF ALL MEMBERS.
2. ATTACH FLOORING TO JOIST AT 12" O.C. IN FIELD OF BOARD AND 6" O.C. AT ENDS

TYPICAL EXTERIOR WALL DETAIL
N.T.S.

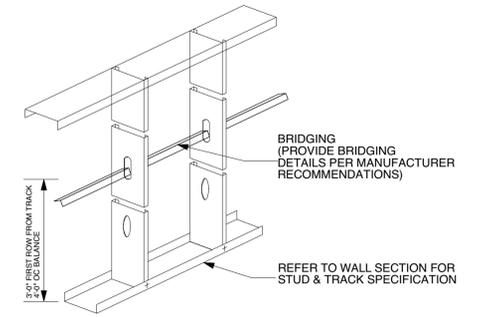


TYPICAL BACK TO BACK STUD DETAIL
N.T.S.

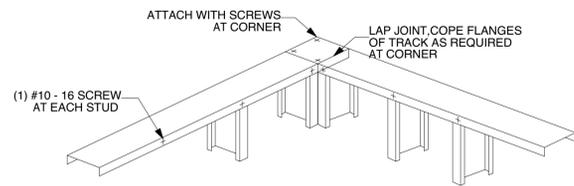


NOTES:
1. ALIGN WEBS OF ALL MEMBERS.
2. ATTACH FLOORING TO JOIST AT 12" O.C. IN FIELD OF BOARD AND 6" O.C. AT ENDS.

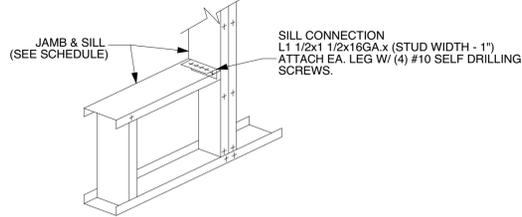
TYPICAL INTERIOR LAPPED JOIST DETAILS
N.T.S.



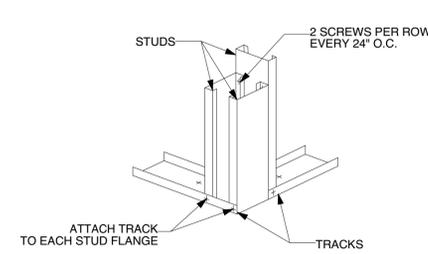
TYPICAL WALL BRIDGING DETAIL
N.T.S.



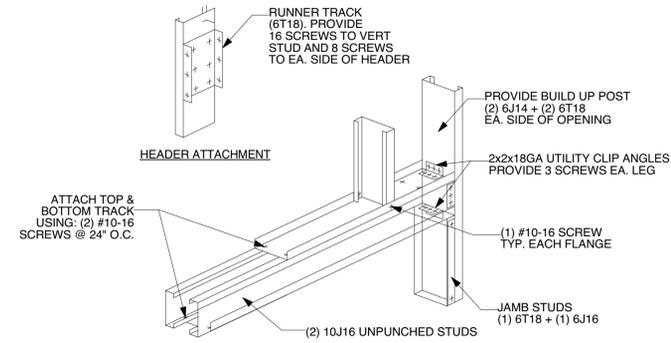
TYPICAL EXTERIOR CORNER DETAIL
N.T.S.



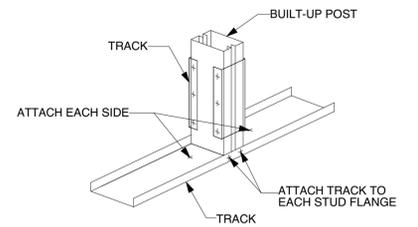
TYPICAL SILL DETAIL
N.T.S.



TYPICAL THREE STUD CORNER DETAIL
N.T.S.

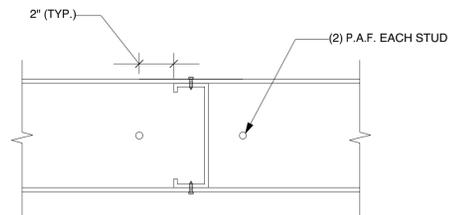


TYPICAL BOXED HEADER DETAIL
N.T.S.

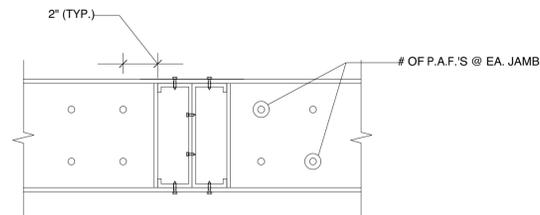


NOTE: FASTEN BUILT-UP MEMBER TOGETHER AT 12" O.C. MAX

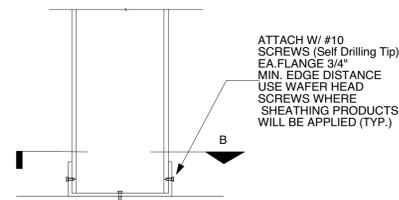
TYPICAL BUILT UP POST DETAIL
N.T.S.



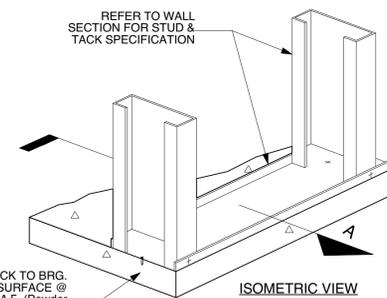
SECTION B (@ WALL STUDS)



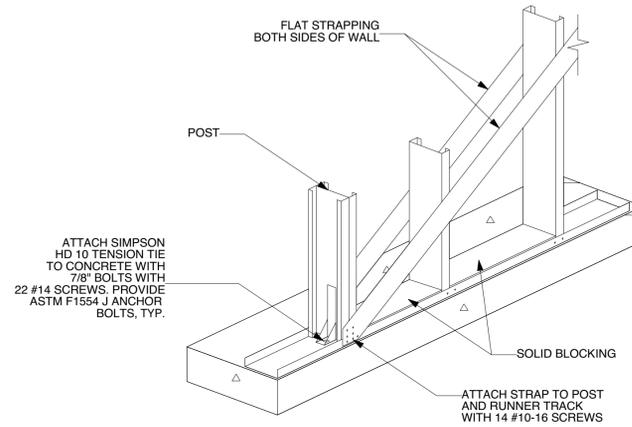
SECTION B (@ WALL STUDS)



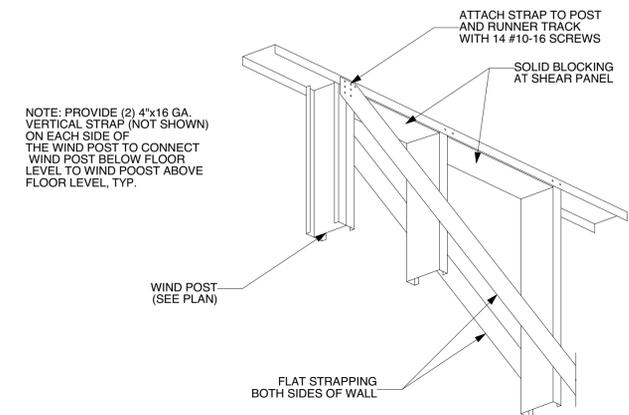
SECTION A



TYPICAL TRACK DETAILS
N.T.S.



TYPICAL SHEAR BRACING DETAILS
N.T.S.



DOB JOB NO

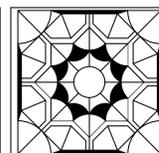
DOB APPROVAL

Date	Issued to	Date	Revision	No.

North

Drawing Title:
LIGHT-GAUGE STRUCTURAL STEEL FRAMING DETAILS

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

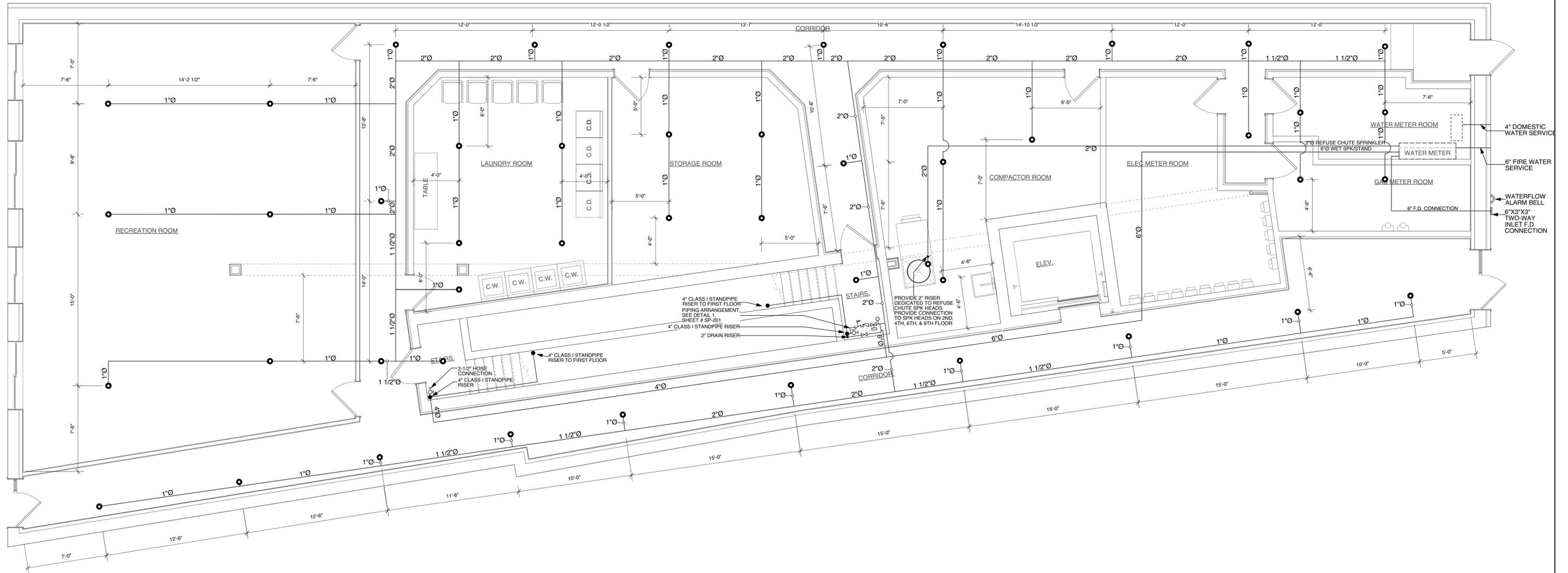


Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

Date: 01/21/2019
Scale: NOTED
Drawn by: MR

Project No. 18034
Drawing No. **S-503.00**
OF ## PAGES

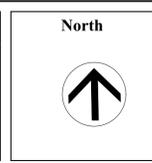
DOB APPROVAL



DOB JOB NO

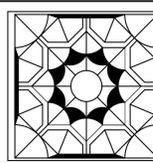
DOB APPROVAL

Date	Issued to	Date	Revision	No.



Drawing Title:
CELLAR FIRE SPRINKLER SYSTEM PLAN

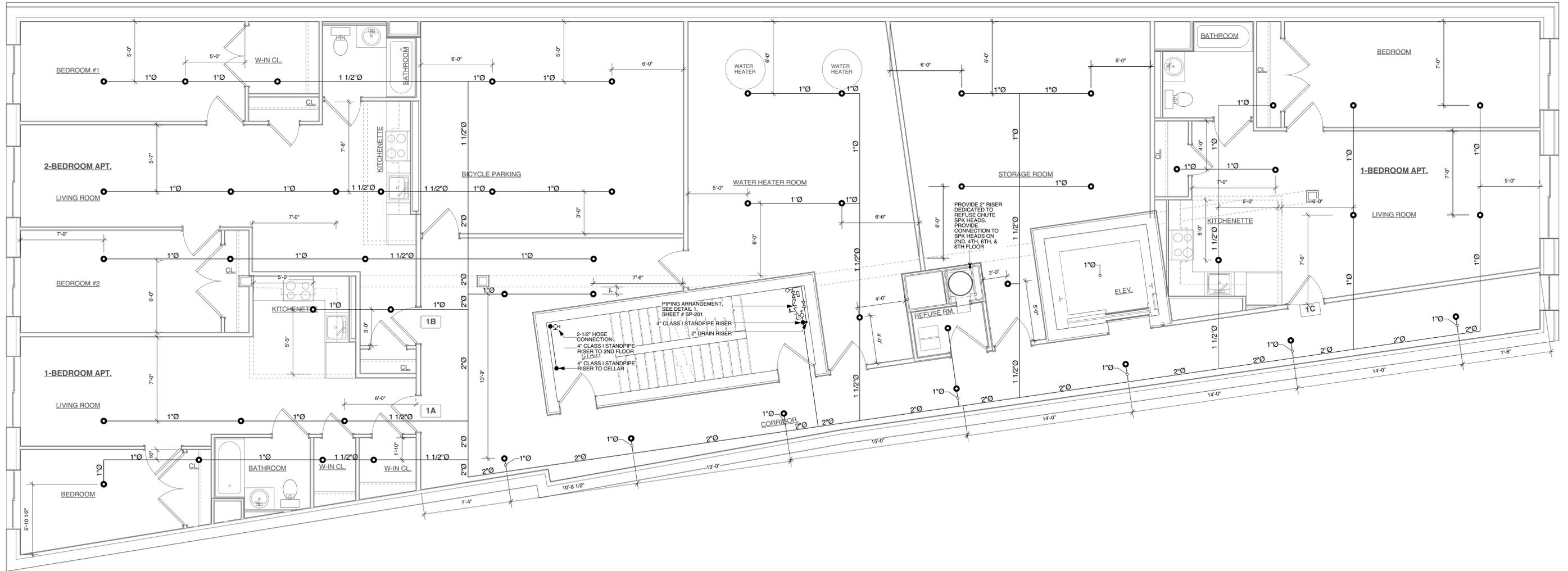
Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
 1745 WEST FARMS ROAD
 BRONX, NEW YORK 10460
 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



Badaly Architects PLLC
 2 WILSON PLACE MOUNT VERNON, NY 10550
 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
 WWW.BADALYARCHITECTS.COM

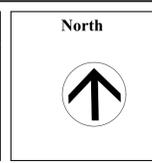
Date: 01/21/2019
 Scale: 1/4" = 1'-0"
 Drawn by: SN

Project No. 18034
 Drawing No. **SP-101.00**
 OF ## PAGES



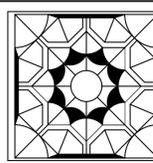
DOB JOB NO
DOB APPROVAL

Date	Issued to	Date	Revision	No.



Drawing Title:
FIRST FLOOR FIRE SPRINKLER SYSTEM PLAN

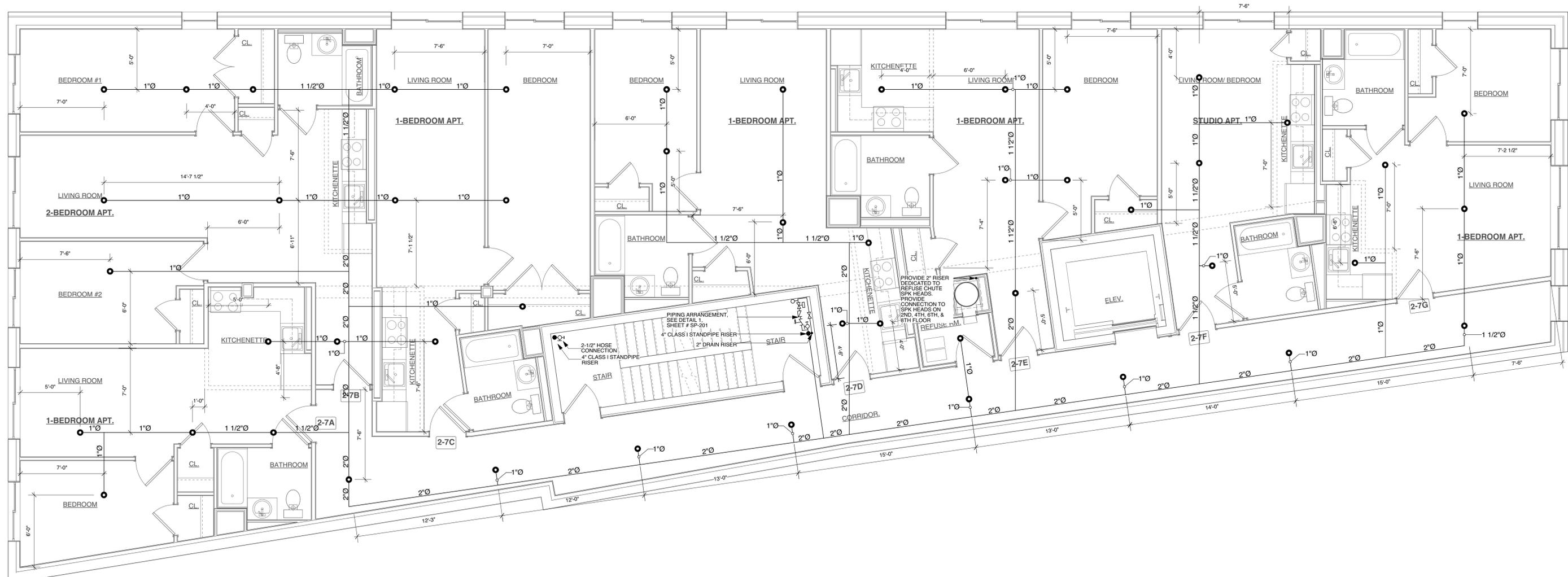
Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

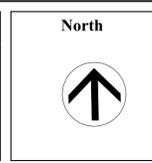
Date: 01/21/2019
Scale: 1/4" = 1'-0"
Drawn by: AH
Project No. 18034
Drawing No. **SP-102.00**
OF ## PAGES

DOB APPROVAL



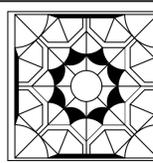
DOB JOB NO	DOB APPROVAL
------------	--------------

Date	Issued to	Date	Revision	No.



Drawing Title:
**SECOND TO SEVENTH FLOOR
 FIRE SPRINKLER
 SYSTEM PLAN**

Project Title:
**PROPOSED 50 UNIT
 APARTMENT BUILDING**
 1745 WEST FARMS ROAD
 BRONX, NEW YORK 10460
 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



Badaly Architects PLLC
 2 WILSON PLACE MOUNT VERNON, NY 10550
 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
 WWW.BADALYARCHITECTS.COM

Date: 01/21/2019
 Scale: 1/4" = 1'-0"
 Drawn by: AH

Project No. 18034
 Drawing No. **SP-103.00**
 OF ## PAGES

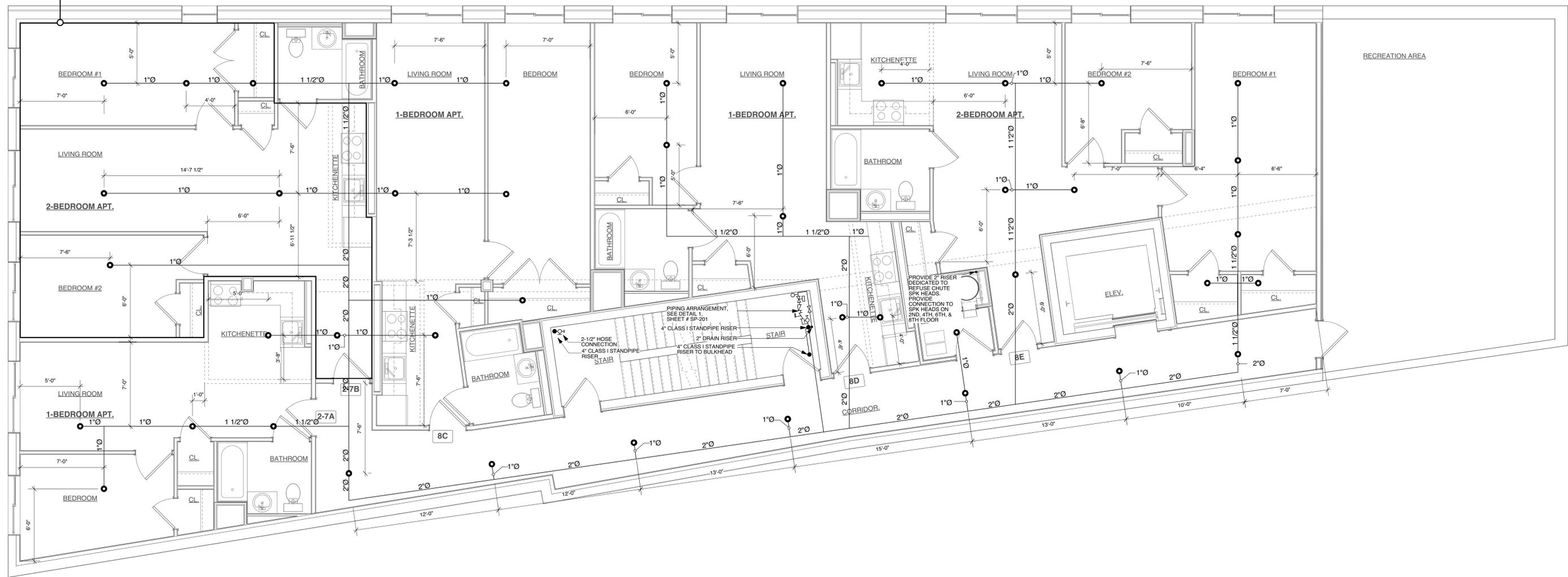
--

REMOTE AREA 2-8TH FLOOR APT 8B
 OCCUPANCY: LIGHT HAZARD
 AREA OF APPLICATION: 677.2 SQFT
 DESIGN DENSITY: 0.10 GPM/SQFT
 NUMBER OF SPRINKLERS: 7

SYSTEM DEMAND AT SOURCE: 115.9 GPM AT 20 PSI
 0 GPM AT 46 PSI
 WATER SUPPLY AT SOURCE: 500 GPM AT 40 PSI
 12" DIA. WATER MAIN

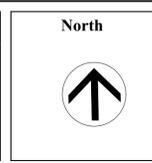
TOTAL SYSTEM DEMAND: 116.1 GPM AT 59.32 PSI
 AT PUMP DISCHARGE

TOTAL WATER SUPPLY: 116.1 GPM AT 129.25 PSI
 AT PUMP DISCHARGE



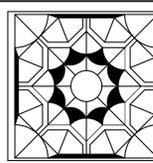
DOB JOB NO. _____ DOB APPROVAL _____

Date	Issued to	Date	Revision	No.



Drawing Title:
**EIGHTH FLOOR
 FIRE SPRINKLER
 SYSTEM PLAN**

Project Title:
**PROPOSED 50 UNIT
 APARTMENT BUILDING**
 1745 WEST FARMS ROAD
 BRONX, NEW YORK 10460
 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



Badaly Architects PLLC
 2 WILSON PLACE MOUNT VERNON, NY 10550
 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
 WWW.BADALYARCHITECTS.COM

Date: 01/21/2019
 Scale: 1/4" = 1'-0"
 Drawn by: AH

Project No. 18034
 Drawing No. **SP-104.00**
 OF ## PAGES

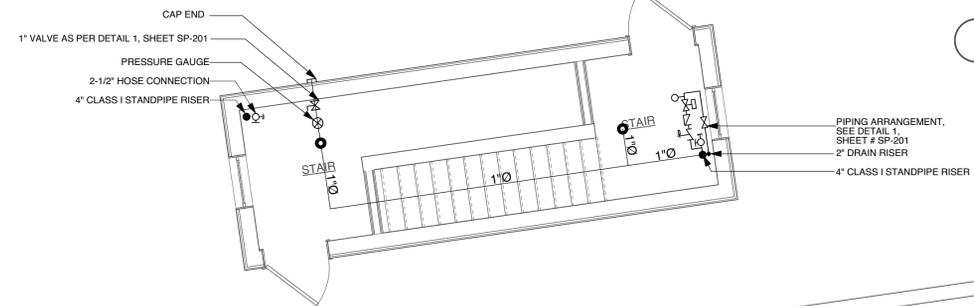
DOB APPROVAL _____

REMOTE AREA 1- STANDPIPE
 OCCUPANCY: ORDINARY HAZARD
 DESIGN DENSITY: 0.15 GPM/SQFT
 CONNECTION: (2) 2-1/2" HOSE CONNECTION

SYSTEM DEMAND AT SOURCE: 500 GPM AT 28.88 PSI
 WATER SUPPLY AT SOURCE: 0 GPM AT 46 PSI
 500 GPM AT 40 PSI
 12" DIA. WATER MAIN

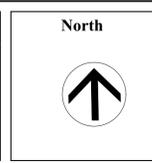
TOTAL SYSTEM DEMAND:
 AT PUMP DISCHARGE 500 GPM AT 113.26 PSI

TOTAL WATER SUPPLY:
 AT PUMP DISCHARGE 500 GPM AT 123.38 PSI



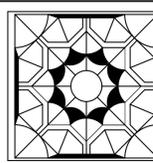
DOB JOB NO	DOB APPROVAL
------------	--------------

Date	Issued to	Date	Revision	No.



Drawing Title:
BULKHEAD FIRE SPRINKLER SYSTEM PLAN

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
 1745 WEST FARMS ROAD
 BRONX, NEW YORK 10460
 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

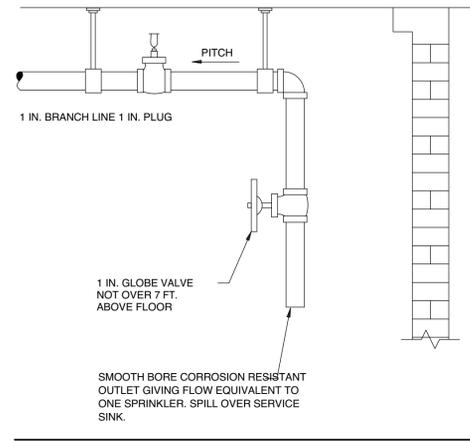


Badaly Architects PLLC
 2 WILSON PLACE MOUNT VERNON, NY 10550
 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
 WWW.BADALYARCHITECTS.COM

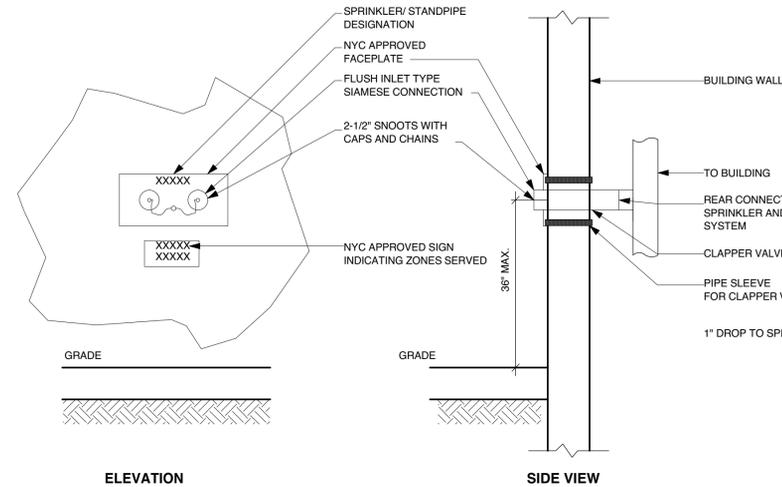
Date: 01/21/2019
 Scale: 1/4" = 1'-0"
 Drawn by: AH

Project No. 18034
 Drawing No. **SP-105.00**
 OF ## PAGES

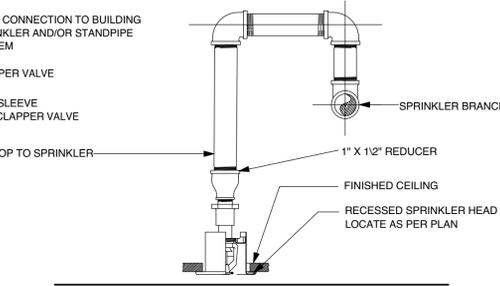
--



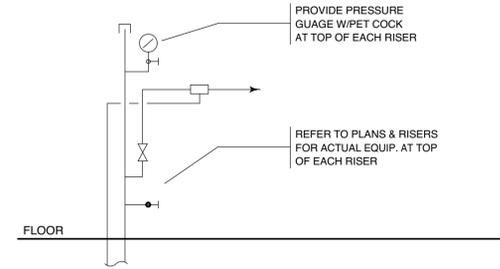
1 INSPECTOR'S TEST CONNECTION WET SYSTEM
N.T.S.



2 FLUSH INLET FIRE DEPARTMENT CONNECTION
N.T.S.



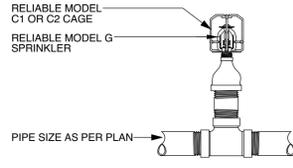
3 RECESSED PENDANT SPRINKLER HEAD CONNECTION
N.T.S.



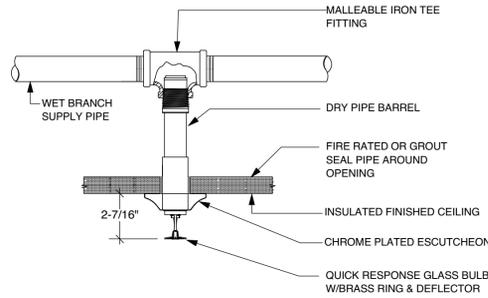
4 TOP OF FIRE RISER DETAIL (TYPICAL)
N.T.S.

STEEL PIPE SLEEVE DATA INTERIOR WALLS AND FLOORS	
CARRIER PIPE NOMINAL SIZE (IN.)	SLEEVE SCHEDULE 40 PIPE NOMINAL SIZE (IN.)
1/2	1 1/2
3/4	1 1/2
1	2
1 1/4	3
1 1/2	3
2	4
2 1/2	4
3	6
4	8
6	10
8	12
10	14

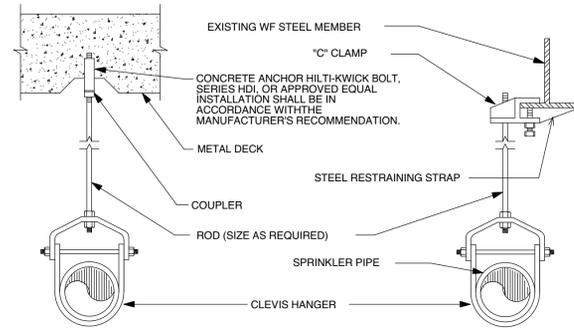
- NOTES:
- THE TYPES AND LOCATIONS OF PIPE PENETRATIONS SHALL BE BASED ON PIPING LAYOUT SHOWN ON PLANS AND SECTIONS.
 - FOR FLASHING DETAILS SEE ARCHITECTURAL DRAWINGS.
 - REINFORCING BARS SHALL NOT BE IN CONTACT WITH PIPE SLEEVE.
 - WELDING SYMBOLS SHALL BE ACCORDING TO AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
 - ALL STEEL HARDWARE SHALL BE HOT-DIPPED GALVANIZED.
 - INCREASE SLEEVE SIZE TO ACCOMMODATE PIPE INSULATION AS REQUIRED.



5 UPRIGHT SPRINKLER
N.T.S.

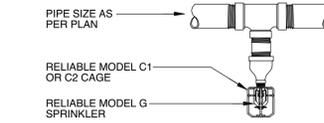


6 DRY PENDANT (NON-FREEZE) SPRINKLER HEAD CONNECTION
N.T.S.

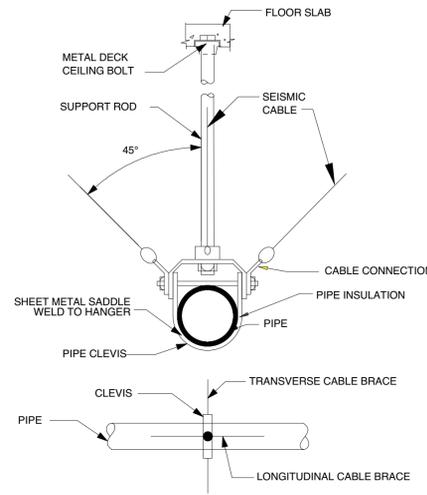


- NOTES:
- CLEVIS HANGERS REQUIRED ON PIPING LARGER THAN 1"
 - GENERAL PURPOSE HANGERS MAY BE USED ON 1" SPRINKLER PIPING ONLY.

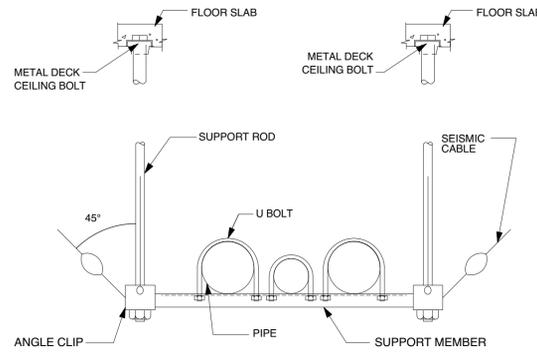
7 TYPICAL HANGER DETAILS
N.T.S.



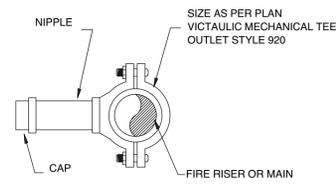
8 PENDANT SPRINKLER
N.T.S.



10 PLAN VIEW OF BRACE TRANSVERSE AND LONGITUDINAL CABLE BRACE FOR CLEVIS HUNG PIPE
N.T.S.



11 PLAN VIEW OF BRACE TRANSVERSE AND LONGITUDINAL CABLE BRACE FOR TRAPEZE HUNG PIPE
N.T.S.



9 CAPPED OUTLET ON FIRE MAINS AND RISERS
N.T.S.

DOB JOB NO

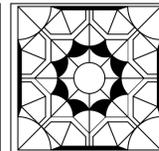
DOB APPROVAL

Date	Issued to	Date	Revision	No.

North

Drawing Title:
FIRE SPRINKLER DETAILS

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
1745 WEST FARMS ROAD
BRONX, NEW YORK 10460
BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



Badaly Architects PLLC
2 WILSON PLACE MOUNT VERNON, NY 10550
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
WWW.BADALYARCHITECTS.COM

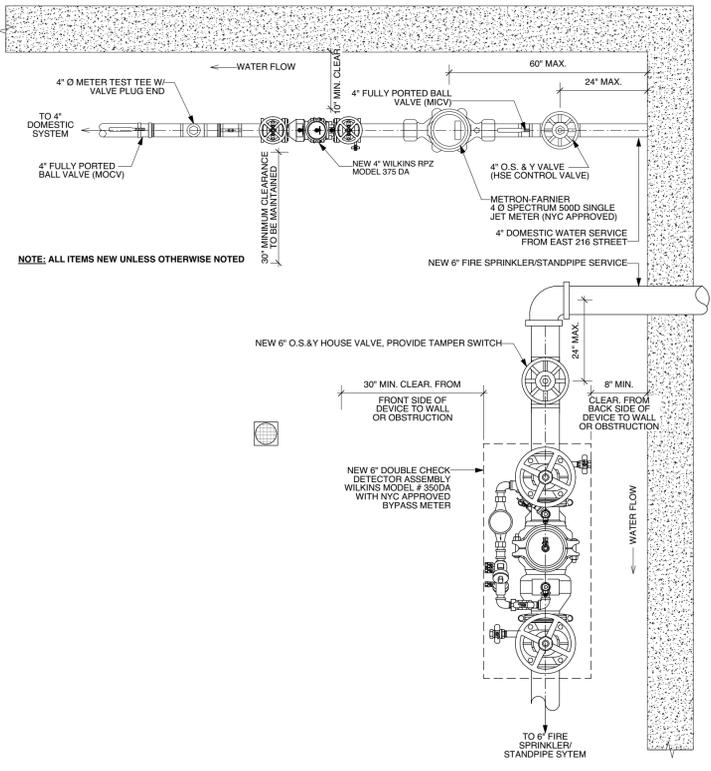
Date: 01/21/2019
Scale: NOTED
Drawn by: SN

Project No. 18034
Drawing No. **SP-201.00**
OF ## PAGES

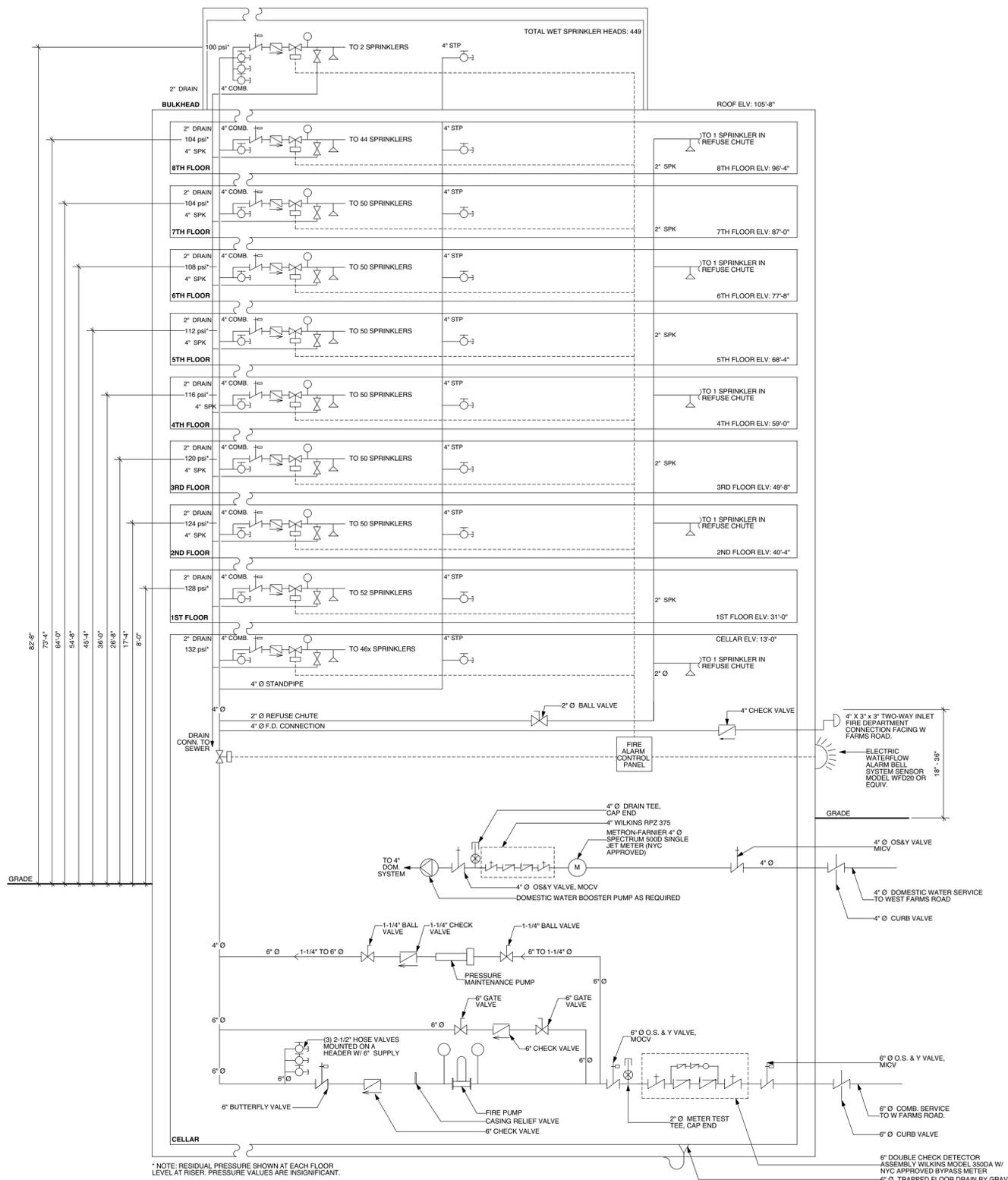
DOB APPROVAL

NOTES:

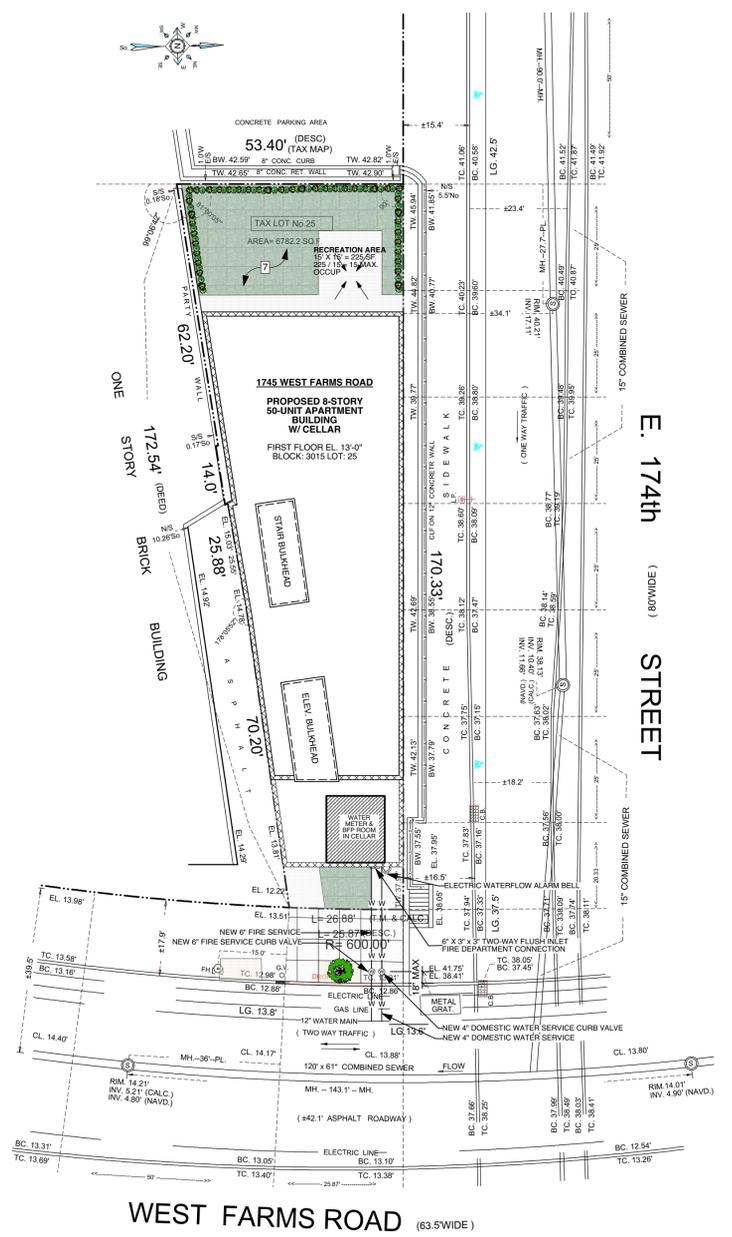
1. THE INSTALLATION OF BACK FLOW PREVENTION DEVICE (BFP) SHALL MEET ALL NYC DEP CROSS-CONNECTION CONTROL UNIT AND NYS DOH REQUIREMENTS.
2. IT IS UNLAWFUL TO REMOVE TO BY-PASS A RECOGNIZED BACKFLOW PREVENTER DEVICE FOR ANY REASON UNLESS DEP IS NOTIFIED.
3. DEVICE SHALL BE PROTECTED AGAINST FLOODING OR FREEZING AND PIPING SHALL BE PROTECTED FROM FREEZING.
4. EACH BFP DEVICE SHALL BE TESTED ANNUALLY BY NEW YORK STATE CERTIFIED TESTER.
5. TEST COCKS SHALL NOT FACE WALL UNLESS THERE IS ADEQUATE SPACE, AND SHALL BE ACCESSIBLE TO THE TESTER.
6. ROOM WHERE BFP DEVICE IS TO BE LOCATED HAS HEATING AND LIGHTING.
7. THE PE/RA IS RESPONSIBLE FOR CHECKING THAT THE DEVICE IS INSTALLED ACCORDING TO APPROVED PLAN AND SIGNING THE CERTIFICATION STATEMENT ON FORM GEN 215B
8. PLUMBING CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORTS FOR PIPING AND EQUIPMENT.
9. MINIMUM CLEARANCE MUST BE MAINTAINED AS FOLLOWS:
TWELVE INCHES (12") BEHIND THIRTY INCHES (30") IN FRONT OF THE DEVICE AND THIRTY TO FORTY-TWO INCHES (30" TO 42") ABOVE FLOOR. FOR BACKFLOW PREVENTERS, MAINTAIN 18" CLEAR BENEATH THE BOTTOM OF THE DISCHARGE PORT.
10. MINIMUM WATER PRESSURE FOR FIXTURES SHALL BE MAINTAINED AS PER PLUMBING CODE.
11. BETWEEN THE FRONT POINT OF ENTRY AND THE BFP, THE PIPES MUST BE STENCILED "FEED TO BACKFLOW PREVENTER. DO NOT TAP OR CONNECT TO THIS LINE."
12. THIS DEVICE SHALL PROTECT THE COMBINED WATER SERVICE WATER SUPPLY OF A COMPLEX PLUMBED BUILDING AND AN AWWA M-14 CLASS 4 FIRE SPRINKLER SYSTEM.
13. THE BUILDING WILL NOT HAVE A CATEGORICALLY HAZARDOUS USE (I.E. HOSPITAL, MEDICAL OFFICE, DENTAL OFFICE).
14. THERE WILL BE NO CHEMICALLY TREATED BOILERS, COOLING TOWERS, OR OTHER WATER COOLED EQUIPMENT.
15. THIS PLAN IS 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 BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.
16. THERE IS NO CHANGE IN USE, OCCUPANCY, OR EGRESS ASSOCIATED WITH THIS APPLICATION.
17. BFP DEVICE TO BE DISINFECTED & PRESSURE TESTED PRIOR TO BEING PLACED IN SERVICES.
18. SPRINKLER CONTROL VALVES TO BE PROVIDED WITH TAMPER SWITCHES CONNECTED TO CENTRAL STATION ALARM.
19. WIRE FLOW SWITCH TO BUILDING FIRE ALARM DETECTION SYSTEM.



1 CROSS CONNECTION PLAN VIEW
N.T.S.



2 RISER DIAGRAM
SCALE: 3/16" = 1'-0"



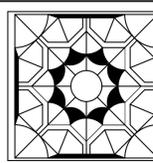
3 SITE PLAN
SCALE: 1" = 20'-0"

Date	Issued to	Date	Revision	No.

North

Drawing Title:
**BACKFLOW PREVENTER DETAILS
 FIRE SPRINKLER SYSTEM
 RISER DIAGRAM**

Project Title:
**PROPOSED 50 UNIT
 APARTMENT BUILDING**
 1745 WEST FARMS ROAD
 BRONX, NEW YORK 10460
 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



Badaly Architects PLLC
 2 WILSON PLACE MOUNT VERNON, NY 10550
 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
 WWW.BADALYARCHITECTS.COM

Date: 01/21/2019	Project No. 18034
Scale: NOTED	Drawing No. SP-202.00
Drawn by: AH	OF ## PAGES

DOB JOB NO	DOB APPROVAL

BACKFLOW PREVENTER NOTES:

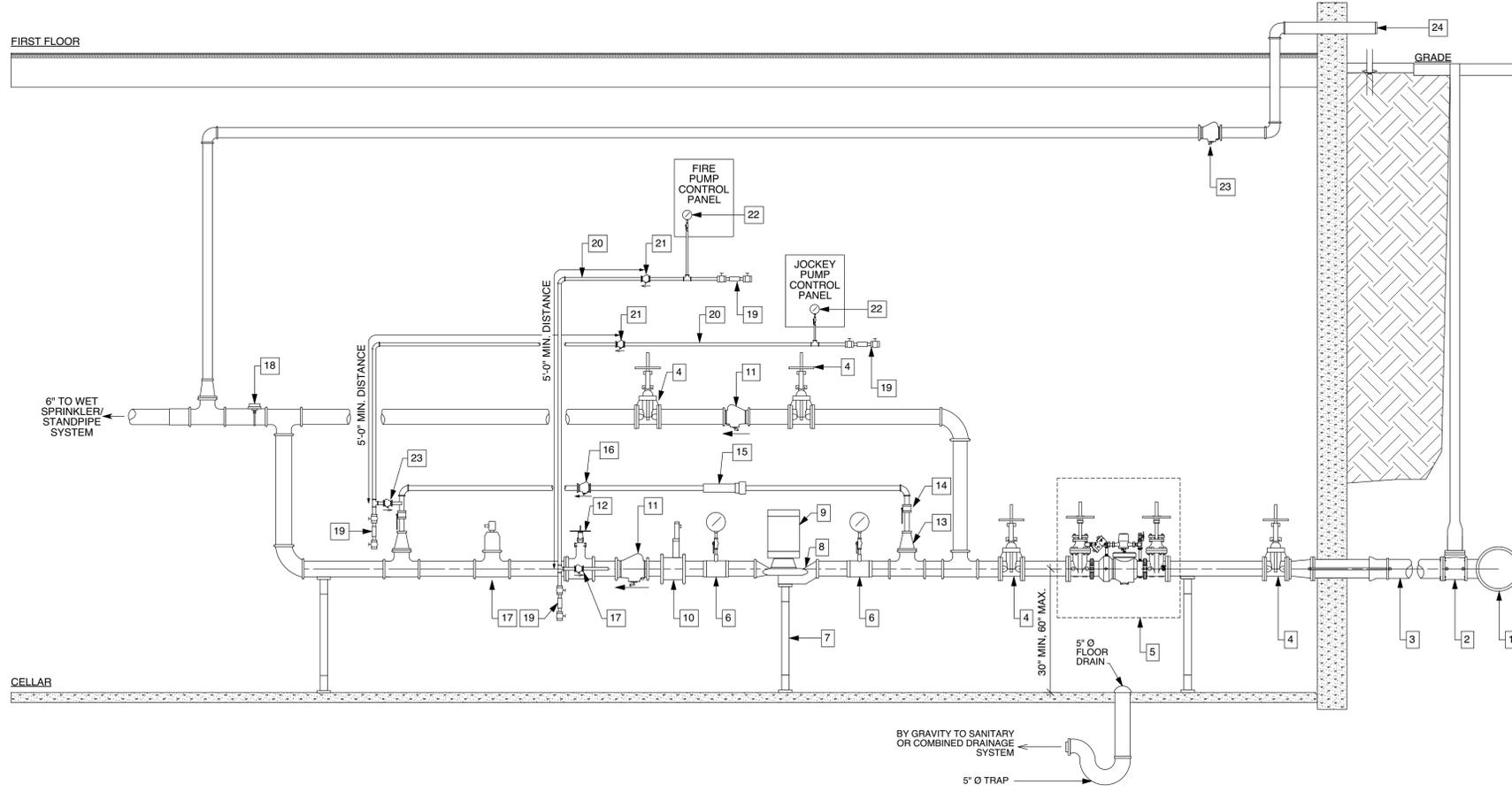
1. THE INSTALLATION OF BACK FLOW PREVENTION DEVICE (BFP) SHALL MEET ALL NYC DEP CROSS-CONNECTION CONTROL UNIT AND NYS DOH REQUIREMENTS.
2. IT IS UNLAWFUL TO REMOVE TO BY-PASS A RECOGNIZED BACKFLOW PREVENTER DEVICE FOR ANY REASON UNLESS DEP IS NOTIFIED.
3. DEVICE SHALL BE PROTECTED AGAINST FLOODING OR FREEZING AND PIPING SHALL BE PROTECTED FROM FREEZING.
4. EACH BFP DEVICE SHALL BE TESTED ANNUALLY BY NEW YORK STATE CERTIFIED TESTER.
5. TEST COCKS SHALL NOT FACE WALL UNLESS THERE IS ADEQUATE SPACE, AND SHALL BE ACCESSIBLE TO THE TESTER.
6. ROOM WHERE BFP DEVICE IS TO BE LOCATED HAS HEATING AND LIGHTING.
7. THE PE/RA IS RESPONSIBLE FOR CHECKING THAT THE DEVICE IS INSTALLED ACCORDING TO APPROVED PLAN AND SIGNING THE CERTIFICATION STATEMENT ON FORM GEN 215B
8. PLUMBING CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORTS FOR PIPING AND EQUIPMENT.
9. MINIMUM CLEARANCE MUST BE MAINTAINED AS FOLLOWS:
TWELVE INCHES (12") BEHIND THIRTY INCHES (30") IN FRONT OF THE DEVICE AND THIRTY TO SIXTY INCHES (30" TO 60") ABOVE FLOOR. FOR BACKFLOW PREVENTERS, MAINTAIN 18" CLEAR BENEATH THE BOTTOM OF THE DISCHARGE PORT.
10. MINIMUM WATER PRESSURE FOR FIXTURES SHALL BE MAINTAINED AS PER PLUMBING CODE.
11. BETWEEN THE FRONT POINT OF ENTRY AND THE BFP, THE PIPES MUST BE STENCILED "FEED TO BACKFLOW PREVENTER. DO NOT TAP OR CONNECT TO THIS LINE."
12. THIS DEVICE SHALL PROTECT THE COMBINED WATER SERVICE WATER SUPPLY OF A COMPLEX PLUMBED BUILDING AND AN AWWA M-14 CLASS 4 FIRE SPRINKLER SYSTEM.
13. THE BUILDING WILL NOT HAVE A CATEGORICALLY HAZARDOUS USE (I.E. HOSPITAL, MEDICAL OFFICE, DENTAL OFFICE).
14. THERE WILL BE NO CHEMICALLY TREATED BOILERS, COOLING TOWERS, OR OTHER WATER COOLED EQUIPMENT.
15. THIS PLAN IS 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 BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.
16. THERE IS NO CHANGE IN USE, OCCUPANCY, OR EGRESS ASSOCIATED WITH THIS APPLICATION.
17. BFP DEVICE TO BE DISINFECTED & PRESSURE TESTED PRIOR TO BEING PLACED IN SERVICES.
18. SPRINKLER CONTROL VALVES TO BE PROVIDED WITH TAMPER SWITCHES CONNECTED TO CENTRAL STATION ALARM.
19. WIRE FLOW SWITCH TO BUILDING FIRE ALARM DETECTION SYSTEM.

FIRE PUMP NOTES:

1. THE FIRE PUMP UNIT, CONSISTING OF A PUMP, DRIVER, AND CONTROLLER, SHALL PERFORM IN COMPLIANCE WITH NFPA-20 AS AN ENTIRE UNIT WHEN INSTALLED OR WHEN COMPONENTS HAVE BEEN REPLACED.
2. FIRE PUMPS SHALL BE DEDICATED TO AND LISTED FOR FIRE PROTECTION SERVICE.
3. PUMPS SHALL BE PROVIDED WITH A NAMEPLATE.
4. PROVIDE ARTIFICIAL LIGHTING IN PUMP ROOM.
5. STEEL PIPE SHALL BE USED ABOVE GROUND EXCEPT FOR CONNECTION TO UNDERGROUND SUCTION AND UNDERGROUND DISCHARGE PIPING.
6. PROVIDE DOUBLE INTAKE SCREENS AT PUMP SUCTION PIPE. SCREENS SHALL BE REMOVABLE OR AN IN-SITU CLEANING SHALL BE PROVIDED. SCREENS SHALL HAVE A MINIMUM OF 62.5% OPEN AREA.
7. PROVIDE TEMPERATURES ABOVE 40 DEGREES F IN PUMP ROOM OR PROVIDE FROSTPROOF CASING AROUND PIPES.
8. HOSE VALVES SHALL BE PROVIDED FOR TESTING & MOUNTED ON A HEADER.
9. A PRESSURE GAUGE HAVING A DIAL NOT LESS THAN 3.5 IN. IN DIAMETER SHALL BE CONNECTED NEAR THE DISCHARGE CASTING WITH A NOMINAL 0.25 IN. GAUGE VALVE.
10. FITTINGS IN SUCTION PIPE MUST BE A MINIMUM OF 10 PIPE DIAMETERS FROM SUCTION FLANGE.
11. PUMP, DRIVER & CONTROLLER MUST BE CONNECTED TO A LATERAL FORCE RESISTANCE SYSTEM.
12. VERTICAL IN-LINE PUMPS SHALL BE MOUNTED AT THEIR BASE & BRACED ABOVE THEIR CENTER OF GRAVITY.
13. CENTRIFUGAL PUMPS MUST BE MOUNTED ON A GROUTED BASE PLATE.
14. PUMPS MOUNTED TO A JUNCTION BOX DO NOT REQUIRE AN ALTERNATE POWER SOURCE.
15. PUMP ROOM SHALL BE PROVIDED WITH A FLOOR DRAIN THAT WILL DISCHARGE TO A FROST-FREE LOCATION.
16. SECTIONS OF STEEL PIPING SHALL BE JOINED BY MEANS OF SCREWED, FLANGED MECHANICAL GROOVED JOINTS OR OTHER APPROVED FITTINGS.
17. THE PRESSURE-SENSING LINE CONNECTION FOR EACH PUMP, INCLUDING JOCKEY PUMPS, SHALL BE MADE BETWEEN THAT PUMP'S DISCHARGE CHECK VALVE AND DISCHARGE CONTROL VALVE. THE PRESSURE-SENSING LINE SHALL BE BRASS, COPPER, OR SERIES 300 STAINLESS STEEL PIPE OR TUBE, AND THE FITTINGS SHALL BE OF 1/2" NOMINAL SIZE.

STANDPIPE NOTES:

1. STANDPIPE AND HOSE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 14, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2003 EDITION, MODIFIED FOR NEW YORK CITY AS PER NYC BC APPENDIX Q.
2. A LOCKED STORAGE CABINET SHALL BE PROVIDED ON THE MAIN ENTRANCE FLOOR IN A LOCATION APPROVED BY THE FIRE COMMISSIONER NEAR THE STANDPIPE RISER ENCLOSURE. SUCH CABINET SHALL CONTAIN AT LEAST THREE OPEN NOZZLES, TWO 1.5-INCH (38 MM) SPANNER WRENCHES, TWO 2.5-INCH (64 MM) SPANNER WRENCHES, TWO 2.5-INCH (64 MM) BY 1.5 INCH (38 MM) NONSWIVEL REDUCING COUPLINGS, AND 375 FEET (114 M) OF 1.5 INCH (38 MM) HOSE. HOWEVER, THE HOSE MAY BE OMITTED WHEN SERVING GROUP R-2 OCCUPANCIES.
3. A KEY FOR UNLOCKING THE STORAGE CABINET SHALL BE KEPT IN A LOCATION WHERE IT IS READILY AVAILABLE TO AUTHORIZED PERSONS, BUT NOT AVAILABLE TO THE GENERAL PUBLIC. A SIGN SHALL BE PLACED ON THE STORAGE CABINET INDICATING THE LOCATION OF SUCH KEY.
4. AN ADDITIONAL LABELED KEY SHALL BE KEPT IN A LOCKED RECEPTACLE NEAR THE STORAGE CABINET OPENABLE BY A FIRE DEPARTMENT STANDARD KEY. SUCH RECEPTACLE SHALL BE LABELED, "FOR FIRE DEPARTMENT USE ONLY."
5. A METAL SIGN SHALL BE PLACED IN EACH STAIR ENCLOSURE ON THE MAIN ENTRANCE FLOOR STATING CLEARLY WHERE THE STORAGE CABINET IS LOCATED.
6. HOSE VALVES SHALL BE CAPPED WITH A HOSE VALVE CAP FASTENED TO THE VALVE WITH A CHAIN.
7. RISERS AND LATERALS OF CLASS I STANDPIPE SYSTEMS NOT LOCATED WITHIN AN ENCLOSED STAIRWAY OR PRESSURIZED ENCLOSURE SHALL BE PROTECTED BY A DEGREE OF FIRE RESISTANCE EQUAL TO THAT REQUIRED FOR VERTICAL ENCLOSURES IN THE BUILDING IN WHICH THEY ARE LOCATED. NO STANDPIPE RISER SHALL BE PLACED IN ANY SHAFT CONTAINING A GAS OR FUEL PIPELINE.
8. CABINETS CONTAINING FIRE-FIGHTING EQUIPMENT SUCH AS STANDPIPES, FIRE HOSES, FIRE EXTINGUISHERS OR FIRE DEPARTMENT VALVES SHALL NOT BE BLOCKED FROM USE OR OBSCURED FROM VIEW.
9. CABINETS SHALL BE IDENTIFIED IN AN APPROVED MANNER BY A PERMANENTLY ATTACHED SIGN WITH WHITE LETTERS NOT LESS THAN 2 INCHES (51 MM) HIGH AND A RED BACKGROUND COLOR, INDICATING THE EQUIPMENT CONTAINED THEREIN.
10. VALVES CONTROLLING WATER SUPPLIES SHALL BE SUPERVISED IN THE OPEN POSITION SO THAT A CHANGE IN THE NORMAL POSITION OF THE VALVE WILL GENERATE A SUPERVISORY SIGNAL AT THE SUPERVISING STATION REQUIRED BY SECTION 903.4. WHERE A FIRE ALARM SYSTEM IS PROVIDED, A SIGNAL SHALL ALSO BE TRANSMITTED TO THE CONTROL UNIT.
11. STANDPIPE SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH NYC BC SECTION 3303.8.
12. AT THE TOP OF THE HIGHEST RISER THERE SHALL BE PROVIDED, ABOVE THE MAIN ROOF LEVEL, A THREE WAY MANIFOLD EQUIPPED WITH THREE 2 1/2" HOSE VALVES WITH HOSE VALVE CAPS. THE LOWEST VALVE SHALL BE LOCATED WITH THE HOSE END AT LEAST 18" ABOVE THE ROOF AND THE HIGHEST VALVE WITH THE HOSE END NOT MORE THAN 60" ABOVE THE ROOF. THE MANIFOLD MAY BE SET IN A HORIZONTAL OR VERTICAL POSITION, PROVIDED THE HOSE OUTLETS ARE SET BACK BETWEEN 18" AND 60" ABOVE THE ROOF LEVEL. WHERE THE MANIFOLD IS LOCATED OTHER THAN WITHIN A HEATED STAIR ENCLOSURE, THE CONTROL VALVE SHALL BE LOCATED IN A HORIZONTAL RUN OF PIPING BELOW THE ROOF, WITH A LONG STEM EXTENDING THROUGH THE ROOF AND EQUIPPED WITH A WHEEL HANDLE AT ITS UPPER END AT LEAST 12" ABOVE THE ROOF. BETWEEN THE CONTROL VALVE AND THE MANIFOLD THERE SHALL BE PROVIDED WITHIN THE HEATED SPACE A 1/2" OPEN DRIP OR A 3/4" AUTOMATIC BALL DRIP, WITH THE DRIP PIPE EXTENDED TO SPILL OVER A PLUMBING FIXTURE OR DRAIN.



- MATERIAL LIST**
- 1 EXISTING CITY WATER MAIN ON W. FARMS ROAD
 - 2 6" CAST IRON VALVE & ROADWAY BOX, INSTALL 18" MAX FROM CURB
 - 3 6" FIRE SERVICE
 - 4 6" OS & Y HOUSE VALVE, PROVIDE TAMPER SWITCH
 - 5 6" DOUBLE CHECK DETECTOR ASSEMBLY WILKINS MODEL # 350DA WITH BYPASS METER
 - 6 PRESSURE GAUGE
 - 7 PUMP TO BE SUPPORTED BENEATH
 - 8 ECCENTRIC REDUCER
 - 9 A-C FIRE PUMP MODEL 1580 VERTICAL IN-LINE PUMP A-C FIRE PUMP VERTICAL MULTISTAGE JOCKEY PUMP 15V 60HZ 3500 RPM 5 STAGE 1/2HP
 - 10 CASING RELIEF VALVE
 - 11 6" CHECK VALVE
 - 12 6" BUTTERFLY VALVE, PROVIDE TAMPER SWITCH
 - 13 6" TO 1-1/4" REDUCER
 - 14 1-1/4" FULLY PORTED BALL VALVE
 - 15 PRESSURE MAINTENANCE PUMP A-C FIRE PUMP VERTICAL MULTISTAGE JOCKEY PUMP 15V 60HZ 3500 RPM 5 STAGE 1/2HP
 - 16 1-1/4" CHECK VALVE
 - 17 (3) 2-1/2" HOSE VALVES MOUNTED ON A HEADER WITH 6" SUPPLY
 - 18 WATERFLOW SWITCH
 - 19 1/2" GLOBE VALVES W/ 1/4" PLUG
 - 20 PRESSURE SENSING LINE
 - 21 BRONZE CHECK VALVE W/ 3/32 IN. ORIFICE IN CLAPPER
 - 22 PRESSURE SWITCH WIRED TO CONTROL PANEL
 - 23 4" CHECK VALVE W/ BALL DRIP
 - 24 3" X 3" X 4" TWO-WAY FLUSH INLET FIRE DEPARTMENT CONNECTION, PROVIDE YELLOW CAPS & CHAIN.

Pump Size (l)	Casting Design Data									
	141 5/8" 1580	142 5/8" 1580	232 5/8" 1580	333 7/8" 1580	343 7/8" 1580	444 7/8" 1580	444 7/8" 1580	545 7/8" 1580	646 7/8" 1580	646 7/8" 1580
Number of Stages	1	1	1	1	1	1	1	1	1	1
Flange Rating	125	125	125	125	125	125	125	125	125	125
Discharge	125	125	125	125	125	200	125	250	125	125
Casting Material	Cast Iron	Cast Iron	Cast Iron	Cast Iron	Cast Iron	Cast Iron	Cast Iron	Cast Iron	Cast Iron	Cast Iron
Max Working Pressure	7% ¹	7% ¹	7% ¹	7% ¹	7% ¹	7% ¹	7% ¹	7% ¹	7% ¹	225
Max. Hydraulic Pressure	262	262	262	262	262	440	262	440	262	338
Casting Wall Thickness	11/32	11/32	7/16	3/8	3/8	1/2	1/2	1/2	1/2	5/8
Impeller Design Data										
No. of Vanes	7	7	7	7	7	7	7	7	7	5
Inlet Area (Sq. Inches)	1.77	1.96	5.96	4.9	8.94	15.54	15.54	15.54	15.54	22.7
Maximum Diameter	7	7	10.5	10.5	10.5	17	17	17	17	9.5
Minimum Diameter	4	4.25	4	4.25	7.25	5.25	5.25	5.25	5.25	6.85
Maximum Sphere	0.34	0.31	0.28	0.44	0.44	0.58	0.58	0.58	0.58	0.78
WF for Max Dia. (Lbs.-ft ³)	0.29	0.22	0.53	0.37	0.82	0.37	0.37	1.04	1.04	1.33
Weir Ring Clearance-Diam	0.16-0.21	0.16-0.21	0.16-0.21	0.16-0.21	0.16-0.21	0.16-0.21	0.16-0.21	0.16-0.21	0.16-0.21	0.16-0.21
Stuffing Box Data										
Bore	1.9882.002	1.9882.002	-	1.9882.002	-	-	-	-	-	-
Depth	2.3702.380	2.3702.380	-	2.3702.380	-	-	-	-	-	-
143JP-184JP Motor Frame	Packing No. Rings 4	4	-	3/8 x 3/8	-	-	-	-	-	-
Size Squares	3/8 x 3/8	3/8 x 3/8	-	3/8 x 3/8	-	-	-	-	-	-
Seal Cage Width	5/8	5/8	-	5/8	-	-	-	-	-	-
Shaft Sleeve O.D.	1.2511.248	1.2511.248	-	1.2511.248	-	-	-	-	-	-
Bore	2.3732.377	-	2.3732.377	-	2.3732.377	2.3732.377	2.3732.377	2.3732.377	2.3732.377	2.3732.377
Depth	2.3702.380	-	2.3702.380	-	2.3702.380	2.3702.380	2.3702.380	2.3702.380	2.3702.380	2.3702.380
213JP-215JP Motor Frame	Packing No. Rings 4	-	4	-	4	4	4	4	4	4
Size Squares	3/8 x 3/8	-	3/8 x 3/8	-	3/8 x 3/8	3/8 x 3/8				
Seal Cage Width	5/8	-	5/8	-	5/8	5/8	5/8	5/8	5/8	5/8
Shaft Sleeve O.D.	1.6261.624	-	1.6261.624	-	1.6261.624	1.6261.624	1.6261.624	1.6261.624	1.6261.624	1.6261.624
Bore	2.3732.377	-	2.3732.377	-	2.3732.377	2.3732.377	2.3732.377	2.3732.377	2.3732.377	2.3732.377
Depth	2.3702.380	-	2.3702.380	-	2.3702.380	2.3702.380	2.3702.380	2.3702.380	2.3702.380	2.3702.380
254JP-256JP Motor Frame	Packing No. Rings 3/8 x 3/8	-	3/8 x 3/8	-	3/8 x 3/8	3/8 x 3/8				
Size Squares	3/8 x 3/8	-	3/8 x 3/8	-	3/8 x 3/8	3/8 x 3/8				
Seal Cage Width	5/8	-	5/8	-	5/8	5/8	5/8	5/8	5/8	5/8
Shaft Sleeve O.D.	1.6261.624	-	1.6261.624	-	1.6261.624	1.6261.624	1.6261.624	1.6261.624	1.6261.624	1.6261.624
Bore	2.9883.002	-	2.9883.002	-	2.9883.002	2.9883.002	2.9883.002	2.9883.002	2.9883.002	2.9883.002
Depth	2.4332.441	-	2.4332.441	-	2.4332.441	2.4332.441	2.4332.441	2.4332.441	2.4332.441	2.4332.441
364JP-405JP Motor Frame	Packing No. Rings 44 x 44	-	44 x 44	-	44 x 44	44 x 44				
Size Squares	44 x 44	-	44 x 44	-	44 x 44	44 x 44				
Seal Cage Width	3/8	-	3/8	-	3/8	3/8	3/8	3/8	3/8	3/8
Shaft Sleeve O.D.	1.9962.000	-	1.9962.000	-	1.9962.000	1.9962.000	1.9962.000	1.9962.000	1.9962.000	1.9962.000

A-C FIRE PUMP MODEL 1580 VERTICAL IN-LINE PUMP
 90 Hz, 60 MOTOR HP 3550 RPM
 90 PSI HEAD 500 GPM RATED FLOW
 MODEL 6X6X9.5F-L

Series 1580 Vertical In-Line Pump

Designed for commercial, industrial and institutional applications, the Vertical In-Line Fire Pump features:

- Compact design
- Easy installation
- Superior performance
- Wide range of sizes
- Quality construction

AC 507028 aylem brand

Pump Specifications

A. Manufacturer
 Contractor shall furnish and install an A-C Fire Pump system or approved equal. Use listed single stage, close-coupled 1580 Series Vertical In-Line Pump for fire suppression. The pump(s) shall conform to the standards of NFPA 20 test edition for the installation of centrifugal fire pumps.

B. Single-stage, Close-coupled, Vertical In-Line Pump

1. The pump will provide a rated capacity of _____ GPM and a differential pressure of _____ PSI at 150 percent of rated capacity. The pump shall develop at least 65 percent of its rated head and shall not exceed 140 percent of the rated head at zero capacity. The pump shall be tested at the factory and a test curve shall be submitted showing the performance and horsepower requirements based on this test before final acceptance.
2. The pump shall be a single stage, close-coupled, vertical in-line design in cast iron bronze lined construction with packing bearing directly on a stainless steel or a bronze shaft sleeve. The pump internals shall be capable of being serviced without disturbing piping connections.
3. The pump casing shall be made of cast iron ASTM A278, Class 30 or 35, or ductile iron ASTM A536, Grade 65, with the suction and discharge flanges located on a common centerline, 180 degrees apart, for mounting in the pipeline. The standard pipe flanges shall be drilled for 125# per ANSI B16.1 standard.
4. The pump shall be rated for a minimum of 175 psi working pressure and a maximum of 370 psi (Head=11) with 250# discharge flanges and ductile iron casing.
5. The impeller will be of a cast bronze ASTM B584 - Alloy 875, enclosed type, balanced, keyed to the shaft and secured by a cap screw and lockwasher.
6. The casing wear rings shall be made of bronze and can be easily replaced.
7. The pump shall be direct coupled to the motor shaft for easy maintenance, to minimize impeller run out and reduce noise.
8. The pump shall have a vertical back-pullout design that makes servicing simple and fast. The rotating element is easily removed without disturbing the piping.
9. The pump shall have split bronze packing glands for easy packing replacement.
10. The stuffing box shall be furnished with impregnated yarn packing, lantern ring and a catch basin for piping leakage to drain.
11. The pump shall have gauge tapping at the suction and discharge nozzles and vent and drain tapings at the top and bottom.
12. A rubberlinger will be installed on the shaft before the motor to prevent the passage of liquid to the motor.
13. The motor will be the JP frame type.
14. Nameplates and other data plates shall be all corrosion resistant and suitably secured to the pump.
15. Pump manufacturer shall be ISO 9001 certified.

C. Accessories

1. 1580 Series Vertical In-Line Fire Pump shall be furnished with the following fittings as standard:
 - 1 1/2" dual suction and discharge gauges.
 - 3/4" casing relief valve.
2. Other fittings and accessories may include the following, based on the specification:
 - Eccentric suction reducer (if required).
 - Concentric discharge reducer (if required).
 - Hose valve test header.
 - _____ Hose valve with 2 1/2" NST
 - _____ Caps and chains for the above hose valves
 - Main relief valve.
 - Closed waste cone.
 - Flowmeter.
 - Suction control valve.

Xylem
 Let's Solve Water

Xylem Inc.
 8200 N. Austin Avenue
 Horton, Ontario, Illinois 60953
 Phone: (847) 946-3700
 Fax: (847) 946-8379
 www.xyleminc.com/brands/acfirepump

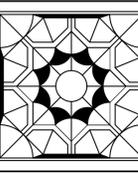
Xylem Applied Water Systems
 a division of Xylem Canada Company
 52 Royal Road, Guelph, Ontario
 N1H 1T1, Canada
 Phone: (519) 821-5100
 Fax: (519) 821-5316

DOB JOB NO	DOB APPROVAL
Date: 01/21/2019	Project No. 18034
Scale: NOTED	Drawing No. SP-203.00
Drawn by: AH	OF ## PAGES

Date	Issued to	Date	Revision	No.	North

Drawing Title:
FIRE PUMP DETAILS

Project Title:
PROPOSED 50 UNIT APARTMENT BUILDING
 1745 WEST FARMS ROAD
 BRONX, NEW YORK 10460
 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



Badaly Architects PLLC
 2 WILSON PLACE MOUNT VERNON, NY 10550
 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183
 WWW.BADALYARCHITECTS.COM

Date: 01/21/2019
Scale: NOTED
Drawn by: AH
Project No.: 18034
Drawing No.: SP-203.00
OF ## PAGES