



TYLL ENGINEERING & CONSULTING PC

January 30, 2020

New York City Office of Environmental Remediation  
City Voluntary Cleanup Program  
c/o Shaminder Chawla  
100 Gold Street, 2<sup>nd</sup> 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](mailto: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](http://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](mailto: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.

#### For further information, please contact:

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

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](mailto: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.



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:

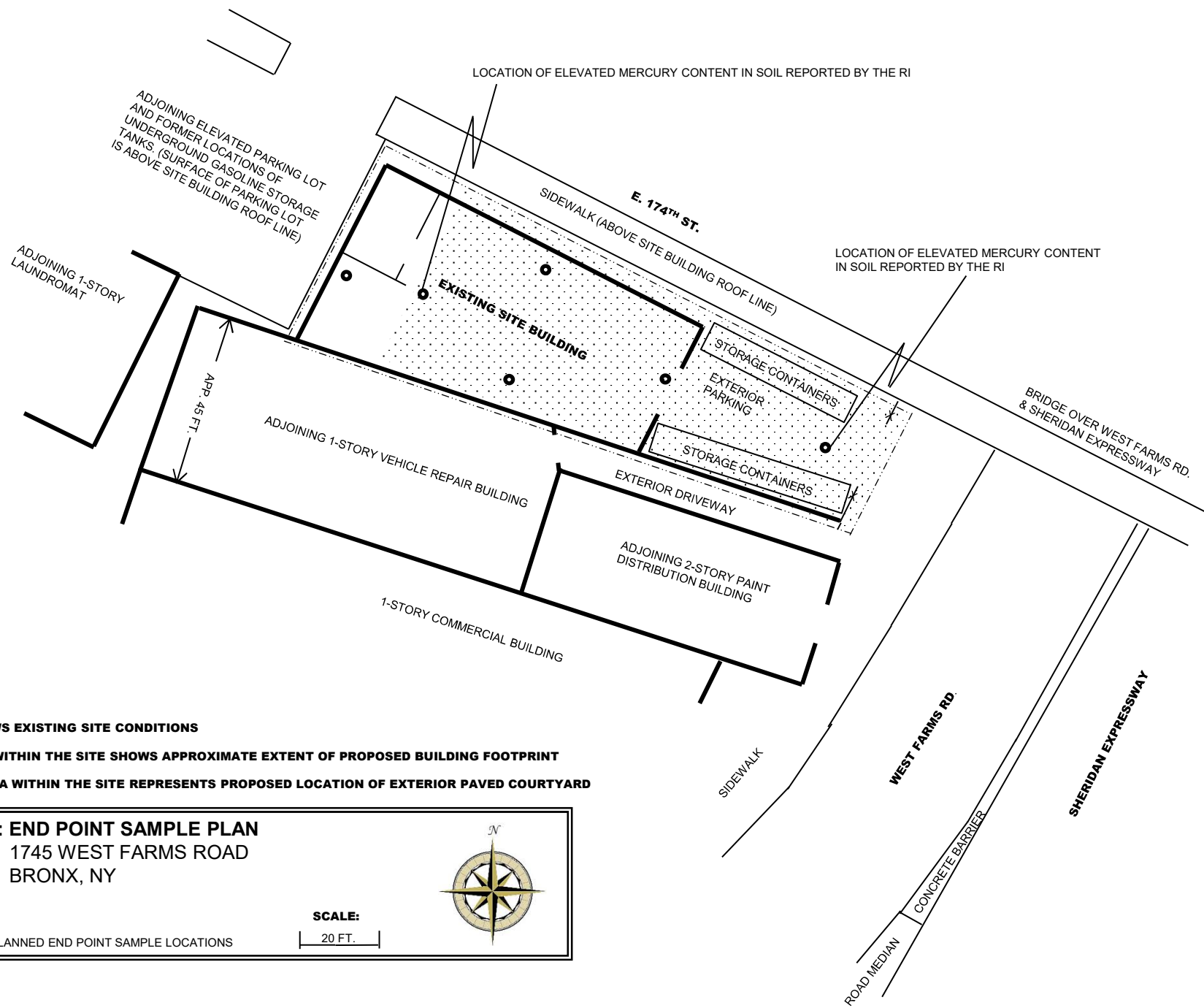
- File a Hazardous Waste Annual Report with DEC by March 1 of each year if your site generated 15 tons or more of hazardous waste in the prior calendar year. For details, see <http://www.dec.ny.gov/chemical/8770.html>. To set forth the basis for an exemption from the Hazardous Waste Program Fee, put 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.

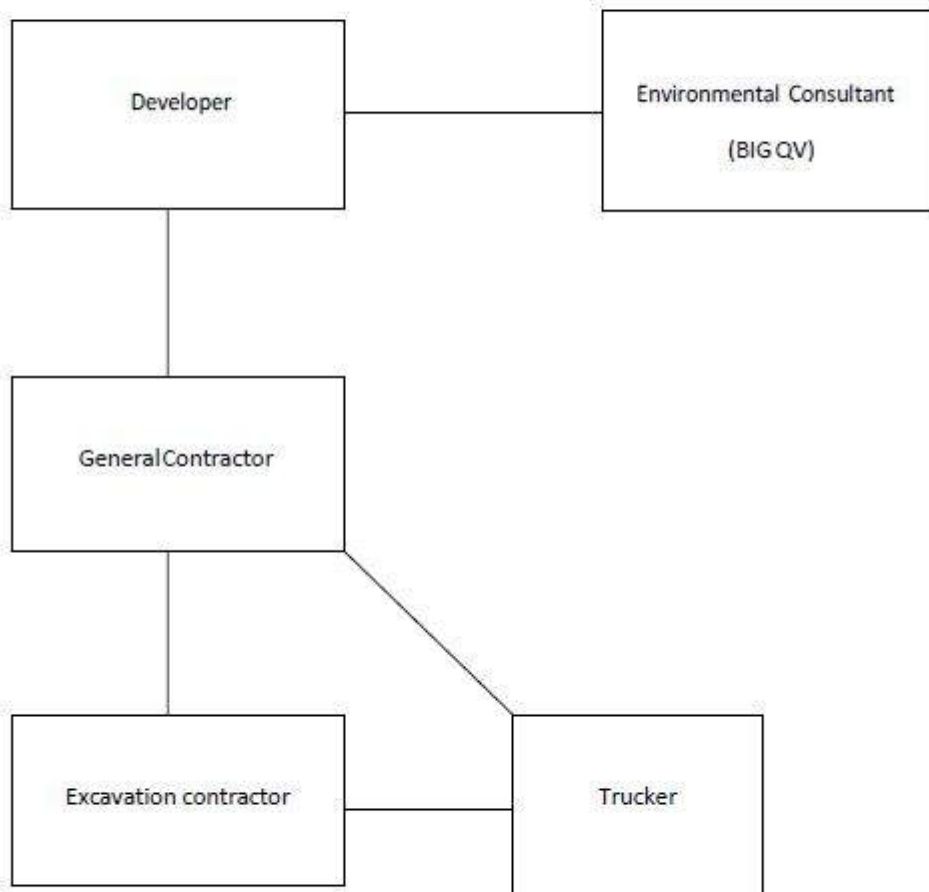
If, in the alternative, the developer hires its environmental consultant to perform the cleanup, the environmental consultant must maintain CGL insurance in the amount and with the terms set forth above. It is recommended that the environmental consultant also maintain CPL coverage in the amount and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



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	Facility # Name Location Type of Waste Solid <u>Or</u> Liquid	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. <u>Or</u> Gallons	Trucks  Cu. Yds. <u>Or</u> Gallons	Trucks  Cu. Yds. <u>Or</u> Gallons	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



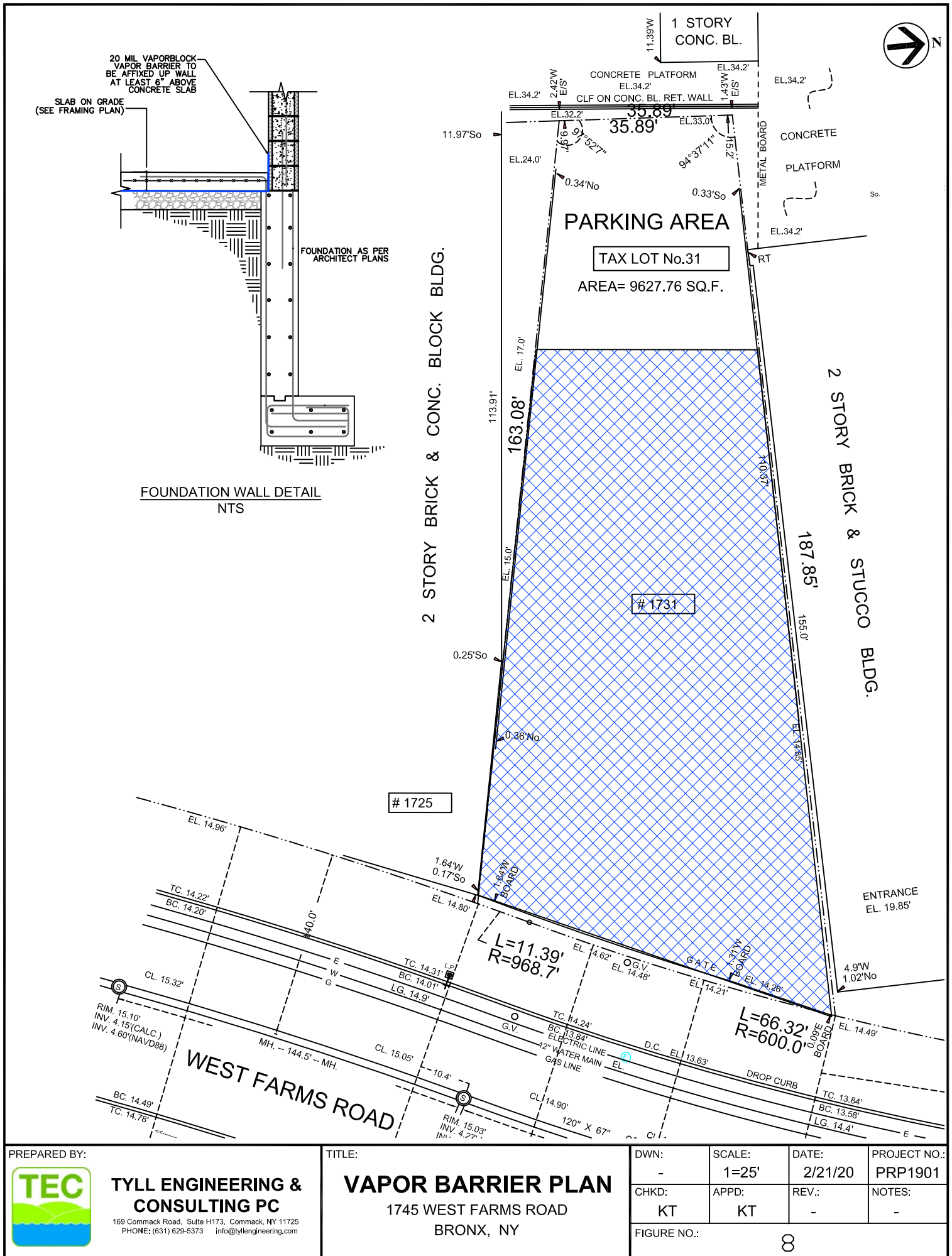
## Soil Disposal and Trucking Log Sheet

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**Appendix 10**  
Vapor Barrier Plan







## **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™**  
UNDERSLAB VAPOR RETARDER / GAS 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 <sup>2</sup>
CLASSIFICATION	ASTM E 1745	CLASS A, B & C	
<sup>3</sup> 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 <sup>2</sup> ·hr·in·Hg)	0.0064 Perms g/(24hr·m <sup>2</sup> ·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 <sup>2</sup>	0.0028 gm/hr·m <sup>2</sup>
BENZENE PERMEANCE	See Note <sup>6</sup>	1.13 x 10 <sup>-10</sup> m <sup>2</sup> /sec or 3.62 x 10 <sup>-13</sup> m/s	
TOLUENE PERMEANCE	See Note <sup>6</sup>	1.57 x 10 <sup>-10</sup> m <sup>2</sup> /sec or 1.46 x 10 <sup>-13</sup> m/s	
ETHYLBENZENE PERMEANCE	See Note <sup>6</sup>	1.23 x 10 <sup>-10</sup> m <sup>2</sup> /sec or 3.34 x 10 <sup>-14</sup> m/s	
M & P-XYLENES PERMEANCE	See Note <sup>6</sup>	1.17 x 10 <sup>-10</sup> m <sup>2</sup> /sec or 3.81 x 10 <sup>-14</sup> m/s	
O-XYLENE PERMEANCE	See Note <sup>6</sup>	1.10 x 10 <sup>-10</sup> m <sup>2</sup> /sec or 3.43 x 10 <sup>-14</sup> m/s	
HYDROGEN SULFIDE	See Note <sup>9</sup>	1.92E <sup>-09</sup> m/s	
TRICHLOROETHYLENE (TCE)	See Note <sup>6</sup>	7.66 x 10 <sup>-11</sup> m <sup>2</sup> /sec or 1.05 x 10 <sup>-14</sup> m/s	
PERCHLOROETHYLENE (PCE)	See Note <sup>6</sup>	7.22 x 10 <sup>-11</sup> m <sup>2</sup> /sec or 1.04 x 10 <sup>-14</sup> m/s	
RADON DIFFUSION COEFFICIENT	K124/02/95	< 1.1 x 10 <sup>-13</sup> m <sup>2</sup> /s	
METHANE PERMEANCE	ASTM D 1434	3.68E <sup>-12</sup> m/s Gas Transmission Rate (GTR): 0.32 mL/m <sup>2</sup> ·day·atm	
MAXIMUM STATIC USE TEMPERATURE		180° F	82° C
MINIMUM STATIC USE TEMPERATURE		- 70° F	- 57° C

<sup>3</sup> Tests are an average of machine and transverse directions.

<sup>5</sup> Raven Industries performs seam testing at 20" per minute.

<sup>6</sup> 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/m<sup>3</sup>). 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.

<sup>9</sup> The study used to determine diffusion coefficients is titled: Hydrogen Sulfide (H<sub>2</sub>S) 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](http://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](http://www.RavenEFD.com)

## RAVEN ENGINEERED FILMS

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**RAVEN**

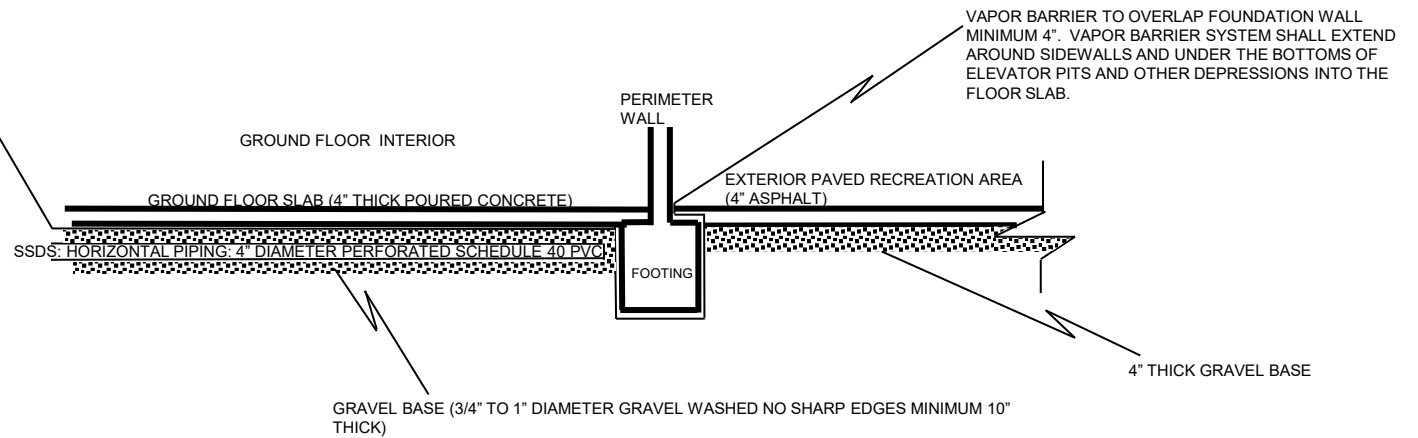
061318 EFD 1125



**Appendix 10**  
Composite Cover Cross Section



20 MIL VAPOR BARRIER  
(VAPORBLOCK PLUS OR EQUIVALENT)



**APPENDIX 10: COMPOSITE COVER CROSS-SECTION**  
NOT TO SCALE

1745 WEST FARMS RD.  
BRONX, NY



**Appendix # 11**  
Truck Routing



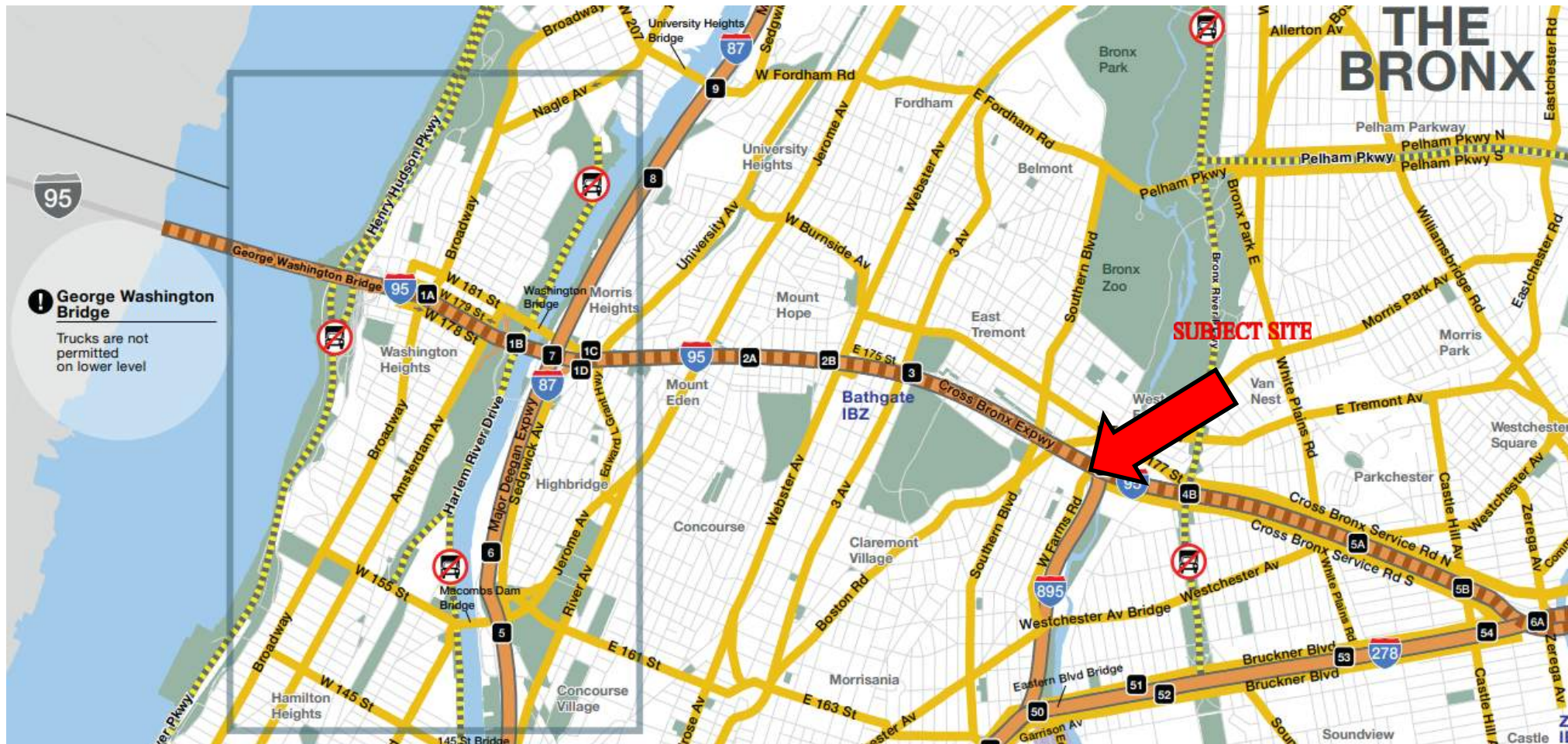
## **Appendix 11: Truck Routing, 1745 West Farms Rd., Bronx, NY**

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

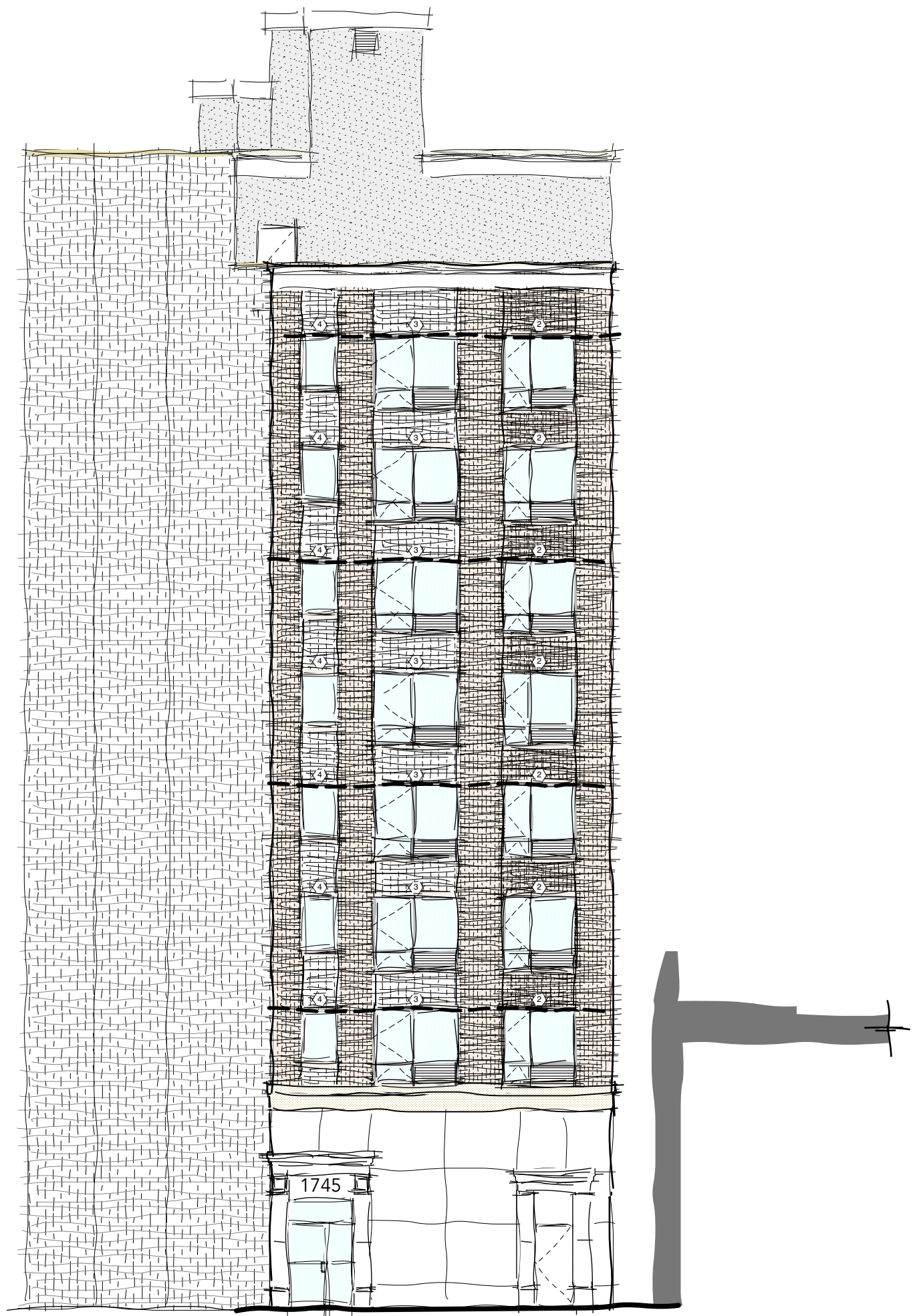


LIST OF ABBREVIATIONS

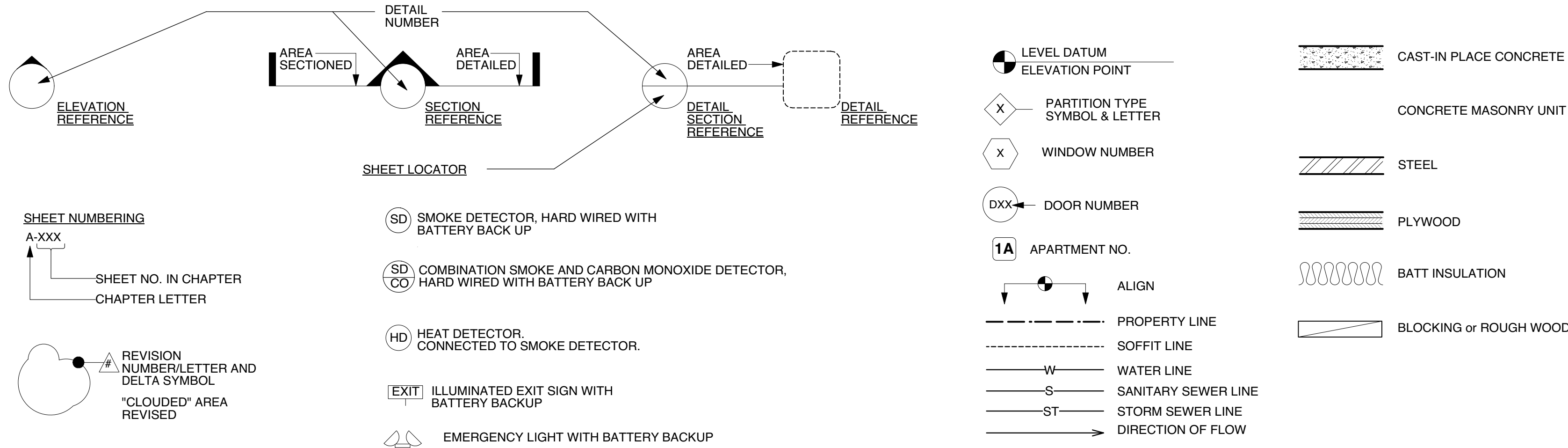
ABV	ABOVE	JC	JANITOR CLOSET
AFF	ABOVE FINISHED FLOOR	JT	JOINT
ACC	ACCESS	JB	JUNCTION BOX
AD	ACCESS DOOR	KO	KNOCK OUT
AP	ACCESS PANEL		
ACT	ACOUSTICAL TILE		
ADD	ADDENDUM	LAM	LAMINATE
ADJ	ADJACENT or ADJUSTABLE	LAV	LAVATORY
AGGR	AGGREGATE	LH	LEFT HAND
AVC	AIR CONDITIONER	LKR	LOCKER
ALUM/AL	ALUMINIUM	LP.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

# PROPOSED 50-UNIT APARMENT BUILDING

## 1745 WEST FARM ROAD BRONX, NEW YORK 10460



SYMBOL KEY



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 - THIRDTHEEN 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

Date	Issued to	Date	Revision	No.

North	Drawing Title:
	<b>COVER SHEET LIST OF DRAWINGS</b>

Project Title:
<b>PROPOSED 50 UNIT APARTMENT BUILDING</b>
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

DOB JOB NO		DOB APPROVAL	
Date: 01/21/2019	Project No. 18034		
Scale: N/A	Drawing No. <b>T-001.00</b>		
Drawn by: SB	OF ## PAGES		



<div>GENERAL NOTES</div> <div>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.</div> <div>CONTRACTOR SHALL PROVIDE SPECIAL AND PROGRESS INSPECTIONS AS REQUIRED FOR NYC DEPARTMENT APPROVAL. ALL INSPECTIONS ARE TO BE PERFORMED BY LICENSED PROFESSIONALS.</div> <div>THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND JOB CONDITIONS.</div> <div>THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS.</div> <div>ALL WORK SHALL BE PERFORMED IN A WORKMAN LIKE MANNER BY QUALIFIED JOURNEYMEN OR MASTERS OF EACH TRADE.</div> <div>ALL MATERIAL HANDLING AND INSTALLATION SHALL BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTION.</div> <div>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.</div> <div>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.</div> <div>ALL PLUMBING AND ELECTRICAL WORK SHALL BE DONE BY LICENSED CONTRACTORS WHO SHALL FILE THEIR OWN WORK.</div> <div>ANY DEVIATION FROM THESE DRAWINGS SHALL CAUSE THE WORK TO CEASE IN THE AFFECTED AREAS UNTIL THE ARCHITECT HAS APPROVED THE CHANGES.</div> <div>NO DRAWINGS SHALL BE USED ON THE JOB UNLESS THEY BEAR THE STAMP: ISSUED FOR CONSTRUCTION.</div> <div>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.</div> <div>ALL WINDOWS SHALL BE ALUMINUM FRAME WITH THERMAL BREAK UNLESS OTHERWISE NOTED.</div> <div>ALL INTERIOR 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.</div> <div>PROVIDE FLASHING AS CALLED FOR IN THESE DRAWINGS AND AS REQUIRED TO ENSURE A WATERTIGHT SEAL. ALL METAL FLASHING SHALL BE ALUMINUM OR COPPER.</div> <div>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.</div> <div>THE CONTRACTOR IS TO CARRY WORKMEN'S COMP. AND DISABILITY INSURANCE AS REQUIRED BY N.Y.C. DEPARTMENT OF BUILDINGS.</div> <div>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.</div> <div>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.</div> <div>NO BACK FILLING SHALL BE DONE UNTIL THE FOUNDATION WALL HAS BEEN BRACED AND WATERPROOFING HAS BEEN APPLIED.</div> <div>APPROVED TYPE MAIL RECEPTACLE TO BE PROVIDED AS PER REGULATIONS OF THE POST OFFICE.</div> <div>ALL WORK SHALL BE SUBJECT TO FINAL INSPECTION BY THE ARCHITECT AND ACCEPTANCE BY THE OWNER.</div> <div>CONSTRUCTION SAFETY NOTES</div> <div>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.</div> <div>ALL DEMOLITION OPERATIONS, REPAIR OPERATIONS, AND ALTERATION OPERATIONS TO BE DONE IN ACCORDANCE WITH LOCAL BUILDING CODES.</div> <div>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.</div> <div>FIRE SAFETY:</div> <div>A. ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING AREA TO BE SECURED AREA. ACCESS TO ALL SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.</div> <div>B. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.</div> <div>C. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.</div> <div>D. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.</div> <div>E. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT-OFF AFTER WORKING HOURS.</div> <div>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.</div> <div>DUST CONTROL:</div> <div>A. DEBRIS, DIRT, AND DUST TO BE KEPT TO A MINIMUM, AND TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.</div> <div>B. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OTHER BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHS.</div> <div>C. DEBRIS, DIRT AND DUST TO BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.</div> <div>NOISE AFTER HOURS:</div> <div>A. CONSTRUCTION ACTIVITIES WILL BE CONFINED TO NORMAL WORKING HOURS (8:00 AM TO 6:00 PM) MONDAYS THRU FRIDAYS, EXCEPT LEGAL HOLIDAYS.</div> <div>B. CONTRACTOR TO OBTAIN THE WRITTEN CONSENT OF ALL PARTIES AFFECTED BY HIS WORKING DURING OTHER THAN NORMAL HOURS.</div> <div>THERE WILL BE NO ONE OCCUPYING THE BUILDING DURING THE COURSE OF CONSTRUCTION WORK.</div> <div>INTERCOM SYSTEM NOTES</div> <div>INTERCOM SYSTEM SHALL INTERFACE WITH LOCKING DEVICE. INTERCOM AND DOOR BUZZER SYSTEM SHALL COMPLY WITH MULTIPLE DWELLING LAW SECTIONS 50 &amp; 57.</div>					<div>ELECTRICAL NOTES</div> <div>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.</div> <div>E.2 ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL LAWS AND REGULATIONS AND THE NATIONAL ELECTRICAL CODE.</div> <div>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.</div> <div>E.4 ALL BATH, TOILET AND KITCHEN TYPE OUTLETS SHALL BE GFI APPROVED TYPE.</div> <div>PLUMBING NOTES:</div> <div>P.1 PLUMBING MATERIALS TO CONFORM TO STANDARDS AS PER NYC PLUMBING CODE.</div> <div>P.2 TRENCHING, EXCAVATION AND BACKFILLING TO BE PERFORMED IN ACCORDANCE W/ NYC PLUMBING CODE.</div> <div>P.3 JOINTS AND CONNECTIONS TO CONFORM TO STANDARDS AS PER NYC PLUMBING CODE.</div> <div>P.4 MATERIALS AND INSTALLATION OF HANGERS, ANCHORS AND SUPPORTS TO BE AS PER NYC PLUMBING CODE.</div> <div>P.5 COVERINGS AND INSULATION OF PIPES TO BE AS PER NYC PLUMBING CODE.</div> <div>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.</div> <div>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.</div> <div>P.8 PIPING SIZES BASED ON A FLOW NOT TO EXCEED A VELOCITY OF 8 FPS. AS PER NYC PLUMBING CODE.</div> <div>P.9 GAS METER TO BE LOCATED MORE THAN 10'-0" FROM STAIRS.</div> <div>P.10 CLEANOUTS TO BE PROVIDED AS PER NYC PLUMBING CODE.</div> <div>P.11 RATPROOFING OF OPENINGS IN WALLS, FLOOR OR CEILING FOR THE PASSING OF PIPES TO BE INSTALLED AS PER NYC PLUMBING CODE.</div> <div>P.12 DISINFECTION OF POTABLE WATER SUPPLY SYSTEM TO CONFORM WITH NYC PLUMBING CODE &amp; TO INCLUDE THE INSTALLATION OF DISHWASHING MACHINES.</div> <div>P.13 ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH LOCAL LAW 29 OF 1989 FOR LOW-FLOW FIXTURES.</div> <div>GAS PIPING NOTES</div> <div>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.</div> <div>GP.2 GAS PIPING SHALL BE INSTALLED BY A LICENSED PLUMBER AND WITH STANDARD OF THE COMPANY WHICH SUPPLIES THE GAS SERVICE</div> <div>GP.3 THE PLUMBING CONTRACTOR SHALL MAKE ALL ARRANGEMENTS NECESSARY TO BRING THE GAS SERVICE INTO THE BUILDING &amp; 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.</div> <div>GP.4 GAS PIPING SHALL BE CAREFULLY TESTED FOLLOWING THE PROCEDURE SPECIFIED BY THE LOCAL REGULATIONS AND CODES.</div> <div>GP.5 WHERE GAS PIPE IS TO BE ENCLOSED, THE PIPE TEST MUST PRECEDE THE WORK OF ENCLOSURE.</div> <div>GP.6 ALL GAS PIPING, GAS SERVICE PIPING, GAS METER LOCATION, GAS PIPING MATERIAL SHALL COMPLY WITH NYC PLUMBING CODE.</div> <div>ENERGY CONSERVATION</div> <div>E1. DESIGN OF INSIDE AIR TEMPERATURE OF EACH ROOM THAT IS HEATED AND/OR COOLED:</div> <div>HEATED 72 F ° (MAX. NYS) COOLED 75 F ° (MIN. NYS)</div> <div>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.</div> <div>E3. LOCAL ENERGY CONSERVATION CONSTRUCTION CODE</div> <div>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.</div> <div>E4. AIR LEAKAGE FOR ALL BUILDINGS</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>E9. PROVIDE AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE COOLING AND HEATING SYSTEM.</div> <div>E10. PROVIDE R=6 MIN INSULATION AROUND ALL PIPING THAT CARRY FLUIDS WITH A TEMPERATURE OF MORE THAN 105°F OR LESS THAN 55°F.</div> <div>E11. WINDOW INFILTRATION SHALL NOT EXCEED .5 CFM PER LINEAR FOOT OF CRACK WHEN TESTED AT IMPACT PRESSURE OF 25 MPH WIND.</div> <div>E12. DOOR INFILTRATION SHALL NOT EXCEED 1.0 CFM PER LINEAR FOOT OF CRACK WHEN TESTED AT IMPACT PRESSURE OF 25 MPH WIND.</div> <div>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:</div> <div>FENESTRATION: U=0.35, MAX. SKYLIGHT: U=0.60 MAX. INSULATION: CEILING: R=38, MIN. WOOD FRAME WALL: R=13 MIN. FLOOR: R=10 MIN. (CONTINUOUS INSULATION), OR BASEMENT WALL: R=13 MIN. (CAVITY INSULATION) R=10 MIN. (DEPTH=2 FEET MIN.) SLAB: R=10 MIN. (CONTINUOUS INSULATION), OR CRAWL SPACE WALLS: R=13 MIN. (CAVITY INSULATION)</div>	<div>GENERAL STRUCTURAL NOTES</div> <div>GS.1 ALL WORK SHALL COMPLY WITH THE NEW YORK CITY BUILDING CODE.</div> <div>GS.2 THE STRUCTURAL CONSTRUCTION DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL CONSTRUCTION DRAWINGS.</div> <div>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 AND THE FRAME AS SHOWN ON ARCHITECTURAL DRAWINGS AND THAT EXISTING CONDITIONS ARE AS INDICATED. ANY VARIANCES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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, 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.</div> <div>GS.10 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL MAKE NO DEVIATION FROM CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.</div> <div>GS.11 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL REPORT TO THE ARCHITECT, IN WRITING, ANY DISCREPANCIES, AMBIGUITIES OR CONTRADICTIONS IN THE CONSTRUCTION DOCUMENTS.</div> <div>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.</div> <div>SD SHOP DRAWINGS - STRUCTURAL</div> <div>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 THE SUBMITTALS THAT THEY ARE IN CONFORMANCE WITH THE 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.</div> <div>SD.2 CHANGES OR NON-CONFORMANCE TO CONTRACT REQUIREMENTS SHALL BE FLAGGED ON SUBMITTALS.</div> <div>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.</div> <div>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, THE NUMBER OF DRAWINGS AND TYPE OF DETAILS (PLANS, SCHEDULES, BEAMS, COLUMNS, ETC.) THAT WILL BE SUBMITTED ON EACH SUBMISSION DATE.</div> <div>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.</div> <div>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 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.</div> <div>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.</div> <div>SD.8 THE STRUCTURAL ENGINEER WILL NOT REVIEW SUBMISSIONS WHICH ARE PARTIALLY COMPLETE.</div> <div>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.</div> <div>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.</div> <div>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 DESIGN 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".</div> <div>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.</div> <div>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.</div> <div>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 THE AISC MANUAL OF STEEL CONSTRUCTION, LOAD AND RESISTANCE DESIGN 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".</div>	<div>FOUNDATION &amp; CONCRETE NOTES</div> <div>F.1 NO BACK FILLING SHALL BE DONE UNTIL THE FOUNDATION WALLS HAVE BEEN BRACED AND WATERPROOFING HAS BEEN APPLIED.</div> <div>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.</div> <div>F.3 WHEN EXCAVATIONS ARE 5'-0" OR GREATER IN DEPTH FROM THE LEVEL OF ADJACENT GROUND, THE SIDES SHALL BE SHORED.</div> <div>F.4 PROVIDE GUARD RAILS OR A FENCE AT EXCAVATIONS.</div> <div>F.5 EXCAVATIONS SHALL BE SUBSTANTIALLY KEPT FREE OF WATER DURING FOUNDATION CONSTRUCTION.</div> <div>F.6 ALL CONCRETE USED ON THIS PROJECT TO BE PROPORTIONED ON THE BASIS OF CALCULATED STRESSES LESS THAN 70% OF BASIC ALLOWABLE VALUES.</div> <div>F.7 CONCRETE MATERIALS, DESIGN, AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NYC BUILDING CODE &amp; ACI STANDARD.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>F.12 CONCRETE TO DEVELOP A MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS.</div> <div>F.13 GARAGE SLAB AND CONCRETE EXPOSED TO WEATHER SHALL BE 4,000 PSI AT 28 DAYS.</div> <div>F.14 ALL CONCRETE SLAB SHALL BE MINIMUM 4" THICK, AND SHALL BE REINFORCED WITH 6x6 W1.4 X W1.4 WWF.</div> <div>F.15 REINFORCEMENT BARS SHALL BE Fy=60,000 PSI &amp; CONFORM TO ASTM A615, LATEST EDITION.</div> <div>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.</div> <div>F.17 UNLESS OTHERWISE NOTED, ALL CONCRETE FOOTINGS TO BE 12" THICK.</div> <div>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 CEM. AND DEVELOP A STRENGTH OF 4,000 PSI WHEN TESTED. PROVIDE AT LEAST 3 TEST CYLINDERS FOR EACH DAY OF POURING TESTED.</div> <div>F.19 WHERE 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</div> <div>F.20 FOUNDATION WALLS BELOW GRADE TO BE WATERPROOFED WITH BITUMINOUS COATING OR EQUAL.</div> <div>F.21 WHEN UNDERPINNING IS REQUIRED, NO WORK TO BE STARTED UNTIL SEPARATE APPLICATION OR AMENDMENT RELATING TO UNDERPINNING IS APPROVED.</div> <div>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.</div> <div>F.23 FOR EACH CLASS OF CONC. PLACED ON ANY ONE DAY 3 STANDARD ACCEPTANCE CYLINDERS SHALL BE MADE FOR TESTING.</div> <div>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.</div> <div>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.</div> <div>F.26 THE SLOPE BETWEEN ADJACENT FOOTING BOTTOMS SHALL NOT EXCEED 1 VERTICAL TO 1 HORIZONTAL.</div> <div>F.27 FOUNDATION WALLS AND/OR GRADE BEAMS SHALL BE CAST IN ALTERNATE PANELS NOT TO EXCEED 60 FEET IN LENGTH. CONSTRUCTION JOINTS SHALL BE PLACED AT POINTS OF MINIMUM SHEAR, GENERALLY AT MIDSPAN. ALLOW 7 DAYS MINIMUM BETWEEN ADJACENT POURS.</div> <div>F.28 HORIZONTAL JOINTS IN WALLS OR GRADE BEAMS WILL BE PERMITTED ONLY IF AND AS SHOWN.</div> <div>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).</div> <div>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.</div>	<div>M MASONRY</div> <div>M.1 ALL CMU BEARING WALL SIZES SHALL BE AS SHOWN ON PLAN, CONFORMING TO ASTM C90 WITH MINIMUM AVERAGE COMPRESSIVE STRENGTH OF f'm = 4000 PSI.</div> <div>M2. MORTAR SHALL CONFORM TO ASTM C270, TYPE M or S, WITH MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.</div> <div>M3. GROUT SHALL CONFORM TO ASTM C476 WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.</div> <div>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.</div> <div>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.</div> <div>M6. ANCHORS AND TIES SHALL BE ZINC COATED FERROUS METAL CONFORMING TO ASTM A153.</div> <div>M7. ALL WALLS TO BE FACED W/ MASONRY VENEER SHALL BE PROVIDED W/ MASONRY TIES &amp; ANCHORS AT 16" O.C. EACH WAY. PROVIDE DURO-WALL REINFORCING EVERY OTHER COURSE.</div> <div>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.</div> <div>M9. LINTELS SUPPORTING MASONRY WALLS OVER 8'-0" SHALL BE FIRE PROTECTED WITH MATERIALS HAVING THE REQUIRED FIRE RESISTIVE RATING OF THE WALL SUPPORTED.</div> <div>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.</div>	<div>S STRUCTURAL STEEL</div> <div>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</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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, SP</div>
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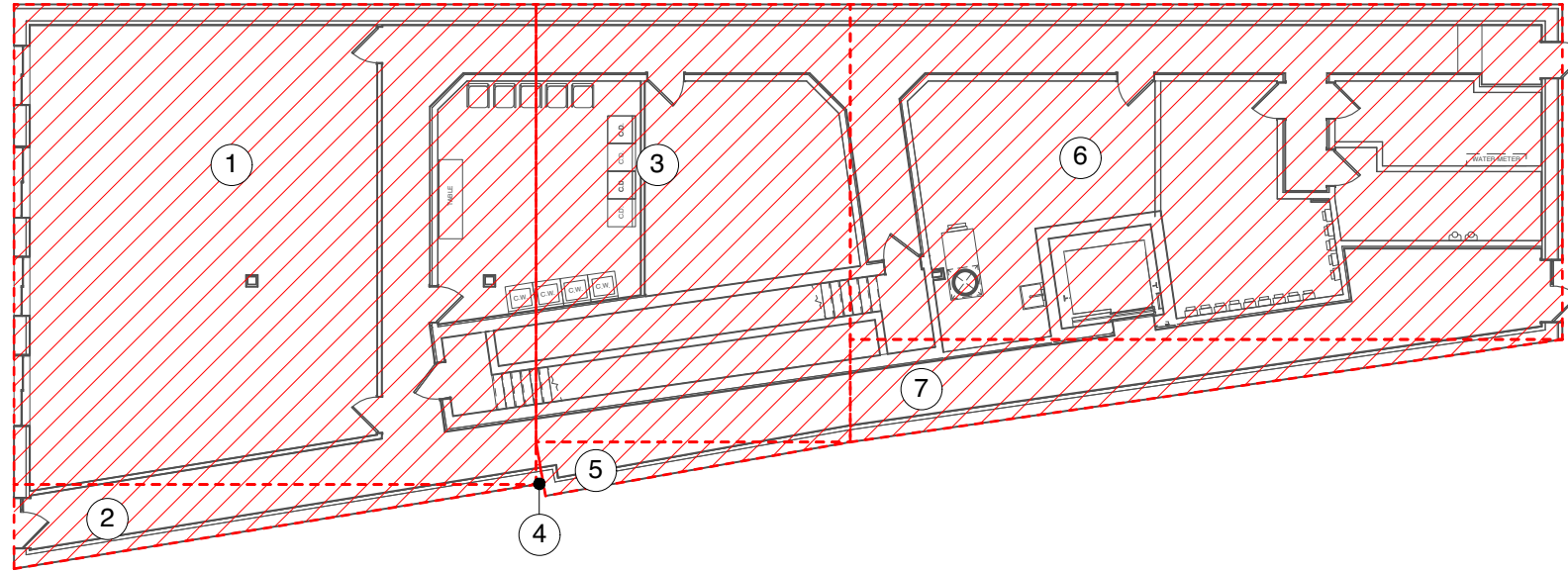
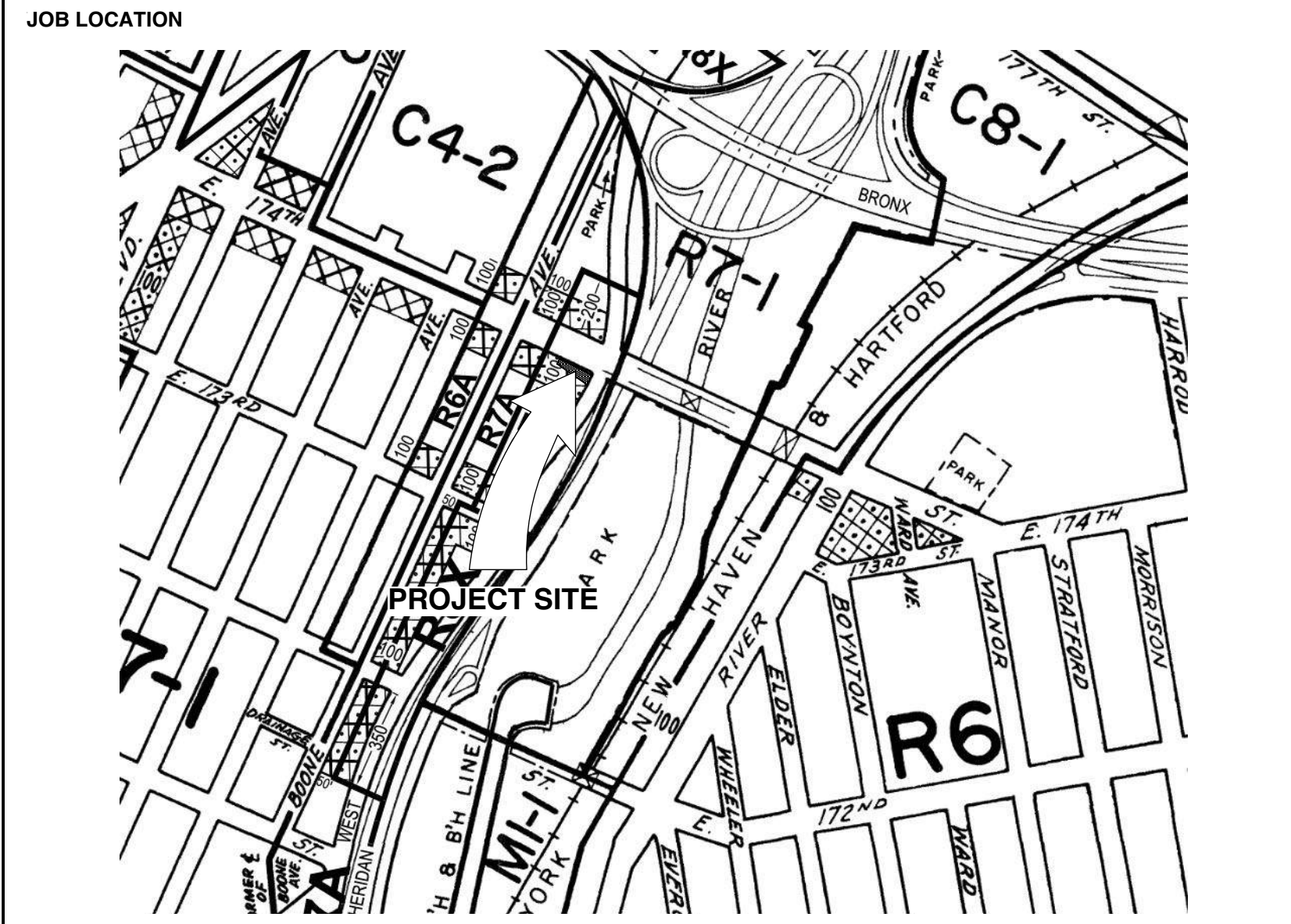




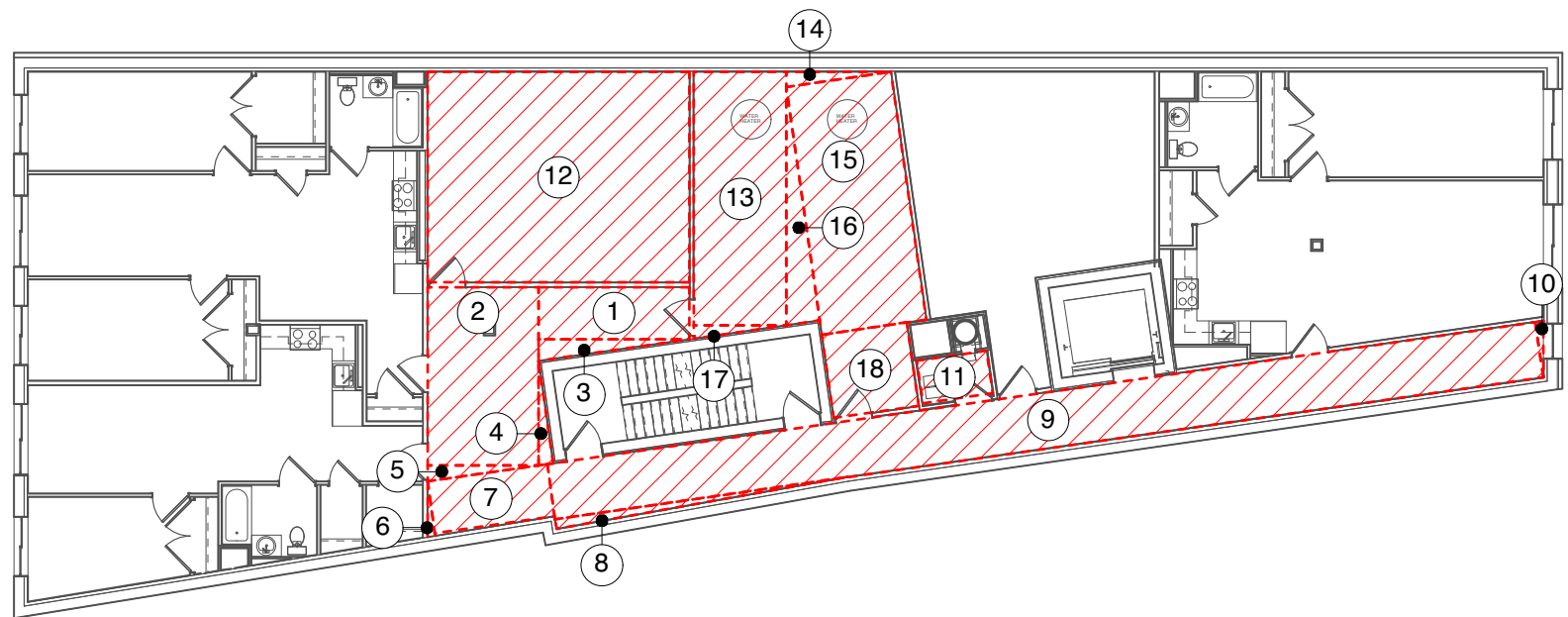
SCHEDULE OF ZONING COMPLIANCE				
ADDRESS: 1745 WEST FARMS ROAD, BRONX, NY 1060				
APPLICATION #:				
BLOCK #: 3015	LOT #: 25			
ZONING DISTRICT: R7X, C2-4	MAP#: 3D			
CONSTRUCTION CLASSIFICATION: IB	USE GROUPS: 2A			
LOT AREA SECTION 23-32	MIN. 1,700 S.F.			
6,782.2 S.F.	6,782.2 S.F. ACTUAL > 1,700			
LOT WIDTH SECTION 23-32	MIN. 18 FEET			
26.88' FEET ACTUAL > 18 FEET				
MAXIMUM LOT COVERAGE SECTION 23-153				
MAXIMUM PERMITTED: 100% 6,782.2 X 1.00 = 6,782.2			PROPOSED: 73.3% (4,972.38)	
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 TOTAL AREA USE GROUP 2A	
	CELLAR	1ST FLOOR	2ND-7TH FLRS	8TH FLOOR
PROPOSED GROSS AREA	4,920.00	4,920.00	4,920.00 X 6 = 29,520.00	4,311.56
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
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			PROPOSED: NONE	
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 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			
QUALITY HOUSING REQUIREMENTS			
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

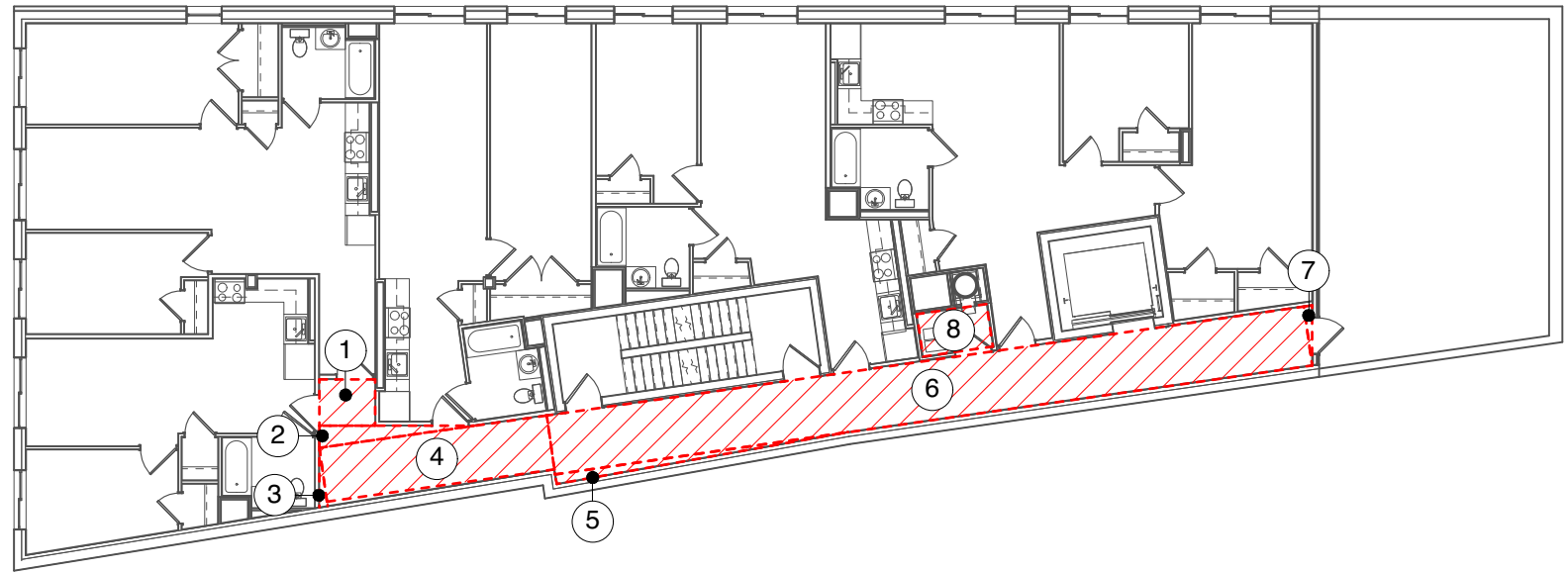
SCHEDULE OF DWELLING UNITS		
LOCATION	TYPE	#UNITS
1ST FLOOR	1 BEDROOM	2
	2 BEDROOM	1
2ND-7TH FLOORS	STUDIO	1 X 6 = 6
	1 BEDROOM	5 X 6 = 30
	2 BEDROOM	1 X 6 = 6
8TH FLOOR	1 BEDROOM	3
	2 BEDROOM	2
TOTAL UNITS		50



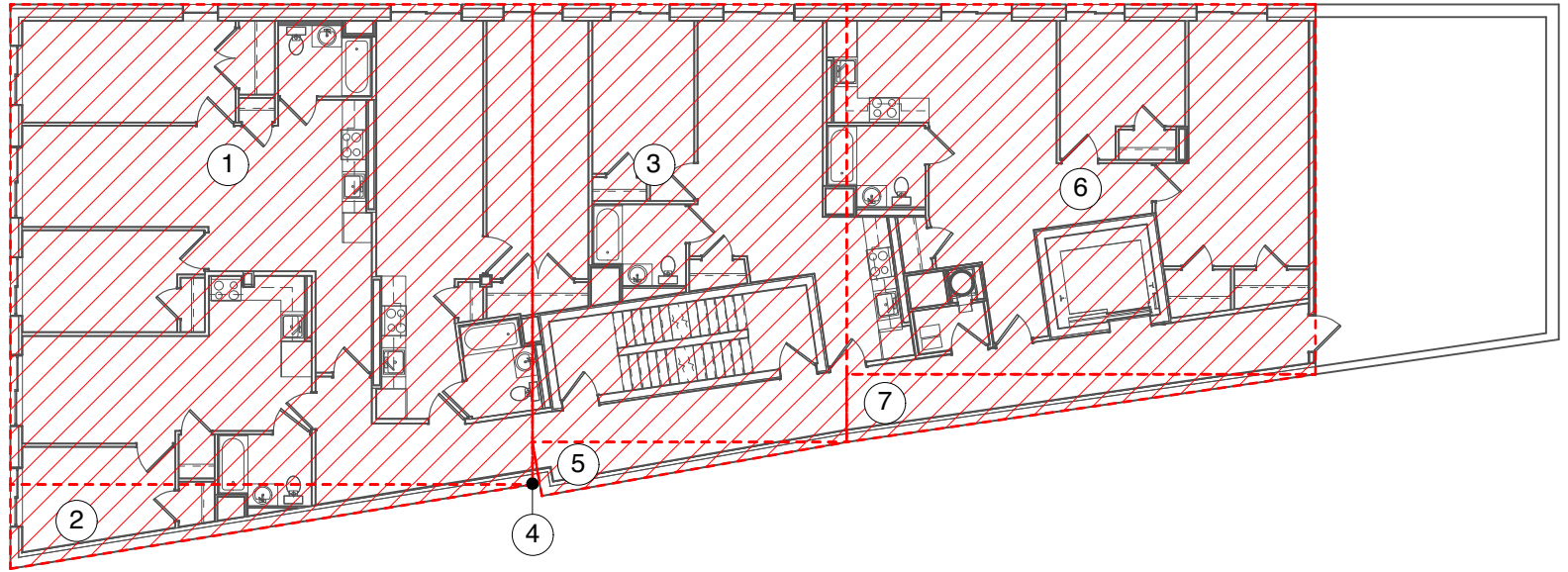
CELLAR - SEVENTH FLOOR GROSS FLOOR AREA		
ITEM #	FORMULA (S.F.)	SUM (S.F.)
1	43.92' X 40.44'	1,776.00
2	43.92' X 7.1' / 2	155.86
3	26.47' X 36.85'	975.50
4	0.62' X 3.59' / 2	1.11
5	(26.47' X 4.56') / 2	60.33
6	59.95' X 28.24'	1,693.21
7	(59.95' X 8.61') / 2	257.98
TOTAL:		4,920.00



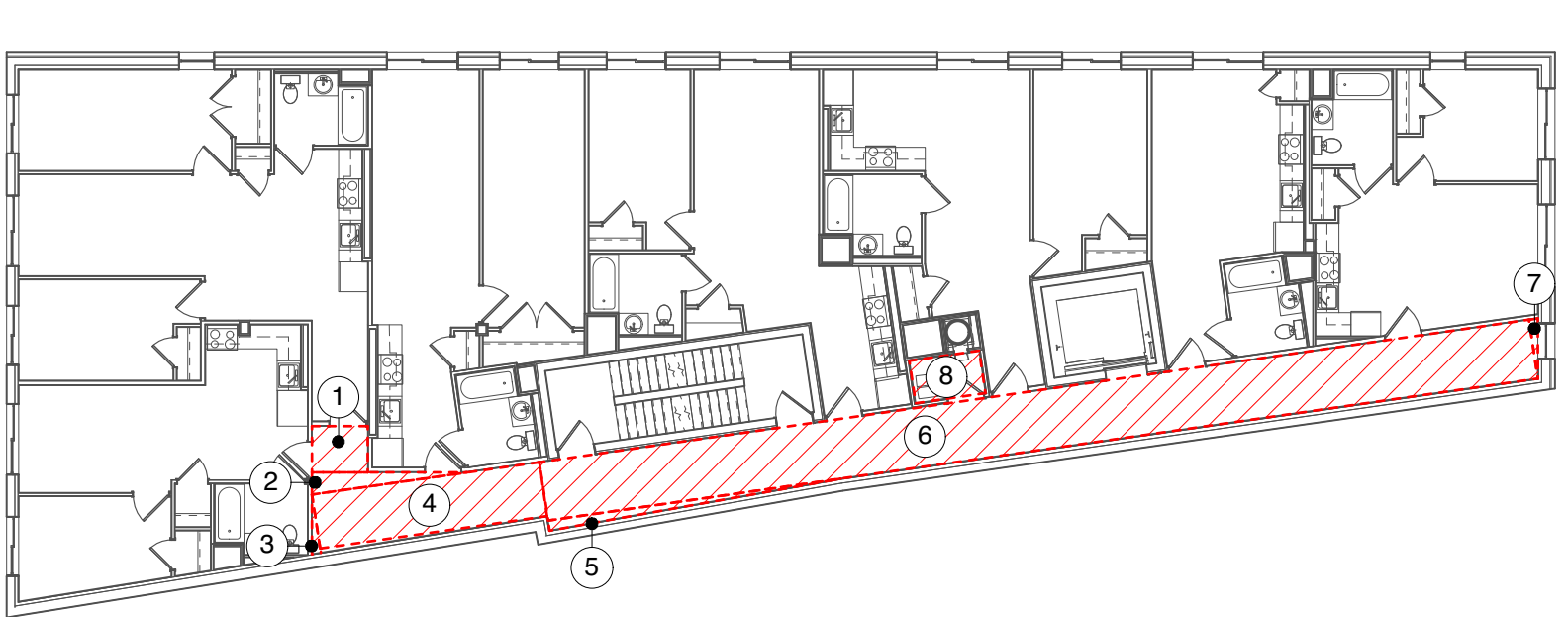
FLOOR AREA DEDUCTIONS - 1ST FLOOR				
ITEM #	DEDUCTION TYPE	FORMULA (S.F.)	SUM (S.F.)	NOTES
1	QUALITY HOUSING	(12.67' X 4.37') / 2	27.72	SERVES LESS THAN 11 UNITS (ZR 28-31)
2	QUALITY HOUSING	(9.36' X 14.99') / 2	70.20	
3	QUALITY HOUSING	[(12.67' X 1.82') / 2] / 2	5.76	
4	QUALITY HOUSING	[(1.24' X 8.8') / 2] / 2	2.72	
5	QUALITY HOUSING	[(9.36' X 1.34') / 2] / 2	3.15	SERVES LESS THAN 11 UNITS (ZR 28-31)
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	
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	BOILER ROOM
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	
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	SERVES LESS THAN 11 UNITS (ZR 28-31)
2	QUALITY HOUSING	(13.03' X 1.87') /2	6.09	
3	QUALITY HOUSING	(0.7' X 4.99') /2	1.75	
4	QUALITY HOUSING	19.33' X 4.59'	88.76	SERVES LESS THAN 11 UNITS (ZR 28-31) DAYLIGHT IN CORRIDOR (ZR 28-14)
5	QUALITY HOUSING	(24.89' X 0.83') /2	10.30	
6	QUALITY HOUSING	64.36' X 5.0'	321.83	
7	QUALITY HOUSING	(0.73' X 5.0') /2	1.79	REFUSE ROOM (ZR 28-12)
8	QUALITY HOUSING	12.0 S.F. MAX	12.00	
TOTAL:			451.63	

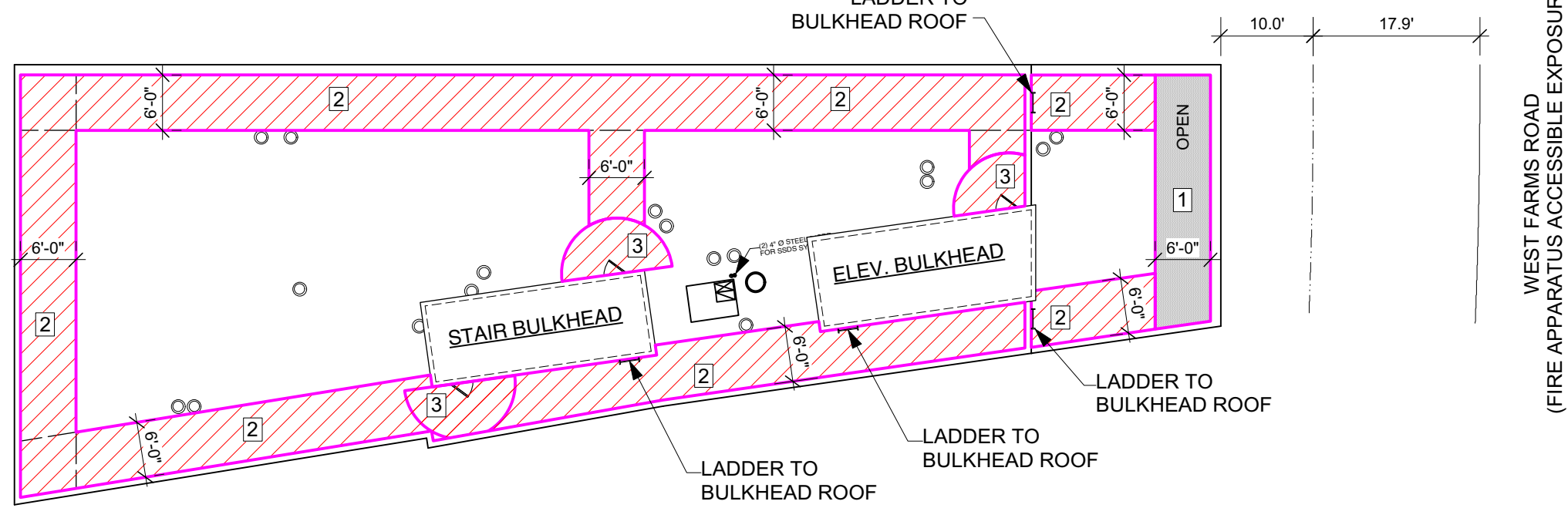


EIGHTH FLOOR GROSS FLOOR AREA		
ITEM #	FORMULA (S.F.)	SUM (S.F.)
1	43.92' X 40.44'	1,776.00
2	(43.92' X 7.1') / 2	155.86
3	26.47' X 36.85'	975.50
4	(0.62' X 3.59') / 2	1.11
5	(26.47' X 4.56') / 2	60.33
6	39.47' X 31.18'	1,230.91
7	(39.47' X 5.67') / 2	111.84
TOTAL:		4,311.56



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	SERVES LESS THAN 11 UNITS (ZR 28-31)
2	QUALITY HOUSING	[(13.03' X 1.87') / 2] / 2	6.09	
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	
7	QUALITY HOUSING	(0.73' X 5.0') / 2	1.79	DAYLIGHT IN CORRIDOR (ZR 28-14)
8	QUALITY HOUSING	12.0 S.F. MAX	12.00	
TOTAL:			550.69	REFUSE ROOM (ZR 28-12)

FIRE DEPARTMENT ROOF ACCESS DIAGRAM



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

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 = 5,577.12C.F. > 145 C.F. MIN REQUIRED

Date	Issued to	Date	Revision	No.

North

Drawing Title:

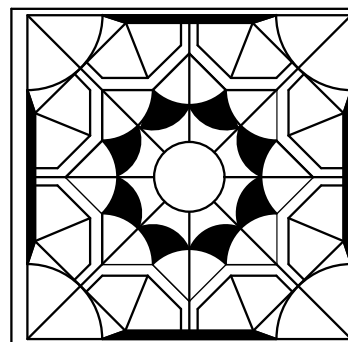
**ZONING COMPLIANCE  
NOTES & SCHEDULES**

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**

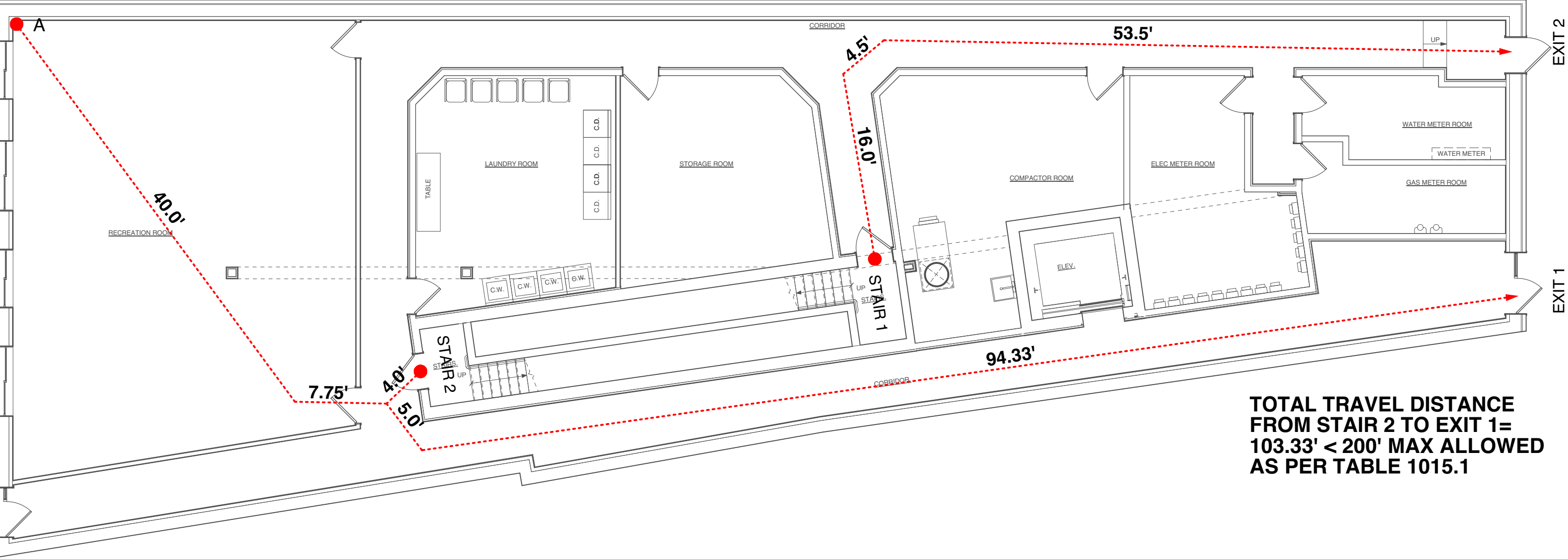
2 WILSON PLACE MOUNT VERNON, NY 10550  
(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183  
WWW.BADALYARCHITECTS.COM

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

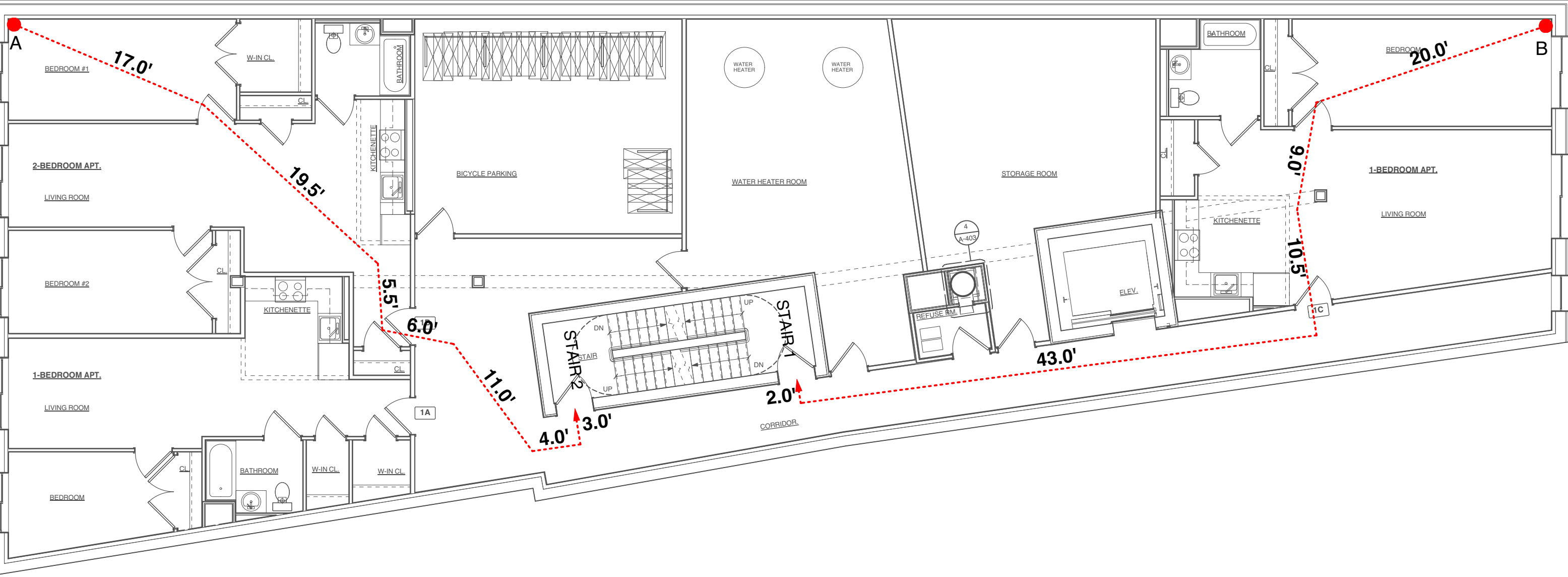


TOTAL TRAVEL DISTANCE  
FROM STAIR 1 TO EXIT 2=  
74.0' < 200' MAX ALLOWED  
AS PER TABLE 1015.1

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

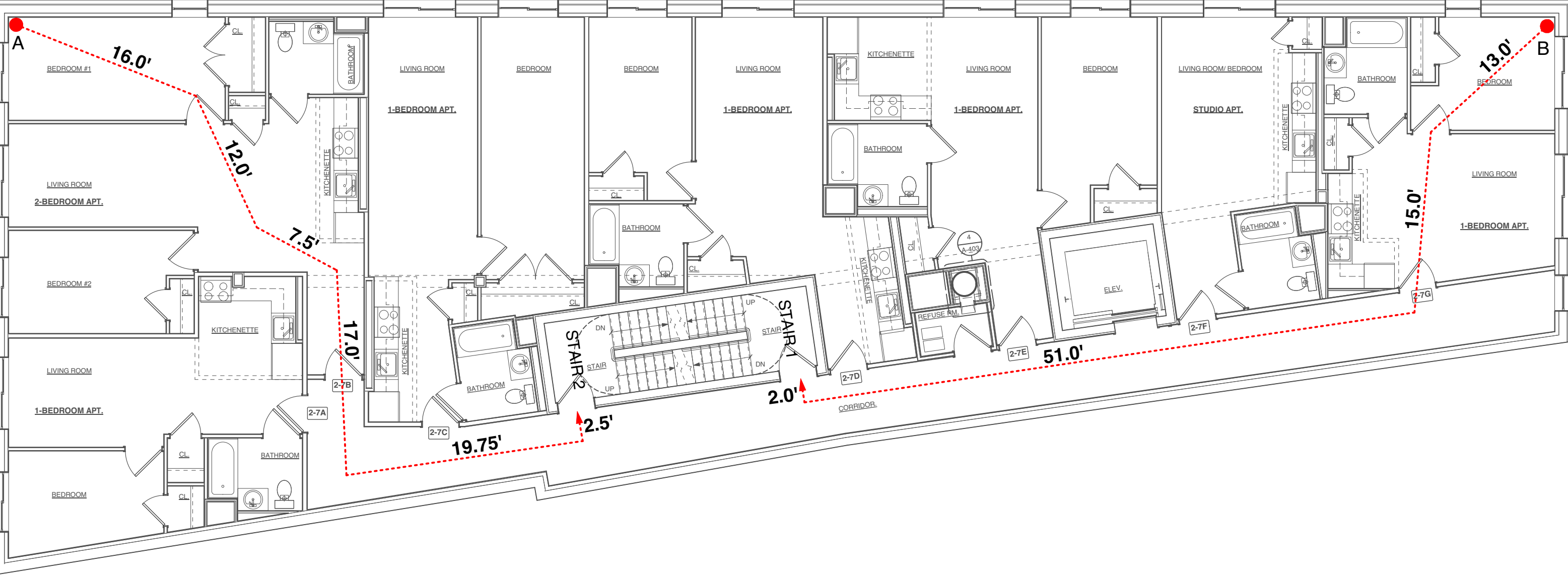
TOTAL TRAVEL DISTANCE  
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66.0' < 200' MAX ALLOWED  
AS PER TABLE 1015.1



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

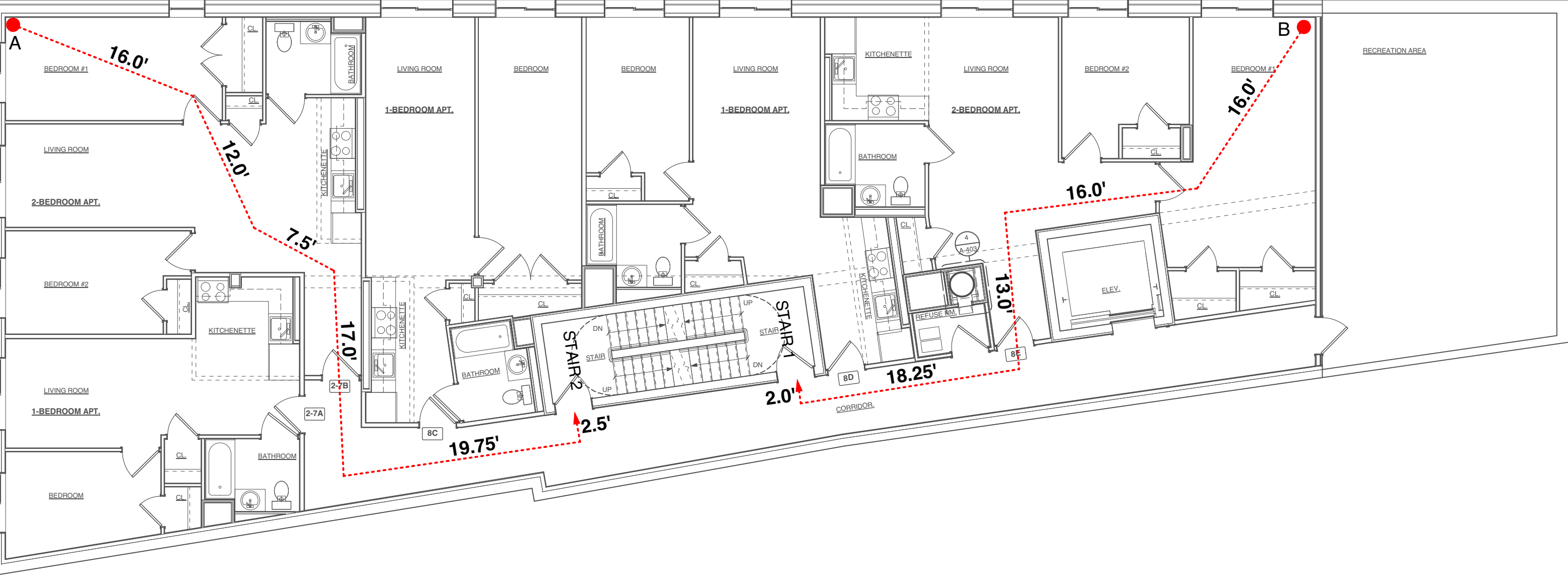
TOTAL TRAVEL DISTANCE  
FROM A TO STAIR 2 =  
74.75' < 200' MAX ALLOWED  
AS PER TABLE 1015.1



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

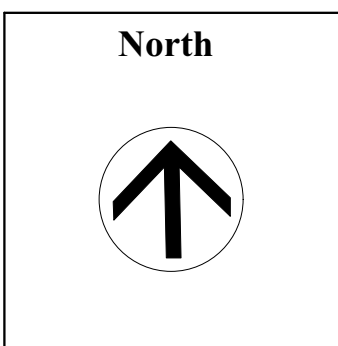
TRAVEL PATH DIAGRAM: EIGHTH FLOOR PLAN

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



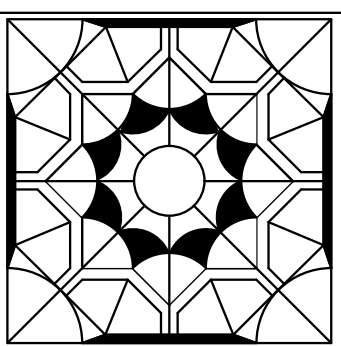
TOTAL TRAVEL DISTANCE  
FROM B TO STAIR 1=  
65.25' < 200' MAX ALLOWED  
AS PER TABLE 1015.1

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



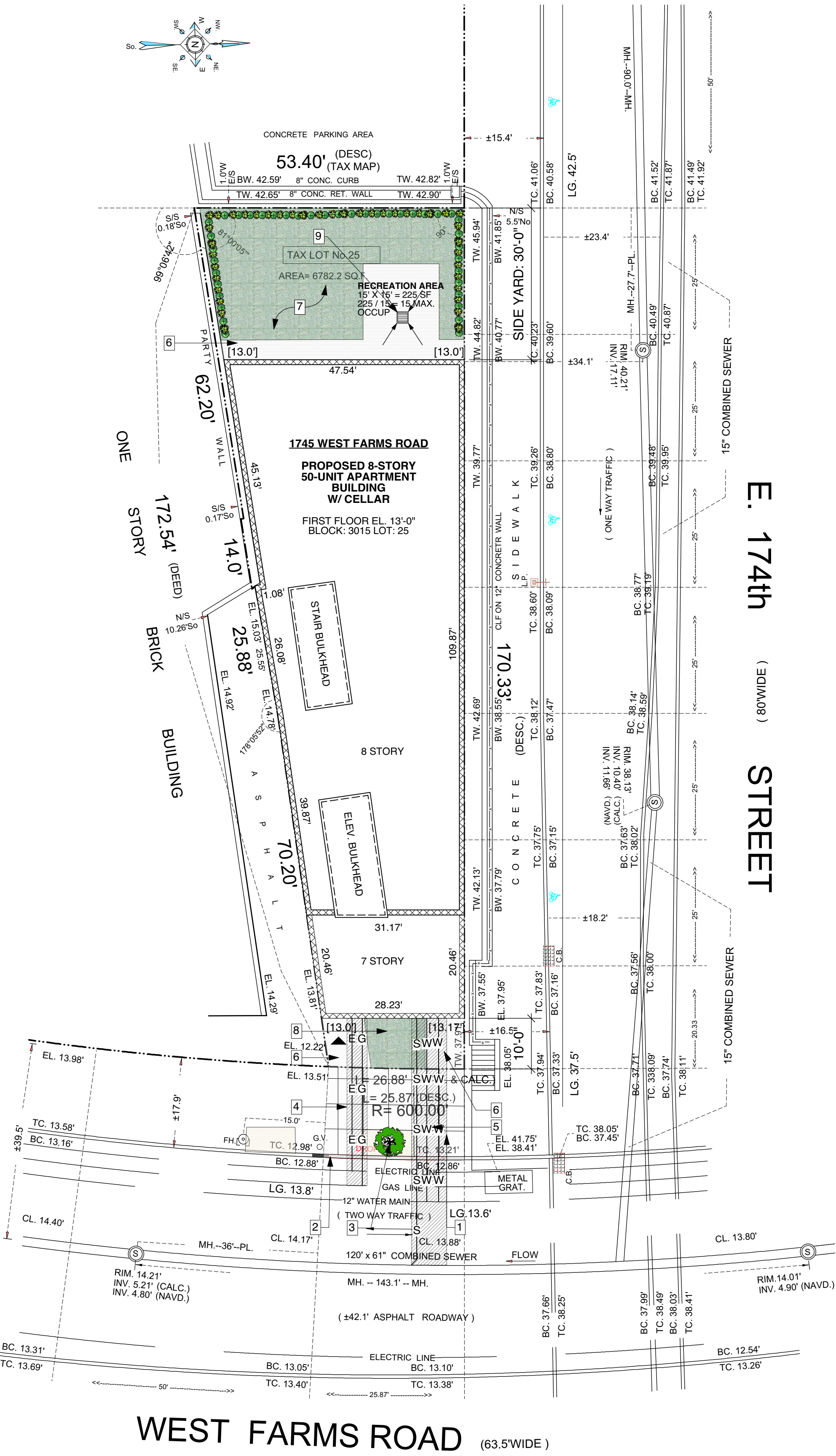
**Badaly Architects PLLC**  
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Date: 01/21/2019	Project No. 18034
Scale: 1/8" = 1'-0"	Drawing No. <b>A-004.00</b>
Drawn by: YCM	OF ## PAGES

DOB JOB NO

DOB APPROVAL



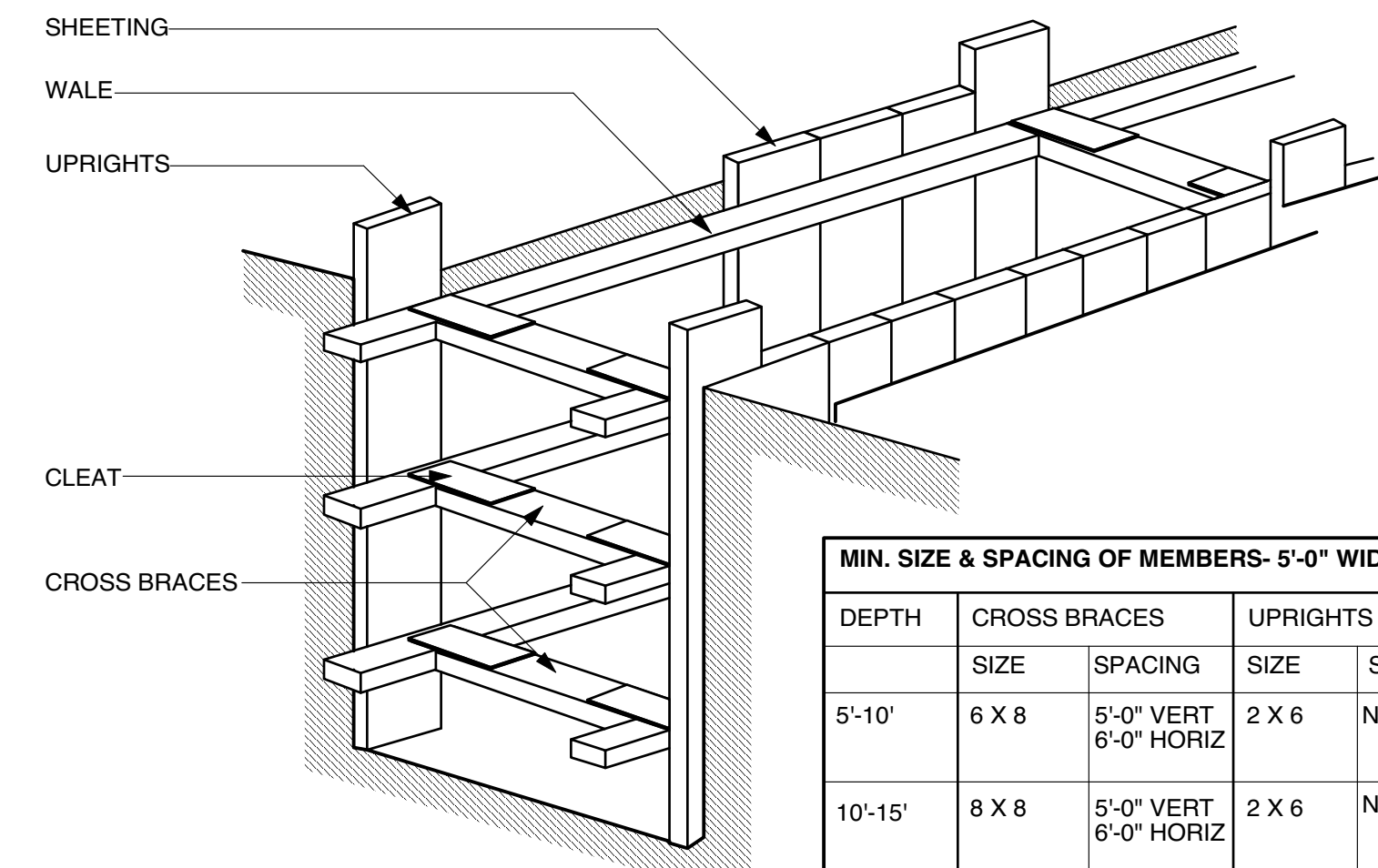


1 SITE PLAN  
Scale: 1/16" = 1'-0"

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

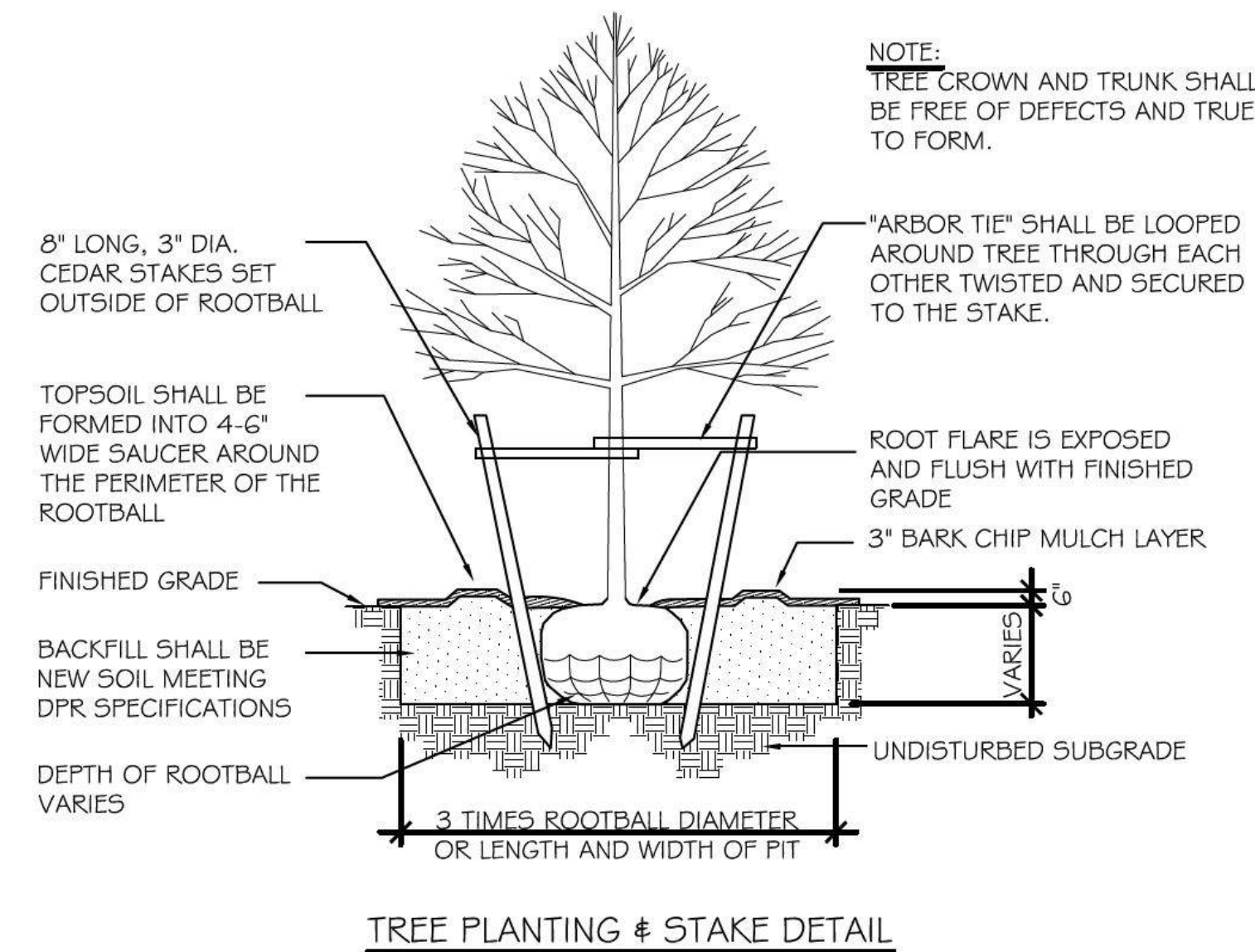


2 SHORING & SHEETING EXCAVATION AT UTILITY CONNECTION  
N.T.S.

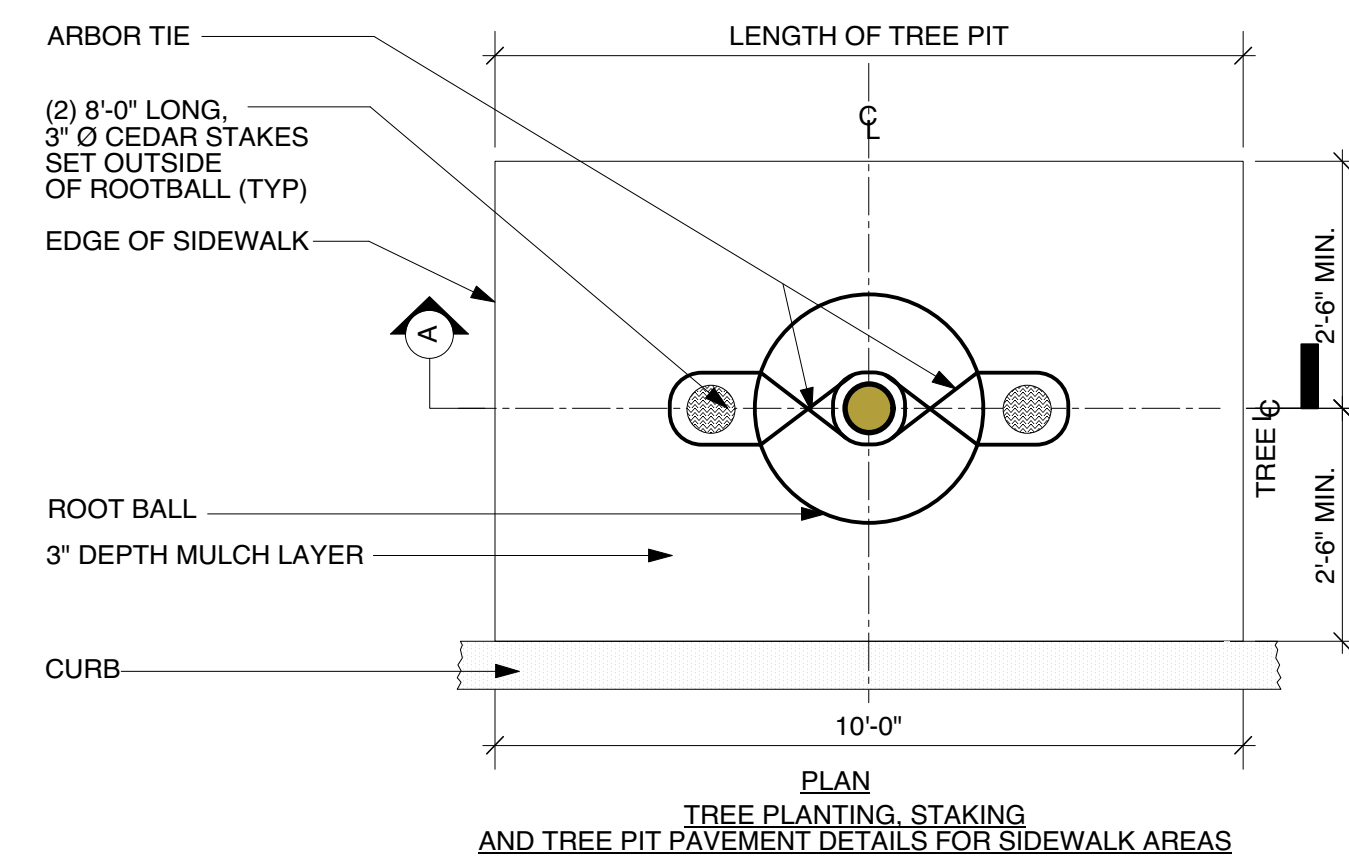
- EXCAVATION NOTES**
1. FORMWORK AND CONCRETE WORK TO FULLY COMPLY WITH BUILDING BULLETIN 2009-011.
  2. CONTRACTOR TO OBTAIN CONSENT FROM OWNERS OF ADJACENT PROPERTIES IF REQUIRED WORK EXTENDS BEYOND PROPERTY LINE. SIDEWALK CLOSING FROM NYCDOT IS REQUIRED TO OVERCUT SIDEWALK AND TO PLACE SOLDIER PILES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

**BASE PLANE CALCULATION**

$$((12.98' + 13.21')/2) + ((37.83' + 40.23')/2) / 2 = 26'-0.34"$$

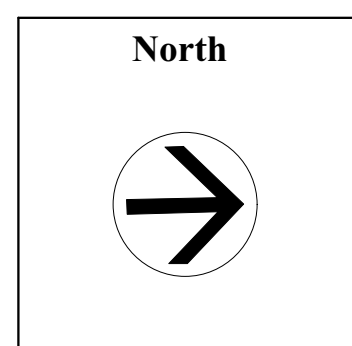


**TREE PLANTING & STAKE DETAIL**



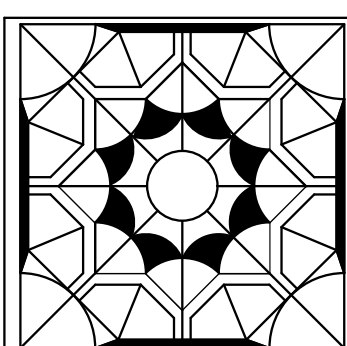
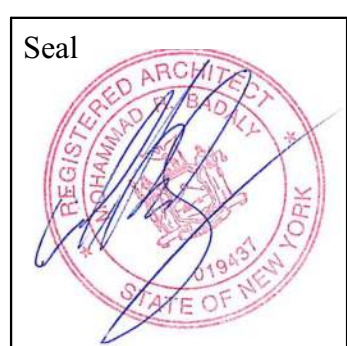
3 STREET TREE PLANTING AND STAKING DETAILS  
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Date	Issued to	Date	Revision	No.



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

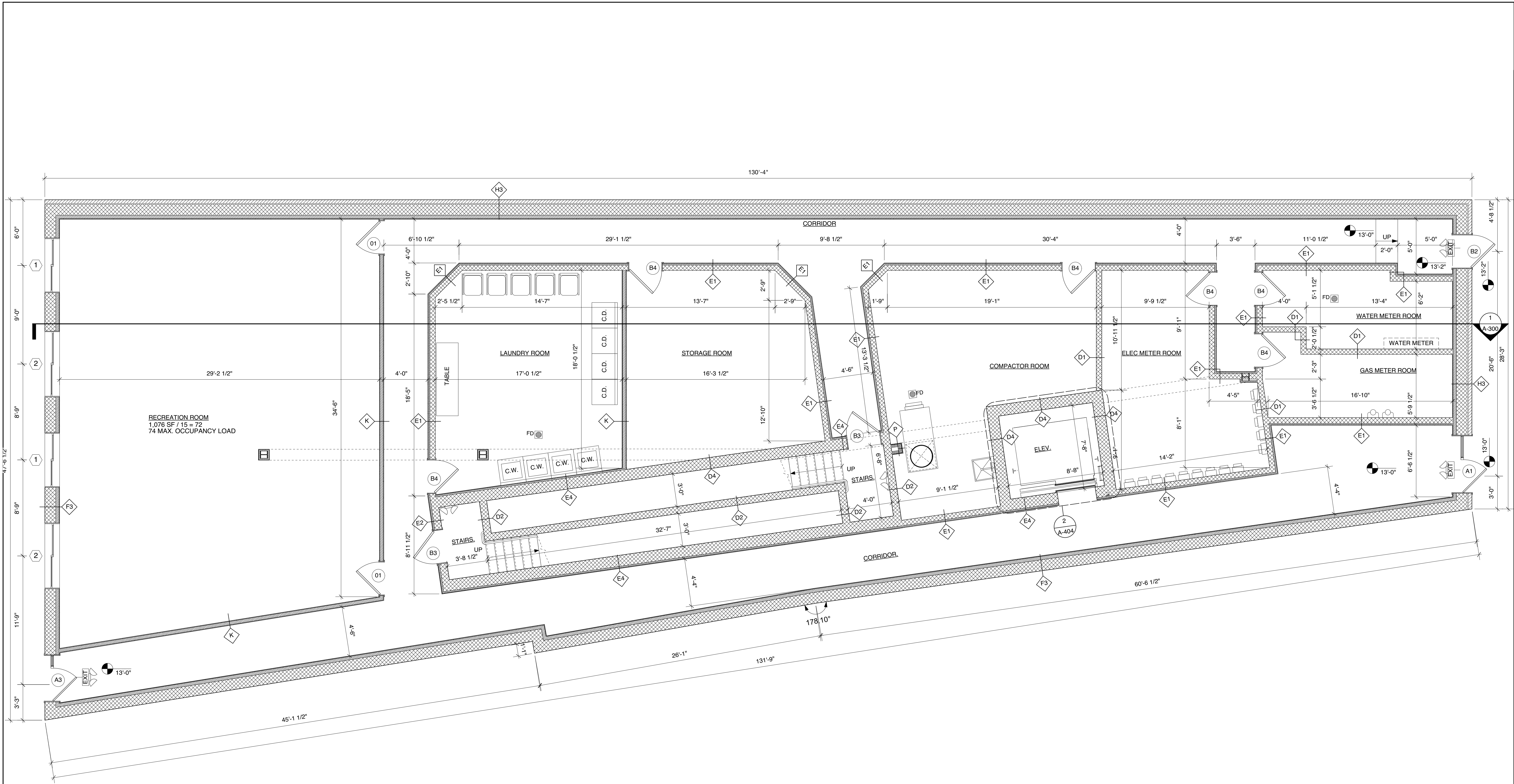


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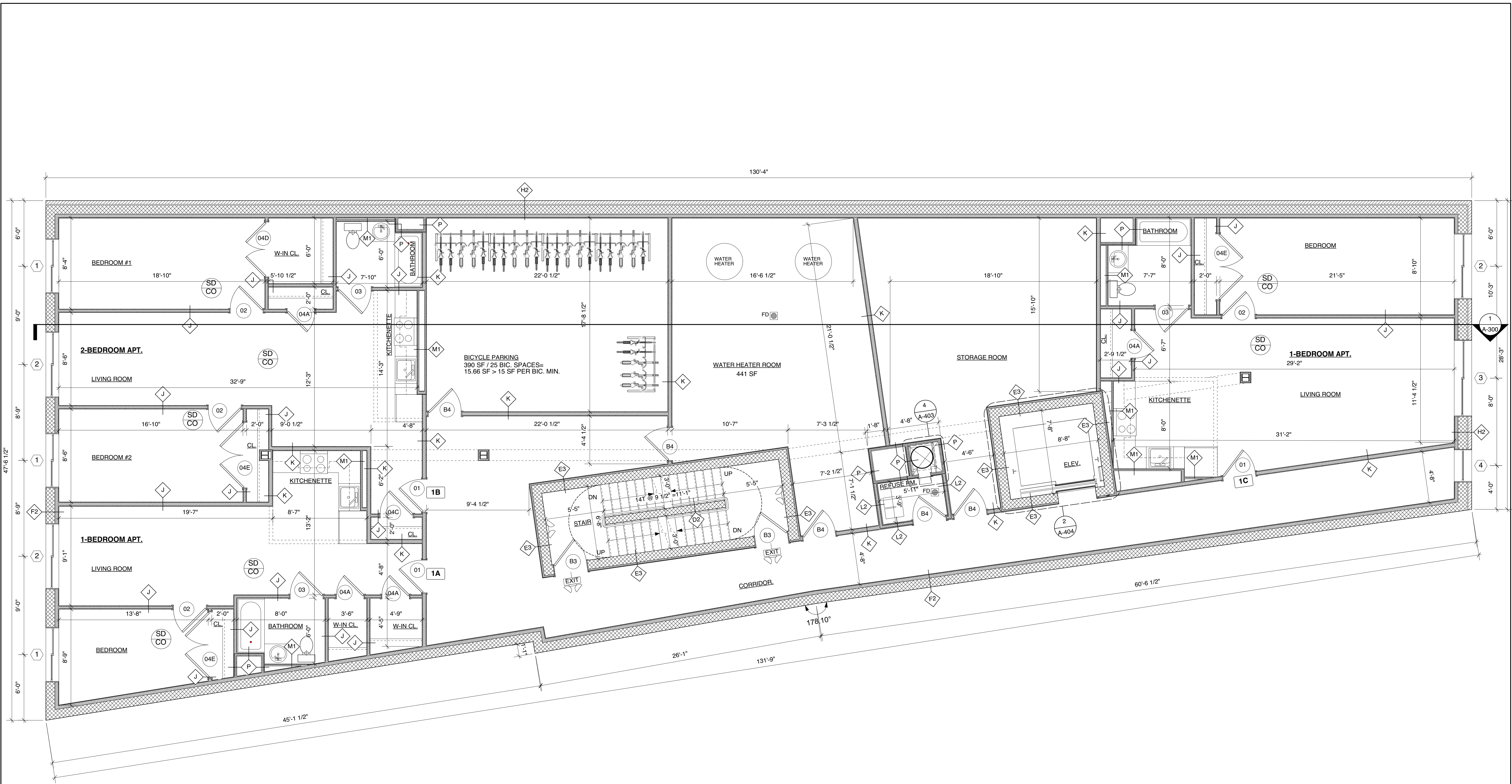
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Date: 01/21/2019	Project No. 18034		
Scale: NOTED	Drawing No. <b>A-100.00</b> OF ## PAGES		
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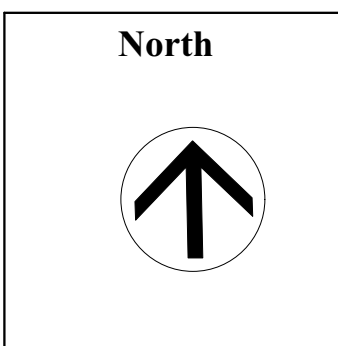


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																						<b>Date:</b> 01/21/2019		<b>Project No.</b> 18034	
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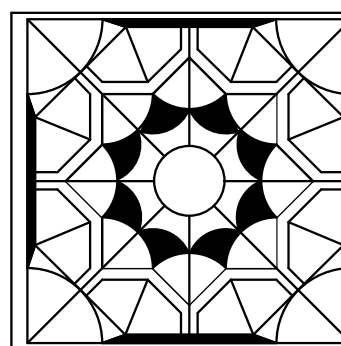
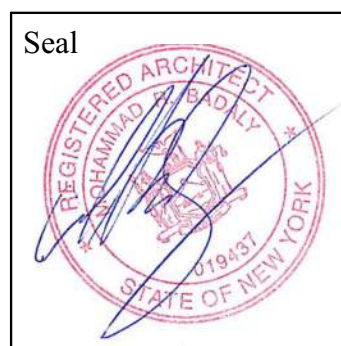


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Drawing Title:  
**FIRST FLOOR PLAN**

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



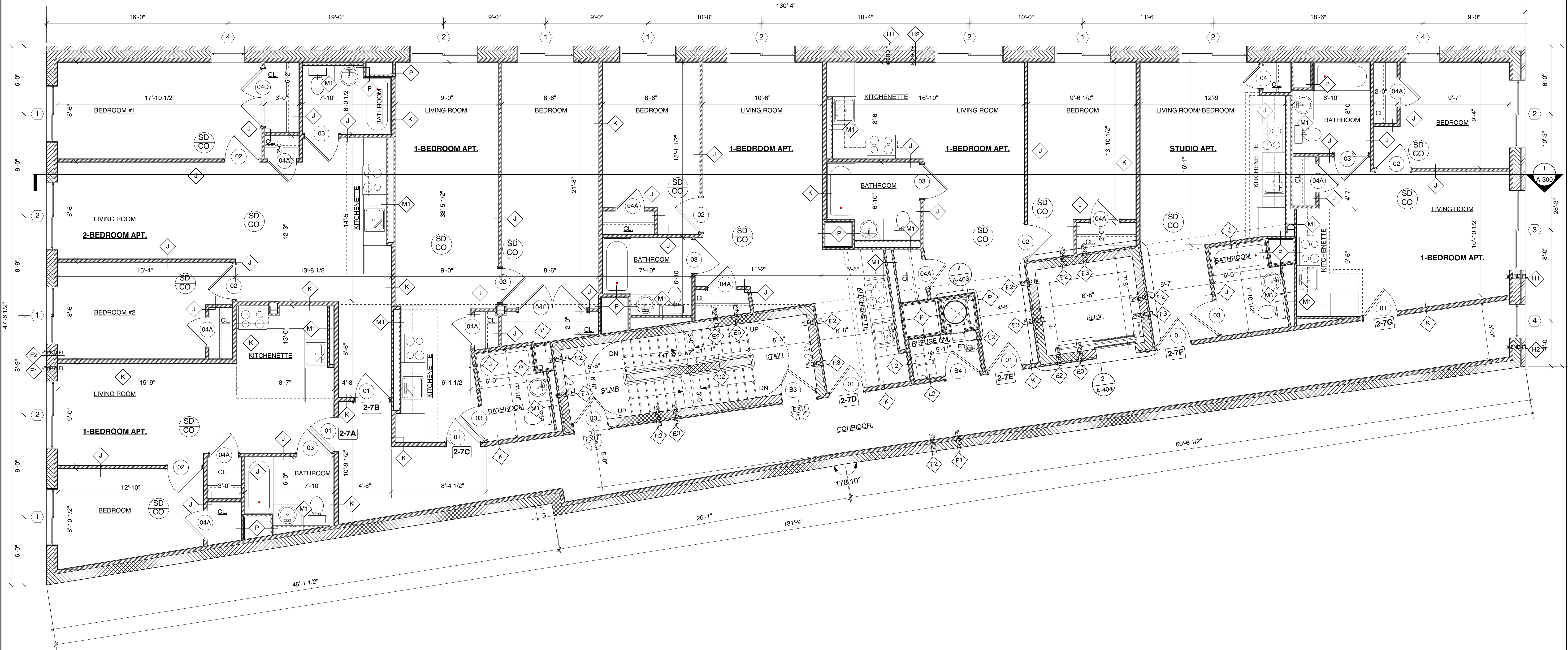
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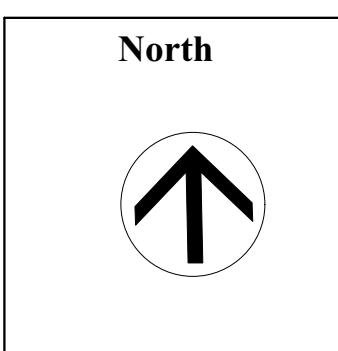
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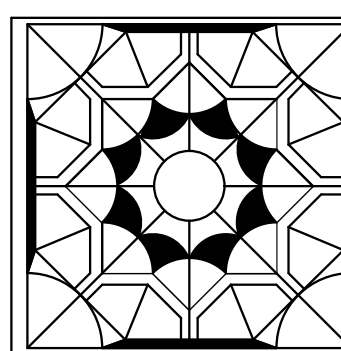
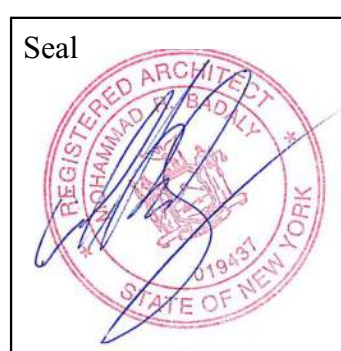


Date	Issued to	Date	Revision	No.



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

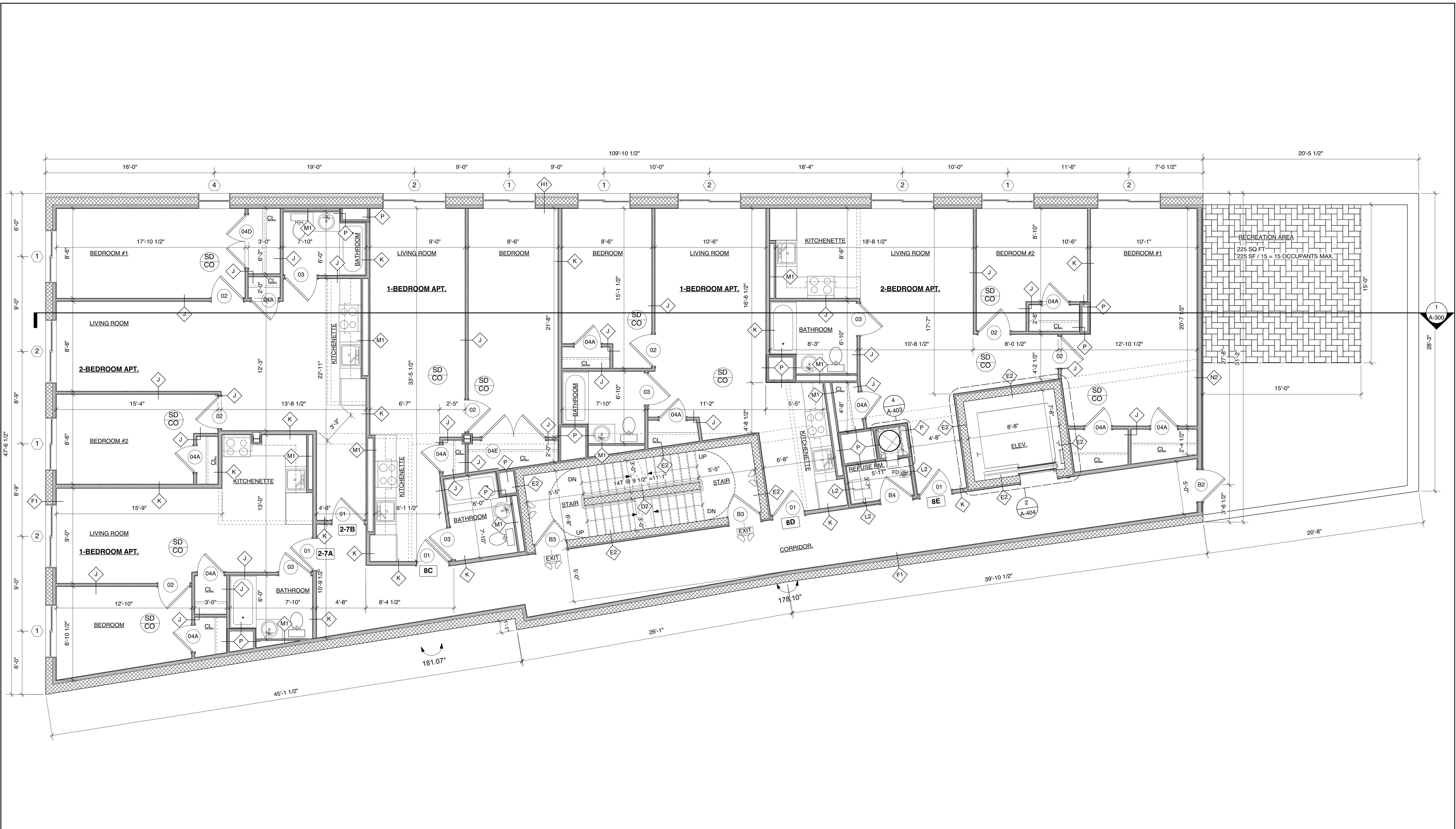


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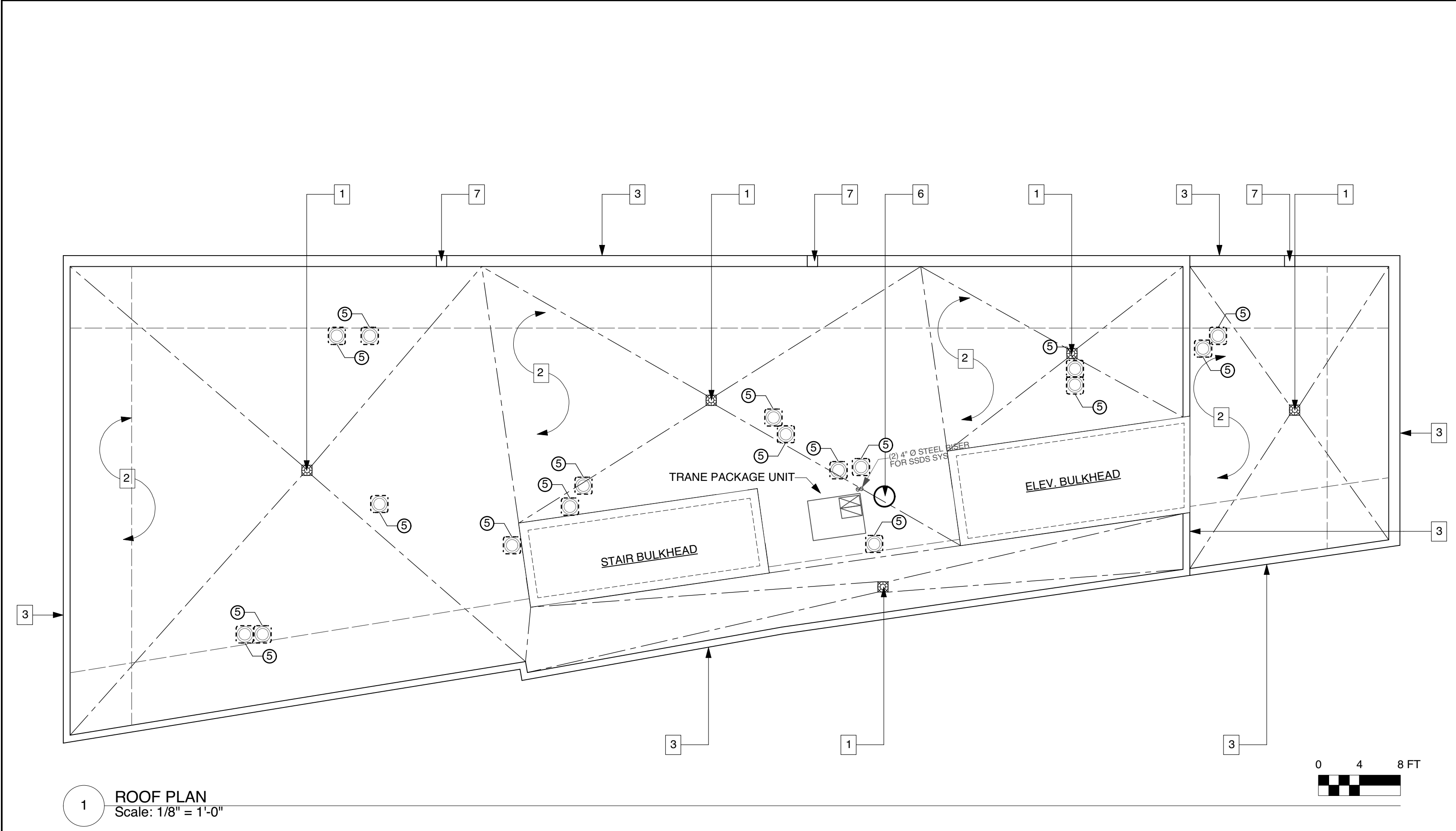
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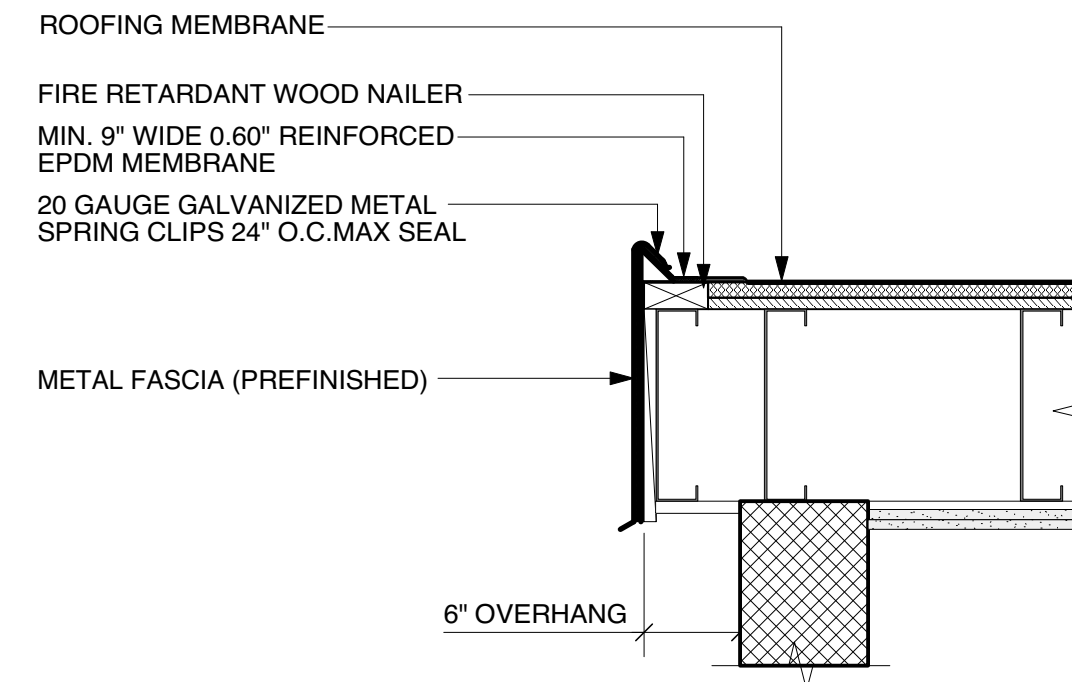
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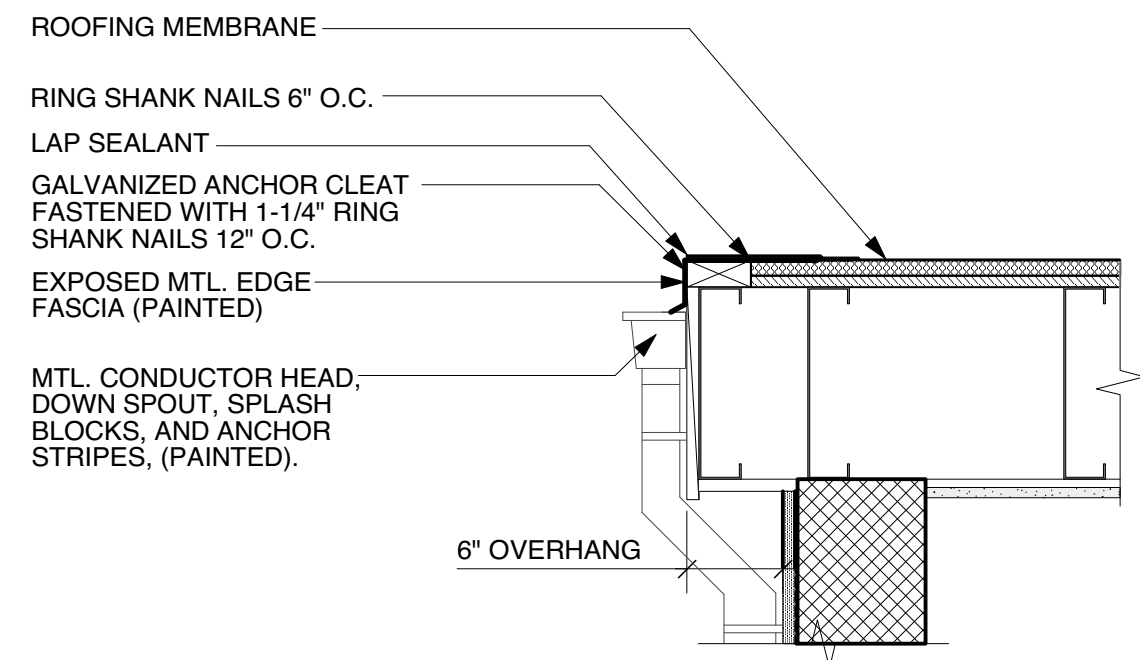


1 ROOF PLAN  
Scale: 1/8" = 1'-0"

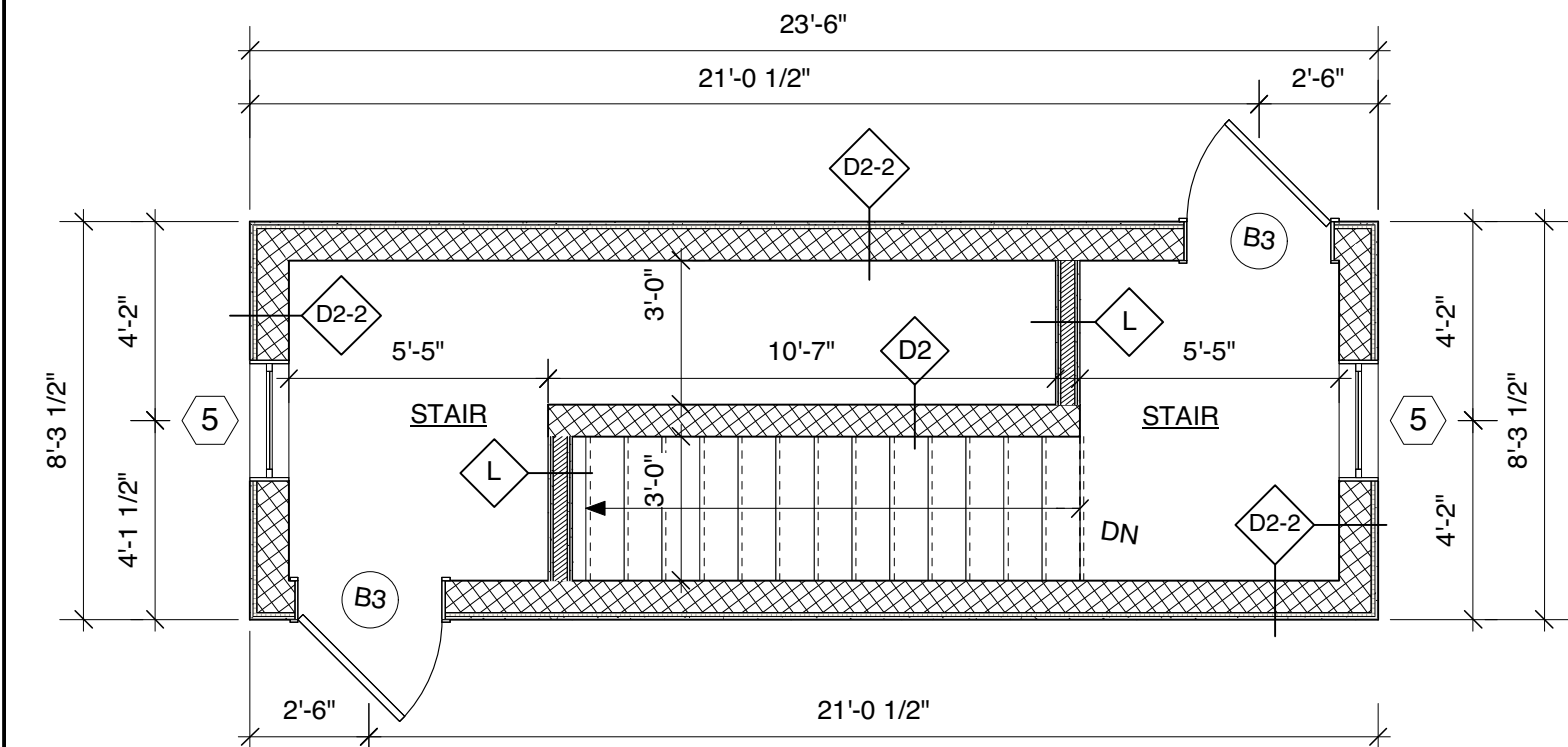
- ROOF & BULKHEAD PLAN NOTE LEGEND**
- 1 RESTRICTIVE FLOW ROOF DRAIN. SEE DETAIL.
  - 2 TYPICAL ROOFING: TPO ROOFING OVER TAPERED RIGID INSULATION PROVIDE SHOP DRAWINGS FOR APPROVAL.
  - 3 3'-6" HIGH PARAPET
  - 4 6'-2" HIGH PARAPET
  - 5 ROOF MOUNTED EXHAUST FAN
  - 6 GARBAGE CHUTE VENT
  - 7 OVERFLOW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



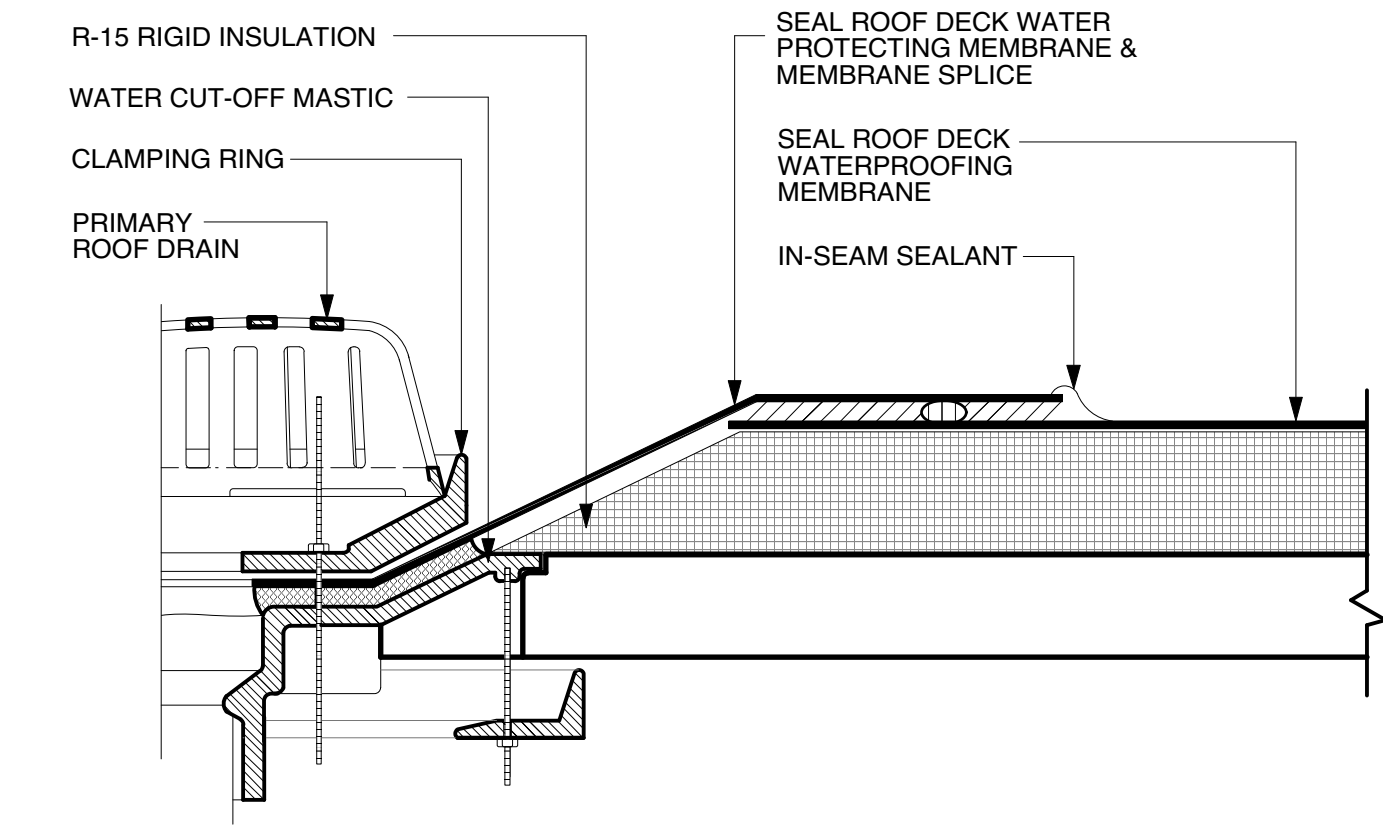
3 BULKHEAD ROOF EDGE DTL.  
Scale: 1" = 1'-0"



4 ROOF EDGE/GUTTER  
Scale: 1" = 1'-0"

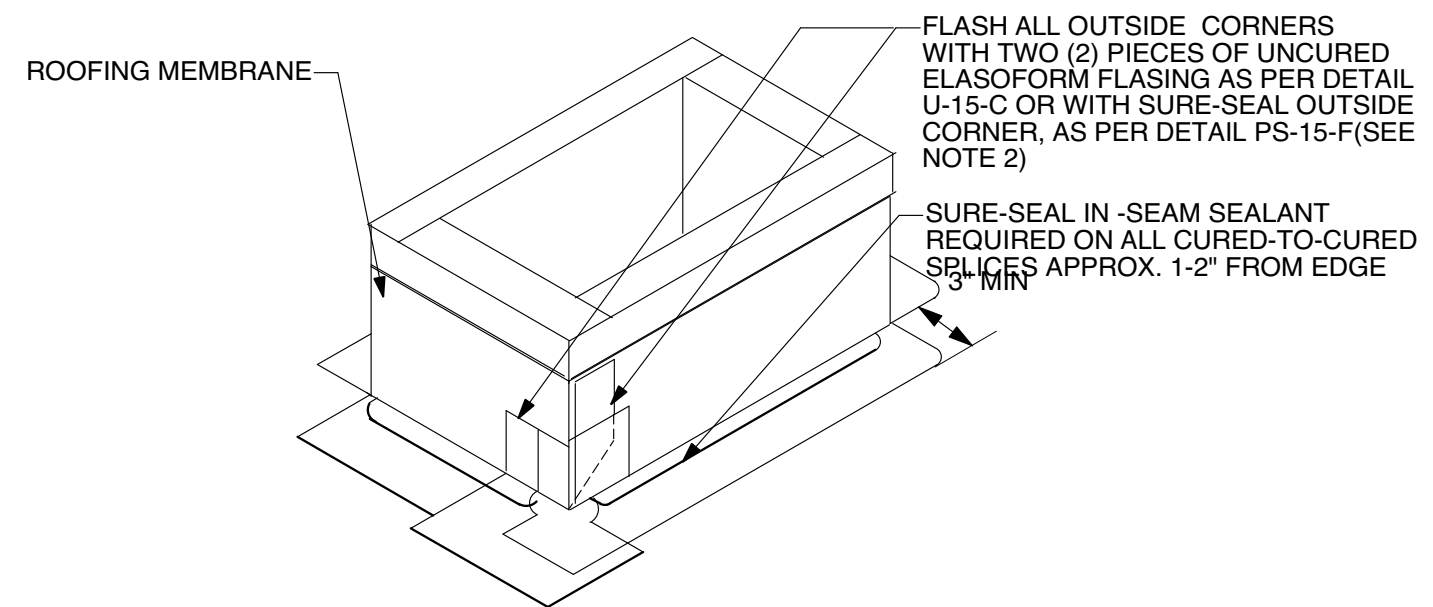


2 BULKHEAD PLAN  
Scale: 1/4" = 1'-0"

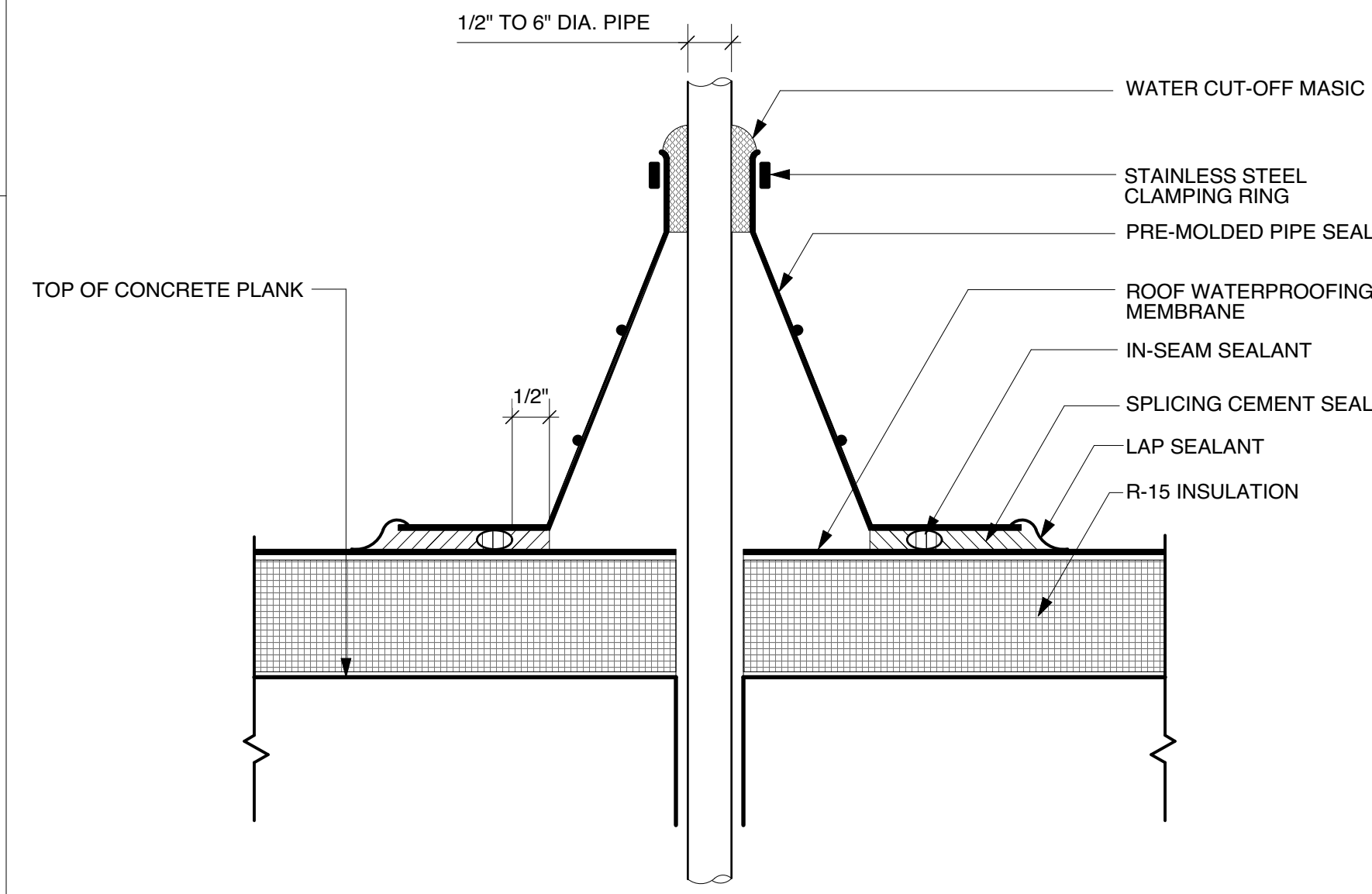


5 ROOF DRAIN DETAIL  
Scale: 3" = 1'-0"

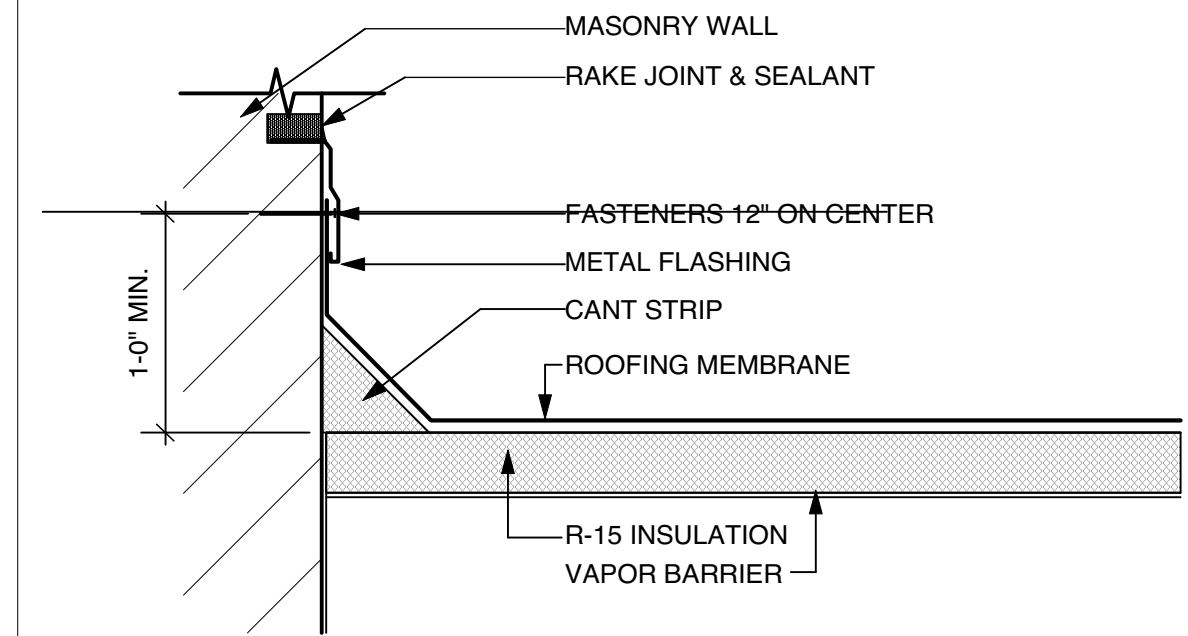
- NOTES:
- FASTEN MEMBRANE FLASHING 12" ON CENTER. IF FASTENER PENETRATES METAL COUNTER FLASHING, USE EPDM WASHER OR APPLY WATER CUT-OFF MASTIC OR CAULK FASTENER HEAD.
  - IF VERTICAL SPLICE NOT LOCATED AT CORNER, 6" WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER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



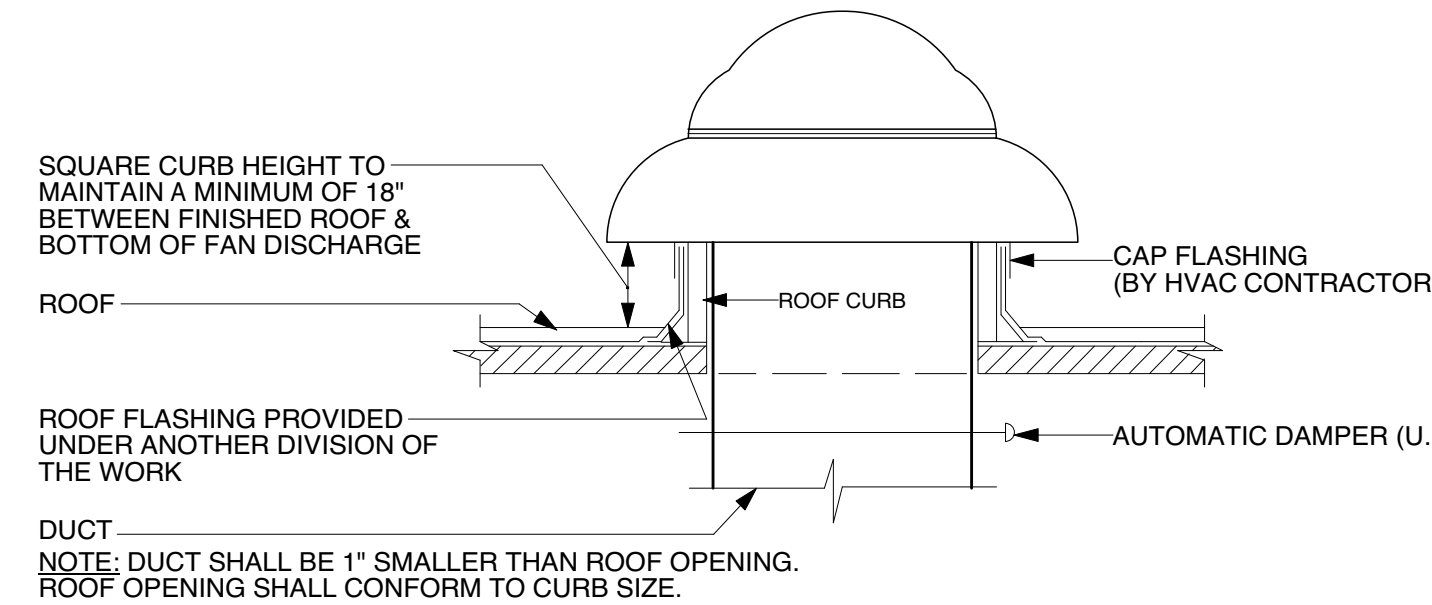
8 CURB FLASHING  
NTS



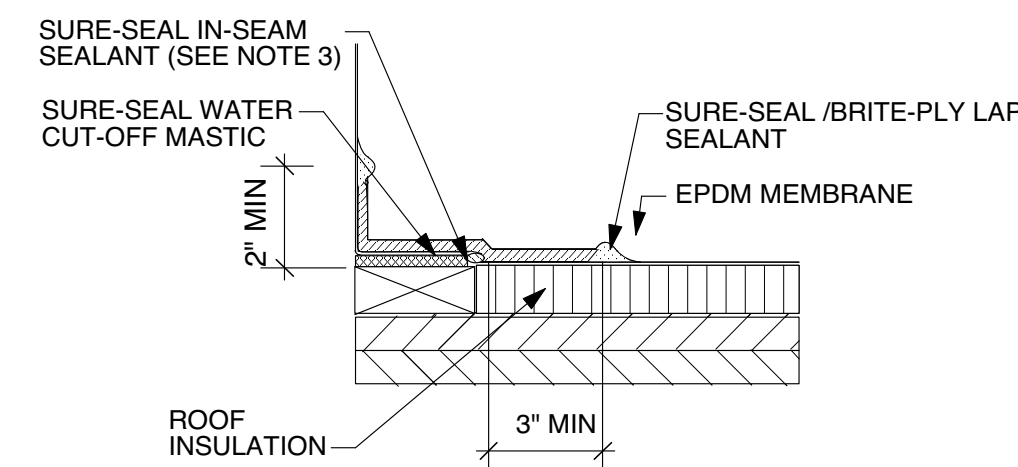
6 VENT PIPE FLASHING  
Scale: 3" = 1'-0"



7 TYPICAL PARAPET REGLET FLASHING DETAIL  
N.T.S.



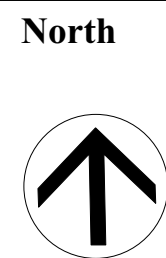
9 ROOF MOUNTED EXHAUST FAN DETAIL  
N.T.S.



10 SELF-FLASHING METAL CURB  
Scale: 3" = 1'-0"

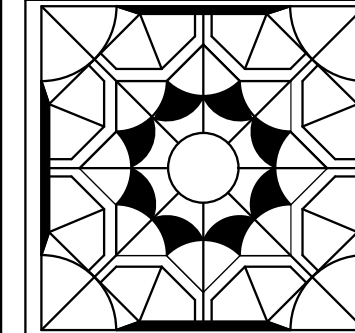
- NOTES:
- TREATED WOOD NAILER MUST EXTEND PAST TOTAL WIDTH OF METAL CURB DECK FLANGE.
  - CONSULT THE RESPECTIVE MANUFACTURER OF THE SELF-FLASHING METAL CURB FOR PROPER SECUREMENT. WATER CUT-OFF MASTIC MUST BE HELD UNDER CONSTANT COMPRESSION.
  - IN-SEAM SEALANT MUST BE PLACED NO MORE THAN 1/2" FROM EDGE OF FLANGE.
  - 6" WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPLICE AT ANGLE CHANGE.
  - 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



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Date:	01/21/2019	Project No.	18034
Scale:	NOTED	Drawing No.	A-114.00
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- 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

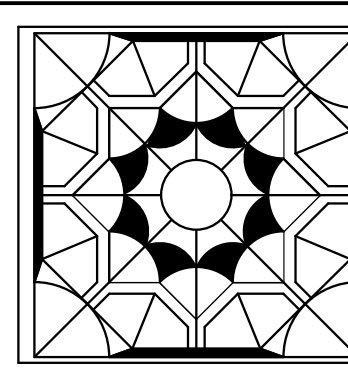
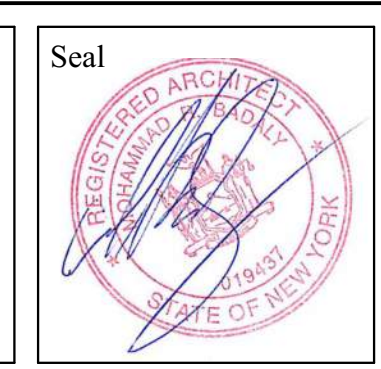


2 FRONT (EAST 147TH STREET) BUILDING ELEVATION

Date	Issued to	Date	Revision	No.

North

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



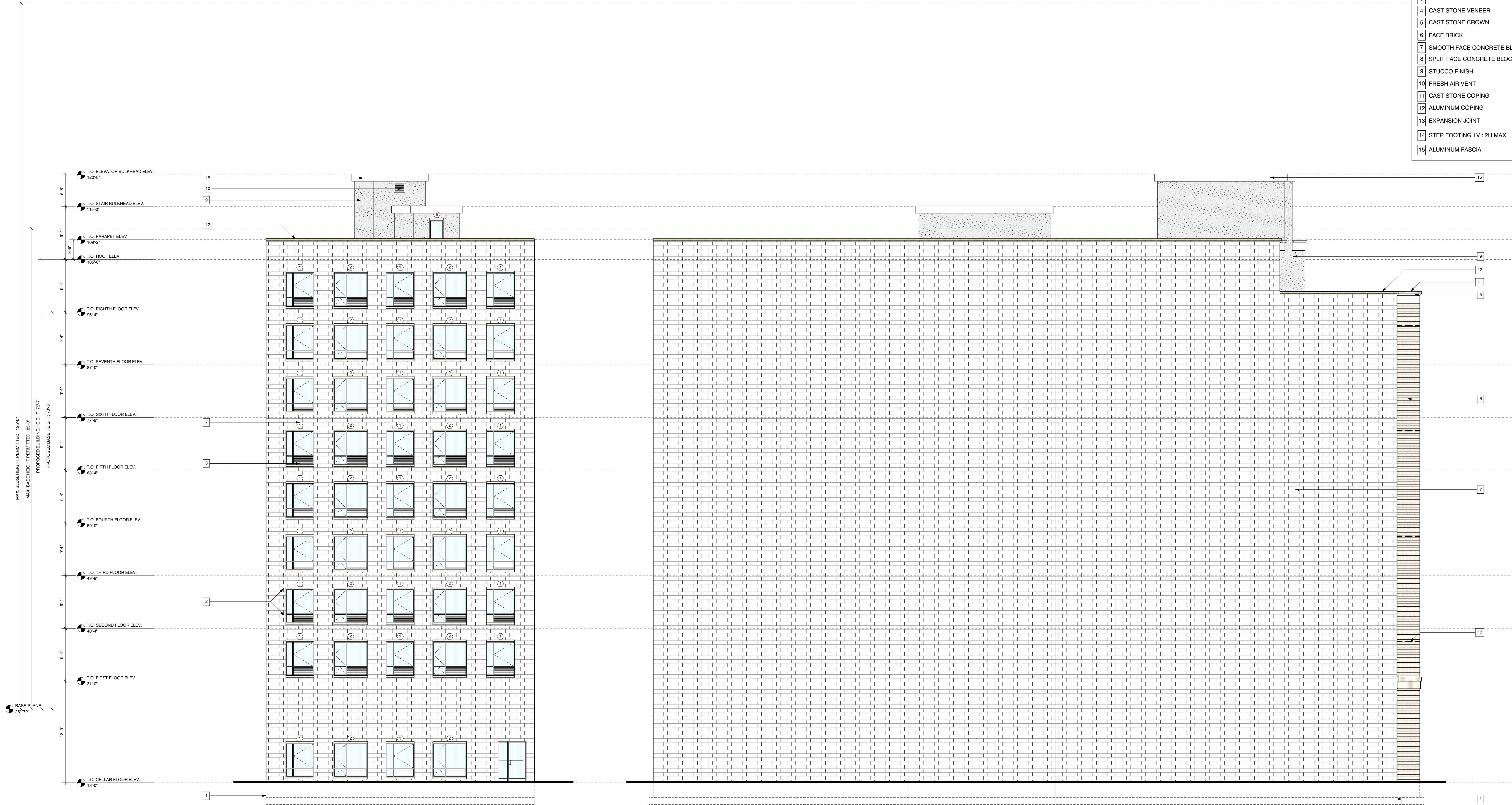
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DOB JOB NO	DOB APPROVAL



- ELEVATION NOTE LEGEND
- 1 FOUNDATION WALL BELOW GRADE
  - 2 PRECAST SILL & HEAD
  - 3 A/C UNIT SLEEVE
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  - 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

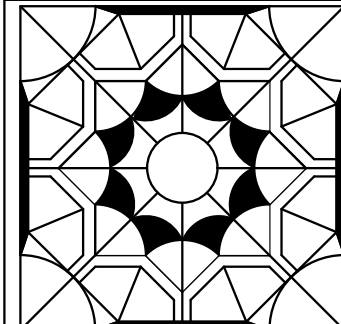
DOB APPROVAL

Date	Issued to	Date	Revision	No.

North

Drawing Title:  
**SIDE BUILDING ELEVATION**

Project Title:  
**PROPOSED 50 UNIT  
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BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



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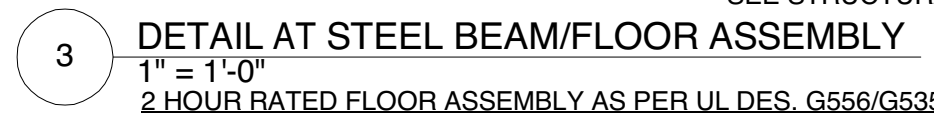
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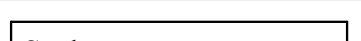
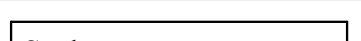
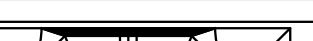
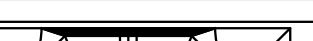
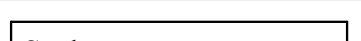
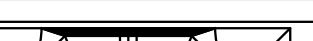
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18034  
Drawing No.  
**A-201.00**  
OF ## PAGES





- 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 BUREAU WALLS. FILLLED SOLID PROVIDE JOURNAL @ 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 W/ 2" 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:  
TYPICAL 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. 12" PARAPET FASTER OVER 8" REINFORCED C.M.U. PARAPET WALL W/ 3/4" O GALV. A.B. INTO SOLID FILLED BLOCKS

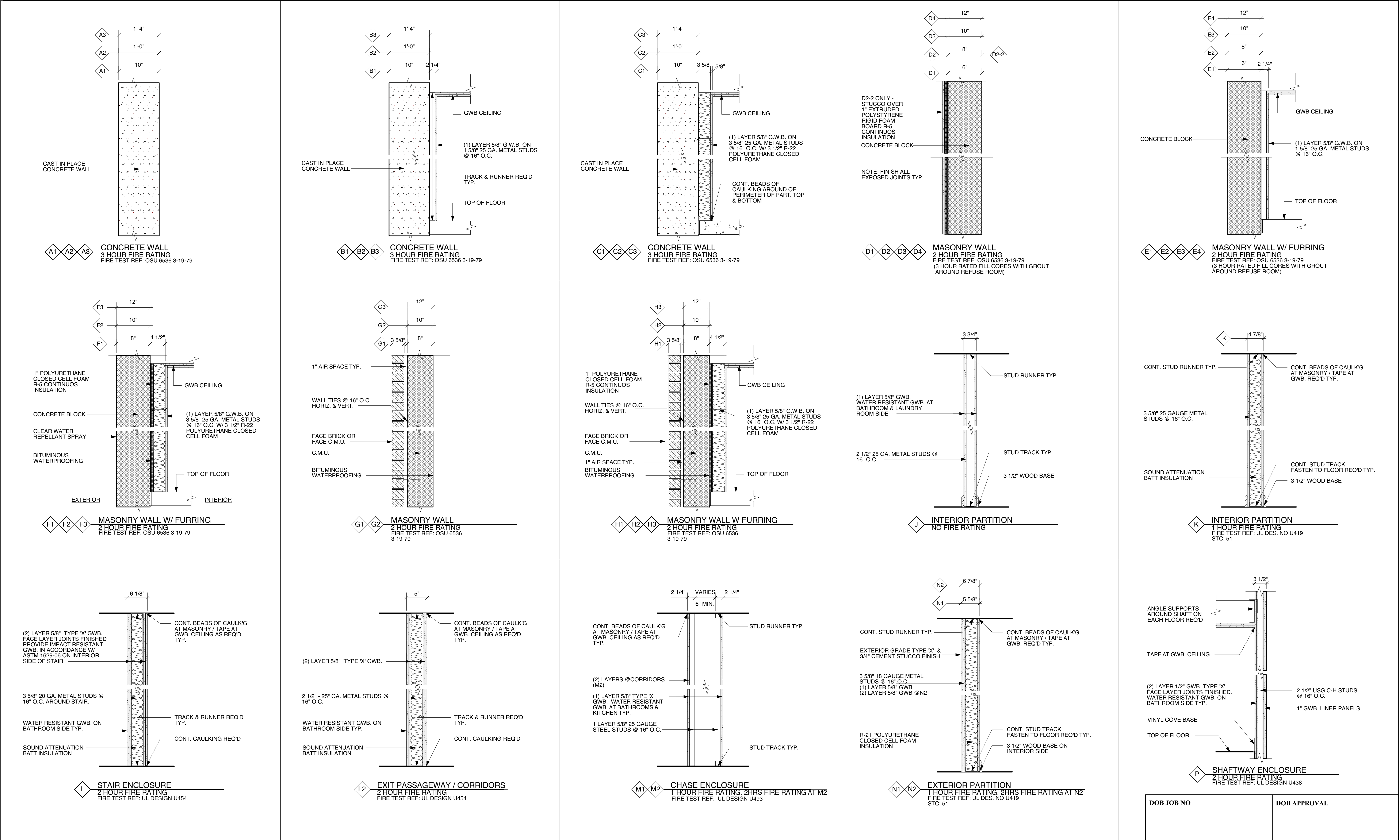


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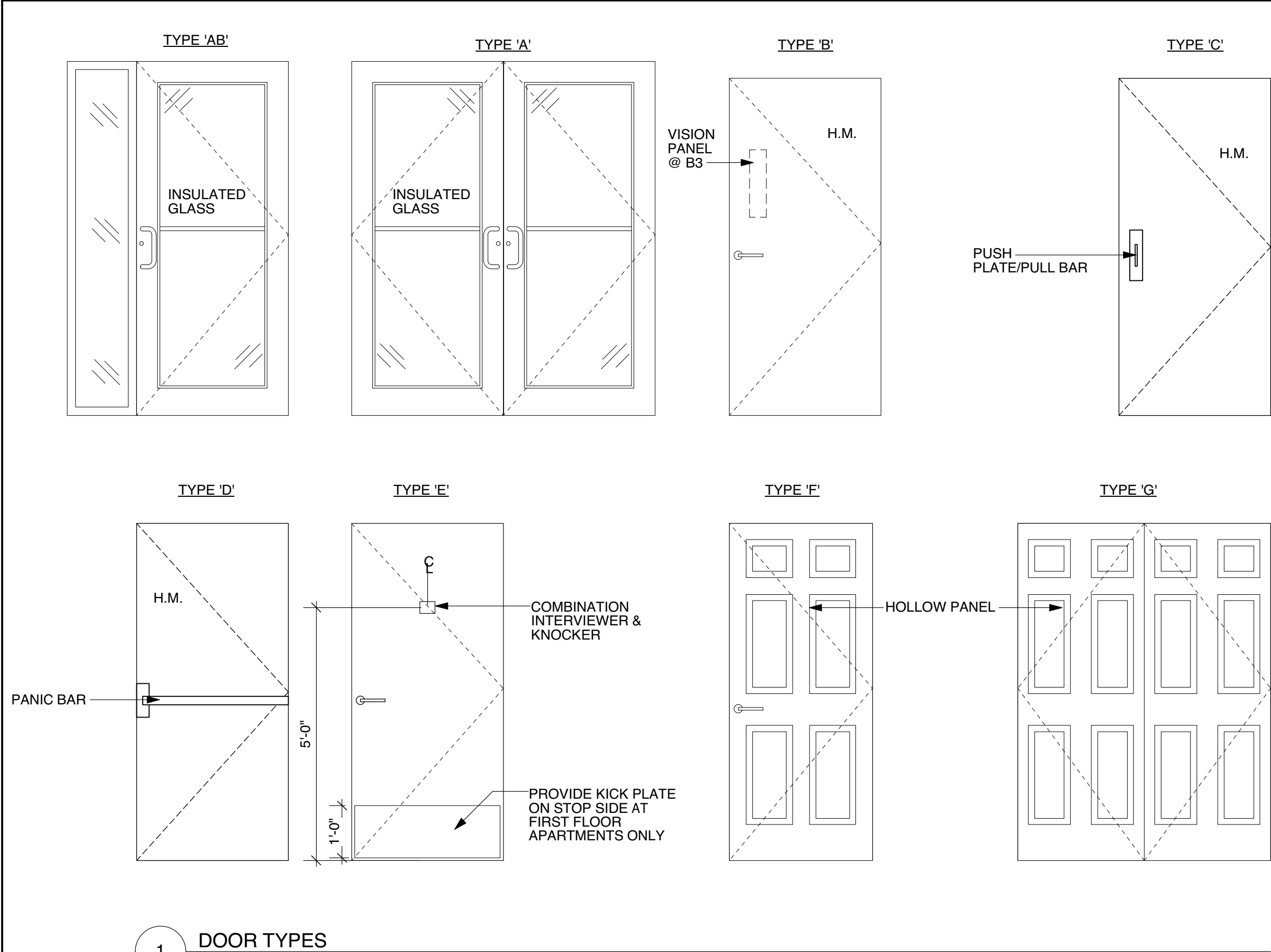
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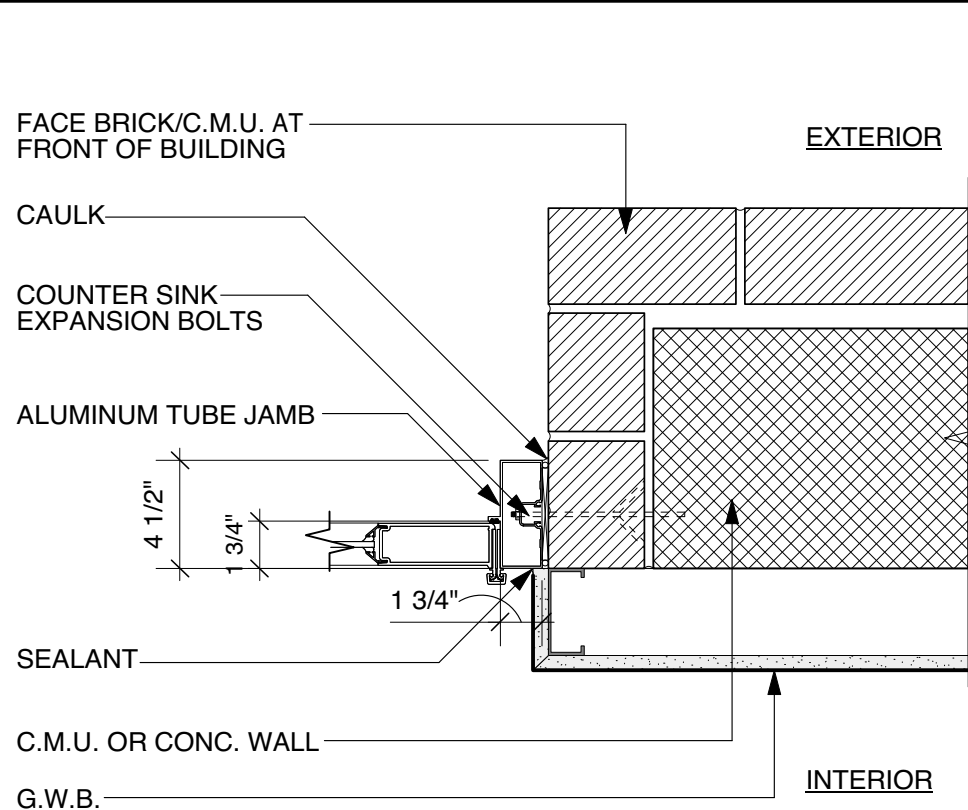
1 DOOR TYPES  
Scale: 1/2" = 1'-0"

DOOR SCHEDULE @ RESIDENTIAL UNITS

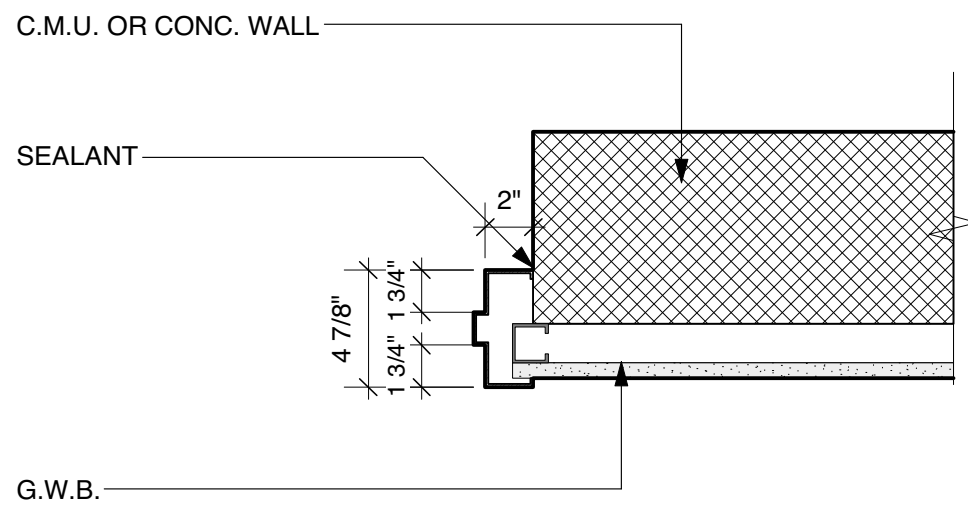
NO	SIZE	TYPE	MATERIAL	F.R. LABEL	HW SET	SADDLE	FRAME	FINISH	JAMB	REMARKS
A1	3'-0" x 7'-0" + 2'-0" x 7'-0"	A	ALUM	NONE	1	NONE	ALUM	-	-	ALUM. ENTRANCE DOOR
A2	3'-0" x 7'-0" + 1'-4" x 7'-0"	A	ALUM	NONE	1	NONE	ALUM	-	-	ALUM. ENTRANCE DOOR
A3	3'-0" x 7'-0" + 1'-0" x 7'-0"	A	ALUM	NONE	1	NONE	ALUM	-	-	ALUM. 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	-
03	3'-0" x 6'-8" x 1 3/8"	F	H.C.	NONE	7	MARBLE	WOOD	PAINTED	J10	1" UNDER CUT
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

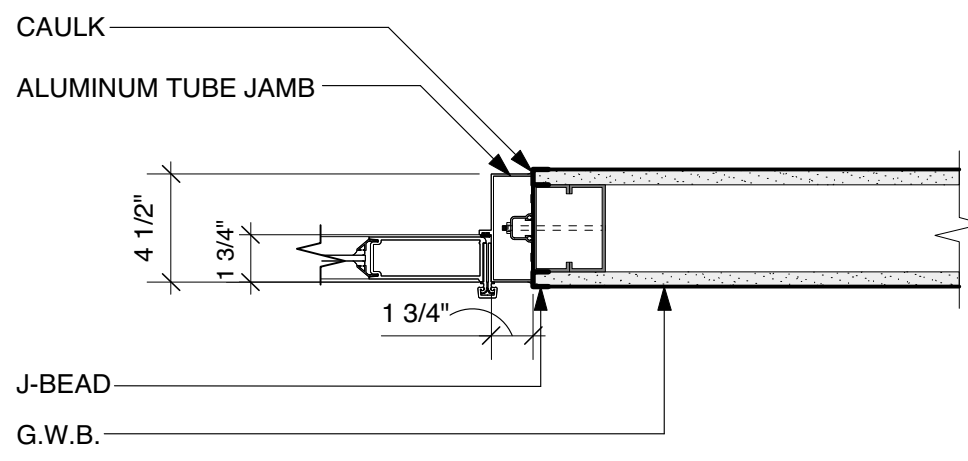
HW SET	QTY	LOCK TYPE	CLOSER TYPE	REMARKS
1	1 1/2 PAIR HINGES PER DOOR	DEAD LATCH AT EXTERIOR, ELECTRIC LATCH AT INNER VESTIBULE	SELF CLOSER	EXTERIOR PULL INTERIOR PUSHBAR
2	1 1/2 PAIR HINGES	STORE ROOM LOCKSET	SELF CLOSING HINGES	
3	1 1/2 PAIR HINGES		SELF CLOSER	PROVIDED PANIC BAR
4	1 1/2 PAIR HINGES	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



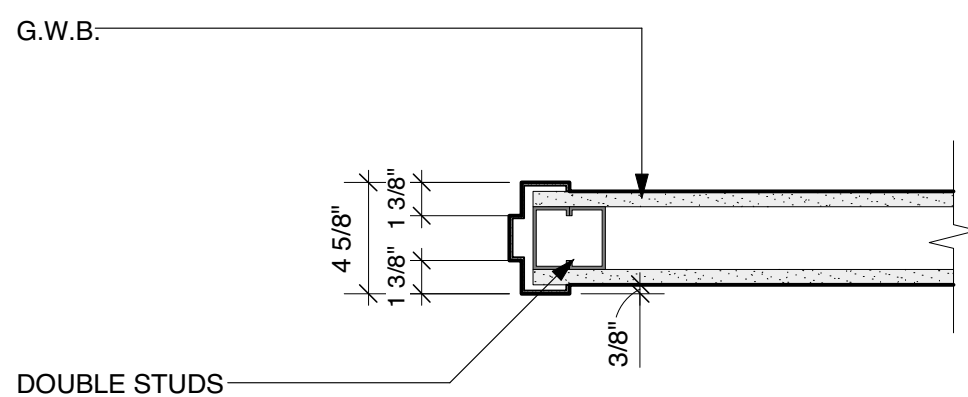
J1 DETAIL AT EXTERIOR WALL



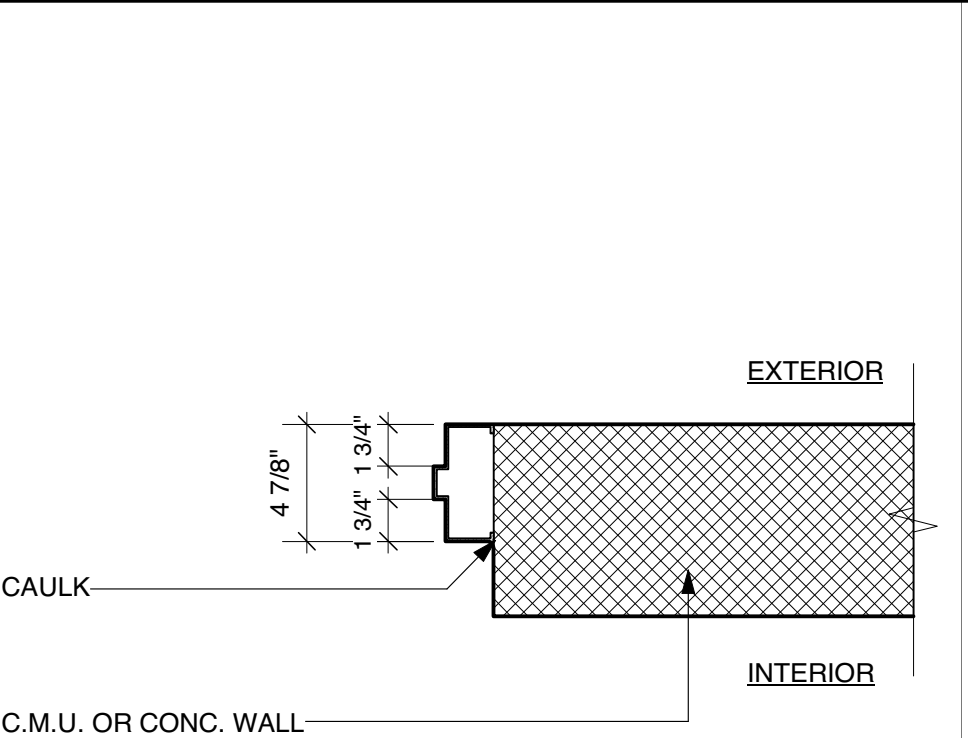
J3 H.M. HEAD/JAMB AT FURRED CMU ONE SIDE



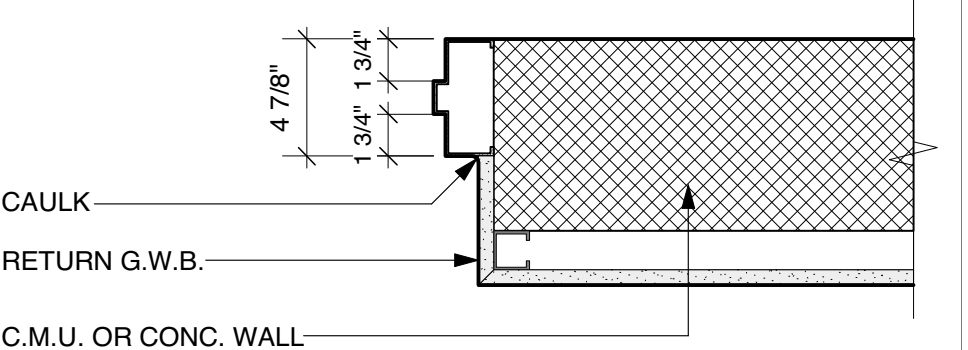
J5 H.M. HEAD/JAMB AT METAL STUD WALL



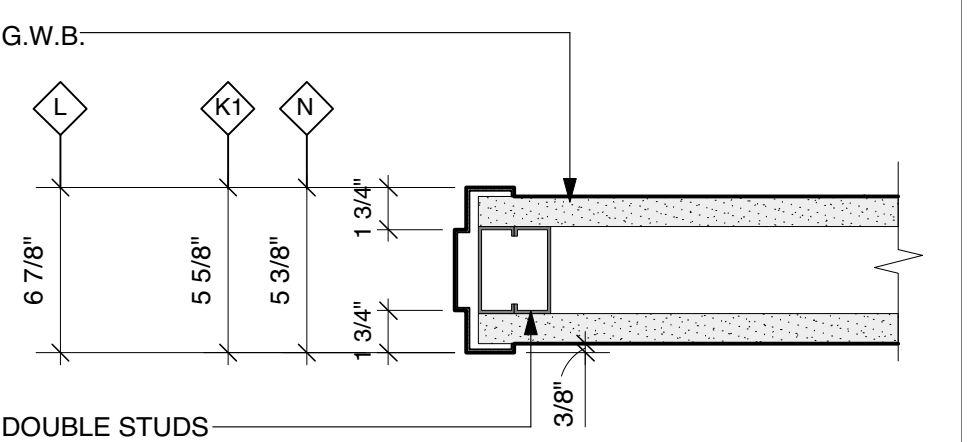
J7 K.D. JAMB



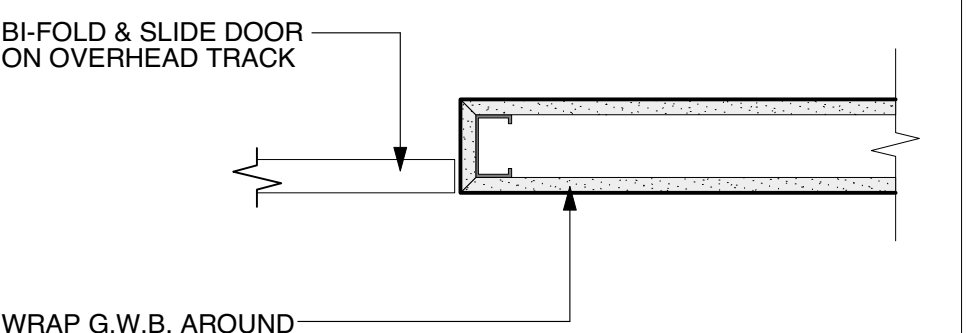
J2 H.M. HEAD/JAMB AT CMU WALL



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

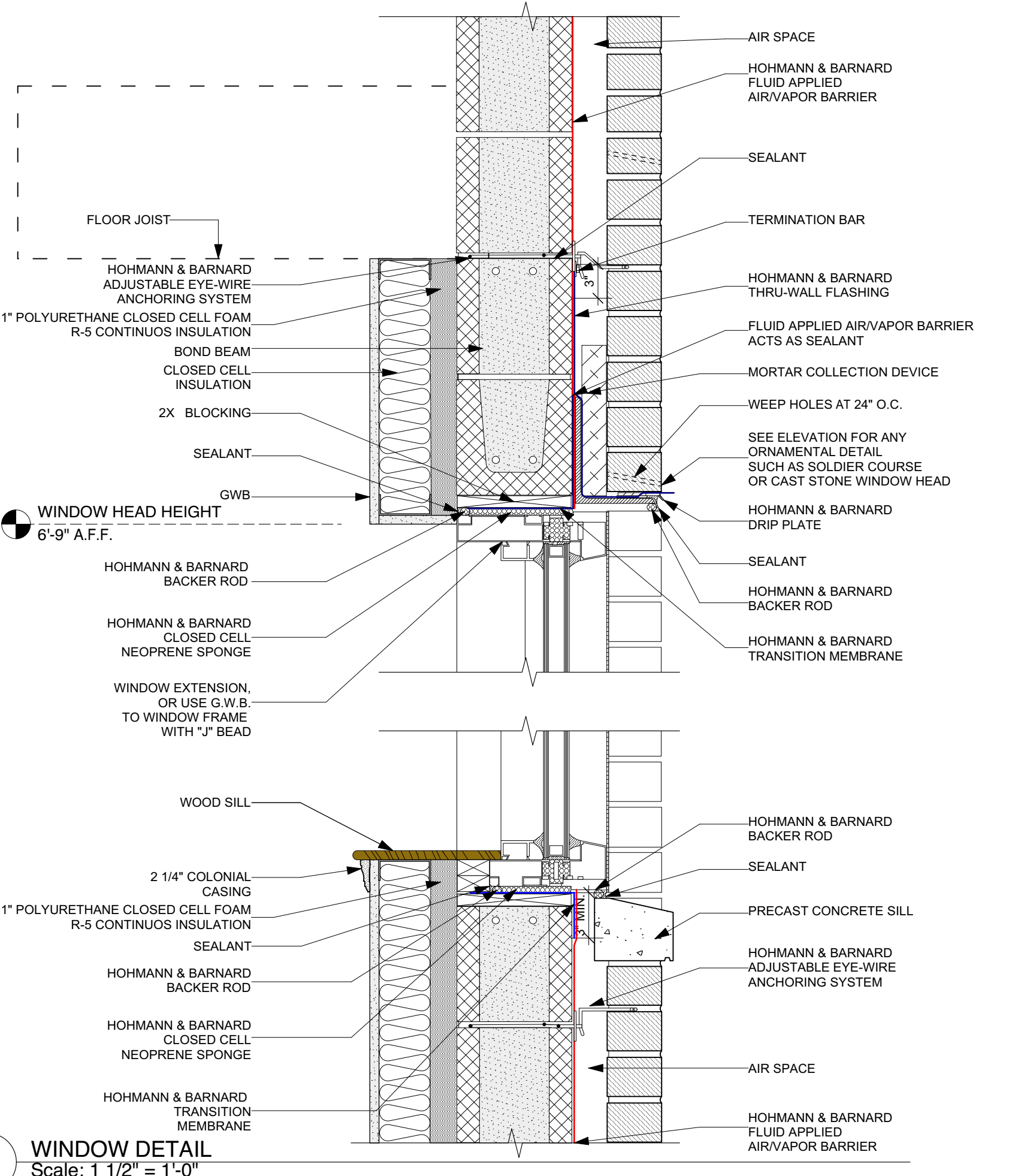


J6 H.M. HEAD/JAMB AT METAL STUD WALL

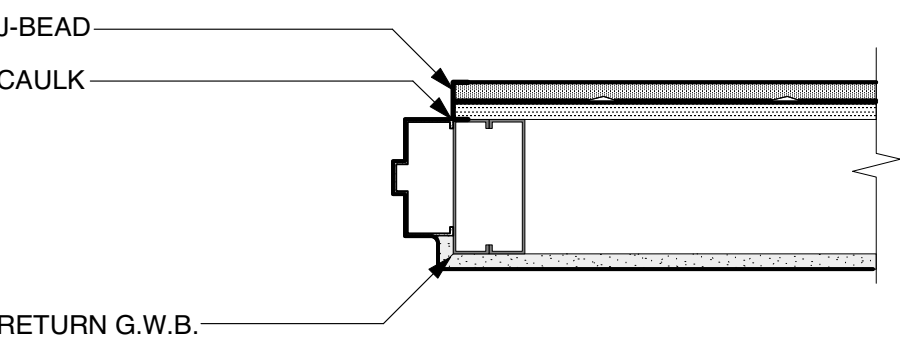


J8 JAMB AT BIFOLD & SLIDE DOORS

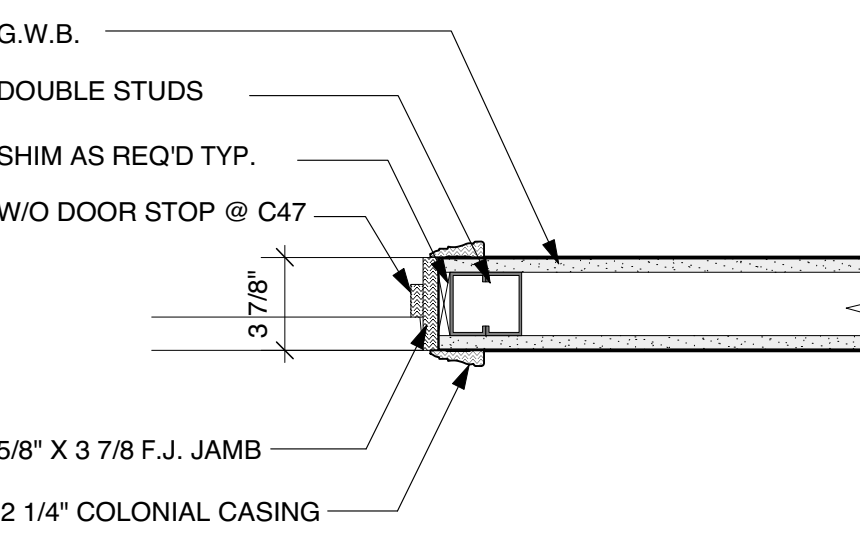
WINDOW SCHEDULE							
MARK	MANUFACTURER / MODEL	WIDTH	HEIGHT	GLAZING SPECS.	OITC	OPERATION	COMMENTS
1	CRYSTAL WINDOWS, 4500 SERIES	5'-0"	6'-0"	1/4" IB, 3/4" AS, 1/4" OB	34	FIXED/CASEMENT	0.28 U FACTOR
2	CRYSTAL WINDOWS, 4500 SERIES	6'-0"	6'-0"	1/4" IB, 3/4" AS, 1/4" OB	34	FIXED/CASEMENT	0.28 U FACTOR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

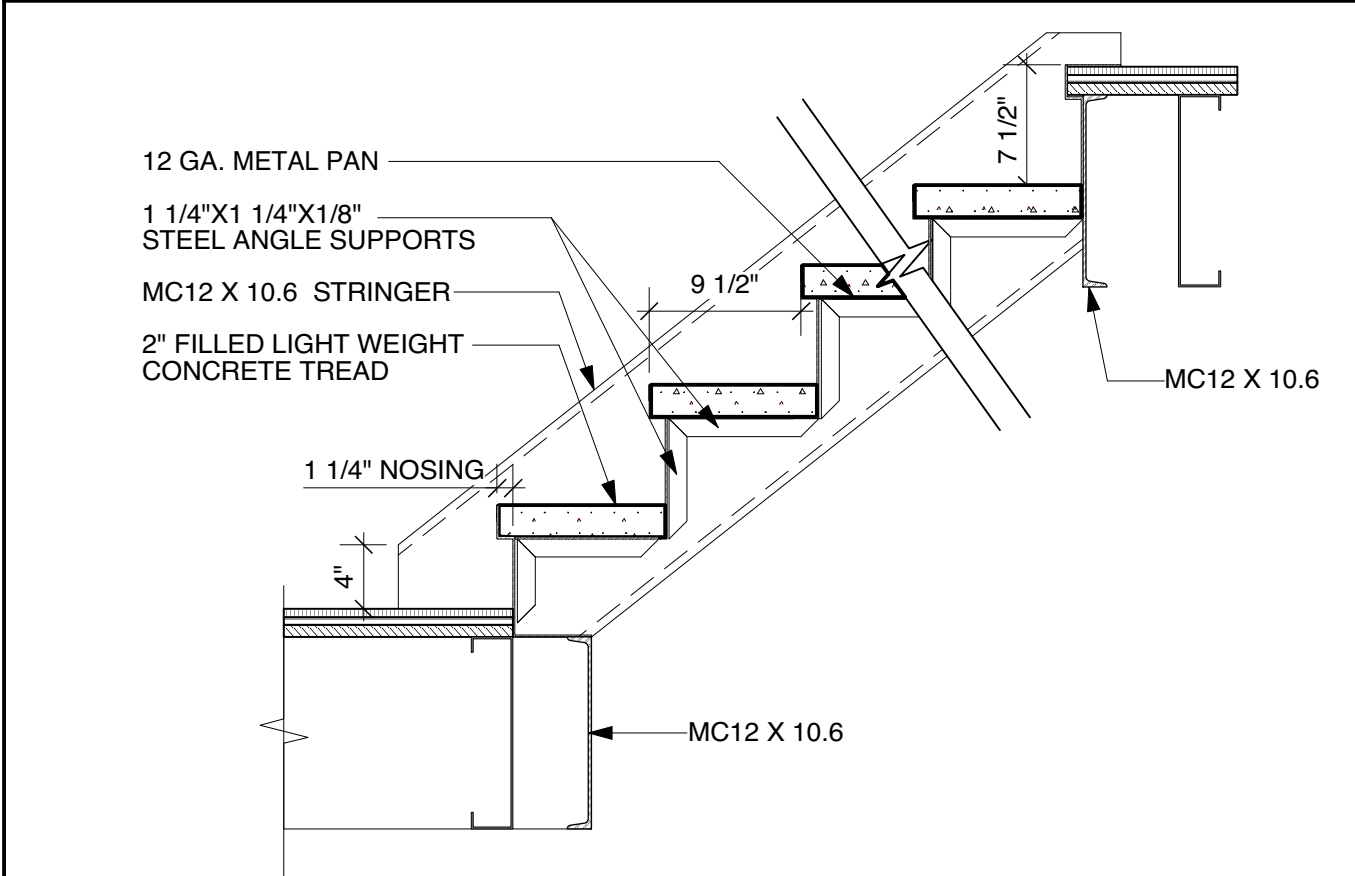


J9 H.M. JAMB AT EXTERIOR METAL STUD WALL

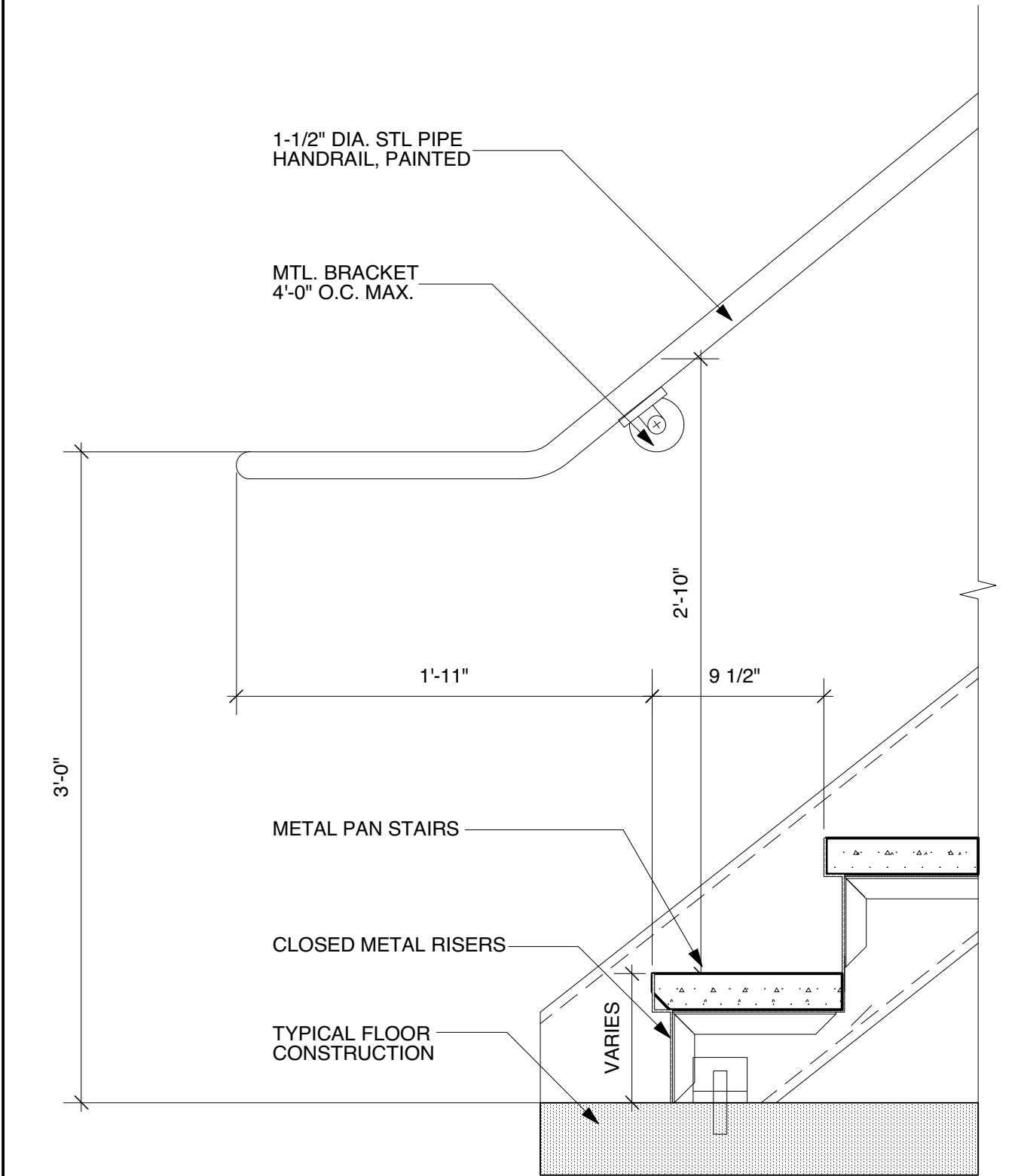


J10 WOOD JAMB AT INTERIOR METAL STUD WALL

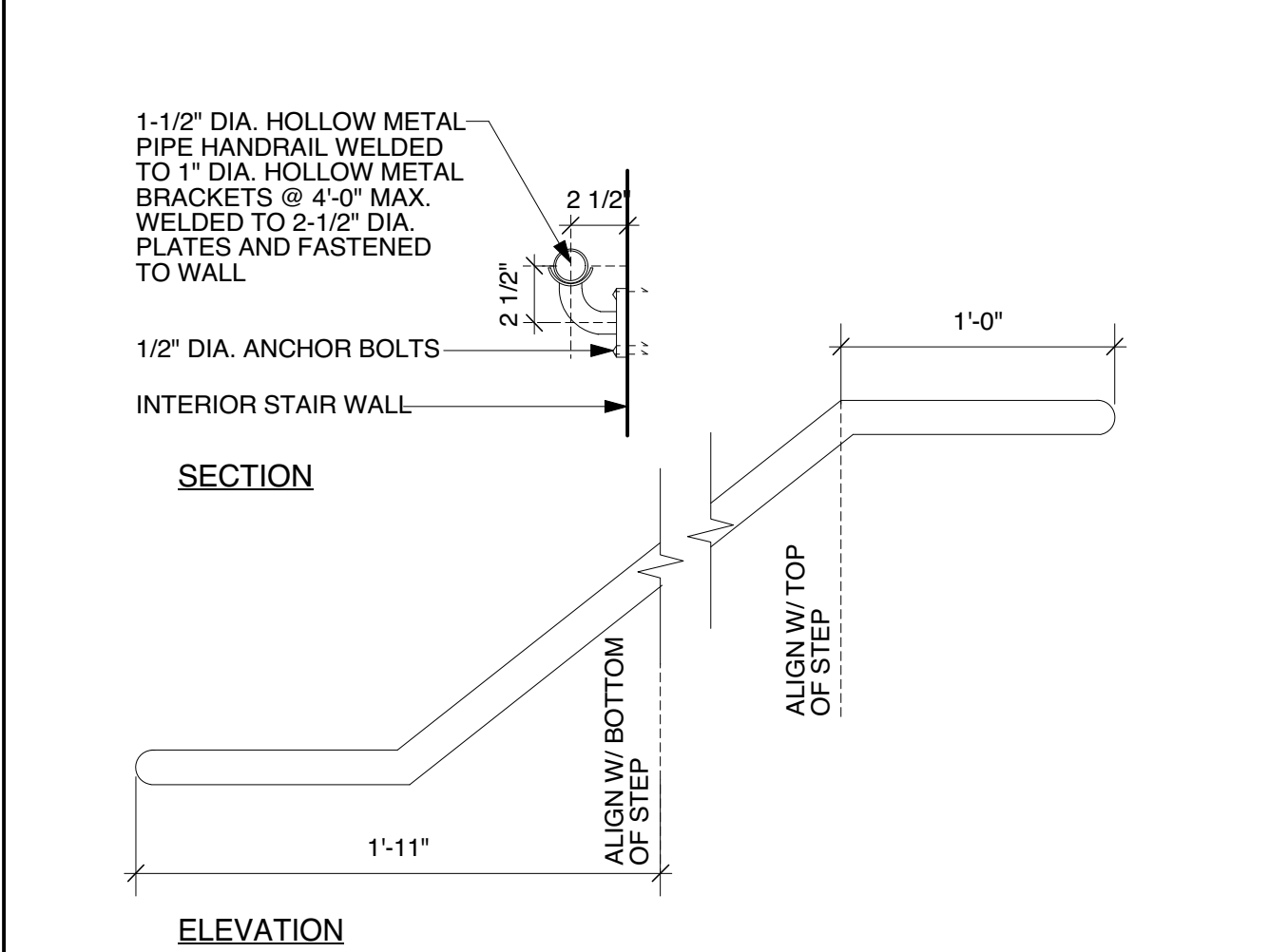




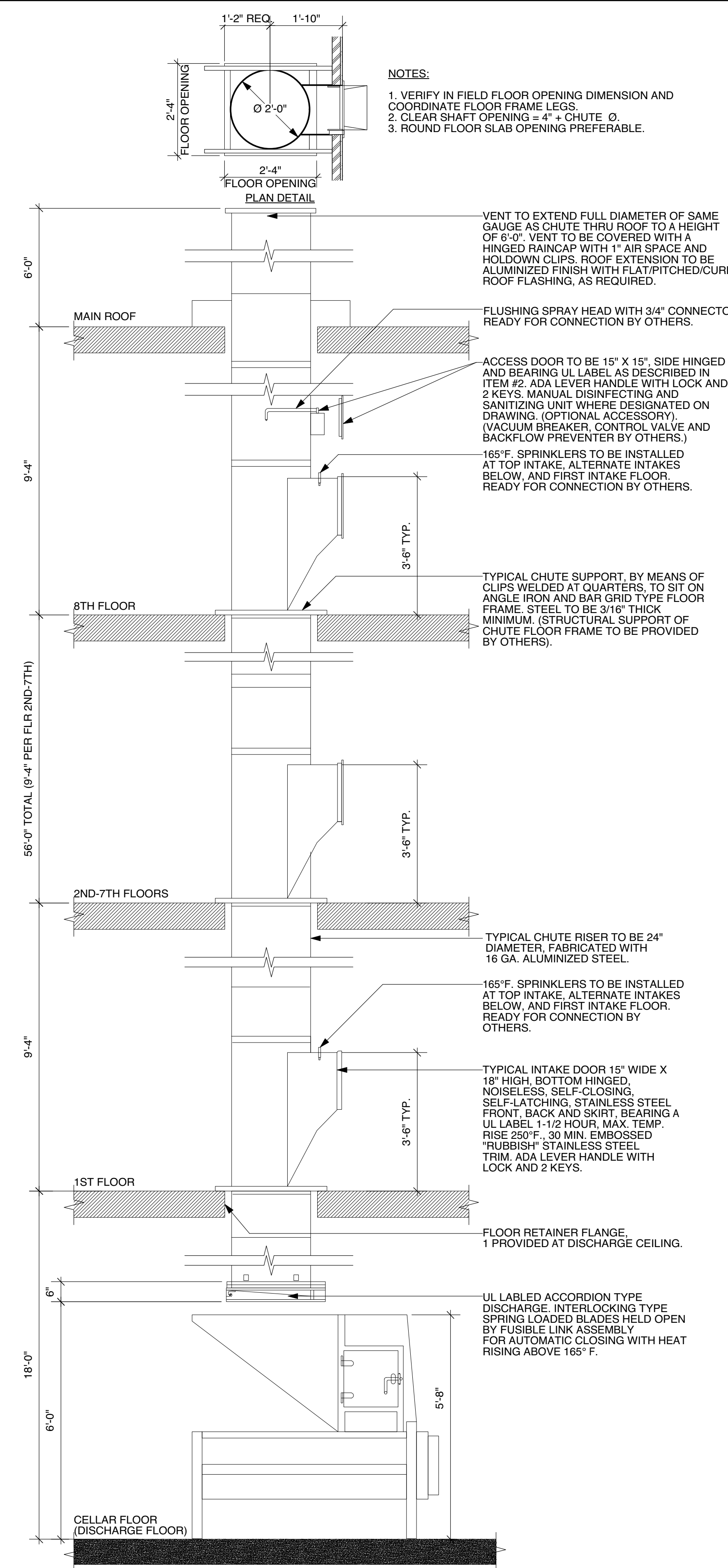
1 SECTION AT STAIR AND BOTTOM LANDING  
Scale: 1" = 1'-0"



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



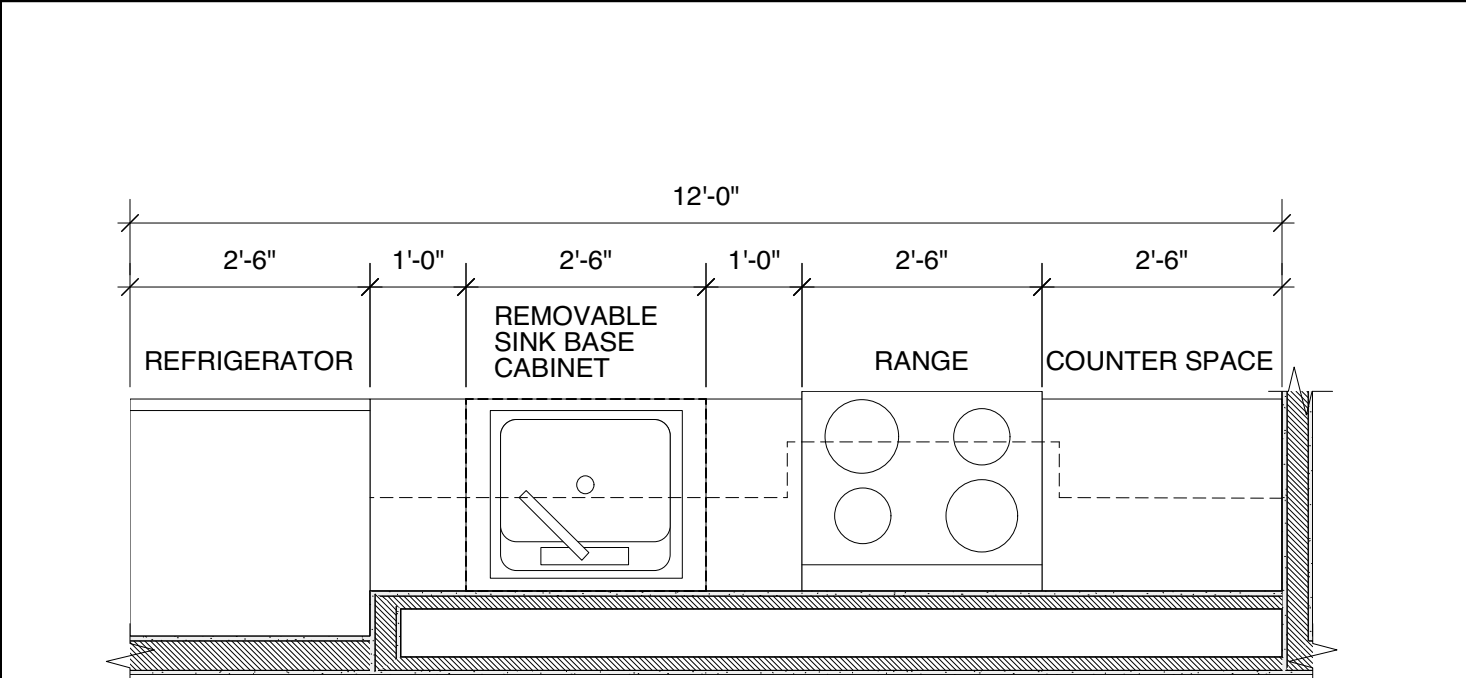
3 WALL MOUNTED HANDRAIL  
Scale: 1 1/2" = 1'-0"



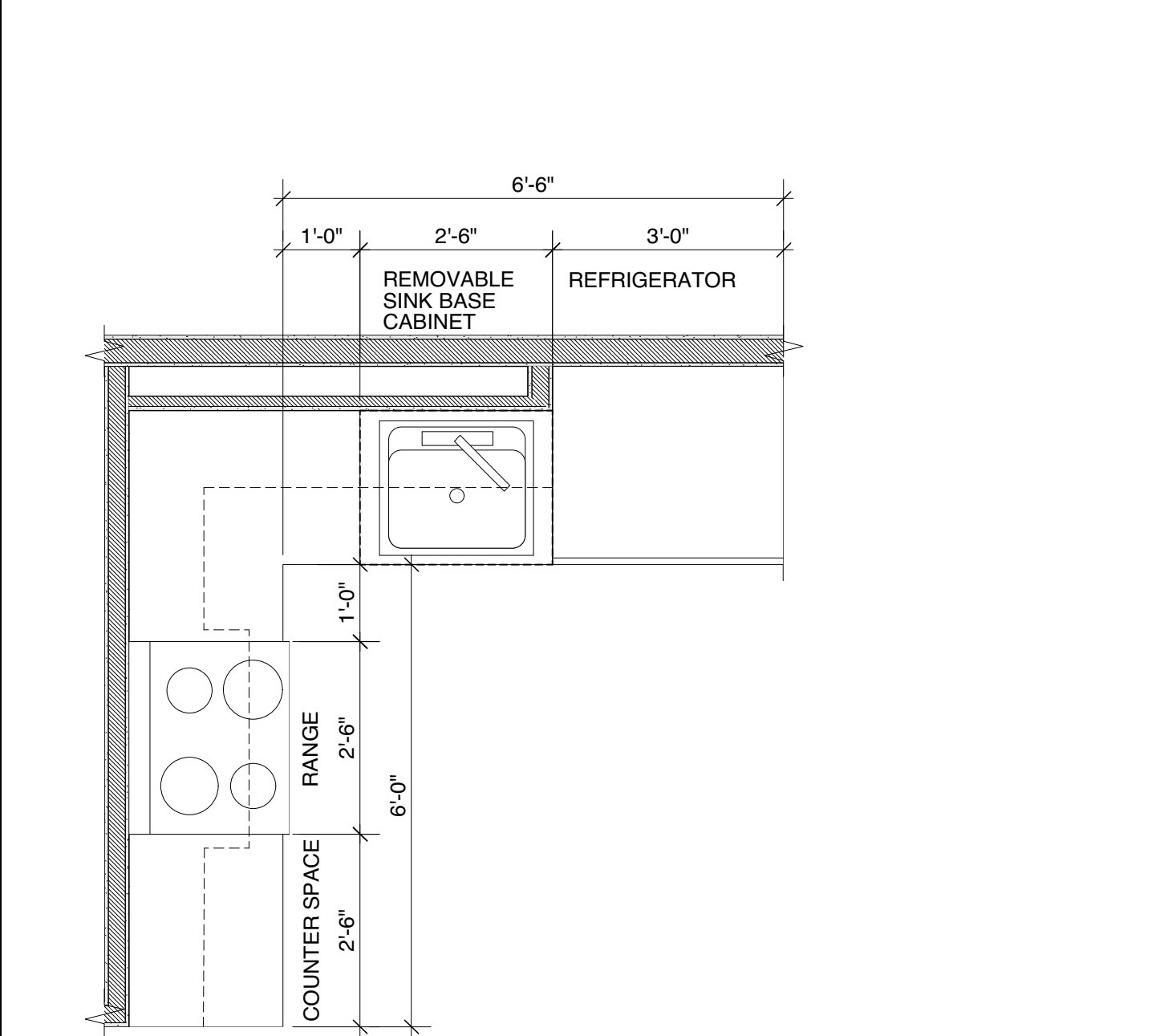
4 GARBAGE CHUTE SECTION  
Scale: 1/2" = 1'-0"

- 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).

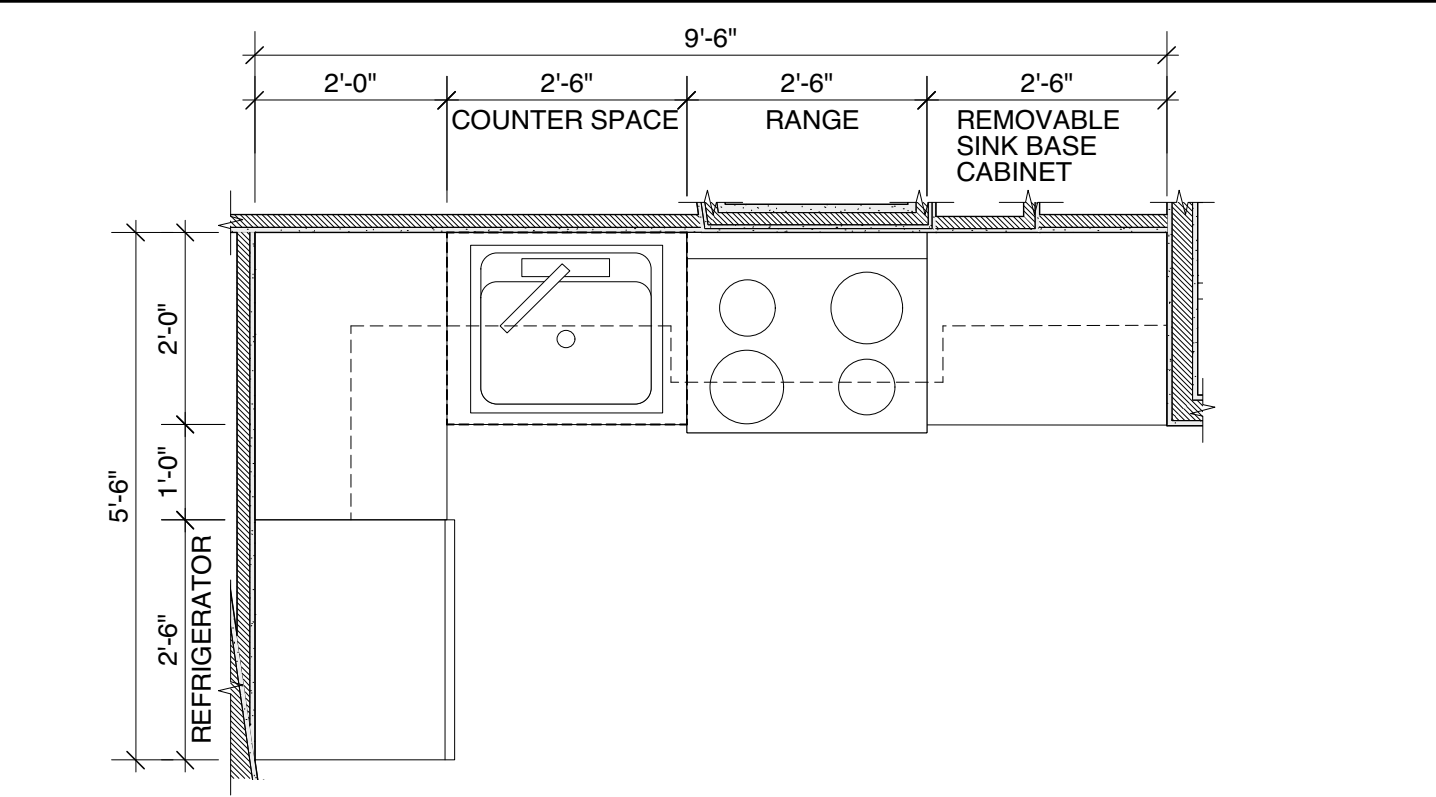
- HC DETAIL PLAN NOTE KEY:**
- TOILET PAPER HOLDER  
15" MIN. & 48" MAX. FROM THE OUTLET OF T.P.H. TO FINISHED FLOOR
  - 18" VERTICAL GRAB BAR  
39"-41" A.F.F.
  - VERTICAL GRAB BAR
  - SET BOTTOM OF MIRROR  
40" MAX A.F.F.
  - 30" COUNTERTOP W/ DROP-IN LAV.  
REMOVABLE VANITY FINISH TO EXTEND UNDER AND BEYOND CABINETS
  - 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.



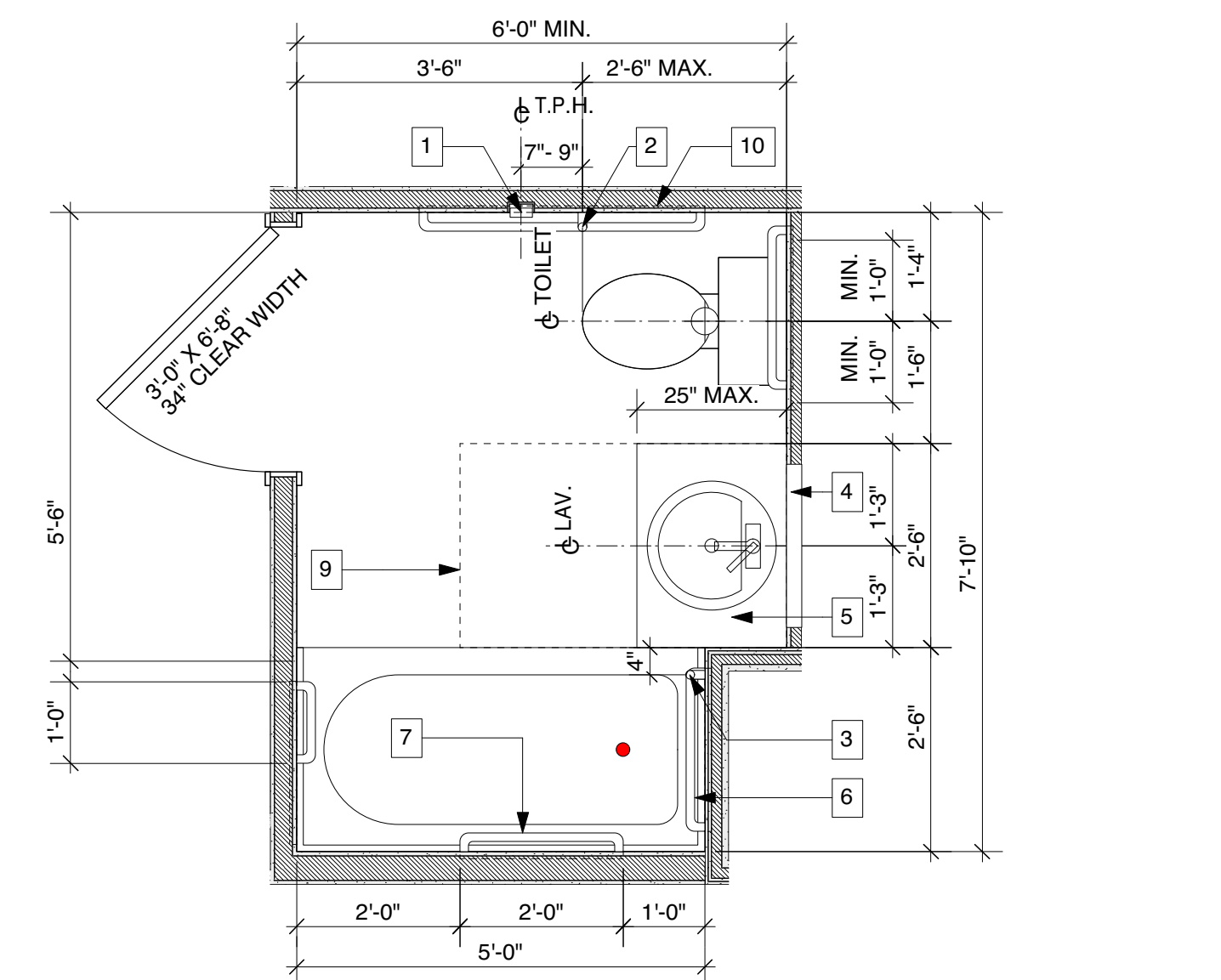
5 HC ADAPTABLE KITCHENETTE PLAN  
Scale: 1/2" = 1'-0"



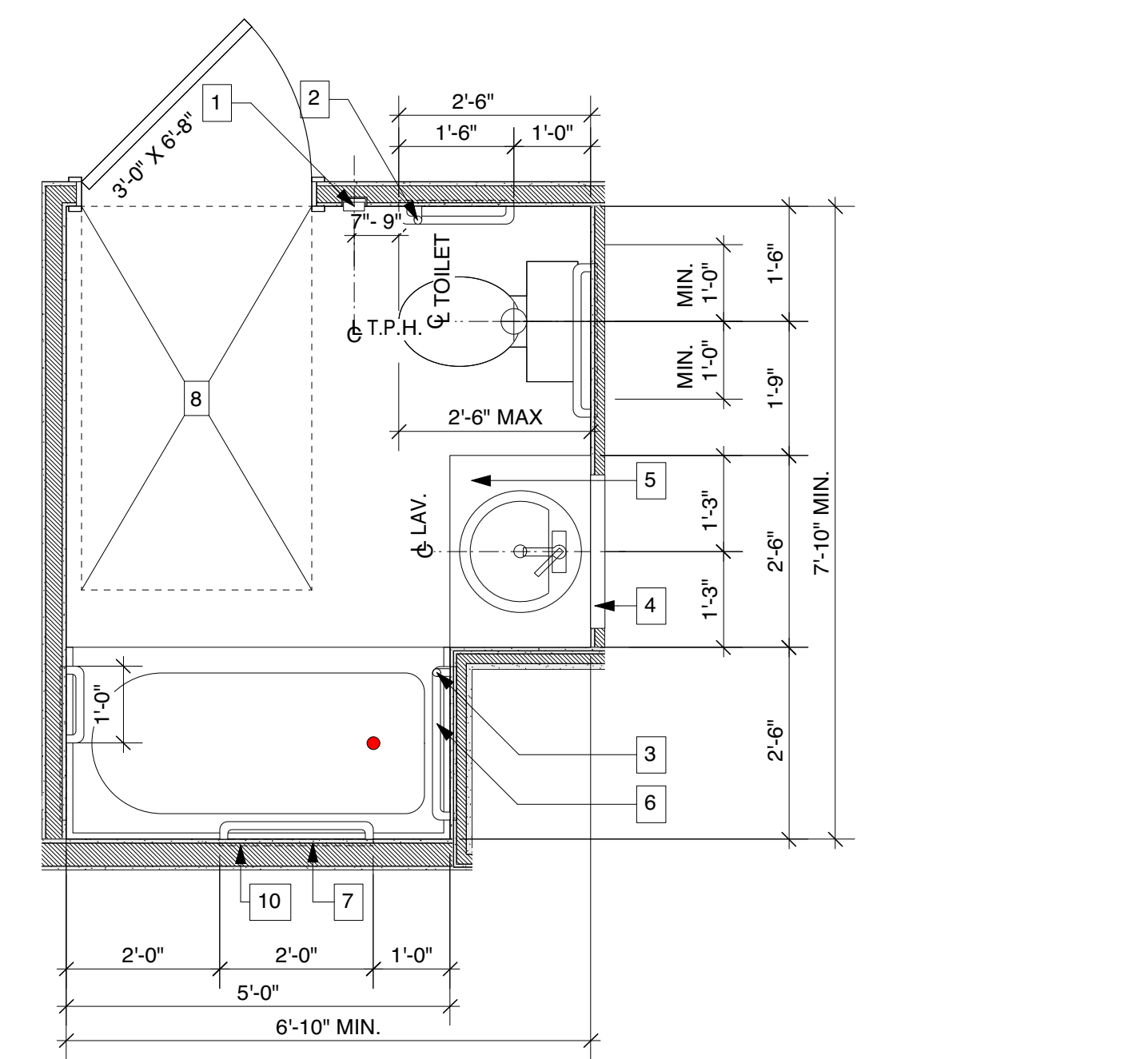
6 HC ADAPTABLE KITCHENETTE PLAN  
Scale: 1/2" = 1'-0"



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



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



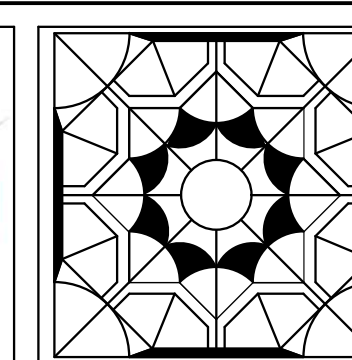
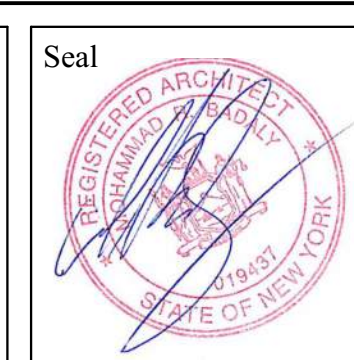
9 HC ADAPTABLE BATHROOM PLAN- SIDE APPROACH  
Scale: 1/2" = 1'-0"

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



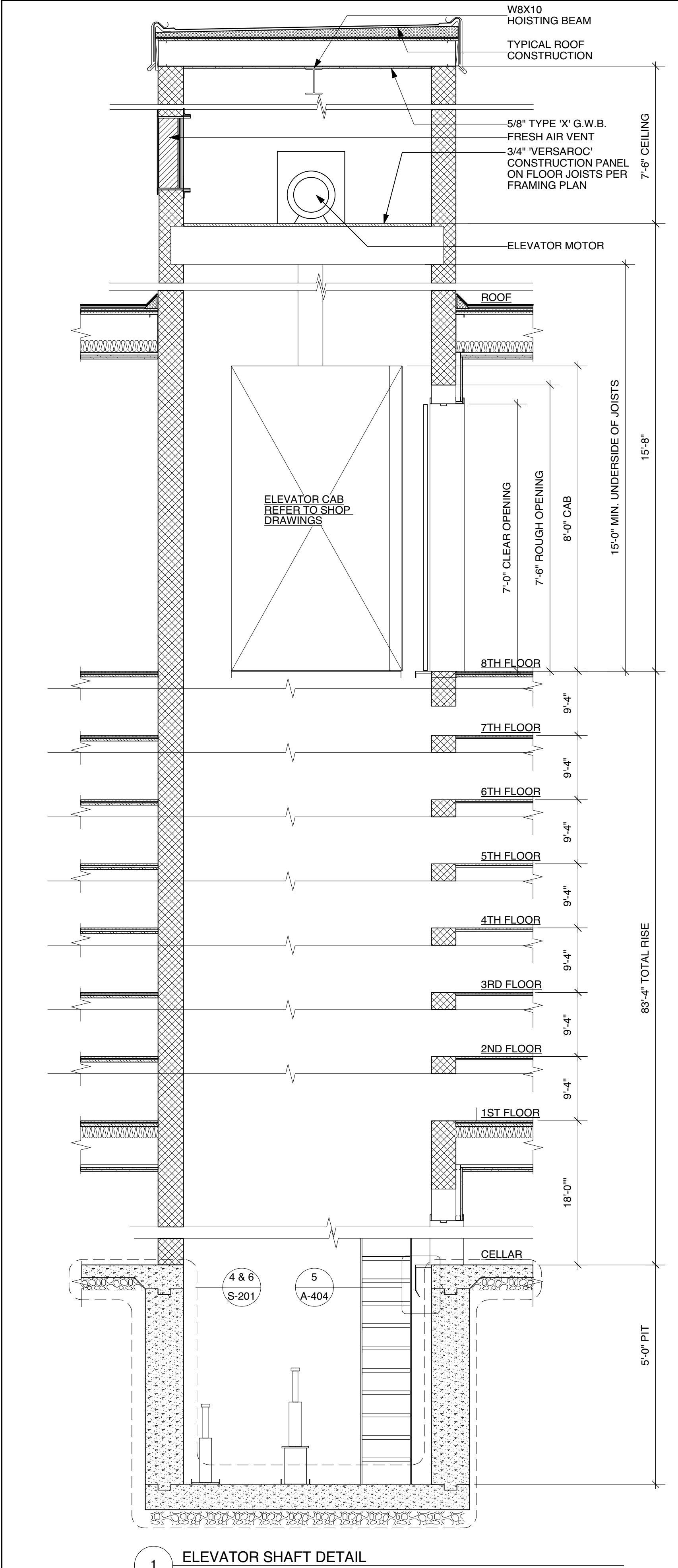
**Badaly Architects PLLC**  
2 WILSON PLACE MOUNT VERNON, NY 10550  
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Date: 01/21/2019	Project No. 18034
Scale: NOTED	Drawing No. <b>A-403.00</b>
Drawn by: SB	OF ## PAGES

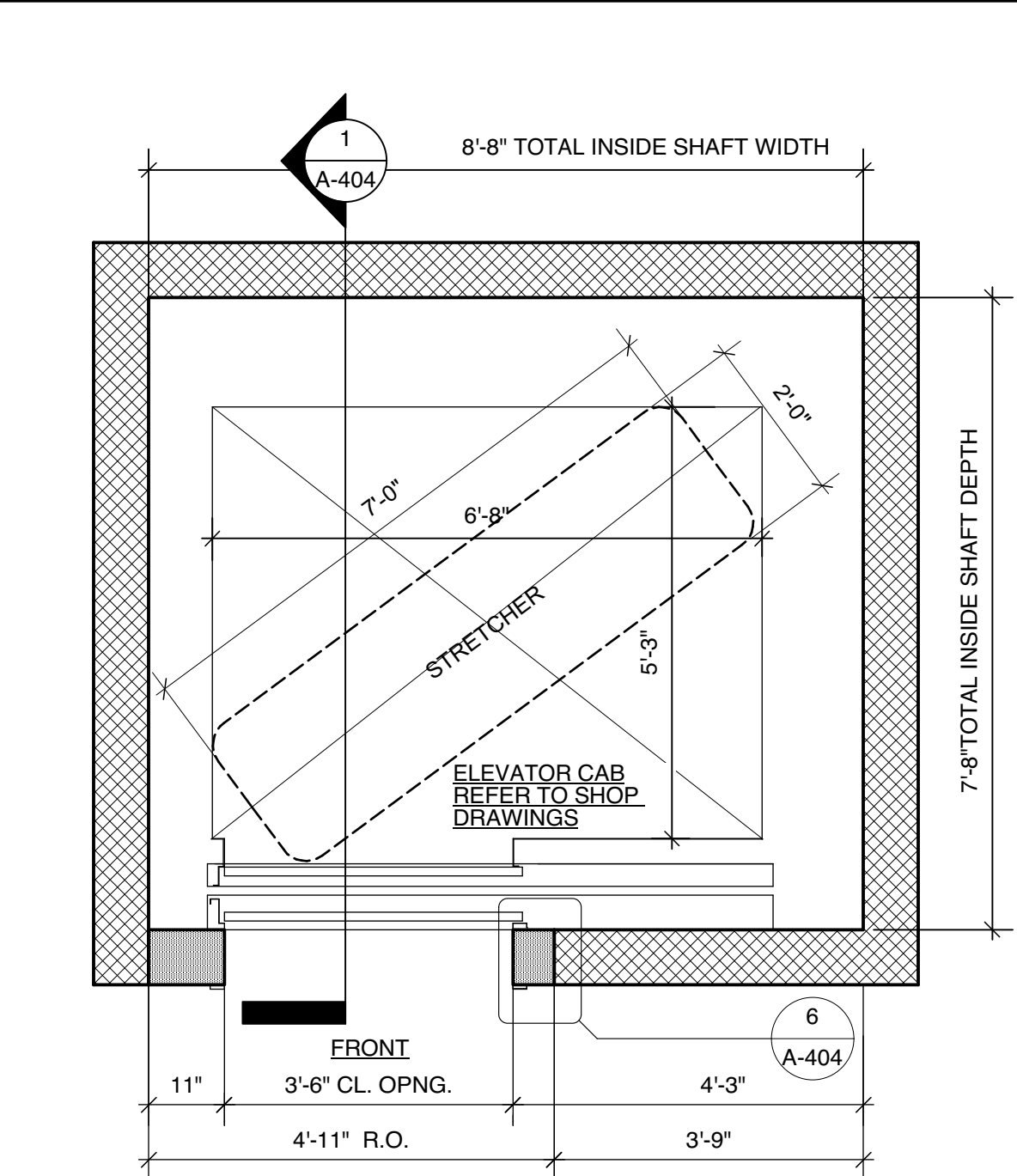
DOB JOB NO

DOB APPROVAL

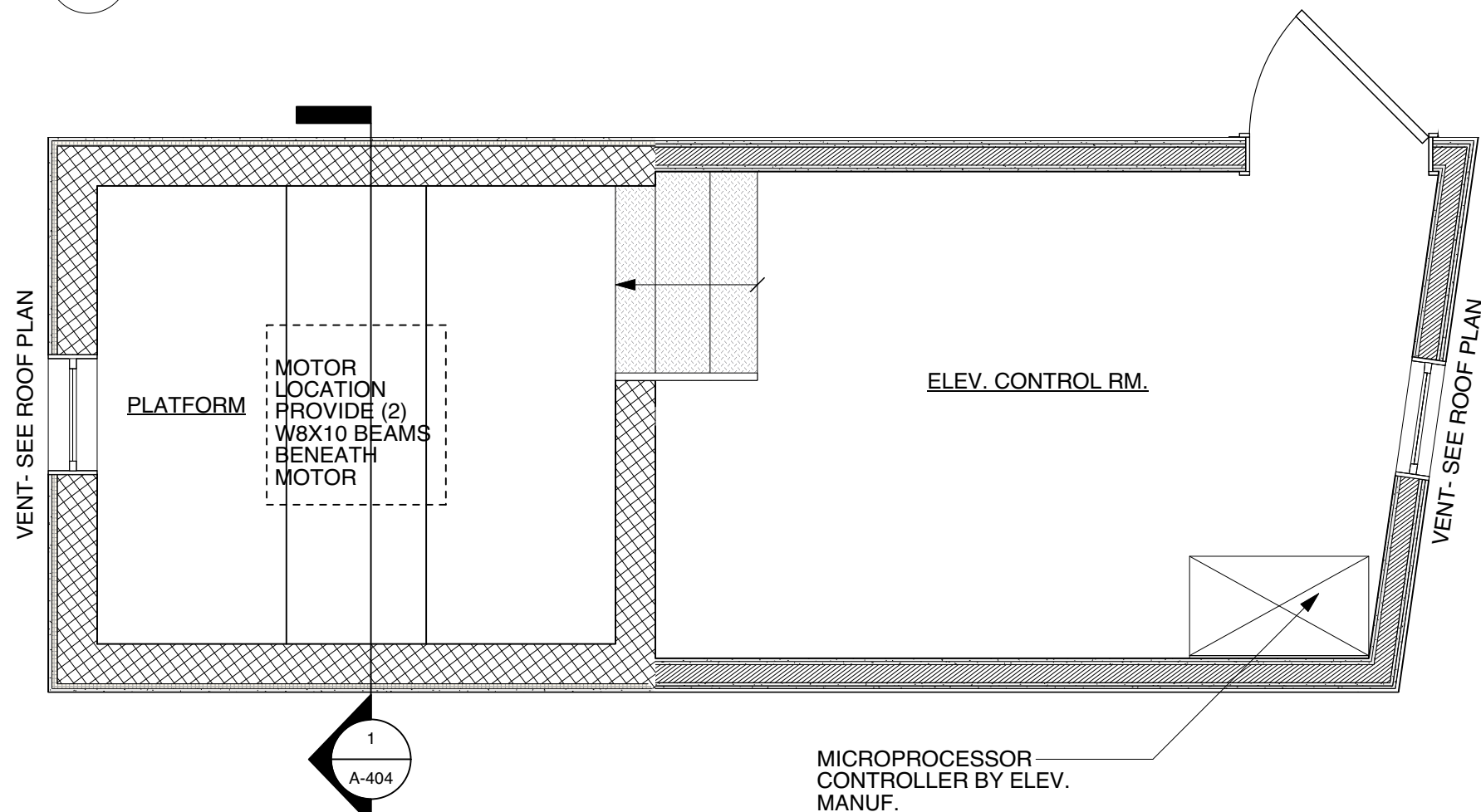




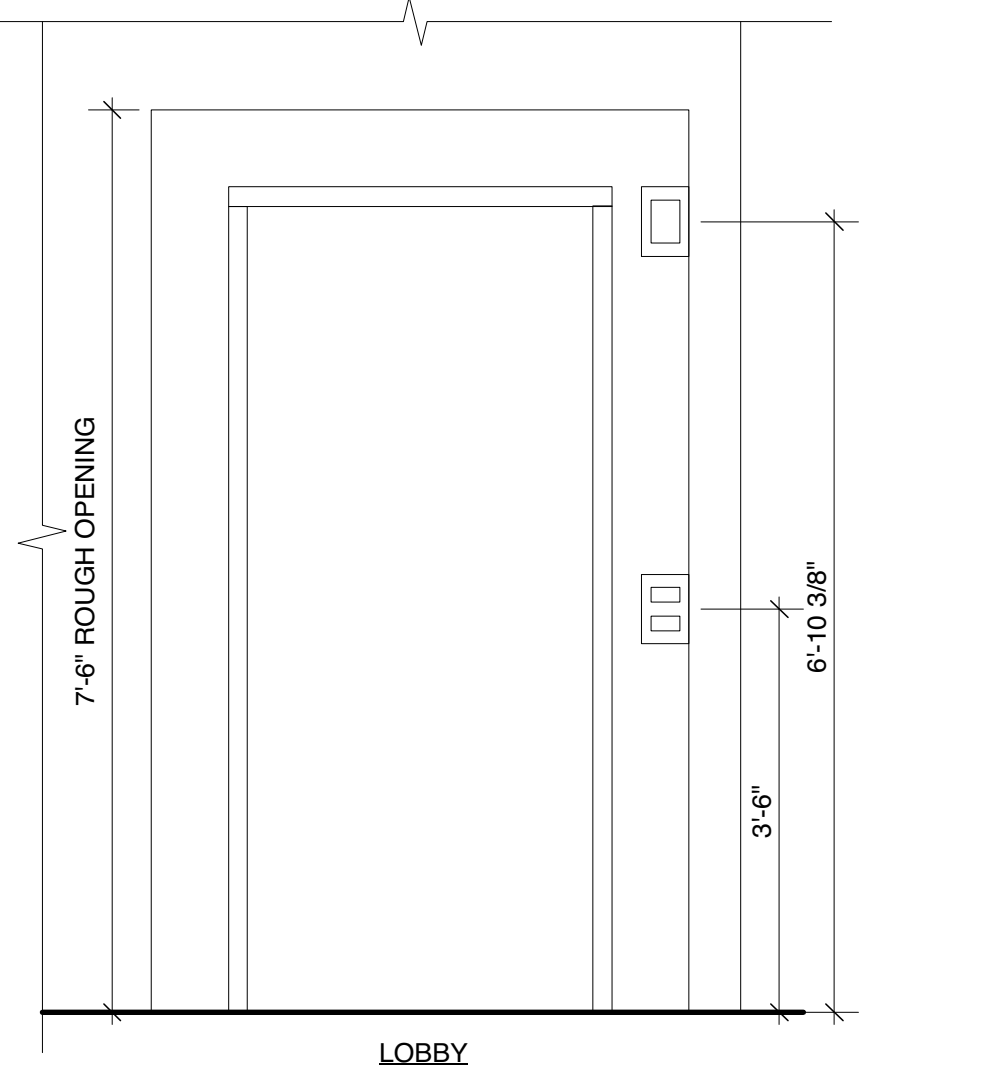
1 ELEVATOR SHAFT DETAIL



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



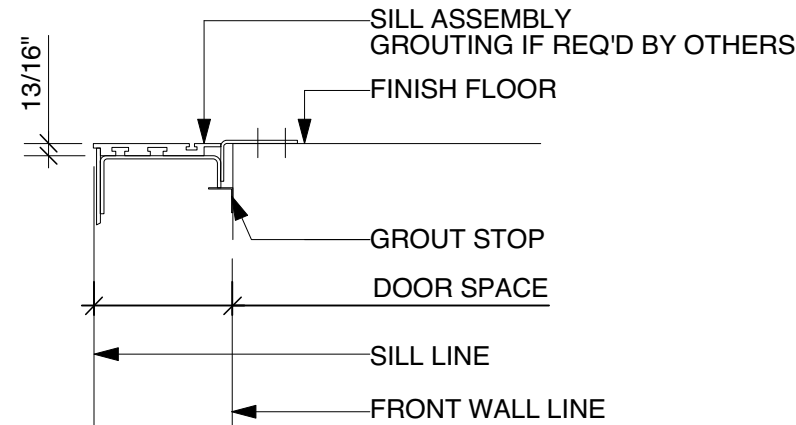
3 CONTROL ROOM PLAN DETAIL  
Scale: 3/8" = 1'-0"



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

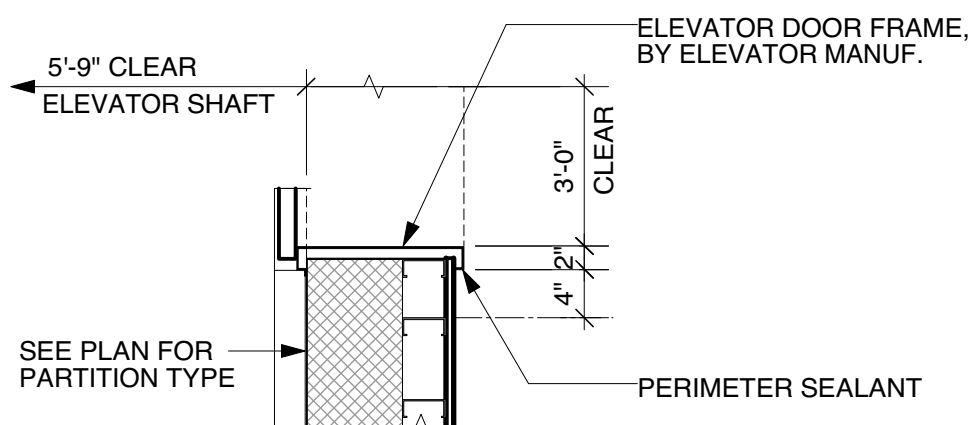
HOISTWAY & PIT PREP WORK

1. PROVIDE A CLEAR PLUMB HOISTWAY WITH VARIATIONS FROM THE FIGURES SHOWN NOT TO EXCEED 1" AND NOT LESS THAN THE CLEAR DIMENSIONS SHOWN.
2. PROVIDE ADEQUATE RAIL BRACKET SUPPORTS, BRACKET SPACING AS REQUIRED BY GOVERNING CODE. FROM PIT 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 (E.G. 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 TOP OF THE DOOR 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'-0" 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.
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 HORIZONTAL FORCE OF 15 LBS (6.8 kg) @ EA. FASTENING POINT (8 @ EA. ENTRANCE) INCLUDING SUPPORT FOR CENTER SILL SUPPORT BRACKET

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

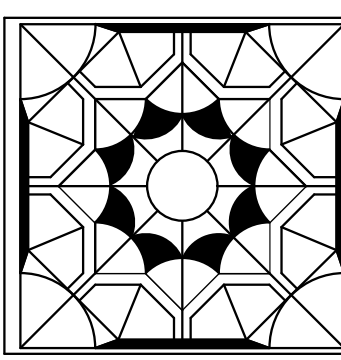
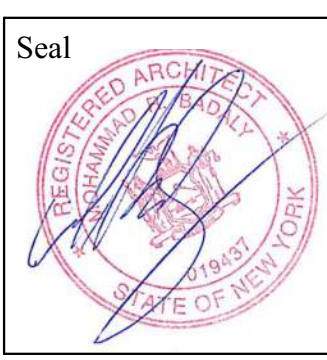


6 ELEVATOR DOOR JAMB DETAIL  
Scale: 3/4" = 1'-0"

Date	Issued to	Date	Revision	No.

North
Drawing Title: <b>ELEVATOR DETAILS</b>

Project Title: <b>PROPOSED 50 UNIT APARTMENT BUILDING</b> 1745 WEST FARMS ROAD BRONX, NEW YORK 10460 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555
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DOB JOB NO		DOB APPROVAL	
Date: 01/21/2019	Project No. 18034		
Scale: NOTED	Drawing No. <b>A-404.00</b> OF ## PAGES		
Drawn by: AG			



BOROUGH: BRONX

SHEET1 of 3

DOB Ref. No.:

DOT Ref. No.:

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

NAMEBADALY & BADALY ARCHITECTS

STREET ADDRESS2 WILSON PLACE, FIRST FLOOR

CITY/STATE/ZIPMT. VERNON, NEW YORK 10550

PHONE NO.914-699-4200

WAIVERS

DOT REQUIREMENT WAIVED

AS PER / DATE

1)

2)

3)

4)

NOTES

GENERAL REQUIREMENTS

1. 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.

2. ALL NON STANDARD MATERIALS AND CONSTRUCTION PROCEDURE SHALL BE SPECIFICALLY APPROVED IN WRITING BY THE DOT.

3. ANY WORK NOT COMPLY WITH THE REQUIREMENTS OF THE DOT SHALL BE REMOVED AND REPLACED.

4. 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.

5. ALL SIDEWALK AND STREET AREAS CONSTRUCTED UNDER THIS PLAN SHALL REMAIN OPEN TO THE PUBLIC AT ALL TIMES.

ISSUANCE OF PERMITS

6. 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.

7. NO WORK ON DRAINAGE STRUCTURES SHALL BE DONE WITHOUT A PERMIT FROM THE BOROUGH OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

8. ANY VAULT WORK AT THE SITE SHALL BE DONE AS PER THE APPLICABLE RULES OF THE DOT AND THE DEPT. OF BUILDINGS.

CONSTRUCTION ACTIVITY

9. 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.

10. NO SIDEWALK SHALL BE CLOSED WITHOUT A PERMIT. PEDESTRIAN AND TRAFFIC SAFETY SHALL BE PROTECTED AT ALL TIMES. ROADWAY CLOSINGS SHALL BE AS DIRECTED.

11. THE SITE SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION.

FINAL SIGN-OFF

12. PERMITS SHALL BE PRESENTED FROM ALL PUBLIC AGENCIES AND UTILITIES HAVING OWNERSHIP OF STRUCTURES RELOCATED OR REMOVED DURING CONSTRUCTION.

13. ALL PAVEMENT MARKINGS INCLUDING THERMOPLASTIC LANE DIVIDERS, REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN KIND TO THE BUREAU OF TRAFFIC STDS.

14. ALL EXISTING CATCH BASINS ON SITE SHALL BE CLEANED AND MADE OPERABLE.

15. ALL DAMAGE CAUSED BY CONSTRUCTION ON THIS PROJECT OUTSIDE THE PROJECT LIMITS SHALL BE REPAIRED AS DIRECTED.

16. 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.

#### 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

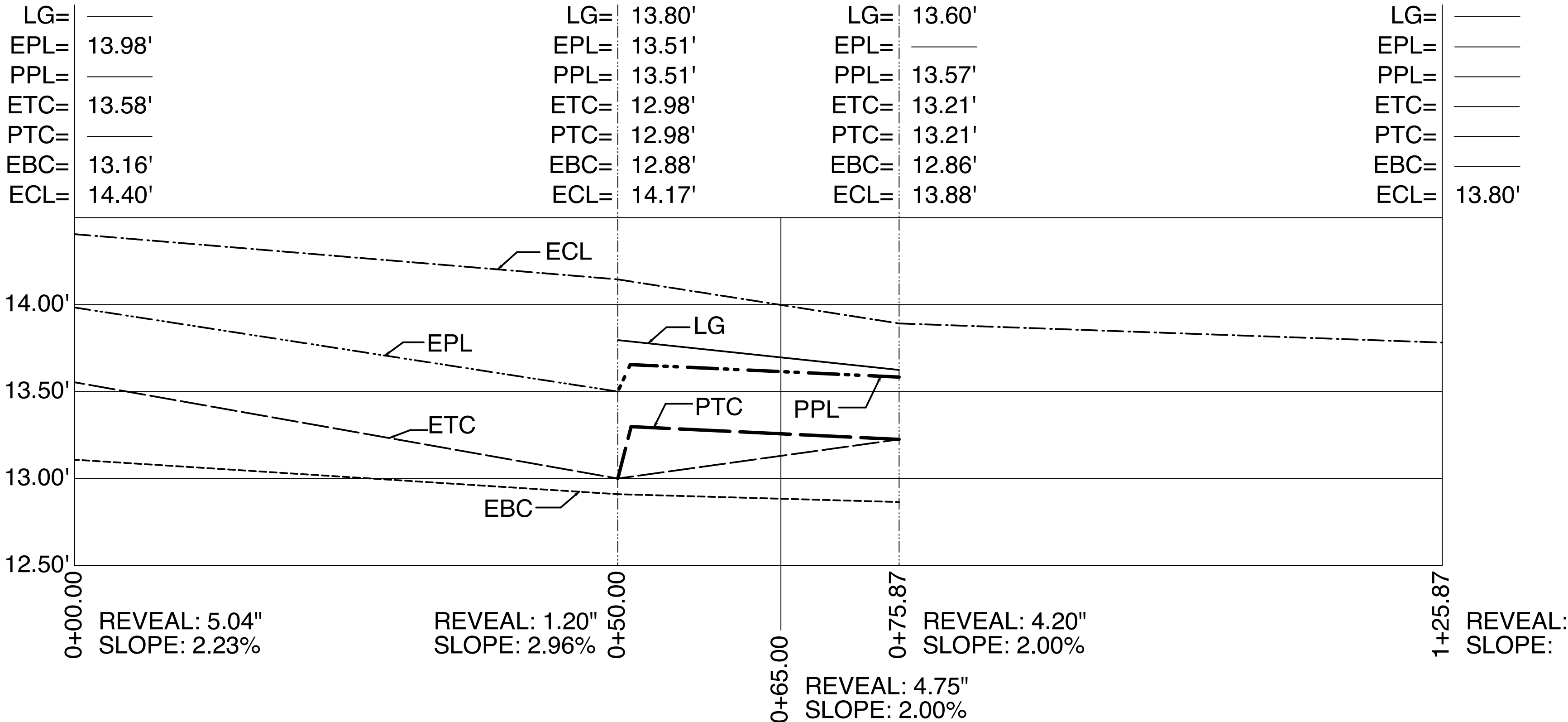
STEEL FACED CONC. CURB	H-1010
PEDESTRIAN RAMP	H-1011-R88(2)
DROP CURB	H-1015-R79
CONCRETE CURB	H-1044
4" THICK CONC. SIDEWALK	H-1045 TYPE I
7" THICK CONC. SIDEWALK	H-1045 TYPE II
TREES IN TREE PITS	H-1046
NOTE: THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND USING THE LATEST DEPT. OF TRANSPORTATION CONSTRUCTION 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

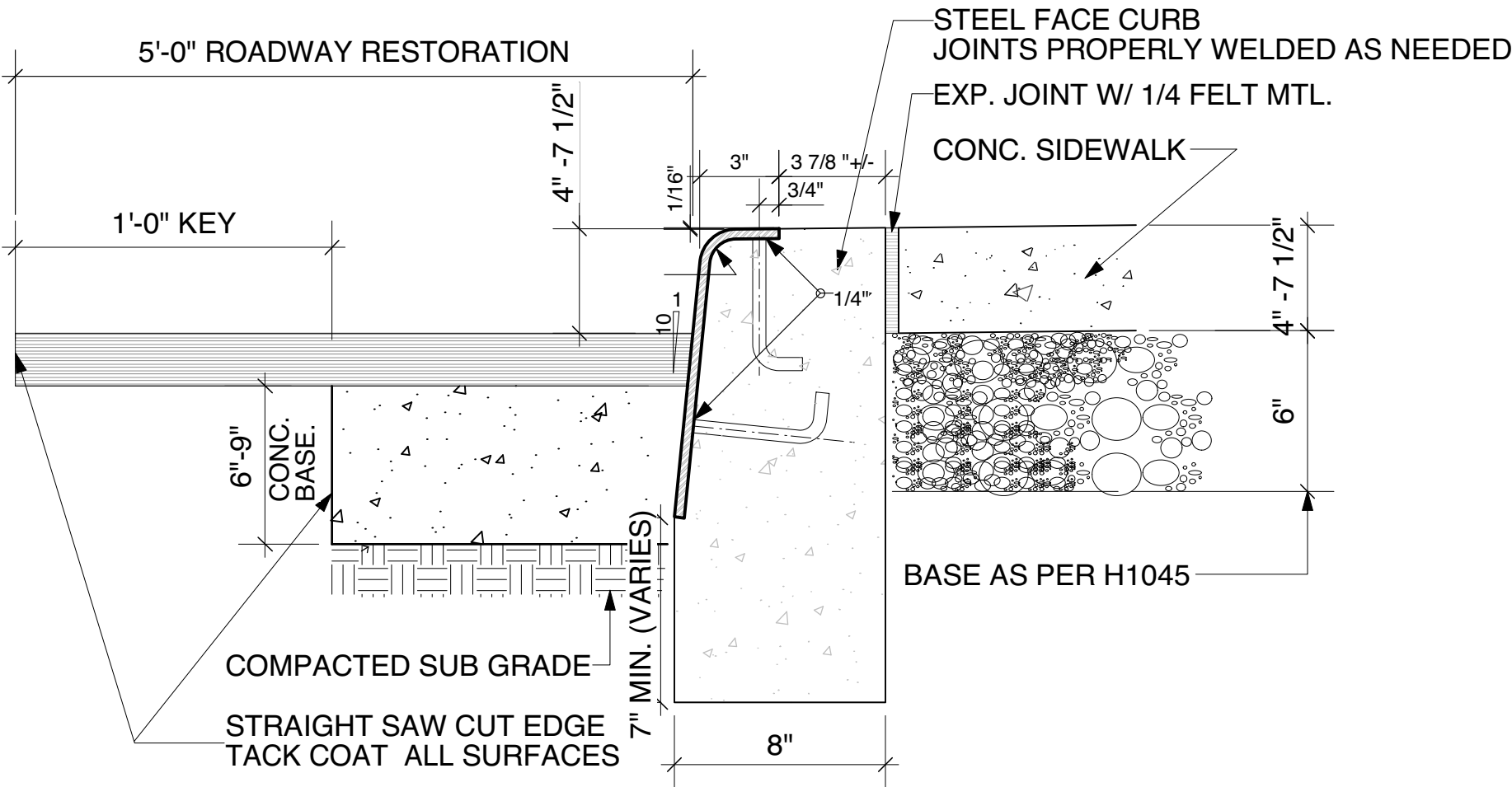


BOROUGH: BRONX	SHEET2 of 3
DOB Ref. No.:	DOT Ref. No.:
<div>NEW YORK CITY</div> <div>DEPARTMENT OF TRANSPORTATION</div> <div>BUILDERS PAVEMENT PLAN</div> <div>PROJECT DATA</div> <div><div>BLOCK:3015</div><div>ZONING:R7X, C2-4</div><div>STREET ADDRESS:1745 WEST FARMS RD, BRONX, NY 10460</div><div>LOT(S):25</div><div>ZONING MAP NO.:3D</div><div>DATE:JULY 2019</div></div>	
PLAN PREPARED BY:	SEAL
<div>NAMEBADALY &amp; BADALY ARCHITECTS</div> <div>STREET ADDRESS2 WILSON PLACE, FIRST FLOOR</div> <div>CITY/STATE/ZIPMT. VERNON, NEW YORK 10550</div> <div>PHONE NO.914-699-4200</div>	
<div>DOT REQUIREMENT WAIVED</div> <div>AS PER / DATE</div> <div>1)</div> <div>2)</div> <div>3)</div> <div>4)</div>	
<div>NOTES</div> <div>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</div> <div>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)</div> <div>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)</div> <div>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</div>	
<div>LEGEND</div> <div><div>—————</div>LG</div> <div><div>- - - - -</div>EPL</div> <div><div>— · - - - ·</div>PPL</div> <div><div>— — — — —</div>ETC</div> <div><div>- - - - -</div>PTC</div> <div><div>-----</div>EBC</div> <div><div>- · - · - · -</div>ECL</div>	<div>PROJECT TITLE</div> <div>PROPOSED 50-UNIT APARTMENT BUILDING</div> <div>1745 WEST FARMS RD., BRONX NY 10460</div> <div>DRAWING TITLE</div> <div>BUILDERS PAVEMENT PLAN DETAILS</div> <div>SCALE: NOTED</div> <div>SEAL &amp; SIGNATURE</div> <div>DATE: JULY 2019</div> <div>PROJECT NO.: 18034</div> <div>DRAWN BY: DB</div> <div>CHECKED BY:</div> <div>SHEET NO.</div> <div>BPP-002.00</div> <div>CADD REF. NO.</div>

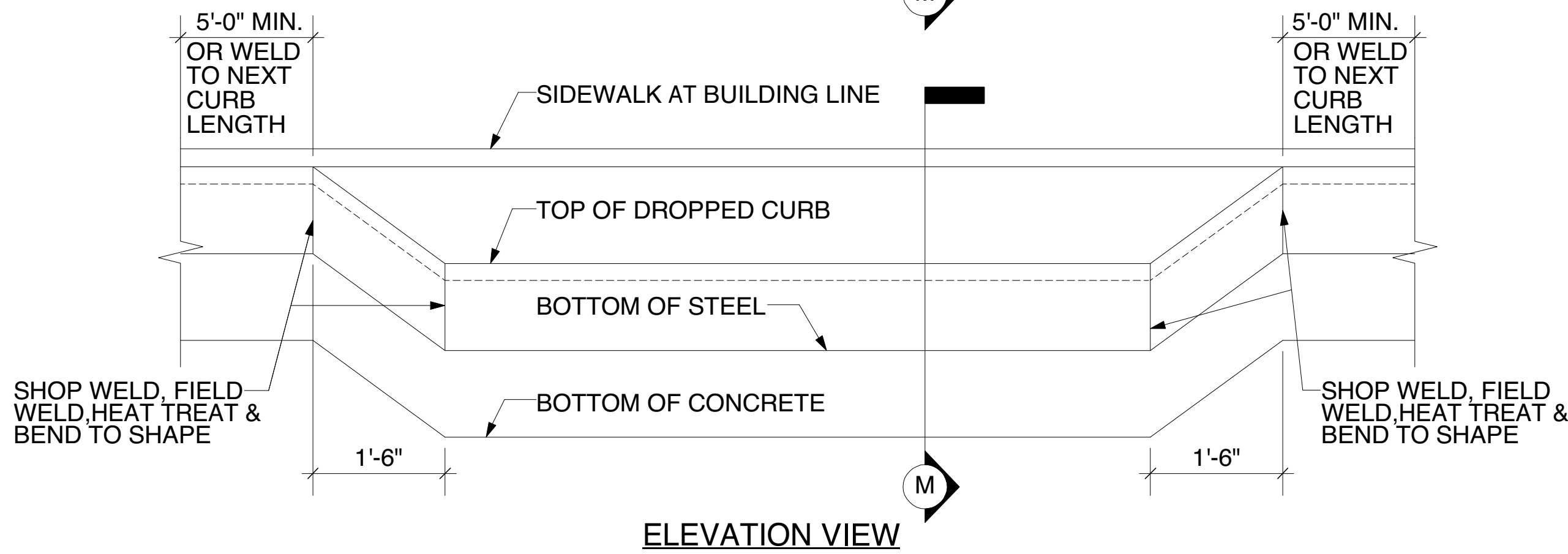
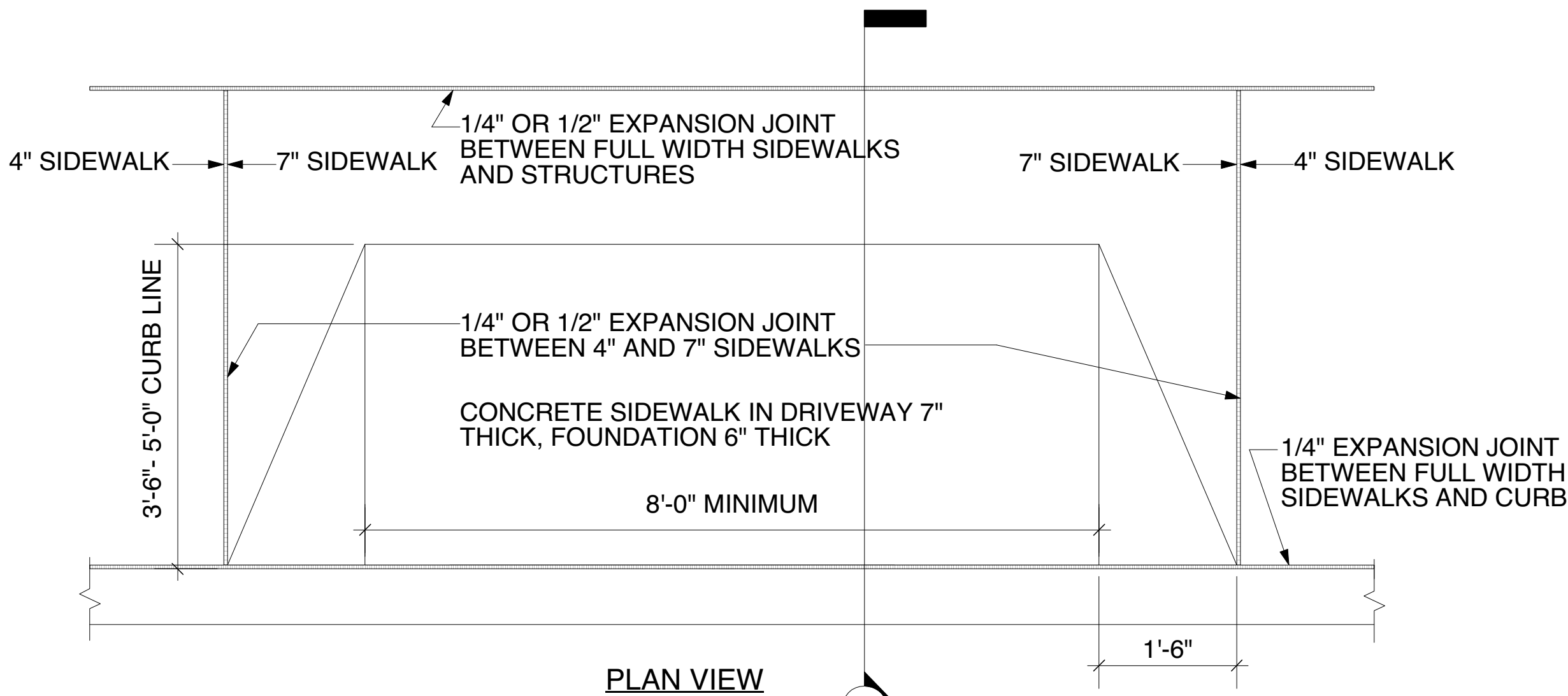


1 WEST FARMS ROAD PROFILE VIEW  
HORIZ 1/8"=1' VERT 1"=6"

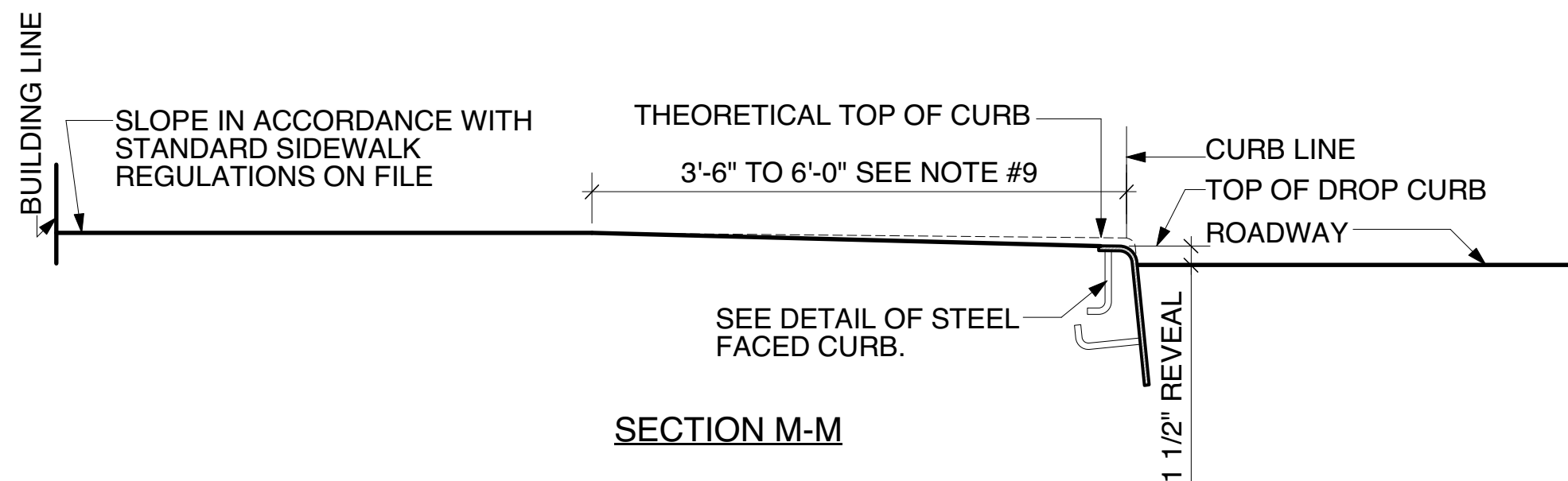




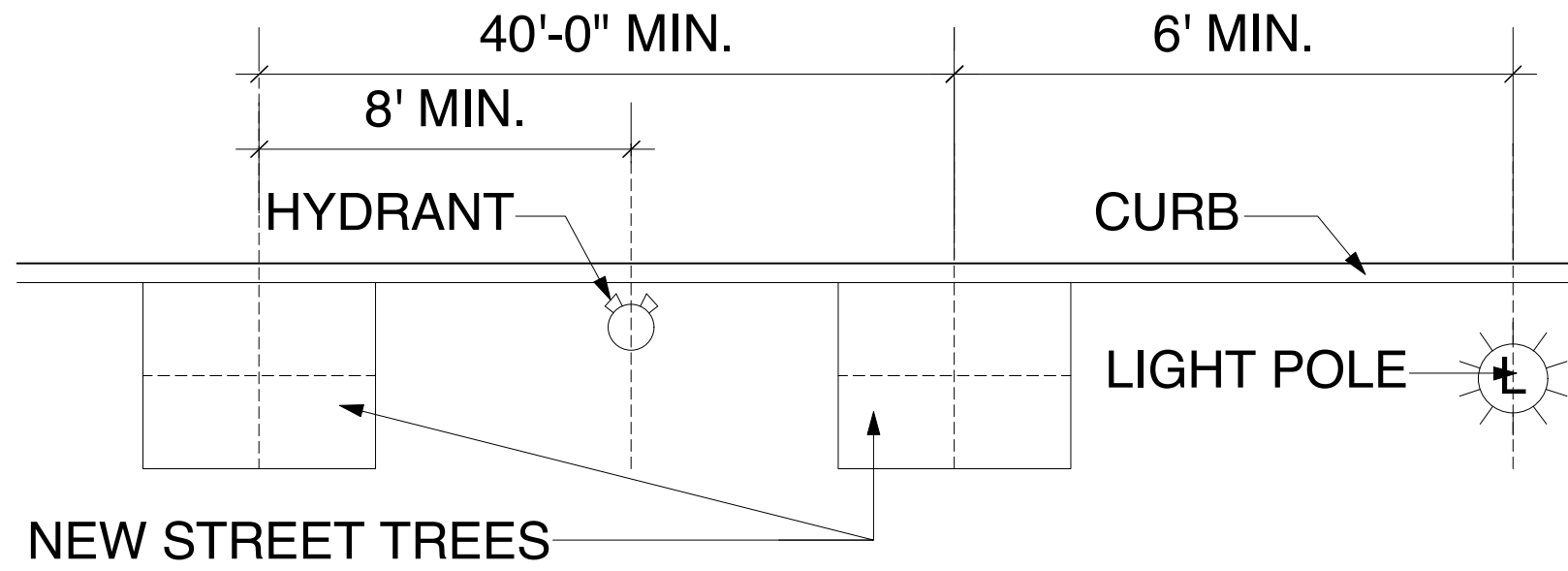
1 SECTION AT CURB & NEW SIDEWALK  
Scale: 2" = 1'-0"



2 DEPRESSED CURB AT SIDEWALK  
N.T.S.

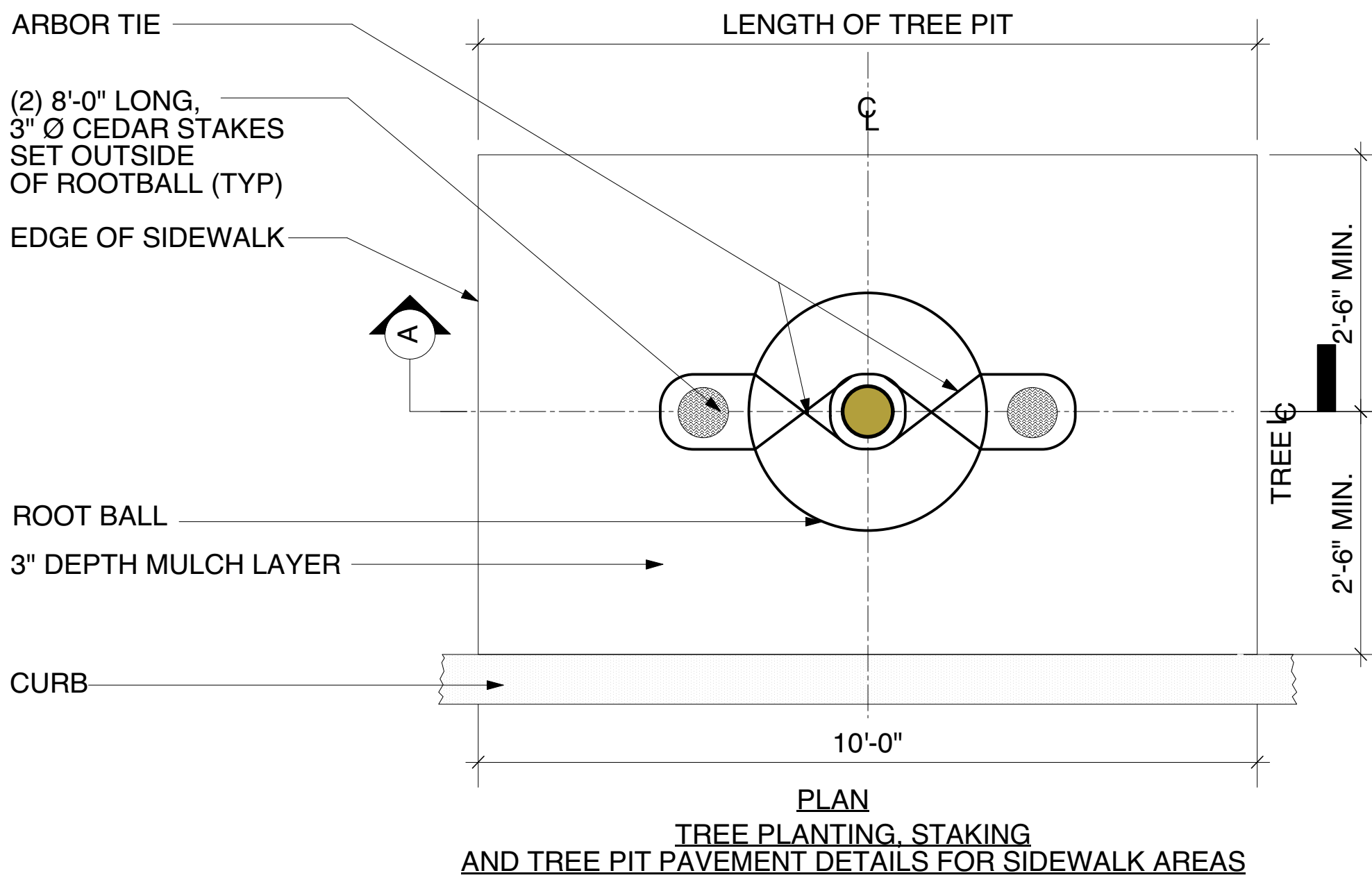
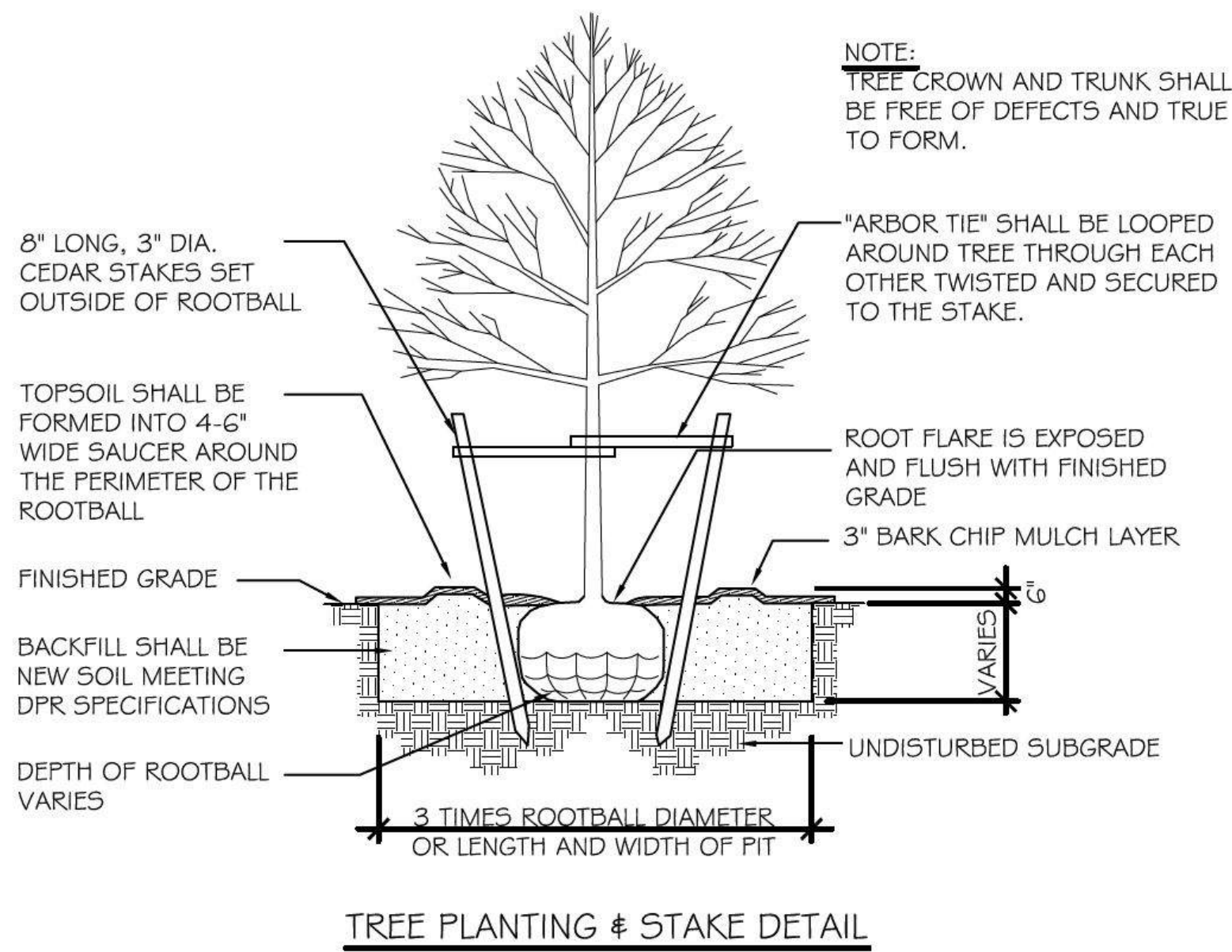


3 SECTION AT CURB  
N.T.S.



PROPERTY LINE

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



4 TREE PLANTING, STAKING, AND TREE PIT  
PAVEMENT DETAILS FOR SW AREAS

BOROUGH: BRONX	SHEET 3 of 3
DOB Ref. No.:	DOT Ref. No.:
<b>NEW YORK CITY DEPARTMENT OF TRANSPORTATION BUILDERS PAVEMENT PLAN PROJECT DATA</b>	
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	
<b>WAIVERS</b>	
DOT REQUIREMENT WAIVED	AS PER / DATE
1)	
2)	
3)	
4)	
<b>NOTES</b>	
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	
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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 <b>PROPOSED 50-UNIT APARTMENT BUILDING</b> 1745 WEST FARMS RD., BRONX NY 10460
DRAWING TITLE <b>BUILDERS PAVEMENT PLAN DETAILS</b> SCALE: NOTED	SEAL & SIGNATURE DATE: JULY 2019 PROJECT NO.: 18034 DRAWN BY: DB CHECKED BY: SHEET NO. <b>BPP-003.00</b> CADD REF. NO.

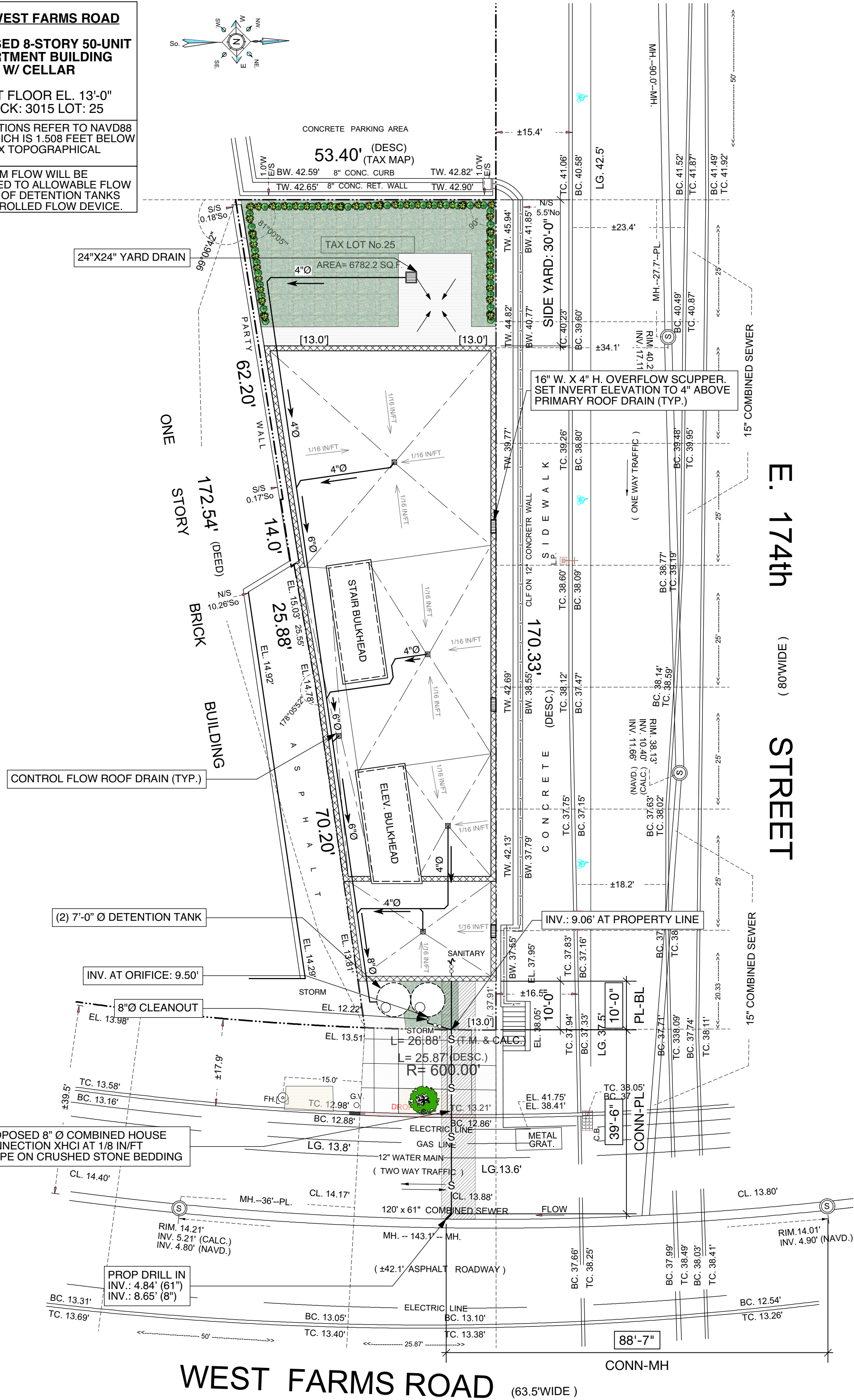
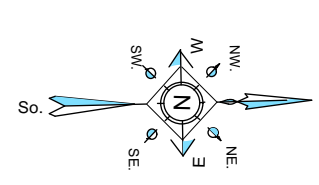


1745 WEST FARMS ROAD  
PROPOSED 8-STORY 50-UNIT  
APARTMENT BUILDING  
W/ CELLAR

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"
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**  
A Watts Water Technologies Company  
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ES-WD-RD-ACCUTROL-ADJ-CAN 1615

**DEVELOPED STORM FLOW, DETENTION CALCULATIONS**

DATE: 10/9/19  
PROJECT LOCATION: 1745 WEST FARMS ROAD  
COUNTY: BRONX  
BLOCK: 3015  
LOT: 25  
ZONE: R7X  
MAP: 3D  
DOB #: 220698555  
OWNER: GLENN PAULLA  
APPLICANT: BADALY ARCHITECTS PLLC, 2 WILSON PLACE, MT. VERNON, NY 10550

**SITE DEVELOPED STORM FLOW**

ROOF	4946	PAVED	639	GRASS	1197	LANDSCAPED	0	A <sub>T</sub>	6782	ft <sup>2</sup>	
GREEN ROOF	0	GRAVEL PARKING LOT	0	BIO-SWALE	0	SYNTHETIC TURF	0	C <sub>W, SITE</sub>	0.808		
POROUS CONCRETE	0	UNDEVELOPED	0	OTHER AREA	0	OTHER AREA RAINFALL CORRECTION C <sub>RAI</sub>	0.000	Q <sub>DEV, SITE</sub>	0.749	cfs	
									Q <sub>DEV (NO ROOF)</sub>	0.107	cfs
									Q <sub>ALL</sub>	0.273	cfs
									Q <sub>DEV, SITE</sub>	0.250	cfs

BRONX PRE-1964:

**ROOF DETENTION VOLUME FOR NON-GREEN ROOF**

ROOF AREA (ft <sup>2</sup> )	4946	Q <sub>DEV, ROOF</sub> (cfs)	0.109	# OF DRAINS	5	# WEIRS/DRAIN	1
ROOF AVAILABLE DETENTION AREA (ft <sup>2</sup> )	4223	HIGH OF RECORD RAIN (IN/HR)	4.00	SLOPE (IN/FT)	0.0625	GPM/IN/WEIR	5.00
avg. wth./dm-ft.	26.0	avg. lgth./dm-ft.	32				

Max S <sub>2</sub> -in.	D <sub>2</sub> -in.	D <sub>2</sub> -in.	d <sub>2</sub> (in.)	C <sub>we</sub>	2Dir.V <sub>max</sub> (ft <sup>3</sup> )	Req.V <sub>v</sub> (ft <sup>3</sup> )
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 <sub>T</sub>	6782	ft <sup>2</sup>
RESTRICTED ROOF	4946	GRAVEL PARKING LOT	0	GRASS	1197	UNDEVELOPED	0	C <sub>WT</sub>	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 <sub>we</sub>	0.000	OtherDet.C <sub>we</sub>	0.000			

Q <sub>DEV, SITE</sub>	0.240	cfs
t <sub>v</sub>	13.54	min
V <sub>v</sub>	112	ft <sup>3</sup>

**MAXIMUM STORAGE DEPTH**

Max.Release Rate	d <sub>2</sub> (in.)	1.0 dia Re-ent. Tube	
Q <sub>DEV</sub> (cfs)	0.240	S <sub>2</sub> (ft)	1.50

**SUBSURFACE DETENTION VOLUME PROVIDED**

AREA <sub>MAX</sub>	38.48	ft <sup>2</sup>
# OF TANKS	2	
V <sub>PROVIDED</sub>	115	ft <sup>3</sup>

**SANITARY FLOW**

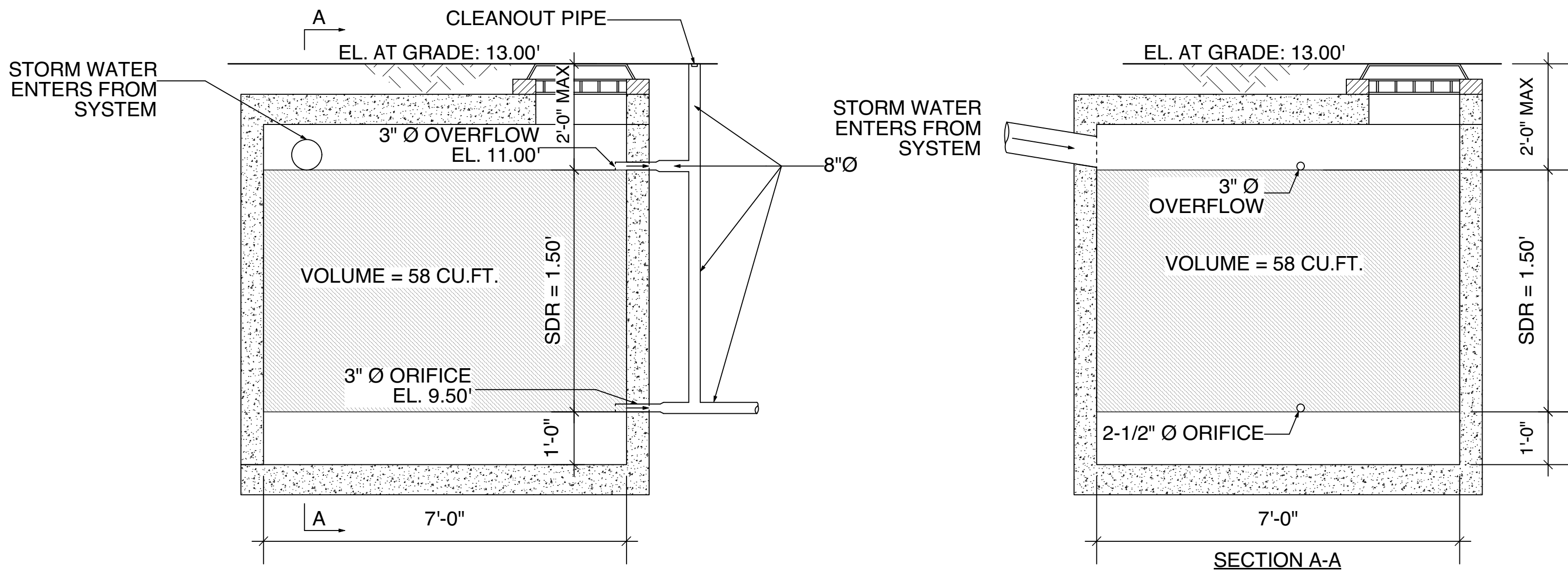
POPULATION DENSITY	230	
PEAK FACTOR	4	
AREA	0.15570	ac

**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 <th>4.80</th> <th>ft</th>	4.80	ft
MANHOLE-MANHOLE DISTANCE <th>143.10</th> <th>ft</th>	143.10	ft
SEWER SLOPE <th>0.07</th> <th>%</th>	0.07	%

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

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



2 DETENTION TANK DETAIL  
N.T.S.

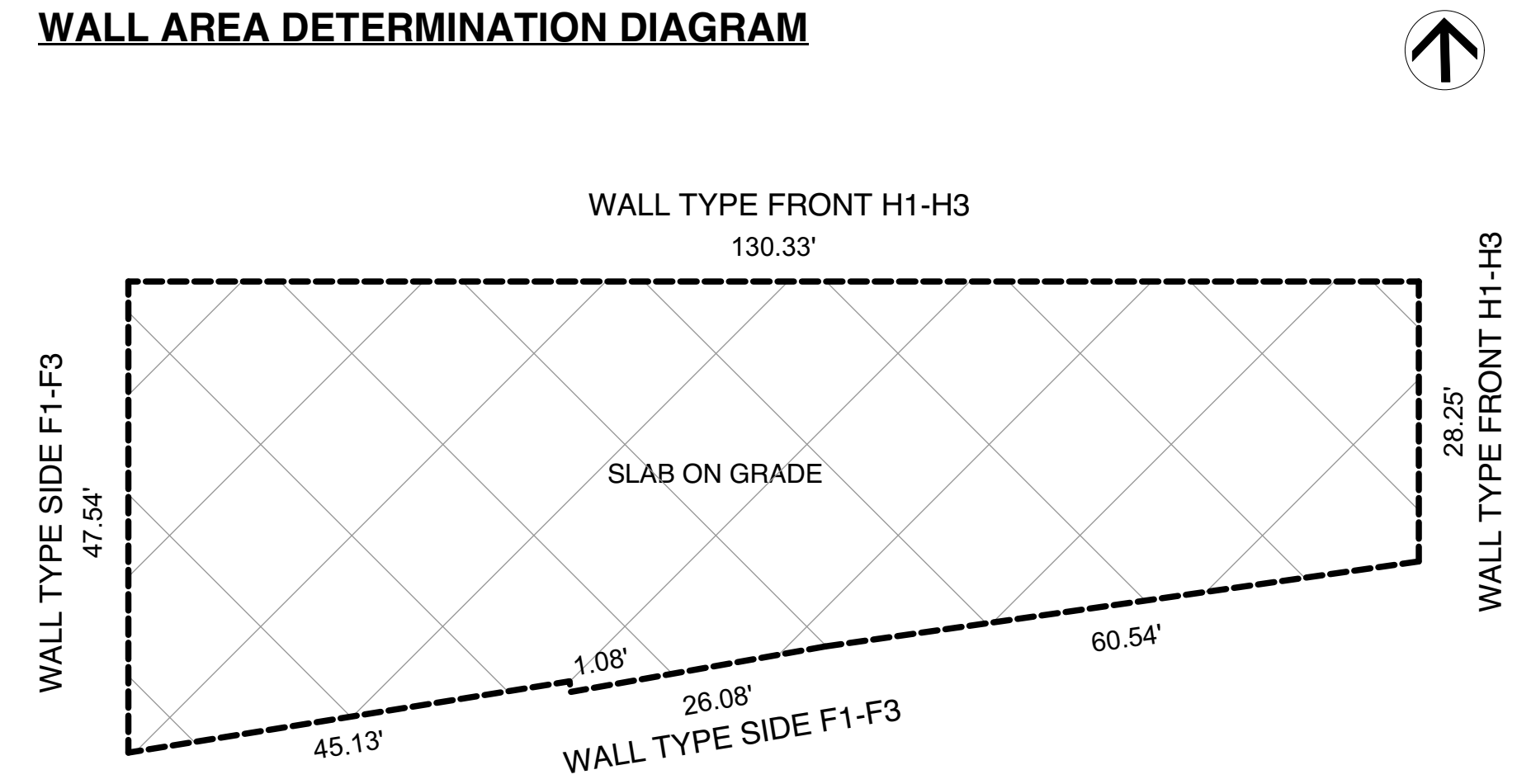
Date	Issued to	Date	Revision	No.	North	Drawing Title:	Project Title:	Seal	Badaly Architects Pllc	Date:	Project No.
						<b>SITE DRAINAGE PLAN</b>	<b>PROPOSED 50 UNIT APARTMENT BUILDING</b> 1745 WEST FARMS ROAD BRONX, NEW YORK 10460 BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555		2 WILSON PLACE MOUNT VERNON, NY 10550 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183 WWW.BADALYARCHITECTS.COM	01/21/2019 Scale: NOTED Drawn by: AH	18034 Drawing No. <b>C-100.00</b>



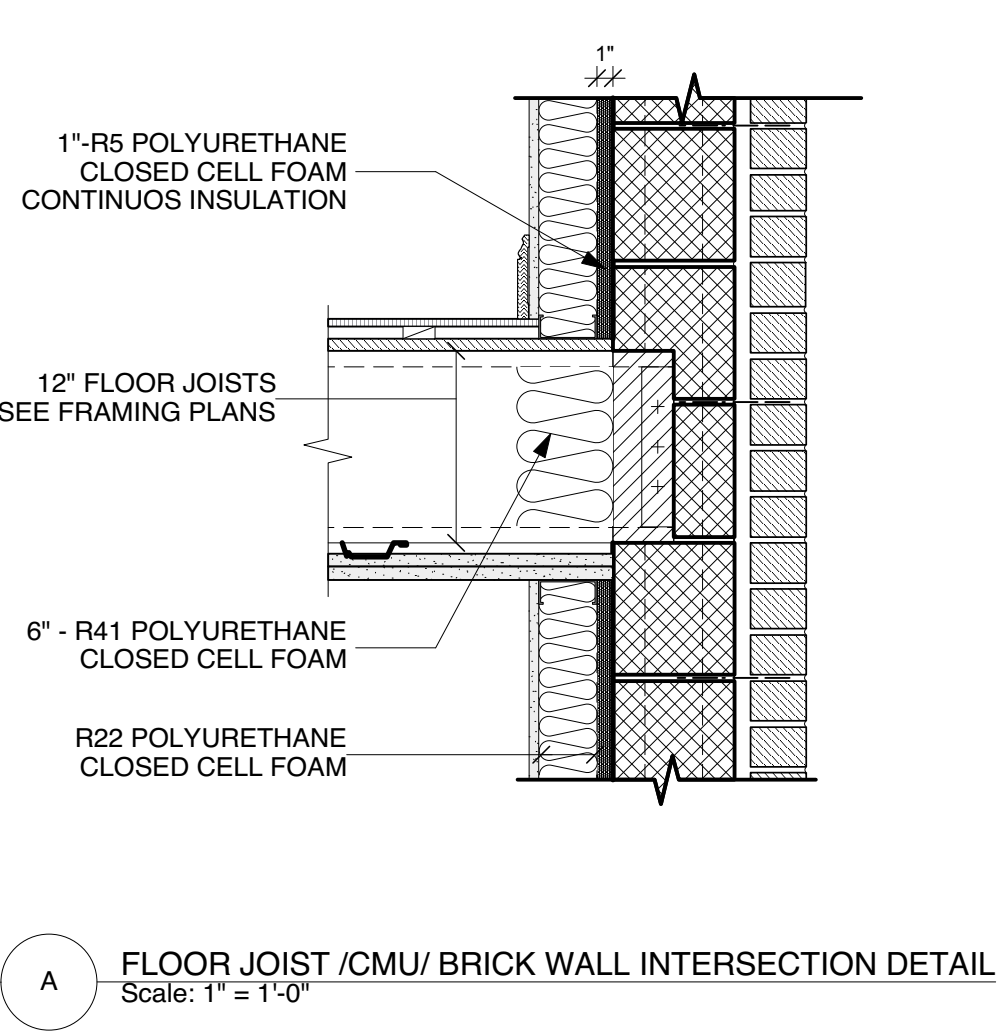
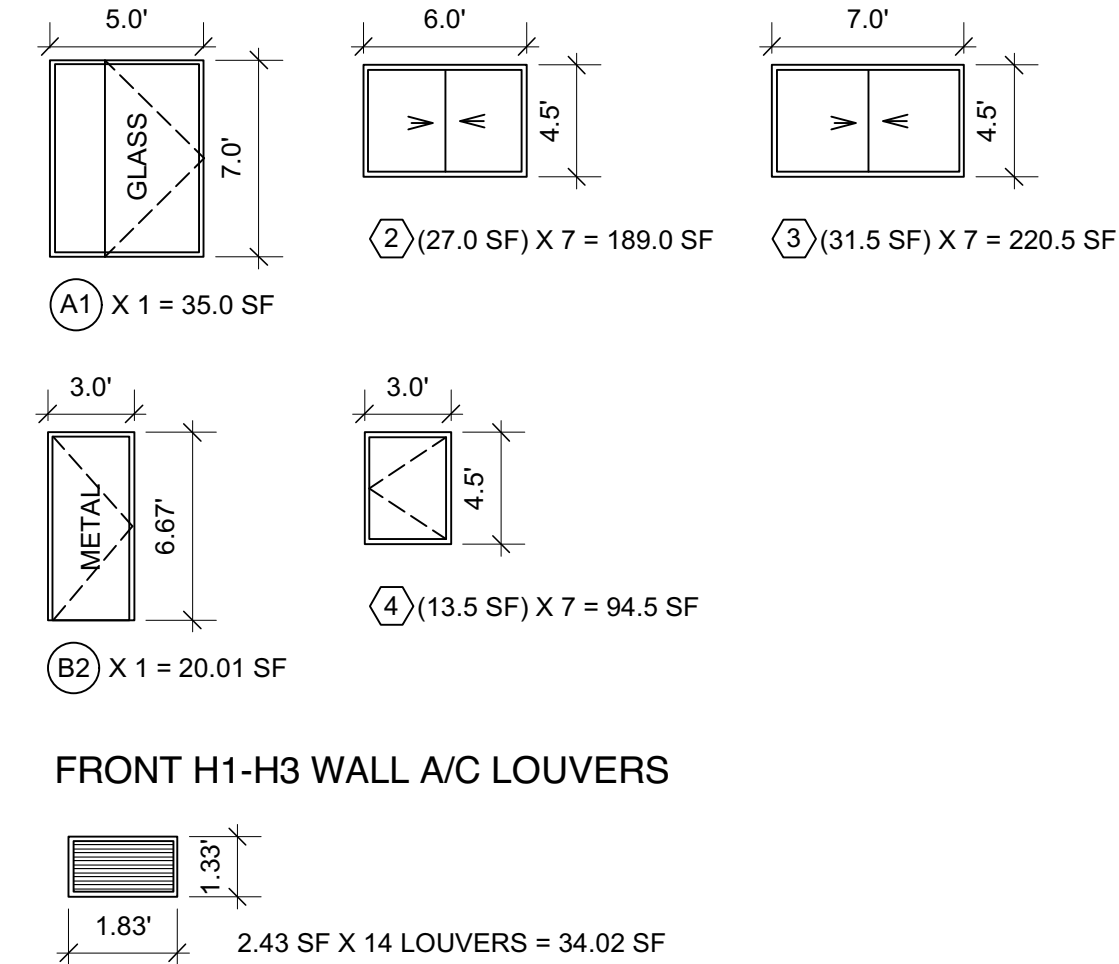
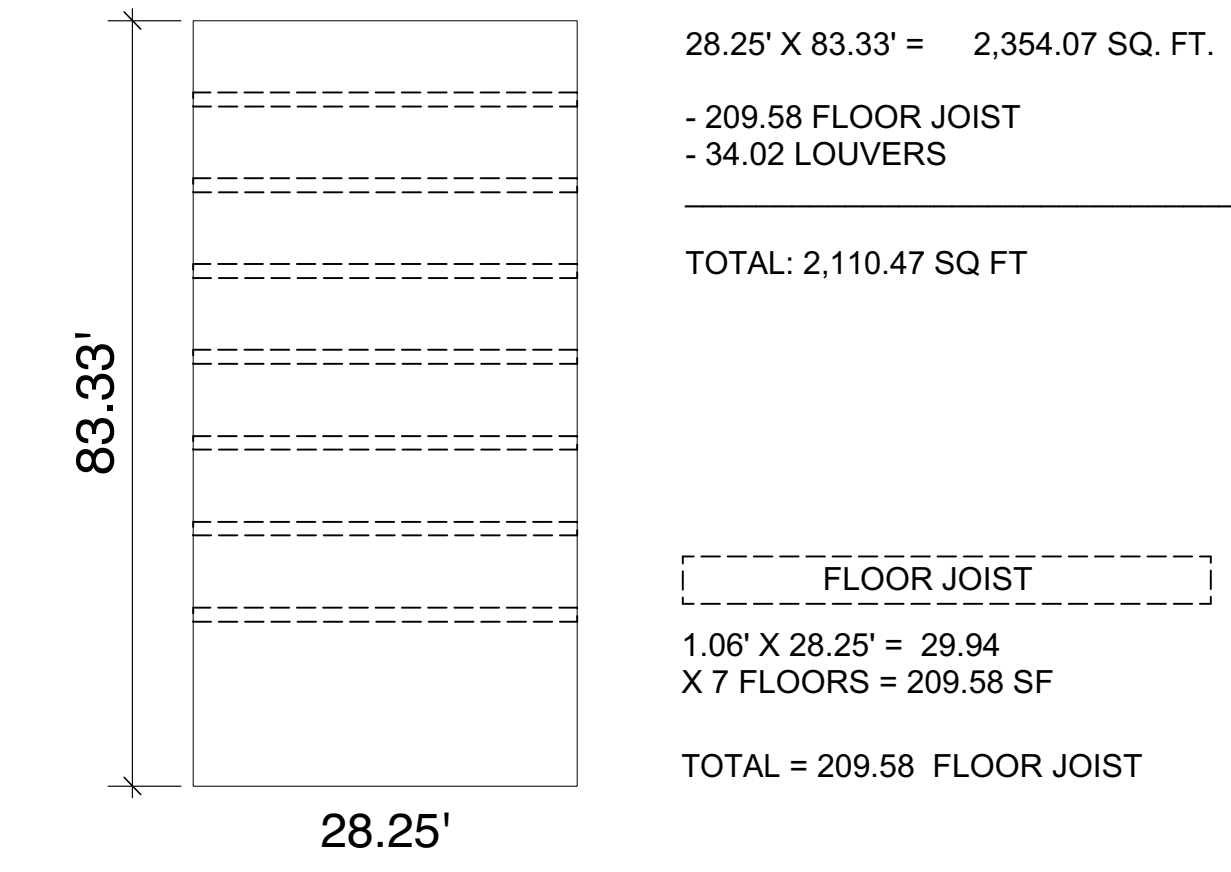




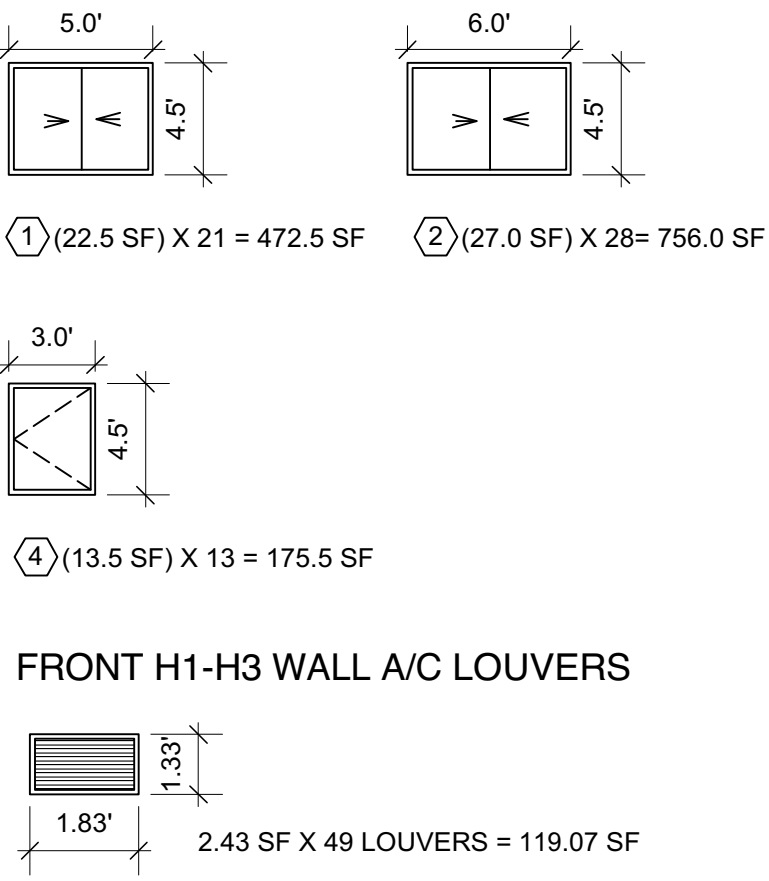
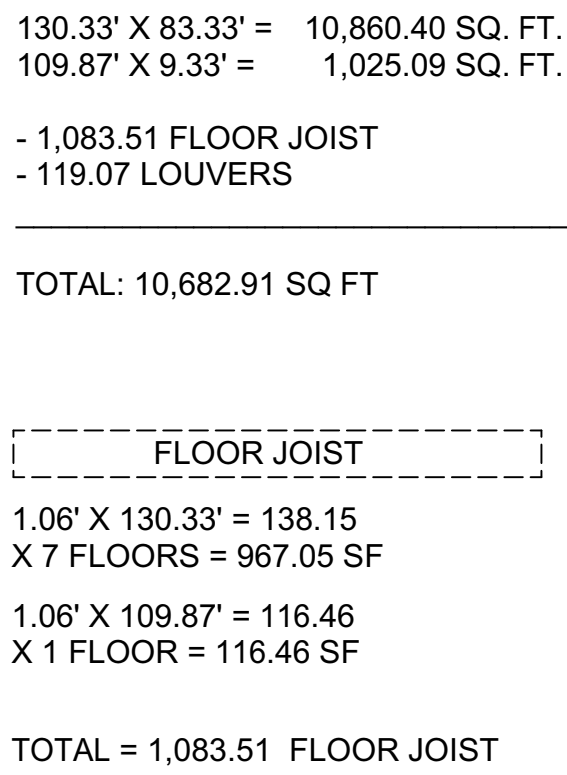
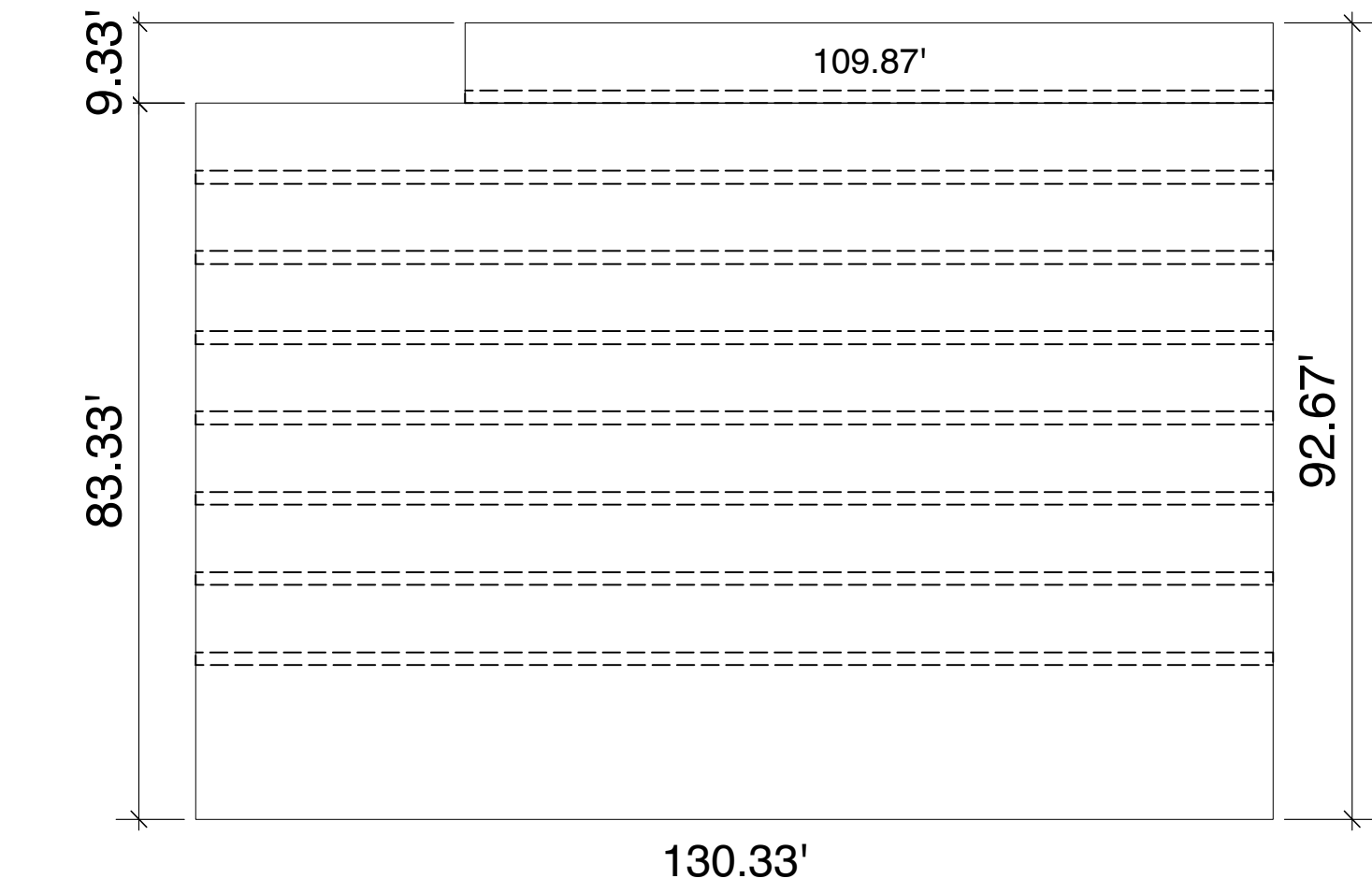
WALL AREA DETERMINATION DIAGRAM



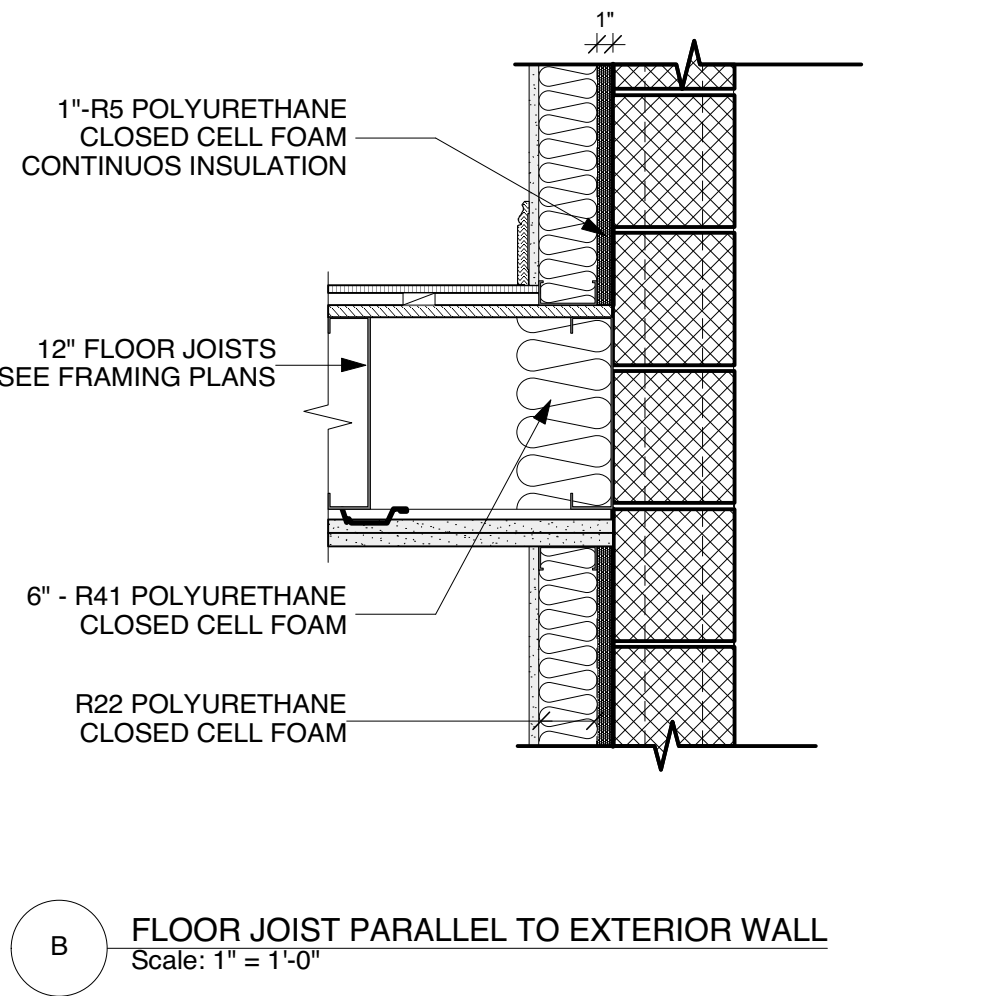
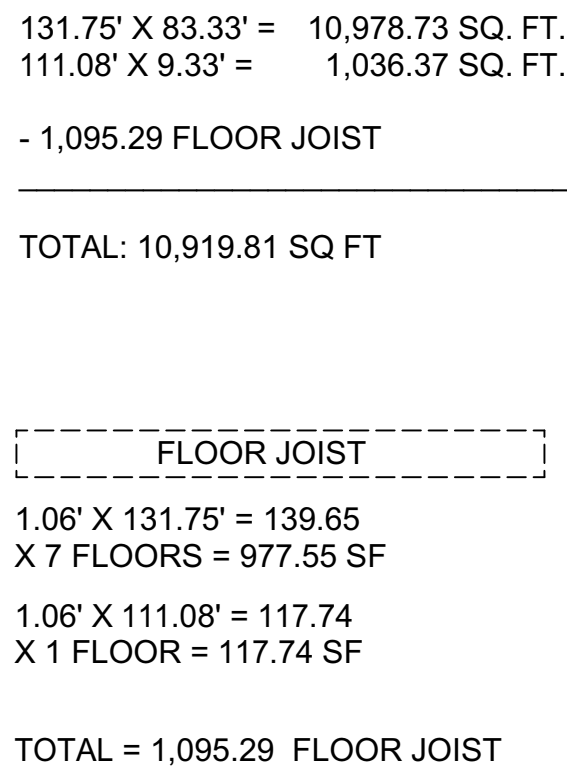
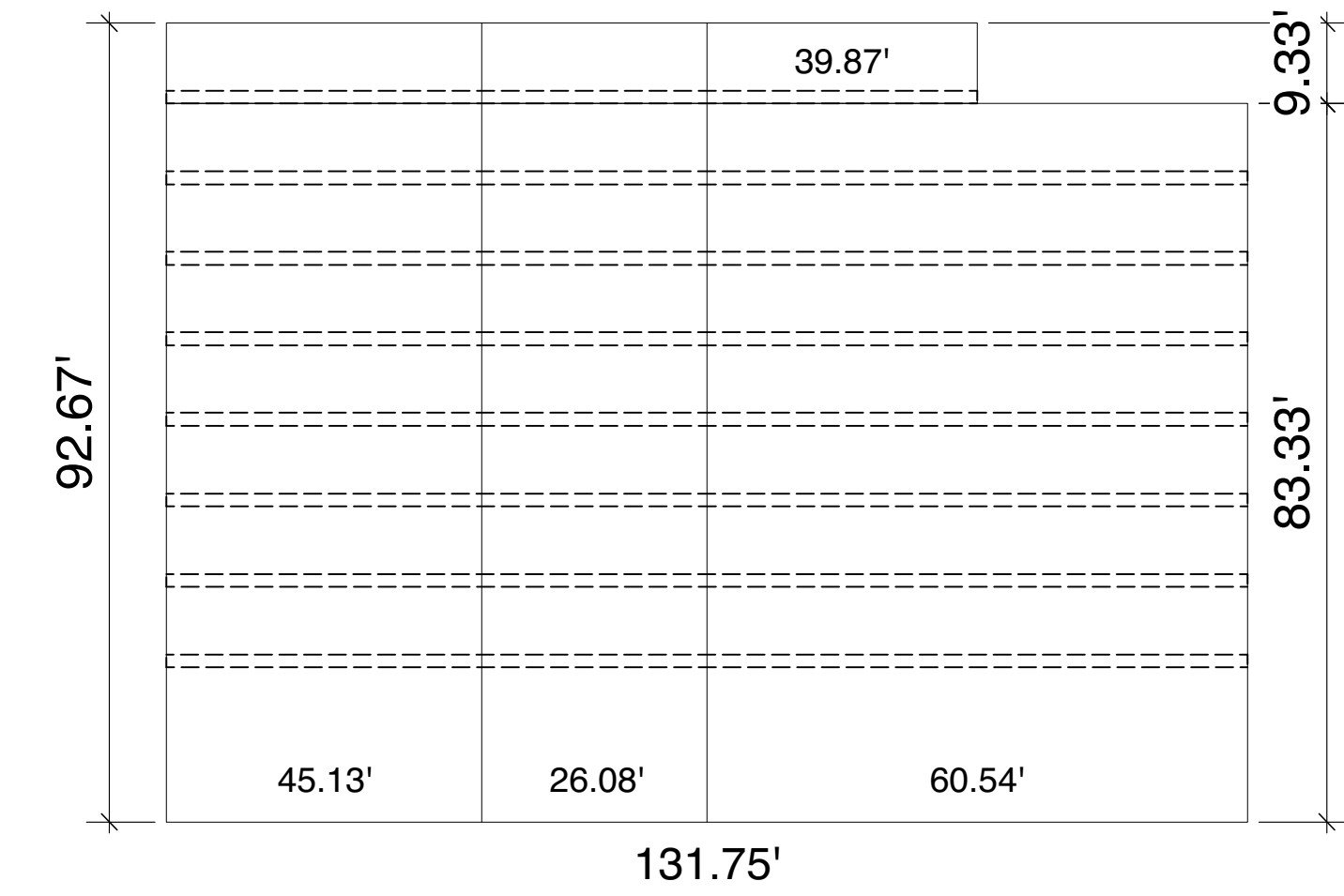
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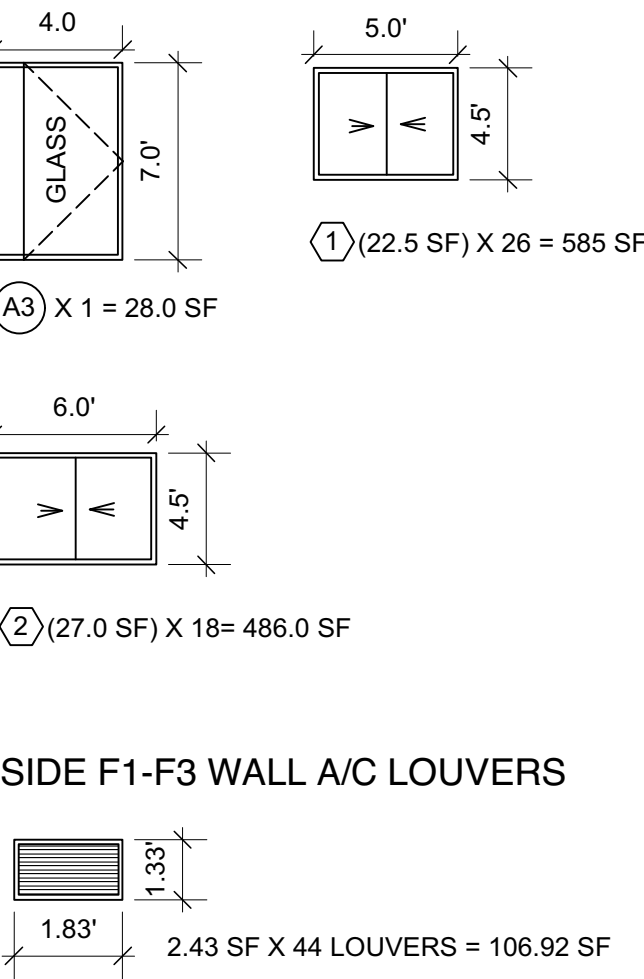
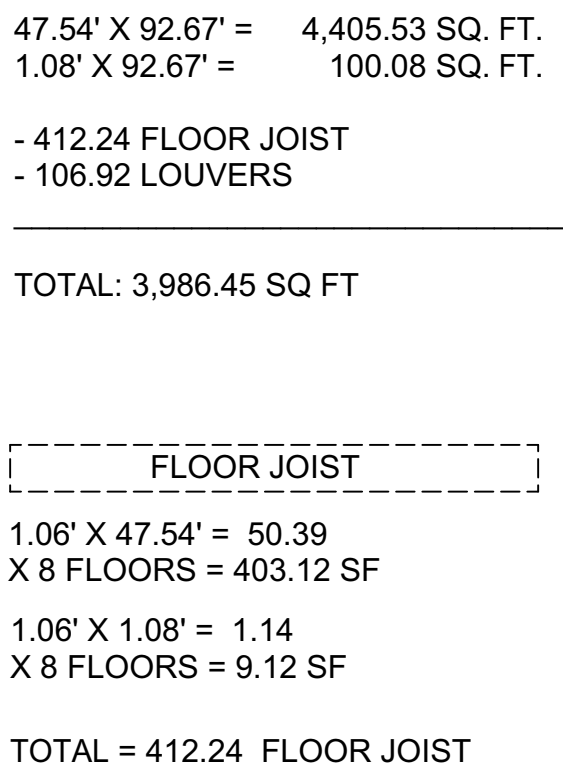
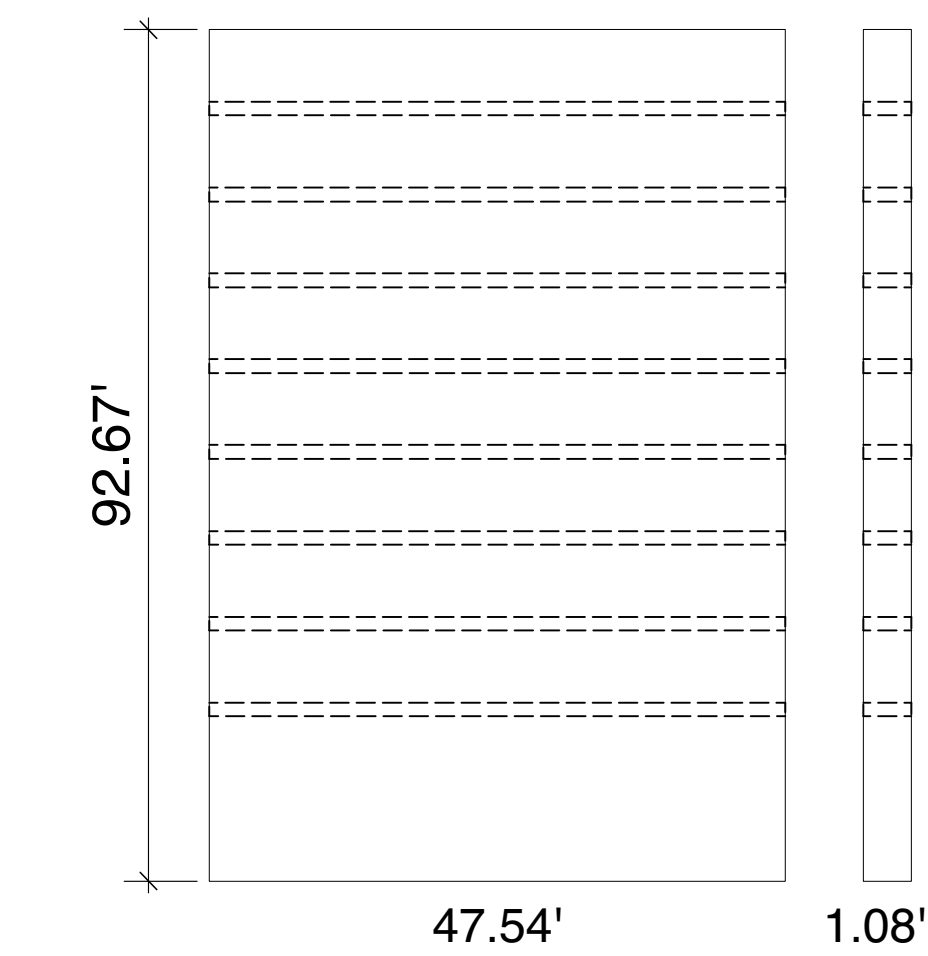
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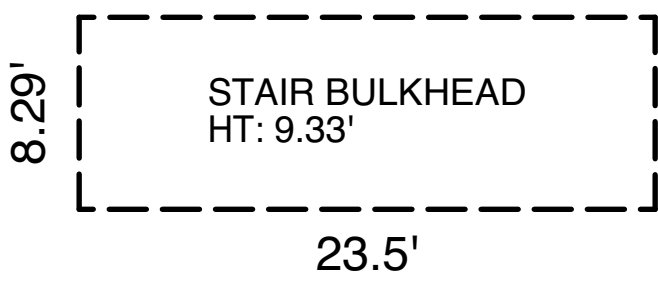
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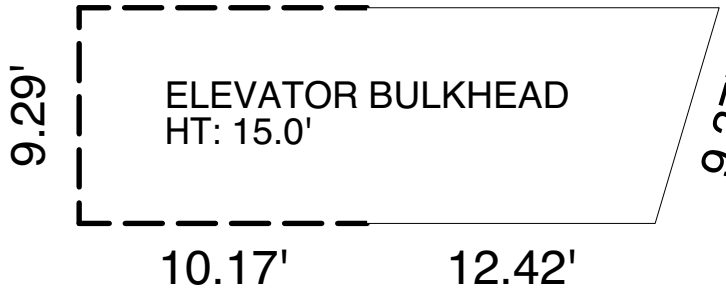
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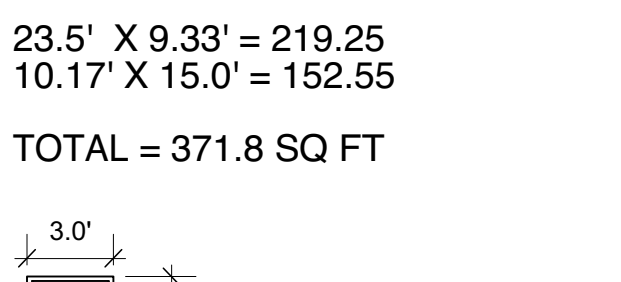
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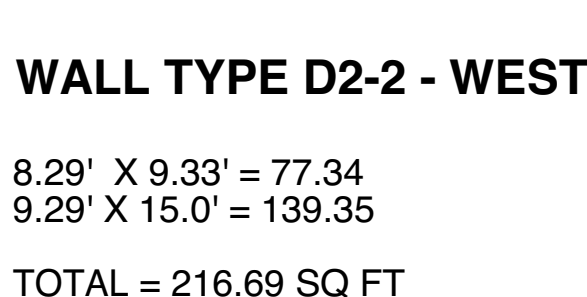
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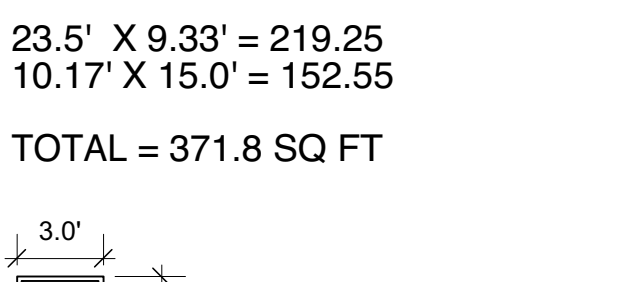
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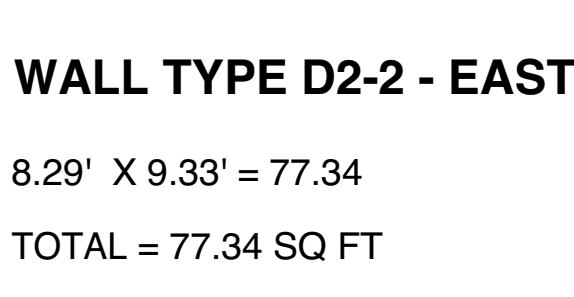
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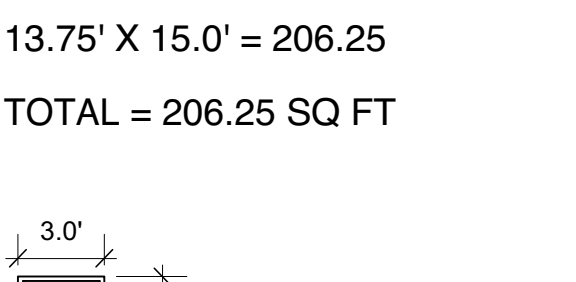
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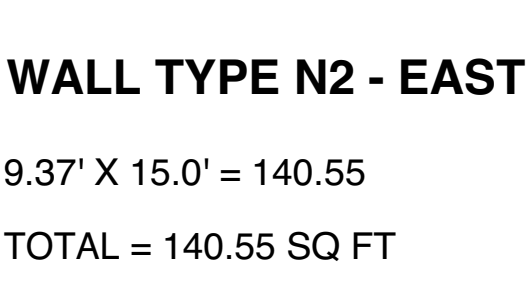
WALL TYPE N2 - NORTH



WALL TYPE N2 - SOUTH



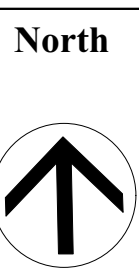
WALL TYPE N2 - WEST



DOB JOB NO

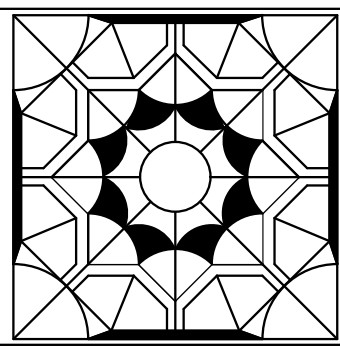
DOB APPROVAL

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

Date: 01/21/2019	Project No. 18034
Scale: N/A	Drawing No. <b>EN-002.00</b>
Drawn by: VCM	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 54t5ho mvoit 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 bipin		
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 48 in 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 Bulb Diameter (in.) 1.76 Bulb Type Household Color Rendering Index 85 Color Temperature Commercial / Residential Commercial / Residential Decorative Bulb Type Other Dimmable No ENERGY STAR Certified Yes Indoor/Outdoor Indoor Light Bulb Base Type Medium Light Bulb Features No additional features Light Bulb Shape Code A15 Light Color Soft White Light Output (lumens) 160 Manufacturer Warranty 20000 Hours Number in Package 1 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 <sup>a,b</sup>	TEST PROCEDURE
Instantaneous water heaters, gas	> 50,000 Btu/h and < 200,000 Btu/h <sup>a</sup>	≥ 4,000 (Btu/h)/gal and < 2 gal	0.62 - 0.00 19 <i>F</i> , EF	DOE 10 CFR Part 430
	≥ 200,000 Btu/h	≥ 4,000 Btu/h/gal and < 10 gal	80% <i>E<sub>t</sub></i>	ANSI Z21.10.3
	≥ 200,000 Btu/h	≥ 4,000 Btu/h/gal and ≥ 10 gal	80% <i>E<sub>t</sub></i> ( <i>Q</i> /800 + 110 $\sqrt{F}$ ) <i>SL</i> <sub>h</sub> 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			C405.2.1.1,2, C405.2.1, C405.2.2.2,
ROOM TYPE	CONTROL STRATEGY		
PUBLIC CORRIDORS (MEANS OF EGRESS)	RE MOTELY LOCATED MANUAL SWITCH, 24/7 OCCUPANCY SENSOR/ AUTO TURN OFF LIGHTS WITHIN 20MIN/ TO 50% FULL AUTO ON		
PUBLIC STAIRS (MEANS OF EGRESS)	RE MOTELY LOCATED MANUAL SWITCH, 24/7 OCCUPANCY SENSOR/ AUTO TURN OFF LIGHTS WITHIN 20MIN/ TO 50% FULL AUTO ON		
LOBBY / VESTIBULE	RE MOTELY 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.

North	Drawing Title:
	ENERGY CODE CHARTS

LIGHTING DISTRIBUTION CHART

CELLAR					
AREA	APTS PER FL	FIXTURES PER AREA	FIXTURES PER FL		TOTAL FIXTURES
METER ROOMS	-	7	7		7
COMPACTOR ROOM	-	5	5		5
LAUNDRY ROOM	-	3	3	X1	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.	-	-	-	X1	-
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	X6	150
2-BED ROOM APT.	1	6	6		36
CORRIDOR	-	9	9		42

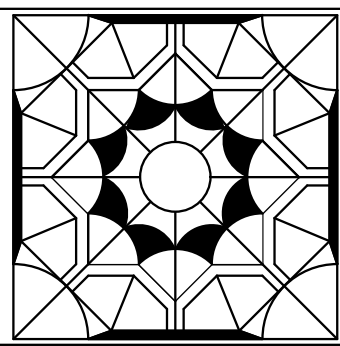
8TH FLOOR					
AREA	APTS PER FL	FIXTURES PER AREA	FIXTURES PER FL		TOTAL FIXTURES
STUDIO APT.	-	-	-		-
1-BED ROOM APT.	3	5	15	X1	15
2-BED ROOM	2	6	12		12
HALLWAY	-	8	8		8
TOTAL FIXTURES =					392

ENERGY CODE PROGRESS INSPECTIONS				FREQUENCY (MIN.)	REFERENCE STANDARD	ECC OR OTHER
INSPECTION/ TEST						
X	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, C402.1 C402.2, C402.5.3 ASHRAE 90.1 - 5.5, 5.6 [or 11]; 5.8.1, 11 or Appendix G
X	IIA3	FENESTRATION U-VALUES & PRODUCT RATING: U-FACTORS, 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 C303.1.3 [C402.3] C402.4; ASHRAE 90.1 -5.5, 5.6, [or 11]; 5.8.2, 11 or Appendix G
X	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 STANDARO CITED IN THE APPROVED PLANS.		AS REQUIRED DURING INSTALLATION; PRIOR TO FINAL CONSTRUCTION INSPECTION;	NFRC 400; AAMA/WDMA/C SA 1011.S 2/A440 ASTM E283; ANSI/DASMA 109	[C402.4.3] C402.5.2; ASHRAE 90.1 -5.4.3.2, 5.8.2.2
X	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 -5.5.4.2, 5.6 [OR], 11 OR APPENDIX G
X	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, INACCORDANCE 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
X	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
X	IIB2	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
X	IIB3	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; 7.4.2, 7.8
X	IIB4	HVAC-R AND SERVICE WATER HEATING SYSTEM CONTROLS: NO LESS THAN 20% OF EACH TYPE 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, [IDEMAND 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, AIRWATER 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 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,	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONTROL SYSTEM NARRATIVES; ASHRAE CONTROLS 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
X	IIB5	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; MC603.9; ASHRAE 90.1 -6.3, 6.4.4, 6.8.2, 6.8.3; 7.4.3
X	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
X	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
X	IIIC3	INTERIOR LIGHTING POWER : INSTALLED LIGHTING SHALL BE VERIFIED FOR COMPLIANCE WITH THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS ANS 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; 1RCNY §101-07, C405.6;
X	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; 1RCNY §101-07(c)(3)(v)(c)
X	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]
X	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.
X	IID1	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

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



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## GENERAL NOTES

1. NO CONDUITS ARE TO ENTER THE TOP OF A FIRE ALARM CONTROL PANEL REGARDLESS OF SYSTEM TYPE OR SIZE.
2. CEILING MOUNTED SMOKE DETECTORS MUST BE MOUNTED AT LEAST 3 FEET FROM SUPPLY AIR REGISTERS.
3. 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.
4. ALL FIRE ALARM PANELS, JUNCTION BOX COVERS, ETC. SHALL BE PAINTED "FIRE DEPARTMENT RED".
5. DEVICE LOCATIONS MUST BE READILY ACCESSIBLE TO ALLOW FOR MAINTENANCE AND REPAIR.
6. MANUAL STATIONS SHALL BE MOUNTED 48 INCHES ABOVE THE FINISHED FLOOR TO THE CENTER OF THE HANDLE.
7. 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.
8. THE NYC FIRE DEPARTMENT SHALL APPROVE THE PLANS PRIOR TO START OF ANY WORK .
9. 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.
11. 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.
12. DO NOT RUN FIRE ALARM CABLE IN THE SAME RACEWAY WITH NON FIRE ALARM CABLE.
13. AVOID INSTALLING FIRE ALARM CABLES NEAR SOURCES OF ALTERNATING CURRENT (LIGHTING, POWER, ETC.).
14. 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.
15. 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 PHASES AND NEUTRAL SHALL BE PROVIDED AS REQUIRED FOR BOOSTER POWER SUPPLY.
16. OBSERVE ALL POLARITY ON ALL FIRE ALARM CIRCUITS. NO TEE TAPPING IS PERMITTED ON ALARM INDICATING CIRCUITS (HORNS, STROBES, SPEAKERS, ETC.)
17. 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.
18. ANY REQUIREMENTS FOR SHIELDING CERTAIN CONDUCTORS OR RUNNING THEM IN SEPARATE RACEWAYS SHALL BE AS RECOMMENDED BY THE MANUFACTURERS DOCUMENTATION.
19. ALL WIRING TO BE CHECKED TO INSURE THAT THEY ARE FREE OF ANY OPENS, SHORTS OR GROUNDS.
20. ALL FIRE ALARM PANELS, CABINETS CENTRAL OFFICE TRANSMITTER, BOOSTER POWER SUPPLY, FUSE CUTOUP 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.
21. LOCATIONS OF ALL FIRE ALARM EQUIPMENT SHALL BE SUBJECT TO NEW YORK CITY DEPARTMENT OF BUILDINGS 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.
22. ALL HORNS AND STROBES SHALL BE CIRCUITED TO COMPLY WITH THE 6000-00 RULE ON SEPARATE "A" AND "B" CIRCUITS DEDICATED TO EACH FLOOR IN THE BUILDING AS PER 1 RCNY 4040-06.
23. 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.

1. CONTRACTOR TO BE LICENSED AND INSURED AS A FIRE ALARM CONTRACTOR.


2. 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.
3. FIRE ALARM CONTRACTOR SHALL PURCHASE AND INSTALL ALL REQUIRED DEVICES, WHETHER INDICATED OR NOT, FOR A COMPLETE AND OPERATIONAL SYSTEM.
4. THE LOCAL FIRE DEPARTMENT AND BUILDING ENGINEER SHALL BE NOTIFIED 10 DAYS PRIOR TO FIRE ALARM SYSTEM SHUT DOWN.
5. THE FIRE ALARM SYSTEM SHALL BE LEFT IN OPERATIONAL CONDITION AT THE END OF EACH WORK DAY.
6. FIRE ALARM CONTRACTOR SHALL CLEAN ALL DEBRIS IN SMOKE DETECTOR SENSORS PRIOR TO TURNOVER OF SYSTEM TO OWNER.
7. ALL SMOKE DETECTORS SHALL BE KEPT IN COMPLETE OPERATIONAL CONDITION DURING PROJECT.
8. FIRE ALARM CONTRACTOR SHALL BE RESPONSIBLE FOR TIE-IN OF ALL DEVICES TO EXISTING FIRE ALARM SYSTEM CONTROL PANEL INCLUDING ALL NECESSARY SUB PANELS, EXTENDED PNEUMATIC PANELS, ADDITIONAL MODULES, RELAYS, ETC.
9. FIRE ALARM CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM PROGRAMMING AS MAY BE REQUIRED FOR NEW DEVICES.
10. FIRE ALARM CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM PRE-TESTING PRIOR TO THE NEW YORK CITY FIRE DEPARTMENT INSPECTION.
11. 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.
12. 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 THE REGULATORY AGENCIES, SATISFY THE CONTROLLED INSPECTION REQUIREMENT FOR THIS SYSTEM (27-977), AND SATISFY THE FIRE DEPARTMENT ACCEPTANCE TEST, IN ORDER TO OBTAIN THE REQUIRED FINAL REGULATORY AGENCY APPROVAL FOR SYSTEM USE.
13. 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.

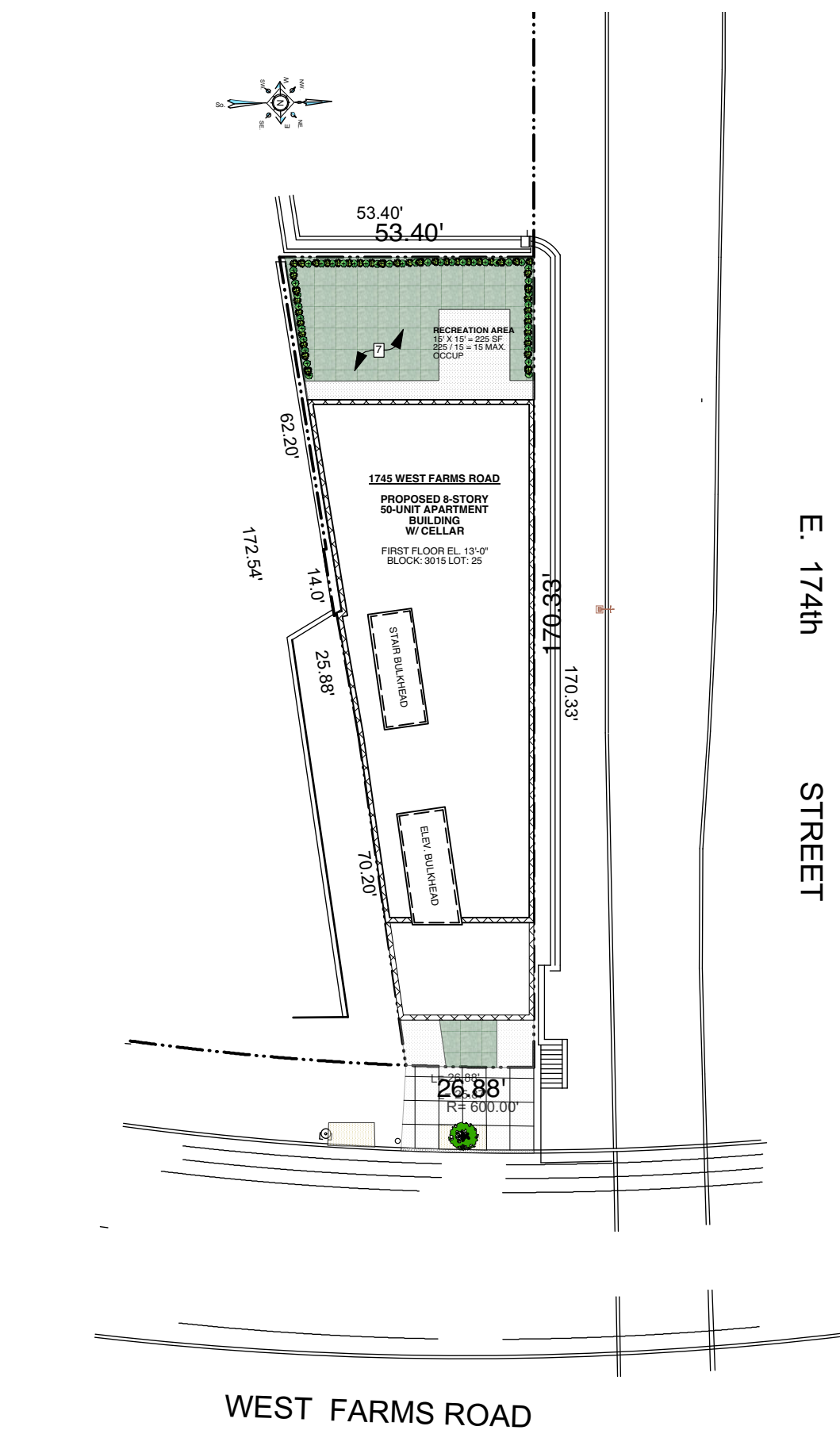
NOTES:

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

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

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.)
	LOCKABLE FUSE DISCONNECT SWITCH, AS PER IRCNY 4000-6
RA	REMOTE ANNUNCIATOR
R	ADDRESSABLE RELAY
F	MANUAL PULL STATION
S	SMOKE DETECTOR
S <sub>R</sub>	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

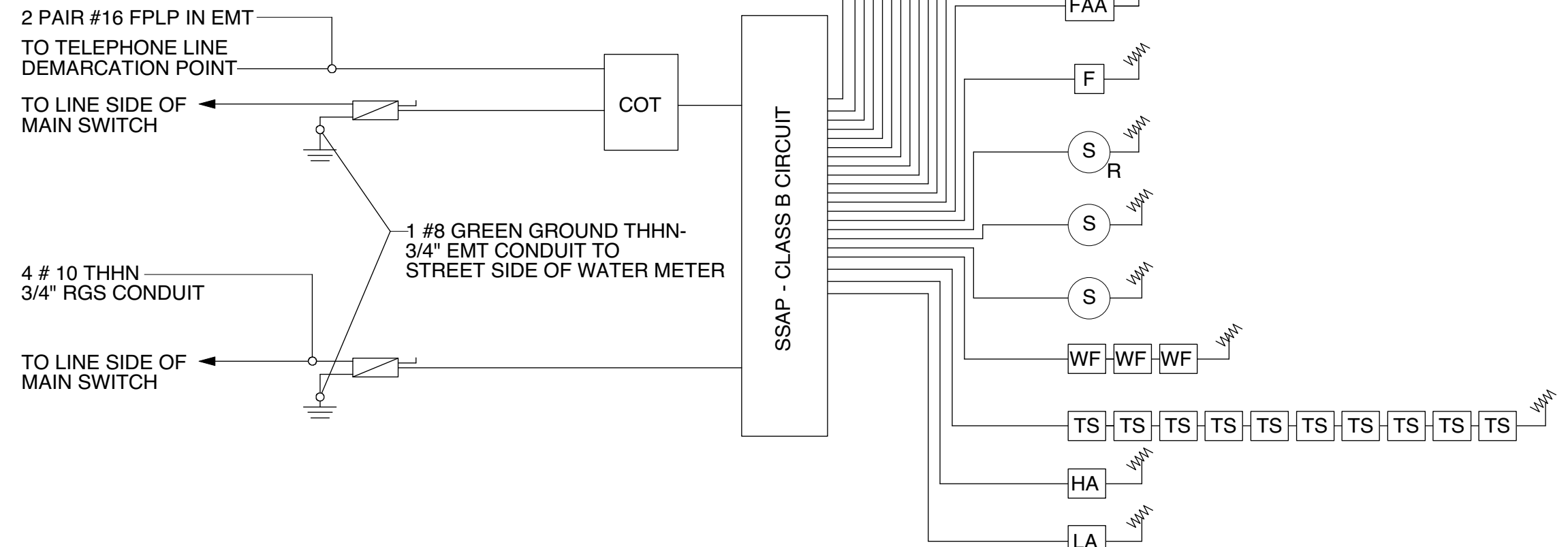


1 PLOT PLAN  
Scale: 1/32" = 1'-0"

## 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.<br>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.<br>NOTIFY THE FIRE DEPARTMENT SMOKE DETECTOR ALARM VIA AN APPROVED CENTRAL STATION.   |
| OPERATION OF A ELEVATOR LOBBY, ELEVATOR MACHINE ROOM, TOP OF ELEVATOR SHAFT SMOKE DETECTOR: | DISPLAY ON THE SPRINKLER AND SMOKE ALARM CONTROL PANEL AND THE REMOTE ANNUNCIATOR THE TYPE AND LOCATION OF ALARM.<br>NOTIFY THE FIRE DEPARTMENT SMOKE DETECTOR ALARM VIA AN APPROVED CENTRAL STATION.<br>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 SIREN.<br>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.<br>NOTIFY THE CENTRAL STATION TROUBLE CONDITION AND SUPERVISORY.  |




## 2 FIRE ALARM RISER DIAGRAM

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**Drawing Title:**

## FIRE ALARM NOTES, LEGEND, SEQUENCE, RISER DIAGRAM

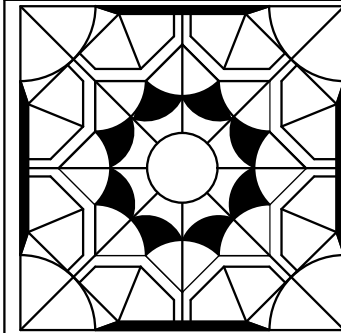
**Project Title:**

# PROPOSED 50 UNIT APARTMENT BUILDING

1745 WEST FARMS ROAD  
BRONX, NEW YORK 10460

BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

Sea



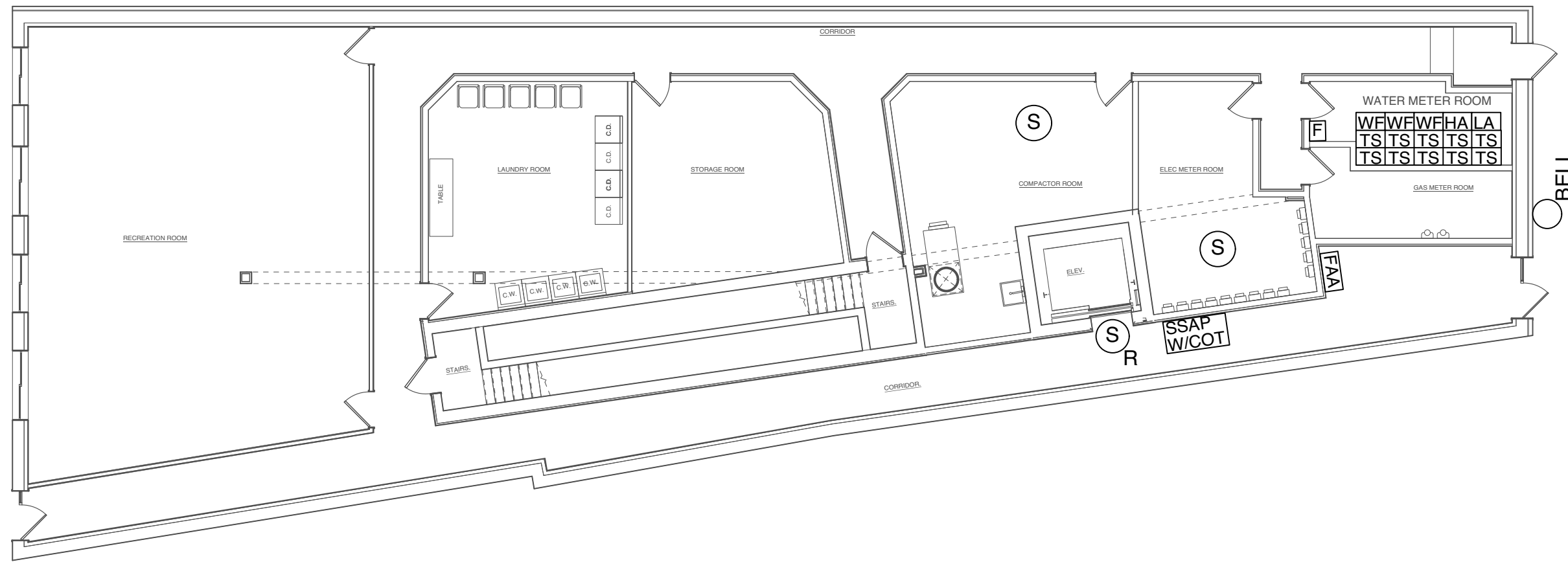
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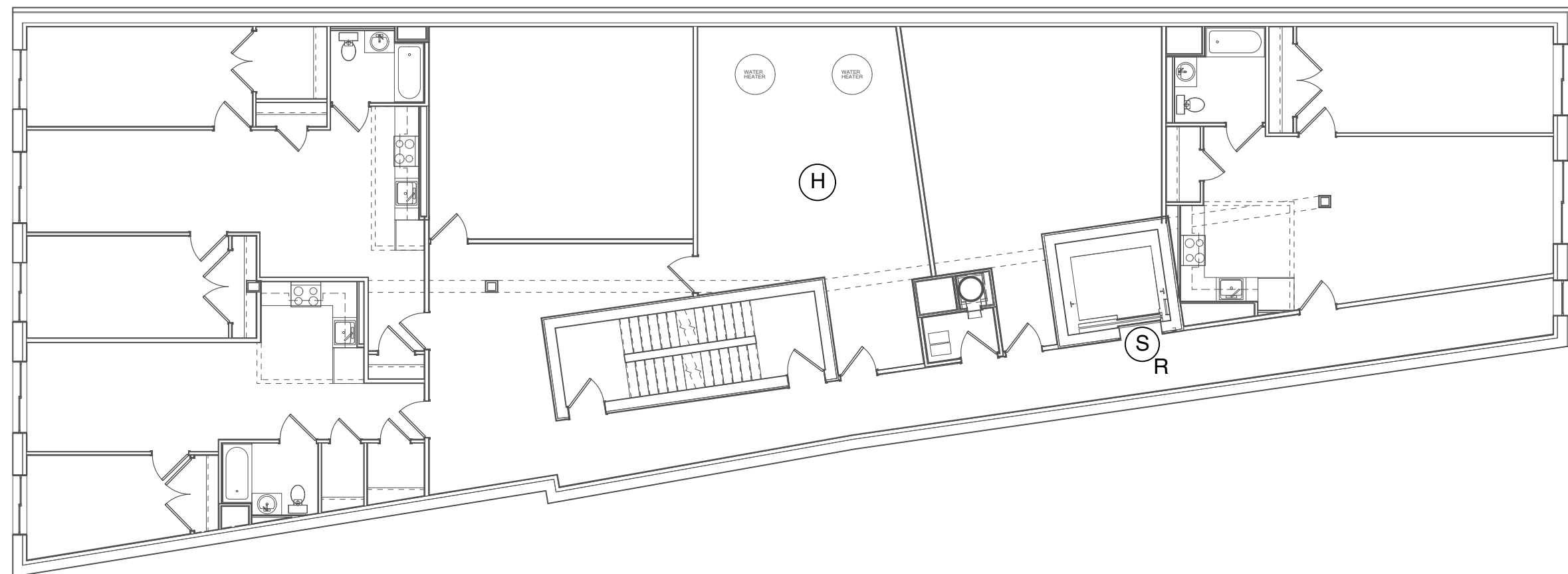
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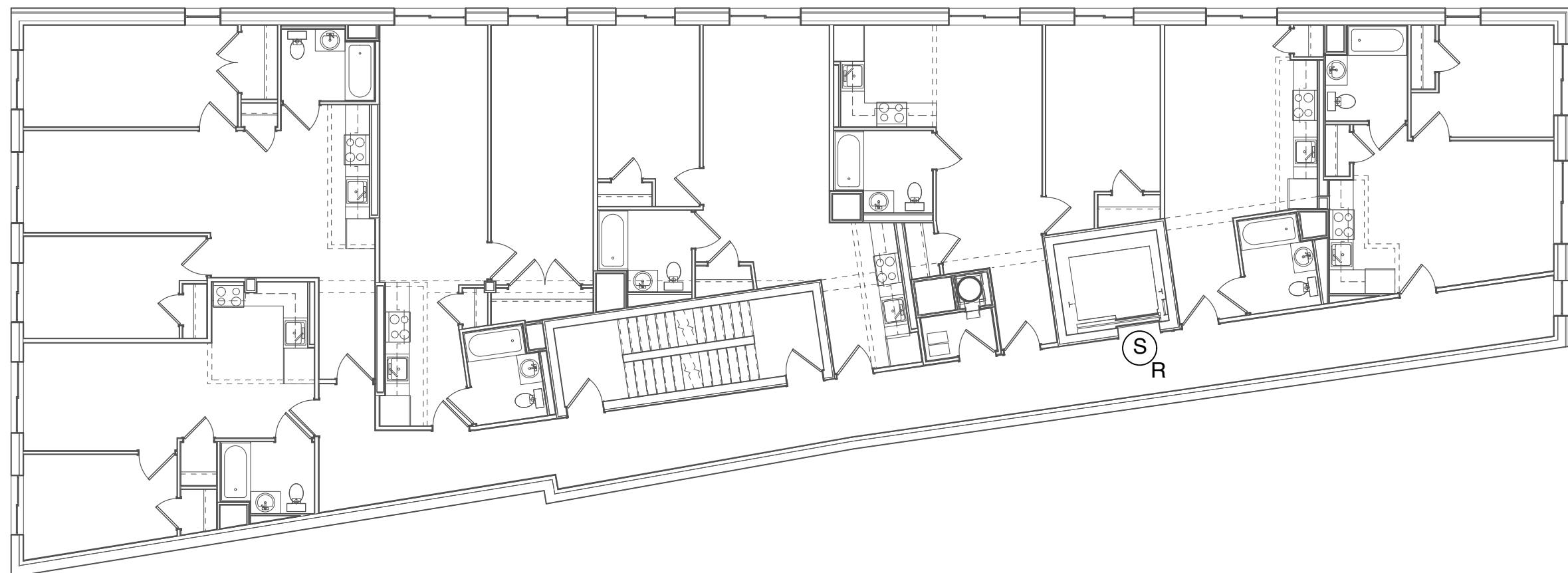




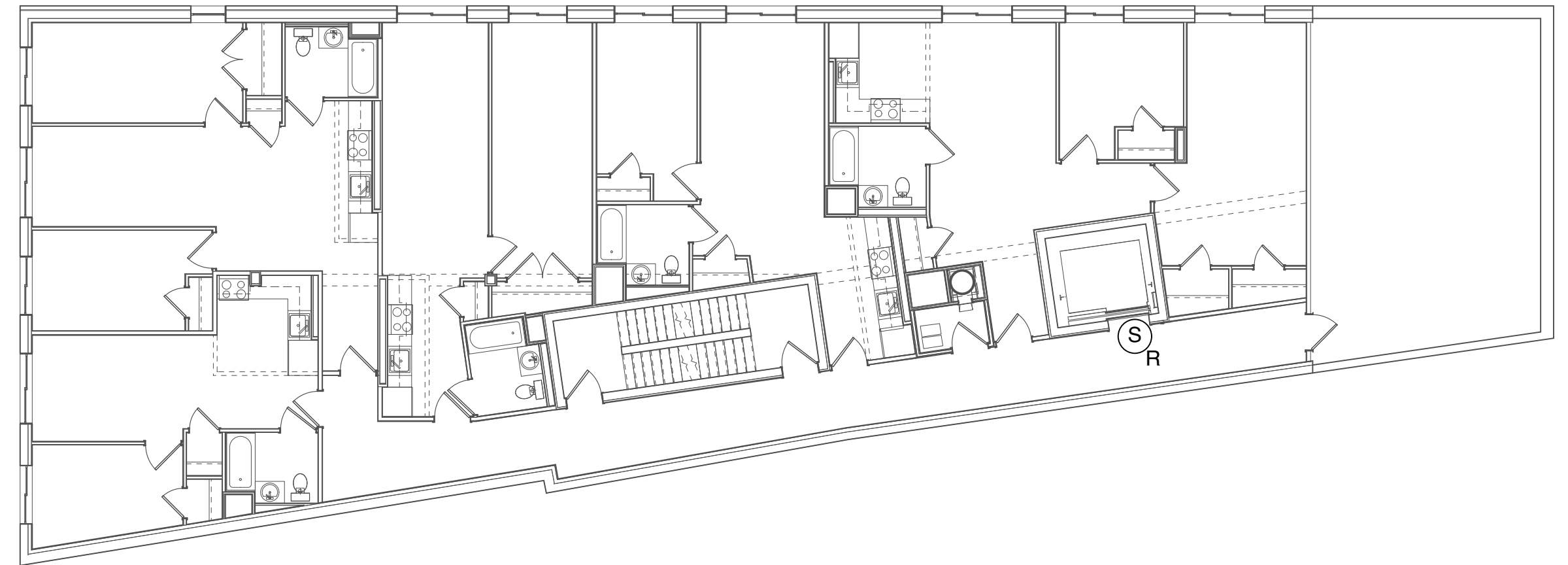
1 CELLAR FIRE ALARM PLAN



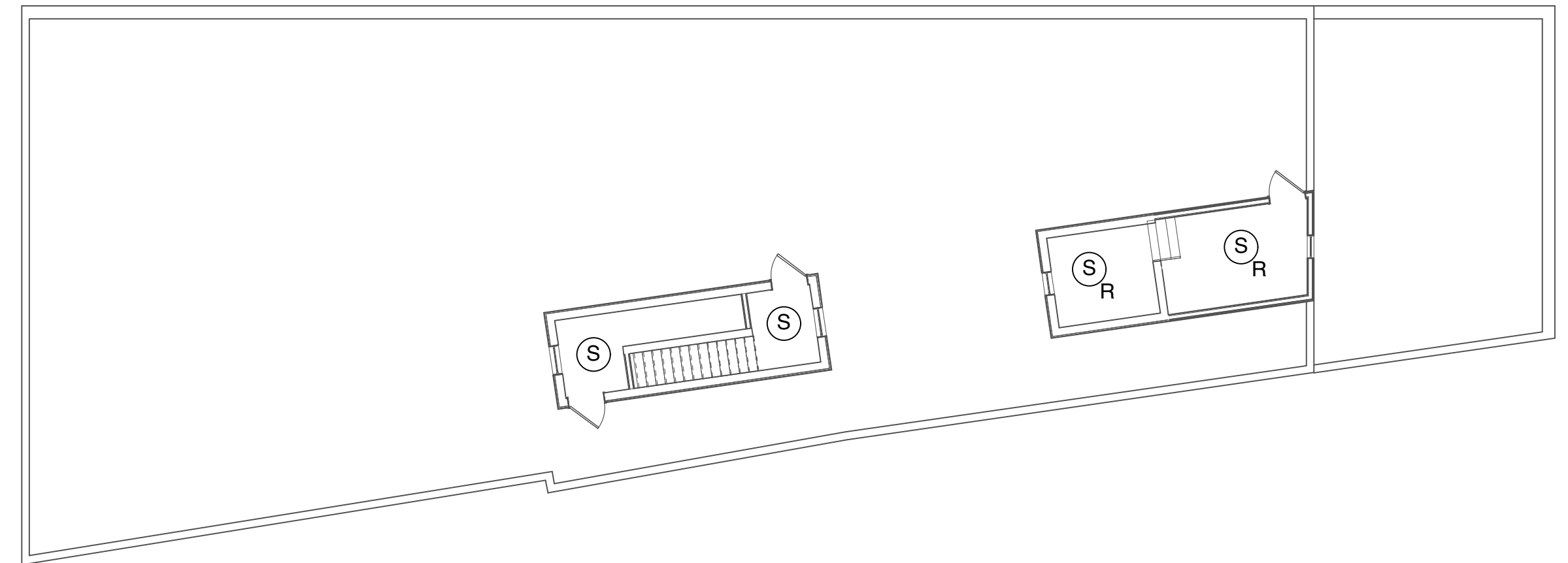
2 FIRST FLOOR FIRE ALARM PLAN



3 SECOND - SEVENTH FLOOR FIRE ALARM PLAN



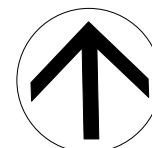
4 EIGHTH FLOOR FIRE ALARM PLAN



4 BULKHEAD FIRE ALARM PLAN

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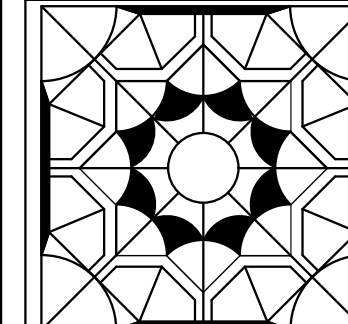
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**FIRE ALARM PLANS**

Project Title:  
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1745 WEST FARMS ROAD  
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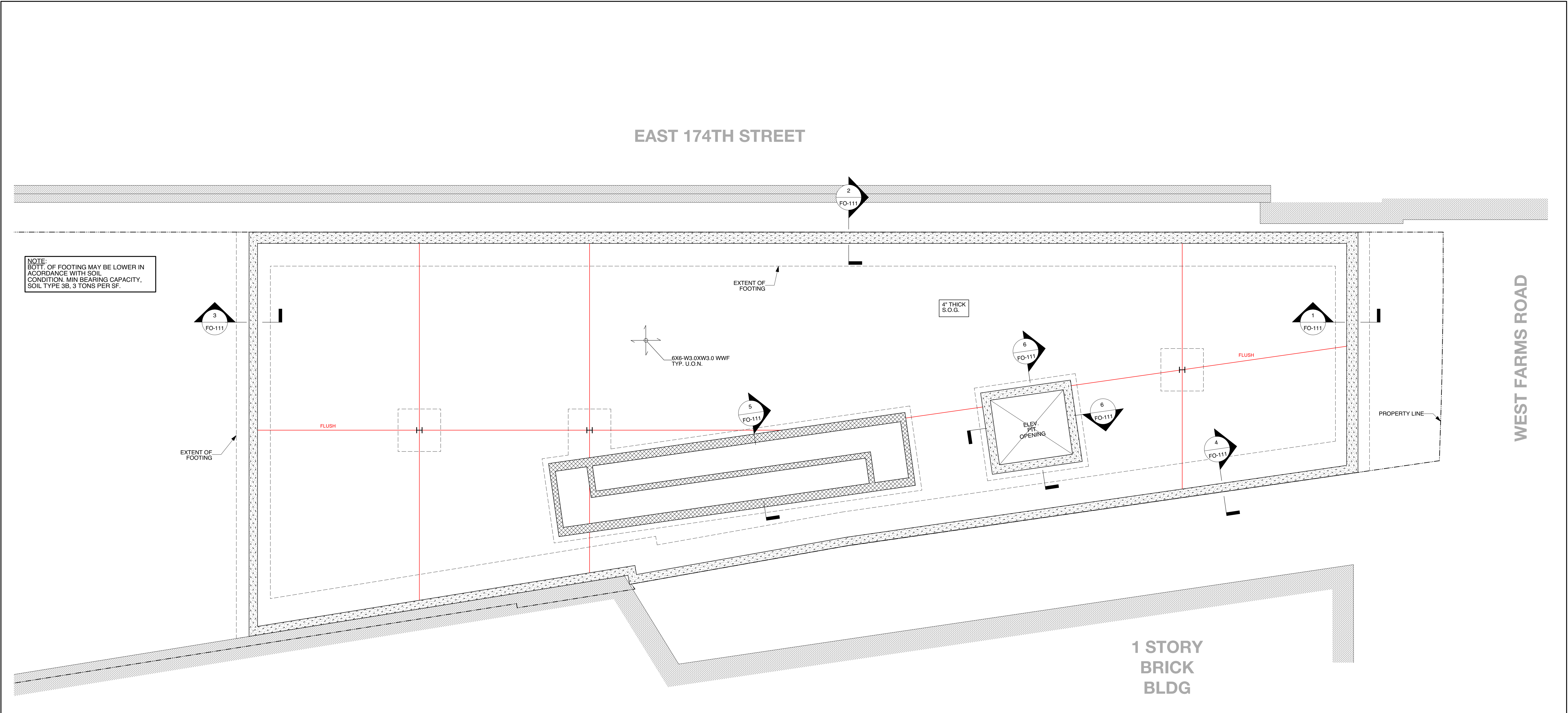


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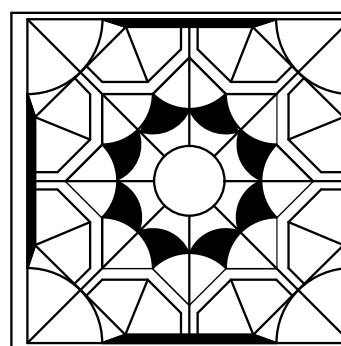
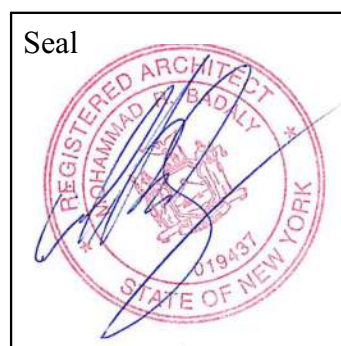
- NOTES:**
1. TOP OF SLAB ON GRADE AT CELLAR LEVEL IS AT REFERENCE ELEVATION 13'-0", UNLESS OTHERWISE NOTED XXX, WHERE XXX IS MEASURED RELATIVE TO THE REFERENCE ELEVATION.
  2. BOTTOM OF FOOTING LOCATED [4'-0"] BELOW TOP OF REFERENCE ELEVATION, UNLESS OTHERWISE NOTED.
  3. FOUNDATION ELEMENTS (I.E. COLUMN 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.

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Drawing Title:  
**FOUNDATION PLAN**

Project Title:  
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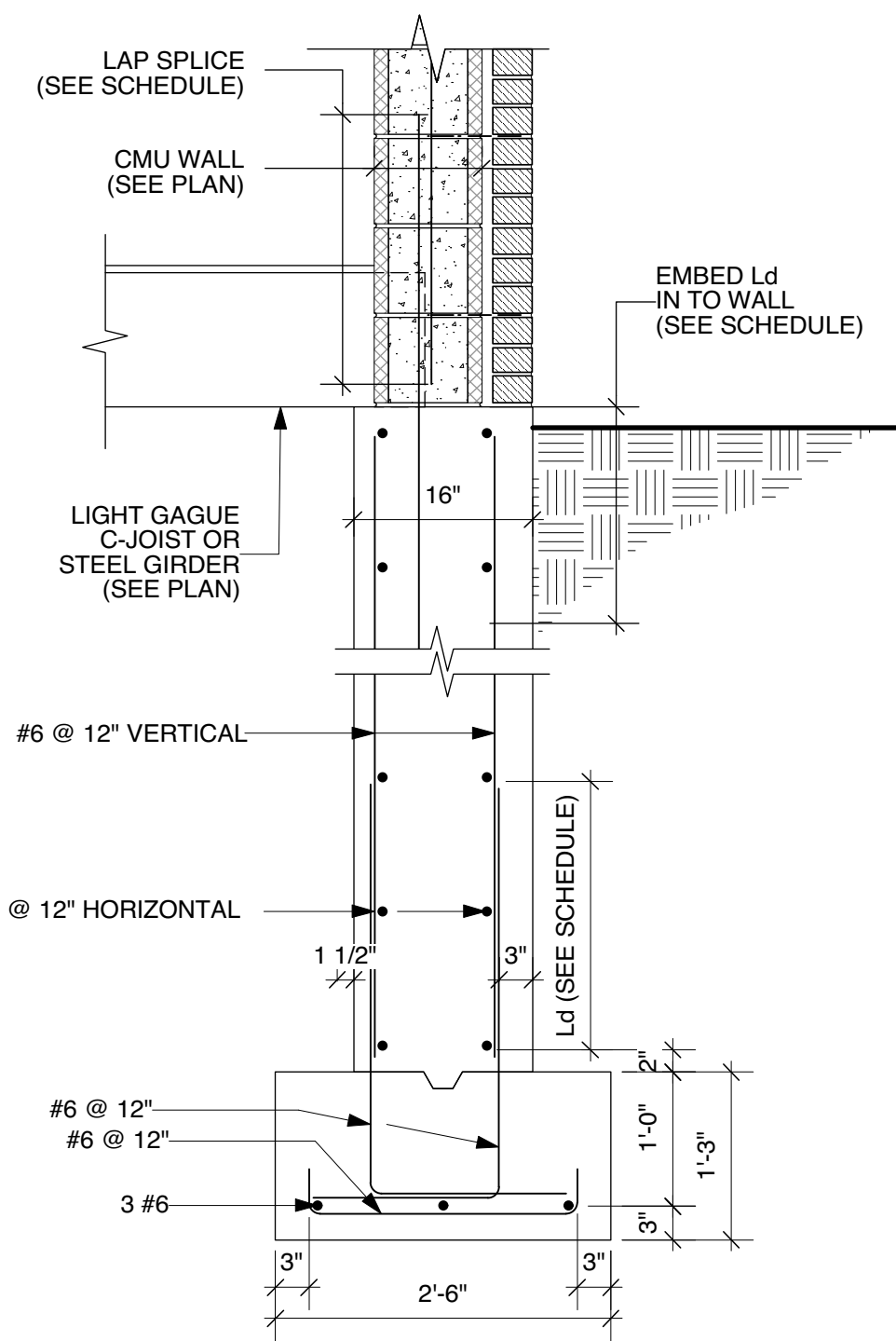
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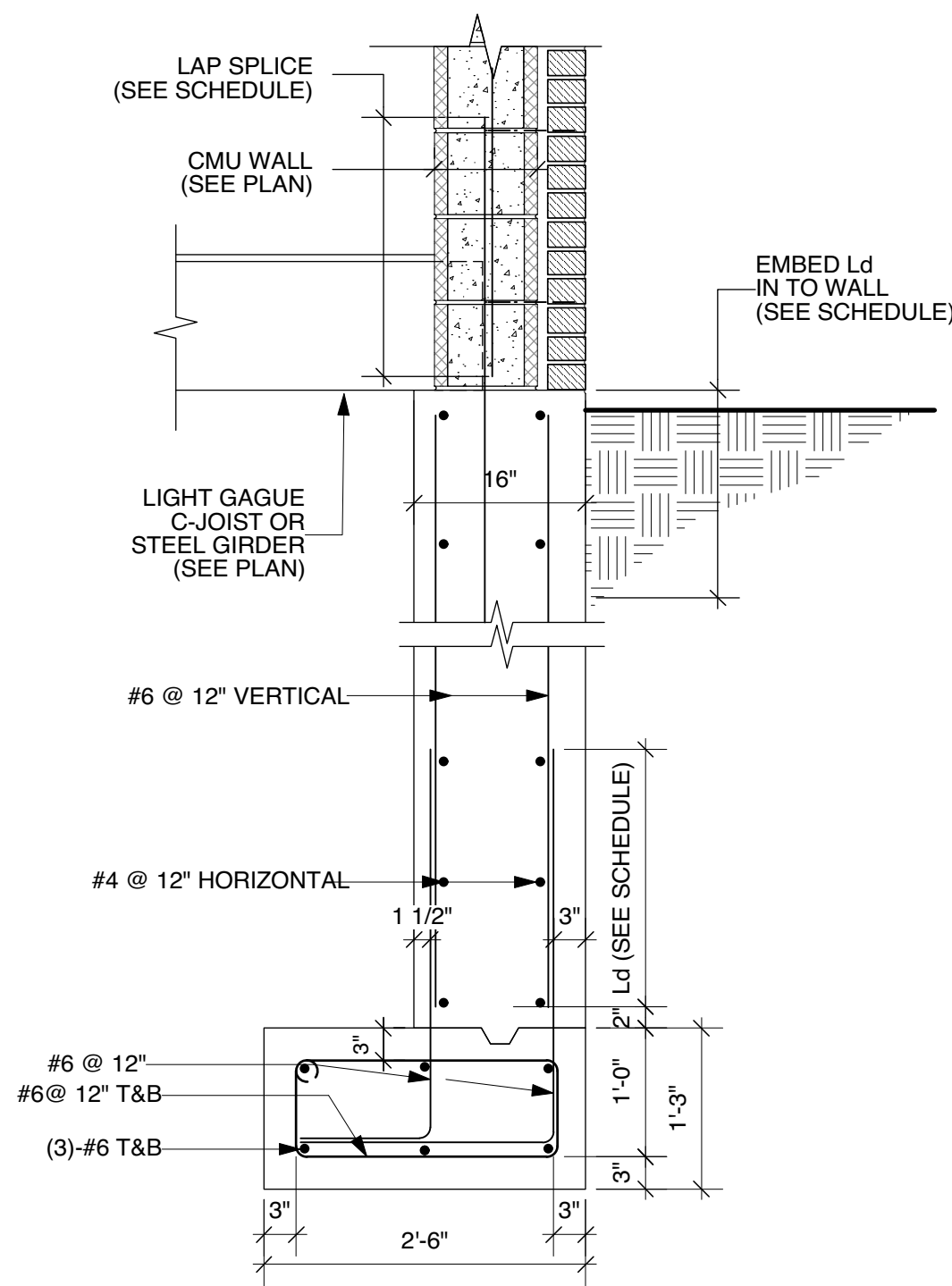
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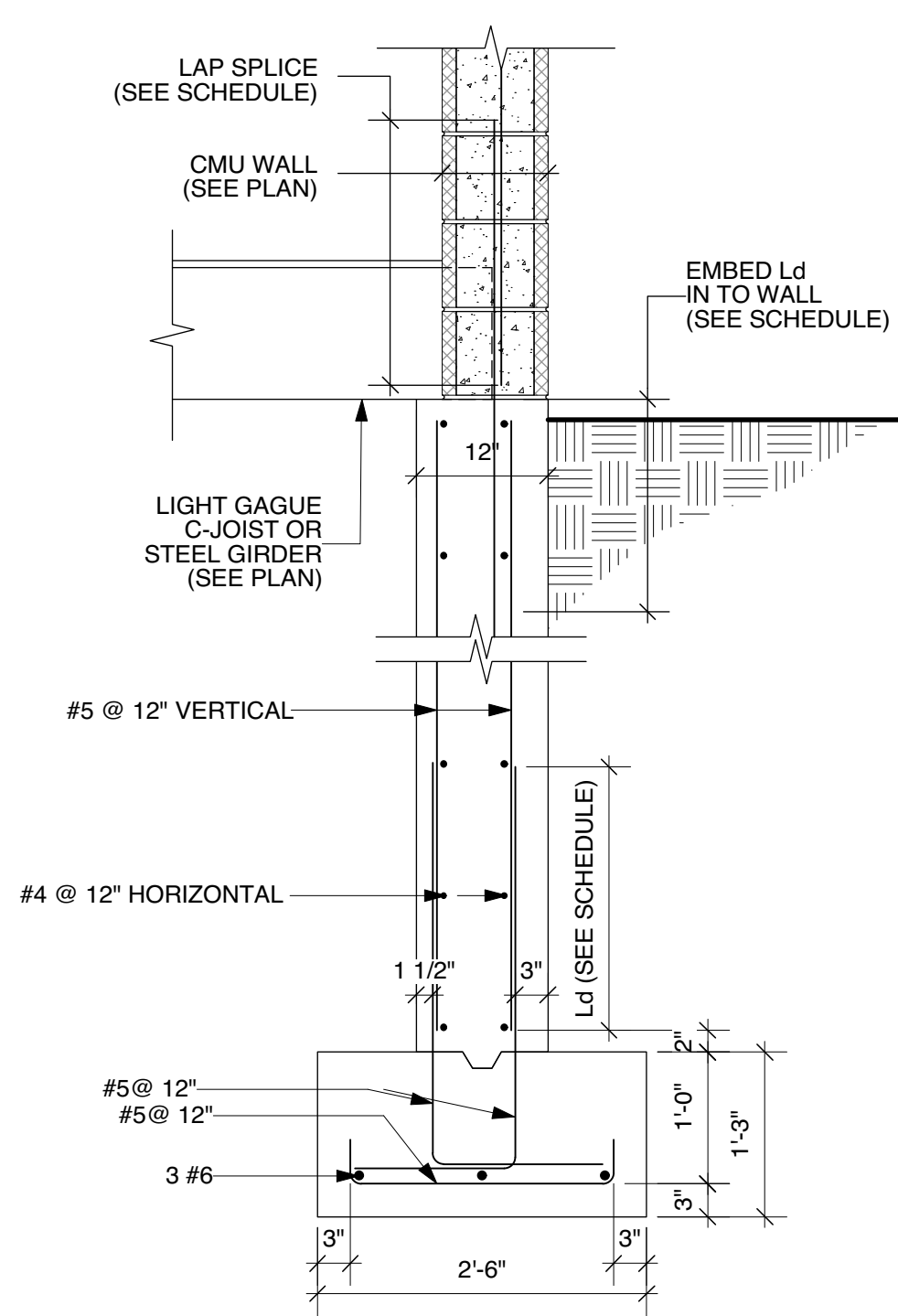




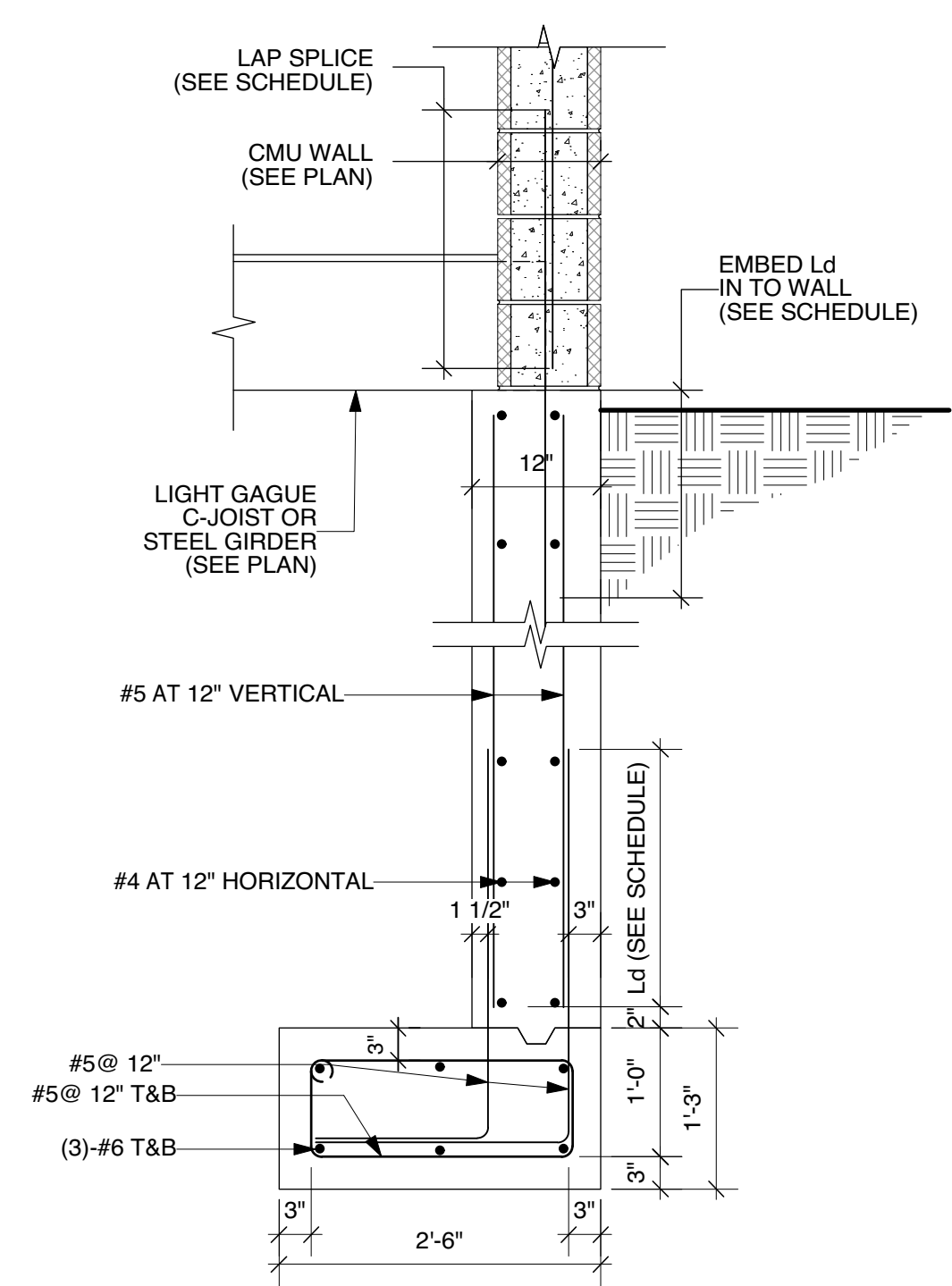
1 FOUNDATION WALL WITHIN PROPERTY LINE DETAIL  
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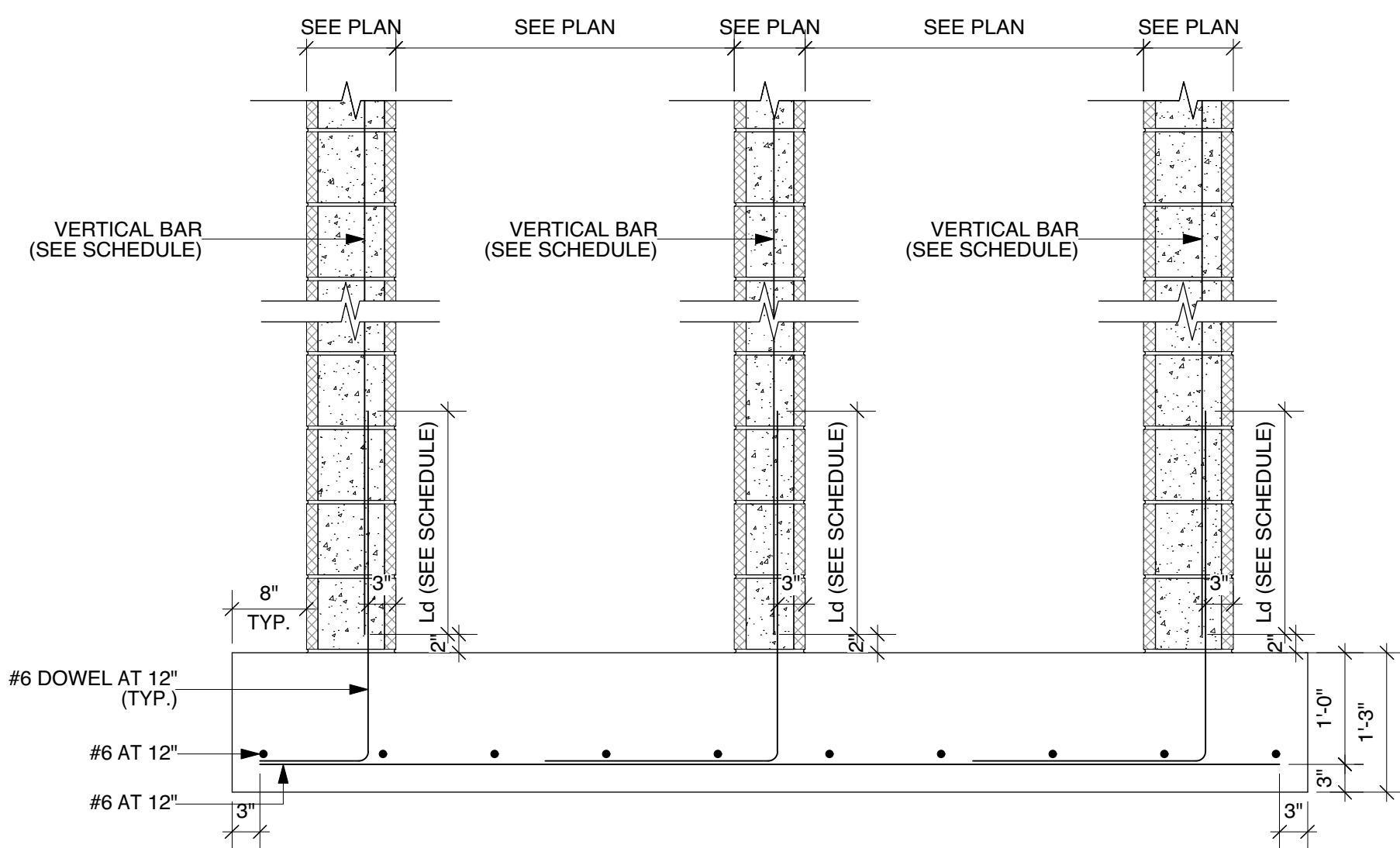
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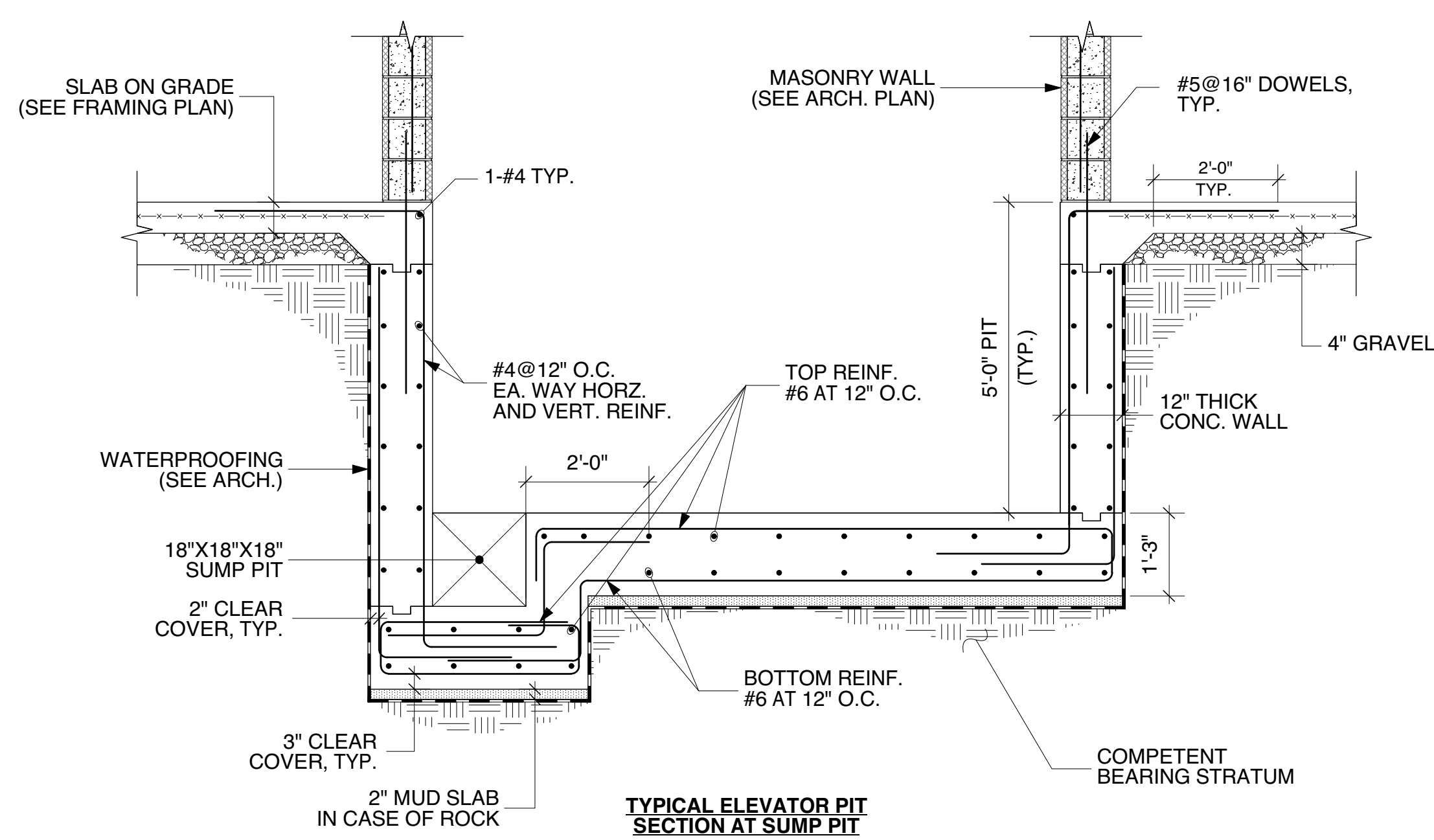
3 FOUNDATION WALL WITHIN PROPERTY LINE DETAIL  
Scale: 3/4" = 1'-0"



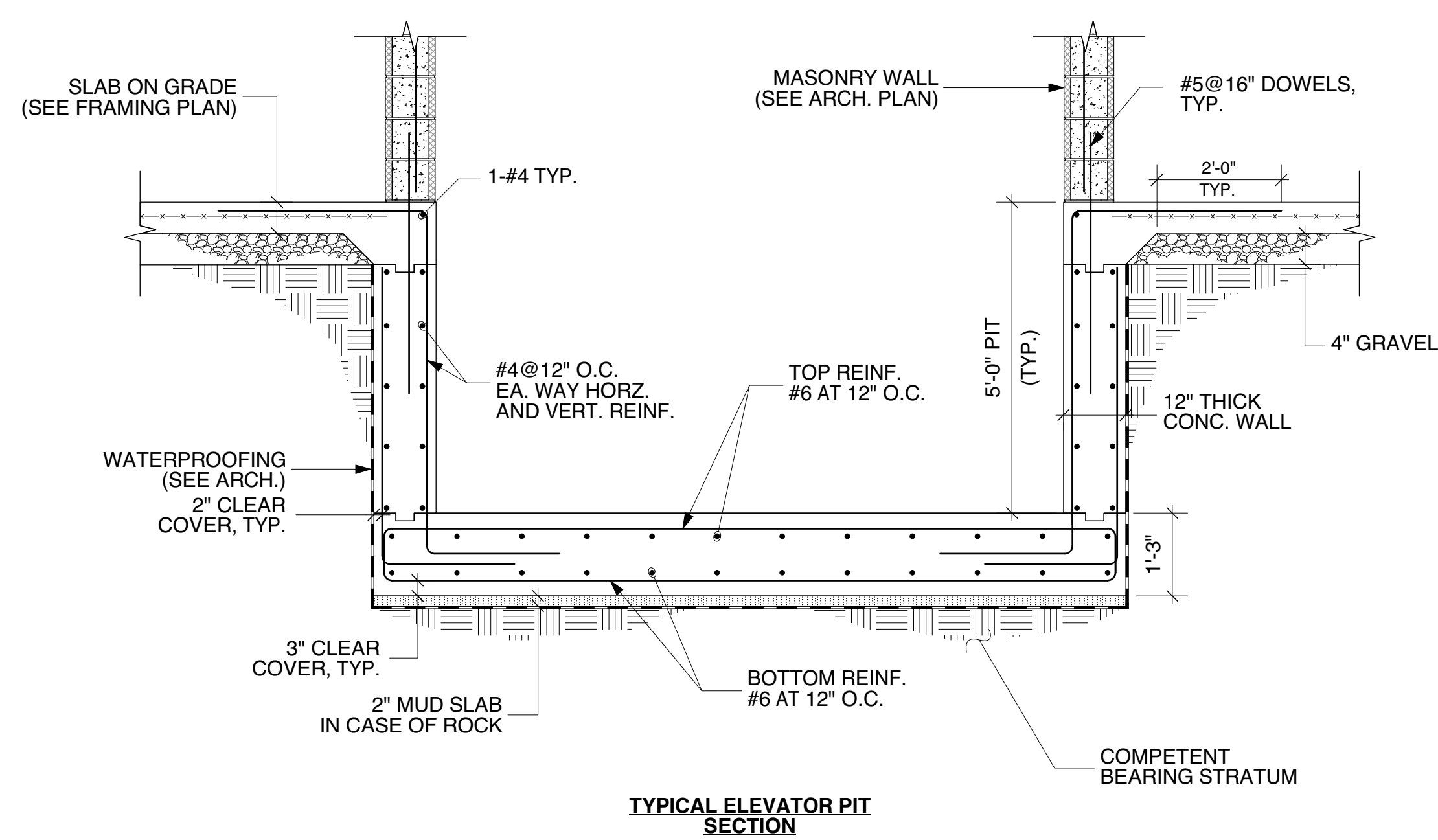
4 FOUNDATION WALL AT PROPERTY LINE DETAIL  
Scale: 3/4" = 1'-0"



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



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



TYPICAL ELEVATOR PIT SECTION

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FOUNDATION DETAILS

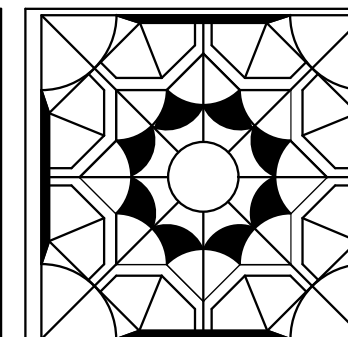
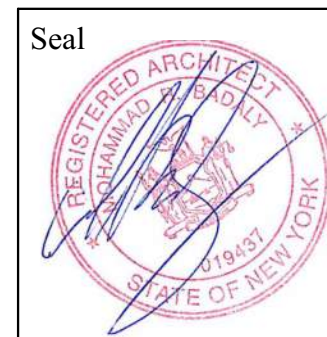
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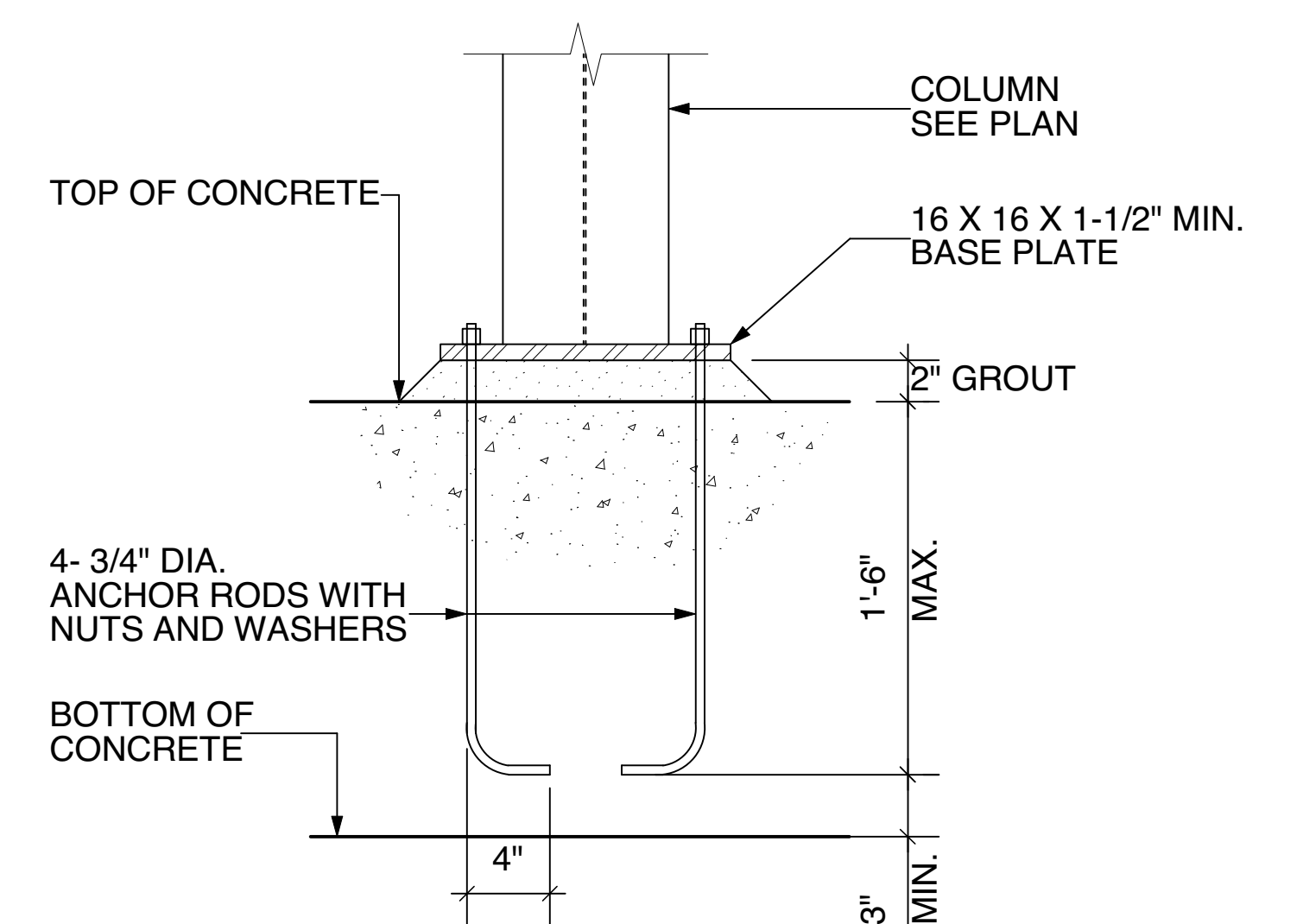
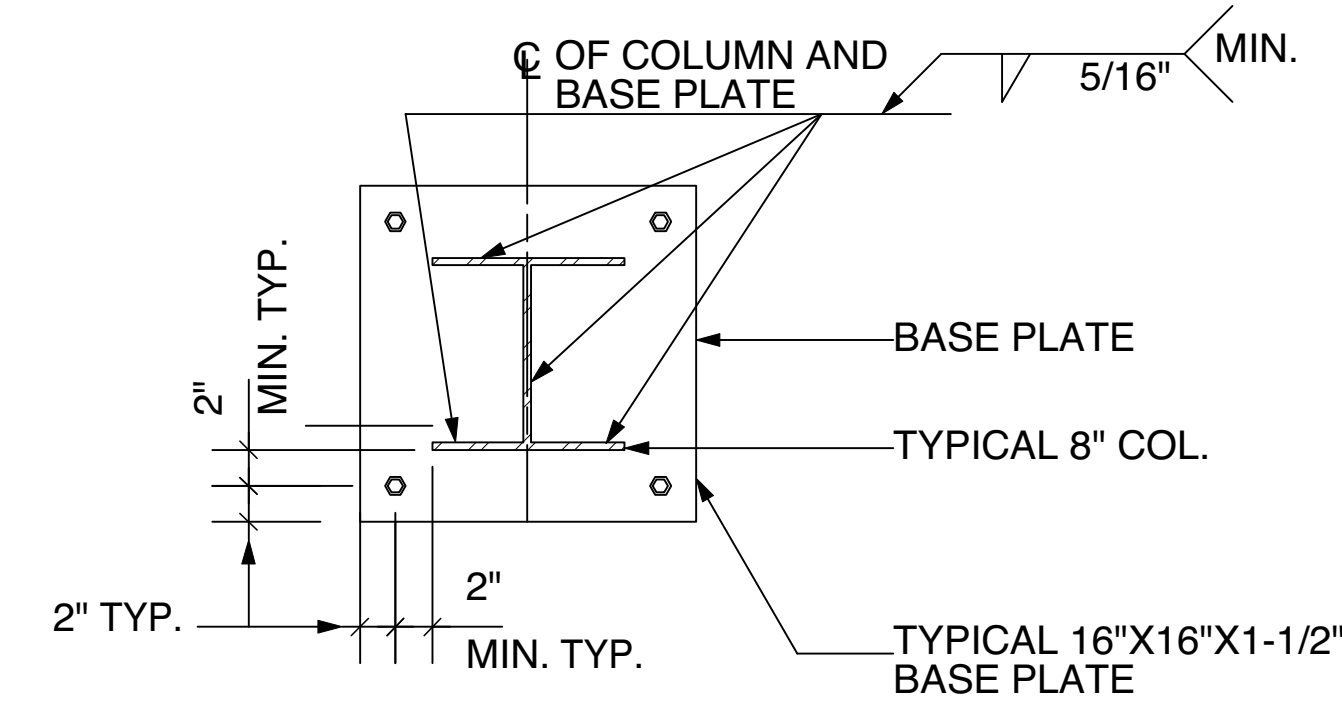
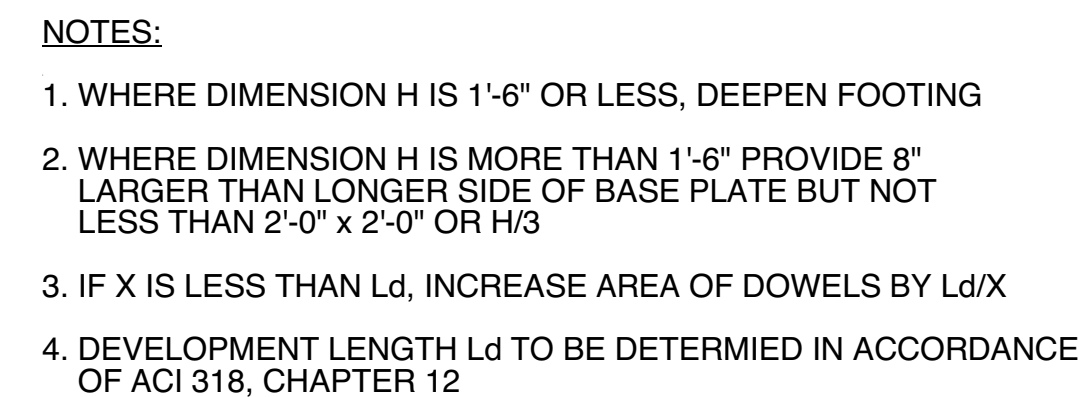
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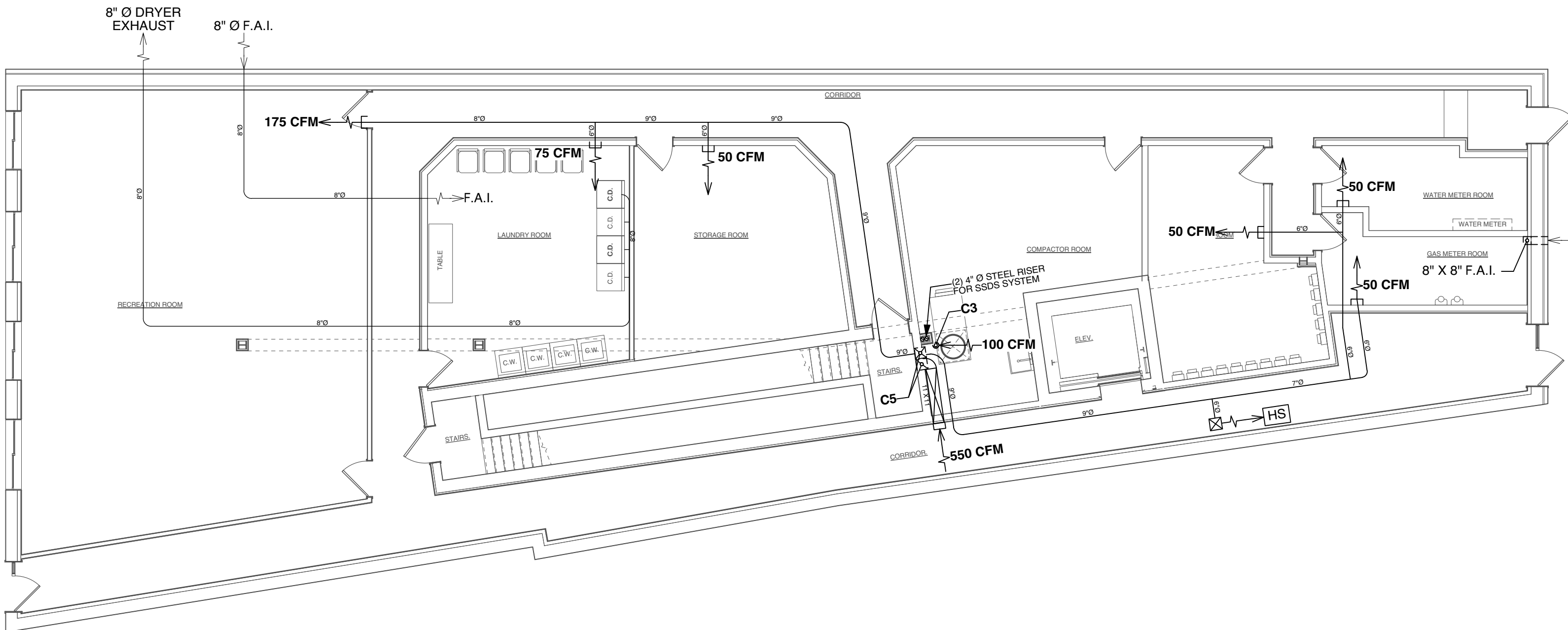
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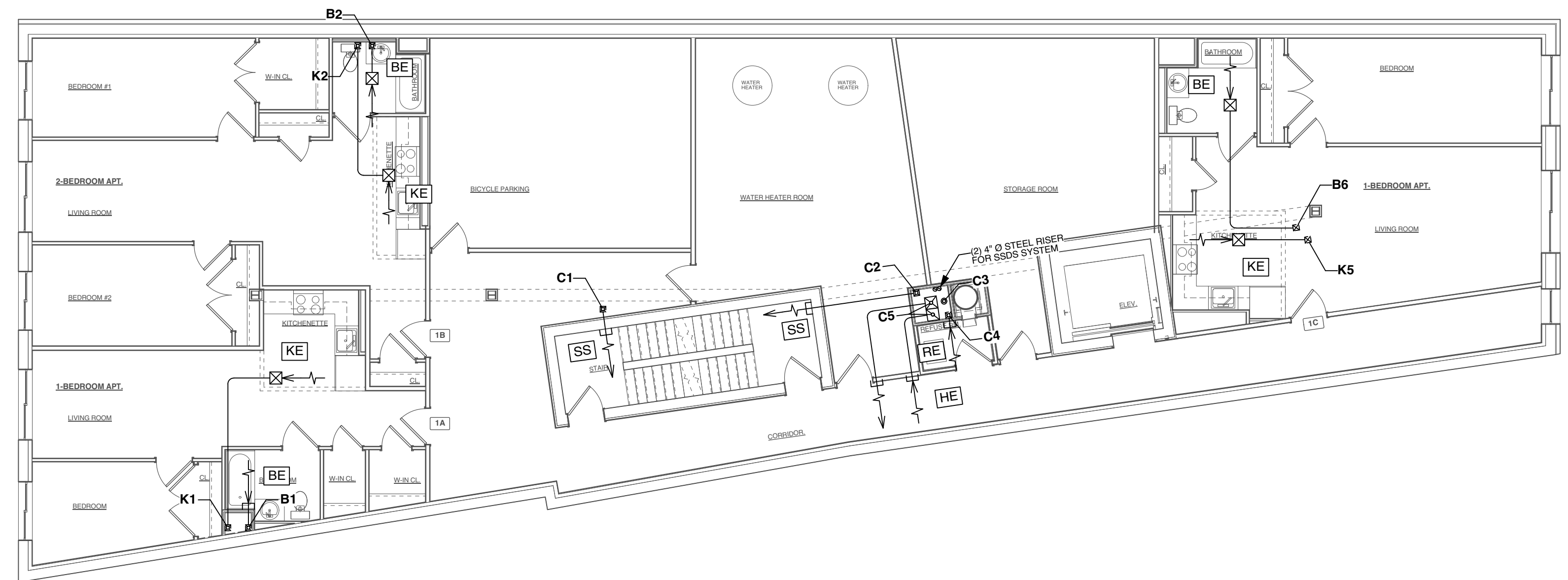


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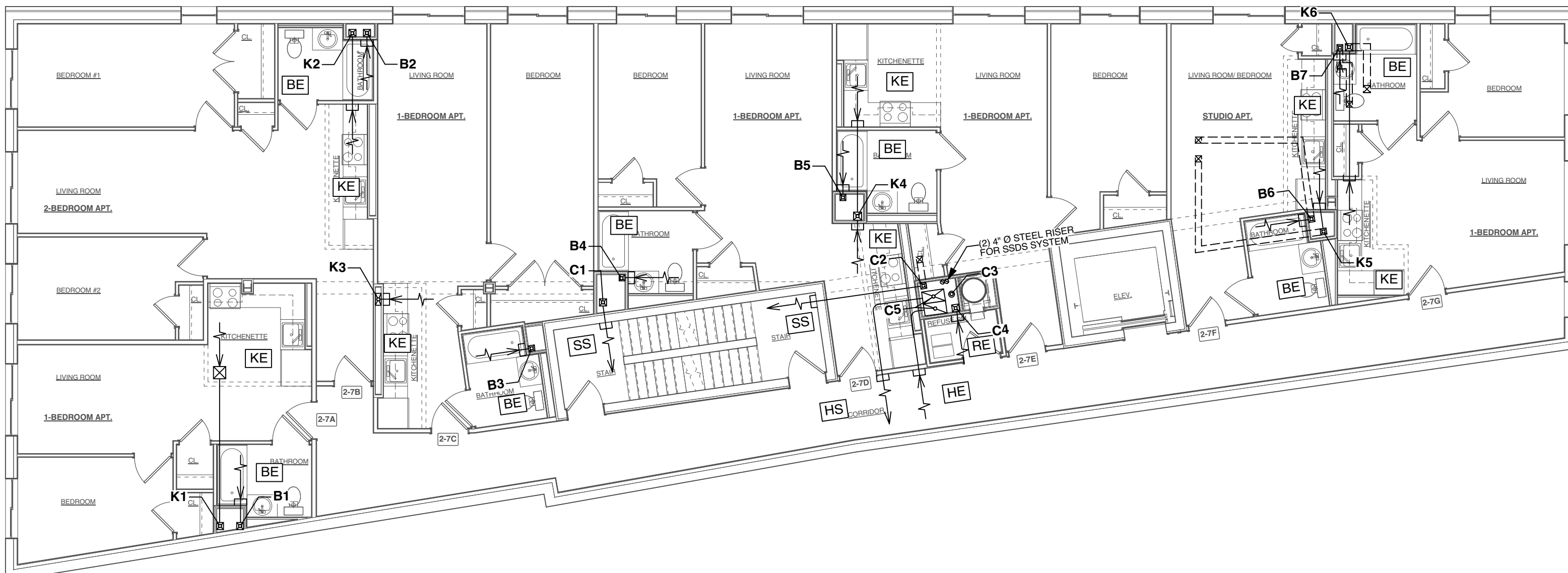




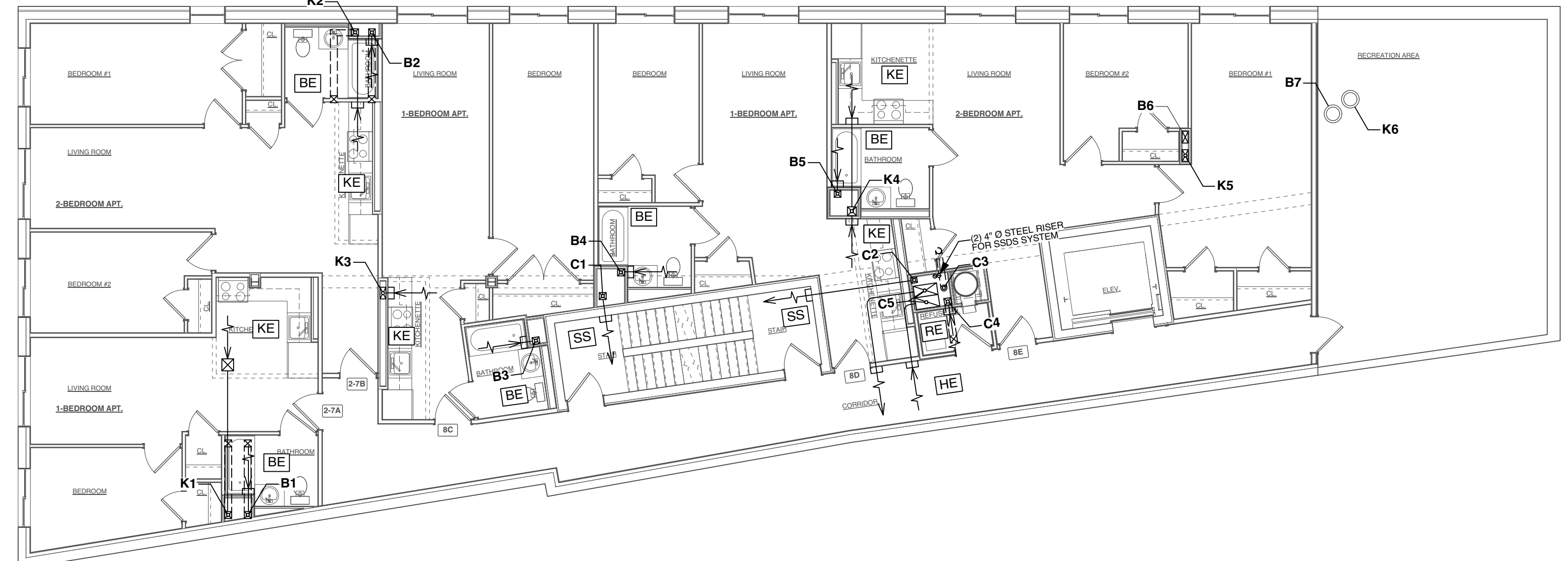
1 CELLAR MECHANICAL PLAN



2 FIRST FLOOR MECHANICAL PLAN



3 SECOND - SEVENTH FLOOR MECHANICAL PLAN

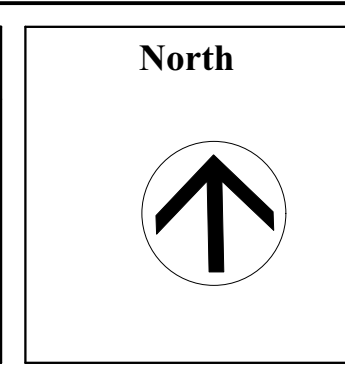


4 EIGHTH FLOOR MECHANICAL PLAN

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
[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.)

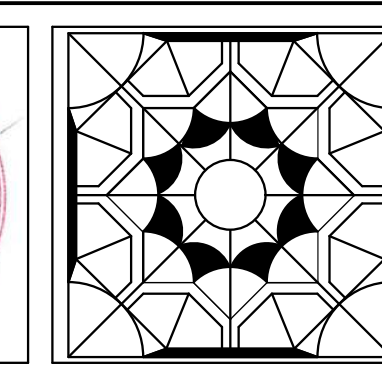
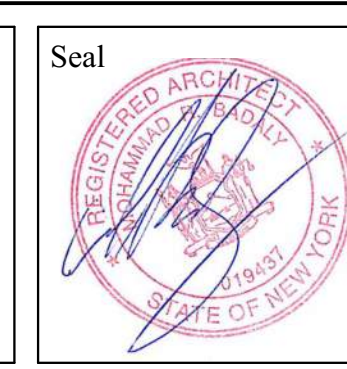
THESE PLANS ARE IN COMPLIANCE WITH MC 403

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



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

DOB JOB NO	DOB APPROVAL



THESE PLANS ARE IN COMPLIANCE WITH MC 403

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
HS	HALLWAY: SUPPLY 175 CFM EXHAUST 175 CFM
CR	COMPACTOR ROOM EXHAUST: 6" Ø DUCT 100 CFM
S.A.	WALL-MOUNTED SUPPLY: 50 CFM
E.A.	CEILING-MOUNTED EXHAUST: 625 CFM
↑	FIRE DAMPER W/ AD (TYP.)

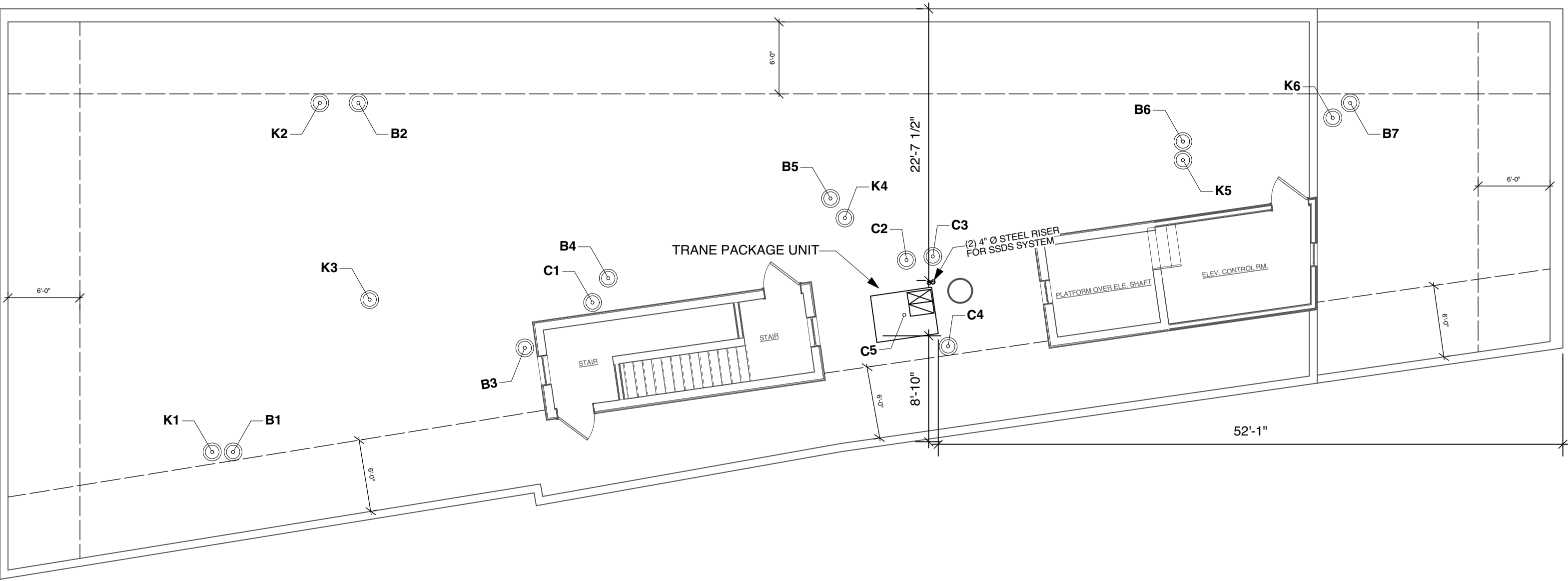
TRANE: SINGLE PACKAGED CONVERTIBLE  
HEAT PUMP, 5 TONS

MODEL	4WCC4060A1000A
RATED Volts/PH/Hz	208-230/1/60
Performance Cooling BTU/h (4)	58000
Indoor Airflow (CFM)	1787
Power Input (KW)	4.6
EER/SEER (BTU/Watt-Hr.) (5)	12.00 / 14.00
Sound Power Rating [dB(A)] (6)	77.3
PERFORMANCE HEATING	
(High Temp.) BTU/h	54000
Power Input (KW)	4.6
(Low Temp.) BTU/h	34600
Power Input (KW)	2.80
HSPF (BTU/h/Watt-Hr)	8.0
POWER CONN. — V/PH/Hz	
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	
SWEPT	
DIA. (IN.)	28.3
DRIVE/NO. SPEEDS	DIRECT / 3
CFM @ 0.0 in. w.g. (4)	5500
Motor — HP/R.P.M.	1/3 / 625
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. (7)	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.) (6)	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 (lbs.) / Net (lbs.)	594 / 490

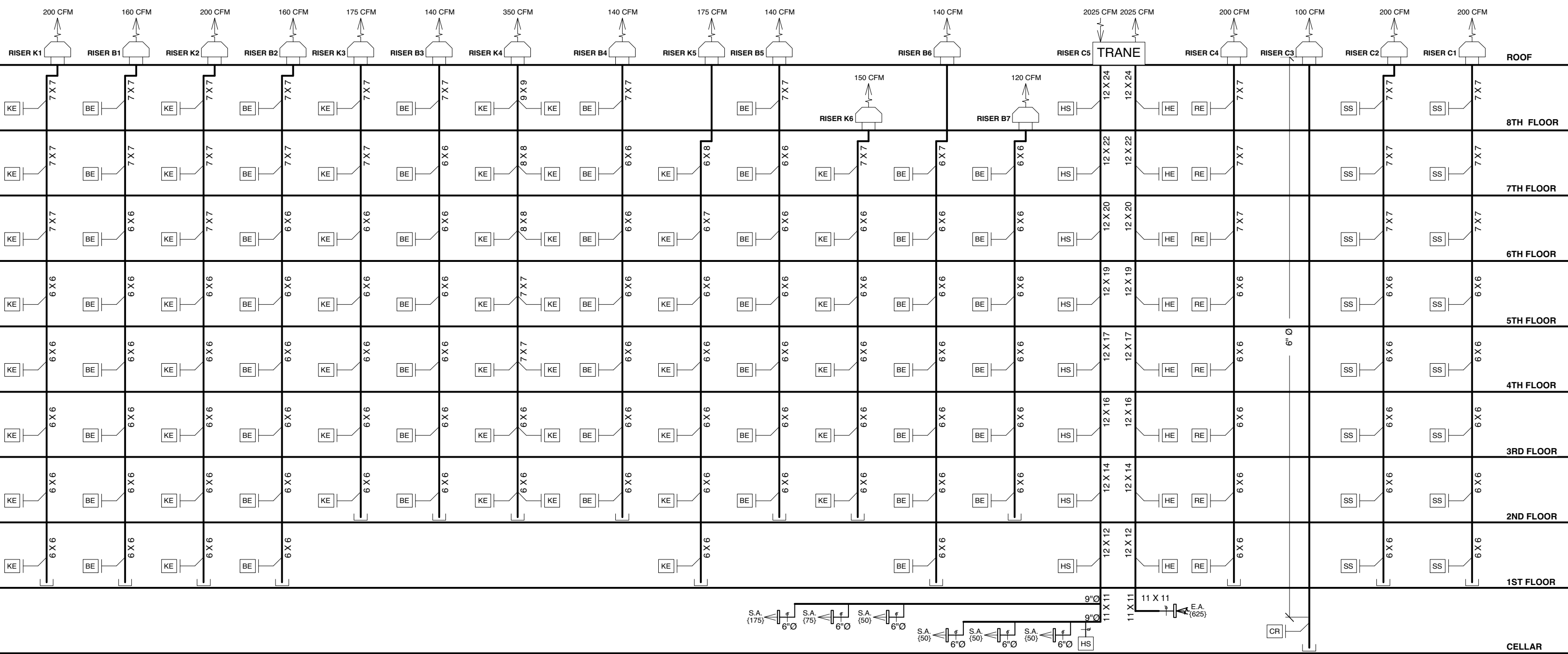
PROVIDE AN AIR ECONOMIZER AS  
PER C403.3 WITH THE REQUIRED CONTROLS  
INDICATED IN C403.3.1 TO C403.4

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; BTU/h (W) OUTPUT; AND REQUIRED CLEARANCES.
  - ABSORPTION UNITS: HOURLY RATINGS IN BTU/h (W); MINIMUM HOURLY RATINGS FOR UNITS HAVING STEP OR AUTOMATIC MODULATING CONTROLS; TYPE OF FUEL; TYPE OF REFRIGERANT; COOLING CAPACITY IN BTU/h (W); AND REQUIRED CLEARANCES.
  - FUEL-BURNING UNITS: HOURLY RATING IN BTU/h (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; BTU/h (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 PENETRATION THROUGH ANY RATED PARTITION.
- EACH HEATING AND COOLING SYSTEM SHALL BE PROVIDED WITH THERMOSTATIC CONTROLS AS SPECIFIED IN CHAPTER 4 OF THE NYC 2016 ENERGY CODE:
  - 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 SO 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 SYSTEM 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 10 HRS 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 SHP 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 BYPASSOR OCNTROLS WHICH PERMIT OPERATION OF THE ECONOMIZER AS REQUIRED BY SECTION C403.3



1 ROOF MECHANICAL PLAN



A MECHANICAL VENTILATION RISER DIAGRAM

TABLE 403.3 MINIMUM VENTILATION RATES			
OCCUPANCY CLASSIFICATION	PEOPLE OUTDOOR AIRFLOW RATE IN BREATHING ZONE CFM/PERSON	DEFAULT OCCUPANT DENSITY #/1000 FT <sup>2</sup>	EXHAUST AIRFLOW RATE CFM/FT <sup>2</sup>
Private dwellings, single and multiple Garages, common for multiple units <sup>a</sup> Garages, separate for each dwelling <sup>a</sup> Kitchens <sup>a</sup> Living areas <sup>a1</sup>	— — — 0.35 ACH but not less than 15 cfm/person	— — — Based upon number of bedrooms. First bedroom, 2; and additional bedroom, 1	0.75 100 cfm per car 25/100 <sup>a</sup>
Toilet rooms and bathrooms <sup>a</sup>	—	—	20/50 <sup>a</sup>
Public spaces Corridors Elevator car	— — 0.06	— — —	— — 1.0
Storage Rearr garages, enclosed parking garages <sup>a,4</sup>	— —	— —	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

- Low-loss energy recovery system
- Minimal cross contamination (<1% overall) between entering and leaving air streams
- Standalone control
- IA-RET
- External input bypass damper control
- Stand alone or interlocks with all Mitsubishi product

SPECIFICATIONS

Capacity ..... 1200 CFM / 34 m<sup>3</sup>/min

Power Source ..... 208-230V, 1-Phase, 60 Hz

Power Consumption ..... 0.639 - 1.305 kW

Current ..... 3.1 - 5.8 A

Minimum Circuit Ampacity (MCA) ..... 7.1 A

Maximum Overcurrent Protection (MOCP) ..... 15 A

Controls  
P2-60DR Lossnay® Controller, Controls 1-15 Lossnay® units,  
ON/OFF Fan Speed, and Vent Mode

Operation Mode  
• Heat Recovery  
• Bypass  
• Auto

Air Volume  
(fan speed: low - high - extra high)  
@ 230V ..... 695 - 1012 - 1200 CFM

@ 230V ..... 824 - 1200 - 1200 CFM

Temperature recovery efficiency  
(fan speed: low - high - extra high)  
@ 230V ..... 75 - 68 - 67%

@ 230V ..... 73 - 67 - 67%

External static pressure (in. W.G.)  
(fan speed: low - high - extra high)  
@ 230V ..... 0.20 - 0.43 - 0.43

@ 230V ..... 0.20 - 0.43 - 0.75

External Finish ..... Galvanized steel sheet

Dimensions ..... 31-7/16 H x 48-1/2 W x 45-1/16 D

net ..... 798 H x 1273 W x 1144 D

Net Weight ..... 265 lb / 120 kg

Energy Transfer ..... Lossnay® core

Heat Exchange System ..... Air-to-air

Heat Exchanger ..... latent heat exchange, no mixing paths

Heat Exchange Material ..... Partition, spacing

Blower ..... 9.625 in. dia. centrifugal fan

Motor ..... Totally enclosed capacitor permanent split-phase 0.52 HP

induction motor, 4 poles, 2 units

Filter ..... Disposable filter (2)

Reference: See Performance Specification Sheet

DOB JOB NO

DOB APPROVAL

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North

Drawing Title:

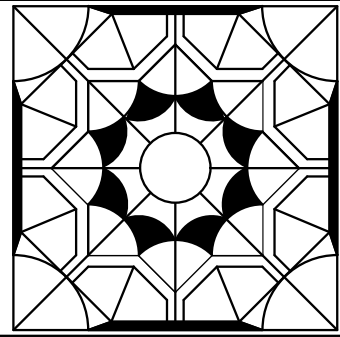
MECHANICAL VENTILATION  
RISER DIAGRAM

Project Title:

PROPOSED 50 UNIT  
APARTMENT BUILDING

1745 WEST FARMS ROAD  
BRONX, NEW YORK 10460

BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

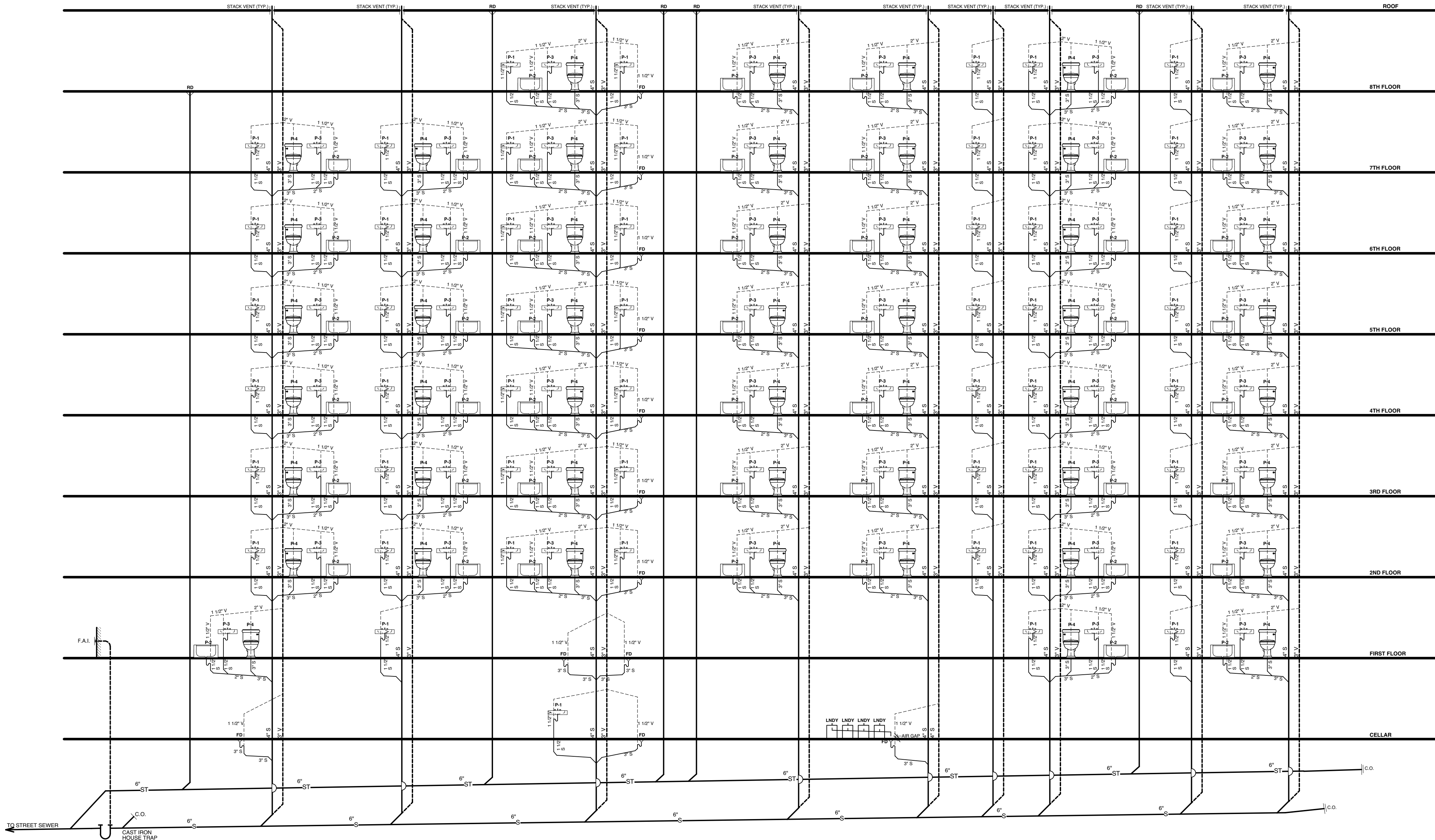


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Date: 01/21/2019	Project No. 18034
Scale: N/A	Drawing No. M-101.00
Drawn by: DB	OF ## PAGES





- 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. ROOF GUTTERS INSTALLED AS PER RS 16-19.
  19. PLUMBING CONTRACTOR SHALL VERIFY ALL INVERTS AND EXISTING CONDITIONS PRIOR TO THE INSTALLATION OF NEW WORK.
  20. ALL HOT AND COLD WATER LINES TO BE INSULATED WITH FIBERGLASS-FOIL BACKED INSULATION JACKETS.
  21. WASHING MACHINES TO 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.
  22. LAUNDRY ROOM / BOILER ROOM FLOOR DRAINS, TRAPS FOR FLOOR DRAINS, SHALL BE DEEP SEAL TYPE.
  23. PLUMBING FIXTURES TO COMPLY WITH NATIONAL STANDARD OF REFERENCE STANDARDS RS-16.
  24. ALL NEW WATER CLOSETS AND ASSOCIATED FLUSH VALVES INSTALLED SHALL MEET WATER SAVING 1.6 GALLON TYPE AND LABELED AS SUCH.
  25. 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

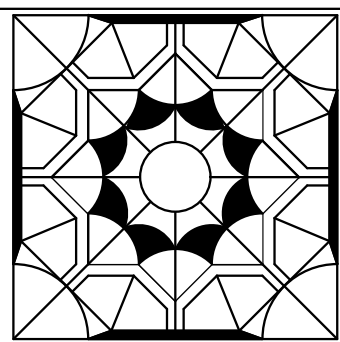
DOB APPROVAL

Date	Issued to	Date	Revision	No.

North

Drawing Title:  
**PLUMBING NOTES  
PLUMBING RISER DIAGRAM  
GAS RISER DIAGRAM**

Project Title:  
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BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



**Badaly Architects PLLC**








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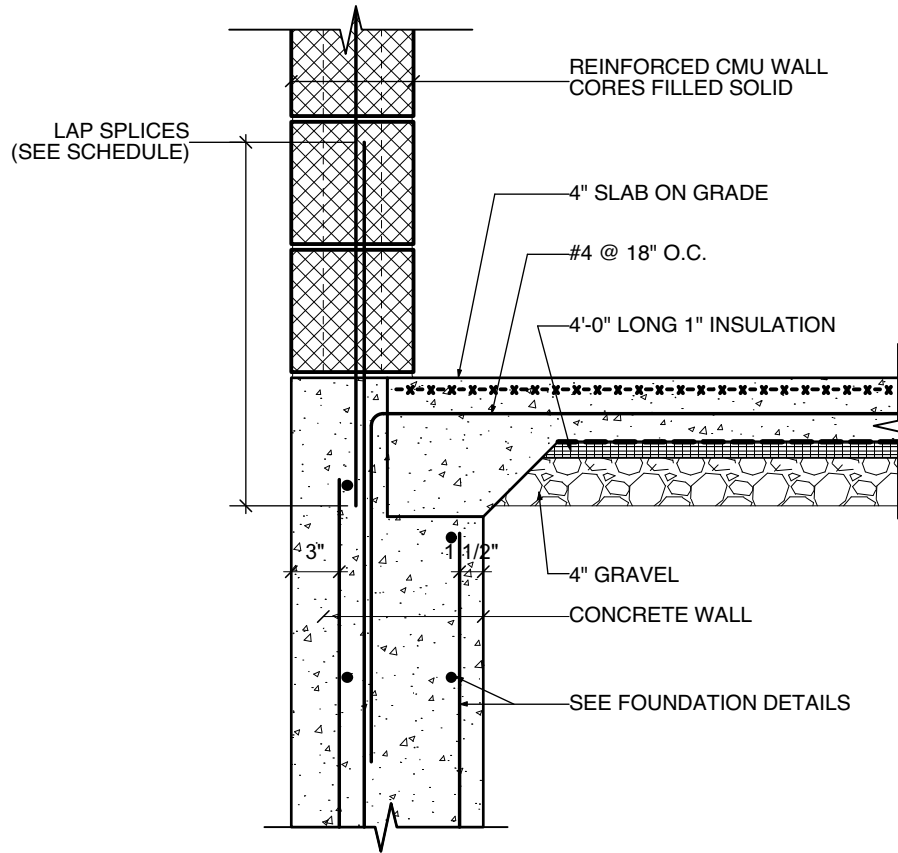
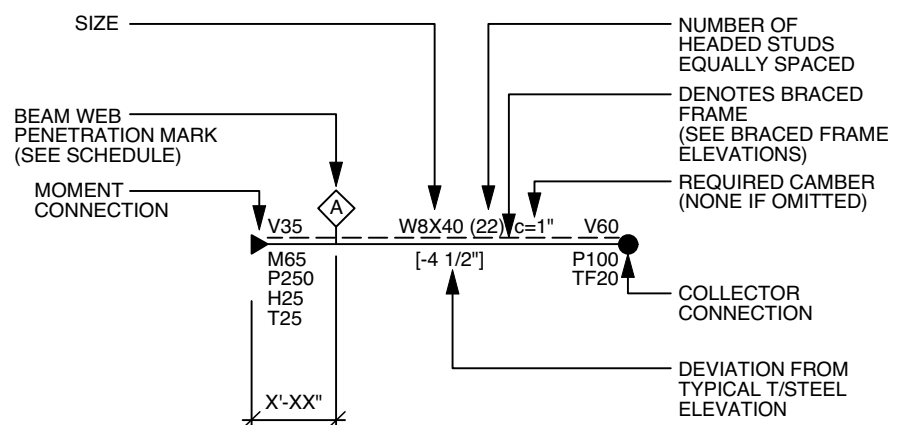


<div>GENERAL STRUCTURAL NOTES</div> <div>GS.1 ALL WORK SHALL COMPLY WITH THE NEW YORK CITY BUILDING CODE.</div> <div>GS.2 THE STRUCTURAL CONSTRUCTION DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL CONSTRUCTION DRAWINGS.</div> <div>GS.3 BEFORE PROCEEDING 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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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 BUILDING 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.</div> <div>GS.10 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL MAKE NO DEVIATION FROM CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.</div> <div>GS.11 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL REPORT TO THE ARCHITECT, IN WRITING, ANY DISCREPANCIES, AMBIGUITIES OR CONTRADICTIONS IN THE CONSTRUCTION DOCUMENTS.</div> <div>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.</div> <div>SD SHOP DRAWINGS - STRUCTURAL</div> <div>SD.1 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL SUBMIT STRUCTURAL SHOP DRAWINGS TO THE ARCHITECT AFTER THE GC OR CM HAS REVIEWED AND NOTED ON THESE SUBMITTALS THAT THEY ARE IN CONFORMANCE WITH CONTRACT REQUIREMENTS. THE STRUCTURAL ENGINEER, UPON RECEIPT OF THESE SUBMITTALS FROM THE ARCHITECT, WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION UPON AND RETURN TO THE ARCHITECT FOR FINAL DISPOSITION.</div> <div>SD.2 CHANGES OR NON-CONFORMANCE TO CONTRACT REQUIREMENTS SHALL BE FLAGGED ON SUBMITTALS.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>SD.6 THE CONSTRUCTION ENGINEER'S REVIEWS SHALL NOT INCLUDE THE ACCURACY OR COMPLETENESS OF DETAILS SUCH AS WEIGHTS, GAUGES, FABRICATION OR ERECTION PROCESS, CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR.</div> <div>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.</div> <div>SD.8 THE STRUCTURAL ENGINEER WILL NOT REVIEW SUBMISSIONS WHICH ARE PARTIALLY COMPLETE.</div> <div>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.</div> <div>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.</div> <div>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."</div> <div>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.</div> <div>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.</div> <div>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 318-DETAILS AND DETAILING OF CONCRETE REINFORCEMENT AND THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE".</div> <div>M MASONRY</div> <div>M.1 ALL CMU BEARING WALL SIZES SHALL BE AS SHOWN ON PLAN, CONFORMING TO ASTM C90 WITH MINIMUM AVERAGE COMPRESSIVE STRENGTH OF fm = 4000 PSI.</div> <div>M2. MORTAR SHALL CONFORM TO ASTM C270, TYPE M or S, WITH MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.</div> <div>M3. GROUT SHALL CONFORM TO ASTM C476 WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.</div> <div>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.</div> <div>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.</div> <div>M6. ANCHORS AND TIES SHALL BE ZINC COATED FERROUS METAL CONFORMING TO ASTM A153.</div> <div>M7. ALL WALLS TO BE FACED W/ MASONRY VENEER SHALL BE PROVIDED W/ MASONRY TIES &amp; ANCHORS AT 16" O.C. EACH WAY. PROVIDE DURO-WALL REINFORCING EVERY OTHER COURSE.</div> <div>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.</div> <div>M9. LINTELS SUPPORTING MASONRY WALLS OVER 8'-0" SHALL BE FIRE PROTECTED WITH MATERIALS HAVING THE REQUIRED FIRE RESISTIVE RATING OF THE WALL SUPPORTED.</div> <div>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.</div> <div>SEISMIC NOTE</div> <div>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.</div>					<div>FOUNDATION &amp; CONCRETE NOTES</div> <div>F.1 NO BACK FILLING SHALL BE DONE UNTIL THE FOUNDATION WALLS HAVE BEEN BRACED AND WATERPROOFING HAS BEEN APPLIED.</div> <div>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.</div> <div>F.3 WHEN EXCAVATIONS ARE 5'-0" OR GREATER IN DEPTH FROM THE LEVEL OF ADJACENT GROUND, THE SIDES SHALL BE SHORED.</div> <div>F.4 PROVIDE GUARD RAILS OR A FENCE AT EXCAVATIONS.</div> <div>F.5 EXCAVATIONS SHALL BE SUBSTANTIALLY KEPT FREE OF WATER DURING FOUNDATION CONSTRUCTION.</div> <div>F.6 ALL CONCRETE USED ON THIS PROJECT TO BE PROPORTIONED ON THE BASIS OF CALCULATED STRESSES LESS THAN 70% OF BASIC ALLOWABLE VALUES.</div> <div>F.7 CONCRETE MATERIALS, DESIGN, AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NYC BUILDING CODE &amp; ACI STANDARD.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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 STAIRS AND OVER FOOTINGS SHALL BE COMPACTED THOROUGHLY.</div> <div>F.12 CONCRETE TO DEVELOP A MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS.</div> <div>F.13 GARAGE SLAB AND CONCRETE EXPOSED TO WEATHER SHALL BE 4,000 PSI AT 28 DAYS.</div> <div>F.14 ALL CONCRETE SLAB SHALL BE MINIMUM 4" THICK, AND SHALL BE REINFORCED WITH 6X6 W1.4 X W1.4 WWF.</div> <div>F.15 REINFORCEMENT BARS SHALL BE Fy=60,000 PSI &amp; CONFORM TO ASTM A615, LATEST EDITION.</div> <div>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.</div> <div>F.17 UNLESS OTHERWISE NOTED, ALL CONCRETE FOOTINGS TO BE 15" THICK.</div> <div>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 CEM. AND DEVELOP A STRENGTH OF 4,000 PSI WHEN TESTED. PROVIDE AT LEAST 3 TEST CYLINDERS FOR EACH DAY OF POURING TESTED.</div> <div>F.19 WHERE 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</div> <div>F.20 FOUNDATION WALLS BELOW GRADE TO BE WATERPROOFED WITH BITUMINOUS COATING OR EQUAL.</div> <div>F.21 WHEN UNDERPINNING IS REQUIRED, NO WORK TO BE STARTED UNTIL SEPARATE APPLICATION OR AMENDMENT RELATING TO UNDERPINNING IS APPROVED.</div> <div>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.</div> <div>F.23 FOR EACH CLASS OF CONC. PLACED ON ANY ONE DAY 3 STANDARD ACCEPTANCE CYLINDERS SHALL BE MADE FOR TESTING.</div> <div>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.</div> <div>F.25 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.</div> <div>F.26 THE SLOPE BETWEEN ADJACENT FOOTING BOTTOMS SHALL NOT EXCEED 1 VERTICAL TO 1 HORIZONTAL.</div> <div>F.27 FOUNDATION WALLS AND/OR GRADE BEAMS SHALL BE CAST IN</div>				
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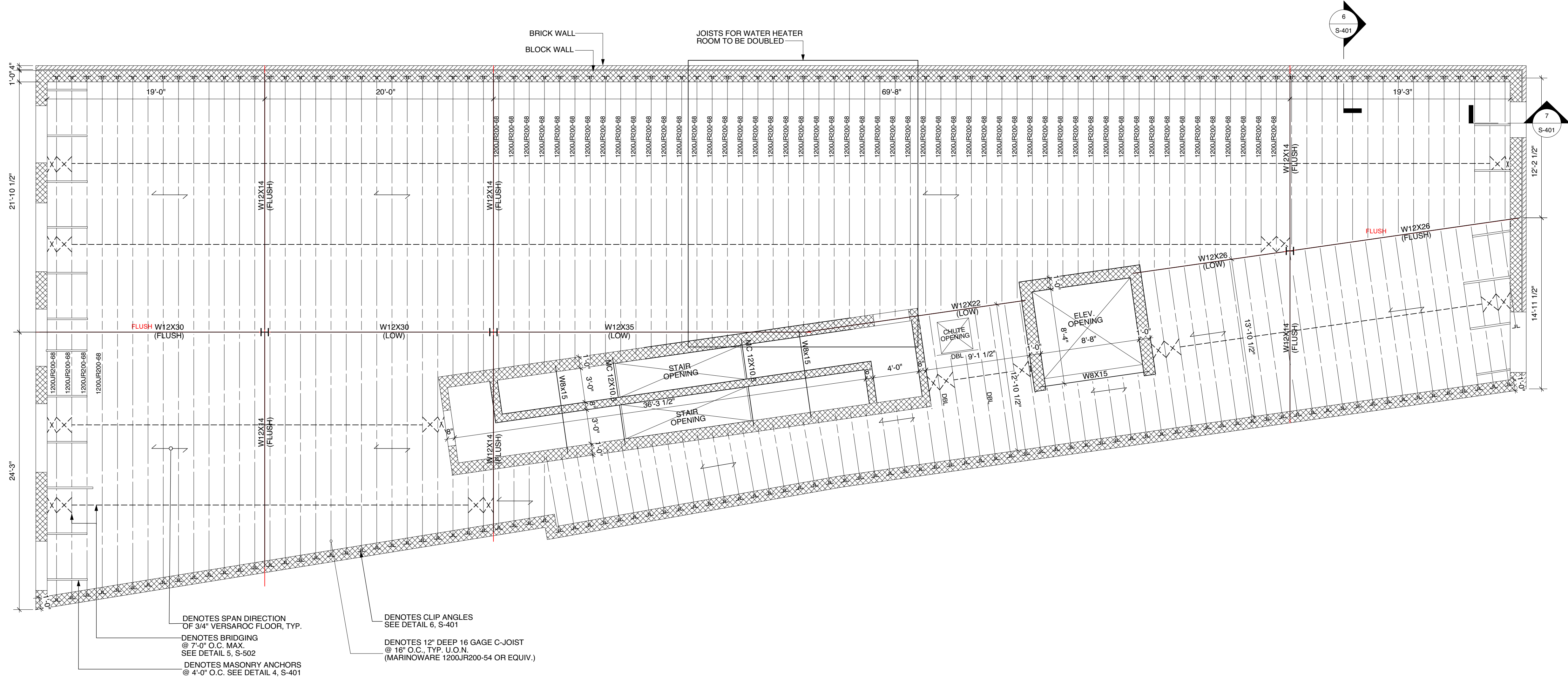


- NOTES:
- TOP OF CEMENT BOARD AT FIRST FLOOR IS AT REFERENCE ELEVATION 31'-0", UNLESS OTHERWISE NOTED (XXX), WHERE XXX IS MEASURED RELATIVE TO THE REFERENCE ELEVATION.
  - TOP OF STRUCTURAL STEEL BELOW THE LIGHT-GAGE STEEL IS [-1' - 0 3/4"] BELOW THE REFERENCE ELEVATION, UNLESS OTHERWISE NOTED.
  -  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<sub>c</sub> = 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



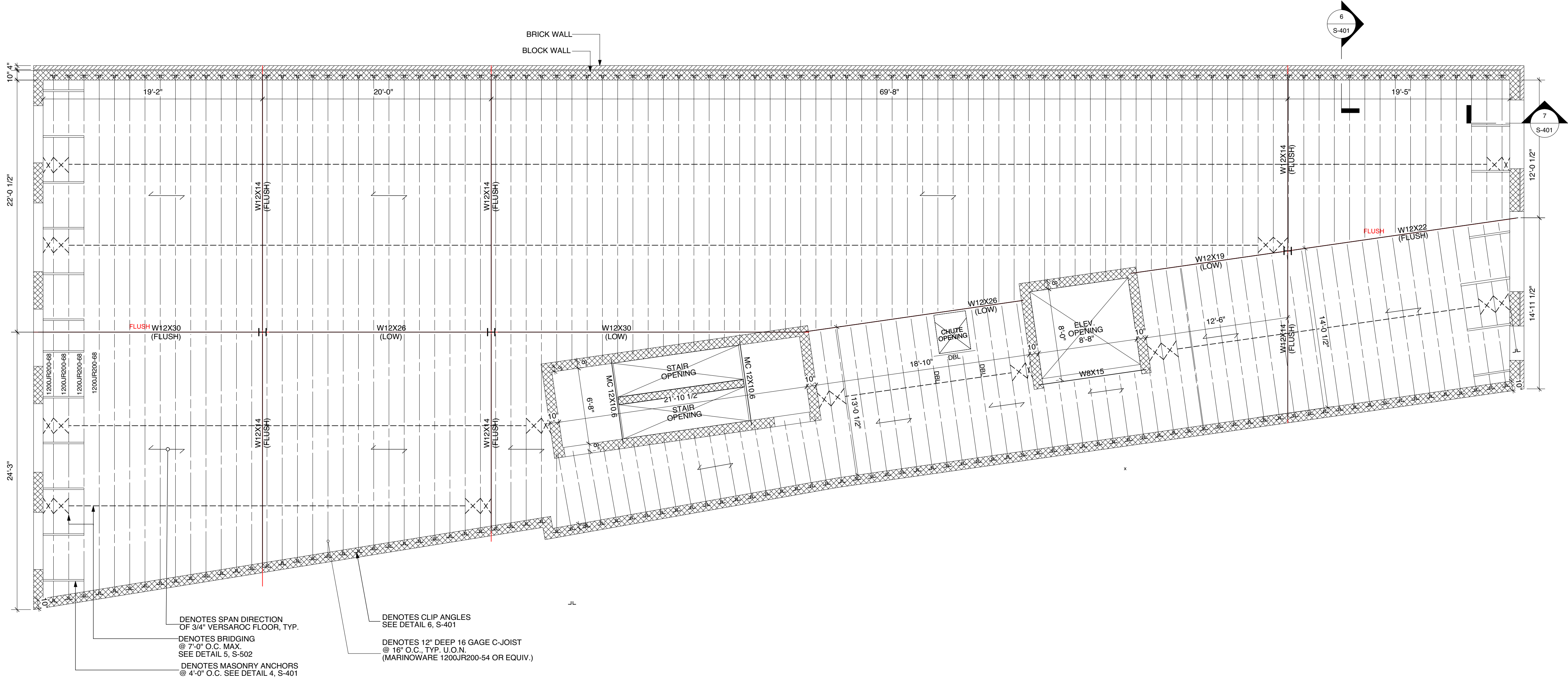
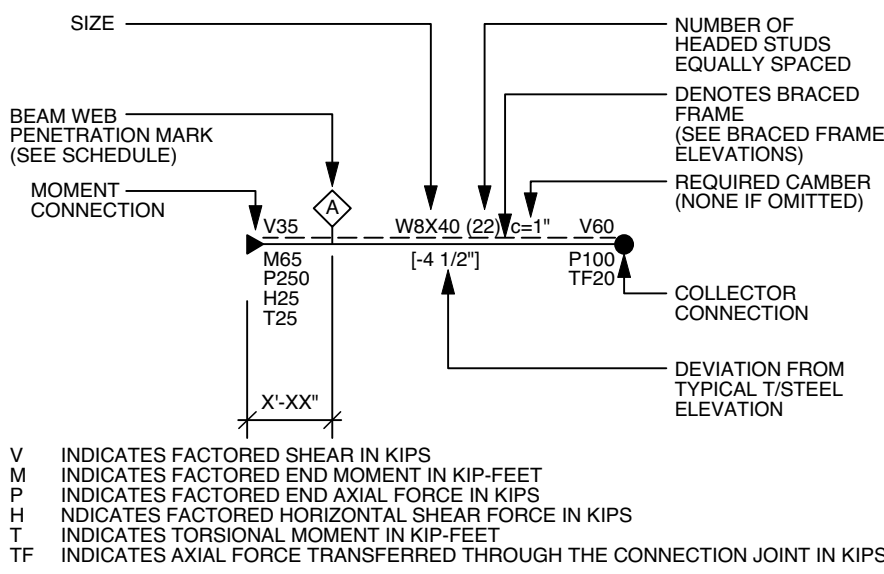
1 SLAB ON GRADE TO WALL CONNECTION DETAIL  
Scale: 1 1/2" = 1'-0"





- NOTES:**
1. TOP OF CEMENT BOARD AT SECOND FLOOR IS AT REFERENCE ELEVATION 40'-4", UNLESS OTHERWISE NOTED XXX, WHERE XXX IS MEASURED RELATIVE TO THE REFERENCE ELEVATION.
  2. TOP OF STRUCTURAL STEEL BELOW THE LIGHT-GAGE STEEL IS [-1' - 0 3/4"] BELOW THE REFERENCE ELEVATION, UNLESS OTHERWISE NOTED.
  3. 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<sub>c</sub> = 5000 PSI) SLAB ABOVE FLUTES  
(TOTAL SLAB THICKNESS = 4").
  4. FOR ADDITIONAL INFORMATION REFER TO THE FOLLOWING DRAWINGS:  
DRAWING LIST, GENERAL NOTES, AND LOAD DIAGRAMS S-000 SERIES DRAWINGS  
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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
  5. COLUMNS OCCUR BOTH ABOVE AND BELOW THE FLOOR, UNLESS OTHERWISE NOTED.  
 INDICATES COLUMN BELOW  
 INDICATES COLUMN ABOVE
  6. FILLER BEAMS BETWEEN GRIDS EVENLY SPACED, UNLESS OTHERWISE NOTED.
  7. ALL INTERIOR STEEL SHALL BE SPRAY FIRE-PROOFED.
  8. SYMBOLS:  
 INDICATES MOMENT CONNECTION  
 INDICATES FULL HEIGHT STIFFENER CONNECTION
  9. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB EDGE OF SLAB AND OPENINGS NOT SHOWN.
  10. REFER TO STRUCTURAL STEEL NOTES S.19 FOR LINTEL SCHEDULE, S-001

### STEEL BEAM LEGEND



DOB JOB NO

DOB APPROVAL

Date	Issued to	Date	Revision	No.

North

Drawing Title:

**SECOND FLOOR  
STRUCTURAL PLAN**

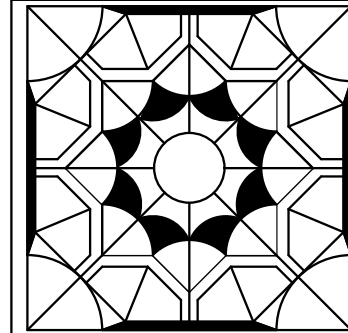
Project Title:

**PROPOSED 50 UNIT  
APARTMENT BUILDING**

1745 WEST FARMS ROAD  
BRONX, NEW YORK 10460

BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

Seal



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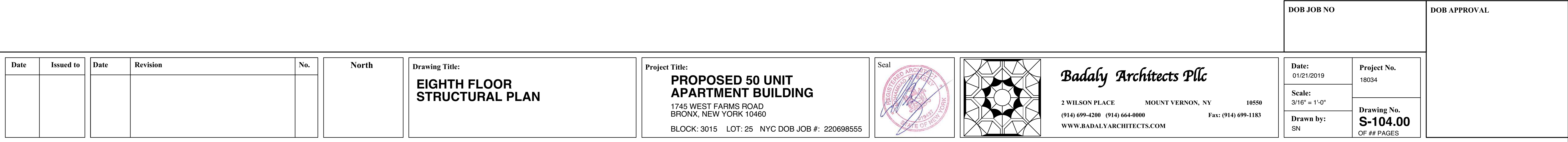
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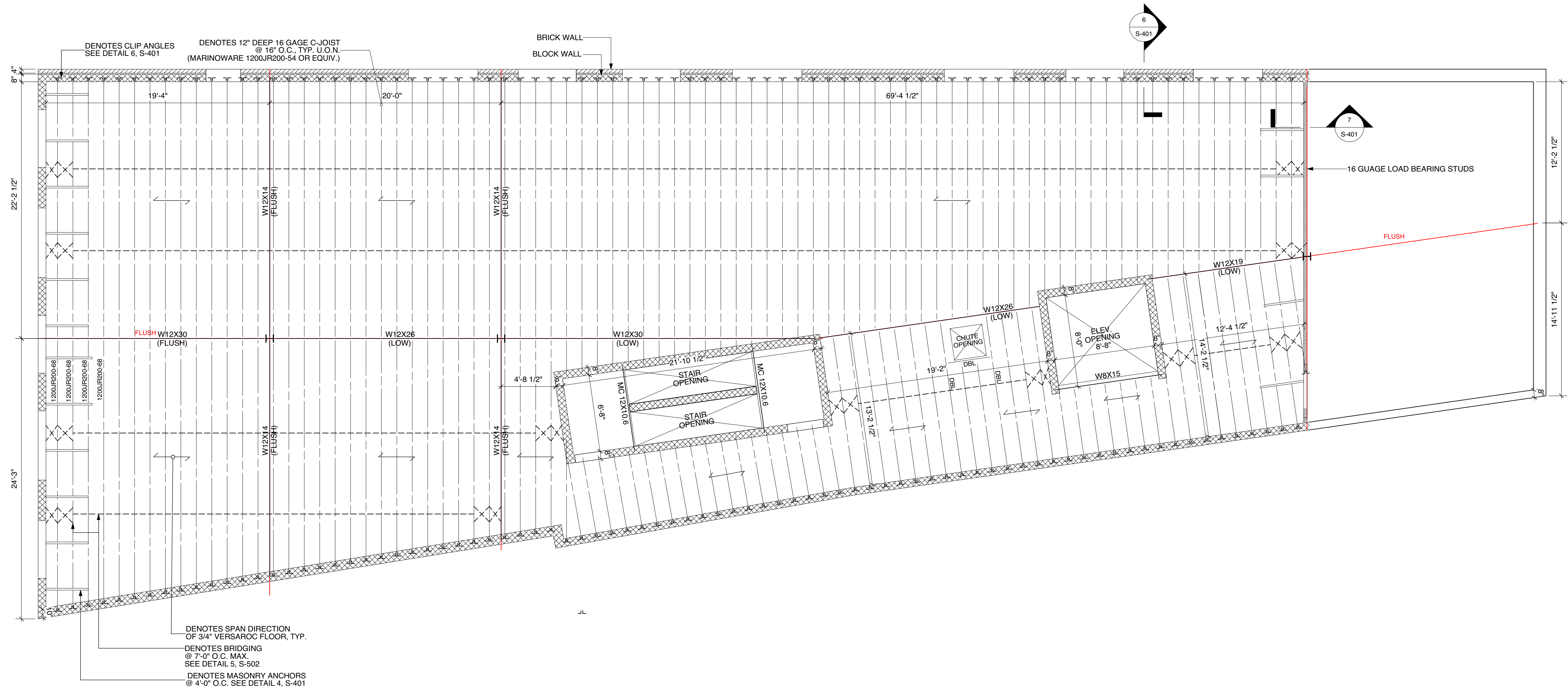


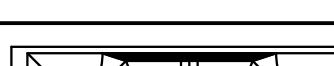
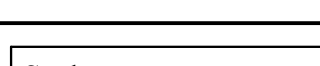
- ## STEEL BEAM LEGEND
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- The diagram shows a horizontal steel beam with several annotations. On the left, a vertical line indicates a 'BEAM WEB PENETRATION MARK (SEE SCHEDULE)'. Below this, a diamond symbol contains the text 'MOMENT CONNECTION'. Further right, a vertical line indicates a 'COLLECTOR CONNECTION'. The beam is labeled with 'V3S', 'M5S', 'P250', 'H25', 'T25', 'W8x40 (22'x11")', 'P11', 'V90', and 'TF20'. A dimension line indicates a length of '14'-1/2" between two points. A vertical line on the right indicates a 'DEVIATION FROM TYPICAL T/STELL ELEVATION'. A vertical line on the far right indicates a 'REQUIRED CAMBER (NONE IF OMITTED)'. A vertical line on the far right indicates 'NUMBER OF HEADED STUDS EQUALLY SPACED'. A vertical line on the far right indicates 'DENOTES BRACED FRAME (SEE BRACED FRAME ELEVATIONS)'.
- SIZE**
- BEAM WEB PENETRATION MARK (SEE SCHEDULE)**
- MOMENT CONNECTION**
- COLLECTOR CONNECTION**
- DEVIATION FROM TYPICAL T/STELL ELEVATION**
- REQUIRED CAMBER (NONE IF OMITTED)**
- NUMBER OF HEADED STUDS EQUALLY SPACED**
- DENOTES BRACED FRAME (SEE BRACED FRAME ELEVATIONS)**
- V** INDICATES FACTORED SHEAR IN KIPS
- M** INDICATES FACTORED END MOMENT IN KIP-FEET
- P** INDICATES FACTORED END AXIAL FORCE IN KIPS
- H** INDICATES FACTORED HORIZONTAL SHEAR FORCE IN KIPS
- T** INDICATES TORSIONAL MOMENT IN KIP-FEET
- TF** INDICATES AXIAL FORCE TRANSFERRED THROUGH THE CONNECTION JOINT IN KIPS



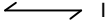
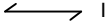







- ## STEEL BEAM LEGEND
- 
- The diagram shows a horizontal steel beam with several annotations. On the left, a vertical line indicates a 'BEAM WEB PENETRATION MARK (SEE SCHEDULE)'. Below this, a diamond symbol contains the text 'MOMENT CONNECTION'. Further right, a vertical line indicates a 'COLLECTOR CONNECTION'. The beam is labeled with 'V3S', 'M5S', 'P250', 'H2S', and 'T2S'. A dimension line indicates a distance of '1'-4 1/2" from the collector connection to the right end. The right end is labeled 'V90' and 'TF20'. A vertical line on the right indicates a 'DEVIATION FROM TYPICAL T/SST ELEVATION'. A dimension line indicates a distance of '1'-11" from the collector connection to the right end. A vertical line on the right indicates a 'REQUIRED CAMBER (NONE IF OMITTED)'. A vertical line on the right indicates 'NUMBER OF HEADED STUDS EQUALLY SPACED'. A vertical line on the right indicates 'DENOTES BRACED FRAME (SEE BRACED FRAME ELEVATIONS)'.
- SIZE**
- BEAM WEB PENETRATION MARK (SEE SCHEDULE)**
- MOMENT CONNECTION**
- COLLECTOR CONNECTION**
- DEVIATION FROM TYPICAL T/SST ELEVATION**
- REQUIRED CAMBER (NONE IF OMITTED)**
- NUMBER OF HEADED STUDS EQUALLY SPACED**
- DENOTES BRACED FRAME (SEE BRACED FRAME ELEVATIONS)**
- V3S**
- M5S**
- P250**
- H2S**
- T2S**
- 1'-4 1/2"**
- 1'-11"**
- V90**
- TF20**
- "X" "X"**
- V** INDICATES FACTORED SHEAR IN KIPS
- M** INDICATES FACTORED END MOMENT IN KIP-FEET
- P** INDICATES FACTORED END AXIAL FORCE IN KIPS
- H** INDICATES FACTORED HORIZONTAL SHEAR FORCE IN KIPS
- T** INDICATES TORSIONAL MOMENT IN KIP-FEET
- TF** INDICATES AXIAL FORCE TRANSFERRED THROUGH THE CONNECTION JOINT IN KIPS

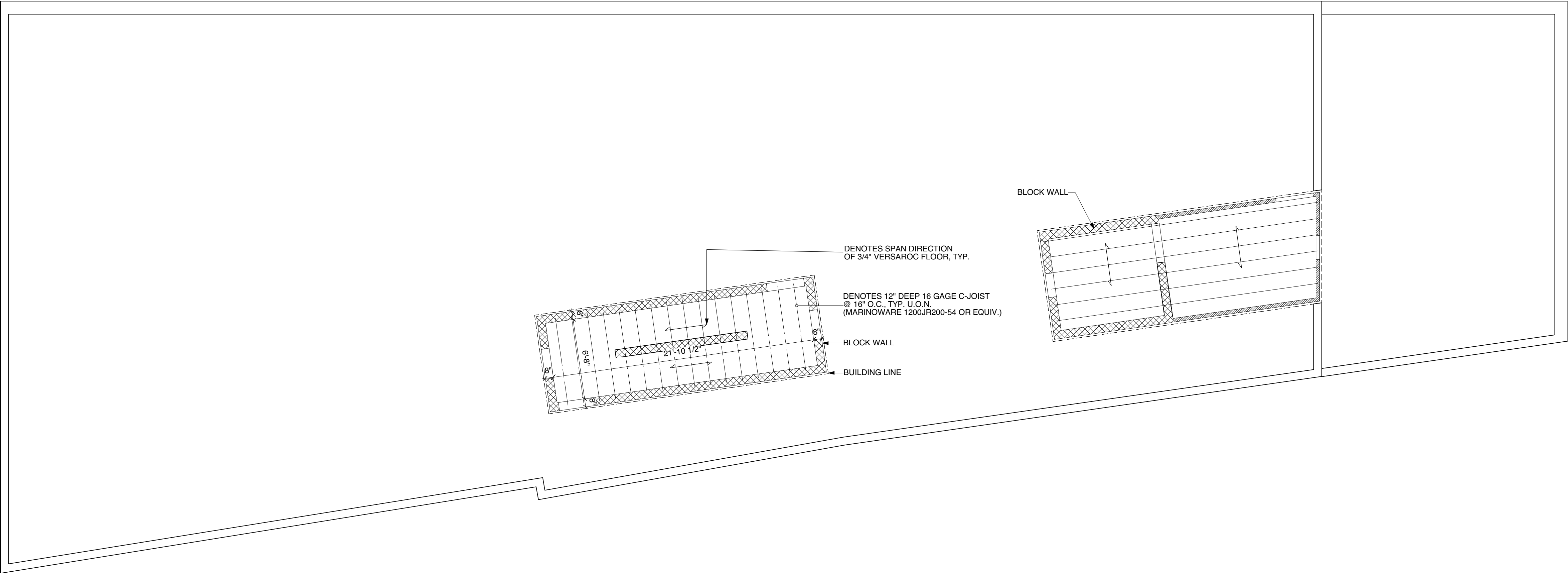
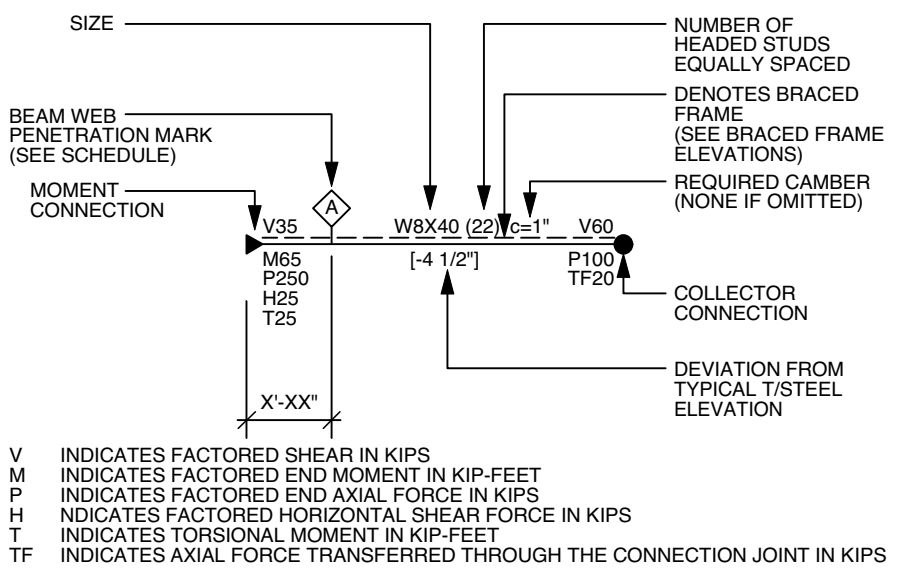


											DOB JOB NO		DOB APPROVAL	
Date	Issued to	Date	Revision	No.	North	Drawing Title:	Project Title:	Seal		<i>Badaly Architects Pllc</i>	Date: 01/21/2019	Project No. 18034		
						<b>ROOF STRUCTURAL PLAN</b>	<b>PROPOSED 50 UNIT APARTMENT BUILDING</b> 1745 WEST FARMS ROAD BRONX, NEW YORK 10460  BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555			2 WILSON PLACE MOUNT VERNON, NY 10550 (914) 699-4200 (914) 664-0000 Fax: (914) 699-1183 WWW.BADALYARCHITECTS.COM	Scale: 3/16" = 1'-0"	Drawing No. <b>S-105.00</b> OF ## PAGES		



- 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

**STEEL BEAM LEGEND**



DOB JOB NO

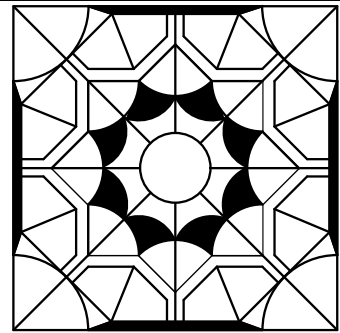
DOB APPROVAL

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

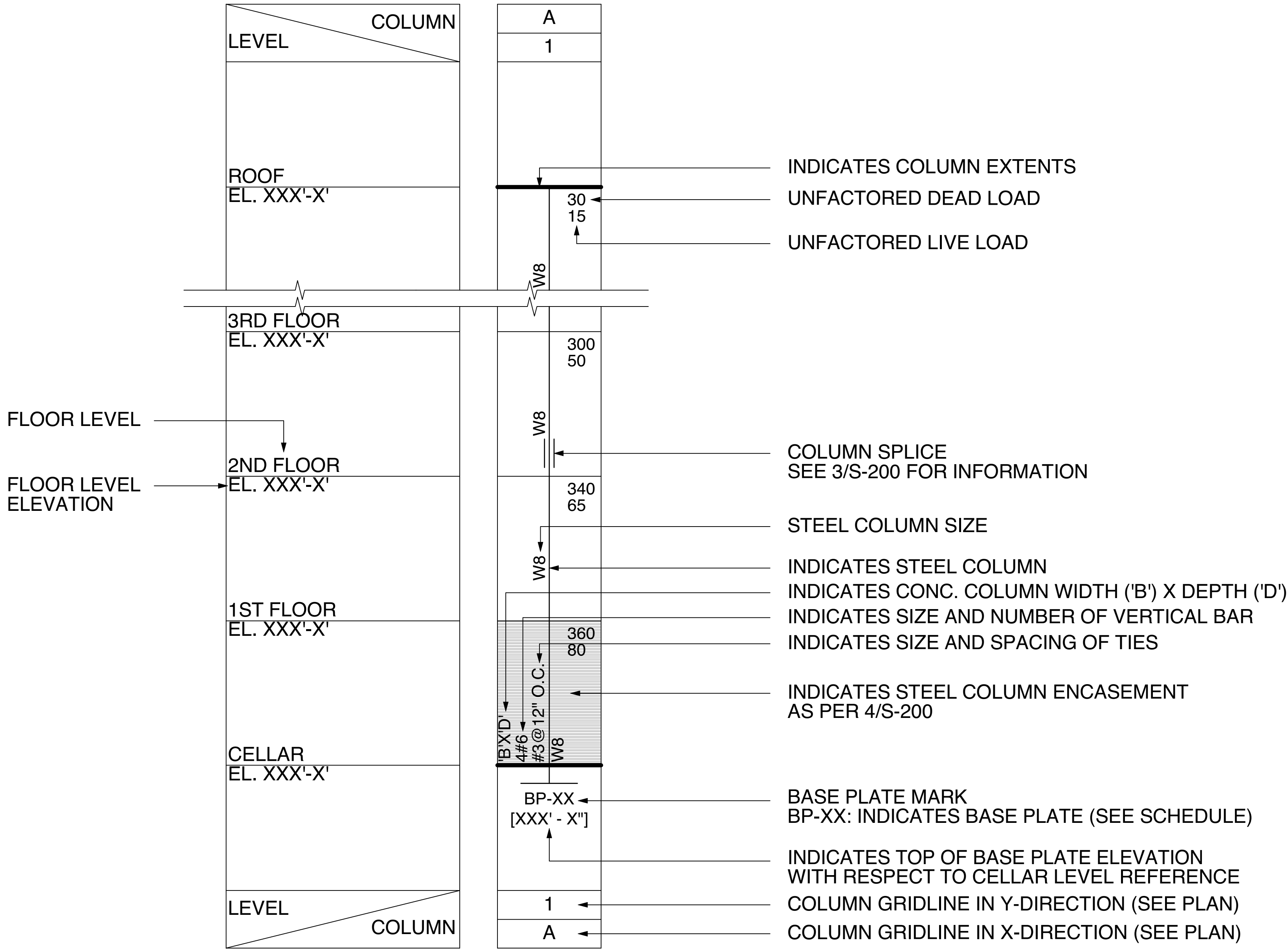


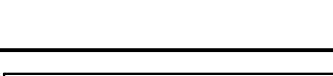
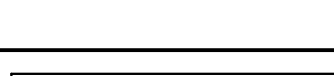
**Badaly Architects PLLC**

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Project No.  
18034  
Drawing No.  
**S-106.00**  
OF ## PAGES





										DOB JOB NO		DOB APPROVAL		
Date	Issued to	Date	Revision	No.	North	Drawing Title:	Project Title:	Seal			Badaly Architects Pllc		Date:	Project No.
						COLUMN SCHEDULE	PROPOSED 50 UNIT APARTMENT BUILDING				2 WILSON PLACE MOUNT VERNON, NY 10550		01/21/2019	18034
							1745 WEST FARMS ROAD BRONX, NEW YORK 10460				(914) 699-4200 (914) 664-0000 Fax: (914) 699-1183		Scale:	
							BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555				WWW.BADALYARCHITECTS.COM		1/4" = 1'-0"	
													Drawn by:	Drawing No.
													SN	S-201.00
														OF ## PAGES



**1 SLAB ON GRADE DETAIL**  
Scale: 1" = 1'-0"

**2 CONSTRUCTION JOINT DETAIL**  
Scale: 1" = 1'-0"

**3 SLAB/WALL INTERSECTION DETAIL**  
Scale: 1" = 1'-0"

**4 TYPICAL DETAIL OF OPENING IN CONCRETE WALL**  
Scale: 1" = 1'-0"

**5 TYPICAL CONCRETE WALL CORNER AND INTERSECTION DETAIL**  
Scale: 1" = 1'-0"

**6 EXT. CONCRETE CONTROL JOINT.**  
Scale: 1" = 1'-0"

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

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"
	OTHER BARS Ld	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 1.00, AND CENTER-TO-CENTER SPACING AT LEAST 2.00;  
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		
BAR SIZE	BOTTOM BARS	TOP BARS
#3	15	19
#4	19	25
#5	24	31
#6	29	37
#7	42	54
#8	48	62
#9	54	70
#10	60	78
#11	66	85

COLUMNS		
BAR SIZE		Ld
#3		15
#4		19
#5		24
#6		29
#7		42
#8		48
#9		54
#10		60
#11		66

WALLS		
BAR SIZE	VERTICAL BARS	HORIZONTAL BARS
#3	15	19
#4	19	25
#5	24	31
#6	29	37
#7	42	54
#8	48	62
#9	54	70
#10	60	78
#11	66	85

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

**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 REQUIREMENT 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. 'Ld' 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

FOR: f'c = 3 KSI Ld = 1.15 x TABLE VALUE  
f'c = 4 KSI Ld = 1.00 x TABLE VALUE  
f'c = 5 KSI Ld = 0.89 x TABLE VALUE  
f'c = 6 KSI Ld = 0.82 x TABLE VALUE  
f'c = 8 KSI Ld = 0.71 x TABLE VALUE

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

**9 TENSION DEVELOPMENT LENGTH SCHEDULE**  
Scale: 1" = 1'-0"

**10 CONCRETE WALL BEAM POCKET**  
Scale: 1 1/2" = 1'-0"



1 - #6 CONT. @ EA. END

#5 @ 24" (MAX.) TYP. UNLESS OTHERWISE NOTED ON PLAN OR SECTIONS

HORIZ. TRUSS TYPE REINF. @ 16" O.C. TO LAP & RUN CONT.

AT ENDS OF WALLS, COLUMNS & ALL OPENINGS

AT ALL WALL INTERSECTIONS

AT ALL WALL CORNERS

1 - #6

#5 @ 24" (MAX.) TYP. UNLESS OTHERWISE NOTED ON PLAN OR SECTIONS

PREFAB CORNER

HORIZ. TRUSS TYPE REINF. @ 16" O.C. TO LAP & RUN CONT.

1 - #6

#5 @ 24" (MAX.) TYP. UNLESS OTHERWISE NOTED ON PLAN OR SECTIONS

2 - #6

#5 @ 24" (MAX.) TYP. UNLESS OTHERWISE NOTED ON PLAN OR SECTION

PREFAB CORNER

3/4" Ø SLIP DOWELS X 1'-6" LONG WITH EXP. CAP @ 2'-0" O.C.

NEOPRENE (TO KEEP MORTAR OUT OF JOINT DURING CONSTRUCTION)

FOAM BACKER ROD

SEALANT DEPTH

SEALANT

W/2

W

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"

VERTICAL STEEL REINFORCING BARS. SEE SCHEDULE AND STRUCTURAL DRAWINGS

GALVANIZED DURWALL TRUSS TYPE @ 16" O.C. VERTICALLY (TYP.)

8" - 10" CMU BEARING WALL FILL SOLID WITH 4000 PSI GROUT

3 REINFORCED CONCRETE BLOCK WALL N.T.S.

#4 REBAR MIN.

16"

16"

A

B

C

THE MASONRY EMBEDMENT LINE ON PA ALLOWS FOR 4" OF GROUT EMBEDMENT IN A STANDARD 8" CONCRETE MASONRY UNIT. THE MINIMUM WALL SPECIFICATIONS ARE (SEE DRAWING):

- ONE #4 VERTICAL REBAR, 32" LONG, 16" EACH SIDE OF ANCHOR;
- TWO COURSES OF GROUT FILLED BLOCK ABOVE AND BELOW THE ANCHOR (NO COLD JOINTS ALLOWED);
- A HORIZONTAL BOND BEAM WITH TWO #4 REBARS, 40" LONG, A MAXIMUM OF TWO COURSES ABOVE OR BELOW THE ANCHOR.

PROVIDE SIMPSON STRONG-TIE HPA35 AT EVERY 4'-0" O.C.

4 TYPICAL JOIST PURLIN DETAIL

(2)#6 @ CORUSE BELOW EACH WINDOW (OR A.C. SLEEVE)

4" FACE BRICK

TRUSS TYPE, HOOK & EYE GALV. WALL TIES @ EVERY OTHER COURSE

3/8" SOFT JOINT

5/8" DIA. THRU BOLT @ 32" WITH OVER-SIZE WASHER

16" DEEP CONT. BOND BEAM

(2)X#6 CONT. T. & B.

10" OR 8" CMU FOR BALANCE SEE ARCH'L DWG

NOTE: FOR DETAIL ABOVE CMU OPENINGS SEE TYPICAL DETAILS

VERT. REINF. SEE SCHEDULE

FLOOR JOIST SEE FRAMING PLANS

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

FLOOR JOISTS SEE FRAMING PLANS

4" MIN. BEARING

2" X 2" CLIP ANGLES 1/2" LESS THAN JOIST DEPTH. ATTACH TO JOIST WITH #10-16 SCREWS. FILL POCKET WITH MASONRY

REINFORCED CMU WALL CORES FILLED SOLID

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

STEEL BEAM, SEE PLAN FOR SIZE

12" X 6" 1/2" STL. BEARING PLATE W/ 1/2" X 6" MIN. BENT BAR WELDED TO PLATE

GROUT

REINFORCED CMU WALL CORES FILLED SOLID

8" X 6" 1/2" STL. BEARING PLATE W/ 1/2" X 6" MIN. BENT BAR WELDED TO PLATE

GROUT

ALL CORES FILLED SOLID

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

WIDTH OF WALL SEE PLAN

MASONRY WALL

8" X 6" 1/2" STL. BEARING PLATE W/ 1/2" X 6" MIN. BENT BAR WELDED TO PLATE

STEEL ANGLES, SEE STEEL NOTES FOR SIZE

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

WIDTH OF WALL SEE PLAN

MASONRY WALL

FOR SPANS UP TO 12'-0": USE W8x13 FOR SPANS UP TO 15'-0": USE W8x18

C3x6 CHANNEL

3/8" x WIDTH OF WALL STEEL PLATE

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

WIDTH OF WALL SEE PLAN

MASONRY WALL

W8 STEEL BEAM, SEE PLAN FOR SIZE

C CHANNEL CUT TO SIZE AS REQ'D, AT 2'-0" O.C. MAX

3/8" THICK x WIDTH OF WALL STEEL PLATE

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

WIDTH OF WALL SEE PLAN

MASONRY WALL

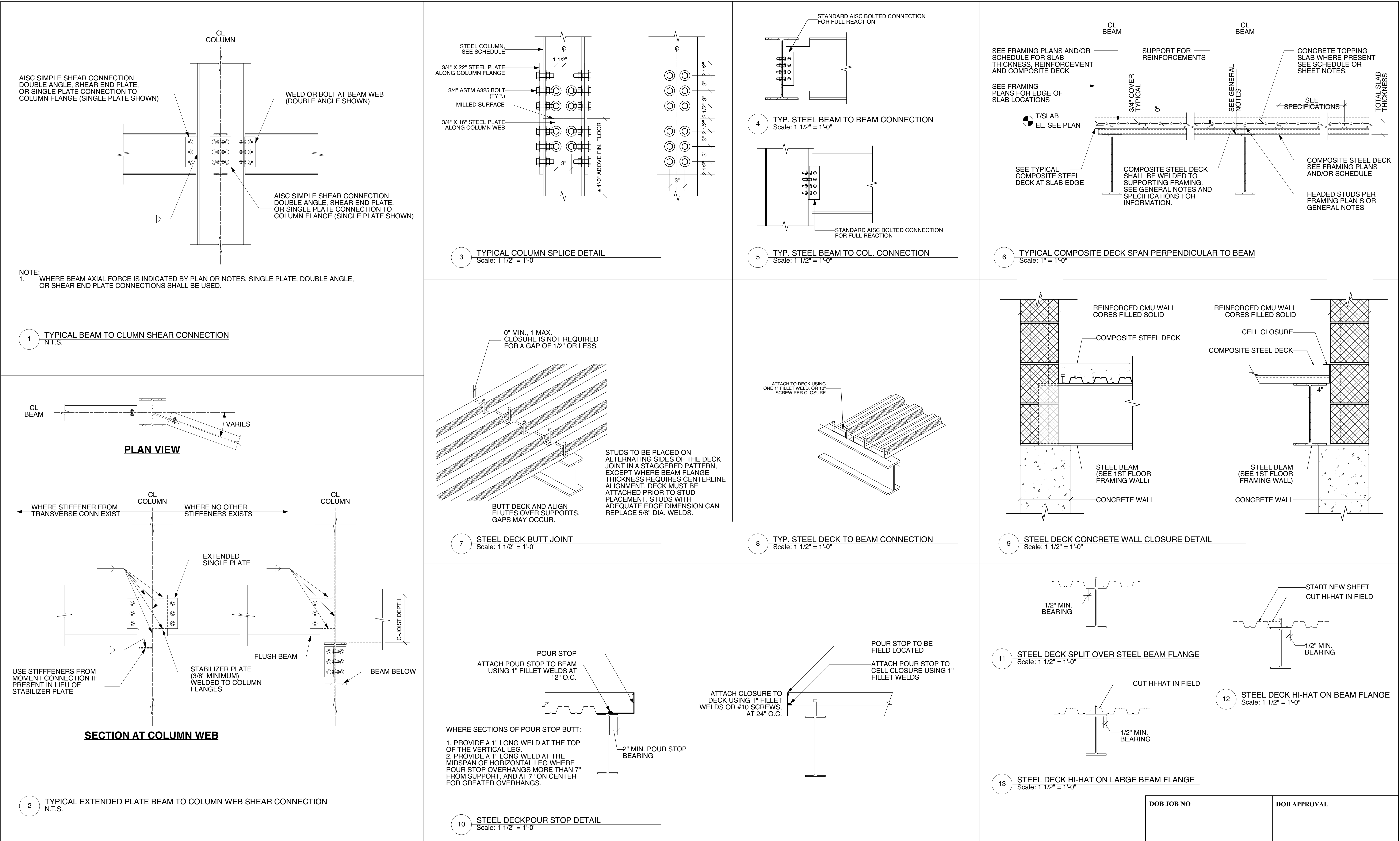
W12 STEEL BEAM, SEE PLAN FOR SIZE

C3x6 CHANNEL

3/8" x WIDTH OF WALL STEEL PLATE

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





Date		Issued to		Date		Revision		No.	North	Drawing Title: <b>STRUCTURAL STEEL FRAMING DETAILS</b>	Project Title: <b>PROPOSED 50 UNIT APARTMENT BUILDING</b>  1745 WEST FARMS ROAD BRONX, NEW YORK 10460  BLOCK: 3015   LOT: 25   NYC DOB JOB #: 220698555			<b>Badaly Architects PLLC</b>  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		Drawn by: SN		Drawing No. <b>S-501.00</b> OF ## PAGES															

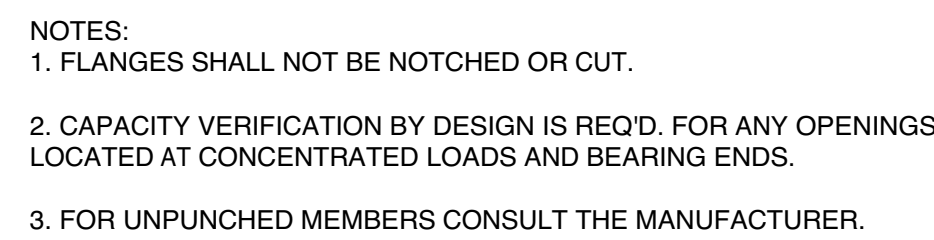




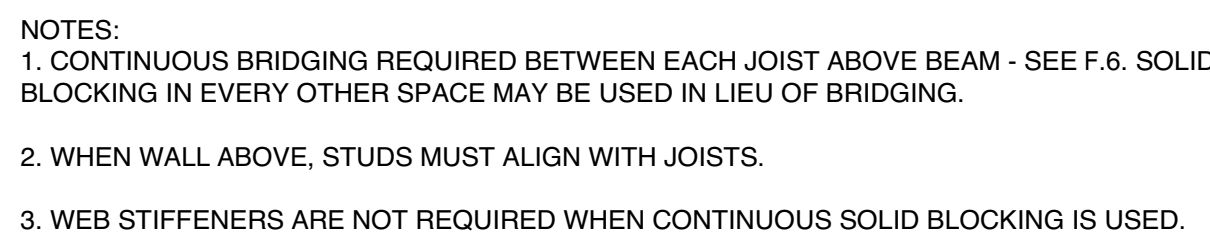
TYPE OF WALL BY OTHERS	(#) OF FASTENERS
STEEL FRAMED	(4) #10-16 SCREWS MIN. SPACING & EDGE DIST.= 1/2"



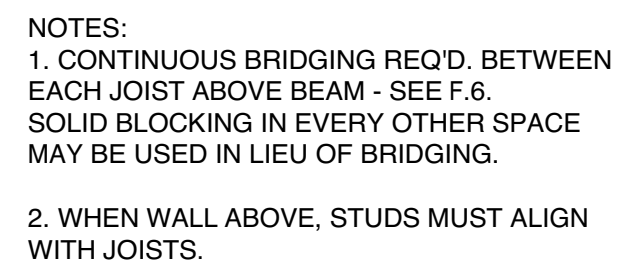
PTH	CLIP LENGTH (X)
8"	5"
10"	7"
- 14"	9"



4 JOIST STUD OR RAFTER WEB PENETRATIONS  
N.T.S.



9 JOISTS OVER BEAM (CONTINUOUS BEAM)  
N.T.S.



10	FLOOR JOISTS SUPPORTED BY BEAM (OVERLAPPED) N.T.S.
----	---

North

**Drawing Title:**

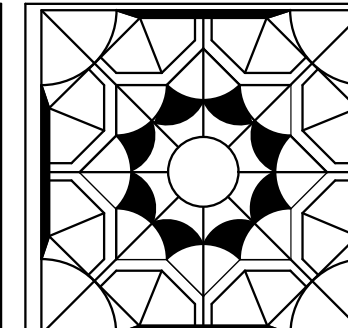
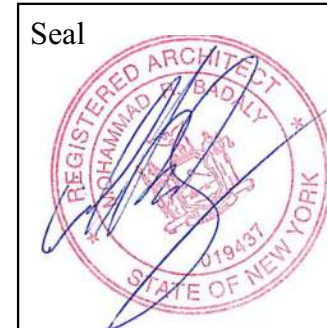
**LIGHT-GAUGE STRUCTURAL STEEL  
FRAMING DETAILS**

**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***

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<b>Date:</b> 01/21/2019	<b>Project No.</b>  18034
<b>Scale:</b> NOTED	
<b>Drawn by:</b> AG/SB	<b>Drawing No.</b>  <b>S-502-00</b> <b>OF ## PAGES</b>

## DOB APPROVAL



ATTACH WITH SCREWS AT CORNER

LAP JOINT COPE FLANGES OF TRACK AS REQUIRED AT CORNER

(1) #10 - 16 SCREW AT EACH STUD

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

STUD

TRACK

FLOOR JOIST

WEB STIFFENER (ORIENTED SAME AS STUD)

STUD

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

**TYPICAL EXTERIOR WALL DETAIL**  
N.T.S.

STUDS

2 SCREWS PER ROW EVERY 24" O.C.

ATTACH TRACK TO EACH STUD FLANGE

TRACK

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

STUD

TRACK

FLOOR JOIST

WEB STIFFENER (ORIENTED SAME AS STUD)

STUD

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.

BRIDGING (PROVIDE BRIDGING DETAILS PER MANUFACTURER RECOMMENDATIONS)

REFER TO WALL SECTION FOR STUD & TRACK SPECIFICATION

3'-0" FIRST ROW FROM TRACK  
3'-0" TO BALANCE

**TYPICAL WALL BRIDGING DETAIL**  
N.T.S.

ATTACH WITH SCREWS AT CORNER

LAP JOINT COPE FLANGES OF TRACK AS REQUIRED AT CORNER

(1) #10 - 16 SCREW AT EACH STUD

**TYPICAL EXTERIOR CORNER DETAIL**  
N.T.S.

JAMB & SILL (SEE SCHEDULE)

SILL CONNECTION  
L1 1/2x1 1/2x16GA x (STUD WIDTH - 1")  
ATTACH EA. LEG W/ (4) #10 SELF DRILLING SCREWS.

**TYPICAL SILL DETAIL**  
N.T.S.

STUDS

2 SCREWS PER ROW EVERY 24" O.C.

ATTACH TRACK TO EACH STUD FLANGE

TRACKS

**TYPICAL THREE STUD CORNER DETAIL**  
N.T.S.

HEADER ATTACHMENT

ATTACH TOP & BOTTOM TRACK USING: (2) #10-16 SCREWS @ 24" O.C.

2x2x18GA UTILITY CLIP ANGLES PROVIDE 3 SCREWS EA. LEG

PROVIDE BUILD UP POST (2) 6J14 + (2) 6T18 EA. SIDE OF OPENING

(1) #10-16 SCREW TYP. EACH FLANGE

JAMB STUDS (1) 6T18 + (1) 6J16

(2) 10J16 UNPUNCHED STUDS

RUNNER TRACK (6T18). PROVIDE 16 SCREWS TO VERT STUD AND 8 SCREWS TO EA. SIDE OF HEADER

**TYPICAL BOXED HEADER DETAIL**  
N.T.S.

BUILT-UP POST

TRACK

ATTACH EACH SIDE

ATTACH TRACK TO EACH STUD FLANGE

TRACK

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

**TYPICAL BUILT UP POST DETAIL**  
N.T.S.

2" (TYP.)

(2) P.A.F. EACH STUD

**SECTION B (@ WALL STUDS)**

ATTACH W/ #10 SCREWS (Self Drilling Tip) EA. FLANGE 3/4" MIN. EDGE DISTANCE USE WAFER HEAD SCREWS WHERE SHEATHING PRODUCTS WILL BE APPLIED (TYP.)

**SECTION A**

REFER TO WALL SECTION FOR STUD & TACK SPECIFICATION

ATTACH TRACK TO BRG. SURFACE @ EA. STUD W/ P.A.F. (Powder Actuated Fasteners) [SEE SECTION B]

**ISOMETRIC VIEW**

FLAT STRAPPING BOTH SIDES OF WALL

POST

ATTACH SIMPSON HD 10 TENSION TIE TO CONCRETE WITH 7/8" BOLTS WITH 22 #14 SCREWS. PROVIDE ASTM F1554 J ANCHOR BOLTS, TYP.

SOLID BLOCKING

ATTACH STRAP TO POST AND RUNNER TRACK WITH 14 #10-16 SCREWS

**TYPICAL SHEAR BRACING DETAILS**  
N.T.S.

NOTE: PROVIDE (2) 4"x16 GA. VERTICAL STRAP (NOT SHOWN) ON EACH SIDE OF THE WIND POST TO CONNECT WIND POST BELOW FLOOR LEVEL TO WIND POOST ABOVE FLOOR LEVEL, TYP.

WIND POST (SEE PLAN)

FLAT STRAPPING BOTH SIDES OF WALL

ATTACH STRAP TO POST AND RUNNER TRACK WITH 14 #10-16 SCREWS

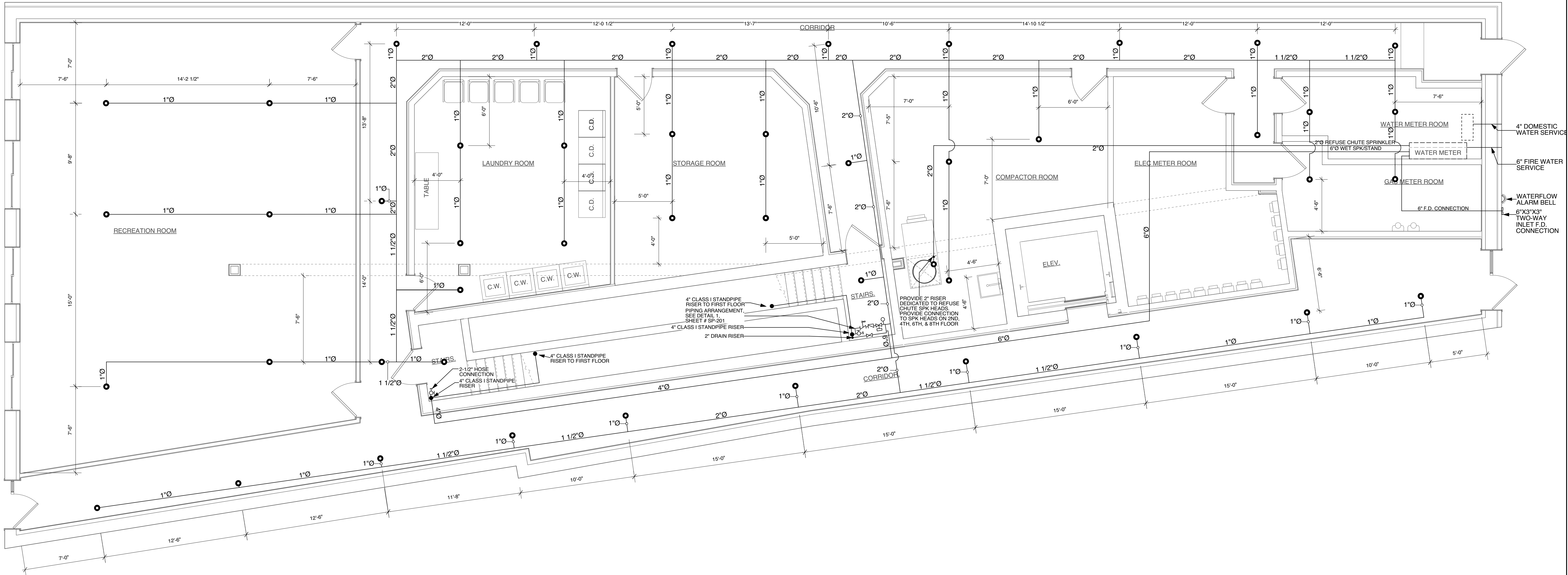
SOLID BLOCKING AT SHEAR PANEL

<b>DOB JOB NO</b>					<b>DOB APPROVAL</b>				
<div><div>Date: 01/21/2019</div><div>Scale: NOTED</div><div>Drawn by: MR</div></div>					<div><div>Project No. 18034</div><div>Drawing No. S-503.00</div><div>OF ## PAGES</div></div>				

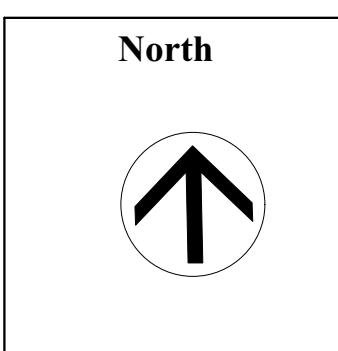


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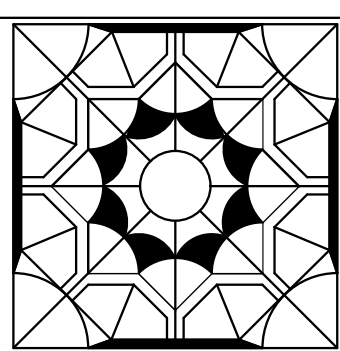


Date	Issued to	Date	Revision	No.



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



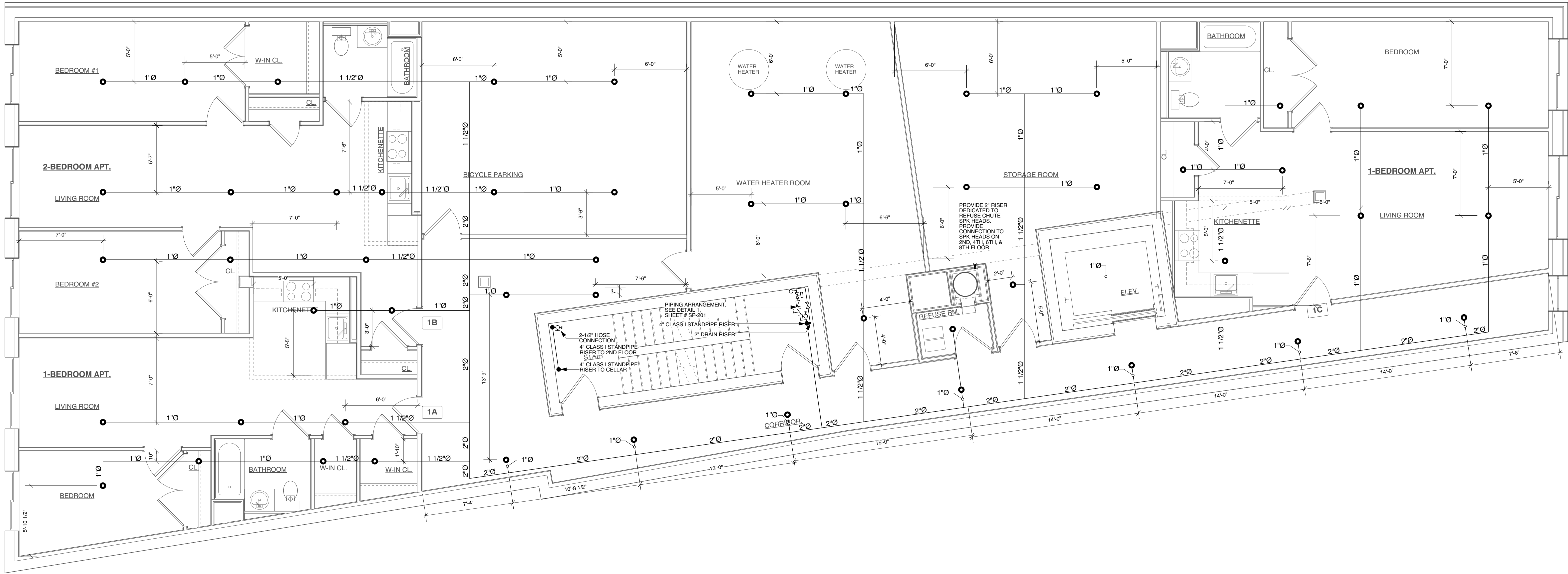
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DOB APPROVAL



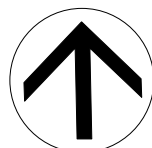


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DOB APPROVAL

Date	Issued to	Date	Revision	No.

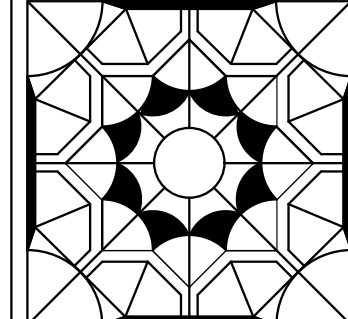
North



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

Seal

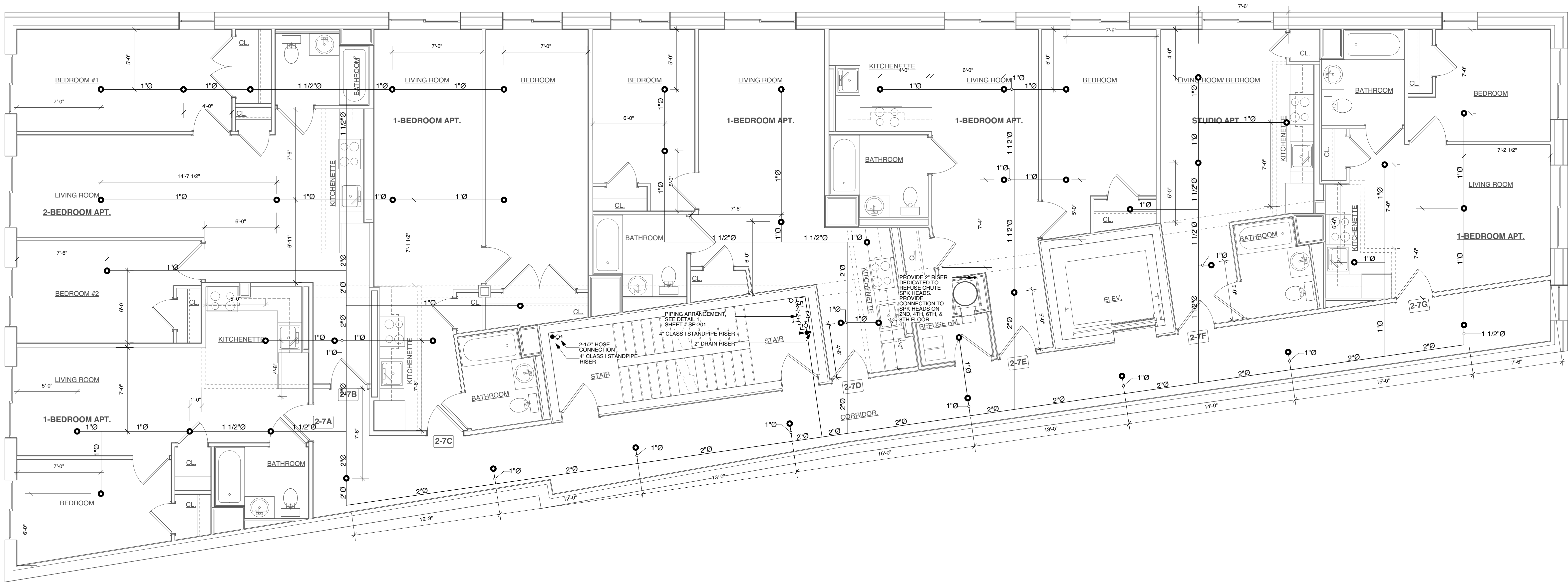


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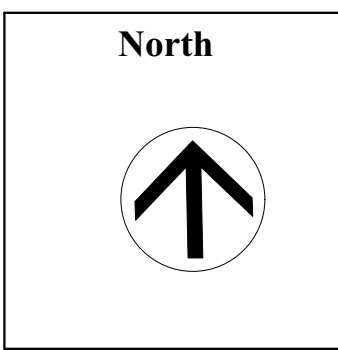
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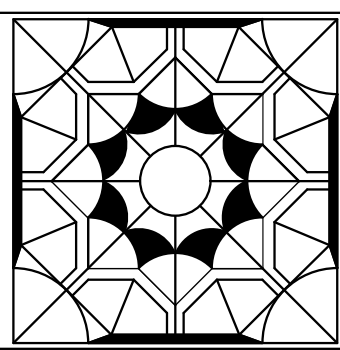
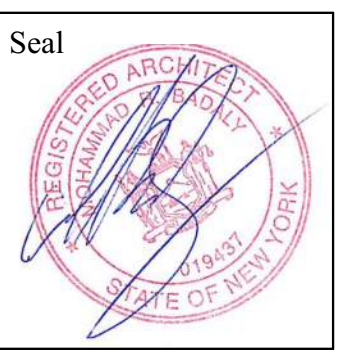


Date	Issued to	Date	Revision	No.



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



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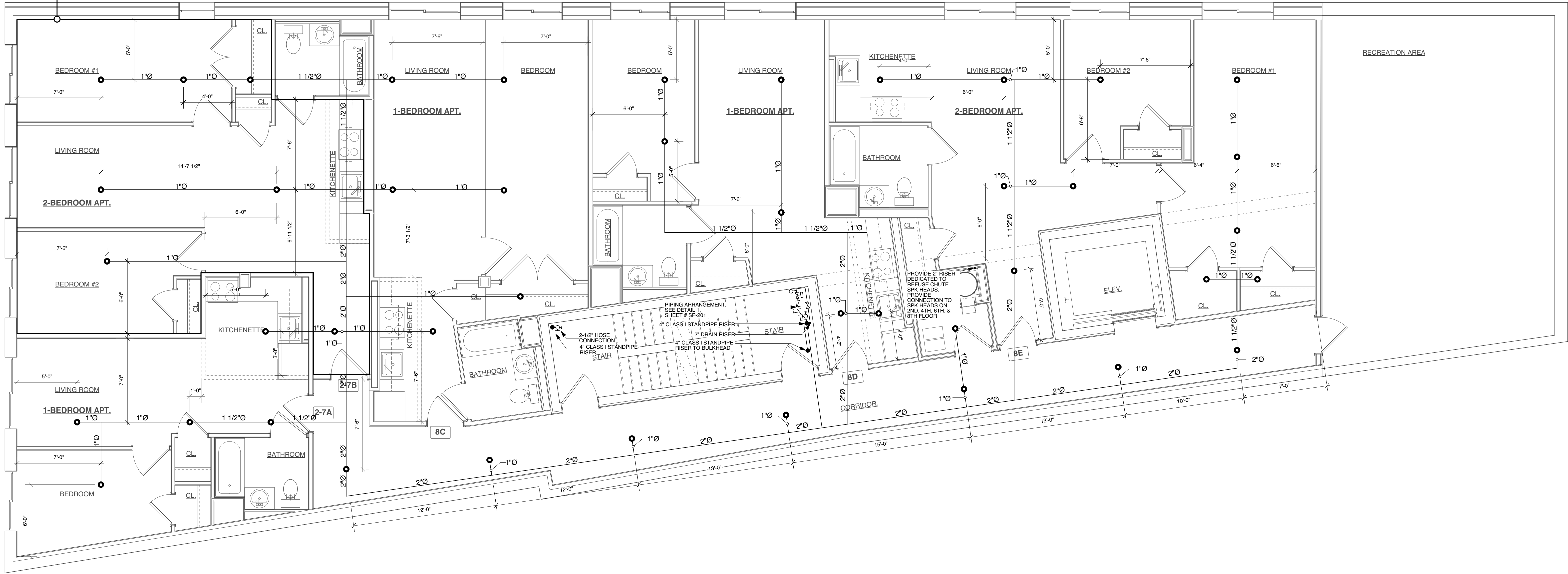


REMOTE AREA 2- 8TH FLOOR APT 8B  
OCCUPANCY: LIGHT HAZARD  
AREA OF APPLICATION: 677.2 SQFT  
DESIGN DENSITY: 0.10 GPM/SQFT  
NUMBER OF SPRINKLERS: 7

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

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

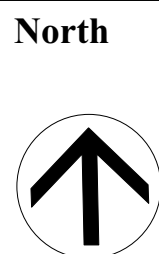
TOTAL WATER SUPPLY: 116.1 GPM AT 129.25 PSI  
AT PUMP DISCHARGE



DOB JOB NO

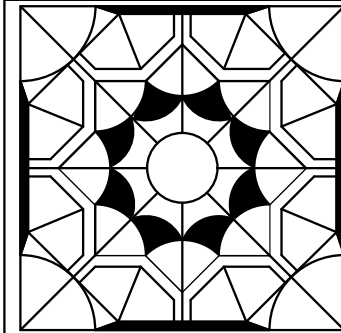
DOB APPROVAL

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



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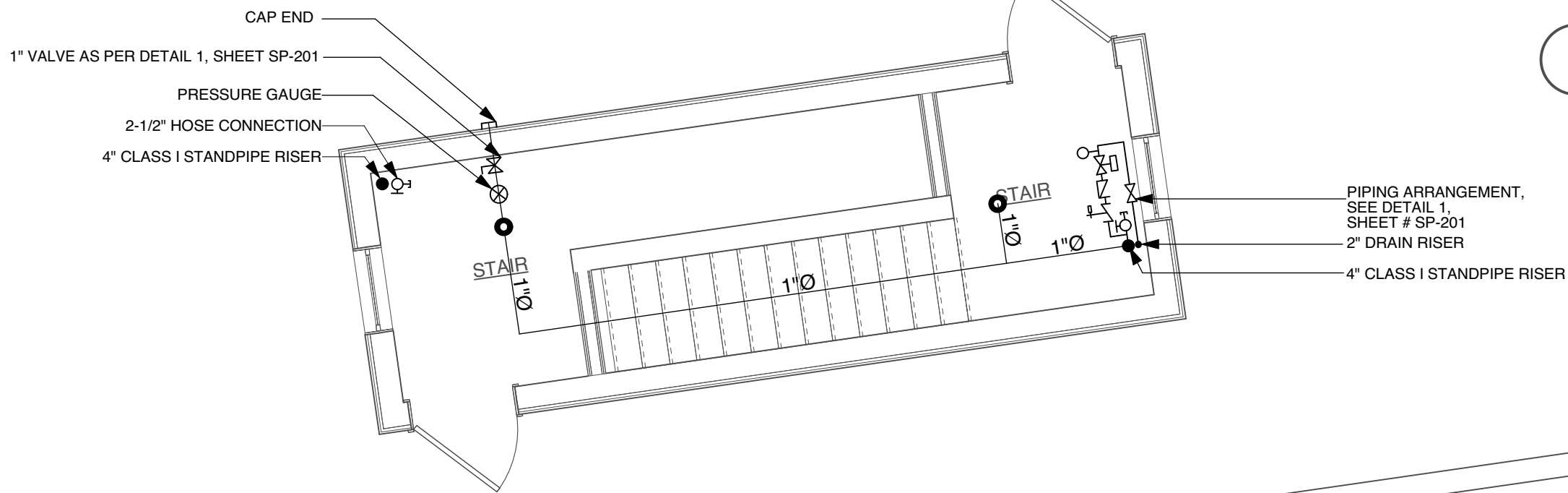


**REMOTE AREA 1- STANDPIPE**  
OCCUPANCY: ORDINARY HAZARD  
DESIGN DENSITY: 0.15 GPM/SQFT  
CONNECTION: (2) 2-1/2" HOSE CONNECTION

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

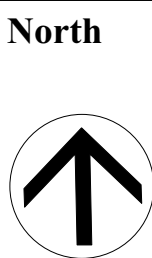
TOTAL WATER SUPPLY:  
AT PUMP DISCHARGE 500 GPM AT 123.38 PSI



DOB JOB NO

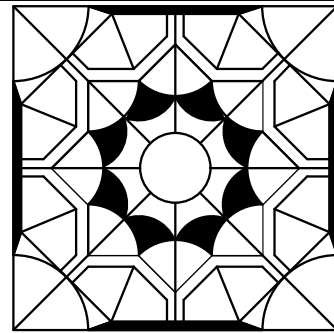
DOB APPROVAL

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

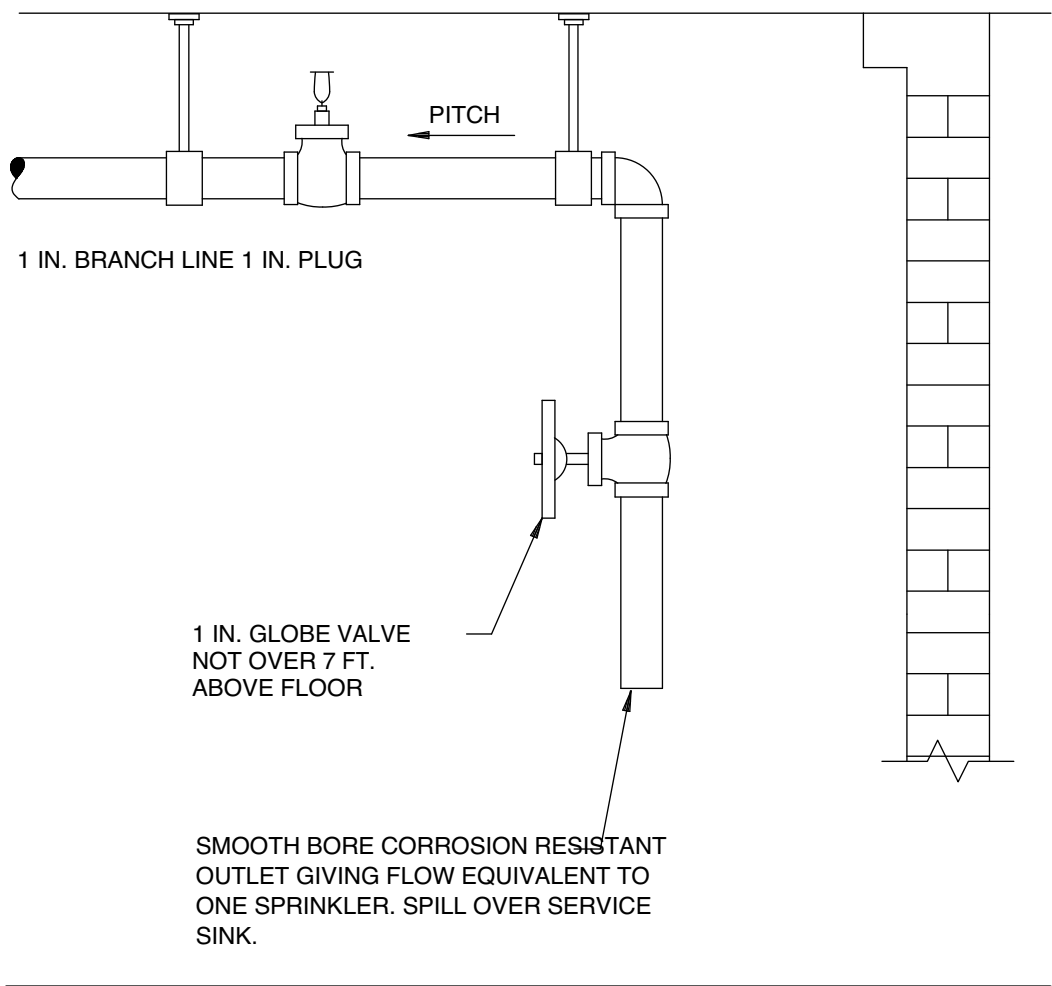


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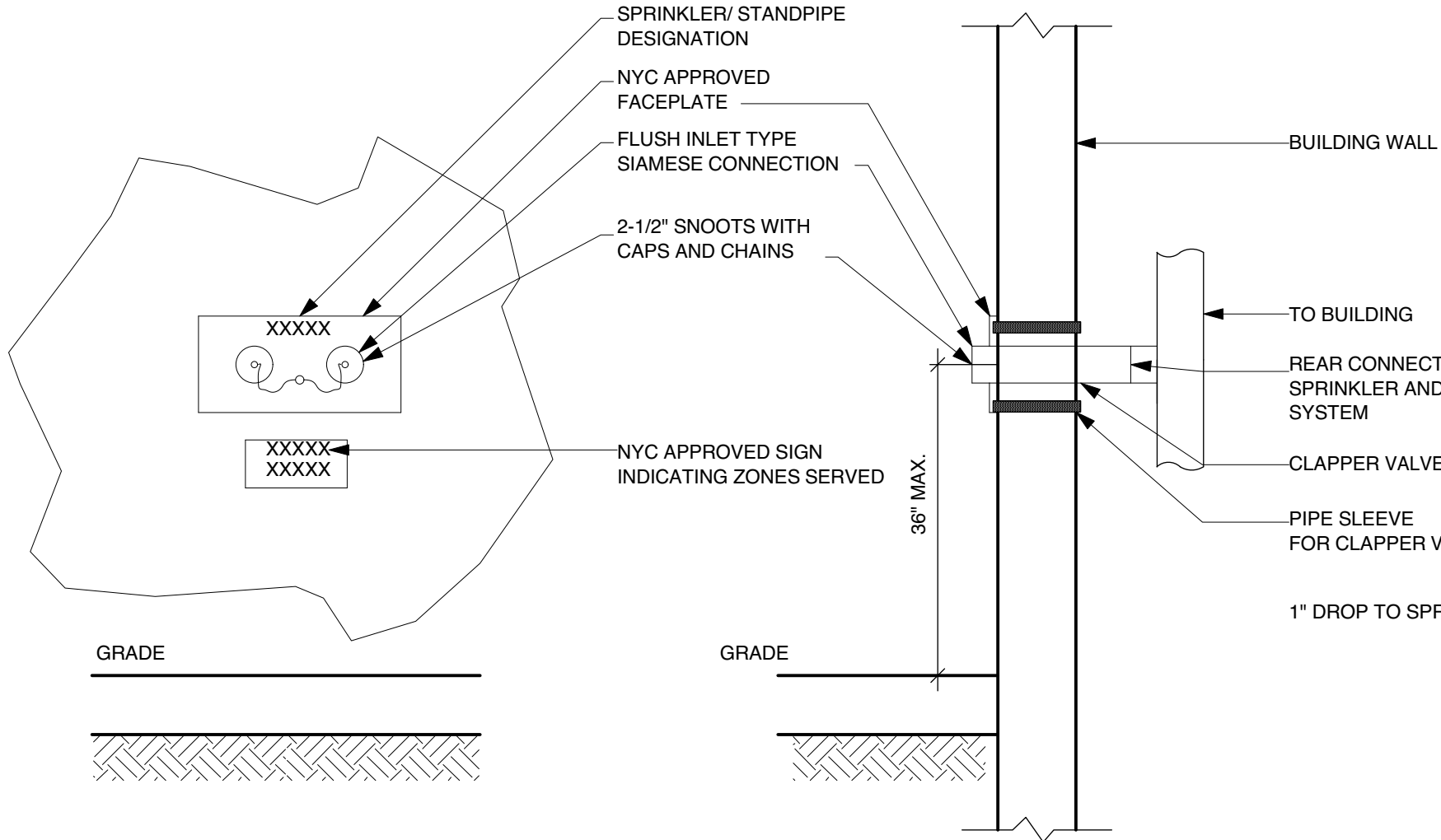
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Scale: 1/4" = 1'-0"	Drawing No. <b>SP-105.00</b>
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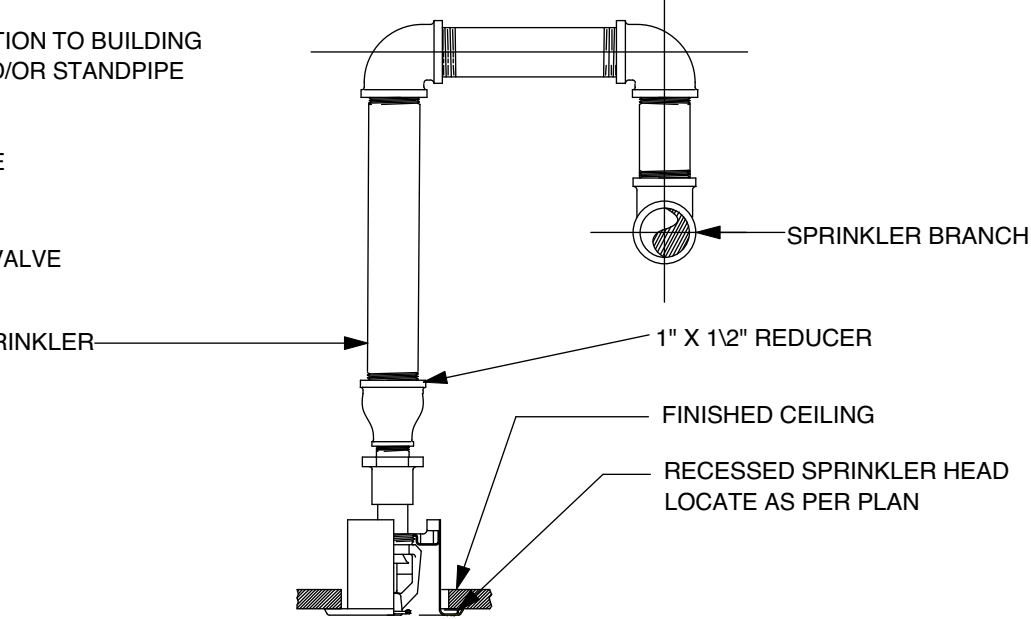




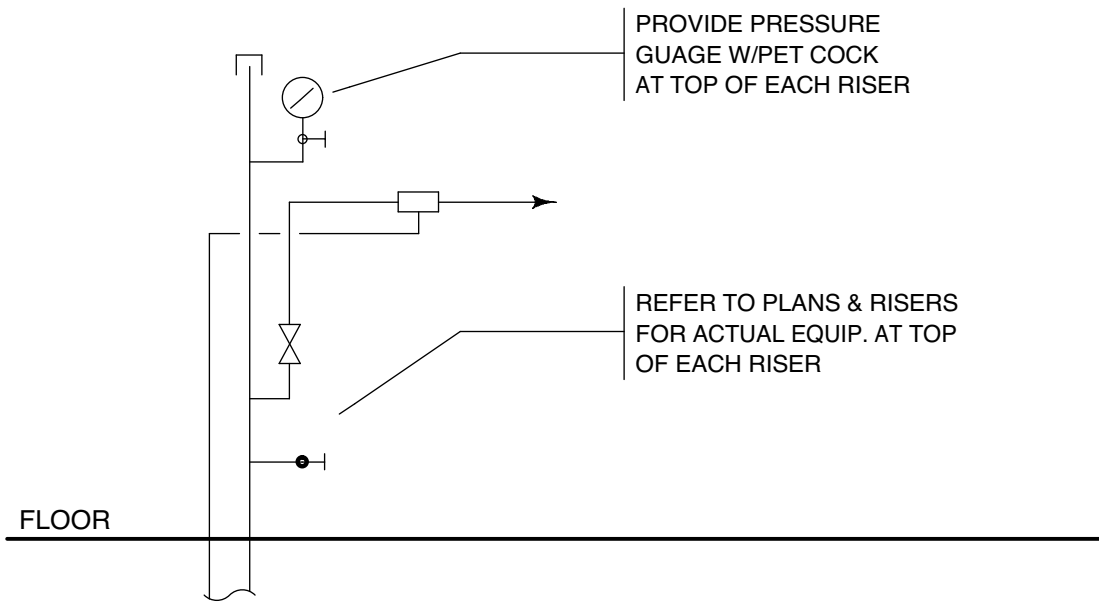
1 INSPECTOR'S TEST CONNECTION WET SYSTEM  
N.T.S.



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



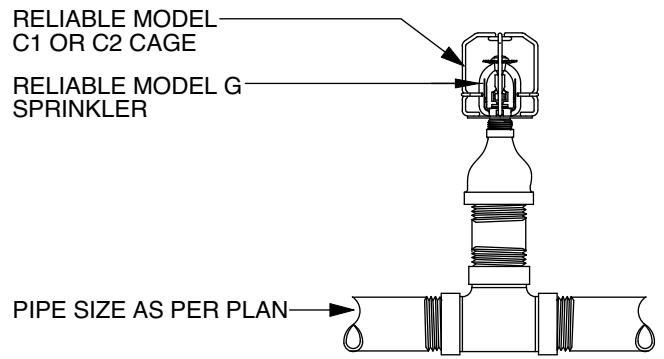
3 RECESSED PENDANT SPRINKLER HEAD CONNECTION  
N.T.S.



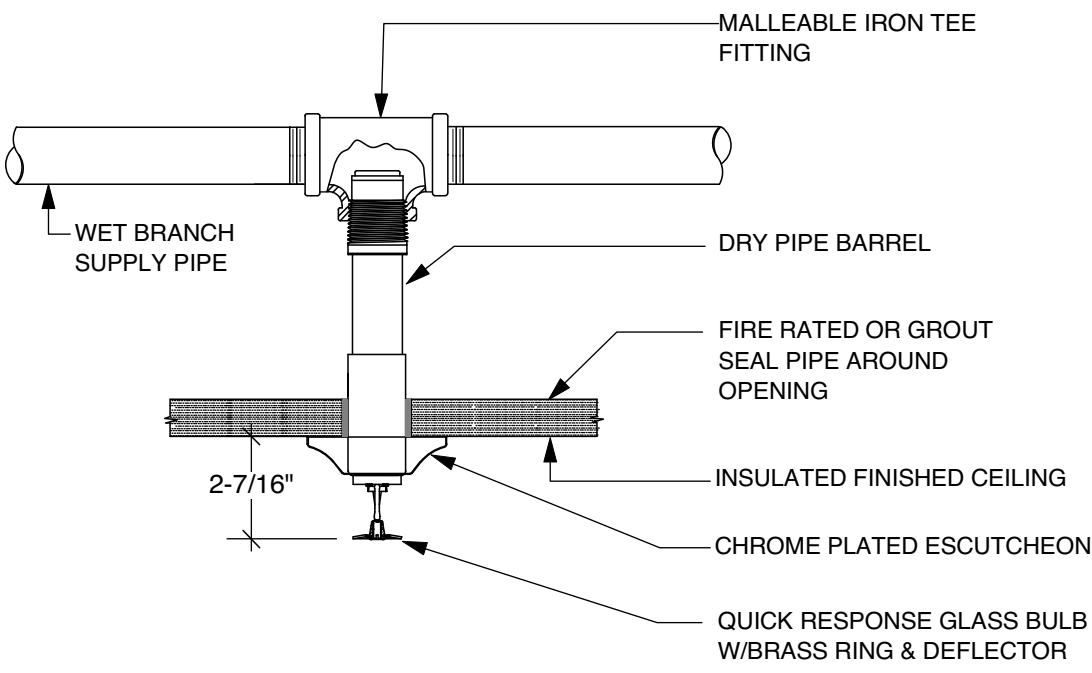
4 TOP OF FIRE RISER DETAIL (TYPICAL)  
N.T.S.

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

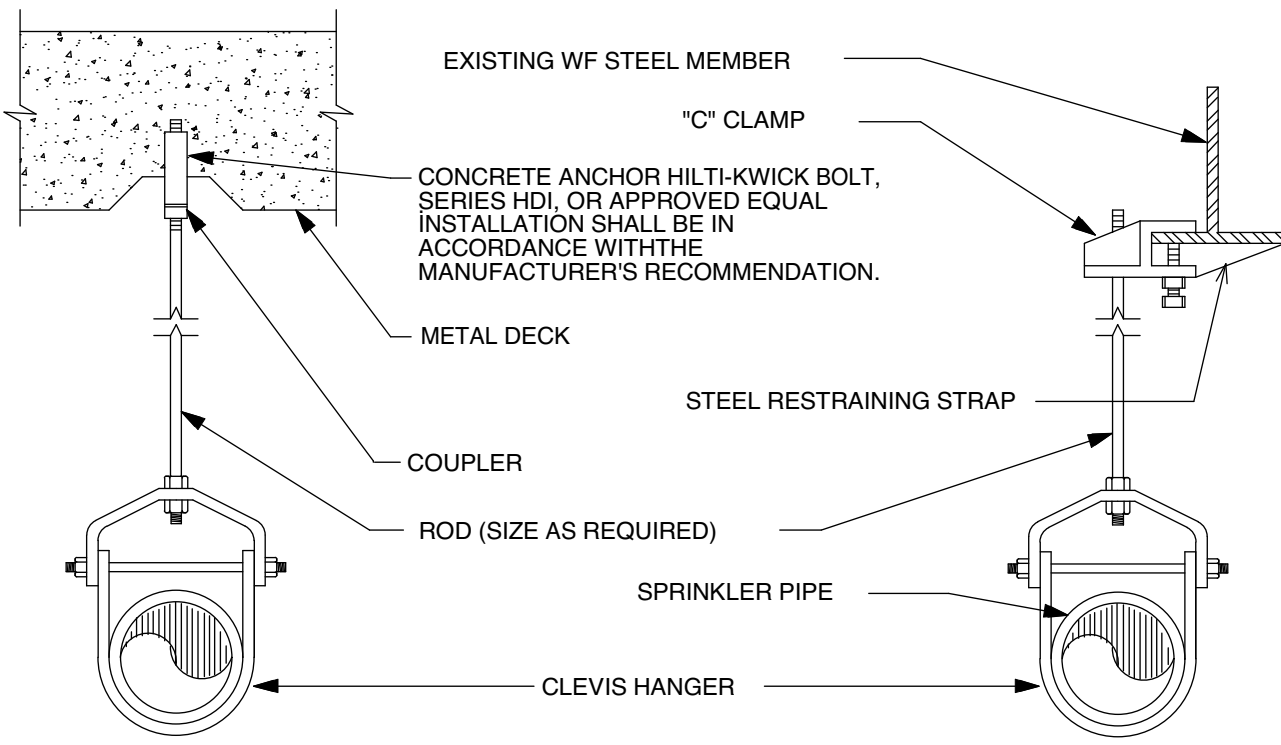
- NOTES:
1. THE TYPES AND LOCATIONS OF PIPE PENETRATIONS SHALL BE BASED ON PIPING LAYOUT SHOWN ON PLANS AND SECTIONS.
  2. FOR FLASHING DETAILS SEE ARCHITECTURAL DRAWINGS.
  3. REINFORCING BARS SHALL NOT BE IN CONTACT WITH PIPE SLEEVE.
  4. WELDING SYMBOLS SHALL BE ACCORDING TO AMERICAN INSTITUTE OF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



5 UPRIGHT SPRINKLER  
N.T.S.

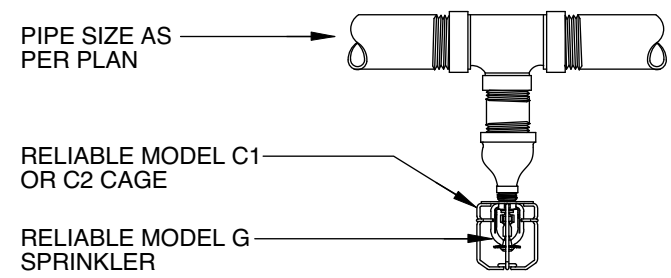


6 DRY PENDANT (NON-FREEZE) SPRINKLER HEAD CONNECTION  
N.T.S.

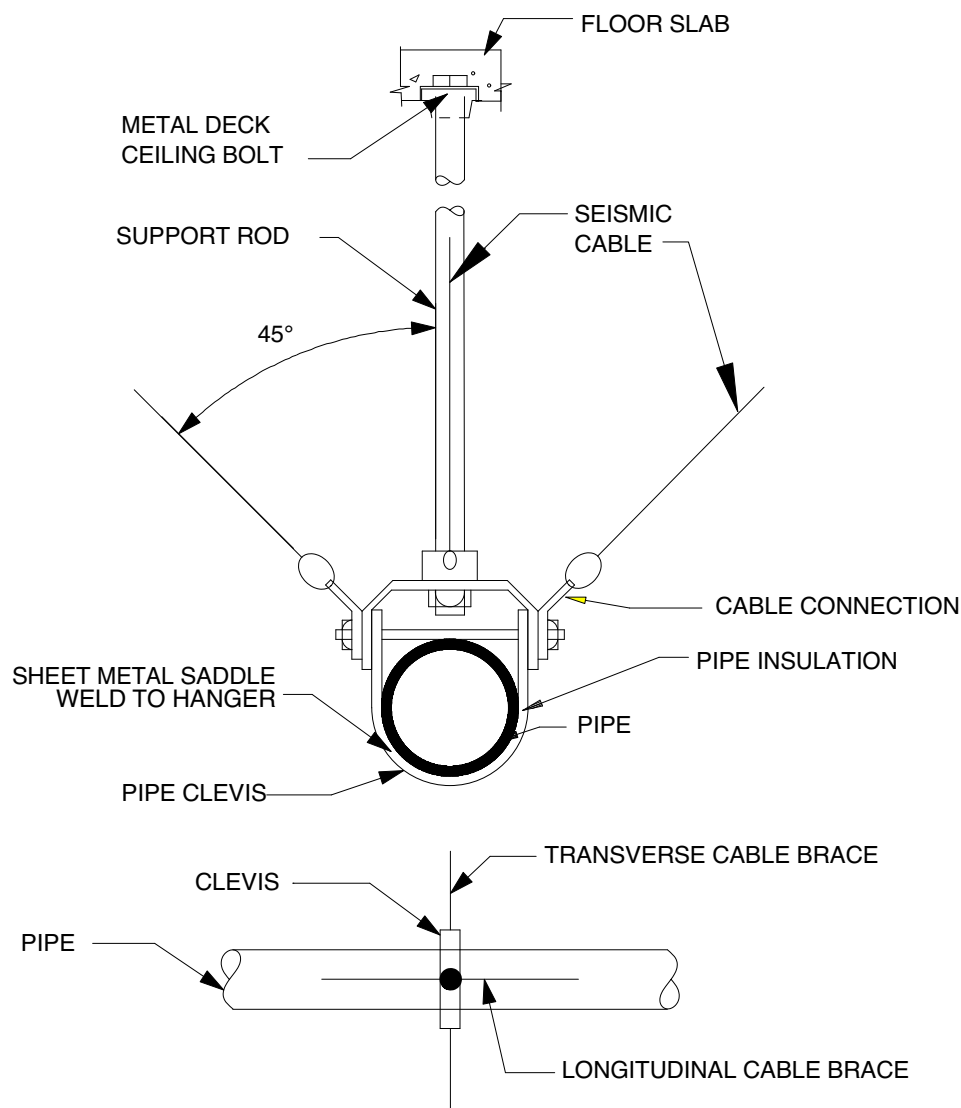


- NOTES:
1. CLEVIS HANGERS REQUIRED ON PIPING LARGER THAN 1"
  2. GENERAL PURPOSE HANGERS MAY BE USED ON 1" SPRINKLER PIPING ONLY.

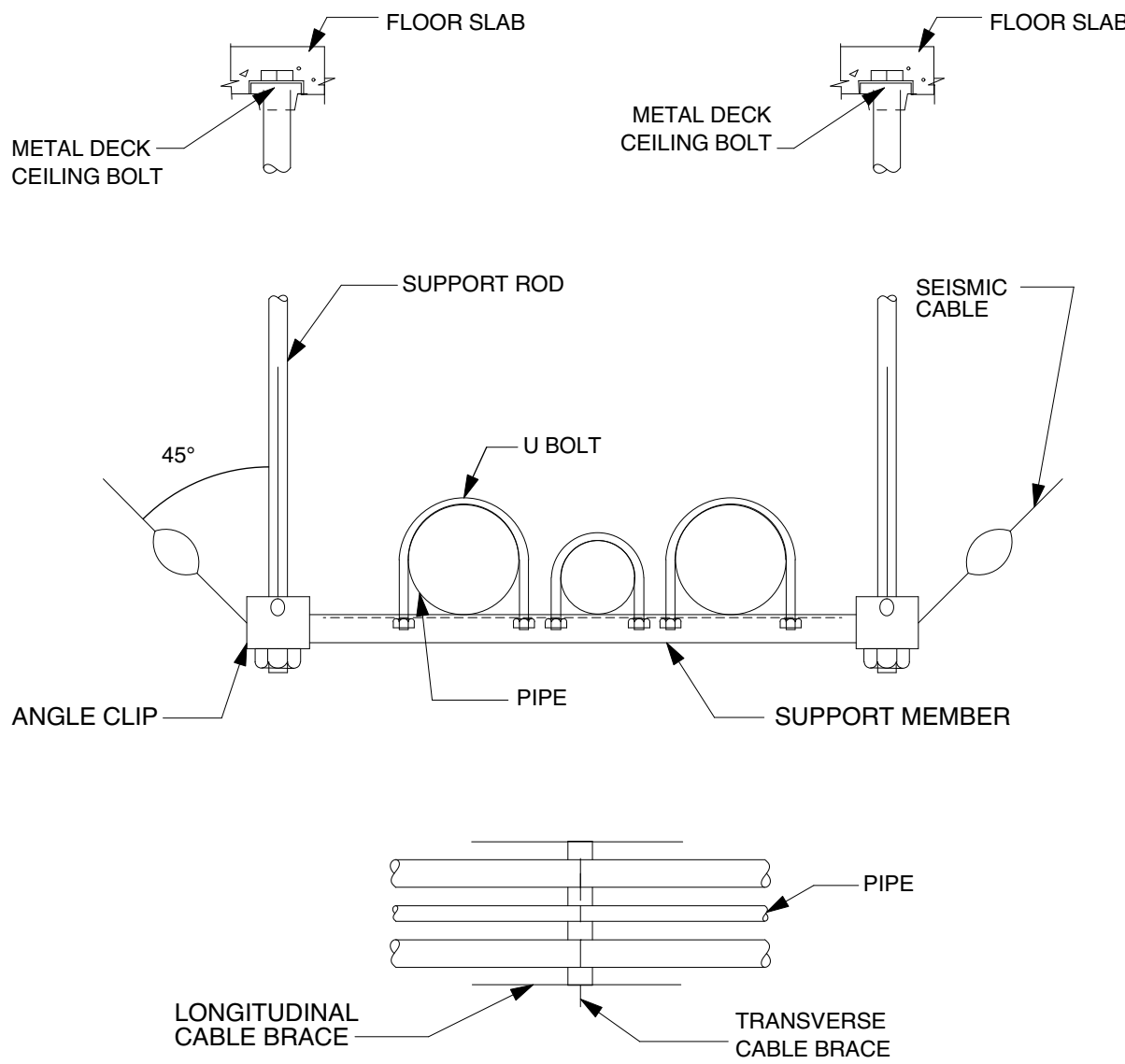
7 TYPICAL HANGER DETAILS  
N.T.S.



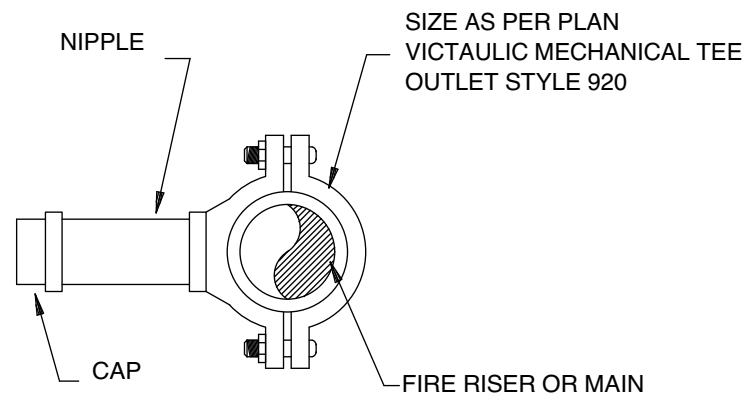
8 PENDANT SPRINKLER  
N.T.S.



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**

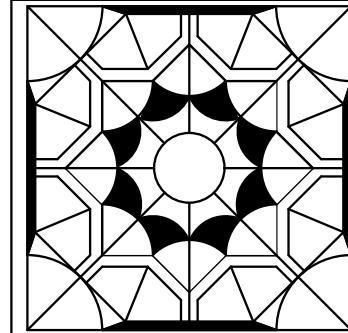
Project Title:

**PROPOSED 50 UNIT  
APARTMENT BUILDING**

1745 WEST FARMS ROAD  
BRONX, NEW YORK 10460

BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555

Seal



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- THE INSTALLATION OF BACKFLOW PREVENTION DEVICE (BFP) SHALL MEET ALL NYC DEP CROSS-CONNECTION CONTROL UNIT AND NYS DOH REQUIREMENTS.
- IT IS UNLAWFUL TO REMOVE TO BY-PASS A RECOGNIZED BACKFLOW PREVENTER DEVICE FOR ANY REASON UNLESS DEP IS NOTIFIED.
- DEVICE SHALL BE PROTECTED AGAINST FLOODING OR FREEZING AND PIPING SHALL BE PROTECTED FROM FREEZING.
- EACH BFP DEVICE SHALL BE TESTED ANNUALLY BY NEW YORK STATE CERTIFIED TESTER.
- TEST COCKS SHALL NOT FACE WALL UNLESS THERE IS ADEQUATE SPACE, AND SHALL BE ACCESSIBLE TO THE TESTER.
- ROOM WHERE BFP DEVICE IS TO BE LOCATED HAS HEATING AND LIGHTING.
- 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
- PLUMBING CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORTS FOR PIPING AND EQUIPMENT.
- 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.
- MINIMUM WATER PRESSURE FOR FIXTURES SHALL BE MAINTAINED AS PER PLUMBING CODE.
- 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."
- 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.
- THE BUILDING WILL NOT HAVE A CATEGORICALLY HAZARDOUS USE (I.E. HOSPITAL, MEDICAL OFFICE, DENTAL OFFICE).
- THERE WILL BE NO CHEMICALLY TREATED BOILERS, COOLING TOWERS, OR OTHER WATER COOLED EQUIPMENT.
- 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.
- THERE IS NO CHANGE IN USE, OCCUPANCY, OR EGRESS ASSOCIATED WITH THIS APPLICATION.
- BFP DEVICE IS TO BE DISINFECTED & PRESSURE TESTED PRIOR TO BEING PLACED IN SERVICES.
- SPRINKLER CONTROL VALVES TO BE PROVIDED WITH TAMPER SWITCHES CONNECTED TO CENTRAL STATION ALARM.
- WIRE FLOW SWITCH TO BUILDING FIRE ALARM DETECTION SYSTEM.



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Date	Issued to	Date	Revision	No.	North
					

Drawing Title:

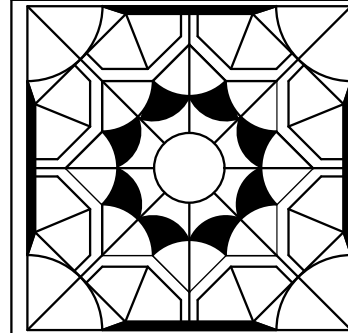
**BACKFLOW PREVENTER DETAILS  
FIRE SPRINKLER SYSTEM  
RISER DIAGRAM**

**Project Title:**

**PROPOSED 50 UNIT  
APARTMENT BUILDING**

1745 WEST FARMS ROAD  
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BLOCK: 3015 LOT: 25 NYC DOB JOB #: 220698555



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