BRINKERHOFF
ENVIRONMENTAL SERVICES, INC.

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Manasquan, New Jersey 08736
Tel: (732) 223-2225
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www.brinkenv.com

February 16, 2015

Transmitted via Email **shaminderc@dep.nyc.gov**

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

Re: VCP # 15CVCP064X
E-Designation # 15RHAN071X
Crotona Terrace – Building B
Remedial Action Work Plan (RAWP) Stipulation List

Dear Mr. Chawla:

Brinkerhoff Environmental Services, Inc. hereby submits a Remedial Action Work Plan (RAWP) Stipulation List for the Site to the New York City Office of Environmental Remediation (OER) on behalf of Joy Construction Corp. 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 pre-approval letter from all disposal facilities will be provided to OER prior to any soil/fill material removal from the site. 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 publically accessible right of way to building and other permits signage will consist of the NYC VCP Information Sheet (attached **Appendix 2**) announcing the remedial action. The Information sheet will be laminated and permanently affixed to the placard.

5. If your site contains hazardous waste that will be excavated and disposed of offsite, OER can work with your development team to seek an exemption for your property from the $130/ton state Hazardous Waste Program Fee. To qualify for an exemption, your 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 your OER Project Manager, copying supervising Project Manager and Shaminder Chawla, before hazardous waste is shipped from your site. Unless the Department of Environmental Conservation is notified before waste is shipped from your site, you may not receive an exemption from the fee. The exemption does not cover, and you remain liable for, the Special Assessment on Hazardous Waste (established by ECL§ 27-0923) which charges a fee of up to $27 per ton for hazardous waste generated that is due at the State Department of Taxation and Finance 30 days after the end of the quarter in which the waste was generated. **Appendix 3** includes additional information about the Exemption for Hazardous Waste Program Fee.

6. Eight end-point samples from the bottom of the excavation will be collected to evaluate the performance of the remedy with respect to attainment of Track 4 SCOs. A map indicating end-point sampling locations is attached in **Appendix 4**. Samples will be analyzed for contaminants of concern (SVOCs and metals). In addition, one soil vapor sample will be collected from the base of excavation at the area of the soil vapor sample SV01 collected in the 2014 RI in order to verify the TCE concentration that was detected at this location.

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 name the City of New York, the NYC Economic Development Corporation, and Brownfield Redevelopment Solutions as additional insured. 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 5**.

8. 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 6.**

9. An engineered composite site cover will be placed over the entire footprint of the Site. The composite cover system will be comprised of a ten (10)-inch structural concrete building slab. Excavation will occur across the site to a depth of approximately four (4) feet, with additional excavation occurring to a depth of approximately six (6) to eight (8) feet for an elevator pit. Drawings showing the slab thickness and depth of excavation are provided as **Appendix 7**.

Sincerely,

BRINKERHOFF ENVIRONMENTAL SERVICES, INC.

DOUG HARM, P.G.
Vice President

Cc: Shana Holberton, 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).

<u>Impacted Soil Excavation Methods</u>

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 indentified 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
NYC VCP SIGNAGE

NYC Voluntary Cleanup Program

1825 Boston Rd, Bronx, New York
Site #: 15CVCP064X

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

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

Or scan with smart phone:

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

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

Appendix 3
Hazardous Waste Fee Exemption Fact Sheet

Hazardous Waste Fee Exemption Fact Sheet

PlaNYC

NYC Office of Environmental Remediation

Exemption from the Hazardous Waste Program Fee

If your site is enrolled in the city Voluntary Cleanup Program 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. This exemption does not cover, and you remain liable for, the Special Assessment on Hazardous Waste (established by ECL§ 27-0923).

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 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 amount of hazardous waste in tons that you anticipate shipping offsite; and
   - the anticipated dates for the start and completion of remediation.

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

2. After hazardous waste has been removed from the site, OER will 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 Shana Holberston sholbertson@dep.nyc.gov and Mark McIntyre mmcintyre@cityhall.nyc.gov.

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

Upon OER's submission of the last two certifications to DEC, the agency will issue a written statement exempting an individual site from the Hazardous Waste Program Fee. OER will then notify the project of the exemption.

For further information, please contact:

Shana Holberton
Program Manager
(212) 788-3220
SHolberton@dep.nyc.gov

or

Mark McIntyre
General Counsel
(212) 788-3015
MMcintyre@cityhall.nyc.gov

Contact OER to confirm that you are using the most updated version of this guidance.

Exemption from the Hazardous Waste Program Fee

Ongoing Obligations:

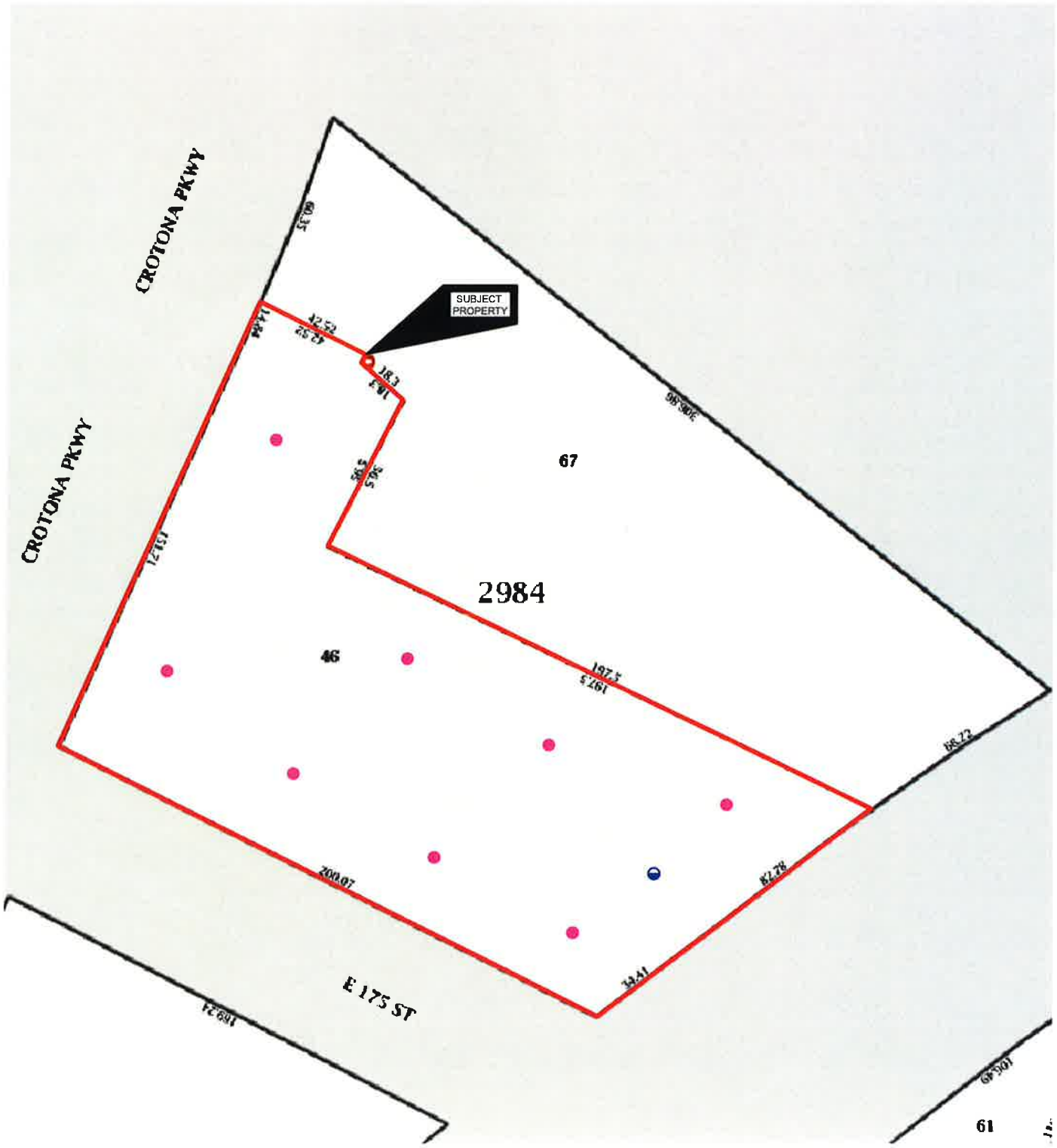
Regardless of the Hazardous Waste Program Fee exemption, parties must:

- File a Hazardous Waste Annual Report with DEC by March 1 of each year if your site generated 15 tons of hazardous waste or more in the relevant 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

- Make quarterly payments of the Special Assessment on Hazardous Waste to the state Department of Taxation and Finance. For details see: http://www.tax.ny.gov/bus/haz/hzrdwste.htm

Appendix 4
End-Point Sampling Map

1805 ATLANTIC AVENUE, MANASQUAN, NEW JERSEY 08736 Tel: (732) 223-2225 Fax: (732) 223-3666



0' 25' 50'

SCALE: 1"=50'

LEGEND

- END POINT SAMPLE LOCATION
- CONFORMATION SOIL VAPOR SAMPLE LOCATION

BRINKERHOFF
ENVIRONMENTAL SERVICES, INC.

FIGURE 5
END POINT SAMPLE LOCATION MAP
1825 BOSTON ROAD - BUILDING B
BLOCK 2984, LOT 46
BOROUGH OF BRONX, BRONX COUNTY, NEW YORK

DATE: 1/27/15	JOB NO.: 14BR103	SCALE: 1" = 50'

Appendix 5
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, and the CPL policy if in force, must list the city, EDC and BRS as additional insureds, include completed operations coverage and be primary and non-contributory to any other insurance the additional insureds may have.

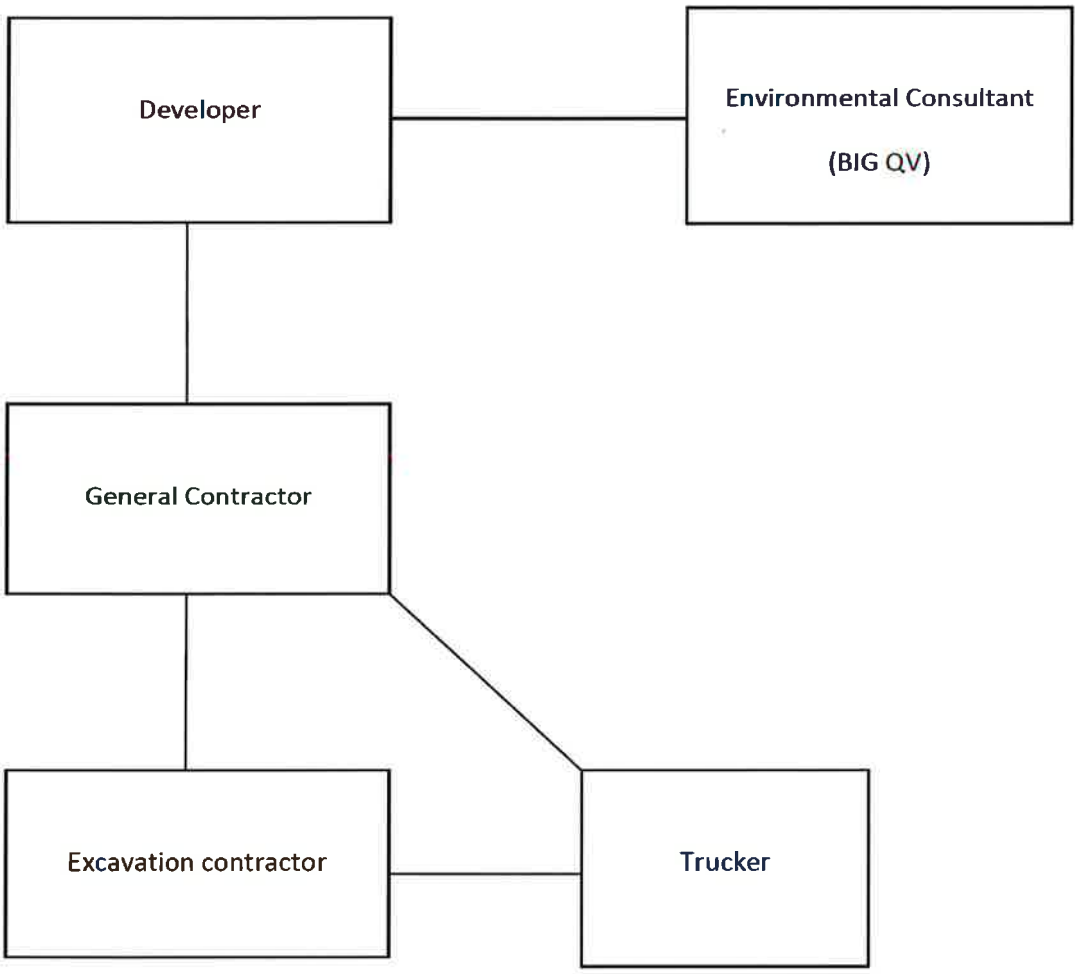
- Its environmental consultant(s) hired to oversee the cleanup must be:
  a. a BIG Qualifed Vendor; and
  b. maintain Professional Liability (PL) insurance of $1M per claim and annual aggregate.

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. Parties who must be named as Additional Insureds on Cleanup Grant insurance policies (CGL and CPL) are presented on page 3.

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 facilit(ies).



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

BIG Program Additional Insureds

The full names and addresses of the additional insureds required under the Required CGL Policy and recommended CPL Policy are as follows:

"City and its officials and employees"
New York City Mayor's Office of Environmental Remediation
253 Broadway, 14th Floor
New York, NY 10007

"NYC EDC and its officials and employees"
New York City Economic Development Corporation
110 William Street
New York, NY 10038

"BIG Grant Administrator and its officials and employees"
Brownfield Redevelopment Solutions, Inc.
739 Stokes Road, Units A & B
Medford, NJ 08055

Appendix 6
Daily Report Template

Office of Environmental Remediation

Daily Status Report Template
Version 1.3

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.:	14CVCP000M	E-Number Project No.:	14EHAN000M	Date:	01/01/2014
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

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 Or Liquid	Facility # Name Location Type of Waste Solid *Or* Liquid		Facility # Name Location Type of Waste Solid *Or* Liquid		Facility # Name Location Type of Waste Solid *Or* Liquid		Facility # Name Location Type of Waste Solid *Or* Liquid		####### Clean Earth Carteret, NJ petroleum soils Solid	
(Trucks, Cu.Yds. Or Gallons)	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds.
Today									5	120
Total									25	600

NYC Clean Soil Bank		Receiving Facility: Name/ Address (Approved by OER)			
Tracking No.:	13CCSB000				
Today	Trucks 5	Cu. Yds. 25	Total	Trucks 120	Cu. Yds. 600

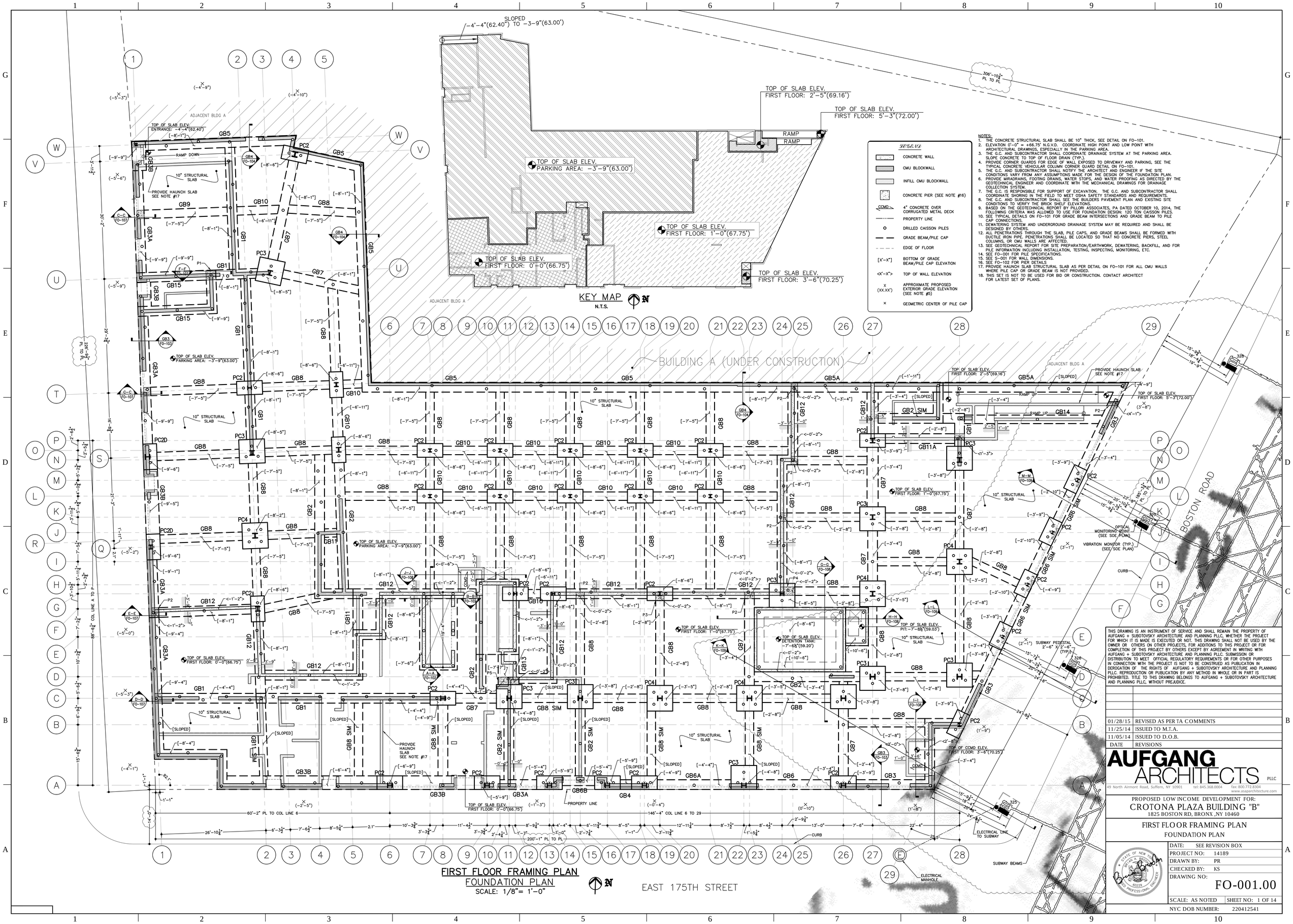
Site Grid Map

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 7
Foundation Drawings



KEY MAP
N.T.S.

LEGEND

- CONCRETE WALL
- CMU BLOCKWALL
- INFILL CMU BLOCKWALL
- CONCRETE PIER (SEE NOTE #16)
- CCMD — 4" CONCRETE OVER CORRUGATED METAL DECK
- PROPERTY LINE
- DRILLED CAISSON PILES
- GRADE BEAM/PILE CAP
- EDGE OF FLOOR
- [X'-X"] — BOTTOM OF GRADE BEAM/PILE CAP ELEVATION
- <X'-X"> — TOP OF WALL ELEVATION
- X (XX.XX') — APPROXIMATE PROPOSED EXTERIOR GRADE ELEVATION (SEE NOTE #5)
- × — GEOMETRIC CENTER OF PILE CAP

NOTES:

1. THE CONCRETE STRUCTURAL SLAB SHALL BE 10" THICK, SEE DETAIL ON FO-101.
2. ELEVATION 0'-0" = +66.75' N.G.V.D. COORDINATE HIGH POINT AND LOW POINT WITH ARCHITECTURAL DRAWINGS, ESPECIALLY IN THE PARKING AREA.
3. THE G.C. AND SUBCONTRACTOR SHALL COORDINATE DRAINAGE SYSTEM AT THE PARKING AREA. SLOPE CONCRETE TO TOP OF FLOOR DRAIN (TYP.).
4. PROVIDE CORNER GUARDS FOR EDGE OF WALL EXPOSED TO DRIVEWAY AND PARKING, SEE THE TYPICAL CONCRETE VEHICULAR COLUMN CORNER GUARD DETAIL ON FO-101.
5. THE G.C. AND SUBCONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IF THE SITE CONDITIONS VARY FROM ANY ASSUMPTIONS MADE FOR THE DESIGN OF THE FOUNDATION PLAN.
6. PROVIDE MIRADRAINS, FOOTING DRAINS, WATER STOPS, AND WATER PROOFING AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COORDINATE WITH THE MECHANICAL DRAWINGS FOR DRAINAGE COLLECTION SYSTEM.
7. THE G.C. IS RESPONSIBLE FOR SUPPORT OF EXCAVATION. THE G.C. AND SUBCONTRACTOR SHALL COORDINATE SHORING IN THE FIELD TO MEET OSHA SAFETY STANDARDS AND REQUIREMENTS.
8. THE G.C. AND SUBCONTRACTOR SHALL SEE THE BUILDERS PAVEMENT PLAN AND EXISTING SITE CONDITIONS TO VERIFY THE BRICK SHELF ELEVATIONS.
9. BASED ON THE GEOTECHNICAL REPORT BY PILLORI ASSOCIATES, PA DATED OCTOBER 10, 2014, THE FOLLOWING CRITERIA WAS ALLOWED TO USE FOR FOUNDATION DESIGN: 120 TON CAISSON PILES.
10. SEE TYPICAL DETAILS ON FO-101 FOR GRADE BEAM INTERSECTIONS AND GRADE BEAM TO PILE CAP CONNECTIONS.
11. DEWATERING SYSTEM AND UNDERGROUND DRAINAGE SYSTEM MAY BE REQUIRED AND SHALL BE DESIGNED BY OTHERS.
12. ALL PENETRATIONS THROUGH THE SLAB, PILE CAPS, AND GRADE BEAMS SHALL BE FORMED WITH DUCTILE IRON PIPE. PENETRATIONS SHALL BE LOCATED SO THAT NO CONCRETE PIERS, STEEL COLUMNS, OR CMU WALLS ARE AFFECTED.
13. SEE GEOTECHNICAL REPORT FOR SITE PREPARATION/EARTHWORK, DEWATERING, BACKFILL, AND FOR PILE INFORMATION INCLUDING INSTALLATION, TESTING, INSPECTING, MONITORING, ETC.
14. SEE FO-001 FOR PILE SPECIFICATIONS.
15. SEE S-001 FOR WALL DIMENSIONS.
16. SEE FO-102 FOR PIER DETAILS
17. PROVIDE HAUNCH SLAB STRUCTURAL SLAB AS PER DETAIL ON FO-101 FOR ALL CMU WALLS WHERE PILE CAP OR GRADE BEAM IS NOT PROVIDED.
18. THIS SET IS NOT TO BE USED FOR BID OR CONSTRUCTION. CONTACT ARCHITECT FOR LATEST SET OF PLANS.

FIRST FLOOR FRAMING PLAN
FOUNDATION PLAN
SCALE: 1/8"= 1'-0"

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF AUFGANG + SUBOTOVSKY ARCHITECTURE AND PLANNING PLLC, WHETHER THE PROJECT FOR WHICH IT IS MADE IS EXECUTED OR NOT. THIS DRAWING SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH AUFGANG + SUBOTOVSKY ARCHITECTURE AND PLANNING PLLC. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE RIGHTS OF AUFGANG + SUBOTOVSKY ARCHITECTURE AND PLANNING PLLC. REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THIS DRAWING BELONGS TO AUFGANG + SUBOTOVSKY ARCHITECTURE AND PLANNING PLLC, WITHOUT PREJUDICE.

DATE	REVISIONS
01/28/15	REVISED AS PER TA COMMENTS
11/25/14	ISSUED TO M.T.A.
11/05/14	ISSUED TO D.O.B.

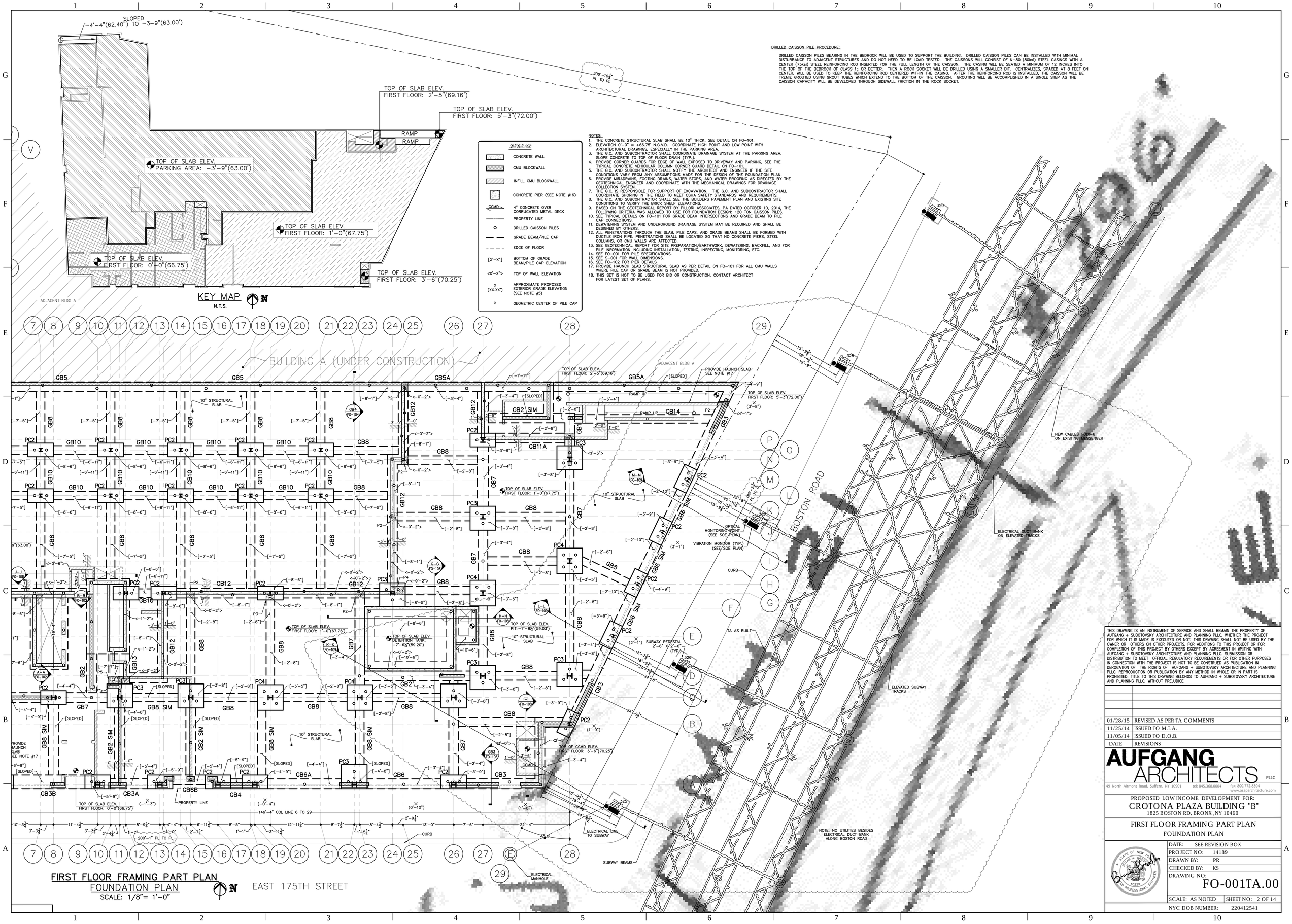
AUFGANG ARCHITECTS PLLC
49 North Airmont Road, Suffern, NY 10901 tel: 845.368.0004 fax: 800.772.8304 www.asaparchitecture.com

PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

FIRST FLOOR FRAMING PLAN
FOUNDATION PLAN

DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	FO-001.00
SCALE: AS NOTED	SHEET NO: 1 OF 14
NYC DOB NUMBER:	220412541

STATE OF NEW YORK — BRIAN A. SUBOTOVSKY — 060229 — LICENSED PROFESSIONAL ENGINEER



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DATE	REVISIONS
01/28/15	REVISED AS PER TA COMMENTS
11/25/14	ISSUED TO M.T.A.
11/05/14	ISSUED TO D.O.B.

AUFGANG ARCHITECTS PLLC
49 North Airmont Road, Suffern, NY 10901 tel: 845.368.0004 fax: 800.772.8304 www.asaparchitecture.com

PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

FIRST FLOOR FRAMING PART PLAN
FOUNDATION PLAN

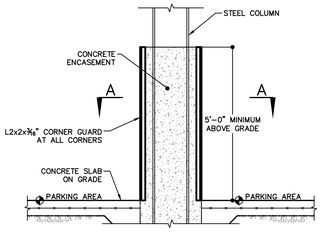
DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	FO-001TA.00
SCALE:	AS NOTED
SHEET NO:	2 OF 14
NYC DOB NUMBER:	220412541

FOUNDATION NOTES AND REQUIREMENTS:

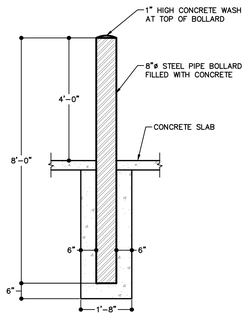
1. ELEVATIONS ARE REFERENCED TO FIRST FLOOR PLANK ELEVATION 66.75'=0'-0".
2. SOIL REPORTS ARE AVAILABLE FROM THE OWNER. CONTRACTOR TO REVIEW IN COMPLIANCE WITH REQUIREMENTS OUTLINED IN THE SOIL REPORT.
3. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED.
4. WALL CONSTRUCTION JOINTS AND CRACK CONTROL JOINTS SHALL BE PROVIDED AS SHOWN ON FO-101. ALLOW 3 DAYS BETWEEN ADJACENT CONCRETE POURS. ADDITIONAL CONSTRUCTION JOINTS MAY BE PROVIDED IF REQUESTED BY THE CONTRACTOR.
5. HORIZONTAL REINFORCING SHALL BE CONTINUOUS OR OVERLAPPED AS NEEDED ACROSS ALL CONSTRUCTION JOINTS.
6. BACKFILL MATERIAL SHALL BE CLEAN SAND OR GRAVEL CONTAINING NO MORE THAN 10% PASSING A NO. 200 SIEVE. BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% (ASTM D1557) TO THE FINAL SUBGRADE IN LIFTS OF NO MORE THAN 8 INCH THICKNESS (LOOSE MEASURE) WITH A MECHANICAL COMPACTOR (MINIMUM OF THREE PASSES).
7. GENERAL CONTRACTOR/SUBCONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, LICENSES AND NOTIFICATIONS PRIOR TO COMMENCING SITE WORK.
8. GENERAL CONTRACTOR/SUBCONTRACTOR SHALL REMOVE CONSTRUCTION MATERIAL AND DEBRIS FROM THE SITE DURING AND AT THE COMPLETION OF WORK.
9. BASED ON THE GEOTECHNICAL ENGINEERING REPORT BY PILLORI ASSOCIATES, PA DATED OCTOBER 10, 2014, THE FOLLOWING CRITERIA WAS ALLOWED TO USE FOR FOUNDATION DESIGN: 120-TON CAISSON PILES
10. A 4" LAYER OF 3/4" CRUSHED STONE AND CONTINUOUS VAPOR RETARDER IS REQUIRED FOR STRUCTURAL SLAB.
11. BOTTOM OF FOOTING ELEVATION SHALL BE 4'-0" BELOW GRADE EXPOSED TO WEATHER AS PER REQUIREMENTS BY NYC FOR FROST PROTECTION, UNLESS FOOTING IS PINNED TO ROCK.
12. CALL ENGINEER/ARCHITECT IF BOTTOM OF FOOTING SUPERIMPOSES EXISTING WALL.
13. FOOTING BEARING ON SOIL AND ROCK SHOULD NOT BE INTERMIXED. SEE THE GEOTECHNICAL REPORT FOR THE PREPARATION OF SUBGRADE WHERE FOOTING BEARS ON SOIL AND OCCASIONAL AREAS OF HIGH ROCK.
14. GENERAL CONTRACTOR/SUBCONTRACTOR TO PROVIDE CORROSION PROTECTION FOR ALL STRUCTURES SUSCEPTIBLE TO CORROSION, ESPECIALLY BY PARKING AREAS.
15. OWNER TO PERFORM MAINTENANCE PROGRAM TO PROTECT STRUCTURE AGAINST WATER DAMAGE AND CORROSION.
16. GENERAL CONTRACTOR/SUBCONTRACTOR TO COORDINATE WATERPROOFING WITH ARCHITECTURAL PLAN AT COLD JOINTS IF EXTERIOR GRADE IS HIGHER THAN JOINTS.
17. GENERAL CONTRACTOR/SUBCONTRACTOR TO UTILIZE STAY-FORMS OR EQUIVALENT, WHERE NEIGHBORING BUILDING IS IN CLOSE PROXIMITY TO PROPOSED BUILDING, SO NOT TO CREATE ANY PRESSURE ON NEIGHBORING FOUNDATION WALL.

CONCRETE AND REINFORCING NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH, F'c, OF 4000 PSI WITH 6% AIR-ENTRAINMENT AND A MAXIMUM SLUMP OF 4".
2. ALL CONCRETE SHALL BE REINFORCED AND ERECTED IN ACCORDANCE WITH THE NYC BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AS ADOPTED BY ACI 318 AND LOCAL CODES.
3. ALL CONCRETE WORK SHALL CONFORM TO ACI 301 STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE.
4. ALL CONCRETE SHALL USE PORTLAND CEMENT TYPE II. CONCRETE SHALL BE PROPORTIONED, BATCHED, AND MIXED BY METHOD I OR II OF THE NYC BUILDING CODE. SUBMIT MIX DESIGN AND COMPRESSION TEST RESULTS AS REQUIRED. CONCRETE SHALL CONFORM TO CONTROLLED INSPECTION REQUIREMENTS.
5. ALL REINFORCING STEEL SHALL BE DEFORMED HIGH BOND BARS ROLLED FROM NEW BILLET OR INTERMEDIATE GRADE STEEL TO MEET LATEST ASTM SPECIFICATIONS A-615, GRADE 60.
6. SPLICES SHALL BE IN CONFORMANCE WITH ACI 318-95 AND SPLICE LENGTH TABLES SHOWN ON S-201, 36 TIMES BAR DIAMETER MINIMUM. WELDED WIRE FABRIC SHEETS SHALL BE SPLICED 8" MINIMUM.
7. ALL DETAILS OF REINFORCEMENT AND ACCESSORIES SHALL BE FABRICATED AND PROVIDED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING.
8. WELDED WIRE FABRIC SHALL MEET REQUIREMENTS OF ASTM A-185.
9. SHOP DRAWINGS SHALL MEET REQUIREMENTS OF ASTM A-185. SHOP DRAWINGS ON ALL CONCRETE REINFORCING MUST BE SUBMITTED FOR REVIEW BEFORE CONSTRUCTION.
10. BEFORE POURING CONCRETE, MECHANICAL AND ELECTRICAL CONTRACTORS SHALL VERIFY LOCATION AND SIZE OF ALL OPENINGS, PADS, TRENCHES, AND SLEEVES FOR THEIR EQUIPMENT, IF ANY.
11. PROVIDE CORNER REINFORCEMENT AT WALL INTERSECTIONS AS SHOWN IN TYPICAL CORNER REINFORCING DETAIL.
12. ACI 305R-99 SHALL BE FOLLOWED FOR HOT WEATHER CONCRETING AND ACI306R-88 SHALL BE FOLLOWED FOR COLD WEATHER CONCRETING WHEN APPLICABLE.
13. MINIMUM COVER SPACING:
    - -CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
    - -CONCRETE EXPOSED TO EARTH/WEATHER: 2"
    - -CONCRETE NOT EXPOSED TO EARTH/WEATHER OR IN CONTACT WITH GROUND: 1½"

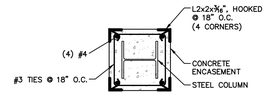


TYPICAL CONCRETE VEHICULAR COLUMN CORNER GUARD DETAIL
N.T.S.

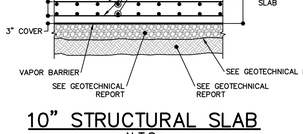


BOLLARD DETAIL
N.T.S.

NOTES:
1. BOLLARDS SHALL BE PAINTED WITH 2 COATS OF RUST-INHIBITIVE PAINT, INCLUDING A PRIME COAT.
2. ALL CONCRETE SHALL BE CAPABLE TO WITHSTAND 3000 PSI OR GREATER.

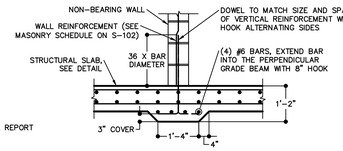


SECTION A-A
N.T.S.



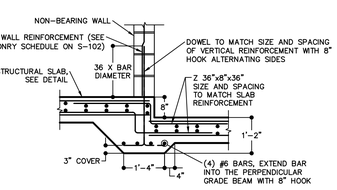
10" STRUCTURAL SLAB
N.T.S.

NOTE:
1. THE REINFORCEMENT BARS SPANNING EAST-WEST SHALL BE THE OUTER MOST LAYER OF REINFORCEMENT.
2. ADDITIONAL REINFORCEMENT IS REQUIRED IN SOME AREAS, SEE FO-002 FOR LOCATIONS.



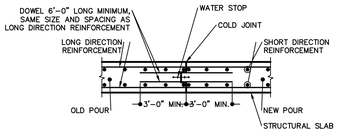
HAUNCH SLAB UNDER NON-BEARING WALL
N.T.S.

NOTE: HAUNCH IS TO SPAN FROM INTERSECTING GRADE BEAM AT BOTH ENDS.



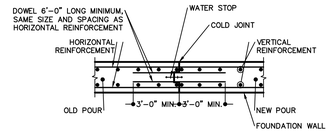
HAUNCH SLAB UNDER NON-BEARING WALL
N.T.S.

NOTE: HAUNCH IS TO SPAN FROM INTERSECTING GRADE BEAM AT BOTH ENDS.

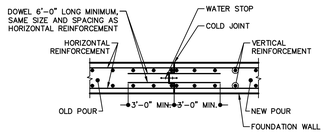


STRUCTURAL SLAB COLD JOINT DETAIL
N.T.S.

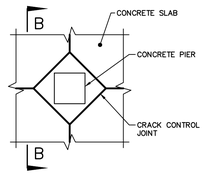
NOTE: SUBMIT PROPOSED COLD JOINT LOCATIONS TO EOR FOR APPROVAL BEFORE CONCRETE POUR.



WALL COLD JOINT DETAIL
N.T.S.

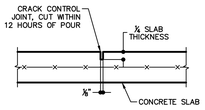


WALL CONSTRUCTION JOINT DETAIL
N.T.S.

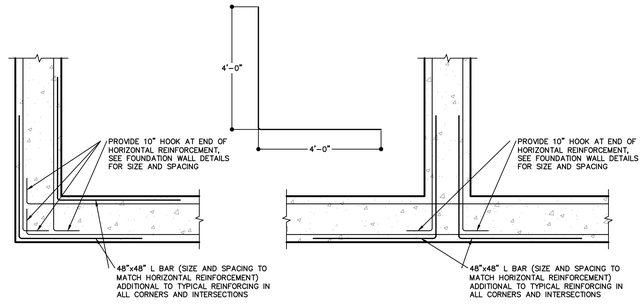


CRACK CONTROL JOINT DETAIL
N.T.S.

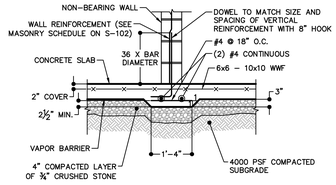
NOTE: SAW CUT CRACK CONTROL JOINT AT EACH COLUMN LINE TO EACH OTHER COLUMN LINE OR 20' O.C. MINIMUM.



SECTION B-B
N.T.S.

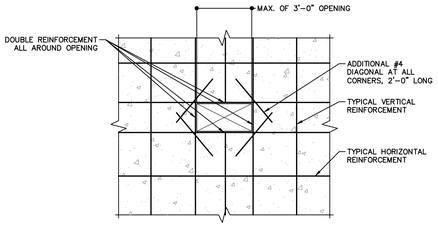


TYPICAL CONCRETE WALL CORNER REINFORCING DETAILS
N.T.S.

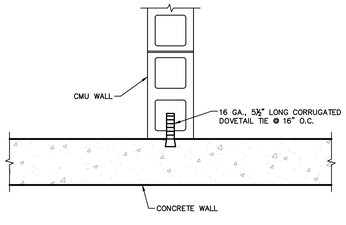


HAUNCH SLAB UNDER NON-BEARING WALL
N.T.S.

NOTE: PROVIDE HAUNCH SLAB AT LOCATION WHERE FOOTING IS NOT SHOWN IN THE FOUNDATION PLAN, WHERE A NON-BEARING WALL IS PROPOSED.



TYPICAL OPENING IN CONCRETE WALL DETAIL
N.T.S.

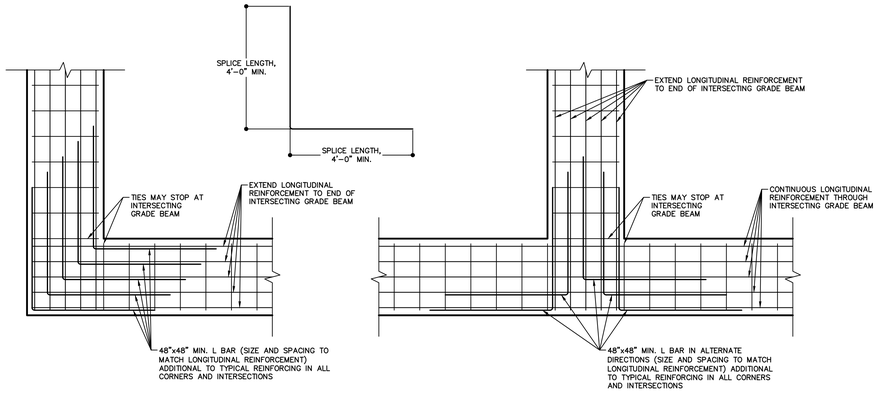


TYPICAL CONCRETE TO CMU CONNECTION DETAIL
N.T.S.

NOTES:
1. THE CMU AND CONCRETE WALL REINFORCEMENT IS NOT SHOWN FOR CLARITY.
2. THE CORRUGATED DOVETAIL TIE SHALL BE PROVIDED WHEREVER A CMU WALL IS ADJACENT (PARALLEL OR PERPENDICULAR) TO A CONCRETE WALL.

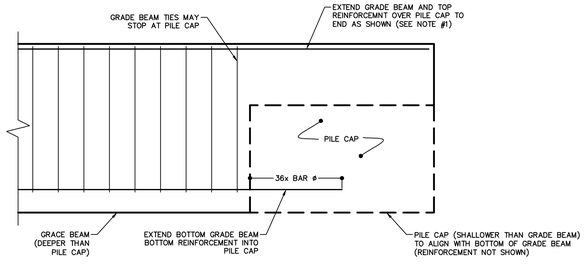
SPLICE LENGTH TABLE

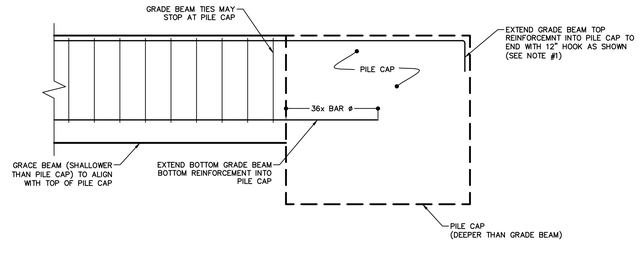
BAR SIZE	MIN. SPLICE
#3	2'-0"
#4	2'-0"
#5	2'-0"
#6	2'-5"
#7	3'-6"
#8	4'-0"
#9	4'-6"
#10	5'-0"



TYPICAL GRADE BEAM CORNER REINFORCING DETAILS
N.T.S.

NOTE: WHERE GRADE BEAMS PASS THROUGH INTERSECTION TO FORM AN "X", ALL LONGITUDINAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH INTERSECTION WITH NO ADDITIONAL REINFORCEMENT REQUIRED.





TYPICAL GRADE BEAM TO PILE CAP CONNECTION DETAILS
N.T.S.

NOTES:
1. WHERE GRADE BEAMS PASS THROUGH PILE CAPS, ALL TOP REINFORCEMENT SHALL BE CONTINUOUS THROUGH PILE CAP.
2. PILES AND PILE CAP REINFORCEMENT NOT SHOWN.

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DATE	REVISIONS
01/28/15	REVISED AS PER TA COMMENTS
11/25/14	ISSUED TO M.T.A.
11/05/14	ISSUED TO D.O.B.

AUFGANG ARCHITECTS PLLC
49 North Airmont Road, Suffern, NY 10901 tel: 845.368.0004 fax:800.772.8804
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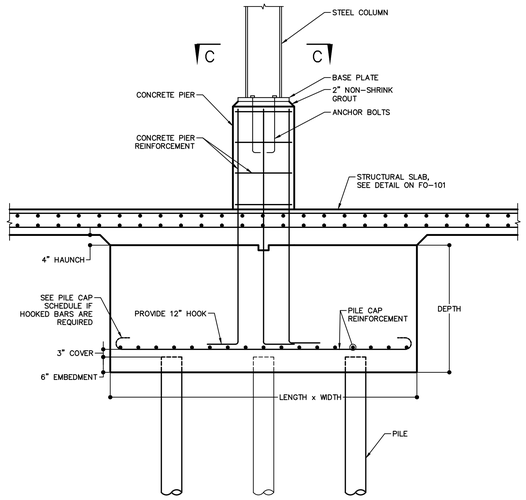
PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

FOUNDATION DETAILS AND NOTES

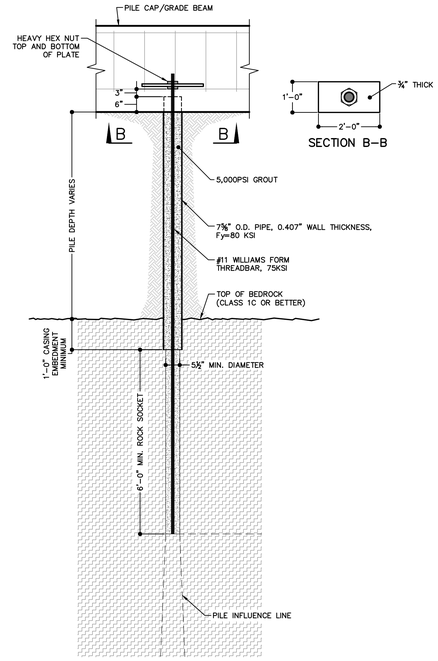
DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	FO-101.00
SCALE:	AS NOTED
SHEET NO:	4 OF 14
NYC DOB NUMBER:	220412541



TYPICAL PILE CAP DETAIL WITH PIER

N.T.S.

NOTE: SEE COLUMN SCHEDULE ON S-201 FOR COLUMN, BASE PLATE, PIER, AND ANCHOR BOLTS.

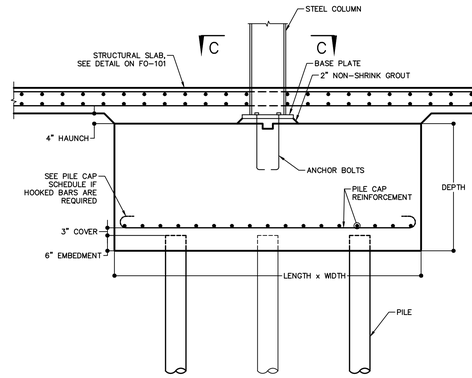


SECTION B-B

120 TON DRILLED CAISSON PILE DETAIL

N.T.S.

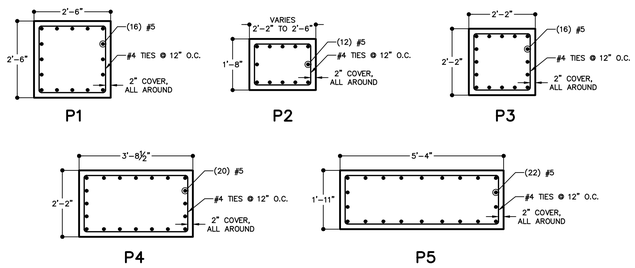
NOTES:
1. PROVIDE REBAR SPACERS OR CENTRALIZERS 10' O.C.
2. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.



TYPICAL PILE CAP DETAIL WITHOUT PIER

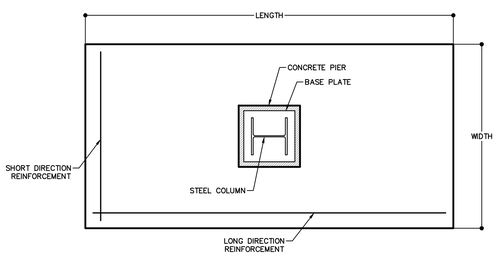
N.T.S.

NOTE: SEE COLUMN SCHEDULE ON S-201 FOR COLUMN, BASE PLATE, AND ANCHOR BOLTS.



PIER DETAILS

N.T.S.

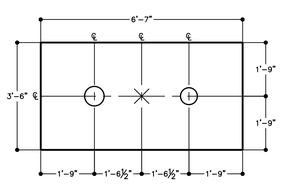


SECTION C-C

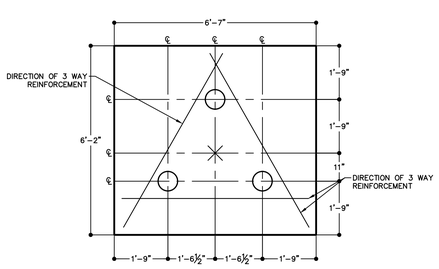
N.T.S.

PILE CAP SCHEDULE (120 TON PILES)

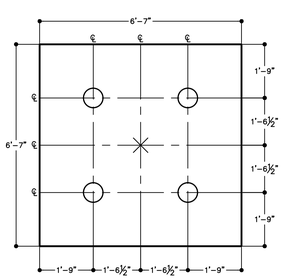
	LENGTH x WIDTH	DEPTH	REINFORCEMENT	
			LONG DIRECTION	SHORT DIRECTION
PC2	6'-7" x 3'-6"	3'-7"	(4) #10H	(5) #4H
PC2D	6'-7" x 3'-6"	4'-7"	(4) #10H	(5) #4H
PC3	6'-7" x 6'-2"	3'-6"	(3) #10H 3 WAYS	
PC4	6'-7" x 6'-7"	3'-3"	(7) #10H	(7) #10H



PC2
N.T.S.



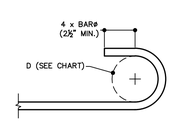
PC3
N.T.S.



PC4
N.T.S.

180° HOOKED REINFORCEMENT TABLE

BAR SIZE	INSIDE BEND DIAMETER (D)
#3	2¼"
#4	3"
#5	3¾"
#6	4½"
#7	5¼"
#8	6"
#9	9½"
#10	10¾"



180° HOOKED REINFORCEMENT DETAIL

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11/25/14	ISSUED TO M.T.A.
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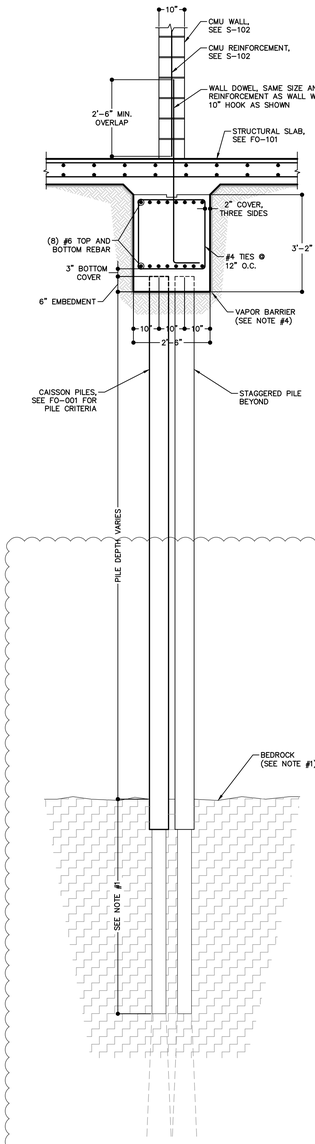
PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

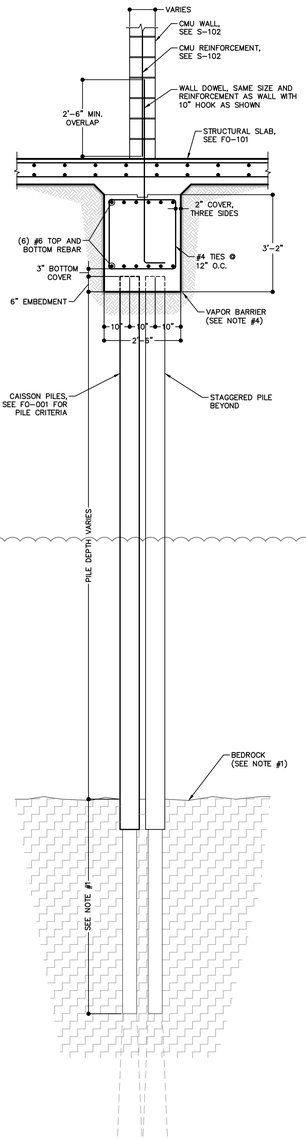
FOUNDATION DETAILS AND NOTES

DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	FO-102.00
SCALE:	AS NOTED
SHEET NO:	5 OF 14
NYC DOB NUMBER:	220412541



GB1
N.T.S.

NOTES:
1. SEE "120 TON DRILLED CAISSON PILE DETAIL" ON FO-102 FOR PILE CONNECTION TO GRADE BEAM AND BEDROCK.
2. SEE FO-001 AND FO-002 FOR BOTTOM OF GRADE BEAM ELEVATION. EXTEND GRADE BEAM REINFORCEMENT 36 TIMES THE BAR DIAMETER INTO ADJACENT PILE CAP IF APPLICABLE.
3. 6 MIL HDPE POLYETHYLENE VAPOR BARRIER. VERIFY WITH ARCHITECTURAL DRAWINGS.



GB2
N.T.S.

NOTES:
1. SEE "120 TON DRILLED CAISSON PILE DETAIL" ON FO-102 FOR PILE CONNECTION TO GRADE BEAM AND BEDROCK.
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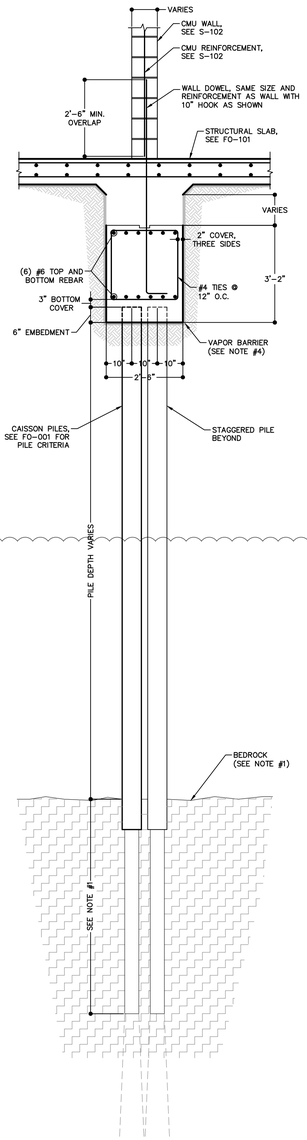
3. 6 MIL HDPE POLYETHYLENE VAPOR BARRIER. VERIFY WITH ARCHITECTURAL DRAWINGS.



GB2_SIM
N.T.S.

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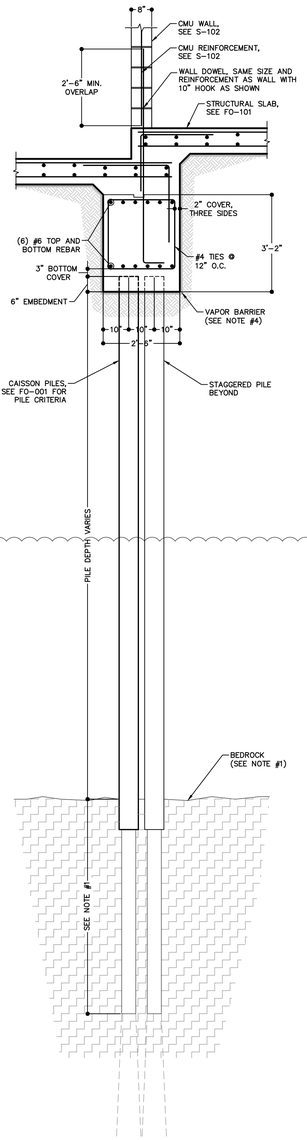

GB2A
N.T.S.

NOTES:
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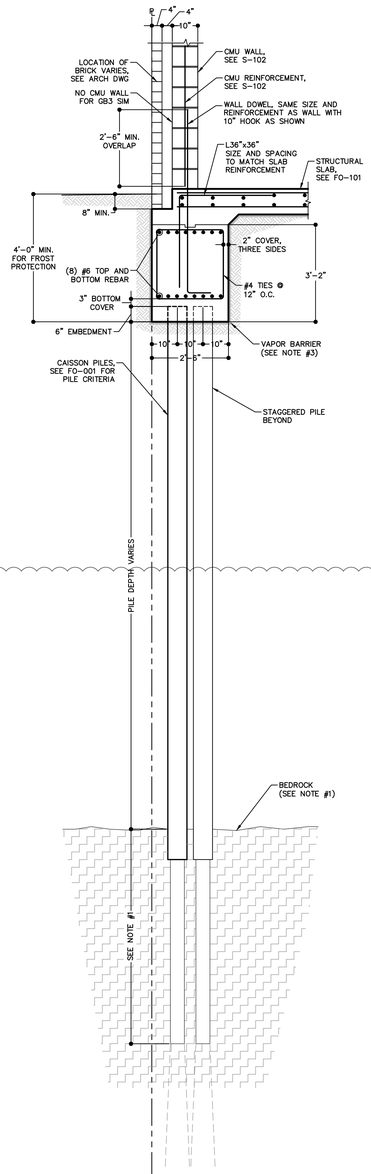

GB3
N.T.S.

NOTES:
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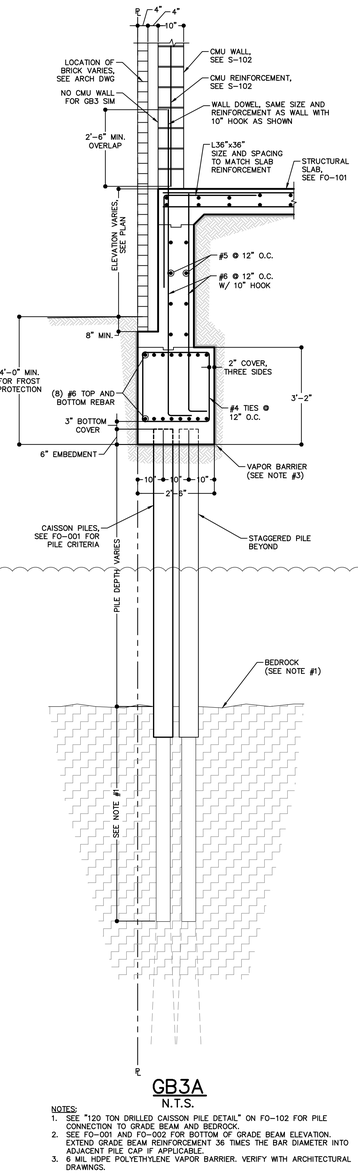

GB3A
N.T.S.

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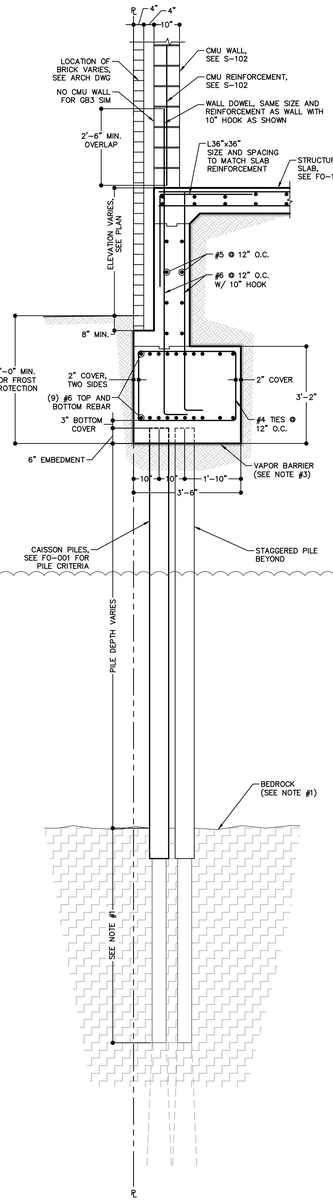
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

FOUNDATION DETAILS AND NOTES

DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	FO-103.00
SCALE:AS NOTED	SHEET NO: 6 OF 14
NYC DOB NUMBER:	220412541



GB3B
N.T.S.

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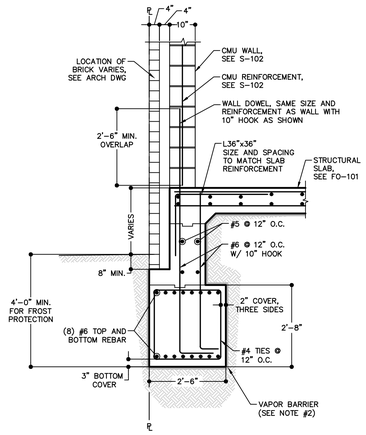

GB4
N.T.S.

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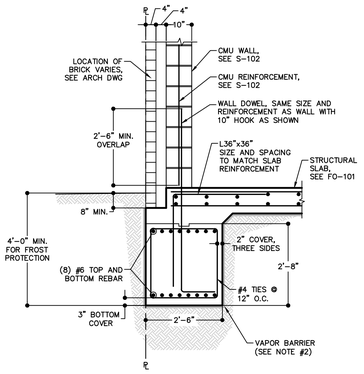

GB4A
N.T.S.

NOTES:
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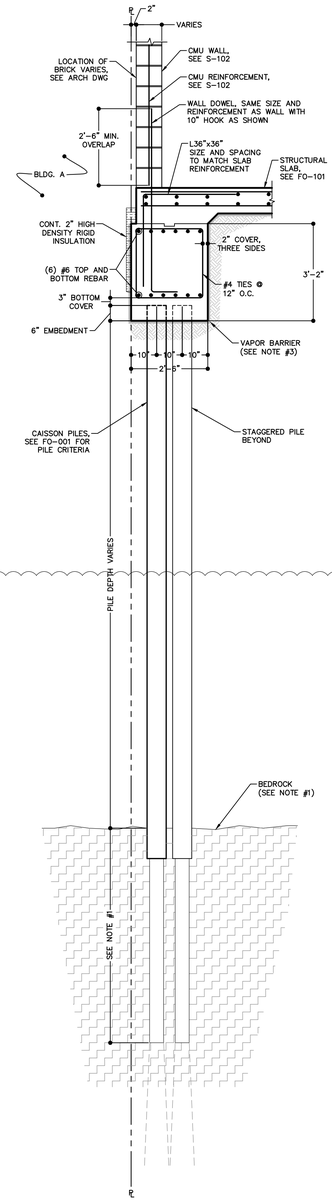

GB5
N.T.S.

NOTES:
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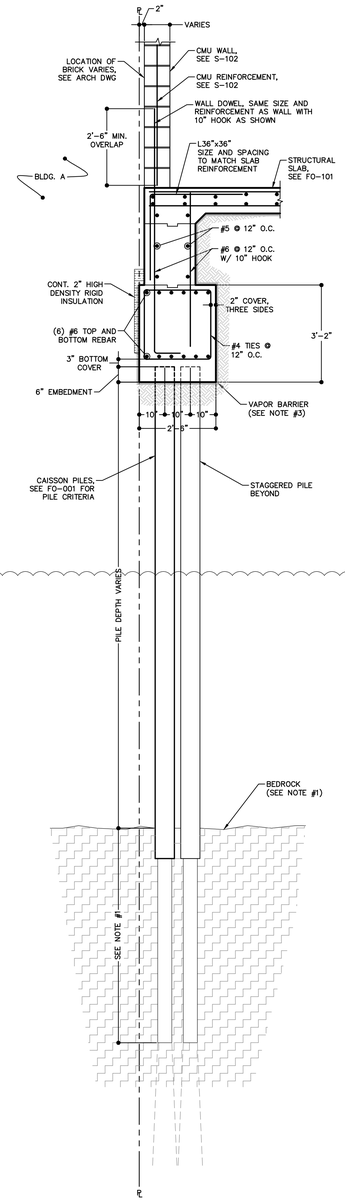

GB5A
N.T.S.

NOTES:
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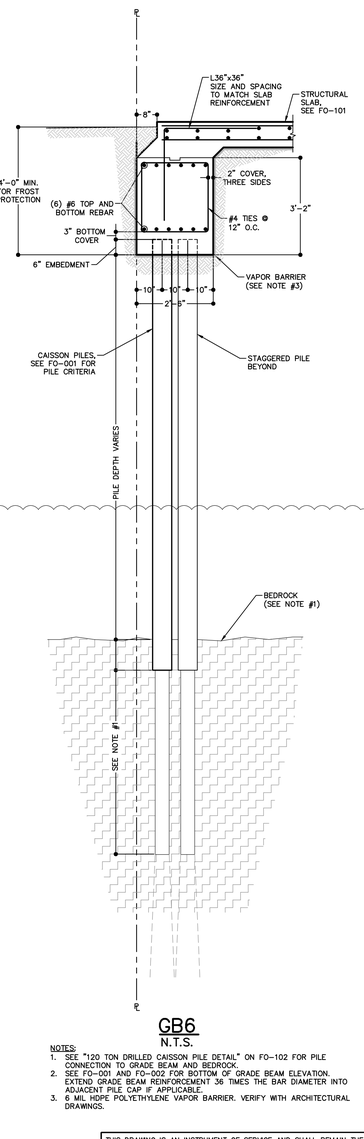

GB6
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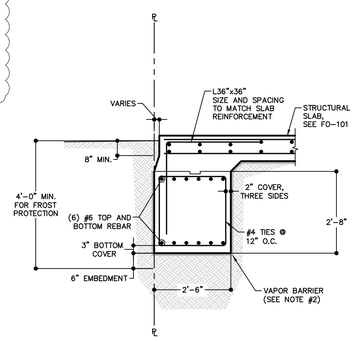

GB6 SIM
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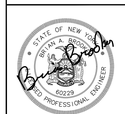
1825 BOSTON RD, BRONX ,NY 10460

FOUNDATION DETAILS AND NOTES



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SCALE:	AS NOTED
SHEET NO:	7 OF 14
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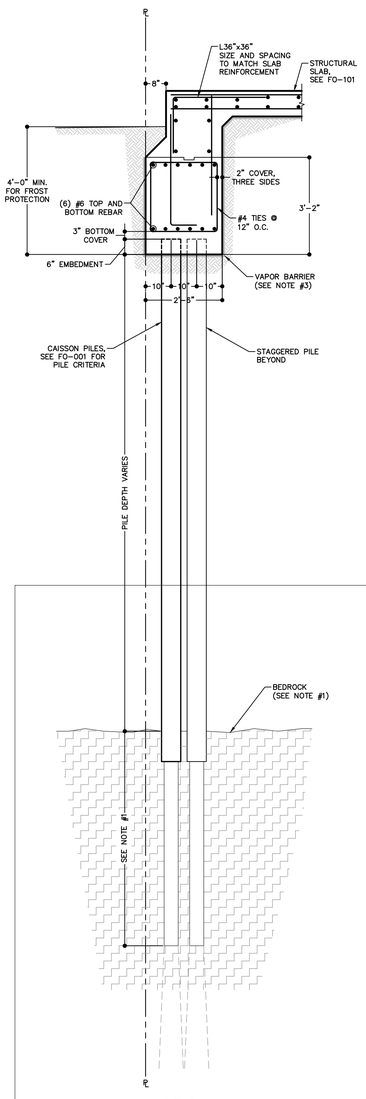

GB6A
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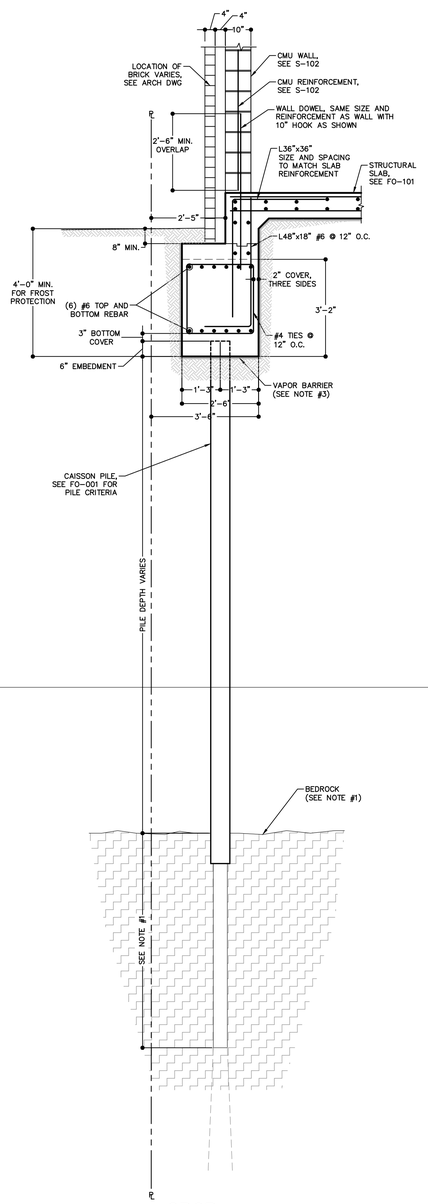

GB6B
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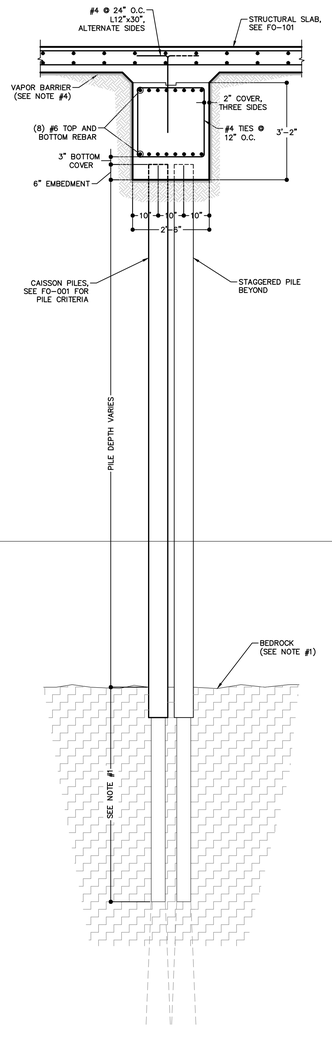

GB7
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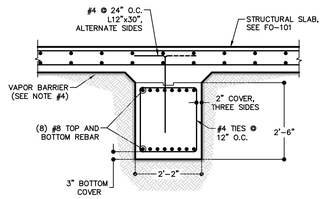

GB8
N.T.S.

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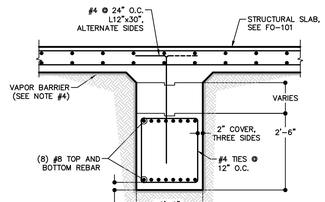

GB8 SIM
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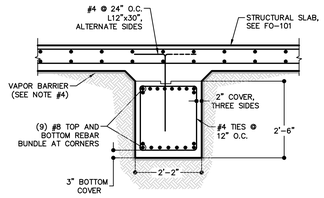

GB9
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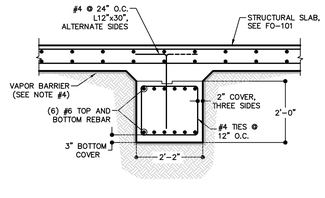

GB10
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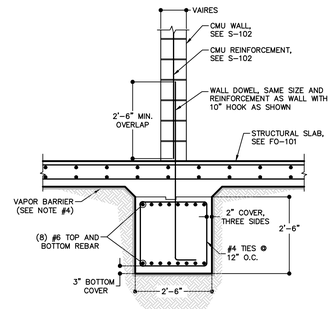

GB11
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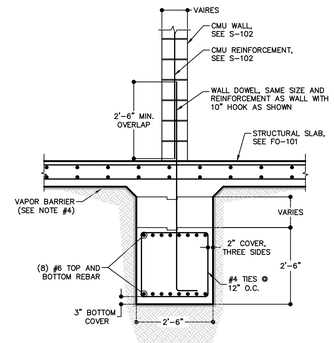

GB11 SIM
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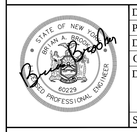

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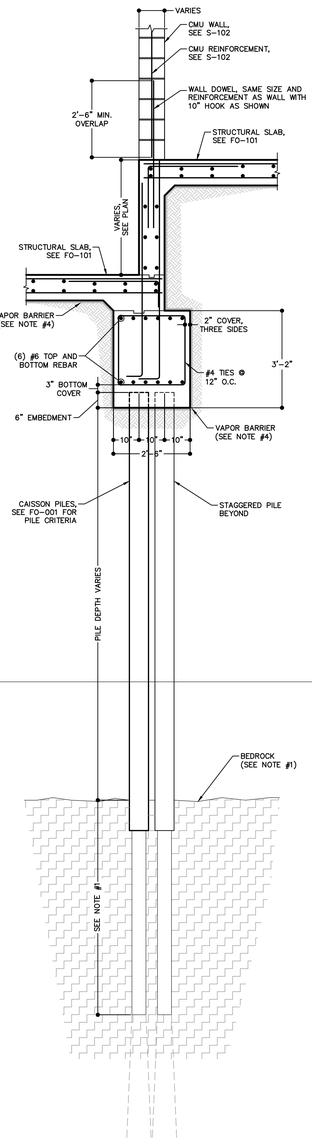

GB12
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NOTES:
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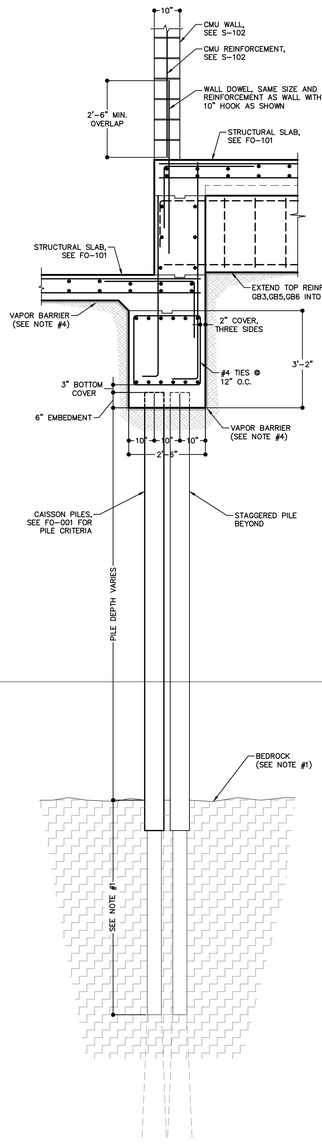

GB12 AT PIER
N.T.S.

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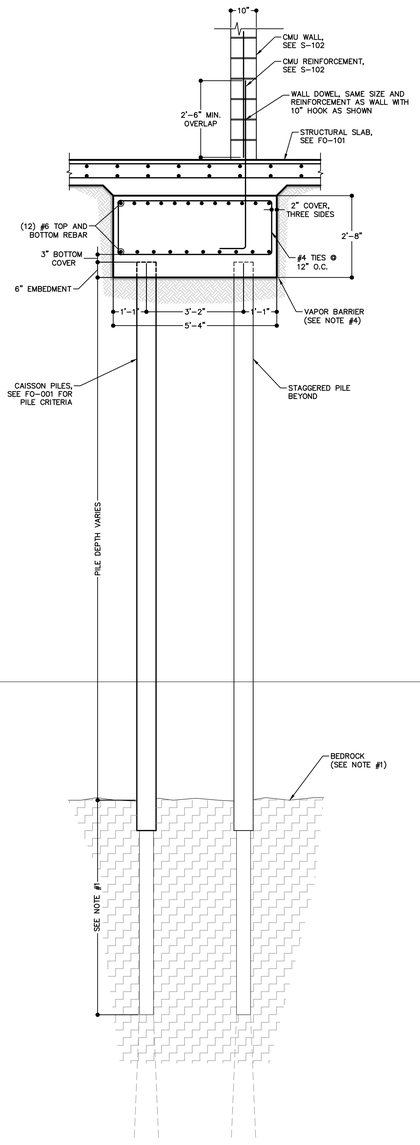

GB13
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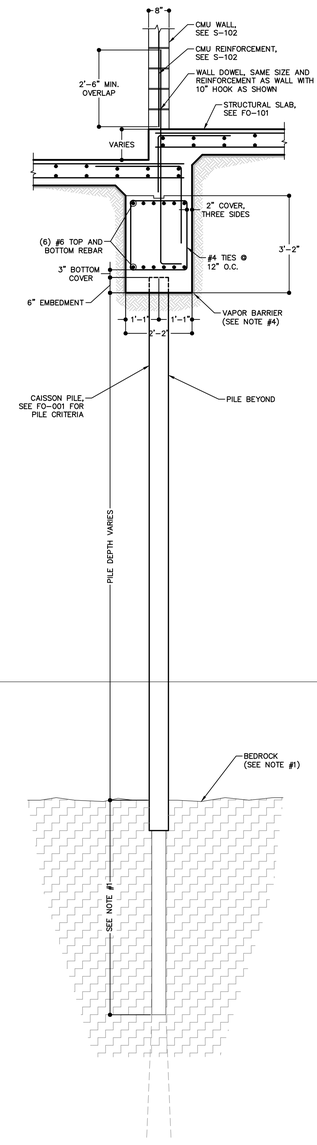
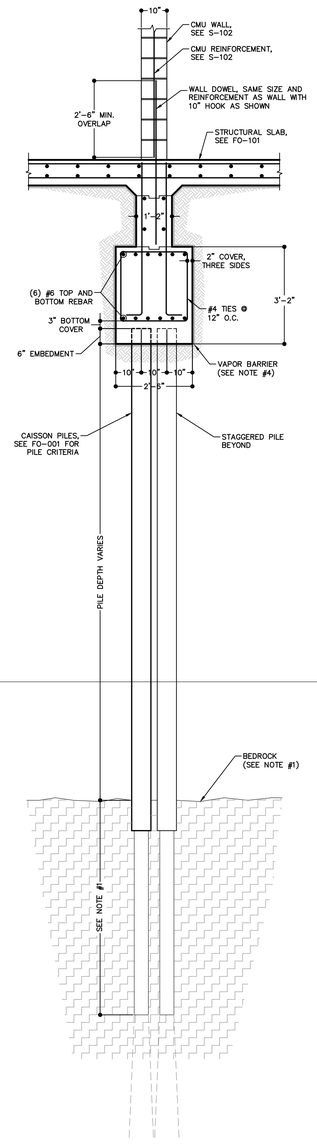


GB14
N.T.S.

NOTES:
1. SEE "120 TON DRILLED CAISSON PILE DETAIL" ON FO-102 FOR PILE CONNECTION TO GRADE BEAM AND BEDROCK.
2. SEE FO-001 AND FO-002 FOR BOTTOM OF GRADE BEAM ELEVATION. EXTEND GRADE BEAM REINFORCEMENT 36 TIMES THE BAR DIAMETER INTO ADJACENT PILE CAP IF APPLICABLE.
3. 6 MIL HDPE POLYETHYLENE VAPOR BARRIER. VERIFY WITH ARCHITECTURAL DRAWINGS.



GB15
N.T.S.

NOTES:
1. SEE "120 TON DRILLED CAISSON PILE DETAIL" ON FO-102 FOR PILE CONNECTION TO GRADE BEAM AND BEDROCK.
2. SEE FO-001 AND FO-002 FOR BOTTOM OF GRADE BEAM ELEVATION. EXTEND GRADE BEAM REINFORCEMENT 36 TIMES THE BAR DIAMETER INTO ADJACENT PILE CAP IF APPLICABLE.
3. 6 MIL HDPE POLYETHYLENE VAPOR BARRIER. VERIFY WITH ARCHITECTURAL DRAWINGS.

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01/28/15	REVISED AS PER TA COMMENTS
11/25/14	ISSUED TO M.T.A.
11/05/14	ISSUED TO D.O.B.

AUFGANG ARCHITECTS PLLC
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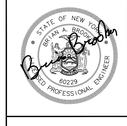
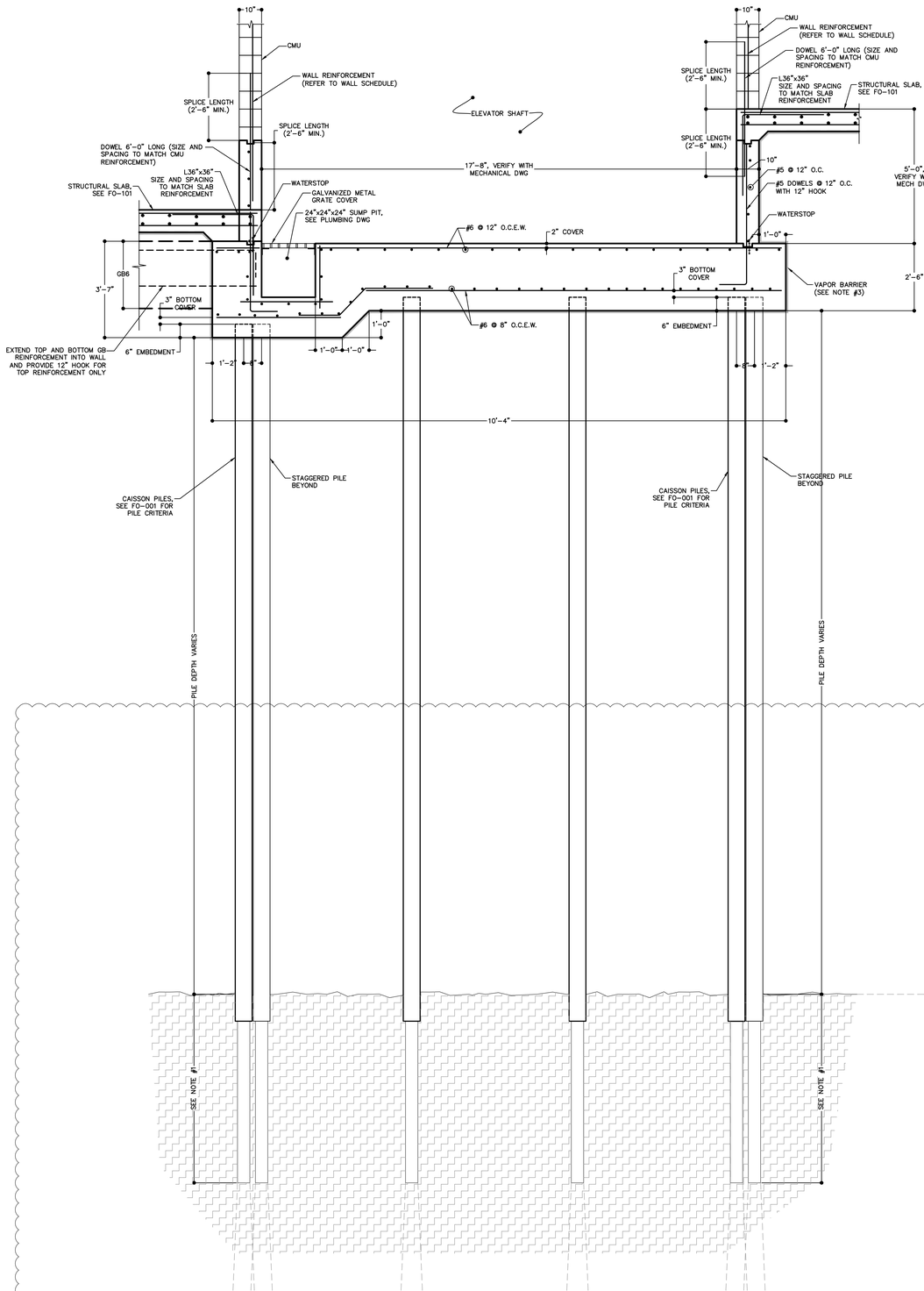
PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

FOUNDATION DETAILS AND NOTES

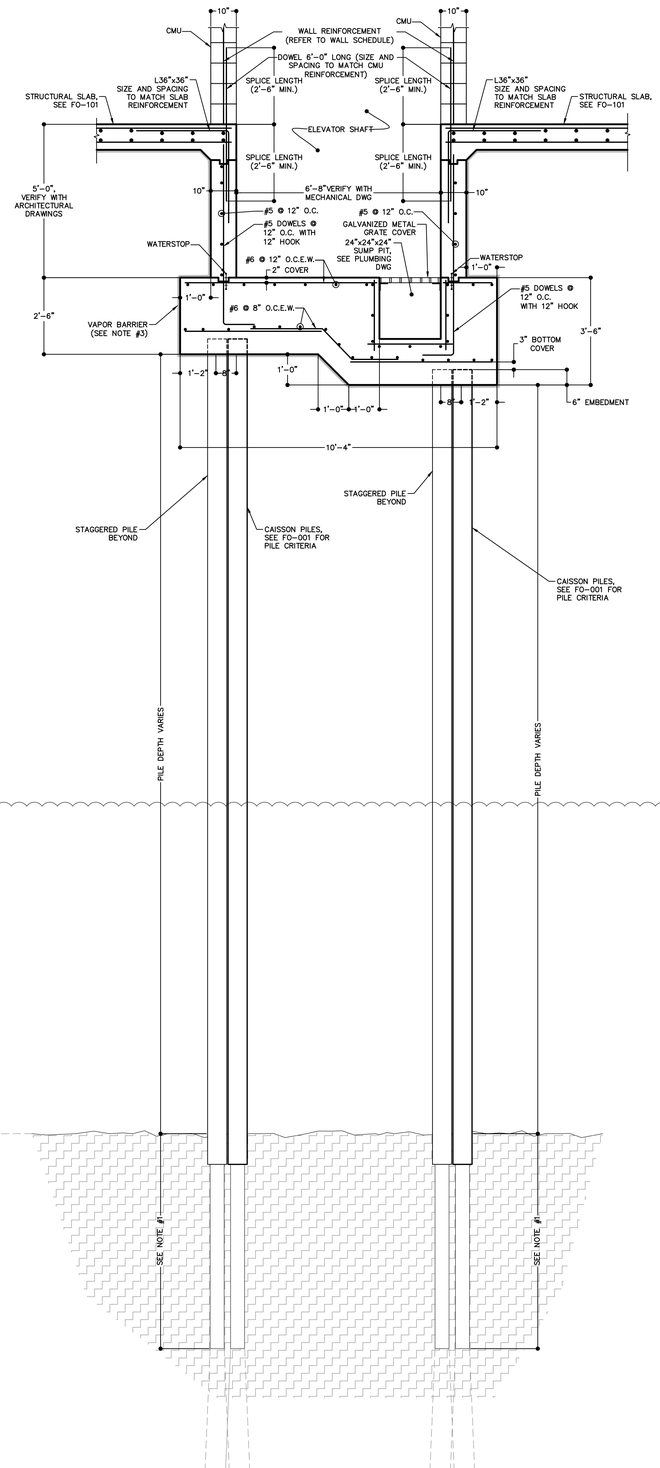


DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	FO-106.00
SCALE:AS NOTED	SHEET NO: 9 OF 14
NYC DOB NUMBER:	220412541



SECTION A–A
N.T.S.

NOTES:
1. SEE ARCHITECTURAL PLAN FOR DRAINAGE AND WATERPROOFING REQUIREMENTS.
2. 6 MIL HDPE POLYETHYLENE VAPOR BARRIER. VERIFY WITH ARCHITECTURAL DRAWINGS.



SECTION B–B
N.T.S.

NOTES:
1. SEE ARCHITECTURAL PLAN FOR DRAINAGE AND WATERPROOFING REQUIREMENTS.
2. 6 MIL HDPE POLYETHYLENE VAPOR BARRIER. VERIFY WITH ARCHITECTURAL DRAWINGS.

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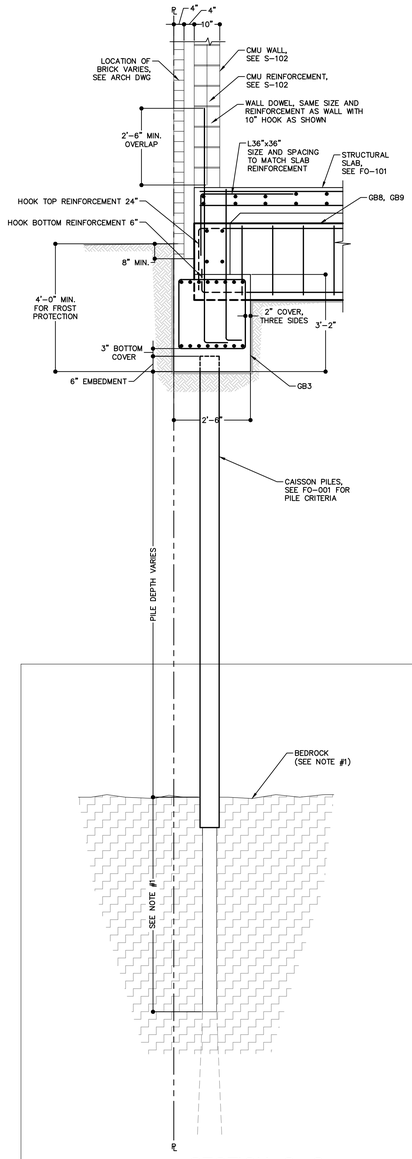
PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

FOUNDATION DETAILS AND NOTES

STATE OF NEW YORK · BRIAN A. BROOKS · 60229 · LICENSED PROFESSIONAL ENGINEER

DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	FO-107.00
SCALE:	AS NOTED
SHEET NO:	10 OF 14
NYC DOB NUMBER:	220412541



SECTION C–C
N.T.S.

NOTES:
1. SEE "120 TON DRILLED CAISSON PILE DETAIL" ON FO-102 FOR PILE CONNECTION TO GRADE BEAM AND BEDROCK.
2. SEE FO-001 AND FO-002 FOR BOTTOM OF GRADE BEAM ELEVATION. EXTEND GRADE BEAM REINFORCEMENT 36 TIMES THE BAR DIAMETER INTO ADJACENT PILE CAP IF APPLICABLE.
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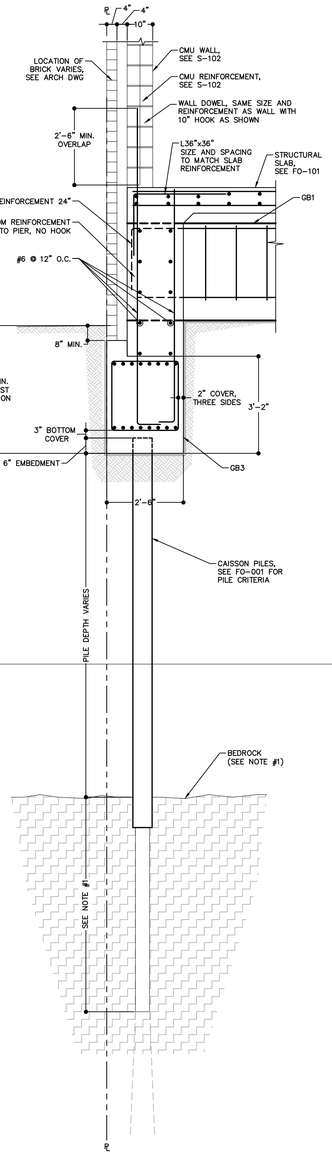

SECTION D–D
N.T.S.

NOTES:
1. SEE "120 TON DRILLED CAISSON PILE DETAIL" ON FO-102 FOR PILE CONNECTION TO GRADE BEAM AND BEDROCK.
2. SEE FO-001 AND FO-002 FOR BOTTOM OF GRADE BEAM ELEVATION. EXTEND GRADE BEAM REINFORCEMENT 36 TIMES THE BAR DIAMETER INTO ADJACENT PILE CAP IF APPLICABLE.
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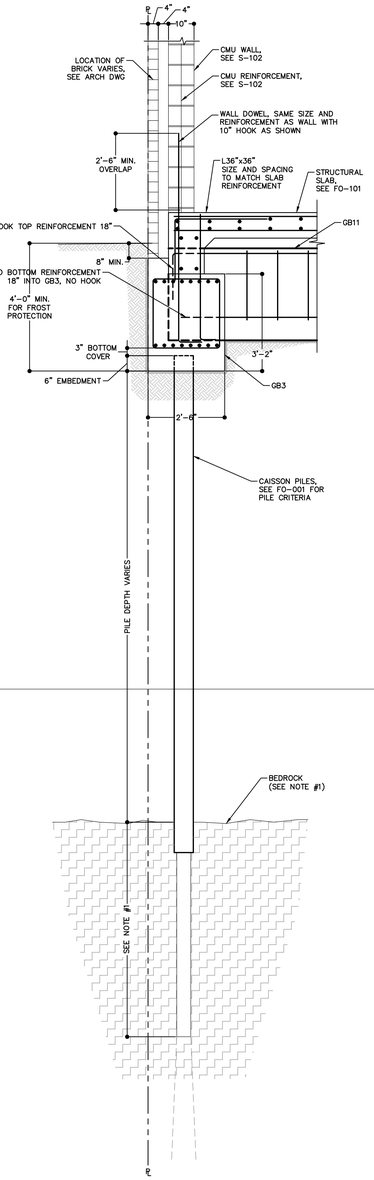

SECTION E–E
N.T.S.

NOTES:
1. SEE "120 TON DRILLED CAISSON PILE DETAIL" ON FO-102 FOR PILE CONNECTION TO GRADE BEAM AND BEDROCK.
2. SEE FO-001 AND FO-002 FOR BOTTOM OF GRADE BEAM ELEVATION. EXTEND GRADE BEAM REINFORCEMENT 36 TIMES THE BAR DIAMETER INTO ADJACENT PILE CAP IF APPLICABLE.
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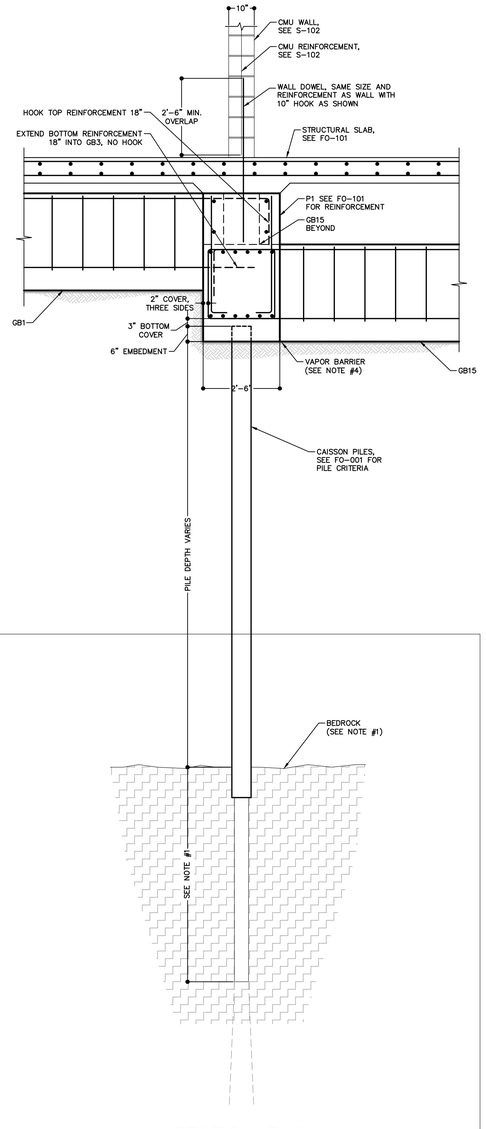

SECTION F–F
N.T.S.

NOTES:
1. SEE "120 TON DRILLED CAISSON PILE DETAIL" ON FO-102 FOR PILE CONNECTION TO GRADE BEAM AND BEDROCK.
2. SEE FO-001 AND FO-002 FOR BOTTOM OF GRADE BEAM ELEVATION. EXTEND GRADE BEAM REINFORCEMENT 36 TIMES THE BAR DIAMETER INTO ADJACENT PILE CAP IF APPLICABLE.
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AUFGANG ARCHITECTS PLLC
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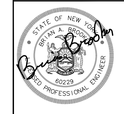
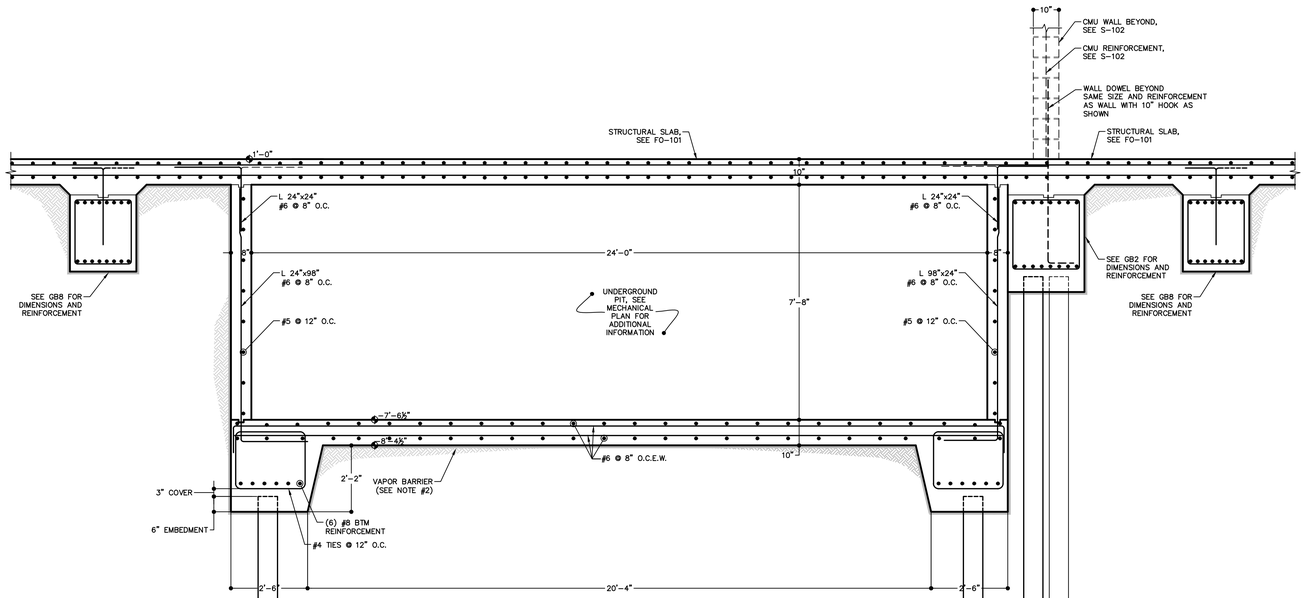
PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

FOUNDATION DETAILS AND NOTES

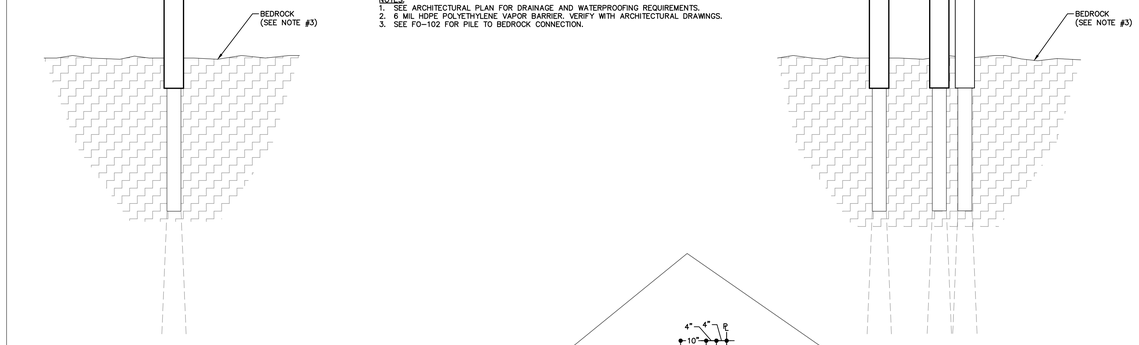


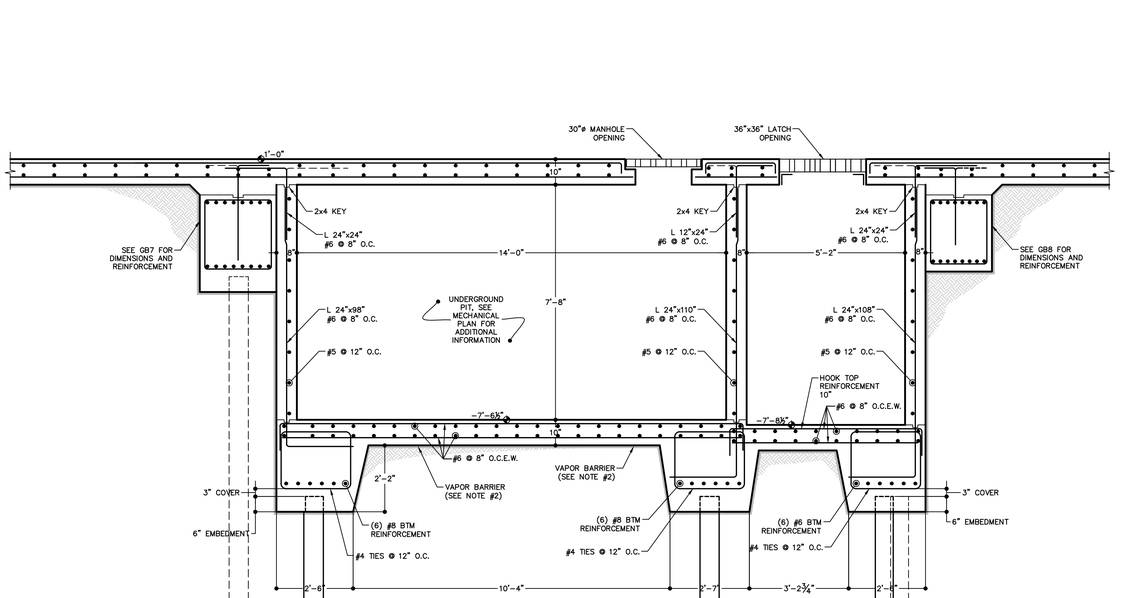
DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	FO-108.00
SCALE:	AS NOTED
SHEET NO:	11 OF 14
NYC DOB NUMBER:	220412541



SECTION G–G
N.T.S.

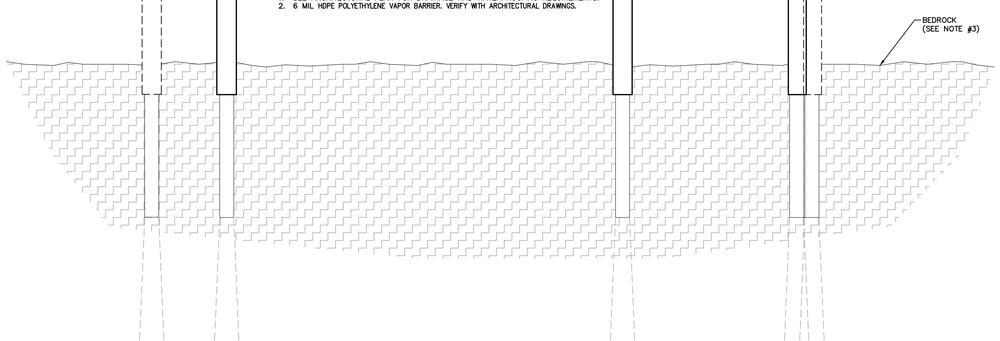
NOTES:
1. SEE ARCHITECTURAL PLAN FOR DRAINAGE AND WATERPROOFING REQUIREMENTS.
2. 6 MIL HDPE POLYETHYLENE VAPOR BARRIER. VERIFY WITH ARCHITECTURAL DRAWNGS.
3. SEE FO-102 FOR PILE TO BEDROCK CONNECTION.

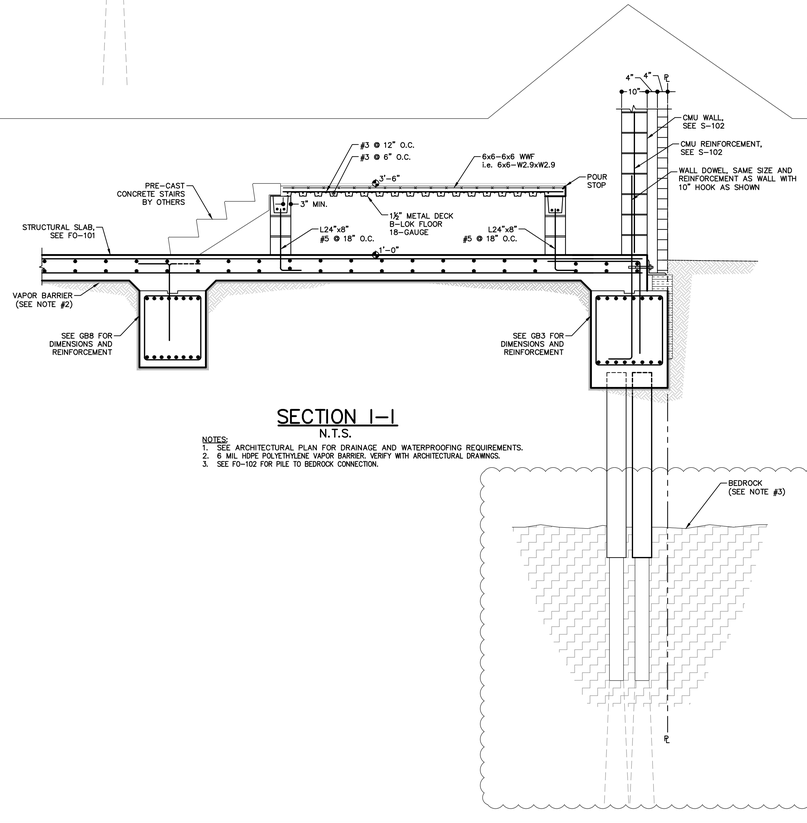




SECTION H–H
N.T.S.

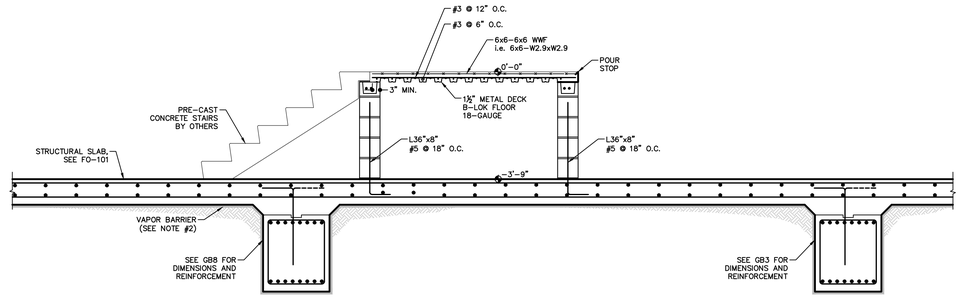
NOTES:
1. SEE ARCHITECTURAL PLAN FOR DRAINAGE AND WATERPROOFING REQUIREMENTS.
2. 6 MIL HDPE POLYETHYLENE VAPOR BARRIER. VERIFY WITH ARCHITECTURAL DRAWNGS.





SECTION I–I
N.T.S.

NOTES:
1. SEE ARCHITECTURAL PLAN FOR DRAINAGE AND WATERPROOFING REQUIREMENTS.
2. 6 MIL HDPE POLYETHYLENE VAPOR BARRIER. VERIFY WITH ARCHITECTURAL DRAWNGS.
3. SEE FO-102 FOR PILE TO BEDROCK CONNECTION.



SECTION J–J
N.T.S.

NOTES:
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AUFGANG ARCHITECTS PLLC
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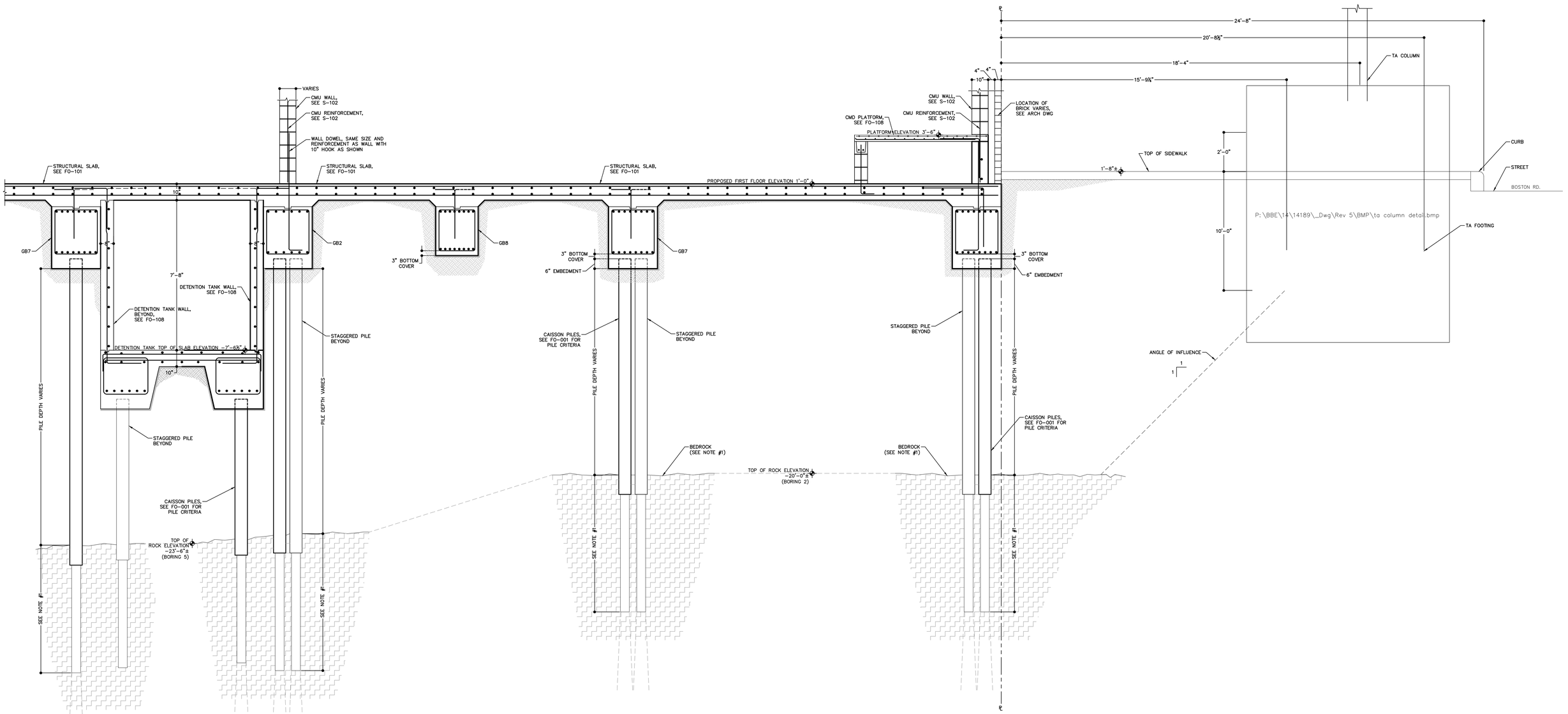
PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

FOUNDATION DETAILS AND NOTES

STATE OF NEW YORK — BRUCE A. BUBLICK — 60229 — NO. OF PROFESSIONAL ENGINEERS

DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	FO-109.00
SCALE:AS NOTED	SHEET NO: 12 OF 14
NYC DOB NUMBER:	220412541



SECTION K–K

½" = 1'–0"

NOTES:
1. SEE "120 TON DRILLED CAISSON PILE DETAIL" ON FO-102 FOR PILE CONNECTION TO GRADE BEAM AND BEDROCK.
2. DETAIL FOR SCHEMATIC PURPOSES ONLY. SEE GRADE BEAM AND/OR PILE DETAILS FOR CONNECTIONS, DIMENSIONS, REINFORCEMENT, EMBEDMENT ETC.

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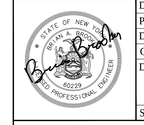
1825 BOSTON RD, BRONX ,NY 10460

FOUNDATION DETAILS AND NOTES



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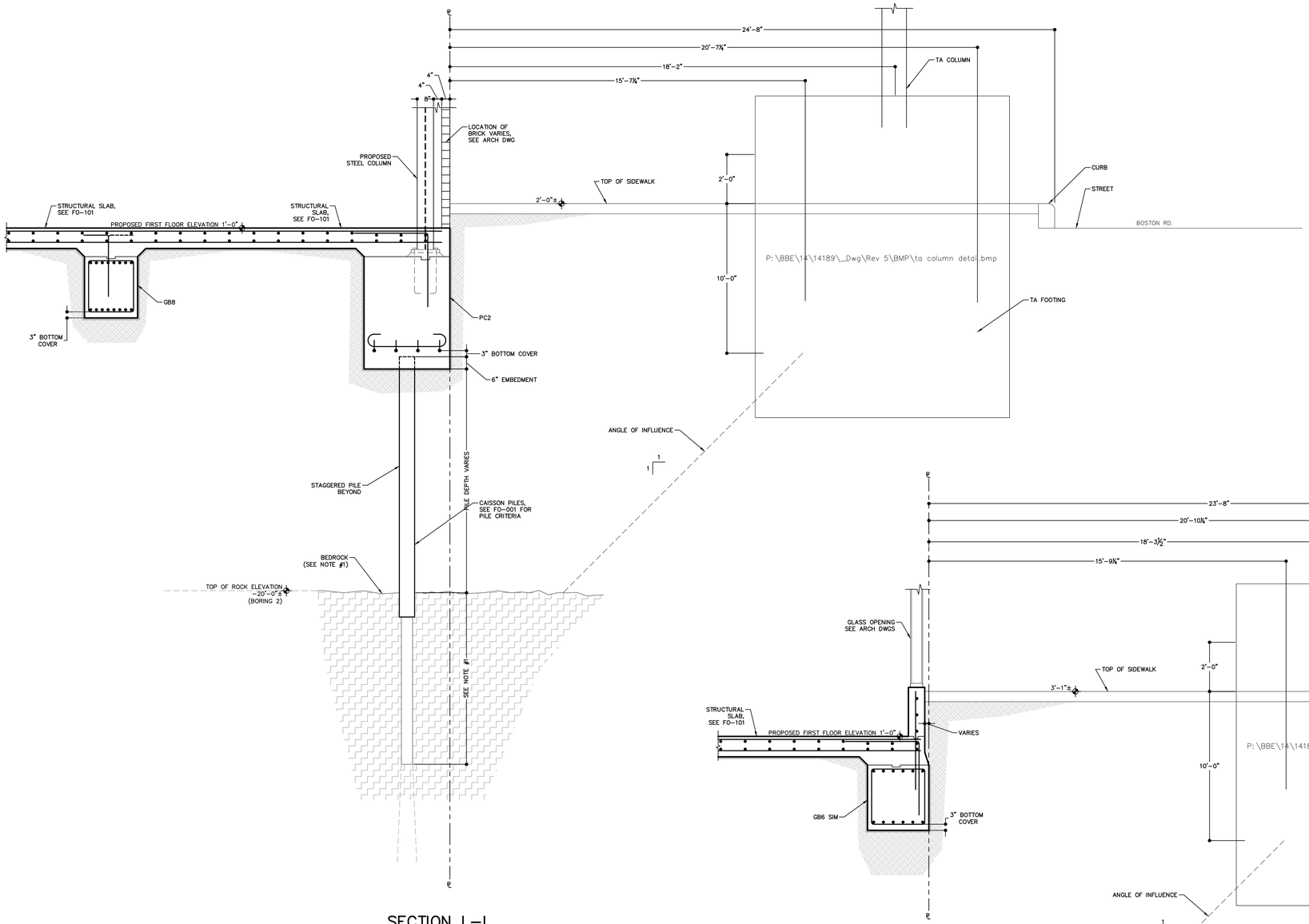
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	FO-110.00
SCALE:	AS NOTED
SHEET NO:	13 OF 14
NYC DOB NUMBER:	220412541



SECTION L–L
½" = 1'-0"

NOTES:
1. SEE "120 TON DRILLED CAISSON PILE DETAIL" ON FO-102 FOR PILE CONNECTION TO GRADE BEAM AND BEDROCK.
2. DETAIL FOR SCHEMATIC PURPOSES ONLY. SEE GRADE BEAM AND/OR PILE DETAILS FOR CONNECTIONS, DIMENSIONS, REINFORCEMENT, EMBEDMENT ETC.

SECTION M–M
½" = 1'-0"

NOTES:
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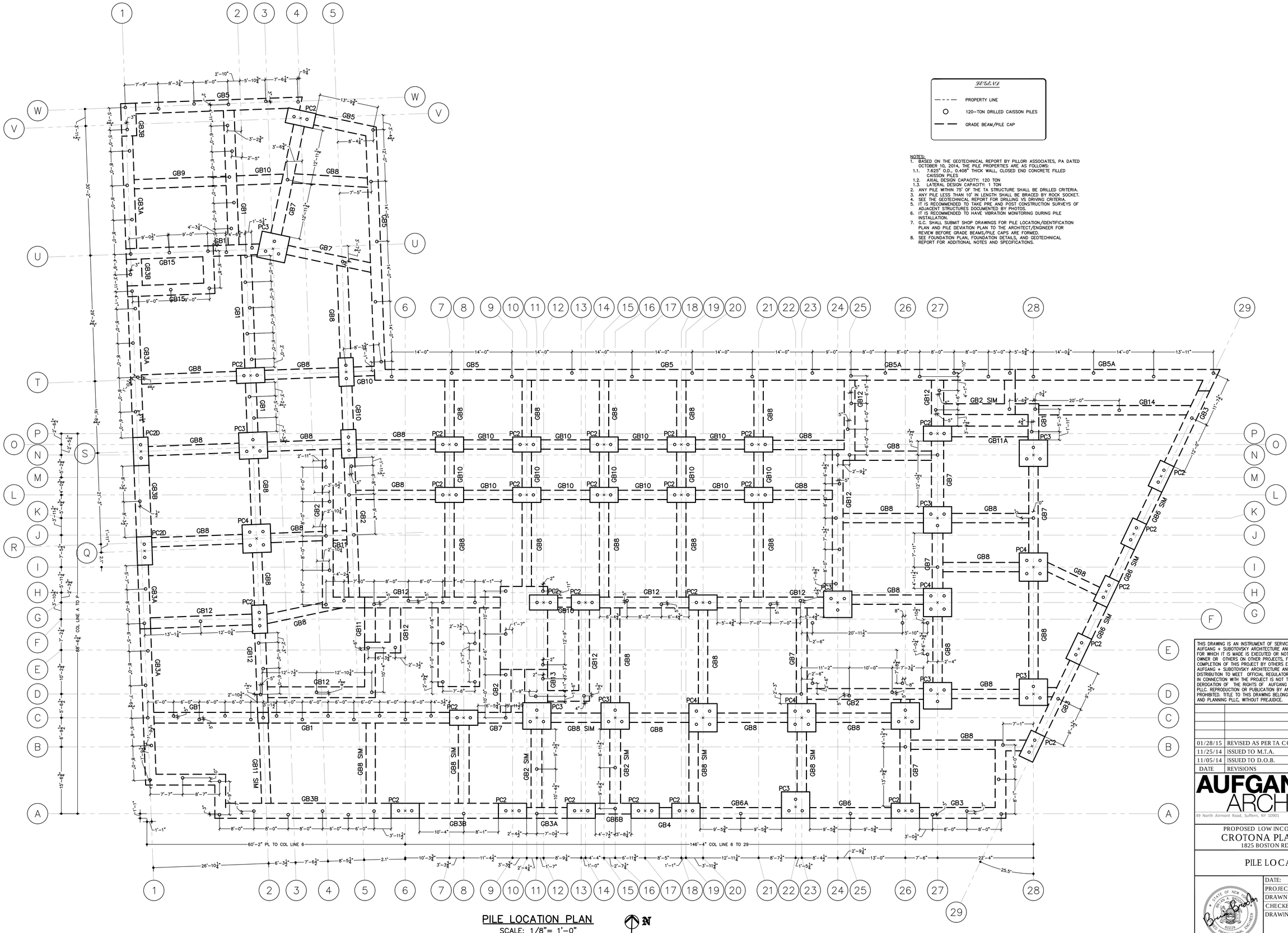
11/05/14	ISSUED TO D.O.B.

AUFGANG ARCHITECTS PLLC
49 North Airmont Road, Suffern, NY 10901 tel: 845.368.0004 fax: 800.772.8404
www.asparchitecture.com

PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

FOUNDATION DETAILS AND NOTES

DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	FO-111.00
SCALE:AS NOTED	SHEET NO: 14 OF 14
NYC DOB NUMBER:	220412541



NOTES:
1. BASED ON THE GEOTECHNICAL REPORT BY PILLORI ASSOCIATES, PA DATED OCTOBER 10, 2014, THE PILE PROPERTIES ARE AS FOLLOWS:
   1.1. 7.625" O.D., 0.408" THICK WALL, CLOSED END CONCRETE FILLED CAISSON PILES
   1.2. AXIAL DESIGN CAPACITY: 120 TON
   1.3. LATERAL DESIGN CAPACITY: 1 TON
2. ANY PILE WITHIN 75' OF THE TA STRUCTURE SHALL BE DRILLED CRITERIA.
3. ANY PILE LESS THAN 10' IN LENGTH SHALL BE BRACED BY ROCK SOCKET.
4. SEE THE GEOTECHNICAL REPORT FOR DRILLING VS DRIVING CRITERIA.
5. IT IS RECOMMENDED TO TAKE PRE AND POST CONSTRUCTION SURVEYS OF ADJACENT STRUCTURES DOCUMENTED BY PHOTOS.
6. IT IS RECOMMENDED TO HAVE VIBRATION MONITORING DURING PILE INSTALLATION.
7. G.C. SHALL SUBMIT SHOP DRAWINGS FOR PILE LOCATION/IDENTIFICATION PLAN AND PILE DEVIATION PLAN TO THE ARCHITECT/ENGINEER FOR REVIEW BEFORE GRADE BEAMS/PILE CAPS ARE FORMED.
8. SEE FOUNDATION PLAN, FOUNDATION DETAILS, AND GEOTECHNICAL REPORT FOR ADDITIONAL NOTES AND SPECIFICATIONS.

PILE LOCATION PLAN
SCALE: 1/8"= 1'-0"

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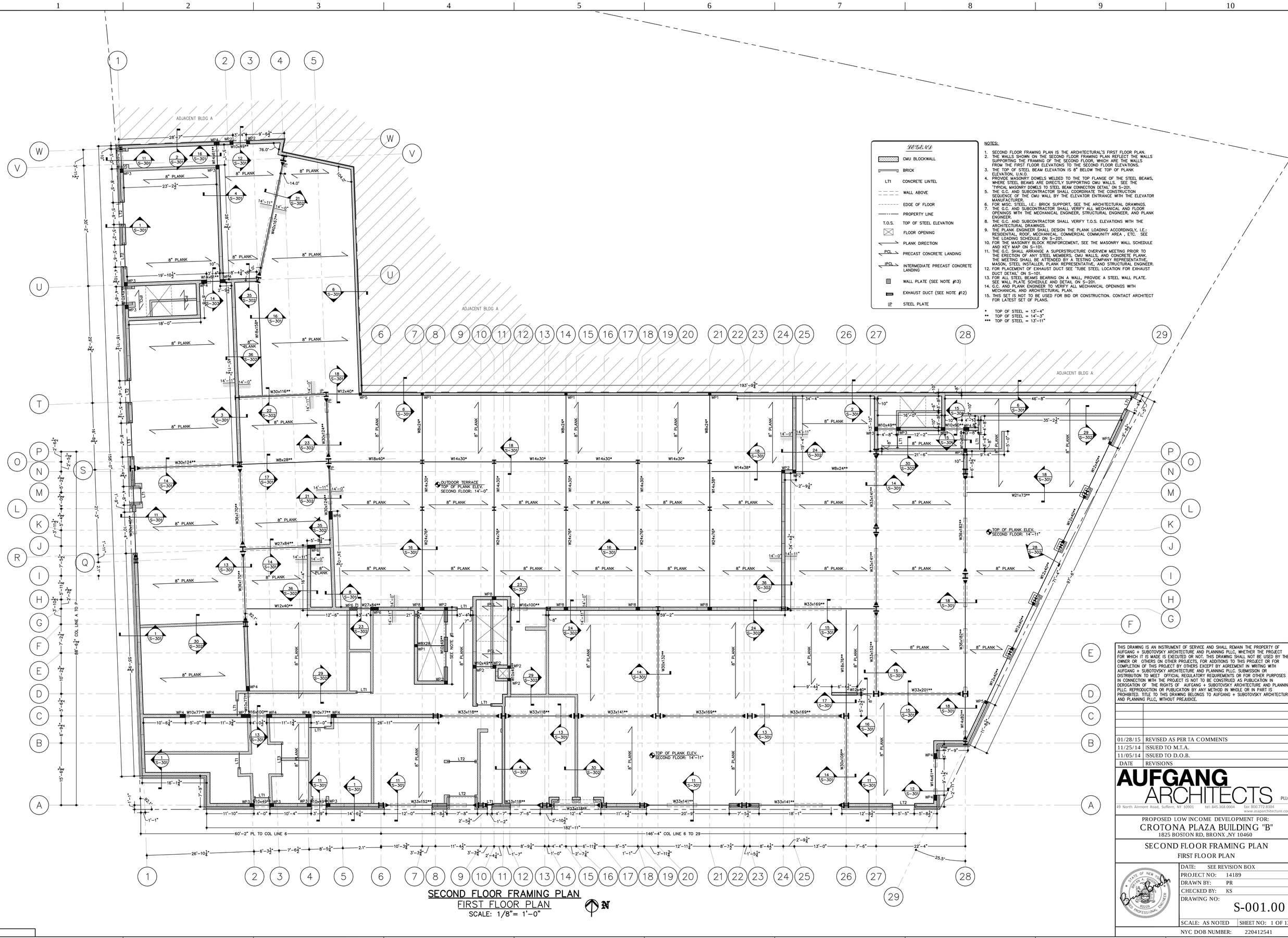
DATE	REVISIONS
01/28/15	REVISED AS PER TA COMMENTS
11/25/14	ISSUED TO M.T.A.
11/05/14	ISSUED TO D.O.B.

AUFGANG ARCHITECTS PLLC
49 North Airmont Road, Suffern, NY 10901 tel: 845.368.0004 fax: 800.772.8304
www.asaparchitecture.com

PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

PILE LOCATION PLAN

DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	FO-002.00
SCALE: AS NOTED	SHEET NO: 3 OF 14
NYC DOB NUMBER:	220412541



SECOND FLOOR FRAMING PLAN
FIRST FLOOR PLAN
SCALE: 1/8"= 1'-0"

LEGEND

- CMU BLOCKWALL
- BRICK
- LT1 CONCRETE LINTEL
- WALL ABOVE
- EDGE OF FLOOR
- PROPERTY LINE
- T.O.S. TOP OF STEEL ELEVATION
- FLOOR OPENING
- PLANK DIRECTION
- PCL PRECAST CONCRETE LANDING
- IPCL INTERMEDIATE PRECAST CONCRETE LANDING
- WALL PLATE (SEE NOTE #13)
- EXHAUST DUCT (SEE NOTE #12)
- IP STEEL PLATE

NOTES:

1. SECOND FLOOR FRAMING PLAN IS THE ARCHITECTURAL'S FIRST FLOOR PLAN.
2. THE WALLS SHOWN ON THE SECOND FLOOR FRAMING PLAN REFLECT THE WALLS SUPPORTING THE FRAMING OF THE SECOND FLOOR, WHICH ARE THE WALLS FROM THE FIRST FLOOR ELEVATIONS TO THE SECOND FLOOR ELEVATIONS.
3. THE TOP OF STEEL BEAM ELEVATION IS 8" BELOW THE TOP OF PLANK ELEVATION, U.N.O.
4. PROVIDE MASONRY DOWELS WELDED TO THE TOP FLANGE OF THE STEEL BEAMS, WHERE STEEL BEAMS ARE DIRECTLY SUPPORTING CMU WALLS. SEE THE 'TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL' ON S-201.
5. THE G.C. AND SUBCONTRACTOR SHALL COORDINATE THE CONSTRUCTION SEQUENCE OF THE CMU WALL BY THE ELEVATOR ENTRANCE WITH THE ELEVATOR MANUFACTURER.
6. FOR MISC. STEEL, I.E.: BRICK SUPPORT, SEE THE ARCHITECTURAL DRAWNGS.
7. THE G.C. AND SUBCONTRACTOR SHALL VERIFY ALL MECHANICAL AND FLOOR OPENINGS WITH THE MECHANICAL ENGINEER, STRUCTURAL ENGINEER, AND PLANK ENGINEER.
8. THE G.C. AND SUBCONTRACTOR SHALL VERIFY T.O.S. ELEVATIONS WITH THE ARCHITECTURAL DRAWNGS.
9. THE PLANK ENGINEER SHALL DESIGN THE PLANK LOADING ACCORDINGLY, I.E.: RESIDENTIAL, ROOF, MECHANICAL, COMMERCIAL COMMUNITY AREA , ETC. SEE THE LOADING SCHEDULE ON S-201.
10. FOR THE MASONRY BLOCK REINFORCEMENT, SEE THE MASONRY WALL SCHEDULE AND KEY MAP ON S-101.
11. THE G.C. SHALL ARRANGE A SUPERSTRUCTURE OVERVIEW MEETING PRIOR TO THE ERECTION OF ANY STEEL MEMBERS, CMU WALLS, AND CONCRETE PLANK. THE MEETING SHALL BE ATTENDED BY A TESTING COMPANY REPRESENTATIVE, MASON, STEEL INSTALLER, PLANK REPRESENTATIVE, AND STRUCTURAL ENGINEER.
12. FOR PLACEMENT OF EXHAUST DUCT SEE "TUBE STEEL LOCATION FOR EXHAUST DUCT DETAIL' ON S-101.
13. FOR ALL STEEL BEAMS BEARING ON A WALL, PROVDE A STEEL WALL PLATE. SEE WALL PLATE SCHEDULE AND DETAIL ON S-201.
14. G.C. AND PLANK ENGINEER TO VERIFY ALL MECHANICAL OPENINGS WITH MECHANICAL AND ARCHITECTURAL PLAN.
15. THIS SET IS NOT TO BE USED FOR BID OR CONSTRUCTION. CONTACT ARCHITECT FOR LATEST SET OF PLANS.

* TOP OF STEEL = 13'-4"
** TOP OF STEEL = 14'-3"
*** TOP OF STEEL = 13'-11"

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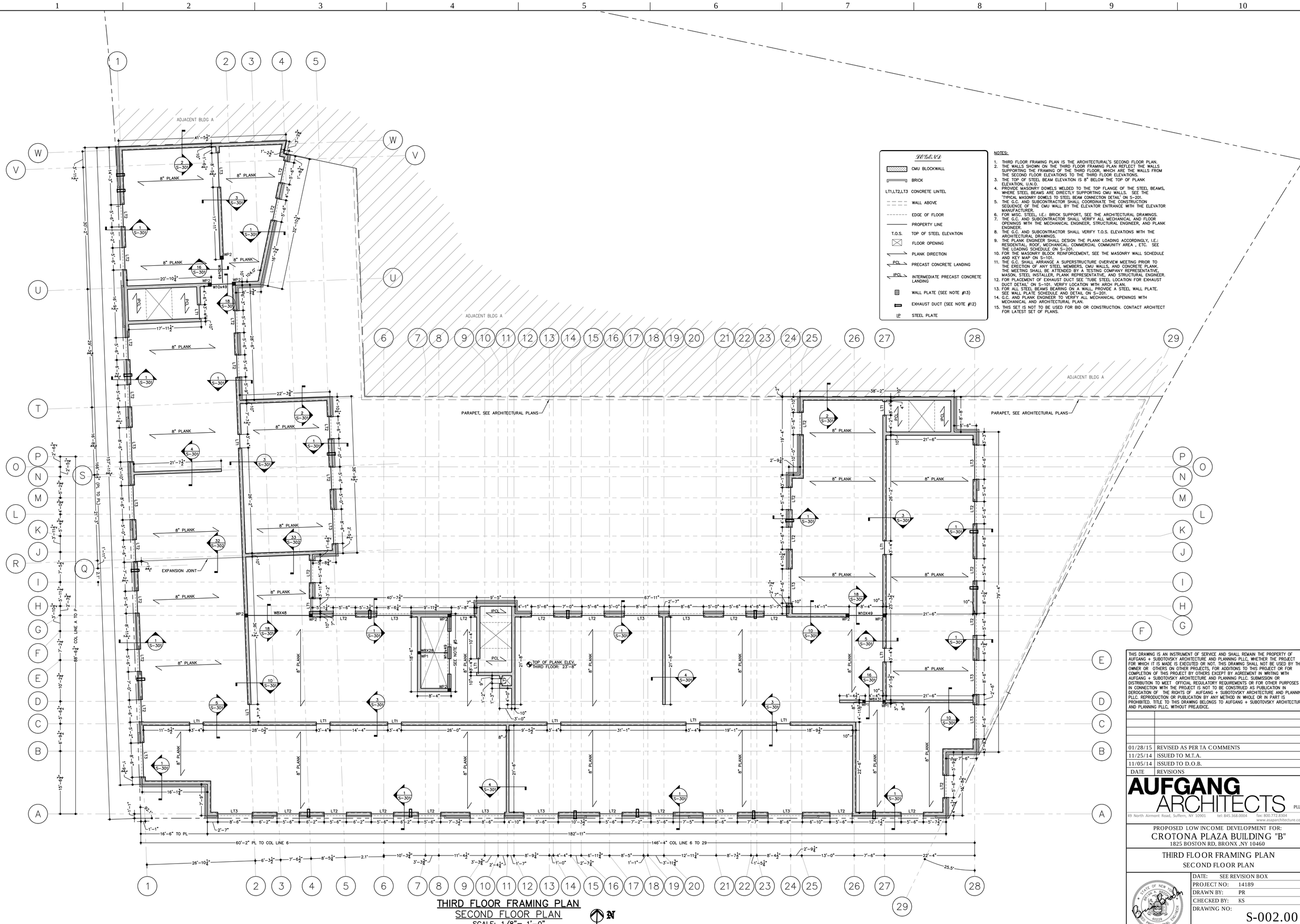
PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

SECOND FLOOR FRAMING PLAN
FIRST FLOOR PLAN

DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	S-001.00
SCALE: AS NOTED	SHEET NO: 1 OF 12
NYC DOB NUMBER:	220412541



THIRD FLOOR FRAMING PLAN
SECOND FLOOR PLAN
SCALE: 1/8"= 1'-0"

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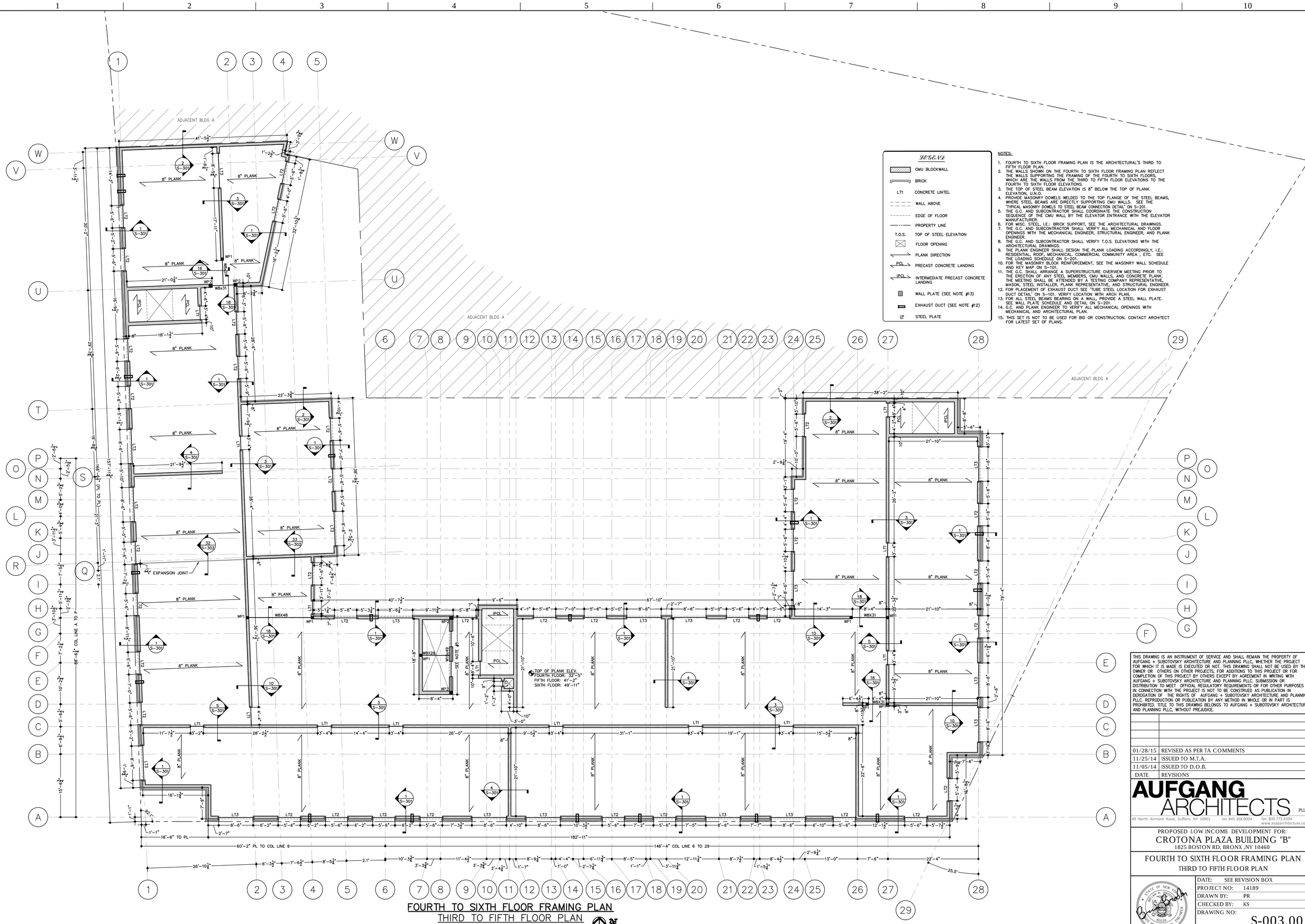
PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

THIRD FLOOR FRAMING PLAN
SECOND FLOOR PLAN

STATE OF NEW YORK BRIAN A. BUBOLZ 82223 LICENSED PROFESSIONAL ENGINEER

DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	S-002.00
SCALE: AS NOTED	SHEET NO: 2 OF 12
NYC DOB NUMBER:	220412541



FOURTH TO SIXTH FLOOR FRAMING PLAN
THIRD TO FIFTH FLOOR PLAN
SCALE: 1/8"= 1'-0"

LEGEND

- CMU BLOCKWALL
- BRICK
- LT1 CONCRETE LINTEL
- WALL ABOVE
- EDGE OF FLOOR
- PROPERTY LINE
- T.O.S. TOP OF STEEL ELEVATION
- FLOOR OPENING
- PLANK DIRECTION
- PCL PRECAST CONCRETE LANDING
- IPCL INTERMEDIATE PRECAST CONCRETE LANDING
- WALL PLATE (SEE NOTE #13)
- EXHAUST DUCT (SEE NOTE #12)
- IP STEEL PLATE

NOTES:

1. FOURTH TO SIXTH FLOOR FRAMING PLAN IS THE ARCHITECTURAL'S THIRD TO FIFTH FLOOR PLAN.
2. THE WALLS SHOWN ON THE FOURTH TO SIXTH FLOOR FRAMING PLAN REFLECT THE WALLS SUPPORTING THE FRAMING OF THE FOURTH TO SIXTH FLOORS, WHICH ARE THE WALLS FROM THE THIRD TO FIFTH FLOOR ELEVATIONS TO THE FOURTH TO SIXTH FLOOR ELEVATIONS.
3. THE TOP OF STEEL BEAM ELEVATION IS 8" BELOW THE TOP OF PLANK ELEVATION, U.N.O.
4. PROVIDE MASONRY DOWELS WELDED TO THE TOP FLANGE OF THE STEEL BEAMS, WHERE STEEL BEAMS ARE DIRECTLY SUPPORTING CMU WALLS. SEE THE 'TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL' ON S-201.
5. THE G.C. AND SUBCONTRACTOR SHALL COORDINATE THE CONSTRUCTION SEQUENCE OF THE CMU WALL BY THE ELEVATOR ENTRANCE WITH THE ELEVATOR MANUFACTURER.
6. FOR MISC. STEEL, I.E.: BRICK SUPPORT, SEE THE ARCHITECTURAL DRAWINGS.
7. THE G.C. AND SUBCONTRACTOR SHALL VERIFY ALL MECHANICAL AND FLOOR OPENINGS WITH THE MECHANICAL ENGINEER, STRUCTURAL ENGINEER, AND PLANK ENGINEER.
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10. FOR THE MASONRY BLOCK REINFORCEMENT, SEE THE MASONRY WALL SCHEDULE AND KEY MAP ON S-101.
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12. FOR PLACEMENT OF EXHAUST DUCT SEE "TUBE STEEL LOCATION FOR EXHAUST DUCT DETAIL' ON S-101. VERIFY LOCATION WITH ARCH PLAN.
13. FOR ALL STEEL BEAMS BEARING ON A WALL, PROVIDE A STEEL WALL PLATE. SEE WALL PLATE SCHEDULE AND DETAIL ON S-201.
14. G.C. AND PLANK ENGINEER TO VERIFY ALL MECHANICAL OPENINGS WITH MECHANICAL AND ARCHITECTURAL PLAN.
15. THIS SET IS NOT TO BE USED FOR BID OR CONSTRUCTION. CONTACT ARCHITECT FOR LATEST SET OF PLANS.

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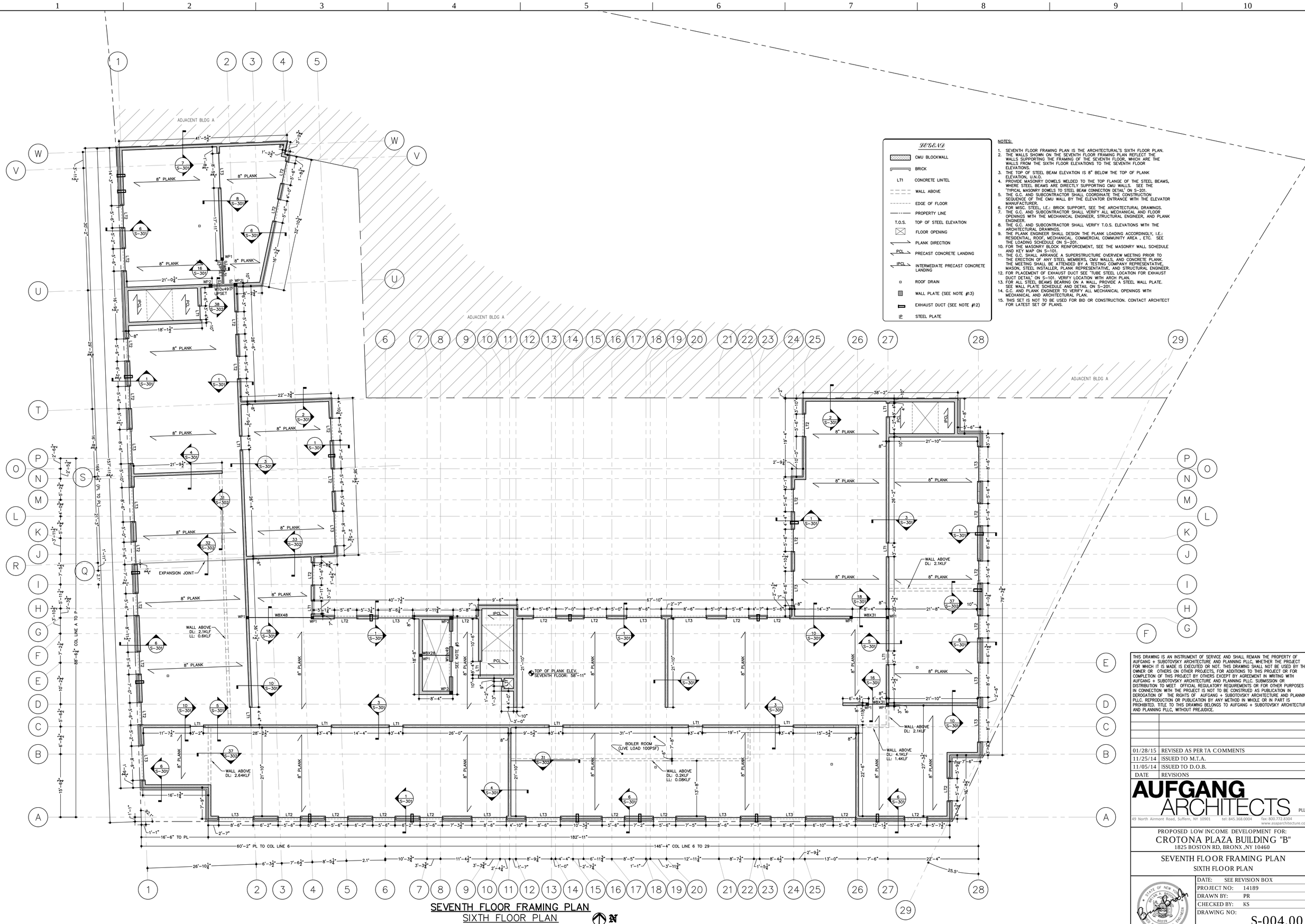
PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

FOURTH TO SIXTH FLOOR FRAMING PLAN
THIRD TO FIFTH FLOOR PLAN

DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	S-003.00
SCALE:	AS NOTED
SHEET NO:	3 OF 12
NYC DOB NUMBER:	220412541

STATE OF NEW YORK — BRIAN A. BRADLEY — 50229 — LICENSED PROFESSIONAL ENGINEER



SEVENTH FLOOR FRAMING PLAN
SIXTH FLOOR PLAN
SCALE: 1/8"= 1'-0"

LEGEND

- CMU BLOCKWALL
- BRICK
- LT1 CONCRETE LINTEL
- WALL ABOVE
- EDGE OF FLOOR
- PROPERTY LINE
- T.O.S. TOP OF STEEL ELEVATION
- FLOOR OPENING
- PLANK DIRECTION
- PCL PRECAST CONCRETE LANDING
- IPCL INTERMEDIATE PRECAST CONCRETE LANDING
- ROOF DRAIN
- WALL PLATE (SEE NOTE #13)
- EXHAUST DUCT (SEE NOTE #12)
- IP STEEL PLATE

NOTES:

1. SEVENTH FLOOR FRAMING PLAN IS THE ARCHITECTURAL'S SIXTH FLOOR PLAN.
2. THE WALLS SHOWN ON THE SEVENTH FLOOR FRAMING PLAN REFLECT THE WALLS SUPPORTING THE FRAMING OF THE SEVENTH FLOOR, WHICH ARE THE WALLS FROM THE SIXTH FLOOR ELEVATIONS TO THE SEVENTH FLOOR ELEVATIONS.
3. THE TOP OF STEEL BEAM ELEVATION IS 8" BELOW THE TOP OF PLANK ELEVATION, U.N.O.
4. PROVIDE MASONRY DOWELS WELDED TO THE TOP FLANGE OF THE STEEL BEAMS, WHERE STEEL BEAMS ARE DIRECTLY SUPPORTING CMU WALLS. SEE THE "TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL" ON S-201.
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12. FOR PLACEMENT OF EXHAUST DUCT SEE "TUBE STEEL LOCATION FOR EXHAUST DUCT DETAIL" ON S-101. VERIFY LOCATION WITH ARCH PLAN.
13. FOR ALL STEEL BEAMS BEARING ON A WALL, PROVIDE A STEEL WALL PLATE. SEE WALL PLATE SCHEDULE AND DETAIL ON S-201.
14. G.C. AND PLANK ENGINEER TO VERIFY ALL MECHANICAL OPENINGS WITH MECHANICAL AND ARCHITECTURAL PLAN.
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PROPOSED LOW INCOME DEVELOPMENT FOR:
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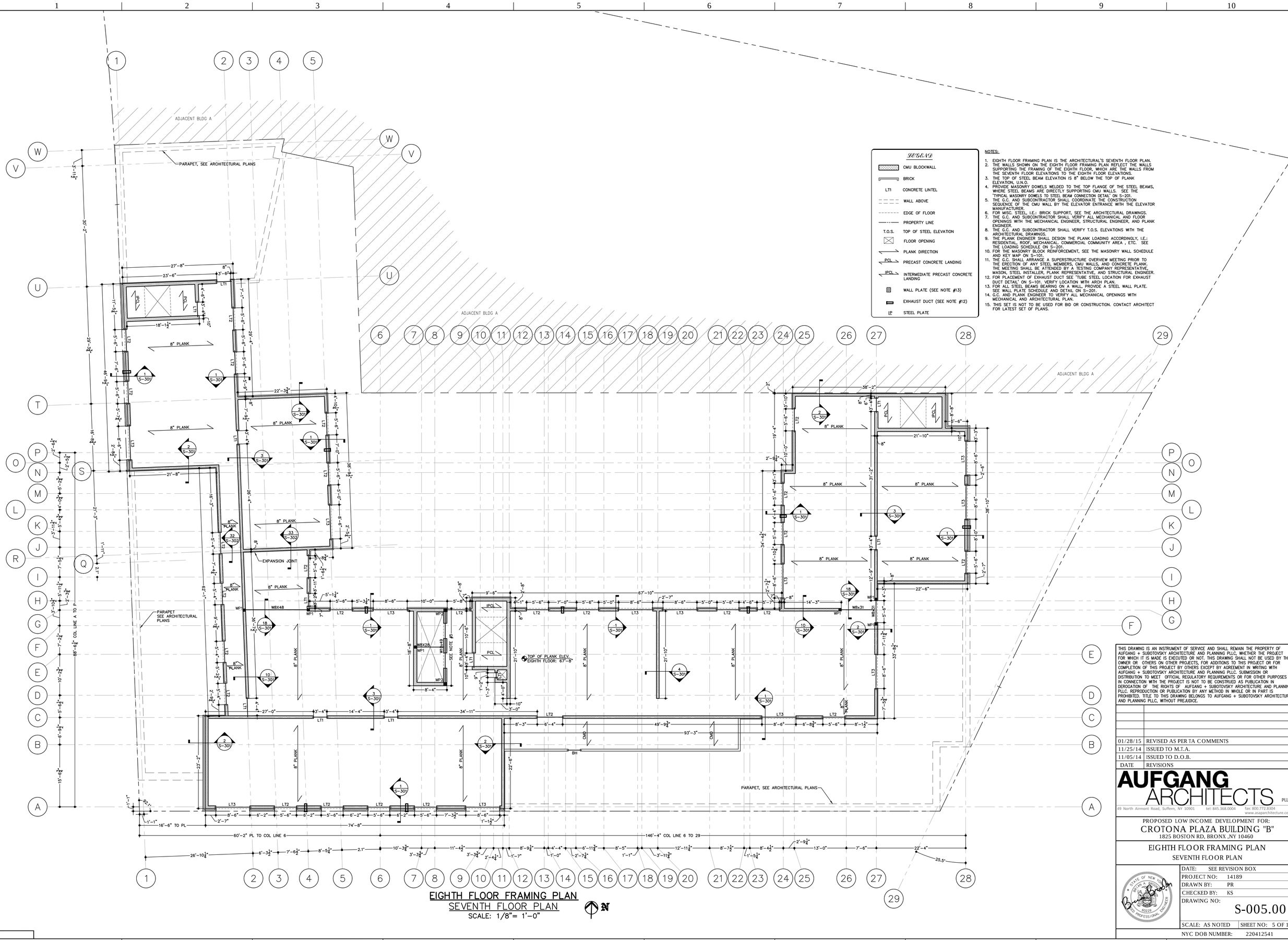
SEVENTH FLOOR FRAMING PLAN
SIXTH FLOOR PLAN

DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	S-004.00
SCALE:	AS NOTED
SHEET NO:	4 OF 12
NYC DOB NUMBER:	220412541



EIGHTH FLOOR FRAMING PLAN
SEVENTH FLOOR PLAN
SCALE: 1/8"= 1'-0"

LEGEND

- CMU BLOCKWALL
- BRICK
- LT1 CONCRETE LINTEL
- WALL ABOVE
- EDGE OF FLOOR
- PROPERTY LINE
- T.O.S. TOP OF STEEL ELEVATION
- FLOOR OPENING
- PLANK DIRECTION
- PCL PRECAST CONCRETE LANDING
- IPCL INTERMEDIATE PRECAST CONCRETE LANDING
- WALL PLATE (SEE NOTE #13)
- EXHAUST DUCT (SEE NOTE #12)
- LP STEEL PLATE

NOTES:

1. EIGHTH FLOOR FRAMING PLAN IS THE ARCHITECTURAL'S SEVENTH FLOOR PLAN.
2. THE WALLS SHOWN ON THE EIGHTH FLOOR FRAMING PLAN REFLECT THE WALLS SUPPORTING THE FRAMING OF THE EIGHTH FLOOR, WHICH ARE THE WALLS FROM THE SEVENTH FLOOR ELEVATIONS TO THE EIGHTH FLOOR ELEVATIONS.
3. THE TOP OF STEEL BEAM ELEVATION IS 8" BELOW THE TOP OF PLANK ELEVATION, U.N.O.
4. PROVIDE MASONRY DOWELS WELDED TO THE TOP FLANGE OF THE STEEL BEAMS, WHERE STEEL BEAMS ARE DIRECTLY SUPPORTING CMU WALLS. SEE THE "TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL" ON S-201.
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EIGHTH FLOOR FRAMING PLAN
SEVENTH FLOOR PLAN

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SCALE: AS NOTED	SHEET NO: 5 OF 12
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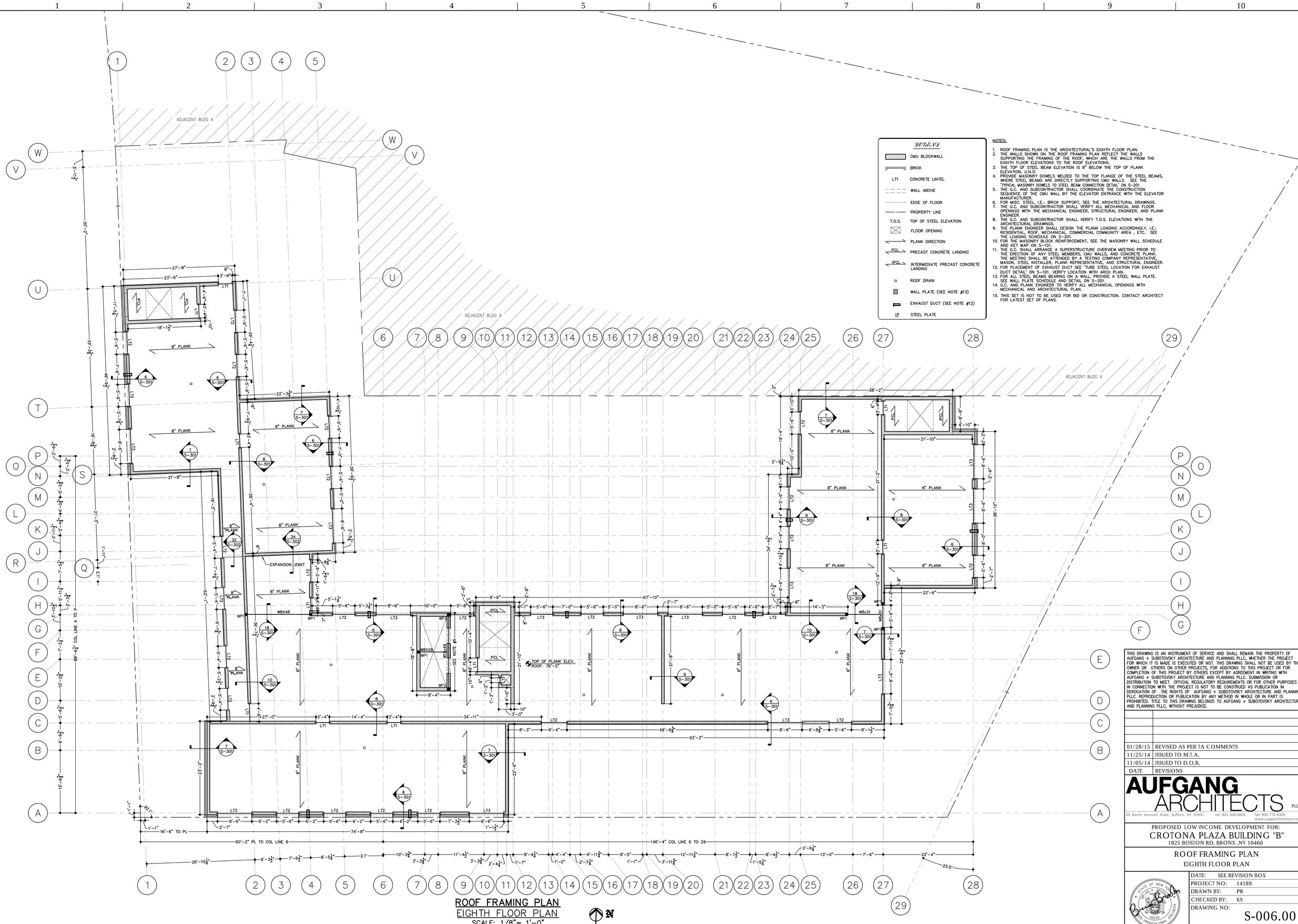

ROOF FRAMING PLAN
EIGHTH FLOOR PLAN
SCALE: 1/8"= 1'-0"

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01/28/15	REVISED AS PER TA COMMENTS
11/25/14	ISSUED TO M.T.A.
11/05/14	ISSUED TO D.O.B.

AUFGANG ARCHITECTS PLLC
49 North Airmont Road, Suffern, NY 10901 tel: 845.368.0004 fax: 800.772.8304 www.asparchitecture.com

PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

ROOF FRAMING PLAN
EIGHTH FLOOR PLAN

DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	S-006.00
SCALE: AS NOTED	SHEET NO: 6 OF 12
NYC DOB NUMBER:	220412541

STATE OF NEW YORK BRIAN A. SUBOTOVSKY 060229 LICENSED PROFESSIONAL ENGINEER

ADJACENT BLDG A

ADJACENT BLDG A

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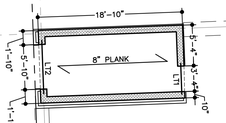
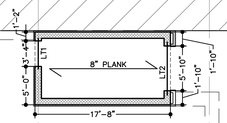
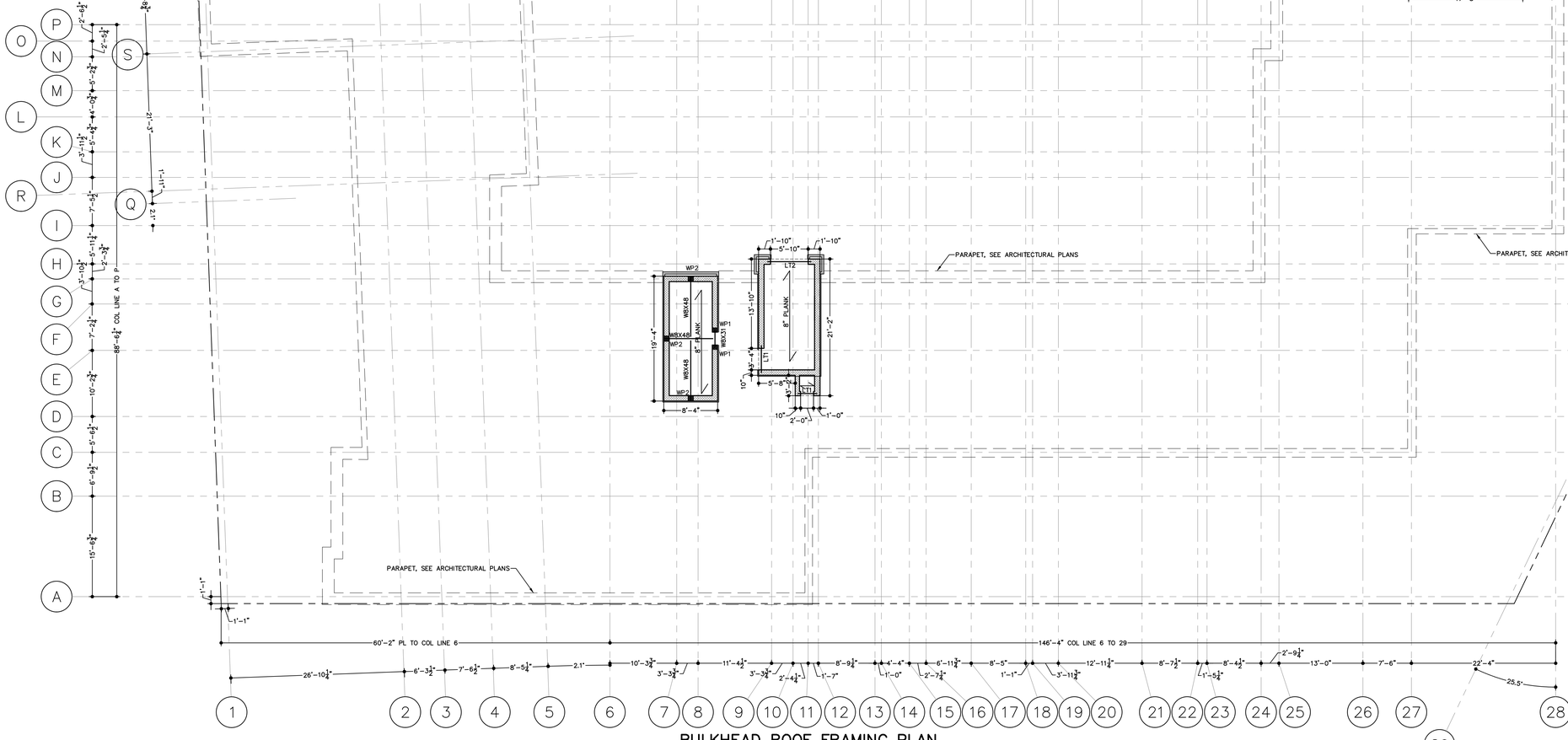
PARAPET, SEE ARCHITECTURAL PLANS

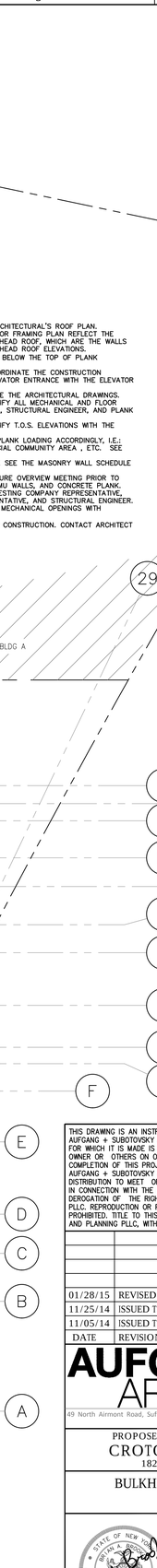
PARAPET, SEE ARCHITECTURAL PLANS

PARAPET, SEE ARCHITECTURAL PLANS









BULKHEAD ROOF FRAMING PLAN
ROOF PLAN

N

LEGEND

- CMU BLOCKWALL
- BRICK
- LT1 CONCRETE LINTEL
- EDGE OF FLOOR
- PROPERTY LINE
- PLANK DIRECTION

NOTES:

1. BULKHEAD ROOF FRAMING PLAN IS THE ARCHITECTURAL'S ROOF PLAN.
2. THE WALLS SHOWN ON THE BULKHEAD FLOOR FRAMING PLAN REFLECT THE WALLS SUPPORTING THE FRAMING OF BULKHEAD ROOF, WHICH ARE THE WALLS FROM THE ROOF ELEVATIONS TO THE BULKHEAD ROOF ELEVATIONS.
3. THE TOP OF STEEL BEAM ELEVATION IS 8" BELOW THE TOP OF PLANK ELEVATION, U.N.O.
4. THE G.C. AND SUBCONTRACTOR SHALL COORDINATE THE CONSTRUCTION SEQUENCE OF THE CMU WALL BY THE ELEVATOR ENTRANCE WITH THE ELEVATOR MANUFACTURER.
5. FOR MISC. STEEL, I.E.: BRICK SUPPORT, SEE THE ARCHITECTURAL DRAWINGS.
6. THE G.C. AND SUBCONTRACTOR SHALL VERIFY ALL MECHANICAL AND FLOOR OPENINGS WITH THE MECHANICAL ENGINEER, STRUCTURAL ENGINEER, AND PLANK ENGINEER.
7. THE G.C. AND SUBCONTRACTOR SHALL VERIFY T.O.S. ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
8. THE PLANK ENGINEER SHALL DESIGN THE PLANK LOADING ACCORDINGLY, I.E.: RESIDENTIAL ROOF, MECHANICAL, COMMERCIAL COMMUNITY AREA , ETC. SEE THE LOADING SCHEDULE ON S-201.
9. FOR THE MASONRY BLOCK REINFORCEMENT, SEE THE MASONRY WALL SCHEDULE AND KEY MAP ON S-101.
10. THE G.C. SHALL ARRANGE A SUPERSTRUCTURE OVERVIEW MEETING PRIOR TO THE ERECTION OF ANY STEEL MEMBERS, CMU WALLS, AND CONCRETE PLANK. THE MEETING SHALL BE ATTENDED BY A TESTING COMPANY REPRESENTATIVE, MASON, STEEL INSTALLER, PLANK REPRESENTATIVE, AND STRUCTURAL ENGINEER.
11. G.C. AND PLANK ENGINEER TO VERIFY ALL MECHANICAL OPENINGS WITH MECHANICAL AND ARCHITECTURAL PLAN.
12. THIS SET IS NOT TO BE USED FOR BID OR CONSTRUCTION. CONTACT ARCHITECT FOR LATEST SET OF PLANS.

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BULKHEAD ROOF FRAMING PLAN
ROOF PLAN

STATE OF NEW YORK — BRUCE A. BRADSHAW — 40229 — LICENSED PROFESSIONAL ENGINEER

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DRAWING NO:	S-007.00
SCALE: AS NOTED	SHEET NO: 7 OF 12
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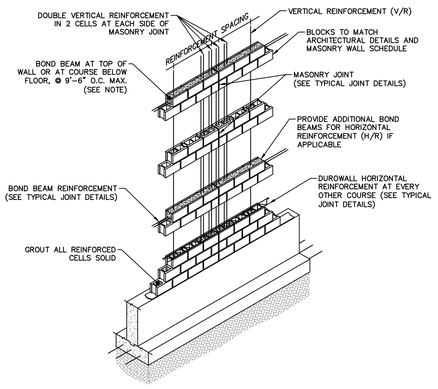
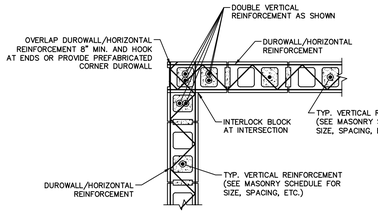
MASONRY NOTES:
1. MASONRY WALLS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS:
   1.1. BLOCK: 18" LONG, 5000 PSI
   1.2. GROUT: 5000 PSI
   1.3. MORTAR: TYPE "M" (2500 PSI)
   1.4. REINFORCEMENT: 60 KSI
2. REQUIRED PRISM STRENGTH (f'm) OF MASONRY WALLS SHALL BE AS NOTED IN MASONRY WALL SCHEDULE AND TESTED AS PER ASTM C1314-12. MASONRY BLOCKS, GROUT, AND MORTAR SHALL ALSO BE TESTED ALONG WITH REINFORCEMENT INSPECTION IN ADDITION TO PRISM TESTS. ALL TEST AND INSPECTION REPORTS SHALL BE SUBMITTED TO EOR WITHIN 2 WEEKS FROM TEST/INSPECTION FOR REVIEW AND APPROVAL.
   2.1. GROUT AND MORTAR SHALL BE TESTED EVERY DAY IN USE, MINIMUM OF 2 SETS OF TESTS PER FLOOR.
   2.2. 3 SETS OF 10" CMU BLOCKS SHALL BE TESTED AT FIRST AND SECOND FLOORS.
   2.3. 1 SET OF 10" CMU BLOCKS SHALL BE TESTED AT THIRD TO EIGHTH FLOORS.
   2.4. 2 SETS OF 8" CMU BLOCK SHALL BE TESTED AT THIRD TO EIGHTH FLOORS.
   2.5. 3 SETS OF 10" PRISMS SHALL BE CONSTRUCTED AT FIRST AND SECOND FLOORS.
   2.6. 1 SET OF 10" PRISMS SHALL BE CONSTRUCTED AT THIRD TO EIGHTH FLOORS.
   2.7. 2 SETS OF 8" PRISMS SHALL BE CONSTRUCTED AT THIRD TO EIGHTH FLOORS.
   2.8. THE FIRST TO THIRD FLOOR PRISMS SHALL BE TESTED, BUT PRISMS FROM OTHER FLOORS SHALL BE HELD AND TESTED ONLY IF REQUESTED BY EOR.
   2.9. EACH SET OF ABOVE TESTS SHALL CONSIST OF (1) 7 DAY TEST AND (3) 28 DAY TESTS.
3. G.C. SHALL COORDINATE A CMU CONSTRUCTION PROCEDURE MEETING WITH THE ENGINEER, SUBCONTRACTOR AND TESTING COMPANY REPRESENTATIVE PRIOR TO MASONRY CONSTRUCTION.
4. GROUT CELLS SOLID WHERE REINFORCEMENT IS PLACED AND A PENCIL VIBRATOR SHALL BE USED TO ELIMINATE AIR POCKETS. THE HEIGHT OF WALLS TO BE GROUTED SHALL BE AS FOLLOWS:
   4.1. WHERE THE FOLLOWING CONDITIONS ARE MET, PLACE GROUT IN LIFTS NOT EXCEEDING 9'-6":
      4.1.1. THE MASONRY HAS CURED FOR AT LEAST 4 HOURS.
      4.1.2. THE GROUT SLUMP IS MAINTAINED BETWEEN 10 AND 11 INCHES.
      4.1.3. THE TESTING AGENCY CAN VERIFY THAT THE GROUT HAS REACHED THE BOTTOM CELLS WITHOUT VOIDS.
      4.1.4. NO INTERMEDIATE REINFORCED BOND BEAMS ARE PLACED BETWEEN THE TOP AND THE BOTTOM OF THE POUR HEIGHT.
   4.2. WHEN THE CONDITIONS OF 4.1.1, 4.1.2, 4.1.3, OR 4.1.4 ARE NOT MET, PLACE GROUT IN LIFTS NOT EXCEEDING 5 FEET.
5. SPECIAL INSPECTION IS REQUIRED FOR MASONRY CONSTRUCTION IN ADDITION TO STANDARD CONSTRUCTION INSPECTION.
6. THE VERTICAL REINFORCEMENT SHALL BE INSTALLED AT THE CENTER OF THE BLOCK CORES AND THE CORES SHALL ALIGN THROUGHOUT THE VERTICAL HEIGHT OF THE WALL. MARK REINFORCEMENT LOCATIONS ON BLOCK.
7. WHERE BLOCK IS ADJACENT TO AN OPENING OR MASONRY JOINT, PROVIDE DOUBLE VERTICAL REINFORCEMENT IN LAST 2 CELLS. SEE TYPICAL WALL INTERSECTION AND WALL CORNER DETAILS FOR OTHER LOCATIONS OF ADDITIONAL REINFORCEMENT.
8. ALL NONBEARING CMU WALLS SHOULD HAVE A MINIMUM VERTICAL STEEL REINFORCEMENT OF #5 @ 36" O.C., U.N.O.
9. THE MINIMUM OVERLAP OF VERTICAL REINFORCEMENT FOR MASONRY WALLS SHALL BE 36x BAR∅.
10. HAMMERING DOWN THE VERTICAL REINFORCEMENT IS NOT PERMITTED.
11. MASONRY BLOCKS SHALL BE CUT AS REQUIRED BY A MOTOR DRIVEN SAW.
12. USE BOND BEAM BLOCKS FOR BOND BEAMS TO AVOID CUTTING OF REGULAR BLOCKS WHICH MAY NOT LEAVE ENOUGH SPACE FOR THE BOND BEAM REINFORCEMENT AND GROUT.
13. WHEN MASONRY WALLS REST ON STEEL BEAMS, SEE "TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL" ON S-201.
14. THE FLASHING MEMBRANE SHALL NOT EXTEND INTO THE FACE OF THE BLOCK AT ALL. A TERMINATION BAR SHALL BE USED TO CONNECT FLASHING TO CMU. SEE ARCHITECTURAL PLANS.
15. ALL MASONRY OPENINGS SHOWN ON THE STRUCTURAL PLANS ARE THE ROUGH OPENINGS. MASONRY OPENINGS SHALL NOT EXCEED WHAT IS SHOWN ON THE STRUCTURAL PLANS.
16. METAL EXPOSED TO WEATHER (I.E. BRICK TIES) SHALL BE GALVANIZED.
17. SEAL ALL EXTERIOR SURFACES THAT MAY BE EXPOSED TO FREEZING/THAWING OR WIND DRIVEN RAIN, SEE ARCHITECTURAL DRAWINGS.
18. MORTAR BEDDING SHALL BE FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL SURFACES.
19. G.C. SHALL INFORM THE ENGINEER 48 HOURS PRIOR TO STARTING CMU AT EACH FLOOR SO THE PROPER CONNECTIONS CAN BE OBSERVED BEFORE CONTINUING VERTICALLY.
20. G.C./SUBCONTRACTOR TO PROVIDE ALL NECESSARY RUBBER CONTROL JOINTS, WEEP HOLES, COLUMN TIES, AND WELD ON TIES. ALL BRICK/STONE TIES SHALL BE SEISMIC RATED. SUBMIT SPECIFICATIONS FOR APPROVAL PRIOR TO CONSTRUCTION.
21. SEE ACI STANDARDS FOR WEATHER REQUIREMENTS, HOT AND COLD, WHEN APPLICABLE.

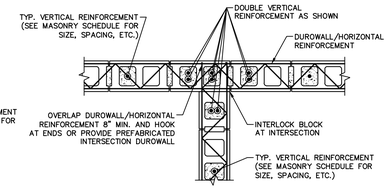


ISOMETRIC VIEW OF TYPICAL REINFORCED MASONRY WALL
N.T.S.

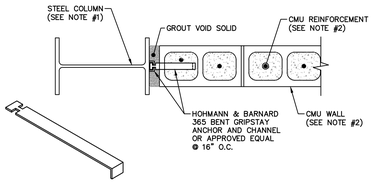
NOTE: IF FLOOR HEIGHT EXCEEDS 9'-6", PROVIDE A BOND BEAM AT THE MID HEIGHT OF THE WALL.



TYPICAL STRUCTURAL WALL CORNER DETAIL
N.T.S.

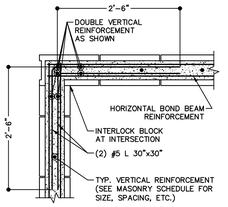


TYPICAL STRUCTURAL WALL INTERSECTION DETAIL
N.T.S.

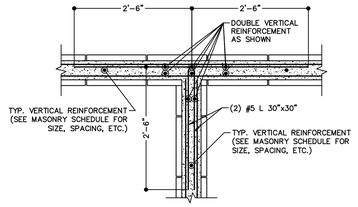


TYPICAL WALL TO COLUMN CONNECTION DETAIL
N.T.S.

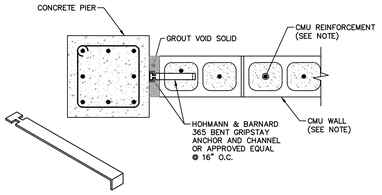
NOTES:
1. COLUMN ORIENTATION MAY VARY, SEE FLOOR PLANS.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.



TYPICAL STRUCTURAL BOND BEAM CORNER DETAIL
N.T.S.

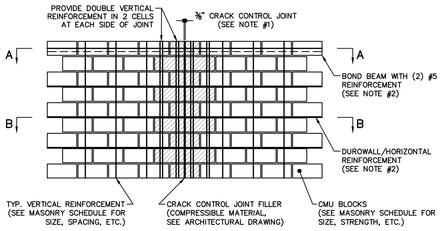


TYPICAL STRUCTURAL BOND BEAM INTERSECTION DETAIL
N.T.S.



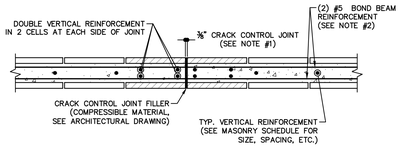
TYPICAL WALL TO PIER CONNECTION DETAIL
N.T.S.

NOTES: SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.



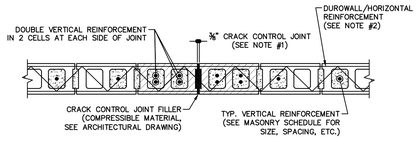
TYPICAL CRACK CONTROL JOINT DETAIL
N.T.S.

NOTES:
1. CRACK CONTROL JOINTS SHALL BE LOCATED AT 30' O.C. MAX, SEE S-102 FOR LOCATION.
2. BOND BEAM REINFORCEMENT AND DUROWALL/HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH CRACK CONTROL JOINT.



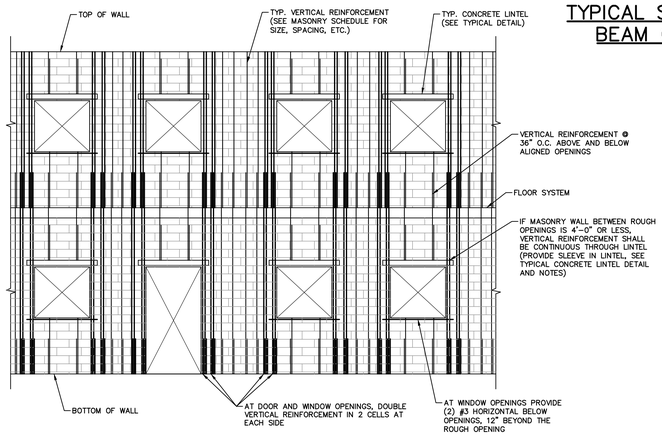
SECTION A-A: TYPICAL CRACK CONTROL JOINT AT BOND BEAM LEVEL DETAIL
N.T.S.

NOTES:
1. CRACK CONTROL JOINTS SHALL BE LOCATED AT 30' O.C. MAX, SEE S-102 FOR LOCATION.
2. BOND BEAM REINFORCEMENT SHALL BE CONTINUOUS THROUGH CRACK CONTROL JOINT.



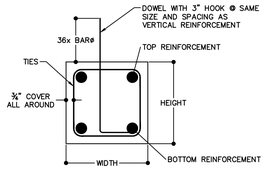
SECTION B-B: TYPICAL CRACK CONTROL JOINT AT INTERMEDIATE COURSE DETAIL
N.T.S.

NOTES:
1. CRACK CONTROL JOINTS SHALL BE LOCATED AT 30' O.C. MAX, SEE S-102 FOR LOCATION.
2. DUROWALL/HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH CRACK CONTROL JOINT.



TYPICAL REINFORCING STEEL IN WALL AROUND OPENINGS DETAIL
N.T.S.

NOTE: DETAIL DOES NOT SHOW BOND BEAM, DUROWALL, ETC. FOR CLARITY.



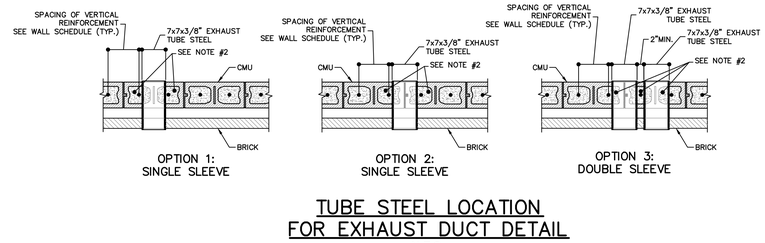
TYPICAL CONCRETE LINTEL DETAIL
N.T.S.

NOTES:
1. EXTEND TOP REINFORCEMENT 14" MIN. AT EACH END INTO BOND BEAM. IF LINTEL IS BELOW BOND BEAM, REINFORCEMENT DOES NOT HAVE TO BE EXTENDED.
2. PROVIDE CONTINUOUS BOND BEAM ON TOP OF LINTEL WHEN LINTEL IS BELOW BOND BEAM ELEVATION.
3. LINTELS WITHIN CONCRETE WALLS CAN BE CAST IN PLACE, REINFORCEMENT SHALL FOLLOW SCHEDULE.
4. IF MASONRY WALL BETWEEN ROUGH OPENINGS IS 4'-0" OR LESS, PROVIDE SLEEVE IN ENDS OF LINTEL FOR VERTICAL WALL REINFORCEMENT TO PASS THROUGH (CONTINUOUS). SLEEVE SHALL BE 2½" Ø OR SQUARE CENTERED ON LINTEL AND ALIGNED WITH MASONRY CELLS WITHOUT INTERRUPTING LINTEL REINFORCEMENT.
5. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH, F'c, OF 4000 PSI.

CONCRETE LINTEL SCHEDULE

NAME	SPAN*	HEIGHT x WIDTH**	TOP REINF, BOTTOM REINF.	TIES	BEARING LENGTH***
LT1	≤ 5.0'	8" x 8"	(2) #3 (2) #6	#3 @ 4" O.C.	5" EACH SIDE
LT2	5.1' – 7.0'	8" x 8"	(2) #8 (2) #8	#3 @ 4" O.C.	7" EACH SIDE
LT3	7.1' – 9.0'	8" x 8"	(2) #10 (2) #10	#3 @ 3" O.C.	10" EACH SIDE

* SPAN IS EQUAL TO THE ROUGH OPENING. IF LINTEL NAME ON PLAN CONFLICTS WITH SPAN SHOWN IN ABOVE TABLE, CONTACT EOR.
** MINIMUM WIDTH, WIDTH SHALL MATCH WALL THICKNESS.
*** FILL CMU BLOCK BEARING LINTEL WITH DOUBLE VERTICAL REINFORCEMENT AT EACH CELL UNTIL THE FLOOR BELOW. BEARING LENGTH IS EQUAL TO THE LENGTH BEYOND THE ROUGH OPENING.



TUBE STEEL LOCATION FOR EXHAUST DUCT DETAIL
N.T.S.

NOTES:
1. LOCATE TUBE STEEL SO THAT NO VERTICAL REINFORCEMENT OR MASONRY JOINTS ARE INTERRUPTED. CONTACT ENGINEER IF NOT POSSIBLE.
2. FILL VOID SOLID WITH GROUT ON EACH SIDE OF SLEEVE, EVEN IF THERE IS NO REINFORCEMENT SPECIFIED IN THE WALL SCHEDULE

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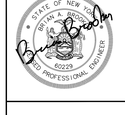
MASONRY DETAILS AND NOTES



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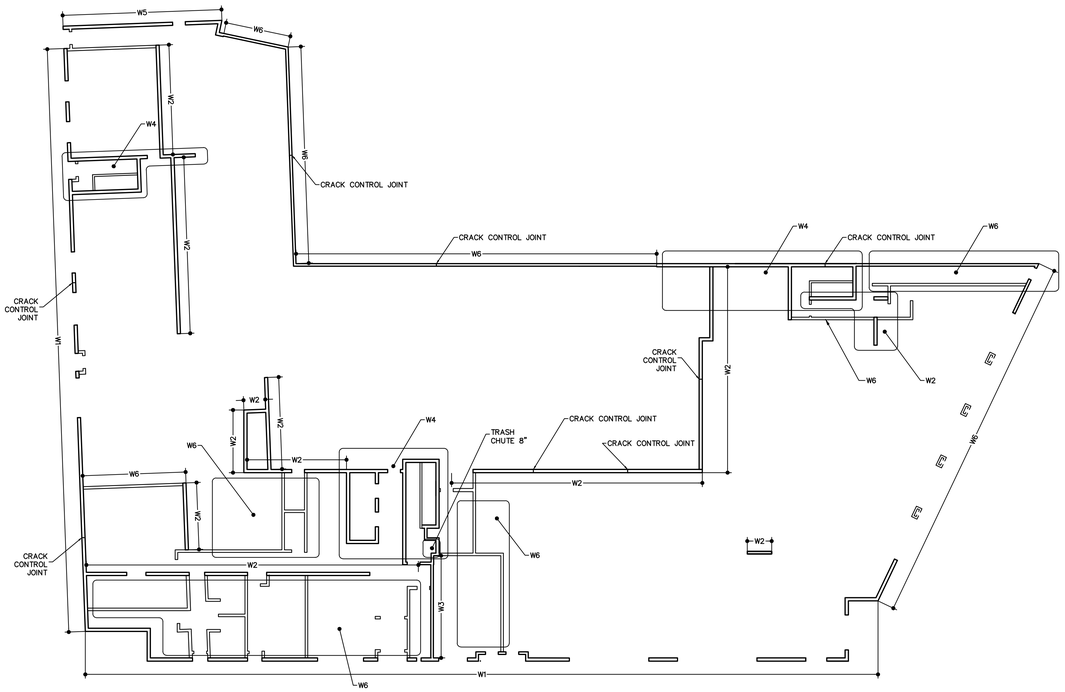
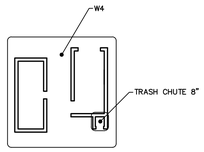
MASONRY WALL SCHEDULE

f'm			W1 EXTERIOR BEARING WALLS	W2 INTERIOR BEARING WALLS	W3 SHEAR WALLS	W4 ELEVATOR & STAIR WALLS	W5 EXTERIOR NON BEARING WALLS	W6 MISCELLANEOUS FIRST FLOOR WALLS
2500 PSI PRISM	ROOF PLANK ELEVATION: 76'-5"							
	EIGHTH FLOOR PLANK ELEVATION: 67'-8"	8'-9"	8" HOLLOW BLOCK V/R: #5 @ 9" O.C.	8" HOLLOW BLOCK V/R: #5 @ 36" O.C.	8" HOLLOW BLOCK V/R: #5 @ 36" O.C.	10" HOLLOW BLOCK V/R: #5 @ 36" O.C.	8" HOLLOW BLOCK V/R: #5 @ 36" O.C.	
	SEVENTH FLOOR PLANK ELEVATION: 58'-11"	8'-9"	8" HOLLOW BLOCK V/R: #5 @ 9" O.C.	8" HOLLOW BLOCK V/R: #5 @ 36" O.C.	8" HOLLOW BLOCK V/R: #5 @ 36" O.C.	10" HOLLOW BLOCK V/R: #5 @ 36" O.C.	8" HOLLOW BLOCK V/R: #5 @ 36" O.C.	
	SIXTH FLOOR PLANK ELEVATION: 49-11"	9'-0"	8" HOLLOW BLOCK V/R: #5 @ 9" O.C.	8" HOLLOW BLOCK V/R: #5 @ 36" O.C.	8" HOLLOW BLOCK V/R: #5 @ 36" O.C.	10" HOLLOW BLOCK V/R: #5 @ 36" O.C.	8" HOLLOW BLOCK V/R: #5 @ 36" O.C.	
	FIFTH FLOOR PLANK ELEVATION: 41'-2"	8'-9"	8" HOLLOW BLOCK V/R: #5 @ 9" O.C.	8" HOLLOW BLOCK V/R: #5 @ 18" O.C.	8" HOLLOW BLOCK V/R: #5 @ 18" O.C.	10" HOLLOW BLOCK V/R: #5 @ 18" O.C.	8" HOLLOW BLOCK V/R: #5 @ 18" O.C.	
	FOURTH FLOOR PLANK ELEVATION: 32'-5"	8'-9"	8" HOLLOW BLOCK V/R: #5 @ 9" O.C.	8" HOLLOW BLOCK V/R: #5 @ 9" O.C.	8" HOLLOW BLOCK V/R: #5 @ 9" O.C.	10" HOLLOW BLOCK V/R: #5 @ 9" O.C.	8" HOLLOW BLOCK V/R: #5 @ 9" O.C.	
3000 PSI PRISM	THIRD FLOOR PLANK ELEVATION: 23'-8"	8'-9"	8" HOLLOW BLOCK V/R: #5 @ 9" O.C.	8" HOLLOW BLOCK V/R: #5 @ 9" O.C.	8" HOLLOW BLOCK V/R: #5 @ 9" O.C.	10" HOLLOW BLOCK V/R: #5 @ 9" O.C.	8" HOLLOW BLOCK V/R: #5 @ 9" O.C.	
	SECOND FLOOR PLANK ELEVATION: 14'-11"	8'-9"	10" HOLLOW BLOCK V/R: #5 @ 9" O.C.	10" HOLLOW BLOCK V/R: #6 @ 9" O.C.	8" HOLLOW BLOCK V/R: #6 @ 9" O.C.	10" HOLLOW BLOCK V/R: #6 @ 9" O.C.	10" HOLLOW BLOCK V/R: #6 @ 9" O.C.	
	FIRST FLOOR SLAB ELEVATION: 0'-0"	14'-11"	10" HOLLOW BLOCK V/R: #5 @ 9" O.C.	10" HOLLOW BLOCK V/R: #6 @ 9" O.C.	8" HOLLOW BLOCK V/R: #6 @ 9" O.C.	10" HOLLOW BLOCK V/R: #6 @ 9" O.C.	10" HOLLOW BLOCK V/R: #6 @ 9" O.C.	8" HOLLOW BLOCK V/R: #5 @ 36" O.C.

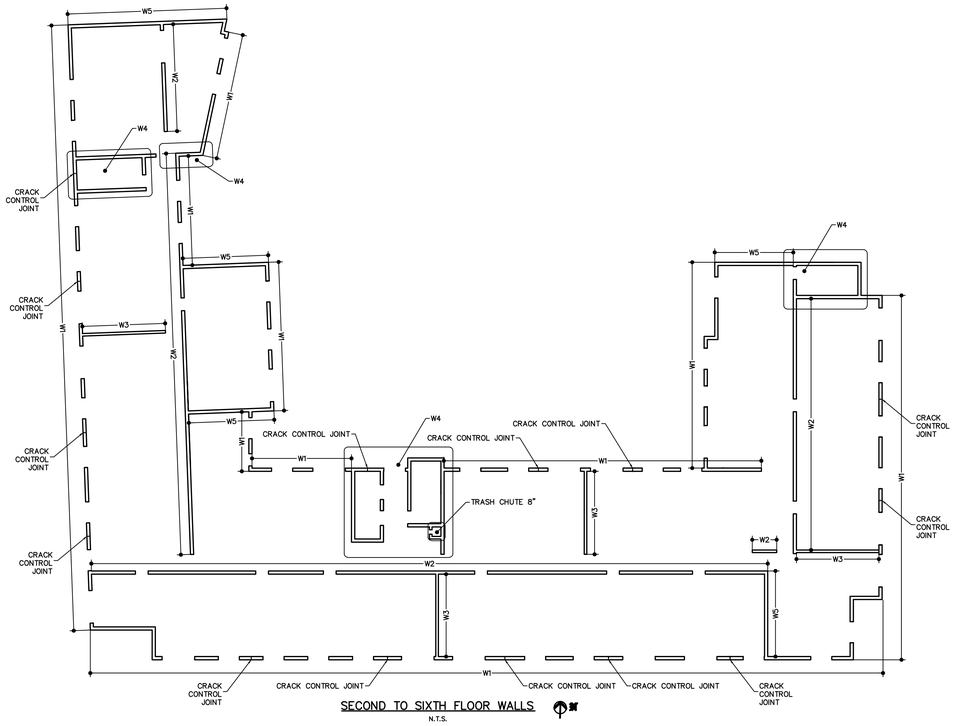
NOTE: MASONRY WALL SCHEDULE IS BASED ON THE USE OF 8" LONG MASONRY BLOCKS. IF 16" BLOCKS ARE USED, V/R SPACED AT 9", 18", 36" SHALL BECOME 8", 16", 32".



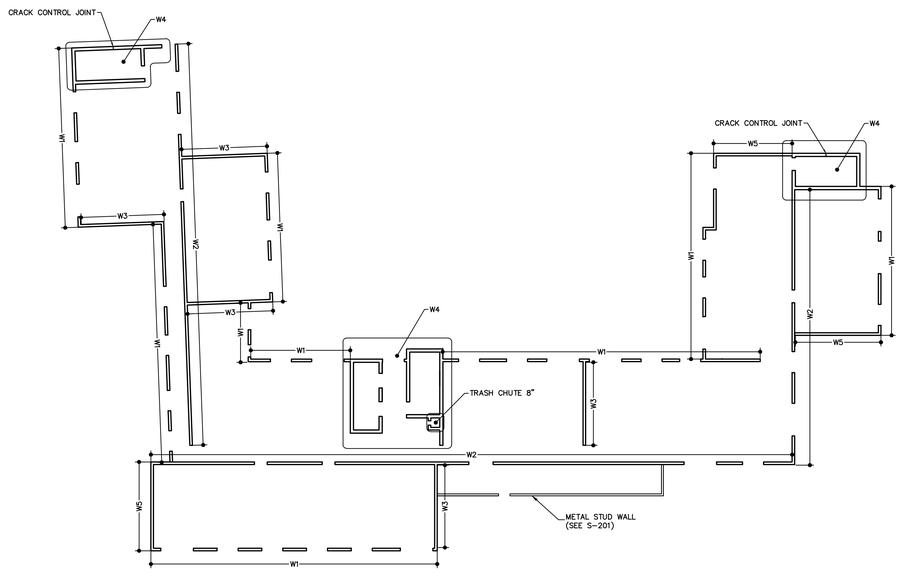
FIRST FLOOR WALLS
N.T.S.



BULKHEAD WALLS
N.T.S.



SECOND TO SIXTH FLOOR WALLS
N.T.S.



SEVENTH TO EIGHTH FLOOR WALLS
N.T.S.

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DATE	REVISIONS
01/28/15	REVISED AS PER TA COMMENTS
11/25/14	ISSUED TO M.T.A.
11/05/14	ISSUED TO D.O.B.

AUFGANG ARCHITECTS PLLC
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www.asparchitecture.com

PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

MASONRY SCHEDULE AND KEY MAPS

DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	S-102.00
SCALE:AS NOTED	SHEET NO: 9 OF 12
NYC DOB NUMBER:	220412541

COLUMN SCHEDULE

COLUMN LOCATION / FLOOR ELEVATION		A 6	A 9	A 13	A 17	A 19	A 22	A 26	B 28	C 8	C 11	C 16	C 20	C 23	C 26	D 27	D 28	E 29	F 2	G 12	G 14	G 20	G 24	G 27	H 29	I 28	J 29	K 27	L 7	L 10	L 15	L 18	L 21	M 29	N 28	O 7	O 10	O 15	O 18	O 21	P 27	Q 1	R 2	S 1	S 2	S 5	T 2	T 5	U 3	V 4	W 1
FOURTH FLOOR PLANK ELEVATION 32'-5"																																																			
THIRD FLOOR PLANK ELEVATION 23'-8"	8'-9"																																																		
SECOND FLOOR PLANK ELEVATION 14'-11"	8'-9"																																																	
FIRST FLOOR SLAB ELEVATION 0'-0"	14'-11"	W14x109	W14x109	W14x90	W14x90	W14x90	W14x109	W14x132	W10x49	W14x109	W14x109	W14x109	W14x132	W14x132	W14x159	W14x211	W14x211	W8x31	W14x109	W10x49	W10x49	W10x49	W12x65	W14x132	W8x31	W14x132	W8x21	W14x109	W10x49	W10x49	W10x49	W10x49	W10x49	W14x132	W10x49	W10x49	W10x49	W10x49	W10x49	W14x132	W12x65	W14x159	W14x132	W14x109	W14x109	W12x65	W14x132	W14x257	W8x31
LOAD (K)		175	360	165	220	220	485	295	95	230	495	490	670	660	450	555	585	30	280	210	100	175	370	685	40	610	50	520	100	90	90	90	95	110	335	80	70	70	70	75	270	145	725	385	370	320	165	260	455	245	70
UPLIFT (K)		–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
SHEAR AT BASE (K)		15	9	2	104	97	2	12	18	9	102	6	4	3	17	24	25	1	8	2	2	93	98	3	1	2	2	5	–	–	–	–	3	15	–	–	–	–	–	10	7	2	17	75	1	4	3	64	41	1
TOP OF COLUMN ELEVATION		14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	13'-4"	13'-4"	13'-4"	13'-4"	14'-3"	14'-3"	13'-4"	13'-4"	13'-4"	13'-4"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"	14'-3"
BOTTOM OF BASE PLATE ELEVATION (SEE NOTE #3)		-1'-0"	-1'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	-1'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	-1'-0"	-1'-0"	-4'-9"	-4'-9"	-4'-9"	-4'-9"	0'-0"	0'-0"	0'-0"	0'-0"	-4'-9"	-4'-9"	-4'-9"	-4'-9"	-4'-9"	-4'-9"	0'-0"	-4'-9"	-4'-9"	-4'-9"	-4'-9"	-4'-9"	-4'-9"	0'-0"	-4'-9"	-4'-9"	-4'-9"	-4'-9"	-4'-9"	-4'-9"	-4'-9"	-4'-9"	-4'-9"
BASE PLATE TYPE		BP4	BP4	BP4	BP4	BP4	BP4	BP4	BP2	BP4	BP5	BP4	BP5	BP5	BP5	BP5	BP5	BP1	BP4	BP4	BP2	BP2	BP3	BP3	BP4	BP1	BP5	BP1	BP4	BP2	BP2	BP2	BP2	BP2	BP4	BP2	BP2	BP2	BP2	BP2	BP4	BP3	BP5	BP4	BP4	BP4	BP3	BP3	BP5	BP5	BP1
PIER TYPE (SEE F0-102)		–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
ANCHOR BOLTS A449	DIAMETER	¾"	1"	¾"	1"	1"	¾"	¾"	¾"	¾"	1"	1"	1"	1"	1"	1"	1"	¾"	1"	¾"	¾"	1"	1"	1"	1"	¾"	1"	¾"	1"	¾"	¾"	¾"	¾"	¾"	¾"	1"	¾"	¾"	¾"	¾"	¾"	1"	1"	1"	1"	¾"	¾"	1"	1"	1"	¾"
	EMBEDMENT	18"	18"	18"	24"	24"	18"	18"	18"	18"	24"	18"	24"	24"	24"	24"	24"	18"	18"	18"	18"	18"	24"	24"	24"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	24"	18"	24"	24"	18"	18"	24"	24"	24"	18"
	HOOK	3"	3"	3"	6"	6"	3"	3"	3"	3"	6"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	6"	6"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	6"	3"	3"	6"	3"	3"
COLUMN LOCATION		A 6	A 9	A 13	A 17	A 19	A 22	A 26	B 28	C 8	C 11	C 16	C 20	C 23	C 26	D 27	D 28	E 29	F 2	G 12	G 14	G 20	G 24	G 27	H 29	I 28	J 29	K 27	L 7	L 10	L 15	L 18	L 21	M 29	N 28	O 7	O 10	O 15	O 18	O 21	P 27	Q 1	R 2	S 1	S 2	S 5	T 2	T 5	U 3	V 4	W 1

NOTES:
1. SHOP DRAWINGS SHALL INCLUDE ALL BASE PLATES AND CONNECTIONS.
2. SEE THE TYPICAL DETAILS FOR ALL CONNECTIONS, SPLICES, ETC.
3. THE TOP OF PIER ELEVATION IS 2" BELOW THE BOTTOM OF BASE PLATE ELEVATION.

LOADING SCHEDULE

LOCATION / LOAD	ROOF (8" PLANK*)	MECH. ROOM (8" PLANK*)	STAIRS	RESIDENTIAL (8" PLANK*)	CORRIDOR (8" PLANK*)	RETAIL/COMMUNITY (8" PLANK*)	OUTDOOR COMMUNITY TERRACE (8" PLANK*)
LIVE LOAD	40	100	100	40**	40 (1ST FLOOR: 100)	100	100
PLANK	57	57	100	57	57	57	57
TOPPING***	25	25	25	25	25	25	25
FLOOR FINISH	3	3	3	3	3	8	48
MECHANICAL	5	5	5	5	5	5	5
PARTITION	5	5	–	5	–	–	–
TOTAL	135	195	233	135	130 (1ST FLOOR: 190)	195	235

* SEE FLOOR PLANS FOR PLANK SIZES AND LOCATIONS.
** TRIBUTARY AREA REDUCTION WAS USED AS PER NYC BUILDING CODE SECTION 1607.9.
*** TOPPING SHALL BE 2" MAXIMUM.

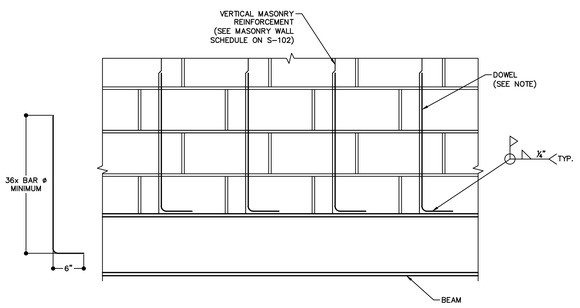
DESIGN CRITERIA:
BASIC WIND SPEED = 90 MPH; WIND EXPOSURE = B
PRESSURE COEFFICIENT = 0.8+0.3, 2 SECOND GUST
IMPORTANCE FACTOR = 1.0
SEISMIC DESIGN CATEGORY = C; SOIL SITE COEFFICIENT = B
SEISMIC ACCELERATION (Q) = 0.014 Z FACTOR = 0.15

SEISMIC NOTE:
THE STRUCTURE HAS BEEN DESIGNED FOR LATERAL LOADS IN ACCORDANCE TO THE BUILDING CODE OF NEW YORK CITY: TITLE 27. SUBCHAPTER 9, ARTICLE 5 – WIND LOADS AND EARTHQUAKE LOADS.

BOLT HOLE AND EDGE DISTANCE TABLE FOR BOLTED MOMENT CONNECTIONS

BOLT ø (IN)	OVERSIZE HOLE ø (IN) (SEE NOTE)	MINIMUM EDGE DISTANCE (IN)
5/8	13/16	1 3/16
3/4	15/16	1 5/16
7/8	1 1/16	1 9/16
1	1 1/4	1 7/8
1 1/8	1 7/16	2 1/8
1 1/4	1 9/16	2 3/8
1 3/8	1 11/16	2 5/8
1 1/2	1 13/16	2 3/4

NOTE: ONLY PLATES SHALL HAVE OVERSIZED HOLES. STANDARD HOLES SHALL BE USED FOR BEAM.



TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL
N.T.S.

NOTE: THE DOWEL SIZE AND SPACING SHALL MATCH THE VERTICAL MASONRY REINFORCEMENT.

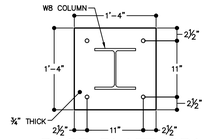
SHEAR CONNECTION TABLE W8 TO W18

BEAM SIZE	DOUBLE ANGLE THICKNESS x LENGTH	# OF A325N ¾"ø BOLTS
W8	¼" x 6"	4
W10	¼" x 6"	4
W12	¼" x 9"	6
W14	¼" x 9"	6
W16	¾" x 12"	8
W18	¾" x 15"	10

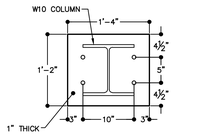
SHEAR CONNECTION TABLE W21 TO W36

BEAM SIZE	DOUBLE ANGLE THICKNESS x LENGTH	# OF A490N 1"ø BOLTS
W21	¾" x 18"	12
W24	¾" x 21"	14
W27	¾" x 24"	16
W30	¾" x 26"	16
W33	¾" x 28"	18
W36	¾" x 31"	20

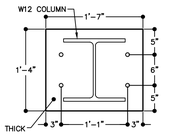
NOTE: SHEAR CONNECTIONS ARE SUBJECT TO CHANGE DURING SHOP DRAWING REVIEW.



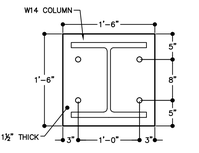
BASE PLATE BP1
N.T.S.



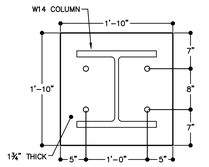
BASE PLATE BP2
N.T.S.



BASE PLATE BP3
N.T.S.



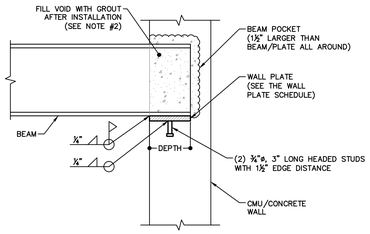
BASE PLATE BP4
N.T.S.



BASE PLATE BP5
N.T.S.

STRUCTURAL STEEL NOTES:

1. ALL STRUCTURAL STEEL, EXCEPT RECTANGULAR AND SQUARE COLUMNS TO BE ASTM A572 GRADE 50 (FY= 50KSI). RECTANGULAR AND SQUARE STEEL COLUMNS TO BE ASTM A500 GR.B. ALL STEEL TO BE FABRICATED, DETAILED, AND ERECTED IN ACCORDANCE WITH LATEST A.I.S.C. STANDARDS.
2. ALL MISCELLANEOUS STEEL SHALL BE GALVANIZED.
3. ALL NUTS, BOLTS AND WASHERS SHALL BE HIGH STRENGTH ASTM DESIGNATION A490N U.N.O., INSTALLED BY TURN-OF-NUT METHOD OR A CALIBRATED TORQUE WRENCH. ALL BOLTS TO BE 1"ø U.N.O.
4. ALL WELDS SHALL BE MADE BY WELDERS WHO HAVE BEEN PREVIOUSLY QUALIFIED BY TESTS AS PRESCRIBED IN THE A.W.S. STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION.
5. THE SHOP AND ERECTION DRAWINGS MUST SHOW ALL SHOP AND FIELD WELDS.
6. ALL WELDING ELECTRODES SHALL CONFORM TO E70XX SERIES A-233. ALL WELDING AND WELDING SYMBOLS ON DRAWINGS SHALL CONFORM TO A.W.S. STANDARD CODE FOR WELDING BUILDING CONSTRUCTION.
7. BOLT HOLES WILL NOT BE PERMITTED TO BEAM FLANGES U.N.O.
8. ALL STEEL OTHER THAN JOISTS AND STANDARD BRIDGING TO BE PROVIDED BY THE STEEL FABRICATOR.
9. SHOP DRAWINGS ON ALL STRUCTURAL STEEL MUST BE SUBMITTED FOR REVIEW.
10. FIELD CUTTING OR BURNING OF STRUCTURAL STEEL IS PROHIBITED WITHOUT EXPRESSED APPROVAL OF STRUCTURAL ENGINEER.
11. ALL BEAMS BEARING ON WALLS SHALL HAVE A WALL PLATE (SEE FLOOR PLANS, WALL PLATE SCHEDULE, AND TYPICAL DETAILS).
12. THE FLANGES OF STEEL TO RECEIVE SHEAR STUDS SHOULD NOT BE PAINTED OR PRIMED.
13. THE STEEL SHEAR CONNECTIONS ARE TO BE WELDED IN PLANE AND TO BE TESTED BY CERTIFIED MATERIAL TESTING COMPANY. A REPORT SHALL BE SUBMITTED TO THE ENGINEER.
14. ALL STEEL SURFACES SHALL RECEIVE RED OXIDE PRIMER AND 2 HOUR SPRAY ON FIREPROOFING, U.N.O.
15. ALL STEEL BEAMS SHALL BE TEMPORARILY SUPPORTED UNTIL THE FLOOR SYSTEM IS INSTALLED AND THE LOAD IS BALANCED ON EACH SIDE OR WELD PLATES ON PLANK ARE WELDED TO BEAMS. UNSUPPORTED BEAMS SUBJECT TO UNBALANCED LOADS CAN TWIST DURING INSTALLATION. TEMPORARY SUPPORTS ARE REQUIRED TO PREVENT TWISTING.
16. PROVIDE RUST INHIBITIVE PAINT FOR ALL STEEL BEAMS AND PERTAINING CONNECTIONS SUSCEPTIBLE TO CORROSION, ESPECIALLY BY A PARKING GARAGE.
17. THE OWNER SHALL PERFORM A MAINTENANCE PROGRAM TO PROTECT THE STRUCTURE AGAINST WATER PENETRATION AND CORROSION.



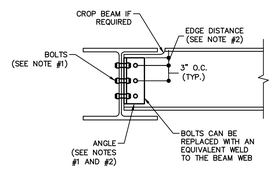
TYPICAL BEAM TO WALL DETAIL
N.T.S.

NOTES:
1. ALL CMU CELLS DIRECTLY BELOW WALL PLATE SHALL BE GROUTED SOLID.
2. GROUT STRENGTH SHALL EQUAL THE PRISM STRENGTH FOR CMU WALL AND CONCRETE STRENGTH FOR CONCRETE WALL.
3. A SHIM PLATE (1" THICK MAX.) MAY BE USED BETWEEN THE BEAM AND WALL PLATE IF REQUIRED. SHIM PLATE SHALL BE THE SAME WIDTH AND DEPTH AS WALL PLATE MINUS ¼" ALL AROUND (TO ALLOW FOR WELD) AND SHALL BE WELDED TO THE BEAM AND WALL PLATE WITH ¼" FILLET WELD, ALL AROUND. DRY PACK ALL VOIDS SOLID.

WALL PLATE SCHEDULE

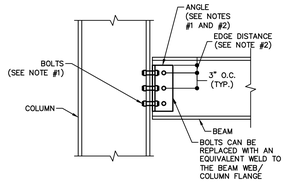
WALL PLATE TYPE	WIDTH (IN)	DEPTH (IN)	THICKNESS (IN)
WP1	8	8	1/2
WP2	10	10	3/4
WP3	10	12	1
WP4	10	16	1
WP5	8	8	3/4
WP6	10	24	1
WP7	10	28	1
WP8	12	10	1 1/4

NOTES:
1. FOR WALL PLATE LOCATIONS, SEE THE FLOOR PLANS.
2. GROUT THE CELLS SOLID BELOW THE BASE PLATE WITH (2) #6 REINFORCEMENT MINIMUM, U.N.O.
3. WALL PLATES SHALL BE 50 KSI STEEL.



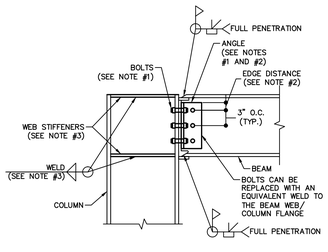
TYPICAL BEAM TO BEAM CONNECTION DETAIL
N.T.S.

NOTES:
1. SEE THE SHEAR CONNECTION TABLE FOR THE ANGLE SIZE, BOLT TYPE, BOLT SIZE, ETC.
2. THE EDGE DISTANCE SHALL BE 1.75x BOLT ø, 1½" MINIMUM.



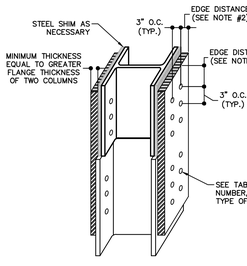
TYPICAL BEAM TO COLUMN CONNECTION DETAIL
N.T.S.

NOTES:
1. SEE THE SHEAR CONNECTION TABLE FOR THE ANGLE SIZE, BOLT TYPE, BOLT SIZE, ETC.
2. THE EDGE DISTANCE SHALL BE 1.75x BOLT ø, 1½" MINIMUM.



TYPICAL MOMENT CONNECTION DETAIL
N.T.S.

NOTES:
1. SEE THE SHEAR CONNECTION TABLE FOR THE ANGLE SIZE, BOLT TYPE, BOLT SIZE, ETC.
2. THE EDGE DISTANCE SHALL BE 1.75x BOLT ø, 1½" MINIMUM.
3. SIZE OF STIFFENERS (¼" MIN.) AND WELD (¼" MIN.) TO BE DETERMINED DURING SHOP DRAWING REVIEW.

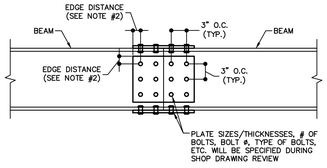


COLUMN LOAD (K)	# OF BOLTS (SEE NOTE #4)	BOLT ø AND TYPE
0–100	4	1"ø A490N
101–200	8	1"ø A490N
201–300	10	1"ø A490N
301–400	8	1¼"ø A490N
401–500	10	1¼"ø A490N
501–600	12	1¼"ø A490N
601–700	14	1¼"ø A490N
701–800	16	1¼"ø A490N
801–900	18	1¼"ø A490N
901–1000	20	1¼"ø A490N

NOTE: SEE THE COLUMN SCHEDULE FOR COLUMN LOADS.

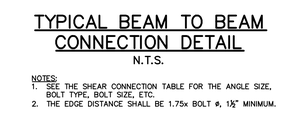
TYPICAL COLUMN SPLICE DETAIL
N.T.S.

NOTES:
1. SPLICE CONNECTIONS ARE SUBJECT TO CHANGE DURING SHOP DRAWING REVIEW.
2. EDGE DISTANCE SHALL BE 1.75 x BOLT ø, 1½" MINIMUM.
3. THE COLUMN SPLICE SHALL OCCUR AT 1/3 OF THE FLOOR HEIGHT.
4. # OF BOLTS SHOWN IN ABOVE TABLE IS THE NUMBER OF BOLTS IN EACH FLANGE OF EACH COLUMN. THE TOTAL NUMBER OF BOLTS REQUIRED FOR THE CONNECTION IS 4 TIMES WHAT IS SHOWN IN THE ABOVE TABLE.



TYPICAL BEAM SPLICE DETAIL
N.T.S.

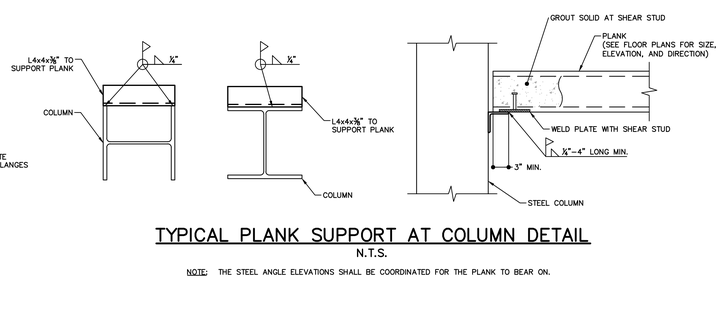
NOTES:
1. SPLICE CONNECTIONS ARE SUBJECT TO CHANGE DURING SHOP DRAWING REVIEW.
2. EDGE DISTANCE SHALL BE 1.75 x BOLT ø, 1½" MINIMUM.



SECTION A–A

TYPICAL TOP OF COLUMN DETAIL
N.T.S.

NOTE: IF A MOMENT CONNECTION IS PRESENT AT THE TOP OF A COLUMN, SEE THE 'TYPICAL MOMENT CONNECTION DETAIL'.



TYPICAL PLANK SUPPORT AT COLUMN DETAIL
N.T.S.

NOTE: THE STEEL ANGLE ELEVATIONS SHALL BE COORDINATED FOR THE PLANK TO BEAR ON.

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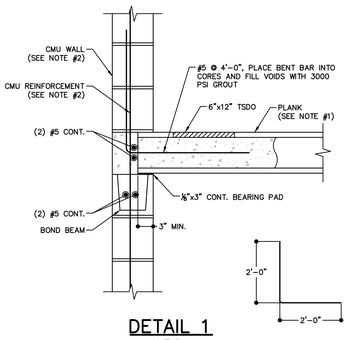
DATE	REVISIONS
01/28/15	REVISED AS PER TA COMMENTS
11/25/14	ISSUED TO M.T.A.
11/05/14	ISSUED TO D.O.B.

AUFGANG ARCHITECTS PLLC
49 North Airmont Road, Suffern, NY 10901 tel: 845.368.0004 fax: 800.772.8304
www.asaparchitecture.com

PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

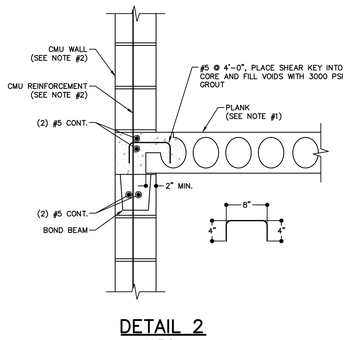
STEEL DETAILS AND NOTES

DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	S-201.00
SCALE:	AS NOTED
SHEET NO:	10 OF 12
NYC DOB NUMBER:	220412541



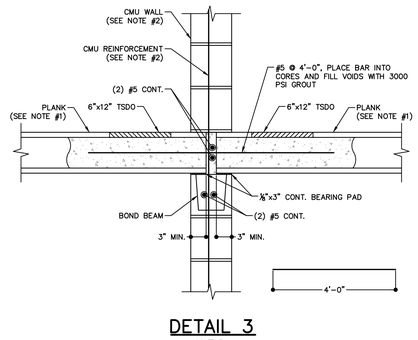
DETAIL 1
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. BRICK AND CONNECTION IS NOT SHOWN. SEE ARCHITECTURAL PLAN IF APPLICABLE.



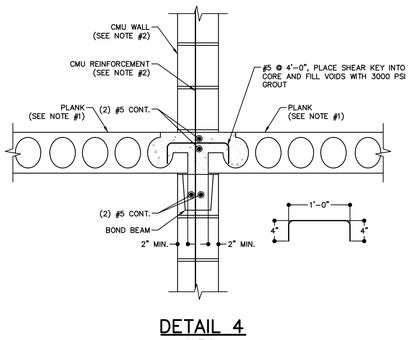
DETAIL 2
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. BRICK AND CONNECTION IS NOT SHOWN. SEE ARCHITECTURAL PLAN IF APPLICABLE.



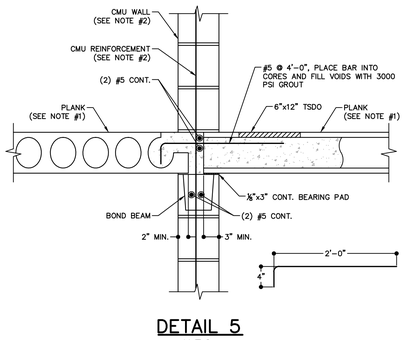
DETAIL 3
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.



DETAIL 4
N.T.S.

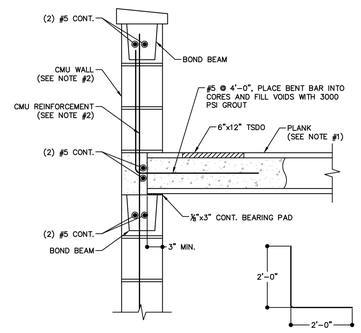
NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.



DETAIL 5
N.T.S.

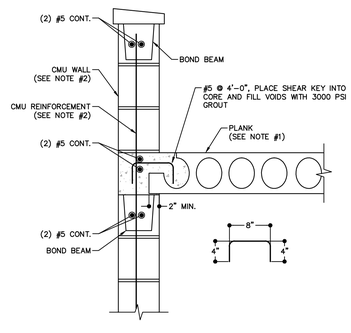
NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.

CONCRETE PLANK NOTES:
1. CONCRETE PLANK ENGINEER TO DESIGN PLANK REINFORCEMENT FOR ALL APPLICABLE UNIFORM DISTRIBUTED LOADS, LINEAR LOADS AND POINT LOADS RESULTED FROM WALLS ABOVE, MECHANICAL EQUIPMENT, VEHICULAR ETC.
2. GENERAL CONTRACTOR TO COORDINATE PLANK OPENINGS WITH MECHANICAL ENGINEER AND CONCRETE PLANK ENGINEER.
3. PLANK SHOP DRAWINGS SHALL INDICATE HOW MANY STRANDS, IF ANY, MAY BE CUT IN THE FIELD FOR EACH PLANK. ALL OPENINGS CUT IN THE FIELD SHALL BE APPROVED BY THE PLANK ENGINEER.
4. G.C. TO CONTACT ENGINEER/ARCHITECT, IF CONCRETE PLANK STRAND IS ACCIDENTALLY CUT IN THE FIELD.
5. PLANK ENGINEER TO COORDINATE WITH MECHANICAL ENGINEER FOR ALL MECHANICAL EQUIPMENT LOADINGS.
6. PROVIDE ADEQUATE SHORING OF STRUCTURE DURING PLANK INSTALLATION.
7. ALL PERTAINING CONNECTIONS SHALL BE COMPLETED PRIOR TO PLANK INSTALLATION TO PREVENT FAILURE.
8. #5 SHEAR KEYS TO BE PROVIDED AT 4'-0" O.C. AT ALL PLANKS ADJACENT TO SHEAR WALLS AND @ 8'-0" O.C. FOR THE SECOND AND THIRD PLANK OUT FROM WALL OR 12'-0" FROM WALL WHICHEVER IS GREATER.



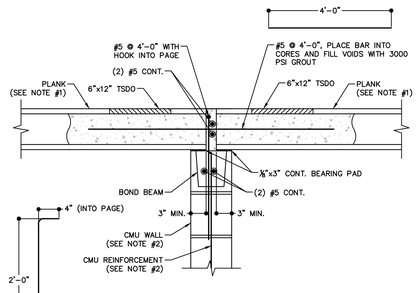
DETAIL 6
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC. PROVIDE GROUT IN ALL CELLS IN PARAPET, EVEN IF NO REINFORCEMENT IS REQUIRED.
3. BRICK AND CONNECTION IS NOT SHOWN. SEE ARCHITECTURAL PLAN IF APPLICABLE.



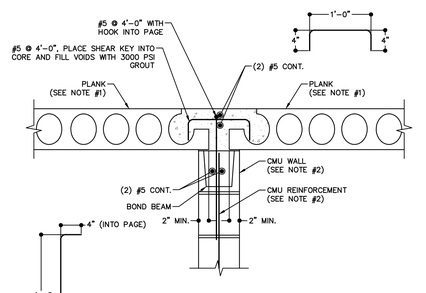
DETAIL 7
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC. PROVIDE GROUT IN ALL CELLS IN PARAPET, EVEN IF NO REINFORCEMENT IS REQUIRED.
3. BRICK AND CONNECTION IS NOT SHOWN. SEE ARCHITECTURAL PLAN IF APPLICABLE.



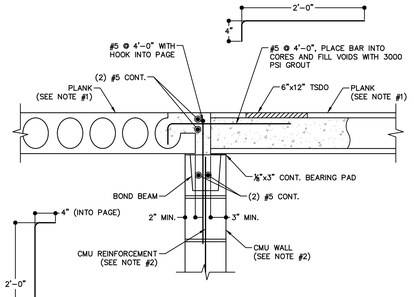
DETAIL 8
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.



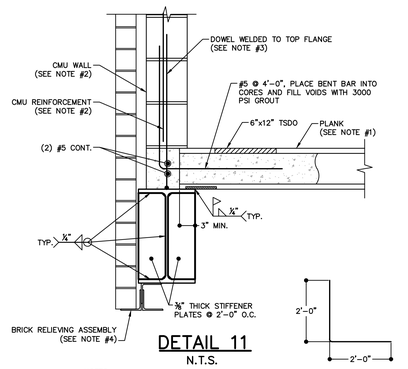
DETAIL 9
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.



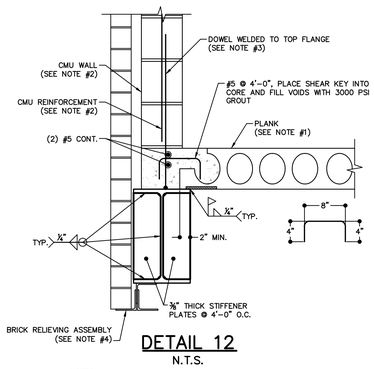
DETAIL 10
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.



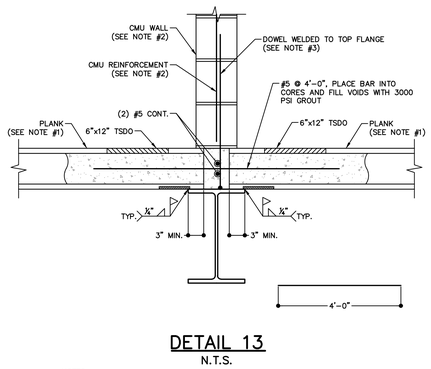
DETAIL 11
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. FOR DOWEL SIZE, LENGTH, SPACING, WELD REQUIREMENT, ETC. SEE TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL ON S-201.
4. BRICK RELIEVING ASSEMBLY SHOWN IS SCHEMATIC ONLY. ALL STEEL MEMBERS AND CONNECTIONS ARE SUBJECT TO CHANGE. EOR SHALL NOT BE RESPONSIBLE FOR ASSEMBLY, SEE ARCHITECTURAL DRAWING FOR CORRECT DETAIL.



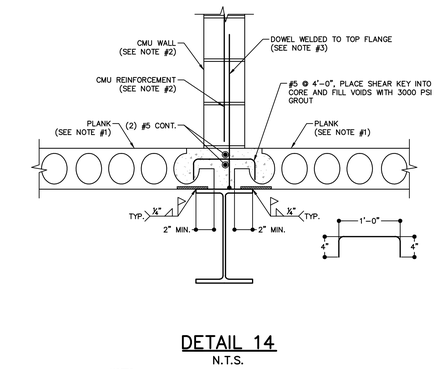
DETAIL 12
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. FOR DOWEL SIZE, LENGTH, SPACING, WELD REQUIREMENT, ETC. SEE TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL ON S-201.
4. BRICK RELIEVING ASSEMBLY SHOWN IS SCHEMATIC ONLY. ALL STEEL MEMBERS AND CONNECTIONS ARE SUBJECT TO CHANGE. EOR SHALL NOT BE RESPONSIBLE FOR ASSEMBLY, SEE ARCHITECTURAL DRAWING FOR CORRECT DETAIL.



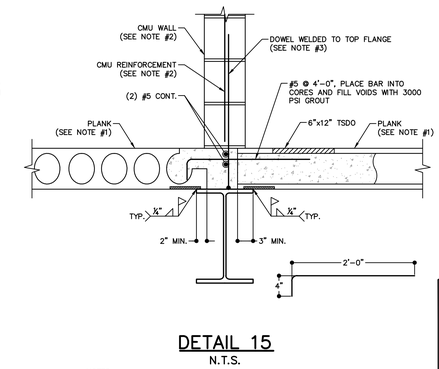
DETAIL 13
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. FOR DOWEL SIZE, LENGTH, SPACING, WELD REQUIREMENT, ETC. SEE TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL ON S-201.



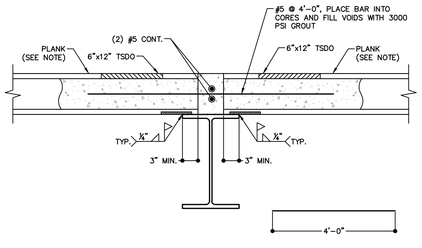
DETAIL 14
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. FOR DOWEL SIZE, LENGTH, SPACING, WELD REQUIREMENT, ETC. SEE TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL ON S-201.



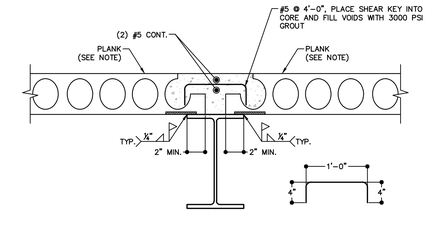
DETAIL 15
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. FOR DOWEL SIZE, LENGTH, SPACING, WELD REQUIREMENT, ETC. SEE TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL ON S-201.



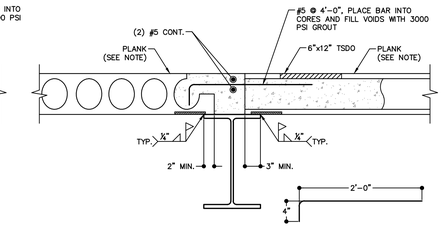
DETAIL 16
N.T.S.

NOTE: SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.



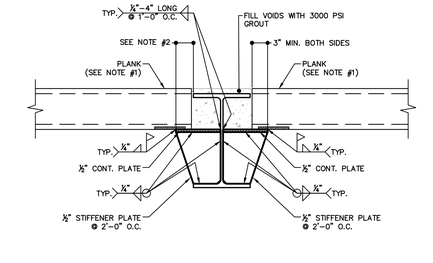
DETAIL 17
N.T.S.

NOTE: SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.



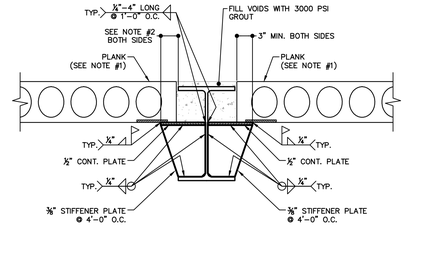
DETAIL 18
N.T.S.

NOTE: SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.



DETAIL 19
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. EXTEND PLATE 3½" BEYOND EDGE OF BEAM FLANGE.



DETAIL 20
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. EXTEND PLATE 3½" BEYOND EDGE OF BEAM FLANGE.

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DATE	REVISIONS
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11/25/14	ISSUED TO M.T.A.
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AUFGANG ARCHITECTS PLLC
49 North Airmont Road, Suffern, NY 10901 tel: 845.368.0004 fax: 800.772.8804
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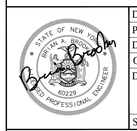
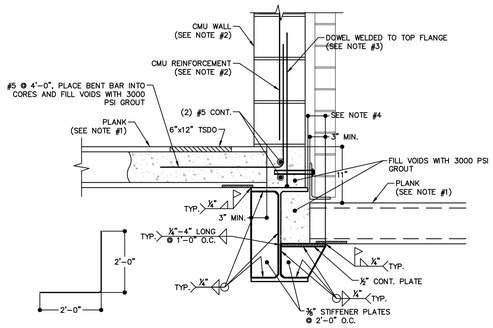
PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

PLANK DETAILS AND NOTES

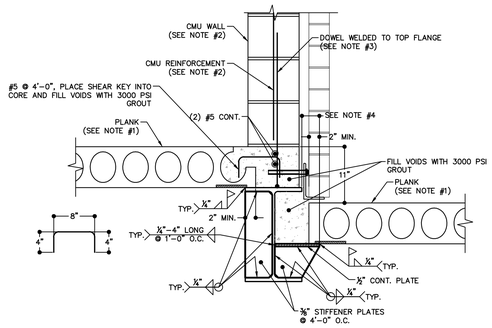


DATE:	SEE REVISION BOX
PROJECT NO:	14189
DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	S-301.00
SCALE: AS NOTED	SHEET NO: 11 OF 12
NYC DOB NUMBER:	220412541



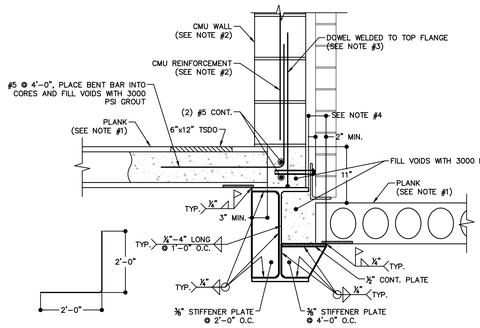
DETAIL 21
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. FOR DOWEL SIZE, LENGTH, SPACING, WELD REQUIREMENT, ETC, SEE TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL ON S-201.
4. EXTEND PLATE 3½" BEYOND EDGE OF BEAM FLANGE.



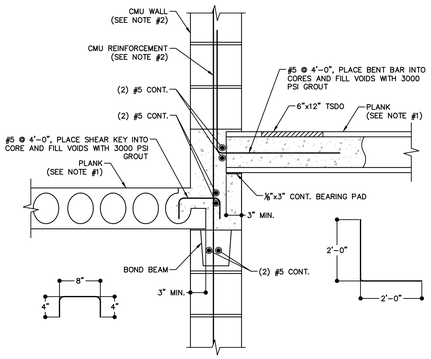
DETAIL 22
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. FOR DOWEL SIZE, LENGTH, SPACING, WELD REQUIREMENT, ETC, SEE TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL ON S-201.
4. EXTEND PLATE 3½" BEYOND EDGE OF BEAM FLANGE.



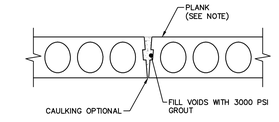
DETAIL 23
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. FOR DOWEL SIZE, LENGTH, SPACING, WELD REQUIREMENT, ETC, SEE TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL ON S-201.
4. EXTEND PLATE 3½" BEYOND EDGE OF BEAM FLANGE.



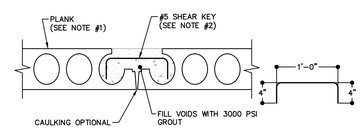
DETAIL 24
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.



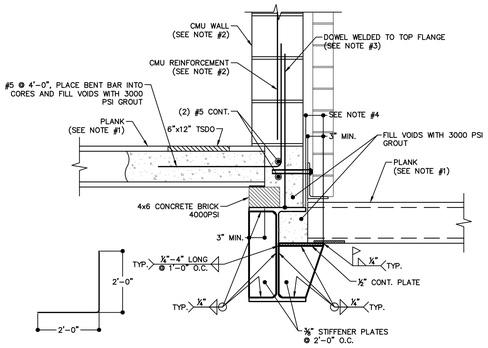
TYPICAL GROUT KEY DETAIL
N.T.S.

NOTE: SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.



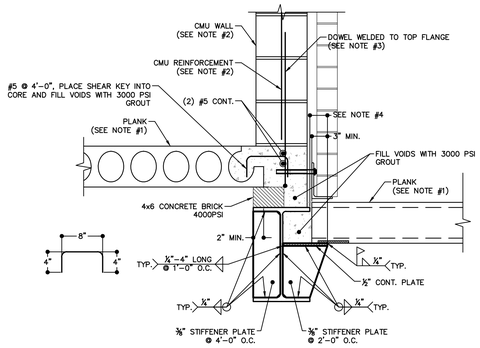
TYPICAL SIDE LAP DETAIL
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE GENERAL NOTE #8 FOR LOCATION.



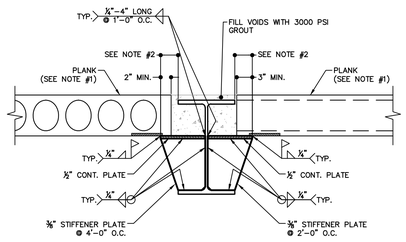
DETAIL 25
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. FOR DOWEL SIZE, LENGTH, SPACING, WELD REQUIREMENT, ETC, SEE TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL ON S-201.
4. EXTEND PLATE 3½" BEYOND EDGE OF BEAM FLANGE.



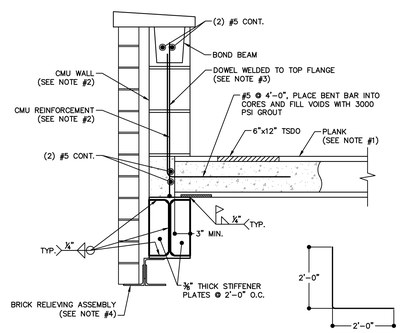
DETAIL 26
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. FOR DOWEL SIZE, LENGTH, SPACING, WELD REQUIREMENT, ETC, SEE TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL ON S-201.
4. EXTEND PLATE 3½" BEYOND EDGE OF BEAM FLANGE.



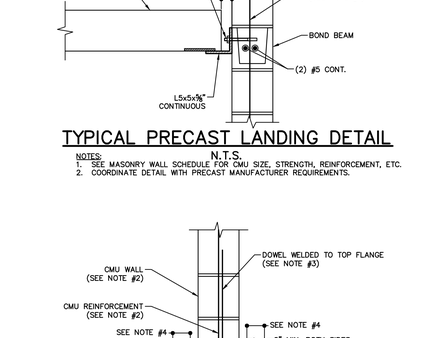
DETAIL 27
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. EXTEND PLATE 3½" BEYOND EDGE OF BEAM FLANGE.



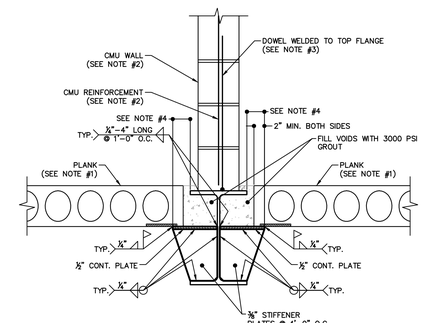
DETAIL 28
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. FOR DOWEL SIZE, LENGTH, SPACING, WELD REQUIREMENT, ETC, SEE TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL ON S-201.
4. BRICK RELIEVING ASSEMBLY SHOWN IS SCHEMATIC ONLY. ALL STEEL MEMBERS AND CONNECTIONS ARE SUBJECT TO CHANGE. EOR SHALL NOT BE RESPONSIBLE FOR ASSEMBLY, SEE ARCHITECTURAL DRAWING FOR CORRECT DETAIL.



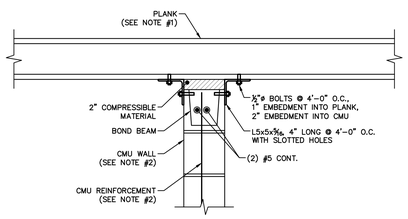
TYPICAL PRECAST LANDING DETAIL
N.T.S.

NOTES:
1. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
2. COORDINATE DETAIL WITH PRECAST MANUFACTURER REQUIREMENTS.



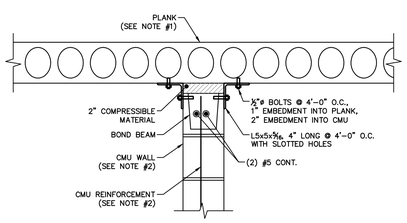
DETAIL 38
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. FOR DOWEL SIZE, LENGTH, SPACING, WELD REQUIREMENT, ETC, SEE TYPICAL MASONRY DOWELS TO STEEL BEAM CONNECTION DETAIL ON S-201.
4. EXTEND PLATE 3½" BEYOND EDGE OF BEAM FLANGE.



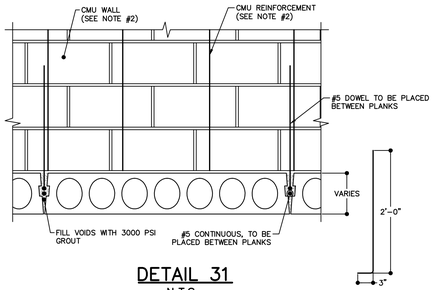
DETAIL 29
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.



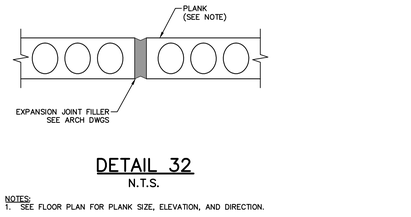
DETAIL 30
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.



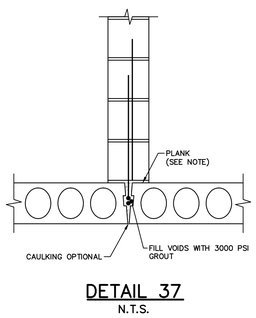
DETAIL 31
N.T.S.

NOTES:
1. PLANK SHALL BE DESIGNED BY PLANK ENGINEER TO SUPPORT DISTRIBUTED AND POINT LOADS CREATED FROM WALLS ABOVE.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. INSTALL DOWEL AT SETBACK CORNER BY BREAKING THE CORE AND GROUTING SOLID.



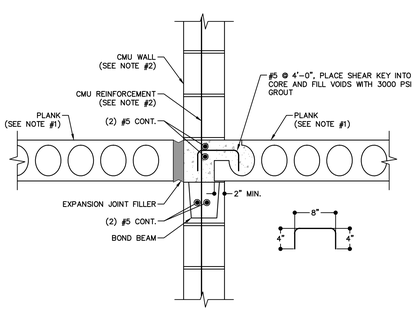
DETAIL 32
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.



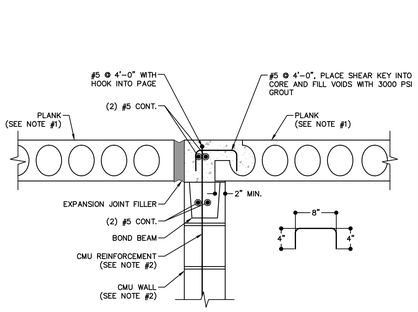
DETAIL 37
N.T.S.

NOTE: SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.



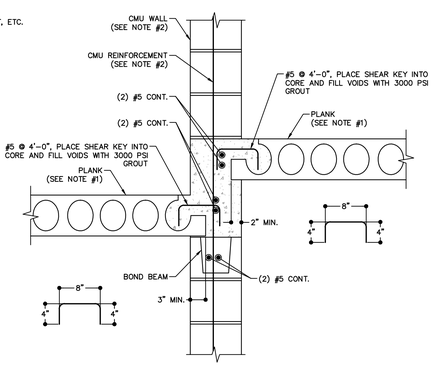
DETAIL 33
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. SEE ARCHITECTURAL PLAN FOR EXPANSION JOINT FILLER MATERIAL.



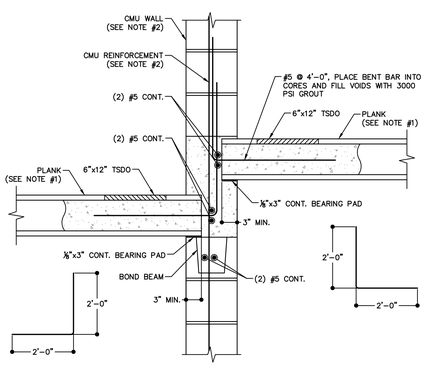
DETAIL 34
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.
3. SEE ARCHITECTURAL PLAN FOR EXPANSION JOINT FILLER MATERIAL.



DETAIL 35
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.



DETAIL 36
N.T.S.

NOTES:
1. SEE FLOOR PLAN FOR PLANK SIZE, ELEVATION, AND DIRECTION.
2. SEE MASONRY WALL SCHEDULE FOR CMU SIZE, STRENGTH, REINFORCEMENT, ETC.

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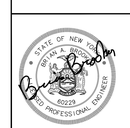
DATE	REVISIONS
01/28/15	REVISED AS PER TA COMMENTS
11/25/14	ISSUED TO M.T.A.
11/05/14	ISSUED TO D.O.B.

AUFGANG ARCHITECTS PLLC
49 North Airmont Road, Suffern, NY 10901 tel: 845.368.0004 fax: 800.772.8304
www.asaparchitecture.com

PROPOSED LOW INCOME DEVELOPMENT FOR:
CROTONA PLAZA BUILDING "B"
1825 BOSTON RD, BRONX ,NY 10460

PLANK DETAILS AND NOTES



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DRAWN BY:	PR
CHECKED BY:	KS
DRAWING NO:	S-302.00
SCALE: AS NOTED	SHEET NO: 12 OF 12

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