



January 15, 2014

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: 14CVCP231K
E-Des # 14EHAZ314K
235-237 Kent Avenue
Remedial Action Work Plan (RAWP) Stipulation List

Dear Mr. Chawla:

Environmental Business Consultants of New York 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 112 Manhattan LLC. This letter serves as an addendum to the RAWP to stipulate additional content, requirements, and procedures that will be followed during the site remediation. The contents of this list are added to the RAWP and will supersede the content in the RAWP where there is a conflict in purpose or intent. The additional requirements/procedures include the following Stipulation List below:

1. The criterion attached in **Appendix 1** will be utilized if additional petroleum containing tank or vessel is identified during the remedial action or subsequent redevelopment excavation activities. All petroleum spills will be reported to the NYSDEC hotline as required by applicable laws and regulations. This contingency plan is designed for heating oil tanks and other small or moderately sized storage vessels. If larger tanks, such as gasoline storage tanks are identified, OER will be notified before this criterion is utilized.
2. A pre-construction meeting is required prior to start of remedial excavation work at the site. A pre-construction meeting will be held at the site and will be attended by OER, the developer or developer representative, the consultant, excavation/general contractor, and if applicable, the soil broker.
3. A 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. In the event that hazardous waste is identified during the remedial action or subsequent redevelopment excavation activities at this NYC VCP project, and removal and transportation of hazardous waste becomes necessary, the project may be subject to the New York State Department of Environmental Conservation's Special Assessment Tax (ECL 27-0923) and Hazardous Waste Regulatory Fees (ECL 72-00402). See DEC's website for more information: <http://www.dec.ny.gov/chemical/9099.html>.
6. Collection and analysis of seven 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 Site-Specific SCOs. A map indicating end-point sampling locations is attached in **Appendix 3**. Samples will be analyzed for contaminants of concern [SVOCs and metals].
7. **Appendix 4** includes Vapor Barrier Pre-Certification letter from Vapor Barrier manufacturer stating that the proposed vapor barrier system mitigates against the contaminants of concern at the site.
8. 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**.
9. Daily report 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**.
10. The stamped/signed RAWP certification page is included in **Appendix 7**.
11. Development plans including elevation/excavation drawings for 237 Kent Avenue are attached in **Appendix 8**.
12. Horizontal and vertical delineation soil samples will be collected from around and below soil boring B5(0-2) which was performed during the RI within the basement of 237 Kent Avenue and found to have TCE at a concentration of 1,400 ppb. Soil samples will be laboratory analyzed for VOCs via EPA Method 8260. A brief summary report will be forwarded to OER upon receipt of laboratory analysis.

Sincerely,

Environmental Business Consultants



Kevin Brussee
Senior Project Manager

cc: S. Chawla, OER

Appendix 1

Generic Procedures for Management of Underground Storage Tanks identified under the NYC BCP

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

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

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

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

Impacted Soil Excavation Methods

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

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

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

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

- Wear appropriate health and safety equipment as outlined in the Health and Safety Plan.
- Prior to excavation, ensure that the area is clear of utility lines or other obstructions. Lay plastic sheeting on the ground next to the area to be excavated.
- Using a rubber-tired backhoe or track mounted excavator, remove overburden soils and stockpile, or dispose of, separate from the impacted soil.
- If additional UST's are discovered, the NYSDEC will be notified and the best course of action to remove the structure should be determined in the field. This may involve the continued trenching around the perimeter to minimize its disturbance.
- If physically contaminated soil is present (e.g., staining, odors, sheen, PID response, etc.) an attempt will be made to remove it, to the extent not limited by the site boundaries or the bedrock surface. If possible, physically impacted soil will be removed

using the backhoe or excavator, segregated from clean soils and overburden, and staged on separated dedicated plastic sheeting or live loaded into trucks from the disposal facility. Removal of the impacted soils will continue until visibly clean material is encountered and monitoring instruments indicate that no contaminants are present.

- Excavated soils which are temporarily stockpiled on-site will be covered with tarp material while disposal options are determined. Tarp will be checked on a daily basis and replaced, repaired or adjusted as needed to provide full coverage. The sheeting will be shaped and secured in such a manner as to drain runoff and direct it toward the interior of the property.

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

Appendix 2
Signage



NYC Voluntary Cleanup Program

**235-237 Kent Avenue
Site #: 14CVCP231K**

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.

Or scan with smart phone:

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



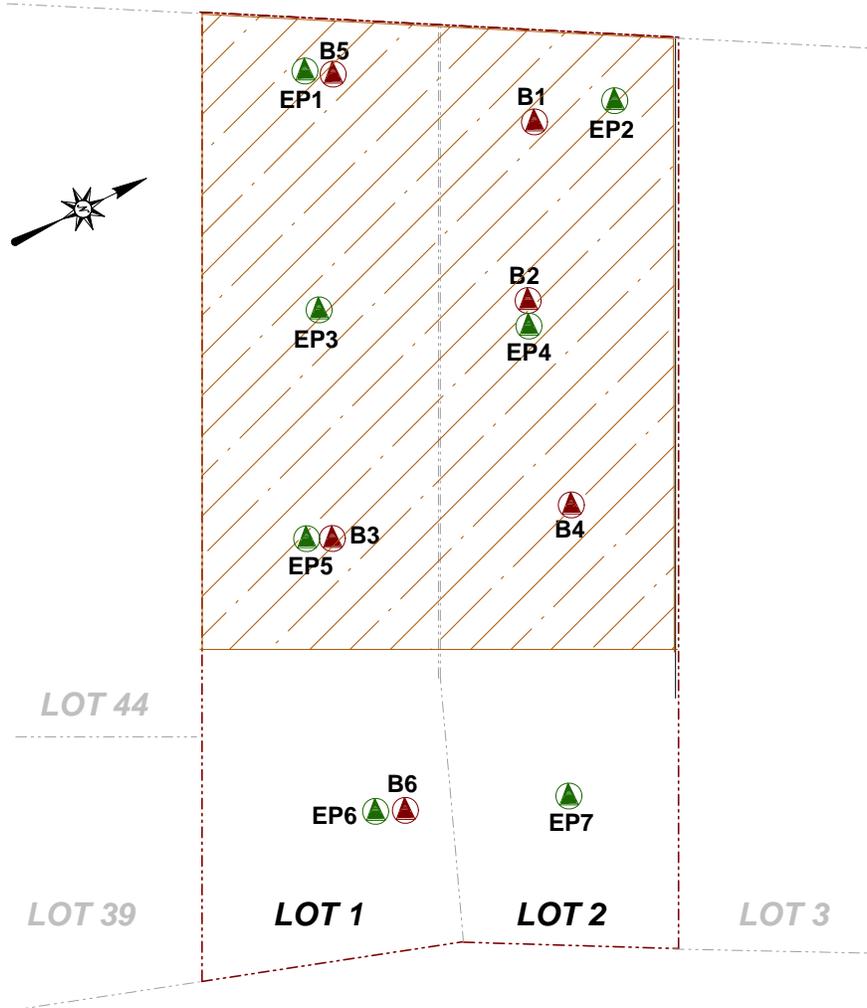
If you have questions or would like more information,
please contact:

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

Appendix 3
Endpoint Sampling Plan

KENT AVENUE

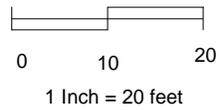
SIDEWALK



KEY:

-  Property Boundary
-  Endpoint Sample Location
-  RI Soil Boring Location

SCALE:



Appendix 4 Vapor Barrier Compatibility Letter



Mr. Kevin Brussee
Environmental Business Consultants
1808 Middle Country Road
Ridge, New York 11961

Dear Mr. Brussee,

I have reviewed the Remedial Investigation Report (EBC, February 2014) for the remediation/construction project located at 235-237 Kent Avenue in Brooklyn, NY and noted the contaminants specifically described on the following pages:

- Table 2 - Soil Analytical Results (VOCs)
- Table 3 - Soil Analytical Results (SVOCs)
- Table 4 - Soil Analytical Results (Pesticides/PCBs)
- Table 5 - Soil Analytical Results (Metals)
- Table 6 - Groundwater Analytical Results (VOCs)
- Table 7 - Groundwater Analytical Results (SVOCs)
- Table 8 - Groundwater Analytical Results (Pesticides/PCBs)
- Table 9 - Groundwater Analytical Results (Metals)
- Table 10 - Groundwater Analytical Results (Filtered Metals)
- Table 11 - Soil Gas Analytical Results (VOCs)

The identified contaminants at the levels reported will not have an adverse effect on the intended performance of VaporBlock Plus VBP20 as a vapor barrier, provided standard design and application procedures are followed. Standard installation instructions and details can be found on our website at www.ravenefd.com.

If you have any questions, please feel free to call me at the number above.

Sincerely,

A handwritten signature in black ink that reads "Justin Norberg". The signature is written in a cursive, slightly slanted style.

Justin Norberg
Product Development Specialist
Engineered Films Division
Raven Industries
821 W Algonquin St.
Sioux Falls, SD 57104
(605)335-0288
Justin.Norberg@Ravenind.com

Appendix 5
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.

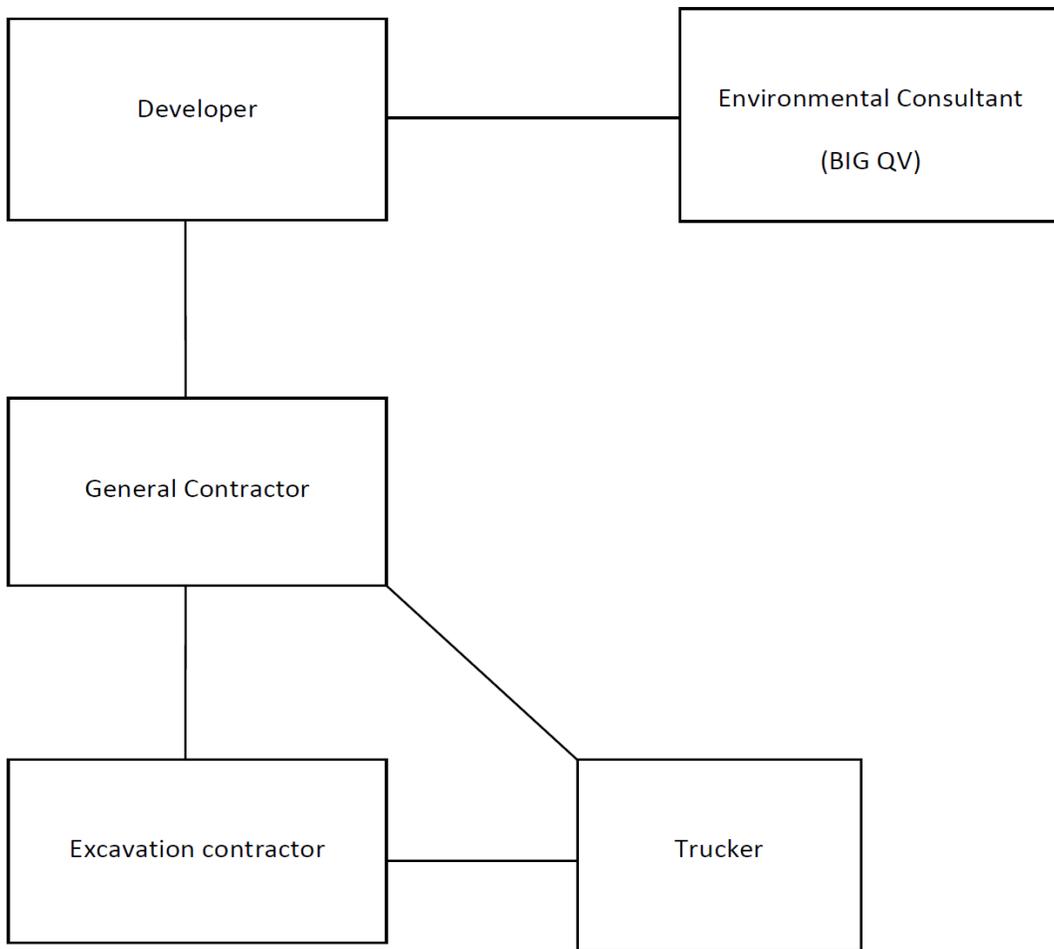
- Its environmental consultant(s) hired to oversee the cleanup must be:
 - a. a BIG Qualified Vendor; and
 - b. maintain Professional Liability (PL) insurance of \$1M per claim and annual aggregate.

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

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



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Appendix 6 Daily Report Template



ENVIRONMENTAL BUSINESS CONSULTANTS

1808 MIDDLE COUNTRY ROAD
RIDGE, NY 11961

PHONE 631.504.6000
FAX 631.924.2870

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.:	13CVCP000M	E-Number:	13EHAN000M	Date:	01/01/2013
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 <u>Or</u> Liquid	Facility # Name Location Type of Waste Solid <u>Or</u> Liquid		##### Clean Earth Carteret, NJ petroleum soils Solid							
(Trucks, Cu.Yds. <u>Or</u> Gallons)	Trucks	Cu. Yds. <u>Or</u> Gallons	Trucks	Cu. Yds.						
Today									5	120
Total									25	600

NYC Clean Soil Bank		Receiving Facility: Name/ Address (Approved by OER)			
Tracking No.:	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
RAWP Certification Page

CERTIFICATION

I, Ariel Czemerinski, am a Professional Engineer licensed in the State of New York. I have primary direct responsibility for implementation of the remedial action for the Redevelopment Project located at 235-237 Kent Avenue, Brooklyn, NY, Site number 14CVCP231K.

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

Ariel Czemerinski

Name

076508

NYS PE License Number

Signature

3/24/2014

Date





ENVIRONMENTAL BUSINESS CONSULTANTS

Addendum 8 Redevelopment Plans



ENVIRONMENTAL BUSINESS CONSULTANTS

1808 MIDDLE COUNTRY ROAD
RIDGE, NY 11961

PHONE 631.504.6000
FAX 631.924.2870

PROJECT DESCRIPTION

LOCATION: 237, KENT AVENUE
BROOKLYN, N.Y., 11249

SCOPE OF WORK : NEW 3 STORY RESIDENTIAL
ADDITION TO AN EXISTING ONE
STORY COMMERCIAL BUILDING

ZONING ANALYSIS

ZONE: (M1-2/R6B IN MX-8), INCLUSIONARY & QUALITY HOUSING (NARROW STREET)
MAP #: 12c BLOCK #: 2378 LOT #: 1
ZONING USE GROUP : USE GROUP: 2 - MULTIFAMILY
USE GROUP: 6C - RETAIL

LOT AREA: IRREGULAR (see Z-002 for calc.) = 2503.26 SQ. FT.	
ZR 23-32	MIN. LOT AREA REQ'D: 1700 SQ. FT. ACTUAL LOT AREA: 2503.26 SQ. FT. MIN. LOT WIDTH REQ'D: 18'-0" ACTUAL LOT WIDTH: 25'-0"

LOT COVERAGE IN MIXED USE BUILDINGS:	
ZR 123-64	NOT APPLICABLE

FLOOR AREA IN MIXED USE BUILDINGS:	
ZR 123-64 a) ZR 23-954 ZR 43-12	MAX. ALLOWABLE F.A.R. FOR M1-2/R6B IN MX-8 = 2.0 x 2503.26 SQ. FT. = 5006.52 SQ. FT.

FLOOR AREA CALCULATIONS				
FLOOR LEVEL	USE	GROSS F.A. (SQ.FT.)	DEDUCTIONS (see Z-003 for calc.)	NET F.A. (SQ.FT.)
CELLAR:	6C	846.88 SQ.FT.	N/A	N/A
	2	944.26 SQ.FT.	N/A	N/A
1st FLOOR:	6C	1094.73 SQ.FT.	N/A	= 1094.73 SQ.FT.
	2	697.11 SQ.FT.	N/A	= 697.11 SQ.FT.
2nd FLOOR:	2	1266.24 SQ.FT.	(-) 58.83 SQ.FT.	= 1207.41 SQ.FT.
3rd FLOOR:	2	1266.24 SQ.FT.	(-) 58.83 SQ.FT.	= 1207.41 SQ.FT.
4th FLOOR:	2	720.68 SQ.FT.	(-) 4.83 SQ.FT.	= 715.85 SQ.FT.
TOTAL AREA		6836.14 SQ.FT.	(-) 195.94 SQ.FT.	4922.51 S.F. < 5006.52 S.F. = OK.

DENSITY REGULATIONS:	
ZR 23-22 ZR 77-25	MAXIMUM ALLOWABLE # OF D.U. RESIDENTIAL F.A.R. / 680 (5006.52 - 1094.73) / 680 = 5.753 TOTAL PROPOSED D.U.'S = 6 OK.

YARD REQUIREMENTS	
ZR 123-652	REQ'D. FRONT YARD FOR A MIXED USE BUILDING : 0'-0" PROPOSED SIDE YARDS: 0'-0"
ZR 123-652	REQ'D. SIDE YARDS FOR A MIXED USE BUILDING: 0'-0" or 8'-0" PROPOSED SIDE YARDS: 0'-0"
MDL 277.7 C)	REQ'D. REAR YARD FOR RES. PORTION OF THE BUILDING @ 1st FL.: 20'-0" PROP. RESIDENTIAL REAR YARD : 25'-1"
ZR 23-47	REQ'D. REAR YARD FOR RES. PORTION OF THE BUILDING @ 2ND FL.: 30'-0" PROP. RESIDENTIAL REAR YARD : 46'-2 1/2"
ZR 43-26	REQ'D. REAR YARD FOR A COMMERCIAL PORTION OF THE BUILDING: 20'-0" PROP. COMMERCIAL REAR YARD : 25'-1"

HEIGHT:	
ZR 123-662 b)	MINIMUM BASE HEIGHT: 30'-0" MAXIMUM BASE HEIGHT: 40'-0" PROP. BASE HEIGHT: 38'-9 1/4" MAXIMUM BUILDING HEIGHT: 50'-0" PROPOSED BUILDING HEIGHT: 49'-11 1/4" F. STEBACK ABOVE MAX B.H.T: 15'-0" PROPOSED F. STEBACK: 20'-11 3/4"

PLANTING REQUIREMENTS:	
ZR 23-892 b)	FRONT PLANTING AREA REQUIRED EXCEPT AT EXITS, ENTRANCES AND DRIVEWAYS OR FOR COMMERCIAL USES FRONTING THE STREET PROPOSED PLANTING = NONE

TREE REQUIREMENTS	
ZR 23-03 ZR 26-41	NEW DEVELOPMENT PROVIDE 1 TREE FOR EVERY 25 FEET OF STREET FRONTAGE OF THE ZONING LOT. SUCH TREES SHALL BE OF AT LEAST 3" CALIPER AT TIME OF PLANTING AND BE PLACED AS INDICATED ON THE SITE PLAN. ALL STREET TREES SHALL BE PLANTED, MAINTAINED AND REPLACED WHEN NECESSARY WITH THE APPROVAL OF, AND IN ACCORDANCE WITH THE STANDARDS OF, THE DEPARTMENT OF PARKS AND RECREATION AND THE DEPARTMENT OF TRANSPORTATION. 1 TREE 3" CALIPER / 25 FT OF STREET LOT LINE STREET LOT LINE = 25'-00 25 / 25 = 1 TREE REQUIRED 1 TREES PROVIDED * EXACT LOCATIONS TO BE DETERMINED BY THE DPT. OF PARKS AND RECREATION. *

RESIDENTIAL PARKING REQUIREMENTS	
ZR 25-23	NUMBER OF SPACES WHERE GROUP PARKING FACILITIES ARE PROVIDED 50% OF D.U. FOR QUALITY HOUSING PROPOSED 6 DWELLING UNITS MIN. SPACES REQUIRED = 4
ZR 25-261	WAIVER FOR NEW DEVELOPMENTS MAX. 5 SPACES 4 = 5 THEREFORE 0 PARKING SPACES ARE REQUIRED 0 PARKING SPACES PROVIDED

COMMERCIAL PARKING REQUIREMENTS	
ZR 12-10	CELLAR SPACE USED FOR RETAILING SHALL BE INCLUDED FOR THE PURPOSE OF CALCULATING REQUIREMENTS FOR ACCESSORY OFF-STREET PARKING SPACES, LOADING BERTHS AND BICYCLE PARKING AS PER ZR 12-10 "FLOOR AREA". OTHERWISE, CELLAR SHALL BE EXCLUDED. FOR THE PURPOSES OF CALCULATING THE NUMBER OF REQUIRED PARKING SPACES, ANY FRACTION OF A SPACE 50 PERCENT OR GREATER SHALL BE COUNTED AS AN ADDITIONAL SPACE.
ZR 44-21	ACCESSORY OFF-STREET PARKING USE GROUP: 6C - RETAIL PARKING CATEGORY: (B) PARKING REQUIREMENT: 1 / 300 SQ.FT. ACTUAL USE AREA: 1094.73 SQ.FT. REQUIRED PARKING: 1094.73 / 300 = 4 SPACES REQUIRED
ZR 44-23	WAIVER FOR ALL SPACES BELOW THE MIN. NUMBER NUMBER OF SPACES TO BE WAIVED = 15 SPACES 4 - 15 = (-11) = NONE THEREFORE 0 PARKING SPACES ARE REQUIRED 0 PARKING SPACES PROVIDED
ZR 44-52	LOADING BERTHS USE GROUP: 6C - RETAIL LOADING BERTHS REQUIREMENT: NONE BELOW 8000 SF ACTUAL USE AREA: 1094.73 SQ.FT. REQUIRED PARKING: 1094.73 < 8000 = 0 SPACES REQUIRED 0 LOADING BERTHS PROVIDED
ZR 44-60	BICYCLE PARKING REQUIREMENT: NONE

QUALITY HOUSING REQUIREMENTS	
ZR 28-21	MIN. AREA OF DWELLING UNIT IS 400 SQ.FT. FOR FLOORS 2ND THROUGH PENTHOUSE
ZR 28-22	WINDOWS SHALL BE DOUBLE GLAZED
ZR 28-23	REFUSE STORAGE & DISPOSAL REQUIRED FOR 9 D.U.'s AND MORE
ZR 28-31	RECREATIONAL AREAS REQUIRED FOR 9 D.U.'s AND MORE

ENVIRONMENTAL CONDITIONS OF AN MX-8 DISTRICT	
ZR 123-32	IN SPECIAL MIXED USE DISTRICTS, ALL NEW DWELLING UNITS SHALL BE PROVIDED WITH A MINIMUM 35DB(A) OF WINDOW WALL ATTENUATION TO MAINTAIN AN INTERIOR NOISE LEVEL OF 45DB(A) OR LESS, WITH WINDOWS CLOSED, AND SHALL PROVIDE AN ALTERNATE MEANS OF VENTILATION.

HANDICAP ACCESSIBILITY REGULATIONS:	
S.1107.7.1	MINIMUM REQUIRED # OF ADAPTABLE D.U.: WHERE NO ELEVATOR IS PROVIDED, ONLY THE LOWEST STORY CONTAINING DWELLING UNITS OR SLEEPING UNITS SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE FROM THE EXTERIOR OF THE BUILDING AND ALL UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE ON THAT STORY SHALL BE TYPE "B" UNITS. - NO ELEVATOR IS PROVIDED IN THIS BUILDING - 2 DUS ON THE LOWEST STORY, THEREFORE 2 ADAPTABLE DUS PROVIDED.

CONSTRUCTION CLASS: I-B OCCUPANCY CLASS: R-2 - RESIDENTIAL M - MERCANTILE	
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CODE ANALYSIS

TABLE 603—continued ALLOWABLE HEIGHT AND BUILDING AREAS* Height limitations shown as stories and feet above grade plane. Area limitations as determined by the definition of "Area, building," per floor.									
GROUP	Hgr (feet)	TYPE OF CONSTRUCTION							
		TYPE I		TYPE II		TYPE III		TYPE IV	
		A	B	A	B	A	B	A	B
R-1	S	UL	UL	6	NP	6	NP	6	NP
	A	UL	UL	24,000	NP	24,000	NP	20,500	NP
R-2	S	UL	UL	6	NP	6	NP	6	NP
	A	UL	UL	24,000	NP	5,600	NP	20,500	NP

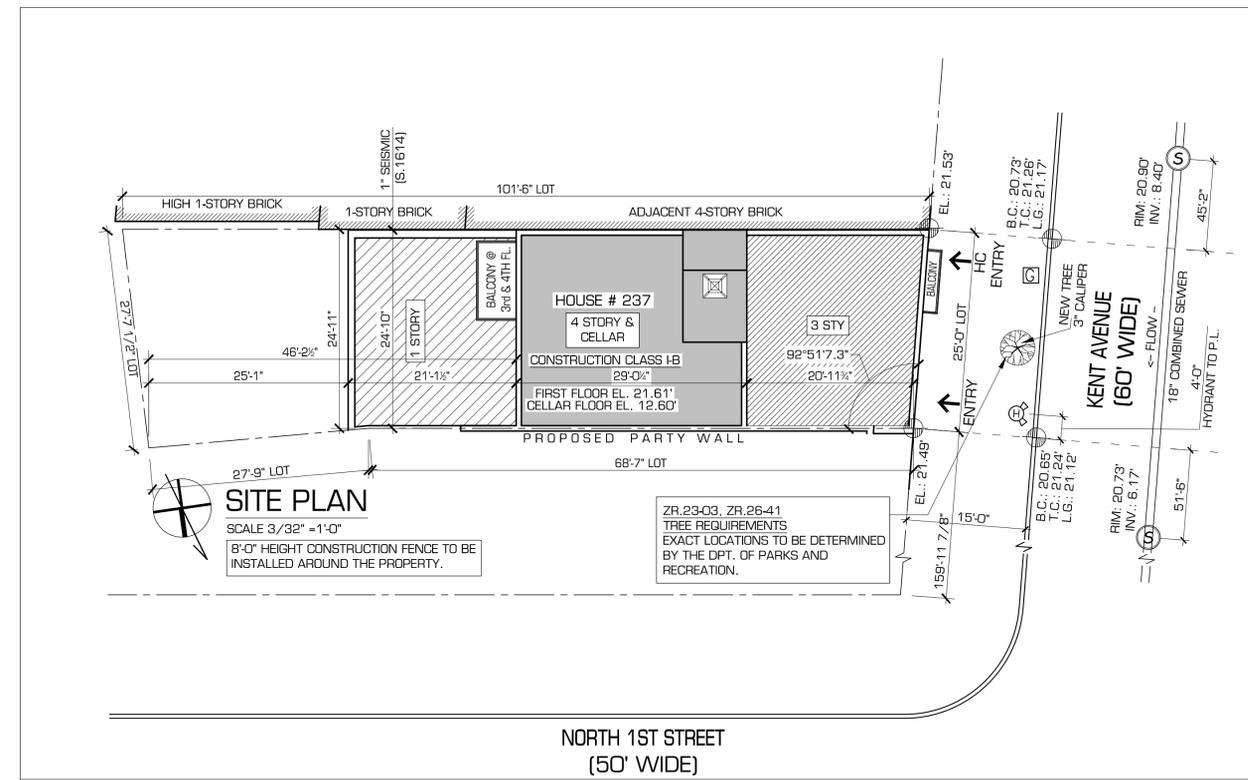
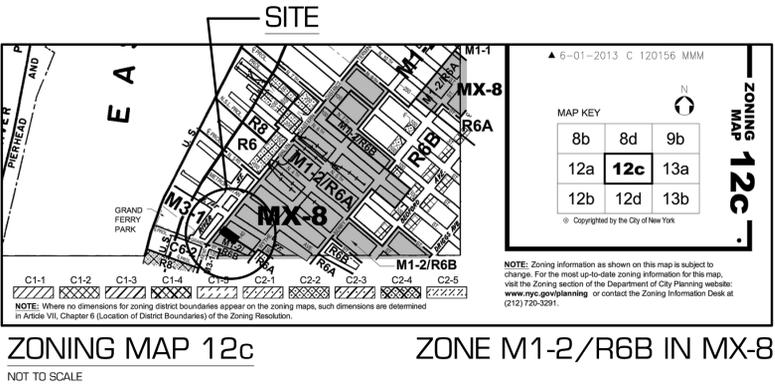
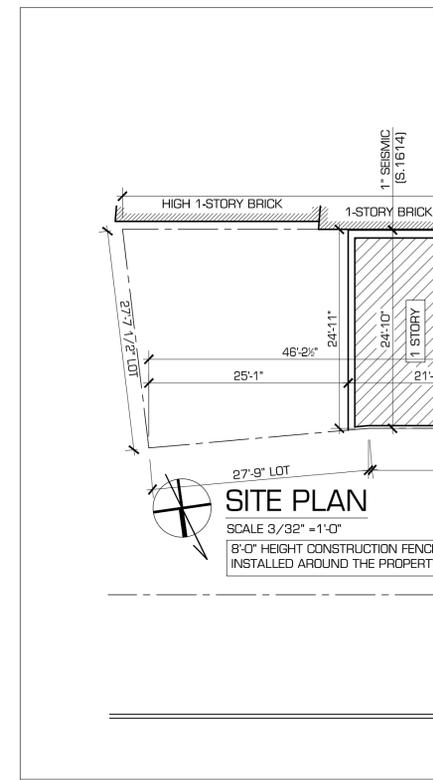
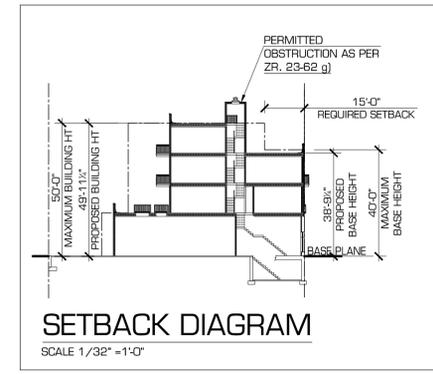
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)							
BUILDING ELEMENT	TYPE I	TYPE II	TYPE III	TYPE IV			
					A	B	A*
Structural frame ^a Including columns, girders, trusses	3 ^b	2 ^b	1	0	1	0	HT
Bearing walls							
Exterior ^c	3	2	1	0	2	2	2
Interior	3 ^b	2 ^b	1	0	1	0	1/HT
Nonbearing walls and partitions	See Table 602						
Exterior							
Nonbearing walls and partitions	0	0	0	0	0	0	See Section 602.4.6
Interior ^d							
Floor construction ^e Including supporting beams and joists	2	2	1	0	1	0	HT
Roof construction Including supporting beams and joists	1 1/2	1 ^c	1 ^c	0 ^c	1 ^c	0	HT

TABLE 706.3.7 FIRE-RESISTANCE RATING REQUIREMENTS FOR FIRE BARRIER ASSEMBLIES BETWEEN FIRE AREAS	
OCCUPANCY GROUP	FIRE-RESISTANCE RATING (hours)
H-1, H-2	4
F-1, H-3, S-1	3
A, B, E, H-2, I-4, H-5, I, U, R, S-2	2
U	1

TABLE 1014.1 SPACES WITH ONE MEANS OF EGRESS	
OCCUPANCY	MAXIMUM OCCUPANT LOAD
A, B, E, U	74
F	50
H-1, H-2, H-3	3
H-4, H-5, I-1, I-3, I-4	10
I-2	See Section 1013.2.2
R	20
S	30

TABLE 1005.1 EGRESS WIDTH PER OCCUPANT SERVED		
OCCUPANCY	STAIRWAYS (inches per occupant)	OTHER COMPONENTS (inches per occupant)
Occupancies other than those listed below	0.3	0.2
Hazardous: H-1, H-2, H-3 and H-4	0.7	0.4

TABLE 1009.1 MINIMUM STAIRWAY WIDTH:	
S.1009.1	THE WIDTH OF STAIR SHALL BE DETERMINED AS PER TABLE 1005.1 DEPENDING ON THE NUMBER OF OCCUPANTS OF THE FLOOR. HOWEVER, FOR OCCUPANCY R-2, MAXIMUM BUILDING HEIGHT OF 125'-0" AND MAXIMUM 30 OCCUPANTS PER FLOOR, IT SHALL NOT BE LESS THAN 36" PROPOSED OCCUPANCY PER FLOOR: R-2, (2 APARTMENTS < 30 OCCUPANTS) PROPOSED STAIR WIDTH : 36"



ENERGY CODE COMPLIANCE NOTE:
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, USING CHAPTER 5

LIST OF DRAWINGS	
Z-001	ZONING / CODE ANALYSIS AND SITE PLAN
Z-002	LOT AREA, FLOOR AREA AND DEDUCTIONS DIAGRAMS
Z-003	FLOOR AREA AND DEDUCTIONS DIAGRAMS
A-001	PROPOSED CELLAR FLOOR PLAN & LEGENDS
A-002	PROPOSED FIRST AND SECOND FLOOR PLANS
A-003	PROPOSED THIRD AND FOURTH FLOOR PLANS
A-004	PROPOSED PENTHOUSE / ROOF AND TOP OF PENTHOUSE PLANS
A-005	FRONT & REAR ELEVATION
A-006	SECTION B-B
A-007	SECTION A-A AND WINDOW SCHEDULE
DT-001	DETAILS
N-001	GENERAL CONSTRUCTION NOTES
N-002	HANDICAP ADAPTABILITY PROVISIONS
EN-001	ENERGY CONSERVATION COMPLIANCE CERTIFICATES

WORK TYPES TO BE FILED SEPARATELY		
WORK TYPE	SEPARATE APPLICATION	SUBSEQUENT FILING
DEMOLITION	✓	
BPP	✓	
SIDEWALK SHED & FENCE	✓	
SPRINKLERS	✓	
FIRE ALARM	✓	
MECHANICAL	✓	
PLUMBING	✓	
SD1 & 2	✓	
SUPPORT OF EXCAVATION	✓	
FOUNDATIONS	✓	
STRUCTURAL	✓	

CONTROLLED INSPECTIONS		
ALL MATERIALS DESIGNATED FOR "CONTROLLED INSPECTION" SHALL BE INSPECTED AND / OR TESTED TO VERIFY COMPLIANCE WITH CODE REQUIREMENTS, UNLESS OTHERWISE SPECIFICALLY PROVIDED BY CODE PROVISIONS. ALL REQUIRED INSPECTIONS AND TESTS OF MATERIAL SHALL BE MADE AND / OR WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY OR ON BEHALF OF THE OWNER OR LESSEE.		
REQUIRED SPECIAL INSPECTIONS		
STRUCTURAL STEEL-WELDING	BC 1704.3.1	
STRUCTURAL STEEL-ERECTION & BOLTING	BC 1704.3.2, BC 1704.3.3	
STRUCTURAL COLD-FORMED STEEL	BC 1704.3.4	
CONCRETE - CAST - IN - PLACE	BC 1704.4	
MASONRY	BC 1704.5	
SOILS - SITE PREPARATION	BC 1704.7.1	
SOILS - INVESTIGATION (Borings / Test Pits)	BC 1704.7.4	
EXTERIOR INSULATION FINISH SYSTEMS (EIFS)	BC 1704.12	
MECHANICAL SYSTEMS	BC 1704.15	
STRUCTURAL SAFETY - STRUCTURAL STABILITY	BC 1704.19	
EXCAVATION - SHEETING, SHORING, AND BRACING	BC 1704.19, BC 3304.4.1	
SITE STORM DRAINAGE DISP & DETEN. SYS. INSTALLATION	BC 1704.20	
SPRINKLER SYSTEMS	BC 1704.21	
HEATING SYSTEMS	BC 1704.23	
FIRESTOP, DRAFTSTOP, AND FIREBLOCK SYSTEMS	BC 1740.25	
SEISMIC ISOLATION SYSTEMS	BC 1707.8	
CONCRETE TEST CYLINDERS, TR-2	BC 1905.6	
CONCRETE DESIGN MIX, TR-3	BC 1905.3	
REQUIRED PROGRESS INSPECTIONS		
FOOTING AND FOUNDATION	BC 109.3.1	
ENERGY CODE COMPLIANCE INSPECTIONS	BC 109.3.5	
FIRE-RESISTANCE RATED CONSTRUCTION	BC.109.3.4	



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DOB BSCAN sticker:

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**NEW 3 STORY RESIDENTIAL
ADDITION TO AN EXISTING ONE
STORY COMMERCIAL BUILDING**

OWNER:
MENDEL GOLD

PROJECT ADDRESS:
**237 KENT AVENUE
BROOKLYN, NEW YORK
11249**

DRAWING TITLE:
**ZONING / CODE ANALYSIS
AND SITE PLAN**

SEAL & SIGNATURE: DATE: 08-30-13
DRAWING BY: E.D.
CHK BY: S.STILES
DWG No: Z-001.00
Page: 1 of



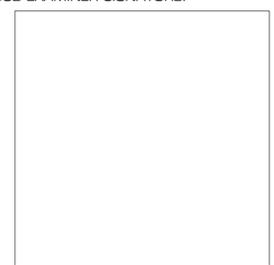
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PROJECT ADDRESS:
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DRAWING TITLE:
LOT AREA, FLOOR AREA AND DEDUCTION DIAGRAMS

SEAL & SIGNATURE: DATE: 08-30-13

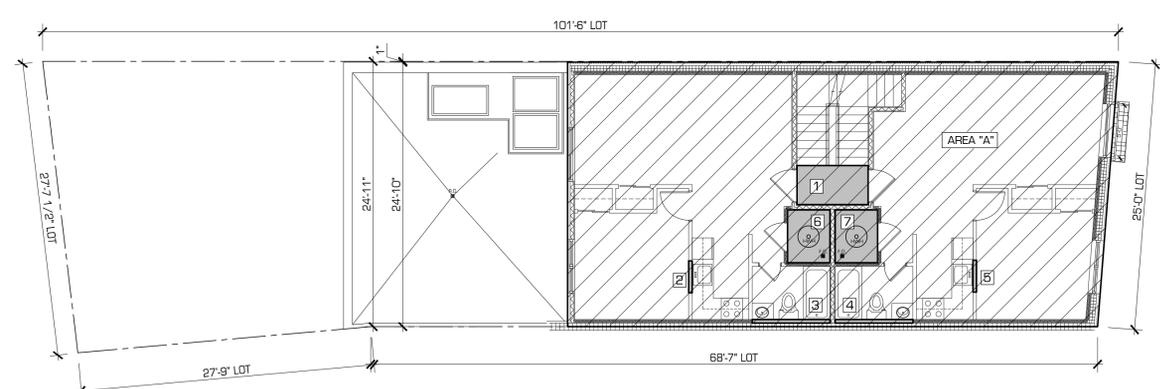
DRAWING BY: E.D.

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DWG No:

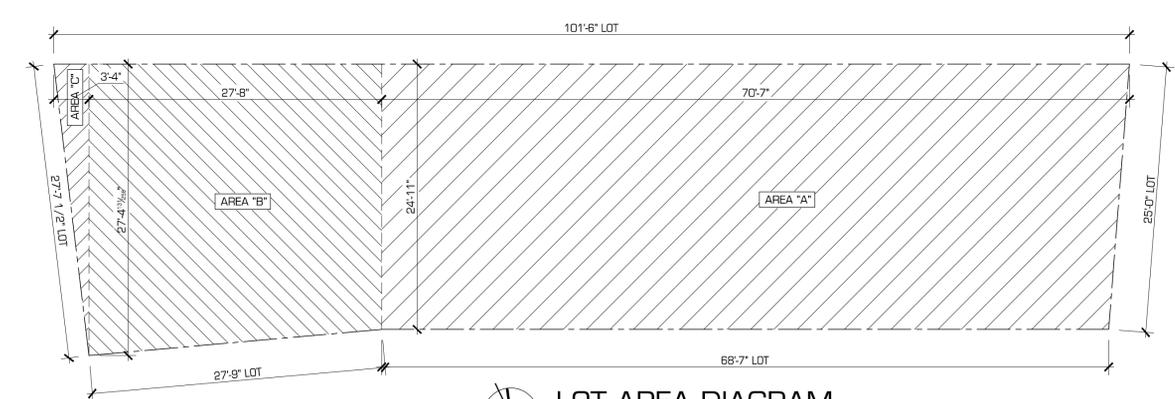
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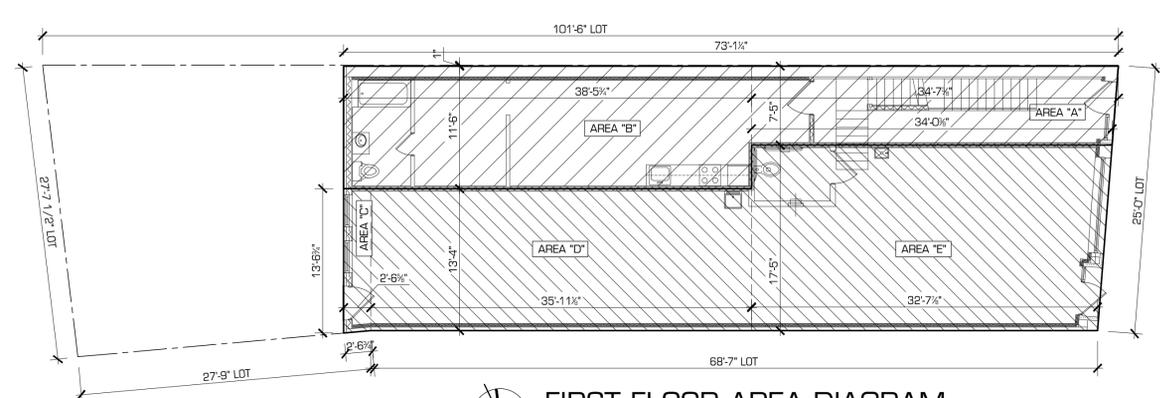


2ND FL. F.A. DEDUCTION AREA (SQ.FT)	
2'-2 3/4" LOBBY 3'-0" CIRCULAR PERGOLA	24.59 / 2 = 12.29
PLUMBING CHASE WALL	2.00
MECH.	39.66
TOTAL:	58.83

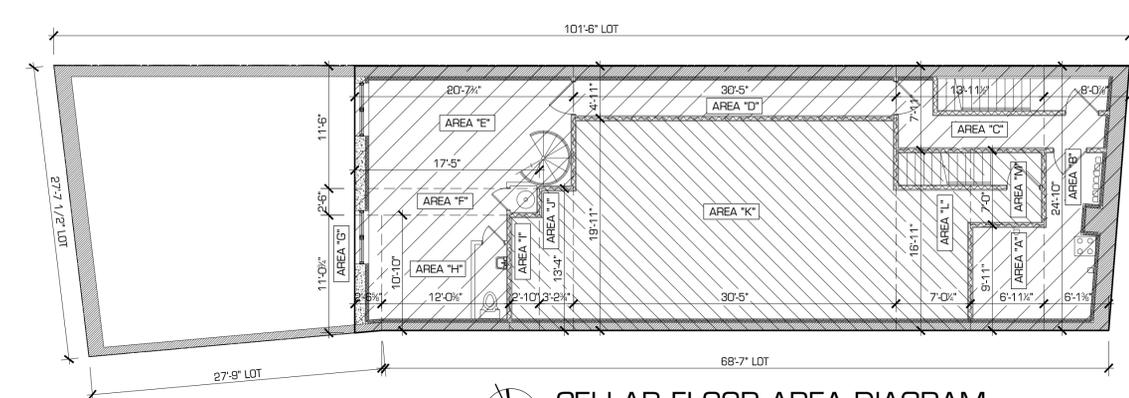
SECOND FLOOR AREA DIAGRAM
 SCALE 1/8" = 1'-0"
 AREA A = $[(51'-11 \frac{3}{4}" + 50'-0") \times 24'-10"] / 2 = 1266.24 \text{ SQ. FT.}$



LOT AREA DIAGRAM
 SCALE 1/8" = 1'-0"
 LOT AREA:
 AREA A = $[(70'-7" + 68'-7") \times 24'-11"] / 2 = 1733.78$
 AREA B = $[(27'-4 \frac{1}{2}" + 24'-11") \times 27'-8"] / 2 = 723.37$
 AREA C = $(27'-8" \times 3'-4") / 2 = 46.11$
TOTAL = 2503.26 SQ. FT.



FIRST FLOOR AREA DIAGRAM
 SCALE 1/8" = 1'-0"
 RESIDENTIAL:
 AREA A = $[(34'-7 \frac{3}{8}" + 34'-0 \frac{3}{8}") \times 7'-5"] / 2 = 254.60$
 AREA B = $11'-6" \times 38'-5 \frac{3}{4}" = 442.51$
 TOTAL = 697.11 SQ. FT.
 COMMERCIAL:
 AREA C = $[(13'-9 \frac{3}{4}" + 13'-7") \times 2'-6 \frac{5}{8}"] / 2 = 34.96$
 AREA D = $13'-4" \times 35'-11 \frac{1}{8}" = 479.03$
 AREA E = $[(34'-0 \frac{3}{8}" + 32'-7 \frac{7}{8}") \times 17'-5"] / 2 = 580.74$
 TOTAL = 1094.73 SQ. FT.



CELLAR FLOOR AREA DIAGRAM
 SCALE 1/8" = 1'-0"
 RESIDENTIAL:
 AREA A = $9'-11" \times 6'-11 \frac{1}{4}" = 68.80$
 AREA B = $[(8'-0 \frac{7}{8}" + 6'-1 \frac{3}{8}")] \times 24'-10"/2 = 176.16$
 AREA C = $7'-11" \times 13'-11 \frac{1}{2}" = 110.50$
 AREA D = $4'-11" \times 30'-5" = 149.55$
 AREA E = $20'-7 \frac{3}{4}" \times 11'-6" = 237.43$
 AREA F = $17'-5" \times 2'-6" = 43.54$
 AREA G = $[(11'-0 \frac{3}{4}" + 10'-10") \times 2'-6 \frac{5}{8}"] / 2 = 27.94$
 AREA H = $10'-10" \times 12'-0 \frac{3}{8}" = 130.34$
 TOTAL = 944.26 SQ. FT.
 COMMERCIAL:
 AREA I = $2'-10" \times 10'-10" = 30.69$
 AREA J = $3'-2 \frac{3}{4}" \times 13'-4" = 43.06$
 AREA K = $19'-11" \times 30'-5" = 605.80$
 AREA L = $16'-11" \times 7'-0 \frac{1}{4}" = 118.77$
 AREA M = $7'-0" \times 6'-11 \frac{1}{4}" = 48.56$
 TOTAL = 846.88 SQ. FT.

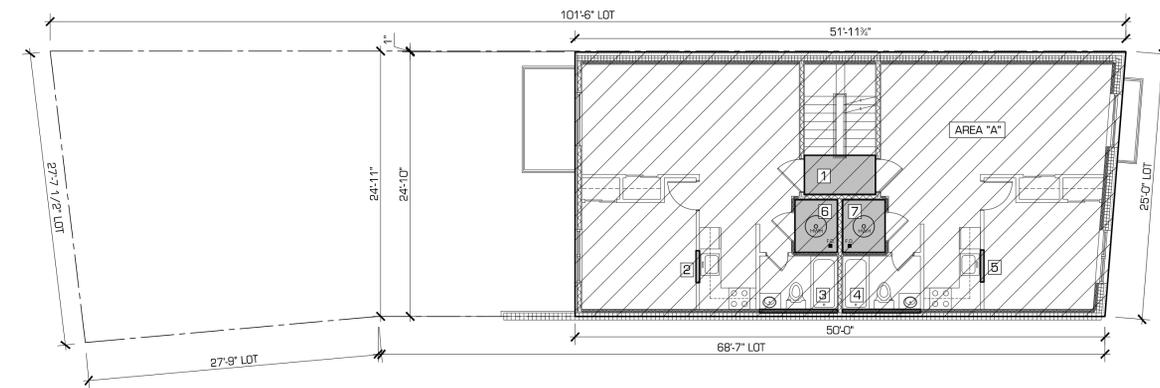


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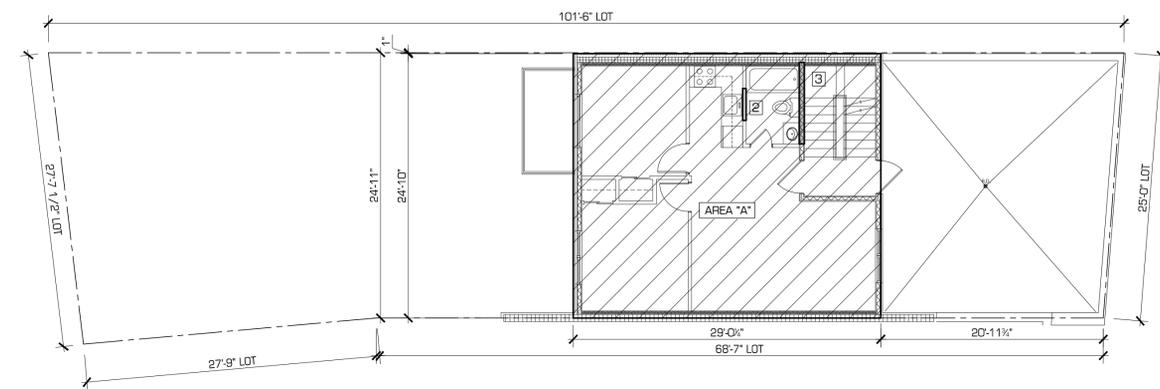
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3RD FL. F.A. DEDUCTION AREA (SQ.FT)		
30.2841 (EXIST) 50% OF CORRIDOR PROJ. CH		24.59 / 2 = 12.29
PLUMBING CHASE WALL		2.00
		4.88
MED.		39.66
TOTAL:		58.83

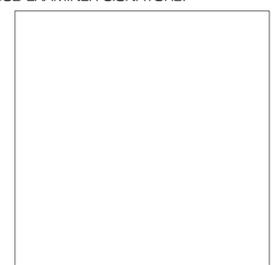
THIRD FLOOR AREA DIAGRAM
 SCALE 1/8" = 1'-0"
 AREA A = $[(51'-11 \frac{3}{4}" + 50'-0") \times 24'-10"] / 2 = 1266.24 \text{ SQ. FT.}$



4TH FL. F.A. DEDUCTION AREA (SQ.FT)		
PLUMBING CHASE WALL		1.00
		3.83
TOTAL:		4.83

FOURTH FLOOR AREA DIAGRAM
 SCALE 1/8" = 1'-0"
 AREA A = $24'-10" \times 29'-0 \frac{1}{4}" = 720.68 \text{ SQ. FT.}$

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 FLOOR AREA AND
 DEDUCTION DIAGRAMS

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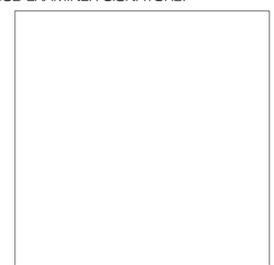
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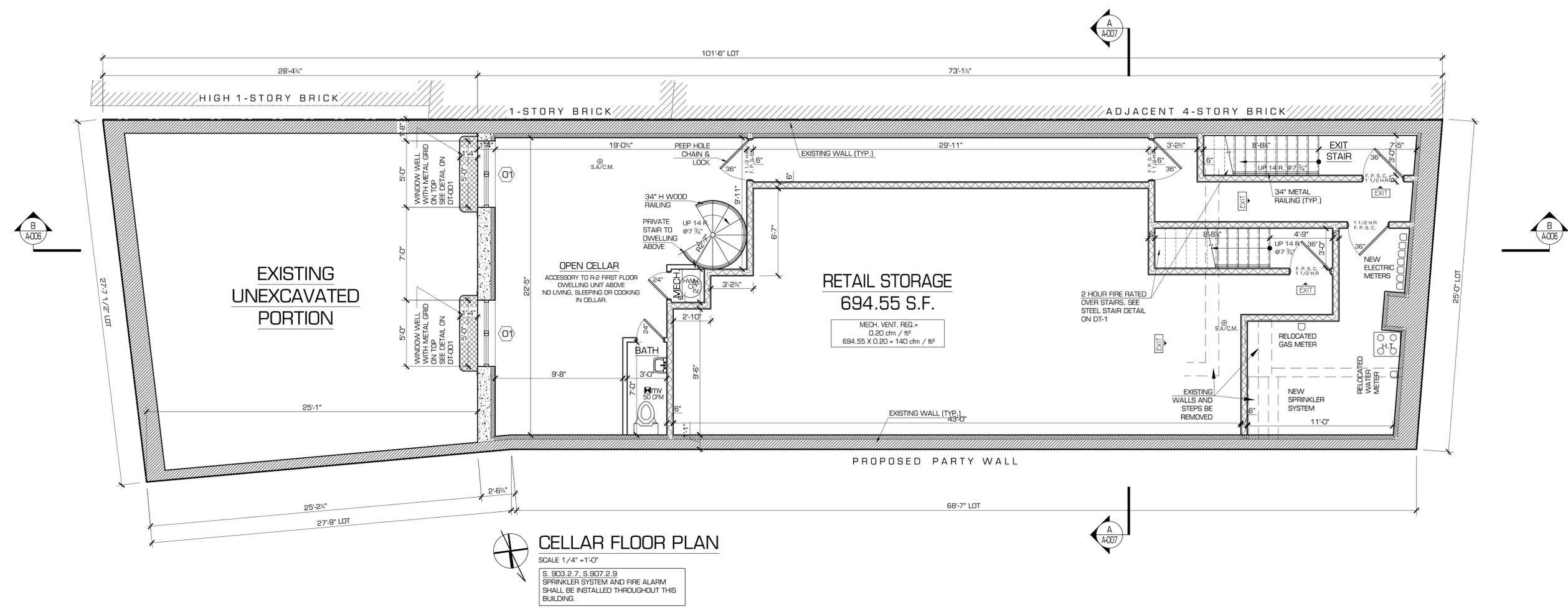
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EXISTING CELLAR FLOOR PLAN & LEGENDS

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SYMBOL AND MATERIAL LEGEND

- A.D. AREA DRAIN
- F.D. FLOOR DRAIN
- R.D. ROOF DRAIN
- SPRINKLER HEAD
- SA/C.M. DENOTES HARD-WIRED SMOKE ALARM / CARBON MONOXIDE DETECTOR
- SA DENOTES HARD-WIRED SMOKE ALARM
- mv MECHANICAL VENTILATION
- HANDICAP ACCESSIBLE
- BRICK VENEER
- CONC. BLOCK
- POURED CONCRETE
- BATT INSULATION
- LEVEL CHANGE
- WINDOW TAG
- EXIT DIRECTIONAL EXIT SIGN
- EXIT NON-DIRECTIONAL EXIT SIGN
- HWH WATER HEATER (PLUMBING AND MECHANICAL EQUIPMENT TO BE FILED SEPARATELY)
- HOUSE TRAP
- METER
- ELE, PN ELECTRIC PANNEL

ABBREVIATION LEGEND

- LAV LAVATORY
- W.C. WATER CLOSET
- LN LINEN CLOSET
- W WASHER
- D DRYER
- HC HANDICAP
- TYP. TYPICAL
- DN STAIR DOWN
- UP STAIR UP
- R. RISER
- REF REFRIGERATOR
- RGE RANGE
- TUB BATH TUB
- SHWR SHOWER
- SF SQUARE FEET
- CL CLOSET
- DOB DEPARTMENT OF BUILDINGS
- DW DISHWASHER
- DIA DIAMETER
- DU DWELLING UNIT
- E ELEVATION
- F.A.I. FRESH AIR INTAKE
- O.C. ON CENTER

PARTITION LEGEND
 (SEE STRUCTURAL PLANS FOR WALL WIDTHS, DETAILS & SPECIFICATIONS.)

- EXTERIOR WALL (4 HOUR RATED)**
 U.L. DESIGN No. U902
 STC RATING > 55, AS PER ASTM E 90.
 4" NOMINAL BRICK BONDED TO CONCRETE BLOCK, 16" O.C. WITH 9 GA GALVANIZED TRUSS REINFORCEMENT, 3 1/2" METAL STUDS @ 16" O.C. WITH R-11 BATT INSULATION IN BETWEEN - 5/8" TYPE "X" GYPSUM BOARD ON INTERIOR FACE.
- EXTERIOR WALL (3 HOUR RATED)**
 U.L. DESIGN No. U419
 STC RATING > 50, AS PER ASTM E 90.
 2" STUCCO, 3 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD EACH SIDE, 3 1/2" 20 GAUGE STL STUDS @ 16" O.C. WITH R-11 BATT INSULATION PACKED IN WALL CAVITY.
- EXTERIOR WALL (2 HOUR RATED)**
 U.L. DESIGN No. U419
 STC RATING > 50, AS PER ASTM E 90.
 2" STUCCO, 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD EACH SIDE, 3 1/2" 20 GAUGE STL STUDS @ 16" O.C. WITH R-11 BATT INSULATION PACKED IN WALL CAVITY.
 IN STAIRCASE, INSTALL 24" GA. 36" X 48" SHEET SECURED BETWEEN PANELS 18" ABOVE FLOOR LINE.
- INTERIOR PARTITION (2 HOUR RATED)**
 U.L. DESIGN No. U419
 STC RATING > 50, AS PER ASTM E 90.
 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD EACH SIDE, 3 1/2" 20 GAUGE STL STUDS @ 16" O.C. WITH R-11 BATT INSULATION PACKED IN WALL CAVITY.
 IN STAIRCASE, INSTALL 24" GA. 36" X 48" SHEET SECURED BETWEEN PANELS 18" ABOVE FLOOR LINE.
- INTERIOR WALL (NON RATED)**
 NON-RATED, NON-BEARING
 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE, 3 1/2" 20 GAUGE STL STUDS @ 16" O.C., USE WATER-RESISTANT GYPSUM BOARD AT WALL SURFACES FACING BATH-ROOM AREAS. USE TYPE X GYPSUM BOARD AT WALL SURFACES FACING BATH-ROOM KITCHENS AREAS.
- INTERIOR PARTITION (1 HOUR RATED)**
 U.L. DESIGN No. U419
 STC RATING > 50, AS PER ASTM E 90.
 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD EACH SIDE, 3 1/2" 20 GAUGE STL STUDS @ 16" O.C. WITH R-11 BATT INSULATION PACKED IN WALL CAVITY.
- EXISTING MASONRY WALL (3 HOUR RATED)**
 U.L. DESIGN No. U924
 STC RATING > 50, AS PER ASTM E 90.
 12" POURED CONCRETE WALL WITH 3 1/2" METAL STUDS @ 16" O.C. - R-11 BATT INSULATION & 5/8" TYPE "X" GYPSUM BOARD
- FOUNDATION WALL (3 HOUR RATED)**
 U.L. DESIGN No. U924
 STC RATING > 50, AS PER ASTM E 90.
 12" POURED CONCRETE WALL WITH 3 1/2" METAL STUDS @ 16" O.C. - R-11 BATT INSULATION & 5/8" TYPE "X" GYPSUM BOARD
- EXTERIOR WALL (4 HOUR RATED)**
 U.L. DESIGN No. U902
 STC RATING > 55, AS PER ASTM E 90.
 4" NOMINAL BRICK BONDED TO CONCRETE BLOCK, 16" O.C. WITH 9 GA GALVANIZED TRUSS REINFORCEMENT, 3 1/2" METAL STUDS @ 16" O.C. WITH R-11 BATT INSULATION IN BETWEEN - 5/8" TYPE "X" GYPSUM BOARD ON INTERIOR FACE.
- SHAFT WALLS (2 HOUR RATED)**
 U.L. DESIGN No. U415 SYSTEM C
 STC RATING > 50, AS PER ASTM E 90.
 1" SHEETROCK BRAND GYPSUM LINER PANELS SET BETWEEN 3" USG CH STUDS 20 GA MIN. @ 24" O.C., 2" SPF (R-12) INSULATION BETWEEN STUDS, 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON THE EXTERIOR OF THE SHAFT

SMOKE ALARMS
 S. 907.2.10.1
 SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2, R-3 REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS WITHIN A DWELLING UNIT:
 1. ON THE CEILING OR WALL OUTSIDE OF EACH ROOM USED FOR SLEEPING PURPOSES WITHIN 15 FEET (4572 MM) FROM THE DOOR TO SUCH ROOM.
 2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
 3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BELOW-GRADE STORES AND PENTHOUSES OF ANY AREA, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 NOTE:
 THERE IS NO GAS EQUIPMENT PROPOSED IN THIS BUILDING



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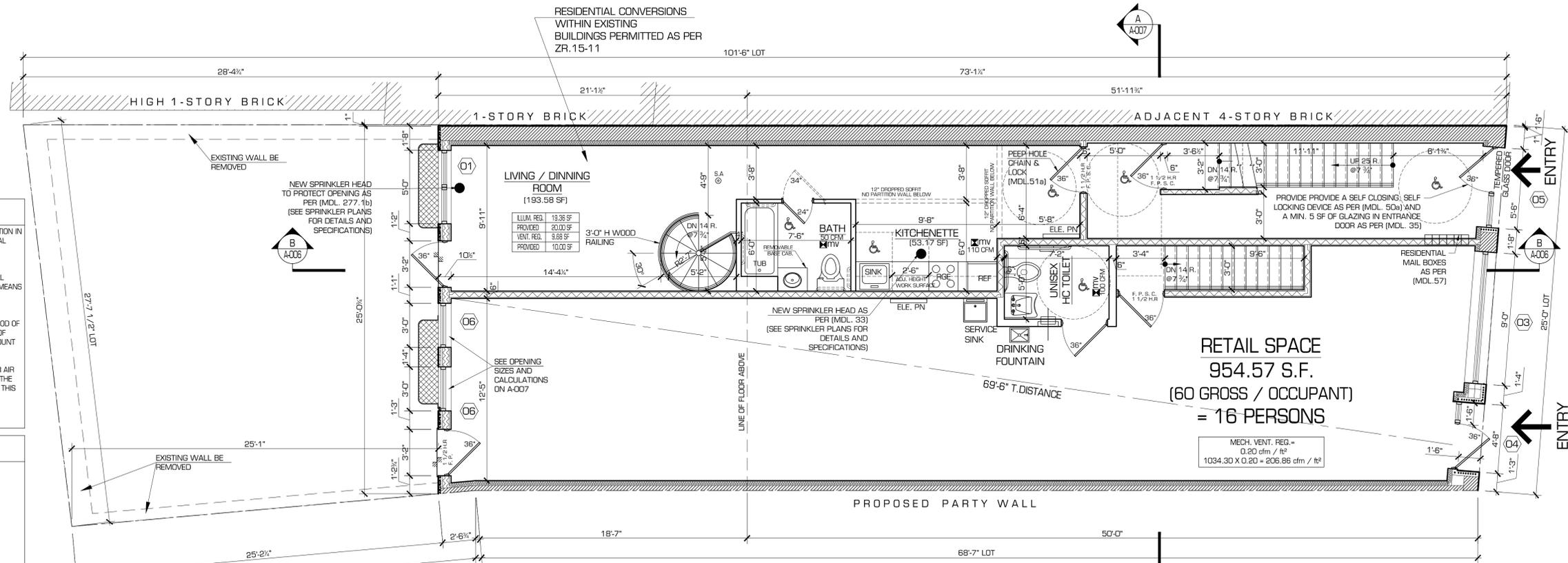
PROJECT:
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237 KENT AVENUE
 BROOKLYN, NEW YORK 11249

DRAWING TITLE:
PROPOSED FIRST AND SECOND FLOOR PLANS

SEAL & SIGNATURE: DATE: 08-30-13
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 CHK BY: S.STILES
 DWG No:
A-002.00
 Page: 5 of ...



MECHANICAL EQUIPMENT NOTE:
 EXACT LOCATION, SIZE AND TYPE OF MECHANICAL EQUIPMENT IS TO BE FILED ON A SEPARATE APPLICATION.

REQUIRED OUTDOOR VENTILATION AIR TABLE 403.3 (NYC MECHANICAL CODE)

BUILDINGS SHALL BE PROVIDED WITH A NATURAL VENTILATION IN ACCORDANCE WITH SECTION 1203.4, AND/OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE NEW YORK CITY MECHANICAL CODE.

EVERY OCCUPIED SPACE SHALL BE VENTILATED BY NATURAL MEANS IN ACCORDANCE WITH S.402 OR BY MECHANICAL MEANS IN ACCORDANCE WITH S.403 OF THE NEW YORK CITY MECHANICAL CODE.

MECHANICAL VENTILATING SHALL BE PROVIDED BY A METHOD OF SUPPLY AIR AND RETURN OR EXHAUST AIR. THE AMOUNT OF SUPPLY AIR SHALL BE APPROXIMATELY EQUAL TO THE AMOUNT OF RETURN AND EXHAUST AIR.

THE MINIMUM VENTILATION RATE OF A REQUIRED OUTDOOR AIR SHALL BE DETERMINED IN ACCORDANCE WITH S.403.3 OF THE NEW YORK CITY MECHANICAL CODE. THE AIR REQUIRED BY THIS SECTION SHALL NOT BE RECIRCULATED.

RETAIL FLOORS = 0.20 cfm / ft²

MINIMUM NUMBER OF PLUMBING FIXTURES REQUIRED TABLE 403.1 (NYC BUILDING CODE)

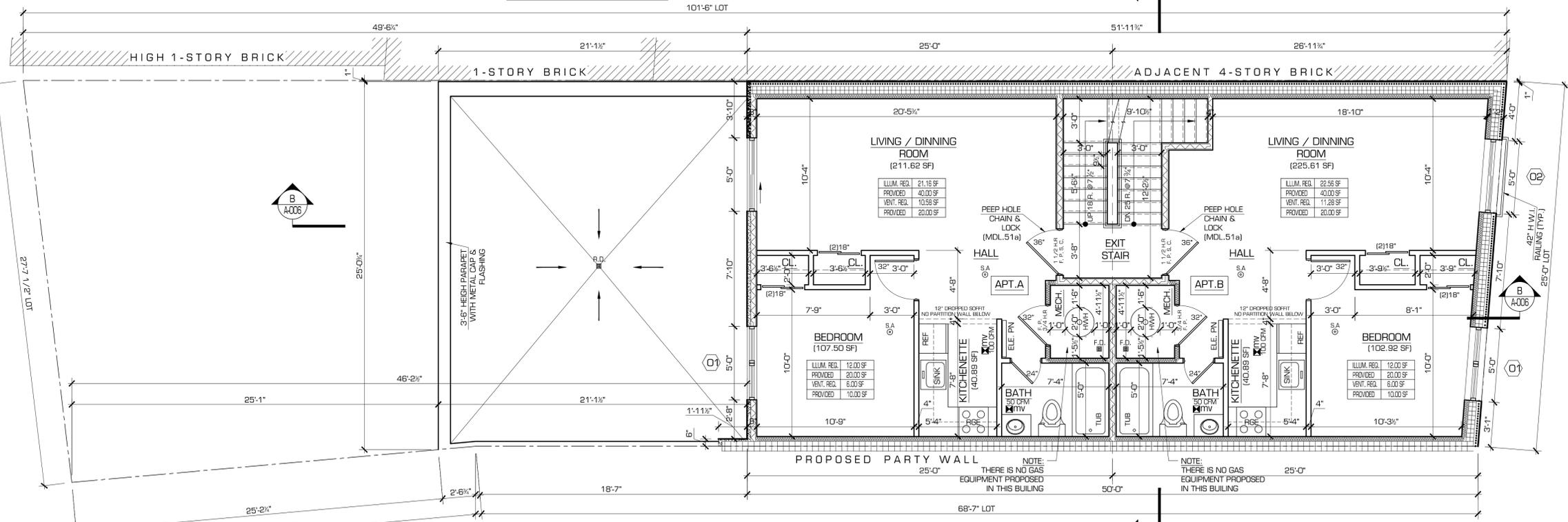
STORES:

- W.C. (BOTH SEXES) (1 PER 500)
 ACTUAL NUMBER OF OCCUPANTS = 16
 16 / 500 = 1 REQUIRED.
- LAVATORIES (BOTH SEXES) (1 PER 750)
 ACTUAL NUMBER OF OCCUPANTS = 16
 16 / 750 = 1 REQUIRED.
- DRINKING FOUNTAINS (1 FOR 1000 PERSONS)
 ACTUAL NUMBER OF OCCUPANTS = 16
 16 < 1000 = 1 REQUIRED.
- SERVICE SINK (1 REQUIRED)

S. 903.2.7, S. 907.2.9 SPRINKLER SYSTEM AND FIRE ALARM SHALL BE INSTALLED THROUGHOUT THIS BUILDING.

S. 1614 BUILDING TO CONFORM WITH EARTHQUAKE RESISTANCE DESIGN PRESCRIBED BY THE 2008 NYC BUILDING CODE. SEE STRUCTURAL PLANS FOR CONSTRUCTION DETAILS.

S. 1107, HANDICAP ACCESSIBILITY FOR RESIDENTIAL PORTION OF THE BUILDING. FACILITIES FOR PEOPLE HAVING PHYSICAL DISABILITIES SHALL COMPLY WITH APPENDIX "P" OF THE 2008 NYC BUILDING CODE AND A117.1-2003 MODIFIED BY LLS8/B7 (SEE NOODS FOR DETAILS AND SPECIFICATIONS)



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BUILDINGS SHALL BE PROVIDED WITH A NATURAL VENTILATION IN ACCORDANCE WITH SECTION 1203.4, AND/OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE NEW YORK CITY MECHANICAL CODE.

EVERY OCCUPIED SPACE SHALL BE VENTILATED BY NATURAL MEANS IN ACCORDANCE WITH S.402 OR BY MECHANICAL MEANS IN ACCORDANCE WITH S.403 OF THE NEW YORK CITY MECHANICAL CODE.

MECHANICAL VENTILATING SHALL BE PROVIDED BY A METHOD OF SUPPLY AIR AND RETURN OR EXHAUST AIR. THE AMOUNT OF SUPPLY AIR SHALL BE APPROXIMATELY EQUAL TO THE AMOUNT OF RETURN AND EXHAUST AIR.

THE MINIMUM VENTILATION RATE OF A REQUIRED OUTDOOR AIR SHALL BE DETERMINED IN ACCORDANCE WITH S.403.3 OF THE NEW YORK CITY MECHANICAL CODE. THE AIR REQUIRED BY THIS SECTION SHALL NOT BE RECIRCULATED.

RETAIL FLOORS = 0.20 cfm / ft²

MINIMUM NUMBER OF PLUMBING FIXTURES REQUIRED TABLE 403.1 (NYC BUILDING CODE)

STORES:

- W.C. (BOTH SEXES) (1 PER 500)
 ACTUAL NUMBER OF OCCUPANTS = 16
 16 / 500 = 1 REQUIRED.
- LAVATORIES (BOTH SEXES) (1 PER 750)
 ACTUAL NUMBER OF OCCUPANTS = 16
 16 / 750 = 1 REQUIRED.
- DRINKING FOUNTAINS (1 FOR 1000 PERSONS)
 ACTUAL NUMBER OF OCCUPANTS = 16
 16 < 1000 = 1 REQUIRED.
- SERVICE SINK (1 REQUIRED)

S. 903.2.7, S. 907.2.9 SPRINKLER SYSTEM AND FIRE ALARM SHALL BE INSTALLED THROUGHOUT THIS BUILDING.

S. 1614 BUILDING TO CONFORM WITH EARTHQUAKE RESISTANCE DESIGN PRESCRIBED BY THE 2008 NYC BUILDING CODE. SEE STRUCTURAL PLANS FOR CONSTRUCTION DETAILS.

S. 1107, HANDICAP ACCESSIBILITY FOR RESIDENTIAL PORTION OF THE BUILDING. FACILITIES FOR PEOPLE HAVING PHYSICAL DISABILITIES SHALL COMPLY WITH APPENDIX "P" OF THE 2008 NYC BUILDING CODE AND A117.1-2003 MODIFIED BY LLS8/B7 (SEE NOODS FOR DETAILS AND SPECIFICATIONS)



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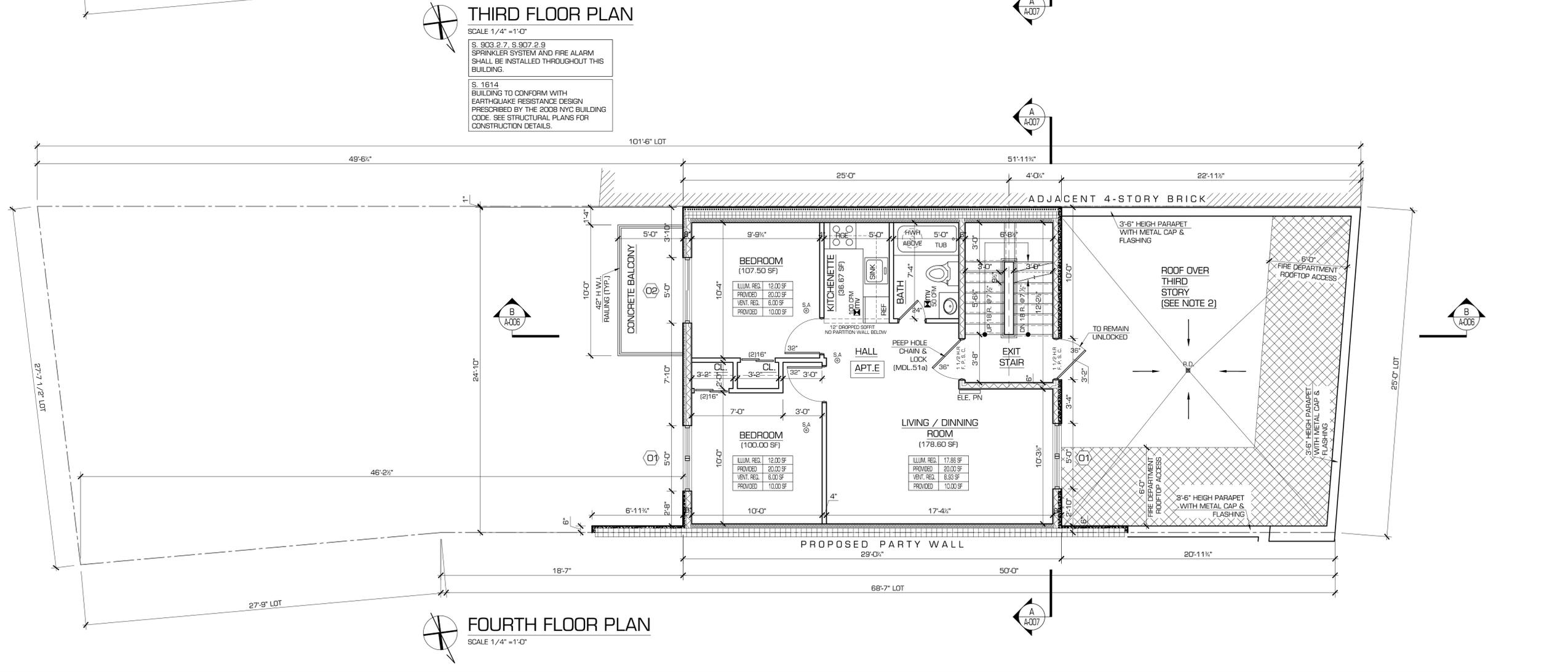
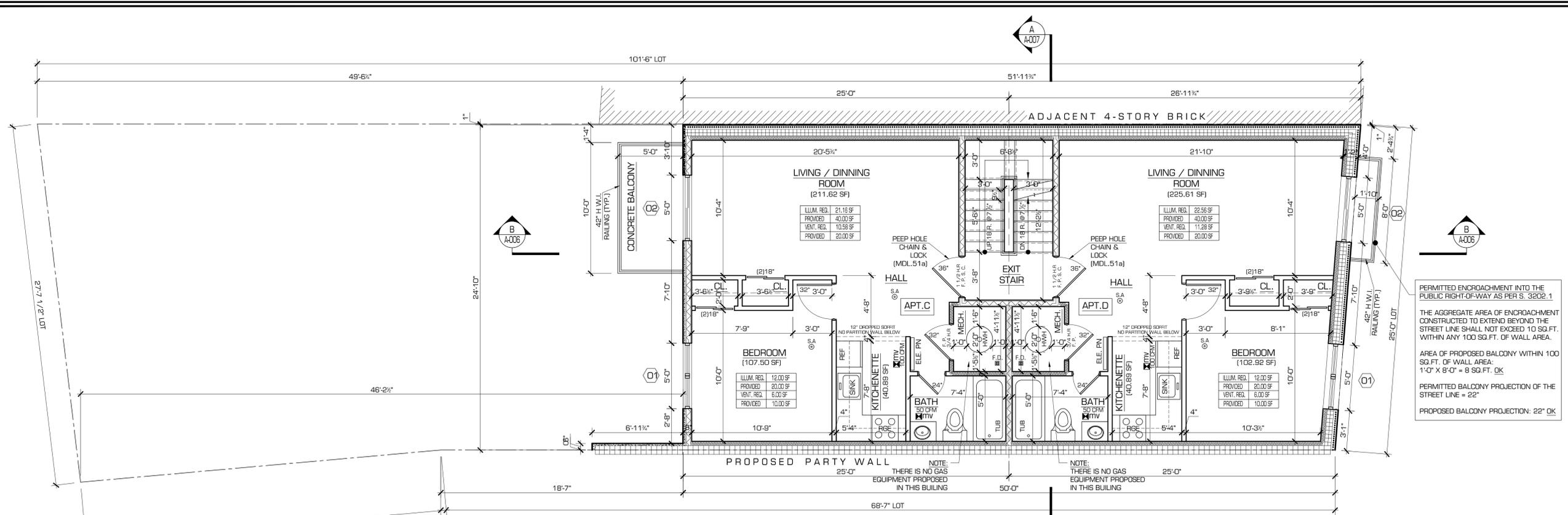
PROJECT:
**NEW 3 STORY RESIDENTIAL
ADDITION TO AN EXISTING ONE
STORY COMMERCIAL BUILDING**

OWNER:
MENDEL GOLD

PROJECT ADDRESS:
**237 KENT
AVENUE
BROOKLYN, NEW YORK
11249**

DRAWING TITLE:
**PROPOSED THIRD AND
FOURTH FLOOR PLANS**

SEAL & SIGNATURE:	DATE: 08-30-13
	DRAWING BY: E.D.
	CHK BY: S.STILES
	DWG No:
	A-003.00
	Page: 6 of ...





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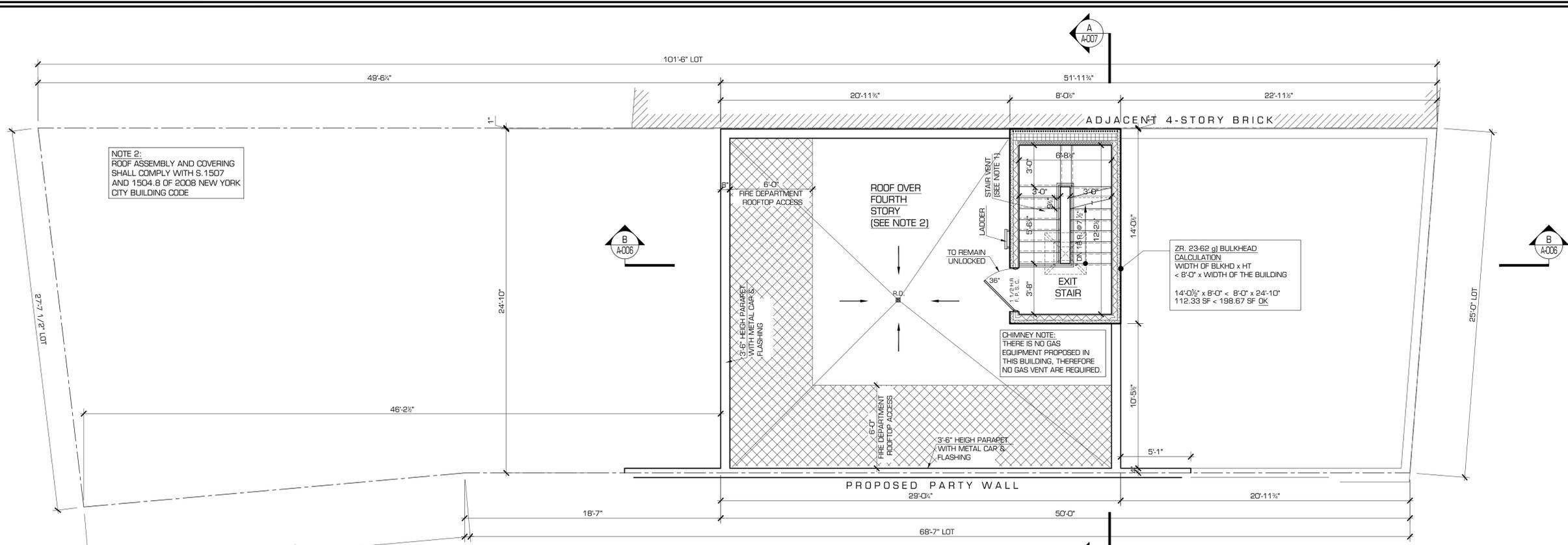
PROJECT:
NEW 3 STORY RESIDENTIAL ADDITION TO AN EXISTING ONE STORY COMMERCIAL BUILDING

OWNER:
MENDEL GOLD

PROJECT ADDRESS:
237 KENT AVENUE
 BROOKLYN, NEW YORK 11249

DRAWING TITLE:
PROPOSED PENTHOUSE / ROOF AND TOP OF PENTHOUSE PLANS

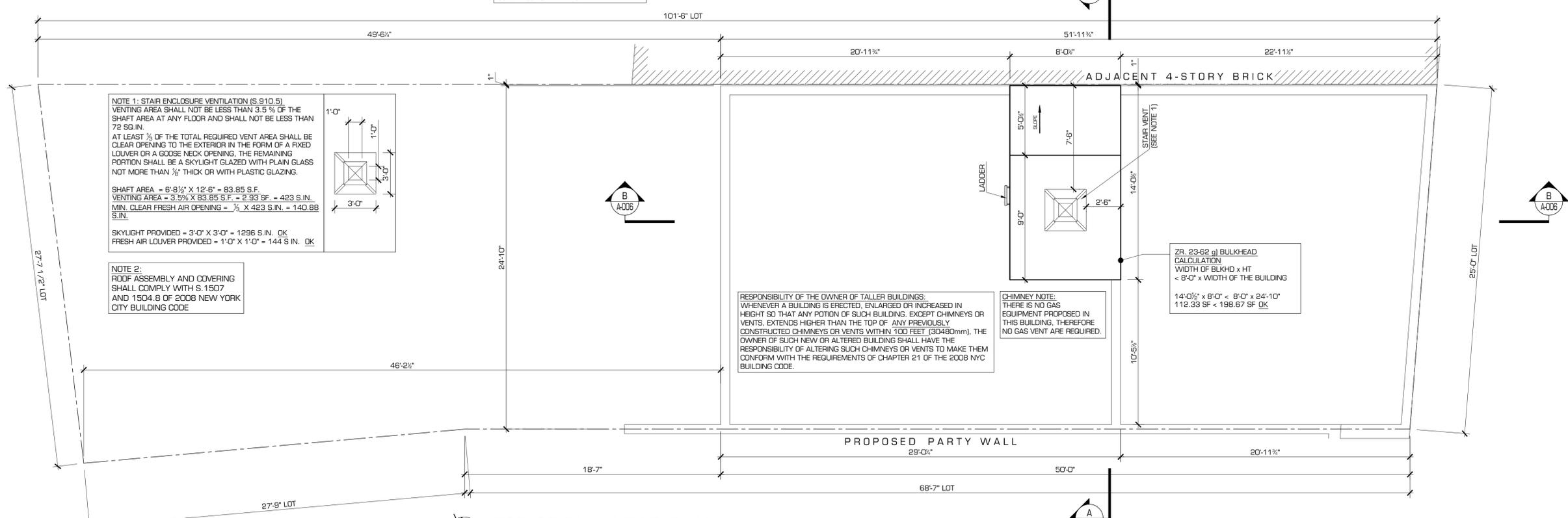
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 DRAWING BY: E.D.
 CHK BY: S.STILES
 DWG No:
A-004.00
 Page: 7 of ...



ROOF FLOOR PLAN
 SCALE 1/4" = 1'-0"

S. 903.2.7, S. 907.2.9
 SPRINKLER SYSTEM AND FIRE ALARM SHALL BE INSTALLED THROUGHOUT THIS BUILDING.

S. 1614
 BUILDING TO CONFORM WITH EARTHQUAKE RESISTANCE DESIGN PRESCRIBED BY THE 2008 NYC BUILDING CODE. SEE STRUCTURAL PLANS FOR CONSTRUCTION DETAILS.



TOP OF BULKHEAD PLAN
 SCALE 1/4" = 1'-0"



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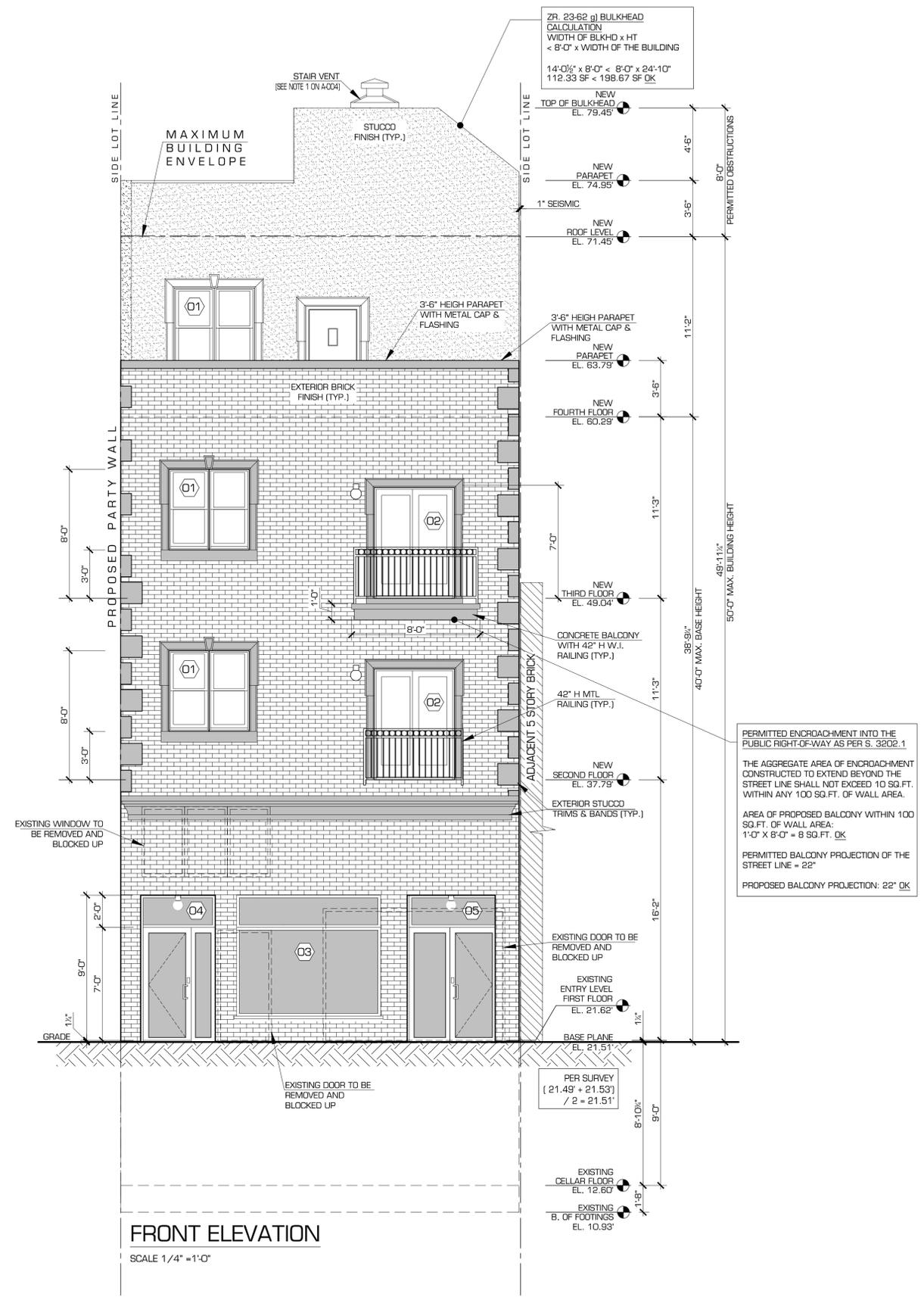
PROJECT:
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DRAWING TITLE:
FRONT & REAR ELEVATIONS

SEAL & SIGNATURE: _____ DATE: 08-30-13
 DRAWING BY: E.D.
 CHK BY: S.STILES
 DWG No: **A-005.00**
 Page: 8 of ...



PERMITTED ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY AS PER S. 3202.1
 THE AGGREGATE AREA OF ENCROACHMENT CONSTRUCTED TO EXTEND BEYOND THE STREET LINE SHALL NOT EXCEED 10 SQ.FT. WITHIN ANY 100 SQ.FT. OF WALL AREA.
 AREA OF PROPOSED BALCONY WITHIN 100 SQ.FT. OF WALL AREA:
 1'-0" X 8'-0" = 8 SQ.FT. OK
 PERMITTED BALCONY PROJECTION OF THE STREET LINE = 22"
 PROPOSED BALCONY PROJECTION: 22" OK



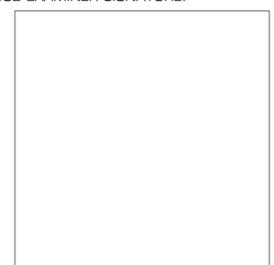
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OWNER: **MENDEL GOLD**

PROJECT ADDRESS: **237 KENT AVENUE**
 BROOKLYN, NEW YORK 11249

DRAWING TITLE: **SECTION B-B**

SEAL & SIGNATURE: DATE: 08-30-13

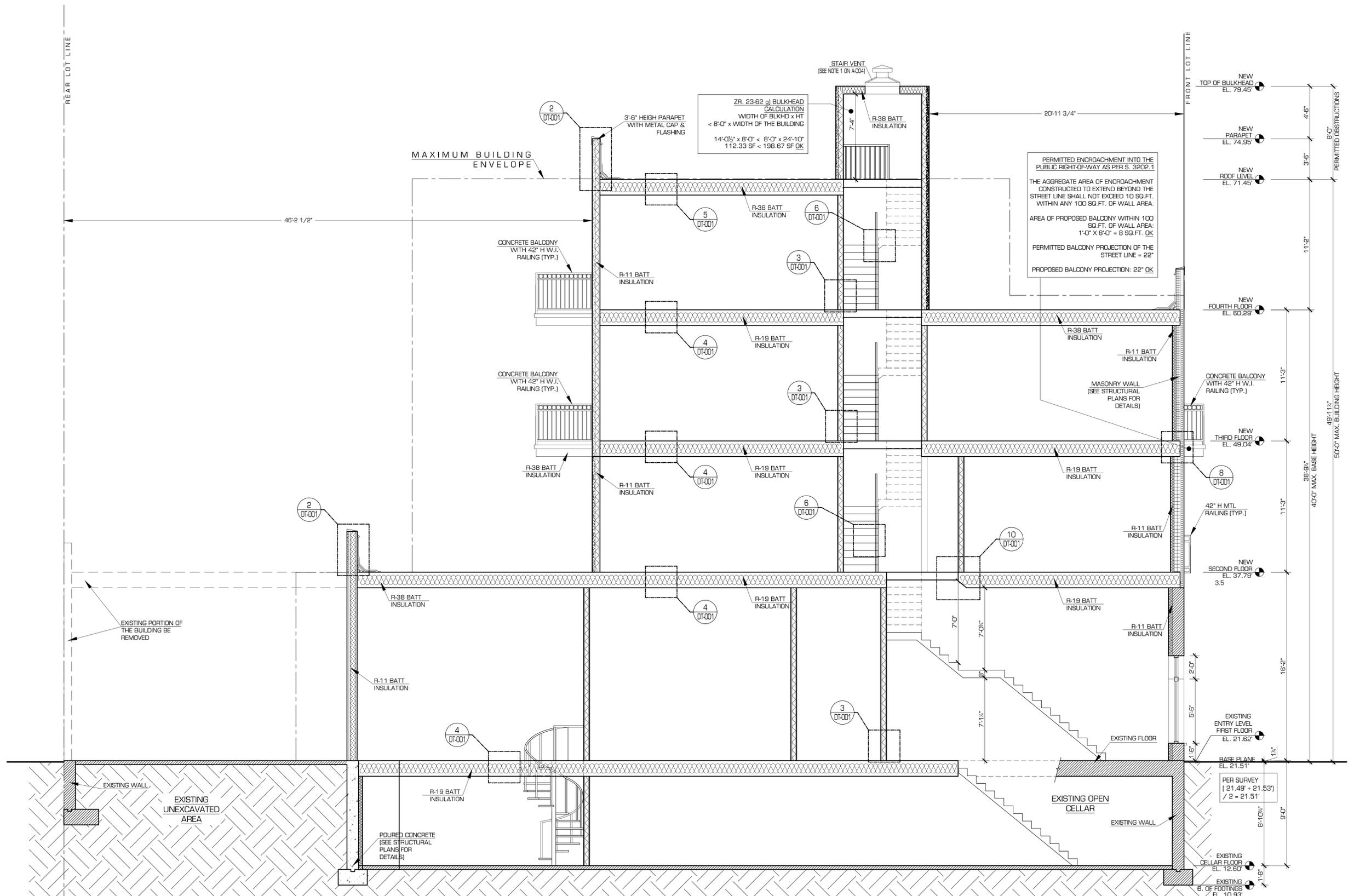
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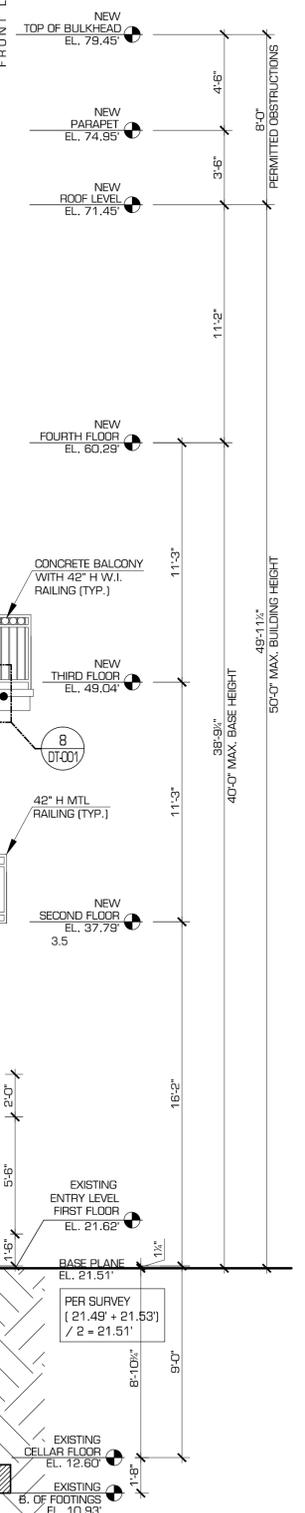


SECTION B-B

SCALE 1/4" = 1'-0" (SEE STRUCTURAL PLANS FOR DETAILS)

ZR. 23-62 g) BULK-HEAD CALCULATION
 WIDTH OF BLKHD x HT < 8'-0" x WIDTH OF THE BUILDING
 14'-0 1/2" x 8'-0" < 8'-0" x 24'-10"
 112.33 SF < 198.67 SF OK

PERMITTED ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY AS PER S. 3202.1
 THE AGGREGATE AREA OF ENCROACHMENT CONSTRUCTED TO EXTEND BEYOND THE STREET LINE SHALL NOT EXCEED 10 SQ.FT. WITHIN ANY 100 SQ.FT. OF WALL AREA.
 AREA OF PROPOSED BALCONY WITHIN 100 SQ.FT. OF WALL AREA: 1'-0" X 8'-0" = 8 SQ.FT. OK
 PERMITTED BALCONY PROJECTION OF THE STREET LINE = 22" OK
 PROPOSED BALCONY PROJECTION: 22" OK





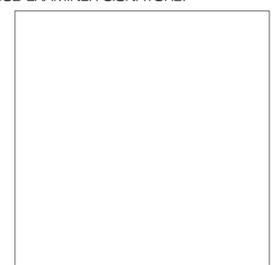
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 BROOKLYN, NEW YORK 11249

DRAWING TITLE:
SECTION A-A AND WINDOW SCHEDULE

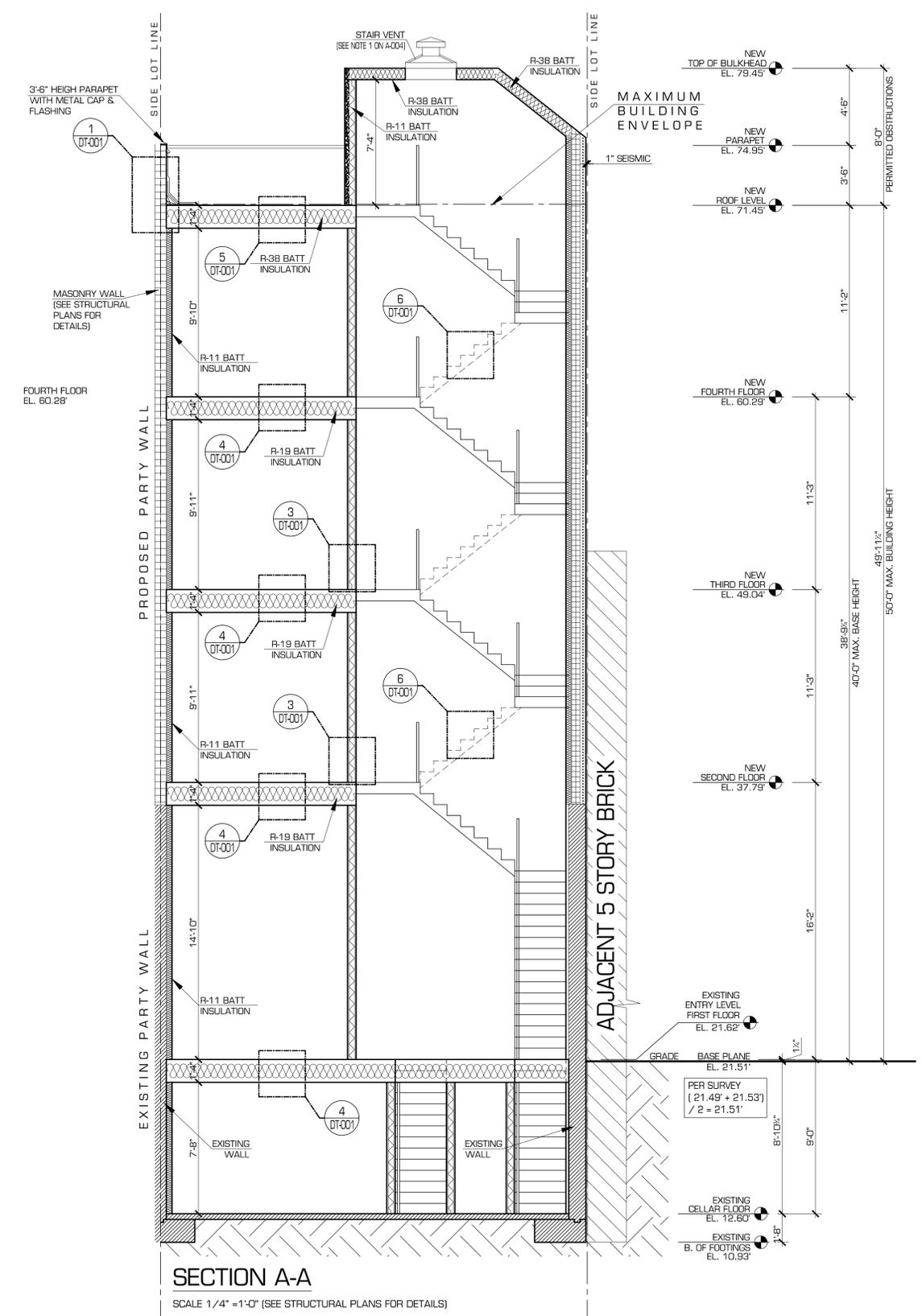
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A-007.00
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NOTE 2:
 ROOF ASSEMBLY AND COVERING SHALL COMPLY WITH S.1507 AND 1504.8 OF 2008 NEW YORK CITY BUILDING CODE

WINDOW SCHEDULE					
WINDOW #	WINDOW SIZE [W x H]	COMMENTS	TYPE	SHGC VALUE	U-FACTOR
1	5'-0" x 5'-0"	DUAL GLAZED, LOW E WITH ARGON	(2) DOUBLE HUNG, CLEAR GLAZING	0.34	0.28
2	5'-0" x 6'-10"	DUAL GLAZED, LOW E WITH ARGON	SLIDING PATIO DOOR, CLEAR GLAZING	0.34	0.28
3	9'-0" x 5'-6" & 9'-0" x 2'-0"	DUAL GLAZED, LOW E WITH ARGON	FIXED PICTURE WINDOW WITH FIXED TRANSOM ON TOP, CLEAR GLAZING	0.34	0.28
4	4'-8" x 2'-0"	DUAL GLAZED, LOW E WITH ARGON	FIXED TRANSOM WINDOW, CLEAR GLAZING	0.34	0.28
5	5'-6" x 2'-0"	DUAL GLAZED, LOW E WITH ARGON	FIXED TRANSOM WINDOW, CLEAR GLAZING	0.34	0.28
6*	3'-0" x 5'-0"	DUAL GLAZED, LOW E WITH ARGON	FIXED PICTURE WINDOW, CLEAR GLAZING	0.34	0.28

* UNPROTECTED OPENINGS PERMITTED AS PER TABLE 704.8 FOR A SEPARATION DISTANCE GREATER THAN 25'-0" AND NOT MORE THAN 30'-0". 70% IS ALLOWED AREA OF THE WALL = 25'-0" x 3/4" x 16'-2" = 405.18 SQ. FT. AREA OF ALL UNPROTECTED OPENINGS = (2) 3'-0" x 5'-0" = 30.00 SQ. FT. = 7.40% OK

ENVIRONMENTAL CONDITIONS OF AN MX-8 DISTRICT
 ZR 123-32 IN SPECIAL MIXED USE DISTRICTS, ALL NEW DWELLING UNITS SHALL BE PROVIDED WITH A MINIMUM 35DB(A) OF WINDOW WALL ATTENUATION TO MAINTAIN AN INTERIOR NOISE LEVEL OF 45DB(A) OR LESS, WITH WINDOWS CLOSED, AND SHALL PROVIDE AN ALTERNATE MEANS OF VENTILATION.



SECTION A-A
 SCALE 1/4" = 1'-0" (SEE STRUCTURAL PLANS FOR DETAILS)



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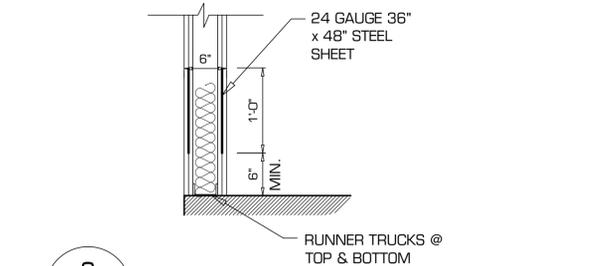
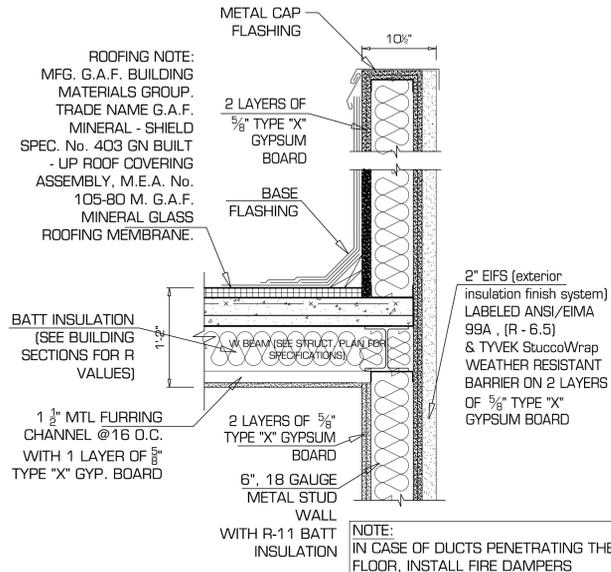
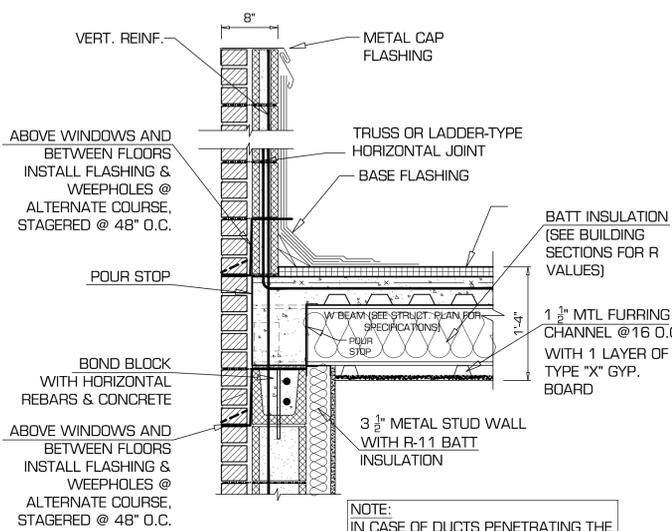
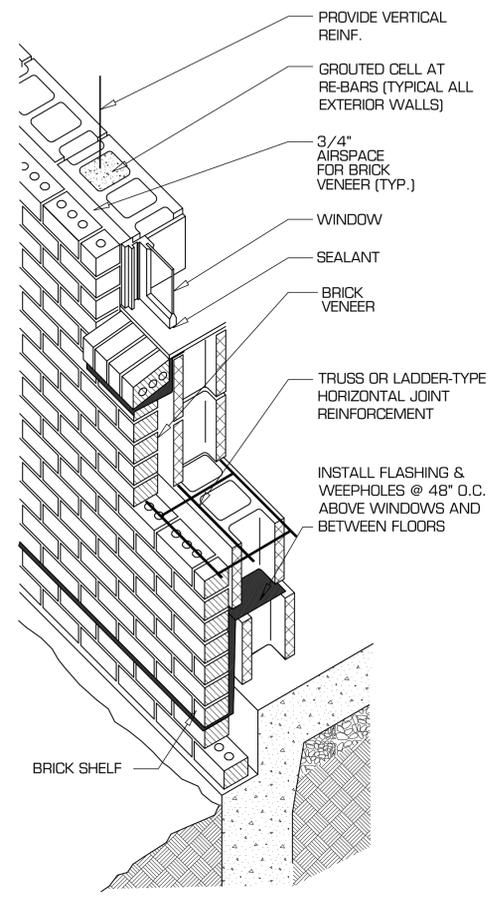
PROJECT:
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 BROOKLYN, NEW YORK
 11249**

DRAWING TITLE:
DETAILS

SEAL & SIGNATURE: _____ DATE: 08-30-13
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 DWG No:
DT-001.00
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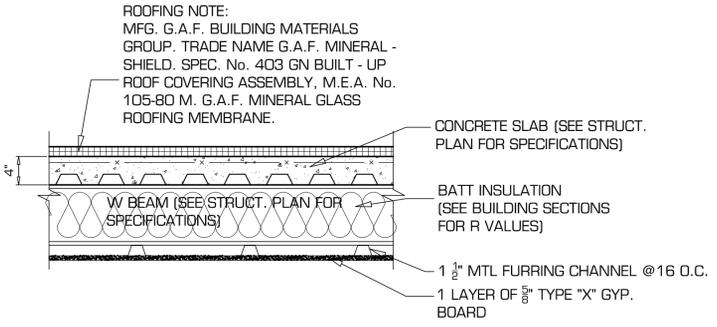
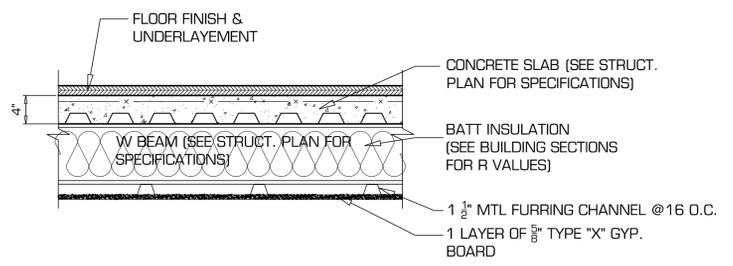
1
A-006
 W BEAM-MASONRY WALL CONNECTION AT PARAPET LEVEL WITH FIRESTOPPING, FIREPROOFING & FLASHING-WEEP HOLES.
 SCALE 1" = 1'-0"
 SEE STRUCTURAL PLANS FOR DETAILS, SIZES AND SPECIFICATIONS

2
A-006
 W BEAM-STUD WALL CONNECTION AT PARAPET LEVEL WITH FIRESTOPPING, FIREPROOFING & FLASHING-WEEP HOLES.
 SCALE 1" = 1'-0"
 SEE STRUCTURAL PLANS FOR DETAILS, SIZES AND SPECIFICATIONS

3
A-006
 STAIRCASE MASONRY WALL EQUIVALENT
 SCALE 1" = 1'-0"
 SEE STRUCTURAL PLANS FOR DETAILS, SIZES AND SPECIFICATIONS

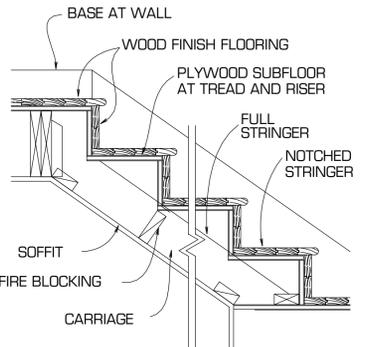
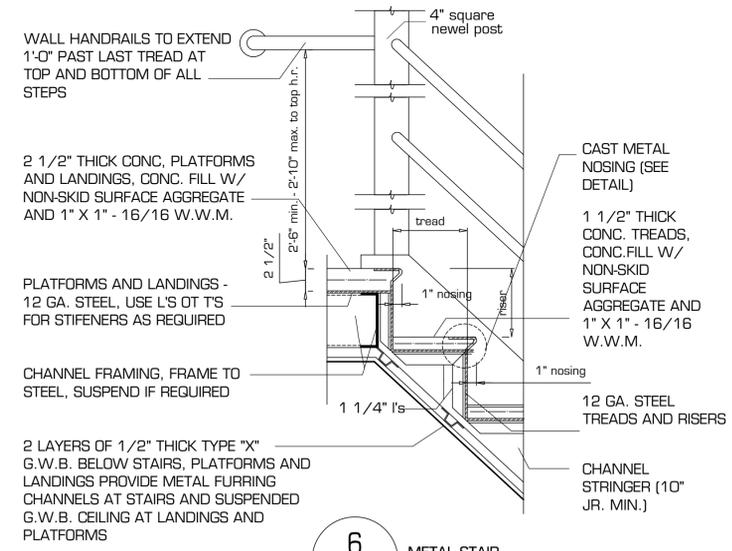
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A-006
 STAIRCASE MASONRY WALL EQUIVALENT
 SCALE 1" = 1'-0"
 SEE STRUCTURAL PLANS FOR DETAILS, SIZES AND SPECIFICATIONS

BRICK VENEER WITH FLASHING & WEEP HOLES JOINT TO CONCRETE MASONRY UNIT WALL
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4
A-006
 2 HR FIRE SEPARATION FOR FLOOR & CEILING
 UL #D502
 SCALE 1" = 1'-0"
 SEE STRUCTURAL PLANS FOR DETAILS, SIZES AND SPECIFICATIONS

5
A-006
 2 HR FIRE SEPARATION FOR FLOOR & CEILING
 UL #D502
 SCALE 1" = 1'-0"
 SEE STRUCTURAL PLANS FOR DETAILS, SIZES AND SPECIFICATIONS

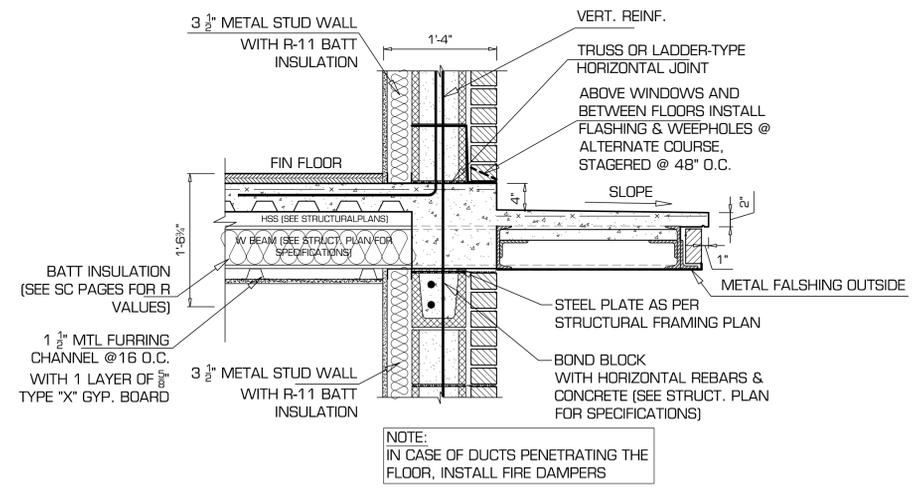


STAIR NOTES
 ALL REQUIREMENTS FOR INTERIOR STAIRS SHALL CONFORM WITH S.1009.3 OF 2008 N.Y.C BLDG. CODE.

- 1) MIN. TREAD = 9" PLUS 1 1/4" NOSING MIN. MAX. RISER = 8 1/4"
- 2) PROVIDE HANDRAILS AS FOLLOWS
 - 1 5/8" Ø PIPERAILINGS AT WALLS
 - 2 5/8" Ø PIPERAILINGS BETWEEN NEWEL POSTS
- 3) THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIR ENCLOSURE SHALL NOT BE LESS THAN 7'-0" MEASURED VERTICALLY FROM THE TREAD NOSING OR FROM THE LANDING FLOOR SURFACE OF THE LANDING OR PLATFORM
- 4) THE SUM OF THE TWO RISERS PLUS ONE TREAD MUST EQUAL 24 - 25 1/2"

6
A-006
 METAL STAIR
 SCALE 1" = 1'-0"

7
A-006
 WOOD STAIR
 SCALE 1" = 1'-0"



8
A-006
 SECTION AT BALCONY WITH FIRESTOPPING, FIREPROOFING & FLASHING-WEEP HOLES.
 SCALE 1" = 1'-0"
 SEE STRUCTURAL PLANS FOR DETAILS, SIZES AND SPECIFICATIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FAMILIARIZE HIMSELF THOROUGHLY WITH ALL DRAWINGS, SPECIFICATIONS, FIELD CONDITIONS AND OTHER REQUIREMENTS OF THIS PROJECT AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. THE DRAWINGS REFLECT CONDITIONS REASONABLY INTERPRETED FROM THE EXISTING VISIBLE CONDITIONS OR FROM DRAWINGS OR INFORMATION FURNISHED BY THE OWNER BUT CANNOT BE GUARANTEED BY THE ARCHITECT.
3. ALL CONSTRUCTION SHALL COMPLY WITH STATE AND OTHER LOCAL BUILDING CODES AND REGULATIONS AND THE BEST TRADE PRACTICES.
4. THE CONTRACTOR SHALL PROVIDE SUCH LABOR, MATERIALS AND EQUIPMENT AS REQUIRED FOR THE TIMELY COMPLETION OF HIS WORK, AND TO COMPLETE THE PROJECT AS SHOWN.
5. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER CONSTRUCTION, INSTALLATION OR OPERATION OR ANY PART OF THE WORK AS DETERMINED BY THE ARCHITECT SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED IN THE DRAWINGS.
6. ALL MATERIALS SHALL BE INSTALLED PROPERLY, FOR THE USE INTENDED, IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND TO THE HIGHEST STANDARDS OF THE TRADE.
7. THE CONTRACTOR SHALL FILE FOR ALL PERMITS CONTROLLED INSPECTIONS, INSPECTIONS AND SIGN-OFFS, PAY ALL RELATED FEES AND PRESENT COPIES OF APPROVALS FOR FINAL ACCEPTANCE BY THE OWNER INCLUDING FINAL CERTIFICATE OF OCCUPANCY.
8. THE DRAWINGS ARE NOT TO BE SCALED, ONLY DIMENSIONS ARE TO BE USED. ALL DIMENSIONAL DISCREPANCIES SHALL BE CALLED TO THE ARCHITECT'S ATTENTION. ALL DIMENSIONS SHALL BE VERIFIED BEFORE STARTING WORK BY THE RESPECTIVE SUBCONTRACTOR, WHO SHALL BE HELD RESPONSIBLE FOR HIS PHASE OF THE WORK. VERIFIED EXISTING FRAMING, REVIEW WITH ARCHITECT ALL EXPOSED CONDITIONS WHERE NEW CONSTRUCTION IS SUPPORTED BY EXISTING CONSTRUCTION.
9. ALL CONSTRUCTION, DIMENSIONS AND DETAILS SHALL CONFORM WITH AND BE DETERMINED FROM THESE DRAWINGS AND REVISED DRAWINGS OR SKETCHES ISSUED BY THE ARCHITECT ONLY.
10. DIMENSIONS ON PLAN SHOWN AS PLUS OR MINUS (+, -) ARE TO BE CLARIFIED IN THE FIELD AND DISCREPANCIES OF GREATER THAN 2" ARE TO BE REPORTED TO THE ARCHITECT.
11. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET WITH THE FOLLOWING REQUIREMENTS:
 - A. SHALL BE ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE N.Y.C. BUILDING CODE OR
 - B. SHALL BE ACCEPTED FOR USE UNDER THE PRESCRIBED CODE TEST METHOD BY COMMISSIONER OR
 - C. HAVE BOARD OF STANDARDS AND APPEALS APPROVAL.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SERVICES AND UTILITIES DURING THE CONSTRUCTION PERIOD, AND SHALL PAY ALL COST INVOLVED.
13. THE CONTRACTOR SHALL CARRY BUILDER'S RISK INSURANCE WITH BROAD FORM EXTENDED COVERAGE COVERING THE VALUE OF HIS COMPLETED WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY PROTECTION, SECURITY AND SAFETY OF THE SITE DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODE STANDARDS AND GOOD PRACTICE.
16. THE CONTRACTOR SHALL PROVIDE A REFUSE CONTAINER AT THE SITE AND SHALL CLEAN UP HIS DEBRIS AT THE TIME OF COMPLETION OF EACH WORK DAY.
17. ALL CONSTRUCTION SHALL BE AS PER PLANS AND SPECIFICATIONS UNLESS OTHERWISE AGREED IN WRITING BY THE OWNER.
18. NO CHANGES ARE TO BE MADE WITHOUT THE CONSULTATION AND APPROVAL BY THE ARCHITECT.
19. ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE ANY CONSTRUCTION OR INSTALLATION OF ANY EQUIPMENT AT BUILDING SITE.
20. CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL ACTS AND OMISSIONS OF HIS EMPLOYEES, AND ALL SUB-CONTRACTORS, THEIR AGENTS AND EMPLOYEES AND ALL OTHER PERSONS PERFORMING ANY OF THE WORK TO BE DONE.
21. IT IS THE INTENTION OF THIS CONTRACT TO COMPLETELY FINISH AND READY FOR OCCUPANCY THIS BUILDING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ALL REQUIREMENTS OF LAWS. ALTHOUGH NECESSARY WORK MAY NOT BE ITEMIZED IN THE DRAWINGS THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND INCLUDE ALL WORK SPECIFIED OR IMPLIED FOR THE COMPLETE REPAIR OF THIS BUILDING.

CONSTRUCTION NOTES

1. PROVIDE FLASHING AT HEADS AND SILLS OF ALL WINDOWS AND EXTERIOR DOOR OPENINGS.
2. STEEL LINTELS OVER 4'-0" SUPPORTING MASONRY SHALL BE FIREPROOFED WITH WIRE LATH AND 1" VERMICULITE PLASTER OR CEMENT PLASTER.
3. PLUMBING FIXTURES: WATER CLOSET - VITREOUS CHINA WITH MAX. 1 3/5 GAL. FLUSH, WITH AN APPROVED VACUUM BREAKER. ALL FIXTURES TO MEET WATER SAVING PERFORMANCE STANDARDS. (L.L. 29-89) FIXTURES TO BE AS SELECTED BY THE OWNER AND/OR CONTRACTOR.
4. ELECTRICAL: ALL WIRING TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE NEW YORK CITY ELECTRICAL CODE. LOCATION OF ALL OUTLETS, SWITCHES, RECEPTACLES, CEILING LIGHTS, BELL SYSTEM, AS DIRECTED BY THE OWNER AND/OR CONTRACTOR.
5. HEATING SYSTEM TO BE CAPABLE OF MAINTAINING A MINIMUM TEMPERATURES PER CHAPTER 13 OF 2008 NYC B.C.O.D.E. AND SHALL ALSO MEET THE REQUIREMENTS OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, THE MORE STRINGENT SHALL APPLY.
6. MECHANICAL VENTILATION: BATHROOMS WHICH ARE TO BE MECHANICALLY VENTILATED SHALL BE PROVIDED WITH AT LEAST 50 C.F.M. EXHAUST. VENT SHAFT TO GO 3'-0" ABOVE ROOF.
7. STAIRS TO HAVE A MAXIMUM RISER HEIGHT OF 7.5". TREAD TO BE A MINIMUM OF 9 1/5" PLUS NOSING. THE SUM OF TWO RISERS PLUS TREAD (EXCLUSIVE OF NOSING) SHALL BE NOT LESS THAN 24" NOR MORE THAN 25-1/2". INTERIOR STAIRS SHALL COMPLY WITH CHAPTER 10 OF 2008 NYC B. CODE.
8. A FINAL SURVEY WILL BE FILED TO COMPLY WITH 2008 NYC B. CODE
9. LOT GRADING TO BE REGULATED AS FOLLOWS: WHEN PITCH OF LOT DOES NOT EXCEED 5% ALL UNPAVED AREAS TO BE SEEDED. WHEN PITCH OF LOT EXCEEDS 5%, ALL UNPAVED AREAS TO BE SODDED. THIS GRADING WILL BE DESIGNED SO AS NOT TO RESULT IN PONDING OR UNSTABLE GRADES IN THE SURROUNDING AREA.
10. INTERIOR FINISHES SHALL CONFORM TO CHAPTER 8 OF 2008 NYC BUILDING CODE.
11. SMOKE DETECTORS TO BE PROVIDED WHERE INDICATED ON PLANS.

HOUSING MAINTENANCE CODE & MULTIPLE DWELLING NOTES

- A. PAINTING - (SEC. 29 M.D.L. AND ART. 12 H.M.C.)
1. PAINTING OF PUBLIC PARTS AND WITHIN DWELLINGS SHALL COMPLY WITH SEC. D26-12.01 H.M.C.
 2. PAINTING OF WINDOW FRAMES SHALL COMPLY WITH SEC. D26-12.03 H.M.C.
 3. WALLS OF COURTS AND SHAFTS SHALL BE OF A LIGHT COLORED SURFACE.
- B. EXTERMINATION AND RAT PROOFING - (SEC. 80 M.D.L. AND ART. 13 H.M.C.)
1. DWELLINGS SHALL BE SO CONSTRUCTED AS TO BE RAT-PROOF
 2. PREMISES SHALL BE MAINTAINED AND KEPT FREE OF RODENT AND INSECT INFESTATION.
- C. RECEPTACLES FOR AND COLLECTION OF WASTE MATTER - (SEC. 81 M.D.L. AND ART. 14 H.M.C.)
1. PROPER AND SUITABLE CONVENIENCES OR RECEPTACLES SHALL BE PROVIDED FOR COLLECTION OF WASTE MATTER.
- D. PLUMBING AND DRAINAGE - (SEC. 77 M.D.L. AND ART. 16 H.M.C.)
1. ENTIRE PLUMBING AND DRAINAGE SYSTEM INCLUDING ALL PLUMBING FIXTURES SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD REPAIR AT ALL TIMES.
 2. ALL ROOFS, TERRACES, SHAFTS, COURTS, AREAS AND YARDS SHALL BY PROPERLY GRADED AND DRAINED (SEE SITE PLAN)
- E. HEAT AND HOT WATER - (SEC. 79 M.D.L. AND ART. 17 H.M.C.)
1. YEARLY INSPECTIONS OF CENTRAL HEATING PLANTS SHALL BE MADE BY A QUALIFIED PERSON.
 2. MINIMUM TEMPERATURES FOR HEATING AND HOT WATER SHALL BE MAINTAINED.
- F. GAS METERS AND GAS APPLIANCES - (SEC. 64 M.D.L. AND ART. 18 H.M.C.)
1. GAS METERS SHALL COMPLY WITH SEC. 64 M.D.L.
 2. GAS APPLIANCES SHALL, IN ADDITION TO THESE SECTIONS, COMPLY WITH THE BOARD OF STANDARDS AND APPEALS.
 3. YEARLY INSPECTION OF GAS APPLIANCES BY QUALIFIED PERSON SHALL BE MADE IN "OLD LAW TENEMENTS" OR "ROOMING UNITS".
- G. ARTIFICIAL LIGHTING AND ENTRANCE DOORS - (SEC. 26 & 35 M.D.L. AND ART. 19 H.M.C.)
1. PROPER ELECTRIC LIGHTING AND EQUIPMENT SHALL BE PROVIDED AND MAINTAINED WITHIN ALL DWELLINGS.
 2. PROPER ELECTRIC LIGHTS SHALL BE INSTALLED AND MAINTAINED AT OR NEAR THE OUTSIDE OF FRONT ENTRANCE WAY AND MIN. OR 50 WATTS INCANDESCENT ILLUMINATION OR EQUIVALENT AND MIN. OR 40 WATTS IN YARDS AND COURTS AND SHALL BE KEPT BURNING FROM SUNSET EACH DAY TO SUNRISE ON THE DAY FOLLOWING.
 3. MAIN ENTRANCE AND VESTIBULE DOORS SHALL HAVE NOT LESS THAN FIVE (5)SQ.FT. OF GLAZED SURFACE.
- H. ENTRANCE DOORS - (SEC. 50-A M.D.L. AND ART. 20 H.M.C.)
1. BLDG. ENTRANCES AND ALL OTHER EXTERIOR ENTRANCES SHALL BE EQUIPPED WITH APPROVED TYPE AUTOMATIC SELF-CLOSING AND SELF-LOCKING DOORS.
 2. ENTRANCE DOORS TO EACH DWELLING UNIT SHALL HAVE KEY LOCK WITH AT LEAST ONE KEY TO BE PROVIDED BY OWNER, HEAVY DUTY LATCH SET WITH DEAD BOLT, THUMB TURN INSIDE AND DOOR CHAIN GUARD, STC 35.
- J. PEEP HOLES - (SEC. 51-A M.D.L. AND ART. 20 H.M.C.)
1. PEEP-HOLES SHALL BE PROVIDED IN ENTRANCE DOORS OR EACH DWELLING UNIT, LOCATED AS PRESCRIBED BY THE DEPARTMENT.
- K. BELLS AND MAIL SERVICE - (SEC. 57 M.D.L. AND ART. 21 H.M.C.)
1. BELL OR BUZZER SYSTEM SHALL BE APPROVED TYPE AND SHALL BE KEPT IN ORDER.
 2. PROVIDE AND MAINTAIN APPROVED TYPE MAIL RECEPTACLES AND DIRECTORIES OF PERSONS LIVING IN THE DWELLING AS PROVIDED BY FEDERAL LAW AND AS PER REGULATIONS OF THE POST OFFICE DEPARTMENT.
- L. LIGHTING AND VENTILATION - (SEC. 30 M.D.L. AND ART. 30 H.M.C.)
1. WINDOWS IN ALL ROOMS, EXCEPT BATHROOM AND KITCHENETTES, SHALL BE AT LEAST ONE-TENTH THE AREA OF THE ROOM AND BE AT LEAST 12 SQ.FT. IN AREA
- M. WATER CLOSET AND BATH ACCOMMODATIONS - (SEC. 76 M.D.L. AND ART.31 H.M.C.)
1. FLOORS SHALL BE CERAMIC TILE WITH 6" BASE.
 2. WALLS AND FLOORS IN WATER CLOSET COMPARTMENT, BATHROOMS AND LAVATORIES SHALL COMPLY WITH REQUIREMENTS OF THESE SECTIONS.
 3. EVERY WATER CLOSET COMPARTMENT, BATHROOM AND LAVATORY SHALL HAVE A WINDOW OF AT LEAST 3 SQ.FT. IN AREA AND ONE HALF THE AREA SHALL OPEN.
 4. IN LIEU OF A WINDOW, MECHANICAL VENTILATION MAY BE INSTALLED WHICH WILL PROVIDE AT LEAST FOUR CHANGES OF AIR PER HR. OR A MIN. OF 30 CFM OF EXHAUST FOR EACH SUCH WATER CLOSET COMPARTMENT, BATHROOM OR LAVATORY AND SHALL BE PROVIDED WITH APPROVED TYPE REGISTER WITH FUSIBLE LINK DAMPER B.S. & A. CAL. # 678.41-SM.

- O. KITCHENS AND KITCHENETTES - (SEC. 33 M.D.L. AND ART. 32 H.M.C.)
1. EVERY KITCHEN AND KITCHENETTE SHALL BE PROVIDED WITH FACILITIES FOR COOKING AND SHALL BE EQUIPPED FOR ARTIFICIAL LIGHTING.
 2. EVERY KITCHEN AND KITCHENETTE SHALL BE PROVIDED WITH A SINK HAVING A MIN. 2" WASTE AND TRAP.
 3. LIGHTING AND VENTILATION OF KITCHENS SHALL BE AS PROVIDED UNDER SEC.30 M.D.L. AND ART. 30 H.M.C.
 4. CEILING AND WALLS, EXCLUSIVE OF DOORS, OF ALL KITCHENETTES SHALL BE FIRE RETARDED WITH MATERIALS HAVING A ONE HR. FIRE RATING OR IN LIEU THEREOF SHALL BE EQUIPPED WITH A SPRINKLER.
 5. KITCHENETTES SHALL BE PROVIDED WITH A WINDOW AT LEAST ONE FT. WIDE 3 SQ. FT. IN AREA AND BE AT LEAST 10% OF THE FL. AREA IN LIEU OF WINDOW MECHANICAL VENTILATION MAY BE INSTALLED WHICH WILL PROVIDE AT LEAST 6 CHANGES OF AIR PER HOUR.
 6. ALL COMBUSTIBLE MATERIALS IMMEDIATELY UNDERNEATH AND WITHIN ONE FOOT OF COOKING APPARATUS SHALL BE PROPERLY FIRE RETARDED. A MINIMUM OF TWO FEET CLEARANCE SHALL BE MAINTAINED ABOVE EXPOSED COOKING SURFACES. COMBUSTIBLE MATERIALS BETWEEN 2 AND 3 FEET ABOVE EXPOSED COOKING SURFACE SHALL BE FIRE RETARDED.
- P. BOILER ROOMS - (SEC. 65 M.D.L.)
1. BOILER ROOMS SHALL COMPLY WITH REQUIREMENTS OF THIS SECTION.
- R. SECURITY REQUIREMENTS (804.4)
1. BLDG. ENTRANCE DOORS AND OTHER EXTERIOR DOORS SHALL BE PROVIDED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS TO PREVENT THE LATCH FROM BEING MANIPULATED BY OTHER THAN A KEY.
 2. DOORS TO DWELLING UNITS SHALL BE EQUIPPED WITH A HEAVY DUTY LOCKSET; A DEAD BOLT WITH INTERIOR THUMB TURN AND A CHAIN DOOR GUARD.
 3. ALL OPENABLE WINDOWS SHALL BE EQUIPPED WITH SASH LOCKS DESIGNED TO BE OPENABLE FROM THE INSIDE ONLY.
 4. BLDGS. CLASSIFIED IN OCCUPANCY GROUP J-2 CONTAINING 8 OR MORE DWELLING UNITS SHALL BE PROVIDED WITH AN INTERCOMMUNICATION SYSTEM LOCATED AT THE DOOR GIVING ACCESS TO THE MAIN ENTRANCE HALL OR LOBBY.
- S. MISCELLANEOUS NOTES:
1. RADIATORS SHALL NOT OBSTRUCT STAIRS OR PUBLIC HALLS.
 2. ALL F.P.S.C. DOORS AND TRIM SHALL HAVE FIRE RATING AS SPECIFIED ON PLAN OR DOOR SCHEDULE.
 3. CARPENTER SHALL PROVIDE RECESS FOR MEDICINE CABINETS IN BATHROOMS AND LAVATORIES.
 4. ALL BATH-TUBS, RECESSED OR OTHERWISE, SHALL BE PROVIDED WITH SUFFICIENT SHOWER CURTAIN RODS.
 5. PROVIDE AND SET WOOD SHELVES AND A 1-1/2" DIAMETER HORIZONTAL WOOD OR METAL POLE IN EACH CLOSET. LINEN CLOSETS SHALL HAVE FIVE SHELVES.

EARTHQUAKE LOADS

1614.1 SCOPE: EVERY STRUCTURE, AND PORTION THEREOF, SHALL AT A MINIMUM, BE DESIGNED AND CONSTRUCTED TO RESIST THE EFFECTS OF EARTHQUAKE MOTIONS AND ASSIGNED A SEISMIC DESIGN CATEGORY AS SET FORTH IN SECTION 1616.3.

EXCEPTIONS:

1. STRUCTURES DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 9.1 THROUGH 9.6, 9.13 AND 9.14 OF ASCE 7 SHALL BE PERMITTED.
2. ONE- AND TWO-FAMILY DWELLINGS NOT MORE THAN THREE STORIES IN HEIGHT ARE EXEMPT FROM THE REQUIREMENTS OF SECTIONS 1613 THROUGH 1622.
3. THE SEISMIC-FORCE-RESISTING SYSTEM OF WOOD FRAME BUILDINGS THAT CONFORM TO THE PROVISIONS OF SECTION 2308 ARE NOT REQUIRED TO BE ANALYZED AS SPECIED IN SECTION 1616.1.
4. AGRICULTURAL STORAGE STRUCTURES INTENDED ONLY FOR INCIDENTAL HUMAN OCCUPANCY ARE EXEMPT FROM THE REQUIREMENTS OF SECTIONS 1613 THROUGH 1623.

1614.4 QUALITY ASSURANCE: A QUALITY ASSURANCE PLAN SHALL BE PROVIDED WHERE REQUIRED BY CHAPTER 17.

1614.5 SEISMIC AND WIND: WHEN THE CODE-PRESCRIBED WIND DESIGN PRODUCES GREATER EFFECTS, THE WIND DESIGN SHALL GOVERN, BUT DETAILING REQUIREMENTS AND LIMITATIONS PRESCRIBED IN THIS AND REFERENCED SECTIONS SHALL BE FOLLOWED.

1" BUILDING SEPARATION IS REQUIRED FOR EACH 50'-0" OF BUILDING HEIGHT AS PER TYPN 2/96

ENERGY CONSERVATION NOTES:

BUILDING TO COMPLY WITH 2007 NEW YORK ENERGY CONSERVATION CONSTRUCTION CODE, ARCHITECTURAL PLANS & COMPLIANCE-REPORT CERTIFICATE FROM COMcheck software Version 3.5.1 or 3.7.0. ALL DISCREPANCIES SHALL BE REPORTED IN WRITING TO THE ARCHITECT IN CHARGE.

BUILDING ENVELOPE REQUIREMENTS:

1. ALL JOINTS AND PENETRATIONS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE MUST BE CAULKED, GASKETED, OR COVERED WITH A MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL.
2. RECESSED LIGHTING FIXTURES MUST BE GASKETED AND IC RATED; I.E., RATED FOR DIRECT CONTACT WITH INSULATION.
3. THE FOLLOWING AREAS MUST BE SEALED:
 - EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES
 - BETWEEN WALL SOLE PLATES, FLOORS, AND EXTERIOR-WALL PANELS
 - OPENINGS FOR PLUMBING, ELECTRICITY, AND REFRIGERANT AND GAS LINES IN EXTERIOR WALLS, FLOORS, AND ROOFS
 - OPENINGS IN ATTIC FLOORS (SUCH AS WHERE CEILING PANELS MEET INTERIOR AND EXTERIOR WALLS AND MASONRY FIREPLACES)
 - SERVICE AND ACCESS DOORS OR HATCHES
 - ALL OTHER SIMILAR OPENINGS IN THE BUILDING ENVELOPE.
4. FALLOW ARCHITECTURAL PLANS FOR INSULATION R-VALUES AND GLAZING SHGC & U-FACTORS.
5. EXCEPT AS NOTED BELOW, VAPOR RETARDERS MUST BE INSTALLED IN ALL NONVENTED FRAMED AREAS IN CEILINGS, WALLS, AND FLOORS. THE VAPOR RETARDER MUST HAVE A PERM RATING OF 1.0 OR LESS AND MUST BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION (BETWEEN THE INSULATION AND CONDITIONED SPACE).

EXCEPTION : VAPOR RETARDERS ARE NOT REQUIRED WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE MATERIALS.

6. FIELD CERTIFICATION OF INSTALLED COMPONENTS IS REQUIRED AND CAN BE PROVIDED THROUGH PRODUCT LABELS PRINTED ON DIFFERENT MATERIALS.

BUILDING MECHANICAL REQUIREMENTS:

1. ALL EQUIPMENT AND SYSTEMS MUST BE SIZED TO BE NO GREATER THAN PROPOSED ON MECHANICAL PLANS.
2. EACH HEATING OR COOLING SYSTEM SERVING A SINGLE ZONE MUST HAVE ITS OWN TEMPERATURE CONTROL DEVICE.
3. THERMOSTATS CONTROLLING BOTH HEATING AND COOLING MUST BE CAPABLE OF HAVING A 5 DEG. F DEADBAND, OR RANGE OF TEMPERATURE WHERE NO HEATING OR COOLING IS AVAILABLE.
4. THE SYSTEM MUST SUPPLY OUTSIDE VENTILATION AIR AS REQUIRED BY CHAPTER 4 OF THE INTERNATIONAL MECHANICAL CODE. IF THE VENTILATION SYSTEM IS DESIGNED TO SUPPLY OUTDOOR AIR QUANTITIES EXCEEDING MINIMUM REQUIRED LEVELS, THE SYSTEM MUST BE CAPABLE OF REDUCING OUTDOOR-AIR FLOW THE THE MINIMUM REQUIRED LEVELS. SEE MECHANICAL PLANS.
5. OUTDOOR-AIR SUPPLY SYSTEMS WITH DESIGN AIR FLOW RATES GREATER THAN 3000 CU FT PER MINUTE OF OUTDOOR AIR AND ALL EXHAUST SYSTEMS MUST HAVE DAMPERS THAT AUTOMATICALLY CLOSE WHILE THE EQUIPMENT IS NOT OPERATING.
6. SUPPLY AND RETURN AIR DUCTS FOR CONDITIONED AIR, LOCATED IN UNCONDITIONED SPACE MUST BE INSULATED WITH A MINIMUM OF R-5.
7. SUPPLY AND RETURN AIR DUCTS AND PLENUMS MUST BE INSULATED TO A MIN. OF R-8 WHEN LOCATED OUTSIDE THE BUILDING ENVELOPE.
8. ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK MUST BE SECURELY SEALED USING WELDEMENTS, MECHANICAL FASTENERS WITH SEALS OR GASKETS OR MASTICS, MESH AND MASTIC SEALING SYSTEMS OR TAPES. TAPES AND MASTICS MUST BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A OR UL 181B.
9. DUCTS MUST BE CONNECTED TO FANS AND OTHER AIR DISTRIBUTION EQUIPMENT, INCLUDING MULTI-ZONE TERMINAL UNITS, USING MECHANICAL FASTENERS WITH SEALS, MASTICS OR GASKETS.
10. EACH SUPPLY AIR OUTLET OR DIFFUSER AND EACH ZONE TERMINAL DEVICE (SUCH AS VAV OR MIXING BOXES) MUST HAVE ITS OWN BALANCING DEVICE. ACCEPTABLE BALANCING DEVICES INCLUDE ADJUSTABLE DAMPERS LOCATED WITHIN THE DUCTWORK, TERMINAL DEVICES OR SUPPLY AIR DIFFUSER.
11. ALL PIPES SERVING SPACE CONDITIONING SYSTEMS MUST BE INSULATED TO THE FOLLOWING LEVELS:

FLUID	PIPE DIAMETER	
	<= 1.5"	> 1.5"
HOT WATER	1.0"	2.0"
STEAM	1.5"	3.0"
CHILLED WATER, BRINE, REFRIGERANT	1.0"	1.5"

12. UPON PURCHASE OF MECHANICAL EQUIPMENT, THE OWNER SHALL BE PROVIDED WITH OPERATION AND MAINTENANCE DOCUMENTATION THAT PROVIDES THE FOLLOWING INFORMATION:

- EQUIPMENT INPUT AND OUTPUT CAPACITY AND REQUIRED MAINTENANCE ACTIONS.
- EQUIPMENT OPERATION AND MAINTENANCE MANUALS.
- HVAC SYSTEM CONTROL MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCE DESCRIPTIONS. DESIRED OR FIELD DETERMINED SET POINTS MUST BE PERMANENTLY RECORDED ON CONTROL DRAWINGS.
- AT CONTROL DEVICES, OR, FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS.
- A NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE.



S & S ARCHITECTURAL DESIGN LLC

11 MILLPOND ROAD, WASHINGTON, NY 07882
TEL: 908.268.6283 FAX: 800.782.6981

REVISIONS

No	DATE	ISSUE
1		
2		
3		

DOB EXAMINER SIGNATURE:

DOB BSCAN sticker:

PROJECT:
**NEW 3 STORY RESIDENTIAL
ADDITION TO AN EXISTING ONE
STORY COMMERCIAL BUILDING**

OWNER:
MENDEL GOLD

PROJECT ADDRESS:
**237 KENT
AVENUE
BROOKLYN, NEW YORK
11249**

DRAWING TITLE:
**GENERAL CONSTRUCTION
NOTES**

SEAL & SIGNATURE: DATE: 08-30-13
DRAWING BY: E.D.
CHK BY: S.STILES
DWG No:
N-001.00
Page: 12 of ..



Envelope Compliance Certificate

2010 New York Energy Conservation Construction Code

Section 1: Project Information

Project Type: **Addition**
 Project Title: NEW 3 STORY RESIDENTIAL ADDITION TO AN EXISTING ONE STORY COMMERCIAL BUILDING

Construction Site: 237 KENT AVENUE, BROOKLYN, NY 11249
 Owner/Agent: MENDEL GOLD
 Designer/Contractor: SHAWN STILES, S&S ARCHITECTURAL DESIGN LLC, 11 MILLPOND ROAD, WASHINGTON, NY 07882, 908-268-6283, SSTILES_12000@YAHOO.COM

Section 2: General Information

Building Location (for weather data): **New York, New York**
 Climate Zone: **4a**
 Building Space Conditioning Type(s): **Nonresidential, Residential**
 Vertical Glazing / Wall Area Pct.: **6%**
 Skylight Glazing / Roof Area Pct.: **1%**

Activity Type(s): **Floor Area**
 GROSS (Multifamily): 4352
 GROSS (Retail): 1104

Section 3: Requirements Checklist

Envelope PASSES: Design 4% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(s)
Roof 1: Attic Roof with Steel Joists, Nonresidential	525	38.0	0.0	0.035	0.027
Skylight 1: Metal Frame:Double Pane with Low-E, Clear, SHGC 0.34, Nonresidential	24	---	---	0.280	0.600
Roof 2: Attic Roof with Steel Joists, Residential	1266	38.0	0.0	0.035	0.027
Exterior Wall 1: Concrete Block:12", Partially Grouted, Cells Empty,Normal Density, Furring: Metal, Nonresidential	1522	0.0	11.0	0.070	0.104
Windows 1: Metal Frame:Double Pane with Low-E, Clear, SHGC 0.34, Nonresidential	166	---	---	0.280	0.550
Exterior Wall 2: Concrete Block:8", Solid Grouted,Normal Density, Furring: Metal, Nonresidential	1109	0.0	11.0	0.072	0.104
Exterior Wall 3: Steel-Framed, 16" o.c., Nonresidential	398	11.0	8.0	0.064	0.064
Windows 3: Metal Frame:Double Pane with Low-E, Clear, SHGC 0.34, Nonresidential	38	---	---	0.280	0.550
Door 2: Insulated Metal, Swinging, Nonresidential	21	---	---	0.180	0.700
Exterior Wall 5: Concrete Block:10", Partially Grouted, Cells Empty,Normal Density, Furring: Metal, Residential	2830	0.0	11.0	0.070	0.090
Window 5: Wood Frame:Double Pane with Low-E, Clear, SHGC 0.34, Residential	162	---	---	0.280	0.400
Exterior Wall 6: Concrete Block:8", Partially Grouted, Cells Empty,Normal Density, Furring: Metal, Residential	1629	0.0	11.0	0.071	0.090

Project Title: NEW 3 STORY RESIDENTIAL ADDITION TO AN EXISTING ONE STORY COMMERCIAL BUILDING Report date: 02/13/14
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Exterior Wall 7: Steel-Framed, 16" o.c., Residential	1812	11.0	8.0	0.064	0.064
Window 4: Wood Frame:Double Pane with Low-E, Clear, SHGC 0.34, Residential	227	---	---	0.280	0.400

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. Other components have supporting documentation for proposed U-Factors.
- 6. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- 7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.
- 8. Cargo doors and loading dock doors are weather sealed.
- 9. Recessed lighting fixtures installed in the building envelope are Type IC rated as meeting ASTM E283, are sealed with gasket or caulk.
- 10. Building entrance doors have a vestibule equipped with self-closing devices.
 - Building entrances with revolving doors.
 - Doors not intended to be used as a building entrance.
 - Doors that open directly from a space less than 3000 sq. ft. in area.
 - Doors used primarily to facilitate vehicular movement or materials handling and adjacent personnel doors.
 - Doors opening directly from a sleeping/dwelling unit.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2010 New York Energy Conservation Construction Code requirements in COMcheck Version 3.9.2 and to comply with the mandatory requirements in the Requirements Checklist.

When a Registered Design Professional has stamped and signed this page, they are attesting that to the best of his/her knowledge, belief, and professional judgment, such plans or specifications are in compliance with this Code.

Name - Title _____ Signature _____ Date _____

Project Title: NEW 3 STORY RESIDENTIAL ADDITION TO AN EXISTING ONE STORY COMMERCIAL BUILDING Report date: 02/13/14
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Interior Lighting Compliance Certificate

2010 New York Energy Conservation Construction Code

Section 1: Project Information

Project Type: **Addition**
 Project Title: NEW 3 STORY RESIDENTIAL ADDITION TO AN EXISTING ONE STORY COMMERCIAL BUILDING

Construction Site: 237 KENT AVENUE, BROOKLYN, NY 11249
 Owner/Agent: MENDEL GOLD
 Designer/Contractor: SHAWN STILES, S&S ARCHITECTURAL DESIGN LLC, 11 MILLPOND ROAD, WASHINGTON, NY 07882, 908-268-6283, SSTILES_12000@YAHOO.COM

Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B x C)
GROSS (Multifamily)	4352	0.7	3046
GROSS (Retail)	1104	1.5	1656
Total Allowed Watts =			4702

Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
GROSS (Multifamily 4352 sq.ft.)				
Compact Fluorescent 1: Twin Tube 40W: Magnetic:	2	20	80	1600
Incandescent 1: Incandescent 40W:	1	20	40	800
GROSS (Retail 1104 sq.ft.)				
Linear Fluorescent 1: 24" T12U 40W: Magnetic:	2	15	80	1200
Incandescent 2: Incandescent 40W:	1	12	40	480
Total Proposed Watts =				4080

Section 4: Requirements Checklist

Interior Lighting PASSES: Design 13% better than code.

Lighting Wattage:

- 1. Total proposed watts must be less than or equal to total allowed watts.

Allowed Watts	Proposed Watts	Complies
4702	4080	YES

Controls, Switching, and Wiring:

- 2. Daylight zones under skylights more than 15 feet from the perimeter have lighting controls separate from daylight zones adjacent to vertical fenestration.
- 3. Daylight zones have individual lighting controls independent from that of the general area lighting.
 - Exceptions:

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- Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device.
- Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are not required to have a separate switch for general area lighting.
- 4. Independent controls for each space (switch/occupancy sensor).
 - Exceptions:
 - Areas designated as security or emergency areas that must be continuously illuminated.
 - Lighting in stairways or corridors that are elements of the means of egress.
- 5. Master switch at entry to hotel/motel guest room.
- 6. Individual dwelling units separately metered.
- 7. Medical task lighting or arthistory display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.
- 8. Each space required to have a manual control also allows for reducing the connected lighting load by at least 50 percent by either controlling all luminaires, dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or switching each luminaire or each lamp.
 - Exceptions:
 - Only one luminaire in space.
 - An occupant-sensing device controls the area.
 - The area is a corridor, storeroom, restroom, public lobby or sleeping unit.
 - Areas that use less than 0.6 Watts/sq.ft.
- 9. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.
 - Exceptions:
 - Sleeping units, patient care areas; and spaces where automatic shutoff would endanger safety or security.
- 10. Photocell/astronomical time switch on exterior lights.
 - Exceptions:
 - Lighting intended for 24 hour use.
- 11. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).
 - Exceptions:
 - Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair.

Section 5: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2010 New York Energy Conservation Construction Code requirements in COMcheck Version 3.9.2 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title _____ Signature _____ Date _____

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Exterior Lighting Compliance Certificate

2010 New York Energy Conservation Construction Code

Section 1: Project Information

Project Type: **Addition**
 Project Title: NEW 3 STORY RESIDENTIAL ADDITION TO AN EXISTING ONE STORY COMMERCIAL BUILDING
 Exterior Lighting Zone: **2 (Residential mixed use area)**

Construction Site: 237 KENT AVENUE, BROOKLYN, NY 11249
 Owner/Agent: MENDEL GOLD
 Designer/Contractor: SHAWN STILES, S&S ARCHITECTURAL DESIGN LLC, 11 MILLPOND ROAD, WASHINGTON, NY 07882, 908-268-6283, SSTILES_12000@YAHOO.COM

Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
Main entry	4 ft of door width	20	Yes	80	80
Total Tradable Watts* =				80	80
Total Allowed Watts =				80	
Total Allowed Supplemental Watts** =				600	

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

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Main entry (4 ft of door width): Tradable Wattage				
Incandescent 1: Incandescent 20W:	1	4	20	80
Total Tradable Proposed Watts =				80

Section 4: Requirements Checklist

Lighting Wattage:

- 1. Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.
 - Compliance: Passes.

Controls, Switching, and Wiring:

- 2. All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting.
- 3. Lighting not designated for dusk-to-dawn operation is controlled by either a photosensor (with time switch), or an astronomical time switch.
- 4. Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.
- 5. All time switches are capable of retaining programming and the time setting during loss of power for a period of at least 10 hours.

Project Title: NEW 3 STORY RESIDENTIAL ADDITION TO AN EXISTING ONE STORY COMMERCIAL BUILDING Report date: 02/13/14
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Exterior Lighting Efficacy:

- 6. All exterior building grounds luminaires that operate at greater than 100W have minimum efficacy of 60 lumen/watt.

Exceptions:

- Lighting that has been claimed as exempt and is identified as such in Section 3 table above.
- Lighting that is specifically designated as required by a health or life safety statute, ordinance, or regulation.
- Emergency lighting that is automatically off during normal building operation.
- Lighting that is controlled by motion sensor.

Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2010 New York Energy Conservation Construction Code requirements in COMcheck Version 3.9.2 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title _____ Signature _____ Date _____

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S & S ARCHITECTURAL DESIGN LLC

11 MILLPOND ROAD, WASHINGTON, NY 07882
 TEL: 908.268.6283 FAX: 800.782.6981

REVISIONS

No	DATE	ISSUE
1		
2		
3		

DOB EXAMINER SIGNATURE:

DOB BSCAN sticker:

PROJECT:
**NEW 3 STORY RESIDENTIAL
 ADDITION TO AN EXISTING ONE
 STORY COMMERCIAL BUILDING**

OWNER:
MENDEL GOLD

PROJECT ADDRESS:
**237 KENT
 AVENUE**
 BROOKLYN, NEW YORK
 11249

DRAWING TITLE:
**ENERGY CONSERVATION
 COMPLIANCE CERTIFICATES**

SEAL & SIGNATURE: _____ DATE: 08-30-13
 DRAWING BY: E.D.
 CHK BY: S.STILES
 DWG No:
EN-001.00
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