

34 GRACE COURT LLC

34 Grace Court, Brooklyn
Brooklyn Heights Historic District

Landmarks Presentation

April 15, 2016 present to Brooklyn Heights Association
April 20, 2016 present to Community Board 2 Land Use Committee
June 7, 2016 present to Landmarks Public Hearing

Site Location

34 Grace Court



Historic District Map Brooklyn Heights Historic District; Site marked in red

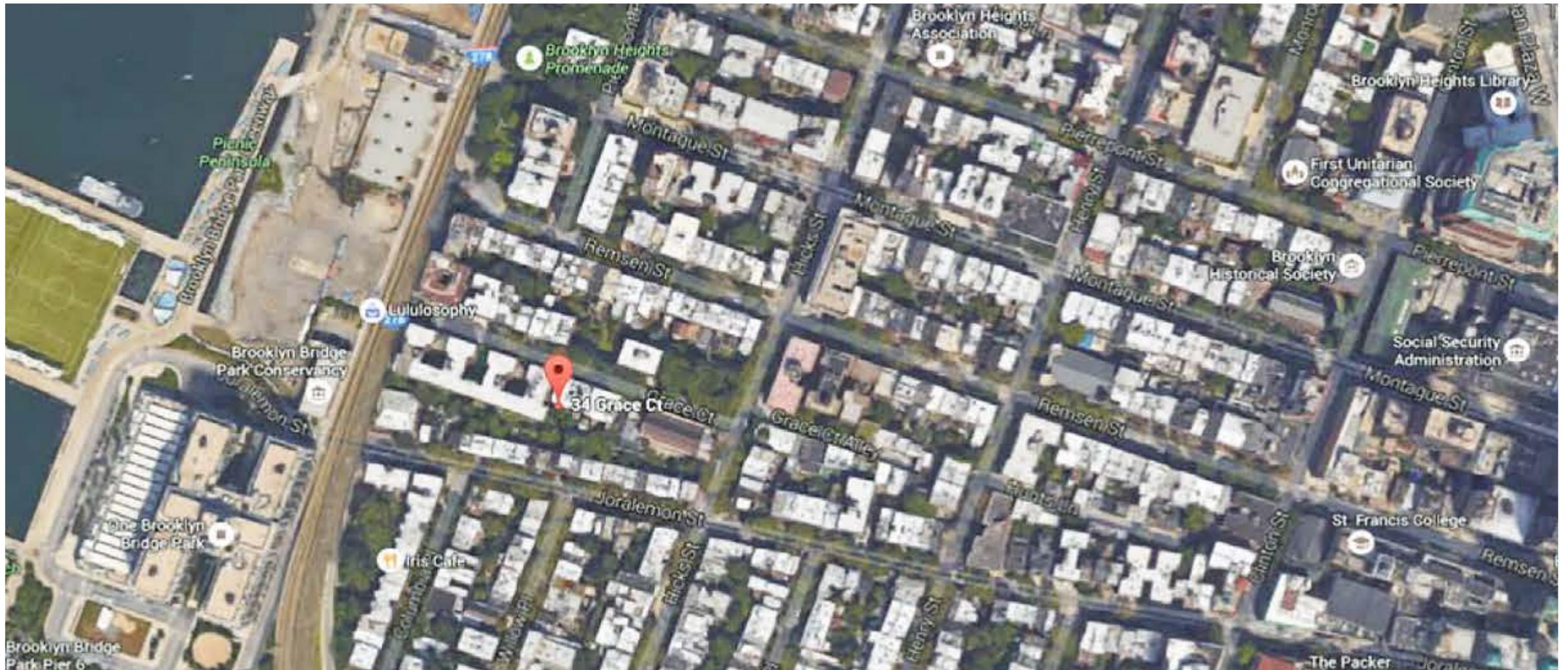


Google Earth Map Historic district outlined and site located in red



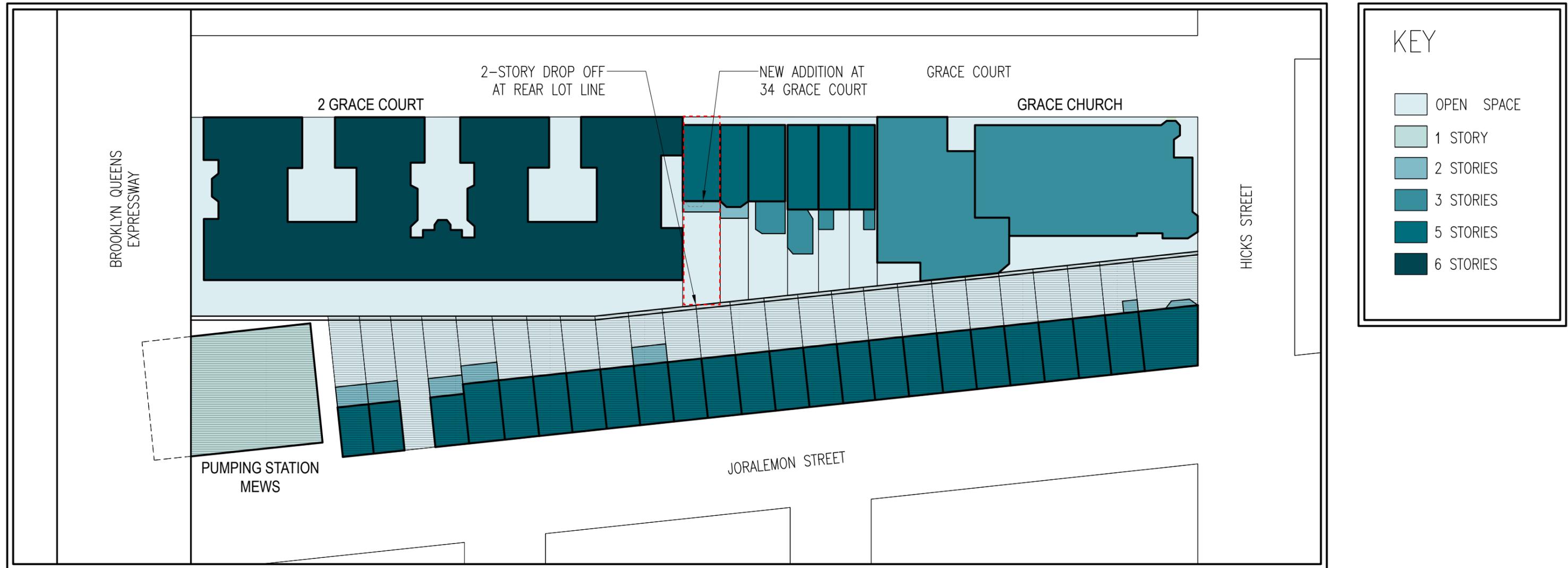
1949 Sanborn Map Site located in red

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Brooklyn, New York
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Google Earth Map Zoom in for neighborhood context

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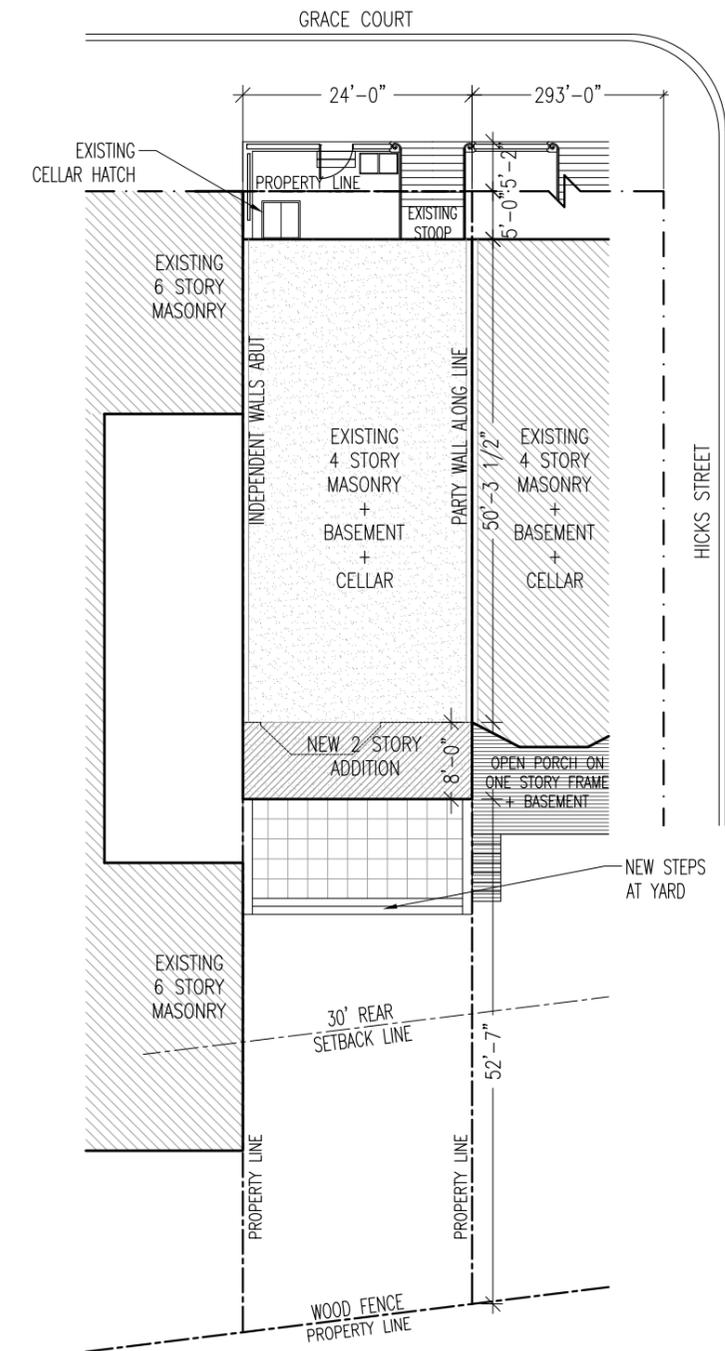
Block Plan/ Elevation Diagram



Tax Photo 1940; Front Facade of 34 Grace Court, Brooklyn, New York



Recent Photo September 2015; Front Facade of 34 Grace Court, Brooklyn, New York



Site Plan

34 Grace Court
Brooklyn, New York
May 25, 2016



2 Grace Court



34 Grace Court



36 Grace Court

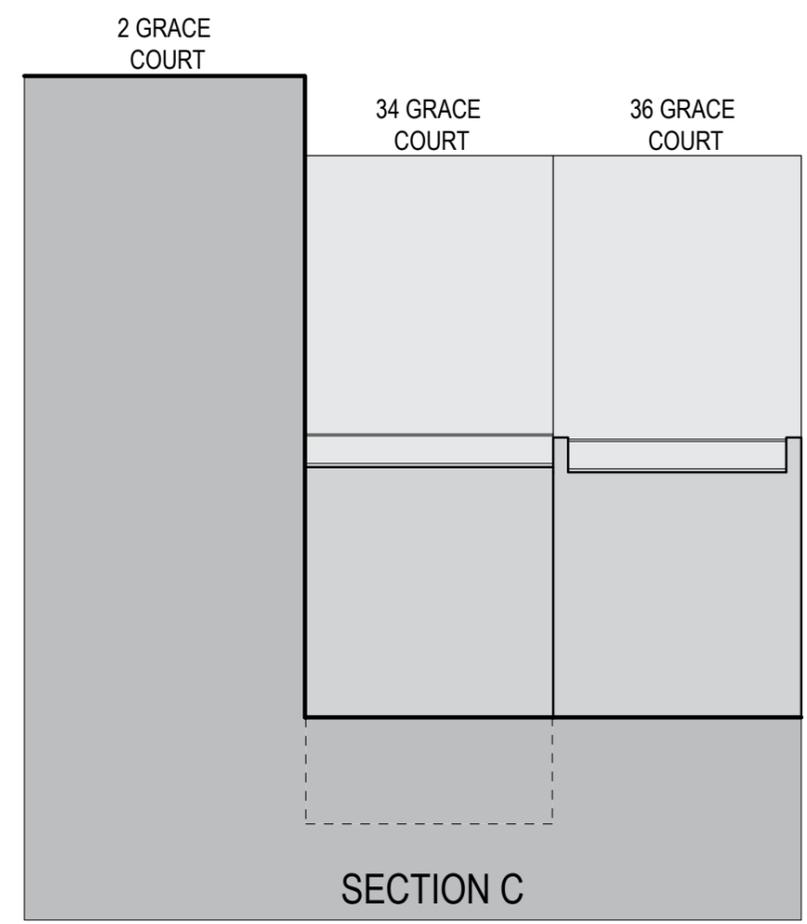
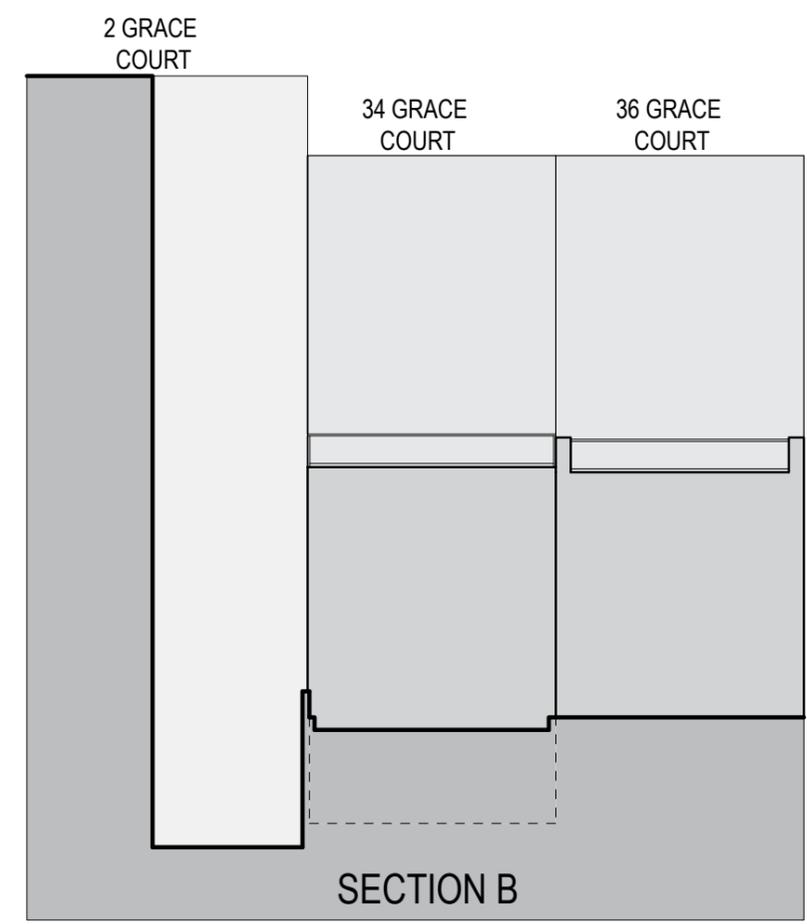
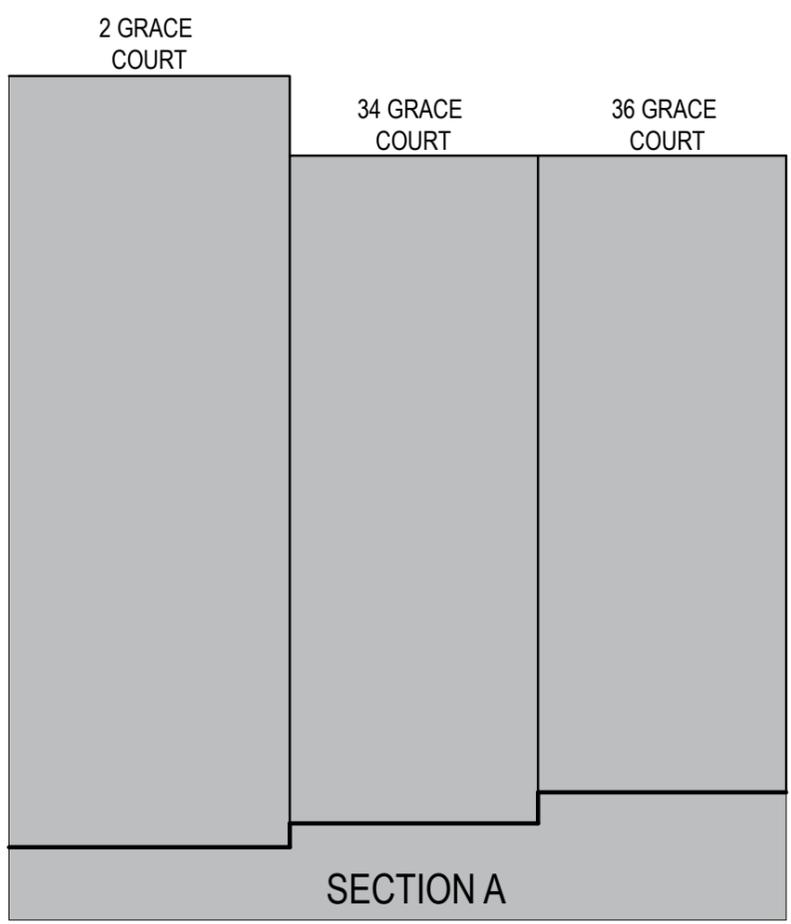
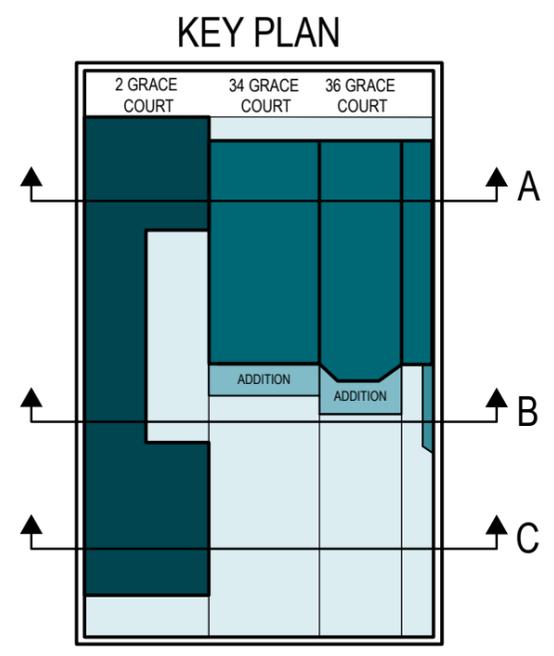


38 Grace Court

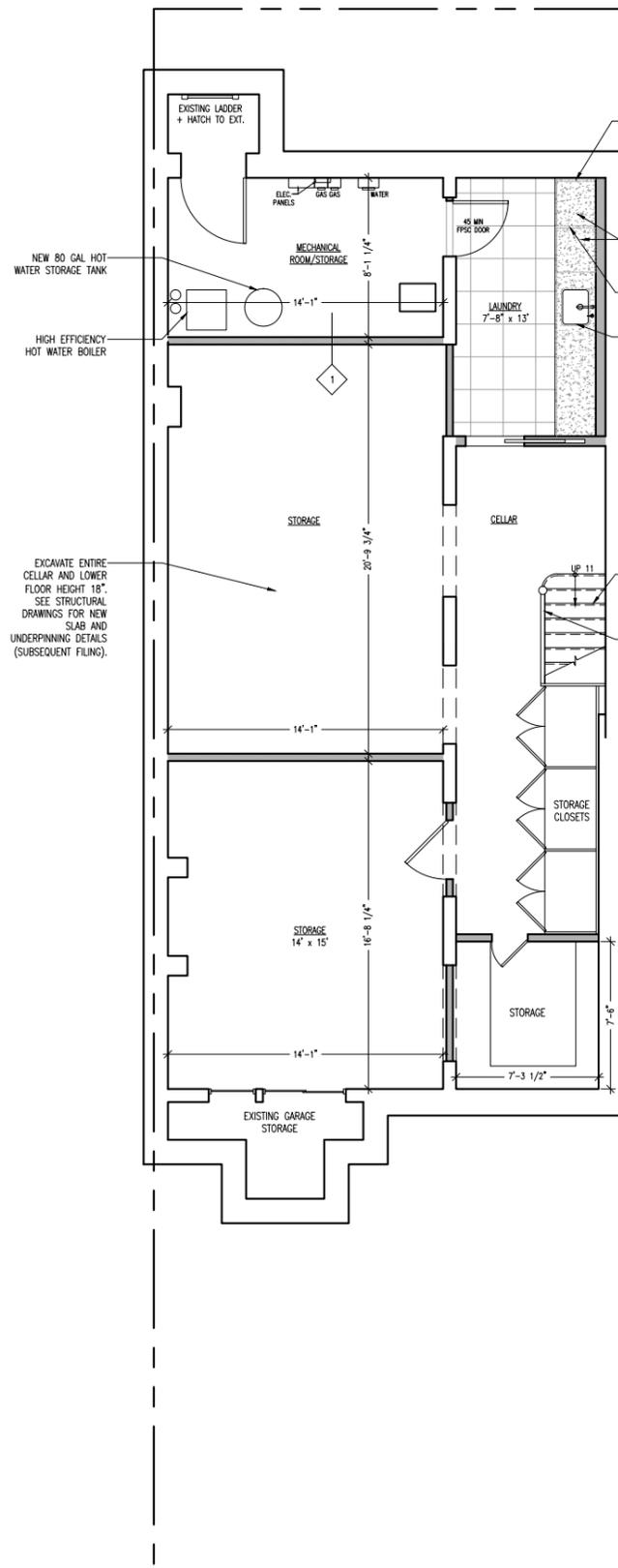


40 Grace Court

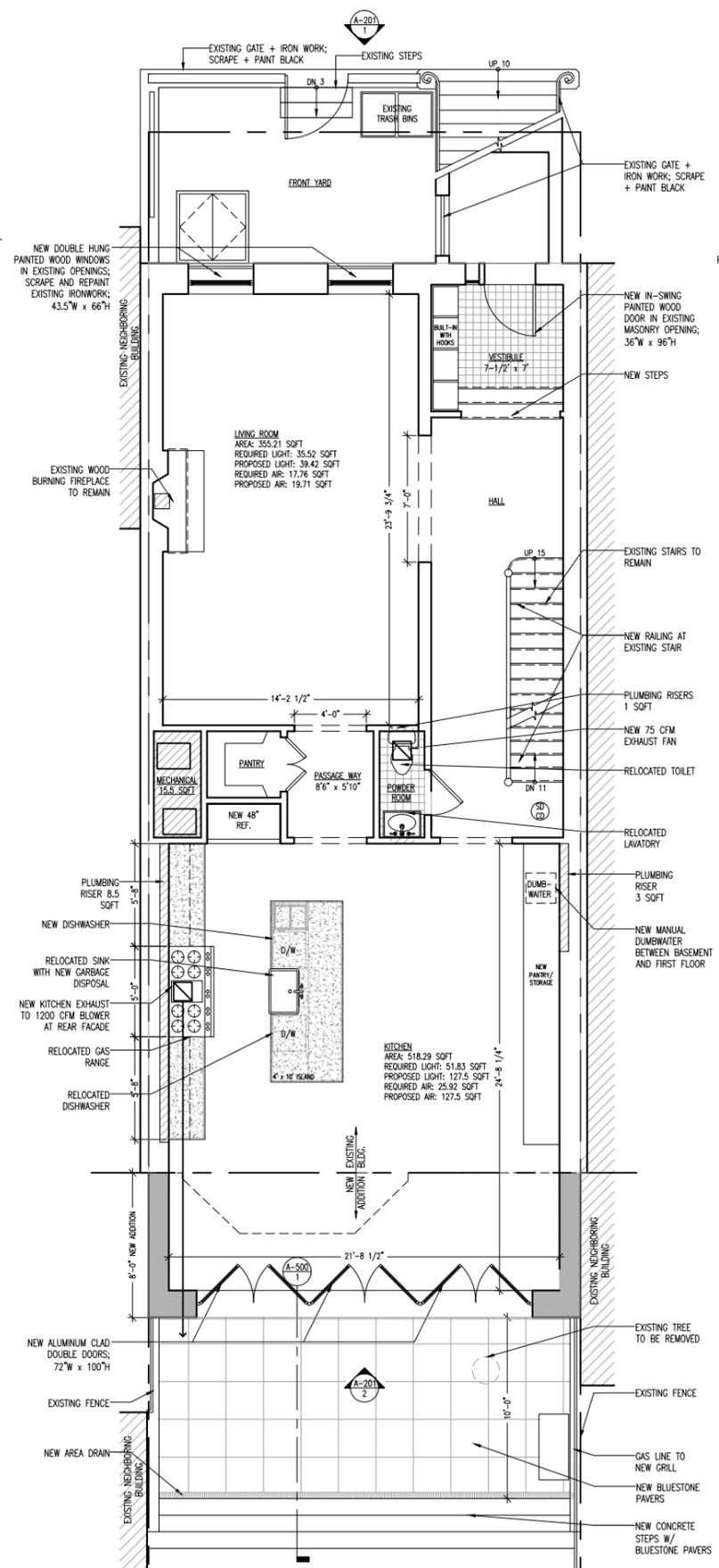
Photo Montage of Rear Facade and Side Neighbors



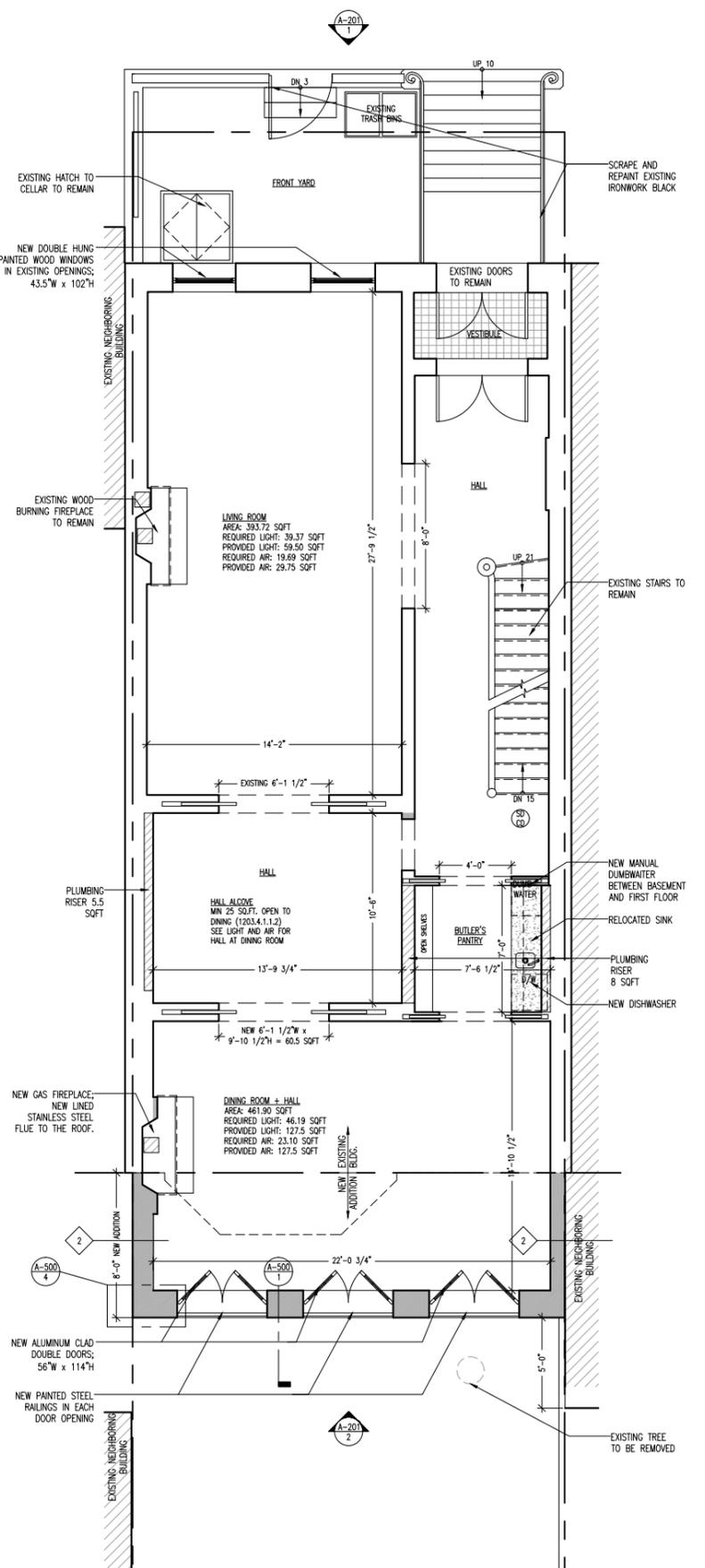
Section Diagram Showing the relationship of the addition to neighbors on either side of 34 Grace Court



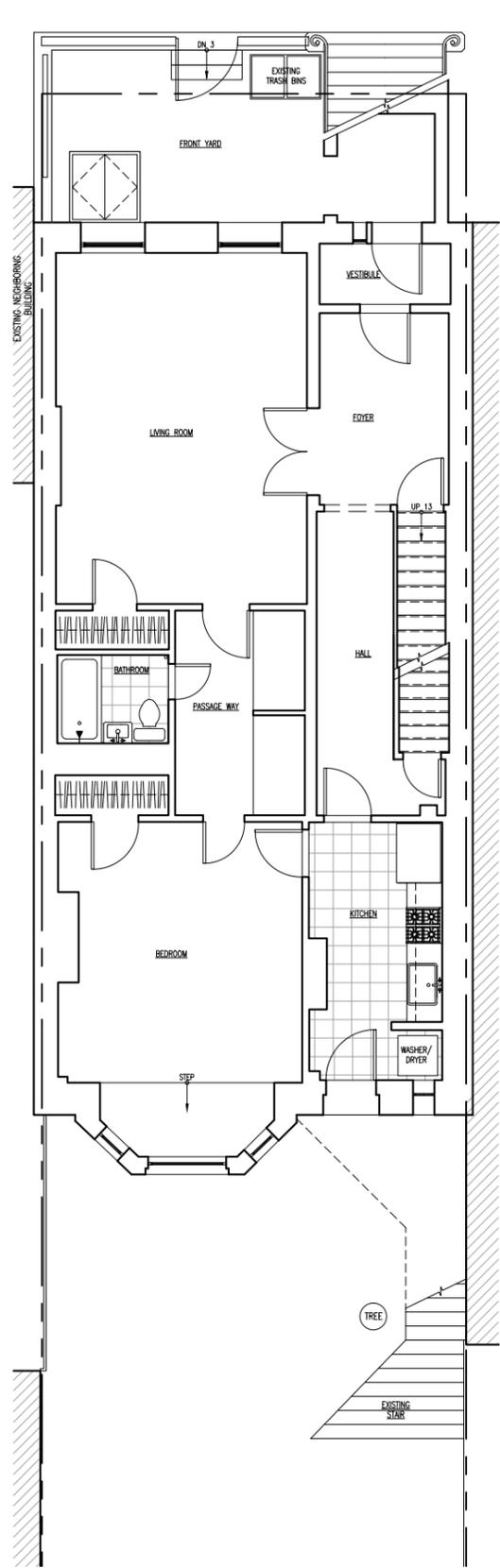
Proposed Cellar Floor Plan



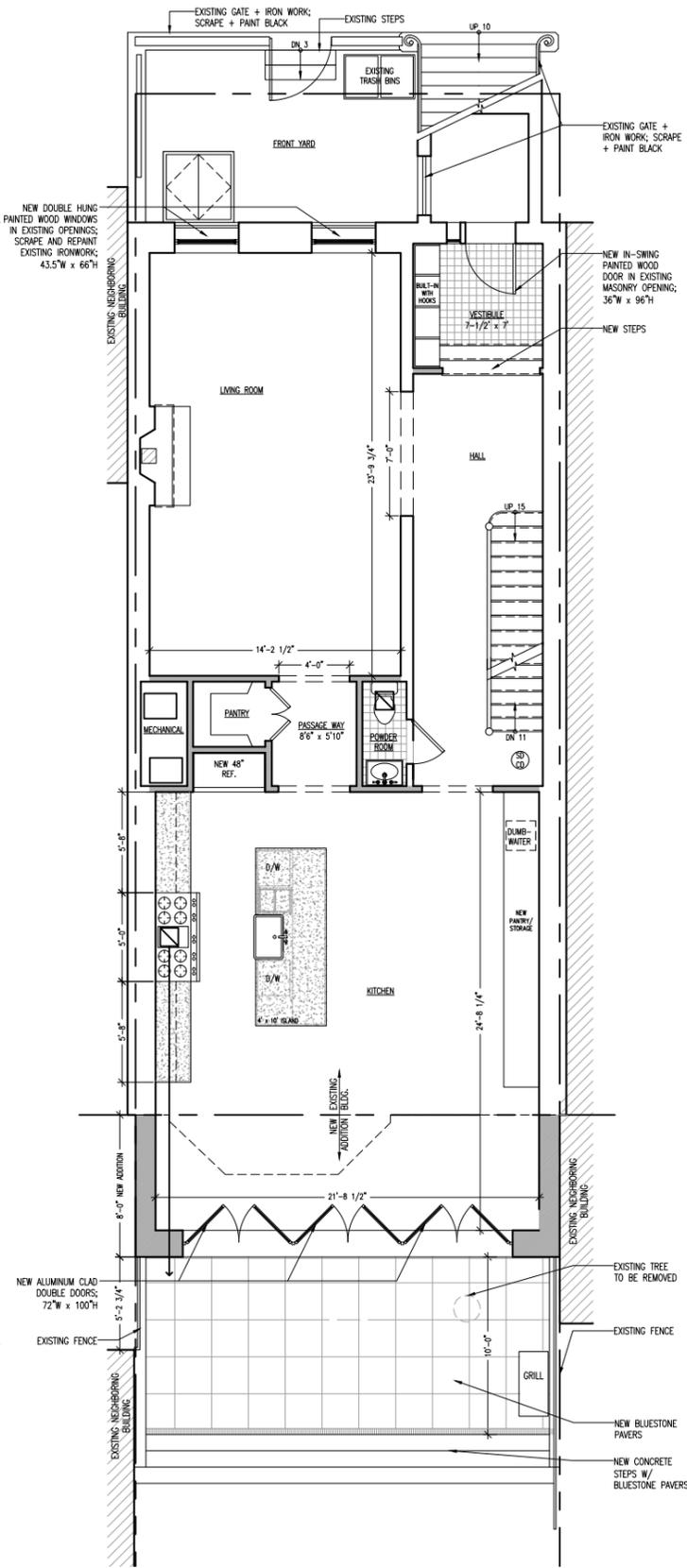
Proposed Basement Floor Plan



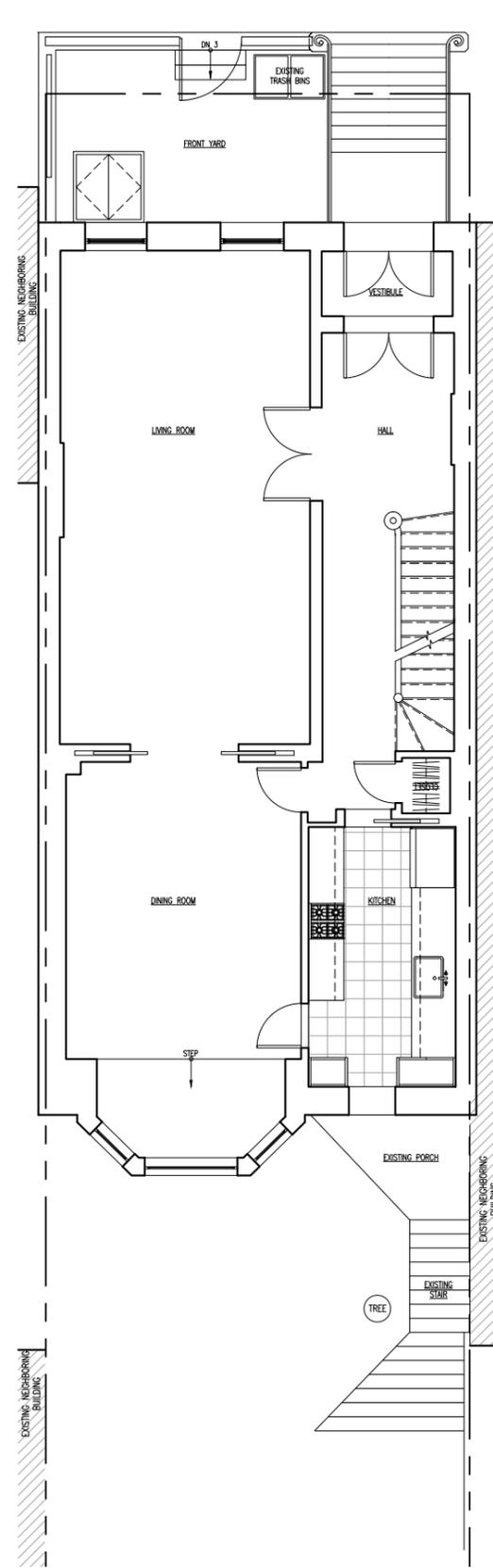
Proposed First Floor Plan



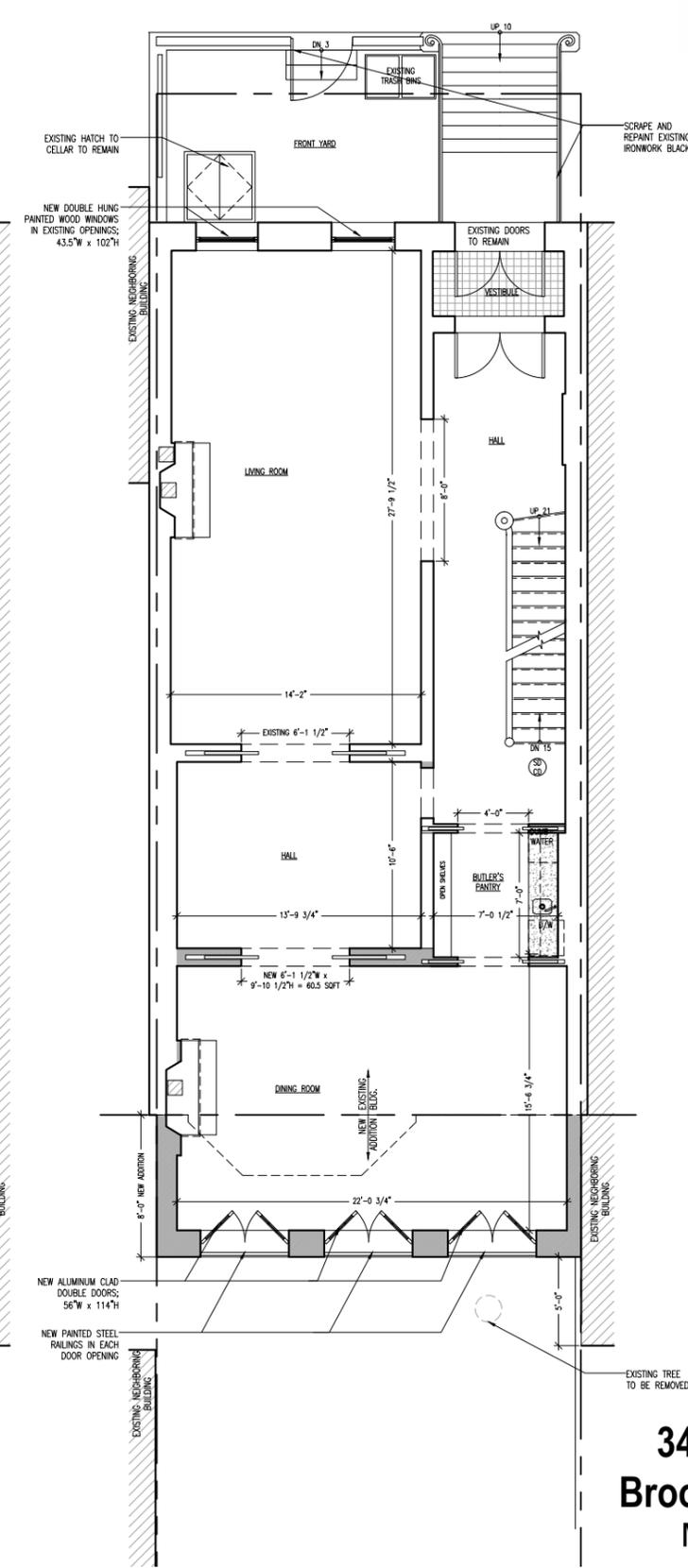
Existing Basement Floor Plan



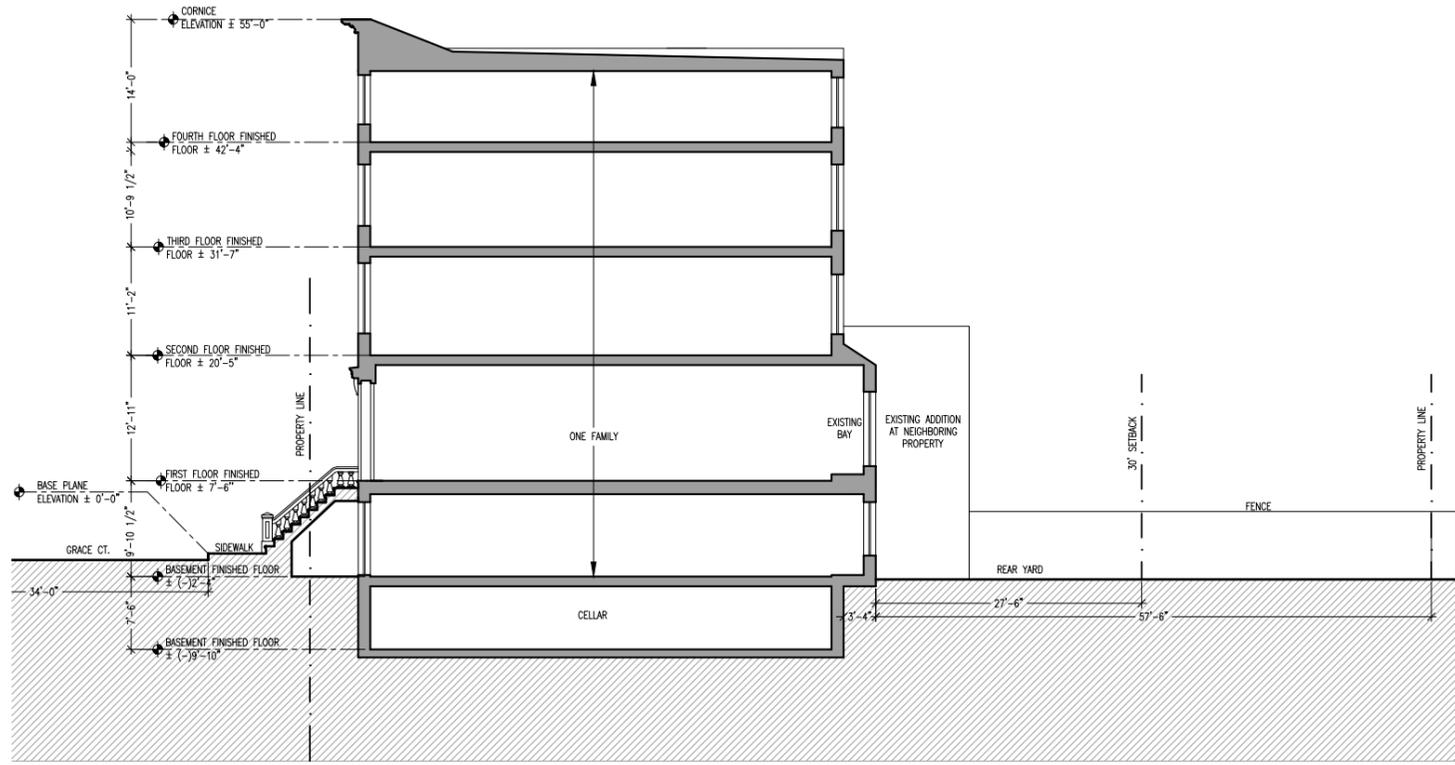
Proposed Basement Floor Plan



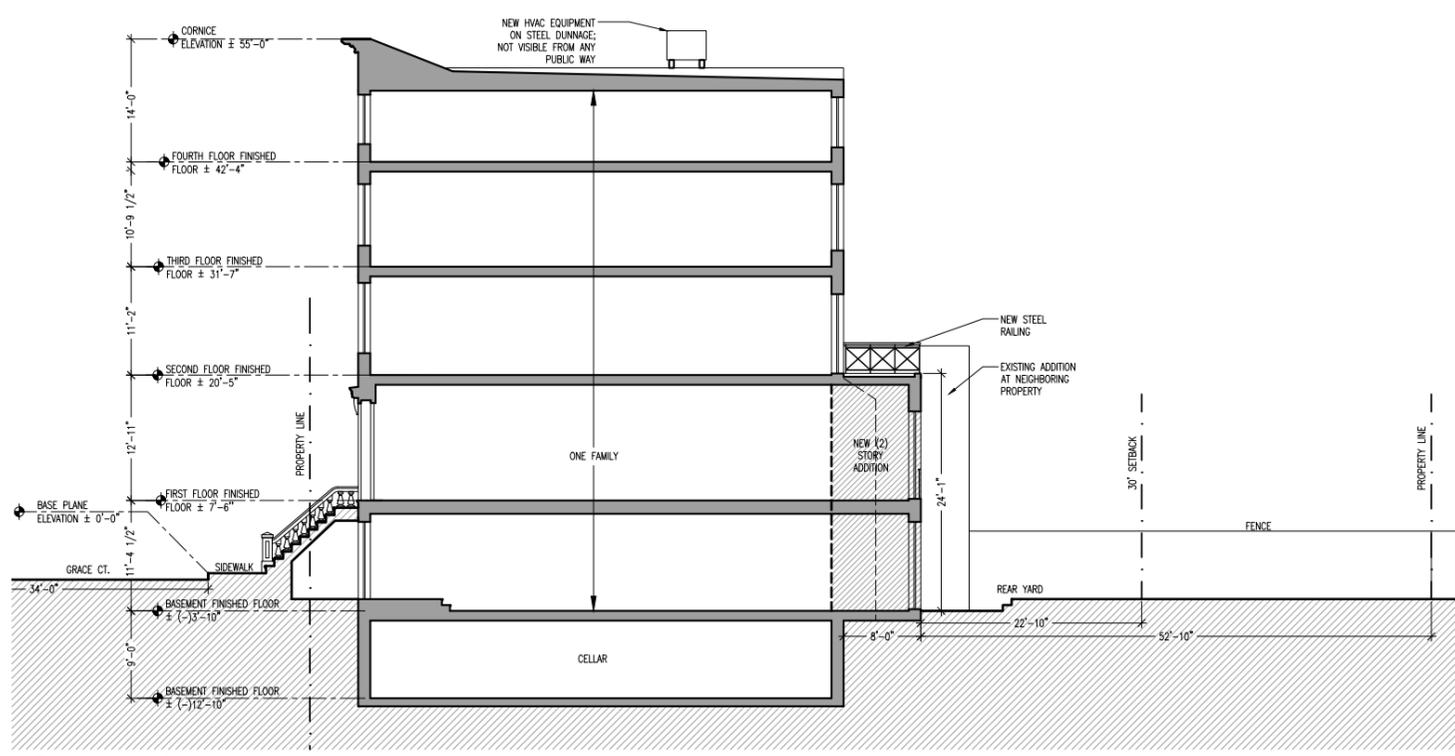
Existing First Floor Plan



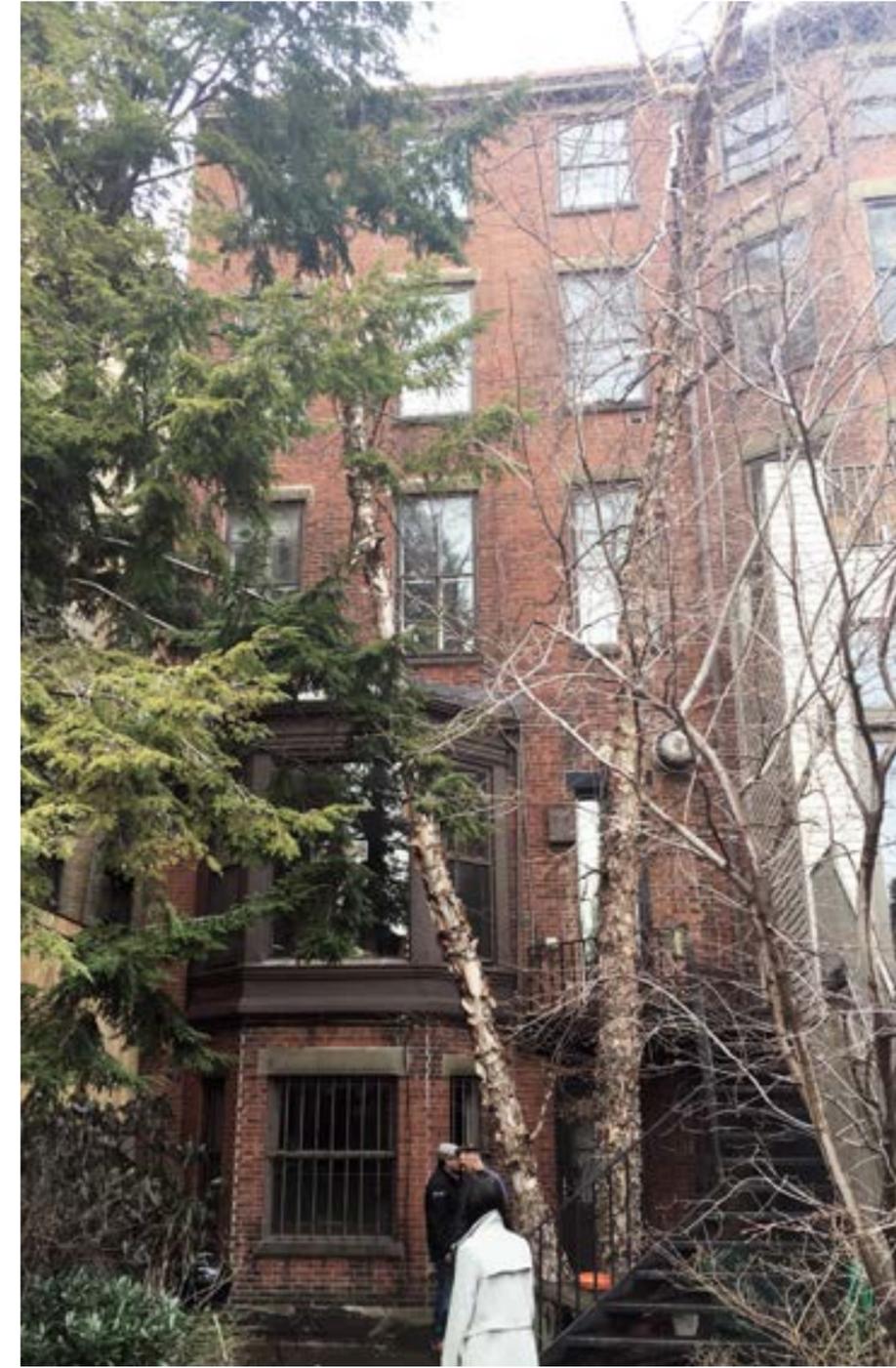
Proposed First Floor Plan



Existing Section

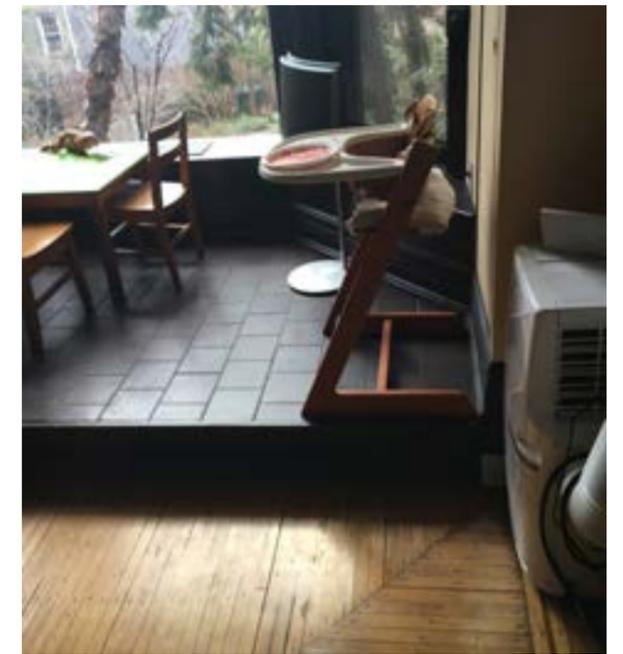
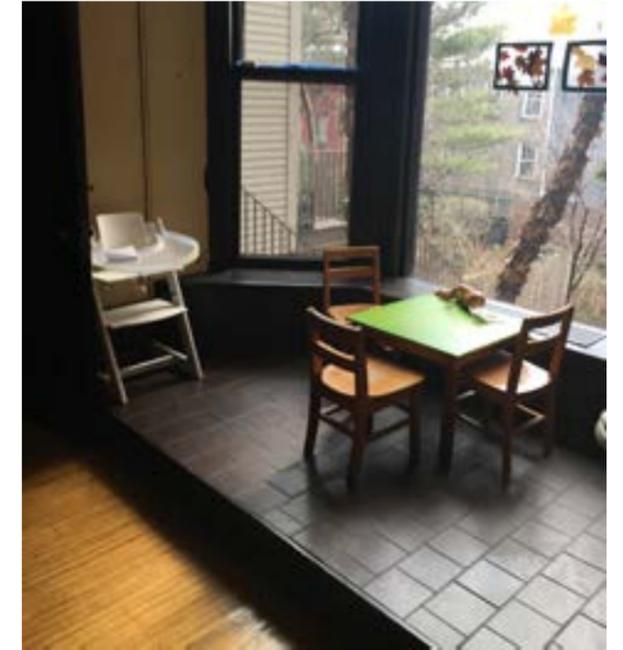


Proposed Section



Rear Facade March 2016

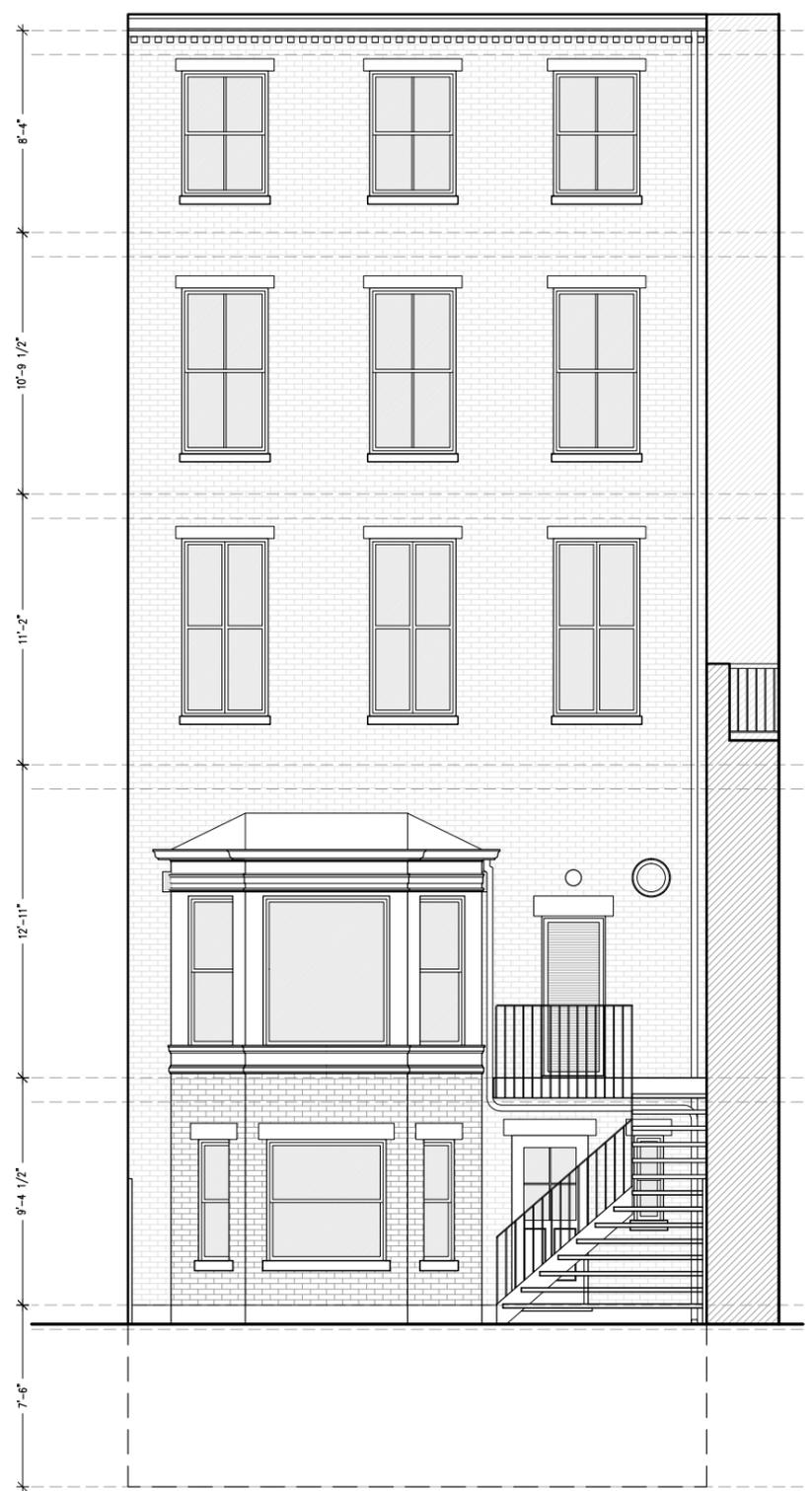
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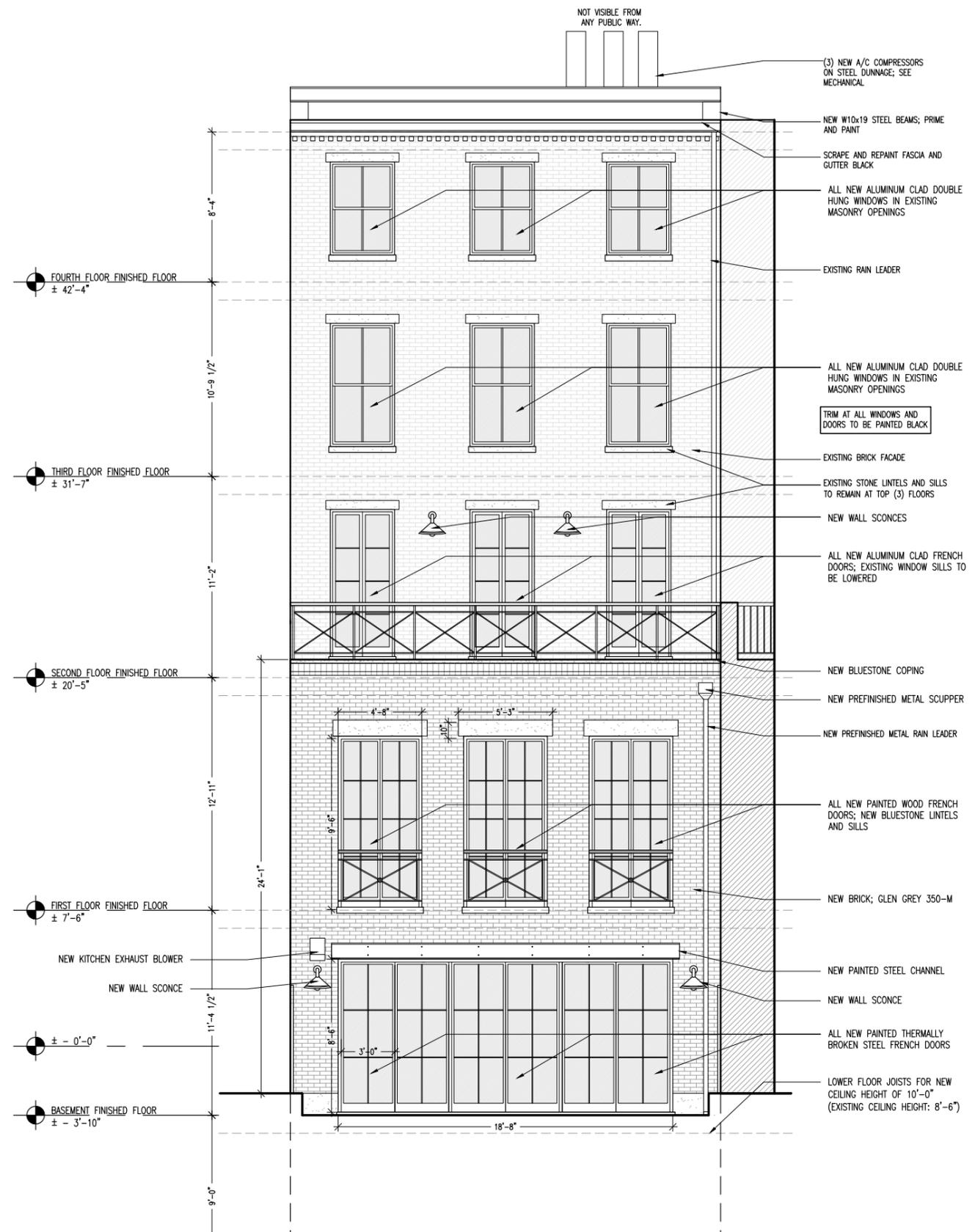
Bay Window Details



Sketch of Proposed Rear Facade



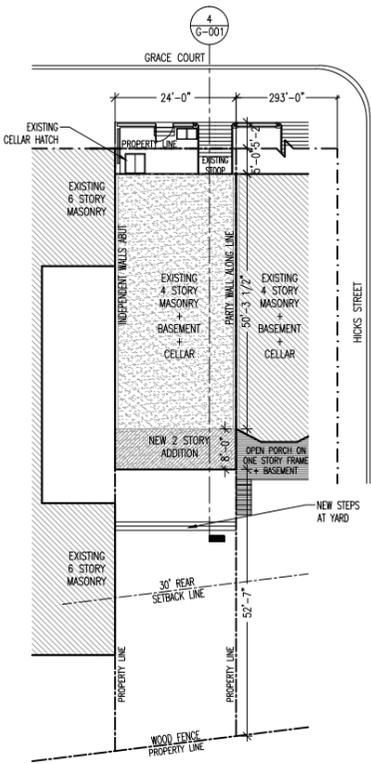
Existing Rear Elevation



Proposed Rear Elevation

Sailer Van Lith Residence

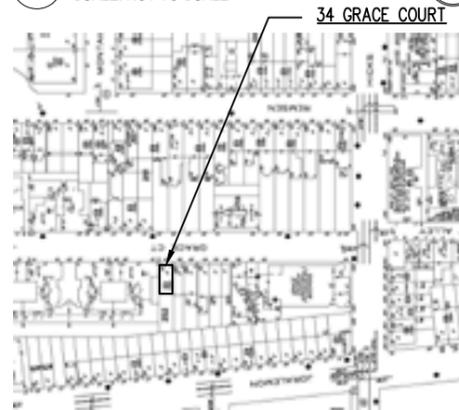
34 Grace Ct. Brooklyn, NY 11201



1 PLOT PLAN
G-001 SCALE: 1/16" = 1'-0"



2 HISTORIC DISTRICT MAP
G-001 SCALE: NOT TO SCALE



3 SANBORN MAP
G-001 SCALE: NOT TO SCALE

BUILDING CODE

GENERAL NOTES:

1. ALL WORK IS EXISTING UNLESS SHADDED OR NOTED AS NEW.
2. ALL NEW WORK TO COMPLY WITH 1988 CODE.
3. ALL NEW CONSTRUCTION TO BE NON-COMBUSTIBLE.

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS. IF DRAWINGS AND SPECIFICATIONS CONFLICT OR DIFFER FROM ANY LAW OR CODE, THE PERTAINING LAW OR CODE SHOULD SUPERSEDE DRAWING AND SPECIFICATIONS AND SHOULD BE APPLIED.
2. CONTRACTOR SHALL COMPLY WITH PLANS AND SPECIFICATIONS.
3. BEFORE COMMENCEMENT OF WORK, CONTRACTOR SHALL FURNISH OWNER WITH COPIES OF ALL REQUIRED INSURANCE CERTIFICATES.
4. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND LOCATIONS SHOWN ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCY.
5. CONTRACTOR SHALL MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS AROUND SITE DURING THE EXECUTION OF WORK RELATING TO THIS CONTRACT. DURING THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PROTECT ALL WORK MATERIALS, TOOLS, EQUIPMENT, ON THE SITE, AND ALL ADJACENT PROPERTY, WHETHER FURNISHED BY THE CONTRACTOR OR OWNER, FROM ANY DAMAGE, LOSS OR PILFERAGE, WITH THE UNDERSTANDING THAT CONTRACTOR OR WILL MAKE GOOD ANY DAMAGE ATTRIBUTABLE TO HIS OPERATIONS.
6. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER AND ARCHITECT ALL SHOP DRAWINGS FOR ALL WORK, INSTALLATION AND EQUIPMENT. BY SO DOING THE CONTRACTOR REPRESENTS THAT HE HAS VERIFIED ALL MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA OR WILL DO SO PRIOR TO INSTALLATION.
7. CONTRACTOR SHALL FURNISH FOR OWNER AND ARCHITECT'S APPROVAL PRIOR TO ORDERING THEM, ALL SAMPLES AND MANUFACTURER'S SPECS AND PRODUCT DATA FOR ALL FINISHING MATERIALS, HARDWARE, OR ANY OTHER MATERIALS CALLED FOR IN DRAWINGS AND SPECIFICATIONS OR THAT ARE NOT MENTIONED BUT NEEDED FOR A PROPER AND TIMELY COMPLETION OF WORK.
8. CONTRACTOR SHALL USE ONLY THOSE MATERIALS AND FINISHES SPECIFIED AND APPROVED BY THE OWNER AND/OR ARCHITECT. THE CONTRACTOR SHALL FURNISH, WITHOUT EXTRA CHARGE, ALL WORK AND MATERIALS NOT MENTIONED, BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF WORK.
9. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATION OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C., ETC.) WHERE APPLICABLE.

SMOKE AND CARBON MONOXIDE DETECTOR NOTES:

1. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE 2014 CITY OF NEW YORK BUILDING CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF THE NFPA72. (SECTIONS 907.2.10 AND 908.7)
2. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - A. ON THE CEILING OR WALL OUTSIDE OF EACH ROOM USED FOR SLEEPING PURPOSES WITHIN 15 FEET FROM THE DOOR TO SUCH ROOM.
 - B. IN EACH ROOM USED FOR SLEEPING PURPOSES.
 - C. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BELOW-GRADE STORIES AND PENTHOUSES OF ANY AREA.
3. SMOKE AND CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM A DEDICATED BRANCH CIRCUIT OR THE UNSWITCHED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING, AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
4. WHERE MORE THAN ONE SMOKE AND CARBON MONOXIDE DETECTOR IS REQUIRED TO BE INSTALLED, THEY SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE DETECTOR WILL ACTIVATE ALL OF THE DETECTORS IN THE INDIVIDUAL UNIT.

PLUMBING NOTES:

1. ALL WORK TO CONFORM TO 2014 CODE BY A LICENSED PLUMBER. OBTAIN PLUMBING INSPECTIONS AND SIGN-OFF AT COMPLETION OF WORK.
2. AT REMOVED FIXTURES, SEAL ALL PIPING AND SOIL LINES UNDER FLOOR OR WALL FINISH.
3. ALL NEW WASTE OR VENT LINES TO BE CAST-IRON COMPATIBLE WITH EXISTING CONSTRUCTION.
4. ALL NEW HOT AND COLD WATER PIPING TO BE COPPER PIPE WITH SILVER SOLDERED JOINTS. PROVIDE DI-ELECTRIC FITTINGS AT JUNCTION WITH DIS-SIMILAR PIPING.

CONSTRUCTION CLASS: II-B - COMBUSTIBLE STRUCTURE

ALL CONSTRUCTION MATERIALS TO BE USED FOR THE LISTED WORK SHALL COMPLY WITH THE FOLLOWING CONSTRUCTION CLASS AS PER SECTION BC26-241.0

EXTERIOR WALLS ARE OF MASONRY CONSTRUCTION AND INTERIOR FRAMING IS PARTLY OR WHOLLY OF WOOD OR UNPROTECTED IRON OR STEEL.

CONSTRUCTION ELEMENT	RATING IN HOURS
EXTERIOR BEARING WALLS	2-HR
INTERIOR BEARING WALLS	1-HR
INTERIOR NON-BEARING WALLS	NOT RATED
SHAFTS AND STAIRWAY ENCLOSURES	2-HR
ROOF CONSTRUCTION	3/4-HR
COLUMNS, GIRDERS, TRUSSES	1-HR
FLOOR CONSTRUCTION	1-HR

ENERGY CONSERVATION CONST. NOTES (ECCCNYS):

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NYECC 2014.

ENERGY ANALYSIS FOR ALTERATION: KINGS COUNTY, CLIMATE ZONE 4A, HEATING DEGREE DAYS 4910

ITEM DESCRIPTION	CODE PRESCRIPTIVE VALUE	PROPOSED DESIGN VALUE
INTERIOR LIGHTING WITHIN DWELLING UNITS	50% OF PERMANENT LIGHTING TO BE FITTED W/ HIGH EFF. LAMPS	50% MIN OF PERMANENT LIGHTING SHALL BE FITTED W/ HIGH EFF. LAMPS
RECESSED LIGHTING	IC-RATED FIXTURES	SEALED TO LIMIT AIR LEAKAGE
BOILER REPLACEMENT	MINIMUM 82% EFFICIENCY (TABLE 403.7)	82% EFFICIENCY
ANY PIPING REQUIRED FOR BOILER (AUTOMATIC CIRCULATION SYSTEM)	MINIMUM R-2 (SEC. 403.3)	R-2
A/C UNITS	13 SEER PER TABLE 203.2.3 (1)	SEER 13
MECHANICAL VENTILATION	COMPLIES WITH SEC. 403.5	COMPLIES WITH SEC. 403.5
FENESTRATION	MAXIMUM U=0.35 (TABLE 402.1(1))	U=0.31 FOR WOOD WINDOWS U=0.30 FOR CLAD WINDOWS U=0.35 FOR STEEL WINDOWS
FENESTRATION AIR LEAKAGE	MAX. 0.3 CFM/SQ. FT. PER SECTION 402.4	0.01 CFM/SQ. FT.
EXTERIOR DOORS	MAXIMUM U=0.4 (TABLE 402.1(1))	U=0.18
NEW EXTERIOR FRAMED WALLS	MINIMUM R-15 VALUE FOR FRAMED WALL (TABLE 402.1(1))	R=24.26; SEE A-500
NEW EXTERIOR MASS WALLS	MINIMUM R-5 VALUE FOR MASS WALL (TABLE 402.1(1))	R=18.51; SEE A-500
NEW ROOF AT EXTENSION	MINIMUM R=38 402.0.2	R=56.23; SEE A-500

INSULATION: PENETRATIONS, WINDOW/DOOR JAMBS AND OTHER SEAMS AT EXTERIOR ENVELOPE OF BUILDING ARE TO BE CAULKED/GASKETED/SEALED PER ENERGY CODE SECTION 402.4.1.

CONDENSATION/MOISTURE CONTROL: VAPOR RETARDER IS TO BE INSTALLED AT WARM-IN-WINTER SIDE OF INSULATION AT NEW EXTERIOR WALLS PER ENERGY CODE SECTION 402.5.

DUCTS: JOINTS OF DUCT SYSTEM SHALL BE MADE SUBSTANTIALLY AIRTIGHT BY MEANS OF TAPES, MASTICS OR GASKETING.

COMPLIANCE WITH RULE 52

CONTRACTOR WILL NOTIFY DEPARTMENT OF BUILDINGS WITHIN 48 HOURS OF COMMENCEMENT FOR ALL EXCAVATION AND FOUNDATION WORK.

CONCRETE TESTING REQUIREMENTS:

AS PER SEC 27-607 OF THE BUILDING CODE, CONCRETE CONSTRUCTION FOR THIS APPLICATION CONFORMS TO THE REQUIREMENTS OF TABLES 10-1 & 10-2 AND THE PROVISIONS OF THE SUBCHAPTER.

BB 2009-26 HAS BEEN PUBLISHED AND ALLOWS EXCEPTION OF THE REQUIREMENTS OF A TR-2 AND TR-3 FOR PROJECTS WITH A TOTAL VOLUME OF STRUCTURAL CONCRETE OF LESS THAN 50 CUBIC YARDS, PROVIDED THE DESIGN STRESS IN THE STRUCTURAL CONCRETE DOES NOT EXCEED 2,500 PSI, AND THE CONCRETE SPECIFIED ON ALL CONSTRUCTION DOCUMENTS AND DELIVERED TO THE SITE HAS A COMPRESSIVE STRENGTH OF 4,000 PSI OR GREATER.

THIS APPLICATION CONFORMS TO THE ABOVE PARAMETERS, THEREFORE TR-2 & TR-3 IS NOT REQUIRED.

IMPERVIOUS SURFACES (BC106.11):

WHENEVER AND ALTERATION INCREASES IMPERVIOUS SURFACES ON THE LOT GREATER THAN 20% OF EXISTING IMPERVIOUS SURFACES, APPLICANT REQUIRES APPROVAL FROM DEPARTMENT OF ENVIRONMENTAL PROTECTION. INCREASE IN IMPERVIOUS SURFACE IS 11% FOR NEW ADDITION, THIS EXEMPT.

SPECIAL AND PROGRESS INSPECTIONS

- BC 1704.5 MASONRY
- BC 1704.7.1 SUBGRADE INSPECTION
- BC 1704.15 MECHANICAL SYSTEMS
- BC 1704.27 FIRE-RESISTANCE PENETRATIONS AND JOISTS
- 28-116.2.1, BC 110.2 PRELIMINARY
- BC 110.3.5 ENERGY CODE COMPLIANCE INSPECTIONS
- BC 109.3.4 FIRE-RESISTANCE RATED CONSTRUCTION
- 28-116.2.4.2, BC 110.5 FINAL DIRECTIVE 14 OF 1975, AND 1 RCNY 101-10

ENERGY CODE PROGRESS INSPECTIONS

- IIA2 INSULATION PLACEMENT AND R VALUES
- IIA3 FENESTRATION THERMAL VALUES AND RATINGS
- IIA4 FENESTRATION RATINGS FOR AIR LEAKAGE
- IIA5 FENESTRATION AREAS
- IIA6 AIR SEALING AND INSULATION - VISUAL
- IIA3 HVAC AND SERVICE WATER HEATING EQUIPMENT
- IIA4 HVAC AND SERVICE WATER HEATING EQUIPMENT
- IIA5 DUCT PLENUM AND SPRING INSULATION AND SEALING
- IIA6 LIGHTING IN DWELLING UNITS
- IIA7 LIGHTING CONTROLS

ZONING

SCOPE OF WORK

CONVERT MULTI-FAMILY TO SINGLE FAMILY.
CELLAR: NEW MECHANICAL EQUIPMENT, NEW LAUNDRY ROOM
BASEMENT: RENOVATE KITCHEN, NEW POWDER ROOM, ALTER PARTITION; NEW REAR ADDITION
FIRST: REMOVE KITCHEN, ALTER PARTITIONS; NEW REAR ADDITION
SECOND: RELOCATE BATHROOM, ALTER PARTITIONS
THIRD: RELOCATE BATHROOM, NEW BATHROOM, ALTER PARTITIONS; REMOVE LAUNDRY ROOM
FOURTH: RELOCATE BATHROOM, NEW BATHROOM, ALTER PARTITIONS
ROOF: NEW MECHANICAL

THROUGHOUT: NEW CENTRAL AIR SYSTEM, NEW SPRINKLER, NEW PLUMBING RISERS, NEW ELECTRICAL

CHANGE IN USE - EXISTING MULTI-FAMILY (3) TO SINGLE FAMILY

ZONING INFORMATION

BLOCK: 252
LOT NUMBER: 22
ZONING MAP: 12d
ZONING DISTRICT: R6 LH-1
CONSTRUCTION CLASS: II-B

LIST OF DRAWINGS:

NO.	DESCRIPTION	DATE	BY	CHKD
G-001	GENERAL SHEET			
DM-100	DEMOLITION PLANS			
DM-101	DEMOLITION PLANS			
A-100	PROPOSED FLOOR PLANS			
A-101	PROPOSED FLOOR PLANS			
A-200	EXTERIOR ELEVATIONS AND DETAILS			
A-201	EXTERIOR ELEVATIONS AND DETAILS			
A-500	DETAILS			
M-100	MECHANICAL PLANS			
M-101	MECHANICAL PLANS			
P-100	PLUMBING RISER DIAGRAMS			

NOTE: STRUCTURAL PLANS TO BE SUBMITTED UNDER A SUBSEQUENT FILING

ZONING CALCULATIONS (QUALITY HOUSING)

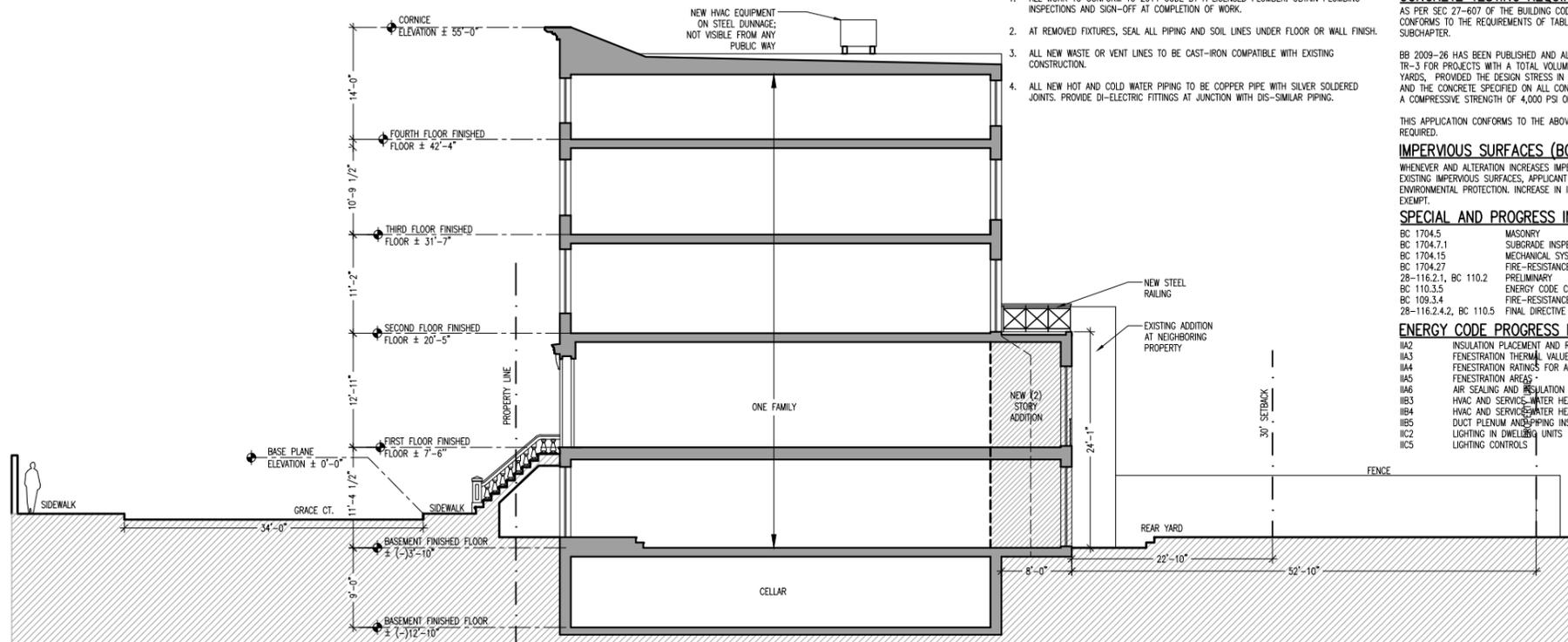
ITEM DESCRIPTION	CODE REQUIREMENT	PROPOSED
FAR: TOTAL FLOOR AREA / LOT AREA	MAX FAR (ZR23-145) = 2.2 MAX SQ.FT. = 6224	6211 sq.ft./2829.0sq.ft. = 2.2
DENSITY (ZR23-22): TOTAL RESIDENTIAL FLOOR AREA / UNITS	MAX DENSITY ALLOWED: 6224 sq.ft. / 680 sq.ft. = 9.1 sq. ft. per unit	1 DWELLING UNIT EXISTING
FRONT YARD (ZR23-45)	REQ'D = 0'-0"	PROVIDED = 4'-6"
SIDE YARD (ZR23-46)(c)	REQ'D = 0'-0"	PROVIDED = 0'-0"
REAR YARD (ZR23-47)	REQ'D = 30'-0"	PROVIDED = 53'-9"
LOT COVERAGE: BUILDING FOOTPRINT / LOT AREA	MAX LOT COVERAGE (ZR23-145) = 60%	1398 sq.ft. / 2829.0 sq.ft. = 49 = 49%
MINIMUM LOT AREA OR LOT WIDTH FOR RESIDENCE	MIN. LOT AREA (ZR23-32) = 1700sq.ft. or MIN. LOT WIDTH (ZR23-32) = 18'-0"	LOT AREA = 2829 sq.ft. LOT WIDTH = 24'-0"

SQUARE FOOTAGE	EXISTING SQ. FT.	PROPOSED ADDITION	TOTALS
BASEMENT	(50'-4"x24'-0") + 33 sq.ft.(REAR BAY) = 12.5 sq.ft.(PLUMBING) - 15.5 sq.ft.(MECHANICAL) - 7 sq.ft.(FLUE) = 1212 sq.ft.	(8'-0" x 24'-0") - 33 sq.ft.(REAR BAY) = 159 sq.ft.	1371 sq.ft.
FIRST FLOOR	(50'-4"x24'-0") + 33 sq.ft.(REAR BAY) - 13.5 sq.ft.(PLUMBING) - 2.1 sq.ft.(FLUE) = 1225 sq.ft.	(8'-0" x 24'-0") - 33 sq.ft.(REAR BAY) = 159 sq.ft.	1384 sq.ft.
SECOND FLOOR	(50'-4"x24'-0") - 11 sq.ft.(PLUMBING) - 22 sq.ft.(MECHANICAL) - 3.5 sq.ft.(FLUE) - 3.5 sq.ft.(STAIR OPENING) = 1168 sq.ft.	0 sq.ft.	1168 sq.ft.
THIRD FLOOR	(50'-4"x24'-0") - 12 sq.ft.(PLUMBING) - 28.5 sq.ft.(MECHANICAL) - 4.9 sq.ft.(FLUE) - 2.5 sq.ft.(STAIR OPENING) = 1160 sq.ft.	0 sq.ft.	1160 sq.ft.
FOURTH FLOOR	(50'-4"x24'-0") - 3 sq.ft.(PLUMBING) - 59.5 sq.ft.(MECHANICAL) - 5.6 sq.ft.(FLUE) - 12 sq.ft.(STAIR OPENING) = 1128 sq.ft.	0 sq.ft.	1128 sq.ft.
TOTAL	5893 sq.ft.	318.0 sq.ft.	6211 sq.ft.

QUALITY HOUSING

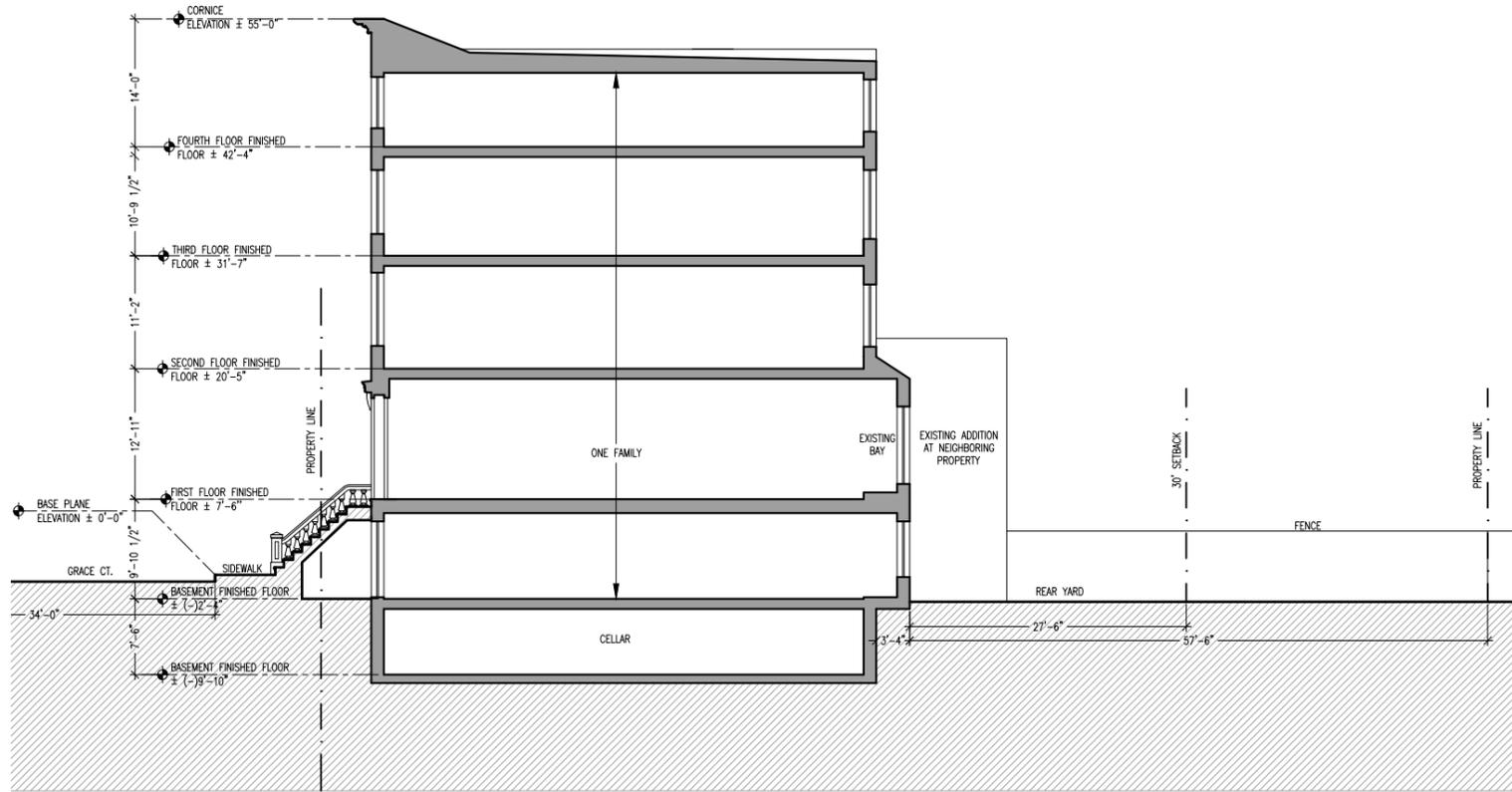
THE RENOVATION WILL INCLUDE THE FOLLOWING AS PER THE QUALITY HOUSING PROGRAM

1. (28-21) SIZE OF DWELLING UNITS - ALL DWELLING UNITS WILL HAVE AT LEAST 400 SQ.FT. OF FLOOR AREA.
2. (28-22) ALL WINDOWS IN THE RESIDENTIAL PORTION OF A DEVELOPMENT OR ENLARGEMENT SHALL BE DOUBLE GLAZED.
3. (28-33) THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND THE WALL OF THE BUILDING SHALL BE PLANTED, EXCEPT AT ENTRANCES TO AND EXITS FROM THE BUILDING.

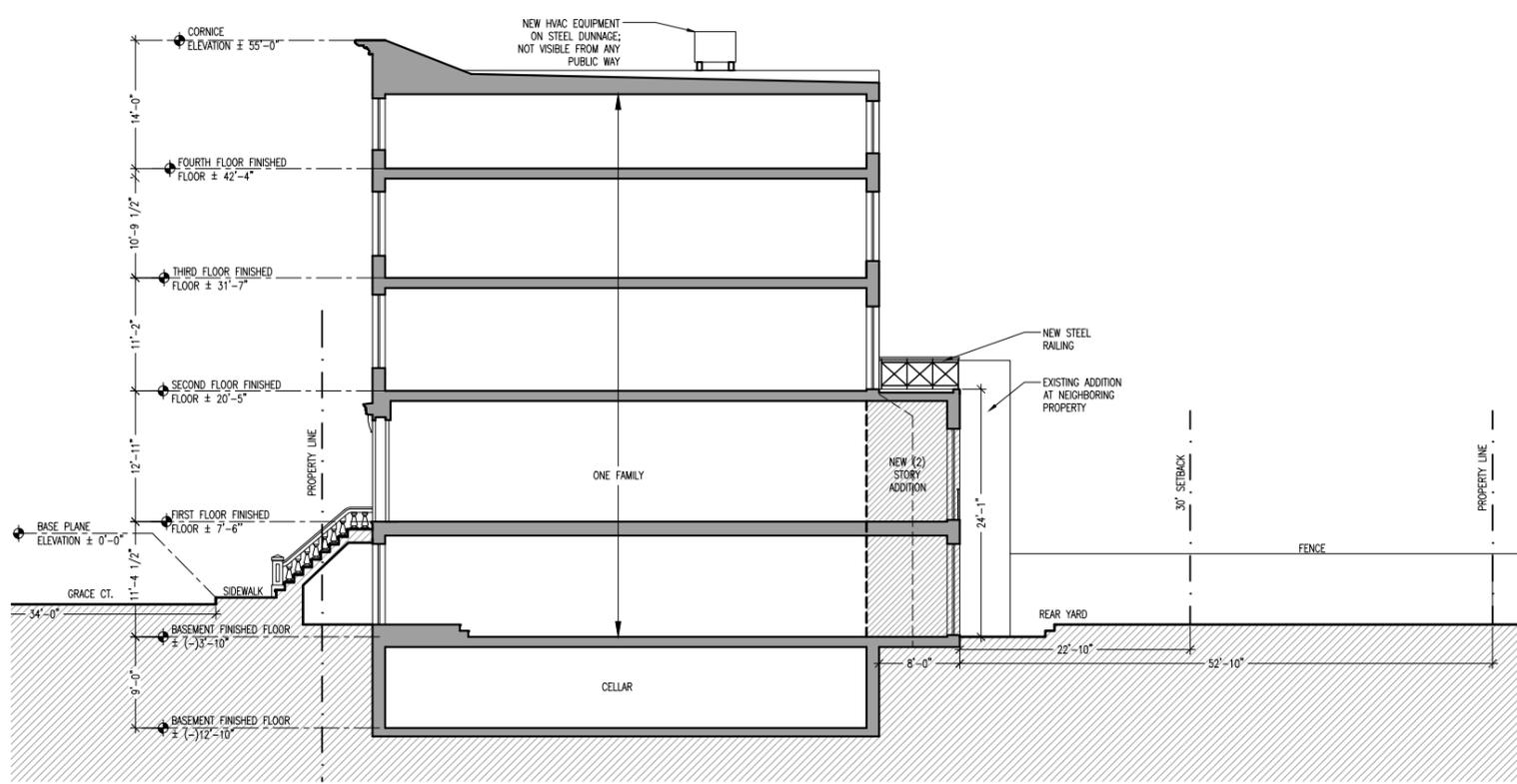


4 BUILDING SECTION
G-001 SCALE: 1/8" = 1'-0"

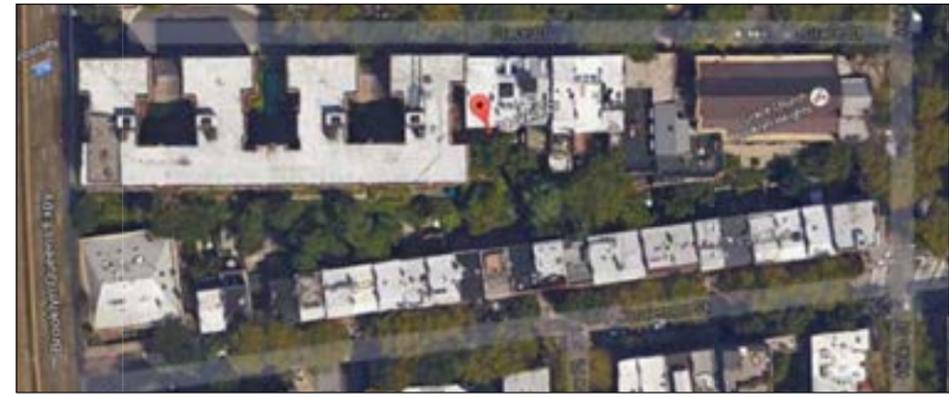
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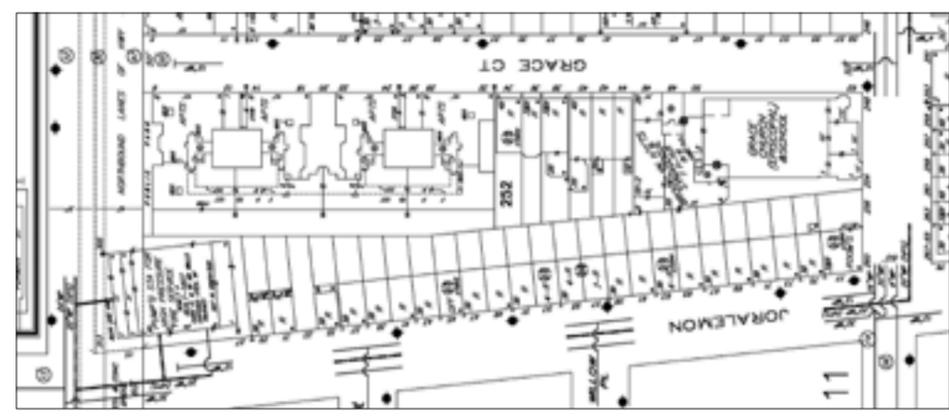
1 EXISTING BUILDING SECTION
G-002 SCALE: 1/8" = 1'-0"



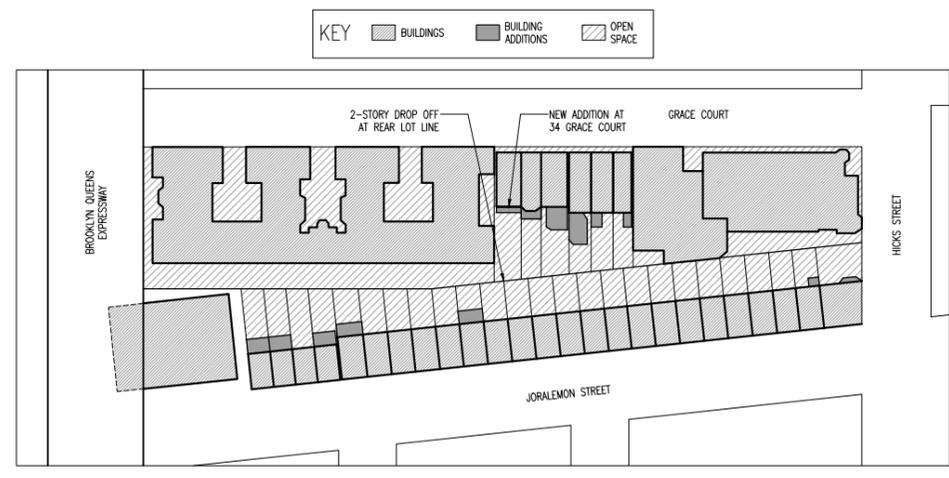
2 PROPOSED BUILDING SECTION
G-002 SCALE: 1/8" = 1'-0"



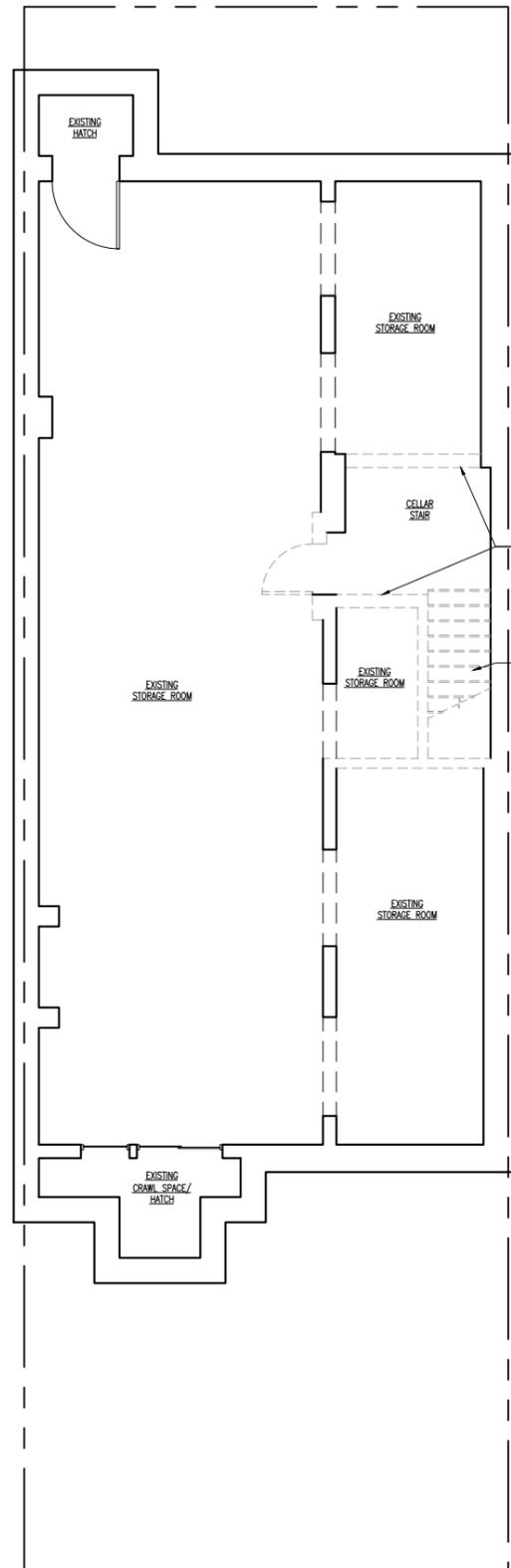
5 GOOGLE MAPS BLOCK VIEW
G-002 SCALE: 1/8" = 1'-0"



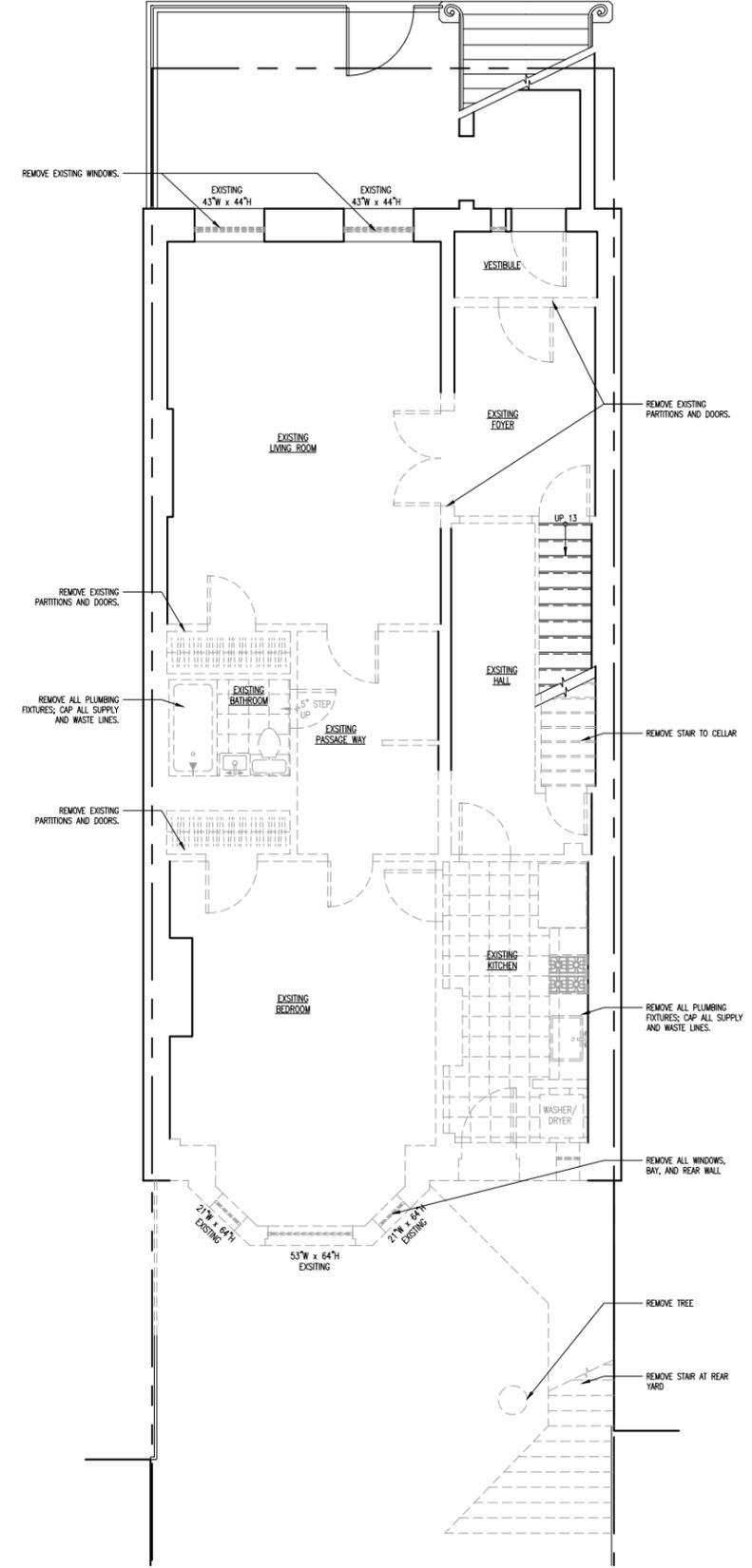
4 SANBORN MAP BLOCK PLAN
G-002 SCALE: 1/8" = 1'-0"



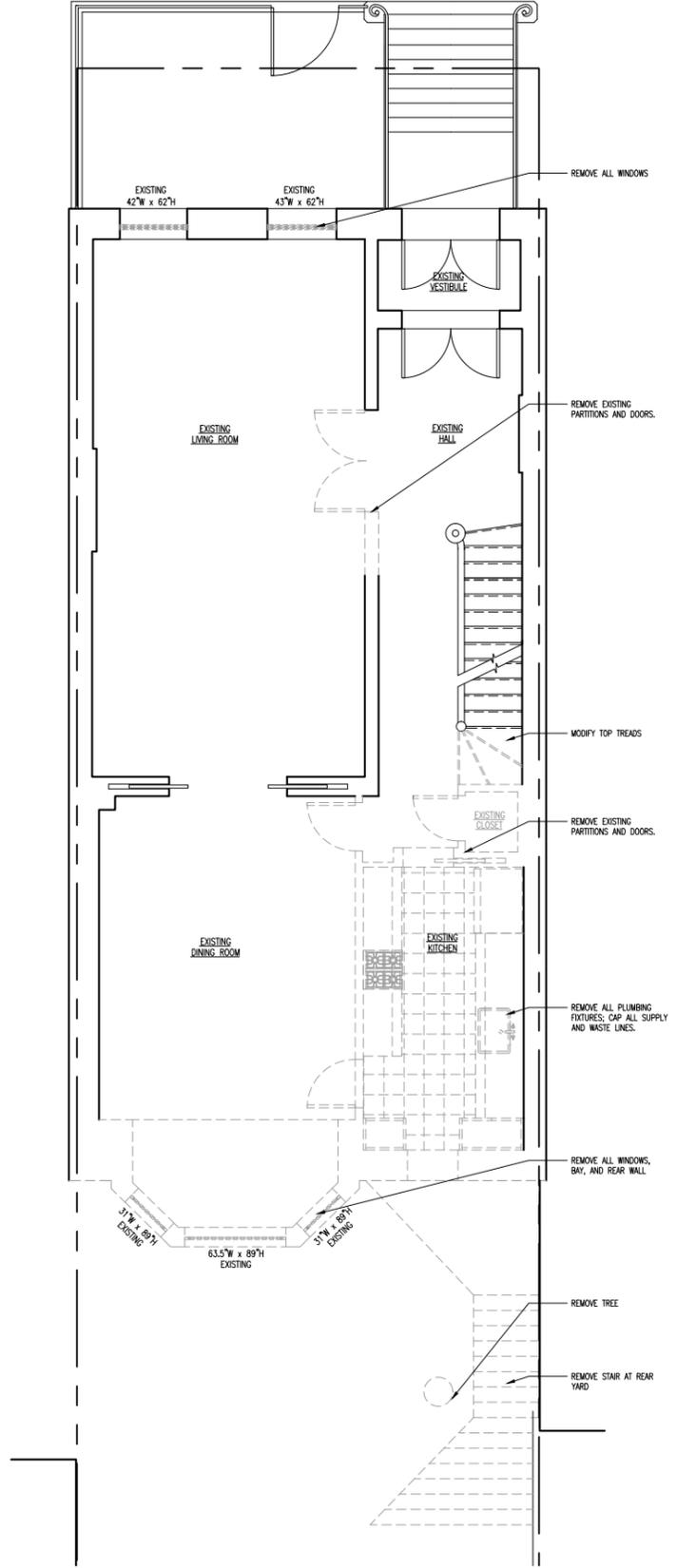
3 BLOCK PLAN
G-002 SCALE: 1/8" = 1'-0"



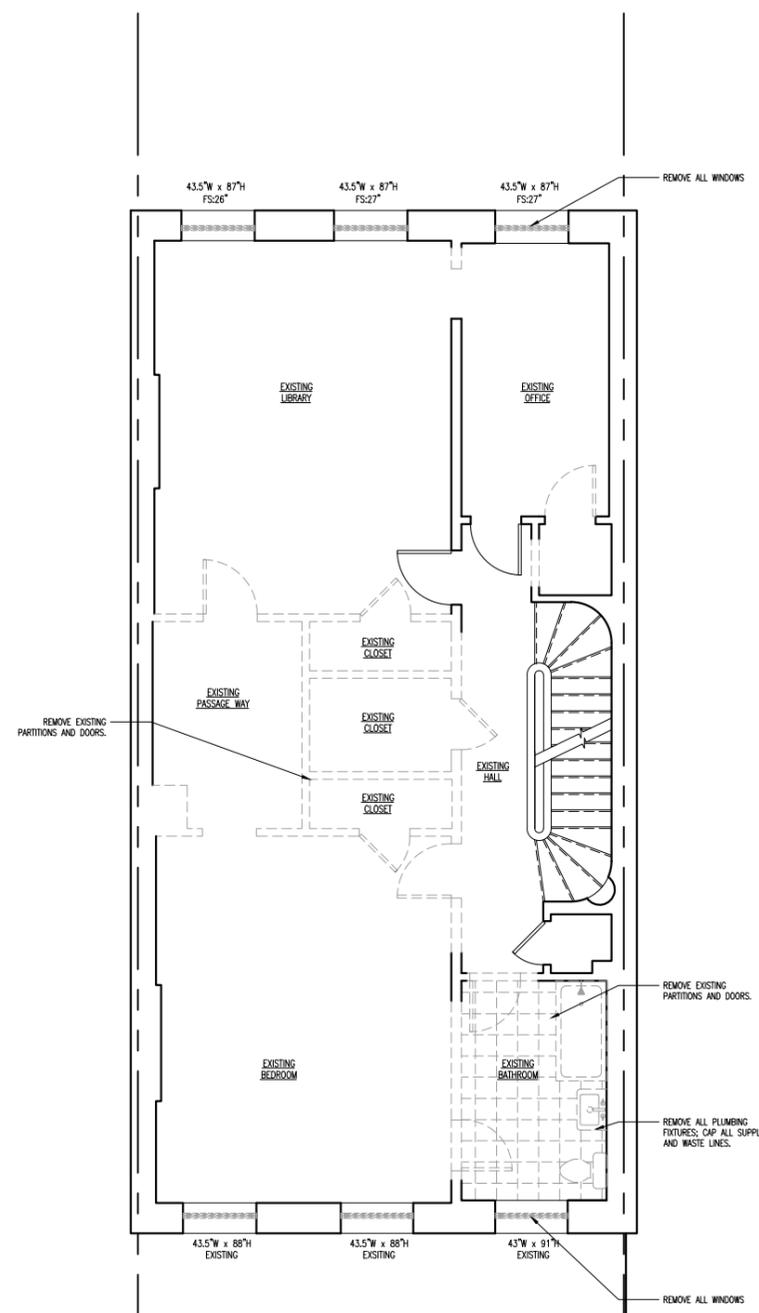
1 EXISTING/DEMO CELLAR PLAN
DM-100 SCALE: 1/4" = 1'-0"



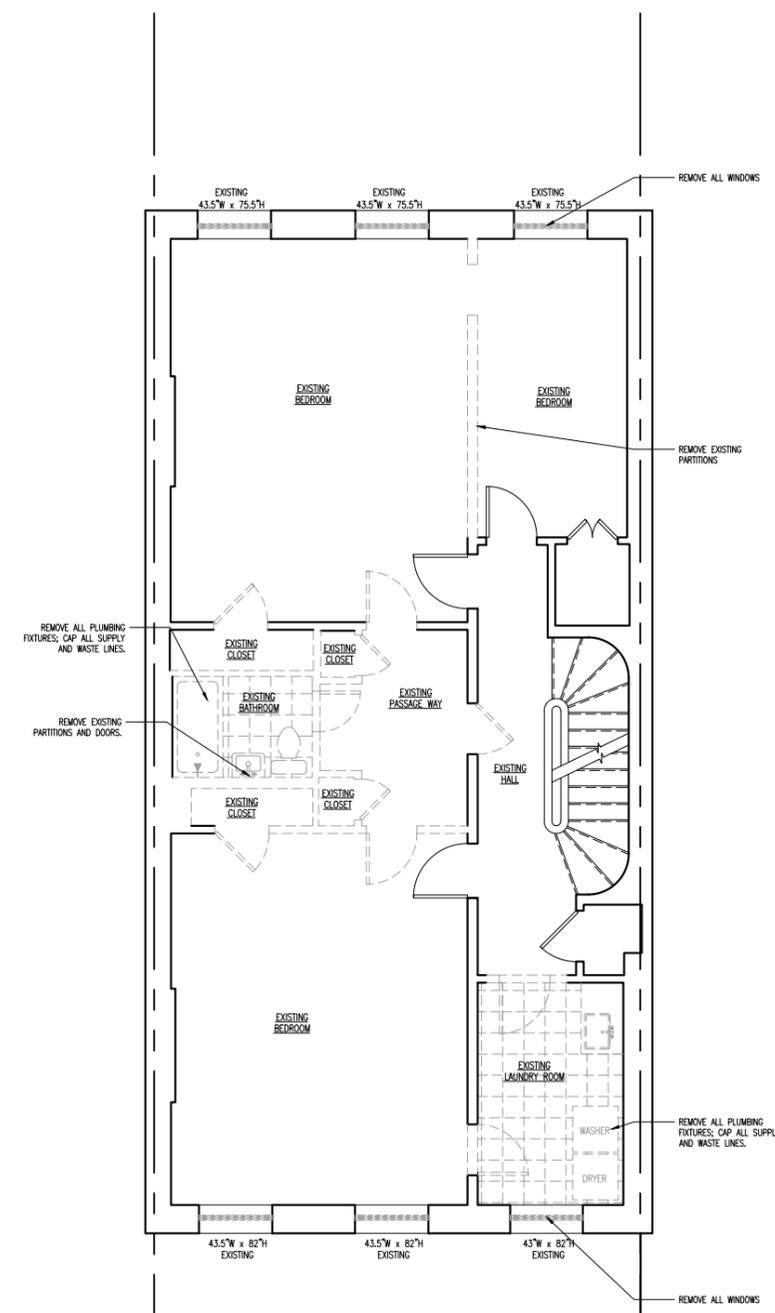
2 EXISTING/DEMO BASEMENT FLOOR PLAN
DM-100 SCALE: 1/4" = 1'-0"



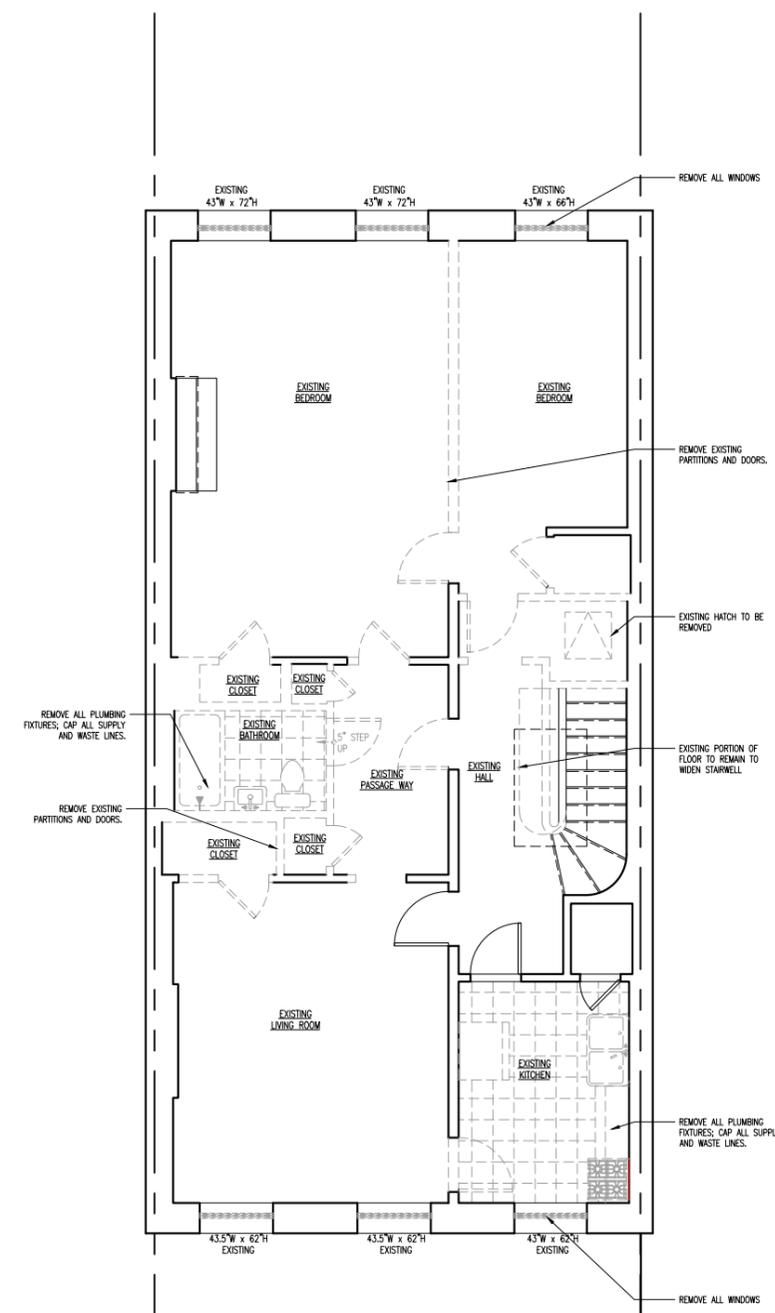
3 EXISTING/DEMO FIRST FLOOR PLAN
DM-100 SCALE: 1/4" = 1'-0"



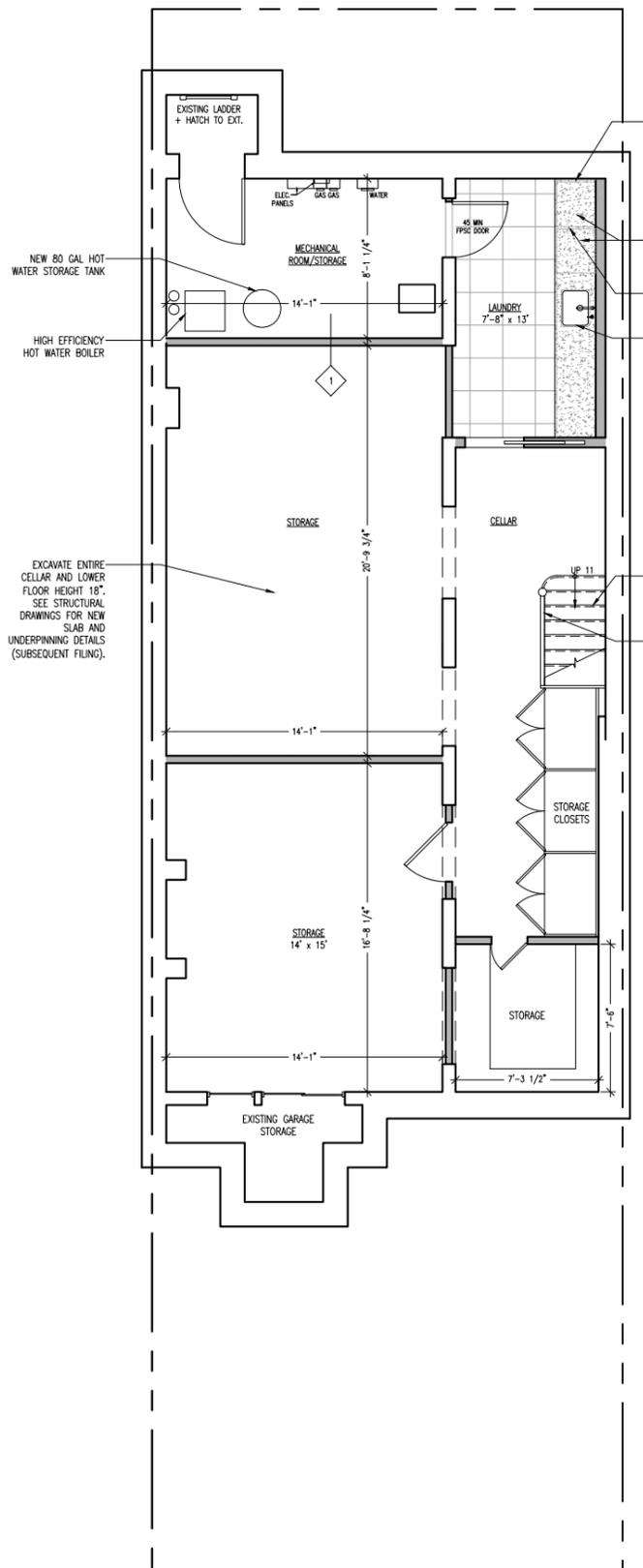
1 EXISTING/DEMO 2ND FLOOR PLAN
DM-101 SCALE: 1/4" = 1'-0"



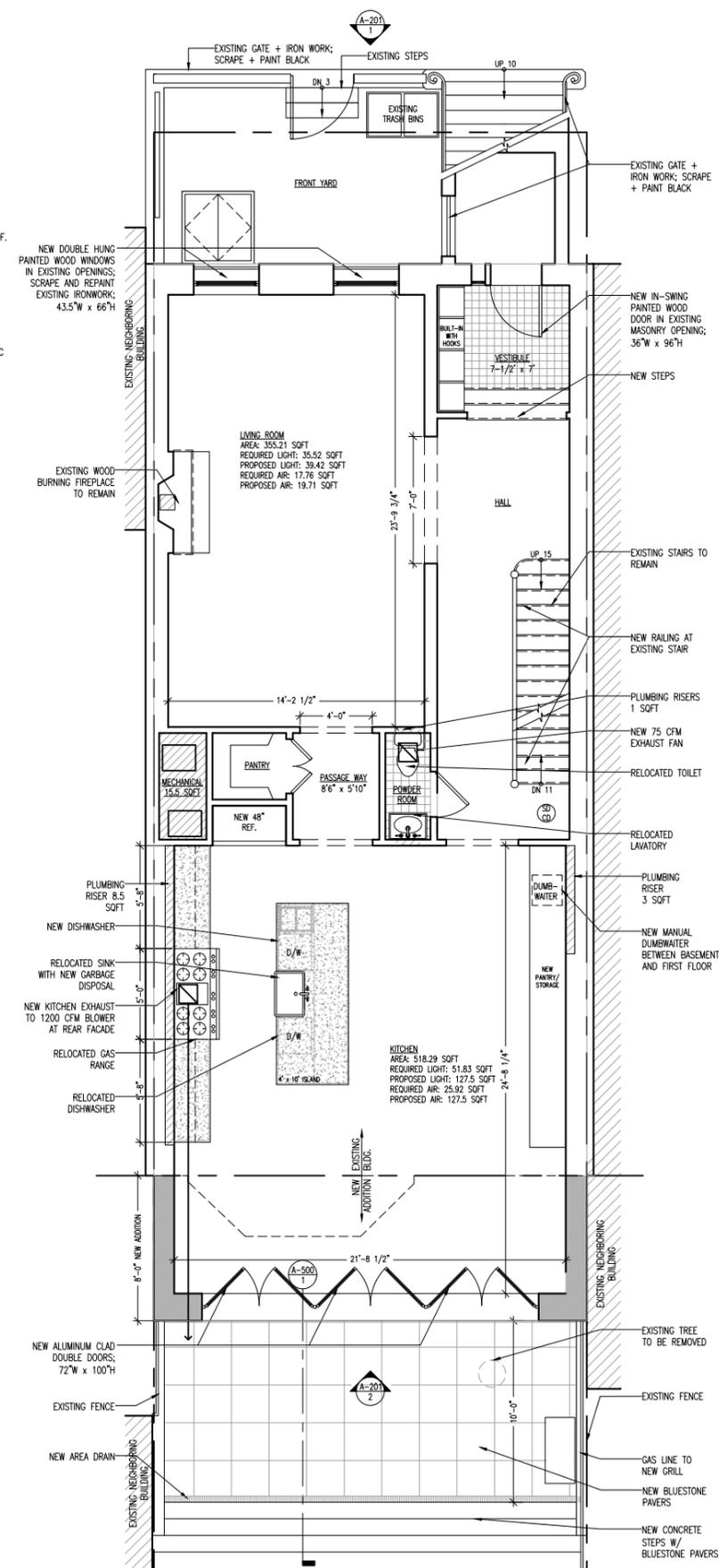
2 EXISTING/DEMO 3RD FLOOR PLAN
DM-101 SCALE: 1/4" = 1'-0"



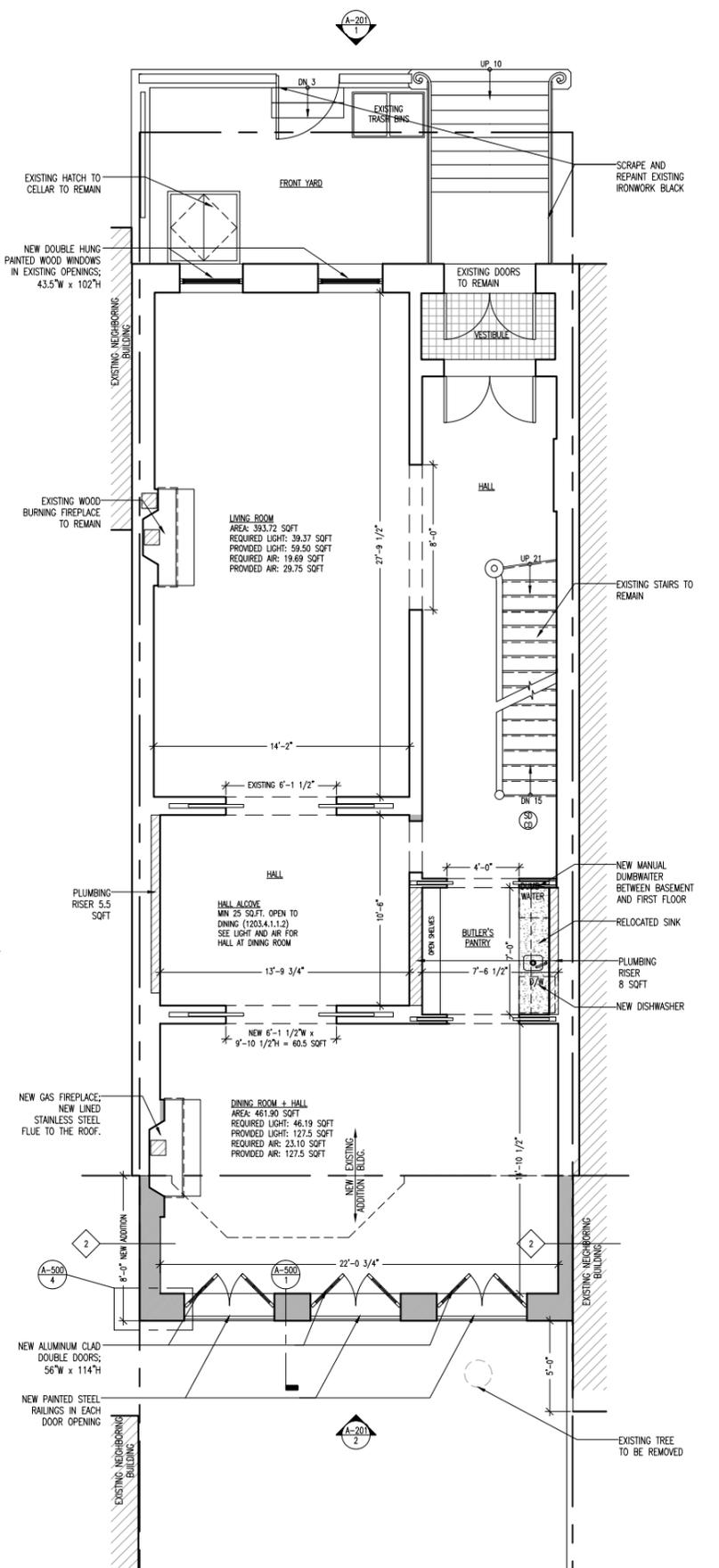
3 EXISTING/DEMO 4TH PLAN
DM-101 SCALE: 1/4" = 1'-0"



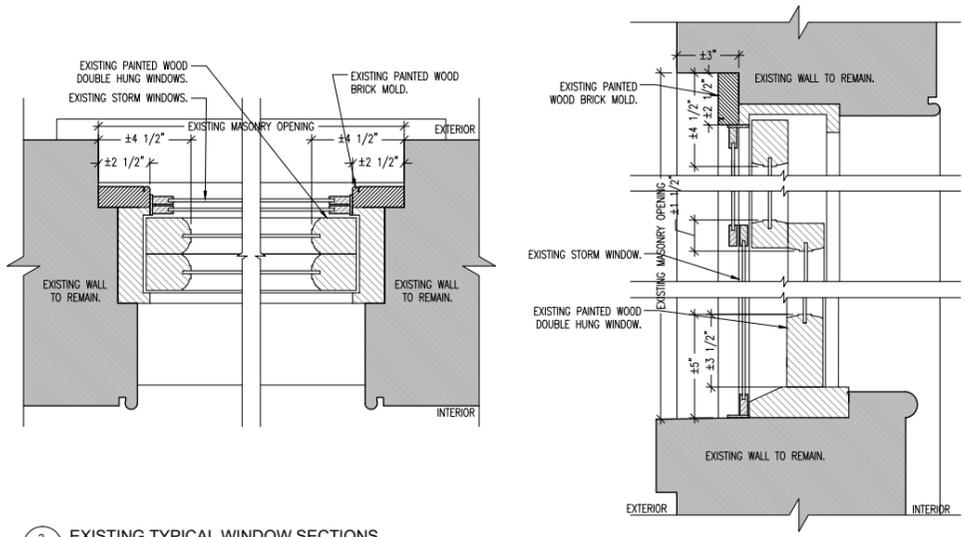
1 PROPOSED CELLAR PLAN
SCALE: 1/4" = 1'-0"



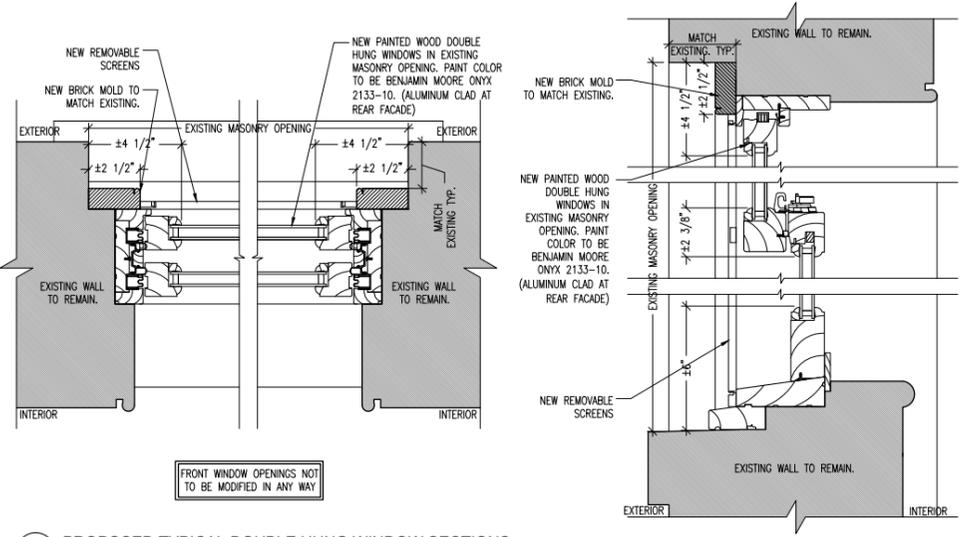
2 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



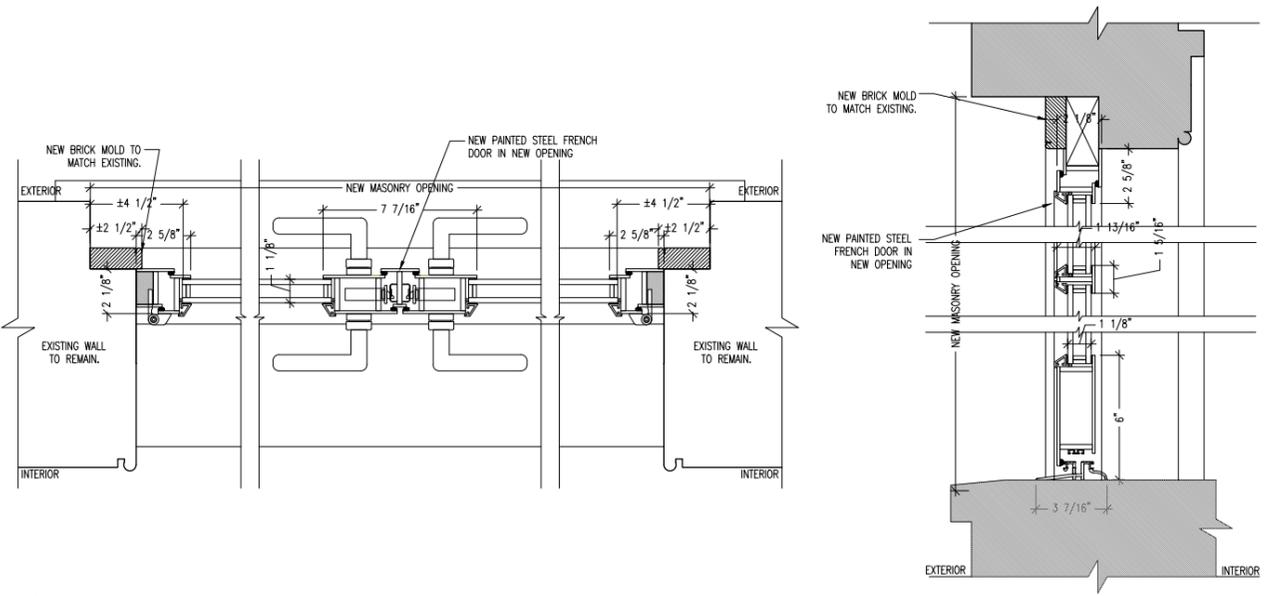
3 PROPOSED PARLOR FLOOR PLAN
SCALE: 1/4" = 1'-0"



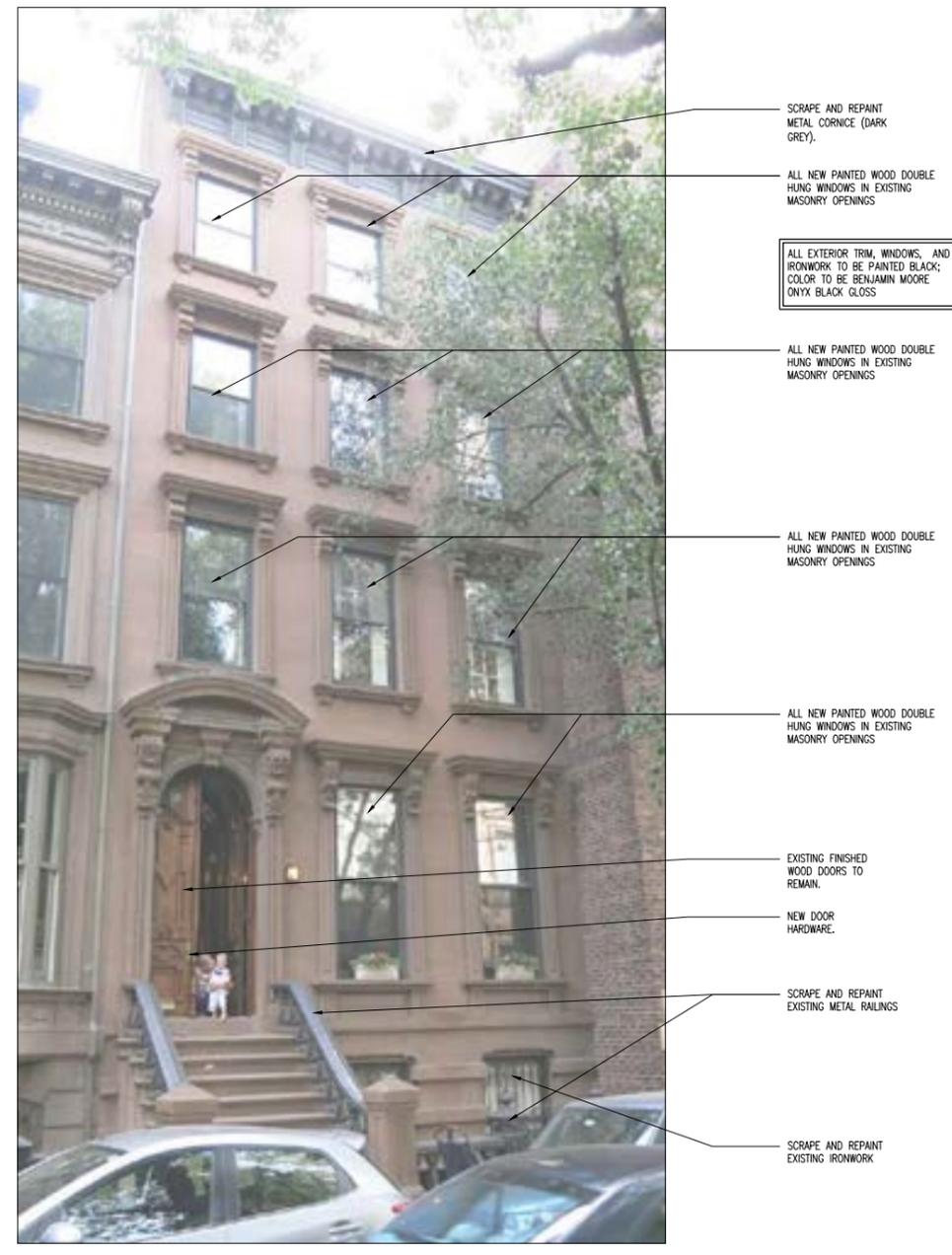
2 EXISTING TYPICAL WINDOW SECTIONS
SCALE: 3" = 1'-0"



3 PROPOSED TYPICAL DOUBLE HUNG WINDOW SECTIONS
SCALE: 3" = 1'-0"



4 PROPOSED TYPICAL STEEL FRENCH DOOR SECTIONS



- SCRAPE AND REPAINT METAL CORNICE (DARK GREY).
- ALL NEW PAINTED WOOD DOUBLE HUNG WINDOWS IN EXISTING MASONRY OPENINGS
- ALL EXTERIOR TRIM, WINDOWS, AND IRONWORK TO BE PAINTED BLACK; COLOR TO BE BENJAMIN MOORE ONYX BLACK GLOSS
- ALL NEW PAINTED WOOD DOUBLE HUNG WINDOWS IN EXISTING MASONRY OPENINGS
- ALL NEW PAINTED WOOD DOUBLE HUNG WINDOWS IN EXISTING MASONRY OPENINGS
- ALL NEW PAINTED WOOD DOUBLE HUNG WINDOWS IN EXISTING MASONRY OPENINGS
- EXISTING FINISHED WOOD DOORS TO REMAIN.
- NEW DOOR HARDWARE.
- SCRAPE AND REPAINT EXISTING METAL RAILINGS
- SCRAPE AND REPAINT EXISTING IRONWORK

EXISTING/PROPOSED FRONT FACADE



3 PHOTO: EXISTING REAR FACADE AND STEPS
SCALE: NOT TO SCALE



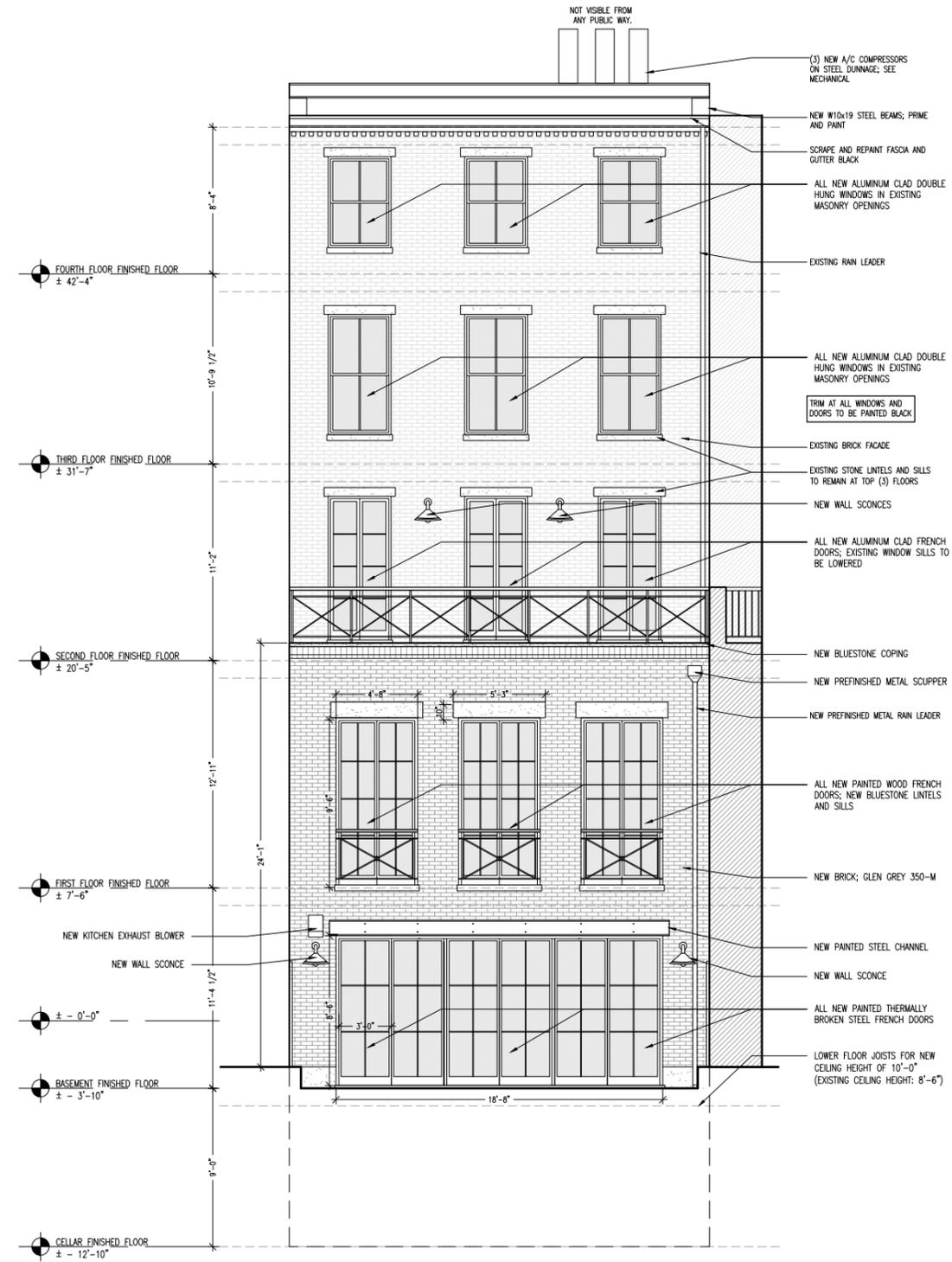
4 PHOTO: EXISTING REAR FACADE BAY
SCALE: NOT TO SCALE



5 PHOTO: EXISTING REAR FACADE
SCALE: NOT TO SCALE

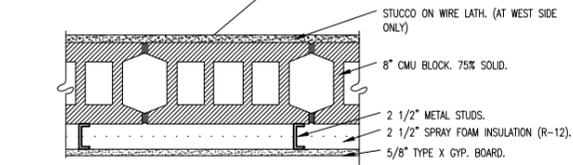


1 EXISTING REAR FACADE
SCALE: 1/4" = 1'-0"

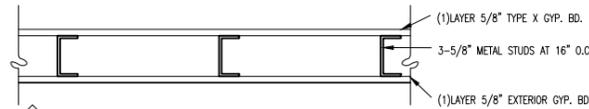


2 PROPOSED REAR FACADE
SCALE: 1/4" = 1'-0"

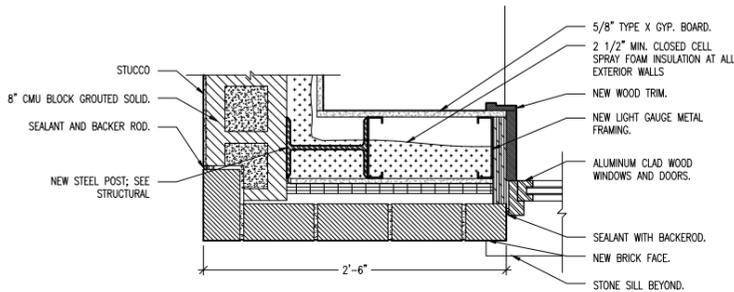
PROPOSED MASS EXTERIOR WALL CONSTRUCTION R-VALUE:
1" CEMENT STUCCO: 0.2
8" CMU BLOCK: 1.72
2 1/2" CLOSED CELL SPRAY FOAM INSULATION: 15.0
5/8" TYPE X GYP. BOARD: 1.59
TOTAL R-VALUE FOR WALL = 18.51



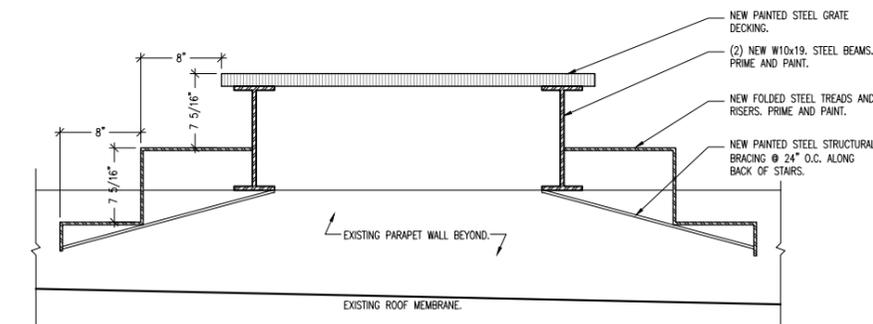
2B 2 HR LOAD BEARING WALL. U.L. DESIGN U905
SCALE: 1 1/2" = 1'-0"



1A 1 HR WALL CONSTRUCTION BASED ON U.L. DESIGN U419
SCALE: 1 1/2" = 1'-0"

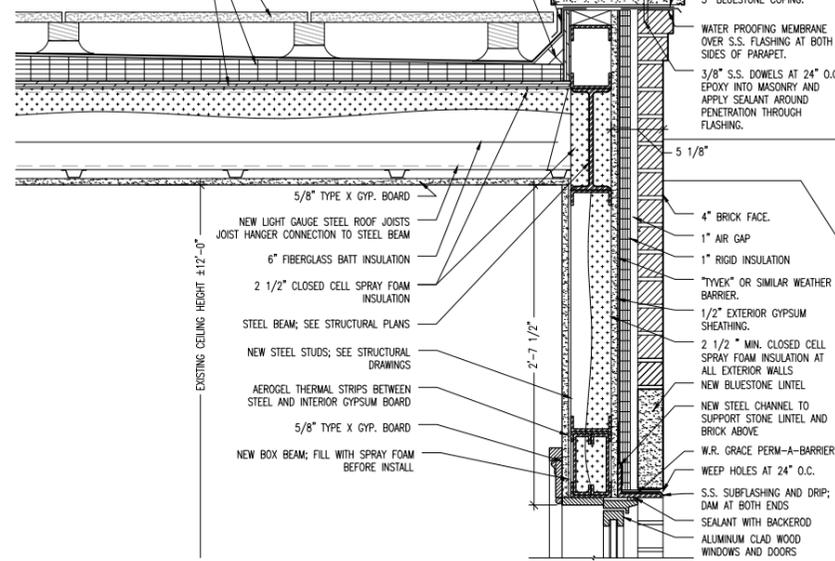


2 PLAN SECTION AT NEW ADDITION CORNER
SCALE: 1-1/2" = 1'-0"



3 SECTION THROUGH RAIL AT PARAPET OF EXISTING ADDITION
SCALE: 1-1/2" = 1'-0"

NEW BLUESTONE PAVERS ON PEDESTAL SYSTEM
RIGID FOAM TAPERED INSULATION: SLOPE AT 1/4" TO 12"
3/4" PLYWOOD ROOF DECK
3" BLUESTONE COPING
S.B.S. ROOF MEMBRANE TYPE SBS MODIFIED BITUMEN; WRAP UNDER FLASHING
NEW CANT STRIP
DRIP EDGE AT BOTH SIDES OF 3" BLUESTONE COPING.



5/8" TYPE X GYP. BOARD
NEW LIGHT GAUGE STEEL ROOF JOISTS
JOIST HANGER CONNECTION TO STEEL BEAM
6" FIBERGLASS BATT INSULATION
2 1/2" CLOSED CELL SPRAY FOAM INSULATION
STEEL BEAM; SEE STRUCTURAL PLANS
NEW STEEL STUDS; SEE STRUCTURAL DRAWINGS
AEROGEL THERMAL STRIPS BETWEEN STEEL AND INTERIOR GYPSUM BOARD
5/8" TYPE X GYP. BOARD
NEW BOX BEAM; FILL WITH SPRAY FOAM BEFORE INSTALL

NEW WOOD FLOOR
3/4" PLYWOOD SUBFLOOR
MINERAL WOOL SOUND INSULATION
5/8" TYPE X GYP. BOARD
NEW LIGHT GAUGE STEEL JOISTS
CLOSED CELL SPRAY INSULATION

NEW WOOD FLOORING
3/4" PLYWOOD SUBFLOOR
SLEEPERS
NEW 4" CONCRETE SLAB
2" RIGID INSULATION

NEW PAINTED STEEL GRATE DECKING.
(2) NEW W10x19. STEEL BEAMS. PRIME AND PAINT.
NEW FOLDED STEEL TREADS AND RISERS. PRIME AND PAINT.
NEW PAINTED STEEL STRUCTURAL BRACING @ 24" O.C. ALONG BACK OF STAIRS.

NEW CONCRETE FOOTING
#5 CONT. WITH #6 @ 16" O.C.
4" MIN. MIN.

1 SECTION THROUGH NEW ADDITION, PORCH AND STAIRS
SCALE: 1-1/2" = 1'-0"

PROPOSED ROOF/CEILING CONSTRUCTION R-VALUE:
1/2" - 3" TAPERED INSULATION: 3.5-18.5 = 11 AVG.
3/4" PLYWOOD: 0.94
2.5" CLOSED CELL SPRAY FOAM INSULATION: 15.0
5" FIBERGLASS BATT INSULATION: 15.7
12" AIR SPACE: 12.0
5/8" TYPE X GYP. BOARD: 1.59
TOTAL R-VALUE FOR WALL = 56.23

PROPOSED FRAMED EXTERIOR WALL CONSTRUCTION R-VALUE:
4" BRICK FACE: 0.8
1" AIR SPACE: 1.0
1" RIGID-FOAM INSULATION (EPR): 4.6
1/2" EXT. GYP. SHEATHING: 1.27
2 1/2" CLOSED CELL SPRAY FOAM INSULATION: 15.0
5/8" TYPE X GYP. BOARD: 1.59
TOTAL R-VALUE FOR WALL = 24.26

4" BRICK FACE
1" AIR GAP
1" RIGID INSULATION
"TYVEK" OR SIMILAR WEATHER BARRIER
1/2" EXTERIOR GYPSUM SHEATHING
2 1/2" MIN. CLOSED CELL SPRAY FOAM INSULATION AT ALL EXTERIOR WALLS
NEW BLUESTONE LINTEL
NEW STEEL CHANNEL TO SUPPORT STONE LINTEL AND BRICK ABOVE
W.R. GRACE PERM-A-BARRIER
WEEP HOLES AT 24" O.C.
S.S. SUBFLASHING AND DRIP; DAM AT BOTH ENDS
SEALANT WITH BACKEROD
ALUMINUM CLAD WOOD WINDOWS AND DOORS

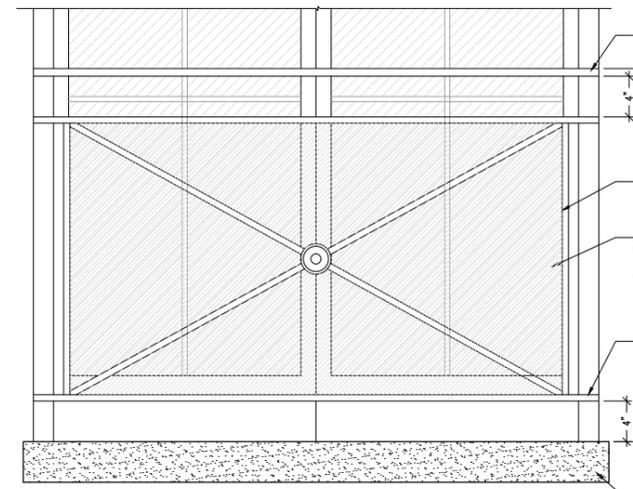
NEW WOOD FLOOR
3/4" PLYWOOD SUBFLOOR
MINERAL WOOL SOUND INSULATION
5/8" TYPE X GYP. BOARD
NEW LIGHT GAUGE STEEL JOISTS
CLOSED CELL SPRAY INSULATION

NEW WOOD FLOORING
3/4" PLYWOOD SUBFLOOR
SLEEPERS
NEW 4" CONCRETE SLAB
2" RIGID INSULATION

NEW PAINTED STEEL GRATE DECKING.
(2) NEW W10x19. STEEL BEAMS. PRIME AND PAINT.
NEW FOLDED STEEL TREADS AND RISERS. PRIME AND PAINT.
NEW PAINTED STEEL STRUCTURAL BRACING @ 24" O.C. ALONG BACK OF STAIRS.

NEW CONCRETE FOOTING
#5 CONT. WITH #6 @ 16" O.C.
4" MIN. MIN.

1 SECTION THROUGH NEW ADDITION, PORCH AND STAIRS
SCALE: 1-1/2" = 1'-0"



4 SECTION THROUGH RAIL AT PARAPET OF NEW ADDITION
SCALE: 1-1/2" = 1'-0"

10-10/6-6 WELDED WIRE MESH MIN. 2" CLEAR
COMPACTED GRAVEL MAX. 3" GRADED STONE
PAVERS
GRAVEL/SAND BED
GRADE

NEW 2" BLUESTONE TREADS AND RISERS
(1) #4 CONTINUOUS AT EACH NOSE MIN. 2" CLEAR.
NEW TRENCH DRAIN TO CONNECT TO EXISTING BUILDING WASTE.

NEW 2" BLUESTONE TREADS AND RISERS
(1) #4 CONTINUOUS AT EACH NOSE MIN. 2" CLEAR.
NEW TRENCH DRAIN TO CONNECT TO EXISTING BUILDING WASTE.

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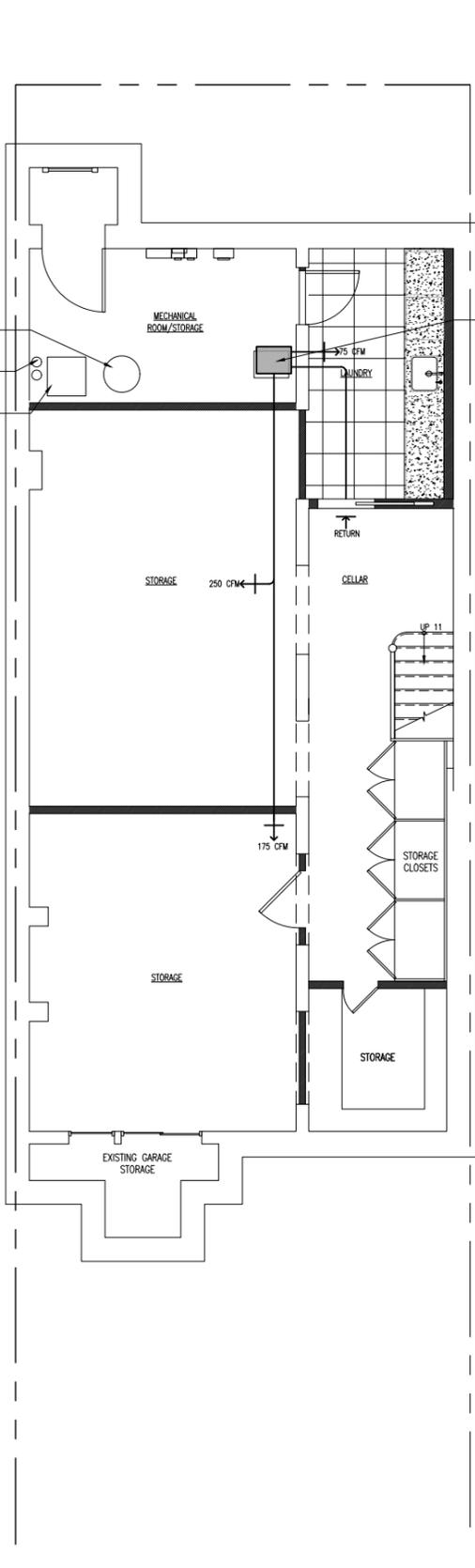
NEW 2" BLUESTONE TREADS AND RISERS
(1) #4 CONTINUOUS AT EACH NOSE MIN. 2" CLEAR.
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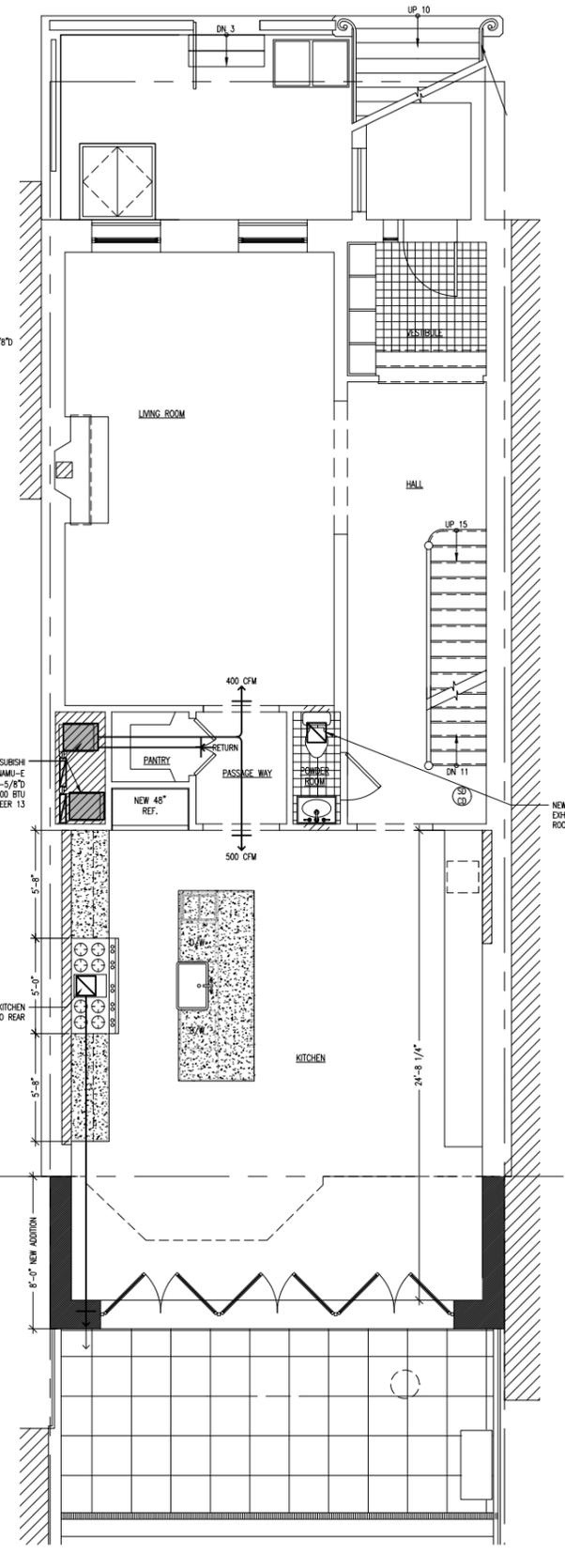
NEW 2" BLUESTONE TREADS AND RISERS
(1) #4 CONTINUOUS AT EACH NOSE MIN. 2" CLEAR.
NEW TRENCH DRAIN TO CONNECT TO EXISTING BUILDING WASTE.

MECHANICAL EQUIPMENT NOTES

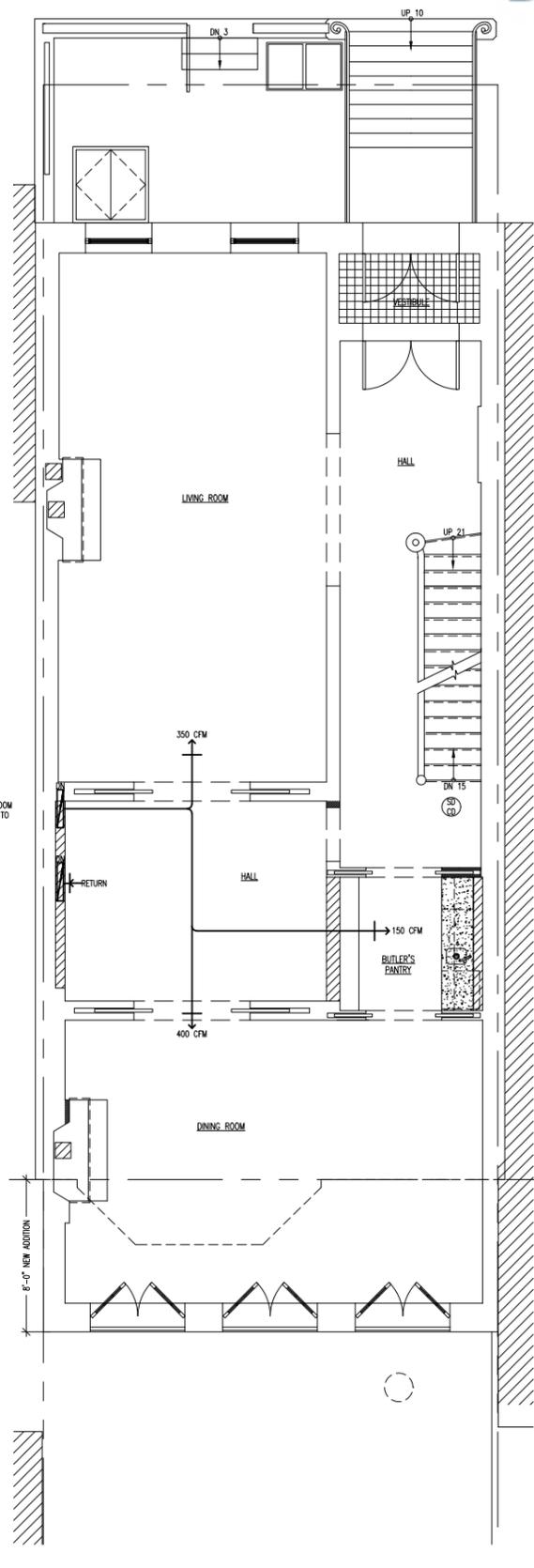
- A. GENERAL**
1. WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE GOVERNMENTAL REGULATIONS AND SHALL BEAR APPROVAL CERTIFICATES AS APPLICABLE.
 2. WORK SHALL BE APPROVED BY THE BUILDING REPRESENTATIVES BEFORE COMMENCING WORK.
 3. THE DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF THE NEW PIPING, DUCT WORK AND EQUIPMENT. ALL OFFSETS, DRIPS AND RISERS OF PIPE RUNS MAY NOT BE SHOWN ON DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL HIS WORK IN SUCH A MANNER AS TO AVOID OBSTRUCTIONS, MAINTAIN MAXIMUM HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR WITHOUT ADDITIONAL COST TO OWNER. EXACT ROUTING SHALL BE SUBJECT TO ENGINEER'S/ARCHITECT'S APPROVAL. DETAILS OF CONSTRUCTION AND OF WORKMANSHIP WHERE NOT SPECIFICALLY DESCRIBED HEREIN OR INDICATED ON THE DRAWINGS SHALL BE SUBJECT TO THE ENGINEER'S/ARCHITECT'S APPROVAL. THE INTENT OF THIS INSTALLATION IS A COMPLETE SYSTEM, LEFT IN GOOD WORKING ORDER, READY FOR OPERATION, WHETHER OR NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR MENTIONED HEREIN.
 4. OBTAIN FROM THE ENGINEER/ARCHITECT THE LOCATION OF ANY APPARATUS NOT DEFINITELY LOCATED ON THE DRAWINGS. LOCATE EQUIPMENT AND ACCESSORIES IN SUCH A MANNER AS TO PROVIDE EASY ACCESS FOR PROPER SERVICE AND MAINTENANCE OF ALL EQUIPMENT AND ITEMS REQUIRING MAINTENANCE.
 5. REVIEW WITH THE ENGINEER/ARCHITECT ANY CONDITIONS WHICH PREVENTS ADEQUATE ACCESSIBILITY FOR MAINTENANCE PRIOR TO INSTALLATION OF THE WORK. ALL EQUIPMENT AND/OR ACCESSORIES THAT ARE INSTALLED WITHOUT PROPER ACCESS, IN THE OPINION OF THE ARCHITECT/ENGINEER, AND INSTALLED WITHOUT THEIR APPROVAL, SHALL BE REMOVED AND REVISAS AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
 6. THE CONTRACTOR SHALL KEEP ALL EQUIPMENT AND MATERIALS, ALL PARTS OF THE BUILDING, EXTERIOR SPACES AND ADJACENT SIDEWALKS AND PLACEMENTS, FREE FROM MATERIAL AND DEBRIS RESULTING FROM THE EXECUTION OF THIS WORK. EXCESS MATERIALS WILL NOT BE PERMITTED TO ACCUMULATE EITHER INSIDE THE BUILDING OR ON THE EXTERIOR.
- B. SCOPE OF WORK: PROVIDE WORK AND RELATED WORK REQUIRED BY THE DRAWINGS AND/OR THESE SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:**
1. SECURE PERMIT, CERTIFICATE, PAY ALL FEES AND CHARGES FOR ALL WORK INSTALLED CERTIFYING COMPLIANCE WITH CODES OF GOVERNING AUTHORITIES. DELIVER CERTIFICATE TO OWNER BEFORE FINAL BILLING.
 2. NEW DUCTWORK AND ACCESSORIES.
 3. SHOP DRAWINGS AND RECORD DRAWINGS.
 4. TESTING AND BALANCING OF HVAC SYSTEM AND FURNISHING BALANCING REPORT.
 5. STORING AND PROTECTION OF EQUIPMENT AND/OR APPURTENANCES SPECIFIED HEREIN.
 6. CUTTING AND ROUGH PATCHING REQUIRED FOR THE WORK OF THIS TRADE.
 7. PIPE HANGERS, VALVES, AND PIPING APPURTENANCES.
 8. VIBRATION ISOLATION.
 9. EACH AIR HANDLER/ZONE ON OWN THERMOSTAT. VERIFY LOCATIONS WITH ARCHITECT/OWNER.
 10. GRILLES AT SUPPLY AND RETURNS TO BE TITUS LINEAR PAR TYPE OR EQUAL.
 11. OTHER WORKS AS INDICATED ON PLANS.
- C. CODES AND REGULATIONS**
1. ALL WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE BUILDING CODE, CITY OF NEW YORK, EFFECTIVE DECEMBER 31, 2014 AND ALL AMENDMENTS AND RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS TO DATE.
 2. MATERIALS AND EQUIPMENT SUBJECT TO SPECIAL INSPECTION:
MECHANICAL SYSTEMS... BC 1704.15
 3. SUBJECT TO PROGRESS INSPECTION:
ENERGY CODE COMPLIANCE INSPECTIONS... IBC, IBC3, IBC4, IBC5, IBC1
 4. THE FOLLOWING WORK ITEMS, COMPONENTS, MATERIALS CAPACITIES, ETC. SHALL COMPLY WITH THE FOLLOWING CODE CHAPTER AND SUB-SECTION:
STANDARDS OF HEATING & COOLING CALCS..... -CHAPTER 3, MC312
NOISE CONTROL..... -CHAPTER 9, SUB-SECTION MC-928
NOISE CRITERIA LEVELS AND TEST PROCEDURES FOR SPL..... -CHAPTER 9, SUB-SECTION MC-928
DUCT CONSTRUCTION, SUPPORTS, AND EXHAUSTS..... -CHAPTERS 5 & 6
ELECTRIC WIRING..... -NYC ELECTRIC CODE
 5. MINIMUM TEMPERATURE BE MAINTAINED IN OCCUPIED SPACES DURING HEATING SEASON: 70°F WHEN 5°F WHEN OUTSIDE (WITH 15 MPH WIND)
 6. THE VENTILATION INDEX FOR ALL AREAS COMPLIES WITH THE MINIMUM CODE REQUIREMENTS PER CHAPTER 4 AND ALL SUBSECTIONS. ALL TOILET ROOMS TO BE VENTILATED IN ACCORDANCE WITH SECTION 4, SUB-SECTION MC-403.
 7. A STATEMENT SHALL BE FILED BY THE OWNER OR TENANT IN POSSESSION THAT THE VENTILATING SYSTEM WILL BE KEPT IN CONTINUOUS OPERATION AT ALL TIMES DURING THE NORMAL OCCUPANCY OF THE STRUCTURE AS REQUIRED BY CODE.
 8. FIRE DAMPERS SHALL BE PROVIDED AT ALL FRESH AIR INTAKES AS PER CHAPTER 4, SECTION 401.4.1 AND IN ALL DUCTS PENETRATING FIRE RATED PARTITIONS AS PER CHAPTER 4.
 9. ALL FIRE DAMPERS SHALL BE APPROVED BY THE NEW YORK CITY BOARD OF STANDARDS AND APPEALS AND SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH UL 555, STANDARD FOR FIRE DAMPERS AND CEILING DAMPERS, 3RD EDITION.
- D. GUARANTEE AND CERTIFICATION**
1. THE CONTRACTOR SHALL GUARANTEE WORK PERFORMED AND MATERIALS INSTALLED TO BE FREE FROM DEFECTS AND SHALL REPLACE ANY DEFECTIVE MATERIAL OR WORKMANSHIP, FREE OF COST TO THE OWNER, FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, EVIDENCE BY THE DATE OF FINAL PAYMENT.
 2. THIS GUARANTEE SHALL ALSO INCLUDE ALL EXPENSES INCURRED IN REPAIRING AND PATCHING WORK OF OTHER TRADES AND EXISTING WORK AFFECTED BY DEFECTS, REPAIRS OR REPLACEMENTS IN EQUIPMENT SUPPLIED BY THE CONTRACTOR.
- E. SUBMITTALS AND RECORD DRAWINGS**
1. PRIOR TO ASSEMBLING OF INSTALLING THE WORK, THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL:
 - 1.1. SCALE DRAWINGS INDICATING PIPING AND DUCTWORK AND LOCATIONS OF ALL EQUIPMENT.
 - 1.2. AUTOMATIC CONTROL DEVICES DEVICES AND WIRING DIAGRAMS WITH SEQUENCES OF OPERATION DESCRIPTION.
 - 1.3. CUTS AND TECHNICAL DATA ON EACH ITEM OF EQUIPMENT, VIBRATION ISOLATION EQUIPMENT, AND INSTALLATION DETAILS.
- F. SAFETY PRECAUTIONS**
1. RECOMMENDATION AND PROVISIONS OF ANSI BULLETIN A10.2-1994 AND OSHA SHALL BE COMPLIED WITH INsofar AS APPLICABLE TO THE BUILDING CONSTRUCTION WORK.
- G. SUPPORTS AND HANGERS**
1. PROVIDE SUITABLE SUPPORTS ATTACHMENTS AS REQUIRED BY TYPE OF EXISTING CONSTRUCTION. PROVIDE CUTTING AND PATCHING REQUIRED TO INSTALL ATTACHMENTS.
 2. SUBMIT FOR REVIEW SUPPORTS FROM BUILDING CONSTRUCTION: BEAM CLAMPS, CANTILEVER BRACKETS, OR AS APPROVED BY BUILDING MANAGEMENT.
- H. PIPING FOR HVAC SYSTEMS:**
- GENERAL**
- 1.1. FOR PIPE SIZES SEE MANUFACTURER'S EQUIPMENTS CONNECTION DETAILS.
 - 1.2. PROVIDE VALVED AND CAPPED CONNECTION AT ALL LOW POINTS IN PIPING SYSTEMS AS REQUIRED FOR DRAINING SYSTEMS.
 - 1.3. PROVIDE DIELECTRIC UNIONS BETWEEN ALL FERROUS AND NON-FERROUS PIPING.
 - 1.4. PROVIDE MINIMUM PITCH TO INSURE ADEQUATE VENTING AND DRAINAGE.
- ESCUTCHEONS**
- 2.1. PROVIDE ESCUTCHEONS FOR ALL EXPOSED PIPING, BOTH BARE AND INSULATED, WHERE PASSING THROUGH WALLS, CEILING, OR PARTITIONS. ESCUTCHEONS SHALL BE CHROMIUM PLATED BRASS OR CHROMIUM PLATED CAST IRON.
- PIPE HANGERS AND SUPPORTS**
- 3.1. MAINTAIN ACCESS AND CLEARANCE AND MAINTAIN PITCH.
 - 3.2. PROVIDE HANGERS AND SUPPORTS FOR PIPING TO SUPPORT PIPE AND ITS CONTENTS, PREVENT VIBRATION AND SWAYING AND ALLOW FOR EXPANSION AND CONTRACTION.
 - 3.3. SUPPORT PIPING INDEPENDENTLY SO THAT EQUIPMENT IS NOT STRESSED BY PIPING WEIGHT OR EXPANSION.
 - 3.4. PIPE HANGERS, RODS, INSERTS CLAMPS SHALL BE APPROVED FOR THEIR RESPECTIVE USE BY UNDERWRITERS' LABORATORIES.
- I. SHEET METAL DUCTWORK**
- DUCTWORK**
- 1.1. ALL DUCTWORK SHALL BE GALVANIZED SHEET STEEL, FABRICATED AND INSTALLED IN ACCORDANCE WITH METHODS RECOMMENDED IN THE SMACNA DUCT MANUALS, LATEST EDITION. ALL SEAMS, JOINTS, FASTENERS PENETRATIONS AND CONNECTIONS SHALL BE COMPLETELY SEALED IN CONFORMANCE TO SMACNA CLASS A SEAL.
 - 1.2. ALL SQUARE THROAT ELBOWS SHALL HAVE SMALL RADIUS, DOUBLE THICKNESS TURNING VANES.
 - 1.3. ALL BRANCH TAKE-OFFS SHALL HAVE ADJUSTABLE TURNING VANES OR VOLUME DAMPERS.
- ACCESS DOORS**
- 2.1. ACCESS DOORS IN DUCTWORK SHALL BE IN ACCORDANCE WITH SMACNA DUCT MANUALS, INSULATED OR NON-INSULATED, SAME AS DUCT IN WHICH INSTALLED.
 - 2.2. PROVIDE ACCESS PANELS TO EACH UNIT AND ACCESS PANELS TO EACH VOLUME DAMPER IN NEW CONSPICUOUS LOCATIONS; VERIFY LOCATIONS WITH ARCHITECT.
- J. INSULATION**
- GENERAL**
- 1.1. ALL SUPPLY DUCTS TO BE INSULATED. ALL RETURN DUCTS TO BE INSULATED INTERNALLY TO REDUCE NOISE; PROVIDE VOLUME DAMPERS AT EACH BRANCH.
 - 1.2. ALL INSULATION(INCLUDING JACKET OR FACING AND ADHESIVE) SHALL HAVE COMPOSITE FIRE AND SMOKE HAZARD RATINGS, AS TESTED BY PROCEDURE AND SMOKE DEVELOPED RATING OF 50.
 - 1.3. FLAME PROOFING TREATMENTS SUBJECT TO DETERIORATION FROM MOISTURE OR HUMIDITY ARE NOT ACCEPTABLE.
- PIPING INSULATION**
- 2.1. INSULATE ALL CONDENSER WATER AND CONDENSATE PIPING.
 - 2.2. INSULATION FOR PIPING SHALL BE FIBERGLASS, MAX. .023 K-FACTOR AT 75 DEG. F MEAN TEMP., 4LB. DENSITY WITH ALL PURPOSE JACKET. THE VAPOR BARRIER JACKET SHALL BE OF LAMINATED CONSTRUCTION USING ALUMINUM FOL. REINFORCING, FLAME EXTINGUISHER ADHESIVE AND EMBOSSED KRAFT PAPER. ALL LONGITUDINAL JOINTS SHALL HAVE 1.5" OVERLAP AND AT END JOINTS 3" WIDE STRIPS TO PROVIDE A POSITIVE AND CONTINUOUS VAPOR BARRIER.
 - 2.3. CONDENSATE DRAIN PIPING THICKNESS SHALL BE 1/2"
- K. MISCELLANEOUS**
1. SEAL OPENINGS AROUND PIPING PASSING THROUGH WALLS IN A NEAT MANNER WITH ESCUTCHEONS (FOR PIPES), PACK ANNUAL SPACE WITH MINERAL WOOL OR OTHER NON-ASBESTOS NON-COMBUSTIBLE MATERIAL.
 2. PROVIDE CONDENSATE DRAIN PIPING WITH CLEANABLE P-TRAP. DRAIN SHALL BE FULL SIZE OF THE COIL DRAIN CONNECTION, BUT NOT LESS THAN 3/4".



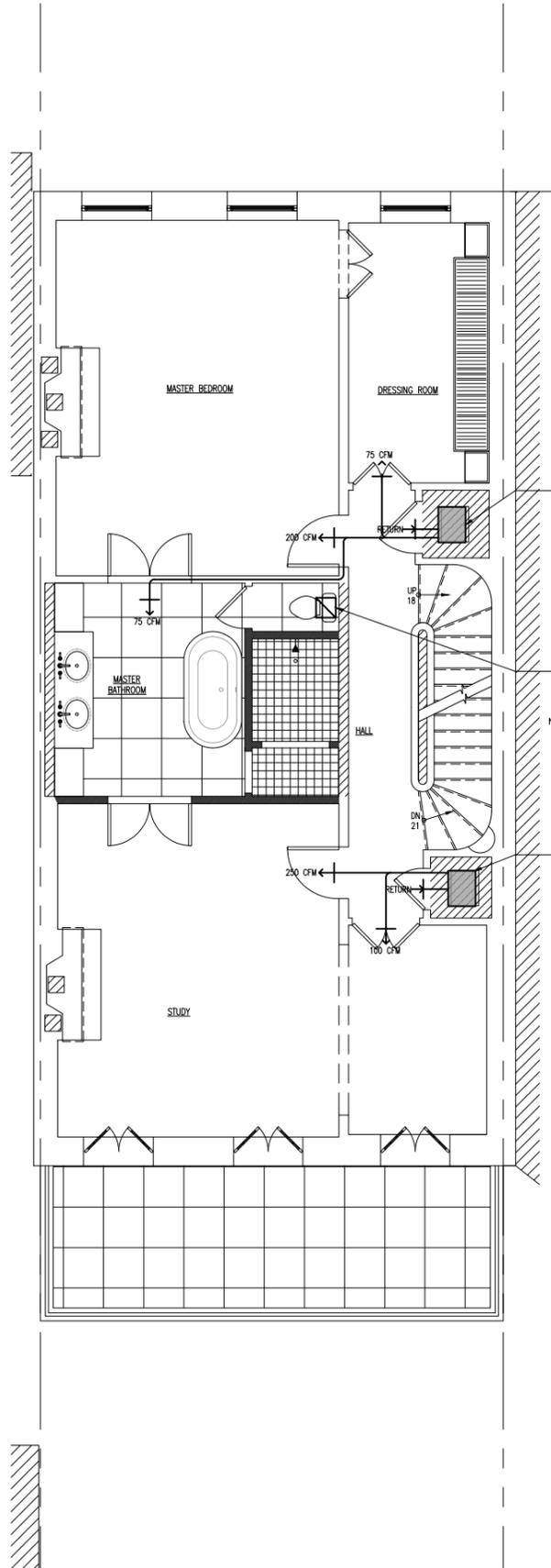
1 PROPOSED CELLAR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



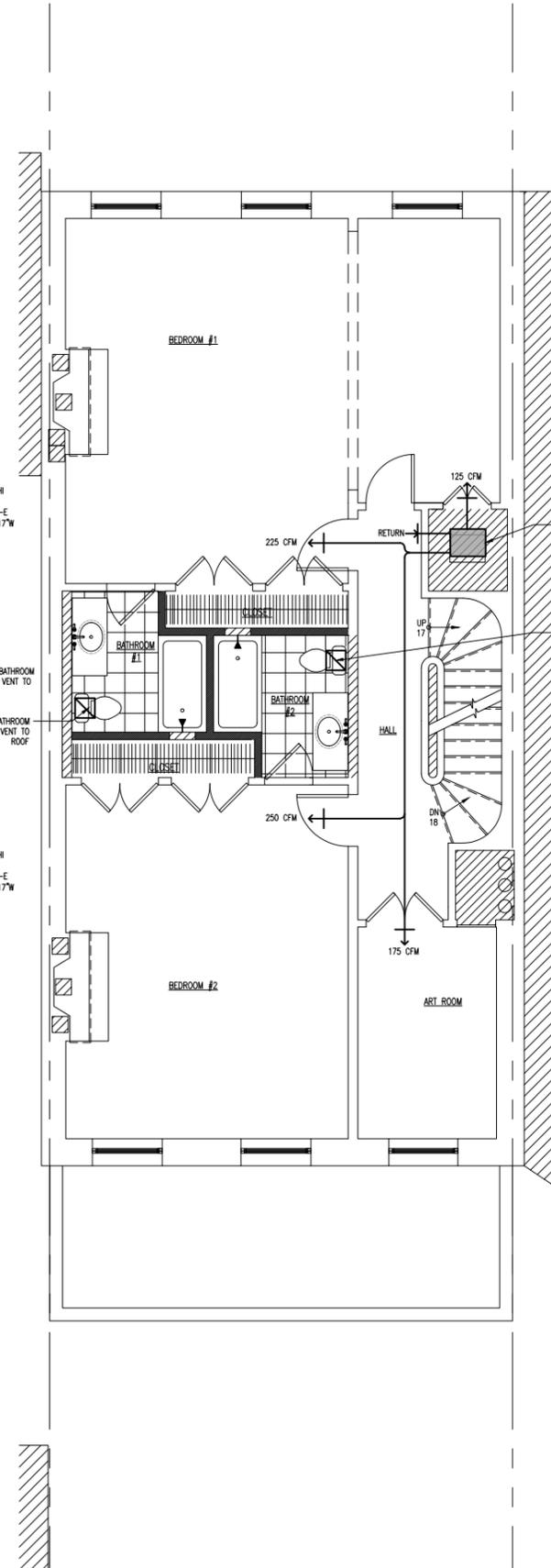
2 PROPOSED BASEMENT MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



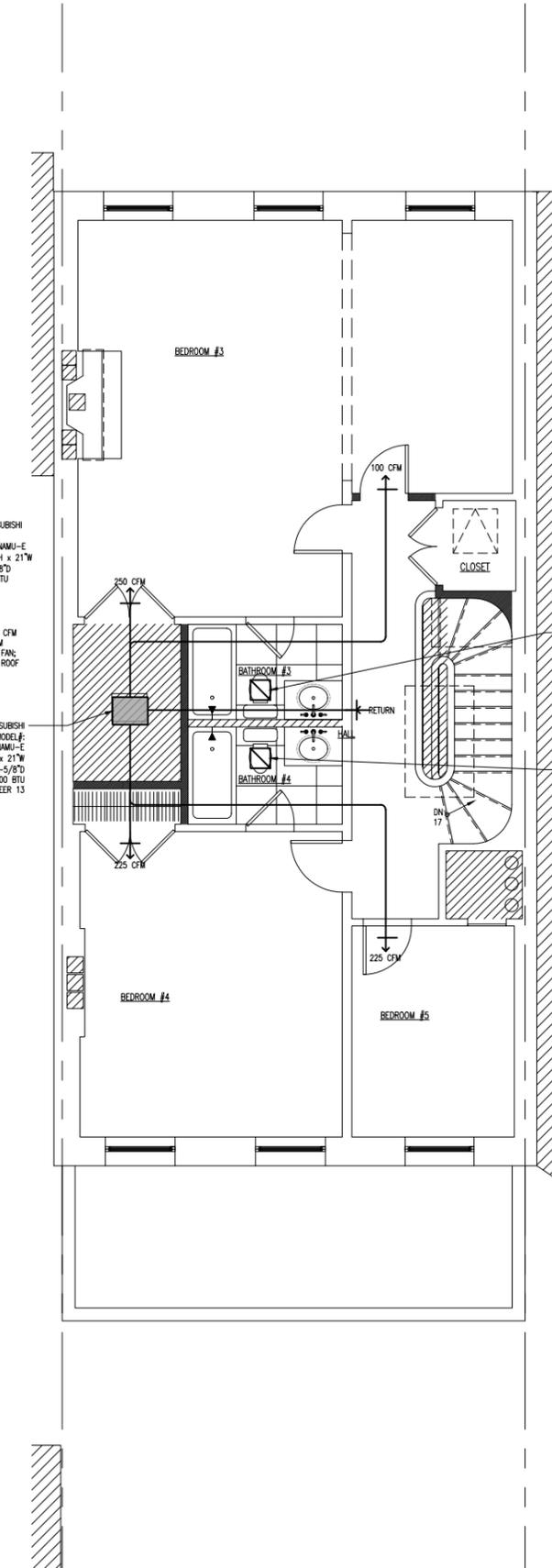
3 PROPOSED 1ST FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



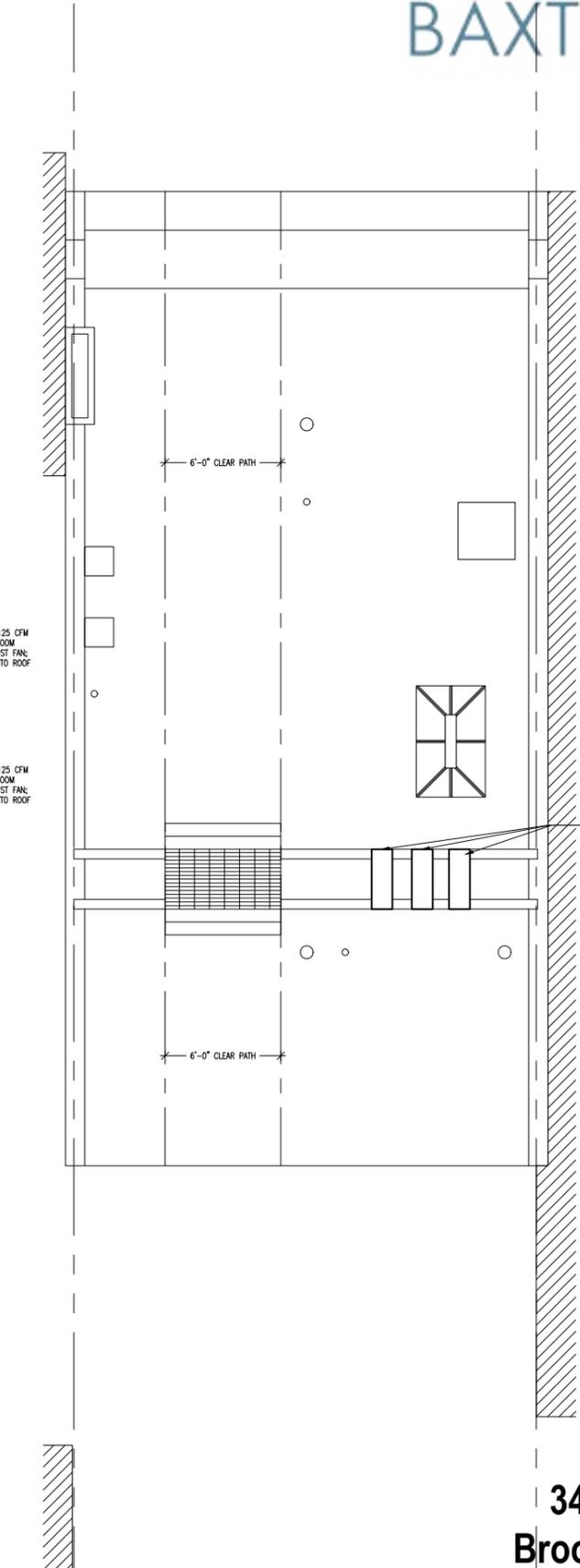
1 PROPOSED 2ND FLOOR MECHANICAL PLAN
M-101 SCALE: 1/4" = 1'-0"



2 PROPOSED 3RD FLOOR MECHANICAL PLAN
M-101 SCALE: 1/4" = 1'-0"

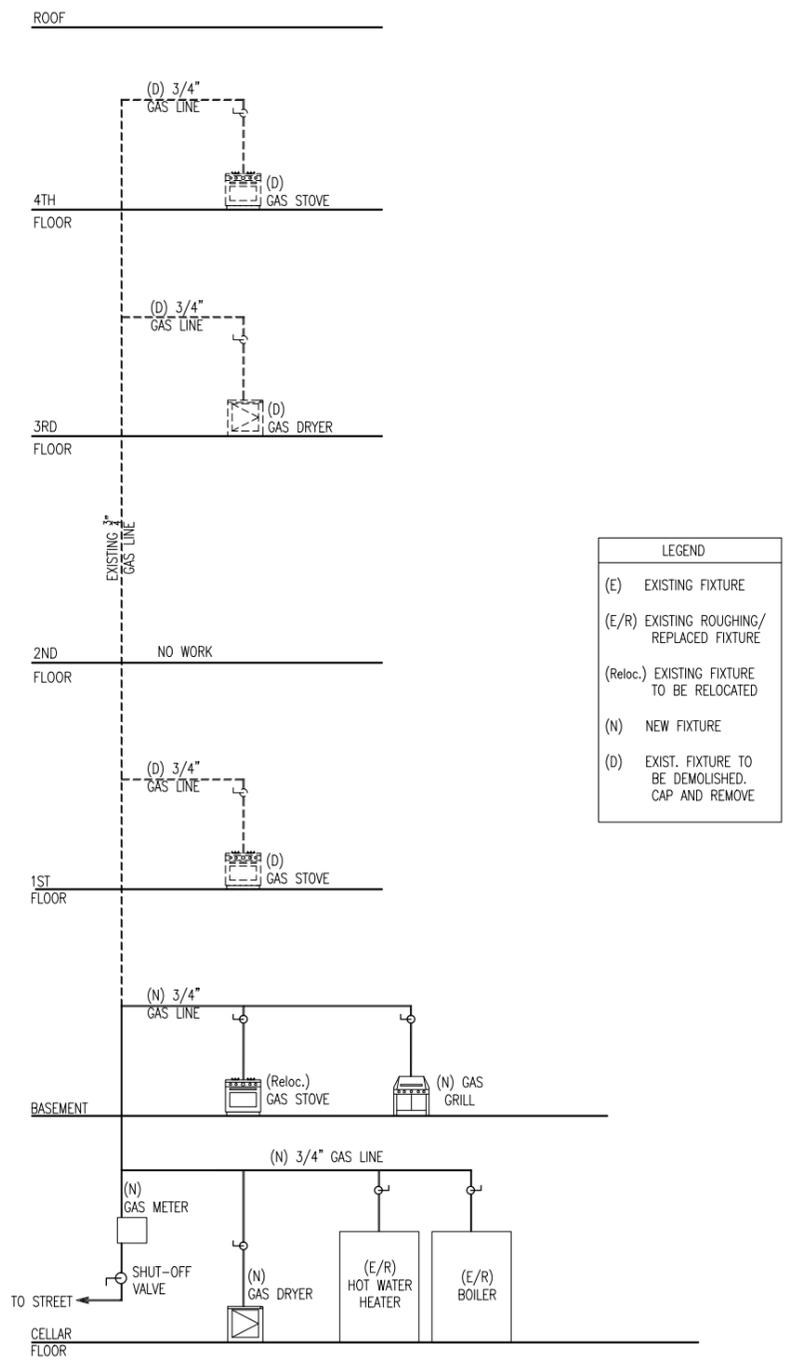


3 PROPOSED 4TH FLOOR MECHANICAL PLAN
M-101 SCALE: 1/4" = 1'-0"

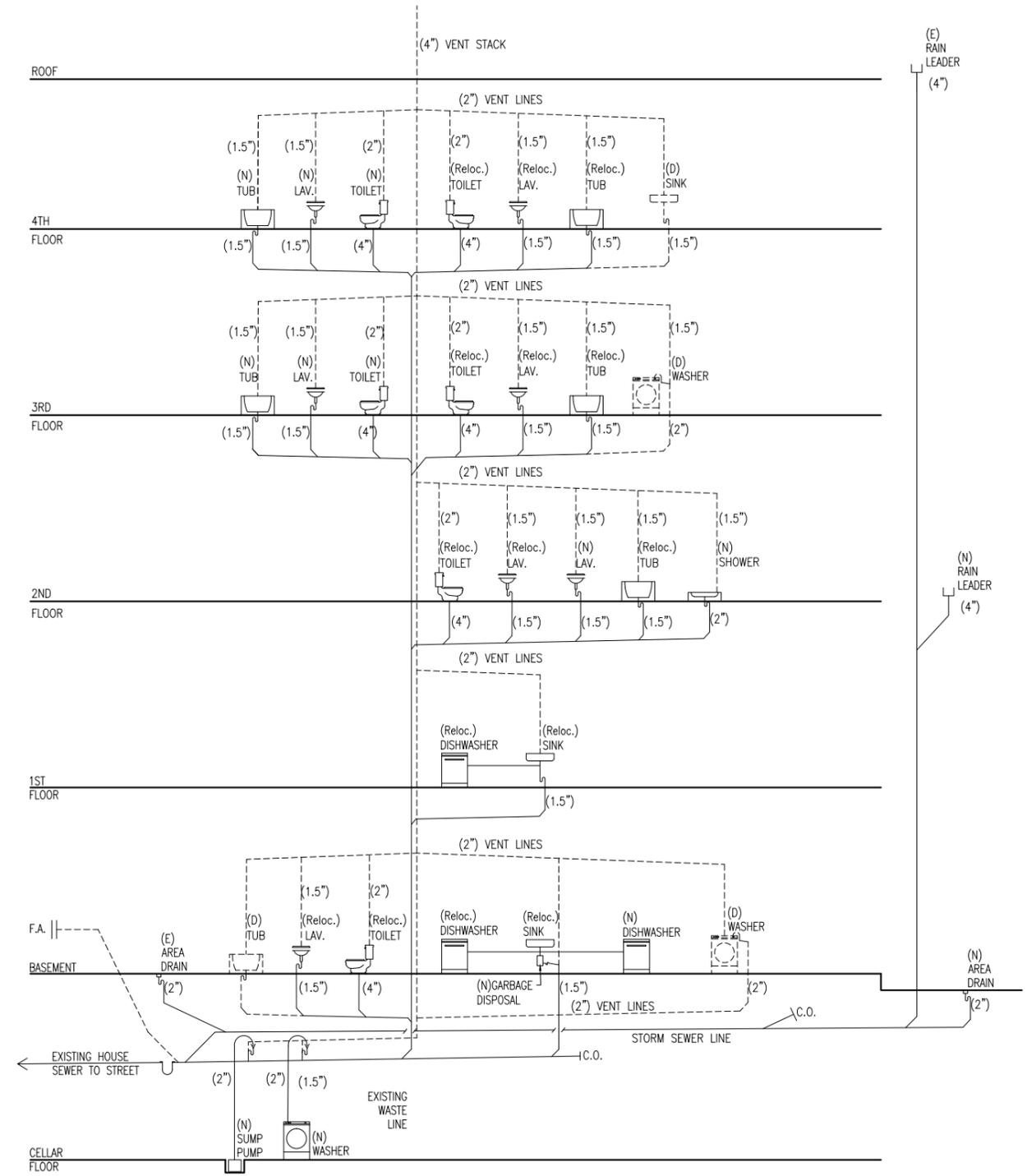


4 PROPOSED ROOF MECHANICAL PLAN
M-101 SCALE: 1/4" = 1'-0"

(3) NEW MITSUBISHI MODEL# PUM-PEONMU/NMU 52-11/16"H x 41-5/16"W x 14-3/16"D 60,000 BTU MEK: 122-06-E SEER: 13 (1 FOR BASEMENT AND CELLAR) (1 FOR FIRST AND SECOND FLOOR) (1 FOR 3RD AND FOURTH FLOOR)



1 GAS RISER DIAGRAM
P-100 NOT TO SCALE



2 WASTE RISER DIAGRAM
P-100 NOT TO SCALE