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March 10, 2015

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

Re: VCP # 15CVCP082X  
E-Designation # 15EH-N308X  
20 Bruckner Boulevard  
Remedial Action Work Plan (RAWP) Stipulation List  
Brinkerhoff Project No. 12BR033

Dear Mr. Chawla:

Brinkerhoff Environmental Services, Inc. hereby submits a Remedial Action Plan (RAWP) Stipulation List for the Site to the New York City Office of Environmental Remediation (OER) on behalf of Bruckner Ventures, 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. If your site contains hazardous waste that will be excavated and disposed of offsite, OER can work with your development team to seek an exemption for your property from the \$130/ton state Hazardous Waste Program Fee. To qualify for an exemption, your site must be enrolled in the city Voluntary Cleanup Program; hazardous waste must result from remedial action set forth in a cleanup plan approved by OER; and OER must oversee the cleanup. It is the applicant's responsibility to notify your OER Project Manager, copying supervising Project Manager and Shaminder Chawla, before hazardous waste is shipped from your site. Unless the Department of Environmental Conservation is notified before waste is shipped from your site, you may not receive an exemption from the fee. The exemption does not cover, and you remain liable for, the Special Assessment on Hazardous Waste (established by ECL§ 27-0923) which charges a fee of up to \$27 per ton for hazardous waste generated that is due at the State Department of Taxation and Finance 30 days after the end of the quarter in which the waste was generated. **Appendix 3** includes additional information about the Exemption for Hazardous Waste Program Fee.
6. Collection and analysis of six (6) end-point samples from the bottom of the excavation to evaluate the performance of the remedy with respect to attainment of Track 4 Soil Cleanup Objectives (SCOs). A map indicating end-point sampling locations is attached in **Appendix 4**. Samples will be analyzed for contaminants of concern (semi-volatile organic compounds and metals).
7. OER requires parties seeking City Brownfield Incentive Grants to carry insurance. For a cleanup grant, both the excavator and the trucking firm(s) that handle removal of soil must carry or be covered under a commercial general liability (CGL) policy that provides \$1 million per claim in coverage. OER recommends that excavators and truckers also carry contractor's pollution liability (CPL) coverage, also providing \$1 million per claim in coverage. The CGL policy, and the CPL policy if obtained, must name the City of New York, the NYC Economic Development Corporation, and Brownfield Redevelopment Solutions as additional insured. For an investigation grant, an environmental consultant must be a qualified vendor in the BIG program and carry \$1 million of professional liability (PL) coverage. A fact sheet regarding insurance is attached as **Appendix 5**.
8. Daily reports will be provided during active excavation work. If no work is performed for extended time period, daily report frequency will be reduced to weekly basis. Daily report template is attached in **Appendix 6**.
9. Architectural drawings which show the depths of excavation are included in **Appendix 7** (specifically A-102.00, A-204.00, and A-205.00). Additional excavation is proposed for the site in the development of retail space #2. As such, RAWP Figures - Proposed Excavation Map, End Point Sample Location Map, and Composite Cover System Map have been revised to reflect the additional excavation area. The revised figures are provided in **Appendix 8**. If any additional excavation is further proposed as part of redevelopment, OER will be informed prior to the removal of such soils and the Composite Cover System will extend to cover these areas.

Sincerely,

Brinkerhoff Environmental Services, Inc.



DOUG HARM, P.G., LSRP  
Vice President

cc: Shana Holberton, William Bollinger, Manny Kanaris, & Luisa Lago

**Appendix 1**  
Generic Procedures for Management of Underground Storage Tanks  
Identified under the NYC VCP

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

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

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

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

Impacted Soil Excavation Methods

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

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

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

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

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

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

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

**Appendix 2**  
NYC VCP Signage



## **NYC Voluntary Cleanup Program**

**20 Bruckner Boulevard**

**Site #: 15CVCP082X**

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

For more information,  
log on to: [www.nyc.gov/oer](http://www.nyc.gov/oer)

Or scan with smart phone:



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

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

## Appendix 3 Hazardous Waste Fee Exemption Fact Sheet



### Exemption from the Hazardous Waste Program Fee

If your site is enrolled in the city Voluntary Cleanup Program and contains hazardous waste that will be excavated and disposed of offsite, OER can work with your development team to exempt your property from the \$130/ton state Hazardous Waste Program fee. This exemption does not cover, and you remain liable for, the Special Assessment on Hazardous Waste (established by ECL§ 27-0923).

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

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

#### Process for obtaining a Hazardous Waste Program Fee exemption:

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

1. OER will prepare a Notice of Potential Generation after a soil test shows a site contains hazardous waste. To prepare this Notice, you must provide your OER project manager with:
  - the site's EPA generator ID number;
  - the date of the soil test confirming hazardous waste;
  - the amount of hazardous waste in tons that you anticipate shipping offsite; and
  - the anticipated dates for the start and completion of remediation.

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

2. After hazardous waste has been removed from the site, OER will distribute a Certification of Hazardous Waste Generation to your project team which when filled out documents how the hazardous waste was managed. Once completed, it must be signed by the generator (or site owner) and the site's Qualified Environmental Professional and returned to your OER project manager with a copy to Shana Holberston [sholbertson@dep.nyc.gov](mailto:sholbertson@dep.nyc.gov) and Mark McIntyre [mmcintyre@cityhall.nyc.gov](mailto:mmcintyre@cityhall.nyc.gov).

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

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

#### For further information, please contact:

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

or

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

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

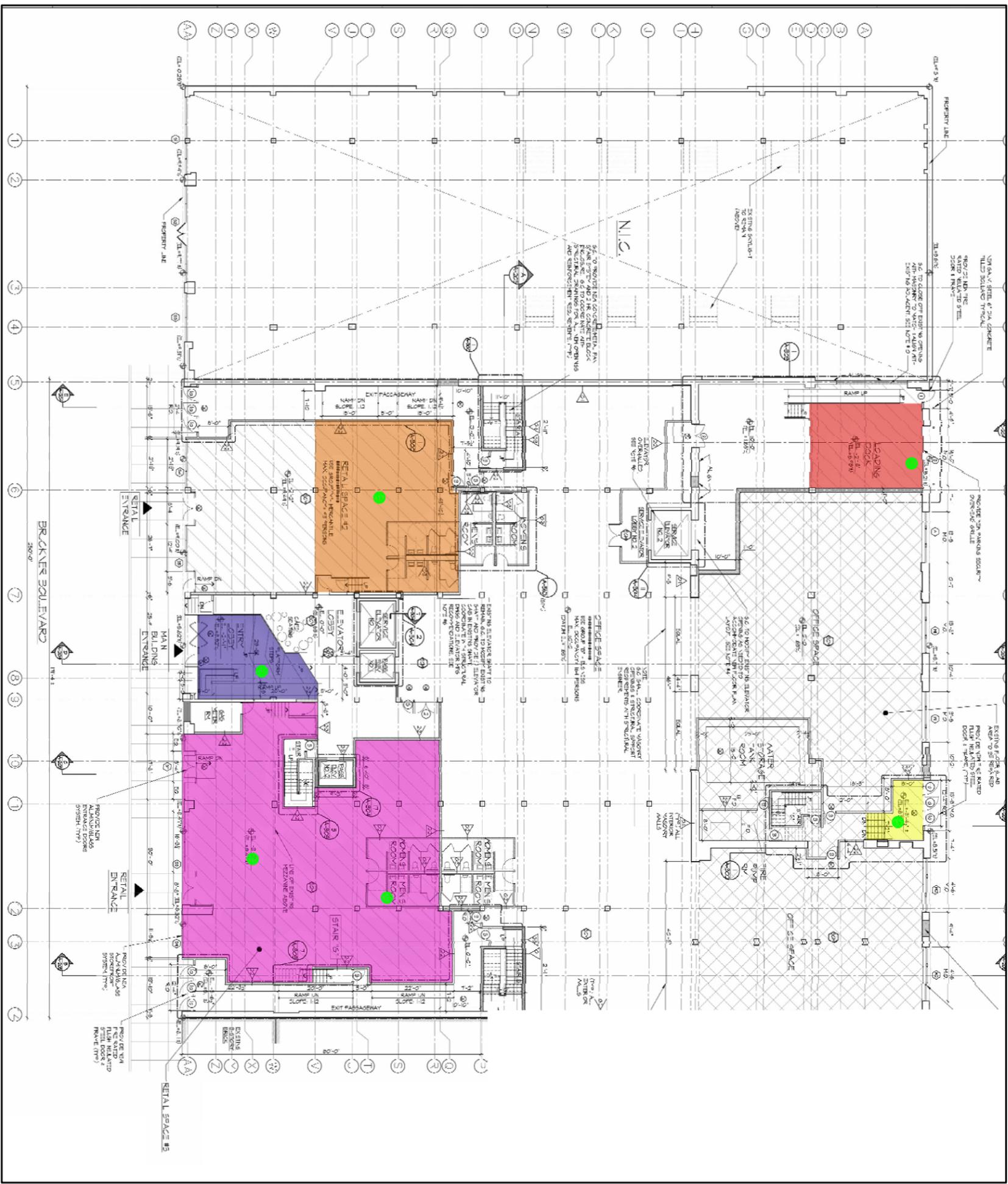


Ongoing Obligations:

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

- File a Hazardous Waste Annual Report with DEC by March 1 of each year if your site generated 15 tons of hazardous waste or more in the relevant calendar year. For details, see <http://www.dec.ny.gov/chemical/8770.html> To set forth the basis for an exemption from the Hazardous Waste Program Fee, put an X in the Exempt Remedial box in Box H of Section 1 of the Waste Generation and Management (GM) form and in the Comments Box (at the bottom of the form) include "New York City Voluntary Cleanup Program, VCP Site Number \_\_\_\_\_"; and
- Make quarterly payments of the Special Assessment on Hazardous Waste to the state Department of Taxation and Finance. For details see: <http://www.tax.ny.gov/bus/haz/hzrdwste.htm>

**Appendix 4**  
End-Point Sampling Map



0' 15' 30'  
SCALE: 1" = 30'

**LEGEND**

● - PROPOSED ENDPOINT SAMPLE LOCATION

COLOR GROUP	ROOM DESIGNATION	EXCAVATION DEPTH
Blue	ENTRY LOBBY	2-1"
Pink	RETAIL SPACE #1	3-2"
Orange	RETAIL SPACE #2	2-2"
Red	LOADING DOCK	2-8"
Yellow	ENTRANCE	3-4 1/2"

**BRINKERHOFF**  
ENVIRONMENTAL SERVICES, INC.

FIGURE 5 - END POINT SAMPLE LOCATION MAP

20 BRUCKNER BOULEVARD  
BLOCK 2308, LOT 5  
BRONX, NEW YORK

DATE: 3/10/15      JOB NO.: 12BR033      SCALE: 1" = 30'

**Appendix 5**  
BIG Program Insurance Fact Sheet



**NYC** Office of Environmental Remediation



**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.

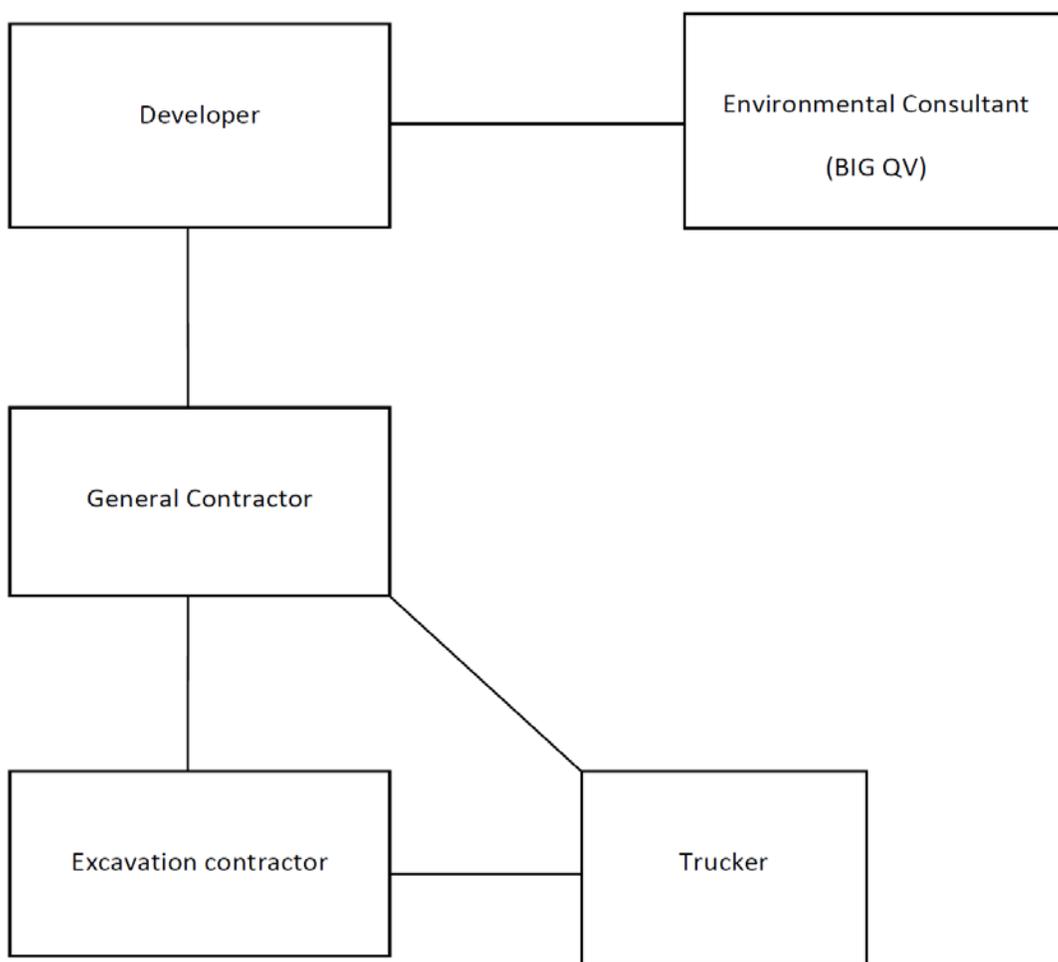
- Its environmental consultant(s) hired to oversee the cleanup must be:
  - a. a BIG Qualified Vendor; and
  - b. maintain Professional Liability (PL) insurance of \$1M per claim and annual aggregate.

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

**Appendix 6**  
Daily Report Template

## Generic Template for Daily Status Report

### Instructions

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

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

### Daily Status Reports

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

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

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

# DAILY STATUS REPORT

Prepared By: Enter Your Name Here

WEATHER	Snow	Rain	Overcast	Partly Cloudy	<input checked="" type="checkbox"/>	Bright Sun
TEMP.	< 32	32-50	50-70	<input checked="" type="checkbox"/>	70-85	>85

VCP Project No.:	14CVCP000M	E-Number Project No.:	14EHAN000M	Date:	01/01/2014
Project Name:	Name or Address				

Consultant: Person(s) Name and Company Name	Safety Officer: Person(s) Name and Company Name
General Contractor: Person(s) Name and Company Name	Site Manager/ Supervisor: Person(s) Name and Company Name

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

Working In Grid #: A1, B1, C1

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

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

Problems Encountered:  
No problems encountered or provide details

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

Example:

Facility # Name/ Location Type of Waste Solid <u>Or</u> Liquid	Facility # Name Location Type of Waste Solid <u>Or</u> Liquid		##### Clean Earth Carteret, NJ petroleum soils Solid							
	Trucks	Cu. Yds. <u>Or</u> Gallons	Trucks	Cu. Yds.						
<b>Today</b>									5	120
<b>Total</b>									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**  
Excavation Drawings

# PROPOSED REPAIR AND RENOVATION FOR: 20 BRUCKNER BOULEVARD BRONX, NEW YORK

**OWNER/DEVELOPER:**  
**BRUCKNER VENTURES, LLC.**  
905 KINGS HIGHWAY NORTH  
CHERRY HILL NEW JERSEY 08034  
TEL: (856) 667-6440

**OWNER/DEVELOPER:**  
**G.D.I. CONSTRUCTION, INC.**  
15 VERBENA AVENUE  
FLORAL PARK, NEW YORK 11001  
TEL:

**ARCHITECT:**  
**AUFANGANG SUBOTOVSKY ARCHITECTURE & PLANNING  
ARCHITECTS, LLC.**  
49 N. AIRMONT RD, SUFFERN NY 10901  
TEL: 845-368-0004 FAX: 845-368-0005

**STRUCTURAL ENGINEER:**  
**BROOKER ENGINEERING, PLLC**  
76 LAFAYETTE AVENUE, SUFFERN, NY 10901  
TEL: 845-357-4411 FAX: (845) 357-1896

**MECHANICAL ENGINEER:**  
**ETTINGER ENGINEERING ASSOCIATES**  
505 EIGHTH AVENUE-24TH FLOOR  
NEW YORK N.Y. 10010  
TEL: (212)244-2410 FAX: (212)643-1406



**VICINITY MAP**  
NOT TO SCALE

## DRAWING INDEX:

### ARCHITECTURAL:

T-001.00	COVER SHEET
Z-001.00	ZONING ANALYSIS
C-001.00	CIVIL SURVEY
C-100.00	SCHEMATIC SITE PLAN
G-001.00	GENERAL NOTES
G-002.00	ACCESSIBILITY DIAGRAMS
G-003.00	EGRESS PLANS AND CALCULATIONS
G-004.00	EGRESS PLANS AND CALCULATIONS
D-001.00	DEMOLITION PLANS CELLAR AND FIRST FLOOR
D-002.00	DEMOLITION PLANS SECOND & THIRD FLOOR
D-003.00	DEMOLITION PLANS FOURTH & PENTHOUSE
D-004.00	DEMOLITION PLANS UPPER PENTHOUSE AND ROOFS
A-101.00	CELLAR FLOOR PLAN
A-102.00	FIRST FLOOR PLAN
A-103.00	SECOND FLOOR PLAN
A-104.00	THIRD FLOOR PLAN
A-105.00	FOURTH FLOOR PLAN
A-106.00	PENTHOUSE / UPPER PENTHOUSE FLOOR PLANS
A-107.00	ROOF PLAN, STAIR BULKHEAD & STAIR BULKHEAD ROOF PLANS
A-200.00	EXTERIOR ELEVATIONS
A-201.00	EXTERIOR ELEVATIONS
A-202.00	EXTERIOR ELEVATIONS
A-203.00	BUILDING CROSS SECTIONS
A-204.00	BUILDING CROSS SECTIONS
A-205.00	BUILDING CROSS SECTIONS
A-300.00	STAIR A ENLARGED STAIR PLANS AND SECTION
A-301.00	STAIR B ENLARGED STAIR PLANS AND SECTION
A-302.00	STAIR C & D ENLARGED STAIR PLANS, STAIR C SECTIONS
A-303.00	RAMP STAIR SYSTEM AND MISCELLANEOUS STAIR DETAILS
A-304.00	ENLARGED ELEVATOR PLANS AND DETAILS
A-400.00	EXTERIOR DETAILS AND TYPICAL WALL SECTION
A-510.00	BATHROOM PLANS & ELEVATIONS
A-600.00	STORE FRONT SCHEDULE & FINISH SCHEDULE
A-601.00	WINDOW & DOOR SCHEDULES

### STRUCTURAL:

S-001.00	CELLAR FLOOR PLAN
S-002.00	FIRST FLOOR PLAN
S-003.00	SECOND FLOOR PLAN / FIRST FLOOR FRAMING PLAN
S-004.00	THIRD FLOOR PLAN / SECOND FLOOR FRAMING PLAN
S-005.00	FOURTH FLOOR PLAN / THIRD FLOOR FRAMING PLAN
S-006.00	ROOF AND PENTHOUSE PLAN / FOURTH FLOOR FRAMING PLAN
S-007.00	UPPER PENTHOUSE FLOOR PLAN/UPPER PENTHOUSE ROOF PLAN
S-008.00	EXTERIOR REPAIRS FRONT ELEVATION
S-101.00	EXISTING MEMBER BRACE DETAILS
S-102.00	DETAILS
S-103.00	DETAILS
S-104.00	PARAPET DETAILS
S-105.00	PARAPET DETAILS
S-106.00	DETAILS
S-107.00	SECTIONS THROUGH FOURTH FLOOR

### ENERGY CODE COMPLIANCE:

EN-001.00	ENERGY CONSERVATION ANALYSIS AND NOTES
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### MECHANICAL:

M-001.00	H.V.A.C. SCHEDULES
M-002.00	H.V.A.C. SCHEDULES
M-101.00	H.V.A.C. CELLAR PLAN
M-102.00	H.V.A.C. FIRST FLOOR PLAN
M-103.00	H.V.A.C. SECOND FLOOR PLAN
M-104.00	H.V.A.C. THIRD FLOOR PLAN
M-105.00	H.V.A.C. FOURTH FLOOR PLAN
M-106.00	H.V.A.C. PENTHOUSE AND ROOF PLAN
M-107.00	H.V.A.C. ROOF FLOOR PLAN
M-400.00	H.V.A.C. DETAILS
M-401.00	H.V.A.C. DETAILS

### PLUMBING:

P-001.00	PLUMBING LEAD SHEET
P-100.00	PLUMBING CELLAR (UNDERGROUND) FLOOR PLAN
P-101.00	PLUMBING 1ST FLOOR PLAN
P-102.00	PLUMBING 2ND FLOOR PLAN
P-103.00	PLUMBING 3RD FLOOR PLAN
P-104.00	PLUMBING 4TH FLOOR PLAN
P-105.00	PLUMBING PENTHOUSE ROOF & MAIN ROOF PLAN
P-106.00	PLUMBING ROOF FLOOR PLAN
P-200.00	PLUMBING DOMESTIC WATER, SANITARY, GAS & STORM RISER DIAGRAM

### SPRINKLER:

SP-001.00	SPRINKLER LEAD SHEET
SP-100.00	SPRINKLER CELLAR (UNDERGROUND) FLOOR PLAN
SP-101.00	SPRINKLER 1ST FLOOR PLAN
SP-102.00	SPRINKLER 2ND FLOOR PLAN
SP-103.00	SPRINKLER 3RD FLOOR PLAN
SP-104.00	SPRINKLER 4TH FLOOR PLAN
SP-105.00	SPRINKLER PENTHOUSE ROOF & MAIN ROOF PLAN
SP-106.00	SPRINKLER ROOF FLOOR PLAN
SP-200.00	SPRINKLER RISER DIAGRAM
TSP-400.00	TEMPORARY STANDPIPE SYSTEM

### FIRE ALARM:

FA-101.00	FIRE ALARM 1ST FLOOR PLAN
FA-102.00	FIRE ALARM 2ND FLOOR PLAN
FA-103.00	FIRE ALARM 3RD FLOOR PLAN
FA-104.00	FIRE ALARM 4TH FLOOR PLAN
FA-105.00	FIRE ALARM PENTHOUSE ROOF & MAIN ROOF PLAN
FA-106.00	FIRE ALARM ROOF FLOOR PLAN
FA-200.00	FIRE ALARM RISER DIAGRAM

\* DENOTES DRAWINGS NOT INCLUDED IN SUBMISSION

### GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE INITIATION OF ANY NEW CONSTRUCTION WORK. PERFORM ALL REMOVAL WORK FOR EXTENT SHOWN ON DRAWINGS AND AS REQUIRED TO COMPLETE NEW WORK. WHERE REQUIRED, PROVIDE ALL TEMPORARY SHORING INSTALLATION AS REQUIRED.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH AGENCIES HAVING JURISDICTION.
- ALL WORK TO BE PERFORMED ON THIS PROJECT SHALL BE IN A WORKMAN-LIKE MANNER.
- CONTRACTOR IS TO OBTAIN ALL REQUIRED PERMITS PRIOR TO THE START OF THE WORK.
- ALL DEBRIS ON THE PROPERTY DUE TO THE NEW CONSTRUCTION SHALL BE REMOVED.
- DEMOLITION: DEMOLISH ALL WORK AS SHOWN ON THE DRAWINGS. REMOVE ALL DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF ELSEWHERE. NOTE: CARE SHALL BE EXERCISED TO PROTECT AREAS TO REMAIN.
- ALL NEW WORK SHALL BE FINISHED COMPLETE. ALL GYPSUM BOARD SURFACES TO BE PAINTED.
- ALL AREAS TO BE PAINTED, SEE FINISH SCHEDULE.

### PAINT SCHEDULE:

- INTERIOR PAINT SYSTEMS:**
- CONCRETE**  
(1) SEMI-GLOSS FINISH  
1ST COAT - LATEX WALL PRIMER  
2ND COAT - ENAMEL UNDERCOAT  
3RD COAT - SEMI-GLOSS ALKYD ENAMEL
  - INTERIOR CONCRETE FLOORING**  
(1) GLOSS FINISH  
1ST COAT - POLYAMIDE/EPoxy PAINT  
2ND COAT - POLYAMIDE/EPoxy PAINT
  - CONCRETE MASONRY UNITS**  
(1) GLOSS FINISH  
1ST COAT - SURFACE BLOCK FILLER (APPLY FILLER TO ENSURE FILLED PORES)  
2ND COAT - LATEX PRIMER SEALER  
3RD & 4TH COATS - ALKYD GLOSS ENAMEL EACH COAT
  - GYPSUM DRYWALL (WALLS AND CEILINGS)**  
(1) SEMI-GLOSS FINISH  
1ST COAT - LATEX PRIMER SEALER  
2ND COAT - LATEX SEMI-GLOSS ENAMEL  
3RD COAT - LATEX SEMI-GLOSS ENAMEL
- ALL DOORS AND FRAMES SHALL BE PAINTED. SEE FINISH SCHEDULE.
  - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES ON ALL ITEMS SPECIFIED ON THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASING AND INSTALLATION.
  - CONTRACTOR WILL BE FULLY RESPONSIBLE FOR ALL COORDINATION AND LAYOUT OF ITS WORK. ALL SURVEY WORK REQUIRED FOR CONTRACTOR'S WORK IS THE RESPONSIBILITY OF THIS CONTRACTOR.
  - CONTRACTOR SHALL INCLUDE ALL PERMITS, LICENSES, CERTIFICATES, U.L. LABELS, GUARANTEES, TESTS, TEST REPORTS, COORDINATING AND SCHEDULING INSPECTIONS, APPLICATIONS AND NECESSARY FEES PURSUANT TO SPECIFICATIONS, CODES AND GOVERNMENTAL AGENCY HAVING JURISDICTION WHICH ARE REQUIRED TO PERFORM CONTRACTOR'S WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND REPAIRS ASSOCIATED WITH NEW ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE PROTECTION WORK, ETC. THE CONTRACTOR SHALL RESTORE ALL AFFECTED/DISTURBED AREAS TO ITS ORIGINAL CONDITION AFTER NEW WORK IS COMPLETED.
  - COLOR FOR ALL NEW MATERIALS AND FINISHES SHALL BE AS SELECTED BY ARCHITECT/OWNER.

11-21-14 ISSUED FOR BID  
09-12-13 ISSUED TO D.O.B. FOR REVIEW AND COMMENT

**asap** **Aufgang + Subotovsky  
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49 North Airmont Road, Suffern, NY 10901 tel: 845.368.0004 fax: 800.772.8304  
www.asaparchitecture.com

PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

### COVER SHEET

	DATE:	08-07-13
	PROJECT NO.:	1215
	DRAWN BY:	NJB
	CHECKED BY:	ERV
	DRAWING NO.:	<b>T-001.00</b>
SCALE: AS NOTED		SHEET NO: 1 of 15
NYC DOB NUMBER:		XXXXXX

**20 Bruckner Boulevard**

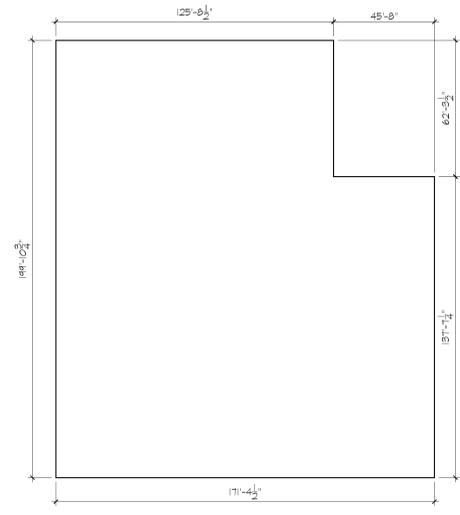
Block: 2308  
 Lot: 5  
 Zone: MX-1 Special Mixed Use District (M1-5/R8A)  
 Zoning Map 6A

	PERMITTED/REQUIRED	PROPOSED	REMARKS	RES.
<b>Use Group 6</b>				
<b>Lot Area</b>	49999.00 Existing	49,999.00 Sq.Ft	OK	23-2;
<b>Lot Coverage</b>	49,931.51 Existing	49,931.51 Sq.Ft.	OK	123-64(d
<b>Floor Area Ratio</b>	5.00 Max.	2.72	OK	123-64/43-1;
<b>Gross Floor Area</b>	249,995.00 Sq. Ft. Max.	135,965.88 Sq. Ft.	OK	123-64/43-1;
<b>Heights</b>				
Bruckner Blvd.	Min. Base Ht. 60'-0" Max. Base Ht. 85'-0" Max. Building Ht. 120'-0"	24'-0 3/4" 75'-7 3/4" 120'-0"	Existing Non-conforming OK OK	123-662 Table E 123-662 Table E 123-662 Table E
East 132nd St.	Min. Base Ht. 60'-0" Max. Base Ht. 85'-0" Max. Building Ht. 120'-0"	24'-0 3/4" 92'-1 1/2" 120'-0"	Existing Non-conforming Ex Non-Conf. OK	123-662 Table E 123-662 Table E 123-662 Table E
<b>Yard Regulations</b>				
Front Side	None Req'd	None	OK	123-65;
Rear	None Req'd	None	OK	123-65;
Initial Setback Ht.	Wide Street 10'-0" MIN Narrow Street 15'-0" MIN	Wide Street 136'-5" Narrow Street 0'0"	Ex Non-Conf.	123-66;

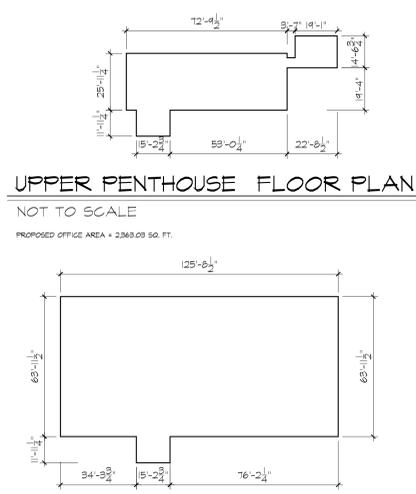
	PERMITTED/REQUIRED	PROPOSED	REMARKS	RES.
<b>Parking</b>				
<b>Retail Space</b>	None Required	Not Req'd	OK	44-2;
<b>Office Space</b>	None Required	Not Req'd	OK	44-2;
<b>TOTAL</b>	None Required	Not Req'd	OK	44-2;
<b>Bicycle Parking</b>				
Retail Space	5 spaces Required	5 spaces Provided	OK	44-6;
1 space /10,000 s.f.	75 s.f. Required	75 s.f. Provided	OK	44-6;
<b>TOTAL</b>	5 spaces Required	5 spaces Provided	OK	44-6;

AVERAGE GRADE / BASE PLANE CALCULATION		20 BRUCKNER BOULEVARD - BRONX, NY	
EL:		AVG. EL:	
7.11	+ 7.00 = 14.11 / 2 = 7.06	X	50.00 = 352.7'
7.00	+ 7.20 = 14.20 / 2 = 7.10	X	50.00 = 355.0'
7.20	+ 6.70 = 13.90 / 2 = 6.95	X	50.00 = 347.5'
6.70	+ 7.10 = 13.80 / 2 = 6.90	X	50.00 = 345.0'
7.10	+ 7.20 = 14.30 / 2 = 7.15	X	50.00 = 357.5'
8.77	+ 8.43 = 17.20 / 2 = 8.60	X	25.00 = 215.0'
8.43	+ 8.26 = 16.69 / 2 = 8.35	X	25.00 = 208.6'
8.26	+ 8.00 = 16.26 / 2 = 8.13	X	25.00 = 203.2'
8.00	+ 7.68 = 15.68 / 2 = 7.84	X	25.00 = 196.0'
7.68	+ 7.49 = 15.17 / 2 = 7.59	X	25.00 = 189.6'
7.49	+ 7.31 = 14.80 / 2 = 7.40	X	25.00 = 185.0'
7.31	+ 7.19 = 14.50 / 2 = 7.25	X	25.00 = 181.2'
7.19	+ 6.96 = 14.15 / 2 = 7.08	X	25.00 = 176.8'
6.96	+ 6.81 = 13.77 / 2 = 6.89	X	25.00 = 172.1'
6.81	+ 6.60 = 13.41 / 2 = 6.71	X	25.00 = 167.6'
<b>TOTAL:</b>			<b>500.00</b>   <b>3,653.1'</b>

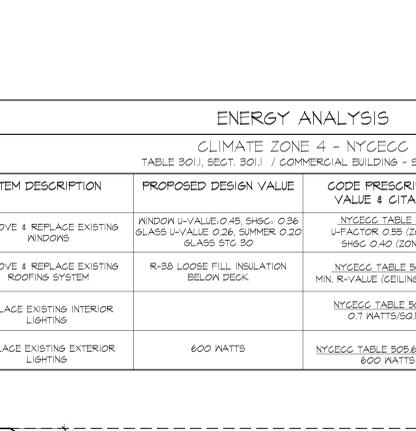
BASE PLANE ELEV. = 3653.12 / 500 = 7.3



**FOURTH FLOOR PLAN**  
 NOT TO SCALE  
 PROPOSED OFFICE AREA = 31,404.10 SQ. FT.

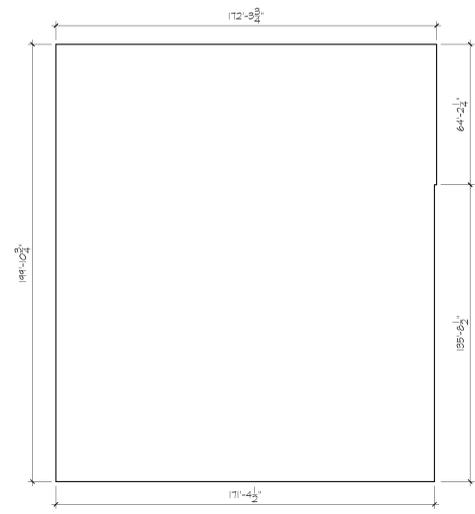


**UPPER PENTHOUSE FLOOR PLAN**  
 NOT TO SCALE  
 PROPOSED OFFICE AREA = 2,363.00 SQ. FT.

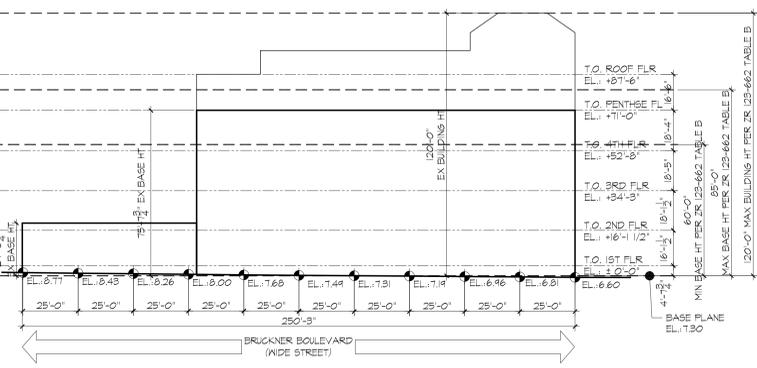
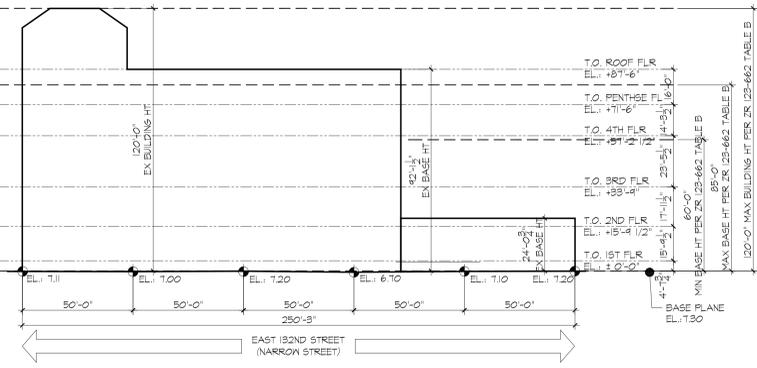


**PENTHOUSE FLOOR PLAN**  
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 PROPOSED OFFICE AREA = 8,521.10 SQ. FT.

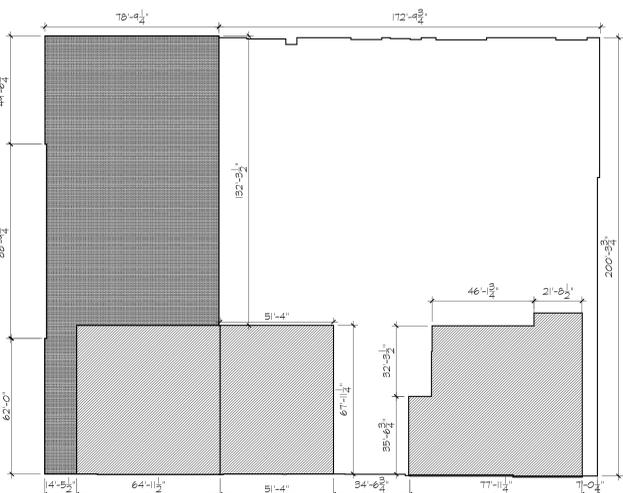
ENERGY ANALYSIS			
CLIMATE ZONE 4 - NYCEC			
TABLE 301.1, SECT. 301.1 / COMMERCIAL BUILDING - SECT. 202			
ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE & CITATION	SUPPORTING DOCUMENTATION
REMOVE & REPLACE EXISTING WINDOWS	WINDOW U-VALUE 0.45, SHGC 0.36 GLASS U-VALUE 0.26, SUMMER 0.20 GLASS STC 30	NYCEC TABLE 502.3 U-FACTOR 0.35 (ZONE 4) SHGC 0.40 (ZONE 4)	DWG: A-600
REMOVE & REPLACE EXISTING ROOFING SYSTEM	R-38 LOOSE FILL INSULATION BELOW DECK	NYCEC TABLE 502.2(1) MIN. R-VALUE (CEILING) = R-20	DWG: A-101
REPLACE EXISTING INTERIOR LIGHTING		NYCEC TABLE 509.5.2 0.7 WATTS/SQ.FT.	T.B.D.
REPLACE EXISTING EXTERIOR LIGHTING	600 WATTS	NYCEC TABLE 509.6.2(1) & (2) 600 WATTS	DWG: A-200-202



**TYPICAL 2ND & 3RD FLOOR PLAN**  
 NOT TO SCALE  
 PROPOSED OFFICE AREA = 34,938.61 SQ. FT.  
 X 2 FLOORS = 69,877.22 SQ. FT.



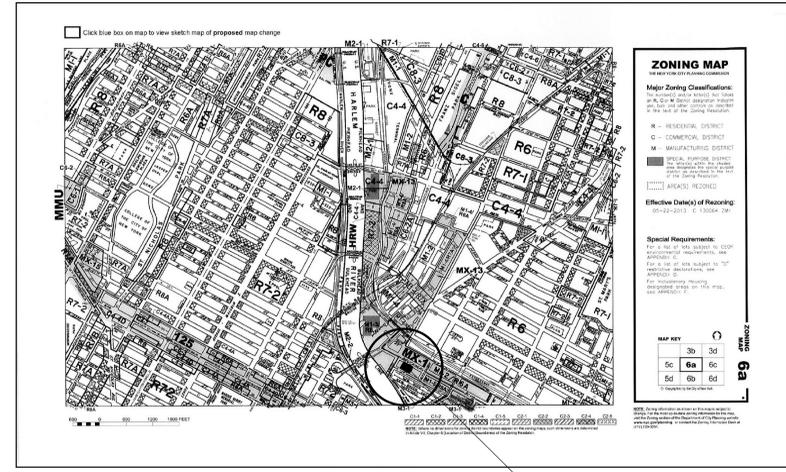
**HEIGHT DIAGRAM**  
 NOT TO SCALE



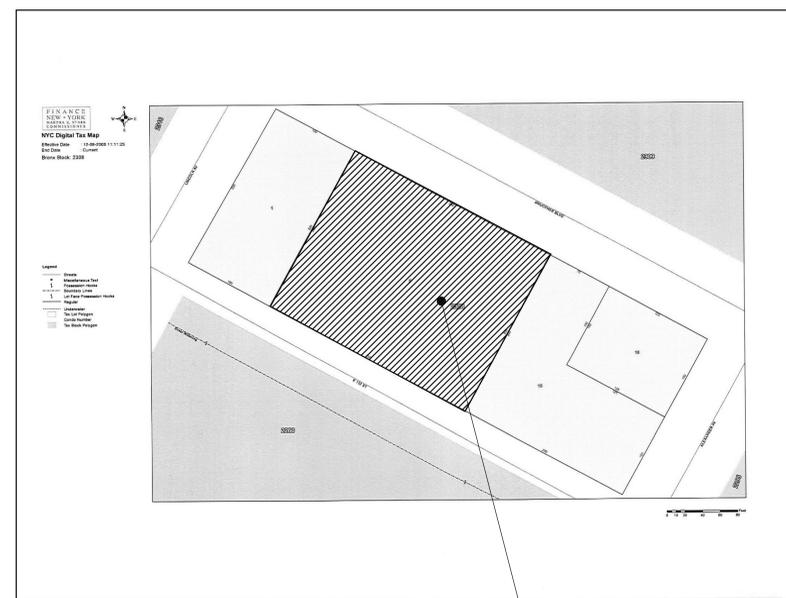
**FIRST FLOOR PLAN**  
 NOT TO SCALE  
 PROPOSED RETAIL GROSS FLOOR AREA = 31,515.56 SQ. FT.  
 PROPOSED OFFICE AREA = 147,748.80 SQ. FT.  
 PROPOSED PARKING AREA = 1,408.36 SQ. FT.



**AERIAL MAP**  
 NOT TO SCALE



**ZONING MAP**  
 NOT TO SCALE



**TAX MAP**  
 NOT TO SCALE

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11-21-14 ISSUED FOR BID  
 10-13-14 ISSUED TO D.O.B. FOR REVIEW AND COMMENT  
 09-12-13 ISSUED TO D.O.B. FOR REVIEW AND COMMENT  
 DATE REVISIONS

**asap** Aufgang + Subotovsky  
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 PLLC  
 48 North Almont Road, Suffern, NY 10901 tel: 845.368.0004 fax: 800.772.8304  
 www.asaparchitecture.com

PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
 BRONX, NEW YORK

**ZONING ANALYSIS**

DATE: 08-16-13  
 PROJECT NO: 1215  
 DRAWN BY: NJB/ERV  
 CHECKED BY: ERV  
 DRAWING NO: **Z-001.01**  
 SCALE: AS NOTED | SHEET NO: 2 | 1  
 NYC DOB NUMBER: XXXXXXXX



← PROPOSED ONE WAY DRIVEWAY ←  
(TO BE FILED SEPARATE APPLICATION)

PARKING EXIT

EAST 132ND STREET  
250.00'

BUILDING EGRESS

EXISTING ADJACENT  
5-STORY BRICK  
BUILDING

EXISTING 5-STORY  
+ CELLAR BRICK  
BUILDING

EXISTING ADJACENT  
3-STORY BRICK  
BUILDING

EXISTING ADJACENT  
4-STORY BRICK  
BUILDING

200.00'

EXISTING 3-STORY  
BRICK BUILDING

EXISTING 4-STORY  
+ CELLAR BRICK  
BUILDING

EXISTING ADJACENT  
1-STORY BRICK  
BUILDING

200.00'

LINCOLN AVENUE  
(100' WIDE)

EXISTING ADJACENT  
5-STORY BRICK  
BUILDING

EXISTING ADJACENT  
3-STORY BRICK  
BUILDING

PARKING ENTRY

COMMERCIAL ENTRY

COMMERCIAL ENTRY

250.00'

BUILDING ENTRANCE

COMMERCIAL ENTRY

COMMERCIAL ENTRY

G.C. TO PROVIDE CURB CUT DRIVEWAY

←  
BRUCKNER BOULEVARD  
(100' WIDE)  
→

SCHEMATIC SITE PLAN  
SCALE: 3/32" = 1'-0"



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09-12-13 ISSUED TO D.O.B. FOR REVIEW AND COMMENT  
DATE REVISIONS

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PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

SCHEMATIC SITE PLAN

DATE: 08-24-13  
PROJECT NO: 1215  
DRAWN BY: C.JV  
CHECKED BY: ERV  
DRAWING NO: **C-001.00**

SCALE: AS NOTED | SHEET NO: 3  
NYC DOB NUMBER: XXXXXXXX



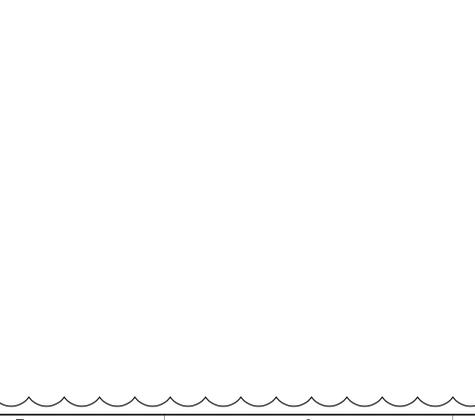
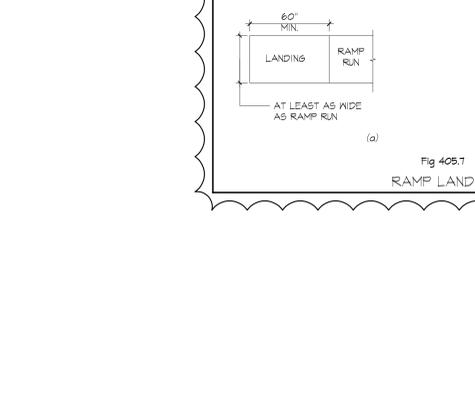
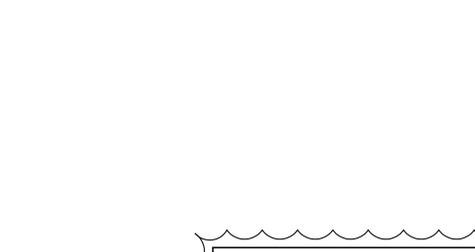
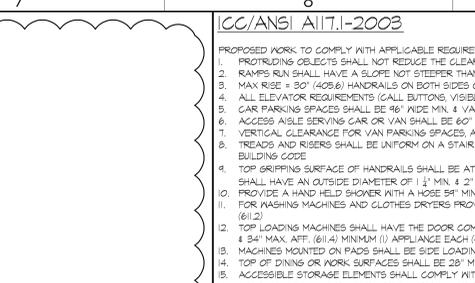
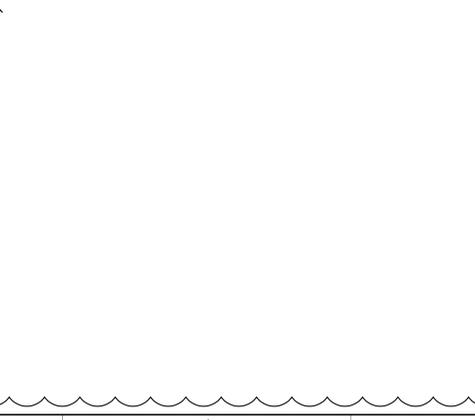
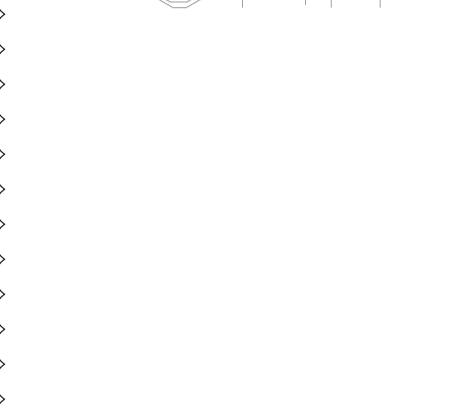
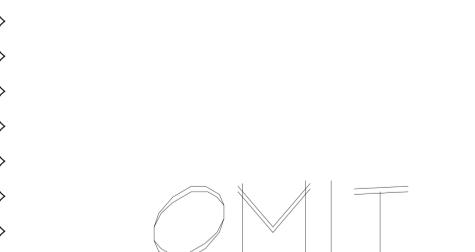
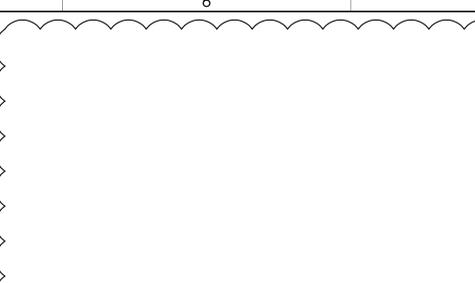
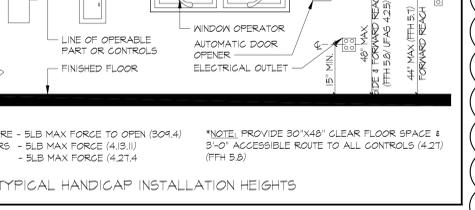
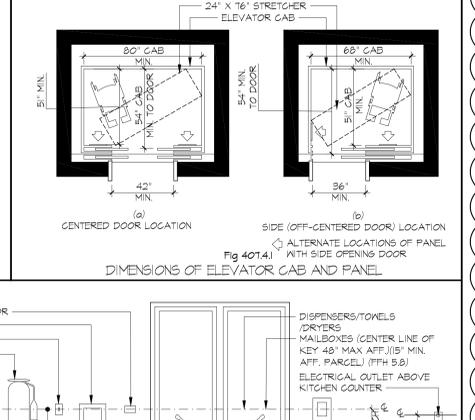
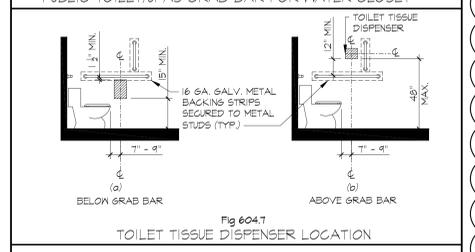
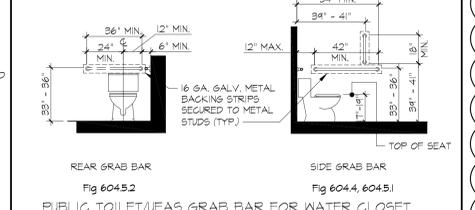
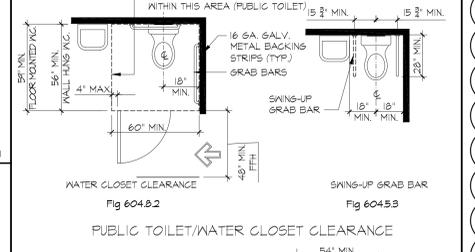
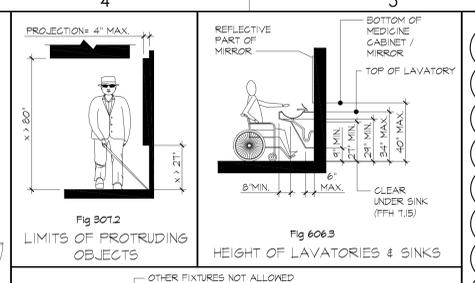
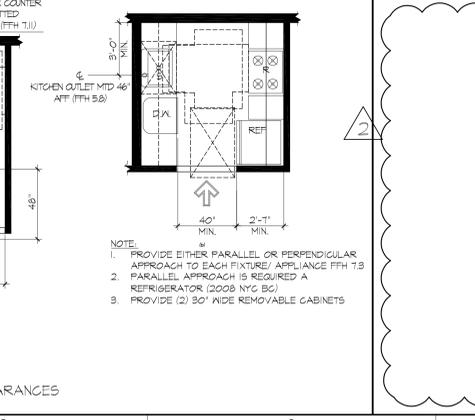
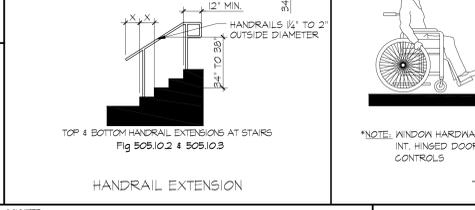
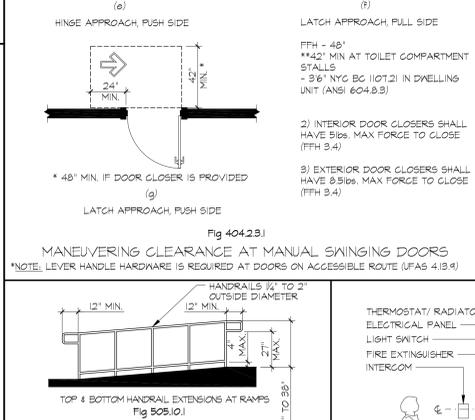
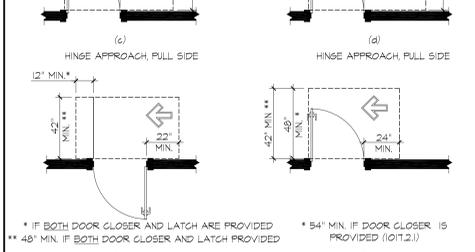
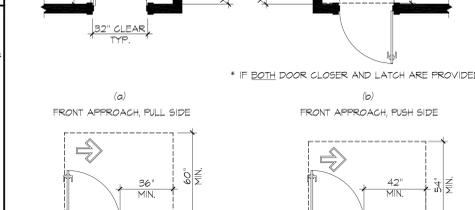
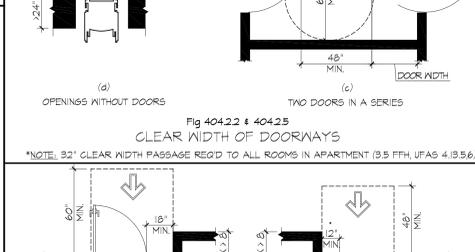
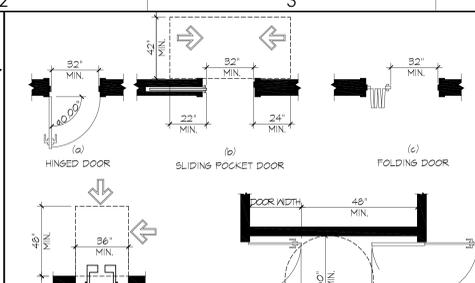
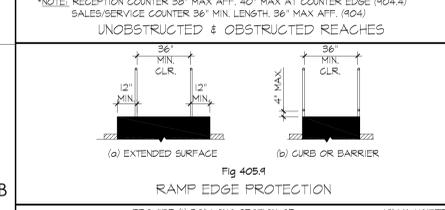
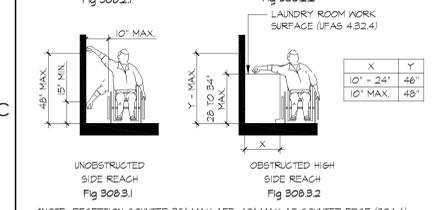
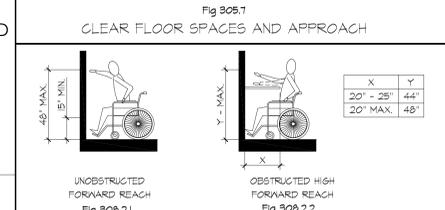
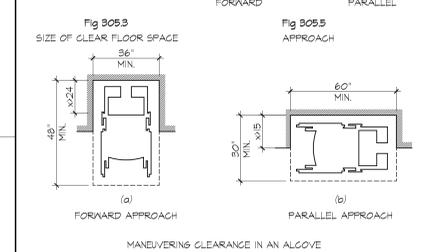
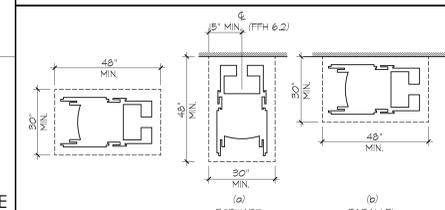
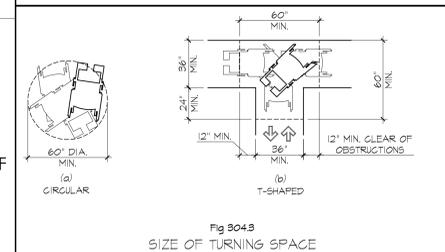
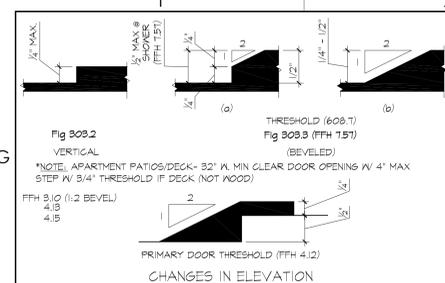
1	2	3	4	5	6	7	8	9	10
<b>ABBREVIATIONS:</b>									
#	AND	K	KITCHENETTE						
#	AT	KIT	KITCHEN						
AB	ANCHOR BOLT	KO	KNOCKOUT						
AC	AIR CONDITIONING	L	LONGLENGTH						
ACU	ACQUISITION TILE	LAM	LAMINATED						
ADJ	AIR CONDITIONING UNIT	LAVATORY	LAVATORY						
ADJ	ADJACENT/ADJOINING	LB(S)	LOAD(S)						
ADJUST	ADJUSTABLE	LF(S)	LINEAR FEET						
AGF	ABOVE FINISH FLOOR	LL	LIVE LOAD						
AGG	AGGREGATE	LP	LOW POINT						
AHJ	AIR HANDLING UNIT	LP	LOW POINT						
ALT	ALTERNATE	MACH	MACHINE						
ALUM	ALUMINUM	MANUF	MANUFACTURER						
APPROX	APPROXIMATE	MAX	MAXIMUM						
ARCH	ARCHITECTURAL	MECH	MECHANICAL						
AUTO	AUTOMATIC	MECH & EL	MECHANICAL, ELECTRICAL & PLUMBING						
AVE	AVERAGE	MEM	MEMBERANE						
AVG	AVERAGE	MEZ	MEZZANINE						
BD	BOARD	MH	MANHOLE						
BLDG	BUILDING	MIN	MINIMUM						
BLK	BLOCKING	MISG	MISCELLANEOUS						
BM	BEAM	MO	MOUNTED						
BTM	BOTTOM	MTD	MENTIONED						
BRG	BEARING	N	NORTH						
BTN	BETWEEN	NOT	NOT IN CONTRACT						
CC	CUBIC CENTIMETER	NOM	NOMINAL						
C/C	CENTER TO CENTER	NS	NOT TO SCALE						
CEM	CEMENT	OC	ON CENTER(S)						
CFM	CUBIC FEET PER MINUTE	OD	OUTSIDE DIAMETER						
CJ	CONTROL JOINT (SEE EXP JT)	OPNS	OPENING						
CL	CEILING	OPNS	OPENING						
CL	CLOSET	OS	ON SITE						
CLR	CLEAR/CLEARANCE	OS	ON SITE						
CMU	CONCRETE MASONRY UNIT	OS	ON SITE						
CONC	CONCRETE	OS	ON SITE						
CONN	CONNECTION	OS	ON SITE						
CONSTR	CONSTRUCTION	OS	ON SITE						
CONT	CONTINUOUS	OS	ON SITE						
CORR	CORRODOR	OS	ON SITE						
CPT	CARPET	OS	ON SITE						
CT	CERAMIC TILE	OS	ON SITE						
GA	GAL WATER	OS	ON SITE						
DF	DRINKING FOUNTAIN (SEE DVC)	OS	ON SITE						
DIA	DIAMETER	OS	ON SITE						
DIM	DIMENSION	OS	ON SITE						
DL	DEAD LOAD	OS	ON SITE						
DN	DOWN	OS	ON SITE						
DTL	DETAIL	OS	ON SITE						
DWS	DRAWINGS	OS	ON SITE						
E	EAST	OS	ON SITE						
EACH	EACH	OS	ON SITE						
EB	EXPANSION BOLT (SEE AB)	OS	ON SITE						
EIS	EXTERIOR INSULATED FINISH SYSTEM	OS	ON SITE						
EJ	EXPANSION JOINT (SEE CJ)	OS	ON SITE						
ELEC	ELECTRICAL/ELECTRIC	OS	ON SITE						
ELEV	ELEVATOR	OS	ON SITE						
EMER	EMERGENCY	OS	ON SITE						
ENCL	ENCLOSURE/ENCLOSED	OS	ON SITE						
ENR	ENGINEER	OS	ON SITE						
ENR	ENTRANCE	OS	ON SITE						
EQ	EQUIPMENT	OS	ON SITE						
EQP	EQUIPMENT	OS	ON SITE						
EXIST	EXISTING	OS	ON SITE						
EXH	EXHAUST	OS	ON SITE						
EXPAN	EXPANDED/EXPANSION	OS	ON SITE						
EXT	EXTERIOR	OS	ON SITE						
FA	FIRE ALARM	OS	ON SITE						
FAB	FABRICATED	OS	ON SITE						
FDD	FLOOR DRAIN	OS	ON SITE						
FE	FIRE EXTINGUISHER	OS	ON SITE						
FHC	FIRE HOSE CABINET	OS	ON SITE						
FIN	FINISH	OS	ON SITE						
FIX	FIXTURE	OS	ON SITE						
FL	FLOOR/FLOORING	OS	ON SITE						
FD	FLOOR DRAIN	OS	ON SITE						
FDN	FOUNDATION	OS	ON SITE						
FP	FIREPROOF	OS	ON SITE						
FT	FOOT/FEET	OS	ON SITE						
GA	GALLON (GALLON)	OS	ON SITE						
GAL	GALLON	OS	ON SITE						
GALV	GALVANIZED	OS	ON SITE						
GC	GENERAL CONTRACTOR	OS	ON SITE						
GL	GLASS	OS	ON SITE						
GPM	GALLONS PER MINUTE	OS	ON SITE						
GYP	GYPSONUM	OS	ON SITE						
GWB	GYPSONUM WALL BOARD	OS	ON SITE						
H	HIGH	OS	ON SITE						
HB	HOSE BIB	OS	ON SITE						
HDM	HARDWARE	OS	ON SITE						
HM	HOLLOW METAL (STEEL)	OS	ON SITE						
HORZ	HORIZONTAL	OS	ON SITE						
HP	HIGH POINT	OS	ON SITE						
HR	HOUR	OS	ON SITE						
HR	HEIGHT	OS	ON SITE						
HYAC	HEATING, VENTILATION AND AIR CONDITIONING	OS	ON SITE						
HW	HOT WATER	OS	ON SITE						
HWD	HARDWOOD	OS	ON SITE						
ID	INSIDE DIAMETER	OS	ON SITE						
INCHES	INCHES	OS	ON SITE						
INCL	INCLUDING/INCLUDED	OS	ON SITE						
INSUL	INSULATE/INSULATED/INSULATION	OS	ON SITE						
INT	INTERIOR	OS	ON SITE						
INV	INVERTED/INVERT	OS	ON SITE						
JG	JANITORS CLOSET	OS	ON SITE						
JT	JOINT	OS	ON SITE						
<b>GENERAL NOTES:</b>									
1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2008 NEW YORK CITY BUILDING CODE (ICC / ANS I 111) - 2008 FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AND THE BEST TRADE PRACTICES.									
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.									
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.									
4. THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS. ONLY WRITTEN DIMENSIONS ARE TO BE USED.									
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.									
6. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).									
7. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.									
8. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND REPAIRS AS REQUIRED TO COMPLETE ALL OF THE WORK INDICATED ON THE DRAWINGS AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.									
9. TYPES OF CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 6 OF N.Y.C. BLDG. CODE. AT LEAST 24 HR. WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK.									
10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES ON ALL ITEMS SPECIFIED ON THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASING AND INSTALLATION.									
11. ALL DEBRIS ON THE PROPERTY DUE TO CONSTRUCTION SHALL BE REMOVED.									

12. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING AND PAYING FOR ALL CONTROLLED INSPECTIONS REQUIRED BY LAW AND FOR ARRANGING ALL CONSTRUCTION PLUMBING, ELECTRICAL, OR OTHER INSPECTIONS RELATED TO THE PROPOSED WORK. A PROPOSED SCHEDULE OF THESE INSPECTIONS SHALL BE INDICATED TYPICALLY, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE INSPECTION SIGN-OFFS TO OWNER AND ARCHITECT.
13. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. ALSO HE SHALL NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS PRIOR TO THE START OF WORK. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
14. DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS, AND DETAILS ARE TO FINISH FACE OF WALLS OR CENTER LINE OF COLUMNS TYPICALLY, UNLESS OTHERWISE NOTED.
15. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. NOTIFY THE ARCHITECT OF ANY ABBREVIATIONS IN QUESTION.
16. CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE COMPLEMENTARY. ANYTHING SHOWN ON ARCHITECTURAL DRAWINGS AND NOT SHOWN ON CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS, OR SHOWN ON CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS AND NOT SHOWN ON ARCHITECTURAL DRAWINGS SHALL BE INTERPRETED AS BEING SHOWN ON ALL TRADES.
17. FINISH FLOOR ELEVATIONS ARE AS ESTABLISHED DATA LINE UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING FLOOR-TO-FLOOR ELEVATIONS.
18. IN THE CASE OF A CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, SPECIFICATIONS SHALL TAKE PRECEDENCE. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY CONFLICT BEFORE PROCEEDING WITH THE WORK.
19. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AS REQUIRED TO PROPERLY AND FULLY COMPLETE THE WORK AS INDICATED BY THE DRAWINGS AND SPECIFICATIONS.
20. CONTRACTOR SHALL REMOVE CUT, PATCH AND REPAIR WALLS, PARTITIONS, FLOORS, FRAMES, DOORS, HOLDINGS, PIPE FIXTURES AND CONDUIT AS REQUIRED TO PROPERLY EXECUTE THE WORK.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKS, COLLAPSE, DISTORTIONS, AND OFF-ALIGNMENT ACCORDING TO APPLICABLE STANDARD CODES (INCLUDING CHAPTER 33 OF THE NYC BUILDING CODE) AND GOOD PRACTICE.
22. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILINGS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEM, LIGHT FIXTURES, CEILING SYSTEMS AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR AS INDICATED ON THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
23. CONTRACTOR SHALL FURNISH AND INSTALL ACCESS PANELS WHERE SHOWN ON THE REFLECTED CEILING PLANS AND AS REQUIRED BY BUILDING CODE OR NORMS TO GOOD PRACTICE TO PROVIDE ACCESS TO ALL MECHANICAL OR ELECTRICAL EQUIPMENT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED, OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
24. THE CONTRACTOR SHALL PROTECT ALL FINISH WORK SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPAIR AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTOR PERSONNEL TO THE SATISFACTION OF THE OWNER AND ARCHITECT.
25. CONTRACTOR SHALL PROPERLY PROTECT AND MAKE SAFE ADJACENT PROPERTY AS JOB CONDITIONS REQUIRE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ISOLATE ALL WORK AREAS AND CLEARLY DEFINE PATHS OF ACCESS TO THE WORK FOR WORKMEN IN ORDER TO INSURE MINIMIZATION OF DUST INFILTRATION TO OTHER AREAS OF THE BUILDING AND TO PREVENT DAMAGE TO FLOORS, WALLS AND CEILING OF PUBLIC AND/OR FREIGHT ACCESS AREAS. IF SUCH DAMAGE SHOULD OCCUR, CONTRACTOR SHALL CORRECT IT IMMEDIATELY AT HIS OWN COST.
26. ALL PRECAUTIONS ARE TO BE TAKEN TO PREVENT DIRT AND DUST FROM PERMEATING INTO OTHER PARTS OF THE BUILDING DURING THE COURSE OF THE WORK. RUBBISH AND RUBBISH SHALL BE PLACED IN BARRELS OR BAGS BEFORE BEING TAKEN OUT OF THE IMMEDIATE AREA OF CONSTRUCTION. ALL SUCH BARRELS, BAGS, RUBBISHES AND DISCARDED EQUIPMENT, EMPTY PACKAGES AND OTHER MATERIALS SHALL BE TAKEN OUT OF THE BUILDING AND PROPERLY REMOVED FROM THE PREMISES AS PART OF THE WORK UNDER THIS CONTRACT.
27. SPECIAL NOTICE TO CONTRACTORS: ALL CONTRACTORS PERFORMING WORK ON THE PREMISES SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING A REASONABLE AND PROMPT SAFETY PROGRAM WHICH BUT NOT LIMITED TO THE ISOLATION OF WORK AREAS AND THE PROMPT REMOVAL OF ANY DEBRIS OR TOOLS WHICH MIGHT ENDANGER VISITORS AND STAFF OF THE OWNER OR ARCHITECT.
28. IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICT WITH OR ARE IN VIOLATION OF APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, HE SHALL NOT PROCEED WITH WORK. IN QUESTION WITH HIS OWN RISK, UNTIL ARCHITECT HAS BEEN NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY THE ARCHITECT. ARCHITECT'S DETERMINATION SHALL BE FINAL AND NOT SUBJECT TO BE IN VIOLATION WITH APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT AND REPLACE SUCH WORK WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
29. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS.
30. CONTRACTOR SHALL COORDINATE ALL AREAS OF WORK WITH ALL SUB-CONTRACTORS AND OTHER TRADES INVOLVED WITH THE PROJECT.
31. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK INDICATED ON DRAWINGS. VERIFY LOCATION AND REQUIRED OPENING SIZES FOR MECHANICAL EQUIPMENT, LOCATION AND SIZES OF EQUIPMENT FOR PADS AND BASES AND REQUIREMENT, AND LOCATION OF POWER AND WATER OR DRAIN INSTALLATION WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK.
32. COMPLY WITH INSTALLATION REQUIREMENTS OF MANUFACTURER'S INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
33. CONTRACTOR SHALL ANALYZE ELECTRICAL REQUIREMENTS OF EQUIPMENT TO BE INSTALLED AND ADVISE ARCHITECT OF THE NEED, IF ANY, TO UPGRADE EXISTING POWER SUPPLY PRIOR TO PROCEEDING WITH ELECTRICAL WORK.
34. CONTRACTOR SHALL PROVIDE OWNER WITH ALL MANUALS, MAINTENANCE SCHEDULES, AND OTHER REQUIREMENTS NECESSARY FOR THE MAINTENANCE OF EQUIPMENT INSTALLED AS PART OF THIS CONTRACT. ALL MANUFACTURER'S WARRANTIES SHALL BE TRANSFERRED TO OWNER UPON COMPLETION OF WORK.
35. CONTRACTOR SHALL IDENTIFY ALL NEW EXPOSED PIPES, VALVES AND CONDUIT WITH STAMPED METAL TAGS AND SHALL LABEL ELECTRICAL PANEL BOXES WITH CIRCUIT DESIGNATIONS UPON COMPLETION OF WORK.
36. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP IN THIS CONTRACT FOR A PERIOD OF ONE YEAR FOLLOWING ARCHITECT'S CERTIFICATION OF SUBSTANTIAL COMPLETION, AND SHALL REMEDY ANY DEFECTS IN SUCH WORK THAT ARISES DURING THAT TIME AT NO COST TO THE OWNER.
37. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES.
38. THE CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT, AND/OR RELOCATION OF EXISTING UTILITIES ABOVE OR BELOW GRADE WITH THE RESPECTIVE UTILITY COMPANIES.
39. TEMPORARY FACILITIES: <ul style="list-style-type: none"> <li>A) THE CONTRACTOR SHALL PROVIDE A STAGING AND MATERIAL STORAGE AREA ADJACENT TO THE AREA OF CONSTRUCTION. LOCATION SHALL BE COORDINATED WITH THE OWNER IN ACCORDANCE WITH CHAPTER 31 OF THE 2008 NYC BUILDING CODE.</li> <li>B) THE CONTRACTOR SHALL MAKE NECESSARY CONNECTIONS TO EXISTING UTILITIES FOR TEMPORARY POWER AND WATER SUPPLIES, AND SHALL COORDINATE SUCH UTILITIES WITH THE OWNER PRIOR TO CONNECTION. IN ACCORDANCE WITH CHAPTER 33 OF THE NYC BUILDING CODE.</li> <li>C) THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES TO SEPARATE CONSTRUCTION AREAS FOR PUBLIC SAFETY AROUND ENTIRE PERIMETER OF CONSTRUCTION AREA. IN ACCORDANCE WITH CHAPTER 31 &amp; 33 OF THE 2008 NYC BUILDING CODE.</li> </ul>
40. FIRE-RATED PARTITION WALLS AND FIRE-RATED OCCUPANCY SEPARATION WALLS SHALL EXTEND FROM CONCRETE FLOOR SLABS UP TO UNDERSIDE OF STRUCTURE ABOVE. ALL OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH CHAPTER 17 OF THE 2008 NYC BUILDING CODE.
41. ALL PENETRATIONS THRU FIRE-RATED WALLS, FLOORS AND CEILING SHALL BE INSTALLED WITH FIRE DAMPERS, FIRE SEAL, ETC. SO AS TO MAINTAIN THE FIRE RESISTIVE RATINGS AND STRUCTURAL INTEGRITY OF WALL OR CEILING ASSEMBLY. ALL OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH CHAPTER 17 OF THE 2008 NYC BUILDING CODE.
42. FINAL CLEAN UP AND DISPOSAL: REMOVE DEBRIS, RUBBISH AND WASTE MATERIAL FROM THE OWNER'S PROPERTY TO A LAWFUL DISPOSAL AREA AND PAY ALL HALLING AND DUMPING COSTS. CONFORM TO PERTAINING FEDERAL AND LOCAL LAWS, REGULATIONS AND ORDERS UPON COMPLETION OF WORK. ALL CONSTRUCTION AREAS SHALL BE LEFT VACUUM-CLEAN AND FREE FROM DEBRIS, CLEAN ALL DUST, DIRT STAINS, HAND MARKS, PAINT SPOTS, DRIPPINGS, AND OTHER BLEMISHES FROM ALL FINISHED SURFACES.
43. PROVIDE CONC. LINTELS ABOVE ALL MASONRY OPENINGS (TYP) UON. SEE STRUCTURAL DRAWINGS FOR Lintel SCHEDULE.
44. PROVIDE CONC. LINTELS ABOVE ALL MECHANICAL OPENINGS IN MASONRY WALLS (TYP).
45. G.C. SHALL COORDINATE SIZE & LOCATION OF ALL HYAC OPENINGS IN CONCRETE FLOOR & ROOF SLAB WITH MECHANICAL DRAWINGS & CONC. PLANK CONTRACTOR. ALL VERTICAL SHAFT WALLS ENCLOSED HYAC DUCTS SHALL BE 2-HR RATED (TYP) WHERE PENETRATES THREE STORIES OR MORE (BC 107.4) IF SHAFT EXTENDS UP TO THE UNDERSIDE OF A NON-COMBUSTIBLE ROOF AND HAVE A FLOOR AREA EXCEEDING 4 SQ.FT., PROVIDE A SMOKE VENT.
46. ALL DWELLING UNITS ARE HANDICAP ADAPTABLE (BC 107) U. O. N. ON PLANS.

47. FOR SIZE & LOCATION OF ALL REQUIRED CONCRETE PADS FOR MECHANICAL EQUIPMENT, SEE MECHANICAL & PLUMBING DRAWINGS.
48. IF A SPRINKLER LINE IS EXPOSED IN A LIVING AREA, ENCLOSE IN A GYP. BD. SOFFIT - SEE SPRINKLER DWGS AND ARCH SPRINKLER SOFFIT DETAIL.
49. ALL STEEL COLUMNS & BEAMS SHALL BE FIRE PROTECTED BY SPRAY-ON FIREPROTECTANT (2 HOUR RATED).
50. ALL INTERIOR BEARING WALLS, INCLUDING ROOF BULKHEADS SHALL BE 2 HR RATED.
51. ALL INTERIOR BEARING WALLS, HOIST PAY, SHAFTS, VERTICAL EXITS AND EXIT PASSAGE WALLS SHALL BE 2 HOUR RATED.
52. PROVIDE NON-COMBUSTIBLE FIRE STOPPING AT THE PERIMETER OF ALL PENETRATIONS THROUGH RATED WALLS, FLOORS, ROOF AND CEILING.
53. ALL EXTERIOR CONCRETE BLOCK WALLS ADJACENT TO EXISTING BUILDINGS SHALL HAVE A DRY-BLOCK, ADHESIVE INCLUDING MORTAR, AGES SHIELD.
54. PROVIDE CONTROL JOINTS IN GYP BD WALLS & CEILING @ 30'-0" O/C MAX. AS MANUF BY USE.
55. PROVIDE CONTROL JOINTS IN BRICK @ 30'-0" O.C. MAX. CONTROL JOINTS IN CMU @ 30'-0" O.C. EXPANSION JOINTS IN CMU @ 60'-0" O/C.
56. MINIMUM ALLOWABLE CEILING HEIGHT IN APARTMENTS (BC 1208.2) <ul style="list-style-type: none"> <li>* HABITABLE ROOMS: 8'-0"</li> <li>* OCCUPIABLE SPACES - (PUBLIC CORRIDORS &amp; COMMON ROOM 1'-6"</li> <li>* BATHROOMS, KITCHENS, SOFFITS, APPT FLOOR: 7'-0"</li> </ul>
57. PROVIDE MIN. STC 50 RATINGS @ PERIMETER OF ALL RESIDENTIAL SPACES (BC 1207).
58. MECHANICAL & PLUMBING CONTRACTORS TO COORDINATE WITH G.C. & CONCRETE PLANK MANUFACTURER PENETRATION SIZE & LOCATIONS PRIOR TO DRILLING HOLES IN PLANKS.
59. ALL WORK TO BE PERFORMED ON THIS PROJECT SHALL BE IN A WORKMAN LIKE MANNER.
60. ENCLOSED HORIZONTAL DUCTWORK WITH FIRE-RATED EI 5 2 HOUR RATED NON-COMBUSTIBLE DUCT BLANKET INSULATION (SEE MECHANICAL DRAWINGS).

**NEW YORK CITY MULTIPLE DWELLING LAW:**

1. IN MULTIPLE DWELLINGS BUILDINGS, WALLS, FLOORS, ROOF, STAIRS AND PUBLIC HALLS SHALL BE FIRE PROOFED (CHAPTER 7).
2. ALL PARTITIONS BETWEEN APARTMENTS SHALL BE FIRE STOPPED AS PER SECTION BC 708.
3. SOUND PROOFING BETWEEN APARTMENTS SHALL COMPLY WITH BC 1207.
4. PARTITIONS AND CEILINGS ENCLOSED KITCHENS & KITCHENETTES SHALL BE FIRE-RETARDANT AS PER CHAPTER 1-7 OF NYC BC & SECTION 33



CC/ANSI A117.1-2003  
 PROPOSED WORK TO COMPLY WITH APPLICABLE REQUIREMENTS OF ICC / ANSI A 117.1 - 2003  
 1. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES. (307.2)  
 2. RAMP RUN SHALL HAVE A SLOPE NOT STEEPER THAN 1:12 (405.2) & A CROSS SLOPE SHALL NOT BE STEEPER THAN 1:48 (405.3)  
 3. MAX. RISE = 30" (405.6) HANDRAILS ON BOTH SIDES OF RAMP (505.2)  
 4. ALL ELEVATOR REQUIREMENTS (CALL BUTTONS, VISIBLE & AUDIBLE SIGNALS, ETC.) SHALL COMPLY WITH SECTION 407 THRU 410.  
 5. CAR PARKING SPACES SHALL BE 96" WIDE MIN. & VAN PARKING SPACES SHALL BE 132" MIN. IN WIDTH. (502.2)  
 6. ACCESSIBLE ASLE SERVING CAR OR VAN SHALL BE 60" MIN. IN WIDTH (502.4.2)  
 7. VERTICAL CLEARANCE FOR VAN PARKING SPACES, ACCESSIBLE ASLES SERVING THEM AND VEHICULAR ROUTES SHALL BE 98" MIN. (502.6)  
 8. TREADS AND RISERS SHALL BE UNIFORM ON A STAIR FLIGHT. RISERS 4" MIN. & 7" MAX. - TREADS 11" MIN. (504.2) UNLESS OTHERWISE NOTED IN THE 2008 NEW YORK CITY BUILDING CODE.  
 9. TOP GRIPPING SURFACE OF HANDRAILS SHALL BE AT 34" MIN. & 38" MAX. AFF (505.4) - SHALL HAVE A CLEAR DISTANCE OF 1 1/2" MIN. FROM THE ADJACENT WALL (505.5) - SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/2" MIN. & 2" MAX. (505.7)  
 10. PROVIDE A HAND HELD SHOWER WITH A HOSE 54" MIN. IN LENGTH (607.6)  
 11. FOR WASHING MACHINES AND CLOTHES DRYERS PROVIDE A 30" X 48" CLEAR FLOOR SPACE FOR PARALLEL APPROACH WHICH SHALL BE CENTERED ON THE APPLIANCE (611.2)  
 12. TOP LOADING MACHINES SHALL HAVE THE DOOR COMPARTMENT 36" MAX. AFF & FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING COMPARTMENT 15" MIN. & 34" MAX. AFF. (611.4) MINIMUM (1) APPLIANCE EACH (432.6)  
 13. MACHINES MOUNTED ON PADS SHALL BE SIDE LOADING (432.6)  
 14. TOP OF DINING OR WORK SURFACES SHALL BE 28" MIN. & 34" MAX. IN HEIGHT AFF. (402.3)  
 15. ACCESSIBLE STORAGE ELEMENTS SHALL COMPLY WITH AT LEAST ONE OF THE REACH RANGES SPECIFIED IN SECTION 308 (405.3)  
 16. THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS (1004.2) - DOORWAYS SHALL HAVE A CLEAR OPENING OF 32" MIN. (1004.5.2)  
 17. THE LATERAL DISTANCE FROM THE CENTERLINE OF THE WATER CLOSET TO A BATHUB OR A LAVATORY SHALL BE 18" MIN. ON THE OPPOSITE SIDE OF APPROACH & 15" MIN. ON THE OTHER SIDE. (1004.11.3.1.2)  
 18. BUILDING SIGNAGE SHALL COMPLY WITH ANSI 108.4.1-5, "BRAILLE SIGNAGE REQUIREMENTS"  
 19. MARKET RATE APARTMENTS SHALL COMPLY WITH FFH REQUIREMENTS  
 20. TOP OF ROOF BULKHEAD FLOOR LANDING DOWN TO TOP OF ROOF = 19 1/2" MAX (1004.3)

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11-10-14 REVISED PER D.O.B. COMMENT  
 10-27-14 REVISED PER D.O.B. FOR COMMENTS  
 09-29-14 REVISED PER D.O.B. FOR COMMENTS  
 DATE REVISIONS

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PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
 BRONX, NEW YORK

ACCESSIBILITY DIAGRAMS

DATE: 09-26-14  
 PROJECT NO: 1215  
 DRAWN BY: NB  
 CHECKED BY: ERV  
 DRAWING NO: G-002.00

SCALE: AS NOTED SHEET NO: XofX06  
 NYC DOB NUMBER: XXXXXXXX

REGISTERED ARCHITECT  
 STATE OF NEW YORK

OMIT

**FIRE PROTECTION:**

BUILDING IS FULLY SPRINKLERED AND EQUIPPED WITH AN ALTERNATIVE FIRE EXTINGUISHING SYSTEM, A STAND PIPE SYSTEM, SMOKE VENTS, A FIRE ALARM AND DETECTION SYSTEM & A FIRE COMMAND CENTER, IN COMPLIANCE WITH THE NYC BUILDING CODE, NYC FIRE CODE & LOCAL FIRE DEPARTMENT REQUIREMENTS.

**EGRESS NOTES:** CHAPTER 10

- MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7'-6" (BC 1002)
- OCCUPANT LOAD AS DETERMINED ON TABLE 1004.1.2
- EXIT AND ACCESS REQUIREMENTS ARE TO BE CALCULATED AS PER TABLE 1005.1 AS PER SECTION BC 1005
- EXITS, EXIT DISCHARGES AND PUBLIC CORRIDORS SHALL BE ILLUMINATED AT ALL TIMES AS PER BC 1006

A. PUBLIC CORRIDORS AND EXITS SHALL BE PROVIDED WITH ARTIFICIAL LIGHT FIXTURES SUPPLYING AT LEAST TWO FOOT CANDLES MEASURED AT THE FLOOR LEVEL, TO BE MAINTAINED CONTINUOUSLY THROUGHOUT EXITS AND THEIR ACCESS FACILITIES FOR THEIR FULL LENGTH (BC 1006.2)

B. EXIT LIGHTING, EXIT SIGNS & THE PORTION OF THE EXTERIOR EXIT DISCHARGE IMMEDIATELY ADJACENT TO EXIT DISCHARGE DOORWAYS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. (BC 1006.3)

5. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES AS PER SECTION BC 1007.

6. DOORS ARE TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF SECTION BC 1008 INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

A. CLEAR OPENINGS OF 32"(MIN) IS REQUIRED AND SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. (SECTION BC 1008.1.1)

B. DOOR HEIGHT NOT TO BE LESS THAN 6'-8" (BC 1008.1.1.3)

C. ALL EXIT DOORS ARE TO OPEN IN THE DIRECTION OF EGRESS (1008.1.2.2) FLOOR LEVELS ON BOTH SIDES OF ALL EXIT AND CORRIDOR DOORS ARE TO BE LEVEL AND AT THE SAME ELEVATION FOR A DISTANCE AT LEAST EQUAL TO THE WIDTH OF THE DOOR (1008.1.4)

D. EXIT DOORS SHALL BE READILY OPENABLE AT ALL TIMES FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE. DOORS OPENING ONTO INTERIOR ENCLOSED STAIRS SHALL NOT BE LOCKED FROM EITHER SIDE EXCEPT THAT DOORS MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE OUTSIDE AT STREET LEVEL AS PER SECTION 1008.1.8

E. PANIC AND FIRE EXIT HARDWARE SHALL BE INSTALLED ON ALL EGRESS DOORS FROM OCCUPANCY GROUP "A" OR "E" HAVING AN OCCUPANT LOAD OF 75 PEOPLE OR MORE AS PER SECTION 1008.1.9

F. REQUIRED EXITS & SMOKE DOORS ARE TO BE SELF-CLOSING (BC 1013.7) WITH A 1-1/2 HOUR FIRE PROTECTION RATING (TABLE 715.2), EXCEPT IN THE FIRST STORY OF EXTERIOR WALLS FACING A STREET THAT HAVE A FIRE SEPARATION DISTANCE OF GREATER THAN 15'-0" (BC 104.8.2) THEN DOORS NEED NOT TO BE RATED.

7. STAIRWAYS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS STATED IN SECTIONS BC 1009 & 1014 INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

A. STAIR WIDTH SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT SUCH WIDTH SHALL NOT BE LESS THAN 44" (BC 1004.1) OR 36" (BC 1008.1.1.2)

B. AREA OF RESCUE ASSISTANCE SHALL BE 30' X 48' FOR EACH 200 OCCUPANTS, AS PER SECTION 1007.6.1

C. THE CLEAR HEADROOM SHALL BE AT LEAST 6'-8" MINIMUM AS SPECIFIED IN SECTION 1004.2.1 (R-2 OCCUPANCY)

D. LANDINGS AND PLATFORMS PROVIDED AT THE HEAD AND FOOT OF EACH FLIGHT OF STAIRS SHALL HAVE A MINIMUM WIDTH, PERPENDICULAR TO THE DIRECTION OF TRAVEL, OF AT LEAST THE WIDTH OF THE STAIR. IN STRAIGHT RUN STAIRS, THE DISTANCE BETWEEN STAIRS WITHIN THE RUN SHALL NOT BE MORE THAN 48". NO DOOR SHALL SWING ONTO A LANDING AND REDUCE THE EGRESS REQUIRED CLEAR WIDTH OF THE STAIR OR STAIR PLATFORM TO BE LESS THAN 75% OF THE REQUIRED WIDTH, OR WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 1" INTO THE LANDINGS AS PER SECTION 1004.4

E. RISERS, TREADS, STRINGERS, LANDINGS, PLATFORMS AND GUARDS EXCLUSIVE OF HANDRAILS, SHALL BE BUILT OF NONCOMBUSTIBLE MATERIALS. WHEN TWO STAIRS ARE CONTAINED WITHIN THE SAME ENCLOSURE, EACH STAIR SHALL BE SEPARATED FROM THE OTHER BY NONCOMBUSTIBLE CONSTRUCTION HAVING A FIRE RESISTANCE RATING EQUAL TO THAT REQUIRED FOR THE STAIR ENCLOSURE (BC 1004.5)

F. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE (EXCEPT STAIRS LESS THAN 44" IN WIDTH) HAVING FINGER CLEARANCE OF 1-1/2" MIN, PROJECTING NOT MORE THAN 4-1/2" INTO THE REQUIRED STAIR WIDTH. HEIGHT OF HANDRAIL SHALL BE UNIFORM NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED ABOVE THE STAIR TREAD NOSING. HANDRAILS SHALL BE DESIGNED IN COMPLIANCE WITH SECTION 1005.1

G. THE MAXIMUM VERTICAL RISE OF A SINGLE FLIGHT OF STAIRS BETWEEN FLOORS IS NOT TO EXCEED 12' EXCEPT IN OCCUPANCY GROUP A AND I WHERE THE VERTICAL RISE IS NOT TO EXCEED 8'-0" (SECTION 1004.6)

H. ALL INTERIOR STAIRS SHALL EXTEND UP TO THE ROOF (BC 1004.12.1)

I. INTERIOR REQUIRED STAIRS EXTENDING TO THE ROOF SHALL BE VENTED AS PER THE REQUIREMENTS OF SECTION 910.5

J. STAIR EXIT DOORS SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN 15'-0" IN R-2 OCCUPANCY (SECTION 1014.2.1.3)

8. EGRESS CORRIDORS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS STATED IN SECTIONS BC 1011, 1015 THRU 1018, 1020 THRU 1023, 1024 & 1026 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

A. PROTRUDING OBJECTS ARE PERMITTED TO EXTEND BELOW THE MIN. CEILING HEIGHT REQUIRED PROVIDED THAT A MIN. HEADROOM OF 7'-0" IN HEIGHT IS REQUIRED OVER ANY WALKING SURFACE NOT MORE THAN 80% OF THE CEILING AREA CAN BE REDUCED IN HEIGHT BY PROTRUDING OBJECTS SO AS TO OBSTRUCT FULL VIEW OF EXIT SIGNS. (SECTION 1003.3.1)

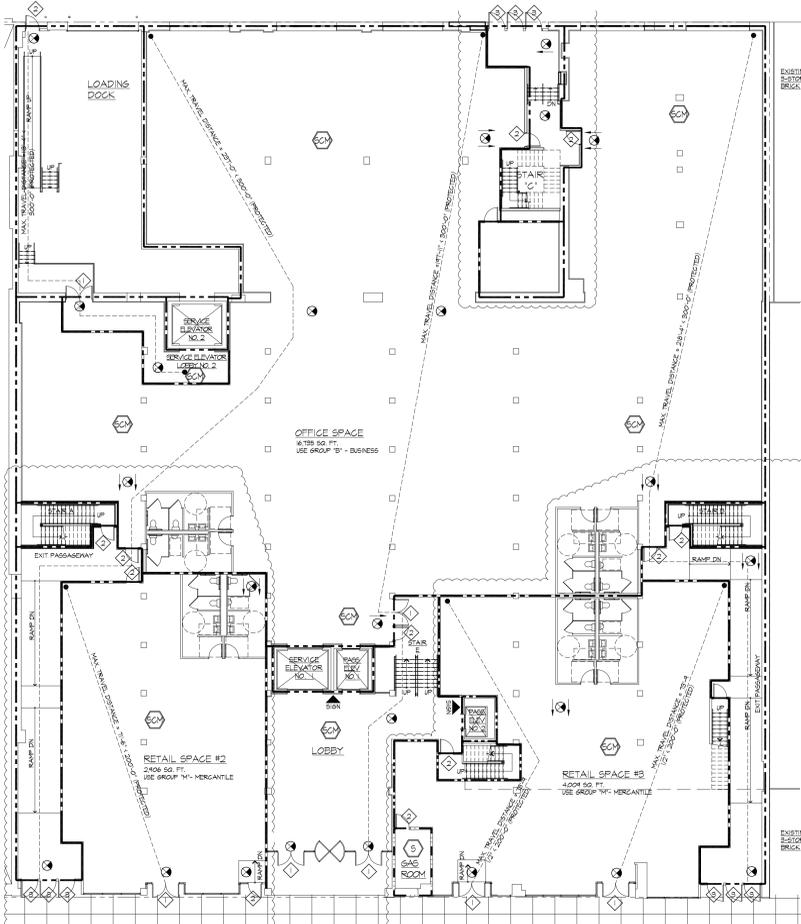
B. CORRIDOR WIDTH SHALL BE DETERMINED AS PER SECTION 1005.1, BUT NOT LESS THAN 44"

C. DEAD END CORRIDORS SHALL NOT EXCEED 50'-0" IN LENGTH (BC 1016.3)

D. DOORS WHEN THEY FULLY OPEN & HANDRAILS SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 1". DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 1/2". OTHER NONSTRUCTURAL PROJECTIONS ARE PERMITTED TO PROJECT INTO THE REQUIRED WIDTH 15" ON EACH SIDE (BC 1020.2)

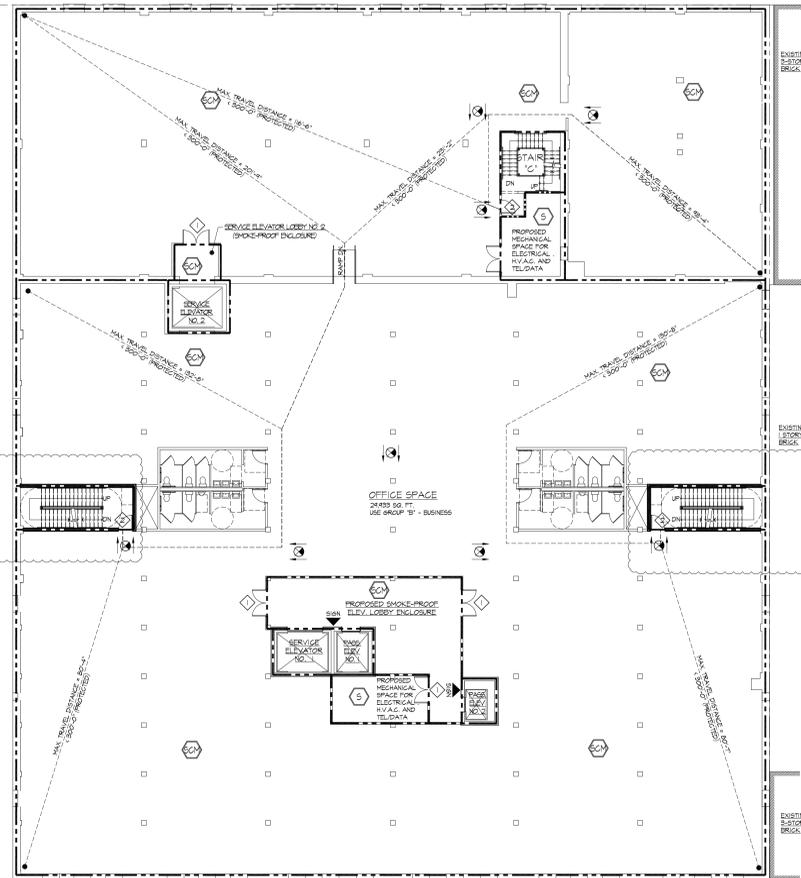
E. THE FINISHES IN ALL EXITS SHALL BE OF NONCOMBUSTIBLE MATERIALS AS PER CHAPTER 8 AND SUB-SECTION 1003.4 OF SECTION BC 1003

F. THE LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS (SECTION BC 1011). EXIT SIGN SHALL BE PLACED APART, SO THAT NO POINT IN THE EXIT CORRIDOR IS MORE THAN 100'-0"



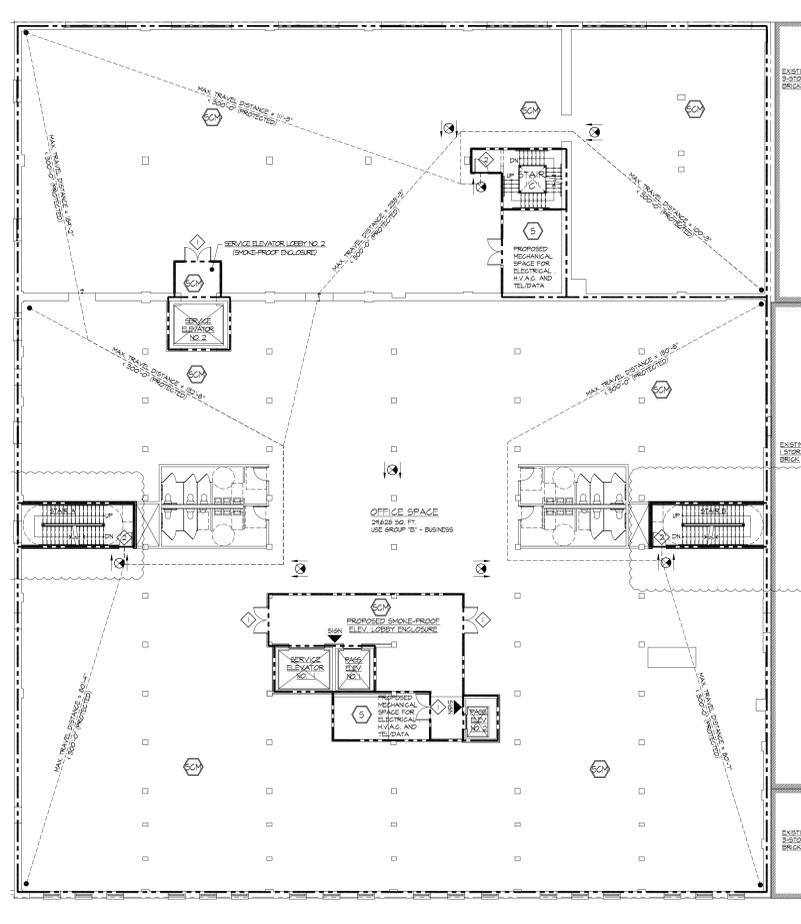
**FIRST FLOOR PLAN**

SCALE : 1/8" = 1'-0"



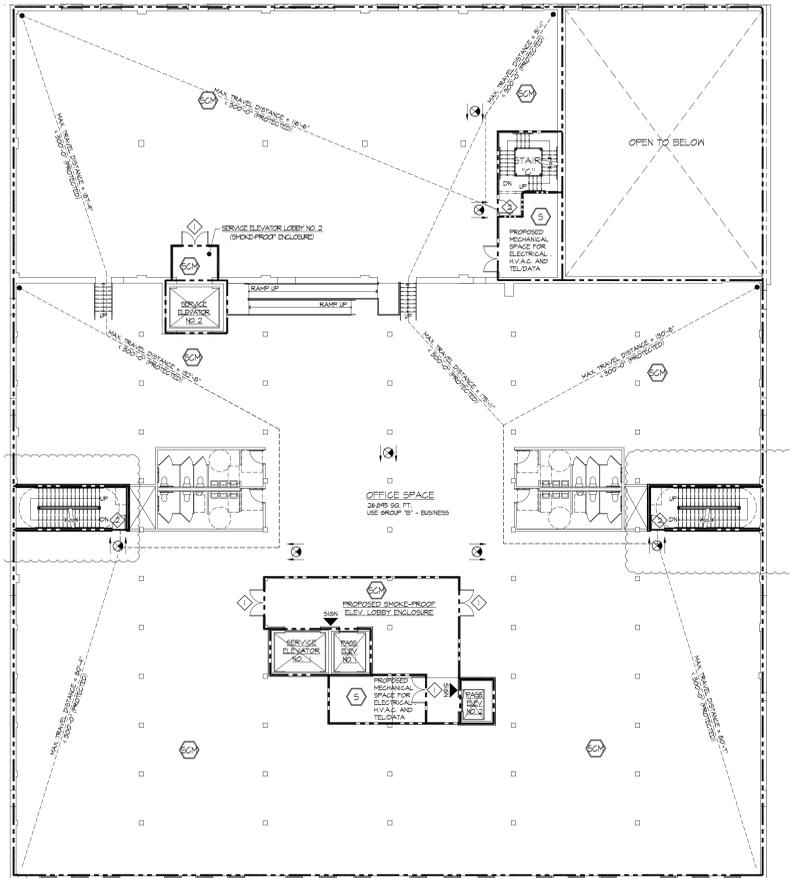
**3RD FLOOR PLAN**

SCALE : 1/8" = 1'-0"



**2ND FLOOR PLAN**

SCALE : 1/8" = 1'-0"



**4TH FLOOR PLAN**

SCALE : 1/8" = 1'-0"

MAXIMUM BUILDING OCCUPANCY (NYC BC 1004.1)				
FLOOR	OCCUPANCY GROUP	GROSS FLOOR AREA PER OCCUPANT (Sq.Ft.)	GROSS FLOOR AREA (Sq.Ft.)	MAXIMUM NUMBER OF OCCUPANTS
1st	BUSINESS B	100	24,606	246
	MERCANTILE M	30	7,855	262
2nd	BUSINESS B	100	24,628	241
3rd	BUSINESS B	100	24,833	300
4th	BUSINESS B	100	26,845	264
PH	ASSEMBLY A3	15	4,033	264
	UPH BUSINESS B	100	1,754	18

MINIMUM WIDTH OF EGRESS				
STAIRWAYS	NYC BUILDING CODE SECTION	MIN. REQUIRED (IN.)	STAIR A+B	STAIR C
STAIRWAYS	1009.1	44"	54"	44"
CORRIDOR	1016.2	30"	34"	34"

SPACES WITH ONE MEANS OF EGRESS (NYC BC 1014.1)		
OCCUPANCY GROUP	MAXIMUM OCCUPANT LOAD	
ASSEMBLY	A-3	74
BUSINESS	B	74
MERCANTILE	M	74

MAXIMUM TRAVEL DISTANCE (NYC BC 1015.1) (W/ SPRINKLERS)			
OCCUPANCY GROUP	MAX. PERMITTED (FT.)	PROVIDED (FT.)	
BUSINESS B	300'-0"	231'-0"	
MERCANTILE M	200'-0"	13'-4"	

\* SEE NYC BUILDING CODE TABLE 1015.1 FOR MORE INFORMATION

\* DEAD END IN 'B' OCCUPANCY SHALL NOT EXCEED 50'

ALL FLOORS COMPLY - BC 1016.3

SYMBOL LEGEND	
—	3 HR RATED WALL
- - -	2 HR RATED WALL
.....	1 HR RATED WALL
⊙	CEILING MOUNTED EXIT SIGN
⊙	MALL MOUNTED EXIT SIGN
⊙	SIGN AT ELEVATOR LANDINGS
◇	3'-0" WIDE DOOR (2 LEAFS) EXIT CAPACITY = 68' / O2 = 340
◇	3'-0" WIDE DOOR (1 LEAF) EXIT CAPACITY = 34' / O2 = 170
◇	3'-8" WIDE DOOR (1 LEAF) EXIT CAPACITY = 36' / O2 = 180
⊕	SMOKE DETECTOR
⊕	HEAT DETECTOR
⊕	SMOKE / CARBON MONOXIDE DETECTOR

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09-26-14 ISSUED FOR DOB REVIEW & COMMENT  
DATE REVISIONS

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PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

**EGRESS PLANS & CALCULATIONS**

DATE: 09-15-14  
PROJECT NO: 1215  
DRAWN BY: NJB/SCR  
CHECKED BY: ERV  
DRAWING NO: **G-003.00**

SCALE: AS NOTED SHEET NO: XofX06  
NYC DOB NUMBER: XXXXXXXX

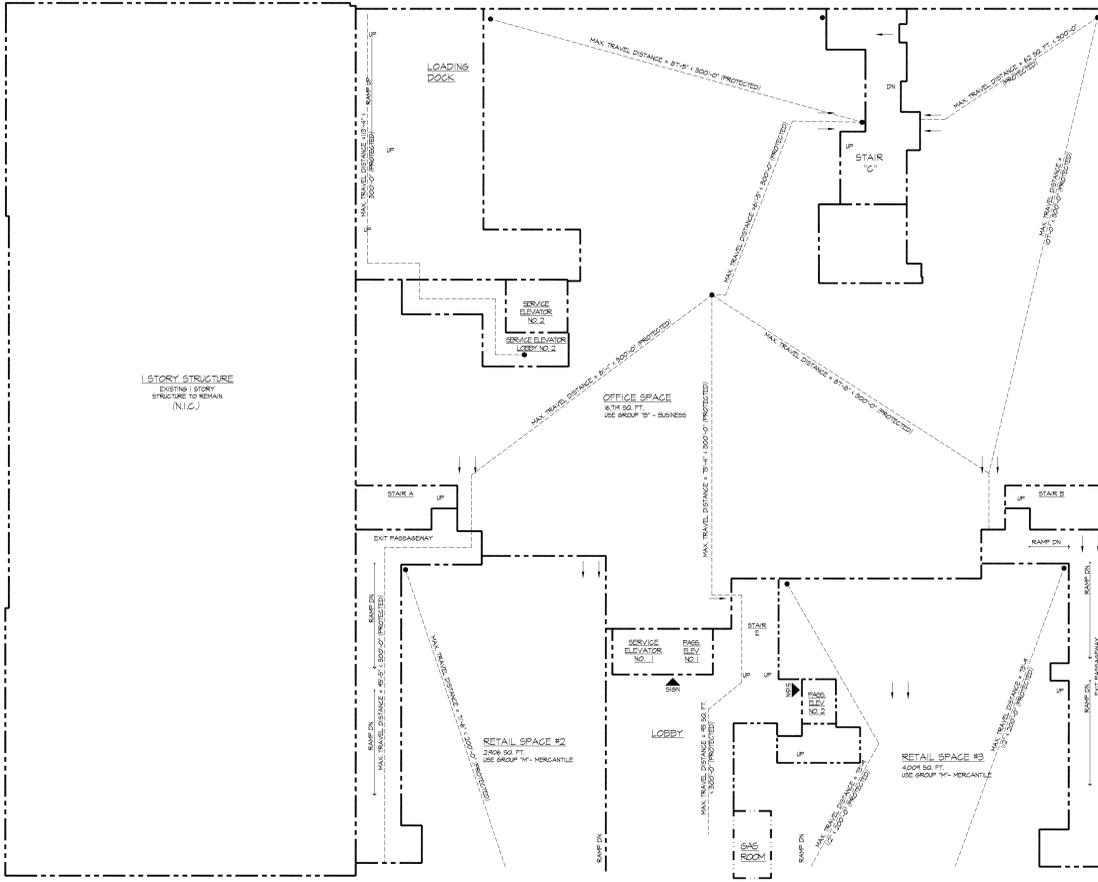


**FIRE PROTECTION:**

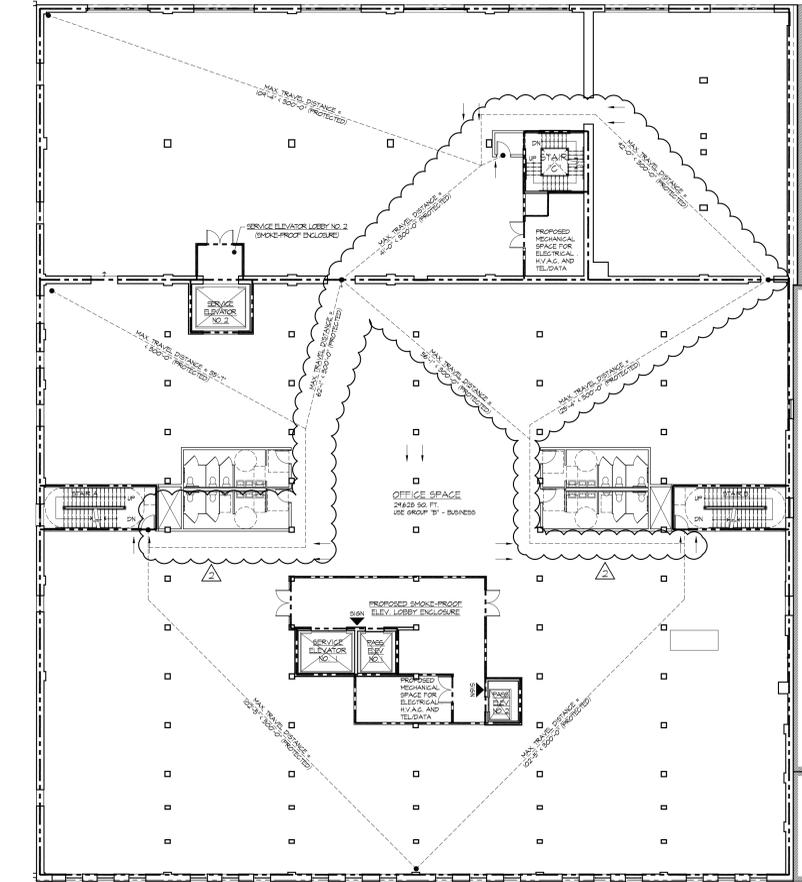
BUILDING IS FULLY SPRINKLERED AND EQUIPPED WITH AN ALTERNATIVE FIRE EXTINGUISHING SYSTEM, A STAND PIPE SYSTEM, SMOKE VENTS, A FIRE ALARM AND DETECTION SYSTEM, A FIRE COMMAND CENTER, IN COMPLIANCE WITH THE NYC BUILDING CODE, NYC FIRE CODE & LOCAL FIRE DEPARTMENT REQUIREMENTS.

**EGRESS NOTES:** CHAPTER 10

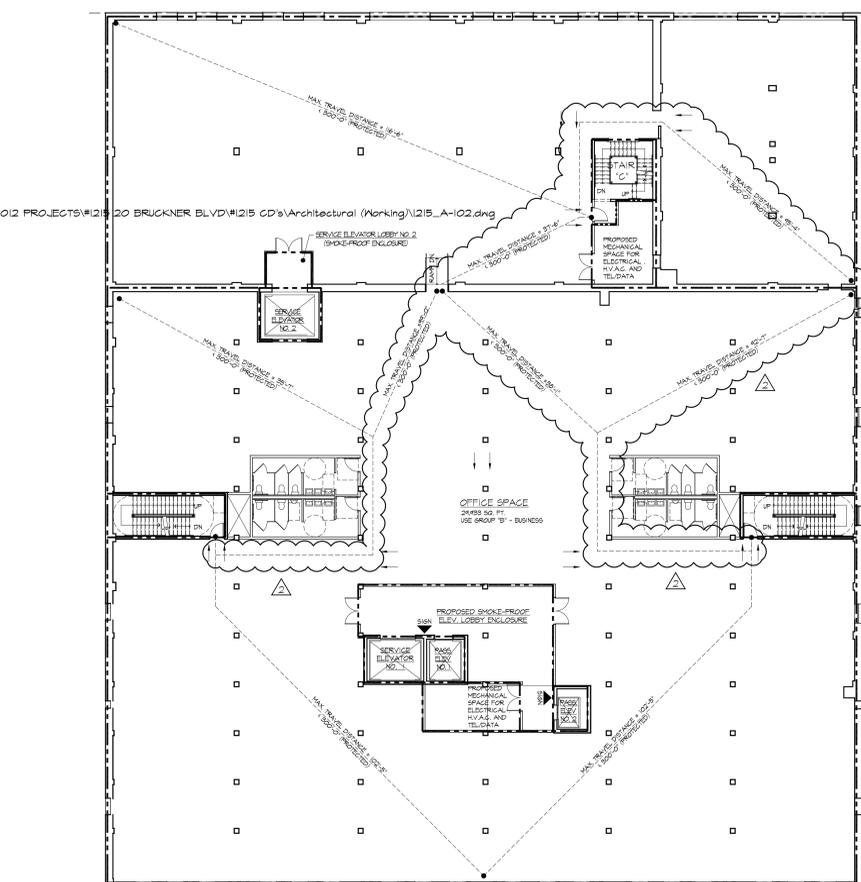
- MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7'-6" (BC 1004.1)
- OCCUPANT LOAD AS DETERMINED ON TABLE 1004.1.2
- EXIT AND ACCESS REQUIREMENTS ARE TO BE CALCULATED AS PER TABLE 1005.1 AS PER SECTION BC 1005
- EXITS, EXIT DISCHARGES AND PUBLIC CORRIDORS SHALL BE ILLUMINATED AT ALL TIMES AS PER SECTION BC 1006
- PUBLIC CORRIDORS AND EXITS SHALL BE PROVIDED WITH ARTIFICIAL LIGHT FIXTURES SUPPLYING AT LEAST TWO FOOT CANDLES MEASURED AT THE FLOOR LEVEL, TO BE MAINTAINED CONTINUOUS THROUGHOUT. EXITS AND THEIR ACCESS FACILITIES FOR THEIR FULL LENGTH (BC 1006.2)
- EXIT LIGHTING, EXIT SIGNS & THE PORTION OF THE EXTERIOR EXIT DISCHARGE IMMEDIATELY ADJACENT TO EXIT DISCHARGE DOORWAYS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION NOT LESS THAN 90 MINUTES. IT SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. (BC 1006.3)
- ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES AS PER SECTION BC 1007
- DOORS ARE TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF SECTION BC 1008 INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
  - CLEAR OPENING OF 32"(MIN) IS REQUIRED AND SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. (SECTION BC 1008.1.1)
  - DOOR HEIGHT NOT TO BE LESS THAN 6'-8" (BC 1008.1.2)
  - ALL EXIT DOORS ARE TO OPEN IN THE DIRECTION OF EGRESS (1008.1.2.2) FLOOR LEVELS ON BOTH SIDES OF ALL EXIT AND CORRIDOR DOORS ARE TO BE LEVEL, AND AT THE SAME ELEVATION FOR A DISTANCE AT LEAST EQUAL TO THE WIDTH OF THE DOOR (1008.1.2.3)
  - EXIT DOORS SHALL BE READILY OPENABLE AT ALL TIMES FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE. DOORS OPENING ONTO INTERIOR ENCLOSED STAIRS SHALL NOT BE LOCKED FROM EITHER SIDE EXCEPT THAT DOORS MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE OUTSIDE AT STREET LEVEL AS PER SECTION 1008.1.6
  - PANIC AND FIRE EXIT HARDWARE SHALL BE INSTALLED ON ALL EGRESS DOORS FROM OCCUPANCY GROUP "A" OR "E" HAVING AN OCCUPANT LOAD OF 15 PEOPLE OR MORE AS PER SECTION 1008.1.4
  - REQUIRED EXITS & SMOKE DOORS ARE TO BE SELF-CLOSING (BC 108.3.1) WITH A 1-1/2 HOUR FIRE PROTECTION RATING (TABLE 105.3), EXCEPT IN THE FIRST STORY OF EXTERIOR WALLS FACING A STREET THAT HAVE A FIRE SEPARATION DISTANCE OF GREATER THAN 15'-0" (BC 104.8.2) THEN DOORS NEED NOT TO BE RATED.
  - STAIRWAYS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS STATED IN SECTIONS BC 1004 & 1014 INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
    - STAIR WIDTH SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT SUCH WIDTH SHALL NOT BE LESS THAN 44" (BC 1004.1) OR 36" (BC 1005.1.2)
    - AREA OF RESCUE ASSISTANCE SHALL BE 30' X 48" FOR EACH 200 OCCUPANTS, AS PER SECTION 1001.6.1
    - THE CLEAR HEADROOM SHALL BE AT LEAST 6'-8" MINIMUM, AS SPECIFIED IN SECTION 1004.2 (R-2 OCCUPANCY)
    - LANDINGS AND PLATFORMS PROVIDED AT THE HEAD AND FOOT OF EACH FLIGHT OF STAIRS SHALL HAVE A MINIMUM WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL, OF AT LEAST THE WIDTH OF THE STAIRS. IN STRAIGHT RUN STAIRS, THE DISTANCE BETWEEN STAIRS WITHIN THE RUN SHALL NOT BE MORE THAN 48". NO DOOR SHALL SWING ONTO A LANDING AND REDUCE THE EGRESS. REQUIRED CLEAR WIDTH OF THE STAIR OR STAIR PLATFORM TO BE LESS THAN 75% OF THE REQUIRED WIDTH OR WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 1" INTO THE LANDINGS AS PER SECTION 1004.4
    - RISERS, TREADS, STRINGERS, LANDINGS, PLATFORMS AND GUARDS EXCLUSIVE OF HANDRAILS, SHALL BE BUILT OF NONCOMBUSTIBLE MATERIALS. WHEN TWO STAIRS ARE CONTAINED WITHIN THE SAME ENCLOSURE, EACH STAIR SHALL BE SEPARATED FROM THE OTHER BY NONCOMBUSTIBLE CONSTRUCTION HAVING A FIRE RESISTANCE RATING EQUAL TO THAT REQUIRED FOR THE STAIR ENCLOSURE (BC 1004.5)
    - STAIRS SHALL HAVE HANDRAILS ON EACH SIDE (EXCEPT STAIRS LESS THAN 44" IN WIDTH) HAVING FINGER CLEARANCE OF 1-1/2" MIN., PROJECTING NOT MORE THAN 4-1/2" INTO THE REQUIRED STAIR WIDTH. HEIGHT OF HANDRAIL SHALL BE UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED ABOVE THE STAIR TREAD NOSING. HANDRAILS SHALL BE DESIGNED IN COMPLIANCE WITH SECTION 1004.11
    - THE MAXIMUM VERTICAL RISE OF A SINGLE FLIGHT OF STAIRS BETWEEN FLOORS IS NOT TO EXCEED 12' EXCEPT IN OCCUPANCY GROUP A AND I WHERE THE VERTICAL RISE IS NOT TO EXCEED 8'-0" (SECTION 1004.6)
    - ALL INTERIOR STAIRS SHALL EXTEND UP TO THE ROOF (BC 1004.12.1)
    - INTERIOR REQUIRED STAIRS EXTENDING TO THE ROOF SHALL BE VENTED AS PER THE REQUIREMENTS OF SECTION 910.5
    - STAIR EXIT DOORS SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN 15'-0" IN R-2 OCCUPANCY (SECTION 1014.2.1.3)
- EGRESS CORRIDORS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS STATED IN SECTIONS BC 1011, 1013, 1019, 1020, 1023, 1024 & 1026 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - PROTRUDING OBJECTS ARE PERMITTED TO EXTEND BELOW THE MIN. CEILING HEIGHT PROVIDED THAT A MIN. HEADROOM OF 7'-0" IN HEIGHT IS REQUIRED OVER ANY WALKING SURFACE NOT MORE THAN 50% OF THE CEILING AREA CAN BE REDUCED IN HEIGHT BY PROTRUDING OBJECTS SO AS TO OBSTRUCT FULL VIEW OF EXIT SIGNS. (SECTION 1003.3.1)
  - CORRIDOR WIDTH SHALL BE DETERMINED AS PER SECTION 1005.1, BUT NOT LESS THAN 44"
  - DEAD END CORRIDORS SHALL NOT EXCEED 50'-0" IN LENGTH (BC 1016.3)
  - DOORS WHEN THEY FULLY OPEN & HANDRAILS SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 1". DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 1/2". OTHER NONSTRUCTURAL PROJECTIONS ARE PERMITTED TO PROJECT INTO THE REQUIRED WIDTH 15" ON EACH SIDE (BC 1020.2)
  - THE FINISHES IN ALL EXITS SHALL BE OF NONCOMBUSTIBLE MATERIALS AS PER CHAPTER 9 AND SUB-SECTION 1004.4 OF SECTION BC 1003
  - THE LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS (SECTION BC 1011). EXIT SIGN SHALL BE PLACED APART, SO THAT NO POINT IN THE EXIT CORRIDOR IS MORE THAN 100'-0"



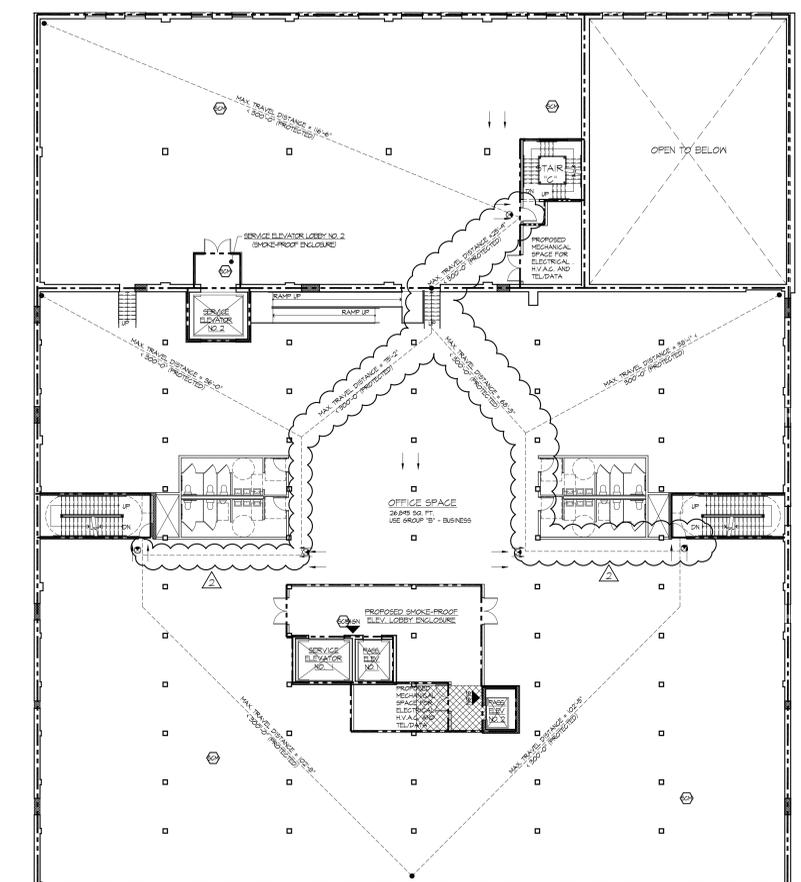
**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**2ND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**3RD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**4TH FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

FLOOR	OCCUPANCY GROUP	GROSS FLOOR AREA PER OCCUPANT (Sq.Ft.)	GROSS FLOOR AREA (Sq.Ft.)	MAXIMUM NUMBER OF OCCUPANTS
UPH	BUSINESS B	100	1,754	18
PH	BUSINESS B	100	6,251	64
	ASSEMBLY A3	15	4,033	264
4th	BUSINESS B	100	26,845	264
3rd	BUSINESS B	100	24,833	300
2nd	BUSINESS B	100	24,628	247
1st	BUSINESS B	100	24,606	246
	MERCANTILE M	30	1,855	262
<b>TOTAL # OCCUPANTS</b>				<b>1,125</b>

NYC BUILDING CODE SECTION	MIN. REQUIRED (in.)	PROVIDED (in.)
STAIRWAYS 1004.1	44"	54"
CORRIDOR 1016.2	80"	84"

OCCUPANCY GROUP	MAXIMUM OCCUPANT LOAD
ASSEMBLY	74
BUSINESS	74
MERCANTILE	74

OCCUPANCY GROUP	MAX. PERMITTED (FT.)	PROVIDED (FT.)
BUSINESS B	300'-0"	35'-1 1/2"
MERCANTILE M	200'-0"	75'-4"

\* SEE NYC BUILDING CODE TABLE 1015.1 FOR MORE INFORMATION

\* DEAD END IN "B" OCCUPANCY SHALL NOT EXCEED 50'

ALL FLOORS COMPLY - BC 1016.3

	5 HR RATED WALL
	2 HR RATED WALL
	1 HR RATED WALL
	CEILING MOUNTED EXIT SIGN
	WALL MOUNTED EXIT SIGN
	SIGN AT ELEVATOR LANDING
	3'-0" WIDE DOOR (2 LEAF) EXIT CAPACITY = 68' / O2 = 340
	3'-0" WIDE DOOR (1 LEAF) EXIT CAPACITY = 34' / O2 = 170
	3'-8" WIDE DOOR (1 LEAF) EXIT CAPACITY = 36' / O2 = 180
	SMOKE DETECTOR
	HEAT DETECTOR
	SMOKE / CARBON MONOXIDE DETECTOR

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DATE	REVISIONS
10-27-14	REVISED PER D.O.B. COMMENT
10-13-14	REVISED PER DOB COMMENT
09-26-14	ISSUED FOR DOB REVIEW & COMMENT

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PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

**EGRESS PLANS & CALCULATIONS**

DATE:	09-15-14
PROJECT NO:	1215
DRAWN BY:	NJB/SCR
CHECKED BY:	ERV
DRAWING NO:	<b>G-003.01</b>

SCALE: AS NOTED SHEET NO: X01X06  
NYC DOB NUMBER: XXXXXXXX

**FIRE PROTECTION:**

BUILDING IS FULLY SPRINKLERED AND EQUIPPED WITH AN ALTERNATIVE FIRE EXTINGUISHING SYSTEM, A STAND PIPE SYSTEM, SMOKE VENTS, A FIRE ALARM AND DETECTION SYSTEM & A FIRE COMMAND CENTER, IN COMPLIANCE WITH THE NYC BUILDING CODE, NYC FIRE CODE & LOCAL FIRE DEPARTMENT REQUIREMENTS.

**EGRESS NOTES:** CHAPTER 10

- MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7'-6" (BC 1002)
- OCCUPANT LOAD AS DETERMINED ON TABLE 1004.1.2
- EXIT AND ACCESS REQUIREMENTS ARE TO BE CALCULATED AS PER TABLE 1005.1 AS PER SECTION BC 1005
- EXITS, EXIT DISCHARGES AND PUBLIC CORRIDORS SHALL BE ILLUMINATED AT ALL TIMES AS PER BC 1006.

- PUBLIC CORRIDORS AND EXITS SHALL BE PROVIDED WITH ARTIFICIAL LIGHT FIXTURES SUPPLYING AT LEAST TWO FOOT CANDLES MEASURED AT THE FLOOR LEVEL, TO BE MAINTAINED CONTINUOUSLY THROUGHOUT EXITS AND THEIR ACCESS FACILITIES FOR THEIR FULL LENGTH (BC 1006.2)
- EXIT LIGHTING, EXIT SIGNS & THE PORTION OF THE EXTERIOR EXIT DISCHARGE IMMEDIATELY ADJACENT TO EXIT DISCHARGE DOORWAYS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. (BC 1006.3)

- ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES AS PER SECTION BC 1007.

- DOORS ARE TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF SECTION BC 1008 INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- CLEAR OPENINGS OF 32"(MIN) IS REQUIRED AND SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. (SECTION BC 1008.1.1)
- DOOR HEIGHT NOT TO BE LESS THAN 6'-8" (BC 1008.1.3)

- ALL EXIT DOORS ARE TO OPEN IN THE DIRECTION OF EGRESS (1008.1.2.2) FLOOR LEVELS ON BOTH SIDES OF ALL EXIT AND CORRIDOR DOORS ARE TO BE LEVEL AND AT THE SAME ELEVATION FOR A DISTANCE AT LEAST EQUAL TO THE WIDTH OF THE DOOR (1008.1.4)

- EXIT DOORS SHALL BE READILY OPENABLE AT ALL TIMES FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE. DOORS OPENING ONTO INTERIOR ENCLOSED STAIRS SHALL NOT BE LOCKED FROM EITHER SIDE EXCEPT THAT DOORS MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE OUTSIDE AT STREET LEVEL AS PER SECTION 1008.1.8

- PANIC AND FIRE EXIT HARDWARE SHALL BE INSTALLED ON ALL EGRESS DOORS FROM OCCUPANCY GROUP "A" OR "E" HAVING AN OCCUPANT LOAD OF 75 PEOPLE OR MORE AS PER SECTION 1008.1.9

- REQUIRED EXITS & SMOKE DOORS ARE TO BE SELF-CLOSING (BC 715.9.7) WITH A 1-1/2 HOUR FIRE PROTECTION RATING (TABLE 715.9), EXCEPT IN THE FIRST STORY OF EXTERIOR WALLS FACING A STREET THAT HAVE A FIRE SEPARATION DISTANCE OF GREATER THAN 15'-0" (BC 104.8.2) THEN DOORS NEED NOT TO BE RATED.

- STAIRWAYS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS STATED IN SECTIONS BC 1009 & 1014 INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- STAIR WIDTH SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT SUCH WIDTH SHALL NOT BE LESS THAN 44" (BC 1004.1) OR 36" (BC 1008.1.1.2)
- AREA OF RESCUE ASSISTANCE SHALL BE 30' X 48' FOR EACH 200 OCCUPANTS, AS PER SECTION 1007.6.1

- THE CLEAR HEADROOM SHALL BE AT LEAST 6'-8" MINIMUM AS SPECIFIED IN SECTION 1004.2.1 (R-2 OCCUPANCY)
- LANDINGS AND PLATFORMS PROVIDED AT THE HEAD AND FOOT OF EACH FLIGHT OF STAIRS SHALL HAVE A MINIMUM WIDTH, PERPENDICULAR TO THE DIRECTION OF TRAVEL, OF AT LEAST THE WIDTH OF THE STAIR. IN STRAIGHT RUN STAIRS, THE DISTANCE BETWEEN STAIRS WITHIN THE RUN SHALL NEED NOT BE MORE THAN 48". NO DOOR SHALL SWING ONTO A LANDING AND REDUCE THE EGRESS. REQUIRED CLEAR WIDTH OF THE STAIR OR STAIR PLATFORM, TO BE LESS THAN 75% OF THE REQUIRED WIDTH, OR WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 1" INTO THE LANDING AS PER SECTION 1004.4

- RISERS, TREADS, STRINGERS, LANDINGS, PLATFORMS AND GUARDS EXCLUSIVE OF HANDRAILS, SHALL BE BUILT OF NONCOMBUSTIBLE MATERIALS. WHEN TWO STAIRS ARE CONTAINED WITHIN THE SAME ENCLOSURE, EACH STAIR SHALL BE SEPARATED FROM THE OTHER BY NONCOMBUSTIBLE CONSTRUCTION HAVING A FIRE RESISTANCE RATING EQUAL TO THAT REQUIRED FOR THE STAIR ENCLOSURE (BC 1004.5)
- STAIRS SHALL HAVE HANDRAILS ON EACH SIDE (EXCEPT STAIRS LESS THAN 44" IN WIDTH) HAVING FINGER CLEARANCE OF 1-1/2" MIN, PROJECTING NOT MORE THAN 4-1/2" INTO THE REQUIRED STAIR WIDTH. HEIGHT OF HANDRAIL SHALL BE UNIFORM NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED ABOVE THE STAIR TREAD NOSING. HANDRAILS SHALL BE DESIGNED IN COMPLIANCE WITH SECTION 1004.1

- THE MAXIMUM VERTICAL RISE OF A SINGLE FLIGHT OF STAIRS BETWEEN FLOORS IS NOT TO EXCEED 12' EXCEPT IN OCCUPANCY GROUP A AND I WHERE THE VERTICAL RISE IS NOT TO EXCEED 8'-0" (SECTION 1004.6)

- ALL INTERIOR STAIRS SHALL EXTEND UP TO THE ROOF (BC 1004.1.2.1)

- INTERIOR REQUIRED STAIRS EXTENDING TO THE ROOF SHALL BE VENTED AS PER THE REQUIREMENTS OF SECTION 910.5

- STAIR EXIT DOORS SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN 15'-0" IN R2 OCCUPANCY (SECTION 1014.2.1.3)

- EGRESS CORRIDORS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS STATED IN SECTIONS BC 1011, 1015 THRU 1018, 1020 THRU 1023, 1024 & 1026 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

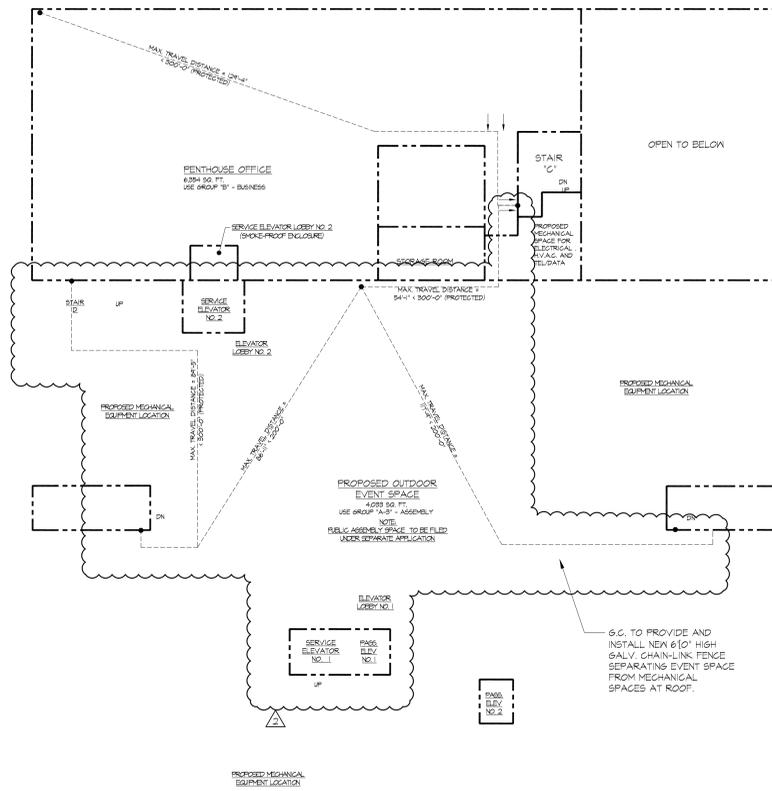
- PROTRUDING OBJECTS ARE PERMITTED TO EXTEND BELOW THE MIN. CEILING HEIGHT REQUIRED PROVIDED THAT A MIN. HEADROOM OF 7'-0" IN HEIGHT IS REQUIRED OVER ANY WALKING SURFACE NOT MORE THAN 80% OF THE CEILING AREA CAN BE REDUCED IN HEIGHT BY PROTRUDING OBJECTS SO AS TO OBSTRUCT FULL VIEW OF THE STAIRS (SECTION 1003.3.1)
- CORRIDOR WIDTH SHALL BE DETERMINED AS PER SECTION 1005.1, BUT NOT LESS THAN 44"

- DEAD END CORRIDORS SHALL NOT EXCEED 50'-0" IN LENGTH (BC 1016.3)

- DOORS WHEN THEY FULLY OPEN & HANDRAILS SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 1". DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 1/2". OTHER NONSTRUCTURAL PROJECTIONS ARE PERMITTED TO PROJECT INTO THE REQUIRED WIDTH 15" ON EACH SIDE (BC 1020.2)

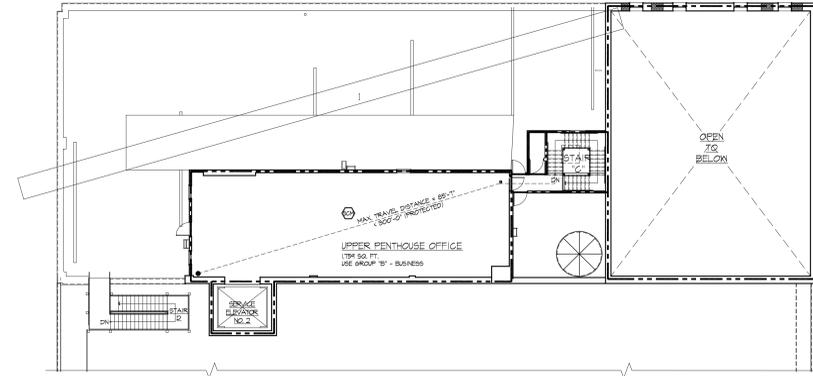
- THE FINISHES IN ALL EXITS SHALL BE OF NONCOMBUSTIBLE MATERIALS AS PER CHAPTER 8 AND SUB-SECTION 1003.4 OF SECTION BC 1003.

- THE LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS (SECTION BC 1011). EXIT SIGN SHALL BE PLACED APART, SO THAT NO POINT IN THE EXIT CORRIDOR IS MORE THAN 100'-0"



**PENTHOUSE FLOOR PLAN / ROOF PLAN**

SCALE: 1/8" = 1'-0"



**UPPER PENTHOUSE FLOOR PLAN / ROOF PLAN**

SCALE: 1/8" = 1'-0"

MAXIMUM BUILDING OCCUPANCY (NYC BC 1004.1)				
FLOOR	OCCUPANCY GROUP	GROUP	GROSS FLOOR AREA PER OCCUPANT (Sq.Ft.)	MAXIMUM NUMBER OF OCCUPANTS
UPH	BUSINESS	B	100	1,784
PH	BUSINESS	B	100	6,351
	ASSEMBLY	A3	15	4,033
4th	BUSINESS	B	100	26,845
3rd	BUSINESS	B	100	24,933
2nd	BUSINESS	B	100	24,623
1st	BUSINESS	B	100	24,606
	MERCANTILE	M	30	7,855
TOTAL # OCCUPANTS				1125

MINIMUM WIDTH OF EGRESS			
NYC BUILDING CODE SECTION	MIN. REQUIRED (IN)	PROVIDED (IN) STAIR A&B	PROVIDED (IN) STAIR C
STAIRWAYS	1004.1	44"	44"
CORRIDOR	1016.2	80"	84"

SPACES WITH ONE MEANS OF EGRESS (NYC BC 1014.1)		
OCCUPANCY GROUP	MAXIMUM OCCUPANT LOAD	MAXIMUM OCCUPANT LOAD
ASSEMBLY	A-3	74
BUSINESS	B	74
MERCANTILE	M	74

MAXIMUM TRAVEL DISTANCE (NYC BC 1015.1) (W/ SPRINKLERS)			
OCCUPANCY GROUP	MAX. PERMITTED (FT.)	PROVIDED (FT.)	MAX. PERMITTED (FT.)
BUSINESS	B	300'-0"	35'-7 1/2"
MERCANTILE	M	200'-0"	13'-4"

\* SEE NYC BUILDING CODE TABLE 1015.1 FOR MORE INFORMATION  
 \* DEAD END IN 'B' OCCUPANCY SHALL NOT EXCEED 50'  
 ALL FLOORS COMPLY - BC 1016.3

SYMBOL LEGEND	
— — —	3 HR RATED WALL
— — —	2 HR RATED WALL
.....	1 HR RATED WALL
— — —	CEILING MOUNTED EXIT SIGN
— — —	WALL MOUNTED EXIT SIGN
▲	SIGN AT ELEVATOR LANDING
— — —	3'-0" WIDE DOOR (2 LEAF) EXIT CAPACITY = 68' / O2 = 340
— — —	3'-0" WIDE DOOR (1 LEAF) EXIT CAPACITY = 54' / O2 = 170
— — —	3'-8" WIDE DOOR (1 LEAF) EXIT CAPACITY = 56' / O2 = 160
— — —	SMOKE DETECTOR
— — —	HEAT DETECTOR
— — —	SMOKE / CARBON MONOXIDE DETECTOR

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DATE	REVISIONS
10-27-14	REVISED PER D.O.B. COMMENT
10-13-14	REVISED PER DOB COMMENT
09-26-14	ISSUED FOR DOB REVIEW & COMMENT

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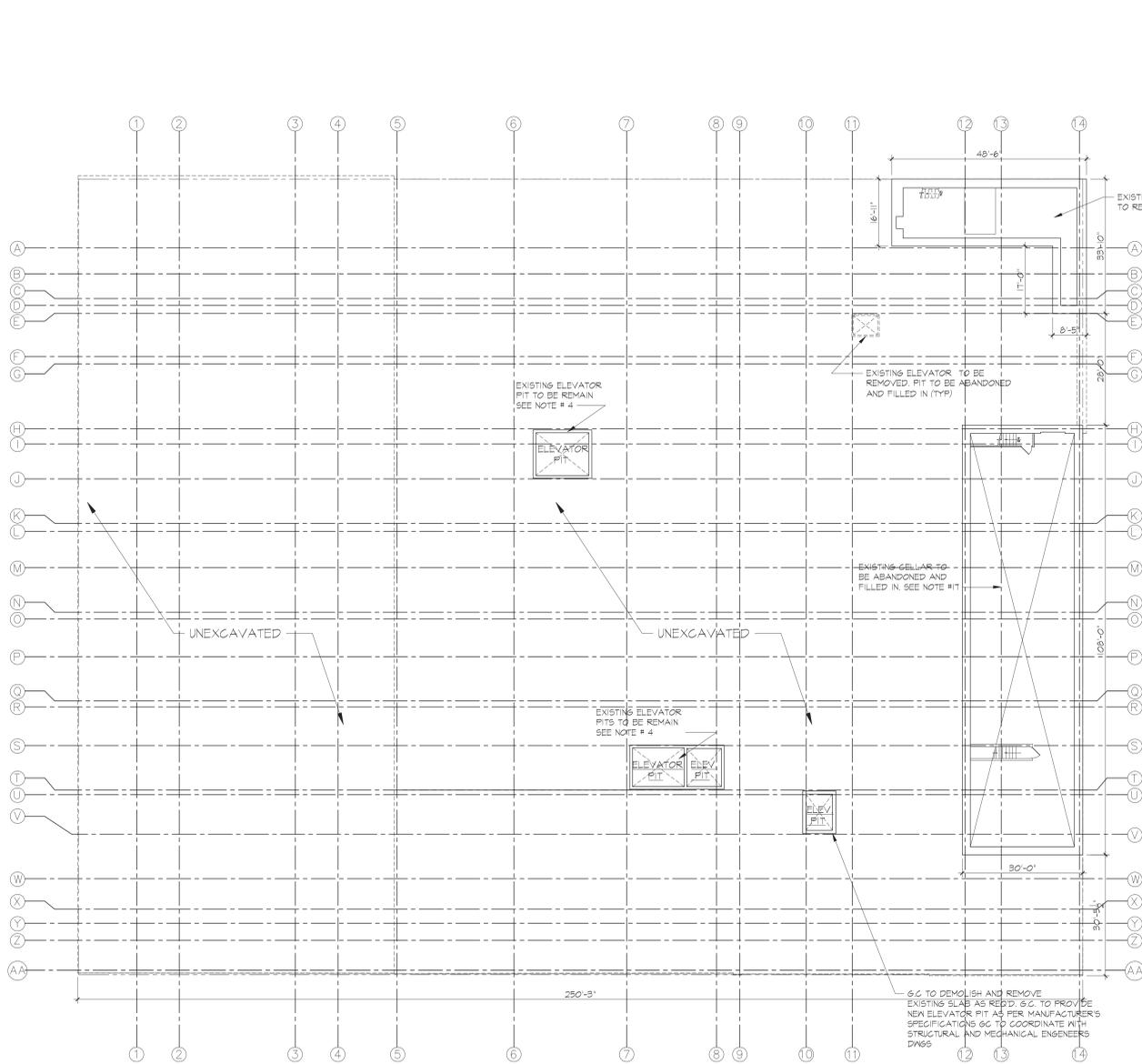
PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
 BRONX, NEW YORK

**EGRESS PLANS & CALCULATIONS**

DATE:	09-15-14
PROJECT NO:	1215
DRAWN BY:	NJB/SCR
CHECKED BY:	ERV
DRAWING NO:	<b>G-004.01</b>

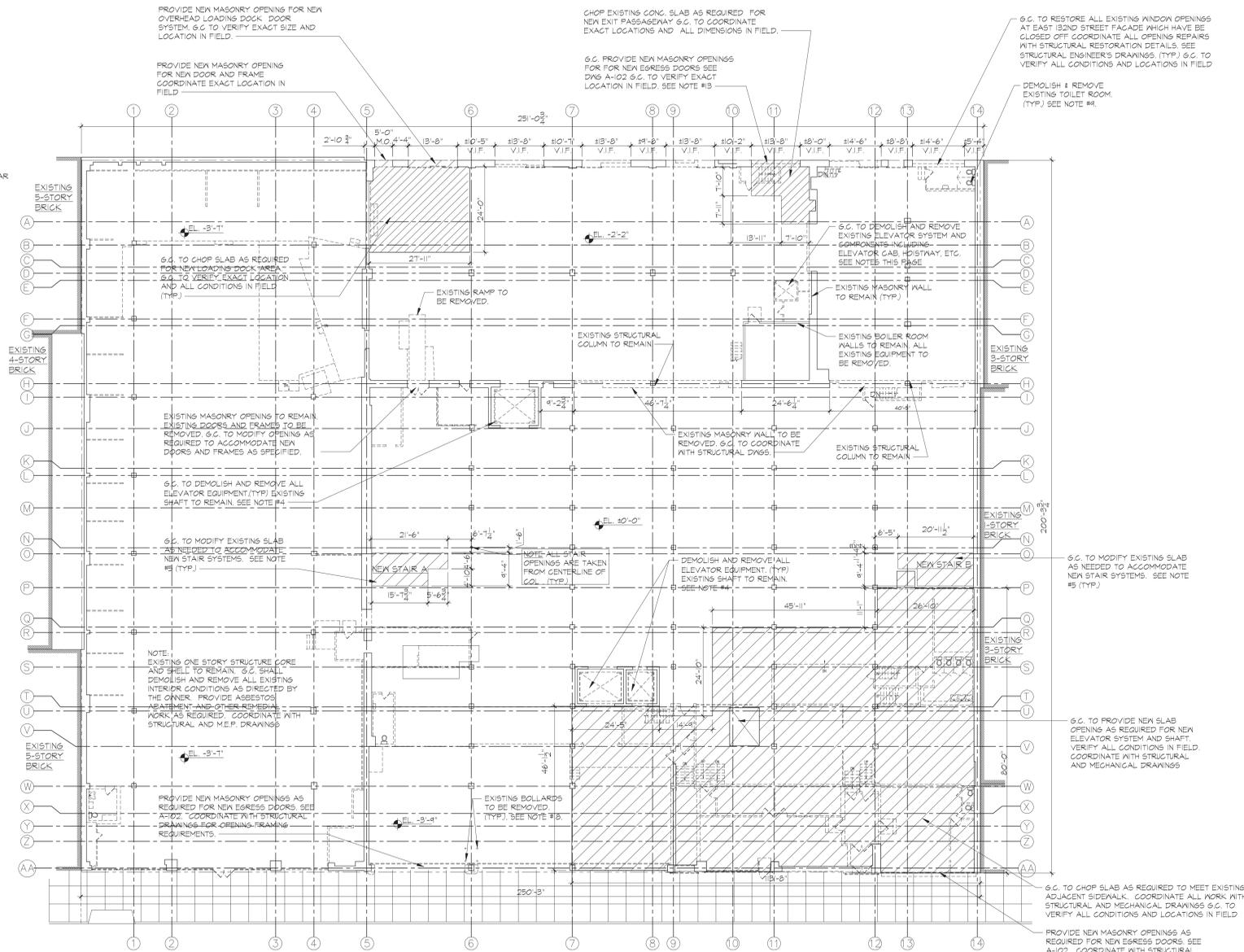
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 NYC DOB NUMBER: XXXXXXXX





**CELLAR FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

NOTE:  
G.C. SHALL COORDINATE ALL NEW SLAB OPENING LOCATIONS WITH NEW STAIR DVGS. SEE ARCH. DVGS A-102 THRU A-107, A-300 THRU A-304, AND STRUCTURAL ENG. DVGS (TYP.) ALL NEW STAIRS & ELEVATOR LOCATIONS



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

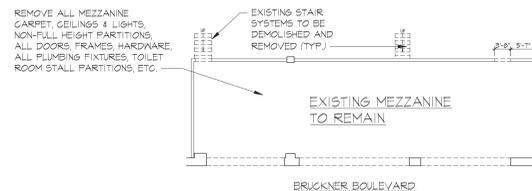
NOTE:  
G.C. SHALL COORDINATE ALL NEW SLAB OPENING LOCATIONS WITH NEW STAIR DVGS. SEE ARCH. DVGS A-102 THRU A-107, A-300 THRU A-304, AND STRUCTURAL ENG. DVGS (TYP.) ALL NEW STAIRS & ELEVATOR LOCATIONS

**DEMOLITION NOTES:**

- G.C. SHALL DEMOLISH ALL EXISTING CONDITIONS THROUGHOUT ENTIRE FLOOR INCLUDING ALL PARTITIONS, DOORS, FRAMES, PLUMBING FIXTURES, LIGHT FIXTURES ETC. G.C. SHALL VERIFY ALL LOCATIONS AND QUANTITIES IN FIELD. G.C. SHALL COORDINATE ALL EXTERIOR FACADE DEMOLITION WITH STRUCTURAL ENGINEER'S REQUIREMENTS FOR EXTERIOR REHABILITATION. SEE STRUCTURAL DRAWINGS.
- G.C. TO REMOVE AND REPLACE ALL EXISTING WINDOWS WITH NEW ALUMINUM INSULATED WINDOWS AS SPECIFIED. G.C. SHALL PROVIDE ALL REQUIRED MODIFICATIONS TO EXISTING WINDOW OPENINGS AS NEEDED. SEE WINDOW SCHEDULE. COORDINATE WITH STRUCTURAL DRAWINGS.
- DEMOLISH AND REMOVE ALL EXISTING STAIRS TO BE ABANDONED. G.C. TO CLOSE OFF SLAB OPENINGS WITH NEW MATERIALS TO MATCH AND ALIGN WITH EXISTING TOP OF SLAB. NEW MATERIALS TO MATCH REQUIRED FIRE-RESISTANCE RATINGS OF ADJACENT FLOOR SLAB. SEE STRUCTURAL DRAWINGS.
- G.C. SHALL DEMOLISH AND REMOVE ALL EXISTING ELEVATOR SYSTEMS IN ALL EXISTING SHAFTS, INCLUDING, BUT NOT LIMITED TO THE HOISTWAY, DOORS, CALL BUTTONS, LANTERNS, ALL ROPES, ALL MECHANICAL EQUIPMENT, FLOOR COORDINATORS ETC. EXISTING SHAFT TO REMAIN. G.C. SHALL PROVIDE NEW ELEVATOR SYSTEMS AT ALL EXISTING LOCATIONS. G.C. SHALL COORDINATE WITH ELEVATOR MANUFACTURER'S DETAILS AND SPECIFICATIONS G.C. TO VERIFY ALL CONDITIONS IN FIELD.
- PROVIDE NEW SLAB OPENINGS AS REQUIRED FOR NEW CONCRETE/ METAL PAN STAIR SYSTEM AND ENCLOSURE. G.C. TO VERIFY ALL EXISTING CONDITIONS IN FIELD. COORDINATE WITH STRUCTURAL DRAWINGS. SEE A-101 THRU A-107 AND A-300 THRU A-305.
- G.C. TO DEMOLISH AND REMOVE EXISTING TOILET ROOMS IN THEIR ENTIRETY INCLUDING ALL FIXTURES, STALL PARTITIONS, PIPING ETC.
- G.C. TO REMOVE EXISTING WINDOW AND DOORS AS NOTED. OPENINGS TO BE CLOSE OFF. G.C. TO PROVIDE MASONRY INFILL TO MATCH RATINGS AND THICKNESS AND ALIGN WITH EXISTING ADJACENT WALL. VERIFY ALL CONDITIONS IN FIELD.
- G.C. SHALL PROVIDE STRUCTURAL REMEDIATION TO ALL EXTERIORS FACADES, STRUCTURAL DECK, COLUMNS, BEAMS AND ALL OTHER REQUIRED STRUCTURAL MODIFICATION THROUGHOUT ENTIRE STRUCTURE AS CALLED FOR ON STRUCTURAL ENGINEER'S DRAWINGS (TYP.)
- G.C. SHALL INSPECT AND REPAIR OR REPLACE EXISTING PARAPET COPING STONES WITH NEW PRECAST CONCRETE COPING STONES AS REQUIRED. VERIFY LOCATIONS IN FIELD.
- G.C. SHALL INSPECT AND REPAIR OR REPLACE EXISTING TERRA-COTTA GABLE BACK COPING AS REQUIRED. VERIFY LOCATIONS IN FIELD.
- G.C. SHALL REMOVE ALL EXISTING ROOF COVERINGS, TAPERED INSULATION ETC. DOWN TO EXISTING ROOF DECK. INSPECT AND REPAIR ALL DAMAGE OR DETERIORATED AREAS OF ROOF DECK.
- G.C. SHALL REMOVE AND REPLACE EXISTING SKYLIGHTS AT SPECIFIED LOCATIONS WITH NEW INSULATED ALUMINUM SKYLIGHTS AS SELECTED BY THE OWNER. VERIFY ALL LOCATION IN FIELD. SEE DVGS D-002
- G.C. SHALL PROVIDE NEW MASONRY OPENING IN EXTERIOR WALLS AS REQ'D FOR NEW EGRESS DOOR. G.C. SHALL VERIFY EXACT LOCATION & SIZE IN FIELD. COORDINATE EXACT SIZES AND LOCATION AND OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DVGS.
- G.C. SHALL PROVIDE NEW MASONRY OPENING IN EXTERIOR WALLS AS REQ'D SEE A-109. G.C. SHALL VERIFY EXACT LOCATION & SIZE IN FIELD. SEE STRUCTURAL ENGINEER'S DVGS FOR ALL LINTEL AND MASONRY SUPPORT REQUIREMENTS
- G.C. SHALL REMOVE ALL EXISTING RAILING AND PITCH POCKETS AT ALL ROOF AREAS (TYP.) G.C. TO VERIFY ALL LOCATIONS IN FIELD NEW PARAPET TO BE PROVIDED. SEE DVGS A-106, A-200 & A-201 FOR ADDITIONAL INFORMATION.

**DEMOLITION LEGEND:**

- EXISTING PARTITIONS TO REMAIN
- EXISTING MASONRY WALLS TO REMAIN
- EXISTING PARTITIONS TO BE DEMOLISHED & REMOVED
- EXISTING DOORS & FRAMES TO BE REMOVED
- EXISTING WINDOWS & FRAMES TO BE REMOVED
- EXISTING STRUCTURAL COLUMNS TO REMAIN
- DENOTES AREA OF NEW OPENING
- DENOTES AREA OF EXISTING FLOOR SLAB TO BE CUT DOWN TO MATCH EXISTING SIDEWALK ELEVATION
- COLUMN GRID LINES



**MEZZANINE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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11-21-14	ISSUED FOR B.I.D.
09-12-13	ISSUED TO D.O.B. FOR REVIEW AND COMMENT
DATE	REVISIONS

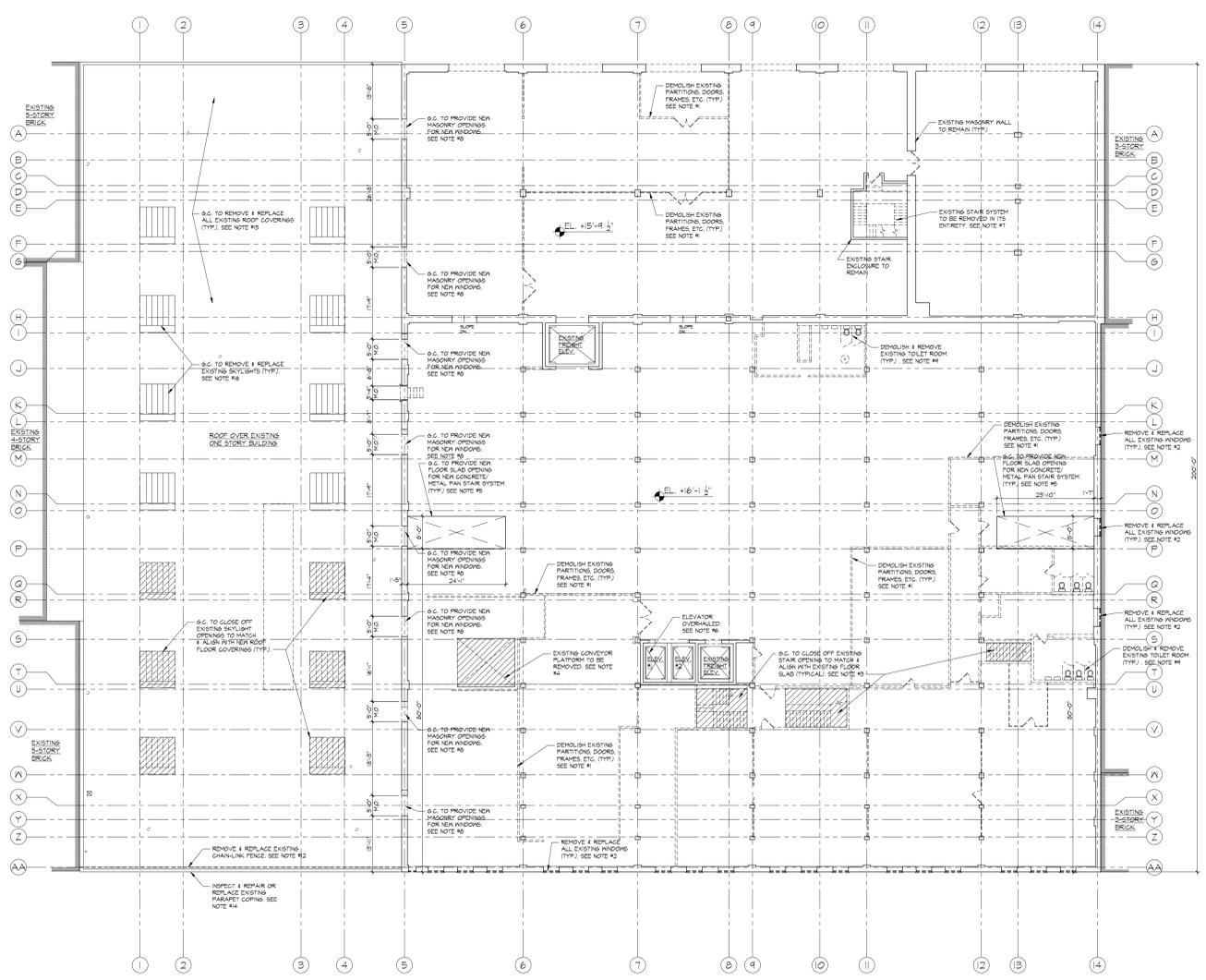
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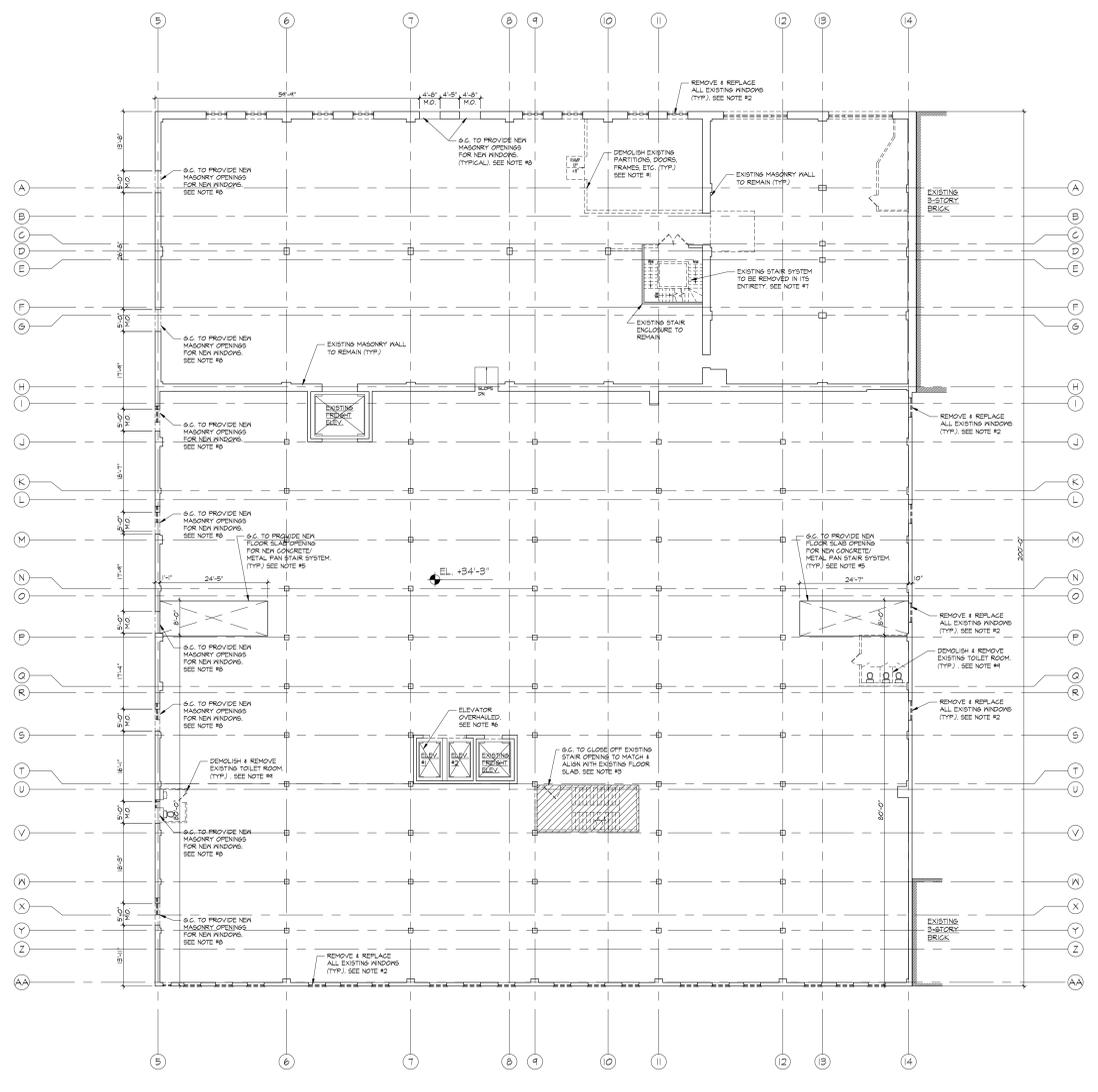
DEMOLITION PLANS—  
CELLAR & FIRST FLOOR

DATE:	10-01-13
PROJECT NO.:	1215
DRAWN BY:	CJV
CHECKED BY:	ERV
DRAWING NO.:	<b>D-001.00</b>

SCALE: AS NOTED | SHEET NO.: 5 15  
NYC DOB NUMBER: XXXXXXXX



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



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

**DEMOLITION NOTES:**

1. G.C. SHALL DEMOLISH ALL EXISTING CONDITIONS THROUGHOUT ENTIRE FLOOR INCLUDING ALL PARTITIONS, DOORS, FRAMES, PLUMBING FIXTURES, LIGHT FIXTURES ETC. G.C. SHALL VERIFY ALL LOCATIONS AND QUANTITIES IN FIELD. G.C. SHALL COORDINATE ALL EXTERIOR FACADE DEMOLITION WITH STRUCTURAL ENGINEER'S REQUIREMENTS FOR EXTERIOR REHABILITATION. SEE STRUCTURAL DRAWINGS.
2. G.C. TO REMOVE AND REPLACE ALL EXISTING WINDOWS WITH NEW ALUMINUM INSULATED WINDOWS AS SPECIFIED. G.C. SHALL PROVIDE ALL REQUIRED MODIFICATIONS TO EXISTING WINDOW OPENINGS AS NEEDED. SEE WINDOW SCHEDULE. COORDINATE WITH STRUCTURAL DRAWINGS.
3. DEMOLISH AND REMOVE ALL EXISTING STAIRS TO BE ABANDONED. G.C. TO CLOSE OFF SLAB OPENING WITH NEW MATERIALS TO MATCH AND ALIGN WITH EXISTING TOP OF SLAB. NEW MATERIALS TO MATCH REQUIRED FIRE-RESISTANCE RATING OF ADJACENT FLOOR SLAB. SEE STRUCTURAL DRAWINGS.
4. DEMOLISH AND REMOVE EXISTING CONVEYOR SYSTEM. G.C. TO CLOSE OFF OPENINGS TO MATCH AND ALIGN WITH NEW TOP OF SLAB. NEW MATERIALS TO MATCH EXISTING FIRE-RESISTANCE RATING OF ADJACENT FLOOR SLAB.
5. PROVIDE NEW SLAB OPENINGS AS REQUIRED FOR NEW CONCRETE/METAL PAN STAIR SYSTEM AND ENCLOSURE. G.C. TO VERIFY ALL EXISTING CONDITIONS IN FIELD. COORDINATE WITH STRUCTURAL DRAWINGS.
6. EXISTING ELEVATOR SYSTEM TO BE COMPLETELY OVERHAULED. REMOVE ENTIRE ELEVATOR SYSTEM AND EQUIPMENT. PROVIDE SHAFT MODIFICATIONS AS PER ARCHITECT'S DRAWING TO PROVIDE (2) NEW ELEVATOR CARS IN EXISTING SHAFT. MODIFY ALL OPENINGS AS REQUIRED. PROVIDE NEW EQUIPMENT, MACHINE ROOM EQUIPMENT, CABS, STOPS, HOISTWAY IMPROVEMENTS, ETC.
7. G.C. TO REMOVE AND REPLACE EXISTING METAL STAIRS SYSTEM WITH NEW CODE COMPLIANT EGRESS STAIR SYSTEM.
8. G.C. TO PROVIDE MASONRY OPENINGS FOR NEW WINDOWS AS SHOWN ON PLAN. G.C. SHALL COORDINATE WITH STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE OF LINTELS AND HEADERS.
9. G.C. TO DEMOLISH AND REMOVE EXISTING TOILET ROOMS IN THEIR ENTIRETY INCLUDING ALL FIXTURES, STALL PARTITIONS, PIPING ETC.
10. G.C. TO REMOVE EXISTING WINDOW AND DOORS AS NOTED. OPENINGS TO BE CLOSE OFF. G.C. TO PROVIDE MASONRY INFILL TO MATCH RATINGS AND THICKNESS AND ALIGN WITH EXISTING ADJACENT WALL. VERIFY ALL CONDITIONS IN FIELD.
11. G.C. SHALL PROVIDE STRUCTURAL REMEDIATION TO ALL EXTERIORS FACADES, STRUCTURAL DECK, COLUMNS, BEAMS AND ALL OTHER REQUIRED STRUCTURAL MODIFICATION THROUGHOUT ENTIRE STRUCTURES AS CALLED FOR ON STRUCTURAL ENGINEER'S DRAWINGS (TYP).
12. G.C. SHALL REMOVE AND REPLACE EXISTING CHAIN-LINK FENCE AT ROOF PERIMETER WITH NEW FENCE AS DIRECTED BY THE OWNER.
13. G.C. SHALL INSPECT AND REPAIR OR REPLACE EXISTING PARAPET COPING STONES WITH NEW PREGAST CONCRETE COPING STONES AS REQUIRED. VERIFY LOCATIONS IN FIELD.
14. G.C. SHALL INSPECT AND REPAIR OR REPLACE EXISTING TERRAZZO CAMEL BACK COPING AS REQUIRED. VERIFY LOCATIONS IN FIELD.
15. G.C. SHALL REMOVE ALL EXISTING ROOF COVERINGS, TAPERED INSULATION ETC. DOWN TO EXISTING ROOF DECK. INSPECT AND REPAIR ALL DAMAGED OR DETERIORATED AREAS OF ROOF DECK.
16. G.C. SHALL REMOVE AND REPLACE ALL EXISTING SKYLIGHTS WITH NEW INSULATED ALUMINUM SKYLIGHTS AS SELECTED BY THE OWNER.

**DEMOLITION LEGEND:**

- EXISTING PARTITIONS TO REMAIN
- EXISTING MASONRY WALLS TO REMAIN
- EXISTING PARTITIONS TO BE DEMOLISHED & REMOVED
- EXISTING DOORS & FRAMES TO BE REMOVED
- EXISTING WINDOWS & FRAMES TO BE REMOVED
- EXISTING STRUCTURAL COLUMNS TO REMAIN
- DENOTES AREA OF NEW OPENING
- DENOTES AREA OF EXISTING FLOOR SLAB TO BE CUT DOWN TO MATCH EXISTING SIDEWALK ELEVATION
- COLUMN GRID LINES

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09-12-13 ISSUED TO D.O.B. FOR REVIEW AND COMMENT  
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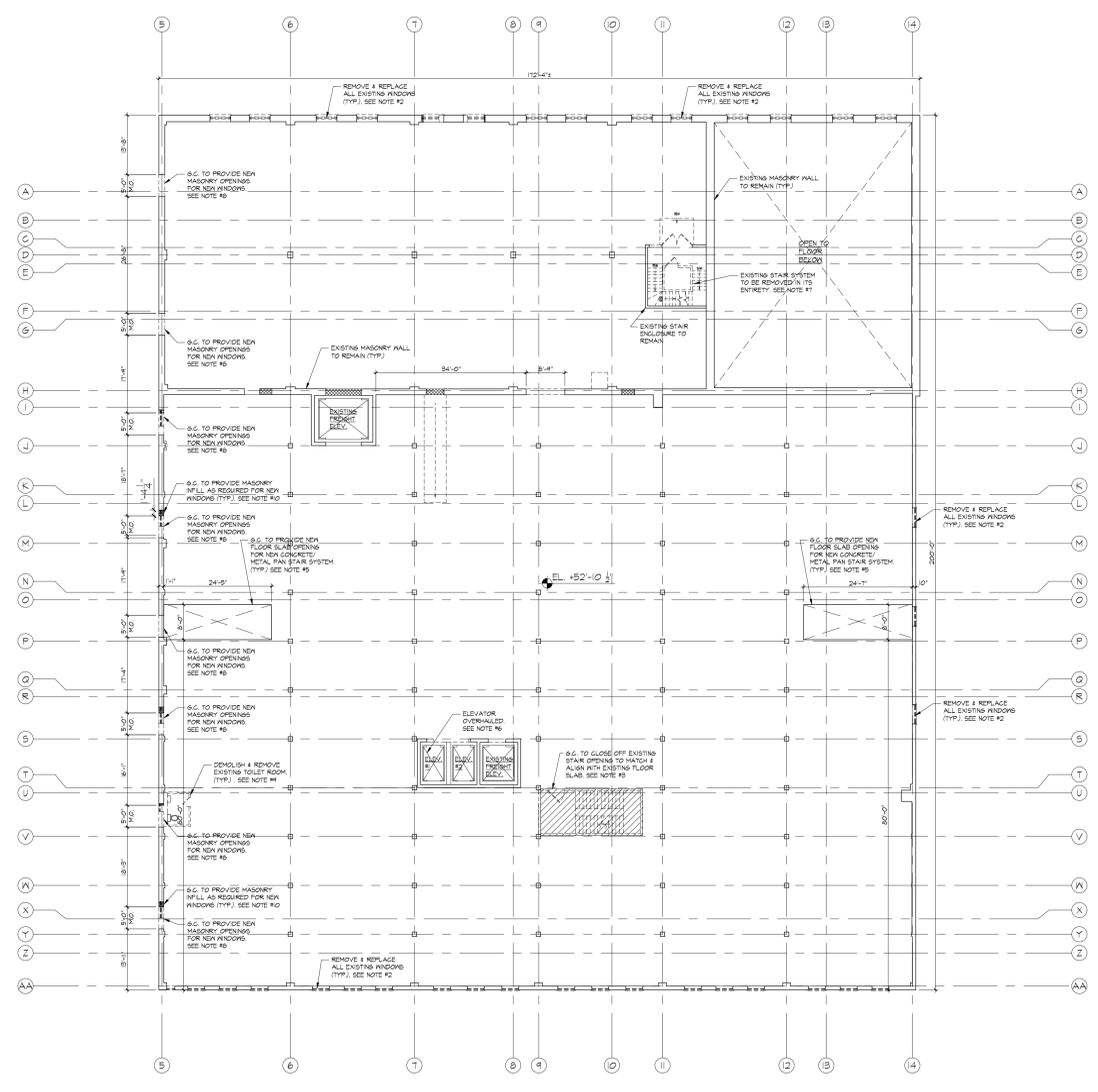
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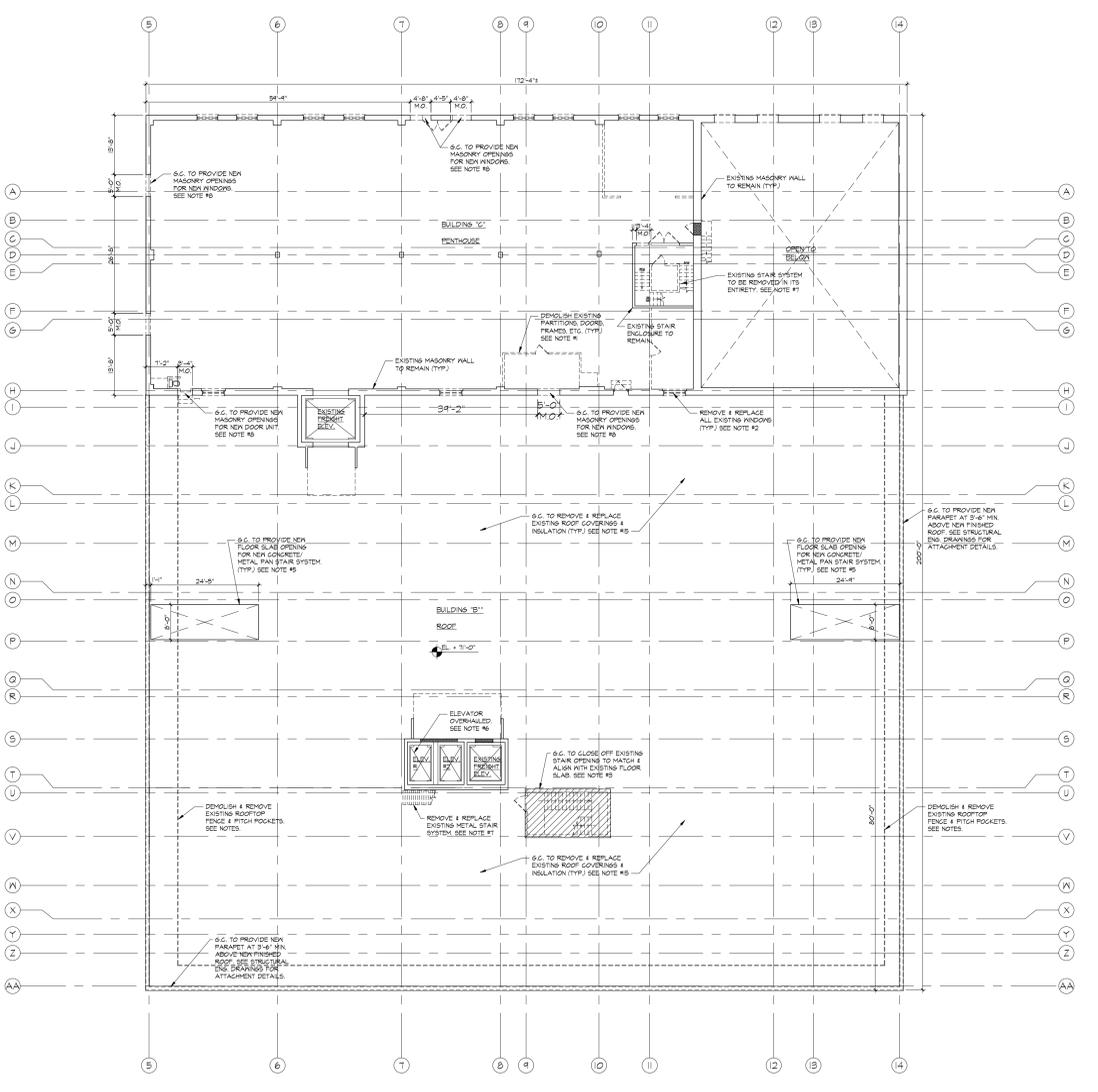
DEMOLITION PLANS -  
SECOND & THIRD FLOOR

DATE: 10-01-13  
PROJECT NO: 1215  
DRAWN BY: C.JV  
CHECKED BY: ERV  
DRAWING NO: **D-002.00**

SCALE: AS NOTED SHEET NO: 5 15  
NYC DOB NUMBER: XXXXXXXX



**FOURTH FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**PENTHOUSE FLOOR PLAN / ROOF PLAN**  
SCALE: 1/16" = 1'-0"

**DEMOLITION NOTES:**

- S.G. SHALL DEMOLISH ALL EXISTING CONDITIONS THROUGHOUT ENTIRE FLOOR INCLUDING ALL PARTITIONS, DOORS, FRAMES, PLUMBING FIXTURES, LIGHT FIXTURES ETC. S.G. SHALL VERIFY ALL LOCATIONS AND QUANTITIES IN FIELD. S.G. SHALL COORDINATE ALL EXTERIOR FACADE DEMOLITION WITH STRUCTURAL ENGINEER'S REQUIREMENTS FOR EXTERIOR REHABILITATION. SEE STRUCTURAL DRAWINGS.
- S.G. TO REMOVE AND REPLACE ALL EXISTING WINDOWS WITH NEW ALUMINUM INSULATED WINDOWS AS SPECIFIED. S.G. SHALL PROVIDE ALL REQUIRED MODIFICATIONS TO EXISTING WINDOW OPENINGS AS NEEDED. SEE WINDOW SCHEDULE. COORDINATE WITH STRUCTURAL DRAWINGS.
- DEMOLISH AND REMOVE ALL EXISTING STAIRS TO BE ABANDONED. S.G. TO CLOSE OFF SLAB OPENING WITH NEW MATERIALS TO MATCH AND ALIGN WITH EXISTING TOP OF SLAB. NEW MATERIALS TO MATCH REQUIRED FIRE-RESISTANCE RATING OF ADJACENT FLOOR SLAB. SEE STRUCTURAL DRAWINGS.
- DEMOLISH AND REMOVE EXISTING CONVEYOR SYSTEM. S.G. TO CLOSE OFF OPENINGS TO MATCH AND ALIGN WITH NEW TOP OF SLAB. NEW MATERIALS TO MATCH EXISTING FIRE-RESISTANCE RATING OF ADJACENT FLOOR SLAB.
- PROVIDE NEW SLAB OPENINGS AS REQUIRED FOR NEW CONCRETE/METAL PAN STAIR SYSTEM AND ENCLOSURE. S.G. TO VERIFY ALL EXISTING CONDITIONS IN FIELD. COORDINATE WITH STRUCTURAL DRAWINGS.
- EXISTING ELEVATOR SYSTEM TO BE COMPLETELY OVERHAULED. REMOVE ENTIRE ELEVATOR SYSTEM AND EQUIPMENT. PROVIDE SHAFT MODIFICATIONS AS PER ARCHITECT'S DRAWING TO PROVIDE (2) NEW ELEVATOR CARS IN EXISTING SHAFT. MODIFY ALL OPENINGS AS REQUIRED. PROVIDE NEW EQUIPMENT, MACHINE ROOM EQUIPMENT, CABS, STOPS, HOISTWAY IMPROVEMENTS, ETC.
- S.G. TO REMOVE AND REPLACE EXISTING METAL STAIRS SYSTEM WITH NEW CODE COMPLIANT EGRESS STAIR SYSTEM.
- S.G. TO PROVIDE MASONRY OPENINGS FOR NEW WINDOWS AS SHOWN ON PLAN. S.G. SHALL COORDINATE WITH STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE OF LINTELS AND HEADERS.
- S.G. TO DEMOLISH AND REMOVE EXISTING TOILET ROOMS IN THEIR ENTIRETY INCLUDING ALL FIXTURES, STALL PARTITIONS, PIPING ETC.
- S.G. TO REMOVE EXISTING WINDOW AND DOORS AS NOTED. OPENINGS TO BE CLOSE OFF. S.G. TO PROVIDE MASONRY INFILL TO MATCH RATING AND THICKNESS AND ALIGN WITH EXISTING ADJACENT WALL. VERIFY ALL CONDITIONS IN FIELD.
- S.G. SHALL PROVIDE STRUCTURAL REMEDIATION TO ALL EXTERIORS FACADES, STRUCTURAL DECK, COLUMNS, BEAMS AND ALL OTHER REQUIRED STRUCTURAL MODIFICATION THROUGHOUT ENTIRE STRUCTURES AS CALLED FOR ON STRUCTURAL ENGINEER'S DRAWINGS (TYP.)
- S.G. SHALL REMOVE AND REPLACE EXISTING CHAIN-LINK FENCE AT ROOF PERIMETER WITH NEW FENCE AS DIRECTED BY THE OWNER.
- S.G. SHALL INSPECT AND REPAIR OR REPLACE EXISTING PARAPET COPING STONES WITH NEW PREGAST CONCRETE COPING STONES AS REQUIRED. VERIFY LOCATIONS IN FIELD.
- S.G. SHALL INSPECT AND REPAIR OR REPLACE EXISTING TERRAZZO/COTTA CAMEL BACK COPING AS REQUIRED. VERIFY LOCATIONS IN FIELD.
- S.G. SHALL REMOVE ALL EXISTING ROOF COVERINGS, TAPERED INSULATION ETC. DOWN TO EXISTING ROOF DECK. INSPECT AND REPAIR ALL DAMAGED OR DETERIORATED AREAS OF ROOF DECK.
- S.G. SHALL REMOVE AND REPLACE ALL EXISTING SKYLIGHTS WITH NEW INSULATED ALUMINUM SKYLIGHTS AS SELECTED BY THE OWNER.

**DEMOLITION LEGEND:**

- EXISTING PARTITIONS TO REMAIN
- EXISTING MASONRY WALLS TO REMAIN
- EXISTING PARTITIONS TO BE DEMOLISHED & REMOVED
- EXISTING DOORS & FRAMES TO BE REMOVED
- EXISTING WINDOWS & FRAMES TO BE REMOVED
- EXISTING STRUCTURAL COLUMNS TO REMAIN
- DENOTES AREA OF NEW OPENING
- DENOTES AREA OF EXISTING FLOOR SLAB TO BE CUT DOWN TO MATCH EXISTING SIDEWALK ELEVATION
- COLUMN GRID LINES

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09-12-13 ISSUED TO D.O.B. FOR REVIEW AND COMMENT  
DATE REVISIONS

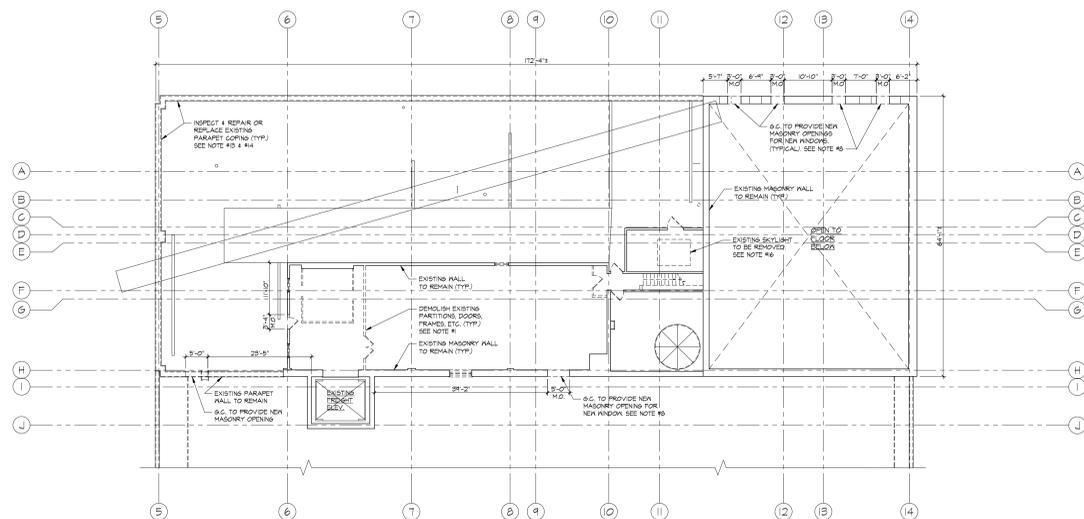
**asap** Aufgang + Subotovsky  
Architecture and Planning  
PLLC  
49 North Almont Road, Suffern, NY 10901 tel: 845.368.0004 fax: 800.772.8304  
www.asaparchitecture.com

PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

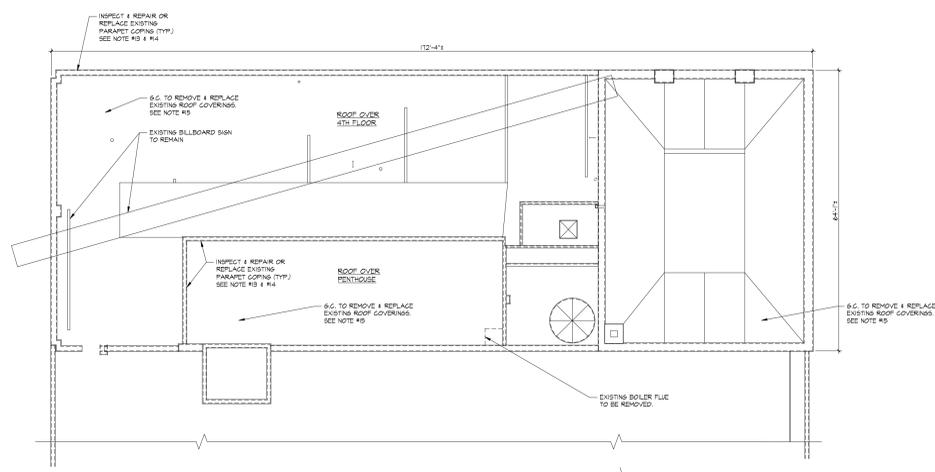
DEMOLITION PLANS—  
FOURTH & PENTHOUSE FLOOR

DATE: 10-01-13  
PROJECT NO: 1215  
DRAWN BY: C.JV  
CHECKED BY: ERV  
DRAWING NO: **D-003.00**

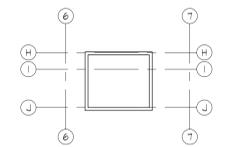
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NYC DOB NUMBER: XXXXXXXX



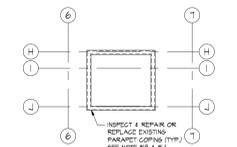
**UPPER PENTHOUSE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



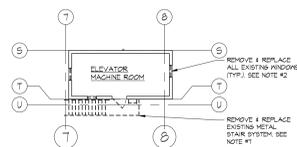
**UPPER PENTHOUSE ROOF PLAN**  
SCALE: 1/8" = 1'-0"



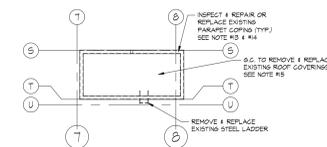
**FREIGHT ELEVATOR MACHINE ROOM PLAN**  
SCALE: 1/8" = 1'-0"



**FREIGHT ELEVATOR MACHINE ROOM ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**ELEVATOR MACHINE ROOM PLAN**  
SCALE: 1/8" = 1'-0"



**ELEVATOR MACHINE ROOM ROOF PLAN**  
SCALE: 1/8" = 1'-0"

**DEMOLITION NOTES:**

- G.C. SHALL DEMOLISH ALL EXISTING CONDITIONS THROUGHOUT ENTIRE FLOOR INCLUDING ALL PARTITIONS, DOORS, FRAMES, PLUMBING FIXTURES, LIGHT FIXTURES, ETC. G.C. SHALL VERIFY ALL LOCATIONS AND QUANTITIES IN FIELD. G.C. SHALL COORDINATE ALL EXTERIOR FACADE DEMOLITION WITH STRUCTURAL ENGINEER'S REQUIREMENTS FOR EXTERIOR REHABILITATION. SEE STRUCTURAL DRAWINGS.
- G.C. TO REMOVE AND REPLACE ALL EXISTING WINDOWS WITH NEW ALUMINUM INSULATED WINDOWS AS SPECIFIED. G.C. SHALL PROVIDE ALL REQUIRED MODIFICATIONS TO EXISTING WINDOW OPENINGS AS NEEDED. SEE WINDOW SCHEDULE. COORDINATE WITH STRUCTURAL DRAWINGS.
- DEMOLISH AND REMOVE ALL EXISTING STAIRS TO BE ABANDONED. G.C. TO CLOSE OFF SLAB OPENING WITH NEW MATERIALS TO MATCH AND ALIGN WITH EXISTING TOP OF SLAB. NEW MATERIALS TO MATCH REQUIRED FIRE-RESISTANCE RATING OF ADJACENT FLOOR SLAB. SEE STRUCTURAL DRAWINGS.
- DEMOLISH AND REMOVE EXISTING CONVEYOR SYSTEM. G.C. TO CLOSE OFF OPENINGS TO MATCH AND ALIGN WITH NEW TOP OF SLAB. NEW MATERIALS TO MATCH EXISTING FIRE-RESISTANCE RATING OF ADJACENT FLOOR SLAB.
- PROVIDE NEW SLAB OPENINGS AS REQUIRED FOR NEW CONCRETE/METAL PAN STAIR SYSTEM AND ENCLOSURE. G.C. TO VERIFY ALL EXISTING CONDITIONS IN FIELD. COORDINATE WITH STRUCTURAL DRAWINGS.
- EXISTING ELEVATOR SYSTEM TO BE COMPLETELY OVERHAULED. REMOVE ENTIRE ELEVATOR SYSTEM AND EQUIPMENT. PROVIDE SHAFT MODIFICATIONS AS PER ARCHITECT'S DRAWING TO PROVIDE (2) NEW ELEVATOR CARS IN EXISTING SHAFT. MODIFY ALL OPENINGS AS REQUIRED. PROVIDE NEW EQUIPMENT, MACHINE ROOM EQUIPMENT, CABS, STOPS, HOISTWAY IMPROVEMENTS, ETC.
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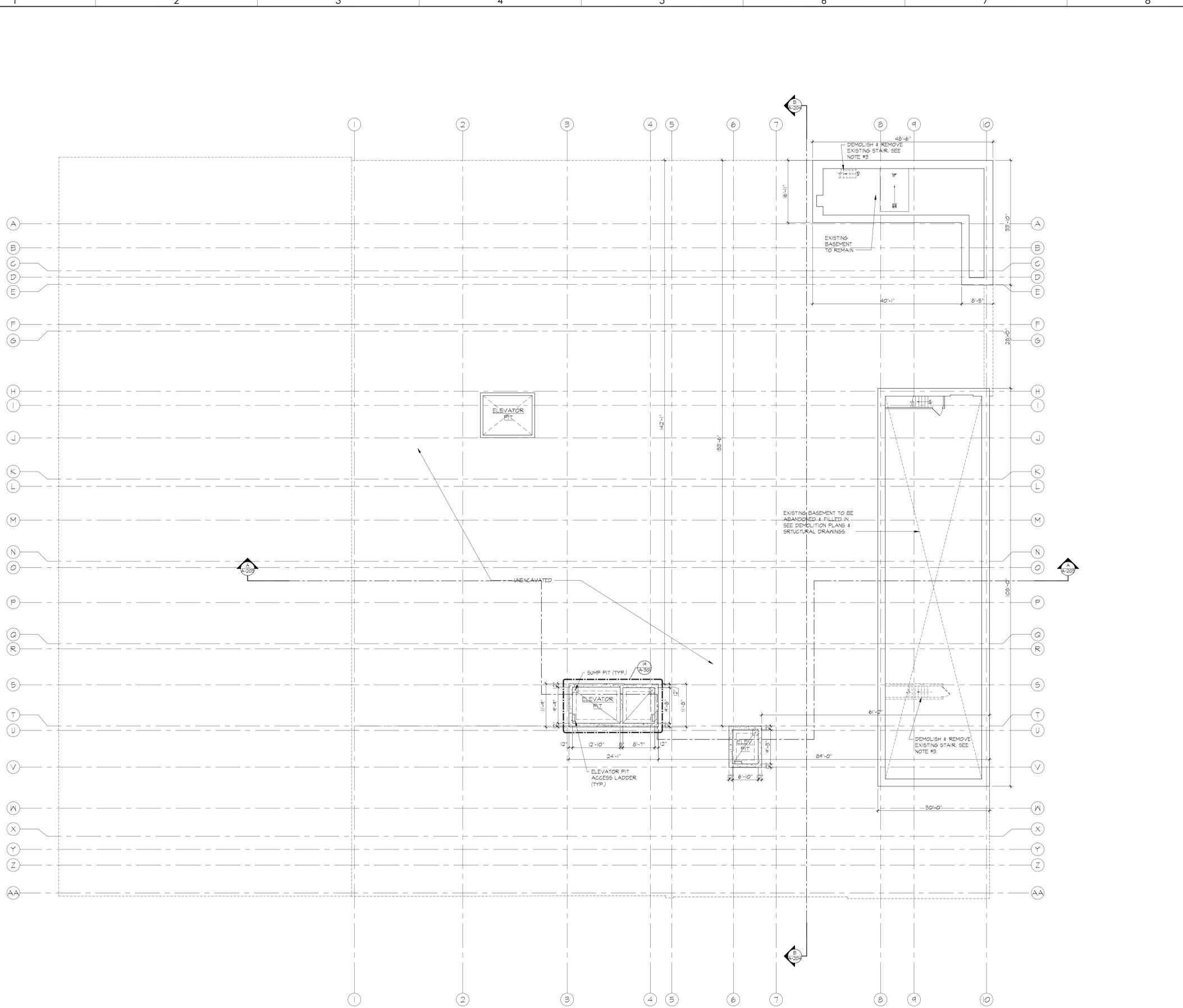
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09-12-13	ISSUED TO D.O.B. FOR REVIEW AND COMMENT
DATE	REVISIONS
49 North Almond Road, Suffern, NY 10901    tel: 845.368.0004    fax: 800.772.8304 www.ausparchitecture.com	

PROPOSED REPAIR AND RENOVATION FOR: <b>20 BRUCKNER BOULEVARD</b> BRONX, NEW YORK	
DEMOLITION PLANS- UPPER PENTHOUSE FLOOR & ROOF PLANS	
DATE:	10-01-13
PROJECT NO.:	1215
DRAWN BY:	CJV
CHECKED BY:	ERV
DRAWING NO.:	<b>D-004.00</b>
SCALE:	AS NOTED
SHEET NO.:	5 15
NYC DOB NUMBER:	XXXXXXX



- HALL TYPE LEGEND:**
- NON RATED
  - 1. DEMOLISH AT INTERIOR CORNER WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1/2" METAL CHANNELS # 8 @ 0'-6"
  - 2. TYPICAL PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2" METAL STUDS # 8 @ 0'-6"
  - 3. BATHROOM GUARD RAIL PARTITION - (1) LAYER 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 3/4" METAL STUDS # 8 @ 0'-6"
  - 4. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" (8 APARTMENT ELECTRICAL PANEL)
  - 5. DEMOLISH AT EXTERIOR CORNER WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 6. DEMOLISH AT EXTERIOR CORNER WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS # 8 @ 0'-6"
  - 7. DEMOLISH AT EXTERIOR CORNER WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS # 8 @ 0'-6" WITH 1/2" (R-5) BATT INSULATION UNFACED
  - 8. 1 HOUR RATED
  - 9. 1 HOUR RATED TENANT SEPARATION PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON (1) SIDE (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON OTHER SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 10. 2 HOUR RATED EXTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 11. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
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  - 16. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
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  - 55. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 56. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 57. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 58. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
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  - 65. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 66. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 67. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 68. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 69. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 70. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 71. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 72. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 73. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 74. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 75. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 76. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
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  - 86. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 87. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 88. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 89. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
  - 90. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
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  - 100. 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS # 8 @ 0'-6" WITH 3/8" (R-5) BATT INSULATION UNFACED
- LEGEND:**
- EXISTING CONDITIONS TO REMAIN
  - EXISTING CONDITIONS TO BE DEMOLISHED AND REMOVED
  - CONCRETE FOUNDATION WALL
  - CONCRETE BLOCK WALL - 2HR FIRE RATED
  - GYPSUM BOARD PARTITION - SEE PLAN FOR SIZE
  - MASONRY VENEER
  - 8'-0" DIAMETER CLEAR HANDICAP FLOOR TURNING SPACE
  - 1'-0" FLOOR TURNING SPACE
  - 30" x 48" CLEAR FLOOR SPACE
  - FIRE RATED SHAFR WALL
  - WINDOW - SEE WINDOW SCHEDULE ON DWG. A-600
  - DOOR & FRAME - SEE DOOR SCHEDULE DRAWING A-600
  - CARBON MONOXIDE DETECTOR
  - EXIT LIGHT AND SIGN - CEILING MOUNTED
  - ELECTRICAL PANEL UNIT
  - SUSPENDED GYPSUM BOARD
  - DENOTES AREAS OF SLAB TO BE DEMOLISHED & LEVELED TO MEET EXISTING ADJACENT GRADE
  - DENOTES AREAS OF SLAB TO BE BUILT UP TO ALIGN WITH FINISH FLOOR ELEV. 0'-0" - SEE STRUCT. DRAWINGS
- NOTES:**
- G.C. SHALL DEMOLISH ALL EXISTING CONDITIONS THROUGHOUT ENTIRE FLOOR INCLUDING ALL PARTITIONS, DOORS, FRAMES, PLUMBING FIXTURES, LIGHT FIXTURES, ETC. G.C. SHALL VERIFY ALL LOCATIONS AND QUANTITIES IN FIELD. G.C. SHALL COORDINATE ALL EXTERIOR FACADE DEMOLITION WITH STRUCTURAL ENGINEER'S REQUIREMENTS FOR EXTERIOR REHABILITATION. SEE STRUCTURAL DRAWINGS.
  - G.C. TO REMOVE AND REPLACE ALL EXISTING WINDOWS WITH NEW ALUMINUM INSULATED WINDOWS AS SPECIFIED. G.C. SHALL PROVIDE ALL REQUIRED MODIFICATIONS TO EXISTING WINDOW OPENINGS AS NEEDED. SEE WINDOW SCHEDULE. COORDINATE WITH STRUCTURAL DRAWINGS.
  - DEMOLISH AND REMOVE ALL EXISTING STAIRS TO BE ABANDONED. G.C. TO CLOSE OFF SLAB OPENINGS WITH NEW MATERIALS TO MATCH AND ALIGN WITH EXISTING TOP OF SLAB. NEW MATERIALS TO MATCH REQUIRED FIRE-RESISTANCE RATINGS. SEE STRUCTURAL DRAWINGS.
  - DEMOLISH AND REMOVE EXISTING CONVEYOR SYSTEM. G.C. TO CLOSE OFF OPENINGS TO MATCH AND ALIGN WITH NEW TOP OF SLAB. NEW MATERIALS TO MATCH EXISTING FIRE-RESISTANCE RATINGS.
  - PROVIDE NEW SLAB OPENINGS AS REQUIRED FOR NEW METAL STAIR SYSTEM AND ENCLOSURE. G.C. TO VERIFY ALL CONDITIONS IN FIELD. COORDINATE WITH STRUCTURAL DRAWINGS.
  - EXISTING ELEVATOR SYSTEM TO BE COMPLETELY OVERHAULED. REMOVE ENTIRE ELEVATOR SYSTEM AND EQUIPMENT. PROVIDE SHAFT MODIFICATIONS AS PER ARCHITECT'S DRAWINGS TO PROVIDE (2) NEW ELEVATOR CARS IN EXISTING SHAFT. MODIFY ALL OPENINGS AS REQUIRED. PROVIDE NEW EQUIPMENT, MACHINE ROOM, EQUIPMENT, CABS, STOPS, HOISTWAY IMPROVEMENTS, ETC.
  - G.C. TO REMOVE AND REPLACE EXISTING METAL STAIR SYSTEM WITH NEW CODE COMPLIANT EGRESS STAIR SYSTEM.
  - G.C. TO PROVIDE MASONRY OPENINGS FOR NEW WINDOWS AS SHOWN ON PLAN. G.C. SHALL COORDINATE WITH STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE OF LINTELS AND HEADERS.
  - G.C. TO DEMOLISH AND REMOVE EXISTING TOILET ROOMS IN THEIR ENTIRETY INCLUDING ALL FIXTURES, STALL PARTITIONS, ETC.
  - G.C. TO REMOVE EXISTING WINDOW AND DOORS AS NOTED. OPENINGS TO BE CLOSED OFF. G.C. TO PROVIDE MASONRY INFILL TO MATCH AND ALIGN WITH EXISTING. VERIFY ALL CONDITIONS IN FIELD.
  - G.C. SHALL PROVIDE STRUCTURAL REMEDIATION TO ALL EXTERIORS FACADES, STRUCTURAL DECK, COLUMNS, BEAMS AND ALL OTHER REQUIRED STRUCTURAL MODIFICATION THROUGHOUT ENTIRE STRUCTURES AS CALLED FOR ON STRUCTURAL ENGINEER'S DRAWINGS (TYP.).
  - G.C. SHALL REMOVE AND REPLACE EXISTING GAIN-LINK FENCE AT ROOF PERIMETER WITH NEW FENCE AS DIRECTED BY THE OWNER.
  - G.C. SHALL INSPECT AND REPAIR OR REPLACE EXISTING PARAPET CORNING STONES WITH NEW PRECAST CONCRETE CORNING STONES AS REQUIRED.
  - G.C. SHALL INSPECT AND REPAIR OR REPLACE EXISTING TERRAZZOTA CAMEL BACK CORNING FILES AS REQUIRED.
  - ALL EXISTING ROOF COVERINGS TO REMAIN. G.C. SHALL PROVIDE REPAIRS AS NEEDED. VERIFY ALL CONDITIONS IN FIELD.
  - G.C. SHALL REMOVE AND REPLACE ALL EXISTING SKYLIGHTS WITH NEW INSULATED ALUMINUM SKYLIGHTS AS SELECTED BY THE OWNER.

CELLAR FLOOR PLAN  
SCALE: 3/32" = 1'-0"

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05-02-14	ISSUED FOR CONSULTANTS
09-12-13	ISSUED TO D.O.B. FOR REVIEW AND COMMENT
DATE	REVISIONS

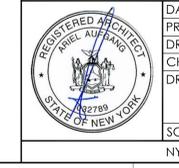
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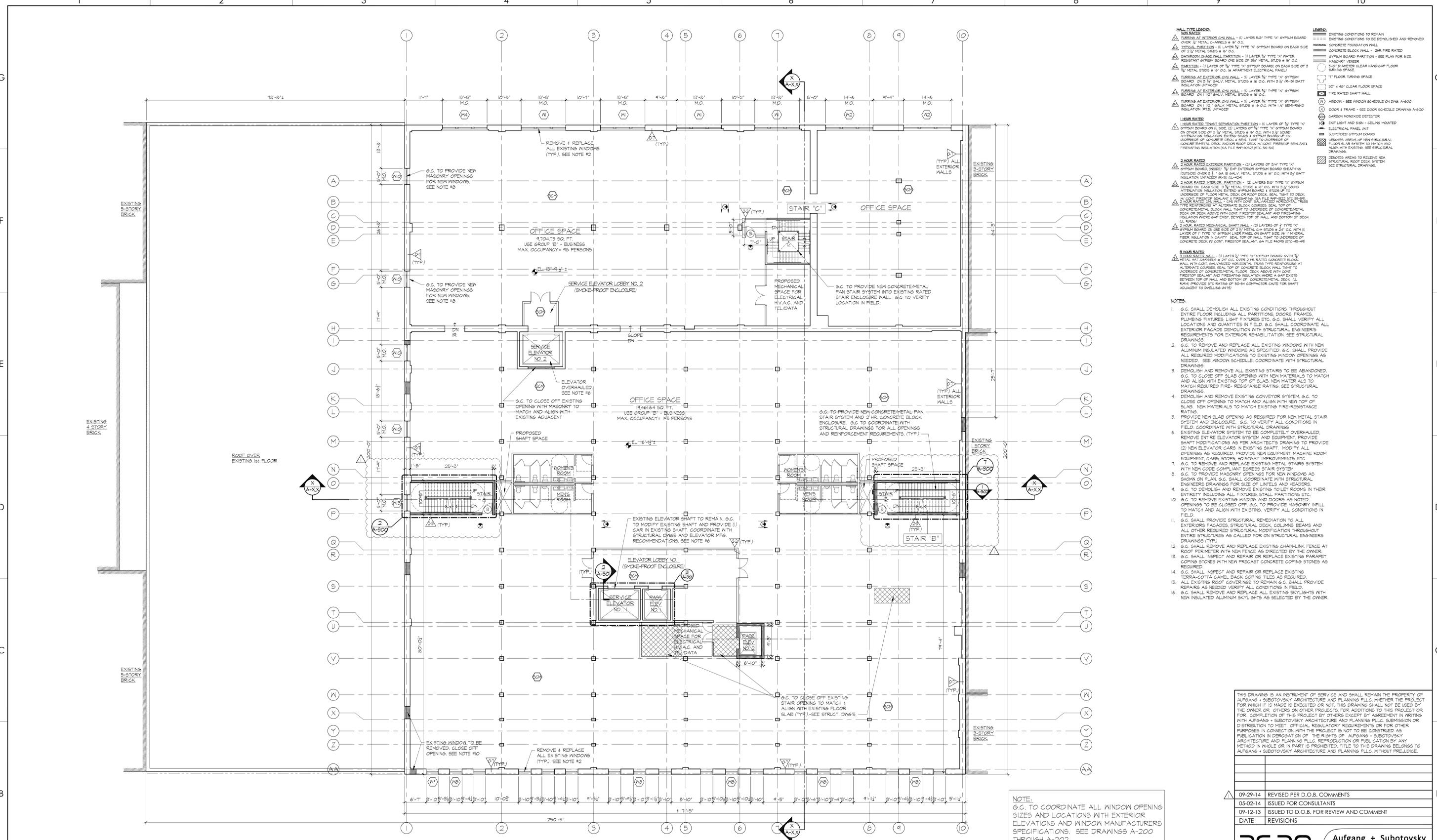
PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

CELLAR FLOOR PLAN

DATE:	08-20-13
PROJECT NO.:	1215
DRAWN BY:	CJV
CHECKED BY:	ERV
DRAWING NO.:	<b>A-101.00</b>
SCALE:	AS NOTED   SHEET NO.: 4   15
NYC DOB NUMBER:	XXXXXXX







**SECOND FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

**NOTE:**  
G.C. TO COORDINATE ALL WINDOW OPENING SIZES AND LOCATIONS WITH EXTERIOR ELEVATIONS AND WINDOW MANUFACTURERS SPECIFICATIONS. SEE DRAWINGS A-200 THROUGH A-202

- REAL TYPE LEGEND:**
- 1. TYPICAL PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1/2" METAL CHANNELS @ 8" O.C.
  - 2. PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2" METAL STUDS @ 8" O.C.
  - 3. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3" METAL STUDS @ 8" O.C. (APARTMENT PANEL)
  - 4. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3" METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 5. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 6. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 7. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 8. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 9. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 10. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 11. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 12. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 13. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 14. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 15. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 16. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 17. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 18. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 19. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 20. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 21. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 22. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 23. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 24. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 25. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 26. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 27. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 28. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 29. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 30. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 31. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 32. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 33. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 34. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 35. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 36. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 37. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 38. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 39. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 40. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 41. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 42. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 43. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 44. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 45. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 46. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 47. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 48. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 49. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 50. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 51. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 52. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 53. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 54. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 55. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 56. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 57. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 58. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 59. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 60. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 61. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 62. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 63. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 64. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 65. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 66. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 67. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 68. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 69. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 70. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 71. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 72. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 73. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 74. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 75. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 76. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 77. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 78. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 79. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 80. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 81. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 82. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 83. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 84. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 85. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 86. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 87. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 88. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 89. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 90. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 91. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 92. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 93. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 94. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 95. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 96. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 97. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 98. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 99. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 100. PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 8" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED

- NOTES:**
- G.C. SHALL DEMOLISH ALL EXISTING CONDITIONS THROUGHOUT ENTIRE FLOOR INCLUDING ALL PARTITIONS, DOORS, FRAMES, PLUMBING FIXTURES, LIGHT FIXTURES ETC. G.C. SHALL VERIFY ALL LOCATIONS AND QUANTITIES IN FIELD. G.C. SHALL COORDINATE ALL EXTERIOR FACADE DEMOLITION WITH STRUCTURAL ENGINEER'S REQUIREMENTS FOR EXTERIOR REHABILITATION. SEE STRUCTURAL DRAWINGS.
  - G.C. TO REMOVE AND REPLACE ALL EXISTING WINDOWS WITH NEW ALUMINUM INSULATED WINDOWS AS SPECIFIED. G.C. SHALL PROVIDE ALL REQUIRED MODIFICATIONS TO EXISTING WINDOW OPENINGS AS NEEDED. SEE WINDOW SCHEDULE. COORDINATE WITH STRUCTURAL DRAWINGS.
  - DEMOLISH AND REMOVE ALL EXISTING STAIRS TO BE ABANDONED. G.C. TO CLOSE OFF SLAB OPENINGS WITH NEW MATERIALS TO MATCH AND ALIGN WITH EXISTING TOP OF SLAB. NEW MATERIALS TO MATCH REQUIRED FIRE-RESISTANCE RATINGS. SEE STRUCTURAL DRAWINGS.
  - DEMOLISH AND REMOVE EXISTING CONVEYOR SYSTEM. G.C. TO CLOSE OFF OPENINGS TO MATCH AND ALIGN WITH NEW TOP OF SLAB. NEW MATERIALS TO MATCH EXISTING FIRE-RESISTANCE RATING.
  - PROVIDE NEW SLAB OPENING AS REQUIRED FOR NEW METAL STAIR SYSTEM AND ENCLOSURE. G.C. TO VERIFY ALL CONDITIONS IN FIELD. COORDINATE WITH STRUCTURAL DRAWINGS.
  - EXISTING ELEVATOR SYSTEM TO BE COMPLETELY OVERHAULED. REMOVE ENTIRE ELEVATOR SYSTEM AND EQUIPMENT. PROVIDE SHAFT MODIFICATIONS AS PER ARCHITECT'S DRAWINGS TO PROVIDE (2) NEW ELEVATOR CABS IN EXISTING SHAFT. MODIFY ALL OPENINGS AS REQUIRED. PROVIDE NEW EQUIPMENT, MACHINE ROOM EQUIPMENT, CABS, STOPS, HOISTWAY IMPROVEMENTS, ETC.
  - G.C. TO REMOVE AND REPLACE EXISTING METAL STAIRS SYSTEM WITH NEW CODE COMPLIANT EGRESS STAIR SYSTEM.
  - G.C. TO PROVIDE MASONRY OPENINGS FOR NEW WINDOWS AS SHOWN ON PLAN. G.C. SHALL COORDINATE WITH STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE OF LINTELS AND HEADERS.
  - G.C. TO DEMOLISH AND REMOVE EXISTING TOILET ROOMS IN THEIR ENTIRETY INCLUDING ALL FIXTURES, WALL PARTITIONS ETC.
  - G.C. TO REMOVE EXISTING WINDOW AND DOORS AS NOTED. OPENINGS TO BE CLOSED OFF. G.C. TO PROVIDE MASONRY INFILL TO MATCH AND ALIGN WITH EXISTING. VERIFY ALL CONDITIONS IN FIELD.
  - G.C. SHALL PROVIDE STRUCTURAL REMEDIATION TO ALL EXTERIORS FACADES, STRUCTURAL DECK, COLUMNS, BEAMS AND ALL OTHER REQUIRED STRUCTURAL MODIFICATION THROUGHOUT ENTIRE STRUCTURES AS CALLED FOR ON STRUCTURAL ENGINEER'S DRAWINGS (TYP).
  - G.C. SHALL REMOVE AND REPLACE EXISTING CHAIN-LINK FENCE AT ROOF PERIMETER WITH NEW FENCE AS DIRECTED BY THE OWNER.
  - G.C. SHALL INSPECT AND REPAIR OR REPLACE EXISTING PARAPET CORNING STONES WITH NEW PRECAST CONCRETE CORNING STONES AS REQUIRED.
  - G.C. SHALL INSPECT AND REPAIR OR REPLACE EXISTING TERRAZZOTA GABEL BACK CORNING TILES AS REQUIRED.
  - ALL EXISTING ROOF COVERINGS TO REMAIN. G.C. SHALL PROVIDE REPAIRS AS NEEDED. VERIFY ALL CONDITIONS IN FIELD.
  - G.C. SHALL REMOVE AND REPLACE ALL EXISTING SKYLIGHTS WITH NEW INSULATED ALUMINUM SKYLIGHTS AS SELECTED BY THE OWNER.

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DATE	REVISIONS
09-29-14	REVISED PER D.O.B. COMMENTS
05-02-14	ISSUED FOR CONSULTANTS
09-12-13	ISSUED TO D.O.B. FOR REVIEW AND COMMENT

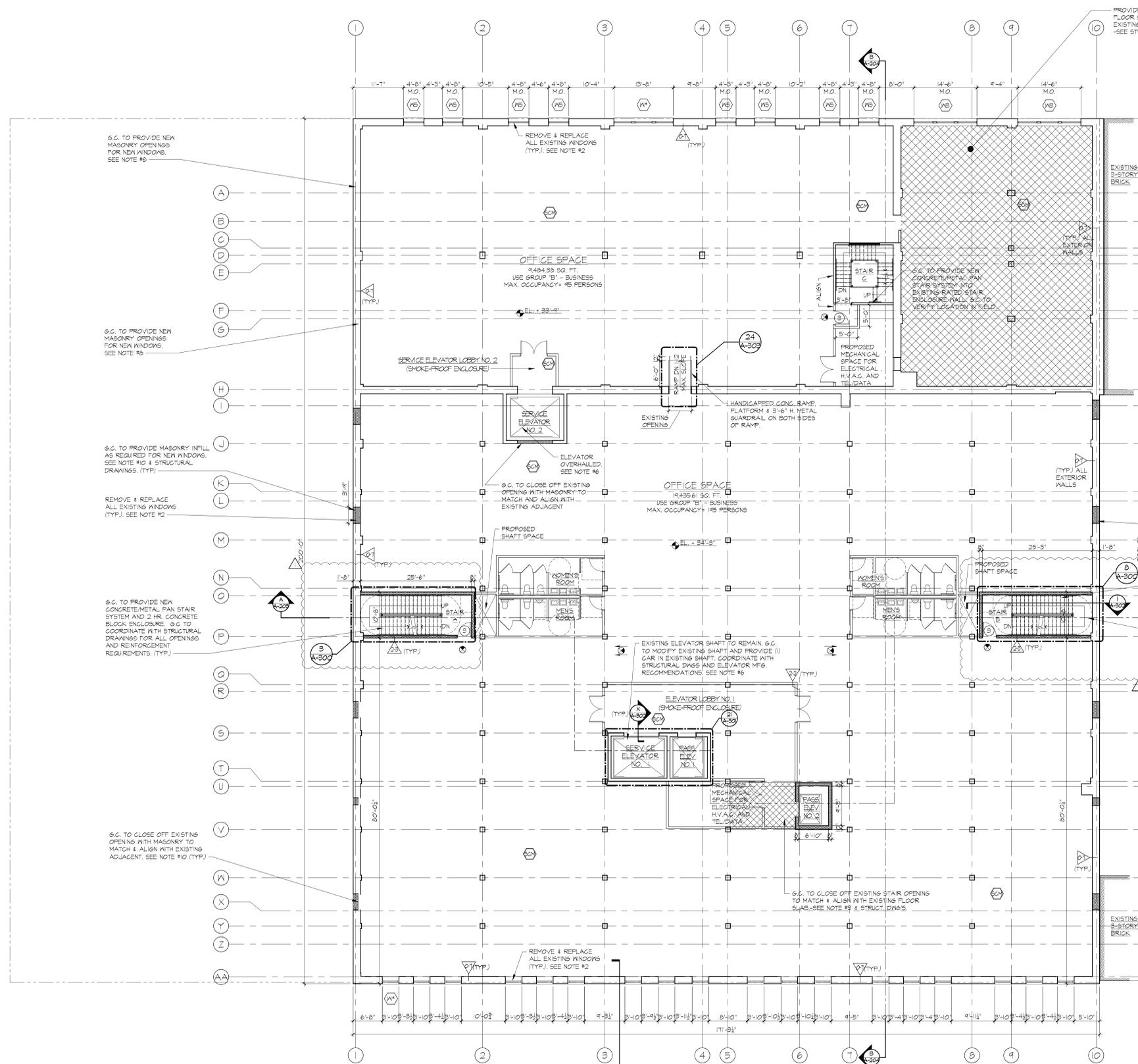
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PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

**SECOND FLOOR PLAN**

DATE:	08-07-13
PROJECT NO.:	1215
DRAWN BY:	NJB
CHECKED BY:	ERV
DRAWING NO.:	<b>A-103.00</b>
SCALE:	AS NOTED   SHEET NO.: 6   15
NYC DOB NUMBER:	XXXXXX





**NOTE:**  
G.C. TO COORDINATE ALL WINDOW OPENING SIZES AND LOCATIONS WITH EXTERIOR ELEVATIONS AND WINDOW MANUFACTURERS SPECIFICATIONS. SEE DRAWINGS A-200 THROUGH A-202

**THIRD FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

**STAIR C INTERMEDIATE PLAN**  
SCALE: 3/32" = 1'-0"

- WALL TYPE LEGEND:**
- NON-RATED:
    - TYPICAL INTERIOR WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1/2" METAL CHANNELS @ 16" O.C.
    - TYPICAL PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2" METAL STUDS @ 16" O.C.
    - BATHROOM CHASE WALL PARTITION - (1) LAYER 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON EACH SIDE OF 2" METAL STUDS @ 16" O.C.
    - PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3" METAL STUDS @ 16" O.C. (IN APARTMENT ELECTRICAL PANEL)
    - TERRACE AT EXTERIOR CORNER WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 1 1/2" GALV. METAL STUDS @ 16" O.C. WITH 1/2" R-15 BATT INSULATION UNFACED
    - TERRACE AT EXTERIOR CORNER WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 1 1/2" GALV. METAL STUDS @ 16" O.C.
    - TERRACE AT EXTERIOR CORNER WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 1 1/2" GALV. METAL STUDS @ 16" O.C. WITH 1/2" R-15 BATT INSULATION UNFACED
  - LIOR-RATED:
    - LIOR-RATED SEISMIC SEPARATION PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON (1) SIDE, (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON OTHER SIDE OF 2" METAL STUDS @ 16" O.C. WITH 1/2" R-15 BATT INSULATION UNFACED. EXTERIOR SIDE & TOP TO ADDRESS FIRE RISK. INTERIOR SIDE TO ADDRESS FIRE RISK. CONCRETE METAL DECK AND/OR ROOF DECK IN CONT. FIRESTOP SEALANT & FRESHENING INSULATION (BA FILE #91-1052) (ETC 50-54)
    - 2 HOUR RATED EXTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD (INSIDE) & 2" EXTERIOR GYPSUM BOARD SHEATHING (OUTSIDE) OVER 2" 1" GA. 18 GALV. METAL STUDS @ 16" O.C. WITH 1/2" BATT INSULATION UNFACED (R-15 MIN)
    - 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2" METAL STUDS @ 16" O.C. WITH 1/2" BATT INSULATION UNFACED. EXTERIOR SIDE TO ADDRESS FIRE RISK. INTERIOR SIDE TO ADDRESS FIRE RISK. CONCRETE METAL DECK AND/OR ROOF DECK IN CONT. FIRESTOP SEALANT & FRESHENING INSULATION (BA FILE #91-1052) (ETC 50-54)
    - 2 HOUR RATED MECHANICAL SHAFT HALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2" METAL STUDS @ 24" O.C. WITH (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON OTHER SIDE OF 2" METAL STUDS @ 24" O.C. WITH 1/2" BATT INSULATION IN CAVITY SEAL TOP OF WALL TO ADDRESS FIRE RISK. INTERIOR SIDE TO ADDRESS FIRE RISK. CONCRETE METAL DECK AND/OR ROOF DECK IN CONT. FIRESTOP SEALANT & FRESHENING INSULATION (BA FILE #91-1052) (ETC 50-54)
    - 2 HOUR RATED HALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1/2" METAL CHANNELS @ 16" O.C. OVER 2 HR. RATED CONCRETE BLOCK WALL WITH CONT. GALVANIZED HORIZONTAL REINFORCING AT ALTERNATE COURSES SEAL TOP OF CONCRETE BLOCK WALL TO ADDRESS FIRE RISK. CONCRETE METAL DECK AND/OR ROOF DECK IN CONT. FIRESTOP SEALANT & FRESHENING INSULATION (BA FILE #91-1052) (ETC 50-54)
- LEGEND:**
- EXISTING CONDITIONS TO REMAIN
  - EXISTING CONDITIONS TO BE DEMOLISHED AND REMOVED
  - CONCRETE FOUNDATION WALL
  - CONCRETE BLOCK WALL - 2HR. FIRE RATED
  - GYPSUM BOARD PARTITION - SEE PLAN FOR SIZE
  - MASONRY VENEER
  - 5'-0" DIAMETER CLEAR HANDICAP FLOOR TURNING SPACE
  - 1" FLOOR TURNING SPACE
  - 50" x 48" CLEAR FLOOR SPACE
  - FIRE RATED SHAFT WALL
  - DOOR & FRAME - SEE DOOR SCHEDULE DRAWING A-600
  - CARBON MONOXIDE DETECTOR
  - EXT. LIGHT AND SIGN - CEILING MOUNTED
  - ELECTRICAL PANEL LIT
  - SUSPENDED GYPSUM BOARD
  - DEMOLITION AREAS OF FLOOR SLAB TO BE RATED TO MATCH AND ALIGN WITH EXISTING
- NOTES:**
- G.C. SHALL DEMOLISH ALL EXISTING CONDITIONS THROUGHOUT ENTIRE FLOOR INCLUDING ALL PARTITIONS, DOORS, FRAMES, PLUMBING FIXTURES, LIGHT FIXTURES, ETC. G.C. SHALL VERIFY ALL LOCATIONS AND QUANTITIES IN FIELD. G.C. SHALL COORDINATE ALL EXTERIOR FACADE DEMOLITION WITH STRUCTURAL ENGINEER'S REQUIREMENTS FOR EXTERIOR REHABILITATION. SEE STRUCTURAL DRAWINGS.
  - G.C. TO REMOVE AND REPLACE ALL EXISTING WINDOWS WITH NEW ALUMINUM INSULATED WINDOWS AS SPECIFIED. G.C. SHALL PROVIDE ALL REQUIRED MODIFICATIONS TO EXISTING WINDOW OPENINGS AS NEEDED. SEE WINDOW SCHEDULE. COORDINATE WITH STRUCTURAL DRAWINGS.
  - DEMOLISH AND REMOVE ALL EXISTING STAIRS TO BE ABANDONED. G.C. TO CLOSE OFF SLAB OPENINGS WITH NEW MATERIALS TO MATCH AND ALIGN WITH EXISTING TOP OF SLAB. NEW MATERIALS TO MATCH REQUIRED FIRE-RESISTANCE RATINGS. SEE STRUCTURAL DRAWINGS.
  - DEMOLISH AND REMOVE EXISTING CONVEYOR SYSTEM. G.C. TO CLOSE OFF OPENINGS TO MATCH AND ALIGN WITH NEW TOP OF SLAB. NEW MATERIALS TO MATCH EXISTING FIRE-RESISTANCE RATING.
  - PROVIDE NEW SLAB OPENING AS REQUIRED FOR NEW METAL STAIR SYSTEM AND ENCLOSURE. G.C. TO VERIFY ALL CONDITIONS IN FIELD. COORDINATE WITH STRUCTURAL DRAWINGS.
  - EXISTING ELEVATOR SYSTEM TO BE COMPLETELY OVERHAULED. REMOVE ENTIRE ELEVATOR SYSTEM AND EQUIPMENT. PROVIDE SHAFT MODIFICATIONS AS PER ARCHITECT'S DRAWING TO PROVIDE (2) NEW ELEVATOR CABS IN EXISTING SHAFT. MODIFY ALL OPENINGS AS REQUIRED. PROVIDE NEW EQUIPMENT, MACHINE ROOM EQUIPMENT, GASS STOPS, HOISTWAY IMPROVEMENTS, ETC.
  - G.C. TO REMOVE AND REPLACE EXISTING METAL STAIRS SYSTEM WITH NEW CODE COMPLIANT EGRESS STAIR SYSTEM.
  - G.C. TO PROVIDE MASONRY OPENINGS FOR NEW WINDOWS AS SHOWN ON PLAN. G.C. SHALL COORDINATE WITH STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE OF LINTELS AND HEADERS.
  - G.C. TO DEMOLISH AND REMOVE EXISTING TOILET ROOMS IN THEIR ENTIRETY INCLUDING ALL FIXTURES, WALL PARTITIONS, ETC.
  - G.C. TO REMOVE EXISTING WINDOW AND DOORS AS NOTED. OPENINGS TO BE CLOSED OFF. G.C. TO PROVIDE MASONRY INFILL TO MATCH AND ALIGN WITH EXISTING. VERIFY ALL CONDITIONS IN FIELD.
  - G.C. SHALL PROVIDE STRUCTURAL REMEDIATION TO ALL EXTERIOR FACADES, STRUCTURAL DECK, COLUMNS, BEAMS AND ALL OTHER REQUIRED STRUCTURAL MODIFICATION THROUGHOUT ENTIRE STRUCTURES AS CALLED FOR ON STRUCTURAL ENGINEER'S DRAWINGS (TYP).
  - G.C. SHALL REMOVE AND REPLACE EXISTING CHAIN-LINK FENCE AT ROOF PERIMETER WITH NEW FENCE AS DIRECTED BY THE OWNER.
  - G.C. SHALL INSPECT AND REPAIR OR REPLACE EXISTING PARAPET CORNICES WITH NEW PRECAST CONCRETE CORNING STONES AS REQUIRED.
  - G.C. SHALL INSPECT AND REPAIR OR REPLACE EXISTING TERRAZZOTA GABEL BACK CORNING TILES AS REQUIRED.
  - ALL EXISTING ROOF COVERINGS TO REMAIN. G.C. SHALL PROVIDE REPAIRS AS NEEDED. VERIFY ALL CONDITIONS IN FIELD.
  - G.C. SHALL REMOVE AND REPLACE ALL EXISTING SKYLIGHTS WITH NEW INSULATED ALUMINUM SKYLIGHTS AS SELECTED BY THE OWNER.

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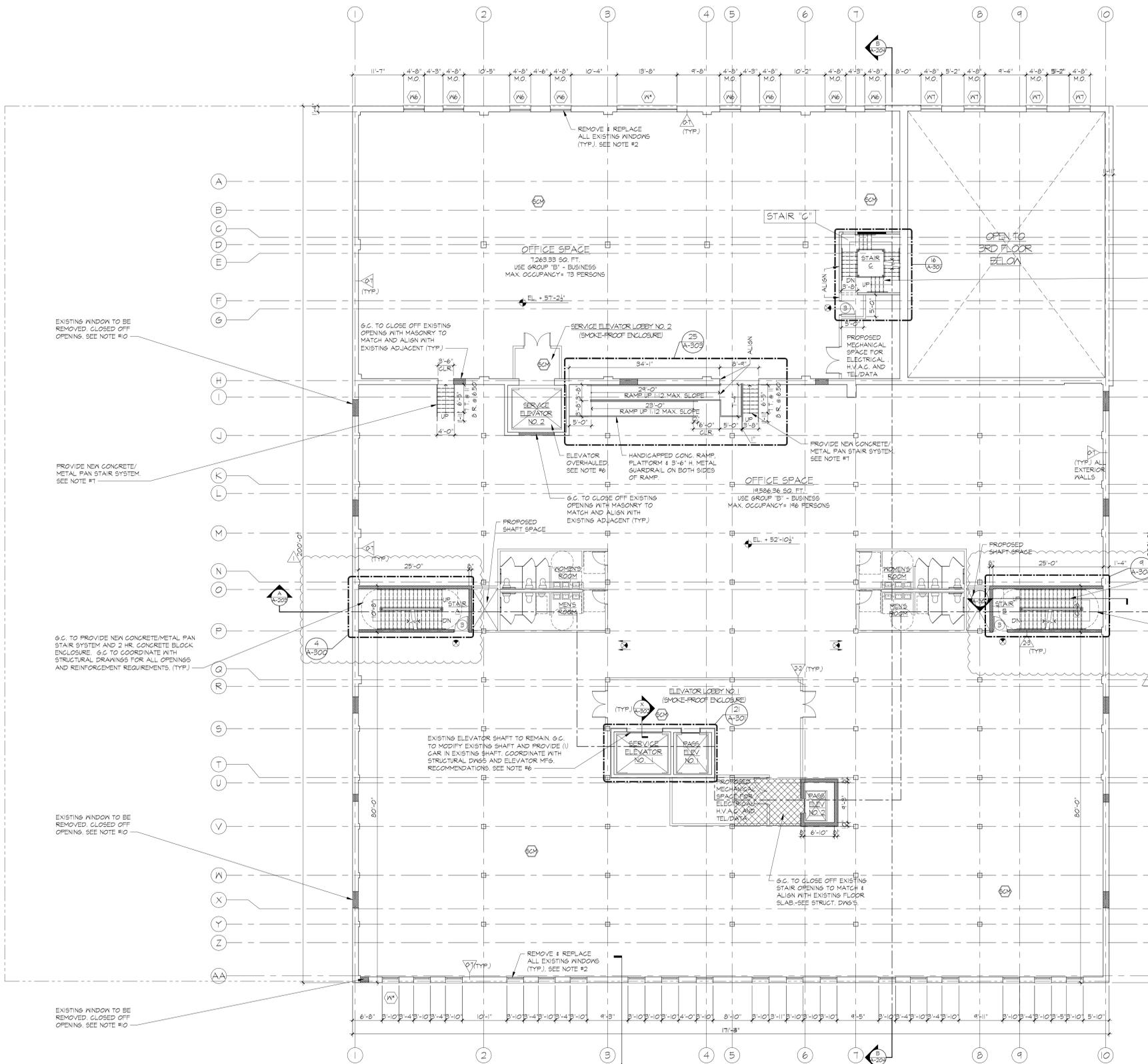
PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

THIRD FLOOR PLAN

DATE:	08-07-13
PROJECT NO.:	1215
DRAWN BY:	CJV
CHECKED BY:	ERV
DRAWING NO.:	<b>A-104.00</b>

SCALE: AS NOTED | SHEET NO.: 7 15  
NYC DOB NUMBER: XXXXXXXX





**FOURTH FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

**NOTE:**  
G.C. TO COORDINATE ALL WINDOW OPENING SIZES AND LOCATIONS WITH EXTERIOR ELEVATIONS AND WINDOW MANUFACTURERS SPECIFICATIONS. SEE DRAWINGS A-200 THROUGH A-202

- REAL TYPE LEGEND:**
- NON RATED:
    - REMOVE & REPLACE INTERIOR CASI WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1/2" METAL CHANNELS @ 16" O.C.
    - TYPICAL PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2" METAL STUDS @ 16" O.C.
    - BATHROOM CHASE WALL PARTITION - (1) LAYER 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON EACH SIDE OF 2" METAL STUDS @ 16" O.C.
    - PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3" METAL STUDS @ 16" O.C. (6 APARTMENT ELECTRICAL PANEL)
    - REMOVE & REPLACE INTERIOR CASI WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 16" O.C. WITH 3/8" (R-15) BATT INSULATION UNFACED
    - REMOVE & REPLACE INTERIOR CASI WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 16" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
    - REMOVE & REPLACE INTERIOR CASI WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 1/2" GALV. METAL STUDS @ 16" O.C. WITH 1/2" (R-15) BATT INSULATION UNFACED
  - 1 HOUR RATED:
    - 1 HOUR RATED SEPARATION PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2" METAL STUDS @ 16" O.C. WITH 3/8" BATT INSULATION UNFACED
    - 2 HOUR RATED EXTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2" METAL STUDS @ 16" O.C. WITH 3/8" BATT INSULATION UNFACED
    - 2 HOUR RATED INTERIOR PARTITION - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2" METAL STUDS @ 16" O.C. WITH 3/8" BATT INSULATION UNFACED
    - 2 HOUR RATED MECHANICAL SHAFT HALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2" METAL STUDS @ 16" O.C. WITH 3/8" BATT INSULATION UNFACED
  - 3 HOUR RATED:
    - 3 HOUR RATED HALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1/2" METAL CHANNELS @ 24" O.C. OVER 2 HR. RATED CONCRETE BLOCK WALL WITH 1/2" GALV. METAL STUDS @ 16" O.C. WITH 3/8" BATT INSULATION UNFACED
- LEGEND:**
- EXISTING CONDITIONS TO REMAIN
  - EXISTING CONDITIONS TO BE DEMOLISHED AND REMOVED
  - CONCRETE FOUNDATION WALL
  - CONCRETE BLOCK WALL - 2 HR. FIRE RATED
  - GYPSUM BOARD PARTITION - SEE PLAN FOR SIZE
  - MASONRY VENEER
  - 5'-0" DIAMETER CLEAR HANDICAP FLOOR TURNING SPACE
  - 1" FLOOR TURNING SPACE
  - 50" x 48" CLEAR FLOOR SPACE
  - FIRE RATED SHAFT WALL
  - WINDOW - SEE WINDOW SCHEDULE ON DWS. A-600
  - DOOR & FRAME - SEE DOOR SCHEDULE DRAWING A-600
  - CARBON MONOXIDE DETECTOR
  - ENT LIGHT AND SIGN - CEILING MOUNTED
  - ELECTRICAL PANEL VENT
  - SUSPENDED GYPSUM BOARD
  - DEMOTED AREAS OF NEW FLOOR SLAB SYSTEM TO MATCH AND ALIGN WITH EXISTING

- NOTES:**
- G.C. SHALL DEMOLISH ALL EXISTING CONDITIONS THROUGHOUT ENTIRE FLOOR INCLUDING ALL PARTITIONS, DOORS, FRAMES, PLUMBING FIXTURES, LIGHT FIXTURES, ETC. G.C. SHALL VERIFY ALL LOCATIONS AND QUANTITIES IN FIELD. G.C. SHALL COORDINATE ALL EXTERIOR FACADE DEMOLITION WITH STRUCTURAL ENGINEER'S REQUIREMENTS FOR EXTERIOR REHABILITATION. SEE STRUCTURAL DRAWINGS.
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  - DEMOLISH AND REMOVE EXISTING CONVEYOR SYSTEM. G.C. TO CLOSE OFF OPENINGS TO MATCH AND ALIGN WITH NEW TOP OF SLAB. NEW MATERIALS TO MATCH EXISTING FIRE-RESISTANCE RATING.
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  - EXISTING ELEVATOR SYSTEM TO BE COMPLETELY OVERHAULED. REMOVE ENTIRE ELEVATOR SYSTEM AND EQUIPMENT. PROVIDE (2) NEW ELEVATOR CARS IN EXISTING SHAFT. MODIFY ALL OPENINGS AS REQUIRED. PROVIDE NEW EQUIPMENT, MACHINE ROOM EQUIPMENT, GASS STOPS, HOISTWAY IMPROVEMENTS, ETC.
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  - G.C. SHALL INSPECT AND REPAIR OR REPLACE EXISTING TERRAZZOTA GABEL BACK CORNING TILES AS REQUIRED.
  - ALL EXISTING ROOF COVERINGS TO REMAIN. G.C. SHALL PROVIDE REPAIRS AS NEEDED. VERIFY ALL CONDITIONS IN FIELD.
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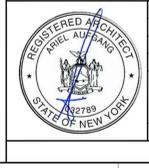
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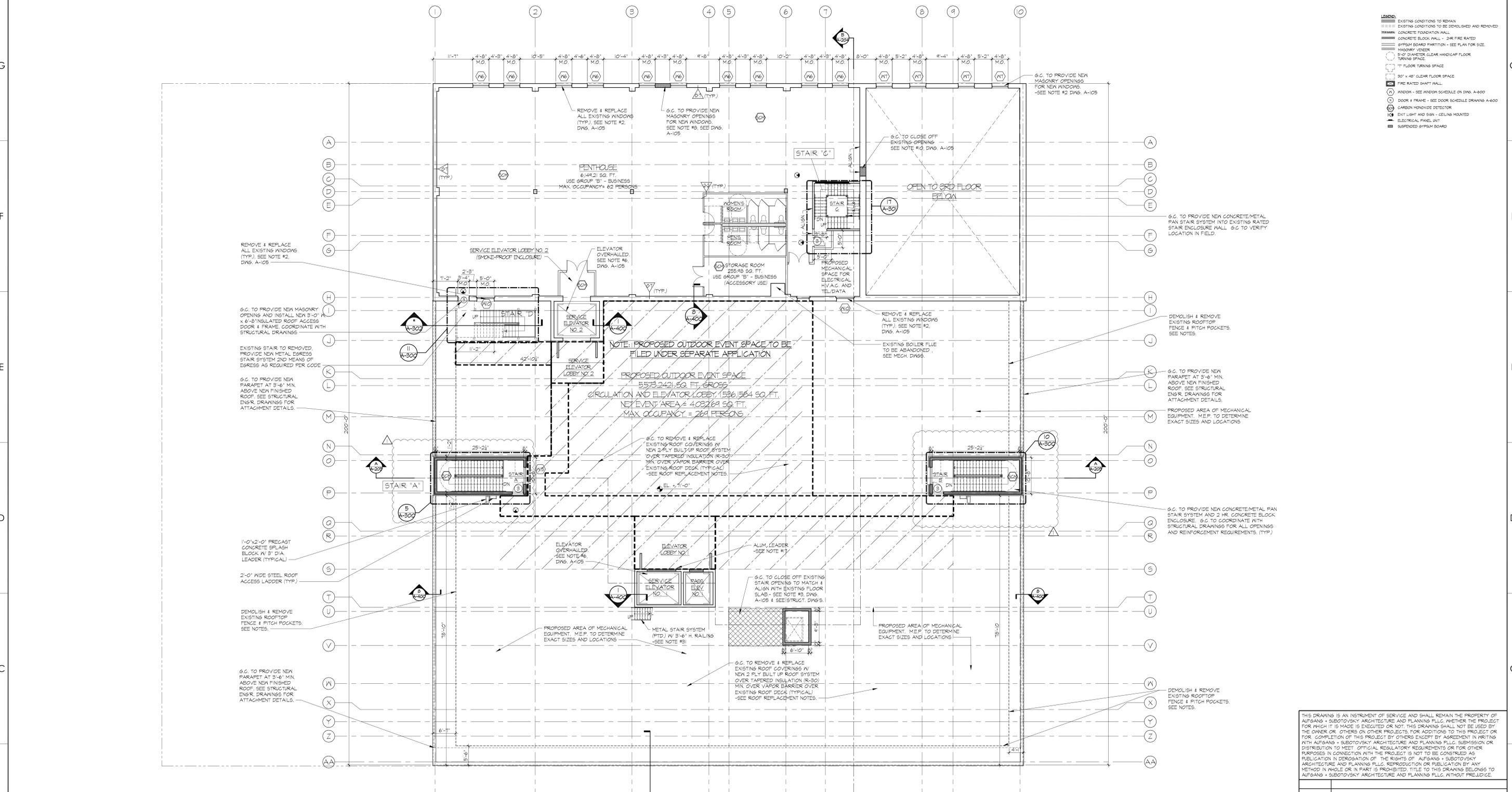
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**FOURTH FLOOR PLAN**

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NYC DOB NUMBER:	XXXXXX





- LEGEND**
- EXISTING CONDITIONS TO REMAIN
  - EXISTING CONDITIONS TO BE DEMOLISHED AND REMOVED
  - CONCRETE BLOCK WALL - 2HR FIRE RATED
  - SYSTEM BOARD PARTITION - SEE PLAN FOR SIZE
  - MASONRY VENEER
  - 3" O.P. DIAMETER CLEAR HANDICAP FLOOR TURNING SPACE
  - 1" FLOOR TURNING SPACE
  - 30" x 48" CLEAR FLOOR SPACE
  - FIRE RATED SHUTT WALL
  - WINDOW - SEE WINDOW SCHEDULE ON DWG. A-600
  - DOOR & FRAME - SEE DOOR SCHEDULE DRAWING A-600
  - CARBON MONOXIDE DETECTOR
  - EXIT LIGHT AND SIGN - CEILING MOUNTED
  - ELECTRICAL PANEL UNIT
  - SUSPENDED SYSTEM BOARD

**ROOF REPLACEMENT NOTES:**

- G.C. SHALL REMOVE ALL EXISTING ROOF COVERINGS, TAPERED INSULATION ETC. DOWN TO EXISTING ROOF DECK. INSPECT & REPAIR ALL DAMAGED OR DESTROYED AREAS OF ROOF DECK. COORDINATE WITH DWG. 2.
- G.C. SHALL PROVIDE NEW ROOF DECK PENETRATIONS AS NEEDED FOR ALL NEW BULKHEADS, COORDINATE WITH STRUCTURAL DWGS.
- APPLY NEW 6" AT LEAST 2" TAPERED INSULATION OVER EXISTING ROOF DECK. AS PER MANUFACTURER'S GUIDELINES.
- FURNISH AND INSTALL NEW PRESSURE TREATED WOOD NAILED AT ALL BULKHEADS TO MEET HEIGHT OF NEW INSULATION. FURNISH AND INSTALL NEW PRESSURE TREATED WOOD NAILED AS REQUIRED TO PERMIT INSTALLATION OF NEW ROOF FLASHINGS AT BULKHEADS AND PERIMETER WALLS.
- INSTALL NEW ENERGY GUARD POLY-ISO ROOF INSULATION BOARD AND COVER BOARDS WITH ADDITIONAL R-VALUE. AS PER MANUFACTURER'S RECOMMENDATIONS. FURNISH AND INSTALL ADDITIONAL 4" x 4" TAPERED INSULATION OVER EXISTING ROOF DECK. COORDINATE WITH STRUCTURAL DWGS. AT ALL ROOF DRAINS TO PROMOTE POSITIVE DRAINAGE.
- FURNISH AND INSTALL NEW 2-PLY U.L. CLASS A RATED 300 MODIFIED BITUMEN ROOF SYSTEM OVER FLOOR GOAT OF HOT ASPHALT. INSTALL 6" AT MODIFIED BASE SHEET WITH MIN. 3" SIDE LAPS AND MIN. 6" END LAPS. PROVIDE AND INSTALL NEW ENERGY STAR COMPLIANT HIGH EFFICIENCY LIGHT COLORED, HIGH ALBEDO ROOF COVERINGS AS MANUFACTURED BY 6" AT TPO/GCOT LEADLUSTER MATRIX 202. ELASTOMER COATING APPLIED AT

**A RATE 1/4 GAL./100 SF OR APPROVED EQUAL.**

- G.C. TO REMOVE AND REPLACE ALL EXISTING ROOF FLASHINGS THROUGHOUT ENTIRE ROOF (TYP.) INCLUDING ALL BULKHEADS. FLASH ALL EXISTING ROOF PROTRUSIONS AND BASE FLASHING WITH 6" AT LEADLUSTER MATRIX 202. SEE 2-PART FLASHING SYSTEM OR APPROVED EQUAL, AS PER MANUFACTURER'S RECOMMENDATIONS.
- FURNISH AND INSTALL NEW FLASHING AT PERIMETER EDGE USING 6" AT LEADLUSTER MATRIX 202. SEE 2-PART FLASHING SYSTEM OR APPROVED EQUAL, AS PER MANUFACTURER'S RECOMMENDATION.
- FURNISH AND INSTALL NEW STAINLESS STEEL FLASHING OR 6" AT LEADLUSTER MATRIX 202. SEE 2-PART FLASHING SYSTEM OR APPROVED EQUAL, AS PER MANUFACTURER'S RECOMMENDATION. ALL WORK SHALL BE DONE BY SKILLED WORKMANSHIP. ALL WORK SHALL BE DONE BY SKILLED WORKMANSHIP. ALL WORK SHALL BE DONE BY SKILLED WORKMANSHIP. ALL WORK SHALL BE DONE BY SKILLED WORKMANSHIP.
- INSTALLATION OF ALL FLASHING SHALL ALLOW FOR FREE EXPANSION AND CONTRACTION WITHOUT CAUSING LEAKS. JOINTS IN FLASHING SHALL LAP 4" AND BE LEFT UNGLUED.
- NECESSARY CUTTING, PATCHING, FITTING IN CONNECTION WITH THE ROOFING AND SHEET METAL WORK REQUIRED TO COORDINATE THIS WORK WITH THE WORK OF OTHER TRADES IN THE BUILDING.
- ON COMPLETION METAL WORK SHALL BE THOROUGHLY CLEANED OF ALL FLUX, DIRT STAINS, BITUMEN AND BE LEFT IN A PERFECT CONDITION. THE CLEANING SHALL BE DONE AS EACH SECTION OF THE WORK IS COMPLETED.
- CONTRACTOR SHALL PROVIDE NEW 18" YEAR (INDL) NO "DOLLAR LIMITED" ROOF SYSTEM WARRANTY.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE INITIATION OF ANY CONSTRUCTION WORK. REMOVE ALL REMOVAL WORK FOR EXTENT SHOWN WITHIN AND TO COORDINATE TO COMPLETE NEW WORK.
- CONTRACTOR SHALL PROVIDE A GATE FROM THE ROOF DOWN TO THE GROUND IN THE AREA WHERE THE DAMPSTER OR REMOVAL TRUCK WILL BE PARKED. GATE SHALL BE SAFELY SECURED TO THE BUILDING AT ALL TIMES. SHALL NOT INTERFERE WITH ANY WINDOWS. CONTRACTOR SHALL MAINTAIN THIS GATE IN A SAFE CONDITION AND SHALL MAKE ALL NECESSARY REPAIRS AS REQUIRED AND AS DIRECTED.
- ANY AND ALL DAMAGES CAUSED BY THE CONTRACTOR DURING THE COURSE OF THE WORK SHALL BE REPAIRED TO THE ORIGINAL CONDITION AT NO COST TO THE OWNER.
- CONTRACTOR TO PROVIDE TURNED UP BASE FLASHING. TUCK BASE FLASHING UNDER NEW TERMINATION BAR. CONTRACTOR TO PROVIDE NEW TERMINATION BAR AS PART OF HIS WORK. AT TOP OF TERMINATION BAR, PROVIDE CONTINUOUS SILICONE GULKING. METAL GAP AND BASE FLASHING SHALL BE PROVIDED ACROSS ALL AREAS OF ROOF TO ROOF DRAINS TO ALLEViate ALL STANDING WATER ON ROOF. PROVIDE POSITIVE ROOF DRAINAGE FROM EQUIPMENT AND AT ALL OBSTRUCTIONS THAT PROHIBITS WATER FROM GOING TO ROOF DRAIN.
- REMOVE AND REPLACE ALL EXISTING ROOF TOP VENTILATORS WITH NEW ENERGY STAR RATED DIRECT DRIVE VENTILATORS AT SAME LOCATIONS (TYP).
- G.C. TO INSPECT AND REPAIR ALL EXISTING METAL RAILINGS, WHERE NEW ROOF INSULATION AND ROOF COVERINGS PRODUCE A FINISHED ELEVATION MEASUREMENT FROM THE TOP OF THE FINISHED ROOF TO THE TOP OF THE ADJACENT ROOF RAILING OR PARAPET. FLOOR CONTRACTOR SHALL PROVIDE RAILING AND PARAPET EXTENSIONS AS SELECTED BY THE OWNER. G.C. SHALL VERIFY ALL LOCATIONS IN FIELD.
- CONTRACTOR SHALL RE-CALK ALL EXISTING PARAPET JOINTS THROUGHOUT.
- SCRAPE/REMOVE/REPAIR REMOVE ALL LOOSE PAINT, PRIME AND PAINT ALL EXISTING HW DOORS & FRAMES (TYP.) COLOR AS SELECTED BY OWNER.
- CONTRACTOR SHALL REMOVE ALL EXISTING DUCT WORK. WATERPROOF COVERINGS AND INSULATION. PROVIDE AND INSTALL NEW 2" MIN. EX. INSULATION AND WATERPROOF COVERINGS TO MATCH EXISTING.
- G.C. TO INSPECT AND REPAIR EXISTING LOADERS. REMOVE AND REPLACE ALL SEALANTS AND BUCKER ROOFS (TYP).

**NOTE:**  
G.C. TO COORDINATE ALL WINDOW OPENING SIZES AND LOCATIONS WITH EXTERIOR ELEVATIONS AND WINDOW MANUFACTURER'S SPECIFICATIONS. SEE DRAWINGS A-200 THROUGH A-202

**PENTHOUSE FLOOR PLAN/ROOF PLAN**  
SCALE: 3/32" = 1'-0"

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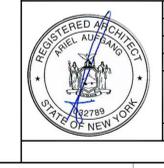
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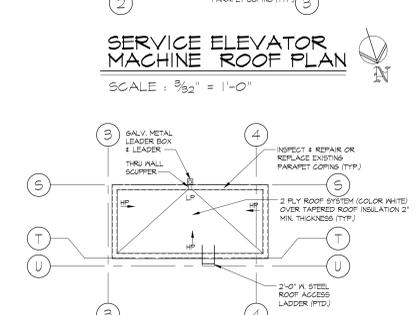
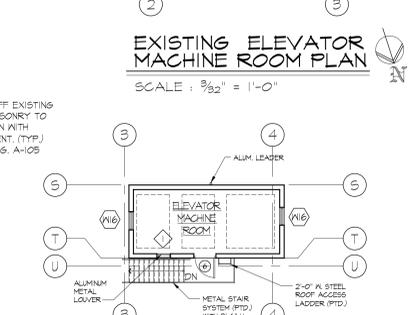
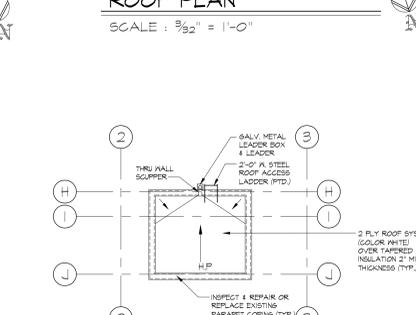
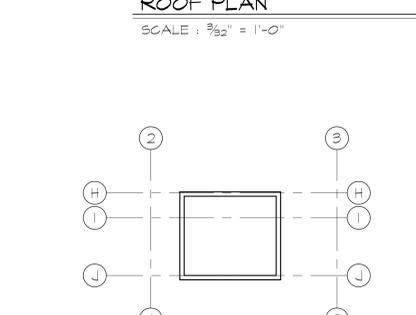
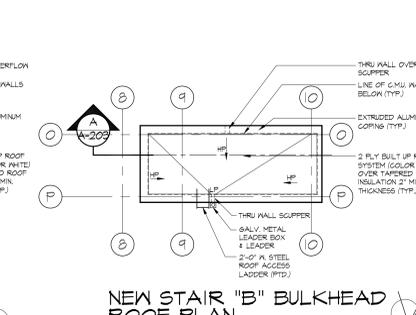
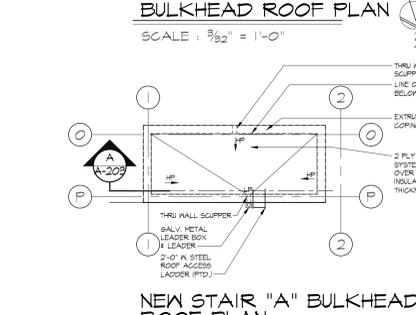
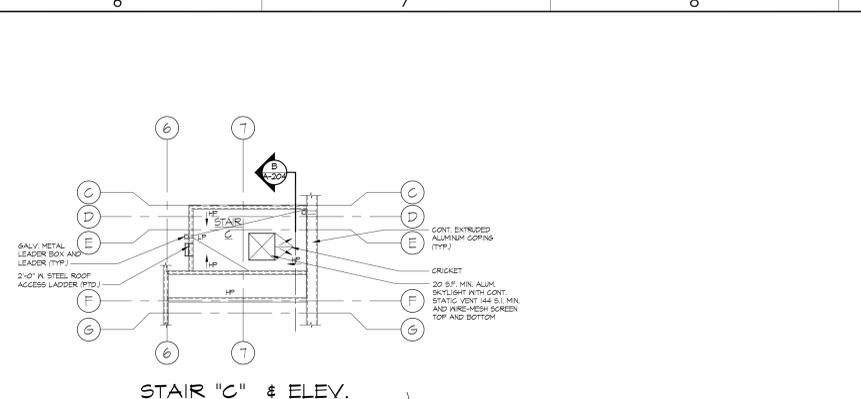
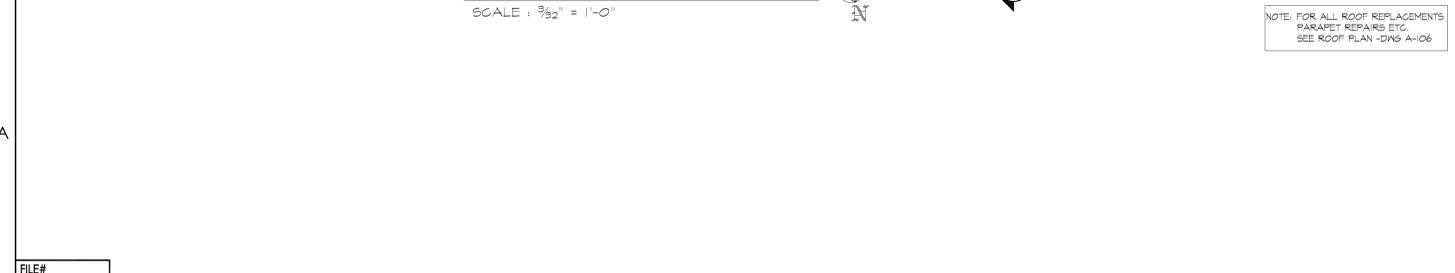
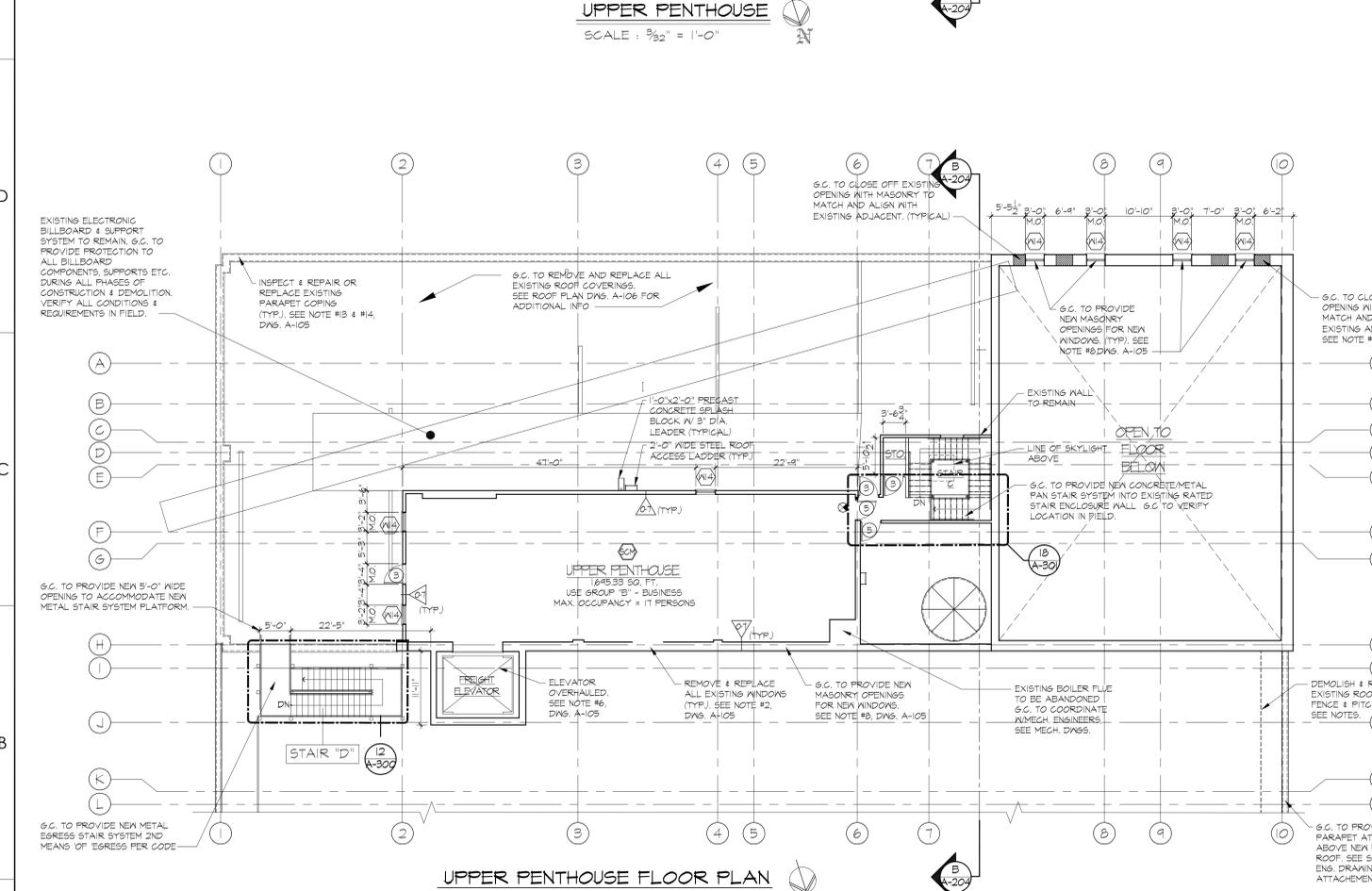
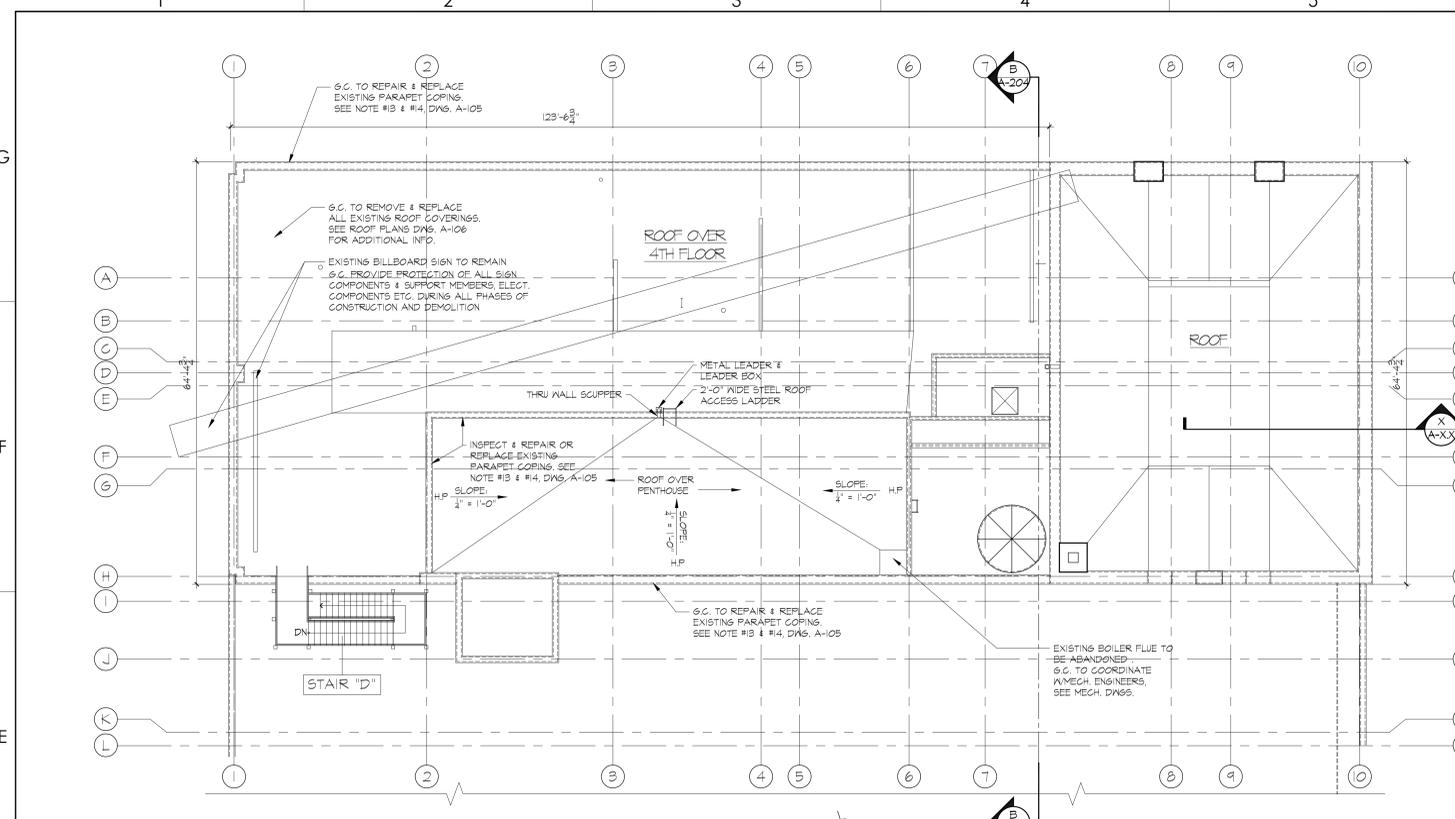
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www.asaparchitecture.com

PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

**PENTHOUSE FLOOR PLAN/ROOF PLAN**

DATE:	08-07-13
PROJECT NO.:	1215
DRAWN BY:	CJV
CHECKED BY:	ERV
DRAWING NO.:	<b>A-106.00</b>
SCALE:	AS NOTED   SHEET NO. 9 15
NYC DOB NUMBER:	XXXXXXX





- WALL TYPE LEGEND:**
- NON RATED
  - 2 HOUR RATED
  - 3 HOUR RATED
  - 4 HOUR RATED
- ROOF TYPE LEGEND:**
- EXISTING CONDITIONS TO REMAIN
  - EXISTING CONDITIONS TO BE DEMOLISHED AND REMOVED
  - CONCRETE FOUNDATION WALL
  - CONCRETE BLOCK WALL - 2HR FIRE RATED
  - GYPSUM BOARD PARTITION - SEE PLAN FOR SIZE
  - MASONRY VENEER
  - 3/4" DIA. CLEAR HANDICAP FLOOR TURNING SPACE
  - 1" FLOOR TURNING SPACE
  - 30" x 48" CLEAR FLOOR SPACE
  - FIRE RATED SHUTT WALL
  - ANDON - SEE WINDOW SCHEDULE ON DWG A-100
  - DOOR & FRAME - SEE WINDOW SCHEDULE DRAWING A-100
  - CANON WINDOW DETECTOR
  - EXIT LIGHT AND SIGN - CEILING MOUNTED
  - ELECTRICAL PANEL UNIT
  - SUSPENDED GYPSUM BOARD

- NOTES:**
- G.C. SHALL DEMOLISH ALL EXISTING CONDITIONS THROUGHOUT ENTIRE FLOOR INCLUDING ALL PARTITIONS, DOORS, FRAMES, PLUMBING FIXTURES, LIGHT FIXTURES, ETC. G.C. SHALL VERIFY ALL LOCATIONS AND QUANTITIES IN FIELD. G.C. SHALL COORDINATE ALL EXTERIOR FACADE DEMOLITION WITH STRUCTURAL ENGINEER'S REQUIREMENTS FOR EXTERIOR REHABILITATION. SEE STRUCTURAL DRAWINGS.
  - G.C. TO REMOVE AND REPLACE ALL EXISTING WINDOWS WITH NEW ALUMINUM INSULATED WINDOWS AS SPECIFIED. G.C. SHALL PROVIDE ALL REQUIRED MODIFICATIONS TO EXISTING WINDOW OPENINGS AS NEEDED. SEE WINDOW SCHEDULE. COORDINATE WITH STRUCTURAL DRAWINGS.
  - DEMOLISH AND REMOVE EXISTING STAIRS TO BE ABANDONED. G.C. TO CLOSE OFF SLAB OPENING WITH NEW MATERIALS TO MATCH AND ALIGN WITH EXISTING TOP OF SLAB. NEW MATERIALS TO MATCH REQUIRED FIRE-RESISTANCE RATINGS. SEE STRUCTURAL DRAWINGS.
  - DEMOLISH AND REMOVE EXISTING CONVEYOR SYSTEM. G.C. TO CLOSE OFF OPENINGS TO MATCH AND ALIGN WITH NEW TOP OF SLAB. NEW MATERIALS TO MATCH EXISTING FIRE-RESISTANCE RATINGS.
  - PROVIDE NEW SLAB OPENINGS AS REQUIRED FOR NEW METAL STAIR SYSTEM AND ENCLOSURE. G.C. TO VERIFY ALL CONDITIONS IN FIELD. COORDINATE WITH STRUCTURAL DRAWINGS.
  - EXISTING ELEVATOR SYSTEM TO BE COMPLETELY OVERHAULED. REMOVE ENTIRE ELEVATOR SYSTEM AND EQUIPMENT. PROVIDE SHAFT MODIFICATIONS AS PER ARCHITECT'S DRAWING TO PROVIDE (2) NEW ELEVATOR CABS IN EXISTING SHAFT. MODIFY ALL OPENINGS AS REQUIRED. PROVIDE NEW EQUIPMENT MACHINE ROOM EQUIPMENT, CABS, STOPS, HOISTWAY IMPROVEMENTS, ETC.
  - G.C. TO REMOVE AND REPLACE EXISTING METAL STAIRS SYSTEM WITH NEW CODE COMPLIANT EGRESS STAIR SYSTEM.
  - G.C. TO PROVIDE MASONRY OPENINGS FOR NEW WINDOWS AS SHOWN ON PLAN. G.C. SHALL COORDINATE WITH STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE OF LINTELS AND HEADINGS.
  - G.C. TO DEMOLISH AND REMOVE EXISTING TOILET ROOMS IN THEIR ENTIRETY INCLUDING ALL FIXTURES, STALL PARTITIONS, ETC.
  - G.C. TO REMOVE EXISTING WINDOWS AND DOORS AS NOTED. OPENINGS TO BE CLOSED OFF. G.C. TO PROVIDE MASONRY INFILL TO MATCH AND ALIGN WITH EXISTING. VERIFY ALL CONDITIONS IN FIELD.
  - G.C. SHALL PROVIDE STRUCTURAL REMEDIATION TO ALL EXTERIOR FACADES, STRUCTURAL DECK, COLUMNS, BEAMS AND ALL OTHER REQUIRED STRUCTURAL MODIFICATION THROUGHOUT ENTIRE STRUCTURES AS CALLED FOR ON STRUCTURAL ENGINEER'S DRAWINGS (TYP).
  - G.C. SHALL REMOVE AND REPLACE EXISTING CHAIN-LINK FENCE AT ROOF PERIMETER WITH NEW FENCE AS DIRECTED BY THE OWNER.
  - G.C. SHALL INSPECT AND REPAIR OR REPLACE EXISTING PARAPET COPING STONES WITH NEW PRECAST CONCRETE COPING STONES AS REQUIRED.
  - G.C. SHALL INSPECT AND REPAIR OR REPLACE EXISTING TERRAZZETTA CAMEL BACK COPING TILES AS REQUIRED.
  - ALL EXISTING ROOF COVERINGS TO REMAIN G.C. SHALL PROVIDE REPAIRS AS NEEDED. VERIFY ALL CONDITIONS IN FIELD.
  - G.C. SHALL REMOVE AND REPLACE ALL EXISTING SKYLIGHTS WITH NEW INSULATED ALUMINUM SKYLIGHTS AS SELECTED BY THE OWNER.

**NOTE:** SCOPE OF WORK AT ALL ELEVATOR MACHINE ROOMS AND ELEVATOR MACHINE ROOM ROOF PLANS TO BE DETERMINED

DATE	REVISIONS
09-29-14	REVISED PER D.O.B. COMMENTS
05-02-14	ISSUED FOR CONSULTANTS
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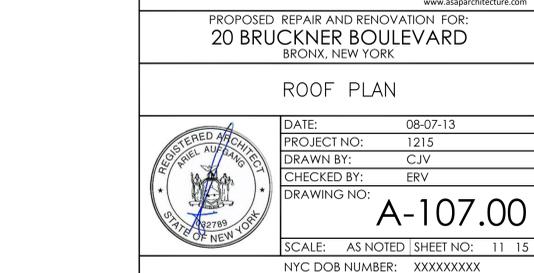
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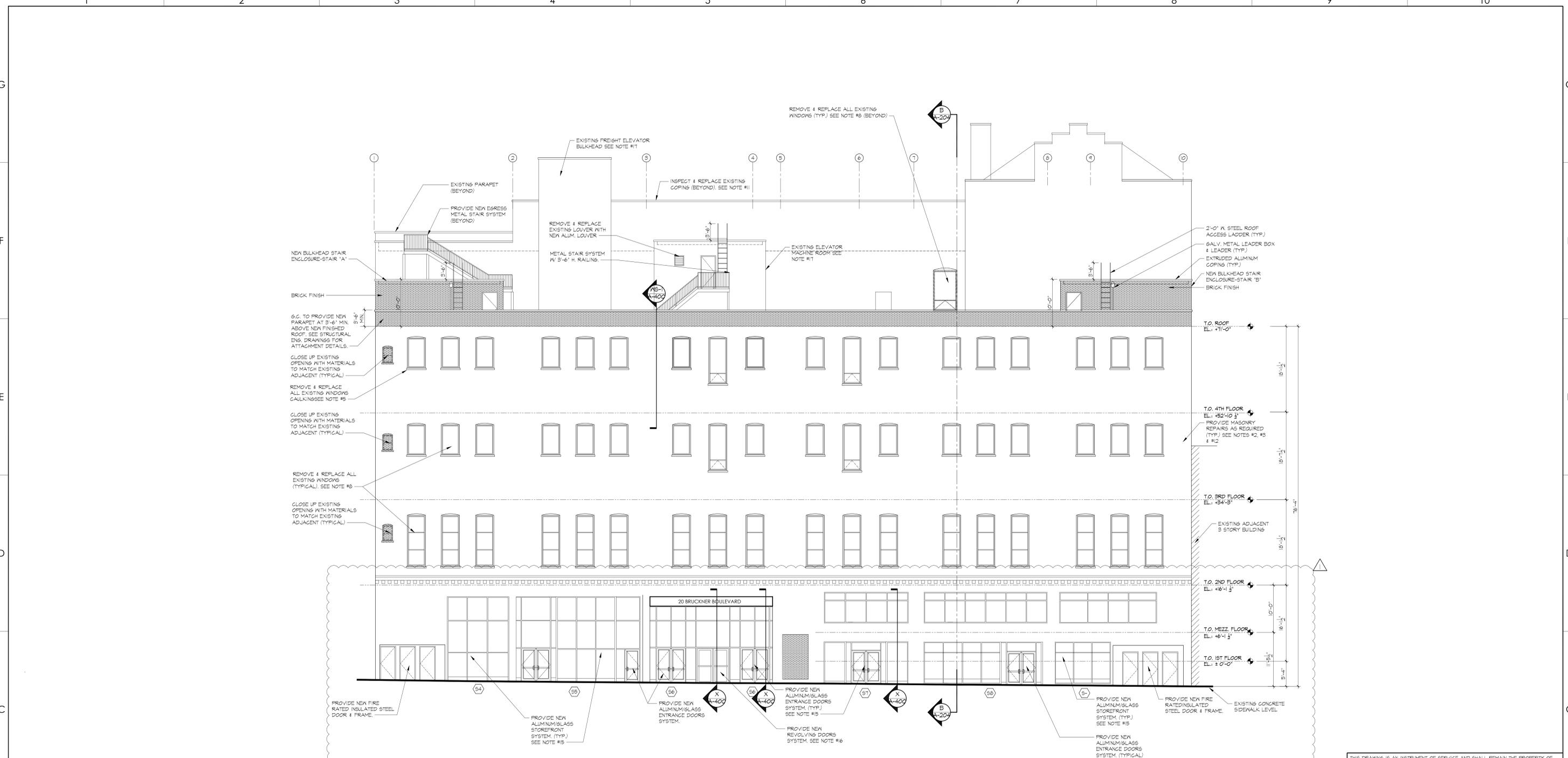
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BRONX, NEW YORK

**ROOF PLAN**

DATE: 08-07-13  
PROJECT NO: 1215  
DRAWN BY: CJV  
CHECKED BY: ERV  
DRAWING NO: **A-107.00**

SCALE: AS NOTED | SHEET NO: 11 15  
NYC DOB NUMBER: XXXXXXXX





**SCOPE OF WORK NOTES:**

1. G.C. SHALL PROVIDE FOR ALL REQUIRED SAFE GUARDS INCLUDING, BUT NOT LIMITED TO, SIDEWALK SHEDS, SCAFFOLDING, NETTING, ETC., CONTRACTOR SHALL FILE AND PAY FOR ALL REQUIRED PERMITS AND SIGN-OFFS.
2. G.C. SHALL REMOVE ANY LOOSE, DAMAGED OR DETERIORATED BRICK AND REPLACE WITH NEW 8W GRADE BRICK MASONRY UNITS TO MATCH EXISTING ADJACENT AS SELECTED BY OWNER.
3. G.C. TO SAND-BLAST AND REMOVE EXISTING POINTING. PROVIDE FOR NEW MORTAR JOINTS WITH MAXIMUM 1/4" LIFTS (TYP.). RE-POINTUP AS REQ'D. G.C. TO VERIFY ALL LOCATIONS IN FIELD. (100%)
4. G.C. SHALL SCRABE, PRIME AND PAINT ALL EXISTING STEEL LINTELS (TYP.) ALL WINDOWS AND DOORS (TYP.) COLOR TO MATCH EXISTING WALL FINISH. G.C. TO INSPECT AND REPAIR EXISTING LINTEL OR REPLACE AS DIRECTED. COORDINATE WITH STRUCTURAL ENGINEERS DRAWINGS. G.C. TO VERIFY ALL LOCATIONS IN FIELD. PROVIDE ALL OTHER EXTERIOR FACADE REPAIRS AS PER STRUCTURAL DRAWINGS.
5. REMOVE AND REPLACE ALL SEALANTS AND BACKER RODS AROUND ALL WINDOWS & DOORS AND LOUVERS (TYP.). PROVIDE AND INSTALL NEW GUN GRADE ONE PART EXTERIOR SEALANTS THROUGHOUT.
6. REMOVE AND REPLACE ALL METAL FLASHING, FABRIC FLASHING, PLASTIC KEEP HOLES ETC. (TYP.) G.C. TO VERIFY ALL LOCATIONS IN FIELD.
7. SCRABE, PRIME AND PAINT ALL EXTERIOR DOORS (TYP.). PROVIDE AND INSTALL NEW PAINTED FINISHES COLOR AS SELECTED BY THE OWNER.
8. G.C. SHALL REMOVE AND DISCARD ALL EXISTING WINDOWS THROUGHOUT ENTIRE BUILDING. PATCH AND REPAIR AND MODIFY MASONRY OPENINGS AND SILLS AS REQUIRED. PROVIDE AND INSTALL NEW ALUMINUM DOUBLE HUNG INSULATED WINDOWS AS MFG. BY NORTHERN SERIES 4001 AND 4201 AND ALUMINUM MESH SCREENS HC 65 OR APPROVED EQUAL AS SELECTED BY THE OWNER.
9. SCRABE, PRIME AND PAINT ALL EXISTING LOUVERS, VENT CAPS, ETC. (TYP.). ALL PAINTED FINISHES IN COLORS AS SELECTED BY THE OWNER.
10. G.C. TO REMOVE AND REPLACE EXISTING ALUM. COPINGS WITH NEW ALUMINUM EXTRUDED COPINGS IN COLORS AS SELECTED BY THE OWNER.
11. FOR ALL EXISTING PRECAST CONCRETE COPINGS AND TERRAZZOTA TILE CAMEL BACK COPINGS G.C. SHALL INSPECT AND REPLACE DAMAGED UNITS WITH NEW G.C. TO VERIFY ALL LOCATIONS AND QUANTITIES IN FIELD.
12. POWER WASH ALL EXISTING FACADES. PROVIDE & INSTALL NEW HYDROZO DOUBLE T OR EQUAL WATER REPELLENT SILOXANE SEALER ON ALL EXTERIOR BRICK SURFACES @ 1 GAL./100 S.F. (TYP.)
13. RE-COAT & REPAIR ALL EXTERIOR FINISH THROUGHOUT THE BUILDING. (TYP.) G.C. TO VERIFY ALL LOCATIONS AND QUANTITIES IN FIELD.
14. CONTRACTOR TO REMOVE & REPLACE EXISTING WALL MOUNTED EXT. LIGHTING FIXTURES IN NEW COORDINATE WITH ELECTRICAL DRAWINGS.
15. G.C. TO REMOVE AND REPLACE ALL EXISTING ALUMINUM STOREFRONT SYSTEM WITH NEW ALUMINUM 1" DOUBLE GLAZED LOW E STOREFRONT SYSTEM AS SELECTED BY THE OWNER.
16. G.C. TO PROVIDE NEW REVOLVING DOORS AS SELECTED BY THE OWNER.
17. G.C. TO PROVIDE NEW SYNTHETIC STUCCO FINISH OVER 2" MIN. (R-10) EXTERIOR RIGID INSULATION OVER 2 1/2" VERTICAL RIBBONS OVER WATER PROOF MEMBRANE OVER EXTERIOR DENS-GLASS SHEATHING. (TYP.) ALL BULKHEADS. COORDINATE WITH STRUCTURAL DRAWINGS.
18. G.C. SHALL REMOVE AND REPLACE ALL EXISTING ROOF PERIMETER FENCINGS. PROVIDE AND INSTALL NEW CMU PARAPET WITH BRICK FACING TO MATCH EXISTING. TOP OF NEW PARAPET SHALL BE A MINIMUM 42" ABOVE FINISHED ROOF. (TYP.) SEE STRUCTURAL DRAWINGS.
19. PROVIDE HELICAL BRICK STITCHING AT 24" O.C. HORIZONTALLY AND AT EVERY FIFTH COURSE VERTICALLY FOR ALL AREAS OF VISIBLE CRACKING OR AS DIRECTED BY STRUCTURAL ENGINEER. SEE STRUCTURAL DRAWINGS.

**A SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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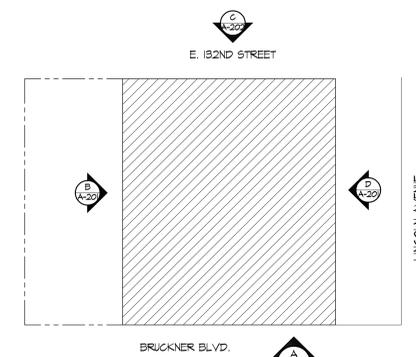
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**SOUTH ELEVATION**

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DRAWN BY:	ERV
CHECKED BY:	ERV
DRAWING NO.:	<b>A-200.00</b>
SCALE:	AS NOTED   SHEET NO.: 12   15
NYC DOB NUMBER:	XXXXXX

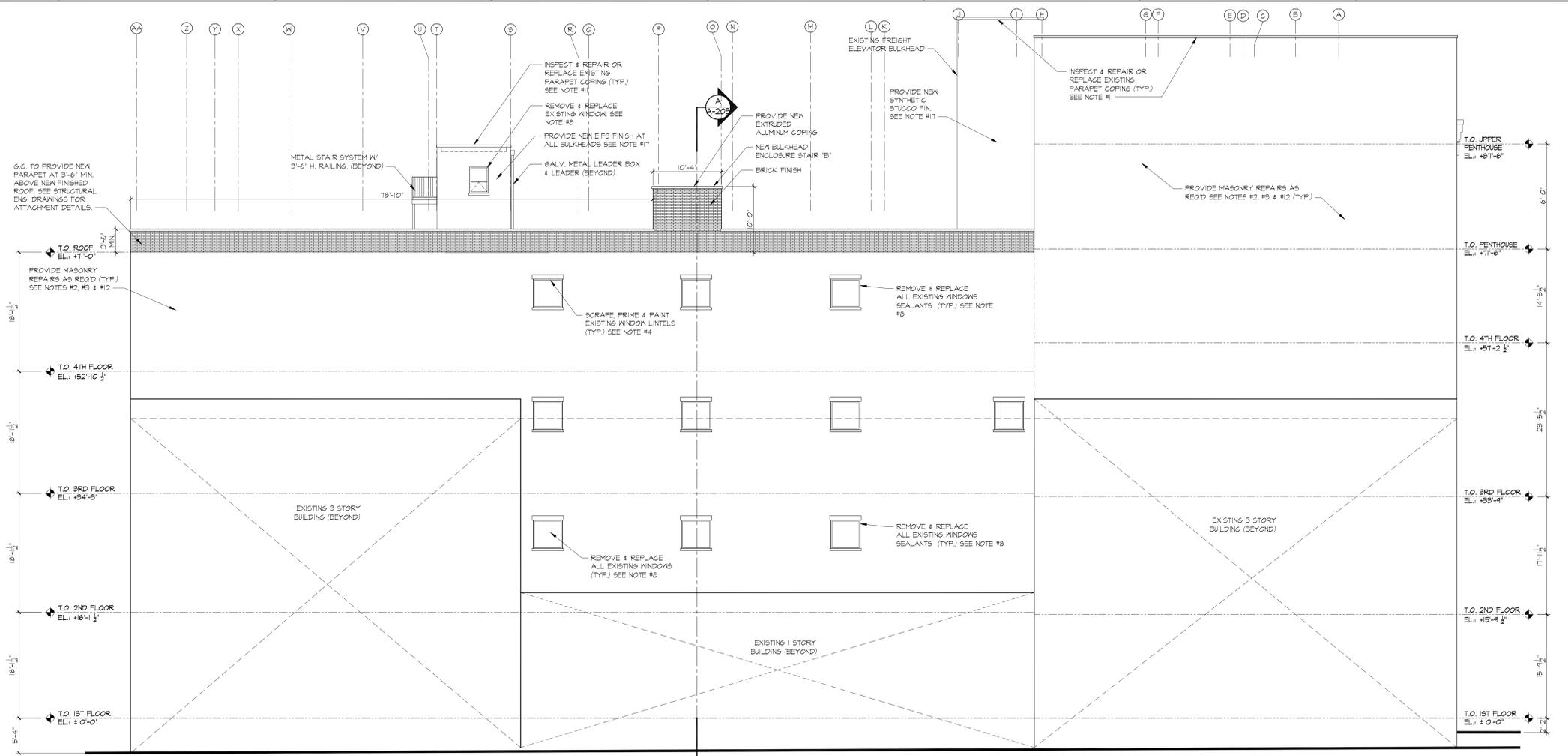


**KEY PLAN**  
NOT TO SCALE

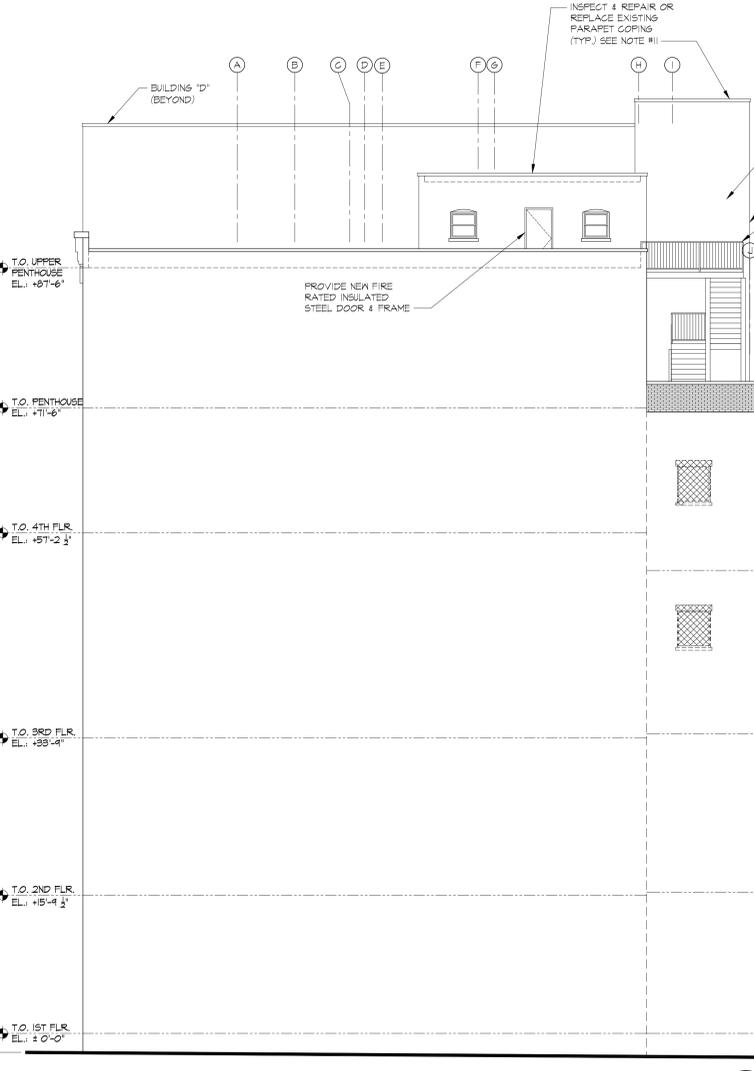


**SCOPE OF WORK NOTES:**

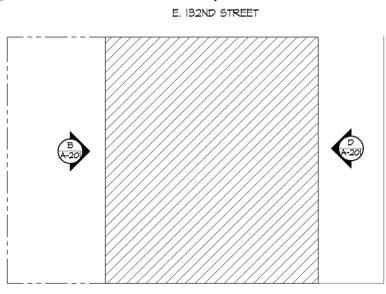
- 6.C. SHALL PROVIDE FOR ALL REQUIRED SAFE GUARDS INCLUDING, BUT NOT LIMITED TO, SIDEWALK SHEDS, SCAFFOLDING, NETTING, ETC. CONTRACTOR SHALL FILE AND PAY FOR ALL REQUIRED PERMITS AND SIGN-OFFS.
- 6.C. SHALL REMOVE ANY LOOSE, DAMAGED OR DETERIORATED BRICK AND REPLACE WITH NEW 5M GRADE BRICK MASONRY UNITS TO MATCH EXISTING ADJACENT AS SELECTED BY OWNER.
- 6.C. TO SAW-CUT AND REMOVE EXISTING POINTING. PROVIDE FOR NEW MORTAR JOINTS WITH MAXIMUM 1" LIFTS. (TYP.) RE-POINTUP AS REQ'D. 6.C. TO VERIFY ALL LOCATIONS IN FIELD. (100%)
- 6.C. SHALL SCRAPE PRIME AND PAINT ALL EXISTING STEEL LINTELS (TYP.) ALL WINDOWS AND DOORS. (TYP.) COLORS TO MATCH EXISTING WALL FINISH. 6.C. TO INSPECT AND REPAIR EXISTING LINTEL OR REPLACE AS DIRECTED. COORDINATE WITH STRUCTURAL ENGINEER'S DRAWINGS. 6.C. TO VERIFY ALL LOCATIONS IN FIELD. PROVIDE ALL OTHER EXTERIOR FACADE REPAIRS AS PER STRUCTURAL DRAWINGS.
- REMOVE AND REPLACE ALL SEALANTS AND BACKER RODS AROUND ALL WINDOWS & DOORS, AND LOUVERS (TYP.). PROVIDE AND INSTALL NEW 6M GRADE ONE PART EXTERIOR SEALANTS THROUGHOUT.
- REMOVE AND REPLACE ALL METAL FLASHING, FABRIC FLASHING, PLASTIC KEEP HOLES ETC. (TYP.) 6.C. TO VERIFY ALL LOCATIONS IN FIELD.
- SCRAPE, PRIME AND PAINT ALL EXTERIOR DOORS (TYP.). PROVIDE AND INSTALL NEW PAINTED FINISHES COLOR AS SELECTED BY THE OWNER.
- 6.C. SHALL REMOVE AND DISCARD ALL EXISTING WINDOWS THROUGHOUT ENTIRE BUILDING. PATCH AND REPAIR AND MODIFY MASONRY OPENINGS AND SILLS AS REQUIRED. PROVIDE AND INSTALL NEW ALUMINUM DOUBLE INSULATED WINDOWS AS MFG. BY NORTHERN SERIES 4001 AND 4501 AND ALUMINUM MESH SCREENS HC 65 OR APPROVED EQUAL AS SELECTED BY THE OWNER.
- SCRAPE, PRIME AND PAINT ALL EXISTING LOUVERS, VENT CAPS, ETC. (TYP.). ALL PAINTED FINISHES IN COLORS AS SELECTED BY THE OWNER.
- 6.C. TO REMOVE AND REPLACE EXISTING ALUM. COPING WITH NEW ALUMINUM EXTRUDED COPINGS IN COLORS AS SELECTED BY THE OWNER.
- FOR ALL EXISTING PRECAST CONCRETE COPINGS AND TERRAZZOTA TILE CAMEL BACK COPINGS 6.C. SHALL INSPECT AND REPLACE DAMAGED UNITS WITH NEW. 6.C. TO VERIFY ALL LOCATIONS AND QUANTITIES IN FIELD.
- POWER WASH ALL EXISTING FACADES. PROVIDE & INSTALL NEW HYDROZZO DOUBLE T OR EQUAL WATER REPELLENT SILOXANE SEALER ON ALL EXTERIOR BRICK SURFACES @ 1 GAL./100 S.F. (TYP.)
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- 6.C. TO PROVIDE NEW SYNTHETIC STUCCO FINISH OVER 2" MIN. (R-10) EXTERIOR RIGID INSULATION OVER 2 1/2" VERTICAL RIBBONS OVER WATER PROOF MEMBRANE OVER EXTERIOR DENS-GLASS SHEATHING. (TYP.) ALL BULKHEADS. COORDINATE WITH STRUCTURAL DRAWINGS.
- 6.C. SHALL REMOVE AND REPLACE ALL EXISTING ROOF PERIMETER FENCING. PROVIDE AND INSTALL NEW GUT PARAPET WITH BRICK FACING TO MATCH EXISTING. TOP OF NEW PARAPET SHALL BE A MINIMUM 42" ABOVE FINISHED ROOF. (TYP.) SEE STRUCTURAL DRAWINGS.
- PROVIDE HELICAL BRICK SITTING AT 24" O.C. HORIZONTALLY AND AT EVERY FIFTH COURSE VERTICALLY FOR ALL AREAS OF VISIBLE CRACKING OR AS DIRECTED BY STRUCTURAL ENGINEER. SEE STRUCTURAL DRAWINGS.



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



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**EAST & WEST ELEVATIONS**

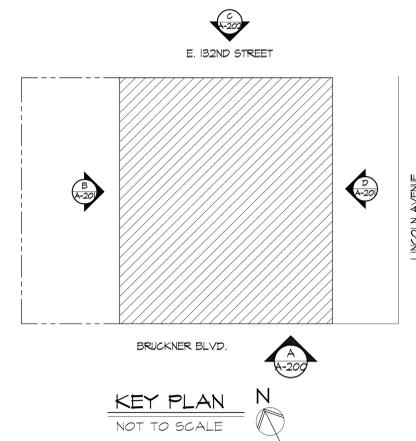
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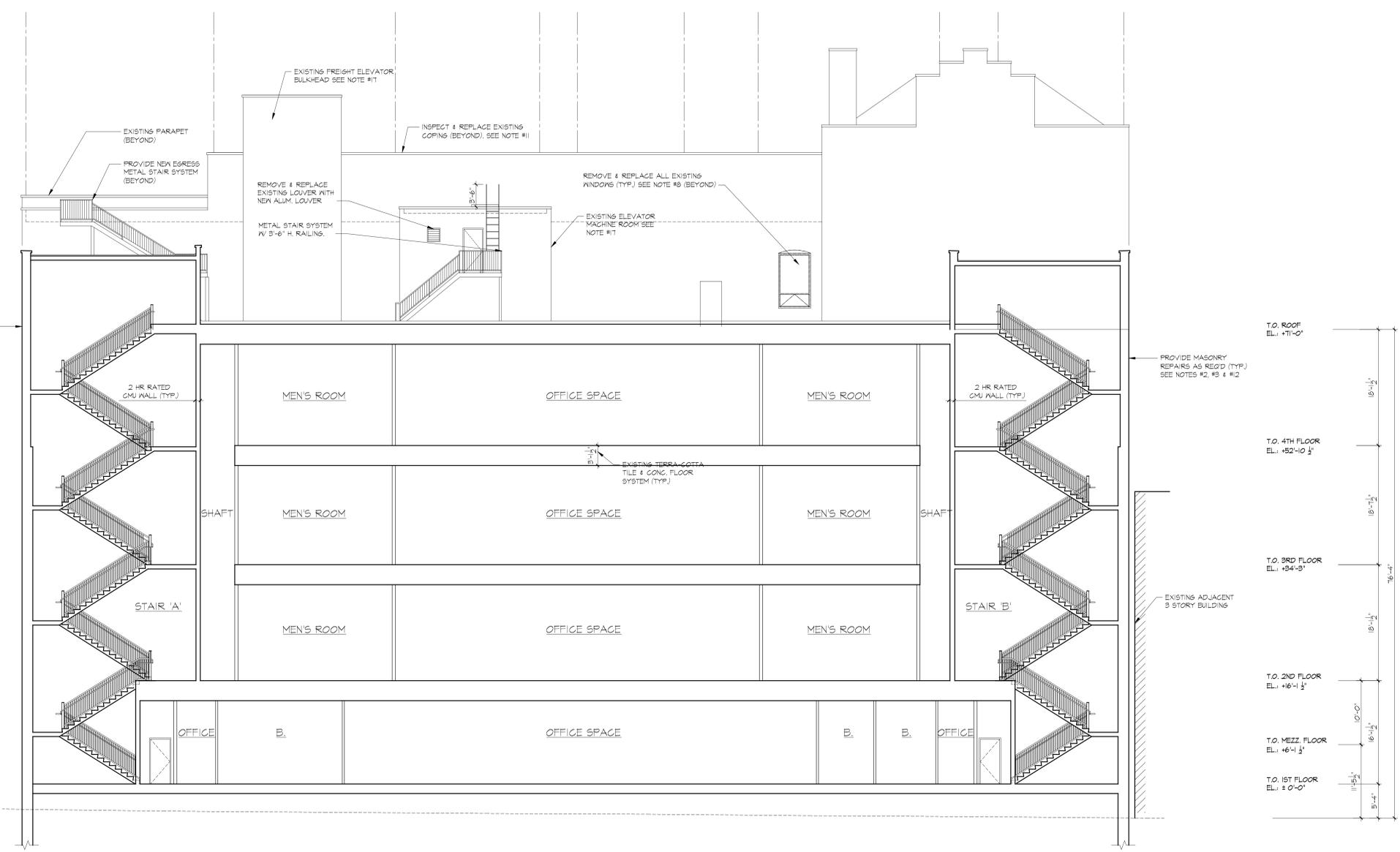


- SCOPE OF WORK NOTES:**
1. G.C. SHALL PROVIDE FOR ALL REQUIRED SAFE GUARDS INCLUDING, BUT NOT LIMITED TO, SIDEWALK SHEDS, SCAFFOLDING, NETTING, ETC. CONTRACTOR SHALL FILE AND PAY FOR ALL REQUIRED PERMITS AND SIGN-OFFS.
  2. G.C. SHALL REMOVE ANY LOOSE, DAMAGED OR DETERIORATED BRICK AND REPLACE WITH NEW 5/8 GRADE BRICK MASONRY UNITS TO MATCH EXISTING ADJACENT AS SELECTED BY OWNER.
  3. G.C. TO SAW-CUT AND REMOVE EXISTING POINTING. PROVIDE FOR NEW MORTAR JOINTS WITH MAXIMUM 1/2" LIFTS. (TYP.) RE-POINTUP AS REQ'D. G.C. TO VERIFY ALL LOCATIONS IN FIELD. (100%)
  4. G.C. SHALL SCRAPE PRIME AND PAINT ALL EXISTING STEEL LINTELS (TYP.) ALL WINDOWS AND DOORS. (TYP.) COLOR TO MATCH EXISTING WALL FINISH. G.C. TO INSPECT AND REPAIR EXISTING LINTEL OR REPLACE AS DIRECTED. COORDINATE WITH STRUCTURAL ENGINEERS DRAWINGS. G.C. TO VERIFY ALL LOCATIONS IN FIELD. PROVIDE ALL OTHER EXTERIOR FACADE REPAIRS AS PER STRUCTURAL DRAWINGS.
  5. REMOVE AND REPLACE ALL SEALANTS AND BACKER RODS AROUND ALL WINDOWS & DOORS, AND LOUVERS (TYP.). PROVIDE AND INSTALL NEW GUN GRADE ONE PART EXTERIOR SEALANTS THROUGHOUT.
  6. REMOVE AND REPLACE ALL METAL FLASHING, FABRIC FLASHING, PLASTIC KEEP HOLES ETC. (TYP.) G.C. TO VERIFY ALL LOCATIONS IN FIELD.
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  8. G.C. SHALL REMOVE AND DISCARD ALL EXISTING WINDOWS THROUGHOUT ENTIRE BUILDING. PATCH AND REPAIR AND MODIFY MASONRY OPENINGS AND SILLS AS REQUIRED. PROVIDE AND INSTALL NEW ALUMINUM DOUBLE HUNG INSULATED WINDOWS AS 46" BY NORTHERN SERIES 400 AND 450" AND ALUMINUM MESH SCREENS HC 65 OR APPROVED EQUAL AS SELECTED BY THE OWNER.
  9. SCRAPE, PRIME AND PAINT ALL EXISTING LOUVERS, VENT CAPS, ETC. (TYP.). ALL PAINTED FINISHES IN COLORS AS SELECTED BY THE OWNER.
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  12. POWER WASH ALL EXISTING FACADES. PROVIDE & INSTALL NEW HYDROZO DOUBLE T OR EQUAL WATER REPELLENT SILOXANE SEALER ON ALL EXTERIOR BRICK SURFACES @ 1 GAL/100 SF. (TYP.)
  13. RE-COAT & REPAIR ALL EXTERIOR FINISH THROUGHOUT THE BUILDING. (TYP.) G.C. TO VERIFY ALL LOCATIONS AND QUANTITIES IN FIELD.
  14. CONTRACTOR TO REMOVE & REPLACE EXISTING WALL MOUNTED EXT. LIGHTING FIXTURES IN NEW COORDINATE WITH ELECTRICAL DRAWINGS.
  15. G.C. TO REMOVE AND REPLACE ALL EXISTING ALUMINUM STOREFRONT SYSTEM WITH NEW ALUMINUM 1" DOUBLE GLAZED LOW-E STOREFRONT SYSTEM AS SELECTED BY THE OWNER.
  16. G.C. TO PROVIDE NEW REVOLVING DOORS AS SELECTED BY THE OWNER.
  17. G.C. TO PROVIDE NEW SYNTHETIC STUCCO FINISH OVER 2" MIN (R-10) EXTERIOR RIGID INSULATION OVER 2" VERTICAL RIBBONS OVER WATER PROOF MEMBRANE OVER EXTERIOR ZENGLASS SHEATHING. (TYP.) ALL BULKHEADS. COORDINATE WITH STRUCTURAL DRAWINGS.
  18. G.C. SHALL REMOVE AND REPLACE ALL EXISTING ROOF PERIMETER FINISHES. PROVIDE AND INSTALL NEW GUT PARAPET WITH BRICK FACING TO MATCH EXISTING. TOP OF NEW PARAPET SHALL BE A MINIMUM 42" ABOVE FINISHED ROOF. (TYP.) SEE STRUCTURAL DRAWINGS.
  19. PROVIDE HELICAL BRICK SITTINGS AT 24" O.C. HORIZONTALLY AND AT EVERY FIFTH COURSE VERTICALLY FOR ALL AREAS OF VISIBLE CRACKING OR AS DIRECTED BY STRUCTURAL ENGINEER. SEE STRUCTURAL DRAWINGS.



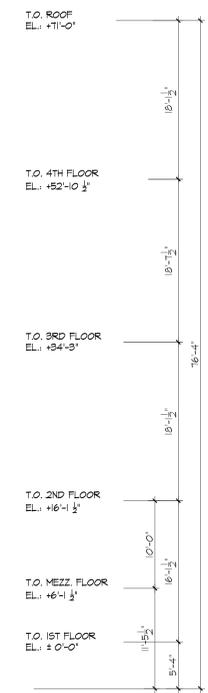
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05-02-14	ISSUED FOR CONSULTANTS
09-12-13	ISSUED TO D.O.B. FOR REVIEW AND COMMENT
DATE	REVISIONS
<b>asap</b> <b>Aufgang + Subotovsky</b> Architecture and Planning PLLC	
49 North Almont Road, Suffern, NY 10901 tel: 845.368.0004 fax: 800.772.8304 www.asaparchitecture.com	
PROPOSED REPAIR AND RENOVATION FOR: <b>20 BRUCKNER BOULEVARD</b> BRONX, NEW YORK	
NORTH ELEVATION	
	DATE: 08-07-13
	PROJECT NO: 1215
	DRAWN BY: ERV
	CHECKED BY: ERV
DRAWING NO: <b>A-202.00</b>	
SCALE: AS NOTED   SHEET NO: 14   15	
NYC DOB NUMBER: XXXXXXXX	

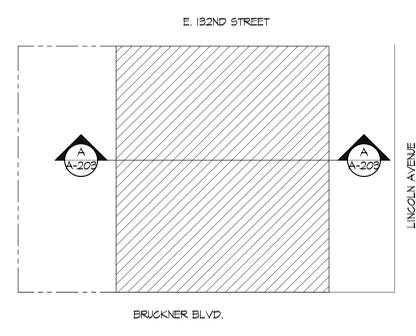


PROVIDE MASONRY REPAIRS AS REQ'D (TYP.) SEE NOTES #2, #3 & #12

PROVIDE MASONRY REPAIRS AS REQ'D (TYP.) SEE NOTES #2, #3 & #12



EXISTING ADJACENT 3 STORY BUILDING

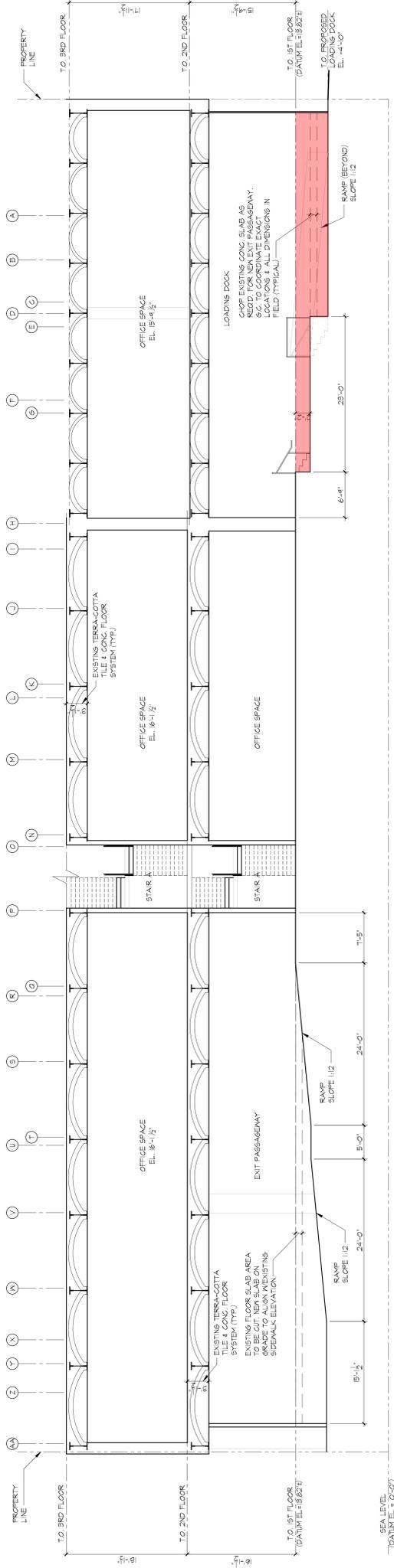


KEY PLAN  
NOT TO SCALE

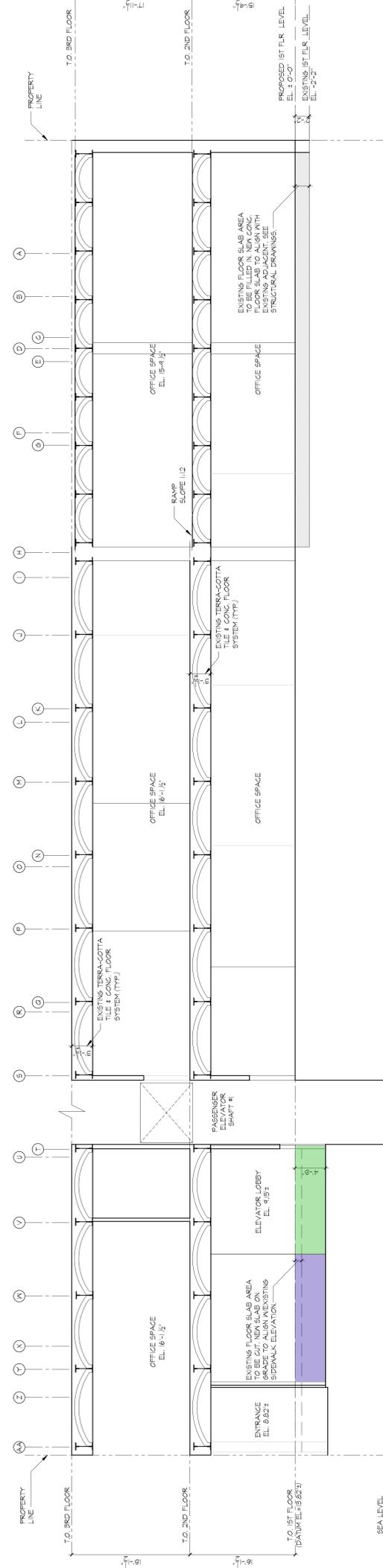
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DATE	REVISIONS
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PROPOSED REPAIR AND RENOVATION FOR: <b>20 BRUCKNER BOULEVARD</b> BRONX, NEW YORK	
BUILDING CROSS SECTION	

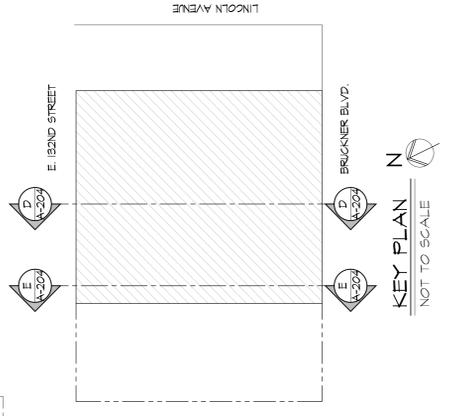
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	CHECKED BY:	ERV
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SCALE: AS NOTED		SHEET NO.: 11 15
NYC DOB NUMBER:		XXXXXX



**SECTION E**  
SCALE: 1/8" = 1'-0"



**SECTION D**  
SCALE: 1/8" = 1'-0"



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DATE: 08-07-13  
PROJECT NO: 1215  
DRAWN BY: MB  
CHECKED BY: ERV  
DRAWING NO: A-204.00  
SCALE: AS NOTED | SHEET NO: 24 of 34  
NYC DOB NUMBER: XXXXXXXX

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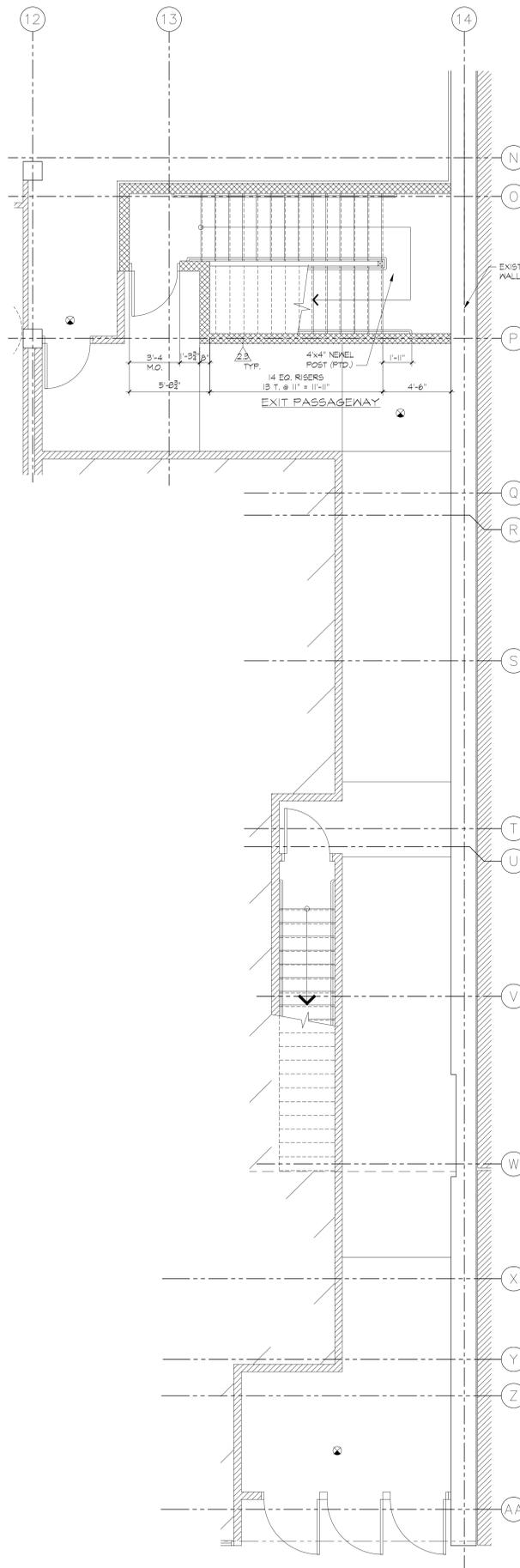
PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

**BUILDING CROSS SECTIONS**

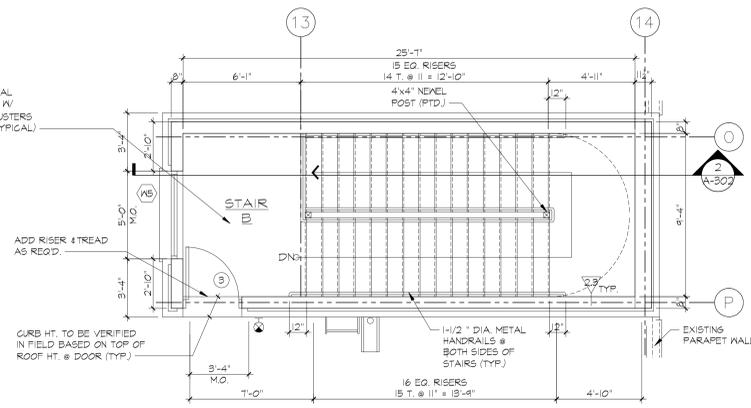
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PROJECT NO: 1215  
DRAWN BY: MB  
CHECKED BY: ERV  
DRAWING NO: A-204.00  
SCALE: AS NOTED | SHEET NO: 24 of 34  
NYC DOB NUMBER: XXXXXXXX



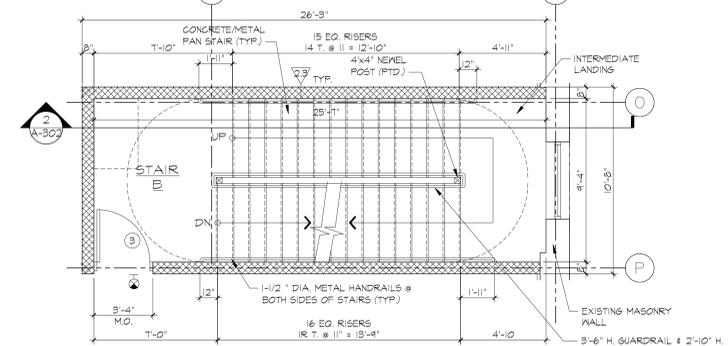




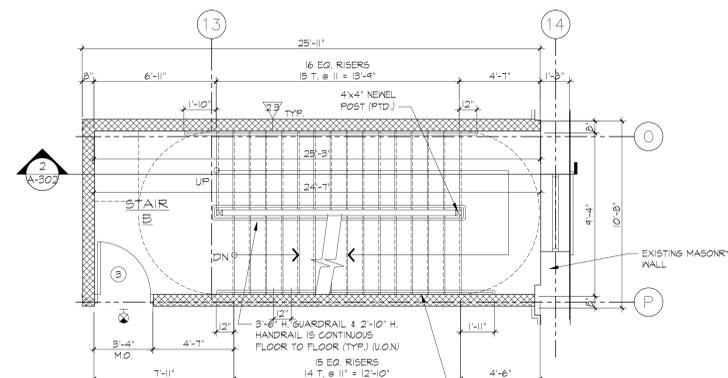
6 STAIR "B" 1ST FLOOR PLAN  
A-102 SCALE: 1/4" = 1'-0"



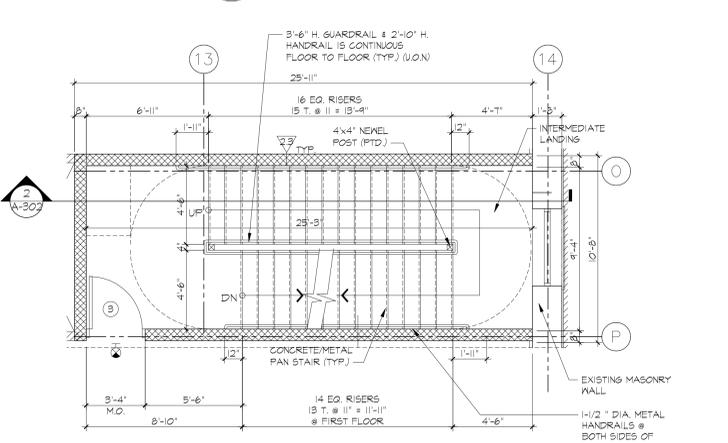
10 STAIR "B" ROOF PLAN  
A-106 SCALE: 1/4" = 1'-0"



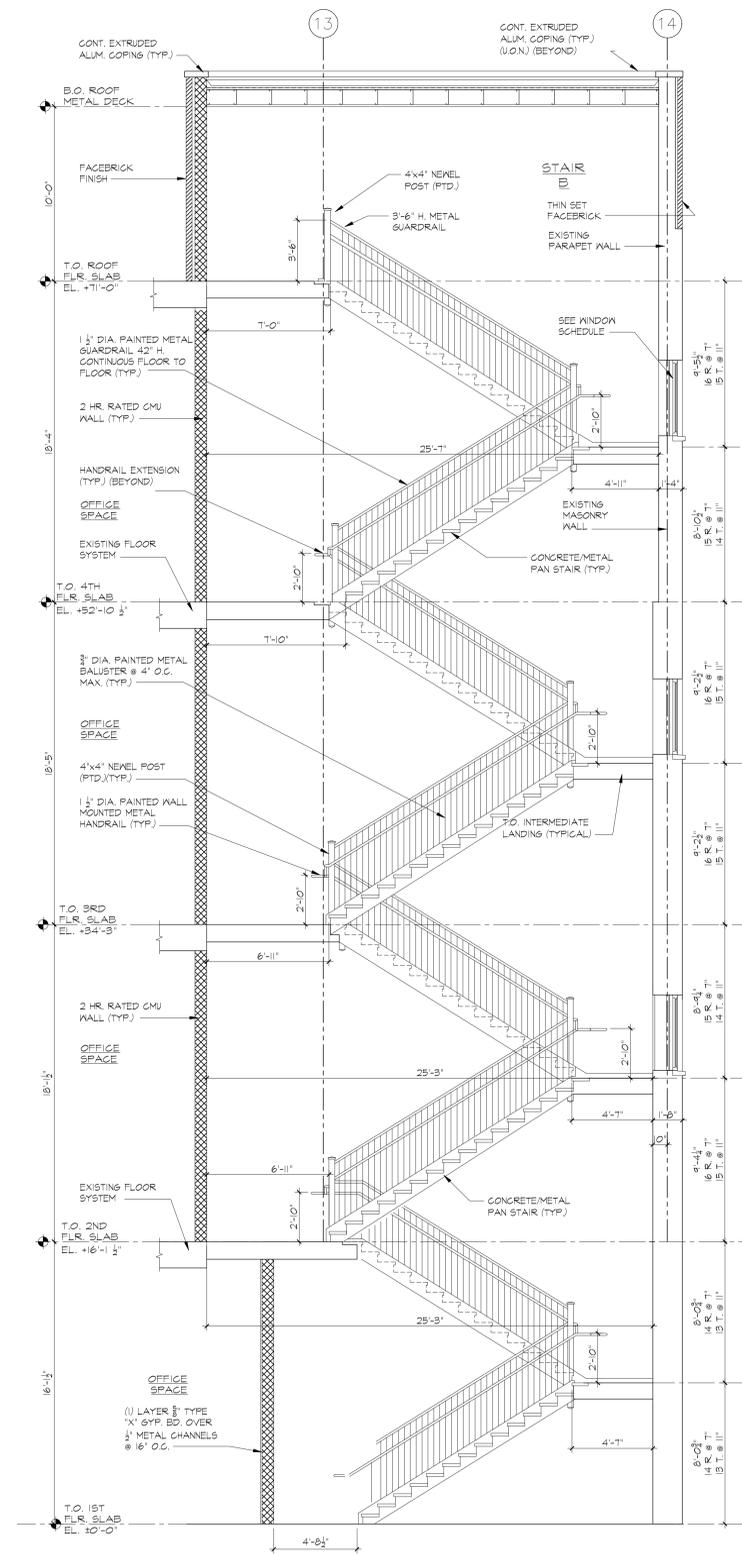
9 STAIR "B" 4TH FLOOR PLAN  
A-105 SCALE: 1/4" = 1'-0"



8 STAIR "B" 3RD FLOOR PLAN  
A-104 SCALE: 1/4" = 1'-0"



7 STAIR "B" 2ND FLOOR PLAN  
A-103 SCALE: 1/4" = 1'-0"



2 STAIR CROSS SECTION  
SCALE: 1/4" = 1'-0"  
A-102 TO A-106, A-302

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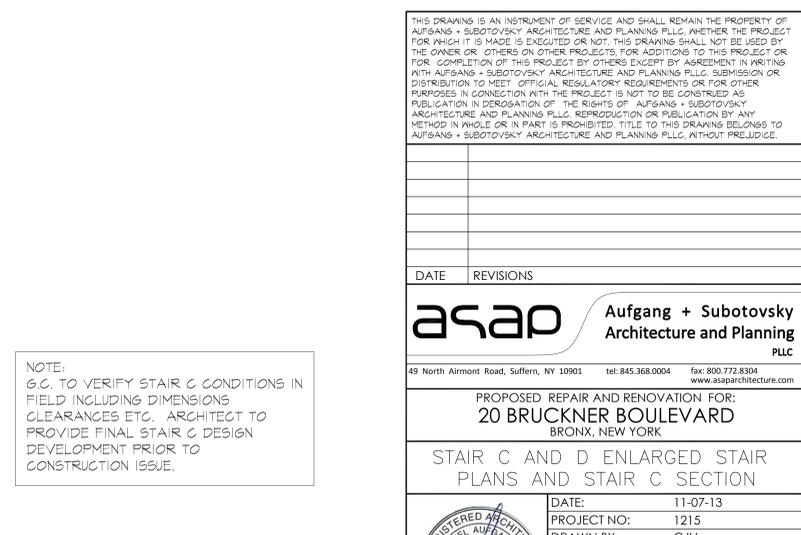
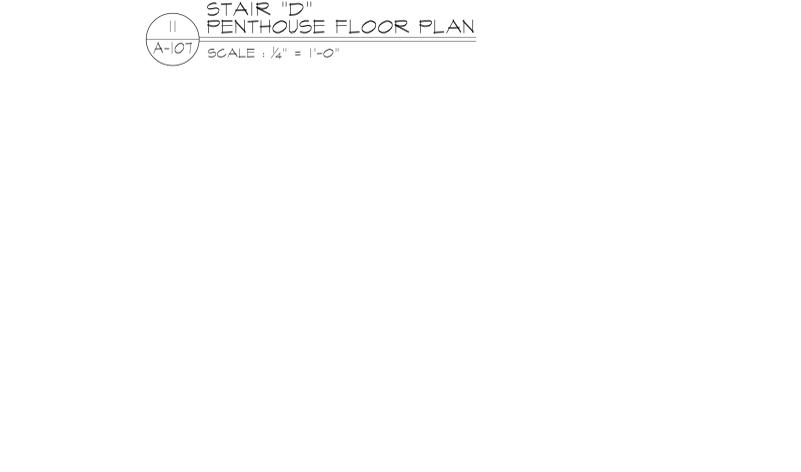
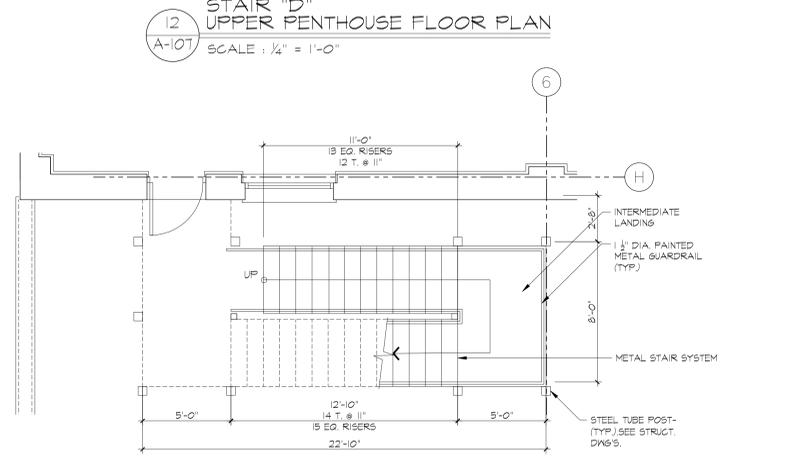
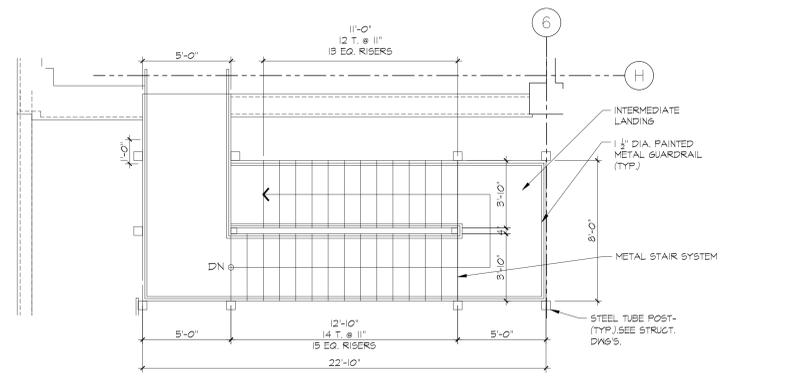
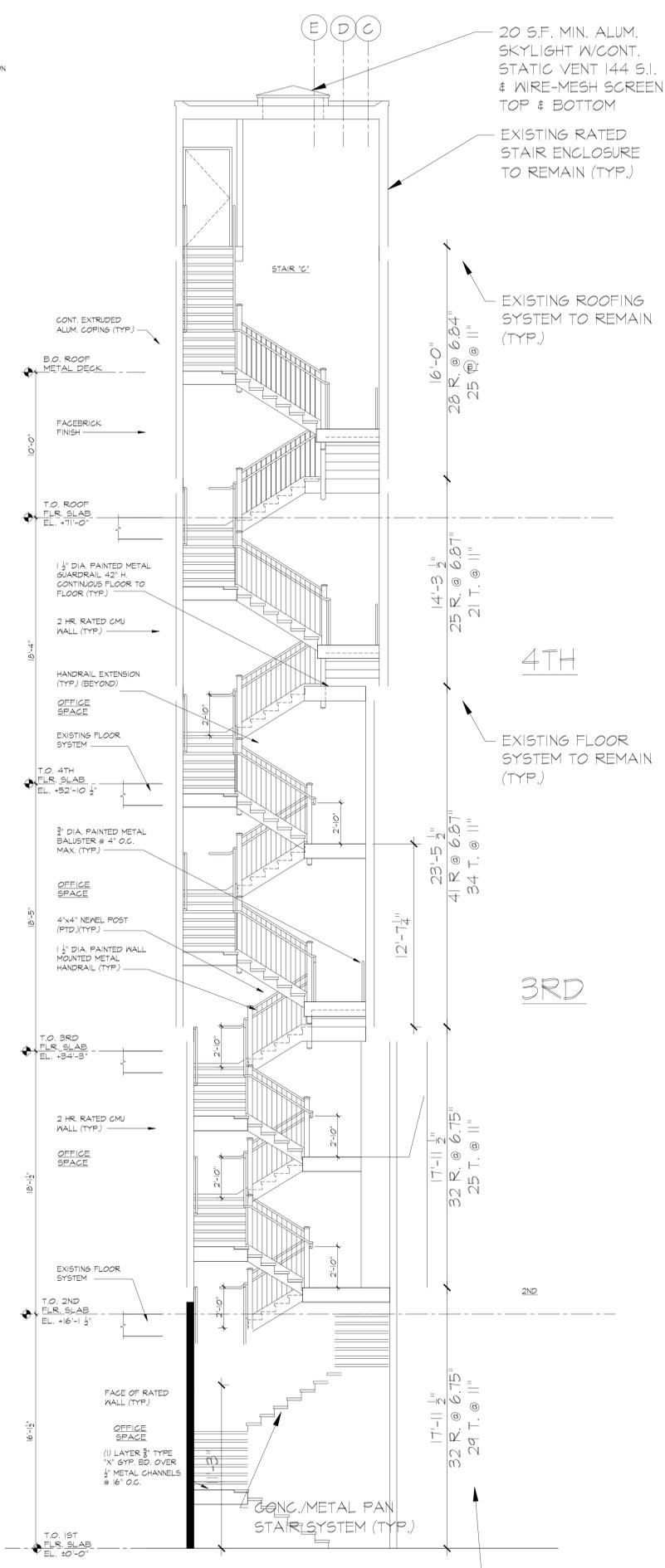
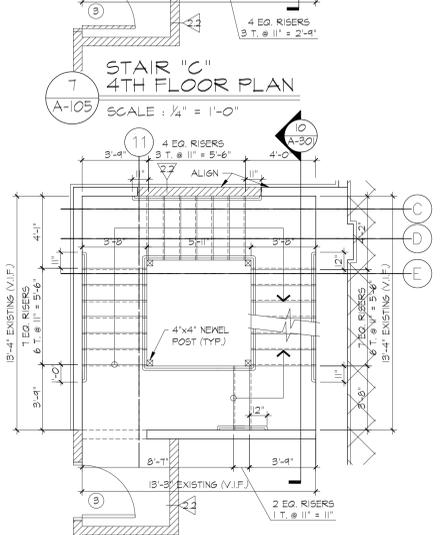
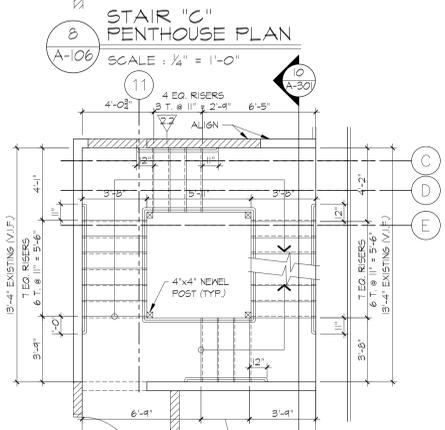
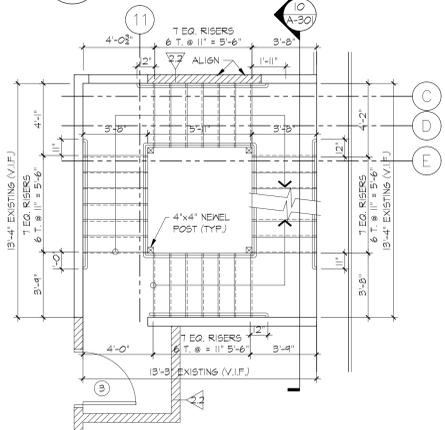
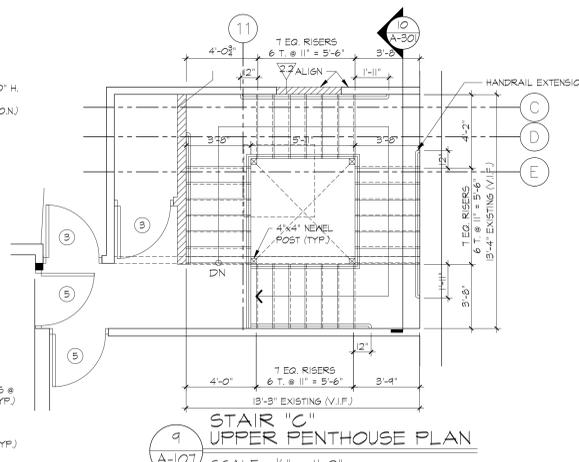
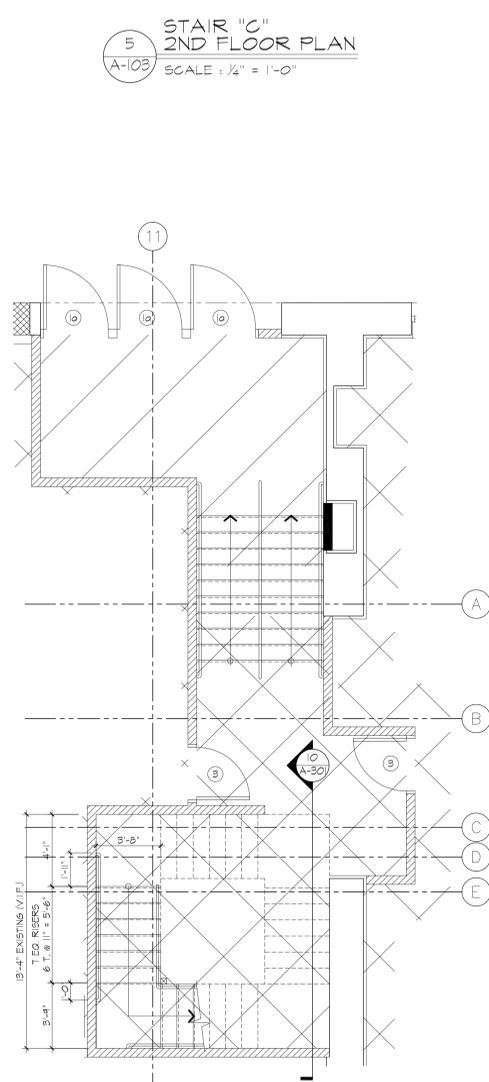
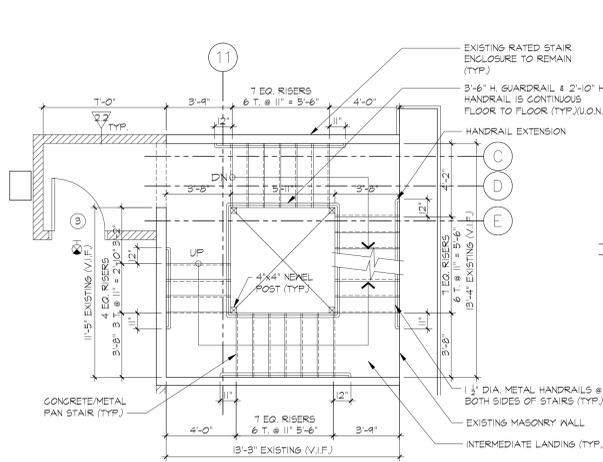
PROPOSED REPAIR AND RENOVATION FOR:  
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BRONX, NEW YORK

STAIR B- ENLARGED STAIR  
PLANS AND SECTION

DATE: 10-23-13  
PROJECT NO: 1215  
DRAWN BY: C.JV  
CHECKED BY: ERV  
DRAWING NO: **A-301.00**

SCALE: AS NOTED SHEET NO: XofXX  
NYC DOB NUMBER: XXXXXXXX





NOTE:  
G.C. TO VERIFY STAIR C CONDITIONS IN FIELD INCLUDING DIMENSIONS CLEARANCES ETC. ARCHITECT TO PROVIDE FINAL STAIR C DESIGN DEVELOPMENT PRIOR TO CONSTRUCTION ISSUE.

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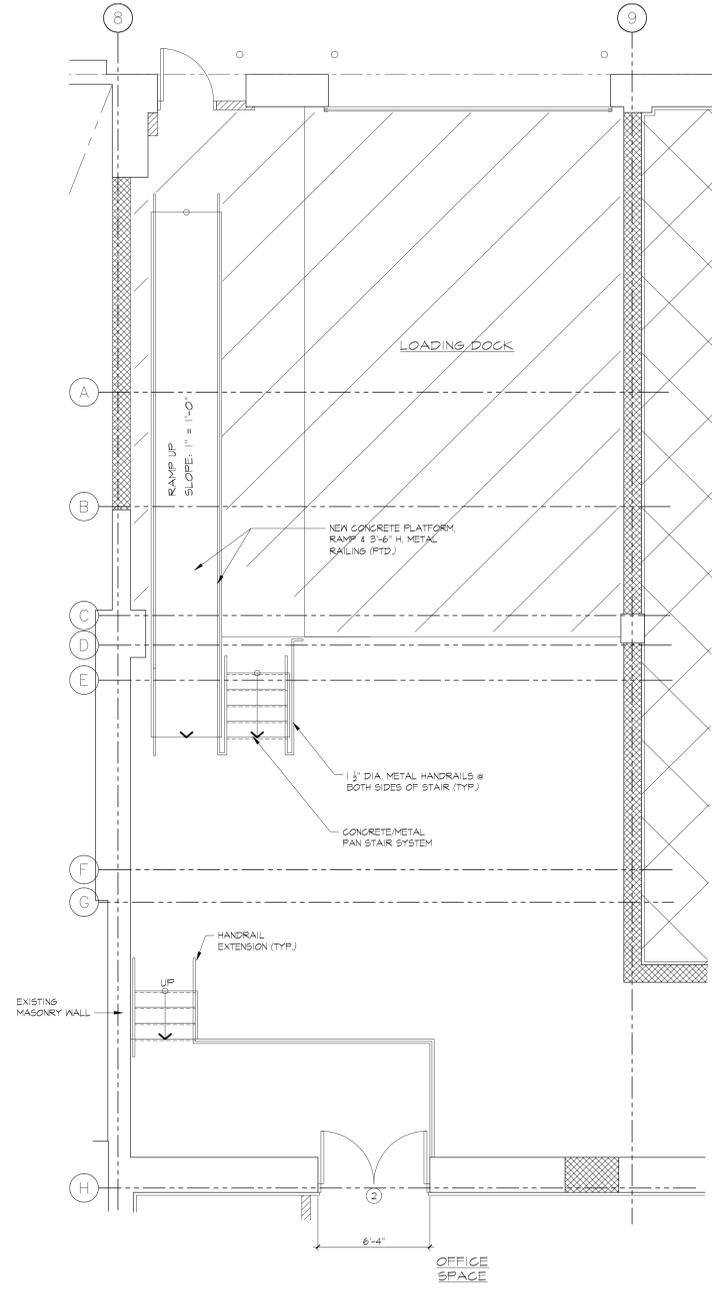
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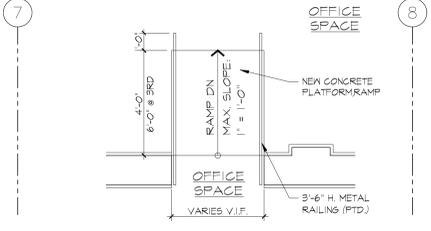
STAIR C AND D ENLARGED STAIR PLANS AND STAIR C SECTION

DATE: 11-07-13  
PROJECT NO: 1215  
DRAWN BY: C.JV  
CHECKED BY: ERV  
DRAWING NO: **A-302.00**

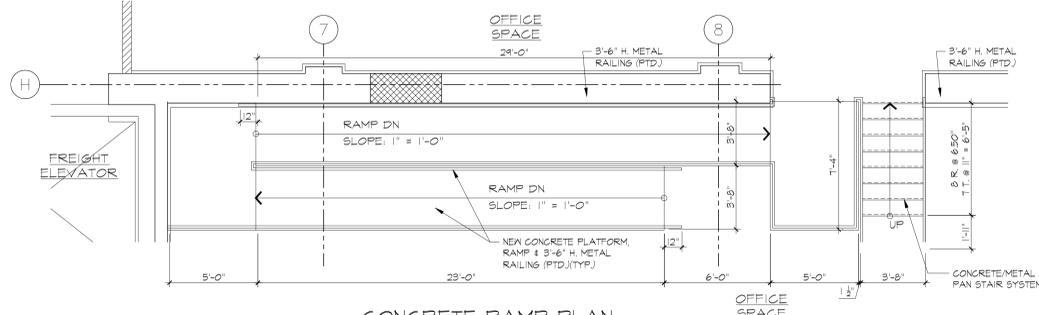
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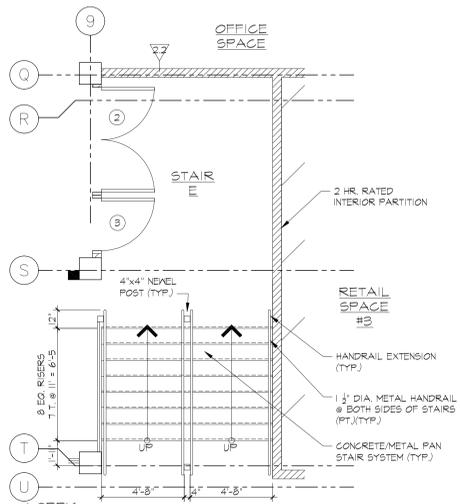
22  
A-102  
CONCRETE RAMP PLAN AT FIRST FLOOR  
SCALE: 1/4" = 1'-0"



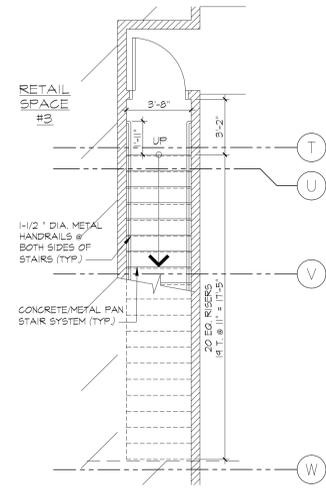
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A-103  
TYPICAL CONG. RAMP PLAN AT SECOND & THIRD FLOORS  
SCALE: 1/4" = 1'-0"



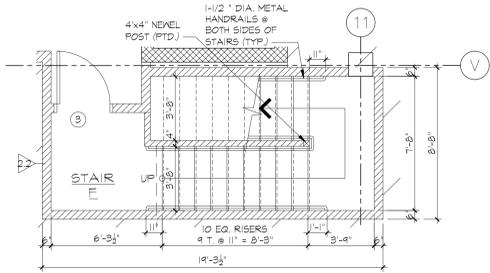
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A-105  
CONCRETE RAMP PLAN AT FOURTH FLOOR  
SCALE: 1/4" = 1'-0"



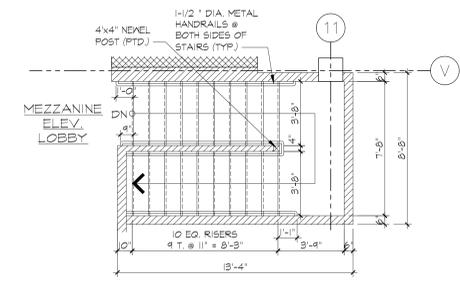
26  
A-102  
STAIR "E" FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



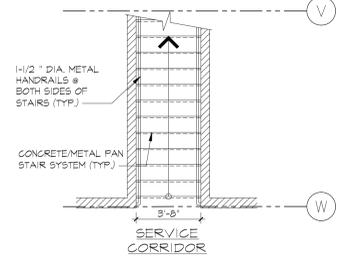
29  
A-102  
STAIR "G" FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



27  
A-102  
STAIR "F" FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



28  
A-102  
STAIR "F" MEZZANINE FLOOR PLAN  
SCALE: 1/4" = 1'-0"



30  
A-102  
STAIR "G" MEZZANINE FLOOR PLAN  
SCALE: 1/4" = 1'-0"

NOTE:  
G.C. TO VERIFY STAIRS E, F, AND G CONDITIONS IN FIELD INCLUDING DIMENSIONS CLEARANCES ETC. ARCHITECT TO PROVIDE FINAL STAIR DESIGN DEVELOPMENT PRIOR TO CONSTRUCTION ISSUE.

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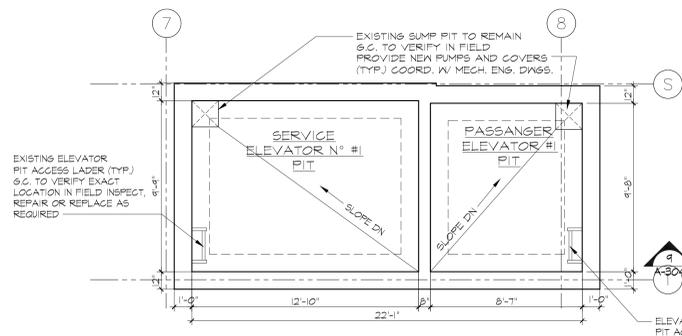
PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

RAMPS AND STAIR SYSTEMS AND MISCELLANEOUS STAIR DETAILS

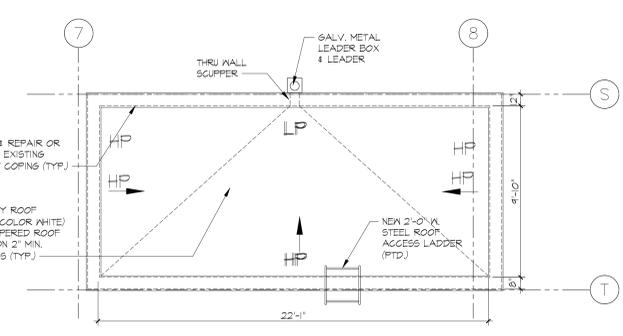
DATE: 11-07-13  
PROJECT NO: 1215  
DRAWN BY: C.JV  
CHECKED BY: ERV  
DRAWING NO: **A-303.00**

SCALE: AS NOTED SHEET NO: XofXX  
NYC DOB NUMBER: XXXXXXXX

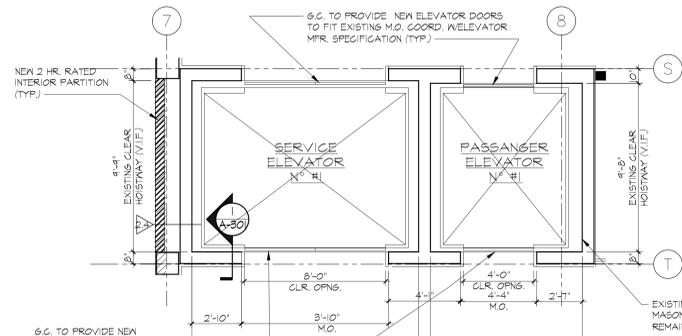




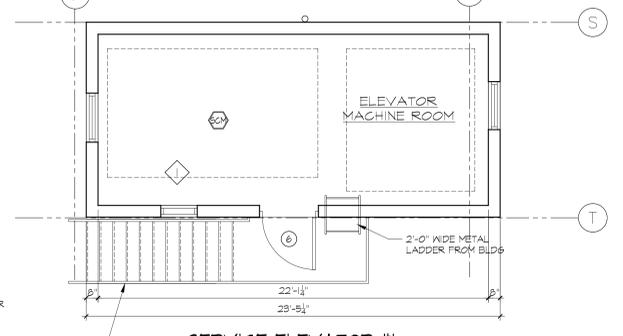
1 SERVICE ELEVATOR #1  
PASSENGER ELEVATOR #1  
CELLAR FLOOR PLAN  
SCALE: 1/4" = 1'-0"



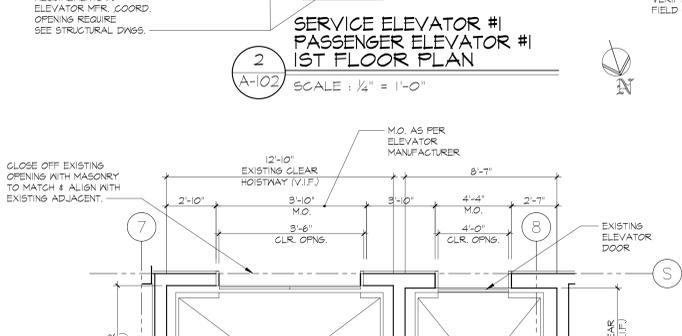
5 SERVICE ELEVATOR #1  
PASSENGER ELEVATOR #1  
MACHINE ROOM ROOF PLAN  
SCALE: 1/4" = 1'-0"



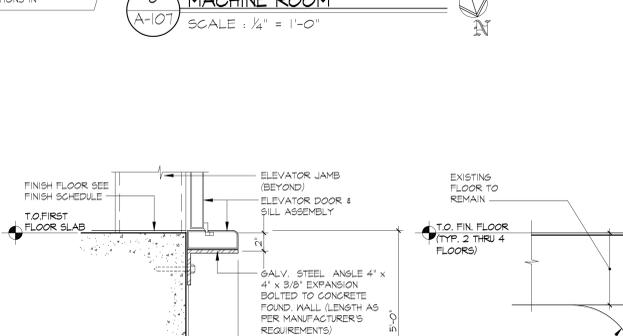
2 SERVICE ELEVATOR #1  
PASSENGER ELEVATOR #1  
1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



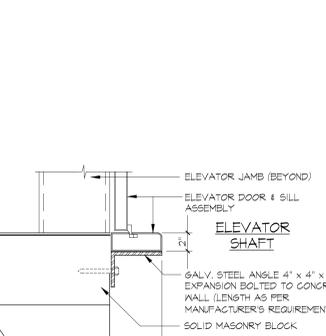
6 SERVICE ELEVATOR #1  
PASSENGER ELEVATOR #1  
MACHINE ROOM  
SCALE: 1/4" = 1'-0"



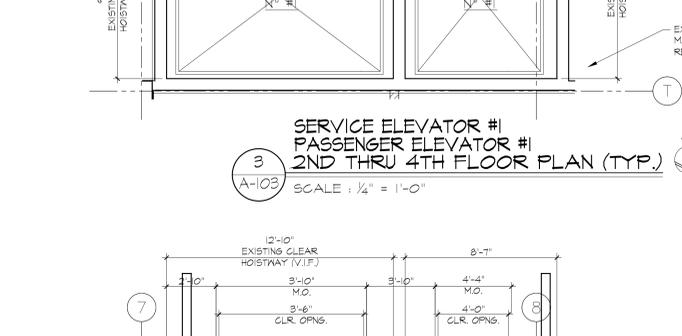
3 SERVICE ELEVATOR #1  
PASSENGER ELEVATOR #1  
2ND THRU 4TH FLOOR PLAN (TYP.)  
SCALE: 1/4" = 1'-0"



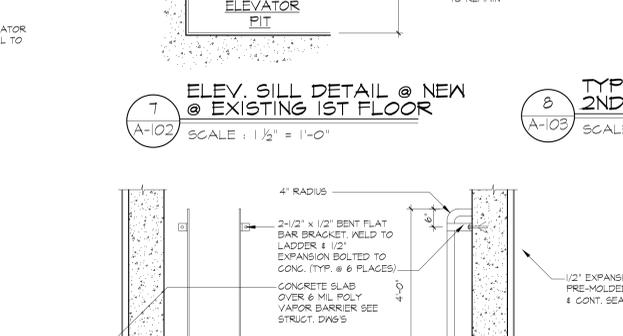
7 ELEV. SILL DETAIL @ NEW  
EXISTING 1ST FLOOR  
SCALE: 1 1/2" = 1'-0"



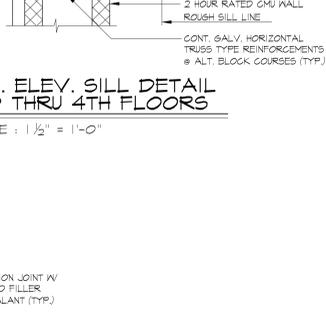
8 TYP. ELEV. SILL DETAIL  
2ND THRU 4TH FLOORS  
SCALE: 1 1/2" = 1'-0"



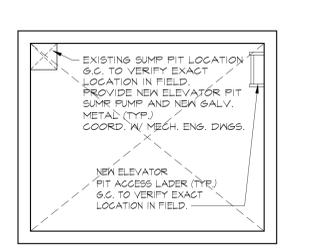
4 SERVICE ELEVATOR #1  
PASSENGER ELEVATOR #1  
ROOF LEVEL  
SCALE: 1/4" = 1'-0"



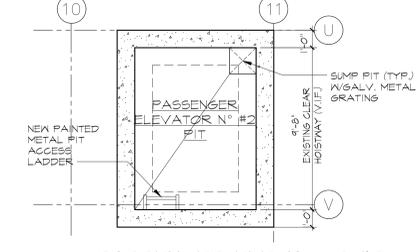
9 ELEVATOR PIT STEEL  
ACCESS LADDER DETAIL  
SCALE: 1/2" = 1'-0"



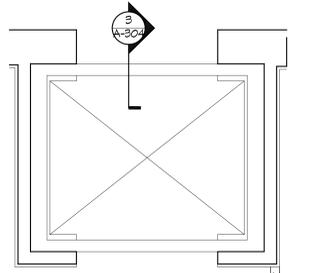
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2ND THRU 4TH FLOORS  
SCALE: 1 1/2" = 1'-0"



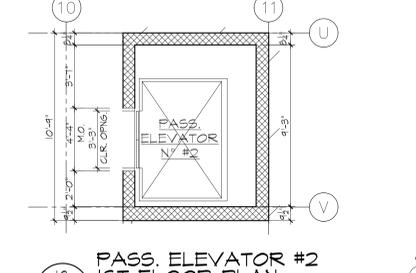
12 SERVICE ELEVATOR #2  
CELLAR FLOOR PLAN  
SCALE: 1/4" = 1'-0"



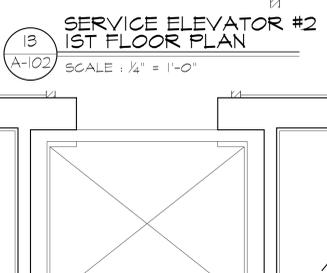
17 PASSENGER ELEVATOR #2  
CELLAR FLOOR PLAN  
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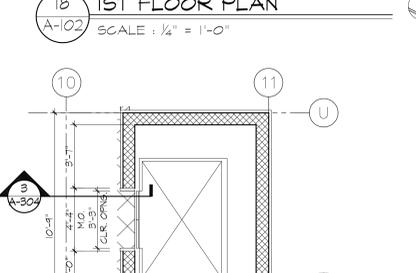
13 SERVICE ELEVATOR #2  
1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



18 PASS. ELEVATOR #2  
1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



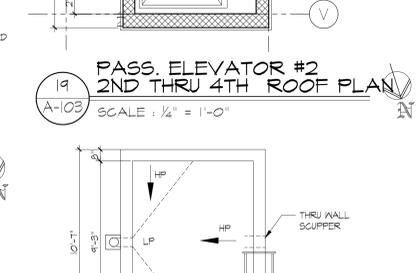
14 SERVICE ELEVATOR #2  
2ND THRU 4TH FLOOR PLAN  
SCALE: 1/4" = 1'-0"



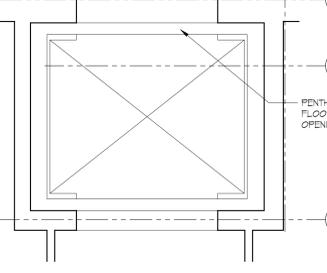
19 PASS. ELEVATOR #2  
2ND THRU 4TH FLOOR PLAN  
SCALE: 1/4" = 1'-0"



15 SERVICE ELEVATOR #2  
ROOF PLAN  
SCALE: 1/4" = 1'-0"



20 PASS. ELEVATOR #2  
BULK HEAD ROOF PLAN  
SCALE: 1/4" = 1'-0"



16 SERVICE ELEVATOR #2  
ELEVATOR MACH. ROOM  
ROOF PLAN  
SCALE: 1/4" = 1'-0"

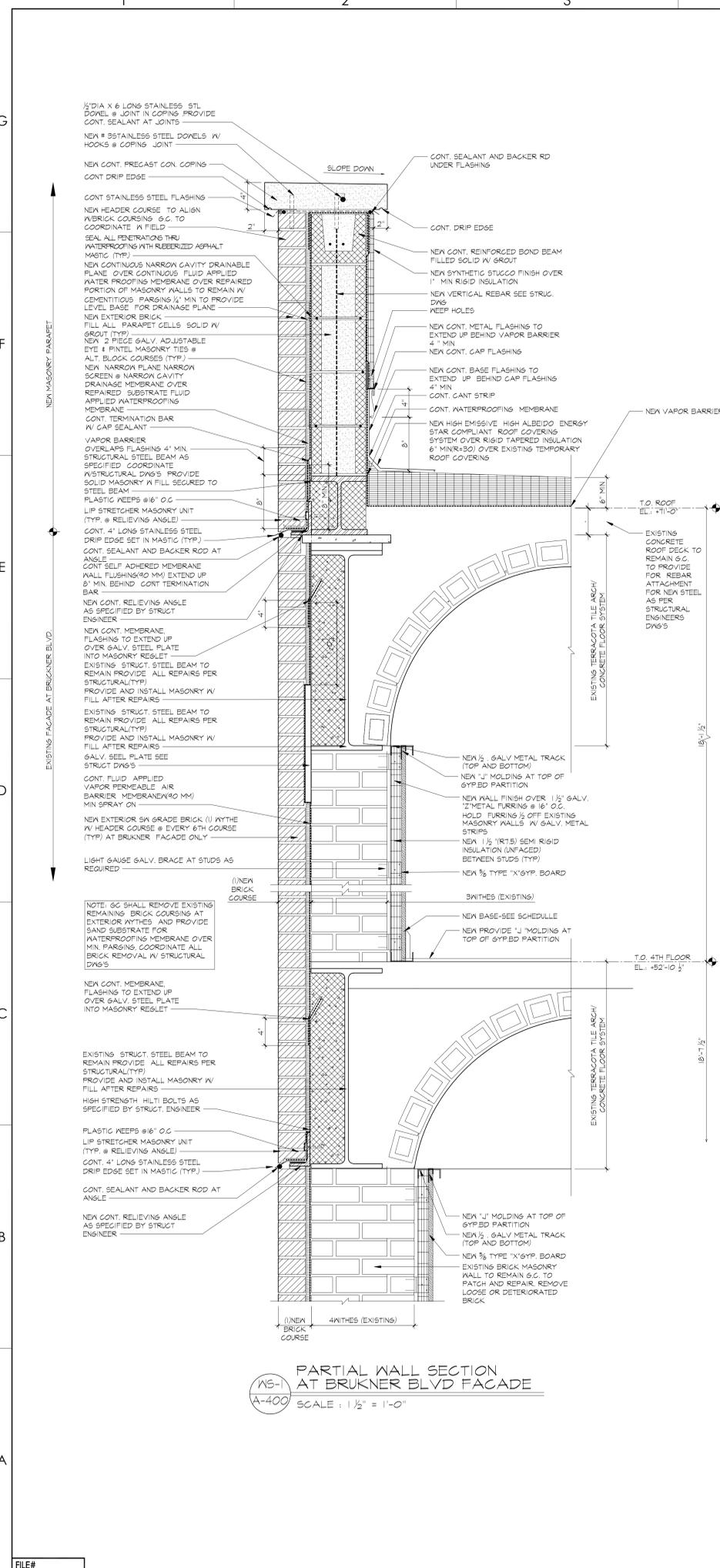


21 PASS. ELEVATOR #2  
ELEVATOR MACH. ROOM  
ROOF PLAN  
SCALE: 1/4" = 1'-0"

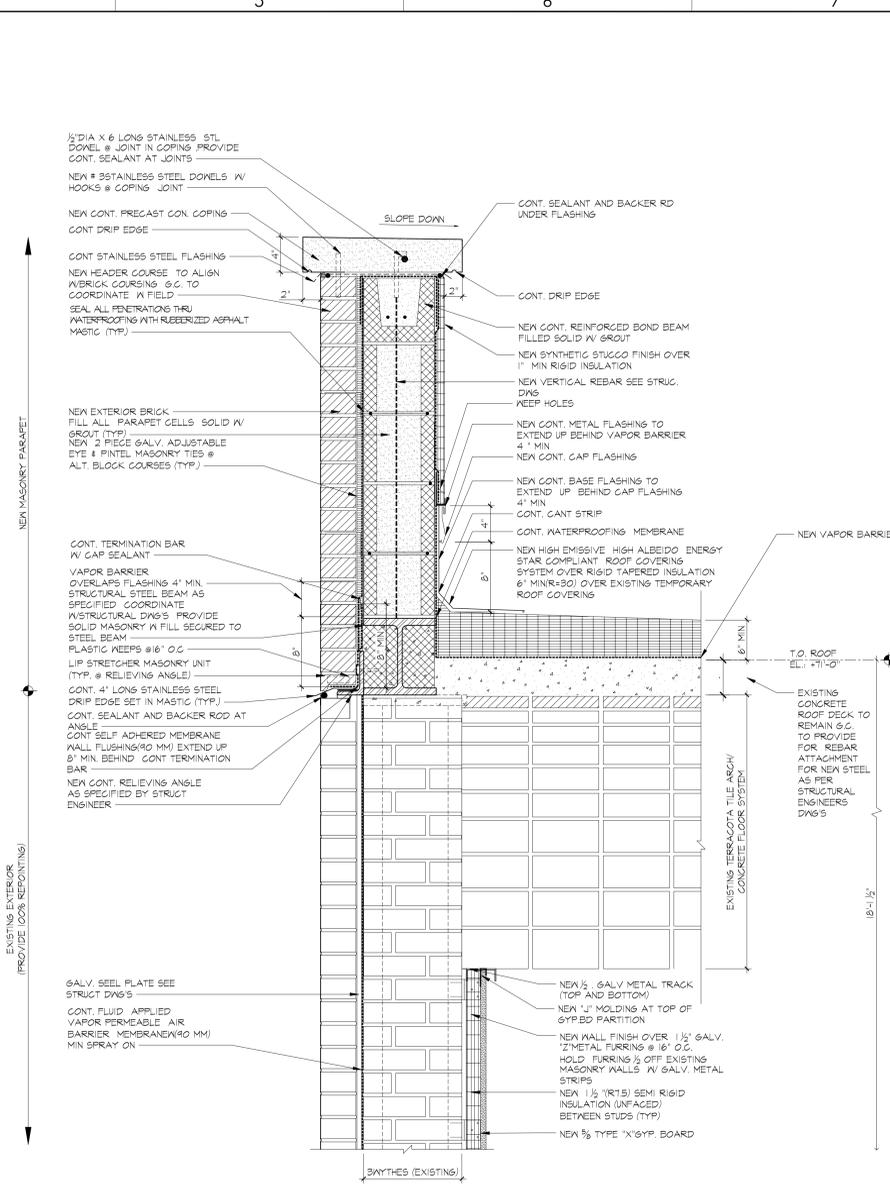
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11-21-14	ISSUED FOR BID
DATE	REVISIONS
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PROPOSED REPAIR AND RENOVATION FOR: <b>20 BRUCKNER BOULEVARD</b> BRONX, NEW YORK	

ELEVATORS PLANS & DETAILS	
	DATE: 11-07-13
	PROJECT NO: 1215
	DRAWN BY: CJV
	CHECKED BY: ERV
DRAWING NO: <b>A-304.00</b>	
SCALE: AS NOTED SHEET NO: XofXX	
NYC DOB NUMBER: XXXXXXXX	

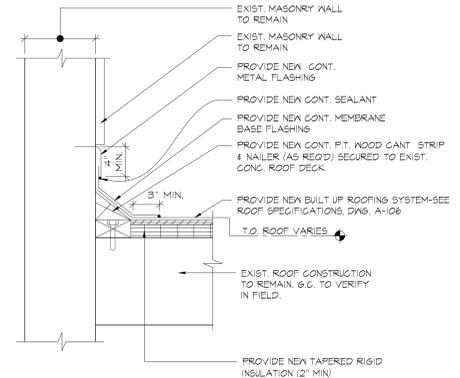


**NS-1**  
**A-400**  
PARTIAL WALL SECTION  
AT BRUKNER BLVD FACADE  
SCALE: 1 1/2" = 1'-0"

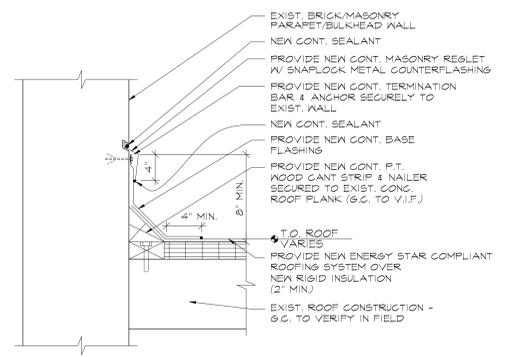


**NS-2**  
**A-400**  
PARTIAL WALL SECTION  
SCALE: 1 1/2" = 1'-0"

NOTE:  
S.G. TO PROVIDE AND INSTALL NEW CONTINUOUS NARROW GAVITY DRAINABLE PLANE OVER CONTINUOUS FLUID APPLIED WATERPROOFING MEMBRANE OVER REPAIRED PORTIONS OF EXISTING LAYER OF MASONRY (TYP.) AT BRUKNER BLVD. FACADE ONLY. ALL OTHER FACADES TO RECEIVE 100% RE-POINTING AND BRICK REPLACEMENT AS REQUIRED.



**1**  
**A-106**  
TYPICAL BASE FLASHING @ BULKHEAD  
SCALE: 1 1/2" = 1'-0"

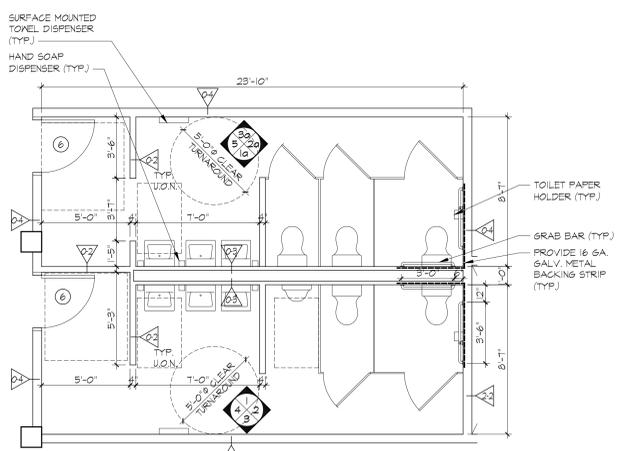


**8**  
**A-106**  
TYPICAL BASE FLASHING DETAIL  
SCALE: 1 1/2" = 1'-0"

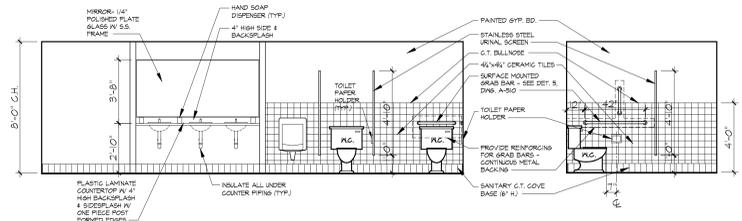
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DATE	REVISIONS
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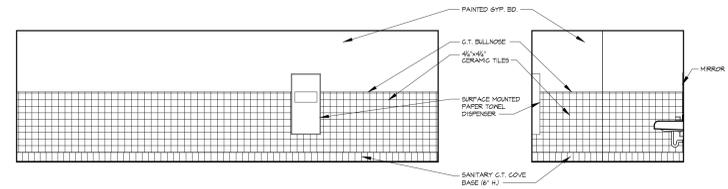
EXTERIOR DETAILS	
	DATE: 11-10-13
	PROJECT NO: 1215
	DRAWN BY: C.J.V.
	CHECKED BY: ERV
	DRAWING NO: <b>A-400.00</b>
SCALE: AS NOTED SHEET NO: X0fX06	
NYC DOB NUMBER: XXXXXXXX	



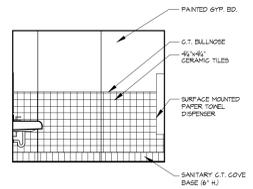
**1 TYPICAL TOILET PLAN**  
A-103  
SCALE: 1/4" = 1'-0"



**ELEVATION #1**  
**ELEVATION #1a (OPP. HAND)**  
SCALE: 1/4" = 1'-0"



**ELEVATION #2**  
**ELEVATION #2a (OPP. HAND)**  
SCALE: 1/4" = 1'-0"



**ELEVATION #3**  
**ELEVATION #3a (OPP. HAND)**  
SCALE: 1/4" = 1'-0"

**ELEVATION #4**  
**ELEVATION #5**  
SCALE: 1/4" = 1'-0"

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DATE	REVISIONS
09-29-14	REVISED PER D.O.B. COMMENTS

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PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

**BATHROOM PLANS & ELEVATIONS**

	DATE:	09-29-14
	PROJECT NO.:	1215
	DRAWN BY:	SCR
	CHECKED BY:	ERV
	DRAWING NO.:	<b>A-510.00</b>
SCALE:		AS NOTED   SHEET NO: X of X06
NYC DOB NUMBER:		XXXXXX

STORE FRONT SCHEDULE												
WINDOW TYPE	STORE FRONT DESIG.	STORE FRONT ELEV.	WINDOW / FRAME					MASONRY OPENING		REMARKS		
			UNIT WIDTH	UNIT HEIGHT	FRAME MATERIAL	FINISH	FIRE RATING	STC RATING	WIDTH		HEIGHT	
FIXED	91	A	-	-	-	-	-	-	-	EXISTING TO REMAIN		
FIXED / DOOR COMBO	92	B	-	-	-	-	-	-	-	EXISTING TO REMAIN		
FIXED	93	C	-	-	-	-	-	-	-	EXISTING TO REMAIN		
FIXED	94	D	12'-1 1/2"	17'-6 1/2"	ALUM.	PTD.	-	30	12'-1 1/2"	17'-6 1/2"	KG	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED / DOOR COMBO	95	E	26'-3"	17'-8"	ALUM.	PTD.	-	30	26'-3"	18'-0"	KG	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED / DOOR COMBO	96	F	27'-1 1/2"	19'-1 1/2"	ALUM.	PTD.	1 1/2 HR.	30	28'-3"	16'-3"	NO	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED / DOOR COMBO	97	G	17'-4"	8'-8"	ALUM.	PTD.	1 1/2 HR.	30	17'-8"	9'-0"	NO	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED / DOOR COMBO	98	H	24'-1 1/2"	8'-8"	ALUM.	PTD.	-	30	24'-1 1/2"	9'-0"	NO	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED	99	I	11'-4"	8'-8"	ALUM.	PTD.	-	30	11'-8"	9'-0"	KG	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED	910	J	17'-4"	6'-2"	ALUM.	PTD.	-	30	17'-8"	6'-6"	NO	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED	911	K	24'-1 1/2"	6'-2"	ALUM.	PTD.	-	30	24'-1 1/2"	6'-6"	NO	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED	912	L	19'-0"	6'-2"	ALUM.	PTD.	-	30	19'-4"	6'-6"	NO	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS

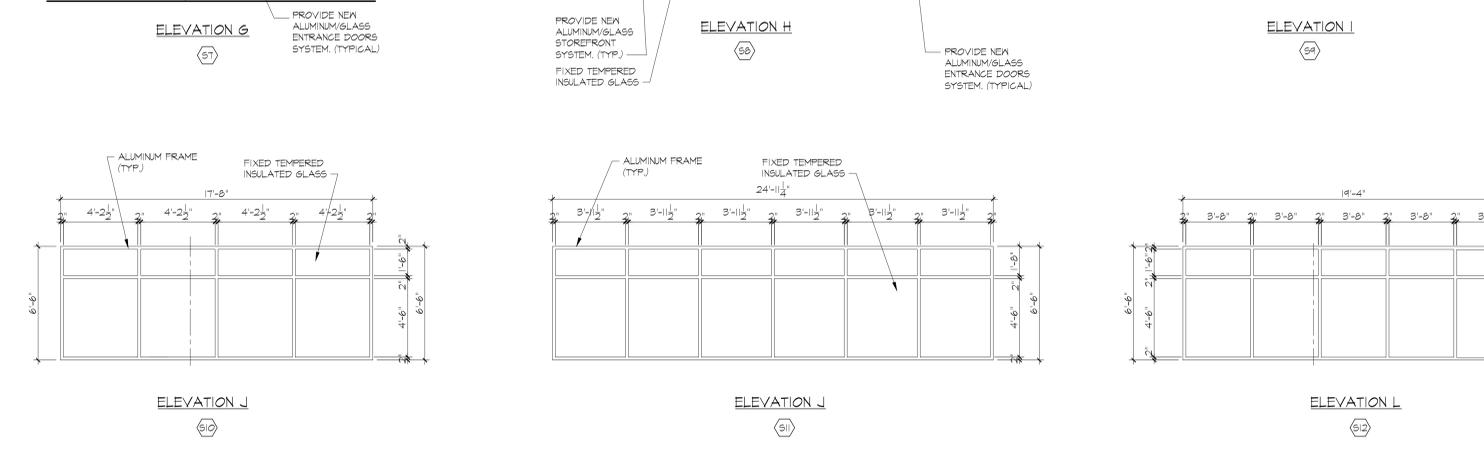
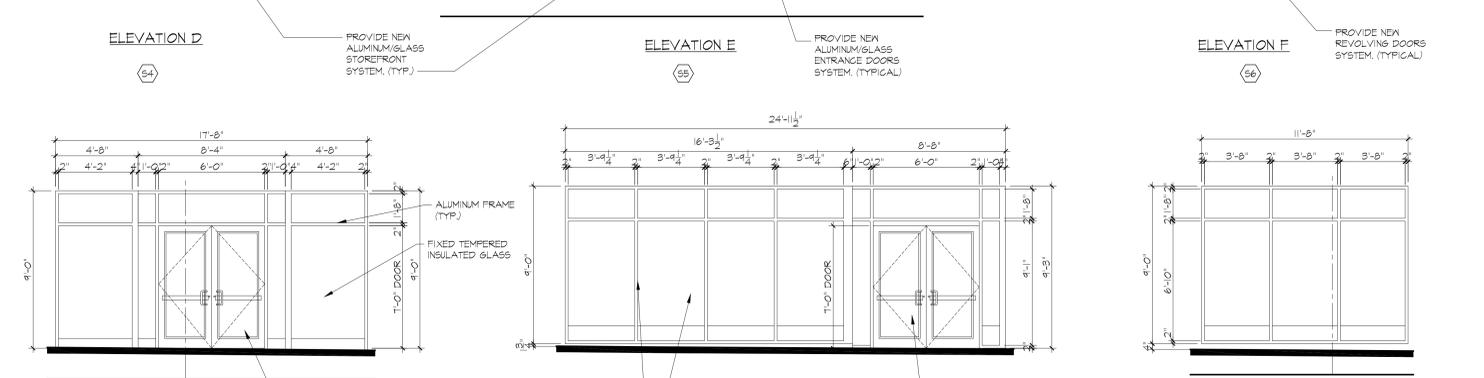
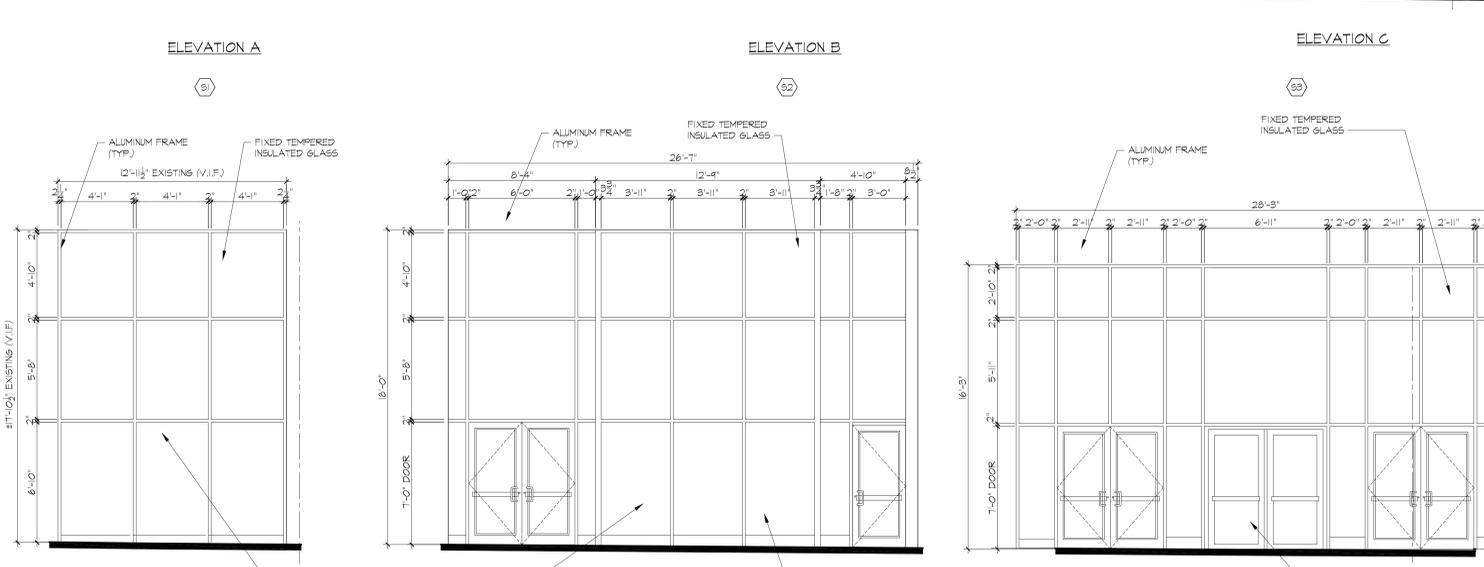
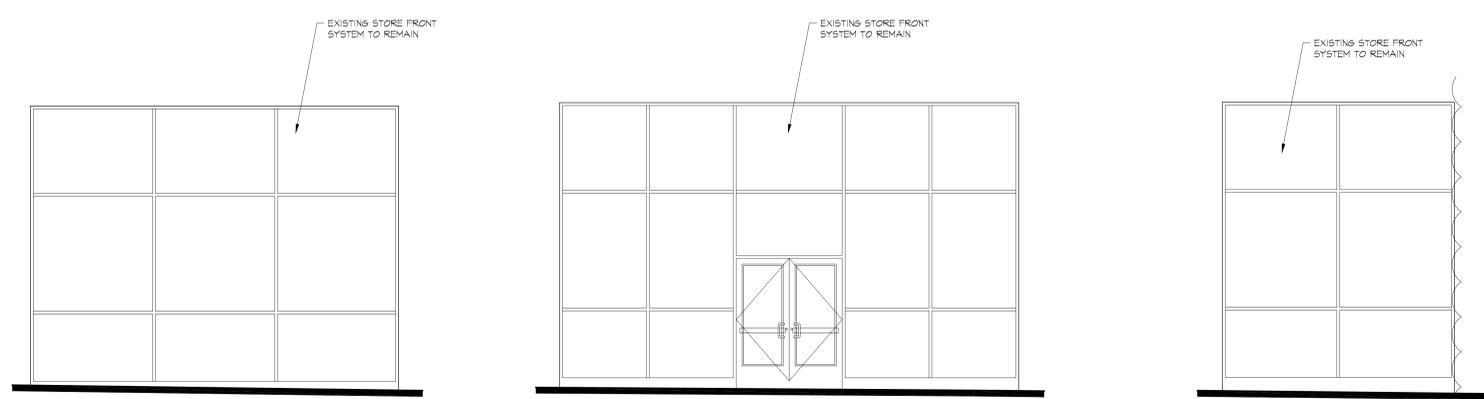
**WINDOW NOTES:**

- ALL WINDOW UNITS SHALL HAVE 1" INSULATED GLASS (U.G.N.).
- ALL WINDOW UNITS SHALL HAVE AN EXTRUDED ALUMINUM FRAME (XBO MIN) (U.G.N.).
- CONTRACTOR SHALL PROVIDE FULL ALUMINUM MESH INSECT SCREENS AT ALL OPERABLE WINDOW UNITS.
- CONTRACTOR SHALL PROVIDE SUPPORT MULLION TRIM BETWEEN WINDOW UNITS AS PER MANUFACTURER SPECIFICATION.
- WINDOWS REQUIRING PUSHING, PULLING OR LIFTING TO OPEN (FOR EXAMPLE, DOUBLE HUNG, SLIDING, OR CASEMENT AND AWNING UNITS WITHOUT CRANKS) SHOULD REQUIRE NO MORE THAN 5 LB. (22.2 N) TO OPEN OR CLOSE.
- ALL WINDOW UNITS SHALL HAVE A MIN. STC RATING OF 30.
- ALL WINDOW UNITS SHALL HAVE A MAX. U VALUE OF .45 AND AN AIR INFILTRATION RATE OF .18.
- ALL WINDOWS SHALL BE DOUBLE GLAZED.
- ALL WINDOWS SHALL BE LOW-E ARGON GAS WITH THERMAL BREAK.
- ALL WINDOW UNITS SHALL HAVE A MIN. SHGC RATING OF 0.30.
- ALL WINDOWS MUST PROVIDE A CLOSED WINDOW CONDITION WITH A MINIMUM OF 25 DBA WINDOW-WALL ATTENUATION IN ORDER TO MAINTAIN AN INTERIOR NOISE LEVEL OF 50 DBA.

FINISH SCHEDULE										
ROOM DESCRIPTION	FLOOR	BASE	WALL	CEILING	REMARKS					
ENTRANCE	VCT (32'x21')	6" H. CERAMIC TILE	SYSTEM BOARD (PTD) CONCRETE / BLOCK (PTD) CERAMIC TILE (4" x 4")	SUSPENDED 6"FF. BO. (PTD) SYSTEM BOARD (PTD) ACOUSTIC CEILING TILES						
VESTIBULE		NEW CARPET	EXISTING	EXPOSED CONCRETE (PTD)						
BUILDING MAIN LOBBY										
PUBLIC CORRIDOR										
OFFICE SPACE					SEE NOTE #1					
MENS / WOMENS TOILET										
MECHANICAL BOILER ROOM										
STAIR 1, 2 & 3										
ELECTRICAL METER ROOM										
FIRE PUMP WATER SERVICE ROOM										
FIRE ALARM & TELEPHONE ROOM										
GAS METER ROOM										
ELEVATOR LOBBY										
PUBLIC CORRIDOR										
OFFICE SPACE					SEE NOTE #1					
MENS / WOMENS TOILET										
STAIR BULKHEAD A4B					SEE NOTE #2					
STORAGE ROOM										
ELEVATOR MACHINE ROOM										

**FINISH NOTES:**

- ALL OFFICE SPACE TO BE DETERMINED.



**NOTE:**

- ALL WINDOW DIMENSIONS SHOULD BE FIELD VERIFIED BEFORE WINDOW FABRICATION.

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09-12-13	ISSUED TO D.O.B. FOR REVIEW AND COMMENT
DATE	REVISIONS

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PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

**STORE FRONT SCHEDULE & FINISH SCHEDULE**

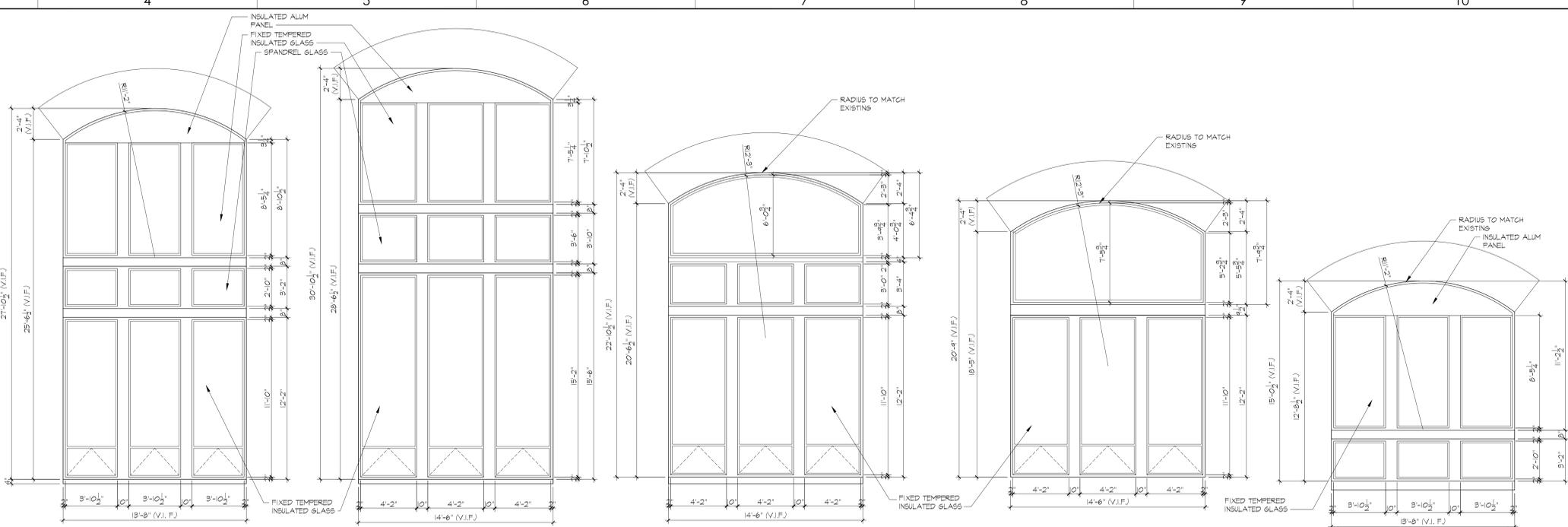
DATE: 08-26-13  
PROJECT NO: 1215  
DRAWN BY: C.J.V.  
CHECKED BY: ERV  
DRAWING NO: **A-600.00**

SCALE: AS NOTED | SHEET NO: 15  
NYC DOB NUMBER: XXXXXXXX

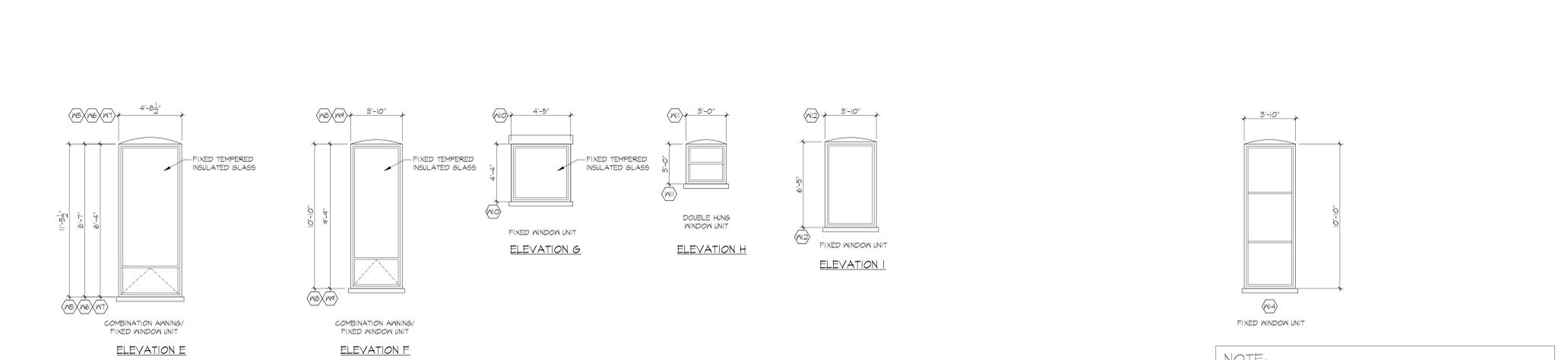
WINDOW SCHEDULE												
WINDOW TYPE	WINDOW DESIGNATION	WINDOW / FRAME					MASONRY OPENING		INSECT SCREEN	REMARKS		
		WINDOW ELEVATION	UNIT WIDTH	UNIT HEIGHT	FRAME MATERIAL	FINISH	FIRE RATING	STC RATING			WIDTH	HEIGHT
FIXED / AWNING COMBO	W1	A	13'-4"	27'-6"	ALUM.	PTD.	-	30	13'-8"	27'-10"	YES	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED / AWNING COMBO	W1a	AI	14'-2"	30'-6"	ALUM.	PTD.	-	30	14'-6"	30'-10"	YES	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
ARCH WINDOW / FIXED / AWNING COMBO	W2	B	14'-2"	22'-6"	ALUM.	PTD.	-	30	14'-6"	22'-10"	YES	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
ARCH WINDOW / FIXED / AWNING COMBO	W3	C	14'-2"	20'-5"	ALUM.	PTD.	-	30	14'-6"	20'-9"	YES	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED / FIXED COMBO	W4	D	13'-4"	14'-2"	ALUM.	PTD.	-	30	13'-8"	15'-0"	NO	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED / AWNING	W5	E	4'-4"	11'-1"	ALUM.	PTD.	-	30	4'-8"	11'-5"	YES	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED / AWNING	W6	E	4'-4"	8'-3"	ALUM.	PTD.	1 1/2 HR.	30	4'-8"	8'-7"	YES	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED / AWNING	W7	E	4'-4"	8'-0"	ALUM.	PTD.	1 1/2 HR.	30	4'-8"	8'-4"	YES	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED / AWNING	W8	F	3'-6"	10'-6"	ALUM.	PTD.	-	30	3'-10"	10'-10"	YES	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED / AWNING	W9	F	3'-6"	9'-5"	ALUM.	PTD.	-	30	3'-10"	9'-4"	YES	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED	W10	G	4'-1"	4'-0"	ALUM.	PTD.	-	30	4'-5"	4'-4"	NO	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
DOUBLE HUNG	W11	H	2'-8"	2'-8"	ALUM.	PTD.	-	30	3'-0"	3'-0"	YES	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS
FIXED	W12	I	3'-6"	6'-1"	ALUM.	PTD.	-	30	3'-10"	6'-5"	YES	SEE NOTE #1 TO II, V.I.F. ALL DIMENSIONS

**WINDOW NOTES:**

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- ALL WINDOW UNITS SHALL HAVE A MIN. STC RATING OF 30.
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- ALL WINDOWS SHALL BE LOW-E ARGON GAS WITH THERMAL BREAK.
- ALL WINDOW UNITS SHALL HAVE A MIN. SHGC RATING OF 0.30.
- ALL WINDOWS MUST PROVIDE A CLOSED WINDOW CONDITION WITH A MINIMUM OF 25 DBA WINDOW-WALL ATTENUATION IN ORDER TO MAINTAIN AN INTERIOR NOISE LEVEL OF 50 DBA.



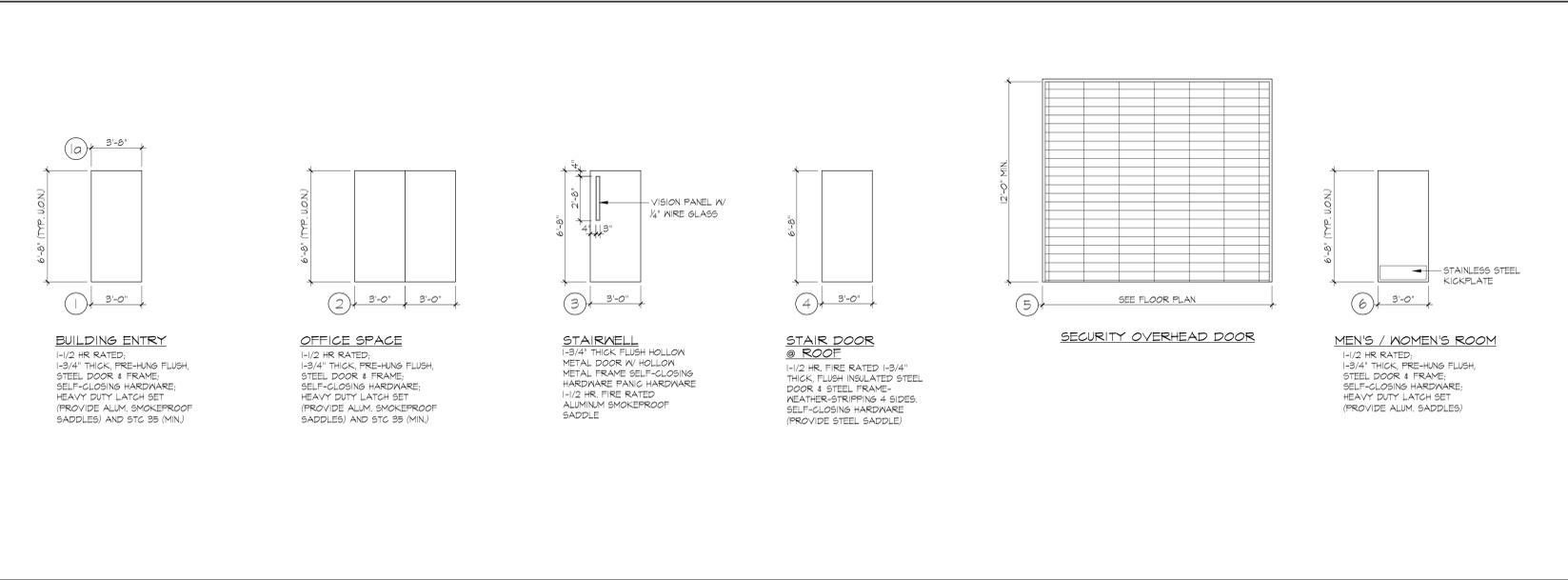
ELEVATION A (W1) ELEVATION AI (W1a) ELEVATION B (W2) ELEVATION C (W3)



ELEVATION E (W5) ELEVATION F (W7) ELEVATION G (W6) ELEVATION H (W9) ELEVATION I (W10)

**NOTE:**  
1. ALL WINDOW DIMENSIONS SHOULD BE FIELD VERIFIED BEFORE WINDOW FABRICATION.

**WINDOW SCHEDULE** SCALE: 1/4"=1'-0"



**BUILDING ENTRY** 1-1/2 HR RATED, 1-3/4" THICK, PRE-HUNG FLUSH, STEEL DOOR & FRAME, SELF-CLOSING HARDWARE, HEAVY DUTY LATCH SET (PROVIDE ALUM. SMOKEPROOF SADDLES) AND STC 35 (MIN.)

**OFFICE SPACE** 1-1/2 HR RATED, 1-3/4" THICK, PRE-HUNG FLUSH, STEEL DOOR & FRAME, SELF-CLOSING HARDWARE, HEAVY DUTY LATCH SET (PROVIDE ALUM. SMOKEPROOF SADDLES) AND STC 35 (MIN.)

**STAIRWELL** 1-3/4" THICK FLUSH HOLLOW METAL DOOR W/ HOLLOW METAL FRAME SELF-CLOSING HARDWARE PANIC HARDWARE 1-1/2 HR. FIRE RATED ALUMINUM SMOKEPROOF SADDLE

**STAIR DOOR @ ROOF** 1-1/2 HR. FIRE RATED 1-3/4" THICK, FLUSH INSULATED STEEL DOOR & FRAME, SELF-CLOSING HARDWARE, WEATHER-STRIPPING 4 SIDES, SELF-CLOSING HARDWARE (PROVIDE STEEL SADDLE)

**SECURITY OVERHEAD DOOR** SEE FLOOR PLAN

**MEN'S / WOMEN'S ROOM** 1-1/2 HR RATED, 1-3/4" THICK, PRE-HUNG FLUSH, STEEL DOOR & FRAME, SELF-CLOSING HARDWARE, HEAVY DUTY LATCH SET (PROVIDE ALUM. SADDLES)

**DOOR SCHEDULE** SCALE: 1/4"=1'-0"

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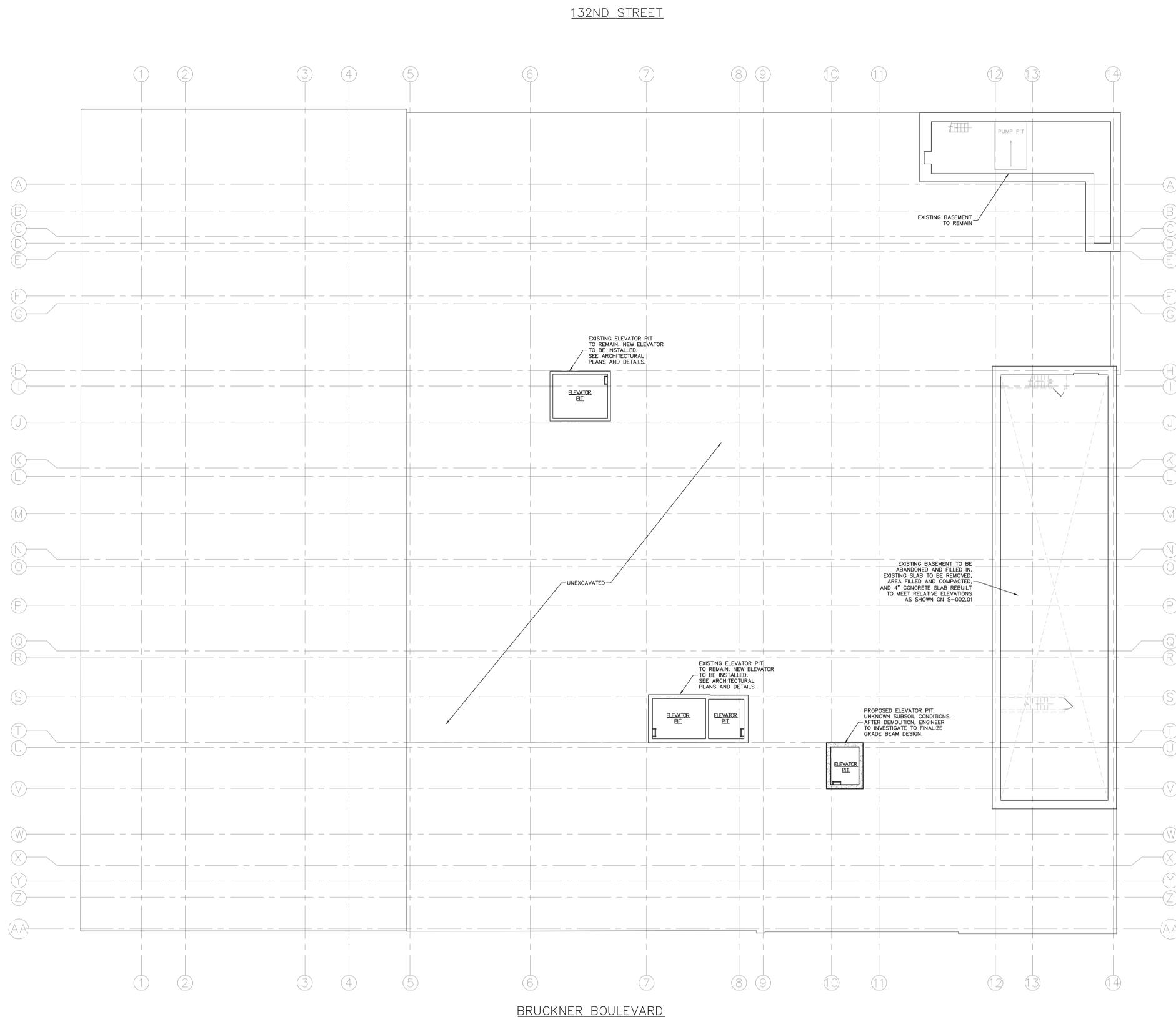
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PROPOSED REPAIR AND RENOVATION FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

**WINDOW & DOOR SCHEDULES**

DATE:	08-26-13
PROJECT NO:	1215
DRAWN BY:	CJV
CHECKED BY:	ERV
DRAWING NO:	<b>A-601.00</b>

SCALE: AS NOTED | SHEET NO: 15  
NYC DOB NUMBER: XXXXXXXX



**REVISION**

	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	PROPOSED LIGHT GAGE WALL
	PROPOSED MASONRY WALL
	EXISTING TO BE REMOVED
	FLOOR OPENING
	PROPOSED STAIR OR RAMP
	EXISTING COLUMN
	EXISTING COLUMN TO BE REINFORCED PER S-101
	EXISTING BEAM
	PROPOSED BEAM
	PROPOSED GRADE BEAM

CELLAR FLOOR PLAN  
SCALE: 1' = 3/32"



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

1-23-15	FOR PRICING AND REVIEW
10-17-14	FOR PRICING AND REVIEW
9-29-14	FOR DOB REVIEW AND COMMENT
DATE	REVISIONS

**BROOKER ENGINEERING, PLLC**  
76 LAFAYETTE AVENUE, SUFFERN, NEW YORK 10901  
Phone: (845) 357-4411 Fax: (845) 357-1896

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800-772-8304  
212-242-5331  
845-368-0004

121 West 27th Street, Suite 1100, NY, NY 10001 tel: 212-242-5331  
49 North Airmont Road, Suffern, NY 10901 tel: 845-368-0004

PROPOSED RENOVATION PLAN FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

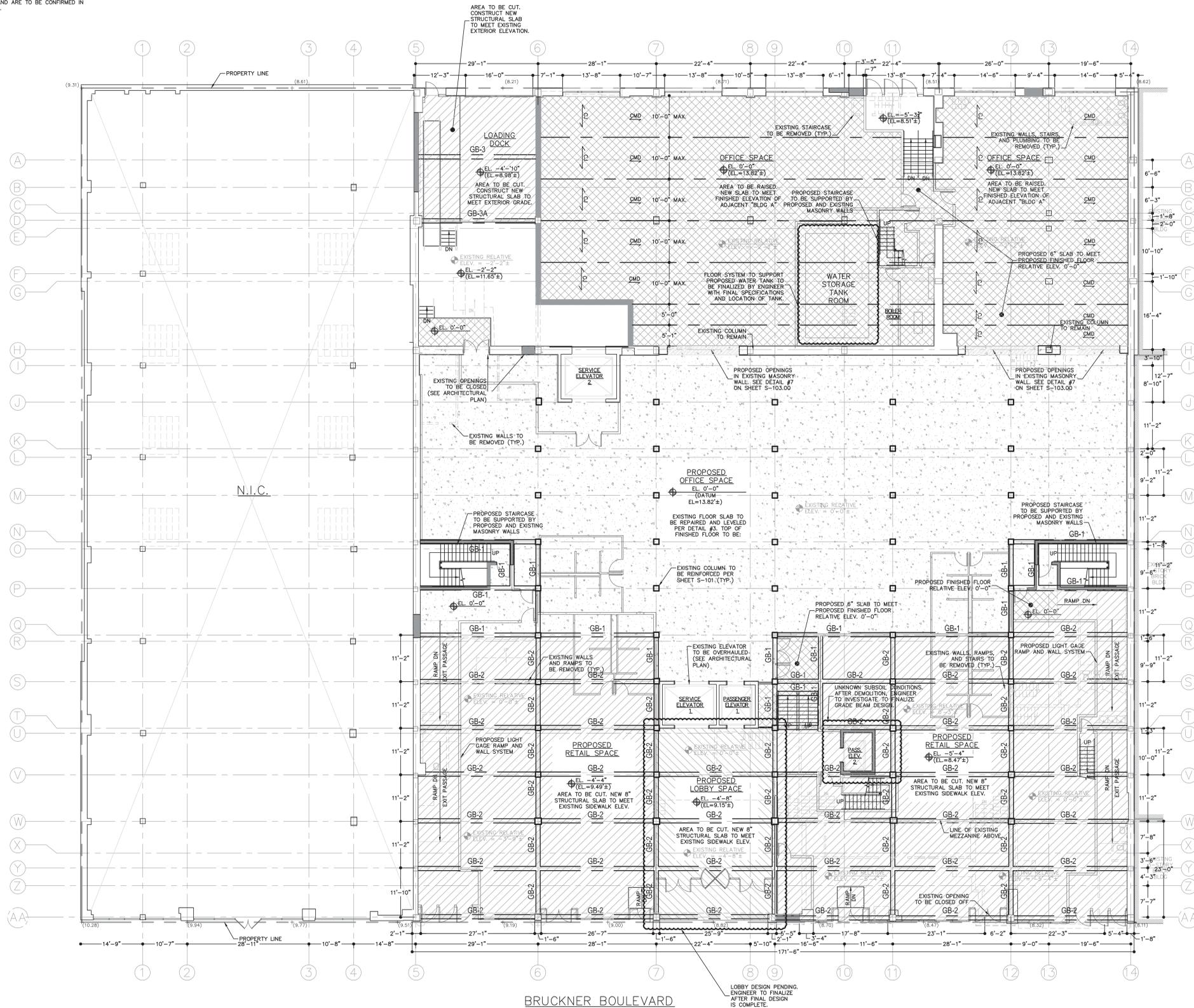
CELLAR FLOOR PLAN

DATE:	09-29-2014
PROJECT NO:	12100
DRAWN BY:	M.B.
CHECKED BY:	B.B.
DRAWING NO:	<b>S-001.00</b>

BRIAN BROOKER P.E. SCALE: AS NOTED | SHEET NO: 1  
N.Y.S. Lic. No. 60229 NYC DOB NUMBER: NYC DOB NUMBER

132ND STREET

- NOTES:
1. ANY CRACKED BRICK ON EITHER SIDE OF EXISTING COLUMNS TO BE STITCHED AND REPLACED PER DETAIL #1.
  2. ALL ELEVATIONS ARE APPROXIMATE AND ARE TO BE CONFIRMED IN FIELD WITH ENGINEER AND ARCHITECT.



**REVISION**

[Symbol]	EXISTING EXTERIOR WALL
[Symbol]	EXISTING INTERIOR WALL
[Symbol]	PROPOSED LIGHT GAUGE WALL
[Symbol]	PROPOSED MASONRY WALL
[Symbol]	EXISTING TO BE REMOVED
[Symbol]	FLOOR OPENING
[Symbol]	PROPOSED STAIR OR RAMP
[Symbol]	EXISTING COLUMN
[Symbol]	EXISTING COLUMN TO BE REINFORCED PER S-101
[Symbol]	EXISTING BEAM
[Symbol]	PROPOSED BEAM
[Symbol]	PROPOSED GRADE BEAM

**FIRST FLOOR PLAN**  
SCALE: 1' = 3/32"



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10-17-14	FOR PRICING AND REVIEW
9-29-14	FOR DOB REVIEW AND COMMENT
DATE	REVISIONS

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PLLC

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49 North Airmont Road, Suffern, NY 10901 tel: 845.368.0004

PROPOSED NEW DEVELOPMENT FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

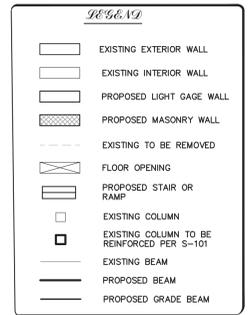
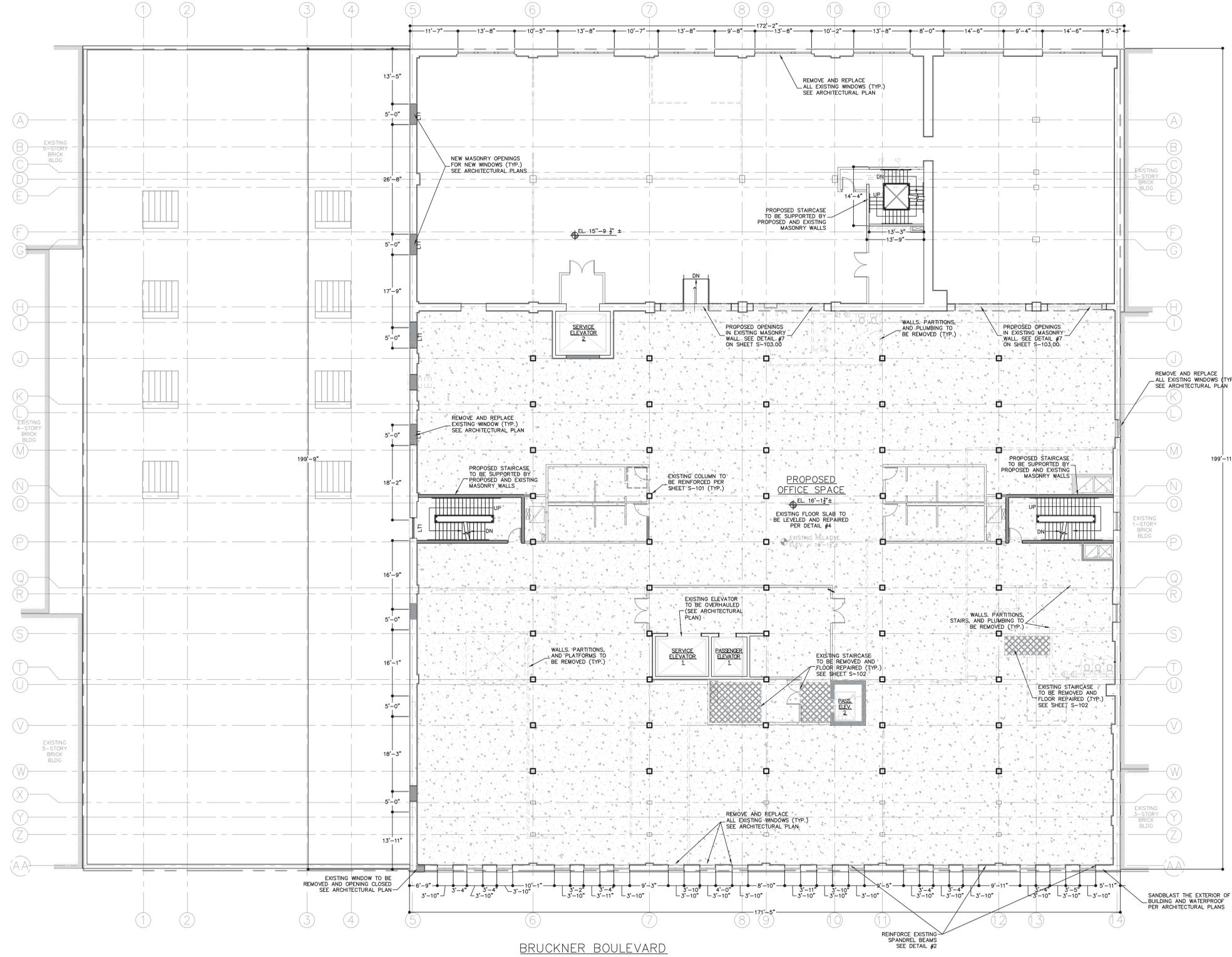
**FIRST FLOOR PLAN**

DATE:	09-29-2014
PROJECT NO.:	12100
DRAWN BY:	M.B.
CHECKED BY:	B.B.
DRAWING NO.:	<b>S-002.00</b>

BRIAN BROOKER P.E. SCALE: AS NOTED SHEET NO.: 2  
N.Y.S. Lic. No. 60229 NYC DOB NUMBER: NYC DOB NUMBER

132ND STREET

NOTES:  
1. ANY CRACKED BRICK ON EITHER SIDE OF EXISTING COLUMNS TO BE STITCHED AND REPLACED PER DETAIL #1  
2. ALL ELEVATIONS ARE APPROXIMATE AND ARE TO BE CONFIRMED IN FIELD WITH ENGINEER AND ARCHITECT.



SECOND FLOOR PLAN/  
FIRST FLOOR FRAMING PLAN  
SCALE: 1' = 3/32"

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10-17-14	FOR PRICING AND REVIEW
9-29-14	FOR DOB REVIEW AND COMMENT
DATE	REVISIONS

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PROPOSED NEW DEVELOPMENT FOR:  
20 BRUCKNER BOULEVARD  
BRONX, NEW YORK

SECOND FLOOR PLAN/  
FIRST FLOOR FRAMING PLAN

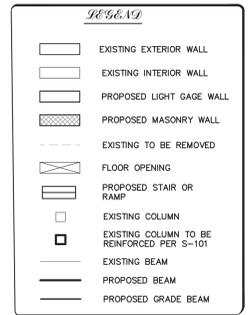
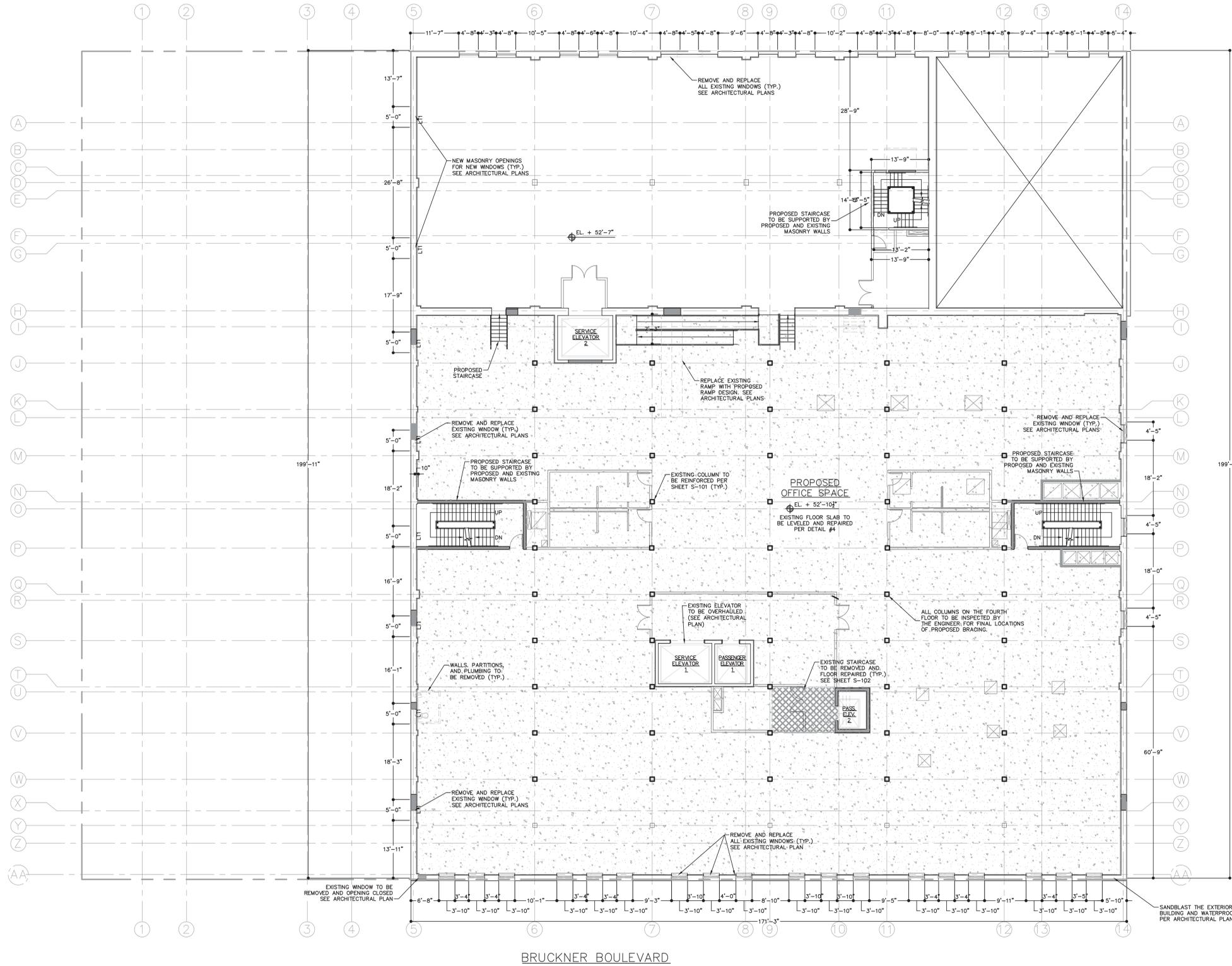
DATE:	09-29-2014
PROJECT NO:	12100
DRAWN BY:	M.B.
CHECKED BY:	B.B.
DRAWING NO:	S-003.00

BRIAN BROOKER P.E. SCALE: AS NOTED SHEET NO: 3  
N.Y.S. Lic. No. 60229 NYC DOB NUMBER: NYC DOB NUMBER



NOTES:  
 1. ANY CRACKED BRICK ON EITHER SIDE OF EXISTING COLUMNS TO BE STITCHED AND REPLACED PER DETAIL #1.  
 2. ALL ELEVATIONS ARE APPROXIMATE AND ARE TO BE CONFIRMED IN FIELD WITH ENGINEER AND ARCHITECT.

132ND STREET



BRUCKNER BOULEVARD

**FOURTH FLOOR PLAN/  
 THIRD FLOOR FRAMING PLAN**

SCALE: 1" = 3/32"

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10-17-14	FOR PRICING AND REVIEW
9-29-14	FOR DOB REVIEW AND COMMENT
DATE	REVISIONS

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 49 North Airmont Road, Suffern, NY 10901 tel: 845.368.0004

PROPOSED NEW DEVELOPMENT FOR:  
 20 BRUCKNER BOULEVARD  
 BRONX, NEW YORK

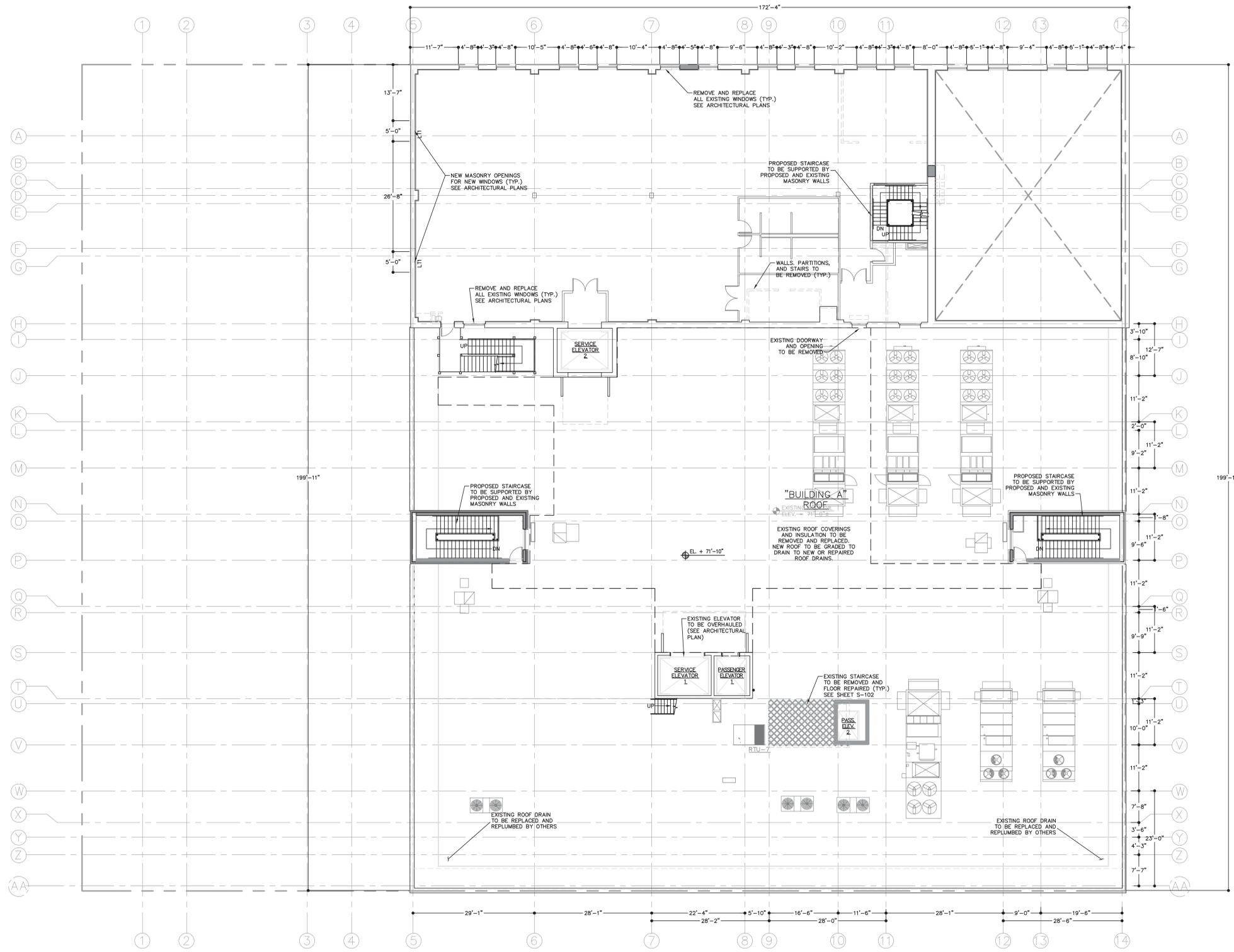
FOURTH FLOOR PLAN/  
 THIRD FLOOR FRAMING PLAN

DATE:	09-29-2014
PROJECT NO.:	12100
DRAWN BY:	M.B.
CHECKED BY:	B.B.
DRAWING NO.:	<b>S-005.00</b>

BRIAN BROOKER P.E. SCALE: AS NOTED | SHEET NO.: 5  
 N.Y.S. Lic. No. 60229 NYC DOB NUMBER: NYC DOB NUMBER

NOTES:  
 1. ANY CRACKED BRICK ON EITHER SIDE OF EXISTING COLUMNS TO BE STITCHED AND REPLACED PER DETAIL #1.  
 2. ALL ELEVATIONS ARE APPROXIMATE AND ARE TO BE CONFIRMED IN FIELD WITH ENGINEER AND ARCHITECT.

132ND STREET



**REVISION**

	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	PROPOSED LIGHT GAGE WALL
	PROPOSED MASONRY WALL
	EXISTING TO BE REMOVED
	FLOOR OPENING
	PROPOSED STAIR OR RAMP
	EXISTING COLUMN
	EXISTING COLUMN TO BE REINFORCED PER S-101
	EXISTING BEAM
	PROPOSED BEAM
	PROPOSED GRADE BEAM

BRUCKNER BOULEVARD

**ROOF AND PENTHOUSE PLAN/  
 FOURTH FLOOR FRAMING PLAN**  
 SCALE: 1' = 3/32"

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1-23-15	FOR PRICING AND REVIEW
10-17-14	FOR PRICING AND REVIEW
9-29-14	FOR DOB REVIEW AND COMMENT
DATE	REVISIONS

**BROOKER ENGINEERING, PLLC**  
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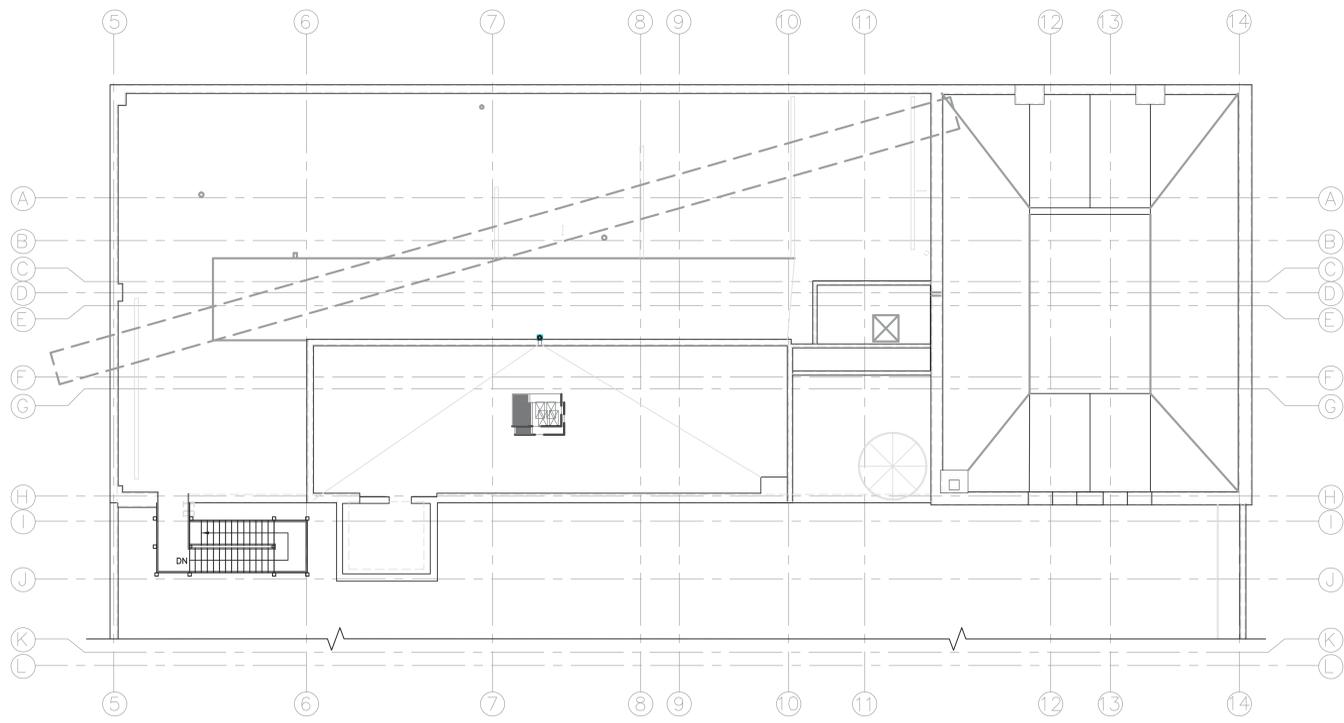
123 West 27th Street, Suite 1100, NY, NY 10001 tel: 212.242.5321  
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PROPOSED NEW DEVELOPMENT FOR:  
 20 BRUCKNER BOULEVARD  
 BRONX, NEW YORK

ROOF AND PENTHOUSE PLAN/  
 FOURTH FLOOR FRAMING PLAN

DATE:	09-29-2014
PROJECT NO.:	12100
DRAWN BY:	M.B.
CHECKED BY:	B.B.
DRAWING NO.:	<b>S-006.00</b>

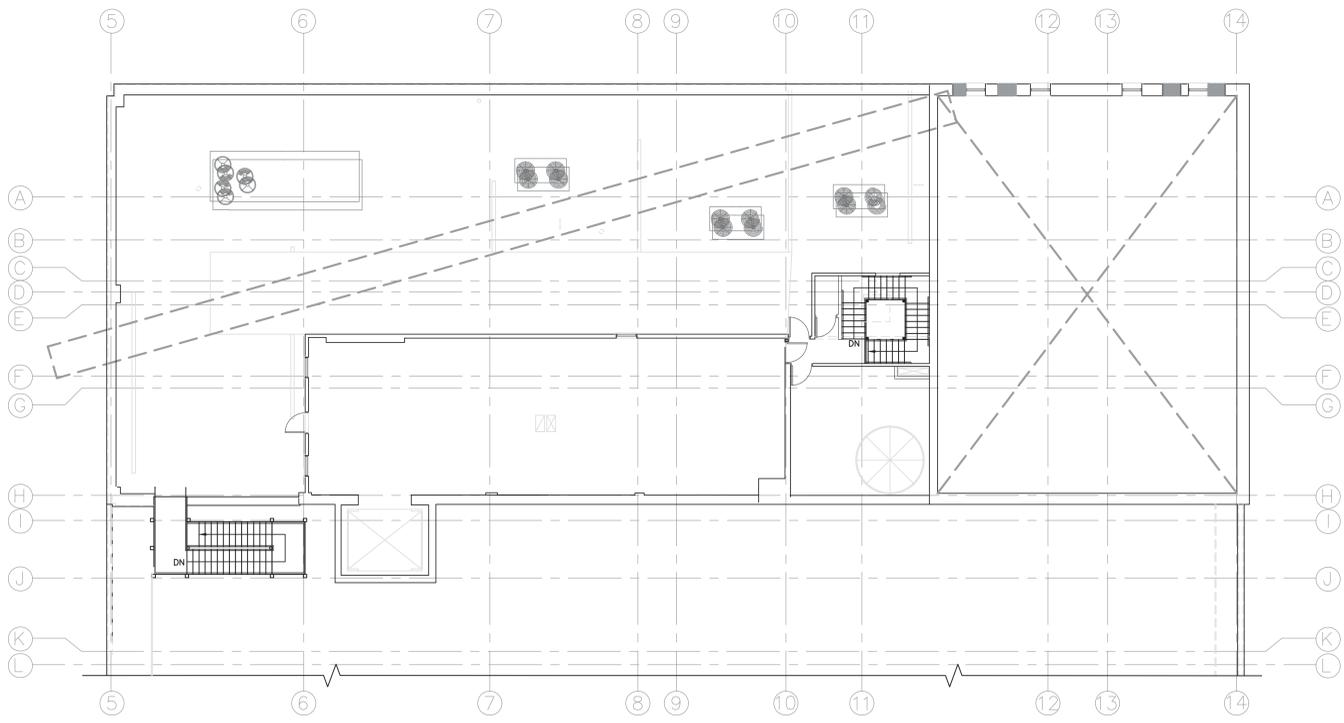
BRIAN BROOKER P.E. SCALE: AS NOTED | SHEET NO.: 6  
 N.Y.S. Lic. No. 60229 NYC DOB NUMBER: NYC DOB NUMBER



*REVISED*

	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	PROPOSED LIGHT GAGE WALL
	PROPOSED MASONRY WALL
	EXISTING TO BE REMOVED
	FLOOR OPENING
	PROPOSED STAIR OR RAMP
	EXISTING COLUMN
	EXISTING COLUMN TO BE REINFORCED PER S-101
	EXISTING BEAM
	PROPOSED BEAM
	PROPOSED GRADE BEAM

**UPPER PENTHOUSE ROOF PLAN**  
SCALE: 1' = 3/32"



**UPPER PENTHOUSE FLOOR PLAN**  
SCALE: 1' = 3/32"

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1-23-15	FOR PRICING AND REVIEW
10-17-14	FOR PRICING AND REVIEW
9-29-14	FOR DOB REVIEW AND COMMENT
DATE	REVISIONS

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PROPOSED NEW DEVELOPMENT FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

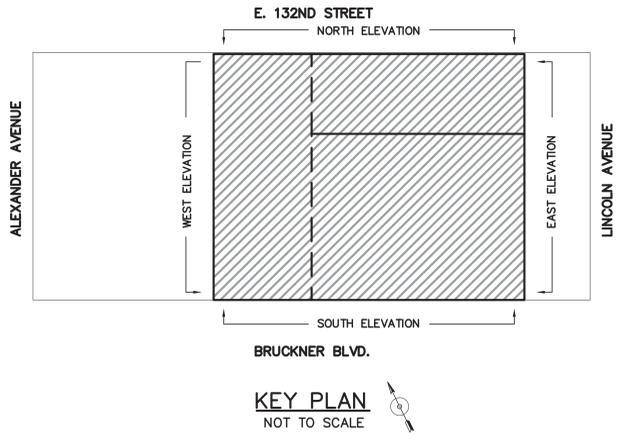
UPPER PENTHOUSE FLOOR PLAN/  
UPPER PENTHOUSE ROOF PLAN

DATE:	09-29-2014
PROJECT NO:	12100
DRAWN BY:	M.B.
CHECKED BY:	B.B.
DRAWING NO:	<b>S-007.00</b>

BRIAN BROOKER P.E. SCALE: AS NOTED | SHEET NO: 7  
N.Y.S. Lic. No. 60229 NYC DOB NUMBER: NYC DOB NUMBER



**EXTERIOR SOUTH ELEVATION**  
SCALE:  $\frac{1}{8}'' = 1'-0''$



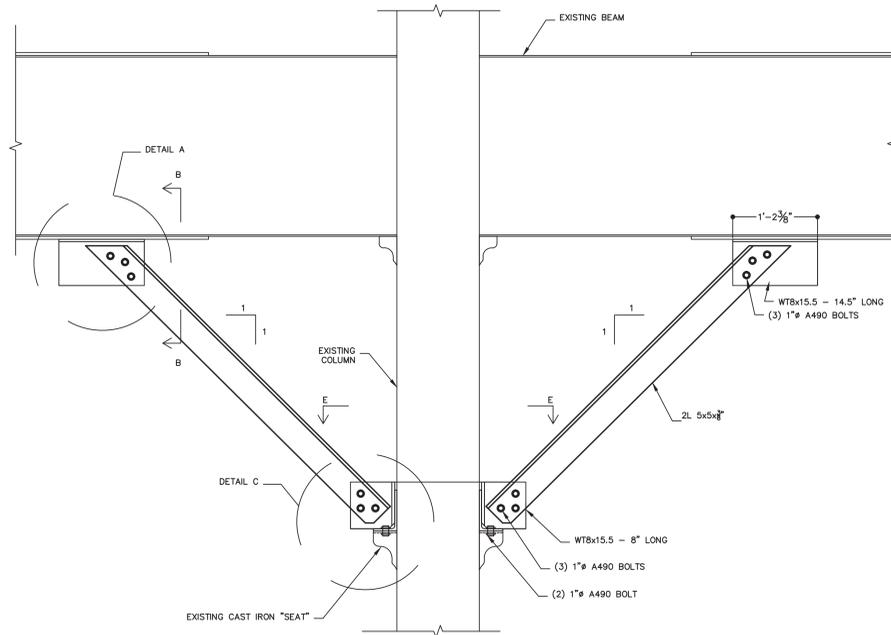
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DATE	REVISIONS
1-23-15	FOR PRICING AND REVIEW
10-17-14	FOR PRICING AND REVIEW
9-29-14	FOR DOB REVIEW AND COMMENT

**BROOKER ENGINEERING, PLLC**  
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Phone: (845) 357-4411 Fax: (845) 357-1896

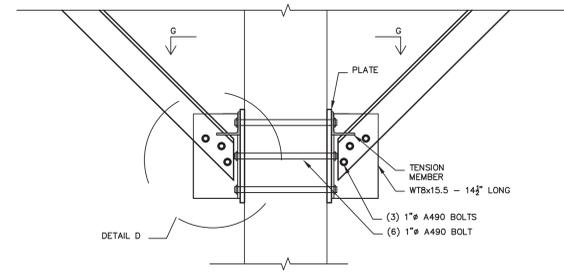
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49 North Airmont Road, Suffern, NY 10901 tel: 845.368.0004  
Fax: 800.772.8304

PROPOSED NEW DEVELOPMENT FOR: <b>20 BRUCKNER BOULEVARD</b> BRONX, NEW YORK	
SOUTH ELEVATION LOCATIONS OF EXTERIOR REPAIRS	
DATE:	09-29-2014
PROJECT NO.:	12100
DRAWN BY:	M.B.
CHECKED BY:	B.B.
DRAWING NO.:	<b>S-008.00</b>
BRIAN BROOKER P.E. N.Y.S. Lic. No. 60229	SCALE: AS NOTED   SHEET NO: 8 NYC DOB NUMBER: NYC DOB NUMBER



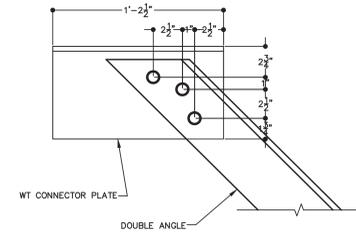
**TYPICAL BRACE DETAIL FOR LOCATIONS WITH EXISTING CAST IRON "SEAT"**  
N.T.S.

NOTES:  
1. DIMENSIONS SHALL BE FIELD VERIFIED.

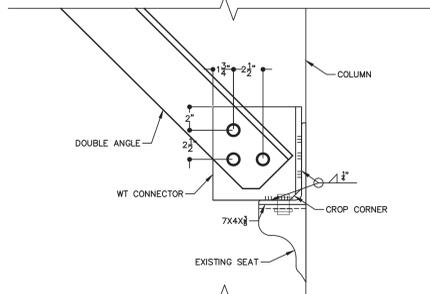


**TYPICAL BRACE DETAIL FOR LOCATIONS WITHOUT EXISTING CAST IRON "SEAT"**  
N.T.S.

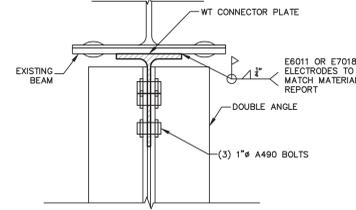
NOTES:  
1. DIMENSIONS SHALL BE FIELD VERIFIED.



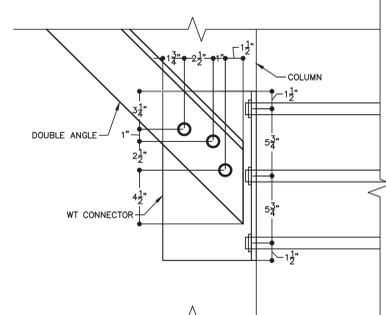
**DETAIL A**



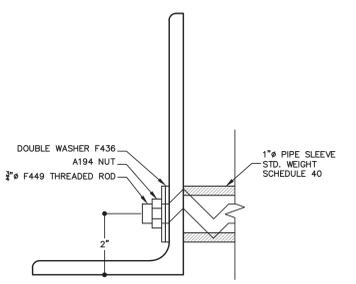
**DETAIL C**



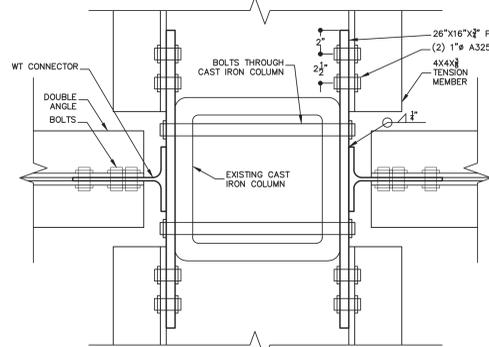
**SECTION B**



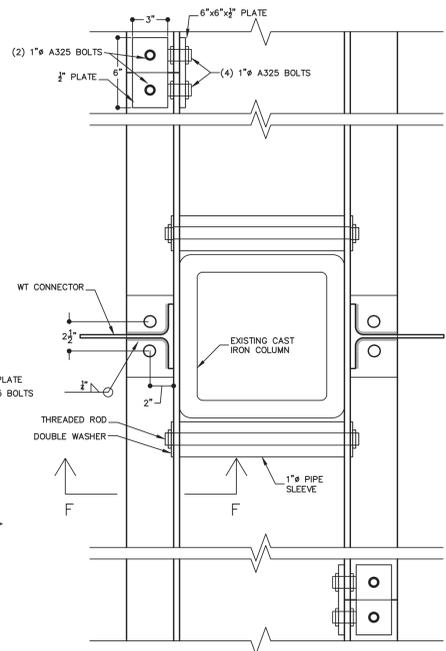
**DETAIL D**



**SECTION F**



**SECTION G**



**SECTION E**

NOTES:  
1. PIPE SLEEVE IS TO BE CUT TO 1/8\"/>

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DATE	REVISIONS

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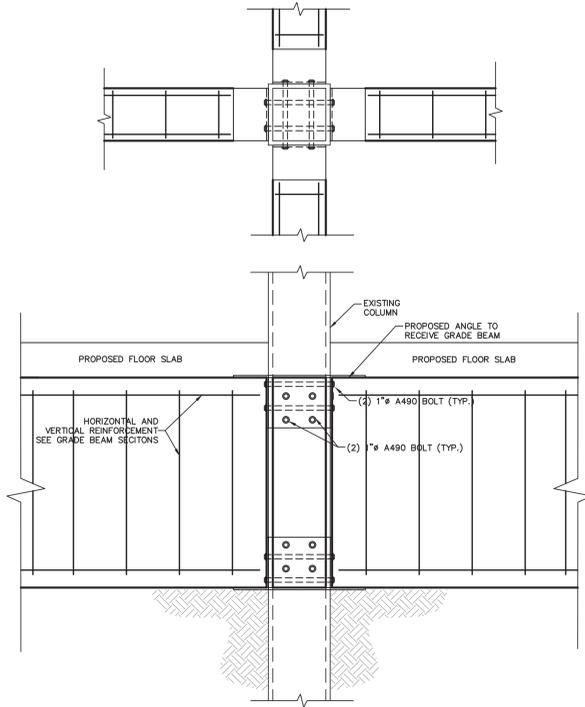
121 West 27th Street, Suite 1100, NY, NY 10001 tel: 212.242.5321  
49 North Airmont Road, Suffern, NY 10901 tel: 845.368.0004

PROPOSED NEW DEVELOPMENT FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

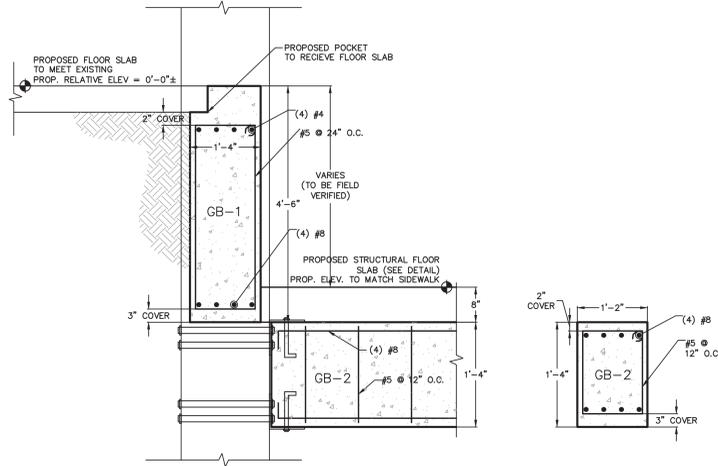
EXISTING MEMBER  
BRACE DETAILS

DATE:	09-29-2014
PROJECT NO:	12100
DRAWN BY:	M.B.
CHECKED BY:	B.B.
DRAWING NO:	<b>S-101.00</b>

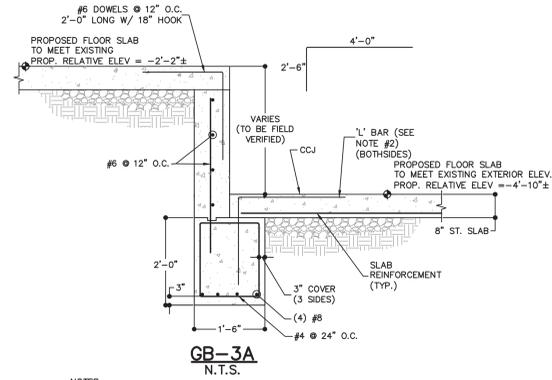
BRIAN BROOKER P.E. SCALE: AS NOTED SHEET NO: 9  
N.Y.S. Lic. No. 60229 NYC DOB NUMBER: NYC DOB NUMBER



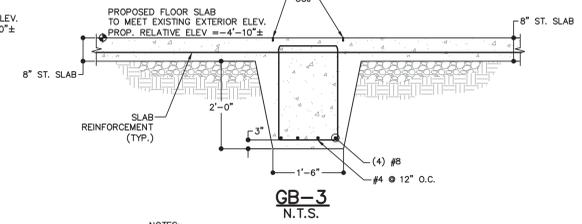
**DETAIL #1:**  
**TYPICAL GRADE BEAM CONNECTION**  
**TO EXISTING INTERIOR COLUMN**  
N.T.S.



**DETAIL #3:**  
**TYPICAL GB-1 AND GB-2 CONNECTION**  
**TO EXISTING INTERIOR COLUMN**  
N.T.S.

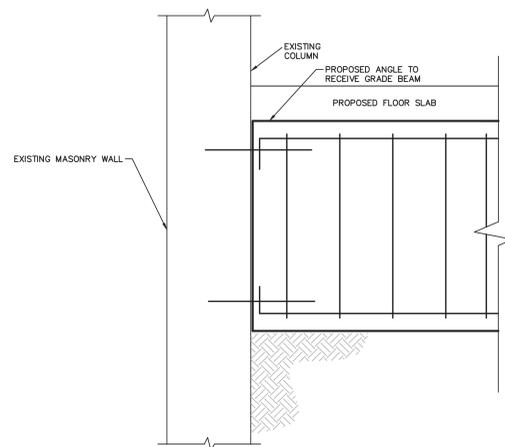


**GB-3A**  
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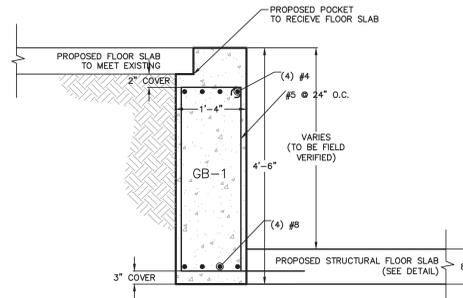


**GB-3**  
N.T.S.

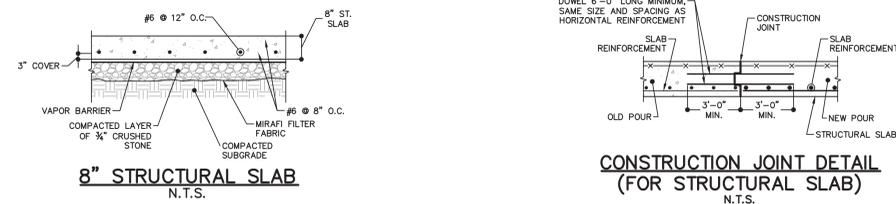
NOTES:  
1. CONNECT GRADE BEAM TO PERPENDICULAR GRADE BEAM/PILE CAP AS SHOWN IN TYPICAL CORNER REINFORCEMENT DETAIL.



**DETAIL #2:**  
**TYPICAL GRADE BEAM CONNECTION**  
**TO EXISTING MASONRY WALL**  
N.T.S.

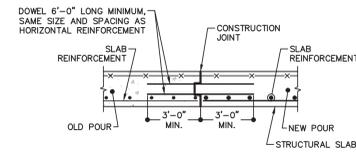


**DETAIL #4:**  
**TYPICAL GB-1 AND STRUCTURAL**  
**SLAB CONNECTION**  
N.T.S.



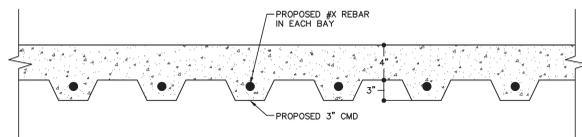
**8\"/>**

NOTES:  
1. SEE GRADE BEAM DETAILS FOR SLAB TOP REINFORCEMENT AT CONNECTION TO GRADE BEAM.

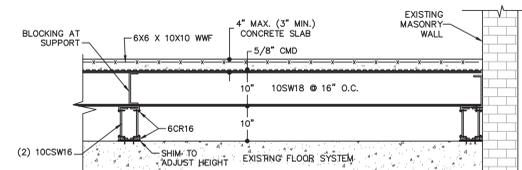


**CONSTRUCTION JOINT DETAIL**  
**(FOR STRUCTURAL SLAB)**  
N.T.S.

NOTE: CONSTRUCTION JOINTS ARE ONLY PERMITTED AT 1/3 OF SLAB SPAN.



**DETAIL #X: TYPICAL**  
**SLAB REPAIR DETAIL**  
N.T.S.



**DETAIL #5: THIRD**  
**FLOOR LIGHT GAGE**  
**FLOOR SYSTEM**  
N.T.S.

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DATE	REVISIONS

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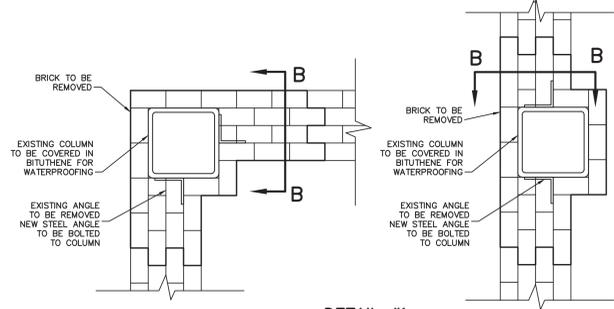
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PROPOSED NEW DEVELOPMENT FOR:  
**20 BRUCKNER BOULEVARD**  
BRONX, NEW YORK

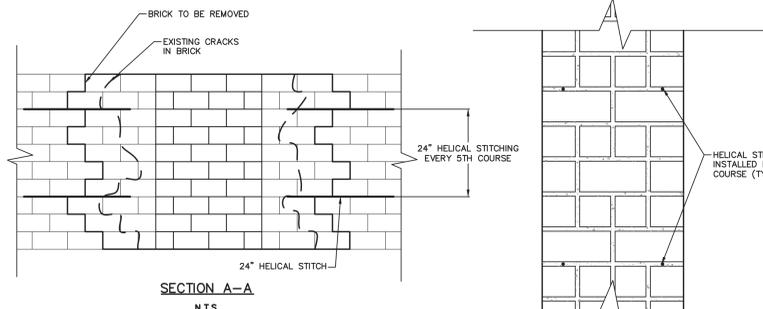
GRADE BEAM AND SLAB DETAILS

DATE:	09-29-2014
PROJECT NO:	12100
DRAWN BY:	M.B.
CHECKED BY:	B.B.
DRAWING NO:	<b>S-102.00</b>

BRIAN BROOKER P.E. SCALE: AS NOTED | SHEET NO: 10  
N.Y.S. Lic. No. 60229 NYC DOB NUMBER: NYC DOB NUMBER

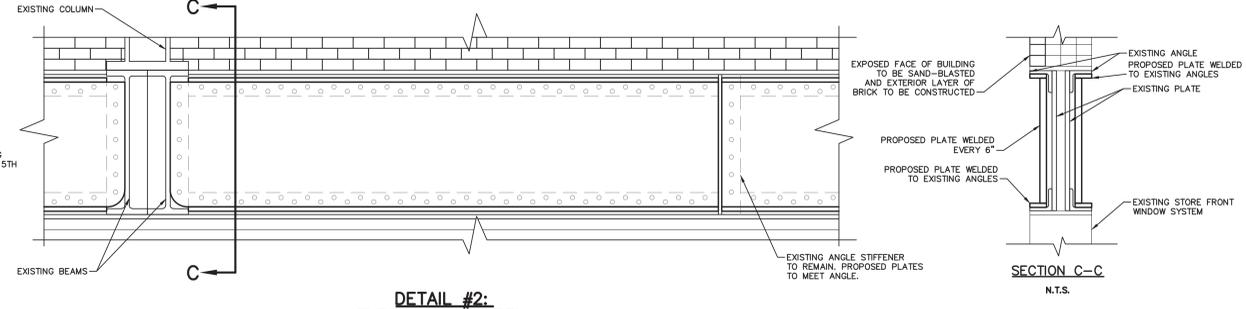


**DETAIL #1:  
BRICK REMOVAL AND REPAIR  
PLAN VIEWS**  
N.T.S.



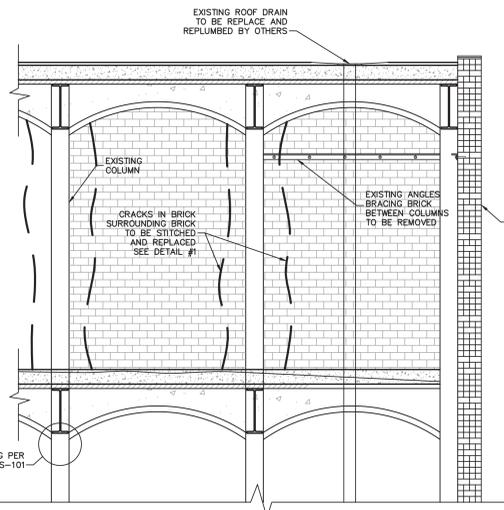
**SECTION A-A**  
N.T.S.

**SECTION B-B**  
N.T.S.

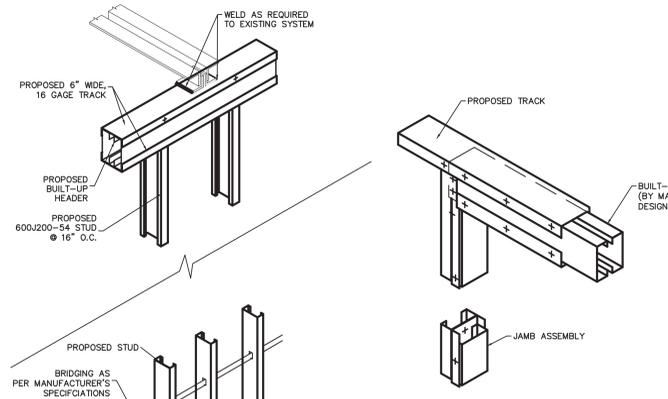


**DETAIL #2:  
TYPICAL SPANDREL  
REINFORCEMENT**  
N.T.S.

NOTE: SPANDREL BEAMS INDICATED ON PLAN SHALL BE EXPOSED AND ENGINEER TO INVESTIGATE AND FINALIZE MEASUREMENTS. PLATES TO BE SIZED AND ADDITIONAL REINFORCEMENT DESIGNED AS NECESSARY AFTER SIZE AND STRUCTURAL STABILITY IS CONFIRMED.



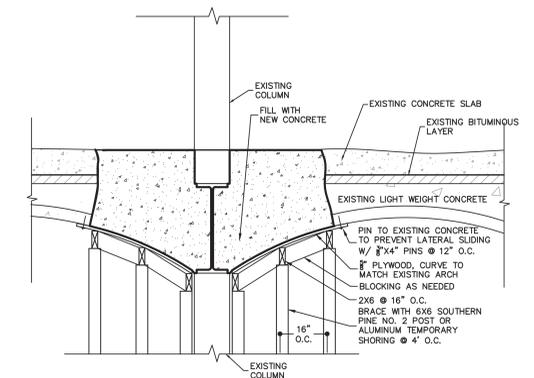
**DETAIL #3: COLUMN AND BRICK REPAIR -  
FORTH FLOOR**  
N.T.S.



**TYPICAL BEARING HEADER**  
N.T.S.

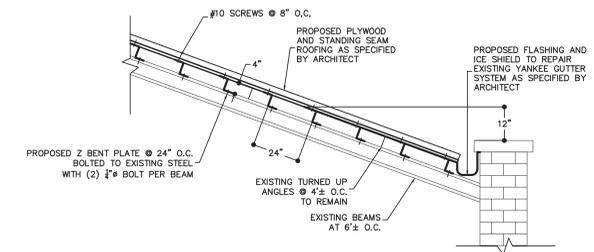
NOTE: FASTEN BUILT-UP MEMBER TOGETHER AT 12" O.C. MAX

**TYPICAL LIGHT GAGE WALL AND  
ROOF SYSTEM**  
N.T.S.



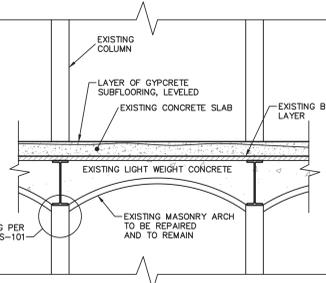
**DETAIL #8: TYPICAL  
ARCH REPAIR**  
N.T.S.

NOTE: SUBMITTAL OF SHOP DRAWING AND STRENGTH OF PROPOSED POST OR ALUMINUM TEMPORARY SHORING IS REQUIRED.



**DETAIL #9: TYPICAL  
ROOF DETAIL**  
N.T.S.

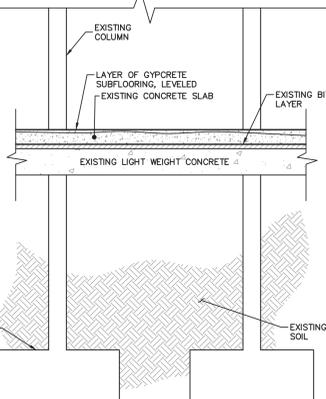
NOTE: PROPOSED Z BENT PLATE SHALL BE 24\"/>



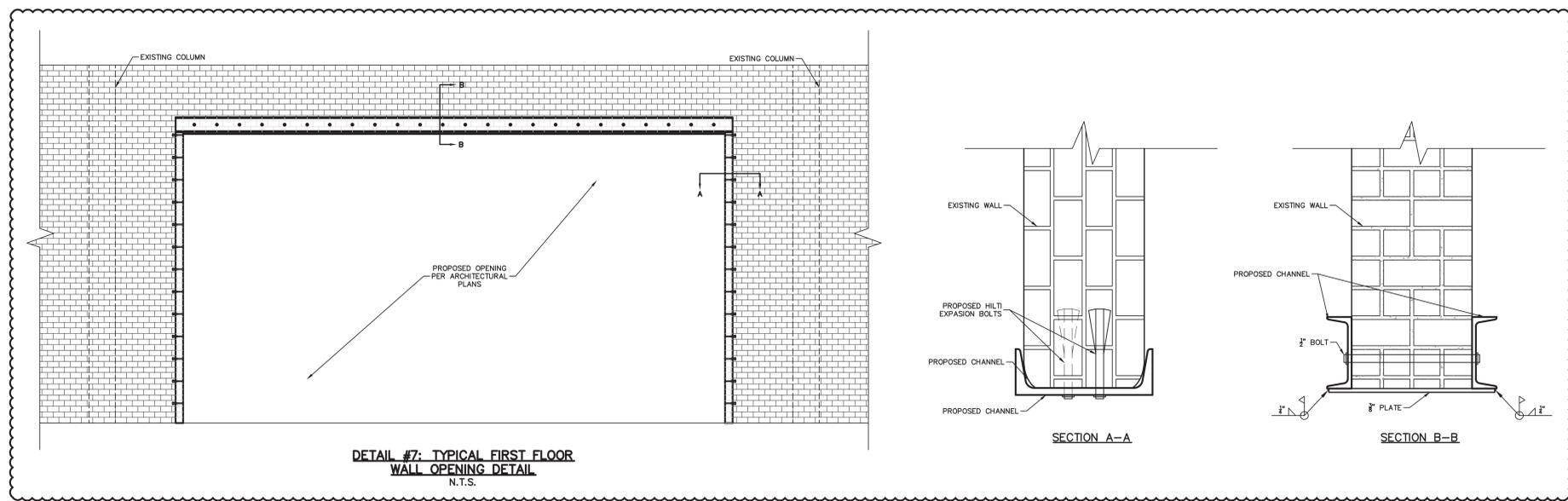
**DETAIL #4: FLOOR REPAIR SECTION FOR  
FLOOR SLAB - SECOND  
THROUGH FORTH FLOORS**  
N.T.S.

**DETAIL #6: TYPICAL BAR JOIST  
BETWEEN STUD WITH ANGLE (LOAD  
BEARING WALL)**  
N.T.S.

NOTE: TYPICAL DETAILS DESIGNED FOR MAXIMUM HEIGHT OF 16' FOR ALL OTHER CASES, CONTACT ENGINEER FOR ALTERNATE DESIGN.



**DETAIL #5: FLOOR REPAIR SECTION FOR  
FLOOR SLAB, FIRST FLOOR**  
N.T.S.



**DETAIL #7: TYPICAL FIRST FLOOR  
WALL OPENING DETAIL**  
N.T.S.

DETAIL #7 TO BE UPDATED WITH FIELD VERIFIED DIMENSIONS FOR EACH OPENING

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DATE	REVISIONS

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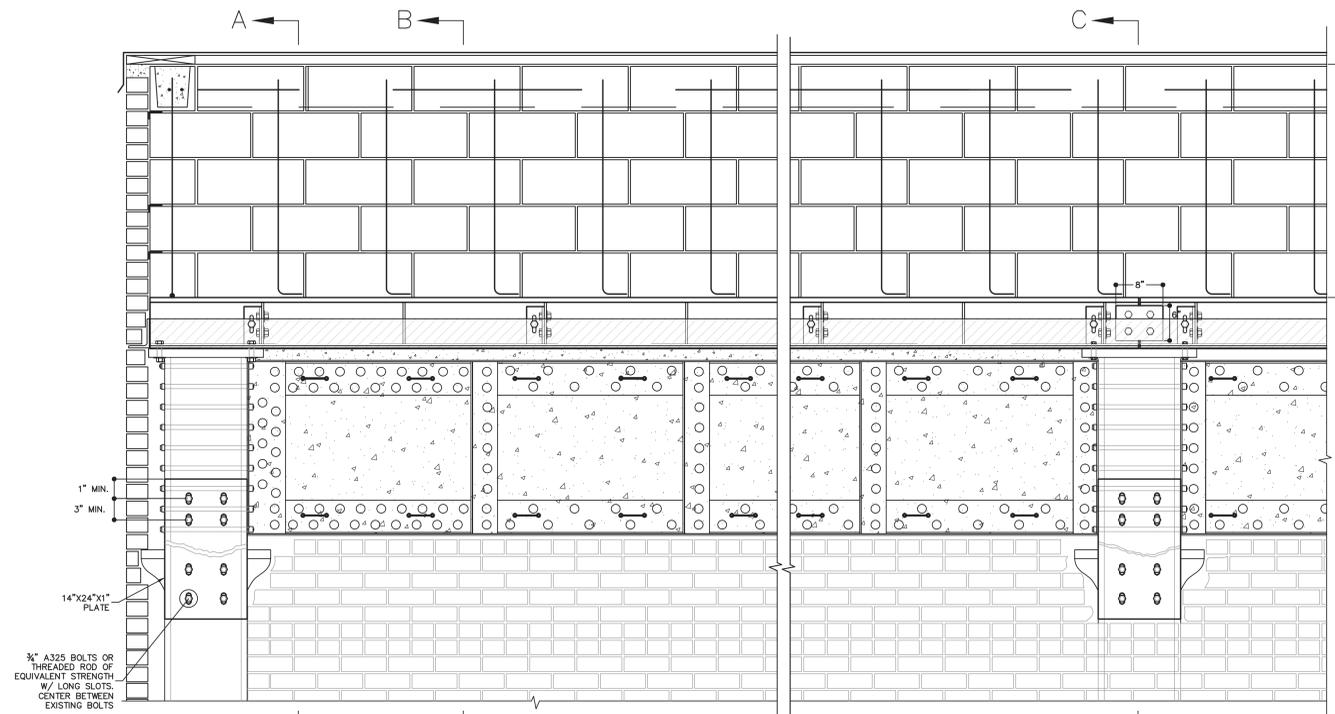
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PROPOSED NEW DEVELOPMENT FOR:  
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BRONX, NEW YORK

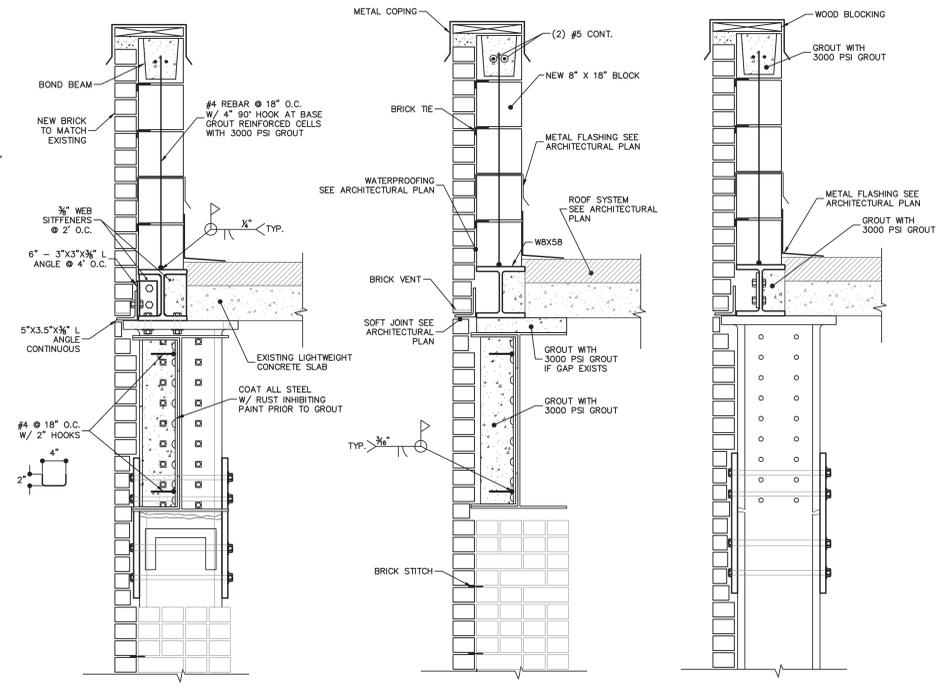
ADDITIONAL REPAIR DETAILS

DATE:	09-29-2014
PROJECT NO.:	12100
DRAWN BY:	M.B.
CHECKED BY:	B.B.
DRAWING NO.:	<b>S-103.00</b>

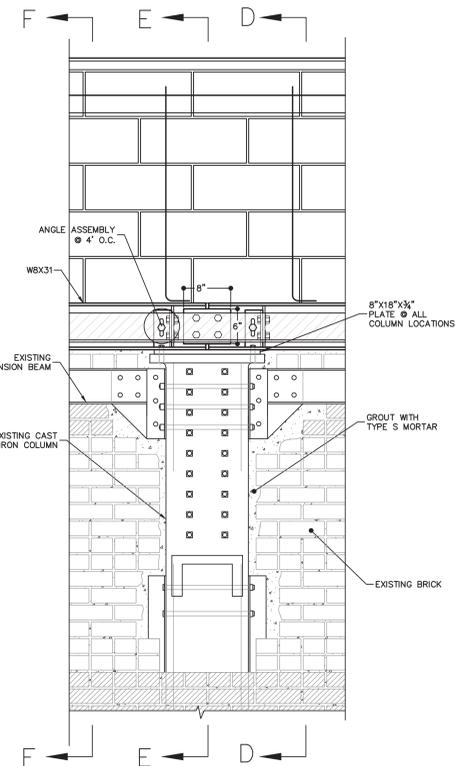
BRIAN BROOKER P.E. SCALE: AS NOTED SHEET NO: 11  
N.Y.S. Lic. No. 60229 NYC DOB NUMBER: NYC DOB NUMBER



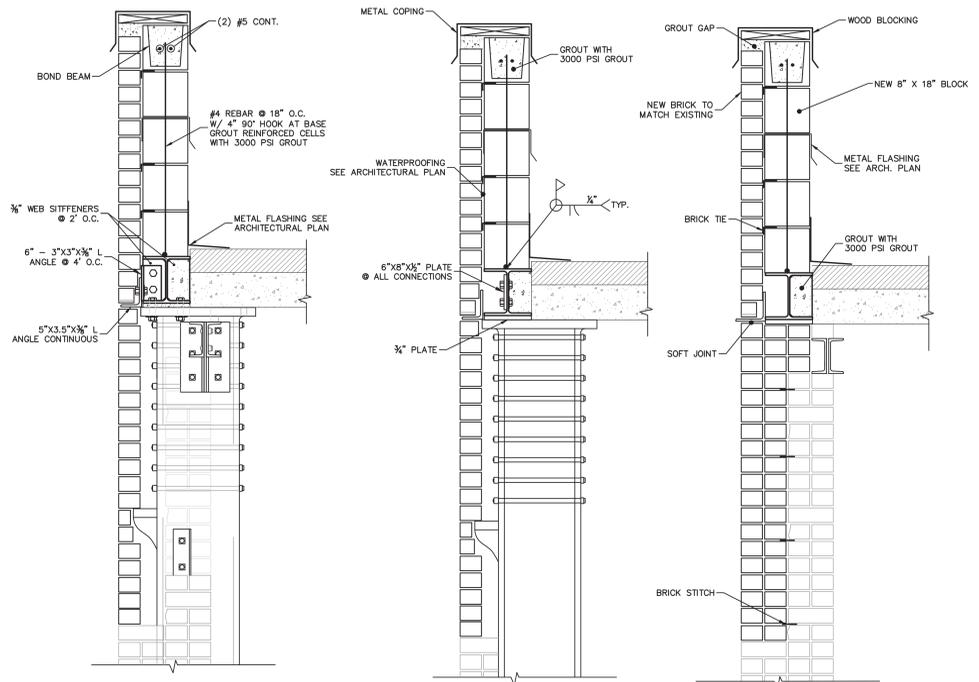
**SOUTH WALL PARAPET CONNECTION DETAIL**  
N.T.S.



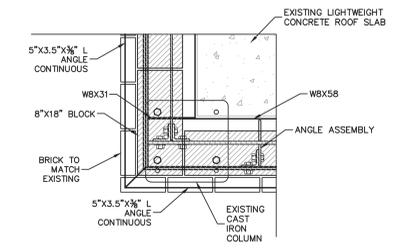
**SECTION A** N.T.S.      **SECTION B** N.T.S.      **SECTION C** N.T.S.



**WEST/EAST WALL PARAPET CONNECTION DETAIL**  
N.T.S.



**SECTION D** N.T.S.      **SECTION E** N.T.S.      **SECTION F** N.T.S.



**CORNER CONNECTION DETAIL**  
N.T.S.

- NOTE:
1. ALL BOLTS ARE A325 3/4"
  2. ALL GROUT IS 3000 PSI
  3. TYPE S MORTAR
  4. PROVIDE RELIEVING ANGLE, WATERPROOFING, BRICK VENT, AND SOFT JOINT AT EACH FLOOR FROM ARCHITECTURAL DETAILS
  5. CUT BRICK WHERE NECESSARY TO AVOID EXISTING STRUCTURAL ELEMENTS
  6. FOLLOW WATERPROOFING SPECIFIED BY THE ARCHITECT
  7. ALL RELIEVING ANGLES TO BE HOT DIPPED GALVANIZED

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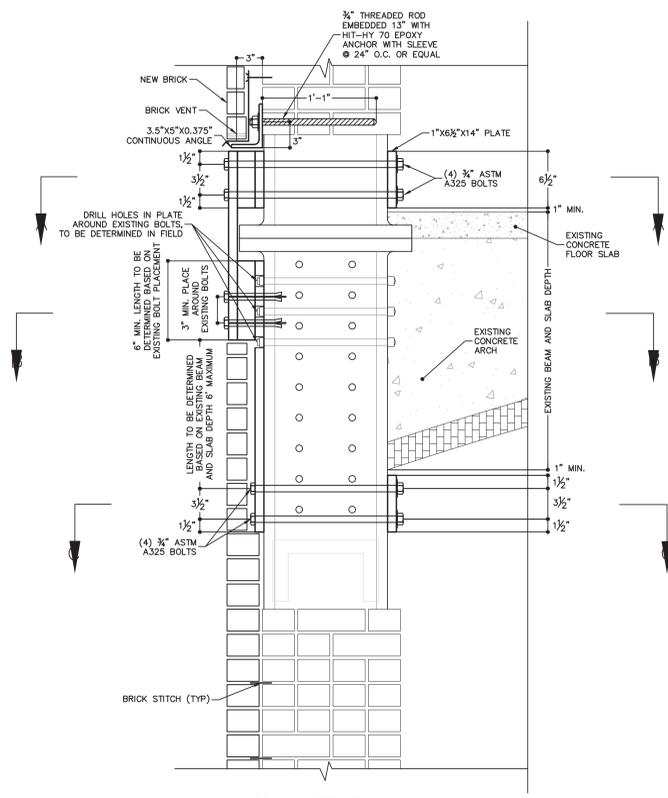
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PROPOSED NEW DEVELOPMENT FOR:  
**20 BRUCKNER BOULEVARD**  
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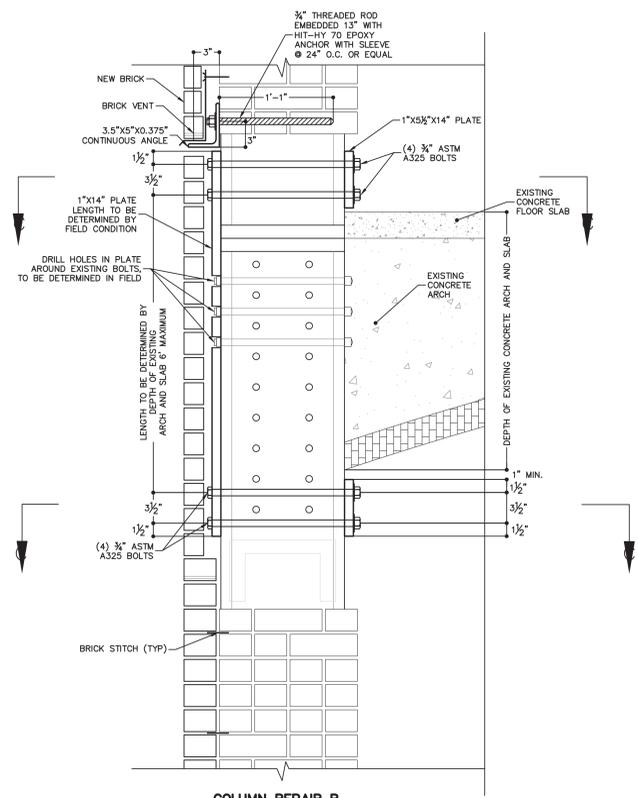
**PARAPET DETAILS**

DATE:	09-29-2014
PROJECT NO.:	12100
DRAWN BY:	H.B.
CHECKED BY:	B.B.
DRAWING NO.:	<b>S-104.00</b>

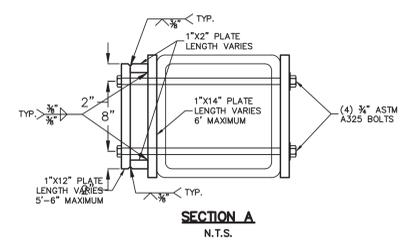
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N.Y.S. Lic. No. 60229 NYC DOB NUMBER: NYC DOB NUMBER



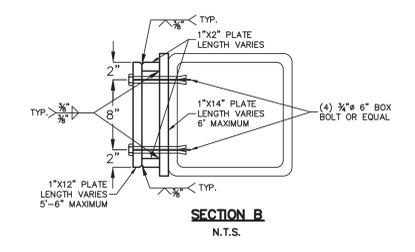
**COLUMN REPAIR A**  
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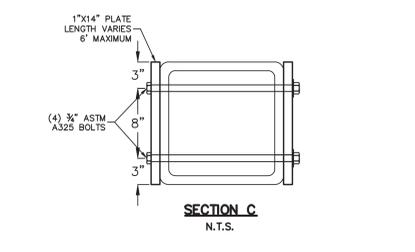
**COLUMN REPAIR B**  
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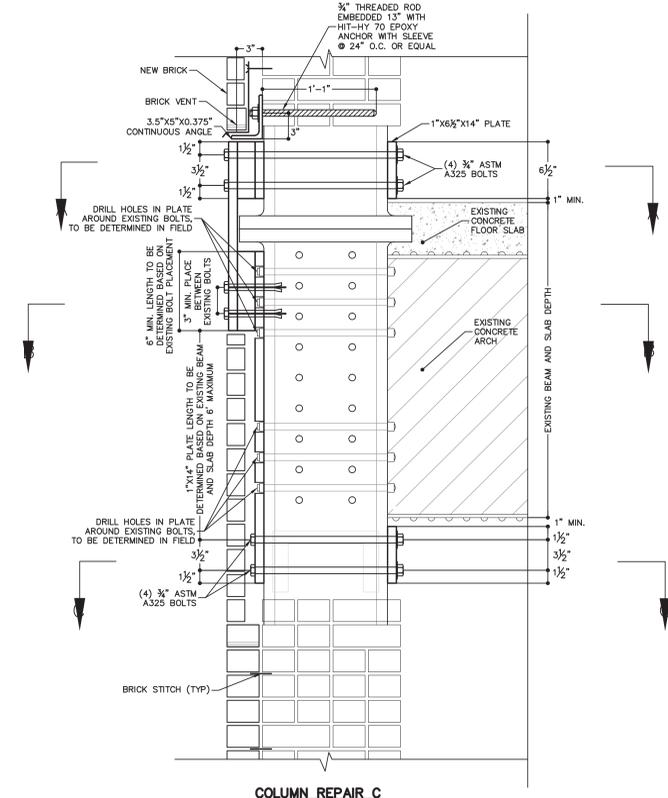
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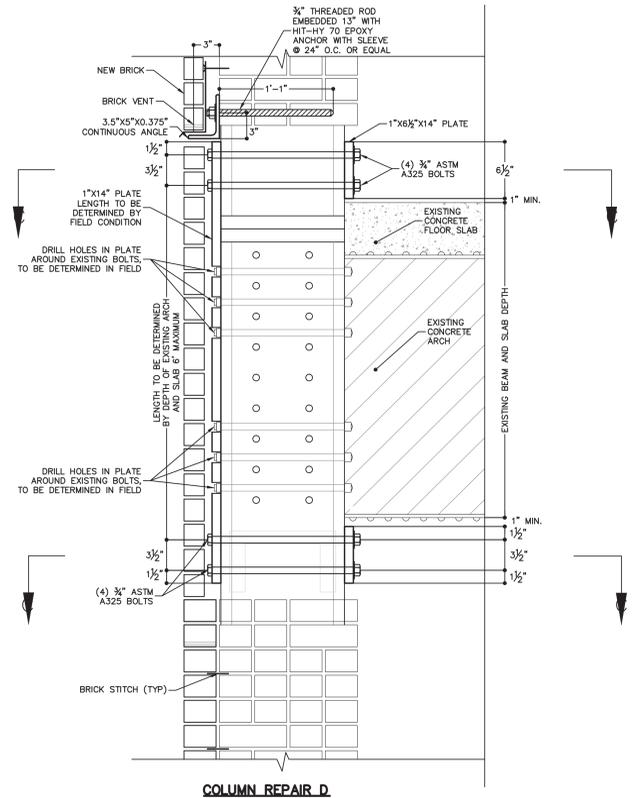
**SECTION B**  
N.T.S.



**SECTION C**  
N.T.S.



**COLUMN REPAIR C**  
N.T.S.



**COLUMN REPAIR D**  
N.T.S.

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**COLUMN REPAIR DETAILS**

DATE:	09-29-2014
PROJECT NO:	12100
DRAWN BY:	H.B.
CHECKED BY:	B.B.
DRAWING NO:	<b>S-105.00</b>

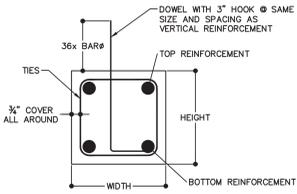
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N.Y.S. Lic. No. 60229 NYC DOB NUMBER: NYC DOB NUMBER

- MASONRY NOTES:**
- ALL MASONRY UNITS SHOWN ON STRUCTURAL DRAWINGS SHALL BE 2 CELL, NOMINAL 16" LONG, WIDTH SHOWN ON DRAWINGS, MINIMUM 1-1/2" FACE SHELL THICKNESS FOR C90 UNITS.
  - ALL MASONRY CONSTRUCTION SHALL CONFORM TO THE NEW YORK CITY BUILDING CODE AND THE LATEST EDITION OF THE "NATIONAL CONCRETE MASONRY ASSOCIATION" (NCMA) SPECIFICATION FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY.
  - m (AS NOTED IN MASONRY WALL SCHEDULE) REQUIRED BY PRISM TEST. USE m-3000 PSI BLOCK WITH MORTAR TYPE "M", F<sub>y</sub>=60KSI. THE CONTRACTOR SHALL SUBMIT PRISM TESTS THAT COMPLY WITH ASTM C1317-07 FOR EACH TYPE OF BLOCK OR USE 3000 PSI BLOCK AND GROUT.
  - G.C. SHALL COORDINATE A CMU CONSTRUCTION PROCEDURE MEETING WITH THE ENGINEER, SUBCONTRACTOR AND TESTING COMPANY REPRESENTATIVE, PRIOR TO MASONRY CONSTRUCTION.
  - DURING CONSTRUCTION THE FOLLOWING REPORTS SHALL BE SUBMITTED TO THE ENGINEER WITHIN 2 WEEKS FROM INSPECTION/TESTING: CONCRETE, MASONRY, GROUT, MORTAR, AND REINFORCEMENT INSPECTION. MASONRY COMPRESSION TESTS ARE REQUIRED EVERY 5000 SF OF WALL. GROUT AND MORTAR COMPRESSION TESTS ARE REQUIRED FOR EACH BATCH USED.
  - GROUT CELLS SOLD WHERE REINFORCEMENT IS PLACED AND A PENCIL VIBRATOR SHALL BE USED TO ELIMINATE AIR POCKETS. THE HEIGHT OF WALLS TO BE GROUTED SHALL BE AS FOLLOWS:
    - WHERE THE FOLLOWING CONDITIONS ARE MET, PLACE GROUT IN LIFTS NOT EXCEEDING 12'-6":
      - THE MASONRY HAS CURED FOR AT LEAST 4 HOURS.
      - THE GROUT SLUMP IS MAINTAINED BETWEEN 10 AND 11 INCHES.
      - THE TESTING AGENCY CAN VERIFY THAT THE GROUT HAS REACHED THE BOTTOM CELLS WITHOUT VOIDS.
      - NO INTERMEDIATE REINFORCED BOND BEAMS ARE PLACED BETWEEN THE TOP AND THE BOTTOM OF THE POUR HEIGHT.
    - WHEN THE CONDITIONS OF 4.1.1, 4.1.2, AND 4.1.3 ARE MET BUT THERE ARE INTERMEDIATE BOND BEAMS WITHIN THE GROUT POUR, LIMIT THE GROUT LIFT HEIGHT TO THE BOTTOM OF THE LOWEST BOND BEAM THAT IS MORE THAN 5 FEET ABOVE THE BOTTOM OF THE LIFT, BUT DO NOT EXCEED A GROUT LIFT HEIGHT OF 12'-6".
    - WHEN THE CONDITIONS OF 4.1.1, 4.1.2, OR 4.1.3 ARE NOT MET, PLACE GROUT IN LIFTS NOT EXCEEDING 5 FEET.
  - FULL TIME SPECIAL INSPECTION IS REQUIRED FOR MASONRY CONSTRUCTION IN ADDITION TO STANDARD CONSTRUCTION INSPECTION.
  - THE VERTICAL REINFORCEMENT SHALL BE INSTALLED AT THE CENTER OF THE BLOCK CORES AND THE CORES SHALL ALIGN THROUGHOUT THE VERTICAL HEIGHT OF THE WALL. MARK REINFORCEMENT LOCATIONS ON BLOCK.
  - WHERE BLOCK IS ADJACENT TO AN OPENING OR JOINT AND AT BLOCK INTERSECTIONS, GROUT (1) CELL SOLID WITH (2) #WALL REINFORCEMENT. SEE WALL SCHEDULE.
  - THE SPACING FOR VERTICAL REINFORCEMENT OF EXTERIOR WALLS BETWEEN OPENINGS SHALL BE @ 8" O.C.
  - ALL NONBEARING CMU WALLS SHOULD HAVE A MINIMUM VERTICAL STEEL REINFORCEMENT OF #5 @ 48" O.C., U.N.O.
  - THE MINIMUM OVERLAP OF VERTICAL REINFORCEMENT FOR MASONRY WALLS SHALL BE 36x BAR.
  - HAMMERING DOWN VERTICAL REINFORCEMENT IS NOT PERMITTED.
  - MASONRY BLOCKS SHALL BE CUT TO THE REQUIRED LENGTH BY A MOTOR DRIVEN SAW.
  - USE BOND BEAM BLOCKS FOR BOND BEAMS TO AVOID CUTTING OF REGULAR BLOCKS WHICH MAY NOT LEAVE ENOUGH SPACE FOR THE BOND BEAM REINFORCEMENT AND GROUT.
  - THE FLASHING MEMBRANE SHALL NOT EXTEND INTO THE FACE OF THE BLOCK AT ALL. A TERMINATION BAR SHALL BE USED TO CONNECT FLASHING TO CMU.
  - ALL MASONRY OPENINGS SHOWN ON THE STRUCTURAL PLANS ARE THE ROUGH OPENINGS. MASONRY OPENINGS SHALL NOT EXCEED WHAT IS SHOWN ON THE STRUCTURAL PLANS.
  - METAL EXPOSED TO WEATHER (I.E. BRICK TIES) SHALL BE GALVANIZED.
  - SEAL ALL EXTERIOR SURFACES THAT MAY BE EXPOSED TO FREEZING/THAWING OR WIND DRIVEN RAIN.
  - MORTAR BEDDING SHALL BE FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS.
  - G.C. SHALL INFORM THE ENGINEER 48 HOURS PRIOR TO STARTING CMU AT EACH FLOOR SO THE PROPER CONNECTIONS CAN BE OBSERVED BEFORE CONTINUING VERTICAL TO CONSTRUCTION.
  - G.C./SUBCONTRACTOR TO PROVIDE 8" CMU WALL(MIN.) FOR BULKHEADS WITH #5 @ 32" O.C.(MIN.).
  - G.C./SUBCONTRACTOR TO PROVIDE ALL NECESSARY RUBBER CONTROL JOINTS, WEEP HOLES, COLUMN TIES, AND WELD ON TIES. SUBMIT SPECIFICATIONS FOR APPROVAL PRIOR TO CONSTRUCTION.
  - SEE ACI STANDARDS FOR WEATHER REQUIREMENTS, HOT AND COLD, WHEN APPLICABLE.
  - ADAPTEE HORIZONTAL BRACING SHALL BE PROVIDED FOR MASONRY WALLS DURING CONSTRUCTION.
  - PARAPET WALLS SHALL BE FULLY GROUTED WITH HORIZONTAL REINFORCEMENT (I.E. DUROWALL) @ 12" O.C. VERTICALLY AND SHALL EXTEND AROUND CORNERS AND LAPPED A MINIMUM OF 6 INCHES.

**CONCRETE LINTEL SCHEDULE - LT1**

SPAN*	HEIGHT x WIDTH**	TOP REINF. BOTTOM REINF.	TIES	BEARING LENGTH***
≤ 5.0'	8" x 8"	(2) #3 (2) #6	#3 @ 4" O.C.	5" EACH SIDE

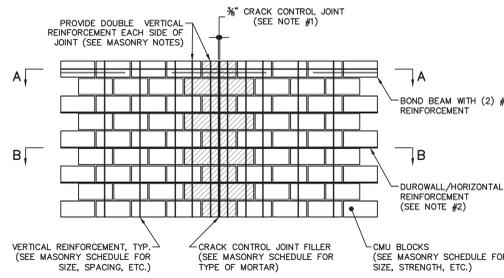
\* SPAN IS EQUAL TO THE ROUGH OPENING  
 \*\* MINIMUM WIDTH, WIDTH SHALL MATCH WALL THICKNESS  
 \*\*\* FILL CMU BLOCK BEARING LINTEL WITH (2) #WALL REINFORCEMENT, SEE WALL SCHEDULE) AT EACH CELL UNTIL THE FLOOR BELOW. BEARING LENGTH IS EQUAL TO THE LENGTH BEYOND THE ROUGH OPENING.



**TYPICAL CONCRETE LINTEL DETAIL**

N.T.S.

- NOTES:
- EXTEND TOP REINFORCEMENT 14" MIN. AT EACH SIDE INTO BOND BEAM. IF LINTEL IS BELOW BOND BEAM, REINFORCEMENT DOES NOT HAVE TO BE EXTENDED.
  - PROVIDE CONTINUOUS BOND BEAM ON TOP OF LINTEL WHEN LINTEL IS BELOW BOND BEAM LOCATION.
  - LINTELS WITHIN CONCRETE WALLS CAN BE CAST IN PLACE. REINFORCEMENT SHALL FOLLOW WALL SCHEDULE.
  - PROVIDE SLEEVE IN ENDS OF LINTEL FOR VERTICAL WALL REINFORCEMENT TO PASS THROUGH (CONTINUOUS).

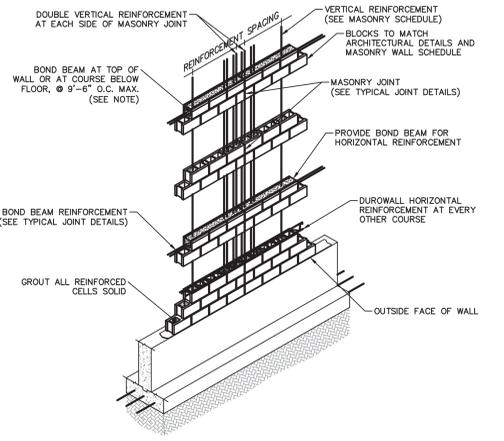


**TYPICAL CRACK CONTROL JOINT DETAIL**

N.T.S.

- NOTES:
- CRACK CONTROL JOINTS SHALL BE LOCATED AT 30' O.C. MAX.
  - DUROWALL/HORIZONTAL REINFORCEMENT SHALL BE CONTINUED THROUGH CRACK CONTROL JOINT.

- STRUCTURAL STEEL NOTES:**
- ALL STRUCTURAL STEEL, EXCEPT RECTANGULAR AND SQUARE COLUMNS TO BE ASTM A572 GRADE 50 (F<sub>y</sub>=50KSI), RECTANGULAR AND SQUARE STEEL COLUMNS TO BE ASTM A500 GR.B, ALL STEEL TO BE FABRICATED, DETAILED, AND ERRECTED IN ACCORDANCE WITH LATEST A.I.S.C. STANDARDS.
  - ALL NUTS, BOLTS AND WASHERS SHALL BE HIGH STRENGTH ASTM DESIGNATION A490 U.N.O., INSTALLED BY TURN-OF-NUT METHOD OR A CALIBRATED TORQUE WRENCH. ALL BOLTS TO BE 1" @ U.N.O.
  - ALL WELDS SHALL BE MADE BY WELDERS WHO HAVE BEEN PREVIOUSLY QUALIFIED BY TESTS AS PRESCRIBED IN THE A.W.S. STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION.
  - THE SHOP AND ERECTION DRAWINGS MUST BE SUBMITTED FOR REVIEW.
  - ALL WELDING ELECTRODES SHALL CONFORM TO E70XX SERIES A-233, ALL WELDING AND WELDING SYMBOLS ON DRAWINGS SHALL CONFORM TO A.W.S. STANDARD CODE FOR WELDING BUILDING CONSTRUCTION.
  - BOLT HOLES WILL NOT BE PERMITTED TO BEAM FLANGES U.N.O.
  - ALL STEEL OTHER THAN JOISTS AND STANDARD BRIDGING TO BE PROVIDED BY THE STEEL FABRICATOR.
  - SHOP DRAWINGS ON STRUCTURAL STEEL MUST BE SUBMITTED FOR REVIEW.
  - FIELD CUTTING OR BURNING OF STRUCTURAL STEEL IS PROHIBITED WITHOUT EXPRESSED APPROVAL OF STRUCTURAL ENGINEER. ALL CUTS, HOLES, COPING, ETC SHALL BE MADE IN THE SHOP AND SHOWN IN THE SHOP DRAWINGS.
  - ALL BEAMS BEARING ON WALLS SHALL HAVE A WALL PLATE (SEE FLOOR PLANS, WALL PLATE SCHEDULE, AND TYPICAL DETAILS).
  - THE FLANGES OF STEEL TO RECEIVE SHEAR STUDS SHOULD NOT BE PAINTED OR PRIMED.
  - THE STEEL SHEAR CONNECTIONS ARE TO BE WELDED IN PLANE AND TO BE TESTED BY CERTIFIED MATERIAL TESTING COMPANY. A REPORT SHALL BE SUBMITTED TO THE ENGINEER.
  - ALL STEEL SURFACES SHALL RECEIVE 2 HOUR SPRAY ON FIREPROOFING, U.N.O.
  - ALL STEEL BEAMS SHALL BE TEMPORARILY SUPPORTED UNTIL THE FLOOR SYSTEM IS INSTALLED AND THE LOAD IS BALANCED ON EACH SIDE OR WELD PLATES ON PLANK ARE WELDED TO BEAMS. UNSUPPORTED BEAMS SUBJECT TO UNBALANCED LOADS CAN TWIST DURING INSTALLATION. TEMPORARY SUPPORTS ARE REQUIRED TO PREVENT TWISTING.
  - PROVIDE RUST INHIBITIVE PAINT FOR ALL STEEL BEAMS AND PERTAINING CONNECTIONS SUSCEPTIBLE TO CORROSION, ESPECIALLY BY A PARKING GARAGE.
  - THE OWNER SHALL PERFORM A MAINTENANCE PROGRAM TO PROTECT THE STRUCTURE AGAINST WATER PENETRATION AND CORROSION.
  - THE G.C. AND SUBCONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND COORDINATE DIMENSIONS, CLEARANCES, ETC. BETWEEN STRUCTURAL, ARCHITECTURAL, MECHANICAL, AND OTHER TRADES DRAWINGS.
  - ALL SHOP CONNECTIONS SHALL BE WELDED AND ALL FIELD CONNECTIONS SHALL BE BOLTED, U.N.O.
  - ALL STEEL SHALL BE CLEANED AS PER SSPC SP2 HAND TOOL CLEANING OR AS PER SSPC SP3 POWER TOOL CLEANING AND TO BE PAINTED WITH A PRIMER WHICH CONFORMS TO SSPC-PAINT 13. FINISH COAT SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
  - SPICE LOCATIONS SHALL BE SHOWN IN THE SHOP DRAWINGS AND NOT DEVIATE FROM STRUCTURAL PLANS WITHOUT APPROVAL FROM ENGINEER.
  - OVERSIZED OR SLOTTED HOLES SHALL NOT BE USED FOR CONNECTIONS WITHOUT APPROVAL FROM ENGINEER, U.N.O.
  - THE FRAMING OF STEEL MEMBERS AROUND ELEVATORS SHALL BE COORDINATED BY THE G.C. AND SUBCONTRACTOR WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS.
  - WHERE CONCENTRATED POINT LOADS EXIST ON STEEL MEMBERS, STIFFENER PLATES SHALL BE PROVIDED ON BOTH SIDES OF THE WEB WITH A MINIMUM THICKNESS OF THE GREATER THICKNESS OF FLANGES FOR CONNECTING MEMBERS, 1/2" MINIMUM.



**ISOMETRIC VIEW OF TYPICAL REINFORCED MASONRY WALL**

N.T.S.

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

SEE MASONRY SCHEDULE FOR REINFORCEMENT SIZE, SPACING, ETC.

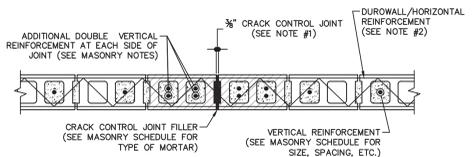
**MASONRY WALL SCHEDULE**

FLOOR	ELEVATION	BLOCK	V. REINFC.	W1
				INTERIOR STAIRCASE BEARING WALLS
ROOF/PENTHOUSE	ELEVATION: 71'-0"			
FOURTH FLOOR	ELEVATION: 52'-10"	18'-1 1/2"	10" HOLLOW BLOCK V. #5 @ 36" O.C.	
THIRD FLOOR	ELEVATION: 34'-3"	18'-7 1/2"		
SECOND FLOOR	ELEVATION: 16'-1 1/2"	18'-1 1/2"	10" HOLLOW BLOCK V. #5 @ 18" O.C.	
FIRST FLOOR	ELEVATION: 0'-0"	16'-1 1/2"		

**SECTION A-A: TYPICAL CRACK CONTROL JOINT AT BOND BEAM LEVEL DETAIL**

N.T.S.

- NOTES:
- CRACK CONTROL JOINTS SHALL BE LOCATED AT 30' O.C. MAX.
  - DUROWALL/HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH CRACK CONTROL JOINT.



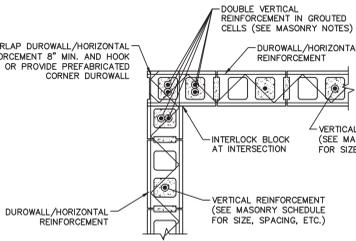
**SECTION B-B: TYPICAL CRACK CONTROL JOINT AT INTERMEDIATE COURSE DETAIL**

N.T.S.

- NOTES:
- CRACK CONTROL JOINTS SHALL BE LOCATED AT 30' O.C. MAX.
  - DUROWALL/HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH CRACK CONTROL JOINT.

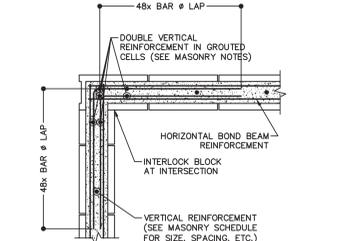


- GENERAL NOTES:**
- THE STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE.
  - ALL WORK SHALL COMPLY WITH THE NEW YORK CITY BUILDING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.
  - ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THAT THESE PLANS AND SPECIFICATIONS ARE ISSUED.
  - JOB SAFETY AND PROCEDURES FOR SAFE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE G.C. AND SUBCONTRACTORS.
  - WORK EXPRESSLY SHOWN ON SPECIFIC PARTS OF THE DRAWING OR SPECIFICATIONS, BUT REASONABLY IMPLIED BY SIMILAR WORK SHOWN, SHALL BE REPEATED.
  - THE STRUCTURAL PLANS SHALL BE COORDINATED WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, SITE DRAWINGS.
  - THE G.C. AND SUBCONTRACTORS SHALL VERIFY THAT ALL MEMBERS AND MATERIALS CONFORM TO ACTUAL SITE CONDITIONS. THE G.C. SHALL REPORT DIFFERING SITE CONDITIONS TO THE ARCHITECT AND ENGINEER FOR REVIEW.
  - THE G.C. AND SUBCONTRACTORS SHALL TAKE CARE TO PROTECT ALL EXISTING STRUCTURES AND UTILITIES FROM DAMAGE.
  - SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. THE G.C. AND SUBCONTRACTORS SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS. DRAWINGS SHALL TAKE PRECEDENCE OVER SPECIFICATIONS, IF THERE APPEARS TO BE A CONFLICT BETWEEN NOTES, DETAILS OR SPECIFICATIONS. THE G.C. AND SUBCONTRACTORS SHALL APPLY THE MOST RIGID REQUIREMENTS TO THE WORK. THE G.C. AND SUBCONTRACTORS SHALL NOT DEVIATE FROM DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
  - THE G.C. AND SUBCONTRACTORS SHALL PROVIDE TEMPORARY ERECTION BRACING AND/OR SHORING FOR ALL STRUCTURAL WORK AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
  - THE G.C. AND SUBCONTRACTORS SHALL PERFORM ALL NECESSARY PRE-CONSTRUCTION INSPECTIONS/SURVEYS OF ADJACENT STRUCTURES, AS REQUIRED BY THE NYC BUILDING CODE AND AS NECESSARY TO FULLY UNDERSTAND THE EXISTING CONDITIONS AND STRUCTURAL SYSTEM.
  - THE G.C. SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL FOR ALL STRUCTURAL ELEMENTS. THE SHOP DRAWINGS SHALL BE PROVIDED IN A TIMELY FASHION TO ALLOW ADEQUATE TIME FOR REVIEW AND REVISIONS PRIOR TO FABRICATION.
  - CONTRACTOR IS TO ENGAGE IN AN INDEPENDENT, QUALIFIED CONTROLLED INSPECTOR PRIOR TO THE COMMENCEMENT OF ANY WORK.
  - THE G.C. AND SUBCONTRACTORS SHALL NOTIFY THE ENGINEER AND SPECIAL INSPECTION COMPANY AT LEAST 2 WEEKS PRIOR TO THE COMMENCEMENT OF ANY WORK.
  - THE G.C. SHALL HIRE A REGISTERED AND EXPERIENCED PROFESSIONAL ENGINEER TO DESIGN, SUPERVISE AND INSPECT ALL SHORING AND EXCAVATION REQUIRED FOR THIS PROJECT. THIS ENGINEER SHALL PREPARE AND SUBMIT A SEPARATE SET OF DRAWINGS TO THE BUILDING DEPARTMENT OUTLINING ALL ENGINEERED SHORING, EXCAVATION AND SPECIAL SITE CONSIDERATIONS, INCLUDING PROTECTION OF ADJACENT STRUCTURES AND PROPERTY.
  - CONTRACTOR SHALL BE RESPONSIBLE TO GENERATE A SET OF AS BUILT DOCUMENTS AFTER COMPLETION OF WORK. THIS AS-BUILT SET SHALL INCLUDE ALL COORDINATION, ADDITIONS AND REVISIONS MADE TO THE PLANS, DETAILS AND JOB SPECIFICATIONS, INCLUDING THE INTENTION OF THIS RECORD SET WILL BE AS NECESSARY FOR THE OWNER'S RECORDS, THE LOCAL MUNICIPALITIES' REQUEST AND THE ENGINEER'S RECORDS.
  - REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



**TYPICAL STRUCTURAL WALL CORNER DETAIL**

N.T.S.



**TYPICAL STRUCTURAL BOND BEAM CORNER DETAIL**

N.T.S.

**CONCRETE AND REINFORCING NOTES:**

- ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH, F<sub>c</sub>, OF 4000 PSI WITH 6% AIR-ENTRAINMENT AND A MAXIMUM SLUMP OF 4".
- ALL CONCRETE SHALL BE REINFORCED AND ERRECTED IN ACCORDANCE WITH THE NYC BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AS ADOPTED BY ACI 318 AND LOCAL CODES.
- ALL CONCRETE WORK SHALL CONFORM TO ACI 301 STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE.
- ALL CONCRETE SHALL USE PORTLAND CEMENT TYPE II. CONCRETE SHALL BE PROPORTIONED, BATCHED, MIXED, FINISHED, CURED, ETC. AS PER ACI 301. SUBMIT MIX DESIGN AND COMPRESSION TEST RESULTS AS REQUIRED. CONCRETE SHALL CONFORM TO CONTROLLED INSPECTION REQUIREMENTS.
- NO ADMIXTURES SHALL BE ALLOWED WITHOUT PRIOR REVIEW AND ACCEPTANCE BY THE ENGINEER.
- ALL REINFORCING STEEL SHALL BE DEFORMED HIGH BOND BARS ROLLED FROM NEW BILLET OR INTERMEDIATE GRADE STEEL TO MEET LATEST ASTM SPECIFICATIONS A-615, GRADE 60.
- REINFORCEMENT SHALL BE TIED IN PLACE AND SUPPORTED. IF REQUIRED, CONTRACTOR SHALL PROVIDE ADDITIONAL BARS OR STIRRUPS TO SUPPORT ALL REINFORCEMENT.
- SPICES SHALL BE IN CONFORMANCE WITH ACI 318-95, 36 TIMES BAR DIAMETER MINIMUM. WELDED WIRE FABRIC SHEETS SHALL BE SPICED 8" MINIMUM.
- ALL DETAILS OF REINFORCEMENT AND ACCESSORIES SHALL BE FABRICATED AND PROVIDED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING.
- WELDED WIRE FABRIC SHALL MEET REQUIREMENTS OF ASTM A-185.
- SHOP DRAWINGS SHALL MEET REQUIREMENTS OF ASTM A-185. SHOP DRAWINGS ON ALL CONCRETE REINFORCING MUST BE SUBMITTED FOR REVIEW BEFORE CONSTRUCTION AND SHALL INCLUDE ALL NECESSARY REINFORCEMENT, DOWEL LOCATIONS, CONTROL AND CONSTRUCTION JOINTS, AND ALL INSERTS OR OTHER OBJECTS AFFECTING PLACEMENT OF REINFORCEMENT IN WALLS, FOOTINGS, PADS, OR SLABS.
- BEFORE POURING CONCRETE, MECHANICAL AND ELECTRICAL CONTRACTORS SHALL VERIFY LOCATION AND SIZE OF ALL OPENINGS, PADS, AND TRENCHES, FOR THEIR EQUIPMENT AS WELL AS ALL EMBEDDED ITEMS IN CONCRETE SUCH AS WELD PLATES, PIPE SLEEVES, ETC.
- RIGID TEMPLATES SHALL BE USED TO INSTALL ANCHOR BOLTS.
- PROVIDE CORNER REINFORCEMENT AT WALL INTERSECTIONS AS SHOWN IN TYPICAL CORNER REINFORCING DETAIL.
- MINIMUM COVER SPACING, U.N.O.:
  - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EXHIBIT: 3"
  - CONCRETE EXPOSED TO EARTH/WEATHER: 2" (#6 BARS AND LARGER), 1 1/2" (#5 BARS AND SMALLER)
  - CONCRETE NOT EXPOSED TO EARTH/WEATHER OR IN CONTACT WITH GROUND: 1 1/2" (#14 BARS AND LARGER), 3/4" (#11 BARS AND SMALLER)

**LIGHT WEIGHT CONCRETE NOTES:**

- ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH, F<sub>c</sub>, OF 3000 PSI WITH 6% AIR-ENTRAINMENT AND A MAXIMUM SLUMP OF 4".
- ALL CONCRETE SHALL BE REINFORCED AND ERRECTED IN ACCORDANCE WITH THE NYC BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AS ADOPTED BY ACI 318 AND LOCAL CODES.
- ALL CONCRETE WORK SHALL CONFORM TO ACI 213 GUIDE FOR STRUCTURAL LIGHTWEIGHT-AGGREGATE CONCRETE.
- ALL CONCRETE SHALL USE PORTLAND CEMENT TYPE II. CONCRETE SHALL BE PROPORTIONED, BATCHED, MIXED, FINISHED, CURED, ETC. AS PER ACI 213. SUBMIT MIX DESIGN AND COMPRESSION TEST RESULTS AS REQUIRED. CONCRETE SHALL CONFORM TO CONTROLLED INSPECTION REQUIREMENTS.
- NO ADMIXTURES SHALL BE ALLOWED WITHOUT PRIOR REVIEW AND ACCEPTANCE BY THE ENGINEER.
- BEFORE POURING CONCRETE, MECHANICAL AND ELECTRICAL CONTRACTORS SHALL VERIFY LOCATION AND SIZE OF ALL OPENINGS, PADS, AND TRENCHES, FOR THEIR EQUIPMENT AS WELL AS ALL EMBEDDED ITEMS IN CONCRETE SUCH AS WELD PLATES, PIPE SLEEVES, ETC.

**CONCRETE SUBFLOORING NOTES:**

- CONCRETE SUBFLOORING, OR APPROVED EQUAL, SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
- PRODUCT SPECIFICATION SHEET SHALL BE SUBMITTED TO ENGINEER PRIOR TO POURING. AN ALTERNATE PRODUCT MAY BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
- FINAL ELEVATIONS OF FLOOR SHALL BE CHECKED AFTER INSTALLATION TO CONFIRM LEVEL INSTALLATION. BEFORE INSTALLATION, MECHANICAL AND ELECTRICAL CONTRACTORS SHALL VERIFY LOCATION AND SIZE OF ALL OPENINGS, PADS, AND TRENCHES, FOR THEIR EQUIPMENT AS WELL AS ALL EMBEDDED ITEMS IN CONCRETE SUCH AS WELD PLATES, PIPE SLEEVES, ETC.

- FOUNDATION NOTES AND REQUIREMENTS:**
- ELEVATIONS ARE APPROXIMATE AND REFERENCED TO AND EXISTING FIRST FLOOR ELEVATION=0'-0" AS INDICATED.
  - ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED.
  - WALL CONSTRUCTION JOINTS AND CRACK CONTROL JOINTS SHALL BE PROVIDED AS SHOWN IN DETAILS ON S-102. ALLOW 3 DAYS BETWEEN ADJACENT CONCRETE POURS. ADDITIONAL CONSTRUCTION JOINTS MAY BE PROVIDED IF REQUESTED BY THE CONTRACTOR.
  - HORIZONTAL REINFORCING SHALL BE CONTINUOUS OR OVERLAPPED AS NEEDED ACROSS ALL CONSTRUCTION JOINTS.
  - BACKFILL MATERIAL SHALL BE CLEAN SAND OR GRAVEL CONTAINING NO MORE THAN 10% PASSING A NO. 200 SIEVE. BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% (ASTM D1557) TO THE FINAL SUBGRADE IN LIFTS OF NO MORE THAN 8 INCH THICKNESS (LOOSE MEASURE) WITH A MECHANICAL COMPACTOR (MINIMUM OF THREE PASSES).
  - GENERAL CONTRACTOR/SUBCONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, LICENSES AND NOTIFICATIONS PRIOR TO COMMENCING SITE WORK.
  - GENERAL CONTRACTOR/SUBCONTRACTOR SHALL REMOVE CONSTRUCTION MATERIAL AND DEBRIS FROM THE SITE DURING AND AT THE COMPLETION OF WORK.
  - A 4" LAYER OF 3/4" CRUSHED STONE AND CONTINUOUS VAPOR RETARDER IS REQUIRED FOR CONVENTIONAL SLAB ON GROUND.
  - CALL ENGINEER/ARCHITECT IF BOTTOM OF FOOTING SUPERIMPOSES EXISTING WALL.
  - GENERAL CONTRACTOR/SUBCONTRACTOR TO PROVIDE CORROSION PROTECTION FOR ALL STRUCTURES SUSCEPTIBLE TO CORROSION, ESPECIALLY BY PARKING AREAS.
  - OWNER TO PERFORM MAINTENANCE PROGRAM TO PROTECT STRUCTURE AGAINST WATER DAMAGE AND CORROSION.
  - GENERAL CONTRACTOR/SUBCONTRACTOR TO COORDINATE WATERPROOFING WITH ARCHITECTURAL PLAN AT COLD JOINTS IF EXTERIOR GRADE IS HIGHER THAN JOINTS.
  - GENERAL CONTRACTOR/SUBCONTRACTOR TO UTILIZE STAY-FORMS OR EQUIVALENT, WHERE NEIGHBORING BUILDING IS IN CLOSE PROXIMITY TO PROPOSED BUILDING, SO NOT TO CREATE ANY PRESSURE IN NEIGHBORING FOUNDATION WALL.
  - FOUNDATION WALLS ARE NOT DESIGNED AS FREE STANDING WALLS. DO NOT PLACE ANY BACKFILL AGAINST WALLS UNLESS ADEQUATELY BRACED TO WITHSTAND EARTH PRESSURE AND CONSTRUCTION LOADS (I.E. FIRST FLOOR PLANK INSTALLED), U.N.O.
  - HEAVY EQUIPMENT SHALL NOT BE PERMITTED CLOSER THAN 8 FEET FROM ANY RETAINING WALL. THE G.C. AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE SUPPORTS AND BRACING TO PROTECT WALLS AGAINST ADDITIONAL LOADS FROM HEAVY EQUIPMENT OPERATION.
  - DOWELS FROM FOOTINGS INTO PIERS, BUTTRESSES AND WALLS ABOVE SHALL BE THE SAME SIZE AND SPACING AS VERTICAL REINFORCEMENTS IN PIERS, BUTTRESSES AND WALLS, AND SHALL BE EXTENDED INTO FOOTINGS AND INTO PIERS, BUTTRESSES AND WALLS U.N.O.
  - DROP BOTTOM OF WALLS AND PIERS TO TOP OF FOOTINGS TO OBTAIN FULL EXTENT OF CONTACT, U.N.O.

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10-17-14	FOR PRICING AND REVIEW
9-29-14	FOR BIDDING AND COMMENT
DATE	REVISIONS

**BROOKER ENGINEERING, PLLC**  
 76 LAFAYETTE AVENUE, SUFFERN, NEW YORK 10901  
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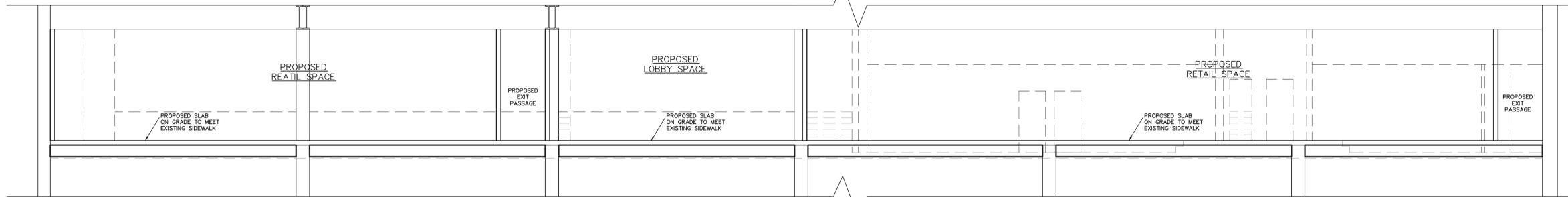
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PROPOSED NEW DEVELOPMENT FOR:  
**20 BRUCKNER BOULEVARD**  
 BRONX, NEW YORK

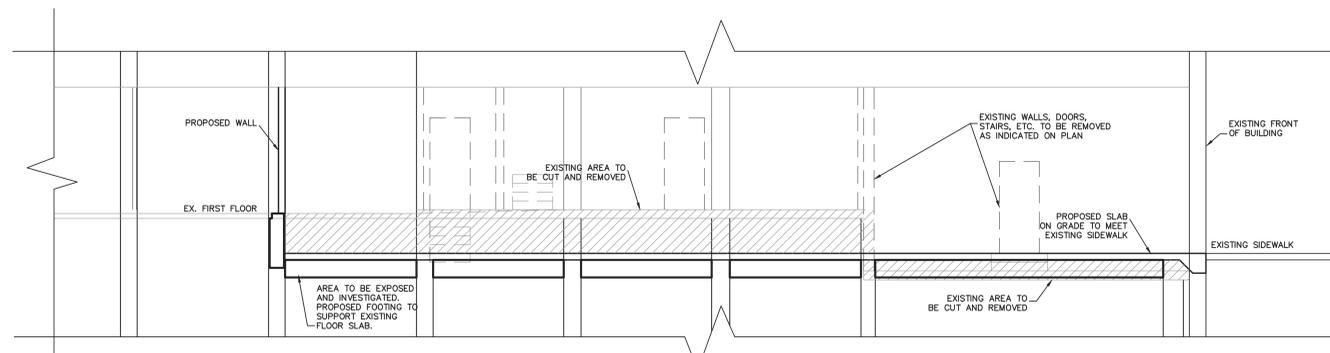
**ADDITIONAL DETAILS AND NOTES**

DATE:	09-29-2014
PROJECT NO.:	12100
DRAWN BY:	M.B.
CHECKED BY:	B.B.
DRAWING NO.:	<b>S-106.00</b>

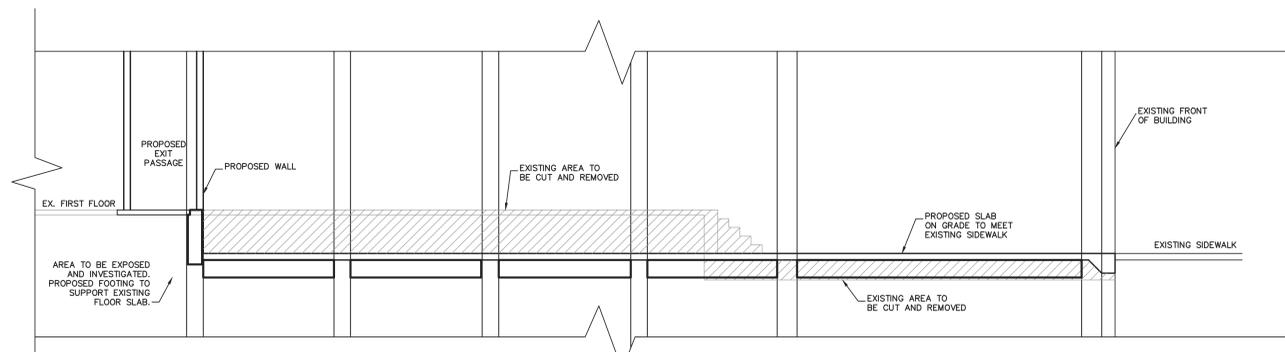
BRIAN BROOKER P.E. SCALE: AS NOTED SHEET NO: 14  
 N.Y.S. Lic. No. 60229 NYC DOB NUMBER: NYC DOB NUMBER



**SECTION A-A**  
 HORIZONTAL SCALE: 1" = 3/16"  
 VERTICAL ELEVATIONS APPROXIMATED



**SECTION B-B**  
 HORIZONTAL SCALE: 1" = 3/16"  
 VERTICAL ELEVATIONS APPROXIMATED



**SECTION C-C**  
 HORIZONTAL SCALE: 1" = 3/16"  
 VERTICAL ELEVATIONS APPROXIMATED

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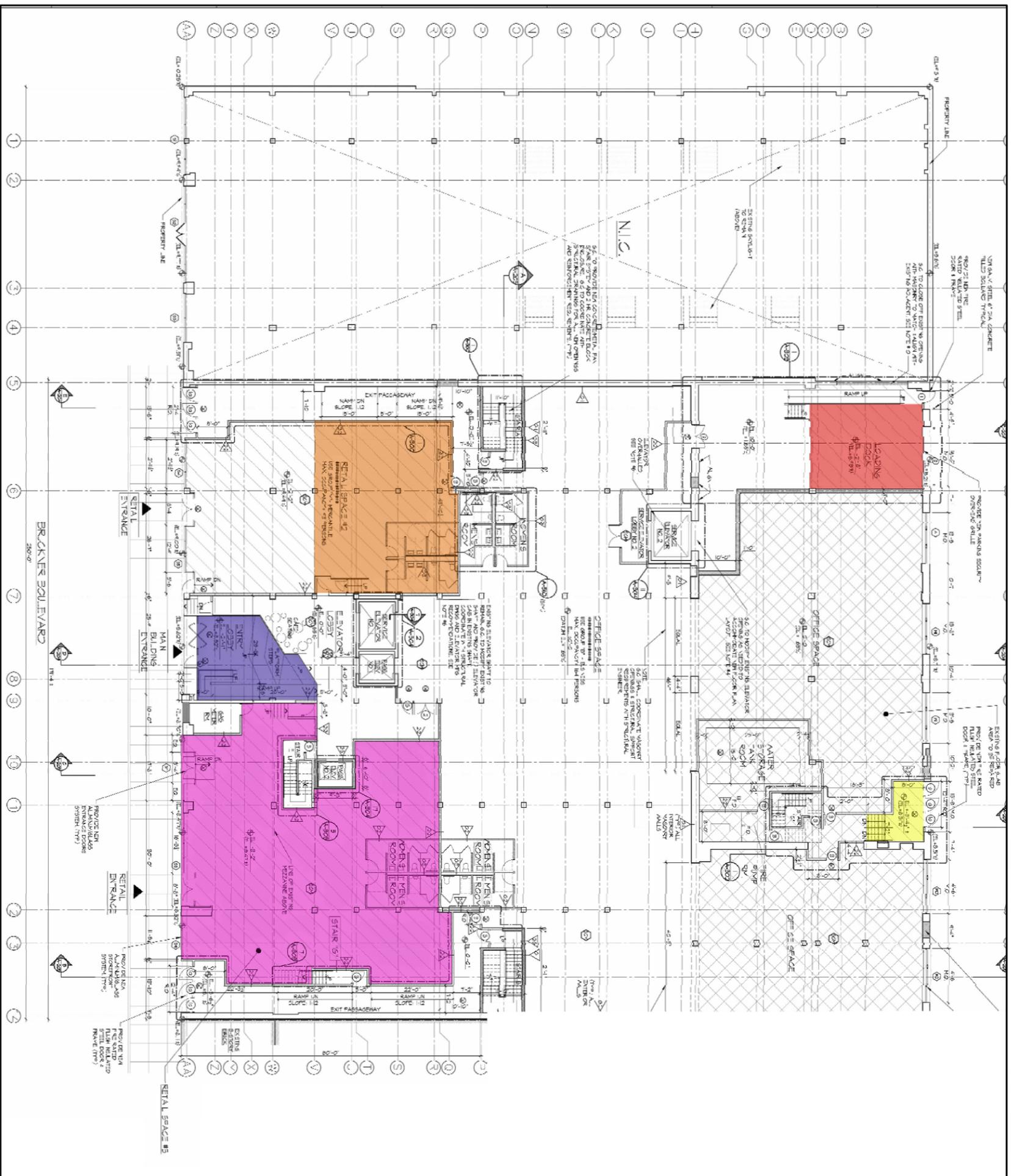
PROPOSED NEW DEVELOPMENT FOR:  
**20 BRUCKNER BOULEVARD**  
 BRONX, NEW YORK

SECTIONS THROUGH  
 FIRST FLOOR

DATE:	09-29-2014
PROJECT NO:	12100
DRAWN BY:	M.B.
CHECKED BY:	B.B.
DRAWING NO:	<b>S-107.00</b>

BRIAN BROOKER P.E. SCALE: AS NOTED | SHEET NO: 15  
 N.Y.S. Lic. No. 60229 NYC DOB NUMBER: NYC DOB NUMBER

**Appendix 8**  
Revised Figures



LEGEND		
COLOR GROUP	ROOM DESIGNATION	EXCAVATION DEPTH
	ENTRY LOBBY	2-1"
	RETAIL SPACE #1	3-2"
	RETAIL SPACE #2	2-2"
	LOADING DOCK	2-8"
	ENTRANCE	3-4 1/2"

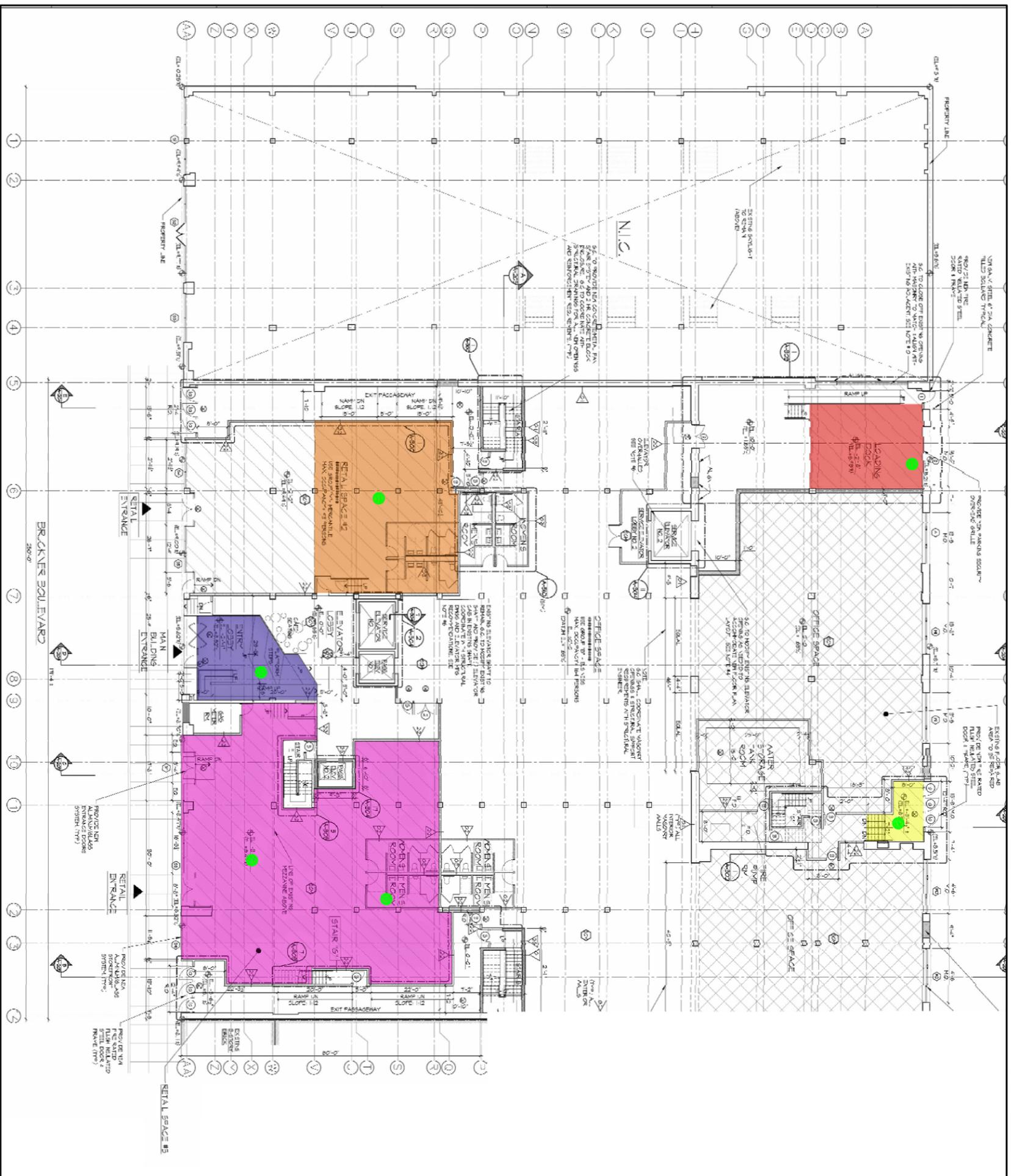
**BRINKERHOFF**  
 ENVIRONMENTAL SERVICES, INC.



FIGURE 4 - PROPOSED EXCAVATION MAP

20 BRUCKNER BOULEVARD  
 BLOCK 2308, LOT 5  
 BRONX, NEW YORK

DATE: 3/10/15      JOB NO.: 12BR033      SCALE: 1" = 30'



0' 15' 30'  
SCALE: 1" = 30'

**LEGEND**

● - PROPOSED ENDPOINT SAMPLE LOCATION

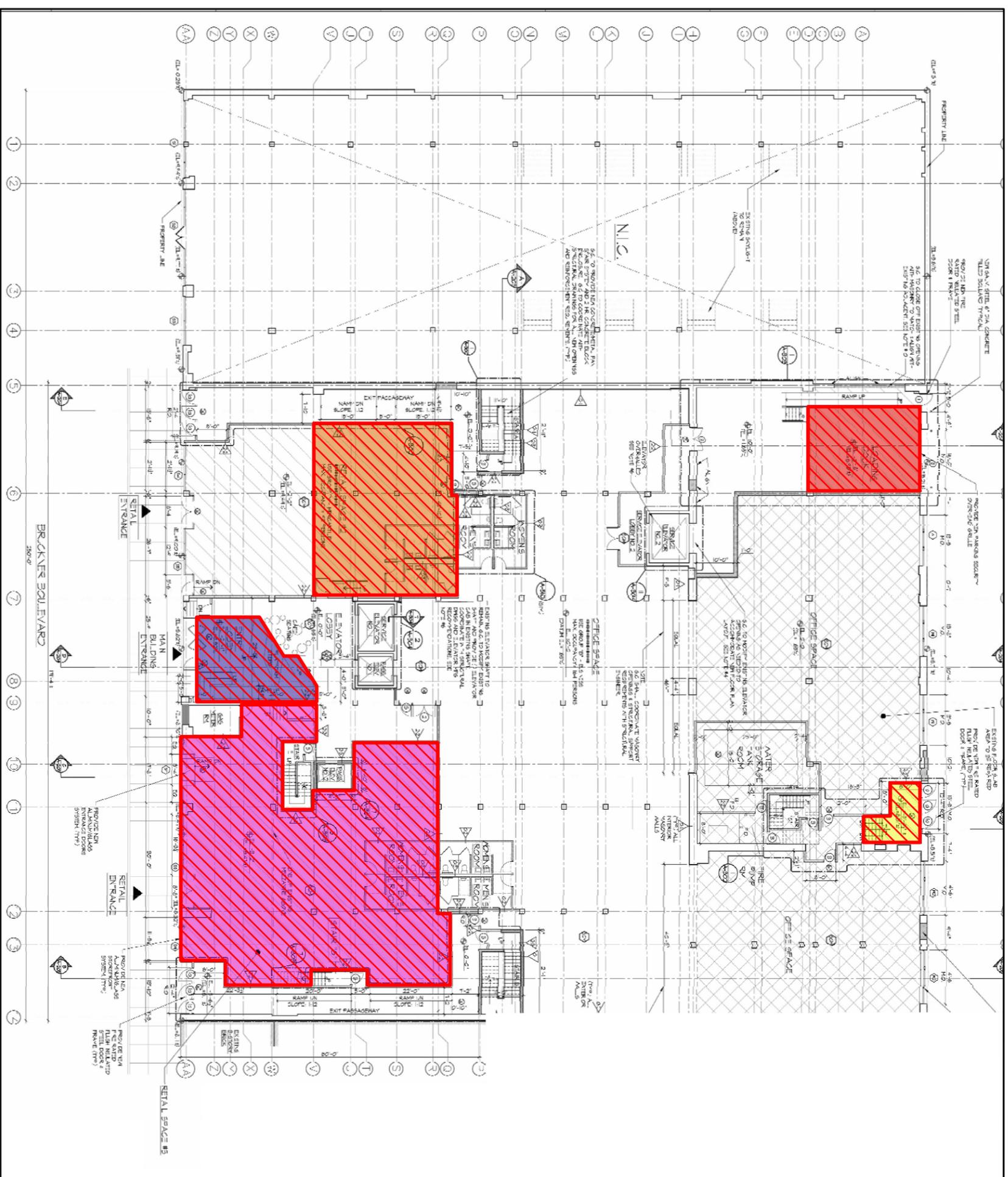
COLOR GROUP	ROOM DESIGNATION	EXCAVATION DEPTH
	ENTRY LOBBY	2-1"
	RETAIL SPACE #1	3-2"
	RETAIL SPACE #2	2-2"
	LOADING DOCK	2-8"
	ENTRANCE	3-4 1/2"

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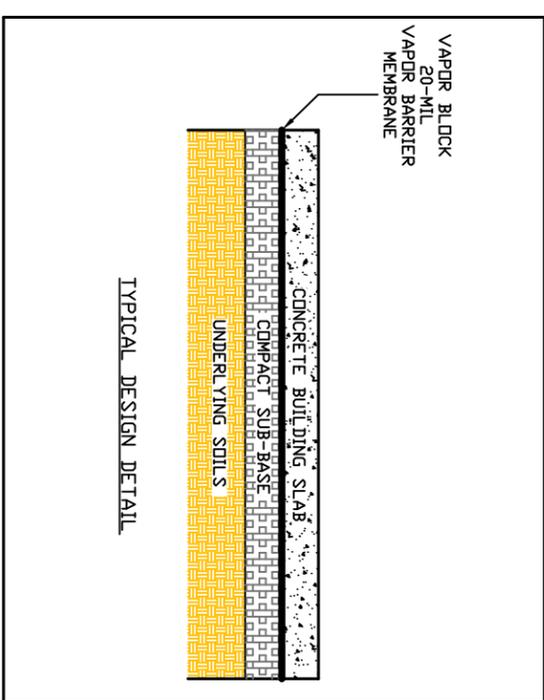
FIGURE 5 - END POINT SAMPLE LOCATION MAP

20 BRUCKNER BOULEVARD  
BLOCK 2308, LOT 5  
BRONX, NEW YORK

DATE: 3/10/15      JOB NO.: 12BR033      SCALE: 1" = 30'



0' 15' 30'  
SCALE: 1" = 30'



**LEGEND**

▨ - PROPOSED COMPOSITE COVER SYSTEM (CONCRETE BUILDING SLAB AND VAPOR BARRIER PLUS 20-MIL VAPOR BARRIER)

COLOR GROUP	ROOM DESIGNATION	EXCAVATION DEPTH
Blue	ENTRY LOBBY	2-1"
Purple	RETAIL SPACE #1	3-2"
Orange	RETAIL SPACE #2	2-2"
Red	LOADING DOCK	2-8"
Yellow	ENTRANCE	3-4 1/2"

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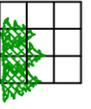


FIGURE 6 - COMPOSITE COVER SYSTEM MAP

20 BRUCKNER BOULEVARD  
BLOCK 2308, LOT 5  
BRONX, NEW YORK

DATE: 2/10/15      JOB NO.: 12BR033      SCALE: 1" = 30'