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Simpletwig <sup>™</sup> Architecture <b>IIc</b>
PROJECT NAME PROJECT LOCATION
OWNER
PROJECT TEAM
ARCHITECT <b>SimpleTwig Architecture.IIc</b> Nic Buccalo, Architect 718-488-7894 526 Prospect Avenue info@SimpleTwig.com
Brooklyn, NY 11215 www.SimpleTwig.com every nest starts with a simple twig NY License: 024197
Date   Description
Revision 1 (xxx.01)
Revision 2 (xxx.02)
Revision 3 (xxx.03)
Revision 4 (xxx.04)

SHEET DESCRIPTION / DRAWING TITLE			
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	NYC De	partment of Buildings			
	Propert	y Profile Overview			
Cross Street(s): DOB Special Place Name: DOB Building Remarks:	17 STREET, 18 STREET				
Landmark Status: Local Law: SRO Restricted:	NO	Special Status: Loft Law: TA Restricted:	N/A NO		
UB Restricted: Environmental Restrictions:	NO N/A	Grandfathered Sign:	NO		
Legal Adult Use: Additional BINs for Building:	NO NONE	City Owned:	NO		
Special District:	UNKNOWN				
This property is not located in an or Special Flood Hazard Area. <u>C</u>	n area that may be affected Click here for more informatio	l by Tidal Wetlands, Fresl <u>n</u>	hwater Wetlands, Coastal Erosion Hazard	l Area,	
Department of Finance Building	Classification:	B2-2 FAMILY DWELLING			
True North Project North		Baseme	nt' - Review Official Survey and Architec	:t's Sections	
	17th Street		Vent Chase		
^ to					
0 17th S			Adjacent Building & Property		
100' to F Hydrar			100' Property Line	Р	PLn ,
20' Property Line	k Walk	tion Classification II-C	Mtl. Deck	Rear Yard	
▲ Existing	g Front		<b>100' Property Line</b> Adjacent Building & Property		
		Existing	Stoop/Steps		ī
V V		••••••Building	Height above Street Curb: 28'-5" F Street Light Pole No other s	PL = Property Line typ************************************	
	18th Street	Legal' T	op Of Curb (TOC), 158.80'		

<u>'Discipline' - Order #</u>	DOB Page Number	Page Title	Sheet Description
not used	T-001.00 T-002.00 Z-001.00 Z-002.00 Z-003.00 Z-004.00 A-001.00 A-002.00 A-003.00 A-005.00 EN-100.00 DM-001.00 DM-001.00 DM-003.00 A-101.00 A-102.00 A-400.00 A-401.00 G-102.00 G-101.00 G-103.00 S-100.00 P-100.00 P-101.00 E-100.00 M-100.00	Cover Page: Legends: Site & Zoning: Zoning: Zoning: Zoning/Inspections: Zoning-Base Plane: Code & Protection Building Code Building/Mech Code Code Compliance Code Compliance Code Compliance Energy Conservation: Existing/Demo: Existing/Demo: Existing/Demo: Existing/Demo: Existing/Demo: Existing/Demo: New/Proposed: New/Proposed: New/Proposed: New/Proposed: New/Proposed: New/Proposed: New/Proposed: New/Proposed: New/Proposed: Misc. Diagrams: Construction: Structural: Structural: Plumbing/Gas: Plumbing: Electrical: Mechanical:	Site Plan, Table of Contents, DOB Notes, Scope of Work, ECC Acknowledgement. Misc. Notes, Abbreviations, and Legends. Location Plan, Survey, Site Plan and Zoning Analysis. FAR Floor Area Calculations - Basement, 1st, 2nd Floor Plans. Inspections, Site Safety, Tree/Planting, Signage, Dwelling Size. Establishment of Base Plane w/ Elev. Diagram & Reference Notes. Safety, Smoke/Co2, Protection Plan, Lot Line Window, Occupancy Fire Protection, HC Access, Window Guards, Egress Building and Mechanical Code related to Ducts & Requirements Light/Ventilation Floor Plan Diagrams and Dimensions Diagrammatic Elevations of Glass Areas for Light/Ventilation Energy Conservation Code Requirements Basement Existing & Demolition - 1st Floor Existing & Demolition. Longitudinal Building Section, Existing/Demo. Basement Floor Plan - 1st Floor Plan Longitudinal Building Section and Partial Front Elevation. Cross-Section Building Section - and Stair Details Wall types Legend and Misc. Notes, Construction Class Types. Diagrams and Notes including Fire-Rated Doors Basement Slab Insulation, Deck and Meter Placement/Access. General Construction Notes, Materials, Finishes & Specifications. Basement Slab Insulation, Deck and Meter Placement/Access. General Construction Notes, Materials, Finishes & Specifications. Basement Slab Insulation, Deck and Details Diagrams and Notes for Water, Gas, and Sewage. Basement Floor Plan showing plumbing below slab. Lighting & Electrical Floor Plans (Basement, 1st, 2nd, Roof) Heating & Cooling for Basement, 1st, 2nd Floor Plans

#### 2 - TABLE OF CONTENTS - Project Drawing Page Numbers and Titles

#### ADMINISTRATION

- 1. All Construction Work including Labor, Assemblies, Materials and Equipments shall conform to the latest Standard Building Codes as it is applicable.
- 2. The Contractor shall verify all dimensions and conditions at the site and 13. Wood required to be Fire Resistant and/or Treated shall be tested in within the project area and notify the Architect of any discrepancy.
- 3. The 'plans' are subject to approval by all authorities having jurisdiction. 4. The Contractor shall obtain and pay for, all required permits, and arrange for and schedule, at their expense all required tests and inspections of materials, assemblies or equipment.
- 5. Contractor(s) are to obtain and maintain insurance coverage as required by law and as stipulated by the Owner. 6. SCALE: Always use Dimensions notes on plans, sections, elevations,
- details and diagrams. Do NOT scale from the drawings typical. 7. All materials installed shall be new, and materials or assemblies shall
- conform to the indicated standards of the several testing and standard-setting agencies specified by law, code or herein. 8. The Manufacturer's Standard Specifications of items and materials approved for this projects' use are hereby made part of these notes
- with the same force and effect as though written herein in full. 9. The work shall comply with all codes, rules, regulations and ordinances 18. The Building Owner shall be responsible for the safe maintenance of in force and effect throughout the project, except that where the drawings or specifications call for more exacting standards of labor and/or materials, the more stringent and/or effective requirements shall govern.
- 10. Materials, Assemblies, Service Equipment and Methods of Construction subject to approval under the provisions of the Building Code can qualify for such approval under one of the following methods of acceptance, as per Section C26-206.2. A) Test Report showing compliance with the requirements of a Code Prescribed Test, B) Acceptability under the New York City Building Code, C) Approval by the New York City Board of Standards and Appeals, or, D) Materials and Acceptance Division of the Department of Buildings.

- 11. Natural Ventilation to comply with Sub-Article C26-1205.6.
- 12. All Interior Toilets (in rooms without windows) shall be Mechanically Ventilated in Accordance with Section C26-1207.3 of the Building Code.
- accordance with RS 5-3 and RS 5-4.
- 14. Room Finishes to conform to Table 5-4. 15. All work to be Guaranteed for one year after Final Approval. The General Contractor shall sign the written Guarantee as required by Owner. This Guarantee shall cover all General Contractors and Su Contractors work. All defects discovered during the Guarantee Period shall be repaired to the Owner's satisfaction, at the Contractors expense.
- 16. Upon completion of all work, the Contractor shall furnish Owner with Approvals, Sign-Offs, Completion Certificate Warrantees, Guarantees, Waivers of Liens, etc.
- 17. Upon completion of all work, the Contractor shall furnish and mount the Mechanical Room or Utility Room all required ECC (Energy Conservation Code) documents, Certificates and Equipment Literature obtaining inspections and signatures as required.
- the building and its facilities before, during and after construction.
- 19. The Contractor and all Sub-Contractors including all workers shall abide by the Safety Rules herein, and by Local, State and Federal Safety Guidelines including OSHRA Standards for Work Place Safety. The General Contractor shall make known to all workers the Safety Notes herein and provide them with time to read, comprehe and acknowledge these Safety Notes, and with their help employ a guidelines to ensure a safe working environment at all times. Whe needed the General Contractor will provide a translator.
- 20. The Notes herein shall govern all work shown and specified, and for a part of the Contract Documents.

### 3 - DOB NOTES

Energy Compliance Acknowledgement: To the best of my knowledge, belief and professional judgement, these plans and specifications are in compliance with NYCECC.	inspection lis with DOB obj whether they otherwise this
Signed/Stamped by Architect or qualified representative	
4 - FCC ACKNOWI EDGEMENT	5 - not used

PROJECT NAME PROJECT LOCATION PROJE			simpletw ARCHITEC
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ARCHITECT         SimpleTwig Architecture.lic Nic Buczelo, Architectu			PROJECT TEAM
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	Used Revisio         Revision 'left b         New Revision         Connected to         Window/Door         indicator: C=cd         3rd door on th         Building and/         Match Line St         and has to be         6'         Scale Symbol	n Marker: Co behind' from a n Marker: Cor cloud to indica r Indicator: N ellar; B=baser e 1st floor. for Unit Entra ymbol: Used split, the mate I (or similar, s	erresponds to R previous revis responds to Re ate a change/re umbered in sec ment; 1=1st floc ance: when a drawin ch line allows fo ee below)	evision Date in Title Block. ion set. evision Date in Title Block. evision from a previous set. quence, starting with floor or, etc. Example 1-3 is the g does not fit on a page or alignment.	Detail Number — Sheet Number — Sheet Number — Sheet Number — Sheet Number — Detail Number — Sheet Number — Sheet Number —	$ \begin{array}{c}         1 \\         \hline         1 \\         \hline         \hline         1 \\         \hline         \hline         3 \\         \hline         4 \\         \hline         2 \\         \hline         4 \\         \hline         3 \\         \hline         4 \\         \hline         5 \\         \hline         4 \\         \hline         3 \\         \hline         4 \\         \hline         5 \\         \hline         5 \\         4 \\         \hline         5 \\         5 \\   $
	Used Revisio         Revision 'left b         New Revision         Connected to         Window/Door         indicator: C=ca         3rd door on the         Building and/         Match Line Sy and has to be         6'         Scale Symbol         Handicap Ind	n Marker: Cor behind' from a n Marker: Cor cloud to indica r Indicator: N ellar; B=baser e 1st floor. for Unit Entra ymbol: Used split, the mate I (or similar, s icator: Used essibility meet	erresponds to Reprevious revisions responds to Representate a change/resumbered in sement; 1=1st flow	evision Date in Title Block. ion set. evision Date in Title Block. evision from a previous set. quence, starting with floor or, etc. Example 1-3 is the g does not fit on a page or alignment.	Detail Number — Sheet Number — Detail Number — Sheet Number — Sheet Number — Detail Number — Sheet Number — Sheet Number — Sheet Number —	$\frac{1}{1}$ $\frac{3}{1}$ $\frac{3}$
	Used Revisio         Revision 'left b         New Revision         Connected to         Window/Door         indicator: C=cd         3rd door on the         Building and/         Match Line Sy         and has to be         6'         Scale Symbo         Handicap Ind	n Marker: Co behind' from a n Marker: Cor cloud to indica r Indicator: N ellar; B=baser e 1st floor. Yor Unit Entra ymbol: Used split, the mato I (or similar, s icator: Used essibility meet	erresponds to Reprevious reviserresponds to Reprevious reviserresponds to Represent a change/requested in sement; 1=1st floorence: when a drawin ch line allows for ee below) on parking spating ADA guided	evision Date in Title Block. evision Date in Title Block. evision from a previous set. quence, starting with floor or, etc. Example 1-3 is the g does not fit on a page or alignment.	Detail Number — Sheet Number —	$ \begin{array}{c}         1 \\         \hline         1 \\         \hline         1 \\         1 \\         $
	Used Revisio         Revision 'left b         New Revision         Connected to         Window/Door         indicator: C=ca         3rd door on the         Building and/         Match Line S         and has to be         6'         Scale Symbol         Handicap Ind         Handicap Ind         Wall Type Ind         indicates colur	n Marker: Co behind' from a n Marker: Cor cloud to indica n Indicator: N ellar; B=baser e 1st floor. for Unit Entra ymbol: Used split, the mate split, the mate licator: Used essibility meet licator: Refer mns, '4' indica	erresponds to R previous revis responds to Re ate a change/re umbered in sec ment; 1=1st floc ince: when a drawin ch line allows fo ee below) on parking spa ting ADA guided to 'Wall Types' ttes horizontal p	evision Date in Title Block. ion set. evision Date in Title Block. evision from a previous set. quence, starting with floor or, etc. Example 1-3 is the g does not fit on a page or alignment. ces, signs, etc. indicates ines.	Detail Number — Sheet Number —	$ \begin{array}{c}         1 \\         - 1 \\         3 \\         - 1 \\         - 3 \\         - 3 \\         - 3 \\         - 2 \\         - 3 \\         - 2 \\         - 3 \\         - 3 \\         - 4 \\         - 3 \\         - 4 \\         - 4 \\         - 4 \\         - 4 \\         - 5 $
	Used Revisio         Revision 'left b         New Revision         Connected to         Window/Door         indicator: C=ca         3rd door on the         Building and/         Match Line Sy and has to be         6'         Scale Symbo         Handicap Ind         Handicap Solution         Wall Type Ind         indicates colur         Elevation 0'-0	n Marker: Co behind' from a n Marker: Cor cloud to indica r Indicator: N ellar; B=baser e 1st floor. for Unit Entra ymbol: Used split, the mato I (or similar, s icator: Used essibility meet licator: Refer mns, '4' indica o" (Indicator)	orresponds to R previous revis responds to Re ate a change/re umbered in se ment; 1=1st flow <b>Ince:</b> when a drawin ch line allows fo ee below) on parking spa ting ADA guided to 'Wall Types' ites horizontal n	evision Date in Title Block. Evision Date in Title Block. Evision from a previous set. Equence, starting with floor for, etc. Example 1-3 is the g does not fit on a page or alignment. ces, signs, etc. indicates ines. page chart if provided. 'C' rows on chart.	Detail Number — Sheet Number — Sheet Number — Sheet Number — Sheet Number — Detail Number — Sheet Number — Sheet Number —	$ \begin{array}{c}         1 \\         - 1 \\         3 \\         - 1 \\         - 3 \\         - 1 \\         - 3 \\         - 2 \\         - 3 \\         - 3 \\         - 4 $
	Used Revisio         Revision 'left b         New Revision         Connected to         Window/Door         indicator: C=cd         3rd door on the         Building and/         Match Line Sy         and has to be         6'         Scale Symbol         Handicap Ind         Handicap Solution         Elevation 0'-0	n Marker: Co behind' from a n Marker: Cor cloud to indica r Indicator: N ellar; B=baser e 1st floor. for Unit Entra ymbol: Used split, the mato I (or similar, s icator: Used essibility meet licator: Refer mns, '4' indica	erresponds to Reprevious revisions responds to Reprevious revisions responds to Represent a change/resumbered in sement; 1=1st flow ance: when a drawing the adrawing change of the adrawing and the adrawing spating ADA guided to 'Wall Types' thes horizontal product of the adrage of the additional terms of terms o	evision Date in Title Block. evision Date in Title Block. evision from a previous set. quence, starting with floor br, etc. Example 1-3 is the g does not fit on a page or alignment. ces, signs, etc. indicates ines. page chart if provided. 'C' ows on chart. es True North es Drawing Reference North er to keep drawings	Detail Number — Sheet Number —	<b>RIC &amp; HVA</b> 1 3 4-005 3 4-005 3 4-005 4 3 4-005 4 3 4-005 4 3 4-005 4 3 4-005 4 3 4-005 4 3 4-005 4 3 4-005 4 3 4-005 4 3 4-005 4 3 4-005 4 3 4-005 4 3 4-005 4-005 4 3 4-005
	Used Revisio         Revision 'left b         New Revision         Connected to         Window/Door         indicator: C=ca         3rd door on the         Building and/         Match Line Sy         and has to be         6'         Scale Symbol         Handicap Ind         Handicap acce         Wall Type Ind         indicates colur         Elevation 0'-0	n Marker: Co behind' from a n Marker: Cor cloud to indica n Indicator: N ellar; B=baser e 1st floor. for Unit Entra ymbol: Used split, the mate split, the mate licator: Used essibility meet licator: Refer mns, '4' indica 0" (Indicator)	erresponds to Reprevious revisions responds to Reate a change/resumbered in segment; 1=1st flow ance: when a drawin ch line allows for ee below) on parking spating ADA guided to 'Wall Types' tes horizontal north of the second	evision Date in Title Block. ion set. evision Date in Title Block. evision from a previous set. quence, starting with floor or, etc. Example 1-3 is the g does not fit on a page or alignment. ces, signs, etc. indicates ines. page chart if provided. 'C' rows on chart. es True North es Drawing Reference North er to keep drawings "aphic to orientation of sheets).	Detail Number — Sheet Number —	RIC & HVA $\begin{array}{c} -1 \\ 3 \\ \hline 3 \\ \hline 4.005 \\ \hline 3 \\ \hline 4.005 \\ \hline 3 \\ \hline 4.005 \\ \hline 4 \\ \hline 3 \\ \hline 4.005 \\ \hline 4 \\ \hline 3 \\ \hline 4.005 \\ \hline 4 \\ \hline 5 \\ \hline 4 \\ \hline 5 \\ \hline 6 \\ \hline 7 \\ 7 \\$
LINE 7	Used Revisio         Revision 'left b         New Revision         Connected to         Window/Door         indicator: C=ca         3rd door on the         Building and/         Match Line Sy         and has to be         6'         Scale Symbo         Handicap Ind         Handicap acce         Wall Type Ind         indicates colur         Elevation 0'-0	n Marker: Cor behind' from a n Marker: Cor cloud to indica r Indicator: N ellar; B=baser e 1st floor. /or Unit Entra ymbol: Used split, the mato I (or similar, s licator: Used essibility meet licator: Refer mns, '4' indica )" (Indicator)	orresponds to Reprevious revisions responds to Reprevious revisions responds to Represent a change/resumbered in sement; 1=1st flow on character and the sement; 1=1st flow on character and the sement of the semen	evision Date in Title Block. evision Date in Title Block. evision from a previous set. quence, starting with floor for, etc. Example 1-3 is the g does not fit on a page or alignment. g does not fit on a page or alignment. ces, signs, etc. indicates ines. page chart if provided. 'C' rows on chart. es True North es Drawing Reference North er to keep drawings aphic to orientation of sheets). Symbol	Detail Number — Sheet Number —	<b>RIC &amp; HVA</b> $\begin{array}{c} -1 \\ \hline 3 \\ \hline 4.005 \\ \hline 4 \\ \hline 3 \\ \hline 4.005 \\ \hline 4 \\ \hline 3 \\ \hline 4.005 \\ \hline 4 \\ \hline 5 \\ \hline 4 \\ \hline 5 \\ \hline 5 \\ \hline 6 \\ \hline 7 \\ \hline 6 \\$
	Used Revisio         Revision 'left b         New Revision         Connected to         Window/Door         indicator: C=cd         3rd door on th         Building and/         Match Line Sy         and has to be         6'         Scale Symbol         Handicap Ind         Handicap Solution         Elevation 0'-0         N         Elevation 0'-0	n Marker: Co behind' from a n Marker: Cor cloud to indica r Indicator: N ellar; B=baser e 1st floor. for Unit Entra ymbol: Used split, the mato I (or similar, s icator: Used essibility meet licator: Refer mns, '4' indica 0" (Indicator)	arresponds to Reprevious revisions responds to Reate a change/resumbered in segment; 1=1st floor ance: when a drawin ch line allows for ee below) on parking spating ADA guided to 'Wall Types' tes horizontal in Indicate Indicate North	evision Date in Title Block. evision Date in Title Block. evision from a previous set. guence, starting with floor for, etc. Example 1-3 is the g does not fit on a page or alignment. ces, signs, etc. indicates ines. page chart if provided. 'C' rows on chart. es True North es Drawing Reference North er to keep drawings raphic to orientation of sheets). Symbol	Detail Number — Sheet Number —	<b>RIC &amp; HVA</b> $\begin{array}{c} 1 \\ \hline 1 \\ \hline 3 \\ \hline 4.005 \\ \hline 3 \\ \hline 4.005 \\ \hline 3 \\ \hline 4.005 \\ \hline 3 \\ \hline 4 \\ \hline 5 \\ \hline 7 \\ $
	Used Revisio         Revision 'left b         New Revision         Connected to         Window/Door         indicator: C=ca         3rd door on th         Building and/         Match Line S         and has to be         6'         Scale Symbo         Handicap Ind         Handicap occe         Wall Type Ind         indicates colur         Elevation 0'-0         N         (1' 2' 3' 4' 5')	n Marker: Cor behind' from a n Marker: Cor cloud to indica n Indicator: N ellar; B=baser e 1st floor. for Unit Entra ymbol: Used split, the mate split, the mate licator: Used essibility meet licator: Refer mns, '4' indica o" (Indicator)	erresponds to Re previous revis responds to Re ate a change/re umbered in see ment; 1=1st floc ince: when a drawin ch line allows fo ee below) on parking spa ting ADA guided to 'Wall Types' ttes horizontal n Indicate Indicate North	evision Date in Title Block. ion set. evision Date in Title Block. evision from a previous set. quence, starting with floor or, etc. Example 1-3 is the g does not fit on a page or alignment. ces, signs, etc. indicates ines. page chart if provided. 'C' rows on chart. es True North es Drawing Reference North er to keep drawings raphic to orientation of sheets). Symbol	Detail Number — Sheet	<b>RIC &amp; HVA</b> $\begin{array}{c} 1 \\ \hline 3 \\ \hline 4 \\ \hline 0 \\ $

#### Symbols: **Switch -** New or Relocated as Required. Single, Double. **Switch -** Existing, No change required. Single, Double. Outlet - New or Relocated as Required. Single, Double, Triplex Outlet - Existing, No change required. Single, Double, Triplex, Light Fixture - New or Relocated as Noted. Connections to switch and/or other light(s) as req'd, see plans. Must be UL approved. Light Fixture - Existing, No change required except connection and/or other light(s). Confirm UL rated and fixture is functioning Recessed Downlight - New Recessed Light Fixture. Wall Sconce - New Light Fixture. Bathroom Vent - 40 cubic feet / minute flow UNO. Exhaust dire typ. In full bathrooms w/ tub/shower, use moisture resistant unit . . . . . . . . . . . . . . d Meters Circuit Breaker Panel: location as noted on plan. Electric Meter Gas Meter ......... mmunication and Service Telephone - Existing or New. Size and Location as noted on pla Cable Ready Junction Box: (provide full junction box) and co-a Connector. Connect to coaxial cable, one cable per junction boy chain) to Basement/Cellar Floor Mechanical Room Wall Mounted each apartment. See Additional Notes on Specifications page, **Thermostat:** location to remain or adjust as required. DUCT Symbols: Bathroom/Closet Exhaust Vent - 40 cfm minimum exhaust to Bathroom/Closet Exhaust Vent & Light Combination - 40 cf minimum exhaust to exterior. 2 Hour Rated Stainless Steel Duct - See Specification Notes, Walled typ. Round Duct - Toned is Vertical Duct. No tone with dashed lines reference symbol. See 1, Line Types for example of horizontal. mbols: Ceiling Fan - Existing or New. Size and Location as noted on p or may not have fill on blades/motor. Air Conditioner - Represents either the entire unit, or part of a as in the condenser only. See plan for notes and clarification. Radiator - Existing or New. Size and Location as noted on plan. Forced Air Heating/Cooling System - Existing or New, Heat Type. Boiler or Furnace Heating System - Existing or New. Either I Gas or Oil Fuel. Hot Water Tank - Existing or New. Size and Location as noted Instant Hot Water Tank - Existing or New. Size and Location a on plan. 2D Graphic Symbol AC Small Condenser Unit - E Medium Sized Condenser Existing or New. ±2'-6" high HVÁC UNIT Large HVAC Unit - Existing 、**#1 FRIC & HVAC RELATED SYMBOLS** Column Line Indicator: Numbers in one di letters used in other direction. $\rightarrow 3$ **Detail Designation Indicator** → A-005 Detail Section Designation Indicator Elevation Designation Indicator $\rightarrow 2$ A-005 \_\_\_\_\_A-005 General Section/Elevation Designation . . . . . . . . . . . . . . . . . . . PE CONTOUR ELEVATION INDICATORS Existing Point Elevation (Plan) +351.0 +351.0 New Point Elevation (Plan) ---+351.0--- Existing Contour Elevation (Plan) CATORS: Other indicators may be present on the plans General Note -\_\_\_\_ Elevation × • ant Note (bold). -— Floor Drain (FD) or Area Dra X G - Light Fixture Type: LED, Ha ect's Explanation –

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— Stair UP/DN

\_\_\_\_ Stair UP/DN

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	EVISTING		ACST = Acoustical
equired. Single, Double.	General Wall Types as indicated on Exising and/ or Demo Floor Plans	General Wall Types as indicated on New/ Proposed (construction) Floor Plans	ABV = Above ADH = Adhesive
quired. Single, Double.			APP = Applicable APT = Apartment
equired. Single, Double, Triplex, Quad.	Existing walls to remain-No Fill	Fill. Some existing walls may	<b>APPROX</b> = Approximate
uired. Single, Double, Triplex, Quad.			BLDG = Building BLKG = Blocking
d as Noted. Connections to switches	Existing walls for Demo-100% Fill	New Interior Partition/Stud	BLT-IN = Built-In BM = Beam
e plans. Must be UL approved.		Wall: 2x4 @ 16" OC w/ 5/8" GWB, partition, non-load bearing.	<b>CAB</b> = Cabinet
rated and fixture is functioning properly typ.	Existing Masonry to Remain.	See Notes on Plans to Identify New Bearing	CL = Center Line CLST = Closet
cessed Light Fixture.	FireProof Construction. Masonry is indicated with a 45° angle	Walls	CLR = Clear CONC = Concrete
9.	hatch.	New Interior 'Load-Bearing' Stud Wall: 2x4 @ 16" OC, 5/8"	CMU= Concrete Masonry LCT= Ceramic Tile
minute flow UNO. Exhaust directly to exterior wer, use moisture resistant unit and duct.		C GWB; Single Floor/Double Head Plates; Provide Lintels over	<b>D</b> = Door
······	2 HR Fire Rated Stud Wall	between studs @ 4' OC.	DIA = Diameter DIM = Dimension
as noted on plan.	This indicator (CL of noted wall): This indicator line type will	No new Brick or CMU work: New CMU Masonry: (heavy-fill	DS = Downspout DOB = NYC Department of
	wall type that is 2 Hr. Rated.		DWR = Drawer DW = Dishwasher
	Wall Indicator (CL of noted wall): This indicator line type		EA = Each
vice	will appear at the center line of any wall type that represents a	line weight to indicate new construction). Note 45° 'tight'	ELEC = Electrical Elev = Elevation EQ = Equal
ze and Location as noted on plan.	bearing wall. Acoustical Insulation filled,	hatch with héavy line weight.	EQUIP = Equipment EST = Estimate
ovide full junction box) and co-axial able, one cable per junction box (no daisy	when centered on a wall (around bathrooms/laundry).		<b>E.W.</b> = Each Way <b>EXT'G</b> = Existing
Mechanical Room Wall Mounted Box to serve Notes on Specifications page, Detail 3.	See Wall Types page, if provided	d, in this set for complete legend	FAI = Fresh Air Intake
or adjust as required.	of specific Wall Types, details an	nd notes.	FD = Floor Drain FDN = Foundation FE = Fire Extinguisher
			FIN = Finish, Finished FL = Flashing
t - 40 cfm minimum exhaust to exterior.	4 - WALL ITPE LEGEND		FLR = Floor FOC = Face of Concrete
t & Light Combination - 40 cfm			FOS= Face of StudsFPL= Fireplace
ouct - See Specification Notes, Double	CUT (Plan/Section) MATERIALS		FRMG = Framing FT = Foot, Feet
Duct. No tone with dashed lines is horizontal pes for example of horizontal.	Brick	Iotal Sq. Footage (Plan Only)	FURN = Furniture
	Block-CMU	Dot & Dash (Material as Noted)	GA = Gage GALV = Galvanized, Galvani GB = Grab Bar
	Terra Cotta and/or Fire Brick	Dash (Material as Noted)	GC = General Contractor GECI = Ground Fault Circuit
ize and Location as noted on plan. May	Concrete Lightweight	$ \begin{array}{c} & & & \land & \land \\ \hline & & \land & \land & \land \end{array} \end{array} $ Triangles (Material as Noted)	<b>GWB</b> = Gypsum Wall Board
otor.	Concrete Structrual	Triangle Mesh (Material as Noted)	HC = Handicap HDR = Header
	Cut Stone/Stucco	FACE OF MATERIAL-Elevation	HDW = Hardware HTR = Heater
an for notes and clarification.	Carpet/Fabric	Brick-Common Bond	<b>HVAC</b> = Heating, Ventilation <b>HW</b> = Hot Water (Heater)
stem - Existing or New, Heat Pump	Plaster/GWB	Brick-English Bond	<b>INSUL</b> = Insulation
tem - Existing or New Either Natural	Rigid Insulation or Tile depending on scale.	Brick-Flemish Bond	KIT = Kitchen
	Earth	Brick, Block, Tile-Stacked Bond	LAV = Lavatory
w. Size and Location as noted on plan.	Earth	Brick-Herringbone on Edge	MAX = Maximum M.O. = Masonry Opening
ng or New. Size and Location as noted	Grass/Planting Bed	Brick-Herringbone	MECH = Mechanical MEZZ = Mezzanine
	Wood	Block-Running Bond	MISC = Miscellaneous MTL = Metal
Small Condenser Unit - Existing or New	Plywood		NA = Not Applicable
	Steel	TACE OF MATERIAL-Plan	NTS = Not To Scale
Medium Sized Condenser Unit - Existing or New. ±2'-6" high UNO.	Aluminum	Wood Flooring or Siding	<b>O.C.</b> = On Center (or OC)
	Brass/Bronze/Copper	E Roofing Tile: Asphalt	OFCI = Owner Furnished; G OFOI = Owner Furnished &
Large HVAC Unit - Existing or New.	Subway Grate/Stack Pattern	Image: State of the state o	OR = Owner's Representa
	25% Tone: Appliances, Cabinets, Fixtures, Equipment	actual pattern with notes/spec/ sample or link.	PERF = Perforated PE = Professional Engine
	5		
ATED SYMBOLS	5 - FILL TYPES		8 - ABBREVIATIO
Indicator: Numbers in one direction			
n other direction.	EMERGENCY / FIRE	NOTE: This Legend for Wall Types is superseded if the Wall Types Chart sheets(s)	
nation Indicator	DETECTION Symbols:	are included within this set. Verify Table Of Contents for confirmation.	GENERAL ROOM NAME NOTA
	SM-CO2 Smoke Detector & CO2 Detector	1st Number = Fire Rating 2nd Number = Stud Type	Bedroom
on Designation Indicator	<b>Combo</b> : Hardwired with battery backup. See Detail 7 this page for	a = 7/8" furring b = 2x3	
	additional information.	c = 2x4 d = 2x6	
esignation Indicator	Lighting: See signage page for specifics.	3rd Number = Insulation (2 & 4) or not (1 & 3).	GENERAL ROOM NAME/NUME
	<b>Fire Alarm Pull</b> : Interior Wall	WALL CONSTRUCTION TYPE SYMBOLS: For GWB Only	Hallway Ro
tion/Elevation Designation Indicator	Mounted.	EXTERIOR	
	不 Alarm Siren: Interior Wall Mounted.	2x6 Metal Stud (Stud-Rite Non Bearing) @ 16" O.C.,	
NDICATORS	<b>Fire Hydrant</b> : Exterior only.	S/0 GWB, One Side. <representing an="" exterior="" interior="" of="" p="" side="" the="" wall<=""></representing>	
nt Elevation (Plan) levation (Plan)		assembly.	105 Rot F2 W2 C2 Fin
ntour Elevation (Plan)	only.	INTERIOR	
r Elevation (Plan)	Extinguisher Fire Extinguisher Cab.: Recessed Cab	7/8" Metal Furring @ 16" O.C., 5/8" GWB, One Side.	or (F) - all (W) - 0 0 (C) -
ay be present on the plans.	Siamese Connection: Wall	2v/ Metal Stud (Stud-Pite	Flo Ceilir
- Elevation	Mounted.		
– Floor Drain (FD) or Area Drain (AD)	Stand Pipe: Interior Use.		
- Light Fixture Type: LED, Hal, Incad, etc.	Hose Swing Rack: Wall Mounted.	2x3 Metal Stud (Stud-Rite <⊊ Non Bearing) @ 16" O.C	F1 Natural Wood Plank F2 Engineered Wood
– Hererence to Detail/Page – Stair UP/DN		✓ 5/8" GWB, <u>Two Sides</u> .	F3 Porcelain Tile F4 Ceramic Tile
– Stair UP/DN	Hose Fire Cabinet: Wall Recessed.	2x6 Metal Stud (Stud-Rite	F5 VCT Tile F6 Concrete Slab
	Hose Reel Rack: Wall Mounted.	5/8" GWB, One Side.	EX = Existing Finish to Remain
	6 - FIRE SYMBOLS	7 - WALL TYPES	9 - ROOM INDICA

CST BV DH DJ	= Acoustical = Above = Adhesive = Adjustable	PLYWD PL PRELIM PT	<ul> <li>= Plywood</li> <li>= Property Line</li> <li>= Preliminary</li> <li>= Pressure Treated (Lumber)</li> </ul>
PP PT PPROX	= Applicable = Apartment <b>X</b> = Approximate	RA REV	= Registered Architect = Revision
_DG _KG _T-IN	= Building = Blocking = Built-In	RM R.O. REQ'D SF	= Room = Rough Opening (or RO) = Required = Square Feet (or S.F. or Sq.Ft.)
M AB _G	= Beam = Cabinet = Ceiling = Center Line	SOV SST STOR	= Shut Off Valve (or S.O.V.) = Stainless Steel = Storage
- _ST _R ONC MU T	= Closet = Clear = Concrete = Concrete Masonry Unit = Ceramic Tile	T&G TEL TOB TOC TOS TOW	<ul> <li>Tongue &amp; Groove</li> <li>Telephone</li> <li>Top of Beam</li> <li>Top of Curb</li> <li>Top of Slab</li> <li>Top of Wall</li> </ul>
EMO	= Door = Demolition = Diameter	TYP UNO	<ul><li>Typical</li><li>Unless Noted Otherwise</li></ul>
M S OB NR	<ul> <li>Dimension</li> <li>Downspout</li> <li>NYC Department of Buildings</li> <li>Drawer</li> </ul>	VIF VCT W	= Verify in Field (or V.I.F.) = Vinyl Composition Tile = Window
N	= Dishwasher = Fach	W/ WC	= With = Water Closet (Toilet)
LEC ev QUIP ST W. (T'G	<ul> <li>Electrical</li> <li>Elevation</li> <li>Equal</li> <li>Equipment</li> <li>Estimate</li> <li>Each Way</li> <li>Existing</li> </ul>	W/D	= Washer / Dryer
AI .	= Fresh Air Intake	Acronym	Glossary
D DN E N	= Floor Drain = Foundation = Fire Extinguisher = Finish, Finished	Work Typ BL: B CC: C	e Acronyms oiler urb Cut bute
- .R	= Flashing = Floor	DM: D EQ: C	emolition and Removal onstruction Equipment
	= Face of Concrete = Face of Studs	FA: Fi FB: Fi	duipment work ire Alarm uel Burning
RMG	= Fireplace = Framing = Foot Feet	FN: Fe FP: Fi	ence ire Suppression uel Storage
JRN	= Furniture	MH: M OT: O	lechanical/HVAC ther
A ALV B C	= Gage = Galvanized, Galvanic = Grab Bar = General Contractor	SD: S SF: S SG: S SP: S	tandpipe caffold ign prinkler
WB	= Gypsum Wall Board (sheetrock)	<b>Legal Acı</b> AC:	r <b>onyms</b> Administrative Code
C DR DW FR /AC W	<ul> <li>= Handicap</li> <li>= Header</li> <li>= Hardware</li> <li>= Heater</li> <li>= Heating, Ventilation &amp; AirCondition</li> <li>= Hot Water (Heater)</li> </ul>	APPN: BC: HPD: LL: LPPN: MDL: NYC DEP NYC RR:	Admin Policy & Procedure Notice Building Code Housing Preservation & Development Local Law Legal Policy and Procedures Notice Multiple Dwelling Law Y: NYC Dept of Environmental Protection NYC Report Recommendations
SUL	= Insulation	NYS DOF NYS ECL OPPN:	<ol> <li>New York State Department of Health</li> <li>NYS Environmental Conservation Law Operations Policy &amp; Procedure Notice</li> </ol>
Т	= Kitchen	PPN: RCNY: RS <sup>:</sup>	Policy and Procedure Notice Rules of the City of New York Reference Standard
	= Lavatory	TPPN: ZR:	Technical Policy and Procedure Notice Zoning Regulations (or 'Resolution')
AA .O. ECH EZZ ISC TL A O TS	<ul> <li>Maximum</li> <li>Maximum</li> <li>Maximum</li> <li>Maximum</li> <li>Maximum</li> <li>Mechanical</li> <li>Mezzanine</li> <li>Miscellaneous</li> <li>Metal</li> <li>Not Applicable</li> <li>Number</li> <li>Not To Scale</li> </ul>	Permit Ty AR: A EA: E FO: F ME: M NP: N PL: F SH: S ST: S ZO: Z	rpe Acronyms Architectural Earthwork Foundation Mechanical No Plans Plumbing Sidewalk Shed Structural Zoning
c	- On Conter (or OC)	Building NB:	<b>Type Acronyms</b> New Building
C. FCI FOI R	<ul> <li>On Center (or OC)</li> <li>Owner Furnished; GC Installed</li> <li>Owner Furnished &amp; Installed</li> <li>Owner's Representative</li> </ul>	Alt 1: Alt 2: Alt 3: Al	Alteration Alteration Alteration
RF	<ul><li>Perforated</li><li>Professional Engineer</li></ul>	PE: Pro RA: Rec GC: Gei	onal Acronyms fessional Engineer gistered Architect neral Contractor

#### NS

ATIONS oom Name with NO Room Number: On small projects, it is common practice to just state the room name without an association number. This is the case when schedules for doors, windows, finishes, etc. are not part of the document set. BER NOTATION oom Name oom Number: The first number represents the floor level, in this case 1st floor. The remaining numbers represent which room on that floor. R NOTATION oom Name oom Number nish Number Room Number: The first number (of 105) represents the floor level, in this case 1st floor. The remaining numbers represent which room on that floor. Finish Number: This corresponds to either the 'floor' (F), 'wall' (W) or 'ceiling' (C) in the chart below, the number indicating which finish is to be applied to the surface indicated. NTERIOR FINISH SCHEDULE WALL CEILING W1 Eggshell Paint C1 Eggshell Paint W2 Semi-Gloss Paint C2 Water Resistant Paint W3 Rust Inhibitor Paint C3 Acoustical Tile W4 Tile & Paint W5 Stone & Paint

ATORS/NOTATION LEGEND

	Simpletwig Architecture IIc
PROJEC	T NAME
OWNER	
PROJEC	T TEAM
	ECT
SimpleTwig A Nic Buccalo, A 526 Prospect A Brooklyn, NY	Architecture.IIc Architect 718-488-7894 Avenue info@SimpleTwig.com 11215 www.SimpleTwig.com
every nest starts w	ith a simple twig NY License: 024197 REPRESENTATIVE
	LTANTS
CONSU	LTANTS
Date	LTANTS
Date Dec. 18, 2017	LTANTS Description DOB Submission
Date Dec. 18, 2017	LTANTS Description DOB Submission Revision 1 (xxx.01) Revision 2 (xyx.02)

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Smoke Detector notes moved to A-001.00



Revision 3 (xxx.03)

Revision 4 (xxx.04)



		ARCHITECT	URAI	L SURVEY			
		LOC BOROUGH OF BROOK CITY AND ST4	ATED A LYN, CO TE OF	T: UNTY OF KINGS, NEW YORK			
	2002						
				) ) )			тк
		OTES: 1) ELEVATIONS AND ESTABLISHED NORTH AMERICAN VERTICAL DA 2) LEGAL GRADES SHOWN HEREON TAKEN AT THE PROJECTION OF 3) THE INFORMATION GIVEN ON TH SUBSTRUCTURES IS NOT CERTIF 4) NO UTILITY AND/OR SUBGRADE IS INDICATED ON THIS SUBVENCY UTILITY COMPANY OR ADENCY I 5) SIZES AND TYPES OF SEWERS	CRADES SHOW TUM OF 1988 REFER TO THE THE PROPERTY IS SURVEY PER IS SURVEY PER INFORMATION C ONSULT WIT PROR TO DESIG SHOWN HEREON	IN HEREON REFER TO THE (NAVD 88) E TOP OF THE CURB LINES. TAINING TO UTILITIES AND/OR URACY OR COMPLETENESS, JTHER THAN SEWER, WATER H THE APPROPRIATE NING IMPROPEMENTS.	PROJEC		DIETWIG ARCHITECTURE II
	7th STREE (60' WIDE)	BOROOCH OF BROOKLYN SEWEJ RIM AND INVERT ELEVATIONS SI MEASUREMENTS. 6) SIZE OF WATER MAIN SHOWN H NEW YORK DEPARTMENT OF EN AS SHOWN ON RELATED MAP. 7) THE OWNER, CONTRACTOR AND APPROPRIME UTILITY COMPANIE PRIOR TO ANY CONSTRUCTION I RULE 53. 8) THIS IS TO CERTIFY THAT THER WATERCOURSES IN THE PROPER	R DEPARTMENT HOWN HEREON VIRONMENTAL P OR HIS AGENTS S AND/OR AGEN N ACCORDANCE E ARE NO STRE TY AS SHOWN	RECORDS. SEMER MANHOLE OBTAINED BY FIELD AINED FROM THE CITY OF ROTECTION RECORDS, S MUST NOTIFY THE VOIES AT LEAST 72 HOURS WITH INDUSTRIAL CODE EAMS NOR NATURAL ON THIS SURVEY.	PROJEC	CTLOCA	ΓΙΟΝ
		THE OFFSETS OR DIMENSIONS SHOW ARE FOR A SPECIFIC PURPOSE AND THE ERECTION OF FENCES, RETAININ ADDITIONS TO STRUCTURES AND ANY UNAUTHORIZED ALTERATION OR ADDIT 7209 OF THE NEW YORK STATE EDU COPIES OF THIS SURVEY MAP NOT B OR EMBOSSED SEAL SHALL NOT BE CERTIFICATION INDICATED HEREON ON HIS AGENCY AND LENDING INSTITUTION L LENDING INSTITUTION, CERTIFICATIONS INSTITUTIONS OR SUBSEQUENT OWNED	N FROM THE STR USE AND THERE 5 WALLS, POOLS, OTHER CONSTRI- ION TO THIS SUP CATION LAW. EARING THE LANI CONSIDERED TO ALL RUN ONLY T ISTED HEREON, A ARE NOT TRANS RS.	RUCTURES TO THE PROPERTY LINES FORE ARE NOT INTENDED TO GUIDE , PLANTING AREAS, UCTION. RVEY IS A VIOLATION OF SECTION D SURVEYOR'S INKED SEAL BE A VALID TRUE COPY. TO THE PERSON FOR WHOM THE TITLE COMPANY, COVERNMENTAL NO TO THE ASSIGNEES OF THE FERABLE TO ADDITIONAL	OWNER	2	
		20 0	WAYS AND/OF WIN ARE NOT	40 60	PROJE	CT TEAM	
		Scal LEONARD J. STR CONSULTING ENGINE 32 SMITH STRE 516-378-2064 212	e 1" = ANDBER( EERS AND ET, FRE 2-213-409	20' G AND ASSOCIATES, LAND SURVEYORS, P.C. TEPORT, NY 11520 0 FAY 516-378-6649	SimpleTwig ARCHI	TECT Architect Architect	ure.llc 718-488-7894
	S. Nº050189	010-010-2004 + 212	218-405	0 1 TAX 070-378-0045	526 Prospect Brooklyn, NY every nest starts v	Avenue 11215 with a simple	twig NY License: 024197
					Filing	REPRES	SENTATIVE
BAS INCO IS A EXIS PER	SEMENT AS PER TH ORRECTLY BY SOL BASEMENT AS PE STING ELEVATION THIS SET OF CON	HE SURVEY. IF IT WAS ME OTHER ENTITY TH ER THE SURVEY. WE TO ENSURE IT REMA ISTRUCTION DOCUM	S LABEI IAT IS IF ARE AD INS A B ENTS.	AS A LED RRELEVANT. THIS DDING ±2" TO THE ASEMENT AS	CONSU	JLTANTS	j
Existing 2 Dwellings	s /Compliance COMPLIES*	Proposed Change	Varia NO	nce Needed .			
100 FT	COMPLIES	No change	NO				
2000 SF	COMPLIES*	No change	NO				
50.1% 49.9%	COMPLIES COMPLIES	No Change No Change	NO NO		Date Dec. 18, 2017	Descrip	tion ubmission on 1 (xxx.01)
0 FT	COMPLIES**	No Change	NO			Revisio   Revisio   Revisio	on 2 (xxx.02) on 3 (xxx.03) on 4 (xxx.04)
49.9 FT	COMPLIES	No Change	NO				
0 FT	COMPLIES***	No Change	NO				
28.43 feet Existing 1905 Bldg	COMPLIES****	No Change	NO	To verify areas, see	l		
3040.5 SF 1013.5 + 1013.5 + 1013.5 = 3040.5 SF	Non-Complying	No Change	NO	Not increasing the degree of Non-			
2 Existing		No Change	NO	Compliance.			
0	COMPLIES	No Change	NO				
<u>1686.5 SF Duplex.</u> 2700 SF Total for 2 U	Inits	Size	UN		SHEET DESCRIPTION / DR		Zonina
			•••••		Location P	<b>E X</b> Plan, Su Zoning	<b>ZOIIIIIG</b> irvey, Site Plan and Analysis
			•••••		PROFESSIONAL SEAL / SIC	GNATURE	DRAWING SCALE 1/8" = 1'-0"
ffected by Tidal Wetl	ans, Freshwater W	etlands, Costal Erosio	on				DRAWN BY / CHECKED BY NB/NB SHEET NUMBER
							Z-001.00 PAGE 03 OF 29 PAGES
					03	OPYRIGHI	





Code/Section	ισι Υ	N	Special Inspections	Supplement Form	CONC
BC 1704 3 1	•		Structural Steel - Welding	x	TR1
BC 1704.3.2		Ň	Structural Steel - Details	x	
BC 1704.3.3			Structural Steel - High Strength Bolting	x	
BC 1704.3.4			Structural Cold-Formed Steel	x	
BC 1704.4.0			Concrete - Cast-In-Place	х	
BC 1704.4.0			Concrete - Precast	х	
BC 1704.4.0			Concrete - Prestressed	X	
BC 1704.5.0			Masonry	X	
BC 1704.6.1			Wood - Installation of High-Load Diaphragms	x	
BC 1704.6.2			Wood - Installation of Metal-Plate-Connected Trusses	Х	TR2
BC 1704.6.3		N	Wood - Installation of Prefabricated I-Joists	X	
BC 1704.7.1		N	Subgrade Inspection	X	
BC 1704.7.2		γ	Subsurface Conditions - Fill Placement & In-Place Density	X	
BC 1704.7.3			Subaurfaga Investigations (Derings/Test Dita)		
BC 1704.7.4		N	Deen Foundation Elements		
BC 1704.8.0		N	Helical Piles (BB $\#2014_020)$	TR5	
BC 1704.0.0		Ň	Vertical Masonry Foundation Elements	x	
BC 1704 10		Ń	Wall Panels, Curtain Walls and Veneers	x	036
BC 1704.11		Ń	Spraved fire-resistant materials	x	
BC 1704.12		Ň	Mastic and Intumescent Fire-resistant Coatings	x	
BC 1704.13		Ń	Exterior insulation and Finish Systems (EIFS)	x	
BC 1704.14			Alternative Materials - OTCR Buildings Bulletin #	X As per objection: Archite	CT TP3
BC 1704.15			Smoke Control Systems	X certifies the existing	This
BC 1704.16			Mechanical Systems	X building is Structurally	
BC 1704.17			Fuel-Oil Storage and Fuel-Oil Piping Systems	x sound <sup>.</sup> The brick shows	
BC 1704.18			High-Pressure Steam Piping (Welding)	x no signs of stress	
BC 1704.18			High-Temperature Hot Water Piping (Welding)	× Existing roof joist can	
BC 1704.19	1		High-Pressure Fuel-Gas Piping (Welding)	X support a snow load w/o	
BC 1704.20.1		1	Structural Stability - Existing Buildings	interior bearing walls. Th	е
BC 1704.20.2		N	Excavations - Sheeting, Shoring and Bracing	x joists are properly sized/	
BC 1704.20.3		$\mathcal{N}$	Underpinning	x spaced and there is no	
BC 1814			Machanical Domalition	sign of roof sagging.	
BC 1704.20.4		N	Rechanical Demonitori Raising and Moving of a Building	× • • • • • • • • • • • • • • • • • • •	SOIL (S
BC 1704.20.3 BC 1704.21.1.	2	$\sqrt[n]{}$	Soil Percolation Test - Private On-Site Storm Water Drainage Dispos	al Systems, and Detention	Addition
		,	Facilities x		File
BC 1704.21.2		N	Private On-Site Storm Water Drainage Disposal Systems, and Deter	ntion Facilities x	
BC 1704.22		N	Individual On-Site Private Sewage Disposal Systems Installation	X	
BC 1704.22		N	Soil Percolation Test - Individual On-Site Private Sewage Disposal S	ystems x	
BC 1704.23		N	Sprinkier Systems	X	
BC 1704.24	1	N	Standpipe Systems	X	TR5
BC 1704.25 BC 1704.26	N	2	Chimneys	X	Use
BC 1704.20	N	v	Fire-Resistant Penetrations and Joints	*	
BC 1704.27	v		Aluminum Welding	* ¥	Dow
BC 1704.20		Ń	Flood Zone Compliance (attach FEMA elevation/drv flood proofing	^	
BC G105		•	certificate where applicable)	x	
BC 1704.30			Luminous Earess Path Markings	TR7	TR5
BC 1024.8					Use
BC 1704.31			Emergency and Standby Power Systems (Generators)	x	This
BC 1704.32			Post-installed Anchors (BB#2014-018, 2014-019)	х	
BC 1707.8			Seismic Isolation Systems	Х	
BC 1704.			Concrete Design Mix	TR3	
BC 1704.2			Concrete Sampling and Testing	TR2	
Progress Inspe	ecti	on C	ategories (TR1 unless supplement noted) required by the NYC De	partment of Buildings.	EXISTIN
Code/Section	Y	Ŋ	Special Inspections	Supplement Form .	(SPECIA
BC 110.2		$\mathcal{N}_{\mu}$	Preliminary	X	
BC 110.3.1		N	Footing(s) and Foundation(s)	X	
BC 110.3.2	.1	γ	LOWEST FIOOF Elevation	X	
DC 110.3.3	N		Suuciulai Wood Flame		
BC 110.3.3 BC 110.3.4	N		Energy Code Compliance Inspections	I NO V	
28-116.2.2	N		Public Assembly Emergency Lighting	A X	
28-116 2 4 2		v	Final (Final Inspection of all completed work)	x	EGRES

NOTES: Y = Yes, N = No. A checkmark under 'Y' or 'N' indicates whether an inspection by a Special Inspector is required

#### **REFERENCES**:

References on right of the lists above are: Building Code Section(s) noted by 'BC' = Building Code.

#### LINKS:

Building Code: http://www.nyc.gov/html/dob/html/codes\_and\_reference\_materials/reference.shtml

Special Inspections: http://publicecodes.cyberregs.com/st/ny/ci-nyc/b200v08/st\_ny\_ci-nyc\_b200v08\_17\_sec004.htm? bu=YC-P-2008-000006

Directive 14 of 1975: http://www.nyc.gov/html/dob/downloads/pdf/di7.pdf

BC 110.5, Directive 14 of 1975, and, RCNY Section 101-10

RCNY §101-10: http://www.nyc.gov/html/dob/downloads/rules/1\_RCNY\_101-10.pdf

## **TR8 - Energy Code Progress Inspections**

Energy Code Progress In	spections (Form TR8) required by the NYC Department of Buildings.
Table Ref. in 1RCNY	
85000-01(h)(1) and (2)	Y N Progress Inspections (required = Y not required = N)

3	-	
(IA1) (IIA1)		 Protection of exposed foundation insulation
(IA2) (IIA2)		Insulation placement and R Values
(IA3) (IIA3)		Fenestration U-Factor and product rating
(IA4) (IIA4)		 Fenestration air leakage
(IA5) (IIA5)		 Fenestration areas
(IA6) (IIA6)		Air sealing and insulation - visual (around penetrations for pipes, windows/doors)
(IA7)		 Air sealing and insulation - testing
(IIA7)		 Projection factors
(IIA8)		 Loading dock weather seals
(IIA8)		 Vestibules
(IB1) (IIB1)		 Fireplaces
(IB2) (IIB2)		 Shutoff dampers
(IB3) (IIB3)		 HVAC and service water heating equipment
(IB4) (IIB4)		 HVAC and service water heating system controls
(IB5) (IIB5)		 HVAC insulation and sealing
(IB6) (IIB6)		 Duct leakage testing
(IC1) (IIC1)	)	 Electrical energy consumption
(IIC2)	) 1	Lighting in dwelling units
(IC2) (IIC3)	)	 Interior lighting power
(IIC4)	)	 Exterior lighting power
(IIC5)	)	 Lighting controls
(IIC6)	)	 Exit signs
(IIC7)	)	 Electrical motors
(ID1) (IID1)	) √	Maintenance information (permanently provide equipment documentation)
(ID2)		Permanent certificate (see ECC Notes for certificate)

#### 1 - 'TR' REQUIRED INSPECTIONS and/or TESTS, PROGRESS INSPECTIONS

TECHNICAL FORMS (for inspections): All forms listed here: http://www1.nyc.gov/site/buildings/about/forms.page at are 'strike-through' text are not applicable. Other ons may be required.

ETE (SPECIAL INSPECTOR ONLY):

Technical Report: Statement of Responsibility (Form provided, see this page, ensuring the form is up to date).

Use this form to identify responsibility or to report the results of completed inspections or tests. Download Form - Rev. 12/14 http://www1.nyc.gov/ assets/buildings/pdf/tr1ins 2008.pdf; Download Instructions: http://www1.nyc.gov/assets/ buildings/pdf/tr1ins\_2014.pdf

**Technical Report:** Concrete Pouring, Sampling and Compression Test Cylinders. File this form with the TR1 upon completion of required inspections/ tests. Download Form - Rev. 12/14: http:// www1.nvc.gov/assets/buildings/pdf/tr2.pdf; Download Instructions: http://www1.nyc.gov/assets/ buildings/pdf/tr2ins.pdf

Technical Report: Concrete Design Mix this form to indicate results of tests and final design mixture for strength of controlled concrete. Download Form - Rev. 2/15: http://www1.nyc.gov/ assets/buildings/pdf/tr3.pdf; Download Instructions: http://www1.nyc.gov/assets/buildings/pdf/tr3ins.pdf

P Technical Report: Concrete Design Mix form should be used by approved producers to indicate results of tests and final design mixtures for strength of controlled concrete. This Technical Report must be filed prior to permit issuance in accordance with the New York City Building Code Chapter 19, Concrete. Trial mixture reports and/or field experiment results must be attached when submitting the TR3P. As a reminder, additional TR3P reports should be submitted as needed for additional trial mixes. Download Form - Rev. 2/15: http://www1.nyc.gov/assets/buildings/pdf/tr3p.pdf

PECIAL INSPECTOR ONLY) (New Buildings or

#### Technical Report: Soil Inspection

this form with the TR1 upon completion of required inspections/tests. Download Form - Rev. 7/08: http://www1.nyc.gov/assets/buildings/pdf/tr4.pdf; Download Instructions: http://www1.nyc.gov/assets/ ouildings/pdf/tr4ins.pdf

Technical Report: Pile Driving this form to indicate results of test report for pile

vnload Form - Rev. 7/08: http://www1.nyc.gov/ assets/buildings/pdf/tr5.pdf; Download Instructions:

http://www1.nyc.gov/assets/buildings/pdf/tr5ins.pdf

H Technical Report: Helical Pile Installation this form for Helical Pile installations. is a new form for the 2014 Codes and cannot be submitted to the Department prior to the effective date of the 2014 Codes. December 31. Download Form - Rev. 12/14: http://www1.nyc.gov/assets/ buildings/pdf/tr5h.pdf; Download Instructions: http://

www1.nyc.gov/assets/buildings/pdf/tr5h\_instr.pdf IG BUILDING EXTERIOR MAINTENANCE

AL INSPECTOR ONLY) TR6 Technical Report: Periodic Inspection of Exterior Walls & Appurtenances Must be

accompanied by the Engineer and/or Architect's report. Download Form - Rev. 2/15: http:/ www1.nyc.gov/assets/buildings/pdf/tr6.pdf; Download Instructions: http://www1.nyc.gov/assets/ ouildings/pdf/tr6instr.pdf

S PATH SPECIAL ILLUMINATION (SPECIAL INSPECTOR ONLY)

**TR7 Photo-luminescent Report** Use this form to certify compliance with the Photoluminescent exit path marking requirements of Section BC 403.16, and 1 RCNY 1026-01 for high rise buildings constructed pursuant to the 2008 Building Code. This report may be completed by an architect or engineer.: Download Form - Rev. 12/14: http://www1.nyc.gov/assets/buildings/pdf/

ENERGY COMPLIANCE (SPECIAL or ARCHITECT

INSPECTOR ONLY) **TR8 Technical Report Statement of Responsibility** for Energy Code Progress Inspections: File this form with the TR1 (upon completion of required inspections/tests for jobs in compliance

> with the NYCECC Download Form - Rev. 12/14: http://www1.nyc.gov/ assets/buildings/pdf/tpp1.pdf; Download Instructions: http://www1.nyc.gov/assets/

buildings/pdf/tpp1-user-guide.pdf

Who Can Preform Inspections:

tr7.pdf

license).

the cities.

inspections.

A registered design professional (Architect or Engineer) with relevant experience may perform most Inspections in connection with the construction or alteration of Occupancy Group R-3 buildings, three stories or less in height.

Additional qualifications are needed to perform Special Inspections in connection with excavation and foundation activities by a Licensed Special Inspector w/ a RA or PE qualifications (relevant training and approved inspection

Note that on all SimpleTwig projects, either an inspector as provided by New York City Department of Buildings, or a **Special Inspector** will perform all required inspections. This is because there is an inherent 'Conflict of Interest' if the Architect acts as an inspector, putting himself between the needs of the 'Developer' versus 'Contractor' versus the 'City'. In short, the Architect is the Owner's representative only, not

Further, it is a fundamental responsibility of the city to provide an unbiased inspector for every project to ensure full compliance with the law. Other inspections, such as plumbing, electrical, or structural can be decided by those who the city says is legally allowed to perform those

At SimpleTwig Architecture.llc we welcome inspectors to let us know for each and every case if there is something that is being built that does not meet code, and what needs to be done to correct the infraction. Inspections are a 'fundamentally important part of the construction process' to ensure the public safety and to verify that the quality of construction work meets minimum standards, and thus, protects the building owner from potential liability as well as protecting their financial investment in the project.

#### DESCRIPTION OF WHEN SITE SAFETY PLAN IS EXEMPT: Article 110 SITE SAFETY PLAN.

**PERMIT TYPE:** Alterations, Alt Type 1, 2 and 3 applies to one, two and three-family dwellings. INSPECTIONS:

28-116.2.4.1 Final inspection prior to certificate of occupancy (or, as in 28-116.2.4.2 prior to letter of completion).

In all cases where the permitted work requires the issuance of a new or amended C of O, the final inspection shall be performed by the department in the presence of the permit holder, the registered design professional of record, or the superintendent of construction... performed after all work is completed... All defects noted... shall be corrected. ...'must be in substantial compliance' with approved construction documents and with this code and with other applicable laws and rules and that all required inspection were performed. Records of final inspections made by approved agencies shall be maintained by such persons for a period of 6 years after sign-off or for such other period required by the commissioner, and shall be made available to the DOB upon request.

#### 28-116.3 Inspection requests.

'it is the duty of the Contractor' to notify the DOB or person or entity designated to perform 'inspections' when work is ready to be inspected, 'including access to and means for inspection of 'work'...

28-116.3.1 'special Inspections': 'the Contractor must notify the special inspector or agency' in writing at least 72 hours prior to the commencement of any work requiring special inspections.

Will Comply, Final Inspection noted on TR1 Inspections List. Will Comply at time of Inspection SimpleTwig Note: See INSPECTIONS this page and/or consult the Expeditor for required inspections. Contractor inform the Inspector, whether a Special Inspector or as provided by the DOB at appropriat times, including lead times, in order to keep the project moving forward in a timely manner. The Homeowner for this project will hire a 'Special nspector' for all required nspections.

See Site Safety Notes, and, Tenant Protection Plan notes + TPP-1 if applicable.

### 2 - SITE SAFETY PLAN EXEMPT/INSPECTIONS

Chapter 3, Bulk Regulations in Residential Districts, ZR 23-03 Street Tree Planting Residence Districts R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

- In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting): (a) #developments#, or #enlargements# that increase the #floor area# on a #zoning
- lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of this Section;
- (b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts: #Special Bay Ridge District#; #Special (b) NA Clinton District#; #Special Downtown Brooklyn District#; #Special Downtown Jamaica District#; #Special Grand Concourse District#; #Special Hillsides Preservation District#; #Special Long Island City Mixed Use District#; #Special Ocean Parkway District#; #Special South Richmond Development District#;
- (c) #enlargements#, pursuant to the Quality Housing Program, of #single-# or #twofamily residences# by 20 percent or more; (d) #conversions# of 20 percent or more of the #floor area# of a #building# to a
- #residential use#; or (e) construction of a detached garage that is 400 square feet or greater.

ZR 23-04 Planting Strips in Residence Districts R1 R2 R3 R4 R5 (Amended 2/2/11) In the districts indicated, the following shall provide and maintain a planting strip in accordance with Section 26-42:

- (a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. <u>However, planting strips shall not be required for</u> <u>#enlargements# of #single-# or #two-family residences#</u>, except as provided in paragraph (b) of this Section;
- (b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts: #Special Bay Ridge District#; #Special Downtown Jamaica District#; #Special Hillsides Preservative District#; #Special Downtown Jamaica District#; #Special Hillsides Preservation District#; #Special Ocean Parkway District#; #Special South Richmond Development District#; (c) #conversions# of 20 percent or more of the #floor area# of a #building# to a #residential use#; or

Percentage

(minimum)

of #front yard

to be planted

(d) construction of a detached garage that is 400 square feet or greater.

Source: http://www1.nyc.gov/assets/planning/download/pdf/zoning/zoning-text/ art02c03.pdf?v=032216

**ZR 23-451 Planting Requirement** R1, R2, R3, R4, R5. 20% for lots less than 20'.; 25% for lots 20 to 24' width. Must consist of grass, ground cover, shrubs, trees or other living

plant material, having a min. dimension of 1' width. Conclusion: Since both Street Trees and Planting Strips are NOT required (see above), then Planting is not required. COMPLIES.

#### #Street# frontage of #zoning lot#, #street wall# width of #building segment#, or #street# frontage allocated to each of multiple #buildings# on a single #zoning lot#, as applicable.

Less than 20 feet	2
20 to 34 feet	2
35 to 59 feet	
60 feet or greater	5





NA = Not Applicable

(a) Not Reg'd

(	
	STREET TREES DISCLOSURE I hereby certify this project complies with all street tree requirements specified in the NYC Zoning Resolution, as well as NYC Department of Transportation, NYC Department of Parks and Recreation and all other applicable rules and regulations unless appropriate waivers are obtained.
	Exemptions for Street Trees: I hereby certify this project is exempt from all street tree requirements specified in the NYC Zoning Resolution because (select one):
	The building's proposed dominant use group is 17 or 18 and is exempt from street tree requirements as per NYC Zoning Resolution
	This is an Enlargement of a single or two family residence that is not located in one of the special districts specified in ZR § 23-03 and not an enlargement of 20% or more pursuan to the Quality Housing Program.
	<ul> <li>✓ Proposed work is Exempt because (select all that apply):</li> <li>_√ This is NOT an Enlargement exceeding 20% of floor area (ZR §23-03, 24-05 33-03);</li> <li>_√ This is NOT a Change of Use exceeding 20% of floor area (ZR §23-03, 24-05 33-03);</li> <li>_√ This is NOT a detached garage that is 400 square feet or greater (ZR §23-03, 24-05 33-03)</li> </ul>
	3,,,

licholas Buccalo, Architect of Record

3 - ZONING: Tree & Planting Requirements in Residential Districts

#### Requirements for 1 Family Dwelling and up: HMC § 27-2049, Post street number on dwelling

The owner must post and maintain a street number on the front of building. The street number must be visible from the sidewalk

#### HMC § 27-2051.1, Disaster Response Signage

Owners of residential dwellings where at least one unit is not occupied by the owner are required to post a temporary notice with all of the emergency information contained in HPD's sample notice in the common area of the building: • prior to the arrival of a weather emergency • after a natural disaster • after being informed that a utility outage will last for more than 24 hours.

#### HMC § 27-2097, Register residential properties annually

Property owners of residential multiple family dwellings (3+ residential units) or private dwellings where neither the owner nor the owner's immediate family reside are required to register annually with HPD. Property owners must also register with HPD when a new owner takes over the property or when information on the registration form changes. Property owners will be billed \$13 for each registration NYC Department of Finance and must pay the amount owed...

#### HMC§ 27-2046.1, Carbon Monoxide Detector Installation

Whenever an owner installs a carbon monoxide detector, he/she is required to provide written information regarding the testing and maintenance of detectors, including general information concerning carbon monoxide poisoning and what to do if an alarm goes off, to at least one adult occupant of each dwelling unit when the unit is installed. The written information must also explain that the owner has a duty to replace carbon monoxide detectors upon the expiration of their useful life.

Requirements for Multiple Dwelling Residential Buildings: For complete list for Multiple Dwelling Signage requirements, visit: https:// www1.nyc.gov/site/npd/owners/required-signage.page. In addition to the above: posting of 'Housing Information Guide for Tenants and Owners' as per Local Law 45 or 2014: http://www1.nvc.gov/assets/hpd/downloads/ pdf/compliance/Housing-Info-Guide.pdf, also known as the ABC's of Housing: http://www1.nyc.gov/assets/hpd/downloads/pdf/ABCs-housing-singlepg.pdf

#### 4 - PUBLIC SIGNAGE REQUIREMENTS

#### Max. Number of Dwelling Units based on FAR

ZR 23-22 Maximum Number of Dwelling Units (Amended 3/22/16) R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 In all districts, as indicated, the maximum number of #dwelling units# shall equal the

maximum #residential floor area# permitted on the #zoning lot# divided by the applicable factor in the following table. In R1 through R5 Districts, any #dwelling unit# shall be occupied by only one #family#. Fractions equal to or greater than three-quarters resulting from this calculation shall be considered to be one #dwelling unit#.

For the purposes of this Section, where a #floor area ratio# is determined pursuant to Section 23-151 (Basic regulations for R6 through R9 Districts), notwithstanding the #height factor# of the #zoning lot#, the maximum #residential floor area ratio# shall be 2.43 in an R6 District within 100 feet of a #wide street#, 3.44 in an R7 District and 6.02 in an R8 District. In an R6 District beyond 100 feet of a #wide street#, the maximum #residential floor area ratio# shall be as specified in Section 23-151, or 2.2, whichever is greater.

For #affordable independent residences for seniors#, there shall be no applicable #dwelling unit# factor. For #zoning lots# with #buildings# containing multiple #uses# or multiple #buildings# with different #uses#, special provisions are set forth in Section 23-24 (Special Provisions for Buildings Containing Multiple Uses) to determine the maximum number of #dwelling units# permitted.

FACTOR FOR DETERMINING MAXIMUM NUMBER OF DWELLING UNITS

District	Factor for #Dwelling Units#
R1-1	4,750
R1-2	2,850
R2, R2A	1,900
R2X	2,900
R3-1 R3-2*	625
R3A	710
R3-2 R4 R4-1 R4B	870
R3X	1,000
R4A	1,280
R4** R5** R5B	900
R5, R5D	760
R5A	1,560
R5B***	1,350
R6 R7 R8 R9 R10	680



for #single-# and #two-family detached# and #semi-detached residences#

- \*\* for #residences# in a #predominantly built-up
- \*\*\* for #zoning lots# with less than 40 feet of #street# frontage and existing on the effective date of establishing such districts on the #zoning maps#

#### Is 'Max. Number of Dwelling Units' applicable? **YES**

Therefore, lot size = 20' x 100' = 2000 SF x 1.35 FAR (R5)= 2700 SF Max. Allowable esidential Square Footage, divided by 1350 (table above) = 2 dwelling units. Total dwelling units proposed on this lot = 2. COMPLIES.

#### **5 - MAX. NUMBER OF UNITS COMPLIANCE**

area#

- ZR 23-23 Minimum Size of Dwelling Units (Amended 3/22/16) (a) In the districts indicated (R3 R4 R5), for all #buildings# other than #affordable independent residences for seniors#, each #dwelling unit# shall contain at least 300 square feet of #floor area#. For #affordable independent residences for seniors#, each #dwelling unit# shall contain at least 325 square feet of #floor area#.
- (b) In the districts indicated (R3 R4A R4-1), for all two family #detached# and, where permitted. two-family #semi-detached# and #zero lot line buildings#, one #dwelling unit# shall contain at least 925 square feet. (c) In the districts indicated (R6 R7 R8 R9 R10), for #affordable independent residences for
- seniors#, each #dwelling unit# shall contain at least 325 square feet of #floor area#.

Is 'Min. Size of Dwelling Units' applicable? YES

Proposed is 2 Units Total. 696 SF Basement Unit plus 2004 SF Duplex Unit (1s & 2nd Floor) = 2700 SF equaling the allowable SF. COMPLIES



PROJECT LOCATION

OWNER

#### PROJECT TEAM

ARCHITECT

SimpleTwig Architecture.llc Nic Buccalo, Architect 718-488-7894 526 Prospect Avenue info@SimpleTwig.com Brooklyn, NY 11215 www.SimpleTwig.com

every nest starts with a simple twig... NY License: 024197

FILING REPRESENTATIVE

CONSULTANTS

Date	Description
Dec. 18, 2017	DOB Submission
	Revision 1 (xxx.01)
	Revision 2 (xxx.02)
	Revision 3 (xxx.03)
	Revision 4 (xxx.04)



6 - MIN. SIZE OF UNITS COMPLIANCE

This project is NOT an enlargement. As per zoning, the basement level if part of a lower unit can be used as part of the house allowable square footage. We are in fact, adjusting the existing square footage within an existing building envelop to comply with FAR zoning requirements for this property. We are NOT adding square footage but meeting allowable square footage for this property.

#### ZR12-10

Enlargement, or to enlarge (2/2/11)

An "enlargement" is an addition to the #floor area# of an existing #building#, an increase in the size of any other structure, or an expansion of an existing #use#, including any #uses accessory# thereto, to an open portion of a #zoning lot# not previously used for such #use#. To "enlarge" is to make an #enlargement#.

(I) floor space that has been eliminated from the volume of an existing #building# in conjunction with the #development# of a new #building# or in the case of a major #enlargement#, as set forth in Section 11-31 (General Provisions), of another #building# on the same #zoning lot#; While this is true, it does NOT apply to this property. See Below.

NA because: 1) not part of the #development# of a new building, or 2) not part of 'another #building# on the same #zoning lot#.

**1 - ENLARGEMENT TEXT** 

area intentionally left blank

#### 2 - not used

As per request from Plan Examiner:

CALCULATION FOR BASE PLANE (TOP OF MEAN CURB) 159.04' (north Property Line) - 158.56' (south Property Line) 0.48' (difference between high/low elevations)

0.48' divided by 2 = 0.24' (represents mid-point)

0.24' represents height difference at the mid-point between the south and north elevations.

As per the diagram this page, the mid-point is exactly 10'-0" from the north/south Property Lines.

The elevations are taken at 'top of curb' and not at the 'base of the curb or road surface.'

Using 0.24' and adding this to the lower south elevation at the property line, we get:

158.56' + 0.24' = 158.80' (MEAN CURB = BASE PLANE ELEVATION

To verify north and south Property Line elevations at the top of curb (TOC), refer to the legal survey as provided by the Expeditor (Filing Representative) or as provided in Detail 4 of Z-001.00 by the Architect of Record.

As per ZR12-10 the "Base Plane" is <u>any level</u> between the curb (mean curb) and the building street wall (mean elevation running parallel to the curb). We are choosing 'top of mean curb' to be our 'base plane'. See Detail 5 this page for definition of 'Base Plane' or refer to the Zoning Resolution Text.



#### ZR12-10 DEFINITIONS Basement (10/25/93)

- A "basement", except where a #base plane# is used to determine #building# height, is a #story# (or portion of a #story#) partly below #curb level#, with at least one-half of its height (measured from floor to ceiling) above #curb level#. On #through lots#, the #curb level# nearest to a #story# (or portion of a #story#) shall be used to determine whether such #story# (or portion of a #story#) is a #basement#.
- Where a #base plane# is used to determine #building# height, a #basement# is a #story# (or portion of a #story#) partly below the #base plane#, with at least one-half its height (measured from floor to ceiling) above the #base plane#.

In addition, the following rules shall apply:

- (a) When a sloping #base plane# is established, a #basement# is a #story# (or portion of a #story#) partly below the #street wall line level#, with at least one-half its height (measured from floor to ceiling) above the #street wall line level# used to establish such #base plane#. On #through lots#, the #street wall line level# nearest to a #story# shall be used to determine whether such #story# or portion of a #story# is a #basement#.
- (b) All of the floor space with at least one-half its height (measured from floor to ceiling) above #curb level# shall be considered to be a #basement# where, subsequent to December 5, 1990, the level of any #yard# except that portion of a #yard# in front of the entrance to a garage on a #zoning lot# is lowered below the level of the #base plane#.

#### Base plane (3/22/16)

The "base plane" is a plane from which the height of a #building or other structure# is measured as specified in certain Sections. For #buildings#, portions of #buildings# with #street walls# at least 15 feet in width, or #building segments# within 100 feet of a #street line#, the level of the #base plane# <u>is</u> <u>any level</u> between #curb level# and #street wall line level#. Beyond 100 feet of a #street line#, the level of the #base plane# is the average elevation of the final grade adjoining the #building# or #building segment#, determined in the manner prescribed by the New York City Building Code for adjoining grade elevation.

#### Curb level (10/25/93)

"Curb level" is the mean level of the curb adjoining a #zoning lot#. On #corner lots#, #curb level# is the average of the mean levels of the adjoining curbs on intersecting #streets#, except that, for the purpose of regulating and determining the level of #yards#, or other open areas on #corner lots#, the #curb level# is the highest of the mean levels of the curbs on the intersecting #streets#. Where #through lot# regulations are applicable to any portion of a #corner lot#, or for any #through lot#, the height and setback regulations based upon #curb level# shall apply separately on each #street# on which such #through lot# portion or #through lot# fronts. On a #through lot#, for purposes of establishing the level of a #rear yard equivalent#, except when adjoining and extending along the full length of the #street line#, the #curb level# shall be the mean of the levels of the curbs on those portions of the #streets# on which such #through lot# fronts. Where on a #through lot# such #rear vard equivalent# is adjoining and extending along the full length of the #street line#, the height of the #rear yard equivalent# shall be the #curb level# of the adjoining #street#. Where #through lot# regulations and #interior lot# regulations are applicable to portions of a #zoning lot#, for purposes of establishing the level of the #rear yard equivalent# or #rear yard#, #curb level# shall be the mean of the levels of the curbs on that portion of each #street# on which such portions of the #zoning lot# front.

For the purposes of determining a #base plane#, "curb level" is the mean level at that portion of the curb adjoining a #zoning lot# from which, when viewed directly from above, lines perpendicular to the curb may be drawn to a #street wall#. On #corner lots#, #curb level# is the average of the mean levels of such portions of the curbs on intersecting #streets#. On #through lots#, #curb level# is determined separately for each #street# frontage to a distance midway between such #streets#.

#### 5 - ZONING BASEMENT & BASE PLANE

#### MAJOR DEVELOPMENT AND ENLARGEMENT DEFINITIONS

(c) (1) "minor development" < does not apply as this is the construction of a 'new' building.

(c) (1) (iv) a major #enlargement#, which is an #enlargement# requiring the installation of foundations and involving at least 50 percent of the total #floor area# of such #enlarged building#, and which #enlargement# will be #non-conforming# or #noncomplying# under the provisions of any applicable amendment to this Resolution. For the purposes of Section 11-33 (Building Permits for Minor or Major Development or Other Construction Issued before Effective Date of

Amendment) only, a major #enlargement# shall also include any other #enlargement# <u>adding at least 50,000 square feet</u> <u>to the #floor area# of an existing #building#</u>, which #enlargement# will be #non-conforming# or #non-complying# under the provisions of any applicable amendment to this Resolution.

#### ZR 11-31 GENERAL PROVISIONS (2) "major development" shall include:

- (i) construction of two or more #buildings# on a single
   #zoning lot# which will be #non-complying# under the provisions of any applicable amendment to this Resolution; or
- (ii) construction of two or more #buildings# on contiguous #zoning lots# or #zoning lots# which would be contiguous except for their separation by a #street# or #street# intersection; and

   (a) have been planned as a unit evidenced by a
  - site plan for all such #zoning lots# filed with, and approved by, the Department of Buildings prior to the effective date of the applicable amendment; and (b) will be #non-complying# under the provisions of
  - any applicable amendment to this Resolution.





Contractor shall be responsible for these and all other safety conditions and shall remove any worker from the property who does not respect working in a safe environment.

**SAFETY ATTITUDE:** No person shall be injured as a result of doing this construction work. All Workers shall consider safety first before engaging in any work.

**PERSONAL SAFETY:** All Contractors and workers shall perform their work in a safe manner, using safety equipment like helmets, grounding wires, masks, harnesses, etc. and ensure their workers are trained professionally to operate equipment in a safe manner including where they put equipment, wires (tripping hazard), the stability of work surfaces,

DANGEROUS CONDITIONS: If a condition exists or is created that is unsafe, like poor mortar/wall conditions, poor foundation support, weak/sagging beams, columns or joists, workers shall remove themselves from area, contact the NYC Department of Buildings, CONSULT an ENGINEER, and inform the Owner.

**PUBLIC SAFETY:** At no time shall exterior work be preformed that might endanger the public, adult or child, from falling debris, tools, walls, people, etc. as related to this project. A 'Sidewalk Bridge' must be erected if such work is preformed, to include netting from above the work area to the protective bridge itself.

**FLOOR OPENINGS:** All openings shall have a guard rail consisting of 3/4" plywood 'parapet' to at least 3'6" off the floor, secured to 2x4 @ 16" OC, to support a lateral load of 250 lbs/Square Inch, to prevent all people from falling and shall be secured and in place every day and night including during non-working hours and/or if the project is stopped. At no time shall any floor opening be left without these measures of safety protection.

WALL OPENINGS NEXT TO OPEN AREAS: Any wall opening (window and/or door, stair) shall have a protective rail of at least 3'6" off the floor and capable of resisting a lateral force of 250 lbs per square inch. Anyone who is working near such an opening shall wear a safety harness secured to a non-movable column or mass to meet or exceed ASHRA Standards.

**ROOF EDGES:** Anyone who is working near a roof edge, no matter its height off the ground or other surfaces, shall wear a safety harness secured to a non-movable column or mass, to meet or exceed ASHRA Standards.

PROPERTY: Protect Neighbors homes/buildings/yards from debris or other construction materials, and/or splatter at all times. Protect their stucco/masonry/siding/roofing with (5 mil. plastic sheathing), roof and rear yard surfaces (lay down 3/4" plywood held in place w/ sand bags (load to prevent movement from high winds) rounding off corners so plywood doesn't penetrate roof surface); repair any damage (interior or exterior) once damage has occurred and takes steps to prevent recurrence of damage and/or discoloration.

#### ELECTRICAL SAFETY:

Temporary electrical lines to be secured to ceiling area during rough-in framing in order to avoid tripping hazards or strain on wiring.

Provide adequate lighting throughout space during rough-in framing work especially around cutting tools.

#### FIRE SAFETY

- FIRE EXTINGUISHERS: The General Contractor shall have their own 'Class B & C' fireextinguishers, labeled with their name/phone, located as such:
- 1) In unoccupied buildings: next to the lowest riser of each stair run, plus the top floor landing, during the duration of construction work until its completion by all subs.
- 2) In occupied buildings with limited construction: in the case of apartment renovations next to the apartment entry door of the unit being renovated or if in other areas on the construction side of an exit door until the completion of all construction by all subs.
- 3) Welding: next to any worker engaged in welding or other activity which might cause a fire. Iron workers, steel workers, plumbers are all required to have one on hand.

FIRE SAFETY-Smoke Detectors: The GC shall have working smoke detectors on every level during construction.

FLAMMABLE MATERIAL REMOVAL: The GC shall have removed any combustible rags, fuels, saw dust, debris, paper, cardboard or any material which might be considered flammable, from premises every day through the duration of the project until completion by all subs.

IN NO CIRCUMSTANCE SHALL A WORKER RISK THEIR SAFETY TO PUT OUT A FIRE. THE ABOVE IS ONLY TO PREVENT THE SPREAD OF A SMALL INITIAL FIRE. MADE POSSIBLE BY HAVING AN EXTINGUISHER CLOSE BY, AND IN THE SAME LOCATION EVERY DAY TO REMIND WORKERS THAT ONE IS AVAILABLE.

IF A FIRE OCCURS AND IS EXTINGUISHED: IN ALL CASES WHENEVER A FIRE OCCURRED, THE WORKERS ARE TO CALL THE FIRE DEPARTMENT (dial 911) TO ALLOW FIRE PERSONNEL TO ENSURE ALL FIRE IS COMPLETELY EXTINGUISHED. AND, REPORT THE INCIDENT TO THE BUILDING OWNER/REPRESENTATIVE.

Reporting is not designed to punish an individual(s) or company for a mistake but to ensure the fire is put out. No punishment will be employed by anyone associated with the project if the workers/contractor does the right thing by reporting a fire.

ACKNOWLEDGEMENT OF VISITORS/WORKERS/INSPECTORS

The General Contractor is to review 'and make aware' to all workers including subcontractors including any visitor or Inspector to the building project site, the above safety procedures. If person does not speak and/or read English, have these procedures translated.

For all items listed here represent a minimum requirement, otherwise meet or exceed code including OSHRA Standards.

#### WORKER SAFETY:

Review OSHA Requirements here: http://www1.nyc.gov/site/buildings/safety/osharequirements.page

Review Construction Safety here: http://www1.nyc.gov/site/buildings/safety/constructionsafety.page

Review Chapter 33 – Construction & Demolition Safety Overview: http://www1.nyc.gov/ assets/buildings/building\_code/2014\_code\_changes\_chapter\_33.pdf

**Smoke Detectors and Carbon Monoxide Detectors** New York City requires the installation and maintenance of smoke detectors and carbon monoxide detectors. Both property owners and tenants have responsibilities to ensure that all New Yorkers remain safe in their homes from the dangers of fire and carbon monoxide poisoning. Residential owners are required to ensure that tenants are provided with both carbon monoxide (CO) and smoke detectors (SD) that comply with the physical requirements of the Building Code.

The following requirements regarding installation, replacement, and placement of the devices, as well as notifications and record-keeping requirement, apply to all properties, whether a Class A Multiple Dwelling, a Class B Multiple Dwelling or a Private Home (1-2 family dwelling). Additional requirements which apply only to specific classifications of buildings are also outlined below.

For more info, see: https://www1.nyc.gov/site/hpd/owners/Smoke-carbonmonoxide-detectors.page

**NOTE Contractor:** Meet the following requirements min. See specific notes regarding smoke/Co2 Detectors within this set. NOTE Owner: Maintain smoke/Co2 detector requirements at all times.



Structure Sticker: Place on load bearing studs every 4' O.C.) or load bearing columns or partitions this Bilingual Sticker typ. Website: http://loadbearingwarningsigns.com Sticker Page: http://loadbearingwarningsigns.com/purchasesigns/#sthash.byPDufrg.fChHH5Xg.dpbs

#### 1 - SAFETY NOTES, GENERAL

Smoke Detector/Carbon Monoxide (C02) Detector Combination Unit All New Units to be Wall/Ceiling Mounted Unit Hardwired Types w/ Battery Backup.

**SM-CO2 < Typical Symbol on Plans.** (SM-CO2 = Smoke Detector & Carbon Monoxide combination unit)

#### Smoke/Carbon Monoxide Detector Notes: A) Single-and Multiple-station smoke alarms.

- B) Lifted Single- and Multiple-station smoke alarms shall be installed in accordance with BC907.2.1 0. and the household fire-warning equipment provisions of NFPA72.
- C) Smoke Alarms in groups R-2, R-3, and R-I. Single-or Multiple-station smoke alarms shall be installed and maintained in groups R-2, R-3, and R-1, regardless of occupant load at all of the following locations within a
- dwelling unit: On the ceiling or wall outside of each room used for sleeping purposes within 15'-0" (4572 mn) from the entrance to such room. NFPA 74-1980
- In each room used for sleeping purposes. 3. In each story within a dwelling unit, including below-grade stories and
- penthouses of any area, but not including crawl spaces and uninhabitable
- 4. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is
- less than one full story below the upper level power source. 5. Indicate wall or ceiling mounted on plan as per NFPA # 74-1980. All Wall Mounted Units w/in 1'-0" of ceiling surface.

#### **POWER SOURCE:**

- 6. Required smoke alarms shall receive their primary power from a dedicated branch circuit or the un-switched portion of a branch circuit also used for power and lighting, and shall be equipped with a battery backup.
- Smoke alarms shall emit a signal when the batteries are low. Warning shall be permanent and without a disconnecting switch other than as required for over-current protection interconnection as per C26-1075-3.
- Such Smoke Detector must be of either the ionization chamber type or the photoelectric detector type as per sec. C26-1705.4 (sub. 6).
- **INTERCONNECTION:** 9. Where more than one smoke alarm or detector is required to be installed within
  - an individual dwelling unit in group R-2, R-3, or within an individual dwelling unit or sleeping unit in group R-2, the smoke alarms or detectors shall be interconnected in such a manner that the activation of one alarm or detector will activate all of the alarms or detectors in the individual unit. The alarm or detector shall be clearly audible in all bedrooms over background noise levels with all the intervening doors closed acceptance testing

#### ACCEPTANCE TESTING:

- 10. When the installation of the alarm devices is complete, each detector and interconnecting wiring for multiple-station alarm devices shall be tested in accordance with the household fire warning equipment provisions of NFPA72.
- 11. The Contractor must file a Certificate of Satisfactory Installation for Smoke Detectors with the Division of Code Enforcement, H.P.D. 10 days after
- installation

## CARBON MONOXIDE DETECTORS

#### (LL7/04) SEC. 28-02

- 1. Every dwelling unit will be equipped with an approved and operational Carbon Monoxide Detecting Device (called: CO Detectors) complying w/ RS 17-13 & RS 17-14. 2. Such Carbon Monoxide Detectors must be "UL" Approved.
- 3. For existing buildings, CO Detectors can be battery operated or can plug into electrical outlet as long as it has battery backup in case of power interruption.
- 4. New buildings or substantially improved buildings must have CO Detectors that are hardwired to the building's electrical system. This project to have Hard-wired type.
- The installation of a combination Smoke Detector Alarm/CO Detector is allowed. 6. All Carbon Monoxide Detectors must be installed within 15'-0" or the primary entrance of each room lawfully used for sleeping purposes.
- . Wall or ceiling mounted Type shall be indicated on the plans. Use Wall Mounted Units w/in 1'-0" of ceiling.
- **MOUNTING:**
- Taking into account the location that is indicated on the plans or as required by code.

ELECTRICAL PLAN(S): See Architectural Plans for SM/CO2 Detector Locations. If lighting, outlets, switches, circuit

breaker and other electrical component locations are not noted on the Architectural Set or Electrical/Lighting Plan, refer to TOC to determine if a separate set of Electrical Drawings were produced, or ask Architect. All Electrical to meet or exceed code requirements.

All Dwellings

CO2 SD (CO2 = Carbon Monoxide Detector; SD = Smoke Detector) Provide & install at least 1 approved and operational detecting device within each

- dwelling unit.
- Replace any detector: • Periodically upon the expiration of their useful life.
- In 30 days if it becomes inoperable within one year of installation due to a defect and no fault of the occupant.
- Which has been stolen, removed, missing or rendered inoperable before new tenant moves in if prior tenant has not replaced it. N Each installed detector must be equipped with an end-of-life alarm. Y N Provide written information regarding the testing and maintenance of detectors,
- including general information concerning carbon monoxide poisoning and what to do if an alarm goes off, to at least one adult occupant of each dwelling unit when the unit is installed Y Y Keep and provide upon request all records relating to the installation and
- maintenance of: • Smoke detectors (provide to HPD)
- Carbon monoxide detectors (provide to HPD, DOB, DOHMH or FDNY) Y Y Never paint over detectors.

#### Class A Multiple Dwellings

G2 SD(CO2 = Carbon Monoxide Detector; SD = Smoke Detector)YYYInstall detector(s) within 15 feet of the primary entrance to each sleeping room.YYYPost a notice in a common area informing occupants of the law's requirements.YFile a Certificate of Installation with HPD.

#### One- & Two-Family Homes (non-owner occupied units) (CO2 = Carbon Monoxide Detector; SD = Smoke Detector) CO2 SD

- Y Install detector(s) within 15 feet of the primary entrance to each sleeping room. Y N File a Certificate of Satisfactory Installation with HPD.
- Y N Provide a notice, in a form approved by HPD, informing occupants of carbon monoxide detector requirements.

#### Class B Multiple Dwellings

 SO2
 SD
 (CO2 = Carbon Monoxide Detector; SD = Smoke Detector)

 Y
 Y < Instead of providing and installing at least one approved and operational detector</td>

Y Y Instead of providing and installing at least one approved and operational detector within each unit, Class B buildings may provide and install a hard-wifed zoned smoke detector and/or carbon monoxide detector system throughout the multiple dwelling in accordance with rules and regulations promulgated by DOB.
 Y Y Install detectors within the dwelling unit.
 Y Y File a Certificate of Installation with HPD.
 Tenants also have responsibilities regarding both smoke and carbon monoxide detectors: Keep and maintain detector in good repair. Replace a detector which has been stolen, removed, missing or rendered inoperable during occupancy. Other requirements apply. See link provided or search for local law regarding Smoke & CO2 Detectors.

SAFETY NOTE: During construction, Smoke Detectors are to remain operational, 24/7, with a minimum of 1 unit per 25'x75' area (1875 SF) every floor level at a minimum, and be centrally located within the space. See Protection page for more info.

2 - SMOKE & Co2 DETECTOR NOTES

<b>Tenant Protection Plan (28-104.8.4 or current regulatory code)</b> All items are applicable if tenants occupy, or do not occupy, any portion of an existing building during construction. The following are important 'Means and Methods of Construction'.
<ol> <li>Description: Refer to Architectural Drawings for project scope of work. Se A-001.00 for Scope of Work Description.</li> </ol>

2. Egress: The construction will not block the building existing means of egress or access to the existing fire hydrants or interior fire alarm, lighting, standpipe or suppression systems. Any and all fire prevention systems shall remain functional.

See

- Do not store any materials or debris in any public areas (areas that can be accessed by the tenants or public). Keep ALL doors free of materials including job site doors. If elevator is available protect its walls with hanging pads.
- 3. Utilities: The construction shall not disrupt heating, water supply, electrical, gas, cable or telephone services to other building tenants.
- **4. Fire Safety:** The building fire safety and additional safety measurements necessitated by the construction shall be strictly observed. All existing building fire safety components shall remain intact and functional unless specified, to include sprinklers, alarms, emergency lighting, siamese connections, fire-hydrants, stand-pipes and hoses. Provide at least one fire extinguisher at the job site main entrance, and one for each floor at the stair that is readily visible and accessible for the duration of the project. If at any time an existing system appears to not be functional, it shall be reported to the building owner immediately.
- 5. Compliance with Housing Standards: The construction operation shall be in compliance with the NYC Housing Maintenance Code (https:// www1.nyc.gov/site/hpd/owners/compliance-maintenancerequirements.page) and the <u>NY State Multiple Dwelling Laws</u> (http:// www1.nyc.gov/assets/buildings/pdf/MultipleDwellingLaw.pdf). See this page for additional Housing Maintenance Code Notes.
- 6. Asbestos: The building surfaces affected by the construction work shall be free from material containing asbestos or lead. If hazardous material are encountered during course of the construction, a permit for hazardous material removal and disposal shall be obtained from DEP (Department of Environmental Protection) and a contractor certified for hazardous material abatement and removal shall be retained to abate the hazardous material.
- . Structure: No structural demolition work, or any other structural work, shall be done that may endanger the occupants including workers. If an existing or new condition is noted that is structural questionable it must be reported immediately to the DOB, Architect, Structural Engineer depending on its severity, and if necessary to the Fire Department to help with evacuation. Block off all openings in floor with solid partition 3'-6" high, to meet code.
- Always confirm with the Architect and Structural Engineer before engaging in any structural work including adding window/door lintels, rebuilding brick or other masonry walls, adding footings, replacing columns, etc. and have a shoring plan layout ready to implement before commencing any structural work.
- 8. Dust, Debris, Pest, Sanitary and other Health Related Controls: Contractor engaged in the construction work shall develop dust control, construction debris disposal, pest control, and sanitary facility maintenance programs, and a plan to reduce the construction noise to acceptable level in accordance with II113/05 and section 24-219 of the administrative code. Leave all walking surfaces dry, secure and level.
- Garbage: No food garbage shall be allowed to remain on the job site over night. The Contractor shall provide a small garbage can lined with a garbage bag placed in a convenient location for workers to dispose of garbage, to be disposed of every day of work.
- Air: The Contractor shall provide air filtering system especially during demolition to prevent dust from existing windows or filtering out into halls. Further, in buildings that are occupied by other residents, doors shall have sealed 'dead air' zones (two layers of 3 mil plastic with zipper) for entrance and exit to eliminate dust from entering the corridor.
- Debris: Construction debris shall be removed by the Contractor off-site via truck, van or other, or in a 'curb side container' every day to leave the project site free of loose debris. Debris shall be disposed of legally as prescribed by law as failure to do so is grounds for termination and damages (to properly dispose of debris by other contractor).
- Sanitary: The contractor must provide the means for toilet facilities on site, whether it is a 'port-a-potty', or, coordination of construction around an existing toilet, or some other arrangement so that workers have facilities as needed throughout the duration of the construction project.

- 9. Hours and Days for Construction: Construction operation shall be confin to normal working hours from 8:00 am to 6:00pm, Monday through Friday. No work shall be performed on Saturdays, Sundays or holiday without the building owner and/or board approval and permit obtained from NYC Department of Buildings (DOB).
- 10. Noise Control: When the building is occupied, ensure the project site doo does not slam shut, or that music is playing loudly, or that workers are yelling (unless an emergency). Further, keep windows closed to preve sound from traveling to neighbors whether part of the project building those in the neighborhood.
- **11. Architect's Safety Notes:** The Architect's Safety Notes shall be a part of the second se scope for this project. See safety notes on this page.
- 12. End of Day: Leave job site swept clean after each day. Ensure that all pul areas are clean including 'boot foot prints' or any and all other dust del by damp mopping the floors, rails, walls, doors, jambs from all evidence of material or dust. Remove all evidence of a construction project including protection pads in elevators. Leave floors and other surfaces dry at all times.

#### MINIMUM TENANT SAFETY NOTES (other notes apply):

- . Construction work shall be confined to the individual floor(s) and shall NOT create dust, dirt, or other such inconveniences to other tenants in the building.
- . Construction operations shall NOT block hallways or Means of Egress for other Tenants in the building.
- . Construction Operations shall be confined to Normal Working Hours: 8:30 AM to 5:00 PM Monday through Fridays, except legal holidays where no work shall be performed.
- Construction Operations shall not involve interruptions of Heating, Water Electrical Services to other Tenants in the building without proper written prior consent.

#### NOTE TO CONTRACTOR(S) & SUB-CONTRACTORS:

All Contractors and Sub-Contractors including Plumber, Electrician, Mechanica or other Contractor must follow these rules when engaging in construction wo on the project listed herein, and, understand and apply the 'General Safety Notes' as listed on this page.

#### NOTE TO OWNER, CONSULTANTS & INSPECTORS:

F ANY CONDITION IS NOTED THAT APPEARS TO BE UNSAFE, YOU MU REPORT IT TO THE ARCHITECT AND OWNER/CLIENT IMMEDIATELY. IF SUCH CONDITION EXISTS THAT YOU FEEL IS SIGNIFICANTLY UNSAFE AS TO PUT WORKERS AND/OR THE PUBLIC IN HARMS WAY, REPORT I IMMEDIATELY TO THE BUILDING DEPARTMENT AND/OR OTHER LOCAL OFFICIALS LIKE THE FIRE DEPARTMENT.

#### **REFERENCES:**

- TPP Guide: http://www1.nyc.gov/assets/buildings/pdf/tpp1-user-guide.pdf. T = Tenant Protection Plan and can refer to actual floor plans and/or not as listed here.
- **Code:** 2014 AC 28-104.8.4 or current regulatory code. 'AC' = NYC Administrative Code and is part of the NYC Building Code. http:// www1.nyc.gov/site/buildings/safety/tenant-protection-plan.page
- PP1 form was obtained from: http://www1.nyc.gov/site/buildings/about/ orms.page or current url, verify date and applicability.
- Be sure to use the most current form available for all projects.

#### PP1 Tenant Protection Plan

The TPP1 Form is a stand-alone form that must be submitted for all buildings being altered or demolished, containing one or more dwelling units that will remain occupied during construction.

Download Form - Rev. 2/16: http://www1.nyc.gov/assets/buildings/pdf/tpp1.pc Download TPP1 User Guide: http://www1.nyc.gov/assets/buildings/pdf/tpp1user-guide.pdf

#### 3 - TENANT PROTECTION PLAN. CONTRACTOR: APPLY TO PROJECT

## CHAPTER 2

#### HOUSING MAINTENANCE CODE

SUBCHAPTER 3: PHYSICAL AND OCCUPANCY STANDARS FOR DWELLING UNITS ARTICLE 5: OCCUPANCY OF CELLARS AND BASEMENTS
Sec. [D26-34.01] 27-2081 Occupancy of cellars and basements in multiple dwellings; general requirements:
No dwelling unit in a cellar or basement of a multiple dwelling shall be occupied unless:
a. Such cellar or basement is properly lighted and ventilated to the satisfaction of the department; and b. Except for rooms occupied in accordance with section 27-2082 of this article, cellar walls and ceilings are constru

section 21-2082 of this article, cellar walls and ceilings are constructed of light-colored material or are thoroughly whitewashed or painted in light color and are so maintained; such whitewash or paint shall be renewed as required by the department, whenever necessary in the opinion of the department.

Sec. [D26-34.03] 27-2082 Occupancy of cellars and basements in any multiple dwelling with 'adequate adjacent space"

A dwelling unit in the cellar or basement of a multiple dwelling may be occupied if all of the following requirements are met: a. Every room has a minimum of eight feet in every part in dwellings erected after July 1, 1957, and of seven feet in dwellings

- erected prior thereto. b. Every room has at least one-half of its height in every part above the highest level of an 'adequate adjacent space.' As used in this section, and 'adequate adjacent space' is an area outside the dwelling which:
- (1) is thirty feet in its least dimension, (2) is located on the same lot as the dwelling or in a street or public place,
- (3) is open and unobstructed, except as provided in subdivision 9 of section 26 of the multiple dwelling law, and (4) abuts at the same level, or directly below, every part of the exterior walls of every dwelling unit located on the same floor.
- c. The bottom of such 'adequate adjacent space' is at the level no higher than six inches below the sill of any required window opening on such space.
- d. Whenever the floor of any part of the dwelling unit is below the level of such 'adequate adjacent space,' either the ceiling, walls and partitions of the dwelling unit are fire retarded or the dwelling unit is equipped with a sprinkler system in a manner satisfactory to the department.
- e. The entire cellar or basement in which the dwelling unit is located complies with all requirements of the multiple dwelling law with respect to fire protection and to means of egress, including cellar and basement stairs and cellar entrances. f. A cellar occupied hereunder for dwelling purposes shall be counted as a story for the purpose of the requirements of the multiple dwelling law with respect to means of egress, but shall not be counted as a separate story for the purpose of determining when a dwelling must be of fire proof construction.



## 4 - MINIMUM CEILING HEIGHT (NOTES #1)

	Occupancy Group A	<u>Classification</u> High hazard	Fire Index 4		
	B-1 B-2 C	Storage (moderate hazard Storage (low hazard) Mercantile	l) 3 2 2		
	D-1 D-2	Industrial (moderate hazar Industrial (low hazard)	rd) 3 2		
	E F-1a F-1b	Assembly (theaters, etc.) Assembly (churches, conc	cert halls, etc.) 2 1 1		
	F-2 F-3 F-4	Assembly (outdoors) Assembly (museums, etc. Assembly (restaurants, etc	1 ) 1 C.) 1		
	G H-1 H-2	Education Institutional (restrained) Institutional (incapacitated	1 1 1 1	sin	npletwi
Applical	J-1 J-2 <b>ble &gt;</b> .1-3	Residential (hotels, etc.) Residential (apartment ho Residential (one-and-two-	´1 uses, etc.) 1 family dwellings) 1		ARCHITECT
Source: http:/	K //www.nyc.gov/html/dot	Miscellaneous b/downloads/bldgs_code/bc2	27s3.pdf	PROJECT NAM	ИЕ
Title 27 / Sub TABLE 3-3 C <u>Applica</u>	Chapter 3, §[C26-313 CONSTRUCTION CLAS ble? I-Noncom	.1] 27-269 SSES bustible Construction Grou	up Class		
	I-A (4 Hr. P I-B (3 Hr. F I-C (2 Hr. F	Protected) Protected) Protected)		PROJECT LOC	CATION
	I-D (1 Hr. F I-E (unprot	Protected) tected)			
Applical	II-CombusII-A (Heavyble >II-B (Proter	stible Construction Group ( y Timber) cted Wood Joist)	<u>Class</u>	OWNER	
	II-C (Unpro II-D (Prote II-E (Unpro	otected Wood Joist) oted Wood Frame) otected Wood Frame)			
Source: http://	/www.nyc.gov/html/dob	D/downloads/bldgs_code/bc2	I-B CLASS I-C CLASS I-D CLASS I-F		
<sup>†</sup> TABLE 3-4 CONSTRUCTION CLASSIFICATIONS	CONSTRUCTION ELE	EMENT     Rating Ext <sup>ab</sup> in Hrs. Open'g     Rating Ext in Hrs. Open'g       Bearing     4     N.P.     3       Non-bearing'     2     N.P.     3       Bearing     4     31/3 %     3 1/3 %	t <sup>ab</sup> Rating         Ext. <sup>ab</sup> Rating         Ext. <sup>ab</sup> en'g         in Hrs.         Open'g         in Hrs.         Open'g         in Hrs.           P.         2         N.P.         2         N.P.         2         N.P.           /3 %         2         3 1/3 %         2         3 1/3 %         2         3 1/3 %         2         3 1/3 %	PROJECT TE	AM
CONSTRUCTION GROUP 1 NONCOMBUSTIBLE	in         in<	Non-bearing         2         protected         2         3         1/3 </td <td>ected         2         protected         2         2         2         2         2         2         2         2         2         2         2         &lt;</td> <td>ARCHITECT</td> <td>∍cture.llc</td>	ected         2         protected         2         2         2         2         2         2         2         2         2         2         2         <	ARCHITECT	∍cture.llc
Required fire-resistance ratings of construction elements in hours, based on the test	Interior bearing walls and bearing partition Interior bearing walls and bearing partition Interior vertical exits <sup>c</sup> , exit passagewing Fire divisions and fire separations.	Out-occurring     U     0       ions.     4     3       ays, hoistways <sup>m</sup> and shafts.     2       Supporting one floor     3	2         1         0 <sup>±1</sup> 2         2         2           See Article 5         1 <sup>±2</sup> 0 <sup>±1</sup>	Nic Buccalo, Archite 526 Prospect Avenu Brooklyn NY 11215	ect 718-488-7894 ie info@SimpleTv
vrocedures of reference standard RS 3-1.	Columns", girders, trusses (other than roof trusses) and framing.	Supporting more than one floor <sup>1</sup> 4 3 Same as required fire rating required	2 1 0 <sup>g,i</sup> e resistance of wall supported, but not less than for member by the class of construction.	every nest starts with a sin	nple twig NY License: 0
N.P.—Not permited N.L.—No limit	Floor construction including beams. Roof construction, including beams, trusses and framing, including arches, domes, bells, cable supported excert	3         2           or less in ht, above floor to member         2         1½           o 20-0° in ht, above floor to member         2         1½           or member         2         1½	1½         1         0gli           1 <sup>i</sup> 1 <sup>i</sup> 0gli           1 <sup>di</sup> 1 <sup>i</sup> 0gli		
Materials	and roof decks <sup>8</sup> . floor to	on more in fit, above     2 ci or 0 dgi     1½ ci or 0       blowest member     2 ci or 0 dgi     1½ ci or 0       CLASS II-A CLASS	siles     1 ci or 0 dgi     0 ci       siles     CLASS II-C     CLASS II-D       class b     atical Tax ab b     atical tax ab b		
'TABLE 3-4 CONSTRUCTION CLASSIFICATIONS (continued)	Image: Second state of the se	Bearing     2       Non-bearing <sup>f</sup> 2       M     Bearing       2     N.P.       2     1/3 %       2     3 1/3 %       2     3 1/3 %	Ext $\sim$ Rating Ext	CONSULTAN	TS
CONSTRUCTION GROUP II COMBUSTIBLE		Non-bearing         2         protected         <	Description         Description <thdescription< th=""> <thdescription< th=""></thdescription<></thdescription<>		
Required fire-resistance ratings of construction elements in hours, based on the test	Interior bearing walls and bearing partitic           +Enclosure of vertical exits <sup>2</sup> , exit passagew           Fire divisions and fire separations.           Columns <sup>k</sup> , girders, trusses         Support	Non-bearing         0         100           ions.         2         1           ways, hoistways <sup>m</sup> and shafts.         2         2           rting one floor         32         1           77.633         1         1	$ \begin{array}{c c c c c c c c c c c c c c c c c c c $		
procedures of vetowers	(other than roof trusses) and framing.	rting more than one floor see section 27-623 1 Same as r mired fi	0 or 1 <sup>j</sup> 1 0 re resistance of wall supported, but not less than		
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#### Exceptions description as applicable, by SimpleTwig: For 2 Family projects only with no change of dominate use: There is no change in the 'main use or dominant occupancy' for a building that remains below a 'multiple dwelling' status. Hence, Fire Protection System is not required.

#### CHAPTER 9 NYC BC. FIRE PROTECTION SYSTEMS:

- 901.9.2 Additional requirements based on change of occupancy or **use.** Fire protection systems governed by this chapter shall be
- provided: 1. To the entire building as if the building were hereafter erected, where a change is made in the main use or dominant occupancy of such building.

#### 901.6.1 Automatic sprinkler system exceptions:

1. A central supervising station is not required for one and two family dwellings, or, 901.6.2 for fire alarm systems as per exception 3.

**Description of when Chapter 9 applies:** 

CHAPTER 9 NYC BC. FIRE PROTECTION SYSTEMS:

#### **IS A SPRINKLER SYSTEM REQUIRED FOR THIS PROJECT?**

## NO

#### Sprinkler System is not required if use is the same.

#### **1 - FIRE PROTECTION SYSTEM NOTES**

Some projects do not require HC accessibility or adaptability. Refer to architectural plans for confirmation. If applicable, see the following note:

#### Handicap Accessibility when Applicable:

When Accessibility is required, for Building Code Chapter 11 Accessibility Requirements, refer to SimpleTwig **HC-001.xx through HC-004.xx** drawings, or as provided within this set of construction documents (confirm inclusion with Table of Contents on A-001.00), for notes, reference diagrams and details, and, on the architectural floor plans and/or elevations for specific project related layouts.

## DOES THIS PROJECT REQUIRE HANDICAP **ACCESSIBILITY?** NO

#### 2 - HANDICAP ACCESSIBILITY REQUIREMENT

#### WINDOW GUARDS: Contractor Information

On all SimpleTwig projects, any project where part of the scope of construction includes a dwelling unit on the 2nd floor or higher shall have window guards installed, whether the building is one, two or more dwellings, and despite any law which states they are not required. As such, if they are missing, and not specified by the Architect or Owner, the Contractor shall present at least 2 options for the Owner to choose from that meet minimum requirements for safety, and if required for egress. This requirement shall be part of the Contractors budget and agreement with the Owner, and shall be referred to 'as included in the cost of the guard(s) and installation.'

For 1st floor townhouses, where there is a stoop of 6 or more steps from the ground to the first floor level, the above also applies, but as an option by the Owner, assuming the buildings is a two or less dwelling, and it is not otherwise required by law.

#### Window Guards: Owner Information

Refer to the Housing Preservation and Development guidelines for more information: https://www1.nyc.gov/site/hpd/owners/window-guards.page

Note that 'if a occupant wants window guards for any reason, even if there are no resident children 10 years or younger, the landlord must install them.' This protects visiting children.

See Local Law 57 of 2011 for more information: https://www1.nyc.gov/ assets/hpd/downloads/pdf/Local-law-57.pdf. Addendums or newer versions of the law may supersede the 2011 law.

Note that the law also requires the Owner to send an annual notice to tenants of multiple dwellings (buildings with 3 or more apartment) to determine if window guards are requested/required. See http://www.nyc.gov/html/doh/downloads/pdf/lead/lead-annual-notice.pdf

Requirements for Residential Projects Only unless specified by law.

#### SECTION BC 1004 OCCUPANT LOAD Table 1004.1.1 Maximum Floor Area Allowances per Occupant:

Residential

Function of Space Floor Area in Sq. Ft. per Occupant 200 SF gross within dwelling unit(s) per Occupant

**1004.1.2 Modifications.** Where the actual number of occupants of any space will be significantly lower than listed in Table 1004.1.1, the commissioner may establish a lower basis for the determination of the number of occupants.

1004.9 Multiple Occupancies. Where a building contains two or more occupancies, the means of egress requirements shall apply to each portion of the building based on the occupancy of that space. Where two or more occupancies utilize portions of the same means of egress system, those egress components shall meet the more stringent requirements of all occupancies that are served.

1005.1 Minimum required egress width. The total width of means of egress in inches shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inches per occupant for stairways and by 0.2 inches per occupant for other egress components.

The width shall not be less than specified elsewhere in this code. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the

available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a

building shall be maintainedd to the termination of the means of egress.

NYC Building Code:

#### **Relevant Portions: (BC = NYC Building Code)**

- BC 1007 Accessible Means of Egress: 1007.1 Accessible means of egress required. ...shall be provided with not less than one accessible means of egress. Where more than one means of egress are required by Section 1015.1 or 1021.1 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.
- Accessible means of egress are not required in alterations to prior code buildings where the level of alterations does not trigger full compliance of accessibility pursuant to Section 20-101.4 of the Administrative Code.
- windows may have security gates if proposed. Refer Windows of the 1st floor, basement and/or cellar to Architectural Floor plans to confirm or deny.

Child Guards: All second floor or higher windows to have child protective bars typical. Those that interfere with a means of egress (to a fire escape for instance) shall be openable as per code, typ.

**1007.2 Continuity and components.** Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components:

- . Interior accessible routes complying with Section 1104 (see below).
- 3. Interior exit stairways complying with Sections 1007.3
- and 1026 (see below).
- 7. Horizontal exits complying with Section 1025 (see below). (other items do not apply).

**1007.3 Exit Stairways.** To be considered part of an **B Exit Stairways.** To be considered part of an accessible means of egress, an exit access stairway considered part of an as permitted by Section 1016.1...

BC 1008, Doors Gates and Turnstiles

- **1008.1 Doors.** Meet this section and Section 1020.2. 1008.1.1.1 Door width. ...shall not be less than 32
- inches. COMPLIES. **1008.1.1.3 Height.** ...shall not be less than 80 inches.
- COMPLIES. **1008.1.4.5 Security Grilles.** ... only relevant for Use Groups B, M and S. COMPLIES. (This section is in regards to Use Groups B, M and S only, and, regarding stores on ground floor, therefore not
- relevant). Review means of egress. One means of egress per dwelling unit, directly to the exterior.
- BC 1012 Handrails.
- **1012.1 Where required.** ...shall be adequate in strength and attachment in accordance with BC Section 1607.7. Handrails required for stairways by BC Section 1009.12 shall comply with BC Section 1012.2
- through 1012.9. **1012.2 Height.** ... not less than 34", not more than 38" from nosing. 3'-6" above surface overlooking edge. Extend 18" horizontally from last riser if space allows, at 42" above landing or floor surface (accounting for
- ADA requirements). **COMPLIES** 1012.4 Continuity.
- Exceptions:
- 1. Handrails within dwelling units are permitted to be interrupted by a newel post at a turn or landing. 3. Handrail brackets or balusters attached to the bottom surface of the handrail that do not project
- horizontally beyond the sides... 1012.6 Handrail extensions. ... shall return to a wall,
- guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. SimpleTwig Specification: No handrail shall just end clothing can get caught. As noted above in the code, handrails must end into a well and

handrails must end into a wall or be a continuous bend around corners to other landing rails. In the case on interior unit stairs, there is the option of ending into a post. **COMPLIES** 

**1012.7 Clearance.** Clear space between a handrail and a wall shall be a minimum of 1.5 inches. SimpleTwig Specification: on all projects provide exactly 1.5" gap between wall and handrail typ. COMPLIES



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	•	SECTION BC 1009 STAIRWAYS 1009.1 Stairway Width. The width of a stairways shall be	(handrails continued)	• • • PC 1016 Exit Access Travel Distance	
	1715 10th Ave.	determined as specified in Section 1005.1, but such width shall not be less than 44 inches (accessible means of egress	1012.4 Continuity.	<ul> <li>BC 1016 Exit Access Travel Distance</li> <li>1016.1 Travel distance limitations. see Table 1016.1:</li> <li>Occurrency, L2 not listed. See 1024.2 For buildings with</li> </ul>	
	Assume worst case	stairways).	<ul><li>Exceptions:</li><li>1. Handrails within dwelling units are permitted to be</li></ul>	one exit (unless each unit has its own exit).	
	↓ 1013 SF divided by 200 SF = 5	1. A width of not less than 36 inches shall be permitted	<ul> <li>3. Handrail brackets or balusters attached to the</li> <li>COMPLIES.</li> </ul>	BC 1020 Exits.	
	occupants per floor.	1.1 A stairway that serves an occupant load of 50 or less cumulative for all stories: or < COMPLIES	horizontally beyond the sides	through 1026 and the applicable requirements of	
	1715 10th Ave.	for stair leading down from 2nd to 1st floor to COMPLIES.	<b>1012.6 Handrail extensions.</b> shall return to a wall,	used for any purpose that interferes with its function as a means of egress. Once a given level of exit	
	Basement Apt. = 5	1.2 Group R-2 occupancies 2. spiral stairways as provided for in Section 1009.9.	the handrail of an adjacent stair flight or ramp run.	<ul> <li>protection is achieved, such level of protection shall</li> <li>not be reduced until arrival at the exit discharge</li> </ul>	
	Occupants.	<ol> <li>Aisle stairs</li> <li>chairlift or inclined platform lift</li> </ol>	<ul> <li>Isomple rwig Specification. No nandrall shall just end</li> &lt;</ul>	1020.2 Exterior exit doors. Buildings or structures	simple <b>twia</b> ™
	Duplex = 10 Occupants	1009.2 Headroom. Stairways shall have a minimum	<ul> <li>must end into a wall or be a continuous bend around</li> <li>corners to other landing rails. In the case on interior</li> </ul>	<ul> <li>used for human occupancy shall have at least one</li> <li>exterior door that meets the requirements of Section</li> </ul>	ARCHITECTURE <b>IIC</b>
<ul> <li>And the second of the second of</li></ul>	(worst case	headroom clearance of 84 inches (7'-0") measured vertically from a line connecting the edge of the nosing	unit stairs, there is the option of ending into a post.	1008.1.1.	
	scenerio)	< COMPLIES. Exceptions:	<ul> <li>1012.7 Clearance. Clear space between a handrail and a wall shall be a minimum of 1.5 inches.</li> </ul>	SimpleTwig Specification: Exterior doors, particularly the Main Front Door, shall be 36" unless existing	PROJECT NAME
	Basement Apt = 5	1. In Group R-2 and R-3 occupancies stairways shall have a minimum headroom clearance of 80	SimpleTwig Specification: on all projects provide exactly 1.5" gap between wall and handrail typ.	<ul> <li>'masonry only' conditions prevents this, then use 34" door to accommodate HC access, unless HC access</li> <li>COMPLIES. See Elear Dian for Evit</li> </ul>	
	Occupants x $0.2" =$	2. Spiral stairways complying with Section 1009.9 are		the front entrance. In some cases on 1 and 2 family	PROJECT LOCATION
	width).	3. In Group R-3 occupancies; within dwelling units in Group R-2 occupancies: and in Group U	BC 1016 Exit Access Travel Distance	4' or more, is acceptable, meaning that one leaf is 2'	
	Duplex = $10$ Occupants x 0.3" =	occupanciesthe floor opening shall be allowed to project horizontally into the required	<ul> <li>1016.1 Travel distance limitations. see Table 1016.1:</li> <li>Occupancy J-2 not listed. Use 'R'.</li> </ul>	wide of greater.	
	3" (use min. req'd door width.	headroom a max. of 4.5".	See 1021.2 For buildings with one exit (unless each unit Unit has 2 exits, one at front and	BULKHEAD NOTE:	OWNER
	Note as per plans	1009.4 Stair treads and risers. 1009.4.2 riser height and tread depth. Stair riser heights	TABLE 1016.1	Given the Occupant Load and Travel Distance of 150', each unit only requires one means of egress. We are providing two, one in the front	
	egress width exceeds code.	shall be 7 inches maximum (this is too low for comfortable movement, who came up with this ridiculous number. This is	EXIT ACCESS TRAVEL DISTANCE <sup>a</sup>	and one in the rear. The Roof Top Bulkhead is NOT a means of egress per se and thus exceeds code in the areas which code is	
	COMPLIES.	a dimension more appropriate for exterior use than interior stairs it is so stupid that no one uses it) and 4 inches	SYSTEM         SYSTEM           OCCUPANCY         (feet)	applied to its existence (for instance fire ratings, distances from Property Line). Having a Bulkhead and stair/door does not instantly	PROJECT TEAM
	•	minimum (and 4 inches is like saying 'lets just build a ramp'). Rectangular tread depths shall be 11 inches (again more	A See Section 1028.7 COMPLIES.	required that all components including the type of structure must meet multiple-family 4 stories or more code requirements. Further,	ARCHITECT
	•	appropriate for exterior landscape use and not interior use, they approach is so conservative as to be ridiculous)	E, F-1, M, R, S-1 150 200 <sup>b</sup> See Plan Square Footage & Travel	<ul> <li>the code specifically states that the structure of the stair must use</li> <li>materials consistent with the building structure, i.e. wood. This is a 1</li> <li>and 2 Family Dwelling, NOT a multiple Family Dwelling.</li> </ul>	SimpleTwig Architecture.llc
	•	winders at the walkline which is 12 inches from the widest	B 200 300 <sup>c</sup> Distance sheet	and 2 Family Dweiling, NOT a multiple Family Dweiling.	Nic Buccalo, Architect718-488-7894526 Prospect Avenueinfo@SimpleTwig.com
<ul> <li>A find of Chapmade</li> <li>A find of Chapmad</li></ul>	•	Exceptions:	F-2, S-2, U 200 250 <sup>b</sup>	1021.2 Single Exits. Only one exit shall be required in buildings or from storios of buildings as described	BIOOKIYII, INY TI215         WWW.SIMPleTwig.com           every nest starts with a simple twig         NY License: 024197
<ul> <li>A model in the set of the set o</li></ul>		5. In Group R-2 Occupancies: 5.1 Sum of two risers plus one tread shall be not less	H-1 Not Permitted 75 <sup>c</sup>	below.	FILING REPRESENTATIVE
<ul> <li>Apple Diameter of the second provide provide of the second provide of the second provide of the s</li></ul>	•	than 24 inches nor more than 25.5 inches. 5.2 The max. riser shall be 7.75" and the minimum	H-2 Not Permitted 100°	<ul> <li>2. Buildings in Group R-3 Occupancies.</li> </ul>	
		tread 9.5". Nosing not less than .75" and not more than 1.25" when solid risers are used where	H-4 Not Permitted 150	< APPLIES in that a single exit meets Code.	
Subgrade 1         Contract         Contract        Contract         Contract         Contract         Contract         Contract         Contract         Contract         Contract         Contract         Contract         Contract          Contrant	COMPLIES.	tread depth is less than 11 inches. 6. In Group R-3 Occupancies, and in Group R-2	H-5 Not Permitted 200 <sup>c</sup>	<ul> <li>Therefore roof top access is not part of the means of egress for 1 and 2 family dwellings (R-3 Occupancies)</li> </ul>	CONSULTANTS
	COMPLIES. See	Occupancies without accessibility requirements: 6.1 same as 5.1.	I-1, I-2, I-3, I-4 Not Permitted 200c	<ul> <li>and doesn't need to meet the requirements for means of egress. The proposed stair to roof serves only one unit</li> </ul>	
<ul> <li>A function shares are solution as a solution of solution as a solution as</li></ul>	Notes' Detail 3 this	6.2 max. riser shall be 8.25" and min. thread 9". 1.25" nosing required on solid riser stairs when tread is less than 11 < COMPLIES	• For SI: 1 foot = 304.8 mm.	<ul> <li>only. It's installation exceeds code requirements even if</li> <li>it doesn't reflect all requirements of an exit including</li> </ul>	
UNINEL       Distance of the control of t	Floor Plan.	7. Winder Stairs: In Group R-3 Occupancies and within dwelling units in Group R-2 occupancies, treads	a. See the following sections for modifications to exit access travel distance requirements: Section 402.4: For the distance limitation in malls.	illumination, signage, etc. which would be ridiculous for a stair within a unit. Stair to roof is not directly	
OWNERS       Point of genes dataways exception of a data with a dataway in data with a dataway in data with a dataway in data with a d		1009.4.3 Winder Treads. Winder treads are not permitted in	<ul> <li>Section 404.9: For the distance limitation through an atrium space.</li> <li>Section 407.4: For the distance limitation in Group I-2.</li> <li>Sections 408.6.1 and 408.8.1: For the distance limitations in Group I-3.</li> </ul>	<ul> <li>connected to any other unit within the building,</li> <li>therefore does NOT serve the traditional purpose of a</li> </ul>	
Out 2 dames yr       Out 2	•	means of egress stairways except within a dwelling unit. <	Section 411.4: For the distance limitation in special amusement buildings. Sections 1014.2.2 through 1014.2.7: For the distance limitation in Group I-2 hospital suites.	roof access stair as required in some R-2 conditions. Further, there are exceptions for the more strict code	
COMPLIES COMPLI	•	1009.5 Stairway Landings. There shall be a floor/landing at	<ul> <li>Section 1015.4: For the distance limitation in refrigeration machinery rooms.</li> <li>Section 1015.5: For the distance limitation in refrigerated rooms and spaces.</li> <li>Section 1021.2: For buildings with one exit. Section 1028.7: For increased limitation in</li> </ul>	covering R-2 and in R-1 conditions.	
COMPLES       PD-9 Spring Company construction. A subject of an argument is the proving the human and the set of the proving the set of the proving the set of the proving the human and the set of the proving the		the top/bottom of each stairway. The width shall not be less than the width of stairways they serve. < COMPLIES.	assembly seating. Section 1028.7: For increased limitation for assembly open-air seating.	SECTION BC 1022 EXIT ENCLOSURES	
Computes	is within unit, part	1009.6 Stairway construction. All stairways shall be built	<ul> <li>Section 3103.4: For temporary structures.</li> <li>Section 3104.9: For pedestrian walkways.</li> <li>Buildings equipped throughout with an automatic sprinkler system in accordance with</li> </ul>	<ul> <li>1022.1 Enclosures Required. Interior exit stairways shall</li> <li>be enclosed with fire barriers constructed per Section 707, </li> </ul>	
Course with read of a sense of the constrained in the constrained in the sense of the constrained in the constrained	building. Not	of materials consistent with the types permitted for the type of construction of the building, except that wood handrails	Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where sprinkler systems according to Section 903.3.1.2 are permitted.	or for horizontal Section 712 or both Exit enclosures shall have the fire rating not less than the floor assembly COMPLIES.	
ON HOOP:       Vertical Res. A flight of abias ball not have a vertical group and the data between flow (vertical Res. A flight of abias ball not have a vertical group and the data between flow (vertical Res. A flight of abias ball not have a vertical group and the data between flow (vertical Res. A flight of abias ball not have a vertical group and the data between flow (vertical Res. A flight of abias ball not have a vertical group and the data specific flow (vertical Res. A flight of abias ball not have a vertical group and the data specific flow (vertical Res. A flight of abias ball not have a vertical group and the data specific flow (vertical Res. A flight of abias ball not have a vertical group and the data specific flow (vertical Res. A flight of abias ball not have a vertical group and the data specific flow (vertical Res. A flight of abias ball not have a vertical group and the data specific flow (vertical Res. A flight of abias ball not have a vertical group and the data specific flow (vertical Res. A flight of abias ball not have a vertical group and the data specific flow (vertical Res. A flight of abias ball not have a vertical group and the data specific flow (vertical Res. A flight of abias ball not have a vertical group and the data specific flow (vertical Res. A flight of abias ball not have a vertical group and the data specific flow (vertical Res. A flight of abias ball not have a vertical group and the data specific flow (vertical Res. A flight of abias specific flow (vertical Res. A flight of abias specific flow (vertical Res. A flight of abias ball not have a vertical group and the data specific flow (vertical Res. A flight of abias specific flow (vertical Res. A flight of	exit stairway. NO OCCUPANT LOAD	COMPLIES.	<ul><li>c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.</li></ul>	<ul> <li>penetrated, but need not exceed 2 hours shall lead directly</li> <li>Basement Corridor.</li> </ul>	Date
<ul> <li>Indidings &lt; COMPLIES, see Section and Plan for stair using service and ser</li></ul>	ON ROOF.	<b>1009.7 Vertical Rise.</b> A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels or	· ··············	<ul> <li>Exceptions:</li> <li>1a stairway is not required to be enclosed when the</li> </ul>	Dec. 18, 2017   DOB Submission
1009.9 Spiral Stairways. Spiral Stairways are permitted be used as a component in the means of egress. Once and showing on the more than 5 ecograms of the method on particulation.       In the spinal stairway is open to not more than one starway is open to not more than one starway is open to not more than one starway is open to not spinal starway is open to not spinal starway.       In the spinal starway is open to not more than one starway is open to not spinal not be starway is open to not more than one starway is open to not the note than one starway is open to not more than open to not more than open to not more than open topen to note than open topen topen topen topen topen topen topen t	,	landings. < COMPLIES, see Section and Plan for stair runs.	BC 1020 Exits.	<ul> <li>stairway serves an occupand load of less than 10 and</li> <li>the stairway complies with either Item 1.1 or 1.2, but not</li> </ul>	Revision 1 (xxx.01)
be used as a component in the means of geress only within a component in the means of geress only within a company space names that company space names in the means of geress only within a company space names in the means of geress only within a company space names in the means of geress only within a company space names in the means of geress only and the means of geress. The space of the means of geress only and the device of the means of geress only and the device of the means of geress. The space of the means of geress only and the device of the means of geress. The space of the means of geress only and the device of the means of geress only and the device of the means of geress. The space of the means of geress only and the device of the means of geress only and the device of the means of geress. The space of the means of geress only and the device of the means of geress only and the device of the means of geress. The space of the means of geress on the device on the means of geress on the device of the means of geress. The tweet of a state with a device on the device on the means of geress on the device on the means of geress on the device device on the device on the device on the d		<b>1009.9 Spiral Stairways.</b> Spiral stairways are permitted to	through 1026 and the applicable requirements of Sections 1003 through 1013. An exit shall not be	exceed two open stories. 1.1 The stairway is open to not more than one	Revision 3 (xxx.03)
COMPLIES: an area and serving not more than 5 occupantsshall have depth at 2 <sup>-1</sup> from the narrow depth at 2 <sup>-1</sup>	COMPLIES.	be used as a component in the means of egress only within dwelling units or from a space not more than 250 square feet	used for any purpose that interferes with its function as a means of egress. Once a given level of exit	story above its level of exit discharge; or 1.2 The stairway is open to not more than one	Revision 4 (xxx.04)
edge. Readouble As finds. Cuear Wolf does 13 Stairway to cool and cool access. In buildings four or more stories or more than 40 feet in height above grade, or more stories or more than 40 feet in height above grade, or more stories or more than 40 feet in height above grade, or more stories or more than 40 feet in height above grade, or more stories or more than 40 feet in height above grade, or more stories or more. Access to stories there requirements of Section 1008.1.1.1 this pass: buildhead that is not req'd is better than only conditions of a buildhead that is not req'd is better than only conditions of access. In buildings four on stainay shall access to store stainay shall above grade, to or at more than 40 feet in height above grade, stainay shall access to stainay shall above grade, to or areas, except that above grades. A build there is the stain of means of egress buildhead that is not req'd is better than only conditions of a buildhead that is not req'd is better than only conditions of a buildhead that is not req'd is better than only conditions of a buildhead that is not req'd is better than only conditions of a buildhead that is not req'd is better than or of hatch openings. Where the stainvay buildhead that is not req'd is better than or of hatch openings. Where the stainvay buildhead that is not req'd is better than to factor the or edge shall be protection at not hatch openings. Where the stain to the less than 4 in word main to the or than 4 in word main to the or than 4 in word main to the	COMPLIES.	in area and serving not more than 5 occupants shall have a 7.5 inch min. clear tread depth at 12" from the narrow building less than 4	protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge.	SECTION BC 1023 EXIT PASSAGEWAYS	
<ul> <li>1009.13 Stairway to roof and roof access. In buildings four or more stories or more than 40 feet in height above grade. or more starway shall set when the for of surface thought a store starway shall set when the for of surface thought a store starway shall set when the for of surface thought a store starway shall set when the set back that is not face as too set back roof areas may be through a door or which wopening to the roof. Stair terminating at a door or which wopening to the roof. Stair terminating at a door or shall be set back to a less than 41 in with height above grade. The set back to a less than 41 in with height above grade. The set back to a less than 41 is not face as too set back roof areas may be through a door or which wopening to the roof. Stair terminating at al.</li> <li>COMPLIES.</li> <li>COMPLIES.</li> <li>Bo to face as loce set back cont of a control terminating at al.</li> <li>Complex to the set back to a less than 41 in with the start of the terminating at al.</li> <li>Complex to the set back to thack to the set back to the set back to the set back to the s</li></ul>	COMPLIES.	26" min. < Not Applicable. So max. Clear Width addition of a	1020.2 Exterior exit doors. Buildings or structures used	<ul> <li>1023.1 Exit passageway. An exit passageway shall not be</li> <li>used for any purpose other than as a means of egress.</li> </ul>	
See 1008.1.1.1 this page. See 1008.1.1.1 this p	•	<b>1009.13 Stairway to roof and roof access.</b> In buildings four or more stories or more than 40 feet in height above grade	for human occupancy shall have at least one exterior door that meets the requirements of Section 1008.1.1	<b>1023.2 Width.</b> The width of exit passageways shall be	
<ul> <li>roof has a slope steeper ihan 20 degrees. &lt; Not Applicable, not 4 stories or more.</li> <li>Too has a slope steeper ihan 20 degrees. &lt; Not Applicable, not 4 stories or more.</li> <li>COMPLIES.</li> <li>bulkhead it lat is not not equired AND there is no way to widen the front ont equired AND there is no way to widen the front on trequired AND there is no way to widen the front on trequired access is location.</li> <li>Not Applicable, not 4 stories or more.</li> <li>1009,13.2 Protection at roof hatch openings. Where the roof hatch openings. Where the roof hatch openings. Where the roof hatch openings. Where within 101 feel, enditions degrees. shall be roof hatch openings. Where the roof hatch openings. Solutes or nore.</li> <li>NA.</li> <li>SECTION BC 1021 NUMBER OF EXITS AND CONTINUITY shall have access to the minimum number of approved.</li> <li>SECTION BC 1021 NUMBER OF EXITS AND CONTINUITY shall have access the minimum number of approved.</li> <li>SECTION BC 1021 NUMBER OF EXITS AND CONTINUITY shall have access the minimum number of approved.</li> <li>SECTION BC 1021 NUMBER OF EXITS AND CONTINUITY shall have access the minimum number of approved.</li> <li>SECTION BC 1021 NUMBER OF EXITS AND CONTINUITY shall have access to the minimum number of approved.&lt;</li></ul>	•	one stairway shall extend to the roof surface through a stairway bulkhead complying with Section 1509.2, unless the means of agross	See 1008.1.1.1 this page.	<ul> <li>determined as specified in Section 1005.1 but such width</li> <li>shall not be less than 44 inches, except that exit</li> </ul>	
Access to setback roof areas may be through a door or window opening to the roof. Stairs terminating at the level of a setback shall provide access to the setback is less than 41 in wind the level of a setback shall provide access to the setback is less than 41 in wind a do'n inegdit, measured from the lineight, measured from the lineight, measured from the lineight of harding are commodate HC access, unless HC access is clearly on traving a bulkhead that all. Not Applicable, not 4 stories or more. 109, 13.2 Protection at roof hatch openings. Where the required access is located within 10 feet of the roof edge shall be protected by guards with be leveled by guards HA. BC 1012 Handrails.	•	roof has a slope steeper than 20 degrees. < Not bulkhead.' I.e., the addition of a	SimpleTwig Specification: Exterior doors, particularly the	<ul> <li>passageways serving an occupant load of less than 50 shall</li> <li>not be less than 36 inches in width. &lt; COMPLIES</li> </ul>	
the level of a setback shall provide access to the setback or of areas, except where the setback is less than 4' in width and 10' in length, measured from the inside of the paragraph wall. < Not Applicable, not 4 stories or more. 1009.13.2 Protection at roof hatch openings. Where the roof hatch opening providing the required access is located within 10 feet of the roof edge shall be protected by guards installed in accordance with the provisions of Section 1013. BC 1012 Handralls. BC 1012 Handralls.	, , ,	Access to setback roof areas may be through a bulkhead that is not reg'd is better than	only' conditions prevents this, then use 34" door to accommodate HC access unless HC access is clearly	<ul> <li>The required width of exit passageways shall be</li> <li>unobstructed. &lt; COMPLIES.</li> <li>COMPLIES.</li> </ul>	
and 10° in length, measured from the inside of the parapet wall. < Not Applicable, not 4 stories or more.	COMPLIES.	the level of a setback shall provide access to the setback not having a proof areas, except where the setback is less than 4' in width bulkhead at all.	not required AND there is no way to widen the front entrance	Exception: Doors complying with Section 1005.2.	
1009.13.2 Protection at roof hatch openings. Where the roof hatch opening providing the required access is located within 10 feet of the roof edge shall be protected by guards A		and 10' in length, measured from the inside of the parapet wall. < Not Applicable, not 4 stories or more.	In some cases on 1 and 2 family dwellings a french door with both leafs together equal 4' or more, is	<ul> <li>walls, floors and ceilings of not less than 1-hour fire-</li> </ul>	
within 10 feet of the roof edge shall be protected by guards installed in accordance with the provisions of Section 1013. BC 1012 Handrails. BC 1012 Handrails.		1009.13.2 Protection at roof hatch openings. Where the	acceptable, meaning that one leaf is 2' wide or greater.	<ul> <li>connecting exit enclosure. &lt; COMPLIES, use of 5/8" GWB</li> <li>on walls ceilings, and, 2 layers on supplemental bearing</li> </ul>	
BC 1012 Handrails. BC 101	•	within 10 feet of the roof edge shall be protected by guards - NA.		wall exceeds requirement.	
BC 1012 Handrails. BC 1012 Handrails.	•		SECTION BC 1021 NUMBER OF EXITS AND CONTINUITY	<ul> <li>1023.4 Termination. Exit passageways shall terminate at an</li> <li>exit discharge or a public way. &lt; COMPLIES.</li> </ul>	
I DU IVIZ MAINIAIIS. I independent evists as encolified in Table 1021 1 based on I III III III III III III III III II	• • •	RC 1012 Handraila	<ul> <li>1021.1 Exits from stories. All spaces within each story</li> <li>shall have access to the minimum number of approved</li> </ul>		SHEET DESCRIPTION / DRAWING TITLE
1012.1 Where requiredshall be adequate in strength the occupant load of such story. Occupied roofs shall be SECTION BC 1027 EXIT DISCHARGE	• • •	<b>1012 nationalis.</b> <b>1012.1 Where required.</b> shall be adequate in strength and attachment in accordance with BC Section	<ul> <li>independent exists as specified in Table 1021.1 based on</li> <li>the occupant load of such story. Occupied roofs shall be</li> </ul>	SECTION BC 1027 EXIT DISCHARGE	Fire Protection HC Access
<ul> <li>1027.1 General. Exits shall discharge directly to the exterior</li> <li>1607.7. Handrails required for stairways by BC</li> <li>Section 1009.12 shall comply with BC Section</li> <li>Section 1009.12 shall comply with BC Section</li> </ul>		1607.7. Handrails required for stairways by BC Section 1009.12 shall comply with BC Section	<ul> <li>provided with exits as required for stories.</li> <li>Example Reg Section 402 5.2, 4024 2, 4042 4 (2,, 4)</li> </ul>	• 1027.1 General. EXITS Shall discharge directly to the exterior • of the building. < COMPLIES. • The exit discharge shall be at grade or shall provides direct	Window Guards, Egress
<ul> <li>COMPLIES.</li> <li>COMPLIES.</li> <li>In e exit discharge shall be at grade or shall provide direct</li> <li>Exceptions: See Section 403.5.2, 1021.2, 1016.1 (3 or 4).</li> <li>Exceptions: See Section 403.5.2, 1021.2, 1016.1 (3 or 4).</li> <li>Exceptions: See Section 403.5.2, 1021.2, 1016.1 (3 or 4).</li> <li>Exceptions: See Section 403.5.2, 1021.2, 1016.1 (3 or 4).</li> <li>Exceptions: See Section 403.5.2, 1021.2, 1016.1 (3 or 4).</li> <li>Exceptions: See Section 403.5.2, 1021.2, 1016.1 (3 or 4).</li> <li>Exceptions: See Section 403.5.2, 1021.2, 1016.1 (3 or 4).</li> <li>Exceptions: See Section 403.5.2, 1021.2, 1016.1 (3 or 4).</li> <li>Exceptions: See Section 403.5.2, 1021.2, 1016.1 (3 or 4).</li> <li>Exceptions: See Section 403.5.2, 1021.2, 1016.1 (3 or 4).</li> <li>Exceptions: See Section 403.5.2, 1021.2, 1016.1 (3 or 4).</li> <li>Exceptions: See Section 403.5.2, 1021.2, 1016.1 (3 or 4).</li> <li>Exceptions: See Section 403.5.2, 1021.2, 1016.1 (3 or 4).</li> </ul>	COMPLIES.	1012.2 through 1012.9.	• Exceptions: See Section 403.5.2, 1021.2, 1016.1 (3 or 4). • • TABLE 1021 1 MINIMUM NUMBER OF EVITS FOR	<ul> <li>The exit discharge shall not reenter a building &lt; COMPLIES.</li> </ul>	PROFESSIONAL SEAL / SIGNATURE DRAWING SCALE
<ul> <li>1012.2 Height not less than 34", not more than 38"</li> <li>from nosing. 3'-6" above surface overlooking edge.</li> <li>from nosing. 3'-6" above surface overlooking edge.</li> <li>COMPLIES. Use</li> <li>OCCUPANT LOAD</li> <li>MIN NUMBER OF EXITS</li> <li>MIN NUMBER OF EXITS</li> <li>(1715 10th Avenue: Each unit has 2 Exit Discharge</li> </ul>	•	<b>1012.2 Height.</b> not less than 34", not more than 38" from nosing. 3'-6" above surface overlooking edge.	OCCUPANT LOAD MIN NUMBER OF EXITS	<ul> <li>(1715 10th Avenue: Each unit has 2 Fxit Discharge</li> </ul>	DRAWN BY / CHECKED BY
Extend 18" horizontally from last riser if space allows, at 42" above landing or floor surface (accounting for 1-500	•	Extend 18 <sup>"</sup> horizontally from last riser if space allows, 4 <sup>34"</sup> Only, typ. at 42" above landing or floor surface (accounting for	(persons per story) 1-500 (per story) 2 < APPLIES	<ul> <li>locations, one for each is located on the front of the</li> <li>building and one is located at the rear.)</li> </ul>	NB/NB Sheet NUMBER
ADA requirements).	COMPLIES.	ADA requirements).	501-1,000 3 more than 1,000 4	(34 Vanderbilt: This single family has 2 Exit Discharge	A-002.00
locations, one at the front of the building and one at the rear.)	i		1	I locations, one at the front of the building and one at the rear.)	PAGE 08 OF 29 PAGES
	Conditions				

MECHANICAL CODF. CHAPTER 5 FYHALIST SVS	TEMS		
SECTION MC 504 CLOTHES DRYER EXHAUST			
<b>MC 504.1 Installation.</b> Clothes dryers shall be exhause the manufacturer's instructions. Dryer exhaust system	isted in accordance with ns shall be independent of	Applies	BC CHAPTER 12 INTERIOR EN
all other systems and shall convey the moisture and combustion to the outside of the building.For the ins	any products of tallation of gas dryers,		SECTION BC 1202 DEFINITIONS
<b>xception:</b> This section shall not apply to listed and luctless) electric clothes dryers.	labeled condensing		<b>KITCHEN.</b> A room with 80 square intended, arranged, designed or u
<b>504.2 Exhaust penetrations.</b> Where a clothes d letrates a wall or ceiling membrane, the annular spectrum bustible material, approved fire caulking or a	ryer exhaust duct bace shall be sealed with noncombustible drver		<b>KITCHENETTE.</b> A space with less which is intended, arranged, desig
t duct wall receptacle. Ducts that exhaust cloth te or be located within any fireblocking, drafts or other assembly required by the New York C ace rated, unless such duct is constructed of o	topping or any wall, floor/ ity Building Codeto be fire- alvanized steel or	Applies	<b>1203.4.1.4.</b> Kitchenettes in R and I-1 occupancies shall be provided with Section 1203.4.1.4, unless p
inum of the thickness specified in Section 603. g is maintained in accordance with the NewYork pers, combination fire/smoke dampers and any source the exhaust flow shall be prohibited in clothe	4 and the fire-resistance < City Building Code. Fire similar devices that will es drver exhaust ducts.		required natural ventilation shall be
<b>504.3 Cleanout.</b> Each vertical riser shall be prov anout.	ided with a means for	Applies	1203.4.1.4.3 Basements and cell ventilation to kitchenettes less than basements or cellars, such openin provisions of Sections 27-2081 th
<b>04.4 Exhaust installation.</b> Dryer exhaust duction nate on the outside of the building. Single dripped with a backdraft damper. Multiple dryer installed the damper. Screens shall not be installed at the not be connected or installed with sheet metal states.	ts for clothes dryers shall yer installations shall be allations shall not have a e duct termination. Ducts crews or other fasteners	<b>↓</b> Applies	Housing Maintenance Code and S State Multiple Dwelling Law. Not applicable as we are using me ventilation.
It will obstruct the exhaust flow. Clothes dryer exhaunce to a vent connector, vent or chimney. Clotheall not extend into or through ducts or plenums.	nes dryer exhaust ducts		
C <b>504.5 Makeup air.</b> Installations exhausting more all be provided with makeup air. Where a closet is stallation of a clothes dryer, an opening having an a juare inches (0.0645 m2) shall be provided in the cl shall be provided by other approved means	than 200 cfm (0.09 m3/s) designed for the irea of not less than 100 oset enclosure or makeup	To be determined during installation of specific unit.	2 - KITCHEN EXHAUST
IC 504.6 Domestic clothes dryer ducts. Exhaust	ducts for domestic		MECHANICAL CODE, CHAPTER
othes dryers shall conform to the requirements or rough 504.6.7.	of Sections 504.6.1	Applies,	MC 501.2.1 Location of exhaust 5.For specific systems see the
<b>C 504.6.1 Material and size.</b> Exhaust ducts shall h ish and shall be constructed of metal a minimum 0 ne exhaust duct size shall be 4 inches (102 mm) no	ave a smooth interior 016 inch (0.4 mm) thick. minal in diameter.	<ul> <li>Comparison</li> <li>Exception</li> <li>determined</li> <li>during</li> <li>installation.</li> </ul>	5.1. Clothes dryer exhaust, 5.2. Kitchen hoods and oth 506.3.12 (Type I Hood Equipment). (NOTE: not applicable to Res
<b>ception</b> : Where the make and model of the clothe wn and the manufacturer's installation instructions vided, the maximum length of the exhaust dur- sition duct, shall be permitted to be in accord	s dryer to be installed is s for such dryer are ct, including any ance with the dryer	To be determined during installation of specific unit.	Determine the Type of Hood, I or II
anufacturer's installation instructions. C <b>504.6.2 Duct installation.</b> Exhaust ducts shall be m) intervals and secured in place. The insert end of	e supported at 4-foot (1219 f the duct shall extend into	Applies	SECTION MC 504, CLOTHES DR (NOTE: FOR MC 504, see notes ;
e adjoining duct or fitting in the direction of airflow. I ith screws or similar fasteners that protrude into the	Ducts shall not be joined inside of the duct.		
<b>C 504.6.3 Transition ducts.</b> Transition ducts used chaust duct system shall be a single length that is list cordance with UL 2158A. Transition ducts shall et (2438 mm) in length and shall not be conce	to connect the dryer to the sted and labeled in be a maximum of 8 aled within construction.	<b>₫</b> NA	MC 505.2 Makeup air required ( of exhausting in excess of 400 cfr air at a rate in accordance with Ta equipped with a means of closure
<b>MC 504.6.4 Duct length.</b> The maximum allowable be determined by one of the methods specified is 504.6.4.2.	exhaust duct length shall n Section 504.6.4.1 or		Source: https://www1.nyc.gov/asse file=2014CC_MC_Chapter5_Exha
C 504.6.4.1 Specified length. The maximum ler nall be 35 feet (10 668 mm) from the connection	igth of the exhaust duct on to the transition duct	Applies	
rom the dryer to the outlet terminal. Where fittings ar ength of the exhaust duct shall be reduced in accord	e used, the maximum ance with Table 504.6.4.1.		SECTION MC 506, COMMERCIA DUCTS AND EXHAUST EQUIPM
TABLE 504.6.4.1 DRYER EXHAUST DUCT FITTING EOU	JIVALENT LENGTH		MC 506.3.12 Exhaust outlets s
DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH		grease ducts serving Type I how Sections 506.3.12.1 through 506.3
4" radius mitered 45-degree elbow 4" radius mitered 90-degree elbow	2 feet 6 inches 5 feet	Applies, to be determined by	MC 506.3.12.1 Termination abov
6" radius smooth 45-degree elbow	1 foot	Contractor on site.	(1016mm) above the roof surface.
6" radius smooth 90-degree elbow	1 foot 9 inches		the surface of the root.
8" radius smooth 90-degree elbow	1 foot 7 inches		3 - KITCHEN EXHAUST
10" radius smooth 45-degree elbow	9 inches		
<b>504.6.4.2 Manufacturer's instructions.</b> The m	aximum length of the	To be determined	
haust duct shall be determined by the dryer manufatructions. The code official shall be provided with a	acturer's installation	of specific unit.	
structions for the make and model of the dryer. Whe e concealed, the installation instructions shall be pro- rior to the concealment inspection. In the absence alculations from the clothes dryer manufacturer, Tab	ere the exhaust duct is to ovided to the code official of fitting equivalent length le 504.6.4.1 shall be used.	Applies	MC 603: DUCT CONST MC 603.4 Metallic ducts. All meta the SMACNA HVAC Duct Constru Exception: Ducts installed wit thickness as specified in Ta
C 504.6.5 Length identification. Where the exhau	st duct is concealed within	Applies	T DUCT CONSTRUCTION MIN FOR SING
entified on a permanent label or tag. The label or tage is a second connection.	g shall be located within 6		
entified on a permanent label or tag. The label or taget (1829 mm) of the exhaust duct connection. <b>C 504.6.6 Exhaust duct required.</b> Where space for the exhaust duct system shall be installed. Not installed at the time of occupancy, the exhaust duct cation of the future dryer.	g shall be located within 6 or a clothes dryer is Where the clothes dryer is ct shall be capped at the	<b>↓</b> —• Applies	DUCT SIZE Round ducts and enclosed Restangular dusts
dentified on a permanent label or tag. The label or taget (1829 mm) of the exhaust duct connection. <b>IC 504.6.6 Exhaust duct required.</b> Where space for rovided, an exhaust duct system shall be installed. Not installed at the time of occupancy, the exhaust duct duct and the future dryer. <b>Exception:</b> Where a listed condensing clothes dryer ccupancy of structure.	g shall be located within 6 or a clothes dryer is Where the clothes dryer is ct shall be capped at the is installed prior to	Applies ▲ NA	DUCT SIZE     M       Round ducts and     (i)       enclosed     Rectangular ducts       14 inches or less     (i)
entified on a permanent label or tag. The label or tage (1829 mm) of the exhaust duct connection. <b>IC 504.6.6 Exhaust duct required.</b> Where space for the original of the exhaust duct system shall be installed. Not installed at the time of occupancy, the exhaust duct cation of the future dryer. <b>Exception:</b> Where a listed condensing clothes dryer coupancy of structure. <b>IC 504.6.7 Protection required</b> . Protective shield p	g shall be located within 6 or a clothes dryer is Where the clothes dryer is ct shall be capped at the is installed prior to	<ul> <li>Applies</li> <li>NA</li> </ul>	DUCT SIZE     M       Round ducts and enclosed Rectangular ducts     ()       14 inches or less     ()       16 and 18 inches     ()       20 inches or over     ()
<ul> <li>contraction, the equivalent length of the entified on a permanent label or tag. The label or tag et (1829 mm) of the exhaust duct connection.</li> <li>c 504.6.6 Exhaust duct required. Where space for ovided, an exhaust duct system shall be installed. Not installed at the time of occupancy, the exhaust duct cation of the future dryer.</li> <li>cception: Where a listed condensing clothes dryer exupancy of structure.</li> <li>c 504.6.7 Protection required. Protective shield phere nails or screws from finish or other work are like the single of the shall be placed.</li> </ul>	a clothes dryer is Where the clothes dryer is to shall be capped at the is installed prior to lates shall be placed tely to penetrate the ced on the finished face of	<ul> <li>Applies</li> <li>NA</li> <li>NA</li> <li>Applies</li> </ul>	DUCT SIZERound ducts and enclosed Rectangular ducts14 inches or less16 and 18 inches20 inches or overExposed rectangular ducts
<ul> <li>a permanent label or tag. The label or tag.</li> <li><b>504.6.6 Exhaust duct required.</b> Where space for vided, an exhaust duct system shall be installed. It installed at the time of occupancy, the exhaust duration of the future dryer.</li> <li><b>ception:</b> Where a listed condensing clothes dryer upancy of structure.</li> <li><b>504.6.7 Protection required</b>. Protective shield pere nails or screws from finish or other work are like hes dryer exhaust duct. Shield plates shall be platraming members where there is less than 1¼ incht and the finished face of the framing member. Proconstructed of steel, have a thickness of 0.062 incharacter.</li> </ul>	a clothes dryer is Where the clothes dryer is Where the clothes dryer is ct shall be capped at the is installed prior to lates shall be placed tely to penetrate the ced on the finished face of thes (32 mm) between the potective shield plates shall th (1.6 mm) and extend a	<ul> <li>Applies</li> <li>Applies</li> <li>A</li> <li>A</li></ul>	DUCT SIZE       M         Round ducts and enclosed       (0)         Rectangular ducts       14         14 inches or less       (0)         16 and 18 inches       (0)         20 inches or over       (0)         Exposed rectangular ducts       (1)         14 inches or less       (0)         10 inches or over       (0)         11 inches or less       (0)         12 inches or less       (0)         14 inches or less       (0)
<ul> <li>constructed of steel, have a thickness of 0.062 inc</li> </ul>	exhaust duct shall be g shall be located within 6 or a clothes dryer is Where the clothes dryer is ct shall be capped at the is installed prior to lates shall be placed tely to penetrate the ced on the finished face of thes (32 mm) between the otective shield plates shall th (1.6 mm) and extend a below top plates.	<ul> <li>Applies</li> <li>Applies</li> <li>A</li> <li>A</li> <li>A</li> </ul>	DUCT SIZE       N         Round ducts and enclosed Rectangular ducts       (         14 inches or less       (         16 and 18 inches       (         20 inches or over       (         20 inches or over       (         14 inches or less       (         16 and 18 inches       (         20 inches or over       (         14 inches or less       (         14 inches <sup>a</sup> (         MC 603.4.1 Minimum fasteners.       (
<ul> <li>In the equivalent length of the entitied on a permanent label or tag. The label or tag et (1829 mm) of the exhaust duct connection.</li> <li>IC 504.6.6 Exhaust duct required. Where space for rovided, an exhaust duct system shall be installed. Not installed at the time of occupancy, the exhaust duct duration of the future dryer.</li> <li>xception: Where a listed condensing clothes dryer ccupancy of structure.</li> <li>IC 504.6.7 Protection required. Protective shield p here nails or screws from finish or other work are like othes dryer exhaust duct. Shield plates shall be plate if raming members where there is less than 1¼ inchuct and the finished face of the framing member. Protection inimum of 2 inches (51 mm) above sole plates and</li> </ul>	g shall be located within 6 or a clothes dryer is Where the clothes dryer is ct shall be capped at the is installed prior to lates shall be placed cely to penetrate the ced on the finished face of thes (32 mm) between the otective shield plates shall th (1.6 mm) and extend a below top plates.	<ul> <li>Applies</li> <li>Applies</li> <li>A</li> <li>A</li></ul>	DUCT SIZE       N         Round ducts and enclosed       (         Rectangular ducts       1         14 inches or less       (         16 and 18 inches       (         20 inches or over       (         Exposed rectangular ducts       (         14 inches or less       (         14 inches <sup>a</sup> (
<ul> <li>dentified on a permanent label or tag. The label or tag eet (1829 mm) of the exhaust duct connection.</li> <li>MC 504.6.6 Exhaust duct required. Where space for provided, an exhaust duct system shall be installed. Not installed at the time of occupancy, the exhaust duct ocation of the future dryer.</li> <li>Exception: Where a listed condensing clothes dryer occupancy of structure.</li> <li>MC 504.6.7 Protection required. Protective shield p where nails or screws from finish or other work are likelothes dryer exhaust duct. Shield plates shall be plate all framing members where there is less than 1¼ included and the finished face of the framing member. Protection required at the finished face of the framing member. Protection of the finished face of the framing member.</li> </ul>	exhaust duct shall be g shall be located within 6 or a clothes dryer is Where the clothes dryer is ct shall be capped at the is installed prior to lates shall be placed tely to penetrate the ced on the finished face of hes (32 mm) between the otective shield plates shall th (1.6 mm) and extend a below top plates.	<ul> <li>Applies</li> <li>A NA</li> <li>A NA</li> <li>A Applies</li> </ul>	DUCT SIZE       N         Round ducts and enclosed Rectangular ducts       ()         14 inches or less       ()         16 and 18 inches       ()         20 inches or over       ()         20 inches or over       ()         14 inches or less       ()         14 inches <sup>a</sup> ()         14 inches <sup>a</sup> ()         Exception: Where a duct conr       ()         Exception: Where a duct conr       ()         three screws or rivets shall       ()
<ul> <li>dentified on a permanent label or tag. The label or tag feet (1829 mm) of the exhaust duct connection.</li> <li>MC 504.6.6 Exhaust duct required. Where space for provided, an exhaust duct system shall be installed. If not installed at the time of occupancy, the exhaust duct ocation of the future dryer.</li> <li>Exception: Where a listed condensing clothes dryer becupancy of structure.</li> <li>MC 504.6.7 Protection required. Protective shield p where nails or screws from finish or other work are likelothes dryer exhaust duct. Shield plates shall be placed all framing members where there is less than 1¼ includuct and the finished face of the framing member. Protection member. Protection of 2 inches (51 mm) above sole plates and</li> </ul>	exhaust duct shall be g shall be located within 6 or a clothes dryer is Where the clothes dryer is ct shall be capped at the is installed prior to lates shall be placed tely to penetrate the ced on the finished face of hes (32 mm) between the otective shield plates shall th (1.6 mm) and extend a below top plates.	<ul> <li>Applies</li> <li>A Applies</li> <li>A A A A A A A A A A A A A A A A A A A</li></ul>	DUCT SIZE         Round ducts and         enclosed         Rectangular ducts         14 inches or less         16 and 18 inches         20 inches or over         Exposed rectangular         ducts         14 inches or less         14 inches or over         Exposed rectangular         ducts         14 inches or less         14 inches or less         14 inches <sup>a</sup> MC 603.4.1 Minimum fasteners.         fastened by means of at least threatorean of three screws or rivets shatorean of three screws or rivets shatorean of three screws or rivets shatorean of threatorean of threat
<ul> <li>dentified on a permanent label or tag. The label or tage to the extra struct connection.</li> <li>MC 504.6.6 Exhaust duct required. Where space for brovided, an exhaust duct system shall be installed. Not installed at the time of occupancy, the exhaust duct ocation of the future dryer.</li> <li>Exception: Where a listed condensing clothes dryer occupancy of structure.</li> <li>MC 504.6.7 Protection required. Protective shield p where nails or screws from finish or other work are likelothes dryer exhaust duct. Shield plates shall be placal framing members where there is less than 1¼ includent and the finished face of the framing member. Protection member. Protection of steel, have a thickness of 0.062 includent and the finished face of the framing member.</li> <li>I - DRYER EXHAUST SYSTEMS -</li> </ul>	exhaust duct shall be g shall be located within 6 or a clothes dryer is Where the clothes dryer is ct shall be capped at the is installed prior to lates shall be placed rely to penetrate the ced on the finished face of nes (32 mm) between the otective shield plates shall th (1.6 mm) and extend a below top plates.	<ul> <li>Applies</li> <li>A A</li> <li>A A<!--</td--><td>DUCT SIZE         Round ducts and         enclosed         Rectangular ducts         14 inches or less         16 and 18 inches         20 inches or over         Exposed rectangular         ducts         14 inches or less         15 attened by means of at least threat or less         16 and 18 inches         17 around the joint.         Exception: Where a duct correst three screws or rivets shat as to prevent a hinge effect         4 - DUCT CONSTRUCT</td></li></ul>	DUCT SIZE         Round ducts and         enclosed         Rectangular ducts         14 inches or less         16 and 18 inches         20 inches or over         Exposed rectangular         ducts         14 inches or less         15 attened by means of at least threat or less         16 and 18 inches         17 around the joint.         Exception: Where a duct correst three screws or rivets shat as to prevent a hinge effect         4 - DUCT CONSTRUCT



	MECHANICAL CODE SECTION MC 604 INSULATION				
	<b>MC 604.1 General.</b> Duct insulation shall conform to the requirements of Sections 604.2 through 604.13 and the New York City Energy Conservation Code.				
ofs ction	<b>MC 604.2 Surface temperature.</b> Ducts that operate at temperatures exceeding 120°F (49°C) shall have sufficient thermal insulation to limit the exposed surface temperature to 120°F (49°C).				
VAC on k ted , e air	<b>MC 604.3 Coverings and linings.</b> Coverings and linings, including adhesives when used, shall have a flame spread index not more than 25 and a smoke-developed index not more than 50, when tested in accordance with ASTM E 84or UL 723, using the specimen preparation and mounting procedures of ASTM E 2231. Duct coverings and linings shall not flame, glow, smolder or smoke when tested in accordance with ASTM C 411 at the temperature to which they are exposed in service. The test temperature shall not fall below 250°F (121°C).	5	sim	oletwia	тм
or 1	<b>MC 604.4 Foam plastic insulation.</b> Foam plastic used as duct coverings and linings shall conform to the requirements of Section 604.			ARCHITECTURE	llc
-С." IУ	<b>MC 604.5 Appliance insulation.</b> Listed and labeled appliances that are internally insulated shall be considered as conforming to the requirements of Section 604.	PROJEC	T NAME		
ion	<b>MC 604.6 Penetration of assemblies.</b> Duct coverings shall not penetrate a wall or floor required to have a fire-resistance rating or required to be fireblocked.	PROJEC	T LOCAT	ION	
ding ne e to el-	<b>MC 604.7 Identification.</b> External duct insulation, except spray polyurethane foam, and factory-insulated flexible duct shall be legibly printed or identified at intervals not greater than 36 inches (914 mm) with the name of the manufacturer, the thermal resistance R-value at the specified installed thickness and the flame spread and smoke-developed indexes of the composite materials. All duct insulation product R-values shall be based on insulation only, excluding air films, vapor retarders or other duct components, and shall be based on tested C-values at 75°F (24°C) mean temperature at the installed thickness, in accordance with recognized industry procedures. The installed thickness of duct insulation used to determine its R-values shall be determined as follows:	OWNER			
tion 31, of	1. For duct board, duct liner and factory-made rigid ducts not normally subjected to compression, the nominal insulation thickness shall be used.		T TEAM		
	2. For duct wrap, the installed thickness shall be assumed to be 75 percent (25- percent compression) of nominal thickness.	SimpleTwig A Nic Buccalo, A	rchitectu rchitect	<b>ire.llc</b> 718-488-7894	
of	<ol> <li>For factory-made flexible air ducts, the installed thickness shall be determined by dividing the difference between the actual outside diameter and nominal inside diameter by two.</li> </ol>	526 Prospect A Brooklyn, NY 1 every nest starts with	Avenue 1215 ith a simple t	info@SimpleTwig.c www.SimpleTwig.c wig NY License: 02419	com com 7
ch n on	4. For spray polyurethane foam, the aged R-value per inch, measured in accordance with recognized industry standards, shall be provided to the customer in writing at the time of foam application.				
ctors	<b>MC 604.8 Lining installation.</b> Linings shall be interrupted at the area of operation of a fire damper and at a minimum of 6 inches (152 mm) upstream of and 6 inches (152 mm) downstream of electric-resistance and fuel-burning heaters in a duct system. Metal nosings or sleeves shall be installed over exposed duct liner edges that face opposite the direction of airflow.		LTANTS		. <u></u>
eans ict	<b>MC 604.9 Thermal continuity.</b> Where a duct liner has been interrupted, a duct covering of equal thermal performance shall be installed				
	<b>MC 604.10 Service openings.</b> Service openings shall not be concealed by duct coverings unless the exact location of the opening is properly identified				
most the juired	<b>MC 604.11 Vapor retarders.</b> Where ducts used for cooling are externally insulated, the insulation shall be covered with a vapor retarder having a maximum permeance of 0.05 perm (2.87 ng/(Pa. s •m2))or aluminum foil having a minimum thickness of 2 mils (0.05 1 mm). Insulations having a permeance of 0.05 perm (2.87 ng/(P. s• m2))or less shall not be required to be covered. All joints and seams shall be sealed to maintain the continuity of the vapor retarder.				
hall	<b>MC 604.12 Weatherproof barriers.</b> Insulated exterior ducts shall be protected with an approved weatherproof barrier.				
ing hes	<b>MC 604.13 Internal insulation.</b> Materials used as internal insulation and exposed to the airstream in ducts shall be shown to be durable when tested in accordance with UL 181. Exposed internal insulation that is not impermeable to water shall not be used to line ducts or plenums from the exit of a cooling coil to the downstream end of the drain pan.	Date   Dec. 18, 2017	Descripti DOB Su Revision	ion bmission n 1 (xxx.01)	
			Revision Revision Revision	n 2 (xxx.02) n 3 (xxx.03) n 4 (xxx.04)	
L COI	DE				
	Contractor(s) are to apply all applicable codes as required to this project, the most relevant listed on this page regarding Mechanical Code. Note manufacturer's instructions regarding make-up air supply and provide				
	Final note on Bulkheads/Roof Stairs. The city encourages the building of bulkheads as they are an asset to fire-fighters which is why they are not				
	This is because fire-fighters have a way to clear smoke and heat from the interior as this will be the primary way for heat and smoke to travel w/o mochanical means				
	A bulkhead in a one or two family residence would not be an ideal way to escape a fire/smoke as the smoke/heat would be intense, it is not a viable means of egress, only as a last resort. The narrowing of the stair to the roof encourages people to exit down versus being trapped on a roof and then having to use a fire truck ladder which is in no way 'safe'. There is no	SHEET DESCRIPTION / DRAW	VING TITLE		
	requirement for emergency handles, exit signs, emergency lighting. Installing a bulkhead is a security risk for a home owner as it offers yet another means to enter the building, therefore this is a dis-incentive for it's installation and certainly has cost ramifications as shown in the structural drawings to bring the weight down to the factings	Bldg Building related to	And Mo Ducts	ch Code echanical Code & Requirements	) S
	This is not a pressurized stair well that is fire-proofed enclosure offering tenants in multiple dwelling buildings a 2nd path to the exterior via the roof.	PROFESSIONAL SEAL / SIGN	ATURE	DRAWING SCALE <b>3/8" = 1'-0"</b> DRAWN BY / CHECKED BY	
	This stair is internal for one unit, serving only one unit. This is a stair of convenience. We could opt for a ladder/hatch, a ship's ladder, a pull-down ladder/steps, etc. but having an actual stair with code compliant handrails, fire-rated door and fire-rated bulkhead is far superior option that exceeds code for a one-two family (not multiple dwelling) building. The addition of a skylight adds to the potential to remove smoke in case of a fire.			NB/NB SHEET NUMBER A-003.00 PAGE 09 OF 29 PAG	) JES
				STREF <u>316</u> =40-20 PGN032 <u>338</u> =20-10 PGN016 <u>34</u> =10 S PGr	N08 <u> 1.5</u> = <b>5-2.5</b> -PGNO4





	<u>.</u>
WS	COMPLIES.
l Casement	COMPLIES.
Casement	COMPLIES.
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lindows	COMPLIES.
/indows +	COMPLIES.
m	
lindows	COMPLIES.
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	COMPLIES.

 $\top$ 

Refer to the next drawings A-005.00, within this set for Diagrammatic elevations of both the Front and Rear Facade Doors and Windows. Note that the skylights are shown on the plan, Detail 4 & 5, this page this page only (for SF).

20'-0"

Rear

Yard

ROOF







- IA1 Protection of Exposed Foundation Insulation: Insulation shall be visually inspected to verfy proper protection where applied to the exterior of basement, or cellar walls, crawl-space walls and/or the perimeter of slab-on-grade floors prior to backfill.
- IA2 Insulation placement and R-Values: Installed insulation for each component of the conditioned space envelope and at junctions between components shall be visually inspected to ensure that the R-Values are marked, that such R-Values conform to the R-Values identified in the construction documents and that the insulation is properly installed. Certifications for unmarked insulation shall be similarly visually inspected.
- IA3 Fenestration Thermal Values and Product Ratings: U-Factors of installed fenestration shall be verified by visual inspection for conformance with the Ufactors identified in the construction drawings, either by verifying the manufacturer's NFRC Labels or where not labeled using the ratings in ECC Tables 303.1.3(1) and (2).
- IA4 Fenestration Product Ratings for Air Leakage: Windows, skylights and sliding glass doors, except site-built windows, skylights and doors, shall be visually inspected to verify that installed assemblies are listed and labeled to the referenced standard, as required during installation by NFRC 400, AAMA/WDMA/ CSA. 101/I.S.2/A440.
- **IA5 Fenestration Areas:** Dimensions of windows, doors and skylights [sic: on the exterior] shall be verified by visual inspection.
- IA6 Air Sealing and Insulation Visual Inspection Option: Openings and penetrations in the building envelope, including site-built fenestration and doors, shall be visually inspected to verify that they are properly sealed, in accordance with Table 402.4.2.

#### - ECC PROGRESS INSPECTIONS - RESIDENTIAL

#### **MECHANICAL & PLUMBING INSPECTIONS**

- Table 1 Progress Inspections for Energy Code Compliance Residential
   Buildings
- **IB3 Equipment:** Heating and cooling equipments shall be verified by visual inspection for proper sizing, prior to final plumbing and construction inspection.

Pool Heaters and covers shall be verified by visual inspection. < Not Applicable.

- **IB4 Controls:** System controls shall be inspected to verify that each dwelling is provided with at least one individual programmable thermostat with capabilities as described in ECC 403.1.1, and that such controls are set and operate as specified in ECC 403.1.1 prior to final electrical and construction inspection.
- Controls for supplementary electric-resistance heat pumps shall be inspected to verify that such controls prevent supplemental heat operation when the heat pump compressor can meet the heating load.
- Controls for Snow and Ice-Melting systems and pools shall be inspect for proper operation. Not less than 20% or one of each control type, whichever is more, shall be inspected.
- •••••••••••••••••••••••
- **ELECTRICAL POWER & LIGHTING SYSTEMS INSPECTIONS IC1 Electric Metering:** The presence and operation of individual meters or other means of monitoring individual dwelling units shall be verified by visual inspection for all dwelling units, prior to final electrical and construction inspection.
- **IC2 Lighting in dwelling units:** Lamps in permanently installed lighting fixtures shall be visually inspected to verify compliance with high-efficacy requirements, prior to final electrical and construction inspection.

ECC NYC 2016: In the State of New York, a Licensed Electrical Contractor is to file for Electrical Scope of Work and follow the Energy Conservation Code (ECC)

#### 2 - ECC MECH., PLUMBING & ELECTRIC INSPECTIONS

OTHER INSPECTIONS Table 1 - Progress Inspections for Energy Code Compliance - Residential Buildings

**ID1 Maintenance Information:** Maintenance manuals for equipment and systems requiring preventive maintenance shall be reviewed for applicability to installed equipments and systems before such manuals are provided to the owner. Labels required for such equipment or systems shall be inspected for accuracy and completeness, prior to sign-off or issuance of Certificate of Occupancy.

**ID2 Permanent Certificate:** The installed permanent certificate shall be visually inspected for location, completeness and accuracy, prior to final plumbing, electrical and/or construction inspection as applicable. 1RCNY 5000-01(g)(5).

Fenestration Area

Electrical Metering

10. Lighting in Dwelling Unit 11. Maintenance Information

12. Permanent Certificate

Equipment

Controls

Insulation Placement & R-Values

Fenestration Product for Air Leakage

Air Sealing & Insulation Visual Inspection

Fenestration Thermal Values & Product Rating

Building Code Section Item **Description** Protection of Exposed Foundation Insulation

IA1 IA2 IA3 IA4 IA5 IA6 IB3 IB4 IC1 IC2 ID1

ID2

#### Post construction duct tightness test result of ≤8 cl Or, rough-in test result of ≤6 cfm across syste

ECC SYSTEMS REQUIREMENTS CHECKLIST:

- Install a 'Heat pump thermostat' on any new heat Provide for 'Circulating service hot water systems'
- [403.4] Provide all Manufacturer manuals for mechanical
- Room, in sleeve, attached for easy access to 8. All lighting to be LED type lighting unless otherwise systems to be Energy Star rated high. For sys
- demonstrate compliance with the commercia 9. All Heating and cooling equipment to be sized per Manual J or other approved methods. [403.6]
- 10. -not applicable- All snow-melting and ice-melting s
- [403.8] 11. All HVAC piping conveying fluids above 105 °F or o

#### **ECC REQUIREMENTS CHECKLIST - PLAN REVIEW**

- [103.1, 103.2] Construction drawings and docume compliance for the building envelope. There
- documents. See New Building Plans and S 2. As per [R401.4, Appendix RB] Detached one- an family dwellings (townhouses) shall meet th Ready requirements) of this code. See Bas
- Plans. 3. As per [303.2.1] A protective covering is installed extends a minimum of 6 in. below grade. -no or exterior insulation.
- 4. As per [402.4.6] Fire separations between dwellin single-family dwellings (townhouses) are ins are air sealed in accordance with Section 40 does not apply (i.e. townhouse developmer Basement plan for 2 hour rated separation mechanical room with 2 hour rated apartme 1 hour w/ 5/8" GWB as noted.
- Contractor: As per [303.1] All installed insulation provided. The contractor is to ensure this r used, then do whatever is required like get
- Contractor: As per [303.2] Wall insulation is instal Contractor: As per [303.1.1.1, 303.2] Ceiling insul instructions. Blown insulation marked every
- 8. As per [402.2.3] Vented attics with air permeable and eave vents that extends over insulation 9. As per [402.2.4] Attic access hatch and door insu
- There is no attic access hatch on this project make it not applicable in ResCheck. 10. As per [303.1.3] U-factors of fenestration product
- NFRC test procedure or taken from the defa reliable fenestration (doors and windows) p 11. As per [402.4.1.1] Air barrier and thermal barrier
- 12. As per [402.4.3] Fenestration that is not site built WDMA/CSA 101/I.S.2/A440 or has infiltration code limits.
- 13. Contractor/Electrician: As per [402.4.5] IC-rated interior finish and labeled to indicate ≤2.0 cf
- 14. Contractor: [403.6] Automatic or gravity dampers exhausts.
- 15. [402.4.1.2, 402.4.1.3] Blower door test @ 50 Pa. prepared and signed by the party conducting For buildings with two or more dwelling units ft2 of enclosure surface area within the testi with over 7 dwelling units. All other building cfm/ft2. The written report includes: 1. the r conducting the test; 2. the address of the bu floor area of dwelling, calculated in accorda floor area shall include areas where the ceil measurement of the air volume lost at an in-Pascals); 5. the date(s) of the test; 6. a certi the accuracy of the test results; and 7. the Contractor to coordinate test by finding gualified for service.
- 16. Contractor is to ensure all inspections for insulation post on the wall of the Mechanical Room, no (as noted on this page) signed by the appro

## 4 - ECC REQUIREMENTS CHECKI

	•	Applicable Documents	as noted to s. Reference
ECCNYC 2016 Climate Zone 4 as per C https://www1.nyc.gov/sit	hapter R3, Sectio	n ECC R301 /2016-energy-co	onservation-code
WORK ITEMS	PROPOSED DE	SIGN VALUE	CODE VALUE
• • • • • • • • • • • • • • • • • • •	R-13 min. R-18	goal.	R-13; Table 40 (NYC2016)
Walls, Basement:	• R-15, R-18 goal	<u>.</u> .	R-15/19; R402 0.50 U-Factor;
Walls, Framed:	• NA		<ul> <li>R-20, or 13+5;</li> <li>0.045 U-Facto</li> </ul>
Walls, Mass:	• Not Used-NA •		<ul> <li>R-13/17; R402</li> <li>.060 U-Factor;</li> </ul>
Window/Fenestration:	.26 U-Factor 0.20 SHGC		.32 U-Factor; 1 (NYC2016); V Low-E EC3 Arg
Floor	R-30; Basement Entry Ceiling		R-30; R402.1. 0.033 U-Facto
Skylight:	0.55		0.55 U-Factor;
Door(s):	0.30 U-Factor 0.16 SHGC		.35 U-Factor; T (NYC2016). L Wood-clad, typ
Slab:	R-10 for 2 Feet		R-10 for 2 Fee (NYC2016)
Ceiling:	R-49 Expand Fo Batt Insulation	am +	R-49; Table 40 U-Factor: 0.02
Crawl Space:	NA		R-15/19; R402 0.055 U-Facto
Piping Insulation:	R-3		Table 402.1.1
Interior Partitions Betwee Space & Corridor:	an Conditioned R-15		R-15
Interior Lighting:	• 75% LED min.		Min. 75% LED 2012 ECC 404
Exterior Lighting:	• • 100% LED		NA
Boilers	• 0.95 Efficiency		0.95 Hydronic R405.5.2(2)
5 - ECC DE	SIGN VS	CODE	VALUE

CC SYSTEMS REQUIREMENTS CHECKLIST:		
All joints and seams of all ducis, all handlers, filter boxes and building cavities us ducts are to be sealed. [403.2.2]	A 2016 Now Vork City	
Post construction duct tightness test result of $\leq 8$ cfm to outdoors, or $\leq 12$ cfm acro	ss systems.	Energy
Or, rough-in test result of ≤6 cfm across systems or ≤4 cfm without air handle test verification may need to occur during Framing Inspection. [403.2.2]	<b>Energy Conservation</b>	Requirements: 100.0%
-not applicable- Programmable thermostats installed on forced air furnaces. [403. Install a 'Heat pump thermostat' on any new heat pumps. [403.1.2]	Code Energy	Section # Pre-Inspecti
Provide for 'Circulating service hot water systems' automatic or accessible manua [403.4]	Efficiency Certificate	103.1, Construction drav 103.2 documentation drav
Provide all Manufacturer manuals for mechanical and water heating equipment in Room, in sleeve, attached for easy access to the wall next to the door. [303.3		[PR1] <sup>1</sup> code compliance i code compliance i envelope. Therma
All lighting to be LED type lighting unless otherwise specified. All appliances and systems to be Energy Star rated high. For systems serving multiple dwelling	mechanical units must	documents.
demonstrate compliance with the commercial code. [103.2, 403.7 All Heating and cooling equipment to be sized per ACCA Manual S based on load	ls per ACCA	Appendix dwellings and mu RB dwellings (townlo
Manual J or other approved methods. [403.6]	alled Insulation Bating B-Value	[PR4] <sup>1</sup> requirements of A Ready requireme
[403.8] [404.0] [402 piping convoving fluids above 105 % or shilled fluids below 55 % or shilled fluids below 55 % or shilled fluids below 55 %	Above-Grade Wall 21.00	Section Foundation
insulated to ≥R-3 (equal to or greater than R-3). [403.3]	Below-Grade Wall 0.00	& Req.ID
addition to the above: 1. All cold water pipes to be insulated to R-2. [403.4]	Floor 10.00	[FO1] <sup>1</sup>
	Ceiling / Roof 49.00	
[103.1, 103.2] Construction drawings and documentation demonstrate energy co	Ductwork (unconditioned spaces):	402.1.2 Slab edge insulati IFO31 <sup>1</sup> depth/length.
compliance for the building envelope. Thermal envelope represented on co documents. See New Building Plans and Sections for insulation symbols a	and notes. 0-32 0-18	0
As per [R401.4, Appendix RB] Detached one- and two-family dwellings and mult family dwellings (townhouses) shall meet the requirements of Appendix RB	iple single- B (Solar- Door 0.30 0.16	303.2.1 A protective cove
Ready requirements) of this code. See Basement Plan (exterior vestibule) Plans.	and Roof Skylight 0.55 0.18	(e) insulation and ext minimum of 6 in.
As per [303.2.1] A protective covering is installed to protect exposed exterior ins extends a minimum of 6 in, below grade, -not applicable- No exterior found	Aution and Ation work Heating & Cooling Equipment Action WCB-180E-Basement Action Sector LG Concealed Duct 5-Zone	Section
or exterior insulation. As per [402.4.6] Fire separations between dwelling units in two-family dwellings	Heating System: <u>Navien NCB-240E-Duplex</u> Apt <u>AFUE 95%</u> LGRED (Cooling) System	# Framing / Rougl & Req.ID
single-family dwellings (townhouses) are insulated to no less than R-10 and are are are are as a solution and the solution with Section 402.4.1. Multiple Single family d	d the walls wellings/	402.1.1, Door U-factor. 402.3.4
does not apply (i.e. townhouse development with multiple townhouses). Se	weinings water Heater: <u>Navien NCB-240E-Duple</u> x Apt <u>AFUE 95%</u> (Energy Enciency Ratio)	[FR1] <sup>1</sup> €
mechanical room with 2 hour rated apartment door (see door schedule). Co	eiling to be Name: Date:	402.1.1, Glazing U-factor ( 402.3.1, average).
1 hour w/ 5/8" GWB as noted. Contractor: As per [303.1] All installed insulation is labeled or the installed R-valu	Jes Comments	402.3.3, 402.3.6,
provided. The contractor is to ensure this requirement is met. Where spra used, then do whatever is required like get spray paint and label it.	y foam is	402.5 [FR2] <sup>1</sup>
Contractor: As per [303.2] Wall insulation is installed per manufacturer's instructi Contractor: As per [303.1.1.1.303.2] Ceiling insulation installed per manufacture	Display a copy of this certificate at Electrical Panel upon completion of the construction, to be signed by Architect. Engineer or gualified representative. Any changes to the building's energy	303.1.3 U-factors of fenes
instructions. Blown insulation marked every 300 ft <sup>2</sup> .	use (insulation, electrical loads, mechanical, etc.) must be added, signed and dated by appropriate qualified individual	(FR4) <sup>2</sup> are determined in with the NFRC test taken from the determined in
and eave vents that extends over insulationnot applicable-		402.1.1, Skylight U-factor.
There is no attic access hatch on this project, not applicable, but also not a	assembly. In option to	402.3.3, 402.3.6,
make it not applicable in ResCheck. D. As per [303.1.3] U-factors of fenestration products are determined in accordance	e with the	402.5 [FR5] <sup>1</sup>
NFRC test procedure or taken from the default table. Contractor, verify by reliable fenestration (doors and windows) products.	Durchasing Energy Compliance Acknowledgement:	402.4.6 Fire separations b
<ol> <li>As per [402.4.1.1] Air barrier and thermal barrier installed per manufacturer's ins</li> <li>As per [402.4.3] Fenestration that is not site built is listed and labeled as meeting</li> </ol>	tructions. To the best of my knowledge, belief and professional judgement, these plans and specifications are in compliance with NYCECC.	dwellings and mu family dwellings (
WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do code limits	not exceed	are insulated to n and the walls are
<ol> <li>Contractor/Electrician: As per [402.4.5] IC-rated recessed lighting fixtures sealed interior finish and labeled to indicate &lt;2.0 cfm leakage at 75 Pa</li> </ol>	l at housing/	402.4.1.1 Air barrier and the
<ol> <li>Contractor: [403.6] Automatic or gravity dampers are installed on all outdoor air i oxbauets</li> </ol>	ntakes and	instructions.
5. [402.4.1.2, 402.4.1.3] Blower door test @ 50 Pa. A written report of the results of	f the test is	402.4.3 Fenestration that
For buildings with two or more dwelling units air leakage rate must not exce	eed 0.3 cfm/	[FR20] <sup>1</sup> is listed and label AAMA /WDMA/CS/ or has infiltration
ft2 of enclosure surface area within the testing area. Sampling is allowed to with over 7 dwelling units. All other buildings have air leakage rate not exce	br buildings eeding 0.2 STAMP	400 that do not ex limits.
cfm/ft2. The written report includes: 1. the name and place of business of the conducting the test; 2. the address of the building which was tested; 3. the	he party	402.4.5 IC-rated recessed [FR16] <sup>2</sup> sealed at housing
floor area of dwelling, calculated in accordance with ANSI Z65, except that floor area shall include areas where the ceiling height is less than 5 feet; 4.	conditioned	and labeled to ind leakage at 75 Pa.
measurement of the air volume lost at an internal pressurization of 0.2 inch Pascals): 5, the date(s) of the test: 6, a certification by the party conducting	nes w.g. (50 a the test of	403.6 Automatic or grav
the accuracy of the test results; and 7. the signature of the party conducting Contractor to coordinate test by finding gualified city approved person, homeowr	g the test.	intakes and exhau
for service. 6 Contractor is to ensure all inspections for insulation, testing, and the above is co	mplete and	Section
post on the wall of the Mechanical Room, near the door, the Compliance C	ertificate	# Insulation I & Req.ID
		[IN13] <sup>2</sup> or the installed R-
	7 - ENERGY PROFESSIONAL ACKNOWLEDGEMENT	402.1.1 Well inculation P.
Applicable as noted to be applied by Contractor. This p Documents. References to other parts of the CD's is	page is part of the Construction	402.1.1, Wall insulation R-V 402.2.5, mass wall with at 402.2.6 wall insulation on
CNYC 2016 mate Zone 4 as per Chapter R3, Section ECC R301		[IN3] <sup>1</sup> exterior, the exter i requirement appli
bs://www1.nyc.gov/site/buildings/codes/2016-energy-conservation-code.page SHGC (Solar He NYC 2016 Energy-conservation-code.page NYC 2016 Energy-conservation-code.page Table 2006 Energy-conservation-code.page	eat Gain Coef) Location Reference to item within CD's as per Plan Examiner's Request gy Code	303.2 Wall insulation is i
Ils:		[IN4] <sup>1</sup> manufacturer's in
(NYC2016)	Detail 2, A-101.00; Detail 1 & 2, A-102.00; INSULATION: Typical Exterior Wall: 2x4 w/ R-15 (expandable foam).	
	<ul> <li>Front wall achieve R-18 w/ extra rigid insulation on masonry. Basement rear wall add additional 3" rigid insulation</li> <li>to foundation below grade, See 2, S 101,00</li> </ul>	Section # Final Inspection
Ills, Framed:         • NA         • R-20, or 13+5; R402.1.2 (NYC2016) •           •         • 0.045 U-Factor; R402.1.4 (NYC2016) •	Not Applicable. This is a masonry structure. not a 'wall framed' structure (implying 2x6 studs)	& Req.ID 402.1.1, Ceiling insulation
Ills, Mass: • Not Used-NA • R-13/17; R402.1.2 (NYC2016) • .060 U-Factor; R402.1.4 (NYC2016)	Not Applicable. Mass is not used in the calculations per ECC to achieve compliance.	402.2.1, 402.2.2, 402.2.6
ndow/Fenestration:		[FI1] <sup>1</sup>
U.20 SHGC     Introduction (NYC2016); Wood-clad DoubleHung,     Low-E EC3 Argon	EC3 Argon gas filled typical. See Detail 1, A-005.00.	303.1.1.1, Ceiling insulation 303.2 manufacturer's in
or R-30; Basement R-30; R402.1.2 (NYC2016) Entry Ceiling 0.033 U-Factor; R402.1.4 (NYC2016)	R-30 Entrance Ceiling/1st Floor Insulation; Detail 1, A-101.00	[FI2] <sup>1</sup> Blown insulation n 300 ft <sup>2</sup> .
vlight: 0.55 U-Factor; R402.1.2 (NYC2016)	Skylight U-Factor .55; Detail 2b, A-400.00; Detail 2, A-401.00	402.2.3 Vented attics with
or(s): 0.30 U-Factor .35 U-Factor; Table 402.1.1 0.16 SHGC (NYC2016). Low-E EC Argon	Door U-Factor 0.30; SHGC 0.16; Door Schedule Dwg.; Details 1 & 2, G-101.00	[FI22] <sup>2</sup> insulation include to soffit and eave extends over insu
b: R-10 for 2 Feet R-10 for 2 Feet R-10 for 2 Feet Table 402 1 1	Plab (balaw alab) D 40 far 0 facts 0 D-t-10, 0, 100,00	402.2.4 Attic access hatch
(NYC2016)	Siab (below siab) K-10 for 2 feet; See Detail 2, G-102.00	[FI3] <sup>1</sup> insulation ≥R-valu adjacent assembl
Image:         R-49 Expand Foam +         R-49; Table 402.1.2; (NYC2016)           Batt Insulation         U-Factor: 0.026 R402.1.4 (NYC2016)	R-49 total: R-36 Batt Insulation, R-13 expandable foam spray insulation on rafters.; See Detail 2, A-400.00	
awl Space: NA R-15/19; R402.1.2 (NYC2016) 0.055 U-Factor; R402.1.4 (NYC2016)	Not Applicable	402.4.1.2, Blower door test ( 402.4.1.3 written report of t [FI17] <sup>1</sup> the test is prepare
ing Insulation: R-3 Table 402.1.1		by the party cond and provided to the
erior Partitions Between Conditioned ace & Corridor: , R-15 , R-15	R-15 Batt Insulation on Hallway Walls & Mechanical Room Walls: See 1, A-101.00. See 2c4 Wall Types on Detail	401.3 Compliance certif
erior Lighting: 75% LED min. Min. 75% LED Lamps;	Detail 1 F-100 00 (Flectrical Plan Notes)	
erior Lighting: • 100% LED • NA •	Detail 1, E-100.00 (Electrical Plan Notes)	
lers 0.95 Efficiency 0.95 Hydronic Systems (Table R405.5.2(2)	Detail 1, M-100.00 (Mechanical Plan Notes)	
- ECC DESIGN VS CODE VALUES CHART		8 - ENERGY CONS

### heck Software Version : REScheck-Web

## pection Checklist

Code: 2016 New York City Energy Conservation Code were addressed directly in the REScheck software

on/Plan Review	Complies?	Comments/Assumptions
vings and emonstrate energy for the building al envelope onstruction	Complies Does Not Not Observable Not Applicable	Requirement will be met. Location on plans/spec: See Detail 4, ECC-001.00, Number 1 for page ref.
d two-family Itiple single-family ouses) shall meet the oppendix RB (Solar- nts) of this code.	□Complies □Does Not □Not Observable ■Not Applicable	Requirement will be met. Location on plans/spec: See Detail 4, ECC-001.00, Number 2 for page ref. Semi-Detached: Not Applicable

Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions	
on R-value.	R- <u>10</u>	R	Complies	See the Envelope Assemblies table for values.	]
	Heated	Heated	Not Observable	As per NYC 2016 Energy Code, 2' at R-10	
on	2 <u>'/90'</u> ft	ft		See the Envelope Assemblies	1
			□Does Not □Not Observable		
			Not Applicable	<b>5 1 5 1</b>	_
ring is installed d exterior			Does Not	Exception: Requirement is not applicable.	
ends a below grade.			□Not Observable ■Not Applicable	Location on plans/spec: not applicable	
n-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions	
	U	U	Complies	See the Envelope Assemblies table for values.	
	.35 or less		Not Observable		
area-weighted	U	U		See the Envelope Assemblies	
	.32 or less		□Does Not □Not Observable □Not Applicable		
tration products accordance			Complies	Requirement will be met.	
t procedure or fault table.			Not Observable	Location on plans/spec: See Detail 4, ECC-001.00,	
	11-	11-	Not Applicable	Number 10 See the Envelope Assemblies	
	<u> </u>	<u> </u>		table for values.	
	.55 or less		□Not Observable □Not Applicable		
etween wo-family			Complies	Requirement will be met.	
tiple single- townhouses) o less than R-10 air sealed in Section 402,4,1,			Does Not Not Observable Not Applicable	Location on plans/spec: See Detail 4, ECC-001.00, Number 4 for page ref.	
ermal barrier				Requirement will be met.	
uracturer's			□Does Not □Not Observable	Location on plans/spec:	
to a star built			Not Applicable	Number 11	
ed as meeting				Requirement will be met.	
rates per NFRC kceed code			□Not Observable □Not Applicable		
lighting fixtures /interior finish			Complies	Requirement will be met.	
icate ≤2.0 cfm			□Not Observable	Location on plans/spec: See Detail 4, ECC-001.00,	
ity dampers are			Complies	Number 13 Requirement will be met.	
tdoor air Ists.			Does Not	Location on plans/spec:	
			Not Observable	See Detail 4, ECC-001.00, Number 14	
nspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions	
tion is labeled values			□Complies □Does Not □Not Observable □Not Applicable	Requirement will be met.	
alue. If this is a	R- <u>15 m</u> in.	R		See the Envelope Assemblies table for values	
the wall ior insulation es (FR10).	Wood Mass Steel	Wood Mass Steel	□Does Not □Not Observable □Not Applicable		
nstalled per	າາແ. ວເບບຽ.			Requirement will be met	
structions.			Does Not	Location on plans/spec:	
			Not Applicable	See Detail 4, ECC-001.00, Number 6	
n Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions	
R-value.	R- <u>49</u>	R	Complies	See the Envelope Assemblies table for values.	
	Steel	Steel	□Does Not □Not Observable □Not Applicable	NYC R49 like what?!	
nstalled per structions.			Complies	Requirement will be met.	
narked every			Not Observable	Location on plans/spec: See Detail 4, ECC-001.00, Number 7	
air permeable baffle adjacent vents that ation.			□Complies □Does Not □Not Observable	Exception: Requirement is not applicable.	
and door	R-X	R-	⊔NOT Applicable □Complies	not applicable Requirement will be met	
e of the /.	<u></u>	к- <u> </u>	Does Not	Location on plans/spec: See Detail 4, ECC-001.00,	
9 50 Pa. A	ACH 50 =	ACH 50 =		Requirement will be met.	
ne results of ed and signed ucting the test ne code official. two or more		_	⊔Does Not □Not Observable □Not Applicable	Location on plans/spec: See Detail 4, ECC-001.00, Number 15	
icate posted.			□Complies □Does Not □Not Observable □Not Applicable	Requirement will be met.	



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## SERVATION CODE (ECC) INSPECTION CHECKLIST



BIND THIS (0 IDE













<ul> <li>parts. Locating cases are properly of sources and provided and regulation.</li> <li><b>5 - NEW Bulkhead Side Elevation looking West</b></li> <li><b>9 - NEW Bulkhead Side Elevation looking West</b></li> <li><b>19 - United and a built</b></li> <li><b>19 - United and a built</b></li> <li>The affect of allow in these disparates. Of the hubble of the output of the same state in the same state in the output of the same state in the same state in the output of the same state in the same state in the output of the same state in the same state in the output of the same state in the same state in the same state in the output of the same state in the same state in the output of the same state in the same state</li></ul>	Metal flashing drip equivabler roofing. Ensure flaft from face of wall by angle from face of wall	dge tucked under ashing extend out 1" min. at sloped to allow rain drip. er and on sides of lk all around. Add primed/painted) to seal caulk joint. erlap over rubber attach edges at 3 edges and caulk exposed edge. Drizontal Datum for Bulkhead of Slope varies.	Mtl. Flashing drip-edge door surround beyond. Double hung insul. window.	PROJECT NAME PROJECT LOCA OWNER OWNER	
Optional Wood Rail for 2nd to the determine transmission in these diagrams, Ordo his mann 1.5 'tuting will be attached a wood rait is mann 1.5 'tuting will be attached a wood rait is mann 1.5 'tuting will be attached a wood rait is mann 1.5 'tuting will be attached a wood rait is mann 1.5 'tuting will be attached a wood rait is mann 1.5 'tuting will be attached a wood rait is mann 1.5 'tuting will be attached a wood rait is mann 1.5 'tuting will be attached a wood rait is manned be attached o the outs attached be attached a beat rait withing will be attached a wood rait is manned be attached a the stars attached a the stars attached a wood rait is manned be attached a rait of beat attached to be sides of the tubing is fat with the rait is attached to be sides of the tubing and is the stars attached o the sides of the tubing and is the stars attached o the sides of the wood rait is attached a rait is attached to the sides of the wood rait for the directly on to of the tube attached at the sides in the manned beat manned attached attached attached attached rait is attached to the sides of the wood rait for the directly on to of the tube attached attached raits attached rait is attached to the sides of the wood raits to the directly on to of the tube attached raits attached raits attached to the sides of the wood raits to the directly on to of the sides raits attached to the sides attached the sides raits attached to the sides attached to the sides of the wood raits attached to the sides attached to the sides of the sides raits attached to the sides attached the sides raits attached to the sides raits attached the sides raits attached to the sides at	joists. Confirm 2 supported and <b>5 - NEW Bulkhea</b>	2x4's are properly repair/enhance if required. d Side Elevation looking \	Si Ni 52 Br West	mpleTwig Architect c Buccalo, Architect 6 Prospect Avenue ooklyn, NY 11215 any nest starts with a simple FILING REPRES	aure.llc 718-488-7894 info@SimpleTwig.com www.SimpleTwig.com <i>twig</i> NY License: 024197 SENTATIVF
<ul> <li>The top diagonal tube between the 1st and 2nd floor is 2-10° above the noising. In this area the word rail to rest discuss of the tubing and is the same elevation, running parallel with the top diagonal tube between the 1st and 2nd floor is 2-10° above the noising. In this area the word rail to rest directly not port the tubing and is at the same elevation, running parallel with the top diagonal tube between the 2nd floor and the rest directly not port the tubing.</li> <li>The top diagonal tube between the 2nd floor and the rest directly not port the tube.</li> <li>The top diagonal tube between the 2nd floor and the rest directly not port the tube.</li> <li>The top diagonal tube between the 2nd floor and the rest directly not port the tube.</li> <li>The top diagonal tube between the 2nd floor and the rest directly not port the tube.</li> <li>The top diagonal tube between the 2nd floor and the rest directly not port the tube.</li> <li>The top diagonal tube between the 2nd floor and the rest directly not port the tube.</li> <li>The top diagonal tube between the 2nd floor and the rest directly not port the tube.</li> <li>The top diagonal tube between the 2nd floor and the rest directly not port the tube.</li> <li>Contactions is not contecting the railings on another level.</li> <li>Contactions the bottom part.</li> <li>Other parts of the tubing are secured top to tascie, and, to end the stringer, and, to study within the walls at the landing. In the contract tor have 2-2x4's in the correct location at both ends). The outside tube (2nd floor directly is 10 Tp) with area welfed to the tube, and, fit on the underside of the wood rails (and screws) to the top diagonal tube.</li> <li>Noticed the weed real machine as tube top to backets to the wood rails (and screws) to the thomeowner.</li> <li>All welds, corrers and ends to be ground smocht.</li> <li>Noticed the weed reals to be approved by Owner/Architect (or as specified by Owner).</li> </ul>	Optional Wood Rail for 2nd to Roof only, for both the center tubing and the outer stair tubing.	<ul> <li>How it fits and is built:</li> <li>The center rail consists of 1.5" squation 1/2" diameter intermediate rails, brackets (not shown in these diamain 1.5" tubing will be attached noted elsewhere. Besides this main 1.5" tubing will be attached noted elsewhere. Besides this main there is a second smaller rail as Library elevation (detail 3), and, face of the stairs to the roof as s (same profile/elevation as center plus their return at the 2nd floor intermediate landing). All other floor intermediate landing). All other floor intermediate landing). All other floor intermediate landing will studie (with not there are 4 parts to the steel por system.</li> <li>The Angle/slope equals the run/riser confirm this angle w/ the Stair Be assembling the tubing.</li> <li>Between each run of the wood risers specifically between the wood st of 1 5/8". This gap is the slot that tubing will fit between lin a cross.</li> </ul>	are steel tubing, and the wood rail/ agrams). Onto this d a wood rail as hain feature rail, shown in the Den/ two on the outside shown in plan er rail shown here, landing and handrails (wood) stairs are attached o tubing). In total, rtion of this railing r relationship, so uilder before rs and treads, tringers, is a gap at the 1.5" steel es-sectional	CONSULTANTS	
Typ. 1st to 2nd         floor.         <		<ul> <li>elevation, the total thickness of we this drawings is 1.5". The tubing intermediates spaced 4" apart cartubing.</li> <li>The top diagonal tube between the mis 2'-10" above the nosing. In the rail is attached to the sides of the the same elevation, running paratube.</li> <li>The top diagonal tube between the most of is 1.5" lower, to allow the word directly on top of the tube (and mean there is no room to place the top diagonal tube.</li> <li>Vertical Tubes: Note that they either the tread they are adjacent to, or vertically up/down connecting the another level.</li> </ul>	what you see on g is flat with the entered on the 1st and 2nd floor his area the wood e tubing and is at allel with the top 2nd floor and the ood rail to rest hot at the sides). harrow for this stair e wood next to the r end 11.25" below or, they run he railings on	e   Descrip c. 18, 2017   DOB S   Revisio   Revisio   Revisio   Revisio	ation ubmission on 1 (xxx.01) on 2 (xxx.02) on 3 (xxx.03) on 4 (xxx.04)
tube, secured from beneath) may be installed at a later date, so do not make holes in the underside of the top diagonal rail unless directed to do so by the Homeowner. All welds, corners and ends to be ground smooth. Prime/paint factory finish. Color: dark warm gray to be approved by Owner/Architect (or as specified by Owner).	Typ. 1st to 2nd floor.	Connections: Coordinate the bottom diagonal w/ t that there is a diagonal 2x nailer this tube to. Countersink 3/8" dia screws directly into 1.25" solid w exposed fastener to be same co- tubing. This will secure the botto Other parts of the tubing are secure w/ the same type/finish of screw door, there are two small extens top vertical tube to the bulkhead Landing rail to be secured to fascia, studs (coordinate w/ Contractor the correct location at both ends tube (2nd fl to roof) is also attack and, to studs within the walls at Ironworks (the contractor producing provide brackets for the wood rai the same finish as the tubing (us which are welded to the tube, ar underside of the wood rail secur Note that the wood rail 'from the 2nd roof' (which rest directly on top of	the Contractor so for you to secure a high strength wood or studs, and blor/finish as om part. ed onto the stringer vs. At the roof sions to secure the structure. , and, to end wall to have 2-2x4's in s). The outside hed to the stringer, the landings. the tubing) is to ails (and screws) in sing bar stock) nd, fit on the red by screws. d floor to the of the top diagonal	Description/drawing title <b>New/Pr</b> Cross-Section E and Sta	<b>Toposed</b> Building Section - ir Details
		<ul> <li>tube, secured from beneath) ma later date, so do not make holes of the top diagonal rail unless dir the Homeowner.</li> <li>All welds, corners and ends to be gr Prime/paint factory finish. Color: to be approved by Owner/Archite specified by Owner).</li> </ul>	ay be installed at a profinence of the underside rected to do so by round smooth. : dark warm gray ect (or as	ESSIONAL SEAL / SIGNATURE	DRAWING SCALE 3/8" = 1'-0" DRAWN BY / CHECKED BY NB/NB SHEET NUMBER A-401.00 PAGE 19 OF 29 PAGES STREET_PAGE ANOMAGE TO PROVIDE 422 FOOD

![](_page_20_Figure_0.jpeg)

BIND DE

![](_page_21_Figure_0.jpeg)

BIND

#### INTERIOR RESIDENTIAL DOOR SCHEDULE

Requirements for locations

If Hollow-Core Doors are

specified, do not cut them

down in size, instead frame

purchase the correct sized

the end that is trimmed,

Prime and paint to match

Verify w/ homeowner to

use flat panel, louvered or

paneled. Verify hardware/

NOTE if any door needs to

be reduced in height, that

a solid 2x2 be inserted into

the end that is trimmed,

and glued in place.

and glued in place.

trim

handle.

of handles, peep holes,

and other relevant info

opening properly or

#### Exterior Elevation

'Exterior' (corridor or main room side) and • Refer to Handicap 'Interior' (room side) finishes to match on both sides of door: ether natural polyurethaned, stained or prime/painted as locks, thresholds, widths noted. See finish specifications & notes. See Architectural Elevations/Details if provided for panels, trim and baseboards

UNO Interior Elev. Side of Door, similar, typ.

#### Not Used

Option A Option E Use for Basement Rental Flat, 2Hr. Vertical Apartment. Paint to match Panel, 2Hr. or Baseboard not shown, refer to Arch Dwgs. Use Option A **Option B** Option A: Trim & Baseboard shown Horizontal Vertical for New Construction. See Arch. Notes & Details. Panel Panel Finish determined by Homeowner. **Duplex: Use Option A** (solid wood). ement Apt: Use Option B. Prime and paint to match trim Verify w/ homeowner to use flat panel, louvered or paneled. Verify hardware/ handle. NOTE if any door needs to be reduced in height, that a solid 2x2 be inserted into

![](_page_21_Figure_9.jpeg)

<u>Not Used</u>

**INTERIOR ACCESS DOORS/COVERS:** Universal Access Door 24x24

Uses: Cable Control Box, Laundry Recessed Box. For smaller sizes, select one with similar features including hinge and latch device. NOTE: for use on interior walls only. Not for passage of person.

Coaxial Cable covers, Utility covers (Water, Electric and Gas penetrations into building, insulated R5 min., similar), AC Fan (similar) or as required. NOTE for panels in public spaces, use metal painted to match walls

Not Used

1330 Progress Drive Front Royal, VA 22630 Tel: (800) 255-5515 Fax: (540)

FLOOR ACCESS HATCH/COVER: WB (Williams Brothers) Type TER & TRD Floor Hatch: Aluminum non-drainage door accepts architectural flooring material. Similar to Type T in function, these single and double leaf doors are designed with a pan cover to accept a variety of flooring materials up to 1" in thickness. Each door is spring balanced to ensure smooth, easy operation upon installation of the specified flooring material in the field. Note: Available

**Construction Specifications: Material:** Cover and frame are 1/4" aluminum Cover: Smooth plate reinforced for 150 psf (732 kg/m2) live load. **Cover:** designed with 1" filmable pan for field installation of architectural flooring material (specify flooring material including type, thickness, and weight). Frame: Extruded aluminum frame with built in anchor flange around the perimeter. **Hinges:** Continuous heavy-duty Type 316 stainless steel hinge. **Latch:** Type 316 stainless steel slam lock with fixed interior handle and removable exterior turn/lift handle. Latch release is protected by a flush, gasketed, removable screw plug. Lift Assistance: Compression spring operators enclosed in telescopic tubes. Automatic holdopen arm with grip handle release. Finish: Mill finish aluminum with a bituminous coating applied to the exterior of the frame. **Hardware:** Engineered composite compression spring tubes. Steel compression springs with electrocoated acrylic finish. Type 316 stainless steel hinges. All other hardware is zinc plated/chromate sealed.

Not Used

**UNIVERSAL INTERIOR** NOTES: TRIM: All vertical trim to be either the

same thickness or thicker than baseboard trim. If the same thickness, use 'wafer' system to ensure alignment. **EXTERIOR DOOR TRIM:** Interior trim

at exterior openings may vary from 'framed out' to GWB return. Verify on Plans/Notes. See Interior Elevations/ Details if provided.

NEW/REPLACEMENT OF TRIM: **RENOVATIONS:** Interior Trim will probably match existing remaining trim, if there are more existing door frames than new ones, otherwise use 'New Units'. Strip (if quality trim) or replace all trim if it contains lead.

**NEW UNITS:** (5 or fewer units) Match the trim in elevations UNO following these instructions: Pre-primed pine trim: 1x4 verticals, abut into 1x2 at head, keeping distances around door open consistent, on top of this, add 1x6 head, capped w/ 1x3, fitted w/ 3/4" quarter round. All edges sanded rounded. Provide mockup at head/ corner for approval. Note: no ripping of lumber, use only standard preprimed trim. Turn corners w/ 45° piece at head with smaller trim (1x2, 1x3 and guarter rounds). Add paintable caulk adjacent to GWB, and as required to finish.

BASEBOARD TRIM (NEW): Use preprimed 1x6 capped with 1/2" quarter round, with 3/4" quarter round toe kick set snug to top of flooring. Caulk underside of 1x6 to seal out air/ insects. Caulk any cracks w/ paintable type, finish with paint. If natural finish baseboard, do the above but use raw wood stained, or quality woods as specified.

APT. BUILDINGS (4 or more units or new buildings): Trim shall be noted, specified and/or detailed. If not use this architectural set as is.

**OTHER**: In no circumstances shall any cracks be present. While they can happen the Architect expects the trim to be cut professionally. If unavoidable, fill cracks with paintable caulk (if trim and surfaces are to be painted) or wood filler (using saw dust to match color of wood) if finished naturally.

**EXISTING DOORS:** If existing doors remain within the project area, ensure they are in working order, including hinges, latches, knobs, sliding mechanisms, door stops and all components that allow them to operate as expected.

**EXISTING TRIM & BASEBOARDS:** Verify all existing trim if saved/ salvaged and repair/refinish as required to make like new. If wood finish is exposed, do NOT paint unless specified to do so by Architect or Owner, in either case, verify once again before painting.

**RESIDENTIAL DOOR HARDWARE:** HARDWARE: Brushed Nickel hardware including lever door knobs, hinges, locks. DOOR STOPS: brushed stainless steel floor mounted (if next to wall) or hinged mounted (if no wall & door can not rest against it).

COMMERCIAL DOOR HARDWARE: HARDWARE: Brushed stainless steel lever door handles/bars, hinges and other door components, or as provided or noted. **DOOR STOPS**: brushed stainless steel floor mounted (if next to wall) or hinged mounted (if no wall & door can not rest against it).

FIRE EGRESS: On all doors which are fire-rated or on an egress route, provide self-closing hardware. This included doors that open onto 1 Family and up residential roofs.

MUNTINS, SCREENS, SPECS: Verify if included. Review specs if provided. If not, use the Architect's drawings as

RESOURCES: suggested only if Contractor wants to compare prices.

Williams Brothers Corp. of America

636-4455; http://www.wbdoors.com

OWNER
PROJECT TEAM
ARCHITECT
SimpleTwig Architecture.llcNic Buccalo, Architect718-488-7894526 Prospect Avenueinfo@SimpleTwig.cBrooklyn, NY 11215www.SimpleTwig.cevery nest starts with a simple twigNY License: 02419
FILING REPRESENTATIVE
CONSULTANTS

simpletwig

PROJECT NAME

PROJECT LOCATION

ARCHITECTURE

Date	Description
Dec. 18, 2017	DOB Submission
	Revision 1 (xxx.01)
	Revision 2 (xxx.02)
	Revision 3 (xxx.03)
	Revision 4 (xxx.04)

![](_page_21_Picture_40.jpeg)

#### 5 - Interior DOOR SCHEDULE DIAGRAM(S) & NOTES (see 'Is this door used?' note)

COPYRIGHT © SIMPLETWIG<sup>™</sup> LL

![](_page_22_Figure_0.jpeg)

![](_page_23_Figure_0.jpeg)

BIND

THIS

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IDE

![](_page_23_Figure_2.jpeg)

![](_page_24_Figure_0.jpeg)

BIND DE

![](_page_25_Figure_0.jpeg)

 $\square$ S 

<ul> <li>PLUMBING CONTRACTOR (also see Plumbing Dwg(s):</li> <li>1. All Plumbing works shall be performed by a licensed plumbing contractor for perform work in NYC and the State of New York, or which ever governs, and shall conform to the Standard Plumbing Code, Local Codes, the latest amendments and authorities having jurisdiction over the work in the municipality the project is located in.</li> <li>2. The sizing, materials, distribution and connections of water main, individual branch supply water pipes, house sewer, individual waste, vent and soil lines, vertical leader and horizontal storm drains shall be in accordance with the Standard Plumbing Code as indicated on the Plumbing Diagram herein.</li> <li>3. Laundry facilities shall be in accordance with the Standard Plumbing Code including required Sub-zone for waste water piping.</li> <li>4. Refer to the Plumbing Page within this set for additional notes and diagrams including for Gas Piping.</li> <li>5. The Plumbing Contractor is responsible for filing of forms, applications and all required inspections to close out the plumbing aspect of the project legally, as required by the NYC Department of Buildings (DOB).</li> </ul>	Typical Detail for all projects that have a new storm drain installed house pit installed. While this detail is 'beyond code', it is require regarding need and/or cost consideration) as it prevents the floo cellar from storm water due to blockage of House Trap, by provid alarm system to signal a problem.Notes:1. All installed traps must prevent sewer gases from entering house 2. All traps to have flowing water from sinks or other fixtures run 3. House Trap knock out plug to be just above bottom of pit slab clean up of water once clog is removed.HOW IT WORKS: If the House Trap is clogged, water will backup through the sewer line to exit (flood) the lowest drain(s) which usually means in the shower/tub. This positions a evit point'Pit Floor Drain' house Drain pipe from 'sink'
<ul> <li>TYPICAL PLUMBING RISER CONDITIONS &amp; NOTES:</li> <li>1) Verify with Owner for all Plumbing Fixtures and Hardware, the Manufacturer, Style, Color and Type, and, that they are ADA Compliant if required for this project.</li> <li>2) All Plumbing work shall comply with the NYC Plumbing Code.</li> <li>3) Plumbing layout may be modified if required to provide proper slope and flow. Confirm if in conflict with ADA Compliance Requirements.</li> <li>4) Verify if Owner desires a continuous hot water loop system or individual instant hot water system.</li> </ul>	Shower than in the interior, so that flood water can bypass the House Trap and set off an alarm to alert the need for a cleaning. HOUSE PIT DETAIL, NTS House trap connection to ind HOUSE PIT DETAIL
Plumber Note: All water pipes to be insulated by Plumber w/ R-3 min., after all welding is completed and pipes tested, typ. This is because the Plumber knows where each and every water pipe exists and how much insulation is required. While unusual, it will ensure that all water pipes are fully insulated and will not condensate or freeze behind walls, and increase the energy efficiency of the system for both hot and cold water lines.         Coordinate pipe and floor penetrations with Contractor to ensure proper fire stopping is applied, for all pipe or plumbing line penetrations through floors.         Plumber Note: MEP (Plumbing) Engineer         If there is a conflict between the Architect's plumbing drawings and a PE's drawings, assuming there is an MEP Engineer (PE) for Plumbing for this project, the Plumbing Engineer's drawings shall supersede the Architect's drawings, unless there is something that is not mentioned by the MEP PE that is mentioned by the Architect.         Note: Pipes sizes shown are minimum allowable or as required by NYC Plumbing Code. Larger sizes are allowable unless must match fixture piping.         MINIMUM SLOPE 'UNDER SLAB' NOTE: Use 1/4" or greater slope per foot for sewer & storm pipes located under slab typ., in order to 'flush' and 'scour' pipes clean, unless this is impossible (to connect to street sewer and keep pipe below slab). If impossible, then use min. allowed as per code.         TABLE 704.1       SLOPE OF HORIZONTAL DRAINAGE PIPE         Size (inches)       (inch per foot)         2 <sup>1</sup> / <sub>2</sub> or less       1/4         3 to 6       1/8         8 or larger       1/16	Sov Sov
<ul> <li>Description of the provided of th</li></ul>	<b>Here Provide and Service States and Joints Operating at 1-2 PSI shall be in accordance with the plunbing work is ready for inspections and tests. <b>Cas Piping Notes: 1.</b> All Gas Piping branches shall be taken of from risers with no less than two e swings. <b>2.</b> All Gas Piping Systems shall not be used for Electrical Ground. <b>3.</b> All of the Public Water Supply and Sanitary Sewer Systems shall the moment of Public Water Supply and Sanitary Sewer Systems shall the mediation and the plunbing work is ready for inspections and tests. <b>3.</b> Connections to the Public Water Supply and Sanitary Sewer Systems shall the mediation and the plunbing work is ready for inspections and tests. <b>3.</b> Connections to the Public Water Supply and Sanitary Sewer Systems shall the mediation and the plunbing work is ready for inspections and tests.</b>
<ol> <li>Facilities for the physically handicapped shall be in accordance with Section P104.1 (c), (d).</li> <li>Fixture traps and cleanouts will be provided and installed according to all regulations of Section P105.0.</li> <li>Supports for plumbing piping will be as per Section P106.0.</li> <li>Water Supply and distribution piping will comply with all rules and regulations of Section P107.0.</li> <li>Sanitary drainage piping will be in accordance with all rules and regulations of Section P108.0.</li> <li>Vent piping will be in accordance with all rules and regulations of Section P108.0.</li> <li>Vent piping will be in accordance with all rules and regulations of Section P108.0.</li> <li>Vent piping will be in accordance with all rules and regulations of Section P109.0.</li> </ol>	<ul> <li>Existing to Remain: Request access to existing portions of the building, with h from Owner if required, to examine existing Shut Off Valves, pipes and components to ensure they are in working order. If not, and with an adde with your scope of work and compensation as approved by the Owner, reany defective valves, pipes or any components that are required to have functioning and safe gas service and as required by code, or, report any dangerous conditions to the DOB.</li> <li>4 - GAS NOTES &amp; RISER DIAGRAM - NTS</li> </ul>

![](_page_26_Figure_2.jpeg)

![](_page_26_Figure_3.jpeg)

![](_page_27_Figure_0.jpeg)

![](_page_28_Figure_0.jpeg)

Interior Lighting: Some fixtures to be spot lights, as selected by owner. For these fixtures, use rotating housing to allow for custom light direction.

Great Room LED fixtures: The architect recommends pendant lights at the second level, within easy reach of the catwalk to change light bulbs. Below the catwalk level, to paint galv. conduit and junction boxes black and use black matching fixtures.

All light fixtures to be selected by owner, UNO.

#### - GENERAL NOTES

2 - BASEMENT FLOOR PLAN

![](_page_28_Figure_5.jpeg)

![](_page_28_Figure_6.jpeg)

**3 - FIRST FLOOR PLAN** 

SM-CO

![](_page_28_Figure_9.jpeg)

![](_page_29_Figure_0.jpeg)

BIN D SIF DE