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SimpleTwig Architecture.Llc

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PROJECT NAME

PROJECT LOCATION

OWNER

PROJECT TEAM

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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)

SHEET DESCRIPTION / DRAWING TITLE

PROFESSIONAL SEAL / SIGNATURE

DRAWING SCALE

DRAWN BY / CHECKED BY

SHEET NUMBER

PAGE OF PAGES

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DEPARTMENT OF BUILDINGS



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Discipline - Order #	DOB Page Number	Page Title	Sheet Description
T-001.00		Cover Page:	Site Plan, Table of Contents, DOB Notes, Scope of Work, ECC Acknowledgement.
T-002.00		Legends:	Misc. Notes, Abbreviations, and Legends.
Z-001.00		Site & Zoning:	Location Plan, Survey, Site Plan and Zoning Analysis.
Z-002.00		Zoning:	FAR Floor Area Calculations - Basement, 1st, 2nd Floor Plans.
Z-003.00		Zoning/Inspections:	Inspections, Site Safety, Tree/Planting, Signage, Dwelling Size.
Z-004.00		Zoning-Base Plane:	Establishment of Base Plane w/ Elev. Diagram & Reference Notes.
A-001.00		Code & Protection	Safety, Smoke/Co2, Protection Plan, Lot Line Window, Occupancy
A-002.00		Building Code	Fire Protection, HC Access, Window Guards, Egress
A-003.00		Building/Mech Code	Building and Mechanical Code related to Ducts & Requirements
A-004.00		Code Compliance	Light/Ventilation Floor Plan Diagrams and Dimensions
A-005.00		Code Compliance	Diagrammatic Elevations of Glass Areas for Light/Ventilation
EN-100.00		Energy Conservation:	Energy Conservation Code Requirements
DM-001.00		Existing/Demo:	Basement Existing & Demolition - 1st Floor Existing & Demolition.
DM-002.00		Existing/Demo:	2nd Floor Existing & Demolition - Roof Plan Existing & Demolition.
DM-003.00		Existing/Demo:	Longitudinal Building Section, Existing/Demo.
A-101.00		New/Proposed:	Basement Floor Plan - 1st Floor Plan
A-102.00		New/Proposed:	2nd Floor Plan - Roof Floor Plan
A-400.00		New/Proposed:	Longitudinal Building Section and Partial Front Elevation.
A-401.00		New/Proposed:	Cross-Section Building Section - and Stair Details
G-100.00		Wall Types:	Wall types Legend and Misc. Notes, Construction Class Types.
G-101.00		Door Schedule:	Diagrams and Notes including Fire-Rated Doors
G-102.00		Misc. Diagrams:	Basement Slab Insulation, Deck and Meter Placement/Access.
G-103.00		Construction:	General Construction Notes, Materials, Finishes & Specifications.
S-100.00		Structural:	Basement, 1st and 2nd Floor Plans
S-101.00		Structural:	Roof Floor Plan, Cross Sections and Details
P-100.00		Plumbing/Gas:	Diagrams and Notes for Water, Gas, and Sewage.
P-101.00		Plumbing:	Basement Floor Plan showing plumbing below slab.
E-100.00		Electrical:	Lighting & Electrical Floor Plans (Basement, 1st, 2nd, Roof)
M-100.00		Mechanical:	Heating & Cooling for Basement, 1st, 2nd Floor Plans

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

- ADMINISTRATION**
- All Construction Work including Labor, Assemblies, Materials and Equipments shall conform to the latest Standard Building Codes as it is applicable.
 - The Contractor shall verify all dimensions and conditions at the site and within the project area and notify the Architect of any discrepancy.
 - The 'plans' are subject to approval by all authorities having jurisdiction.
 - 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.
 - Contractor(s) are to obtain and maintain insurance coverage as required by law and as stipulated by the Owner.
 - SCALE: Always use Dimensions notes on plans, sections, elevations, details and diagrams. Do NOT scale from the drawings typical.
 - 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.
 - 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.
 - The work shall comply with all codes, rules, regulations and ordinances 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.
 - 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.
 - Natural Ventilation to comply with Sub-Article C26-1205.6.
 - All Interior Toilets (in rooms without windows) shall be Mechanically Ventilated in Accordance with Section C26-1207.3 of the Building Code.
 - Wood required to be Fire Resistant and/or Treated shall be tested in accordance with RS 5-3 and RS 5-4.
 - Room Finishes to conform to Table 5-4.
 - 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 Sub-Contractors work. All defects discovered during the Guarantee Period shall be repaired to the Owner's satisfaction, at the Contractor's expense.
 - Upon completion of all work, the Contractor shall furnish Owner with Approvals, Sign-Offs, Completion Certificate Warrantees, Guarantees, Waivers of Liens, etc.
 - Upon completion of all work, the Contractor shall furnish and mount in 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 Owner shall be responsible for the safe maintenance of the building and its facilities before, during and after construction.
 - 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, comprehend and acknowledge these Safety Notes, and with their help employ all guidelines to ensure a safe working environment at all times. When needed the General Contractor will provide a translator.
 - The Notes herein shall govern all work shown and specified, and form a part of the Contract Documents.

This project consists of the interior renovation of a 2 family house: **basement rental apartment and the 1st/2nd floor duplex apartment.**

Basement - Review Official Survey and Architect's Sections

No increase to mass, building envelope or number of dwellings.

Scope of Work Includes:
 New load, and non-load bearing partitions; interior insulation; Kitchens and Bathrooms, and all other work to complete interiors as specified on plans. Bulkhead/stairs to roof with rooftop railing.

- Code compliant insulation for energy conservation.
- Modest 'beyond code' Fire prevention measures, fire blocking.
- Gas & Plumbing work for new kitchens and bathrooms.
- New electrical throughout, and hard-wired Smoke and CO2 detectors.
- New Skylight(s), see Roof Plan.
- Relocation of Electric Meters to new entry area, and, separate circuit breaker panels in each apartment.
- New Hot Water Natural Gas System, and new hot water heating system.
- Replacement of party-line window with rated wire-glass fixed unit. Removal of party-line window and sealing with 8" thick of brick to repair party-line brick masonry wall.

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.

Signed/Stamped by Architect or qualified representative

4 - ECC ACKNOWLEDGEMENT

5 - not used



NYC Department of Buildings
Property Profile Overview

Cross Street(s): 17 STREET, 18 STREET

DOB Special Place Name:

DOB Building Remarks:

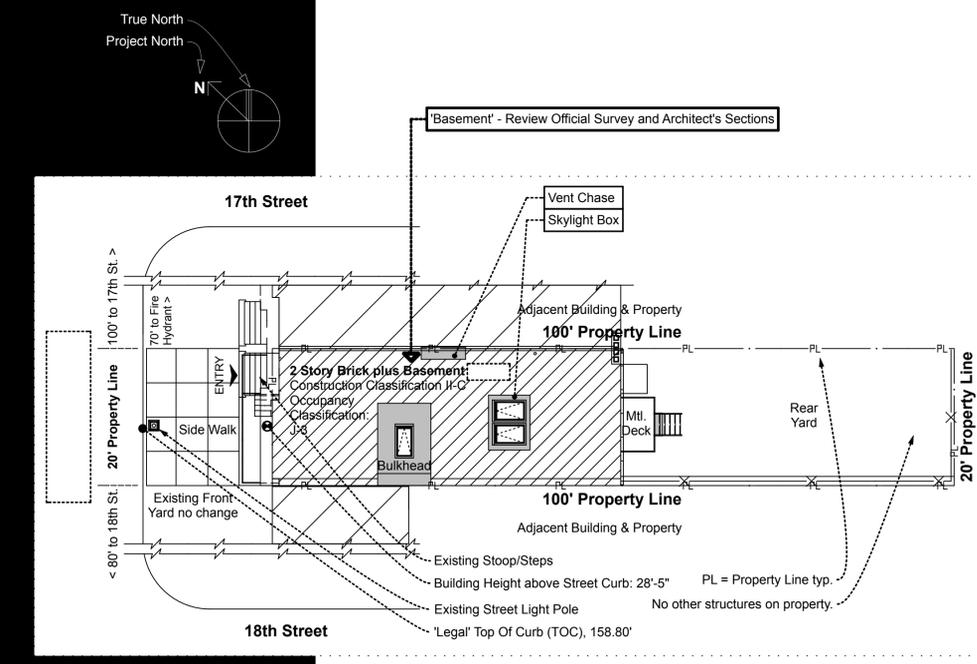
Landmark Status:

Local Law: NO Special Status: N/A
 Loft Law: NO
 SRO Restricted: NO TA Restricted: NO
 UB Restricted: NO
 Environmental Restrictions: N/A Grandfathered Sign: NO
 Legal Adult Use: NO City Owned: NO
 Additional BINs for Building: NONE

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: B2-2 FAMILY DWELLING



1 - Site Plan - NTS

inspection list moved to another sheet to comply with DOB objection to show full list of inspections whether they are applicable or not, See 1, Z-003.00; otherwise this area is intentionally left blank

SHEET DESCRIPTION / DRAWING TITLE

Cover Page
 Site Plan, TOC, DOB Notes, Scope of Work, ECC Note

PROFESSIONAL SEAL / SIGNATURE

DRAWING SCALE: 3/8" = 1'-0"

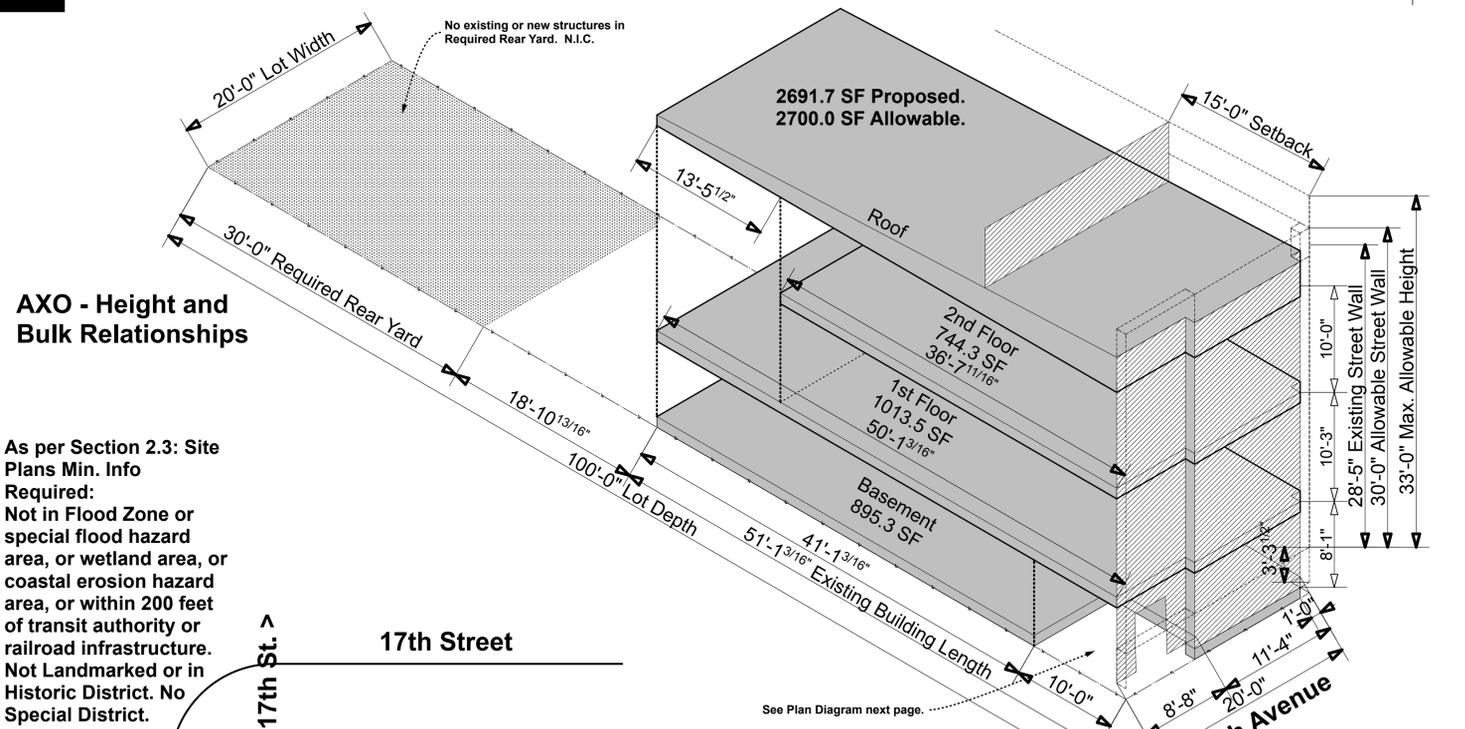
DRAWN BY / CHECKED BY: NB/NB

SHEET NUMBER: T-001.00

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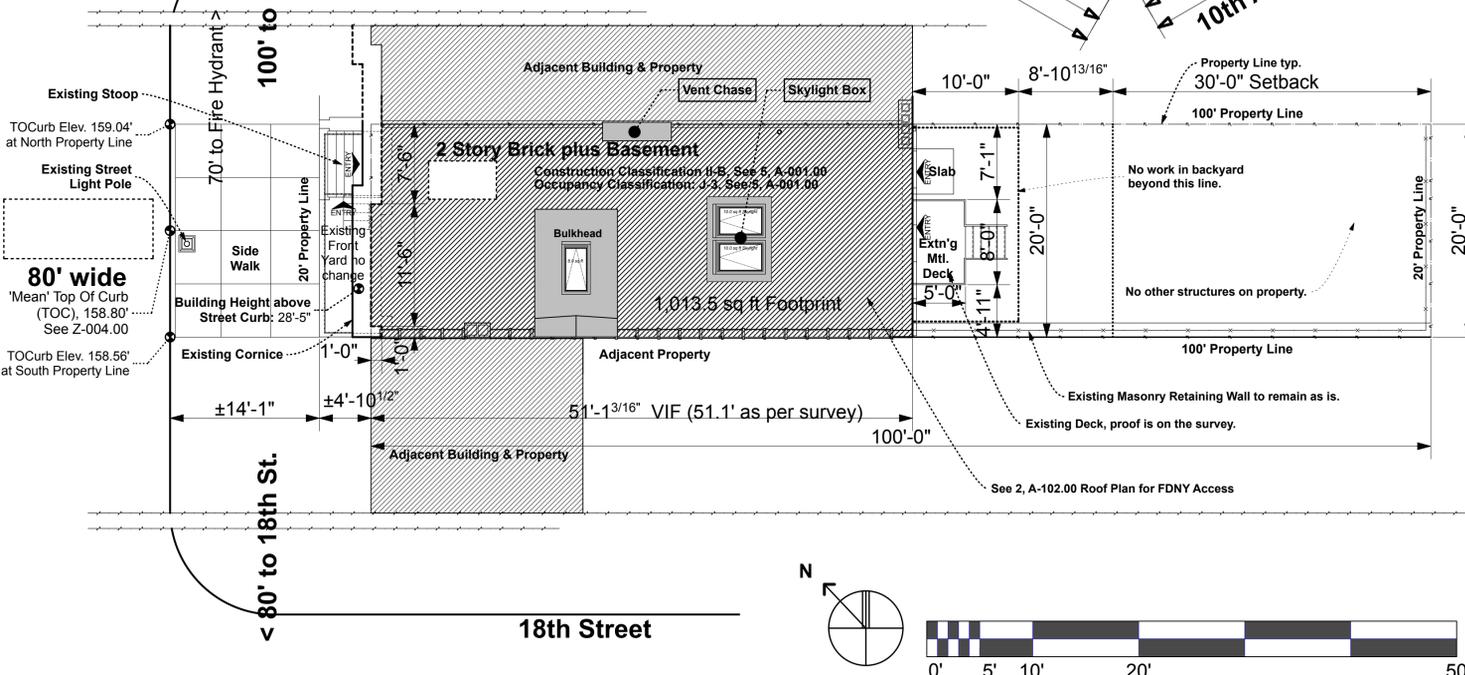
BIND THIS SIDE

DEPARTMENT OF BUILDINGS

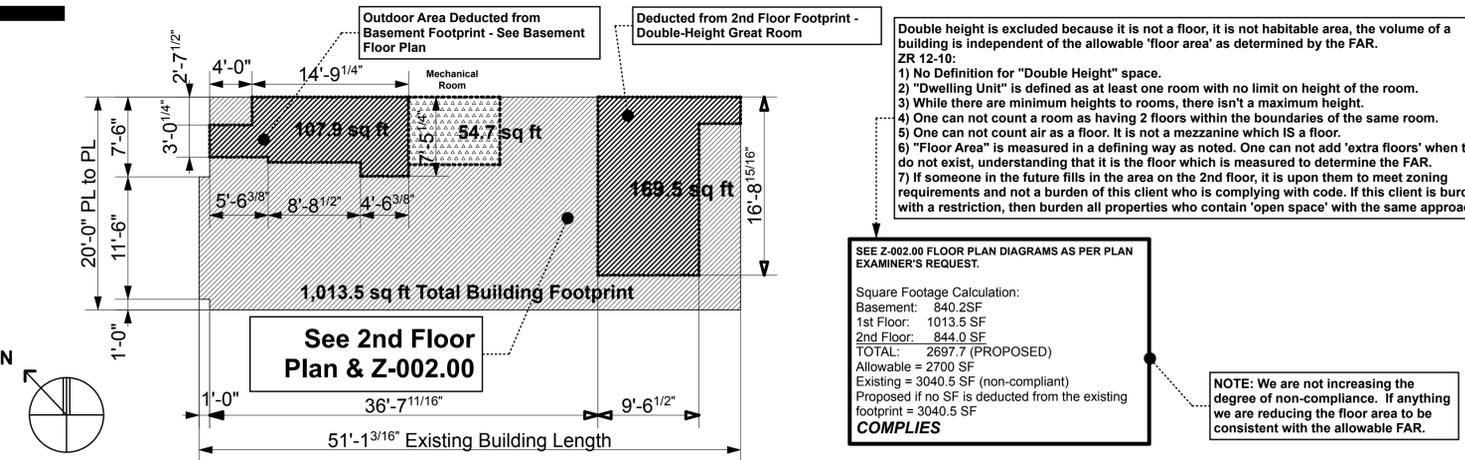


AXO - Height and Bulk Relationships

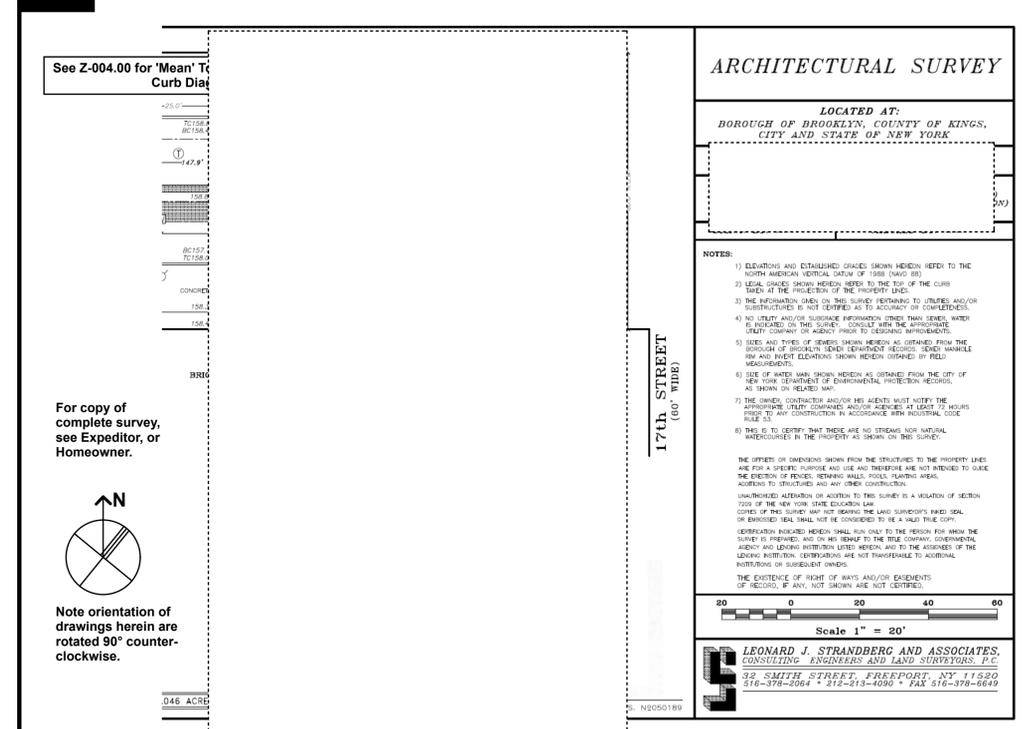
As per Section 2.3: Site Plans Min. Info Required:
 Not in Flood Zone or special flood hazard area, or wetland area, or coastal erosion hazard area, or within 200 feet of transit authority or railroad infrastructure.
 Not Landmarked or in Historic District. No Special District.



1 - SITE PLAN - AXO ZONING DIAGRAM & SQUARE FOOTAGES



2 - AREA CALCULATIONS FOR ZONING - PLAN DIAGRAM - See Z-002.00 for individual floor plans



4 - SURVEY - NTS (for quick reference)

NOTE THE EXISTING LOWEST LEVEL HAS BEEN CONFIRMED AS A BASEMENT AS PER THE SURVEY. IF IT WAS LABELED INCORRECTLY BY SOME OTHER ENTITY THAT IS IRRELEVANT. THIS IS A BASEMENT AS PER THE SURVEY. WE ARE ADDING 12" TO THE EXISTING ELEVATION TO ENSURE IT REMAINS A BASEMENT AS PER THIS SET OF CONSTRUCTION DOCUMENTS.

Zoning Resolution of the City of New York, Article 2 - Residence District Regulations, <https://www1.nyc.gov/site/planning/zoning/access-text.page>

Section of ZR	Required Residential	Existing 2 Dwellings/Compliance	Proposed Change	Variance Needed.
Min. Lot Width	25 FT (Per ZR 23-32)	20 FT	COMPLIES*	No Change NO
Lot Depth (Ft)	100 FT	100 FT	COMPLIES	No change NO
Minimum Lot Area (Ft)	2,375 SF (Per ZR 23-32)	2000 SF	COMPLIES*	No change NO
Max. Lot Coverage in R5B	55%	50.1%	COMPLIES	No Change NO
Min. Open Space	45% (Per ZR 23-142)	49.9%	COMPLIES	No Change NO
Min. Front Yard Setback (Ft)	5 FT (Per 23-45)	0 FT	COMPLIES**	No Change NO
Min. Rear Yard Setback (Ft)	30 FT (Per ZR 23-47)	49.9 FT	COMPLIES	No Change NO
Side Yard Setback (Ft)	0 FT (Per ZR 23-462 (b))	0 FT	COMPLIES***	No Change NO
Max. Height of Building	30 FT (Street Wall), 33 FT (Entire Bldg) (Per ZR 23-631 (e))	28.43 feet Existing 1905 Bldg	COMPLIES****	No Change NO
FAR for R5B District	1.35 FAR x 2000 SF = 2700 SF (Per ZR 23-142)	3040.5 SF 1013.5 + 1013.5 + 1013.5 = 3040.5 SF	Non-Complying	No Change NO
Max. Number of Dwelling Units (Per ZR 23-22)	2700 SF divided by 1,350 Factor in R5B District = 2 Units	2 Existing	COMPLIES	No Change NO
Parking	0	0	COMPLIES	No Change NO
Required Size of Dwelling Units	300 SF Min. (Per ZR 23-23)	1013.5 SF Apt. 1686.5 SF Duplex 2700 SF Total for 2 Units	COMPLIES	Meets Req'd Min. Size NO

See Z-002.00 for Additional Zoning Notes and References.
 See Detail 2 this page for Allowable Square Footage Calculations
 For Tree and Planting Strips, see New Zoning Page herein.
 Tidal Wetlands: This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area or Special Flood Hazard Area.
 Special District: None.
 Additional BINs for Building: None

5 - ZONING ANALYSIS



PROJECT NAME: _____
 PROJECT LOCATION: _____
 OWNER: _____

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Site & Zoning
 Location Plan, Survey, Site Plan and Zoning Analysis
 PROFESSIONAL SEAL / SIGNATURE: _____ DRAWING SCALE: 1/8" = 1'-0"
 DRAWN BY / CHECKED BY: NB/NB
 SHEET NUMBER: Z-001.00
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DEPARTMENT OF BUILDINGS

NOTE: All Travel Distances Calculated to use of Front Door. One Exit Required per Unit. 2 provided (one to backyard is not counted and exceeds code).

COMPLIES

Allowable Travel Distance of 150' as per Code noted w/in this set herein on: Detail 4 - EGRESS CODE COMPLIANCE, Typ Conditions on sheet 'Code Compliance'.

Square Footage Calculations (confirmation)

Basement = 840.2 SF
 First Floor = 1013.5 SF
 Second Floor = 844.0 SF
TOTAL = 2697.7 SF

Allowable = 2700.0 SF

COMPLIES

Basement Travel Distance:
 33'-5"
 + 3'-9"
 + 15'-11"
 53'-1" Provided Allowable + 150'

1st Floor (Great Room Path) Travel Distance:
 22'-6"
 + 32'-9"
 55'-3" Provided Allowable + 150'

2nd Floor (Bed Path 2) Travel Distance:
 3'-5" (stair)
 16'-10" (1st Fl Hall/Vestibule)
 8'-3" (stair)
 14'-3" (bedroom 2)
 1'-8" (2nd Fl Hall)
 4'-7" (2nd Fl Hall)
 49'-0" Provided Allowable + 150'

2nd Floor (Bed Path 1) Travel Distance:
 3'-5" (stair)
 16'-10" (1st Fl Hall/Vestibule)
 8'-3" (stair)
 16'-9" (bedroom 1)
 5'-5" (2nd Fl Hall)
 50'-8" Provided Allowable + 150'

2nd Floor (Bed Path 3) Travel Distance:
 3'-5" (stair)
 16'-10" (1st Fl Hall/Vestibule)
 8'-3" (stair)
 12'-2" (bedroom 3)
 7'-2" (2nd Fl Hall)
 47'-10" Provided Allowable + 150'

1a - TRAVEL DISTANCE CALCULATIONS

1b - FAR SQUARE FOOTAGE

ZONING RESOLUTION Article I: General Provisions, Chapter 2 - Construction of Language and Definitions

ZR12-10, DEFINITIONS

Words in the text or tables of this Resolution which are #italicized# shall be interpreted in accordance with the provisions set forth in this Section.

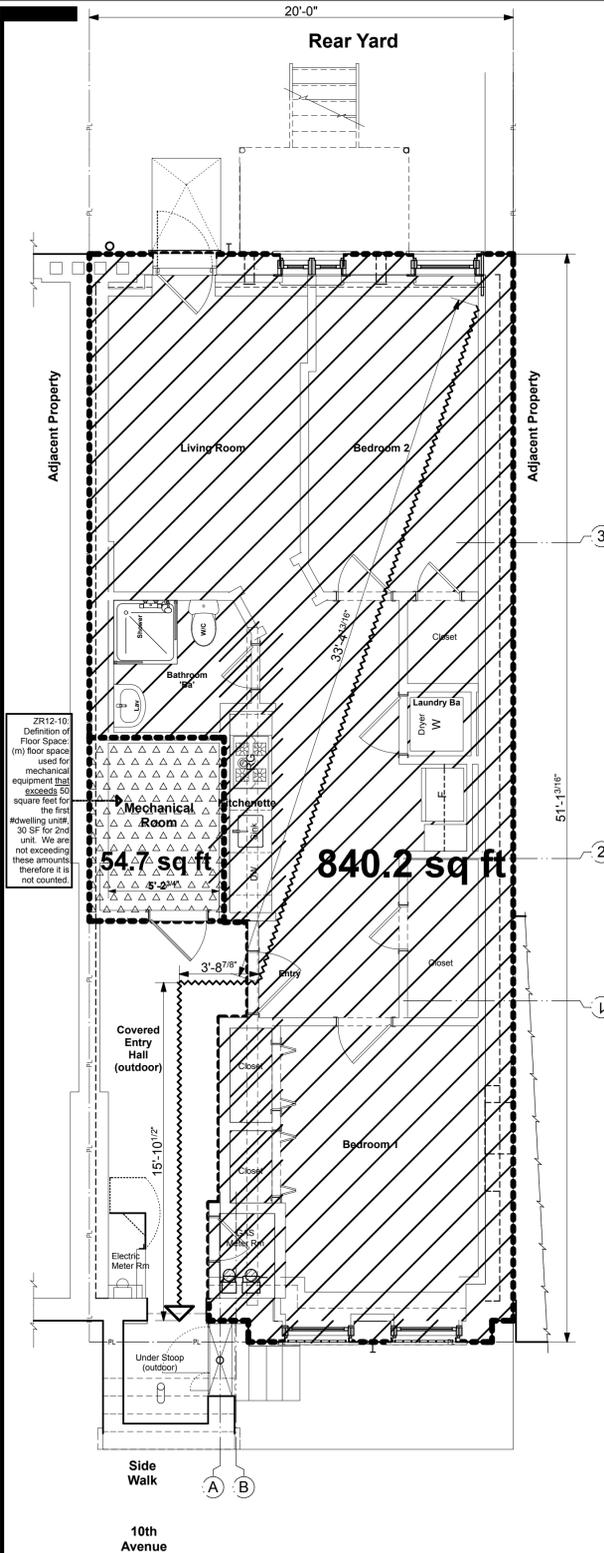
Floor area (3/22/16) "Floor area" is the sum of the gross areas of the several floors of a #building# or #buildings#, measured from the exterior faces of exterior walls or from the center lines of walls separating two #buildings#. In particular, #floor area# includes:

- Applies →
- Applies →
- Applies →
- Applies →

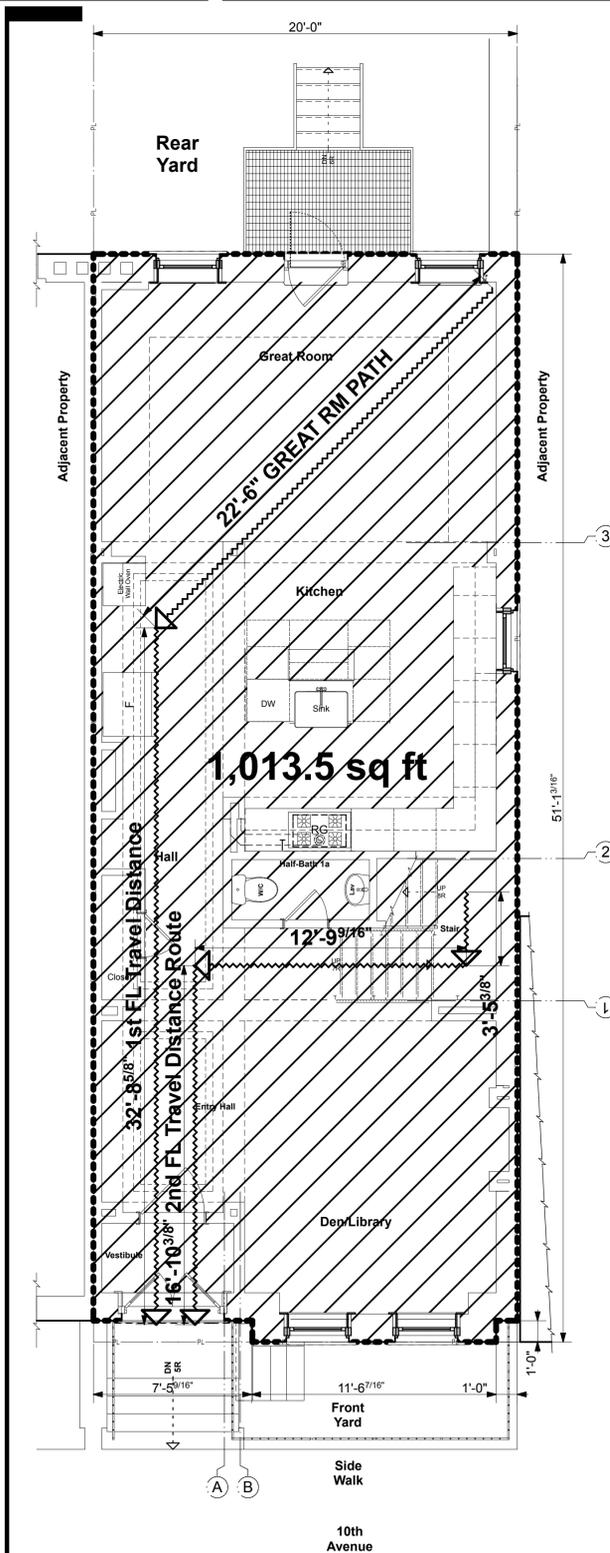
However, the #floor area# of a #building# shall not include:

- (1) #cellar# space, except where such space is used for dwelling purposes. #Cellar# space used for retailing shall be included for the purpose of calculating requirements for #accessory# off-street parking spaces, #accessory# bicycle parking spaces and #accessory# off-street loading berths;
 - (2) elevator or #stair bulkheads#. #accessory# water tanks, or cooling towers, except that such exclusions shall not apply in R2A Districts;
 - (8) floor space used for mechanical equipment, except that such exclusion shall not apply in R2A Districts, and in R1-2A, R2X, R3, R4, or R5 Districts, such exclusion shall be limited to 50 square feet for the first #dwelling unit#, an additional 30 square feet for the second #dwelling unit# and an additional 10 square feet for each additional #dwelling unit#. For the purposes of calculating floor space used for mechanical equipment, #building segments# on a single #zoning lot# may be considered to be separate #buildings#.
- Source: <https://www1.nyc.gov/assets/planning/download/pdf/zoning/zoning-text/art01c02.pdf?r=1219>

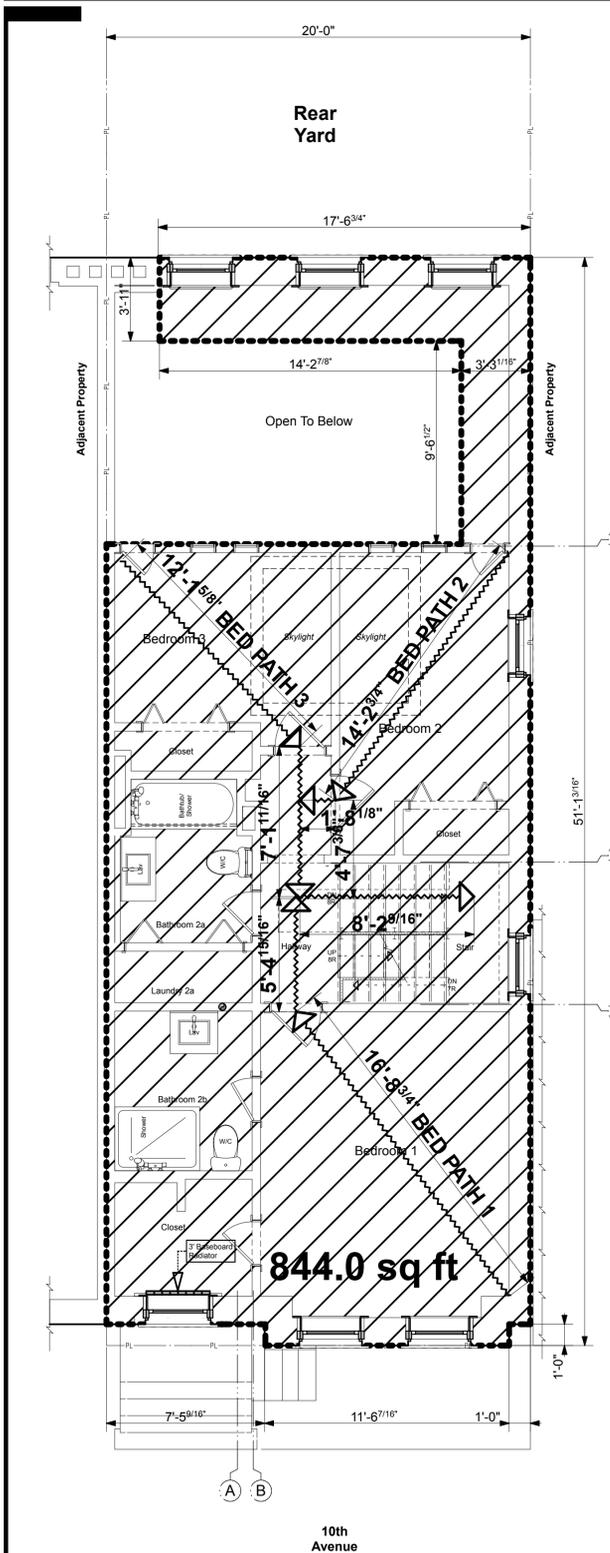
6 - BULKHEAD ZONING NOTES - NOT PART OF ALLOWABLE FAR FLOOR AREA AS PER ZONING



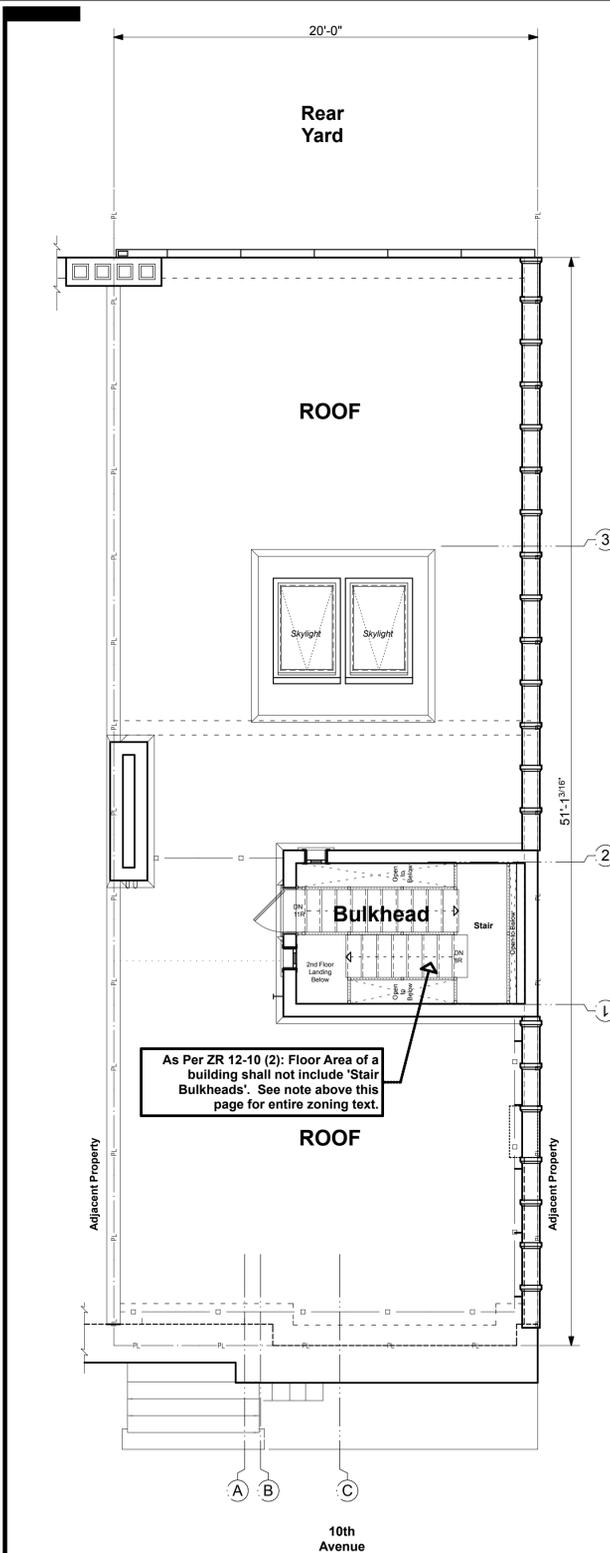
2 - BASEMENT FLOOR PLAN



3 - FIRST FLOOR PLAN



4 - SECOND FLOOR PLAN



5 - ROOF FLOOR PLAN

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Zoning
FAR Floor Area Calculations - Basement, 1st, 2nd FL Plans

PROFESSIONAL SEAL / SIGNATURE: _____ DRAWING SCALE: 1/4" = 1'-0"
 DRAWN BY / CHECKED BY: NB/NB
 SHEET NUMBER: Z-002.00
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DEPARTMENT OF BUILDINGS

TR1 - General Construction Inspection List

INSPECTION LIST (TR1 unless supplement noted) as required by the NYC Department of Buildings

Code/Section	Y	N	Special Inspections	Supplement Form
BC 1704.3.1	✓		Structural Steel - Welding	x
BC 1704.3.2	✓		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	x
BC 1704.4.0	✓		Concrete - Precast	x
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	x
BC 1704.6.3	✓		Wood - Installation of Prefabricated I-Joists	x
BC 1704.7.1	✓		Subgrade Inspection	x
BC 1704.7.2	✓		Subsurface Conditions - Fill Placement & In-Place Density	x
BC 1704.7.3	✓		Subsurface Investigations (Borings/Test Pits)	TR4
BC 1704.8.0	✓		Deep Foundation Elements	TR5
BC 1704.8.5	✓		Helical Piles (BB #2014-020)	TR5H
BC 1704.9	✓		Vertical Masonry Foundation Elements	x
BC 1704.10	✓		Wall Panels, Curtain Walls and Veneers	x
BC 1704.11	✓		Sprayed fire-resistant materials	x
BC 1704.12	✓		Mastic and Intumescent Fire-resistant Coatings	x
BC 1704.13	✓		Exterior insulation and Finish Systems (EIFS)	x
BC 1704.14	✓		Alternative Materials - OTCR Buildings Bulletin #	x
BC 1704.15	✓		Smoke Control Systems	x
BC 1704.16	✓		Mechanical Systems	x
BC 1704.17	✓		Fuel-Oil Storage and Fuel-Oil Piping Systems	x
BC 1704.18	✓		High-Pressure Steam Piping (Welding)	x
BC 1704.18	✓		High-Temperature Hot Water Piping (Welding)	x
BC 1704.19	✓		High-Pressure Fuel-Gas Piping (Welding)	x
BC 1704.20.1	✓		Structural Stability - Existing Buildings	x
BC 1704.20.2	✓		Excavations - Sheeting, Shoring and Bracing	x
BC 1704.20.3	✓		Underpinning	x
BC 1814	✓		Mechanical Demolition	x
BC 1704.20.4	✓		Raising and Moving of a Building	x
BC 1704.20.5	✓		Soil Percolation Test - Private On-Site Storm Water Drainage Disposal Systems, and Detention Facilities	x
BC 1704.21.1.2	✓		Private On-Site Storm Water Drainage Disposal Systems, and Detention Facilities x	
BC 1704.22	✓		Individual On-Site Private Sewage Disposal Systems Installation	x
BC 1704.22	✓		Soil Percolation Test - Individual On-Site Private Sewage Disposal Systems	x
BC 1704.23	✓		Sprinkler Systems	x
BC 1704.24	✓		Standpipe Systems	x
BC 1704.25	✓		Heating Systems	x
BC 1704.26	✓		Chimneys	x
BC 1704.27	✓		Fire-Resistant Penetrations and Joints	x
BC 1704.28	✓		Aluminum Welding	x
BC 1704.29	✓		Flood Zone Compliance (attach FEMA elevation/dry flood proofing certificate where applicable)	x
BC G105	✓		Luminous Egress Path Markings	TR7
BC 1024.8	✓		Emergency and Standby Power Systems (Generators)	x
BC 1704.31	✓		Post-Installed Anchors (BB#2014-018, 2014-019)	x
BC 1707.8	✓		Seismic Isolation Systems	x
BC 1704.2	✓		Concrete Design Mix	TR3
BC 1704.2	✓		Concrete Sampling and Testing	TR2

As per objection: Architect certifies the existing building is Structurally sound; The brick shows no signs of stress. Existing roof joist can support a snow load w/o interior bearing walls. The joists are properly sized/ spaced and there is no sign of roof sagging.

Progress Inspection Categories (TR1 unless supplement noted) required by the NYC Department of Buildings.

Code/Section	Y	N	Special Inspections	Supplement Form
BC 110.2	✓		Preliminary	x
BC 110.3.1	✓		Footings(s) and Foundation(s)	x
BC 110.3.2	✓		Lowest Floor Elevation	x
BC 110.3.3	✓		Structural Wood Frame	x
BC 110.3.5	✓		Energy Code Compliance Inspections	TR8
BC 110.3.4	✓		Fire-Resistance Rated Construction	x
28-116.2.2	✓		Public Assembly Emergency Lighting	x
28-116.2.4.2	✓		Final (Final Inspection of all completed work)	x
BC 110.5, Directive 14 of 1975, and, RCNY Section 101-10	✓			x

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-ny/b200v08/st_ny_ci-ny_b200v08_17_sec004.htm?bu=YC-P-2008-000006

Directive 14 of 1975: <http://www.nyc.gov/html/dob/downloads/pdf/d17.pdf>

RCNY §101-10: http://www.nyc.gov/html/dob/downloads/rules/1_RCNY_101-10.pdf

TR8 - Energy Code Progress Inspections

Energy Code Progress Inspections (Form TR8) required by the NYC Department of Buildings. Table Ref. in 1RCNY §5000-01(h)(1) and (2)

Code/Section	Y	N	Progress Inspections (required = Y, not required = N)
(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) (IIA7)	✓		Air sealing and insulation - testing
(IIA7)	✓		Projection factors
(IIA8)	✓		Loading dock weather seals
(IIA9)	✓		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)	✓		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)

TR REPORT DESCRIPTIONS FOR INSPECTIONS:

TECHNICAL FORMS (for inspections): All forms listed here: <http://www1.nyc.gov/assets/buildings/about/forms.page>. Items that are "strike-through" text are not applicable. Other inspections may be required.

CONCRETE (SPECIAL INSPECTOR ONLY):
TR1 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/tr1ms_2008.pdf.
 Download Instructions: http://www1.nyc.gov/assets/buildings/pdf/tr1ms_2014.pdf

TR2 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.nyc.gov/assets/buildings/pdf/tr2.pdf>.
 Download Instructions: <http://www1.nyc.gov/assets/buildings/pdf/tr2ins.pdf>

TR3 Technical Report: Concrete Design Mix
 Use 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>

TR3P Technical Report: Concrete Design Mix
 This 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>

SOIL (SPECIAL INSPECTOR ONLY) (New Buildings or Additions)

TR4 Technical Report: Soil Inspection
 File 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/buildings/pdf/tr4ins.pdf>

TR5 Technical Report: Pile Driving
 Use this form to indicate results of test report for pile driving.
 Download Form - Rev. 7/08: <http://www1.nyc.gov/assets/buildings/pdf/tr5.pdf>.
 Download Instructions: <http://www1.nyc.gov/assets/buildings/pdf/tr5ins.pdf>

TR5H Technical Report: Helical Pile Installation
 Use this form to file pile installations.
 This 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_inst.pdf

EXISTING BUILDING EXTERIOR MAINTENANCE (SPECIAL INSPECTOR ONLY)

TR6 Technical Report: Periodic Inspection of Exterior Walls & Appendages 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/buildings/pdf/tr6instr.pdf>

EGRESS PATH SPECIAL ILLUMINATION (SPECIAL INSPECTOR ONLY)

TR7 Photo-Luminescent Report:
 Use this form to certify compliance with the Photo-luminescent exit path marking requirements of Section BC 403.16, and 1 RCNY 102b-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/tr7.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 NYC ECCC.
 Download Form - Rev. 12/14: <http://www1.nyc.gov/assets/buildings/pdf/tr8.pdf>.
 Download Instructions: <http://www1.nyc.gov/assets/buildings/pdf/tr8-user-guide.pdf>

Who Can Perform 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 license).

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 the cities.

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 inspections.

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 any 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.

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

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 to inform the Inspector, whether a Special Inspector or as provided by the DOB at appropriate 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 Inspector' for all required inspections.

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 Clinton District#, #Special Downtown Brooklyn District#, #Special Downtown Jamaica District#, #Special Grand Concourse District#, #Special Hillside 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 #two-family 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.

(a) Not Req'd

(b) NA

(c) NA

(e) NA

(d) 1715 10th Ave.: We are reducing the existing floor area in order to meet the allowable FAR.

ZR 23-04 Planting Strips in Residence Districts R1 R2 R3 R4 R5 (Amended 2/21/11)

- 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. However, planting strips shall not be required for #enlargements# of #single-# or #two-family residences#, 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 Hillside 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
 - (d) construction of a detached garage that is 400 square feet or greater.

(a) Not Req'd

(b) NA

(d) NA

(d) 1715 10th Ave.: We are reducing the existing floor area in order to meet the allowable FAR.

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

NA = Not Applicable

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.	Percentage of #front yard# to be planted (minimum)
Less than 20 feet	20
20 to 34 feet	25
35 to 59 feet	30
60 feet or greater	50

DOES THIS PROJECT REQUIRE STREET TREES?
NO

DOES THIS PROJECT REQUIRE PLANTING STRIPS?
NO

3 - ZONING: Tree & Planting Requirements in Residential Districts

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 pursuant to the Quality Housing Program.
- ✓ Proposed work is Exempt because (select all that apply):
 - ✓ This is NOT an Enlargement exceeding 20% of floor area (ZR §23-03, 24-05, 33-03);
 - ✓ This is NOT a Change of Use exceeding 20% of floor area (ZR §23-03, 24-05, 33-03);
 - ✓ This is NOT a detached garage that is 400 square feet or greater (ZR §23-03, 24-05, 33-03).

Nicholas Buccalo, Architect of Record

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/assets/dob/downloads/pdf/multiple_dwelling_residential_buildings_required_signage_page.pdf

In addition to the above, posting of a **Public Information Guide for Tenants and Owners** as per Local Law 45 of 2014: <http://www1.nyc.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-signage.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 #

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#.

(l) 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.'

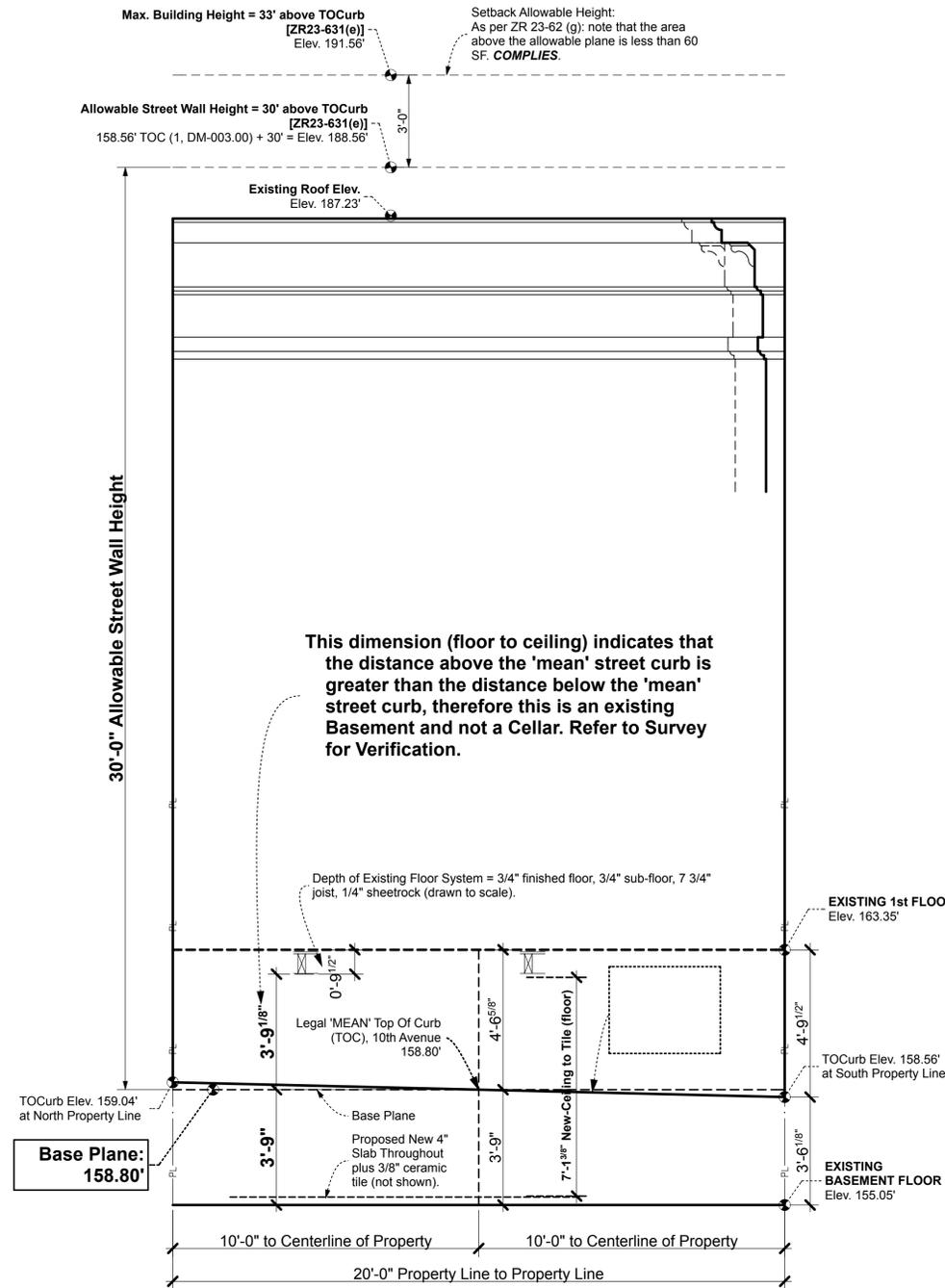
Using 0.24' and adding this to the lower south elevation at the property line, we get:

$158.56' + 0.24' = 158.80'$ (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 any level 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.

3 - CALCULATION OF MEAN CURB HEIGHT/BASE PLANE AS PER PLAN EXAMINER REQUEST



2b - Existing Building Elevations Diagram for Basement and 1st Floor;

4 - ZONING - CURB HEIGHTS AND BASE PLANE ESTABLISHMENT

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# is any level 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 yard 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 #non-complying# 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# adding at least 50,000 square feet to the #floor area# of an existing #building#, 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.

6 - MAJOR/MINOR DEVELOPMENTS

Applies

Applies

NA, 'sloping' as in to establish the mean betw. front and rear yards, or through lots.

NA

Applicable. We are using the 'top of Curb' level as the Base Plane.

Street Line and lot is 100', so NA.

Applies

See Elevation Diagram this page.

Applies, we are using the parallel portion in the center of the 20' side of the lot as noted in the diagram this page.

DOES NOT APPLY

NA: not installing foundations.

NA

NA

NA

NA



PROJECT NAME
 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)

SHEET DESCRIPTION / DRAWING TITLE
Zoning-Base Plane
 Establishment of Base Plane w/
 Elev Diagram & Ref. Notes

PROFESSIONAL SEAL / SIGNATURE
 DRAWING SCALE
 3/8" = 1'-0"

DRAWN BY / CHECKED BY
 NB/NB

SHEET NUMBER
Z-004.00

PAGE 06 OF 29 PAGES

BIND THIS SIDE

DEPARTMENT OF BUILDINGS

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:

- 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:

- 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>

3 - WINDOW GUARD(S) REQUIREMENTS

SECTION BC 1004 OCCUPANT LOAD

Table 1004.1.1 Maximum Floor Area Allowances per Occupant:

Function of Space	Floor Area in Sq. Ft. per Occupant
Residential	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 maintained 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.

1. 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 of the 1st floor, basement and/or cellar windows may have security gates if proposed. Refer 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).
- Interior exit stairways complying with Sections 1007.3 and 1026 (see below).
- Horizontal exits complying with Section 1025 (see below). (other items do not apply).

1007.3 Exit Stairways. To be considered part of an accessible means of egress, an exit access stairway 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. **Simple Twig Specification: No handrail shall just end leaving exposed the end of the handrail where clothing can get caught. As noted above in the code, 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. **Simple Twig Specification: on all projects provide exactly 1.5" gap between wall and handrail typ. COMPLIES**

1012.8 Clearances. Clear space between a handrail and a wall shall be a minimum of 1.5 inches. **Simple Twig Specification: on all projects provide exactly 1.5" gap between wall and handrail typ. COMPLIES**

4 - EGRESS CODE COMPLIANCE, Typ Conditions

SECTION BC 1009 STAIRWAYS

1009.1 Stairway Width. The width of a stairways shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches (accessible means of egress stairways).

Exceptions:

- A width of not less than 36 inches shall be permitted in:
 - A stairway that serves an occupant load of 50 or less cumulative for all stories; or **< COMPLIES for stair leading down from 2nd to 1st floor to Exit door (1715 10th Avenue).**
 - Group R-2 occupancies.
 - spiral stairways as provided for in Section 1009.9.
 - ...Aisle stairs...
 - ...chairlift or inclined platform lift...

1009.2 Headroom. Stairways shall have a minimum headroom clearance of 84 inches (7'-0") measured vertically from a line connecting the edge of the nosing. ... **< COMPLIES.**

Exceptions:

- In Group R-2 and R-3 occupancies stairways shall have a minimum headroom clearance of 80 inches.
- Spiral stairways complying with Section 1009.9 are permitted a 78 inch headroom clearance.
- In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and, in Group U occupancies, ... the floor opening shall be allowed to project horizontally into the required headroom a max. of 4.5".

1009.4 Stair treads and risers.

1009.4.2 riser height and tread depth. Stair riser heights shall be 7 inches maximum (this is too low for comfortable movement, who came up with this ridiculous number. This is a dimension more appropriate for exterior use than interior stairs... it is so stupid that no one uses it) and 4 inches minimum (and 4 inches is like saying 'lets just build a ramp'). Rectangular tread depths shall be 11 inches (again more appropriate for exterior landscape use and not interior use, they approach is so conservative as to be ridiculous) measures from nosing to nosing. The same is true for winders at the walkline which is 12 inches from the widest part of the winder and 10 inches minimum.

Exceptions:

- In Group R-2 Occupancies:
 - Sum of two risers plus one tread shall be not less than 24 inches nor more than 25.5 inches.
 - The max. riser shall be 7.75" and the minimum tread 9.5". Nosing not less than .75" and not more than 1.25" when solid risers are used where tread depth is less than 11 inches.
- In Group R-3 Occupancies, and in Group R-2 Occupancies without accessibility requirements:
 - same as 5.1.
 - max. riser shall be 8.25" and min. tread 9".
 - 1.25" nosing required on solid riser stairs when tread is less than 11" **< COMPLIES.**
- Winder Stairs: In Group R-3 Occupancies and within dwelling units in Group R-2 occupancies, treads...

1009.4.3 Winder Treads. Winder treads are not permitted in means of egress stairways except within a dwelling unit. **< COMPLIES.**

1009.5 Stairway Landings. There shall be a floor/landing at the top/bottom of each stairway. The width shall not be less than the width of stairways they serve. **< COMPLIES.**

1009.6 Stairway construction. All stairways shall be built of materials consistent with the types permitted for the type of construction of the building, except that wood handrails shall be permitted for all types of construction. **< COMPLIES.**

1009.7 Vertical Rise. A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels or landings. **< COMPLIES, see Section and Plan for stair runs.**

1009.9 Spiral Stairways. Spiral stairways are permitted to be used as a component in the means of egress only within dwelling units or from a space not more than 250 square feet in area and serving not more than 5 occupants... shall have a 7.5 inch min. clear tread depth at 12" from the narrow edge. Headroom 78" min. Riser height 9.5" max. Clear width 26" min. **< Not Applicable.**

1009.13 Stairway to roof and roof access. In buildings four or more stories or more than 40 feet in height above grade, one stairway shall extend to the roof surface through a stairway bulkhead complying with Section 1509.2, unless the roof has a slope steeper than 20 degrees. **< 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 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. Use 34" only, typ.**

1012.3 Clearances. Clear space between a handrail and a wall shall be a minimum of 1.5 inches. **COMPLIES.**

(handrails continued)

1012.4 Continuity.

- Handrails within dwelling units are permitted to be interrupted by a newel post at a turn or landing.
- Handrail brackets or balusters attached to the bottom surface of the handrail that do not project horizontally beyond the sides...

COMPLIES.

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. **Simple Twig Specification: No handrail shall just end leaving exposed the end of the handrail where clothing can get caught. As noted above in the code, 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. **Simple Twig Specification: on all projects provide exactly 1.5" gap between wall and handrail typ.**

COMPLIES.

BC 1016 Exit Access Travel Distance

1016.1 Travel distance limitations. see Table 1016.1: **Occupancy J-2 not listed. Use 'R'.**

See 1021.2 For buildings with one exit (unless each unit has its own exit).

COMPLIES. Each Unit has 2 exits, one at front and one at rear.

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE*

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A	See Section 1028.7.	
E, F-1, M, R, S-1	150	200 ^b
B	200	300 ^c
F-2, S-2, U	200	250 ^b
H-1	Not Permitted	75 ^c
H-2	Not Permitted	100 ^c
H-3	Not Permitted	150 ^c
H-4	Not Permitted	175 ^c
H-5	Not Permitted	200 ^c
I-1, I-2, I-3, I-4	Not Permitted	200 ^c

COMPLIES. See Plan Square Footage & Travel Distance sheet herein.

For SI: 1 foot = 304.8 mm.

- See the following sections for modifications to exit access travel distance requirements: Section 402.4: For the distance limitation in malls. Section 404.9: For the distance limitation through an atrium space. Section 407.4: For the distance limitation in Group I-2. Sections 408.6.1 and 408.8.1: For the distance limitations in Group I-3. 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. Section 1015.4: For the distance limitation in refrigeration machinery rooms. Section 1015.5: For the distance limitation in refrigerated rooms and spaces. Section 1021.2: For buildings with one exit. Section 1028.7: For increased limitation in assembly seating. Section 1028.7: For increased limitation for assembly open-air seating. Section 3103.4: For temporary structures. Section 3104.9: For pedestrian walkways.
- Buildings equipped throughout with an automatic sprinkler system in accordance with 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.
- Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

BC 1020 Exits.

1020.1 General. Exits shall comply with Sections 1020 through 1026 and the applicable requirements of Sections 1003 through 1013. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge.

COMPLIES.

1020.2 Exterior exit doors. Buildings or structures used for human occupancy shall have at least one exterior door that meets the requirements of Section 1008.1.1. **See 1008.1.1.1 this page.**

See 1008.1.1.1 this page.

Simple Twig Specification: Exterior doors, particularly the Main Front Door, shall be 36" unless existing 'masonry only' conditions prevents this, then use 34" door to accommodate HC access, unless HC access is clearly not required AND there is no way to widen the front entrance.

Applicable for 1st Floor Unit only.

In some cases on 1 and 2 family dwellings a french door with both leafs together equal 4' or more, is acceptable, meaning that one leaf is 2' wide or greater.

SECTION BC 1021 NUMBER OF EXITS AND CONTINUITY 1021.1 Exits from stories. All spaces within each story shall have access to the minimum number of approved independent exits as specified in Table 1021.1 based on the occupant load of such story. Occupied roofs shall be provided with exits as required for stories.

Exceptions: See Section 403.5.2, 1021.2, 1016.1 (3 or 4).

TABLE 1021.1 MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD

OCCUPANT LOAD (persons per story)	MIN NUMBER OF EXITS (per story)
1-500	2
501-1,000	3
more than 1,000	4

< APPLIES

BC 1016 Exit Access Travel Distance 1016.1 Travel distance limitations. see Table 1016.1: **Occupancy J-2 not listed. See 1021.2 For buildings with one exit (unless each unit has its own exit).**

BC 1020 Exits.

1020.1 General. Exits shall comply with Sections 1020 through 1026 and the applicable requirements of Sections 1003 through 1013. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge.

COMPLIES.

1020.2 Exterior exit doors. Buildings or structures used for human occupancy shall have at least one exterior door that meets the requirements of Section 1008.1.1.

COMPLIES.

Simple Twig Specification: Exterior doors, particularly the Main Front Door, shall be 36" unless existing 'masonry only' conditions prevents this, then use 34" door to accommodate HC access, unless HC access is clearly not required AND there is no way to widen the front entrance. In some cases on 1 and 2 family dwellings a french door with both leafs together equal 4' or more, is acceptable, meaning that one leaf is 2' wide or greater.

COMPLIES. See Floor Plan for Exit Door width and height typ.

BULKHEAD NOTE: 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 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 applied to its existence (for instance fire ratings, distances from Property Line). Having a Bulkhead and stair/door does not instantly require that all components including the type of structure must meet multiple-family 4 stories or more code requirements. Further, the code specifically states that the structure of the stair must use materials consistent with the building structure, i.e. wood. This is a 1 and 2 Family Dwelling, NOT a multiple Family Dwelling.

1021.2 Single Exits. Only one exit shall be required in buildings or from stories of buildings as described below.

- Stories in buildings as described in Table 1021.2.
- Buildings in Group R-3 Occupancies.

COMPLIES.

< APPLIES in that a single exit meets Code.

Therefore roof top access is not part of the means of egress for 1 and 2 family dwellings (R-3 Occupancies) and doesn't need to meet the requirements for means of egress. The proposed stair to roof serves only one unit and is NOT a public stair. It's purpose is for convenience only. It's installation exceeds code requirements even if it doesn't reflect all requirements of an exit including illumination, signage, etc. which would be ridiculous for a stair within a unit. Stair to roof is not directly connected to any other unit within the building, therefore does NOT serve the traditional purpose of a roof access stair as required in some R-2 conditions. Further, there are exceptions for the more strict code covering R-2 and in R-1 conditions.

COMPLIES.

SECTION BC 1022 EXIT ENCLOSURES

1022.1 Enclosures Required. Interior exit stairways... shall be enclosed with fire barriers constructed per Section 707, or for horizontal... Section 712 or both... Exit enclosures shall have the fire rating not less than the floor assembly penetrated, but need not exceed 2 hours... shall lead directly to the exterior of the building...

NA

Exceptions:

- ...a stairway is not required to be enclosed when the stairway serves an occupant load of less than 10 and the stairway complies with either Item 1.1 or 1.2, but not exceed two open stories.
 - The stairway is open to not more than one story above its level of exit discharge; or
 - The stairway is open to not more than one story below its level of exit discharge.

COMPLIES. Basement Corridor.

SECTION BC 1023 EXIT PASSAGEWAYS

1023.1 Exit passageway. An exit passageway shall not be used for any purpose other than as a means of egress.

1023.2 Width. The width of exit passageways shall be determined as specified in Section 1005.1 but such width shall not be less than 44 inches, except that exit passageways serving an occupant load of less than 50 shall not be less than 36 inches in width. **< COMPLIES**

COMPLIES.

The required width of exit passageways shall be unobstructed. < COMPLIES.

COMPLIES.

Exception: Doors complying with Section 1005.2.

1023.2 Construction. Exit passageway enclosures shall have walls, floors and ceilings of not less than 1-hour fire-resistance rating, and not less than that required for any connecting exit enclosure. **< COMPLIES, use of 5/8" GWB on walls ceilings, and, 2 layers on supplemental bearing wall exceeds requirement.**

COMPLIES.

1023.4 Termination. Exit passageways

MECHANICAL CODE, CHAPTER 5 EXHAUST SYSTEMS

SECTION MC 504 CLOTHES DRYER EXHAUST

MC 504.1 Installation. Clothes dryers shall be exhausted in accordance with the manufacturer's instructions. Dryer exhaust systems shall be independent of all other systems and shall convey the moisture and any products of combustion to the outside of the building. For the installation of gas dryers, refer to Section 614 of the New York City Fuel Gas Code.
Exception: This section shall not apply to listed and labeled condensing (ductless) electric clothes dryers.

MC 504.2 Exhaust penetrations. Where a clothes dryer exhaust duct penetrates a wall or ceiling membrane, the annular space shall be sealed with noncombustible material, approved fire caulking or a noncombustible dryer exhaust duct wall receptacle. Ducts that exhaust clothes dryers shall not penetrate or be located within any fireblocking, draftstopping or any wall, floor/ceiling or other assembly required by the New York City Building Code to be fire-resistance rated, unless such duct is constructed of galvanized steel or aluminum of the thickness specified in Section 603.4 and the fire-resistance rating is maintained in accordance with the New York City Building Code. Fire dampers, combination fire/smoke dampers and any similar devices that will obstruct the exhaust flow shall be prohibited in clothes dryer exhaust ducts.

MC 504.3 Cleanout. Each vertical riser shall be provided with a means for cleanout.

MC 504.4 Exhaust installation. Dryer exhaust ducts for clothes dryers shall terminate on the outside of the building. Single dryer installations shall be equipped with a backdraft damper. Multiple dryer installations shall not have a backdraft damper. Screens shall not be installed at the duct termination. Ducts shall not be connected or installed with sheet metal screws or other fasteners that will obstruct the exhaust flow. Clothes dryer exhaust ducts shall not be connected to a vent connector, vent or chimney. Clothes dryer exhaust ducts shall not extend into or through ducts or plenums.

MC 504.5 Makeup air. Installations exhausting more than 200 cfm (0.09 m3/s) shall be provided with makeup air. Where a closet is designed for the installation of a clothes dryer, an opening having an area of not less than 100 square inches (0.0645 m2) shall be provided in the closet enclosure or makeup air shall be provided by other approved means.

MC 504.6 Domestic clothes dryer ducts. Exhaust ducts for domestic clothes dryers shall conform to the requirements of Sections 504.6.1 through 504.6.7.

MC 504.6.1 Material and size. Exhaust ducts shall have a smooth interior finish and shall be constructed of metal a minimum 0.016 inch (0.4 mm) thick. The exhaust duct size shall be 4 inches (102 mm) nominal in diameter.

Exception: Where the make and model of the clothes dryer to be installed is known and the manufacturer's installation instructions for such dryer are provided, the maximum length of the exhaust duct, including any transition duct, shall be permitted to be in accordance with the dryer manufacturer's installation instructions.

MC 504.6.2 Duct installation. Exhaust ducts shall be supported at 4-foot (1219 mm) intervals and secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Ducts shall not be joined with screws or similar fasteners that protrude into the inside of the duct.

MC 504.6.3 Transition ducts. Transition ducts used to connect the dryer to the exhaust duct system shall be a single length that is listed and labeled in accordance with UL 2158A. Transition ducts shall be a maximum of 8 feet (2438 mm) in length and shall not be concealed within construction.

MC 504.6.4 Duct length. The maximum allowable exhaust duct length shall be determined by one of the methods specified in Section 504.6.4.1 or 504.6.4.2.

MC 504.6.4.1 Specified length. The maximum length of the exhaust duct shall be 35 feet (10 668 mm) from the connection to the transition duct from the dryer to the outlet terminal. Where fittings are used, the maximum length of the exhaust duct shall be reduced in accordance with Table 504.6.4.1.

TABLE 504.6.4.1 DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH

DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" radius mitered 45-degree elbow	2 feet 6 inches
4" radius mitered 90-degree elbow	5 feet
6" radius smooth 45-degree elbow	1 foot
6" radius smooth 90-degree elbow	1 foot 9 inches
8" radius smooth 45-degree elbow	1 foot
8" radius smooth 90-degree elbow	1 foot 7 inches
10" radius smooth 45-degree elbow	9 inches
10" radius smooth 90-degree elbow	1 foot 6 inches

MC 504.6.4.2 Manufacturer's instructions. The maximum length of the exhaust duct shall be determined by the dryer manufacturer's installation instructions. The code official shall be provided with a copy of the installation instructions for the make and model of the dryer. Where the exhaust duct is to be concealed, the installation instructions shall be provided to the code official prior to the concealment inspection. In the absence of fitting equivalent length calculations from the clothes dryer manufacturer, Table 504.6.4.1 shall be used.

MC 504.6.5 Length identification. Where the exhaust duct is concealed within the building construction, the equivalent length of the exhaust duct shall be identified on a permanent label or tag. The label or tag shall be located within 6 feet (1829 mm) of the exhaust duct connection.

MC 504.6.6 Exhaust duct required. Where space for a clothes dryer is provided, an exhaust duct system shall be installed. Where the clothes dryer is not installed at the time of occupancy, the exhaust duct shall be capped at the location of the future dryer.

Exception: Where a listed condensing clothes dryer is installed prior to occupancy of structure.

MC 504.6.7 Protection required. Protective shield plates shall be placed where nails or screws from finish or other work are likely to penetrate the clothes dryer exhaust duct. Shield plates shall be placed on the finished face of all framing members where there is less than 1/4 inches (2 mm) between the duct and the finished face of the framing member. Protective shield plates shall be constructed of steel, have a thickness of 0.062 inch (1.6 mm) and extend a minimum of 2 inches (51 mm) above sole plates and below top plates.

← Applies

← NA

← Applies

← Applies

← Applies

← Applies

← To be determined during installation of specific unit.

← Applies, depending on Exception determined during installation.

← To be determined during installation of specific unit.

← Applies

← NA

← Applies

← Applies, to be determined by Contractor on site.

← To be determined during installation of specific unit.

← Applies

← Applies

← Applies

← NA

← NA

← Applies

BC CHAPTER 12 INTERIOR ENVIRONMENTS

SECTION BC 1202 DEFINITIONS 1202.1 General.

KITCHEN. A room with 80 square feet (7.4 m2) or more of floor area which is intended, arranged, designed or used for cooking or warming of food.

KITCHENETTE. A space with less than 80 square feet (7.4 m2) of floor area which is intended, arranged, designed or used for cooking or warming of food.

1203.4.1.4. Kitchenettes in R and I-1 occupancies. Kitchenettes in R or I-1 occupancies shall be provided with natural ventilation in accordance with Section 1203.4.1.4, unless provided with exhaust ventilation in accordance with the New York City Mechanical Code. Openings providing required natural ventilation shall be windows.

1203.4.1.4.3 Basements and cellars. Where openings provide natural ventilation to kitchenettes less than 80 square feet (7.4 m2) located in basements or cellars, such opening shall also comply with the applicable provisions of Sections 27-2081 through 27-2087 of the New York City Housing Maintenance Code and Sections 26(8) and 34 of the New York State Multiple Dwelling Law.

Not applicable as we are using mechanical ventilation and not natural ventilation.

← Applies, 1st Floor Kitchen

← Applies, Basement Floor Kitchen.

← Applies for Mechanical Exhaust only.

← NA. We are not providing natural ventilation but instead using Mechanical Exhaust only as per 1203.4.1.4 noted above.

2 - KITCHEN EXHAUST SYSTEMS - BUILDING CODE

MECHANICAL CODE, CHAPTER 5, EXHAUST SYSTEMS

MC 501.2.1 Location of exhaust outlets.

5. For specific systems see the following sections:
5.1. Clothes dryer exhaust, Section 504.4.
5.2. Kitchen hoods and other kitchen exhaust equipment, Sections 506.3.12 (Type I Hood), 506.4 (Type II Hood) and 506.5 (Exhaust Equipment). (NOTE: Section 506 is for Commercial Kitchens, so is not applicable to Residential, as noted below in 506)

Determine the Type of Hood, I or II.

SECTION MC 504, CLOTHES DRYER EXHAUST (NOTE: FOR MC 504, see notes for Dryer Exhaust this page)

SECTION MC 505, DOMESTIC KITCHEN EQUIPMENT EXHAUST MC 505.2 Makeup air required (Residential). Exhaust hood systems capable of exhausting in excess of 400 cfm (0.19 m3/s) shall be provided with makeup air at a rate in accordance with Table 403.3. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

Source: https://www1.nyc.gov/assets/buildings/apps/pdf_viewer/viewer.html?file=2014CC_MC_Chapter5_Exhaust_Systems.pdf§ion=conscode_2014

SECTION MC 506, COMMERCIAL KITCHEN HOOD VENTILATION SYSTEM DUCTS AND EXHAUST EQUIPMENT

MC 506.3.12 Exhaust outlets serving Type I hoods. Exhaust outlets for grease ducts serving Type I hoods shall conform to the requirements of Sections 506.3.12.1 through 506.3.12.3.

MC 506.3.12.1 Termination above the roof. Exhaust outlets that terminate above the roof shall have the discharge opening located not less than 40 inches (1016mm) above the roof surface. The exhaust flow shall be directed away from the surface of the roof.

← Applies

← NA-Commercial

← To be determined by Contractor depending on what equipment is specified.

← NA-Commercial

← NA-Commercial

3 - KITCHEN EXHAUST SYSTEMS - MECHANICAL CODE

MECHANICAL CODE CHAPTER 6: DUCT SYSTEMS

SECTION MC 603: DUCT CONSTRUCTION AND INSTALLATION

MC 603.4 Metallic ducts. All metallic ducts shall be constructed as specified in the SMACNA HVAC Duct Construction Standards — Metal and Flexible.
Exception: Ducts installed within single dwelling units shall have a minimum thickness as specified in Table 603.4

TABLE 603.4 DUCT CONSTRUCTION MINIMUM SHEET METAL THICKNESSES FOR SINGLE DWELLING UNITS

DUCT SIZE	GALVANIZED		
	Minimum thickness (inches)	Equivalent Gauge No.	ALUMINUM MINIMUM THICKNESS (inches)
Round ducts and enclosed Rectangular ducts			
14 inches or less	0.0157	28	0.0175
16 and 18 inches	0.0187	26	0.018
20 inches or over	0.0236	24	0.023
Exposed rectangular ducts			
14 inches or less	0.0157	28	0.0175
14 inches ^a	0.0187	26	0.018

MC 603.4.1 Minimum fasteners. Round metallic ducts shall be mechanically fastened by means of at least three sheet metal screws or rivets spaced equally around the joint.

Exception: Where a duct connection is made that is partially inaccessible, three screws or rivets shall be equally spaced on the exposed portion so as to prevent a hinge effect.

← Applies

← This Section is required as per note MC 504.2 Exhaust penetrations (see Detail 1, this page)... must comply with MC 603.4 listed here.

← Applies

4 - DUCT CONSTRUCTION - MECHANICAL CODE

MC CHAPTER 6: DUCT SYSTEMS (continued)

SECTION MC 603: DUCT CONSTRUCTION INSTALLATION

MC 603.7 Rigid duct penetrations. Duct system penetrations of walls, floors, ceilings and roofs and air transfer openings in such building components shall be protected as required by Section 607 (see MC 607).

MC 603.9 Joints, seams and connections. All longitudinal and transverse joints, seams and connections in metallic and nonmetallic ducts shall be constructed as specified in SMACNA HVAC Duct Construction Standards—Metal and Flexible and NAIMA Fibrous Glass Duct Construction Standards. All joints; and longitudinal and transverse seams and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants or tapes. Closure systems used to seal ductwork listed and labeled in accordance with UL 181A shall be marked "181A-P" for pressure-sensitive tape, "181A-M" for mastic or "181A-H" for heat-sensitive tape. Closure systems used to seal flexible air ducts and flexible air connectors shall comply with UL 181B and shall be marked "181B-FX" for pressure-sensitive tape or "181B-M" for mastic. Duct connections to flanges of air distribution system equipment shall be sealed and mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL 181B and shall be marked "181B-C." Closure systems used to seal metal ductwork shall be installed in accordance with the manufacturer's installation instructions. Unlisted duct tape is not permitted as a sealant on any metal ducts.

Exception: Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressures less than 2 inches of water column (500 Pa) pressure classification shall not require additional closure systems.

MC 603.10 Supports. Ducts shall be supported with approved hangers at intervals not exceeding 10 feet (3048 mm) or by other approved duct support systems designed in accordance with the New York City Building Code. Flexible and other factory-made ducts shall be supported in accordance with the manufacturer's installation instructions. Ducts shall not be hung from or supported by suspended ceilings.

MC 603.11 Furnace connections. Ducts connecting to a furnace shall have a clearance to combustibles in accordance with the furnace manufacturer's installation instructions.

MC 603.11.1 Air duct at heat sources. Where heat sources from electrical equipment, fossil fuel-burning equipment, or solar energy collection equipment are installed in air ducts, the installation shall avoid the creation of a fire hazard. Air ducts rated as Class 1 in accordance with UL 181, air duct coverings, and linings shall be interrupted at the immediate area of operation of such heat sources in order to meet the clearances specified in the equipment listing.

Exceptions:
1. Appliances listed for zero clearance from combustibles where installed with the conditions of their listings.
2. Insulation specifically suitable for the maximum temperature that reasonably can be anticipated on the duct surface shall be permitted to be installed at the immediate area of operation of such appliances.

MC 603.12 Condensation. Provisions shall be made to prevent the formation of condensation on the exterior of any duct.
603.16 Weather protection. All ducts including linings, coverings and vibration isolation connectors installed on the exterior of the building shall be adequately protected against the elements.

MC 603.17 Registers, grilles and diffusers. Duct registers, grilles and diffusers shall be installed in accordance with the manufacturer's installation instructions. Volume dampers or other means of supply air adjustment shall be provided in the branch ducts or at each individual duct register, grille or diffuser. Each volume damper or other means of supply air adjustment used in balancing shall be accessible.

MC 603.17.1 Floor registers. Floor registers shall resist, without structural failure, a 200-pound (90.8 kg) concentrated load on a 2-inch-diameter (51 mm) disc applied to the most critical area of the exposed face.

MC 603.17.2 Prohibited locations. Duct registers, grilles and diffusers shall be prohibited in the toilet and bathroom room floors and their upward extensions, to the extent those areas are required by the New York City Building Code to have smooth, hard and nonabsorbent surfaces.

Exception: In R-3 occupancies.

MC 603.18 Vibration isolation connectors. Vibration isolation connectors in duct systems shall be made of an approved flame-retardant fabric or shall consist of sleeve joints with packing of approved material, each having a maximum flame spread index/rating of 25 and a maximum smoke-developed rating of 50. The fabric shall have a maximum length of 10 inches (254 mm) in the direction of airflow.

5 - DUCT CONSTRUCTION AND INSULATION - MECHANICAL CODE

area intentionally left blank

6 - not used

MECHANICAL CODE SECTION MC 604 INSULATION

MC 604.1 General. Duct insulation shall conform to the requirements of Sections 604.2 through 604.13 and the New York City Energy Conservation Code.

MC 604.2 Surface temperature. 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).

MC 604.3 Coverings and linings. 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 84 or 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).

MC 604.4 Foam plastic insulation. Foam plastic used as duct coverings and linings shall conform to the requirements of Section 604.

MC 604.5 Appliance insulation. Listed and labeled appliances that are internally insulated shall be considered as conforming to the requirements of Section 604.

MC 604.6 Penetration of assemblies. Duct coverings shall not penetrate a wall or floor required to have a fire-resistance rating or required to be fireblocked.

MC 604.7 Identification. 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:

- For duct board, duct liner and factory-made rigid ducts not normally subjected to compression, the nominal insulation thickness shall be used.
- For duct wrap, the installed thickness shall be assumed to be 75 percent (25-percent compression) of nominal thickness.
- 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.
- 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.

MC 604.8 Lining installation. 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.

MC 604.9 Thermal continuity. Where a duct liner has been interrupted, a duct covering of equal thermal performance shall be installed.

MC 604.10 Service openings. Service openings shall not be concealed by duct coverings unless the exact location of the opening is properly identified.
MC 604.11 Vapor retarders. 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 (0.051 mm). Insulations having a permeance of 0.05 perm (2.87 ng/(Pa·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.

MC 604.12 Weatherproof barriers. Insulated exterior ducts shall be protected with an approved weatherproof barrier.

MC 604.13 Internal insulation. 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.

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 as required/noted.

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 deducted from square footage or height restrictions.

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 mechanical 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 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 footings.

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.

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.

7 - PROJECT SPECIFIC NOTES



PROJECT NAME: _____
PROJECT LOCATION: _____
OWNER: _____

PROJECT TEAM

ARCHITECT
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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)

SHEET DESCRIPTION / DRAWING TITLE

Bldg/Mech Code

Building and Mechanical Code related to Ducts & Requirements

PROFESSIONAL SEAL / SIGNATURE: _____ DRAWING SCALE: **3/8" = 1'-0"**

DRAWN BY / CHECKED BY: **NB/NB**

SHEET NUMBER: **A-003.00**

PAGE **09** OF **29** PAGES

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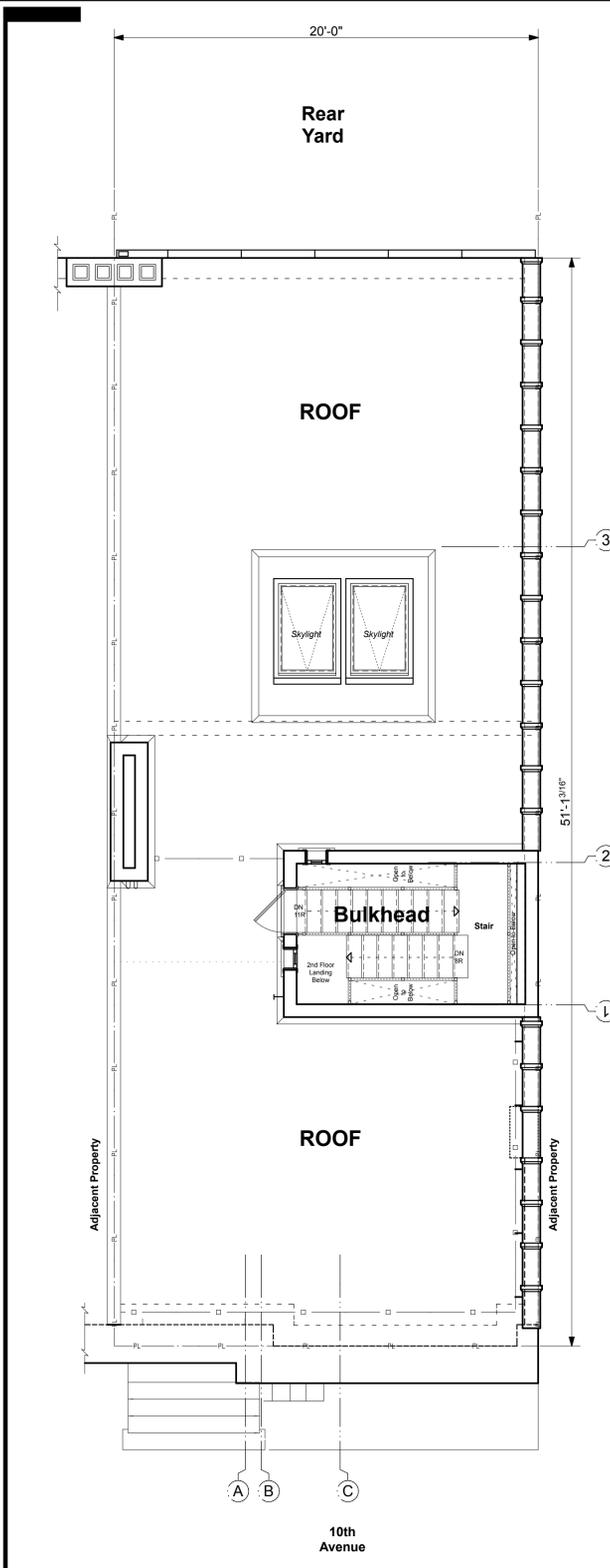
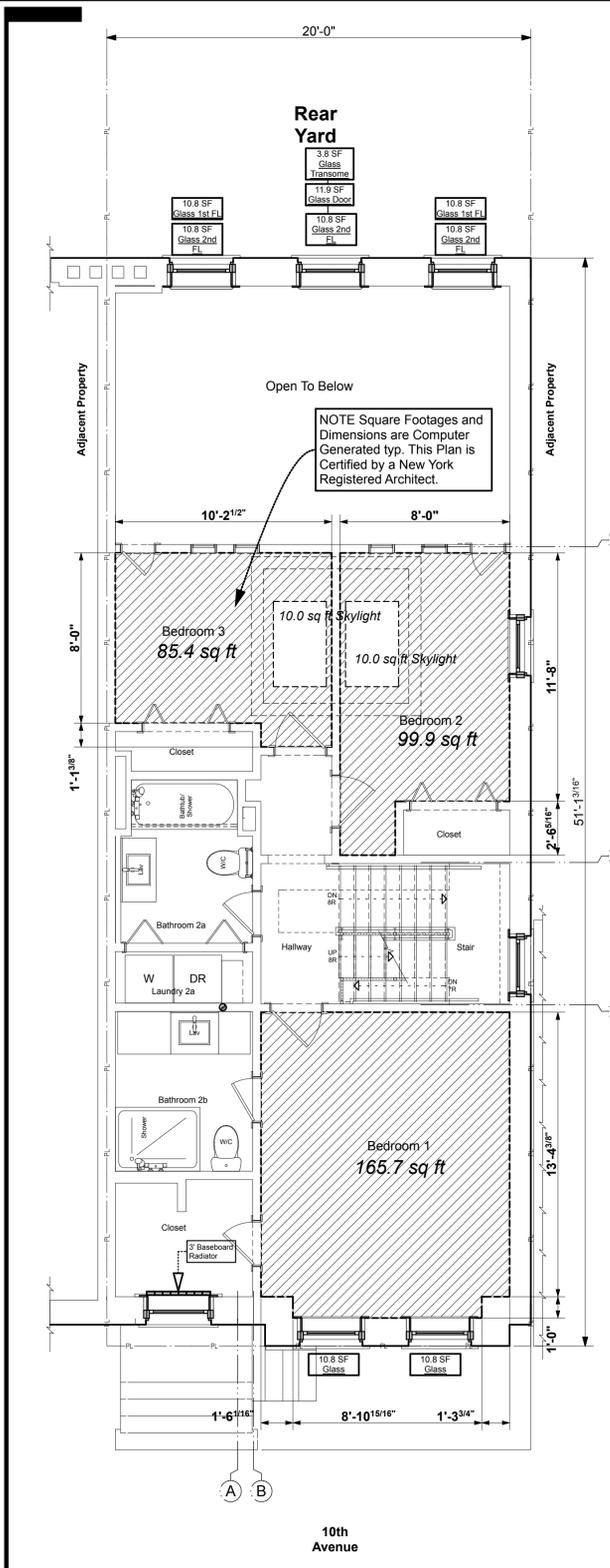
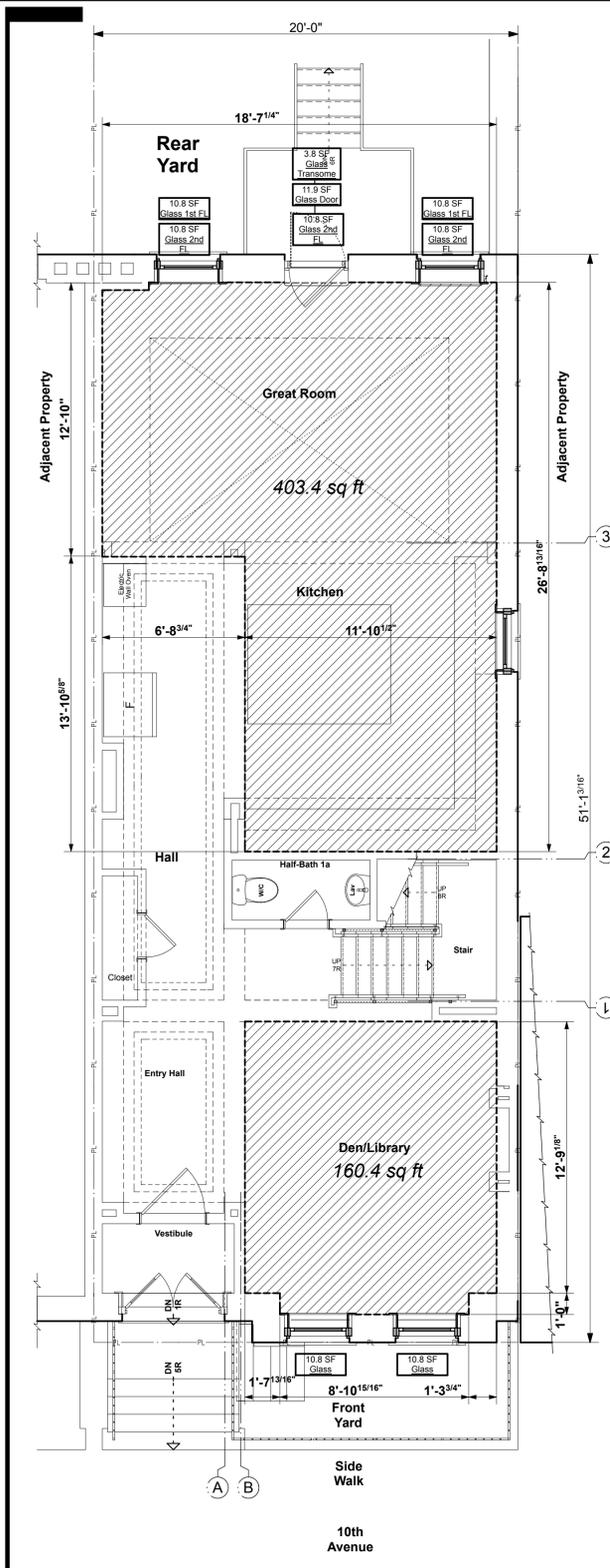
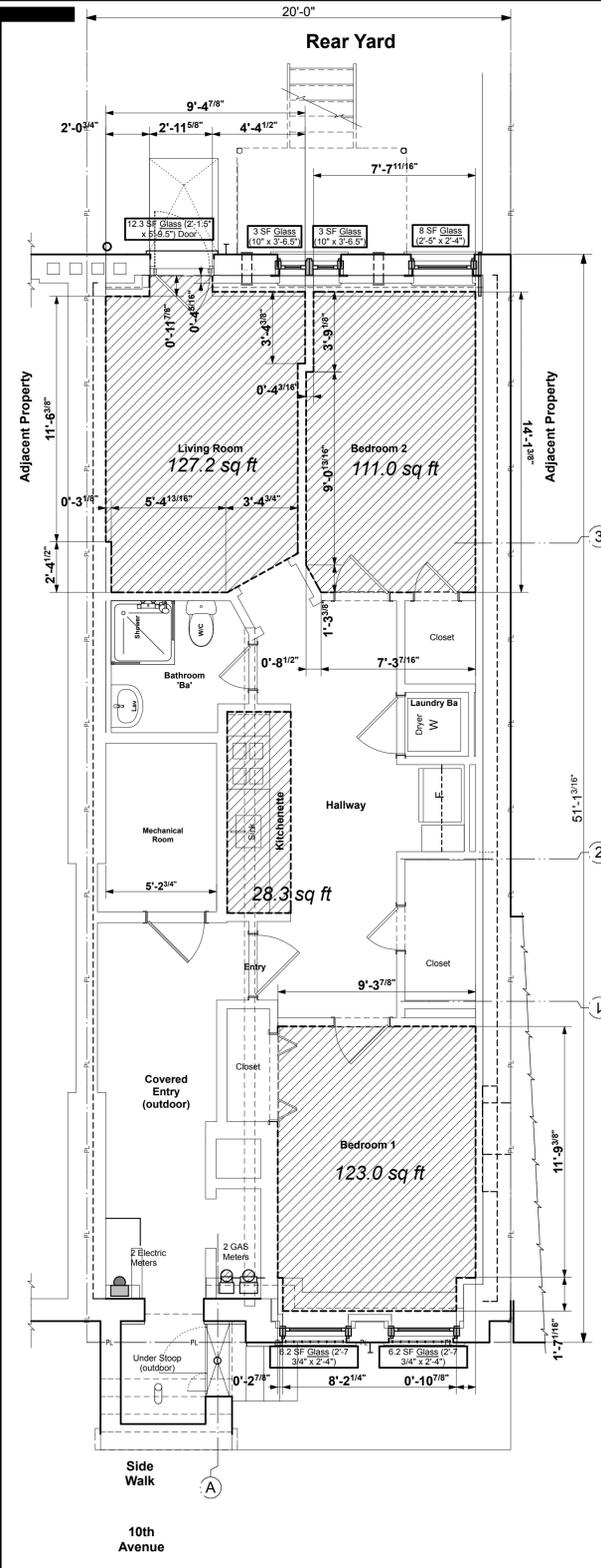
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Floor and Room	Room Size	Required Natural Light	Provided Natural Light	Required Natural Air	Provided Air	Source	
BASEMENT:							
Bedroom 1:	123.0 SF	12 SF	12.4 SF	6 SF	12.4 SF	2 Hopper Windows	COMPLIES.
Bedroom 2:	114.2 SF	11 SF	11.0 SF	6 SF	7.0 SF	1 Double Hung, 1 Casement	COMPLIES.
Living Room:	129.0 SF	13 SF	15.3 SF	7 SF	15.3 SF	1 Glass Door, 1 Casement	COMPLIES.
Kitchenette:		Not required		NA	NA		COMPLIES.
FIRST FLOOR:							
Den	160.4 SF	16 SF	21.6 SF	8 SF	10.8 SF	2 Double Hung Windows	COMPLIES.
Great Room & Kitchen	403.4 SF	40 SF	69.7 SF	20 SF	34.9 SF	5 Double Hung Windows + Door and Transom	COMPLIES.
SECOND FLOOR:							
Bedroom 1:	165.7 SF	17 SF	21.6 SF	9 SF	10.8 SF	2 Double Hung Windows	COMPLIES.
Bedroom 2:	99.9 SF	10 SF	10 SF	5 SF	10 SF	Skylight	COMPLIES.
Bedroom 3:	85.4 SF	9 SF	10 SF	5 SF	10 SF	Skylight	COMPLIES.

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).



1 - LIGHT/AIR COMPLIANCE NOTES



PROJECT NAME
PROJECT LOCATION
OWNER

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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)

Code Compliance
Light/Ventilation Floor Plan
Diagrams and Dimensions

PROFESSIONAL SEAL / SIGNATURE
DRAWING SCALE
1/4" = 1'-0"
DRAWN BY / CHECKED BY
NB/NB
SHEET NUMBER
A-004.00
PAGE 10 OF 29 PAGES

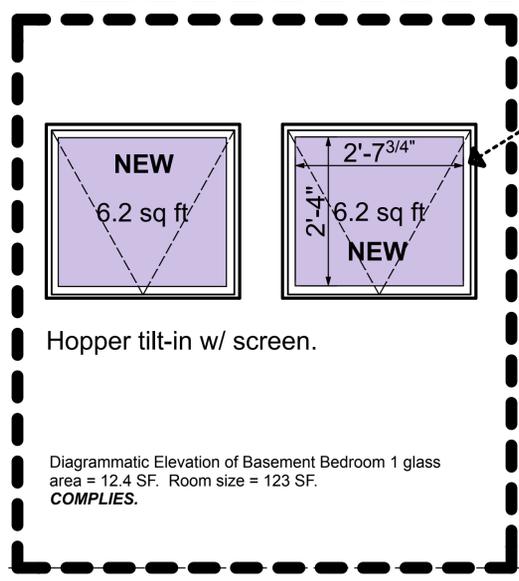
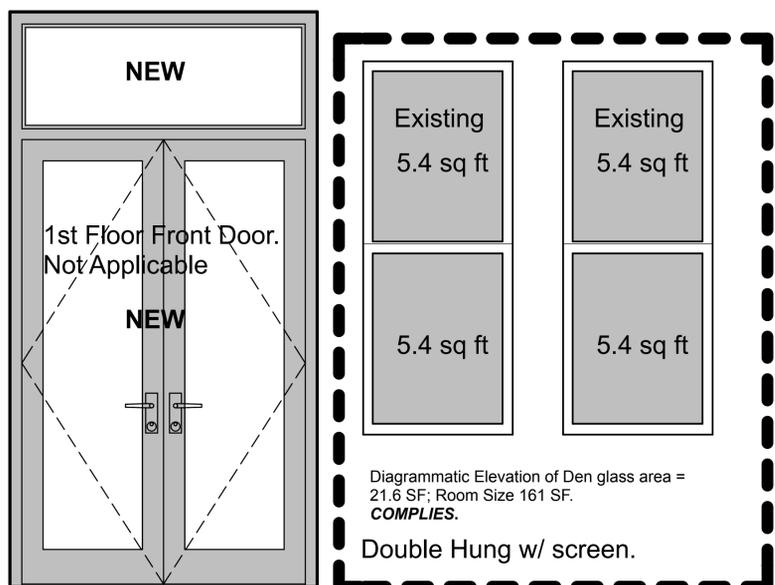
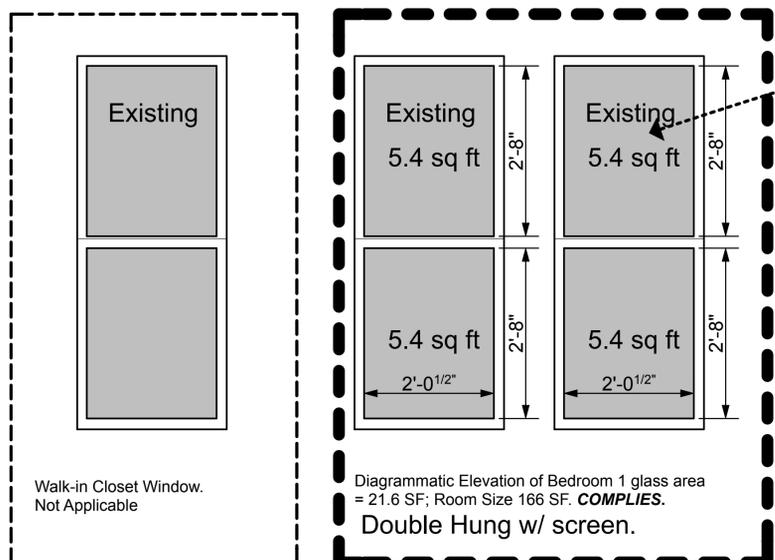
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2 - BASEMENT FLOOR PLAN

3 - FIRST FLOOR PLAN

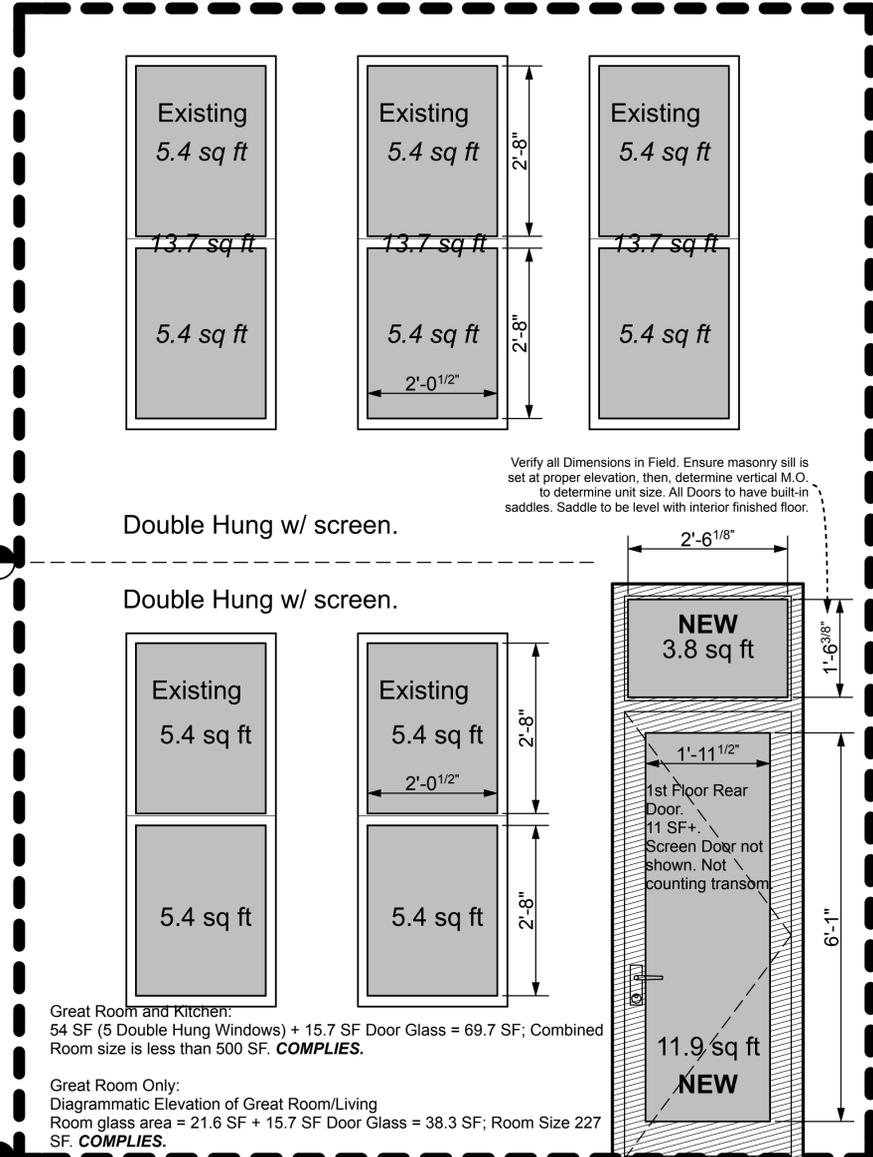
4 - SECOND FLOOR PLAN

5 - ROOF FLOOR PLAN

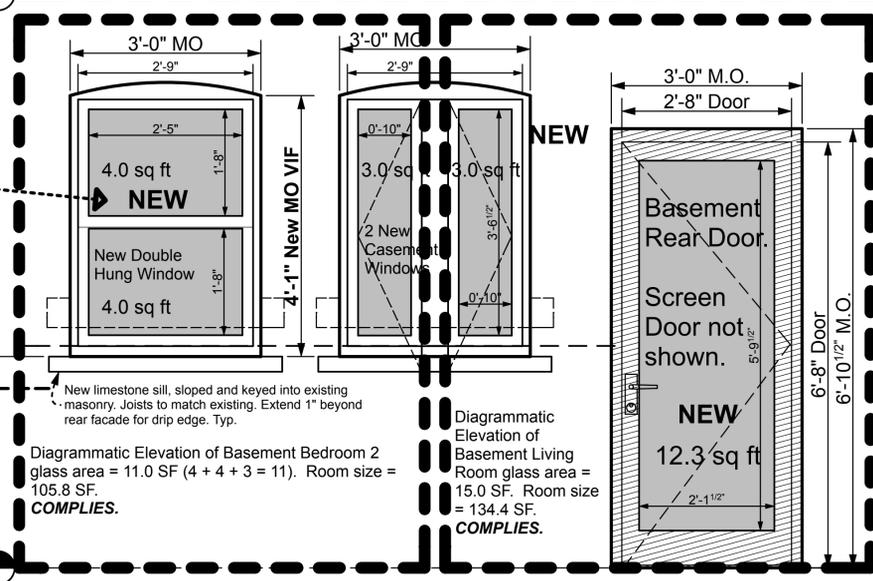


NOTE: All Square Footages noted are computer generated typ. Areas shown are glass only and does NOT include frame. Ventilation area similar typ.

2nd FLOOR



1st FLOOR



FRONT FACADE DAYLIGHT/VENTILATION DIAGRAM

REAR FACADE DAYLIGHT/VENTILATION DIAGRAM

EXISTING CONDITIONS: There are 4 Lot Line Windows currently. We are blocking one opening on the 1st floor with 8" depth of brick/block/masonry to seal and create a fire barrier. The other three are also existing openings.

PROPOSED: We are proposing the replacement of 1 window assembly on the 2nd floor, with new insulated wire glass and fire-protected frame with a 1 hour fire rating, fixed unit (non-operable) to meet or exceed code.

All three openings (±33 SF Total) are less than 10% the area of this side of the building (1500 SF+) per BC 705.8-k. **COMPLIES.**

LIGHT VENTILATION: Not Applicable. **COMPLIES.**
Lot Line Windows on this project do not count for natural light/ventilation. The bedroom noted is served by a skylight.

NUMBER OF LOT LINE WINDOWS AND LOCATION:
3 Total Lot Line Windows:
1 in Bedroom #2 (standard double hung).
1 in the Stairway (fire-rated assembly fixed w/ wire glass).
1 in the 1st Floor Kitchen (standard double hung).

ORIENTATION:
All lot line windows are located on one wall facing Southerly. They face onto the 'rear property line' of a lot that is perpendicular to 1715 10th Avenue, therefore the adjacent property, with a setback requirement of 30 feet, means no future building will be adjacent or near these windows or our building's party wall.

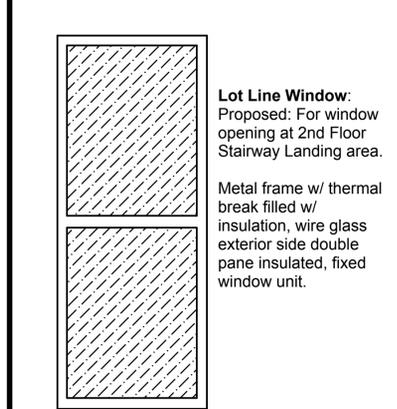
CONCLUSION: Proposal exceeds code.

Lot Line Window:
Proposed: For window opening at 2nd Floor Stairway Landing area.
Metal frame w/ thermal break filled w/ insulation, wire glass exterior side double pane insulated, fixed window unit.

BC 705.8.5 Vertical separation of openings: where windows are within 5' of each other horizontally, must be separated 3' vertically must be 1 hour rated (Stair Opening).

Exceptions:
1. This section shall not apply to buildings that are three stories or less above grade plane.

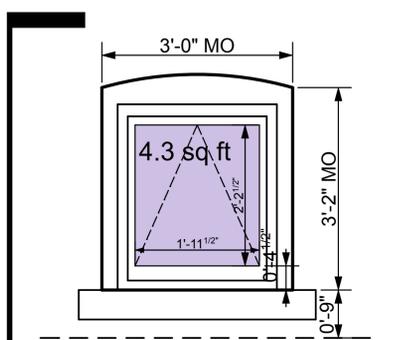
As per the exception above are exceeding code: **COMPLIES.** And are applying the following requirement:
BC715.2: Fire-resistance-rated glazing must be in accordance with ASTM E 119 or UL 263 and labeled in accordance with Section 703.5.



2 - LOT LINE WINDOWS

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

2 - LOT LINE WINDOWS



Code Compliance
Diagrammatic Elevations of Glass Areas for Light/Ventilation

PROFESSIONAL SEAL / SIGNATURE
DRAWING SCALE: 3/4" = 1'-0"
DRAWN BY / CHECKED BY: NB/NB
SHEET NUMBER: A-005.00
PAGE 11 OF 29 PAGES



PROJECT NAME
PROJECT LOCATION
OWNER

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FILING REPRESENTATIVE
CONSULTANTS

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Code Compliance
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PAGE 11 OF 29 PAGES

GENERAL INSPECTIONS - RESIDENTIAL:
Table 1 - Progress Inspections for Energy Code Compliance - Residential Buildings

- IA1 Protection of Exposed Foundation Insulation:** Insulation shall be visually inspected to verify 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 U-factors 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, 101/1.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.

1 - 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 inspected 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-efficiency 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).

Building Code Section	Item	Description
IA1	1.	Protection of Exposed Foundation Insulation
IA2	2.	Insulation Placement & R-Values
IA3	3.	Fenestration Thermal Values & Product Rating
IA4	4.	Fenestration Product for Air Leakage
IA5	5.	Fenestration Area
IA6	6.	Air Sealing & Insulation Visual Inspection
IB3	7.	Equipment
IB4	8.	Controls
IC1	9.	Electrical Metering
IC2	10.	Lighting in Dwelling Unit
ID1	11.	Maintenance Information
ID2	12.	Permanent Certificate

3 - ECC MISC INSPECTIONS & CERTIFICATES

ECC SYSTEMS REQUIREMENTS CHECKLIST:

- All joints and seams of air ducts, air handlers, filter boxes and building cavities used as return ducts are to be sealed. [403.2.2]
 - No building cavities (between studs or joists) are to be used for supply ducts. [403.2.3]
 - Post construction duct tightness test result of ≤8 cfm to outdoors, or ≤12 cfm across systems. Or, rough-in test result of ≤6 cfm across systems or ≤4 cfm without air handler. Rough-in test verification may need to occur during Framing Inspection. [403.2.2]
 - not applicable- Programmable thermostats installed on forced air furnaces. [403.1.1]
 - Install a "Heat pump thermostat" on any new heat pumps. [403.1.2]
 - Provide for "Circulating service hot water systems" automatic or accessible manual controls. [403.4]
 - Provide all Manufacturer manuals for mechanical and water heating equipment in Mechanical Room, in sleeve, attached for easy access to the wall next to the door. [303.3]
 - All lighting to be LED type lighting unless otherwise specified. All appliances and mechanical systems to be Energy Star rated high. For systems serving multiple dwelling units must demonstrate compliance with the commercial code. [103.2.403.7]
 - All Heating and cooling equipment to be sized per ACCA Manual S based on loads per ACCA Manual J or other approved methods. [403.6]
 - not applicable- All snow-melting and ice-melting systems shall have controls installed. [403.8]
 - All HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are to be insulated to ≥R-3 (equal to or greater than R-3). [403.3]
 - All circulating service hot water pipes are to be insulated to R-2. [403.4]
- In addition to the above: 1. All cold water pipes to be insulated to R-3 min. typical.

ECC REQUIREMENTS CHECKLIST - PLAN REVIEW

- [103.1, 103.2] Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents. See New Building Plans and Sections for insulation symbols and notes.
- As per [R401.4, Appendix RB] Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) shall meet the requirements of Appendix RB (Solar-Ready requirements) of this code. See Basement Plan (exterior vestibule) and Roof Plans.
- As per [303.2.1] A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade. -not applicable- No exterior foundation work or exterior insulation.
- As per [402.4.6] Fire separations between dwelling units in two-family dwellings and multiple single-family dwellings (townhouses) are insulated to no less than R-10 and the walls are air sealed in accordance with Section 402.4.1. 'Multiple Single-family dwellings' does not apply (i.e. townhouse development with multiple townhouses). See Basement plan for 2 hour rated separation between apartment and entry vestibules/mechanical room with 2 hour rated apartment door (see door schedule). Ceiling to be 1 hour w/ 5/8" GWB as noted.
- Contractor: As per [303.1] All installed insulation is labeled or the installed R-values provided. The contractor is to ensure this requirement is met. Where spray foam is used, then do whatever is required like get spray paint and label it.
- Contractor: As per [303.2] Wall insulation is installed per manufacturer's instructions. Contractor: As per [303.1.1, 303.2] Ceiling insulation installed per manufacturer's instructions. Blown-insulation marked every 300 ft.
- As per [402.2.3] Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation. -not applicable-
- As per [402.2.4] Attic access hatch and door insulation ≥R-value of the adjacent assembly. There is no attic access hatch on this project, not applicable, but also not an option to make it not applicable in ResCheck.
- Contractor: As per [303.1.3] U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table. Contractor, verify by purchasing reliable fenestration (doors and windows) products.
- As per [402.4.1.1] Air barrier and thermal barrier installed per manufacturer's instructions.
- As per [402.4.3] Fenestration that is not site built is listed and labeled as meeting AAMA / WDMA/CSA 101/1.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.
- Contractor/Electrician: As per [402.4.5] IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.
- Contractor: [403.6] Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.
- [402.4.1.2, 402.4.1.3] Blower door test @ 50 Pa. A written report of the results of the test is prepared and signed by the party conducting the test and provided to the code official. For buildings with two or more dwelling units air leakage rate must not exceed 0.3 cfm/ft² of enclosure surface area within the testing area. Sampling is allowed for buildings with over 7 dwelling units. All other buildings have air leakage rate not exceeding 0.2 cfm/ft². The written report includes: 1. the name and place of business of the party conducting the test; 2. the address of the building which was tested; 3. the conditioned floor area of dwelling, calculated in accordance with ANSI Z65, except that conditioned floor area shall include areas where the ceiling height is less than 5 feet; 4. measurement of the air volume lost at an internal pressurization of 0.2 inches w.g. (50 Pascals); 5. the date(s) of the test; 6. a certification by the party conducting the test of the accuracy of the test results; and 7. the signature of the party conducting the test. Contractor to coordinate test by finding qualified city approved person, homeowner to pay for service.
- Contractor is to ensure all inspections for insulation, testing, and the above is complete, and post on the wall of the Mechanical Room, near the door, the Compliance Certificate (as noted on this page) signed by the appropriate individual after their inspection(s).

4 - ECC REQUIREMENTS CHECKLISTS

WORK ITEMS	PROPOSED DESIGN VALUE	CODE VALUE & CITATION	SHGC (Solar Heat Gain Coef) NYC 2016 Energy Code Table R402.1.4
Walls:	R-13 min. R-18 goal.	R-13; Table 402.1.1 (NYC2016)	
Walls, Basement:	R-15, R-18 goal.	R-15/19; R402.1.2 (NYC2016) 0.50 U-Factor; R402.1.4 (NYC2016)	
Walls, Framed:	NA	R-20, or 13+5; R402.1.2 (NYC2016) 0.045 U-Factor; R402.1.4 (NYC2016)	
Walls, Mass:	Not Used-NA	R-13/17; R402.1.2 (NYC2016) 0.00 U-Factor; R402.1.4 (NYC2016)	
Window/Fenestration:	• 26 U-Factor • 0.20 SHGC	• 32 U-Factor; Table R402.1.2 (NYC2016); Wood-clad Double Hung (Low-E E13 Argon)	
Floor:	R-30; Basement Entry Ceiling	R-30; R402.1.2 (NYC2016) 0.033 U-Factor; R402.1.4 (NYC2016)	
Skylight:	0.55	0.55 U-Factor; Table 402.1.1 (NYC2016)	
Door(s):	• 0.30 U-Factor • 0.16 SHGC	• 35 U-Factor; Table 402.1.1 (NYC2016); Low-E EC Argon Wood-clad, typ.	
Slab:	R-10 for 2 Feet	R-10 for 2 Feet; Table 402.1.1 (NYC2016)	
Ceiling:	R-49 Expand Foam + Batt Insulation	R-49; Table 402.1.2 (NYC2016) U-Factor: 0.026 R402.1.4 (NYC2016)	
Crawl Space:	NA	R-15/19; R402.1.2 (NYC2016) 0.055 U-Factor; R402.1.4 (NYC2016)	
Piping Insulation:	R-3	Table 402.1.1	
Interior Partitions Between Space & Corridor:	R-15	R-15	
Interior Lighting:	75% LED min.	Min. 75% LED Lamps; 2012 ECC 404.1	
Exterior Lighting:	100% LED	NA	
Boilers:	0.95 Efficiency	0.95 Hydronic Systems (Table R405.5.2(2))	

5 - ECC DESIGN VS CODE VALUES CHART



2016 New York City Energy Conservation Code Energy Efficiency Certificate

Insulation Rating	R-Value	
Above-Grade Wall	21.00	
Below-Grade Wall	0.00	
Floor	10.00	
Ceiling / Roof	49.00	
Ductwork (unconditioned spaces):		
Glass & Door Rating	U-Factor	SHGC
Window	0.32	0.18
Door	0.30	0.16
Skylight	0.55	0.18

Heating & Cooling Equipment	Efficiency	LG Condensed Duct 5-Zone LGRED (Cooling) System
Heating System:	Navien NCB-180E-Basement AFUE 95%	SEER: 19 (Seasonal Energy Efficiency Ratio); EER: 13 (Energy Efficiency Ratio)
Cooling System:	Navien NCB-180E-Basement AFUE 95%	
Water Heater:	Navien NCB-240E-Duplex Apt AFUE 95%	

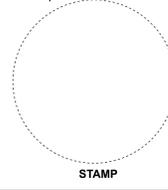
Name: _____ Date: _____
 Comments

Display a copy of this certificate at Electrical Panel upon completion of the construction, to be signed by Architect, Engineer or qualified representative. Any changes to the building's energy use (insulation, electrical loads, mechanical, etc.) must be added, signed and dated by appropriate qualified individual.

6 - ECC ENERGY EFFICIENCY CERTIFICATE

Energy Compliance Acknowledgement:

To the best of my knowledge, belief and professional judgement, these plans and specifications are in compliance with NYCECC.



Signed/Stamped by Architect or qualified representative

7 - ENERGY PROFESSIONAL ACKNOWLEDGEMENT

REScheck Software Version : REScheck-Web Inspection Checklist

Energy Code: 2016 New York City Energy Conservation Code
 Requirements: 100.0% were addressed directly in the REScheck software

Section # & Req.ID	Pre-Inspection/Plan Review	Complies?	Comments/Assumptions
103.1, 103.2 [PR1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: See Detail 4, ECC-001.00, Number 1 for page ref.
R401.4, Appendix RB [PR4]	Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) shall meet the requirements of Appendix RB (Solar-Ready requirements) of this code.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input checked="" type="checkbox"/> 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

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [F01]	Slab edge insulation R-value.	R-10 <input checked="" type="checkbox"/> Unheated <input type="checkbox"/> Heated	R-____ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values. As per NYC 2016 Energy Code, 2' at R-10
402.1.2 [F03]	Slab edge insulation depth/length.	2/90' ft	____ ft	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [F011]	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	Exception: Requirement is not applicable. Location on plans/spec: not applicable

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1]	Door U-factor.	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.3.6, 402.5 [FR2]	Glazing U-factor (area-weighted average).	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.	.35 or less		<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.1.1, 402.3.3, 402.3.6, 402.5 [FR5]	Skylight U-factor.	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.4.6 [FR20]	Fire separations between dwelling units in two-family dwellings and multiple single-family dwellings (townhouses) are insulated to no less than R-10 and the walls are air sealed in accordance with Section 402.4.1.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: See Detail 4, ECC-001.00, Number 4 for page ref.
402.4.1.1 [FR23]	Air barrier and thermal barrier installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: See Detail 4, ECC-001.00, Number 11
402.4.3 [FR20]	Fenestration that is not site built is listed and labeled as meeting AAMA / WDMA/CSA 101/1.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.4.5 [FR16]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: See Detail 4, ECC-001.00, Number 13
403.6 [FR19]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: See Detail 4, ECC-001.00, Number 14

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13]	All installed insulation is labeled or the installed R-values provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.1.1, 402.2.5, 402.2.6 [IN3]	Wall insulation R-value. If this is a mass wall with at least 1/2 of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-15 min. <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input checked="" type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4]	Wall insulation is installed per manufacturer's instructions.	Mtl. studs.		<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: See Detail 4, ECC-001.00, Number 6

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [F11]	Ceiling insulation R-value.	R-49 <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values. NYC R49 like what?!
303.1.1.1, 303.2 [F12]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: See Detail 4, ECC-001.00, Number 7
402.2.3 [F122]	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable. Location on plans/spec: not applicable
402.2.4 [F13]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input checked="" type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: See Detail 4, ECC-001.00, Number 9
402.4.1.2, 402.4.1.3 [F17]	Blower door test @ 50 Pa. A written report of the results of the test is prepared and signed by the party conducting the test and provided to the code official. For buildings with two or more	ACH 50 = ____	ACH 50 = ____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: See Detail 4, ECC-001.00, Number 15
401.3 [F17]	Compliance certificate posted.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

8 - ENERGY CONSERVATION CODE (ECC) INSPECTION CHECKLIST



PROJECT NAME: _____
 PROJECT LOCATION: _____
 OWNER: _____

PROJECT TEAM

ARCHITECT
 SimpleTwig Architecture llc
 Nic Buccalo, Architect 718-488-7894
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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)

SHEET DESCRIPTION / DRAWING TITLE
Energy Conserve
 Energy Conservation Code Requirements

PROFESSIONAL SEAL / SIGNATURE
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 3/8" = 1'-0"

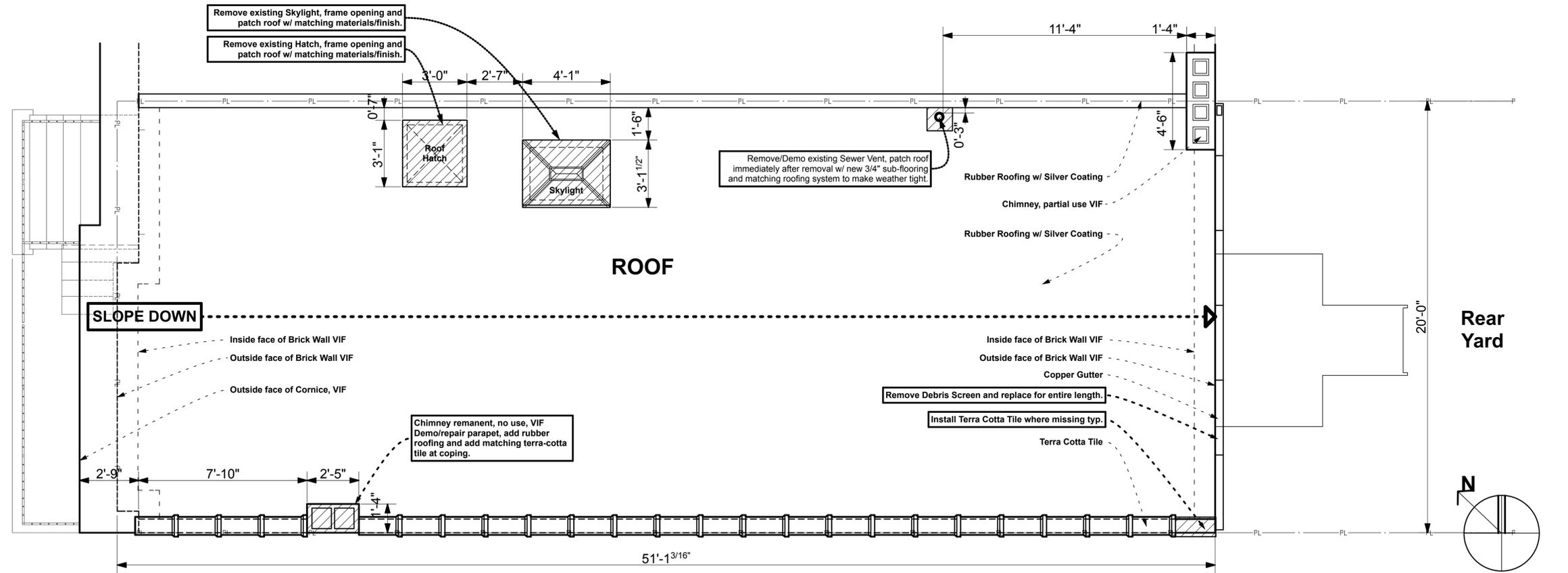
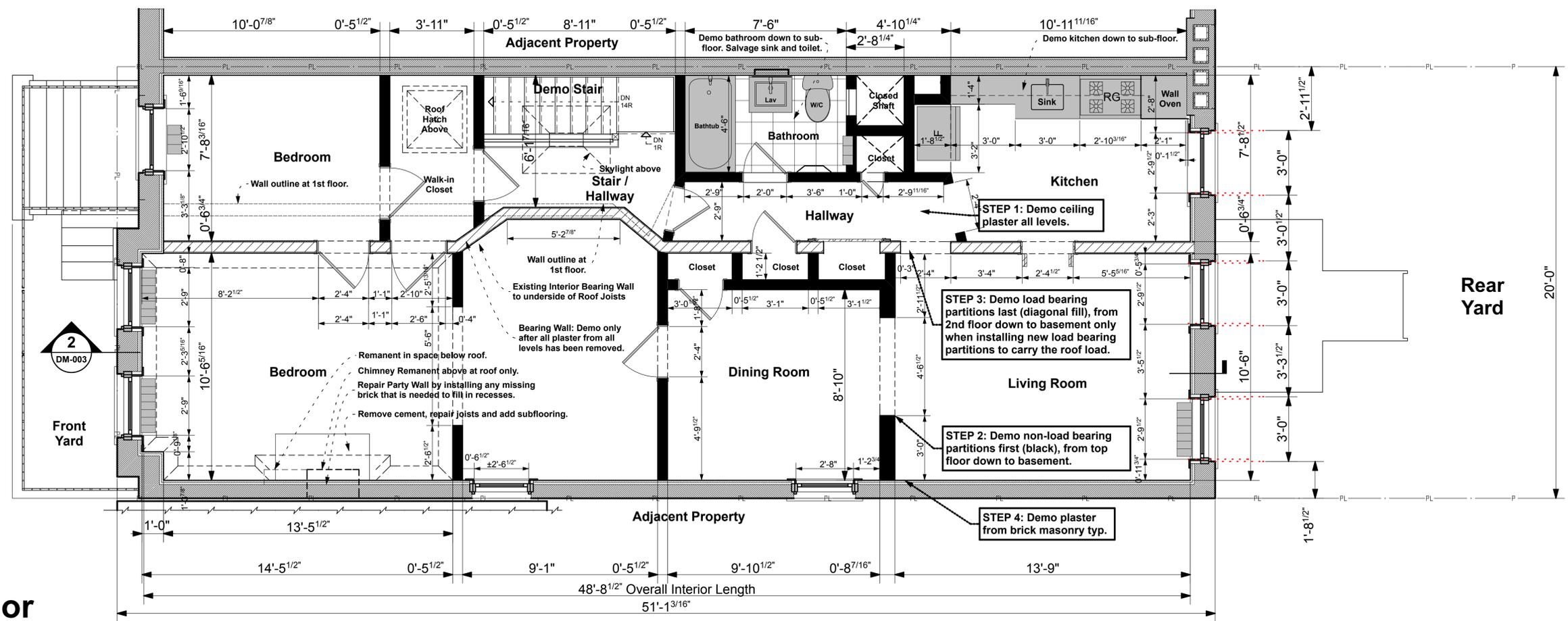
DRAWN BY / CHECKED BY
 NB/NB
 SHEET NUMBER
EN-100.00
 PAGE 12 OF 29 PAGES



PROJECT NAME
PROJECT LOCATION
OWNER

PROJECT TEAM
ARCHITECT
SimpleTwig Architecture, LLC Nic Buccale, Architect 718-488-7894 526 Prospect Avenue info@SimpleTwig.com Brooklyn, NY 11215 www.SimpleTwig.com
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)



BIND THIS SIDE

DEPARTMENT OF BUILDINGS

Existing/Demo
2nd Floor Existing & Demolition - Roof Plan Existing & Demolition

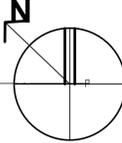
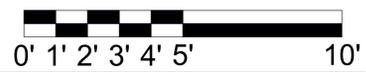
PROFESSIONAL SEAL / SIGNATURE

DRAWING SCALE
3/8" = 1'-0"

DRAWN BY / CHECKED BY
NB/NB

SHEET NUMBER
DM-002.00

PAGE 14 OF 29 PAGES





PROJECT NAME
PROJECT LOCATION
OWNER

PROJECT TEAM

ARCHITECT
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	Revision 1 (xxx.01)
	Revision 2 (xxx.02)
	Revision 3 (xxx.03)
	Revision 4 (xxx.04)

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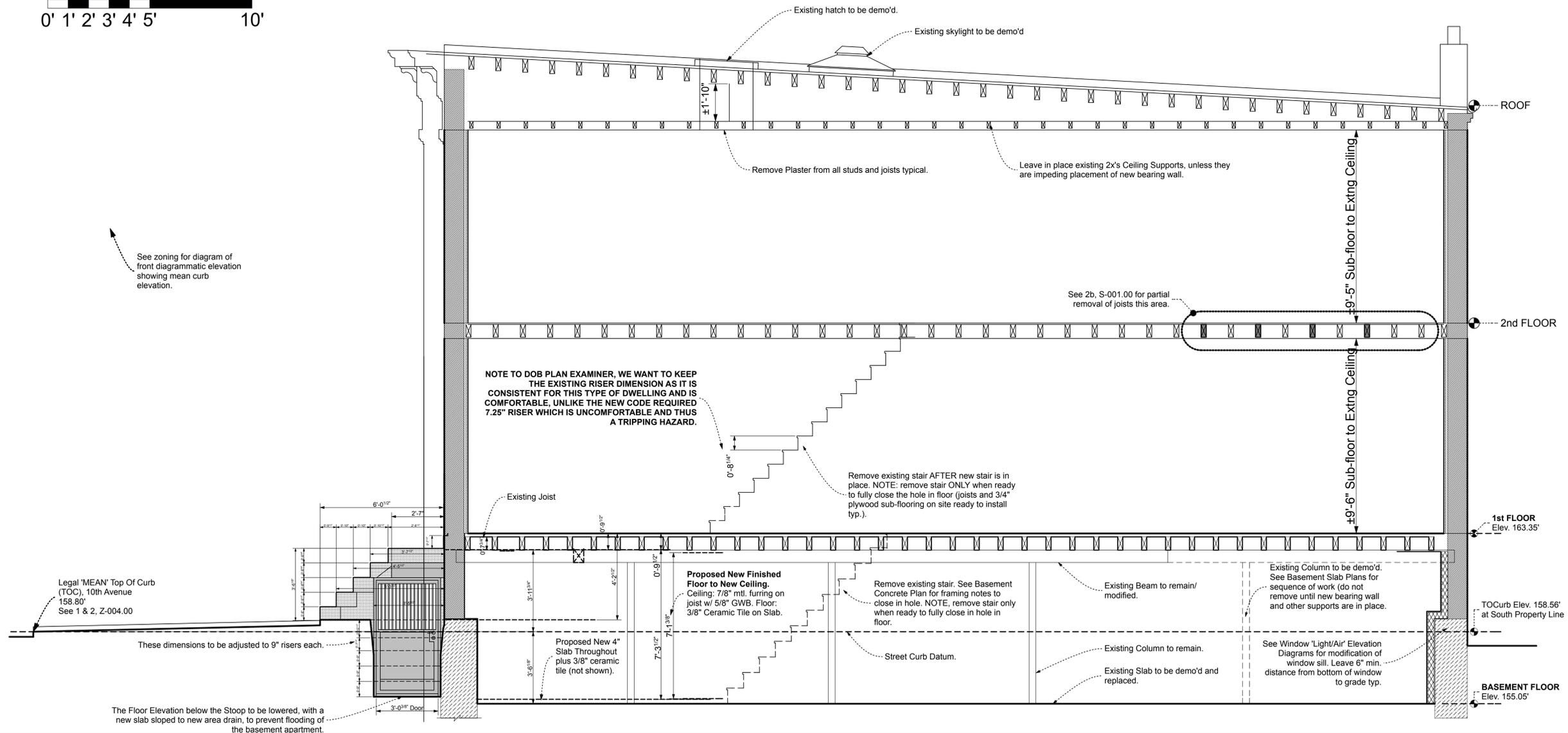
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1 - not used

3 - not used



BIND THIS SIDE



2 - EXISTING Building Section (Diagrammatic)- Verify All Dimensions & Conditions In Field (VIF)

Existing/Demo
 Longitudinal Building Section - Existing/Demo

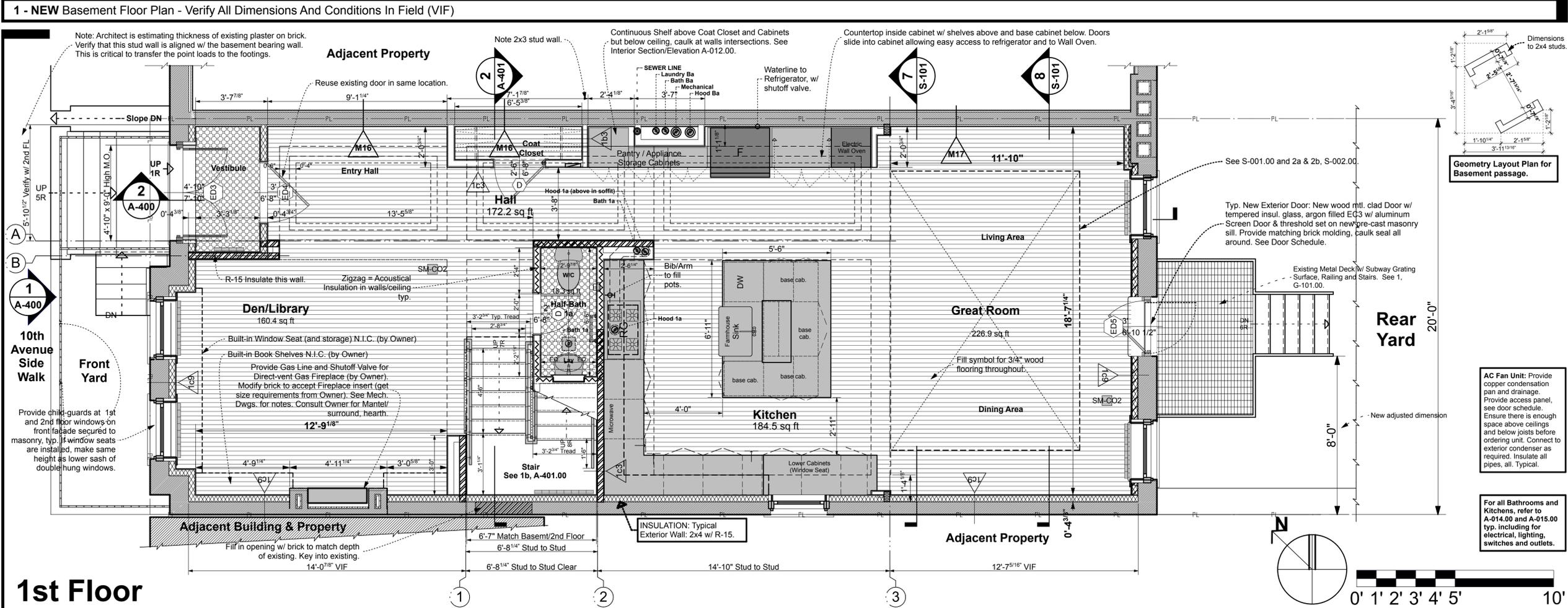
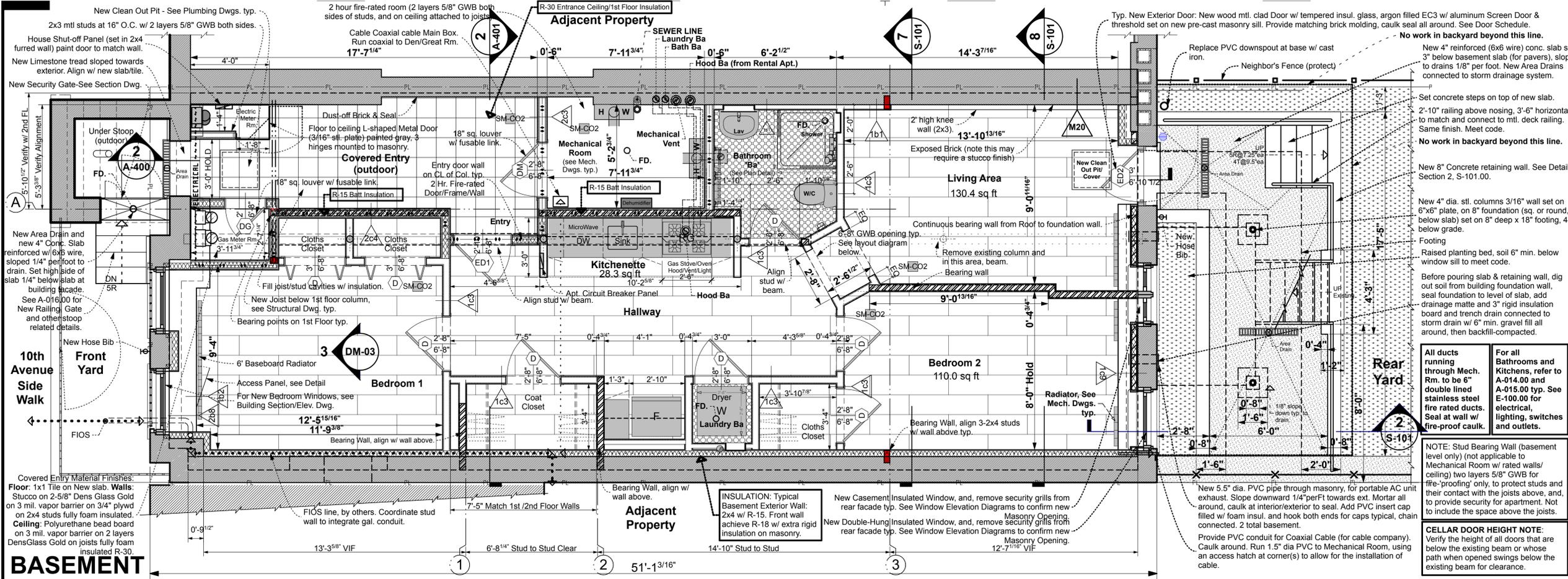
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3/8" = 1'-0"

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NB/NB

SHEET NUMBER
DM-003.00

PAGE 15 OF 29 PAGES



simpletwig™
ARCHITECTURE LLC

PROJECT NAME: _____
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: _____

CELLAR DOOR HEIGHT NOTE:
Verify the height of all doors that are below the existing beam or whose path when opened swings below the existing beam for clearance.

For all Bathrooms and Kitchens, refer to A-014.00 and A-015.00 typ. See E-100.00 for electrical, lighting, switches and outlets.

NOTE: Stud Bearing Wall (basement level only) (not applicable to Mechanical Room w/ rated walls/ceiling) two layers 5/8" GWB for fire-proofing only, to protect studs and their contact with the joists above, and to provide security for apartment. Not to include the space above the joists.

AC Fan Unit: Provide copper condensation pan and drainage. Provide access panel, see door schedule. Ensure there is enough space above ceilings and below joists before ordering unit. Connect to exterior condenser as required. Insulate all pipes, all Typical.

For all Bathrooms and Kitchens, refer to A-014.00 and A-015.00 typ. including for electrical, lighting, switches and outlets.

Geometry Layout Plan for Basement passage.

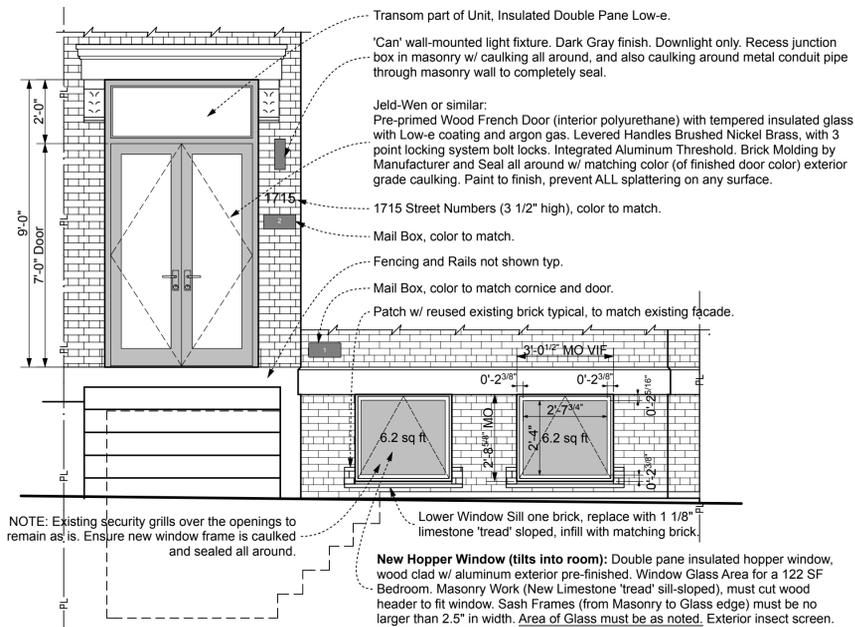
Date	Description
Dec. 18, 2017	DOB Submission
	Revision 1 (xxx.01)
	Revision 2 (xxx.02)
	Revision 3 (xxx.03)
	Revision 4 (xxx.04)

New/Proposed
Basement Floor Plan -
1st Floor Plan

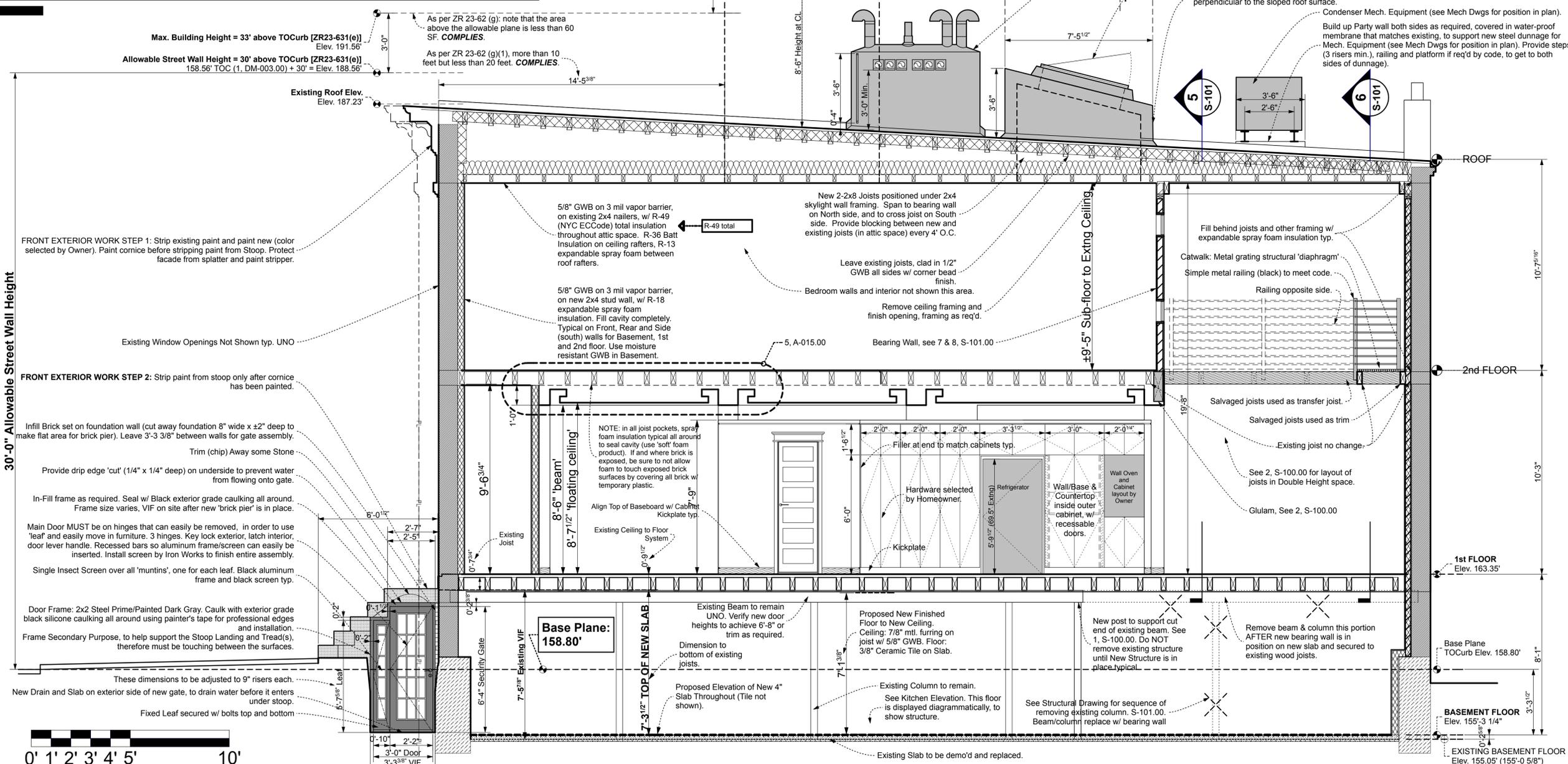
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DRAWN / CHECKED BY: NB/NB
SHEET NUMBER: A-101.00
PAGE 16 OF 29 PAGES

BIND THIS SIDE

DEPARTMENT OF BUILDINGS



1 - ELEVATION OF FRONT ENTRANCE DOOR AND BASEMENT WINDOWS



2 - BUILDING SECTION - NEW/PROPOSED (Interior Diagrammatic)



PROJECT NAME

PROJECT LOCATION

OWNER

PROJECT TEAM

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

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CONSULTANTS

Date	Description
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	Revision 2 (xxx.02)
	Revision 3 (xxx.03)
	Revision 4 (xxx.04)

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	Revision 3 (xxx.03)
	Revision 4 (xxx.04)

New/Proposed
 Longitudinal Building Section and Partial Front Elevation

PROFESSIONAL SEAL / SIGNATURE

DRAWING SCALE
 3/8" = 1'-0"

DRAWN BY / CHECKED BY
 NB/NB

SHEET NUMBER
A-400.00

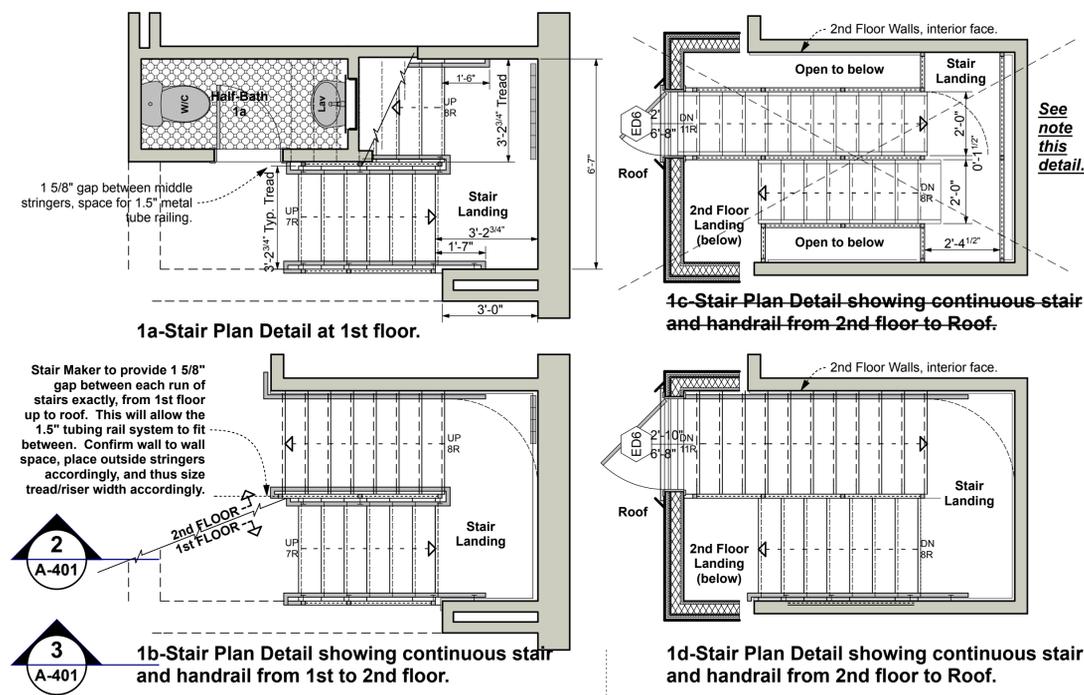
PAGE 18 OF 29 PAGES

BIND THIS SIDE

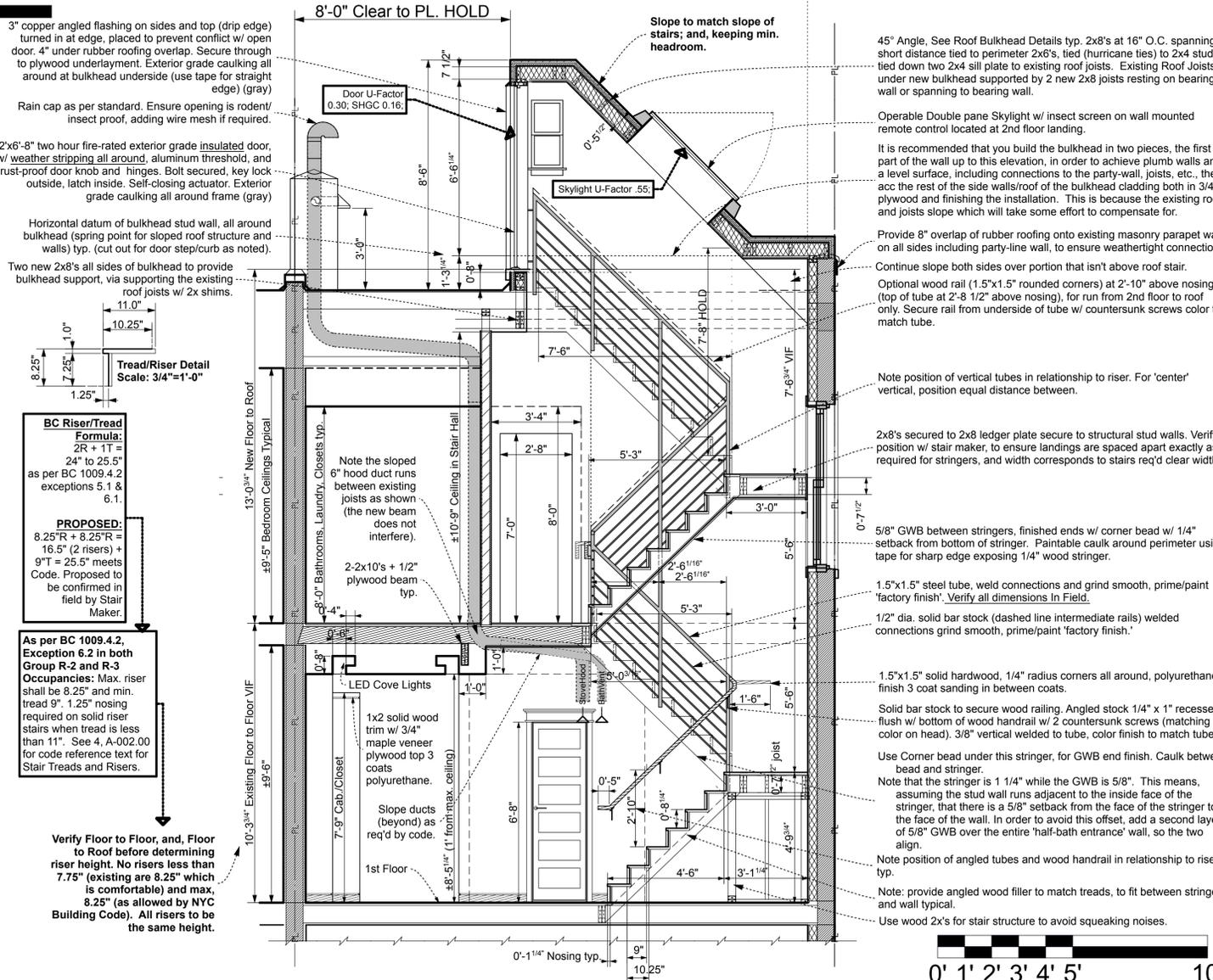
DEPARTMENT OF BUILDINGS

STAIR MAKER: MATERIALS:
 Stair maker is to provide all wood for treads, risers, stringers, wood railing, fascia (at landings) to complete stair and ensure all wood is the same.
 Stair maker to provide flooring solution for intermediate landings, so that landing material matches treads, and, top tread (at landing) is aligned with the landing flooring (same thickness).
 Stair Maker to provide trim at edges (above fascia). In the case of the 2nd floor, where the finished material will be 3/4" wood over 3/4" plywood sub-floor, provide the correct thickness of material to align the tops of both materials.

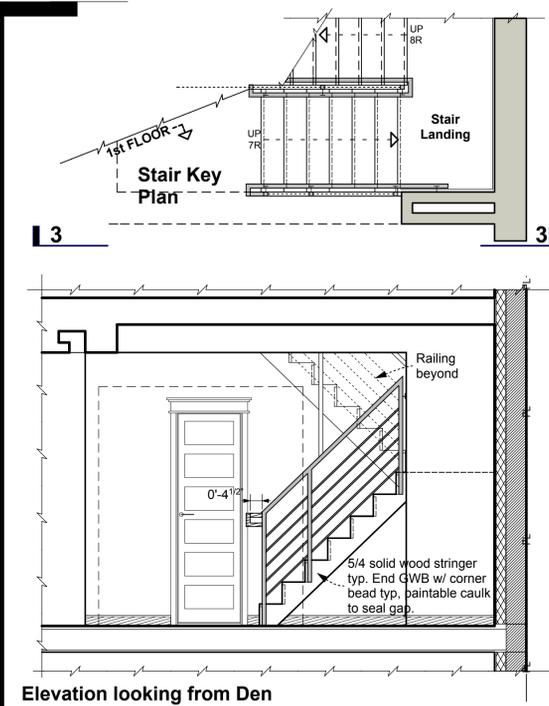
NOTE 1aa:
 Architect requests a reconsideration from the Plan Examiner of the proposed stair width from the 2nd Floor Landing to the Roof, per notes on Detail 7, A-003.00, and other code compliance notes regarding occupancy load and number of required exits per Detail 4, A-002.00. This is an internal stair, not a public stair, the dwelling requiring one means of egress. This project is a private residence with one completely separate rental apartment. Constricting access is NOT allowed 'in the direction of egress' which is the front door.



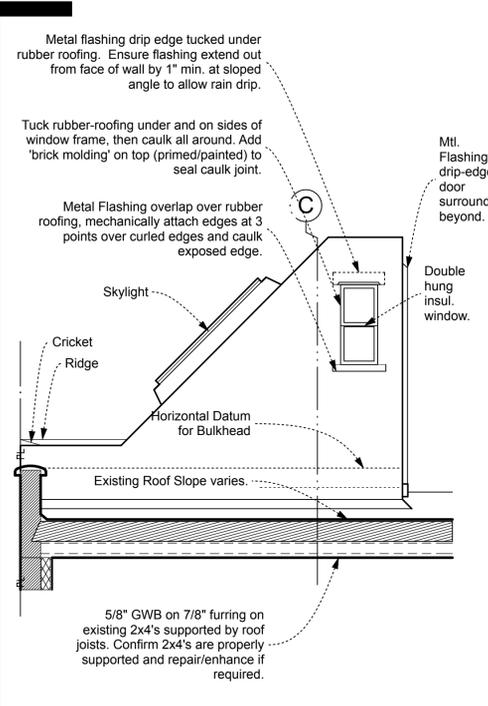
1 - NEW Stair Plans for 1st & 2nd Floors - Verify All Dimensions & Conditions In Field (VIF)



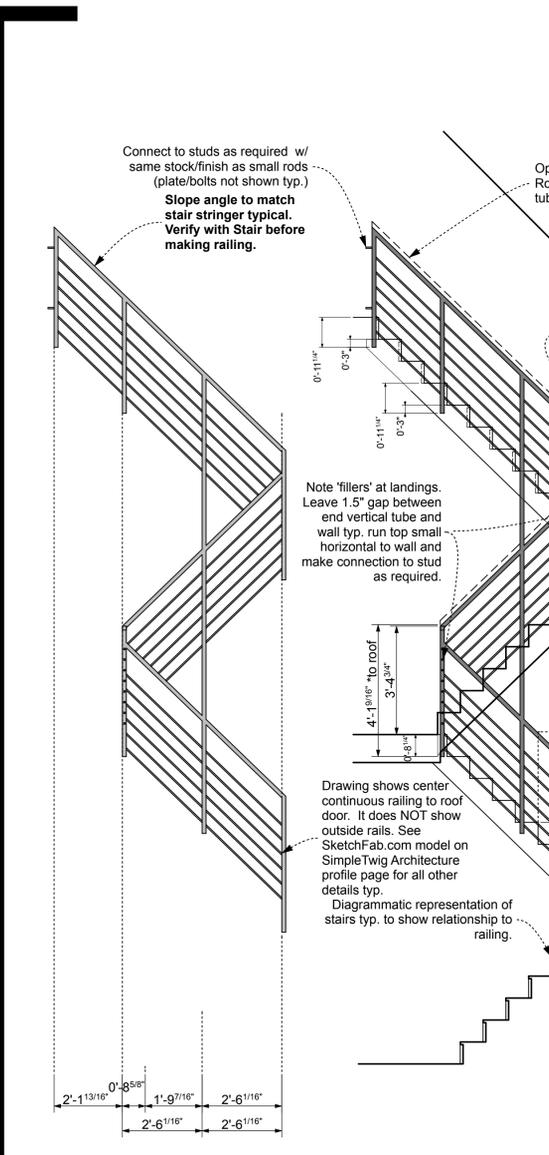
2 - NEW Building Section at New Stair and Bulkhead- Verify All Dimensions & Conditions In Field (VIF)



3 - NEW Stair Elevation from Den/Library



5 - NEW Bulkhead Side Elevation looking West



4 - NEW Stair Elevation of Center Railing Feature

simpletwig™
 ARCHITECTURE LLC

PROJECT NAME: _____
 PROJECT LOCATION: _____
 OWNER: _____

PROJECT TEAM
 ARCHITECT: _____
 SimpleTwig Architecture, LLC
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 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: _____

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	Revision 2 (xxx.02)
	Revision 3 (xxx.03)
	Revision 4 (xxx.04)

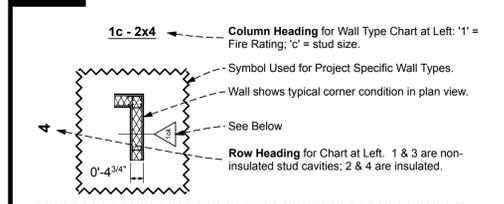
New/Proposed
 Cross-Section Building Section - and Stair Details

PROFESSIONAL SEAL / SIGNATURE: _____
 DRAWING SCALE: 3/8" = 1'-0"
 DRAWN BY / CHECKED BY: NB/NB
 SHEET NUMBER: A-401.00
 PAGE 19 OF 29 PAGES

BIND THIS SIDE

DEPARTMENT OF BUILDINGS

Partition - Light-Resistance Construction Not Fire Rated, 1/2" GWB Interior Walls. Studs spaced at 16" O.C.	0a - 7/8"	0b - 2x3	0c - 2x4	Partition - Medium-Resistance Construction 1 Hour Fire Rated, 1 layer 5/8" GWB Interior Walls. Studs spaced at 16" O.C.	1a - 7/8"	1b - 2x3	1c - 2x4	1d - 2x6	Partition - Heavy-Resistance Construction 2 Hour Fire Rated, 2 layers 5/8" GWB, or as noted. Studs spaced at 16" O.C.	2b - 2x3	2c - 2x4	2d - 2x6	Notes Not Used	Party Wall - Heavy Resist. 2 Hour Fire Rated 3b - Two 2x3's	Party Wall - Heavy Resist. 2 Hour Fire Rated 3c - Two 2x4's					
	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used				Not Used	Not Used	Not Used	Not Used	
	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used				Not Used				
	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used				Not Used				
	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used				Not Used				
	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used				Not Used				



How to read the above 'Wall Type Symbol' numbers/letters, within the Architectural Drawing Floor Plans. Below represents the typical 'wall type' symbol. Use this to find the Wall Type on this page using the above description as a guide.

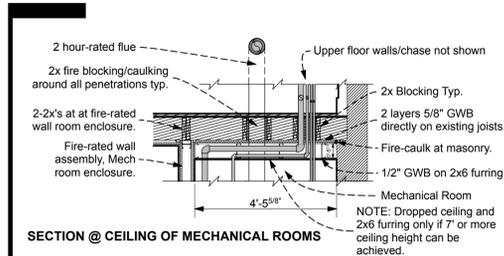
1c4 is the 'column & row' of the charts on this page. As per the example above, the '1c-2x4' column and the '4' row. Columns are labeled as follows:

First Number = Fire Rating as follows:
 0 Hour, 1 Hour or 2 Hour Fire Rated.

Letter Refers to Stud Size as follows:
 a = 7/8" Furring;
 b = 2x3 Stud;
 c = 2x4 Stud;
 d = 2x6 Stud.

The Last Number refers to insulated or not, and, furring or not.
 1 = furring, not insul.; 3 stud GWB both sides is not insul. 2 = furring (GWB one side) insul. and 4 stud (GWB both sides) is insulated. Therefore this example is a 1 hour wall made with a 2x4 stud, 2 layers GWB and insulated.

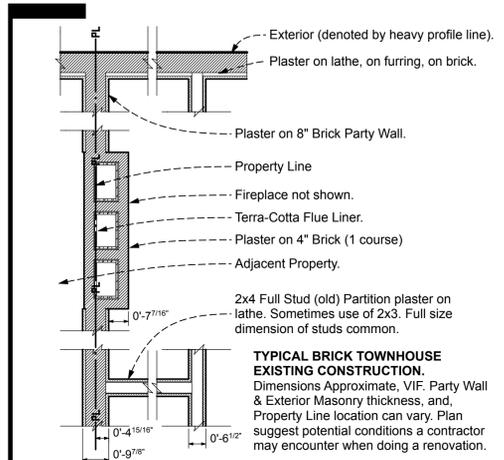
4 - WALL/CEILING NOTATION LEGEND



COORDINATION & PHASING OF INSTALLATION

- NOTE: Plumber to coordinate with GC before installing any Mechanical Room Pipes.
- GC to install 2 layers 5/8" GWB directly to joists, with 2x blocked out 'shells' where vertical pipe/vent chases will be located (to seal joist cavity), then install 5.5" spacers (not continuous, but open spacing to allow plumber ample room to work) below 2 layers 5/8" GWB. GC to chalk-line locations of joists so plumber knows where attachment is possible.
- Plumber to use 'soffit area' for all horizontal runs to the vertical chases.
- GC: Once pipes/vents are installed, GC to 'fire-caulk' seal all penetrations at 2 layers 5/8" GWB, filling joist cavities as well, and then install 1/2" GWB (w/ furring if required) to finish ceiling, caulking around all ceiling penetrations. The final result is all horizontal runs will be above the 1/2" finished GWB. Prime/paint finished ceiling & walls.
- GC to ensure that no pipe penetration, whether from the ground, wall or ceiling, is left with any gaps. In slab and/or masonry walls, use cementitious product and then caulking (next to pipe/vent to prevent cracking) to seal.
- The above will prevent unwanted moisture, insects, 'dusty' air or other unwanted issues to arise, and provide full 2 hour fire-rated enclosure.

5 - MECHANICAL RM CEILING/PIPES



6 - TYPICAL EXISTING CONDITIONS - VIF

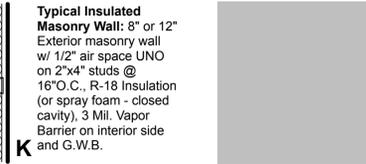
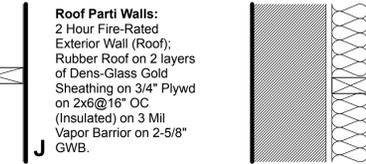
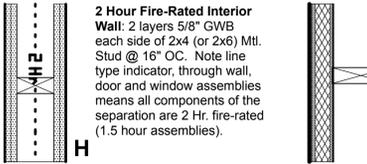
Always use Moisture Resistant GWB, for any portion of floors/ceilings that is below grade, on entire wall/ceiling, or in 'wet areas' including bathrooms, kitchens, laundry, cellar or lowest level, or mechanical rooms.

If an assembly includes Dens Glass Gold, see Specifications.

0-Light-Resistance Construction 0 Hour Fire Rated, 1/2" layer GWB. Studs spaced at 16" O.C.	0a - 7/8"	0b - 2x3	0c - 2x4	1-Medium-Resistance Const. 1 Hour Fire Rated, 1 layer 5/8" GWB, Interior Walls. Studs spaced at 16" O.C.	1a - 7/8"	1b - 2x3	1c - 2x4	1d - 2x6	2-Heavy-Resistance Construction 2 Hour Fire Rated, 2 layers 5/8" GWB UNO. Studs spaced at 16" O.C.	2b - 2x3	2c - 2x4	2d - 2x6	2e - MISC		
	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used	Not Used	Not Used	
	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used	Not Used	Not Used	Not Used
	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used	Not Used		Not Used	Not Used	Not Used	Not Used	Not Used	Not Used
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CONSTRUCTION DETAILS for Class 3 Building - NTS

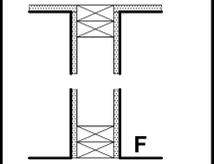
NOTE: Letter 'H, J, K, L' is for easy reference only, to detail in question.



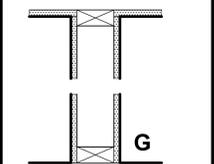
Not Used

Interior Wall Types-General

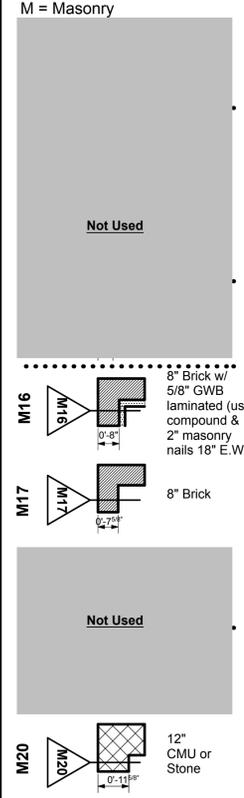
NOTE: Stud indicators represent either wood or metal studs and their associated structure. Only in circumstances where wood is specified, use wood, otherwise assume metal studs. Wood studs to be used at all door frames.



Non-load bearing Partition Wall: 1 layer 5/8" GWB each side of 2x4 (or 2x6) Mt. Stud @ 16" O.C. Note: 1/2" GWB may be specified, see plans.



Masonry Only Int/ Exterior Finish



2 - STUD Section

3 - MASONRY LENGEND

7 - PROJECT SPECIFIC NOTES



PROJECT NAME

PROJECT LOCATION

OWNER

PROJECT TEAM

ARCHITECT
 SimpleTwig Architecture, LLC
 Nic Buccalo, Architect
 526 Prospect Avenue
 Brooklyn, NY 11215
 info@SimpleTwig.com
 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)

STUCCO (or not) BRICK BRICK MASONRY ASSEMBLY

STUCCO STUD BRICK BRICK MASONRY ASSEMBLY

STUCCO CMUBLOCK BRICK BRICK MASONRY ASSEMBLY

Wall Types
 Wall/Roof Types Legend, Notes, Construction Class Types

PROFESSIONAL SEAL / SIGNATURE

DRAWING SCALE
3/8" = 1'-0"

DRAWN BY / CHECKED BY
NB/NB

SHEET NUMBER
G-100.00

PAGE 20 OF 29 PAGES

1 - WALL TYPES - STUD, MASONRY, COMPOSITE & MISCELLANEOUS ASSEMBLIES

2 - STUD Section

3 - MASONRY LENGEND

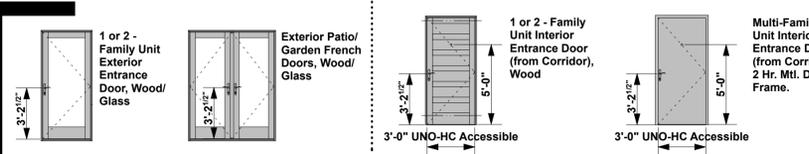
7 - PROJECT SPECIFIC NOTES

EXTERIOR RESIDENTIAL OR STOREFRONT DOOR SCHEDULE

ED = Exterior Door
ED1 = Exterior Door #1, etc.
D = Standard Interior Door
ID = Interior Door (if used)

Is Door part of this project? Yes or 'X' (No).	Typ. Location/Descript.	Plan Symbol	Exterior Elevation	Interior Elevation	Notes
YES ED6	Insulated Roof Door: Prime/Painted Frame & Security Door. 2 Hour-rated for maintenance or non-public use. Aluminum Threshold. Door swing outwards. Door Knob & Bolt Lock. UNO.				Brick pattern shown indicated 'exterior side' and may be different on project. Refer to Architectural plans/elevations for exterior surface material used. See Exterior Elevations/Details if provided. Interior trim may vary from 'framed out to GWB return. Verify on Plans/Notes. See Interior Elevations/Details if provided. Refer to HC Requirements for locations of handles, peep holes, locks, thresholds, widths and other relevant info. These notes supersede other notes typ. Door U-Factor 0.30; SHGC 0.16; 2 Hour rated door and frame. Fill frame with concrete and secure to stud wall. Provide self-closing mechanism. Bolt lock on interior side w/ latch (not key) to ensure people can exit house but do not get locked on roof. Insulated and weather stripping all around. Prime/paint. Hardware to be rust proof. EGRESS: Provide latch on interior to release bolt lock for egress.
X	Not Used				
YES ED5	Entry Door-Transom: Pre-finished Wood Frame & Door w/ double pane low-e tempered glass. Aluminum Threshold. Lever Knob 3 point locking system plus bolt lock.				Clad or painted exterior (verify w/ owner). Natural pine finish interior polyurethane 3 coats hand sanded (no sander). Backyard Door has aluminum screen door by same manufacturer as door. Baseboard not shown, refer to Arch Dwg's.
X	Not Used				
YES ED3	Entry French Door-Transom: Pre-finished Wood Frame & Door w/ double pane low-e tempered glass. Aluminum Threshold. Lever Knob 3 point locking system plus bolt lock, stationary leaf w/ top/bottom bld into frame. See floor plan symbol for quantity, swing, sizes information.				Door U-Factor 0.30; SHGC 0.16; Clad or painted exterior (verify w/ owner). Natural pine finish interior polyurethane 3 coats hand sanded (no sander). Baseboard not shown, refer to Arch Dwg's.
X	Not Used				
X	Not Used				
X	Not Used				
X	Not Used				
YES ED4	Vestibule Door: Existing door to be refurbished.				This is an existing door to be refurbished by Owner, unless they decide otherwise and make different arrangement with Contractor. Basement Mech. Rm Door (DM); Gas Meter Rm (DG) & Elect. Meter Rm (DE-similar): Mtl. Prime/Painted Door & frame. 2 Hour-rated. Stone Threshold. Lever Knobs & Dead-Bolt Lock. UNO. Insulated and weather stripping all around. DE = Pocket Door w/ louver as noted.

1 - Exterior DOOR SCHEDULE DIAGRAM(S) & NOTES (see 'Is this door used?' note first)



3 - Exterior DOOR SCHEDULE DIAGRAM(S) & NOTES (see 'Is this door used?' note first)

EXTERIOR RESIDENTIAL DOOR SCHEDULE

Is Door part of this project? Yes or 'X' (No).	Typ. Location/Descript.	Plan Symbol	Exterior Elevation	Interior Elevation	Notes
X	Row at Right: General Notes that apply to each column. Column Below: General Description of door and typical location.				Note: For Exterior doors, hexagon marker is in BOLD & Number starts with an 'E'. Brick pattern shown indicated 'exterior side' and may be different on project. Refer to Architectural plans/elevations for exterior surface material used. See Exterior Elevations/Details if provided. Lintels: Verify Brick, Stone/Pre-cast or steel. All lintels to have drip edge 1/2" from face of building (cut in brick or added to steel as required). Brick Stop: All framing/trim against masonry to have brick stop, caulked behind it to prevent all air/water penetration. Interior trim may vary from 'framed out to GWB return. Verify on Plans/Notes. See Interior Elevations/Details if provided. RENOVATIONS: Interior Trim will probably match existing remaining trim. NEW UNITS: (5 or fewer units) Match the trim below UNO. Pre-primed pine trim: 1x4 verticals, about 1x2, 1x6 head, capped w/ 1x3, fitted w/ 3/4" quarter round. All edges sanded rounded. APT. BUILDINGS (6 or more units): Trim shall be detailed. Refer to Handicap Requirements for locations of handles, peep holes, locks, thresholds, widths and other relevant info. All exterior doors to be insulated, with weather tight seal. Threshold to be level with interior finished surface. See 'Program' for specs on make/model. VIF all existing/new dimensions.
X	Not Used				
YES ED1 & 2	Single Door: Prime/Painted Frame & Door or Natural Finished as specified. Aluminum Threshold. Door Lever Knob & Bolt Locking System. Insulated Tempered Glass. Screen Doors optional. See floor plan symbol for quantity, sizes, Fire Rating and U-Factor info.				Door U-Factor 0.30; SHGC 0.16; Trim & Baseboard shown or as on Arch. Dwg's. Basement Exterior Doors. Clad or painted exterior (verify with owner). Natural pine finish interior poly 3 coats hand sanded. Backyard Door has aluminum screen door by same manufacturer as door.
X	Not Used				
X	Not Used				
X	Not Used				
X	Not Used				
X	Not Used				
X	Not Used				
X	Not Used				
X	Not Used				
X	Not Used				
X	Not Used				

2 - Exterior DOOR SCHEDULE DIAGRAM(S) & NOTES (see 'Is this door used?' note first)

REUSE: Where ever an existing door is remove, make effort to reuse it. If door is to be reused, leave natural finishes as is (polyurethane, varnish, etc) to be superseded the following notes, unless refinishing requested by Owner.
LEAD: Check painted door/trim for lead, replace door/trim if lead is found, disposing of door/trim as required by code or remove paint for refinishing as requested by Owner. No lead may be left on premises.
DIMENSIONS: Verify all dimensions with plans and on-site conditions.
SCOPE: Contractor to supply all doors, trim, baseboards, hardware, fasteners, etc. to complete work and installation. UNO.
HARDWARE: Verify with Owner's approval all hardware including hinges, locks, knobs, door stops, etc. to complete job. Use doors locks that can have a Master, or if single family a lock that allows the home-owner to use one key for all exterior doors including roof door.
DOOR STOPS: All bathrooms to have floor mounted stainless steel semi-circle door stops UNO. All other doors to have wall/baseboard mounted or floor type door stops unless not feasible or UNO. Review with Architect/Owner if there is an issue.
OWNER: All hardware, door styles and trim to be review with Architect/Owner for approval before purchasing and installing. If more than one Owner, ensure that all Owners are informed.

4 - Exterior DOOR SCHEDULE DIAGRAM(S) & NOTES (see 'Is this door used?' note first)

INTERIOR RESIDENTIAL DOOR SCHEDULE

Is Door part of this project? Yes or 'X' (No).	Typ. Location/Descript.	Plan Symbol	Exterior Elevation	Notes
X	Row at Right: General Notes that apply to each column. Column Below: General Description of door and typical location.			Note: For Interior doors, hexagon marker is smaller in size and NOT BOLD. Number starts with an 'I'. 'Exterior' (corridor or main room side) and 'Interior' (room side) finishes to match on both sides of door: either natural polyurethane, stained or prime/painted as noted. See finish specifications & notes. See Architectural Elevations/Details if provided for panels, trim and baseboards UNO. Interior Elev. Side of Door, similar, typ. Refer to Handicap Requirements for locations of handles, peep holes, locks, thresholds, widths and other relevant info. All exterior doors to be insulated, with weather tight seal. Threshold to be level with interior finished surface. See 'Program' for specs on make/model. VIF all existing/new dimensions.
X	Not Used			
YES	Entry Apt. Door: Mtl. Prime/Painted Door & frame, 2 Hour-rated. Stone Threshold. Lever Knobs & Dead-Bolt Lock. UNO. Peep Hole. Insulated and weather stripping all around. See floor plan symbol for quantity, sizes, swing info.			Option A: Flat, 2Hr. Option B: Vertical Panel, 2Hr. Use for Basement Rental Apartment. Paint to match trim. Baseboard not shown, refer to Arch Dwg's. Use Option A
YES	Typical Interior Door: Unlocked Door: Coat Closet, Bedroom, Linen, Pantry & other interior doors w/o lock.			Option A: Horizontal Panel Option B: Vertical Panel Trim & Baseboard shown for New Construction. See Arch. Notes & Details. Finish determined by Homeowner. Duplex: Use Option A (solid wood), Basement 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 the end that is trimmed, and glued in place.
YES	Lock Door: bathroom passage lock, with lock from inside.			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 the end that is trimmed, and glued in place.
YES	Double Bi-Fold Door, Option: For bedroom closets, laundry or other less visible areas, and only if noted on plan and approved by Owner (in order to save money). Sliding Doors similar (see plans).			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 the end that is trimmed, and glued in place.
YES	Single Bi-Fold Door Option: For bedroom closets, linen, pantry or other less visible areas, and only if noted on plan and approved by Owner (in order to save money).			Options: 1-Louvered, 2-Flat, or 3-Panel, or 4-Match other interior Doors. See Notes.
X	Not Used			
X	Not Used			
X	Not Used			
YES	INTERIOR ACCESS DOORS/COVERS: Universal Access Door 24x24 Acudor UF-5000, Z9242ACWH or similar. \$860.00. 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.			RESOURCES: suggested only if Contractor wants to compare prices. Williams Brothers Corp. of America 1330 Progress Drive Front Royal, VA 22630 Tel: (800) 255-5515 Fax: (540) 638-4455; http://www.wbdoors.com
X	Not Used			
YES	FLOOR ACCESS HATCH/COVER: WB (Williams Brothers) Type TER & TRD Floor Hatch: Aluminum non-drainage door accepts architectural flooring material. Similar to Type 1 in function, these single and double leaf doors are designed with a pan cover to accept a variety of flooring materials up to 1" thickness. Each door is spring balanced to ensure smooth, easy operation upon installation of the specified flooring material in the field. Note: Available with drain coupling for drainage applications. By Bilco.			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" flammable 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/knob handle. Latch release is protected by a flush, gasketed, removable screw plug. LIR 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.
X	Not Used			
X	Not Used			

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

UNIVERSAL INTERIOR NOTES:

TRIM: All vertical trim to be either the same thickness or thicker than baseboard trim. If the same thickness, use 'water' 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 no 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, about 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 pre-primed trim. Turn corners w/ 45° piece at head with smaller trim (1x2, 1x3 and quarter rounds). Add paintable caulk adjacent to GWB, and as required to finish.
BASEBOARD TRIM (NEW): Use pre-primed 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 it is 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/finish 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 noted.
RESOURCES: suggested only if Contractor wants to compare prices.



PROJECT NAME
PROJECT LOCATION
OWNER
PROJECT TEAM

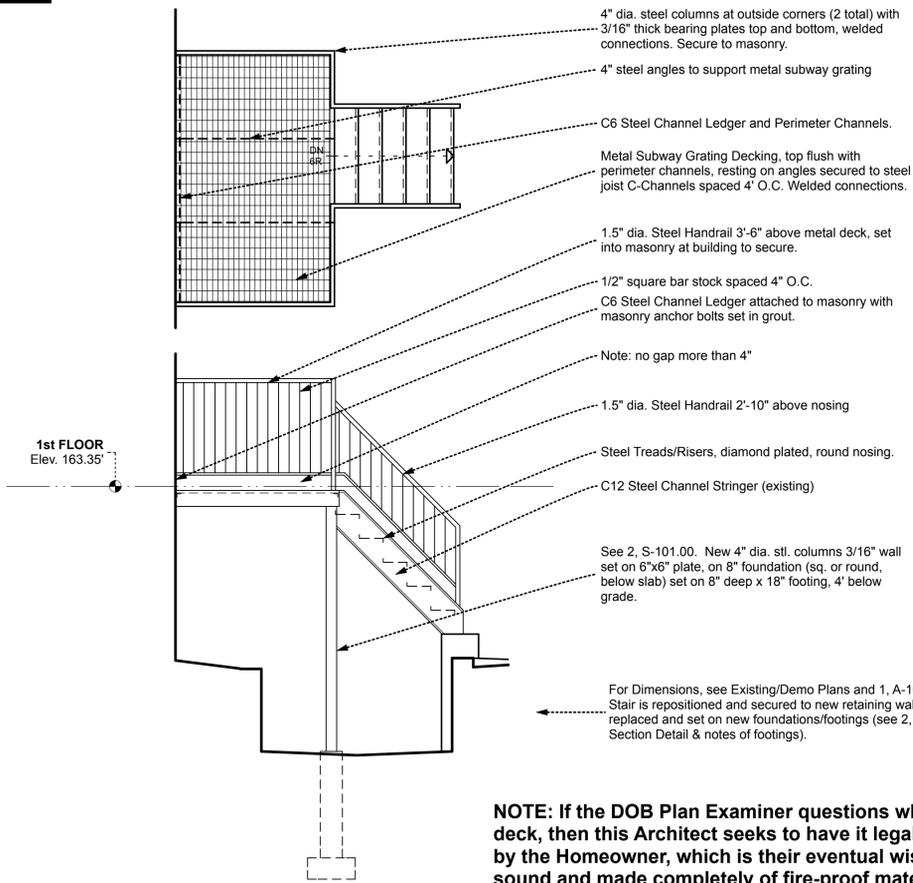
ARCHITECT
SimpleTwig Architecture, LLC
Nic Buccallo, Architect 718-488-7894
526 Prospect Avenue info@SimpleTwig.com
Brooklyn, NY 11215 www.SimpleTwig.com
every nest starts with a simple twig... NY License: 024197

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)

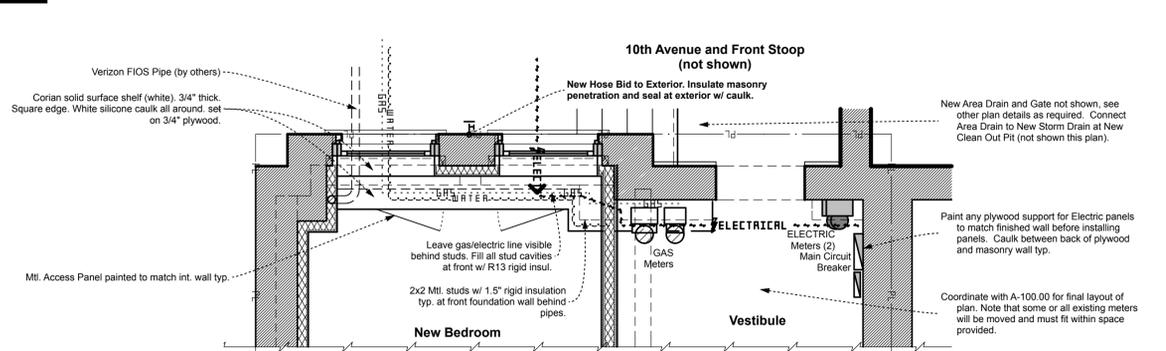
RESOURCES: suggested only if Contractor wants to compare prices.
Williams Brothers Corp. of America
1330 Progress Drive
Front Royal, VA 22630
Tel: (800) 255-5515 Fax: (540) 638-4455; http://www.wbdoors.com

SHEET DESCRIPTION / DRAWING TITLE
Door Schedule
Diagrams and Notes including Fire-Rated Doors
PROFESSIONAL SEAL / SIGNATURE
DRAWING SCALE
3/16" = 1'-0"
DRAWN BY / CHECKED BY
NB/NB
SHEET NUMBER
G-101.00
PAGE 21 OF 29 PAGES



NOTE: If the DOB Plan Examiner questions whether this is an existing metal deck, then this Architect seeks to have it legalized until it is replaced completely by the Homeowner, which is their eventual wish. For now, I certify that it is sound and made completely of fire-proof material (it is all steel and all dimensions meet code).

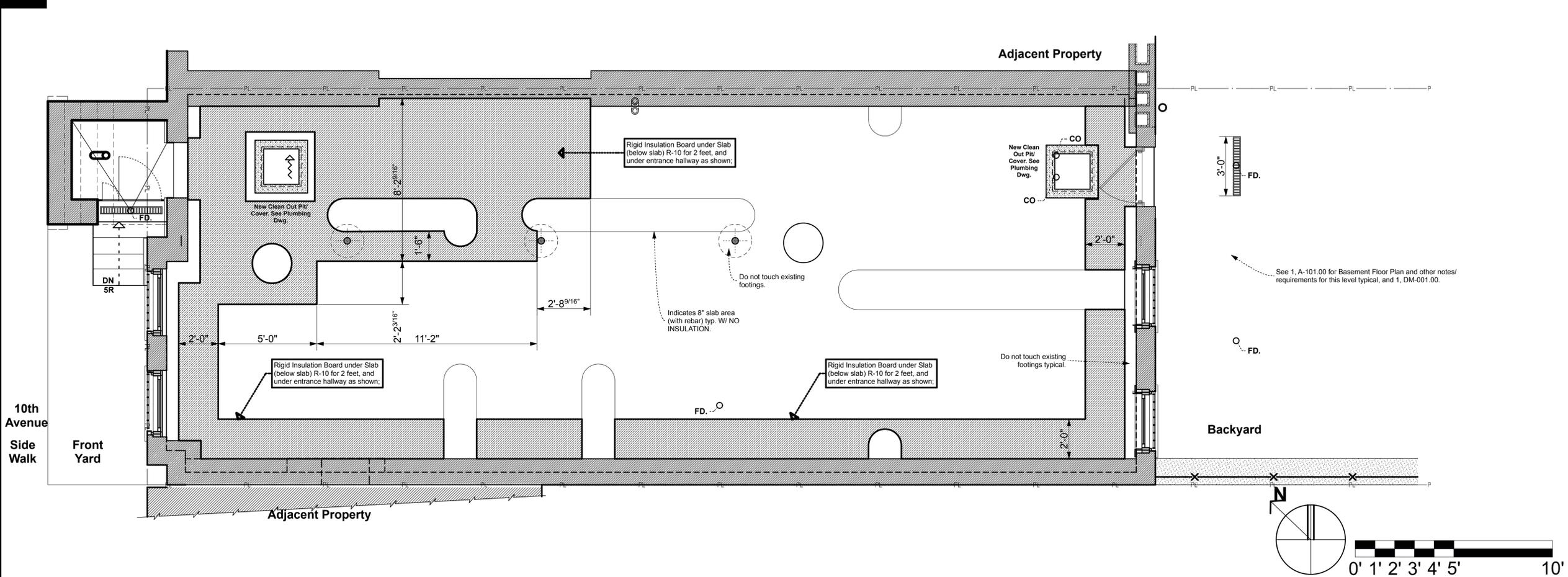
1 - BACKYARD METAL DECK



PARTIAL PLAN

PARTIAL ELEVATION

3 - NEW Partial Basement Floor Plan/Elevation to coordinate UTILITIES - Verify All Dimensions & Conditions In Field (VIF)



2 - NEW BASEMENT 'below-slab' RIGID INSULATION LAYOUT



PROJECT NAME: _____
 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)

Misc. Diagrams
 Basement Slab Insulation, Deck and Meter Placement/Access.

PROFESSIONAL SEAL / SIGNATURE: _____
 DRAWING SCALE: 3/8" = 1'-0"
 DRAWN BY / CHECKED BY: NB/NB
 SHEET NUMBER: G-102.00
 PAGE 22 OF 29 PAGES

BIND THIS SIDE

DEPARTMENT OF BUILDINGS

BIND THIS SIDE

1) The contractor shall visit the site and be responsible for having recorded all conditions

- 2) The contractor shall verify the location of all existing utilities and structures.
- 3) All work shall be in accordance with the approved plans and specifications.
- 4) Materials shall be of the highest quality and shall be approved by the architect.
- 5) The contractor shall maintain access to all existing structures and utilities.
- 6) The contractor shall be responsible for obtaining all necessary permits.
- 7) All work shall be completed within the specified time frame.
- 8) The contractor shall be responsible for the safety of all workers and the public.
- 9) The contractor shall be responsible for the cleanup of all construction debris.
- 10) The contractor shall be responsible for the protection of all existing structures and utilities.

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3 - BASIC ELECTRICAL NOTES

1) BELOW SLAB: It is understood that if a new slab is installed on grade, below

- 2) The contractor shall verify the location of all existing utilities and structures.
- 3) All work shall be in accordance with the approved plans and specifications.
- 4) Materials shall be of the highest quality and shall be approved by the architect.
- 5) The contractor shall maintain access to all existing structures and utilities.
- 6) The contractor shall be responsible for obtaining all necessary permits.
- 7) All work shall be completed within the specified time frame.
- 8) The contractor shall be responsible for the safety of all workers and the public.
- 9) The contractor shall be responsible for the cleanup of all construction debris.
- 10) The contractor shall be responsible for the protection of all existing structures and utilities.
- 11) The contractor shall be responsible for the protection of all existing structures and utilities.
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- 19) The contractor shall be responsible for the protection of all existing structures and utilities.

4 - BASIC CONSTRUCTION NOTES

CONTRACTOR/SUB-CONTRACTORS: Each shall visit the job-site, base estimate on

- 1) The contractor shall verify the location of all existing utilities and structures.
- 2) The contractor shall be responsible for the safety of all workers and the public.
- 3) The contractor shall be responsible for the cleanup of all construction debris.
- 4) The contractor shall be responsible for the protection of all existing structures and utilities.
- 5) The contractor shall be responsible for the protection of all existing structures and utilities.
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- 19) The contractor shall be responsible for the protection of all existing structures and utilities.
- 20) The contractor shall be responsible for the protection of all existing structures and utilities.

5 - BASIC MATERIALS NOTES

INSULATION: Always install vapor barrier to consist of 2 mil plastic sheathing on inside

- 1) The contractor shall verify the location of all existing utilities and structures.
- 2) The contractor shall be responsible for the safety of all workers and the public.
- 3) The contractor shall be responsible for the cleanup of all construction debris.
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- 19) The contractor shall be responsible for the protection of all existing structures and utilities.
- 20) The contractor shall be responsible for the protection of all existing structures and utilities.

8 - BASIC PAINTING & TRIM NOTES

Selection of Materials & Finishes, Getting Approvals:

- 1) The contractor shall verify the location of all existing utilities and structures.
- 2) The contractor shall be responsible for the safety of all workers and the public.
- 3) The contractor shall be responsible for the cleanup of all construction debris.
- 4) The contractor shall be responsible for the protection of all existing structures and utilities.
- 5) The contractor shall be responsible for the protection of all existing structures and utilities.
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- 19) The contractor shall be responsible for the protection of all existing structures and utilities.
- 20) The contractor shall be responsible for the protection of all existing structures and utilities.

11 - GENERAL CONTRACTOR NOTES



PROJECT NAME

PROJECT LOCATION

OWNER

PROJECT TEAM

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

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CONSULTANTS

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

SHEET DESCRIPTION / DRAWING TITLE

Construction

General Construction Notes,
Materials, Finishes & Specifications

PROFESSIONAL SEAL / SIGNATURE

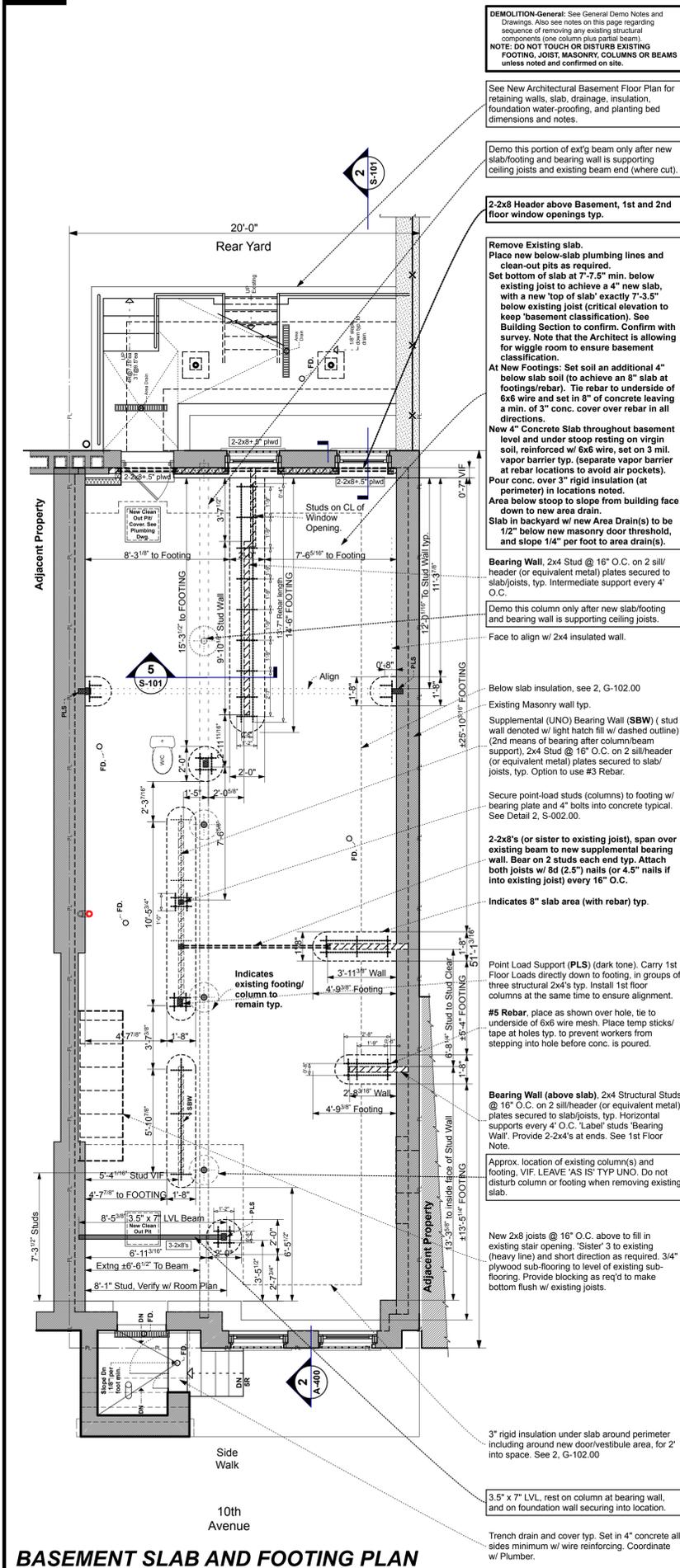
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3/8" = 1'-0"

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NB/NB

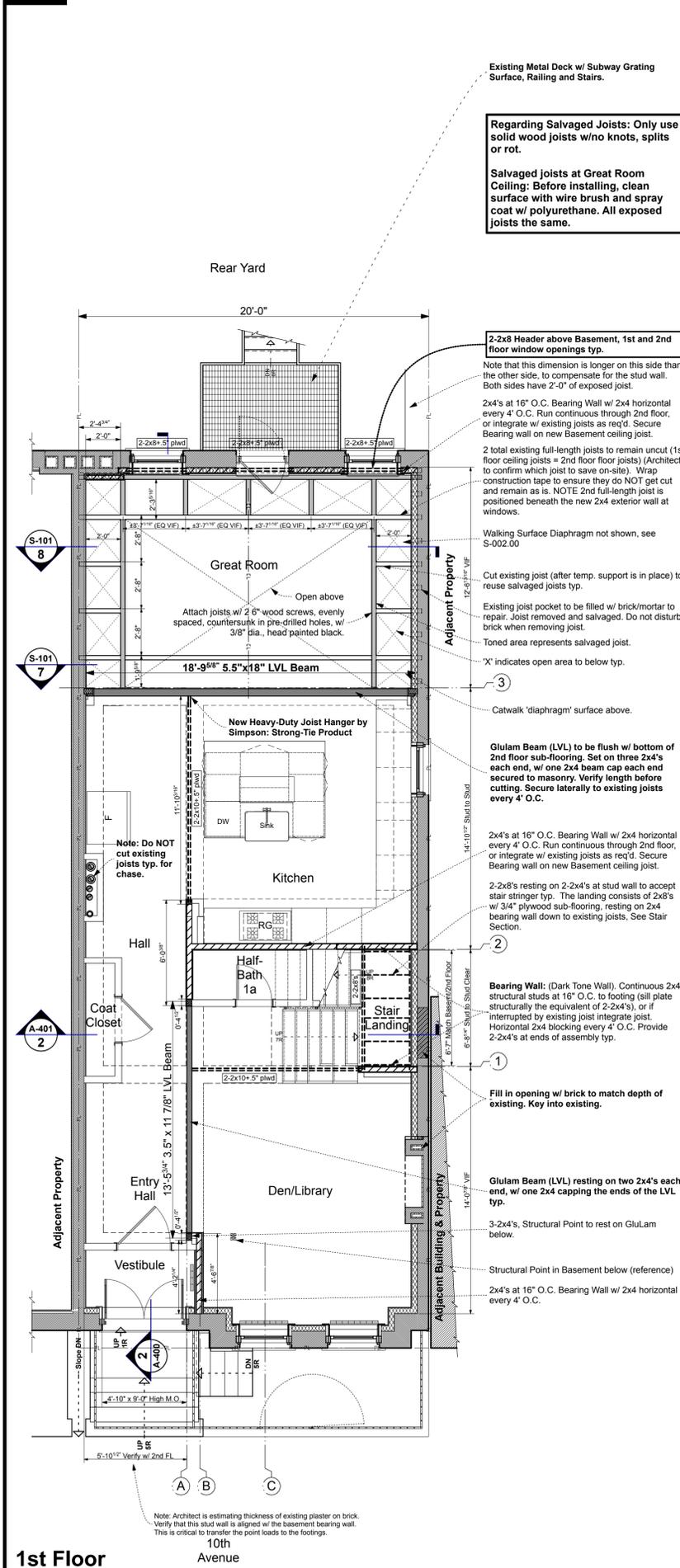
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G-103.00

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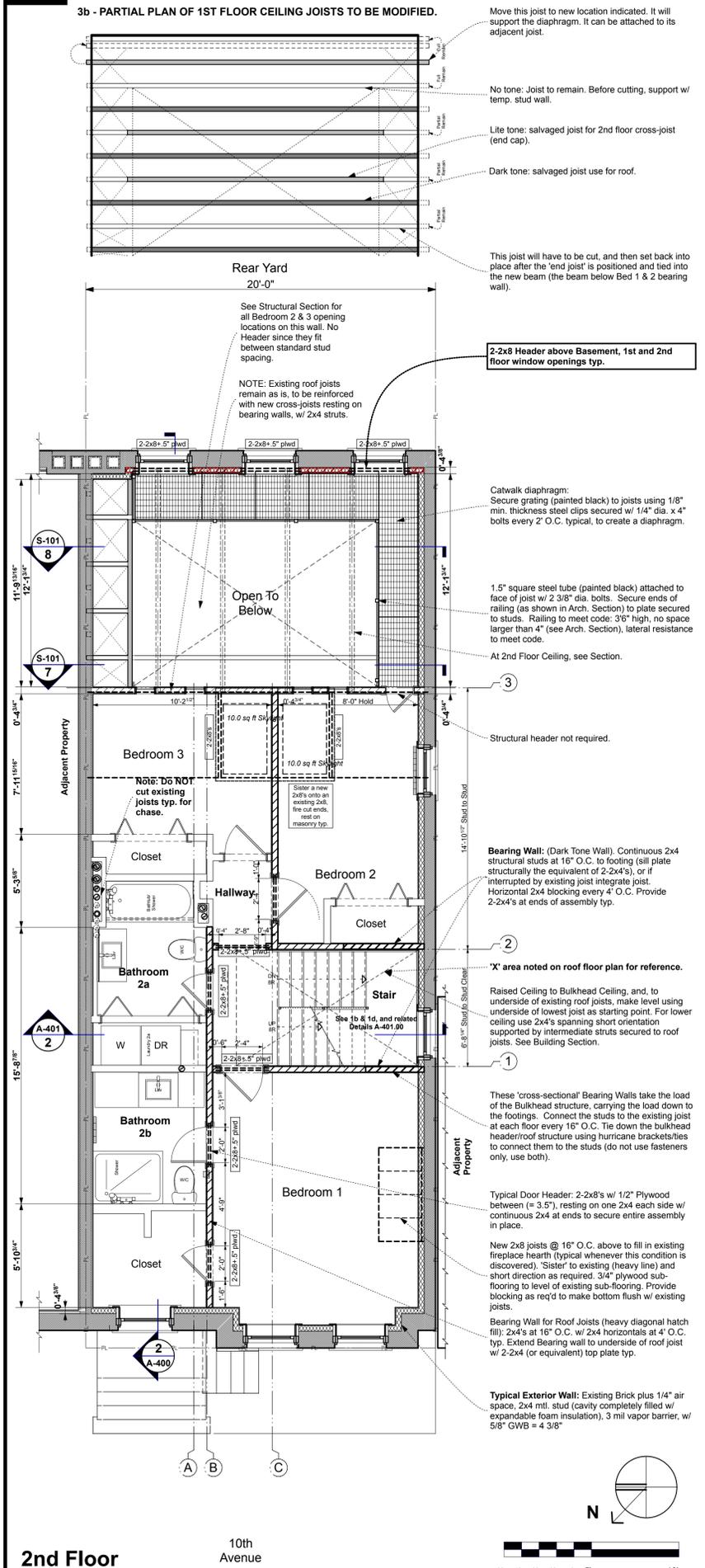
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1 - NEW Basement Structural Floor Plan - Verify Dimensions & Conditions In Field (VIF)



2 - NEW First (1st) Structural Floor Plan - Verify Dimensions & Conditions In Field (VIF)



3 - NEW Second (2nd) Structural Floor Plan - Verify Dimensions & Conditions In Field (VIF)



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Structural
Basement, 1st and 2nd Floor Plans

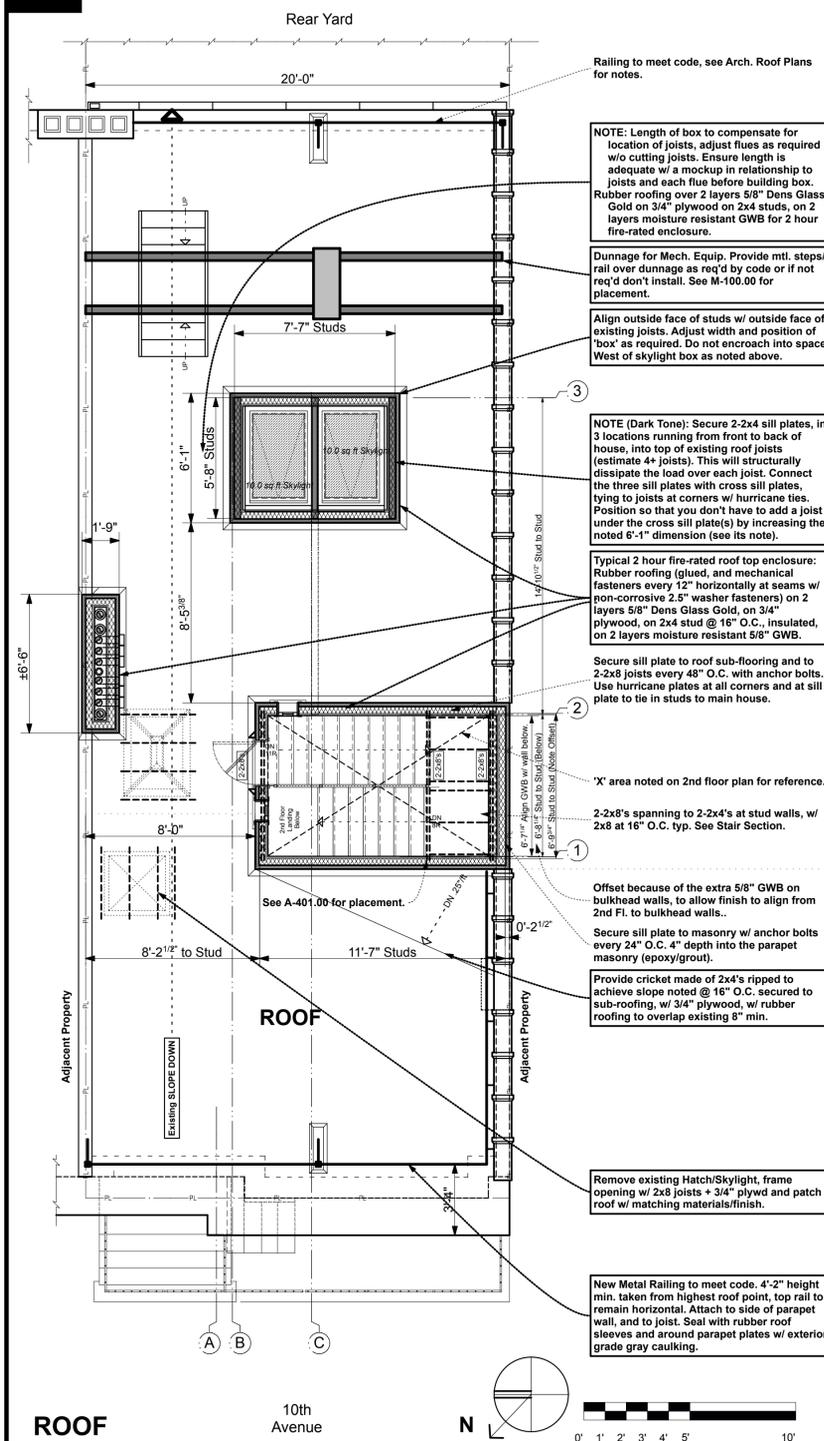
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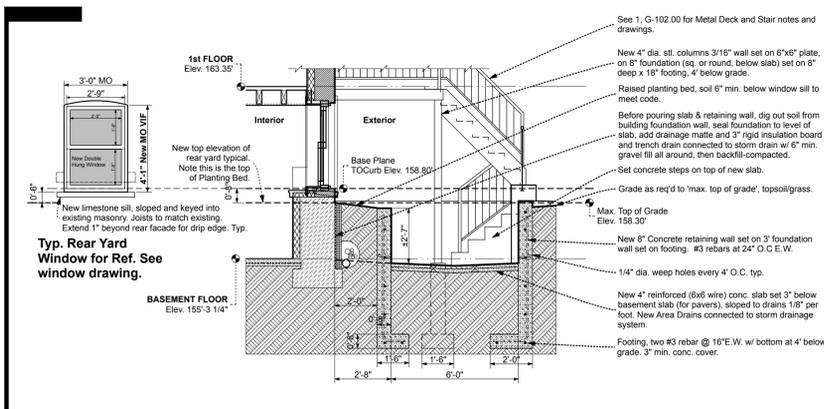
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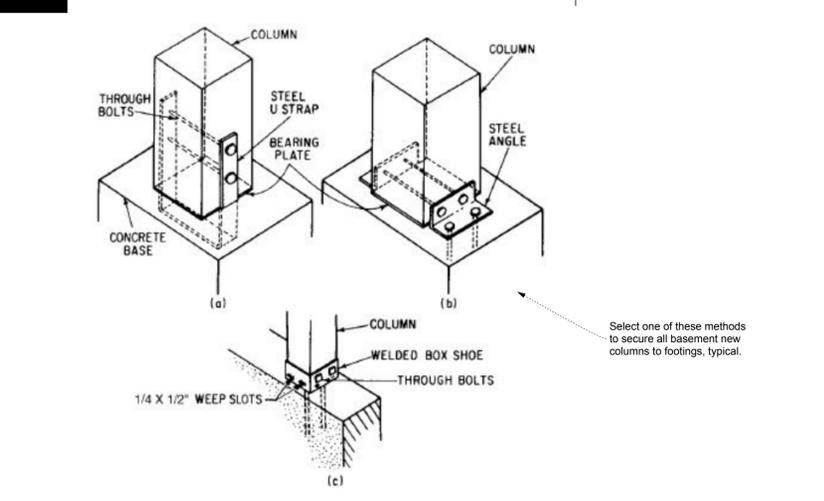
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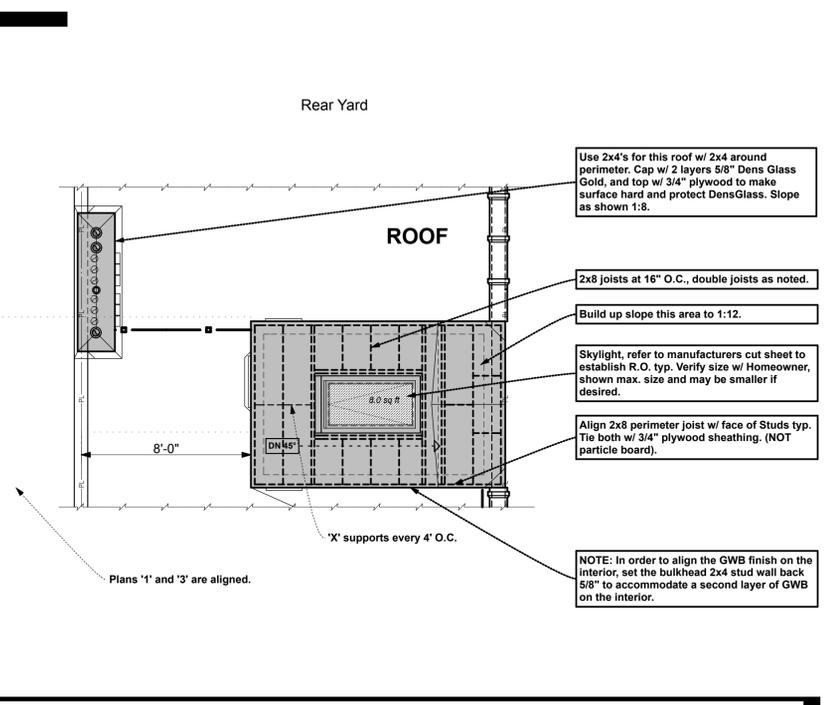
1 - NEW Roof Structural Floor Plan - Verify All Dimensions & Conditions In Field (VIF)



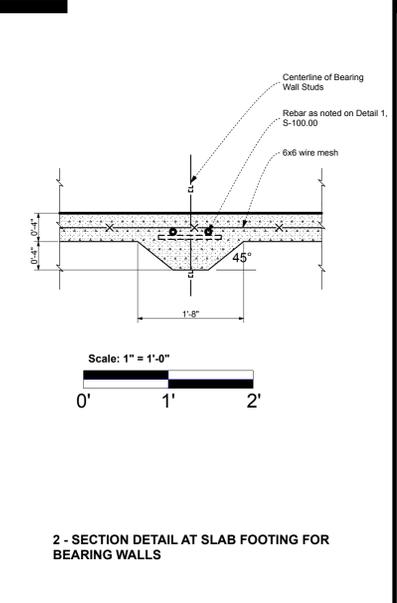
2 - SECTION AT REAR YARD PATIO/RETAINING WALLS



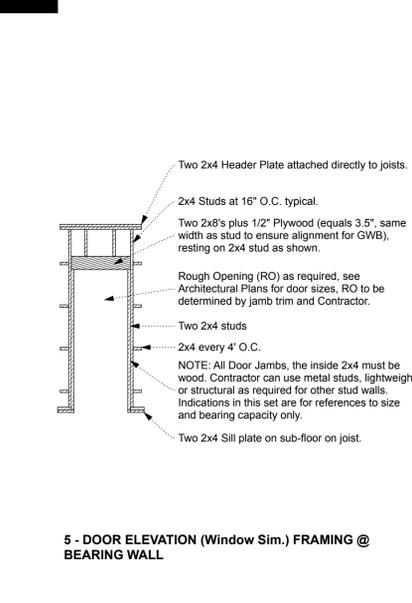
3 - BEARING PLATE/COLUMN CONNECTION TO FOOTING TYP. - NTS



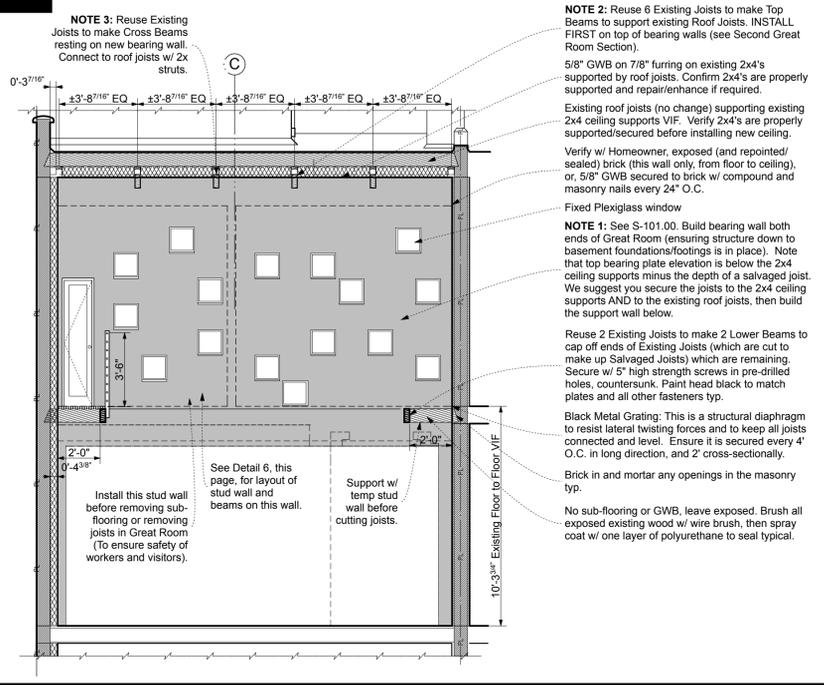
4 - ROOF-Partial Plan



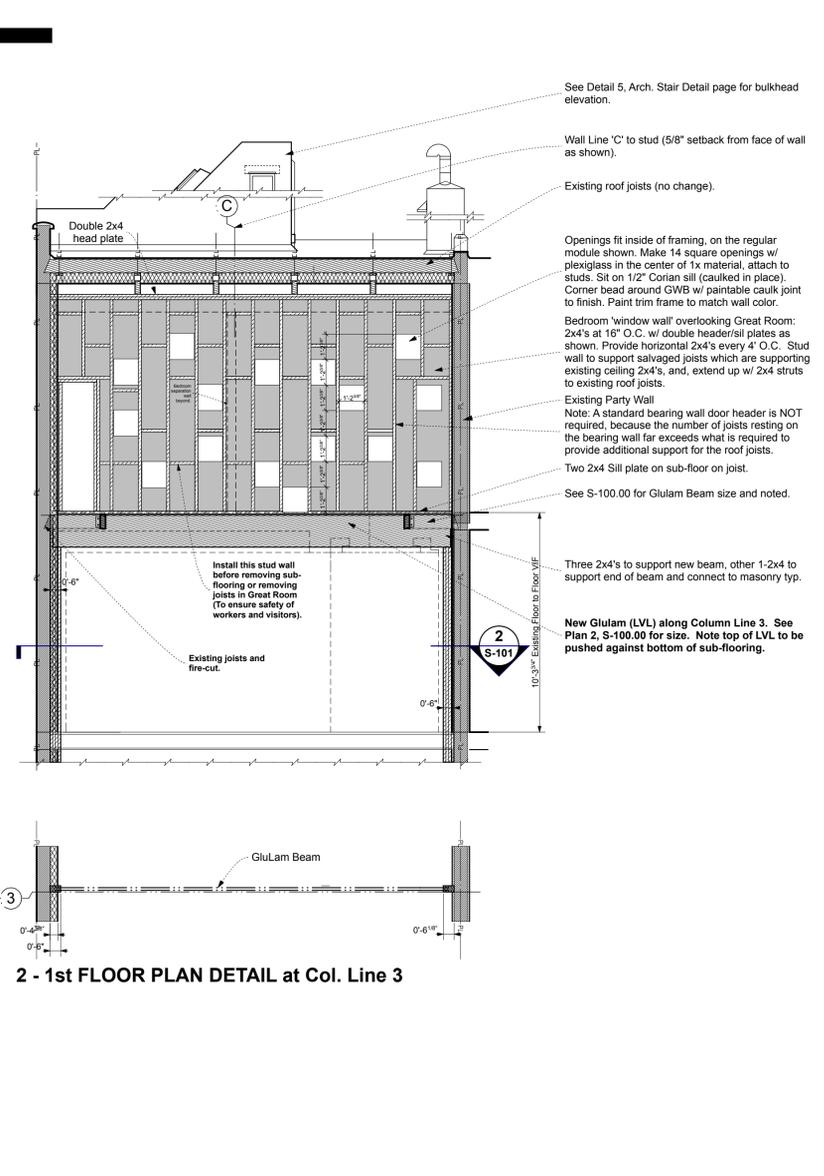
5 - SECTION DETAIL @ SLAB



6 - DOOR (Window Sim.) FRAMING @ BEARING WALL



7 - ELEVATION OF STRUCTURE at COL. LINE 3 (1st & 2nd Floor, view from Great Room looking towards Kitchen)



8 - ELEVATION OF STRUCTURE at COL. LINE 3 (1st & 2nd Floor, view from Great Room looking towards Kitchen)



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Structural
 Roof Floor Plans, Cross Sections and Details

PROFESSIONAL SEAL / SIGNATURE: _____
 DRAWING SCALE: **1/4" = 1'-0" UNO**
 DRAWN BY / CHECKED BY: **NB/NB**
 SHEET NUMBER: **S-101.00**
 PAGE 25 OF 29 PAGES

PLUMBING CONTRACTOR (also see Plumbing Dwg(s)):

- 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.
- 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.
- Laundry facilities shall be in accordance with the Standard Plumbing Code including required Sub-zone for waste water piping.
- Refer to the Plumbing Page within this set for additional notes and diagrams including for Gas Piping.
- 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).

TYPICAL PLUMBING RISER CONDITIONS & NOTES:

- 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.
- All Plumbing work shall comply with the NYC Plumbing Code.
- Plumbing layout may be modified if required to provide proper slope and flow. Confirm if in conflict with ADA Compliance Requirements.
- Verify if Owner desires a continuous hot water loop system or individual instant hot water system.

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)	MINIMUM SLOPE (inch per foot)
2 1/2 or less	1/4
3 to 6	1/8
8 or larger	1/16

For SI: 1 inch = 25.4 mm, 1 inch per foot = 83.3 mm/m.

1 - MISC. PLUMBING NOTES

GENERAL PLUMBING NOTES:

- All Plumbing work shall be installed in strict conformity with all the requirements of the New York City Building Code (Reference Standard RS-16) and authorities having jurisdiction.
- All new connections to existing services shall be made in an approved manner.
- Provide Hot & Cold water booster if required to achieve acceptable water pressure at all fixtures.
- Locations and sizes of all existing piping shall be verified on the job.
- Existing piping fittings, hangers, valves, insulation, etc., shall not be reused.
- All existing piping valves, insulation, etc., damaged by new work shall be repaired and/or replaced without extra charge to the owner.
- Provide drip pans for all piping (existing and new) located over or within two feet of electrical equipment.
- The Contractor shall visit the project and verify existing conditions prior to submitting his bid.
- New brass ball valves and brass check valves should be installed at all new distribution lines. They must be left accessible through properly fire rated access door.
- Insulation at pipes which becomes compromised and exposes the pipe must be completely removed and replaced with new before finished surfaces are applied.
- Existing Mechanical, Electrical, Plumbing or other risers are not to be disturbed or altered. It is the Contractor and/or Sub-Contractor's responsibility to locate these risers.
- Whenever ferrous and nonferrous pipes are connected, dielectric fittings must be used.
- During tub and toilet installation, existing plumbing beneath the floor is to be carefully protected and examined by a licensed plumber to determine whether further repair or replacement is necessary.

NEW PLUMBING: NEW YORK CITY DEPARTMENT OF BUILDING CODE NOTES

- All plumbing work shall be installed in strict conformity with all requirements of the Administrative Code and all provisions of Reference Standard RS-16.
- All water supplies shall be over the rim or shall be provided with approved type vacuum breakers as shall all Water Closet Flush Valves and hose connections as per Rules P107.18, P107.19 & P107.20.
- All Vent Branches, all Vent Stacks above horizontal offsets and all Soil & Waste Stacks above horizontal offsets above highest fixture connection shall be galvanized piping as per Rule P109.3 (d) (e).
- Protection of pipes shall comply with Section P-101.1, P101.2, & P101.3.
- Piping system materials shall comply with Section P102.4.
- Number and type of plumbing fixtures shall comply with Section P104.0.
- Facilities for the physically handicapped shall be in accordance with Section P104.1 (c), (d).
- Fixture traps and cleanouts will be provided and installed according to all regulations of Section P105.0.
- Supports for plumbing piping will be as per Section P106.0.
- Water Supply and distribution piping will comply with all rules and regulations of Section P107.0.
- Sanitary drainage piping will be in accordance with all rules and regulations of Section P108.0.
- Vent piping will be in accordance with all rules and regulations of section P109.0.

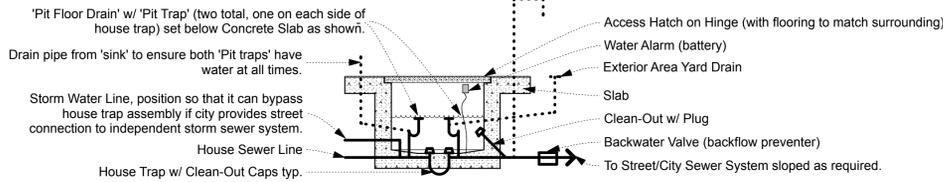
2 - PLUMBING CODE COMPLIANCE NOTES

Typical Detail for all projects that have a new storm drain installed and/or a new house pit installed. While this detail is 'beyond code', it is required UNO (by Owner regarding need and/or cost consideration) as it prevents the flooding of basement/cellar from storm water due to blockage of House Trap, by providing a bypass and alarm system to signal a problem.

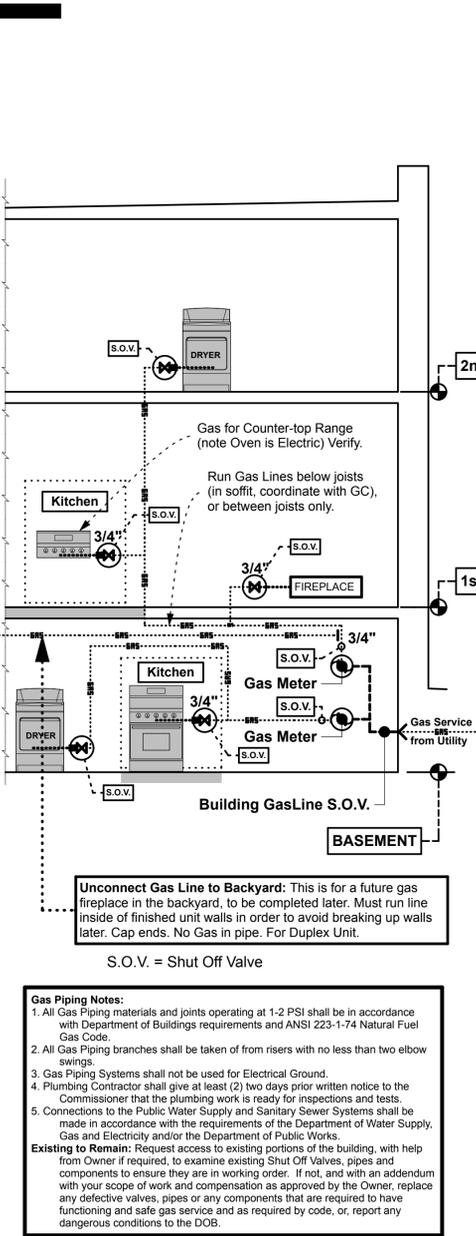
- Notes:**
- All installed traps must prevent sewer gases from entering house.
 - All traps to have flowing water from sinks or other fixtures running through them.
 - House Trap knock out plug to be just above bottom of pit slab, to allow for easy clean up of water once clog is removed.

HOW IT WORKS: If the House Trap is clogged, water will back up through the sewer line to exit (flood) the lowest drain(s) which usually means in the shower/tub. This positions an exit point lower 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.

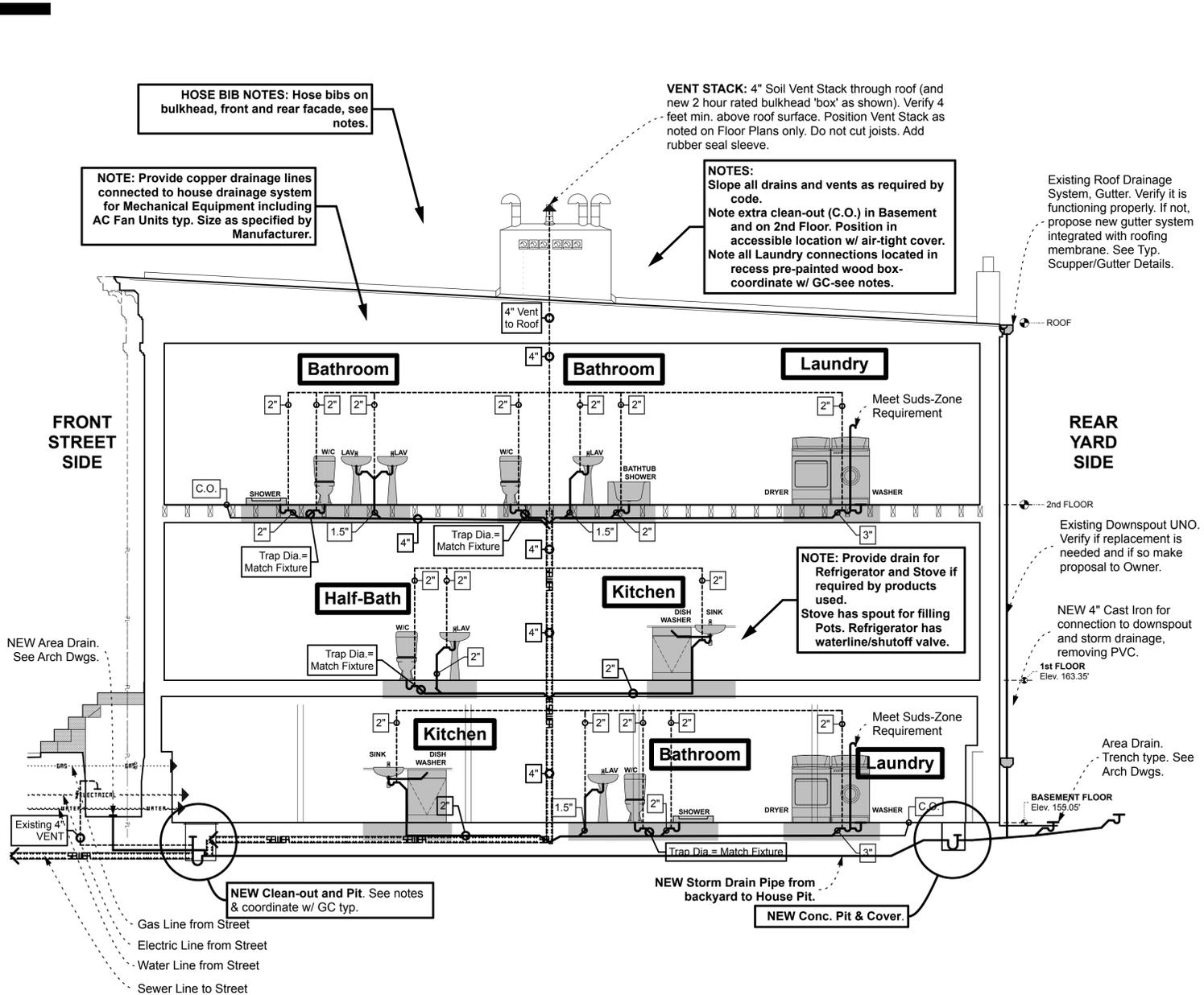
HOUSE PIT DETAIL, NTS



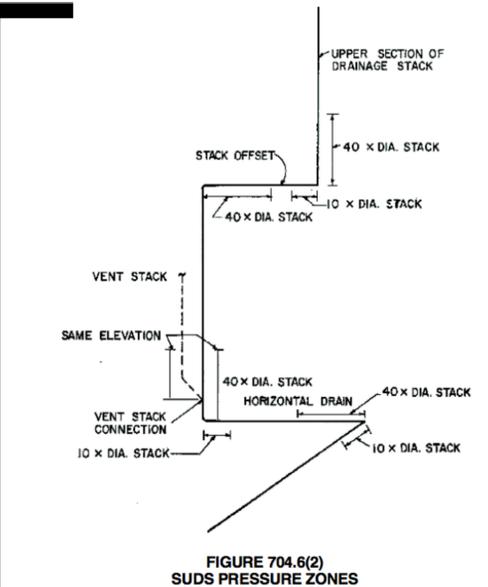
3 - HOUSE PIT DETAIL



4 - GAS NOTES & RISER DIAGRAM - NTS



5 - PLUMBING RISER DIAGRAM(S) & NOTES - NTS



6 - SUD-ZONE LAUNDRY REQUIREMENTS



PROJECT NAME

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PROJECT TEAM

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Existing Roof Drainage System, Gutter. Verify it is functioning properly. If not, propose new gutter system integrated with roofing membrane. See Typ. Scupper/Gutter Details.

Existing Downspout UNO. Verify if replacement is needed and if so make proposal to Owner.

NEW 4" Cast Iron for connection to downspout and storm drainage, removing PVC.

Area Drain. Trench type. See Arch Dwg.

Plumbing/Gas
Diagrams & Notes for Water, Gas, and Sewage

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DEPARTMENT OF BUILDINGS

LIGHT FIXTURE LEGEND & NOTES:
 L = LED
 DL = Dimmable LED
 CL = Linear LED

Exterior Light Fixtures to be UL Approved, exterior grade downlights with 'can' housing, preventing the light source from being visible. Secure to masonry. Seal around junction box with exterior grade caulking.

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.

For Energy Code Compliance, see EC-001.00.

See 3, G-103.00 for additional Electrical Notes.

Lighting Requirements:
 75% of lamps (interior, 100% exterior) in permanently installed fixtures must be of 'high-efficacy' type.

High-Efficacy lamp requirements:
 All lamps to be LED type 15 watts or less (40 Lumens per Watt).

Since the requirement is limited to 75% of the lamps installed, the Homeowner has the option to use other lamps at their discretion, including the use of Halogen, Incandescent or other.

NOTE: Recessed ceiling luminaires or light fixtures installed in buildings' thermal envelope (in a ceiling with insulation) should be rated for IC (Insulation Contact) and meets ASTM E 283 standard for air leakage rate of less than 2.0 cfm at 1.57 psf of inside air pressure, and the ceiling junction must be sealed with a gasket or caulk to avoid air leakage. Conversely, non-IC rated luminaire must be air-tight with an enclosure box constructed around the fixture to avoid insulation contact and air leakage.

Electrical Outlets: Provide electrical outlets as required by code. Also note on plan locations of special outlets:
 Exterior front, rear and roof. Interior Bedroom outlet(s) on switch.
 As noted in kitchens/bathrooms. And elsewhere noted on the floor plans.

Thermostat Requirements:
 At least one thermostat per heating and cooling system.
 At least one programmable thermostat per dwelling unit.
 Automatic adjustment in response to thermostat for largest heating or cooling zone.
 Capability for 7-Day unique schedules, as per this requirement and not by the Architect.
 Thermostat should be able to revert to set back as programmed.
 *Heating 70°F (set point) & 55°F (set back)
 *Cooling 78°F (set point) & 85°F (set back).

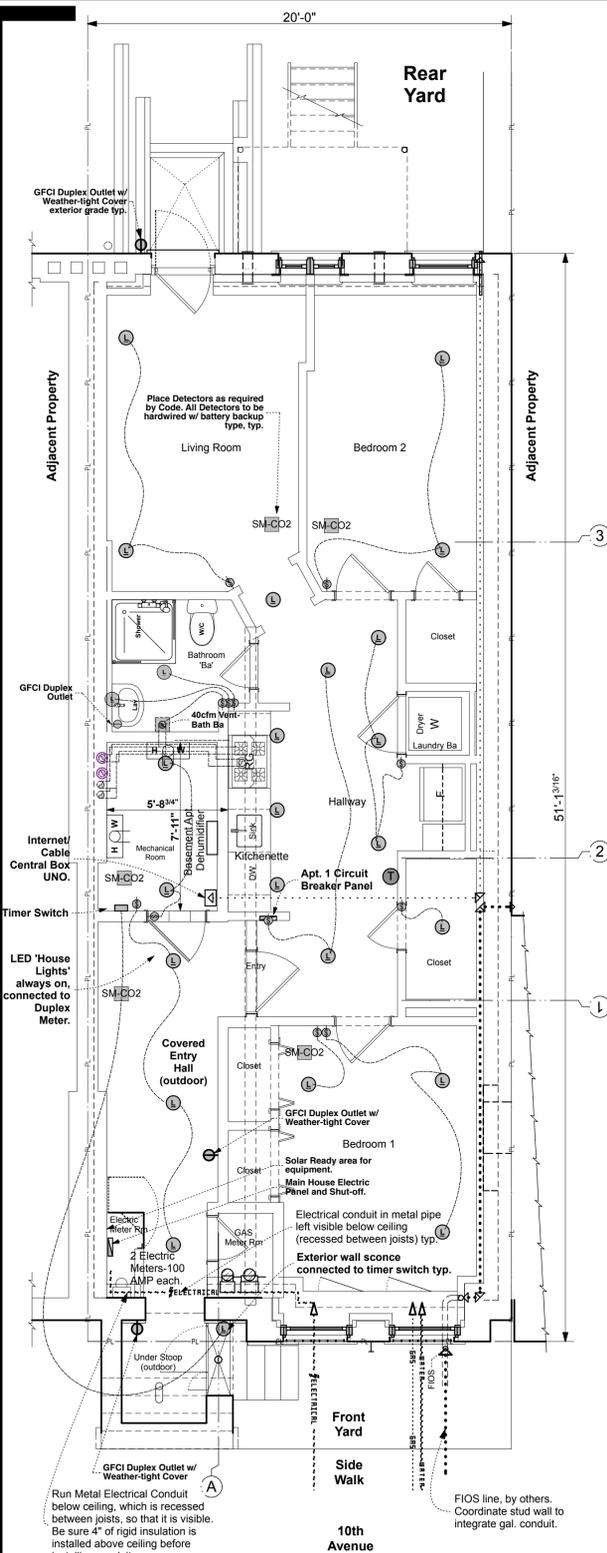
Control for 3 skylights (Bedroom 2 & 3, plus bulkhead) located on 2nd floor in Hall.

Control for Dehumidifier for Basement Apt. located within Apt. near Apt. Door, or next to Thermostat.

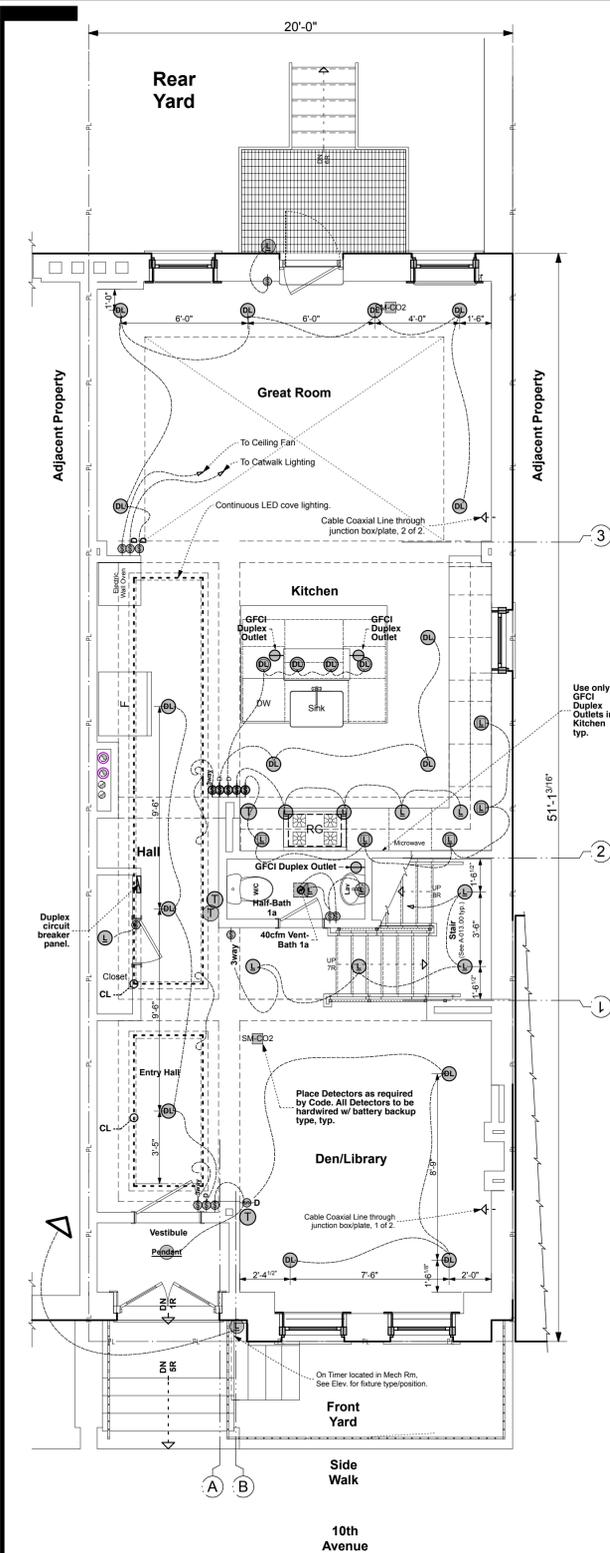
NOTE: Dehumidifier to undermine the potential build-up of moisture due to shower use and/or boiling of water/cooking, and NOT a reflection of a foundation water issue.

Use of Heat Pump Supplementary Heat:
 Controls to limit the use of electric heat for supplemental heat and defrost cycles.

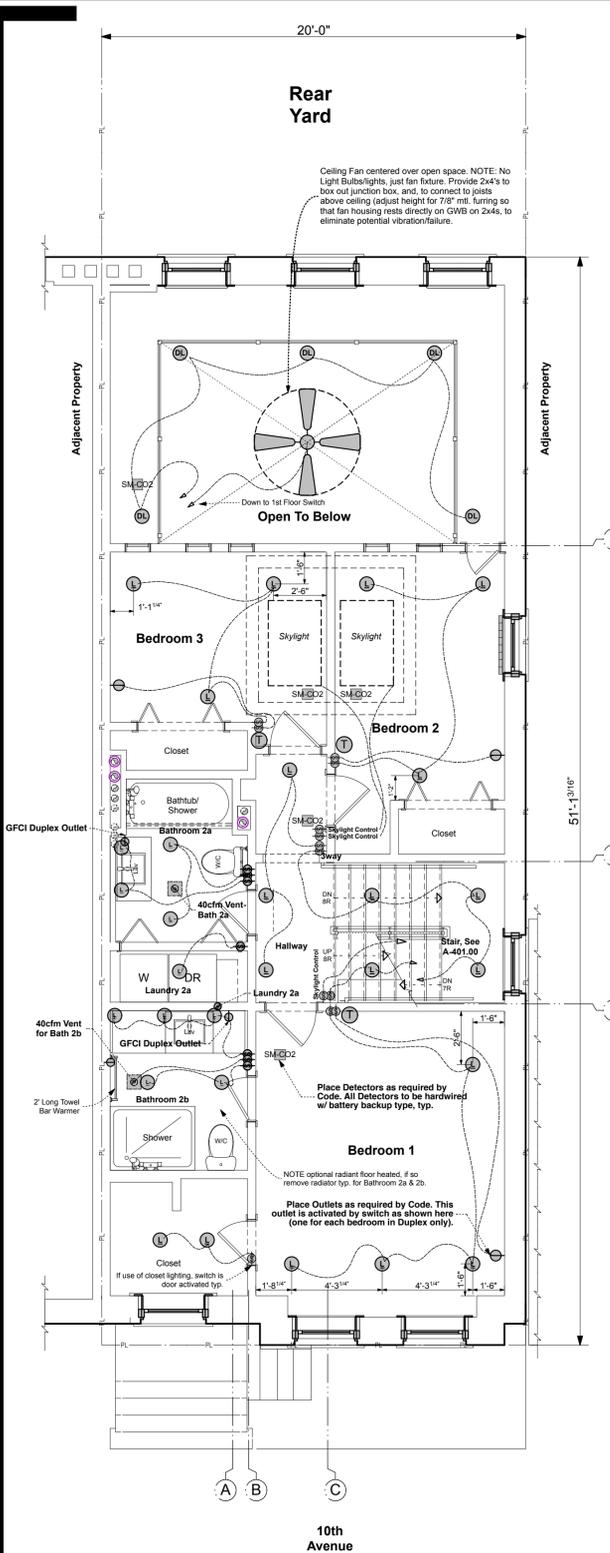
1 - GENERAL NOTES



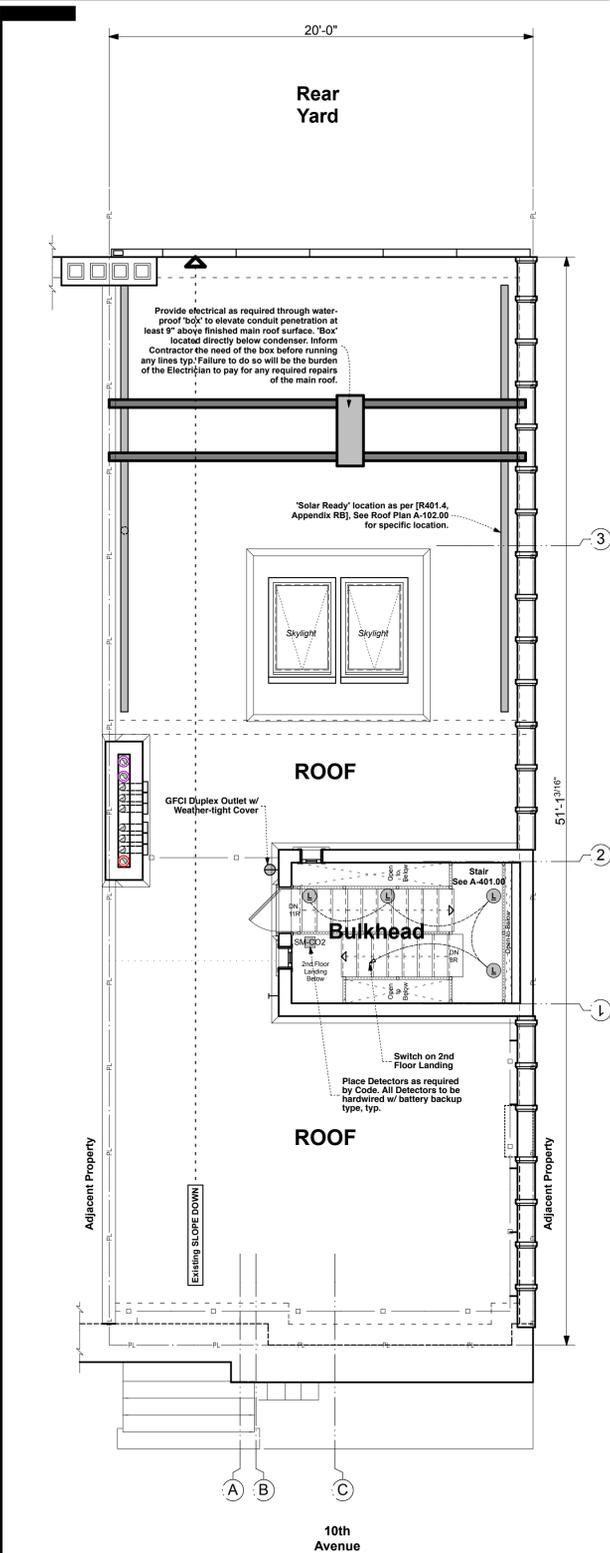
2 - BASEMENT FLOOR PLAN



3 - FIRST FLOOR PLAN



4 - SECOND FLOOR PLAN



5 - ROOF FLOOR PLAN

6 - MISC. CONTROL DEVICES

7 - GENERAL ELECTRICAL NOTES

ELECTRICAL CONTRACTOR (also see Plumbing/Construction Dwg(s) for additional Notes):
 1. All Electrical work shall be performed by a licensed Electrical Contractor having jurisdiction over the work in the municipality where the project is located, thus licensed to perform work in NYC within the State of New York for projects in the City of New York, and shall comply with the latest edition of the National Electrical Code, Applicable State and Local Codes, Latest Amendments and Authorities having jurisdiction, and file all work separately.
 2. The Electrical Contractor shall file for Electrical Scope of Work and follow the Energy Conservation Code.
 3. The Electrical Contractor shall inspect the existing Amps for a building/project to ensure they are capable of meeting demand and if necessary make a proposal for upgrade including to service of the Unit(s) being renovated.
 4. The Electrical Contractor shall inspect any existing electrical within the job site and make safe if they notice a hazard.
 5. The Electrical Contractor shall provide work-site outlets and lighting for the Contractor as requested, but at a minimum one light/outlet for the Contractor every ±15'x15' area. Where necessary or required the outlets shall be grounded.
 6. The Electrical Contractor is responsible for filing of forms, applications and getting all required inspections to close out the electrical aspect of the project legally, as required by the NYC Department of Buildings (DOB).
 7. Gas Piping Systems shall not be used for Electrical Ground.
 8. The Electrical Contractor shall inform adjoining tenants in writing 48 hours before any disruption of service due to the replacement or movement of a panel or any other work.
 9. Unless Noted Otherwise, the Electrical Contractor shall use LED type light bulbs and fixtures that are 'warm color light'. All 'cool' or 'blue' light bulbs shall be replaced to match new bulb color.
 10. Where dim-able light fixtures are requested, use an appropriate or specified light bulb and fixture, typically recessed. Ensure that no insulation touches fixture or comes within 4" of fixture(s) on all sides by providing and securing a metal baffle/barrier around the fixture above the ceiling.

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CONSULTANTS

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

Electrical
Lighting & Electrical FL Plans
(Basement, 1st, 2nd, Roof)

PROFESSIONAL SEAL / SIGNATURE _____ DRAWING SCALE
1/4" = 1'-0"

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SHEET NUMBER
E-100.00

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DEPARTMENT OF BUILDINGS

GENERAL NOTE: AC Fan Unit: Provide copper condensation pan and drainage below unit to catch any condensation and drain it away. Provide access panel (see door schedule) in wall and if necessary in ceiling below unit. Ensure there is enough space above ceiling and below joists before ordering unit. Connect to exterior condenser as required. Insulate all pipes, all typical.

Use of PVC for venting: Do NOT use PVC for heating unit vent duct (as it has been proven to not be adequate). Use other approved high-heat-resistant or 6" double lined stainless steel duct as noted.

Cast iron type Baseboard Radiators: GENERAL NOTE: AC Fan Unit: Provide standard lengths whenever possible. Typ.

DUCT (VENT) NOTES:

- Duct Labels are the same as Room Names (i.e. duct "Bath 1a" = duct for Bathroom "1a").
- All Slope Hood ducts to be 2 hour fire-rated, double walled stainless steel ducts (6" outside diameter).
- All dryer & bathroom ducts to be solid wall galvanized 4" diameter duct (no use of flexible ducting). Position dryer duct through wall at dryer open so two align and can be connected easily. Dryer ducts to be inside wall (use 3" x 6" rectangular duct transition in 2x4 walls or similar) so dryer can be moved flush w/ wall (Home Depot 4" Oval Skinny Duct Aluminum Dryer Vent or similar).
- Dryer Ducts (continued). Use snap together, do not penetrate sides with screws, provide nail protection plates to prevent penetration of GWB screws or other fasteners. Provide clean-out access at bottom of all vertical runs to remove lint. Seal joints. To be made of rust proof material (galvanized).
- All dryerbathroom ducts which run through Mechanical Room to be 2 hour fire-rated w/ fire rated caulking at wall penetrations (both sides), until they are above the 1st floor level and past Mechanical Room fire-rating.
- See A-103.00 for other Duct related Code Compliance notes.

HEATING AND COOLING LOADS Duplex (1st & 2nd Floor):	COOLING Demand		HEATING Demand	
	Provided	Provided	Provided	Provided
1000 sq ft 1st floor	18,000	25,200 BTU	50,000	50,000
500 sq ft 2nd floor master bed room	12,000	8,400 BTU	25,000	25,000
250 sq ft 2nd floor bedroom 2	7,000	8,400 BTU	12,500	12,500
250 sq ft 2nd floor bedroom 3	7,000	8,400 BTU	12,500	12,500
Total	44,000	42,000 BTU	100,000	100,000
Basement Rental Apartment: 700 sq ft basement	14,000	NA	35,000	NA

Includes Domestic Hot Water as well as Heating.
NA = Not Applicable
Primary Heat (and Domestic Hot Water) is provided from units in the Mechanical Room.
Secondary Heat and Cooling is provided by the LG condenser in the backyard, and fan units on walls in the rooms noted.

ENERGY EFFICIENCIES:
Ductless Systems Forced Air Systems shall have an efficiency of 1.0. They are ductless systems which allow forced airflow across a coil but shall not have any ducted airflow external to the manufacturer's air-handler enclosure.

Hydronic Hot Water Heating systems to be 0.95% efficient. This is for a closed loop system which distributes heating and cooling energy directly to individual spaces using liquids pumped through closed-loop piping and that do not depend on ducted, forced airflow to maintain space temperatures.

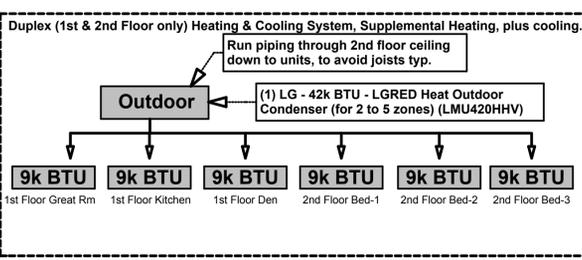
See Table R405.5.2(2) of the 2016 ECC Code, Chapter R4 (Residential)

Primary Heating and Domestic Hot Water System:

BASEMENT APT. ONLY: Heating and Domestic Hot Water (DHW) Unit:
Navien NCB-180E Condensing Combination (Natural) Gas Boiler & Water Heater.
Space Heating: 14,000 to 80,000 BTU/h.
Domestic Hot Water: - 14,000 to 150,000 BTU/h.
3.4 GPM
Power: AC 120 Volts, 60 Hz; Max. Power: 200W (up to 2 amperes).
PVC Vent: Do NOT use PVC vent pipe (up to 2 amperes).
AFUE Ratings: 95.0% (NG/LPG)
Certified by ANSI (Z21.13-2014/CSA 4.9-2014).
CSA ASME NSF/ANSI 372 for low lead, SCAQMD (Rule 1146.2 Type 1 - Complies with 14 ng/l or 20 ppm NOx @ 3% O2).
Weight 66 lbs. Wall Mounted. Venting Type: Forced Draft Direct Vent. Ignition: Electronic Ignition.
Max. Power Consumption: 200W (up to 2 amperes).
Water Pressure: 12-30 PSI / 15-150 PSI.

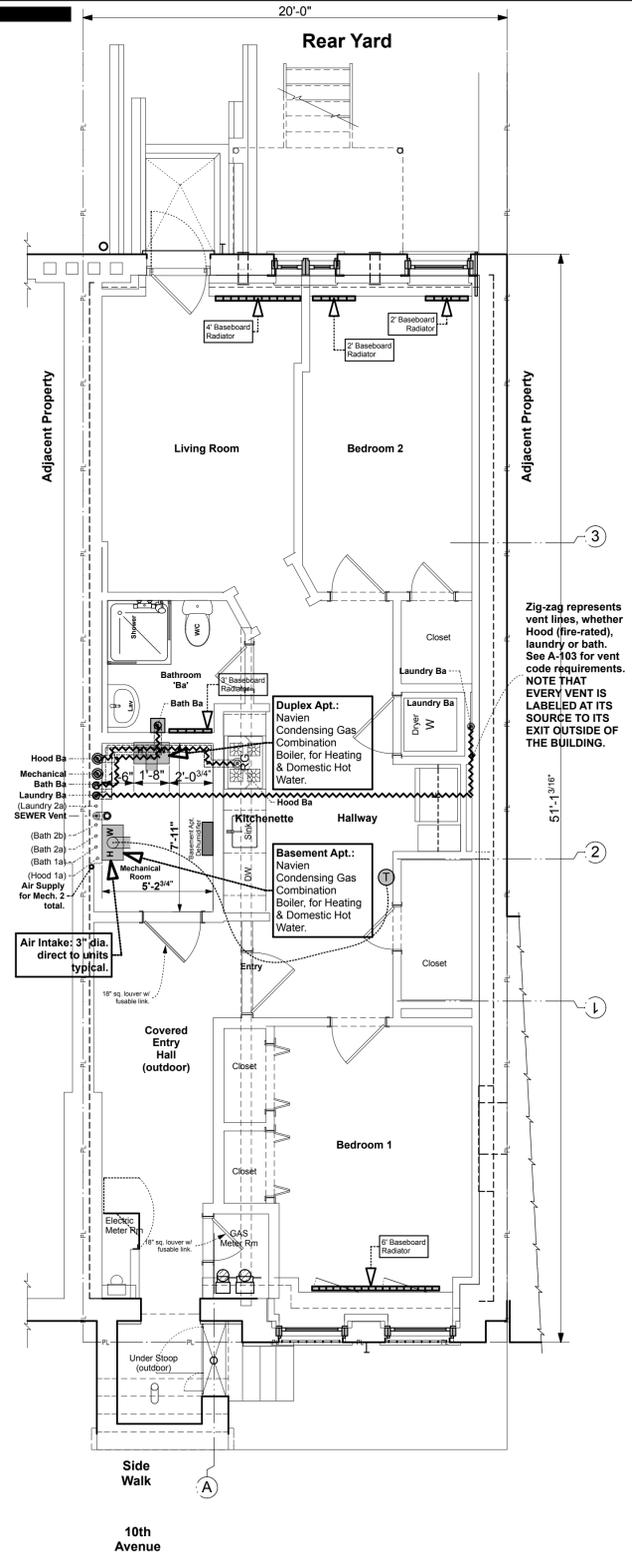
DUPLEX APT. ONLY: Heating and Domestic Hot Water (DHW) Unit:
Navien NCB-240E Condensing Combination (Natural) Gas Boiler & Water Heater.
Space Heating: NCB-240 - 18,000 to 120,000 BTU/hour.
Gas Heating: NCB-240 - 18,000 (DHW) to 199,900 BTU/hour. 4.5 GPM
Power: AC 120 Volts, 60 Hz; Max. Power: 200W (up to 2 amperes).
PVC Vent: Do NOT use PVC vent pipe (up to 2 amperes).
AFUE Ratings: 95.0% (NG/LPG)
Certified by ANSI (Z21.13-2014/CSA 4.9-2014).
CSA ASME NSF/ANSI 372 for low lead, SCAQMD (Rule 1146.2 Type 1 - Complies with 14 ng/l or 20 ppm NOx @ 3% O2).
Weight 66 lbs. Wall Mounted. Venting Type: Forced Draft Direct Vent. Ignition: Electronic Ignition.
Max. Power Consumption: 200W (up to 2 amperes).
Water Pressure: 12-30 PSI / 15-150 PSI.

Primary Cooling and Secondary Heating System for Duplex only:

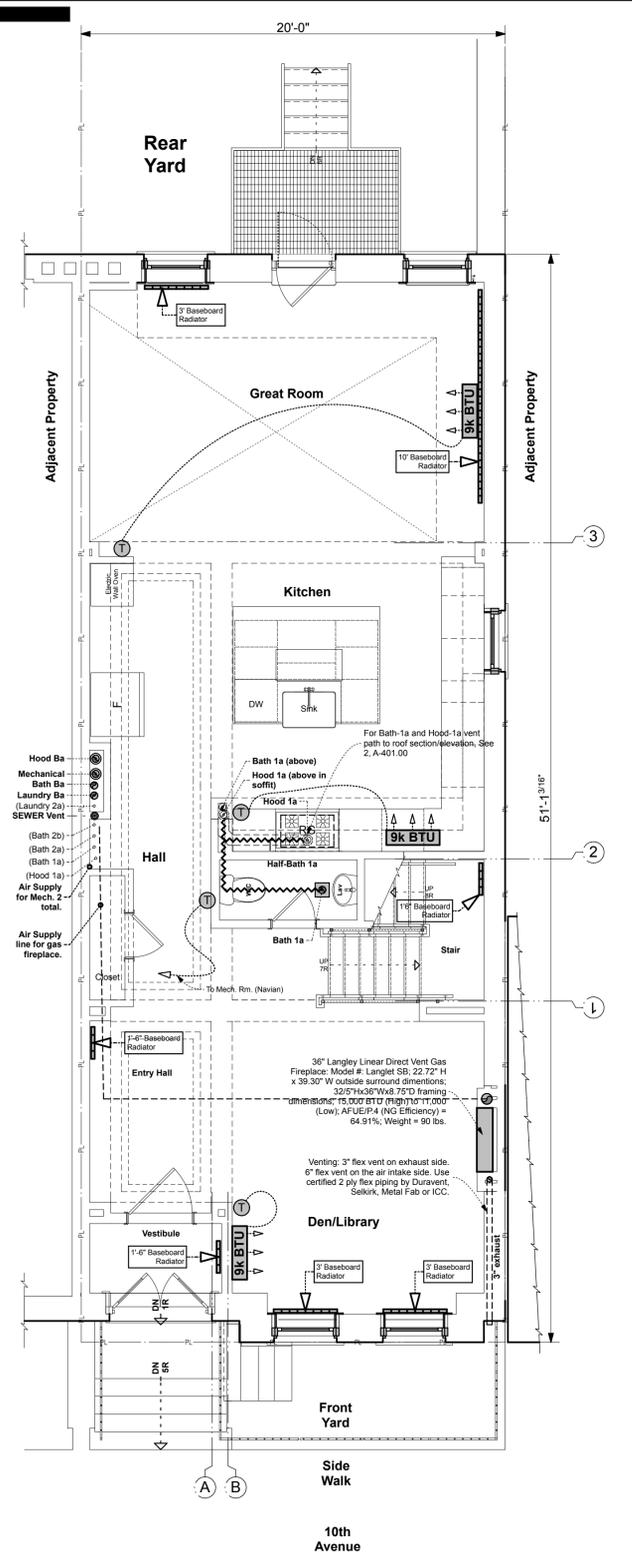


LG Concealed Duct 5-Zone LGRED Heat System, Model: L5L42D09090912
SEER: 19 (Seasonal Energy Efficiency Ratio)
EER: 13 (Energy Efficiency Ratio)
HSPF: 10.5 (Heating Seasonal Performance Factor)
Cooling Power Input: 3000 Watts
Heating Power Input: 3290 Watts
Weight: 430 lbs
Energy Star Listed: YES
ETL Listed: YES
AHRI Certified: YES
AHRI Reference Number: 10443474
<https://www.ecomfort.com/L-G-L5L42D09090912/p79309.html>

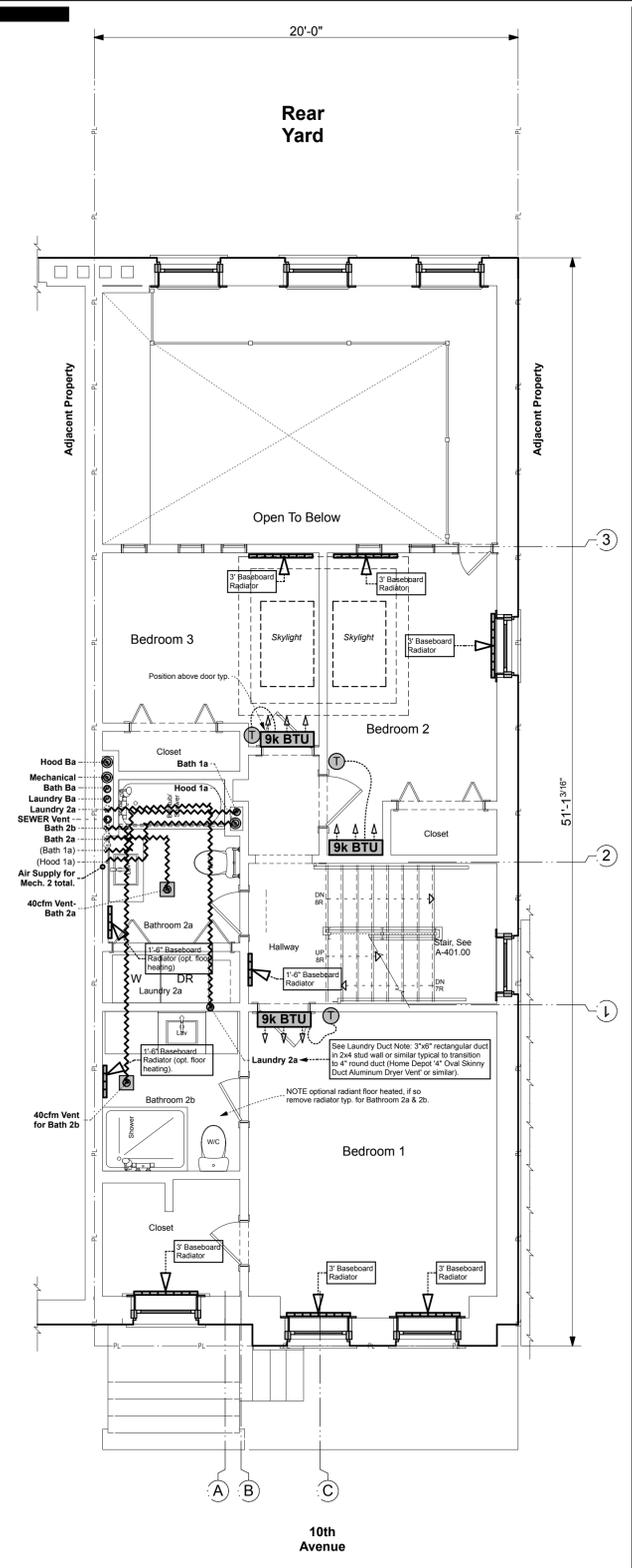
1 - GENERAL NOTES



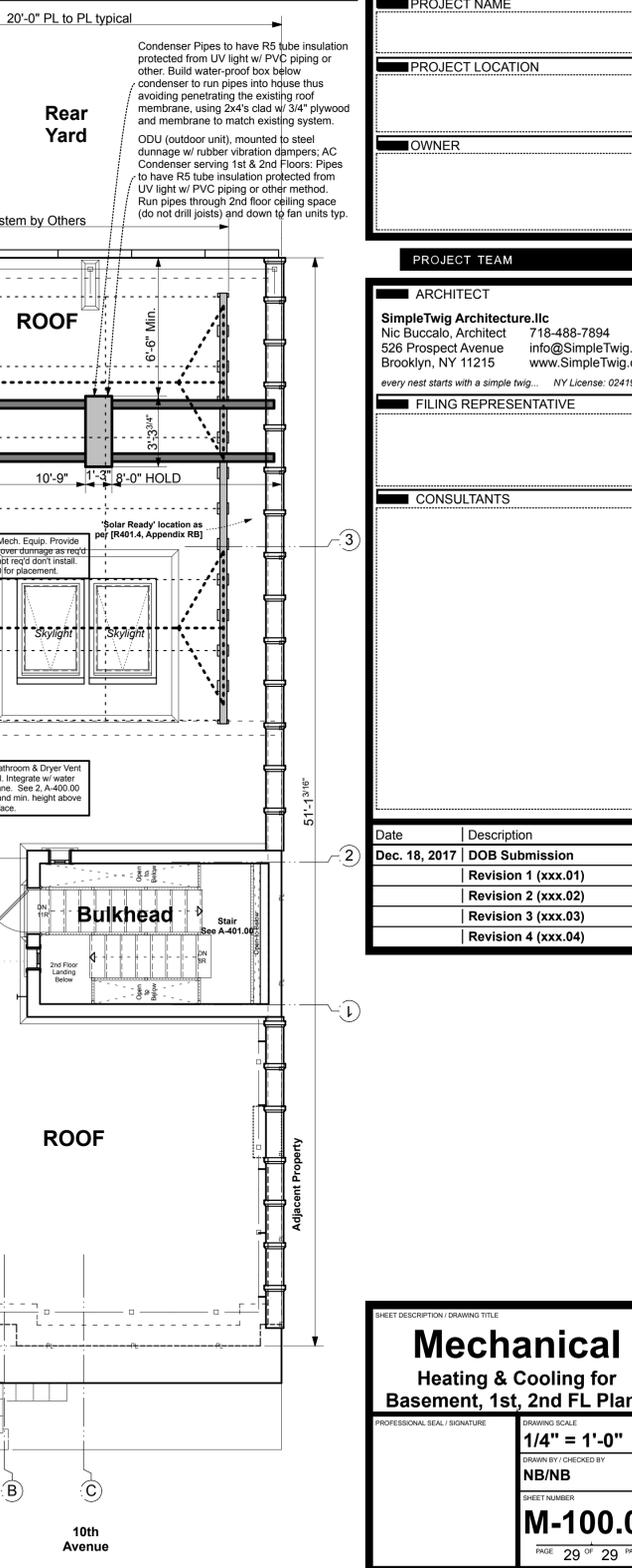
2 - BASEMENT FLOOR PLAN



3 - FIRST FLOOR PLAN



4 - SECOND FLOOR PLAN



5 - ROOF FLOOR PLAN

PROJECT NAME

PROJECT LOCATION

OWNER

PROJECT TEAM

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FILING REPRESENTATIVE

CONSULTANTS

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

Mechanical Heating & Cooling for Basement, 1st, 2nd FL Plans

PROFESSIONAL SEAL / SIGNATURE

DRAWING SCALE: **1/4" = 1'-0"**

DRAWN BY / CHECKED BY: **NB/NB**

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