

SCOPE OF WORK:

APPLICATION FILED TO CONSTRUCT NEW BUILDING FOR USE GROUP 16D WAREHOUSE & ANCILLARY PARKING JOB FILED FOR ONE ZONING LOT AND SEPARATE TAX LOTS 317, 320, 325,327,329,331 & 336

GENERAL NOTES (2022):

- WORK SHALL BE EXECUTED IN FULL COMPLIANCE WITH THE APPLICABLE PROVISIONS OF ALL LAWS, BY-LAWS, STATUTES, ORDINANCES, CODES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON THE PERFORMANCE AND EXECUTION OF THE WORK. WORK SHALL BE IN CONFORMANCE WITH THE 2022 CONSTRUCTION CODES. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE AUTHORITY OF ANY PORTION S OF THE WORK IN THE CONTRACT DOCUMENTS THAT ARE AT VARIANCE WITH THE ABOVE.
- THE CONTRACTOR SHALL CONSTRUCT STREETS AND STREET CURBING IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BUREAU OF HIGHWAYS FOR THE BOROUGH IN WHICH THIS CONTRACT IS TO BE EXECUTED
- ALL MATERIALS, ASSEMBLIES, FORMS OF CONSTRUCTION AND SERVICE EQUIPMENT REGULATED BY CODE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - THEY SHALL HAVE BEEN ACCEPTED PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD OF STANDARDS APPEALS OR MEA
 - THEY SHALL HAVE BEEN ACCEPTED FOR THE USE UNDER THE PRESCRIBED TEST METHODS BY THE COMMISSIONER (OR)
 - APPROVED BY THE OFFICE OF TECHNICAL RESEARCH (OTCR)
 - SHALL BE LISTED AND LABELED BY DOB RECOGNIZED AGENCY TO MEET REQUIRED STANDARDS
- MATERIALS OR ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - THEY SHALL CONFORM WITH CHAPTER 7 OF THE 2022 NYC BUILDING CODE
 - THEY SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E119, STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS BY A NATIONALLY RECOGNIZED AGENCY
 - THEY SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE
 - APPROVED BY OTCR
- ALL MASONRY UNITS AND MASONRY CONSTRUCTION SHALL CONFORM TO THE NYC BUILDING CODE CHAPTER 21
- THE CONSTRUCTION CLASSIFICATION OF THE BUILDING (TABLE 601) THE CONSTRUCTION ELEMENTS SHALL BE OF THE REQUIRED MINIMUM FIRE RESISTANCE RATINGS AS OUTLINED IN TABLE 601 AND DEFINED IN CHAPTER 6 OF THE NYC BUILDING CODE. ALLOWABLE HEIGHT AND BUILDING AREAS SHALL NOT EXCEED AS OUTLINED IN TABLE 503.
- THE VARIOUS OCCUPANCIES REQUIRED TO BE SEPARATED FROM EACH OTHER BY FIRE SEPARATION SHALL BE IN ACCORDANCE WITH BC 508 AND TABLE 503.
- AN ACCURATE AND COMPLETE FINAL LOT SURVEY BY A DULY LICENSED SURVEYOR REQUIRED BY SECTION 28-118.4 OF TITLE 28 SHALL BE FILED AS AN AMENDMENT BEFORE COMPLETION OF THE PROJECT
- THE CONTRACTOR'S LICENSED PROFESSIONAL IS RESPONSIBLE FOR FILING APPLICATION AND OBTAINING PERMITS FOR SCAFFOLDING, SIDEWALK BRIDGING, ANY OTHER CONSTRUCTION EQUIPMENT OR PUBLIC PROTECTIVE REQUIRED TO ENSURE SAFETY OF OPERATION AND THE PUBLIC AS PER NYC CONSTRUCTION CODE, CHAPTER 33, SECTION BC 3307. THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING LETTER OF COMPLETION. APPLICATION FOR CONSTRUCTION PERMITS SHALL BE PROCESSED THROUGH THE BUILDING CODE COMPLIANCE (BCC) DIVISION OF THE AUTHORITY
- THE CONTRACTOR SHALL OBTAIN "CERTIFICATE OF COMPLIANCE" REQUIRED IN ACCORDANCE WITH CHAPTER 1 OF TITLE 28 OF THE ADMINISTRATIVE CODE, ARTICLE 116, 28-116.4.1 CERTIFICATE OF COMPLIANCE SHALL BE REQUIRED FOR THE USE AND OPERATION OF THE FOLLOWING TYPE OF SERVICE:
 - AIR CONDITIONING AND VENTILATING SYSTEMS
 - ELEVATORS, ESCALATORS, DUMBWAITERS ETC.
 - FUEL-BURNING AND FUEL-OIL STORAGE EQUIPMENT
 - REFRIGERATION SYSTEMS
 - HEATING SYSTEMS
 - BOILERS
- THESE DRAWINGS HAVE BEEN PREPARED BY OR AT THE DIRECTION OF THE UNDERSIGNED AND TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT ARE IN COMPLIANCE WITH THE NYC CONSTRUCTION CODES, INCLUDING THE NEW YORK CITY ENERGY CONSERVATION CODE
- ALL WORK SHALL COMPLY WITH SECTION BC 1007 AND CHAPTER 11 "ACCESSIBILITY" OF THE NYC BUILDING CODE AND IGC AT 11.7.1.2003
- ALL NEW WORK SHALL COMPLY WITH THE 2020 NEW YORK CITY ENERGY CONSERVATION CODE
- ALL NEW INTERIOR FINISHES SHALL BE CONSTRUCTED OF THE MATERIALS MEETING CHAPTER 8 FOR FLAME SPREAD AND SMOKE DEVELOPMENT RATINGS OF THE NYC BUILDING CODE
- ALL NEW WORK IS CONSTRUCTED MORE THAN 200'-0" FROM ANY MTA STRUCTURE. THE WORK INCLUDES FOUNDATIONS, EARTHWORK AND BURIED OIL TANKS
- ALL PLUMBING FIXTURES INSTALLED UNDER THIS CONTRACT SHALL COMPLY WITH TABLE 403.1 OF THE NYC PLUMBING CODE
- PANIC HARDWARE INSTALLED SHALL BE AS PER SECTION BC 1010.1.10.
- EXIT LIGHTING INSTALLED SHALL BE AS PER SECTION BC 1006, WITH EMERGENCY POWER MEETING THE REQUIREMENTS OF 1013.6.3
- EXIT SIGNAGE INSTALLED SHALL BE AS PER SECTION BC 1013, WITH EMERGENCY POWER MEETING THE REQUIREMENTS OF SECTION 1011.5.3
- EMERGENCY POWER, IF REQUIRED, UNDER THIS CONTRACT SHALL BE INSTALLED AS PER SECTION BC 2702
- ALL AISLES LEADING TO EXITS SHALL BE CONSTRUCTED WITH A MINIMUM OBSTRUCTED WIDTH OF 3'-0" UNDER THIS CONTRACT.
- SITE SAFETY PLANS SHALL BE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE AUTHORITY PRIOR TO APPLYING FOR CONSTRUCTION PERMITS
- GLAZING USED FOR SKYLIGHTS SHALL BE AS PER SECTION BC 2405
- FOLLOW CHAPTER 33 OF THE 2022 NYC BUILDING CODE FOR PROTECTION OF THE PUBLIC AND ADJACENT PROPERTIES
- (A) ECC CHAPTER 5 HAS BEEN USED FOR DESIGN AS REFLECTED IN THE ENERGY ANALYSIS. THE RESPECTIVE REFERENCES AND CITATIONS FOR THE ECC ARE LISTED FOR THE PROGRESS INSPECTION
- ASHRAE 90.1 HAS BEEN USED FOR DESIGN, AS REFLECTED IN THE ENERGY ANALYSIS. THE RESPECTIVE REFERENCES AND CITATIONS FOR ASHRAE 90.1 ARE LISTED FOR THE PROGRESS INSPECTION
- PROGRESS INSPECTIONS REQUIRED TO BE PERFORMED DURING CONSTRUCTION FOR ANY NEW BUILDING, ADDITION OR ALTERATION PROJECT ARE IDENTIFIED BY THE APPLICANT ACCORDING TO THE SCOPE OF WORK AND LISTED AND DESCRIBED IN THE DRAWINGS. IN ACCORDANCE WITH SECTION BC 110.3, WHERE AN INSPECTION OR TEST FAILS, THE CONSTRUCTION SHALL BE CORRECTED.
- IN ACCORDANCE WITH ARTICLE 116 OF TITLE 28 AND SECTION BC 110, CONSTRUCTION SHALL BE SCHEDULED TO ALLOW REQUIRED PROGRESS INSPECTIONS TO TAKE PLACE, AND THAT ROOFS, CEILINGS, EXTERIOR WALLS, INTERIOR WALLS, FLOORS, FOUNDATIONS, BASEMENTS AND ANY OTHER CONSTRUCTION SHALL NOT BE COVERED OR ENCLOSED UNTIL REQUIRED PROGRESS INSPECTIONS ARE COMPLETED OR THE PROGRESS INSPECTOR INDICATES THAT SUCH COVERING OR ENCLOSURE MAY PROCEED AT EACH STAGE OF CONSTRUCTION, AS APPLICABLE.
- FIRE RATED DOOR AND FRAME ASSEMBLIES SHALL BE LABELED BY AN APPROVED AGENCY. THE LABELS SHALL COMPLY WITH NFPA 80, AND SHALL BE PERMANENTLY AFFIXED TO THE DOOR AND FRAME AS PER SECTION BC 716.5.7 OF THE 2022 NYC BUILDING

NOTE TO CONTRACTOR:

CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECEIPTS AND/OR SPECIFICATIONS FOR ANY AND ALL CONTROLLED INSPECTIONS INCLUDING SPECIAL, PROGRESS, & ENERGY CODE COMPLIANCE ITEMS AS REQUESTED BY ARCHITECT / ENGINEER. ALL SHOP DRAWINGS SHALL BE PRODUCED TO THE ARCHITECT / ENGINEER FOR APPROVAL PRIOR TO THE ORDER AND INSTALLATION OF SPECIFIED ITEM.

DOB DISCLAIMER NOTE:

- THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET.
- ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

FIRE STOPPING NOTES:

- CONCEALED SPACES, (EXCEPT SHAFTS AND SPRINKLERED SPACES) WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING, PIPE SPACES, ETC., THAT WOULD PERMIT THE PASSAGE OF FLAMES, SMOKE, FUMES OR HOT GASES FROM ONE FLOOR TO ANOTHER OR ROOF SPACE, OR FROM ONE CONCEALED AREA TO ANOTHER SHALL BE FIRE STOPPED TO FORM AN EFFECTIVE DRAFT BARRIER OR SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIAL. [SEC. C26.504.7]
- EXTERIOR CORNERS AND EAVES SHALL BE FIRE STOPPED AT THE ENDS OF PARTY WALLS.
- NON-COMBUSTIBLE FIRE STOPPING SHALL BE USED IN FIRE DIVISIONS, FIREPLACES, FLUES AND CHIMNEYS.
- ALL SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 5.

GENERAL NOTES FOR CONTRACTOR

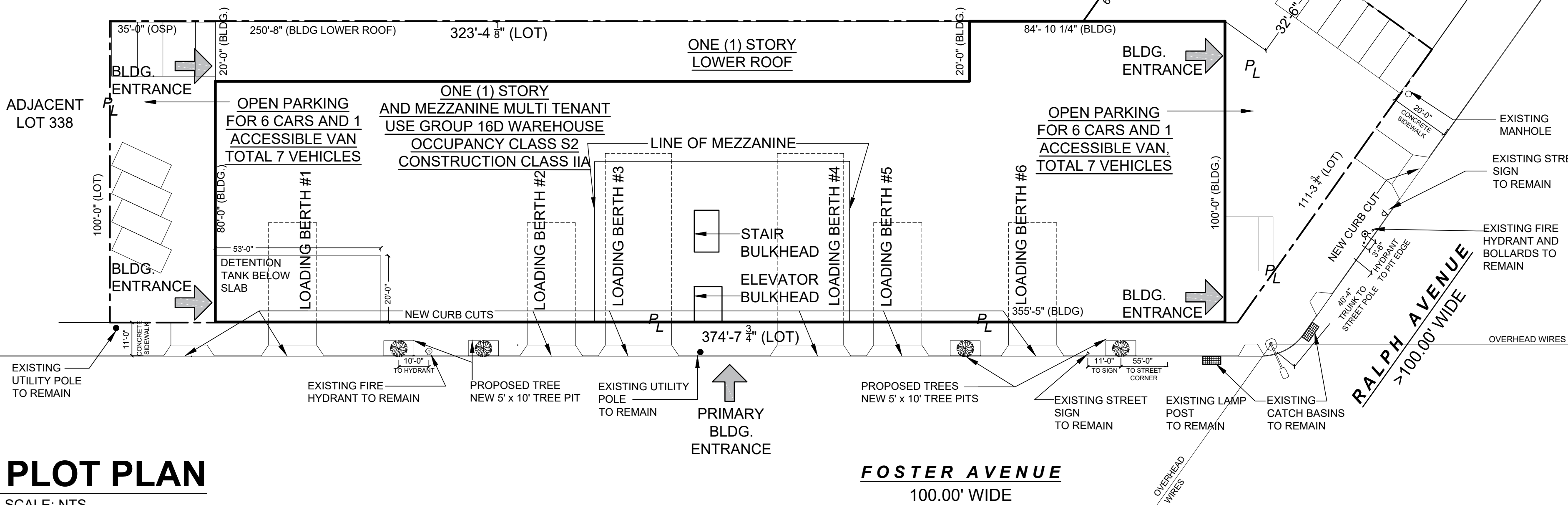
- CONTRACTOR SHALL ALSO FAMILIARIZE HIMSELF WITH THE REQUIREMENTS OF ARTICLE 19 OF THE "SAFETY AND PUBLIC PROPERTY DURING CONSTRUCTION OPERATIONS" AND SHALL BE HELD RESPONSIBLE FOR THE SAFE MAINTENANCE AS PRESCRIBED THEREIN UNTIL COMPLETION OF WORK
- THE CONTRACTOR SHALL NOT DEMOLISH ANY PORTION OF EXISTING COLUMN OR BEAM FIREPROOFING ENCLOSURES.
- MAINTAIN 2-HOUR FIRE RATING FROM FLOOR SLAB TO CEILING SLAB.
- DEMOLITION AND PROPOSED WORK DOES NOT INVOLVE THE RELOCATION OR REMOVAL OF BUILDING RISERS OR DISRUPTION OF BUILDING SERVICES
- CHANNELING INTO STRUCTURAL SLABS, COLUMNS, BEAMS, OR WALLS, INCLUDING EXTERIOR WALLS IS NOT PERMITTED.
- NO BEAMS SHALL BE CUT, NOTCHED, OR DRILLED TO ACCOMMODATE HORIZONTAL PIPING AND/OR CONDUITS OF ANY KIND. DAMAGE TO EXISTING FIREPROOFING OF STRUCTURAL MEMBERS IS DISCOURAGED.
- IF FIREPROOFING OF ANY STRUCTURAL MEMBER IS DAMAGED IN ANY WAY, THAT FIREPROOFING MUST BE REPAIRED USING THE SAME MATERIALS AND THICKNESS AS THE ORIGINAL FIREPROOFING. IN CASES WHERE ORIGINAL MATERIALS CANNOT BE DUPLICATED, THE USE OF EQUIVALENT MATERIALS MAY BE PERMITTED, PROVIDED THE ORIGINAL FIRE RATING IS ACHIEVED. IF APPLICABLE, SUBMIT DESCRIPTION AND/OR DETAILS OF REPAIRS DEMONSTRATING COMPLIANCE.
- ALL ELECTRICAL WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES, AND FILED WITH THE NYC BUREAU OF ELECTRICAL CONTROL
- INSTALL GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) TYPE ELECTRIC OUTLETS AT ALL WET LOCATIONS.
- FLOORING REPLACEMENT SHALL NOT CREATE ANY STEPS OR TRIP HAZARDS BETWEEN DIFFERENT FLOORING MATERIALS. A FLOOR SADDLE IS REQUIRED.
- ALL VENT OPENINGS, CONVICTORS, ENTRY AND SERVICE DOORS SHALL BE SEALED OFF WITH POLYETHYLENE SHEETING 6 MIL. THICK OR GREATER AND/OR DUCT TAPED DURING DEMOLITION TO PREVENT DUST FROM INFILTRATING BUILDING SYSTEMS, CORRIDORS AND STAIRS.
- THE CONTRACTOR MUST CONTROL DUST AND NOISE TO THE MAXIMUM EXTENT POSSIBLE DURING THE DEMOLITION AND CONSTRUCTION WITHIN THE APARTMENT AND MUST FULLY ADHERE TO THE REQUIREMENTS OF THE BUILDING'S ALTERATION AGREEMENT REGARDING WORK WITHIN THE APARTMENT AND OTHER BUILDING AREAS WHERE ACCESS IS NECESSARY TO PERFORM THE WORK WITHIN THE APARTMENT.
- ALL PLUMBING BRANCH LINES (HOT AND COLD WATER, WASTE, AND VENT) MUST BE REPLACED TO THE RISERS. ACCESSIBLE FULL PORT BALL VALVES, CHECK VALVES AND WATER HAMMER ARRESTERS MUST BE PROVIDED FOR ALL NEW HOT AND COLD WATER BRANCH LINES. ACCESS DOORS MUST BE SHOWN ON THE DRAWINGS.
- NEW TOILETS IN THE APARTMENTS MUST HAVE A GRAVITY FLUSH WITH NO PRESSURE ASSIST DEVICES. NEW FLUSH-O-METERS ARE NOT PERMITTED.
- PIPING FOR THE REFRIGERATOR ICE-MAKER WILL BE ABOVE FLOOR.
- NO PLUMBING WILL PROJECT INTO OR BELOW THE STRUCTURAL SLAB AND THAT NO STRUCTURAL SLABS WILL BE CHANNELLED.
- ALL HOT AND COLD PLUMBING LINES WILL BE INSULATED.
- THE CONTRACTOR SHOULD ASSURE THAT NO PLUMBING WILL PROJECT INTO OR BELOW THE STRUCTURAL SLAB AND THAT NO STRUCTURAL SLABS WILL BE CHANNELLED.
- CONTRACTOR SHOULD ASSURE THAT ALL HOT AND COLD PLUMBING LINES WILL BE INSULATED.
- ALL PLUMBING MUST BE PERFORMED BY A LICENSED PLUMBER AND FILED WITH THE NEW YORK CITY BUILDINGS DEPARTMENT. THE WORK MUST BE APPROVED BY THE NEW YORK CITY BUILDINGS DEPARTMENT AT THE COMPLETION OF WORK.
- ALL ELECTRICAL WORK SHALL BE COMPLETED BY AN ELECTRICIAN LICENSED BY THE CITY OF NEW YORK. THE ELECTRICAL WORK MUST BE FILED BY THE CONTRACTOR WITH THE BUREAU OF ELECTRICAL CONTROL AND A CERTIFICATE OF ELECTRICAL INSPECTION MUST BE PROVIDED TO THE MANAGEMENT AT THE COMPLETION OF WORK.
- THE CONTRACTOR SHALL COMPLY WITH THE USE OF LEAD-SAFE PRACTICES" FOR WORK IMPACTING 6 SQ. FT. OR MORE OF LEAD PAINT IN BUILDINGS ERECTED BEFORE 1978, AND ALL APPLICABLE STATE AND LOCAL REGULATIONS. PROPOSED WORK MUST ALSO COMPLY WITH THE FEDERAL EPA RULE ISSUED APRIL 22, 2008.
- EXISTING A/C SLEEVES TO REMAIN UNDISTURBED.
- EXISTING RADIATOR TO REMAIN UNDISTURBED UNLESS SPECIFIED.
- OPENING ON THE EXTERIOR WALL FOR EXHAUST FANS WELL BE PERFORMED BY THE "BUILDING CONTRACTOR" AND PROVIDE WATERPROOF WARRANTIES AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWING FOR ARCHITECTS REVIEW.
- FOR THE NEW KITCHENETTE (E. ALL HOT AND COLD WATER PIPING NEEDS TO BE REPLACED BACK TO THE STACK WITH NEW SHUT OFF VALVES. INSTALLED. THE LOCATION OF THE SHUT OFF VALVES AND ACCESS PANEL LOCATIONS NEED TO BE SHOWN. ALL HOT AND COLD WATER SUPPLY LINES SHALL BE TESTED AND INSULATED. ALL PLUMBING LINES SHALL BE INSPECTED BY THE BUILDING RESIDENT MANAGER BEFORE BEING COVEAGED. DETAILS OF THE RELOCATION OF THE GAS RANGE NEED TO BE SUBMITTED. NO WORK MAY BE DONE ON THE BUILDING SIDE OF THE SHUT OFF VALVE.
- ALL WATER, GAS PIPING, & WASTE LINES IN KITCHEN TO BE REMOVED MUST BE REMOVED AND CAPPED BACK AT THE RISERS. A PLUG MUST BE PLACED ON THE GAS LINE AND METER REMOVED.
- CHASING OR CHANNELING OF THE BUILDING STRUCTURE IS NOT ALLOWED INCLUDING IN CEILINGS, BEAMS, EXTERIOR WALLS, APARTMENT DEMISING WALLS, MASONRY COLUMNS OR THEIR ENCLOSURES, AND FLOORS. CARE SHALL BE TAKEN TO FIREPROOF ANY CEILING BEAMS WHICH ARE DISTURBED. CHOPPING FOR PLUMBING IS NOT ALLOWED. CHASING IN DEMISING WALLS FOR ELECTRICAL MAY BE ALLOWED PROVIDED IT IS PERFORMED BY A CRACK CHASER ONLY AFTER THE RESIDENT MANAGER IS NOTIFIED. CHOPPING OF EXTERIOR WALLS IS NOT ALLOWED UNDER ANY CIRCUMSTANCES. FAILURE TO COMPLY WILL RESULT IN THE STOPPING OF ALL WORK UNTIL REPAIRS ARE MADE.
- NO CHOPPING HAMMERS, HAMMER DRILLS, OR ANY OTHER PNEUMATIC TOOLS MAY BE USED UNLESS APPROVED IN ADVANCE BY THE BUILDING MANAGEMENT IN WRITING.
- IF ANY ASBESTOS IS FOUND PRIOR TO COMMENCEMENT OF WORK OR AT THE TIME OF CONSTRUCTION, IT WILL BE THE OWNER'S RESPONSIBILITY TO GET IT PROFESSIONALLY ABATED.
- ALL CONTRACTORS SHALL REVIEW & SIGN THE ALTERATION AGREEMENT PRIOR TO COMMENCEMENT OF ANY WORK.

CARPENTRY & DRYWALL NOTES:

- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PARTITIONS, DOORS AND JAMBS, AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL FURNISH AND INSTALL CORNER BEADS AT ALL EXPOSED CORNERS AND J-MOLDINGS ON ALL EXPOSED ENDS OF DRYWALL CONSTRUCTION. TAPE, SPACKLE, AND POLISH ALL WORK.
- FURNISH AND INSTALL SUFFICIENT FRAMING FOR ALL WALL OPENINGS REQUIRED.
- ALL DIMENSIONS OF PARTITIONS ARE GIVEN FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED.
- ALL DAMAGED "EXISTING TO REMAIN" AREAS OR AREAS AFFECTED BY DEMOLITION OR OTHER WORK TO BE PATCHED AS REQUIRED TO MATCH ADJACENT AREAS IN FINISH, COLOR, MATERIAL, AND FIRE RATING.
- CONTRACTOR SHALL FURNISH, INSTALL, AND COORDINATE ALL NECESSARY WOOD GROUNDS, CORNER CASINGS, AND REQUIRED WOOD BLOCKING AND SHIMMING WITH MILLWORK CONTRACTOR, CEILING CONTRACTOR, AND/OR OTHER TRADES AS REQUIRED.
- ALL ROUGH AND FINISH LUMBER SPECIFIED AND/OR USED SHALL BE FIRE TREATED RETARDANT PER ALL APPLICABLE RULES AND REGULATIONS AS PER CHAPTER 6 OF THE 2014 NEW YORK CITY BUILDING CODE.
- CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF HEAVY WEIGHT DROP CLOTHS. CONTRACTOR SHALL VERIFY ALL WINDOW OPENING DIMENSIONS PRIOR TO FABRICATION OF NEW WINDOWS. ALL WINDOW DIMENSIONS SHOWN ON PLANS ARE BETWEEN STOP BEADS.
- NO JOISTS SHALL BE CUT NOR NOTCHED.
- ALL METAL STUD AND WALLBOARD PARTITIONS, EXCEPT AT TOILETS, BATHROOMS, AND OTHER WET WALLS SHALL BE SHEATHED WITH 5/8" FIRE-PROOF BSA AL #301-60-3M.
- ALL METAL STUD AND WALLBOARD PARTITIONS AT ALL TOILETS, BATHROOMS, AND OTHER WET WALLS SHALL BE SHEATHED WITH 5/8" FIRE-PROOF "C" WATER RESISTANT WALLBOARD OSA CAL #486-39-M OR CEMENTITIOUS WALLBOARD AS NOTED AND/OR KEVD.
- ALL FRSC DOORS SHALL BE 1-1/2 HOUR TESTED INCLUDING JAMBS AND TRIM AS APPROVED BY THE DEPARTMENT OF BUILDINGS UNLESS OTHERWISE NOTED. DOORS TO PUBLIC STAIRS AND OTHER LOCATIONS AS REQUIRED BY THE DEPT OF BUILDINGS SHALL BE 1-1/2 HOUR TEST RATED.
- ALL MATERIALS AND EQUIPMENT WHICH ARE INSTALLED OVERHEAD SUCH AS CEILINGS, LIGHTING FIXTURES, AIR DUCTS, PIPES, MECHANICAL EQUIPMENT AND OTHERS MUST BE PROPERLY AND FIRMLY SUSPENDED FROM THE STRUCTURAL ELEMENTS OF THE BUILDING OR FROM A HANGER SYSTEM APPROVED BY THE NYC BUILDING CODE TO CARRY SUCH LOAD. THE CONTRACTOR AND SUBCONTRACTOR ARE ALWAYS RESPONSIBLE FOR PROVIDING SAFE AND APPROPRIATE SUSPENSION OF ALL MATERIALS AND EQUIPMENT INSTALLED OVERHEAD EVEN WHEN SUCH METHODS ARE NOT SPECIFICALLY CALLED FOR ON THE ARCHITECT'S DRAWINGS OR SPECIFICATIONS.
- NO ELECTRIC PANELS, MEDICINE CABINETS, CONDUITS, PIPES, ETC. SHALL ENCRATCH UPON FIRE RESISTANT PARTITION OR CONSTRUCTION WALLS.
- ALL PLUMBING AND ELECTRICAL LINES AND DUCT WORK SHALL BE ENCLOSED IN GYPSUM WALLBOARD SOFFITS, CHASES, OR SHAFTS UNLESS OTHERWISE NOTED OR SPECIFICALLY SHOWN ENCLOSED IN SOME OTHER MANNER.
- ALL PIPE RECESSES SHALL BE FILLED WITH INCOMBUSTIBLE MATERIAL AND FIRE-STOPPED. THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION.

*NOTE: FULL DEMOLITION OF EXISTING BUILDINGS FILED ON DOB NOW UNDER APPLICATION# B00924040-11

*NOTE: INSTALLATION OF SUSPENDED GAS HEATERS TO COMPLY WITH FGC 611



PLOT PLAN

SCALE: NTS

SPECIAL AND PROGRESS INSPECTIONS NOTES:

- ALL RELATED REQUIRED SPECIAL AND PROGRESS INSPECTIONS FOR EACH SEPARATE APPLICATION SHALL BE FILED IN CONJUNCTION WITH THAT SPECIFIC APPLICATION.
- ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE BUILDING CODE OF THE CITY OF NEW YORK.
- SPECIAL AND PROGRESS INSPECTIONS SHALL BE MADE AND WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER AND ACCEPTABLE TO THE ARCHITECT OF RECORD. TEST REPORTS AND CERTIFICATES OF INSPECTION SHALL BE FILED WITH THE BUILDING DEPARTMENT. SPECIAL AND PROGRESS INSPECTIONS UNDER THIS APPLICATION SHALL BE OBTAINED FOR THE FOLLOWING AREAS OF WORK.

LIST OF SPECIAL INSPECTIONS:

- MASONRY
- SPRAYED FIRE-RESISTANT MATERIALS
- FIRE-RESISTANT PENETRATIONS AND JOINTS

BC 1704.5
BC 1704.11
BC 1704.27

LIST OF PROGRESS INSPECTIONS:

- ENERGY CODE COMPLIANCE INSPECTIONS
- FIRE-RESISTANCE RATED CONSTRUCTION

BC 110.3.5
BC 110.3.4

LIST OF ENERGY CODE PROGRESS INSPECTIONS:

- INSULATION PLACEMENT AND R-VALUES
- FENESTRATION U-FACTOR AND PRODUCT RATING
- FENESTRATION AIR LEAKAGE
- FENESTRATION AREAS
- AIR SEALING AND INSULATION - VISUAL
- ELECTRICAL ENERGY CONSUMPTION
- INTERIOR LIGHTING POWER
- EXTERIOR LIGHTING POWER
- LIGHTING CONTROLS
- MAINTENANCE INFORMATION

((IA2)), ((IA2))
((IA3)), ((IA3))
((IA4)), ((IA4))
((IA5)), ((IA5))
((IA6)), ((IA6))
((IC1)), ((IC1))
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((IC3)), ((IC3))
((IC4)), ((IC4))
((IC5)), ((IC5))
((ID1)), ((ID1))

ENERGY CONSERVATION NOTE:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH 2020 NYCECC

LIST OF SEPARATE APPLICATIONS

- STRUCTURAL WORK TO BE FILED UNDER SUBSEQUENT APPLICATION# B00954101-S
- MECHANICAL WORK TO BE FILED UNDER SUBSEQUENT APPLICATION# B00954101-S2
- PLUMBING WORK TO BE FILED UNDER SUBSEQUENT APPLICATION# B00954101-S1
- SPRINKLERS TO BE FILED UNDER SUBSEQUENT APPLICATION# B00954101-S
- FO TO INSTALL PILES TO BE FILED UNDER SUBSEQUENT APPLICATION# B00954101-S
- EQ TO INSTALL TEMP. CONSTRUCTION FENCE TO BE FILED UNDER SUBSEQUENT APPLICATION# B00954101-S
- CURB CUT TO BE FILED UNDER SUBSEQUENT APPLICATION# B00954101-S
- BUILDERS PAVEMENT PLAN TO BE FILED UNDER SUBSEQUENT APPLICATION# B00954101-S
- SIDEWALK SHED, SCAFFOLDING AND NETTING TO BE FILED UNDER SUBSEQUENT APPLICATION# B00954101-S
- SOLAR ARRAY TO BE FILED UNDER SUBSEQUENT APPLICATION# B00954101-S
- ELECTRICAL TO BE FILED UNDER SUBSEQUENT APPLICATION# B00954101-S

SYMBOL LEGEND

- SECTION SYMBOL = - PAGE NUMBER
- DETAIL SYMBOL = - DRAWING NUMBER
- PARTITION SYMBOL = - WALL TYPE, SEE WALL DETAILS
- DOOR SYMBOL = - DOOR NUMBER, SEE DOOR SCHEDULE
- WINDOW SYMBOL = - WINDOW NUMBER, SEE WINDOW ASSEMBLY DETAILS

DRAWING LEGEND

- LOT LINE
- EXISTING WALLS TO REMAIN
- IN WET AREA USE 50' CEMENT BD. & TILE SPECIFIED BY OWNER
- 8" 70% SOLID REINFORCED CONCRETE MASONRY U VERTICAL REINFORCING BAR EVERY 32" (FILL CAVITY GALVANIZED HORIZONTAL LADDER REINFORCEMENT)
- 12" REINFORCED POURED IN PLACE CONCRETE WA FULLY ADHERE WITH 2" DIA. ROOFING DOWNS 2" EXTRUDED POLYSTYRENE (R-VALUE = 2.5)
- NEW FINISH FLOOR BATHROOM 3/16" CERAMIC TILE, COLOR SPECIFIED BY OWNER COEFFICIENT OF FRICTION= 0.60

DRAWINGS LIST: ARCHITECTURAL

#	SHEET	DESCRIPTION
1	G-001:	GENERAL NOTES, PLOT PLAN, INSPECTION & DRAWING LISTS
2	G-002:	SURVEYS & MAPS: ZONING, FEMA & TAX
3	Z-000:	ZONING ANALYSIS, HEIGHT & SETBACK DIAGRAM, LA & FA DIA.
4	A-101:	FLOOR PLANS: PROPOSED (001) & DOOR & WINDOW SCHS.
5	A-102:	FLOOR PLANS: PROPOSED (MEZZ.) & DOOR & WINDOW SCHS.
6	A-103:	PARKING LOT MANEUVRABILITY & CURB CUTS
7	A-104:	ROOF PLAN
8	A-105:	REFLECTED CEILING PLANS: (001 & MEZZ.)
9	A-106:	LIGHTING LEGEND, CONTROL NARRATIVE & LIGHTING POWER
10	A-201:	ELEVATIONS
11	A-202:	ELEVATIONS
12	A-301:	SECTIONS
13	A-302:	SECTIONS
14	A-500:	DETAILS: WALL TAGS
15	A-501:	DETAILS
16	A-502:	DETAILS: GENERAL ADA

ADDRESS:
1500 RALPH AVENUE
BROOKLYN, NY 11234

BLOCK: 7932
LOT: 317, 320, 325, 327, 329, 331, 336
ZONING DISTRICT: M1-1
ZONING MAP: 23A
BIN#: 3222215, 3222216, 3839298, 3839294, 3839296
COMMUNITY BOARD: 318
SPECIAL PURPOSE DISTRICT: NONE

No.	REVISIONS	DATE:

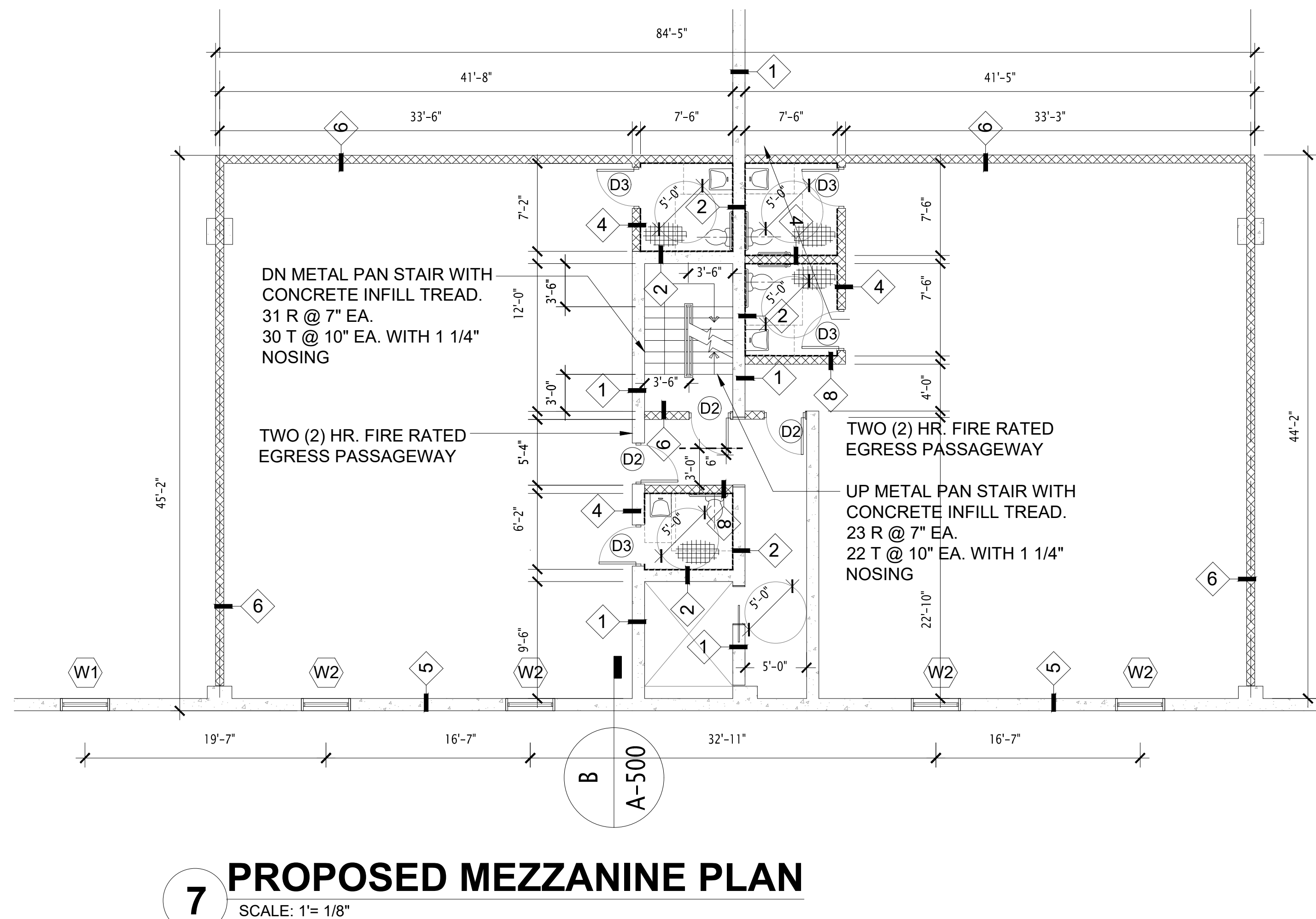
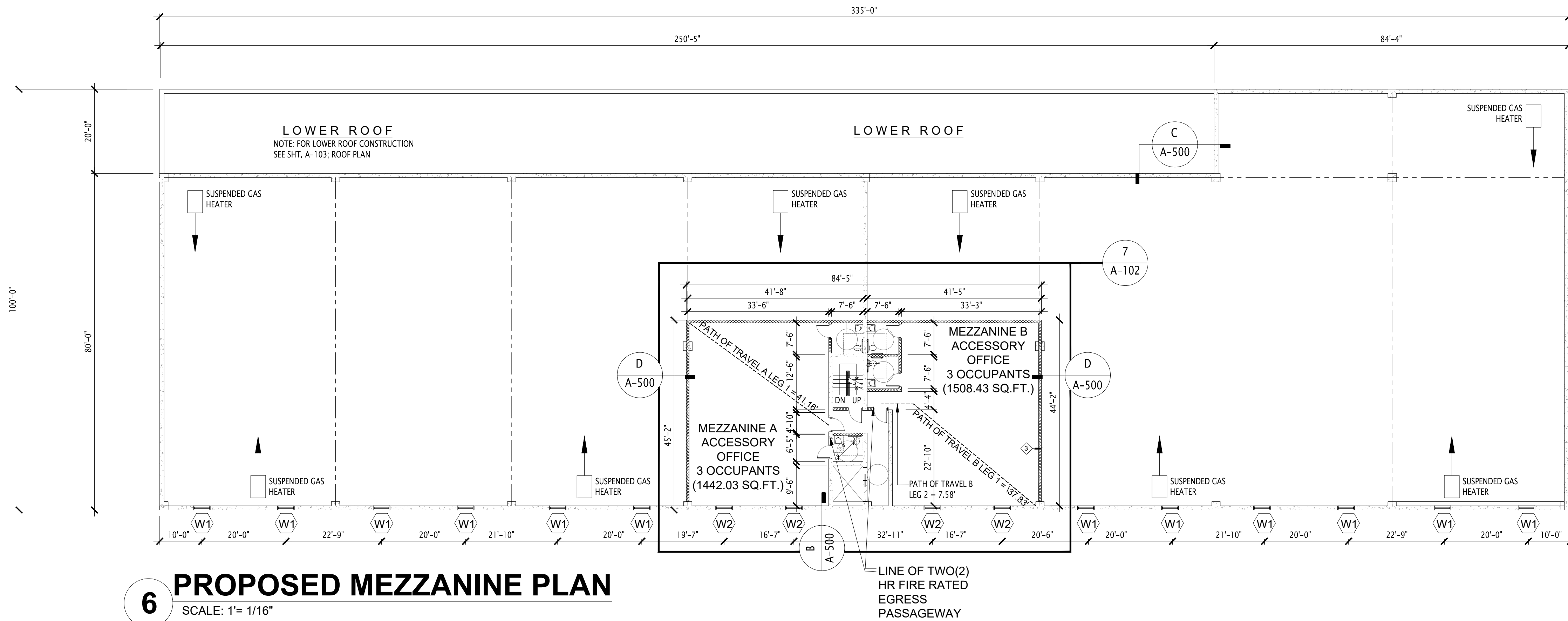
PHILIP TOSCANO ARCHITECTS
ARCHITECTURE + PLANNING
418 GRAHAM AVENUE
BROOKLYN, N.Y. 11211
TEL (718) 349-3350 FAX (718) 349-3479

PROJECT ADDRESS: 1500 RALPH AVENUE
BROOKLYN, NY

PROJECT SCOPE: NEW BUILDING

SHEET TITLE: PLOT PLAN, NOTES, DRAWING & SYMBOL LEGEND

CLIENT: FOSTER PROPERTY GROUP, LLC 430 MASPEETH AVENUE BROOKLYN, NY	DOB NOW BUILD JOB#: B00954101-11
SEAL	DATE: 05/04/2023
PROJECT NO: 00000	DRAWN BY: DT
CHECK BY: PTA	G-000.00
SHEET 1 OF 16	



DOOR SCHEDULE															
TAG	DOOR STYLE	NOMINAL SIZE			GRADE	MATERIAL	COLOR	FIRE RATING (UL LISTED)	SELF CLOSING HINGE	REVERSE SWING HINGE	MAX. AIR LEAKAGE RATE	U FACTOR	R VALUE	MANUFACTURER & MODELTYPE	*REMARKS*
		WIDTH	HEIGHT	THICKNESS											
(D1)	SINGLE SWING DOOR	3'-0"	7'-0"	1 5/8"	EXTERIOR	METAL	PER OWNER	YES	YES	NO	0.20 CFM/SF	0.50 (MAX)	4.75 (MIN)	FRUDDOR ANSI A550-301 100 LEVEL 2 HEAVY DUTY COMMERCIAL	CLASS R, FIRE- RESISTANT R-VALUE 4.75 MIN. GLASS, FIRE- RESISTANT R-VALUE 1.00 MIN. SGLN. VISION PANEL WITH WIRE GLASS
(D2)	SINGLE SWING DOOR	3'-0"	7'-0"	1 5/8"	INTERIOR	METAL	PER OWNER	YES	YES	NO	0.20 CFM/SF	0.50 (MAX)	4.75 (MIN)	-	-
(D3)	SINGLE SWING DOOR	2'-10"	7'-0"	1 3/8"	INTERIOR	WOOD OR COMPOSITE	PER OWNER	NO	NO	NO	-	-	-	-	-
(D4)	ROLL UP GARAGE	16'-0"	16'-0"	2 3/4"	EXTERIOR	METAL	PER OWNER	NO	NO	NO	ROLLING DOOR 1.00 CFM/SF	0.31 (MAX)	4.75 (MIN)	OVERHEAD DOOR RAPIDROL MODEL 626	INSULATION R-VALUE 4.75 MIN. INTERNAL HOUSING INSULATION R-VALUE 1.00 MIN. INTERNAL HOUSING
(D5)	ROLL UP GARAGE	22'-0"	16'-0"	2 3/4"	EXTERIOR	METAL	PER OWNER	NO	NO	NO	ROLLING DOOR 1.00 CFM/SF	0.31 (MAX)	4.75 (MIN)	-	-
(D6)	SINGLE SWING DOOR	3'-0"	12'-0"	1"	EXTERIOR	METAL	PER OWNER	NO	NO	NO	-	-	-	CUSTOM	OPAQUE SHEET METAL
*NOTE(1): ANY DOORS INDICATED WITH "F.P.S.C." ON PLANS MUST BE A MINIMUM 1.5 HR (90 MIN.) U.L. APPROVED FIRE-RATED STEEL DOOR WITH A SELF-CLOSING HINGE OR CLOSER INSTALLATION AND MUST INCLUDE PRE-INSTALLED LABEL ON DOOR. COLOR AS PER OWNER SPECIFICATIONS.															
*NOTE(3): PROVIDE NEW HARDWARE ON ALL DOORS AS PER OWNER SPECIFICATIONS. ALL HARDWARE TO BE INSTALLED BETWEEN 34" TO 48" A.F.F. TO MEET ADA REQUIREMENTS. OPERABLE PARTS SHALL BE USEABLE WITH ONE HAND AND SHALL NOT EXCEED FORCE OF 5 POUNDS. REFER TO HARDWARE DETAILS.															
*NOTE(4): COLOR AND FINISH OF NON-RATED INTERIOR DOORS AS PER OWNER SPECIFICATIONS.															

WINDOW SCHEDULE									
TAG	TYPE	DIMENSIONS			GLASS	FRAME	U-FACTOR	SHGC	VENTILATION
		WIDTH	HEIGHT	THICKNESS					
(W1)	CASEMENT OPERABLE WINDOW	4'-0"	4'-0"	1 1/2"	CLEAR GLASS	METAL FRAME	0.40 (MAX) 0.35 (PROPOSED)	0.36 (MAX) 0.28 (PROPOSED)	68.00 SF
(W2)	SLIDER OPERABLE WINDOW	4'-0"	4'-0"	1 1/2"	CLEAR GLASS	METAL FRAME	0.40 (MAX) 0.37 (PROPOSED)	0.36 (MAX) 0.23 (PROPOSED)	68.00 SF

TYPE: CASEMENT OPERABLE WINDOW
DIMENSIONS: 4'-0" X 4'-0"
GLASS: CLEAR GLASS
FRAME: METAL FRAME
U-FACTOR: 0.40 (MAX) 0.35 (PROPOSED)
SHGC: 0.36 (MAX) 0.28 (PROPOSED)
LIGHT: 16.00 SF
VENTILATION: 68.00 SF
MAX. AIR LEAKAGE RATE: 0.20 CFM/SF max
MANUFACTURER: WEATHER SHIELD
MODELTYPE: AWWINGS (4201) WINDOW 4040

TYPE: SLIDER OPERABLE WINDOW
DIMENSIONS: 4'-0" X 4'-0"
GLASS: CLEAR GLASS
FRAME: METAL FRAME
U-FACTOR: 0.40 (MAX) 0.37 (PROPOSED)
SHGC: 0.36 (MAX) 0.23 (PROPOSED)
LIGHT: 16.00 SF
VENTILATION: 68.00 SF
MAX. AIR LEAKAGE RATE: 0.20 CFM/SF max
MANUFACTURER: WEATHER SHIELD
MODELTYPE: HORIZONTAL SLIDER A250 SERIES

***NOTE TO CONTRACTOR:**
ALL WINDOW DIMENSIONS TO BE VERIFIED IN FIELD BY INSTALLER PRIOR TO ORDER AND INSTALLATION.
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL, INCLUDING SPECIFICATION SHEETS WITH U-FACTOR, SHGC VALUE, AND AIR INFILTRATION RATE PRIOR TO ORDER AND INSTALLATION.
ALL WINDOWS SHALL BE METAL OPERABLE WINDOWS. U-FACTOR 0.40 & SHGC 0.36. IF NON-METAL WINDOW SUBSTITUTED FOR METAL U-FACTOR = 0.28 SHGC = 0.36. ALL OTHER ASPECTS OF WINDOW DESIGN AND COLOR AS PER OWNER SPECIFICATIONS.
AFTER INSTALLATION, ALL AIR BARRIER JOINTS AND SEAMS AROUND THE WINDOWS SHALL BE SEALED AS PER MANUFACTURER'S SPECIFICATIONS.
CONTRACTOR SHALL PROVIDE TO THE ARCHITECT SPECIFICATION SHEETS FOR THE SEALANT MATERIAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

AS PER 2022 B.C.

EGRESS AND OCCUPANCY CALCULATIONS:

(2022 NYCBC - TABLE 1004.1.3)
STORAGE ROOMS = 500 GROSS SF/OCC
FIRST FLOOR AREA 33,500 SF / 500 = 67
ALLOWABLE OCCUPANT LOAD = 67 OCCUPANTS
BUSINESS = 100 GROSS SF/OCC
MEZZANINE AREA (A+B) = 3812.41 SF / 100
ALLOWABLE OCCUPANT LOAD = 38.12
TOTAL OCCUPANT LOAD = 105 OCCUPANTS

OCCUPANTS PROPOSED BY DESIGN:
FIRST FLOOR (STORAGE / WAREHOUSE) = 10 OCCUPANTS
MEZZANINE (ACCESSORY OFFICE) = 6 OCCUPANTS
16 < 105

PROPOSED OCCUPANT LOAD = 16 OCCUPANTS

TABLE 1017.2: EXIT ACCESS TRAVEL DISTANCES
WAREHOUSE A: FIRST FLOOR TRAVEL DISTANCE
OCCUPANCY = STORAGE (LOW HAZARD) S2 = 250'-0" MAX. SPRINKLED
PATH OF EGRESS A = 171.91 + 33.16 + 6.75 + 11.58 = 223.4' < 250.0' THEREFORE OK
PATH OF EGRESS B = 159.08 + 48.63 + 205.91' < 250.0' THEREFORE OK

TABLE 1017.2: EXIT ACCESS TRAVEL DISTANCES
WAREHOUSE B: FIRST FLOOR TRAVEL DISTANCE
OCCUPANCY = STORAGE (LOW HAZARD) S2 = 250'-0" MAX. SPRINKLED
PATH OF EGRESS A = 174.25 + 33.16 + 11.16 = 218.57' < 250.0' THEREFORE OK
PATH OF EGRESS B = 13.16 + 32.16 + 155.16 = 200.48' < 250.0' THEREFORE OK

TABLE 1006.2.1: SPACES WITH ONE EXIT ACCESS DOORWAY
MEZZANINE A & B: MEZZANINE TRAVEL DISTANCE (SPRINKLED)
PROPOSED OCCUPANCY = 38 < 75
OCCUPANCY CLASS B (ACCESSORY OFFICES) = 100'-0" MAX. SPRINKLED
PATH OF EGRESS A = 41.16' < 100.0' THEREFORE OK
PATH OF EGRESS B = 37.83' + 7.58' = 45.41' < 100.0' THEREFORE OK

2022 NYCBC - TABLE 1006.3.2: STORIES WITH ONE EXIT OR ACCESS TO EXIT.
TOTAL ALLOWABLE OCCUPANT LOAD SPACES WITH ONE DOOR
OCCUPANCY CLASS B (BUSINESS) = 38 < 49 OCC. THEREFORE OK
TRAVEL DISTANCE MEZZANINE A = 41.16' < 75.0' THEREFORE OK
TRAVEL DISTANCE MEZZANINE B = 45.41' < 75.0' THEREFORE OK

NOTE: AS PER BC 1004.1.1.2 EGRESS FROM MEZZANINE SPACE IS DIRECTLY INTO TWO (2) HR FIRE RATED EXIT PASSAGEWAY AND NO INTERVENING SPACE

EXIT CALCULATIONS

REQUIRED CAPACITY BASED ON OCCUPANT LOAD
OTHER EGRESS COMPONENTS = 0.2 IN PER OCCUPANT
TOTAL ALLOWABLE OCCUPANCY = 105 OCC. X 0.2 = 21 INCHES
PROVIDED: ALL EGRESS DOORS ARE 36" WIDE THEREFORE OK

PC 403.1 MIN. PLUMBING FIXTURES

STORAGE S-2
REQUIRED: (1) WC, (1) LAV, (1) SERVICE SINK & (1) DRINKING FOUNTAIN
PROVIDED: (2) WC, 2 (LAV), (1) SERVICE SINK, (1) WATER COOLER -
THESE FIXTURES ARE PROVIDED PER TENANT
DRINKING FOUNTAIN AS PER (PC 410) THEREFORE OK

NOTE:

AS PER BC 1011.2(1)1.1:
TOTAL MEZZANINE OCCUPANCY = 38 < 50 OCC. THEREFORE STAIR
WIDTH MAYBE LESS THAN 44". PROPOSED STAIR = 42" WIDE AND
THEREFORE OK

No.	REVISIONS	DATE:

PHILIP TOSCANO ARCHITECTS
ARCHITECTURE • PLANNING
418 GRAHAM AVENUE
BROOKLYN, N.Y. 11211
TEL (718) 349-3350 FAX (718) 349-3479

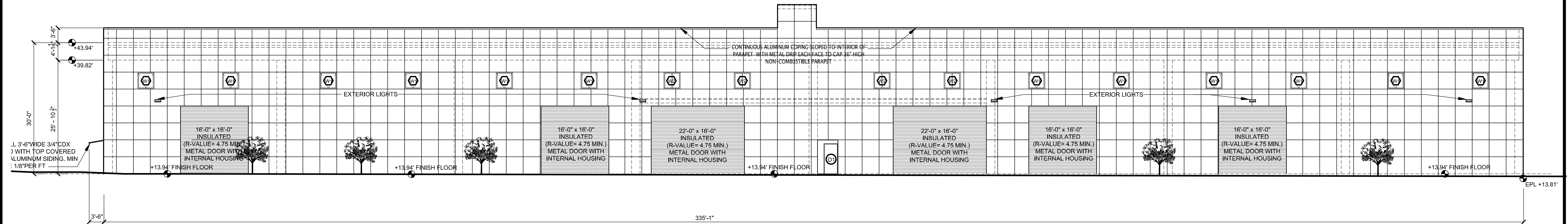
PROJECT ADDRESS: 1500 RALPH AVENUE
BROOKLYN, NY

PROJECT SCOPE: NEW BUILDING

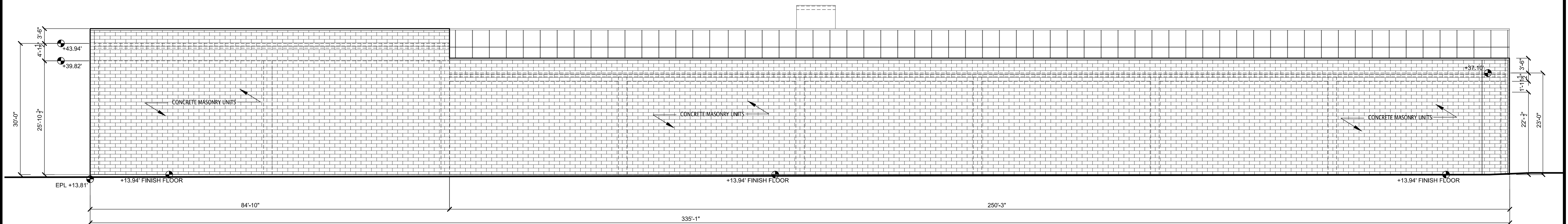
SHEET TITLE: PLANS, DOOR AND WINDOW SCHEDULES AND OCCUPANCY CALCULATIONS

CLIENT: FOSTER PROPERTY GROUP, LLC 430 MASPETH AVENUE BROOKLYN, NY	DOB NOW BUILD JOB#: B00954101-I1
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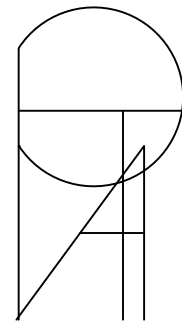

SEAL 	DATE: 05/04/2023
PROJECT NO: 00000	DRAWN BY: DT
CHECK BY: PTA	A-102.00
SHEET 5 OF 16	

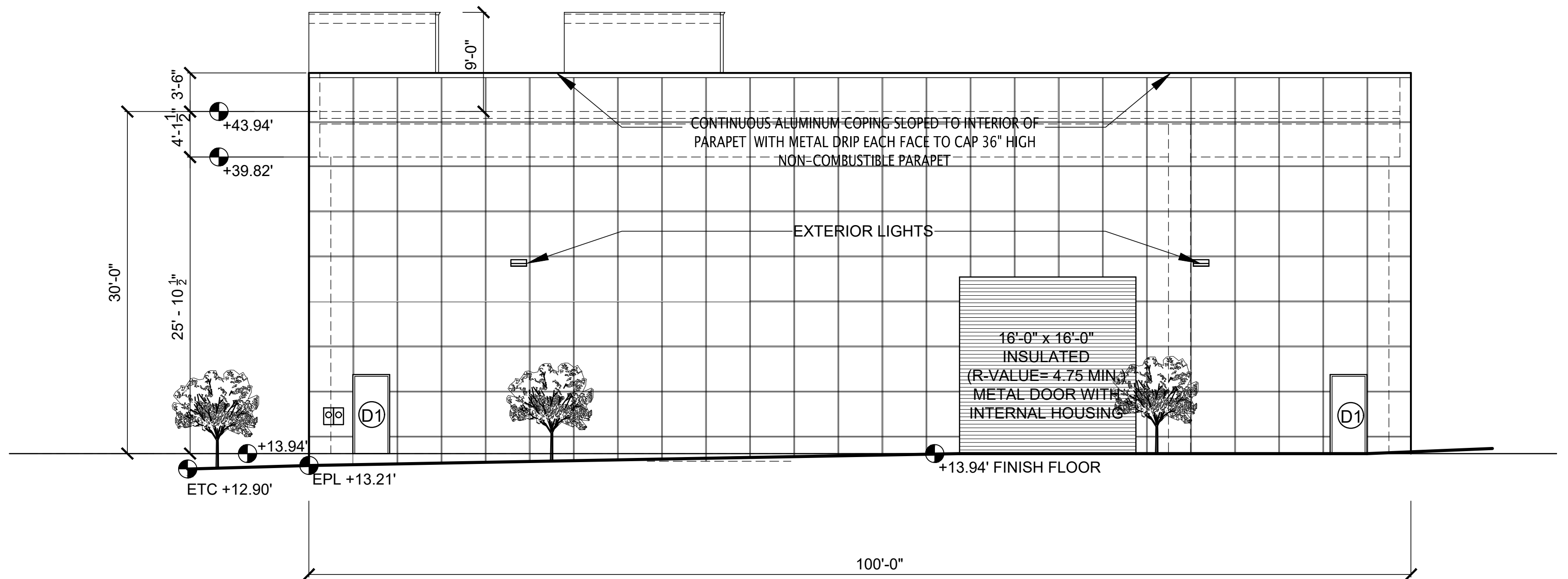


2 PROPOSED ELEVATION: FOSTER AVENUE
SCALE: 3"= 3/32"

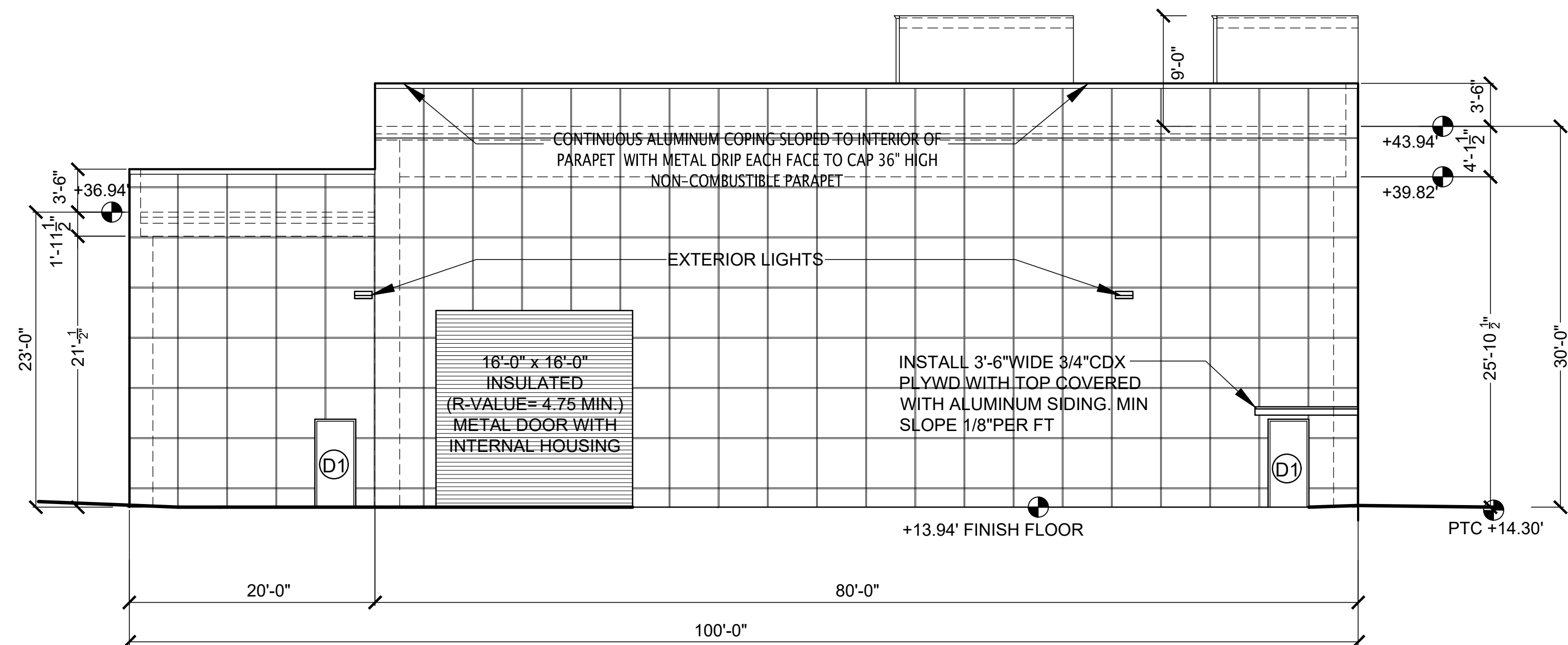


4 PROPOSED ELEVATION: NORTH
SCALE: 3"= 3/32"

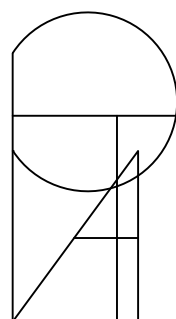

No.	REVISIONS	DATE:
<div><div></div><div><div>PHILIP TOSCANO ARCHITECTS</div><div>ARCHITECTURE • PLANNING</div><div>418 GRAHAM AVENUE</div><div>BROOKLYN, N.Y. 11211</div><div>TEL (718) 349-3350 FAX (718) 349-3479</div></div></div>		
PROJECT ADDRESS: 1500 RALPH AVENUE BROOKLYN, NY		
PROJECT SCOPE: NEW BUILDING		
SHEET TITLE: PROPOSED ELEVATIONS		
CLIENT: FOSTER PROPERTY GROUP, LLC 430 MASPETH AVENUE BROOKLYN, NY		DOB NOW BUILD JOB#: B00954101-I1
SEAL 		DATE: 05/04/2023 PROJECT NO: 00000 DRAWN BY: DT CHECK BY: PTA
A-201.00		
SHEET 10 OF 16		



1 PROPOSED ELEVATION: RALPH AVENUE
SCALE: 1"= 1/8"



3 PROPOSED ELEVATION: WEST
SCALE: 1"= 1/8"

No.	REVISIONS	DATE:
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PROJECT ADDRESS: 1500 RALPH AVENUE BROOKLYN, NY		
PROJECT SCOPE: NEW BUILDING		
SHEET TITLE: PROPOSED ELEVATIONS		
CLIENT: FOSTER PROPERTY GROUP, LLC 430 MASPETH AVENUE BROOKLYN, NY	DOB NOW BUILD JOB#: B00954101-I1	
SEAL 	DATE: 05/04/2023	
	PROJECT NO: 00000	
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	CHECK BY: PTA	
	A-202.00	
SHEET 11 OF 16		