

HydroTech Environmental

ENGINEERING AND GEOLOGY, DPC

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October 12, 2018

New York State Department of Environmental Conservation Division of Environmental Remediation, Remedial Bureau B 625 Broadway, 12<sup>th</sup> Floor Albany, NY 12233-7016 Attn.: Mr. Dan McNally, Project Manager

Re: Remedial Action Work Plan Addendum 77-57 Vleigh Place Block 6630; Lot 1 Flushing, New York NYSDEC BCP Site Number: C241168

Dear Mr. McNally:

HydroTech Environmental Engineering and Geology, DPC hereby submits an addendum to the December 2017 Remedial Action Work Plan (RAWP) for abovereferenced Brownfield Cleanup Program (BCP) Site on behalf of VP Capital Holdings LLC. This addendum documents specific deviations from the RAWP and provides additional content, requirements, and procedures that will be followed during the Site remediation. The contents of this addendum will supersede the content in the RAWP where there is a conflict in purpose or intent.

The amended requirements/procedures include the following:

#### - Proposed Redevelopment Plan:

The proposed future use of the Site will consist of residential, community and commercial use. The Site will be developed into a 4-story building with a full sub-grade basement and full sub-basement levels covering the entire property perimeter. The proposed building footprint will occupy 100% of the lot area. The sub-basement will be used for building mechanics and attended parking space. The basement will be used as an office space. The first floor will be used as a commercial space and a community facility lobby. The second floor will consist of a community assembly space. Floors 3 and 4 will consist of 18 residential units. The building will be serviced with three elevators that will stop at the basement level. The current zoning designation of the Site is R3-2 residential district with C1-2 commercial overlay. The proposed use is consistent with existing zoning for the property.

Mr. McNally NYSDEC BCP Site Number: C241168 October 12, 2018 Page 2

The new development will require a full site excavation to the depth of 25 feet below the curb elevation at the southwest intersection between Vleigh Place and 78<sup>th</sup> Avenue (bgs). The new building foundations will consist of spread footings installed within trenches excavated to the depth of 27 feet bgs. The building slab will be 6 inches thick and will be poured onto of a 6-inch layer of porous crushed stone.

The revised development plans are provided in **Appendix 1**.

- Excavation

The existing on-site building foundations will be demolished and will be taken offsite for proper disposal in order to implement the remedy.

Excavation and off-site disposal of contaminant source areas, including:

- Grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u); and
- Soils that exceed the Protection of Groundwater Soil Cleanup Objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater above standards. These source areas are defined as the soils beneath the former drycleaners establishment from 0 – 2 feet below basement slab and the soils in the southeast corner of the site within an area approximately 40 feet long and 20 feet wide.

Site remedial action will consist of the excavation and off-site disposal of all on-site soils to the depth of 25 feet across the entire Site, which exceed restricted-residential SCOs, as defined by 6 NYCRR Part 375-6.8 in order to achieve the Protection of Groundwater Soil Cleanup Objectives (PGWSCOs). It is estimated a total of 861 cubic yards of impacted soil with chlorinated solvents will be removed; of this total 711 cubic yards are estimated from the source area in the southeast corner of the site and 150 cubic yards are estimated from beneath the former drycleaners establishment. Following the completion of the excavation, post- excavation end-point soil samples and side wall samples will be collected and analyzed to ensure removal of all source areas and document site conditions.

#### - Material Removal from the Site

A total of approximately 31,667 cubic yards of soil/fill material will be excavated at the Site and disposed at permitted facilities in accordance with all Federal, State laws and regulations for handling, transport, and disposal. All excavated material

Mr. McNally NYSDEC BCP Site Number: C241168 October 12, 2018 Page 3

is expected to be classified and disposed a non-hazardous waste. Final volumes for all waste(s) or soil that is disposed will be provided in the form of waste manifests.

#### - Soil Vapor Extraction System

The Soil vapor extraction (SVE) system currently operating at the Site will be properly decommissioned prior to site excavation and reinstalled following the installation of the building slab. The SVE system will continue to consist of three soil vapor extraction (SVE) wells installed within the southeastern corner of the Site, where the source of TCE and PCE contamination was identified. The three SVE wells will be clustered in a specific configuration so that their radius of influence will intersect to cover the main area of concern. The SVE wells will be installed utilizing a track rig unit equipped with 6-inch diameter hollow-stem augers. Each well will be constructed using 4-inch diameter schedule 80 PVC pipes and will installed to a final depth of 29 feet bgs. Each SVE well will consist of a 4-foot screen with a screen slot of 0.030 inch installed beneath the building slab. The SVE wells will be connected to a regenerative blower, which will be mounted inside a sub-basement enclosure. The air containing VOCs extracted from the SVE wells will be treated by passing the air stream through two drums containing granulated activated carbon (GAC).

Eight vacuum pressure monitoring ports clustered within the area of influence of the SVE wells will be installed; four ports designated PT-3 to PT-6 will be installed sub-slab and four other ports will be installed in pairs in the vicinity of the two existing ports PT-1 and PT-2 in the sidewalk along 78<sup>th</sup> Avenue at depths of 15 feet and 25 feet. The purpose of the vacuum pressure monitoring ports is to verify the vertical and horizontal zone of influence exercised by the suction blower at the three vapor extraction wells and the vacuum communication at the pressure test ports.

The SVE system will be started up following pouring the building slab and mounting of the blower and GAC drums. The effluent from the blower will be raised progressively above each completed floor until finally terminated above building roof-top. The operation of the SVE system will be subject to a Site Management Plan that will define the protocol and duration of system parameters monitoring. The operation of the components of the remedy will continue until the remedial objectives have been achieved, or until the Department determines that continued operation is technically impracticable or not feasible.

The revised SVE system design is provided in **Appendix 2**.

Mr. McNally NYSDEC BCP Site Number: C241168 October 12, 2018 Page 4

#### - Remedial Action Construction Schedule

A revised remediation construction schedule incorporating the contents of this Addendum has been prepared for the remedial action at the Site.

Appendix 3 provides the RAWP schedule.

Please contact us if you have any questions or require further clarification.

#### Sincerely, Hydro Tech Environmental Engineering and Geology, DPC

Tarek Z. Khouri, P.E. Principal Engineer



cc: Michael Komoroske, NYSDEC (w/ Enc. by email) Dawn Hettrick, NYSDOH (w/ Enc. by email) Avi Matatov, VP Capital Holdings LLC (w/ Enc. by email) George Duke, Esq., Brown Duke & Fogel, P.C. (w/ Enc. by email) Paul Matli (HydroTech Environmental)

## **APPENDIX 1**

### **DEVELOPMENT PLANS**

# MIXED USE DEVELOPMENT 77-63 VLEIGH PLACE QUEENS, NY

# ZONING DATA:

APPLICABLE CODE BLOCK NO. LOT NUMBERS MAP ZONING DISTRICT COMMERCIAL OVERLAY LOT AREA GENERAL DESCRIPTION BUILDING USE GROUPS

CONSTRUCTION CLASSIFICATION : IB NUMBER OF STORIES

FIRE SPRINKLERS

: 2014 NEW YORK CITY BUILDING CODE

• 1 : 9B : R3-2 : C1-2 OVERLAY 150 FT OF VLEIGH PLACE : 35,310 SF : MULTI-FAMILY RESIDENTIAL : R2 (MULTIFAMILY RESIDENTIAL) B (BUSINESS) M (MERCANTILE) S-2 (ENCLOSED PARKING) : NYC BUILDING CODE, SECTION 602, TABLE 601 :4



6630





# SCOPE OF WORK: APPLICATION FILED HEREWITH FOR CONSTRUCTION OF NEW 4 STORY MIXED-USE BUILDING WITH CELLAR AND SUB-CELLAR.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620. MAP SCALE 1" = 500" 1000 FEET E H H METERS 150 0 150 300 PANEL 0227F FIRM FLOOD INSURANCE RATE MAP CITY OF NEW YORK, NEW YORK BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES PANEL 227 OF 457 (SEE MAP INDEX FOR FIRM PANEL LAYOUT) CONTAINS: COMMUNITY NUMBER PANEL SUFFIX NEW YORK, CITY OF 360497 0227 F Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community. MAP NUMBER 3604970227F MAP REVISED SEPTEMBER 5, 2007 Federal Emergency Management Agency

- PROJECT LOCATION

ENERGY CODE PROGRESS INSPECTIONS



RELATED APPLICATIONS (FILED SEPARATELY)





78 m 4 R2 UNION UNION - TPKE -2-

3 ZONING MAP N.T.S.

### SPECIAL INSPECTION ITEMS: STRUCTURAL COLD-FORMED STEEL CONCRETE – CAST-IN-PLACE MASONRY SUBGRADE INSPECTION SUBSURFACE CONDITIONS – FILL PLACEMENT & IN-PLACE DENSITY SUBSURFACE INVESTIGATIONS (BORINGS/TEST PITS) TR4 WALL PANELS, CURTAIN WALLS, AND VENEERS SPRAYED FIRE-RESISTANT MATERIALS MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS

EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)

BC 1704.3.4

BC 1704.4

BC 1704.5

BC 1704.7.1

BC 1704.7.2,

BC 1704.7.3

BC 1704.7.4 BC 1704.10

BC 1704.11

BC 1704.12

BC 1704.13

BC 1704.15 BC 1704.16

BC 1704.20.2

BC 1704.20.3

BC 1704.21.2

BC 1704.25

BC 1704.26

BC 1704.27

BC 1704.30

BC 1024.8 BC 1704.31

BC 1704.32

BC 1905.3,

BC 1913.5

BC 1905.6,

BC 1913.10

BC 1814

SMOKE CONTROL SYSTEMS MECHANICAL SYSTEMS EXCAVATIONS—SHEETING, SHORING, AND BRACING UNDERPINNING PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS, AND DETENTION FACILITIES INSTALLATION HEATING SYSTEMS CHIMNEYS FIRE-RESISTANT PENETRATIONS AND JOINTS LUMINOUS EGRESS PATH MARKINGS TR7 EMERGENCY AND STANDBY POWER SYSTEM (GENERATORS) POST-INSTALLED ANCHORS (BB# 2014-018, 2014-019) CONCRETE DESIGN MIX TR3

## CONCRETE SAMPLING AND TESTING TR2

PROGRESS INSPECTION ITEMS: PRELIMINARY

PRELIMINARY	28-116.2.1, BC 110.2
FOOTING AND FOUNDATION BC 110.3.1 ENERGY CODE COMPLIANCE INSPECTIONS TR8 FIRE-RESISTANCE RATED CONSTRUCTION	BC 110.3.5 BC 110.3.4



## DRAWING SCHEDULE

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		09/25/2	
DRAWING	DESCRIPTION	IG SET-(	
"		FILIN	
GENE	RAL		
A-001.00		0	
A-003.00 A-004.00	ZONING ANALYSIS AND CALCULATIONS	0	
A-005.00	COMPLIANCE DATA	0	
A-006.00	BUILDING DEPARTMENT NOTES & CODE COMPLIANCE DATA	0	
A-007.00 A-008.00	ABBREVIATIONS AND SYMBOLS PARTITION TYPES AND FIRE RATED	0 0	
A-009.00	PENETRATION DETAILS ADAPTABILITY (BARRIER FREE) DETAILS	0	
A-010.00	LIFE SAFETY AND EGRESS PLANS 1	0	
EN-100.00	ENVELOPE CODE COMPLIANCE	0	
EN-102.00 EN-103.00	ENVELOPE CODE COMPLIANCE 3 ENVELOPE CODE COMPLIANCE 4	0	
EN-104.00 EN-105.00	LIGHTING CODE COMPLIANCE 1 MECHANICAL CODE COMPLIANCE 1	0 0	
EN-106.00 EN-107.00	MECHANICAL CODE COMPLIANCE 2 MECHANICAL CODE COMPLIANCE 3	0 0	
EN-108.00	TR-8	0	
STRUC	TURAL		
FO-100.00	FOUNDATION PLAN	0	
S-100.00	GENERAL NOTES	0	
S-101.00 S-102.00	FIRST FLOOR FRAMING PLAN	0 0	
S-103.00 S-104.00	SECOND FLOOR FRAMING PLAN THIRD FLOOR FRAMING PLAN	0 0	
S-105.00 S-106.00	FOURTH FLOOR FRAMING PLAN ROOF FRAMING PLAN	0 0	
SI-100.00	SPECIAL INSPECTIONS	0	
ARCH	ITECTURAL		
A-100.00	SUB-CELLAR FLOOR PLAN	0	
A-102.00	1ST FLOOR PLAN AND FINISH PLAN	0	
A-103.00 A-104.00	2ND FLOOR PLAN AND FINISH PLAN         3RD FLOOR PLAN AND FINISH PLAN	0 0	
A-105.00 A-106.00	4TH FLOOR PLAN AND FINISH PLAN ROOF PLAN	0 0	
A-110.00 A-111.00	SUB-CELLAR REFLECTED CEILING PLAN	0 0	
A-112.00	1ST FLOOR REFLECTED CEILING PLAN	0	
A-114.00	3RD FLOOR REFLECTED CEILING PLAN	0	
A-115.00 A-200.00	4TH FLOOR REFLECTED CEILING PLAN EXTERIOR ELEVATIONS 1 OF 3	0 0	
A-201.00 A-202.00	EXTERIOR ELEVATIONS 2 OF 3 EXTERIOR ELEVATIONS 3 OF 3	0 0	
A-300.00 A-301.00	BUILDING SECTIONS 1 OF 2 BUILDING SECTIONS 2 OF 2	0 0	
A-400.00 A-401.00	WALL SECTIONS 1 WALL SECTIONS 2	0 0	
A-410.00 A-411.00	ELEVATOR PLANS SECTIONS ELEVATOR DETAILS	0	
A-420.00	EGRESS STAIR A AND B PLANS AND SECTION	0	
A-421.00 A-520.00	BULKHEAD AND ROOF DETAILS	0	
A-600.00 A-601.00	APPENDIX "P" NYC B+ BATHROOM PLANS	0	
A-700.00 A-701.00	DOOR & HARDWARE SCHEDULE, ELEVATIONS & DETAILS HARDWARE SETS	0 0	
A-702.00 A-703.00	WINDOW SCHEDULE, ELEVATIONS AND DETAILS PLUMBING, ACCESSORIES, APPLIANCE SCHEDULES	0 0	
MECH	ANICAL		 
M-100.00	HVAC NOTES AND SYMBOL LIST	0	
M-200.00 M-210.00	HVAC SUBCELLAR PLAN HVAC CELLAR PLAN	0 0	
M-220.00	HVAC FIRST FLOOR PLAN	0	
M-240.00	HVAC SECOND FLOOR FLAN	0	
M-250.00 M-300.00	HVAC FOURTH FLOOR PLAN HVAC ROOF PLAN	0 0	
M-400.00 M-410.00	HVAC SCHEDULES PART 1 HVAC SCHEDULES PART 2	0 0	
M-420.00 M-500.00	HVAC SCHEDULES PART 3 HVAC DETAILS	0 0	
M-600.00	VRF SYSTEMS DIAGRAM	0	
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E-001.00	ELECTRICAL NOTES, SYMBOLS AND LEGEND	0	
E-100.00	ELECTRICAL PANEL SCHEDULES SHEET I	0 0	
E-120.00	ELECTRICAL PANEL SCHEDULES SHEET III	0	
E-200.00 E-210.00	ELECTRICAL SUB-GELLAR POWER PLAN ELECTRICAL CELLAR POWER PLAN	0	
E-220.00 E-230.00	ELECTRICAL FIRST FLOOR POWER PLAN	0 0	
E-240.00 E-250.00	ELECTRICAL THIRD FLOOR POWER PLAN ELECTRICAL FOURTH FLOOR POWER PLAN	0 0	
E-300.00 E-310.00	ELECTRICAL SUB-CELLAR LIGHTING PLAN ELECTRICAL CELLAR LIGHTING PLAN	0 0	
E-320.00	ELECTRICAL FIRST FLOOR LIGHTING PLAN	0 0	
E-340.00		0	
E-350.00 E-400.00	ELECTRICAL RISER DIAGRAM	0	

USING STON, NEW JERSEY OF RACHITECTS AND ENGINEERS 42 OKNER PARKWAY IVINGSTON, NEW JERSEY OF TEL: 973-994-9669 FAX:973-994-4069 Www.jarmelkizel.com Architecture Engineering Interior Design Implementation Service	<b>e</b> INC. 7039			
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AREA INDICATED IS SHOWN ON FINAL SECTION MAP # 80, CITY OF NEW YORK, BOROUGH OF PLEASE CONTACT APPROPRIATE UTILITY FOR GAS NOTES & DISCLAIMERS:

1. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD

88) 2. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS OR ROADWAYS IN THE STREETS SHOWN

HEREON. 3. THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY ARE EORES SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

4. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR COMPLETENESS OF THIS DATA AND ALL USERS OF THIS SURVEY AGREE TO HOLD THE SURVEYOR HARMLESS FOR THE LOCATION OF SAID UTILITIES. ALL UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND MUST BE CONFIRMED BY THE USER OF THIS SURVEY PRIOR TO CONSTRUCTION AND/OR THE PURCHASE OF

PROPERTY. 5. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL COURSES IN THE PROPERTY AS SHOWN ON THE

SURVEY.6. NO SUBSURFACE UTILITY INFORMATION WITHIN THE PROPERTY IS SHOWN. CONTACT ONE CALL TO HAVE ALL SUBSURFACE UTILITY INFORMATION WITHIN THE PROPERTY MARKED OUT PRIOR TO CONSTRUCTION. THE SURVEYOR WILL NOT BE LIABLE OR HELD RESPONSIBLE FOR DAMAGES TO SUBSURFACE UTILITIES EITHER WITHIN OR OUTSIDE THE SURVEYED PROPERTY DUE TO CONSTRUCTION.

7. THE USER OF THE SURVEY EXPRESSLY UNDERSTANDS AND AGREES THAT THE SURVEYOR MAKES NO CLAIM AND DOES NOT GUARANTEE THAT THE SEWERS SHOWN HEREON ARE PUBLIC OR THAT ANY PROPERTIES SHOWN ON THIS SURVEY WILL BE ABLE TO CONNECT TO SAME.

8. THE USER OF THIS SURVEY EXPRESSLY AGREES AND UNDERSTANDS THAT SHOULD CHRISTOPHER BUCKLEY, CHRISTOPHER BUCKLEY L.S.P.C., PRECISION SURVEYS, EMPLOYEES THEREOF, BE FOUND LIABLE IN A COURT OF LAW FOR ERRORS OR OMISSIONS ARISING FROM THIS SURVEY THAT THE LIMIT OF LIABILITY IS THE PRICE PAID FOR THIS

SURVEY. 9. DO NOT USE THIS SURVEY UNLESS YOU AGREE AND CONSENT TO ALL OF THE ABOVE.

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TRAFFIC SIGN — T.S., BIKE RACK — B.R., FIR	E ESCAPE — F.E.,
CHAIN LINK FENCE — C.L.F., POST BOX — P.B.	,
TEMPORARY WOOD FENCE —— T.W.F.	
EXISTING ELEVATION EL 43.54 TO	DP OF CURB TC 43.54
BOTTOM OF CURB BC 43.53 DI	ROP CURB DC 43.54
CENTER LINE OF STREET —— CL 43.54 LE	EGAL GRADES. —— L.G.43.60

<u>NOTE:</u> UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS BLACK INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON AND/OR PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ONLY ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TOTAL LOT AREA IS 29147.6 \$⊕Ŕ<sup>t</sup>∙building department use ONLY

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AL	
77-39 Vleigh Place, Kew Gard	dens
Borough and County of Que	ens
City and State of New York	
ТАХ	
DESIG: Block 6630, Lot 1	
Precision Survey	/S
/ TITLE «ARCHITECTURAL ROUNDARY GONS	
40 FRANKLIN AVE. FRANKLIN SQUARE, ↑ Phone (718)472-1571 ∘ (516)488-1608 ∘ Fax (7	N.Y. 11010 18)609-0026
CHRISTOPHER M. BUC	KLEY
PROFESSIONAL LAND SUR	VEYOR
TO:	
Queens Blvd Holdings	
DATE <sup>·</sup> October 19, 2017	
SCALE: $1'' = 20'$	Job No.41786 Drawn by MK

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ZONING ANA							
BIN NUMBER: SITE DATA: BLOCK/LOT ZONING DISTRICT COMMERCIAL OVERLAY COMMUNITY BOARD ZONING MAP NUMBER	6630 / 1 R3-2 / C1-2 OVERLAY 150 FT OF VLEIG 9B	H PLACE					
LOT DIMENSION	LOT FRONTAGE: 206.75' X 190.22' X 100.46' (DEED) LOT DEPTH: 230.00' (DEED)						
	35,309 SF				тоти		
22-00, 32-00	USES	RESIDENTIAL - 1-2, COMMUNITY FACILITIES - 3-4, RETAIL AND COMMERCIAL 5-6, 8-10,12		2- RESIDENTIAL 6-COMMERCIAL / MERCANTILE 4-COMMUNITY FACILITY			
23-142	RESIDENTIAL MAX. LOT COVERAGE REQUIRED OPEN SPACE	80% (CORNER LOT) 20% (CORNER LOT)	28,248 7,061.8	8,825.0 26,485.0	COMPLY		
23-22	MAX NUMBER OF DWELLING UNITS	FACTOR FOR DWELLING UNITS: 870	17,655 SQ FT /870 = 20 DU ALLOWED	18 DWELLING UNITS	COMPLY		
23-23	MIN. SIZE OF DWELLING UNIT	300 SQ. FT,		554 SQ FT	COMPLY		
23-462	SIDE YARD REQUIREMENTS	CORNER LOT: ONE SIDE YARD 20 FEET IN WIDTH					
23-711	STANDARD MINIMUM DISTANCE BETWEEN BUILDINGS	40 FEET ABOVE BASE PLANE = 50 WINDOW TO WINDOW DISTANCE SEPARATION REQUIRED		62 FEET SEPARATION DISTANCE PROVIDED	COMPLY		
33-121 23-142	MAXIMUM FLOOR AREA RATIO	FOR #ZONING LOTS# CONTAINING BOTH #COMMERCIAL# AND #COMMUNITY FACILITY USES# = 1.60	1.6 X 35,309 SQ FT = 56,494	19,173 SF	COMPLY		
		(a) COMMERCIAL USE PORTION OF THE BUILDING CAN NOT EXCEED 1.00	1.0 X 35,309 SQ FT = 35,309	19,853 SF			
HEIGHT AND SETBACK BEGULAT	IONS	RESIDENTIAL = .5	.5 X 35,309 SQ FT = 17, 655	17,459 SF			
33-431	MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS	INITIAL SETBACK DISTANCE ON #NARROW STREET# 20 FEET ON #WIDE STREET# 15 FEET		ON #NARROW STREET# 20 FEET ON #WIDE STREET# 15 FEET	COMPLY		
		MAXIMUM HEIGHT OF A FRONT WALL OR OTHER PORTION OF A #BUILDING OR OTHER STRUCTURE# WITHIN THE #INITIAL SETBACK DISTANCE# 30 FEET OR TWO #STORIES#, WHICHEVER IS LESS		30 FEET	COMPLY		
		#SKY EXPOSURE PLANE# HEIGHT ABOVE THE #STREET LINE# = 30 FEET		30 FEET	COMPLY		
		#SKY EXPOSURE PLANE# SLOPE OVER #ZONING LOT# ON #NARROW STREET# SLOPE 1 TO 1 ON #WIDE STREET# SLOPE 1 TO 1		1:1	COMPLY		
34-233 REAR YARD REQUIREMENTS		SPECIAL PROVISIONS APPLYING LON DISTRICT BOUNDARIES, (b) IN THE DISTRICTS INDICATED, ALONG SUCH PORTION OF THE BOUNDARY OF A #COMMERCIAL DISTRICT# THAT COINCIDES WITH A #SIDE LOT LINE# OF A #ZONING LOT# IN AN R1, R2, R3, R4 OR R5 DISTRICT, AN OPEN AREA NOT HIGHER THAT #CURB LEVEL# WITH A WIDTH OF AT LEAST EIGHT FEET IS REQUIRED FOR A #RESIDENTIAL BUILDING# ON A #ZONING LOT# WITHIN THE #COMMERCIAL DISTRICT#		8 FEET WIDE REAR YARD ALONG BOUNDARY OF #COMMERCIAL DISTRICT#	COMPLY		
34-51 23-45	FRONT YARD REQUIREMENTS	NO YARD REQUIRED RESIDENTIAL 15'-0"		15' FRONT YARD PROVIDED AT LOWEST RESIDENTIAL LEVEL	COMPLY		
ACCESSORY OFF-STREET PARKI	NG SPACES						
36-521	SIZE OF SPACES	[200 SQUARE FEET]		ATTENDED PARKING PROPOSED WITH COMMISSIONERS APPROVAL			
25-211	RESIDENTIAL PARKING	(a)1 PARKING SPACE PER DWELLING UNITS	18 DWELLING UNITS = 18	PROPOSED PARKING SPACES: 87	COMPLY		
36-21	COMMERCIAL PARKING	GENERAL RETAIL: 1 PER 300 SQ. FT. OF #FLOOR AREA#	20,658 SQ FT/ 300 = 69				
36-21	COMMUNITY PARKING	CHILDCARE / SCHOOL - NONE REQ.	-	-			
25-621	LOCATION OF PARKING SPACES	(b)#ACCESSORY# OFF-STREET PARKING SPACES SHALL BE LOCATED WITHIN OR TO THE SIDE OR REAR OF #BUILDINGS@ CONTAINING #RESIDENCES#.		PARKING LOCATED IN THE SUB-CELLAR	COMPLY		
LOADING BETHS							
36-60	NUMBER OF LOADING BERTHS	#COMMERCIAL USES# IN #LARGE-SCALE RESIDENTIAL DEVELOPMENTS# 19,621 SQ FT = 1, FIRST 8,000 SF: NONE, NEXT 17,000: 1.		1 PROVIDED	COMPLY		
36-681	SIZE OF LOADING BERTHS	#COMMERCIAL USES# IN #LARGE-SCALE RESIDENTIAL DEVELOPMENTS# 33'0" L X 12'0" W X 14'0" HIGH			COMPLY		
36-682	LOCATION OF LOADING BERTHS	NO OFF-STREET LOADING BERTH AND NO ENTRANCE OR EXIT THERETO SHALL BE LOCATED LESS THAN 50 FEET FROM THE INTERSECTION OF ANY TWO #STREET LINES#		162-0"	COMPLY		
BICYCLE PARKING			·				
25-811 36-70	ENCLOSED BICYCLE PARKING SPACES	RESIDENTIAL GROUP 2: 50% DWELLING UNITS COMMERCIAL USE GROUP 6: 1 PER 10,000 COMMUNITY USE GROUP 4: 1 PER 10,000	18 DU = 9 19,621 SQ FT = 2 17,026 SQ FT = 2	9 ADJACENT TO THE RESIDENTIAL LOBBY 2 COMMERCIAL AND 2 COMMUNITY FACILITY WAIVED PER 36-711(d) - 3 OF FEWER SPACES	COMPLY		

AREA S	AREA SCHEDULE								
			FLC	FLOOR AREA					
FLOOR	TOTAL GROSS AREA	TOTAL USE GROSS AREA GROUP	PARKING & LOADING	UTILITY	BUSINESS OFFICE SPACE	COMMERCIAL RETAIL	RESIDENTIAL	COMMUNITY FACILITY	FAR
SUB-CELLAR	05 550 05		23,525 SF						
	25,558 SF			2,033 SF					
CELLAR					18,792 SF				
	25,558 SF		6,766 SF						
FIRST						19,853 SF			
							1,011 SF		
	25,140 SF							971 SF	.62
			3,305 SF						
SECOND	18,202 SF							18,202 SF	.52
THIRD	8,224 SF						8,224 SF		.23
FOURTH	8,224 SF						8,224 SF		.23
TOTAL	110,906 SF		33,596 SF	2,033 SF	18,792 SF	19,853 SF	17,459 SF	19,173 SF	1.6

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MD LIC 12662       VA LIC 0401 014089         MI LIC 1301052189       VT LIC 2453         IRWIN H. KIZEL, AIA, PP       NJ LIC 21A100794700         CT LIC 08522       NJ PP LIC 33100243100         RICHARD A. JARMEL, PE       NJ LIC 37491         CT LIC 08523       NY LIC 073898-1         MI LIC 6201052339       PA LIC PE000600         DE LIC 18754       MA LIC 50445         VT LIC 88498       TX LIC 123822         ASSOCIATES       NJ LIC 6E45511         PAUD L. LESESNE, RA       NJ LIC 6E45511         CT LIC ARI-0011748       NJ LIC 024719         MALIC 31425       PA LIC PE036933         GERARD P. GESARIO, PE       NJ LIC 6133255         FREDERICK KINCAID, RA       NY LIC 036993         JEROME LESLIE EBEN, FAIA, PP       NJ LIC 21A1018294         JEROME LESLIE EBEN, FAIA, PP       NJ LIC C148883         PA LIC 016502-B       NJ LIC 21A102069000         PA LIC 04						
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# **GENERAL NOTES:**

- ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
   CONSTRUCTION MANAGER (CM) SHALL VERIEV AND RE RESPONSIBLE FOR ALL
- 3. CONSTRUCTION MANAGER (CM) SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND ARCHITECTS OFFICE MUST BE NOTIFIED IN WRITTING OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
- 4. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE A.S.T.M. SPECIFICATIONS APPLICABLE, AND TO CONFORM WITH THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTE ( A.C.I., A.I.S.C., ETC. ) WHERE APPLICABLE. ALL MATERIAL INCORPORATED INTO THE WORK SHALL BE NEW.
- 5. CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGES, BREAKAGE, COLLAPSE, DISTORTIONS AND OFFALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
- 6. CONSTRUCTION MANAGER SHALL BE HELD STRICTLY RESPONSIBLE FOR THEIR WORK. ANY QUESTIONS ON THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
- 7. CM SHALL COORDINATE ALL TRADES, REVIEW AND SUBMIT SHOP DRAWINGS, CUTS OF PRODUCTS AND MATERIALS FOR APPROVALBY THE ARCHITECT ALLOWING 10 DAYS FOR TURNAROUND.
- 8. BEFORE COMMENCING WORK, THE CM SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AND NEW YORK STATE AGENCIES.
- 9. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, AND IN ACCORDANCE WITH THE NYC BC.
- 10. SUBCONTRACTORS FOR EACH TRADE ARE ADVISED THAT INFORMATION PERTINENT TO THEIR WORK MAY OCCUR IN OTHER PORTIONS OF THE CONTRACT DOCUMENTS. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS, ETC. ALL NOTES ARE TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED ON RELATED DRAWINGS AND DETAILS.
- 11. THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION DRAWINGS ARE OF EQUAL IMPORTANCE WITH THE ARCHITECTURAL DRAWINGS IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CM TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL WORK. SHOULD THERE BE A QUESTIONS BETWEEN THE ARCHITECTURAL DRAWINGS AND THE ENGINEERING DRAWINGS THAT WOULD CAUSE AN AWKWARD OR IMPROPER INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION IN WRITING PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
- THE PM SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF BUILDINGS ON THE SITE.
   DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE
- DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.
   THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS
- 14. THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. HE SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE OWNER OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
- 15. ANY DETAILS, SYSTEMS, MATERIALS, (I.E. ARCHITECTURAL, STRUCTURAL, MECHANICAL, ETC.) WHICH ARE PROPOSED TO BE CHANGED MUST FIRST BE REVIEWED BY THE OWNER, ARCHITECT AND GENERAL CONTRACTOR PRIOR TO THE PREPARATION OF SHOP DRAWINGS.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER.
   ALL ELEVATOR OPENINGS SHALL BE CERTIFIED BY THE ELEVATOR SUBCONTRACTOR PRIOR TO FORMING. REQUIRED MODIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR APPROVAL PRIOR TO FORMING.
- 18. PROVIDE ACCESS PANELS PER APPLICABLE CODES FOR MECHANICAL EQUIPMENT. ALL ACCESS PANELS SHALL BE CONCEALED AND LOCATIONS SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING.
- 19. COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH MECHANICAL, ELECTRICAL AND INSTALLER. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND INSTALLATION, REVIEW WITH ARCHITECT PRIOR TO PROCEEDING.
- 20. THE CM SHALL FURNISH AND INSTALL ALL STIFFENERS, BRACINGS, STACKING PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE PROPER INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES AND TOILET PARTITIONS, AS WELL AS ALL WALL-MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND/OR MISCELLANEOUS EQUIPMENT.
- 21. WHETHER OR NOT EXPLICITLY INDICATED, ALL GLAZING SHALL BE SAFETY GLAZED WHEN WITHIN 18" OF THE FLOOR OR WITHIN 3'-0" HORIZONTAL DISTANCE FROM ANY DOOR. A CERTIFICATE MUST ACCOMPANY ALL GLAZING PRODUCTS STATING THAT THE PRODUCTS CONFORM WITH APPLICABLE CONSUMER PRODUCT SAFETY STANDARDS.
- 22. ALL EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATION OF IJTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED, CAULKED OR WEATHER-STRIPPED TO PREVENT AIR LEAKAGE/INFILTRATION.
- 23. ALL MECHANICAL AND ELECTRICAL EQUIPMENT, LOUVERS, EXPOSED PIPING, CONDUITS, ETC. SHALL BE FINISHED WITH INDUSTRIAL ENAMEL PAINT AND COLOR CODED AS DIRECTED.
- 24. ALL RECESSED CABINETS, PANELS, BOXES LOCATED IN FIRE- RATED WALLS SHALL BE INSTALLED TO MAINTAIN THE FIRE-RATED CONSTRUCTION. FLOOR LEVEL IN ALL EXIT CORRIDORS AND STAIR SHAFTS.
- 5. EMERGENCY LIGHTING SHALL BE PROVIDED IN ALL EXIT ACCESS, ACCESS, EXIT AND EXIT DISCHARGE AREAS SO AS TO GIVE A VALUE OF ONE FOOT CANDLE, MINIMUM, AT FLOOR LEVEL IN ALL EXIT CORRIDORS AND EGRESS STAIR SHAFTS.
- 26. THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT IS TO BE ABSUMED AND THE ARCHITECT IS TO BE CONSULTED BEFORE PROCEEDING WITH THE WORK.

# **MULTIPLE DWELLING NOTES:**

- GENERAL: CLASS A MULTIPLE DWELLINGS WILL BE MADE TO CONFORM TO THE APPLICABLE PROVISIONS OF THE NEW YORK STATE MULTIPLE DWELLING LAW, "MDL', NYC HOUSING MAINTENANCE CODE, "HMC" AND NYC BC.
   ENTIRE BUILDING WILL BE SPRINKLERED [BC 903.2.7].
- THE PROEJCT WILL BE PROVIDED WITH A FIRE ALARM SYSTEM, INSTALLED, MAINTAINED, AND ARRANGED IN A MANNER SATISFACTORY TO THE NYC FIRE DEPARTMENT. PROOF WILL BE SUBMITTED INDICATING THAT THE SYSTEM IS SATISFACTORY TO THE FIRE DEPARTMENT [BC 907.2.9].
- THERE SHALL BE A MINIMUM OF TWO INDEPENDENT MEANS OF EGRESS FROM EACH FLOOR WHERE THE TERMINATION OF SUCH MEANS OF EGRESS WILL BE PROVIDED WITH DIRECT UNOBSTRUCTED AND SAFE MEANS OF EGRESS TOA STREET AS INDICATED ON THE PLANS [MDL 67.6; BC 1018].
   A SAFE TERMINATION WILL BE PROVIDED FOR ALL SUPPLEMENTARY MEANS OF EGRESS (STAIRS, FIRE STAIRS, ETC) AS INDICATED ON THE PLANS [BC 1023].
- ALL DOORS OPENING FROM SHAFTS, STAIR HALLS OR STAIRS AND THE DOOR ASSEMBLIES SHALL BE FIRE-RESISTIVE WITH THE DOORS SELF-CLOSING AND WITHOUT TRANSOMS OR ANY OTHER OPENING [MDL 67.7; BC 715.3].
- 7. ENCLOSED STAIRS, FIRE STAIRS, ELEVATORS, OR SIMILAR SHAFTS WILL BE PROVIDED WITH VENTILATION OPENINGS. APPROVED SHAFTS WILL NOT BE USED FOR THE DISCHARGE OF ANY VOLATILE OR DANGEROUS MATTER [MDL67.10; BC 1019.1.3; BC3004).
- REFUSE-COLLECTION ROOMS SHALL BE SEPARATED FROM ALL OTHER OCCUPANCIES BY NON-COMBUSTIBLE CONSTRUCTION HAVING A FIRE RESISTANCE RATING OF TWO HOURS WITH SELF-CLOSING OPENING PROTECTORS [BC 1213.1).
   IN EVERY KITCHEN AND KITCHENETTE, ALL COMBUSTIBLE MATERIAL IMMEDIATELY
- UNDERNEATH OR WITHIN ONE FOOT OF ANY APPARATUS USED FOR COOKJNG OR WARMING OF FOOD SHALL BE FIRE-RETARDED. THERE SHALL ALWAYS BE AT LEAST TWO FEET OF CLEAR SPACE ABOVE ANY EXPOSED COOKING SURFACE OF SUCH APPARATUS [MDL 33.3; HML D26-32.05 ).
- THE PROJECT SHALL COMPLY WITH SECTION 37 IN REGARD TO ARTIFICIAL HALL LIGHTING [MDL 37; HML D26-1].
   ELECTRIC LIGHTING FIXTURES FOR EVERY PUBLIC HALL, STAIR, FIRE STAIR AND FIRE TOWER ON EVERY FLOOR TO BE PROVIDED [MDL 64.1; HML D26-19.03; BC 100].
   ELECTRIC LIGHTING FIXTURES AT OR NEAR THE FRONT ENTRANCE AND YARDS OR COURTS TO
- BE PROVIDED [MDL 35;HML D26-19.07; BC 1206.4; BC 1205.3.1].
  ALL WALLS ENCLOSING COURTS OF MULTIPLE DWELLINGS SHALL BE OF LIGHT COLORED
- MATERIALS OR SHALL BE PAINTED A LIGHT COLOR [MDL 29; HML D26-12.05; BC 1206.3.4].
  WALLS, PARTITIONS, AND FLOOR-CEILING CONSTRUCTION SEPARATING DWELLING UNITS FROM EACH OTHER, OR FROM PUBLIC CORRIDORS OR STAIRS SHALL HAVE SOUND TRANSMISSION CLASS (S.T.C.) RATING OF 50 FOR AIRBORNE NOISE. DWELLING UNIT ENTRANCE DOORS SHALL HAVE A MINIMUM STC RATING OF 35 [BC 1207.2].
- FLOOR AND CEILING CONSTRUCTION SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC HALLS OR CORRIDORS SHALL HAVE A MINIMUM IMPACT INSULATION CLASS (1.1.C.) RATING OF 50 [BC 1207.3].
   MECHANICAL ROOMS CONTAINING EQUIPMENT CAN BE ADJACENT TO A DWELLING SPACE EITHER VERTICALLY OR HORIZONTALLY AS LONG AS EQUIPMENT IS CERTIFIED NOT TO EXCEED SOUND POWER LEVEL OUTPUTS NOTED IN TABLE 1207.2.1.[BC 1207.2.1]
- KEY LOCK IN THE ENTRANCE DOOR TO EACH DWELLING UNIT WITH AT LEAST ONE KEY TO BE PROVIDED BY OWNER [HML D26-20.05; BC 1008.4.2].
   PEEPHOLES SHALL BE PROVIDED IN THE ENTRANCE DOOR OF EACH APARTMENT. THEY MUST
- BE SO LOCATED AS TO ENABLE A PERSON IN SUCH HOUSING UNIT TO VIEW FROM THE INSIDE OF THE ENTRANCE DOOR AND PERSON IMMEDLATELY OUTSIDE. THE CUTOUT SHALL NOT AFFECT THE ADEQUACY OF ANY STIFFENING MEMBER OF THE DOOR NOR THE FIRE RATING [MDL 51a; HML D28-20.01; BC 1008.4.2).
  19. APPROVED TYPE MAIL RECEPTACLES AND DIRECTORY OF PERSONS LIVING IN DWELLING TO BE
- PROVIDED [MDL 57.2; HML D26-20.01).
  VIEWING MIRRORS IN ELEVATORS THAT ENABLES PERSONS TO VIEW ITS INTERIOR BEFORE
- ENTERING TO BE PROVIDED [MDL 51-b; HML D26-20.03; BC 3001.] 21. PROPER FLOOR SIGNS TO BE PROVIDED IN PUBLIC HALL NEAR STAIRS AND ELEVATOR AND
- WITHIN STAIR ENCLOSURES [HML D26-21.03; BC 1019.1.7; BC 1026; BC 3002.3).
  THE PROJECT OWNER SHALL POST AND MAINTAIN STREET NUMBERS ON THE BUILDING, WHICH ARE PLAINLY VISIBLE FROM THE SIDEWALK IN FRONT OF THE BUILDING [HML D26-21.07; BC 501.2).
- 23. RECEPTACLES FOR COLLECTION OF WASTE MATTER TO BE PROVIDED [MDL 81; HML D26-14.03; BC 1213.1].

22.

- PREMISES TO BE MAINTAINED AND KEPT FREE OF RODENT AND INSECT INFESTATION [HML D26-13; BC 1212; BC F101].
   DRAINAGE OF ROOFS AND COURTYARDS TO BE PROVIDED [MDL 77.3; HML D26-16.03; BC 1206.3.3; BC 1503.4].
- 26. BULKHEADS WILL BE INSTALLED, MAINTAINED, AND ARRANGED IN CONFORMITY WITH THE REQUIREMENTS OF MDL SECTION 67, SUBDIVISION 11 AND ALSO WILL CONFORM TO THE APPROVED DEPARTMENT OF BUILDINGS PLAN [MDL 67.11; BC 1009.12].

# MULTIPLE DWELLING LAW

MDL HMC Section 25 – Application of Article Three • Title 1 – Light and Air

- §26. Height, bulk open spaces (except 7);
- §28. Two or more buildings on same lot (except 3); §29. Painting of courts and shafts;
- §29. Fainting of courts and sharts, §30. Lighting and ventilation of rooms;
- §31 Size of rooms;
- §32. Alcoves;§33. Cooking spaces;
- §33. Cooking spaces; §34. Rooms in basements and cellars;
- §35. Entrance doors and lightsTitle 2 Fire Protection and Safety
- §50. Entrance Halls
- §50a. Entrance doors, locks and intercommunication systems; §50-c. Rights of tenants to operate and maintain a lobby
- §50-c. Rights of tena attendant service;
- §51-a. Peepholes; §51-b. Mirrors in co
- §51-b. Mirrors in connection with self-service elevators; §51-c. Rights of tenants to install and maintain locks in certain
- entrance doors;
- §54. Cellar entrance;
  §56. Frame buildings and extension
- §56. Frame buildings and extensions; §57 Bells; mail receptacles;
- §57 Bells; mail receptacies;§58. Incombustible materials;
- §59. Bakeries and fat boiling;
- §60. Motor vehicle storage;§62. Parapets, guard railings and wires;
- §63. Sub-curb uses;§64. Lighting; gas meters; gas and oil appliances;
- §64. Lighting; gas m §65. Boiler rooms;
- §66. Lodging houses;
- §68. Smoke detecting devices
  Title 3 Sanitation and Health
- §75. Water supply (3. only); §76 Water closet and bath accommodations
- §76.Water closet and bath accommodations; §77.Plumbing and drainage;
- §78. Repairs;
- §79. Heating; §80. Cleanliness;
- §81.Receptacles for waste matter;
- §82. Privacy; §83. Janitor and housekeeper;
- §84. Construction standards for the control of noise



### HMC §27-2004.4; Class A multiple dwelling – HMC §27-2004.8(a)

#### Sec. [D26-1.07] 27-2004 Definitions. a. The following terms, as used in this chapter, shall have the following meanings:

The term department shall mean the department, bureau, division or other agency charged with the enforcement of this title. Wherever the word or words occupied, is occupied, used or is used appear such word or words shall be construed as if followed by the words "or is intended, arranged or designed to be used or occupied." A dwelling is any building or structure or portion thereof which is occupied in whole or in part as the home, residence or sleeping place

of one or more human beings. A family is (i) a single person, or (ii) two or more persons related by blood or marriage, occupying a dwelling unit and maintaining a common household with not more than two boarders, roomers or lodgers; or (iii) not more than three unrelated persons occupying a dwelling unit and maintaining a common household. A boarder, roomer or lodger is a person who pays a consideration for living within the household and does not occupy such space as an incident of employment. Foster children lawfully living with the family in accordance with the provisions of the social services law are considered to be members of the family. A common household is deemed to exist if every member of the family has access to all parts of the dwelling unit.

"Person," for the purposes of article four of subchapter three of this chapter, means any adult or child over the age of four years. The term "person" as used in subchapters four and five of this code shall include the owner, mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee, agent or any other person, firm or corporation directly or indirectly in control of a dwelling or part thereof. Whenever a multiple dwelling shall have been declared a public nuisance to any extent pursuant to section 27-2114 of article one of subchapter five of this chapter and such declaration shall have been filed as therein provided, the term "person" shall he deemed to include in addition to those mentioned hereinabove, all the officers, directors and persons having an interest in more than ten percent of the issued and outstanding stock of the owner as herein defined, as holder or beneficial owner thereof, if such person be a corporation other than a banking organization as defined in section two of the banking law, a national banking association, a federal savings and loan association, the Mortgage Facilities Corporation, Savings Bank Life Insurance Fund, The Savings Banks Retirement System, an authorized insurer as defined in section one hundred seven of the insurance law, or a trust company or other corporation organized under the laws of this state all the capital stock of which is owned by at least twenty savings banks or by at least twenty savings and loan associations or a subsidiary corporation all of the capital stock of which is owned by such trust company or other corporation.

A private dwelling is any building or structure designed and occupied for residential purposes by no more than two families. Private dwellings shall also be deemed to include a series of one-family or two-family dwelling units each of which faces or is accessible to a legal street or public thoroughfare, if each such dwelling unit is equipped as a separate dwelling unit with all essential services, and if each such unit is arranged so that it may be approved as a legal one-family or two-family dwelling. A multiple dwelling is a dwelling which is either rented, leased, let or hired out, to be occupied, or is occupied, as the residence or home of three or more families living independently of each other. A multiple dwelling shall also include residential quarters for members or personnel of any hospital staff, which are not located in any building used primarily for hospital use, but any building which was erected, altered or converted prior to July first, nineteen hundred fifty-five, to be occupied by such members or personnel or is so occupied on such date shall not be subject to the requirements of this code only so long as it continues to be so occupied if there are local laws applicable to such building and such building is in compliance with such local laws. A multiple dwelling does not include (i) a hospital, convent, monastery, asylum or public institution; or (ii) a fireproof building used wholly for commercial purposes except for not more than one janitor's apartment and not more than one penthouse occupied by not more than two families. For the purposes of this chapter, multiple dwelling used more than two families. For the purposes of this chapter, multiple dwelling used shall be approved as a structure of this chapter, multiple dwelling used wholly for commercial purposes of this chapter, multiple dwelling used wholls for commercial purposes of this chapter, multiple dwelling are divided into two classes: "Class A" and "Class B."

(a) A Class A multiple dwelling is a multiple dwelling which is occupied, as a rule, for permanent residence purposes. This class shall include tenements, flat houses, maisonette apartments, apartment houses, apartment hotels, bachelor apartments, studio apartments, duplex apartments, kitchenette apartments, garden-type maisonette dwelling projects, and all other multiple dwellings except Class B multiple dwellings. (b) A garden-type maisonette dwelling project is a series of attached, detached or semi detached dwelling units, which are provided as a group collectively with all essentials services such as, but not limited to, water supply and house sewers, and which units are located on a site or plot not less than twenty thousand square feet in are under common ownership and erected under plans filed with the department on or after April eighteenth, nineteen hundred fifty four, and which units together and in their aggregate are arranged or designed to provide three or more apartments.
A Class B multiple dwelling is a multiple dwelling which is occupied, as a rule, transiently, as the more or less temporary abode of individuals or families who are lodged with or without meals. This class includes hotels, lodging houses, rooming houses, boarding houses, boarding schools, furnished room houses, lodgings, club houses, and college and school dormitories.

A converted dwelling is a dwelling (i) erected before April eighteenth, nineteen hundred twenty-nine, to be occupied by one or two families living independently of each other and subsequently occupied as a multiple dwelling or (ii) a dwelling three stories or less in height erected after April eighteenth, nineteen hundred twenty-nine, to be occupied by one or two families living independently of each other and subsequently occupied by not more than three families in all, with a maximum occupancy of two families on each floor in a two story building and one family on each floor in a three story building. A converted dwelling occupied as a Class A multiple dwelling; every other converted dwelling is a Class B converted dwelling. A tenement is any building or structure or any portion thereof; erected before April eighteenth, nineteen hundred twenty-nine, which is occupied, wholly or in part, as the residence of three families or more living independently of each other and doing their cooking upon the premises and includes apartment houses, flat houses and all other houses so erected and occupied, except that; tenement shall not he deemed to include any converted dwelling. An old law tenement is a tenement existing before April twelfth, nineteen hundred one, and recorded as such in the tenement house department before April eighteenth, nineteen hundred twenty-nine, except that it shall not be deemed to include any converted dwelling.

A hotel is an inn having thirty or more sleeping rooms. Dwelling unit shall mean any residential accommodation in a multiple dwelling or private dwelling. Apartment shall mean one or more living rooms, arranged to be occupied as a unit separate from all other rooms within a dwelling, with lawful sanitary facilities and a lawful kitchen or kitchenette for the exclusive use of the family residing in such unit. Rooming unit shall mean one or more living rooms arranged to be occupied as a unit separate from all other living rooms, and which does not have both lawful sanitary facilities and lawful cooking facilities for the exclusive use of the family residing in such unit. It may be located either within an apartment or within any Class A or Class B multiple dwelling. A rooming unit shall not include a living room in a Class B hotel or any other dwelling complying with section 67 of the multiple dwelling law and so classified and recorded in the

department.
Rooming house shall mean a Class B converted dwelling with more than half of the rooms in rooming units.
Single room occupancy is the occupancy by one or two persons of a single room, or of two or more rooms which are joined together, separated from all other rooms within an apartment in a multiple dwelling, so that the occupant or occupants thereof reside separately and independently of the other occupant or occupants of the same apartment. When a Class A multiple dwelling is used wholly or in part for single room occupancy, it remains a Class A multiple dwelling.
A lodging house is a multiple dwelling, other than a hotel, a rooming house or a furnished room house, in which persons are housed for hire for a single night or for less than a week at one time, or any part of which is let for any person to sleep in for any term less than a

Public hall shall mean a hall, corridor or passageway within a building but outside of all apartments and suites of private rooms. Public part of a dwelling includes a public hall and any space used in common by the occupants of two or more apartments or rooms, or by persons who are not tenants, or exclusively for mechanical equipment of such dwelling or for storage purposes. Living room shall mean any room within a dwelling unit except a dining space, kitchenette, bathroom or water closet compartment, foyer or private hall, corridor or passageway. The floor area is the clear area of the floor contained within the partitions or walls enclosing any room, space, foyer, hall or passageway

of any dwelling.
23. Dining space shall mean a space with 55 square feet or less of floor area, which has such permanent fittings as the department requires, located off a living room, foyer or kitchen. A dining space includes a dining bay, dining recess or dinette.
24. Foyer shall mean a space within a dwelling unit in multiple dwelling used as an entrance hall from the public hall, which is not a living room when its floor area does not exceed either: (a) 10 per cent of the total floor area of the dwelling unit: or (b) 20 per cent of such

floor area, if every living room is at least 20% larger than the required minimum room size. Kitchen shall mean a living room used for cooking with 59 square feet or more of floor area.

Kitchenette shall mean a space used for cooking with less than 59 square feet of floor area. Dormitory shall mean a space occupied for sleeping purposes by three or more persons who are not members of a family maintaining a common household in: a. A lodging house, except for an apartment occupied solely by an owner, janitor or superintendent; orb. A college or school dormitory legally recorded and classified in the department prior to May 15, 1954, or converted to such use prior to April 30, 1956; or c. A dwelling owned and operated by a religious, charitable or educational organization for the purposes enumerated in section 27-2077 of article four of subchapter three of this chapter; or d. A dwelling owned, operated or used for the purposes enumerated in section 27-2077 of article four of subchapter three of this chapter. Premises shall mean land and improvements or appurtenances or any part thereof.

Structure shall mean a building or construction of any kind. Alteration, as applied to a building or structure, shall mean any change or rearrangement in the structural parts or in the existing facilities of any such building or structure, or any enlargement thereof, whether by extension on any side or by any increase in height, or the moving of such building or structure from one location or position to another.

A multiple dwelling is fireproof if the walls and structural members thereof meet the fire resistive standards set forth in subdivision 25 of section four of the multiple dwelling law. Any other multiple dwelling is non-fireproof. A part of a dwelling is fireproof if it meets the standard set forth in the multiple dwelling law for the corresponding part of a fireproof dwelling.
 Fire-retarded shall mean either covered with metal lath plastered with two or more coats of mortar or otherwise protected against fire in a manner approved by the department with materials of standard fire-resistive [sic] ratings of at least one hour. Fireproofing shall

always be accepted as meeting any requirement for fire-retarding.
A rear yard is an open space on the same lot with a dwelling between the extreme rear line of the lot and the extreme rear wall of the dwelling. A side yard is a continuous open space on the same lot with a dwelling between the wall of a dwelling and a line of the lot from the street to a rear yard or rear line of a lot.

A court is an open space other than a side or rear yard, on the same lot as a dwelling. A court not extending to the street or rear yard is an inner court. A court extending to the street or rear yard is an outer court A story is a space between the level of one finished floor and the level of the next higher finished floor, or, if the top story, the space between the level of the highest finished floor and the top of the highest roof beams, or, if the first story, the space between the level of the finished floor and the finished ceiling immediately above. For the purpose of measuring height by stories in multiple dwellings erected after April 18, 1929, one additional story shall be added for each twelve feet or fraction thereof that the first story exceeds fifteen feet in height, and for each twelve feet or fraction thereof that any story above the first story exceeds twelve feet in height. Except as otherwise provided, the curb level, for the purpose of measuring the height of any portion of a building, is the level of the curb at the center of the front of the building; except that where a building faces on more than one street, the curb level is the average of the levels of the curbs at the center of each front. Where no curb elevation has been established the mean level of the land immediately

adjacent to the building prior to any excavation or fill shall be considered the curb level, unless the city engineer shall establish such curb level or its equivalent.
37. A cellar in a dwelling is an enclosed space having more than one-half of its height below the curb level. A cellar shall not be counted as a story.
38. A basement is a story partly below the curb level but having at least one-half of its height above the curb level. A basement shall be

counted as a story.
A shaft is an enclosed space extending through one or more stories of a building connecting a series of openings therein, or any story or stories and the roof, and includes exterior and interior shafts whether for air, light, elevator, dumbwaiter or any other purpose.
A stair is a flight or flights of steps together with any landings and parts of public halls through which it is necessary to pass in going from one level thereof to another.

A fire-stair is a fireproof stair, enclosed in fireproof walls, within the body of the building, which it serves, to which access may be had only through self-closing fireproof doors.
 A fire-tower is a fireproof stair, enclosed in fireproof walls, without access to the building from which it affords egress other than by a fireproof self-closing door opening on a communicating balcony or other outside platform at each floor level.
 A fire escape is a combination of outside balconies and stairs providing an unobstructed means of egress from rooms or spaces in a building.

44. Window dimensions shall always be taken between stop beads or, if there are no stop beads, between the sides, head and sill of the sash opening.
45. The term "owner" shall mean and include the owner or owners of the freehold of the premises or lesser estate therein, a mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee, agent, or any other person, firm or corporation, directly or indirectly in control of a dwelling. Whenever a multiple dwelling shall have been declared a public nuisance to any extent pursuant to section 27-2114 of article one of subchapter five of this of this chapter and such declaration shall have been filed as therein provided, and for the purposes of section 27-198 of article nineteen of subchapter one and section 27-2093 of article one of subchapter four of this code, the term "owner" shall be deemed to include, in addition to those mentioned hereinabove, all the officers, directors and persons having an interest in more than ten per cent of the issued and outstanding stock of the owner as herein defined, as holder or beneficial owner thereof, if such owner be a corporation other than a banking organization as defined in section two of the banking law, a national banking association, a federal savings and loan association, The Mortgage Facilities Corporation, Savings Banks Life Insurance Fund, The Savings Banks Retirement System, an authorized insurer as defined in section one hundred seven of the

insurance law, or a trust company or other corporation organized under the laws of this state all the capital stock of which is owned by at least twenty savings banks or by at least twenty savings and loan associations or a subsidiary corporation all of the capital stock of which is owned by such trust company or other corporation. Summer resort dwelling shall mean a dwelling located in a summer resort community, which is occupied in whole or in part for living purposes only for a seasonal period of the year between June 1 and September 30, other than by the family of the owner or the family of a caretaker.

47. This code shall mean the housing maintenance code.
 b. Except as otherwise provided herein, all terms used in this chapter shall be construed in a manner consistent with their use in the multiple dwelling law.

# **BUILDING DEPARTMENT NOTES:**

## A. BC 100: ADMINISTRATION

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE, "NYCBC" OR "BC", AND REFERENCE CODES AS STATED IN BO NYC ELECTRICAL CODE, "EC"; NYC FUEL GAS CODE, "FGC"; NYC MECHANICAL CODE, "MC"; NYC PLUMBING CODE, "PC"; NYC FIRE CODE, "FC", AND THE ENERGY CONSERVATION CONSTRUCTION CODE NEW YORK STATE.
- 2. THE CONTRACTOR SHALL CONSTRUCT STREETS AND STREET CURBING IN ACCORDANCE WIT RULES AND REGULATIONS OF THE BUREAU OF HIGHWAYS FOR THE BOROUGH IN WHICH THIS
- ALL MATERIALS ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIP SHALL COMPLY WITH THE NYCBC [ARTICLE 113] AND SHALL MEET THE FOLLOWING REQUIREM A. THEY SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE E BOARD OF STANDARDS AND APPEALS OR MEA.
- B. THEY SHALL HAVE BEEN ACCEPTED FOR THE USE UNDER THE PRESCRIBED TEST MET BY THE COMMISSIONER (OR)
  C. APPROVED BY THE OFFICE OF TECHNICAL CERTIFICATION AND RESEARCH (OTCR)
  D. SHALL BE LISTED AND LABELED BY DOB RECOGNIZED AGENCY TO MEET REQUIRED STANDARD
- E. NOT USED. INSPECTIONS REQUIRED BY CODE OR THE BUILDING DEPARTMENT DURING THE PROGRESS WORK MAY BE PERFORMED BY THE OWNER'S APPROVED INSPECTION AGENCY [BC 109.1].
- WORK TYPES LISTED IN THIS SET AS REQUIRED TO BE FILED UNDER SEPERATE APPLICATION DEFERRED TO BE FILED, SHALL NOT BE CONSTRUCTED PRIOR TO OBTAINING SUCH PERMIT.
- 6. ALL PERMITS ISSUED BY THE DEPARTMENT OF BUILDINGS SHALL BE POSTED IN A CONSPICUC PLACE OPEN TO THE PUBLIC INSPECTION FOR THE ENTIRE TIME OF THE PROSECUTION OF TH WORK OF THE USE AND OPERATION OF THE EQUIPMENT OR UNTIL THE EXPIRATION OF THE P [BC §28-105.1 1)
- 7. EQUIPMENT REQUIRING USE PERMITS SHALL BE INSPECTED AND TESTED TO DETERMINE PRO FUNCTIONING AND COMPLIANCE WITH THE BUILDING CODE AND OTHER APPLICABLE LAWS AN REGULATIONS [BC §28 - 1 16.4.1)
- 8. AN ACCURATE AND COMPLETE FINAL LOT SURVEY BY A DULY LICENSED SURVEYOR REQUIRE SECTION 28-118.4 OF TITLE 28 SHALL BE FILED AS AN AMENDMENT BEFORE COMPLETION OF 1 PROJECT.
- 9. THE CONTRACTOR' S LICENSED PROFESSIONAL IS RESPONSIBLE FOR FILING APPLICATION AN OBTAINING PERMITS FOR SCAFFOLDING, SIDEWALK BRIDGING, ANY OTHER CONSTRUCTION EQUIPMENT OR PUBLIC PROTECTIVES REQUIRED TO ENSURE SAFETY OF OPERATION AND TH PUBLIC AS PER NYC CONSTRUCTION CODE, CHAPTER 33, SECTION BC 3307. THE CONTRACTO ALSO RESPONSIBLE FOR OBTAINING LETTER OF COMPLETION. APPLICATION FOR CONSTRUCT PERMITS SHALL BE PROCESSED THROUGH THE BUILDING CODE COMPLIANCE (BCC) DMSION AUTHORITY.
- 10. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF COMPLIANCE REQUIRED IN ACCORDANCE CHAPTER 1 OF TITLE 28 OF THE ADMINISTRATIVE CODE, ARTICLE 116, 28-116.4.1. CERTIFICATE COMPLIANCE SHALL BE REQUIRED FOR THE USE AND OPERATION OF THE FOLLOWING TYPE OF SERVICE EQUIPMENT: AIR-CONDITIONING, VENTILATING AND EXHAUST SYSTEMS ELEVATORS, ESCALATORS, DUMBWAITERS ETC. FUEL-BURNING AND FUEL-OIL STORAGE EQUIPMENT REFRIGERATION SYSTEMS HEATING SYSTEMS BOILERS.
- 11. ALL PLUMBING FIXTURES INSTALLED UNDER THIS CONTRACT SHALL COMPLY WITH TABLE 403. THE NYC PLUMBING CODE.
- SITE SAFETY PLANS SHALL BE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE AUT PRIOR TO APPLYING FOR CONSTRUCTION PERMITS.
   IN ACCORDANICE WITH A PERMIT A PERMIT.
- 13. IN ACCORDANCE WITH ARTICLE 116 OF TITLE 28 AND SECTION BC 109, CONSTRUCTION SHALL SCHEDULED TO ALLOW REQUIRED PROGRESS INSPECTIONS TO TAKE PLACE, AND THAT ROO CEILINGS, EXTERIOR WALLS, INTERIOR WALLS, FLOORS, FOUNDATIONS, BASEMENTS AND AN OTHER CONSTRUCTION SHALL NOT BE COVERED OR ENCLOSED UNTIL REQUIRED PROGRESS INSPECTOR INDICATES THAT SUCH COVE OR ENCLOSURE MAY PROCEED AT EACH STAGE OF CONSTRUCTION, AS APPLICABLE.
- 14. FOLLOW CHAPTER 33 OF THE 2014 NYC BUILDING CODE FOR PROTECTION OF THE PUBLIC AN ADJACENT PROPERTIES.

B. BC 300 USE AND OCCUPANCY CLASSIFICATION

OCCUPANCY GROUPS THAT APPLY TO PARTS OF THE BUILDING PER SECTION 302:

	OCCUPANCY SCHEDULE	
GROUP	USE	SECTION
A-3	COMMUNITY HALL	303
R-2	RESIDENTIAL	310.1.2
S-2	STORAGE	311.3
М	MERCANTILE	309

2. OCCUPANCY GROUP OF THE BUILDING' S MAIN USE: RESIDENTIAL R2 (BC 310)

C. BC 400 USE AND OCCUPANCY CLASSIFICATION

 WALL SEPERATION BETWEEN DWELLING UNITS TO BE 1-HOUR RATED CONSTRUCTED AS FIRE BARRIER IN ACCORDANCE WITH SECTION 707.
 FLOOR ASSEMBLIES BETWEEN DWELLING UNITS TO BE 1-HOUR RATED CONSTRUCTED AS FIRE

BARRIER IN ACCCORDANCE WITH SECTION 712.

D. BC 500 GENERAL BUILDING HEIGHTS AND AREAS, SEPARATIONS OF OCCUPANCIES
1. HEIGHT AND BUILDING AREA. PER TABLE 503, SECTION 503.1.4 USE GROUP R-2, TYPE I B

CONSTRUCTION						
TABLE 503 ALLOWABLE HEIGHT AND BUILDING AREAS						
GROUP HEIGHT (FEET) TYPE OF CONSTRUCTION HEIGHT (S) TYPE 1-B						
В	S A	UL UL				
R-2	S A	UL UL				
S-2	S A	UL UL				
М	S A	UL UL				

 INCIDENTAL USE AREAS SHALL COMPLY WITH TABLE 506.2 AND PROVISIONS OF SECTION 508.
 NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCY AND ITS MAIN OCCUPANC PER BC 508.2.4. THE AGGREGATE OF ALL ACCESSORY OCCUPANCIES LOCATED ON A SINGLE STORY SHALL NOT OCCUPY MORE THAN 10" OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED, [BC 508.2.1].

4. INDIVIDUAL OCCUPANCIES SHALL BE SEPARATED FROM ADJACENT OCCUPANCIES IN ACCORDANCE WITH TABLE 508.4 AND PROVISION OF SECTION 509 (INCIDENTAL USES)

BUILDINGS EQUIPPED THROUGHOUT W/ AN AUTOMATIC SYSTEM						
	В	R-2	S-2	М		
В	-	1	1	1		
R-2	1	1	1	1		
S-2	1	-	1	1		
Μ	1	-	-			

E. BC 600 TYPES OF CONSTRUCTION

CONSTRUCTION CLASS OF BUILDING PER SECTION 602: IB

FIRE-RESISTANCE RATING REQUIREMENTS FO TABLE 601 AND TABLE 602	R BUILDING ELEMENTS
BUILDING ELEMENT	REQUIRED FIRE RESISTANCE
STRUCTURAL FRAME INCLUDING COLS, GIRDERS TRUSSES BEARING WALLS EXTERIOR INTERIOR	2 HOURS <i>2</i> HOURS 2 HOURS
NON-BEARING EXTERIOR WALLS AND PARTITIONS FIRE SEPARATION DISTANCE < 5 FEET - > 5 FEET TO < 10 FEET - >10 FEET TO < 30 FEET - > 30 FEET NON-BEARING INTERIOR WALLS AND PARTITIONS	1 HOUR 1 HOUR 1 HOUR 0 HOUR 0 HOUR
FOOR CONSTRUCTION INCLUDING SUPPORT BEAMS AND JOISTS	2 HOURS
ROOF CONSTRUCTION INCLUDING SUPPORT BEAMS AND JOISTS	1 HOUR

F. BC 700: FIRE-RESISTANCE-RATED CONSTRUCTION

WHERE PIPES, WIRES, CONDUITS, DUCTS, ETC., PIERCE FIRE PROTECTION OF INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, SUCH PENETRATION SHALL NOT EXCEED 2 PERCENT OF ANY ONE FACE SUCH PROTECTION, AND SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES [BC 704.8].

2014		
2 101: 2 2N		FIRE SEPARATION DISTANCE (FEET)DEGREE OF OPENING PROTECTIONALLOWABLE AREAUNPROTECTED, 5 TO <10
H THE	3.	PROTECTED     25%       OPENING PROTECTIONS INCLUDING FIRE DOORS AND FRAMES, SELF- CLOSING DEVICES, FIRE-RESISTIVE/PROTECTION GLAZING AND HARDWARE
MENT ENTS: Y THE	1.	SHALL BE TESTED AND LABELED BY AN APPROVED AGENCY [BC 715]. PROVIDE FIRE STOPPING AT ALL DUCT AND PIPE PENETRATIONS THROUGH BATED CONSTRUCTION ACCORDING TO WITH BC 712
HODS	2.	DUCTS PASSING THROUGH RATED CONSTRUCTION SHALL BE PROTECTED BY
	3.	CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING PIPE SPACES SHALL BE FIRE STOPPED TO FORM AN EFFECTIVE DRAFT BARRIER, OR SHALL BE FILLED WITH NONCOMBUSTIBLE MATERIAL TO
=	4.	PREVENT THE PASSAGE OF FLAME, SMOKE, FUMES, OR HOT GASES FROM ONE FLOOR TO ANOTHER (BOTH VERTICAL AND HORIZONTAL) [BC 717.1]. ALL VENT DUCT SHAFTS SHALL BE ENCLOSED WITH 2 HOUR ENCLOSURE
JS	5.	WHEN PENETRATING THREE OR MORE STORIES [BC 708]. FIRE RATED DOOR AND FRAME ASSEMBLIES SHALL BE LABELED BY AN
RMIT.	6	APPROVED AGENCY. THE LABELS SHALL COMPLY WITH NEPA 80, AND SHALL BE PERMANENTLY AFFIXED TO THE DOOR AND FRAME [BC 715.4.6].
PER D	7.	WITH SECTION BC 715.4. SMOKE DAMPERS SHALL BE INSTALLED IN PENETRATIONS OF PUBLIC
BY IE	8.	CORRIDOR WALLS IN ACCORDANCE WITH BC 716.5.2.2. ELEVATOR SHAFTS SHALL BE ENCLOSED WITH CONSTRUCTION FOR 2 HOUR
)	9.	FIRE WALLS SHALL COMPLY WITH PROVISION OF SECTION BC 706 AND SHALL BE CONTINUOUS FROM FOUNDATION THROUGH THE ROOF VERTICALLY AND
IS ON F THE	10.	FROM EXTERIOR WALL TO EXTERIOR WALL HORIZONTALLY. DIFFERENT TENANTS NOT SEPARATED BY FIRE WALLS SHALL BE SEPARATED BY FIRE BARRIERS, NOT LESS THAN 1 HOUR SEPARATION, SHALL EXTEND FROM SLAB TO SLAB AND CONTINUE THROUGH CONCEALED SPACES SUCH
VITH DF F	11.	AS THE SPACE ABOVE SUSPENDED CEILINGS [BC 707.5]. NO CONDUIT PIPES, TOILET ACCESSORIES, ETC. SHALL ENCROACH OR PENETRATE A SHAFT WALL PARTITIONS THAT ENCLOSES A STAIR, ELEVATOR SHAFT OR OTHER VERTICAL OPENINGS [BC 708.8).
OF	12.	MEMBRANE PENETRATION OF FIRE RATED WALLS BY TOILET ACCESSORIES, ELECTRIC DEVICES, ETC., SHALL BE INSTALLED SUCH THAT THE FIRE- RESISTENCE WILL NOT BE REDUCED [BC 713.3.2].
IORITY	13.	WOOD REQUIRED TO BE FIRE-RESISTIVE SHALL BE TESTED IN ACCORDANCE W1TH SECTION BC 704.
S,	14.	MORE THAN (12) DWELLINGS THAT ARE MORE THAN FIVE STORIES AND CONTAIN MORE THAN (12) DWELLING UNITS SHALL BE PROVIDED WITH A REFUSE CHUTE, REFUSE CHUTE ACCESS ROOMS AND REFUSE CHUTE TERMINATION ROOM [BC 1213 AND BC 708.13].
ING	15.	REFUSE CHUTE ACCESS ROOM SHALL BE SPRINKLERED, ENCLOSED IN 2-HR CONSTRUCTION WITH 1 ½ HR PROTECTIVE ACCESS OPENING [BC 708.13.3]
	17.	ALL DOOT SHAFT OFFSETS SHALL BE ENCASED WITH 2 HR-FIRE RATING [BC 708] EXTERIOR WALL OPENINGS SHALL BE PROTECTED
	G. BC	800: INTERIOR FINISHES
	1.	FINISH FLOOR IN ALL EXITS SHALL BE NONCOMBUSTIBLE MATERLIALS [BC 804.5).
	2.	INTERIOR FINISH: MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH THE SURFACE FLAME SPREAD RATING AS PRESCRIBED IN ASTM E-84-"STANDARD METHOD OF TEST FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIAL" [BC 803].
	3.	INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.5 FOR THE GROUP (OCCUPANCY) AND LOCATION DESIGNATED [BC 803.1]
	4.	SUSPENDED CEILINGS FRAMING SHALL CONSIST OF SUPPORTING HANGERS OF MINIMUM 1/4" -INCH DIAMETER STEEL RODS, CARRYING CHANNELS OF MINIMUM 1/2 -INCH DEEP COLD-ROLLED STEEL WEIGHING 0.457 POUNDS PER LINEAR FOOT, AND A SUPPORTING GRID COMPLYING WITH APPENDIX R. USE OF WIRE HANGERS SHALL NOT BE PERMITTED. DIRECT HUNG SUSPENSION SYSTEMS SHALL NOT BE DEPMITTED IF C 909.1.1
	5.	INTERIOR FINISHES PER TABLE 803.1: A. VERTICAL EXITS AND EXIT PASSAGEWAYS: CLASS B B. EXIT ACCESS CORRIDORS: CLASS B
	6.	ALL COMBUSTIBLE FLOORING TO CONFORM WITH THE REQUIREMENTS OF BC 80
	<b>Н. ВС</b> 1.	SPRINKLER SYSTEM SHALL COMPLY WITH BC 903. SEPARATE SPRINKLER
	2.	APPLICATION SHALL BE FILED AND APPROVAL OBTAINED. CARBON MONOXIDE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR OF A
	3.	OF THE PRIMARY ENTRANCE TO EACH SLEEPING ROOM [BC 908.] CARBON MONOXIDE ETECTORS TO BE HARDWIRED AND EQUIPPED WITH A
	0.	BATTERY BACKUP [BC 908.7.1.1.2 AND BC 907.2.10]. THE OVERHEAD AND PIT DIMENSIONS REFLECTED HEREIN ARE IN COMPLIANCE WITH SECTION 107 OF THE ASME A17.1 CODE FOR ELEVATORS AND ESCALATORS AND CONTAIN THE PROPER TOP AND BOTTOM CLEARANCES AS WELL AS CAR AND COUNTERWEIGHT RUNBYS.
AS	4.	SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE OF ANY ROOM USED FOR SLEEPING PURPOSES WITHIN 15 FEET TO THE DOOR TO SUCH ROOM AND IN EACH SLEEPING AREA. SMOKE DETECTORS WITHIN A DWELLING UNIT SHALL BE INTERCONNECTED AND CAPABLE OF SUPPORTING VISIBLE ALARM NOTIFICATION APPLIANCES. [BC907.2.11]
	5.	CONTRUCTOR SHALL INSURE THAT CARBON MONOXIDE DETECTORS ARE PROVIDED AND INSTALLED PER SECTIONS BC 908.7.1 THROUGH 907.1.1.2 OF THE 2014 NYC BUILDING CODE WITHIN UNITS ON, AND ABOVE AND BELOW, THE SAME STORY WHERE CARBON MONOXIDE-PRODUCING EQUIPMENT OR ENCLOSED PARKING IS LOCATED, AND IN A BOILER, OR WATER HEATER AS PART OF A CENTRAL SYSTEM. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED WITHIN 15 FEET OUTSIDE OF ANY ROOM USED FOR SLEEPING PURPOSES AS WELL AS WITHIN IT. CARBON MONOXIDE DETECTORS SHALL COMPLY WITH THE POWER SOURCE, INTERCONNECTION, AND ACCEPTANCE TESTING REQUIREMENTS REQUIRED FOR SMOKE ALARMS PER SECTIONS 908.7.1 OF THE NYC BUILDING CODE.
	6.	THE ACTIVATION OF ANY SMOKE DETECTOR OR SPRINKLER WATER FLOW DEVICE SHALL INITIATE A SIGNAL AT CENTRAL STATION OR CONSTANTLY ATTENDED LOCATION. A ONE-WAY VOICE COMMUNICATION SHALL BE PROVIDED PER SECTION IBC907.2.12.31.
	7.	FIRE DEPARTMENT VIEHICLE ACCESS SHALL BE PROVIDED WITH AUTOMATIC SMOKE DETECTION CONNECTED TO AN AUTOMATIC FIRE ALARM SYSTEM [BC 907.2.13].
	8.	CONTRUCTOR SHALL INSURE THAT SMOKE ALARM DETECTORS ARE PROVIDED AND INSTALLED PER SECTIONS BC 907.2.11.1 THROUGH 907.2.11.4 OF THE 2014 NYC BUILDING CODE OUTSIDE OF EACH ROOM USED FOR SLEEPING PURPOSES WITHIN 15 FEET FROM THE DOOR AND ALSO IN SUCH ROOM. AT SPLIT LEVELS WITHOUT AN INTERVENING DOOR BETWEEN LEVELS, A SMOKE ALARM INSTALLED IN THE UPPER LEVEL SHALL SUFFICE FOR THE BOTH LEVELS IF THE LOWER IS LESS THAN ONE FULL STORY BELOW.
	9.	REQUIRED SMOKE ALARMS SHALL RECEIVE PRIMARY POWER FROM A DEDICATED BRANCH CIRCUIT OR THE UNSWITCHED PORTION OF A BRANCH CIRCUIT USED FOR POWER AND LIGHTING AND EQUIPPED WITH A BATTERY BACKUP [907.2.11.2].
	10.	WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED, INTERCONNECT SO THAT ACTIVATION OF ONE WILL ACTIVATE ALL. [907.2.11.3].
	11.	TEST EACH DETECTOR AND INTERCONNECTING WIRING PER NFPA 72. SMOKE ALARMS SHALL BE ABLE TO SUPPORT VISIBLE ALARM NOTIFICATION PER ICC/ANSI A117.1
	12.	A CERTIFICATION OF SATISFACTORY INSTALLATION MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT H.P.D. TEN DAYS AFTER THE INSTALLATION.

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION

I. BC 1000: MEANS OF EGRESS ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES (BC 1015.2] ILLUMINATION OF MEANS OF EGRESS SHALL COMPLY WITH BC 1006. EXIT SIGNS SHALL BE ILLUMINATED, LETTERS SHALL BE RED AND NOT LESS THAN 6" HIGH (EXCEPT GROUP A AND R-1, LETTERS SHALL BE NOT LESS THAN 8" HIGH). SIGNS SHALL ALSO COMPLY WITH BC 1011. DOORS AND ASSEMBLIES SHALL HAVE THE FOLLOWING FIRE RESISTIVE RATINGS BC 1019.1 STAIRS 1 1/2 HR DWELLING UNITS 1 HR 3/4 HR BC 1016.1.2 1 1/2 HR REFUSE ROOMS 2HR BC 707.13.3 CORRIDORS AND EXIT PASSAGEWAYS SHALL HAVE A MIN. CLEAR HEIGHT OF 7'-6" FOR AT LEAST 50% OF THE FLOOR AREA WITH NO POINT LESS THAN 7 FT. IN HEIGHT. PROJECTION BELOW THE CEILING SHALL NOT OBSTRUCT FULL VIEW OF EXIT SIGNS (BC 1003.2 & BC 1003.3). EXIT LIGHTING INSTALLED UNDER THIS CONTRACT SHALL BE AS PER SECTION BC 1006, WITH EMERGENCY POWER MEETING THE REQUIREMENTS OF SECTION 1006.3. ALL AISLES LEADING TO EXITS SHALL BE CONSTRUCTED WITH A MINIMUM UNOBSTRUCTED WIDTH OF 3'-0" UNDER THIS CONTRACT ELECTROMAGNETICALLY LOCKED EGRESS DOORS SHALL COMPLY WITH BC 1008.1.9.8 PANIC HARDWARE INSTALLED UNDER THIS CONTRACT SHALL BE AS PER SECTION BC 1008.1.10. J. BC 1100: ACCESSIBILITY CONSTRUCTION SHALL COMPLY WITH SECTION 1101.2 AND APPENDIX P. EXIT SIGNAGE INSTALLED UNDER THIS CONTRACT SHALL BE AS PER SECTION BC 1011, WITH EMERGENCY POWER MEETING THE REQUIREMENTS OF SECTION 1011.5.3. K. BC 1200: INTERIOR ENVIRONMENT VENTILATION REQUIREMENTS TO COMPLY WITH BC 1203. AIR-BORNE SOUND: WALLS, PARTITIONS AND FLOOR/CEILING SSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER, FROM ADJACENT OCCUPANCIES, FROM PUBLIC OR SERVICE AREAS, FROM STAIRS OR FROM MECHANICAL EQUIPMENT SPACES, INCLUDING BOILER ROOMS, OR ELEVATOR OR OTHER SHAFTS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) FOR AIR-BORNE NOISE OF NOT LESS THAN 50 BASED UPON LABORATORY MEASUREMENTS MADEIN ACCORDANCE WITH ASTM E 90, OR NOT LESS THAN 45 IF FIELD TESTED IN ACCORDANCE WITH ASTM E 336. DWELLING UNIT ENTRANCE DOORS SHALL BE INSTALLED OF ASSEMBLIES HAVING AN STC OF NOT LESS THAN 30 BASED UPON LABORATORY MEASUREMENTS MADE IN ACCORDANCE WITH ASTM E 90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING: ELECTRICAL DEVICES: RECESSED CABINETS: BATHTUBS; SOFFITS; OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OROTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. L. BC1300: NEW YORK CITY ENERGY CODE THE BUILDING SHALL CONFORM WITH THE NEW YORK CITY ENERGY CODE 2011, REFER TO EN SERIES DRAWINGS BY THE MECHANICAL ENGINEER FOR ADDITIONAL INFORMATION. (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. (B) 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. M. BC 1500: ROOF ASSEMBLIES AND ROOFTOP STRUCTURES HEIGHTS OF PARAPETS/RAIL GUARDS IS TO BE 3'-6" MINIMUM ABOVE ADJACENT ROOF LEVEL [BC 1509.8]. N. BC 1600: STRUCTURAL DESIGN HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST THE LOADS AND TRANSFER SUCH LOADS TO THE STRUCTURE IN ACCORDANCE WITH SECTION BC 1607.7.1 OF THE 2014 BUILDING CODE. O. BC 1700: STRUCTURAL TESTS AND SPECIAL INSPECTIONS INSPECTIONS SHALL BE CARRIED OUT IN ACCORDANCE TO BC 1704 AND APPROVALS IN ACCORDANCE TO BC1703. THE FOLLOWING ARE SOME OF WORK THAT SHALL BE SUBJECT TC THE CONTROLLED INSPECTION MADE AND WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER AND ACCEPTABLE TO ARCHITECT OF RECORD. SIGNED COPIES OF TEST AND INSPECTION REPORTS SHALL BE FILED THROUGH THE ARCHITECT WITH THE BUILDING DEPARTMENT. P. BC 2100: MASONRY MASONRY MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF NYC BC CHAPTER 21. ALL MASONRY NON-LOAD BEARING WALLS SHALL BE BONDED IN ACCORDANCE WITH THE **REQUIREMENTS OF NYCBC CHAPTER 21.**  CONCRETE MASONRY UNITS SHALL COMPLY WITH BC 2103. R. BC 3000: ELEVATORS AND CONVEYING SYSTEMS 1. ELEVATOR TO COMPLY WITH BC 3002, BB S. BC 3300: SAFEGUARDS DURING CONSTRUCTION NO TREES OUTSIDE THE STREET LINE SHALL BE REMOVED WITHOUT THE PERMISSION OF THE COMMISSIONER OF THE DEPARTMENT OF PARKS AND RECREATION. PROTECTION SHALL BE PROVIDED PER BC 3309.11. T. BC APPENDIX F: RODENT PROOFING EVERY ROOM, SPACE HEREAFTER ERECTED IN WHICH PERSONS LIVE, SLEEP OR WORK, OR IN WHICH FEED, FOOD OR FOODSTUFFS ARE STORED, PREPARED, PROCESSED, SERVED OR SOLD MUST BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF 2008 BC, APPENDIX 'F'. ALL METAL OR WIRE PROTECTION MATERIALS SPECIFIED BY THESE NOTES MUST BE NONCORROSIVE AS PER BC, F 101.2. FOR ALL WALLS OR POTIONS THEREOF WITHIN 2 FEET OF THE OUTSIDE GROUND LEVEL, AND FOR WALL BELOW THE OUTSIDE GROUND LEVEL. AII OPENINGS, INCLUDING BUT NOT LIMITED TO ANNULAR SPACES AROUND PIPES. ELECTRIC CABLES AND CONDUITS MUST BE PROTECTED B CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, METAL PLATES OR SCREENING DESIGNED TO PREVENT THE PASSAGE OF RODENTS AS PER BC, F 102.1 UNLESS SPECIFIED OTHERWISE BY OTHER SECTIONS OF THE CODE; FLOORS ON GRADE, INCLUDING BUT NOT LIMITED TO CELLAR FLOORS AND CRAWL SPACE FLOORS. MUST BE CONSTRUCTED WITH A MINIMUM 2 INCH THICK CONTINUOUS CONCRETE FLOOR SLAB. NO GAPS ARE PERMITTED BETWEEN THE SLAB AND THE ABLJTTING FOUNDATION WALLS OR COLUMNS, WITH THE EXCEPTION OF REQUIRED EXPANSION JOINTS. THERMAL BREAKS AND CONTROL JOINTS ARE LOCATED. ALL OPENINGS, INCLUDING BUT NOT LIMITED TO, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES AND CONDUITS IN THE SLAB MUST BE PROTECTED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, METAL PLATES OR SCREENING DESIGNED TO PREVENT THE PASSAGE OF RODENTS AS PER BC, F 102.2. WHERE AN EXTERIOR DOOR IS NONMETAL OR NON-METAL CLAD, SUCH DOOR MUST BE COVEREI WITH A KICK PLATE WITH A MINIMUM THICKNESS OF 0.33 INCHES, EXTENDING AT LEAST 8 INCHES FROM THE BOTTOM OF THE DOOR AND CONVERING THE ENTIRE WIDTH OF THE DOOR. WHEN EXTERIOR DOORS ARE CLOSED THE MAXIMUM CLEARANCE BETWEEN THE DOORS, DOOR JAMBS AND SILLS MUST NOT BE GREATED THAN 318 INCHES AS PER BC. F 102.3. OPERABLE WINDOWS AND OTHER OPENINGS PROVIDING REQUIRED OR VOLUNTARY NATURAL VENTILATION LOCATED WITHIN 2 FEET ABOVE THE OUTSIDE GROUND LEVEL AND IMMEDIATELY.

PORTION WITH HAR.WARE CLOTH OF ATLEAST 0.035 INCHES WIRE OR HEAVIER; OPENINGS IN THE HARDWARE CLOTH MUST NOT EXCEED ¼ INCHES AS PER BC, F 102A.1.
 OPERABLE WINDOWS AND OTHER OPENINGS PROVIDING REQUIRED OR VOLUNTARY NATURAL VENTILATION IN THE EXTERIOR LOCATED WITHIN 2 FEET OF ANY EXPOSED PIPES, WIRES, CONDUITS AND OTHER APPURTENANCES; MUST BE COVERED WITH WIRED CLOTH OF ATLEAST 0,035 INCHES WIRE. THE OPENINGS IN THE HARDWARE CLOTH MUST NOT EXCEED ¼ ICHES AS PER BC, F 102.41.

BELOW SUCH OPENING MUST BE COVERED FOR THE ENTIRE HEIGHT AND WIDTH OF OPERABLE

ALT ERNAT I VE METHODS SUCH AS SHEET METAL COLLARS 0.024 INCHES THICK WHICH ARE FASTENDED AROUND PIPES, WIRES, CONDUITS AND OTHER APPURTANCES, WHICH PROJECTS MORE THAN 12 INCHES AROUND AND BEYOND AND ON EITHER SIDES OF THE PIPES, WIRES, CONDUITS OR APPURTANCES AS PER BC, F 102.4.2, EXCEPTION 1.

9. ALTERNATIVE METHOD SUCH AS SOLID SHEET METAL GUARDS FASTENED SECURELY TO THE EXTERIOR WALL, PROJECTING 12 INCHES PERPENDICULARY FROM THE EXTERIOR WALL FOR THE LENGTH OF THE OPENING PLUS *2* FEET BEYOND EACH END OF THE OPENING AS PER BC, F 102.4.2 EXCEPTION 2.

10. EXTERIOR WALL VENTILATOR OPENINGS LOCATED WITH ANY PORTION WITHIN 2 FEET OF OUTSIDE GROUND LEVEL MUST BE COVERED FOR THEIR HEIGHT AND WIDTH WITH PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCHES THICK, OR EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCHES THICK, OR CAST IRON GRILLS OR GRATING, OR EXTRUDED ALUMINUM LOAD BEARING VENTS OR WITH HARDWARE CLOTH OF 0.035 INCHES WIRE OR HEAVIER. THE OPENINGS THEREIN SHALL NOT EXCEED 1/4 INCHES AS PER BC, F 102.5.



					PLUM	IBING FIXT		NT (NYC E	BC TABLE	403.1)						
			WATER CLOSETS				LAVAT	ſORY		ВАТНТ	UBS	DBI	NKING	SERVICE SINK		
CLASSICIFCATION	OCCUPANCY	PANCY TENANT	REQ	UIRED	PR	OVIDED	REC	REQUIRED PROVIDED		SHOW	ERS	FOUNTAIN				
		OCCOPANCY	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
STORAGE	S-2	ADULTS 118	1 /	100		2	1/	100		2	-	-	1 / 1000 PERSONS	1	1	1
BUSINESS	В	194	71-100 PERSONS: 4 FIXTURES	71-100 PERSONS: 4 FIXTURES	97 PERSONS: 4 FIXTURES	97 PERSONS: 4 FIXTURES	76-115 PERSONS: 4 FIXTURES	76-115 PERSONS: 4 FIXTURES	97 PERSONS: 4 FIXTURES	97 PERSONS: 4 FIXTURES	-	-	1 / 100 PERSONS	194 PERSONS: 2	1	1
EDUCATION	E	350	1 /	50		7	1/	50		7	-	-	1 / 100 PERSONS	4	1	1
MERCANTILE	М	707	1 /	500		2	1/	500		2	-	-	1 / 1000 PERSONS	1	1	1
RESIDENTIAL	R-2	394	1 MIN PER DWELLING 1 PER DWELLING 1 MIN PER DWELLING		1 PER I	DWELLING	1 MIN PEF	R DWELLING	1 PER DWELLING	1 MIN PER DWELLING	-	-	1 KITCHEN SINK /DWELLING UNIT, 1 AUTOMATIC CLOTHES WASHER CONNECTION /20 DWELLING UNIT	1 KITCHEN SINK /DWELLING UNIT, 1 AUTOMATIC CLOTHES WASHER CONNECTION /DWELLING UNIT		







EAST ELEVAT	ION AREA	ALLOWABLE OPENING AREA 25%	ACTUAL	
1ST FLOOR	3339 SQ. FT.	834.75 SQ FT	66 SQ FT	COMPLY
2ND FLOOR	2079 SQ. FT.	519.75 SQ FT	270 SQ FT	COMPLY

	Jan Archite LIVINGST T F W	CTS AND ENGINEERS CTS AND ENGINEERS COKNER PARKWAY TON, NEW JERSEY 07 EL: 973-994-9669 AX:973-994-4069 ww.jarmelkizel.com Architecture Engineering Interior Design ementation Service	<b>el</b> NC. 039
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P NJ	AATTHEW B. JA AZ I COI CT I DC I DE I FL I GAI IA I IA I IA I IA I IA I IA I IA	RMEL, AIA, MBA       NJ       LIC A81.59         LIC 481.59       MN       LIC 464.00         LIC ARC-401483       NC       LIC 1012         LIC ARC.1011415       NY       LIC 2456         LIC ARC1011415       NY       LIC 2464         LIC ARC1011414       RI       LIC A.9.90         LIC AR94034       PA       LIC A.9.97         LIC AR10286       TX       LIC 20597         LIC C 001.020069       TN       LIC 1038         LIC AR10286       TX       LIC 2099         LIC 1301052189       VT       LIC 2453         JAIA, PP       NJ       LIC 21A4         LIC 05522       NJ       PP       LIC 3749         LIC 201052339       VT       LIC 2748         LIC 70134       NY       LIC 0738         LIC 18754       MA       LIC 624         LIC 18754       MA       LIC 624         LIC 18754       MA       LIC 642         VER, RA       NJ       LIC 644         LIC 18754       MA       LIC 642         VER, RA       NJ       LIC 644         LIC 1011748       NY       LIC 0246         LIC 101502-B       NJ       LIC 642 <th>22787 4 0 73 12444 14851-B 0004765 163 50 2 014089 00794700 90794700 91100243100 1 2 98-1 0505 10205 10205 1018294 883 151 102069000 07927 51 0. GA-278177 NT</th>	22787 4 0 73 12444 14851-B 0004765 163 50 2 014089 00794700 90794700 91100243100 1 2 98-1 0505 10205 10205 1018294 883 151 102069000 07927 51 0. GA-278177 NT
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D B	rawing Name UILDING IOTES AI	B DEPARMTNET	
	COMPLIA rawing Numb	DO	CANTECT *

# **ABBREVIATIONS**

## STANDARD ABBREVIATIONS

SYMBOLS USE	ED AS ABBREVIATIONS	DL
&	AND	DEM DMT
$\angle$	ANGLE	DTL DIAG
@	AT SPACING OF	DIA DIM
B.M.	BENCH MARK	DSP DIV
Ċ	CENTER LINE	DR DTA
Ĺ	CHANNEL	DTS DN
#	NUMBER	DS DT
d	PENNY	DWR DWG
T	PERPENDICULAR	DF DW
P	PLATE	EA EF
þ	ROUND	EW
۲ h	SQUARE	E
+ ×		ELEC
~		EWC
VV/	WITH	ELE
ABBREVIATIO	NS	ELEV EMER
ABV AFF	ABOVE ABOVE FINISHED FLOOR	ENC EQ
ACC ACFL	ACCESS ACCESS FLOOR	EQP ESC
AP AC	ACCESS PANEL	EST EXH
ACPL		EXG
ACR	ACRYLIC PLASTIC	EB
ADH ADJ	ADJACENT	EXP
AGG	ADJUSTABLE AGGREGATE	FOC
A/C ALT	AIR CONDITIONING ALTERNATE	FOF FOM
AL ANC	ALUMINUM ANCHOR, ANCHORAGE	FOS FAS
AB ANOD	ANCHORBOLT ANODIZED	FN FBD
ARCH AD	ARCHITECT, ARCHITECTURAL AREA DRAIN	FGL FIN
ASPH AT	ASPHALT ASPHALT TILF	FFE FFI
AUTO AWN	AUTOMATIC	FA
BSMT	BASEMENT BASE LINE	FEC
BM	BEAM	FPL
BPL	BEARING PLATE	FRT
BEL BM	BELOW BENCH MARK	FLG
BET BVL	BETWEEN BEVELED	FLX FG
BEY BLK	BEYOND BLOCK	FLR FD
BLKG BD	BLOCKING BOARD	FL FLUR
BS BOT	BOTH SIDES BOTTOM	FJT FTG
BRKT BRS	BRACKET BRASS	FND FR
BRK BBZ	BRICK BRONZE	FS FUB
BLDG		FUT
BRGL	BULLET RESISTANT GLASS	GV
CAB	CABINET	GC
CAN CPT	CARPET	GL GLB
CSMT CI	CASEMENT CAST IRON	GCMU GLAM
CST CB	CAST STONE CATCH BASIN	GB GD
CLG CHT	CEILING CEILING HEIGHT	GRN GRT
CEM CM	CEMENT CENTIMETER (S)	GVL GRHS
CER CT	CERAMIC CERAMIC TILE	GT GRD
CHBD CHAM	CHALKBOARD CHAMFER	gut GPDW
CHIM	CHIMNEY	GPL
CIR		GPT
CLR	CLEAR, CLEARANCE	
CGL	CONTED GLASS	
COMB	COLUMIN COMBINATION	HWD
COMPT	COMPARTMENT	HDR HTG
COMPO	COMPOSITION, COMPOSITE COMPRESS, (ED), (ION), (IBLE)	HVAC HD
CONC CMU	CONCRETE CONCRETE MASONRY UNIT	HT HPT
CONN CONST	CONNECTION CONSTRUCTION	HCR HOR
CONT CONTR	CONTINUE, CONTINUOUS CONTRACT, CONTRACTOR	HB INCAN
CJ CPR	CONTROL JOINT COPPER	INCIN INCL
CG CORR	CORNER GUARD CORRUGATED	ID INS
CTR	COUNTER	INSC
CRS	COURSE	
	CUBIC YARD	
DPK DP	DAMPPROOFING	JU

## NOTE: REFER TO ENGINEER DRAWINGS FOR ENGINEERING ABBREVIATION LISTS

DEAD LOAD JT DEMOLISH, DEMOLITION JF DEMOUNTABLE DETAIL DIAGONAL KIT DIAMETER DIMENSION DISPENSER LAB DIVISION LAD DOOR LB DOVETAIL ANCHOR LAM DOVETAIL ANCHOR SLOT LGL DOWN LAV DOWNSPOUT LO DRAIN TILE DRAWER DRAWING DRINKING FOUNTAIN LW DUMBWAITER LMS EACH LTL EACH FACE EACH WAY LOC EASEMENT LLD EAST LVR ELASTIC LPT ELECTRIC, (AL) MB ELECTRICAL PANELBOARD MH MFR MRB MAS ELECTRIC WATER COOLER ELEVATION (VERTICAL HEIGHT) ELEVATION (VIEW) ELEVATOR MTL MAX MECH MC EMERGENCY ENCLOSE, (URE) EQUAL EQUIPMENT MED ESCALATOR MDO MBR ESTIMATE EXHAUST MMB EXISTING MET EXPANDED METAL PLATE MO EXPANSION BOLT MW EXPANSION JOINT MM EXPOSED MIN MIR MGL MISC MOD MLD EXTERIOR FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUDS FASTEN, FASTENER MR MT FENCE MOV FIBERBOARD FIBERGLASS MULL FINISH, (ED) FINISHED FLOOR ELEVATION NAT FINISHED FLOOR LINE NI FIRE ALARM NR FIRE EXTINGUISHER NOM FIRE EXTINGUISHER CABINET N FIRE HOSE STATION NIC FIREPLACE NTS FIREPROOF FIRE-RETARDANT FIXTURE OP FLASHING FLEXIBLE OPG OPH ORN FLOAT GLASS FLOOR, (ING) OD FLOOR DRAIN OA FLOW LINE OH PNT FLOURESCENT FLUSH JOINT PNL PB PTD PTR PAR PRPT FOOTING FOUNDATION FRAME, (D), (ING) FULL SIZE FURRED, (ING) FUTURE GAGE, GAUGE PK PBD GALVANIZED PTN PTN PV PERF PER PTR PLTG PLAS PLA PLAM GASKET, (ED) GENERAL CONTRACT, (OR) GLASS, GLAZING GLASS BLOCK GLAZED CONCRETE MASONRY UNITS GLUED LAMINATE GRAB BAR GRADE, GRADING GRANITE GRATE, (ING) PL GRAVEL PG GREENHOUSE PWD GROUT PT PVC GUARD GUTTER PE PCPL GYPSUM DRY WALL GYPSUM LATH PD PCF GYPSUM PLASTER GYPSUM TILE PLF GYPSUM WALLBOARD PSF PSI PCC HANDICAP HANDRAIL PFB PFN PRF PREM HARDBOARD HARDWARE HARDWOOD HEADER HEATING HEATING/VENTILATING/AIR CONDITIONING HEAVY DUTY HEIGHT HIGH POINT RAD HOLLOW CORE RFT HORIZONTAL RL HOSE BIBB REC REF INCANDESCENT REF RFL REFR REG REIN RECP REM REQ'D RES RET RA INCINERATOR INCLUDE, (ED), (ING) INSIDE DIAMETER INSULATE, (ED), (ING) INSULATING CONCRETE INSULATING GLASS INTERIOR INTERMEDIATE INVERT JANITOR'S CLOSET RVS REV

JOINT JOINT FILLER	
JOIST KICKPLATE	
KITCHEN KNOCKOUT	
LADDER	
LAG BOLT LAMINATE, (ED)	
LAMINATED GLASS LAVATORY	
LAYOUT LEFT HAND	
LENGTH LIGHT	
LIGHTWEIGHT LIMESTONE	
LOUVER	
MACHINE BOLT	
MANHOLE MANUFACTURE, (ER)	
MARBLE MASONRY	
MATERIAL MAXIMUM	
MECHANIC, (AL) MEDICINE CABINET	
MEDIUM MEDIUM DENSITY OVERLAY	
MEMBER	
MICROWAVE	
MILLIMETER, (S) MINIMUM	
MIRROR MIRROR GLASS (FRAMED)	
MISCELLANEOUS MODULAR	
MOLDING, MOULDING	
MOUNT, (ED), (ING)	
MULLION	
NATURAL	
NICKEL NOISE REDUCTION	
NOMINAL NORTH	
NOT IN CONTRACT NOT TO SCALE	
NUMBER ON CENTER. (S)	
OPAQUE	
OPPOSITE HAND	
OPPOSITE HAND ORNAMENTAL OUTSIDE DIAMETER	
OPPOSITE HAND ORNAMENTAL OUTSIDE DIAMETER OVERALL OVERHEAD	
OPPOSITE HAND ORNAMENTAL OUTSIDE DIAMETER OVERALL OVERHEAD PAINT, (ED) PANEL, (ING)	
OPPOSITE HAND ORNAMENTAL OUTSIDE DIAMETER OVERALL OVERHEAD PAINT, (ED) PANEL, (ING) PANIC BAR PAPER TOWEL DISPENSER	
OPPOSITE HAND ORNAMENTAL OUTSIDE DIAMETER OVERALL OVERHEAD PAINT, (ED) PANEL, (ING) PANIC BAR PAPER TOWEL DISPENSER PAPER TOWEL RECEPTOR PARALLEI	
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RH	RIGHT HAND
R	RISER
RVT R&S	RIVET ROD AND SHELF
RD RFH	ROOF DRAIN BOOF HATCH
RFG	ROOFING
RM RO	ROUGH OPENING
RCP ROK	ROUND CONCRETE PIPE ROWLOCK
RB	RUBBER BASE
RBL	RUBBLE STONE
SFGL SCH	SAFETY GLASS SCHEDULE
SCN	SCREEN
SNT	SEALAND
SEC	SECTION
SVYD SSK	SERVICE YARD SERVICE SINK
SHTH	SHEATH, (ING)
SG	SHEET GLASS
SH SHNG	SHELF, SHELVING SHINGLE, (S)
SHU SIDG	SHUTTER, (S) SIDING
SIM	SIMILAR
SL	SLEEVE
SLO SOL	SLOPE SOLDIER
SC SP	SOLID CORE SOUNDPROOF
S SPC	SOUTH SPACE (B)
SGL	SPANDREL GLASS
SPK SPL	SPEARER SPECIAL
SPEC SPH	SPECIFICATION SPLASH
SQ SST	SQUARE STAINLESS STEEL
STGL	STAINED GLASS
STA	STANDARD
ST STO	STEEL STORAGE
SF SD	STOREFRONT STORM DRAIN
STR STCO	STRUCTURAL
SFLR	SUBFLOOR
SUS	SUSPENDED
SYD SYM	SIDE YARD SYMMETRY, (ETRICAL)
SYN SYS	SYNTHETIC SYSTEM
TKBD TEL	TACKBOARD TELEPHONE
TV	TELEVISION TEMPERED CLASS
TIG	TEMPERED, INSULATED GLASS
THK	THRAZZO THICK, (NESS)
THR TBRL	THRESHOLD TO BE RELOCATED
TOBR TPD	TO BE REMOVED TOILET PAPER DISPENSER
TPTN TOI	
T&G	
TC	TOP OF CURB
TJ TP	TOP OF JOIST TOP OF PLATE
TST TSF	TOP OF STEEL TOP OF SUBFLOOR
TW TPG	
TOR	TO REMAIN
TR	TRANSOM
T TRNB	TREAD TURNBUCKLE
TYP UC	TYPICAL UNDERCUT
	UNFINISHED
UR	URINAL
VJ	V-JOINT
VB VAR	VAPOR BARRIER VARNISH
VNR VERT	VENEER VERTICAL
VG VIN	VERTICAL GRAIN VINYL
VB VCT	
VF	VINYL FABRIC
VICP	
VICT WSCT	WAINSCOT
WH WC	WALL HUNG WATER CLOSET
WHTR WP	WATER HEATER WATERPROOFING
WR WS	WATER RESISTANT
WST	WEATHERSTRIP, (ING)
WID	WHEEL STOP WIDTH, WIDE
WIN WG	WINDOW WIRED GLASS
WM WO	WIRE MESH WITHOUT
WD	WOOD

TRNB TYP UC UNF UNO

SYMBC	VLS	
NOTE: REF	ER TO ENGINEER DRAWINGS F	OR ENGINEERING SYMBOL LISTS
MATERIA	L DESIGNATIONS	GRAPHIC SYMBOLS
	EARTH	XXXX
	POROUS FILL (STONE OR GRAVEL, SUB BASE, ETC.)	
	ROCK	(IF MORE THAN ONE DOOR PER ROOM SUBLETTERS ARE USED)
	STRUCTURAL CONCRETE (CAST IN PLACE, OR PRECAST)	
	BRICK (COMMON OR FACE)	INDICATES SECTION NUMBER
	CONCRETE MASONRY UNITS (CMU)	REFERENCE DRAWING NUMBER INDICATES DRAWING SHEET ON
	CUT STONE, CAST STONE	WHICH SECTION IS SHOWN
	MARBLE	
	METAL (LARGE SCALE)	
	METAL (SMALL SCALE STRUCTURAL & SHEET)	ELEVATION REFERENCE DRAWING NUMBER
	PLYWOOD (LARGE SCALE)	INDICATES DRAWING SHEET ON WHICH ELEVATION IS SHOWN
e <i>]]]]</i> ]]]	WOOD FINISH	
	WOOD ROUGH (CONTINUOUS)	X KEY NOTE NUMBER
	WOOD ROUGH (BLOCKING)	PARTITION TYPE
	INSULATION (LOOSE OR BATT)	
	INSULATION (RIGID)	FINISH CODE
	GLASS (LARGE SCALE)	FLOOR FINISH
	ACOUSTICAL TILE	ELEVATION TARGET
	EIFS SYSTEM	EP ELECTRICAL PANEL
	GYPSUM WALL BOARD	FIRE RATED INTERIOR PARTITION - SEE PARTITION TYPES SHEET
	(REFER TO WALL SECTIONS)	NON-RATED INTERIOR PARTITION - SEE PARTITION TYPES SHEET
	PARTITION OR WALL	EXTERIOR WALL - SEE WALL SECTIONS
<u>Barthart an A</u>	PLASTER, SAND, CEMENT, GROUT	S/D COMBINATION - SMOKE & CARBON MONOXIDE DETECTOR
		J JUNCTION BOX
		FD FLOOR DRAIN
		CEC CEILING ELEVATION CHANGE

SEC SLAB ELEVATION CHANGE

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AREA ALLOWANCES PER OCCUPANT
: 30 gross sf per occupant
: 30 net sf per occupant
: 100 gross sf per occupant
: 200 gross sf per occupant
: 200 gross sf per occupant

room	: 200 gross sf per occupant : 300 gross sf per occupant	
	: 15 gross sf per occupant	

EAS PER OCCUP	PANT LOAD		STAIRWAYS [0.3/INCH]	DOORS [0.2/INCH]
.EC. ROOMS SON	2,653 SF / 300 SF 21,854 SF/200 SF	= 9 PERSONS <u>= 109 PERSONS</u> 118 <b>PERSONS</b>	118 X 0.3 = 35 INCHES	118 X 0.2 = 24 INCHES
REA	19,378 SF / 100 SF	<u>=194 PERSONS</u> 194 PERSONS	194 X 0.3 = 58 INCHES	194 X 0.2 = 39 INCHES
Ξ	21,218 SF / 30 SF 656 SF / 200 SF 403 SF / 30 SF	= 707 PERSONS = 3 PERSONS <u>= 13 PERSONS</u> <b>= 723 PERSONS</b>	723 X 0.3 = 217 INCHES	723 X 0.2 = 145 INCHES
CARE	18,382 SF / 30 SF	<u>= 613 PERSONS</u> <b>= 613 PERSONS</b>	613 X 0.3 = 184 INCHES	613 X 0.2 = 123 INCHES
6	1,340.00 SF / 200 SF 920.00 SF / 200 SF 554.00 SF / 200 SF 591.00 SF / 200 SF 1,027.00 SF / 200 SF 753.00 SF / 200 SF 907.00 SF / 200 SF 1,044.00 SF / 200 SF 913.00 SF / 200 SF	<ul> <li>7 PERSONS</li> <li>5 PERSONS</li> <li>3 PERSONS</li> <li>3 PERSONS</li> <li>5 PERSONS</li> <li>4 PERSONS</li> <li>5 PERSONS</li> <li>5 PERSONS</li> <li>5 PERSONS</li> <li>5 PERSONS</li> <li>5 PERSONS</li> <li>25 PERSONS</li> <li><b>5 PERSONS</b></li> <li><b>5 PERSONS</b></li> </ul>	299 X 0.3 = 90 INCHES	299 X 0.2 = 60 INCHES
	1,340.00 SF / 200 SF 920.00 SF / 200 SF 554.00 SF / 200 SF 591.00 SF / 200 SF 1,027.00 SF / 200 SF 753.00 SF / 200 SF 907.00 SF / 200 SF 1,044.00 SF / 200 SF 913.00 SF / 200 SF	<ul> <li>7 PERSONS</li> <li>5 PERSONS</li> <li>3 PERSONS</li> <li>3 PERSONS</li> <li>5 PERSONS</li> <li>4 PERSONS</li> <li>5 PERSONS</li> <li>5 PERSONS</li> <li>5 PERSONS</li> <li>5 PERSONS</li> <li>5 PERSONS</li> </ul>		
6	118.00 SF / 300 SF	= 1 PERSON = 43 PERSONS	43 X 0.3 = 13 INCHES	43 X 0.2 = 3 INCHES

= 36" [34"CLEAR]

: 0.2 Inches per Occupant

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

SECTION BC 1016EXIT ACCESS TRAVEL DISTANCE

1016.1 Travel distance limitations. Exits shall be so located on each story such that the maximum length of exit access travel, measured from the most remote point within a story along the natural and unobstructed path of egress travel to an exterior exit door at the level of exit discharge, an entrance to a verticalexit enclosure, an exit passageway, a horizontal exit, an exterior exitstairwayor an exterior exit ramp,

ARY:		
EXIT #1 = 21' - 6" = 55' - 4"	EXIT#2	EXIT#3
= 37'-9"	= 108' - 6"	= 103' - 4"
= 41 - 6 = 103' - 0" = 28' - 1" = 76' - 1" = 56' - 9"	= 142' - 10" = 33' - 2" = 56' - 9" = 76' - 1"	

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## <u>GENERAL NOTES:</u>

- ALL DIMENSIONS ARE FROM FACE OF GWB OR CMU PARTITION, U.O.N.
   FIRESTOP ALL SLAB PENERTRTIONS, INCLUDING MECHANICAL, PLUMBING, ELECTRICAL, TELECOM
   ALL INTERIOR & BALCONY FLOOR DRAINS TO BE FLUSH WITH THE FINISHED FLOOR, U.O.N.
   ALL ELEC./ MECH./ PLUMBING/ MACHINE ROOMS/ BIKE ROOM TO RECIEVE CONCRETE SEALER FINISH. PROVIDE LIGHTWEIGHT CONCRETE FILL TO PITCH THE FLOOR LEVEL TOWARDS FLOOR DRAINS.
   PARKING AREA TO RECIEVE TRAFFIC COATING, SEE FINISH SCHEDULE.
   FLOOR INSIDE RESIDENTIAL UNITS TO BE EXCEPT KITCHEN AND BATHROOMS.
   ALL EXPOSED CONCRETE COLUMNS TO BE FURRED OUT WITH 7/8" METAL STRIPS AND FINISHED WITH GWB.

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			, 18' - 0"	4' - 11"		43' - 2"	
			1 BR				IVING ROOM 12'X20
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(1) <u>3RD FLOOR PLAN</u> 1/8" = 1'0"			, , , , , , , , , , , ,			2 BEDROOM 4 9"X13' BATH 6X9' BATH 6X9' BATH 2 1 2 1 4 50	B 2 EDROOM 1 3X14'
() SRD FLOOR PLAN 1/8" = 1'-0"				9' - 0"	14' - 11"	5' - 8" 4" 10' - 9"	
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$(1 \frac{3RD FLOOR PLAN}{1/8" = 1'\cdot0"}$							
$(1) \frac{3RD FLOOR PLAN}{1/8" = 1'-0"}$							
1 3RD FLOOR PLAN 1/8" = 1'-0"							
$\frac{3\text{RD FLOOR PLAN}}{1/8" = 1'-0"}$							

![](_page_19_Figure_2.jpeg)

GENERAL NOTES: ALL DIMENSIONS ARE FROM FACE OF GWB OR CMU PARTITION, U.O.N.
 FIRESTOP ALL SLAB PENERTRTIONS, INCLUDING MECHANICAL, PLUMBING, ELECTRICAL TELECOM.

- ELECTRICAL, TELECOM
- 3. ALL INTERIOR & BALCONY FLOOR DRAINS TO BE FLUSH WITH THE FINISHED FLOOR, U.O.N. 4. ALL ELEC./ MECH./ PLUMBING/
- MACHINE ROOMS/ BIKE ROOM TO RECIEVE CONCRETE SEALER FINISH. PROVIDE LIGHTWEIGHT CONCRETE FILL TO PITCH THE FLOOR LEVEL
- TOWARDS FLOOR DRAINS. 5. PARKING AREA TO RECIEVE TRAFFIC COATING, SEE FINISH SCHEDULE. 6. FLOOR INSIDE RESIDENTIAL UNITS TO BE EXCEPT KITCHEN AND
- BATHROOMS. ALL EXPOSED CONCRETE COLUMNS TO BE FURRED OUT WITH 7/8" METAL STRIPS AND FINISHED WITH GWB.

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	E	3SAN STICKER	
PRI	Incipals	BSAN STICKER	
PRI	NCIPALS THEW B. JAI AZ L COL	BSAN STICKER           RMEL, AIA, MBA           IC 48159           IC 48101483           IC 48101483           IC 48101483           IC 48101483           IC 48101483           IC 48101483           IC 481041483           IC 481041484           IC 481041484           IC 481041484 </td <td></td>	
PRIMA	NCIPALS ITHEW B. JAI AZ L COL DC L DC L	BSAN STICKER           BSAN STICKER           IC 48159           IC 48159           IC 48159           IC ARC-401483           IC ARC-401483           IC ARC-401483           IC ARC-1011415           IC ARC1011415           IC ARC1011415           IC ARC1011849           NY LIC 024673           IC 480-1226           OH LIC A-99-124	
PRI	NCIPALS THEW B. JAI AZ L COL CT L DC L DC L FL L GA L IA '	BSAN STICKER           BSAN STICKER           IC 48159           IC 48159           IC 48159           IC ARC-401483           IC ARC-101843           IC ARC101849           IC ARC101848           IC ARC101849           IC ARO11484           RI LIC ARC.0004           IC ARC10480           IC ARC10480           IC ARC10480           IC ARC10480           IC ARC10480           IC ARC10480           IC IC AR 9163	44 77 44 1765
PRI	NCIPALS TTHEW B. JAN AZ L CO L CT L DC L DC L DC L I CA L I I L I I I I I I I I I I I I I I I I	BSAN STICKER           IC 48159           IC 48159           IC 48159           IC ARC-401483           IC ARC-401483           IC ARC101849           IC ARC101849           IC AR10011415           IC AR1011443           IC AR40034           IC Color           IC Color           IC Color           IC RA011484           IC Color           IC Color           IC RA011484           IC Color           IC C	44 11-B 1765
PRI	NCIPALS TTHEW B. JAI AZ L CO L DC L DC L DC L DC L DC L L L L L L M L L M L L M L L M L L M L L M L L	RMEL, AIA, MBA         NJ LIC AI0-12783           IC 48159         MN LIC 46404           IC ARC-401483         NC LIC 10120           IC ARC-401483         NC LIC 10120           IC ARC101849         NY LIC 024673           IC AR011484         RI LIC AR-01485           IC AR011484         RI LIC AR-01485           IC 05577         SC LIC AR.9163           IC 001.020069         TN LIC 103850           IC AR10286         TX LIC 20992           IC 1301052189         VT LIC 21400720	44 51-B 1765 089 4700
PRI MA	NCIPALS TTHEW B. JAI AZ L COL CT L DC L DC L FL L GA L IA L IA L IA L IA L IA L IA L IA L I	BSAN STICKER           RMEL, AIA, MBA         NJ LIC AI0-12783           JC 48159         MN LIC 46404           JC ARC-401483         NC LIC 10120           JC ARC-401483         NC LIC 10120           JC ARC-401483         NC LIC 10120           JC ARC101849         NY LIC 024673           JC ARSO1484         RI LIC AA-01485           JC AR01484         RI LIC AA-014850           JC CAR01484         RI LIC AR-014850           JC CAR9034         PA LIC CAR9163           JC 001020069         TN LIC 103850           JC AR10286         TX LIC 20922           JC 12662         VA LIC 0401 014           JC 1301052189         VT LIC 24533           AIA, PP         NJ LIC 21A10079           JC 08522         NJ PP LIC 331100           MEL PE         NJ LIC 37491	7 44 11-B 1765 089 4700 243100
PRI MA	NCIPALS TTHEW B. JAI AZ L COL CT L DC L DC L FL L GA L IA L IA L IA L IA L IA L IA L IA L I	BSAN STICKER           RMEL, AIA, MBA         NJ LIC AI0-1278;           IC 48159         MN LIC 46404           IC 48159         NL LIC AI0-1278;           IC 48159         MN LIC 46404           IC ARC-401483         NC LIC 10120           IC ARC101849         NY LIC 024673           IC ARC101849         NY LIC 024673           IC AR011484         RI LIC AA-01485           IC RA011484         RI LIC AR-014850           IC C 00069         TN LIC 103850           IC 001.020069         TN LIC 103850           IC 12662         VA LIC 0401 014           IC 1301052189         VT LIC 2453           AIA, PP         NJ LIC 21A10079           IC 08522         NJ PL LIC 331100           IC 70134         NY LIC 073898-1           IC 70134         NY LIC 073898-1           IC 6201052339         PA LIC PF070607	7 44 11-B 1765 089 4700 243100
PRI MA	NCIPALS TTHEW B. JAI AZ L COL CT L DC L DC L EL GA L IA L IA L IA L IA L IA L IA L IA L I	BSAN STICKER           RMEL, AIA, MBA         NJ LIC AI0-12783           IC 48159         MN LIC 46404           IC 48159         MN LIC 46404           IC ARC-401483         NC LIC 10120           IC ARC-101849         NY LIC 024673           IC ARC101849         NY LIC 024673           IC ARO11484         RI LIC AA-01485           IC AR011484         RI LIC AA-014850           IC C A011484         RI LIC AR-014850           IC C A011484         RI LIC ARC.0004           IC 05577         SC LIC AR,9163           IC 01020069         TN LIC 103850           IC C 10262         VA LIC 0401 014           IC 1301052189         VT LIC 2453           AIA, PP         NJ LIC 21A10079           IC 08522         NJ PL LIC 331100           IC 70134         NY LIC 073898-1           IC 70134         NY LIC 703898-1           IC 6201052339         PA LIC FE070600           IC 18754         MA LIC FE074600           IC 88498         TX LIC 123822	7 44 11-B 1765 089 4700 243100
PRI MA IRW RIC ASS RO	NCIPALS ITTHEW B. JAI AZ L COL DE L FL L DC L DE L FL L L L L L L L L L L L L L L L L L	BSAN STICKER           RMEL, AIA, MBA           JC 48159           JC 48159           JC A8159           JC A8159           JC ARC-001483           JC ARC1011415           JC ARC101849           JC ARC101849           JC ARC101849           JC ARC101484           IC ARP4034           JC AR10286           JC RA011454           RI LIC ARC.0004           JC 05577           SC LIC AR.9163           JC 01.020069           TN LIC 20992           JC 12662           VA LIC 20972           JC 12662           VA LIC 20972           JC 12662           VA LIC 20986           TX LIC 20982           JL C 21A0079           JC 08522           JL PP           JL IC 21A0079           JC 08521           JL JL C 33100           MEL, PE           JL IC 21A0079           JC 201052339           JC 1262           JC 12052339           JC 12754           JL C 20052339           JC 12754           JC 28498           TX LIC 208281 <td>7 44 11-B 1765 089 14700 243100</td>	7 44 11-B 1765 089 14700 243100
PRI MA IRW RIC ASS RO DA	NCIPALS TTHEW B. JAI AZ L COL DE L FL L DC L DE L FL L IA L IA L IA L IA L IA L IA L IA L I	RMEL, AIA, MBA         NJ LIC AI0-1278;           JC 48159         MN LIC 46404           JC 48159         NC LIC 10120           JC ARC-001483         NC LIC 10120           JC ARC1011415         NH LIC 3501           JC ARC101849         NY LIC 024673           JC ARC101849         NY LIC 024673           JC ARQ0014484         RI LIC AR-01485           JC ARC101849         NY LIC 024673           JC ARC101849         NY LIC 024673           JC AR10286         TX LIC 20992           JC 12662         VA LIC C4010 114           JC 1301052189         VT LIC 2453           AIA, PP         NJ LIC 310079           JC 08522         NJ PP LIC 33L0079           JC 12662         VA LIC 0401 014           JC 301052189         VT LIC 2453           AIA, PP         NJ LIC 37491           JC PEN0027735         MN LIC 47482           JC 6201052339         PA LIC PE07060C           JC 18754         MA LIC 50445           JC 88498         TX LIC 123822           KENSHIRE, PE         NJ LIC GE4551           C ARI-0011748         NY LIC 024719           NJ LIC GE4551         PA LIC PE085817	7 44 11-B 4765 089 44700 243100
PRI MA IRW RIC ASS RO DA MIC GET	NCIPALS ITHEW B. JAI AZ L COL DC L DC L DC L DC L DC L L CT L GA L IA L IA L IA L IA L IA L IA L IA L I	RMEL, AIA, MBA         NJ LIC AI0-1278;           JC 48159         MN LIC 46404           JC 48159         MN LIC 46404           JC 48159         NC LIC 10120           JC ARLO011415         NH LIC 3501           JC ARC101145         NH LIC A0-1278;           JC ARLO011415         NH LIC 3501           JC ARC1011443         NC LIC 10120           JC ARC1011444         NH LIC A-99-124.           JC ARP4034         PA LIC RA-01485           JC RA011484         NI LIC 103850           JC C AS577         SC LIC AR.9163           JC OS577         SC LIC AR.9163           JC 08522         VA LIC 20992           JC 12662         VA LIC 21A10079           JC 08522         NJ PP LIC 33L00           MEL, PE         NJ LIC 37491           JC PEN0027735         MN LIC 47482           JC 70134         NY LIC 073898-1           JC 88498         TX LIC 123822           KENSHIRE, PE         NJ LIC 2140070           JC 88498         TX LIC 123822           KENSHIRE, PE         NJ LIC GE4551           C AR1-0011748         NJ LIC GE4551           PA LIC PE085817;         PA LIC PE085817;           LAND, RA         NY LIC 036993     <	7 44 11-B 4765 089 14700 243100 0 1 7 31 55
IRV RIC ASS RO DA MIC GEI FRE JER	NCIPALS TTHEW B. JAI AZ L COL CT L COL DC L DC L DC L DC L DC L CT L COL EL CL AZ L COL DC L DC L DC L CT L MI L MI L MI L CT L CT L MI L CT	SSAN STICKER           BSAN STICKER           SCAN STICKER           IC 48159           IC 48159           IC 48159           IC 48159           IC ARC-001483           IC ARC0011415           IC ARC101849           IC ARC101849           IC ARC101849           IC ARC101484           IC ARC101484           IC ARO102069           IC AR10286           IC 1201020069           IC AR10286           IC 1201020069           IC 12622           VA LIC C4533           IC 01.020069           IC 12622           VA LIC 20992           IC 12622           VA LIC 20992           IC 1262           VA LIC 20992           IC 120152389           VT LIC 21A10079           IC 6201052339           VA LIC PEN0027735           MN LIC 47482           IC 6201052339           VA LIC 7034           NJ LIC 2180891           IC 88498           TX LIC 2085817           NJ LIC A13231           PA LIC PE085817           IC 31425           PA LIC RA-405050 <t< td=""><td>7 44 11-B 1765 089 4700 243100 0 1 7 31 55 3294</td></t<>	7 44 11-B 1765 089 4700 243100 0 1 7 31 55 3294
PRI MA IRW RIC ASS RO DA MIC GEI FRE JER CHI	NCIPALS ITHEW B. JAI AZ L COL DE L FL L DE L FL L DE L FL L GA L L L HARD A. JAR CT L MAL MAL MAL CHAEL J. VOR RARD P. GESA DERICK KINC OME LESLES DERICK KINC OME LESLE DE L CHAEL J. VOR	RMEL, AIA, MBA         NJ LIC AI0-1278;           JC 48159         MN LIC 46404           JC 48159         NC LIC 10120           JC ARLO011415         NC LIC 10120           JC ARC0011415         NH LIC 46404           JC ARC0011415         NH LIC 3501           JC ARC001145         NH LIC AR-01485           JC ARC001483         NC LIC 10120           JC ARC011484         NI LIC AR-01485           JC AR10286         TK LIC 20992           JC AR10286         TK LIC 21A10079           JC A810287         NJ LIC 314007           JC 08522         NJ PP LIC 33L00           MEL, PE         NJ LIC 37491           JC 201052339         PA LIC PE070602           JC 18754         MA LIC 50445           JC 88498         TK LIC 123822           KENSHIRE, PE         NJ LIC GE4551           C AR1-0011748         NY LIC 024719           IC 31425         PA LIC RA-40508E      <	7 44 11-B 4765 089 44700 243100 0 1 7 31 55 3294 69000 27
PRIA PRIA IRV RIC ASS RO DA MIC GEI FRE JER CHI	NCIPALS ITHEW B. JAI AZ L COL DE L FL L DC L DE L FL L L COL DE L FL L COL DE L FL L MALD A. JAR CT L MALD A. BRO CT L MALD A	BSAN STICKER           RMEL, AIA, MBA         NJ LIC AI0-1278;           JC 48159         MN LIC 46404           JC 48159         MN LIC 46404           JC ARIO11415         NC LIC 10120           JC ARC0011415         NH LIC 3501           JC ARC101145         NH LIC AA-99-124.           JC ARQ001443         NC LIC 10120           JC ARC01145         NH LIC AA-99-124.           JC ARQ4034         PA LIC RA-01485           JC C AR94034         PA LIC RA-01485           JC RA011484         IL LIC ARC.0004           JC 05577         SC LIC AR.9163           JC 01.020069         TN LIC 103850           JC ARI0286         TX LIC 20992           JC 12662         VA LIC 0401 014           JC 1301052189         VT LIC 21A10079           JC 08522         NJ PP LIC 33L00           MEL, PE         NJ LIC 314007           JC 08523         PA LIC PE070602           JIC 18754         MA LIC 50445           JC 88498         TX LIC 123822           KENSHIRE, PE         NJ LIC 21A10026           LAR PO11748         NY LIC 024719           JC 31425         PA LIC RA-40508           LAND, RA         NY LIC 036983 <td< td=""><td>7 44 11-B 4765 089 44700 243100 0 1 7 31 55 3294 69000 27 A-278177</td></td<>	7 44 11-B 4765 089 44700 243100 0 1 7 31 55 3294 69000 27 A-278177
PRIA PRIA IRV RIC ASS RO DA MIC GEI FRE JER CHI NJ Sto Pr	NCIPALS THEW B. JAI AZ L COL CT L CCL DC L DC L DC L DC L DC L DC L CT L CCL HARD A. JAR CT L MALD A. BRO CT LL MALD A. BRO CT LL COME LESLES B. BRO COME LESLES A. BRO COME LESLESLES A. BRO COME LESLESLES A. BRO	BSAN STICKER           RMEL, AIA, MBA         NJ LIC AI0-1278:           IC 48159         MN LIC 46404           IC 48159         MN LIC 46404           IC ARC-401483         NC LIC 10120           IC ARC101849         NY LIC 024673           IC ARC101849         NY LIC 024673           IC ARQ4034         PA LIC RA-01485           IC AR101484         NL LIC ARC.0004           IC 05577         SC LIC AR.9163           IC AR10286         TX LIC 20992           IC AR10286         TX LIC 21A10079           IC 08522         NJ PP LIC 33100           MEL, PE         NJ LIC 37491           IC PEN0027735         MN LIC 47482           IC 07134         NY LIC 073898-1           IC 620105239         PA LIC PE070602           IC 18754         MA LIC 50445           IC 88498         TX LIC 123822           KENSHIRE, PE         NJ LIC 41 3231           C AR1-0011748         NY LIC 024719           IC 31425         PA LIC RA-40508           LAND, RA         NY LIC 036993           XID, PE	7 44 11-B 4765 089 44700 243100 0 1 7 31 55 3294 69000 27 A-278177
PRI PRI MA IRV RIC ASS RO DA MIC GEIE FJER CHI NJ Sto Pr	NCIPALS TTHEW B. JAI AZ L COL CT L DC L DC L DC L DC L DC L DC L CT L HARD A. JAR CT L HARD A. JAR CT L HARD A. JAR CT L HARD A. JAR CT L MI L DE L CT L MI L DE L ESOCIATES NALD A. BRO CT LI MA L DE L CT LI CT LI	BSAN STICKER         RMEL, AIA, MBA       NJ LIC AI0-1278:         JC 48159       MN LIC 46404         JC 48159       MN LIC 46404         JC ARC-401483       NC LIC 10120         JC ARIO11415       NH LIC 3501         JC ARO11849       NY LIC 024673         JC RAO11484       RI LIC AR-01485         JC RAO11484       RI LIC ARC.0004         JC 001.020069       TN LIC 103850         JC 12662       VA LIC 0401 014         LO 1301052189       VT LIC 24533         AIA, PP       NJ LIC 21A10079         JC 08522       NJ PP LIC 33100         MEL, PE       NJ LIC 21A10079         JC 08522       NJ PP LIC 33100         MEL, PE       NJ LIC 21A10079         JC 08522       NJ PI LIC 33100         MEL, PE       NJ LIC 21A10079         JC 08522       NJ LIC 123822         IC 70134       NY LIC 073898-1         IC 6405239       PA LIC PE05801         JC 1425       PA LIC RA-40508         LARA       NJ LIC 21A1016         BEN, FAIA, PP       NJ LIC 2	7 44 31-B 4765 089 4700 243100 0 1 7 31 55 3294 69000 27 A-278177
PRIA PRIA IRV RIC ASS RO DA MIC GEI FRE JER CHI NJ Stra Pr	NCIPALS THEW B. JAI AZ L COL DC L DC L CT L MALD A. JAR CT L MI L HARD A. JAR CT L MI L ESOCIATES NALD A. BRO CT LI MI L ESOCIATES MIXED ARD P. GESA ESOCIATES ARD P. GESA ESOCIATES MIXED TO - T	BSAN STICKER         RMEL, AIA, MBA       NJ LIC AI0-1278:         IC 48159       MN LIC 46404         IC 48159       MN LIC 46404         IC ARC-401483       NC LIC 10120         IC ARC101849       NY LIC 024673         IC ARC101849       NY LIC 024673         IC ARC101849       NY LIC 024673         IC ARO10286       TH LIC ARC.0004         IC 05577       SC LIC AR.9163         IC AR10286       TX LIC 20992         IC AR10286       TX LIC 203850         IC AR10286       TX LIC 203820         IC AR10286       TX LIC 203810         MAL, PP       NJ LIC 310079         IC 08522       NJ PP LIC 331000         MEL, PE       NJ LIC 37491         IC PEN0027735       MN LIC 47482         IC 70134       NY LIC 073898-1         IC 6201052339       PA LIC PE070600         IC 18754       MA LIC 50445         IC 88498       TX LIC 13822         KENSHIRE, PE       NJ LIC GE4551         C PEN.0032811       PA LIC PE085817         JE, RA       NJ LIC AI 13231         C ARI-0011748       NY LIC 036993         XRIO, PE       NJ LIC AI 8883         LIC 016502-B       NJ L	7 44 11-B 1765 089 4700 243100 0 1 7 31 55 3294 69000 27 A-278177
PRI PRI MA IRV RIC ASS RO DA MIC FRE JER CHI NJ Str Pr	NCIPALS THEW B. JAN AZ L COL CT L DC L CT L MA L MA L MA L MA L MA L MA L MA L MA L MA L CT L MA L CT L MA L CT L CT L CT L CT L CT L MA L CT	BSAN STICKER         RMEL, AIA, MBA         IC 48159         IC 48159         IC 48159         IC ARC-401483         IC ARIO11415         IC ARC101849         IC C AR0286         IC C AR0286         IC 12662         VI LIC 21A0079         IC 12662         IC 12662         IC 12662         IC 12662         IC 12662         IC 12662         IC 12735         AIA, PP         IL IC 21A10079         IC 24533         AIA, PP         IL IC 21A10079         IC 08522         NJ ILC 21A10079         IC 2601052339         PA ILC PE070600         AIA, PP         IL 12 23822         K	7 44 51-B 1765 089 4700 243100 0 1 7 31 55 3294 69000 27 A-278177
PRIA PRIA IRV RIC ASS RO DA MIC GEI FRE JER CHI NJ Sta Pro MA Dra	NCIPALS THEW B. JAI AZ L COL CT L COL DC L DC L CT L MALD A. BRO CT LL MALD A. BRO CT	BSAN STICKER         RMEL, AIA, MBA       NJ LIC AI0-1278:         IC 48159       MN LIC 46404         IC 48159       NL LIC 10120         IC ARC-401483       NC LIC 10120         IC ARC101849       NY LIC 024673         IC ARC101849       NY LIC 024673         IC ARO11415       NH LIC AA-091485         IC ARO1145       NH LIC AA-01485         IC ARO10286       TX LIC 20992         IC AR10286       TX LIC 21A10079         IC 08522       NJ PP LIC 331000         MAL, PP       NJ LIC 21A10079         IC 08522       NJ PP LIC 33100         MEL, PE       NJ LIC 21A10079         IC 08522       NJ PIC 033898-1         IC 6201052339       PA LIC PE0706000         IC 18754       MA LIC 50445         IC 88498       TX LIC 13822         KENSHIRE, PE       NJ LIC A13231         C AR1-0011748       NY LIC 024719         IC 31425       PA LIC RA-0058817         AIA, PA       NJ LIC 21A1020         KEN, FAIA, PP	7 44 11-B 4765 089 44700 243100 0 1 7 31 55 3294 69000 27 A-278177
PRIA PRIA IRV RIC ASS RO DA MIC GEI FRE JER CHI NJ Sta Pro MA Dra	NCIPALS THEW B. JAI AZ L COL CT L COL DE L FL L CT L DC L DE L FL L MALD HARD A. JAR CT LL MALD HARD A. JAR CT LL MALD CT LL COME CT LL MALD CT LL CT LL	BSAN STICKER RMEL, AIA, MBA IC 48159 IC 48159 IC ARC-401483 IC 48159 IC ARC-401483 IC ARC101849 IC ARC101849 IC S5-0007256 IC AR011484 IC 01020069 IC AR01484 IC 01020069 IC CAR00266 IC CAR00266 IC CAR0286 IC 2662 IC AR0286 IC 2662 IC AR0286 IC 212662 IC 212662 IC AR0286 IC 212662 IC 21453 IC 21301052189 IC 12301052189 IC 12301052189 IC 214007735 IC 2140077 IC 2140077 IC 2140077 IC 214007 IC 214007 IC 214007 IC 214007 IC 214007 IC 214007 IC 214007 IC 214007 IC 214007 IC 21407 IC 2140	7 44 11-B 1765 089 4700 243100 0 1 7 31 55 3294 69000 27 A-278177
PRI PRI RV RIC ASS RO DA MIC FRE JER CHI NJ Sha Pr Pro MA Dra Dra	NCIPALS THEW B. JAI AZ L COL CT L DC L CT L MALD A. JAR CT LL MALD A. JAR A. JAR A. JAR A. JAR A. JAR A. JAR A. JAR A. JAR A. JAR A.	SSAN STICKER  RMEL, AIA, MBA IC 48159 IC 48159 IC 48159 IC ARC-401483 IC 48100111415 IC 48100111415 IC 48101849 IC ARC-401483 IC CAR010849 IC AR010849 IC AR010849 IC AR01084 IC AR01084 IC AR010850 IC AR01086 IC A011484 IC IC AR04034 IC CAR010286 IC A010286 IC A01027735 IC A01052189 IC 12622 IC 12622 IC 12622 IC 12622 IC 12622 IC 1262 IC 201052339 IC A1C 0401014 IC 047482 IC 70134 IC 120302811 IC A12032 IC A8140011748 IC 12030281 IC A140502 IC A11223 IC A8140011748 IV IC 034993 IC A1255 IC AR140011748 IV IC 034993 IC CAR-10011748 IV IC 034993 IC A1255 IC AR140011748 IV IC 034993 IC CAR-10011748 IV IC C34079 IC CAR-10011748 IV IC C141883 IC CAR-10011748 IV IC C14188 IC CAR-10011748 IV IC C14188 IC CAR-1001 IC A1079 IC CAR-100 IC A1079	7 44 51-B 1765 089 4700 243100 0 1 7 31 55 3294 69000 27 A-278177 C
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BSAN STICKER  PRINCIPALS  MATTHEW B. JARMEL, AIA, MBA AZ, UC 48159 CD UC ARC-40143 DC UC ARC-10143 DC UC CARC-10143 DC UC CARC-1014 DC UC CARC-101
BSAN STICKER       PRINCIPALS MATTHEW B. JARMEL, AIA, MBA AZ LIC 48159 CT LIC 48159 CT LIC 48159 CT LIC 48100143 CT LIC 4810026 CT LIC 48100044 CT LIC 4810026000 MA LIC 2800027 MA LIC 2800027 CT LIC 08522 RICHARD A JARMEL, PP CT LIC 08522 RICHARD A JARMEL, PP CT LIC 08522 RICHARD A JARMEL, PP CT LIC 08507 MA LIC 2410015218 MA LIC 31000243100 NJ LIC 23000243100 NJ LIC 23000243100 NJ LIC 23000243100 NJ LIC 23000243100 NJ LIC 23000243100 NJ LIC 23000243100 NJ LIC 241001428 MA LIC 31425 MA LIC 241001528 MA LIC 31425 MA LIC 314007970 NJ LIC 68808 NJ LIC 274109 MA LIC 314025 MA LIC 314007970 NJ LIC 288098 NJ LIC 2000900 PA LIC PRIVIO32811 NJ LIC 241018294 NJ LIC 348091 NJ LIC 34809 NJ LIC 34809
BSAN STICKER  PRINCIPALS MATCHEVE B. JARMEL, AIA, MBA A2 LIC 48159 A2 LIC 480101 C 464 C 401 C 464 C 4
BSAN STICKER       PRINCIPALS       MATTHEW B. JARMEL, AIA, MBA AZ. UC 48159 CT. UC 481059 CT. UC 4810011415 CT. UC 4810011415 DC. UC 4801011415 CT. UC 4810434 G. AUC RA0114184 G. AUC RA011484 G. AUC 801022089 M. BUC 13602 P. H. UC 7849034 M. UC 2453 P. H. UC 7849034 M. UC 2453 P. H. UC 7849034 M. UC 2453 P. H. UC 78490 M. UC 2453 P. H. UC 78490 M. UC 2453 P. H. UC 78498 M. UC 2453 P. H. UC 78497 M. H. C 2019 P. H. UC 79497 M. H. LE 2453 M. H. C 2019 M. H. C 201
BSAN STICKER         PRINCIPALS         MATTHEW B. JARMEL, AIA, MBA       NJ. IIC A00-12787         AZ UC 48159       NJ. UC A00-12787         CT UC ARCO11435       NJ. UC 40404         CT UC ARCO11435       NJ. UC 200-12787         DE UC ARCO11435       NJ. UC 200-12787         DE UC ARCO11435       NJ. UC 200-12787         M. UC 200-20069       NJ. UC 200-12787         M. UC 201-20069       NJ. UC 200-12787         M. UC 201-20069       NJ. UC 200-12787         M. UC 201-20069       NJ. UC 200-14831         R. UC 20010231       NJ. UC 200-14831         R. UC 200102321       NJ. UC 200-14831         ROMALD A. JARMEL, PE       NJ. UC 200-14831         ROMALD A. BROKENSHIRE, PE       NJ. UC 200-21719         ML UC 20105228       NJ. UC 200-21719         MAUC 201292       NJ. UC 200-21719         MAUC 201292       NJ. UC 200-21719         MCHCAEL VORLAND, RA       NJ. UC 200-20831         JERO
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BSAN STICKER  PRINCIPALS MATTHEW B. JARMEL, AIA, MBA AZ UC 48159 CO UC 48169 CO UC 48109 CO UC 481011415 CO UC 481011424 CO UC 2000255 CO UC 481013 CO UC 48101148 CO UC 20002 MI UC 301052189 VI UC 20457 LU UC 48101148 RI UC 400-027755 MI UC 48105280 NI UC 20027755 MI UC 4810152189 VI UC 201020000 MI UC 200027755 CO UC 481013 CO UC 481001748 RI UC 400-011748 RI UC 481001748 RI UC 481001748 RI UC 201023100 NI UC 48100178 CO UC A8100178 PA UC 48100178 PA UC 481018 PA UC 4810
BSAN STICKER  PRINCIPALS MATTHEW A. JARMEL, AIA, MBA A. LIC A43159 C. DI C. ARC-101435 D. CI C. ARC-101435 D. CI C. ARC-101434 A. LIC 05577 IL LIC CO11420 FI LIC CO11209 MA LIC A301020069 MA LIC A30102007 MA LIC A30207 MA LIC A40508 MA LIC A40508 MA LIC A40407 MA LIC A30207 MA LIC
BSAN STICKER  Principals Matthew A, Mannel, AIA, MBA A, UI, CARCADIABS CC IC ARCIOINAG CC IC ARCIOINAG CC IC ARCIONAGA CC IC A
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BSAN STICKER  PRINCIPALS MATTHEVE ARAPPARA ALL ALA, MBA AZ UG 48159 CO UG 2400143 CO UG 2400143 CO UG 24001143 CO UG 24001143 CO UG 24001143 CO UG 24001144 FA UG 25577 UL CO 1020069 MA UG 21020069 MA UG 2101020069 MA UG 2101020069 MA UG 2101020069 MA UG 2010520189 FR UG 201052018 FR UG 20105201 FR UG 2010 FR UG 20105201 FR UG 2010 FR UG 20
PRINCIPALS           MATTHEVE S. JARMEL, ALA, MBA           AZ UIC 48159           CO UIC ARCAOLABAS           CO UIC ARCAOLABAS           DC UIC ARCIOLBAS           DC UIC ARCIOLABAS           MI UIC COLOCODE           MI UIC COLOCODE           MI UIC COLOCODE           MI UIC ADOLOCODE           CT UIC PENOUZTAS           MI UIC ADOLOCODE           MI UIC ADOLOCODE           MI UIC ADOLOCODE           MI UIC ADOLOCODE <td< td=""></td<>
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PRINCIPALS         MATTHEW B. JARMEL, AIA, MBA AZ UC 48159         CO UC ARLOOT1435 CT UC ARLOT1435         CT UC ARLOT1435 CT UC ARLOT1435         DE UC SS-0007256         FL UC ARAV034 GA UC RA011484         GA UC RA011484         H. UC 001 020069         MA UC A10286         MA UC A10052773         RECHARD A. JARMEL, PE CT UC PEN0027735         RICHARD A. BROKENSHIRE, PE CT UC PEN0027735         MU UC 02453         MU UC 014754         MU UC 0145021         NJ UC 0145021
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RONALD A. BROKENSHIRE, PE CT LIC PEN.0032811     NJ LIC GE45511       PA UD L LESESNE, RA CT LIC ARI-0011748     NJ LIC A13231       MA LIC 31425     PA LIC PE085817       MALIC 31425     PA LIC C4405081       MICHAEL J. VORLAND, RA MA LIC 31425     NY LIC C36993       MICHAEL J. VORLAND, RA MICHAEL J. VORLAND, RA NY LIC C036993     NY LIC C036993       MICHAEL J. VORLAND, RA MICHAEL J. VORLAND, RA MICHAEL J. VORLAND, RA NY LIC C0369000 PA LIC RA4007927     NJ LIC A18883 NY LIC C019151       JEROME LESLIE EBEN, FAIA, PP PA LIC 016502.B VI LIC 21402069000 PA LIC RA407927     NJ LIC A18883 NY LIC 214102069000 PA LIC RA407927       NJ State Board Of Engineers & Lond Surveyors Authorization No. 6A-278177     Project: MIXED-USE DEVELOPMENT 77-63 VLEIGH PLACE QUEENS, NY       Project Number: MATATO-S-17-192     AS NOTED       Drawing Name:     Approved By: MBJ       Drawing Number: A-1006.000     MBJ       A-1006.000     A SONOTED
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## **APPENDIX 2**

### **SVE SYSTEM DESIGN**

![](_page_23_Figure_0.jpeg)

 2"		DV/C	DIDINIC	TO	SV/F	SVSTEN
 3	JULID	FVC.	LILINO	10	JVL	31312/01

SVE WELL ID	SCREENED INTERVAL	WELL SCREEN SIZE			
O EW-1	25'-29'	0.03			
O EW-2	25'-29'	0.03			
O EW-3	25'-29'	0.03			

## **APPENDIX 3**

### **RAWP SCHEDULE**

## Revised RAWP Implementation Schedule \_ 2018-2019 77-57 Vleigh Place\_ NYSDEC BCP Site Number: C241168

		2018
2018 Off-site Soil Vapor Investigation	October 30	November
Obtain utility markouts	Oct 22	
Off-site Soil Vapor Investigation	Oct 25	
Off-site Soil Vapor investigation Reporting		Nov 21

	2018	2019
2018 Off-site Soil Vapor Ivestigation - Regency Garden	December	January
Obtain utility markouts	Dec 3	
Off-site Soil Vapor/Indoor air investigation		Jan 3
Off-site Soil Vapor/Indoor air investigation Reporting		Jan 31

	2018	2019					2020			
In-situ Bioremedial Applications and Monitoring Program	December	January								
Groundwater Post-2nd Persulfox injections	Dec 25									
Procure 3DME Injection material	Dec 25									
Procure DOT sidewal & Fire Hydrant permits and utility markouts		Jan 2								
3DME Injections			Jan 7 to 11							
Quartely groundwater sampling				Apr 15	Jul 15	Oct 15	Jan 13	Apr 14	Jul 14	Oct 15
Quartely groundwater sampling report <sup>(1)</sup>				TBD						

<sup>(1)</sup>...Report including analytical data and DUSR is due between 7 days and 2 months after sampling noted date, respectively

	2018
Decommissioning of Soil Vapor System and Monitoring Wells	November
On-site monitoring well abandonment	Nov 26
Soil Vapor System dismantling and SVE well abandonment	Nov 26-30

	2018				201	.9				
Site Remedial Development and Closure	November	December	March	May	August	September	October	November	December	
Mobilization for site remedial excavation	Nov 26									
Site remedial excavation including support of excavation		De	ec 15 to May 3	1						
Installation of subs-slab SVE system and monitorig wells			Mar 4 t	to May 31						
Installation of building cover system			Mar 4 t	to May 31						
Mounting SVE blower and start-up of SVE system with temporary effluent setting			Mar 4 t	to May 31						
Environmental Easement Development				May 31						
Draft SMP					Aug 1					
Complete foundations construction						Sept 30				
Draft FER						Sept 26				
Environmental Easement excecution and recording						Sept 1 to	o Oct 14			
FER Fact Sheet							Oct 10			
Final FER								Nov 13		
Certificate of Completion									Dec 31	
IC/EC Notice Fact Sheet (within 10 days of Notice)									Dec 25	
Implement of SMP (Operations, Maintenance and Annual Inspections of ECs and SVE system	.)								TBD	