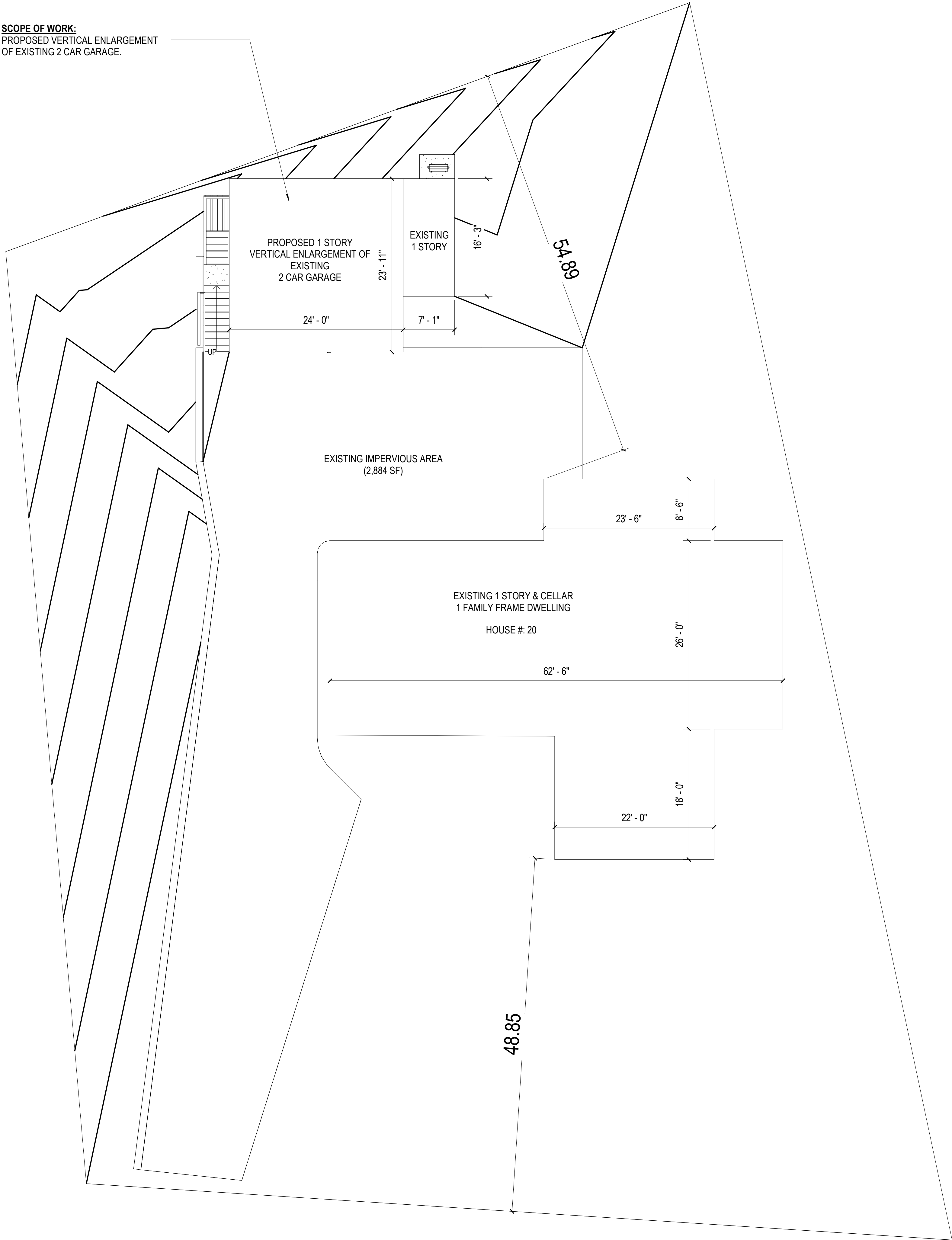
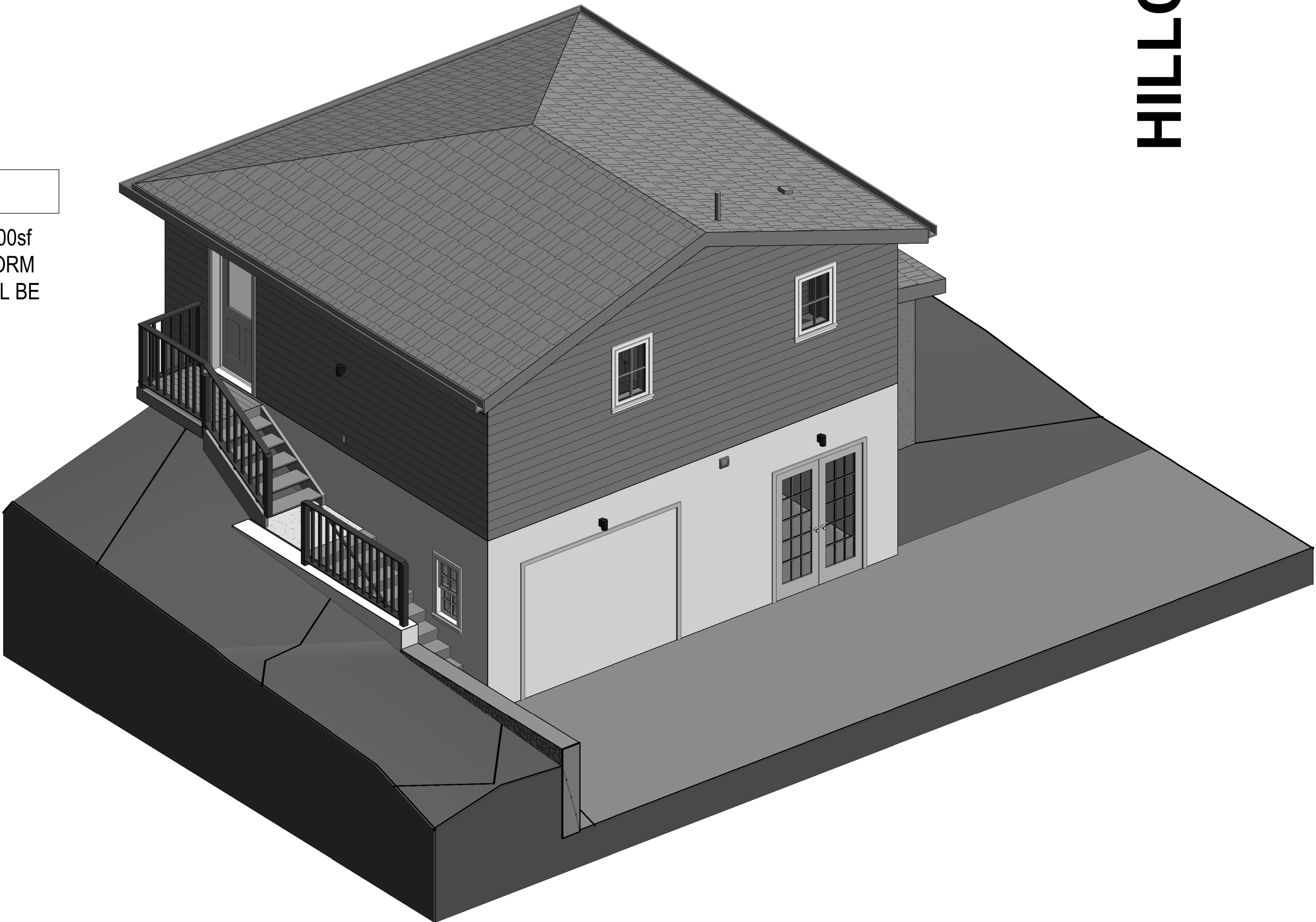




SHEET #	DRAWING TITLE
G-100.00	ZONING CALCULATIONS AND SITE PLAN
G-101.00	GENERAL NOTES
D-100.00	DEMOLITION FLOOR PLANS
A-100.00	FLOOR PLANS
A-110.00	FRAMING PLANS
A-120.00	REFLECTED CEILING PLANS
A-200.00	ELEVATIONS
A-300.00	SECTIONS
A-501.00	STAIR DETAILS, PLUMBING RISER DIAGRAM, AND MISC DETAILS
A-502.00	TYPICAL FRAMING DETAILS
A-503.00	TYPICAL SEALING & CAULKING DETAILS
A-820.00	PROPOSED KITCHEN PLANS AND ELEVATIONS
A-821.00	PROPOSED BATHROOM PLANS AND ELEVATIONS
A-822.00	PROPOSED BATHROOM PLANS AND ELEVATIONS



ZONING CALCULATIONS		
HOUSE NO.	MAP	ZONE
20	SEE ATTACHED	NC
SETBACKS AND SPACINGS		
MIN. LOT AREA	N/A	
ACT. LOT AREA	12,685 SF	
MAX. FRONT YARD SETBACK	15 FEET	
ACT. FRONT YARD SETBACK	48.85 FEET	
MIN. SIDE YARD SETBACK	10' FOR LOTS ABUTTING RESIDENTIAL DISTRICTS	
ACT. SIDE YARD SETBACK	N/A - PROPERTY ABUTS A BUSINESS EDUCATION DISTRICT	
MIN. REAR YARD SETBACK	20 FEET	
ACT. REAR YARD SETBACK	54.89 FEET	
HEIGHTS		
MAX. BLD'G HEIGHT (STORIES/FT) WHICH EVER IS LESS	3 STORIES OR 36 FEET	
ACT. BLD'G HEIGHT (STORIES/FT)	2 STORY	
COVERAGE		
MAX. BLD'G COVERAGE %	50 %	
ACT. BLD'G COVERAGE %	(22x19+62.5x26+23.5x8.5+24x23.92+7.08x16.25)/12,685 x 100 = 22.94%	
MAX. IMPERVIOUS COVERAGE %	80 %	
ACT. IMPERVIOUS COVERAGE %	(2,884 / 12,685) x 100 = 22.73%	
BUFFER FOR REAR YARDS ABUTTING A RESIDENTIAL DISTRICT	N/A - PROPERTY ABUTS A BUSINESS EDUCATION DISTRICT	



HILLCREST AVENUE

OLD ALBANY POST ROAD

1 SITE PLAN
1/8" = 1'-0"

2 AXONOMETRIC

GENERAL NOTES

THE CONTRACTOR AND SUB-CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS AT THE SITE BEFORE WORK IS STARTED. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL USE FIGURE DIMENSIONS AT ALL TIMES. DO NOT SCALE PLANS.

THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS. DEPT. OF TRANSPORTATION PERMITS ARE REQUIRED FOR ANY WORK PERFORMED BEYOND THE FRONT PROPERTY LINE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SUCH PERMITS.

DEPT. OF TRANSPORTATION PERMITS ARE REQUIRED FOR ANY WORK PERFORMED BEYOND THE FRONT PROPERTY LINE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SUCH PERMITS.

CONTRACTOR IS TO CARRY WORKMEN'S COMP. AND DISABILITY INSURANCE AS REQUIRED BY THE DEPT. OF BUILDINGS.

AT A HEIGHT OF NO MORE THAN 12 FT. ABOVE GROUND AND ON EACH PERIMETER OF A CONSTRUCTION SITE FRONTING A THOROUGHFARE, A SIGN SHALL BE ERECTED, NO MORE THAN 25 SQ. FT. IN SIZE, WHICH SHALL BEAR, IN LETTERS NO LESS THAN 6" HIGH, THE NAME, ADDRESS, AND PHONE NUMBER OF THE OWNER AND GENERAL CONTRACTOR.

THE CONTRACTOR SHALL NOTIFY THE ADJOINING PROPERTY OWNERS, IN WRITING, 5 DAYS BEFORE ANY COMMENCEMENT OF WORK. THE NOTICES SHALL BE FILED WITH THE DEPT. OF BUILDINGS BEFORE ANY PERMITS CAN BE ISSUED.

THE ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE CONSTRUCTION.

A FINAL SURVEY MADE BY A LICENSED SURVEYOR, SHOWING BUILDING ON PLOT, ALL YARD DIMENSIONS, FILLED AND ACTUAL GRADES AND REAR YARD ELEVATIONS, AND 1 ST. FLOOR ELEVATIONS, SHALL BE FILED WITH THE DEPT. OF BLDGS. AT THE COMPLETION OF THE JOB.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE SITE AND ADJOINING PROPERTIES.

NO BACK FILLING SHALL BE DONE UNTIL THE FOUNDATION WALL HAS BEEN BRACED AND WATERPROOFING HAS BEEN APPLIED.

ALL DIMENSIONS SHOWN HEREIN ARE APPROXIMATE AND MAY VARY DUE TO UNSEEN EXISTING CONDITIONS.

ALL CONCRETE AND CINDER BLOCK SHALL BE B.S.A. APPROVED.

ALL FOUNDATION WALLS BELOW GRADE TO BE 12" SOLID LOAD BEARING BLOCK UNLESS OTHERWISE NOTED ON PLANS.

UNDER BEAM BEARING THERE SHALL BE 3 COURSES OF BRICK BEARING AS PER RS 10-1 SEC. 10.6.

ALL GAS AND OIL BURNING EQUIPMENT SHALL CONFORM TO SEC. 27-800 & RS14. ALL BOILER AND FURNACE ROOM SHALL BE AS PER SUB-ARTICLE 27-418 ARTICLE 5.

ALL ROOFING SHALL BE OF AN APPROVED TYPE AS PER SEC. 27-337.

CHIMNEY TO BE SOLID MASONRY OR B.S.A. APPROVED METAL FLUE ENCLOSED IN 3 1/2" METAL STUDS WITH 5/8" SHEETROCK F.C. 60 ON EACH SIDE AND FIRE STOPPED AT EACH FLOOR.

STEEL LINTELS SUPPORTING MASONRY OPENINGS OVER 4 FEET IN WIDTH SHALL BE FIRE PROTECTED WITH 2" CONCRETE ON WIRE LATH AND HAVE A MIN. WEB THICKNESS OF 1/4".

PROVIDE AND INSTALL FABRIC FLASHING AT SPANDREL BEAMS, EXTERIOR LINTELS, AND UNDER SILLS. ALSO PROVIDE 3/8" DIAM. WEEP HOLES AT LEAST EVERY 24" O.C.

BEARING PARTITIONS TO BE AS PER SEC. 8.7.1.7. & 7.1.8.1. OF B.C.. KEEP WOOD FRAMING 4" AWAY FROM CHIMNEY FACE ON ALL SIDES, SPACE TO BE FILLED WITH POROUS FIREPROOF MATERIALS, AS PER SEC. 11.3.8.12 & 1.3.8.14 OF B.C..

PROVIDE MIN. SPACING OF 16" AROUND BOILER ON ALL SIDES, BOILER BREECHING AS PER SEC. 11.3.9.6 OF B.C..

BRIDGING OF WOOD BEAMS AS PER SEC. 8.7.1.2. OF B.C..

DOUBLE HEADERS AND TRIMMERS AROUND ALL OPENINGS IN FLOOR AND ROOF, TRIPLE AROUND STAIR OPENINGS.

WHERE THERE IS MORE THAN 8'-0" BETWEEN BRIDGING AND BEARING, TWO ROW ARE TO BE PROVIDED.

BEAMS ENTERING MASONRY PARTY WALLS TO BE STAGGERED 4" APART.

RAFTER PLATES ANCHORED TO MASONRY WITH 1/2" BOLTS WITH NUT AND WASHER, 16" LONG 4'-0" O.C.

ALL MASONRY WALLS SHALL BE LAID IN PORTLAND CEMENT MORTAR AS PER RS 10-1.

THE MANUFACTURER OR SUPPLIER OF ANY MASONRY UNITS SHALL SUBMIT CERTIFICATIONS ON APPROPRIATE FORMS INDICATING THAT THE MASONRY UNITS FURNISHED FOR THIS PROJECT COMPLY WITH R.S. 10-3 3.2 (10H & 10J FORMS)

GENERAL NOTES - CONT

EXTERIOR WALL SHALL BE CONSTRUCTED OF 4" BRICK ON THE OUTSIDE AND 4" OR 8" APPROVED TYPE LOAD BEARING CONC. BLOCKS ON THE INSIDE, WITH A FULL HEADER EVERY 6TH COURSE, AS PER SEC. 8.4.7. OF B.C..

PROVIDE 2-4x3"L OVER ALL OPENINGS EXCEPT AS NOTED.

ALL STEEL CARRYING MASONRY OVER 4'-0" IN WIDTH SHALL BE FIREPROOFED WITH 2" F.P. CONC. ON METAL LATH.

MASONRY WALLS ANCHORED AS PER SEC. 8.4.1.4. OF B.C..

ALL LOOSE LINTELS TO BE 1'-4" LONGER THAN MASONRY OPENING.

CURB CUT TO BE A MIN. 7'-0" FROM ANY LIGHT POLE, TREE, OR HYDRANT.

HIGHWAY DEPT. APPROVAL WILL BE OBTAINED FOR SIDEWALK AND OTHER WORK BEYOND FRONT LOT LINE.

DEPARTMENT OF HIGHWAY APPROVAL SHALL BE OBTAINED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

APPROVED TYPE MAIL RECEPTACLE TO BE PROVIDED AS PER REGULATIONS OF

TABLE 705.4 FIRE WALL FIRE-RESISTANCE RATINGS		a. WALLS SHALL BE NOT LESS THAN 2-HOUR FIRE-RESISTANCE RATED WHERE SEPARATING BUILDINGS OF TYPE II OR V CONSTRUCTION.
GROUP	FIRE-RESISTANCE RATING (HOURS)	
A, B, E, H-4, I, R-1, R-2, U	3a	
F-1, H-3, H-5, M, S-1	3	
H-1, H-2	4b	b. FOR GROUP H-1, H-2 OR H-3 BUILDINGS, ALSO SEE SECTIONS 415.4 AND 415.5.
F-2, S-2, R-3. R-4	2	

STRUCTURAL STEEL NOTES

ALL STRUCTURAL STEEL SHALL BE NEW STEEL CONFORMING TO ASTM GRADE UNLESS OTHERWISE NOTED. STEEL GRADE A-36.

ALL BOLTS SHALL BE HIGH STRENGTH BOLTS ASTM A325 EXCEPT FOR LINTEL CONNECTIONS AND BEAM TO GIRDER CONNECTIONS, WHICH SHALL BE ORDINARY MACHINE BOLTS ASTM A307, UNLESS OTHERWISE NOTED ON PLANS.

STRUCTURAL STEEL WORK SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "STANDARD SPECIFICATION FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" (LATEST EDITION).

STEEL FRAMING SHALL BE BRACED AND GUYED IN PLACE TO RESIST LATERAL FORCES UNTIL MASONRY WORK IS COMPLETED. STRUCTURAL COLUMNS SHALL BE MAINTAINED VERTICAL TO RECEIVE MASONRY. NO GUYING OR BRACING SHALL BE REMOVED UNTIL ALL STEEL DECKING HAS BEEN FIXED IN PLACE AND ALL CONCRETE FLOORS HAVE BEEN PLACED.

PROVIDE STANDARD BEARING PLATES & GOVERNMENT ANCHORS FOR ALL STEEL BEAMS AND TRUSSES BEARING ON MASONRY.

ALL CONNECTIONS WHETHER WELDED, RIVETED, OR BOLTED SHALL BE DESIGNED TO FULLY DEVELOP THE CONNECTION SECTIONS, UNLESS OTHERWISE SPECIFIED.

ALL STRUCTURAL STEEL SHALL RECEIVE ONE COAT OF APPROVED METAL PRIMER. ALL COLUMNS SHALL RECEIVE ONE COAT OF WATERPROOFING MASTIC COATING WHERE EXPOSED TO THE WEATHER AND ENCASED IN MASONRY.

CONTRACTOR TO FILE AFFIDAVIT OF THE PRODUCER OF STEEL CERTIFYING THAT THE PROVISIONS OF THE DEPARTMENT OF BUILDING CODES ARE MET.

ALL CONNECTIONS TO BE IN COMPLIANCE WITH AISC STANDARDS AND TO SATISFY BEAM END REACTIONS. COMPOSITE BEAMS SHALL HAVE CONNECTIONS DESIGNED FOR 150% OF STEEL BEAM MAXIMUM REACTION.

ALL WELDING TO BE PERFORMED BY LICENSED OR CERTIFIED WELDERS AND TO MEET THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND THE CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION FOR THE AMERICAN WELDING SOCIETY.

SPECIAL PRECAUTIONS TO BE TAKEN DURING STEEL ERECTION BY THE STEEL ERECTOR TO INSURE STABILITY UNTIL STRUCTURE IS COMPLETED.

OPEN WEB STEEL JOISTS, DESIGN, ERECTION, BRIDGING, AND CONSTRUCTION DETAILS SHALL CONFORM TO THE AISC STANDARD SPECIFICATIONS FOR OPEN WEB JOISTS AND THE STEEL JOIST INSTITUTE (LATEST EDITIONS).

WOOD DECK NOTES

ALL FASTENERS, NAIL, AND BOLTS SHALL BE GALVANIZED

ALL LUMBER FOR ABOVE GROUND USE SHALL BE PRESSURE TREATED CCA AND LABELED LP-2" ABOVE GROUND" WITH A MINIMUM FIBER STRESS OF 1,200 PSI

DECKING SHALL BE FASTENED BY SCREW TYPE DECK NAILS

SMOKE DETECTOR NOTES

PROVIDE APPROVED TYPE SMOKE DETECTOR DEVICE IN EACH ROOM.

DETECTOR DEVICE RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN OVERCORRECT DEVICE PROTECTING THE BRANCH CIRCUIT AS PER C27-980

ALL SMOKE DETECTORS MUST BE INSTALLED WITHIN 15'-0" OF THE ENTRANCE OF ANY SLEEPING ROOM, WALL OR CEILING MOUNTED AND INDICATED ON PLAN SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE AS PER N.F.P.A. #74-1980.

SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE ROOMS USED FOR SLEEPING PURPOSES IN DWELLING UNITS AND IN BASEMENTS AND BASEMENT RECREATION ROOMS.

IF CEILING MOUNTED, THE CLOSEST EDGE OF THE DETECTOR SHALL BE A MINIMUM OF FOUR INCHES FROM ANY WALL.

IF WALL MOUNTED, THE CLOSEST EDGE OF THE DETECTOR SHALL BE A MINIMUM OF FOUR INCHES AND A MAXIMUM OF TWELVE INCHES FROM THE CEILING.

SUCH SMOKE DETECTOR MUST BE OF EITHER THE IONIZATION OR PHOTOELECTRIC TYPE AS PER SEC. C27-981(b)

A CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE DETECTORS MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT, HAD 10 DAYS AFTER INSTALLATION.

ALL DEVICES AND EQUIPMENT SHALL BE APPROVED BY THE BOARD OF STANDARDS AND APPEALS.

ELECTRICAL NOTES

ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR.

ALL ELECTRICAL EQUIPMENT AND WIRING SHALL BE IN ACCORDANCE WITH THE ELECTRICAL CODE OF THE DEPARTMENT OF BUILDINGS AND AS REQUESTED BY THE OWNER, IN ADDITION TO THESE REQUIREMENTS.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, AFFIDAVITS, CERTIFICATIONS, SIGN-OFFS, ETC. AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITIES.

ALL TEMPORARY ELECTRICAL EQUIPMENT AND WIRING SHALL MEET THE REQUIREMENTS OF THE ELECTRICAL CODE OF THE CITY OF NEW YORK, AND SHALL BE MAINTAINED TO MEET SUCH REQUIREMENTS. PORTIONS OF PERMANENT ELECTRICAL INSTALLATIONS MAY BE USED FOR TEMPORARY OPERATIONS PROVIDED THE REQUIREMENTS OF THE ELECTRICAL CODE ARE MET. AT LEAST 72 HOURS BEFORE WORK IS BEGUN THAT MAY AFFECT A POWER LINE, ABOVE OR BELOW GROUND, THE PERSON SUPERINTENDING THE WORK SHALL NOTIFY THE UTILITY COMPANY AFFECTED.

SPECIAL INSPECTIONS

TR-1 INSPECTIONS	
IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO RETAIN AT HIS/THEIR EXPENSES A REGISTERED ARCHITECT OR A PROFESSIONAL ENGINEER TO PERFORM THE FOLLOWING INSPECTIONS:	
INDICATION OF REQUIREMENT:	
Y N SPECIAL INSPECTION ☐ FLOOD ZONE COMPLIANCE	CODE / SECTION BC G105
☐ PHOTO LUMINESCENT EXIT PATH MARKINGS	BC 1026.11
☐ EMERGENCY POWER SYSTEMS (GENERATORS)	BC 1704.13, BC 2702
☐ STRUCTURAL STEEL - WELDING	BC 1704.3.1
☐ STRUCTURAL STEEL - ERECTION AND BOLTING	BC 1704.3.2, BC 1704.3.3
☐ STRUCTURAL COLD - FORMED STEEL	BC 1704.3.4
☐ STRUCTURAL STEEL - DETAILS	BC 1704.3.2
☐ STRUCTURAL STEEL HIGH STRENGTH BOLTING	BC 1704.4
☐ STRUCTURAL COLD-FORMED STEEL	BC 1704.3.4
☐ STRUCTURAL STABILITY - EXISTING BUILDINGS	BC 1704.20.1
☐ CONCRETE - CAST-IN-PLACE	BC 1704.3.3
☐ CONCRETE - PRECAST	BC 1704.4
☐ CONCRETE - PRESTRESSED	BC 1905.6
☐ CONCRETE TEST CYLINDERS	BC 1905.6, BC 1913.10
☐ CONCRETE SAMPLING AND TESTING	BC 1905.3
☐ CONCRETE DESIGN MIX	BC 1704.5
☐ MASONRY	BC 1704.6
☐ WOOD - OFF-SITE FABRICATION OF STRUCTURAL ELEMENTS	BC 1704.6.1
☐ WOOD - INSTALLATION OF HIGH-LOAD DIAPHRAGMS	BC 1704.6.3
☐ WOOD - INSTALLATION OF METAL PLATE CONNECTION TRUSSES	BC 1704.6.4
☐ WOOD - INSTALLATION OF PREFABRICATED I-JOISTS	BC 1704.7.1
☐ SOILS - SITE PREPARATION	BC 1704.7.2, BC 1704.7.3
☐ SOILS - FILL PLACEMENT & IN-PLACE DENSITY	BC 1704.7.4
☐ SOILS - INVESTIGATIONS (BORING / TEST PITS)	BC 1704.8
☐ PILE FOUNDATIONS & DRILLED PIER INSTALLATION	BC 1704.9
☐ PIER FOUNDATIONS	BC 1704.9.1
☐ UNDERPINNING	BC 1704.10
☐ WALL PANELS, CURTAIN WALLS, AND VENEERS	BC 1704.11
☐ SPRAYED FIRE-RESISTANT MATERIALS	BC 1704.12
☐ EXTERIOR INSULATION FINISH SYSTEMS (EIFS)	BC 1704.14
☐ ALTERNATIVE MATERIALS	BC 1704.15
☐ SMOKE CONTROL SYSTEMS	BC 1704.16
☐ MECHANICAL SYSTEMS	BC 1704.17
☐ FUEL - OIL STORAGE AND FUEL - OIL PIPING SYSTEMS	BC 1704.18
☐ HIGH - PRESSURE STEAM PIPING (WELDING)	BC 1704.19
☐ FUEL - GAS PIPING (WELDING)	BC 1704.20.1, BC 3306.6
☐ STRUCTURAL SAFETY - STRUCTURAL STABILITY	BC 1704.20.4, BC 3304.4.1
☐ MECHANICAL DEMOLITION	BC 1704.20.2
☐ EXCAVATION - SHEETING, SHORING, AND BRACING	BC 1704.21.2
☐ SOIL PERCOLATION TEST - SITE STORM DRAINAGE DISPOSAL & DETENTION SYSTEM INST.	BC 1704.22
☐ PRIVATE ON SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS, & DETENTION FACILITIES INST.	BC 1704.23
☐ INDIVIDUAL ON SITE PRIVATE SEWAGE DISPOSAL SYSTEMS INSTALLATION	BC 1704.24
☐ SOIL PERCOLATION TEST - INDIVIDUAL ON SITE PRIVATE SEWAGE DISPOSAL SYSTEMS INST.	BC 1704.25
☐ SPRINKLER SYSTEMS	BC 1704.26
☐ STANDPIPE SYSTEMS	BC 1704.27
☐ HEATING SYSTEMS	BC 1704.28
☐ CHIMNEYS	BC 1704.29
☐ FIRE RESISTANT PENETRATIONS AND JOINTS	BC 1704.30
☐ ALUMINUM WELDING	BC 1707.8
☐ SEISMIC ISOLATION SYSTEMS	BC 1707.8
☐ POST INSTALLED ANCHORS	BC 1704.32, BC 1912.1.1

STRUCTURAL CONCRETE NOTES

CONCRETE SHALL DEVELOP A STRENGTH OF 4,000 PSI AT 28 DAYS. PROVIDE MIN 3" COVER AROUND ALL CONCRETE REINFORCING PRELIMINARY TESTS OF CONTROLLED CONCRETE SHALL BE MADE AS PROVIDED IN 27-605(3)

DURING THE PROCESS OF THE WORK, THERE SHALL BE TAKEN FROM THE CONCRETE PLACED ON ANY ONE-DAY, AT LEAST 2 REPRESENTATIVE TEST CYLINDERS BUT NOT LESS THAN 4 REPRESENTATIVE CYLINDERS FOR EACH 100 CUBIC YARDS OF CONCRETE PLACED IN THE BUILDING.

THE TEST CYLINDERS SHALL BE MADE, STORED, AND TESTED AS PROVIDED IN SECT 27-607(a)(1).

THE DESIGN AND CONSTRUCTION OF FORMS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 27-1035.

PROVIDE OPENINGS AND SLEEVES FOR PROPER INSTALLATION OF ALL PLUMBING, HEATING, VENTILATING, AND ELECTRICAL EQUIPMENT AS NECESSARY.

UNLESS OTHERWISE NOTED, ALL CONCRETE FOOTINGS TO BE 12" THICK.

FIRESTOPPING NOTES

DUCT AND PIPE SPACES AND CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING, PIPE SPACES, COLUMN ENCLOSURES, ETC. THAT WOULD PERMIT PASSAGE OF FLAME, SMOKE, FUMES, OR HOT GASES FROM ONE FLOOR TO ANOTHER FLOOR OR ROOF SPACES, OR FROM ONE CONCEALED AREA TO ANOTHER, SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIAL AS PER SEC. 27-345.

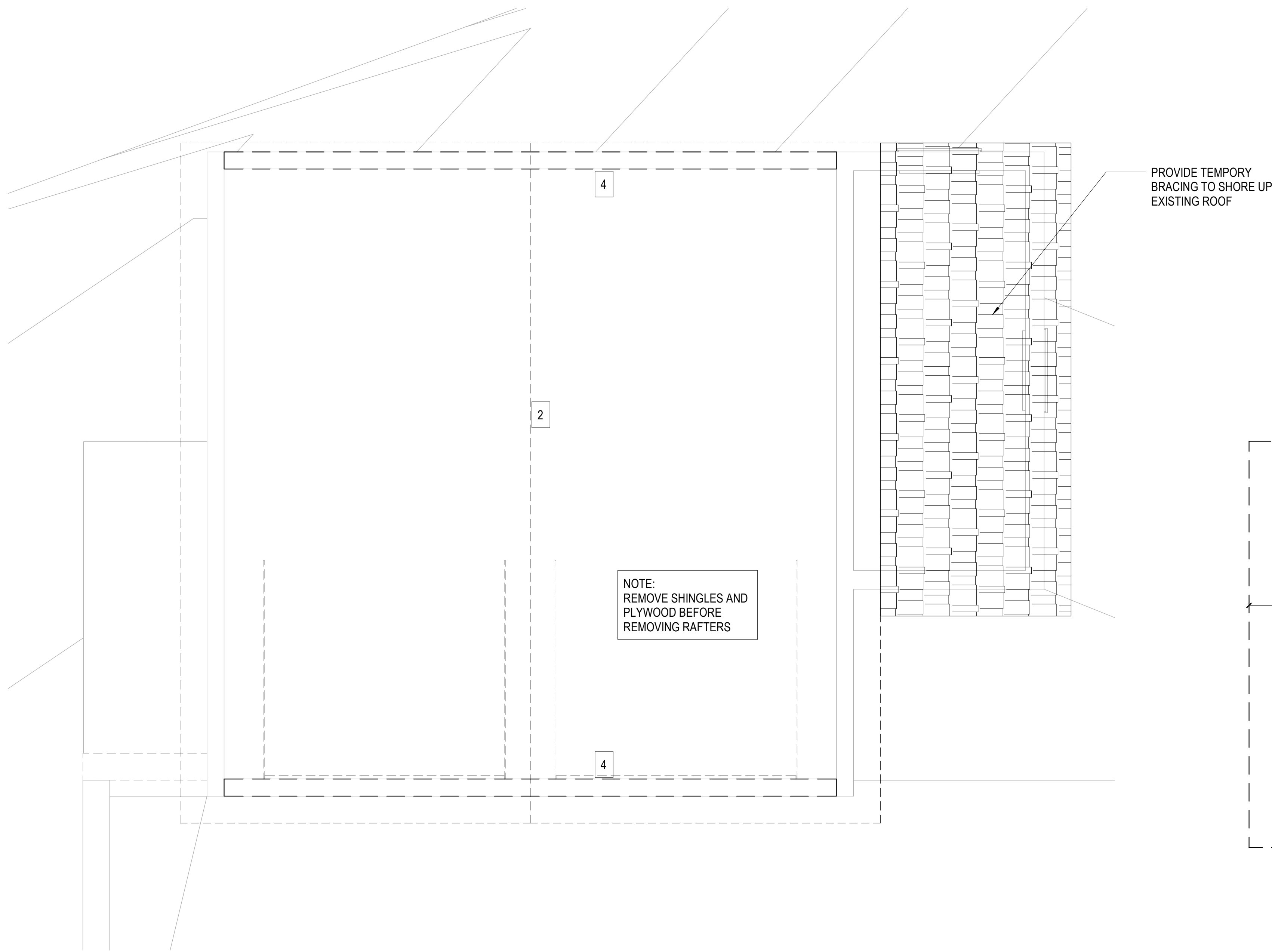
FIRE STOPPING MAY BE OF COMBUSTIBLE MATERIALS CONSISTING OF WOOD NOT LESS THAN 2" NOMINAL THICKNESS WITH TIGHT JOINTS, EXCEPT THAT NON-COMBUSTIBLE FIRE STOPPING SHALL BE USED IN CONCEALED SPACES OF FIRE DIVISIONS AND WHERE IN CONTACT WITH FIREPLACES, FLUES, AND CHIMNEYS AS PER SEC 27-345(a).

ALL HOLLOW PARTITIONS AND FURRED OUT SPACES SHALL BE FIRE STOPPED AT EACH FLOOR LEVEL. FIRESTOPS SHALL BE THE FULL THICKNESS OF THE HOLLOW FURRED OUT SPACES AS PER SEC 27-345(b).

CONCEALED SPACES WITHIN STAIRS CONSTRUCTION SHALL BE FIRE STOPPED BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH FLIGHT OF STAIRS SO AS NOT TO COMMUNICATE WITH SPACES IN THE FLOOR, ROOF, OR INTERMEDIATE LANDING CONSTRUCTION AS PER SEC 27-345(C).

CEILINGS THAT CONTRIBUTE TO THE REQUIRED FIRE-RESISTANCE RATING OF A FLOOR OR ROOF ASSEMBLY SHALL BE CONTINUOUS BETWEEN EXTERIOR WALLS, VERTICAL FIRE DIVISIONS, FIRE SEPARATIONS, CORRIDOR PARTITIONS OR ANY OTHER PARTITIONS HAVING AT LEAST THE SAME FIRE RESISTANCE RATING AS THE CEILING. THE CONCEALED SPACE ABOVE SUCH CEILING SHALL BE FIRE STOPPED INTO AREAS NOT EXCEEDING 3,000 SQ. FT. FOR THE FULL HEIGHT OF THE CONCEALED SPACE.

PROGRESS INSPECTION ITEMS	
INDICATION OF REQUIREMENT:	
Y N PROGRESS INSPECTION ☐ PRELIMINARY ☐ FOOTING AND FOUNDATION ☐ LOWEST FLOOR ELEVATION (ATTACHED FEMA FORM) ☐ FRAME INSPECTION ☐ ENERGY CODE COMPLIANCE INSPECTIONS (TR8) ☐ FIRE-RESISTANCE RATED CONSTRUCTION ☐ HVAC & SERVICE WATER HEATING EQUIPMENT ☐ HVAC & SERVICE WATER HEATING SYSTEM CONTROLS ☐ HVAC INSULATING AND SEALING ☐ INTERIOR LIGHTING POWER ☐ EXTERIOR LIGHTING POWER ☐ LIGHTING CONTROLS ☐ EXIT SIGNS ☐ PUBLIC ASSEMBLY EMERGENCY LIGHTING ☐ FINAL	CODE / SECTION 28-116.2.1, BC 110.2 BC 110.3.1 BC 110.3.2 BC 110.3.3 BC 110.3.5 BC 110.3.4 (IB3), (IB5) (IB4), (IB4) BC 110.3.4 (IB5), (IB5) (IC2), (IC3) IC4 (IC5) (IC6) 28-116.2.2 28-116.2.4.2 AND BC 110.5 AND DIRECTIVE 14 OF 1975
TR-8 INSPECTIONS	
IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO RETAIN AT HIS/THEIR EXPENSES A REGISTERED ARCHITECT OR A PROFESSIONAL ENGINEER TO PERFORM THE FOLLOWING INSPECTIONS:	
INDICATION OF REQUIREMENT:	
ENERGY CODE PROGRESS INSPECTION ITEMS	
TABLE REFERENCE IN 1 RCNY 50000-01 (H) (1) AND (2)	
Y N PROGRESS INSPECTION ☐ PROTECTION OF EXPOSED FOUNDATION INSULATION ☐ INSULATION PLACEMENT AND R VALUES ☐ FENESTRATION U-FACTOR AND PRODUCT RATING ☐ FENESTRATION AIR LEAKAGE ☐ FENESTRATION AREAS ☐ AIR SEALING AND INSULATION-VISUAL ☐ AIR SEALING AND INSULATION-TESTING ☐ LOADING DECK WEATHER SEALS ☐ VESTIBLES ☐ FIREPLACES ☐ SHUT OFF DAMPERS ☐ HVAC AND SERVICE HEATING EQUIPMENT ☐ PUBLIC ASSEMBLY EMERGENCY LIGHTING ☐ FINAL	CODE / SECTION (IA1), (IA1) (IA2), (IA2) (IA3), (IA3) (IA4), (IA4) (IA5), (IA5) (IA6), (IA6) (IA7), (IA7) (IA8) (IA9) (IB1), (IB1) (IB2), (IB2) (IB3), (IB3) 28-116.2.2 28-116.2.4.2 AND BC 110.5 AND DIRECTIVE 14 OF 1975



2
3/8" = 1'-0"

DEMOLITION NOTES

NO MECHANICAL DEMOLITION EQUIPMENT, OTHER THAN HANDHELD DEVICES, IS TO BE USED IN THE FULL OR PARTIAL DEMOLITION OF A BUILDING OR ARE TO BE USED

DUST PRODUCING OPERATIONS SHALL BE WETTED DOWN TO THE EXTENT NECESSARY TO CONTROL THE DUST.

WATER ACCUMULATION. PROVISION SHALL BE MADE TO PREVENT THE ACCUMULATION OF WATER OR WATER DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OR TO THE ADJOINING PROPERTY.

NO EXPLOSIVES SHALL BE USED

HAZARDS SHALL BE REMOVED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. BEFORE COMMENCEMENT OF ACTUAL DEMOLITION, ALL GLASS IN WINDOWS, DOORS, SKYLIGHTS, AND FIXTURES SHALL BE REMOVED.

2. BEFORE DEMOLITION IS STARTED, ALL FLOORS SHALL BE THOROUGHLY CLEANED OF COMBUSTIBLE MATERIALS AND DEBRIS. ALL FIXTURES AND EQUIPMENT THAT WOULD CAUSE VOIDS IN THE FILL SHALL BE REMOVED.

3. ALL ASBESTOS SHALL BE REMOVED AND CERTIFICATIONS TO THAT EFFECT SHALL BE FILED WITH THE DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DEMOLITION OF WALLS AND PARTITIONS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. DEMOLITION OF WALLS AND PARTITIONS SHALL PROCEED IN A SYSTEMATIC MANNER, AND ALL WORK ABOVE EACH TIER OF FLOOR BEAMS SHALL BE COMPLETED BEFORE ANY OF THE SUPPORTING STRUCTURAL MEMBERS ARE DISTURBED.

2. SECTIONS OF MASONRY WALLS SHALL NOT BE LOOSENED OR PERMITTED TO FALL IN SUCH MASSES AS TO AFFECT THE CARRYING CAPACITY OF FLOORS OR THE STABILITY OF STRUCTURAL SUPPORTS.

3. NO WALL, CHIMNEY, OR OTHER STRUCTURAL PART SHALL BE LEFT IN SUCH CONDITION THAT IT MAY COLLAPSE OR BE TOPPLED BY WIND, VIBRATION OR ANY OTHER CAUSE.

4. NO SECTION OF WALL WITH A HEIGHT MORE THAN 22 TIMES ITS THICKNESS SHALL BE PERMITTED TO STAND WITHOUT BRACING DESIGNED BY A REGISTERED DESIGN PROFESSIONAL.

MATERIAL SHALL NOT BE STORED ON CATCH PLATFORMS, WORKING PLATFORMS. FLOORS, OR STAIRWAYS OF ANY STRUCTURE, EXCEPT THAT ANYONE FLOOR OF A BUILDING TO BE DEMOLISHED MAY BE USED FOR THE TEMPORARY STORAGE OF MATERIAL WHEN SUCH FLOOR CAN BE EVALUATED BY AN ENGINEER AND PROVEN TO BE OF ADEQUATE STRENGTH TO SUPPORT ONE AND ONE-HALF TIMES THE LOAD TO BE SUPERIMPOSED.

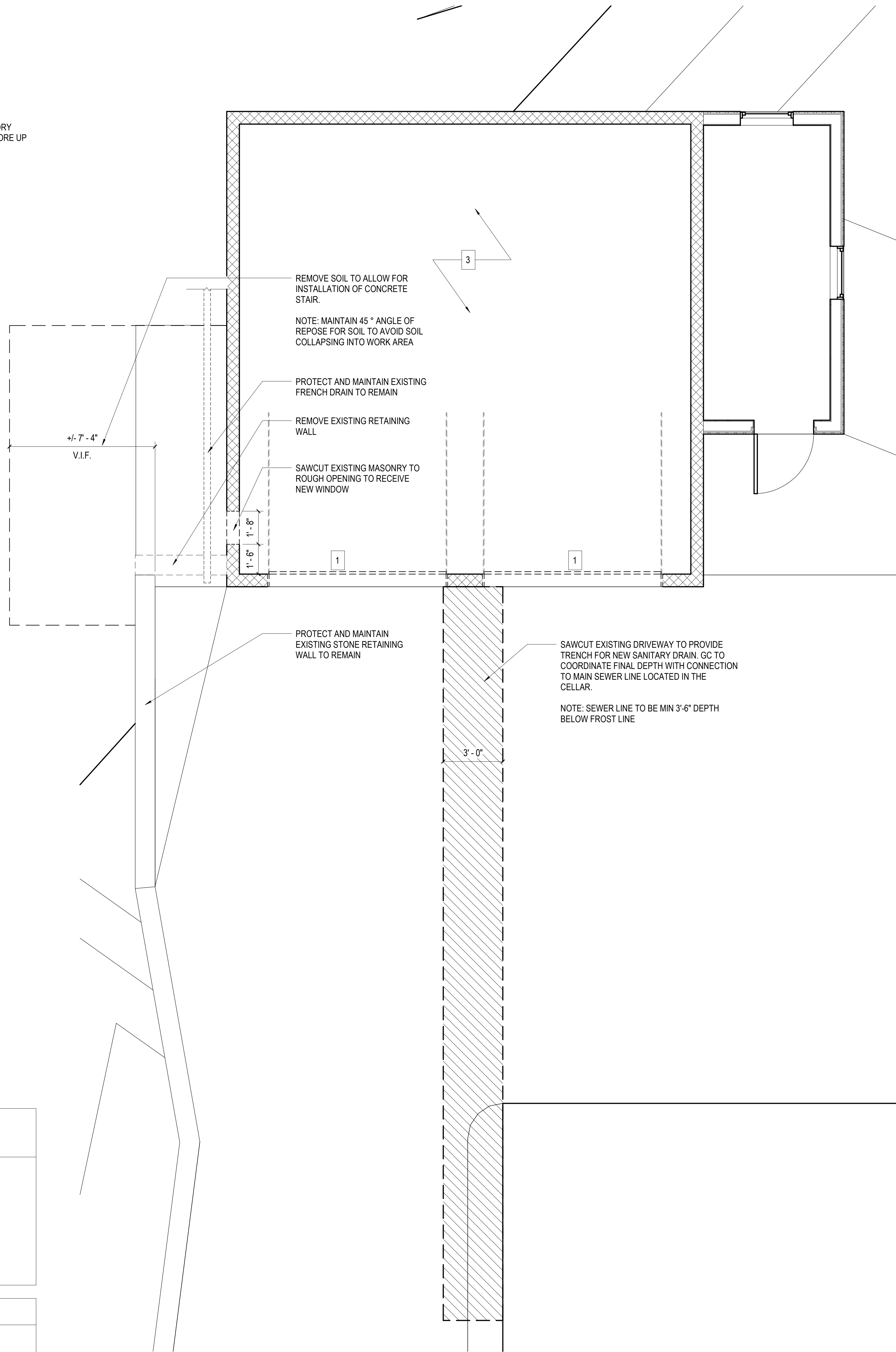
SEQUENCE OF PARTIAL DEMOLITION OPERATIONS

No.	DESCRIPTION
1	REMOVE DOORS AND WINDOWS AS NOTED
2	REMOVE ENTIRE ROOF IN 8FT INCREMENTS
3	REMOVE CEILING JOISTS
4	REMOVE EXTERIOR WALLS

NOTE: FOLLOW THE SEQUENTIAL ORDER BELOW TO DEMO THE BUILDING.

DEMOLITION LEGEND

-----	EXISTING PARTITIONS, EQUIPMENT, ETC. (SHOWN DASHED) TO BE REMOVED
	EXISTING DOOR AND FRAME TO BE REMOVED
=====	EXISTING CONSTRUCTION TO REMAIN
	AREA TO BE REMOVED - SEE SCOPE NOTES FOR ITEMS TO BE REMOVED
	EXISTING STRUCTURAL SLAB AND STEEL FRAMING TO BE REMOVED

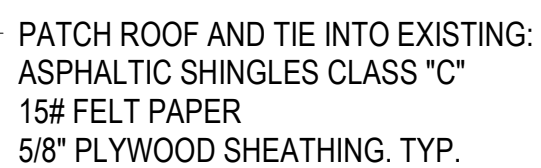
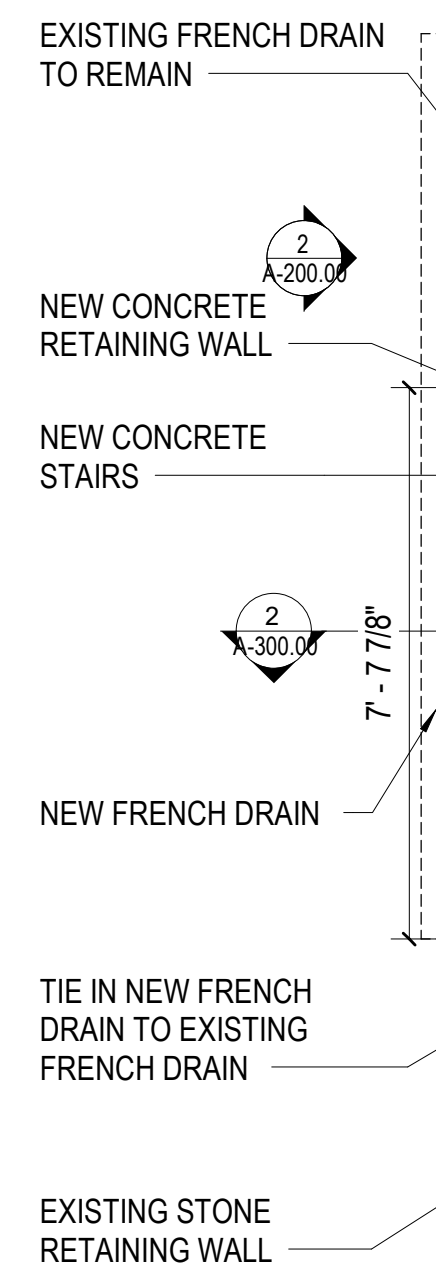
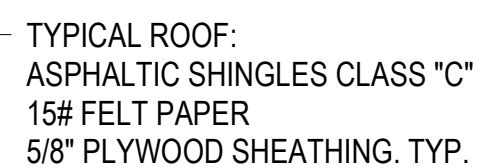


1
3/8" = 1'-0"

PROJECT: GARAGE ALTERATION
DRAWING TITLE: DEMOLITION FLOOR PLANS
DATE: 10/10/21

PROJECT NO: 20210924
SCALE: As indicated
DWG. NO.: D-100.00

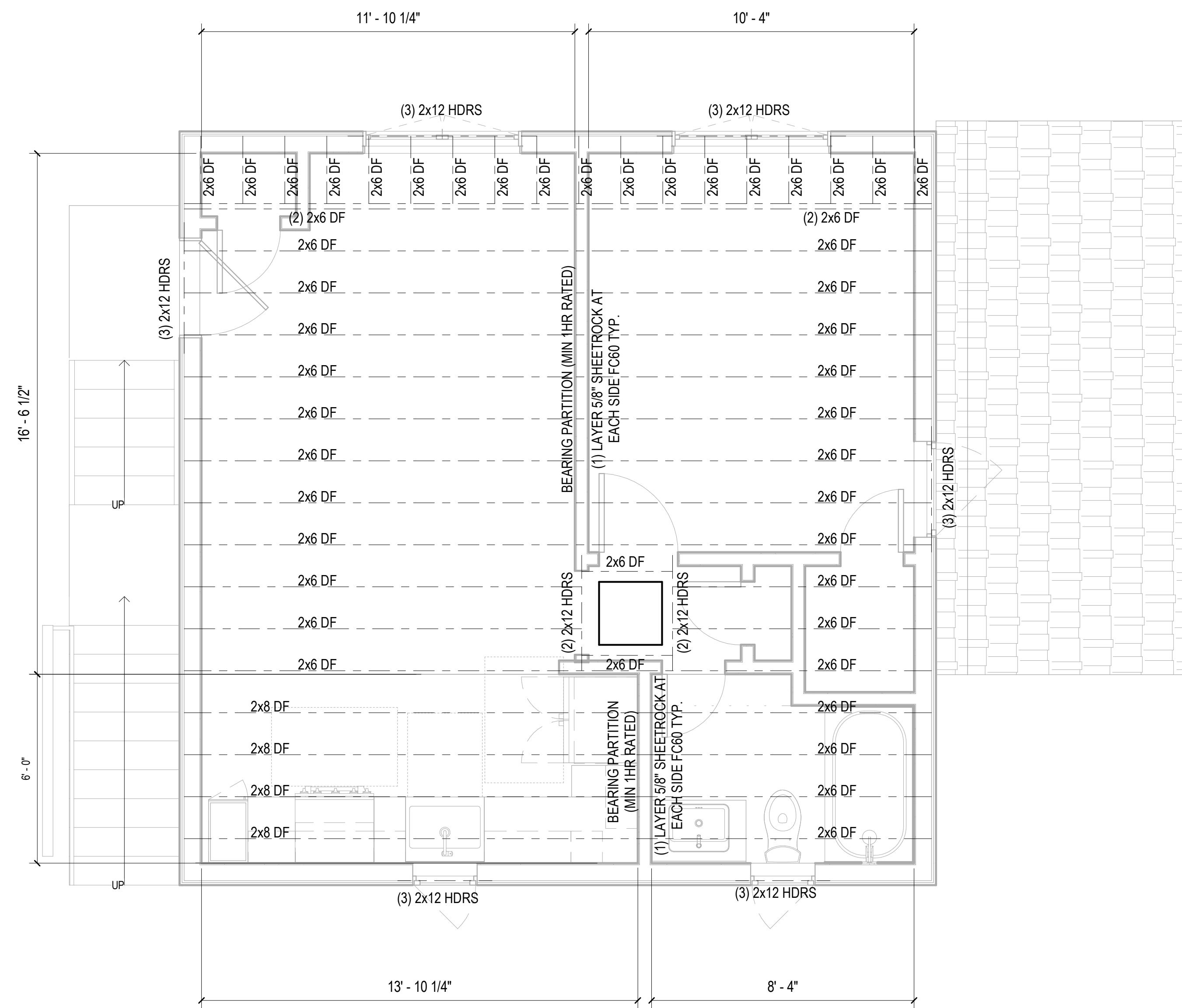
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857 ROUTE 35,
CROSS RIVER, NY 10518
TEL: 914 602 8773


$$3'8" = 1'-0"$$

$$3/8" = 1'-0"$$


2101 - 41.01

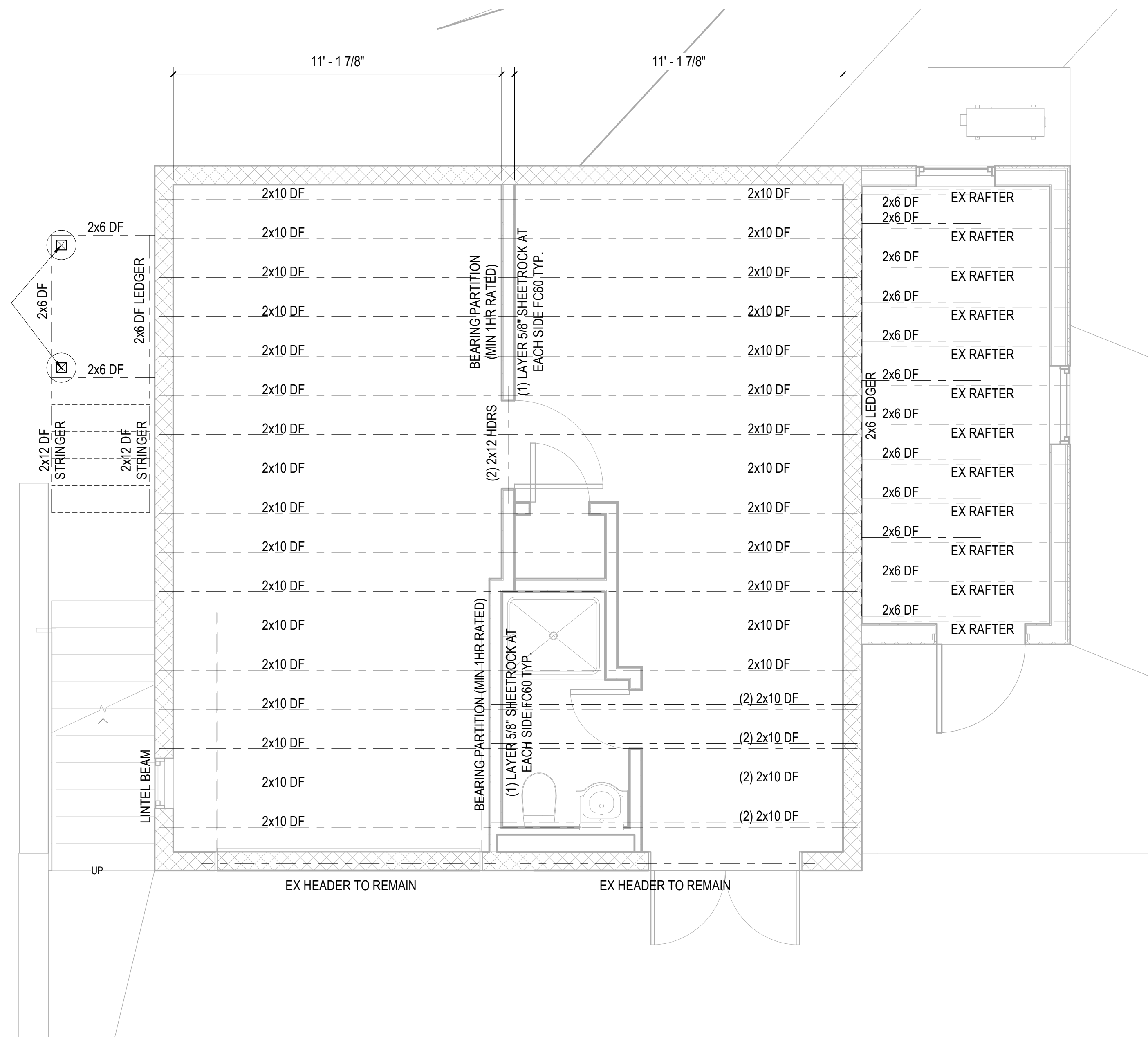
WINDOW SCHEDULE										
Type Mark	R.O.		TYPE	Manufacturer	Model	U-Factor	SHGC	GLAZING	Head Height	Comments
	Width	Height								
W1	2' - 0 1/2"	3' - 0 1/2"	CASEMENT	ANDERSON (E-SERIES)	CAX2030	U-0.32	0.40	DOUBLE PANE	7' - 6"	
W2	3' - 0 1/2"	4' - 0 1/2"	CASEMENT	ANDERSON (E-SERIES)	CAX3040	U-0.32	0.40	DOUBLE PANE	6' - 10"	
W3	5' - 0 1/2"	4' - 0 1/2"	DOUBLE CASEMENT	ANDERSON (E-SERIES)	FCAX5040	U-0.32	0.40	DOUBLE PANE	6' - 10"	
W4	1' - 8 1/2"	3' - 0 1/2"	DOUBLE HUNG	ANDERSON (E-SERIES)	TCLDH1830	U-0.32	0.40	DOUBLE PANE	6' - 7"	

PROJECT NO.	20210924
SCALE:	As indicated
DWG. NO.:	A-100.00

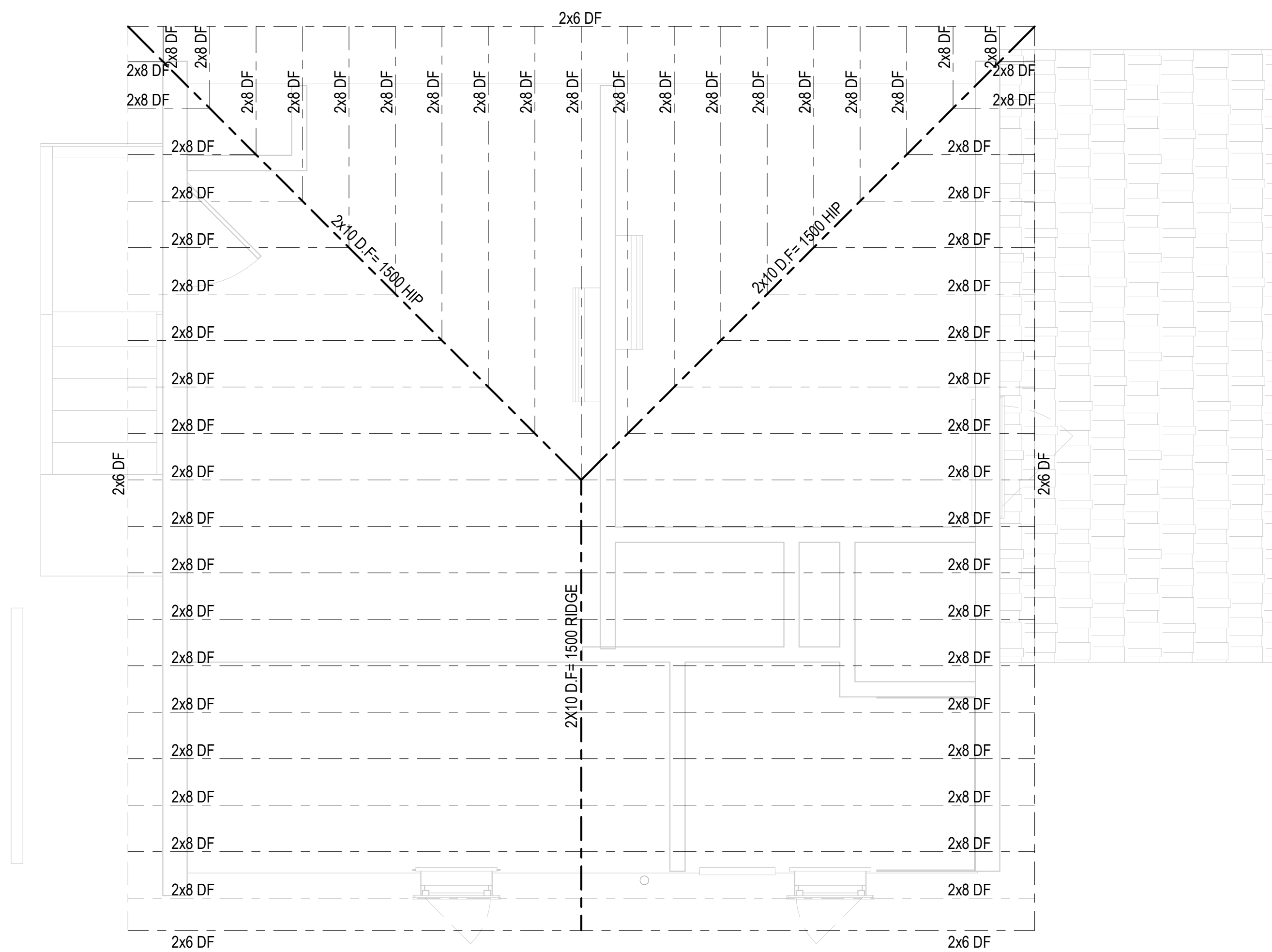


2 SECOND FLOOR FRAMING PLAN
3/8" = 1'-0"

4x4 WOOD POST TO BEAR
ON 12"DIA. CONC FTG
4'-0" DEEP MIN.



1 FIRST FLOOR FRAMING PLAN
3/8" = 1'-0"

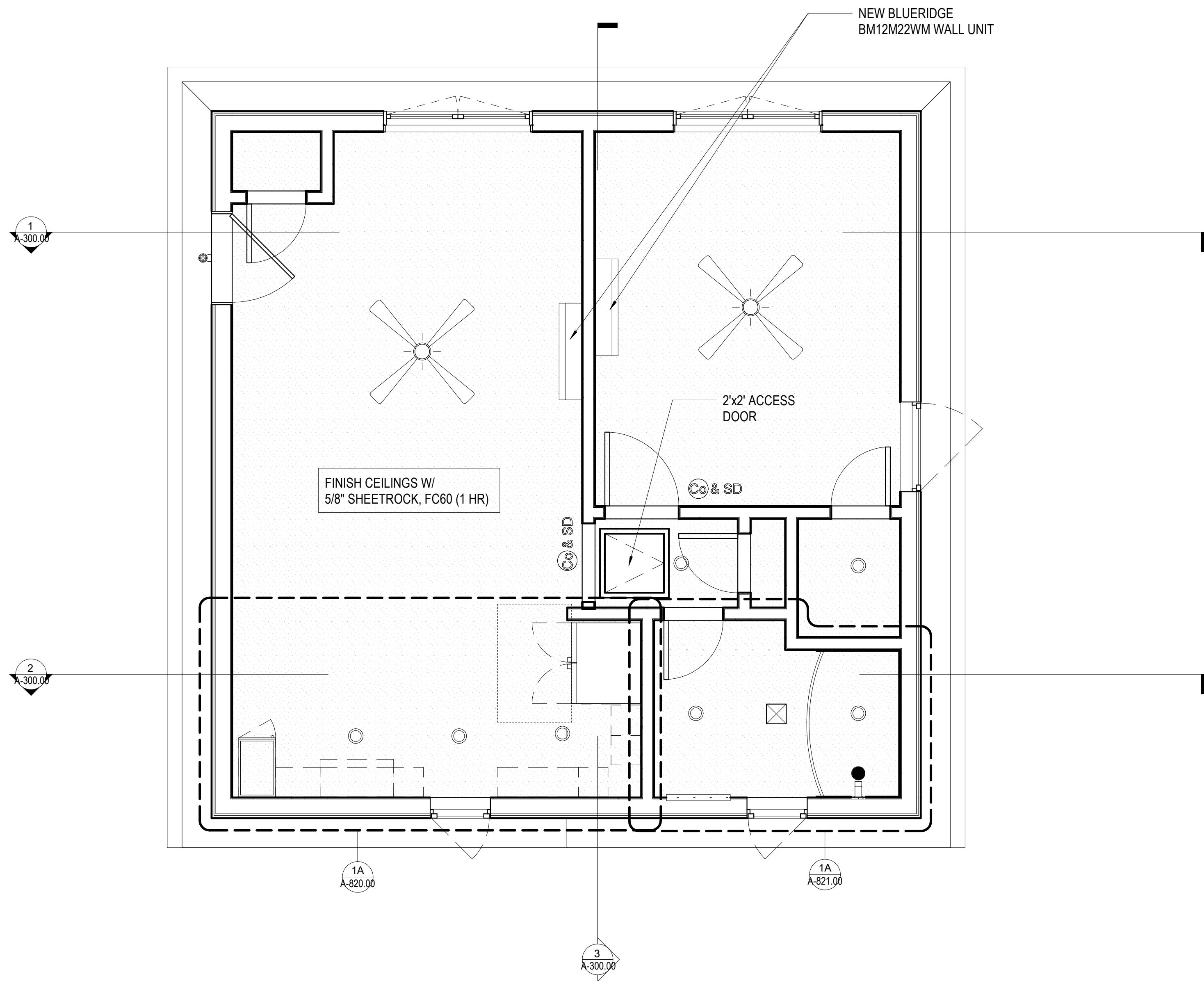


3 ROOF FRAMING PLAN
3/8" = 1'-0"

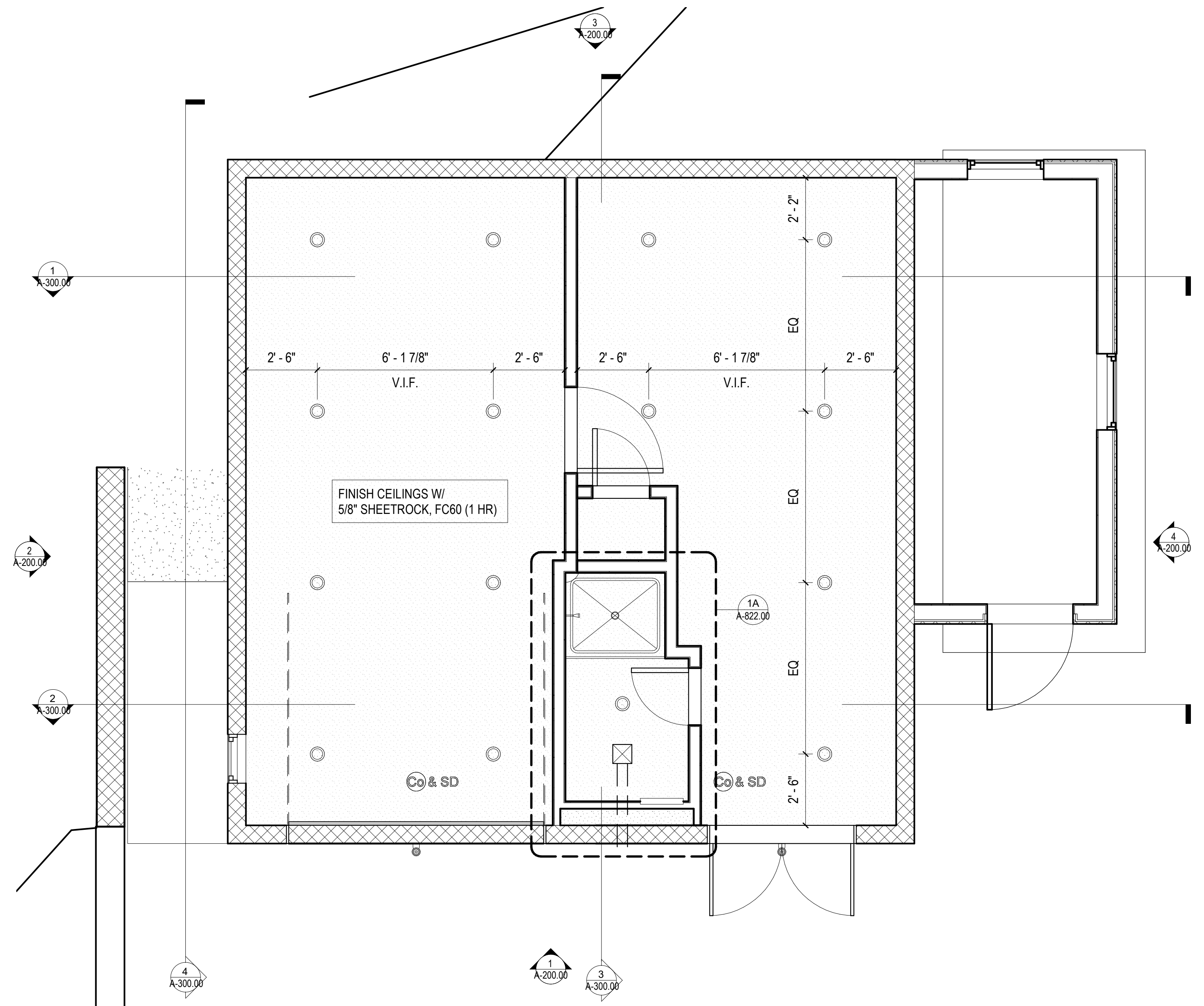
PROJECT: GARAGE ALTERATION
DRAWING TITLE: FRAMING PLANS
DATE: 10/10/21

PROJECT NO: 20210924
SCALE: 3/8" = 1'-0"
DWG. NO.: A-110.00

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TEL: 914 602 8773



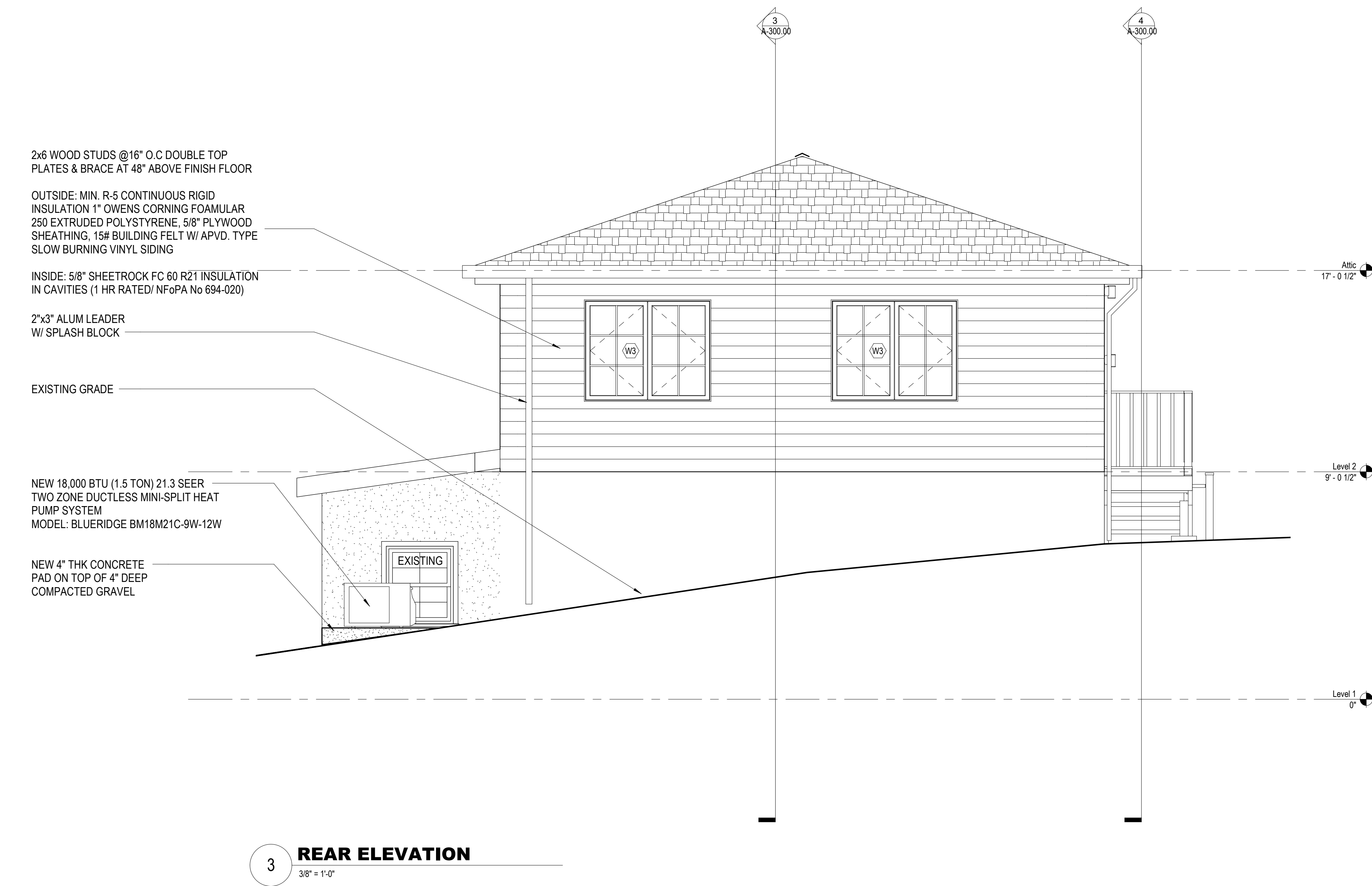
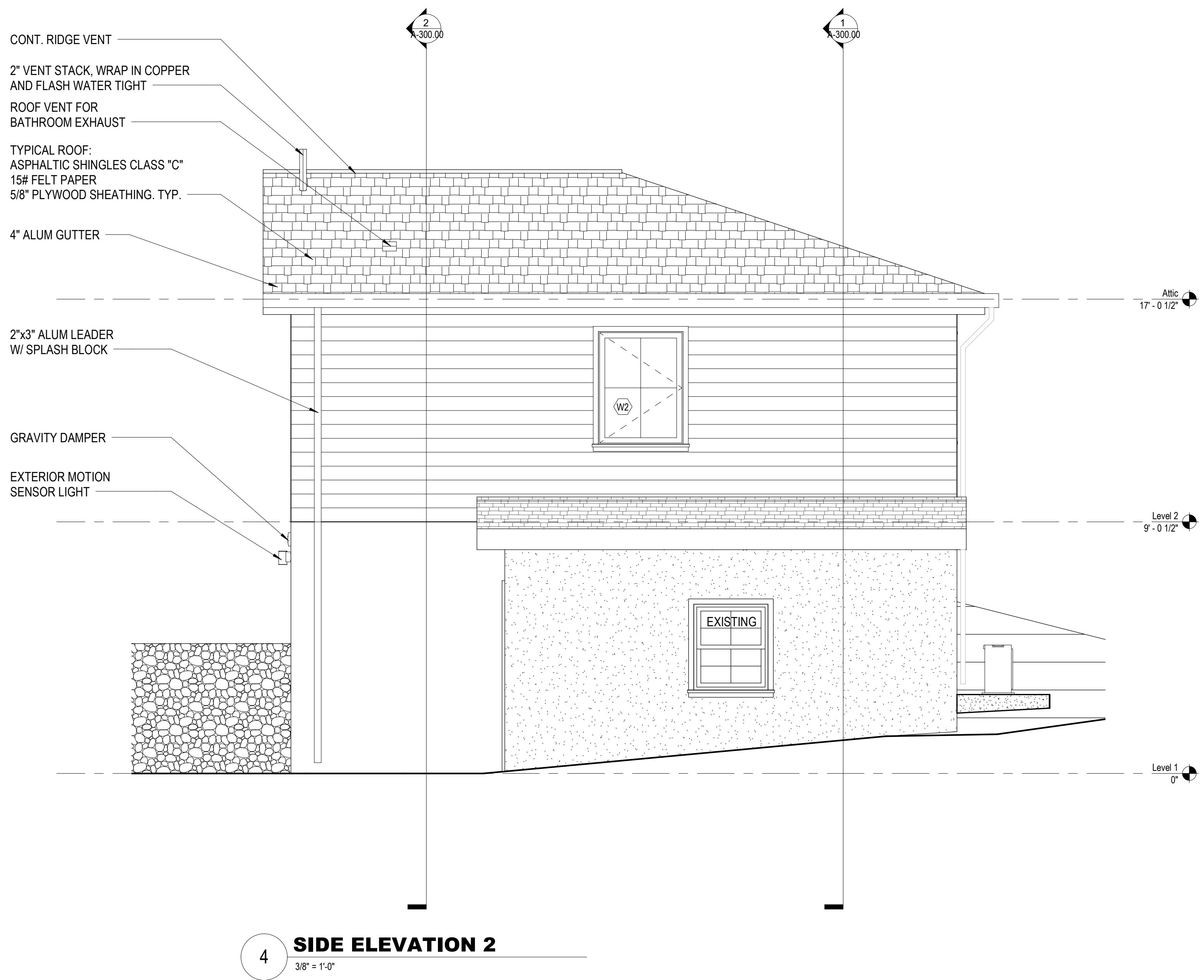
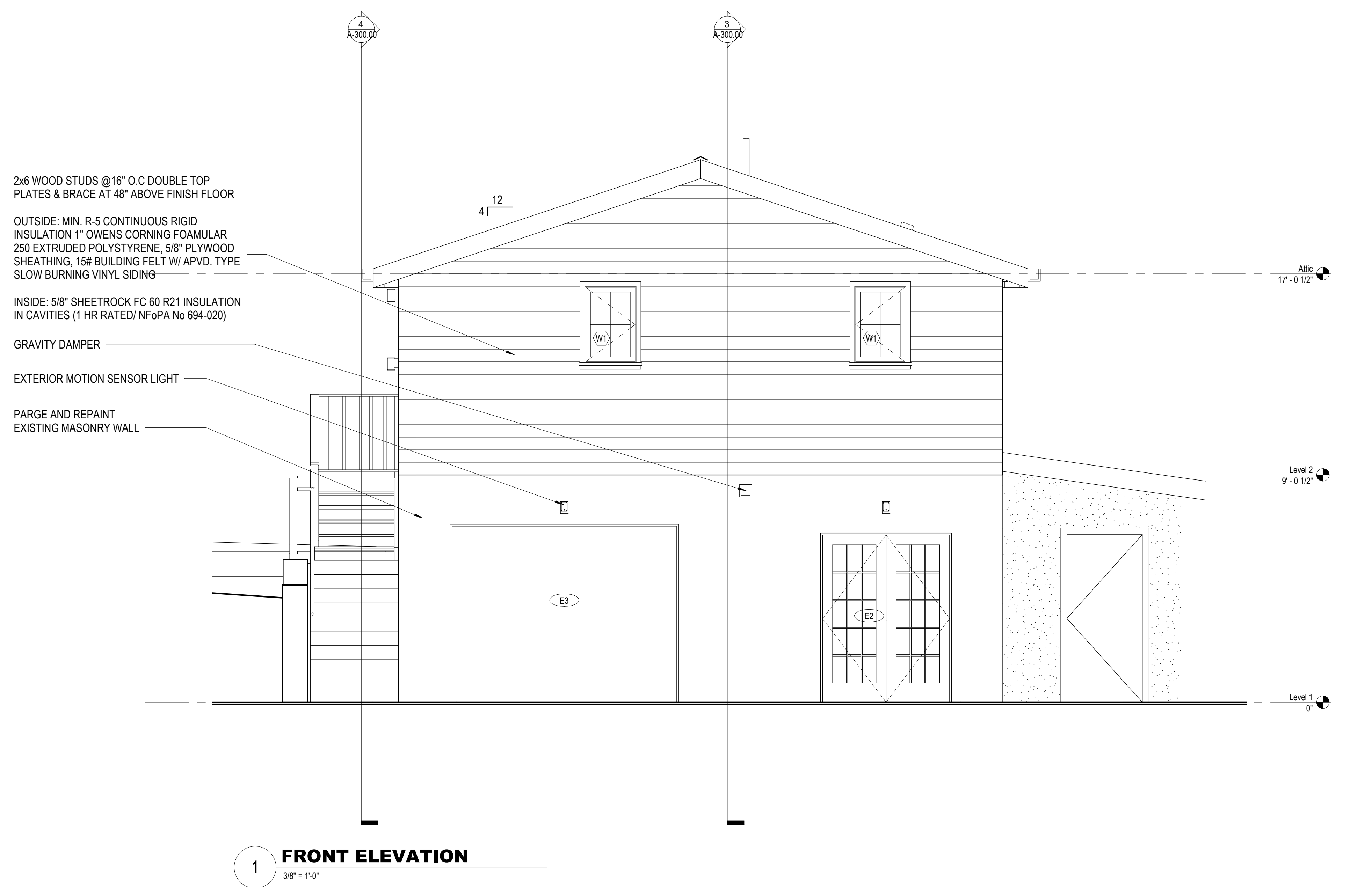
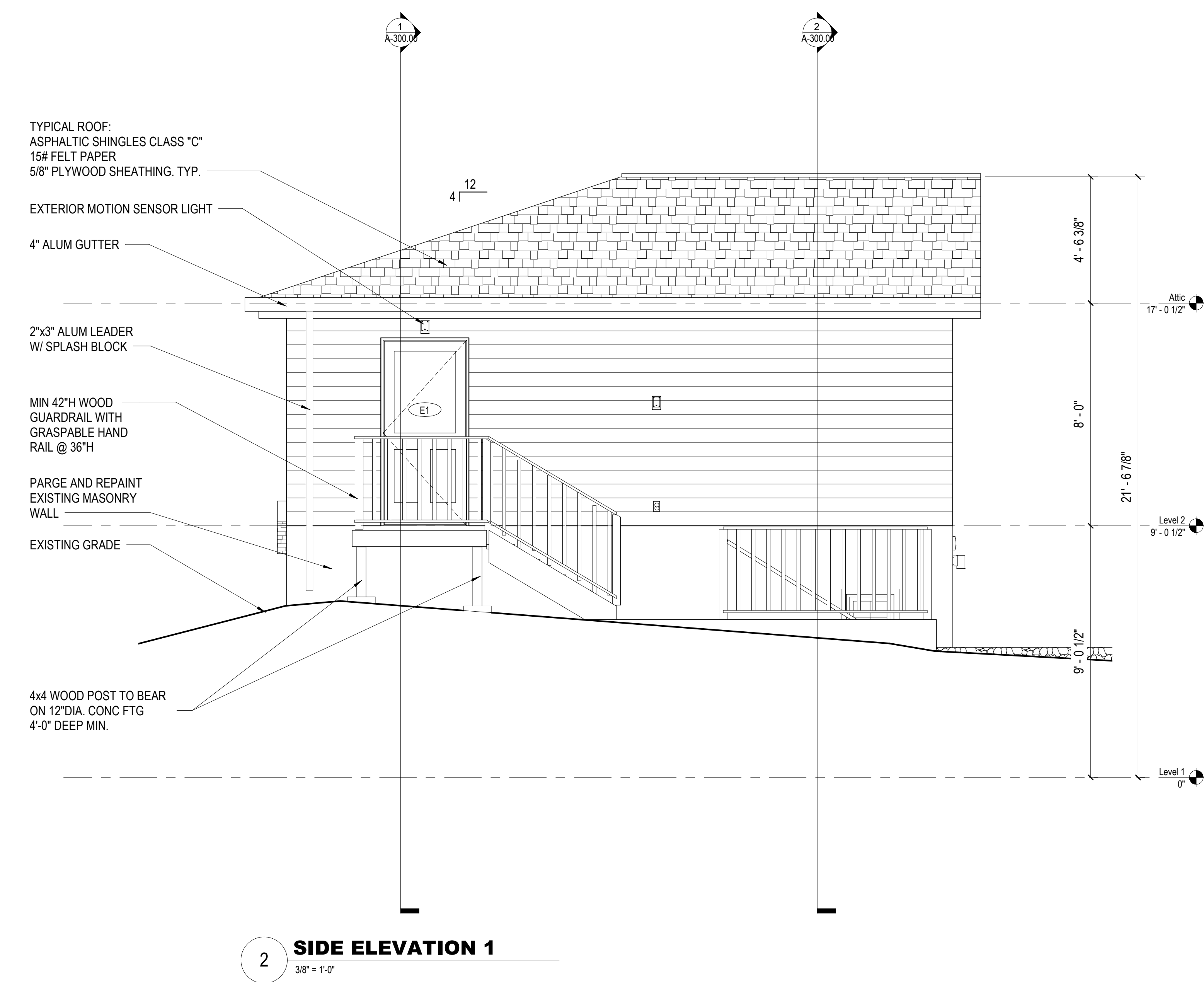
2 SECOND FLOOR RCP
3/8" = 1'-0"

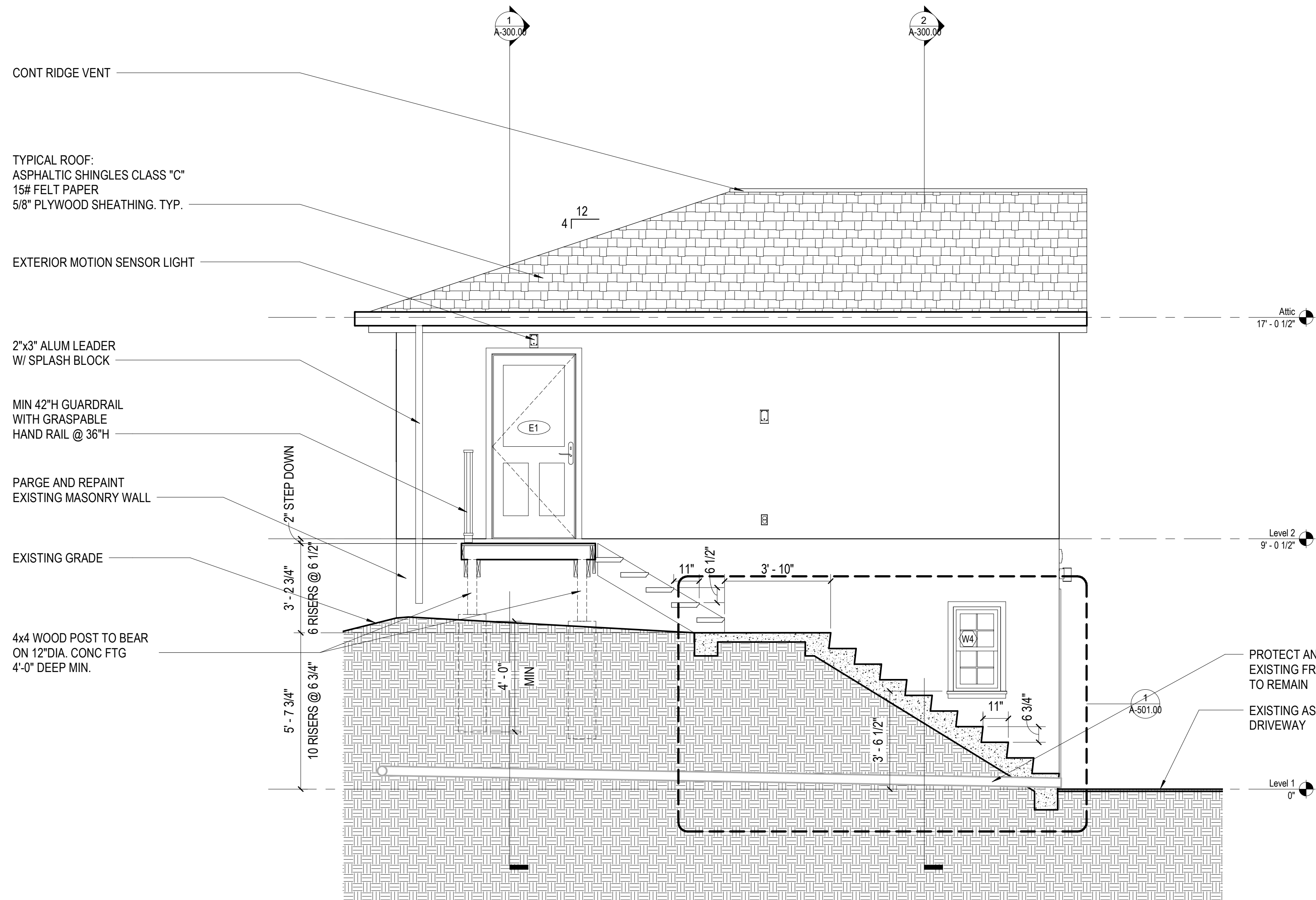


1 FIRST FLOOR RCP
3/8" = 1'-0"

CEILING PLAN LEGEND

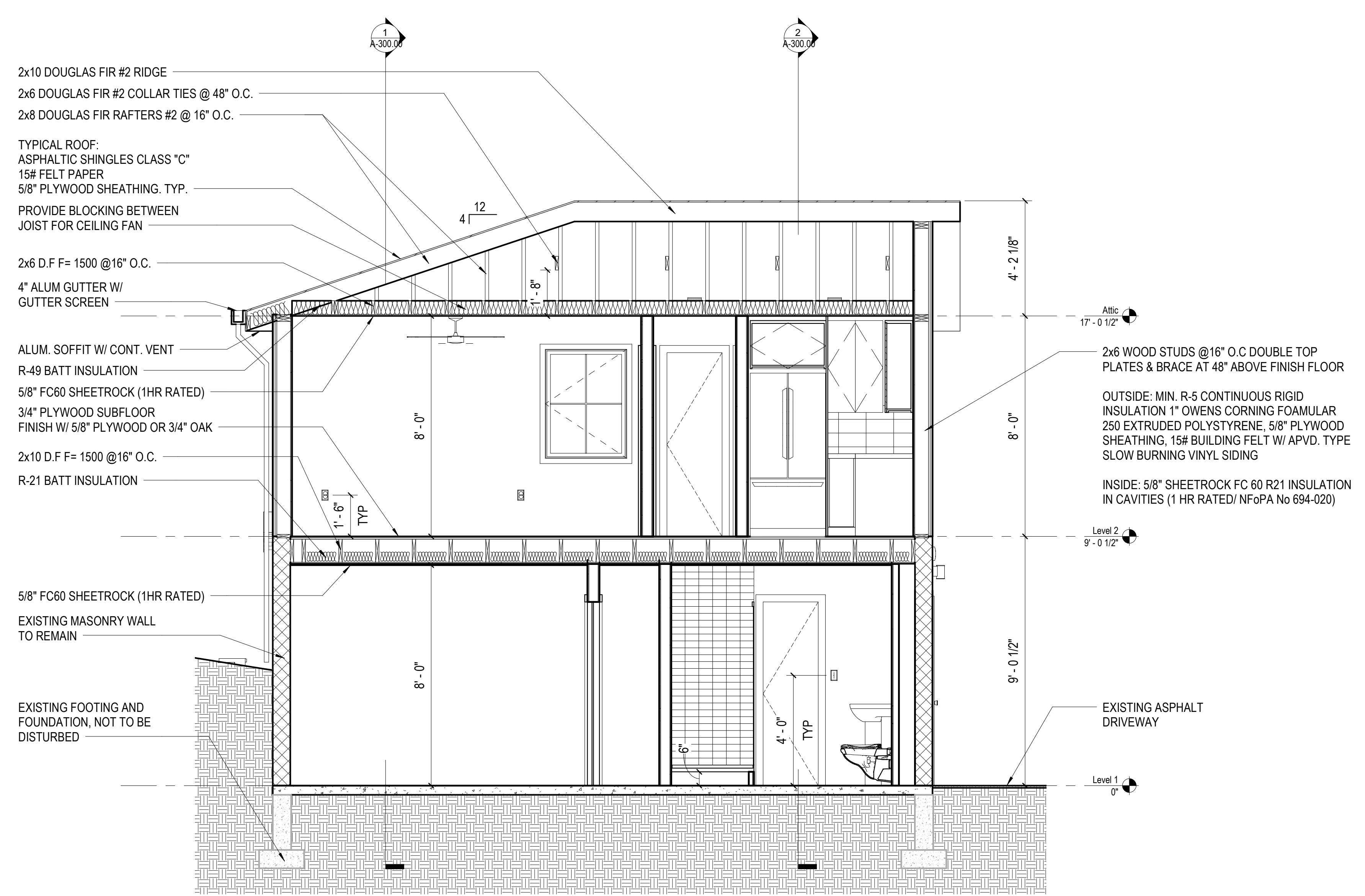
- FLUSHMOUNT OR SEMI-FLUSH CEILING FIXTURE
30W COMPACT FLUORESCENT
1 LAMP, 30 WATTS EA., 30 FIXTURE WATTS,
ELECTRONIC BALLAST
- CEILING FAN FIXTURE WITH 50W INTEGRATED LED
1 LAMP, 50 WATTS EA., 50 FIXTURE WATTS,
ELECTRONIC BALLAST
- OUTDOOR WALL SCONCE
30W COMPACT FLUORESCENT
1 LAMP, 30 WATTS EA., 30 FIXTURE WATTS,
ELECTRONIC BALLAST
- BLUERING BM12M22WM WALL UNIT
- 50 CFM EXHAUST FAN TO OUTSIDE
- COMBINED BSA APPROVED SMOKE AND
CARBON MONOXIDE DETECTOR
- FINISHED GWB CEILING





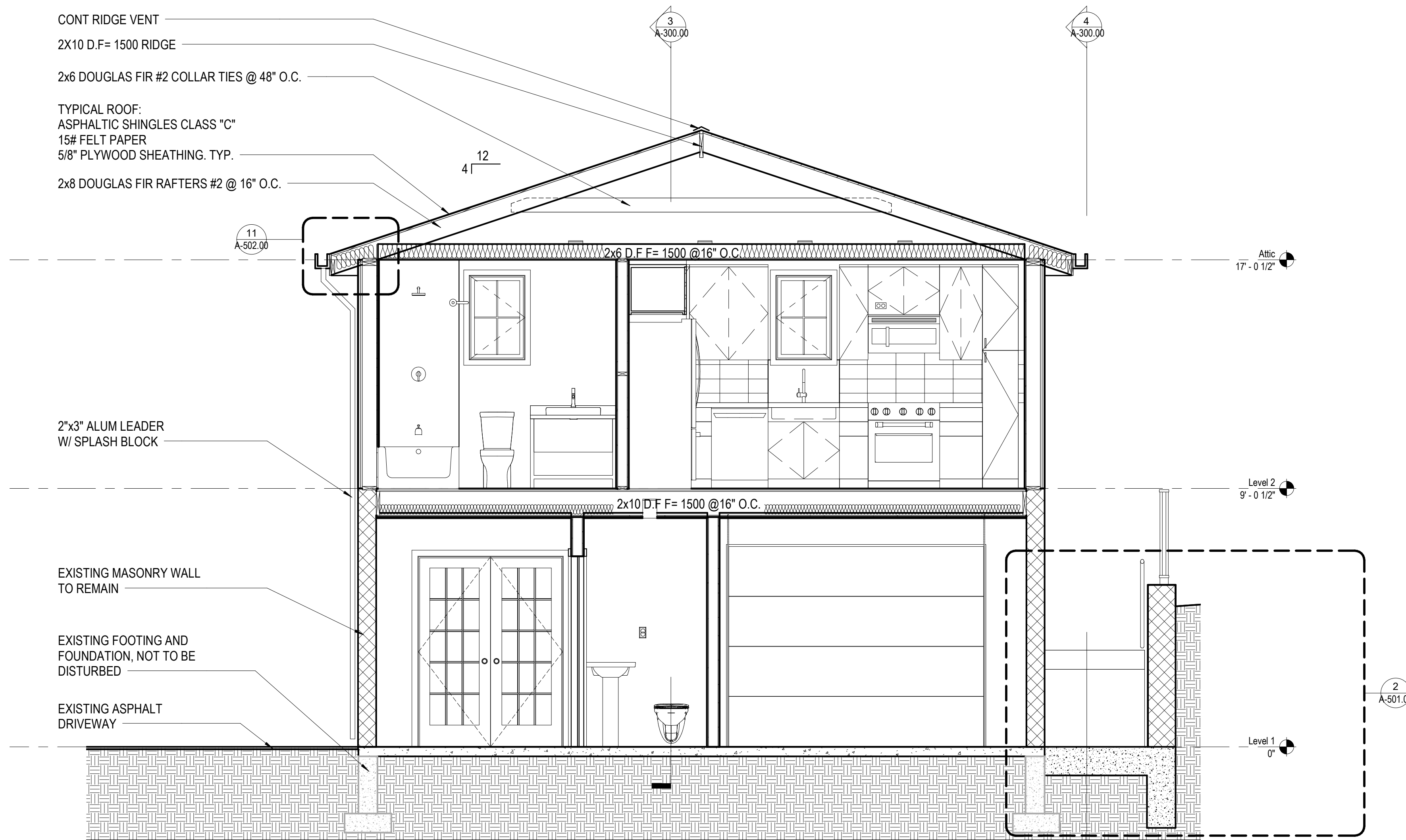
SECTION @ STAIR

3/8" = 1'-0"



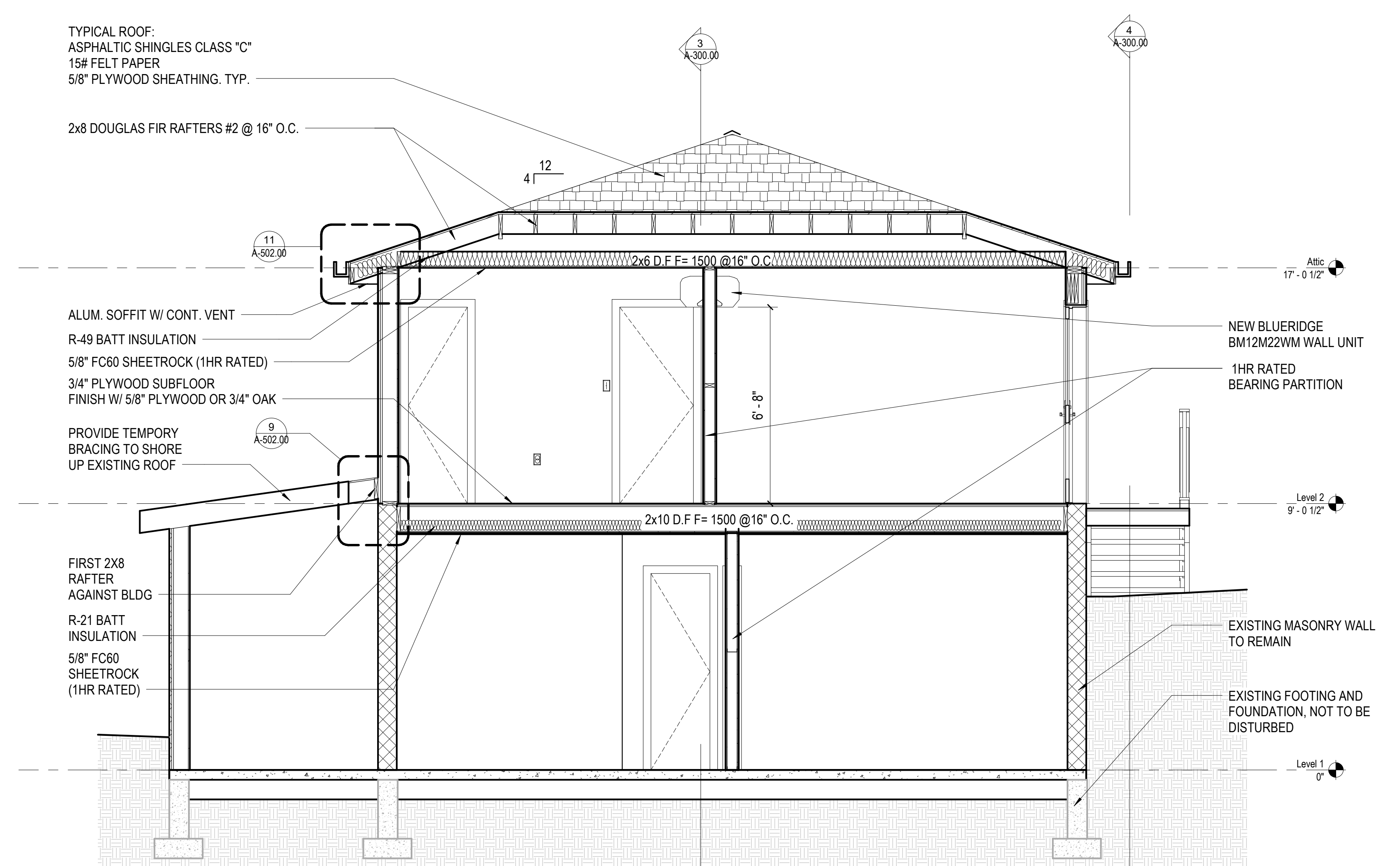
SECTION 3

3/8" = 1'-0"



SECTION 2

3/8" = 1'-0"



SECTION 1

3/8" = 1'-0"

PROJECT: GARAGE ALTERATION

DRAWING TITLE: SECTIONS

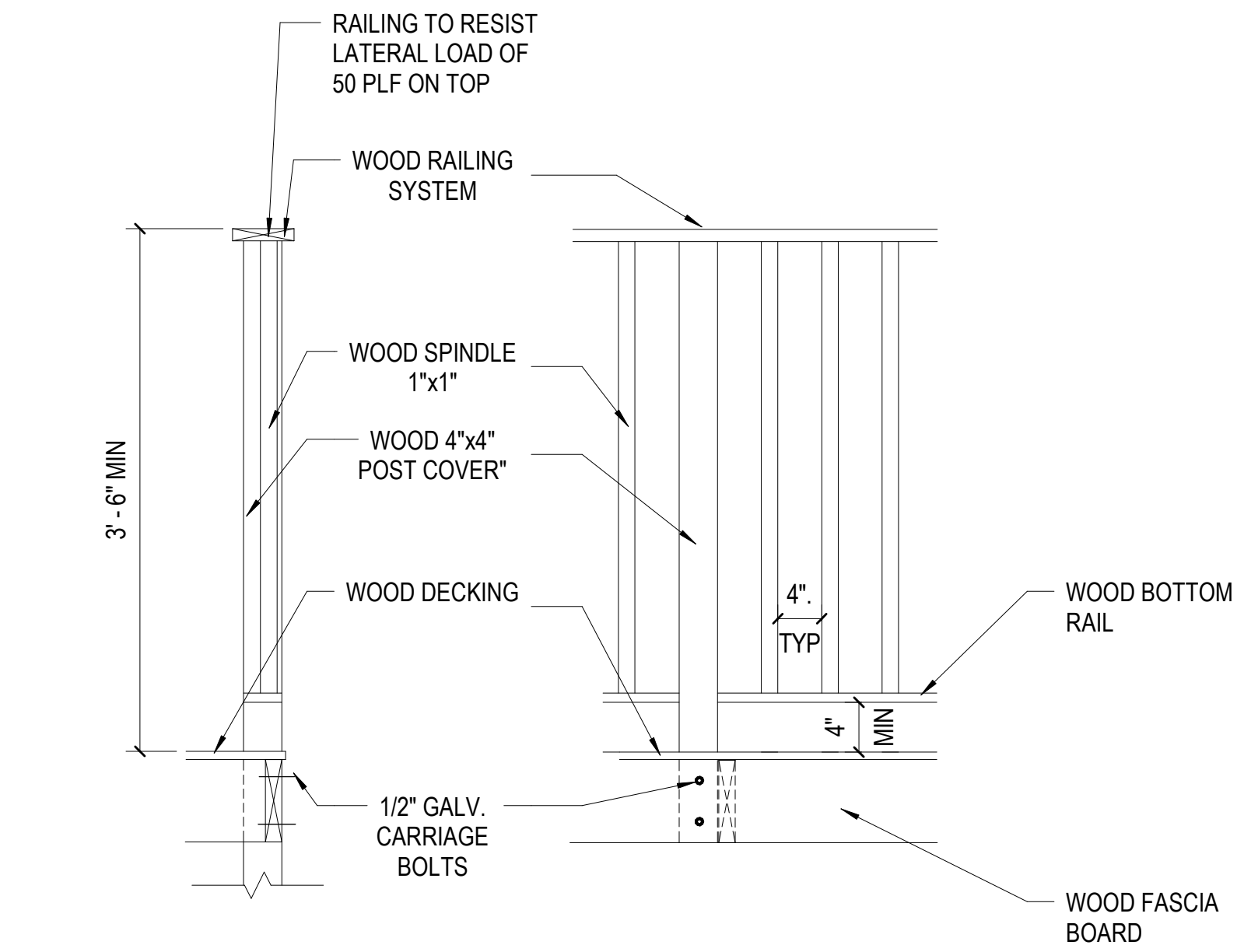
DATE: 10/10/21

PROJECT NO: 20210924

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

DWG. NO.: A-300.00

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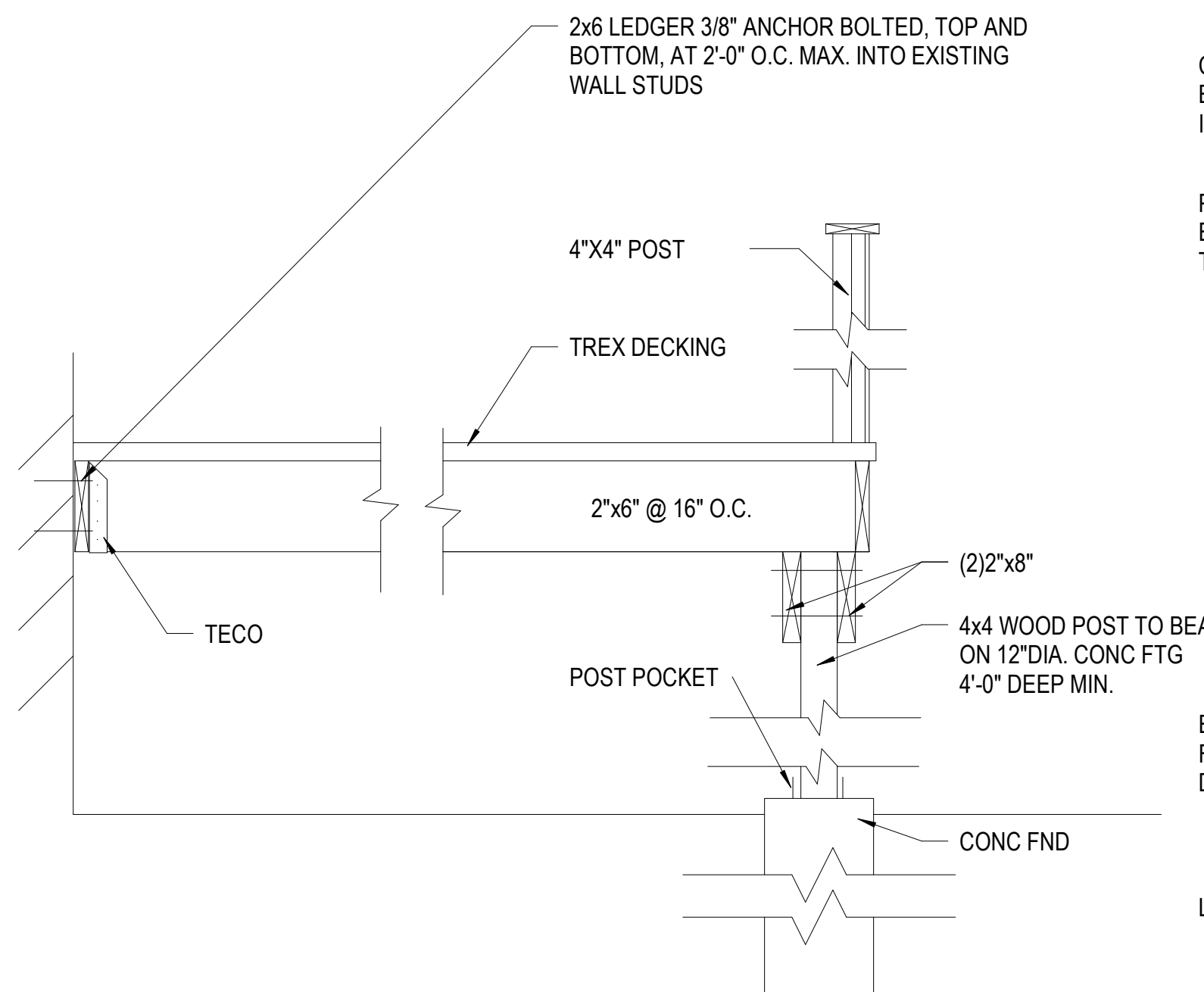
RAILING DETAIL

1" = 1'-0"

NOTE:
ALL CONNECTORS, JOIST HANGERS, FASTENERS, NAILS,
AND BOLTS SHALL BE GALVANIZED

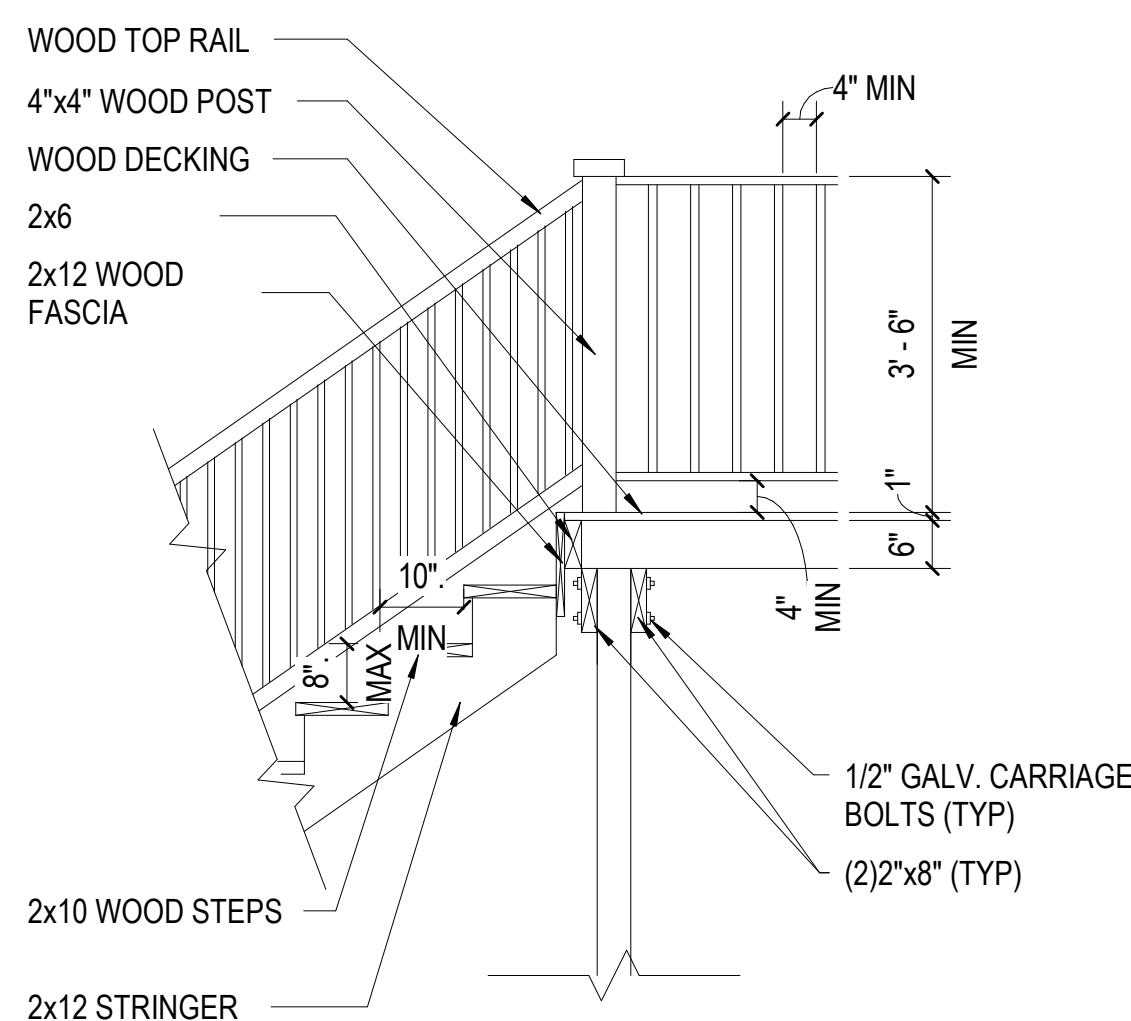
ALL LUMBER FOR ABOVE GROUND USE SHALL BE PRESSURE
TREATED CCA AND LABELED LP-2 "ABOVE GROUND" WITH
A MINIMUM FIBER STRESS OF 1,200 PSI

DECKING SHALL BE FASTENED BY SCREW TYPE DECK NAILS



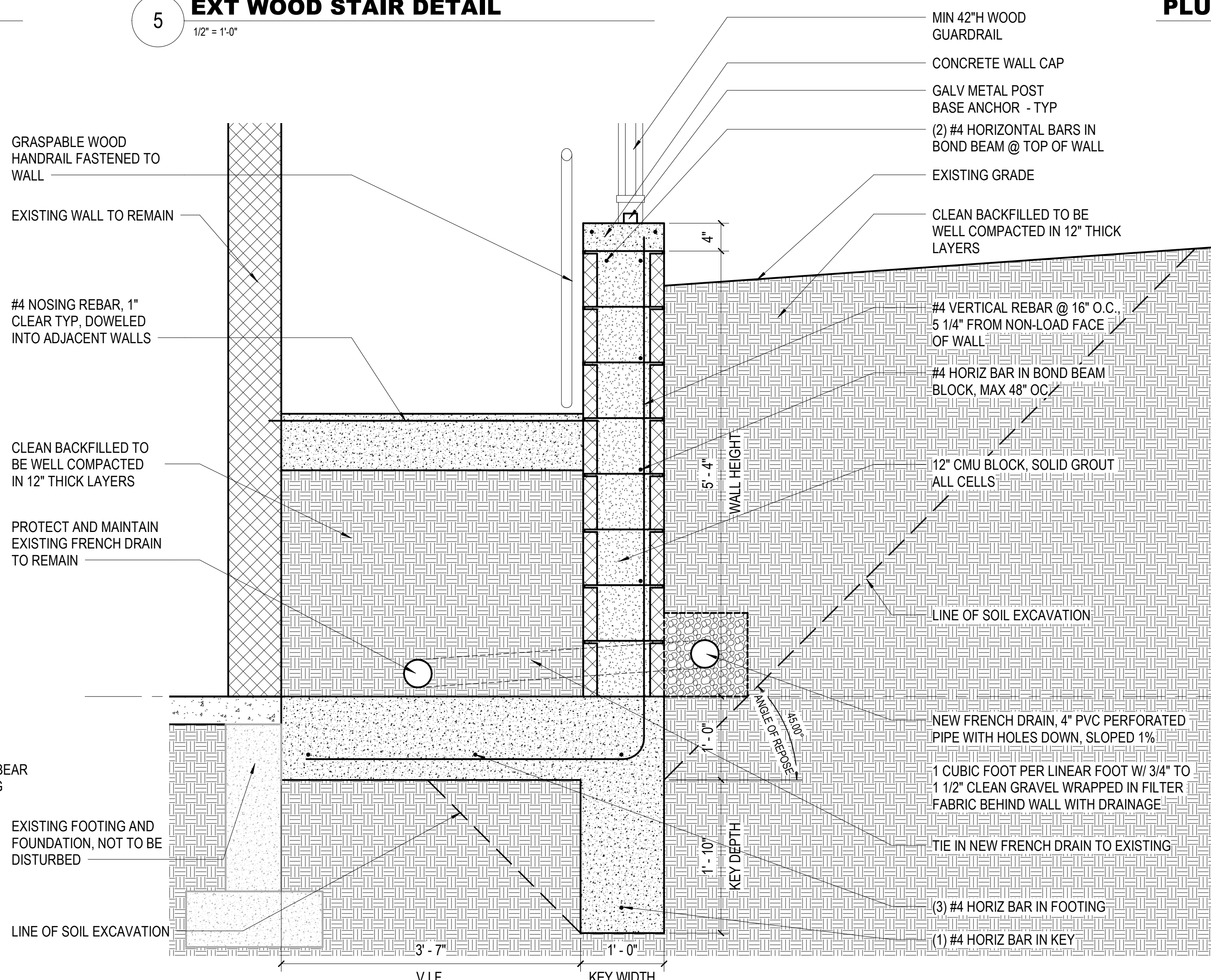
STAIR LANDING SECTION

1" = 1'-0"



EXT WOOD STAIR DETAIL

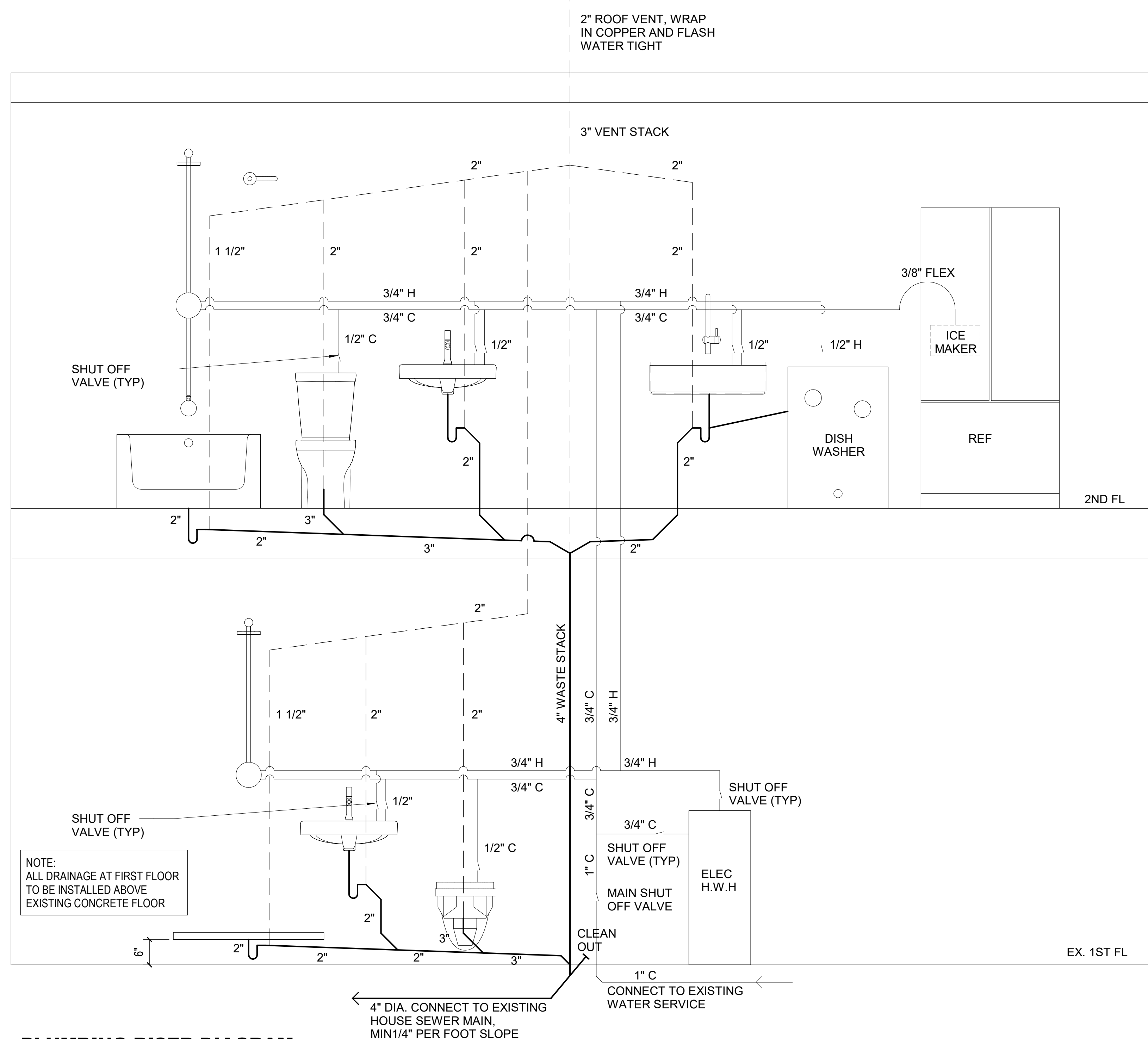
1/2" = 1'-0"



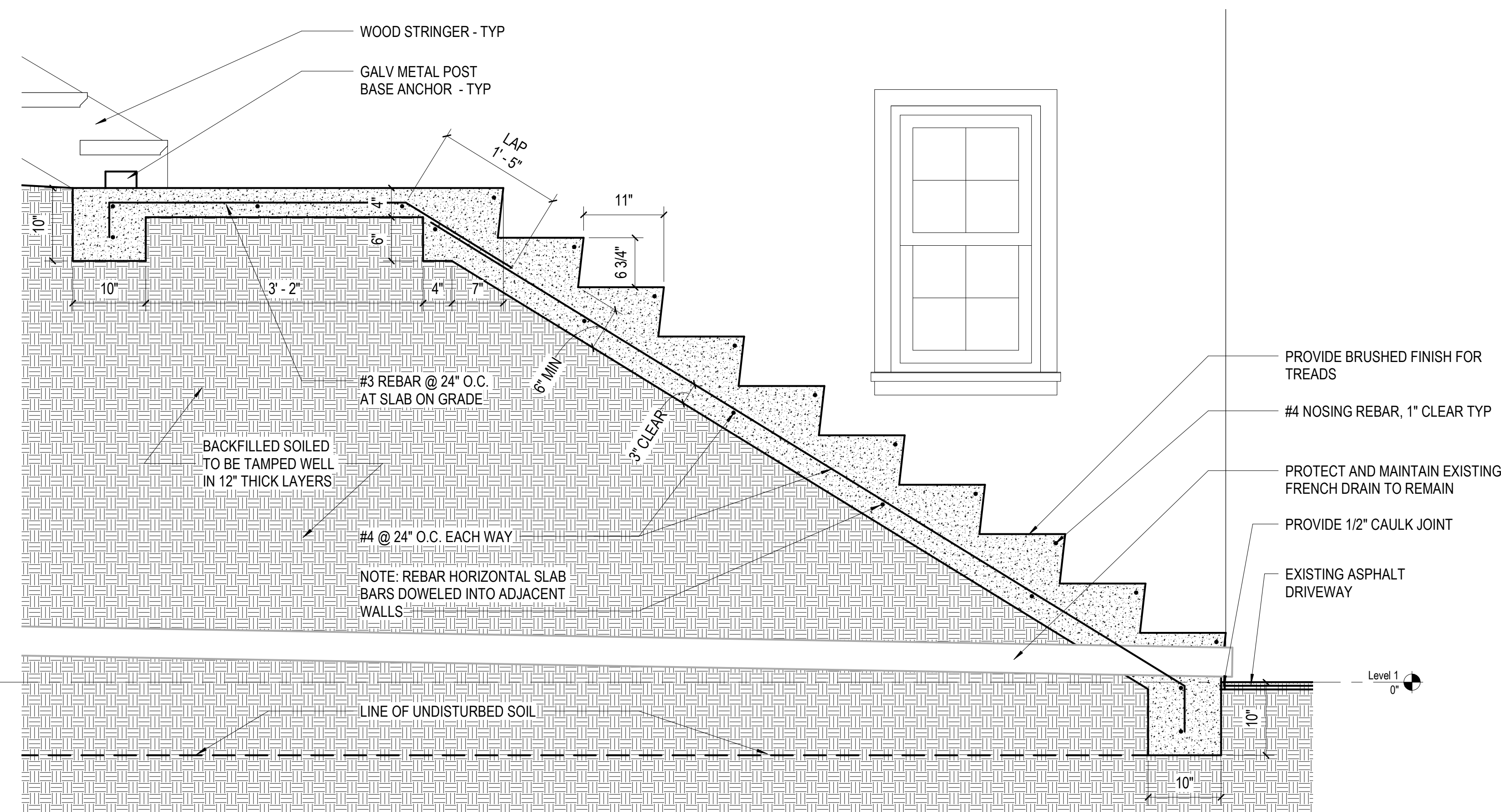
SECTION @ RETAINING WALL

1" = 1'-0"

- GENERAL PLUMBING NOTES:**
1. ALL WASTE & VENT LINES TO BE HUBLESS CAST IRON WITH SPRAY FOAM SOUND ATTENUATION.
 2. ALL UNDERGROUND SUPPLY LINES TO BE TYPE "L" COPPER W/ LEAD FREE SOLDER
 3. INSULATE ALL SUPPLY LINES, HOT & COLD, THROUGHOUT.
 4. PLUMBING FIXTURES, HARDWARE & FINISHES TO BE SELECTED BY OWNER.
 5. PLUMBING RISER DIAGRAM SHOWN IS SCHEMATIC, REFER TO FLOOR PLANS FOR ADDITIONAL INFORMATION. CONCEAL ALL PIPES IN WALLS &/OR FLOORS/CEILINGS.
 6. PROVIDE PRESSURE BALANCE (SCALD-GUARD) FAUCET CONTROLS AT ALL TUBS AN SHOWERS
 7. ALL PLUMBING WORK TO CONFORM W/ NATIONAL STANDARD PLUMBING CODE, LATEST EDITION AND LOCAL REQUIREMENTS.
 8. COORDINATE PIPE SIZE COMPATIBILITY W/ ALL APPLIANCES, FIXTURES & EQUIPMENT. COPPER SUPPLY LINES TO BE 1/2" DIAMETER TO INDIVIDUAL FIXTURES, EXCEPT AS NOTED.



PLUMBING RISER DIAGRAM



SECTION @ CONCRETE STAIR

1" = 1'-0"

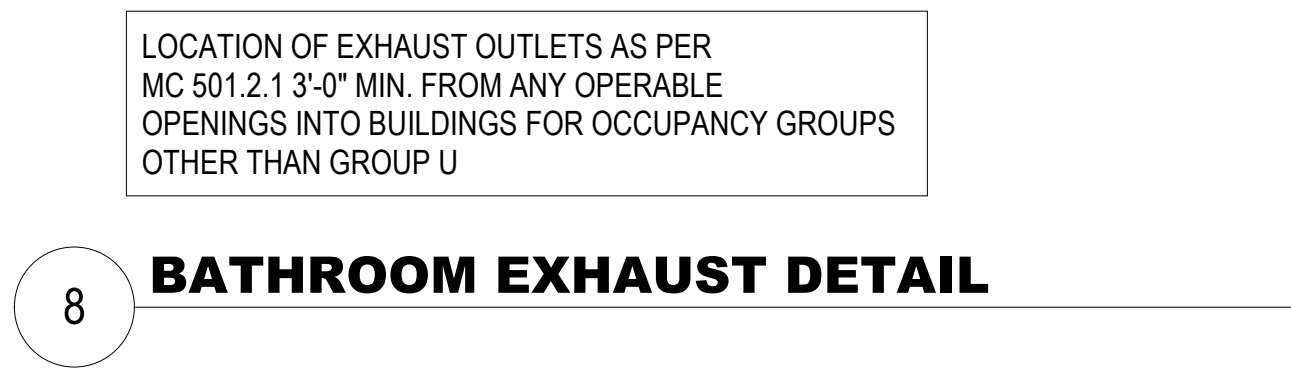
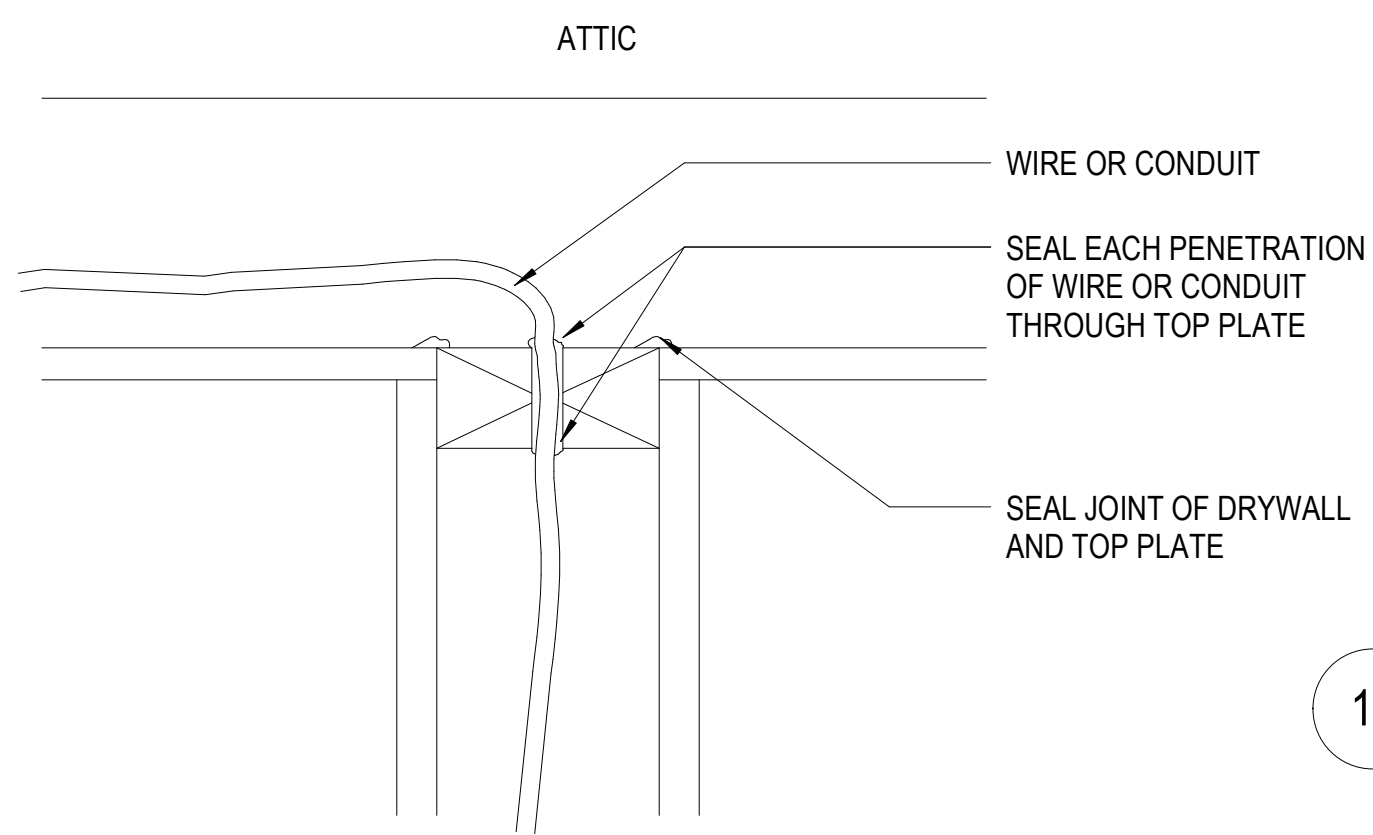


Diagram illustrating the connection of wood joists to a header using APRV'D TYPE JOISTS HANGERS and APRV'D TYPE METAL HANGERS FOR HEADERS.

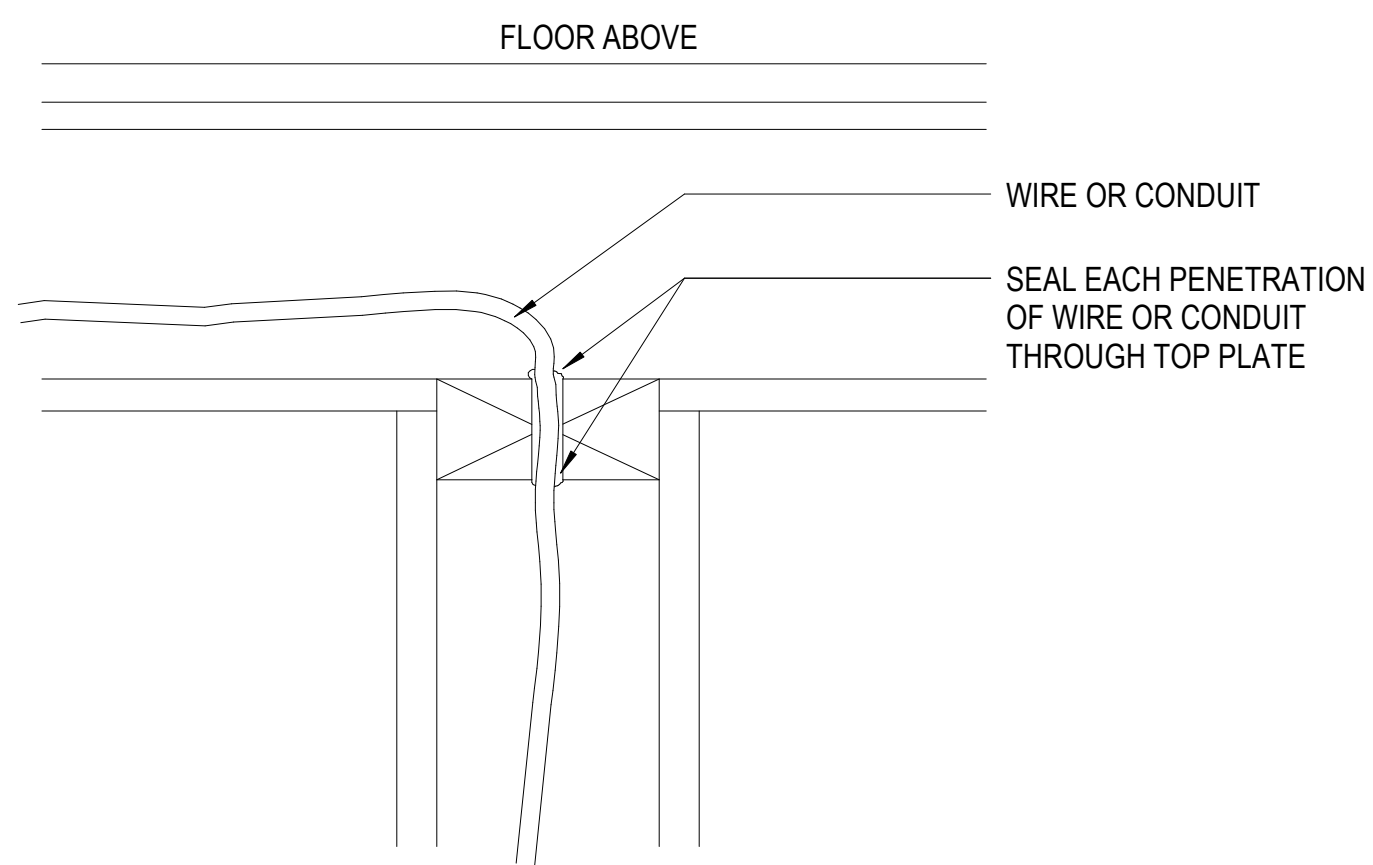
The diagram shows a cross-section of a header (labeled "HEADER") supported by a trimmer (labeled "TRIMMER"). The header is connected to the trimmer using APRV'D TYPE METAL HANGERS FOR HEADERS. The header is also supported by wood joists (labeled "WOOD JOISTS CONNECTED TO HEADER W/ JOISTS HANGERS") which are connected to the header using APRV'D TYPE JOISTS HANGERS.

10 JOIST HANGER DETAIL

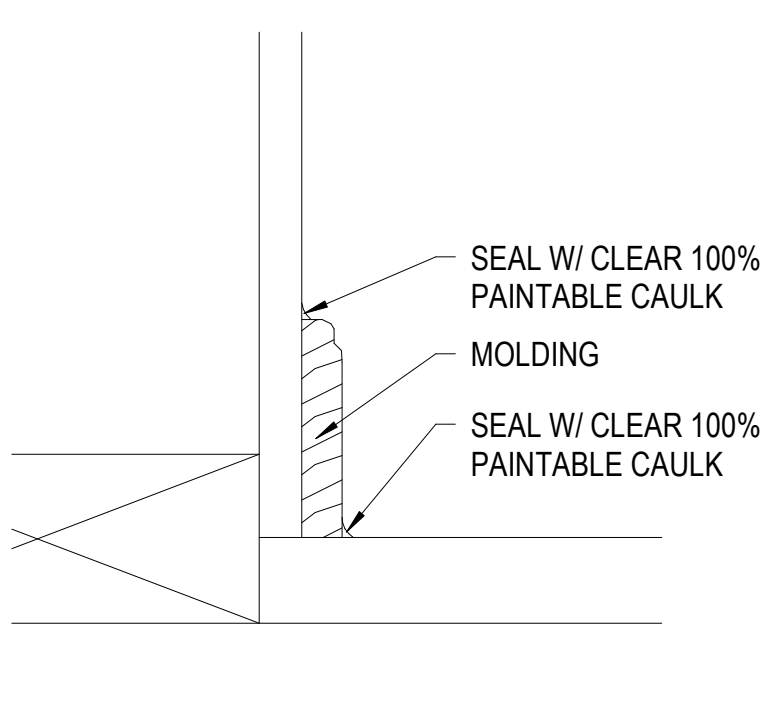




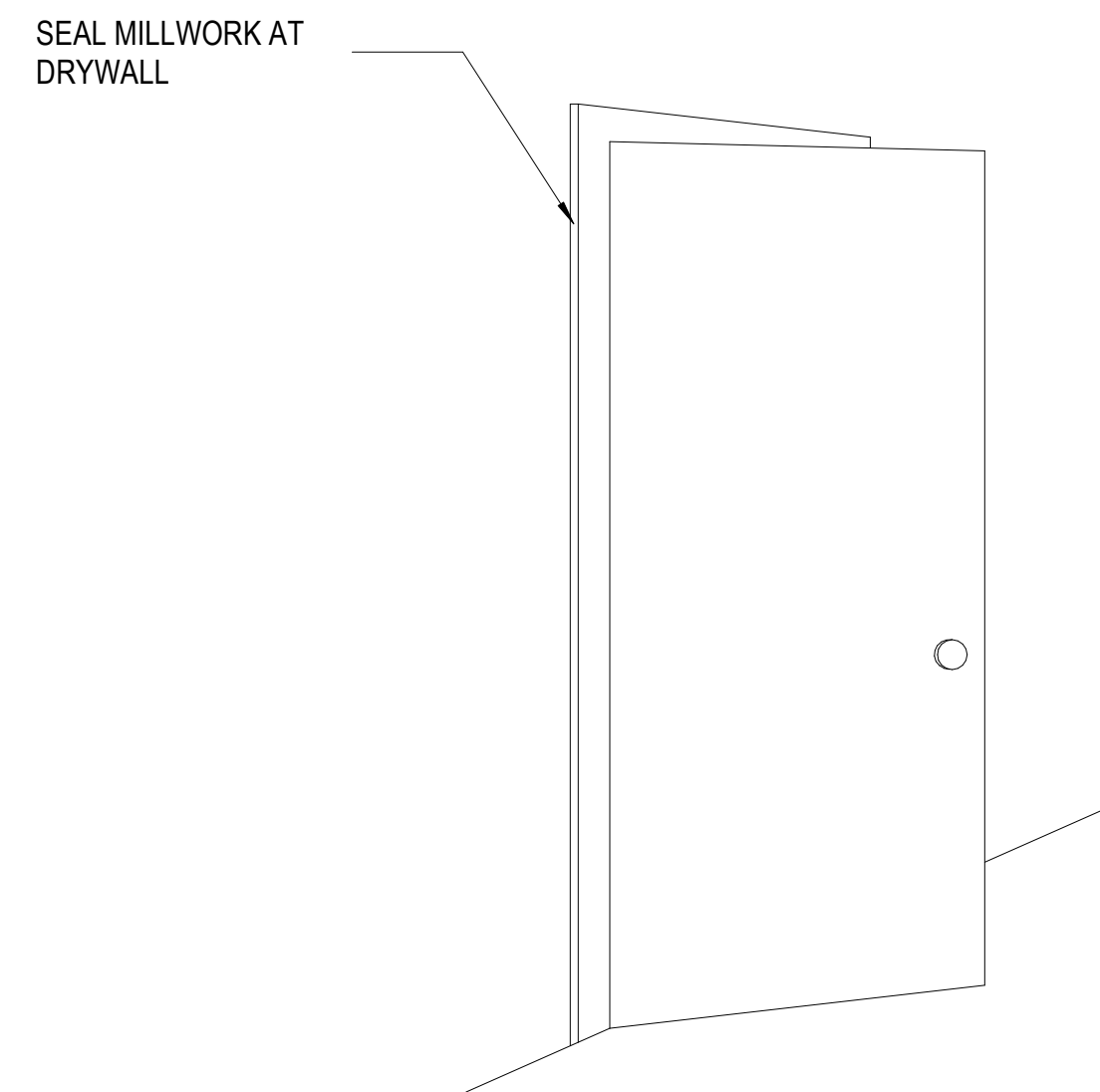
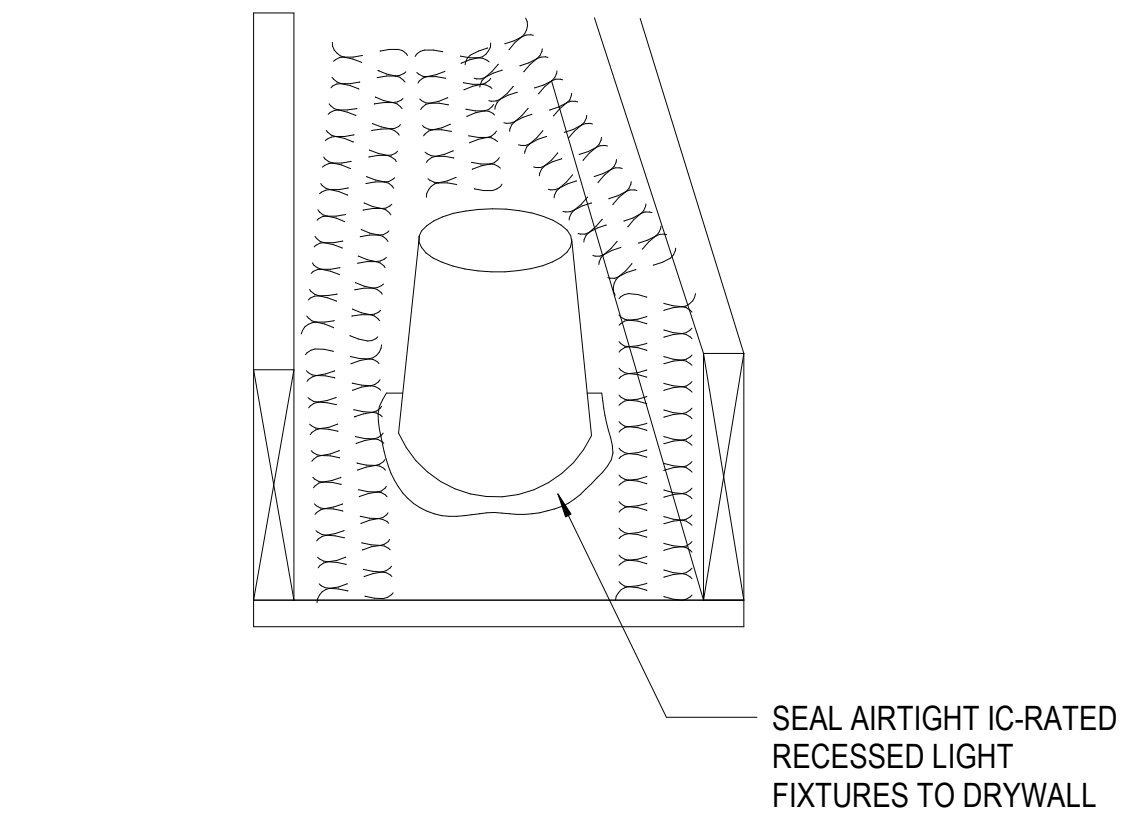
11 **RECESSED LIGHTING**
1/2" = 1'-0"



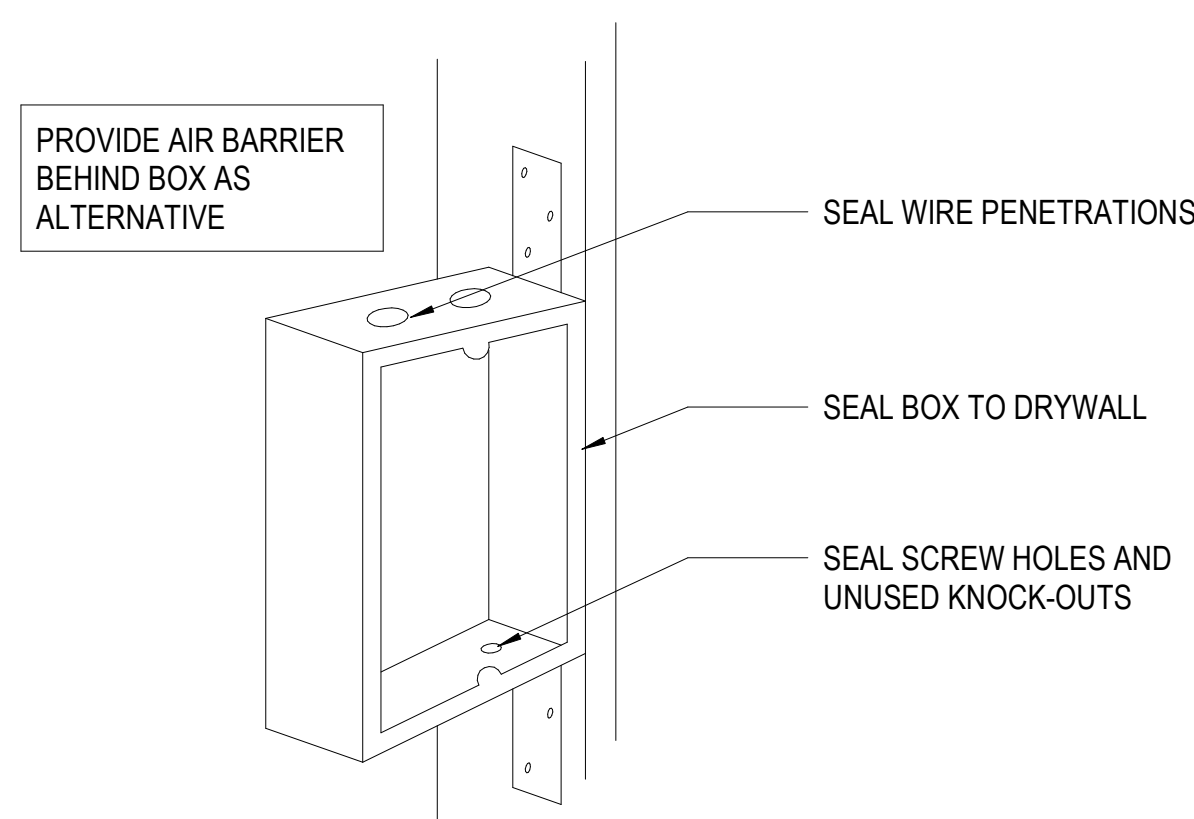
8 **INTERIOR PARTITION**



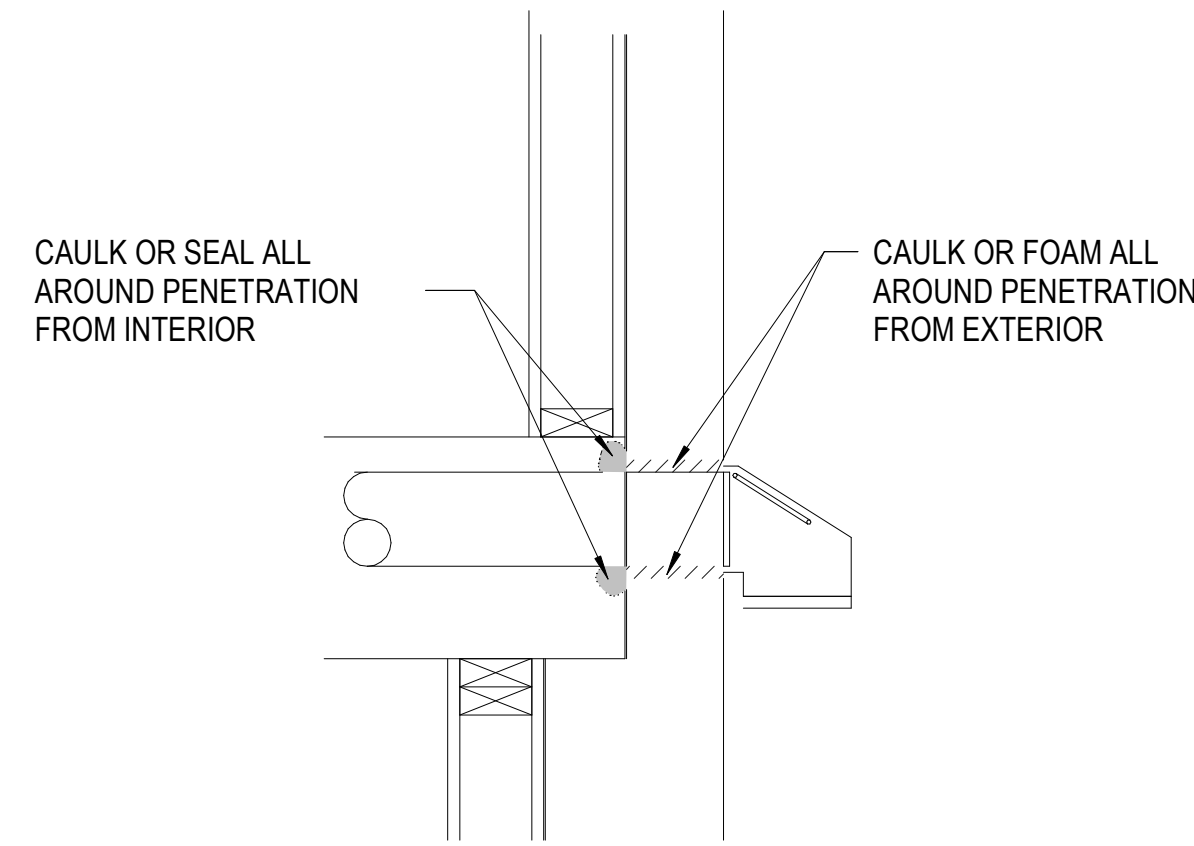
4 **BASE MOLDING**



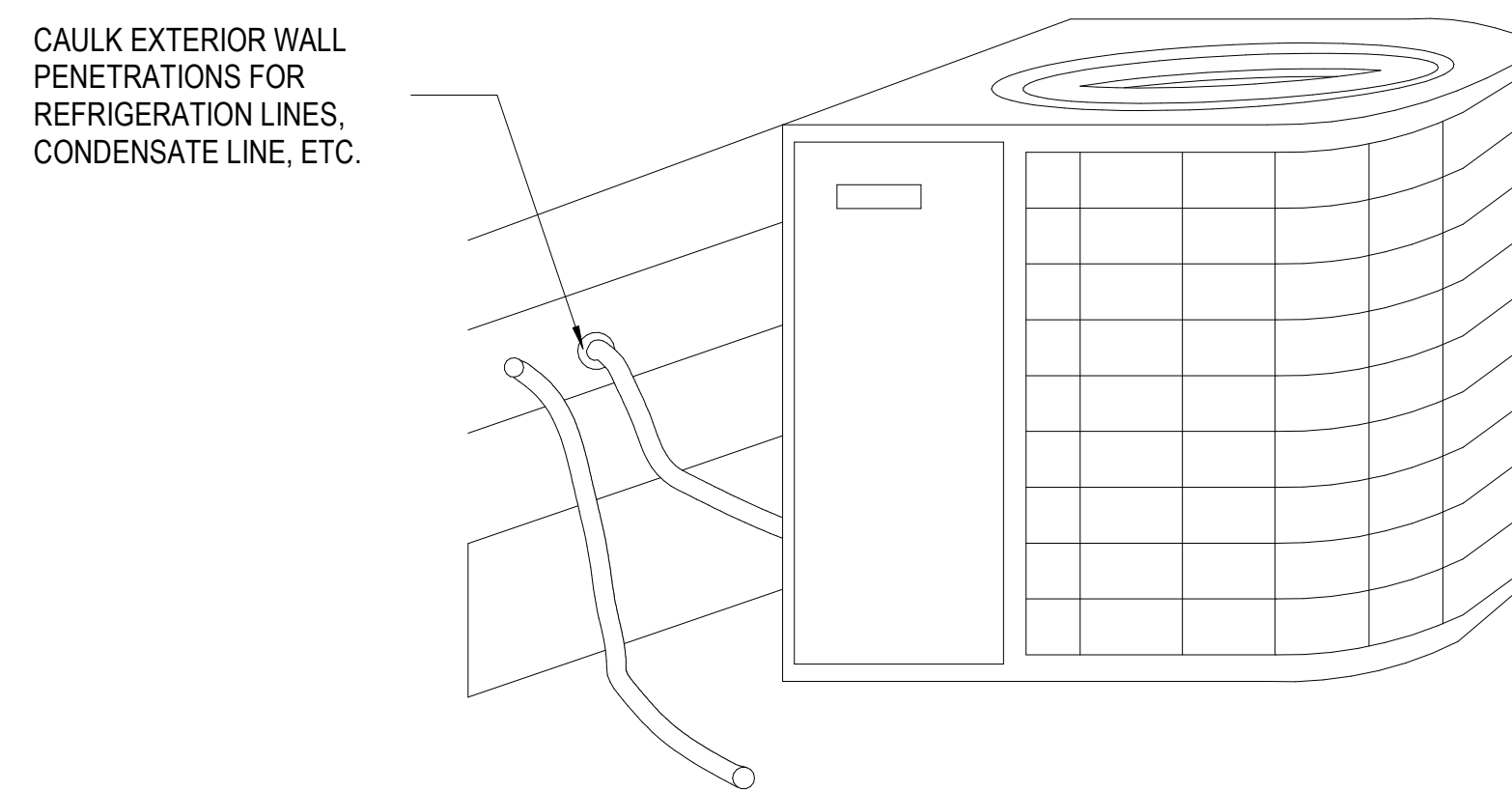
7 **MILLWORK (TRIM)**



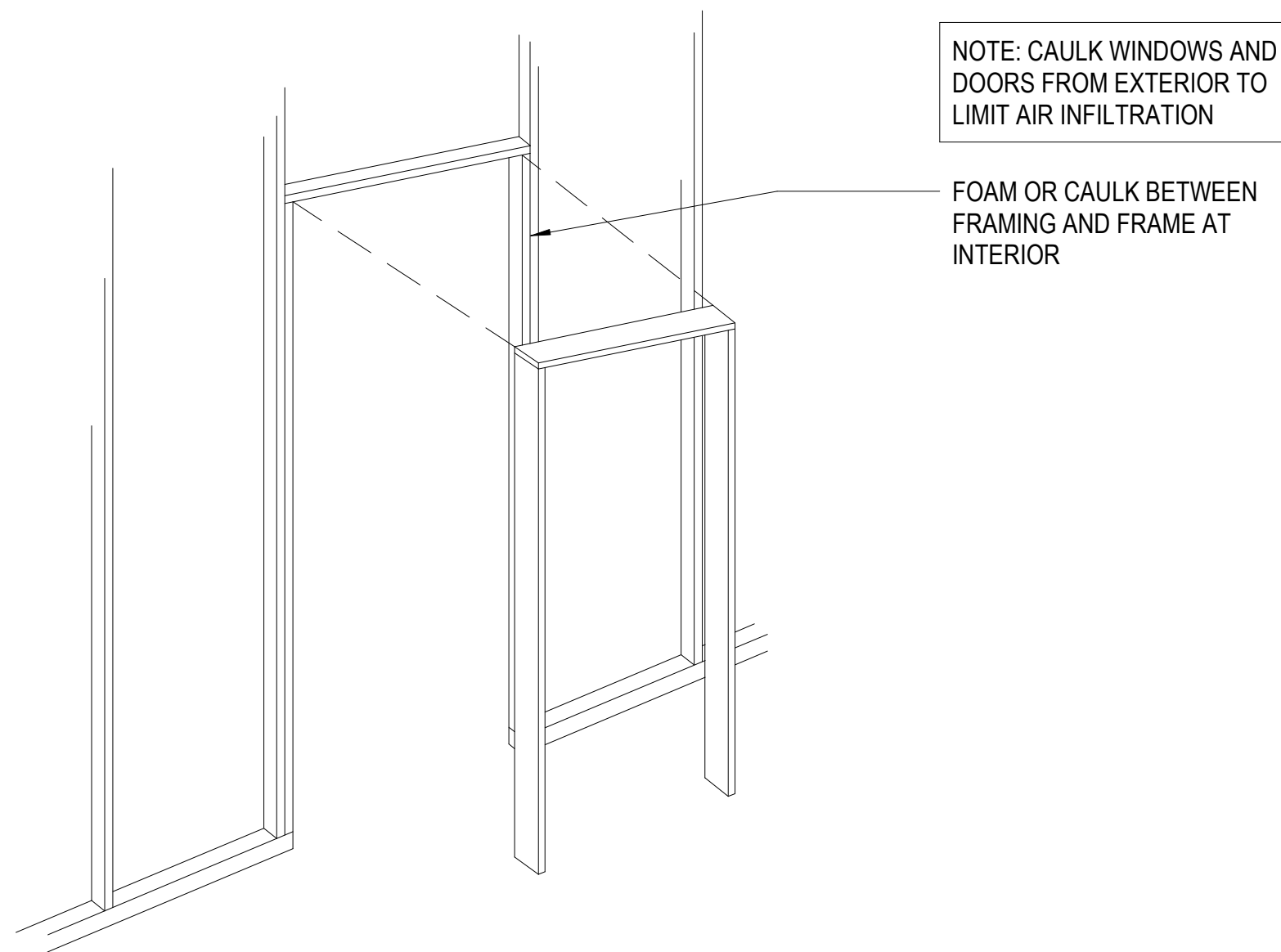
3 **ELECTRICAL BOXES**



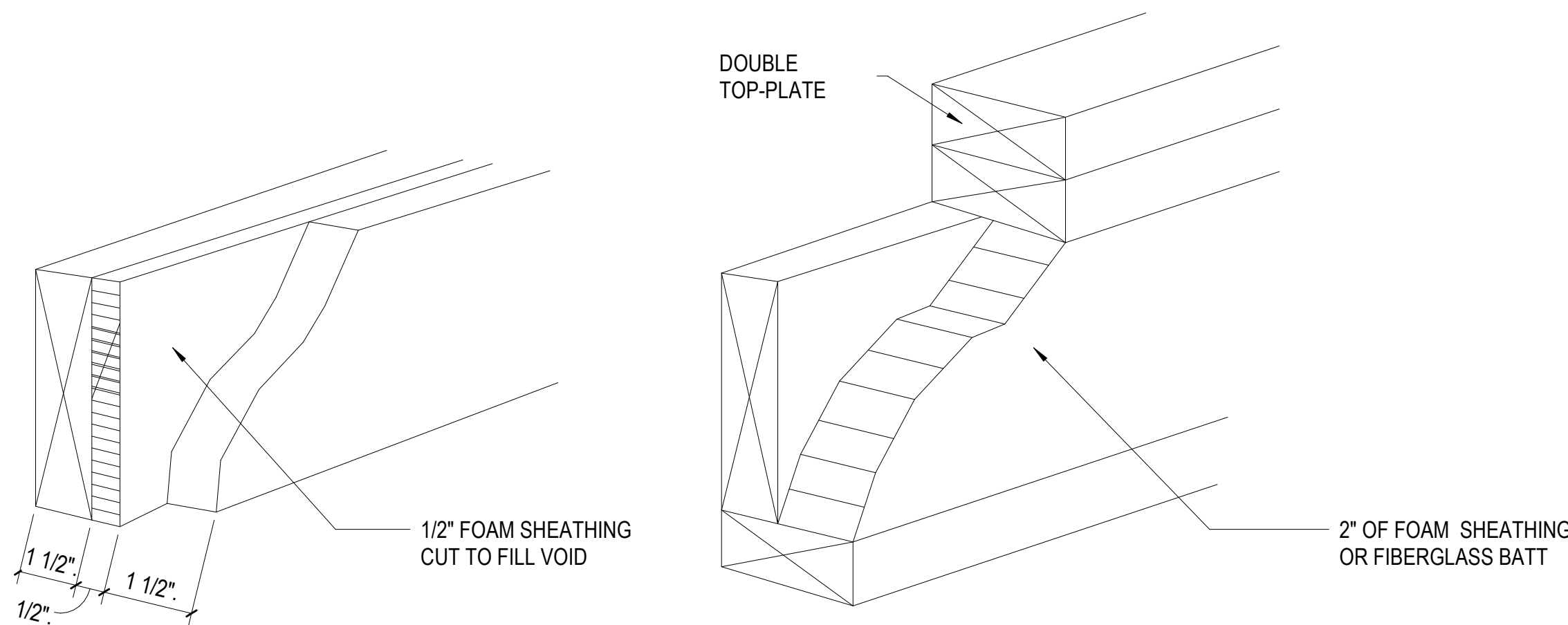
12 **BATHROOM EXHAUST PENETRATION**



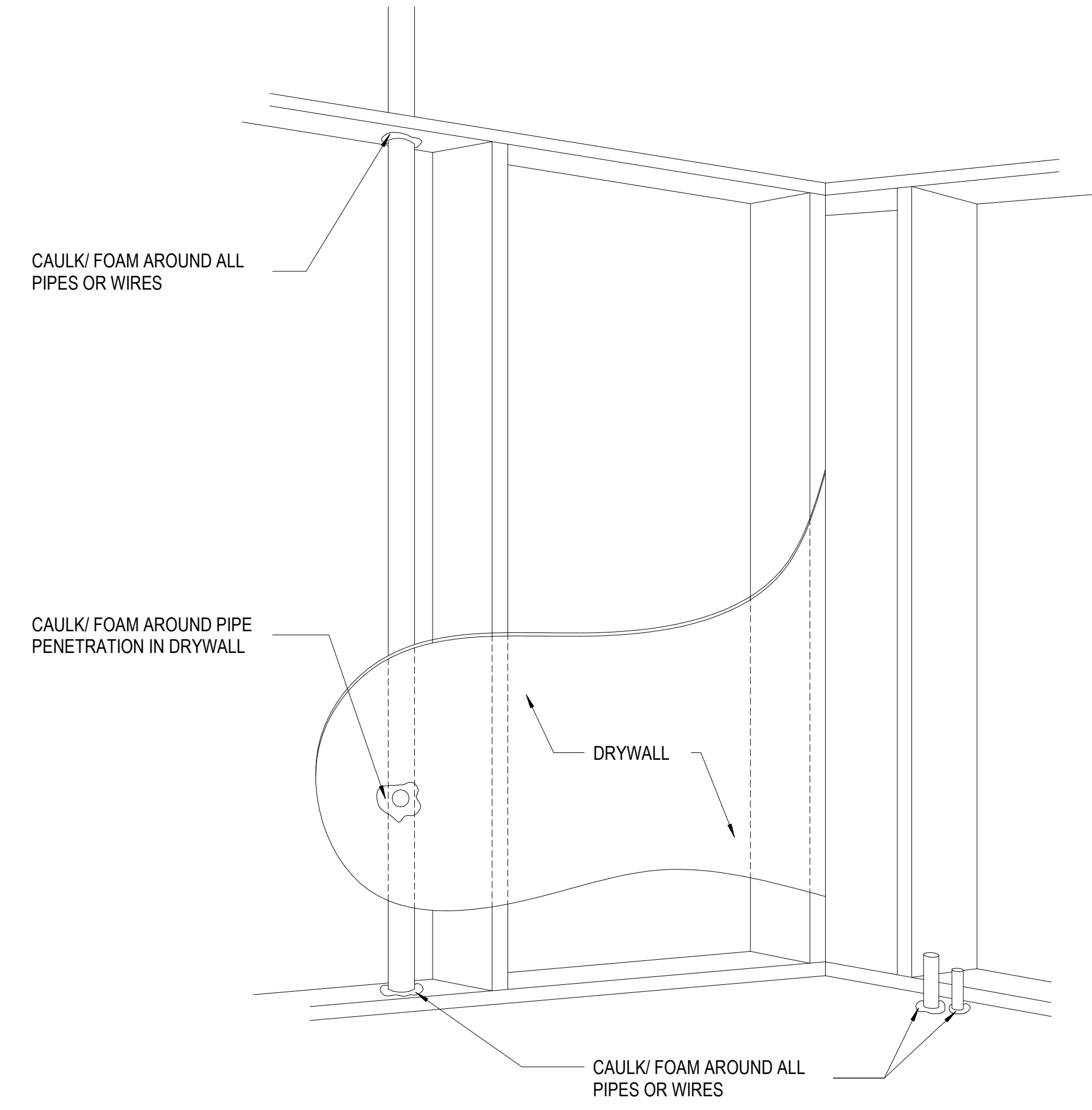
10 **EXTERIOR PENETRATION**



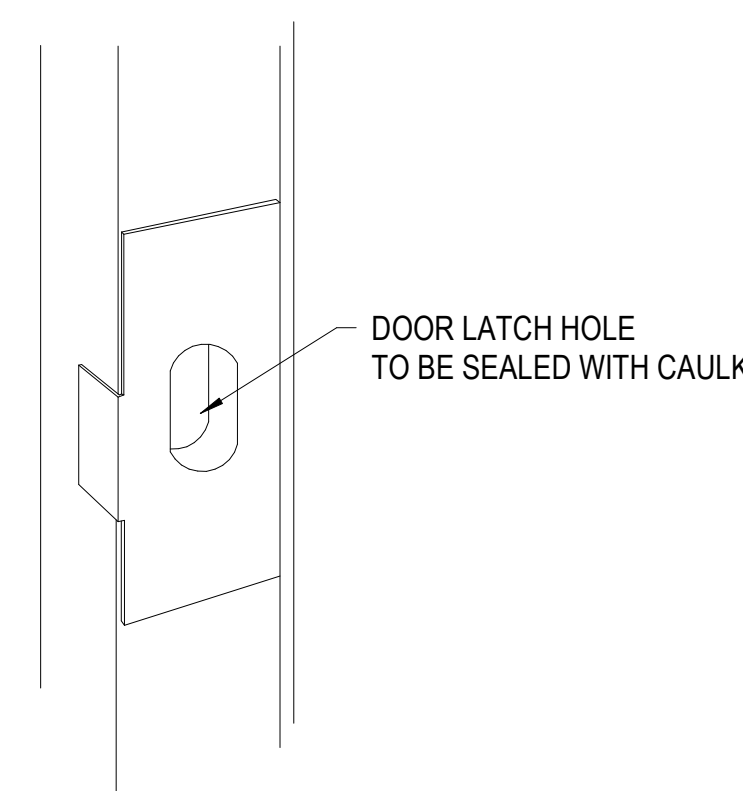
6 **EXTERIOR DOORS AND WINDOWS**



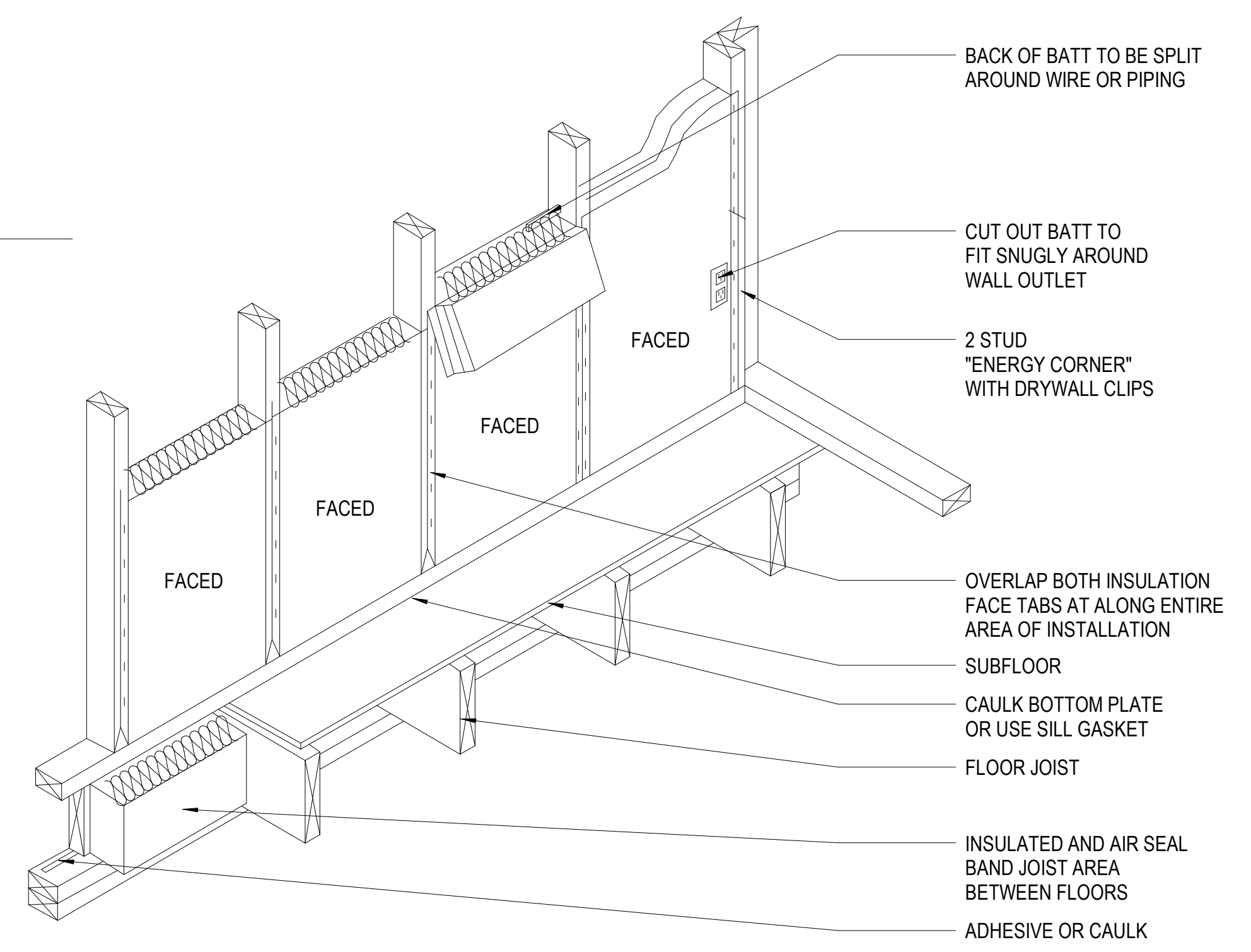
2 **INSULATED HEADERS**



9 **PLUMBING PENETRATIONS**



5 **DOOR LATCH HOLE**



1 **TYPICAL WALL BATT INSULATIONS**

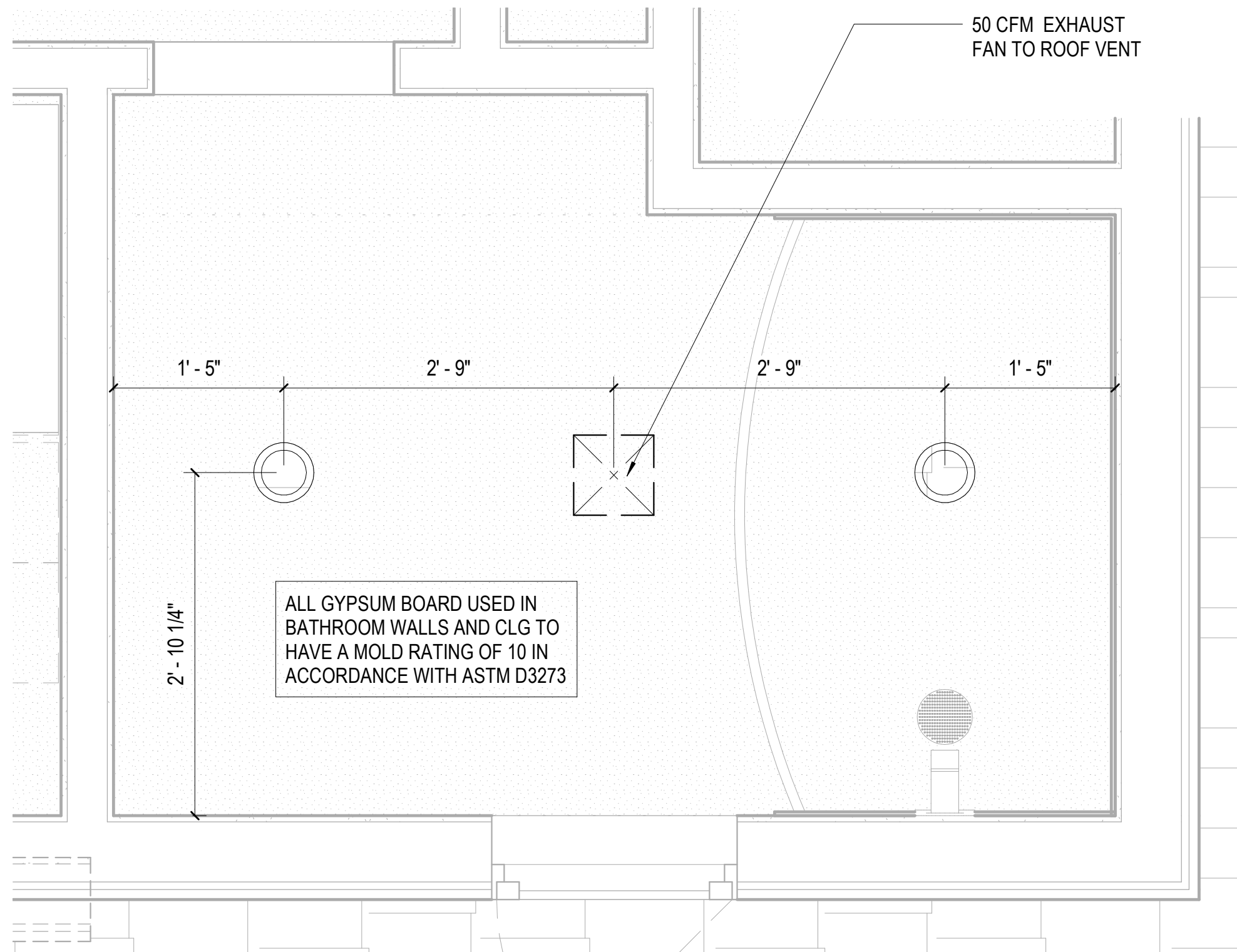


GENERAL NOTE:
ALL KITCHEN APPLIANCES, FIXTURES, ACCESSORIES AND FINISHES ARE TO BE SELECTED BY OWNER

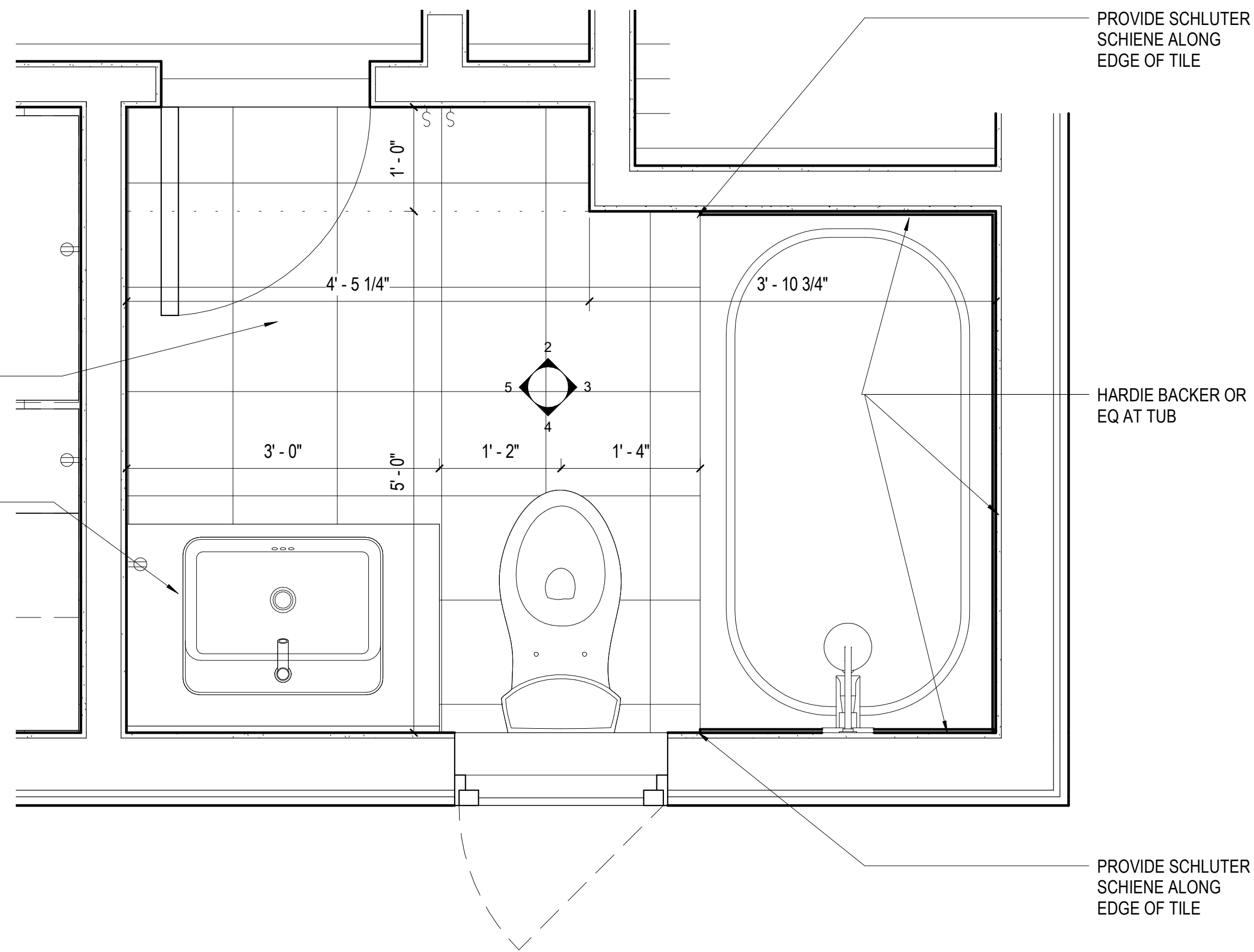
PROVIDE BLOCKING AS NEEDED TO MOUNT WALL CABINETS

ALL ELECTRICAL OUTLETS ARE TO BE GFCI



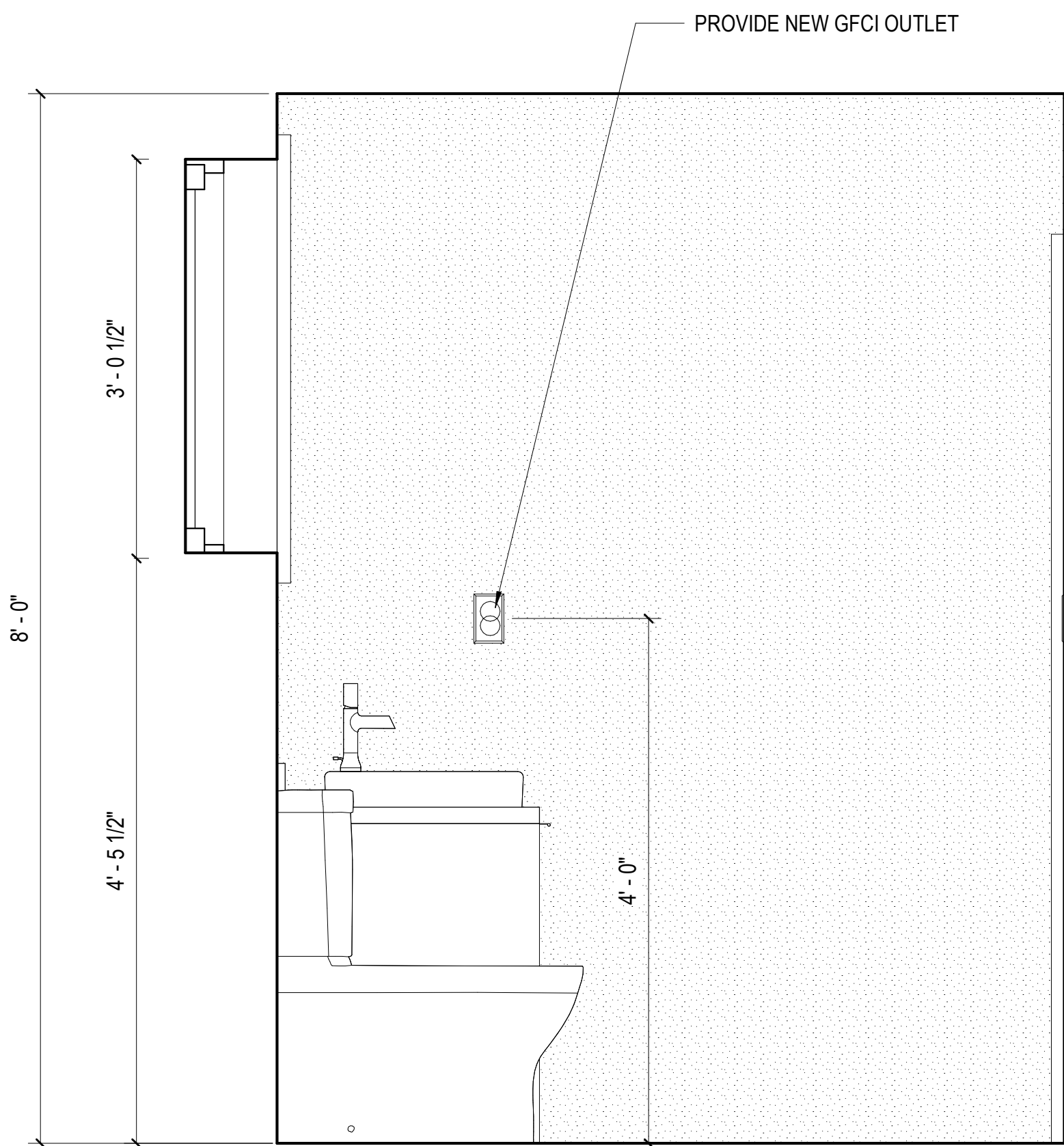


1A **ENLARGED BATHROOM REFLECTED CEILING PLAN**
1" = 1'-0"

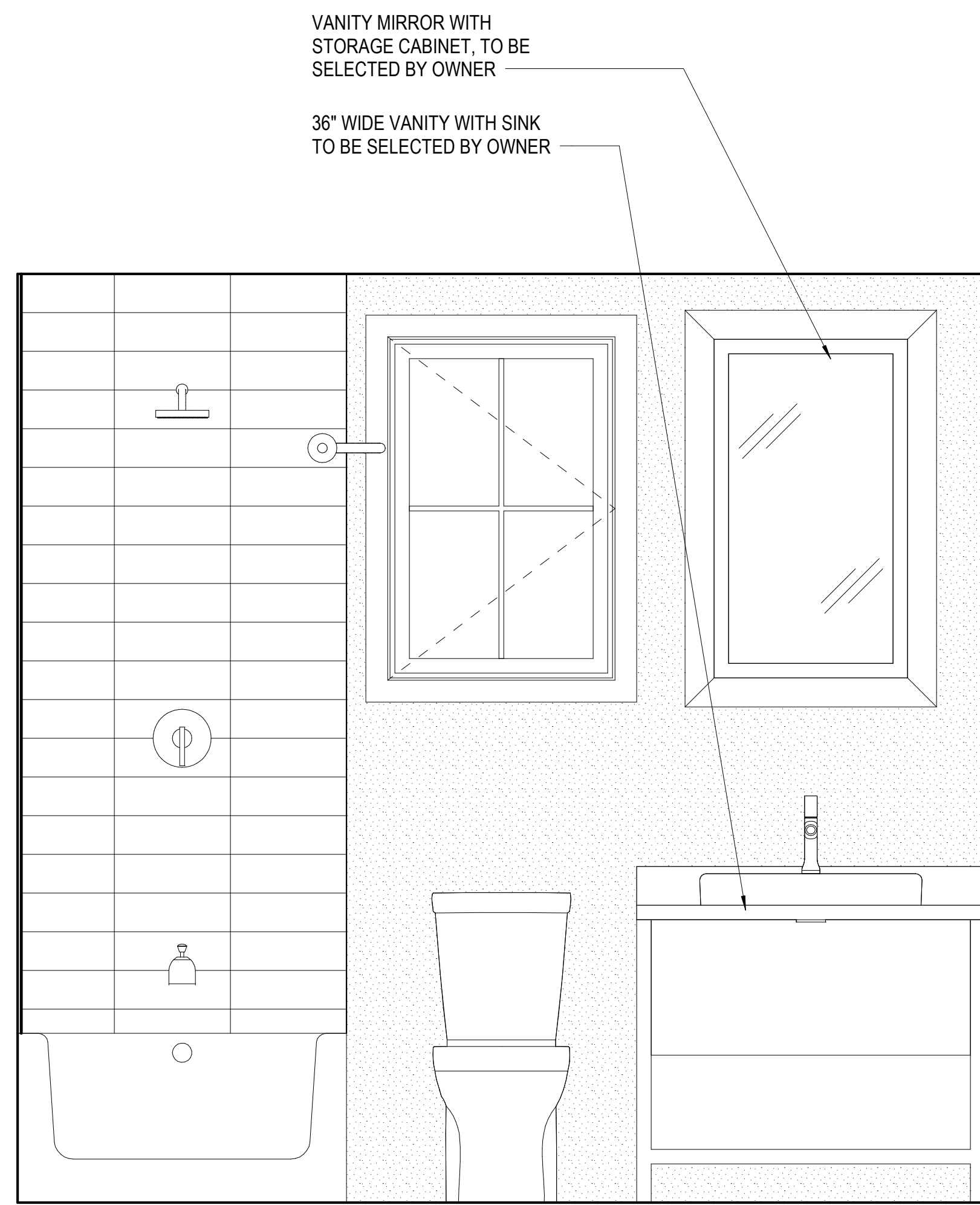


1 **ENLARGED BATHROOM FLOOR PLAN**
1" = 1'-0"

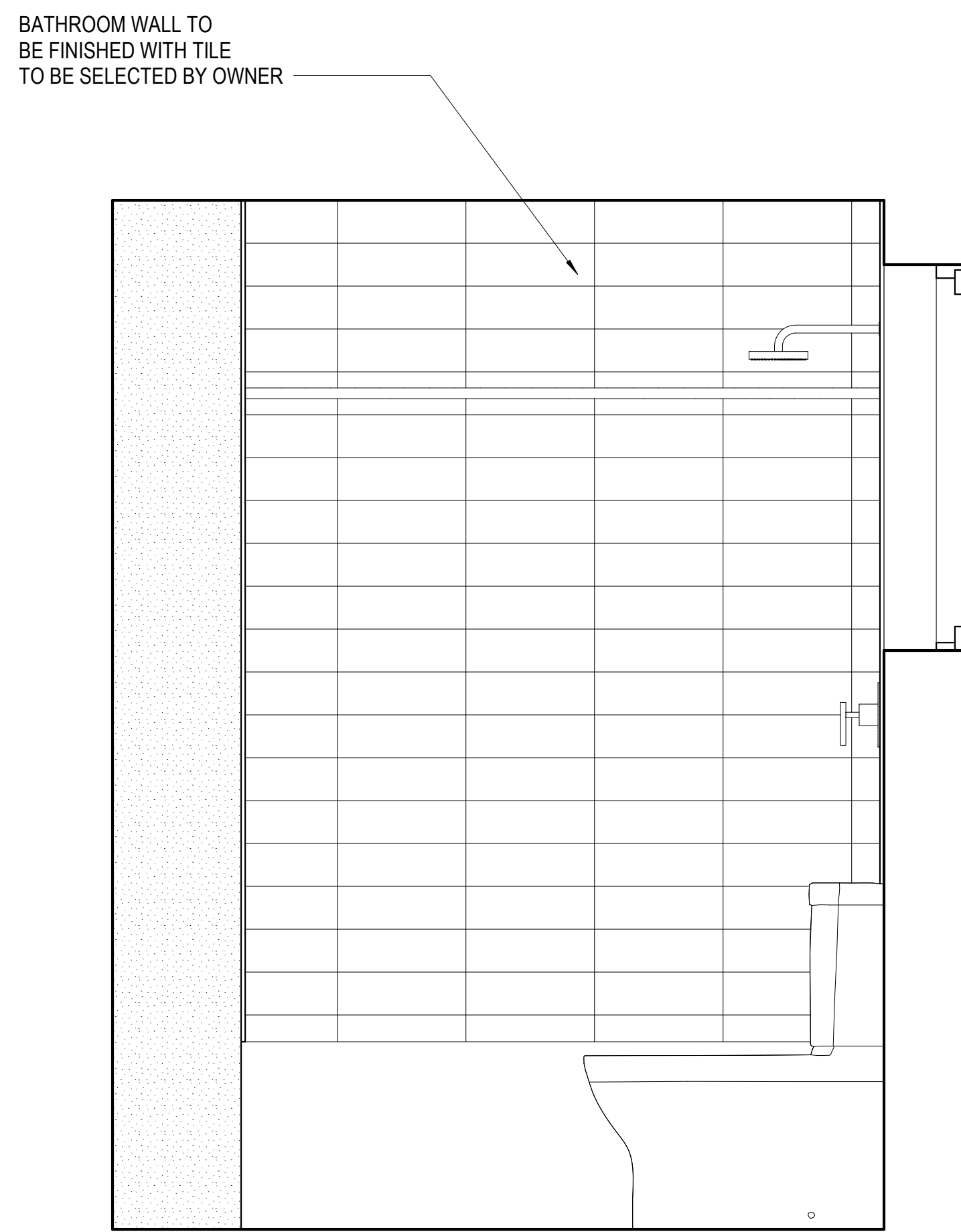
GENERAL NOTE:
ALL BATHROOM FIXTURES, ACCESSORIES AND FINISHES ARE TO BE SELECTED BY OWNER
ALL ELECTRICAL OUTLETS ARE TO BE GFCI



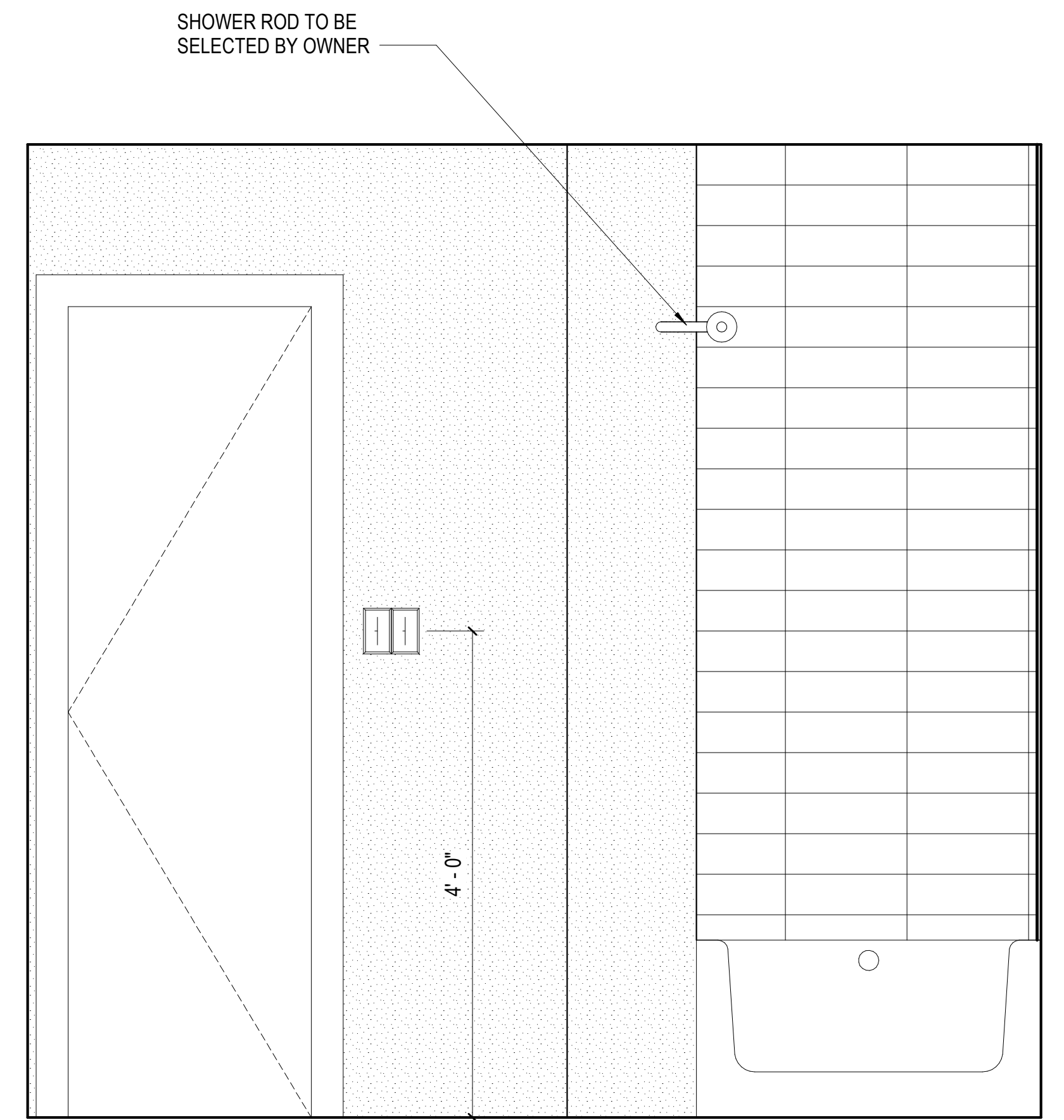
5 **BATHROOM ELEVATION 4**
1" = 1'-0"



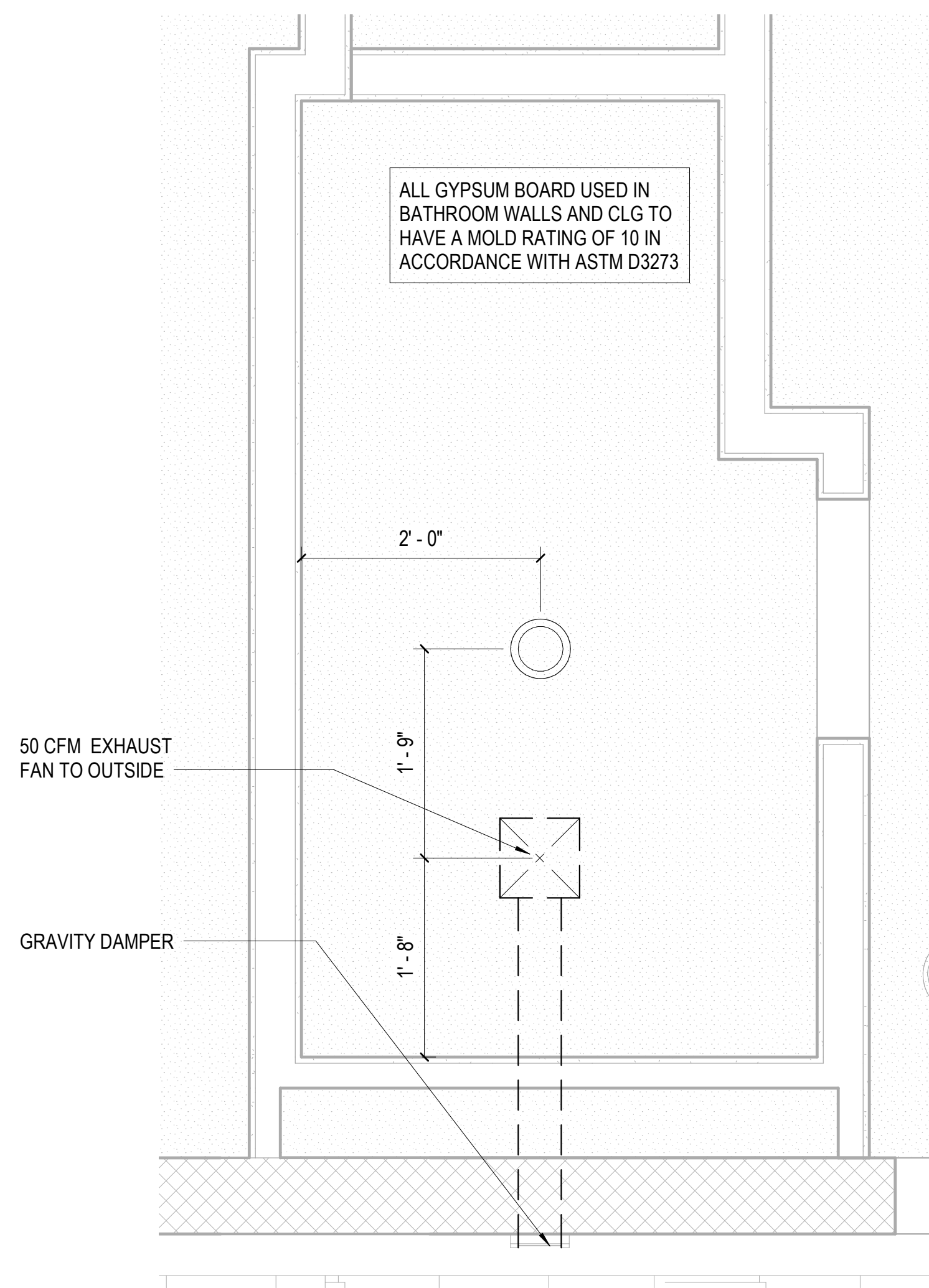
4 **BATHROOM ELEVATION 3**
1" = 1'-0"



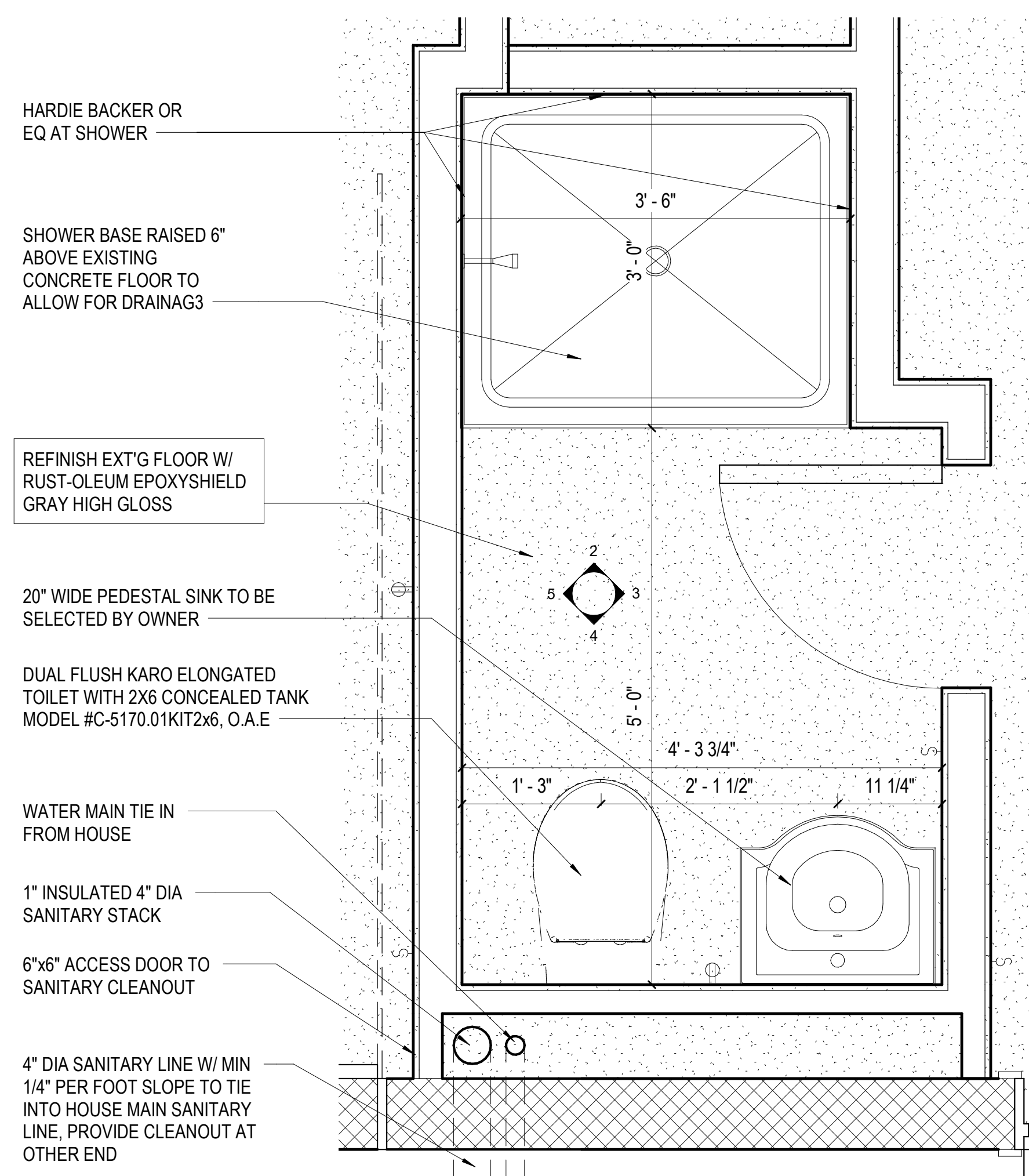
3 **BATHROOM ELEVATION 2**
1" = 1'-0"



2 **BATHROOM ELEVATION 1**
1" = 1'-0"

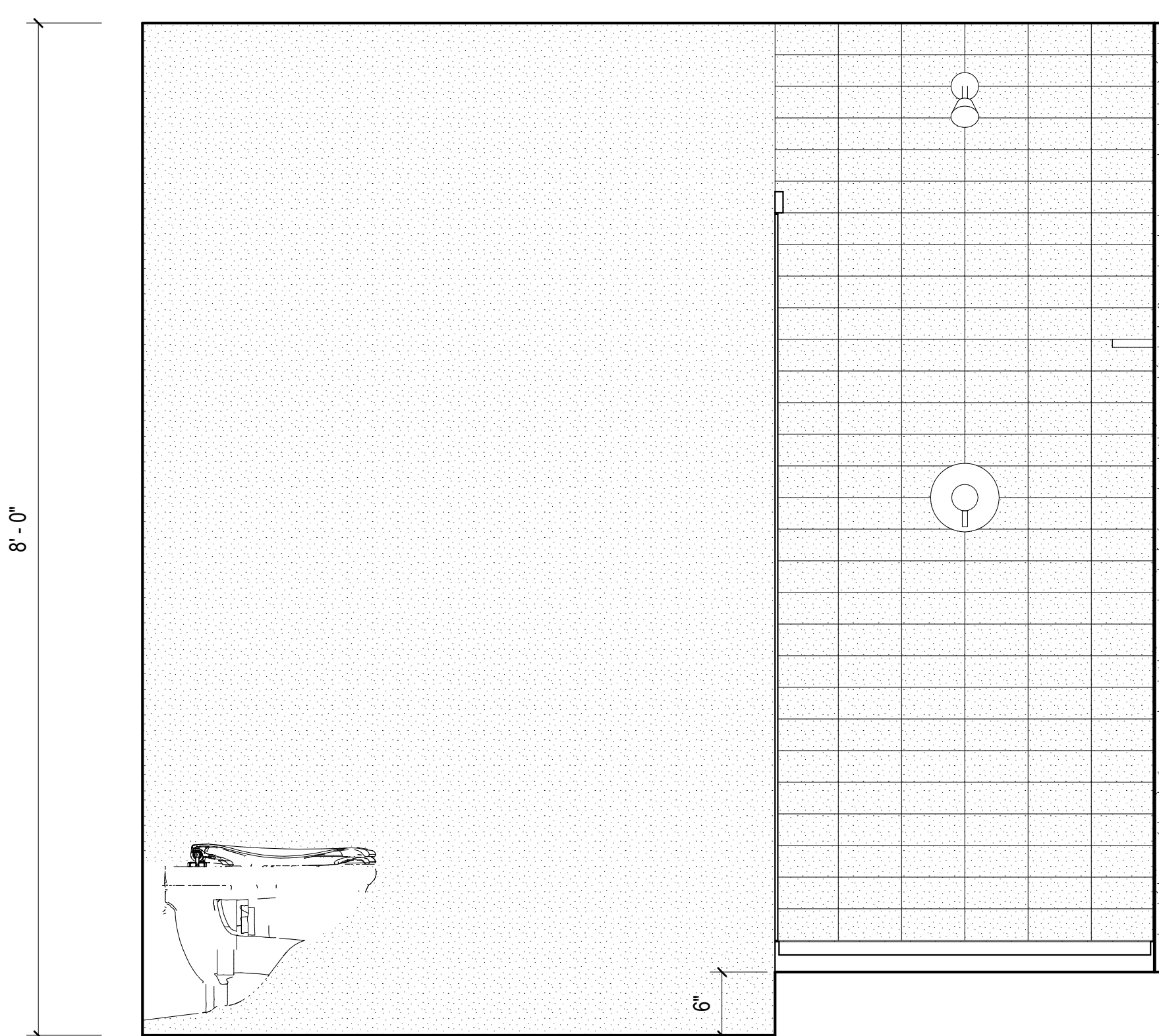


1A ENLARGED REST ROOM REFLECTED CEILING PLAN
1" = 1'-0"

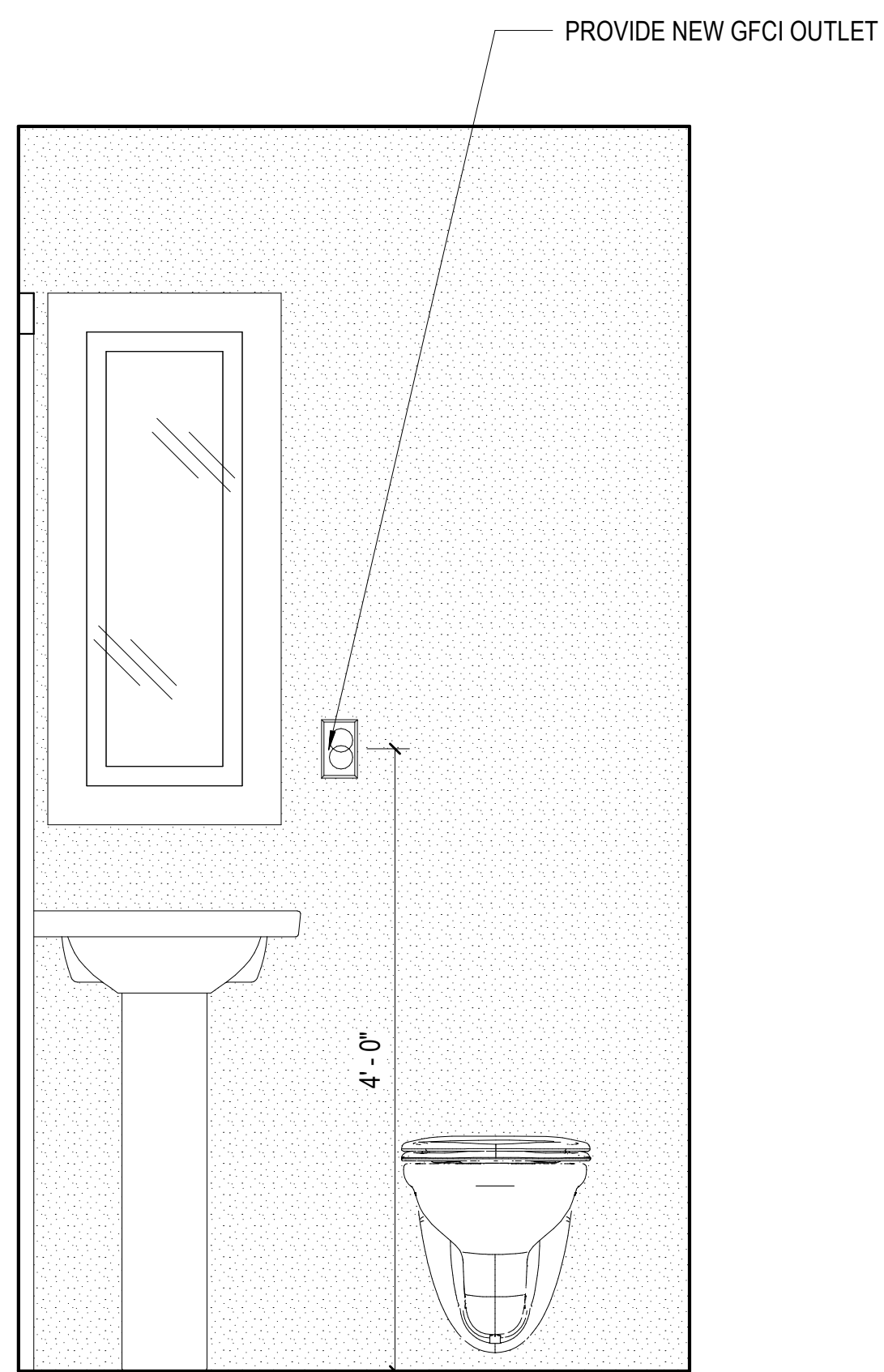


1 ENLARGED REST ROOM PLAN
1" = 1'-0"

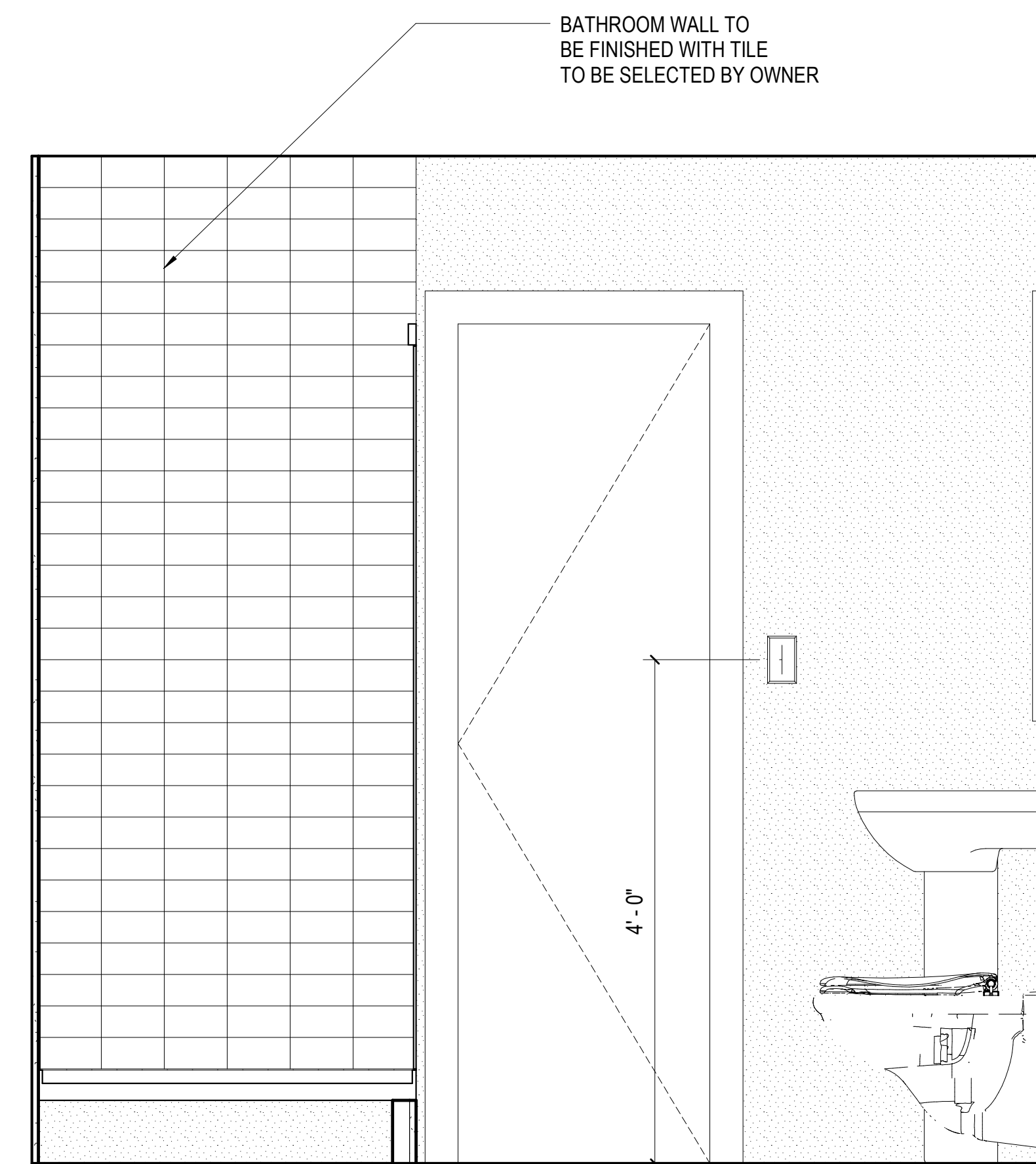
GENERAL NOTE:
ALL BATHROOM FIXTURES, ACCESSORIES AND FINISHES ARE TO BE SELECTED BY OWNER
ALL ELECTRICAL OUTLETS ARE TO BE GFCI



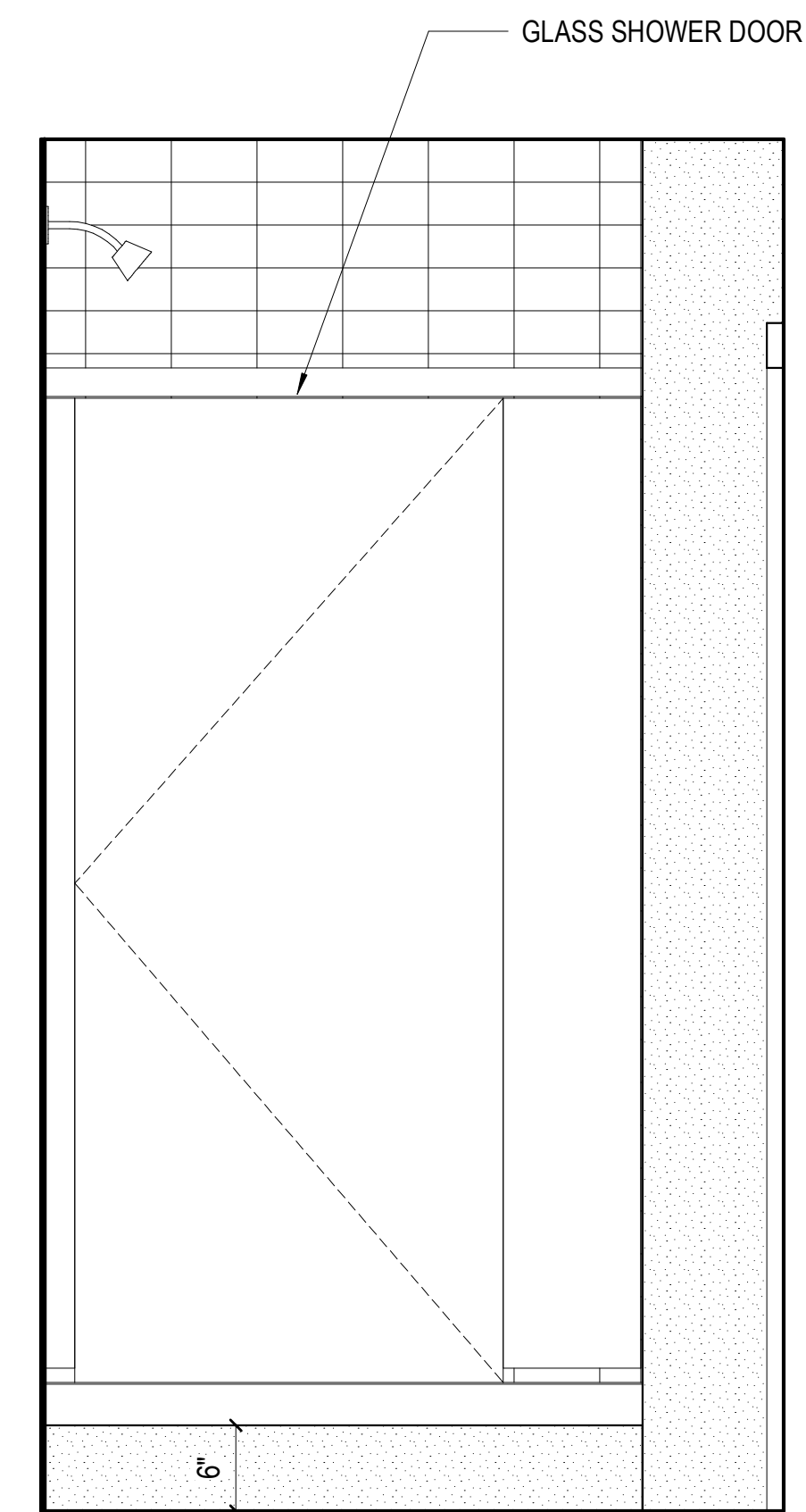
5 RESTROOM ELEVATION 4
1" = 1'-0"



4 RESTROOM ELEVATION 3
1" = 1'-0"



3 RESTROOM ELEVATION 2
1" = 1'-0"



2 RESTROOM ELEVATION 1
1" = 1'-0"