

REMEDIAL ACTION WORK PLAN ADDENDUM

December 5, 2013

NYC VCP Site Number: 142BCP016X

Submitted for:

60 West 177th Street & 92 West Tremont Avenue

Bronx, New York

New York City Tax Map Designation: Block 2867, Lots 125 and 128

Submitted to:

New York City Office of Environmental Remediation

100 Gold Street, 2nd Floor

New York, NY 10038

Prepared for:

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2166-06-02-2000



DECEMBER 5, 2013

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LIST OF ACRONYMS

Acronym	Definition
AOC	Area of Concern
AS/SVE	Air Sparging/Soil Vapor Extraction
BOA	Brownfield Opportunity Area
CAMP	Community Air Monitoring Plan
C/D	Construction/Demolition
COC	Certificate of Completion
CQAP	Construction Quality Assurance Plan
CSOP	Contractors Site Operation Plan
DCR	Declaration of Covenants and Restrictions
ECs/ICs	Engineering and Institutional Controls
HASP	Health and Safety Plan
IRM	Interim Remedial Measure
BCA	Brownfield Cleanup Agreement
MNA	Monitored Natural Attenuation
NOC	Notice of Completion
NYC BCP	New York City Brownfield Cleanup Program
NYC DEP	New York City Department of Environmental Protection
NYC DOHMH	New York State Department of Health and Mental Hygiene
NYCRR	New York Codes Rules and Regulations
NYC OER	New York City Office of Environmental Remediation
NYS DEC	New York State Department of Environmental Conservation
NYS DEC DER	New York State Department of Environmental Conservation Division of Environmental Remediation
NYS DOH	New York State Department of Health
NYS DOT	New York State Department of Transportation
OSHA	United States Occupational Health and Safety Administration
PE	Professional Engineer

PID	Photo Ionization Detector
QEP	Qualified Environmental Professional
QHHEA	Qualitative Human Health Exposure Assessment
RAOs	Remedial Action Objectives
RAR	Remedial Action Report
RAWP	Remedial Action Work Plan or Plan
RAWP	Remedial Action Work Plan Addendum
RCA	Recycled Concrete Aggregate
RD	Remedial Design
RI	Remedial Investigation
RMZ	Residual Management Zone
SCOs	Soil Cleanup Objectives
SCG	Standards, Criteria and Guidance
SMP	Site Management Plan
SPDES	State Pollutant Discharge Elimination System
SVOC	Semi-Volatile Organic Compound
USGS	United States Geological Survey
UST	Underground Storage Tank
VOC	Volatile Organic Compound

CERTIFICATION

I, Joel Rogers, am a Professional Engineer licensed in the State of New York. I have primary direct responsibility for implementation of the remedial action for the redevelopment project located at 60 West 177TH Street and 92 West Tremont Avenue in Bronx, NY.

I certify that this Remedial Action Work Plan Addendum (RAWPA) serves as an addendum to the NYC OER-approved Remedial Action Work Plan (RAWP), dated June 29, 2011 and the Remedial Action Work Plan Stipulations List, dated September 6, 2011 to stipulate additional content, requirements, and procedures that will be followed during the site remediation. The contents of this addendum are added to the RAWP and RAWP Stipulations List and will supersede the content in the RAWP and RAWP Stipulations List where there is a conflict in purpose or intent.

Joel Rogers, P.E.

Name

083034

NYS PE License Number

Signature

Date



QEP Name

QEP Signature

Date

INTRODUCTION

This Remedial Action Work Plan Addendum has been developed on behalf of Promesa Systems Inc. (the owner) as an addendum to the Remedial Action Work Plan (RAWP), dated June 29, 2011 to stipulate additional content, requirements, and procedures that will be followed during the remediation of the site located at 60 West 177th Street and 92 West Tremont Avenue in Bronx, NY (NYC VCP #12CBCP016X). This RAWP Addendum includes a summary of the site location and history, redevelopment plan, remediation objectives, and the revisions and additional stipulations to the proposed remedial action.

The revisions and the additional stipulations presented in this RAWP Addendum are based on revised redevelopment plans, review and comments of the RAWP by the New York City Office of Environmental Remediation, and the approved Remedial Action Work Plan Stipulations List dated September 6, 2011. The stipulations of this RAWP Addendum are added to the RAWP and RAWP Stipulations List and will supersede the content in the RAWP and RAWP Stipulations List where there is conflict in purpose or intent.

REMEDIAL ACTION WORK PLAN ADDENDUM

1.0 SITE BACKGROUND

Promesa Systems Inc. has enrolled in the New York City Voluntary Cleanup Program (12CBCP016X) to investigate and remediate a property located at 60 West 177th Street & 92 West Tremont Avenue, Bronx, New York, the “Site”. A Remedial Investigation (RI) was performed to compile and evaluate data and information necessary to develop the Remedial Action Work Plan (RAWP), dated June 29, 2011 in a manner that will render the Site protective of public health and the environment consistent with the contemplated end use. The remedial action described in the RAWP and this RAWP Addendum provides for the protection of public health and the environment, complies with applicable environmental standards, criteria and guidance and applicable laws and regulations.

1.1 SITE LOCATION AND CURRENT USAGE

The Site is located at 60 West 177th Street/92 West Tremont Avenue in the Bronx, New York and is identified as Block 2867 and Lots 125 & 128 on the New York City Tax Map. **Figure 1** shows the Site location. The Site is 25,475-square feet and is bounded to the north by West Tremont Avenue and beyond by residential apartments, to the south by residential apartments, to the east by West 177th Street and beyond by residential apartments, to the west by residential apartments. A map of the site boundary is shown in **Figure 2**. Currently, the Site is unimproved/vacant land. The Site exhibits high topographic relief, with the highest elevation on the southwestern boundary and the lowest elevation on the northeastern boundary.

1.2 PROPOSED REDEVELOPMENT PLAN

The proposed future use of the Site will consist of a five story senior citizens’ residence. Layout of the proposed site development is presented in **Appendix C**. The current zoning designation is R7-1 Vacant Zoned Residential (V0). The proposed use is consistent with existing zoning for the property. The Site is slated for redevelopment for one six-story residential apartment building with a basement and sub-basement cellar level. The proposed building consists of 61 apartment units from the first to the sixth floor. The basement level will be utilized for three apartment units, utility and maintenance rooms,

laundry room, and office space. The sub-basement cellar level will be utilized for storage, one recreational room, utility room and refuse/recycling room. The excavation depth of the cellar will be 12'- 6". Groundwater is not expected to be encountered during these activities. The proposed building will not cover the entire footprint of the Site. Specifically, the southeastern portion of the Site will maintain a landscaped yard area with an approximate footprint of 3,600 ft². Approximately 1,150 ft² of this landscaped area will be covered by a concrete patio. The remedial action contemplated under the RAWP and this RAWP Addendum may be implemented independently of the proposed redevelopment plan.

1.3 DESCRIPTION OF SURROUNDING PROPERTY

The contiguous properties are utilized as residential apartments. The character of the neighborhood is primarily residential apartments with few stores maintained on the first floors. One daycare facility is located within 250' to the southeast of the Site and three public schools are located within a 500' radius of the Site. **Figure 1** shows the surrounding land usage.

1.4 HISTORIC SITE USE

A review of historic records revealed that Lot 125 has been utilized as a dry-cleaning facility from at least 1948 to approximately 1979. The building maintained on this Lot was listed as being serviced by a fuel oil fired heating system. The historic use of Lot 128 consisted of a parking lot.

1.5 SUMMARY OF REMEDIAL INVESTIGATION

The environmental investigation identified presence of urban fill from grade to approximately 10 foot depths. The investigation identified VOCs impacted soils in the vicinity of the former dry-cleaning facility. Soils were also impacted with some metals, pesticides and SVOCs. Groundwater identified low levels of VOCs and metals. No pesticides or PCBs were detected in groundwater.

Soil vapor samples identified BTEX, PCE and TCE at various locations of the property.

Soil and groundwater results support an onsite origin of PCE (associated with former dry cleaner) but do not support significant onsite disposal area.

2.0 REMEDIAL ACTION OBJECTIVES

As per the June 2011 Remedial Action Work Plan, the following Remedial Action Objectives (RAOs) have been identified for this Site:

Groundwater

- Remove contaminant sources causing impact to groundwater.
- Prevent direct exposure to contaminated groundwater.
- Prevent exposure to contaminants volatilizing from contaminated groundwater.

Soil

- Prevent direct contact with contaminated soil.
- Prevent exposure to contaminants volatilizing from contaminated soil.
- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

- Prevent exposure to contaminants in soil vapor.
- Prevent migration of soil vapor into the proposed dwelling and into the basements of other occupied structures.

3.0 REMEDIAL ACTION

3.1 SUMMARY OF JUNE 2011 REMEDIAL ACTION WORK PLAN

As described in the June 2011 RAWP, the elements of the remedial action are:

1. Preparation of a Community Protection Statement and performance of all required NYC BCP citizen participation activities according to an approved Citizen Participation Plan (CPP).
2. Establish Track 2 Restricted Residential Soil Cleanup Objectives (SCOs).
3. Excavation and removal of soil/fill exceeding Track 2 Restricted Residential SCOs. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with all Federal, State and City laws and regulations for handling, transport, and disposal.
4. Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of SCOs.
5. Installation of a vapor membrane system beneath entire building slab and the side walls.
6. Installation and operation of an active sub slab depressurization system (SSDS).
7. Performance of Community Air Monitoring Program for particulates and volatile organic carbon compounds.
8. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
9. Implementation of storm-water pollution prevention measures.
10. Performance of all activities associated with the remedial action, including permitting requirements and pretreatment requirements, will be addressed in accordance with all applicable Federal, State and City laws and regulations.
11. Sampling and analysis of excavated media as required by disposal facilities.
12. Removal of all Underground Storage Tanks, if any, and closure of petroleum spills, if any, under authority of New York State Department of Environmental Conservation.

13. Screening for indications of contamination (by visual means, odor, and monitoring with a photo ionization detector (PID)) of excavated soil/fill during all intrusive work.
14. Establishment in a recorded Declaration of Covenants and Restrictions, a series of Institutional Controls on the Site, including: (1) compliance with the provisions of the recorded Declaration of Covenants and Restrictions; (2) compliance with provisions of the approved Site Management Plan; (3) operation and maintenance of Engineering Controls as specified in the Site Management Plan; (4) inspection and certification of all Engineering Controls at a frequency and in a manner defined in the Site Management Plan; (5) reporting at a frequency and in a manner defined in the Site Management Plan; and (6) prohibition of discontinuation of Engineering Controls without an OER-approved amendment or extinguishment of the Declaration of Covenants and Restrictions.
15. Establishment in a recorded Declaration of Covenants and Restrictions, a series of site restriction Institutional Controls on the Site, including: (1) prohibition of vegetable gardening and farming; (2) prohibition of the use of groundwater without treatment rendering it safe for the intended use; (3) prohibition on all disturbance of residual contaminated material unless it is conducted in accordance with the provisions in the Site Management Plan; and (4) prohibition on higher level of land usage without an OER-approved amendment or extinguishment of this Declaration of Covenants and Restrictions.
16. Submission of a RAR which describes the remedial activities including any changes from this RAWP, certifies that the remedial requirements have or will be achieved, defines the Site boundaries, and describes any Engineering and Institutional Controls to be implemented at the Site.
17. Submission of an approved Site Management Plan in the Remedial Action Report for long-term management of residual contamination, including plans for Institutional and Engineering Controls for: (1) inspection and certification, (2) monitoring, (3) operation and maintenance, and (4) reporting.

3.2 SUMMARY OF RAWP STIPULATIONS LIST

Based on review of the June 2011 RAWP and revised site redevelopment plans, the New York City Office of Environmental Remediation (OER) approved the *Remedial Action Work Plan Stipulations List*, dated

September 2011 as an addendum to the remedial action for the Site. The additional stipulations include the following:

1. If petroleum containing tank or vessel is identified during the remedial action or subsequent redevelopment excavation activities, the *Generic Procedures for Management of Underground Tanks Identified Under the NYC VCP (Appendix D)* criterion will be utilized. All petroleum spills will be reported to the NYSDEC hotline as required by applicable laws and regulations. This contingency plan is designated for heating oil tanks and other small or moderately sized storage vessels. If larger tanks, such as gasoline storage tanks are identified, OER will be notified before this criterion is utilized.
2. Provide a map indicating the post-remedial End Point Sampling Locations. Attached as **Appendix E**.
3. Provide certified, signed, and stamped architectural and engineering plans, including final cover slab design, excavation diagram for footings/development –related excavation, vapor barrier design, and active sub-slab depressurization system (SSDS) design and specifications. Attached as **Appendix F**.
4. Effectiveness of the active SSDS will be confirmed by post remediation monitoring through vent testing. Vent test protocol will be established for approval in the Site Management Plan. Results will be reported in the Final Engineering Report and subsequent Site Management Reports.
5. Provide OER with pre-approved letter from all disposal facilities prior to any soil/fill material removal from the site. Documentation specified in the RAWP – Appendix 3 – Section 1.6 “Materials Disposal Off-Site” will be provided to OER. If a different disposal facility for the soil/fill material is selected, OER will be notified immediately.
6. A CD containing the final RAWP including the approved Stipulation List will be placed in the library that constitutes the primary public document repository.
7. Signage for the project will include a sturdy placard mounted in a publically accessible right of way to building and other permits signage will consist of the NYC VCP Information Sheet announcing the remedial action. The information sheet will be laminated and permanently affixed to the placard.
8. Provide updated project schedule. Attached as **Appendix G**.
9. Provide a plan for excavation of the soil/fill material at the Site (attached as **Appendix E**). In the hotspot area in the southwestern portion of the site, the soil/fill material will be excavated to a depth of 25 feet BEG or to the top of bedrock and a chemical oxidation reagent will be applied

to the bottom of the excavation. Provide a map showing where the chemical oxidation reagent will be applied (**Appendix H**). Prior to the initiation of the excavation activities, the chemical oxidation reagent will be injected into the groundwater utilizing the current on-site groundwater monitoring well network.

10. This NYC VCP project involving the removal and transportation of hazardous waste may be subject to the New York State Department of Environmental Conservation's Special Assessment Tax (ECL 27-0923) and Hazardous Waste Regulatory Fees (ECL 72-00402).
11. New York State Law requires notification of building occupants when active soil vapor mitigation is utilized during a remedial action. The Site Management Plan includes a plan to comply with this law.
12. All landscaped and/or grade-level open spaces must be covered with concrete, asphalt pavement, or two feet of certified clean cover material. The certified clean cover material must be segregated from any other material on the site and must be approved by OER prior to backfilling. A highly visible demarcation barrier must be installed underneath the two feet of clean certified clean cover material.
13. Provide updated Summary of the Remedy. Attached as **Appendix I**.

The *Remedial Action Work Plan Stipulations List* is attached in **Appendix A**.

4.0 REMEDIAL ACTION ADDENDUM

The following Remedial Action Work Plan revisions and additional stipulations are based on revised redevelopment plans, review and comments of the RAWP and RAWP Stipulations List by the New York City Office of Environmental Remediation, and a RAWP Addendum scoping meeting and phone conference on October 10, 2013 and October 25, 2013 with the NYC OER. The stipulations of this RAWP Addendum are added to the RAWP and RAWP Stipulations List and will supersede the content in the RAWP and RAWP Stipulations List where there is conflict in purpose or intent.

4.1 SOIL CLEANUP OBJECTIVES AND SOIL/FILL MANAGEMENT

Track 2 Restricted Residential Soil Cleanup Objectives (SCOs) are proposed for this project. If Track 2 Restricted Residential SCOs are not achieved the following site-specific Track 4 SCOs will be used:

Contaminant	Track 4 SCOs
Barium	750 ppm
Cadmium	9.0 ppm
Lead	800 ppm
Mercury	1.5 ppm

Soil and materials management on-Site and off-Site will be conducted in accordance with the RAWP Appendix 3 – Soil/Materials Management Plan. The building footprint will be excavated to the bottom of foundation footings, excavation depths vary from 12.5 feet below grade to 2 feet below grade due to the sloped topography of the Site. The proposed landscaped areas are currently below the planned final grade and will not be excavated; a minimum 2-foot cap of imported certified clean fill will be placed over all landscaped areas. The hotspot area in the southeastern portion of the site will be excavated to a depth of 25 feet BEG or to top of bedrock (whichever comes first). The total quantity of soil/fill expected to be excavated and disposed off-site is approximately 5,000 tons.

Import and Reuse of Soils

Soil and fill that is derived from the property that meets the soil cleanup objectives established in this plan may be reused on-Site. The soil cleanup objectives for on-Site reuse are Track 2 Restricted

Residential SCOs. 'Reuse on-Site' means material that is excavated during the remedy or development, does not leave the property, and is relocated within the same property and on comparable soil/fill material, and addressed pursuant to the NYC VCP agreement subject to Engineering and Institutional Controls and the RAWP Appendix 3. The placement locations of reused material will be reported in the Remedial Action Report (RAR).

Materials Disposal Off-Site

The following documentation will be established and reported by the PE/QEP for each disposal destination used in this project to document that the disposal of regulated material exported from the Site conforms with applicable laws and regulations: (1) a letter from the PE/QEP or Enrollee to each disposal facility describing the material to be disposed and requesting written acceptance of the material. This letter will state that material to be disposed is regulated material generated at an environmental remediation Site in Bronx, New York under a governmental remediation program. The letter will provide the project identity and the name and phone number of the PE/QEP or Enrollee. The letter will include as an attachment a summary of all chemical data for the material being transported; and (2) a letter from each disposal facility stating it is in receipt of the correspondence (1, above) and is approved to accept the material. These documents will be provided to OER prior to any soil/fill material removal from the Site and are included in **Appendix B**.

Soils excavated from the VOC hotspot will be disposed at Cumberland County Solid Waste Complex in Millville, New Jersey. Soils excavated from areas outside of the VOC hotspot will be disposed at Phase III Environmental in Palmerton, Pennsylvania. As per the aforementioned disposal facility's material acceptance criteria, soils containing high quantities of debris (brick, block, concrete, stone, etc.) or debris larger than 6-inches cannot be accepted and must be screened prior to disposal. In order to meet the end-use facility material acceptance criteria, soils containing high quantities of debris or oversized debris will be screened at Impact Recovery and Reuse Center in Lyndhurst, New Jersey. Screened soils will then be transported for disposal at the appropriate end-use facility. Municipal solid waste cannot be disposed at any of the selected facilities and must be removed from soils prior to off-site transportation. The table below identifies the intended disposal facilities and material each will accept.

Disposal Facility	Address	Materials Accepted
Cumberland County Solid Waste Complex	169 Jesse Bridge Road Millville, New Jersey	“VOC Hotspot” Soils
Phase III Environmental	1120 Mauch Chunk Road Palmerton, Pennsylvania	“Non-VOC Hotspot” Soils
Impact Recovery and Reuse Center (Soil Screening Transfer Facility)	1000 Page Avenue Lyndhurst, New Jersey	Class B Materials

If a different disposal facility for the soil/fill material is selected, OER will be notified immediately.

4.2 IN SITU CHEMICAL OXIDATION

PersulfOx is an in situ chemical oxidation reagent that destroys organic contaminants found in groundwater and soil through powerful yet controlled chemical reactions. PersulfOx is a sodium persulfate-based technology which employs a catalyst to enhance oxidative destruction of both hydrocarbon and chlorinated contaminants in the subsurface.

Groundwater Treatment

PersulfOx will be injected, in a wet-slurry form, into the groundwater utilizing the current on-site monitoring well network consisting of up to six groundwater monitoring wells. The PersulfOx slurry is made using the dry PersulfOx powder mixed with water. Slurry will be mixed on-site in a volume determined to be used within the workday, once mixed PersulfOx will dissolve and remain in solution but as with all chemical mixtures the solution will be checked periodically throughout the workday. Once proper PersulfOx slurry installation has been achieved, a bentonite plug will be installed at each well to assure that the slurry stays in place and prevents contaminant migration from the surface.

Locations of groundwater monitoring wells in which PersulfOx will be introduced for groundwater treatment are depicted in **Appendix H**.

Hotspot Treatment

In the hotspot area in the southwestern portion of the Site, the soil/fill material will be excavated to a depth of 25 feet BEG or to the top of bedrock, whichever occurs first, and PersulfOx, in a wet-slurry form, will be applied to the bottom of the excavation. Slurry will be mixed on-site in a volume determined to be used within the workday, once mixed PersulfOx will dissolve and remain in solution and will be checked periodically throughout the workday. The slurry will be applied in quantities sufficient to percolate into the groundwater table. During PersulfOx installation, the site geologist will determine adjustments made to the slurry mix consistency and volume applied to the excavation based on field observations.

Location of PersulfOx hotspot treatment is depicted in **Appendix H**.

PersulfOx treatment of groundwater and hotspot will be documented and reported in the Remedial Action Report (RAR).

4.3 POST-REMEDIAL END-POINT SAMPLES

Removal actions for development purposes under this plan will be performed in conjunction with post-remedial end-point soil sampling. Post-remedial end-point samples will be collected from the base of the excavation. End-point sample location map is included as **Appendix E**. Analytes will include the full list of pesticides and metals according to analytical methods described below.

Post-remediation end-point sample locations and depth will be biased towards the areas and depths of highest contamination identified during previous sampling episodes unless field indicators such as field instrument measurements or visual contamination identified during the remedial action indicate that other locations and depths may be more heavily contaminated. In all cases, post-remediation samples should be biased toward locations and depths of the highest expected contamination.

New York State ELAP certified labs will be used for all confirmation and end-point sample analyses. Labs performing confirmation and end-point sample analyses will be reported in the RAR. The RAR will provide a tabular and map summary of all confirmation and end-point sample results and will include all data including non-detects and applicable standards and/or guidance values. End-point samples will be Confirmation samples will be analyzed for compounds and elements as described above utilizing the following methodology:

Soil analytical methods will include:

- Target Analyte List metals; and
- Pesticides by EPA Method 8081

Quality Assurance/Quality Control

QA/QC procedures will be used to provide performance information with regard to accuracy, precision, sensitivity, representation, completeness, and comparability associated with the sampling and analysis for documentation and groundwater sampling. Sampling equipment will be decontaminated by wiping clean, washing with Alconox solution, rinsing with deionized water and air drying prior to each use in order to ensure that cross-contamination between sampling locations does not occur. Decontamination procedures will be performed in an area segregated from any sampling areas. Each sample will be collected in pre-cleaned, laboratory supplied glassware, appropriately labeled, stored in a cooler with ice and submitted for analysis under proper chain of custody procedures to Alpha Analytical Laboratories (Alpha) of Westborough, MA, a New York State ELAP certified environmental laboratory (ELAP Certification No. 11148). One blind duplicate sample will be prepared and submitted for analysis every 20 samples.

4.4 DEMARCATION

After completion of hotspot removal and any other invasive remedial activities, and prior to backfilling, the top of the residual soil/fill within the footprint of the new building will be defined by a land survey or cross section plans showing depths to residual soil/fill. A highly visible demarcation layer, such as construction fencing, shall be placed at the bottom of excavation within landscaped areas prior to backfill with 2-feet of clean cover soil. As appropriate, a map showing the method of demarcation for the Site and all associated documentation will be presented in the RAR.

This demarcation will constitute the top of the site management horizon. Materials within this horizon require adherence to special conditions during future invasive activities as defined in the Site Management Plan.

4.5 ACTIVE SUB-SLAB DEPRESSURIZATION SYSTEM

An active sub-slab depressurization system (SSDS) will be installed within the building footprint underneath the slab. The SSDS will provide a conduit for potential residual soil gas vapors to vent to the atmosphere. Said SSDS consists of vapor collecting screen/pipes within the building footprint. Based on architectural and engineering plans for the first floor (A-103.00, rev 6/18/13), basement (A-102.00, rev 6/18/13), and sub-basement cellar (A-101.00, rev 6/18/13); SSDS will be installed in three separate areas due to the stepped foundation design consisting of slab-on-grade structures on different elevations. SSDS will be installed beneath the slab-on grade of the meter rooms and storage area in the north western portion of the basement and the apartment in the south eastern portion of the basement, and beneath the entire slab-on-grade in the sub-basement cellar. The SSDS layout and details are attached as **Appendix F**.

Schedule 40 slotted PVC screens will be installed within the building footprint underneath all slab-on-grade structures. PVC screens will be installed 1 foot below slab. The screens will be backfilled over and compacted with clean 3/4-inch pea gravel. Total depth of compacted gravel surrounding piping will be a minimum of 10-inches thick. PVC screens are manifolded to 4-inch diameter solid PVC pipes and then to 4-inch diameter steel riser. The riser will raise 3-feet above the roof. A rain cap will be installed at the end of the riser. The SSDS will be operated actively by installation of an inline electric fan on the riser.

Post Remediation Monitoring

Effectiveness of the active SSDS will be confirmed by post remediation monitoring through vent testing. Sampling ports will be installed at each separate SSDS branch at the basement level from which sampling canisters will be connected during the SSDS testing. Samples will be submitted to a certified lab for TO-15 (2hr) analysis. Results will be reported in Final Engineering Report and subsequent Site Management Reports.

New York State Law requires notification of building occupants when active soil vapor mitigation is utilized during a remedial action. The Site Management Plan will include a plan to comply with this law.

4.6 VAPOR BARRIER SYSTEM

A high density polyethylene (HDPE) non-waterproof vapor barrier or retarder membrane (herein designated as “vapor barrier”) will be installed over the entire footprint of the building and foundation sidewalls during construction of the new building slab on grade. The vapor barrier membrane will be a conservative measure to prevent human exposure. The vapor barrier materials shall have a minimum thickness of 20 mils (0.5 mm). The vapor barrier will be Reef Industries Griffolyn 20 mil reinforced vapor barrier or equivalent. The membrane will be overlapped by a minimum of 6 inches and secured with mastic or asphaltic tape. Conduits penetrating the slab surface will be sealed with mastic or HDPE boots secured with the asphaltic tape. Inspections of the vapor barrier installation will be performed under the oversight of a Professional Engineer. The vapor barrier design and layout plan is attached as **Appendix F**.

4.7 COMPOSITE COVER SYSTEM

Exposure to residual soil/fill will be prevented by an engineered, composite cover system to be built on the Site. This composite cover system is comprised of

1. 5-inch thick concrete building slab beneath the entire proposed building, including both the basement, sub-basement cellar and first floor slab on grade areas, 12 inch thick concrete foundation walls,
2. 2-foot thick clean cover over all open space landscape areas located over any residual site soil/fill; and
3. 4 -inch thick concrete walkways.

Typical design for each remedial cover type used on this Site and location of each is depicted in **Appendix C**.

All landscaped and/or grade-level open spaces will be covered with concrete walkways or two feet of certified clean cover material. The certified clean cover material will be segregated from any other material on the site and will be approved by OER prior to backfilling. A highly visible demarcation barrier, as described in Section 4.5 of this RAWP Addendum, will be installed underneath the two feet of certified clean cover material in all landscaped areas.

The composite cover system is a permanent engineering control for the Site. The system will be inspected and reported at specified intervals as required by this RAWP and the SMP. A Soil

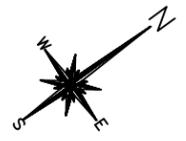
Management Plan will be included in the Site Management Plan and will outline the procedures to be followed in the event that the composite cover system and underlying residual soil/fill is disturbed after the remedial action is complete. Maintenance of this composite cover system will be described in the Site Management Plan in the RAR.

5.0 SCHEDULE

The table below presents a revised estimated schedule for the proposed remedial action and reporting. If the schedule for remediation and development activities changes, it will be updated and submitted to OER.

Schedule Milestone	Weeks from Remedial Action Start	Duration (weeks)
Fact Sheet 2 announcing start of remedy	August, 2013	0
Mobilization	August 2013	1
Remedial Excavation	September 2013	5
Demobilization	January 2014	1
Record Declaration of Covenants and Restrictions	March 2014	1
Submit Remedial Action Report	April 2014	4

FIGURES



IMPACT ENVIRONMENTAL

170 KEYLAND COURT
BOHEMA, NEW YORK 11716
TEL (631) 269-8800 FAX (631) 269-1599
1560 BROADWAY, SUITE 1024
NEW YORK, NEW YORK 10036
TEL (212) 201-7905 FAX (212) 201-7906

TITLE:

Surrounding Land Use

60 W 177th St &
92 W Tremont Ave.
Bronx, New York

DRAWN BY: JC
CHECKED BY: KK
DATE: 06/29/2011
SCALE: 1" = 90'

PROJECT # 2166-03-03-3002

Figure # 01

BCP # 12CBP016X





SITE

APPENDIX A

REMEDIAL ACTION PLAN STIPULATIONS LIST



Long Island | 170 Keyland Court | Bohemia, NY 11716 | Tel: 631.269.8800 Fax: 631.269.1599

Manhattan | 1560 Broadway, Suite 1024 | New York, NY 10036 | Tel: 212.201.7905 Fax: 212.202.4079

www.impactenvironmental.com

September 6, 2011

**New York City Office of Environmental Remediation
City Brownfield Cleanup Program**

c/o Mr. Shaminder Chawla
100 Gold Street, 2nd Floor
New York, NY 10038

Re: NYC BCP Project #12CBCP016X
92 West Tremont Avenue (aka 60 West 177th Street)
Remedial Action Work Plan Stipulation List

Dear Mr. Chawla,

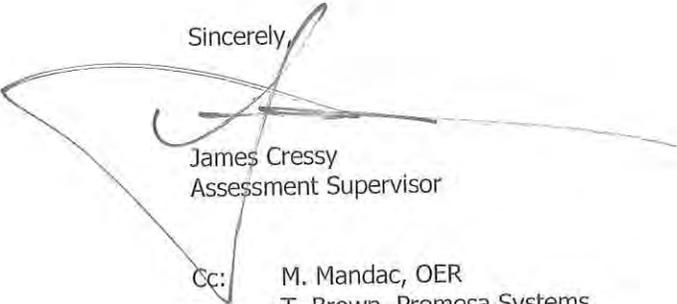
Impact Environmental hereby submits a Remedial Action Work Plan (RAWP) Stipulation List for the subject site to the New York City Office of Environmental Remediation (OER) on behalf of Promesa Systems, Inc. This letter serves as an addendum to the RAWP to stipulate additional content, requirements, and procedures that will be followed during the site remediation. The contents of this list are added to the RAWP and will supersede the content in the RAWP where there is a conflict in purpose or intent. The additional requirements/procedures include the follow:

Stipulation List

1. The criterion attached in **Addendum 1** will be utilized if petroleum containing tank or vessel is identified during the remedial action or subsequent redevelopment excavation activities. All petroleum spills will be reported to the NYSDEC hotline as required by applicable laws and regulations. This contingency plan is designed for heating oil tanks and other small or moderately sized storage vessels. If larger tanks, such as gasoline storage tanks are identified, OER will be notified before this criterion is utilized.
2. A map indicating the post-remedial End Point Sampling Locations is attached in **Addendum 2**.
3. Certified, signed, and stamped architectural and engineering plans, including final cover slab design, excavation diagram for footings/development-related excavation, vapor barrier design (a cross-sectional diagram and top-down view showing the horizontal layout/design), and active sub-slab depressurization system (SSDS) design and specifications are attached in **Addendum 3**.
4. Effectiveness of the active SSDS will be confirmed by post remediation monitoring through vent testing. Vent test protocol will be established for approval in Site Management Plan. Results will be reported in Final Engineering Report and subsequent Site Management Reports.

5. A pre-approval letter from all disposal facilities will be provided to OER prior to any soil/fill material removal from the site. Documentation specified in the RAWP - Appendix 3 - Section 1.6 "Materials Disposal Off-Site" will be provided to OER. If a different disposal facility for the soil/fill material is selected, OER will be notified immediately.
6. A CD containing the final RAWP including this approved Stipulation List will be placed in the library that constitutes the primary public repository for project documents.
7. Signage for the project will include a sturdy placard mounted in a publically accessible right of way to building and other permits signage will consist of the NYC BCP Information Sheet (attached **Addendum 4**) announcing the remedial action. The Information sheet will be laminated and permanently affixed to the placard.
8. Updated project schedule is provided in **Addendum 5**.
9. A plan for excavation of the soil/fill material at the Site is shown in **Addendum 2**. The entire property will be excavated to a minimum depth of 12.5 feet below existing grade (BEG). In the hotspot area in the southwestern portion of the site, the soil/fill material will be excavated to a depth of 25 feet BEG or to the top of bedrock and ORC will be applied to the bottom of the excavation. The map showing where the ORC will be applied is attached in **Addendum 6**. Prior to the initiation of the excavation activities, ORC will be injected into the groundwater utilizing the current on-site groundwater monitoring well network.
10. This NYC BCP project involving the removal and transportation of hazardous waste may be subject to the New York state Department of Environmental Conservation's Special Assessment Tax (ECL 27-0923) and Hazardous Waste Regulatory Fees (ECL 72-00402). See DEC's website for more information: <http://www.dec.ny.gov/chemical/9099.html>.
11. New York State Law requires notification of building occupants when active soil vapor mitigation is utilized during a remedial action. The Site Management Plan includes a plan to comply with this law.
12. All landscaped and/or grade-level open spaces must be covered with concrete, asphalt pavement, or two feet of certified clean cover material. The certified clean cover material must be segregated from any other material on the site and must be approved by OER prior to backfilling. A highly visible demarcation barrier (i.e. orange geosynthetic material or the equivalent) must be installed underneath the two feet of certified clean cover material.
13. An updated Summary of the Remedy (from the Executive Summary in the RAWP) is attached as Addendum 7.

Sincerely,



James Cressy
Assessment Supervisor

Cc: M. Mandac, OER
T. Brown, Promesa Systems

APPENDIX B

DISPOSAL FACILITY APPROVAL LETTERS



August 13, 2013

Mr. Philip Guenzer
ENR-Environmental Services, LLC.
PO Box 70
Winslow, NJ 08095

RE: Landfill Daily Cover Soil
92 West Tremont
New York, NY

Dear Mr. Guenzer:

Based on the review of the above referenced results performed by Alpha Analytical (sample #: L1314887). I have determined that the soil meets the criteria for non-hazardous I.D. 27 soil and is acceptable for use as daily cover at the Cumberland County Solid Waste Complex. Accordingly the soil may be delivered to the Cumberland County Solid Waste Complex for use as daily cover at a tipping fee of [REDACTED]

All debris (wood, plastic paper, etc.) must be removed from the soil prior to delivery.

All concrete, brick, blocks, and rock over 6 inches in any dimension must be removed prior to delivery.

Per our various discussions, sampling and analysis is to be conducted at the rate of one per 1000 cubic yards of soil. This letter is granting approval for approx. (1,500 tons). The results of the additional sampling are to be submitted as soon as possible.

All trucks transporting the above referenced soil to the Cumberland County Solid Waste Complex must be A-901 registered vehicles, must have towing hooks both front and rear and must be properly tarped.

Each truck delivering soil from the above referenced site must present a copy of the attached form signed by me to the weigh-master upon arrival at the Cumberland County Solid Waste Complex along with ENR-Environmental Service's "Shipping Documents". Trucks not presenting a copy of this form to the scale house will be denied admittance to the facility.

All trucks transporting the above referenced soil must be weighed at the Cumberland County Solid Waste Complex and will then be directed either to the working face of the landfill or to the soil stockpile area where the load will be tipped.

Delivery of the soil to the Cumberland County Solid Waste Complex may begin on Wednesday, August 14, 2013 contingent upon the submission of a list of the A-901 license numbers of the trucks (if different those already on file with us) that will be used to transport the soil.



Mr. Philip Guenzer
August 13, 2013
Page Two

Please call Mr. Craig Truitt at (856) 825-3700 regarding any rescheduling of the delivery of the soil to the landfill.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "James B. Rocco". The signature is stylized and includes a long horizontal stroke extending to the right.

James B. Rocco

cc: Jerry Velazquez, III, Executive Director
Craig Truitt, Facility Manager
Scale House Personnel
Accounts Receivable



July 30, 2013

Kevin Kleaka
Impact Environmental
170 Keyland Ct
Bohemia, NY 11716

RE: IMP #2166-01-01-1001
92 W. Tremont Ave. (60 W. 177th St.), Bronx, New York

Dear Mr. Kleaka:

Impact Environmental Consulting, Inc. is the authorized environmental compliance engineer for the disposal facility at the former NJ Zinc site in Palmerton, PA. As compliance engineer, Impact Environmental reviews analytical data and site background information for site-specific sources to evaluate acceptance of materials into the facility in compliance with the facility permit.

Impact Environmental has reviewed information regarding material from the above referenced site ("site"). The review included an evaluation of the following documents:

- Soil Removal Tonnage Estimation Map;
- Contained-In Request Approval Letter dated July 8, 2013 (NYSDEC);
- Soil Boring Location Map (Impact Environmental); and
- Remedial Investigation Report (Impact Environmental).

The analytical data subject to the reports was reviewed and compared with the facility permit requirements. Soils from the "non-VOC Hot Spot" area representing by the following samples are acceptable for reuse at the NJ Zinc – West Plant site:

SP1 0-2', SP5 0-2', SP7 0-2', SP8 0-2', SP9 0-2', SP10 0-2' and SP11 0-2'.

Prior to the disposal at the facility, two four-point composite samples shall be collected after the excavated soil is stockpiled on-site and analyzed for TCL VOCs (on grab), TCL SVOCs, pesticides, herbicides, TAL metals and pH. Material can be accepted at the facility contingency upon the two confirmatory samples meet the facility acceptance criteria. In addition, before the material can be accepted at the facility, a complete signed Application shall be provided. The volume of material represented by this conditional approval is approximately 1,500 CYD. The material meets the definition of Regulated fill as defined in General Permit No. WMGR096. Soil will be accepted and managed in accordance with facility permits. Please feel free to contact me with any questions.

Sincerely,
IMPACT ENVIRONMENTAL

Richard Parrish
President



August 16, 2013

Kevin Kleaka
Impact Environmental
170 Keyland Ct
Bohemia, NY 11716

RE: IMP #2166-01-01-1001
92 W. Tremont Ave. (60 W. 177th St.), Bronx, New York

Dear Mr. Kleaka:

We have reviewed information regarding the material from the above referenced site ("site") proposed for acceptance at the Impact Recovery and Reuse Center ("IRRC") located at 1000 Page Avenue, Lyndhurst, NJ. Impact Environmental has reviewed the following documents:

- Soil Removal Tonnage Estimation Map;
- Contained-In Request Approval Letter dated July 8, 2013 (NYSDEC);
- Soil Boring Location Map (Impact Environmental);
- Laboratory report dated August 9, 2013 (Alpha);
- Site pictures; and
- Remedial Investigation Report (Impact Environmental).

The reports/investigations identifies that the site is underlain by a fill layer comprised principally of a mix of brick and block with incidental soils. Such materials are acceptable to the IRRC facility as Class B material. The reports and lab data identifies that the IRRC facility can accept Class B materials from the excavation area.

The Class B materials are recycled and returned into the economic mainstream as a valuable commodity for variety of end uses, including a saleable product and/or materials are beneficially reused for landfill closure at the Kingsland Redevelopment Area.

The appropriate end-market facilities for the soil byproducts have been identified as follows:

"VOC Hot Spot" area - Cumberland County Landfill, Millville, NJ.

"Non-VOC Hot Spot" area – Phase III Environmental, Palmerton, PA.

Receipt of all materials is subject to an inspection at the facility. The facility operates between 7:00 AM to 5:00 PM Monday through Friday and 7:00 AM to 3:00 PM on Saturday.

Sincerely,

IMPACT ENVIRONMENTAL

Richard Parrish
President

APPENDIX C

REVISED REDEVELOPMENT PLANS



PROMESA WEST TREMONT RESIDENCE

92 WEST TREMONT AVE. BRONX, NEW YORK

DWG. #	DRAWING NAME		
		S-500.00	FOUNDATION SECTION AND DETAILS
		S-501.00	FOUNDATION SECTION AND DETAILS
	ARCHITECTURAL		
T-000.00	COVER SHEET		
Z-001.00	ZONING ANALYSIS & LOCATION PLAN	MECHANICAL	
Z-002.00	ZONING	M-001.00	CELLAR FLOOR PLAN
A-001.00	FLOOD MAP	M-002.00	BASEMENT FLOOR PLAN
A-002.00	SITE SURVEY	M-003.00	FIRST FLOOR PLAN
A-003.00	NOTES	M-004.00	TYPICAL (2-5) FLOOR PLAN
A-004.00	ADA, ABBREV, SYMBOLS & PARTITIONS	M-005.00	SIXTH FLOOR PLAN
B-005.00	SOIL ANALYSIS	M-006.00	ROOF PLAN
EC-006.00	ENERGY COMPLIANCE	M-007.00	RISER DIAGRAMS
EC-007.00	ENERGY COMPLIANCE	M-008.00	DETAILS
BPP-008.00	BUILDERS PAVEMENT PLAN	M-009.00	SEISMIC DETAILS
BPP-009.00	BUILDERS PAVEMENT PLAN	M-010.00	SEISMIC DETAILS
BPP-010.00	BUILDERS PAVEMENT PLAN	M-011.00	SCHEDULES
A-100.00	SITE PLAN	M-012.00	DETAILS
A-101.00	CELLAR PLAN		
A-102.00	BASEMENT PLAN	PLUMBING	
A-103.00	FIRST FLOOR PLAN	P-001.00	CELLAR FLOOR PLAN
A-104.00	TYPICAL FLOOR PLAN (2-5)	P-002.00	BASEMENT FLOOR PLAN
A-105.00	SIXTH FLOOR PLAN & ROOF PLAN	P-003.00	FIRST FLOOR PLAN
A-106.00	CELLAR FLOOR RCP	P-004.00	TYPICAL (2-5) FLOOR PLAN
A-107.00	BASEMENT FLOOR RCP	P-005.00	SIXTH FLOOR PLAN
A-108.00	FIRST FLOOR RCP	P-006.00	ROOF PLAN
A-109.00	TYPICAL FLOOR (2-5) RCP	P-007.00	SITE CONNECTION PROPOSAL
A-110.00	SIXTH FLOOR RCP	P-008.00	RISER DIAGRAMS
A-200.00	FRONT AND SIDE ELEVATIONS	P-009.00	RISER DIAGRAMS
A-201.00	REAR ELEVATION	P-010.00	CONNECTION DIAGRAMS
A-300.00	BUILDING SECTIONS	P-011.00	DETAILS
A-400.00	PARTITION DETAILS	P-012.00	SCHEDULES & DETAILS
A-401.00	DOOR & WINDOW DETAILS		
A-402.00	ROOF DETAILS	SPRINKLER	
A-403.00	CURTAIN WALL ELEVATIONS AND SECTION	SP-001.00	CELLAR FLOOR PLAN
A-404.00	CURTAIN WALL SECTIONS AND DETAILS	SP-002.00	BASEMENT FLOOR PLAN
A-405.00	TYPICAL WALL SECTION	SP-003.00	FIRST FLOOR PLAN
A-500.00	TYPICAL UNIT LAYOUTS	SP-004.00	TYPICAL (2-5) FLOOR PLAN
A-501.00	TYPICAL UNIT LAYOUTS (cont'd)	SP-005.00	SIXTH FLOOR PLAN
A-502.00	BATH ELEVATIONS AND DETAILS	SP-006.00	ROOF PLAN
A-503.00	INTERIOR ELEVATIONS	SP-007.00	DETAILS AND SCHEDULES
A-600.00	DOOR & WINDOW SCHEDULE	SP-008.00	RISERS AND DETAILS
A-601.00	FINISH SCHEDULE & DETAILS		
A-700.00	STAIR PLANS & SECTIONS	ELECTRICAL	
A-701.00	STAIR PLANS & SECTIONS	E-100.00	LEGEND, DIAGRAMS, AND SCHEDULES
A-702.00	ELEVATOR, TRASH CHUTE SECTIONS & DETAILS	E-101.00	CELLAR PLAN
A-800.00	LANDSCAPING PLAN	E-102.00	BASEMENT PLAN
A-801.00	SITE DETAILS	E-103.00	FIRST FLOOR PLAN
		E-104.00	TYPICAL FLOOR PLAN (2-5)
		E-105.00	SIXTH FLOOR PLAN
		E-106.00	ROOF PLAN
		E-107.00	TYPICAL APT LAYOUT
STRUCTURAL		E-201.00	SCHEDULES AND DIAGRAMS
FO-100.00	CELLAR & FOUNDATION PLAN	E-202.00	DIAGRAMS
S-100.00	BASEMENT FLOOR FRAMING PLAN	E-203.00	DIAGRAMS
S-101.00	FIRST FLOOR FRAMING PLAN	E-204.00	DIAGRAMS
S-102.00	SECOND FLOOR FRAMING PLAN		
S-103.00	TYPICAL (3-5) FLOOR FRAMING PLAN	FIRE ALARM	
S-106.00	SIXTH FLOOR FRAMING PLAN	FA-101.00	FLOOR PLANS
S-107.00	ROOF AND BULKHEADS FRAMING PLAN	FA-102.00	FLOOR PLANS
S-300.00	WALL SECTIONS	FA-103.00	LEGEND & DIAGRAM
S-400.00	TYPICAL SECTIONS AND DETAILS	FA-104.00	MATRIX & NOTES
S-401.00	TYPICAL SECTIONS AND DETAILS		



PROJECT TITLE:
PROMESA WEST TREMONT RESIDENCE
 92 WEST TREMONT AVE.
 BRONX, NY 10458

KEY PLAN:

ENGINEERING CONSULTANT:
WEXLER & ASSOC STRUCT ENGR
 12 W 32ND STREET | NEW YORK, NY 10001
 TEL: 212.643.1500 | FAX: 212.268.8960

MEP CONSULTANT:
ABRAHAM JOSELOW, PE, PC
 45 W 34TH ST | NEW YORK, NY 10001
 TEL: 212.736.2584 | FAX: 212.736.2520

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HPD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

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TITLE PAGE

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 WWW.OCVARCH.COM
 203 LAFAYETTE STREET 5TH FL
 NEW YORK CITY NEW YORK 10012
 1 212 675 6470 | 212 675 6728

DATE:
05/18/2012

JOB #:
09J06

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key/am

SCALE:
AS NOTED

DRAWING #:
T-000.00

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PAGE #:

LOT PLAN 1" = 30'-0"

BUILDING HEIGHT DIAGRAM 1/16"=1'-0"

Section 24-522 ZR / Section 23-633

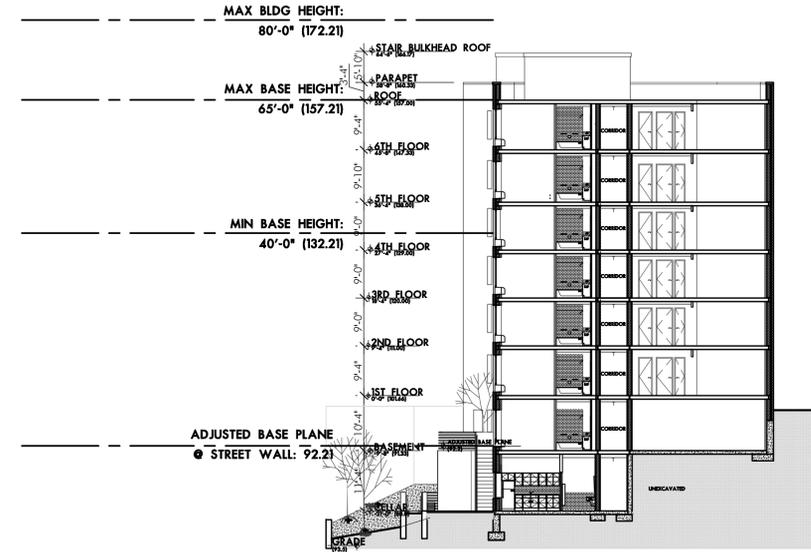
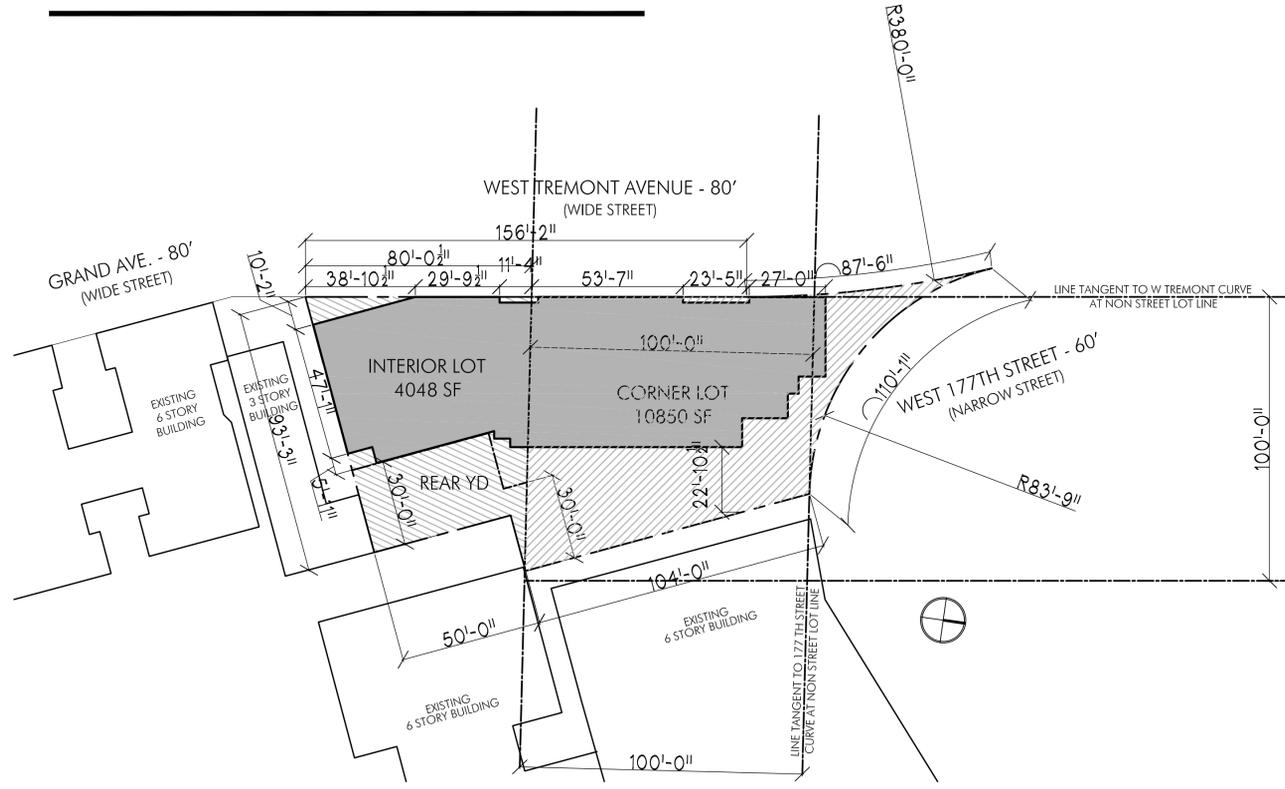


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PROMESA WEST TREMONT RESIDENCE
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 TEL: 212.736.2584 | FAX: 212.736.2520



OCCUPANCY CLASSIFICATION: R-2 RESIDENTIAL
CONSTRUCTION CLASSIFICATION: I-B (2 HOUR PROTECTED)
 PROJECT DESIGNED IN CONFORMANCE WITH:
TITLE 28_NYC BUILDING CODE (EFFECTIVE JULY 2008)

Required Community Space (NYS HCR)
 60 x 15 sf + 1 x 25 = 925 sf
 Proposed Community Space 2,198 sf

Required Tenant Bulk Storage (NYS HCR)
 60 x 20 sf + 1 x 25 = 1,225 sf
 Proposed Tenant Bulk Storage 1,977 sf

DISTRIBUTION CHART

FLOOR	UNIT TYPE		TOTAL	GROSS SF/FL
	1 BR	2 BR		
CELLAR	--	--	--	3387
BSMT	2	1	3	5899
FIRST	9	--	9	8616
SECOND	10	--	10	8616
THIRD	10	--	10	8616
FOURTH	10	--	10	8616
FIFTH	10	--	10	8616
SIXTH	9	--	9	7944
TOTAL	60	1	61	60,310

OCCUPANCY AND EGRESS CALCULATIONS

FLOOR	OCCUPANCY GROUP	FLOOR AREA (SF)	NET AREA PER OCC. (BC 1004.1.2)	TOTAL MAX.	REQ'D WIDTH OF EGRESS PER 1005.1	MINIMUM REQ'D WIDTH OF EGRESS (R2) PER BC 1009	# EXITS	STAIR A	STAIR B
6TH FLOOR	R (RESIDENTIAL)	8010	200 SF	40 P	52x0.3=15.6in.	36 in.	2	36in (120P max).	36in (120P max).
6TH FLOOR TERRACE REAR YARD AREA		606	50 SF	12 P					
5TH FLOOR	R (RESIDENTIAL)	8616	200 SF	43 P	43x0.3=12.9in.	36 in.	2	36in (120P max).	36in (120P max).
4TH FLOOR	R (RESIDENTIAL)	8616	200 SF	43 P	43x0.3=12.9in.	36 in.	2	36in (120P max).	36in (120P max).
3RD FLOOR	R (RESIDENTIAL)	8616	200 SF	43 P	43x0.3=12.9in.	36 in.	2	36in (120P max).	36in (120P max).
2ND FLOOR	R (RESIDENTIAL)	8616	200 SF	43 P	43x0.3=12.9in.	36 in.	2	36in (120P max).	36in (120P max).
1ST FLOOR	R (RESIDENTIAL)	8000	200 SF	40 P	40x0.3=12.0in.	36 in.	2	36in (120P max).	36in (120P max).
BASEMENT	R (RESIDENTIAL)	352	300 SF	1 P	60x0.3=18.0in.	36 in.	2	36in (120P max).	36in (120P max).
CELLAR	R (RESIDENTIAL)	553	15 SF	36 P	40x0.3=11.4in.	36 in.	2	36in (120P max).	36in (120P max).

TOTAL OCCUPANTS: 304P
 BASED AN OCCUPANCY OF .304, ACCORDING TO SECTION BC 1018.1, 2 EXITS ARE REQUIRED FROM EACH STORY.

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HFD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

ZONING ANALYSIS

92 West Tremont Avenue
 Bronx, NY

BLOCK: 2867
LOT: 125
ZONING MAP: 3c
ZONE: R7-1

Corner Lot Area: 10,850 S.F.
 Interior Lot Area: 4048 S.F.
Total Lot Area: 14,898 S.F.

Section 23-142 ZR (Quality Housing Standards)
 Floor Area Ratio (R7-1): 4.0

Total Allowable Floor Area:
 14,898 x 4.0 = 59,592 sf
 Proposed Gross Floor Area: 59,341 sf
 Quality Housing Program Deductions 7966 sf
Total Proposed Zoning Floor Area: 51,375 sf

Max. Allowable Lot Coverage (Corner Lot) 80%
 Max. Allowable Lot Coverage (Interior Lot) 65%

(10,850 SF x 0.80) = 8680 sf
 (4048 SF x 0.65) 2631 sf
Total Max. Allowable Lot Coverage:
Proposed Lot Coverage: 11,311 sf

Section 23-22 ZR
 Maximum # of Dwelling Units:
 Max Allowable Floor Area - 680
 59,592 - 680 87 DU
Proposed # of Dwelling Units 61 DU

Section 23-633 ZR
 CORNER LOT
 Base Flood Elevation: 10'
 Base Plane: 92.21'

Total Length of Street Line
 156.15' + 87.5' + 110.09' = 353.74'

West Tremont Ave (156.15' + 87.5') = 243.65'
 243.65'/353.74' = .69 (69% of Total Street Line)

West 177th Street = 110.09'
 110.09'/353.74' = .31 (31% of Total Street Line)

Average Curb Level @ West Tremont Ave
 (94.34'+103.95')/2 = 99.145' x 69% = 68.41'

Average Curb Level @ West 177th Street
 (72.56'+80.98')/2 = 76.77' x 31% = 23.79'

Adjusted Base Plane (68.41' + 23.79') 92.21'

Max. Base Height: 65'-0" above base plane
 92.21' + 65' = 157.21'
 Proposed Base Height: 157.21'
 Minimum Setback:
 10' @ Wide St
 15' @ Narrow St
 Max. Building Height:
 80'-0" + 92.21' = 172.21'
 Proposed Building Height: 157.21'

Section 25-25 ZR
 Required Parking
 25% of Dwelling Units (Government Assisted - R-7A)
 25% of 61 units = 15 spaces
 Waived under Sec. 25-261 = 0 spaces required

Section 25-80 ZR
 Bicycle Parking
 1 per 2 Dwelling Units
 Required 61/2 units = 30 spaces
 Spaces Provided = 30 spaces

Section 26-41 ZR
 1 tree required per 25' of street frontage
 Street frontage @ West Tremont =
 Street frontage @ West 177th St =
 Total Street Frontage =
 Required # of trees = 353'8" / 25' = 14 trees
 Existing trees = 0 trees
 Proposed trees = 14 trees

QUALITY HOUSING PROGRAM COMPLIANCE

Sec 28-12
 Street trees - See Sec 26-41

Sec 28-21
 All dwelling units exceed 400 sf floor area

Sec 28-22
 All windows to be double glazed.

Sec 28-23
 Trash room at each floor is 62sf > 12 sf. Deduction of 12 sf gross zoning floor area. (12x7 = 84sf deduction)

Sec 28-24
 Laundry Rm Requirement - 61 Dwelling Units
 1 washer/20 D.U. = 3 washers
 1 dryer /40 D.U. = 2 dryers
 Washers provided 5
 Dryers provided 5
 Minimum area for folding 3 sf/ machine
 10 machines x 3sf = 30 sf
 Folding area provided 77 sf

Sec 28-25
 40 sf of window is provided at corridors on floors Bsmt - 6th. 50% of floor area of may be deducted from gross zoning floor area
 Basement Corridor = 860 sf x .5 = 430 sf
 1st Floor Corridor = 860 sf x .5 = 430 sf
 2-5th Floor Corridor = 860 sf x .5 x 4 = 1720 sf
 6th Floor Corridor = 860 sf x .5 = 430sf
 Deduction = 3010 sf

Sec 28-31
 Required recreation space = 3.3% of residential floor area - 58,247 x 3.3% = 1,937.6 sf
 Recreation space provided:
 Green Roof (6th Fl) = 682 sf
 Lounge (Bsmt) = 300 sf (excluded from f.a.)
 Recreation Room (Cellar) = 606 sf
 Rec Room Terrace = 610 sf
Total Proposed Recreation Space = 2,198 sf

Sec 28-33
 Planted area provided between street wall & building

Sec 28-41
 Less than 11 dwellings on each story. 50% of corridor floor area is deducted from gross zoning floor area.
 Basement Corridor = 860 sf x .5 = 430 sf
 1st Floor Corridor = 860 sf x .5 = 430 sf
 2-5th Floor Corridor = 860 sf x .5 x 4 = 1720 sf
 6th Floor Corridor = 860 sf x .5 = 430sf
 Deduction = 3010 sf

28-23 Trash Room Deduction = 84 sf
 28-24 Laundry Room Deduction = 261 sf
 28-25 Daylight in Corridor = 3010 sf
 28-31 Recreation Space = 300 sf
 28-41 Density per Corridor = 3010 sf
Total = 6665 sf

ZONING

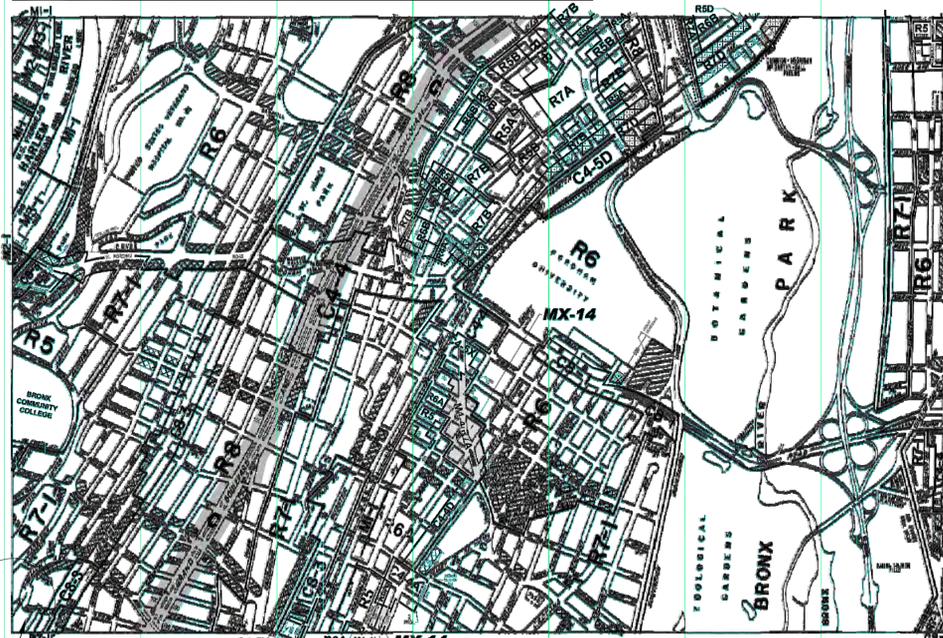
ARCHITECT: **OCV ARCHITECTS**
 OAKLANDER COOGAN & VITTO PC
 WWW.OCVARCH.COM
 203 LAFAYETTE STREET 5TH FL
 NEW YORK CITY NEW YORK 10012
 +212 675 6470 +212 675 6728

DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: key/am
 SCALE: AS NOTED

Z-001.00

220177350

ZONING MAP



ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follow are the City or District designation. Includes use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT
C - COMMERCIAL DISTRICT
M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) after the number and/or letter(s) designate the special purpose district or districts in the text of the Zoning Resolution.

AREA(S) REZONED:

Effective Date(s) of Rezoning:
03-23-2011 © 110065 ZAN

Special Requirements:
For a list of lots subject to CQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive covenants, see APPENDIX D.
For inclusionary housing designated areas on this map, see APPENDIX F.

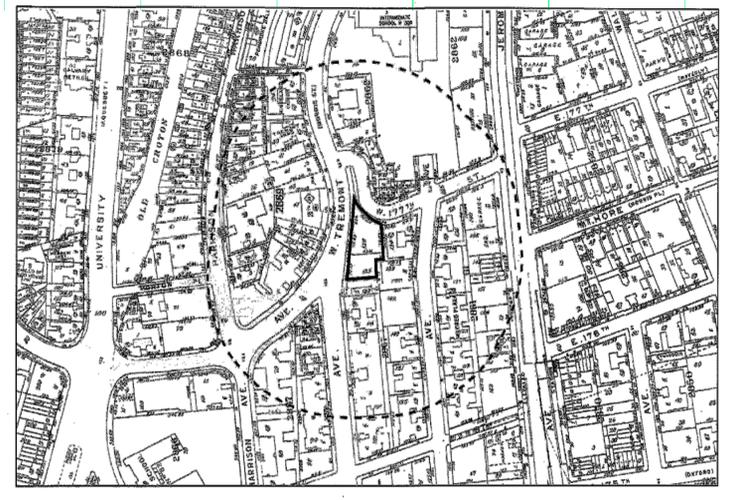
MAP KEY

1b	1d	2b
3a	3e	4a
3b	3d	4b

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BLOCK 2867
LOT 125

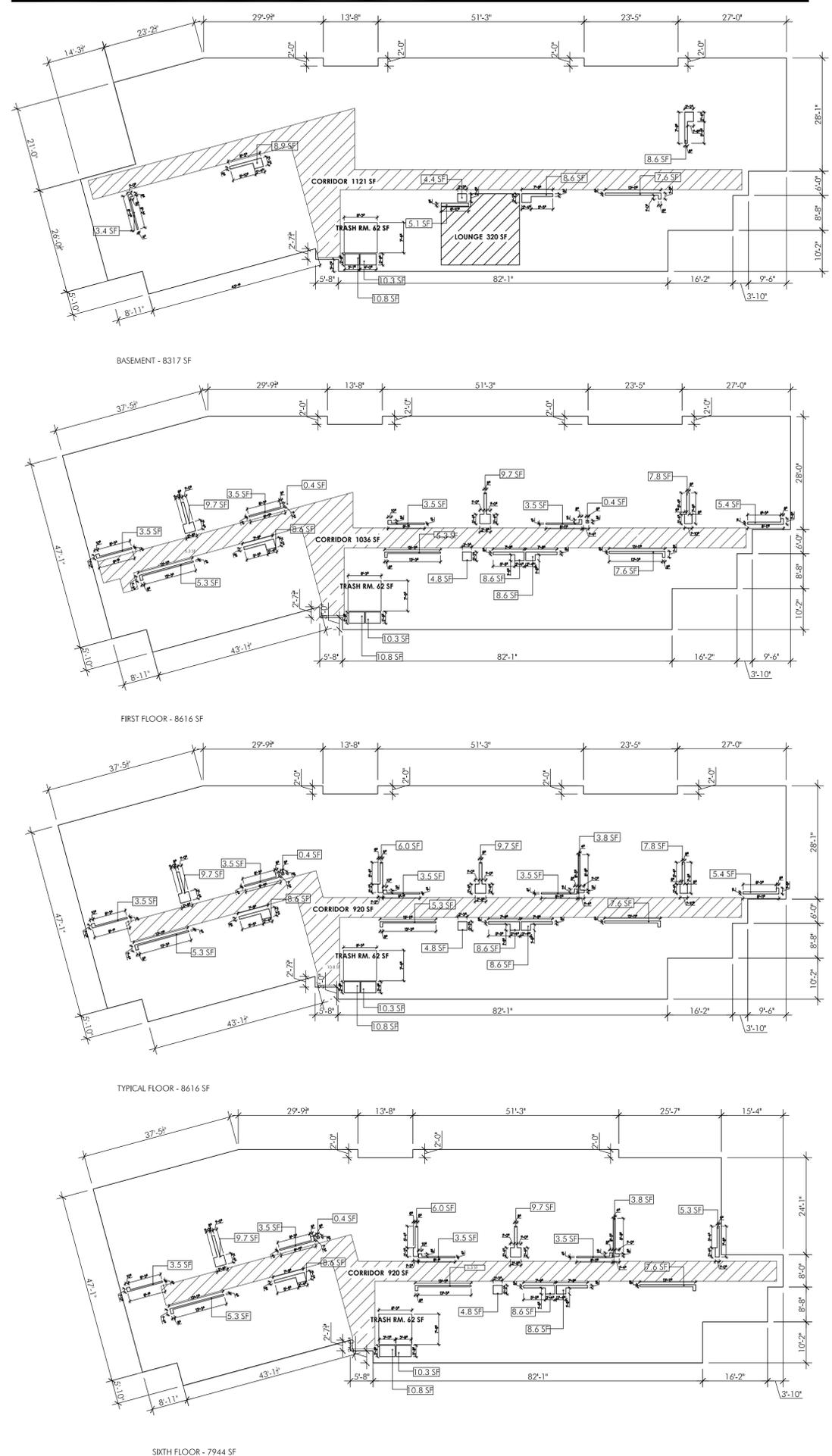
SANBORN MAP N.T.S.



92 West Tremont Avenue EAS
Figure 2
Sanborn Map

QUALITY HOUSING DEDUCTIONS							
FLOOR	MECHANICAL SPACE (SQ. FT.)	TRASH ROOM (SQ. FT.)	CORRIDOR (SQ. FT.)	LOUNGE (SQ. FT.)	TOTAL QHP DEDUCTIBLE (SQ. FT.)	GROSS FL. AREA (SQ. FT.)	ZONING RESOLUTION FL. AREA
BASEMENT	67	12	1121	320	1520	8317	6797
1ST FLOOR	116	12	1036		1164	8616	7452
2ND FLOOR	126	12	920		1058	8616	7558
3RD FLOOR	126	12	920		1058	8616	7558
4TH FLOOR	126	12	920		1058	8616	7558
5TH FLOOR	126	12	920		1058	8616	7558
6TH FLOOR	118	12	920		1050	7944	6894
TOTAL	805	84	6757	320	7966	59341	51375

AREA CALCULATIONS 1/16" = 1'-0"



PROJECT TITLE:
PROMESA WEST TREMONT RESIDENCE
92 WEST TREMONT AVE.
BRONX, NY 10458

ENGINEERING CONSULTANT:
WEXLER & ASSOC STRUCT ENGR
12 W 32ND STREET | NEW YORK, NY 10001
TEL: 212.643.1500 | FAX: 212.268.8960

MEP CONSULTANT:
ABRAHAM JOSELOW, PE, PC
45 W 34TH ST | NEW YORK, NY 10001
TEL: 212.736.2584 | FAX: 212.736.2520

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HPD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE:
ZONING

ARCHITECT: OCV ARCHITECTS
OAKLANDER COOGAN & VITTO PC
WWW.OCVARCH.COM
203 LAFAYETTE STREET 5TH FL
NEW YORK CITY NEW YORK 10012
212 675 6470 / 212 675 6728

DATE: 05/18/2012
JOB #: 09J06
DRAWN BY: key/am
SCALE: AS NOTED

DRAWING #:
Z-002.00
PAGE #:
220177350

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the **Flood Profiles and Floodway Data** and/or **Summary of Stillwater Elevations** tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on this FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0 National Geodetic Vertical Datum of 1929 (NGVD 29). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was New York State Plane FIPS ZONE 3104. The horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
 National Geodetic Survey, NOAA
 Silver Spring Metro Center
 1315 East-West Highway
 Silver Spring, Maryland 20910
 (301) 719-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (801) 719-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York. This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated 2004.

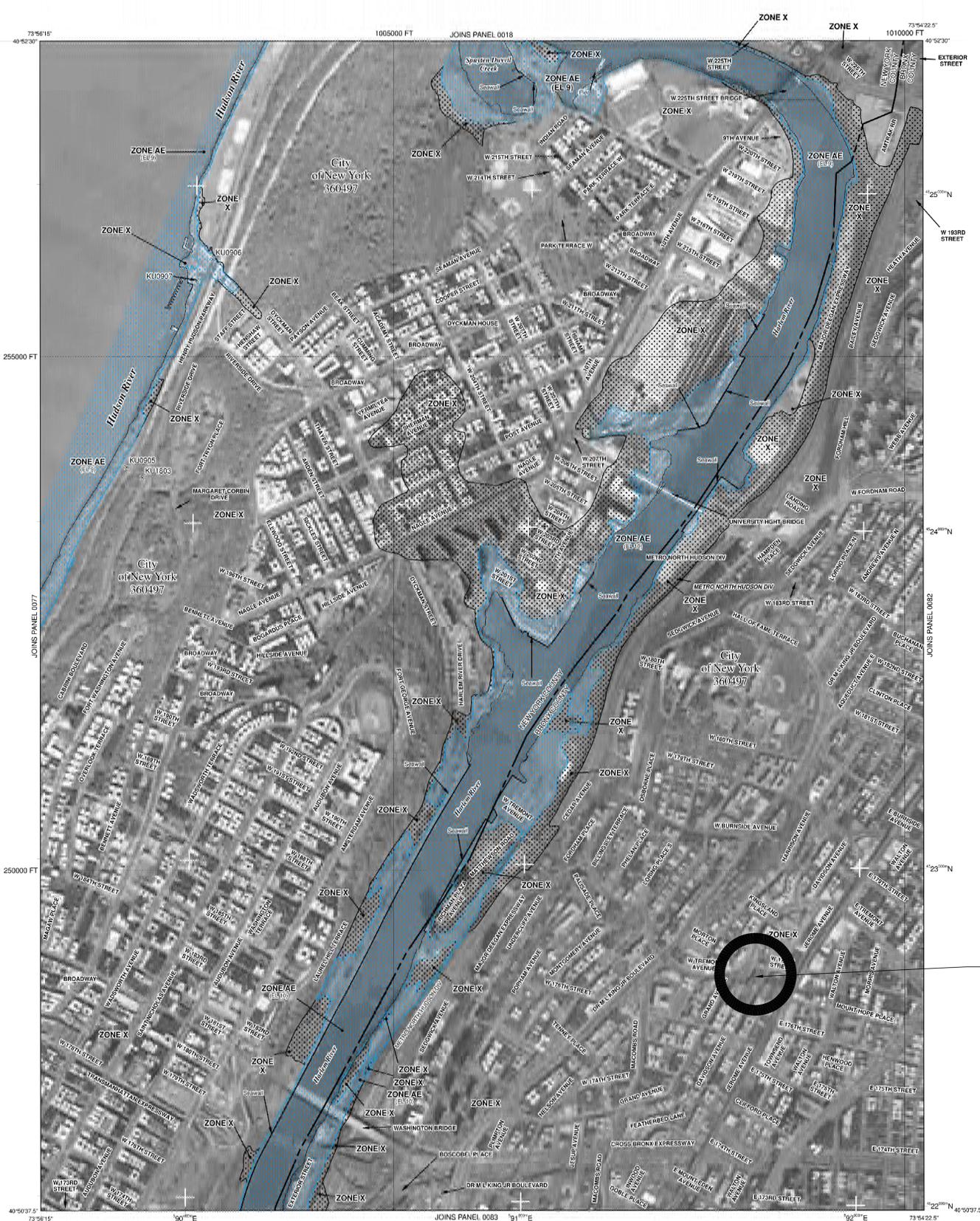
Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unreviewed streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map showing the layout of map panels for this jurisdiction.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2827) or visit the FEMA website at <http://www.fema.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AV, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently described. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE AV** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the National Geodetic Vertical Datum of 1929

— Cross section line

--- Transect line

87°07'45", 32°22'30"

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

1000-meter Universal Transverse Mercator grid values, zone 18

5000-foot grid ticks: New York Long State Plane coordinate system, based zone (SPRZONE 3104), Lambert Conformal Conic projection

Bench mark (see elevation in Notes to Users section of this FIRM panel)

• M1.5 River Mile

MAP REPOSITORY: City of New York, Department of City Planning, 22 West Street, 8th Floor, New York, New York, 10007/Maps available for reference only, not for distribution.

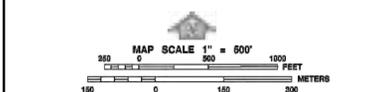
WITH A MAP DATE: June 28, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS: June 11, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE: November 16, 1993

FLOOD INSURANCE RATE MAP REVISIONS:

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6622.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0081F

FIRM
FLOOD INSURANCE RATE MAP

CITY OF NEW YORK, NEW YORK
 BRONX, RICHMOND, NEW YORK, QUEENS, AND KING COUNTIES

PANEL 81 OF 457
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
 COMMUNITY NUMBER PANEL SUFFIX
 NEW YORK CITY OF 360497 0081 F

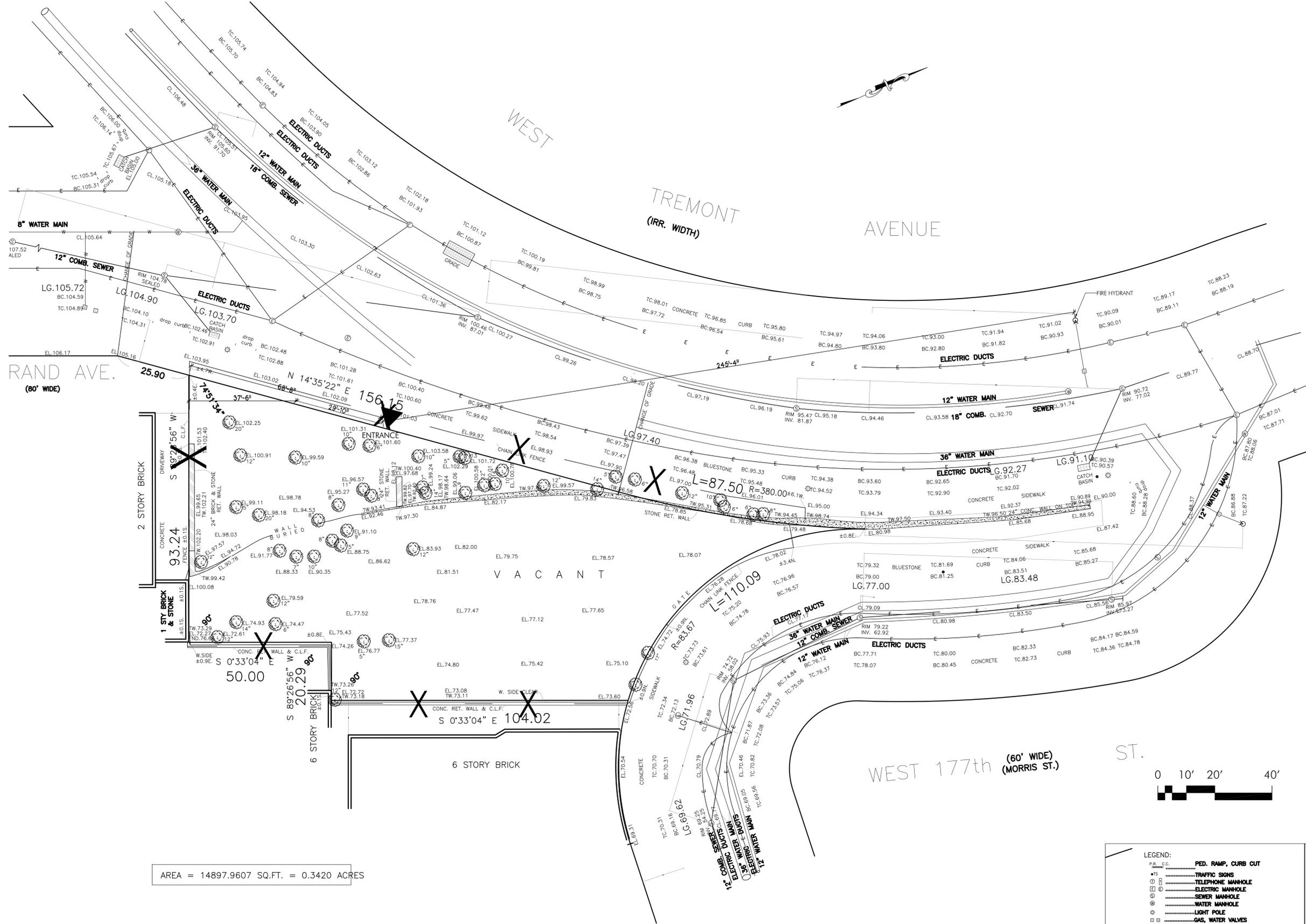
REVISED PRELIMINARY
OCTOBER 20, 2006

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
3604970081F

MAP REVISED
 Federal Emergency Management Agency

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HFD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013



AREA = 14897.9607 SQ.FT. = 0.3420 ACRES



- LEGEND:**
- P.R. C.C. ----- PED. RAMP, CURB CUT
 - TS ----- TRAFFIC SIGNS
 - TM ----- TELEPHONE MANHOLE
 - EM ----- ELECTRIC MANHOLE
 - SM ----- SEWER MANHOLE
 - WM ----- WATER MANHOLE
 - LP ----- LIGHT POLE
 - GWV ----- GAS, WATER VALVES
 - FH ----- FIRE HYDRANT
 - TD ----- TREE AND DIAMETER
 - LG ----- LEGAL GRADE
 - T.C. ----- TOP OF CURB
 - B.C. ----- BOTTOM OF CURB
 - C.L. ----- CENTERLINE OF STREET
 - T.W. ----- TOP OF WALL
 - B.W. ----- BOTTOM OF WALL

NOTES:
 LOT 128 ON TAX MAP OF OF THE CITY OF NEW YORK AS SAID TAX MAP WAS ON DECEMBER 8, 1978
 LOT 128 ON TAX MAP OF OF THE CITY OF NEW YORK AS SAID TAX MAP WAS ON SEPTEMBER 20, 1977

DATE	REVISIONS
06/29/2011	UPDATED
04/25/2012	TAX LOT MERGED

THE EXISTENCE OF RIGHT-OF-WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED. ENCROACHMENTS OR VAULTS, IF ANY, BELOW SURFACE ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS 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 INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND 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.

DRAWING TITLE:
SITE SURVEY

ARCHITECT: **OCV ARCHITECTS**
 OAKLANDER COOGAN & VITTO P.C.
 W.W. OCVARCH.COM
 203 LAFAYETTE STREET 5TH FL
 NEW YORK CITY NEW YORK 10012
 212 675 6470 • 212 675 6728

DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: key/am
 SCALE: NTS

DRAWING #:
A-002.00

PAGE #:
 220177350

GENERAL NOTES:

- ALL DIMENSIONS AND CONDITIONS DESCRIBED IN THE CONTRACT DOCUMENTS ARE TO BE VERIFIED IN THE FIELD. ARCHITECT IS TO BE ADVISED OF ANY DISCREPANCIES IMMEDIATELY.
 - THE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIALS, AND WORKMANSHIP THROUGHOUT.
 - THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON THE CONSTRUCTION FLOOR DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND WILL REMOVE ALL OUTDATED DRAWINGS FROM THE JOB SITE.
 - THE CONTRACTOR UPON ACCEPTANCE AND APPROVAL OF THE DRAWINGS ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION MATERIALS AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE NOTES AND DRAWINGS AND WILL EXECUTE TO COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
 - THE DRAWINGS AND NOTES INDICATE AND REFER TO ANY INTERIOR/EXTERIOR ALTERATION AND ARE MEANT TO CONVEY INSTRUCTIONS, WHETHER WRITTEN OR IMPLIED, FOR A COMPLETE SCOPE OF WORK, INCLUSIVE OF THOSE MINOR FIELD CONDITIONS INHERENT IN THE WORK.
 - CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE STATE AND CITY CODES AND REGULATIONS.
 - CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY LAW AND PAY FOR SAME PRIOR TO ANY WORK.
 - CONTRACTOR SHALL ARRANGE FOR REQUIRED INSPECTIONS OF SYSTEMS OR OTHER REQUIRED APPROVALS.
 - CONTRACTOR WILL COORDINATE WORK OF ALL TRADES, INCLUDING THOSE THAT MAY BE UNDER SEPARATE CONTRACT, SCHEDULING AND OVERALL CLEANUP.
 - CONTRACTOR IS TO KEEP JOB SITE CLEAN DURING CONSTRUCTION AND REMOVE ALL DEBRIS FROM PREMISES.
 - SUBSTITUTION OF DETAILS, FIXTURES, MATERIALS, EQUIPMENT, ETC., IS TO BE BY ARCHITECT'S WRITTEN APPROVAL ONLY.
 - THE CONTRACTOR SHALL COORDINATE WORK WITH THE MANUFACTURER'S SPECIFICATIONS.
 - METAL STUD WALLS AND POSTS OF METAL PARTITIONS SHALL BE SECURED TO THE STRUCTURAL ELEMENTS AT ALL LOCATIONS.
 - ALL DIMENSIONS FOR PARTITIONS ARE FROM FINISH TO FINISH, UNLESS OTHERWISE INDICATED.
 - WALLS SHOWN ALIGNED WITH BASE BUILDING STRUCTURE SHALL BE CONSTRUCTED FLUSH AND SMOOTH WITH BASE BUILDING STRUCTURE UNLESS OTHERWISE INDICATED.
 - ALL WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, SPACKLED, SANDED, ETC. TO PROVIDE A PERFECTLY SMOOTH AND TRUE FINISH AND SURFACE.
 - ALL EXISTING PLASTER AND CEILINGS THAT REMAIN SHALL IN ALL CASES BE FINISHED TRUE AND TRIM WITH ALL PATCHING AND MATCHING AS MAY BE REQUIRED.
 - CONTRACTOR SHALL SEE THAT ALL SERVICES TO THE BUILDING HAVE BEEN DISCONNECTED PRIOR TO DEMOLITION. CONTRACTOR SHALL PROVIDE PROOF FROM UTILITY COMPANIES OF THESE SHUTOFFS.
 - ALL EQUIPMENT AND MATERIALS SHALL BE MEA/BSA/REFERENCE STANDARD APPROVED.
 - WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS & BEST TRADE PRACTICES.
 - BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES, OBTAIN ALL REQUIRED PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO DO WORK HEREIN DESCRIBED.
 - CONTRACTOR SHALL OBTAIN SEPARATE PERMIT AND APPROVAL FROM DEPARTMENT OF HIGHWAYS FOR ALL WORK BEYOND BUILDING LINES AND REQUIRED.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
 - MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
 - THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT, OR BOARD OF DIRECTORS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
 - THE CONTRACTOR SHALL LAYOUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICAL, MECHANICAL, ETC.
 - PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE OR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
 - THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
 - ENGINEER HAS NOT BEEN RETAINED TO SUPERVISE CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NEW CERTIFICATE OF OCCUPANCY, INCLUDING ALL REQUIRED FILINGS, APPLICATIONS, SIGN-OFFS, INSPECTIONS AND APPROVALS.
- #### MULTIPLE DWELLING LAW NOTES:
- PREMISES TO COMPLY WITH SEC 33 MDL: COOKING SPACES, AS PER 140 MDL.
 - CEILINGS AND WALLS, EXCLUSIVE OF DOORS SHALL BE FIRE RETARDED.
 - ALL COMBUSTIBLE MATERIAL IMMEDIATELY UNDERNEATH OR WITHIN ONE FOOT OF ANY COOKING APPARATUS SHALL BE FIRE RETARDED OR COVERED WITH FIRE RESISTIVE MATERIAL OF REQUIRED RATING.
 - THERE SHALL BE AT LEAST TWO FEET OF CLEAR SPACE ABOVE ANY EXPOSED COOKING SURFACE.
 - PREMISES TO COMPLY WITH SEC 37 MDL: ARTIFICIAL HALL LIGHTING.
 - ENTRY VESTIBULE, STAIRS AND PUBLIC HALLS SHALL BE PROVIDED WITH LIGHTS, EACH OF AT LEAST 60 WATTS, INCANDESCENT OR 20 WATTS FLUORESCENT.
 - PREMISES TO COMPLY WITH SEC 50 MDL: ENTRANCES: DOORS, LOCKS AND INTERCOMMUNICATION SYSTEMS.
 - BUILDING ENTRANCES AND ALL OTHER ENTRANCES SHALL BE EQUIPPED WITH APPROVED TYPE AUTOMATIC, SELF-CLOSING AND SELF-LOCKING UNITS.
 - EVERY CLASS "A" MD CONTAINING EIGHT OR MORE APARTMENTS SHALL BE EQUIPPED WITH AN APPROVED TYPE INTERCOMMUNICATION SYSTEM LOCATED AT AN AUTOMATIC SELF-LOCKING DOOR, GIVING ACCESS TO MAIN ENTRANCE HALL OR LOBBY.
 - ALL APARTMENT ENTRANCE DOORS TO BE APPROVED FIREPROOF SELF-CLOSING, INCL. DOOR ASSEMBLY, MINIMUM 1 HOUR FIRE TEST, AS PER 218 MDL, MINIMUM SIZE, 2'-8"x7'-0".
 - PREMISES TO COMPLY WITH SEC 51 MDL: SHAFTS, ELEVATORS AND DUMBWAITERS.
 - PEEP HOLES TO BE PROVIDED IN THE INTERVIEWERS AT ALL APARTMENT DOORS PER SEC 51 a.
 - MIRRORS SHALL BE PROVIDED IN PASSENGER ELEVATOR PER SEC. 51 b.
 - PREMISES TO COMPLY WITH SEC 64 MDL: LIGHTING, GAS METERS; GAS & OIL APPLIANCES.
 - GAS RANGES TO BE A.G.A OR B5&A APPROVED.
 - PREMISES TO COMPLY WITH SEC 76 MDL: WATER CLOSET AND BATH ACCOMMODATIONS.

- PREMISES TO COMPLY WITH SEC 76 MDL: WATER CLOSET AND BATH ACCOMMODATIONS.
 - THE FLOOR OF EVERY BATHROOM SHALL BE MADE WATERPROOF WITH MATERIAL APPROVED BY THE DEPARTMENT OF BUILDINGS, AND SUCH WATERPROOFING SHALL EXTEND SIX INCHES OR MORE ABOVE THE FLOOR, EXCEPT AT DOORS.
 - THE WALLS OF EVERY BATHROOM SHALL BE MADE OF WATER RESISTANT GYPSUM BOARD (BSA CAL. 486.39 SM).
- PREMISES TO COMPLY WITH SEC 77 MDL: PLUMBING AND DRAINAGE.
 - ALL COURTS, ROOFS, YARDS, AND AREAWAYS SHALL BE PROPERLY DRAINED.
- PREMISES TO COMPLY WITH SEC 104 MDL: BULKHEADS AND SCUTTLERS, AS PER SEC 147 MDL.
 - BULKHEAD SHALL PROVIDE UNOBSTRUCTED ACCESS TO THE ROOF AT ALL TIMES.
 - BULKHEAD DOOR SHALL BE FASTENED BY MOVEABLE HOOKS, BOLTS, A KEYLESS LOCK AND APPROVED TYPE PANIC BAR WITH ALARM.
- PREMISES TO COMPLY WITH SEC 102 & 105 MDL: STAIR AND PUBLIC HALL CONSTRUCTION AS PER SEC. 148 AND 149 MDL.
 - EVERY DOOR OPENING ONTO STAIR OR PUBLIC HALL SHALL BE 1-1/2" HOUR FIRE-RATED, SELF-CLOSING.
 - THE MINIMUM CLEAR WIDTH OF STAIR SHALL BE 3'-0".
 - THE MINIMUM CLEAR WIDTH OF STAIR LANDINGS SHALL BE 3'-6".
 - THE MINIMUM CLEAR WIDTH OF PUBLIC HALL SHALL BE 3'-0".
- THE PREMISES SHALL COMPLY WITH THE FOLLOWING SECTIONS OF THE MULTIPLE DWELLING LAW: ARTICLE 3 SECTION 27: YARDS AND COURTS SECTION, 30: LIGHTING AND VENTILATION OF ROOMS SECTION, 34: ROOMS IN BASEMENTS AND CELLARS SECTION, 36: LIGHTING AND VENTILATION OF STAIRS SECTION, 52: STAIRS SECTION , 57: BELLS, MAIL RECEPTACLES SECTION, 61: BUSINESS USES SECTION, 62: PARAPETS, GUARD RAILINGS SECTION, 75: WATER SUPPLY SECTION, 78: REPAIRS SECTION, 79: HEATING SECTION, 80: CLEANLINESS SECTION, 81: RECEPTACLES FOR WASTE MATTER

BC 907.2 & BC 908.7 SMOKE/CARBON MONOXIDE DETECTOR INSTALLATION:

- ALL ELECTRICAL WIRING SHALL BE IN CONFORMANCE W/ THE NYC ELECTRICAL CODE.
 - SMOKE/CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE BUT IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS IN OCCUPANCY GROUPS R-2 AND R-3, AND IN BASEMENT RECREATION ROOMS IN O.G. R-3.
 - SMOKE/ CARBON MONOXIDE DETECTOR SHALL HAVE INTEGRAL TEST MEANS TO PERMIT OCCUPANT TO CHECK OPERATION.
 - SMOKE/CARBON MONOXIDE DETECTORS SHALL BE LOCATED WITHIN 15' OF ALL ROOMS USED FOR SLEEPING, IN ALL SLEEPING ROOMS, AND ON ALL LEVELS OF A MULTIPLE LEVEL DWELLING UNIT.
 - CEILING MOUNTED SMOKE/ CARBON MONOXIDE DETECTOR SHALL BE MIN. 4" FROM WALL.
 - WALL MOUNTED SMOKE/ CARBON MONOXIDE DETECTORS SHALL BE MOUNTED A MIN. OF 4" AND A MAX. OF 12" FROM THE CEILING.
 - CARBON MONOXIDE DETECTORS SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH LOCAL LAW 7/2004.
 - CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED WITH SECONDARY BATTERY BACK-UP
- #### HOUSING MAINTENANCE CODE NOTES:
- WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AND THE BEST TRADE PRACTICES.
 - BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES, OBTAIN ALL REQUIRED PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO DO WORK HEREIN DESCRIBED.
 - CONTRACTOR SHALL OBTAIN SEPARATE PERMIT AND APPROVAL FROM DEPARTMENT OF TRANSPORTATION FOR ALL WORK BEYOND BUILDING LINES AND REQUIRED.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
 - MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
 - THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT, OR BOARD OF DIRECTORS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
 - THE CONTRACTOR SHALL LAYOUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICAL, MECHANICAL, ETC.
 - PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE OR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
 - THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
 - ENGINEER HAS NOT BEEN RETAINED TO SUPERVISE CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NEW CERTIFICATE OF OCCUPANCY, INCLUDING ALL REQUIRED FILINGS, APPLICATIONS, SIGN-OFFS, INSPECTIONS AND APPROVALS.
 - BUILDING SHALL COMPLY WITH SECTION D.27-2027 HMC: DRAINAGE OF ROOFS & COURTYARDS.
 - BUILDING SHALL COMPLY W/ SECT. D.27-2028 HMC: CENTRAL HEATING.
 - BUILDING SHALL COMPLY W/ SECT. D.27-2031 HMC: SUPPLY HOT WATER.
 - BUILDING SHALL COMPLY W/ SECT. D.27-2032 HMC: GAS FUELED OR ELECTRIC HEATERS.
 - BUILDING SHALL COMPLY W/ SECT. D.27-2038 HMC: LIGHTING PUBLIC HALLS AND STAIRS.
 - BUILDING SHALL COMPLY W/ SECT. D.27-2040 HMC: LIGHTS NEAR ENTRANCE WAYS AND IN YARDS AND COURTS.
 - BUILDING SHALL COMPLY W/ SECT. D.27-2041 HMC: PEEPHOLES IN ENTRANCE DOORS TO APARTMENTS.
 - BUILDING SHALL COMPLY W/ SECT. D.27-2047 HMC: MAIL SERVICE.
 - BUILDING SHALL COMPLY W/ SECT.D.27-2048 HMC: FLOOR SIGNS.
 - BUILDING SHALL COMPLY W/ SECT. D.27-2049 HMC: STREET NUMBERS ON THE DWELLING.
 - BUILDING SHALL COMPLY W/ SECT. D.27-2051 HMC: MAINTENANCE OF ROOMING UNITS.
 - BUILDING SHALL COMPLY W/ SECT. D.27-2053 HMC: OBLIGATIONS OF OWNER.
 - BUILDING SHALL COMPLY W/ SECTS. D.27-2057 TO D.27-2062 HMC: LIGHTING AND VENTILATION OF ROOMS.
 - BUILDING SHALL COMPLY W/ SECT. D.27-2074 HMC: MINIMUM ROOM SIZES.
 - BUILDING SHALL COMPLY W/ SECT. D.27-2079 HMC: SINGLE ROOM OCCUPANCY.
 - BUILDING SHALL COMPLY W/ SECT. D.27-2097 HMC: REGISTRATION TIME TO FILE.
 - BUILDING SHALL COMPLY W/ SECT. D.27-2105 HMC: IDENTIFICATION OF MANAGING AGENT OR OWNER.
 - PROVIDE NEW WATER METER.

BOILER ROOM NOTES (AS PER SEC. 65 OF MDL.)

- WALLS ENCLOSING BOILER TO BE OF FIREPROOF MATERIAL HAVING A 1HR FIRE RATING. NOTE: 4" SOLID CINDER BLOCK IS GENERALLY USED.
- CEILING OF ENTIRE BOILER ROOM SHALL BE PROPERLY FIRE RETARDED WITH ONE OF THE

- PREMISES TO COMPLY WITH SEC 76 MDL: PLASTER BOARDS COVERED WITH 26 GA METAL (b). METAL LATH AND 3/4" CEMENT OR 1" GYPSUM MORTAR. (c) ROCK LATH AND 3/4" GYPSUM MORTAR.
- FLOOR OF BOILER ROOM SHALL BE OF CONCRETE CONSTRUCTION.
- VENTILATION TO OUTER AIR FOR BOILER ROOM REQUIRED MIN. AREA EQUAL TO SMOKE STACK (NORMALLY 64 SF.) NOTE: WHERE DUCT IS REQUIRED TO PROVIDE FIXED VENTILATION; SAME MUST BE ENCASED IN METAL LATH AND CEMENT ON GYPSUM MORTAR.
- METERS DUMBWATER SHAFTS, ELEVATOR SHAFTS, INTERIOR STAIRS OR REQUIRED OUTSIDE CELLAR ENTRANCES CANNOT BE LOCATED WITHIN BOILER ROOM.
- A MINIMUM OF 18" CLEARANCE REQUIRED BETWEEN BOILER AND ENCLOSING WALLS.
- DOOR TO BOILER ROOM TO BE 1HR TEST FIREPROOF SELF-ENCLOSING AS PER BOARD OF STANDARDS AND APPEALS APPROVAL.
- ELECTRIC LIGHT TO BE PROVIDED WITHIN BOILER ROOM.
- OIL BURNER REMOTE CONTROL SWITCH MUST BE LOCATED OUTSIDE BOILER ROOM.
- NO STORAGE PERMITTED WITHIN BOILER ROOM.

ENERGY NOTES:

- THE HEATING SYSTEM WHEN INSTALLED AS DESIGNED, WILL BE IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCE, AND REGULATIONS. THE SYSTEM WAS DESIGNED AS RECOMMENDED BY THE AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ASSOCIATION GUIDES. THE SYSTEM IS BASED ON THE INSIDE TEMPERATURE BEING MAINTAINED AT 72 F, WHEN THE OUTSIDE TEMPERATURE IS ± 15° F WITH A 15 MPH WIND.
- CALCULATIONS FOR HEATING (HEAT LOSS) ARE BASED ON NEW YORK STATE ENERGY CODE MINIMUM INSULATION STANDARDS AS NOTED BELOW: A. ALL EXTERIOR WALLS U = 0.07 B. ROOF U = 0.05 C. FLOORS EXPOSED TO OUTSIDE U = 0.05 D. FLOORS OVER UNHEATED AREA U = 0.08 E. ALL WINDOW (DOUBLE GLAZING) U = 0.69 F. ENTRANCE DOORS U = 0.40 NOTE U-FACTOR = BTU/HOUR SQUARE FOOT DEGREES FAHRENHEIT TEMPERATURE DIFFERENCE.

SEISMIC NOTES:

- SEISMIC ZONE. NYC IS DEEMED TO BE IN SEISMIC ZONE 2A WITH A FACTOR, OR EFFECTIVE ZERO PERIOD ACCELERATION OF 0.15 IN S1 TYPE ROCK.
- SITE GEOLOGY AND CHARACTERISTICS: SOILS ARE CLASSIFIED WITH REFERENCE TO THE NYC CLASSIFICATION SYSTEM. A NEW SOIL TYPE, S0, IS INTRODUCED FOR HARD ROCK, WITH A FACTOR OF 0.67.
- FOUNDATIONS: PILE CAPS AND CAISSONS ARE TO BE CONNECTED, UNLESS THE SOIL CAN PROVIDE EQUIVALENT RESTRAINT. WOOD STUD WALL PLATES AND SILLS ARE TO BE BOLTED TO FOUNDATIONS.
- ANALYSIS METHOD: EQUIVALENT STATIC LATERAL FORCE PROCEDURE.
- DUAL SYSTEM: THE MOMENT FRAMES ARE REQUIRED TO CARRY AT LEAST 25 PERCENT OF THE LATERAL LOAD CONSIDERED ON THEIR OWN. THE SYSTEM IS INTENDED TO POSSESS SUFFICIENT DUCTILITY BY VIRTUE OF THE MOMENT FRAMES. THE NYC SEISMIC CODE ADDS THE PROVISION THAT THE WALLS OR BRACED FRAME HAVE SUFFICIENT SHEAR CAPACITY TO CARRY 75 PERCENT OF THE CUMULATIVE STORY SHEAR (NOT OVERTURNING).
- BUILDING SEPARATION: BUILDING SEPARATION IS LIMITED TO 1 INCH FOR EVERY 50 FEET OF TOTAL BUILDING HEIGHT.
- MASONRY: THE ACI 530-88 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES HAS BEEN USED O.S.: ALL MASONRY BEARING AND SHEAR WALLS SHALL BE REINFORCED, REGARDLESS OF WHETHER THEY ARE DESIGNED AS REINFORCED OR UNREINFORCED WALLS. MAXIMUM SPACING OF VERTICAL BARS IS 10 FEET. ALL NONBEARING BACK-UP OR INFILL AND NONBEARING PARTITIONS SHALL HAVE MINIMUM ONE-WAY ONLY REINFORCEMENT TO SUPPORTS.
- CONCRETE: ACI 318-89 IS REFERENCE WITHOUT MODIFICATIONS.
- STEEL: THE 1988 UBC REQUIREMENTS OF SECTION 2723 ARE REFERENCED WITHOUT MAJOR MODIFICATIONS.
- TIMBER: THE AITC AND APA PROVISIONS FOR SEISMIC DESIGN OF PLYWOOD OR OTHER DIAPHRAGMS AND SHEAR WALLS ARE REFERENCED.
- COEFFICIENTS:
 - SEISMIC ZONE 2A
 - NEW YORK CITY, Z = 0.15
 - SITE COEFFICIENT FOR SOIL, S = 1.5
 - LATERAL LOAD - RESISTING SYSTEM REINFORCED MASONRY, R_w = 5
 - IMPORTANCE FACTOR OCCUPANCY CATEGORY IV, I = 1
 - THE DESIGN, DETAILS AND NOTES INCLUDED HEREIN ARE IN COMPLIANCE WITH LOCAL LAW 17/95

FINISH AND DETAILS:

- INTERIOR FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH SURFACE FLAME SPREAD RATINGS (PER RS 5 5) AND SHALL BE IN ACCORDANCE WITH TABLE 5-4, C26 504.10.
- WOOD OR OTHER COMBUSTIBLE MATERIALS SHALL BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF C26 667.0 (1938 CODE).
- ALL BATHROOM FLOORS TO BE MADE WATERPROOF WITH MATERIAL APPROVED BY THE DEPARTMENT OF BUILDINGS. WATERPROOF MATERIAL IS TO EXTEND A MINIMUM OF 6" ABOVE THE FLOOR AT THE BASE OF THE WALL.
- SMOKE DETECTORS SHALL BE DIRECTLY WIRED TO THE CIRCUITRY OF THE DWELLING UNIT WITH NO INTERVENING SWITCH AND SHALL BE APPROVED BY THE BOARD OF STANDARDS AND APPEALS.

INTERIOR NOTES (OLD BUILDING CODE):

- ALL INTERIOR WOOD TO BE USED ONLY AS PERMITTED ON SECTION C22 666.0 AND C26 667.0 OF THE NEW YORK CITY BUILDING CODE.
- STAIR SIGNS AS PER SECTION C26 608.0 (NEW CODE).
- ALL INTERIOR ROOMS TO BE MECHANICALLY VENTILATED IN ACCORDANCE W/ VENTILATION AND AIR CONDITIONING RULES EFFECTIVE JUNE 1, 1959.
- ALL ACOUSTICAL OR RATED PARTITIONS TO EXTEND TO FLOOR ABOVE.
- OWNER IS COGNIZANT OF RETROACTIVE REQUIREMENTS OF LOCAL LAW 5/73.
- ALL PENETRATIONS OF RATED CONSTRUCTION SHALL COMPLY WITH SECTION C26 684.0 OF BUILDING CODE.
- ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH ARTICLE 15 OF THE NEW YORK CITY BUILDING CODE.

PHYSICALLY DISABLED FACILITIES NOTES:

NOTE: ALL BATHROOM FIXTURES TO COMPLY WITH LL58/87

- TOILET ROOM HAS DOOR THAT LOCKS AND IS TO BE USED BY NO MORE THAN ONE PERSON AT A TIME.
- ALL PLUMBING WORKS IS TO COMPLY WITH THE NEW YORK CITY BUILDING CODE. WATER CLOSETS
 - FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5LBF. ALL BATHROOM FIXTURES TO COMPLY WITH LL29/89 FOR LOW FLUSH FIXTURES.
 - CONTROLS FOR FLUSH VALVE SHALL BE MOUNTED FOR USE FROM WIDE SIDE OF THE TOILET STALL AND SHALL BE NO MORE THAN 44 INCHES ABOVE THE FLOOR.LAVATORY
 - HOT WATER AND DRAIN PIPES UNDER LAVATORY SHALL BE INSULATED OR OTHERWISE PROTECTED IF THEY ABUT THE CLEARANCE AREA INDICATED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACE UNDER THE LAVATORY.
 - FAUCETS SHALL COMPLY WITH CONTROLS AS SPECIFIED FOR WATER CLOSETS ABOVE. CONVENTIONAL ONE-QUARTER TURN LEVER OPERATED, PUSH TYPE, AND AUTOMATICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE DESIGNS. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCETS REMAIN OPEN FOR AT LEAST 10 SECONDS.SMOKE DETECTORS
 - SMOKE ALARMS TO BE EQUIPPED FOR AUDIBLE AND VISUAL SIGNALS AS PER ANSI A117.1 SEC. 4.26.

DOOR CLOSURE:

- MANEUVERING CLEARANCES AT DOORS TO COMPLY WITH ANSI A117.1 SEC. 4.13.6. CLOSETS
- SHELF HEIGHTS AND HANG ROD HEIGHTS TO BE AS PER ANSI A117.1 SEC. 4.23.

SPECIAL INSPECTIONS AND PROGRESS INSPECTIONS:

- AS PER TITLE 28_NYC BUILDING CODE (EFFECTIVE JULY 2008) SPECIAL INSPECTIONS AND PROGRESS INSPECTIONS SHALL BE PERFORMED FOR ALL ITEMS DESIGNATED BY THE DESIGN APPLICANT. TR-1 FORMS SHALL BE FILED WITH THE NEW YORK CITY DEPARTMENT OF BUILDINGS BY THE SPECIAL/PROGRESS INSPECTION APPLICANTS DESIGNATED BY THE CONTRACTOR PRIOR TO PERMIT AND PRIOR TO SIGN-OFF.
- PRIOR TO APPROVAL:** THE P.E. OR R.A. RESPONSIBLE FOR THE PLANS SHALL IDENTIFY THE REQUIRED SPECIAL/PROGRESS INSPECTIONS AND/OR TESTS PRIOR TO APPROVAL. (DESIGN APPLICANT)
- PRIOR TO PERMIT FILING:** THE SPECIAL/PROGRESS INSPECTION APPLICANT SHALL IDENTIFY, DATE AND DESIGNATE RESPONSIBILITY FOR PERFORMING THE REQUIRED SPECIAL/PROGRESS INSPECTIONS AT PERMIT.
- PRIOR TO SIGN-OFF:** WHEN ALL OR A PORTION OF THE REQUIRED SPECIAL/PROGRESS INSPECTIONS HAVE BEEN SATISFIED THE SPECIAL/PROGRESS INSPECTION APPLICANT SHALL DATE AND CERTIFY COMPLETION OF THE SPECIFIED ITEMS.
- A LICENSED CONCRETE TESTING LABORATORY SHALL BE RETAINED TO PERFORM CONCRETE TESTS. THE LICENSED CONCRETE TESTING LAB SHALL IDENTIFY DATE AND DESIGNATE RESPONSIBILITY FOR CONCRETE TEST CYLINDERS AND CONCRETE DESIGN MIX; THIS NEED NOT BE PERFORMED BY A SPECIAL INSPECTION AGENCY. TAKE FOUR (4) CYLINDERS OF EACH 50 CUBIC YARD OF CONCRETE OF EACH CLASS PLACED ON ANY ONE DAY, TESTING ONE (1) AT 7 DAYS AND THREE (3) AT 28 DAYS. ALSO TAKE TESTS OF SLUMP, TEMPERATURE, AIR CONTENT AND UNIT WEIGHT.
- FORMS SHALL BE FILED BY THE MANUFACTURER AND SUPPLIER, RESPECTIVELY, OF STRUCTURAL MASONRY UNIT AND SHALL INDICATE STRENGTHS OF MASONRY UNITS SUPPLIED

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH BUT NOT LIMITED TO RETAINING ENGINEERING SERVICES, INSPECTION & TESTING COSTS, AND ALL FILING FEES FOR THE FOLLOWING SPECIAL INSPECTIONS AND PROGRESS INSPECTIONS:

SPECIAL AND PROGRESS INSPECTIONS		
CONCRETE: CAST-IN-PLACE		BC 1704.4
CONCRETE: PRECAST		BC 1704.4
CONCRETE TEST CYLINDERS		BC 1905.6
CONCRETE DESIGN MIX		BC 1905.3
MASONRY		BC 1704.5
SOILS: SITE PREPARATION		BC 1704.7.1
SOILS: SITE INVESTIGATION (BORINGS/TEST PITS)		BC 1704.7.4
MECHANICAL SYSTEMS		BC 1704.15
STRUCTURAL SAFETY: STRUCTURAL STABILITY		BC 1704.19
HEATING SYSTEMS		BC 1704.23
FIRESTOP, DRAFTSTOP, AND FIREBLOCK SYSTEMS		BC 1704.25
FOOTING AND FOUNDATION		BC 109.3.1
ENERGY CODE COMPLIANCE INSPECTIONS		BC 109.3.5

SEPARATE APPLICATIONS

THE FOLLOWING ARE TO BE FILED UNDER SEPARATE APPLICATIONS:

APPLICATION:	FILE WITH:	DOB # / FILED BY:
1. CONSTRUCTION EQUIPMENT	D.O.T. PRIOR TO PERMIT	CONTRACTOR
2. ELEVATOR	(D.O.B.)	CONTRACTOR
3. BPP-PARK: TREE PLANTING	(PARKS)	CONTRACTOR
4. BPP-SIDEWALK/CURB/ROAD WORK	(D.O.T.)	220226654
5. SPRINKLER & STANDPIPE	(D.O.B.)	220226645
6. SPRINKLER ALARM	(D.O.B. & FIRE DEPT.)	220226663

ENERGY CODE PROGRESS INSPECTIONS	Table Reference in 13RCNY 5000-01(h) (1) and (2)
PROTECTION OF FOUNDATION INSULATION	IIA1
INSULATION PLACEMENT AND R VALUES	IIA2
FENESTRATION THERMAL VALUES AND RATINGS	IIA3
FENESTRATION RATINGS FOR AIR LEAKAGE	IIA4
FENESTRATION AREAS	IIA5
AIR SEALING AND INSULATION - VISUAL	IIA6
VESTIBULES	IIA9
HVAC AND SERVICE WATER HEATING EQUIPMENT	IIB3
HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS	IIB4
DUCT LEAKAGE TESTING	IIB6
ELECTRICAL METERING	IIc1
INTERIOR LIGHTING POWER	IIc3
LIGHTING CONTROLS	IIc5
EXIT SIGNS	IIc6
ELECTRICAL MOTORS	IIc8
MAINTENANCE INFORMATION	IID1
PERMANENT CERTIFICATE	IID2

PROMESA



PROJECT TITLE:

PROMESA WEST TREMONT RESIDENCE
92 WEST TREMONT AVE.
BRONX, NY 10458

KEY PLAN:



ENGINEERING CONSULTANT:

WEXLER & ASSOC STRUCT ENGR
12 W 32ND STREET | NEW YORK, NY 10001
TEL: 212.643.1500 | FAX: 212.268.8960

MEP CONSULTANT:

ABRAHAM JOSELOW, PE, PC
45 W 34TH ST | NEW YORK, NY 10001
TEL: 212.736.2584 | FAX: 212.736.2520

NO:	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HFD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013



DRAWING TITLE:

NOTES

ARCHITECT:	DATE:
	05/18/2012
OAKLANDER COOGAN & VITTO PC ARCHITECTS WWW.OCVARCH.COM 203 LAFAYETTE STREET 5TH FL NEW YORK CITY NEW YORK 10012 +212 675 6470 +212 675 6728	JOB #: 09J06
	DRAWN BY: key/am
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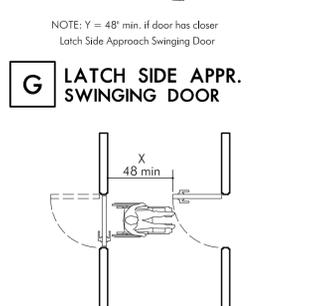
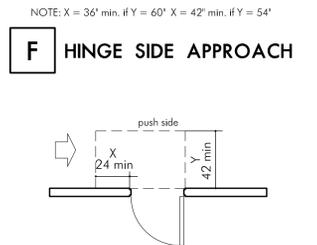
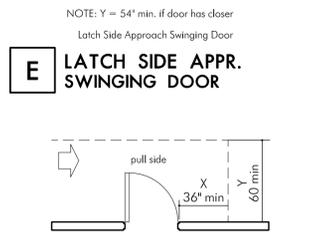
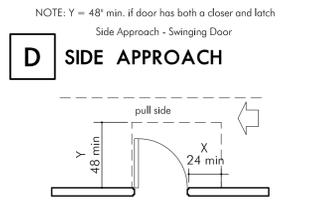
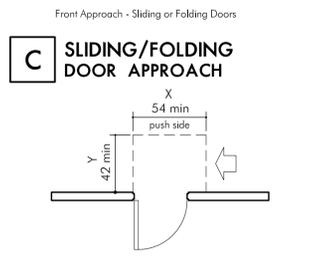
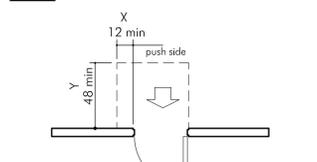
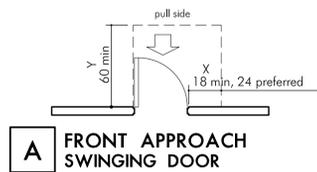
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DOOR CLEARANCES



NOTE: X = 12" min. if door has both a closer and latch
 NOTE: Y = 48" min. if door has both a closer and latch
 NOTE: Y = 54" min. if door has closer
 NOTE: X = 36" min. if Y = 60" X = 42" min. if Y = 54"

ABBREVIATIONS

A.C.	AIR CONDITIONER	JAN.CL.	JANITOR CLOSET
A.D.	AREA DRAIN	JT.	JOINT
A.F.F.	ABOVE FINISHED FLOOR	KIT.	KITCHEN
ALUM	ALUMINUM	K'TTE	KITCHENETTE
APP'D.	APPROVED	LAV.	LAVATORY
A.S.	ALUMINUM SADDLE	LDR.	LEADER
B.C.	BOTTOM OF CURB	LGT.	LIGHT
B.O.	BOTTOM OF	LIN.	LINEN CLOSET
BD.	BOARD	L.P.	LIGHT POLE
BDG.	BUILDING	LR/D	LIVING ROOM/DINING
BLK.	BLOCK	L.W.	LIGHTWEIGHT
BM.	BEAM	MACH.	MACHINE
BOT.	BOTTOM	MAS.	MASONRY
B.P.	BEARING PLATE	MAX.	MAXIMUM
BSA.	BOARD OF STANDARDS & APPEALS	M.C.	MEDICINE CABINET
B.S.B.	BETWEEN STOP BEADS	MECH.	MECHANICAL
BSMT.	BASEMENT	MIN.	MINIMUM
B.U.	BUILT UP	M.O.	MASONRY OPENING
C.I.	CENTER LINE	M.S.	MARBLE SADDLE
CAB.	CABINET	M.D.L.	MULTIPLE DWELLING LAW
CEM.	CEMENT	N.I.C.	NOT IN CONTRACT
CL.	CLOSE	NO.	NUMBER
CLG.	CEILING	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	OPNG.	OPENING
CONT.	CONTINUOUS	OPP.	OPPOSITE HAND
CORR.	CORRIDOR	PART.	PARTITION
CT	CERAMIC TILE OR COOK TOP	PL.	PLASTER
CU.FT.	CUBIC FEET	PLYWD.	PLYWOOD
D.A.	DROPPED ARCH	R.	RANGE
DEPT.	DEPARTMENT	RI.	RISER
DET.	DETAIL	R.D.	ROOF DRAIN
D.H.	DOUBLE HUNG	REIN.	REINFORCE
DIA.	DIAMETER	REF.	REFRIGERATOR
DIM.	DIMENSION	REQ.	REQUIRED
DN.	DOWN	REV.	REVISION
DR.	DOOR	R.U.	REMOVABLE UNIT
DWG.	DRAWING	S.	SINK
EA.	EACH	SAB.	SOUND ATTENUATION
EL.	ELEVATION		BLANKETS
ELEC.	ELECTRIC	SECT.	SECTION
EQUIP.	EQUIPMENT	SF.	SQUARE FEET
EXH.	EXHAUST	SIM.	SIMILAR
EXIST.	EXISTING	S.S.	SERVICE SINK
EXP.	EXPANSION	STD.	STANDARD
EXT.	EXTERIOR	STL.	STEEL
F.A.I.	FRESH AIR INTAKE	STR.	STAIR
F.C.	FIRE CODE	SUSP.	SUSPENDED
FF.	FLOOR DRAIN	T.	TOILET
FIN.	FINISHED FLOOR	T.C.	TOP OF CURB
FL.	FLOOR	T.O.	TOP OF
F.P.	FIREPROOF	T.L.	TRAFFIC LIGHT
F.P.S.C.	FIREPROOF SELF-CLOSING	TYP.	TYPICAL
FT.	FOOT	U.I.	UNDERWRITER'S LAB
GA.	GAUGE	V.C.T.	VINYL COMPOSITION TILE
G.I.	GALVANIZED IRON	VEST.	VESTIBULE
GL.	GLASS	W.	WIDE FLANGE
GOV'T.	GOVERNMENT	W/	WITH
H.B.	HOSE BIBB	W.C.	WATER CLOSET
H.C.	HOLLOW CORE	WD.	WOOD
HGT.	HEIGHT	W.G.	WINDOW GUARD
H.M.	HOLLOW METAL	W.GL.	WIRE GLASS
H.M.C.	HOUSING MAINTENANCE CODE	W.H.	WATER HEATER
HR.	HOUR	W.M.	WASHING MACHINE
NSUL.	INSULATION	W.P.	WATERPROOF
INT.	INTERIOR	W.R.	WATER RESISTANT
		W.W.M.	WELDED WIRE MESH
		Y.D.	YARD DRAIN

SYMBOLS

	DETAIL DESIGNATION		APARTMENT DESIGNATION
	SECTION DESIGNATION		ROOM DESIGNATION
	DOOR DESIGNATION		SMOKE DETECTOR/CARBON MONOXIDE HARD WIRED W/ NO SWITCH OTHER THAN OVER CURRENT DEVICE
	WINDOW DESIGNATION		EXIT SIGN AND LIGHT
	WALL DESIGNATION		FIXED SECURITY BARS
	EXHAUST DUCT		MIN 5% OF ENTIRE BUILDING = DISABLED BODY DWELLING UNITS, SEE BATH & KITCHEN DETAILS
	EXHAUST FAN		
	DIRECTION OF EXHAUST		
	SPOT ELEVATIONS		
	AREA DRAIN		
	FLOOR DRAIN		
	ROOF DRAIN		

LEGEND

PARTITION SCHEDULE

	BRICK		
	CONCRETE WALL		
	8" CONCRETE BLOCK WALL (TWO HOUR FIRE RATED)		
	PARTITION WITHIN APTS, NON-RATED - 2 1/2" 20 GA. METAL STUDS @ 16" O.C. WITH 5/8" (1) LAYER OF FIRECODE GYPSUM BOARD ON BOTH SIDES. (USE 3 5/8" STUD AT ELECTRIC PANEL)		A-400
	PARTITION BETWEEN APTS, 1 HR. RATED - 2 1/2" 20 GA. METAL STUDS @ 16" O.C. WITH (1) LAYER 5/8" GYPSUM BOARD ON ONE SIDE AND (2) LAYERS 5/8" GYPSUM BOARD ON THE OTHER. FIRESTOP TO UNDERSIDE OF SUBFLOOR ABOVE. PROVIDE 2 1/2" S.A.B.'S BETWEEN STUDS. BSA# 453-735M (ONE HOUR FIRE RATED)		A-400
	PARTITION BETWEEN APT. AND PUBLIC HALL, NON-BEARING, 2 HR. RATED - 2-1/2" 20 GA. METAL STUDS @ 16" O.C. WITH (2) LAYERS OF 5/8" FIRECODE GYPSUM BOARD ON EACH SIDE. FIRESTOP TO UNDERSIDE OF SUBFLOOR ABOVE. PROVIDE 2 1/2" S.A.B.'S IN BETWEEN STUDS. PROVIDE ACOUSTIC SEALANT @ TOP AND BOTTOM. BSA# 301-60-5M (TWO HOUR FIRE RATED)		A-400
	CHASE WALL ASSEMBLY - 1 5/8" METAL STUDS IN TWO ROWS @ 16" O.C. WITH 5/8" TILE BACKER BOARD (& 1/4" CERAMIC TILE) EACH SIDE. PROVIDE 5/8" MOISTURE RESISTANT F.C. GYP.BD. IN AREAS WITHOUT CERAMIC TILES. PROVIDE 1 1/2" S.A.B.'S IN BOTH STUD CAVITIES. PROVIDE LATERAL BRACING @ MID-POINT.		A-400
	CHASE WALL ASSEMBLY BETWEEN APTS.- 1 5/8" METAL STUDS IN TWO ROWS @ 16" O.C. WITH 5/8" TILE BACKER BOARD (& 1/4" CERAMIC TILE) ONE SIDE AND (2) LAYERS OF 5/8" GYP.BD. ON THE OTHER SIDE. PROVIDE 5/8" MOISTURE RESISTANT F.C. GYP.BD. IN AREAS WITHOUT CERAMIC TILES. PROVIDE 1 1/2" S.A.B.'S IN BOTH STUD CAVITIES. PROVIDE LATERAL BRACING @ MID-POINT. FIRESTOP TO UNDERSIDE OF SUBFLOOR ABOVE. UL 458 BSA# 553-85-5M (ONE HOUR FIRE RATED)		A-400
	SHAFT WALL - METAL FRAMING WITH (2) LAYERS OF 5/8" FIRECODE GYPSUM BOARD AND 1" GYPSUM CORE BOARD TO BE SECURED TO 25 GA. 1-1/2" C-H METAL STUD. NO SCREWS SHOULD PENETRATE DUCTWORK. FIRESTOP TO UNDERSIDE OF SUBFLOOR ABOVE. BSA# 542-88-5M (TWO HOUR FIRE RATED)		A-400
	INTERIOR 8" CONCRETE BLOCK MASONRY WALL WITH 1-5/8" 20 G.A. METAL STUDS @ 16" O.C. WITH (1) LAYER 5/8" FIRECODE GYPSUM BOARD ON EACH SIDE (USE 3 5/8" STUD AT KITCHENS) MEA# 1-74-M (TWO HOUR FIRE RATED)		A-400
	EXTERIOR 8" CMU WALL GROUT SOLID - 2 1/2" METAL STUDS @ 16" O.C. WITH (1) LAYER OF 5/8" FIRECODE GYPSUM BOARD, WATER RESISTANT GYPSUM BOARD TO BE USED AT WINDOW JAMBS, SILL AND HEADS, WITH R-15 FOIL FACE INSULATION BETWEEN STUDS @ INTERIOR AND 4" BRICK FACE. MEA# 1-74-M (TWO HOUR FIRE RATED)		A-400



PROJECT TITLE:
 PROMESA WEST TREMONT RESIDENCE
 92 WEST TREMONT AVE.
 BRONX, NY 10458

KEY PLAN:

ENGINEERING CONSULTANT:
 WEXLER & ASSOC STRUCT ENGR
 12 W 32ND STREET | NEW YORK, NY 10001
 TEL: 212.643.1500 | FAX: 212.268.8960

MEP CONSULTANT:
 ABRAHAM JOSELOW, PE, PC
 45 W 34TH ST | NEW YORK, NY 10001
 TEL: 212.736.2584 | FAX: 212.736.2520

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HPD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE: ADA CLEARANCES, ABBREV, SYMBOLS & PARTITIONS

ARCHITECT: DATE: 05/18/2012

JOB #: 09J06

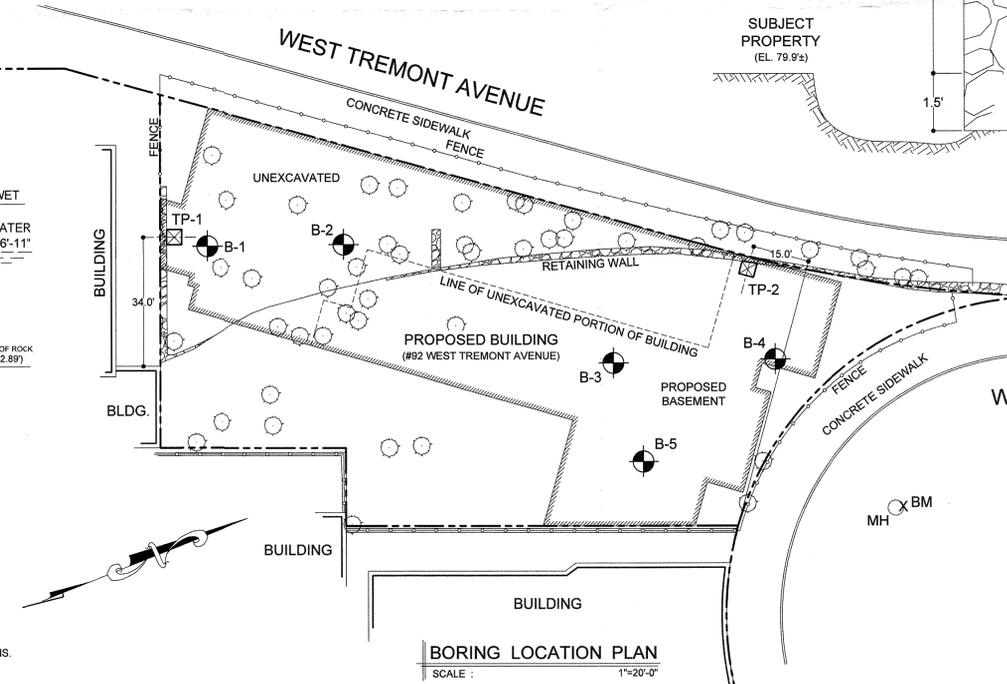
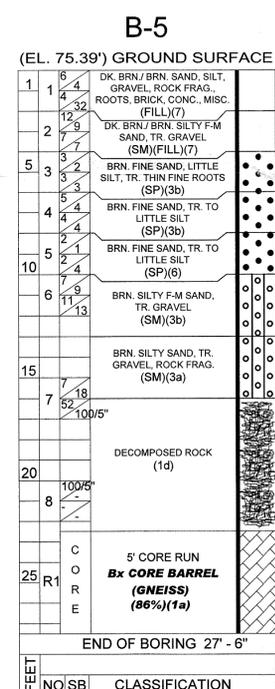
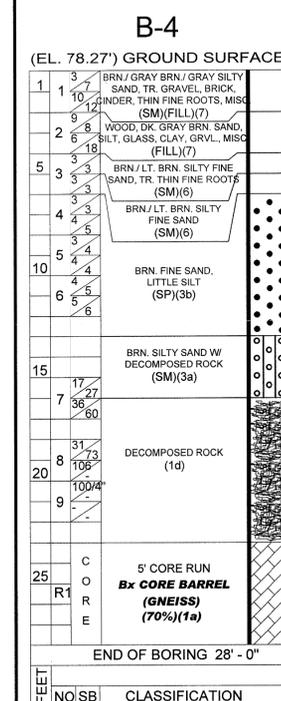
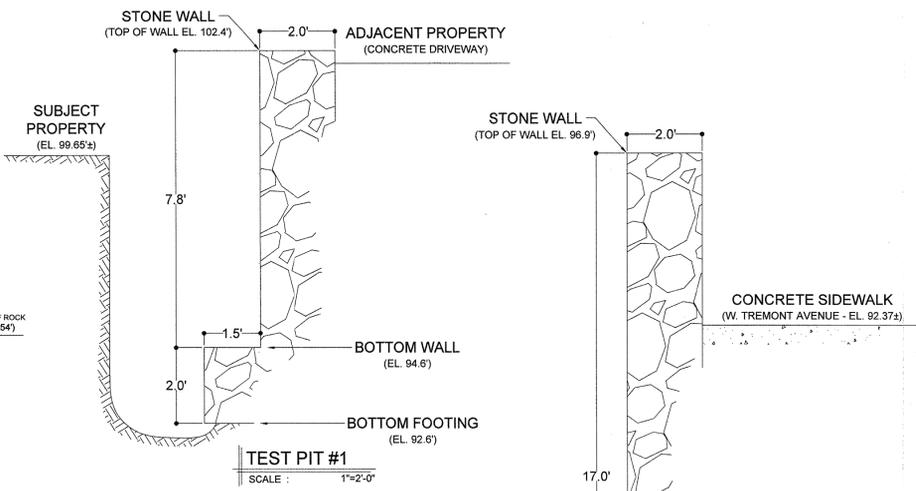
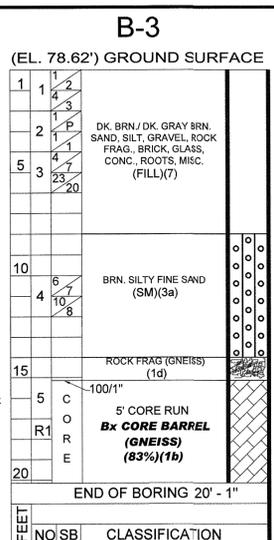
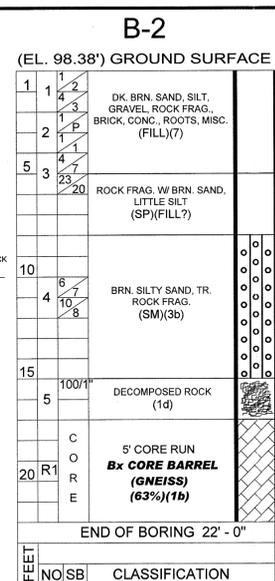
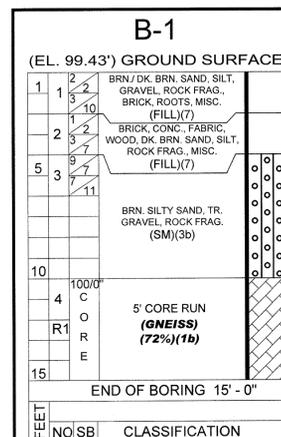
DRAWN BY: key/am

SCALE: NONE

DRAWING #: A-004.00

220177350

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HPD FINAL REVIEW	03/14/2013
4	CONTRACT SET	06/18/2013



UNIFIED SOIL CLASSIFICATION	
SOIL GROUPS	TYPICAL NAMES AND SOIL SYMBOLS
GW	WELL GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES
GP	POORLY GRADED GRAVELS OR GRAVEL SAND MIXTURES, LITTLE OR NO FINES
GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURE
GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURE
SW	WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
SP	POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES
SM	SILTY SANDS, SAND - SILT MIXTURES
SC	CLAYEY SANDS, SAND - CLAY MIXTURES
ML	INORGANIC SILTS, VERY FINE SANDS, CLAYEY SILTS, SLIGHT PLASTICITY
CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS SANDY CLAYS, SILTY CLAYS
OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
Pt	PEAT AND OTHER HIGHLY ORGANIC SOILS

ALLOWABLE SOIL BEARING PRESSURES, N.Y.C. BLDG. CODE TABLE 1804.1		
CLASS OF MATERIALS (Notes 1 & 3)	MAXIMUM ALLOWABLE FOUNDATION PRESSURE (TSF)	MAXIMUM ALLOWABLE FOUNDATION PRESSURE (kPa)
1. BEDROCK (NOTES 2 & 7)		
1a HARD SOUND ROCK - GNEISS, DIABASE, SCHIST	60	5746
1b MEDIUM HARD ROCK - MARBLE, SERPENTINE	40	3830
1c INTERMEDIATE ROCK - SHALE, SANDSTONE	20	1915
1d SOFT ROCK - WEATHERED ROCK	8	766
2. SANDY GRAVEL & GRAVEL (GW, GP) (NOTES 3, 4, 6, & 9)		
2a DENSE	10	958
2b MEDIUM	6	575
3. GRANULAR SOILS (GC, GM, SW, SP, SM, & SC) (NOTES 4, 5, 6, & 9)		
3a DENSE	6	575
3b MEDIUM	3	287
4. CLAYS (SC, CL, & CH) (NOTES 4, 6, 8, & 9)		
4a HARD	5	479
4b STIFF	3	287
4c MEDIUM	2	192
5. SILTS & SILTY SOILS (ML & MH) (NOTES 4, 6, & 9)		
5a DENSE	3	287
5b MEDIUM	1.5	144
6. ORGANIC SILTS, ORGANIC CLAYS, PEATS, SOFT CLAYS, LOOSE GRANULAR SOILS, & VARIED SILTS	SEE 1804.2.1	SEE 1804.2.1
7. CONTROLLED & UNCONTROLLED FILLS	SEE 1804.2.2 OR 1804.2.3	SEE 1804.2.2 OR 1804.2.3

COMPACTION RELATED TO SPOON BLOWS PER FOOT		
	SAND	SILT & CLAY
LOOSE	15 OR LESS	SOFT 10 OR LESS
MEDIUM	16 TO 39	MEDIUM 11 TO 29
DENSE	40 OR MORE	HARD 30 OR MORE

STANDARD PENETRATION TEST (2" SPOON, 140lb HAMMER, 30" FALL)		
"N"	SPOON BLOW COUNT IS GENERALLY SHOWN IN 6" INCREMENTS FOR 2' DRIVE TO OBTAIN BLOWS PER FOOT (N) USE THE 2ND & 3RD 6" INCREMENT	
N=17 BLOWS PER FOOT	ROTARY CASING	SAMPLE SPOON
	2.5	2.0
	HAMMER WEIGHT, POUNDS	140
	HAMMER FALL, INCHES	30

OCV ARCHITECTS, P.C.
 #203 LAFAYETTE STREET, 5th FLOOR, NEW YORK, NEW YORK 10012

SOIL MECHANICS DRILLING CORP.
 subsoil investigations
 3770 MERRICK ROAD * SEAFORD, NEW YORK 11783 * 516 - 221-2333

#92 WEST TREMONT AVENUE
 -SUBSURFACE INVESTIGATION-

BRONX, NEW YORK

PROJECT: #92 WEST TREMONT AVENUE, BRONX, NEW YORK

BORING PLAN (GROUND SURFACE)

DATE: JULY 25, 2011
 PROJECT NO.: 11R407-5
 DRAWING NO.: B-001.00

VERTICAL BORING SCALE: 1/4"=1'-0"
 DATES OF BORING: JULY 5th, 12th, 15th, & 19th, 2011

DRAWING DATE: JULY 25, 2011
 DWN. BY: JMR
 CKD. BY: CV

DRAWING NUMBER: 11R407-5
 SHEET 1 OF 1

- NOTES:
- SOIL DESCRIPTIONS ARE BY VISUAL EXAMINATION OF SOIL SAMPLES RECOVERED DURING DRILLING OPERATIONS.
 - SOIL DESCRIPTIONS ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
 - GROUND WATER WAS MEASURED INSIDE THE DRILL CASING AT THE COMPLETION OF EACH BOREHOLE.
 - SOIL STRATIFICATIONS ARE ACCURATE TO WITHIN TWO FEET VERTICALLY.
 - ELEVATIONS WERE REFERENCED TO B.M. - AT RIM OF MANHOLE COVER IN ROADWAY. ACTUAL ELEVATION GIVEN 74.72'.
 - SOIL SAMPLES WERE OBTAINED USING A CENTRAL MINE EQUIPMENT (CME) AUTOMATIC TRIP HAMMER.
 - BORINGS DRILLED ARE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE REQUIREMENTS.

DRAWING TITLE:
SOIL ANALYSIS

ARCHITECT: 
 OAKLANDER COOGAN & VITTO P.C.
ARCHITECTS
 WWW.OCVARCH.COM
 203 LAFAYETTE STREET 5TH FL
 NEW YORK CITY NEW YORK 10012
 212 675 6470 • 212 675 6728

DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: key/am
 SCALE: NTS

2010 New York Energy Conservation Construction Code

Section 1: Project Information

Project Type: **New Construction**
Project Title : Promesa West Tremont Residence

Construction Site: 92 West Tremont Avenue Bronx, NY 10458	Owner/Agent: Thomas Brown ACACIA	Designer/Contractor: John Coogan OCV Architects 203 Lafayette St New York, NY 10012 212-675-6470
---	--	---

Section 2: General Information

Building Location (for weather data): **Bronx, New York**
Climate Zone: **4a**
Building Type for Envelope Requirements: **Residential**
Vertical Glazing / Wall Area Pct.: **18%**

Activity Type(s): **Floor Area**
Total Floor Area (Multifamily): **62711**

Section 3: Requirements Checklist

Envelope **PASSES**: Design 5% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(s)
Roof 1: Insulation Entirely Above Deck	8058	---	30.0	0.032	0.048
Roof 2: Other Roof (s)	558	---	---	0.028	0.027
Exterior Wall 1: Concrete Block*, Solid Gouted, Normal Density, Furring: Metal	24191	15.0	19.5	0.037	0.090
Window 1: Metal Frame: Double Pane with Low-E, Clear, SHGC 0.40	4907	---	---	0.480	0.550
Door 1: Insulated Metal, Swinging	105	---	---	0.140	0.700
Door 2: Glass (> 50% glazing): Metal Frame, Entrance Door, SHGC 0.29	290	---	---	0.590	0.850
Basement Wall 1: Solid Concrete: 12" Thickness, Normal Density, Furring: None, Wall Ht 10.2, Depth B.G. 0.0	4856	---	11.5	0.076	0.108
Floor 1: Slab-On-Grade: Unheated, Horizontal with vertical 2 ft.	472	---	10.0	---	---

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Other components require supporting documentation for proposed U-factors.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- Windows, doors, and skylights certified as meeting leakage requirements.
- Component R-values & U-factors labeled as certified.
- No roof insulation is installed on a suspended ceiling with removable ceiling panels.

Project Title: Promesa West Tremont Residence
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Exceptions:

- Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device.
- Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are not required to have a separate switch for general area lighting.
- Independent controls for each space (switch/occupancy sensor).

Exceptions:

- Areas designated as security or emergency areas that must be continuously illuminated.
- Lighting in stairways or corridors that are elements of the means of egress.
- Master switch at entry to hotel/motel guest room.
- Individual dwelling units separately metered.
- Medical task lighting or architectural display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.
- Each space required to have a manual control also allows for reducing the connected lighting load by at least 50 percent by either controlling all luminaires, dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or switching each luminaire or each lamp.

Exceptions:

- Only one luminaire in space.
- An occupant-sensing device controls the area.
- The area is a corridor, storeroom, rest room, public lobby or sleeping unit.
- Areas that use less than 0.6 Watts/sq.ft.
- Automatic lighting shut-off control in buildings larger than 5,000 sq.ft.

Exceptions:

- Sleeping units, patient care areas; and spaces where automatic shut-off would endanger safety or security.
- Photoacoustic/astronomical time switch on exterior lights.

Exceptions:

- Lighting intended for 24 hour use.
- Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).
- Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair.

Exterior Lighting **PASSES**: Design 70% better than code.

Section 5: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2010 New York Energy Conservation Construction Code requirements in COMcheck Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist.

John
Name - Title Signature Date

Project Title: Promesa West Tremont Residence
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- Other components have supporting documentation for proposed U-factors.
- Insulation installed according to manufacturer's instructions. In substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.
- Cargo doors and loading dock doors are weather sealed.
- Recessed lighting fixtures installed in the building envelope are Type IC rated as meeting ASTM E283, are sealed with gasket or caulk.
- Building entrance doors have a vestibule equipped with self-closing devices.
 - Building entrances with revolving doors.
 - Doors not intended to be used as a building entrance.
 - Doors that open directly from a space less than 3000 sq. ft. in area.
 - Doors used primarily to facilitate vehicular movement or materials handling and adjacent personnel doors.
 - Doors opening directly from a sleeping/dwelling unit.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2010 New York Energy Conservation Construction Code requirements in COMcheck Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist.

When a Registered Design Professional has stamped and signed this page, they are attesting that to the best of his/her knowledge, belief, and professional judgment, such plans or specifications are in compliance with this Code.

John
Name - Title Signature Date

Project Title: Promesa West Tremont Residence
Data filename: L:\Promesa_Tremont\Text\Environmental\COMcheck\ajpc.docx
Report date: 07/20/12
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2010 New York Energy Conservation Construction Code

Section 1: Project Information

Project Type: **New Construction**
Project Title : Promesa West Tremont Residence
Exterior Lighting Zone: **2 (Residentially zoned area)**

Construction Site: 92 West Tremont Avenue Bronx, NY 10458	Owner/Agent: Thomas Brown ACACIA	Designer/Contractor: John Coogan OCV Architects 203 Lafayette St New York, NY 10012 212-675-6470
---	--	---

Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
Side Yard (Illuminated area of facade wall or surface)	312 ft ²	0.1	No	31	128
Front door (Main entry)	8 ft of door width	20	Yes	120	78
Main door @ cellar (Other door (not main entry))	3 ft of door width	20	Yes	60	26
Boiler Rm. (Other door (not main entry))	8 ft of door width	20	Yes	120	64
Recreation Rm. (Other door (not main entry))	8 ft of door width	20	Yes	120	32
Recreation Rm. (Other door (not main entry))	8 ft of door width	20	Yes	120	32
Recreation Rm. (Other door (not main entry))	8 ft of door width	20	Yes	120	32
Fire Stair B - Side Yard (Other door (not main entry))	3 ft of door width	20	Yes	60	32
Green Roof (Special feature area)	604 ft ²	0.14	Yes	85	64
Fire Stair A - Roof (Other door (not main entry))	3 ft of door width	20	Yes	60	32
Fire Stair B - Roof (Other door (not main entry))	3 ft of door width	20	Yes	60	32
Green Roof (Other door (not main entry))	3 ft of door width	20	Yes	60	154
Stair-Terrace 1 (Stairway)	51 ft ²	1	Yes	51	40
Stair-Terrace 2 (Stairway)	19 ft ²	1	Yes	19	30
Ramp (Walkway < 10 feet wide)	65 ft of walkway length	0.7	Yes	46	50
Terrace 3 & 4 (Special feature area)	411 ft ²	0.14	Yes	58	96
Side yard (Special feature area)	855 ft ²	0.14	Yes	121	300
		Total Tradable Watts*		1279	1094
		Total Allowed Watts**		1310	
		Total Allowed Supplemental Watts**		600	

* Wattage tradeoffs are only allowed between tradable areas/surfaces.
** A supplemental allowance equal to 800 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID / Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Watt. (C x D)	E
Side Yard (Illuminated area of facade wall or surface 312 ft ²): Non-tradable Wattage LED: N: Other	1	9	14	126
Front door (Main entry 6 ft of door width): Tradable Wattage Compact Fluorescent 11: U: Spiral 28W / Electronic	1	3	26	78

Project Title: Promesa West Tremont Residence
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2010 New York Energy Conservation Construction Code

Section 1: Project Information

Project Type: **New Construction**
Project Title : Promesa West Tremont Residence

Construction Site: 92 West Tremont Avenue Bronx, NY 10458	Owner/Agent: Thomas Brown ACACIA	Designer/Contractor: John Coogan OCV Architects 203 Lafayette St New York, NY 10012 212-675-6470
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Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B x C)
Total Floor Area (Multifamily)	62711	0.7	43898
			Total Allowed Watts = 43898

Section 3: Interior Lighting Fixture Schedule

A Fixture ID / Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Watt. (C x D)	E
Total Floor Area (Multifamily 62711 sq.ft.)				
Linear Fluorescent 1: A: Boiler Rm./Rec Rm./Jan. Cl. / 48" T8 32W (Super T8) / Electronic	2	61	84	3904
Linear Fluorescent 2: B: Laundry Rm. / 48" T8 32W / Electronic	2	3	84	192
Linear Fluorescent 3: C: public halls / 48" T8 28W / Electronic	1	139	28	3892
LED: CC: Public Hall / Other	1	7	13	91
Linear Fluorescent 4: D: Stairs / 24" T8 17W / Electronic	2	34	34	1156
LED: F: Lobby/Vest./Elev. Lobby / Other / Electronic	1	33	59	1947
Linear Fluorescent 5: G: Office/Rec Rm./Lounge/ / 22" T8 14W / Electronic	2	12	28	336
Linear Fluorescent 6: K: Mail / Other / Electronic	1	2	42	84
LED: M: Lobby / Other / Electronic	1	1	60	60
			Total Proposed Watts = 11682	

Section 4: Requirements Checklist

Lighting Wattage:

- Total proposed watts must be less than or equal to total allowed watts.

Allowed Watts	Proposed Watts	Complies
43898	11682	YES

Controls, Switching, and Wiring:

- Daylight zones under skylights more than 15 feet from the perimeter have lighting controls separate from daylight zones adjacent to vertical fenestration.
- Daylight zones have individual lighting controls independent from that of the general area lighting.

Project Title: Promesa West Tremont Residence
Data filename: L:\Promesa_Tremont\Text\Environmental\COMcheck\ajpc.docx
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Main door @ cellar (Other door (not main entry) 3 ft of door width): Tradable Wattage	1	1	26	26
Compact Fluorescent 12: Spiral 28W / Electronic	2	2	32	64
Boiler Rm. (Other door (not main entry) 6 ft of door width): Tradable Wattage	2	1	32	32
Compact Fluorescent 2: H: Wall mount / Quad 2-pin 28W / Electronic	2	1	32	32
Recreation Rm. (Other door (not main entry) 6 ft of door width): Tradable Wattage	2	1	32	32
Compact Fluorescent 3: H: Quad 2-pin 28W / Electronic	2	1	32	32
Recreation Rm. (Other door (not main entry) 6 ft of door width): Tradable Wattage	2	1	32	32
Compact Fluorescent 4: H: Quad 2-pin 28W / Electronic	2	1	32	32
Fire Stair B - Side Yard (Other door (not main entry) 3 ft of door width): Tradable Wattage	2	1	32	32
Compact Fluorescent 5: H: Quad 2-pin 28W / Electronic	2	2	32	64
Green Roof (Special feature area 604 ft ²): Tradable Wattage	2	2	32	64
Compact Fluorescent 6: H: Quad 2-pin 28W / Electronic	1	1	32	32
Fire Stair A - Roof (Other door (not main entry) 3 ft of door width): Tradable Wattage	1	1	32	32
Compact Fluorescent 7: O: Quad 2-pin 28W / Electronic	1	1	32	32
Fire Stair B - Roof (Other door (not main entry) 3 ft of door width): Tradable Wattage	1	1	32	32
Compact Fluorescent 8: O: Quad 2-pin 28W / Electronic	1	2	32	64
Green Roof (Other door (not main entry) 3 ft of door width): Tradable Wattage	1	9	10	90
LED: Y: Other / Electronic	1	4	10	40
Stair-Terrace 1 (Stairway 51 ft ²): Tradable Wattage	1	3	10	30
LED: Y: Other / Electronic	1	3	10	30
Stair-Terrace 2 (Stairway 19 ft ²): Tradable Wattage	1	5	10	50
Ramp (Walkway < 10 feet wide 65 ft of walkway length): Tradable Wattage	1	5	10	50
LED: Y: Other / Electronic	2	3	32	96
Terrace 3 & 4 (Special feature area 411 ft ²): Tradable Wattage	1	4	75	300
Compact Fluorescent 10: H: Quad 2-pin 28W / Electronic	1	4	75	300
Side yard (Special feature area 855 ft ²): Tradable Wattage				1094
Incandescent 2: L: Incandescent 75W				1094
				Total Tradable Proposed Watts = 1094

Section 4: Requirements Checklist

Lighting Wattage:

- Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.
- Compliance: Passes using supplemental allowance watts.

Controls, Switching, and Wiring:

- All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting.
- Lighting not designated for dusk-to-dawn operation is controlled by either a photosensor (with time switch), or an astronomical time switch.
- Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.
- All time switches are capable of retaining programming and the time setting during loss of power for a period of at least 10 hours.

Exterior Lighting Efficacy:

- All exterior building grounds luminaires that operate at greater than 100W have minimum efficacy of 60 lumen/watt.

Exceptions:

- Lighting that has been claimed as exempt and is identified as such in Section 3 table above.
- Lighting that is specifically designated as required by a health or life safety statute, ordinance, or regulation.
- Emergency lighting that is automatically off during normal building operation.
- Lighting that is controlled by motion sensor.

Exterior Lighting **PASSES**: Design 76% better than code.

Section 5: Compliance Statement

Project Title: Promesa West Tremont Residence
Data filename: L:\Promesa_Tremont\Text\Environmental\COMcheck\ajpc.docx
Report date: 07/20/12
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PROJECT TITLE:
PROMESA WEST TREMONT RESIDENCE
92 WEST TREMONT AVE.
BRONX, NY 10458

KEY PLAN:

ENGINEERING CONSULTANT:

WEXLER & ASSOC STRUCT ENGR
12 W 32ND STREET | NEW YORK, NY 10001
TEL: 212.643.1500 | FAX: 212.268.8960

MEP CONSULTANT:

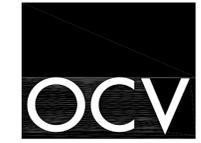
ABRAHAM JOSELOW, PE, PC
45 W 34TH ST | NEW YORK, NY 10001
TEL: 212.736.2584 | FAX: 212.736.2520

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HDR FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE:

ENERGY COMPLIANCE

ARCHITECT:



OAKLANDER COOGAN & VITTO PC
ARCHITECTS
WWW.OCVARCH.COM
203 LAFAYETTE STREET 5TH FL
NEW YORK CITY NEW YORK 10012
+212 675 6470 +212 675 6728

DATE:

05/18/2012

JOB #:

09J06

DRAWN BY:

key/am

SCALE:

DRAWING #:

EC-006

PAGE #:

220177350



2010 New York Energy Conservation Construction Code

Section 1: Project Information

Project Type: New Construction

Project Title : Promesa West Tremont Residence

Construction Site: 92 West Tremont Avenue Bronx, NY 10458
Owner/Agent: Thomas Brown ACACIA
Designer/Contractor: John Coogan OCV Architects 203 Lafayette St New York, NY 10012 212-675-8470

Section 2: General Information

Building Location (for weather data): Bronx, New York
Climate Zone: 4a

Section 3: Mechanical Systems List

Table with 3 columns: Quantity, System Type & Description, and details for HVAC System 1 and Plant 1.

Section 4: Requirements Checklist

Requirements Specific To: HVAC System 1 :

- 1. Equipment minimum efficiency: Heat Pump: 3.20 COP 10.60 EER
2. Integrated economizer is required for this location and system.

Exception(s):

- Air/evap condenser and extensive outside-air filtration
Air/evap condenser serving space with open-case refrigeration

Requirements Specific To: Plant 1 :

- 1. Equipment minimum efficiency: Boiler Thermal Efficiency 75% Et 80% Eo
2. Loop temperature controlled with 20 degrees F deadband where neither cooling low/return cooler nor boiler can operate
3. Two-position valve on each heat pump having total heat pump system power >10hp
4. Newly purchased heating equipment meets the efficiency requirements
5. Systems with multiple boilers have automatic controls capable of sequencing boiler operation
6. Hydronic heating systems comprised of a single boiler and >500 kBtu/h input design capacity include either a multistaged or modulating burner

Generic Requirements: Must be met by all systems to which the requirement is applicable:

- 1. Plant equipment and system capacity no greater than needed to meet loads
Exception(s):
Standby equipment automatically off when primary system is operating

Project Title: Promesa West Tremont Residence
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2010 New York Energy Conservation Construction Code

The following list provides more detailed descriptions of the requirements in Section 4 of the Mechanical Compliance Certificate.

Requirements Specific To: HVAC System 1 :

- 1. The specified heating and/or cooling equipment is covered by the ASHRAE 90.1 Code and must meet the following minimum efficiency: Heat Pump: 3.20 COP 10.60 EER
2. An integrated economizer is required for individual cooling systems over 54 kBtu/h in the selected project location.
3. An economizer is not required due to unusual outside air filtration requirements.
4. An economizer is not required for systems having air- or evaporatively cooled condensers.
5. An economizer is not required for systems having air or evaporatively cooled condensers that serve spaces with open-case refrigeration.

Requirements Specific To: Plant 1 :

- 1. The specified heating and/or cooling equipment is covered by the ASHRAE 90.1 Code and must meet the following minimum efficiency: Boiler Thermal Efficiency 75% Et 80% Eo
2. Loop temperature controlled with 20 degrees F deadband where neither cooling low/return cooler nor boiler can operate.
3. Two-position valve must be provided on each heat pump where the total heat pump system power is greater than 10 hp.
4. The specified heating equipment is covered by Federal minimum efficiency requirements.
5. Systems with multiple boilers have automatic controls capable of sequencing the operation of the boilers.
6. Hydronic heating systems comprised of a single boiler and >500 kBtu/h input design capacity include either a multistaged or modulating burner.

Generic Requirements: Must be met by all systems to which the requirement is applicable:

- 1. All equipment and systems must be sized to be no greater than needed to meet calculated loads.
2. Each heating or cooling system serving a single zone must have its own temperature control device.
3. Each humidification system must have its own humidity control device.
4. Design heating and cooling loads for the building must be determined using procedures in the ASHRAE Handbook of Fundamentals or an approved equivalent calculation procedure.
5. The system or zone control must be a programmable thermostat or other automatic control meeting the following criteria:
6. The system must supply outside ventilation air as required by Chapter 4 of the International Mechanical Code.
7. Air ducts must be insulated to the following levels:

- Multiple units controlled to sequence operation as a function of load
2. Minimum one temperature control device per system
3. Minimum one humidity control device per installed humidification/dehumidification system
4. Load calculations per ASHRAE/ACCA Standard 153.
5. Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup
6. Continuously operating zones
7. R-5 supply and return air duct insulation in unconditioned spaces
8. Ducts located within equipment
9. Mechanical fasteners and sealants used to connect ducts and air distribution equipment
10. Hot water pipe insulation: 1.5 in. for pipes <=1.5 in. and 2 in. for pipes >1.5 in.
11. Operation and maintenance manual provided to building owner
12. Hot water distribution systems >= 300 kBtu/h must have one of the following:
13. Balancing devices provided in accordance with IMC (2009) 803.17
14. Demand control ventilation (DCV) present for high design occupancy areas (>40 person/1000 ft2 in spaces >500 ft2) and served by systems with any one of 1) an air-side economizer, 2) automatic modulating control of the outdoor air damper, or 3) a design outdoor airflow greater than 3000 cfm.
15. Outdoor air supply and exhaust systems must have motorized dampers that automatically shut when the systems or spaces served are not in use.
16. All freeze protection systems, including self-regulating heat tracing, must include automatic controls capable of shutting off the systems when outside air temperatures are above 40°F or when the conditions of the protected fluid will prevent freezing.
17. Individual fan systems with a design supply air capacity of 5000 cfm or greater and minimum outside air supply of 70 percent or greater of the supply air capacity must have an energy recovery system with at least a 50 percent effectiveness.
18. Hazardous exhaust systems, commercial kitchen and clothes dryer exhaust systems that the International Mechanical Code prohibits the use of energy recovery systems.

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- a) Supply and return air ducts for conditioned air located in unconditioned spaces (spaces neither heated nor cooled) must be insulated with a minimum of R-5.
b) Supply and return air ducts and plenums must be insulated to a minimum of R-8 when located outside the building.
c) When ducts are located within exterior components (e.g., floors or roofs), minimum R-8 insulation is required only between the duct and the building exterior.
8. Mechanical fasteners and seals, mastic, or gaskets must be used when connecting ducts to fans and other air distribution equipment, including multiple-zone terminal units.
9. All joints, longitudinal and transverse seams, and connections in ductwork must be securely sealed using weldments; mechanical fasteners with seals, gaskets, or mastic; mesh and mastic sealing systems; or tapes.
10. All pipes serving space-conditioning systems must be insulated as follows:
Hot water piping for heating systems:
Chilled water, refrigerant, and brine piping systems:
Steam piping:
Exception(s):
11. Operation and maintenance documentation must be provided to the owner that includes at least the following information:
a) equipment capacity (input and output) and required maintenance actions
b) equipment operation and maintenance manuals
c) HVAC system control maintenance and calibration information, including wiring diagrams, schematics, and control sequence descriptions; desired or field-determined set points must be permanently recorded on control drawings, at control devices, or, for digital control systems, in programming comments
12. Hot water space-heating systems with a capacity exceeding 300 kBtu/h supplying heated water to comfort conditioning systems must include controls that automatically reset supply water temperatures by representative building loads (including return water temperature) or by outside air temperature.
13. Balancing devices provided in accordance with IMC (2009) 803.17.
14. Demand control ventilation (DCV) required for high design occupancy areas (>40 person/1000 ft2 in spaces >500 ft2) and served by systems with any one of 1) an air-side economizer, 2) automatic modulating control of the outdoor air damper, or 3) a design outdoor airflow greater than 3000 cfm.
Exception(s):
- Systems with heat recovery.
- Multiple-zone systems without DDC of individual zones communicating with a central control panel.
- Systems with a design outdoor airflow less than 1200 cfm.
- Spaces where the supply airflow rate minus any makeup or outgoing transfer air requirement is less than 1200 cfm.

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- Systems serving spaces that are heated and not cooled to less than 60°F.
Where more than 60 percent of the outdoor heating energy is provided from site-recovered or site solar energy.
Heating systems in climates with less than 3600 HDD.
Cooling systems in climates with a 1 percent cooling design wet-bulb temperature less than 84°F.
Systems requiring dehumidification that employ energy recovery in series with the cooling coil.
Laboratory fume hood exhaust systems that have either a variable air volume system capable of reducing exhaust and makeup air volume to 50 percent or less of design values or, a separate make up air supply meeting the following makeup air requirements:
a) at least 75 percent of exhaust flow rate, b) heated to no more than 2°F below room setpoint temperature, c) cooled to no lower than 3°F above room setpoint temperature, d) no humidification added, e) no simultaneous heating and cooling.

Section 5: Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2010 New York Energy Conservation Construction Code requirements in COMcheck Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist:

John Name - Title Signature Date

Section 6: Post Construction Compliance Statement

- HVAC record drawings of the actual installation, system capacities, calibration information, and performance data for each equipment provided to the owner.
HVAC O&M documents for all mechanical equipment and system provided to the owner by the mechanical contractor.
Written HVAC balancing and operations report provided to the owner.

The above post construction requirements have been completed.

Principal Mechanical Designer-Name Signature Date

Project Title: Promesa West Tremont Residence
Data filename: L:\Promesa_Tremont\Text\Environmental\COMcheck1ajpc.docx
Report date: 07/20/12
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- 15. Outdoor air supply and exhaust systems must have motorized dampers that automatically shut when the systems or spaces served are not in use. Dampers must be capable of automatically shutting off during pre-occupancy building warm-up, cool-down, and setback, except when ventilation reduces energy costs (e.g., night purge) or when ventilation must be supplied to meet code requirements.
16. All freeze protection systems, including self-regulating heat tracing, must include automatic controls capable of shutting off the systems when outside air temperatures are above 40°F or when the conditions of the protected fluid will prevent freezing.
17. Individual fan systems with a design supply air capacity of 5000 cfm or greater and minimum outside air supply of 70 percent or greater of the supply air capacity must have an energy recovery system with at least a 50 percent effectiveness.
18. Hazardous exhaust systems, commercial kitchen and clothes dryer exhaust systems that the International Mechanical Code prohibits the use of energy recovery systems.
19. Systems serving spaces that are heated and not cooled to less than 60°F.
20. Where more than 60 percent of the outdoor heating energy is provided from site-recovered or site solar energy.
21. Heating systems in climates with less than 3600 HDD.
22. Cooling systems in climates with a 1 percent cooling design wet-bulb temperature less than 84°F.
23. Systems requiring dehumidification that employ energy recovery in series with the cooling coil.
24. Laboratory fume hood exhaust systems that have either a variable air volume system capable of reducing exhaust and makeup air volume to 50 percent or less of design values or, a separate make up air supply meeting the following makeup air requirements:
a) at least 75 percent of exhaust flow rate, b) heated to no more than 2°F below room setpoint temperature, c) cooled to no lower than 3°F above room setpoint temperature, d) no humidification added, e) no simultaneous heating and cooling.

Project Title: Promesa West Tremont Residence
Data filename: L:\Promesa_Tremont\Text\Environmental\COMcheck1ajpc.docx
Report date: 07/20/12
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PROJECT TITLE:
PROMESA WEST TREMONT RESIDENCE
92 WEST TREMONT AVE.
BRONX, NY 10458

KEY PLAN:

ENGINEERING CONSULTANT:
WEXLER & ASSOC STRUCT ENGR
12 W 32ND STREET | NEW YORK, NY 10001
TEL: 212.643.1500 | FAX: 212.268.8960

MEP CONSULTANT:
ABRAHAM JOSELOW, PE, PC
45 W 34TH ST | NEW YORK, NY 10001
TEL: 212.736.2584 | FAX: 212.736.2520

Table with 3 columns: NO., REVISION, DATE. Includes entries for DOB APPROVAL, SWA COMMENTS, HRF FINAL REVIEW, and CONTRACT SET.

DRAWING TITLE: ENERGY COMPLIANCE

ARCHITECT: DATE: 05/18/2012
JOB #: 09J06
DRAWN BY: key/am
SCALE:

EC-007

PAGE #:

220177350

Project Title: Promesa West Tremont Residence
Data filename: L:\Promesa_Tremont\Text\Environmental\COMcheck1ajpc.docx
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NOTE: ALL CURB, SIDEWALK AND ROADWAY PAVEMENT, PEDESTRIAN RAMPS, 5'X5' CONCRETE FLAGS, ETC. TO COMPLY WITH D.O.T. REGULATIONS.

LEGEND:		LIST OF ESTIMATE QUANTITIES		
NEW ASPHALTIC CONC.		New Curb	330'-3"	Lin. ft.
CURB CUT		New Sidewalk (4" slab)	5,130	Sq. ft.
LIGHT POLE		New Driveway (7" slab)	none	Sq. ft.
FIRE HYDRANT		New Roadway	364	Sq. yds.
WATER MANHOLE		New Trees	11	Each
EXISTING TREE		New CBs	none	Each
		New Dip	none	Lin. ft.
		New Manholes	none	Each
NEW TREE				

GENERAL REQUIREMENTS
 1. ALL DESIGN, MATERIALS, CONSTRUCTION METHODS AND WORKMANSHIP SHALL COMPLY WITH THE FOLLOWING PUBLICATIONS OF THE BUREAU OF HIGHWAYS: STANDARD SPECIFICATIONS, STANDARD DETAILS OF CONSTRUCTION; RULES OF THE BUREAU OF HIGHWAY OPERATIONS; GUIDELINES FOR THE DESIGN OF INFRASTRUCTURE COMPONENTS.
 2. ALL NON STANDARD MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE SPECIFICALLY APPROVED IN WRITING BY THE DOB.
 3. ANY WORK NOT COMPLYING WITH THE REQUIREMENTS OF THE DOT SHALL BE REMOVED AND REPLACED.
 4. THIS PLAN SHALL BE VALID FOR THE ISSUANCE OF CONSTRUCTION PERMITS FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL OR SELF-CERTIFICATION, AS APPLICABLE.
 5. ALL SIDEWALK AND STREET AREAS CONSTRUCTED UNDER THIS PLAN SHALL REMAIN OPEN TO THE PUBLIC AT ALL TIMES.

ISSUANCE OF PERMITS
 6. NO SIDEWALK, CURB OR ROADWAY WORK SHALL BE DONE WITHOUT A PERMIT FROM THE BOROUGH HIGHWAY SUPERINTENDENT. APPLICATION SHALL BE MADE THREE DAYS BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL HAVE ALL REQUIRED INSURANCE COVERAGE ON FILE.
 7. NO WORK ON DRAINAGE STRUCTURES SHALL BE DONE WITHOUT A PERMIT FROM THE BOROUGH OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 8. ANY VAULT WORK AT THE SITE SHALL BE DONE AS PER THE APPLICABLE RULES OF THE DOT AND THE DEPT. OF BUILDINGS.

CONSTRUCTION ACTIVITY
 9. A CONSTRUCTION PLAN SHOWING MAINTENANCE AND PROTECTION OF TRAFFIC, INCLUDING PLACEMENT OF SIDEWALK BRIDGES, BARRIERS AND SIGNAGE, SHALL BE SUBMITTED TO THE BOROUGH HIGHWAY OFFICE BEFORE CONSTRUCTION BEGINS.
 10. NO SIDEWALK SHALL BE CLOSED WITHOUT A PERMIT. PEDESTRIAN AND TRAFFIC SAFETY SHALL BE PROTECTED AT ALL TIMES. ROADWAY CLOSINGS SHALL BE AS DIRECTED.
 11. THE SITE SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION.
 12. PERMITS SHALL BE PRESENTED FROM ALL PUBLIC AGENCIES AND UTILITIES HAVING OWNERSHIP OF STRUCTURES RELOCATED OR REMOVED DURING CONSTRUCTION.
 13. ALL PAVEMENT MARKINGS INCLUDING THERMOPLASTIC LANE DIVIDERS, REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN KIND TO THE BUREAU OF TRAFFIC STDS.
 14. ALL EXISTING CATCH BASINS ON SITE SHALL BE CLEANED AND MADE OPERABLE.
 15. ALL DAMAGE CAUSED BY CONSTRUCTION ON THIS PROJECT OUTSIDE THE PROJECT LIMITS SHALL BE REPAIRED AS DIRECTED.
 16. THE ROADWAY SHALL BE PAVED TO THE REQUIREMENTS OF THE DOB AND AS DIRECTED.

PLAN NOTES
 1. ALL SURVEY DATA OBTAINED FROM A SURVEY DONE BY JOSEPH NICOLETTI P.L.S. DATED FEB 10, 2009.
 2. ALL ELEVATIONS SHOWN REFER TO THE BOROUGH OF BRONX DATUM WHICH IS 2,608 FEET ABOVE U.S.C. & G.S. DATUM, MEAN SEA LEVEL, SANDY HOOK N.J.
 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND USING LATEST EDITION OF DEPT. OF TRANSPORTATION CONSTRUCTION AND SPECIFICATIONS.
 4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A PERMIT FROM THE N.Y.C. DEPT. OF PARKS AND RECREATION PRIOR TO INSTALLING ANY TREE IN THE PUBLIC RIGHT-OF-WAY.

LIST OF STANDARDS:
 1. STEEL FACED CONC. CURB...H-1010
 2. PEDESTRIAN RAMP...H-1011-R09/06
 3. DROP CURB...H-1015-R79
 4. CONCRETE CURB...H-1044
 5. 4" THICK CONCRETE SIDEWALK...H1045 TYPE I
 6. 7" THICK CONCRETE SIDEWALK...H1045 TYPE II (AT DRIVEWAYS)
 7. TREES IN TREE FITS...H-1046

NOTE:
 THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND USING THE LATEST DEPT. OF TRANSPORTATION CONSTRUCTION DETAILS AND SPECIFICATIONS.



Borough: **BRONX** Sheet: 1 of 2

DOB Ref. No.: **220177350** BPP Ref. No.:

**NEW YORK CITY
DEPARTMENT OF BUILDINGS
BUILDERS PAVING PLAN**

PROJECT DATA

Block(s) **2867** Lot(s) **125**

Zoning **R7-1** Zoning Map No. **3A/3B/3C/3D**

Street Address **92 WEST TREMONT AVENUE
BRONX, NEW YORK**

Owner: **PROMESA**

Plan prepared by:

OCV ARCHITECTS
 203 LAFAYETTE STREET
 N.Y., N.Y. 10012
 TEL 212-675-6470
 FAX 212-675-6728

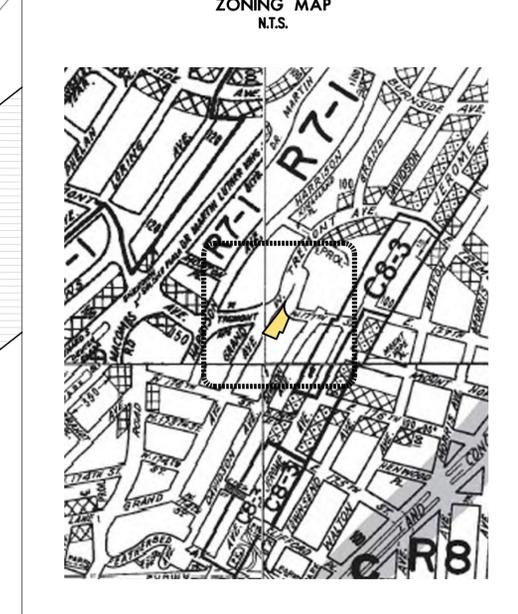
Seal

Signature

WAIVERS

DOB requirement waived: _____ As per/Date _____

1) _____
 2) _____
 3) _____
 4) _____



**PROFESSIONAL CERTIFICATION
(OPTIONAL)**

I am submitting this plan under professional certification in compliance with all applicable requirements.

Signature _____ Date _____

DOB APPROVAL NOT REQUIRED

DOB APPROVAL

Proposed and existing work shown here reviewed for compliance with all applicable rules and requirements by:

Plan Examiner _____ Date _____

Approval for issuance of work permits granted by: _____ Date _____

Chief/Builders Paving Section _____ Date _____



PROJECT TITLE:
**PROMESA WEST TREMONT RESIDENCE
 92 WEST TREMONT AVE.
 BRONX, NY 10458**

KEY PLAN:

ENGINEERING CONSULTANT:
WEXLER & ASSOC STRUCT ENGR
 12 W 32ND STREET | NEW YORK, NY 10001
 TEL: 212.643.1500 | FAX: 212.268.8960

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ABRAHAM JOSELOW, PE, PC
 45 W 34TH ST | NEW YORK, NY 10001
 TEL: 212.736.2584 | FAX: 212.736.2520

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HBD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE:
BUILDERS PAVING PLAN

ARCHITECT: **OCV ARCHITECTS**
 OAKLANDER COOGAN & VITTO P.C.
 WWW.OCVARCH.COM
 203 LAFAYETTE STREET 5TH FL
 NEW YORK CITY NEW YORK 10012
 212 675 6470 212 675 6728

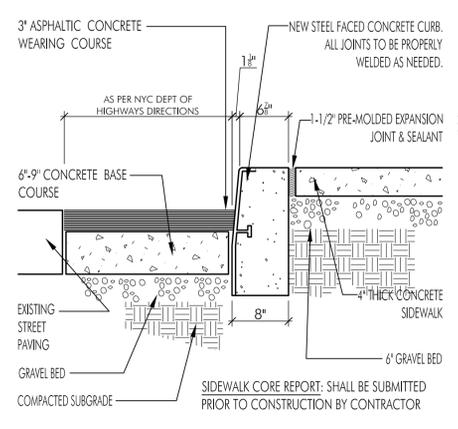
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JOB #: **09J06**

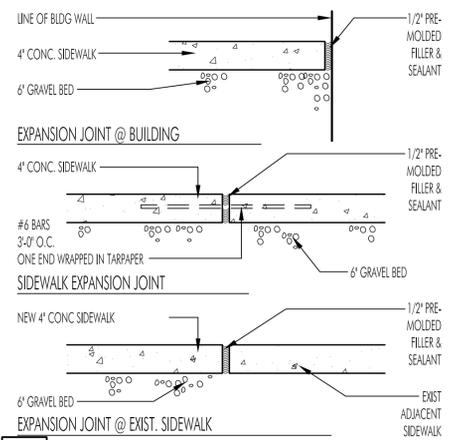
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SCALE: **1/16" = 1'-0"**

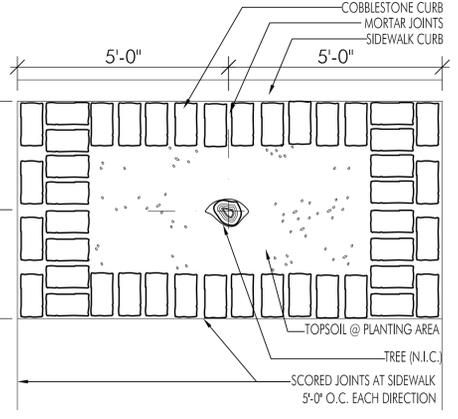
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1 STREET PAVING DETAIL 1-1/2"=1'-0"



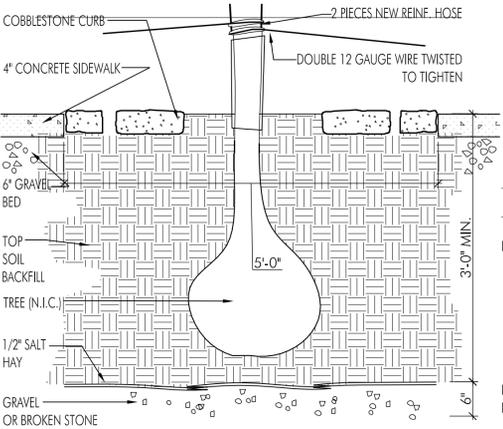
2 EXPANSION JOINT DETAILS 1-1/2"=1'-0"



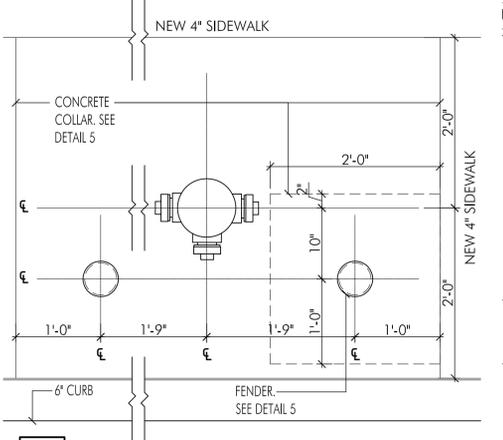
3 TREE PIT DETAIL @ SIDEWALK N.T.S.

ADDITIONAL NOTES REGARDING SIDEWALK PEDESTRIAN RAMPS

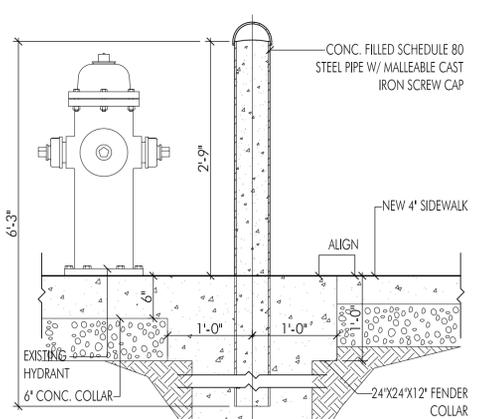
- REFER TO H 1010 R79 (LATEST REVISION) FOR STEEL FACED CURB - TYPE D.
- ALL MATERIALS AND CONSTRUCTION METHODS USED SHALL CONFORM TO SECTIONS #4.08/4.09/4.13 OF THE STANDARD SPECIFICATIONS, LATEST EDITION, AS AMENDED.
- WHEN INSTALLING PEDESTRIAN RAMPS IN OTHER THAN PRE-ENGINEERED CAPITAL RECONSTRUCTION PROJECTS, ALLOWANCE SHALL BE MADE FOR EXISTING CONDITIONS PROVIDED THAT THE SLOPE OF THE RAMP SHALL NOT EXCEED 1:12 AND THE ZERO INCH REVEAL IS OBTAINED. TO INSURE THAT SOUND ENGINEERING JUDGEMENT IS USED IN MEETING EXISTING CONDITIONS, ANY AND ALL VARIATIONS FROM THE DETAILS OF CONSTRUCTION HEREIN SHOWN MUST HAVE THE JOINT APPROVAL OF BOTH THE CHIEF ENGINEER OF DESIGN AND THE CHIEF ENGINEER OF CONSTRUCTION.
- CASE II PLAN SHALL BE USED ONLY WHERE EXPLICITLY DIRECTED BY THE ENGINEER AND APPROVED BY THE COMMISSIONER PRIOR TO DESIGN/INSTALLATION.
- SURFACE TEXTURE OF PEDESTRIAN RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. CONCRETE RAMP SHALL HAVE A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE, EXCLUSIVE OF DETECTABLE WARNING FIELDS.
- THE LANDING BETWEEN THE PROPERTY LINES AND THE BACK EDGE OF RAMPS SHALL BE 4' MINIMUM WHERE CASE I RAMPS ARE USED.
- ALL EXPOSED STEEL SURFACES SHALL BE GROUND SMOOTH.



4 SECTION AT TREE PIT 1"=1'-0"

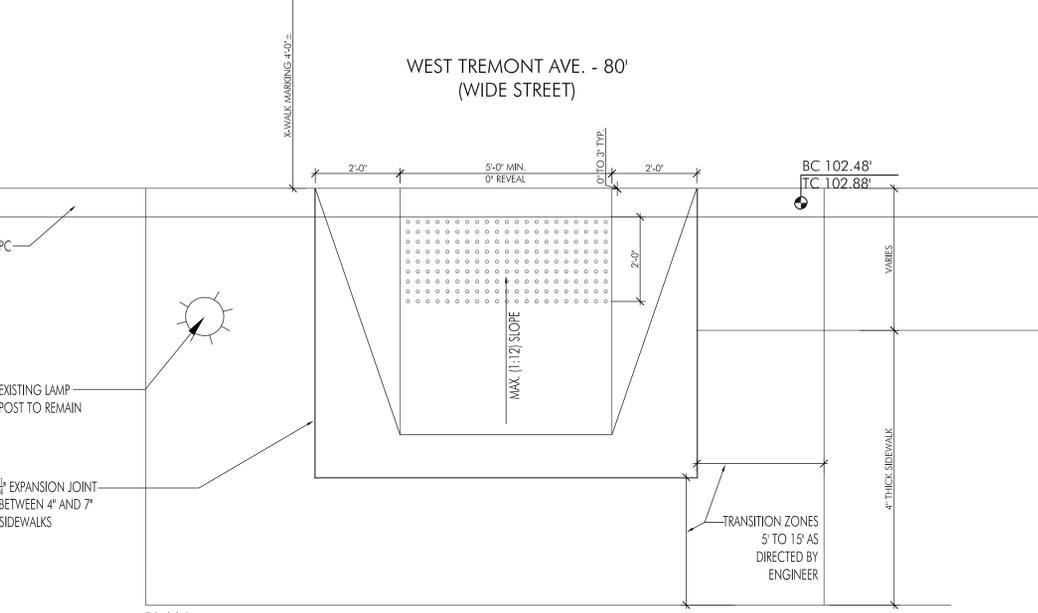


5 HYDRANT FENDER LAYOUT 1"=1'-0"

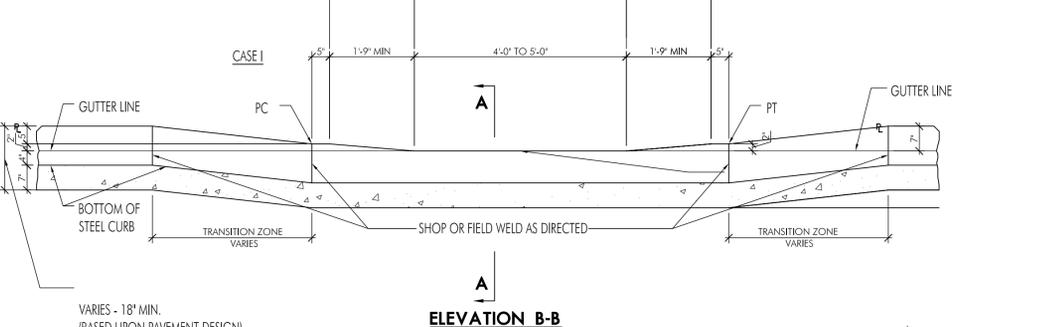


6 HYDRANT FENDER SECTION 1"=1'-0"

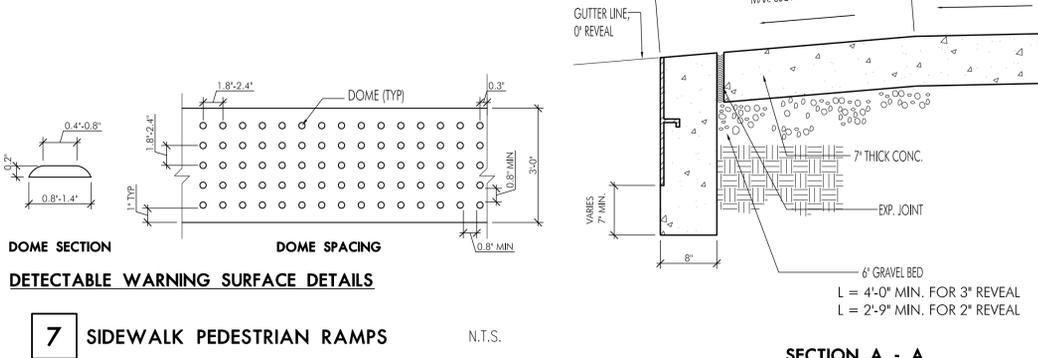
- ON FULL WIDTH SIDEWALKS, EXPANSION JOINTS TO BE PLACED AT BUILDING FACES, STRUCTURES AS WELL AS AT BACK FACE OF CURB.
- ALL DIMENSIONS AND NOTES SHALL BE APPLICABLE TO GRANITE CURB INSTALLATIONS AND/OR CONCRETE CURB INSTALLATIONS.
- THE FOLLOWING GUIDELINES SHALL BE APPLIED IN DETERMINING THE APPLICATIONS OF THE SPECIFIC CASES:
 - CASE I**
FOR CORNERS WITH
R = 12' INTERIOR ANGLES 90
R = 13' INTERIOR BET. 83 & 93
R = 14' INTERIOR BET. 77 & 90
R = 15' INTERIOR BET. 72 & 81
 - CASE II**
FOR CORNERS WITH
R = 12'
R = 12' INTERIOR ANGLE 90
R = 13' INTERIOR ANGLE 83
R = 14' INTERIOR ANGLE 77
R = 15' INTERIOR ANGLE 72
 - CASE III**
FOR CORNERS WITH
R = 15'
R = 15' INTERIOR ANGLE 81
R = 14' INTERIOR ANGLE 90
R = 13' INTERIOR ANGLE 93
- THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE, THE QUANTITY



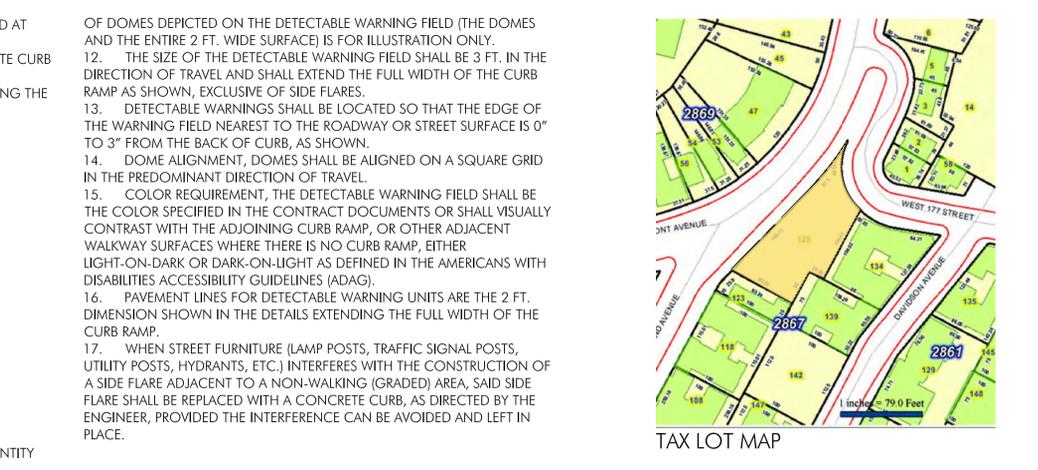
7 SIDEWALK PEDESTRIAN RAMPS N.T.S.



8 DETECTABLE WARNING SURFACE DETAILS N.T.S.



9 SECTION A - A



10 TAX LOT MAP

Borough: **BRONX** Sheet: 2 of 3
 DOB Ref. No.: **220177350** BPP Ref. No.:

NEW YORK CITY
DEPARTMENT OF BUILDINGS
BUILDERS PAVING PLAN

PROJECT DATA
 Block(s) **2867** Lot(s) **125**
 Zoning **R7-1** Zoning Map No. **3A/3B/3C/3D**
 Street Address **92 WEST TREMONT AVENUE BRONX, NEW YORK**
 Owner: **PROMESA**

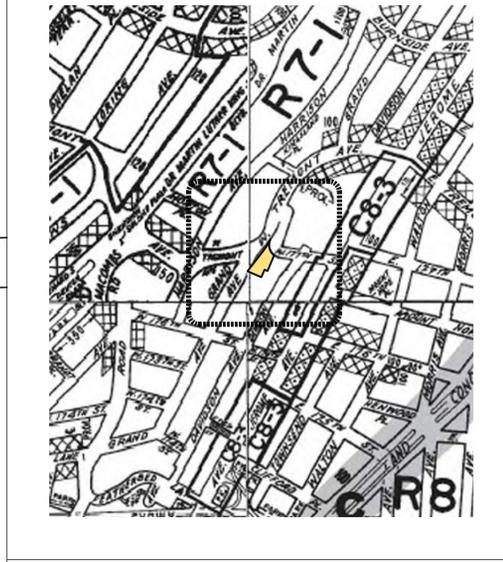
Plan prepared by: **OCV ARCHITECTS**
 203 LAFAYETTE STREET
 N.Y., N.Y. 10012
 TEL 212-675-6470
 FAX 212-675-6728

WAIVERS

DOB requirement waived: _____ As per/Date _____

-
-
-
-

ZONING MAP
 N.T.S.



PROFESSIONAL CERTIFICATION
 (OPTIONAL)

I am submitting this plan under professional certification in compliance with all applicable requirements.

Signature: _____ Date: _____

DOB APPROVAL NOT REQUIRED

DOB APPROVAL

Proposed and existing work shown here reviewed for compliance with all applicable rules and requirements by:

Plan Examiner: _____ Date: _____

Approval for issuance of work permits granted by: _____ Date: _____

Chief/Builders Paving Section: _____ Date: _____



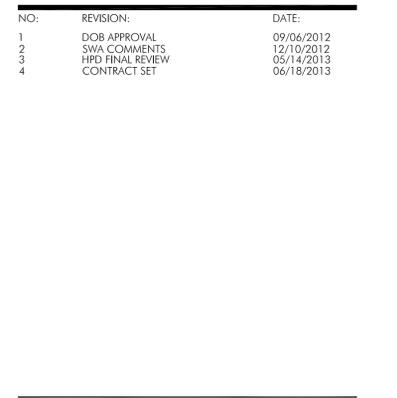
PROMESA

PROJECT TITLE:
PROMESA WEST TREMONT RESIDENCE
92 WEST TREMONT AVE.
BRONX, NY 10458

ENGINEERING CONSULTANT:
WEXLER & ASSOC STRUCT ENGR
 12 W 32ND STREET | NEW YORK, NY 10001
 TEL: 212.643.1500 | FAX: 212.268.8960

MEP CONSULTANT:
ABRAHAM JOSELOW, PE, PC
 45 W 34TH ST | NEW YORK, NY 10001
 TEL: 212.736.2584 | FAX: 212.736.2520

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HFD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013



BUILDERS PAVING PLAN

ARCHITECT: **OCV ARCHITECTS**
 OAKLANDER COOGAN & VITTO P.C.
 W.W. OCVARCH.COM
 203 LAFAYETTE STREET 5TH FL
 NEW YORK CITY NEW YORK 10012
 +212 675 6470 +212 675 6728

DATE: **05/18/2012**
 JOB #: **09J06**
 DRAWN BY: **key/am**

DRAWING #: **BPP-009.00**

PAGE #: **220177350**



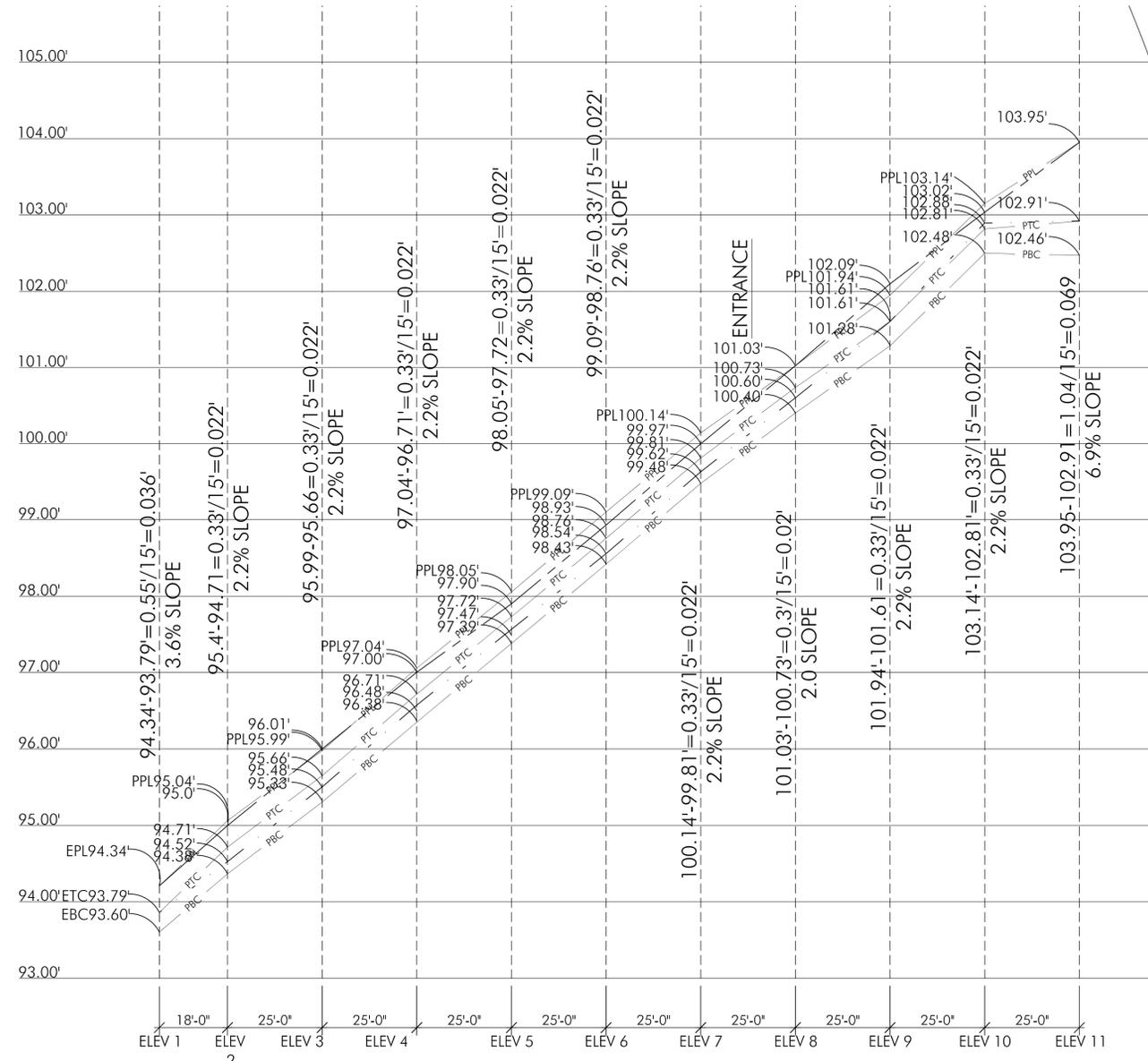
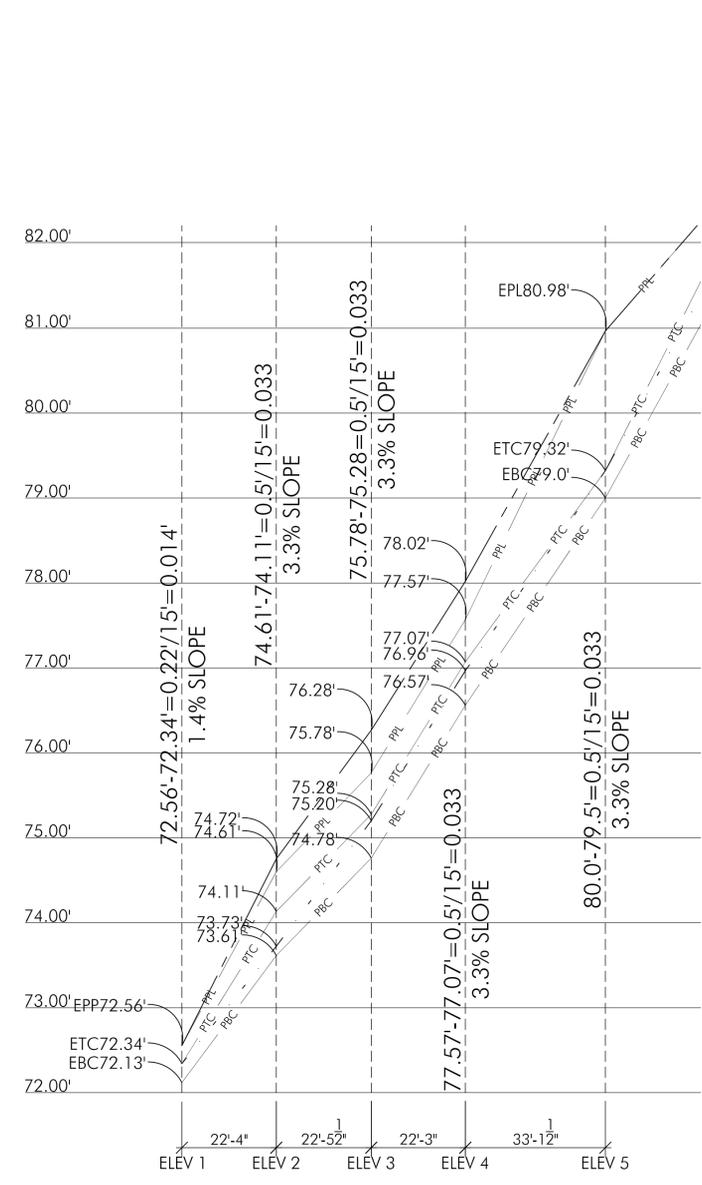
2.

3.

4.

5.

6.



**SIDEWALK GRADE STUDY
WEST 177th ST.
6" HIGH CURB**

**SIDEWALK GRADE STUDY
WEST TREMONT AVENUE
4" HIGH CURB**

Borough: **BRONX** Sheet: **3_of_3**
 DOB Ref. No.: **220177350** BPP Ref. No.: _____

**NEW YORK CITY
DEPARTMENT OF BUILDINGS
BUILDERS PAVEMENT PLAN**

PROJECT DATA
 Block(s) **2867** Lot(s) **125**
 Zoning **R7-1** Zoning Map No. **3A/3B/3C/3D**
 Street Address **92 WEST TREMONT AVENUE
BRONX, NEW YORK**

Owner: **PROMESA**

Plan prepared by: **OCV ARCHITECTS**
 203 LAFAYETTE STREET
 N.Y., N.Y. 10012
 TEL 212-675-6470
 FAX 212-675-6728

Seal
 Signature

WAIVERS
 DOB requirement waived: _____ As per/Date: _____
 1) _____
 2) _____
 3) _____
 4) _____

**ZONING MAP
N.T.S.**

**PROFESSIONAL CERTIFICATION
(OPTIONAL)**
 I am submitting this plan under professional certification
 in compliance with all applicable requirements.

Signature: _____ Date: _____

DOB APPROVAL NOT REQUIRED

DOB APPROVAL
 Proposed and existing work shown here reviewed for
 compliance with all applicable rules and requirements by:

Plan Examiner: _____
 Approval for issuance of work permits granted by: _____
 Chief/Builders Pavement Section: _____ Date: _____

ARCHITECT:
OCV ARCHITECTS
 OAKLANDER COOBAN & VITTO P.C.
 WWW.OCVARCH.COM
 203 LAFAYETTE STREET 5TH FL
 NEW YORK CITY NEW YORK 10012
 212 675 6470 212 675 6728

DATE: **05/18/2012**
 JOB #: **09J06**
 DRAWN BY: **key/am**
 SCALE: **N.T.S.**

DRAWING TITLE:
BUILDERS PAVING PLAN

DRAWING #:
BPP-010.00

PAGE #:
220177350



PROJECT TITLE:
**PROMESA WEST TREMONT RESIDENCE
 92 WEST TREMONT AVE.
 BRONX, NY 10458**

ENGINEERING CONSULTANT:
WEXLER & ASSOC STRUCT ENGR
 12 W 32ND STREET | NEW YORK, NY 10001
 TEL: 212.643.1500 | FAX: 212.268.8960

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2	SWA COMMENTS	12/10/2012
3	HFD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013



1



2.



3.



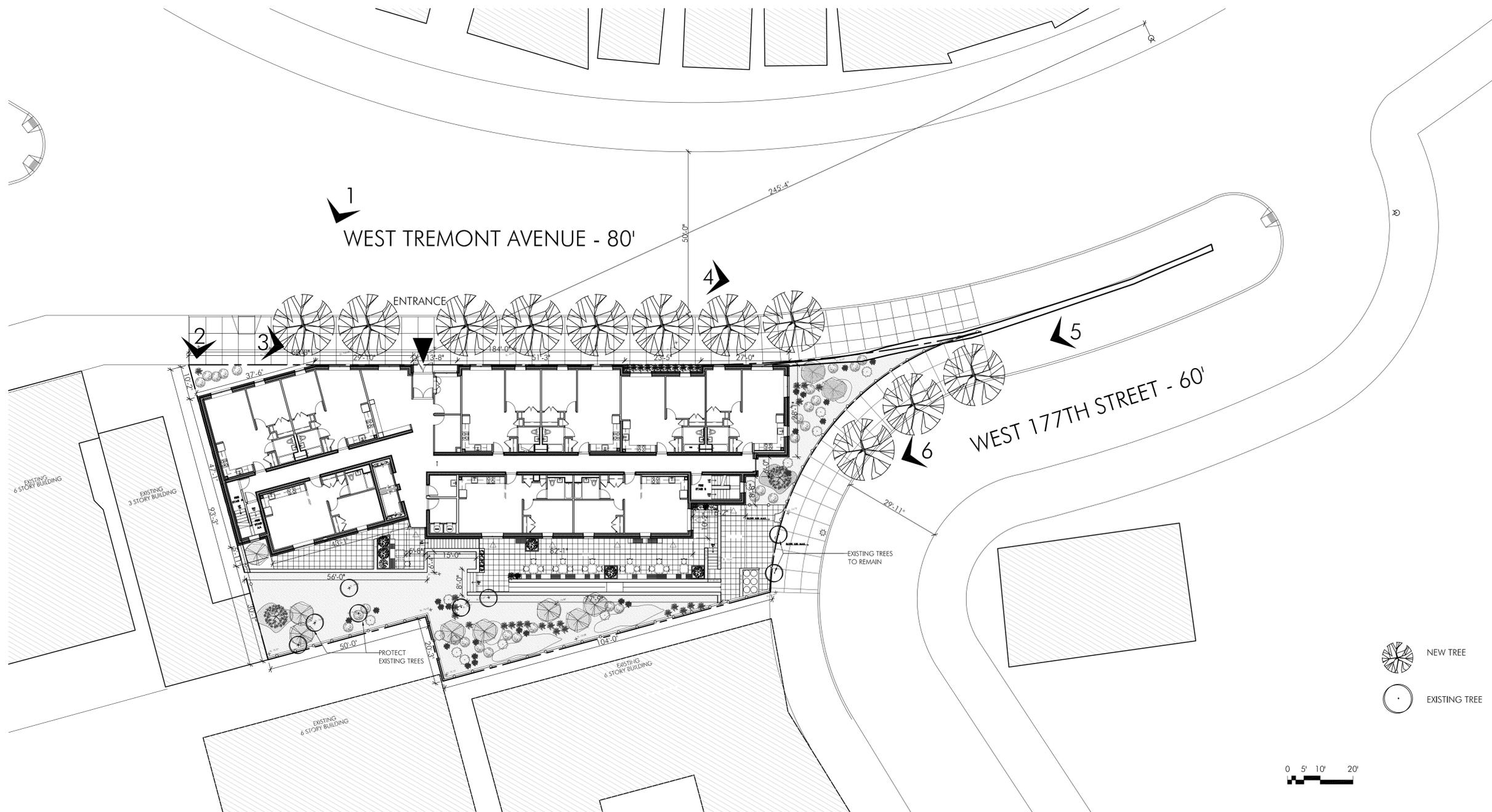
4.



5.



6.



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3	HPD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE:
SITE PLAN

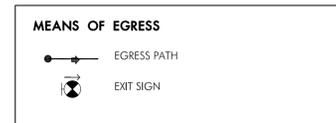
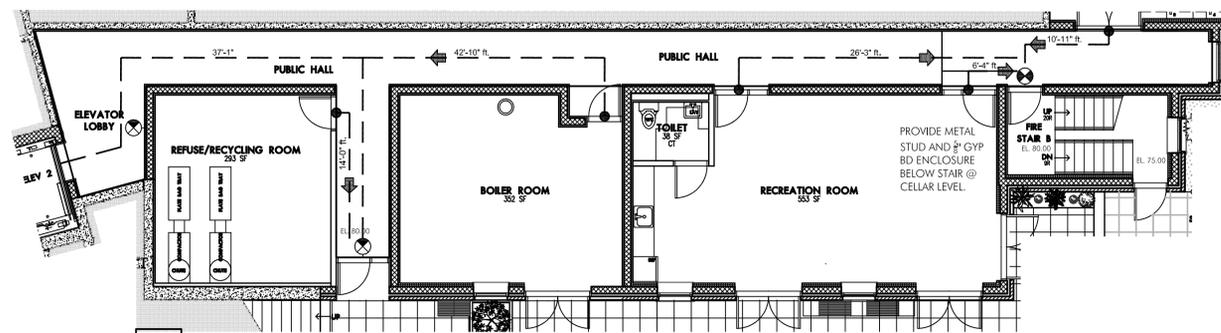
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 JOB #: 09J06
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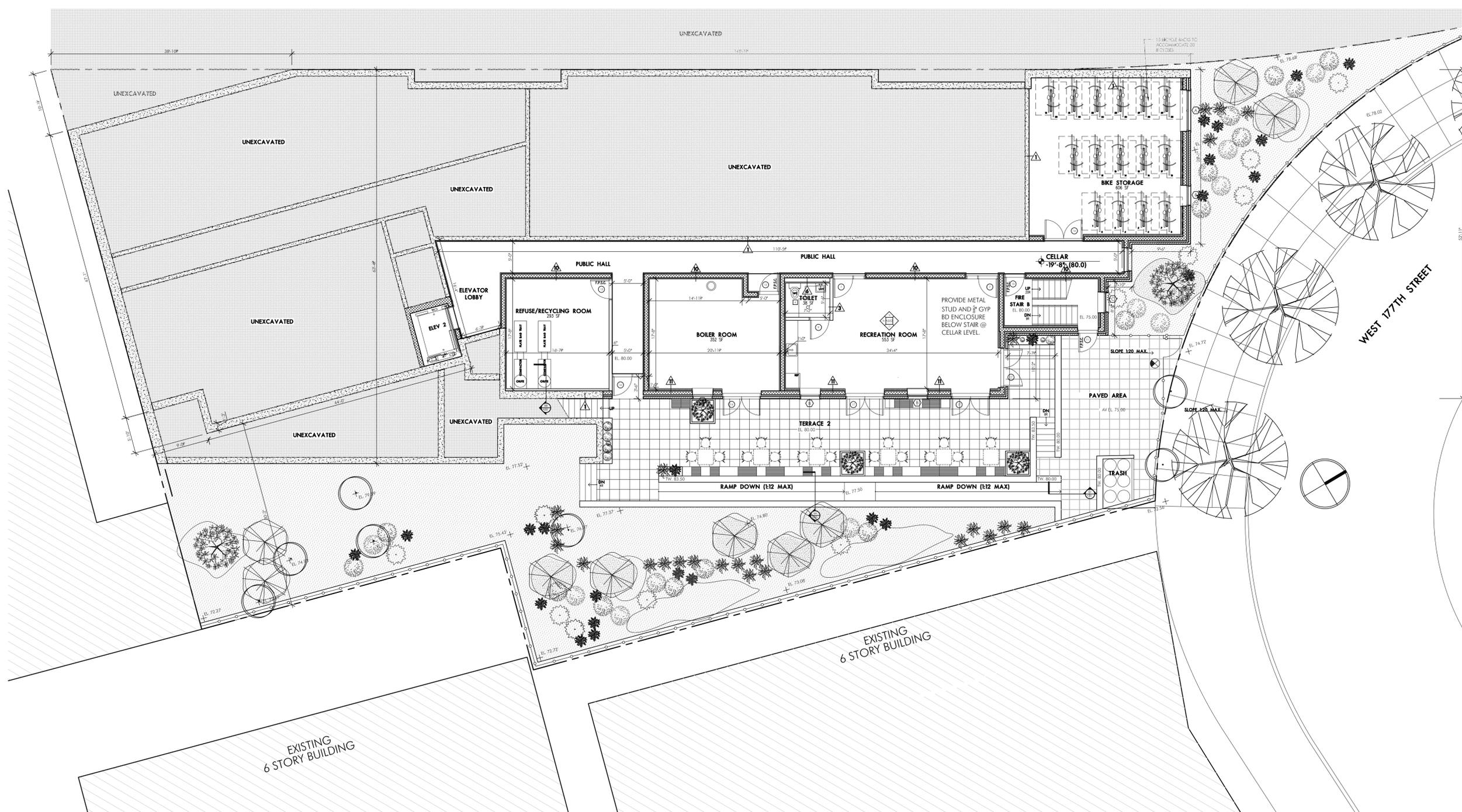
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CELLAR FLOOR PLAN - EGRESS DIAGRAM



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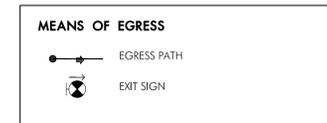
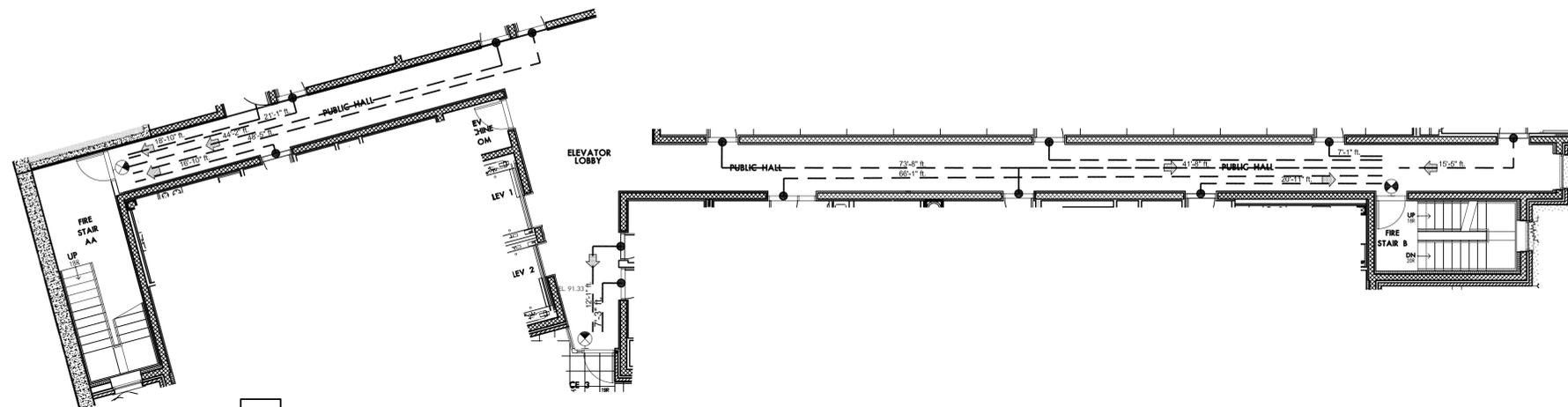
NO.	REVISION:	DATE:
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3	HFD FINAL REVIEW	05/14/2013
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CELLAR PLAN

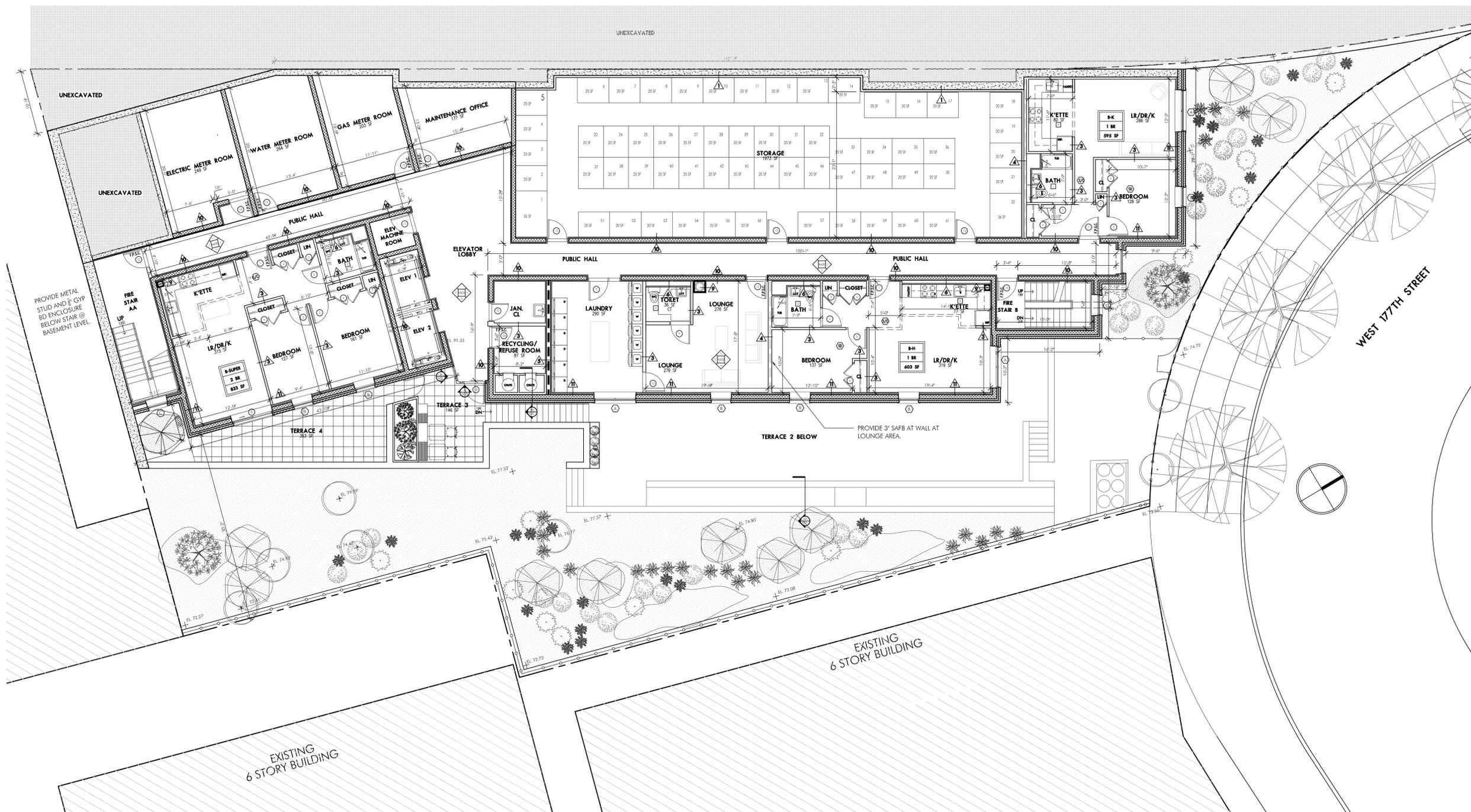
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 DRAWN BY: key/am
 SCALE: 1/8" = 1'-0"

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 220177350



 **BASEMENT FLOOR PLAN - EGRESS DIAGRAM**



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MEP CONSULTANT:
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3	HFD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

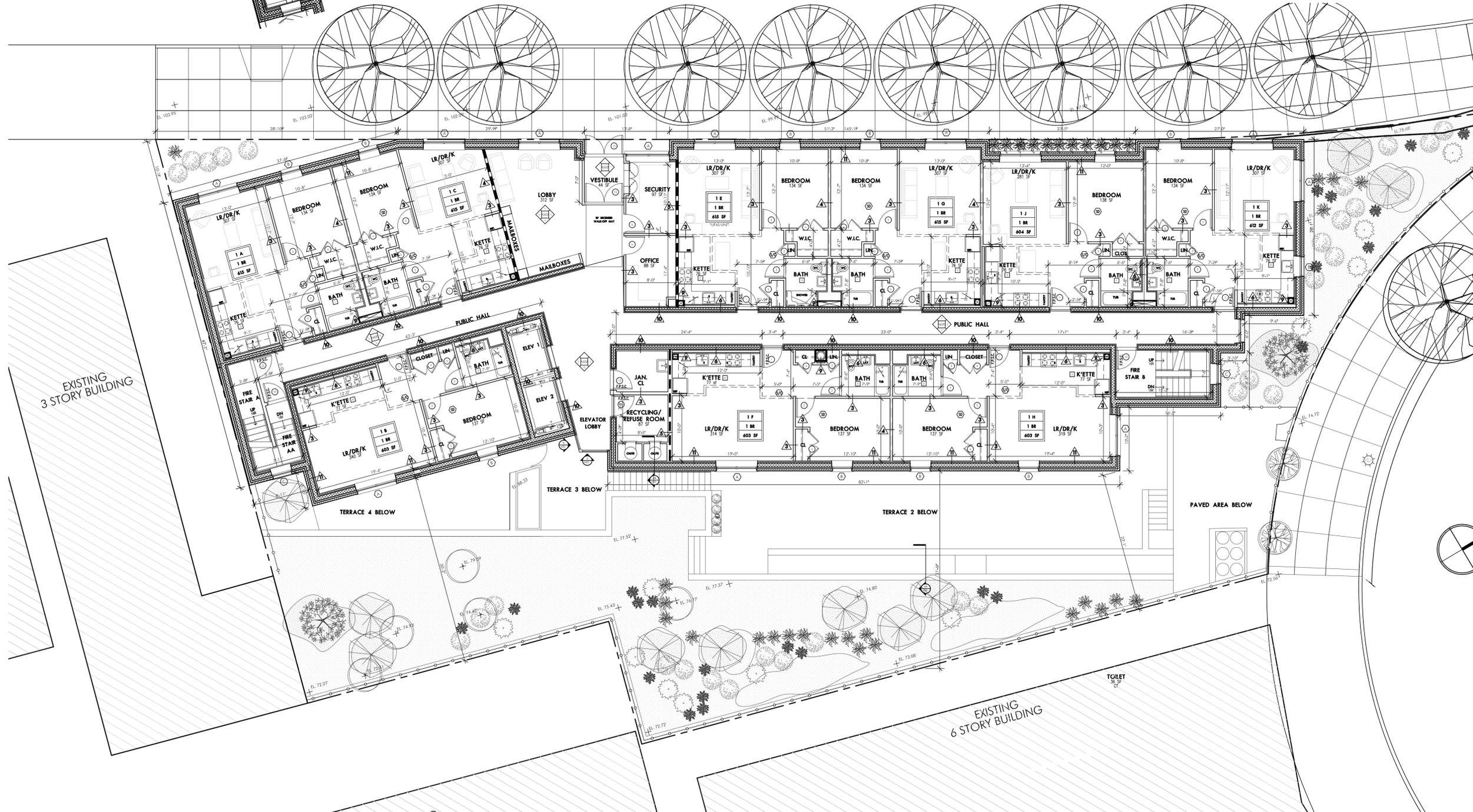
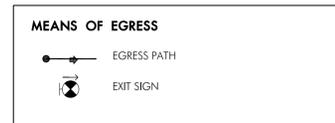
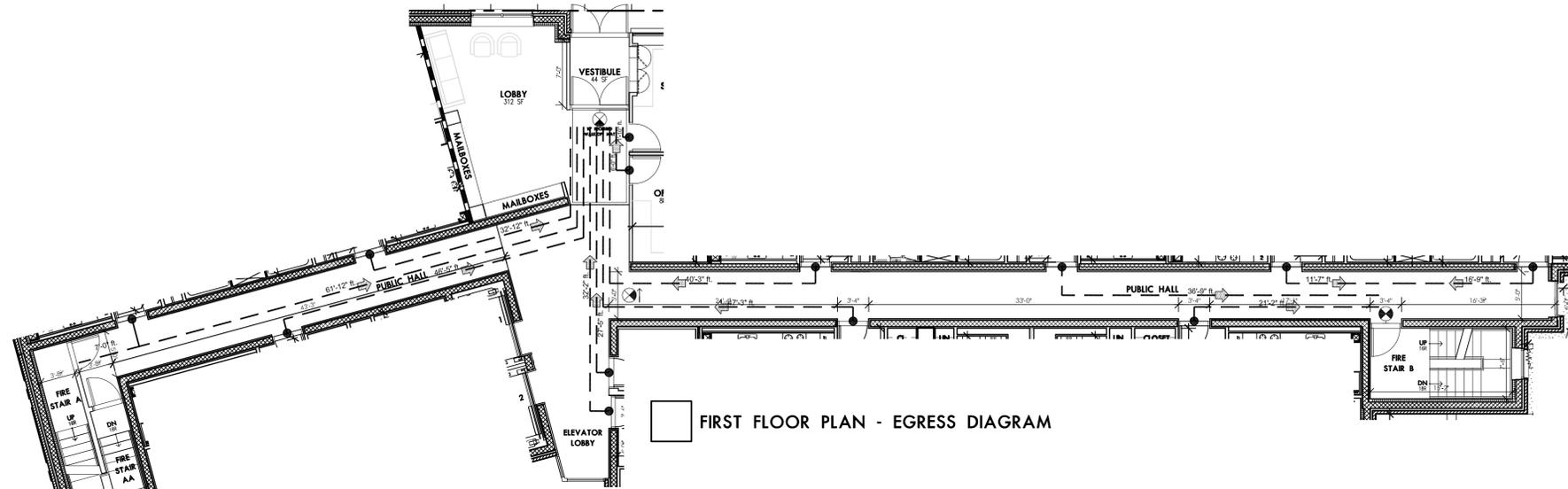
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BASEMENT PLAN

ARCHITECT:  DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: key/am

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

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PAGE #:
 220177350



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2	SWA COMMENTS	12/10/2012
3	HFD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE:
FIRST FLOOR PLAN

ARCHITECT:  DATE: 05/18/2012

JOB #: 09J06

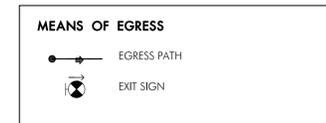
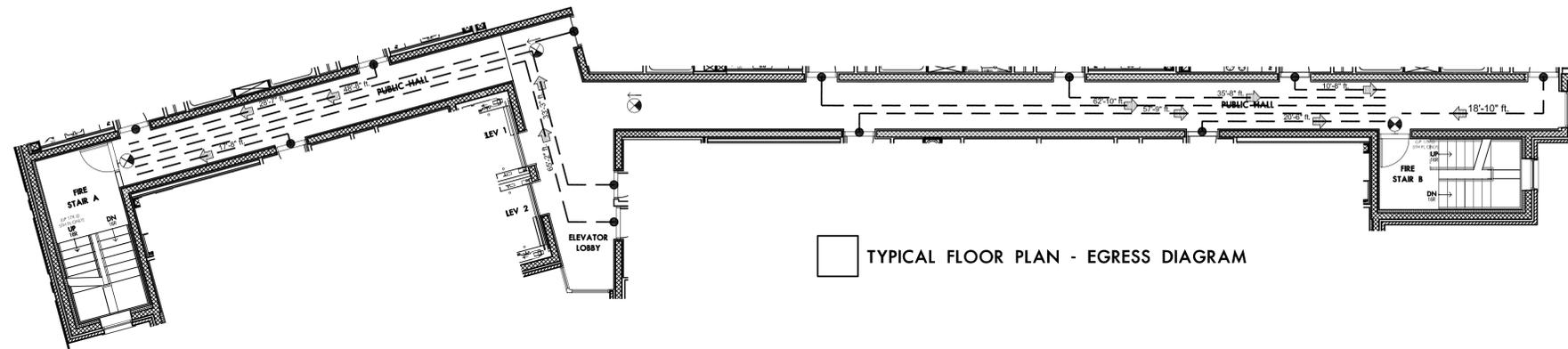
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SCALE: 1/8" = 1'-0"

ARCHITECTS:
 OAKLANDER COOGAN & VITTO PC
WWW.OCVARCH.COM
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 +212 675 6470 +212 675 6728

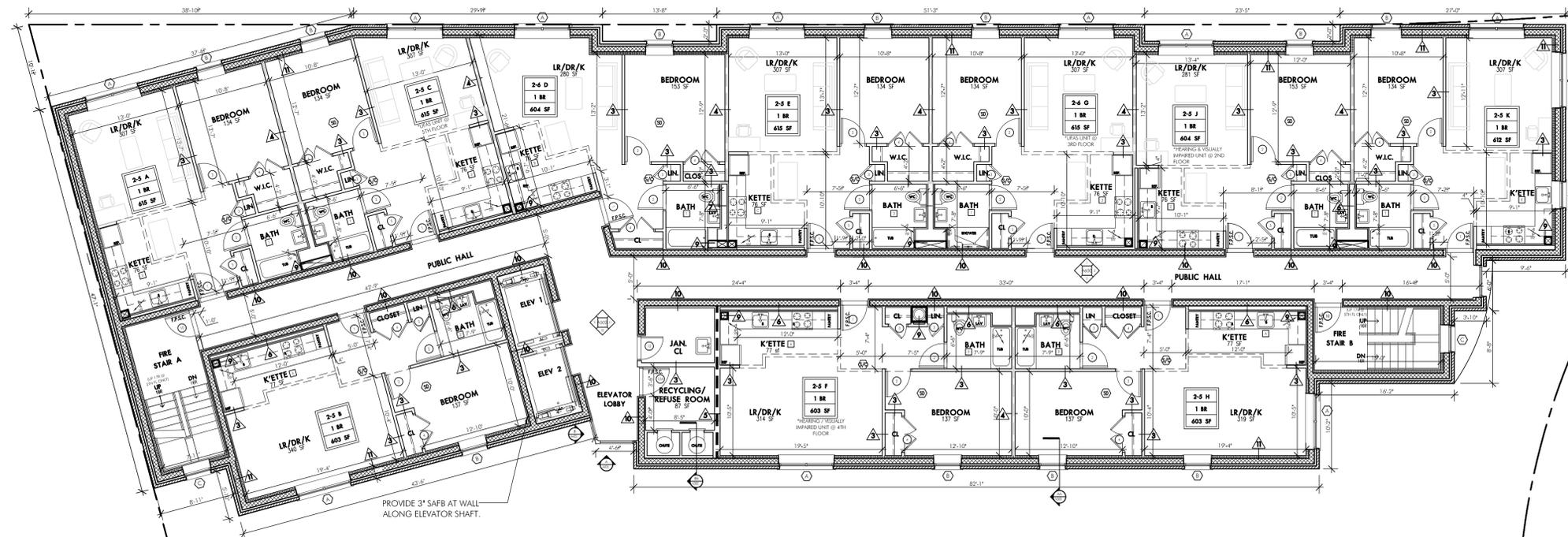
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A-103.00

PAGE #:
 220177350



TYPICAL FLOOR PLAN - EGRESS DIAGRAM

NOTE: PROVIDE ROLL IN SHOWER AT THE FOLLOWING APARTMENT BATHROOMS: 2E, 3G, 4E & 5C.



PROVIDE 3" SAFB AT WALL ALONG ELEVATOR SHAFT.



ENGINEERING CONSULTANT:
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2	SWA COMMENTS	12/10/2012
3	HFD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE:
TYPICAL FLOOR PLAN (2-5)

ARCHITECT:  DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: key/am

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ARCHITECTS
 WWW.OCVARCH.COM
 203 LAFAYETTE STREET 5TH FL
 NEW YORK CITY NEW YORK 10012
 212 675 6470 • 212 675 6728

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

DRAWING #:

A-104.00

PAGE #:

220177350

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HRD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

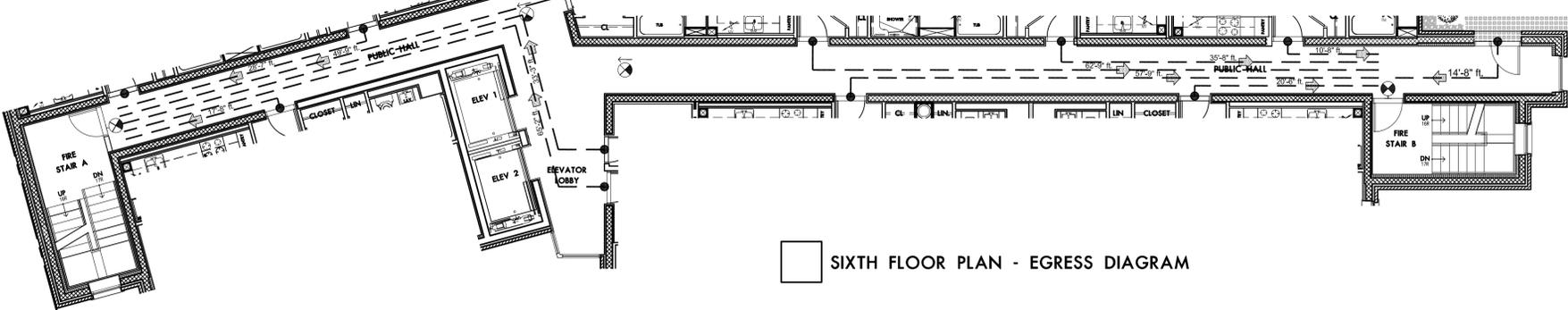
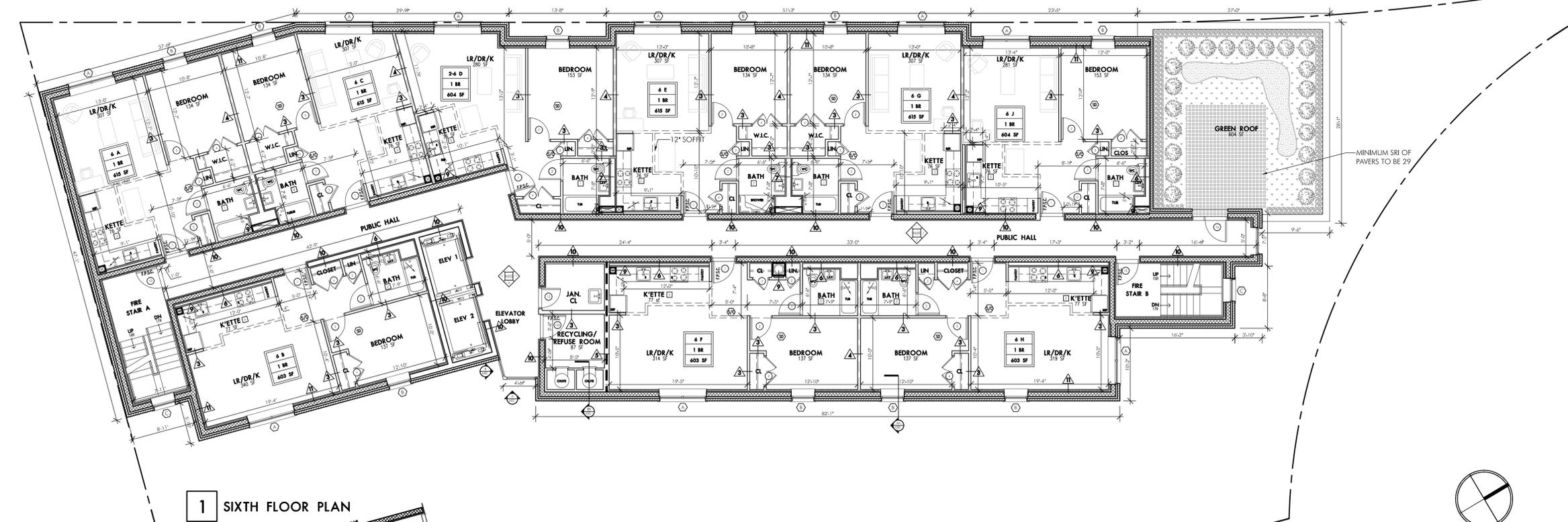
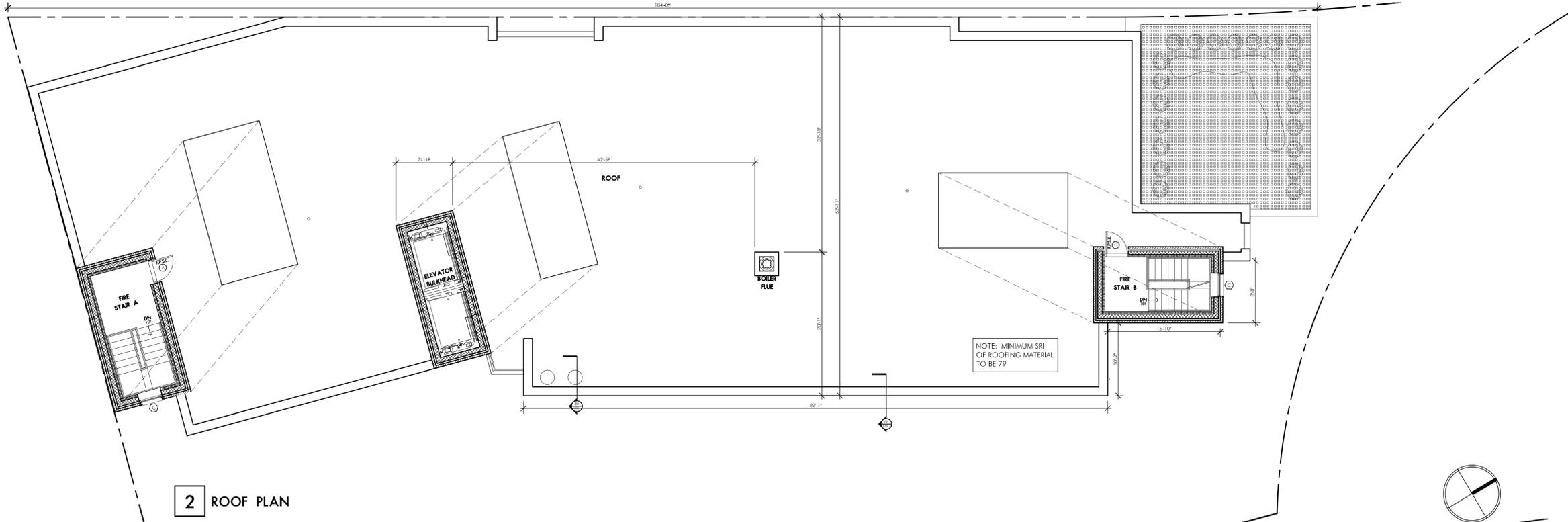
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SIXTH FLOOR PLAN
ROOF PLAN

ARCHITECT:  DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: key/am

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 DRAWING #: A-105.00

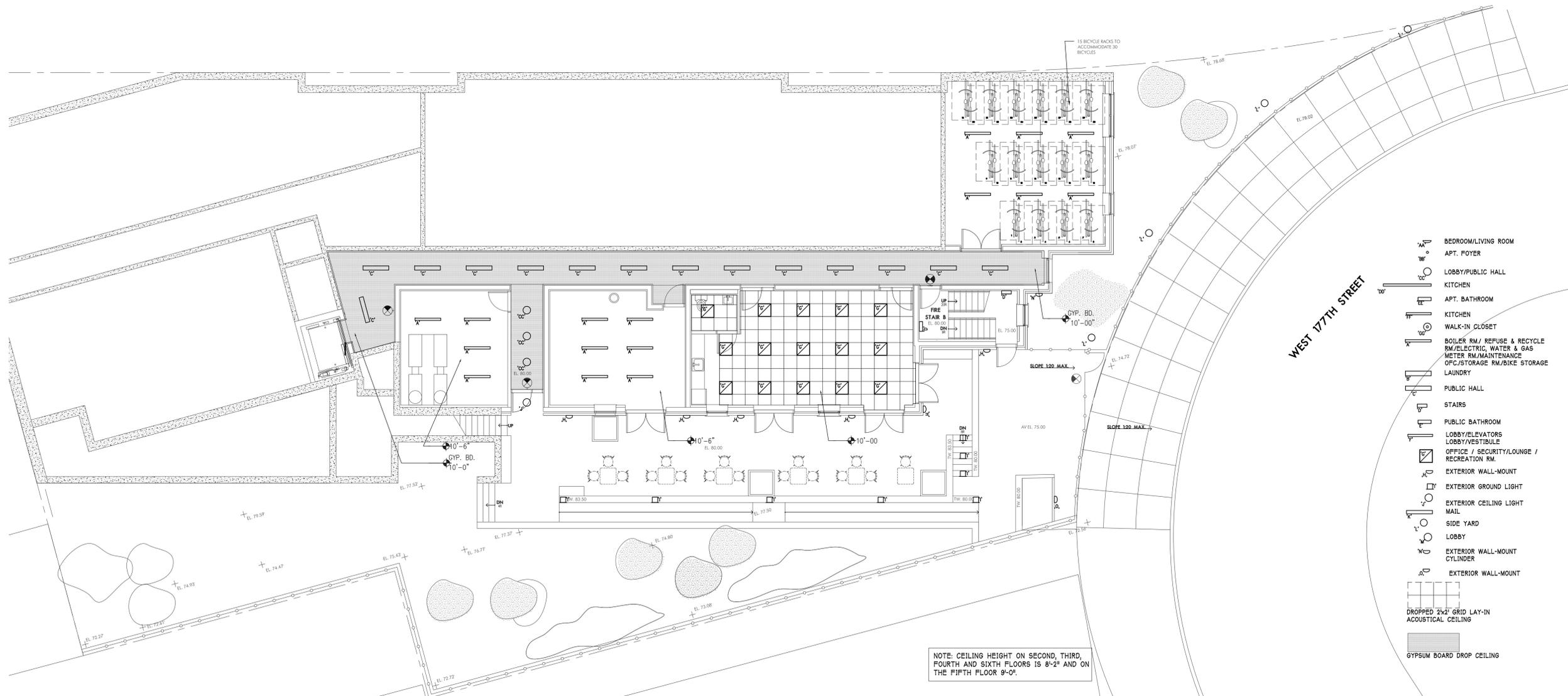
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PAGE #:
 220177350



MEANS OF EGRESS

-  EGRESS PATH
-  EXIT SIGN

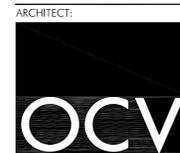


ENGINEERING CONSULTANT:
WEXLER & ASSOC STRUCT ENGR
 12 W 32ND STREET | NEW YORK, NY 10001
 TEL: 212.643.1500 | FAX: 212.268.8960

MEP CONSULTANT:
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 45 W 34TH ST | NEW YORK, NY 10001
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3	HPD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE:
CELLAR FLOOR
REFLECTED CEILING PLAN

ARCHITECT:  DATE: 05/18/2012

JOB #: 09J06

DRAWN BY: key/am

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

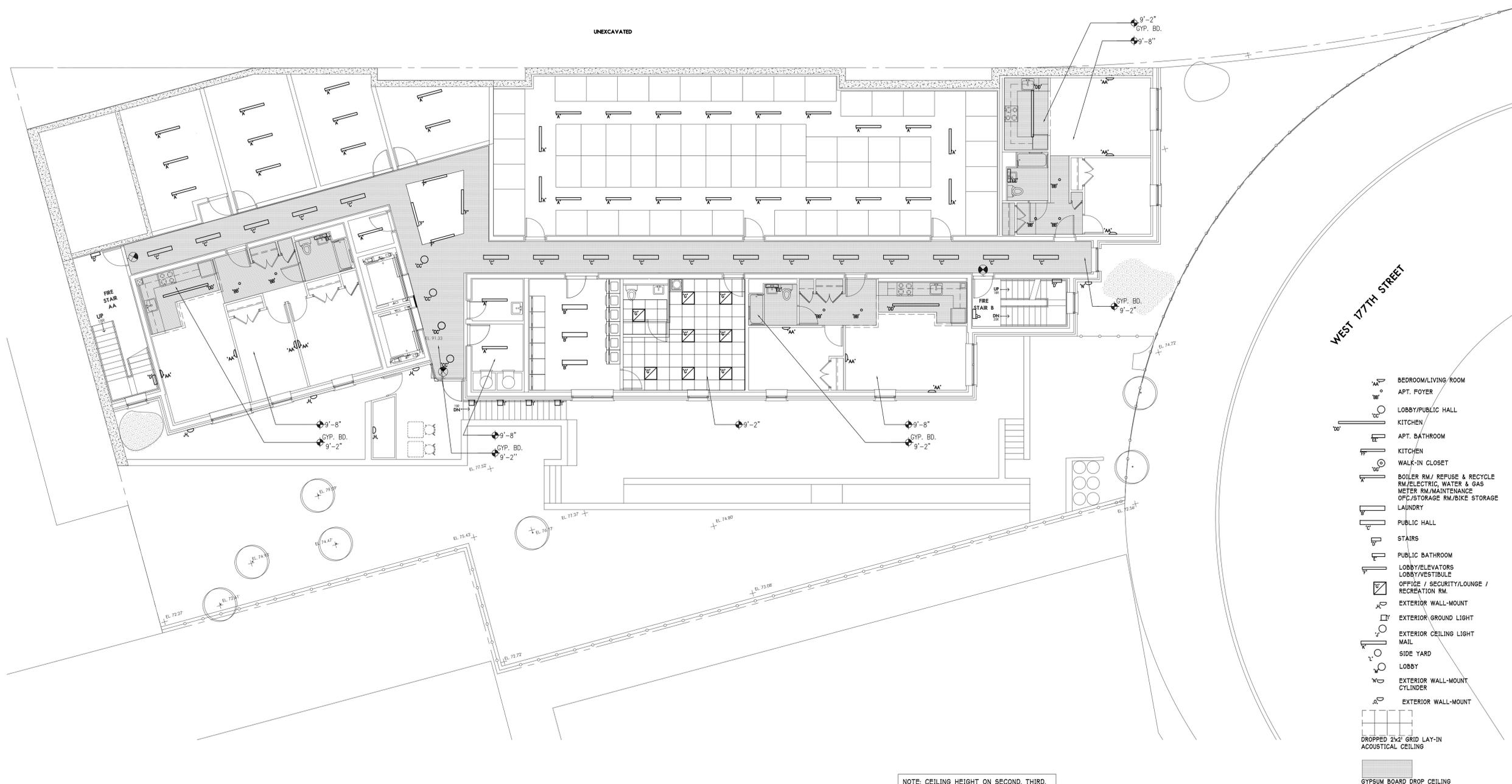
LIGHT FIXTURE SCHEDULE							
TYPE	MTG.	SIZE	MANUFACTURER/CATALOG NUMBER	WATT	LOCATION	REMARKS	NUMBER OF FIXTURES
'AA'	WALL	15-7/8" W X 6-7/8" H X 3-1/2" D	LIGHT CONCEPTS/LITHONIA LIGHTING/19503030COMPACTT11200	15W	BEDROOM/LIVING ROOM		
'B'	CEILING	7-5/8" DIA. X 9" H	SEAGULL LIGHTING/DEEP CONE SATIN NICKEL/1061AT-861-6"	15W	APT. FOYER	COMPACT FLUORESCENT BULB 97047-	
'CC'	CEILING	14" DIA	SEAGULL LIGHTING/6024-15 SINGLE LIGHT WHITE PENDANT	8W	PUBLIC HALL/LOBBY		7
'D'	CEILING	88.55" L X 3" H X 3-1/2" D	CORONET INC./LSR SERIES/LSR-88"1-54-NT-120	54W	KITCHEN		
'E'	WALL	27" L X 6" W X 4" D	LIGHT CONCEPTS/LITHONIA LIGHTING/1890-RE-120	17W	APT. BATHROOM		
'F'	CEILING	46.25" L X 3" W X 3-1/2" D	CORONET INC./LSR SERIES/LSR-44"1-28-NT-120	28W	KITCHEN		
'G'	CEILING	4" H X 6" W X 4" D	TCP ECOVATIONS/ 6U24 CLOSET LIGHT/SPRING LAMP/LSL	15W	WALK-IN CLOSET		
'A'	CEILING	4" L X 5-5/16" W X 3-1/2" H	CORONET INC / WELDED STRIP SERIES / WS-2-32-120-MS	52W T8	BOILER RM/ REFUSE & RECYCLE RM/ELECTRIC, WATER & GAS METER RM/MAINTENANCE OFC/LANTON CLOSET		61
'B'	WALL	51-1/2" L X 11-1/4" W X 5-1/2" H	LIGHT CONCEPTS/ LITHONIA LIGHTING/ 10640-RE-17-120	17W T8	LAUNDRY		3
'C'	CEILING	48" L X 7-3/4" W X 2" H	CORONET INC/ECO SERIES/ECO-APT-1-28W-P66-120-EM-OP	28W	PUBLIC HALL		139
'D'	WALL	24" L X 8" H X 3.89" D	LAMAR LIGHTING/VO SERIES VOYAGER/VO-2-17-E8-120-	17W	STAIRS		34
'F'	CEILING	72" L X 4-1/2" W X 1-3/4" H	LITECONTROL/COVE-15 CC-AL-15/ CC-AL-15-06-MO-30K-120	59W	ELEVATORS LOBBY/LOBBY		33
'G'	CEILING	24" X 24"	CORONET INC./TSSW SERIES/TSSW-22-2-14W-T-120	14W T5	OFFICE/SECURITY OFC/LOUNGE/RECREATION RM.		12
'H'	WALL	18 L X 8" D X 7-1/4" H	LITHONIA LIGHTING/DECORATIVE WALL-MOUNTED LIGHT./MR-MD-120-DNAT.	26W	EXTERIOR WALLS/GREEN ROOF		13
'I'	WALL/FLOOR	8-3/8" L X 4-1/2" D X 3" H	PRESCOLITE/LED STEP LIGHTS/LED5-35-8Z-9LD12CM8	10W	EXTERIOR/GREEN ROOF		21
'J'	CEILING	13-5/8" DIA X 5-3/8" H	PROGRESS LIGHTING/COMPACT FLUORESCENT HOOPY/ P5786-20E8WB-1-26WCPL	26W	EXTERIOR		4
'K'	WALL	72" L	DELRAY LIGHTING/STB/1/ ST18622131-6"-120	2-21 & 1-28	MAIL WALL		2
'L'	FLOOR	10" DIA X 7" H 2.6" DIA X 17" H	RAB LIGHTING/DOME TOP LAWN LIGHT / LLD38/FS13 RAB LIGHTING/7" MIGHTYPOST/MP17B	15W CFL	SIDE YARD	INSTALL ON MOUNTING STEM N# 1-0" ABOVE GRADE, BLACK FINISH	4
'M'	CEILING	5" DIA X 6-5/8" H	DELRAY LIGHTING/CYLINDRO II/ 6705-CW-5-1	60W	LOBBY		1
'N'	WALL	6" DIA X 12" H X 8-7/8" D	PRESCOLITE/PO/INDIRECT LED WALL MOUNT CYLINDER/LEDL50-W-55K-BZ	75 W	SIDEYARD WALL	UL-CUL WET LOCATION WITH TOP COVER	8
'O'	WALL	18" L X 12.5" D X 8" D	LITHONIA WALL MOUNTED LIGHT/MRW/MRW-26DTT-M-120-DNAT	26	ROOF		4

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1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
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NOTE: CEILING HEIGHT ON SECOND, THIRD, FOURTH AND SIXTH FLOORS IS 8'-2" AND ON THE FIFTH FLOOR 9'-0".

LIGHT FIXTURE SCHEDULE							
TYPE	MTG.	SIZE	MANUFACTURER/CATALOG NUMBER	WATT	LOCATION	REMARKS	NUMBER OF FIXTURES
'AA'	WALL	13-7/8" W X 6-7/8" H X 3-1/2" D	LIGHT CONCEPTS/LITHONIA LIGHTING/1857213WCOMPACTTTTT120	15W	BEDROOM/LIVING ROOM		
'BB'	CEILING	7-3/8" DIA. X5H	SEAGULL LIGHTING/DEEP CONE SATIN NICKEL/ROD/AT-586-6"	15W	APT. FOYER	COMPACT FLUORESCENT BULB 92947-	
'CC'	CEILING	14" DIA	SEAGULL LIGHTING/6024-15 SINGLE LIGHT WHITE PENDANT/	8W	PUBLIC HALL/LOBBY		7
'DD'	CEILING	88.25" L X 3" H X 3-1/2" D	CORONET INC./LSR SERIES/LSR-88"-1-54-NT-120	54W	KITCHEN		
'EE'	WALL	27" L X 5" W X 4" D	LIGHT CONCEPTS/LITHONIA LIGHTING/1880-RE-120	17W	APT. BATHROOM		
'FF'	CEILING	46.25" L X 3" W X 3-1/2" D	CORONET INC./LSR SERIES/LSR-44"-1-28-NT-120	28W	KITCHEN		
'GG'	CEILING	4" H X 5" W X 4" D	TOP ECOVATIONS/ 6U24 CLOSET LIGHT/SPRING LAMPS/CL13	15W	WALK-IN CLOSET		
'JA'	CEILING	4" L X 5-5/16" W X 3-1/2" H	CORONET INC / WELDED STRIP SERIES / WS-2-32-120-M5	32W T8	BOILER RM/ REFUSE & RECYCLE RM/ELECTRIC, WATER & GAS METER RM/MAINTENANCE OPG./JANITOR CLOSET		61
'B'	WALL	51-1/2" L X 11-1/4" W X 5-1/2" H	LIGHT CONCEPTS/ LITHONIA LIGHTING/ 10640-RE-17-120	17W T8	LAUNDRY		3
'C'	CEILING	48" L X 7-3/4" W X 2" H	CORONET INC./ECO SERIES/ECO-4FT-1-28W-P56P-120-EM1-OP	28W	PUBLIC HALL		139
'D'	WALL	24" L X 8" H X 3.99" D	LAMAR LIGHTING/VO SERIES VOYAGER/VO-2-17-E8-120-	17W	STAIRS		34
'F'	CEILING	72" L X 4-1/2" W X 1-3/4" H	LITECONTROL/COVE-15 CC-AL-115/ CC-AL-15-08-00-30K-120	59W	ELEVATORS LOBBY/LOBBY		33
'G'	CEILING	24" X 24"	CORONET INC./TS6W SERIES/TS6W-22-2-14W-T-120	14W T5	OFFICE/SECURITY OPG./LOUNGE/RECREATION RM.		12
'H'	WALL	18 L X 8" D X 7-1/4" H	LITHONIA LIGHTING/DECORATIVE WALL-MOUNTED LIGHT./MSR-MDU-120-DNAT	26W	EXTERIOR WALLS/GREEN ROOF		15
'I'	WALL/FLOOR	8-3/8" L X 4-1/2" D X 3" H	PRESCOLITE/LED STEP LIGHTS/SLEDD1-35-BZ-SLD12CMB	10W	EXTERIOR/GREEN ROOF		21
'J'	CEILING	13-5/8" DIA X 5-3/8" H	PROGRESS LIGHTING/COMPACT FLUORESCENT HOOP/ P5786-20E8WB-1-28W/CPL	36W	EXTERIOR		4
'K'	WALL	72" L	DELAY LIGHTING/STW/ STW9221311-6-120 ST34128-411-4-120	2-21 & 1-28	MAIL MAIL		2
'L'	FLOOR	10" DIA X 7" H	RAB LIGHTING/DOME TOP LAWN LIGHT / LL058/PS13	15W CPL	SIDE YARD	INSTALL ON MOUNTING STEM N8 1"-Ø ABOVE GRADE, BLACK FINISH	4
'M'	CEILING	5" DIA X 6-5/8" H	DELAY LIGHTING/CYLINDRO III 6703-OW-5-1	60W	LOBBY		1
'N'	WALL	6" DIA X 12" H X 8-7/8" D	PRESCOLITE/PROJECT LED WALL MOUNT CYLINDER/LED30-W-35K-BZ	75 W	SIDEYARD WALL	UL-CUL WET LOCATION WITH TOP COVER	8
'O'	WALL	18" L X 12.5" D X 8" D	LITHONIA/WALL MOUNTED LIGHT/MRW/MRW-260TT-M-120-DNAT	26	ROOF		4

DRAWING TITLE:
BASEMENT FLOOR REFLECTED CEILING PLAN

ARCHITECT:  DATE: 05/18/2012

JOB #: 09J06

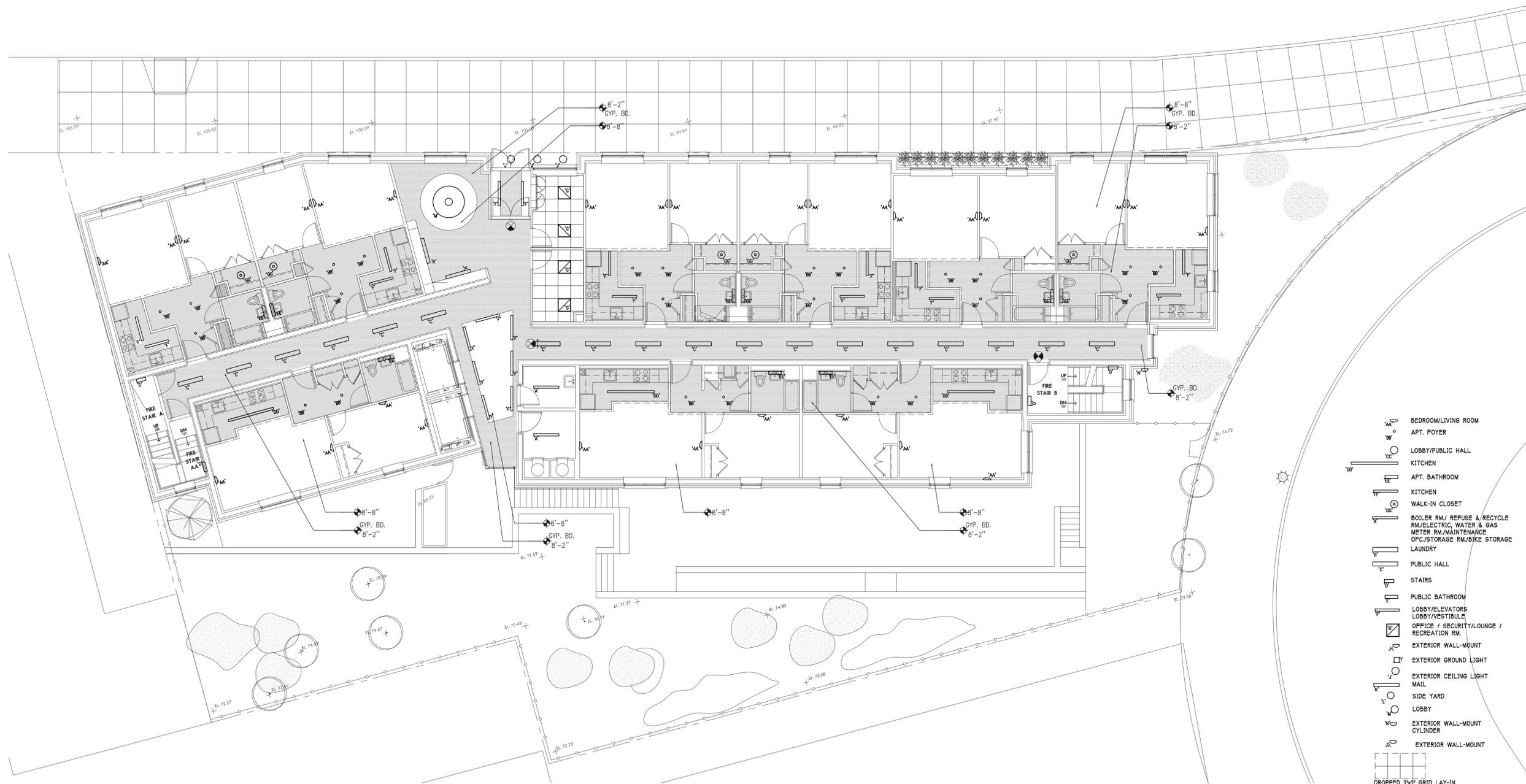
DRAWN BY: key/am

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

DRAWING #: A-107.00

220177350

NO:	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HRD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013



- BEDROOM/LIVING ROOM
 - APT. FOYER
 - LOBBY/PUBLIC HALL
 - KITCHEN
 - APT. BATHROOM
 - KITCHEN
 - WALK-IN CLOSET
 - BOILER RM/ REFUSE & RECYCLE RM/ELECTRIC, WATER & GAS METER RM/MAINTENANCE OPG/STORAGE RM/BIKE STORAGE
 - LAUNDRY
 - PUBLIC HALL
 - STAIRS
 - PUBLIC BATHROOM
 - LOBBY/ELEVATORS LOBBY/VESTIBULE
 - OFFICE / SECURITY/LOUNGE / RECREATION RM.
 - EXTERIOR WALL-MOUNT
 - EXTERIOR GROUND LIGHT
 - EXTERIOR CEILING LIGHT
 - MAIL
 - SIDE YARD
 - LOBBY
 - EXTERIOR WALL-MOUNT CYLINDER
 - EXTERIOR WALL-MOUNT
- DROPPED 2x2' GRID LAY-IN ACOUSTICAL CEILING
- GYPSUM BOARD DROP CEILING

NOTE: CEILING HEIGHT ON SECOND, THIRD, FOURTH AND SIXTH FLOORS IS 8'-2" AND ON THE FIFTH FLOOR 9'-0".

LIGHT FIXTURE SCHEDULE							
TYPE	MTG.	SIZE	MANUFACTURER/CATALOG NUMBER	WATT	LOCATION	REMARKS	NUMBER OF FIXTURES
'AA'	WALL	13-7/8" W X 6-7/8" H X 3-1/2" D	LIGHT CONCEPTS/LITHONIA LIGHTING/1857213WCMPACTIT1120	15W	BEDROOM/LIVING ROOM		
'BB'	CEILING	7-3/8" DIA. X 5/4"	SEAGULL LIGHTING/DEEP CONE SATIN NIGEL/ROD/AT-368-6"	15W	APT. FOYER	COMPACT FLUORESCENT BULB 90W/7	
'CC'	CEILING	14" DIA.	SEAGULL LIGHTING/6024-15 SINGLE LIGHT WHITE PENDANT/	8W	PUBLIC HALL/LOBBY		7
'DD'	CEILING	88.25" L X 3" H X 3-1/2" D	CORONET INC./LSR SERIES/LSR-88"-1-54-NT-120	54W	KITCHEN		
'EE'	WALL	27" L X 5" W X 4" D	LIGHT CONCEPTS/LITHONIA LIGHTING/1880-RE-120	17W	APT. BATHROOM		
'FF'	CEILING	46.25" L X 3" W X 3-1/2" D	CORONET INC./LSR SERIES/LSR-44"-1-28-NT-120	28W	KITCHEN		
'GG'	CEILING	4" H X 5" W X 4" D	TOP ECOVATIONS/ 6U24 CLOSET LIGHT/SPRING LAMPS/CL13	15W	WALK-IN CLOSET		
'JA'	CEILING	4" L X 5-5/16" W X 3-1/2" H	CORONET INC / WELDED STRIP SERIES / WS-2-32-120-M5	32W T8	BOILER RM/ REFUSE & RECYCLE RM/ELECTRIC, WATER & GAS METER RM/MAINTENANCE OPG./JANITOR CLOSET		61
'B'	WALL	51-1/2" L X 11-1/4" W X 5-1/2" H	LIGHT CONCEPTS/ LITHONIA LIGHTING/ 10640-RE-17-120	17W T8	LAUNDRY		3
'C'	CEILING	48" L X 7-3/4" W X 2" H	CORONET INC./ECO SERIES/ECO-4FT-1-28W-P56P-120-EM-OP	28W	PUBLIC HALL		139
'D'	WALL	24" L X 8" H X 3.99" D	LAMAR LIGHTING/VO SERIES VOYAGER/VO-2-17-E8-120-	17W	STAIRS		34
'F'	CEILING	72" L X 4-1/2" W X 1-3/4" H	LITECONTROL/COVE-15 CO-AL-115/ CO-AL-15-08-00-30K-120	59W	ELEVATORS LOBBY/LOBBY		33
'G'	CEILING	24" X 24"	CORONET INC./TS6W SERIES/TS6W-22-2-14W-T-120	14W T5	OFFICE/SECURITY OPG./LOUNGE/RECREATION RM.		12
'H'	WALL	18 L X 8" D X 7-1/4" H	LITHONIA LIGHTING/DECORATIVE WALL-MOUNTED LIGHT./MSR-MDU-120-DNAT	26W	EXTERIOR WALLS/GREEN ROOF		15
'I'	WALL/FLOOR	8-3/8" L X 4-1/2" D X 3" H	PRESCOLITE/LED STEP LIGHTS/SLLED1-35-BZ-SLD12CMB	10W	EXTERIOR/GREEN ROOF		21
'J'	CEILING	13-5/8" DIA X 5-3/8" H	PROGRESS LIGHTING/COMPACT FLUORESCENT HOOP/ P5786-20E8WB-1-28W/CPL	35W	EXTERIOR		4
'K'	WALL	72" L	DELBAY LIGHTING/STW/ STW4221311-6-120 STW42218.411-4-120	2-21 & 1-28	MAIL WALL		2
'L'	FLOOR	10" DIA X 7" H	RAB LIGHTING/DOME TOP LAWN LIGHT / LL038/PS13	15W CPL	SIDE YARD	INSTALL ON MOUNTING STEM N8 1"-Ø ABOVE GRADE, BLACK FINISH	4
'M'	CEILING	5" DIA X 6-5/8" H	DELBAY LIGHTING/CYLINDRO III 6703-CW-5-1	60W	LOBBY		1
'N'	WALL	6" DIA X 12" H X 8-7/8" D	PRESCOLITE/DIRECT LED WALL MOUNT CYLINDER/LED30-W-35K-BZ	75 W	SIDEYARD WALL	UL-CUL WET LOCATION WITH TOP COVER	8
'O'	WALL	18" L X 12.5" D X 8" D	LITHONIA/WALL MOUNTED LIGHT/MRW-260TT-M-10-DNAT	26	ROOF		4

DRAWING TITLE:
FIRST FLOOR REFLECTED CEILING PLAN

ARCHITECT:  DATE: 05/18/2012

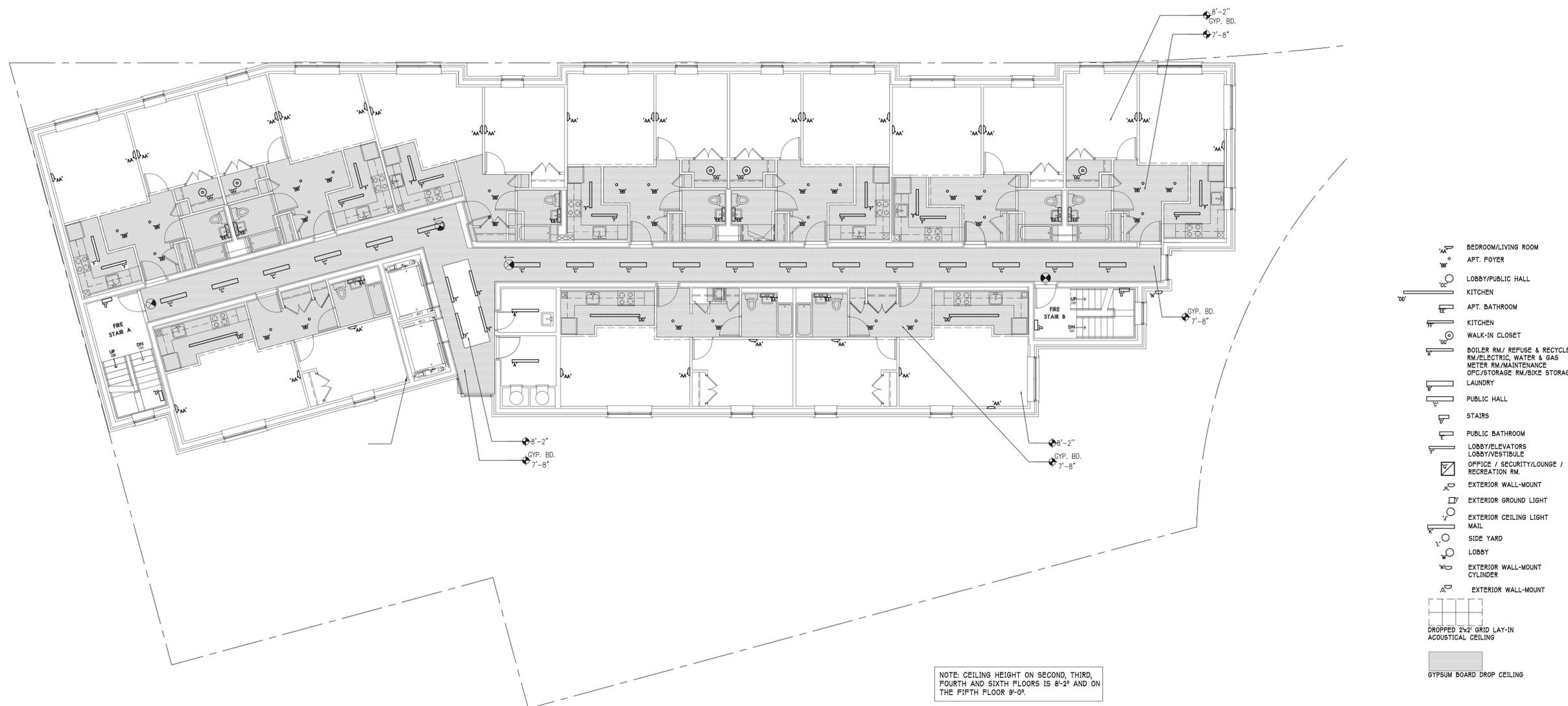
JOB #: 09J06

DRAWN BY: key/am

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

DRAWING #: A-108.00

220177350



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NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HPD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE:
TYPICAL (2-5) REFLECTED CEILING PLAN

ARCHITECT:  DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: key/am
 SCALE: 1/8" = 1'-0"

DRAWING #: **A-109.00**

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PAGE #:

LIGHT FIXTURE SCHEDULE							
TYPE	MTG.	SIZE	MANUFACTURER/CATALOG NUMBER	WATT	LOCATION	REMARKS	NUMBER OF FIXTURES
'AA'	WALL	13-7/8" W X 6-7/8" H X 3-1/2" D	LIGHT CONCEPTS/LITHONIA LIGHTING/1867213WCOMPACT11120	15W	BEDROOM/LIVING ROOM		
'BB'	CEILING	7-3/8" DIA. X9H	SEAGULL LIGHTING/DEEP CONE SATIN NICKEL/RO5AT-861-6P	15W	APT. FOYER	COMPACT FLUORESCENT BULB 97047-	
'CC'	CEILING	1/4" DIA	SEAGULL LIGHTING/6034-15 SINGLE LIGHT WHITE PENDANT/	8W	PUBLIC HALL/LOBBY		7
'DD'	CEILING	88.25" L X 3" H X 3-1/2" D	CORONET INC./LSR SERIES/LSR-88"-1-54-NT-120	64W	KITCHEN		
'EE'	WALL	27" L X 5" W X 4" D	LIGHT CONCEPTS/LITHONIA LIGHTING/1890-RE-120	17W	APT. BATHROOM		
'FF'	CEILING	46.5" L X 3" W X 3-1/2" D	CORONET INC./LSR SERIES/LSR-44"-1-28-NT-120	28W	KITCHEN		
'GG'	CEILING	4" H X 5" W X 4" D	TOP ECOVATIONS/ GU24 CLOSET LIGHT/SPRING LAMPS/CLIS	15W	WALK-IN CLOSET		
'JA'	CEILING	4" L X 5-5/16" W X 3-1/2" H	CORONET INC / WELDED STRIP SERIES / WS-2-92-120-M5	32W T8	BOILER RM/ REFUSE & RECYCLE RM/ELECTRIC, WATER & GAS METER RM/MAINTENANCE OFIC/JANITOR CLOSET		61
'B'	WALL	51-1/2" L X 11-1/4" W X 5-1/2" H	LIGHT CONCEPTS/ LITHONIA LIGHTING/ 10640-RE-17-120	17W T8	LAUNDRY		3
'C'	CEILING	48" L X 7-3/4" W X 2" H	CORONET INC./ECO SERIES/ECO-4FT-1-28W-PS64-120-EM-OP	28W	PUBLIC HALL		159
'D'	WALL	24" L X 8" H X 3.89" D	LAMAR LIGHTING/VO SERIES VOTASERVVO-2-17-E8-120-	17W	STAIRS		54
'F'	CEILING	72" L X 4-1/2" W X 1-3/4" H	LITECONTROL/COVE-18 CC-AL-L15/ CC-AL-L15-06-NO-30C-120	59W	ELEVATORS LOBBY/LOBBY		33
'G'	CEILING	24" X 24"	CORONET INC./T56W SERIES/T56W-22-3-14W-T-120	14W T5	OFFICE/SECURITY OFIC/LOUNGE/RECREATION RM.		12
'H'	WALL	18 L X 8" D X 7-1/4" H	LITHONIA LIGHTING/DECORATIVE WALL-MOUNTED LIGHT/JWSR-MDU-120-DNAT	26W	EXTERIOR WALLS/GREEN ROOF		15
'I'	WALL/FLOOR	8-3/8" L X 4-1/2" D X 3" H	PRESCOLITE/LED STEP LIGHTS/8LLED2-35-8Z-8LD12CMB	10W	EXTERIOR/GREEN ROOF		21
'J'	CEILING	13-5/8" DIA X 5-3/8" H	PROGRESS LIGHTING/COMPACT FLUORESCENT HOOP/ P5786-2050W5-1-26WCP/L	26W	EXTERIOR		4
'K'	WALL	72" L	DELRAY LIGHTING/STW/ STW622131-6-120 ST84128.41-4-120	2-21 & 1-28	WALL WALL		2
'L'	FLOOR	10" DIA X 7" H 2.8" DIA X 17" H	RAB LIGHTING/DOME TOP LAWN LIGHT / LLD38/PS13 RAB LIGHTING/7" NIGHTPOST/MP7B	15W CFL	SIDE YARD	INSTALL ON MOUNTING STEM N# 1-0" ABOVE GRADE, BLACK FINISH	4
'M'	CEILING	5" DIA X 6-5/8" H	DELRAY LIGHTING/CYLINDRO IJ 6705-CW-5-1	60W	LOBBY		1
'N'	WALL	6" DIA X 12" H X 8-7/8" D	PRESCOLITE/PURECT LED WALL MOUNT CYLINDER/LEDLED3-W-35E-8Z	75 W	SIDEYARD WALL	UL-CUL WET LOCATION WITH TOP COVER	9
'O'	WALL	18" L X 12.5" D X 8" D	LITHONIA/WALL MOUNTED LIGHT/MRW/MRW-260TT-M-120-DNAT	26	ROOF		4

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HPD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE:
**SIXTH FLOOR
 REFLECTED CEILING PLAN**

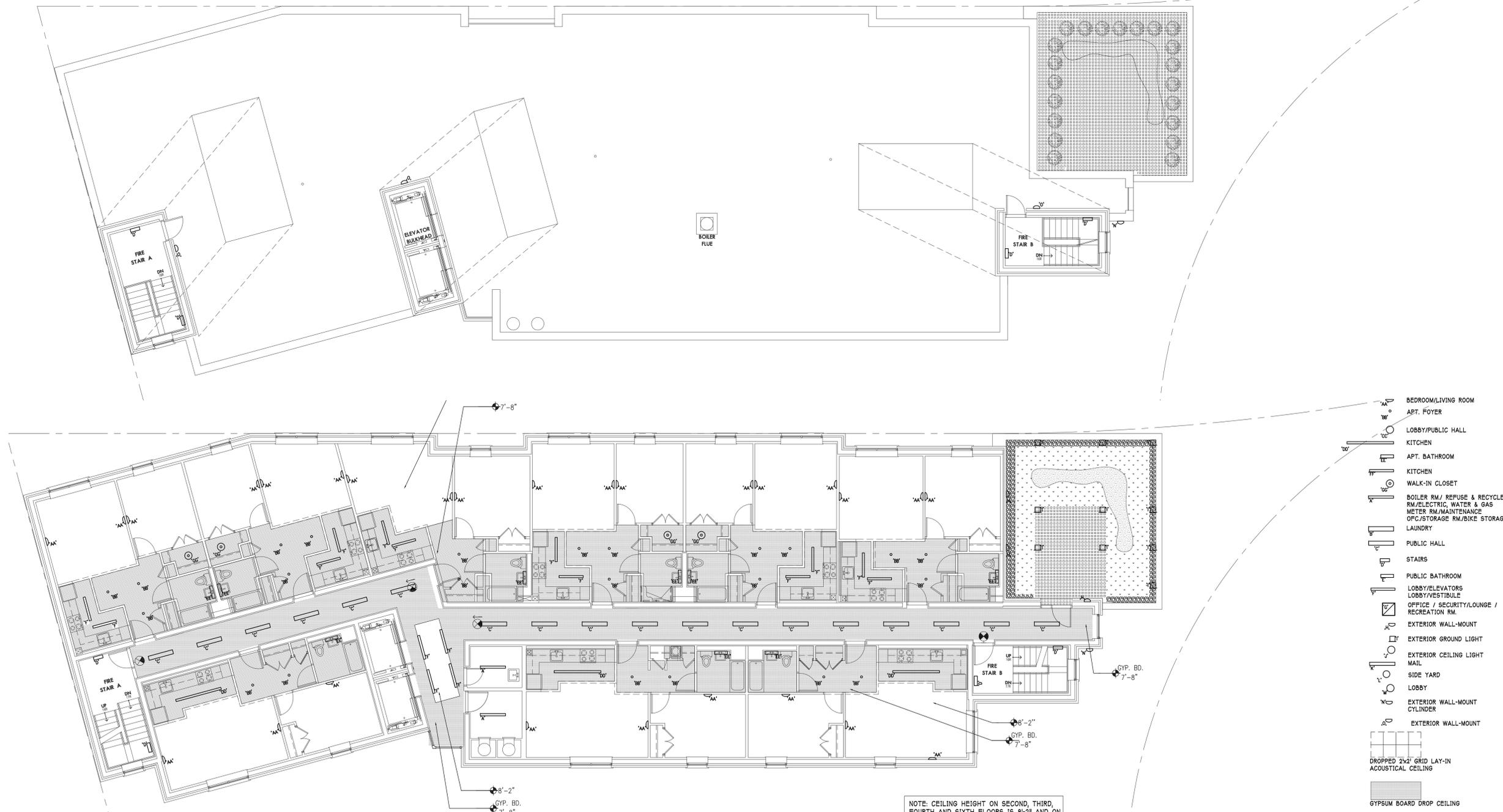
ARCHITECT:  DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: key/am

OAKLANDER COOGAN & VITTO P.C.
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 SCALE: 1/8" = 1'-0"

PAGE #:

220177350



NOTE: CEILING HEIGHT ON SECOND, THIRD, FOURTH AND SIXTH FLOORS IS 8'-2" AND ON THE FIFTH FLOOR 9'-0".

LIGHT FIXTURE SCHEDULE							
TYPE	MTG.	SIZE	MANUFACTURER/CATALOG NUMBER	WATT	LOCATION	REMARKS	NUMBER OF FIXTURES
'AA'	WALL	13-7/8" W X 6-7/8" H X 3-1/2" D	LIGHT CONCEPTS/LITHONIA LIGHTING/1857213WCOMPACTT1120	15W	BEDROOM/LIVING ROOM		
'BB'	CEILING	7-3/8" DIA. X5H	SEAGULL LIGHTING/DEEP CONE SATIN NICKEL/ROBAT-368-6"	15W	APT. FOYER	COMPACT FLUORESCENT BULB 904K	
'CC'	CEILING	14" DIA	SEAGULL LIGHTING/6024-15 SINGLE LIGHT WHITE PENDANT/	8W	PUBLIC HALL/LOBBY		7
'DD'	CEILING	88.25" L X 3" H X 3-1/2" D	CORONET INC./LSR SERIES/LSR-88"1-54-NT-120	54W	KITCHEN		
'EE'	WALL	27" L X 5" W X 4" D	LIGHT CONCEPTS/LITHONIA LIGHTING/1880-RE-120	17W	APT. BATHROOM		
'FF'	CEILING	46.25" L X 3" W X 3-1/2" D	CORONET INC./LSR SERIES/LSR-44"1-28-NT-120	28W	KITCHEN		
'GG'	CEILING	4" H X 5" W X 4" D	TCP ECOVATIONS/ 6U24 CLOSET LIGHT/SPRING LAMPS/CL13	15W	WALK-IN CLOSET		
'JA'	CEILING	4" L X 5-5/16" W X 3-1/2" H	CORONET INC / WELDED STRIP SERIES / WS-2-32-120-M5	32W T8	BOILER RM/ REFUSE & RECYCLE RM/ELECTRIC, WATER & GAS METER RM/MAINTENANCE OPC./JANITOR CLOSET		61
'B'	WALL	51-1/2" L X 11-1/4" W X 5-1/2" H	LIGHT CONCEPTS/ LITHONIA LIGHTING/ 10640-RE-17-120	17W T8	LAUNDRY		3
'C'	CEILING	48" L X 7-3/4" W X 2" H	CORONET INC./ECO SERIES/ECO-4FT-1-28W-P6P-120-EM1-OP	28W	PUBLIC HALL		139
'D'	WALL	24" L X 8" H X 3.99" D	LAMAR LIGHTING/VO SERIES VOYAGER/VO-2-17-E8-120-	17W	STAIRS		34
'F'	CEILING	72" L X 4-1/2" W X 1-3/4" H	LITECONTROL/COVE-15 CC-AL-1-15/ CC-AL-15-08-00-30K-120	59W	ELEVATORS LOBBY/LOBBY		33
'G'	CEILING	24" X 24"	CORONET INC./T8SW SERIES/T8SW-22-2-14W-T-120	14W T5	OFFICE/SECURITY OPC./LOUNGE/RECREATION RM.		12
'H'	WALL/PLOOF	18 L X 8" D X 7-1/4" H	LITHONIA LIGHTING/DECORATIVE WALL-MOUNTED LIGHT./MSR-MDU-120-DNAT	26W	EXTERIOR WALLS/GREEN ROOF		15
'I'	WALL/PLOOF	8-3/8" L X 4-1/2" D X 3" H	PRESCOLITE/LED STEP LIGHTS/SLEDD1-35-BZ-SLD12CMB	10W	EXTERIOR/GREEN ROOF		21
'J'	CEILING	13-5/8" DIA X 5-3/8" H	PROGRESS LIGHTING/COMPACT FLUORESCENT HOOP/ P5786-20E8WB-1-28W/CPL	36W	EXTERIOR		4
'K'	WALL	72" L	DELBAY LIGHTING/STW/ ST94221311-6-120 ST94228-411-4-120	2-21 & 1-28	MAIL WALL		2
'L'	FLOOR	10" DIA X 7" H 8" DIA X 12" H	RAB LIGHTING/DOME TOP LAWN LIGHT / LLD38/PS13 RAB LIGHTING/17" NIGHTYPOST/MP78	15W CPL	SIDE YARD	INSTALL ON MOUNTING STEM N8 1'-0" ABOVE GRADE, BLACK FINISH	4
'M'	CEILING	8" DIA X 6-5/8" H	DELBAY LIGHTING/CYLINDRO I/ 6703-CW-5-1	60W	LOBBY		1
'N'	WALL	6" DIA X 12" H X 8-7/8" D	PRESCOLITE/PROJECT LED WALL MOUNT CYLINDER/LED30-W-58K-BZ	75 W	SIDEYARD WALL	UL-CUL WET LOCATION WITH TOP COVER	8
'O'	WALL	18" L X 12.5" D X 8" D	LITHONIA/WALL MOUNTED LIGHT./MRW/180TT-M-10-DNAT	26	ROOF		4

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
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4	CONTRACT SET	06/18/2013

DRAWING TITLE:
WEST TREMONT ELEVATION
W 177TH ST ELEVATION

ARCHITECT: **OCV ARCHITECTS**
 OAKLANDER COOGAN & VITTO, P.C.
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 203 LAFAYETTE STREET 5TH FL
 NEW YORK CITY, NEW YORK 10012
 212 675 6470 / 212 675 6728

DATE: **05/18/2012**

JOB #: **09J06**

DRAWN BY: **key/am**

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

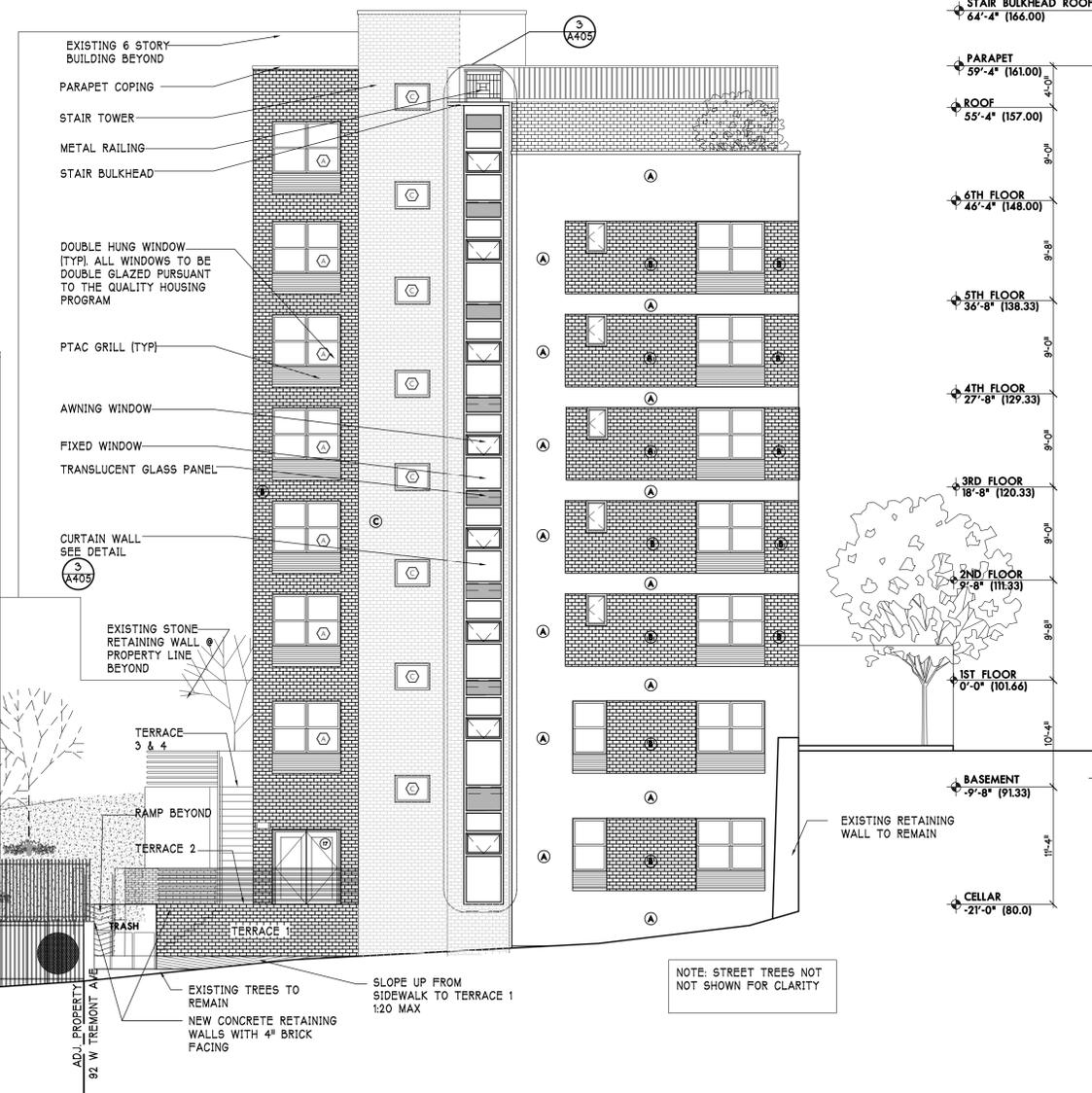
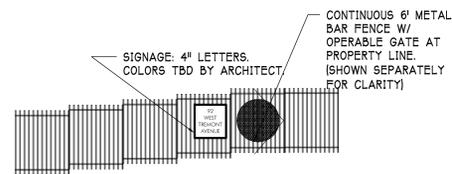
DRAWING #: **A-200.00**

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PAGE #:



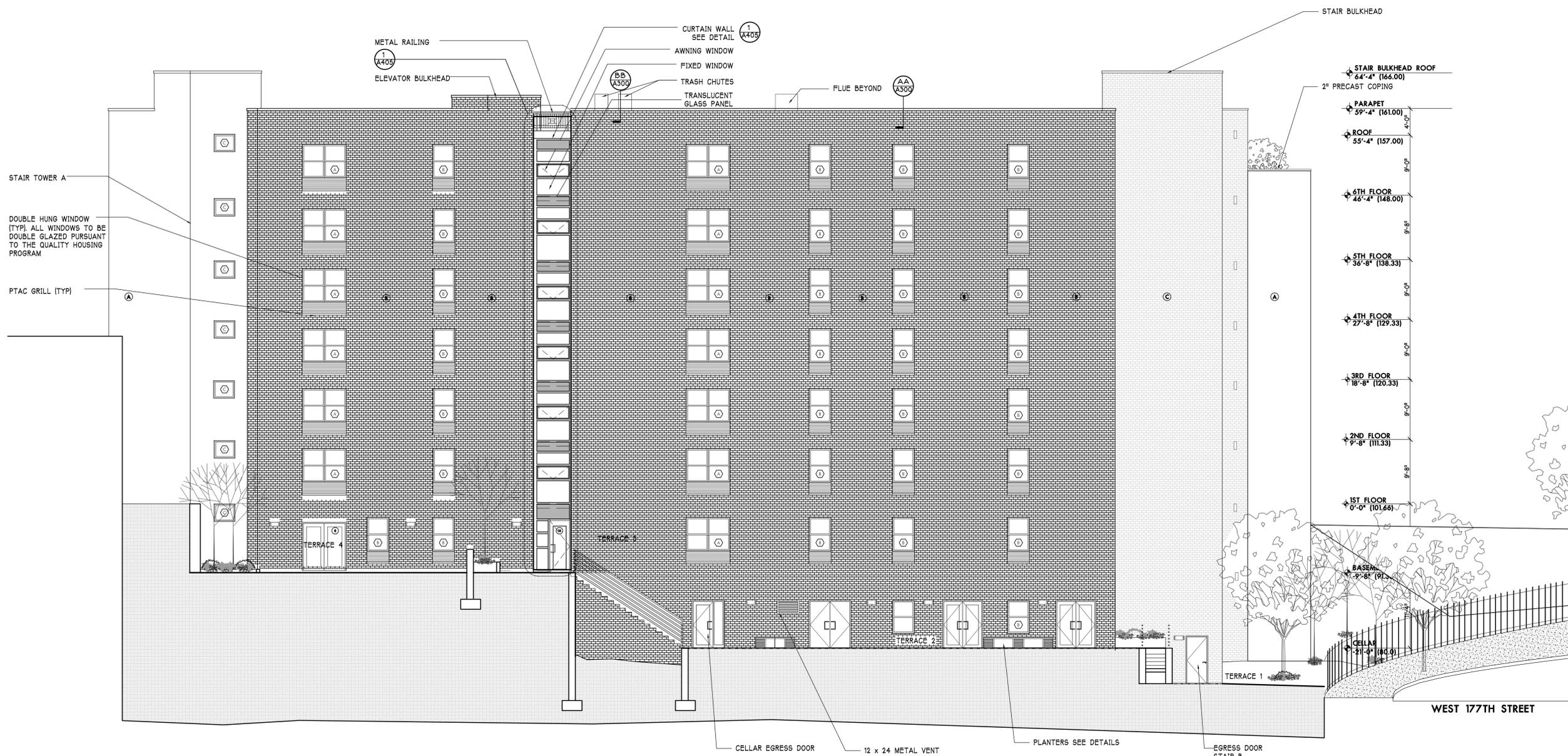
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CAST STONE ROCK CAST WHEATSTONE GP-A	① COPING STONE CD-300
BRICK BELDEN	② MASONRY STONE - SILLS SL-215 STANDARD LENGTH 24"
MORTAR	SPEC MIX KHAKI C788-N
	④ YELLOW BRICK - 481-483 SMOOTH A
	⑤ GREY BROWN BRICK - 661 SMOOTH A
	⑥ ORANGE BRICK - 470-478 LIGHT



ADJ. PROPERTY LINE
 92 W TREMONT AVE

EXISTING TREES TO REMAIN
 NEW CONCRETE RETAINING WALLS WITH 4" BRICK FACING
 SLOPE UP FROM SIDEWALK TO TERRACE 1
 1:20 MAX

NOTE: STREET TREES NOT SHOWN FOR CLARITY



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4	CONTRACT SET	06/18/2013

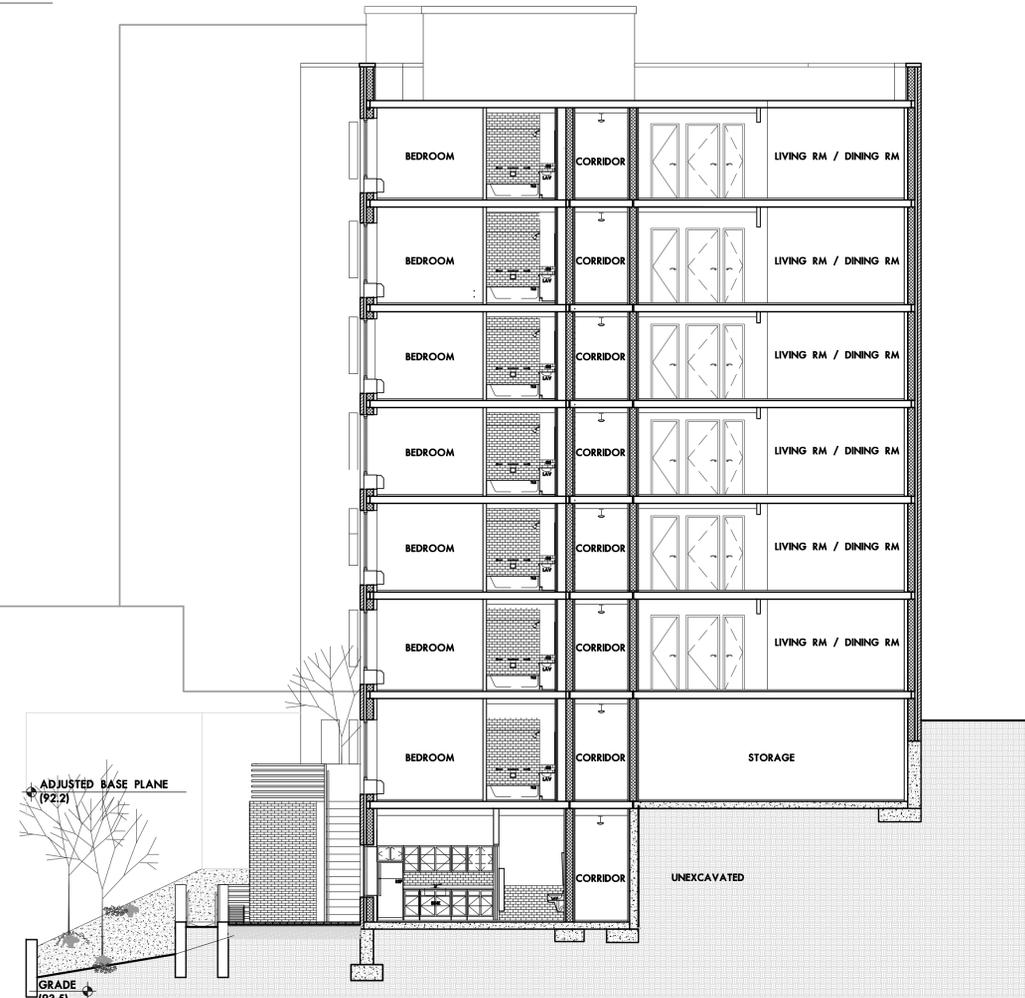
DRAWING TITLE:
EAST ELEVATION

ARCHITECT:  DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: key/am

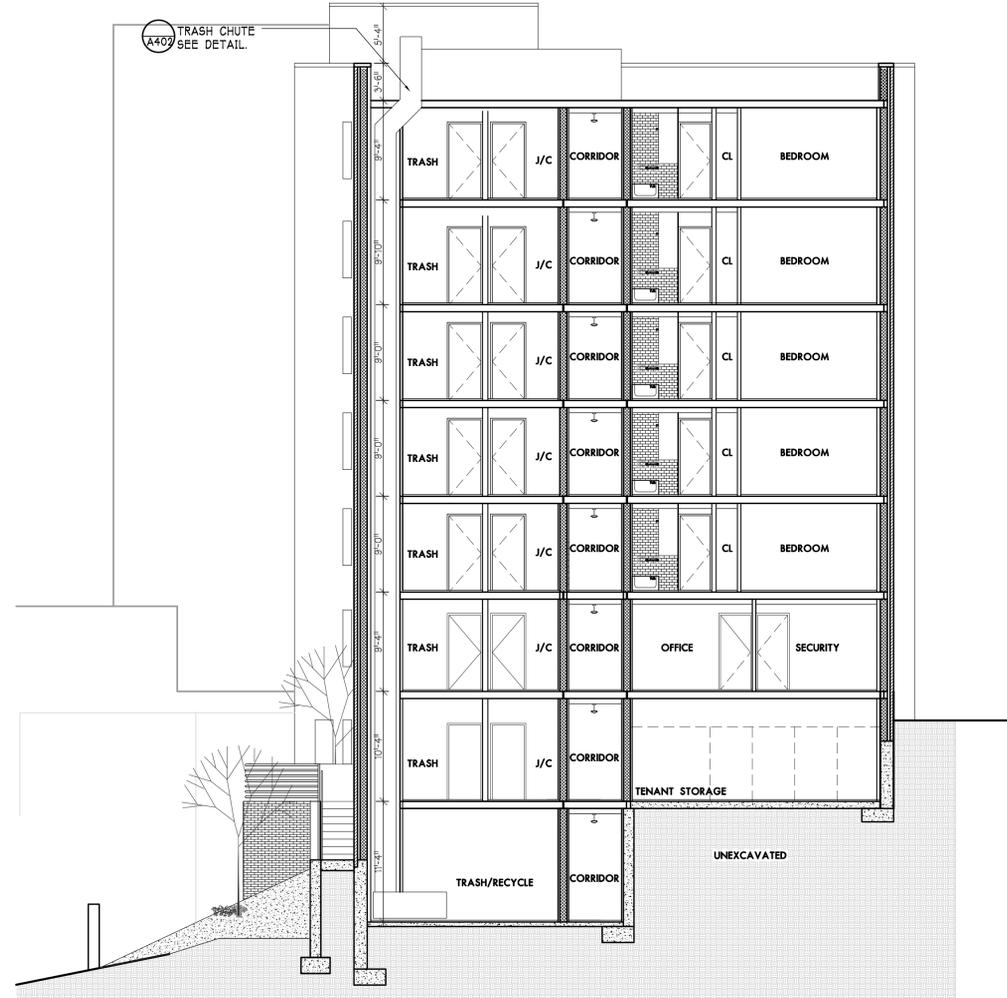
SCALE: 1/8" = 1'-0"

DRAWING #:
A-201.00

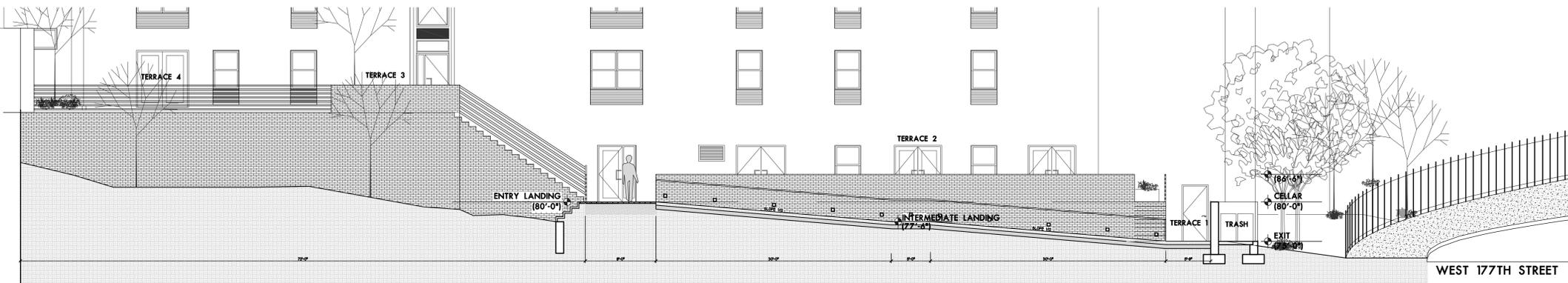
- STAIR BULKHEAD ROOF
64'-4" (166.00)
- PARAPET
59'-4" (161.00)
- ROOF
55'-4" (157.00)
- 6TH FLOOR
46'-4" (148.00)
- 5TH FLOOR
36'-8" (138.33)
- 4TH FLOOR
27'-8" (129.33)
- 3RD FLOOR
18'-8" (120.33)
- 2ND FLOOR
9'-8" (111.33)
- 1ST FLOOR
0'-0" (101.66)
- BASEMENT
-9'-8" (91.33)
- CELLAR
-21'-0" (80.0)



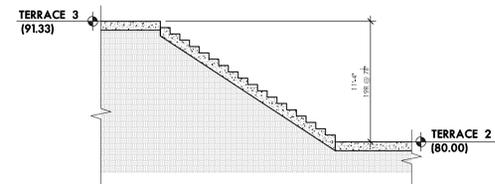
1 SECTION 'AA' 1/8"=1'-0"



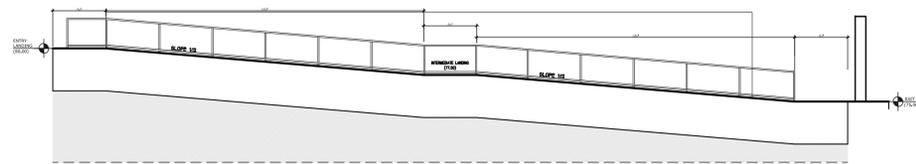
2 SECTION 'BB' 1/8"=1'-0"



3 SECTION 'CC' 1/8"=1'-0"



4 EXTERIOR STAIR SECTION 3/16"=1'-0"



5 RAMP SECTION 1/8"=1'-0"



PROMESA
PROJECT TITLE:
PROMESA WEST TREMONT RESIDENCE
92 WEST TREMONT AVE.
BRONX, NY 10458

KEY PLAN:

ENGINEERING CONSULTANT:
WEXLER & ASSOC STRUCT ENGR
12 W 32ND STREET | NEW YORK, NY 10001
TEL: 212.643.1500 | FAX: 212.268.8960

MEP CONSULTANT:
ABRAHAM JOSELOW, PE, PC
45 W 34TH ST | NEW YORK, NY 10001
TEL: 212.736.2584 | FAX: 212.736.2520

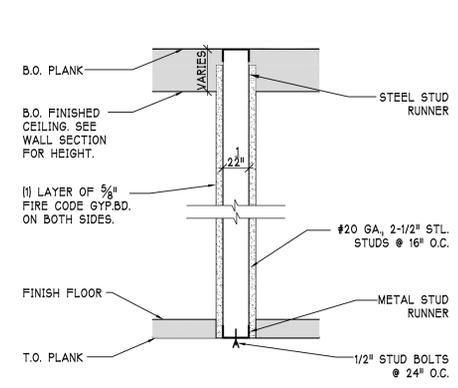
NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HPD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE:
SECTIONS

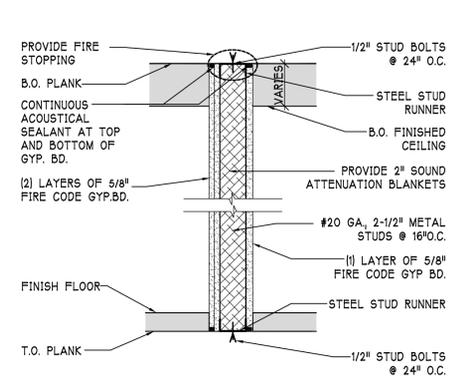
ARCHITECT:
OCV ARCHITECTS
OAKLANDER COOGAN & VITTO P.C.
WWW.OCVARCH.COM
203 LAFAYETTE STREET 5TH FL
NEW YORK CITY NEW YORK 10012
212 675 6470 • 212 675 6728
DATE:
05/18/2012
JOB #:
09J06
DRAWN BY:
key/am
SCALE:
1/8" = 1'-0"

DRAWING #:
A-300
PAGE #:
220177350

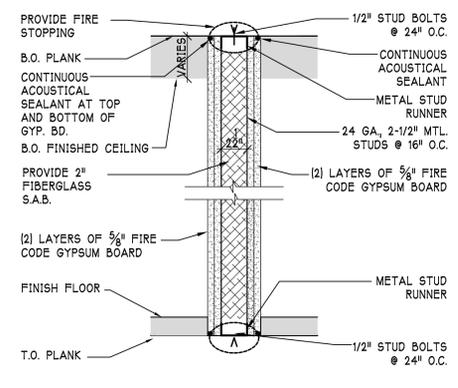
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4	CONTRACT SET	06/18/2013



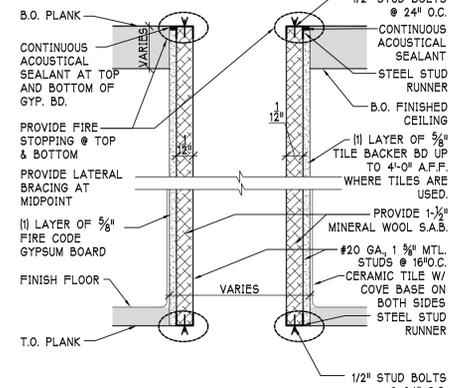
WALL SYMBOL	
FIRE RATING	1 HOUR
BSA#	#453-73SM
S.T.C.	50



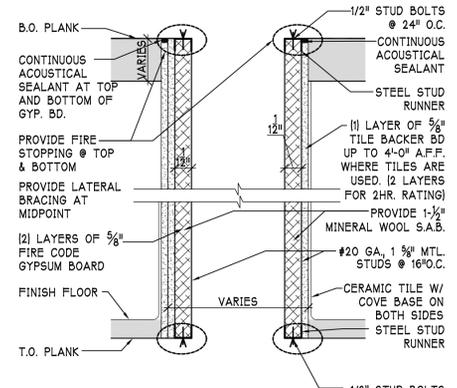
WALL SYMBOL	
FIRE RATING	1 HOUR
BSA#	#453-73SM
S.T.C.	50



WALL SYMBOL	
FIRE RATING	2 HOUR
BSA#	#301-60-5M
S.T.C.	--



WALL SYMBOL	
FIRE RATING	1 HOUR
BSA#	553-85-5M
S.T.C.	50



WALL SYMBOL	
FIRE RATING	1 HOUR
BSA#	553-85-5M
S.T.C.	50

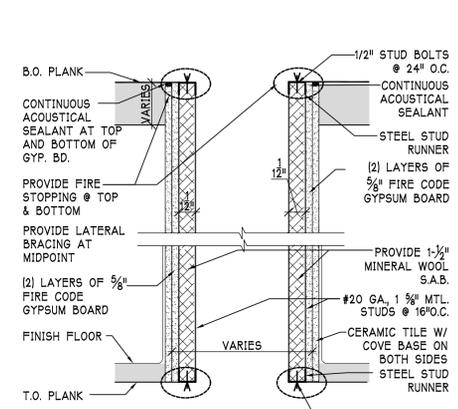
3 METAL STUD PARTITION (NON-BEARING)
 SCALE 1-1/2"=1'-0"

4 METAL STUD PARTITION (NON-BEARING)
 SCALE 1-1/2"=1'-0"

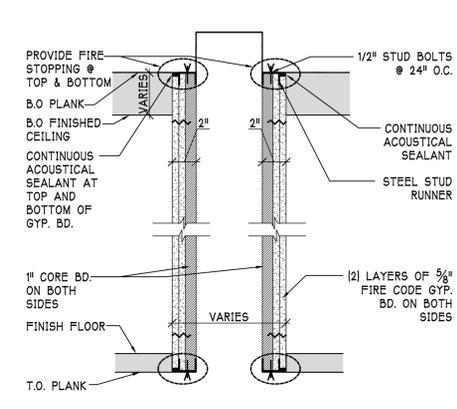
5 METAL STUD PARTITION (NON-BEARING)
 SCALE 1-1/2"=1'-0"

6 METAL STUD CHASE WALL
 SCALE 1-1/2"=1'-0"

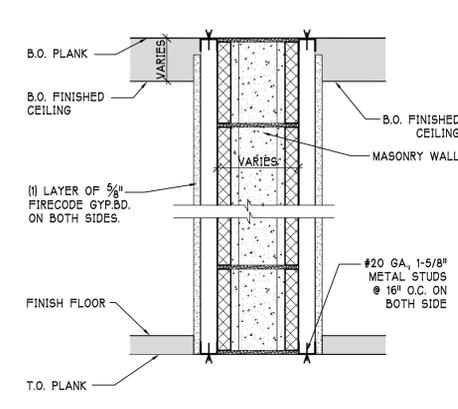
7 METAL STUD CHASE WALL
 1 HR. RATED SCALE 1-1/2"=1'-0"



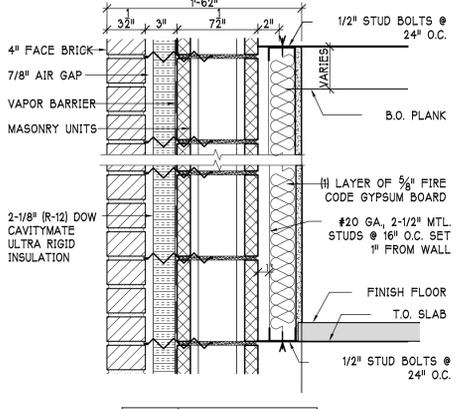
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FIRE RATING	2 HOUR
BSA#	552-85-5M
S.T.C.	--



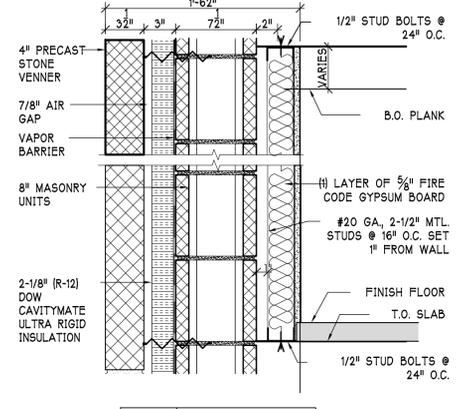
WALL SYMBOL	
FIRE RATING	2 HOUR
BSA#	542-88-5M
S.T.C.	--



WALL SYMBOL	
FIRE RATING	3 HOUR



WALL SYMBOL	
FIRE RATING	3 HOUR
STC RATING	66
FIRE TEST #	MEA# 1-74-M



WALL SYMBOL	
FIRE RATING	3 HOUR
STC RATING	66
FIRE TEST #	MEA# 1-74-M

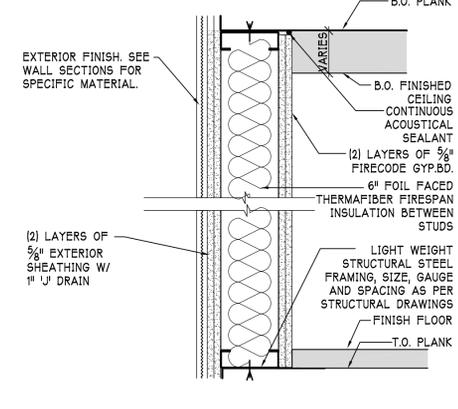
8 METAL STUD CHASE WALL
 2 HR. RATED SCALE 1-1/2"=1'-0"

9 METAL STUD SHAFT WALL
 SCALE 1-1/2"=1'-0"

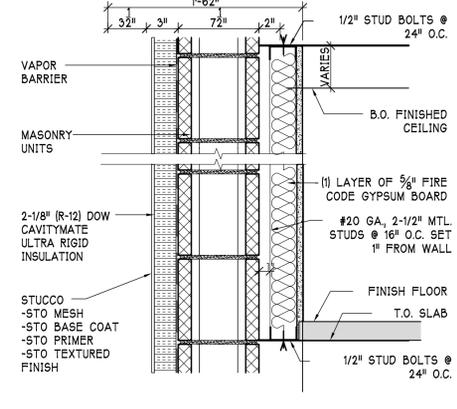
10 INTERIOR MASONRY 100% SOLID WALL
 SCALE 1-1/2"=1'-0"

11 EXTERIOR MASONRY WALL
 SCALE 1-1/2"=1'-0"

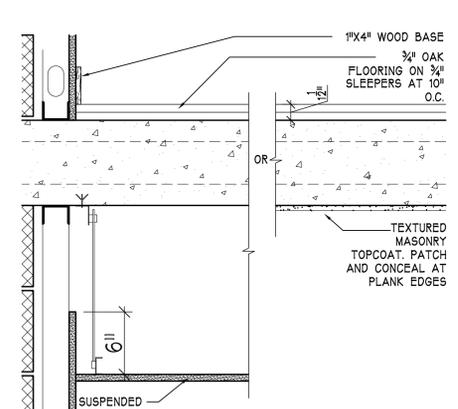
12 EXTERIOR MASONRY WALL W/ PRECAST
 SCALE 1-1/2"=1'-0"



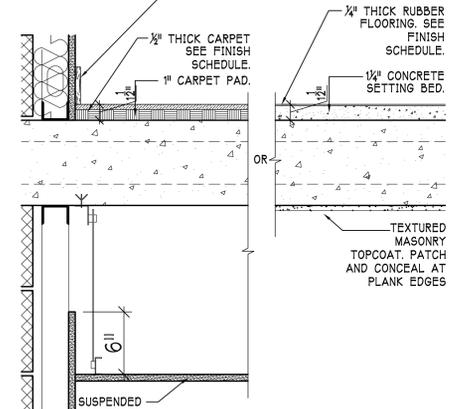
WALL SYMBOL	
FIRE RATING	2 HOUR
MEA#	439-70-5M
S.T.C.	--



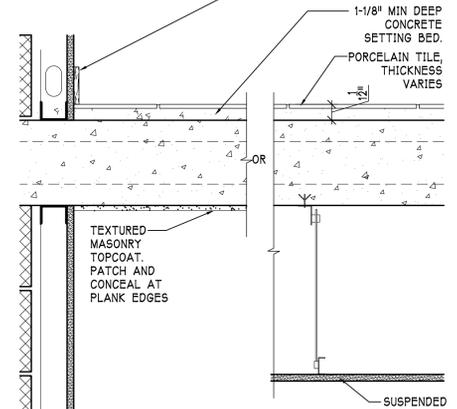
WALL SYMBOL	
FIRE RATING	2 HOUR
MEA#	1-74-M
S.T.C.	--



15 WOOD FLOOR
 SCALE 1-1/2"=1'-0"



16 CARPET/RUBBER FLOOR
 SCALE 1-1/2"=1'-0"



17 PORCELAIN TILE FLOOR
 SCALE 1-1/2"=1'-0"

13 EXTERIOR METAL STUD WALL
 SCALE 1-1/2"=1'-0"

14 EXTERIOR MASONRY WALL W/ STUCCO
 SCALE 1-1/2"=1'-0"

PARTITION DETAILS

ARCHITECT: **OCV ARCHITECTS**
 OAKLANDER CODDAN & VITTO PC
 WWW.OCVARCH.COM
 203 LAFAYETTE STREET 5TH FL
 NEW YORK CITY NEW YORK 10012
 212 675 6470 212 675 6728

DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: key/am
 SCALE: AS NOTED

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
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3	HBD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

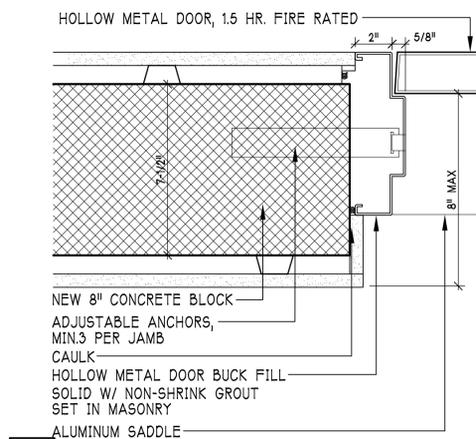
DRAWING TITLE:
DOOR & WINDOW DETAILS

ARCHITECT:	DATE:
OCV OAKLANDER COOGAN & VITTO P.C. ARCHITECTS WWW.OCVARCH.COM 203 LAFAYETTE STREET 5TH FL NEW YORK CITY NEW YORK 10012 212 675 6470 212 675 6728	05/18/2012
JOB #:	09J06
DRAWN BY:	key/am
SCALE:	AS NOTED

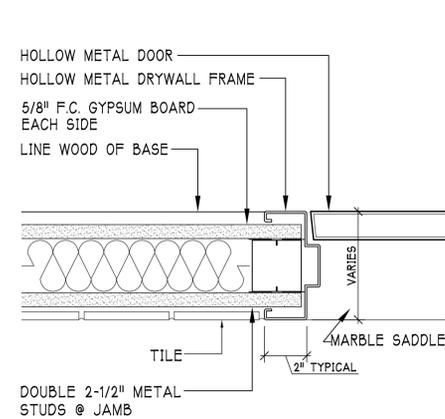
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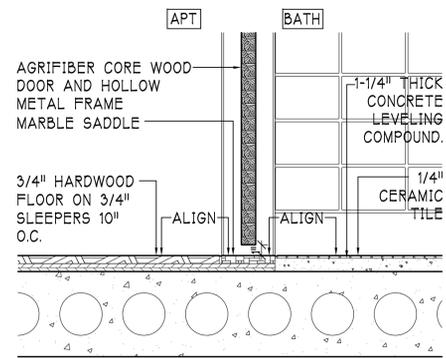
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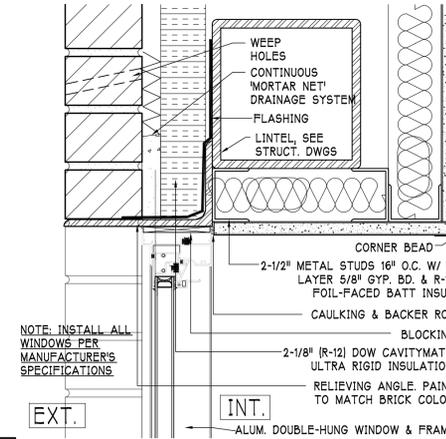
1 JAMB @ PUBLIC STAIRS 3'-1'-0"



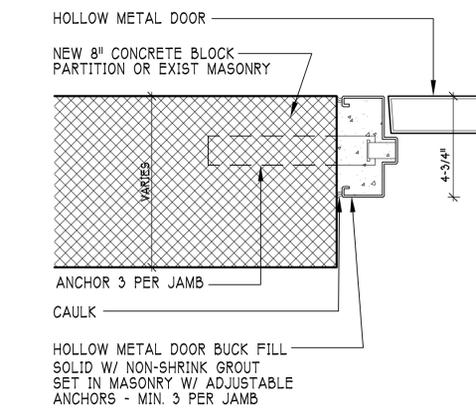
5 JAMB @ PUBLIC BATHROOM 3'-1'-0"



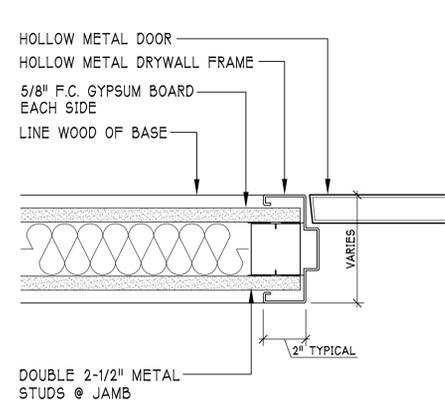
9 SADDLE @ PRIVATE BATHS 1'-1/2"=1'-0"



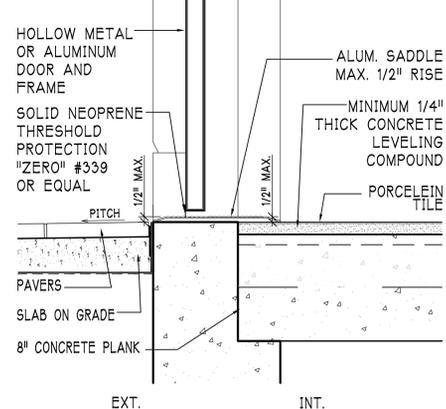
13 WINDOW HEAD DETAIL @ BRICK & BLOCK 3'-1'-0"



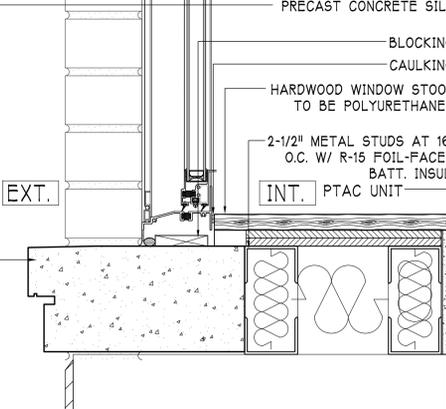
2 JAMB @ MASONRY WALL 3'-1'-0"



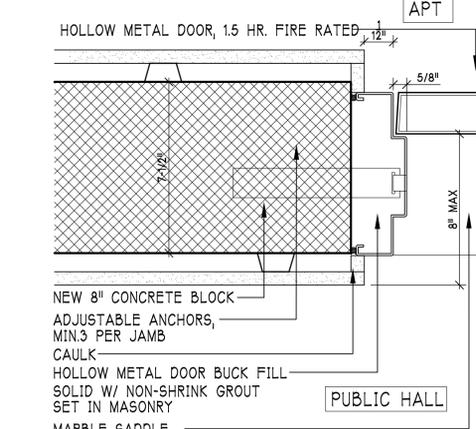
6 HOLLOW METAL JAMB @ STUD WALL 3'-1'-0"



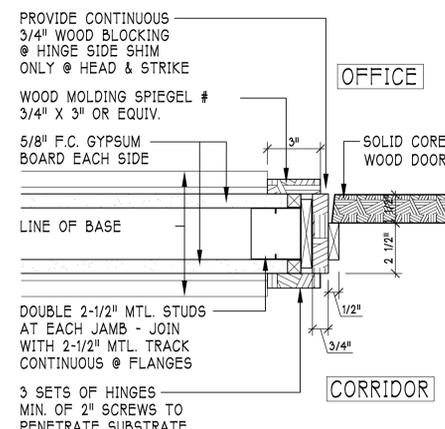
10 EXTERIOR DOOR SADDLE 1'-1/2"=1'-0"



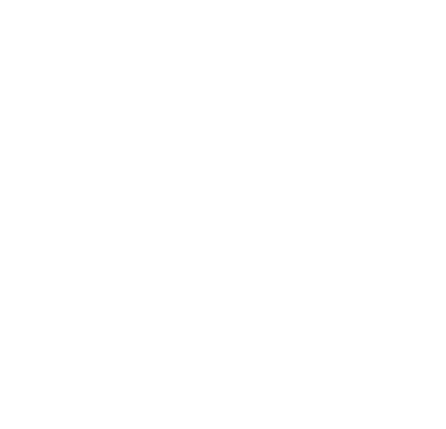
14 WINDOW HEAD DETAIL @ BRICK & BLOCK, PTAC SLEEVE 3'-1'-0"



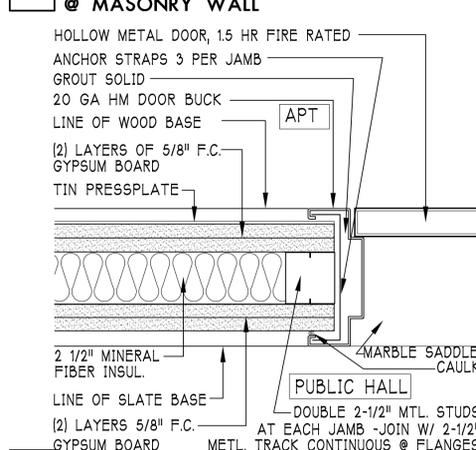
3 JAMB @ APARTMENT ENTRY @ MASONRY WALL 3'-1'-0"



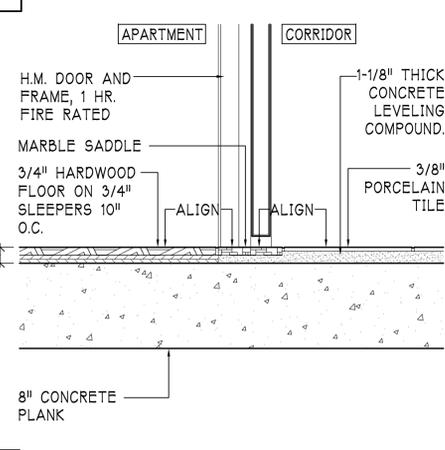
7 WOOD JAMB @ STUD WALL 3'-1'-0"



15 WINDOW SILL DETAIL @ 3'-1'-0"



4 APARTMENT ENTRY JAMB @ STUD WALL 3'-1'-0"

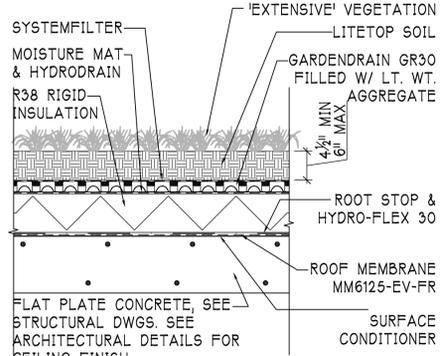


8 APT. ENTRY DOOR SADDLE 1'-1/2"=1'-0"

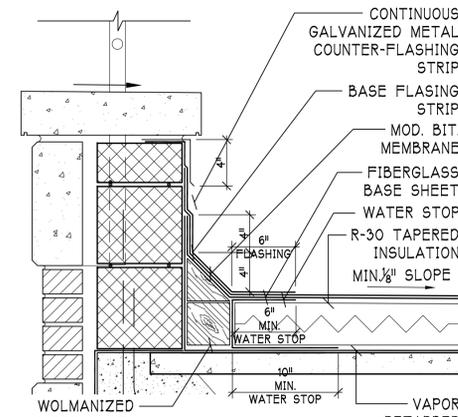


16 WINDOW JAMB DETAIL @ TYPICAL MASONRY WALL 3'-1'-0"

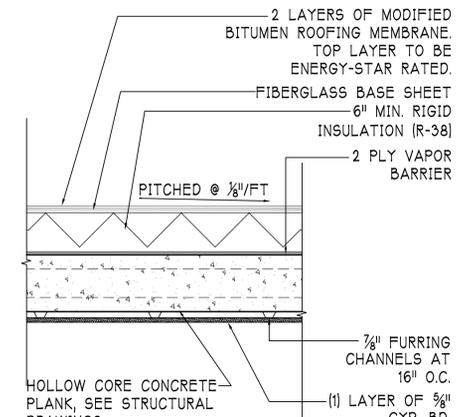
NOTE: PROVIDE DRIP-TUBE IRRIGATION, CONCEALED, NETAFIM TUBES INSTALLED PARALLEL AT 12" O.C. W/ EMITTERS 12" O.C. EACH TUBE.



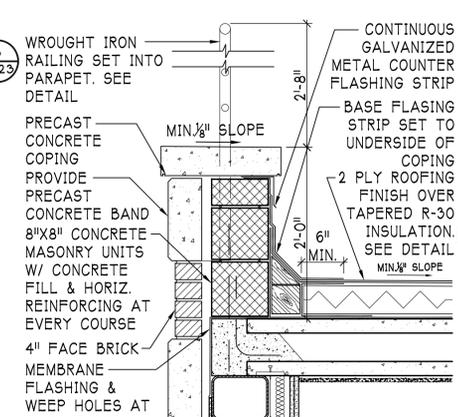
1 'EXTENSIVE' GREEN ROOF SYSTEM 1"=1'-0"
AT 1ST AND 2ND FLOOR



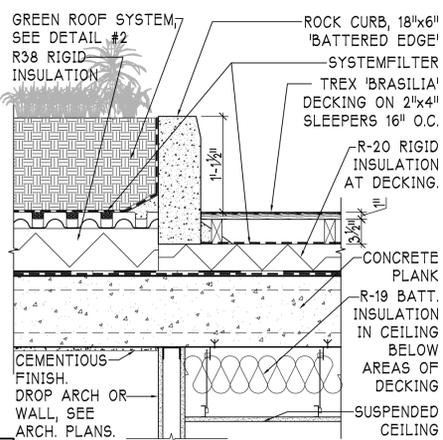
2 TYPICAL ROOF PERIMETER FLASHING 1-1/2"=1'-0"



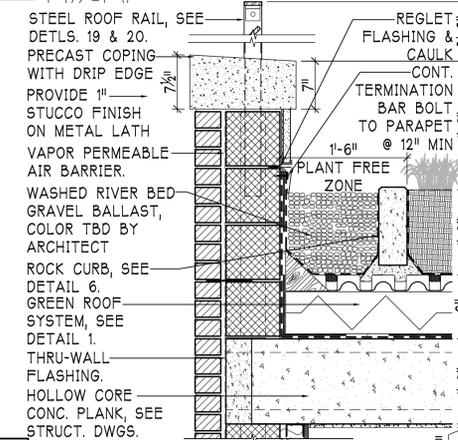
3 ENERGY-STAR RATED ROOF 1"=1'-0"



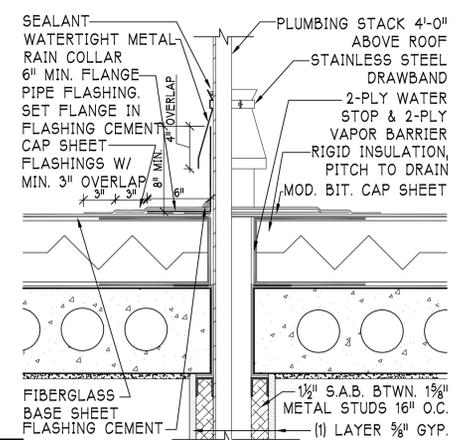
4 PARAPET DETAIL 1"=1'-0"



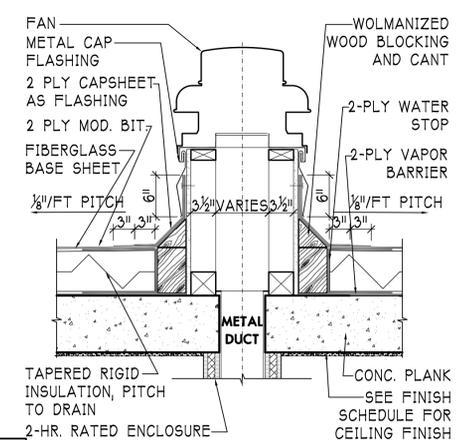
6 CURB @ GREEN ROOF SYSTEM 1"=1'-0"



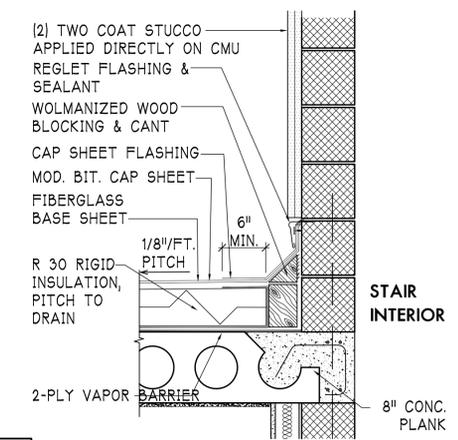
7 FLASHING @ GREEN ROOF PARAPET 'INTENSIVE' 1"=1'-0"



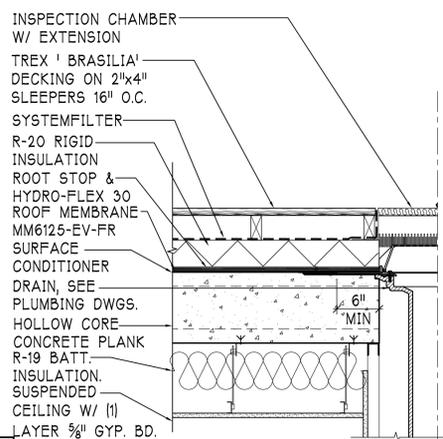
8 PIPE PENETRATION @ ROOF 1-1/2"=1'-0"



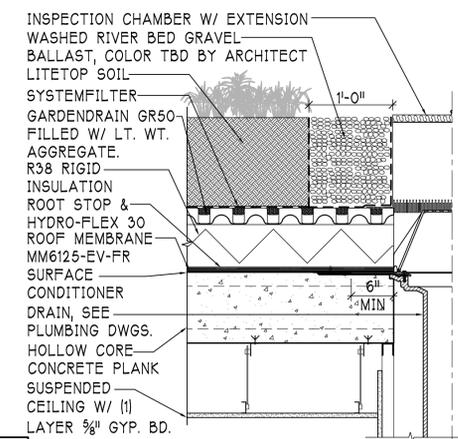
9 FLASHING DETAIL @ ROOF FANS 1"=1'-0"



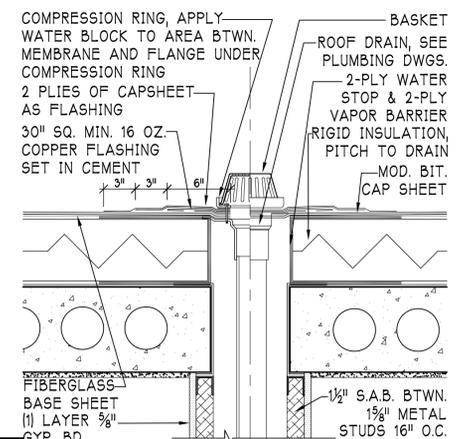
10 FLASHING @ BASE OF STAIR BULKHEAD 1"=1'-0"



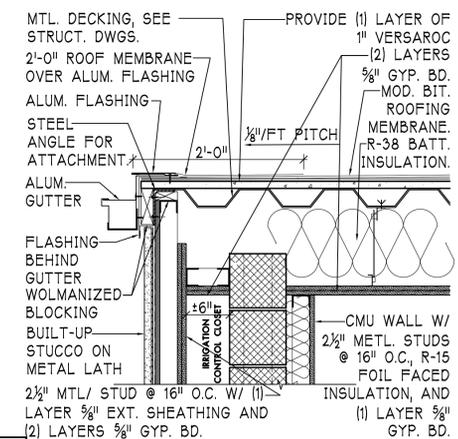
11 GREEN ROOF DRAIN AT DECKING 1"=1'-0"



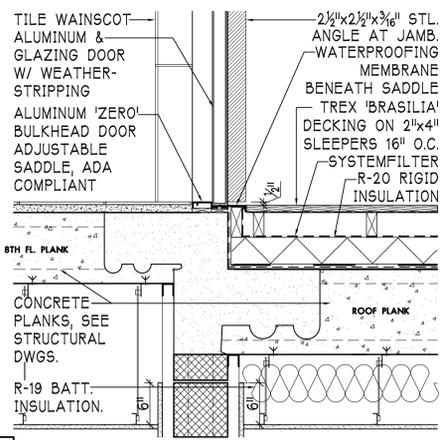
12 GREEN ROOF DRAIN DETAIL AT 1ST & 6TH FLOOR 1"=1'-0"



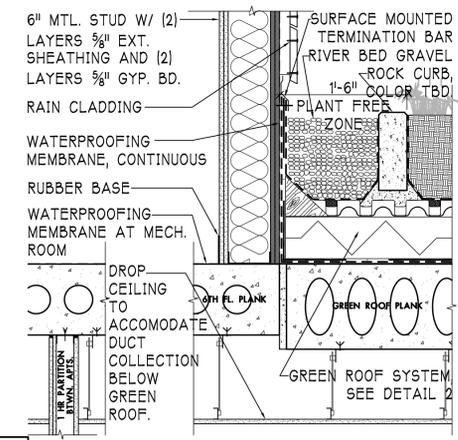
13 ROOF DRAIN @ 8TH FLOOR ROOF - EAST 1-1/2"=1'-0"



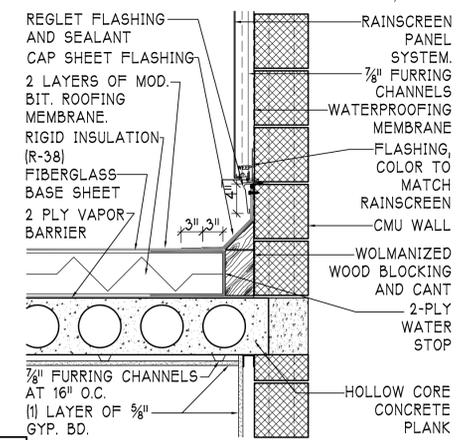
14 GUTTER @ BULKHEAD ROOF AT FIRE STAIR #2 1"=1'-0"



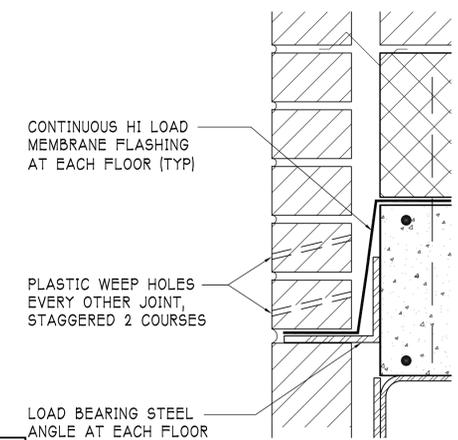
16 FLASHING @ BULKHEAD DOOR GREEN ROOF 1"=1'-0"



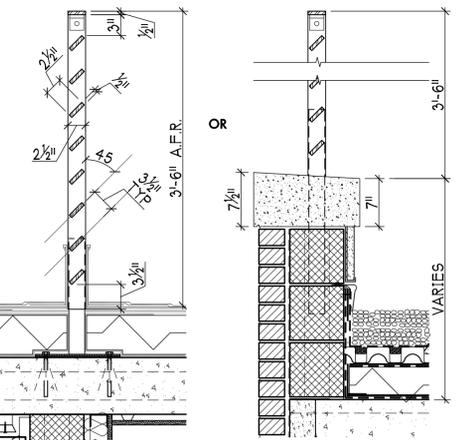
17 WALL FLASHING & GREEN ROOF AT 6TH FLOOR 1"=1'-0"



18 FLASHING @ METAL RAINSCREEN 1"=1'-0"



19 TYPICAL FLASHING DETAIL 1"=1'-0"



20 SECTION AT ROOF RAILING 1"=1'-0"



PROJECT TITLE:
PROMESA WEST TREMONT RESIDENCE
92 WEST TREMONT AVE.
BRONX, NY 10458

KEY PLAN:

ENGINEERING CONSULTANT:
WEXLER & ASSOC STRUCT ENGR
12 W 32ND STREET | NEW YORK, NY 10001
TEL: 212.643.1500 | FAX: 212.268.8960

MEP CONSULTANT:
ABRAHAM JOSELOW, PE, PC
45 W 34TH ST | NEW YORK, NY 10001
TEL: 212.736.2584 | FAX: 212.736.2520

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HPD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE:
ROOF DETAILS

ARCHITECT: **OCV ARCHITECTS**
DATE: 05/18/2012
JOB #: 09J06
DRAWN BY: key/am
SCALE: AS NOTED

DRAWING #: **A-402.00**

220177350

PAGE #:

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HFD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE:
CURTAIN WALL ELEVATIONS & SECTION

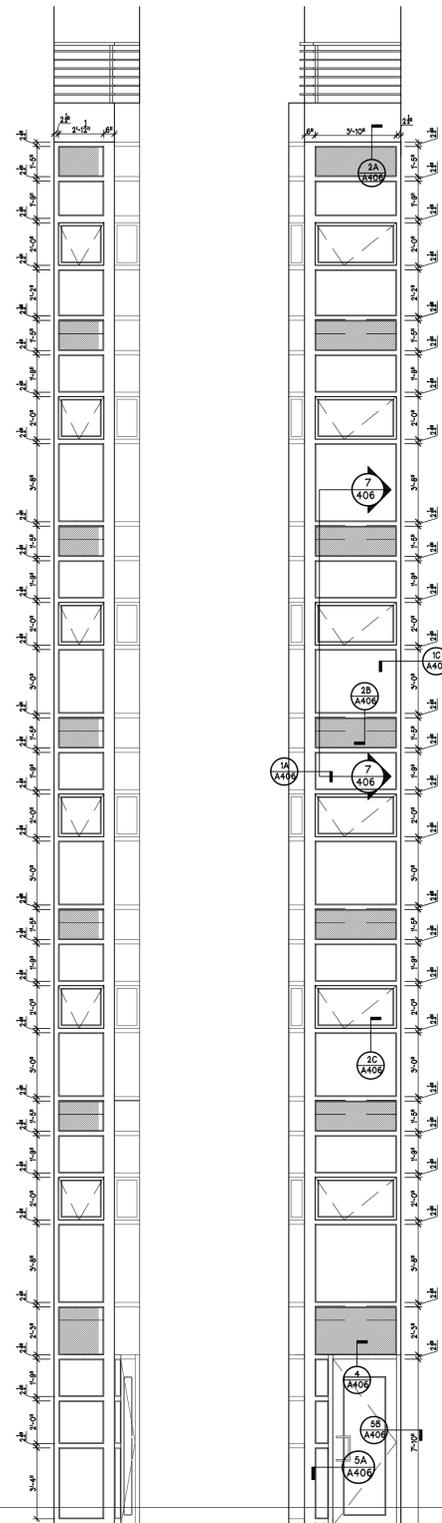
ARCHITECT:  DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: key/am

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

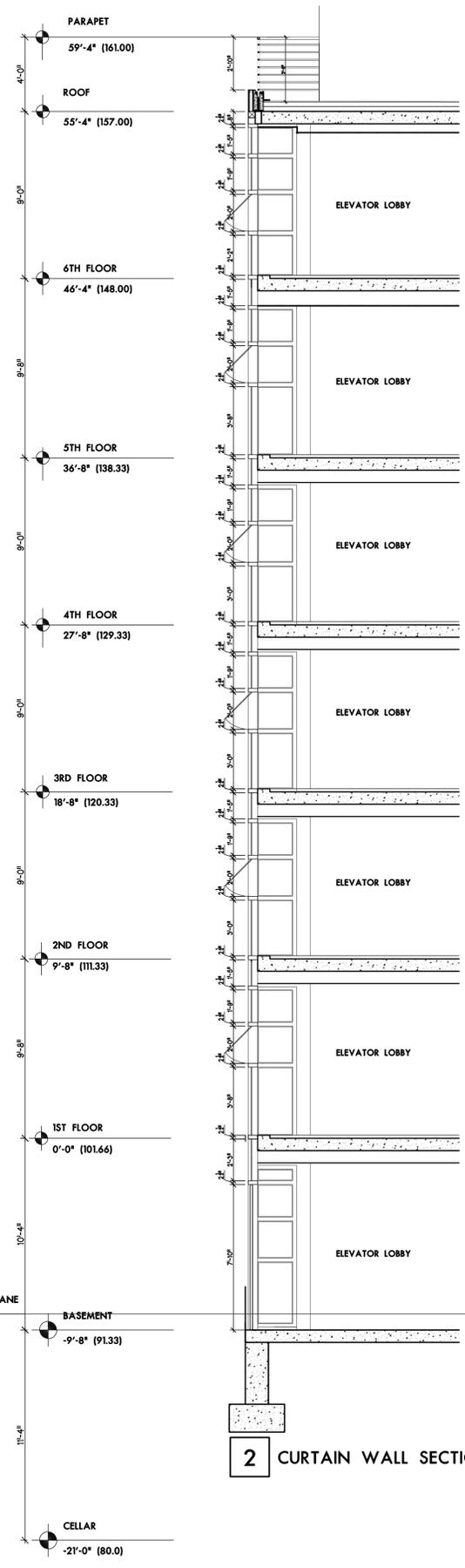
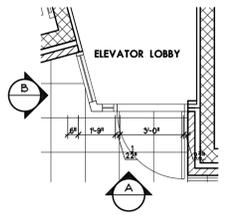
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220177350

PAGE #:

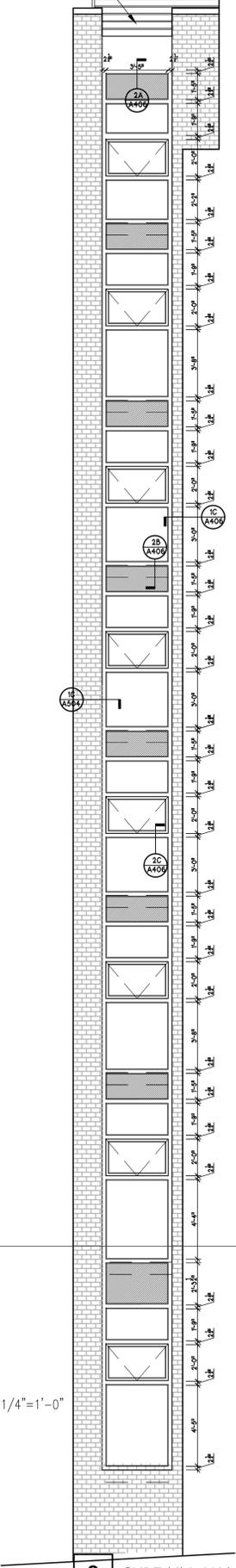


1 ELEVATIONS 'A' & 'B'
 1/4" = 1'-0"

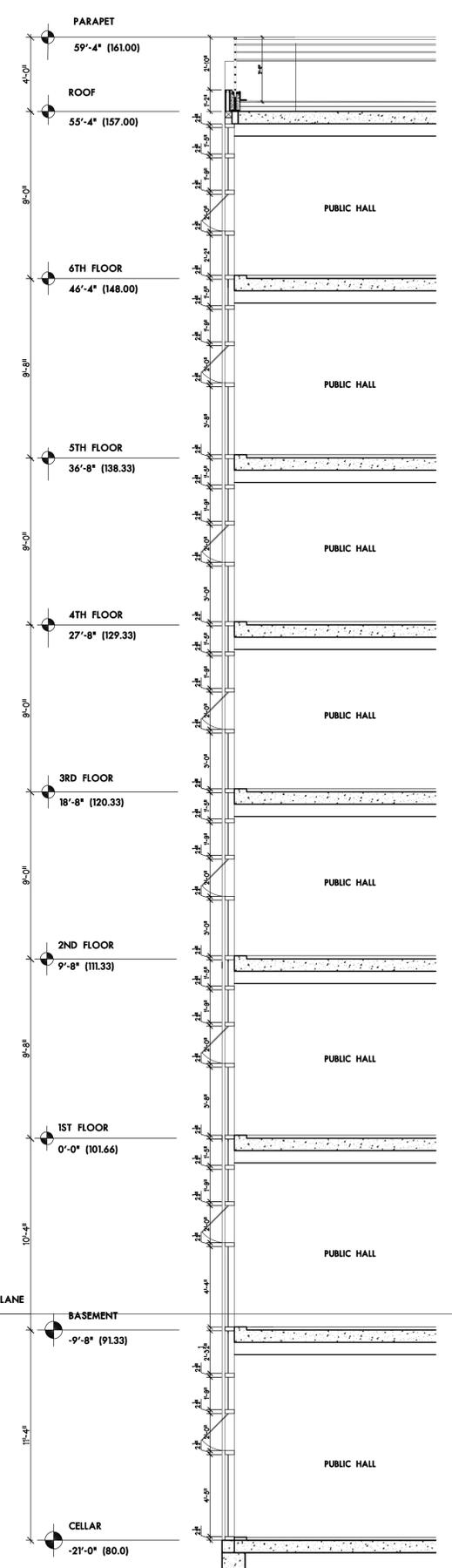


2 CURTAIN WALL SECTION
 1/4" = 1'-0"

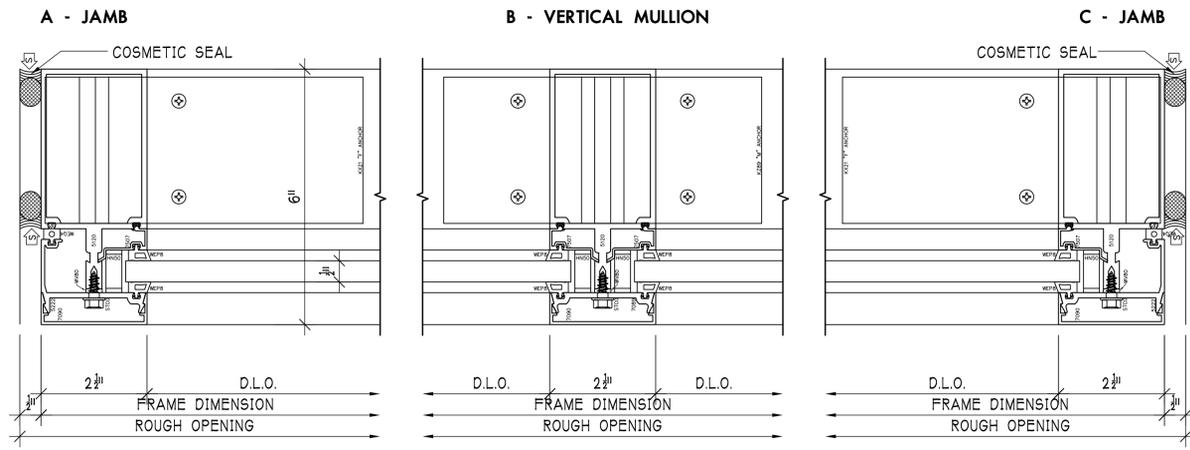
ROOF RAILING
 SEE DETAIL



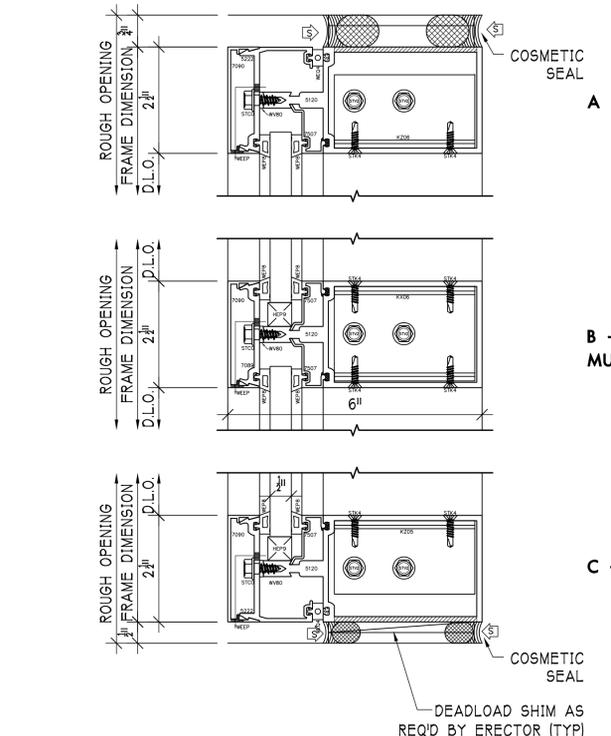
3 CURTAIN WALL EXTERIOR ELEVATION
 1/4" = 1'-0"



4 CURTAIN WALL SECTION
 1/4" = 1'-0"



1 OUTSIDE GLAZED JAMB & VERTICAL MULLION DETAIL
6"=1'-0"

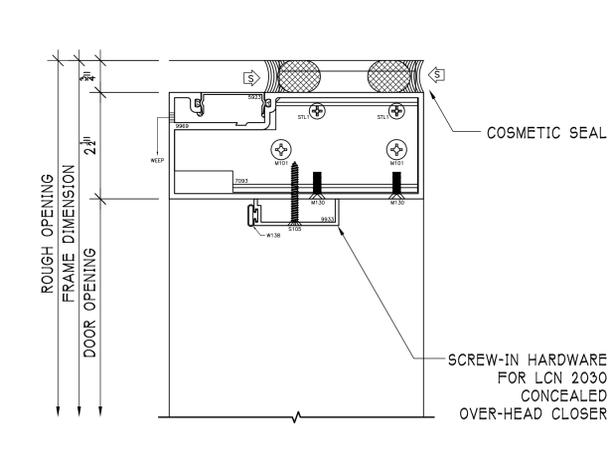
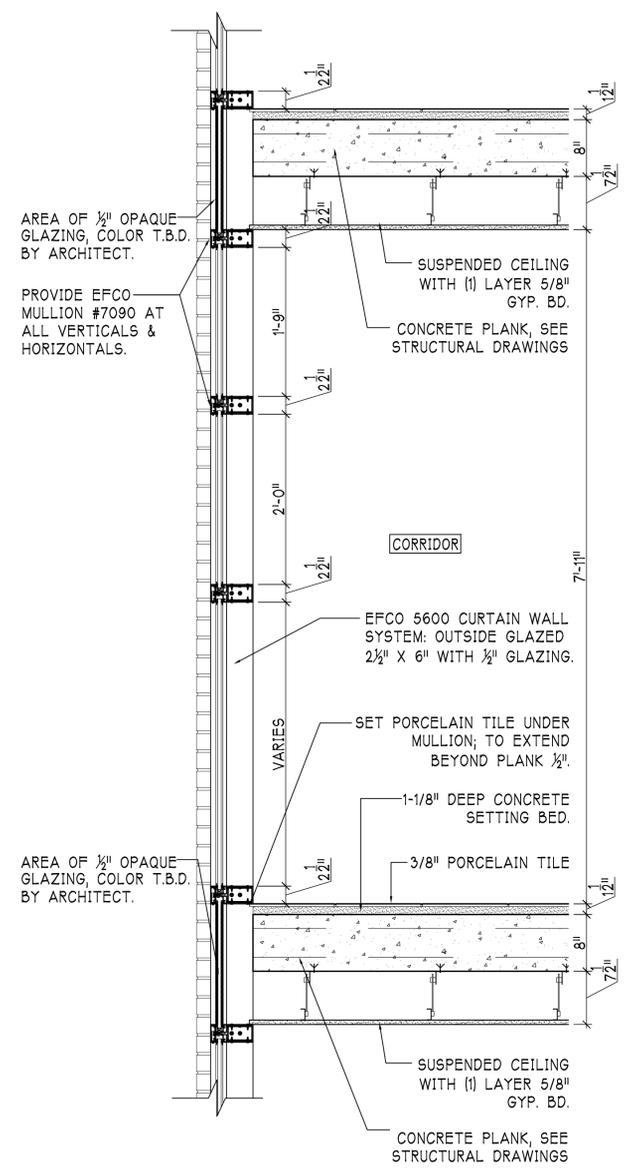


2 OUTSIDE GLAZED HEAD, SILL & HORIZONTAL MULLION DETAIL
6"=1'-0"

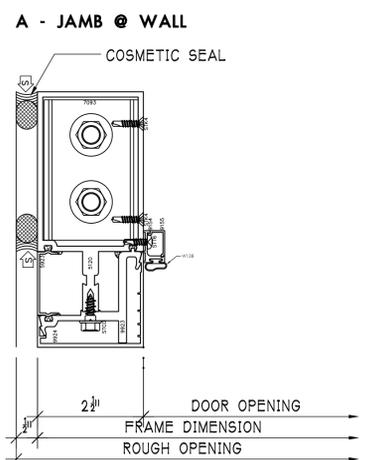
3 MULLION PROFILE #7090
6"=1'-0"



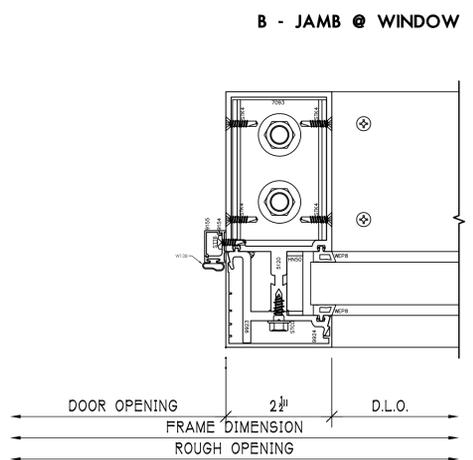
7 CURTAIN WALL SECTION 1"=1'-0"



4 OUTSIDE GLAZED DOOR HEAD DETAIL
6"=1'-0"



5 OUTSIDE GLAZED DOOR JAMBS
6"=1'-0"



NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HRD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE:
CURTAIN WALL SECTIONS & DETAILS

ARCHITECT: ARCHITECTS
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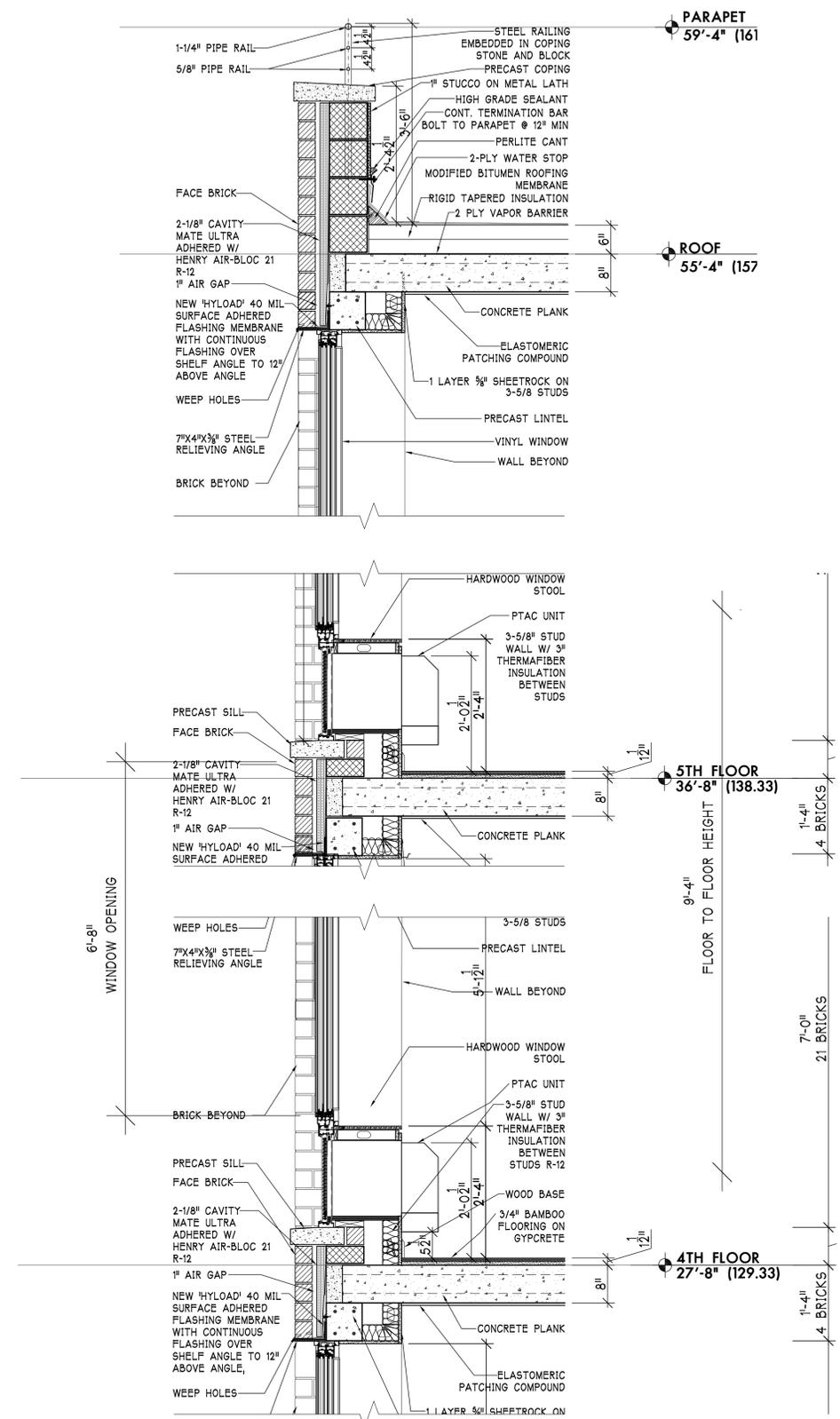
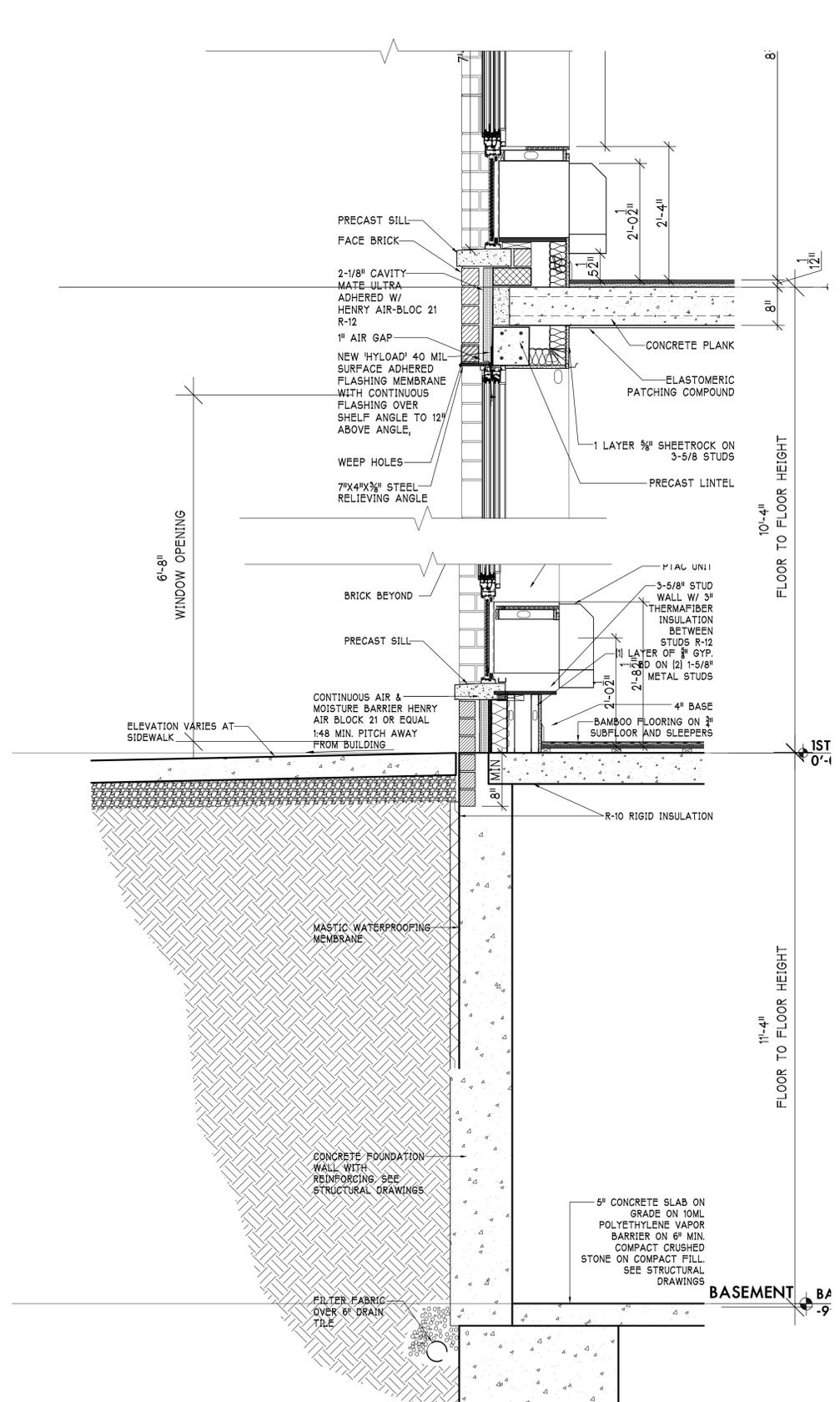
DATE: 05/18/2012
JOB #: 09J06
DRAWN BY: key/am
SCALE: 1/8"=1'-0"

NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
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3	HRD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE:
TYPICAL WALL SECTION

ARCHITECT:	DATE:
OCV OAKLANDER COOGAN & VITTO P.C. ARCHITECTS WWW.OCVARCH.COM 203 LAFAYETTE STREET 5TH FL NEW YORK CITY NEW YORK 10012 212 675 6470 • 212 675 6728	05/18/2012
JOB #:	09J06
DRAWN BY:	key/am
SCALE:	3/4" = 1'-0"

DRAWING #:
A-405.00



NO.	REVISION:	DATE:
1	DOB APPROVAL	09/06/2012
2	SWA COMMENTS	12/10/2012
3	HFD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

DRAWING TITLE:
TYPICAL UNIT LAYOUTS WITH CLEARANCES

ARCHITECT:  DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: key/am

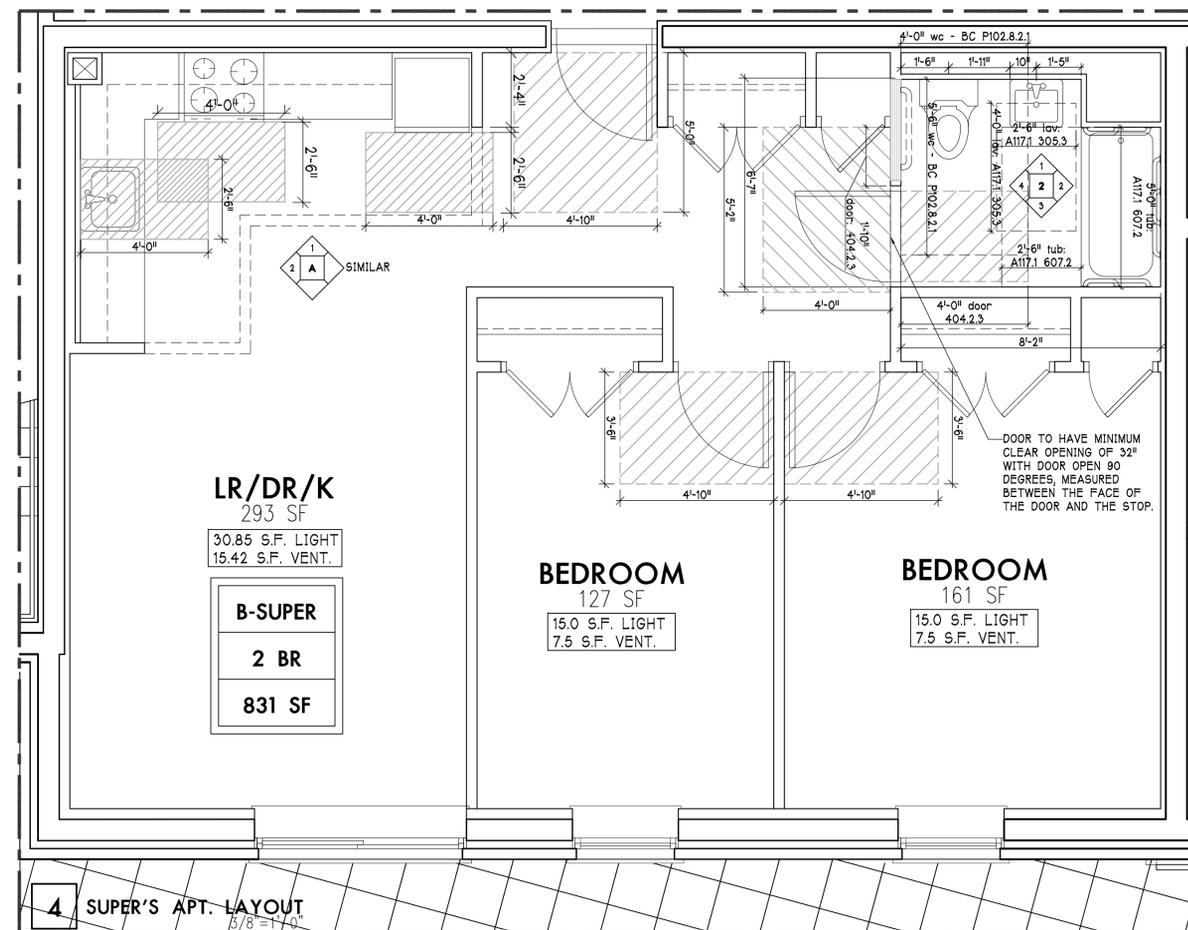
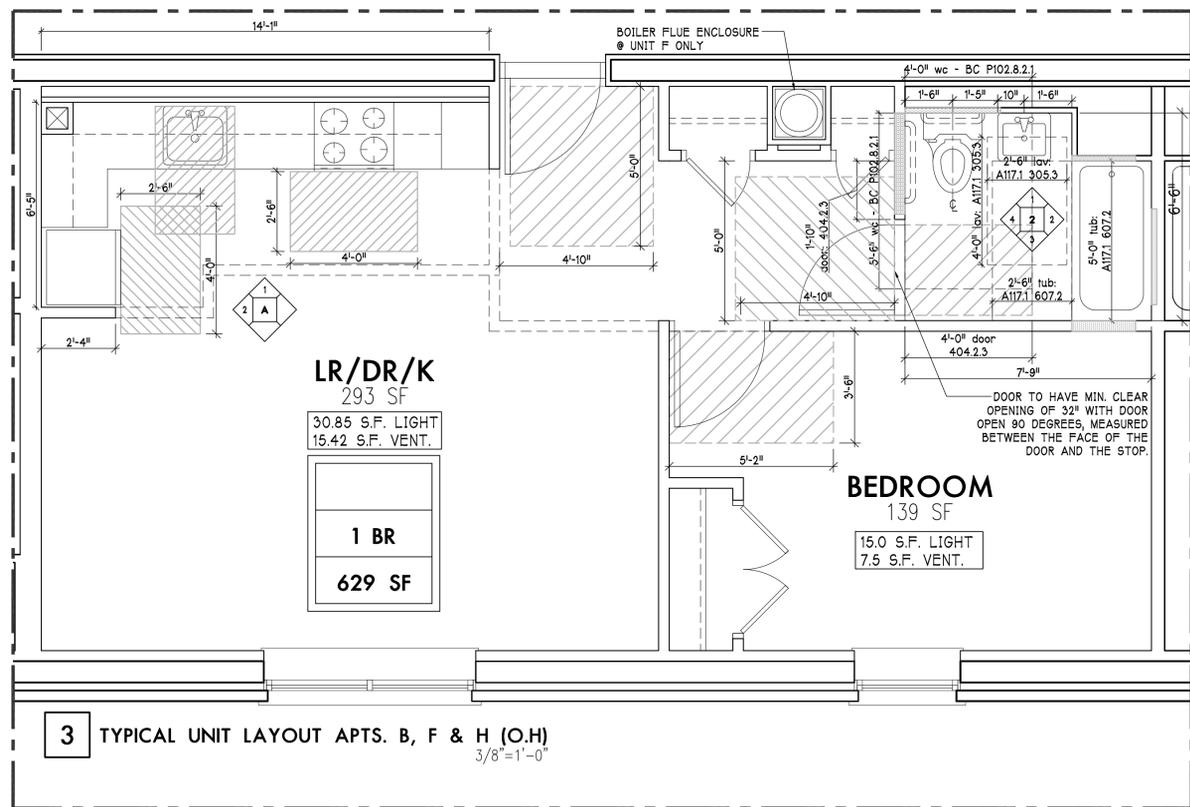
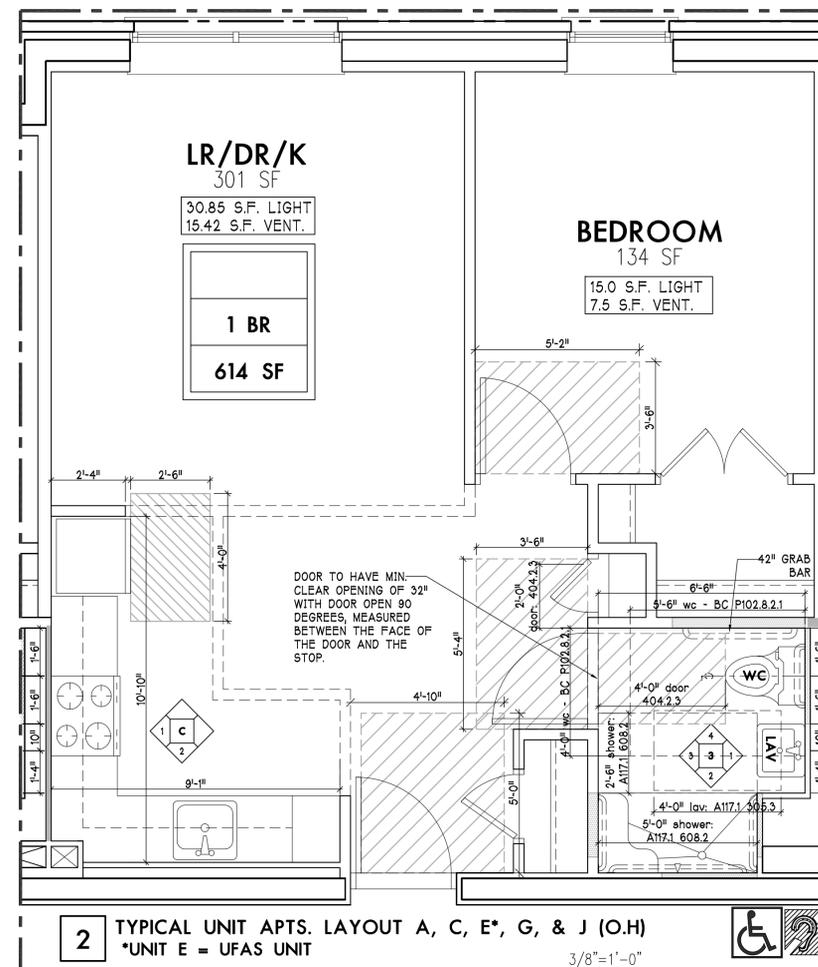
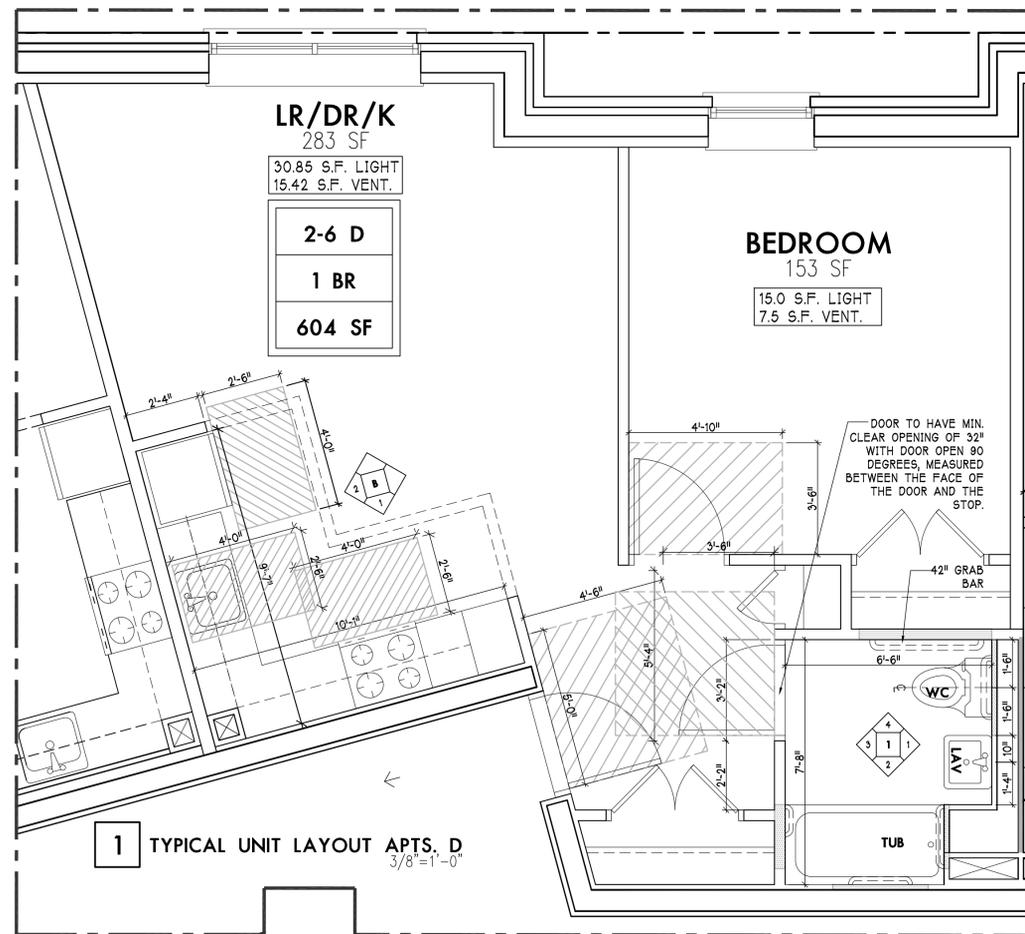
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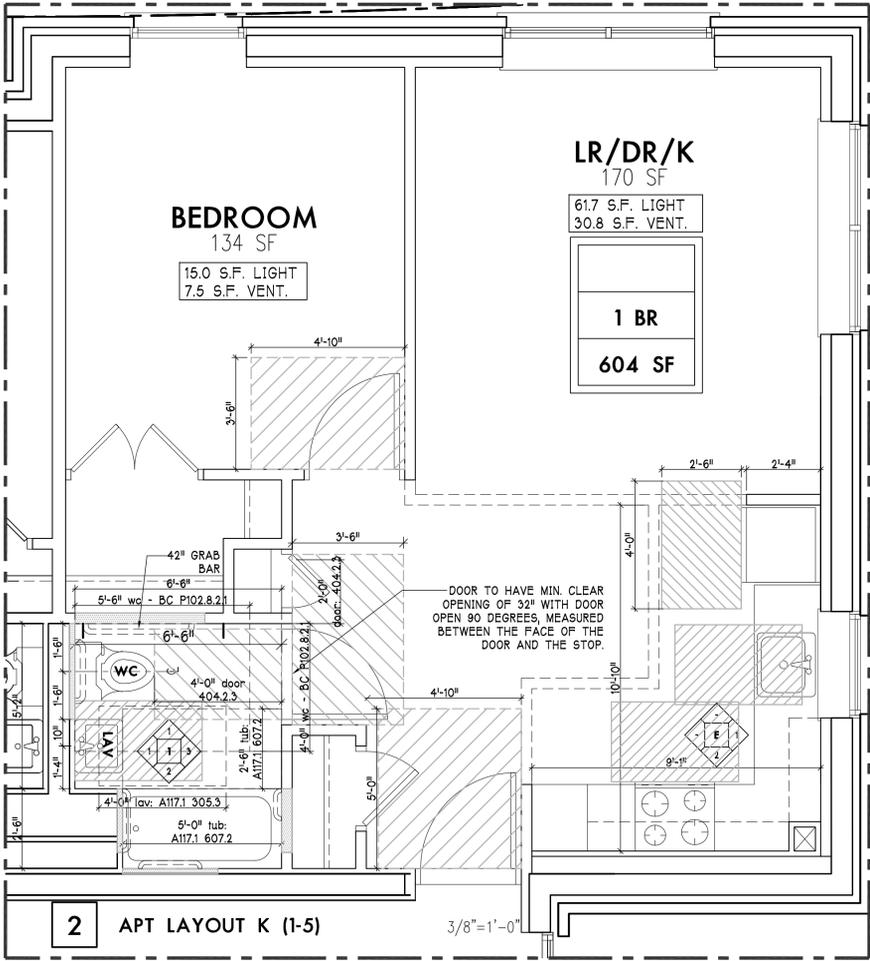
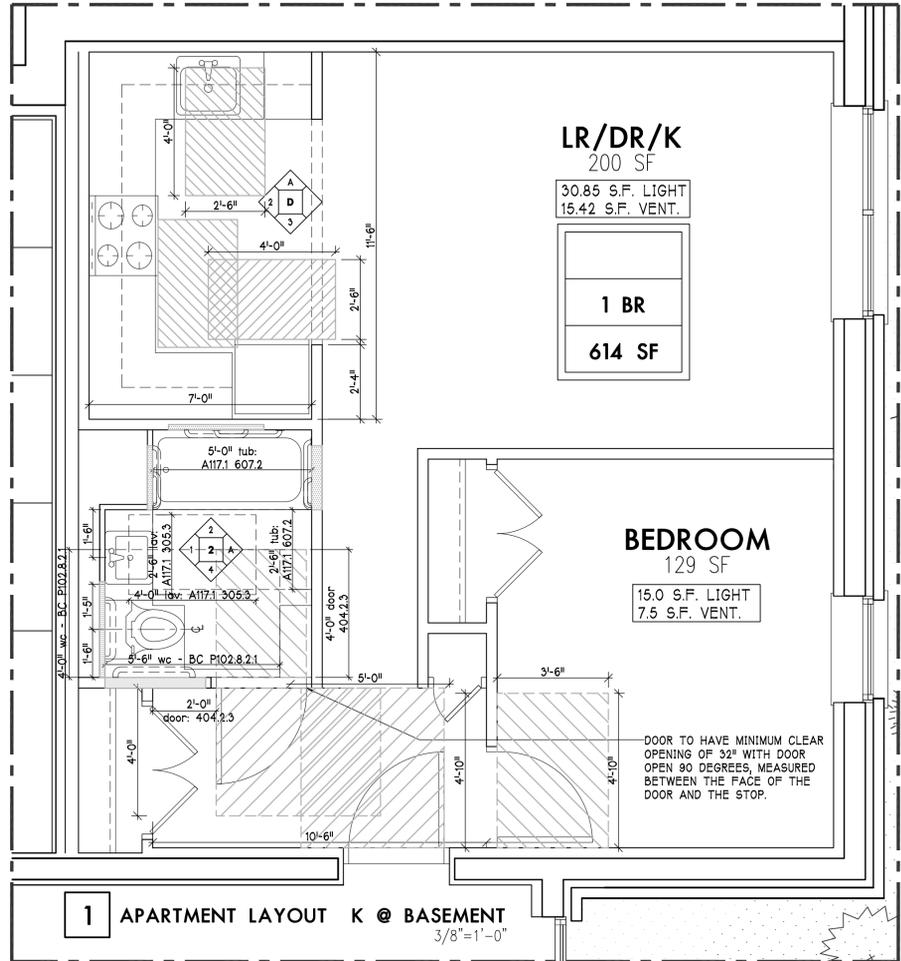
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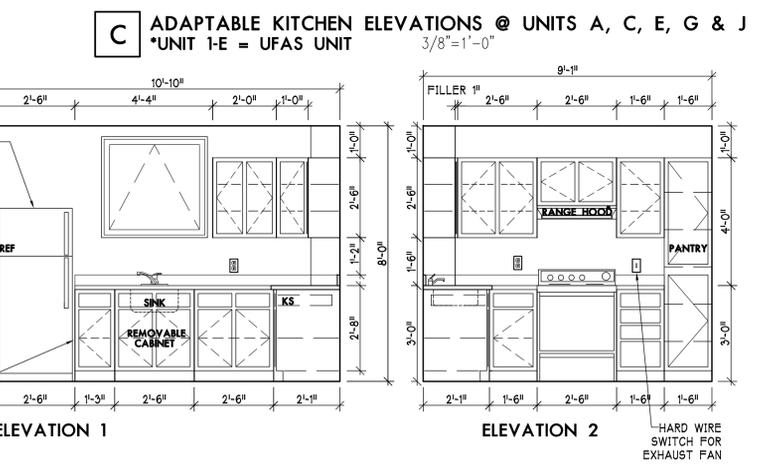
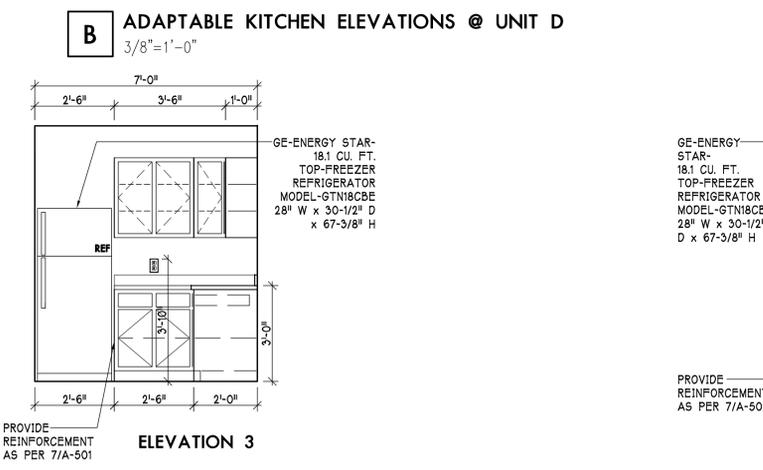
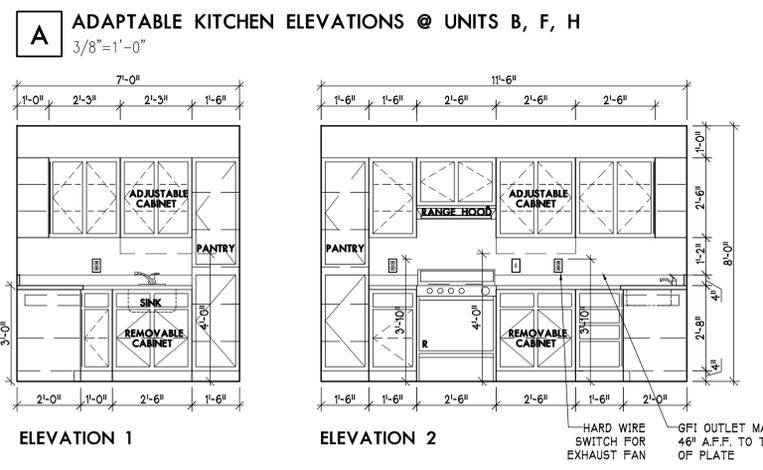
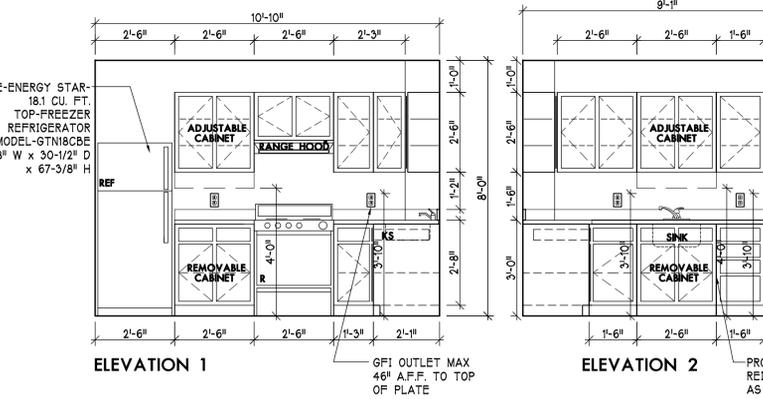
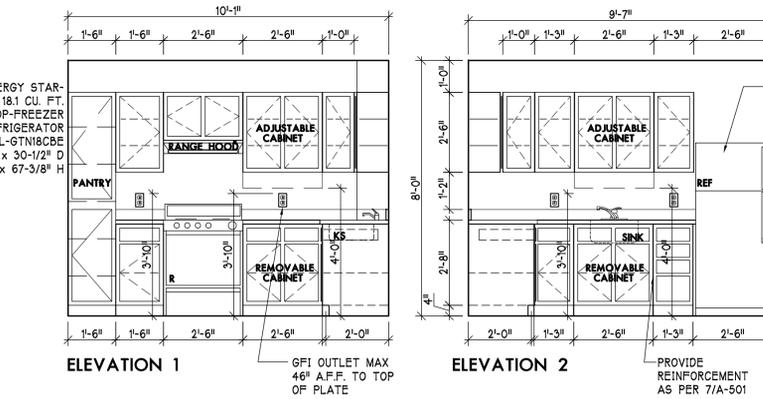
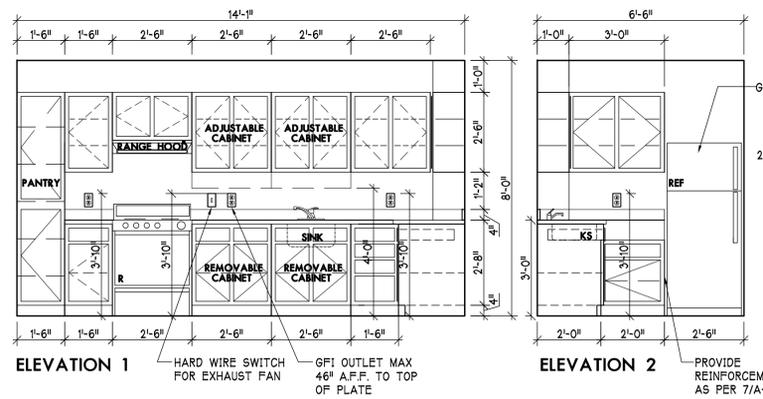
- *1-E UFAS UNIT
- *2-J VISION/HEARING IMPAIRED
- *3-G UFAS UNIT
- *4-F VISION & HEARING IMPAIRED
- *5-C UFAS UNIT
- *6-A UFAS UNIT

4 SUPER'S APT. LAYOUT
 3/8"=1'-0"



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4	CONTRACT SET	06/18/2013

DRAWING TITLE:
TYP. UNIT LAYOUTS
KITCHEN ELEVATIONS

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DATE:
 05/18/2012

JOB #:
 09J06

DRAWN BY:
 key/am

SCALE:
 AS NOTED

DRAWING #: **A-501.00**

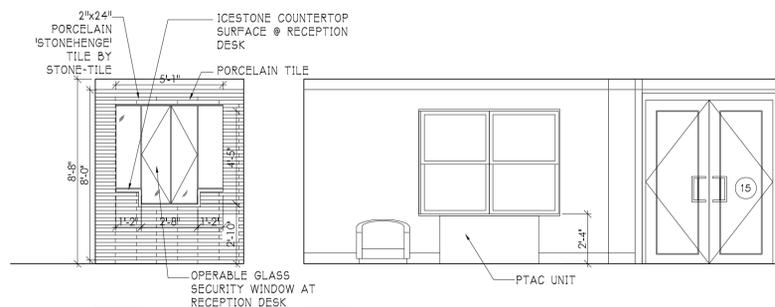
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NO.	REVISION	DATE
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2	SWA COMMENTS	12/10/2012
3	HPD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

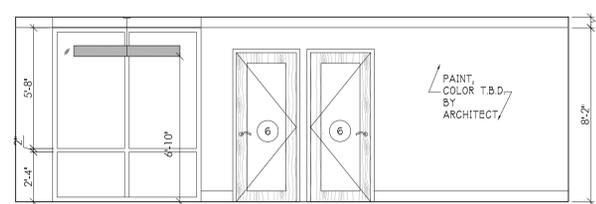
DRAWING TITLE:
INTERIOR ELEVATIONS

ARCHITECT:	DATE:
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JOB #:	09J06
DRAWN BY:	key/am
SCALE:	1/4" = 1'-0"

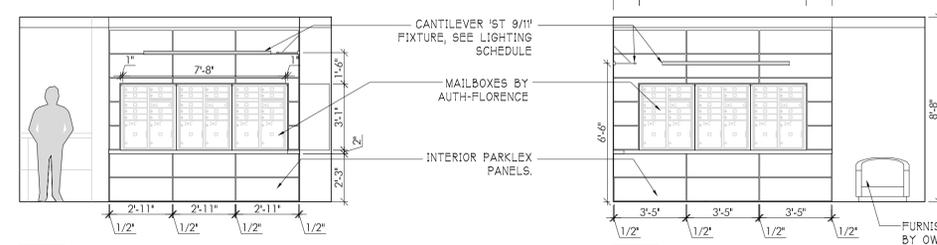
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A-503.00



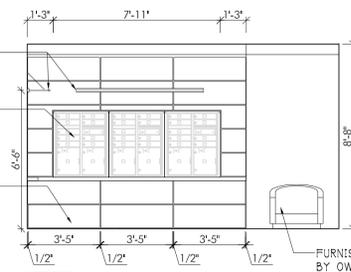
1 VESTIBULE 1/4"=1'-0"
2 LOBBY 1/4"=1'-0"



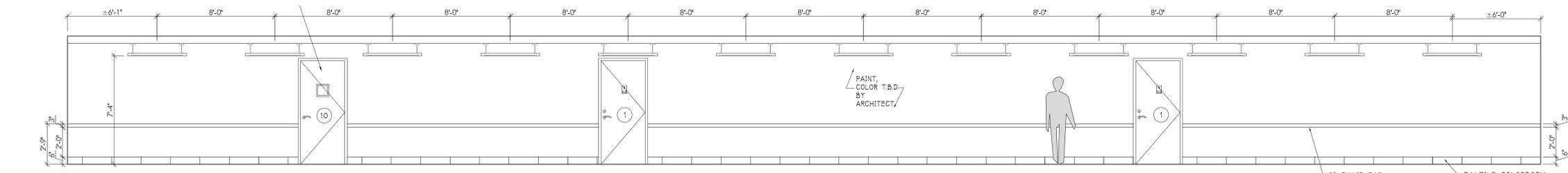
3 LOBBY 1/4"=1'-0"



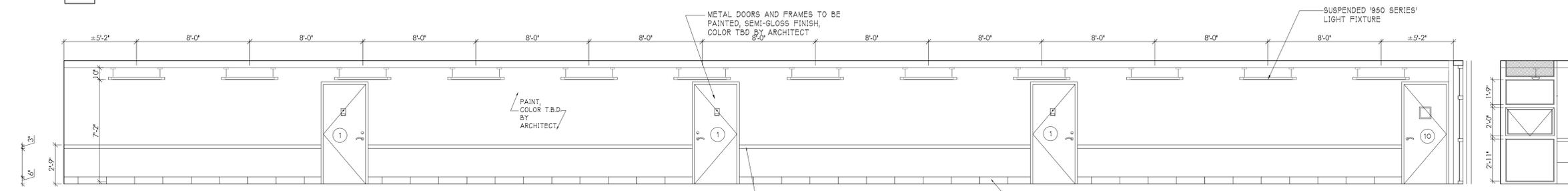
4 LOBBY 1/4"=1'-0"



5 LOBBY 1/4"=1'-0"

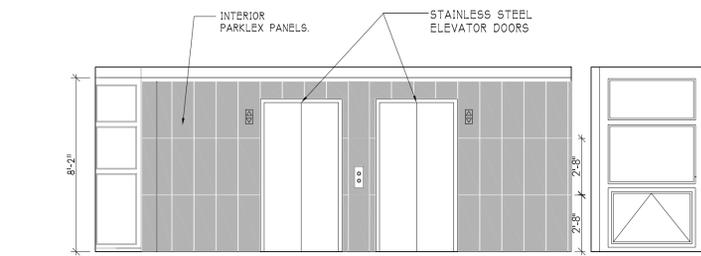


6 PUBLIC HALL (TYP.) 1/4"=1'-0"



7 PUBLIC HALL (TYP.) 1/4"=1'-0"

8 PUBLIC HALL 1/4"=1'-0"



9 ELEVATOR LOBBY @ FIRST FLOOR. 1/4"=1'-0"

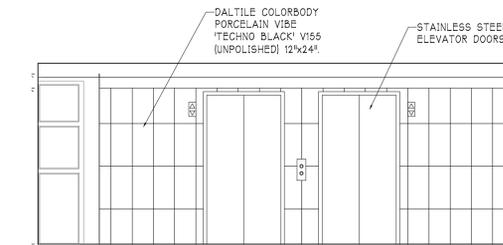
10 ELEVATOR LOBBY 1/4"=1'-0"

11 ELEVATOR LOBBY 1/4"=1'-0"

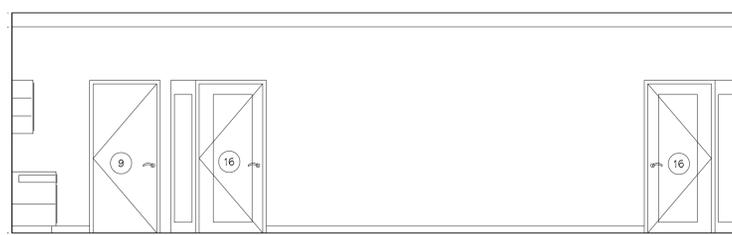
12 LOUNGE 1/4"=1'-0"

13 LOUNGE 1/4"=1'-0"

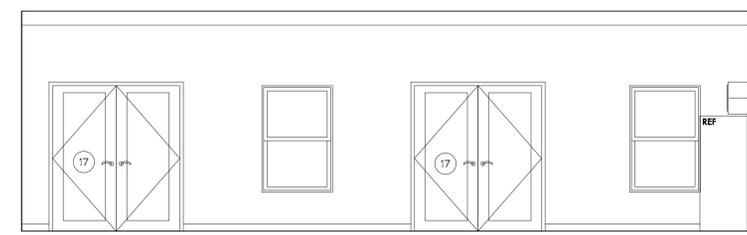
14 LOUNGE 1/4"=1'-0"



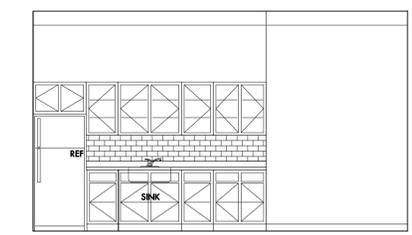
15 TYP. ELEVATOR LOBBY 1/4"=1'-0"



16 RECREATION ROOM @ CELLAR 1/4"=1'-0"



17 RECREATION ROOM 1/4"=1'-0"



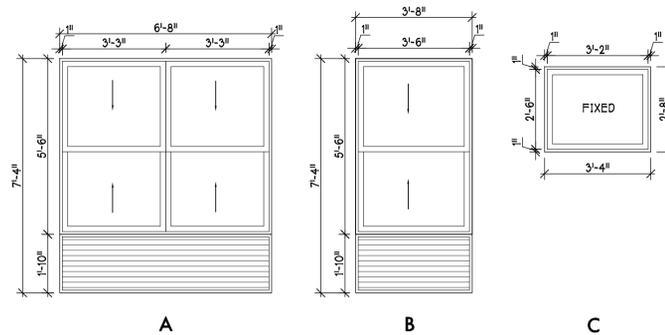
18 RECREATION ROOM 1/4"=1'-0"

NO.	SIZE	MATERIAL	BUCK	SADDLE	ELEV	REMARKS
1	3'-0" x 7'-0"	H.M.	H.M.	MARBLE	1	APARTMENT ENTRY; F.P.S.C. 1-1/2 HR. FIRE RATED; PROVIDE INTERVIEWER & CHIME; COMPLY WITH MDL 51-A; SELF-CLOSING
2	2'-10" x 7'-0"	H.C. WOOD	H.M.	MARBLE	2	BATHROOM, BEDROOM
3	1'-8" x 7'-0"	H.C. WOOD	H.M.	NONE	3	TENANT LINEN CLOSETS; AGRIFIBER CORE
4	4'-0" x 7'-0"	H.C. WOOD	H.M.	NONE	4	TENANT CLOSETS; DOUBLE, AGRIFIBER CORE
5	2'-0" x 7'-0"	H.C. WOOD	H.M.	NONE	5	TENANT CLOSET; AGRIFIBER CORE
6	2'-10" x 7'-0"	WOOD/GLASS	WOOD	NONE	6	OFFICE
7	4'-6" x 7'-2"	H.M./GLASS	H.M.	ALUM	7	RECREATION ROOM AND LAUNDRY; WITH SIDELIGHT
8	6'-8" x 7'-0"	H.M./GLASS	H.M.	MARBLE	8	ENTRY AT SUPER'S APT; SLIDING
9	3'-0" x 7'-0"	H.M.	H.M.	MARBLE *	9	TOILET, PUBLIC UTILITY
10	3'-0" x 7'-0"	H.M.	H.M.	ALUM	10	PUBLIC STAIR; MIN. 100 SQ.IN. VISION GLASS; SELF-CLOSING; F.P.S.C. 1-1/2 HR. FIRE RATED
11	3'-0" x 7'-0"	H.M.	H.M.	ALUM	11	PUBLIC STAIRS; MIN. 100 SQ.IN VISION GLASS; EMERGENCY PUSH BAR; SELF-CLOSING; F.P.S.C. 1-1/2 HR. RATED
12	3'-0" x 7'-0"	H.M.	H.M.	NONE	12	UTILITY ROOMS; WITH LOUVER; SELF-CLOSING; F.P.S.C. 1-1/2 HR. FIRE RATED
12A	3'-2" x 7'-0"	H.M.	H.M.	NONE	12A	RECYCLING/REFUSE ROOM; WITH LOUVER; SELF-CLOSING; F.P.S.C. 1-1/2 HR. FIRE RATED
13	3'-0" x 7'-0"	H.M.	H.M.	ALUM	13	ELECTRICAL CLOSETS; WITH LOUVER; DOUBLE, F.P.S.C. 1-1/2 HR. FIRE RATED
14	6'-0" x 7'-0"	H.M.	H.M.	ALUM	14	UTILITY ROOMS, BASEMENT, METER RMS, BOILER RM; SELF-CLOSING; F.P.S.C. 1-1/2 HR. FIRE RATED; DOUBLE
15	5'-4" x 7'-0"	H.M./GLASS	H.M.	ALUM	15	LOBBY; DOUBLE
16	6'-4" x 11'-7"	ALUM/GLASS	ALUM	ALUM	16	STOREFRONT; BUILDING ENTRY AT CELLAR; GREEN ROOF ACCESS; DOUBLE
17	6'-4" x 11'-7"	ALUM/GLASS	ALUM	ALUM	17	REAR YARD TERRACE ACCESS; RECREATION RM.
18	5'-0" x 7'-2"	ALUM/GLASS	ALUM	ALUM	18	STORE FRONT; BUILDING ENTRY AT BASEMENT; DOUBLE

WINDOW SCHEDULE							NOTE: ALL WINDOWS SHALL BE DOUBLE GLAZED W/ LOW-E GLASS AND ARGON FILLED
WIN.	MASONRY OPENING W x H	B.S.B. W x H	LIGHT AREA S.F.	VENT. AREA S.F.	MAT.	TYPE	REMARKS
A	6'-8" x 7'-0"	5'-10" x 5'-4"	31.11	15.55	ALUMINUM	D.H.	ALL FLOORS, APARTMENTS
B	3'-6" x 7'-0"	3'-0" x 5'-4"	16.0	8.0	ALUMINUM	D.H.	ALL FLOORS, APARTMENTS
C	3'-4" x 2'-8"	3'-2" x 2'-6"	6.16	--	ALUMINUM	FIXED	ALL FLOORS, STAIRWELLS

WINDOW NOTES:

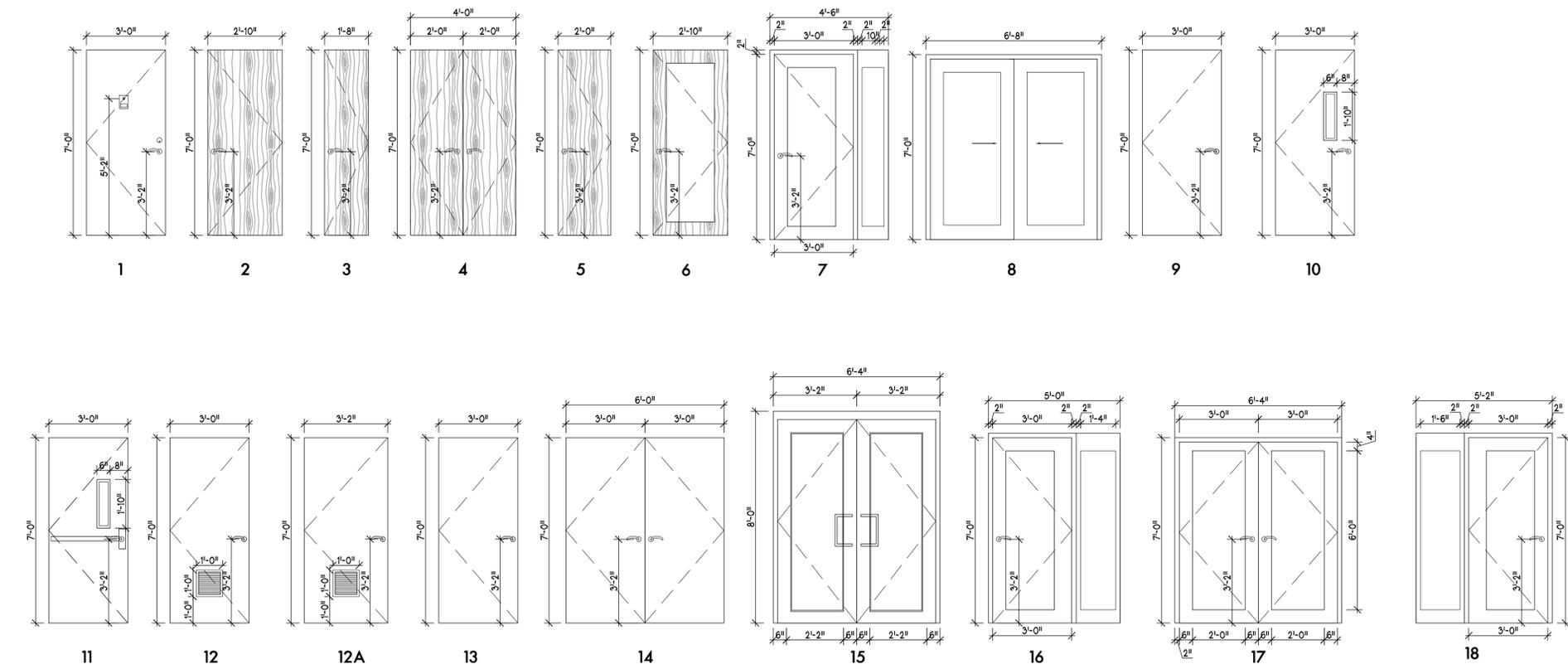
- PROVIDE NEW ALUMINUM DOUBLE-HUNG AND CASEMENT WINDOWS W/ INSECT SCREENS THROUGHOUT (TYPICAL).
- PROVIDE CLEAR INSULATING GLASS FOR ALL APARTMENT WINDOWS, EXCEPT OBSCURE GLASS FOR BATHS AND LAVATORY WINDOWS.
- PROVIDE 1/4" WIREGLASS FOR PUBLIC HALL AND LOT LINE BATHROOM WINDOWS.
- COMPLY WITH LIGHT & VENTILATION PER SEC. BC 1203.4 & BC 1205.2.1
- INSULATING GLASS UNITS TO BE LOW-E, 95% ARGON FILLED GLAZING CAVITY.
- ALL WINDOWS AT TREMONT FACADE TO HAVE GLAZING TO BE 1/4" CLEAR ANNEALED OVER 1/8" LOW E SOLAR BAN 60 WITH ARGON GAS. MASTER FRAME TO BE WRAPPED WITH 3" FOAM MINERAL WRAP.



2 WINDOW ELEVATIONS 3/8"=1'-0"

DOOR NOTES:

- PROVIDE BAKED OR FACTORY-PAINTED NEW ALUMINUM ENTRY DOORS WITH HARDWARE, FRAMES, TRANSOM AND WITH 1/4" THICK LAMINATED SAFETY GLASS. CAULK UNDER SADDLES AND PROVIDE NEW COMPRESSIBLE NEOPRENE SPONGE WEATHERSTRIPPING.
- PROVIDE FACTORY-FINISHED NEW 14 GAUGE STEEL ENTRY AND VESTIBULE DOORS WITH HARDWARE, FRAMES, TRANSOM AND WITH 1/4" LAMINATED SAFETY GLASS FOR DOOR AND SIDELITES.
- PROVIDE SELF CLOSING DEVICES ON ALL APARTMENT ENTRY DOORS AND ALL DOORS OPENING ONTO A STAIRWELL
- PROVIDE AND PAINT NEW ALUMINUM VESTIBULE DOOR WITH HARDWARE, FRAMES, TRANSOM AND WITH 1/4" THICK WIRE GLASS FOR DOOR AND SIDELITES.
- PROVIDE AND PAINT KNOCK DOWN HOLLOW METAL FRAMES FOR ALL INTERIOR HOLLOW METAL DOORS.
- PROVIDE AND PAINT WOOD FRAMES FOR ALL INTERIOR WOOD DOORS.
- CAULK UNDER SADDLES AND PROVIDE NEW COMPRESSIBLE NEOPRENE SPONGE WEATHERSTRIPPING AT ALL EXTERIOR DOORS.
- FOR ALL HANDICAPPED ACCESSIBLE DOORWAYS, PROVIDE HANDICAPPED ACCESSIBLE SADDLES AND HANDICAPPED COMPLIANT HARDWARE.
- PROVIDE TEMPERED SAFETY GLASS AT ALL DOORS RECEIVING GLAZING.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.
- ALL BUILDING ENTRY DOORS MUST HAVE 5 SQ. FT. MIN. GLAZED PANEL.
- ENTRANCE DOORS AS PER MDL 35, 50(a) & 51(a).
- SEE SPECIFICATION FOR HARDWARE SET.



1 DOOR ELEVATIONS 3/8"=1'-0"



PROJECT TITLE:
PROMESA WEST TREMONT RESIDENCE
 92 WEST TREMONT AVE.
 BRONX, NY 10458

KEY PLAN:

ENGINEERING CONSULTANT:
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MEP CONSULTANT:
ABRAHAM JOSELOW, PE, PC
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 TEL: 212.736.2584 | FAX: 212.736.2520

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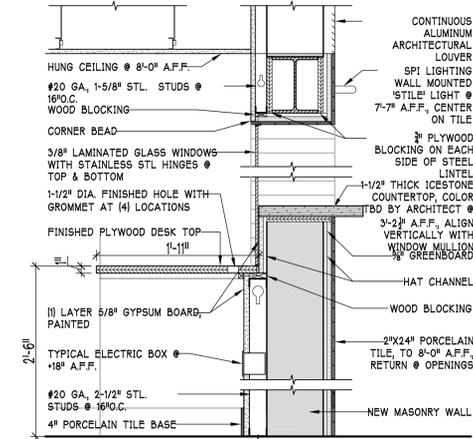
DRAWING TITLE:
DOOR & WINDOW SCHEDULE

ARCHITECT: **OCV ARCHITECTS**
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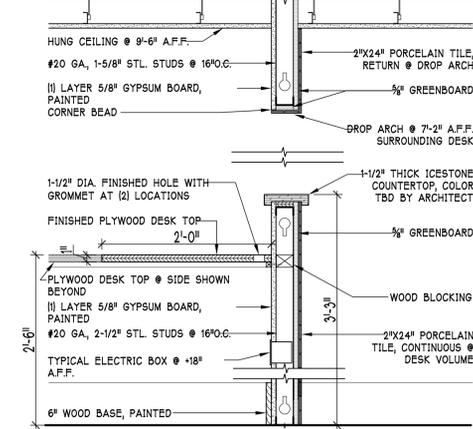
DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: key/am
 SCALE: AS NOTED

DRAWING #: **A.600.00**

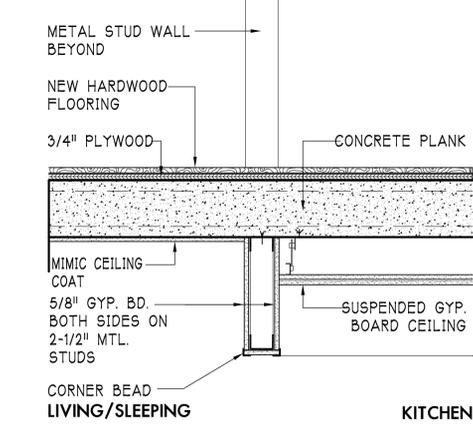
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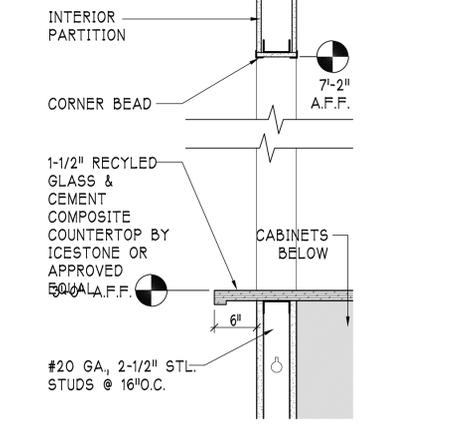
1 FRONT DESK DETAIL 1"=1'-0"



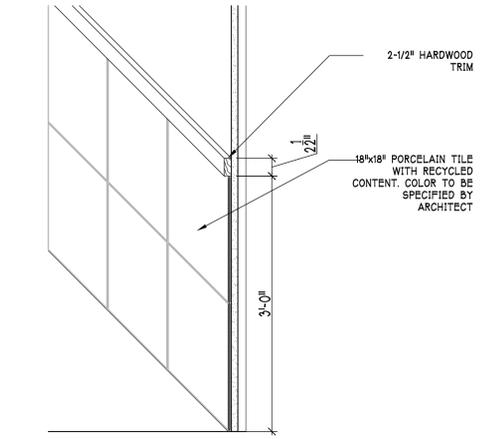
2 DESK DETAIL @ FIRST FLOOR 1"=1'-0"



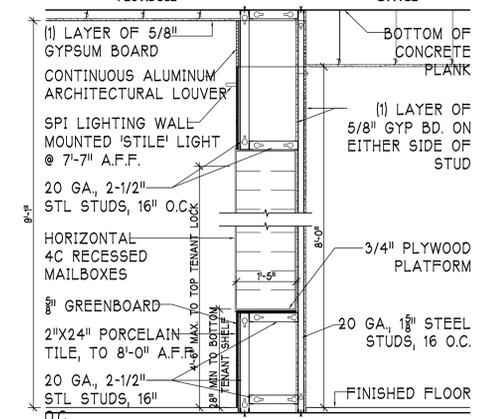
3 DROP ARCH DETAIL 1"=1'-0"



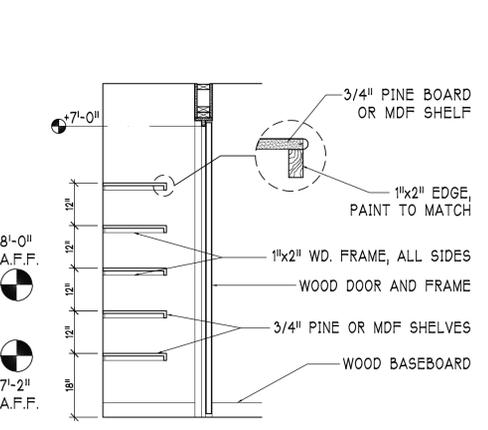
4 PASS-THRU WINDOW @ COMMUNITY KITCHEN 1"=1'-0"



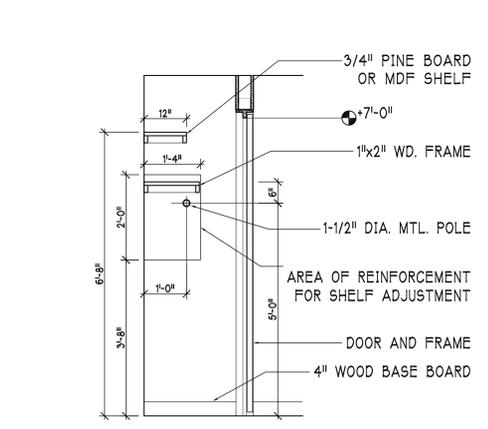
5 SECTION THROUGH WAINSCOTTING @ CORRIDOR 1"=1'-0"



6 MAILBOX 1/2"=1'-0"



7 LINEN CLOSET DETAIL 1/2"=1'-0"



8 CLOSET DETAIL 1/2"=1'-0"

USE	FL	ROOM	FLOOR		BASE		WAINSCOT		WALLS		CEILING		REMARKS
			MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	
COMMON	1	VESTIBULE	PT-1	PT-2	-	-	PT-2/WD	PT-3	-	-	GYP-P	P1	
	1	MAIN LOBBY/MAIL	PT-1	PT-2	-	-	PT-2/WD	GYP-P	P2	GYP-P	P1		
	C-6	PUBLIC CORRIDOR	PT-1	-	-	-	PT-2/WD	GYP-P	P2	GYP-P	P1		
	C-6	ELEV. LOBBY	PT-1	-	-	-	-	AL-1	GYP-P	P1			
	C-R	STAIR A	CONC	-	-	-	NONE	GYP-P	P3	CONC-P	P3	6'-8" MIN	P4 PAINT @ RAILINGS & STRINGERS
	C-R	STAIR B	CONC	-	-	-	NONE	GYP-P	P3	CONC-P	P3	6'-8" MIN	P4 PAINT @ RAILINGS & STRINGERS
B-6	TRASH ROOM	PT-2	-	PT-1	-	PT-2	GYP-P	P2	GYP-P	P1			
OFFICE	1	OFFICE	WD	W-2	WB-2	-	NONE	GYP-P	P5	GYP-P	P6		
	1	SECURITY	WD	W-2	WB-2	-	NONE	GYP-P	P5	GYP-P	P6		
TENANT PUBLIC	C-8	PUBLIC RESTROOM	CT-3	-	-	-	CT-4	GYP-P	P8	GYP-P	P10		SEE BATHROOM ELEVATIONS
	B	LOUNGE	WD	W-2	WB-2	-	NONE	GYP-P	P9	GYP-P	P10		
	C	RECREATION ROOM	WD	W-1	WB-1	-	CT-7 BACKSPLASH	GYP-P	P9	GYP-P	P10		SEE KITCHEN ELEVATIONS
	B	LAUNDRY ROOM	QT-1	-	QT-1	-	NONE	GYP-P	P12	GYP-P	P4		
TYPICAL APT.	B-6	LIV/DIN	WD	W-1	WB-1	-	NONE	GYP-P	P11	CONC-P	P12		
	B-6	KITCHENETTE	WD	W-1	WB-1	-	CT-8 BACKSPLASH	GYP-P	P11	GYP-P	P12		SEE KITCHEN ELEVATIONS
	B-6	BEDROOM	WD	W-1	WB-1	-	NONE	GYP-P	P11	GYP-P	P12		
	B-6	BATHROOM	CT-5	-	-	-	CT-6	GYP-P	P11	GYP-P	P12		SEE BATHROOM ELEVATIONS
	B-6	CLOSETS	WD	W-1	WB-1	-	NONE	GYP-P	P11	GYP-P	P12		
	B	MAINT. OFFICE	CONC	S1	NONE	-	NONE	CMU-P	P13	CONC-P	P13		
AUXILIARY	B	UTILITY ROOMS	CONC	S1	NONE	-	NONE	CMU-P	P13	CONC-P	P13		
	C	BUILDING STORAGE	CONC	S1	NONE	-	NONE	CMU-P	P13	CONC-P	P13		
	C	REFUSE ROOM	CONC	S1	NONE	-	NONE	CMU-P	P13	CONC-C	P13		
	C-6	JANITOR'S CLOSET	QT-1	-	QT-1	-	QT-1	GYP-P	P-13	GYP-P	P13		
	B	ELEVATOR MACH RM	QT-1	-	QT-1	-	NONE	GYP/CMU-P	P13	GYP-P	P13		
C	BOILER ROOM	CONC	S1	NONE	-	NONE	GYP-P	P13	GYP-P	P13			

ABBR EV.	MATERIAL	MANUFACTURER	NUMBER	COLOR NAME/FINISH	REMARKS
P1	PAINT	SHERWIN-WILLIAMS	RM WHITE	WHITE/PEARL FINISH	PAINTS TO BE CHOSEN BY ARCHITECT FROM ENTIRE SERIES OF "SHERWIN-WILLIAMS" COLOR COLLECTION. ALL PAINTS TO BE LOW-VOC, GREENGUARD RATED. PROGREN 200 OR BETTER.
P2	PAINT	SHERWIN-WILLIAMS	SW 6917	NERVY HUE/SEMI GLOSS	
P3	PAINT	SHERWIN-WILLIAMS	SW 3163	GRASSLAND/PEARL FINISH	
P4	PAINT	SHERWIN-WILLIAMS	SW 0077	CLASSIC FRENCH GRAY/SEMI GLOSS	
P5	PAINT	SHERWIN-WILLIAMS	TBD	TBD	
P6	PAINT	SHERWIN-WILLIAMS	TBD	TBD/FLAT FINISH	
P7	PAINT	SHERWIN-WILLIAMS	TBD	TBD	
P8	PAINT	SHERWIN-WILLIAMS	TBD	TBD	
P9	PAINT	SHERWIN-WILLIAMS	TBD	TBD	
P10	PAINT	SHERWIN-WILLIAMS	TBD	TBD/FLAT FINISH	
P11	PAINT	SHERWIN-WILLIAMS	TBD	TBD	
P12	PAINT	SHERWIN-WILLIAMS	TBD	TBD/FLAT FINISH	
P13	PAINT	SHERWIN-WILLIAMS	TBD	TBD/FLAT FINISH	
PT-1	PORCELAIN TILE	DALTILE	V151	VIBE 'TECHNO GRAY'	E
PT-2	PORCELAIN TILE	DALTILE	V155	VIBE 'TECHNO BLACK'	[UNPOLISHED]; 24"x24" @ 1ST FLOOR; 12"x24" @ WAINSCOT
PT-3	PORCELAIN TILE	DALTILE	TDB	TDB	UNPOLISHED 2X24
S1	PAINT	BENJAMIN MOORE	TBD	TBD	CONCRETE SEALER
CT-1	CERAMIC TILE	COVERINGS ECT	TBD	CARBON	1"x1"; ECO GRES MOSAIC
CT-2	CERAMIC TILE	DALTILE	K775-MT	MATTE BISCUIT	3"x6"
CT-3	CERAMIC TILE	DALTILE	TBD	TBD	1"x1"
CT-4	CERAMIC TILE	DALTILE	TBD	TBD	3"x6"
CT-5	CERAMIC TILE	DALTILE	TBD	TBD	1"x1"
CT-6	CERAMIC TILE	DALTILE	TBD	TBD	3"x6"
CT-7	CERAMIC TILE	DALTILE	TBD	TBD	1"x1"
CT-8	CERAMIC TILE	DALTILE	TBD	TBD	1"x1"
QT-1	QUARRY TILE	DALTILE	TBD	TBD	6"x6"
W-1	WOOD FLOOR	SMITH & FONG	PLYBOO PURE	AMBER	BAMBOO FLOORING: PRE-FINISHED, UREA-FORMALDEHYDE FREE, FSC CERTIFIED
W-2	WOOD FLOOR	SMITH & FONG	PLYBOO PURE	FOUNDATION BROWN STAIN	BAMBOO FLOORING: PRE-FINISHED, UREA-FORMALDEHYDE FREE, FSC CERTIFIED
WB-1	WOOD BASE	DYKE'S MOULDING	TBD	TBD	4"
WB-2	WOOD BASE	DYKE'S MOULDING	TBD	TBD	6"



PROJECT TITLE:
PROMESA WEST TREMONT RESIDENCE
 92 WEST TREMONT AVE.
 BRONX, NY 10458

KEY PLAN:

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3	HPD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

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FINISH SCHEDULE AND DETAILS

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JOB #: **09J06**

DRAWN BY: **key/am**

SCALE: **AS NOTED**

DRAWING #:
A-601.00

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1	DOB APPROVAL	09/06/2012
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3	HPD FINAL REVIEW	05/14/2013
4	CONTRACT SET	06/18/2013

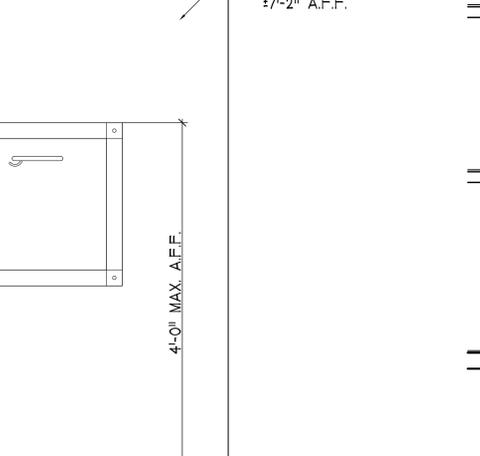
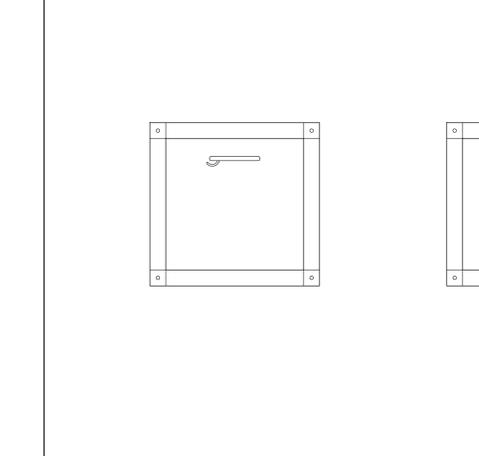
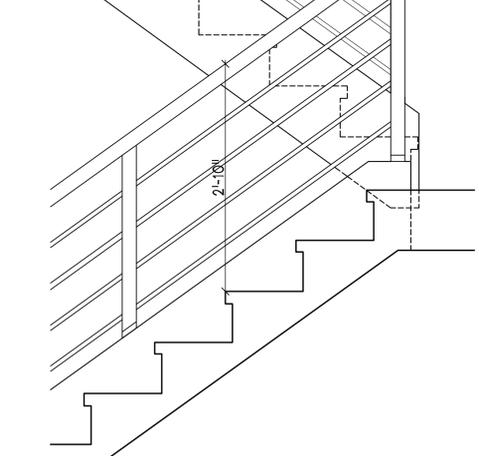
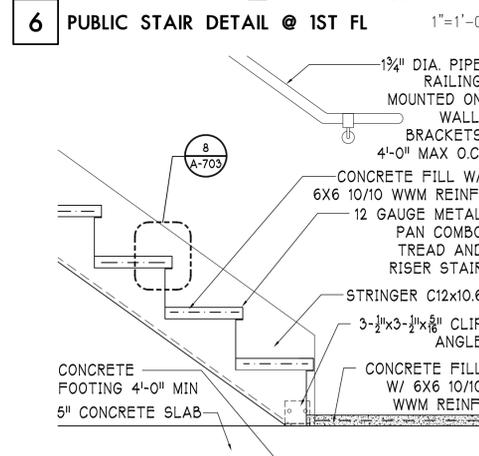
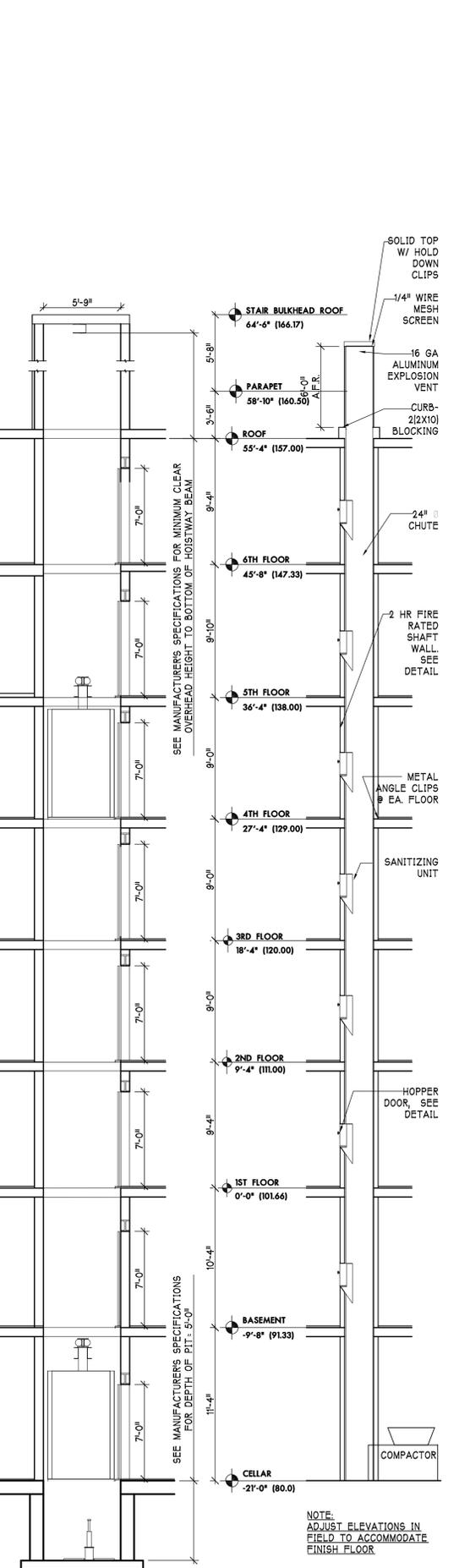
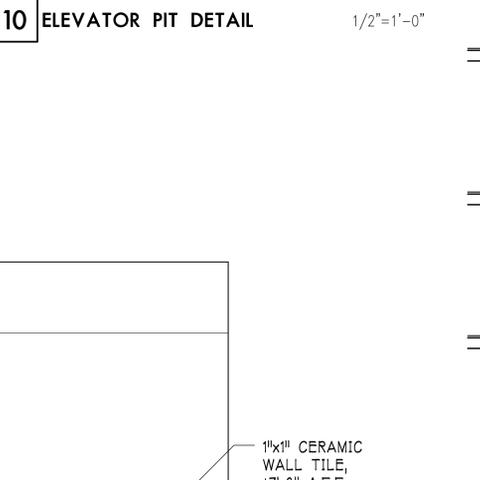
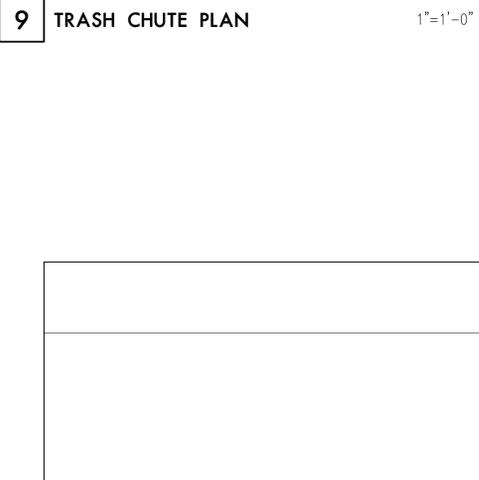
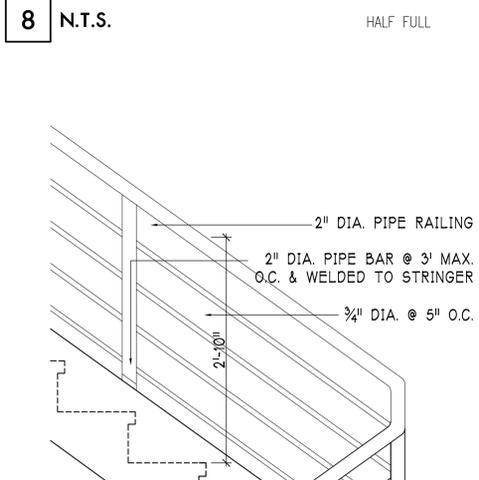
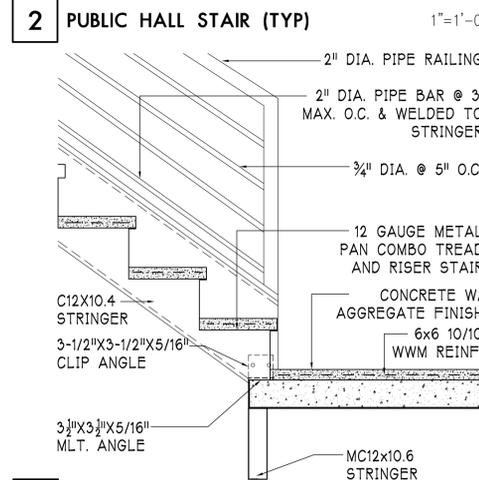
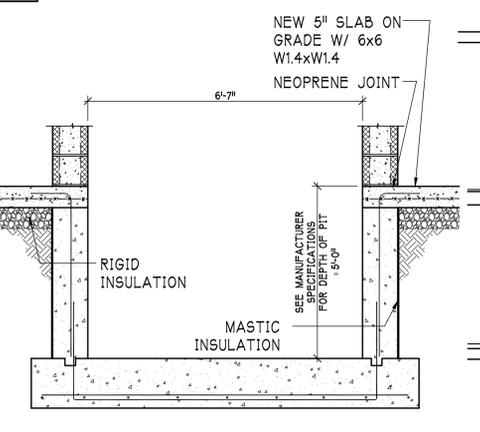
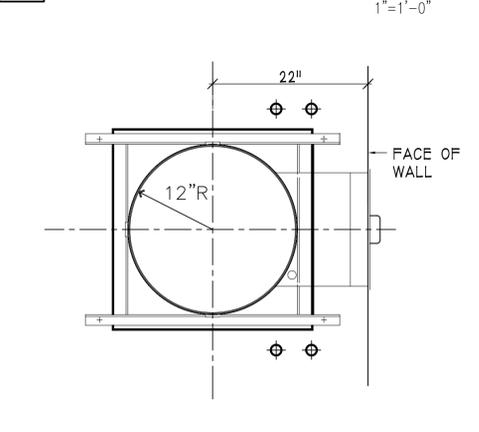
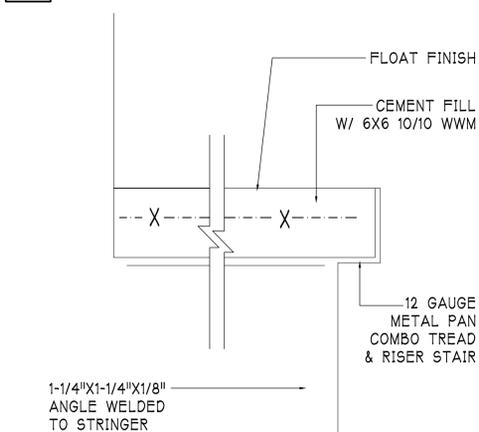
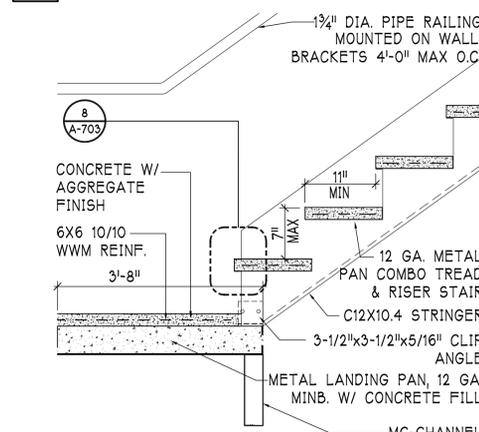
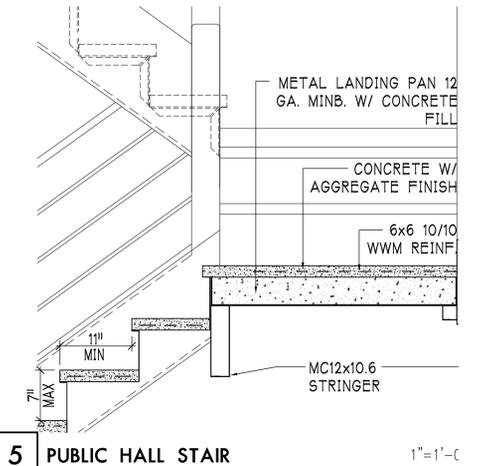
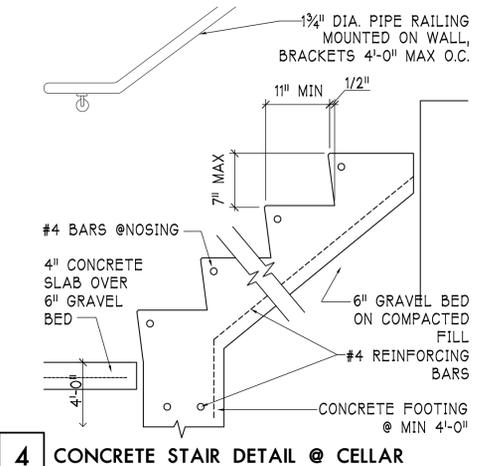
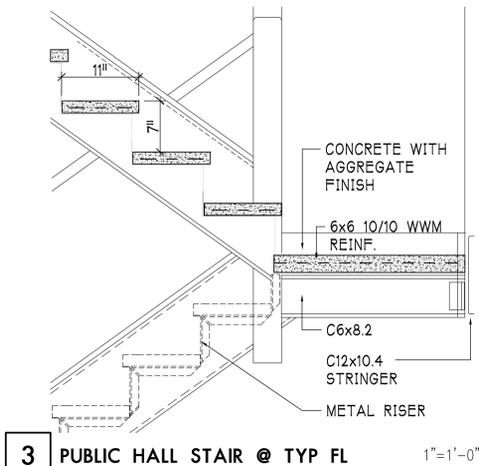
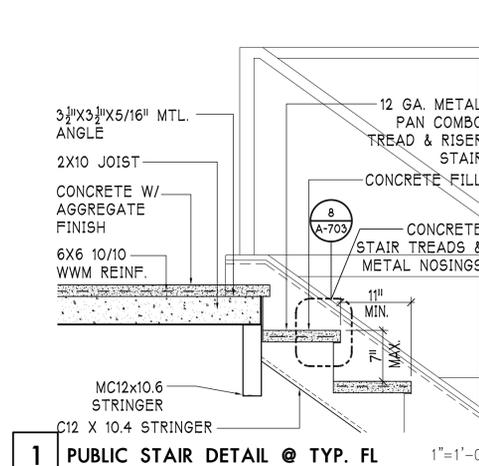
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ELEVATOR, TRASH CHUTE & STAIR DETAILS

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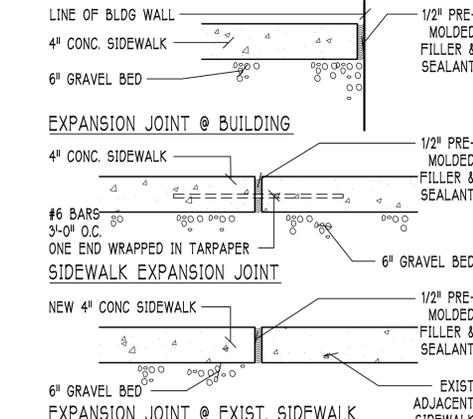
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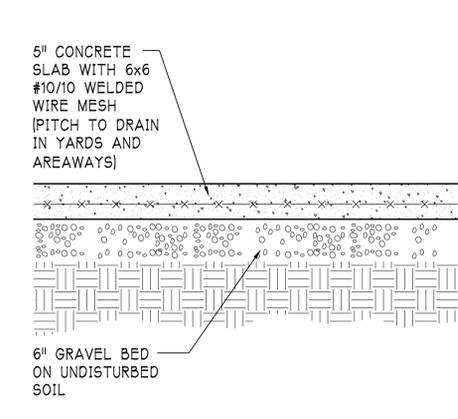
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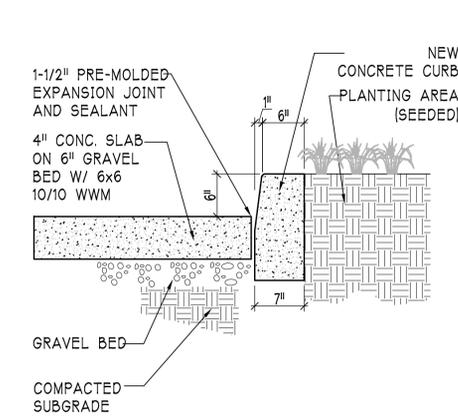
4 ELEV. SECTION 3/16"=1'-0" 5 TRASH CHUTE SECTION 3/16"=1'-0"



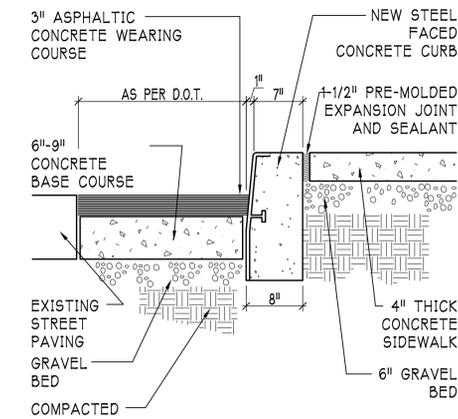
1 EXPANSION JOINT DETAILS 1"=1'-0"



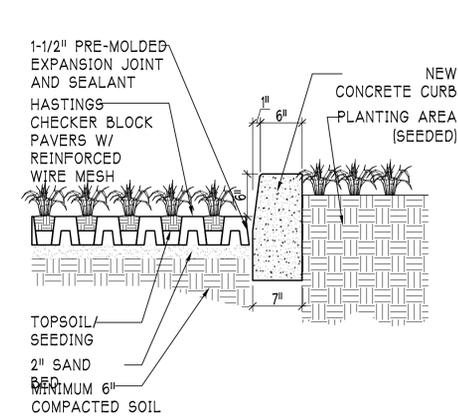
2 CONCRETE SLAB ON GRADE 1"=1'-0"



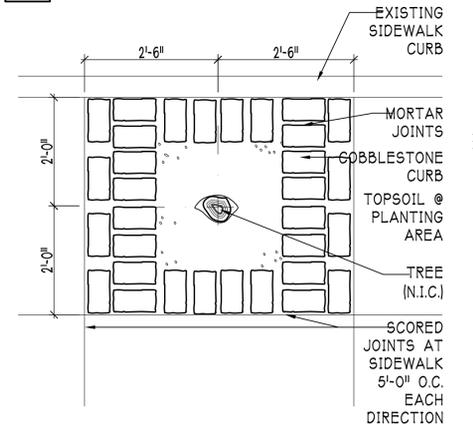
3 CURB DETAIL 1"=1'-0"



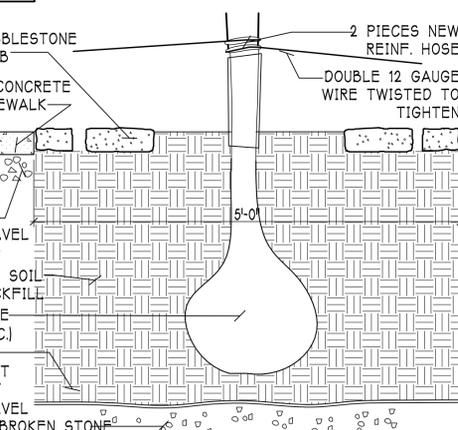
4 STREET PAVING DETAIL 1"=1'-0"



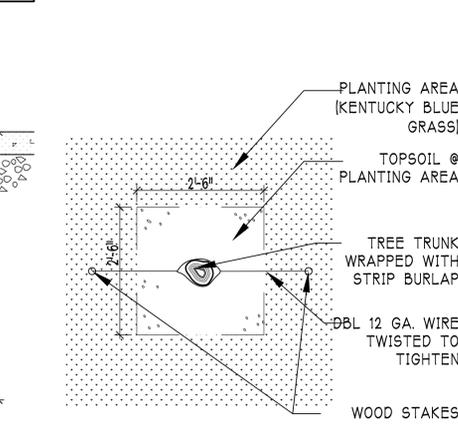
5 CURB DETAIL 1"=1'-0"



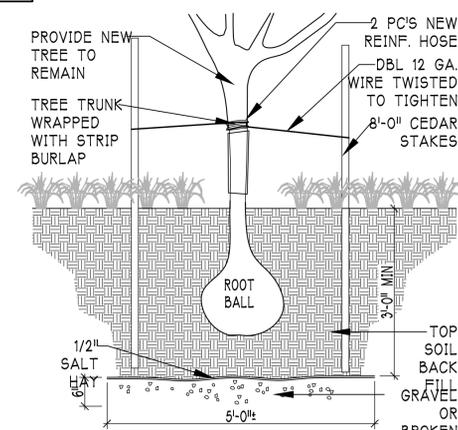
6 TREE PIT DETAIL @ SIDEWALK N.T.S.



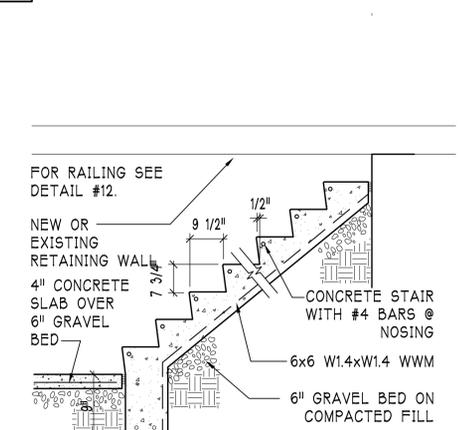
7 SECTION AT TREE PIT 1"=1'-0"



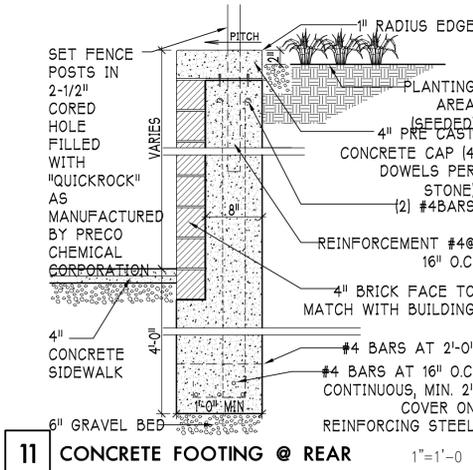
8 TREE PIT DETAIL @ YARD N.T.S.



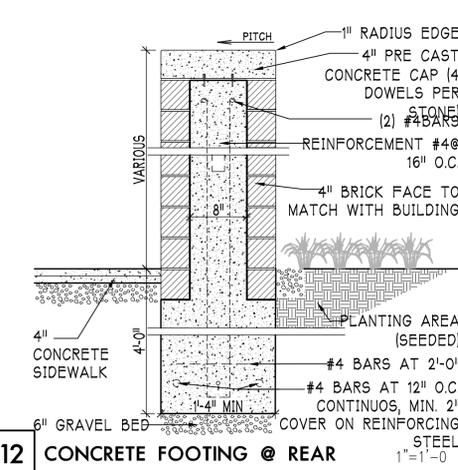
9 SECTION @ TREE PIT N.T.S.



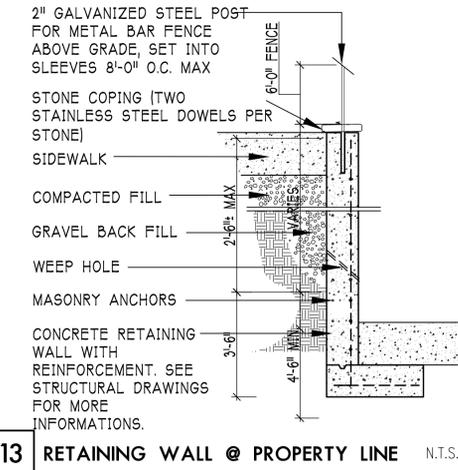
10 CONC. STAIR 1"=1'-0"



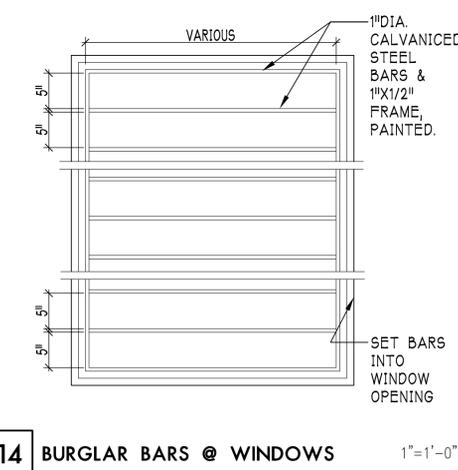
11 CONCRETE FOOTING @ REAR 1"=1'-0"



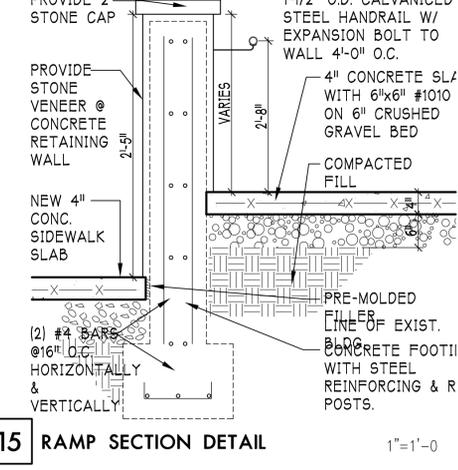
12 CONCRETE FOOTING @ REAR 1"=1'-0"



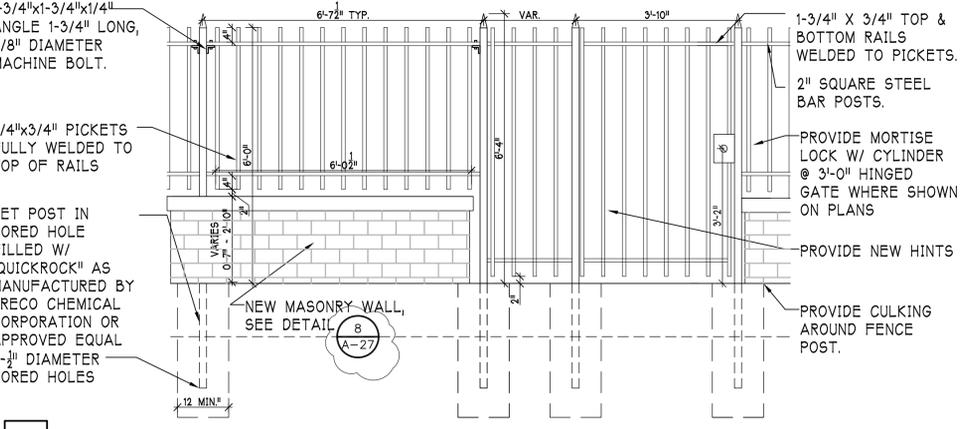
13 RETAINING WALL @ PROPERTY LINE N.T.S.



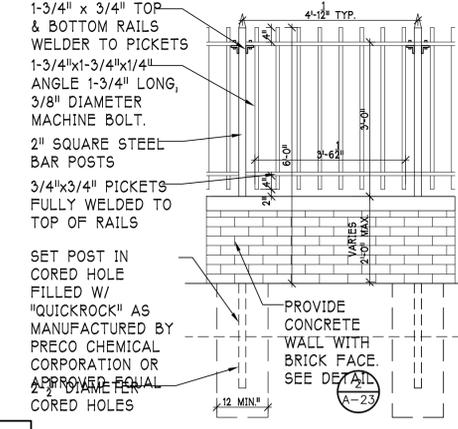
14 BURGLAR BARS @ WINDOWS 1"=1'-0"



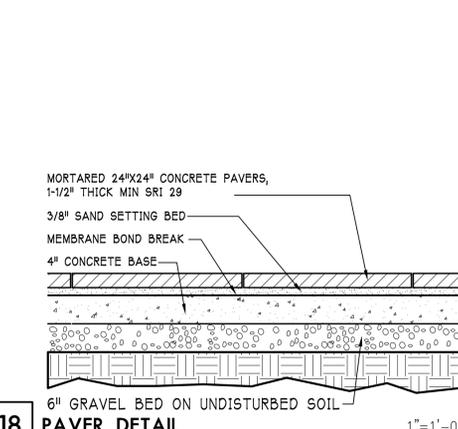
15 RAMP SECTION DETAIL 1"=1'-0"



16 FENCE ELEVATION 1/2"=1'-0"



17 FENCE ELEVATION 1/2"=1'-0"



18 PAVER DETAIL 1"=1'-0"

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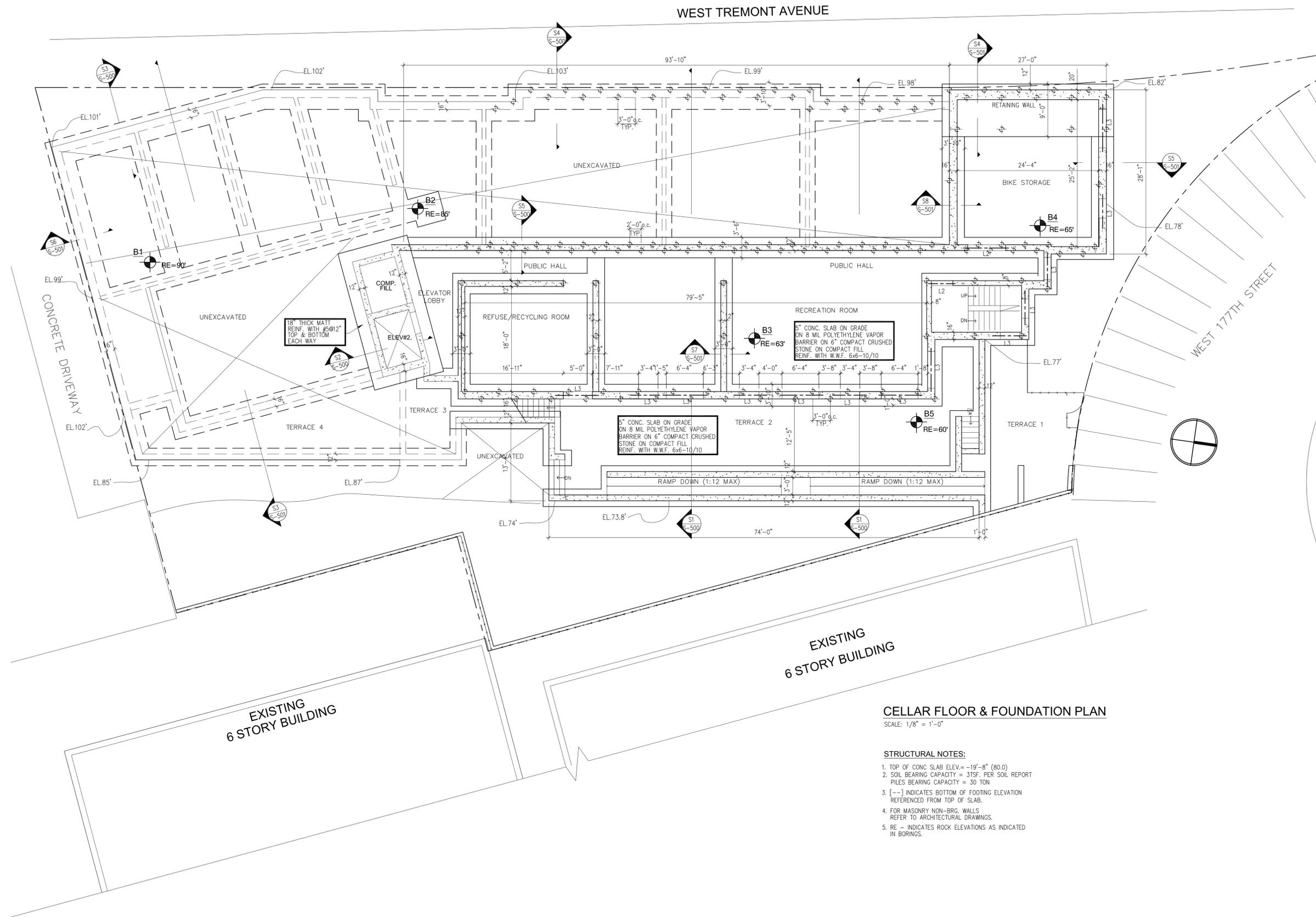
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220177350

PAGE #:

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1	PRELIMINARY	06/21/2012
3	ISSUED FOR BID	10-12-12



WEST TREMONT AVENUE

WEST 177TH STREET

EXISTING
6 STORY BUILDING

EXISTING
6 STORY BUILDING

CELLAR FLOOR & FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"

- STRUCTURAL NOTES:**
1. TOP OF CONC SLAB ELEV.= -19'-8" (80.0)
 2. SOIL BEARING CAPACITY = 3TSF. PER SOIL REPORT
PILES BEARING CAPACITY = 30 TON
 3. [---] INDICATES BOTTOM OF FOOTING ELEVATION
REFERENCED FROM TOP OF SLAB.
 4. FOR MASONRY NON-BRG. WALLS
REFER TO ARCHITECTURAL DRAWINGS.
 5. RE - INDICATES ROCK ELEVATIONS AS INDICATED
IN BORINGS.

DRAWING TITLE:

**CELLAR AND
FOUNDATION PLAN**

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DRAWING INDEX		
NOTES	S-001	STRUCTURAL NOTES
PLANS	FO-100	CELLAR FLOOR & FOUNDATION PLAN
	S-100	BASEMENT FRAMING PLAN
	S-101	FIRST FLOOR FRAMING PLAN
	S-102	SECOND FLOOR FRAMING PLAN
	S-103	TYPICAL (3-5) FLOOR FRAMING PLAN
	S-106	SIXTH & EIGHTH FLOOR FRAMING PLAN
	S-107	ROOF & BULKHEADS FRAMING PLAN
SECTIONS & DETAILS	S-300	WALL SECTIONS
	S-400	TYPICAL SECTIONS & DETAILS
	S-401	TYPICAL SECTIONS & DETAILS
	S-500	FOUNDATION SECTIONS
	S-501	FOUNDATION SECTIONS

GENERAL NOTES

- ALL WORK PERTAINING TO SHEETING, BRACING, SUPPORT OF ADJOINING LOTS AND SIDEWALKS, PLACEMENT OF FOUNDATION CONCRETE ON SOIL SUBGRADE IS SUBJECT TO CONTROLLED INSPECTION, DESIGN FOR SHEETING & BRACING SHALL BE DONE BY ENGINEER IN CHARGE OF CONTROLLED INSPECTION & PAID BY THE CONTRACTOR.
- PROPER NOTICES SHALL BE GIVEN FOR PERFORMANCE OF THE CONTROLLED INSPECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE NYC BLDG CODE: "BEFORE ANY WORK IS COMMENCED ON AN ITEM OF CONSTRUCTION REQUIRING CONTROLLED INSPECTION, ALL PERSONS RESPONSIBLE FOR SUCH CONTROLLED INSPECTION SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS PRIOR TO SUCH COMMENCEMENT."
- NOTICE SHALL BE PROVIDED BY THE PROJECT'S OWNER TO ADJOINING PROPERTY OWNERS IN ACCORDANCE WITH THE NYC BLDG CODE: "NO FOUNDATION OF EARTHWORK PERMIT SHALL BE ISSUED UNLESS AND UNTIL AT LEAST FIVE DAYS PRIOR WRITTEN NOTICE OF THE PERMIT APPLICATION SHALL HAVE BEEN GIVEN BY THE APPLICANT TO THE OWNERS OF ALL ADJOINING LOTS, BUILDINGS AND SERVICE FACILITIES WHICH MAY BE AFFECTED BY THE PROPOSED FOUNDATION WORK OR EARTHWORK OPERATIONS."
- NOTICE SHALL BE PROVIDED BY THE PROJECT'S OWNER TO ADJOINING PROPERTY OWNERS IN ACCORDANCE WITH THE NYC BLDG CODE: "AT LEAST 24 HOURS WRITTEN NOTICE SHALL BE GIVEN TO COMMISSIONER BEFORE THE COMMENCEMENT OF ANY WORK FOR WHICH A PERMIT HAS BEEN ISSUED."
- ALL WORK PERFORMED IN CONNECTION WITH SHEETING, BRACING, UNDERPINNING, EXCAVATION SHALL ADHERE TO THE APPLICABLE PROVISIONS OF THE NEW YORK CITY BUILDING CODE, THE NEW YORK STATE CODE, REGULATIONS OF THE NEW YORK STATE DEPARTMENT OF LABOR AND OSHA.
- PRIOR TO COMMENCEMENT OF MASS EXCAVATION, THE ADJOINING PROPERTIES, AND STREETS SHALL BE VISUALLY SURVEYED BY THE CONTRACTOR, SUITABLY MARKED WITH PERMANENT MONITORING POINTS TO BE MEASURED DURING CONSTRUCTION FOR THE PURPOSES OF DETERMINING CONSTRUCTION-RELATED EFFECTS. REPORT WITH PHOTOGRAPHS SHALL BE PROVIDED TO ARCHITECT IN TRIPlicate COPIES. A PRECONSTRUCTION DAMAGE CONDITION SURVEY OF THE ADJOINING PROPERTIES SHALL BE MADE IN WRITTEN AND PICTORIAL FORM, AND TWO COPIES SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE.
- ANY WATER INFLOW INTO THE EXCAVATION SHALL BE CONTROLLED BY PUMPING OR OTHER SUITABLE METHODS. DISPOSAL OF WATER SHALL BE MADE OUT OF THE EXCAVATED AREA IN ACCORDANCE WITH LOCAL REGULATION. THE ELEVATION OF THE WATER LEVELS BEYOND THE LIMITS OF THE PROJECT SITE SHALL NOT BE LOWERED SO AS TO PREVENT DISTRESS TO ADJOINING STRUCTURES.
- A COMPETENT REPRESENTATIVE OF THE CONTRACTOR SHALL INSPECT THE SUBGRADE OF THE EXCAVATION, ANY AND ALL BRACING AND BLOCKING, AT THE COMMENCEMENT OF EACH SHIFT, TO ASSURE INTEGRITY, PRIOR TO PERMITTING WORKMEN TO WORK WITHIN ANY EXCAVATED AREA.
- THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY EXCAVATION RESTRAINT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT. IF A SHEETING OR BRACING SYSTEM IS TO BE UTILIZED, THE DETAILS OF A SHOP DRAWINGS AND SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT BEFORE COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SUBGRADE CONDITIONS PRIOR TO START OF WORK. THESE DRAWINGS DISCOUNT UNDERGROUND WATER CONDITIONS.

SPECIAL NOTES TO OWNER

CONCRETE CRACKS

UNDER NORMAL CONDITIONS, AND FOR CONVENTIONAL BUILDINGS SUCH AS THE SUBJECT MATTER, REINFORCED CONCRETE AS WELL AS CONCRETE BLOCK WALLS DEVELOP CRACKS. THE CRACKS ARE DUE TO INHERENT SHRINKAGE OF CONCRETE, CREEP AND RESTRAINING EFFECTS OF WALLS AND OTHER STRUCTURAL ELEMENTS TO WHICH THE BEAMS/SLABS ARE TIED.

THE CRACKS FORMED ARE NORMALLY COSMETIC. THE SLAB MAINTAINS ITS SERVICEABILITY AND STRENGTH REQUIREMENTS. ITS POSSIBLE THAT A NUMBER OF HAIR CRACKS, WHICH WOULD NORMALLY SPREAD OVER A WIDE AREA, WILL INTEGRATE INTO A SINGLE CRACK WITH A WIDTH EXCEEDING 0.01 INCH. IT IS EMPHASIZED THAT ALTHOUGH SPECIAL EFFORT IS MADE TO REDUCE THE POTENTIAL CAUSES AND NUMBER OF SUCH CRACKS, IT IS NOT PRACTICAL TO PROVIDE TOTAL ARTICULATION BETWEEN THE FLOOR/ROOF SYSTEM AND ITS SUPPORTS AND THEREBY ACHIEVE COMPLETE INHIBITION OF ALL CRACKS.

MOST SUCH CRACKS DEVELOP OVER THE FIRST TWO YEARS OF THE LIFE OF THE FLOOR SYSTEM. CRACKS WHICH ARE WIDER THAN 0.01 INCH MAY NEED TO BE PRESSURE EPOXIED. PROVIDE ALLOWANCE FOR SUCH CRACKS.

THE OBJECT OF THE JOINTS PROVIDED IS TO ALLOW MOVEMENT. MOVEMENTS DUE TO CREEP AND SHRINKAGE MAY BE NOTICEABLE AT JOINTS UP TO TWO YEARS AFTER CONSTRUCTION. BEYOND TWO WHICH MOVEMENTS DUE TO VARIATIONS IN TEMPERATURE WILL PERSIST.

THE BUILDING WAS DESIGNED WITH A MAT FOUNDATION, WHILE OTHER OPTIONS WERE CONSIDERED BY THE DESIGN TEAM (SUCH AS PILES), THE OWNER SELECTED A MAT IN ORDER TO REDUCE THE INITIAL COSTS.

DUE TO THE EXISTING SOIL CONDITIONS WHICH ARE SOFT, SOME FOUNDATION SETTLEMENT IS ANTICIPATED. MOST SETTLEMENT WILL OCCUR INITIALLY, BUT SOME CAN BE EXPECTED TO OCCUR POST CONSTRUCTION. SETTLEMENT CAN MANIFEST ITSELF AS MASONRY AND CONCRETE CRACKS IN THIS BUILDING AND ADJACENT STRUCTURES.

THE OWNER WILL RETAIN THE SERVICES OF A PHOTO-SURVEY CONTRACTOR WHO WILL DOCUMENT ALL PRE-EXISTING CONDITIONS IN ADJACENT BUILDINGS, PRIOR TO START OF CONSTRUCTION. COPIES OF SUCH REPORTS WILL BE KEPT BY THE OWNER. TO REPAIR THE CRACKS BACK TO ORIGINAL CONDITION, AND PAY FOR SAME. IN THE EVENT THAT CRACKING OCCURS, THE OWNER WILL INSTRUCT THE CONTRACTOR

STRUCTURAL STEEL

- UPON AWARD OF CONTRACT, THE CONTRACTOR SHALL RETAIN THE SERVICES OF WES CONSULTANTS LLC TEL. NO.(212)643-0745 OR ANOTHER DETAILER WITH A MIN. OF 5 YEARS PROVEN EXPERIENCE AND ACCEPTABLE TO THE OWNER AND ENGINEER TO PRODUCE SHOP DRAWINGS.
- ALL STRUCTURAL STEEL WORK SHALL CONFORM WITH AISC SPECIFICATIONS FOR STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION (LRFD), AS AMENDED TO DATE.
- ALL STEEL TO BE ASTM-572 (Fy=50 KSI), BASE PL'S CONNECTIONS, ETC. TO BE ASTM A36, Fy=36 KSI. COLUMNS & GIRDERS STIFFENER PLATES - ASTM A572 Fy = 50 KSI.
- SHOP CONNECTIONS-WELDED OR HIGH STRENGTH BOLTED. FIELD CONNECTIONS HIGH STRENGTH BOLTED UNLESS OTHERWISE SHOWN. ALL WELDED CONNECTIONS SHALL DEVELOP THE FULL STRENGTH OF THE MEMBERS, UNLESS OTHERWISE NOTED.
- BOLT STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATION LATEST EDITION: HIGH STRENGTH BOLTS A-325 FRICTION TYP. WELDING ELECTRODES: AMERICAN WELDING SOCIETY A 5.1 E-70 SERIES.
- ALL BOLTS SHALL BE MINIMUM 3/4" DIA. A 325-F. OPEN HOLES 13/16" DIA. UNLESS OTHERWISE SHOWN OR NOTED. NO SLOTTED HOLES PERMITTED.
- CONNECTION DESIGN- SHEAR CONNECTIONS: FOR NON-COMPOSITE BEAMS USE THE REACTIONS CAUSED BY THE UNIFORM LOAD REQUIRED TO STRESS THE OUTER FIBERS TO 0.75 Fy, UNLESS OTHERWISE NOTED. FOR COMPOSITE BEAMS USE 2.0 TIMES AF0REMENTIONED REACTION.
- ALL SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS, AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE. UNLESS OTHERWISE NOTED, ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIALS BEING WELDED.
- THE FRAME SHALL BE CARRIED UP TRUE AND PLUMB, AND TEMPORARY BRACING SHALL BE INTRODUCED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING EQUIPMENT AND THE OPERATION OF SAME. SUCH BRACING SHALL BE IN PLACE AS LONG AS REQUIRED FOR SAFETY.
- PROVIDE ALL REQUIRED PLATES, GUSSETS, STIFFENERS, BOLTS, BEAM FILLER METAL, LINTELS, ETC., WHETHER SHOWN ON THE DRAWINGS OR NOT.
- THE MINIMUM ANGLE THICKNESS SHALL BE 3/8". THE MINIMUM BOLTS SHALL BE 3/4" DIA., AND THE MINIMUM WELD SHALL BE 1/4".
- ANCHOR BOLTS, BASE PLATES OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK, PRESET BY TEMPLATES OR SIMILAR METHODS. ALL PLATES SHALL BE SET IN FULL BEDS OR NON-SHRINKING GROUT.
- STRUCTURAL MEMBERS WHICH REQUIRE SPRAY-ON FIRE PROOFING SHALL HAVE THE RATING INDICATED ON THE DRAWINGS OR SPECIFICATIONS.
- SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BEFORE FABRICATING OR ERECTING ANY WORK. ALL IN ACCORDANCE WITH THE SPECIFICATIONS.
- STRUCTURAL STEEL DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR TO THOSE FOR MOST SIMILAR SITUATIONS AS DETERMINED BY THE ARCHITECT.
- ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE (1986), EXCEPT AS MODIFIED IN THESE NOTES AND THE PROJECT SPECIFICATIONS.
- THE FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF ALL CONNECTIONS. CONNECTIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE SCHEMATIC AND ARE ONLY INTENDED TO SHOW THE RELATIONSHIP OF MEMBERS CONNECTED. CONNECTION DETAILS INDICATED ON THE DRAWINGS SHALL BE INCORPORATED INTO FABRICATOR'S CONNECTION DESIGN. ALL SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY THE FABRICATOR'S ENGINEER WITH THE ENGINEER'S SEAL MAY BE QUALIFIED "FOR DESIGN OF CONNECTIONS ONLY."
- SPLICING OF STEEL MEMBERS, UNLESS SHOWN ON THE DRAWINGS, IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
- UNLESS NOTED OTHERWISE, BEAMS SHALL BEAR 8" MINIMUM ON CONCRETE OR MASONRY
- ALL EXPOSED STEEL, GALVANIZE + PAINT.

FOUNDATION

- ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL HAVING A MIN. SAFE BEARING CAPACITY OF TONS PER SQUARE FOOT.
- ISOLATED FOOTINGS SHALL BE LOWERED OR RAISED, AND PIERS SHALL BE ADDED, REDUCED OR INCREASED IN HEIGHT, ALL AS APPROVED BY THE ENGINEER, WHERE UNDISTURBED SOIL OF THE SPECIFIED BEARING CAPACITY IS FOUND AT A LOWER OR HIGHER ELEVATION THAN SHOWN ON THE PLANS.
- BACKFILLING AGAINST FOUNDATION WALLS SHALL NOT BE DONE UNTIL CONCRETE HAS ATTAINED SUFFICIENT STRENGTH AND WALLS ARE PROPERLY SHORED OR BRACED OBTAIN APPROVAL FROM ENGINEER PRIOR TO
- EDGES OF FOOTINGS SHALL NOT BE PLACED AT A GREATER THAN 1 (VERTICAL) TO 2 (HORIZONTAL) SLOPE WITH RESPECT TO ANY ADJACENT BACKFILLING
- THE CONTRACTOR SHALL SAFEGUARD AND PROTECT ALL EXCAVATIONS. FOOTINGS.
- THE DESIGN OF THE FOUNDATION IS BASED ON BORINGS TAKEN BY SOIL MECHANICS DRILLING CORP. DATED JULY 2011.

SPECIAL EXCAVATION NOTES TO THE CONTRACTOR

- EXCAVATE ON PROPERTY LINES SUCH AS TO MAINTAIN ADJACENT PROPERTIES UNDAMAGED AT ALL TIMES.
- REPAIR DAMAGE TO ADJACENT PROPERTIES AT NO COST TO THE OWNER.

MASONRY NOTES

- MASONRY UNITS SHALL BE CLEARLY IDENTIFIED TO SHOW THE GRADE OF UNIT AND THE COMPRESSIVE STRENGTH WHERE CALLED FOR ON PLANS. REINFORCING BARS SHALL BE ROLLED TO IDENTIFY GRADE OF STEEL AND SIZE, AND TAGGED.
- MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS:
CONCRETE MASONRY UNITS
SOLID LOADBEARING ASTM C145
HOLLOW LOADBEARING ASTM C90
CAST STONE
HOLLOW NON LOADBEARING ASTM C 129 (NO EXPOSURE)
METAL ANCHORS AND TIES
ZINC COATING IN IRON OR STEEL ASTM A173 1965
ZINC COATING ON WIRE ASTM A116 1965
COPPER COATED WIRE GRDE 30 HS ASTM B227 1965
- PROVIDE STANDARD GALVANIZED DUR-0-WALL REINFORCING EVERY OTHER COURSE, #9 GA. WIRE EA. WALV.
- CONTROL JOINTS TO BE DUR-0-WALL RAPID CONTROL JOINT, OR APPROVED EQUAL.
- AT ALL WALL OPENINGS 4'-0" OR GREATER, FILL JAMS SOLID. FILL MASONRY SOLID.
- MORTAR TO BE TYPE "M" OR "S", ASTM C270.
- ALL MASONRY TO BE PROPERLY BONDED AND BRACED.
- BONDING: ALL MULTIPLE WYTHE MASONRY WALLS BY THE FOLLOWING METHODS:
a. PREFABRICATED JOINT REINFORCEMENT MIN. ONE CROSS WIRE EVERY MAXIMUM VERTICAL SPACING NOT TO EXCEED 16 INCHES.
b. GROUT BOND, BY PURGING BACK OF BRICK. SS-S-721 1964 FED SPECIFICATION
c. BRICK HEADERS WHERE SHOWN ON THE DRAWINGS.
- INTERSECTING WALLS AND PARTITIONS SHALL BE BONDED BY EITHER A TRUE MASONRY BOND BY LAYING AT LEAST 50% OF THE UNITS 3 IN. ON THE UNIT BELOW OR BY 1/4 IN. BY 1-1/2 IN. METAL ANCHORS, ENDS BENT UP 2 IN. OR CROSS PINS ANCHORS 2 FT. LONG. MAXIMUM VERTICAL SPACING 4 FT. OF OTHER EQUIVALENT.
- WALLS AT JOINTING OR INTERSECTION STRUCTURAL FRAMING SHALL BE ANCHORED WITH FLEXIBLE METAL ANCHORS IN STRUCTURAL MEMBERS.
- CHASES NOT TO BE DEEPER THAN 1/8 THE WALL THICKNESS.
- LINTELS TO HAVE MINIMUM BEARING ON WALL AT EACH END FOR AT LEAST 6 IN.
- PARAPET WALLS - ALL CELLS IN HOLLOW MASONRY UNITS TO BE FILLED SOLIDLY. PROVIDE JOINT REINFORCEMENT AT ALL CORNERS EXTENDING AT LEAST 4 FT. IN BOTH DIRECTIONS. PROVIDE COPING AND WEATHERPROOF FLASHING. HEIGHT OF PARAPET NOT TO EXCEED THREE TIMES THE THICKNESS, UNLESS REINFORCED.
- PROVIDE TEMPORARY BRACING WHEREVER NECESSARY TO SUPPORT LOADS.
- MIX MORTAR FOR A MINIMUM OF 5 MIN. MORTAR MAY BE RETEMPERED BY ADDING WATER AND REMIXING. MORTAR SHALL BE USED WITHIN 2-1/2 HOURS OF INITIAL MIXING.
- THICKNESS OF MORTAR BETWEEN MASONRY UNITS AND REINFORCEMENT MIN. 1/4 IN. BARS OR WIRE 1/4 IN. OR LESS IN DIAMETER EMBEDDED IN HORIZONTAL MORTAR JOINTS SHALL HAVE AT LEAST 5/8 IN. HORIZONTAL COVER.
- PROTECT MASONRY DURING FREEZING OR NEAR FREEZING WEATHER. NO FROZEN MATERIALS SHALL BE USED. HEAT SAND OR WATER TO REMOVE FROST. MAINTAIN MIN. 40 DEG. F. AIR TEMP. ON BOTH SIDES FOR A PERIOD OF 48 HOURS IF TYPE N OR O MORTAR IS USED. DO NOT USE CHEMICALS TO LOWER FREEZING TEMPERATURE.
- STORE MATERIALS IN A MANNER THAT THEY ARE KEPT FREE OF EXCESSIVE DIRT AND WETNESS.
- MASONRY WORK SHALL PROCEED ONLY AFTER CERTIFICATES IDENTIFYING MASONRY STRENGTH & TYPE HAVE BEEN REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.
- FILL MASONRY VOIDS SOLID UNDER ALL BEARING PLATES. ALSO ALL JAMBS, AND AT 2 BLOCKS MIN.
- WHERE BRICKS ARE MISSING AT EXISTING BRICKWALLS, FILL IN NEW BRICKS TO RESULT IN SOLID CONSTRUCTION OF MINIMUM THICKNESS REQUIRED. ALL SUCH BRICKS SHALL BE BONDED BY TOOTHING. PROVIDE SUCH REPAIRS THROUGHOUT AS NEEDED.
- ALL REINFORCEMENT SPLICES, MIN. 40 RE-BAR DIAMETER.
- SEISMIC PROVISIONS:
a. MIN. WALL REINFORCEMENT #4 AT 48 INCHES ON CENTER, VERTICAL.
b. DUR-0-WALL, #9 GA WIRE @16" o.c.-JOINT REINF..
c. 2#4 AROUND OPENINGS.

SEISMIC LOAD PROVISIONS PER NYCBC (ASCE 07-02)		
ITEM	DESCRIPTION/MAGNITUDE	CODE REFERENCE
1. DESIGN SPECTRA RESPONSE	$S_{ps}=0.367$	NYCBC EQ. No.16-40
S_{ps}		
DESIGN SPECTRA RESPONSE	$S_{ps}=0.114$	NYCBC EQ. NO. 16-41
S_{ps}		
2. SITE (SOIL) CLASS DEFINITIONS	D	NYCBC TABLE No.1615.1.1
3. IMPORTANCE FACTOR	I=1.0	NYCBC TABLE No.1604.5
4. BASIC STRUCTURAL SYSTEM	BUILDING FRAME	NYCBC TABLE No.1617.6.2
5. COEFFICIENT R _w	SPECIAL REINF. MASON. SHEAR WALLS R=5.0 ORDINARY MOMENT FRAMES R=3.0	NYCBC TABLE No.1617.6.2
6. ANALYSIS PROCEDURE	EQUIVALENT STATIC LATERAL FORCE	

SPECIAL INSPECTIONS

- PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL RETAIN THE SERVICES OF N.WEXLER, P.E., P.C., OR ANOTHER ACCEPTABLE LICENSED PROFESSIONAL ENGINEER WHO SHALL HAVE PROVEN EXPERIENCE ACCEPTABLE TO THE OWNER AND ARCHITECT. MINIMUM REQUIRED QUALIFICATIONS SHALL INCLUDE A PROFESSIONAL LIABILITY INSURANCE COVERAGE OF 1 MILLION DOLLARS AND A MINIMUM PROVEN EXPERIENCE OF 5 YEARS WITH SIMILAR WORK.
- THE CONTRACTOR'S ENGINEER SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. HE SHALL PROVIDE SPECIAL INSPECTION SERVICES AS FOLLOWS:
A. STRUCTURAL STEEL - WELDING AND HIGH STRENGTH BOLTING.
B. STABILITY AND INTEGRITY OF STRUCTURES DURING CONSTRUCTION OPERATIONS.
C. SHORING AND BRACING.
D. UNDERPINNING.
E. SUBGRADE FOR FOOTINGS.
F. COMPACT FILL
G. MASONRY
-MORTAR, BLOCK, BRICK.
-THICKNESS
-BOND
-PLACEMENT
-HEADERS
-BRACING
H. CONCRETE
- THE ENGINEER SHALL PREPARE PLANS, CALCULATIONS, AND NOTES IN THE FORM OF SHOP DRAWINGS, FOR ALL ITEMS OF WORK WHICH DIFFER FROM WHAT IS SHOWN ON THE STRUCTURAL DRAWINGS DUE TO FIELD CONDITIONS. HE SHALL ALSO PREPARE PLANS IN THE FORM OF SHOP DRAWINGS, CALCULATIONS AND NOTES FOR ALL TEMPORARY SHORES AND BRACES AND CLEARLY INDICATE METHOD OF INSTALLATION, SEQUENCE OF OPERATIONS, AND QUALITY CONTROL.
- THESE SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER OF RECORD AND ARCHITECT PRIOR TO CONSTRUCTION. WORK SHALL BE EXECUTED FROM REVIEWED SHOP DRAWINGS ONLY.
- COPIES OF SUCH DRAWINGS WHICH INCLUDE THE ARCHITECT'S COMMENTS SHALL BE FILED WITH THE DEPARTMENT OF BUILDINGS (ON AMENDMENT FORMS). ADDITIONALLY, AT COMPLETION OF WORK, FORMS INCLUDING ALL INSPECTION REPORTS PREPARED BY THE CONTRACTOR'S ENGINEER SHALL BE FILED WITH THE DEPARTMENT OF BUILDINGS.
- THE SPECIAL INSPECTION ENGINEER SHALL DETERMINE THE FREQUENCY OF INSPECTIONS NEEDED AND WHETHER HE OR SHE SHOULD INSPECT THE SITE PERSONALLY OR SEND A PERSON UNDER HIS OR HER DIRECT SUPERVISION. AT A MINIMUM, THE SITE MUST BE INSPECTED TWICE, ONCE AT A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR AND ONCE DURING CONSTRUCTION OPERATIONS.
(i) ADDRESS OF THE PREMISES, JOB NUMBER, CONTRACTOR NAME AND ADDRESS, AND
(ii) DATE AND TIME OF EACH INSPECTION INCLUDING
(A) NAMES OF PERSONNEL WHO INSPECTED THE SITE, AND
(B) ANY SIGNIFICANT OBSERVATIONS OR INSTRUCTIONS GIVEN RELATING TO ANY OF THE FOLLOWING:
(1) DEVIATIONS FROM THE CONTRACT DOCUMENTS.
(2) ANTICIPATED FIELD CONDITIONS.
(3) PROPER EXECUTION OF THE WORK;
(4) GOOD ENGINEERING PRACTICE;
(5) SAFE JOB-SITE CONDITIONS;
(6) PRECAUTIONS TAKEN TO MAINTAIN SAFE CONDITIONS IF WORK IS STOPPED FOR ANY REASON.
(iii) THE DATE OF AND PARTICIPANTS IN ANY CONVERSATIONS WITH THE SPECIAL INSPECTION ENGINEER OCCURRING OFF-SITE AND RELATING TO ANY SIGNIFICANT OBSERVATIONS OR INSTRUCTIONS.
- THE SPECIAL INSPECTION ENGINEER SHALL RETAIN A COPY OF THE DOCUMENTS DESCRIBED ABOVE IN HIS OR HER OFFICE AND SHALL PROVIDE A COPY TO THE CONTRACTOR AND/OR OWNER TO BE KEPT AT THE CONSTRUCTION SITE.
- THE SPECIAL INSPECTION ENGINEER RESPONSIBLE FOR SPECIAL INSPECTION SHALL REPORT UNSAFE CONDITIONS TO THE DEPARTMENT OF BUILDINGS AND/OR ANY OTHER AFFECTED PARTIES OR AGENCIES.
- UPON REQUEST OF THE DEPARTMENT, THE SPECIAL INSPECTION ENGINEER SHALL MAKE AVAILABLE FOR REVIEW BY THE DEPARTMENT DOCUMENTS AND THE LOG DESCRIBED ABOVE.
- UPON AWARD OF CONTRACT, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A DETAILER WITH A MIN. OF 5 YEARS PROVEN EXPERIENCE AND ACCEPTABLE TO THE OWNER AND ENGINEER TO PRODUCE SHOP DRAWINGS.
- ALL PRECAST CONCRETE SHALL BE STONE CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS, MIN. 6.5 BAGS CUBIC YARD.
- MANUFACTURING PROCEDURES SHALL BE IN GENERAL COMPLIANCE WITH PCI MNL-117.
- CURE PRECAST UNITS UNTIL 2000 PSI MIN. COMPRESSIVE STRENGTH HAS DEVELOPED, BEFORE REMOVING THE UNITS FROM FORMS.
- MARK EACH PIECE TO CORRESPOND TO IDENTIFICATION MARK ON SHOP DRAWINGS AND MARK THE DATE CAST.
- FOR CONCRETE WORK QUALITY CONTROL AND TOLERANCES - SEE SPECIFICATIONS AND MNL-117.
- FIELD CONDITIONS SHALL BE DETERMINED BY ACTUAL MEASUREMENTS PRIOR TO CASTING.
- PROVIDE ALL TEMPORARY SUPPORTS, BRACING, ETC. AS REQUIRED TO MAINTAIN POSITION, STABILITY, ALIGNMENT, AS UNITS ARE BEING CONNECTED.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AT ALL TIMES DURING CONSTRUCTION. REPORT ANY DEVIATION TO THE ENGINEER FOR POSSIBLE REDESIGN AND PROPER COORDINATION.
- STORE UNITS AT THE SITE PRIOR TO ERECTION. WELDING OF CONNECTIONS SHALL NOT BE DONE UNTIL AT LEAST 40 DAYS AFTER CONCRETE HAS BEEN CAST.
- SHOP DRAWINGS & CALCULATIONS, PREPARED & SIGNED BY A LICENSED PROFESSIONAL ENGINEER IN NY STATE, SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.
- PROVIDE MANUFACTURER'S CATALOG IDENTIFYING STRENGTH OF PRECAST PLANK UNITS PRIOR TO CONSTRUCTION.
- WARRANTY ALL WORK FOR A PERIOD OF 12 MONTHS FROM DATE OF ACCEPTANCE.

PRECAST CONCRETE

CONCRETE

- ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE CONCRETE INSTITUTE (ACI) 318.89.
- ALL CONCRETE, EXCEPT AS SPECIFICALLY NOTED HEREIN, SHALL BE STONE CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AFTER 28 DAYS AND SHALL HAVE A MINIMUM CEMENT CONTENT OF AT LEAST 5-1/2 BAGS PER CUBIC YARD. CONCRETE FOR SLAB ON GRADE SHALL BE 4000 PSI CONCRETE. CONCRETE ON METAL DECK SHALL BE STONE AGGREGATE, 3000 PSI CONCRETE. CONCRETE FOR FOOTINGS AND FOUNDATIONS, 4000psi.
- (g) REINFORCING FOR REINFORCED CONCRETE ELEMENTS, UNLESS OTHERWISE SHOWN OR SPECIFIED, SHALL BE DEFORMED IN ACCORDANCE WITH ASTM-A615, GRADE 60 AND SHALL HAVE A MINIMUM YIELD POINT OF 60,000 PSI.
- (b) REINFORCING FOR COLUMN TIES AND BEAM STIRRUPS SHALL BE DEFORMED IN ACCORDANCE WITH ASTM-A615, GRADE 40 AND SHALL HAVE A MINIMUM YIELD POINT OF 40,000 PSI.
- WELDED WIRE FABRIC SHALL HAVE A MINIMUM ULTIMATE STRENGTH OF 70,000 PSI.
- MINIMUM REINFORCEMENT PROTECTION, UNLESS OTHERWISE SHOWN, SHALL BE 3/4" FOR SLABS AND INTERIOR FACES OF WALLS, 1-1/2" FOR BEAMS AND GIRDERS, 2" FOR EXTERIOR FACES OF WALLS, 3" FOR FOOTINGS AND OTHER STRUCTURAL CONCRETE DEPOSITED AGAINST GROUND.
- NO CONCRETE SHALL BE POURED UNTIL THE REQUIRED PRELIMINARY TESTS (PER NYCBC) HAVE BEEN MADE AND APPROVED.
- ALL STRUCTURAL MEMBERS SHALL BE POURED FOR THEIR FULL DEPTH IN ONE OPERATION. CONSTRUCTION JOINTS, SUCH AS DAYS POUR JOINTS, SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. MAIN REINFORCING SHALL RUN THROUGH THE JOINT. POUNGHN AND PICK JOINTS TO EXPOSE AGGREGATE FOR CHEMICAL BOND. WET THOROUGHLY AND SLUSH JOINT WITH 1:2 MORTAR, 1/2" THICK, NOT MORE THAN 5 MINUTES BEFORE FRESH CONCRETE IS POURED AGAINST SURFACE.
- ALL OPENINGS IN FOUNDATION WALLS, UNLESS OTHERWISE SHOWN, SHALL HAVE 2 #6 BARS ADDITIONAL ON ALL SIDES AND SHALL EXTEND 2'-6" BEYOND EDGES OF OPENINGS.
- THE CONTRACTOR SHALL COOPERATE WITH OTHER TRADES AND WHERE REQUIRED, INSTALL ALL BUILT-IN-WORK, SLEEVES, OPENINGS, INSERTS, ETC. AS REQUIRED FOR A CONCRETE JOB. LOCATION OF SLEEVES AND OPENINGS NOT SHOWN ON PLANS IS SUBJECT TO APPROVAL OF STRUCTURAL ENGINEER.
- PROVIDE VERTICAL DOVETAIL INSERTS AT 2'-0" O.C. MAXIMUM IN ALL CONCRETE SURFACES FACED WITH 1'-3" OR GREATER HEIGHT OF BRICK OR BLOCK.

SLABS ON GRADE NOTES

- FLOOR SLABS ON GROUND SHALL BE POURED TO THE THICKNESS SHOWN ON THE DRAWINGS ON VAPOR BARRIER.
- VAPOR BARRIER SHALL BE POLYETHYLENE PLASTIC HAVING A MINIMUM THICKNESS OF 8 MILS (.008), FREE OF PINHOLES AND OTHER BLEMISHES AND SHALL BE INSTALLED OVER COMPACTED POROUS FILLING ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. ALL JOINTS SHALL BE LAPPED 12" AND TAPED.
- PROVIDE A 6" THICK LAYER OF POROUS FILL BENEATH ALL SLABS ON GROUND. COMPACT FILL TO 95% OF MAXIMUM DENSITY IN CONFORMANCE TO ASTM D1557-66T. MATERIAL SHALL CONSIST OF HARD, DURABLE PARTICLES, FREE OF ORGANIC MATTER, RUBBLE AND ALL DELETERIOUS SUBSTANCES. MAXIMUM PARTICLE SIZE SHALL BE 2", 10% TO 60% BY WEIGHT RETAINED ON THE #10 SIEVE, LESS THAN 40% BY WEIGHT PASSING THE No.60 SIEVE, AND NOT MORE THAN 10% WEIGHT PASSING THE No.200 SIEVE.
- SLABS ON GROUND SHALL BE POURED IN CHECKERBOARD FASHION TO MINIMIZE THE SHRINKAGE. THE MAXIMUM AREA OF POUR SHALL BE 1000 SQUARE FEET WITH NO DIMENSION EXCEEDING 35 FEET.
- MAXIMUM OUTSIDE DIAMETER OF PIPE OR CONDUIT PLACED IN SLABS ON GROUND SHALL BE LIMITED TO ONE-THIRD THE THICKNESS OF THE SLAB. THE MINIMUM CONCRETE COVER TOP AND BOTTOM SHALL BE ONE-THIRD THE THICKNESS OF THE SLAB.
- PROVIDE A 9" THICKENED SLAB FOR WIDTH OF 6" EACH SIDE OF JOINT AND A 2" x 3" CONTINUOUS KEY AT CONSTRUCTION JOINTS AND CONTINUE MESH THROUGH JOINTS.



PROMESA
SENIOR CITIZENS RESIDENCE
92 WEST TREMONT AVE
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KEY PLAN:

THE LISBON

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NO:	REVISION:	DATE:
1	PRELIMINARY	06/21/2012
3	ISSUED FOR BID	10-12-12

DRAWING TITLE:

STRUCTURAL NOTES

ARCHITECT:	DATE:
	02/03/2010
JOB #:	09J06
DRAWN BY:	LM
SCALE:	AS NOTED

DRAWING #:

S-001.00

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1	PRELIMINARY	06/21/2012
3	ISSUED FOR BID	10-12-12

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**BASEMENT FLOOR
FRAMING PLAN**

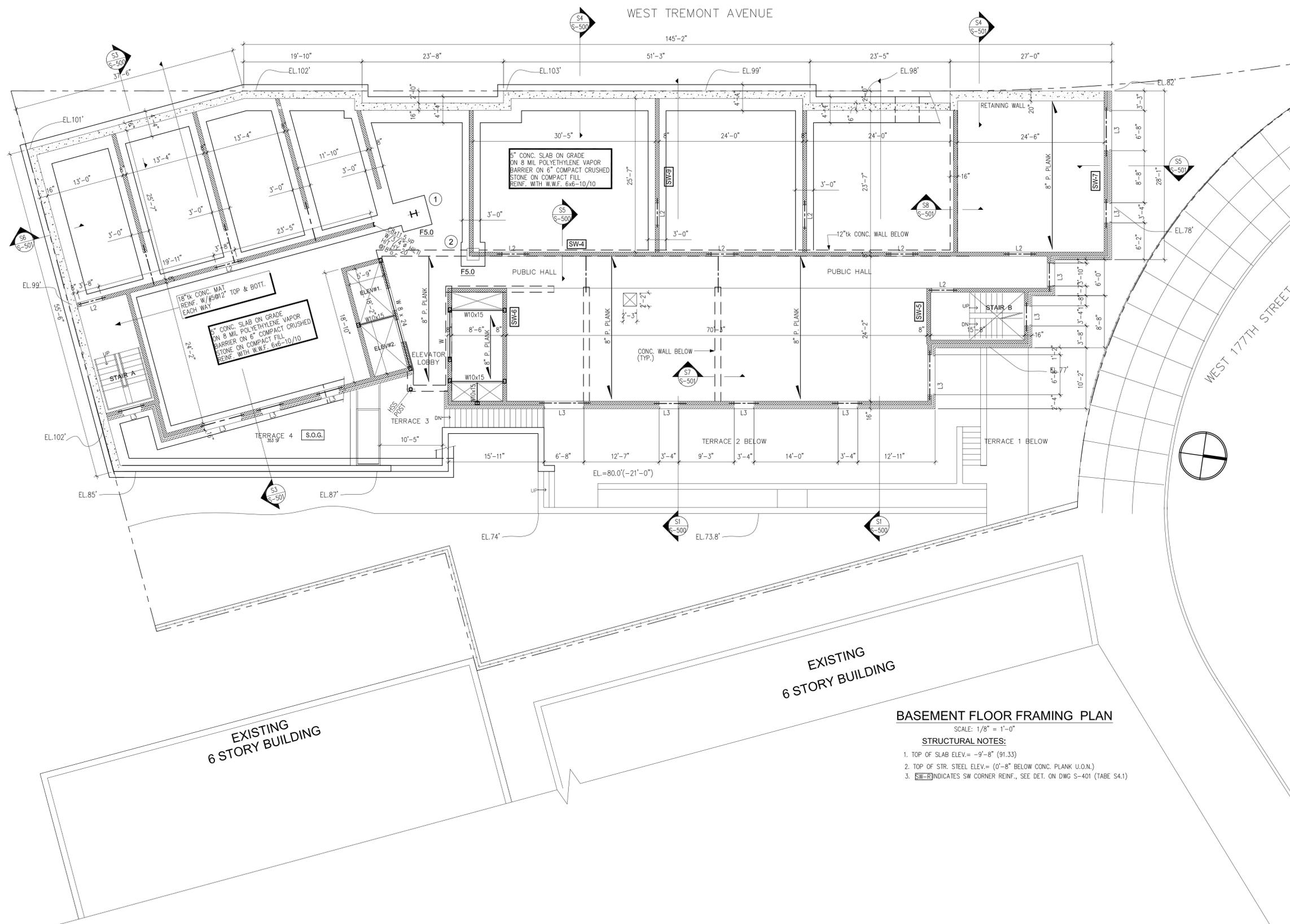
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JOB #: **09J06**

DRAWN BY: **LM**

SCALE: **AS NOTED**

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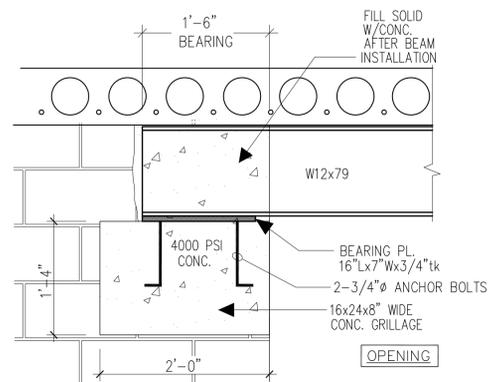


BASEMENT FLOOR FRAMING PLAN

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

STRUCTURAL NOTES:

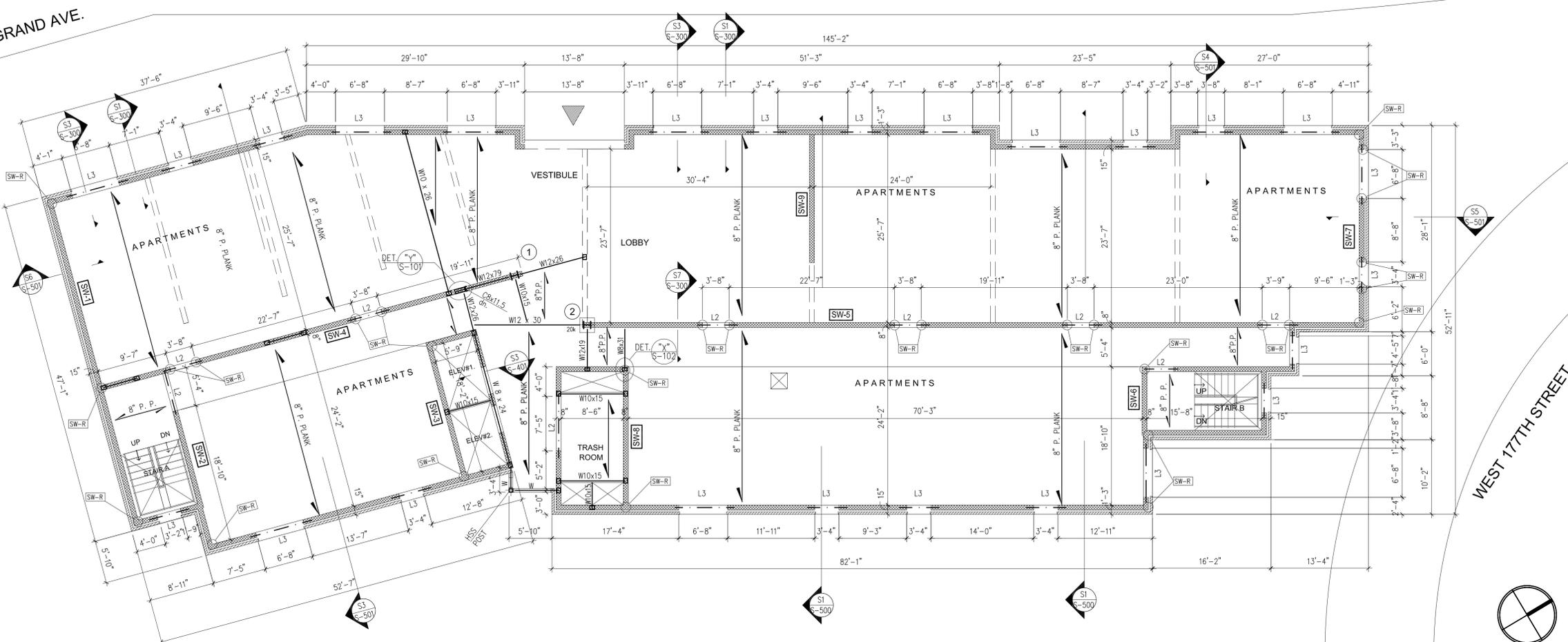
1. TOP OF SLAB ELEV. = -9'-8" (91.33)
2. TOP OF STR. STEEL ELEV. = (0'-8" BELOW CONC. PLANK U.O.N.)
3.  INDICATES SW CORNER REINF., SEE DET. ON DWG S-401 (TABE S4.1)



DETAIL "Y" @ CONC. GRILLAGE
 SCALE: 1"=1'-0"

WEST TREMONT AVENUE

GRAND AVE.



WEST 177TH STREET

FIRST FLOOR FRAMING PLAN

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

STRUCTURAL NOTES:

1. TOP OF CONC. PLANK ELEV.= 0'-0" (101.66)
2. TOP OF STR. STEEL ELEV.= (0'-8" BELOW CONC. PLANK U.O.N.)
3. [SW-R] INDICATES SW CORNER REINF., SEE DET. ON DWG S-401 (TABE S4.1)

LOADING SCHEDULE APARTMENTS	
8" PRECAST PLANK	64 PSF
PARTITION	12 PSF
FINISH	2 PSF
MECHANICAL	2 PSF
LIVE LOADS	40 PSF
TOTAL	120 PSF

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FIRST FLOOR FRAMING PLAN

ARCHITECT:

DATE:

02/03/2010

JOB #:

09J06

DRAWN BY:

LM

SCALE:

AS NOTED

DRAWING #:

S-101.00

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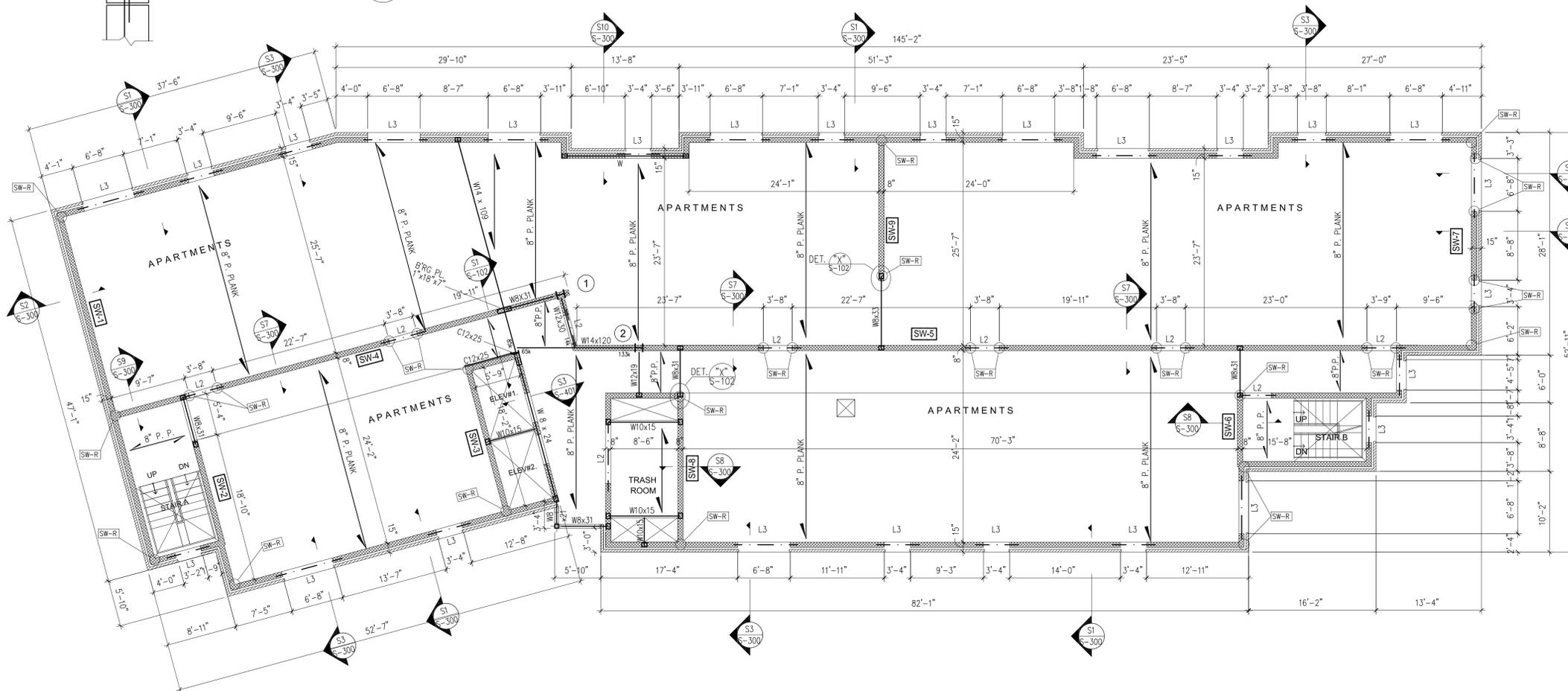
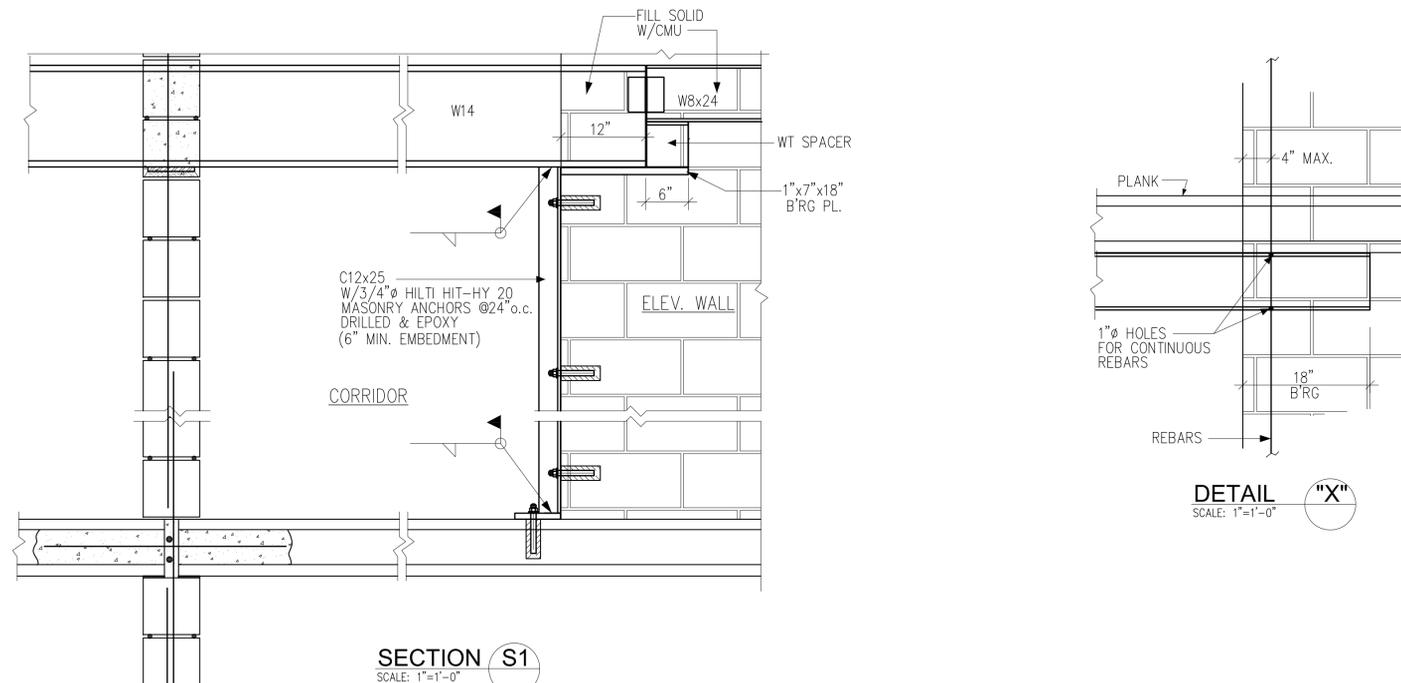
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SECOND FLOOR
FRAMING PLAN

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	JOB #:
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LM	

SCALE:
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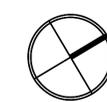
SECOND FLOOR FRAMING PLAN

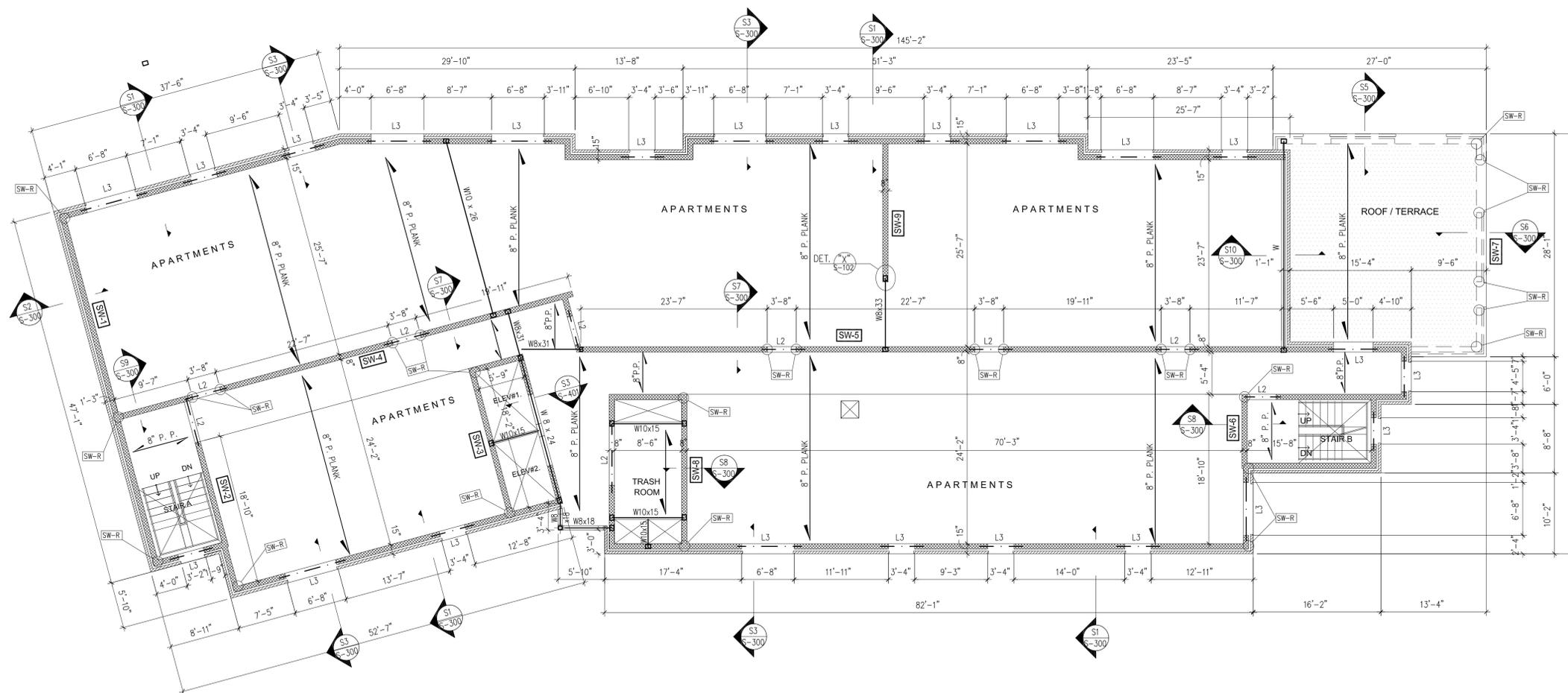
SCALE: 1/8" = 1'-0"

STRUCTURAL NOTES:

- TOP OF CONC. PLANK ELEV.= 9'-6" (111.16)
- TOP OF STR. STEEL ELEV.= (0'-8" BELOW CONC. PLANK U.O.N.)
- SW-R INDICATES SW CORNER REINF., SEE DET. ON DWG S-401 (TABE S4.1)

LOADING SCHEDULE APARTMENTS	
8" PRECAST PLANK	64 PSF
PARTITION	12 PSF
FINISH	2 PSF
MECHANICAL	2 PSF
LIVE LOADS	40 PSF
TOTAL	120 PSF





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SIXTH FLOOR FRAMING PLAN

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

STRUCTURAL NOTES:

- TOP OF CONC. PLANK ELEV.= 45'-10" (147.49)
- TOP OF STR. STEEL ELEV.= (0'-8" BELOW CONC. PLANK U.O.N.)
- SW-R** INDICATES SW CORNER REINF., SEE DET. ON DWG S-401 (TABE S4.1)

LOADING SCHEDULE APARTMENTS	
8" PRECAST PLANK	64 PSF
PARTITION	12 PSF
FINISH	2 PSF
MECHANICAL	2 PSF
LIVE LOADS	40 PSF
TOTAL	120 PSF

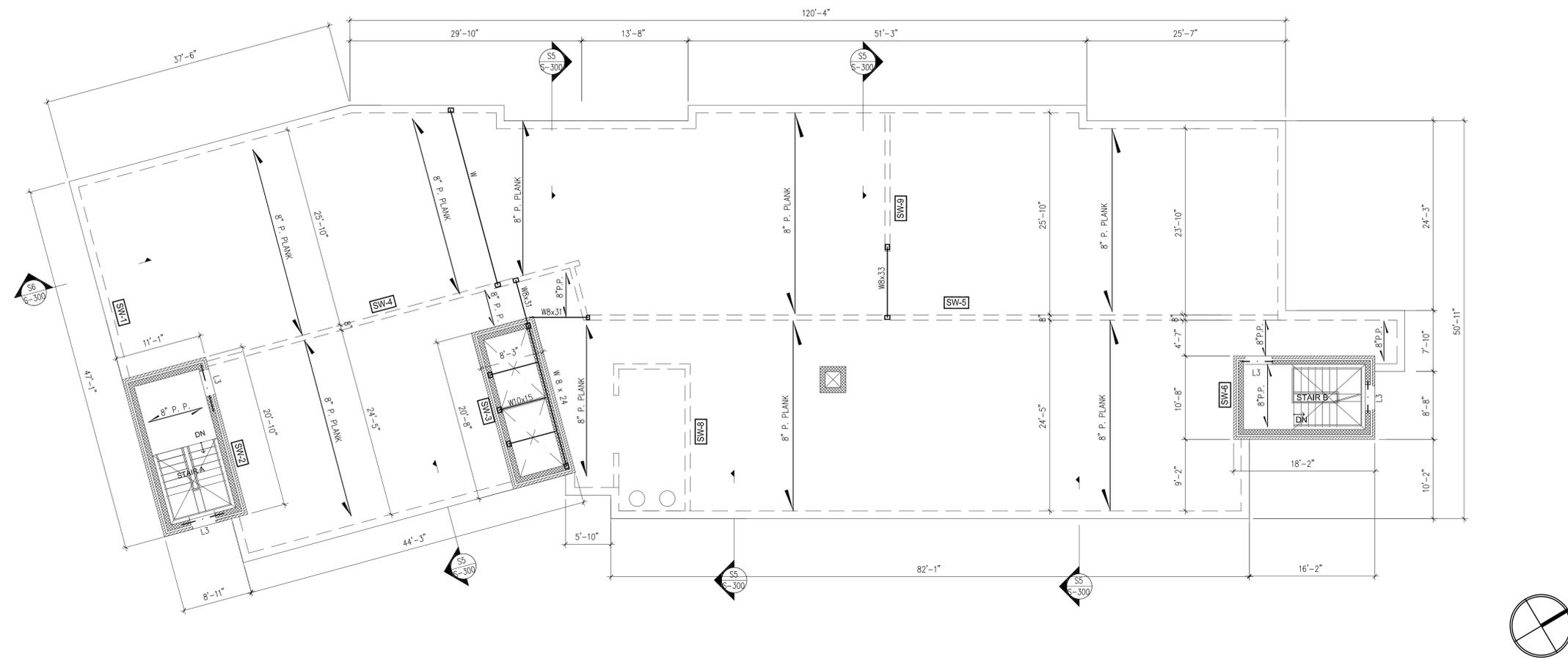
LOADING SCHEDULE ROOF/TERRACE	
8" PRECAST PLANK	64 PSF
ROOFING+INS.	7 PSF
TOPPING	30 PSF
MECHANICAL	2 PSF
LIVE LOADS	100 PSF
TOTAL	203 PSF

DRAWING TITLE:
SIXTH FLOOR FRAMING PLAN

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 SCALE: **AS NOTED**

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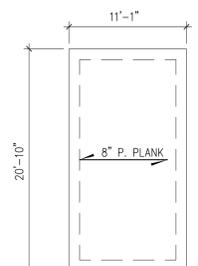
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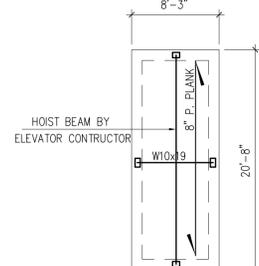
ROOF FRAMING PLAN
 SCALE: 1/8" = 1'-0"

- STRUCTURAL NOTES:**
1. TOP OF PLANK ELEVATION=55'-6" (157.16)
 2. TOP OF STR. STEEL ELEV.= (0'-8" BELOW CONC. PLANK U.O.N.)
 3. **SW-R** INDICATES SW CORNER REINF., SEE DET. ON DWG S-401 (TABE S4.1)

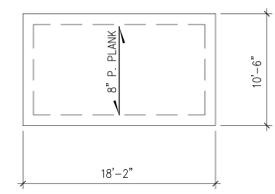
LOADING SCHEDULE ROOF	
8" PRECAST PLANK	64 PSF
ROOFING+INS.	7 PSF
TOPPING	30 PSF
MECHANICAL	2 PSF
LIVE LOADS	60 PSF
TOTAL	163 PSF



STAIR "A" BULKHEAD FRAMING PLAN
 SCALE: 1/8" = 1'-0"
NOTES:
 1. TOP OF PLANK ELEV.= 64'-8" (166.33)



ELEVATOR BULKHEAD FRAMING PLAN
 SCALE: 1/8" = 1'-0"
NOTES:
 1. TOP OF PLANK ELEV.=



STAIR "B" BULKHEAD FRAMING PLAN
 SCALE: 1/8" = 1'-0"
NOTES:
 1. TOP OF PLANK ELEV.= 64'-8" (166.33)

DRAWING TITLE:
ROOF & BULKHEADS FRAMING PLAN

ARCHITECT:  DATE: **02/03/2010**

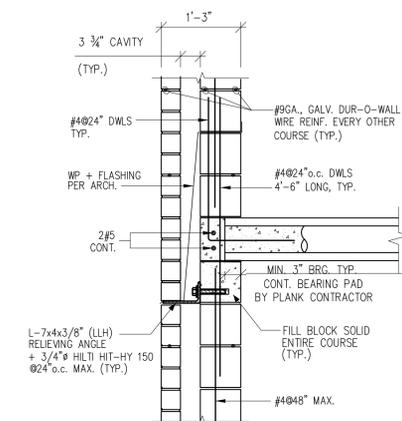
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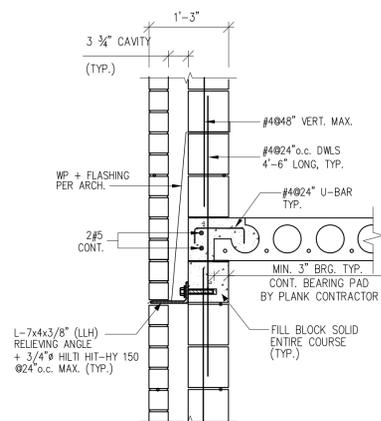
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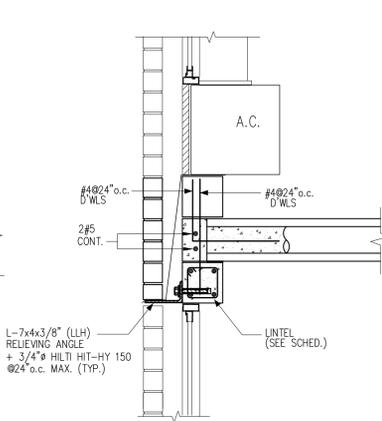
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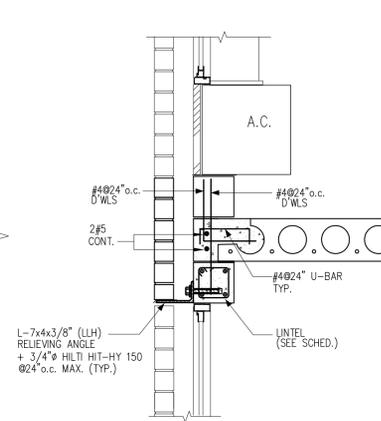
SECTION S1
 SCALE: 3/4"=1'-0"



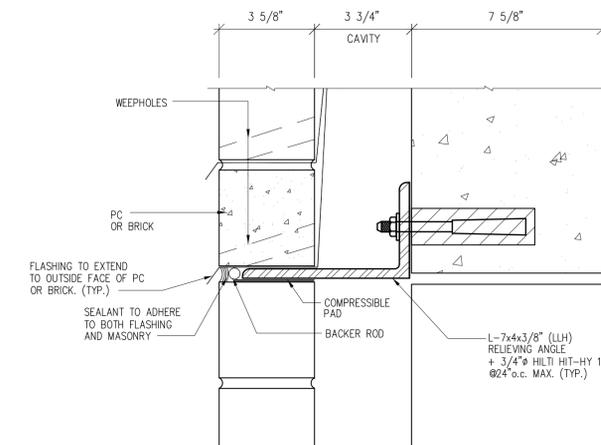
SECTION S2
 SCALE: 3/4"=1'-0"



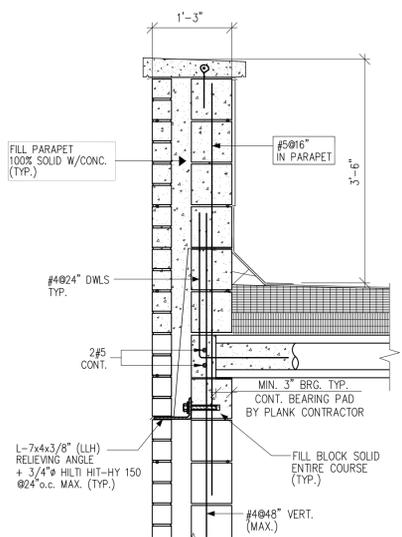
SECTION S3
 SCALE: 3/4"=1'-0"



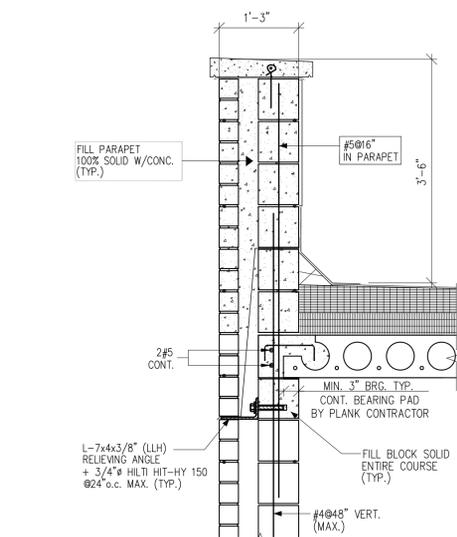
SECTION S4
 SCALE: 3/4"=1'-0"



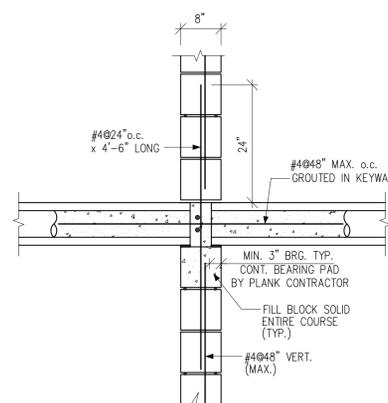
DETAIL "Y"
 SCALE: N.T.S.



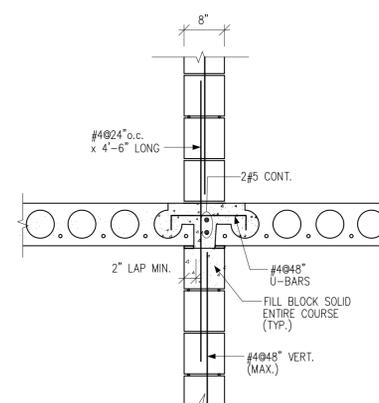
SECTION S5
 SCALE: 3/4"=1'-0"



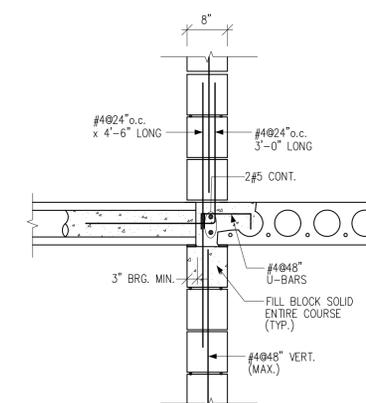
SECTION S6
 SCALE: 3/4"=1'-0"



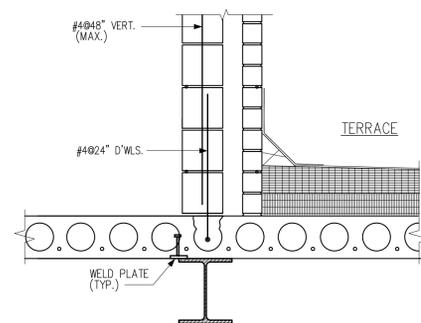
SECTION S7
 SCALE: 3/4"=1'-0"



SECTION S8
 SCALE: 3/4"=1'-0"



SECTION S9
 SCALE: 3/4"=1'-0"



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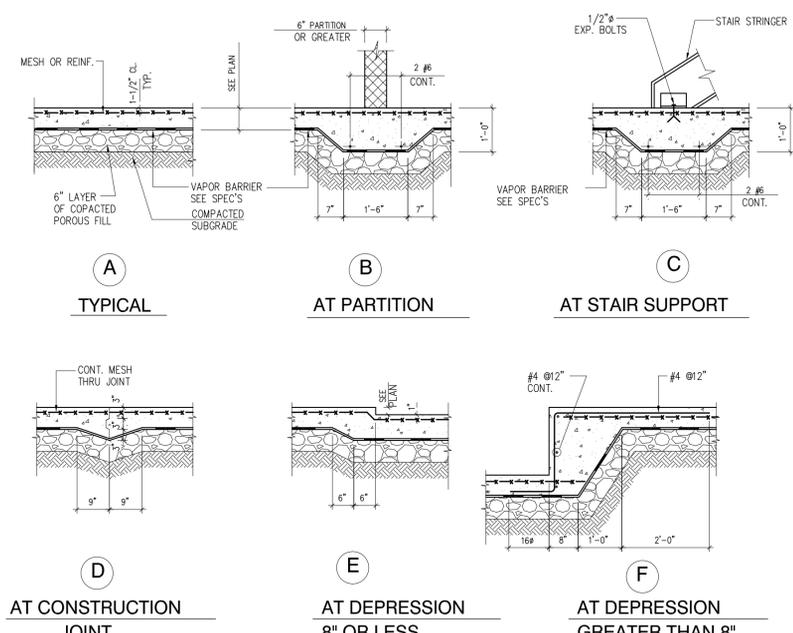
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TYPICAL SECTIONS & DETAILS

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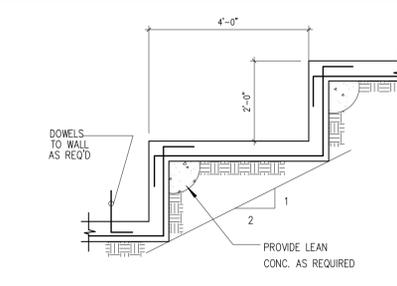
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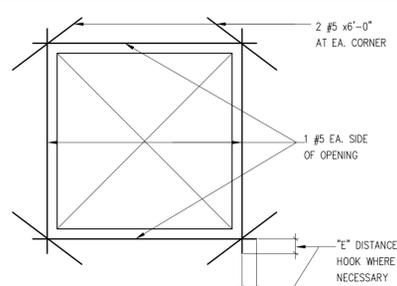


TYPICAL SLAB ON GRADE DETAILS

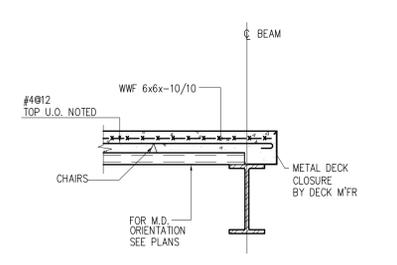
(A) TYPICAL
 (B) AT PARTITION
 (C) AT STAIR SUPPORT
 (D) AT CONSTRUCTION JOINT
 (E) AT DEPRESSION 8" OR LESS
 (F) AT DEPRESSION GREATER THAN 8"



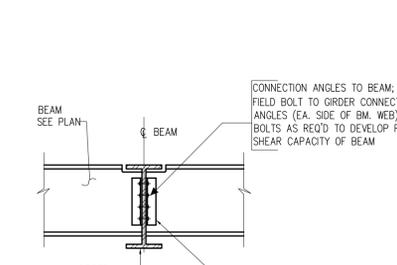
TYP. STEPPED FOOTING DETAIL



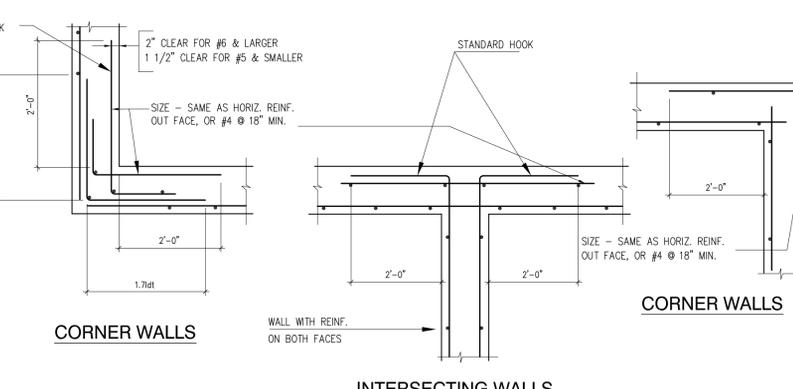
TYP. DETAIL OF ADDED REINF. @ WALL OPENING



TYP. DETAIL AT FLOOR OPENING

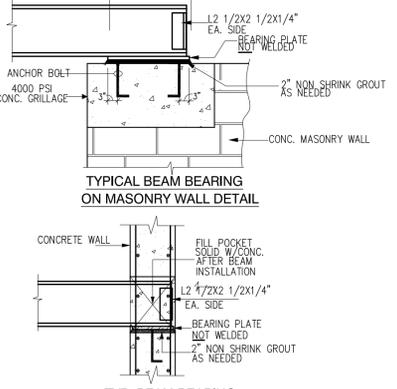


TYP. BEAM TO GIRDER CONNECTION



DETAIL OF REINFORCING AT WALL CORNERS

CORNER WALLS
 INTERSECTING WALLS



TYP. BEAM BEARING PLATE DETAIL

REACTION	SIZE (W x L)	GRILLAGE
50k	6 x 8	---
75k	6 x 12	---
100k	7 x 14	---
150k	7 x 12	11 x 20 CONC. GRILLAGE
200k	7 x 12	12 x 24 CONC. GRILLAGE
250k	7 x 12	12 x 36 CONC. GRILLAGE

REACTION	SIZE (W x L)	GRILLAGE
50k	10 x 8	---
75k	10 x 12	---
100k	11 x 14	---
150k	11 x 12	11 x 20 CONC. GRILLAGE
200k	11 x 12	12 x 24 CONC. GRILLAGE
250k	11 x 12	12 x 36 CONC. GRILLAGE

REACTION	SIZE (L x W x thickness)
50k	10 x 10 x 3/4"
100k	12 x 12 x 3/4"
150k	12 x 12 x 1"
200k	14 x 12 x 1"
250k	16 x 12 x 1 1/2"

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TYPICAL SECTIONS & DETAILS

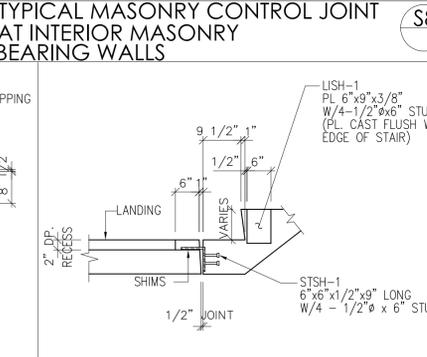
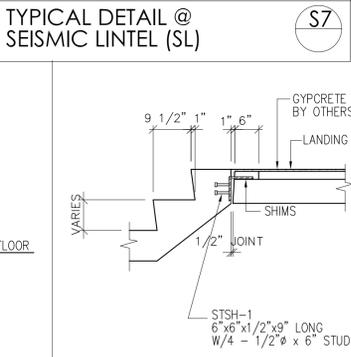
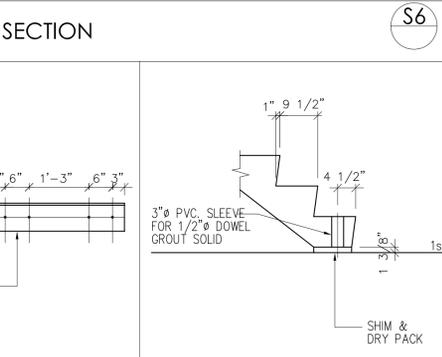
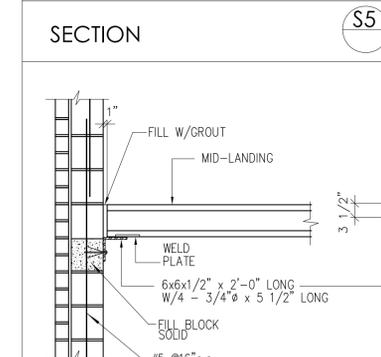
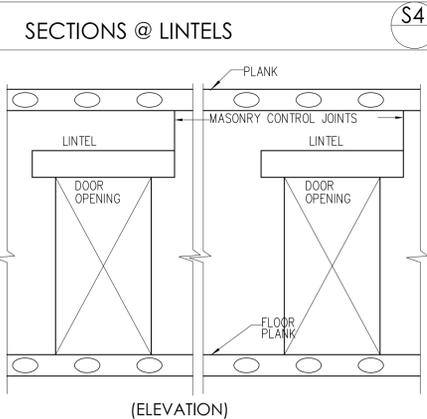
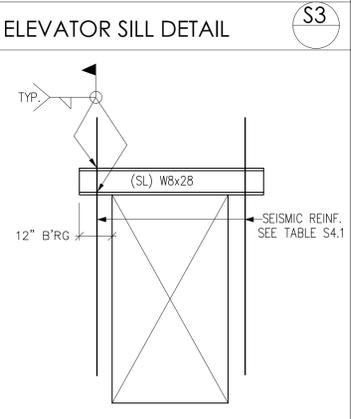
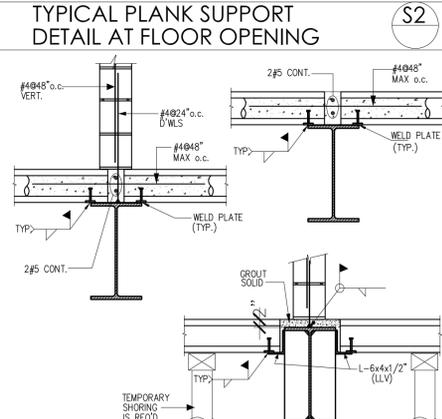
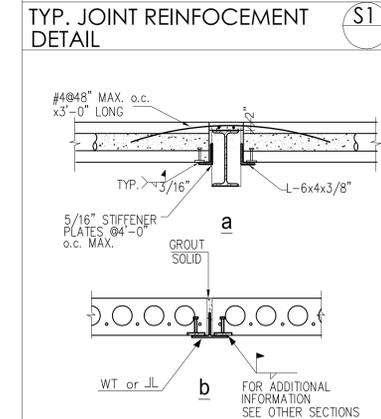
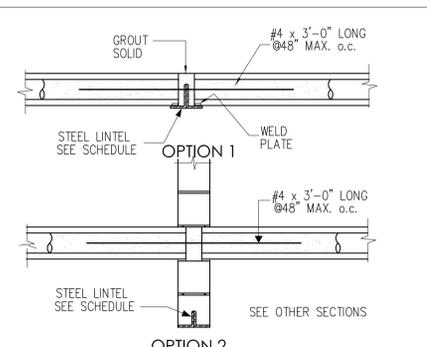
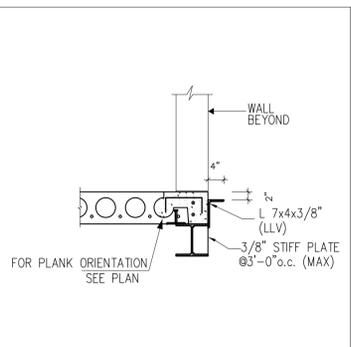
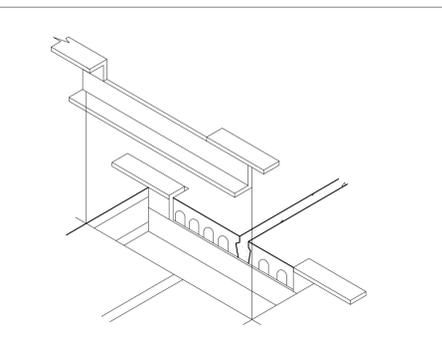
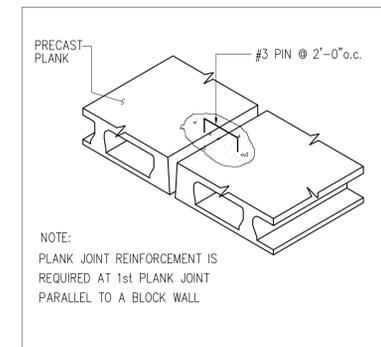
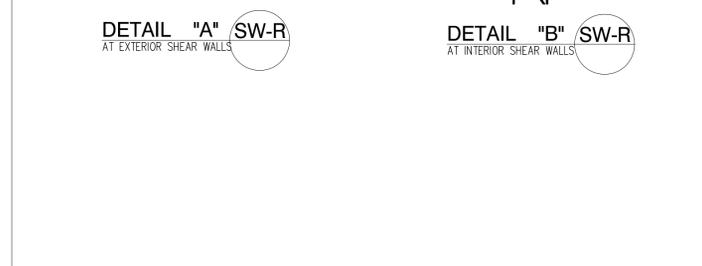
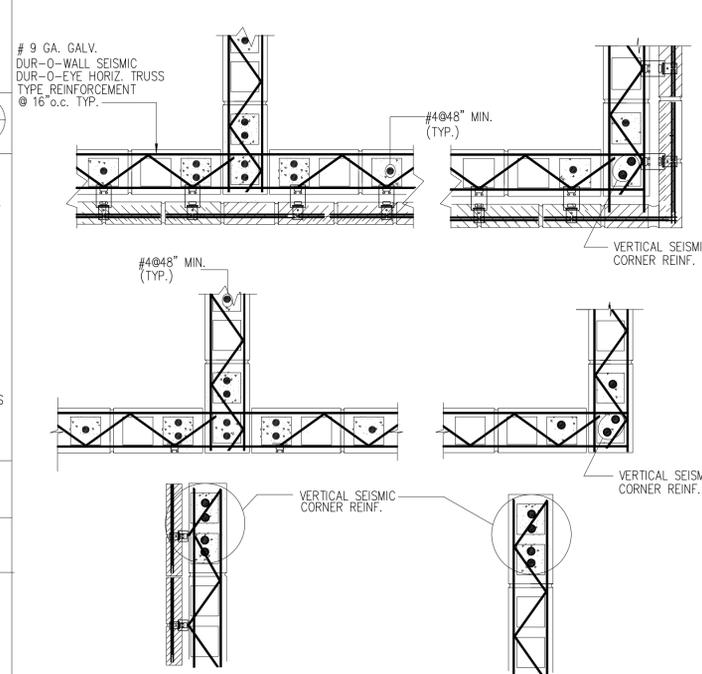
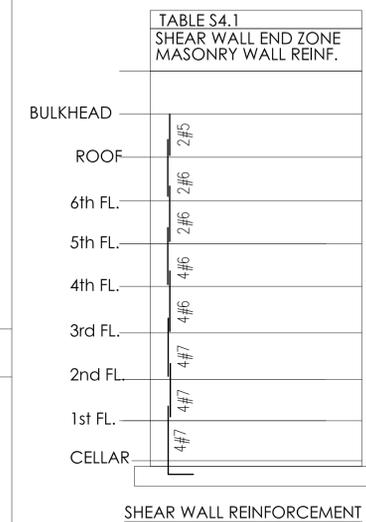
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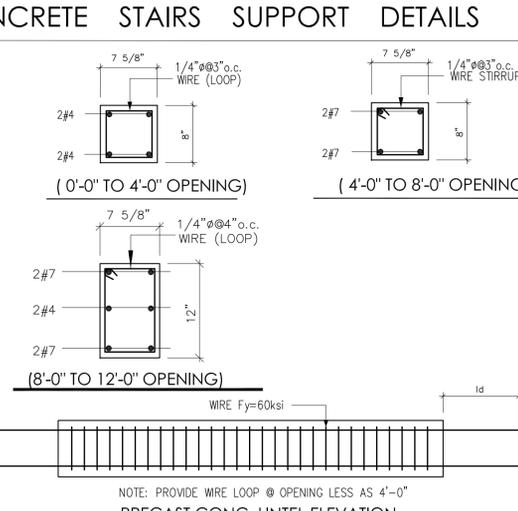
TYPICAL PRECAST CONCRETE STAIRS SUPPORT DETAILS

LOOSE LINTEL SCHEDULE

MARK	WALL THICKNESS	UNDER 4'-0" OPENING	4'-0" TO 8'-0" OPENING	8'-0" TO 12'-0" OPENING	
L1	4"	1L-4x3 1/2x5/16	1L-4x3 1/2x3/8		
	6"	1L-5x3 1/2x5/16	1L-5x5x3/8	1L-8x6x7/16	
	8"	2Ls-4x3x5/16	2Ls-4x3x3/8	2Ls-6x3 1/2x3/8	
L2	OPTION 1	2- 6x4x3/8(LLV)	2- 6x4x3/8(LLV)	WBx24	
	L3	L-7x4x3/8 LLH, CONT., EXTERIOR EXPOSURE, OR GALV. + HSS 7x7x1/4" (DO NOT WELD ANGLE TO HSS TUBE!)			
		L-7x4x3/8 LLH, CONT., EXTERIOR EXPOSURE, OR GALV. + PRECAST CONC. LINTEL (SEE DETAILS)			

NOTES: 1.-PLACE 5'LEG HORIZONTAL(MIN.)
 2.-ADD 1L FOR EA. ADDITIONAL 4" EA. OF MASONRY WALL

NOTES: 1.-PROVIDE 6" BEARING AT EA. END
 a. L1 AT NON-BEARING MASONRY WALLS.
 b. L2 AT BEARING MASONRY WALLS.
 c. L3 AT EXTERIOR WALLS.



TYPICAL BEARING WALL SCHEDULE

FLOOR	F'c	F'm	% CORE GROUT FILL
ROOF	2000	2800	50%
6th FL.	2000	2800	50%
5th FL.	2500	3750	75%
4th FL.	2500	3750	75%
3rd FL.	2500	3750	100%
2nd FL.	2500	3750	100%
1st FL.	CONCRETE	CONCRETE	100%
CELLAR	CONCRETE	CONCRETE	100%

NOTE 1. MASONRY IS DESIGNED IN ACCORDANCE WITH N.Y.C. BUILDING CODE RS-10-14.2.2(a) AND JOINT ACI 530, ASCE 5, TMS 420

LOOSE LINTEL SCHEDULE

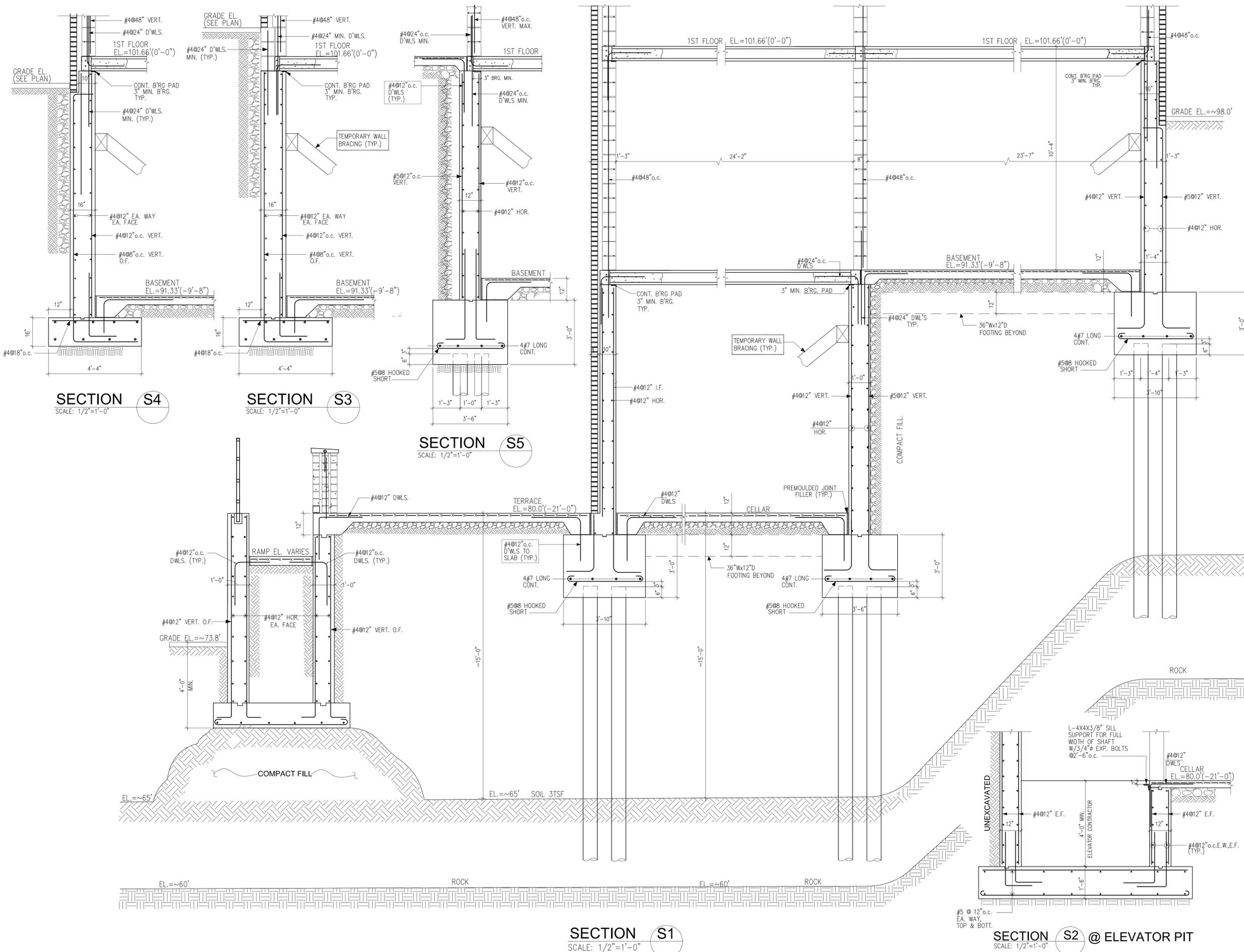
TYPICAL BEARING WALL SCHEDULE

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SECTION S1
 SCALE: 1/2"=1'-0"

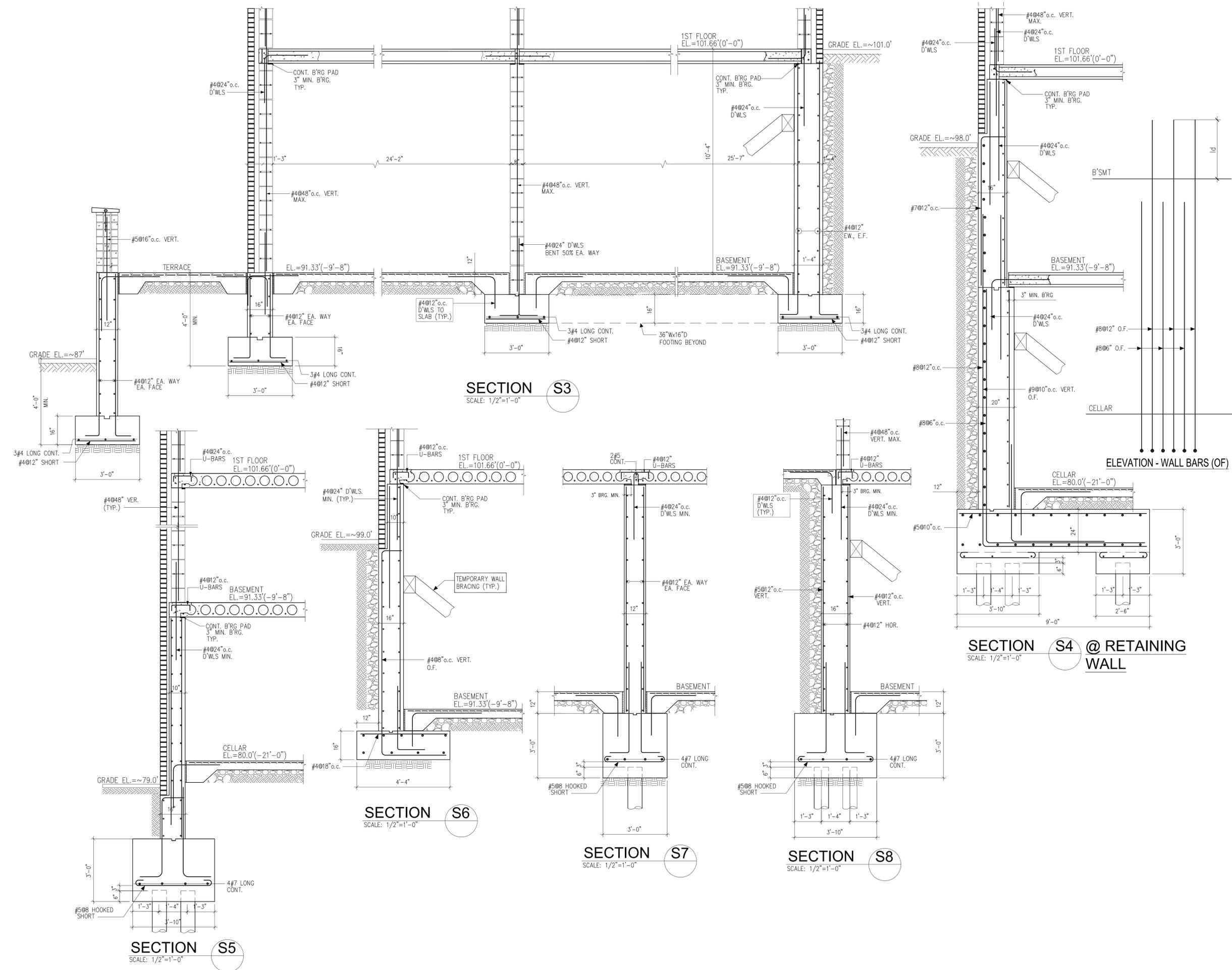
SECTION S2 @ ELEVATOR PIT
 SCALE: 1/2"=1'-0"

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SECTION S3
 SCALE: 1/2"=1'-0"

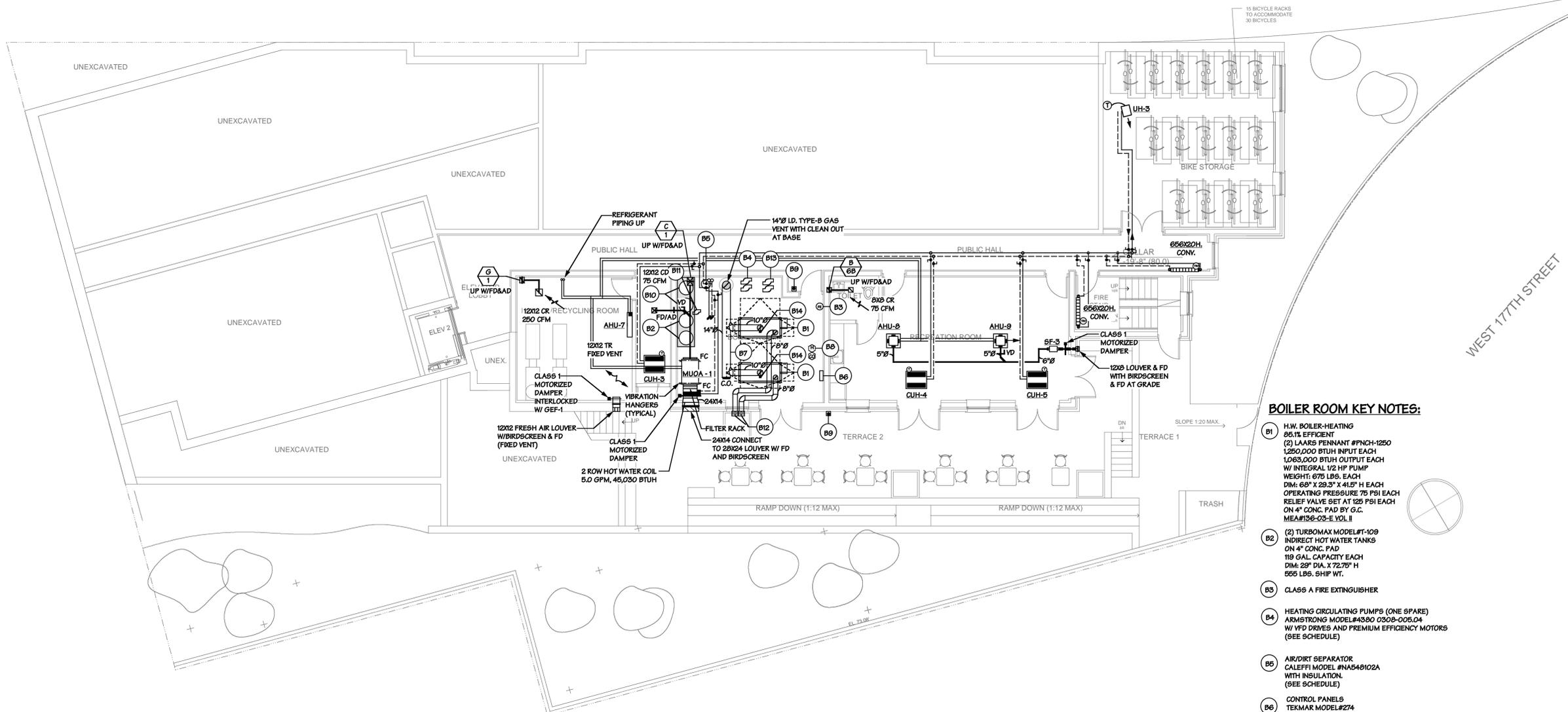
SECTION S4 @ RETAINING WALL
 SCALE: 1/2"=1'-0"

SECTION S6
 SCALE: 1/2"=1'-0"

SECTION S7
 SCALE: 1/2"=1'-0"

SECTION S8
 SCALE: 1/2"=1'-0"

SECTION S5
 SCALE: 1/2"=1'-0"



BOILER ROOM KEY NOTES:

- (B1) H.W. BOILER-HEATING 85% EFFICIENT
 (2) LAARS PENNANT #PNCH-1250 1,250,000 BTUH INPUT EACH 1,063,000 BTUH OUTPUT EACH W/ INTEGRAL 1/2 HP PUMP WEIGHT: 675 LBS. EACH DIM: 60" X 29.5" X 41.5" H EACH OPERATING PRESSURE 75 PSI EACH RELIEF VALVE SET AT 125 PSI EACH ON 4" CONC. PAD BY G.C. MEA#136-03-E VOL II
- (B2) (2) TURBOMAX MODEL#T-109 INDIRECT HOT WATER TANKS ON 4" CONC. PAD 119 GAL CAPACITY EACH DIM: 28" DIA. X 72.75" H 555 LBS, 9HP WT.
- (B3) CLASS A FIRE EXTINGUISHER
- (B4) HEATING CIRCULATING PUMPS (ONE SPARE) ARMSTRONG MODEL#4350 0308-005.04 W/ VFD DRIVES AND PREMIUM EFFICIENCY MOTORS (SEE SCHEDULE)
- (B5) AIR/DIRT SEPARATOR CALEFFI MODEL #NA548102A WITH INSULATION. (SEE SCHEDULE)
- (B6) CONTROL PANELS TEKMAR MODEL#274 W/NIGHT SETBACK AND OUTDOOR TEMPERATURE CONTROL RESET AND (2) TEKMAR #132 PUMP SEQUENCERS
- (B7) NEW 14"Ø TYPE-B GAS VENT
- (B8) HEAT DETECTOR AND CARBON MONOXIDE DETECTOR
- (B9) EMERGENCY DISCONNECT SWITCH FOR BOILERS (WEATHERPROOF)
- (B10) EXPANSION TANKS (2) ARMSTRONG MODEL #AX-180V 91 GALLONS EA. 24" DIA. X 56" H. WT:265 LBS
- (B11) HOT WATER RECIRC. PUMP 1/3 HP BRONZE CIRCULATOR PREMIUM NEMA EFFICIENT MOTOR
- (B12) LAARS VENT TERMINATION KIT MODEL# CA001403
- (B13) TURBOMAX PUMPS (ONE SPARE) ARMSTRONG MODEL#E-33-0.4 HP, PREMIUM EFFICIENCY MOTORS. (SEE SCHEDULE)
- (B14) BAROMETRIC DAMPER

BUILDING DEPARTMENT NOTES	
GENERAL NOTES FOR VENTILATING EXAMINATION UNDER NEW BUILDING CODE	
1.	TEMPERATURE REQUIREMENTS AS PER MECHANICAL CODE (M2) 309.1 & SECTION 909 IN NYC BUILDING CODE.
2.	VENTILATION OF ALL REAR-REAR ROOMS ACCORDING TO SECTION 909.4.2.
3.	FIELD CHECKS OF EXISTING MECHANICAL EQUIPMENT AS PERTINENT TO ME CODE.
4.	CONSTRUCTION OF DUCTS FOR VENTILATING AS PER ME CODE.
5.	MATERIAL AND THICKNESS OF DUCTS AS PER ME CODE, TABLE 600.4 DUCT COVERING AND LAMING AS PER ME CODE 3 PLANE SPREAD RATING MAY ONLY BE AND SHALL DEVELOPED WITH NO OVERLAP.
6.	FIRE DAMPERS WILL BE PROVIDED - AS PER ME CODE & SECTION 702 OF NYC BUILDING CODE.
7.	CONSTRUCTION OF FIRE DAMPERS AS PER ME CODE 50.
8.	ALL MECHANICAL PLANS WILL COMPLY WITH NYC BUILDING CODE CHAPTERS 24, 27, 28 AND 29 AND MECHANICAL CODE CHAPTERS 3, 4, 5, 9, AND 10.
9.	ALL ELECTRICAL WORKING AS PER THE ME CODE, CH 2 & CH 3.
10.	THE OWNER IS AWARE OF THE REQUIREMENTS INDICATED IN ARTICLE 18 OF THE ADMINISTRATIVE PROVISIONS IN THE 2008 NYC BUILDING CODE FOR OBTAINING A CERTIFICATE OF OCCUPANCY.
11.	FIRE STOPPING OF DUCTS, PIPES AND CONDUITS THROUGH RATED CONSTRUCTION AS PER MECHANICAL CODE 703.
12.	SPECIAL INSPECTION SHALL BE PERFORMED AS REQUIRED IN ARTICLE 18.0 AND ARTICLE 18.01 OF THE ADMINISTRATIVE PROVISIONS IN THE 2008 NYC BUILDING CODE AS WELL AS ME CODE AND ME CODE.
13.	INSPECTION AND MAINTENANCE REQUIREMENTS OUTLINED IN CH 3 OF THE ADMINISTRATIVE PROVISIONS OF THE 2008 NYC BUILDING CODE.
14.	FIELD OF CONSTRUCTION REGARDING CONTROLLED SPECIAL INSPECTION SHALL HAVE ALL NECESSARY CONSTRUCTION FROM START OF LAY DOWN AND TRUCK TO OBTAINING A CERTIFICATE OF OCCUPANCY.
15.	INSULATION AND CLEARANCES FOR ALL PIPING CONTAINING STEAM, HOT WATER OR OTHER FLUID AS PER ME CODE.

- | | | |
|--------------------------------------|--|--|
| SPECIAL INSPECTIONS REQUIRED (TR-1): | PROGRESS INSPECTIONS REQUIRED (TR-1): | ENERGY CODE PROGRESS INSPECTIONS REQUIRED (TR-8): |
| 1. MECHANICAL SYSTEMS. | 1. PRELIMINARY: | 1. HVAC AND SERVICE WATER HEATING EQUIPMENT. |
| 2. HEATING SYSTEMS. | 2. ENERGY CODE COMPLIANCE INSPECTIONS. | 2. HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS. |
| | 3. FINAL. | 3. MAINTENANCE INFORMATION. |

NO.	REVISION:	DATE:
4	CONTRACT SET	6/18/2013

SEAL & SIGNATURE:

DRAWING TITLE:

CELLAR FLOOR PLAN

ARCHITECT:  DATE: 05/18/2012

JOB #: 09J06

DRAWN BY: YL/PJ

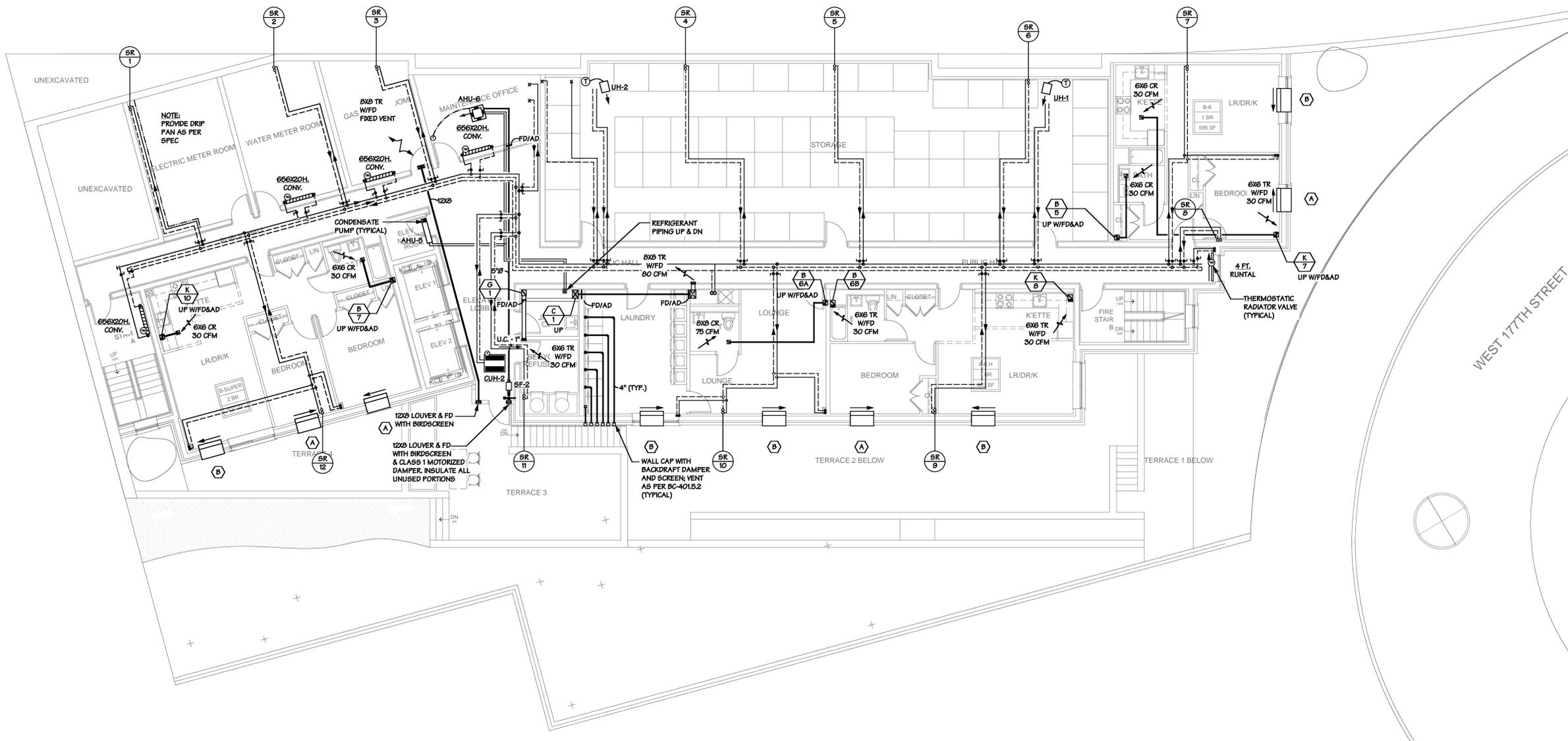
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 TEL: 212.643.1500 | FAX: 212.268.8960

MEP CONSULTANT:
ABRAHAM JOSELOW, PE, PC
 45 W 34TH ST | NEW YORK, NY 10001
 TEL: 212.736.2584 | FAX: 212.736.2520

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DRAWING TITLE:
BASEMENT FLOOR PLAN

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 2 OF 12

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PROJECT TITLE:
**PROMESA WEST TREMONT
 RESIDENCE**
 92 WEST TREMONT AVE.
 BRONX, NY 10458
 KEY PLAN:

ENGINEERING CONSULTANT:
WEXLER & ASSOC STRUCT ENGR
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MEP CONSULTANT:
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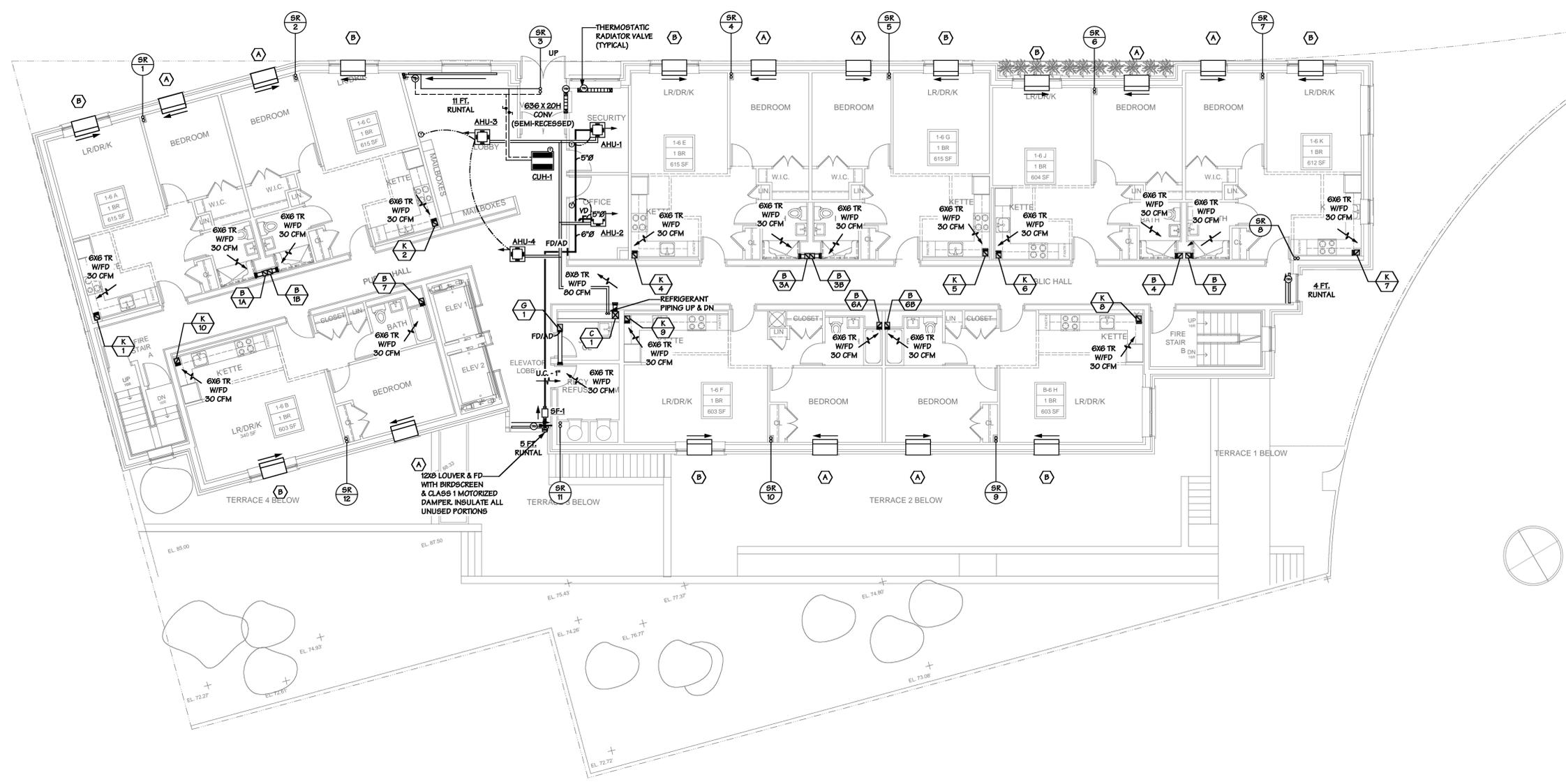
FIRST FLOOR PLAN

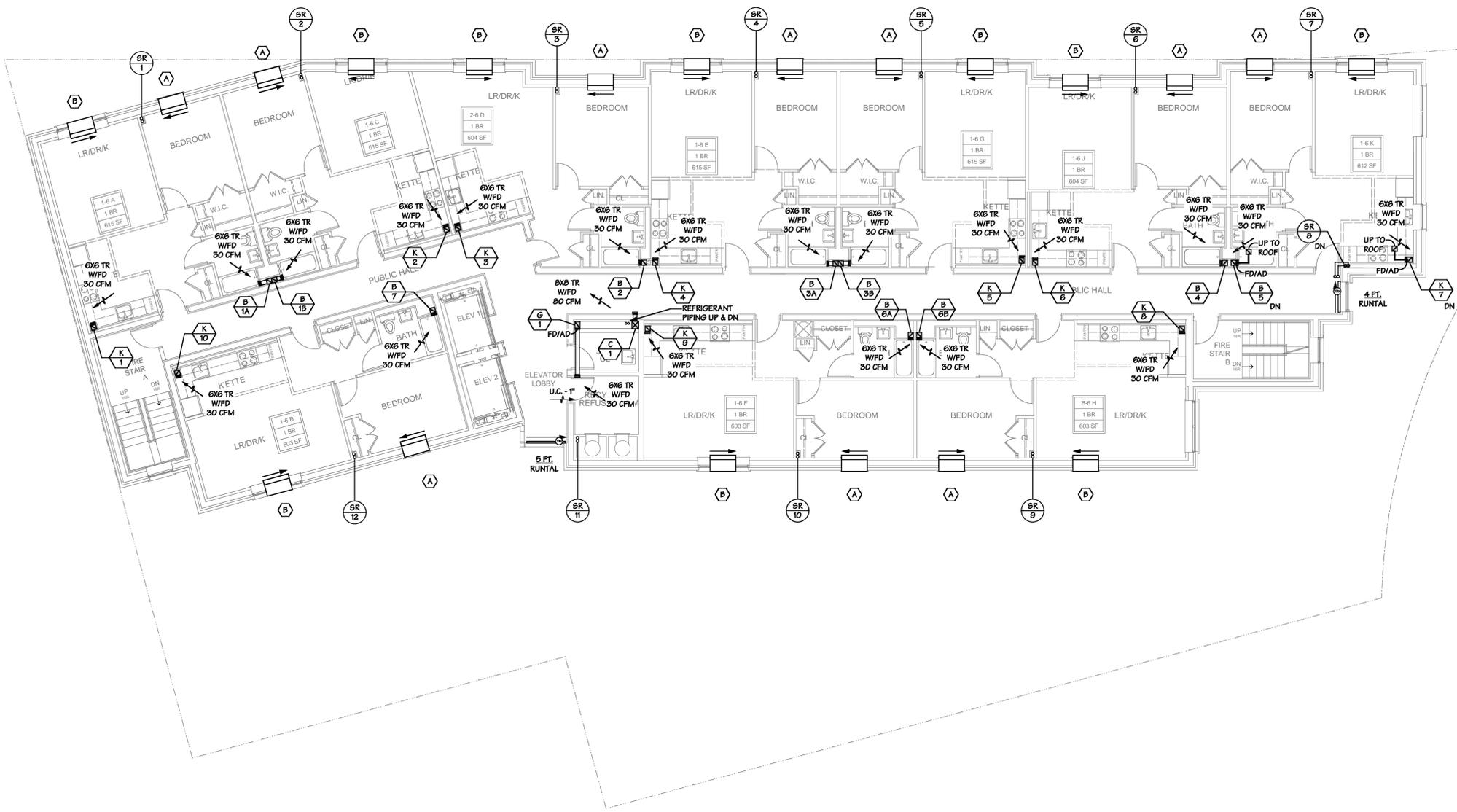
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TYPICAL (2-5) FLOOR PLAN

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JOB #:
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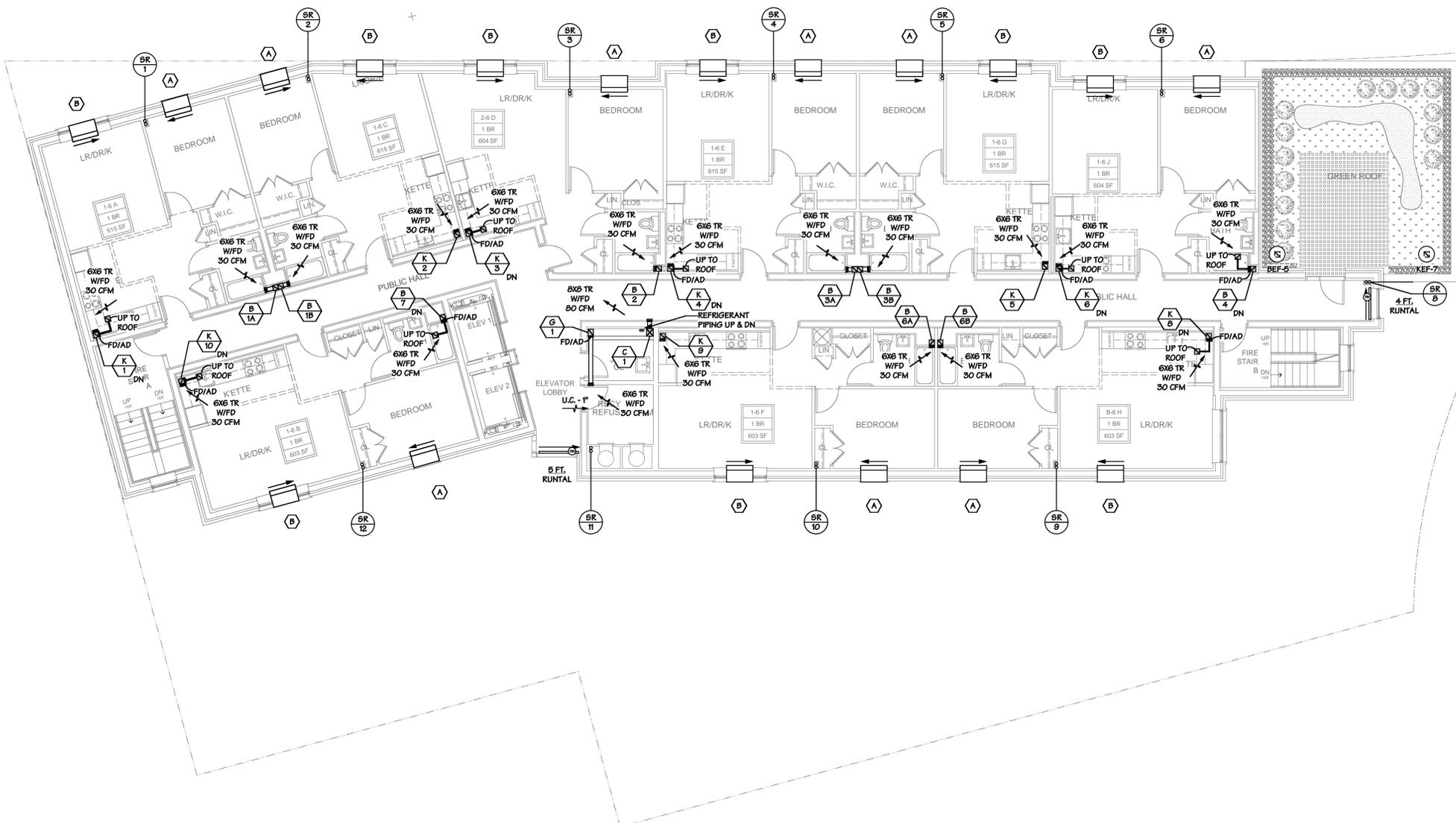
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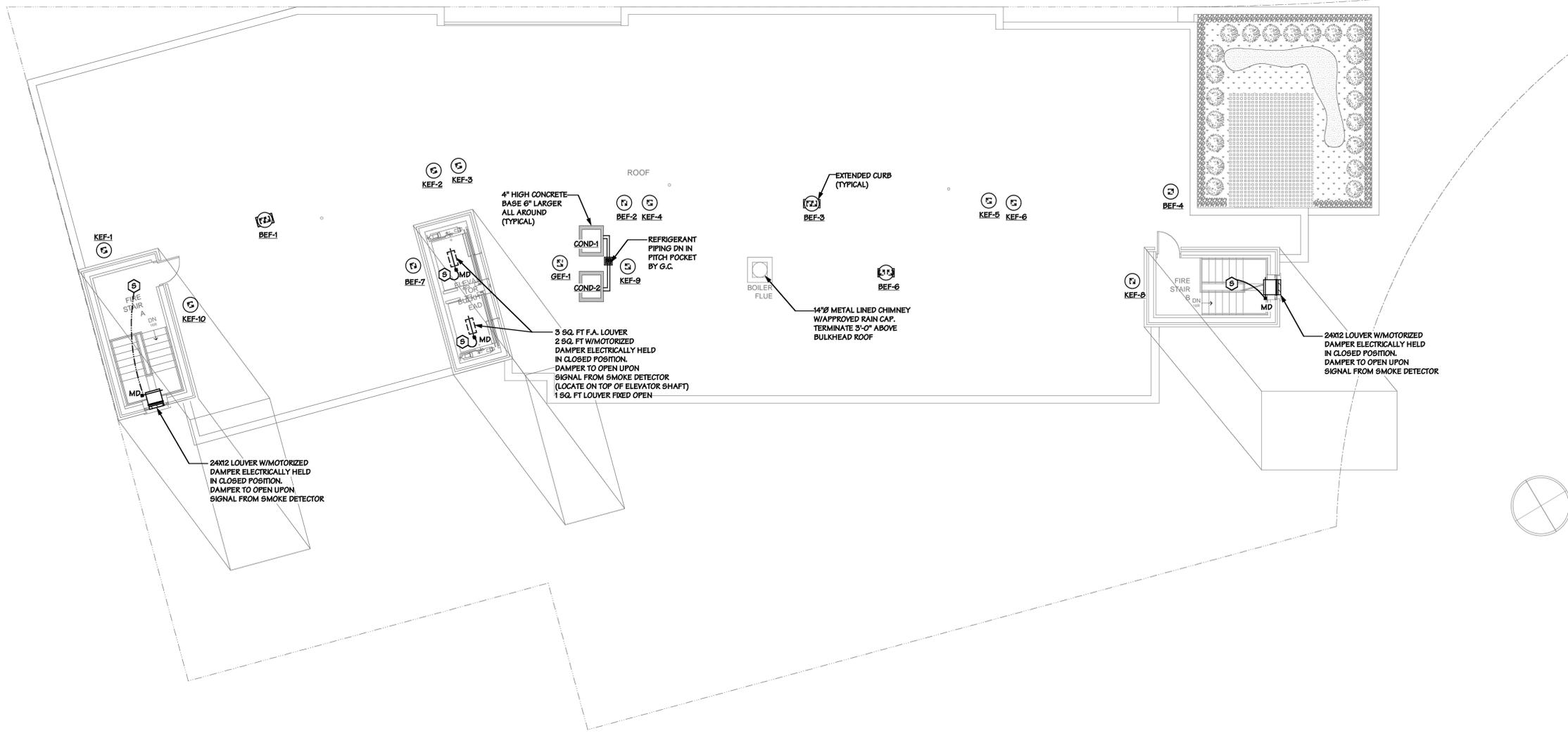
SIXTH FLOOR PLAN

ARCHITECT:  DATE: 05/18/2012
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ROOF PLAN

ARCHITECT:  DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: YL/PJ
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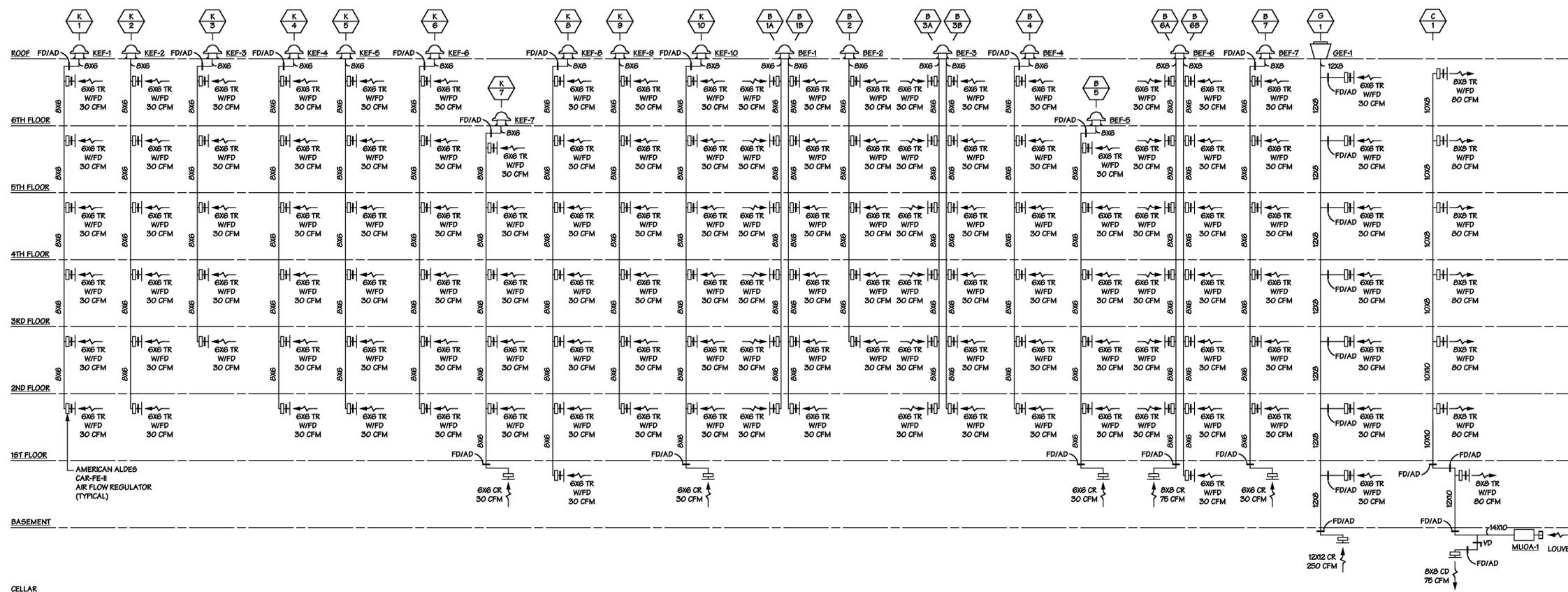
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RISER DIAGRAMS

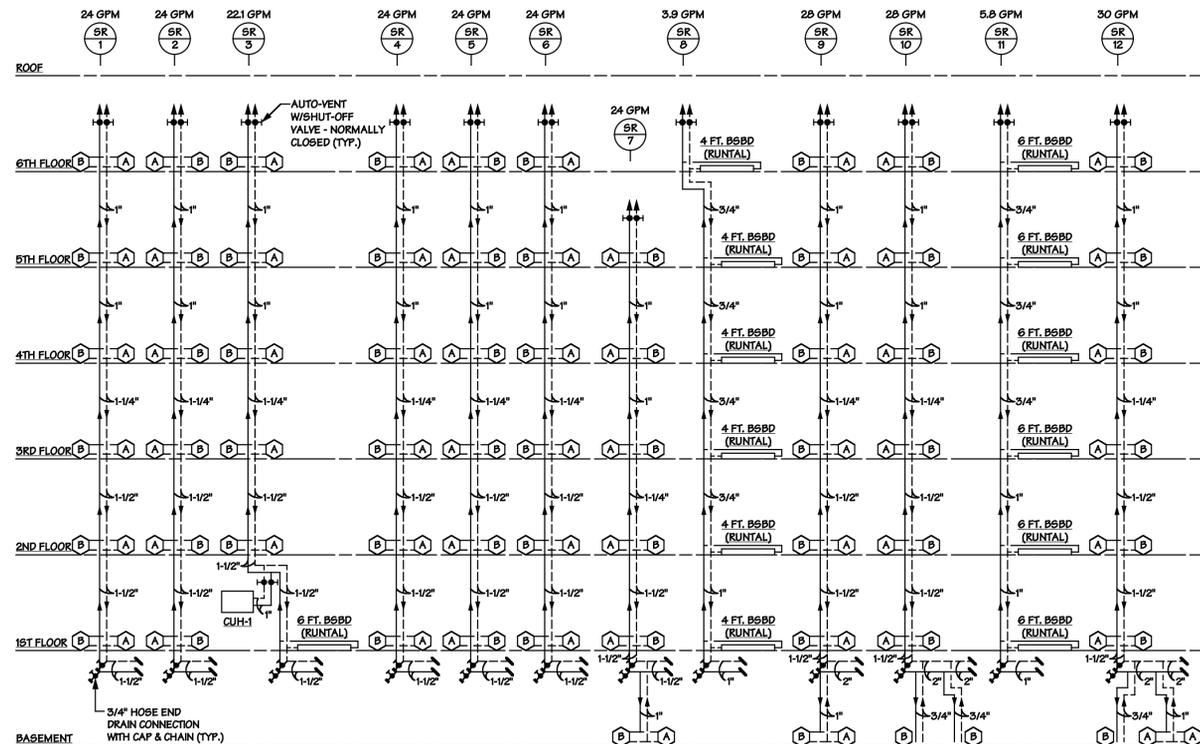
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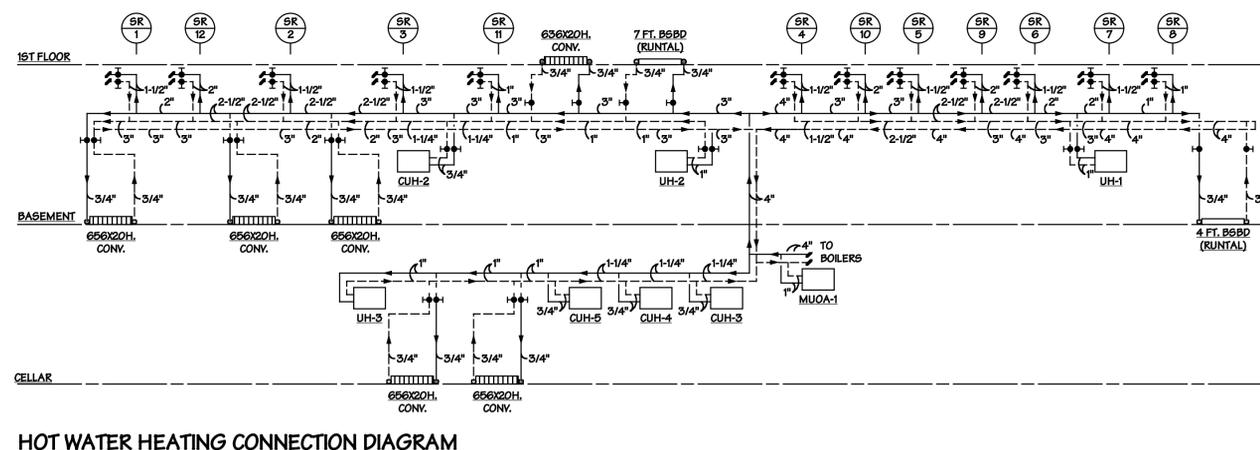
VENTILATION RISER DIAGRAM
 NOT TO SCALE

- VENTILATION NOTES**
- BATHROOM EXHAUST DUCTS TO 22 GAUGE.
 - KITCHEN EXHAUST TO BE 18 GAUGE.
 - CORRIDOR SUPPLY AND COMPACTOR EXHAUST DUCT TO BE 18 GAUGE.
 - SEE PLANS FOR OFFSETS AND ADDITIONAL FDS.



HOT WATER HEATING RISER DIAGRAM
 NOT TO SCALE

- HOT WATER HEATING NOTES**
- VENT ALL HIGH POINTS
 - DRAIN ALL LOW POINTS
 - SEE PLANS FOR ADDITIONAL OFFSETS



HOT WATER HEATING CONNECTION DIAGRAM
 NOT TO SCALE

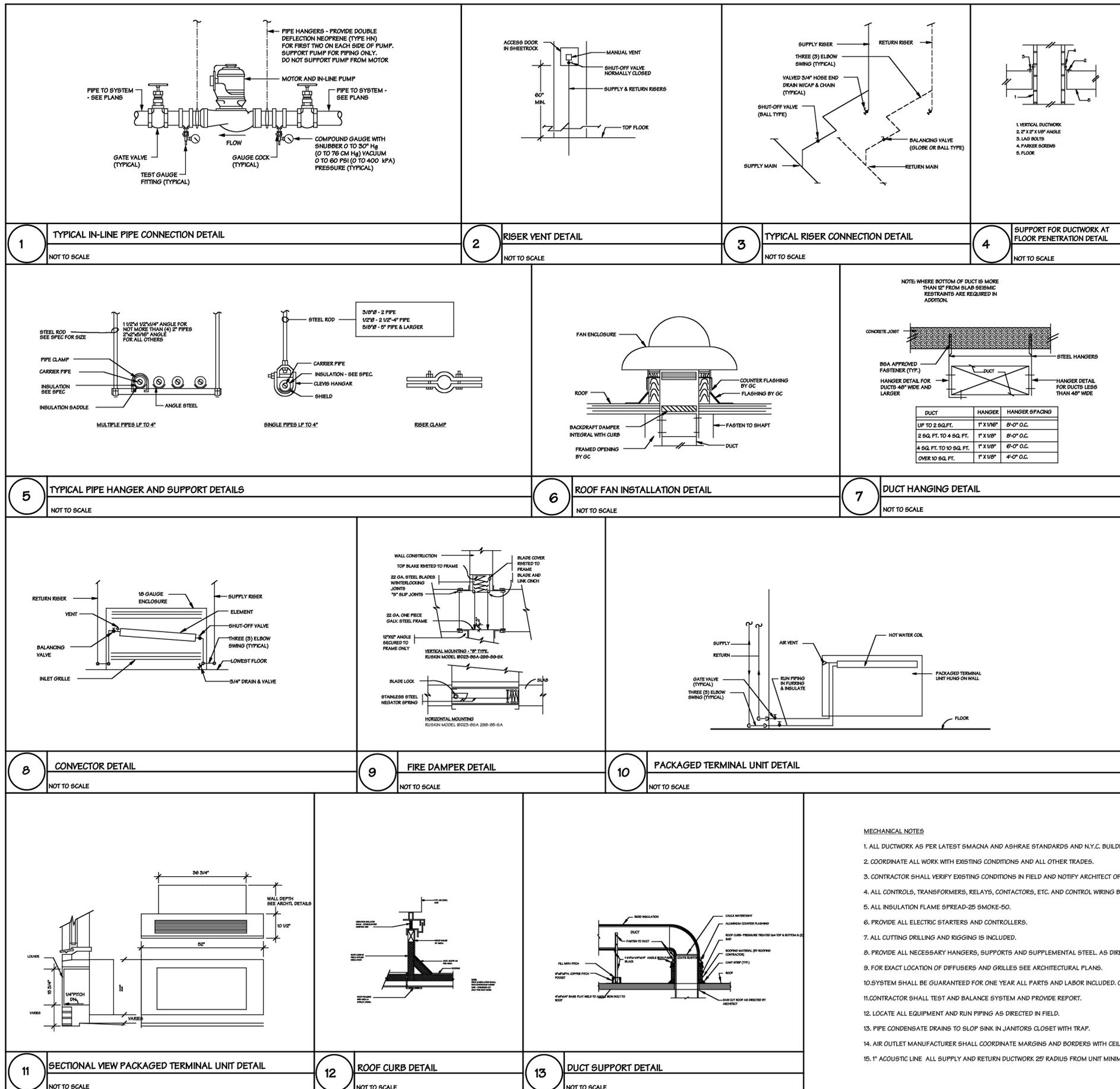
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DETAILS

ARCHITECT: DATE: **05/18/2012**
 JOB #: **09J06**
 DRAWN BY: **YL/PJ**
 SCALE: **AS NOTED**

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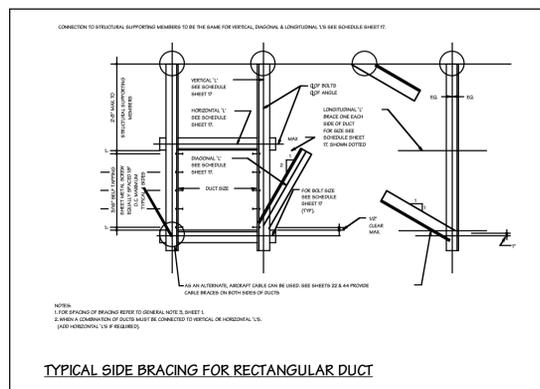


MECHANICAL NOTES

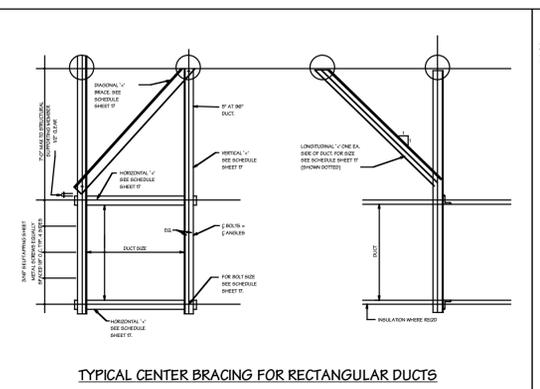
1. ALL DUCTWORK AS PER LATEST SMAGNA AND ASHRAE STANDARDS AND N.Y.C. BUILDING CODE RS-13.
2. COORDINATE ALL WORK WITH EXISTING CONDITIONS AND ALL OTHER TRADES.
3. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY MAJOR DISCREPANCIES.
4. ALL CONTROLS, TRANSFORMERS, RELAYS, CONTACTORS, ETC. AND CONTROL WIRING BY CONTRACTOR.
5. ALL INSULATION FLAME SPREAD-25 SMOKE-50.
6. PROVIDE ALL ELECTRIC STARTERS AND CONTROLLERS.
7. ALL CUTTING DRILLING AND RIGGING IS INCLUDED.
8. PROVIDE ALL NECESSARY HANGERS, SUPPORTS AND SUPPLEMENTAL STEEL AS DIRECTED BY STRUCTURAL ENGINEER.
9. FOR EXACT LOCATION OF DIFFUSERS AND GRILLES SEE ARCHITECTURAL PLANS.
10. SYSTEM SHALL BE GUARANTEED FOR ONE YEAR ALL PARTS AND LABOR INCLUDED. COMPRESSORS SHALL HAVE FIVE YEAR WARRANTY.
11. CONTRACTOR SHALL TEST AND BALANCE SYSTEM AND PROVIDE REPORT.
12. LOCATE ALL EQUIPMENT AND RUN PIPING AS DIRECTED IN FIELD.
13. PIPE CONDENSATE DRAINS TO SLOP SINK IN JANITORS CLOSET WITH TRAP.
14. AIR OUTLET MANUFACTURER SHALL COORDINATE MARGINS AND BORDERS WITH CEILING TYPE.
15. 1" ACOUSTIC LINE ALL SUPPLY AND RETURN DUCTWORK 25' RADIUS FROM UNIT MINIMUM.

SEISMIC DETAILS

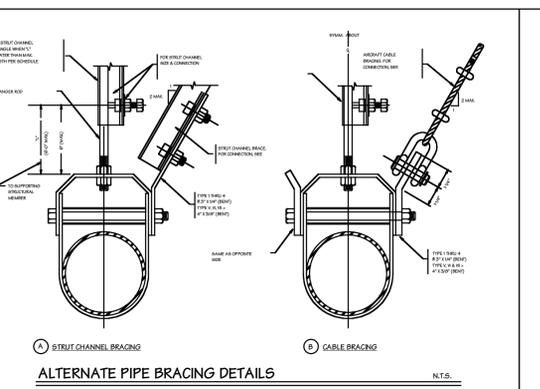
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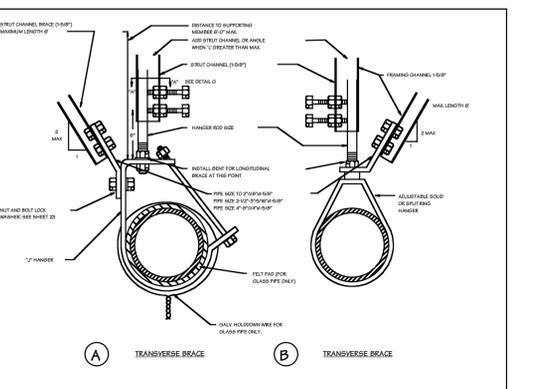
DUCTS, RECTANGULAR-SIDE BRACING 1



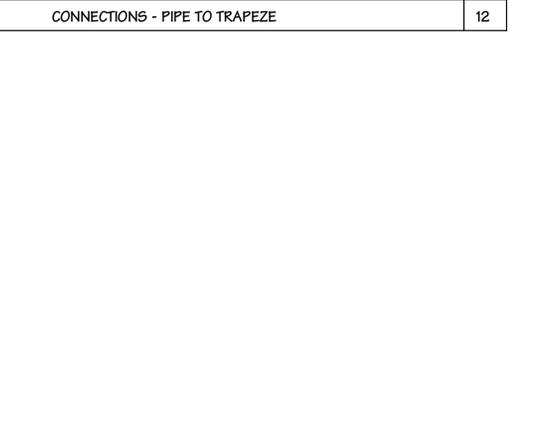
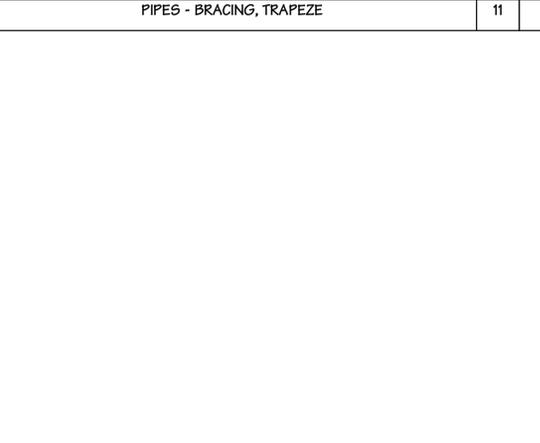
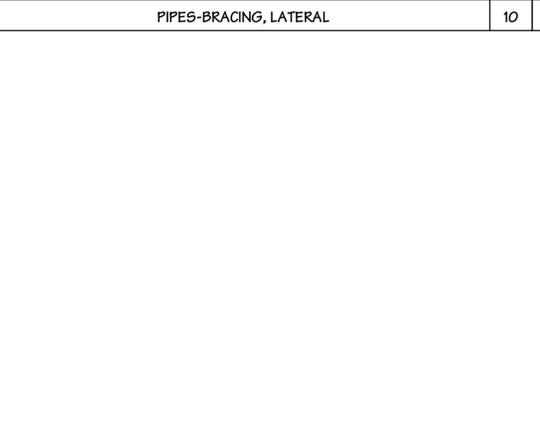
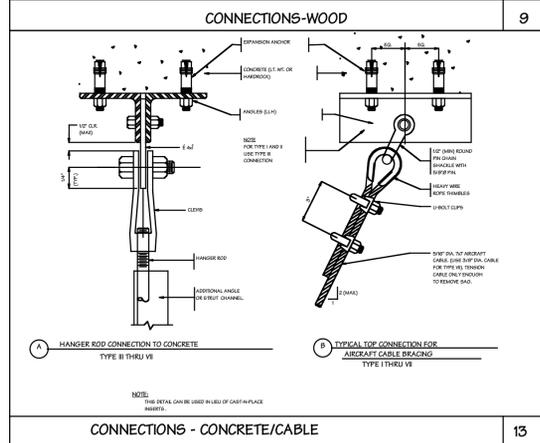
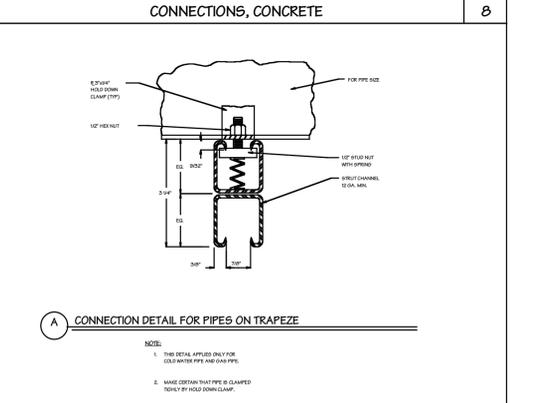
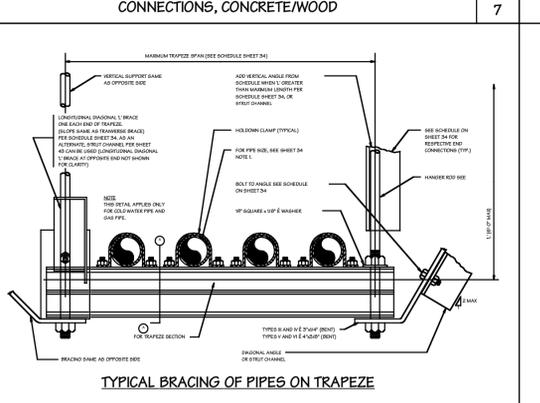
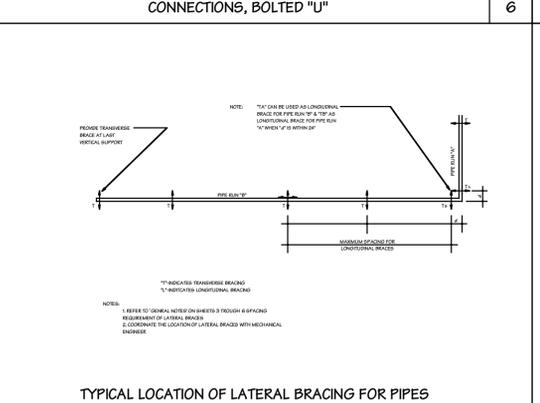
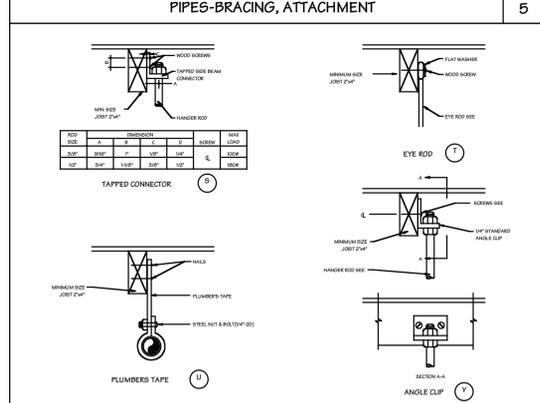
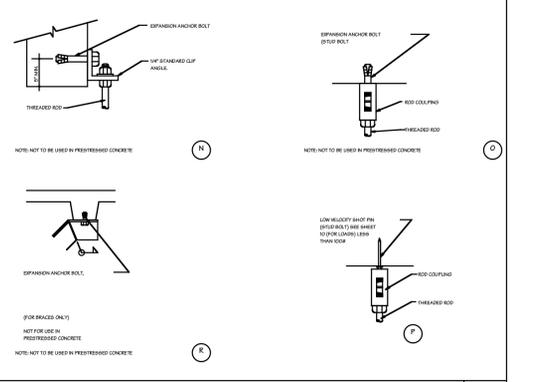
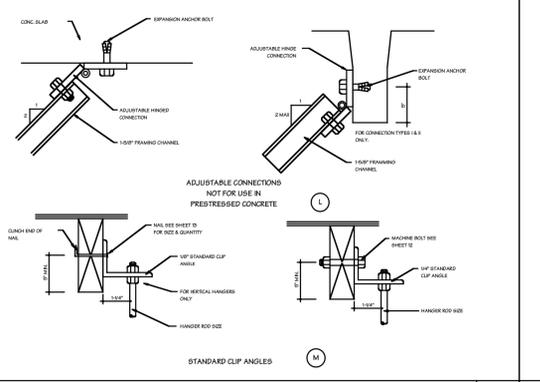
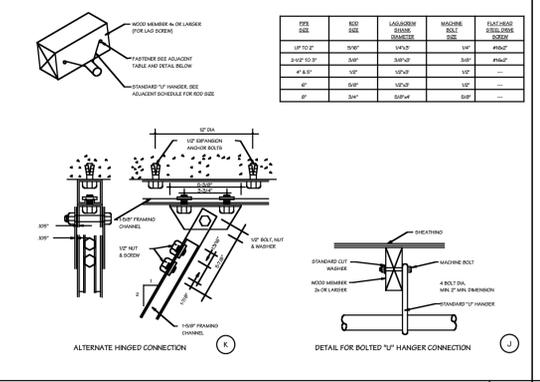
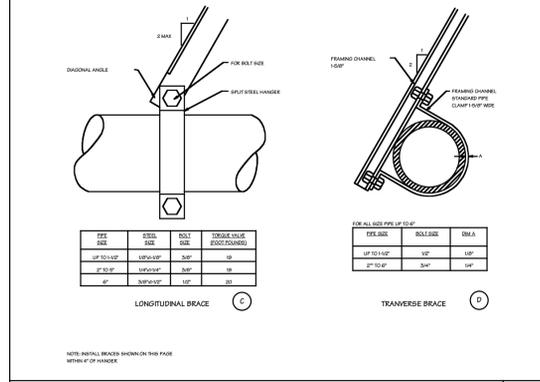
DUCTS, RECTANGULAR-CENTER BRACING 2



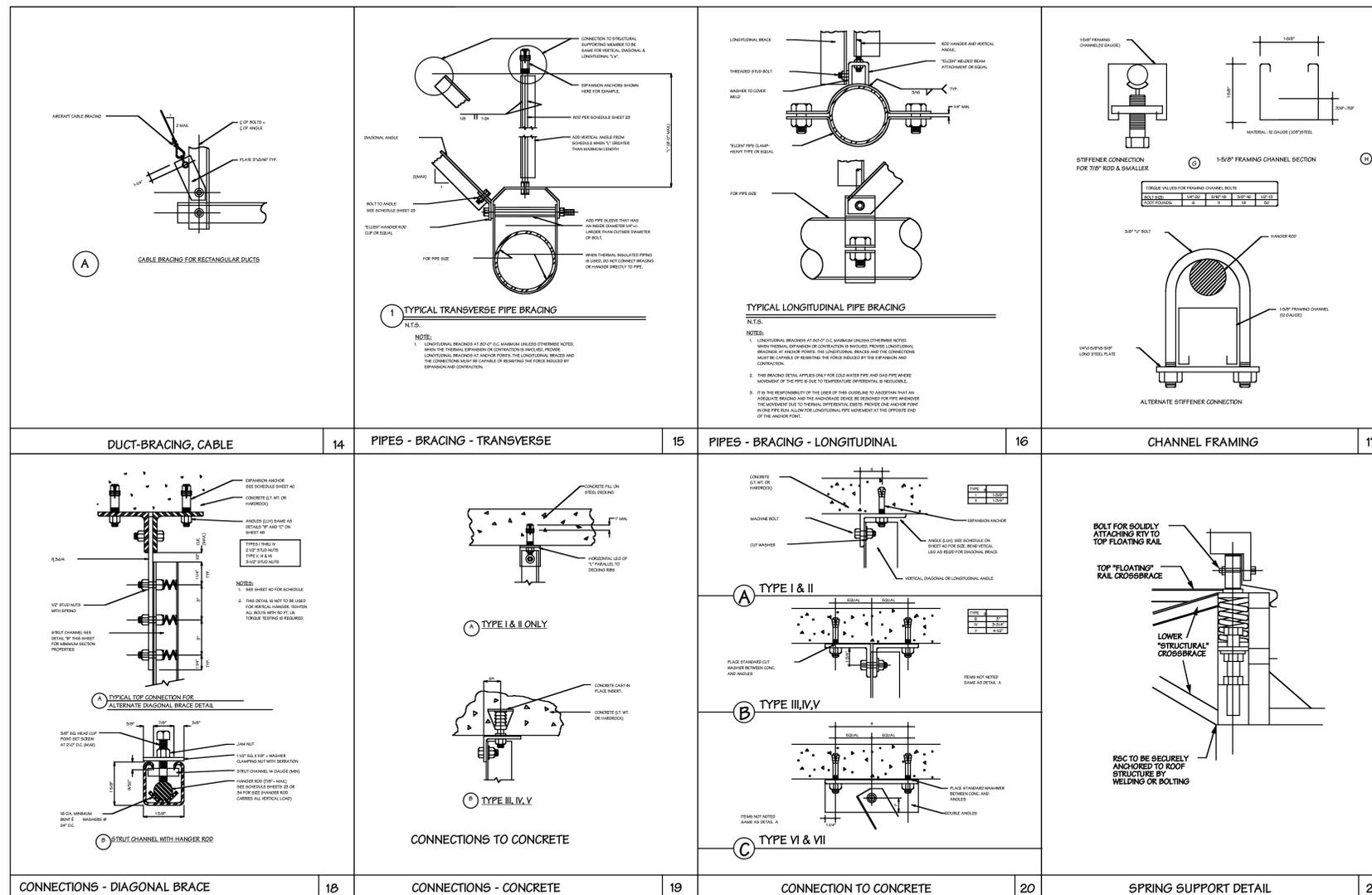
PIPES - BRACING, STRUT CHANNEL AND CABLE 3



PIPES - BRACING, ATTACHMENT TO HANGER 4



SEISMIC DETAILS



The design, details and notes included herein are in compliance with Local Law 17/95

STANDARD NYC SEISMIC NOTE

- Seismic protection of all HVAC equipment, piping and ductwork shall be provided and shall comply with the applicable provisions of the New York City Building Code BC 1621, latest revisions, and as revised below:

Table 23-P

- a) adding after III.1

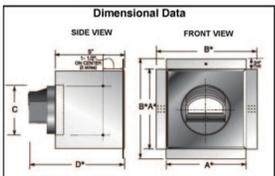
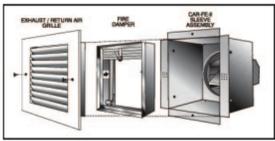
- Sprinkler piping 2.00
- Gas and high hazard piping 2.00
- Other piping 0.67
- HVAC ducts 0.67

- b) adding the following notes after note 4 at the bottom of the table:

- The design of seismic restraints for sprinkler piping in compliance with NFPA 13 using a design acceleration of 0.15 is acceptable in lieu of compliance with these provisions.
- Seismic restraints are not required for any of the following conditions for other piping systems of HVAC ducts:
 - Piping or ducts suspended by individual hangers 12 inches or less in length from the top of the pipe or duct to the supporting structure.
 - Piping in boiler and mechanical rooms which has less than 1-1/4 inches inside diameter.
 - Piping in other areas which has less than 2-1/2 inches inside diameter.
 - Ducts which have a cross-sectional area less than 6 square feet.
- Where equipment is resiliently mounted on springs or other types of vibration isolation supports, such supports shall have limits and stops to resist seismic deflection and forces.
- Seismic protection devices shall resist the seismic forces determined under the New York City Building Code, as modified above, when applied in any direction without failure or permanent displacement of the protected system.
- All seismic protection devices shall be the product of one manufacturer and shall have State of California Office of Statewide Health Planning and Development (OSHPD) preapproval "R" numbers certifying their maximum horizontal and vertical load ratings. The manufacturer of the seismic protection devices shall be a specialist in seismic mountings with at least five years experience on projects of a similar scope.
- The Contractor shall submit for approval seismic protection calculations prepared by a Professional Engineer licensed in the State of New York. The Professional Engineer shall sign and seal his calculations. Additionally, the Contractor shall submit for approval seismic protection device shop drawings, catalog cuts and location plans.

Designation	Location	Area Served	Manufacturer	Model#	CFM	RPM	ESF	R.O.	Motor	Electrical	Dimensions	Weight	Notes
BEF-1	Roof	Bathrooms	Greenheck	G-098-VG	360	1337	0.825"	14.9" sq.	0.08 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	81 lbs.	12.3, 4.6
BEF-2	Roof	Bathrooms	Greenheck	G-097-VG	180	1337	0.825"	14.9" sq.	0.08 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	76 lbs.	12.3, 4.6
BEF-3	Roof	Bathrooms	Greenheck	G-098-VG	360	1315	0.825"	14.9" sq.	0.08 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	81 lbs.	12.3, 4.6
BEF-4	Roof	Bathrooms	Greenheck	G-097-VG	180	1420	0.825"	14.9" sq.	0.07 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	76 lbs.	12.3, 4.6
BEF-5	Roof	Bathrooms	Greenheck	G-097-VG	180	1420	0.825"	14.9" sq.	0.07 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	76 lbs.	12.3, 4.6
BEF-6	Roof	Bathrooms	Greenheck	G-098-VG	465	1412	0.825"	14.9" sq.	0.11 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	81 lbs.	12.3, 4.6
BEF-7	Roof	Bathrooms	Greenheck	G-097-VG	210	1515	0.825"	14.9" sq.	0.09 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	76 lbs.	12.3, 4.6
KEF-1	Roof	Kitchens	Greenheck	G-097-VG	180	1420	0.825"	14.9" sq.	0.07 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	76 lbs.	12.3, 4.6
KEF-2	Roof	Kitchens	Greenheck	G-097-VG	180	1420	0.825"	14.9" sq.	0.07 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	76 lbs.	12.3, 4.6
KEF-3	Roof	Kitchens	Greenheck	G-097-VG	180	1337	0.825"	14.9" sq.	0.08 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	76 lbs.	12.3, 4.6
KEF-4	Roof	Kitchens	Greenheck	G-097-VG	180	1420	0.825"	14.9" sq.	0.07 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	76 lbs.	12.3, 4.6
KEF-5	Roof	Kitchens	Greenheck	G-097-VG	180	1420	0.825"	14.9" sq.	0.07 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	76 lbs.	12.3, 4.6
KEF-6	Roof	Kitchens	Greenheck	G-097-VG	180	1420	0.825"	14.9" sq.	0.07 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	76 lbs.	12.3, 4.6
KEF-7	Roof	Kitchens	Greenheck	G-097-VG	180	1420	0.825"	14.9" sq.	0.07 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	76 lbs.	12.3, 4.6
KEF-8	Roof	Kitchens	Greenheck	G-097-VG	210	1515	0.825"	14.9" sq.	0.09 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	76 lbs.	12.3, 4.6
KEF-9	Roof	Kitchens	Greenheck	G-097-VG	180	1420	0.825"	14.9" sq.	0.07 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	76 lbs.	12.3, 4.6
KEF-10	Roof	Kitchens	Greenheck	G-097-VG	210	1515	0.825"	14.9" sq.	0.09 H.P.	120V, 1Ø, 60 Hz	24.63" dia. X 20"H	76 lbs.	12.3, 4.6
GEF-1	Roof	Compactor Room	Greenheck	GUE-095-VG	460	1562	0.625"	12.9" sq.	0.11 H.P.	120V, 1Ø, 60 Hz	21" dia. X 15.25"H	82 lbs.	12.3, 4.6
SF-1	First Floor	Supply Fresh Air	Panasonic	FY-10NLF1	100	1590	0.125"	N.A.	3/8 WATTS	120V, 1Ø, 60 Hz	13-3/8" X 9-7/16" X 7-7/8"	14 lbs.	15.7
SF-2	Basement Floor	Supply Fresh Air	Panasonic	FY-10NLF1	50	1590	0.125"	N.A.	3/8 WATTS	120V, 1Ø, 60 Hz	13-3/8" X 9-7/16" X 7-7/8"	14 lbs.	15.7
SF-3	Cellar Floor	Supply Fresh Air	Panasonic	FY-10NLF1	100	1590	0.125"	N.A.	3/8 WATTS	120V, 1Ø, 60 Hz	13-3/8" X 9-7/16" X 7-7/8"	14 lbs.	15.7

- Notes and Accessories
1. Local disconnect.
 2. Acoustic "GFS" canted roof curb.
 3. Bird Screen.
 4. Horizontal Exhaust Damper.
 5. Provide wall mount collar, motorized damper, OSHA motor side guard and motor disconnect.
 6. Solid state speed control factory mounted and wired to the external housing of the fan.
 7. Motor side guard, wall mounting collar.



Stove Size (nominal)	CAR II (Nominal)	A"	B"	C"	D"
6" x 6"	4	5.6	3.6	3.5	6.9
6" x 8"	4	5.6	5.6	3.5	6.9
6" x 10"	5	5.6	5.6	4.5	8.0
8" x 8"	4	7.6	7.6	3.5	6.9
8" x 10"	5	7.6	7.6	4.5	8.0
8" x 12"	6	7.6	7.6	5.4	8.0
10" x 10"	6	9.6	9.6	5.4	8.0
10" x 12"	6	9.6	9.6	7.3	7.7
12" x 12"	6	11.6	11.6	7.3	7.7
12" x 14"	10	11.6	11.6	9.3	8.1
14" x 14"	10	13.6	13.6	9.3	8.1

*Standard sizes shown. Drive assemblies are also available to accommodate any duct and grille size.
All measurements are in inches.

CAR DAMPERS TO BE INSTALLED AT ALL SUPPLY AND EXHAUST GRILLS

ALL CENTRAL EXHAUST FANS MUST BE BALANCED BASED ON STATIC PRESSURE OF 0.2 TO 0.3 IN WC AT BOTTOM OF SHAFT

MECHANICAL NOTES:

DUCT LEAKAGE SHALL BE NO MORE THAN 10 CFM50/FLOOR/SHAFT, INCLUSIVE OF ROOF CURBS AND GRILLES AS TESTED BY STEVEN WINTERS ASSOCIATES, INC (SWA) IF DUCTS FAIL TO MEET THIS THRESHOLD AFTER TWO ROUNDS OF TESTING BY SWA, CONTRACTOR SHALL IMPLEMENT CARRIER AEROSEALTECHNOLOGY TO SEAL THE DUCTWORK.

OUTDOOR AIR INTAKES AND EXHAUST OPENINGS AIR TIGHTNESS - STAIR AND ELEVATOR SHAFT VENTS AND OTHER OUTDOOR AIR INTAKES AD EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE EQUIPPED WITH NOT LESS THAN A CLASS 1 MOTORIZED LEAKAGERATED DAMPER WITH A MAXIMUM LEAKAGE RATE OF 4 CFM PER SQUARE FOOT (6.8 L/s - m2) AT 1.0 INCH WATER GAUGE (w.g.) (1250 Pa) WHEN TESTED IN ACCORDANCE WITH AMCA 500D. EXCEPTION: GRAVITY (NONMOTORIZED) DAMPERS ARE PERMITTED TO BE USED IN BUILDINGS LES THAN THREE STORIES IN HEIGHT ABOVE GRADE.

SHUTOFF DAMPER CONTROLS - WHEN SYSTEM/SPACE NOT IN USE. BOTH OUTDOOR AIR SUPPLY AND EXHAUST DUCTS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS THAT WILL AUTOMATICALLY SHUT WHEN THE SYSTEMS OR SPACES SERVED ARE NOT IN USE. EXCEPTIONS:

1. GRAVITY DAMPERS SHALL BE PERMITTED IN BUILDINGS LESS THAN THREE STORIES IN HEIGHT.
2. GRAVITY DAMPERS SHALL BE PERMITTED FOR OUTSIDE AIR INTAKE OR EXHAUST AIRFLOWS OF 300 cfm (14 m3/e) OR LESS

ENERGY CONSERVATION NOTES.

1. THIS BUILDING SHALL COMPLY WITH THE PROVISIONS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (2010).
2. CONSTRUCTION DOCUMENTS SHALL BE DRAWN TO SCALE UPON SUITABLE MATERIAL AND OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED, AND SHOW IN SUFFICIENT DETAIL PERTINENT DATA AND FEATURES OF THE BUILDING, SYSTEMS AND EQUIPMENT AS HEREIN COVERED. (2010).
3. THE BUILDING ENVELOPE REQUIREMENTS TO COMPLY WITH APPLICABLE PROVISIONS OF 2010 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS AND NYC.

BUILDING DEPARTMENT NOTES

1. FORM TR-1 SHALL BE FILED AS PER 27-187. FROM TR-1 SHALL BE FILED AT THE COMPLETION OF THE INSTALLATION BY THE HVAC CONTRACTOR.
2. A TEST WILL BE CONDUCTED TO SHOW COMPLIANCE WITH BUILDING DEPARTMENT CODE REQUIREMENTS 27-132 & 27-136 OF THE ADMINISTRATIVE CODE BY THE HVAC CONTRACTOR.
3. EQUIPMENT USE PERMITS SHALL BE SECURED FOR THE AIR CONDITIONING SYSTEMS BY THE HVAC CONTRACTOR.
4. FIRE DAMPERS SHALL BE BSA#100-65 SM AIR BALANCE CO.
5. CONTROLLED INSPECTIONS BY A LICENSED ENGINEER RETAINED BY HVAC CONTRACTOR.

MECHANICAL NOTES

1. ALL DUCTWORK AS PER LATEST SMACNA AND ASHRAE STANDARDS AND N.Y.C. BUILDING CODE RS-13.
2. COORDINATE ALL WORK WITH EXISTING CONDITIONS AND ALL OTHER TRADES.
3. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY MAJOR DISCREPANCIES.
4. ALL CONTROLS, TRANSFORMERS, RELAYS, CONTACTORS, ETC. AND CONTROL WIRING BY CONTRACTOR.
5. ALL INSULATION FLAME SPREAD-25 SMOKE-50.
6. PROVIDE ALL ELECTRIC STARTERS AND CONTROLLERS.
7. ALL CUTTING DRILLING AND RIGGING IS INCLUDED.
8. PROVIDE ALL NECESSARY HANGERS, SUPPORTS AND SUPPLEMENTAL STEEL AS DIRECTED BY STRUCTURAL ENGINEER.
9. FOR EXACT LOCATION OF DIFFUSERS AND GRILLES SEE ARCHITECTURAL PLANS.
10. SYSTEM SHALL BE GUARANTEED FOR ONE YEAR ALL PARTS AND LABOR INCLUDED. COMPRESSORS SHALL HAVE FIVE YEAR WARRANTY.
11. CONTRACTOR SHALL TEST AND BALANCE SYSTEM AND PROVIDE REPORT.
12. LOCATE ALL EQUIPMENT AND RUN PIPING AS DIRECTED IN FIELD.
13. PIPE CONDENSATE DRAINS TO SLOP SINK IN JANITORS CLOSET WITH TRAP.
14. AIR OUTLET MANUFACTURER SHALL COORDINATE MARGINS AND BORDERS WITH CEILING TYPE.
15. 1" ACOUSTIC LINE ALL SUPPLY AND RETURN DUCTWORK 25' RADIUS FROM UNIT MINIMUM.

SPECIAL INSPECTIONS

- THE FOLLOWING ITEMS ARE SUBJECT TO SPECIAL INSPECTION:
- 1. HEATING/BOILERS INSPECTION.

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



PROJECT TITLE:
PROMESA WEST TREMONT RESIDENCE
 92 WEST TREMONT AVE.
 BRONX, NY 10458

KEY PLAN:

CAR II DAMPER SCHEDULE				
DIAMETER	CFM	MODEL NUMBER	LOCATION	DIRECTION
4"Ø	30	1Ø 113	RECYCLE ROOMS, KITCHENS, BATHROOMS	EXHAUST
5"Ø	75	1Ø 124	PUBLIC BATHROOMS	EXHAUST
10"Ø	250	1Ø 155	COMPACTOR ROOM	EXHAUST
5"Ø	80	1Ø 124	CORRIDORS	SUPPLY

KEY:

- ABBREVIATIONS**
- AH - AIR HANDLING UNIT
 - AD - ACCESS DOOR
 - CR - CEILING REGISTER
 - CU - CONDENSING UNIT
 - CD - CEILING DIFFUSER
 - FC - FLEXIBLE CONNECTION
 - FD - FIRE DAMPER
 - FN T - FN TUBE
 - GEF - GARAGE EXHAUST FAN
 - HVAC - HEATING & VENTILATING A/C
 - KEF - KITCHEN EXHAUST FAN
 - MD - MOTORIZED DAMPER
 - NEC - NECK
 - RG - RETURN GRILLE
 - RR - RETURN REGISTER
 - TEF - TOILET EXHAUST FAN
 - VD - VOLUME DAMPER
- SYMBOL LIST**
- DUCTWORK (NET SIZE)
 - ACOUSTIC LINED DUCTWORK (NET SIZE)
 - REFRIGERANT PIPING
 - CEILING DIFFUSER
 - REGISTER, GRILLE
 - THERMOSTAT
 - SMOKE DETECTOR
 - MOTORIZED DAMPER

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NO.	REVISION:	DATE:
4	CONTRACT SET	6/18/2013

SEAL & SIGNATURE:

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SCHEDULES

ARCHITECT: DATE: 05/18/2012

JOB #: 09J06

DRAWN BY: YL/PJ

SCALE: AS NOTED

DRAWING #:

M-011.00

PAGE #:

PTAC CHASIS and DUCTS TO BE CONVERED DURING CONSTRUCTION

Packaged Terminal Air Conditioning Schedule											
Designation	Manufacturer	MEA#	Model#	Cooling BTUH	Heating BTUH	EER	Electric Data	Amperage	GPM	CFM	OUTSIDE CFM
(A)	Ice-Air	250-93-E	BR5NU07	7700	16500	12.0	120V, 1Ø, 60Hz	5.5	2.0	350	60
(B)	Ice-Air	250-93-E	BR5NU09	9700	16500	12.0	120V, 1Ø, 60Hz	7.1	2.0	350	60
(C)	Ice-Air	250-93-E	BR5NU13	12500	16500	11.4	208V, 1Ø, 60Hz	5.5	2.0	400	60
(D)	Ice-Air	250-93-E	BR5NU15	14400	19400	10.5	208V, 1Ø, 60Hz	6.5	2.0	450	60
(E)	Ice-Air	250-93-E	BR5NU18	16400	19400	10.3	208V, 1Ø, 60Hz	7.7	2.0	540	60

Provide thermal break sleeve to G.C. for installation. With motorized valve. Set temperature limits on unit at the factory - 68° - 74° Provide extra outdoor air kit 20 CFM

Expansion Tank Schedule (2 Required)						
Type	Location	Manufacturer	Model#	Total Volume	Dimensions	Ship Weight
Bladder-Removable	Boiler Room	Armstrong	AX-180V	91 gallons	24" dia. x 56"H	265 lbs

Air/Dirt Separator Schedule							
Location	Manufacturer	Model #	Blowdown Valve	Inlet Size	Outlet Size	Dimensions	Ship Weight
Boiler Room	Caleffi	NA54Ø102A	1-1/4"	4"	4"	18" dia. x 50"H	117 Lbs

Radiation Schedule										
Designation	Location	Manufacturer	Model #	Element	Dimensions (fine)	# Rows	Enclosure Height	Enclosure Depth	Rating @ 190°F	Miscellaneous
B6BD (RUNTAL)	see floor plans	Runtal	R2F	cold rolled steel	3-3/8" x 5-3/4" x length on dwgs.		2		1584 BTU/HR/LF	Provide wall mount and supply pipe enclosures, splice sections, valve caps, end caps

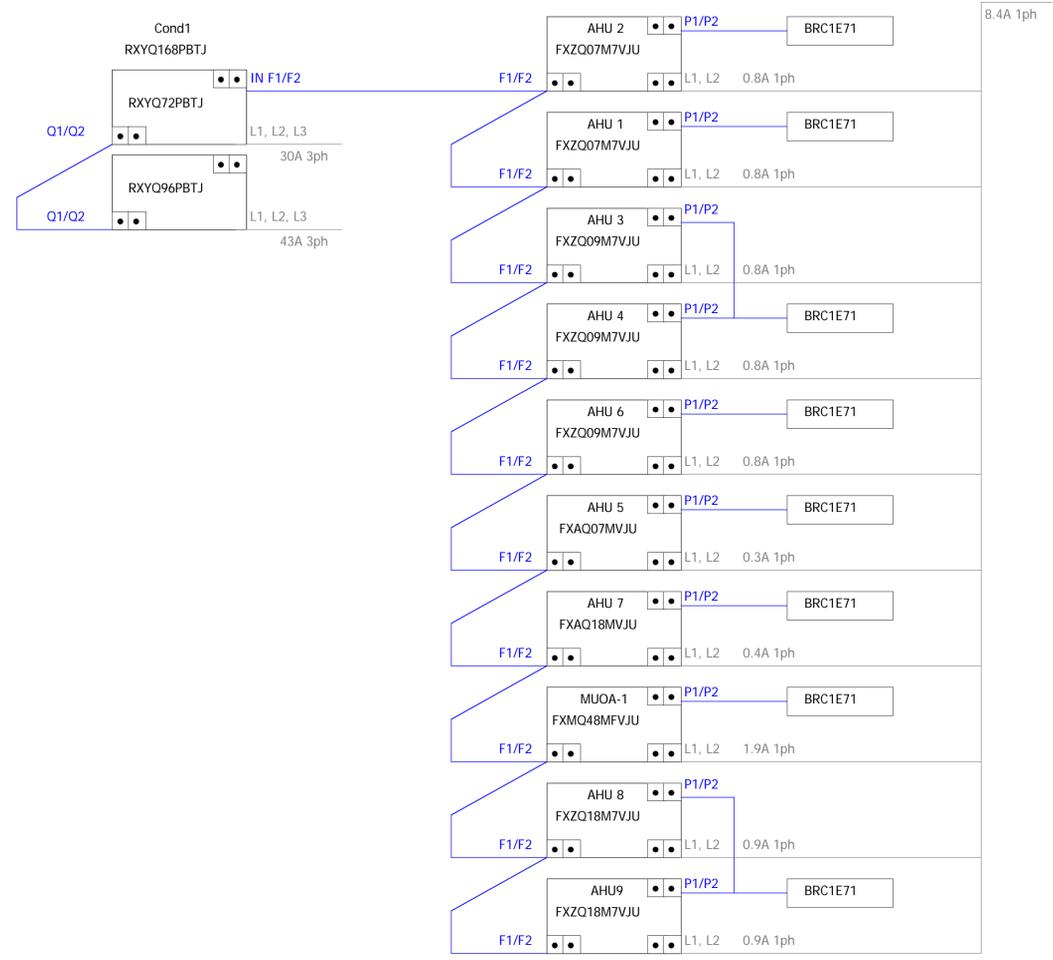
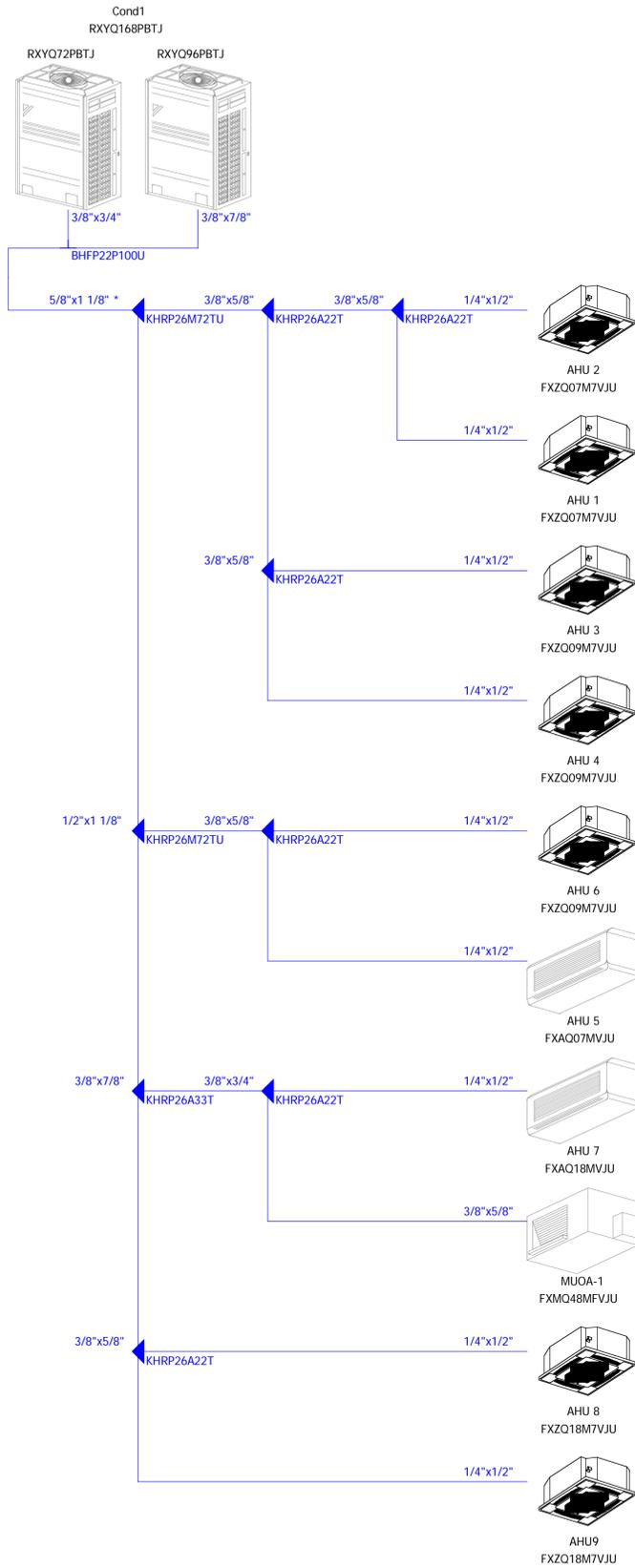
Boiler Schedule													
Location	No. of boilers	Manufacturer	Model #	MEA#	EFFICIENCY	Input BTUH	Output BTUH	LB.R. net	Relief Valve Setting	Operating Pressure	Operating Weight	Dimensions	Miscellaneous
Boiler Rm.	2	LAARS (Femant)	PNCH-1250	136-03-E VOL II	85.1%	1,250,000	1,063,000	903	125 PSI	45 PSI	675 lbs.	68" x 29.3" X 41.5" H	Outside temp sensor pump controller ASME pressure relief, HI-limit, dual low water cut-offs operating and limiting aquetate & pres./temp gauges as req'd.

Indirect Water Heater Schedule							
Location	Manufacturer	# Tanks	Model#	Gallon Capacity	Heat Transfer Area	Dimensions	Ship Weight
Boiler Room	TURBOMAX	2	T-109	119	58.9 sq. ft.	29" dia. x 74"H	555 lbs

Pump Schedule								
TAG	USE	MANUFACTURER	MODEL NUMBER	GPM	FT. HD.	HP	RPM	ELECTRICAL DATA
P-1	Hot Water Heating	Armstrong	4380 0308-005.04-BHP	280	50	5	1800	208V-3Ø-60HZ
P-2	Hot Water Heating	Armstrong (stand-by)	4380 0308-005.04-BHP	280	50	5	1800	208V-3Ø-60HZ
P-3	Turbomax Zone Pump	Armstrong	E-E33-O.4 HP	107	10	.4	3600	120V-1Ø-60HZ
P-4	Turbomax Zone Pump	Armstrong	E-E33-O.4 HP	107	10	.4	3600	120V-1Ø-60HZ

NOTES:
 With Vibration Hangers, Flex Connectors (double Snubber Type) And Magnetic Starters, Total Motor Enclosure, VFD Drives with Controller and Pressure Sensor and NEMA Premium Efficiency Motors

Cabinet Unit Heater Schedule											
Designation	Manufacturer	Style	Model #	Electric	Heating Output	G.P.M.	Entering Air Temperature	Leaving Air Temperature	Entering Water Temperature	Leaving Water Temperature	High C.F.M.
CJH-1	Trane	Horizontal Recessed	FFEB04	120V, 1Ø 60 HZ	25.6 MBH	1/71	50° (F)	174° (F)	180° (F)	170° (F)	390
CJH-2	Trane	Horizontal Recessed	FFEB02	120V, 1Ø 60 HZ	15.9 MBH	1/06	50° (F)	174° (F)	180° (F)	170° (F)	240
CJH-3	Trane	Horizontal Recessed	FFEB02	120V, 1Ø 60 HZ	15.9 MBH	1/06	50° (F)	174° (F)	180° (F)	170° (F)	240
CJH-4	Trane	Horizontal Recessed	FFEB04	120V, 1Ø 60 HZ	25.6 MBH	1/71	50° (F)	174° (F)	180° (F)	170° (F)	390
CJH-5	Trane	Horizontal Recessed	FFEB04	120V, 1Ø 60 HZ							



PROMESA
 PROJECT TITLE:
PROMESA WEST TREMONT
 RESIDENCE
 92 WEST TREMONT AVE.
 BRONX, NY 10458
 KEY PLAN:

ENGINEERING CONSULTANT:
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NO: 4 REVISION: CONTRACT SET DATE: 6/18/2013

SEAL & SIGNATURE:

DRAWING TITLE:

DETAILS

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 DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: YL/PJ
 SCALE: AS NOTED

M-012.00

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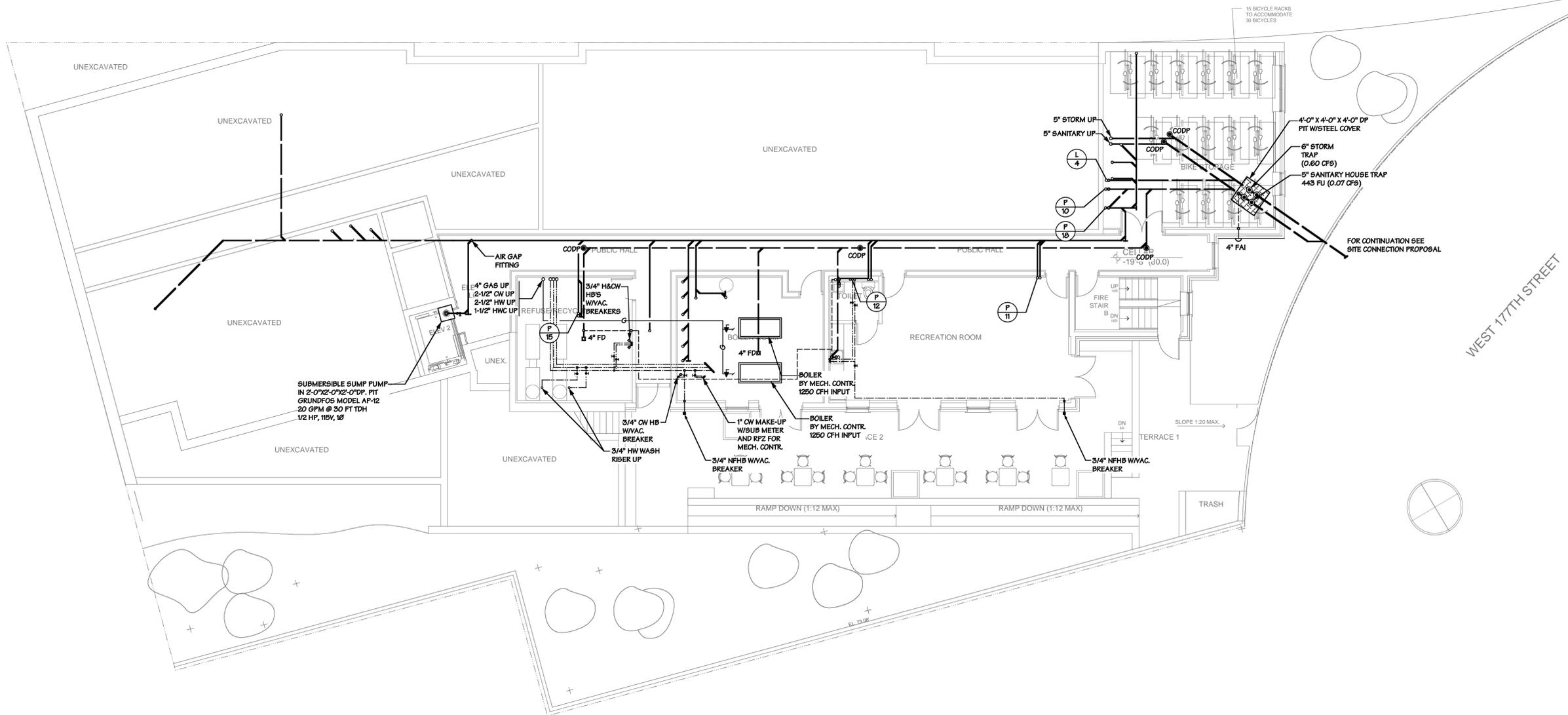
Air Handling Unit Schedule (Indoor Units COND-1)														
Designation	Location	Manufacturer	Model #	Indoor Cooling db (°F)/Relative Humidity	Cooling Capacity BTUH	Sensible Cooling (°F)	Indoor Heating (°F)	Heating Capacity BTUH	Air Flow CFM Low-High	Sound dBA	Min. Circuit Amp	Electric	Dimensions (Inches)	Weight (Lbs)
AHU-2	Office	Daikin	FXZQ07M7VJU	80.0/50%	6891	5695	67	5547	247 - 320	29-31	0.8	208V, 1Ø	22.6 W x 11.3 H x 22.6 D	42
AHU-1	Security	Daikin	FXZQ07M7VJU	80.0/50%	6891	5695	67	5547	247 - 320	29-31	0.8	208V, 1Ø	22.6 W x 11.3 H x 22.6 D	42
AHU-3	Lobby	Daikin	FXZQ09M7VJU	80.0/50%	8729	6312	67	7026	247 - 320	29-32	0.8	208V, 1Ø	22.6 W x 11.3 H x 22.6 D	42
AHU-4	Lobby	Daikin	FXZQ09M7VJU	80.0/50%	8729	6312	67	7026	247 - 320	29-32	0.8	208V, 1Ø	22.6 W x 11.3 H x 22.6 D	42
AHU-6	Main Office	Daikin	FXZQ09M7VJU	80.0/50%	8729	6312	67	7026	247 - 320	29-32	0.8	208V, 1Ø	22.6 W x 11.3 H x 22.6 D	42
AHU-5	Elev. Mach. Room	Daikin	FXAQ07MVJU	80.0/50%	6891	5725	67	5547	160 - 260	29-35	0.3	208V, 1Ø	31.3 W x 11.4 H x 9.1 D	25
AHU-7	Recycling Room	Daikin	FXAQ18MVJU	80.0/50%	16839	12395	67	13313	400 - 500	36-42	0.4	208V, 1Ø	41.3 W x 11.4 H x 9.1 D	31
AHU-8	Recreation Room	Daikin	FXZQ18M7VJU	80.0/50%	16839	12279	67	13313	363 - 494	34-41	0.9	208V, 1Ø	22.6 W x 11.3 H x 22.6 D	42
AHU-9	Recreation Room	Daikin	FXZQ18M7VJU	80.0/50%	16839	12279	67	13313	363 - 494	34-41	0.9	208V, 1Ø	22.6 W x 11.3 H x 22.6 D	42

100% Outdoor Air Handling Unit Schedule (Indoor Units)												
Designation	Location	Manufacturer	Model #	Cooling Capacity BTUH	Sensible Cooling BTUH	Indoor Heating (°F)	Heating Capacity BTUH	Air Flow CFM	Sound dBA	Electric	Dimensions (Inches)	Weight (Lbs)
MUOA-1	Corridors	Daikin	FXMQ48MFVJU	48000	0	70	30000	635	47	208V 1Ø 60 HZ	29.3 W x 18.5 H x 43.3 D	180

Condensing Unit Schedule (Outdoor Unit)															
Designation	Manufacturer	Model #	Combination Percentage	Outdoor Temp. Cooling db (°F)	Cooling Capacity BTUH	Outdoor Temp. Heating (°F)	Heating Capacity BTUH	Piping (FT)	Refrigerant R-410a (Lbs)	Power Supply	MCA	RLA	MOP	Dimensions (Inches)	Weight (Lbs)
COND-1	Daikin	RXYQ168PBTJ RXYQ72PBTJ RXYQ96PBTJ	91	95	168891	-0.0	124227	147.6	43.4	208V, 3Ø	30.0	14.2	35A	36.6 L x 66.1 H x 30.1 W	419
											43.0	24.6	50A	48.9 L x 66.1 H x 30.1 W	620

Provide drain pans, vibration hangers/supports, starters and local disconnect switches with thermostat.
 Provide Remote Sensor Kit for all VRV indoor units
 Provide Rear Suction Filter Chamber for FXSQ units
 Provide Decoration panel for all FXZQ units
 Provide Fresh air intake kit direct installation for all FXZQ units
 Provide small condensate pump for for trash compactor unit.
 Provide capacity plug (12mbh > 9 mbh) for Office Interior FXSQ unit.
 Provide Screening Door/ blind board for FXSQ30, 36 and 48 units.
 Provide optional condensate pumps as required.
 Provide remote programmable thermostats
 All substitute manufacturers must be approved in writing ten days prior to submission of the bid.
 All refrigerant piping and wiring must be reviewed by manufacturers application engineer (Daikin McQuay NY) for functionality and compliance in accordance with manufacturers recommendations.

ACCEPTED FOR USE
 CITY OF NEW YORK
 DEPARTMENT OF BUILDINGS
 MEA 102-04-E VOL. 6
 DAIKIN AC (AMERICAS), INC.



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CIVIL ENGINEERING CONSULTANT:

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4	CONTRACT SET	6/18/2013

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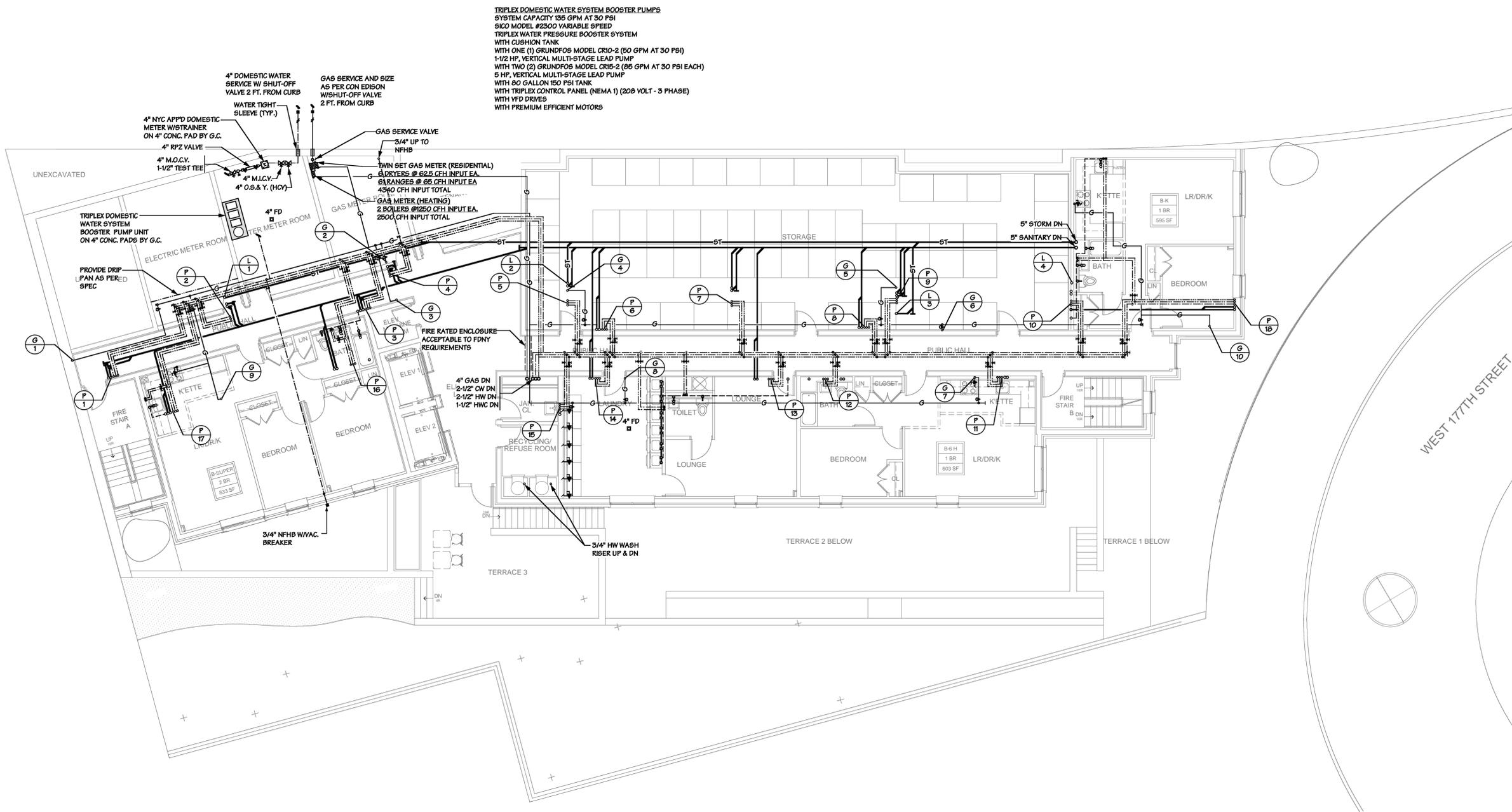
CELLAR FLOOR PLAN

ARCHITECT:  DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: YL/PJ
 SCALE: 1/8"=1'-0"

DRAWING #:
P-001.00

PROJECT TITLE:
PROMESA WEST TREMONT
 RESIDENCE
92 WEST TREMONT AVE.
 BRONX, NY 10458

KEY PLAN:



TRIPLEX DOMESTIC WATER SYSTEM BOOSTER PUMPS
 SYSTEM CAPACITY 135 GPM AT 30 PSI
 SICO MODEL #2300 VARIABLE SPEED
 TRIPLEX WATER PRESSURE BOOSTER SYSTEM
 WITH CUSHION TANK
 WITH ONE (1) GRUNDFOS MODEL CR10-2 (50 GPM AT 30 PSI)
 1-1/2 HP. VERTICAL MULTI-STAGE LEAD PUMP
 WITH TWO (2) GRUNDFOS MODEL CR15-2 (85 GPM AT 30 PSI EACH)
 5 HP. VERTICAL MULTI-STAGE LEAD PUMP
 WITH 20 GALLON 150 PSI TANK
 WITH TRIPLEX CONTROL PANEL (NEMA 1) (208 VOLT - 3 PHASE)
 WITH VFD DRIVES
 WITH PREMIUM EFFICIENT MOTORS

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BASEMENT FLOOR PLAN

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JOB #:
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DRAWN BY:
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SCALE:
 1/8"=1'-0"

DRAWING #:
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PROJECT TITLE:
**PROMESA WEST TREMONT
 RESIDENCE**
 92 WEST TREMONT AVE.
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 TEL: 212.736.2584 | FAX: 212.736.2520

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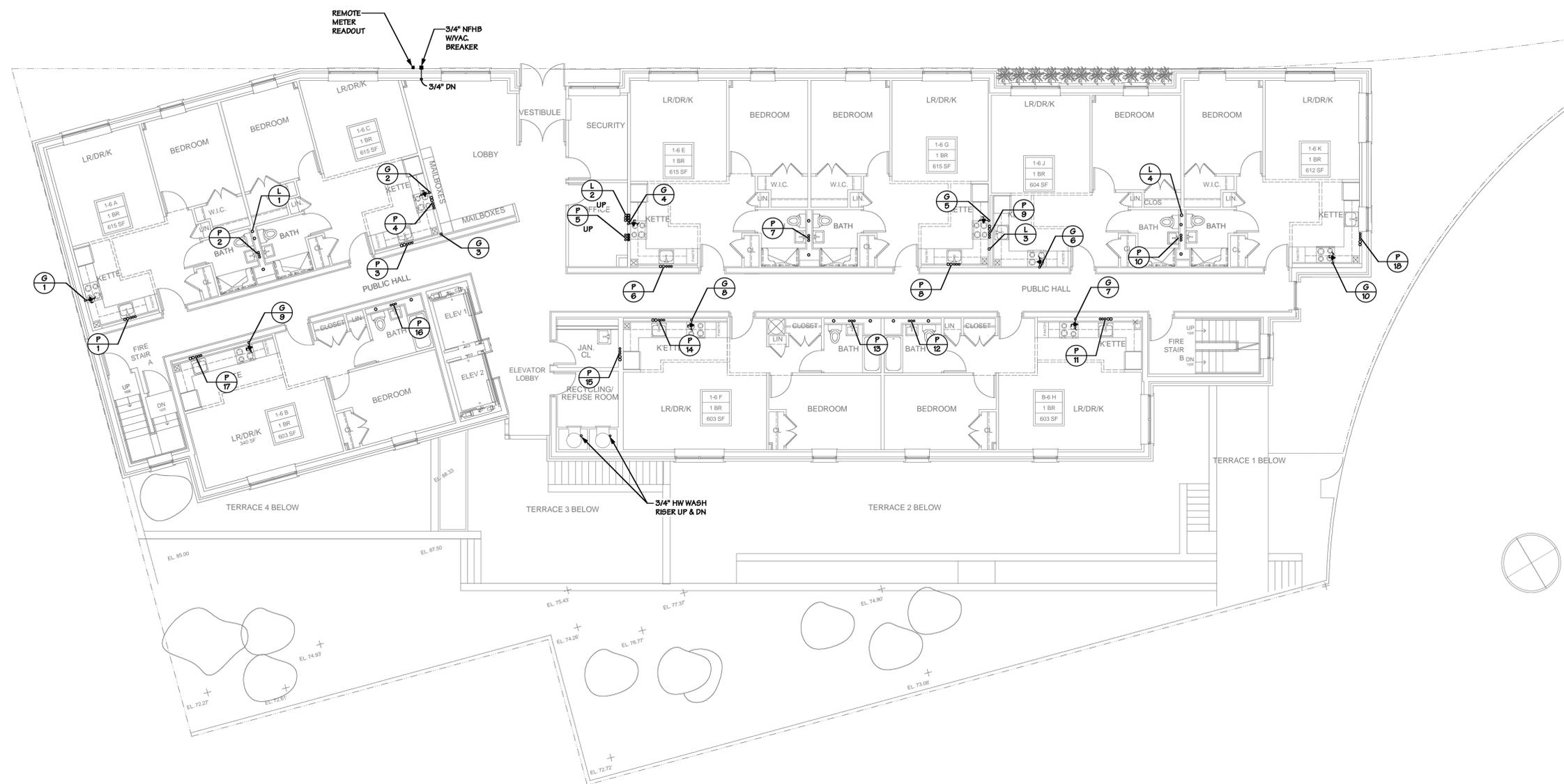
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FIRST FLOOR PLAN

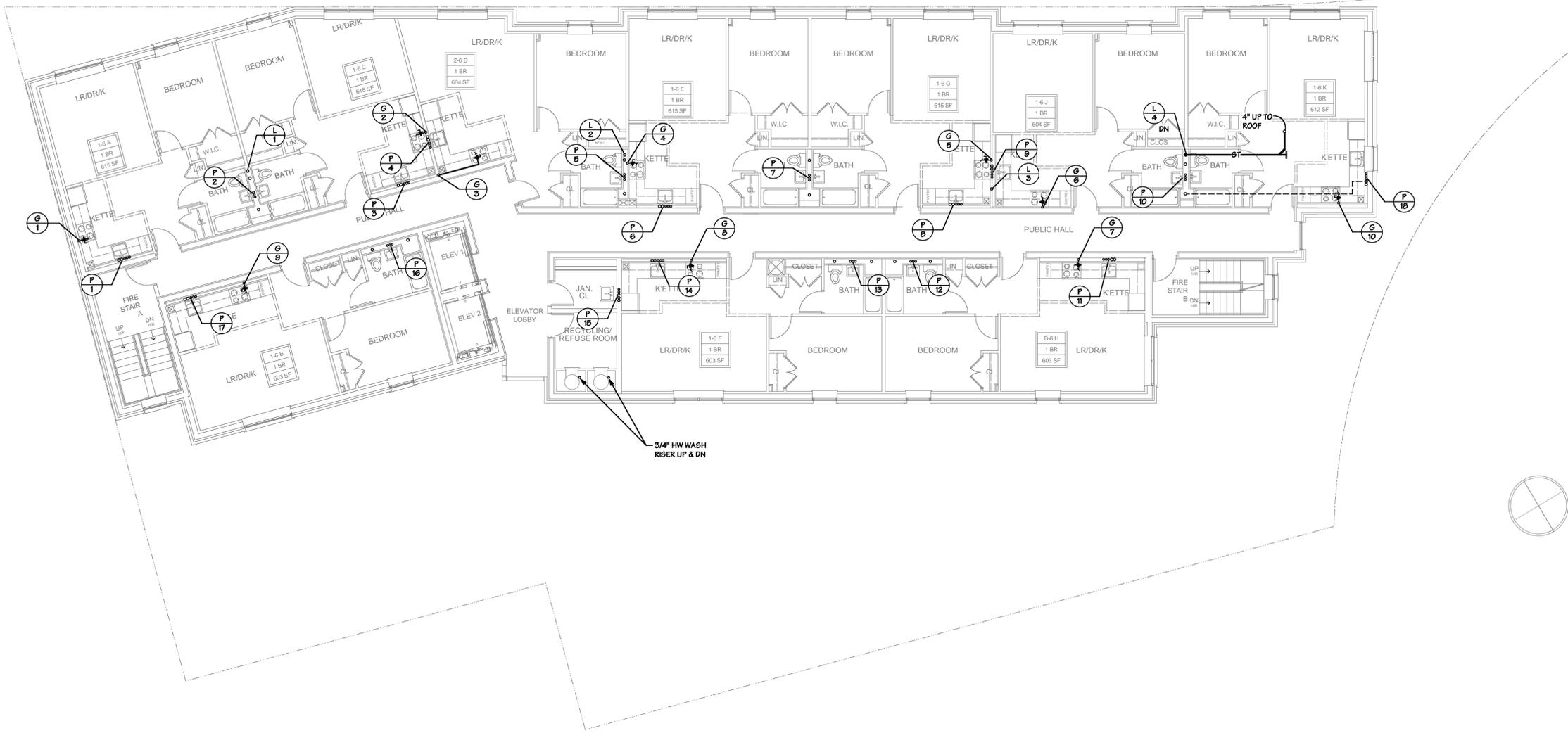
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TYPICAL (2-5) FLOOR PLAN

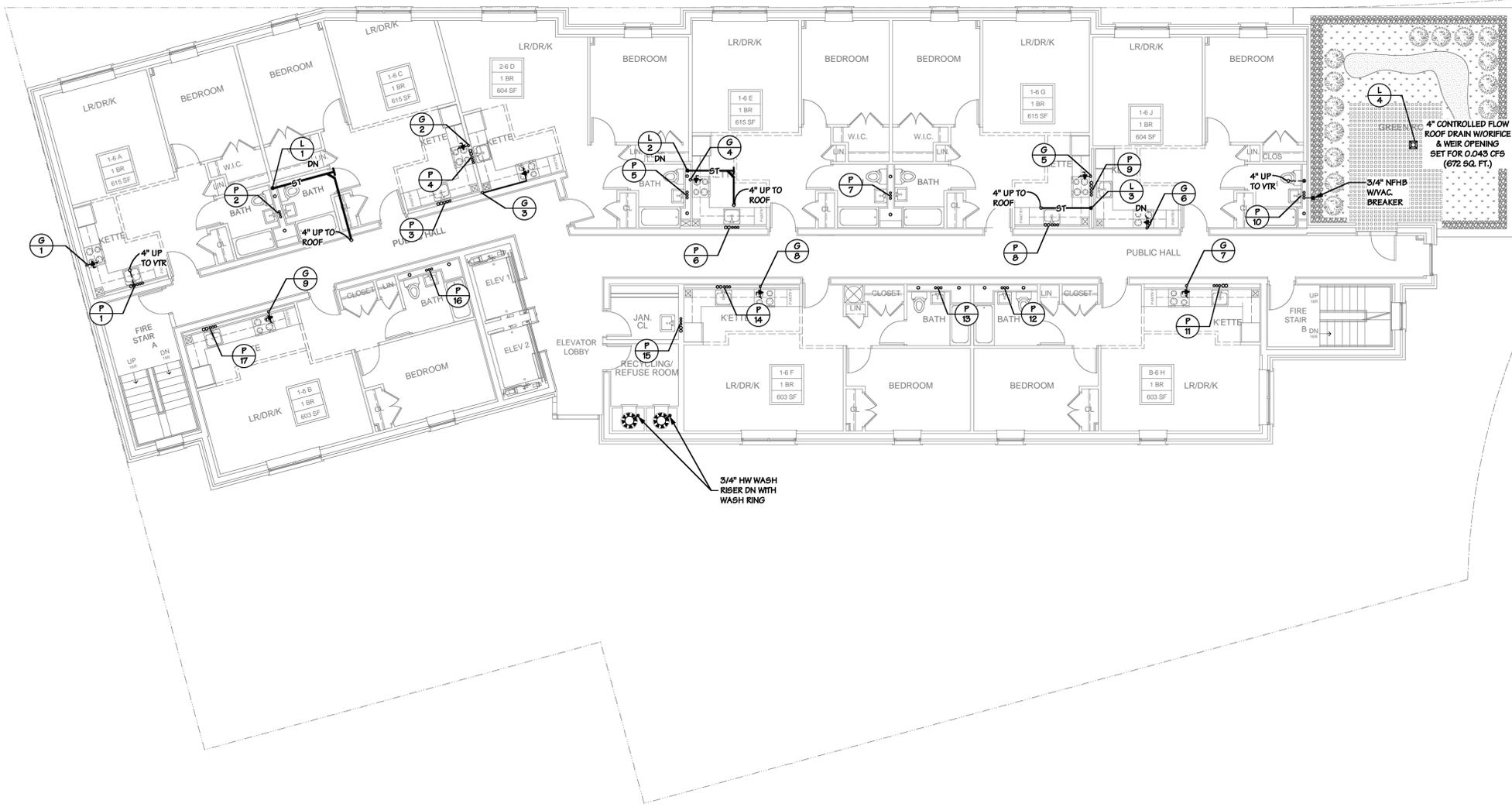
ARCHITECT:  DATE: 05/18/2012
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SIXTH FLOOR PLAN

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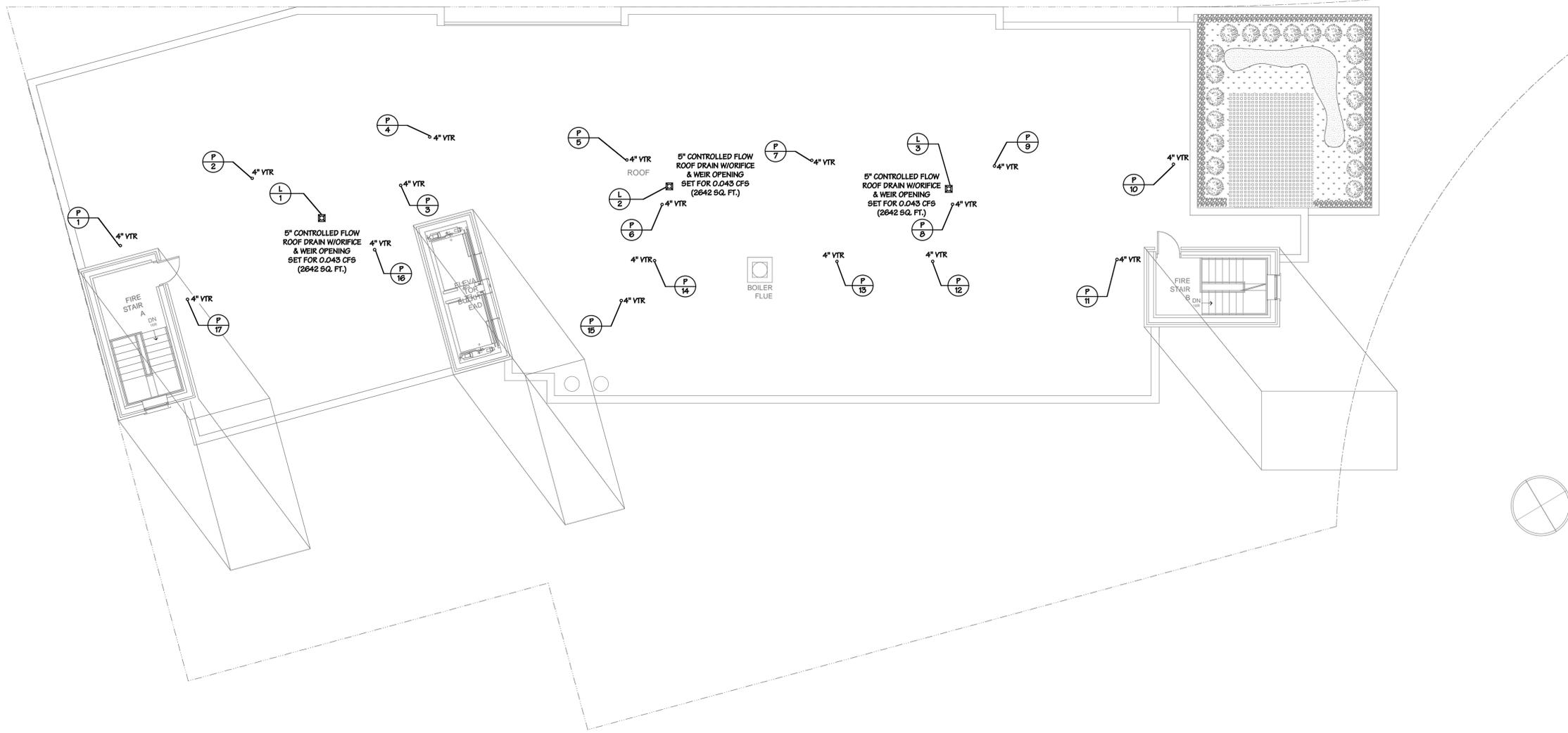
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ROOF PLAN

ARCHITECT:  DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: YL/PJ
 SCALE: 1/8"=1'-0"
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HYDRAULIC CALCULATIONS - 92 West Tremont Avenue

Site Area =	1497.96 sq. ft. =	0.34 acres
Tributary Area =	1497.96 sq. ft. =	0.34 acres
C =	2900.96 sq. ft. @	0.85 for asphalt
C =	8621.00 sq. ft. @	1.00 for roof areas
C =	3376.00 sq. ft. @	0.20 for grass

SANITARY FLOW: R7-1 For Entire Site

R7-1 mapped zoning
 230 persons/acre
 150 GPD/person
 4 Peak Load Factor

persons/acre * Acres * # GPD/person * Peak Load Factor = 0.07 CFS

Actual Sanitary = Allowable Sanitary Flow

STORM FLOW: For Tributary Area

$C_w = \frac{(\text{pavement sq. ft.} \cdot C) + (\text{roof sq. ft.} \cdot C) + (\text{grass sq. ft.} \cdot C)}{\text{site area sq. ft.}} = 0.79$

$Q_{all} = 0.44 \cdot 4.0 \cdot \text{acres} = 0.60 \text{ CFS}$

DEVELOPED FLOW:

$Q_{dev} = \frac{(\text{sq. ft.} \cdot C_w \cdot 5.95)}{43560} = 1.61 \text{ CFS}$

1.61 CFS (Q_{dev}) > 0.60 CFS (Q_{all}) FLOW MUST BE RESTRICTED

$Q_o = \frac{Q_{all}}{(\text{acres} \cdot C_w)} = 2.23 \text{ CFS}$

VOLUME TO BE DETAINED:

$t = \frac{(\text{SQRT}(12600 / Q_o))}{2.00} - 15 = 22.59$

$V = 819.16 \text{ cu. ft.} = 6127.28 \text{ gallons}$

USE ROOF DETENTION:

Use 8621.00 roof sq. ft. x 4.00 inches = 2873.67 cu. ft.

LOT AREA: 1497.96007 SQ. FT. = 0.3420 ACRES
 PERMITTED Q (STORM): 0.44 X 4.00 X 0.15 = 0.23 CFS

PROPOSED DESIGN FLOW
 WEST 177TH STREET
 SANITARY: ENTIRE LOT FULL FLOW = 0.07
 STORM: ENTIRE LOT IS RESTRICTED TO ALLOWABLE = 0.60 CFS

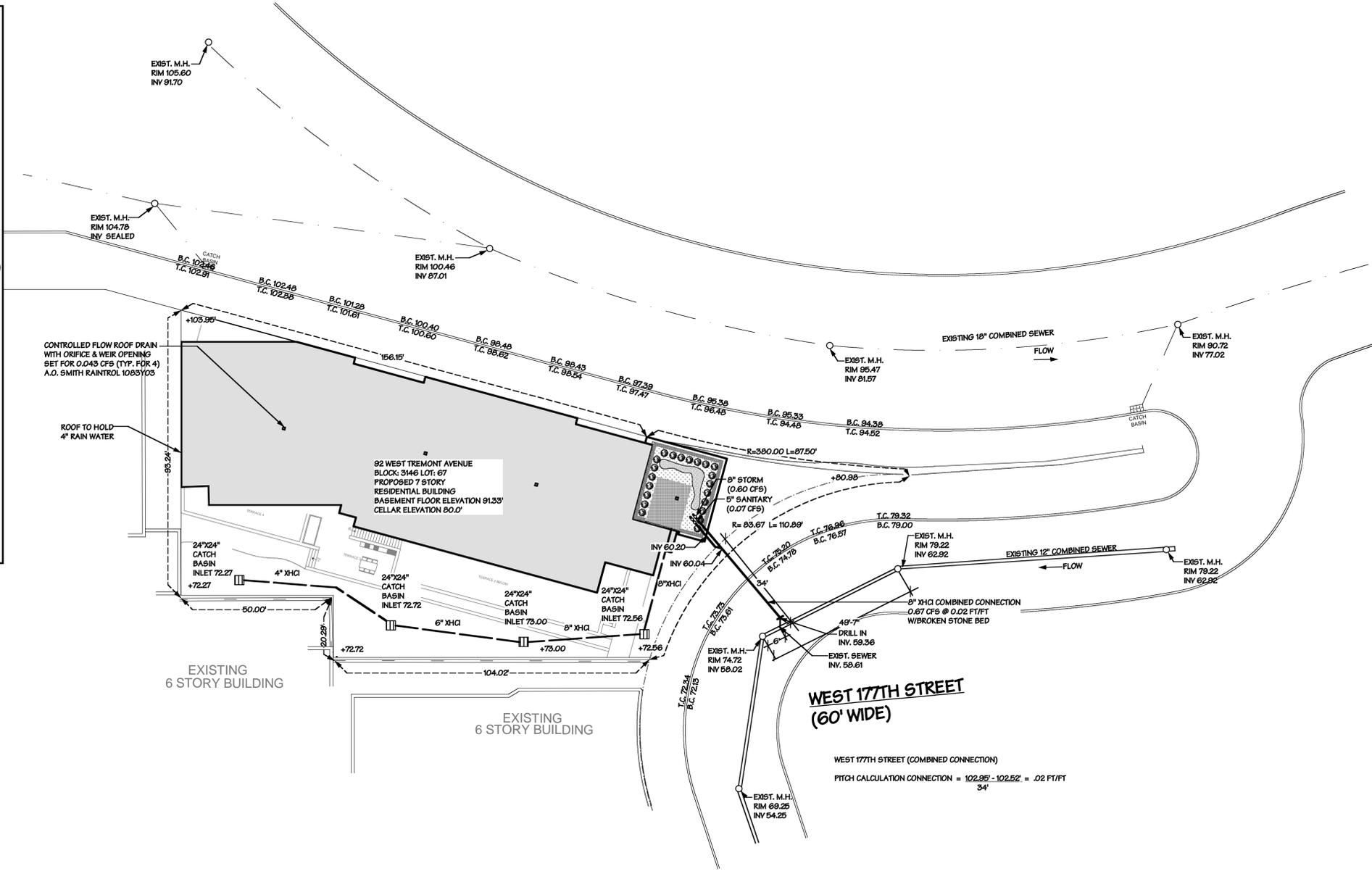
PAVEMENT 2900.96 SQ. FT.
 $2900.96 \times .25 \times 5.95 = 0.337 \text{ CFS FULL FLOW}$
 43560

GRASS 3376.0 SQ. FT.
 $3376.0 \times .2 \times 5.95 = 0.092 \text{ CFS FULL FLOW}$
 43560

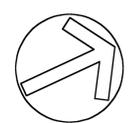
ROOF 8621.0 SQ. FT.
 $8621.0 \times 1.0 \times 5.95 = 1.178 \text{ CFS}$
 43560

TOTAL DEVELOPED FLOW = 1.61 CFS WHICH MUST BE RESTRICTED
 USE ROOF DETENTION
 ALLOWABLE FLOW 0.60 CFS - PAVEMENT 0.337 CFS - GRASS 0.092 CFS = 0.171 CFS
 RESTRICT ROOF TO 0.171 CFS USING 4 ROOF DRAINS WITH ORIFICE & WEIR SET TO 0.043 CFS EACH (4 x 0.043 = 0.171 CFS)
 RESTRICT ENTIRE SITE STORM TO ALLOWABLE = 0.60 CFS

(1) COMBINED CONNECTION 0.67 CFS



SITE PLAN
 SCALE: 1" = 20'-0"

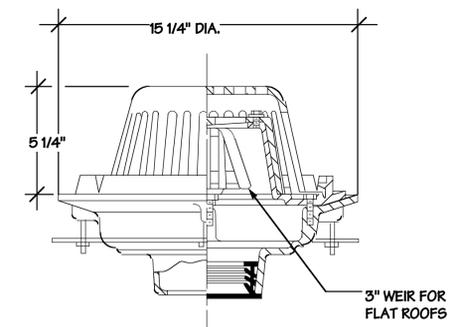


NOTE:
 CLEAR UTILITIES AS PER D.E.P., VERIZON AND CON EDISON REQUIREMENTS.

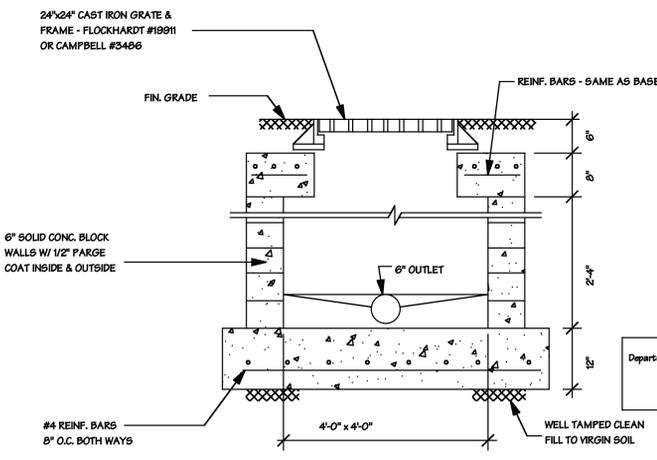
NOTE:
 ALL ELEVATIONS SHOWN REFER TO THE BRONX DATUM WHICH IS 2.609' ABOVE MEAN SEA LEVEL AT SANDY HOOK AS ESTABLISHED BY THE U.S. COAST AND GEODETIC SURVEY.

NOTE:
 THE INVERT ELEVATIONS OF THE PROPOSED CONNECTIONS MUST BE FINALLY DEFINED ON SITE (IN THE FIELD) DEPENDING ON THE ELEVATIONS OF THE EXISTING SPURS.

SITE STORM FLOW OF 1.61 CFS WILL BE RESTRICTED TO 0.60 CFS BY MEANS OF ROOF DETENTION AND CONTROLLED FLOW DEVICES



TYPICAL FLAT ROOF TYPE FLOW CONTROL ROOF DRAIN DETAIL
 NOT TO SCALE



CATCH BASIN DETAIL
 NO SCALE

Timothy Joseph
 Department of Housing Preservation and Development/ HPD
 100 Gold Street
 New York, New York 10008
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Site Connection Proposal For 82 WEST TREMONT AVENUE BRONX, N.Y.	Date: 4/30/12	Building Dept. No. 220177350	Zoning: R7-1	Block 2867
	Scale: 1" = 20'-0"	Map No. 3c	Lot 125	

GRADE AND SITE ELEVATIONS SHOWN HEREON REFER TO SURVEY FROM:
 JOSEPH NICOLETTI ASSOCIATES
 PROFESSIONAL LAND SURVEYORS, P.C.
 488 JERICO TURNPIKE, SUITE 201
 MINEOLA, NEW YORK 11501
 516-873-7278
 SURVEYED FEBRUARY 10, 2009



PROJECT TITLE:
 PROMESA WEST TREMONT
 RESIDENCE
 92 WEST TREMONT AVE.
 BRONX, NY 10458
 KEY PLAN:

ENGINEERING CONSULTANT:
 WEXLER & ASSOC STRUCT ENGR
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MEP CONSULTANT:
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SITE CONNECTION PROPOSAL

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 NEW YORK CITY NEW YORK 10012
 212 675 6470 212 675 6728

DATE:
05/18/2012

JOB #:
09J06

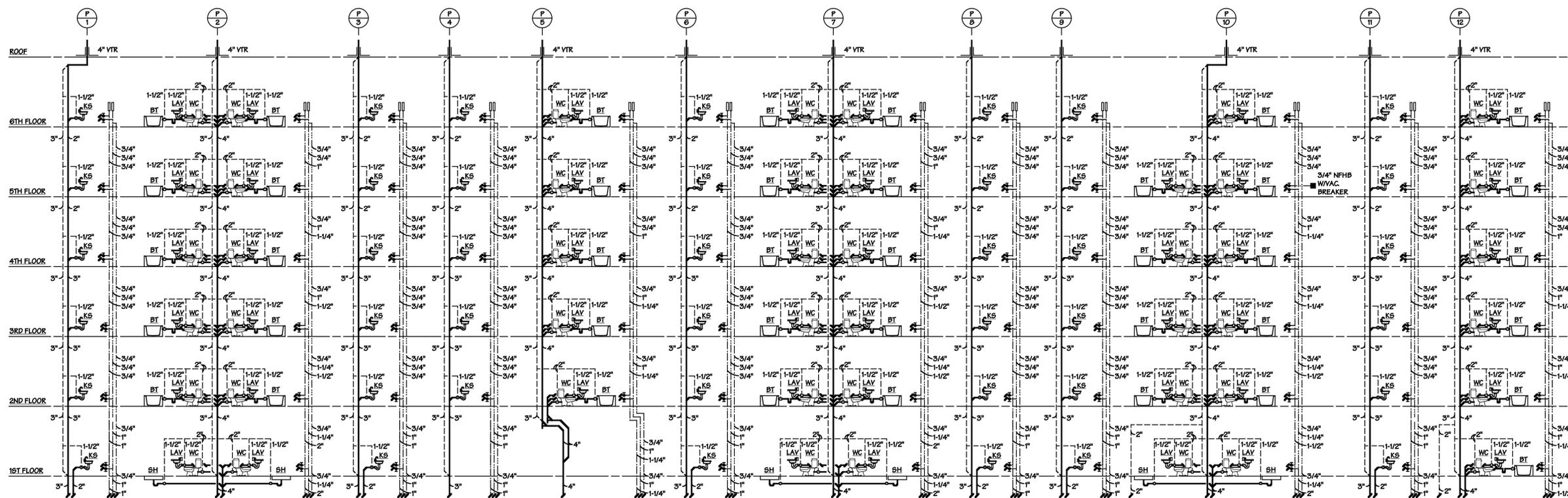
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SCALE:
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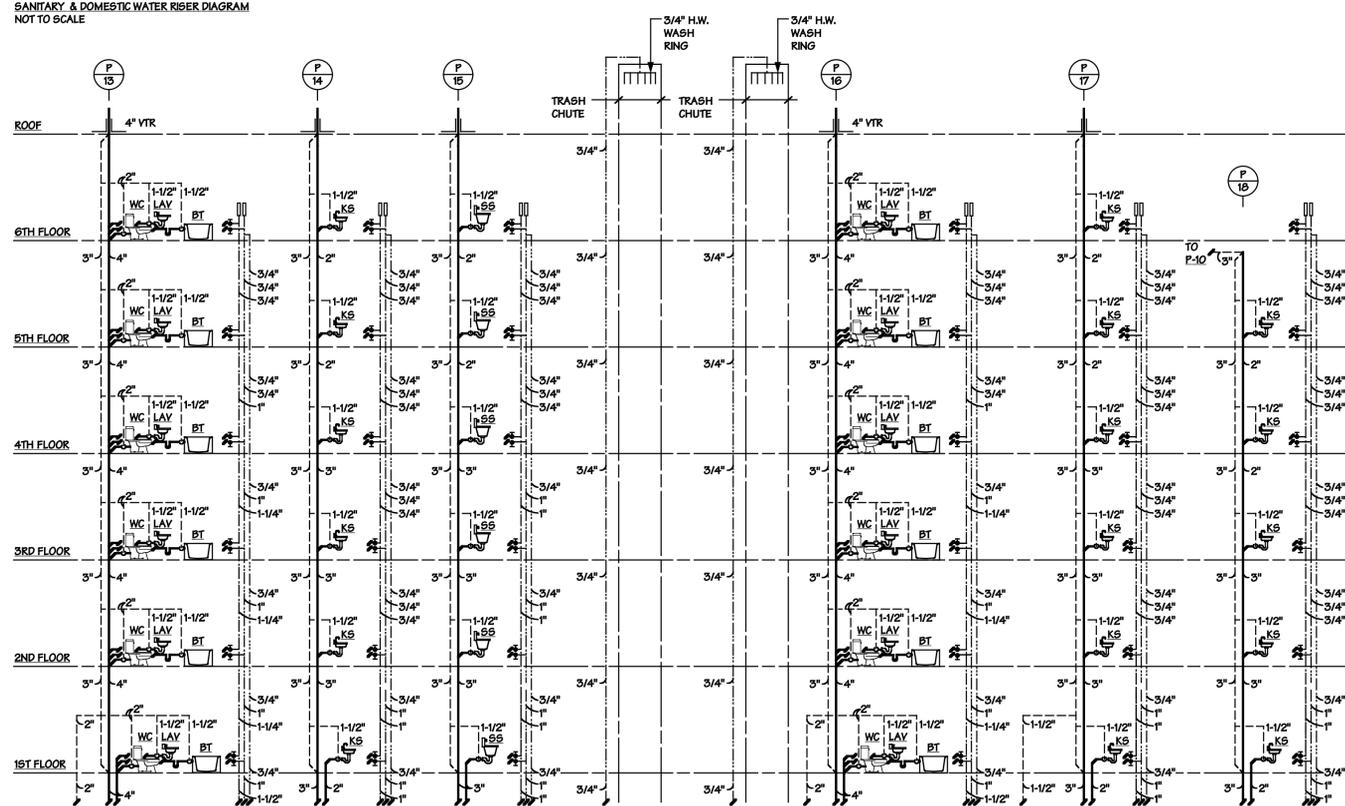
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RISER DIAGRAMS



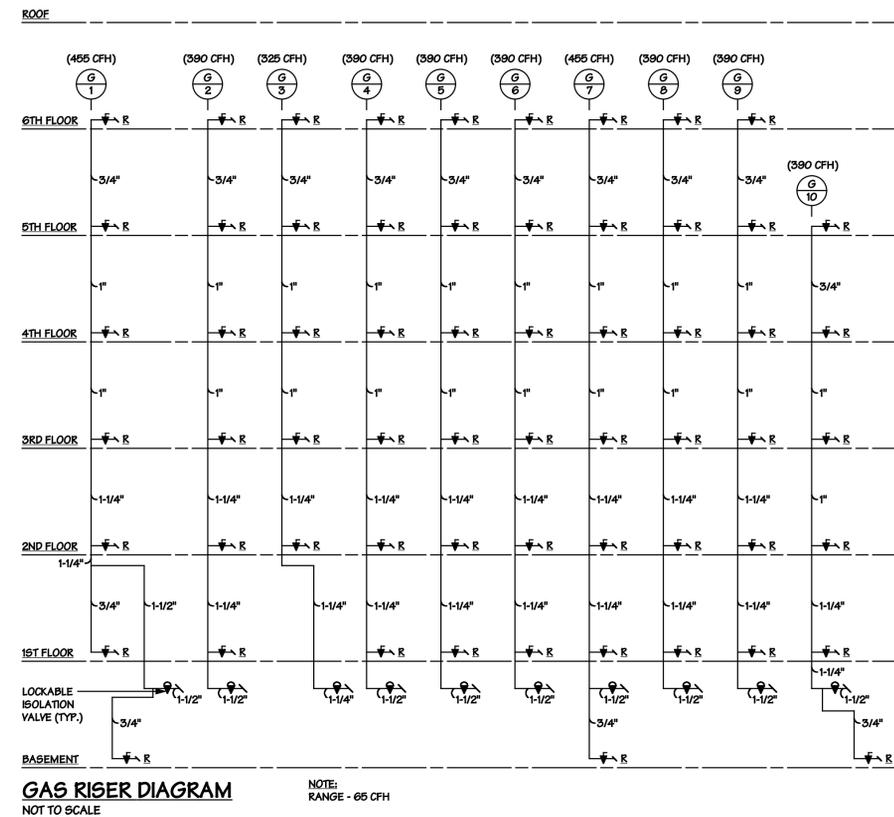
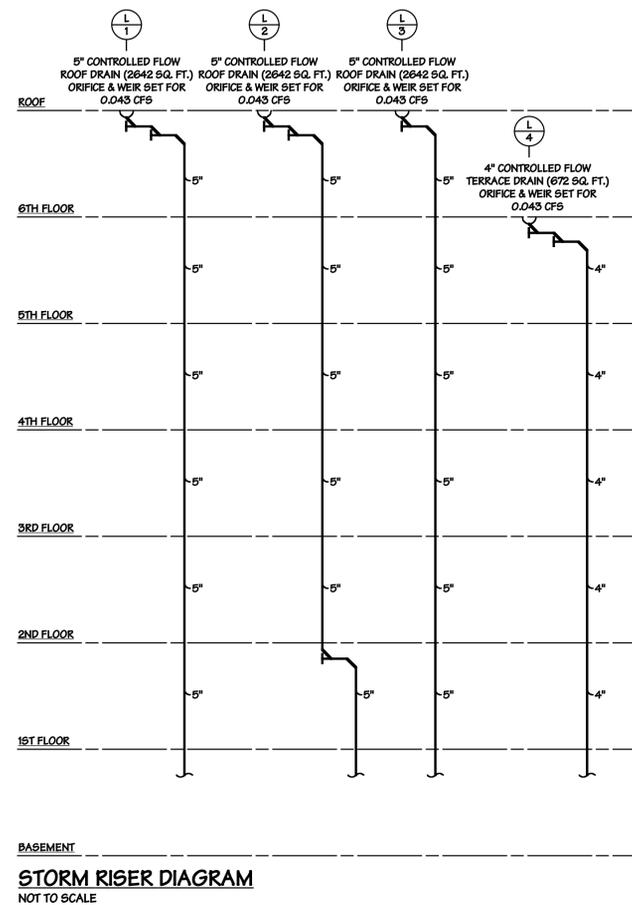
BASEMENT
 SANITARY & DOMESTIC WATER RISER DIAGRAM
 NOT TO SCALE



BASEMENT
 SANITARY & DOMESTIC WATER RISER DIAGRAM
 NOT TO SCALE

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RISER DIAGRAMS



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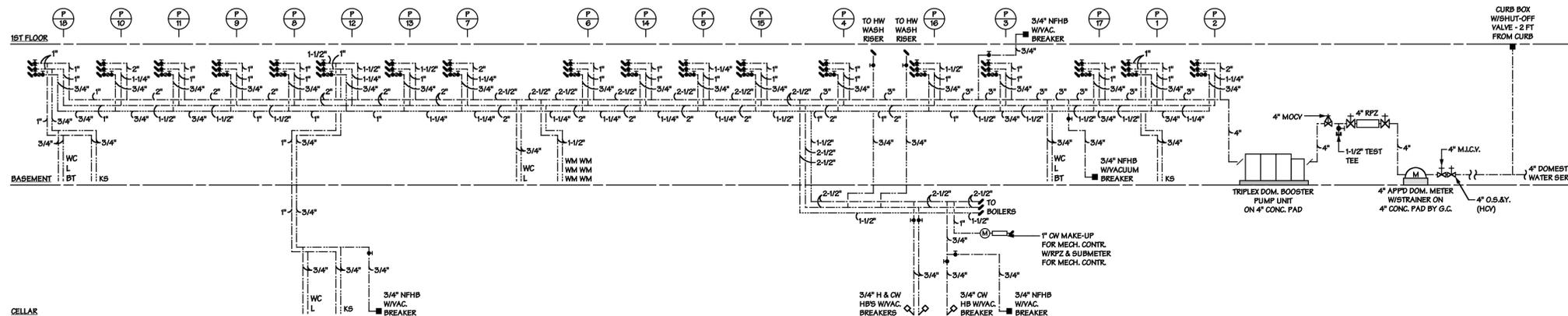
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CONN. DIAGRAMS

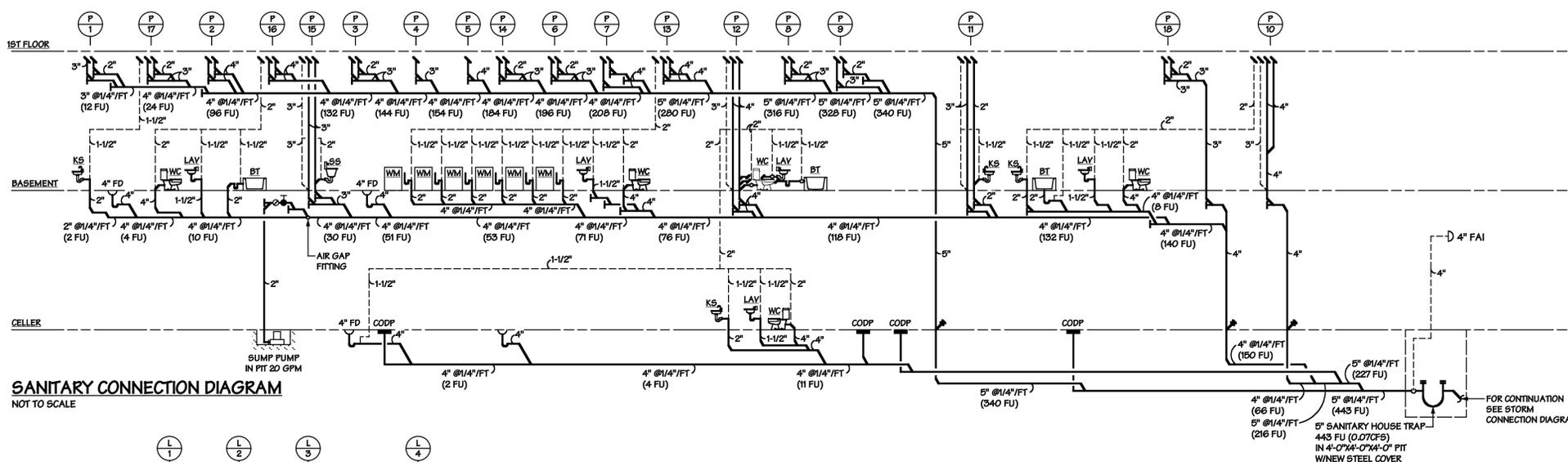
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SCALE:	AS NOTED

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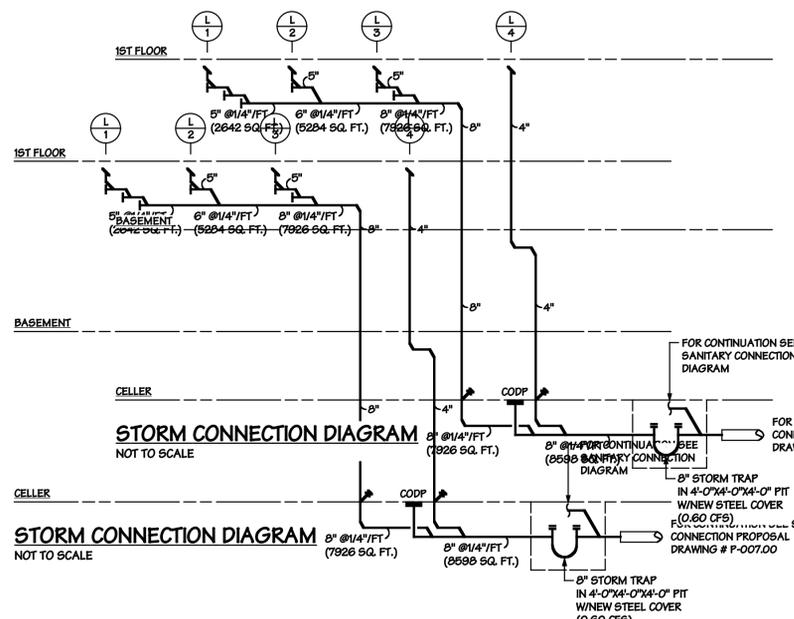
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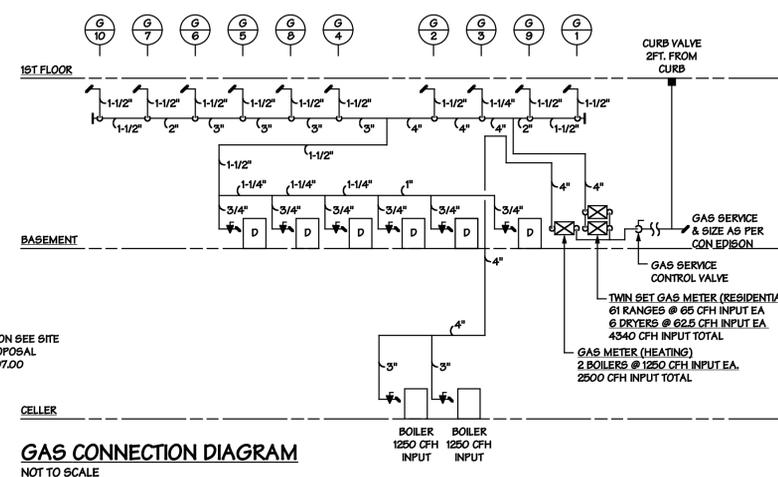
DOMESTIC WATER CONNECTION DIAGRAM
 NOT TO SCALE



SANITARY CONNECTION DIAGRAM
 NOT TO SCALE

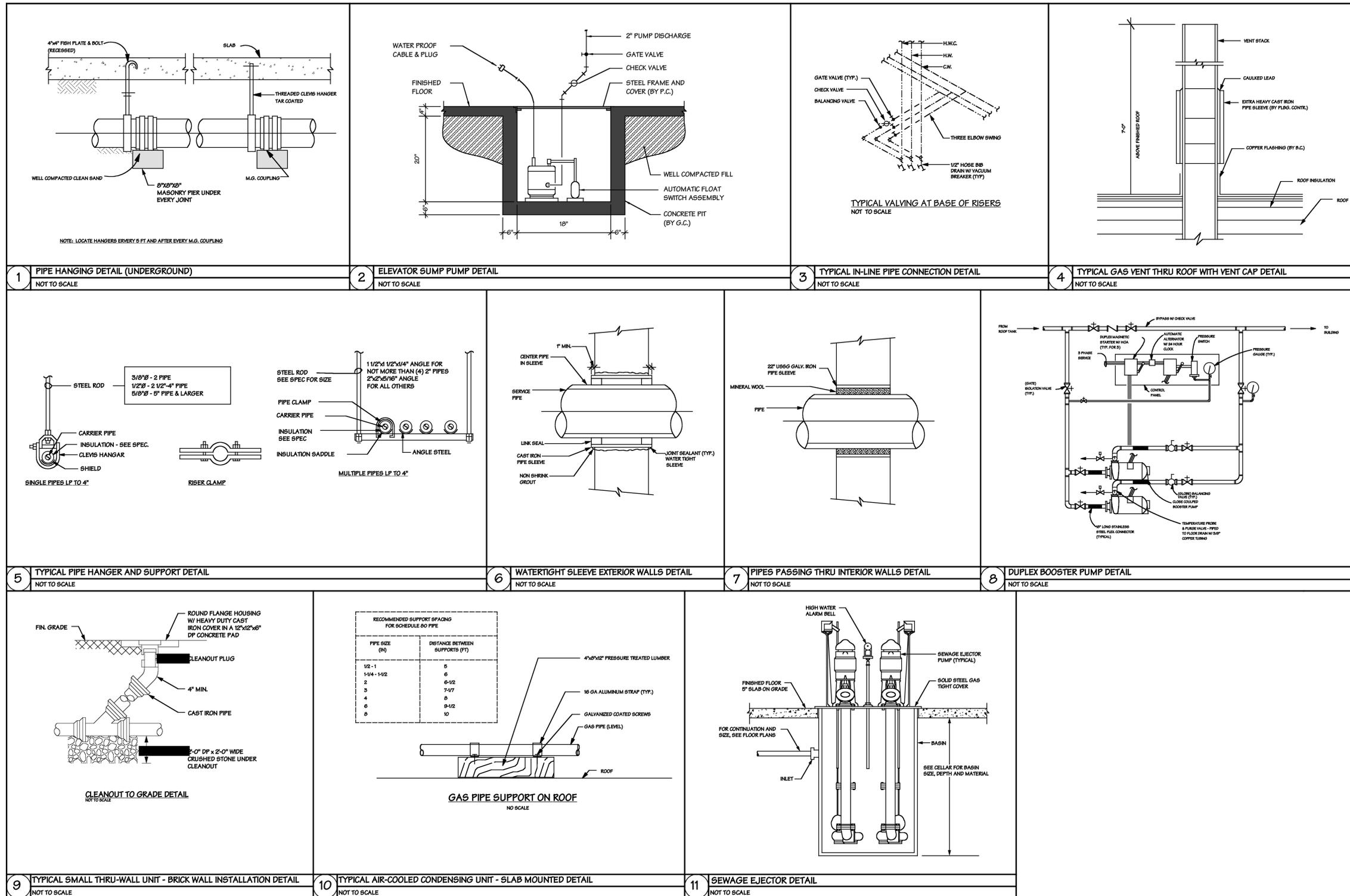


STORM CONNECTION DIAGRAM
 NOT TO SCALE



GAS CONNECTION DIAGRAM
 NOT TO SCALE

DETAILS



RECOMMENDED SUPPORT SPACING FOR SCHEDULE 80 PIPE

PIPE SIZE (IN)	DISTANCE BETWEEN SUPPORTS (FT)
1/2" - 1"	5
1-1/4" - 1-1/2"	6
2"	6-1/2
3"	7-1/2
4"	8
6"	8-1/2
8"	10

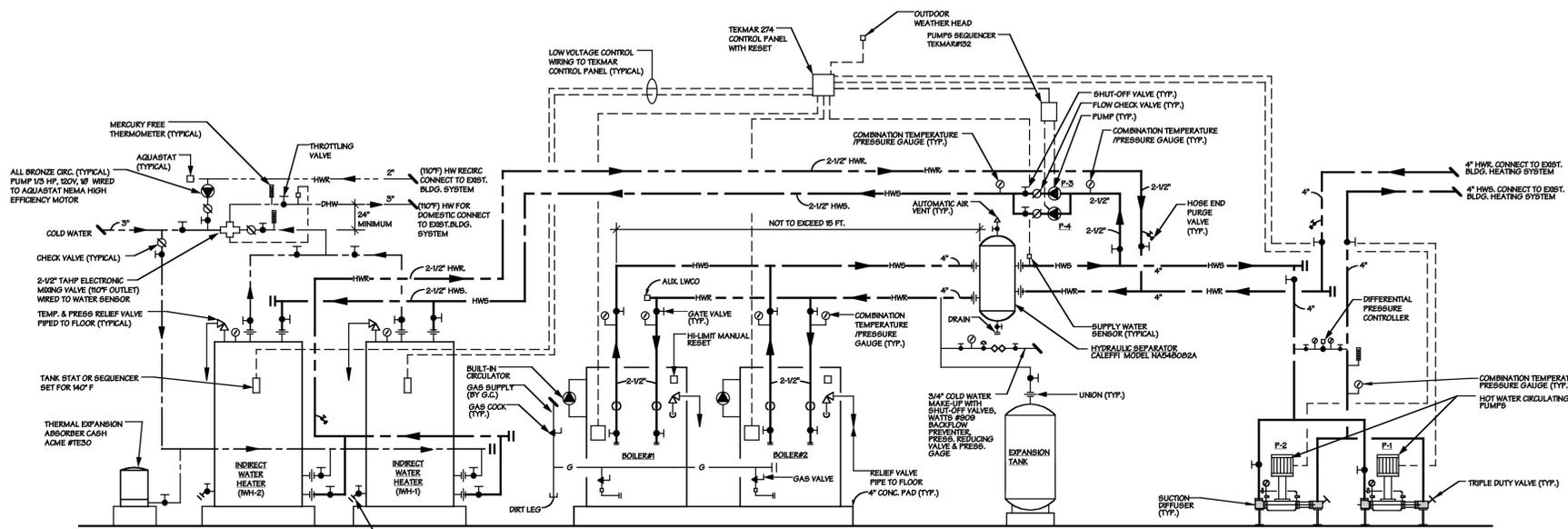
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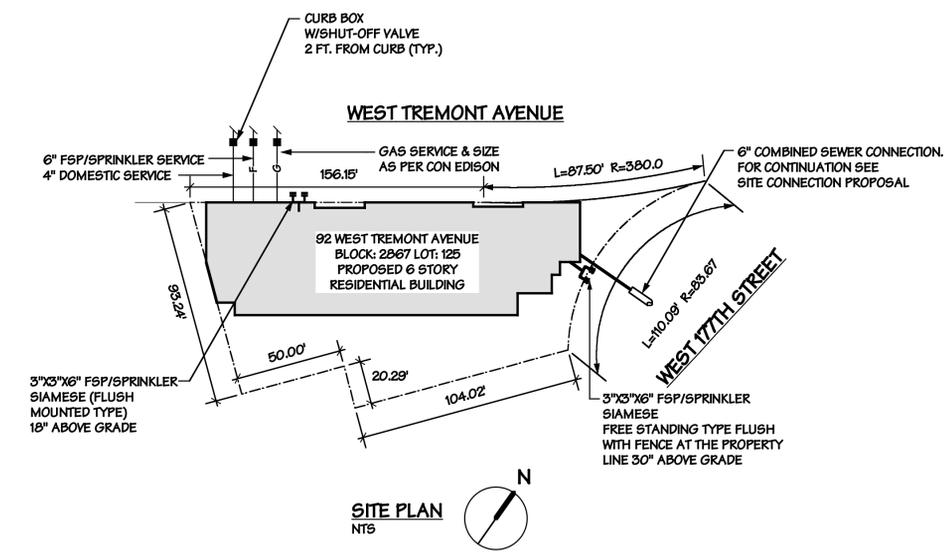
SCHEDULES & DETAILS

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BOILER PIPING SCHEMATIC
 NOT TO SCALE

- NOTES:
1. PITCH BREECHING UP TOWARD CHIMNEY 1/4" PER RUNNING FOOT.
 2. LOCATE OUTDOOR SENSOR ON NORTH WALL IN SUNSHIELD.
 3. INSTALLATION OF BOILERS SHALL BE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 4. SUBMIT BREECHING LAYOUT PRIOR TO FABRICATION.
 5. VENT ALL HIGH POINTS & DRAIN ALL LOW POINTS.
 6. PROVIDE REVERSE RETURN PIPING ARRANGEMENT TO DOMESTIC HOT WATER HEATERS.
 7. PROVIDE VIBRATION ISOLATORS FOR PIPE HANGERS.
 8. SOUND ATTENUATION SHALL BE SPECIFIED BY ARCHITECT.
 9. MAINTAIN CLEARANCES AROUND NEW EQUIPMENT AS PER MANUFACTURERS REQUIREMENTS.
 10. PROVIDE PIPE LABELS IN COORDINATION WITH OWNERS REPRESENTATIVE.



SITE PLAN
 NTS

ACCESSIBILITY (ADA) COMPLIANCE FOR PLUMBING WORK (COORDINATE WITH ARCHITECT)

- 4.16 WATER CLOSETS**
- 4.16.1 GENERAL - ACCESSIBLE WATER CLOSETS SHALL COMPLY WITH 4.16. FOR WATER CLOSETS IN DWELLING UNITS, SEE 4.32.4.2.
- 4.16.2 CLEAR FLOOR SPACE - CLEAR FLOOR SPACE FOR WATER CLOSETS NOT IN STALLS SHALL COMPLY WITH FIG. 28. CLEAR FLOOR SPACE MAY BE ARRANGED TO ALLOW EITHER A LEFT-HAND OR RIGHT-HAND APPROACH.
- 4.16.3 HEIGHT - THE HEIGHT OF WATER CLOSETS SHALL BE 17 IN. TO 19 IN. (430 mm TO 485 mm), MEASURED TO THE TOP OF THE TOILET SEAT (SEE FIG. 29). SEATS SHALL BE SPRUNG TO RETURN TO A LIFTED POSITION.
- 4.16.4 GRAB BARS - GRAB BARS FOR WATER CLOSETS NOT LOCATED IN STALLS SHALL COMPLY WITH FIG. 29 AND WITH 4.24.
- 4.16.5 FLUSH CONTROLS - FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH 4.25.4. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED FOR USE FROM THE WIDE SIDE OF THE TOILET STALL AND SHALL BE NO MORE THAN 44 IN. (1120mm) ABOVE THE FLOOR.
- 4.16.6 DISPENSERS - TOILET PAPER DISPENSERS SHALL COMPLY WITH 4.25.4 AND SHALL BE INSTALLED WITHIN REACH.
- 4.19 LAVATORIES, SINKS, AND MIRRORS**
- 4.19.1 GENERAL - ACCESSIBLE LAVATORY FIXTURES, SINKS, VANITIES AND BUILT-IN LAVATORIES SHALL COMPLY WITH 4.19.
- 4.19.2 HEIGHT AND CLEARANCES
- 4.19.2.1 LAVATORIES - SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29 IN. (735mm) FROM THE FLOOR TO THE BOTTOM OF THE APRON. KNEE AND TOE CLEARANCES SHALL COMPLY WITH FIG. 31.
- 4.19.2.2 SINKS - SINKS SHALL BE MOUNTED WITH THE COUNTER OR RIM NO HIGHER THAN 34 IN. (865mm) FROM THE FLOOR. EACH SINK SHALL BE A MAXIMUM OF 6-1/2 IN. (165mm) DEEP. (SINKS IN KITCHENS OF ACCESSIBLE DWELLING UNITS SHALL COMPLY WITH 4.32.5.5)
- 4.19.3 CLEAR FLOOR SPACE - A CLEAR FLOOR SPACE 30 IN BY 48 IN (760mm BY 1220 mm) COMPLYING WITH 4.2.4 SHALL BE PROVIDED IN FRONT OF A LAVATORY OR SINK TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND A MAXIMUM OF 19 IN. (485mm) UNDERNEATH THE LAVATORY OR SINK.
- 4.19.4 EXPOSED PIPES AND SURFACES - HOT WATER AND DRAIN PIPES UNDER LAVATORIES OR SINKS SHALL BE INSULATED OR OTHERWISE PROTECTED IF THEY ABUT THE CLEARANCE AREAS INDICATED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
- 4.19.5 FAUCETS - FAUCETS SHALL COMPLY WITH 4.25.4. CONVENTIONAL ONE-QUARTER-TURN, LEVER-OPEATED, PUSH-TYPE AND AUTOMATICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
- 4.19.6 MIRROR - MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTED SURFACE NO HIGHER THAN 40 IN (1015mm) FROM THE FLOOR.

Table 504.5
 Service Water Heating Minimum Pipe Insulation^a
 (R value or inches)

Fluid	
Automatic Circulating Hot Water System	R-4
Cold Water Piping	1/2"

a. Based on insulation having a conductivity (k) not exceeding 0.27 BTU per inch/h • ft² • °F

Plumbing Pump Schedule

Pump	Location	Manufacturer	Model #	GPM	FT Head	Motor	Volts	Phase	Notes
Triplex Booster Unit	Cellar	SICO	2300	135	30 PSI	(1) 1-1/2HP, (2) 5HP	208	3	Premium Efficient Motors & VFD Drives
Submersible Sump Pump	Cellar	Grundfos	AP-12	20	30'	1/2	120	1	
HWC Recirc. Pump	Boiler Room	TACO	1610	20	12'	1/3	120	1	

Schedule of Fixture Connection and Water Data

Fixture	Abbreviation	Soil/Waste (S/W)	Vent (V)	Cold Water (CW)	Hot Water (HW)	Fixture Units (FU)	Quantity	Total FU	
Water Closet (Tank)	WC	4"	2"	1/2"		3	63	189	
Lavatory	L	1-1/2"	1-1/2"	1/2"	1/2"	1	63	63	
Bathtub	BT	1-1/2"	1-1/2"	1/2"	1/2"	2	56	110	
Shower	SH	1-1/2"	1-1/2"	1/2"	1/2"	2	6	12	
Kitchen Sink	KS	2"	1-1/2"	1/2"	1/2"	2	61	122	
Service Sink	SS	3"	1-1/2"	3/4"	3/4"	3	7	21	
Washing Machine	WM	2" LW.	1-1/2"	3/4"	3/4"	3	6	18	
							Total =	535	
							535 Fixture Units = 134 GPM		
							134 GPM = 4" Water Service		

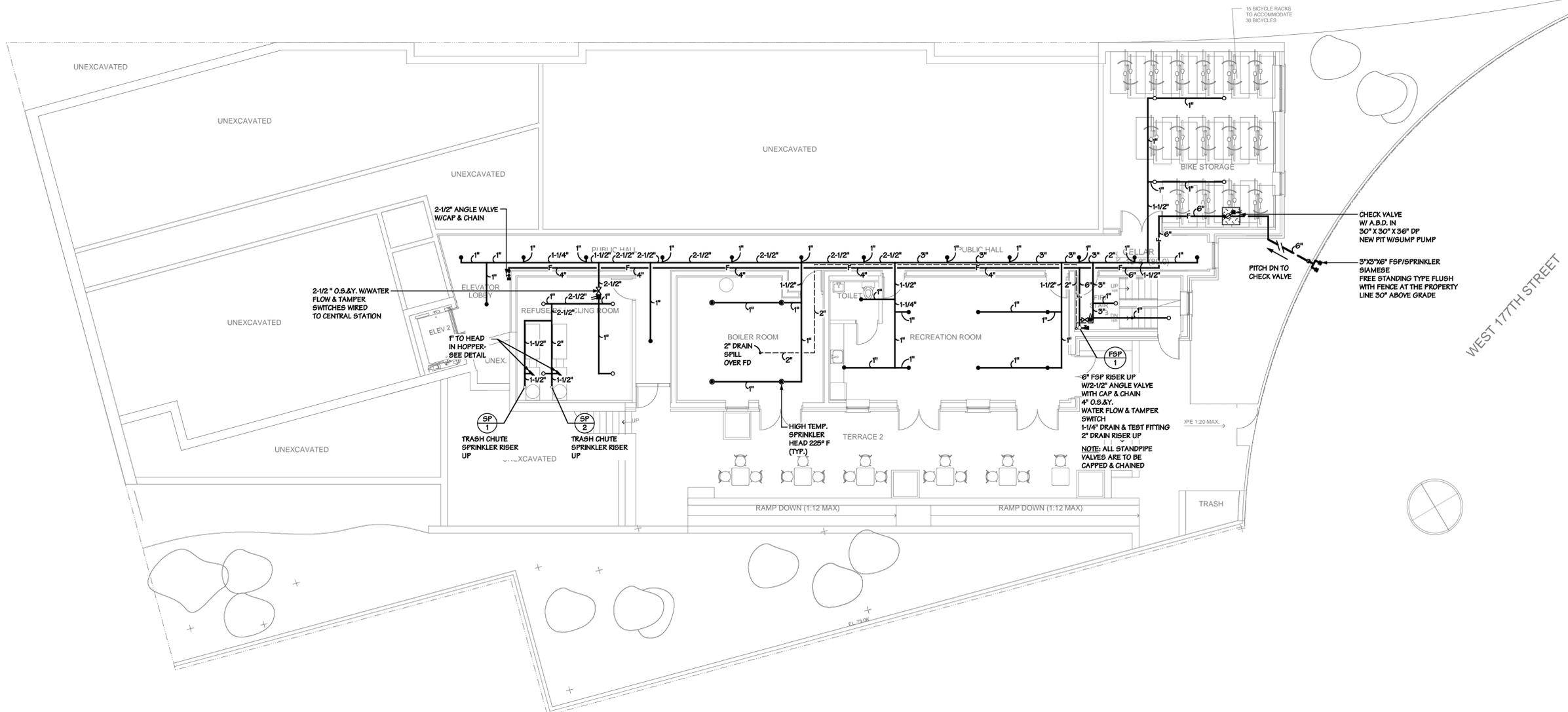
ABBREVIATIONS

- CO - CLEANOUT
- CW - COLD WATER
- CDP - CLEANOUT W/DECKPLATE
- DF - DRINKING FOUNTAIN
- DW - DISHWASHER
- EJ - EJECTOR
- FAI - FRESH AIR INLET
- FD - FLOOR DRAIN
- G - GAS
- HB - HOSE BIBB WITH VACUUM BREAKER
- HW - HOT WATER
- HWC - HOT WATER CIRCULATING
- IS - KITCHEN SINK
- LAV - LAVATORY
- NHBS - NON FREEZE HOSE BIBB
- RD - ROOF DRAIN
- S - SOIL
- SAN - SANITARY
- SB - SANITARY SINK
- SH - SHOWER
- SK - SINK
- SS - SERVICE SINK
- ST - STORM
- UR - URINAL
- V - VENT
- VTR - VENT THRU ROOF
- W - WASTE
- WC - WATER CLOSET
- WM - WASHING MACHINE

SYMBOL LIST

- - BALANCING VALVE
- - CHECK VALVE
- - COLD WATER PIPING
- - EJECTOR DISCHARGE
- - GAS PIPING
- - GATE VALVE
- - HOT WATER CIRCULATING PIPING
- - LOCKABLE ISOLATION VALVE (GAS)
- - PIPING ABOVE FLOOR
- - PIPING BELOW FLOOR
- - PLUG VALVE
- - POINT OF NEW CONNECTION
- - SANITARY PIPING
- - SHOWER PIPING
- - VENT PIPING

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DESIGN CRITERIA: NFPA-13
 OCCUPANCY: LIGHT HAZARD
 COVERAGE: 130 SF
 METHOD: HYDRAULIC
 DENSITY 0.109 GPM/SQ. FT.
 WET SYSTEM: 32 SPRINKLER HEADS
 PLUS 4 HEADS IN COMPACTOR RM
 AND 2 HEADS IN HOPPERS

ENGINEERING CONSULTANT:
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 12 W 32ND STREET | NEW YORK, NY 10001
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MEP CONSULTANT:
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 45 W 34TH ST | NEW YORK, NY 10001
 TEL: 212.736.2584 | FAX: 212.736.2520

CIVIL ENGINEERING CONSULTANT:

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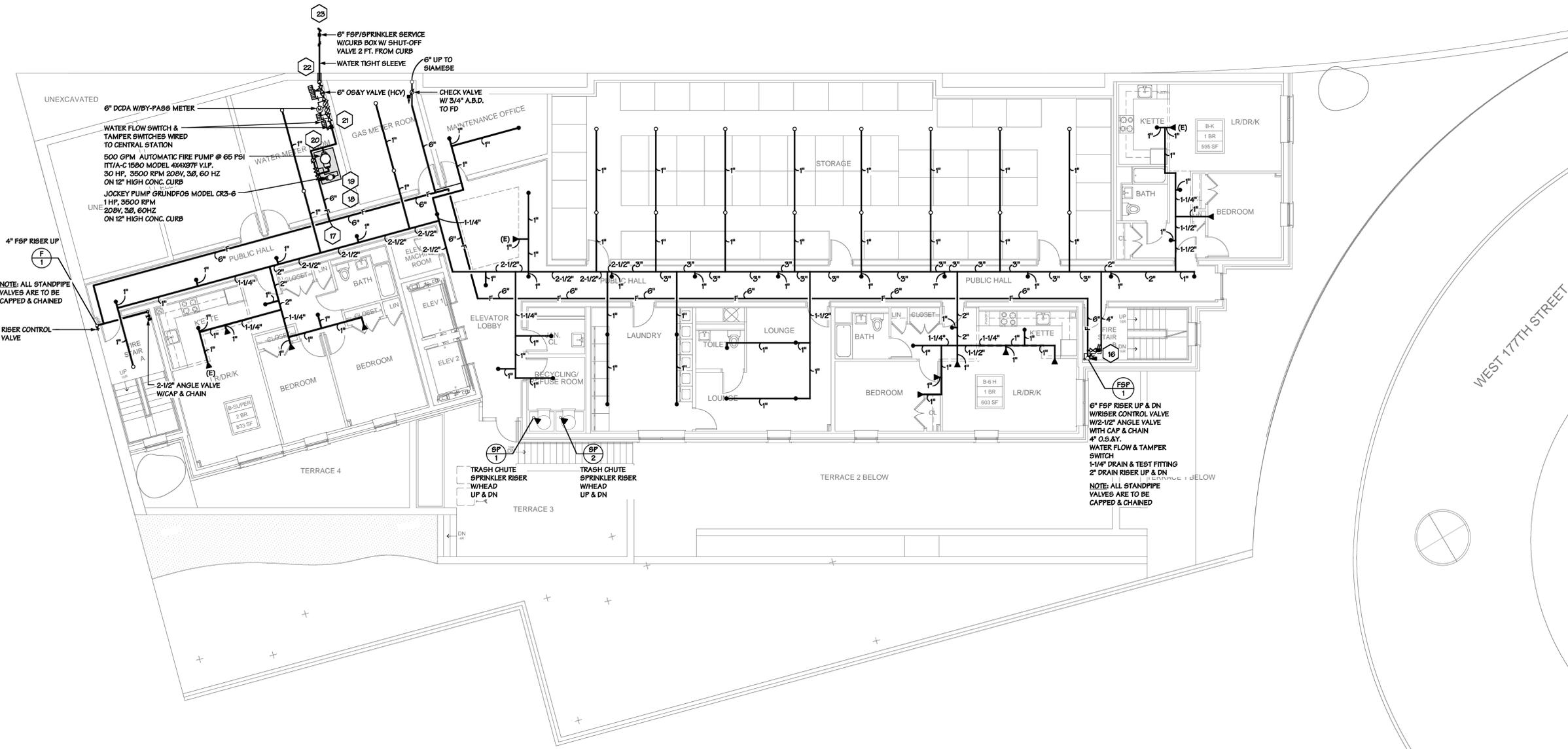
SEAL & SIGNATURE:

DRAWING TITLE:

CELLAR FLOOR PLAN

ARCHITECT:  DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: YL/PJ
 SCALE: 1/8"=1'-0"

DRAWING #: **SP-001.00**



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BASEMENT FLOOR PLAN

ARCHITECT:

ARCHITECTS
 OAKLANDER, COOGAN & VITTO, PC
 WWW.OCVARCH.COM
 203 LAFAYETTE STREET 5TH FL
 NEW YORK CITY, NEW YORK 10012
 212 675 6470 • 212 675 6728

DATE:
 05/18/2012

JOB #:
 09J06

DRAWN BY:
 YL/PJ

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

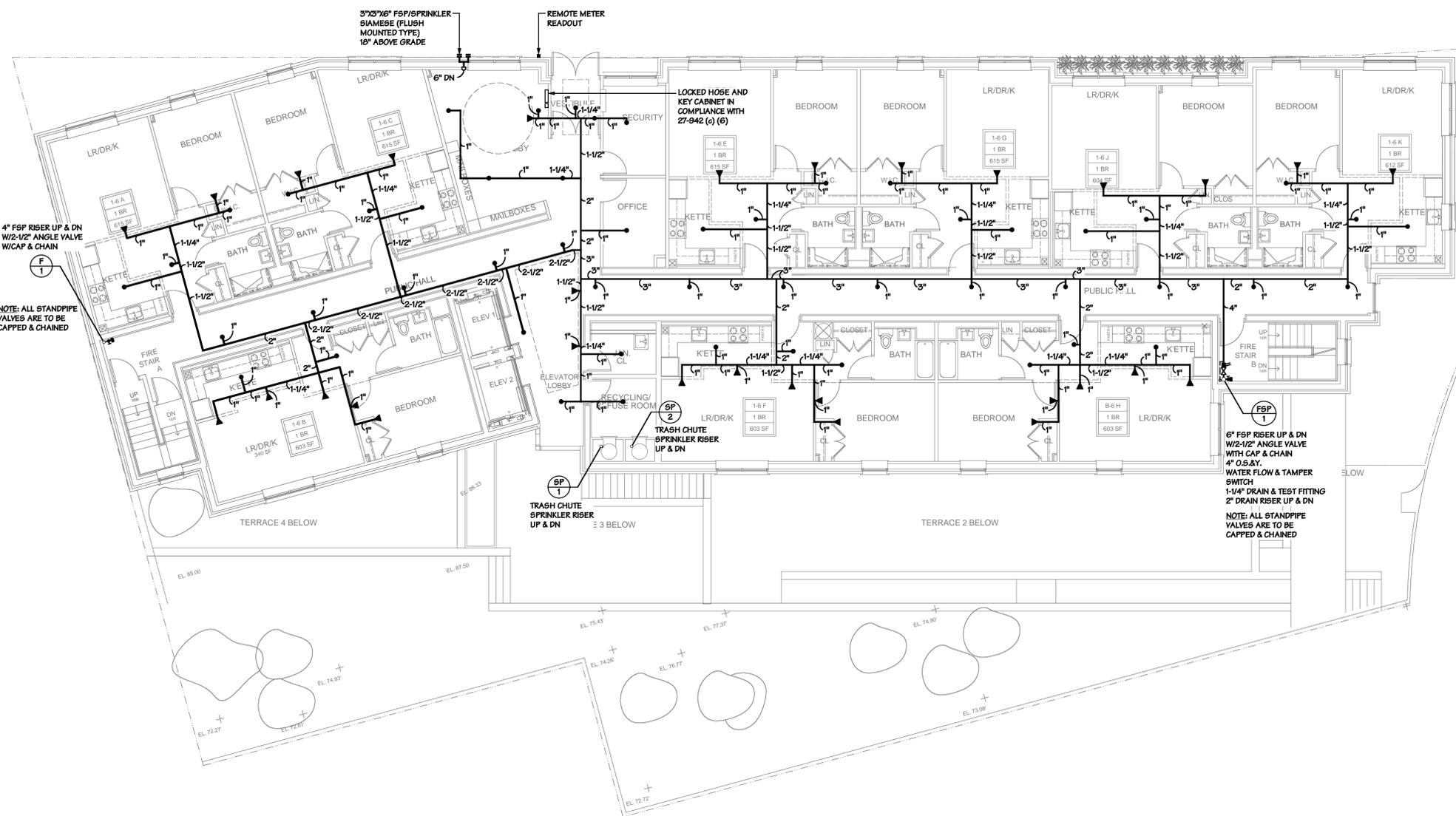
DESIGN CRITERIA: NFPA-13
 OCCUPANCY: LIGHT HAZARD
 COVERAGE: 130 SF
 METHOD: HYDRAULIC
 DENSITY 0.108 GPM/SQ. FT.
 71 SPRINKLER HEADS
 PLUS 2 HEADS IN TRASH CHUTES

SP-002.00

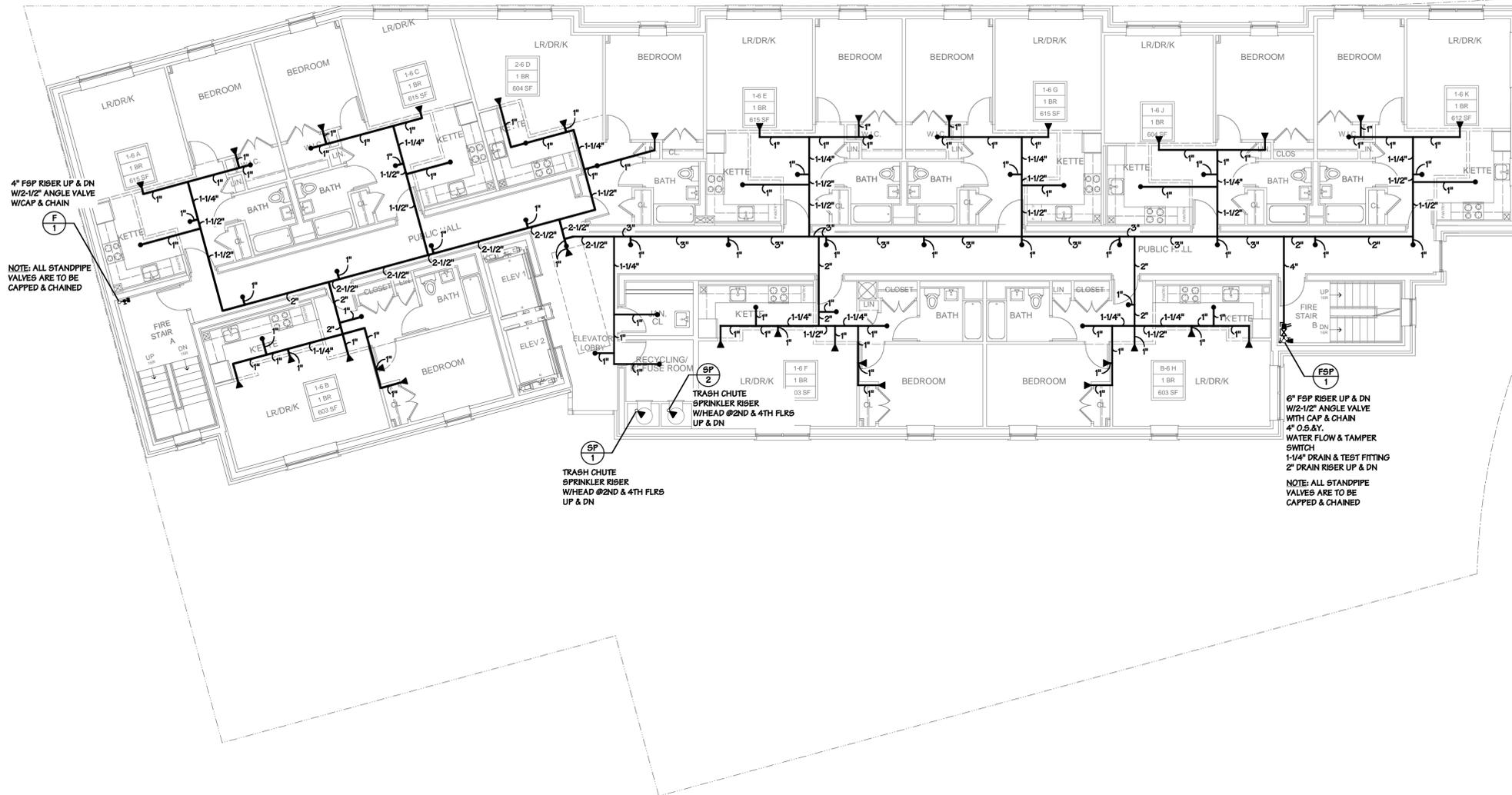
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FIRST FLOOR PLAN



DESIGN CRITERIA: NFPA-13
 OCCUPANCY: LIGHT HAZARD
 COVERAGE: 130 SF
 METHOD: HYDRAULIC
 DENSITY 0.108 GPM/SQ. FT.
 81 SPRINKLER HEADS



4" FSP RISER UP & DN
 W/2-1/2" ANGLE VALVE
 W/CAP & CHAIN

NOTE: ALL STANDPIPE
 VALVES ARE TO BE
 CAPPED & CHAINED

TRASH CHUTE
 SPRINKLER RISER
 W/HEAD @2ND & 4TH FLRS
 UP & DN

6" FSP RISER UP & DN
 W/2-1/2" ANGLE VALVE
 WITH CAP & CHAIN
 4" O.S.A.V.
 WATER FLOW & TAMPER
 SWITCH
 1-1/4" DRAIN & TEST FITTING
 2" DRAIN RISER UP & DN

NOTE: ALL STANDPIPE
 VALVES ARE TO BE
 CAPPED & CHAINED

ENGINEERING CONSULTANT:
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MEP CONSULTANT:
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TYPICAL (2-5) FLOOR PLAN

ARCHITECT:

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ARCHITECTS
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 NEW YORK CITY, NEW YORK 10012
 T: 212 675 6470 | F: 212 675 6728

DATE:
 05/18/2012

JOB #:
 09J06

DRAWN BY:
 YL/PJ

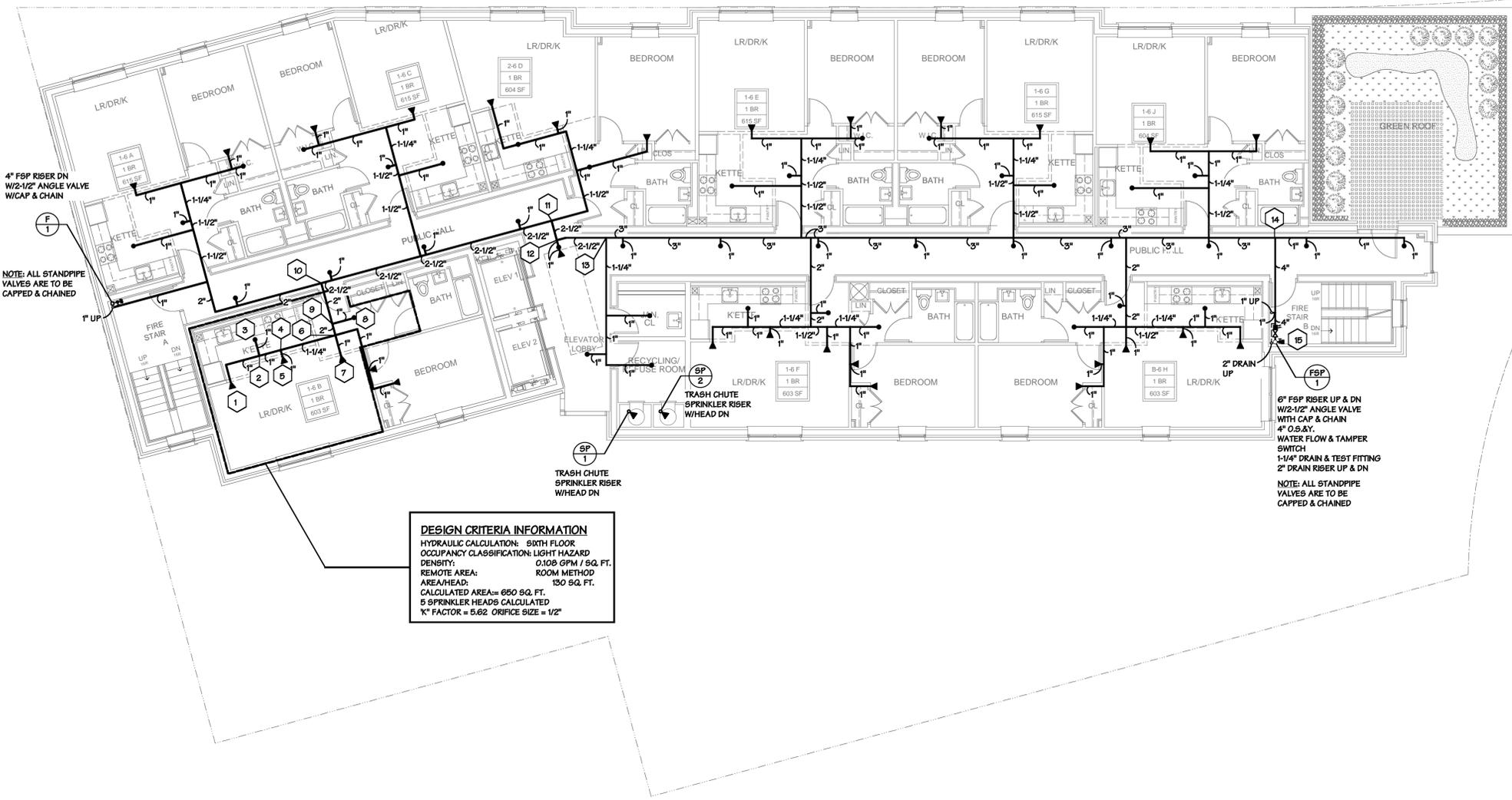
SCALE:
 1/8"=1'-0"

DESIGN CRITERIA: NFPA-13
 OCCUPANCY: LIGHT HAZARD
 COVERAGE: 130 SF
 METHOD: HYDRAULIC
 DENSITY 0.100 GPM/SQ. FT.
 75 SPRINKLER HEADS
 PLUS 2 HEADS IN TRASH CHUTES

DRAWING #:
SP-004.00

PAGE #:

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 SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED
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 WITH APPLICABLE CODES.



DESIGN CRITERIA INFORMATION
 HYDRAULIC CALCULATION: SIXTH FLOOR
 OCCUPANCY CLASSIFICATION: LIGHT HAZARD
 DENSITY: 0.108 GPM / SQ. FT.
 REMOTE AREA: ROOM METHOD
 AREA/HEAD: 130 SQ. FT.
 CALCULATED AREA= 650 SQ. FT.
 5 SPRINKLER HEADS CALCULATED
 K¹ FACTOR = 5.62 ORIFICE SIZE = 1/2"

6" FSP RISER UP & DN
 W/2-1/2" ANGLE VALVE
 WITH CAP & CHAIN
 4" O.S.&V.
 WATER FLOW & TAMPER
 SWITCH
 1-1/4" DRAIN & TEST FITTING
 2" DRAIN RISER UP & DN
 NOTE: ALL STANDPIPE
 VALVES ARE TO BE
 CAPPED & CHAINED

4" FSP RISER DN
 W/2-1/2" ANGLE VALVE
 WITH CAP & CHAIN
 NOTE: ALL STANDPIPE
 VALVES ARE TO BE
 CAPPED & CHAINED

ENGINEERING CONSULTANT:
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SIXTH FLOOR PLAN

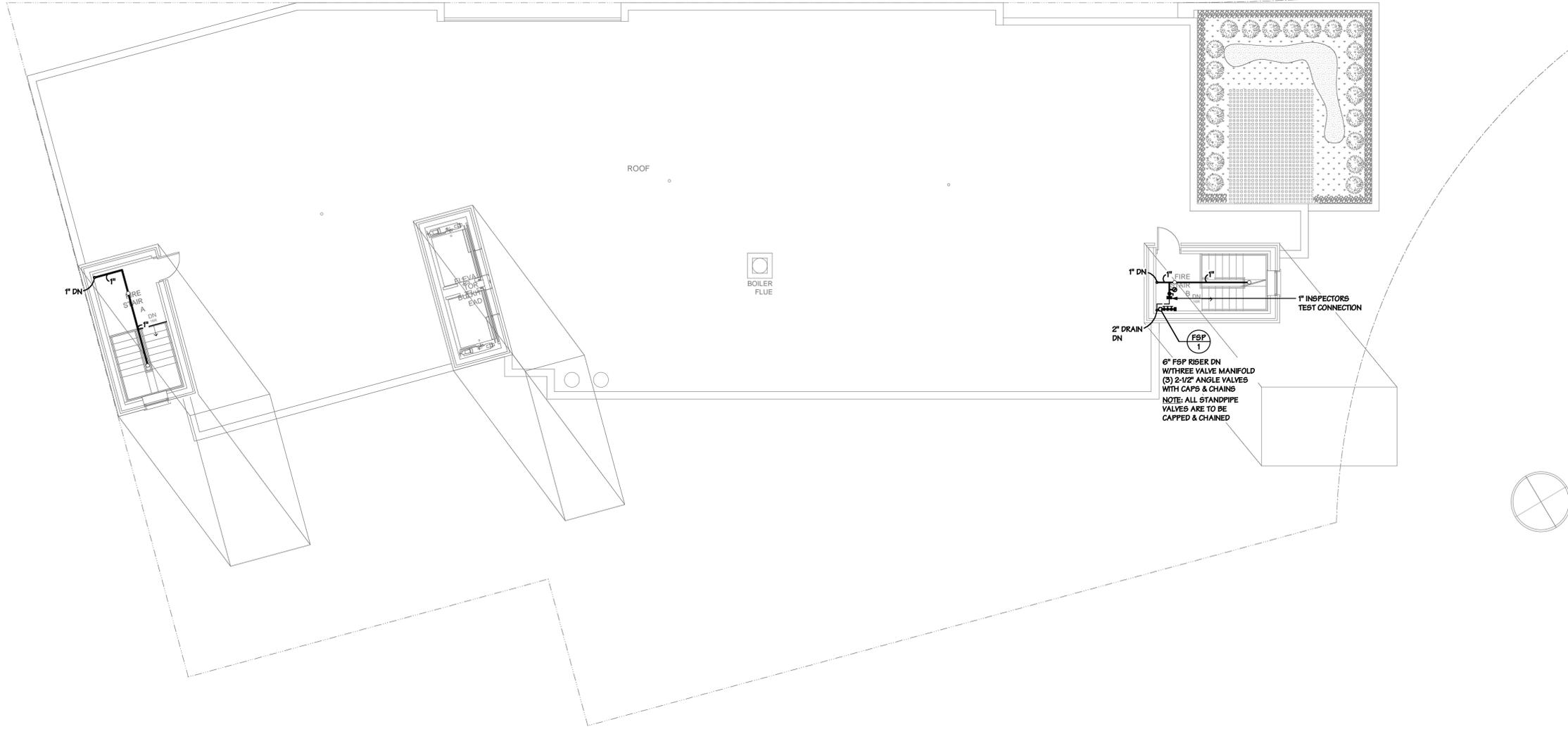
ARCHITECT: 
 DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: YL/PJ
 SCALE: 1/8"=1'-0"
 ARCHITECTS: OAKLANDER COOGAN & VITTO, PC
 WWW.OCVARCH.COM
 203 LAFAYETTE STREET 5TH FL
 NEW YORK CITY, NEW YORK 10012
 TEL: 212.675.6470 | FAX: 212.675.6728

DESIGN CRITERIA: NFPA-13
 OCCUPANCY: LIGHT HAZARD
 COVERAGE: 130 SF
 METHOD: HYDRAULIC
 DENSITY: 0.108 GPM/SQ. FT.
 70 SPRINKLER HEADS
 PLUS 2 HEADS IN TRASH CHUTES

SP-005.00

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ROOF PLAN

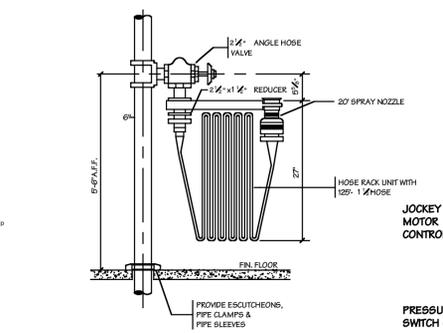
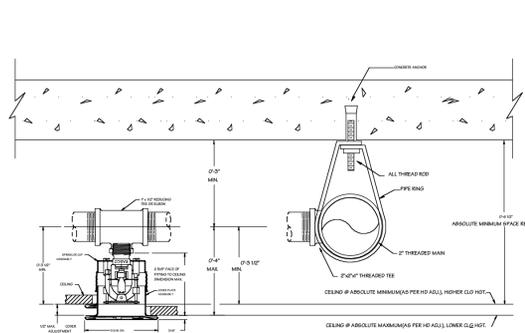
ARCHITECT:  DATE: 05/18/2012
 JOB #: 09J06
 DRAWN BY: YL/PJ
 SCALE: 1/8"=1'-0"
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 NEW YORK CITY, NEW YORK 10012
 1-212-675-6470 • 212-675-6728

DESIGN CRITERIA: NFPA-13
 OCCUPANCY: LIGHT HAZARD
 COVERAGE: 130 SF
 METHOD: HYDRAULIC
 DENSITY 0.108 GPM/SQ. FT.
 4 SPRINKLER HEADS

SP-006.00

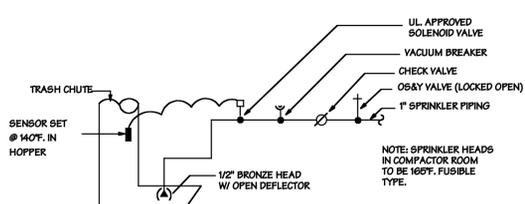
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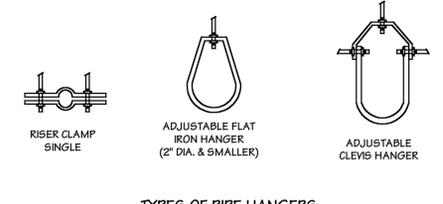


DETAIL OF PIPING & HEAD, REQUIRED SPACE TOLERANCE
 NOT TO SCALE

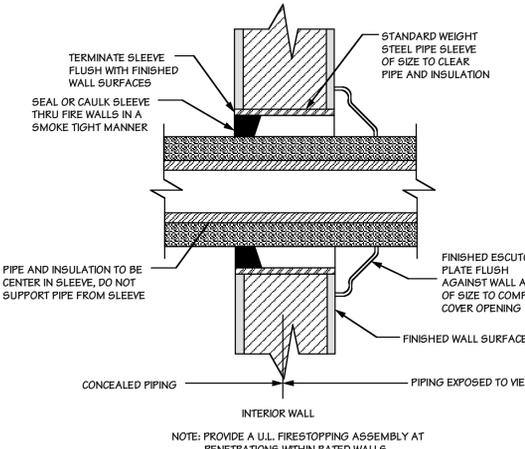
FIRE HOSE RACK
 NO SCALE
 NOTE: FOR TYPICAL CELLAR FLOOR ONLY
 PROVIDE 2" HOSE VALVE WITH CAP & CHAIN
 ONLY AT ALL APPT. FLOORS



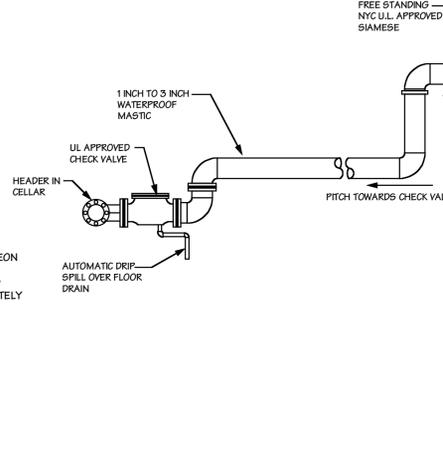
DETAIL OF SPRINKLER HEAD IN COMPACTOR HOPPER
 NOT TO SCALE



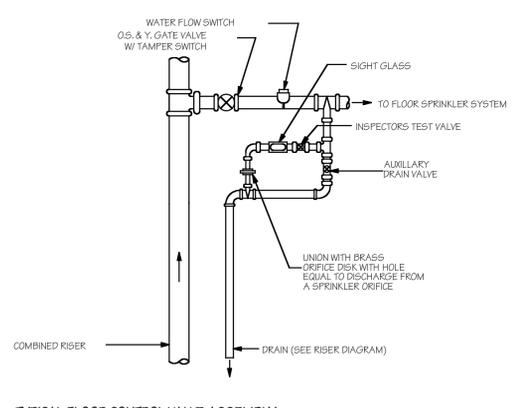
TYPES OF PIPE HANGERS
 METHOD OF ACCEPTABLE PIPE SUPPORTS
 NOT TO SCALE



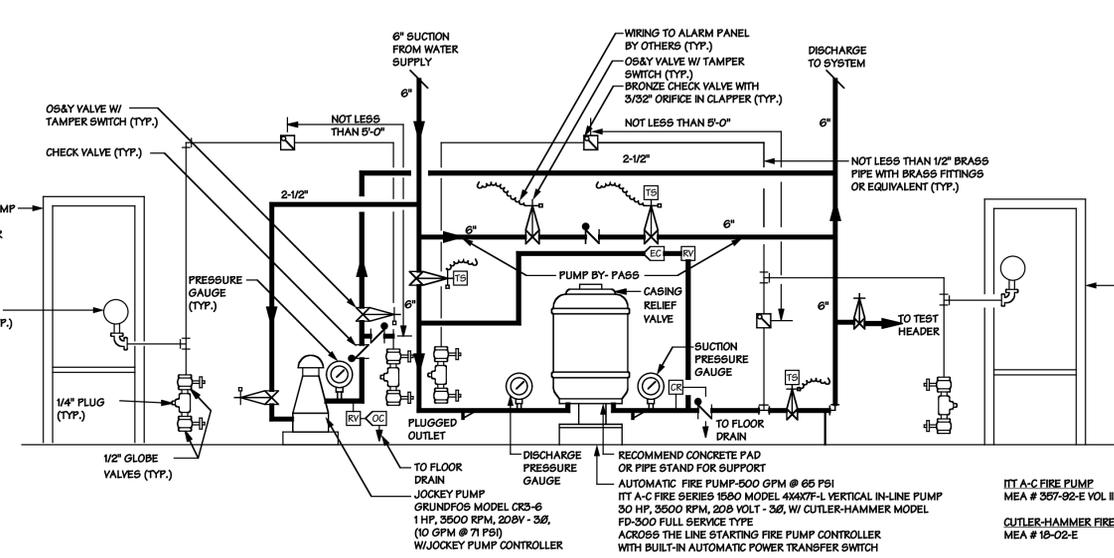
PIPE SLEEVE THRU WALL
 N.T.S.



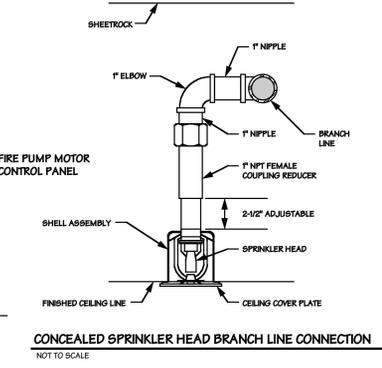
FIRE DEPARTMENT CONNECTION DETAILS
 NOT TO SCALE



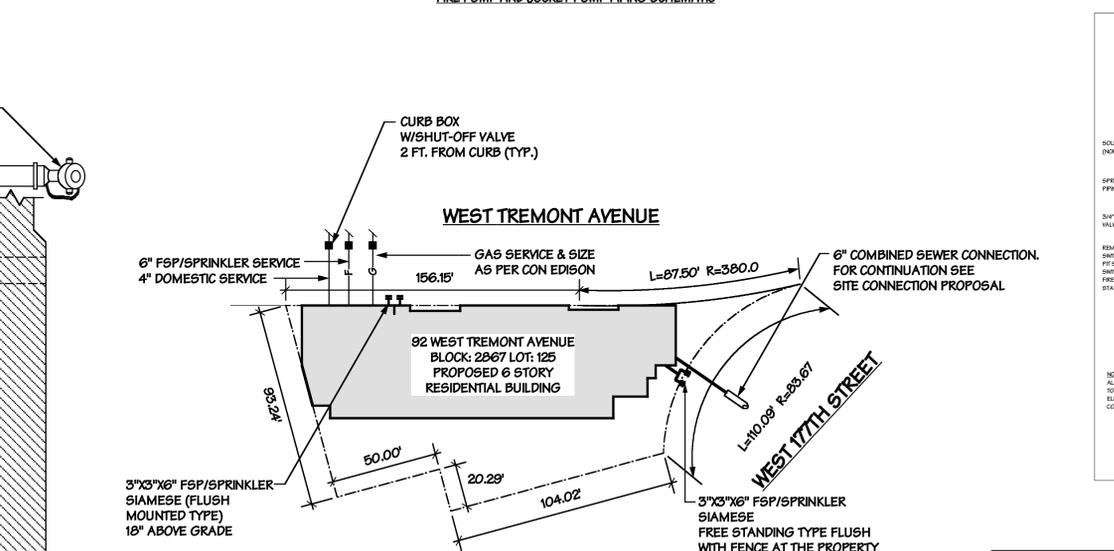
TYPICAL FLOOR CONTROL VALVE ASSEMBLY
 NOT TO SCALE



FIRE PUMP AND JOCKEY PUMP PIPING SCHEMATIC



CONCEALED SPRINKLER HEAD BRANCH LINE CONNECTION
 NOT TO SCALE



SITE PLAN
 NTS

SPRINKLER DESIGN CRITERIA												
SYMBOL	DESCRIPTION	HAZARD	AREA	COVERAGE	DENSITY	TEMP. RATING	K FACTOR	ORIFICE SIZE	MANUFACTURER	NYC APPROVAL BSA, MEA	SPACING (MAXIMUM DISTANCE ARE INDICATED)	
											BETWEEN HEADS	BETWEEN HEADS AND WALLS
●	CONCEALED PENDANT WET	LIGHT	FINISHED AREAS & APARTMENTS	144 SQ.FT.	0.10 GPM	155°F	5.6	1/2"	VIKING MODEL VK482, WHITE COVER PLATE, QUICK RESPONSE	BSA#219-76-6A MEA#89-92-E	15 FEET	7.5 FEET
○	STANDARD PENDANT/ UPRIGHT WET	LIGHT	BASEMENT	144 SQ.FT.	0.10 GPM	155°F	5.6	1/2"	VIKING MODEL VK303, BRASS FINISH, QUICK RESPONSE	BSA#219-76-6A MEA#89-92-E	15 FEET	7.5 FEET
●	STANDARD PENDANT WET	LIGHT	BOILER ROOM	144 SQ.FT.	0.10 GPM	250°F	5.6	1/2"	VIKING MODEL VK302, BRASS FINISH, QUICK RESPONSE	BSA#219-76-6A MEA#89-92-E	15 FEET	7.5 FEET
▶	SIDEWALL WET	LIGHT	SKYLIGHT	12" WIDE X 12" THROW	0.10 GPM	175°F	5.6	1/2"	VIKING MODEL VK305, BRASS FINISH, QUICK RESPONSE	BSA#219-76-6A MEA#89-92-E	12 FEET	6 FEET
▶	SIDEWALL WET	LIGHT	STAIRS	12" WIDE X 12" THROW	0.10 GPM	175°F	5.6	1/2"	VIKING MODEL VK305, BRASS FINISH, QUICK RESPONSE	BSA#219-76-6A MEA#89-92-E	12 FEET	6 FEET

SPRINKLER HEAD SPACING AND COVERAGE AS PER MANUFACTURER'S SPECIFICATIONS AND ACCEPTED AS PER SECTION 6.7.1.3.2 NFPA 13R-2002 EDITION AND AS PER NFPA 13 2002 EDITION TABLE 6.8.2.2.1(A) PROTECTION AREAS AND MAXIMUM SPACING (STANDARD SPRAY UPRIGHT/STANDARD SPRAY PENDENT) FOR LIGHT HAZARD PIPE SCHEDULE. MINIMUM REQUIREMENT TO SPRINKLER HEAD AS FOLLOWS:
 PRESSURE 7.0 PSI
 FLOW: 13.0 GPM

FSP/SPRINKLER LEGEND	
— SP —	SPRINKLER PIPING
●	SPRINKLER HEAD- HIGH TEMPERATURE - 225°F
●	SPRINKLER HEAD- CONCEALED TYPE
○	SPRINKLER HEAD- PENDANT TYPE
◀	SPRINKLER HEAD- SIDEWALL TYPE
— H —	FLUSH TYPE FSP/SPRINKLER SIAMESE
⊗	OS&Y VALVE
⊗	CHECK VALVE W/ 3/4" AUTO. BALL DRIP
⊗	CHECK VALVE
SPKLR	SPRINKLER
⊗	WATER FLOW SWITCH
D	ELECTRIC ALARM GONG (BY ELEC. CONTR.)
FSP	FIRE STANDPIPE
◀ (E)	SPRINKLER HEAD - EXTENDED COVERAGE TYPE
— F —	COMBINED FIRE/SPRINKLER PIPING
FACP	FIRE ALARM CONTROL PANEL

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PROJECT TITLE:
PROMESA WEST TREMONT
 RESIDENCE
92 WEST TREMONT AVE.
 BRONX, NY 10458
 KEY PLAN:

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RISER AND DETAILS

ARCHITECT: DATE: 03/12/2012

JOB #: 09J06

DRAWN BY: YL/PJ

SCALE: AS NOTED

DRAWING #:

SP-008.00

PAGE #:

SPRINKLER NOTES (COMPLIANCE WITH BC 903 AND NFPA-13 2002 AS AMENDED BY APPENDIX Q SECTION 102)

- THE INSTALLATION, COMPONENTS, SIZING, SPACING, CLEARANCES, POSITION AND TYPE OF SYSTEMS SHALL CONFORM TO APPENDIX Q, SECTION BC Q102 AND SECTION BC 903.
- ONLY APPROVED MATERIALS SHALL BE USED AS PER CHAPTER 6 OF APPENDIX Q, SECTION BC Q102.
- DIRECT CONNECTION OF SPRINKLERS TO THE PUBLIC WATER SYSTEM SHALL CONFORM TO SECTION Q102.1 SEE 15.2.1 AND 15.1.1 (4).
- SPRINKLER HEADS TO BE PROTECTED AGAINST FREEZING AND INJURY AS PER APPENDIX Q SECTION BC Q102, SECS 15.3 AND 6.2.2.
- INSPECTION AND TESTS OF SPRINKLERS SHALL BE CONDUCTED AS PER 901.5 AND APPENDIX Q SECTION BC Q102, CH. 16.
- THE OCCUPANCY OF THE AREAS TO BE SPRINKLERED IN ACCORDANCE WITH SECTION 5.2 AND A.5.2 OF APPENDIX Q SECTION BC Q102.
- WATER SUPPLY TEST PIPES AND GAUGES SHALL BE PROVIDED PER SECTION 8.1.6.1 AND 8.1.6.4 OF APPENDIX Q, SECTION BC Q102.
- PIPING, FITTINGS, SPECIFICATIONS, PIPE SCHEDULES, SYSTEM TEST PIPES, PROTECTION AGAINST CORROSION, DAMAGE, VALVES, HANGERS, SPRINKLER GUARDS AND SHIELDS SHALL BE AS PER APPENDIX Q SECTION BC Q102, CHAPTERS 6 AND 7.
- STOCK OF EXTRA SPRINKLERS WILL BE FURNISHED AS PER SECTION 6.2.9 APPENDIX Q, SECTION BC Q102 (REQUIRED FOR EACH TEMPERATURE RATING).
- SPRINKLER ALARM SHALL BE IN ACCORDANCE WITH SECTION 8.1.6.1 OF APPENDIX Q, SECTION BC Q102.
- SPACING, LOCATION AND POSITION OF SPRINKLER WILL BE AS PER SECTION 8 OF APPENDIX Q, SECTION BC Q102.
- ALL BLIND SPACES EXCEEDING 6" IN WIDTH OR DEPTH WHICH CONTAIN COMBUSTIBLE MATERIAL WILL BE SPRINKLERED.
- ALL PIPE PASSING THROUGH WALLS WILL COMPLY WITH SECTION BC Q102.
- THERE IS NO HIGH PILED STORAGE AS DEFINED IN SECTION 3-3.12 OF APPENDIX Q, SECTION BC Q102.
- DISTANCE OF SPRINKLERS FROM HEAT SOURCE SHALL BE IN AS PER TABLES 9.3.2.5 (a) AND 9.3.2.5 (b).
- AS PER SECTION BC903.1.2 PROVIDE DEPARTMENT OF WATER SUPPLY WITH FLOW TEST DATE IF THERE IS A DIRECT CONNECTION TO THE STREET WATER SUPPLY.
- ALL PIPES PASSING THROUGH FOUNDATION WALLS SHALL BE PROTECTED AS PROVIDED BY SECTION 306.5 OF THE PLUMBING CODE.
- THIS APPLICATION IS NOT FILED AS A FOUNDATION OF ACTION BY THE FIRE COMMISSIONER AS AUTHORIZED BY 86A TO MODIFY THE CERTIFICATE OF OCCUPANCY NOR IS SUCH ACTION PENDING.
- ALL VALVES SHALL BE IDENTIFIED AS REQUIRED BY SECTION 6.7.4 OF APPENDIX Q SECTION BC Q102.
- DRAINAGE SHALL CONFORM TO SECTION 8.15.2 OF APPENDIX Q SECTION BC Q102.
- A ONE PIECE REDUCING FITTING OF GOOD DESIGN SHOULD BE USED, WHEREVER A CHANGE IS MADE IN THE SIZE OF PIPE AS PER SECTION 6.4.6 OF APPENDIX Q, SECTION BC Q102.
- ALL VALVES ON CONNECTIONS TO WATER SUPPLIES TO SPRINKLER SHALL BE APPROVED 9.5.4 Y, OR APPROVED INDICATOR TYPE.
- DRAIN VALVES AND TEST VALVES SHALL BE APPROVED TYPE AS PER APPENDIX G, SECTION BC Q102.
- HANGERS SHOULD BE SUPPORTED BY WROUGHT IRON U TYPE OR APPROVED ADJUSTABLE HANGERS. HANGERS SHALL BE OF THE TYPE APPROVED FOR USE WITH THE PIPE OR TUBE INVOLVED, AS PER CHAPTER 9, OF APPENDIX Q, SECTION BC Q102.
- PROVISIONS SHOULD BE MADE TO FACILITATE FLUSHING SYSTEM PIPING BY PROVIDING FLUSHING CONNECTIONS CONSISTING OF A CAPPED NIPPLE 4" LONG ON END OF CROSS MAIN AS PER SECTION 6.14.16 OF APPENDIX Q, SECTION BC Q102.
- SPRINKLER SHALL BE AN APPROVED TYPE AS PER SECTION 8.3 OF APPENDIX Q, SECTION BC Q102.
- TEMPERATURE RATING SHALL COMPLY WITH SECTION 8.3.2 OF APPENDIX Q, SECTION BC Q102.
- 10" MINIMUM CLEARANCE TO BELOW SPRINKLER DEFLECTOR AS PER SECTION 8.5.6, OF APPENDIX Q, SECTION BC Q102.
- SPACING AND LOCATION OF SPRINKLERS SHALL COMPLY WITH CHAPTER 8 OF APPENDIX Q, SECTION BC Q102.
- SPRINKLER SYSTEM COMPLIES WITH NFPA 13-2002 AS MODIFIED BY APPENDIX Q, SECTION BC Q102.
- SOURCES OF WATER SUPPLY FOR SPRINKLER SYSTEMS AS PER CHAPTER 15 OF APPENDIX Q, SECTION BC Q102.
- PIPE SCHEDULE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION 14.5 OF APPENDIX Q, SECTION BC Q102.
- AUTOMATIC INTERLOCK CUTOFF SWITCH FOR VENTILATION WILL CONFORM TO CHAPTER 6 OF THE MECHANICAL CODE (APPLICABLE ONLY IF THERE IS AN AIR SYSTEM UTILIZING RECIRCULATED AIR AND REQUIRING A THERMOSTATIC DEVICE).
- HYDRAULICALLY DESIGNED SYSTEMS SHALL BE IN ACCORDANCE WITH CHAPTER 14 OF APPENDIX Q, SECTION BC Q102.
- MINIMUM BRANCH PIPE SIZE TO BE ONE INCH (1").
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FIRE STANDPIPE NOTES

- Siamese shall be 3" x 3" x 6" flush connection of free standing or approved type with separate clapper and chain as per NFPA 14 and BC Q105 4.8.2.
- Siamese shall be located 18" to 36" above final grade and be provided metal "STANDPIPE" sign as per BC Q105 4.8.2 (g).
- Siamese shall have approved type 3/4" automatic ball drip set in a horizontal position, BC Q105 4.8.2.
- Hose shall be "flat-line" unlined linen hose coupled in 25 and 50 feet lengths, NFPA 14.
- Hose valves shall be approved type 2-1/2" angle globe valve located not more than 6 feet and not less than 5 feet above floor or stair landing, NFPA 14 and BC Q105 4.7.2.
- Hose racks shall be approved type NFPA 14.
- Couplings and nozzles shall be approved type, NFPA 14.
- Approved 3-way manifold will be located above roof. If area is not heated a control valve and automatic ball drip in heated space below will be provided, BC Q105 7.3.2.2.
- Pipe and fittings for Standpipe will be according to NFPA 14 All pipe and fittings as approved by Board of Standards and Appeals.
- Supports will comply with NFPA 14.
- Tests shall comply with NFPA 14.
- Frost protection to be provided as per BC Q105 6.12.3.1.
- Riser location shall comply with BC Q105 6.2.2.
- Install riser control valve as per NFPA 14 and BC Q105 6.2.1.
- Combined house and fire tank if required, shall be installed at least 25'-0" above the highest hose outlet, BC 905.
- Fire pump is required, shall be installed as per NFPA 14, BC 905.
- Electrical equipment used in conjunction with the standpipe system shall comply with BC 905.
- All devices used shall bear manufacturer's name and number of approval as per NFPA 14.
- Control valves shall be indicated by signs and arrows; valves greater than 7'-0" above floor as per RS 17-1-1 (c) (3) and (7) will be made accessible by means of approved type locks, BC 905.
- Valves shall be sealed open by means of heavy chain and approved type locks, BC 905.4.1.1.3.
- An elevator shall be maintained at all times for Fire Department use BC 907.2.6.
- Emergency drain on roof tank shall be controlled by 0.5, 8.1" valve accessible located as per NFPA 22.
- The roof tank is filled by automatic pump at a rate of not less than 65 GPM, BC Q105 9.1.4 (4) (d).
- Capacity of fire standpipe reserve shall be as per NFPA 14 Section 7.10.1.3.
- Construction and supports or roof tank shall be as per NFPA 22.
- All piping inside roof tank including appurtenances shall be brass pipe, as per NFPA 22.
- Emergency drain on roof tank shall be controlled by 0.5, 8.1" valve accessible located as per NFPA 22.
- Emergency drain shall be installed in accordance with NFPA 22, BC Q105 9.1.4 (4) (d).
- Roof tank shall be equipped with high and low water alarms, NFPA 22, BC Q105 9.1.4 (4) (f).
- Pressure reducing valves shall comply with BC Q105 7.2.
- Hose may be omitted from hose racks in occupancy group R-2 whenever a central locked hose cabinet is provided as per BC 905.3.1 Exception 1.1. The person responsible for the maintenance of the standpipe system shall maintain on the premises a key for unlocking the storage cabinet. The key shall be kept in a location where it is readily available to authorized persons, but not available to the general public. A sign shall be placed on the storage cabinet indicating the location of the key. An additional labeled key shall be kept in a locked receptacle near the storage cabinet operable by the fire department standard key. Such receptacle shall be marked "For Fire Department Use Only". A metal sign shall be placed in each stair enclosure on the main entrance floor stating clearly where the storage cabinet is located.
- Pressure tank requirements as per NFPA 14, BC Q102 15.2.5.1 and 15.2.5.2.

CONTENTS OF FIRST FLOOR HOSE CABINET

- 375 feet of 1-1/2" hose in maximum of 50 feet lengths.
- Three (3) galvanized iron nozzles.
- Two (2) 1-1/2" spanner wrenches.
- Two (2) 2-1/2" x 1-1/2" non-swivel reducing couplings.
- Two (2) 2-1/2" spanner wrenches per BC 905.

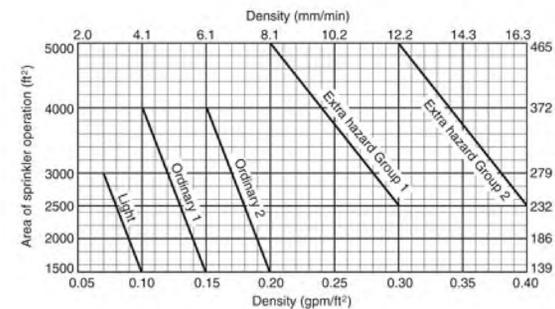
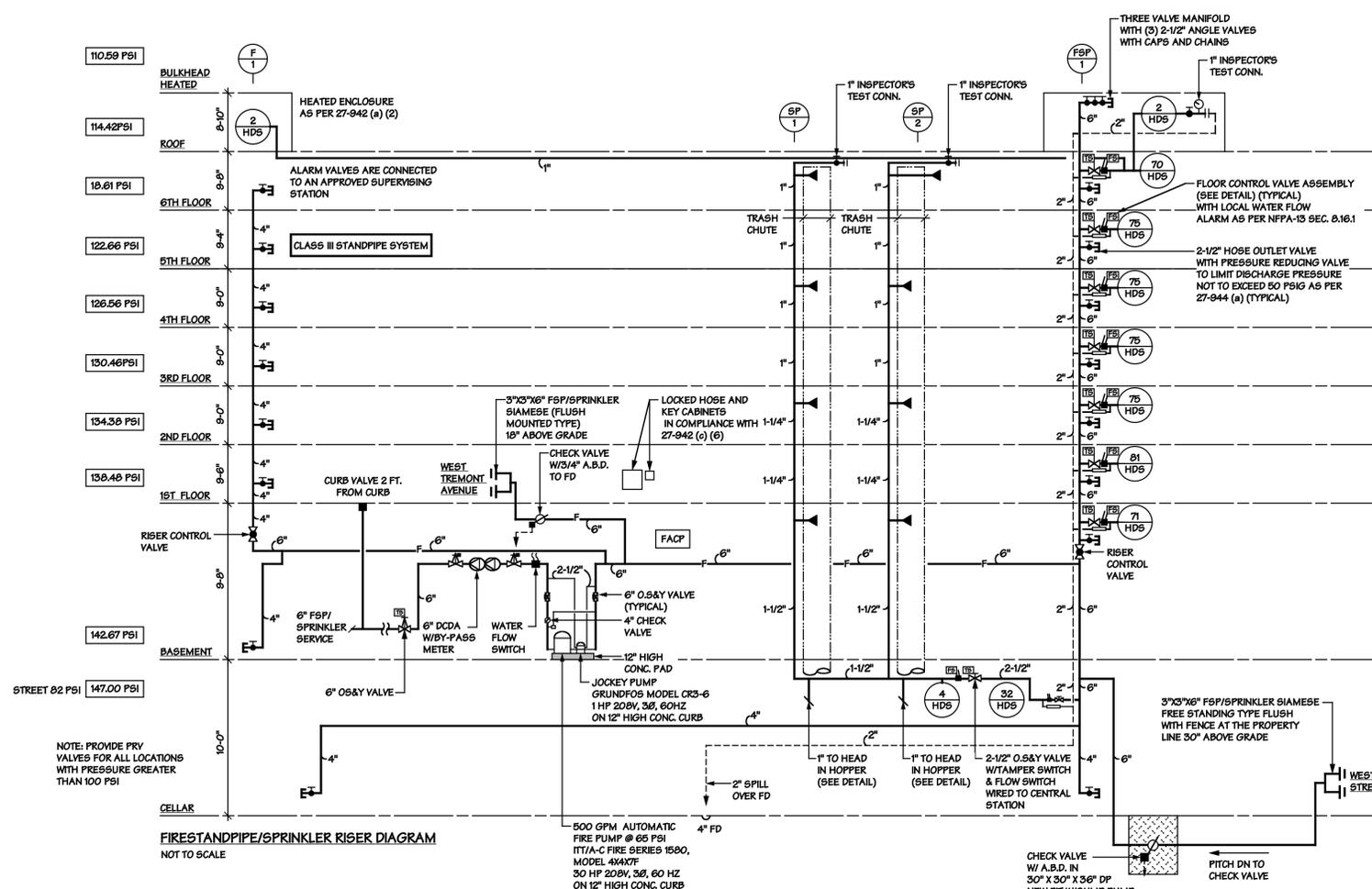


FIGURE 11.2.3.1.5 Density/Area Curves.

Density Curves As Per NFPA-13 of 2002 Edition

Hydraulic Calculation Criteria
 Occupancy: Light Hazard
 Density: 0.1 Gpm/sq. Ft.



SPRINKLER/FIRE STANDPIPE PUMP CALCULATION

HEIGHT TO HIGHEST SPRINKLER HEAD	84'-0"
HEIGHT TO ROOF MANIFOLD	79'-6"
	X 4.335 PSI
	34.46 PSI
RESIDUAL AVAILABLE =	82 PSI
AVAILABLE AT MANIFOLD = 82 PSI - 34.46 PSI =	47.54 PSI
REQUIRED AT ROOF (AS PER 2008 CODE)	65 PSI
* NOT ACCEPTABLE AS PER BC-905 MUST PROVIDE AUTOMATIC FIRE PUMP	
HYDRANT FLOW TEST 9/19/2012	84 PSI STATIC 82 PSI RESIDUAL

FIRE RATED PARTITION PENETRATION NOTES:

- ALL PACKING AND FIRE STOPPING MATERIALS TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. ALL ESCUTCHEONS ON PIPING PENETRATING FIRE RATED PARTITIONS AND SLEEVES IS BY FIRE PROTECTION CONTRACTOR

NOTE: ALL SPRINKLER HEADS TO BE RAPID RESPONSE TYPE

NFPA-13 2002

8.2 System Protection Area Limitations.

8.2.1 The maximum floor area on any one floor to be protected by sprinklers supplied by any one sprinkler system riser or combined system riser shall be as follows:

- Light hazard — 52,000 ft² (4831 m²)
- Ordinary hazard — 52,000 ft² (4831 m²)
- Extra hazard
 - Pipe schedule — 25,000 ft² (2323 m²)
 - Hydraulically calculated — 40,000 ft² (3716 m²)
 - Storage — High-piled storage (as defined in 3.3.1.2) and storage covered by other NFPA standards — 40,000 ft² (3716 m²)

Table 8.6.2.2.1(a) Protection Areas and Maximum Spacing (Standard Spray Upright/Standard Spray Pendent) for Light Hazard Construction Type

System Type	Protection Area ft ²	m ²	Spacing (maximum) ft	m	
Noncombustible obstructed and unobstructed and combustible unobstructed with members 3 ft or more on center	200	18.6	15	4.6	
Noncombustible obstructed and unobstructed and combustible unobstructed with members 3 ft or more on center	Hydraulically calculated	225	20.9	15	4.6
Combustible obstructed with members 3 ft or more on center	All	168	15.6	15	4.6
Combustible obstructed or unobstructed with members less than 3 ft on center	All	130	12.1	15	4.6
Unoccupied attics having combustible wood joist or wood truss construction with members less than 3 ft on center with slopes having a pitch of 4 in 12 or greater	All	120	11.1	8" x 15" (minimum 7 psi) 10" x 12" (minimum 20 psi)	2.4" x 4.6" (minimum 0.48 bar) 3" x 3.7" (minimum 1.34 bar)

*The smaller dimension shall be measured perpendicular to the slope.

Table 11.2.3.1.1 Hose Stream Demand and Water Supply Duration Requirements for Hydraulically Calculated Systems

Occupancy	Inside Hose (gpm)	Total Combined Inside and Outside Hose (gpm)	Duration (minutes)
Light hazard	0, 50, or 100	100	30
Ordinary hazard	0, 50, or 100	250	60-90
Extra hazard	0, 50, or 100	500	90-120

For SI units, 1 gpm = 3.785 L/min.

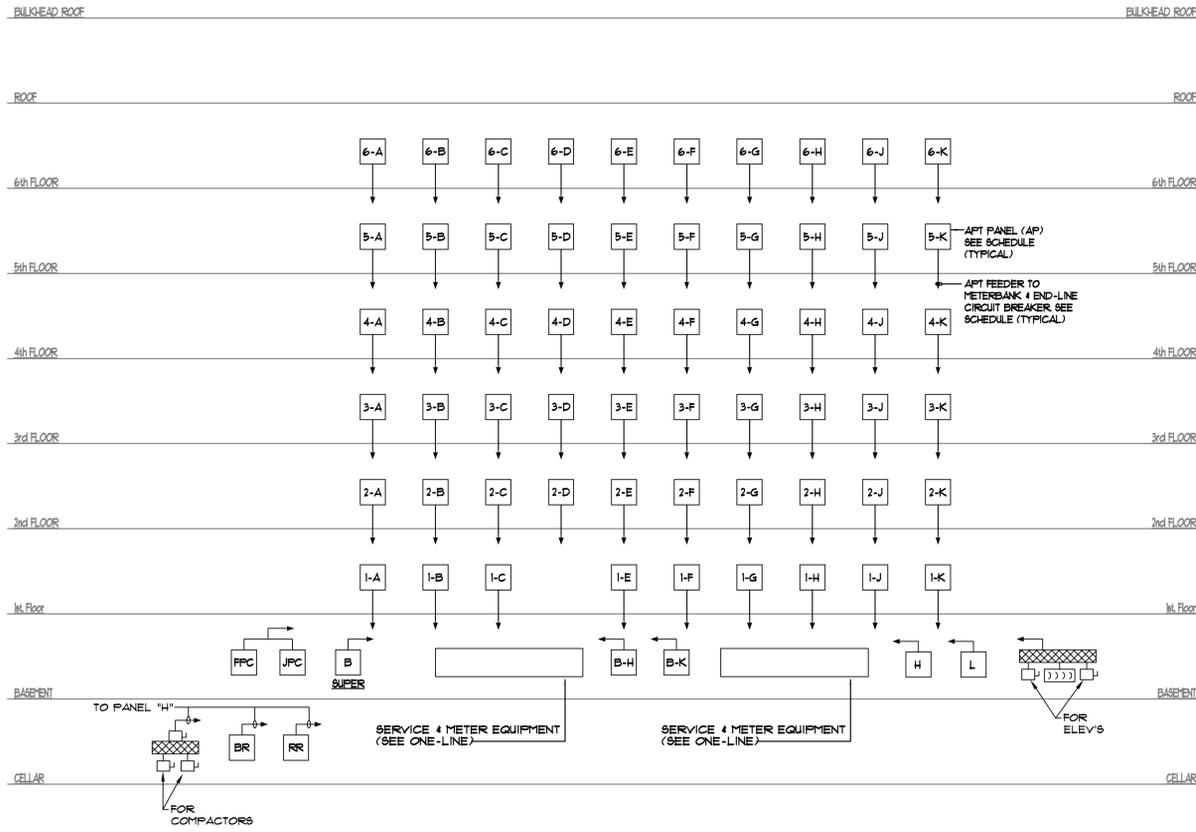
11.2.3.1.2 The minimum water supply shall be available for the minimum duration specified in Table 11.2.3.1.1.

NFPA-13 2002 Table 14.5.2.2.1 Light Hazard Pipe Schedules Steel

Copper	Steel
1 in. 2 sprinklers	1 in. 2 sprinklers
1 1/4 in. 3 sprinklers	1 1/4 in. 3 sprinklers
1 1/2 in. 5 sprinklers	1 1/2 in. 5 sprinklers
2 in. 10 sprinklers	2 in. 12 sprinklers
2 1/2 in. 30 sprinklers	2 1/2 in. 40 sprinklers
3 in. 60 sprinklers	3 in. 65 sprinklers
3 1/2 in. 100 sprinklers	3 1/2 in. 115 sprinklers
4 in. See Section 8.2	4 in. See Section 8.2

ALL SPRINKLER PIPING SHALL BE STEEL SCHEDULE 40

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



2 POWER CONNECTION DIAGRAM
NOT TO SCALE

APARTMENT PANEL SCHEDULE						
APT PANEL	No. OF BR'S	AREA (SQ. FT.)	DEMAND LOAD WATTS	TOTAL LOAD AMPS	END LINE CB	FEEDER "THIN"
B SUPER	2	833	3425	45	60	3-8, 10G
1-6A	1	615	1111	35	45	3-8, 10G
1-6B	1	603	1158	34	45	3-8, 10G
1-6C	1	615	1111	34	45	3-8, 10G
2-6D	1	604	1158	34	45	3-8, 10G
1-6E	1	615	1111	34	45	NOTE-1
1-6F	1	603	1158	34	45	NOTE-1
1-6G	1	615	1111	34	45	NOTE-2
B-6H	1	603	1158	34	45	NOTE-3
1-6J	1	604	1158	34	45	NOTE-3
1-6K	1	612	1483	36	45	3-4, 6G

NOTES:
 1. 3-8, 10G - 3FL;
 3-6, 6G - 4-6FL
 2. 3-8, 10G - 1-2FL
 3-6, 6G - 3-6FL
 3. 3-6, 6G - B-2FL
 3-4, 6G - 3-6FL

ELECTRIC LEGEND		
SYMBOL	DESCRIPTION	
A	INCAN. COMPACT FLUOR. LED OR HID LTG FIXTURE	CAP LETTER DENOTES TYPE, LOWER CASE LETTER DENOTES SWITCH CONTROL, NUMBER IS CIRCUIT NO.
□	FLUORESCENT LIGHTING FIXTURE	
⬇	FLUORESCENT FIXTURE W/ EMERGENCY BALLAST	
⊗	EXIT LIGHT, LED, BATTERY BACK SHADDED AREA INDICATES FACE VIEWED	⊗ WITH FACES 4 ARROWS AS REQ'D W/ (2) (3) INTEGRAL HEADS.
⊕	EMERGENCY BATTERY UNIT WITH DUAL INTEGRAL HEADS, (1) (2) (3) = TRIPLE HEADS	
S	SINGLE POLE SWITCH, 15A, 120VAC, SPEC GRADE, LEVITON 5501-2	LOWER CASE LETTER DENOTES OUTLET CONTROLLED.
⊗	THREE WAY SWITCH, 15A, 120VAC, SPEC GRADE, LEVITON 5503-2	
D ⊕	DUPLEX RECEPTACLE, SPEC GRADE, NEMA 5-15R, 15A, 125VAC, LEVITON 5552, D = DOUBLE DUPLEX	
⊕	GFI DPLX. RECEPT. SPEC GRADE, NEMA 5-15R, 15A, 125VAC, LEVITON 5599, D = DOUBLE DUPLEX	
⊕	GFI ON APPLIANCE CIRCUIT, D = DOUBLE DUPLEX	
⊕	DUPLEX RECEPTACLE, SPEC GRADE, NEMA 5-20R, 20A, 125VAC, LEVITON 5552, CONNECT TO DEDICATED CIRCUIT FOR A/C UNIT	
⊕	SINGLE RECEPTACLE SPEC GRADE, NEMA 5-15R, 15A, 125VAC, LEVITON 5505, R = RANGE IGNITION, F = NEMA 5-20R CONNECTED TO APPLIANCE CIRCUIT FOR REFRIGERATOR, Y = FOR HRV UNIT	
⊕	COMBINATION SWITCH AND RECEPTACLE	
⊕	DUPLEX RECEPT. SPEC GRADE NEMA 5-20R, 20A, 125VAC, LEVITON 5599, CONNECT TO APPLIANCE CIRCUIT, D=DOUBLE DUPLEX	
⊕	DUPLEX RECEPTACLE, SPEC GRADE, NEMA 5-15R, 125VAC, 1/2 SWITCHED	
D ⊕	DOUBLE DUPLEX RECEPTACLE IN COMMON OUTLET BOX, NEMA 5-20R, DEDICATED FOR A/C UNIT & NEMA 5-15R CONVENIENCE RECEPTACLE	
⊕	BOLT-ON C.B. PANELBOARD, RECESSED	
⊕	BOLT-ON C.B. PANELBOARD, SURFACE	AE = APT PLUG-IN CB LOAD CENTER, RECESSED
⊕	MANUAL MOTOR STARTER WITH THERMAL OVERLOAD ELEMENT, NEMA 4 ENCLOSURE FOR OUTDOOR EQUIPMENT	
⊕	DISCONNECT SWITCH, GEN DUTY, RATING AND POLES AS SHOWN OR REQUIRED, RUBED AS REQUIRED, NEMA 4 ENCLOSURE FOR OUTDOOR INSTALLATION	
⊕	MAGNETIC STARTER OR CONTACTOR, RATING/POLES AS SHOWN OR REQUIRED	
⊕	MOTOR, NUMERICAL INDICATES HORSEPOWER	
H ⊕	JUNCTION BOX FOR RANGE HOOD	
F ⊕	SINGLE SPEC GRADE RECEPTACLE FOR REFRIGERATOR	
⊕	SMOKE / HEAT / CO DETECTOR	
⊕	COMBINATION CO & SMOKE SINGLE/MULTIPLE STATION DETECTOR HARD WIRED WITH INTEGRAL SOUNDER	
⊕	APARTMENT INTERCOM STATION	
⊕	DUAL TELEPHONE OUTLET IN SINGLE GANG BOX, W = WALL MOUNTED	
⊕	TRANSFORMER	
ZCV ⊕	ZONE CONTROL VALVE, SEE MECH DWGS	
FB ⊕	FULLBOX FOR TELE/CATV SYSTEMS	
⊕	OUTLET - CATV	
⊕	MASTER INTERCOM PANEL	
⊕	OCCUPANCY SENSOR (⊕) ⊕ = OCCUPANCY SENSOR/SWITCH	
E.C.	ELECTRICAL SUB-CONTRACTOR	T/F TRANSFORMER
N.I.E.C.	NOT IN ELECTRICAL WORK	ACT ACTIVE
V.I.F.	VERIFY IN FIELD	SP SPARE
FB	FULLBOX	OC OVER COUNTER
◇	ITEM OF WORK NOTE REFERENCE	SN SOLID NEUTRAL
CB	CIRCUIT BREAKER	UCN UNLESS OTHERWISE NOTED
		G GROUND



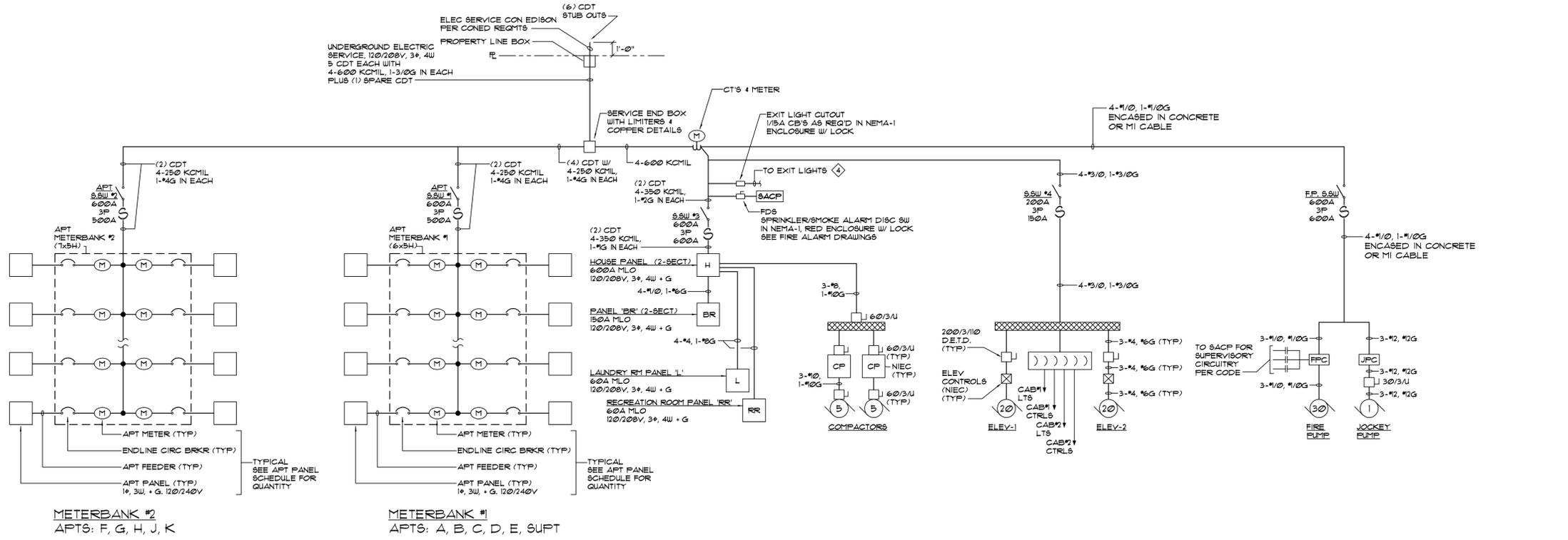
PROMESA WEST TREMONT RESIDENCE
 92 WEST TREMONT AVE.
 BRONX, NY 10458

PROJECT TITLE:
 PROMESA WEST TREMONT RESIDENCE
 92 WEST TREMONT AVE.
 BRONX, NY 10458

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NO. REVISION DATE
 4 CONTRACT SET 6/18/2013



1 ONE-LINE DIAGRAM
NOT TO SCALE

NOTES:
 1. PROVIDE CU FEEDERS & BRANCH CIRCUITRY IN CONDUIT PER NEC, NYC AMENDMENTS
 2. PROVIDE SERVICE SWITCH OF "FULLY RATED", HEAVY DUTY TYPE

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LEGEND, DIAGRAMS AND SCHEDULES

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DATE: **03/12/2012**
 JOB #: **09J06**
 DRAWN BY: **jc/aj**
 SCALE: **NONE**

E-100.00

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4	CONTRACT SET	6/18/2013

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CELLAR PLAN

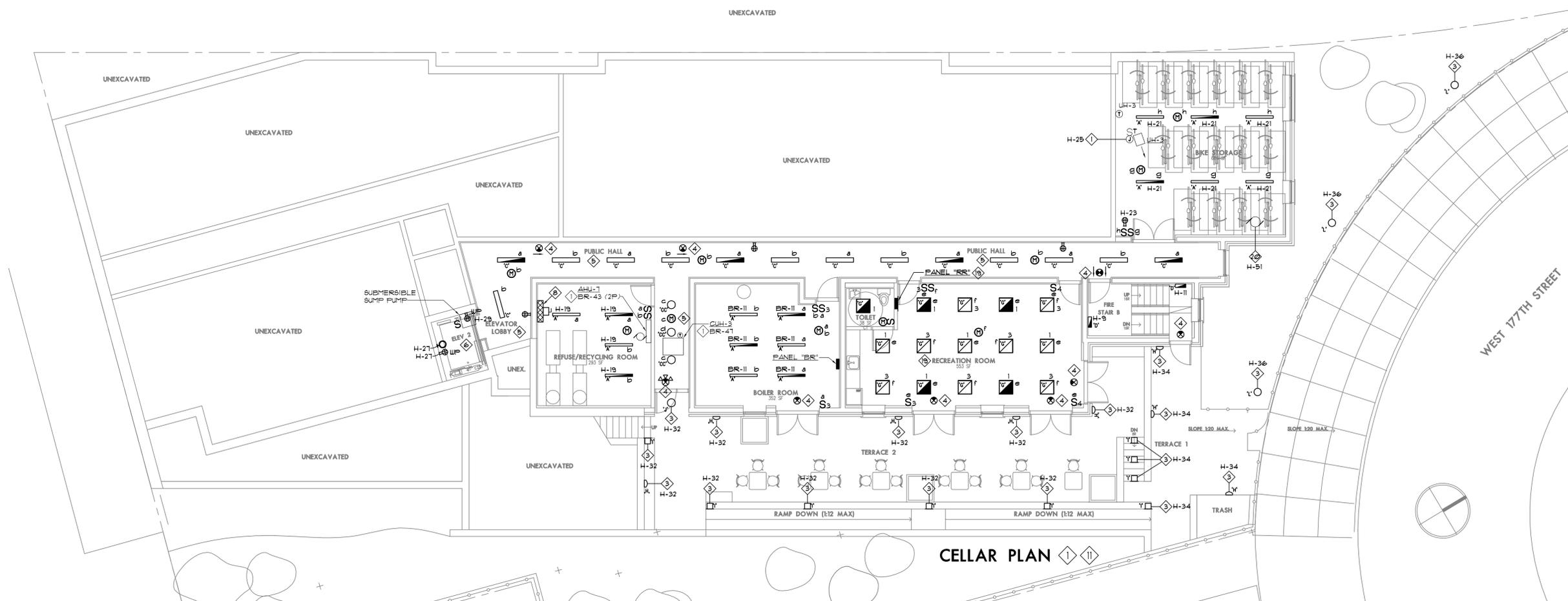
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jc/aj	
SCALE:	
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DRAWING #:
E-101.00

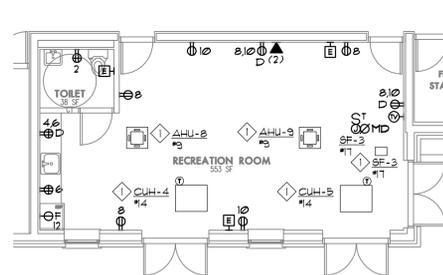
ITEM OF WORK NOTES

- ① SEE MECHANICAL EQUIPMENT SCHEDULE, SEE DWG E-201.00
- ② WITH MOTION SENSOR FOR "ON-OFF" OPERATION.
- ③ CONNECT TO PHOTOCELL AND TO TIME CLOCK/RELAY IN ELEC RM FOR EXTERIOR LIGHTS. SEE DETAIL.
- ④ CONNECT EXIT LIGHTS TOGETHER AND TO EXIT LIGHT PANEL WITH 2-#8 THIN. PROVIDE (2) EXIT LIGHT CIRCUITS PER FLOOR. TOTAL 10 ACTIVE, 2-SPARE.
- ⑤ FOR PUBLIC HALL, ELEV LOBBY & LOBBY LIGHTING & RECEPTACLE CIRCUITRY SEE PUBLIC HALL LIGHTING & RECEPTACLE CONNECTION DIAGRAM DWG. E-204.00
- ⑥ LT & GFI LOCATED IN PIT. SWITCH LOCATED 3'-6" ABOVE CELLAR FLOOR AT LADDER
- ⑦ FOR SUBMERSIBLE SUMP PUMP IN PIT
- ⑧ FOR COMPACTOR, LOCATE IN CLOSE PROXIMITY TO CONTROL PANEL. SEE PANEL "H" SCHEDULE
- ⑨ TRIPLEX DOMESTIC WATER BOOSTER PUMPS. SEE DETAIL.
- ⑩ FOR AUTO FIRE PUMP & JOCKEY PUMP. SEE ONE-LINE DIAGRAM
- ⑪ FOR FIRE ALARM SYSTEM REQUIREMENTS SEE FIRE ALARM DRAWINGS.
- ⑫ CONNECT TO ST^F & TIME CLOCK & RELAY IN BOILER RM. SEE DETAIL.
- ⑬ CONNECT TO ST^F & TIMECLOCK FOR GEF-1 AT TRASH RM IN BASEMENT
- ⑭ FOR ELEVATOR. SEE ONE-LINE DIAGRAM
- ⑮ ST^F T/C & RELAY FOR BEF & KEF ROOF FANS. SEE DETAIL.
- ⑯ ST^F T/C FOR GEF-1, ROOF FAN.
- ⑰ SEE MECH FLOOR PLANS FOR EXACT TYPE DESIGNATION
- ⑱ CIRCUIT NO. FOR DEDICATED A/C UNIT ONLY. PROVIDE SECOND CIRCUIT FOR CONVENIENCE RECEPT.
- ⑲ CONNECT CIRCUITS IN RECREATION ROOM TO PANEL "RR" U.ON.
- ⑳ FOR SUBMERSIBLE SUMP PUMP IN SPRINKLER CHECK VALVE PIT, CELLAR
- ㉑ IN WEATHERPROOF ENCLOSURE COVER "WHILE IN USE" WITH LOCK.

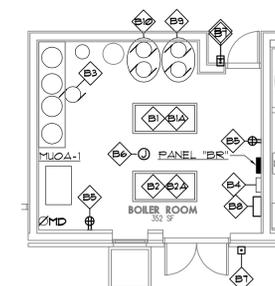
WEST TREMONT AVENUE



CELLAR PLAN ① ②



PART PLAN - RECREATION RM



PART PLAN - BOILER RM

BOILER ROOM NOTES

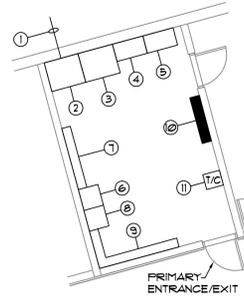
- ① FOR BOILER #1, CONNECT TO CONTROL PANEL AS REQUIRED, BR-#1.
- ② FOR BOILER #1 PUMP, BR-#3.
- ③ FOR BOILER #2, CONNECT TO CONTROL PANEL AS REQUIRED, BR-#5.
- ④ FOR BOILER #2 PUMP, BR-#1.
- ⑤ H.W. RECIRC. PUMP, BR-#3.
- ⑥ BOILER CONTROL PANEL, BR-#2, PUMP SEQUENCER PANEL, BR-#4.
- ⑦ 4'-6" AFF. BR-#6.
- ⑧ ELECTRONIC VALVE, BR-#3
- ⑨ EMERGENCY DISCONNECT, CONNECT INTO BOILER CONTROLS, AS REQUIRED, FOR EMERGENCY SHUTDOWN.
- ⑩ TIME CLOCK AND RELAY FOR ROOF FANS, BR-#10
- ⑪ H.W. HEATING PUMPS P1- & P-2 (1-STANDBY) SEE DETAIL, BR-#25 (3P), BR-31 (3P)
- ⑫ TURBOMAX PUMPS, P-3 & P-4 (1-STANDBY) BR-31 & BR-35

ELECTRIC SERVICE LEGEND

- ① ELECTRIC UNDERGROUND SERVICE
- ② SERVICE END BOX
- ③ SERVICE SWITCH #1
- ④ C.T. CABINET, HOUSE METER, FDS & EXIT LIGHT CUTOFF
- ⑤ SERVICE SWITCHES #2 & #3
- ⑥ APT SWITCH 'A'
- ⑦ METERBANK #1
- ⑧ APT SWITCH 'B'
- ⑨ METERBANK #2
- ⑩ HOUSE PANEL 'H'
- ⑪ TIMECLOCK

ITEM OF WORK NOTES

- ① SEE MECHANICAL EQUIPMENT SCHEDULE, SEE DWG E-204.00
- ② WITH MOTION SENSOR FOR "ON-OFF" OPERATION.
- ③ CONNECT TO PHOTOCELL AND TO TIME CLOCK/RELAY IN ELEC RM FOR EXTERIOR LIGHTS. SEE DETAIL.
- ④ CONNECT EXIT LIGHTS TOGETHER AND TO EXIT LIGHT PANEL WITH 2-#10 1/2" THIN. PROVIDE (2) EXIT LIGHT CIRCUITS PER FLOOR. TOTAL 10 ACTIVE, 2-SPARE.
- ⑤ FOR PUBLIC HALL, ELEV LOBBY & LOBBY LIGHTING & RECEPTACLE CIRCUITRY SEE PUBLIC HALL LIGHTING & RECEPTACLE CONNECTION DIAGRAM DWG. E-204.00
- ⑥ LT & GFI LOCATED IN PIT. SWITCH LOCATED 3'-6" ABOVE CELLAR FLOOR AT LADDER
- ⑦ FOR SUBMERSIBLE SUMP PUMP IN PIT
- ⑧ FOR COMPACTOR, LOCATE IN CLOSE PROXIMITY TO CONTROL PANEL. SEE PANEL "H" SCHEDULE
- ⑨ TRIPLEX DOMESTIC WATER BOOSTER PUMPS. SEE DETAIL.
- ⑩ FOR AUTO FIRE PUMP & JOCKEY PUMP. SEE ONE-LINE DIAGRAM
- ⑪ FOR FIRE ALARM SYSTEM REQUIREMENTS SEE FIRE ALARM DRAWINGS.
- ⑫ CONNECT TO ST & TIME CLOCK & RELAY IN BOILER RM. SEE DETAIL.
- ⑬ CONNECT TO ST & TIMECLOCK FOR GEF-1 AT TRASH RM IN BASEMENT
- ⑭ FOR ELEVATOR. SEE ONE-LINE DIAGRAM
- ⑮ ST, T/C & RELAY FOR BEF & KEF ROOF FANS. SEE DETAIL.
- ⑯ ST, T/C FOR GEF-1, ROOF FAN.
- ⑰ SEE MECH FLOOR PLANS FOR EXACT TYPE DESIGNATION
- ⑱ CIRCUIT NO. FOR DEDICATED A/C UNIT ONLY. PROVIDE SECOND CIRCUIT FOR CONVENIENCE RECEPT.
- ⑲ CONNECT CIRCUITS IN RECREATION ROOM TO PANEL "RR" U.O.N.
- ⑳ FOR SUBMERSIBLE SUMP PUMP IN SPRINKLER CHECK VALVE PIT, CELLAR
- ㉑ IN WEATHERPROOF ENCLOSURE COVER "WHILE IN USE" WITH LOCK.



PART PLAN - ELECTRIC METER RM



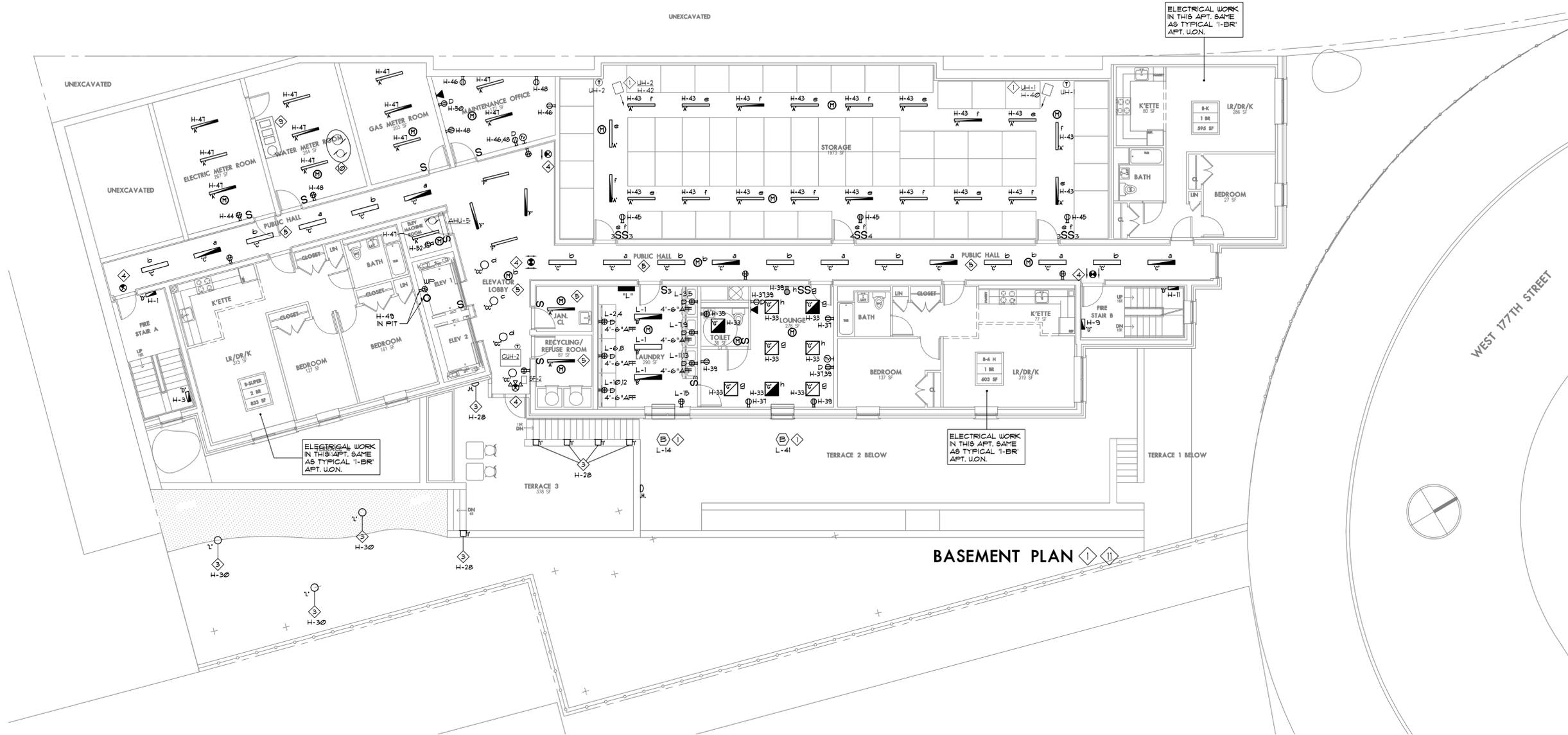
PROJECT TITLE:
PROMESA WEST TREMONT RESIDENCE
92 WEST TREMONT AVE.
BRONX, NY 10458

KEY PLAN:

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ABRAHAM JOSELOW, PE, PC
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 TEL: 212.736.2584 \ FAX: 212.736.2520

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BASEMENT PLAN

DRAWING TITLE:
BASEMENT PLAN

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 212 675 6470 / 212 675 6728

DATE:
03/12/2012

JOB #:
09J06

DRAWN BY:
jc/aj

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

DRAWING #:
E-102.00

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ITEM OF WORK NOTES

- 1 SEE MECHANICAL EQUIPMENT SCHEDULE, SEE DWG E-204.00
- 2 WITH MOTION SENSOR FOR "ON-OFF" OPERATION.
- 3 CONNECT TO PHOTOCELL AND TO TIME CLOCK/RELAY IN ELEC RM FOR EXTERIOR LIGHTS. SEE DETAIL.
- 4 CONNECT EXIT LIGHTS TOGETHER AND TO EXIT LIGHT PANEL WITH 2-# 14G THHN. PROVIDE (2) EXIT LIGHT CIRCUITS PER FLOOR. TOTAL 10 ACTIVE, 2-SPARE.
- 5 FOR PUBLIC HALL, ELEV LOBBY & LOBBY LIGHTING & RECEPTACLE CIRCUITRY SEE PUBLIC HALL LIGHTING & RECEPTACLE CONNECTION DIAGRAM DWG. E-204.00
- 6 LT & GFI LOCATED IN PIT. SWITCH LOCATED 3'-6" ABOVE CELLAR FLOOR AT LADDER
- 7 FOR SUBMERSIBLE SUMP PUMP IN PIT
- 8 FOR COMPACTOR, LOCATE IN CLOSE PROXIMITY TO CONTROL PANEL. SEE PANEL "H" SCHEDULE
- 9 TRIPLEX DOMESTIC WATER BOOSTER PUMPS. SEE DETAIL.
- 10 FOR AUTO FIRE PUMP & JOCKEY PUMP. SEE ONE-LINE DIAGRAM
- 11 FOR FIRE ALARM SYSTEM REQUIREMENTS SEE FIRE ALARM DRAWINGS.
- 12 CONNECT TO ST & TIME CLOCK & RELAY IN BOILER RM. SEE DETAIL.
- 13 CONNECT TO ST & TIMECLOCK FOR GEF-1 AT TRASH RM IN BASEMENT
- 14 FOR ELEVATOR. SEE ONE-LINE DIAGRAM
- 15 ST, T/C & RELAY FOR BEF & KEF ROOF FANS. SEE DETAIL.
- 16 ST, T/C FOR GEF-1, ROOF FAN.
- 17 SEE MECH FLOOR PLANS FOR EXACT TYPE DESIGNATION
- 18 CIRCUIT No. FOR DEDICATED A/C UNIT ONLY. PROVIDE SECOND CIRCUIT FOR CONVENIENCE RECEPT.
- 19 CONNECT CIRCUITS IN RECREATION ROOM TO PANEL "RR" U.O.N.
- 20 FOR SUBMERSIBLE SUMP PUMP IN SPRINKLER CHECK VALVE PIT, CELLAR
- 21 IN WEATHERPROOF ENCLOSURE COVER "WHILE IN USE" WITH LOCK.



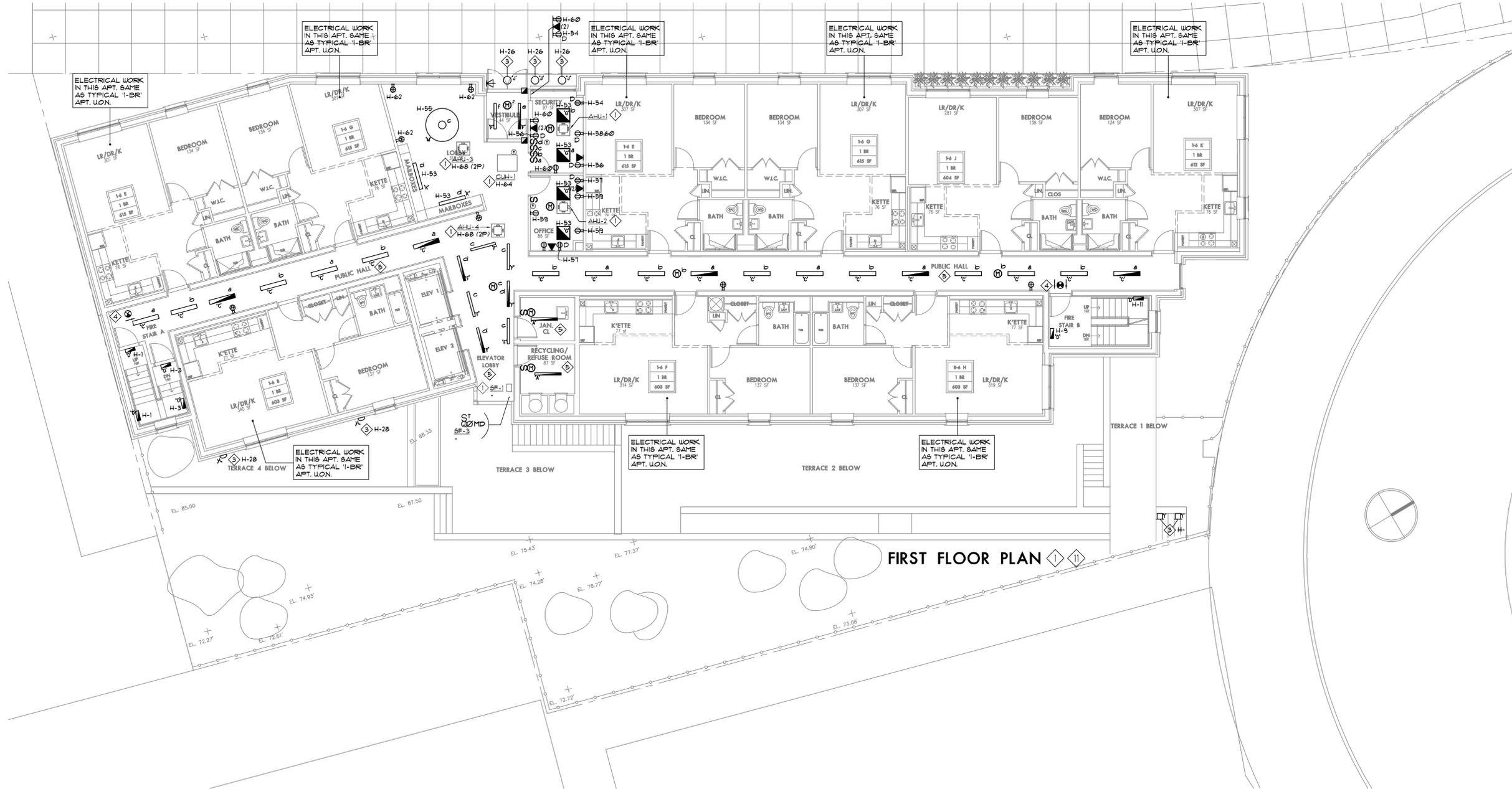
PROJECT TITLE:
PROMESA WEST TREMONT RESIDENCE
92 WEST TREMONT AVE.
BRONX, NY 10458

KEY PLAN:

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 TEL: 212.736.2584 \ FAX: 212.736.2520

NO.	REVISION	DATE
4	CONTRACT SET	6/18/2013



FIRST FLOOR PLAN

DRAWING TITLE:
FIRST FLOOR PLAN

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ARCHITECTS
 WWW.OCVARCH.COM
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 NEW YORK CITY NEW YORK 10012
 212 675 6470 / 212 675 6728

DATE:
03/12/2012

JOB #:
09J06

DRAWN BY:
jc/aj

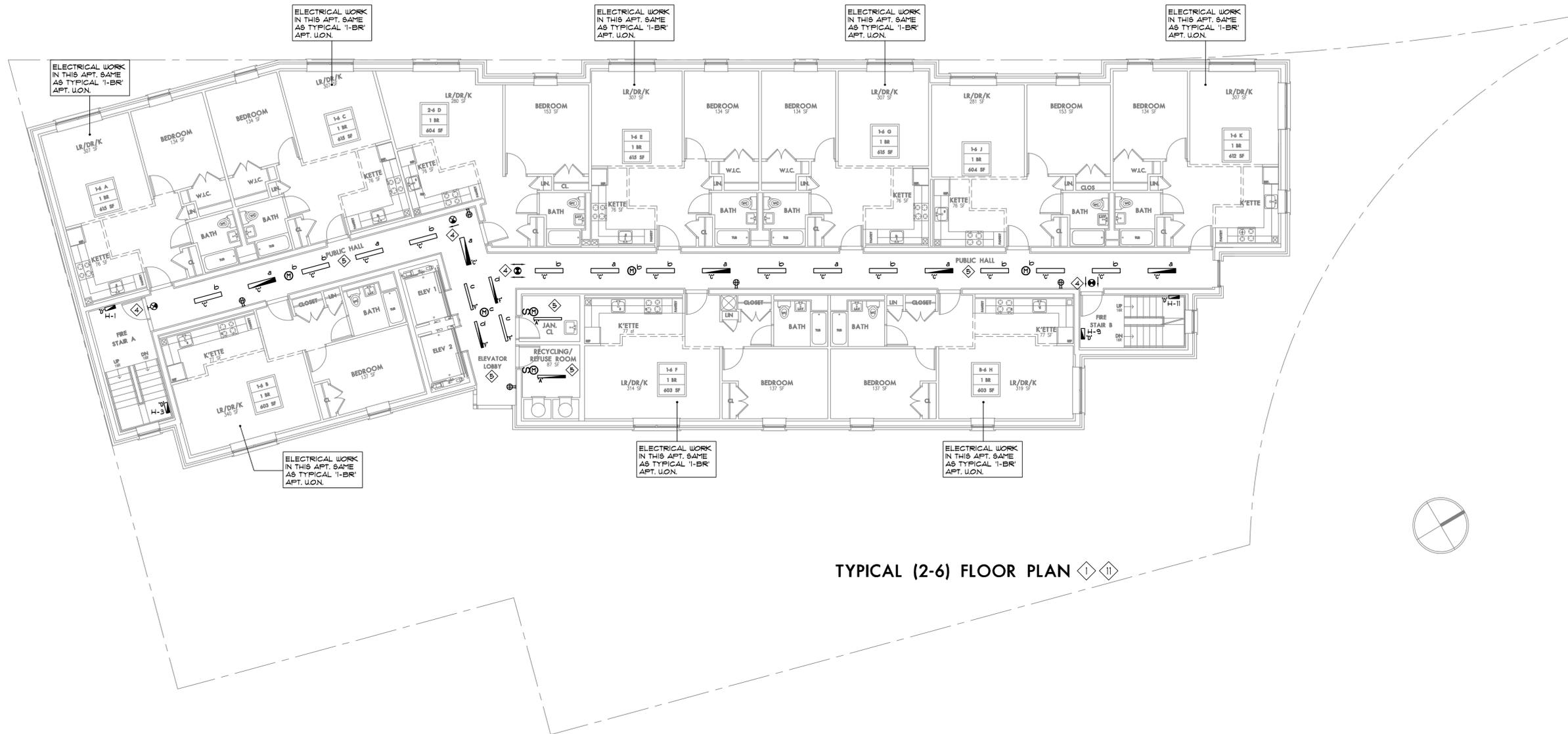
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DRAWING #:
E-103.00

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

ITEM OF WORK NOTES

- ① SEE MECHANICAL EQUIPMENT SCHEDULE, SEE DWG E-204.00
- ② WITH MOTION SENSOR FOR "ON-OFF" OPERATION.
- ③ CONNECT TO PHOTOCELL AND TO TIME CLOCK/RELAY IN ELEC RM FOR EXTERIOR LIGHTS. SEE DETAIL.
- ④ CONNECT EXIT LIGHTS TOGETHER AND TO EXIT LIGHT PANEL WITH 2-#8 #8G THIN. PROVIDE (2) EXIT LIGHT CIRCUITS PER FLOOR. TOTAL 10 ACTIVE, 2-SPARE.
- ⑤ FOR PUBLIC HALL, ELEV LOBBY & LOBBY LIGHTING & RECEPTACLE CIRCUITRY SEE PUBLIC HALL LIGHTING & RECEPTACLE CONNECTION DIAGRAM DWG. E-204.00
- ⑥ LT & GFI LOCATED IN PIT. SWITCH LOCATED 3'-6" ABOVE CELLAR FLOOR AT LADDER
- ⑦ FOR SUBMERSIBLE SUMP PUMP IN PIT
- ⑧ FOR COMPACTOR, LOCATE IN CLOSE PROXIMITY TO CONTROL PANEL. SEE PANEL "H" SCHEDULE
- ⑨ TRIPLEX DOMESTIC WATER BOOSTER PUMPS. SEE DETAIL
- ⑩ FOR AUTO FIRE PUMP & JOCKEY PUMP. SEE ONE-LINE DIAGRAM
- ⑪ FOR FIRE ALARM SYSTEM REQUIREMENTS SEE FIRE ALARM DRAWINGS.
- ⑫ CONNECT TO ST^F & TIME CLOCK & RELAY IN BOILER RM. SEE DETAIL.
- ⑬ CONNECT TO ST^F & TIMECLOCK FOR GEF-1 AT TRASH RM IN BASEMENT
- ⑭ FOR ELEVATOR. SEE ONE-LINE DIAGRAM
- ⑮ ST^F T/C & RELAY FOR BEF & KEF ROOF FANS. SEE DETAIL.
- ⑯ ST^F T/C FOR GEF-1, ROOF FAN.
- ⑰ SEE MECH FLOOR PLANS FOR EXACT TYPE DESIGNATION
- ⑱ CIRCUIT No. FOR DEDICATED A/C UNIT ONLY. PROVIDE SECOND CIRCUIT FOR CONVENIENCE RECEPT.
- ⑲ CONNECT CIRCUITS IN RECREATION ROOM TO PANEL "RR" U.ON.
- ⑳ FOR SUBMERSIBLE SUMP PUMP IN SPRINKLER CHECK VALVE PIT, CELLAR
- ㉑ IN WEATHERPROOF ENCLOSURE COVER "WHILE IN USE" WITH LOCK.



TYPICAL (2-6) FLOOR PLAN ① ②

ENGINEERING CONSULTANT:
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NO.	REVISION	DATE
4	CONTRACT SET	6/18/2013

DRAWING TITLE:
TYPICAL FLOOR PLAN (2-6)

ARCHITECT: 
 OAKLANDER COOGAN & VITTO PC
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 NEW YORK CITY NEW YORK 10012
 212 675 6470 / 212 675 6728

DATE: **03/12/2012**

JOB #: **09J06**

DRAWN BY: **jc/aj**

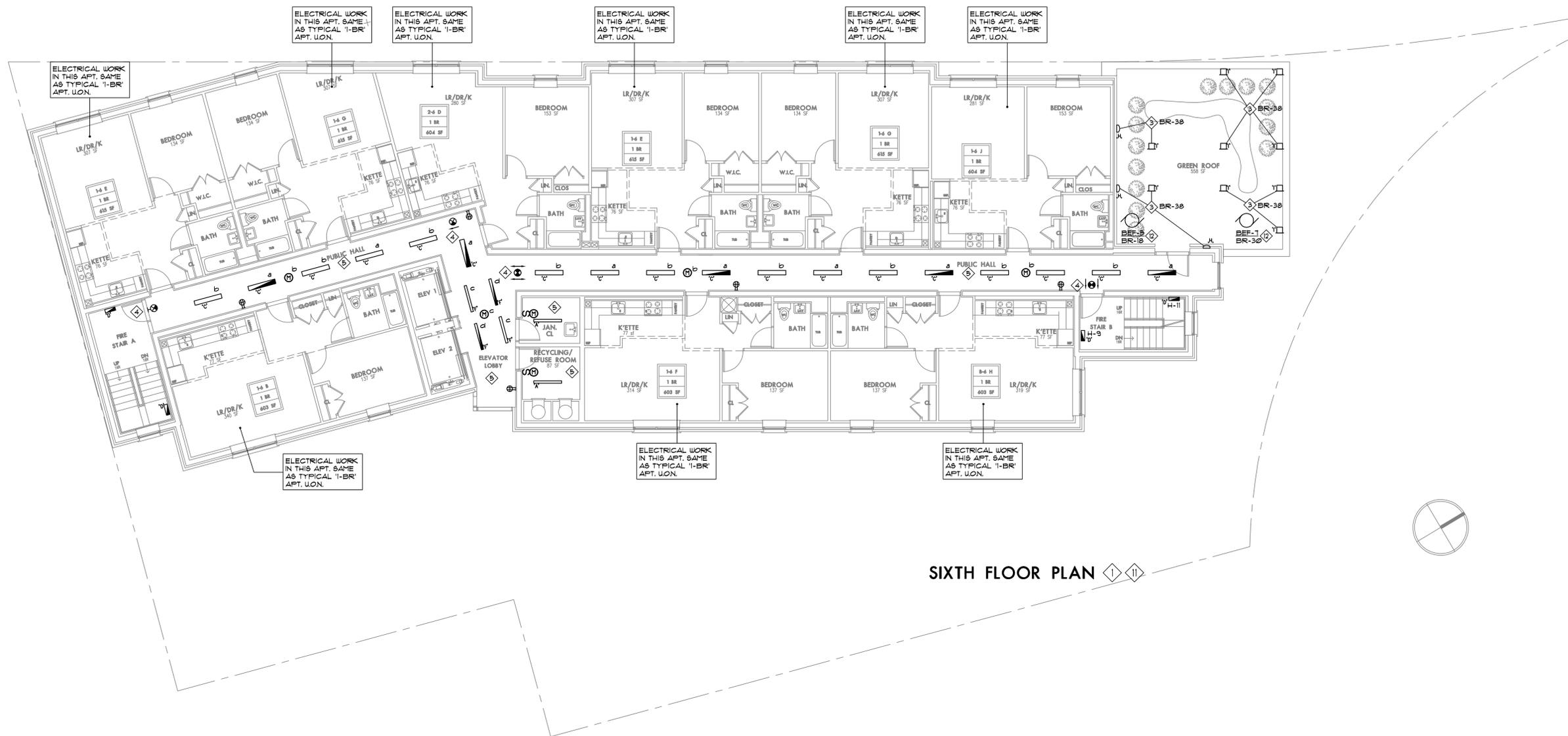
SCALE: **1/8" = 1'-0"**

DRAWING #:
E-104.00

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ITEM OF WORK NOTES

- ① SEE MECHANICAL EQUIPMENT SCHEDULE, SEE DWG E-204.00
- ② WITH MOTION SENSOR FOR "ON-OFF" OPERATION.
- ③ CONNECT TO PHOTOCELL AND TO TIME CLOCK/RELAY IN ELEC RM FOR EXTERIOR LIGHTS. SEE DETAIL.
- ④ CONNECT EXIT LIGHTS TOGETHER AND TO EXIT LIGHT PANEL WITH 2-#8 #8G THIN. PROVIDE (2) EXIT LIGHT CIRCUITS PER FLOOR. TOTAL 10 ACTIVE, 2-SPARE.
- ⑤ FOR PUBLIC HALL, ELEV LOBBY & LOBBY LIGHTING & RECEPTACLE CIRCUITRY SEE PUBLIC HALL LIGHTING & RECEPTACLE CONNECTION DIAGRAM DWG. E-204.00
- ⑥ LT & GFI LOCATED IN PIT. SWITCH LOCATED 3'-6" ABOVE CELLAR FLOOR AT LADDER
- ⑦ FOR SUBMERSIBLE SUMP PUMP IN PIT
- ⑧ FOR COMPACTOR, LOCATE IN CLOSE PROXIMITY TO CONTROL PANEL. SEE PANEL "H" SCHEDULE
- ⑨ TRIPLEX DOMESTIC WATER BOOSTER PUMPS. SEE DETAIL
- ⑩ FOR AUTO FIRE PUMP & JOCKEY PUMP. SEE ONE-LINE DIAGRAM
- ⑪ FOR FIRE ALARM SYSTEM REQUIREMENTS SEE FIRE ALARM DRAWINGS.
- ⑫ CONNECT TO ST^F & TIME CLOCK & RELAY IN BOILER RM. SEE DETAIL.
- ⑬ CONNECT TO ST^F & TIMECLOCK FOR GEF-1 AT TRASH RM IN BASEMENT
- ⑭ FOR ELEVATOR. SEE ONE-LINE DIAGRAM
- ⑮ ST^F T/C & RELAY FOR BEF & KEF ROOF FANS. SEE DETAIL.
- ⑯ ST^F T/C FOR GEF-1, ROOF FAN.
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- ⑱ CIRCUIT No. FOR DEDICATED A/C UNIT ONLY. PROVIDE SECOND CIRCUIT FOR CONVENIENCE RECEPT.
- ⑲ CONNECT CIRCUITS IN RECREATION ROOM TO PANEL "RR" U.O.N.
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- ㉑ IN WEATHERPROOF ENCLOSURE COVER "WHILE IN USE" WITH LOCK.



SIXTH FLOOR PLAN ① ②

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NO.	REVISION	DATE
4	CONTRACT SET	6/18/2013

DRAWING TITLE:
SIXTH FLOOR PLAN

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 NEW YORK CITY NEW YORK 10012
 212 675 6470 / 212 675 6728

DATE:
03/12/2012

JOB #:
09J06

DRAWN BY:
jc/aj

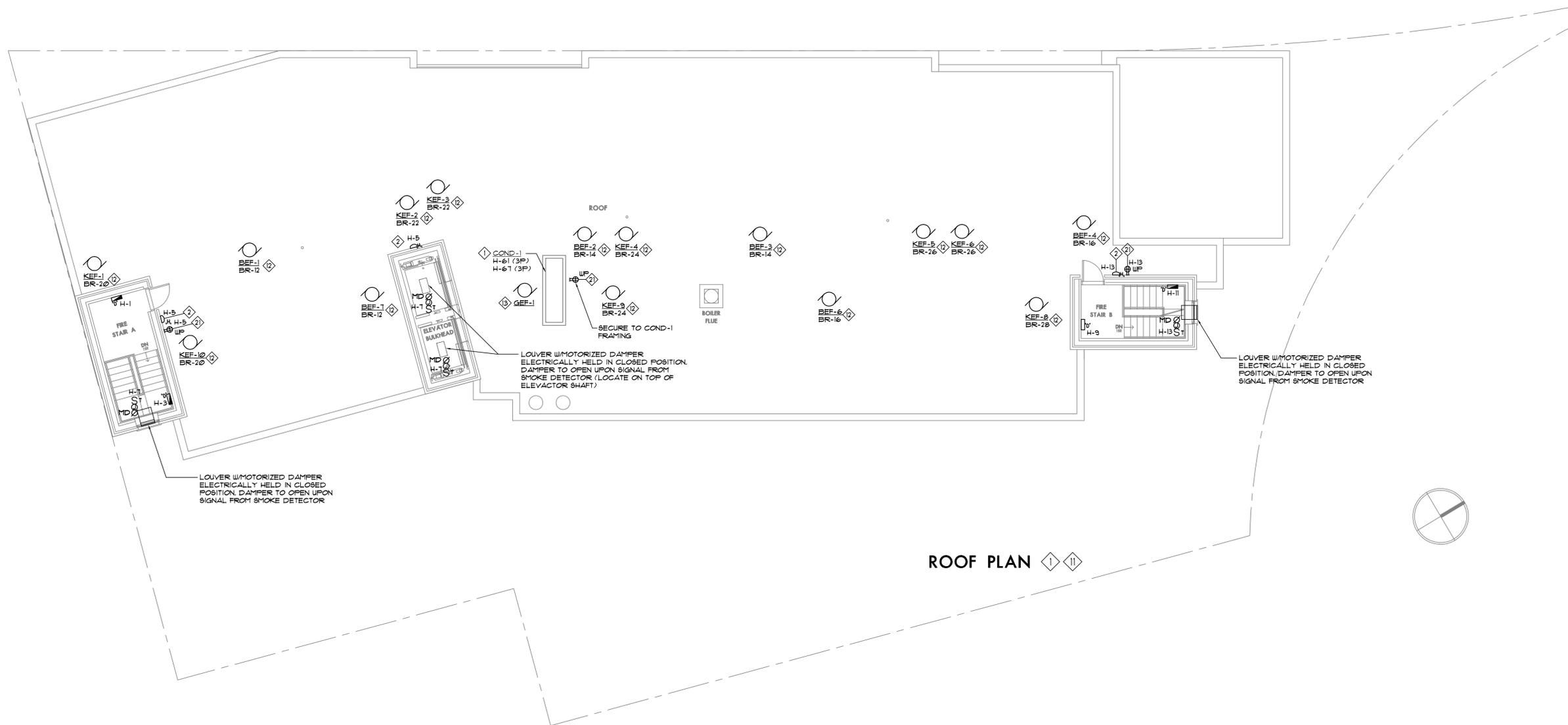
SCALE:
1/8" = 1'-0"

DRAWING #:
E-105.00

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ITEM OF WORK NOTES

- 1 SEE MECHANICAL EQUIPMENT SCHEDULE, SEE DWG E-201.00
- 2 WITH MOTION SENSOR FOR "ON-OFF" OPERATION.
- 3 CONNECT TO PHOTOCELL AND TO TIME CLOCK/RELAY IN ELEC RM FOR EXTERIOR LIGHTS. SEE DETAIL.
- 4 CONNECT EXIT LIGHTS TOGETHER AND TO EXIT LIGHT PANEL WITH 2-1/2" 1/8" THIN. PROVIDE (2) EXIT LIGHT CIRCUITS PER FLOOR. TOTAL 10 ACTIVE, 2-SPARE.
- 5 FOR PUBLIC HALL, ELEV LOBBY & LOBBY LIGHTING & RECEPTACLE CIRCUITRY SEE PUBLIC HALL LIGHTING & RECEPTACLE CONNECTION DIAGRAM DWG. E-204.00
- 6 LT & GFI LOCATED IN PIT. SWITCH LOCATED 3'-6" ABOVE CELLAR FLOOR AT LADDER
- 7 FOR SUBMERSIBLE SUMP PUMP IN PIT
- 8 FOR COMPACTOR, LOCATE IN CLOSE PROXIMITY TO CONTROL PANEL. SEE PANEL "H" SCHEDULE
- 9 TRIPLEX DOMESTIC WATER BOOSTER PUMPS. SEE DETAIL
- 10 FOR AUTO FIRE PUMP & JOCKEY PUMP. SEE ONE-LINE DIAGRAM
- 11 FOR FIRE ALARM SYSTEM REQUIREMENTS SEE FIRE ALARM DRAWINGS.
- 12 CONNECT TO ST & TIME CLOCK & RELAY IN BOILER RM. SEE DETAIL.
- 13 CONNECT TO ST & TIMECLOCK FOR GEF-1 AT TRASH RM IN BASEMENT
- 14 FOR ELEVATOR. SEE ONE-LINE DIAGRAM
- 15 ST, T/C & RELAY FOR BEF & KEF ROOF FANS. SEE DETAIL.
- 16 ST, T/C FOR GEF-1, ROOF FAN.
- 17 SEE MECH FLOOR PLANS FOR EXACT TYPE DESIGNATION
- 18 CIRCUIT No. FOR DEDICATED A/C UNIT ONLY. PROVIDE SECOND CIRCUIT FOR CONVENIENCE RECEPT.
- 19 CONNECT CIRCUITS IN RECREATION ROOM TO PANEL "RR" U.ON.
- 20 FOR SUBMERSIBLE SUMP PUMP IN SPRINKLER CHECK VALVE PIT, CELLAR
- 21 IN WEATHERPROOF ENCLOSURE COVER "WHILE IN USE" WITH LOCK.



ROOF PLAN 1 11

ENGINEERING CONSULTANT:
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 TEL: 212.736.2584 \ FAX: 212.736.2520

NO.	REVISION	DATE
4	CONTRACT SET	6/18/2013

DRAWING TITLE:
ROOF PLAN

ARCHITECT:

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 203 LAFAYETTE STREET 5TH FL
 NEW YORK CITY NEW YORK 10012
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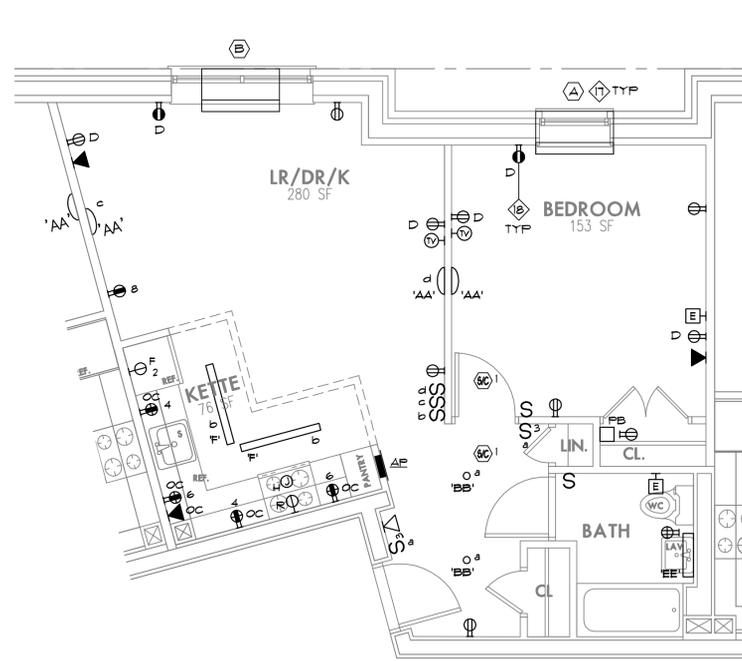
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03/12/2012

JOB #:
09J06

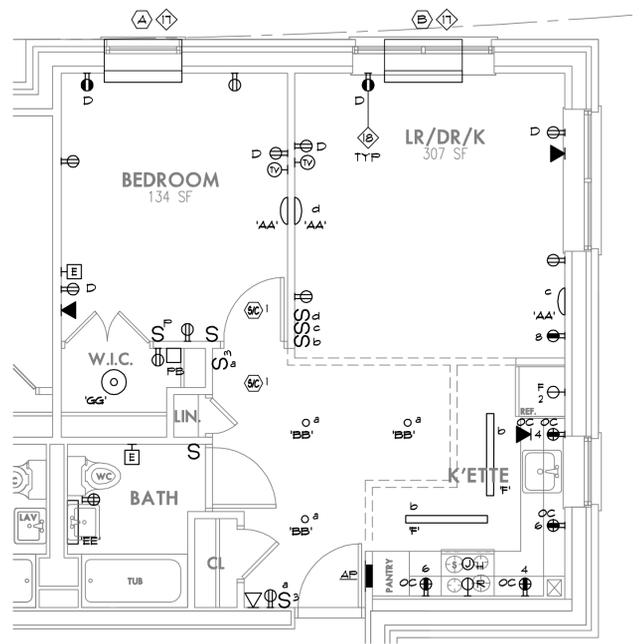
DRAWN BY:
jc/aj

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

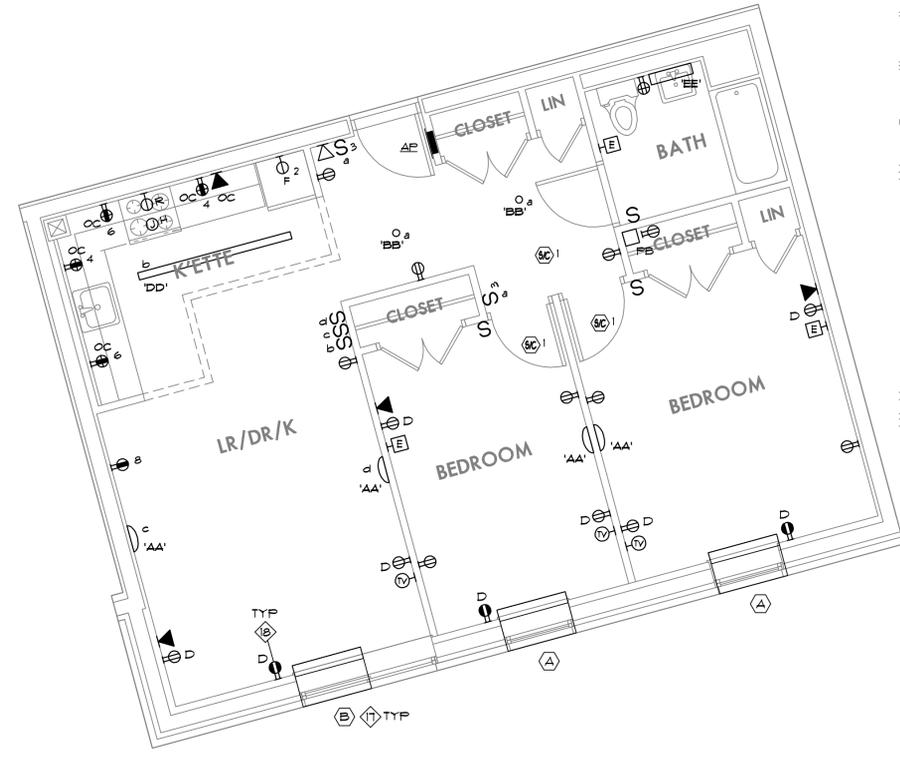
DRAWING #:
E-106.00



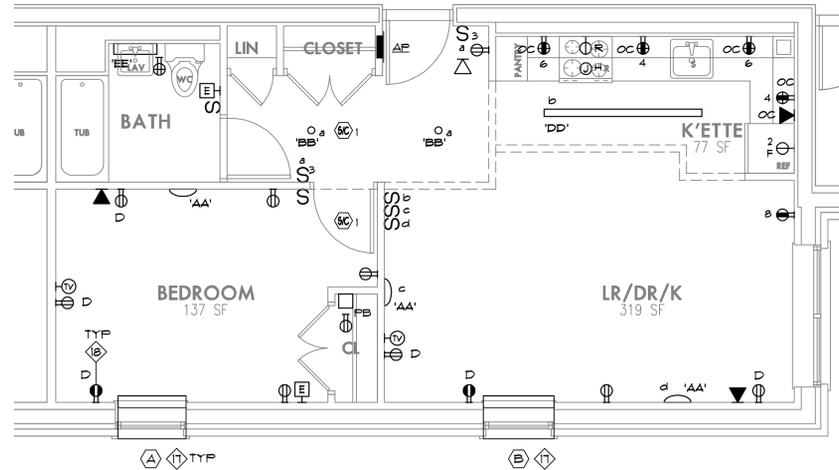
3 TYPICAL 1 BEDROOM (APT-D)
SCALE: 1/4" = 1'-0"



2 TYPICAL 1 BEDROOM (APT-K, A, C)
SCALE: 1/4" = 1'-0"



4 SUPER'S 2 BEDROOM APT
SCALE: 1/4" = 1'-0"



1 TYPICAL 1 BEDROOM (APT-B, E, F, G, H, J)
SCALE: 1/4" = 1'-0"

ITEM OF WORK NOTES

- 1 SEE MECHANICAL EQUIPMENT SCHEDULE, SEE DWG E-201.00
- 2 WITH MOTION SENSOR FOR "ON-OFF" OPERATION.
- 3 CONNECT TO PHOTOCELL AND TO TIME CLOCK/RELAY IN ELEC RM FOR EXTERIOR LIGHTS. SEE DETAIL.
- 4 CONNECT EXIT LIGHTS TOGETHER AND TO EXIT LIGHT PANEL WITH 2-#10 1/2" THIN. PROVIDE (2) EXIT LIGHT CIRCUITS PER FLOOR. TOTAL 10 ACTIVE, 2-SPARE.
- 5 FOR PUBLIC HALL, ELEV LOBBY & LOBBY LIGHTING & RECEPTACLE CIRCUITRY SEE PUBLIC HALL LIGHTING & RECEPTACLE CONNECTION DIAGRAM DWG. E-204.00
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- 21 IN WEATHERPROOF ENCLOSURE COVER "WHILE IN USE" WITH LOCK.

PANEL APT (TYPICAL 1-BR APT) TYPE RECESSED MAINS CU.
VOLTAGE 120/208V, 1φ, 3W + G
M.L.O. FEEDER SEE APT PANEL SCHED

C	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT
1	15	SMOKE/CO DETECTORS	2-#2, #12G	A	2-#2, #12G	REFRIG				20	1	2				
3	20	GFI BATH ROOM		B		SMALL APPL CIRCUIT						4				
5	20	LIGHTING		A		SMALL APPL CIRCUIT						6				
7	15	A/C BED ROOM		B		SMALL APPL CIRCUIT						8				
9	20	RECEPT # FB		A		A/C LR/DR/K						10				
11		CONV. RECEPTS		B		SPARE						12				
13		CONV. RECEPTS		A		SPARE						14				
15		CONV. RECEPTS		B		SPARE						16				

REMARKS: CU. GROUND BUS LOAD SEE APT PANEL SCHED. KUW

PANEL SUPER'S 2-BR APT TYPE RECESSED MAINS CU.
VOLTAGE 120/208V, 1φ, 3W + G
M.L.O. FEEDER SEE APT PANEL SCHED

C	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT
1	15	SMOKE/CO DETECTORS	2-#2, #12G	A	2-#2, #12G	REFRIG				20	1	2				
3	20	GFI BATH ROOM		B		SMALL APPL CIRCUIT						4				
5	20	LIGHTING		A		SMALL APPL CIRCUIT						6				
7	15	A/C BED ROOM		B		SMALL APPL CIRCUIT						8				
9	15	A/C BED ROOM		A		A/C LR/DR/K						10				
11	20	RECEPT # FB		B		CONV. RECEPTS						12				
13		SPARE		A		CONV. RECEPTS						14				
15		SPARE		B		SPARE						16				

REMARKS: CU. GROUND BUS LOAD SEE APT PANEL SCHED. KUW

AT EACH APARTMENT:
PROVIDE CIRCUITRY WITHIN EACH APT. UNIT AS FOLLOWS:
- DEDICATED 20A/1P CIRCUIT GFI IN EACH BATHROOM.
- AFCI PROTECTED CIRCUITS TO APARTMENT RECEPTACLES W/ DEDICATED NEUTRAL FOR EACH CIRCUIT. DO NOT CONNECT LIGHTS TO RECEPTACLE CIRCUIT.
- MINIMUM (2) 20A/1P CIRCUITS FOR LIVING ROOM
- MAXIMUM (6) CONVENIENCE RECEPTACLES ON 20A/1P CIRCUITS.
- DEDICATED 15A/1P CIRCUIT FOR HARD WIRED SMOKE/CARBON MONOXIDE DETECTORS.
- PROVIDE TAMPER RESISTANT RECEPTACLES THROUGHOUT APARTMENT.
- SEE TYPICAL APARTMENT LAYOUT.



PROJECT TITLE:
PROMESA WEST TREMONT RESIDENCE
92 WEST TREMONT AVE.
BRONX, NY 10458

KEY PLAN:

ENGINEERING CONSULTANT:
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TEL: 212.643.1500 \ FAX: 212.268.8960

MEP CONSULTANT:
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NO.	REVISION	DATE
4	CONTRACT SET	6/18/2013

DRAWING TITLE:
TYPICAL APT LAYOUT

ARCHITECT:
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NEW YORK CITY NEW YORK 10012
212 675 6470 212 675 6728

DATE:
03/12/2012

JOB #:
09J06

DRAWN BY:
jc/aj

SCALE:
AS NOTED

DRAWING #:
E-107.00

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MECHANICAL EQUIPMENT SCHEDULE

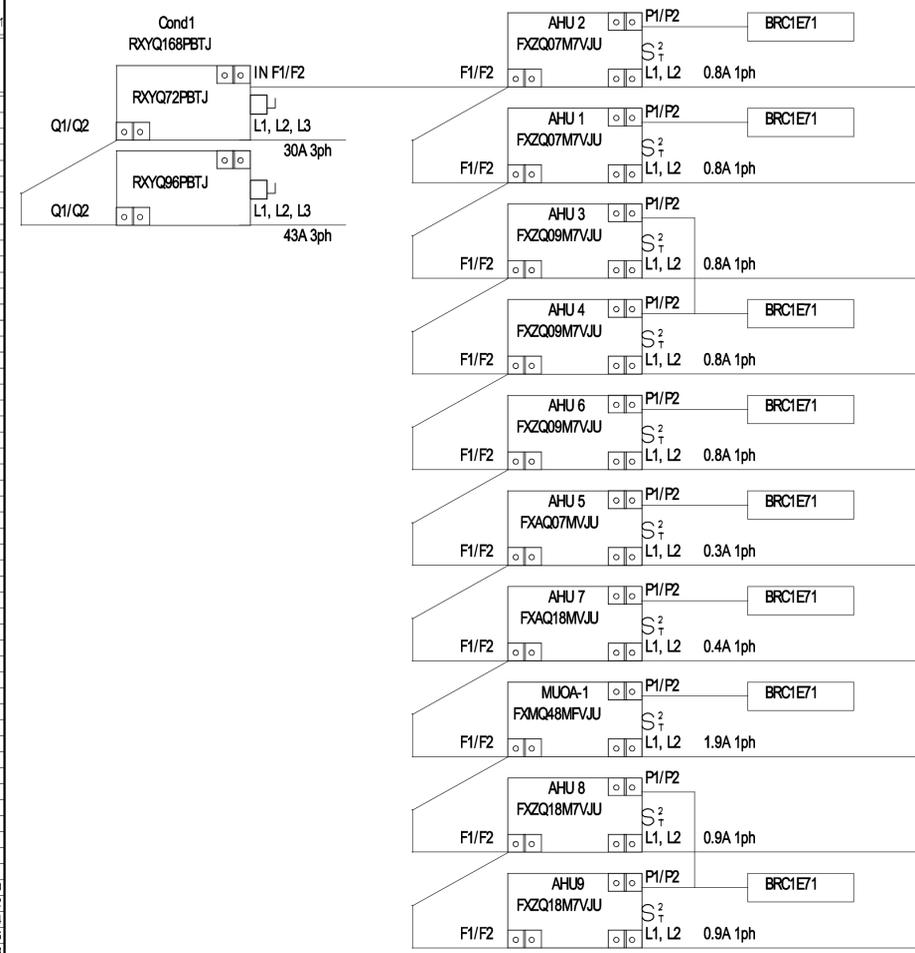
DESCRIPTION	LOCATION	VOLTS	PHASE	HP/FLA W/KW	PANEL	BRANCH CIRCUIT WIRING MIN. THHN CU. WIRE	DISC. SWITCH	REMARKS
BEF-1	ROOF	120	1	00 HP	BR	2-#10, #12G	S ^T	W/ INTEGRAL S ^T
-2				00				
-3				00				
-4				01				
-5				01				
-6				01				
-7				00				
KEF-1				01				
-2				01				
-3				06				
-4				01				
-5				01				
-6				01				
-7				01				
-8				03				
-9				01				
-10				03				
GEF-1				11				
SF-1	1ST FL.			36W				
SF-2	BASEMENT							
SF-3	CELLAR				RR			
PTAC-A	APT/CON	120		5.5A	AP/CON	2-#12, #12G		NEMA-5-15R
-B		120		1.6				NEMA-5-15R
-C		200		5.5A				NEMA-6-15R
-D				6.5A				
-F				7.1				
BOILER-1	BOILER RM	120	1		BR		S ^T	
BOILER-1 CIRC PUMP		120	1					
BOILER-2		120	1					
BOILER-2 CIRC PUMP		120	1	1/2 HP				
HW HTG PUMP P-1		200	3	5 HP		3-#10, #12G	60/3/U	SEE DETAIL
HW HTG PUMP P-2 (S/B)		200	3	5 HP (S/B)		3-#10, #12G	60/3/U	
TURBO ZONE PUMP P-3		120	1	0.4 HP		2-#12, #12G	S ^T	
TURBO ZONE PUMP P-4 (S/B)				0.4 HP (S/B)		2-#12, #12G		
CAB HTR - CUH-1				05 HP	H	2-#12, #12G		
-2				04				
-3				04				
-4	REC RM			05	RR			
-5	REC RM			05	RR			
BOILER CONTROL PANEL	BOILER RM				BR			
SEQ CONTROL PANE-2 & 3						2-#12, #12G EACH	S ^T EACH	
SPRKL R SUBM SUMP PUMP	BIKE STOR CELLAR			1/2 HP	H	2-#12, #12G	S ^T	
UNIT HEATER UH-1	STORAGE BSMT			1/8 HP				
UH-2	STORAGE BSMT			1/8 HP				
UH-3	BIKE STOR CELLAR			1/8 HP				
SUBM SUMP PUMP	ELEV PIT	120	1	1/2 HP	H	2-#12, #12G	NEMA-5-15R	
CIRC PUMP	BOILER RM			1/3 HP	BR	2-#12, #12G	S ^T	
ELECTRONIC MIXING VALVE							S ^T	
TRFLX BOOSTER UNIT	CELLAR	200	3	2#5HP 1#1 1/2-HP	H	3-#10, #12G EA 3-#12, #12G	(2) 60/3/U (1) 30/3/U	SEE AC WIRING DIAG
HW RECIRC PUMP	BOILER RM	120	1	1/3 HP	BR	2-#12, #12G	S ^T	100/3/U @ UNIT
ELEVATOR-1		200	3	20 HP				SEE ONE-LINE DIAGRAM
ELEVATOR-2		200	3	20 HP				SEE ONE-LINE DIAGRAM
MUOA-1	BOILER RM	200	1		BR	2-#12, #12G	30/2/U	
COND-1	ROOF	200	3	142 RLA 43.0 RLA	H	3-#10, #12G 3-#12, #12G	60/3/U/UF 100/3/U/UF	SEE AC WIRING DIAG
AHU-1	SECURITY	200	1		H	2-#12, #12G	S ^T	
-2	OFFICE							
-3	LOBBY							
-4	LOBBY							
-5	EMR							
-6	MAIN OFF							
-7	RECYCL RM							
-8	REC RM				RR			
-9	REC RM				RR			
FIRE PUMP	W. METER RM	200	3	30 HP				SEE ONE-LINE DIAGRAM
JOCKEY PUMP	W. METER RM	200	3	1 HP				SEE ONE-LINE DIAGRAM
COMPACTOR-1	CELLAR	200	3	5 HP				SEE ONE-LINE DIAGRAM
COMPACTOR-2	CELLAR	200	3	5 HP				SEE ONE-LINE DIAGRAM

PANEL H (3-SECT)		TYPE SURFACE MAINS CU. 600 AMPERES	
M.L.O. 600A		VOLTAGE 120/208V, 3Ø, 4W + G	
FEEDER SEE ONE-LINE DIAGRAM		FEEDER SEE ONE-LINE DIAGRAM	
C CIRCUIT NO.	ASSIGNMENT	AC OR MC CABLE MIN. #12 GA. THHN CU. WIRE	AC OR MC CABLE MIN. #12 GA. THHN CU. WIRE
1	20	LTS - STAIR-A	2-#10, #12G
3		LTS - STAIR-A	B
5		LTS - GFI @ ROOF	C
7		MD @ STAIR 4 ELEV BULKHD	A
9		LTS - STAIR-B	2-#10, #12G
11		LTS - STAIR-B	B
13		LT - GFI - MD STAIR-B	C
15		SPARE	A
17		SPARE	C
19		LTS - REFUSE/RECYC - CELLAR	2-#10, #12G
21		LTS - BIKE STOR	B
23		GFI - BIKE STOR	C
25		UH-3 - BIKE STOR	2-#10, #12G
27		ELEV PIT LT / GFI	2-#10, #12G
29		SUBM SUMP PUMP	2-#12, #12G
31		EM CALL POWER SUPPLY	A
33		LTS - LOUNGE-BSMT	B
35		GFI - LOUNGE TOOL - BSMT	C
37		RECEPT - LOUNGE-BSMT	A
39		RECEPT - LOUNGE-BSMT	B
41		PTAC-B	C
43		LTS - STOR-BSMT	A
45		RECEPTS - STOR-BSMT	B
47		LTS - BSMT	C
49		LT - GFI - ELEV PIT	A
51		SUBM SUMP PUMP SPRKL	B
53		LTS - 1ST FL	C
55		LTS - LOBBY	A
57		RECEPTS - 1ST FL	B
59		RECEPTS - 1ST FL	C
61			A
63	35	COND - 1	◇
65			B
67			C
69	50	COND - 1	◇
71			B
73			C
75	3	PANEL 'RR'	*
77			A
79			B
81	3	PANEL 'BR'	*
83			A
85	1	20	LTS - ELEV LOBBY
87			B
89			C
91			A
93			B
95			C
97			A
99			B
101			C
103			A
105			B
107			C
109			A
111	3	15	SPARE
113			B
115			C
117			A
119			B
121			C
123			A
125			B

REMARKS: PROVIDE 'HACR' C/B'S FOR MOTORIZED LOADS
* SEE ONE-LINE DIAGRAM

PANEL BR (2-SECT)		TYPE SURFACE MAINS CU. 150 AMPERES	
M.L.O. 150A		VOLTAGE 120/208V, 3Ø, 4W + G	
FEEDER SEE ONE-LINE DIAGRAM		FEEDER SEE ONE-LINE DIAGRAM	
C CIRCUIT NO.	ASSIGNMENT	AC OR MC CABLE MIN. #12 GA. THHN CU. WIRE	AC OR MC CABLE MIN. #12 GA. THHN CU. WIRE
1	15	BOILER #1	2-#12, #12G
3	20	BOILER #1 PUMP	B
5	15	BOILER #2	C
7	20	BOILER #2 PUMP	A
9	15	HW RECIRC PUMP	B
11	20	LIGHTS	2-#10, #12G
13	15	BOILER CONTROL PANEL	A
15	20	SPARE	B
17	15	SPARE	C
19			A
21			B
23			C
25			A
27	35	P-1	3-#10, #12G
29			B
31			C
33	35	P-2 (S/B)	3-#10, #12G
35			B
37	15	P-3	2-#12, #12G
39	15	P-4 (S/B)	2-#12, #12G
41	20	SPARE	C
43	2	AHU-3, AHU-4	◇
45			A
47	1	20	SPARE

REMARKS: PROVIDE 'HACR' C/B'S FOR MOTORIZED LOADS



1 AC WIRING DIAGRAM
NOT TO SCALE

PANEL RR		TYPE SURFACE MAINS CU. AMPERES	
M.L.O.		VOLTAGE 120/208V, 3Ø, 4W + G	
FEEDER SEE ONE-LINE DIAGRAM		FEEDER SEE ONE-LINE DIAGRAM	
C CIRCUIT NO.	ASSIGNMENT	AC OR MC CABLE MIN. #12 GA. THHN CU. WIRE	AC OR MC CABLE MIN. #12 GA. THHN CU. WIRE
1	20	LIGHTS	2-#12, #12G
3		LIGHTS	B
5		SPARE	C
7			A
9	2	20	AHU-8, AHU-9
11			B
13	1	15	CUH-4
15			A
17			B

REMARKS: CU. GROUND BUS

PANEL L		TYPE SURFACE MAINS CU. AMPERES	
M.L.O.		VOLTAGE 120/208V, 3Ø, 4W + G	
FEEDER SEE ONE-LINE DIAGRAM		FEEDER SEE ONE-LINE DIAGRAM	
C CIRCUIT NO.	ASSIGNMENT	AC OR MC CABLE MIN. #12 GA. THHN CU. WIRE	AC OR MC CABLE MIN. #12 GA. THHN CU. WIRE
1	20	LIGHTS	2-#12, #12G
3		WASHER	B
5			C
7			A
9			B
11			C
13			A
15			B
17			C

REMARKS: CU. GROUND BUS

8.4A 1ph



PROJECT TITLE:
PROMESA WEST TREMONT RESIDENCE
92 WEST TREMONT AVE.
BRONX, NY 10458

ENGINEERING CONSULTANT:
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MEP CONSULTANT:
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45 W 34TH ST \ NEW YORK, NY 10001
TEL: 212.736.2584 \ FAX: 212.736.2520

NO.	REVISION	DATE
4	CONTRACT SET	6/18/2013

DRAWING TITLE: SCHEDULES AND DIAGRAMS

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203 LAFAYETTE STREET 5TH FL
NEW YORK CITY NEW YORK 10012
212 675 6470 | 212 675 6728

DATE: **03/12/2012**
JOB #: **09J06**
DRAWN BY: **jc/aj**

SCALE: **NONE**

DRAWING #: **E-201.00**

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NO.	REVISION	DATE
4	CONTRACT SET	6/18/2013

DRAWING TITLE:
DIAGRAMS

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 NEW YORK CITY NEW YORK 10012
 *212 675 6470 *212 675 6728

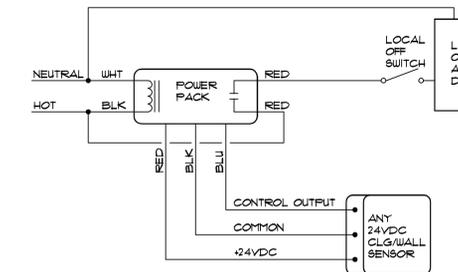
DATE:
03/12/2012

JOB #:
09J06

DRAWN BY:
jc/aj

SCALE:
 NONE

DRAWING #:
E-202.00



TYPICAL OCCUPANCY SENSOR WIRING DIAGRAM
 ANY 3-WIRE 24VDC SENSOR

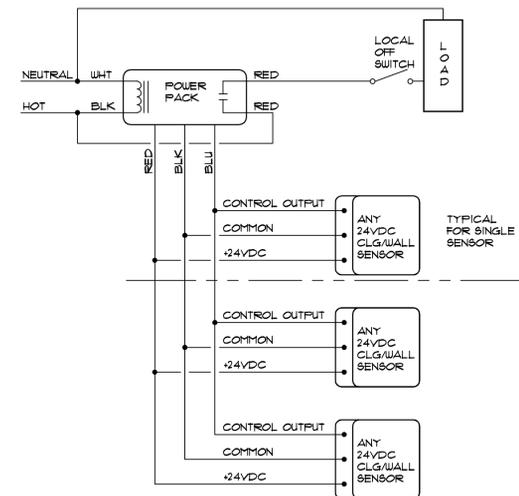
OCCUPANCY SENSOR GENERAL NOTES

FINAL DETERMINATION OF CIRCUITING, VOLTAGE AND QUANTITY OF POWER PACKS REQUIRED, AND SETTING OF SENSITIVITY/TIME ADJUSTMENTS ARE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR AND/OR COMMISSIONING AGENT. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHOULD BE ADHERED TO.

- SENSOR LOCATIONS ARE APPROXIMATE. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION. IF PENDANT MOUNTED FIXTURES ARE PRESENT, LOCATION AND COVERAGE OF SENSORS SHOULD BE REVIEWED.
- LOCATED ULTRASONIC CEILING MOUNT SENSORS NO CLOSER THAN 6' TO AIR SUPPLY/ RETURN REGISTERS.
- CONTRACTOR IS RESPONSIBLE FOR PROPER SENSITIVITY AND TIME DELAY SETTINGS. VERIFICATION OF MANUFACTURER'S RECOMMENDED PLACEMENT, AND FIELD VERIFICATION OF CIRCUITS WITH RESPECT TO POWER PACK PLACEMENT.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF REQUIRED NUMBER OF POWER PACKS.
 - ONE POWER PACK IS REQUIRED FOR EACH CIRCUIT THAT IS TO BE CONTROLLED.
 - MAXIMUM NUMBER OF SENSORS THAT CAN BE WIRED IN PARALLEL TO A SINGLE POWER PACK IS DEPENDENT ON SENSOR MODEL (SEE INDIVIDUAL DATA SHEETS FOR MA CONSUMPTION).
- PERFORM INSTALLATION CONNECTION & TESTING UNDER SUPERVISION OF MANUFACTURER'S AUTHORIZED REPRESENTATIVE.
- SUBMIT SHOP DRAWINGS INDICATING LOCATION & TYPE OF OCCUPANCY SENSOR.
- EQUIPMENT SPECIFIED IS BY WATT STOPPER/LEGRAND. CONSULT JUAN SANCHEZ OF STAN DEUTSCH ASSOC, 118-361-9150 x224, JUAN@SDALIGHTING.COM

SHEET NOTES

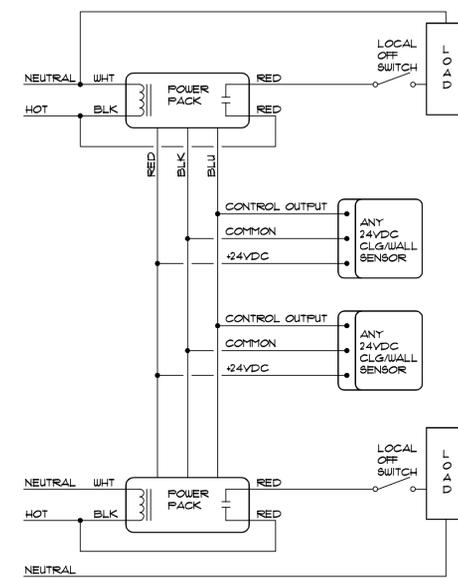
- ⓐ = DT-300
- ⓑ = WPIR
- ⓒ = WT-2250
- ⓓ = WT-600



TYPICAL OCCUPANCY SENSOR WIRING DIAGRAM
 MULTIPLE OCCUPANCY SENSORS USING ONE POWER PACK

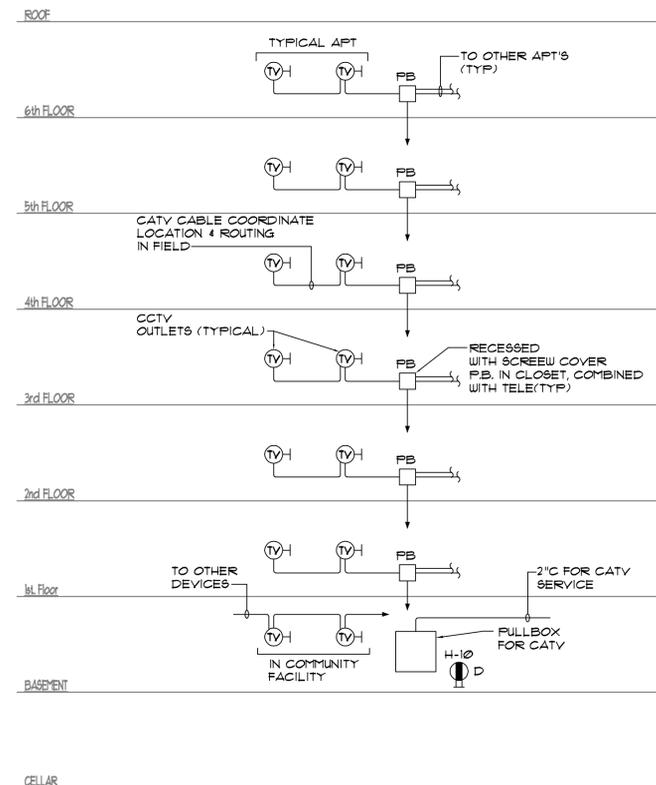
NOT TO SCALE

NOTE:
 MAXIMUM NUMBER OF SENSORS PER POWER PACK DEPENDS ON THE MODEL OF SENSOR. SEE THE PRODUCT DATA SHEET TO DETERMINE THE SPECIFIC CURRENT CONSUMPTION OF EACH SENSOR.



TYPICAL OCCUPANCY SENSOR WIRING DIAGRAM
 MULTIPLE OCCUPANCY SENSORS CONTROLLING TWO POWER CIRCUITS

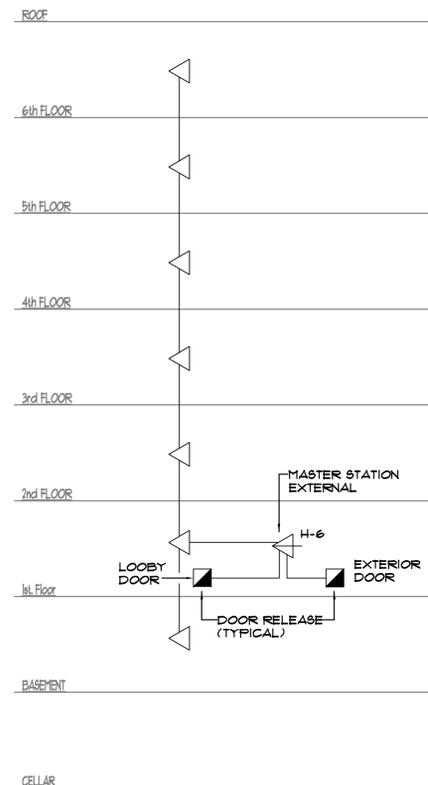
NOT TO SCALE



CATV CONNECTION DIAGRAM

NOT TO SCALE

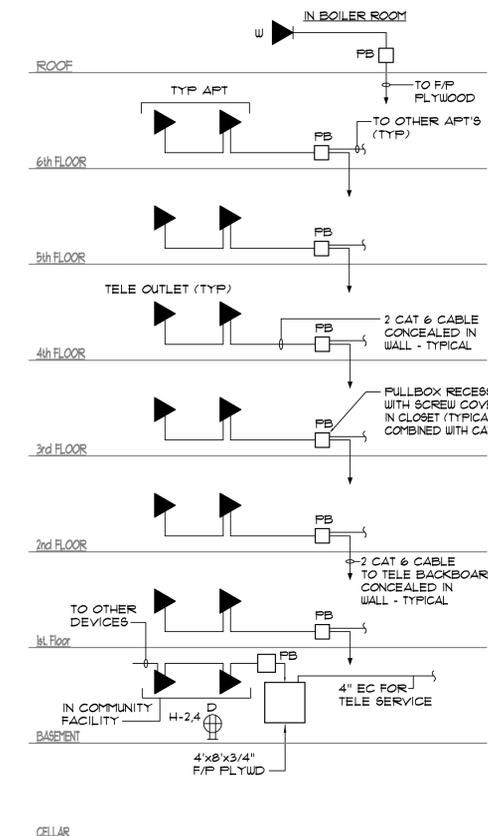
- NOTES:
- PROVIDE RISER FOR EACH VERTICAL RUN OF APTS.
 - PROVIDE WIRING AS PER VENDORS REQUIREMENTS.
 - PROVIDE INSTALLATION, CONNECTIONS, AND TESTING UNDER THE SUPERVISION OF MFGR OR MFGR REP
 - SUBMIT POINT-TO-POINT WIRING LAYOUT AS SHOP DRAWING.



APT INTERCOM CONNECTION DIAGRAM

NOT TO SCALE

- NOTES:
- PROVIDE RISER FOR EACH VERTICAL RUN OF APTS.
 - PROVIDE WIRING AS PER VENDORS REQUIREMENTS.
 - PROVIDE INSTALLATION, CONNECTIONS, AND TESTING UNDER THE SUPERVISION OF MFGR OR MFGR REP
 - SUBMIT POINT-TO-POINT WIRING LAYOUT AS SHOP DRAWING.
 - CONNECT SO THAT INTERIOR DOOR DOES NOT OPEN UNTIL EXTERIOR DOOR IS CLOSED AND SECURE.

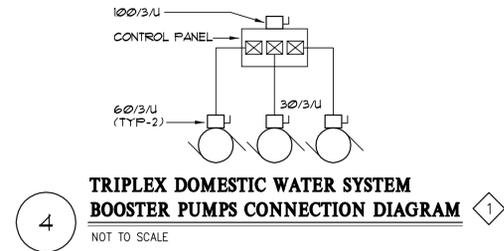


TELEPHONE/DATA CONNECTION DIAGRAM

NOT TO SCALE

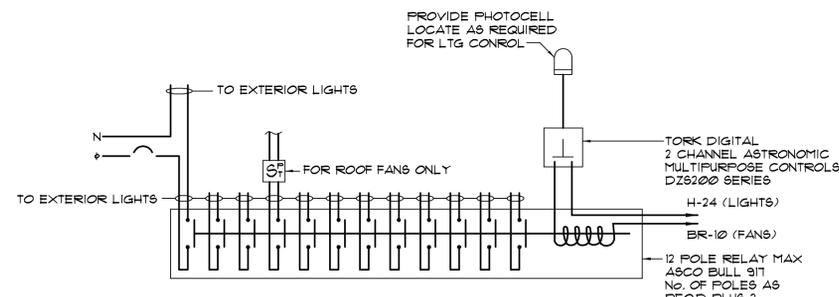
- NOTES:
- PROVIDE RISER FOR EACH VERTICAL RUN OF APTS.
 - PROVIDE INSTALLATION, CONNECTIONS, AND TESTING UNDER THE SUPERVISION OF MFGR OR MFGR REP
 - SUBMIT POINT-TO-POINT WIRING LAYOUT AS SHOP DRAWING.
 - INSTALL CABLES CONCEALED

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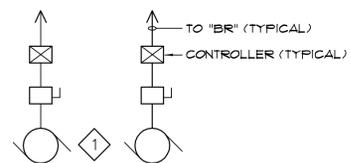
4 TRIPLEX DOMESTIC WATER SYSTEM BOOSTER PUMPS CONNECTION DIAGRAM

NOT TO SCALE



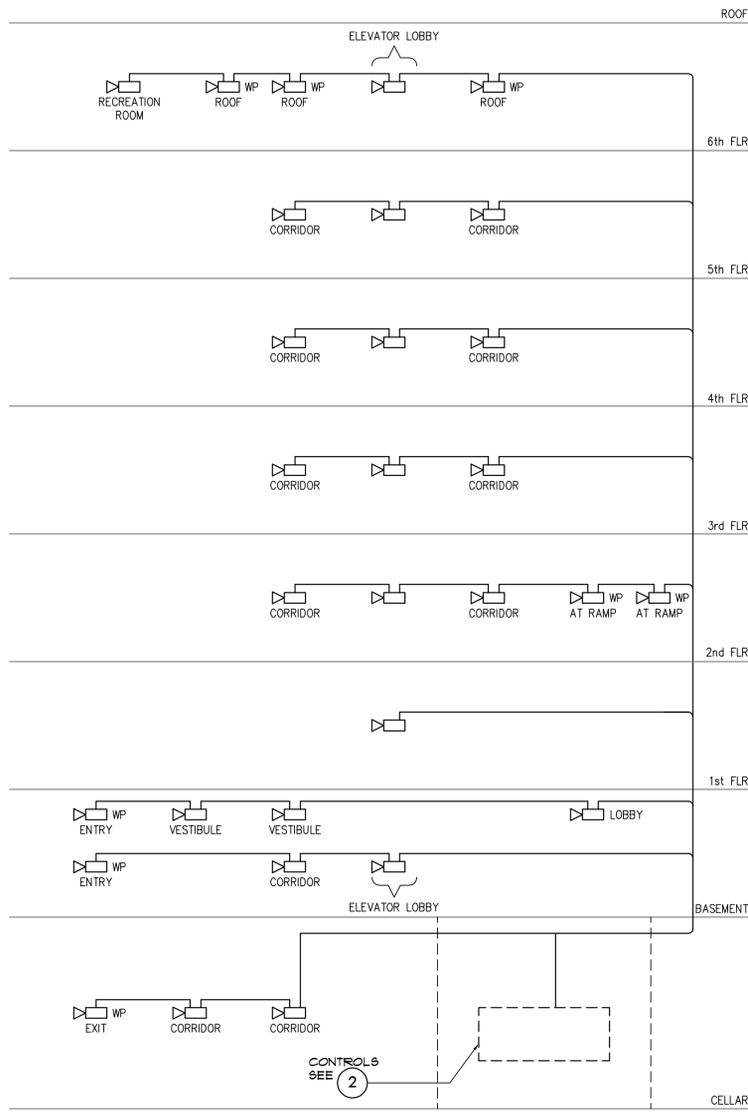
3 EXTERIOR LIGHTING CONTROL WIRING DIAGRAM

NOT TO SCALE
 TYPICAL FOR ROOF FAN CONTROL EXCEPT WITH ST SWITCH FOR EACH FAN AT RELAY LOCATION



5 H.W. HTG CIRC PUMPS P-1 & P-2 (1-STANDBY) CONNECTION DIAGRAM

NOT TO SCALE

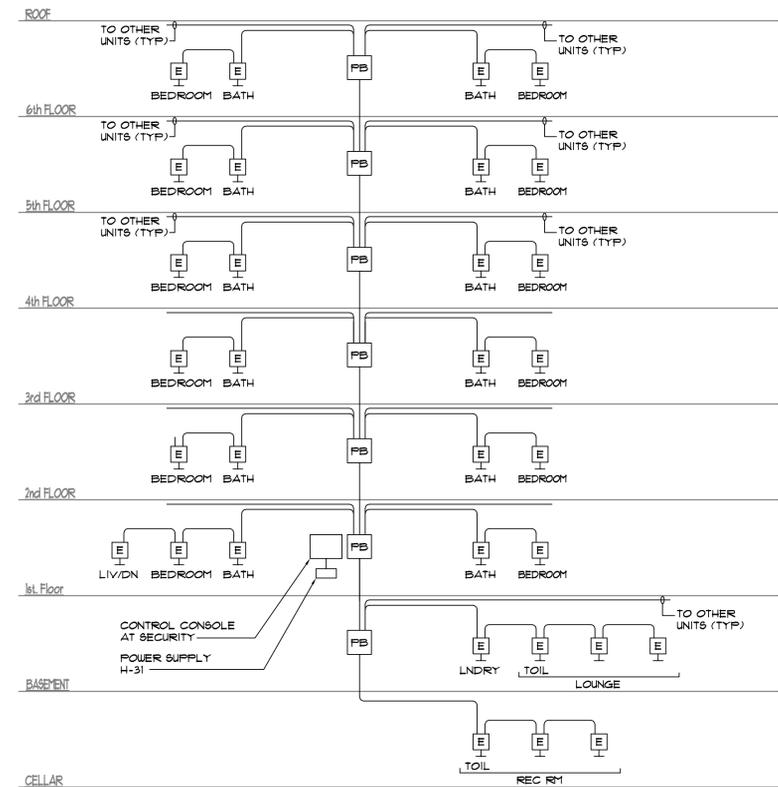


1 CCTV CONNECTION DIAGRAM

NOT TO SCALE

- NOTES:
1. PROVIDE WIRING AS PER VENDORS REQUIREMENTS INSTALLED IN CONDUIT, FLEX AT FINAL CONNECTION.
 2. PROVIDE ENCLOSURES AND MOUNTING ACCESSORIES AS REQUIRED FOR SECURE INSTALLATION.
 3. PROVIDE INSTALLATION, CONNECTION & TESTING UNDER SUPERVISION OF MFR OR MFR AUTHORIZED REP.
 4. SUBMIT POINT-TO-POINT WIRING LAYOUT AS SHOP Dwg. IDENTIFY ON SCALED FLOOR PLAN EXACT LOCATION OF EACH DEVICE/COMPONENT/EQUIPMENT/ETC. AND SHOW INTERCONNECTING CIRCUITRY.
 5. EXACT LOCATION OF EQUIPMENT & DEVICES SHALL BE AS DETERMINED BY ARCHITECT.
 6. PROVIDE INDOOR CAMERAS: HIGH DEF, MIN 13 MEGAPIXEL. PROVIDE EXTERIOR CAMERAS: ANALOG, LOW LIGHT, HEATED ENCLOSURES.
 7. PROVIDE CIRCUITRY: H-444648; HD: CAT-6 & 10/2 POWER, ANALOG: CAT-6, 10/2 POWER, RG-59 SIAMESE POWER FOR HEATER.

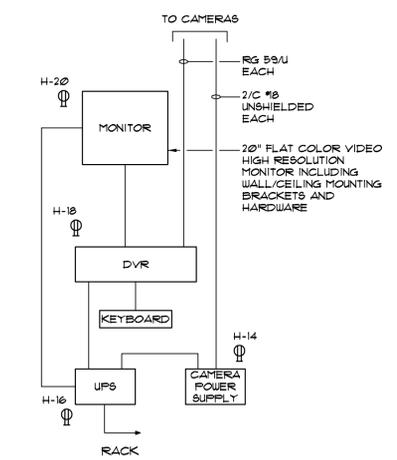
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7 EMERGENCY CALL CONNECTION DIAGRAM

NOT TO SCALE

- NOTES:
1. PROVIDE WIRING AS PER MFR/VENDOR REQMTS INSTALLED IN CONDUIT AS PER NYCEC
 2. INSTALL CIRCUITRY CONCEALED.
 3. SUBMIT AS SHOP DRAWING POINT-TO-POINT WIRING LAYOUT INDICATING LOCATION OF EACH DEVICE AND INTERCONNECTING CIRCUITRY.
 4. PROVIDE SYSTEM EQUIPT, COMPONENTS, DEVICES, CIRCUITRY COMPLETE, SYSTEM SHALL BE RAUL AND RESPONDER 8000 AS SUPPLIED BY SOUND EQUIPMENT CORP, 194 BRADY AVE, HAUTHORNE NY, 10832 (914) 769-8900. ATTN: R. MARAZZO
 5. PERFORM INSTALLATION, CONNECTIONS AND TESTING UNDER SUPERVISION OF MFR OR MFR REPRESENTATIVE.



2 EQUIPMENT CONTROL CABINET

PROVIDE CONTROL CABINET TO STORE DVR, MONITOR, CAMERA, POWER SUPPLY, UPS AND KEYBOARD, WITH THE FOLLOWING MINIMUM SPECIFICATION:

1. WALL MOUNT ENCLOSURE MADE BY HAEWA CORP. MODEL # P/N 0331-0012-30-01 WITH AN ADDITIONAL SHELF OR APPROVED EQUAL.
2. 8X SINGLE DOOR
3. 315"W (800mm) x 4725"H (1202mm) x 12"D (300mm)
4. NEMA 4, 12, 13 UL/CSA/IL/LOYDS APPROVAL
5. MILD STEEL, DOOR 14GA, BODY 16GA, MOUNTING FLAT 16GA
6. EPOXY/POLYESTER POWDER COAT, TEXTURED COLOR RAL 1035, LIGHT GRAY
- 7a. 2 CABLE ENTRY PLATES IN BOTTOM OF ENCLOSURE, GASKETED.
- 7b. SECURED FROM INSIDE, REVERSIBLE DOOR
- 7c. GROUND STUDS ON DOOR AND BODY OF ENCLOSURE
- 7d. DOOR SEAL IS CONTINUOUS FOAMED-IN-PLACE GASKETING
- 7e. QUICK RELEASE HINGE PINS
- 7f. TAMPER RESISTANT DOUBLE MANDREL KEY-LOCKS
- 7g. 180° DOOR OPENING ANGLE
- 7h. PROFILE BARS ON INSIDE OF DOOR WITH HOLE PATTERN FOR ATTACHMENT OF CABLE HARNESSSES, DUCTS OR ADDITIONAL COMPONENTS.
- 7i. HARDWARE KIT FOR GROUND CONNECTIONS AND MOUNTING PLATE, INCLUDES DOUBLE MANDREL KEY
- 7j. 4 WALL ATTACHMENT HOLES IN BACK OF ENCLOSURE
- 7k. CUSTOM SHELF: 315"W x 8"D

2 CCTV SYSTEM CONTROL EQUIPMENT CONNECTION DIAGRAM

NOT TO SCALE

ENGINEERING CONSULTANT:
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MEP CONSULTANT:
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 TEL: 212.736.2584 \ FAX: 212.736.2520

NO.	REVISION	DATE
4	CONTRACT SET	6/18/2013

DIAGRAMS

ARCHITECT: 
 OAKLANDER COOGAN & VITTO PC
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 NEW YORK CITY NEW YORK 10012
 212 675 6470 | 212 675 6728

DATE:
03/12/2012

JOB #:
09J06

DRAWN BY:
jc/aj

SCALE:
NONE

E-203.00

LIGHT FIXTURE SCHEDULE						
TYPE	MTG.	SIZE	MANUFACTURER/CATALOG NUMBER	WATT	LOCATION	REMARKS
'AA'	WALL	13-7/8" W X 6-7/8" H X 3-1/2" D	LIGHT CONCEPTS/LITHONIA LIGHTING/11967/213WCMPACT(TT)120	13W	BEDROOM/LIVING ROOM	
'BB'	CEILING	7-3/8" DIA. X3"H	SEAGULL LIGHTING/DEEP CONE SATIN NICKEL/11081AT-861-6"		APT. FOYER	
'CC'	CEILING	14" DIA	SEAGULL LIGHTING/8224-15 SINGLE LIGHT WHITE PENDANT/	8W	PUBLIC HALL/LOBBY	
'DD'	CEILING	89.25" L X 3" H X 3-1/2" D	CORONET INC./LSR SERIES/LSR-86"-1-54-NT-120	54W	KITCHEN	
'EE'	WALL	27" L X 6" W X 4" D	LIGHT CONCEPTS/LITHONIA LIGHTING/11890-RE-120	17W	APT. BATHROOM	
'FF'	CEILING	48.25" L X 3" W X 3-1/2" D	CORONET INC./LSR SERIES/LSR-44"-1-28-NT-120	28W	KITCHEN	
'GG'	CEILING	4" H X 6" W X 4" D	TOP ECOVATIONS/ GU24 CLOSET LIGHT/SPRING LAMPS/CL13	13W	WALK-IN CLOSET	
'A'	CEILING	4" L X 5-5/16" W X 3-1/2" H	CORONET INC./ WELDED STRIP SERIES / WS-2-32-120-MS	32W T8	BOILER RM/ REFUSE & RECYCLE RM/ELECTRIC WATER & GAS METER RM./MAINTENANCE OFC./JANITOR CLOSET	NOTE #1
'B'	WALL	51-1/2" L X 11-1/4" W X 5-1/2" H	LIGHT CONCEPTS/ LITHONIA LIGHTING/ 10840-RE-17-120	17W T8	LAUNDRY	NOTE #1
'C'	CEILING	48" L X 7-3/4" W X 2" H	CORONET INC./950 SERIES/950-4-2-28W-PS6"-120-SE	28W	PUBLIC HALL	NOTE #1
'D'	WALL	24" L X 8" H X 3.96" D	LAMAR LIGHTING/VO SERIES VOYAGERVO-2-17-E8-120-	17W	STAIRS	NOTE #1
'E'	CEILING	72" L X 4-1/2" W X 1-3/4" H	LITECONTROL/COVE-15 CC-AL-L15/ CC-AL-L15-06-MO-30K-120	8W	ELEVATORS LOBBY/LOBBY	NOTE #1
'G'	CEILING	24" X 24"	CORONET INC./TSSW SERIES/TSSW-24-2-14W-T-120	14W T5	OFFICE/SECURITY OFC./LOUNGE/RECREATION RM.	NOTE #1
'H'	WALL	18 L X 9" D X 7-1/4" H	LITHONIA LIGHTING/DECORATIVE WALL-MOUNTED LIGHT./WSR-MDU-120-DNAT		EXTERIOR WALLS/GREEN ROOF	
'I'	WALL/FLOOR	4.01" L X 4.01" W X 1.81" H	METEOR SOLAR LED LIGHTING/SH-130B-W-B-H		EXTERIOR/GREEN ROOF	
'J'	CEILING	10-1/2" DIA. X 4-7/8" H	PROGRESS LIGHTING/	18W	EXTERIOR	
'K'	WALL	72" L	DELRAY LIGHTING/ST911/ ST9221.311-6-120 ST94128.411-4"-120	2-21 & 1-28	MAIL WALL	
'L'	FLOOR	10" DIA X 7" H 2.8" DIA X 17" H	RAB LIGHTING/DOME TOP LAWN LIGHT /LLD38/FS13 RAB LIGHTING/17" MIGHTYPOST/MP17B	13W CFL	SIDE YARD	INSTALL ON MOUNTING STEM NØ 1"-Ø ABOVE GRADE, BLACK FINISH
'M'	CEILING	8" DIA X 8-5/8" H	DELRAY LIGHTING/CYLINDRO II 6705-CW-S-1		LOBBY	

NOTES:
 1. PROVIDE EMERGENCY BALLAST/BATTERY PACK IN FIXTURES INDICATED ON ELECTRICAL DRAWINGS
 2. GENERAL: PROVIDE PROGRAM BALLAST IN FIXTURES CONTROLLED BY OCCUPANCY SENSOR
 3. PROVIDE -20 DEGREE BALLAST IN EXTERIOR FIXTURES.

ENGINEERING CONSULTANT:
WEXLER & ASSOC STRUCT ENGR
 12 W 32ND STREET \ NEW YORK, NY 10001
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MEP CONSULTANT:
ABRAHAM JOSELOW, PE, PC
 45 W 34TH ST \ NEW YORK, NY 10001
 TEL: 212.736.2584 \ FAX: 212.736.2520

NO.	REVISION	DATE
4	CONTRACT SET	6/18/2013

DRAWING TITLE:
DIAGRAM & SCHEDULE

ARCHITECT:

 OAKLANDER COOGAN & VITTO PC
ARCHITECTS
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 NEW YORK CITY NEW YORK 10012
 212 675 6470 212 675 6728

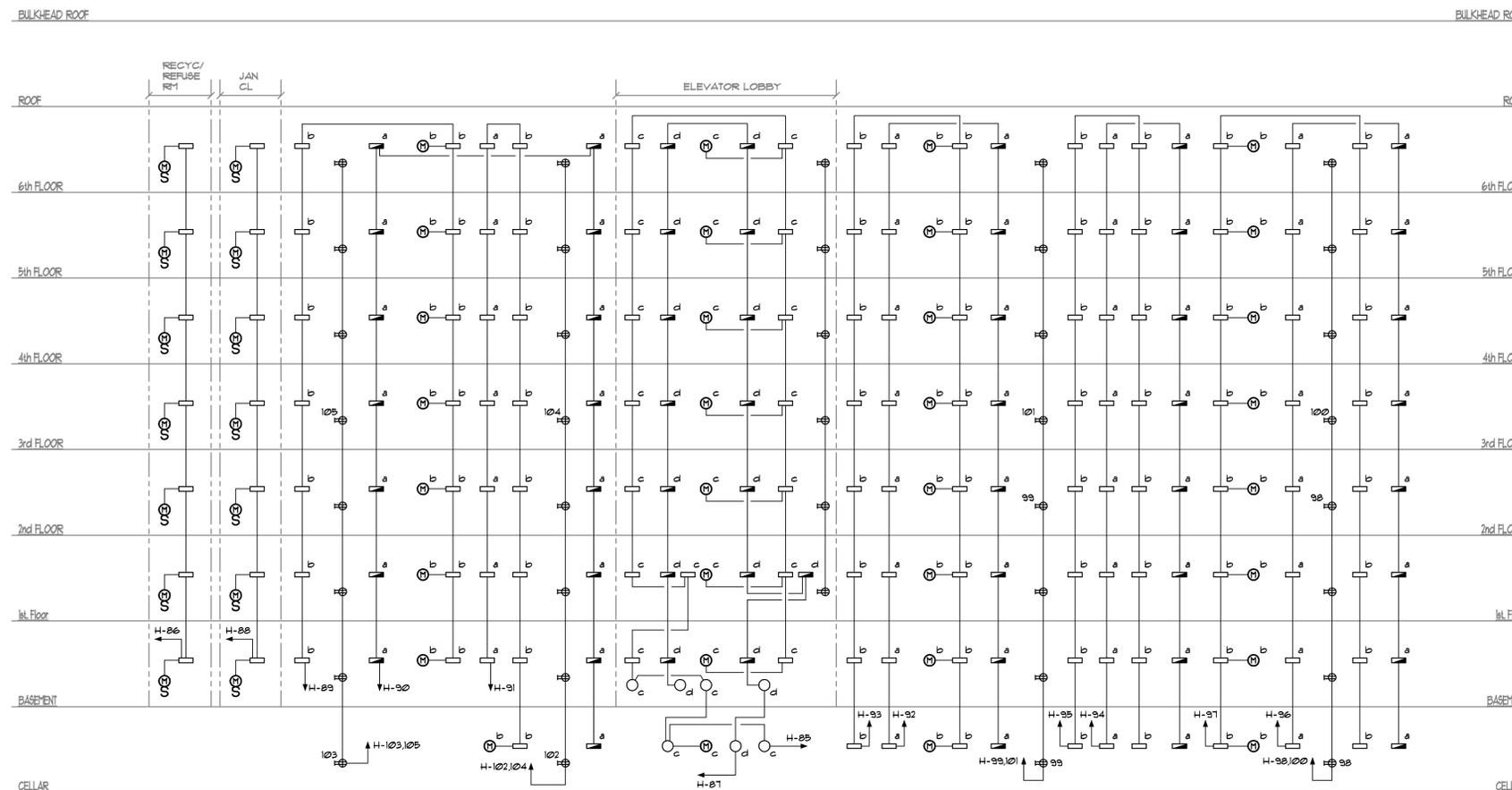
DATE:
03/12/2012

JOB #:
09J06

DRAWN BY:
jc/aj

SCALE:
NONE

DRAWING #:
E-204.00

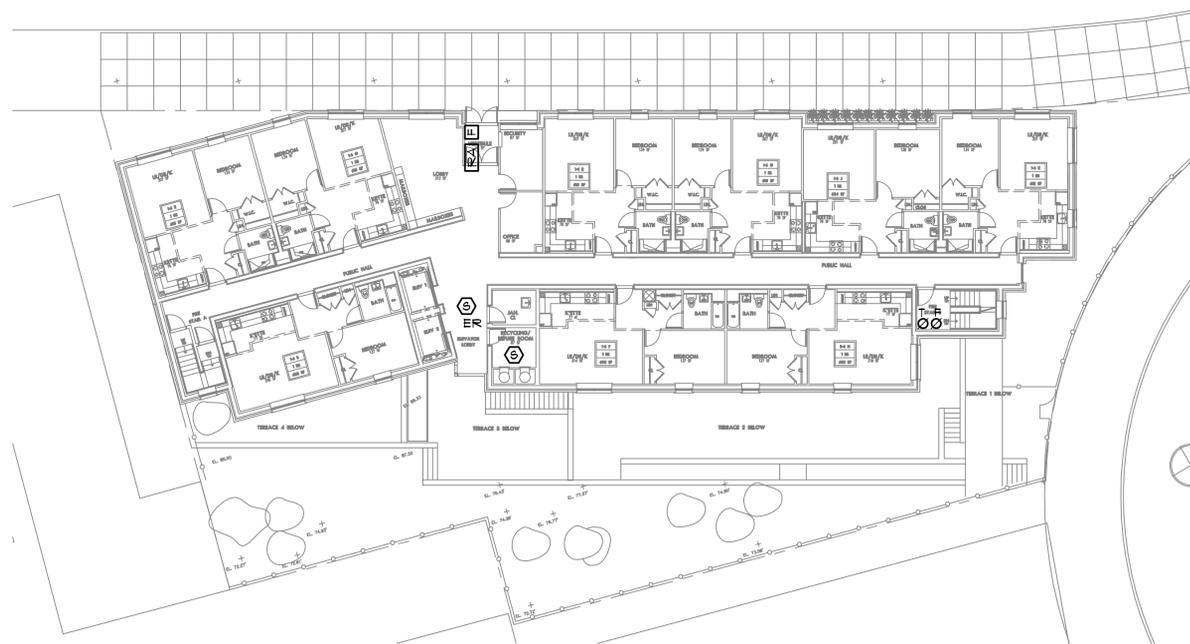


1 PUBLIC HALL LIGHTING & RECEPTACLE CONNECTION DIAGRAM

NOT TO SCALE

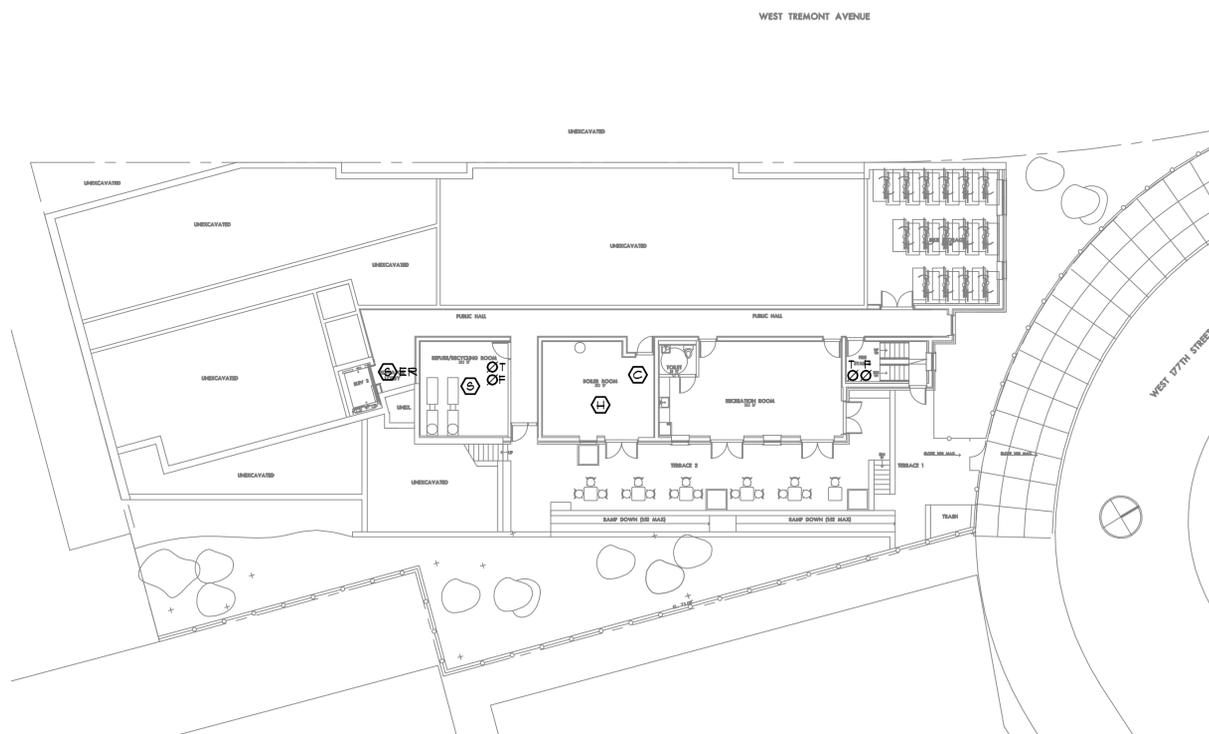
NOTES:
 1. PROVIDE MIN. #8 XHHW CIRCUITRY
 2. SEE ELECTRIC FLOOR PLANS FOR LOCATION OF OCCUPANCY SENSORS
 3. SEE ARCHITECT'S REFLECTED CEILING PLANS FOR EXACT LOCATIONS, SPECS & FIXTURE TYPES AND DESCRIPTIONS. DATA SHOWN HERE IS FOR INFORMATION & CIRCUITRY ONLY.
 4. SUBMIT SHOP DRAWINGS IDENTIFYING EXACT LOCATION OF OCCUPANCY SENSORS & AREAS OF COVERAGE ON SCALED FLOOR PLANS. PROVIDE SUFFICIENT ADDITIONAL QUANTITY & TYPE OF OCCUPANCY SENSORS TO ACCOMMODATE THE INTENT OF THE DRAWINGS.

WEST TREMONT AVENUE - 80'



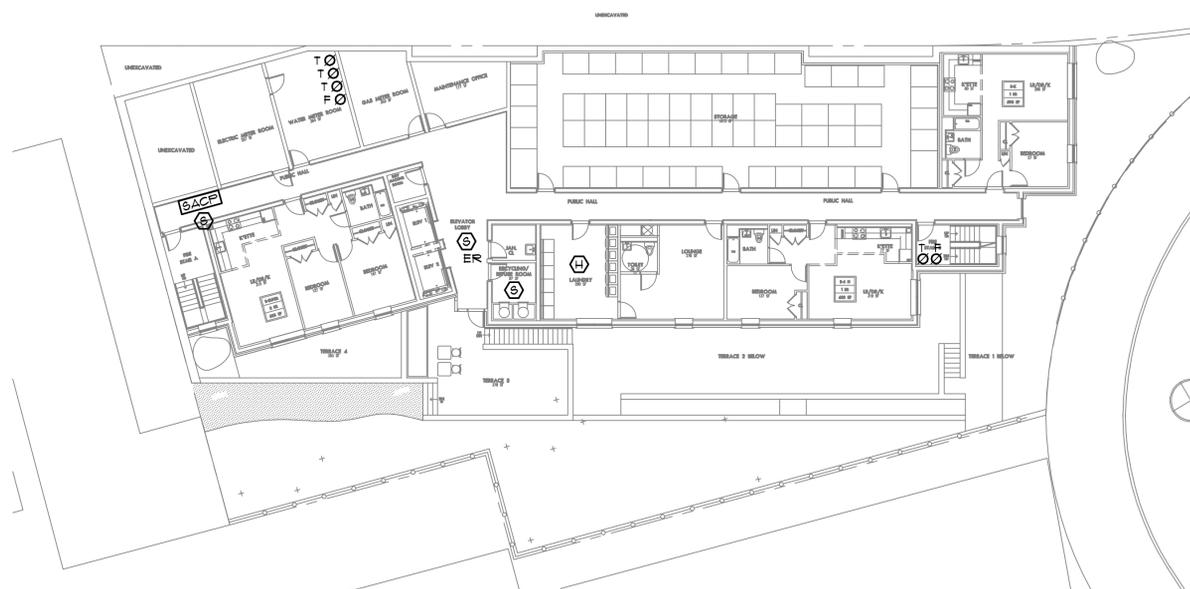
4 FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



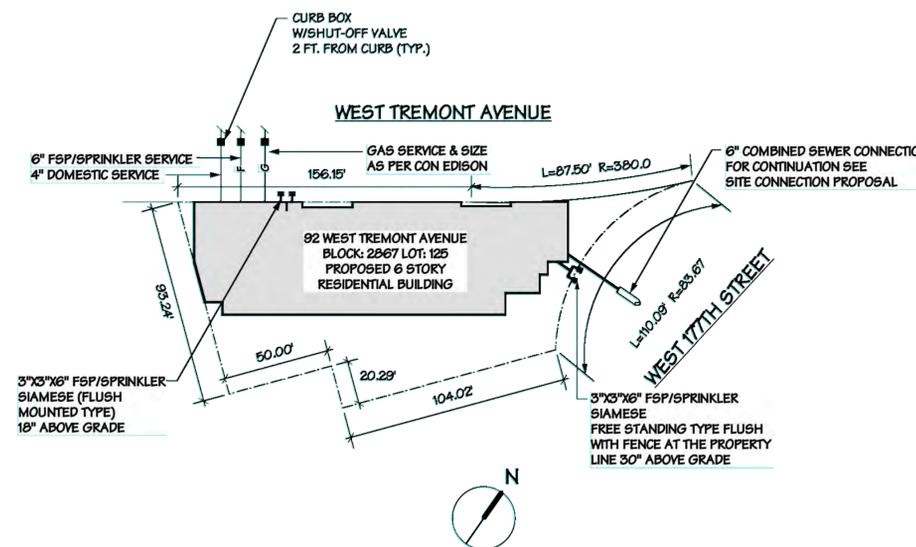
2 CELLAR FLOOR PLAN

SCALE: 1/16" = 1'-0"



3 BASEMENT FLOOR PLAN

SCALE: 1/16" = 1'-0"



1 SITE PLAN

NOT TO SCALE



PROJECT TITLE:
PROMESA WEST TREMONT RESIDENCE
 92 WEST TREMONT AVE.
 BRONX, NY 10458

KEY PLAN:

ENGINEERING CONSULTANT:
WEXLER & ASSOC STRUCT ENGR
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 TEL: 212.643.1500 \ FAX: 212.268.8960

MEP CONSULTANT:
ABRAHAM JOSELOW, PE, PC
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 TEL: 212.736.2584 \ FAX: 212.736.2520

NO.	REVISION	DATE
4	CONTRACT SET	6/18/2013

DRAWING TITLE:
SPRINKLER/SMOKE DETECTOR ALARM SYSTEM
FLOOR PLANS

ARCHITECT: **OCV ARCHITECTS**
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 WWW.OCVARCH.COM
 203 LAFAYETTE STREET 5TH FL
 NEW YORK CITY, NEW YORK 10012
 212 675 6470 / 212 675 6728

DATE: **03/12/2012**

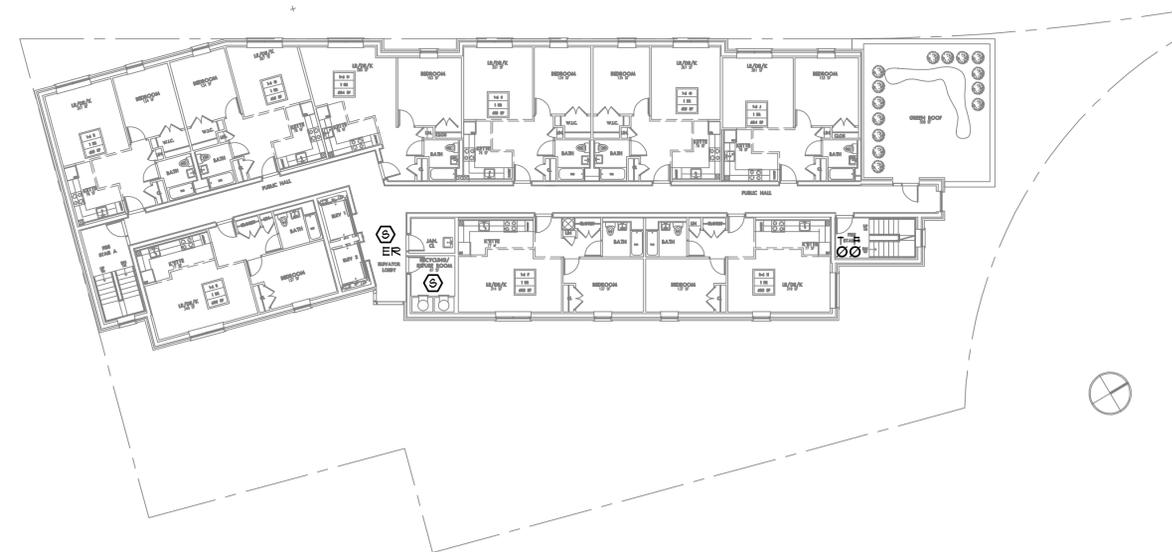
JOB #: **09J06**

DRAWN BY: **jc/aj**

SCALE: **AS NOTED**

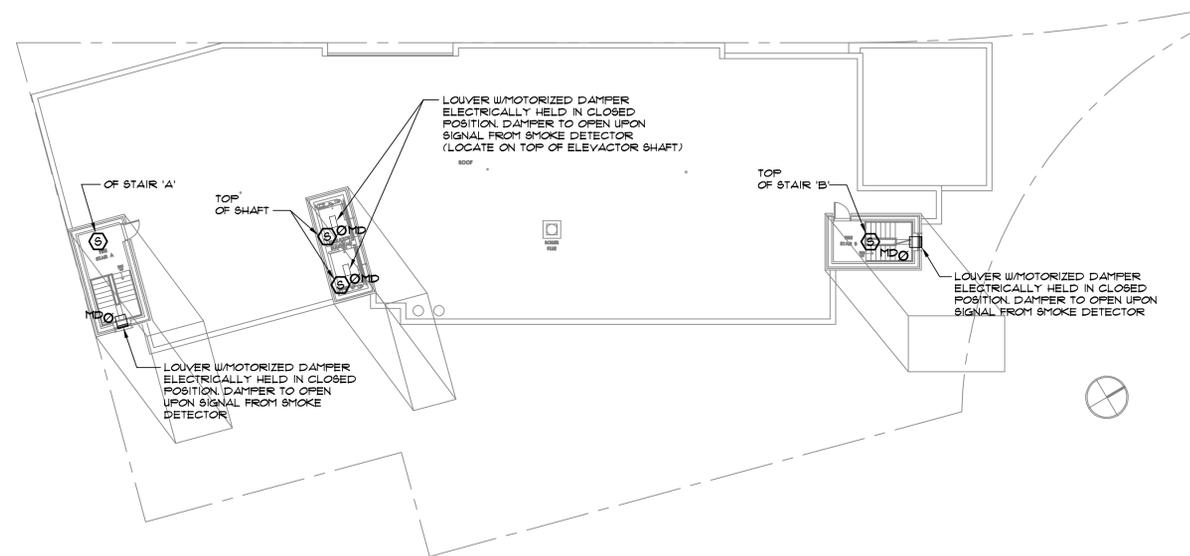
DRAWING #: **FA-101.00**

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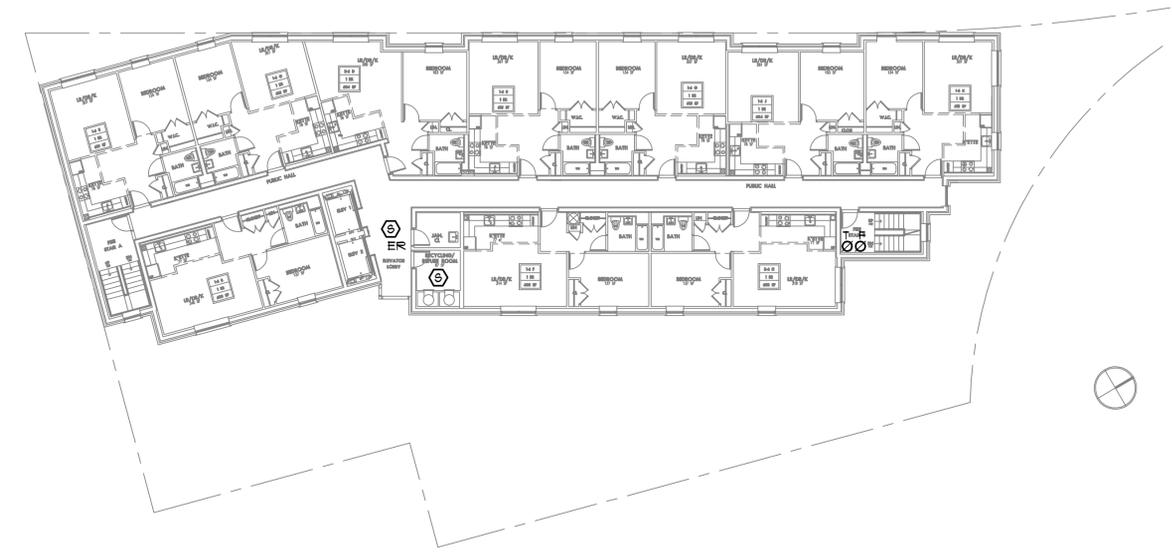


2 SIXTH FLOOR PLAN
 SCALE: 1/16" = 1'-0"

NO.	REVISION	DATE
4	CONTRACT SET	6/18/2013



3 ROOF PLAN
 SCALE: 1/16" = 1'-0"



1 TYPICAL (2-5) FLOOR PLAN
 SCALE: 1/16" = 1'-0"

DRAWING TITLE:
SPRINKLER/SMOKE DETECTOR ALARM SYSTEM
FLOOR PLANS

ARCHITECT:

ARCHITECTS
 OAKLANDER COOGAN & VITTO, P.C.
 WWW.OCVARCH.COM
 203 LAFAYETTE STREET 5TH FL
 NEW YORK CITY, NEW YORK 10012
 212 675 6470 / 212 675 6728

DATE:
03/12/2012

JOB #:
09J06

DRAWN BY:
jc/aj

SCALE:
AS NOTED

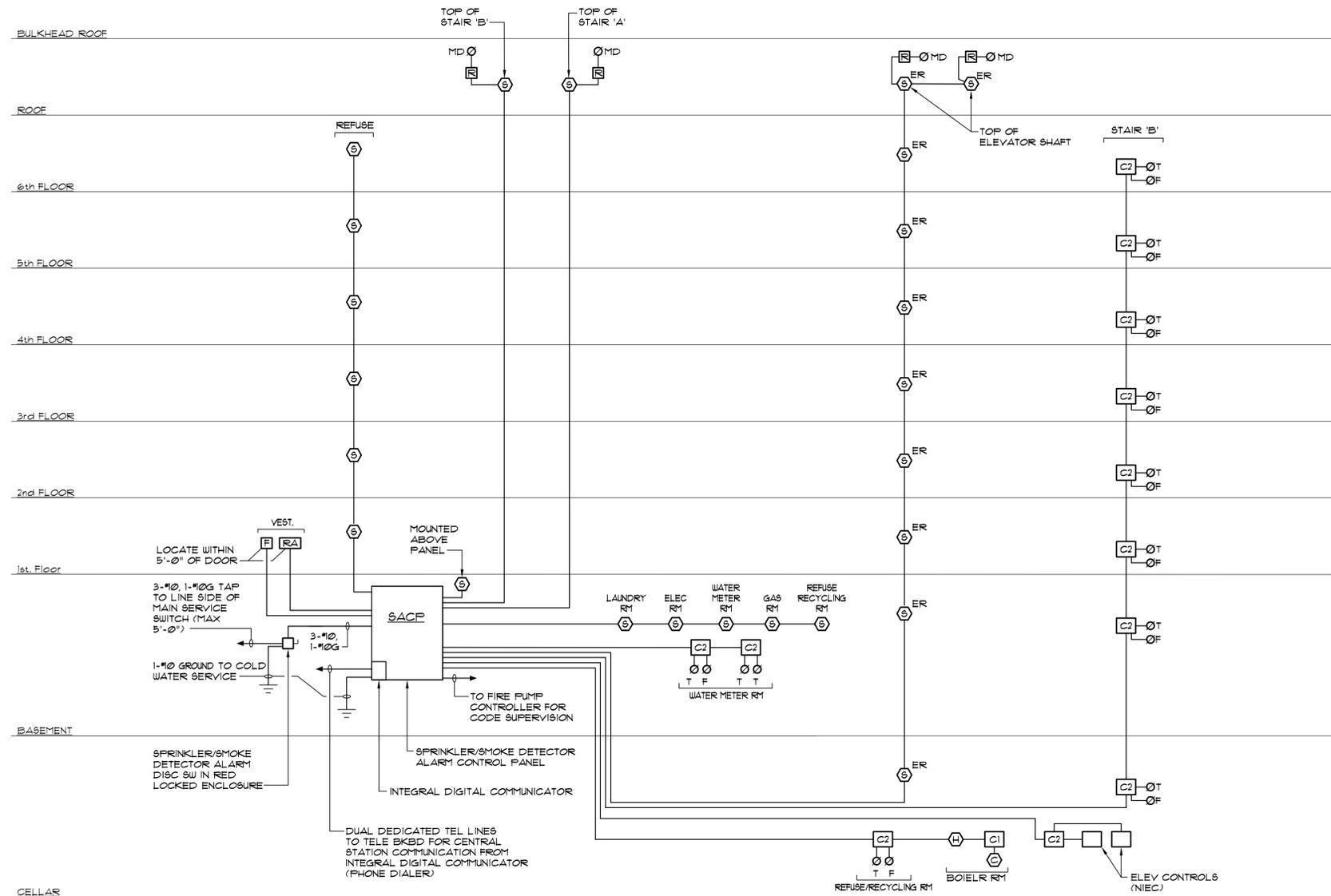
DRAWING #:
FA-102.00

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ENGINEERING CONSULTANT:
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ABRAHAM JOSELOW, PE, PC
 45 W 34TH ST \ NEW YORK, NY 10001
 TEL: 212.736.2584 \ FAX: 212.736.2520

NO.	REVISION	DATE
4	CONTRACT SET	6/18/2013



FIRE ALARM SYSTEM LEGEND

- SACP** SPRINKLER/SMOKE DETECTION CONTROL PANEL, "EST" CAT. #QUICKSTART
- F** ADDRESSABLE MANUAL FIRE ALARM STATION "RSG/AAMES" CAT. #R15-IT-LP-NYC
- T** TAMPER SWITCH- FURNISHED & INSTALLED BY OTHERS, WIRED BY ELECTRICAL CONTRACTOR.
- F** FLOW SWITCH- FURNISHED & INSTALLED BY OTHERS, WIRED BY ELECTRICAL CONTRACTOR.
- S** ADDRESSABLE SMOKE DETECTOR "EST" CAT. #SIGA-D8, "ER" = FOR ELEVATOR RECALL
- H** ADDRESSABLE HEAT DETECTOR "EST" CAT. #SIGA-HF8 4/OR SIGA-HR8
- R** RELAY
- C1** SINGLE INPUT MODULE "EST" CAT. #SIGA CT1
- C2** DUAL INPUT MODULE "EST" CAT. #SIGA CT2
- (NIEC) NOT IN ELECTRICAL CONTRACT WORK
- CO** CO DETECTOR - "EST" CAT. #SIGA-CO
- RA** REMOTE ANNUNCIATOR
- ⊥** GROUND
- MD** MOTORIZED DAMPER

DRAWING TITLE:
SPRINKLER/SMOKE DETECTOR ALARM SYSTEM
LEGEND & DIAGRAM

ARCHITECT:  DATE: **03/12/2012**
 OAKLANDER COOGAN & VITTO, PC
ARCHITECTS
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 NEW YORK CITY, NEW YORK 10012
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 JOB #: **09J06**
 DRAWN BY: **jc/aj**
 SCALE: **NONE**

1 AUTOMATIC SMOKE/HEAT DETECTION/SPRINKLER ALARM SYSTEM CONNECTION DIAGRAM
 NOT TO SCALE

- NOTES:
- SEE FIRE ALARM SEQUENCE OF OPERATION, NOTES & MATRIX ON DWG FA-103.00
 - PROVIDE ADDRESSABLE LOOP 16/ 2 150°C TEFLON JACKETED NYC APPROVED FIRE ALARM CABLING

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APPENDIX D

**GENERIC PROCEDURES FOR MANAGEMENT OF UNDERGROUND STORAGE TANKS IDENTIFIED
UNDER THE NYC VCP**

Addendum 1

Generic Procedures for Management of Underground Storage Tanks Identified Under the NYC BCP

Prior to Tank removal, the following procedures should be followed:

- Remove all fluid to its lowest draw-off point.
- Drain and flush piping into the tank.
- Vacuum out the "tank bottom" consisting of water product and sludge.
- Dig down to the top of the tank and expose the upper half.
- Remove the fill tube and disconnect the fill, gauge, product, vent lines and pumps. Cap and plug open ends of lines.
- Temporarily plug all tank openings, complete the excavation, remove the tank and place it in a secure location.
- Render the tank safe and check the tank atmosphere to ensure that petroleum vapors have been satisfactorily purged from the tank.
- Clean tank or remove to storage yard for cleaning.
- If the tank is to be moved, it must be transported by licensed waste transporter. Plug and cap all holes prior to transport leaving a 1/8 inch vent hole located at the top of the tank during transport.
- After cleaning, the tank must be made acceptable for disposal at a scrap yard, cleaning the tanks interior with a high pressure rinse and cutting the tank in several pieces.

During the tank and pipe line removal, the following field observations should be made and recorded:

- A description and photographic documentation of the tank and pipe line condition (pitting, holes, staining, leak points, evidence of repairs, etc.).
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with a calibrated photoionization detector (PID).

Impacted Soil Excavation Methods

The excavation of the impacted soil will be performed following the removal of the existing tanks. Soil excavation will be performed in accordance with the procedures described under Section 5.5 of Draft DER-10 as follows:

- A description and photographic documentation of the excavation.
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with calibrated photoionization detector (PID).

Final excavation depth, length, and width will be determined in the field, and will depend on the horizontal and vertical extent of contaminated soils as identified through physical examination (PID response, odor, staining, etc.). Collection of verification samples will be performed to evaluate the success of the removal action as specified in this document.

The following procedure will be used for the excavation of impacted soil (as necessary and appropriate):

- Wear appropriate health and safety equipment as outlined in the Health and Safety Plan.

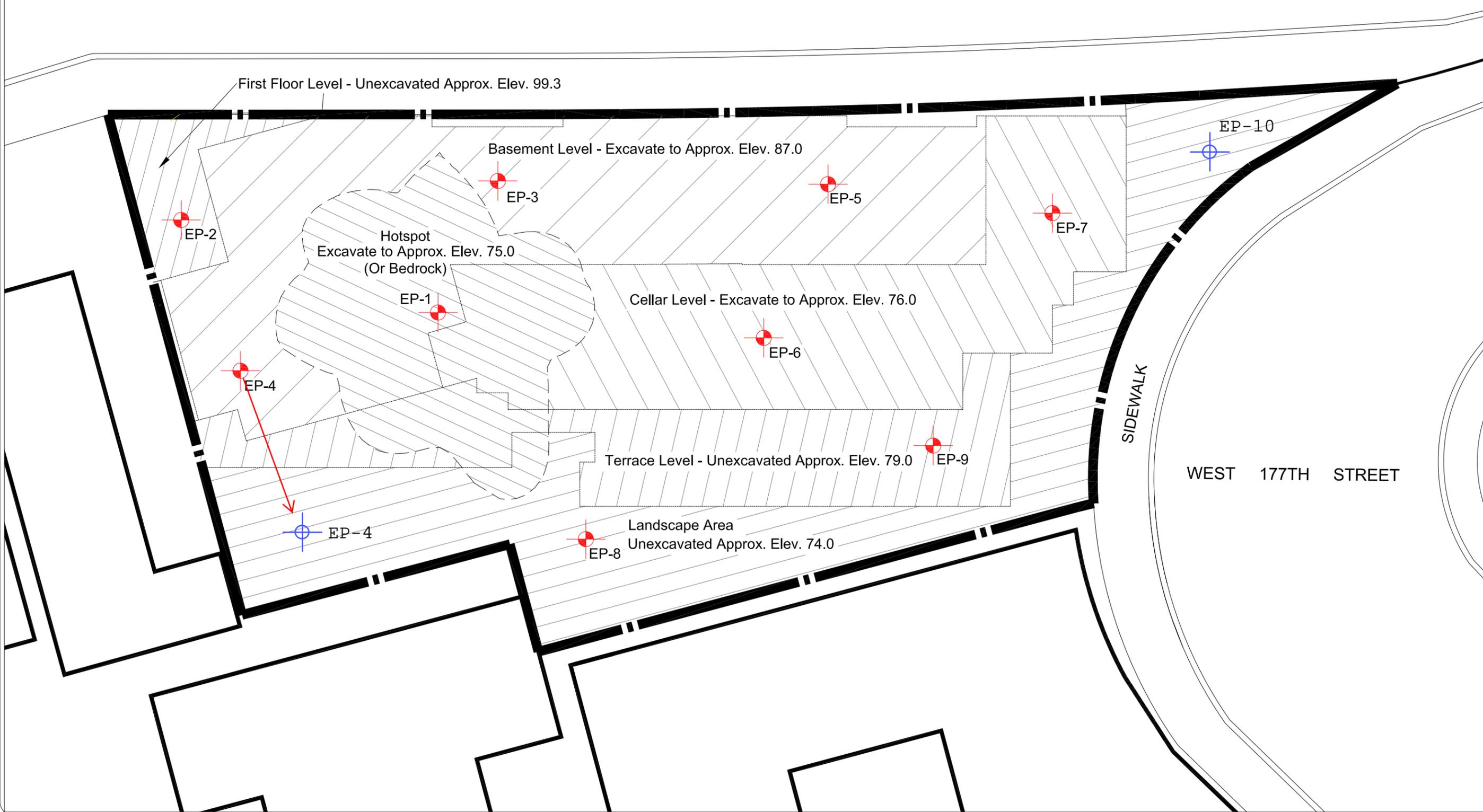
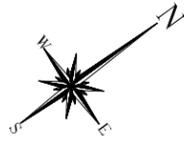
- Prior to excavation, ensure that the area is clear of utility lines or other obstructions. Lay plastic sheeting on the ground next to the area to be excavated.
- Using a rubber-tired backhoe or track mounted excavator, remove overburden soils and stockpile, or dispose of, separate from the impacted soil.
- If additional UST's are discovered, the NYSDEC will be notified and the best course of action to remove the structure should be determined in the field. This may involve the continued trenching around the perimeter to minimize its disturbance.
- If physically contaminated soil is present (e.g., staining, odors, sheen, PID response, etc.) an attempt will be made to remove it, to the extent not limited by the site boundaries or the bedrock surface. If possible, physically impacted soil will be removed using the backhoe or excavator, segregated from clean soils and overburden, and staged on separated dedicated plastic sheeting or live loaded into trucks from the disposal facility. Removal of the impacted soils will continue until visibly clean material is encountered and monitoring instruments indicate that no contaminants are present.
- Excavated soils which are temporarily stockpiled on-site will be covered with tarp material while disposal options are determined. Tarp will be checked on a daily basis and replaced, repaired or adjusted as needed to provide full coverage. The sheeting will be shaped and secured in such a manner as to drain runoff and direct it toward the interior of the property.

Once the site representative and regulatory personnel are satisfied with the removal effort, verification of confirmatory samples will be collected from the excavation in accordance with DER-10.

APPENDIX E

POST REMEDIAL END-POINT SAMPLING LOCATION MAP

WEST TREMONT AVENUE



PROJECT #	2166-06-02-2000
Figure #	Appendix E
BCP# 12CBCP016X	

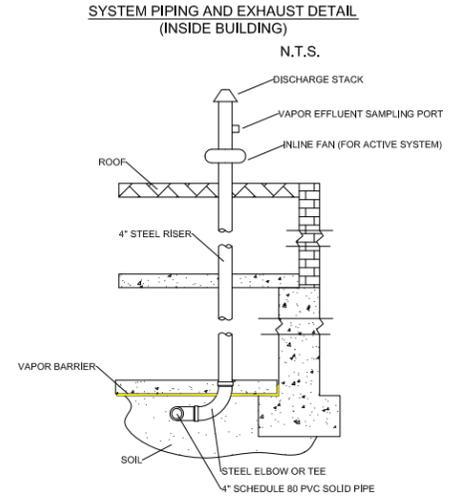
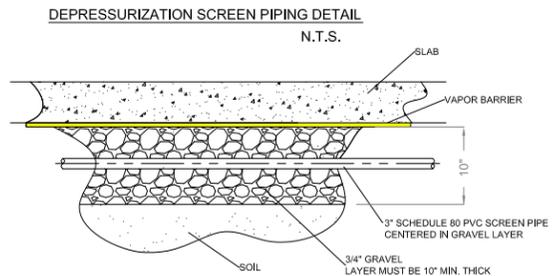
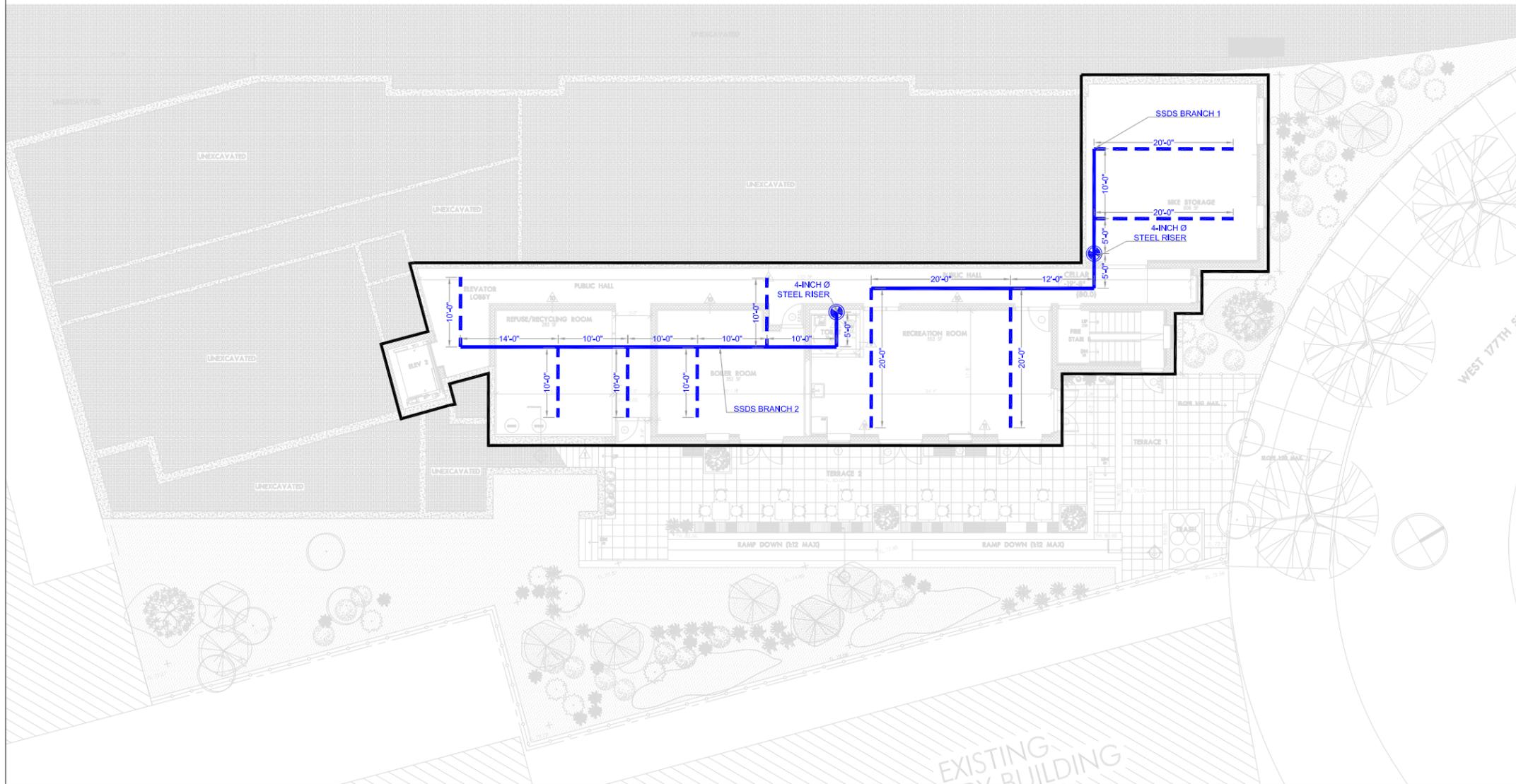
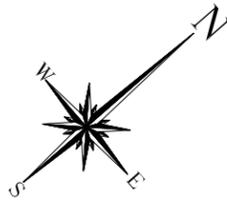
TITLE: Excavation and End Point	
Sample Location Plan	
DRAWN BY:	BH
CHECKED BY:	KK
DATE:	12/3/2013
SCALE:	NTS
60 W 177th St & 92 W Tremont Ave. Bronx, New York	

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APPENDIX F

SSDS LAYOUT AND DETAILS PLAN, VAPOR BARRIER LAYOUT AND DETAILS PLAN



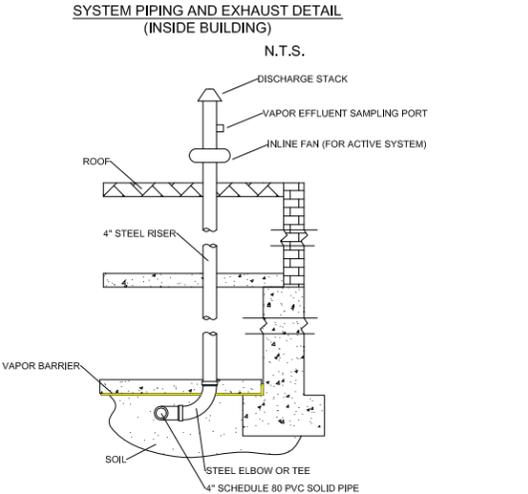
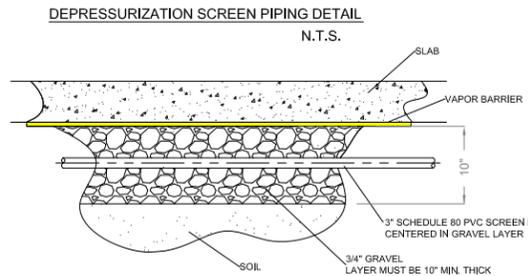
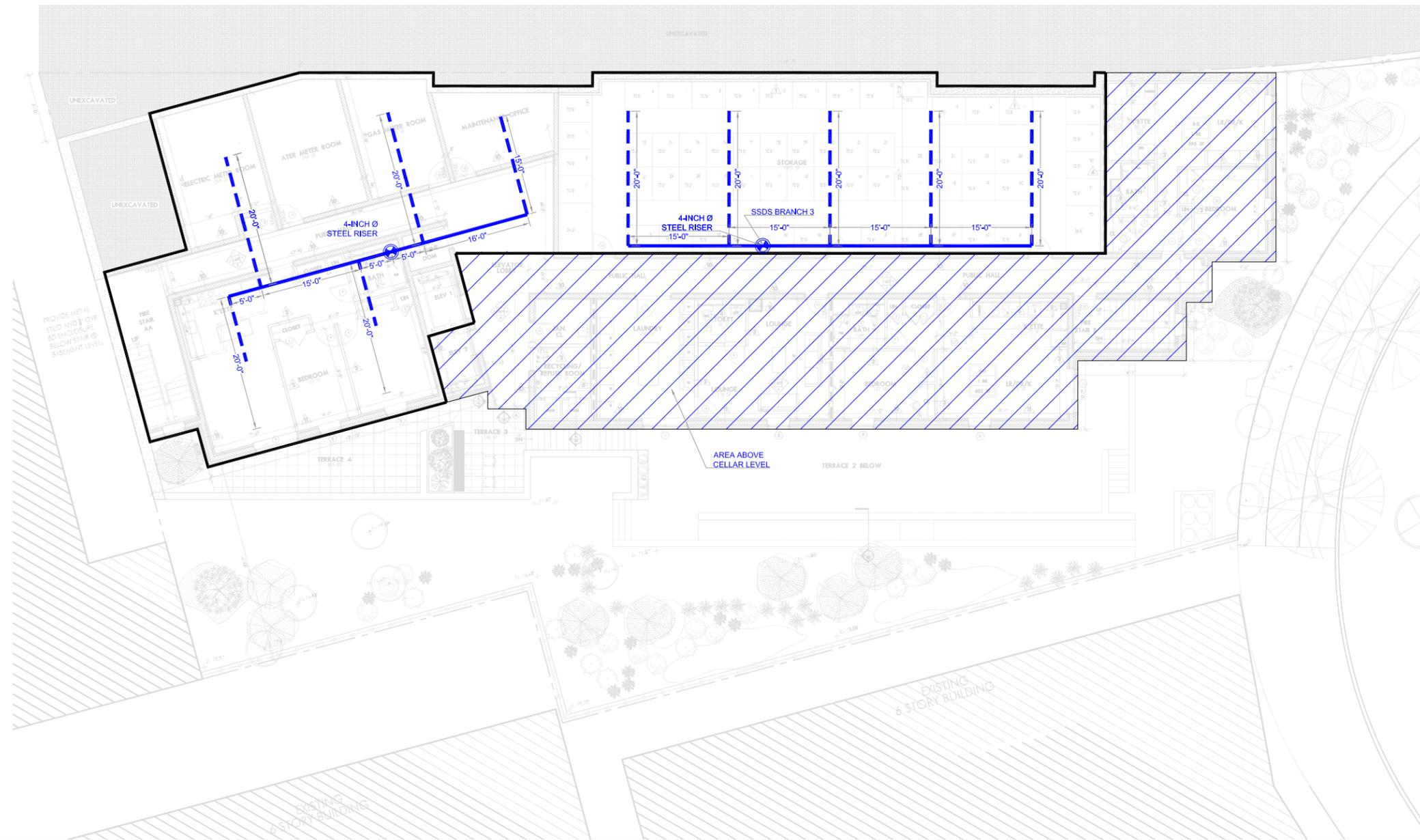
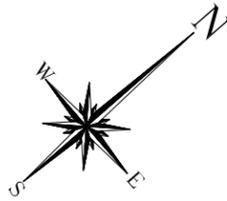
- SUB-MEMBRANE DEPRESSURIZATION SYSTEM CONSTRUCTION NOTES:**
1. PROPOSED LOCATIONS OF DEPRESSURIZATION SYSTEM RISER PIPES TO BE VERIFIED BY ARCHITECT.
 2. PREPARE SUBSOIL AS SPECIFIED BY PROJECT GEOTECHNICAL OR STRUCTURAL ENGINEER, OR IN ACCORDANCE WITH ACI 302.1R-04 SECTION 4.1. PLACE, LEVEL, AND COMPACT GRAVEL BED CONSISTING OF CLEAN 3/4-INCH PEA GRAVEL, OR AN EQUIVALENT APPROVED BY THE DESIGN ENGINEER. GRAVEL TO BE NO MORE THAN 1-INCH IN DIAMETER, WITH NO SHARP AGGREGATE. LEVEL GRAVEL BED TO ELEVATION OF BOTTOM OF PVC PIPING TO BE INSTALLED.
 3. 3-INCH DIAMETER SCHEDULE 80 SLOTTED PVC SCREEN SHALL BE INSTALLED BENEATH THE BUILDING SLAB. PIPING SHALL BE PITCHED TOWARD SCREENS FOR DRAINAGE. BACKFILL AND COMPACT OVER SUPPORTED SCREEN WITH CLEAN 3/4-INCH PEA GRAVEL. TOTAL DEPTH OF COMPACTED GRAVEL SURROUNDING PIPING SHALL BE MINIMUM 10-INCHES THICK. PVC SCREENS SHALL BE CONNECTED TO 4-INCH DIAMETER SCHEDULE 80 PVC SOLID PIPE AND STEEL RISERS. VAPOR EFFLUENT SAMPLING PORTS SHALL BE INSTALLED ON THE RISERS. THE RISERS SHALL RAISE AT LEAST 3- FEET ABOVE THE ROOF. RAIN CAPS SHALL BE INSTALLED ON THE ROOF AT THE END OF THE RISERS.
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 6. CONTRACTOR SHALL STORE MATERIALS IN A CLEAN AND DRY AREA, AND SHALL PROTECT MATERIALS FROM DAMAGE DURING HANDLING AND INSTALLATION.
 7. SAMPLING PORTS SHALL BE INSTALLED AT EACH SEPARATE BRANCH OF THE SSDS FOR TESTING OF THE SYSTEM EFFECTIVENESS.

Legend	
	SCH. 80 Ø 3-INCH PVC SCREEN
	SCH. 80 Ø 4-INCH PVC SOLID PIPE
	STEEL RISER

TITLE: Sub-Slab Depressurization System (Cellar Level)		PROJECT # 2166-06-02-2000
60 W. 177th St. & 92 Tremont Ave. Bronx, New York		PLATE # 04 A
DRAWN BY: BH	CHECKED BY: HB	Note: SSDS layout based on OCV Architects Cellar (A-101.00), Basement (A-102.00) and First Floor Plan (A-103.00) revision date 6.18.13
DATE: 12-2-2013	SCALE: 1" = 20'	

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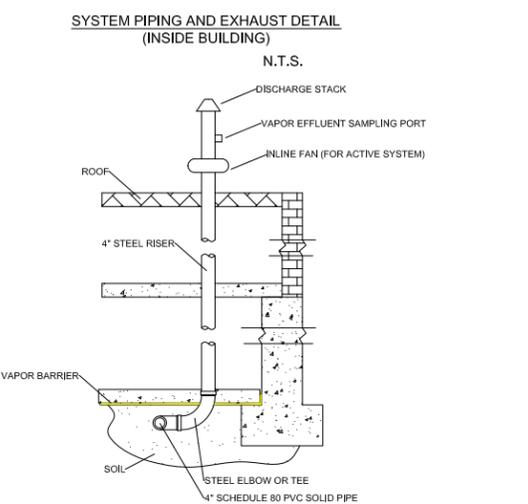
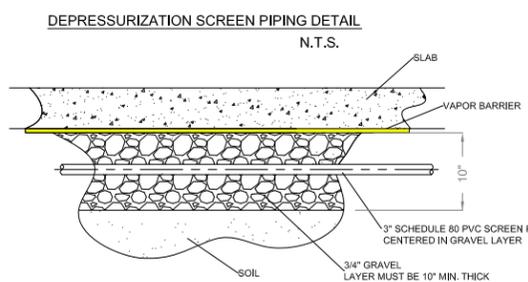
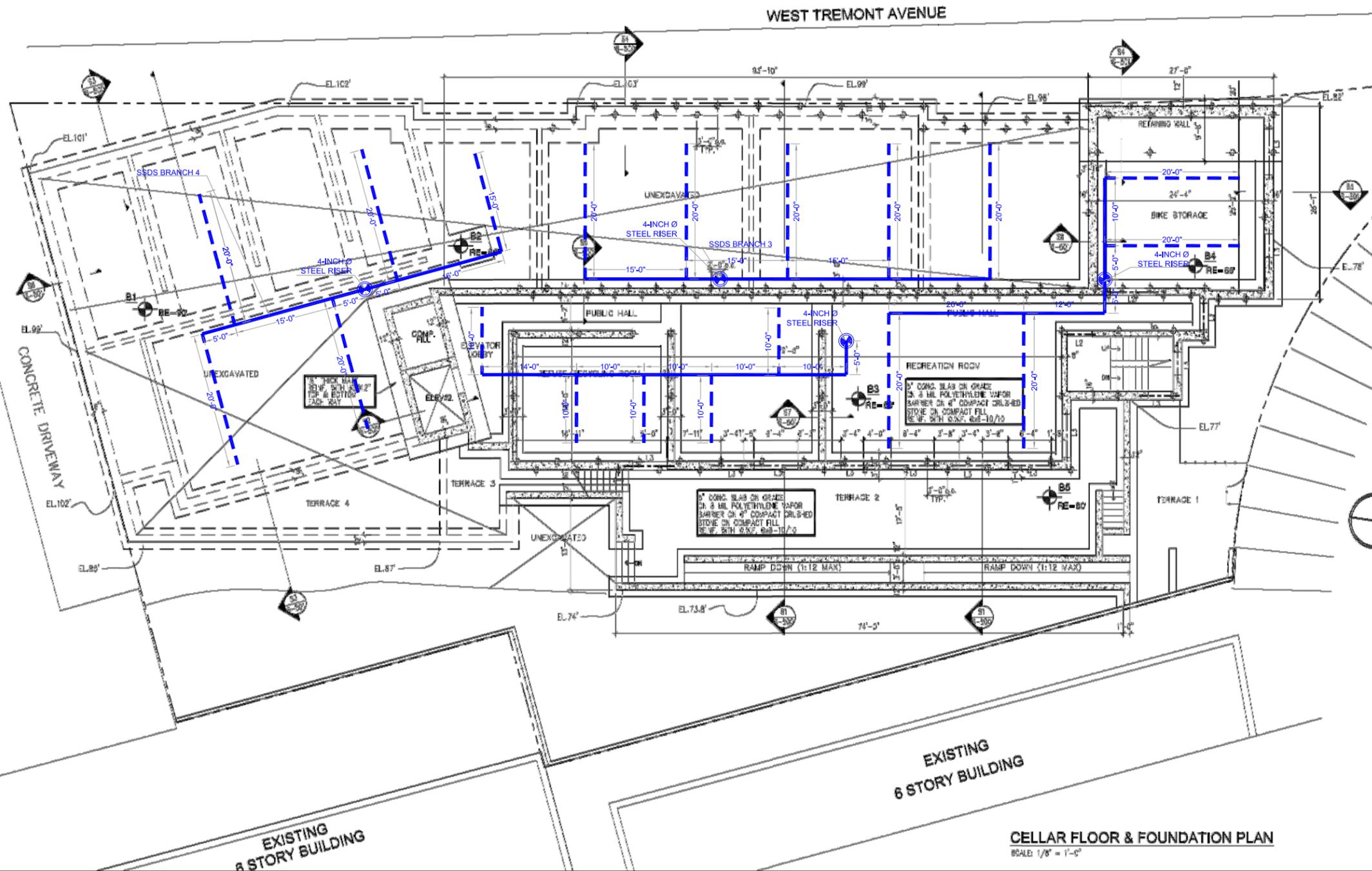
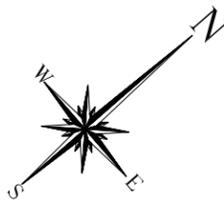
- SUB-MEMBRANE DEPRESSURIZATION SYSTEM CONSTRUCTION NOTES:**
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 7. SAMPLING PORTS SHALL BE INSTALLED AT EACH SEPARATE BRANCH OF THE SSDS FOR TESTING OF THE SYSTEM EFFECTIVENESS.

- Legend**
- SCH. 80 Ø 3-INCH PVC SCREEN
 - SCH. 80 Ø 4-INCH PVC SOLID PIPE
 - STEEL RISER

TITLE: Sub-Slab Depressurization System (Basement Level)		PROJECT # 2166-06-02-2000
60 W. 177th St. & 92 Tremont Ave. Bronx, New York		PLATE # 04 B
DRAWN BY: BH	DATE: 12-2-2013	Note: SSDS layout based on OCV Architects Cellar (A-101.00), Basement (A-102.00) and First Floor Plan (A-103.00) revision date 6.18.13
CHECKED BY: HB	SCALE: 1" = 20'	
DATE: 12-2-2013		

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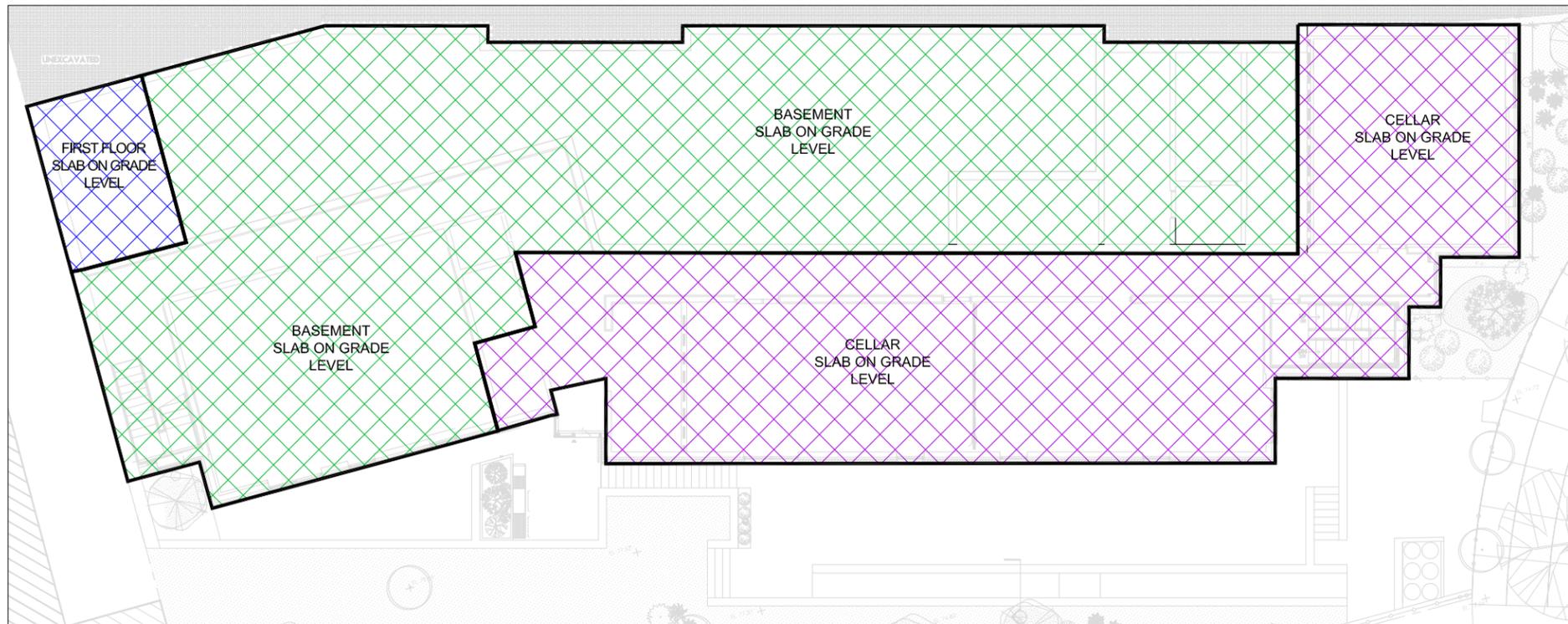
Legend

	SCH. 80 Ø 3-INCH PVC SCREEN
	SCH. 80 Ø 4-INCH PVC SOLID PIPE
	STEEL RISER

TITLE: Sub-Slab Depressurization System (Foundation Plan Overlay)		PROJECT # 2166-06-02-2000	
60 W. 177th St. & 92 Tremont Ave. Bronx, New York		PLATE # 04 C	
DRAWN BY:	BH	Note: SSDS layout based on OCV Architects Cellar (A-101.00), Basement (A-102.00) and First Floor Plan (A-103.00) revision date 6.18.13	
CHECKED BY:	HB		
DATE:	12-2-2013		
SCALE:	NTS		

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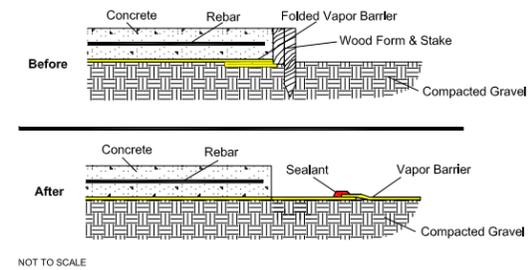
1560 BROADWAY, SUITE 1024
 NEW YORK, NEW YORK 10036
 TEL (212) 201-7905 FAX (212) 201-7906



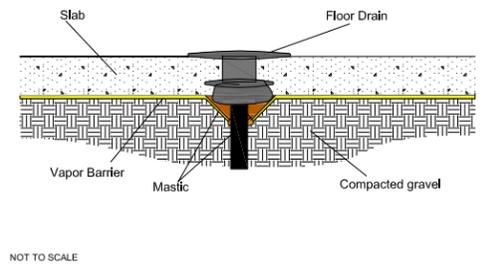
VAPOR BARRIER CONSTRUCTION NOTES:

1. Vapor barrier membrane to be approved by the project design engineer. Membrane shall at a minimum be a Class A Vapor Barrier (ASTM E 1745) and with a minimum thickness of 20 mils, unless otherwise approved by design engineer. In no case shall membrane contain recycled plastic product or have a permeance of greater than 0.04 Perms.
2. Vapor barrier materials to be stored in a clean, dry area or per manufacturer's instructions. Materials to be protected during handling and installation to prevent damage.
3. Prepare subsoil as specified by project architect, geotechnical engineer or structural engineer, or in accordance with ACI 302.1R-04 Section 4.1 Install vapor retarder membrane over leveled and compacted 3/4" 2B pea gravel, or an equivalent approved by design engineer. Do not begin installation until unacceptable conditions have been corrected.
4. Installation shall be in accordance with manufacturer's instructions, ASTM E 1643-98 (2005), best industry practices, and all applicable federal, state, and local codes. Membrane to be unrolled with the longest dimension parallel to the direction of the pour. Succeeding sheets should be accurately positioned to overlap the adjacent sheet by a minimum of 6 inches. Lap membrane over footings and seal to foundation wall. Ensure there are no discontinuities in vapor retarder at seams and penetrations. Laps to be sealed with double-sided asphaltic tape, mastic or equivalent sealant with permeance of 0.3 perms or less approved by the design engineer. Ensure membrane surfaces to receive sealant are clean and dry.
5. Protect membrane from damage during installation of reinforcing steel and utilities, and during placement of concrete slab.
6. No penetrations shall be made except for reinforcing steel, foundations/pile caps, and permanent utilities. Vapor barrier to be inspected for holes or other damage. Small holes to be patched with mastic or approved equivalent, or per manufacturer's instructions. Larger holes to be patched with additional cut-out sections of membrane and sealed on all four sides, or per manufacturer's instructions. All allowed penetrations shall be sealed per manufacturer's instructions. Design engineer must be allowed to inspect final installation prior to pouring slab with sufficient lead-time for the contractor to implement required changes.
7. Place concrete within 30 days of vapor barrier installation.

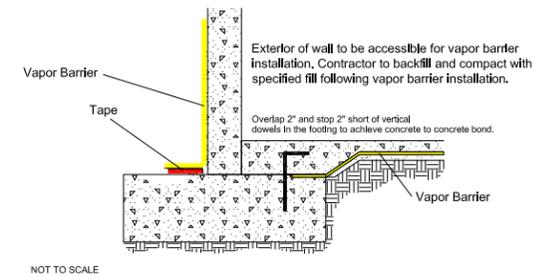
Construction Joint Application for Large Slabs Placed in Stages



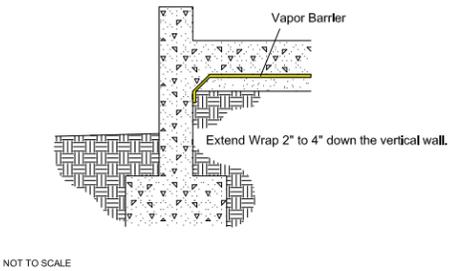
Membrane Interaction with Floor Drain



Membrane Termination Onto Footing just Short of Rebar Dowels

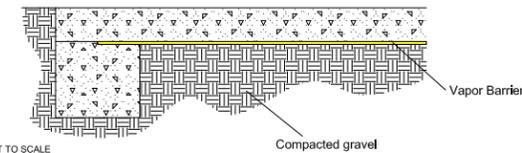


Membrane Termination Onto Below Slab Wall Footing

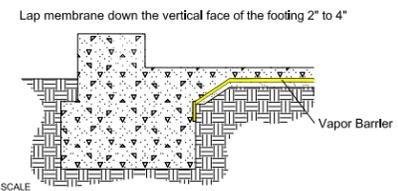


Membrane Termination Between Footer and Slab Needing Concrete Bond

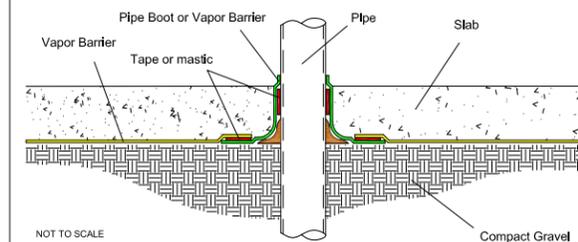
*Overlap the vapor barrier as far as necessary to ensure that it remains sandwiched between the slab and footer during construction, but not so far that it prohibits adequate bonding of concrete to concrete.



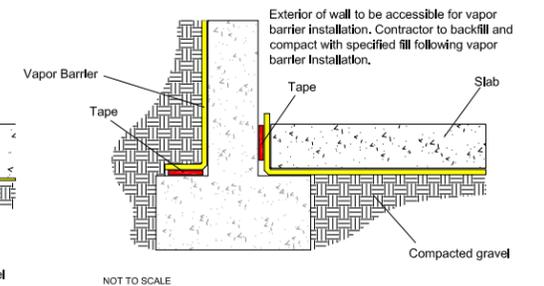
Membrane Termination Onto Exterior Wall Footing



Membrane Interaction with Pipe Penetration



Membrane Termination Onto Outside Cellar Wall Footing



IMPACT ENVIRONMENTAL

170 KEYLAND COURT
BOHEMIA, NEW YORK 11716
TEL (631) 269-8800 FAX (631) 269-1599

1560 BROADWAY, SUITE 1024
NEW YORK, NEW YORK 10036
TEL (212) 201-7905 FAX (212) 201-7906



TITLE:

Vapor Barrier Installation Plan

60 W. 177th St. & 92 Tremont Ave.
Bronx, New York

DRAWN BY:	BH
CHECKED BY:	KK
DATE:	7-8-2013
SCALE:	1" = 20'

PROJECT #

2166-06-02-2000

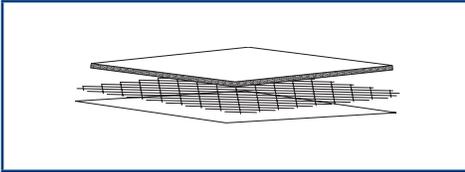
PLATE #

05

Note:
Vapor barrier layout based on OCV Architects
Cellar (A-101.00), Basement (A-102.00) and
First Floor Plan (A-103.00) revision date 6.18.13

Legend

20 MIL REINFORCED



Griffolyn® 20 Mil Reinforced is a multiply laminate combining U.V. stabilized film with a high strength cord grid. It is specifically engineered to provide high strength and durability in a lightweight material.

PHYSICAL PROPERTIES AND TYPICAL VALUES	PROPERTY	ASTM TEST METHOD	U.S. VALUE	METRIC VALUE
	Weight	D-751	93 LB/1000 FT ²	45 KG/100 M ²
	3" Load @ Yield	D-882	130 LBF	578 N
	3" Elongation @ Break	D-882	400 %	400 %
	Tongue Tear	D-2261	39 LBF	173 N
	Trapezoidal Tear	D-4533	55 LBF	245 N
	Permeance	E-96	0.014 Grain/Hr•Ft ² •In.Hg	0.80 NG/(PA•S•M ²)

FEATURES

AVAILABLE COLORS:

White

Custom sizes up to 100' x 200' and custom fabrication are available to meet your exact specifications.

USABLE TEMPERATURE RANGE:

Minimum: -40°F -40°C

Maximum: 170°F 77°C



The information provided herein is based upon data believed to be reliable. All testing is performed in accordance with ASTM standards and procedures. All values are typical and nominal and do not represent either minimum or maximum performance of the product. Although the information is accurate to the best of our knowledge and belief, no representation of warranty or guarantee is made as to the suitability or completeness of such information. Likewise, no representation of warranty or guarantee, expressed or implied, or merchantability, fitness or otherwise, is made as to product application for a particular use.

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Email: ri@reefindustries.com

PRODUCT INFORMATION • SPECIFICATION GUIDE

REEF INDUSTRIES, INC.
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20 MIL REINFORCED

GRIFFOLYN®



APPENDIX G

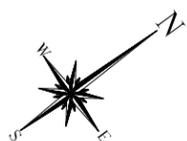
UPDATED PROJECT SCHEDULE

The table below presents a schedule for the proposed remedial action and reporting. If the schedule for remediation and development activities changes, it will be updated and submitted to OER.

Schedule Milestone	Proposed Start	Duration (weeks)
Fact Sheet 2 announcing start of remedy	August 2013	-
Mobilization	August 2013	1
Remedial Excavation	September 2013	5
Demobilization	January 2014	1
Record Declaration of Covenants and Restrictions	March 2014	1
Submit Remedial Action Report	April 2014	4

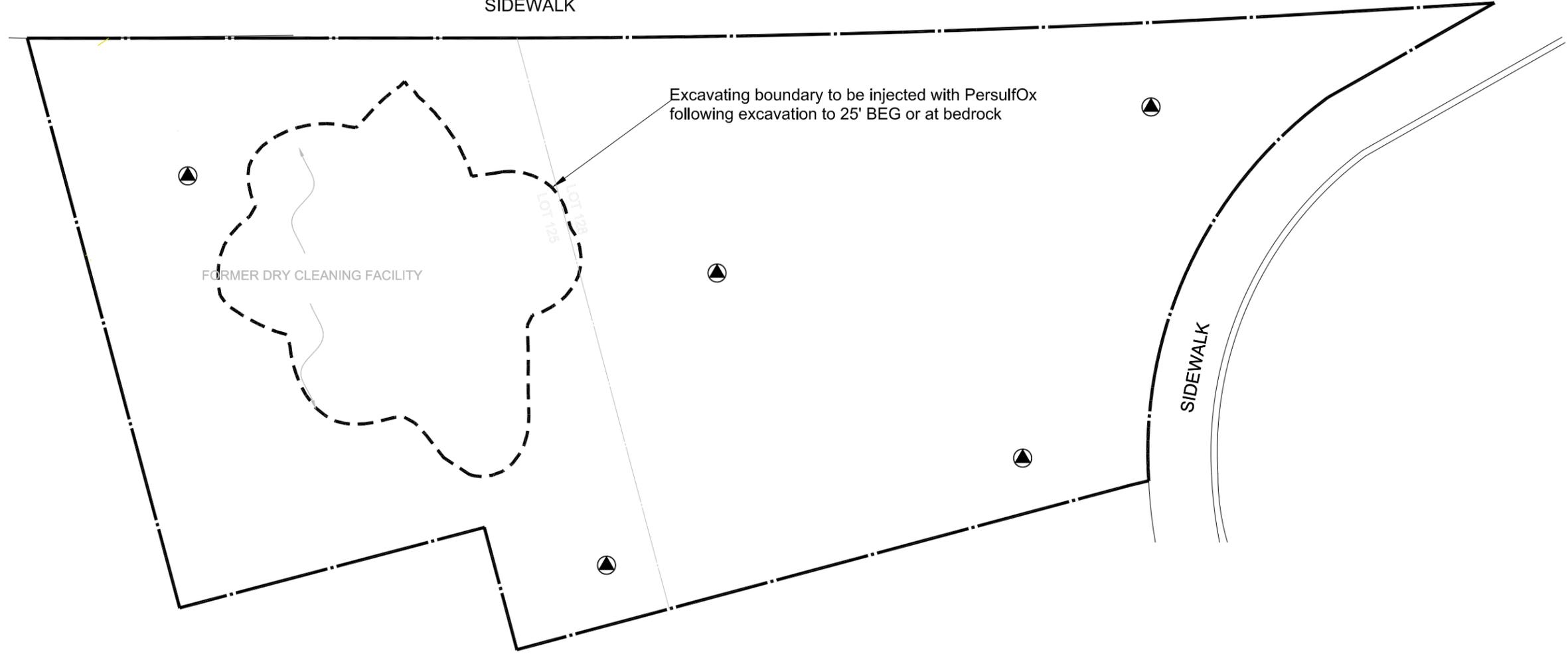
APPENDIX H

IN SITU CHEMICAL OXIDATION APPLICATION PLAN



WEST TREMONT AVENUE

SIDEWALK



Excavating boundary to be injected with PersulfOx following excavation to 25' BEG or at bedrock

FORMER DRY CLEANING FACILITY

LOT 125

LOT 126

LOT 127

SIDEWALK

Legend

 Groundwater monitoring wells will be utilized as PersulfOx injection points prior to the excavation activities



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1000 PAGE AVENUE
LYNDHURST, NJ 07071



TITLE:

Map of ISCO Injection Locations

60 W 177th St &
92 W Tremont Ave.
Bronx, New York

DRAWN BY: JC
CHECKED BY: KK
DATE: 06/22/2011

PROJECT #

2166-06-02-2001

BCP# 12CBCPO16X

APPENDIX I

UPDATED SUMMARY OF REMEDY

Appendix I

Updated Summary of the Remedy

1. Preparation of a Community Protection Statement and performance of all required NYC BCP citizen participation activities according to an approved Citizen Participation Plan (CPP).
2. Establish Track 2 Restricted Residential Soil Cleanup Objectives (SCOs).
3. Excavation and removal of soil/fill exceeding Track 2 Restricted Residential SCOs. Approximately 5,000 tons of soil will be removed. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with all Federal, State and City laws and regulations for handling, transport, and disposal.

4. If Track 2 Restricted Residential SCOs are not achieved the following site-specific Track 4 SCOs will be used:

Contaminant	Track 4 SCOs
Barium	750 ppm
Cadmium	9.0 ppm
Lead	800 ppm
Mercury	1.5 ppm

5. In the hotspot area of excavation at the site, PersulfOx will be applied to the bottom of excavation (which is 25 feet below existing grade (BEG) or to the top of bedrock. A map showing the areas of PersulfOx application is shown in Appendix H. Additionally, prior to the initiation of the excavation activities, PersulfOx will be injected into the groundwater utilizing the current on-site groundwater monitoring well network.
6. Soil and fill that is derived from the property that meets the soil cleanup objectives established in this plan may be reused on-Site. The soil cleanup objectives for on-Site reuse are Track 2 Restricted Residential. 'Reuse on-Site' means material that is excavated during the remedy or development, does not leave the property, and is relocated within the same property and on comparable soil/fill material, and addressed pursuant to the NYC VCP agreement subject to Engineering and Institutional Controls and the RAWP Appendix 3. The placement locations of reused material will be reported in the Remedial Action Report (RAR).
7. After completion of hotspot removal and any other invasive remedial activities, and prior to backfilling, the top of the residual soil/fill within the footprint of the new building will be defined by a land survey or cross section plans showing depths/elevations of the residual soil/fill. A highly visible demarcation layer, such as construction fencing, shall be placed at the bottom of excavation within landscaped areas prior to backfill with 2-feet of clean cover soil. A map showing the method of demarcation for the Site and all associated documentation will be presented in the RAR. The demarcation will constitute the top of the site management horizon. Materials within this horizon require adherence to special conditions during future invasive activities as defined in the Site Management Plan.
8. A composite cover will be built over the entire site and will consist either of the structures such as buildings, pavement, sidewalks comprising the site development and a soil cover in open space areas. The soil cover will be a minimum of two feet of clean soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for restricted residential use.
9. Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of SCOs. A map of the end-point sample location is included in Appendix E.
10. Installation of a vapor barrier membrane system beneath entire building slab and the side walls.
11. Installation and operation of an active sub slab depressurization system (SSDS).
12. Effectiveness of the SSDS will be confirmed by post remediation monitoring through vent testing.

Sampling ports will be installed at each separate SSDS branch at the basement level from which sampling canisters will be connected during the SSDS testing. Samples will be submitted to a certified lab for TO-05 (2-hr) analysis. Results will be reported in the Remedial Action Report.

13. Performance of Community Air Monitoring Program for particulates and volatile organic carbon compounds.
14. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
15. Implementation of storm-water pollution prevention measures.
16. Performance of all activities associated with the remedial action, including permitting requirements and pretreatment requirements, will be addressed in accordance with all applicable Federal, State and City laws and regulations.
17. Sampling and analysis of excavated media as required by disposal facilities.
18. Removal of all Underground Storage Tanks, if any, and closure of petroleum spills, if any, under authority of New York State Department of Environmental Conservation.
19. Screening for indications of contamination (by visual means, odor, and monitoring with a photo-ionization detector (PID)) of excavated soil/fill during all intrusive work.
20. Establishment in a recorded Declaration of Covenants and Restrictions, a series of Institutional Controls on the Site, including: (1) compliance with the provisions of the recorded Declaration of Covenants and Restrictions; (2) compliance with provisions of the approved Site Management Plan; (3) operation and maintenance of Engineering Controls as specified in the Site Management Plan; (4) inspection and certification of all Engineering Controls at a frequency and in a manner defined in the Site Management Plan; (5) reporting at a frequency and in a manner defined in the Site Management Plan; and (6) prohibition of discontinuation of Engineering Controls without an OER-approved amendment or extinguishment of the Declaration of Covenants and Restrictions.
21. Establishment in a recorded Declaration of Covenants and Restrictions, a series of site restriction Institutional Controls on the Site, including: (1) prohibition of vegetable gardening and farming; (2) prohibition of the use of groundwater without treatment rendering it safe for the intended use; (3) prohibition on all disturbance of residual contaminated material unless it is conducted in accordance with the provisions in the Site Management Plan; and (4) prohibition on higher level of land usage without an OER-approved amendment or extinguishment of this Declaration of Covenants and Restrictions.
22. Submission of a RAR which describes the remedial activities including any changes from this RAWP, certifies that the remedial requirements have or will be achieved, defines the Site boundaries, and describes any Engineering and Institutional Controls to be implemented at the Site.
23. Submission of an approved Site Management Plan in the Remedial Action Report for long-term management of residual contamination, including plans for Institutional and Engineering Controls for: (1) inspection and certification, (2) monitoring, (3) operation and maintenance, and (4) reporting.