HISTORICAL PERSPECTIVES



Phase IA Archaeological Documentary Study

108 St. Edwards Street Block 2034, Lot 135 Brooklyn, Kings County, New York 11205

LPC # LA-CEQR-K (DEPARTMENT OF HOMELESS SERVICES) Phase IA Archaeological Documentary Study

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Prepared For:

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EXECUTIVE SUMMARY

The New York City Department of Homeless Services ("DHS") is proposing an action to utilize a non-profit shelter provider ("Provider") to operate a family shelter ("shelter" or "facility") to be located at 108 St. Edwards Street in the Fort Greene neighborhood of Brooklyn ("Proposed Action"). Under the Proposed Action, DHS would enter into a long-term contract with the Provider, whose term will allow the property owner to secure financing necessary to construct a new building to provide temporary shelter to up to 105 homeless families with children. The project site is located on Block 2034, Lot 135 in Brooklyn Community District 2. The site is currently occupied by the vacant Church of St. Michael and St. Edward and adjoining rectory, and is approximately 24,000 square feet in size. The buildings, which have been determined eligible for the State and National Registers of Historic Places (S/NRHP) (Merwin 2016), would be demolished and replaced with an 11-story building containing 105 units of shelter housing (Appendix A). The facility is expected to be operational by late 2024. The new address for the facility will be 96 St. Edwards Street.

Under the Proposed Action, DHS will enter into a 30-year social service contract with the Provider. The Provider will enter into a lease with the building owner who will charge rent to the Provider on a monthly basis upon shelter opening. The Provider will receive payment for services in accordance with the DHS/Provider contract. The funding action by DHS makes the Proposed Action subject to the City Environmental Quality Review (CEQR) process and an Environmental Assessment Statement (EAS) is being prepared to evaluate potential impacts. DHS is serving as the lead agency under CEQR.

As part of the City Environmental Quality Review (CEQR) process, project materials were submitted to the New York City Landmarks Preservation Commission (LPC) for review in November 2021. The LPC responded:

LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from Wallabout cemetery and Old County Poor House Cemetery c.1825 occupation adjacent to and possibly within the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual: 2021) (Santucci 1/10/2022).

The project team has retained Historical Perspectives, Inc. (HPI) to complete the required Phase IA Archaeological Documentary Study, which has been prepared to satisfy the requirements of CEQR, and to comply with the standards of the LPC (LPC 2018; CEQR 2021). Any future historic resources documentation studies associated with the existing church and rectory on the project site, if requested by LPC, will be submitted under separate cover.

The archival research completed for this Phase IA Archaeological Documentary Study has confirmed that the project site was undeveloped woodland or farmland until the 1820s. Subsequently, the northern end of the project site was within the boundaries of the Wallabout Cemetery, which was in active use from 1827-1854 and remained extant until 1858. The cemetery was divided into nine sections, with eight of the sections assigned to religious denominations and the ninth section assigned to all other residents. The section of the cemetery that overlapped the project site was part of Plot Number 9, administered by the Town of Brooklyn as its municipal cemetery, for those residents who had no religious affiliation or could not afford to pay for a burial plot. Because this section was used for indigent burials, it also was known as the County Poor House Cemetery, or colloquially, as the potter's field or pauper's cemetery. This plot was partially truncated in 1849, when Canton Street (now St. Edwards Street) was laid out and graded through the southwestern corner of Plot Number 9. As a result of this roadwork a small triangular section of Plot Number 9, or "gore", was left behind on the west side of the roadway within the project site, as shown on Figure 18. It is unclear whether any burials within the project site were removed in 1849, or subsequently after the property was sold into private ownership beginning in 1850.

Although burials were removed from the line of Canton Street in 1849, at least some burials appear to have been left behind, as in 1924 remains of ten skeletons were found within the roadbed of St. Edwards Street near Leo Place, during utility work. Some of the remains were found less than 3 feet below grade. The survival of these burials within the St. Edwards Street corridor – an area that should have had all burials removed at the time the street was constructed – argues that similar conditions could exist within the portion of the project site that was once within the cemetery boundaries, or immediately adjacent to the boundaries. As such, HPI concludes that the northern portion

of the project site, as shown on Figure 18, retains sensitivity for human remains associated with the Plot Number 9/Wallabout Cemetery.

A buffer zone of sensitivity is depicted surrounding the former cemetery perimeter within which it is also possible that human remains could be located. It is possible that the dividing line between the cemetery land and the non-cemetery land was less precise in the early nineteenth century, and burials or cemetery resources could have extended beyond the approximate boundaries of the cemetery for a variety of reasons, including:

- Lack of formal cemetery boundaries, or imprecision in land division markings, causing burials to be placed in the buffer zone;
- Intrusions into the buffer zone of burials or partial burials from root action, bioturbation, or other human or non-human earthmoving activities;
- Overcrowding in the cemetery plot, as documented in the historic record, which may have caused burials to extend beyond the official boundaries;
- Imprecision in the removal of any burials after 1849, which could have left some remains behind or caused them to be spread into the buffer zone; and
- The scattering of human remains that may not have been properly or completely removed during any reburial process.

Particularly on properties that abutted or were in close proximity to historic cemeteries, there is evidence that human remains may still be located in these areas, along lot boundaries. One such archaeological site that had precisely this condition was the 235 Bowery Street project, which abutted the Second African Burial Ground/St. Philip's Cemetery at 195-197 Chrystie Street in Manhattan, and contained disarticulated and fragmentary human remains in redeposited soils to the west of the mapped cemetery on the adjacent lot (HPI 2006). Another example was at the 126th Street Bus Depot site in Harlem, where disarticulated and redeposited human remains were found outside of a formal grave shaft in proximity to the nearby Harlem African Burial Ground, which had been in use from the late 1660s through the mid-nineteenth century (HPI 2005, AKRF 2016).

From ca. 1850-1891, the project site contained a number of historic lots supporting dwellings, outbuildings, and an Engine House. Most of the buildings fronted Canton Street. Historic maps (e.g. Perris 1855, Figure 12; Sanborn 1887, Figure 16) showed that several dwellings were located on the northern portion of the project site that once contained a portion of the Wallabout Cemetery and which is not covered by the existing church building. Historic maps do not indicate that these houses contained basements. Although these buildings were removed in the 1890s, because this area remained undeveloped after 1891, it is possible that historic period archaeological remains associated with the use of these lots could be extant in this portion of the project site and capped by the present ground surface. The portion of the project site that contains archaeological sensitivity associated with these potential resources is depicted on Figure 18.

Archaeological resources such as domestic artifacts and refuse associated with the project site residents may have been deposited in shaft features—such as wells, cisterns, and privies—that were likely located in the rear yards of the lots. Comparative data has shown that these types of archaeological resources frequently are found in urban contexts, particularly in Brooklyn. Masonry and wooden portions of these abandoned and truncated shaft features are often encountered because their deeper and therefore earlier layers remain undisturbed by subsequent construction, and in fact, construction often preserves the lower sections of the features by sealing them beneath structures and fill layers. The archaeological field investigations for the Ingersoll Senior Residences on the lot immediately south of the project site found a number of these types of shaft features (Chrysalis 2017, AKRF 2021).

Privies were located furthest from the residences, often along the rear lot lines, while wells and cisterns frequently (but not always) were located closer to the rear walls of street-fronting buildings or outbuildings. Privies and cisterns would be excavated up to 10-15 feet below grade, while wells would need to be excavated as deep as the water table, which varied according to location. Until the 1860s, before the introduction of piped city water, residents would have relied on rear yard shaft features, such as wells and cisterns. Privies and cesspools would have been used at least until the introduction of municipal sewers. Although municipal water generally was available in this neighborhood beginning in the early 1860s and municipal sewers beginning in the late 1860s, owners often did not hook up their buildings, many of which were rental properties, to water and sewer lines until years, and sometimes decades, after the services were available, suggesting a potentially longer use-life for yard shaft features. Other archaeological studies in Brooklyn

have shown that even when streets were supplied with municipal services (usually by the late 1860s), the houses on these streets, especially if they were constructed earlier, sometimes were not hooked up to these pipes until a number of years later, suggesting that the residents may have made use of wells, cisterns, or privies for a considerably longer period of time (HPI 2013, 2014). Some of the shaft features associated with the Ingersoll Senior Residences site immediately to the south of the project site may be another example of this phenomenon (Chrysalis 2017, AKRF 2021).

Identifying and examining buried features associated with the nineteenth century occupancy of the project site may reflect the daily activities of the residents and provide insight into cultural behavior of the predominantly Irish immigrant working class community. If undisturbed deposits of cultural material do still exist, they may have the potential to provide meaningful information regarding the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation or group identity, historical deposits can provide a wealth of information about consumption patterns, consumer choice, gender relations, ethnicity, economic status, and other important issues.

In 1891, the Brooklyn Diocese of the Roman Catholic Church acquired all the individual historic lots that comprised the project site and demolished all the buildings on them. The present Church of St. Michael and St. Edward and its associated rectory were constructed from 1891-1906. Due to its substantial size and the extent of its foundation and basement footprint it is assumed that any potential archaeological resources associated with the use of the project site for historic houses and yards within the footprint of the church and rectory buildings would have been obliterated. The 2016 Phase IA Archaeological Documentary Study of the Ingersoll Senior Residence by Chrysalis, which included the portion of the present project site containing the rectory building, and LPC concurred with this recommendation. Although there have been some changes to the interior of the buildings, the footprint of the structures has not changed since the original construction. HPI concludes that there is no surviving archaeological sensitivity associated with the ca. 1850-1891 use of the property in the remaining and limited open areas to the east and west of the existing church and rectory.

As well, HPI concludes that there is no archaeological significance associated with the use of the project site for the church and rectory buildings from 1891-2010. However, the buildings have been determined eligible for the S/NRHP as architectural historic resources. The resource evaluation form, completed by the SHPO, notes:

The Roman Catholic Church of St. Michael and St. Edward, originally known as the Church of St. Edward the Confessor, is located bear the northeast corner of Myrtle Avenue and St. Edwards Street in the neighborhood of Fort Greene. The property is comprised of the church and attached rectory. Construction of the church began in 1891, and was completed in 1906. It is significant under Criterion C (architecture) as an intact turn-of-the-twentieth-century Romanesque Revival style church with an unusual apsidal front flanked by two prominent towers. The Church of St. Michael and St. Edward retains a high degree of integrity of location, design, setting, materials, workmanship, and feeling.

In addition to the two prominent towers capped with conical roofs ringed with spiked finials, other notable features of the church's exterior include massive arches at the main and side entrances as well as in the transept ends, a rusticated stone faced base, and huge sheets of pictorial stained glass. The attached rectory building shares the same gray brick and terra cotta detailing, with much more restrained but matching details (e.g., smaller finials along the roofline) (Merwin 2016).

The present project proposes demolition of the existing S/NRHP-eligible church and rectory, which constitutes an adverse effect. Any additional cultural resources studies related to mitigation of this adverse effect will be undertaken, as directed by LPC, in a separate deliverable.

Based on the conclusions outlined above, HPI recommends that if there will be any subsurface impacts associated with the present project within the area of archaeological sensitivity on the project site as shown on Figure 18, that a program of archaeological field testing be undertaken in those areas. This testing, often referred to as Phase IB, would determine the presence or absence of both nineteenth-century human remains associated with the Wallabout Cemetery, as well as any potential nineteenth-century shaft features and possible yard deposits associated with the

former houses and their occupants on the project site from ca. 1850-1891. This testing should be conducted using heavy machinery, such as a backhoe, under the supervision of a professional archaeologist, to remove the upper pavement, gravel, and any underlying modern fill in order to ascertain whether any cemetery remains, e.g., the outlines of burial shafts, intact or disarticulated human remains, and/or historic period resources such as shaft features still exist on the project site. Subsequent hand testing would be conducted within the machine cleared shallow trenches to the extent necessary to ascertain presence/absence of cemetery resources/features/shafts.

All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards, which includes prior LPC approval of a field testing work plan (LPC 2018; CEQR 2021). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team. Due to the potential for the recovery of human remains, an on-call Forensic Archaeologist may also be required to be part of the project team, and an Unanticipated Discovery Plan should be included in any future efforts.

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I. INTRODUCTION

The New York City Department of Homeless Services ("DHS") is proposing an action to utilize a non-profit shelter provider ("Provider") to operate a family shelter ("shelter" or "facility") to be located at 108 St. Edwards Street in the Fort Greene neighborhood of Brooklyn ("Proposed Action"). Under the Proposed Action, DHS would enter into a long-term contract with the Provider, whose term will allow the property owner to secure financing necessary to construct a new building to provide temporary shelter to up to 105 homeless families with children. The project site is located on Block 2034, Lot 135 in Brooklyn Community District 2. The site is currently occupied by the vacant Church of St. Michael and St. Edward and adjoining rectory, and is approximately 24,000 square feet in size. The buildings, which have been determined eligible for the State and National Registers of Historic Places (S/NRHP) (Merwin 2016), would be demolished and replaced with an 11-story building containing 105 units of shelter housing (Appendix A). The facility is expected to be operational by late 2024. The new address for the facility will be 96 St. Edwards Street.

Under the Proposed Action, DHS will enter into a 30-year social service contract with the Provider. The Provider will enter into a lease with the building owner who will charge rent to the Provider on a monthly basis upon shelter opening. The Provider will receive payment for services in accordance with the DHS/Provider contract. The funding action by DHS makes the Proposed Action subject to the City Environmental Quality Review (CEQR) process and an Environmental Assessment Statement (EAS) is being prepared to evaluate potential impacts. DHS is serving as the lead agency under CEQR.

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The project team has retained Historical Perspectives, Inc. (HPI) to complete the required Phase IA Archaeological Documentary Study, which has been prepared to satisfy the requirements of CEQR, and to comply with the standards of the LPC (LPC 2018; CEQR 2021). Any future historic resources documentation studies associated with the existing church and rectory on the project site, if requested by LPC, will be submitted under separate cover.

II. RESEARCH METHODOLOGY

The present study is focused specifically on the LPC recommendation to clarify the potential for the existence and survival of nineteenth-century cemetery human remains. Although a general historic period summary of the project site is presented, some archival resources normally consulted for archaeological studies in New York City were not as relevant to this particular research question and so were not reviewed (e.g., tax records to establish historic residential occupancy).

The present study entailed review of various resources.

- Primary and secondary sources concerning the general history of Brooklyn and specific events associated with the project site and vicinity were reviewed. Of particular utility was an entry in the New York City Cemetery Project about the Wallabout Cemetery (French 2021).
- Selected land records were reviewed using indexed materials from the Center for Brooklyn History (formerly the Brooklyn Historical Society) and online at familysearch.org, focusing on the nineteenth century.
- Selected city directories and census records were reviewed.
- Historic maps and photographs were reviewed using materials online at the New York Public Library, the Center for Brooklyn History, the Kings County Clerk's Office, the New York City Municipal Archives, and the library of HPI. These materials provided an overview of the topography and a chronology of land

usage for the project site. A selection of these maps has been reproduced for this report. A selection of historic photographs is included as Appendix C.

- Department of Building records were reviewed using online resources.
- A Phase I Environmental Site Assessment and a Phase II Environmental Site Investigation were reviewed (Langan 2021a, 2021b). The Phase II study included soil borings, which are reproduced as Appendix B of this report.
- Information about previously recorded archaeological sites and surveys in the area was compiled from data available at the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP), the LPC, and the library of HPI. Those archaeological studies completed for the overlapping Ingersoll Senior Residences project (Chrysalis 2016, 2017; AKRF 2021) were reviewed in more depth.
- Last, Julie Abell Horn of HPI conducted a site visit on April 12, 2022 to assess any obvious or unrecorded subsurface disturbance (Photographs 1-8; Figure 2).

III. CURRENT CONDITIONS AND ENVIRONMENTAL SETTING

A. Current Conditions

The project site is a roughly triangular shaped parcel, with a rounded northern "tip." It is bounded by St. Edwards Street on the east (formerly Canton Street), a pedestrian path on the west that was formerly the line of Leo Place (and before that, called Division Street), Monument Walk on the north, and a newly constructed 6-17 story building on the south. Myrtle Avenue forms the southern edge of the block. The project site contains the now vacant Church of St. Edward and St. Michael on the majority of the property, with an associated, attached rectory along the southern side of the lot (Photographs 1-4). The church was constructed from 1891-1906, in the Romanesque Revival style, with a design by architect John J. Deery. Both the church and the rectory have full levels below the main floors. In the case of the church, the lower level is partially below grade.

There are only small sections around the periphery of the buildings on the project site that have open spaces. There is a small paved area at the southwest corner of the lot, behind the rectory (Photograph 5). The section of the lot just north of the church, which forms the narrow "tip" of the property, is raised slightly above the surrounding streets, and contains a small fenced area that once contained a religious statue (Photographs 6-8). Only the pedestal remains today. This area currently is used for parking. This section of the property overlaps the former location of the Wallabout Cemetery, which will be described in more detail below.

The project site is situated immediately adjacent to two New York City Housing Authority public housing complexes: the Ingersoll Houses on the west and the Whitman Houses on the east. Both complexes are eligible for the S/NRHP. The Walt Whitman Branch of the Brooklyn Public Library, located at 93 St. Edwards Street and diagonally across the street from the project site, also is eligible for the S/NRHP. The Fort Greene Historic District, located diagonally to the southeast of the project site, is listed on the S/NRHP and is an LPC Landmark.

B. Topography and Hydrology

The project site and vicinity are within a relatively level portion of Brooklyn with minimal change in elevation. One of the earliest topographical maps that indicated elevations (Bien and Vermeule 1891) showed the entire site vicinity to be between 20 and 30 feet above sea level. The earliest available Sanborn map, from 1887, indicated that the intersection of Canton Street (now St. Edwards Street) and Division Street (recently Leo Place) in the vicinity of the former cemetery was 28 feet above sea level (Figure 16). Today, elevations on the project site range from elevation 26 at the northeast corner to 33 feet at the southeast corner (NAVD 88) (Figure 2). The nearest natural water source to the project site was Wallabout Bay, which prior to landfilling was located approximately 1500 feet to the northeast.

C. Soils

According to the soil survey for New York City (Figure 3), the project site falls within soil mapping unit 2, known as "Pavement & buildings, till substratum, 0 to 5 percent slopes" and described as:

Nearly level to gently sloping, highly urbanized areas with more than 80 percent of the surface covered by impervious pavement and buildings, over glacial till; generally located in urban centers (USDA 2005:11).

Three soil borings were completed at the southwest corner of the project site, in proximity to the rectory building, as part of this project (Langan 2021b, Appendix B). None of the soil borings were located within the footprint of the former cemetery location. All three of the soil borings recorded a thick upper stratum of fill, measuring either 8 or 12 feet in thickness. The fill was described as having various inclusions in the soil, such as gravel, brick, coal, and concrete. None of the fill strata indicated inclusions of bone. Below the fill, all three borings recorded strata of natural sandy subsoils. The borings (numbered SB01, SB02, and SB03) were excavated to 10, 36, and 38 feet below grade, respectively. The groundwater level was measured at 24 feet below grade in the two deeper borings.

IV. BACKGROUND RESEARCH/HISTORICAL OVERVIEW

A. Previously Recorded Archaeological Sites and Surveys

The archaeological site file inventories from the NYSOPRHP indicate that 17 archaeological sites have been recorded within a one-mile radius of the project site, as shown in the table, below.

NYSOPRHP or	Site Name/Description	Location	Site Type/Time Period
NYSM Site Number			th
04701.013923	Atlantic Terminal	Atlantic Avenue between	19 th -century occupation
	Historic Site	Cumberland and Carlton	
		Streets	1
04701.000074	Empire Stores	Water and Main Streets	19 th -century occupation
	Archaeological Site		
04701.000102	Corporation House	Fulton Street opposite	18 th and 19 th -century
	Foundation	Elizabeth Street	occupation
04701.000508	Bishop Mugavero Site	Hoyt and Pacific Streets	19 th -century shaft
			features
04701.014899	Naval Hospital Cemetery	Brooklyn Navy Yard	19 th -century cemetery
04701.014975	Naval Hospital	Brooklyn Navy Yard	19 th -century institutional
	Archaeological Site		resources
04701.015450	Privy and Cistern, Block	Atlantic Avenue and	19 th -century shaft
	176, Lot 56	Smith Street	features
04701.016569	PCI/Admiral's Row	Brooklyn Navy Yard	19 th -century century
	Historic Site		institutional resources
04701.017322	Native American Burial,	149 Bergen Street	Native American burial
	Case #K-04-5451		
04701.018574	84 Tillary Street Privy	84 Tillary Street	19 th -century shaft feature
	Remnant Historic Site		
04701.019317	22 Chapel Street Buried	22 Chapel Street	Buried 19 th -century
	19 th -century ground		surface
	surface		
04701.019352	Ingersoll	275 Myrtle Avenue	19 th -century shaft
		-	features
04701.023626	418 Gold Street (Lot 42)	418 Gold Street	19 th -century shaft feature
	Rear Yard		
04701.023627	422 Gold Street (Historic	422 Gold Street	19 th -century features
	Lot 44) Rear Yard		-
04701.023628	424 Gold Street (Historic	424 Gold Street	19 th -century shaft feature
	Lot 45) Rear Yard		

NYSOPRHP or	Site Name/Description	Location	Site Type/Time Period
NYSM Site Number			
04701.017205	45-53 Clinton Ave., 50 Waverly Ave., Consumer's Biscuit & Manufacturing Co. – 1915	Wallabout Industrial Historic District	19 th -century occupation
04701.015112	Metrotech Site	Blocks bounded by Myrtle Avenue, Johnson, Duffield and Lawrence Streets	19 th -century occupation

The project site has been included in one previous archaeological study. In 2016, a Phase IA Historical Documentary Report and Archaeological Assessment of 275 Myrtle Avenue was completed for a project immediately south of the project site on Block 2034, portion of Lot 1, a vacant parcel proposed for new housing known as the Ingersoll Senior Residences. At that time, the project also included the southern portion of the project site that contains the rectory, which was slated to be demolished (Chrysalis 2016). A Phase IB Archaeological Field Testing report for the Lot 1 property (excluding the rectory, which was no longer part of the project) was completed in 2017 (Chrysalis 2017). Subsequently, that portion of Lot 1 was renumbered Lot 134. A Final Technical Report for Phase 2 Archaeological Evaluation/Mitigation of the Ingersoll Senior Residences was completed by AKRF in 2021, using data from fieldwork completed by Chrysalis (AKRF 2021). The archaeological research and fieldwork revealed archaeological deposits within shaft features that were associated with households of former residents on the property during the second half of the nineteenth century and into the early twentieth century. The overall site was named the Ingersoll Site (USN 04701.019352) and certain resources within the site were determined eligible for the S/NRHP. In conjunction with the cultural resources investigations for the Ingersoll Senior Residences, the Church of St. Michael and St. Edward also was evaluated and determined eligible for the S/NRHP (Merwin 2016).

In addition to the archaeological surveys completed on the project site block, there have been a very large number of archaeological surveys completed within a one-mile radius of the project site. Combining results from the SHPO's CRIS database and the LPC archaeological database, there have been more than three dozen archaeological studies completed within a one-mile radius of the project site – too many to name individually. These studies have been undertaken in locations within Fort Greene, the Brooklyn Navy Yard, downtown Brooklyn and the waterfront, and for municipal and private development projects scattered in the neighborhoods of Fort Greene, Clinton Hill, and Brooklyn Heights.

B. Historic Period Summary

As noted in the Methodology section, above, the following section focuses primarily on the project site's history as it pertains to the potential for the presence and survival of the remains from the nineteenth-century Wallabout Cemetery, which is the archaeological resource specifically identified in the LPC environmental review for further study.

The project site falls within the historic Wallabout neighborhood of Brooklyn, located south of Wallabout Bay. The earliest land conveyances in this area were in the 1640s, when, after purchasing land from the local Native Americans, Governor Kieft granted two large parcels in 1643 and 1647 to Peter Caesar Italian or Caesar Alberti, including the project site (Stiles 1867:83). The land was used for farmland, specifically tobacco crops, according to the 1643 deed. The tract had a frontage along Wallabout Bay, and extended southward to the approximate line of Atlantic Avenue, then known as the Road to Jamaica (Armbruster 1912:120). Alberti and his wife were killed in a raid by Native Americans in 1655. The farm changed ownership a number of times during the seventeenth and first part of the eighteenth centuries, although the conveyances were not always well recorded. In 1762 the tract was sold by Robert Pickeman to John Cowenhoven, a local resident who already had sizeable holdings in the county (Liber 6:65). The Cowenhoven family owned the farm during the Revolutionary War, and bequeathed the land located to the southeast of the project site that became Fort Putnam, and later renamed Fort Greene. This area now is a municipal park. The Cowenhoven family retained the property including the project site until the 1820s (Liber 6:278; Liber 12:125).

Several historic maps made during the second half of the eighteenth century indicated that the project site was within undeveloped land within the larger farm tract. The 1767 Ratzer map (Figure 4) illustrated the location of the Cowenhoven family residences and gardens to the northeast of the project site, along the Wallabout Road, and the location of Fort Putnam/Fort Greene (labeled 11) to the southeast. The project site was within woodland adjacent to farm fields. Similar conditions, albeit without the labeling, were shown on the 1782 British Headquarters map (Stevens 1900).

In 1823, John and Eliza Cowenhoven sold a portion of their large farm, including the project site, to Leffert Lefferts (Liber 13:532). A year later, in 1824 Leffert and Maria Lefferts sold a portion of that same tract to the Overseers of the Poor of the Town of Brooklyn (Liber 16:423). The Town of Brooklyn was in need of a new burial ground, and in 1824 a committee had been appointed to locate land to purchase on which the town could lay out a new cemetery for its residents. The purchase of the land from the Lefferts family would afford space for both a new cemetery and a new poor house. The irregularly-shaped tract purchased from the Lefferts and measuring roughly 20 acres was bounded on the west primarily by the road from the toll bridge to the Brooklyn, Jamaica, and Flatbush Turnpike Road (parts of which were later straightened and renamed Division Street), on the north by the Wallabout Road, on the east by the approximate line of Portland Street, Auburn Place, and a line east of St. Edwards Street, and on the south by land south of Willoughby Street (see Beers 1875, Figure 14).

Approximately 5 acres of the tract purchased by the Town of Brooklyn was dedicated to the new cemetery. The cemetery was located east of Division Street; at the time it was created no other streets bordered the three remaining sides, although the Bedford Road intersected Division Street immediately south of the cemetery and formed its southwestern corner. Historic maps by Martin in 1834 (Figure 5) and Herbert and Tolford in 1835 (Figure 6) showed the location of the cemetery in relation to Division Street and the Bedford Road, which crossed through the northern end of the otherwise vacant project site. The original alignment of Bedford Road was oriented slightly further south than the version of the Bedford Road that was laid out on the subsequent Commissioners Maps (see Beers 1875, Figure 14). Myrtle Avenue was shown to the south of the project site by 1835.

The Wallabout Cemetery, as it was called, was divided into nine sections. A diagram of the cemetery, published in 1835, listed the sections as: 1. Dutch, 2. Friends, 3. Presbyterian, 4. Catholic, 5. Methodist, 6. Baptist, 7. Episcopal, 8. Universalist, and 9. Free for those not attached to any denomination (*Long Island Star* July 30, 1835, Figure 7). There was a 14-foot wide pathway running east-west between the north and south sides of the cemetery, and 8-foot wide pathways running north-south and separating the different sections. The ninth section of the cemetery, which was reserved for those who did not have a religious affiliation or who needed a free burial plot, was located at the extreme southwest corner of the cemetery. The project site overlapped this section at its northern tip, as shown in Figures 5 and 6.

Local newspapers frequently published accounts of the Wallabout Cemetery from the 1820s through the 1850s. The Wallabout Cemetery began receiving its first burials by 1827. A newspaper account relayed the progress of the work:

The different allotments are separated and ornamented with forest trees – the fences and gate-way are of solid masonry – the passage and road in front of the passage is paved; and the committee flatter themselves that no place in the town is now more eligibly situated and better prepared for the purposes of interment, and that it probably contains space enough for such of our citizens who are journeying to this grave yard for a century to come; and that the work will remain a lasting monument of credit to this town (*Long Island Star* April 5, 1827).

However, at least by the late 1830s the cemetery had become an unkempt eyesore. An editorial article from 1838 indicated:

...the grave yard beyond the Wallabout is shamefully neglected by its keepers, if such it have, and the cattle, horses and hogs have been allowed to break over its enclosure, and continue their unconscious sacrilege of trampling down and marring the graves therein (*Long Island Star* January 11, 1838).

By the end of 1839, this issue was partially resolved by the appointment of a new cemetery worker, as described in a municipal meeting summary:

Resolved, that William Westover be, and he is hereby appointed a keeper of the Public Burying Ground at the Wallabout, near the Navy Yard, whose duty shall be at all times to see that the fences are kept up so as to prevent hogs, cattle, or any other animals from trespassing on said ground; said William Westover shall keep the key of the gate, and see that the gate is kept locked at all times except when a burial takes place; that said keeper shall have an receive for said service the sum of fifty two dollars per annum, payable quarterly, to commence on the first day of January next (*Long Island Star* Dec 30, 1839).

Despite the new keeper, problems persisted. In 1841, the gates to the cemetery had become broken and in need of repair (*Brooklyn Evening Star* Nov 24, 1841). In 1846, the cemetery again had problems, with a complaint that the fences were down and "the premises invaded and descrated by cattle and bipeds" (*Brooklyn Evening Star* October 24, 1846).

The Wallabout Cemetery was truncated when Canton Street (now St. Edwards Street) was confirmed north of Bedford Road in 1848 and graded through the southwestern corner of the cemetery tract in 1849 (Dikeman 1870:61). The route of Canton Street crossed Plot number 9, the municipal parcel or potter's field, which was administered by the Brooklyn authorities rather than a religious organization. Prior to construction of the roadway, Brooklyn Mayor Copland gave notice that private citizens could exhume their friends or family members that were buried in Plot 9, but the remaining bodies would be removed and reburied at Evergreen Cemetery at the town's expense (*Brooklyn Evening Star* November 5, 1849; November 16, 1849).

Although many bodies were removed from the line of Canton Street in 1849, it appears some remains were left in place. In 1924, Brooklyn Edison Company workers installing a utility conduit in St. Edwards Street at the intersection of Leo Place found the remains of ten skeletons from men, women, and children within the streetbed, some less than 3 feet below grade (*Brooklyn Daily Eagle* March 24, 1924). Local historian Eugene Armbruster confirmed that the bodies were from the Wallabout Cemetery that once existed in this location, and were left behind and capped by the new road (*Brooklyn Daily Eagle* March 25, 1924).

Historic maps and surveys from the 1840s and 1850s showed the change in the layout of the streets surrounding the Wallabout Cemetery and the project site. A map of lots belonging to the Corporation of the City of Brooklyn, drawn by City Surveyor Silas Ludlam in 1844 (Figure 8), illustrated the new line of Bedford Road (slightly further north than the original line), which effectively sliced off the southwestern tip of the cemetery tract and ran through the northern end of the project site. Auburn Place was now depicted along the southern side of the cemetery and Portland Avenue was on the eastern side. South of Bedford Road within the project site, the survey identified newly created historic Lots 41-45, which would be offered for sale to private owners. The 1849 Colton map (Figure 9) illustrated the extended line of Canton Street and the now truncated cemetery location to the east. Bedford Road was no longer shown on the Colton map, having officially been closed in 1846 (Dikeman 1870:74).

Beginning in 1845, one year after publication of the Ludlam survey, individual lots on the project site, which had been owned by the Corporation of the City of Brooklyn since 1824, began to be sold to private owners. The lots on the southern side of the project site, below the crossing of Bedford Road and fronting Canton Street, were the first to be sold (Liber 134:466). The 1850 Dripps map (Figure 10) showed that at least two structures had been constructed in this portion of the project site near Canton Street by that year. Although Bedford Road was no longer depicted, having closed several years prior, Auburn Place was shown as extending through the project site from Canton Street, in the approximate location of the former Bedford Road, but at an angle roughly perpendicular to Myrtle Avenue.

The portion of the project site north of Auburn Place, which formerly had been part of the Wallabout Cemetery, was sold by the Mayor and the Common Council of the City of Brooklyn to private owner William F. Cary of New York City in March 1850 (Liber 213:34). This area, which formed a "gore" bounded by Division Street on the west, Canton Street on the east, and Auburn Place on the south, included rights to abutting portions of Division Street and Auburn Place, as shown in a diagram appended to the deed (Figure 11). This deed was made only a few months after notice that bodies were to be removed from the line of adjoining Canton Street, as described above. There was no mention in the 1850 deed that this area was once within the boundaries of the Wallabout Cemetery, although the

1834, 1835, and 1844 maps (Figures 5, 6, and 8) clearly showed that it was. Nor was there any explicit indication in newspaper accounts that any burials from the "gore" portion of Plot number 9 were removed at the time that Canton Street was graded several months earlier.

The northern gore of the project site was no longer part of the Wallabout Cemetery after 1849-1850, but the remainder of the burial ground continued to be used for the next few years. However, space had become limited in this cemetery, particularly in the common parcel administered by the city. An entreaty from the Board of Health published in early 1850 described the situation:

Office of the Board of Health

I would respectfully call your attention to the condition of the burial ground, known as the Wallabout Cemetery, in the 7th Ward. This ground, as you are aware, is in one enclosure, though subdivided into seven plots and occupied by as many religious societies, with the exception of one lot, known as "No. 9", which is reserved to the use of the city. This last is the only free ground and is the depository of all persons not otherwise provided for. Several of these plots are densely crowded with bodies, and further interments in them must necessarily trench on the laws of the city regulating the burial of the dead. The "City Plot" having been contracted several hundred square feet by the opening of Canton street the past year, is now so densely tenanted by the dead that but that few more bodies can be interred there. The city therefore, must very soon provide other ground for the use of those claiming free ground. Chas. S. J. Goodrich, Physician of the Board (*Brooklyn Evening Star* January 22, 1850).

After increasing complaints and crowding in the Wallabout Cemetery, in 1854 the Board of Health declared that burials in the "City Cemetery" were considered a nuisance and would be prohibited as of July 15, with a penalty of \$250 imposed for each offense (*Brooklyn Evening Star* July 24, 1854). From 1854 through 1857, the cemetery did not accept any more burials. The 1855 Perris map (Figure 12) illustrated that the cemetery was still extant. In 1856, however, the Board of Commissioners announced that it would sell the Wallabout Burial Ground. After the costs of removing the burials were paid, the remaining proceeds of the sale would be divided nine ways to account for the different religious denominations. The ninth portion of the proceeds, from the municipal portion of the cemetery, would be used to obtain a new public city cemetery plot (*Brooklyn Daily Eagle* March 20, 1856).

On February 7, 1857, the Commissioners passed "An Act to Sell the Burial Ground at the Wallabout, in the City of Brooklyn, and to Provide Places of Burial." Beginning in the summer of 1857 and continuing into the spring of 1858, bodies from the nine sections of the Wallabout Cemetery were exhumed by family, friends, church organizations, and the city. Those bodies removed by family and friends of the deceased had the option to be buried at another cemetery of their choosing. The bodies removed by the churches and by the city were reburied at new tracts at various local cemeteries, including Evergreens Cemetery (*Brooklyn Daily Eagle* August 10, 1857; *Brooklyn Daily Eagle* April 27, 1858; Inskeep 2000:207-208). Finally, in June 1858, the old Wallabout Cemetery, excepting a portion already purchased by the state for a new arsenal, was divided into 73 lots sold at public auction by James Cole & Sons, auctioneers (*Brooklyn Evening Star* June 8, 1858).

From ca. 1850 through 1891, the project site contained a number of historic lots supporting dwellings, outbuildings, and an Engine House. Most of the buildings fronted Canton Street. Historic maps by Perris in 1855 (Figure 12), Dripps in 1856 and 1869 (Figure 13), Bromley in 1880, Hopkins in 1880 (Figure 15), Robinson in 1886, and Sanborn in 1887 (Figure 16) showed the pace of development within the project site. Deeds showed that the different historic lots changed ownership and configurations a number of times within this period. City directory listings revealed that many of the owners of the lots during this period did not appear to be living on the project site, suggesting that occupants in most of the buildings would have been renters. After 1871, when addresses were assigned to the streets bordering the project site, it was easier to determine occupants from city directory and state and federal census records. As expected given the neighborhood demographics of the period, heads of households on the project site during these years had working class professions and were primarily Irish or English immigrants, or the adult children of these immigrants. Review of the 1875 New York State census and the 1880 federal census for these addresses indicated that many dwellings had two households of adults and children, and there was considerable turnover of residents within dwellings from one census to the next.

Beginning in 1891 and continuing until 1895, representatives of the Brooklyn Diocese of the Roman Catholic Church acquired the various historic lots that comprised the project site from the individual owners (Liber 2048:196, 198, 200, 201, 202, and 203). All of the buildings and structures on the project site were demolished, and the existing St. Michael and St. Edward Church was constructed on the property. Originally known as the Church of St. Edward the Confessor, the cornerstone was laid in September 1891. Due to the need to raise funds for the church construction, the lower level or basement was completed first and capped, and services were held there until the remainder of the money could be obtained and the upper floors and the adjoining rectory completed in 1906. As noted above, the architect was John J. Deery from Philadelphia, who also had an office in Manhattan and designed a number of other local resources.

A local newspaper account of the new church indicated:

The building is to be Romanesque in style, one hundred and ten feet long by sixty-five feet wide at the transcept (sic), and as unique in design as handsome in construction. The nave and transept will form a Greek cross with apsidal terminations at the front as well as at the chancel end. There will be a basement story also, with ceiling nearly fourteen feet high, the entrances to which are at the bases of the twin circular towers that flank the front of the building, and rise to a height of about eighty feet. They stand well back of the front elevation, a disposition necessitated by the triangular formation of the plot. In the center of the building a tall, handsome tower, or "lantern," rises on huge steel pillars that form the nave square, to a height of nearly one hundred and twenty feet, the whole exterior presenting a handsome appearance from every point of view. The material to be used in the upper walls has not yet been decided upon, but most probably will be brick, with terra cotta trimmings, in which case the estimated cost of the completed edifice will be in the neighborhood of \$60,000 (*Brooklyn Daily Eagle* September 13, 1891).

The Parish of St. Edward the Confessor and its church served the local, poor and working-class community, many of whom were of Irish descent and worked in the Fort Greene factories (Spellen 2014, Merwin 2016). The 1904 Sanborn map (Figure 17) showed the completed church and rectory on the project site, albeit two years before the final construction was completed. The former Canton Street was now named St. Edward Street and the former Division Street was now named Leo Place. Sanborn maps through the remainder of the twentieth century indicated there was no change to the buildings' footprint on the lot in the intervening years.

While the church and rectory on the project site have remained largely unchanged since the early twentieth century, the area surrounding the project site has changed dramatically (Sanborn 1915, 1938, 1950, 1969-2007). In the early 1940s, numerous buildings in the surrounding area, including south of the church on the project site block, were condemned and razed to make room for the New York City Housing Authority's Raymond V. Ingersoll Houses. Historic photographs from 1941 and 1944 showed the demolition activities in proximity to the project site and a view of the church after this work was completed (Appendix C). In conjunction with the new public housing development, the northern tip of the project site block was truncated to form the present Monument Walk. The original project site block number (2055) was discontinued and the block merged into superblock 2034. In 1942 the church on the project site was renamed the Church of St. Michael and St. Edward (Spellen 2014).

In 2008, the parish of St. Michael and St. Edward merged with Sacred Heart Church. Two years later, however, after problems with falling debris from the ceiling of the church on the project site that prevented parishioners from using the main sanctuary, the decision was made by the Diocese to close the church and rectory for safety reasons. Since 2010, the remaining parishioners have worshipped at nearby Sacred Heart Church, and the buildings on the project site have remained vacant and unused (Spellen 2014).

V. CONCLUSIONS

The archival research completed for this Phase IA Archaeological Documentary Study has confirmed that the project site was undeveloped woodland or farmland until the 1820s. Subsequently, the northern end of the project site was within the boundaries of the Wallabout Cemetery, which was in active use from 1827-1854 and remained extant until 1858. The cemetery was divided into nine sections, with eight of the sections assigned to religious denominations and the ninth section assigned to all other residents. The section of the cemetery that overlapped the project site was part of Plot Number 9, administered by the Town of Brooklyn as its municipal cemetery, for those

residents who had no religious affiliation or could not afford to pay for a burial plot. Because this section was used for indigent burials, it also was known as the County Poor House Cemetery, or colloquially, as the potter's field or pauper's cemetery. This plot was partially truncated in 1849, when Canton Street (now St. Edwards Street) was laid out and graded through the southwestern corner of Plot Number 9. As a result of this roadwork a small triangular section of Plot Number 9, or "gore", was left behind on the west side of the roadway within the project site, as shown on Figure 18. It is unclear whether any burials within the project site were removed in 1849, or subsequently after the property was sold into private ownership beginning in 1850.

Although burials were removed from the line of Canton Street in 1849, at least some burials appear to have been left behind, as in 1924 remains of ten skeletons were found within the roadbed of St. Edwards Street near Leo Place, during utility work. Some of the remains were found less than 3 feet below grade. The survival of these burials within the St. Edwards Street corridor – an area that should have had all burials removed at the time the street was constructed – argues that similar conditions could exist within the portion of the project site that was once within the cemetery boundaries, or immediately adjacent to the boundaries. As such, HPI concludes that the northern portion of the project site, as shown on Figure 18, retains sensitivity for human remains associated with the Plot Number 9/Wallabout Cemetery.

A buffer zone of sensitivity is depicted surrounding the former cemetery perimeter within which it is also possible that human remains could be located. It is possible that the dividing line between the cemetery land and the non-cemetery land was less precise in the early nineteenth century, and burials or cemetery resources could have extended beyond the approximate boundaries of the cemetery for a variety of reasons, including:

- Lack of formal cemetery boundaries, or imprecision in land division markings, causing burials to be placed in the buffer zone;
- Intrusions into the buffer zone of burials or partial burials from root action, bioturbation, or other human or non-human earthmoving activities;
- Overcrowding in the cemetery plot, as documented in the historic record, which may have caused burials to extend beyond the official boundaries;
- Imprecision in the removal of any burials after 1849, which could have left some remains behind or caused them to be spread into the buffer zone; and
- The scattering of human remains that may not have been properly or completely removed during any reburial process.

Particularly on properties that abutted or were in close proximity to historic cemeteries, there is evidence that human remains may still be located in these areas, along lot boundaries. One such archaeological site that had precisely this condition was the 235 Bowery Street project, which abutted the Second African Burial Ground/St. Philip's Cemetery at 195-197 Chrystie Street in Manhattan, and contained disarticulated and fragmentary human remains in redeposited soils to the west of the mapped cemetery on the adjacent lot (HPI 2006). Another example was at the 126th Street Bus Depot site in Harlem, where disarticulated and redeposited human remains were found outside of a formal grave shaft in proximity to the nearby Harlem African Burial Ground, which had been in use from the late 1660s through the mid-nineteenth century (HPI 2005, AKRF 2016).

From ca. 1850-1891, the project site contained a number of historic lots supporting dwellings, outbuildings, and an Engine House. Most of the buildings fronted Canton Street. Historic maps (e.g. Perris 1855, Figure 12; Sanborn 1887, Figure 16) showed that several dwellings were located on the northern portion of the project site that once contained a portion of the Wallabout Cemetery and which is not covered by the existing church building. Historic maps do not indicate that these houses contained basements. Although these buildings were removed in the 1890s, because this area remained undeveloped after 1891, it is possible that historic period archaeological remains associated with the use of these lots could be extant in this portion of the project site and capped by the present ground surface. The portion of the project site that contains archaeological sensitivity associated with these potential resources is depicted on Figure 18.

Archaeological resources such as domestic artifacts and refuse associated with the project site residents may have been deposited in shaft features—such as wells, cisterns, and privies—that were likely located in the rear yards of the lots. Comparative data has shown that these types of archaeological resources frequently are found in urban contexts, particularly in Brooklyn. Masonry and wooden portions of these abandoned and truncated shaft features are often

encountered because their deeper and therefore earlier layers remain undisturbed by subsequent construction, and in fact, construction often preserves the lower sections of the features by sealing them beneath structures and fill layers. The archaeological field investigations for the Ingersoll Senior Residences on the lot immediately south of the project site found a number of these types of shaft features (Chrysalis 2017, AKRF 2021).

Privies were located furthest from the residences, often along the rear lot lines, while wells and cisterns frequently (but not always) were located closer to the rear walls of street-fronting buildings or outbuildings. Privies and cisterns would be excavated up to 10-15 feet below grade, while wells would need to be excavated as deep as the water table, which varied according to location. Until the 1860s, before the introduction of piped city water, residents would have relied on rear yard shaft features, such as wells and cisterns. Privies and cesspools would have been used at least until the introduction of municipal sewers. Although municipal water generally was available in this neighborhood beginning in the early 1860s and municipal sewers beginning in the late 1860s, owners often did not hook up their buildings, many of which were rental properties, to water and sewer lines until years, and sometimes decades, after the services were available, suggesting a potentially longer use-life for yard shaft features. Other archaeological studies in Brooklyn have shown that even when streets were supplied with municipal services (usually by the late 1860s), the houses on these streets, especially if they were constructed earlier, sometimes were not hooked up to these pipes until a number of years later, suggesting that the residents may have made use of wells, cisterns, or privies for a considerably longer period of time (HPI 2013, 2014). Some of the shaft features associated with the Ingersoll Senior Residences site immediately to the south of the project site may be another example of this phenomenon (Chrysalis 2017, AKRF 2021).

Identifying and examining buried features associated with the nineteenth century occupancy of the project site may reflect the daily activities of the residents and provide insight into cultural behavior of the predominantly Irish immigrant working class community. If undisturbed deposits of cultural material do still exist, they may have the potential to provide meaningful information regarding the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation or group identity, historical deposits can provide a wealth of information about consumption patterns, consumer choice, gender relations, ethnicity, economic status, and other important issues.

In 1891, the Brooklyn Diocese of the Roman Catholic Church acquired all the individual historic lots that comprised the project site and demolished all the buildings on them. The present Church of St. Michael and St. Edward and its associated rectory were constructed from 1891-1906. Due to its substantial size and the extent of its foundation and basement footprint it is assumed that any potential archaeological resources associated with the use of the project site for historic houses and yards within the footprint of the church and rectory buildings would have been obliterated. The 2016 Phase IA Archaeological Documentary Study of the Ingersoll Senior Residence by Chrysalis, which included the portion of the present project site containing the rectory building, and LPC concurred with this recommendation. Although there have been some changes to the interior of the buildings, the footprint of the structures has not changed since the original construction. HPI concludes that there is no surviving archaeological sensitivity associated with the ca. 1850-1891 use of the property in the remaining and limited open areas to the east and west of the existing church and rectory.

As well, HPI concludes that there is no archaeological significance associated with the use of the project site for the church and rectory buildings from 1891-2010. However, the buildings have been determined eligible for the S/NRHP as architectural historic resources. The resource evaluation form, completed by the SHPO, notes:

The Roman Catholic Church of St. Michael and St. Edward, originally known as the Church of St. Edward the Confessor, is located bear the northeast corner of Myrtle Avenue and St. Edwards Street in the neighborhood of Fort Greene. The property is comprised of the church and attached rectory. Construction of the church began in 1891, and was completed in 1906. It is significant under Criterion C (architecture) as an intact turn-of-the-twentieth-century Romanesque Revival style church with an unusual apsidal front flanked by two prominent towers. The Church of St. Michael and St. Edward retains a high degree of integrity of location, design, setting, materials, workmanship, and feeling.

In addition to the two prominent towers capped with conical roofs ringed with spiked finials, other notable features of the church's exterior include massive arches at the main and side entrances as well as in the transept ends, a rusticated stone faced base, and huge sheets of pictorial stained glass. The attached rectory building shares the same gray brick and terra cotta detailing, with much more restrained but matching details (e.g., smaller finials along the roofline) (Merwin 2016).

The present project proposes demolition of the existing S/NRHP-eligible church and rectory, which constitutes an adverse effect. Any additional cultural resources studies related to mitigation of this adverse effect will be undertaken, as directed by LPC, in a separate deliverable.

VI. RECOMMENDATIONS

Based on the conclusions outlined above, HPI recommends that if there will be any subsurface impacts associated with the present project within the area of archaeological sensitivity on the project site as shown on Figure 18, that a program of archaeological field testing be undertaken in those areas. This testing, often referred to as Phase IB, would determine the presence or absence of both nineteenth-century human remains associated with the Wallabout Cemetery, as well as any potential nineteenth-century shaft features and possible yard deposits associated with the former houses and their occupants on the project site from ca. 1850-1891. This testing should be conducted using heavy machinery, such as a backhoe, under the supervision of a professional archaeologist, to remove the upper pavement, gravel, and any underlying modern fill in order to ascertain whether any cemetery remains, e.g., the outlines of burial shafts, intact or disarticulated human remains, and/or historic period resources such as shaft features still exist on the project site. Subsequent hand testing would be conducted within the machine cleared shallow trenches to the extent necessary to ascertain presence/absence of cemetery resources/features/shafts.

All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards, which includes prior LPC approval of a field testing work plan (LPC 2018; CEQR 2021). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological team. Due to the potential for the recovery of human remains, an on-call Forensic Archaeologist may also be required to be part of the project team, and an Unanticipated Discovery Plan should be included in any future efforts.

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FIGURES





Figure 1: Project site on Brooklyn, N.Y. 7.5 Minute Topographic Quadrangle (U.S.G.S. 2016).

0 400 800 1200 1600 2000 FEET

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Figure 2: Project site and photograph locations on existing conditions survey (HPI 2022 and Montrose Surveying Company, LLP 2021).





Figure 3: Project site on New York City Reconnaissance Soil Survey (U.S.D.A. 2006).

0 500 1000 1500 2000 2500 FEET





Figure 4: Project site on Plan of the Town of Brooklyn and part of Long Island (Ratzer 1767).

0 500 1000 1500 2000 2500 FEET





Figure 5: Project site on Map of Brooklyn, Kings County, Long Island (Martin 1834).

0 200 400 600 800 1000 FEET





Figure 6: Project site on Map of the City of Brooklyn (Herbert and Tolford 1835).

0 200 400 600 800 1000 FEET





Figure 7: Diagram of the Brooklyn Cemetery (The Long-Island Star July 30, 1835).

[Not to scale. The northern tip of the project site was located at the southern end of No. 9.]



Phase IA Archaeological Documentary Study 108 St. Edwards Street Block 2034, Lot 135 Brooklyn, New York



Figure 8: Project site on *Map of Lots in the Seventh Ward belonging to the Corporation of the City of Brooklyn* (Ludlam 1844).

0 100 200 300 400 500 FEET





Figure 9: Project site on Map of the City of Brooklyn... (Colton 1849).

0 400 800 1200 1600 2000 FEET





Figure 10: Project site on Map of the City of Brooklyn, L.I. (Dripps 1850).

0 200 400 600 800 1000 FEET





Figure 11: Project site on 1850 deed diagram (Liber 213:36).

0 25 50 75 100 125 FEET


Phase IA Archaeological Documentary Study 108 St. Edwards Street Block 2034, Lot 135 Brooklyn, New York



Figure 12: Project site on Maps of the City of Brooklyn (Perris 1855).



Phase IA Archaeological Documentary Study 108 St. Edwards Street Block 2034, Lot 135 Brooklyn, New York



Figure 13: Project site on Map of the City of Brooklyn (Dripps 1869).

0 200 400 600 800 1000 FEET



108 St. Edwards Street Block 2034, Lot 135 Brooklyn, New York

Figure 14: Project site on Property of the City of Brooklyn (Beers 1875).



Phase IA Archaeological Documentary Study 108 St. Edwards Street Block 2034, Lot 135 Brooklyn, New York



Figure 15: Project site on Atlas of the City of Brooklyn, New York (Hopkins 1880).



Phase IA Archaeological Documentary Study 108 St. Edwards Street Block 2034, Lot 135 Brooklyn, New York



Figure 16: Project site on Insurance Maps of the City of Brooklyn, New York (Sanborn 1887).



Figure 17: Project site on Insurance Maps of the Borough of Brooklyn, New York (Sanborn 1904).

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PROGRESS SET: NOT FOR CONSTRUCTION



Key
Project Site
Former cemetery location (approximate)
Former rear yard area (ca. 1850-1891)

Archaeologically sensitive area (former cemetery location and rear yard area plus buffer zone around the cemetery)

Figure 18: Project site showing locations of archaeological sensitivity on existing conditions survey (HPI 2022 and Montrose Surveying Company, LLP 2021).

PHOTOGRAPHS



Photograph 1. Project site with rectory (left) and church. View looking northwest from St. Edwards Street.



Photograph 2. Project site, view looking southwest from the intersection of St. Edwards Street and Monument Walk.





Photograph 4. The project site showing the front of the rectory. View looking west from St. Edwards Street.



Photograph 5. The project site showing the rear of the rectory. View looking east.



Photograph 6. The northern tip of the project site (raised area with parked cars) where the Wallabout Cemetery formerly was located. View looking southeast from St. Edwards Street and Monument Walk.



Photograph 7. Detail of the portion of the project site where the Wallabout Cemetery was once located. The wrought iron fence surrounding the tree in the center formerly contained a religious statue on a pedestal. View looking northeast towards St. Edwards Street.



Photograph 8. The former route of Division Street, now covered by concrete sidewalks associated with the adjacent housing complex. The cars in the center background are parked where the Wallabout Cemetery was formerly located. View looking northeast with St. Edwards Street in the far background.

APPENDIX A: PROPOSED PROJECT PLANS (AUFGANG ARCHITECTS 2019)



RENDERING

108 ST EDWARDS ST - UNIT DISTRIBUTION				
FLOOR	OBR	1BR	2BR	TOTAL
1	7	1	1	9
2	11	3	1	15
3	11	З	1	15
4	11	3	1	15
5	11	3	1	15
6	4	1	1	6
7	4	1	1	6
8	4	1	1	6
9	4	1	1	6
10	4	1	1	6
11	4	1	1	6
TOTAL	75	19	11	105
%	71.43%	18.10%	10.48%	

5% OF 105 UNITS - 5 FULLY ACCESSIBLE UNITS FOR MOB 2% OF 105 UNITS - 2 FULLY ACCESSIBLE UNITS FOR HVI IMPARED

PROPOSED DEVLOPMENT FOR 108 SAINT EDWARDS STREET BROOKLYN, NY 10022

DOB Dra	awing Schedule
T-001	COVER SHEET
C-001	SURVEY
C-002	SCHEMATIC SITE PLAN
Z-001	ZONING ANALYSIS
Z-002	ZONING SITE PLAN
A-001	GENERAL NOTES, ABBREVIATION, SYMBOLS, CODE COMPLIANCE,
A-002	ACCESSIBILITY STANDARDS
A-003	SIGNAGE DETAILS & NOTES
A-004	SIGNAGE DETAILS & NOTES
A-005	EGRESS
A-100	CELLAR & 1ST FLOOR PLANS
A-101	2ND - 11TH FLOOR PLANS
A-102	ROOF AND BULKHEAD FLOOR PLANS
A-200 A-201	ELEVATIONS FLEVATIONS
A-210	BUILDING CROSS SECTIONS
A-300	ELEVATOR PLAN, SECTIONS & DETAILS
A-301	STAIR PLANS, SECTIONS & DETAILS
A-310	COMPACTOR ROOM PLAN, ELEVATION & DETAILS
A-400	
A-401	
A-420 A-500	0 BEDROOM APARTMENT LAYOUTS A1 - A4
A-501	0 BEDROOM APARTMENT LAYOUTS A5 - A8
A-502	1 BEDROOM APARTMENT LAYOUTS B1 - B3
A-503	2 BEDROOM APARTMENT LAYOUTS C1 & C2
A-510	ENLARGED KITCHEN PLANS & ELEVATIONS
A-511	ENLARGED BATHROOM PLANS & ELEVATIONS
A-530	PARTITION SCHEDULE
A-000	SCHEDOLES
EN-001	MECHANICAL COMCHECK #1
EN-002	MECHANICAL COMCHECK #2
EN-003	ENERGY ANALYSIS - Com Check
EN-004	ENERGY ANALYSIS - CONDITIONED FLOOR AREA
EN-005	ENERGY ANALYSIS - ELEVATION DIAGRAMS
EN-006	ENERGY ANALYSIS - INSPECTIONS & AIR SEALING DIAGRAMS
EIN-007	ENERGY ANALYSIS - AIR SEALING DETAILS
FO-001	GENERAL FOUNDATION NOTES 1
FO-002	GENERAL FOUNDATION NOTES 2
FO-100	FOUNDATION PLAN
FO-101	SHEARWALL MAT FOOTING FRAMING PLAN
FO-200	FOUNDATION TYPICAL DETAILS 1
FO-201	FOUNDATION TYPICAL DETAILS 2
FO-202 FO-300	FOUNDATION LYPICAL DETAILS 3
S-001	GENERAL STRUCTURAL NOTES 1
S-002	GENERAL STRUCTURAL NOTES 2
S-101	1ST FLOOR FRAMING PLAN
S-102	2ND - 5TH FLOOR FRAMING PLAN
S-106	6TH FLOOR FRAMING PLAN
S-107	7TH - 11TH FLOOR FRAMING PLAN
S-112 S-400	ROOF AND BULKHEAD FRAMING PLANS
S-400 S-401	TYPICAL SHEARWALL DETAILS
S-500	COLUMN SCHEDULE
S-501	TYPICAL COLUMN DETAILS
S-600	SUPERSTRUCTURE TYPICAL DETAILS 1
S-601	SUPERSTRUCTURE TYPICAL DETAILS 2
S-602	SUPERSTRUCTURE TYPICAL DETAILS 3
S-610	
3-000	
M-100	MECHANICAL - CELLAR AND 1ST FLOOR PLANS
M-101	MECHANICAL - 2ND-5TH AND 6TH-11TH FLOOR TYPICAL PLANS
M-102	MECHANICAL - ROOF AND BULKHEAD PLANS
M-300	
M-400	MECHANICAL - DETAILS #1
P-100	PLUMBING - CFLLAR AND 1ST FLOOR PLANS
P-101	PLUMBING - 2ND-11TH FLOOR TYPICAL PLANS
P-102	PLUMBING - ROOF AND BULKHEAD PLANS
P-200	SANITARY RISER DIAGRAM #1
P-201	SANITARY RISER DIAGRAM #2
P-202	SANITARY RISER DIAGRAM #3
P-203	STORM RISER DIAGRAM
P-300 P-301	PLUMBING DETAILS #1 PLUMBING DETAILS #2
1-501	
FA-010	SPRINKLER/SMOKE ALARM SYSTEM NOTES
FA-011	SPRINKLER/SMOKE ALARM SYSTEM MATRIX
FA-100	SPRINKLER/SMOKE ALARM SYSTEM CELLAR & 1ST FLR PLANS
FA-101	SPRINKLER/SMOKE ALARM SYSTEM 2ND & 3RD FLR PLANS
FA-102	SPRINKLER/SMUKE ALAKIM SYSTEM 4TH & 5TH FLK PLANS SPRINKLER/SMOKE ALADM SVSTEM ATH & 7TH FLD DLAND
FA-104	SPRINKLER/SMOKE ALARM SYSTEM 8TH & OTH FLANS
FA-105	SPRINKLER/SMOKE ALARM SYSTEM 10TH & 11TH FLR PLANS
FA-106	SPRINKLER/SMOKE ALARM SYSTEM ROOF & BULKHEAD FLR PLANS
SPSD-001	SPRINKLER STANDPIPE NOTES, SYMBOLS AND SCHEDULES
SPSD-100	SPRINKLER STANDPIPE - CELLAR AND 1ST FLOOR PLANS
SPSD-101	SPRINKLER STANDPIPE - 2ND-111H FLOOR TYPICAL PLANS
550-102	OF MININELIN STAINDFIFE - NOUF AIND DULKMEAD MEANS
E-011	ELECTRICAL GENERAL NOTES

E-100P	ELECTRICAL POWER - CELLAR AND 1ST FLOOR PLANS
E-101P	ELECTRICAL POWER - 2ND TO 11TH FLOOR PLANS
E-102P	ELECTRICAL POWER - ROOF & BULKHEAD FLOOR PLANS
E-201	ELECTRICAL POWER RISER DIAGRAM
E-400	ELECTRICAL DETAIL SHEETS
E-401	ELECTRICAL DETAIL SHEET
E-402	ELECTRICAL DETAIL SHEET





PROPOSED SITE



C2-4









DECEMBER 5, 2013 INSURANCE RATE MAP #3604970203G (PRELIMINARY MAP) NOT IN FLOOD ZONE FEMA FLOOD MAP



PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS** STREET BROOKLYN, NY 10022

<u>BLOCK:</u> 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901

<u>LOT:</u> 135

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

INFO@AUFGANG.COM

STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET 10TH FLOOR NEW YORK, NY 10018 212-213-0662

MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET 10TH FLOOR NEW YORK, NY 10018 212-213-0662

CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE



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PROPOSED DEVLOPMENT FOR
108 SAINT EDWARDS
STREET
BROOKLYN, NY 10022

BLOCK: 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004

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MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE





NYC DOB NUMBER:

B00627782-I1



BC NOTES:

- 1. 406.7.3 PERMIT REQUIRED. ANY PREMISE INTENDED TO BE OCCUPIED FOR THE STORAGE OR SALE OF MOTOR VEHICLES ON AN OPEN PARKING LOT SHALL REQUIRE AN APPLICATION TO BE FILED WITH THE DEPARTMENT IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY. SUCH CERTIFICATE OF OCCUPANCY SHALL INDICATE THE MAXIMUM NUMBER OF VEHICLES TO BE ACCOMMODATED AND THE TYPE OF VEHICLE, WHETHER PRIVATE PASSENGER OR COMMERCIAL, TO BE STORED. AN APPLICATION FOR OR INCLUDING AN OPEN PARKING LOT SHALL BE ACCOMPANIED BY A PLAN EXHIBITING THE FOLLOWING: 1.DIMENSIONS OF THE LOT AND ITS LOCATION IN RELATION TO ADJOINING STREETS; AND 2.ANY STRUCTURE(S) EXISTING OR TO BE ERECTED ON THE PLOT; AND 3. THE RELATIVE ELEVATIONS OF THE PARKING AREA, CURBS AND ADJOINING YARDS OR COURTS; AND 4.STRUCTURES, RETAINING WALLS, AND OPEN SPACES ON ADJOINING PREMISES; AND 5.RETAINING WALLS TO BE BUILT; AND 6.LOCATION AND DIMENSIONS OF CURB CUTS, DRIVEWAYS, AND ENCLOSURES; AND 7.DRAINAGE DIAGRAM; AND 8.SPECIFICATION OF SURFACING MATERIAL; AND 9.PARKING STALL LAYOUT WITH DIMENSIONS; AND 10.ANALYSIS EXHIBITING COMPLIANCE WITH THE NEW YORK CITY ZONING RESOLUTION; AND 11.OTHER INFORMATION AS MAY BE REQUESTED BY THE COMMISSIONER. A COPY OF THE PLAN OR DIAGRAM APPROVED BY THE DEPARTMENT SHALL BE KEPT ON THE PREMISES. CERTIFIED, REDUCED SIZE, LEGIBLE COPIES MAY BE USED FOR THIS PURPOSE. WHEN AN ATTENDANT'S SHELTER IS PROVIDED ON THE PARKING LOT, THE CERTIFICATE OF OCCUPANCY ISSUED SHALL BE POSTED AND MAINTAINED UNDER GLASS IN THE
- SHELTER. 2. 406.7.5 SURFACING. ALL DRIVEWAYS, PARKING STALLS, AND OPEN SPACES USED FOR THE PARKING OR STORAGE OF MOTOR VEHICLES SHALL BE SURFACED WITH CONCRETE ASPHALT, OR EQUIVALENT DURABLE, DUSTLESS MATERIAL 3. 406.7.8 CURBS AND BUMPERS. OPEN PARKING LOTS SHALL BE COMPLETELY SEPARATED FROM ADJOINING PREMISES AND PUBLIC SIDEWALKS BY CURBS OR BUMPERS OF CONCRETE, MASONRY, STEEL, HEAVY TIMBER, OR OTHER SIMILAR AND EQUALLY SUBSTANTIAL MATERIALS, AND SHALL BE SECURELY ANCHORED SO AS TO STOP MOTORVEHICLES. CURBS AND BUMPERS SHALL BE AT LEAST 8 INCHES (203 MM) HIGH AND 8 INCHES (203 MM)
- WIDE 4. 406.7.10.2 SCREEN ENCLOSURES. OPEN PARKING LOTS SHALL PROVIDE A PERIMETER SCREEN ENCLOSURE AS PER THIS SECTION UNLESS OTHERWISE REQUIRED BY THE NEW YORK CITY ZONING RESOLUTION. SUCH SCREEN ENCLOSURE MAY BE CONSTRUCTED AS A MASONRY WALL, WOVEN WIRE FENCE, IRON PICKET FENCE, OR UNIFORMLY PAINTED FENCE OF FIRE-RESISTANT MATERIAL AT LEAST 4 FEET (1219 MM) HIGH, BUT NOT MORE THAN 8 FEET (2438 MM) ABOVE FINISHED GRADE, SUBJECT TO THE LIMITATIONS OF SECTION 3111. SUCH ENCLOSURES SHALL COMPLETELY SEPARATE THE LOT FROM ADJOINING PREMISES AND PUBLIC SIDEWALKS. OPENINGS SHALL BE LIMITED AS PROVIDED FOR IN SECTION 406.7.8.1. EXCEPTION: SCREENING SHALL NOT BE REQUIRED FOR ANY PORTION OF THE LOT ADJACENT TO AN EXISTING WALL LOCATED AT THE LOT LINE.

ENTERPRISE GREEN COMMUNITIES



NOTES:

FRONTAGES.

GREEN BUILDINGS & ENERGY EFFICIENCY PRACTICES 1. COMPLY WITH LATEST HUD EDITION GUIDELINES FOR THE EVALUATION AND THE CONTROL OF LEED BASED PAINT IN HOUSING AND THE EPA RENOVATION, REPAIR

3. INSTALL PASSIVE RADON-RESISTANT FEATURES BELOW THE SLAB AND VENTED UP THROUGH THE ROOF BY UTILIZING VENT PIPING RUNNING THROUGH THE INTERIOR OF THE BUILDING. RADON TESTING SHALL BE CONDUCTED PRIOR TO OCCUPANCY. IF THE RESULTS OF THIS TESTING EXCEED THE RECOMMENCED EPA ACTION LEVEL, THE PASSIVE RADON SYSTEM SHALL BE

1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING

THE DEVELOPMENT SITE AND ZONING LOT WITHIN THE LARGE SCALE GENERAL DEVELOPMENT BOUNDARY. INFORMATION REGARDING THE SURROUNDING PROPERTIES OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. 2. ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ. ELEVATIONS FOR THE PROPOSED BUILDINGS ARE BASED ON THE DESIGN FLOOD ELEVATION THAT IS 10 FEET ABOVE THE NAVD88 (10 FEET PLUS 1 FOOT FREEBOARD). 3. BUILDINGS WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. THE

MAXIMUM PROPOSED BUILDING ENVELOPE REPRESENTS THE MAXIMUM DEVELOPMENT, EXCLUDING PERMITTED OBSTRUCTIONS. 4. INTERIOR PARTITIONS AND FLOOR SLABS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

5. BUILDING ENTRANCES AREA SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. 6. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE. 7. THE LANDSCAPE DESIGN OF OPEN SPACE. INCLUDING ROOFTOP TERRACES.

STREET NETWORK, AND PARKING LOTS DEPICTED ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE, EXCEPT FOR THE PEDESTRIAN PLAZA AREA. 8. NUMBER OF STORIES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND

SUBJECT TO CHANGE. 9. ENTRANCES TO CERTAIN USES REQUIRING FDNY CLEARANCE PER NYC FIRE CODE TO PROVIDE 30' BY 30' CLEAR PATH FOR FDNY. 10. MINIMUM 8' CLEARANCE PATH FOR PEDESTRIAN CIRCULATION TO BE PROVIDED BETWEEN BUILDING WALLS AND PEDESTRIAN AMENITIES ALONG RETAIL

FILL & LANDSCAPING NOTES

- 1. ALL FILL USED BELOW SLABS UNDER BUILDINGS AND IN PAVED AREAS SHALL BE QUALITY SANDY MATERIAL AND SHALL BE COMPACTED IN 12" LAYERS TO 95% DENSITY TO PREVENT SETTLEMENT AS PER ASTM D1557, METHOD C.
- 2. CONTRACTOR MUST ALSO FOLLOW ALL REQUIREMENTS FOR PREPARATION, CLEARING, PROOF ROLLING, AND FILL REPLACEMENT RECOMMENDED BY A REPORT ON SOIL AND
- FOUNDATION INVESTIGATION. 3. ALL FILL SHALL BE COMPACTED WITH SOIL COMPACTION EQUIPMENT RATHER THAN BY HAND TAMPING (EXCEPT AROUND PIPES, ETC.)
- 4. THE THICKNESS OF FILL LAYERS PLACED SHALL BE COMPATIBLE WITH THE TYPE OF COMPACTION EQUIPMENT USED
- 5. THE ATTAINMENT OF SPECIFIED DENSITIES SHALL BE VERIFIED BY FIELD DENSITY TESTS MADE BY AN INDEPENDENT TESTING LABORATORY ON EACH LAYER OF
- MATERIAL COMPACTED. ONE TEST PER 5,000 SQ. FT. OF SURFACE AREA SHALL BE MADE ON EACH LAYER WITHIN THE BUILDING. 6. TREES BEING PLANTED IN LANDSCAPE PLANS (OR OTHER
- SITE PLANS) ARE NATIVE OR ADAPTIVE SPECIES. 7. THE SITE'S HARDSCAPE AREA WILL HAVE A MIN. REFLECTANCE OF 0.3 FOR AT LEAST 50% OF THE AREA.

PROGRESS SET: NOT FOR CONSTRUCTION

ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE 9. INSTALL HAY BALE RINGS AROUND ALL CURB AND FIELD INLETS EXCEPT FOR THE BASINS LOCATED AT THE ANTI TRACKING PAD. BASINS AT THE PAD SHALL BE TREATED WITH THE CATCH BASIN-FILTER FABRIC DETAIL. 10. CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS. RAISE GRATES OF CURB AND FIELD INLETS 11. COMPLETE FINE GRADING. 12. RAISE GRATES OF CURB AND FIELD INLETS TO FINAL ELEVATIONS. INSTALL SURFACE COURSE OF PAVEMENT.

FROM AREAS TO BE FILLED OR EXCAVATED. STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER. 7. PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDED WITH TEMPORARY RYE GRASS. 8. INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS. GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT

13. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS

ACCORDANCE WITH THE APPROVED SITE PLANS.

ARE TO BE SEEDED. ALL TEMPORARY DEVICES SHALL BE REMOVED

AND THE AFFECTED AREAS RE-GRADED. PLANTED OR TREATED IN

EROSION & SEDIMENT CONTROL PLAN -CONSTRUCTION SEQUENCE 1. ALL EROSION AND SEDIMENT CONTROL MEASURES, EXCLUDING CATCH-BASIN MEASURES, SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND OR UTILITIES. 2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED 3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON 4. INSTALL SILT FENCE AND/OR HAY BALE BARRIERS DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING. 5. CONSTRUCT BERMS, TEMPORARY SWALES AND PIPES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS. 6. CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES

CERTIFICATION NOTE: APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, RELATED CURB CUTS. INFORMATION REGARDING HTE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

PRACTICES.

MULCHING.

THAN 0.5-INCHES

DETERMINE THE FOLLOWING:

REPAIR OR REPLACEMENT

BARRIERS, TRAPS, AND BASINS.

SHALL BE PERFORMED IMMEDIATELY.

THE DISCRETION OF THE SITE INSPECTOR.

MUNICIPAL AUTHORITIES.

STANDARD EROSION CONTROL NOTES

FROM CONSTRUCTION ACTIVITIES.

1. ALL CONTROL MEASURES FOR EROSION AND SEDIMENTATION SHALL COMPLY WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) A. INSPECTIONS OF ALL CONTROL MEASURES PER THE SWPPP. B. WEEKLY INSPECTIONS AND DOCUMENTATION OF EROSION CONTROL

C. INSPECTIONS OF ALL CONTROL MEASURES BEFORE FORECASTED AND

D. WEEKLY INSPECTIONS OF ON AND OFF-SITE AREAS DOWNSTREAM

2. THE INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANT AND/OR HIS

A. THE CONDITIONS OF THE CONTROL MEASURES AND THE NEED FOR

B. THE NEED FOR MAINTENANCE, E.G. REMOVAL OF SEDIMENT FROM

D. THE NEED FOR REAPPLICATION OF SEEDING, NETTING AND/OR

C. THE NEED FOR ADDITIONAL CONTROL MEASURES.

E. THE OVERALL EFFECTIVENESS OF THE CONTROL PLAN.

CONDITIONS CHANGE AND UNFORSEEN PROBLEMS OCCUR.

INCLUDE ONE OR MORE OF THE FOLLOWING, AS APPLICABLE:

3. ALL TEMPORARY AND PERMANENT CONTROL DEVICES MUST BE

MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED

PERFORMANCE OF THEIR INTENDED FUNCTION. ALL NECESSARY REPAIRS

4. THESE PLANS INDICATE THE CONTROL MEASURES TO BE PUT IN PLACE.

IMPLEMENTATION OF THE ADDITIONAL CONTROL MEASURES SHALL BE A

5. AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO

MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE

UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL

A. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED

UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY

OR OTHER CANALIZATION SHALL BE CONSTRUCTED TO INSURE THAT

BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS,

ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS,

WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED

PERIODICALLY DURING THE COURSE CONSTRUCTION. THE COLLECTED

UNFINISHED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED

WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR

RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.

HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS

C. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS

SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE

SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.

B. ALL DISTURBED AREAS. EXCEPT ROADWAYS. WHICH WILL REMAIN

AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF

FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED

ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED AS SITE

REPRESENTATIVE, I.E. THE SITE ENGINEER, OR THE CONTRACTOR, TO

AFTER PERIODS OF HEAVY OR PROLONGED RAIN RESULTING IN MORE

Φ.....TRAFFIC LIGHTCATCH BASIN E....ELECTRIC MANHOLE / VAULT 🕒FIRE MANHOLE 🕒GAS MANHOLE SSEWER MANHOLETELEPHONE MANHOLE 🕖WATER MANHOLE STSTEAM MANHOLE STV.....STEAM VALVE TRTRAFFIC VAULTHYDRANT 🗘LIGHT POLE 💫SPRINKLER ↓SIAMESE AMONITORING WELL SCALE: 1" =



LEGEND



STREET TREE CHECKLIST

PROPOSED DEVLOPMENT FOR			
108 SAINT EDWARDS STREET BROOKLYN, NY 10022			
<u>BLOCK:</u> 2034	<u>LOT:</u> 135		
ARCHITECT: AUFGANG ARCHITECTS LL 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004	C INFO@AUFGANG.COM		
	CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000 STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662 MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662 CIVIL ENGINEER: CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE		
	I ANDSCAPE ARCHITECT		

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE



SITE DATA		NOTES					HEIGHT FACTOR
lock.	195						
mat Addrage	109 OT EDWADDS OT	- 7					
isting Zoning	R6						
ammunity District	2 Brooklyn						
pring Section Man:	124	- 1					
oning Sector Map.	14.146.00						
shing corrict	1717000				1		
R - Section	Title	Formulas	Permitted/Required	Existing	Proposed	Total	Compliance / Notes
2-10	USES		1, 2, 3, 4		2, 3A & 4	2, 3A & 4	OK.
3-32	ZONING LOT AREA		14 146 00				OK
-163 (a) 23-151	OSB HF		14,140.00		4 475.00	4.475.00	- CIN
4-163 (b)					- CALCOUNT	- a say of the	
4-163 (c)		30858 1	6.9		7		OK
3.151 24.163 /01/01/01/16/ 04.164 04	1		V/V	-			Set Y
65	OSR						
	MIN REOLIRED	HE 7 90.5%	0412/00		0.671.00		OK
3-151	FAR		- rendu				NO 12
		66,638,00 /	14.94		15		OK
3-151	FAR					· · · · · · · · · · · · · · · · · · ·	5°2
		HF 15 2,43	34374.78		30,859.00	30,859.00	OK
3-151	RESIDENTIAL FLOOR AREA	FAR		6			
		2.43	34,374,79		30,859.00	30,859.00	OK
4 - 11	COMMUNITY FACILITY	FAR					
	FLOOR AREA	4 80	67,900,60		1274	1274	OK
4 - 11		LOT COVERAGE					
		0.85	9,184,90		1274	1274	OK
4-111	COMMUNITY FACILITY	FAR	L	1			
	FLOOR AREA	2.43	36,450.00		34,705.00	34,705.00	OK
2-13 footnote 5			16,975,20		3,942.00	3,942.00	OK
4-11	TOTAL	FAR					
	FLOOR AREA	4.80	67,900,80		66,838.00	58,878(1)	OK
	YARD REGULATION	T T KANDAN AN	de las				
3-45		FRONT YARD	NONE		NONE		OK
3-462 (c)		SIDE YARD	8'-0"		10'-0"		OK
3-47		REAR YARD	NONE		NONE		OK
	HEIGHT & SETBACKS	at loss of the second second second			and the		
3-641	INITIAL SETBACK	INITIAL SETBACK	20'-0"		20'-4"		OK
3-641	HEIGHT ABOVE STREET LINE	PROPOSED BUILDING	60'-0"	1	54'-6"		OK
3-641	SKY EXPOSURE PLANE	PROPUSED BUILDING NARROW STREET	2,7101		2,7101		OK
	DENSITY		N 1/A				OK OFF NOTE W
0.00		SUPPORTIVE HOUSING N/A	N/A		69	105	OK - SEE NOTE #1
3-22	PADRING	HD 34374.78 7 680	01		30		UK
5.051	PARKING		0		~		
1-201 204 0E 00	COMMA EAC	1 DED OD DEDO	INAN IET		0		
2-21, 20-33	DOMINI, FAU	T FEM 20 BEDO	WWAIVEL		Ū.	Ω	UN - SUFFURITVE HUUSING
5-31, 25-33	COMM. FAC.	1 PER 800	WAIVED		0		OK - AMBULATORY DIAGNOSTIC
	BICYCLE PARKING						
5-811	RESIDENTIAL	50%	18		18		OK - ALL AFFORDABLE
	COMM. FAG.	1 × 10,0000	3		З	21	OK - SUPPORTIVE HOUSING
	COMM FAC	1 X 10,0000	0	A	Ő.		OK



		ELEVATOR & BULKHEAD
	11TH FLOOR	
	10TH FLOOR	
	9TH FLOOR	
	8TH FLOOR	
	7TH FLOOR	
	6TH FLOOR	
	5TH FLOOR	
	4TH FLOOR	
	3TH FLOOR	
	2ND FLOOR	
	1ST FLOOR	
	EL: +30.68	
	CELLAR	
-		172'-0 1/2"BUILI SAINT FOWARI



		PF	OPOSED DEVELOPMEN	Т	2	
FLOOR	PROPOSED SQ. FT.	PROPOSED SQ. FT.	PROPOSED SQ. FT.	PROPOSED SQ. FT.	REFUSE RM DEDUCTIONS	RES. ZONING
	GROSS	COMM. FAC.	SUPPORTIVE	RESIDENTIAL	SQ. FT.	SQ. FT.
C	7,548	2,668		4,880		
1	8,256	1,274	4,109	2,873	-	2,873
2	8,275		7,649	626	[a]	626
3	8,275		7,649	626		626
4	8,275		7,649	626		626
5	8,275		7,649	626		626
6	4,247			4,247		4,247
7	4,247			4,247		4,247
8	4,247			4,247		4,247
9	4,247	ć	I I I I I I I I I I I I I I I I I I I	4,247		4,247
10	4,247			4,247		4,247
11	4,247			4,247	1	4,247
R	790				-	
TOTAL	75,176	3,942	34,705	35,739	0	30,859

BASE PLANE CALCULATION					
А	32.17				
В	30.96				
С	29.85				
D	29.73				
BASE PLANE	122.71	/	4	=	30.68











PROGRESS SET: NOT FOR CONSTRUCTION

790 SF

PROPOSED [F(DEVLOPMENT DR
108 SAINT STF BROOKLYN	EDWARDS REET N, NY 10022
<u>BLOCK:</u> 2034	<u>LOT:</u> 135
ARCHITECT: AUFGANG ARCHITECTS LL 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004	_C INFO@AUFGANG.COM
$\langle \rangle$	CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

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DRAWN BY:	CHECKED BY:	
EJ		SV
SCALE:	SHEET NO:	
As indicated	ł	OF
DRAWING NO:	2-001	.00

B00627782-I1

NYC DOB NUMBER:

Area Schedule (Zoning - Lot Coverage)				
Level	Area			
2nd Floor_(2-5)	COMMUNITY FACILITY	8,281 SF		
6th Floor_(6-11)	COMMUNITY FACILITY	0 SF		
		8,281 SF		
6th Floor_(6-11)	NOT INCLUDED IN OPEN SPACE	228 SF		
		228 SF		
1st Floor	OPEN SPACE	5,986 SF		
6th Floor_(6-11)	OPEN SPACE	3,583 SF		
		9,569 SF		
6th Floor_(6-11)	RESIDENTAL	4,247 SF		
		4,247 SF		

RESIDENTIAL LOT COVERAGE 4,247 + 228 (NOT INCLUDED IN OPEN SPACE) = 4,475

PROPOSED DEVLOPMENT FOR				
108 SAINT EDWARDS STREET BROOKLYN, NY 10022				
<u>BLOCK:</u> 2034	<u>LOT:</u> 135			
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> CIVIL ENGINEER: **CIVIL ENGENEER** ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

1.24.2021 PROGRESS SET 0.01.2021 ISSUED TO DOB 9.03.2021 PROGRESS SET DATE SUBMISSIONS / REVISIONS SHEET TITLE:		
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	ABBREVIA	ATIONS:		
	& @ AB	AND AT ANCHOR BOLT	K'TTE KIT KO	KITCHENETTE KITCHEN KNOCKOUT
	A/C ACT ACU ADJ ADJUST AFF AGG AHU	AIR CONDITIONING ACOUSTICAL TILE AIR CONDITIONING UNIT ADJACENT/ADJOINING ADJUSTABLE ABOVE FINISH FLOOR AGGREGATE AIR HANDLING UNIT	L LAM LAV LB(S) LF LL LP	Long/Length Laminated Lavatory Pound(s) Linear Feet Live Load Low Point
	ALT ALUM APPROX ARCH AUTO AVE AVG	ALTERNATE ALUMINUM APPROXIMATE ARCHITECTURAL AUTOMATIC AVENUE AVERAGE	MACH MANUF MAX MECH MEP MED	MACHINE MANUFACTURER MAXIMUM MECHANICAL MECHANICAL, ELECT PLUMBING MEDIUM
	BD BLDG BLKG BM BOT BRG BTW	BOARD BUILDING BLOCKING BEAM BOTTOM BEARING BETWEEN	MEMB MTL MEZZ MH MIN MISC MO MTD	MEMBRANE METAL MEZZANINE MANHOLE MINIMUM MISCELLANEOUS MASONRY OPENING MOUNTED
	CC C/C CEM CFM CJ	CUBIC CENTIMETER CENTER TO CENTER CEMENT CUBIC FEET PER MINUTE CONTROL JOINT (SEE EXP JT)	N NIC NOM NTS	NORTH NOT IN CONTRACT NOMINAL NOT TO SCALE
	CLG CL CLR CMU COL CONC	CEILING CLOSET CLEAR/CLEARANCE CONCRETE MASONRY UNIT COLUMN CONCRETE	OC OD OPNG OPP OZ	ON CENTER(S) OUTSIDE DIAMETER OPENING OPPOSITE OUNCE
	CONN CONST CONT CORR CPT CT CW	CONNECTION CONSTRUCT/CONSTRUCTION CONTINUOUS CORRIDOR CARPET CERAMIC TILE COLD WATER	PB PCF PL P.LAM PR PSF PSI PT	PULL BOX POUNDS PER CUBIC PLATE PLASTIC LAMINATE PAIR POUNDS PER SQUAF POUNDS PER SQUAF POINT
	df DIA DIM DL DN	DRINKING FOUNTAIN (SEE EWC) DIAMETER DIMENSION DEAD LOAD DOWN	PTD PVC QT	PAINTED POLYVINYL CHLORIE QUARRY TILE
	DTL DWG F	DETAIL DRAWING FAST	QTY R RAD	RISER RADIUS
	EA EB EIFS EJ EL ELEC ELEV EMER	EACH EACH EXPANSION BOLT (SEE AB) EXTERIOR INSULATED FINISH SYSTEM EXPANSION JOINT (SEE CJ) ELEVATION ELECTRICAL/ELECTRIC ELEVATOR EMERGENCY ENCLOSED	REBAR REF REINF REQ REV RM RO RUB	REINFORCING BAR REFERENCE/ REFER REINFORCE/REINFOR REQUIRED REVISION ROOM ROUGH OPENING RUBBER
	ENGL ENGR ENTR EQ EQUIP EXIST EXH EXP EXPAN EXT	ENGLOSOFIL/ENGLOSED ENGINEER ENTRANCE EQUAL EQUIPMENT EXISTING EXHAUST EXPOSED EXPANDED/EXPANSION EXTERIOR	S SCHED SECT SHT SIM SPEC SQ SF SS ST	SOUTH SCHEDULE SECTION SHEET SIMILAR SPECIFICATION SQUARE SQUARE FEET STAINLESS STEEL STREET
	FA FAB FD FE FHC FIN FIX FL FD	FIRE ALARM FABRICATED LOOR DRAIN FIRE EXTINGUISHER FIRE HOSE CABINET FINISH FIXTURE FLOOR/FLOORING FLOOR DRAIN	STC STD STL DR STOR STRUCT SUSP SYM SYS	SOUND TRANSMISSI STANDARD STEEL STEEL DOOR STORAGE STRUCTURE/STRUC ⁻ SUSPEND/SUSPEND SYMMETRICAL SYSTEM
	FP FT GA GAL GALV GC GL GPM GYP GWB	FIREPROOF FOOT/FEET GAGE (GAUGE) GALLON GALVANIZED GENERAL CONTRACTOR GLASS GALLONS PER MINUTE GYPSUM GYPSUM WALL BOARD	T/CONC T/STL T/WALL T&B T&G TEL TEMP TEMP GL TF THK T.O.S. TV TYP	TOP OF CONCRETE TOP OF STEEL TOP OF WALL TOP AND BOTTOM TONGUE AND GROO' TELEPHONE TEMPERATURE (IF UI TEMPERED GLASS TEMPORARY FIXTUR THICK/THICKNESS TOP OF SLAB TELEVISION TYPICAL
	HB HDW HM HOR	HOSE BIB HARDWARE HOLLOW METAL (STEEL) HORIZONTAL	UR U.O.N. UL	URINAL UNLESS OTHERWISE UNDERWRITERS LAB
	HP HR HT HVAC HW HWD	HIGH POINT HOUR HEIGHT HEATING, VENTILATION AND AIR CONDITIONING HOT WATER HARDWOOD	VCB VCT VERT VEST VIF VOL	VINYL COVE BASE VINYL COMPOSITION VERTICAL VESTIBULE VERIFY IN FIELD VOLUME
	ID IN INCL INSUL INT INV JC JT	INSIDE DIAMETER INCH (ES) INCLUDING/INCLUDED INSULATE/INSULATED/INSULATION INTERIOR INVERTED/INVERT JANITORS CLOSET JOINT	W W/0 WC WD WGL WL WP WT W///E	WEST WITH WITHOUT WATER CLOSET WOOD WIRE GLASS WORK LINE WORKING POINT WEIGHT WEI DED WIRE EARD
GFI	NERAL NO	TES:		

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2014 NEW YORK CITY BUILDING CODE, ICC / ANSI A 117.1 - 2009, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AND THE BEST TRADE PRACTICES.
- 2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.
- 3. 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.
- 4. THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS. ONLY WRITTEN DIMENSIONS ARE TO BE USED.
- 5. 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 SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- 6. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
- 7. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND REPAIRING AS REQUIRED TO COMPLETE ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- 9. TYPES OF CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 6 OF N.Y.C. BLDG. CODE. AT LEAST 24 HR. WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK.
- 10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES ON ALL ITEMS SPECIFIED ON THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASING AND INSTALLATION.
- ALL DEBRIS ON THE PROPERTY DUE TO CONSTRUCTION SHALL BE REMOVED.
 CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING AND PAYING FOR ALL CONTROLLED INSPECTIONS REQUIRED BY LAW, AND FOR ARRANGING ALL CONSTRUCTION, PLUMBING, ELECTRICAL, OR OTHER INSPECTIONS RELATED TO THE PROPOSED WORK. A PROPOSED SCHEDULE OF THESE INSPECTIONS SHALL BE INCLUDED IN THE PROPOSED WORK SCHEDULE. CONTRACTOR SHALL PROVIDE INSPECTION SIGN-OFF'S TO OWNER AND

ARCHITECT.

- 13. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS, ALSO HE SHALL NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS PRIOR TO THE START OF WORK. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 14. DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS, AND DETAILS ARE TO FINISH FACE OF WALLS OR CENTER LINE OF COLUMNS TYPICALLY, UNLESS OTHERWISE NOTED.

- 15. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. NOTIFY THE ARCHITECT OF ANY ABBREVIATIONS IN QUESTION. 16. CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE COMPLEMENTARY. ANYTHING SHOWN ON ARCHITECTURAL DRAWINGS AND NOT SHOWN ON CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS, OR SHOWN ON CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS AND NOT SHOWN ON ARCHITECTURAL DRAWINGS SHALL BE INTERPRETED AS BEING SHOWN ON ALL TRADES 17. FINISH FLOOR ELEVATIONS ARE AS ESTABLISHED DATUM LINE, UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING FLOOR-TO-FLOOR ELEVATIONS. 18. IN THE CASE OF A CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, SPECIFICATIONS SHALL TAKE PRECEDENCE. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY CONFLICT BEFORE PROCEEDING WITH THE WORK. 19. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AS REQUIRED TO PROPERLY AND FULLY COMPLETE THE WORK AS INDICATED BY THE DRAWINGS AND SPECIFICATIONS. 1ECHANICAL, ELECTRICAL & 20. CONTRACTOR SHALL REMOVE, CUT, PATCH AND REFRAMED WALLS, PARTITIONS, FLOORS, FRAMES, DOORS, MOLDINGS, PIPE FIXTURES AND CONDUIT AS REQUIRED TO PROPERLY EXECUTE THF WORK 21. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKS, COLLAPSE, DISTORTIONS, AND OFF-ALIGNMENT ACCORDING TO APPLICABLE STANDARD CODES (INCLUDING CHAPTER 33 OF THE NYC BUILDING CODE) AND GOOD PRACTICE. ASONRY OPENING 22. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILINGS (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSTALLATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEM, LIGHT FIXTURES, CEILING SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR AS INDICATED ON THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING). 23. THE CONTRACTOR SHALL PROTECT ALL FINISH WORK SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTOR PERSONNEL TO THE SATISFACTION OF THE OWNER AND ARCHITECT. 24. CONTRACTOR SHALL PROPERLY PROTECT AND MAKE SAFE ADJACENT PROPERTY AS JOB CONDITIONS REQUIRE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ISOLATE ALL WORK OUNDS PER CUBIC FOOT AREAS AND CLEARLY DEFINE PATHS OF ACCESS TO THE WORK FOR WORKMEN IN ORDER TO INSURE MINIMIZATION OF DUST INFILTRATION TO OTHER AREAS OF THE BUILDING AND TO PREVENT DAMAGE TO FLOORS, WALLS AND CEILINGS OF PUBLIC AND/OR FREIGHT ACCESS AREAS. IF SUCH DAMAGE SHOULD OCCUR, CONTRACTOR SHALL CORRECT IT IMMEDIATELY AT HIS OWN OUNDS PER SQUARE FOOT COST. OUNDS PER SQUARE INCH 25. ALL PRECAUTIONS ARE TO BE TAKEN TO PREVENT DIRT AND DUST FROM PERMEATING INTO OTHER PARTS OF THE BUILDING DURING THE PROGRESS OF THE WORK. MATERIALS AND RUBBISH OLYVINYL CHLORIDE SHALL BE PLACED IN BARRELS OR BAGS BEFORE BEING TAKEN OUT OF THE IMMEDIATE AREA OF CONSTRUCTION. ALL SUCH BARRELS, BAGS, RUBBISH, RUBBLE, DISCARDED EQUIPMENT, EMPTY PACKING CARTONS AND OTHER MATERIALS WILL BE TAKEN OUT OF THE BUILDING AND PROPERLY REMOVED FROM THE PREMISES AS PART OF THE WORK UNDER THIS CONTRACT. 26. SPECIAL NOTICE TO CONTRACTORS: ALL CONTRACTORS PERFORMING WORK ON THE PREMISES SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING A REASONABLE AND PRUDENT SAFETY PROGRAM INCLUDING BUT NOT LIMITED TO THE ISOLATION OF WORK AREAS AND THE PROMPT REMOVAL OF ANY DEBRIS OR TOOLS WHICH MIGHT ENDANGER VISITORS AND EFERENCE/ REFER TO STAFF OF THE OWNER OR ARCHITECT. EINFORCE/REINFORCING 27. IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICT WITH, OR ARE IN VIOLATION OF, APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, HE SHALL NOT PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS OWN RISK, UNTIL ARCHITECT HAS BEEN NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY THE ARCHITECT. WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION WITH APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT AND REPLACE SUCH WORK WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT. 28. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS. 29. CONTRACTOR SHALL COORDINATE ALL AREAS OF WORK WITH ALL SUB-CONTRACTORS AND OTHER TRADES INVOLVED WITH THE PROJECT. 30. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK OUND TRANSMISSION CLASS INDICATED ON DRAWINGS. VERIFY LOCATION AND REQUIRED OPENING SIZES FOR MECHANICAL EQUIPMENT, LOCATION AND SIZES OF EQUIPMENT FOR PADS AND BASES AND REQUIREMENT, AND LOCATION OF POWER AND WATER OR DRAIN INSTALLATION WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. TRUCTURE/STRUCTURAL 31. COMPLY WITH INSTALLATION REQUIREMENTS OF MANUFACTURER'S INSTRUCTIONS AND USPEND/SUSPENDED APPROVED SHOP DRAWINGS. 32. CONTRACTOR SHALL ANALYZE ELECTRICAL REQUIREMENTS OF EQUIPMENT TO BE INSTALLED AND ADVISE ARCHITECT OF THE NEED, IF ANY, TO UPGRADE EXISTING POWER SUPPLY PRIOR TO PROCEEDING WITH ELECTRICAL WORK. 33. CONTRACTOR SHALL PROVIDE OWNER WITH ALL MANUALS, MAINTENANCE SCHEDULES, AND OTHER REQUIREMENTS NECESSARY FOR THE MAINTENANCE OF EQUIPMENT INSTALLED AS PART ONGUE AND GROOVE OF THIS CONTRACT. ALL MANUFACTURER'S WARRANTIES SHALL BE TRANSFERRED TO OWNER UPON COMPLETION OF WORK. EMPERATURE (IF UNLESS NOTED) 34. CONTRACTOR SHALL IDENTIFY ALL NEW EXPOSED PIPES, VALVES, AND CONDUIT WITH STAMPED METAL TAGS AND SHALL LABEL ELECTRIC PANEL BOXES WITH CIRCUIT DESIGNATIONS UPON EMPORARY FIXTURE COMPLETION OF WORK. 35. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP IN THIS CONTRACT FOR A PERIOD OF ONE YEAR FOLLOWING ARCHITECT'S CERTIFICATION OF SUBSTANTIAL COMPLETION. AND SHALL REMEDY ANY DEFECTS IN SUCH WORK THAT ARISES DURING THAT TIME AT NO COST TO THE OWNER. NLESS OTHERWISE NOTED 36. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND NDERWRITERS LABORATORIES RELATED SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES. 37. THE CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT, AND/OR RELOCATION OF INYL COMPOSITION TILE EXISTING UTILITIES ABOVE OR BELOW GRADE WITH THE RESPECTIVE UTILITY COMPANIES. 38. TEMPORARY FACILITIES: A) THE CONTRACTOR SHALL PROVIDE A STAGING AND MATERIAL STORAGE AREA ADJACENT TO THE AREA OF CONSTRUCTION. LOCATION SHALL BE COORDINATED WITH THE OWNER. IN ACCORDANCE WITH CHAPTER 31 OF THE 2014 NYC BUILDING CODE. B) THE CONTRACTOR SHALL MAKE NECESSARY CONNECTIONS TO EXISTING UTILITIES FOR TEMPORARY POWER AND WATER SUPPLIES, AND SHALL COORDINATE SUCH USE WITH THE OWNER PRIOR TO CONNECTION. IN ACCORDANCE WITH CHAPTER 33 OF THE NYC BUILDING CODE). 39. C) THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES TO SEPARATE CONSTRUCTION AREAS FOR PUBLIC SAFETY AROUND ENTIRE PERIMETER OF CONSTRUCTION AREA. IN ACCORDANCE WITH CHAPTER 31 & 33 OF THE 2014 NYC BUILDING CODE). 40. FIRE-RATED PARTITION WALLS AND FIRE-RATED OCCUPANCY SEPARATION WALLS SHALL EXTEND VELDED WIRE FABRIC FROM CONCRETE FLOOR SLABS UP TO UNDERSIDE OF STRUCTURE ABOVE. ALL OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH CHAPTER 7 OF THE 2014 NYC BUILDING CODE. 41. ALL PENETRATIONS THRU FIRE-RATED WALLS, FLOORS AND CEILINGS SHALL BE INSTALLED WITH FIRE DAMPERS, FIRE SEAL, ETC., SO AS TO MAINTAIN THE FIRE RESISTIVE RATING AND STRUCTURAL INTEGRITY OF WALL OR CEILING ASSEMBLY. ALL OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH CHAPTER 7 OF THE 2014 NYC BUILDING CODE. 42. FINAL CLEAN UP AND DISPOSAL: REMOVE DEBRIS, RUBBISH AND WASTE MATERIAL FROM THE OWNER'S PROPERTY TO A LAWFUL DISPOSAL AREA AND PAY ALL HAULING AND DUMPING COSTS. CONFORM TO PERTAINING FEDERAL STATE AND LOCAL LAWS, REGULATIONS AND ORDERS UPON COMPLETION OF WORK, ALL CONSTRUCTION AREAS SHALL BE LEFT VACUUM-CLEAN AND FREE FROM DEBRIS. CLEAN ALL DUST, DIRT, STAINS, HAND MARKS, PAINT SPOTS, DROPPINGS, AND OTHER BLEMISHES FROM ALL FINISHED SURFACES. 43. PROVIDE CONC. LINTELS ABOVE ALL MASONRY OPENINGS (TYP) U.O.N. SEE STRUCTURAL DRAWINGS FOR LINTEL SCHEDULE. 44. PROVIDE CONC. LINTELS ABOVE ALL MECHANICAL OPENINGS IN MASONRY WALLS (TYP). 45. G.C. SHALL COORDINATE SIZE & LOCATION OF ALL HVAC OPENINGS IN CONCRETE FLOOR & ROOF WITH MECHANICAL DRAWINGS & CONC. DECK CONTRACTOR. ALL VERTICAL SHAFT WALLS ENCLOSING HVAC DUCTS SHALL BE 2-HR RATED (TYP) WHERE PENETRATES THREE STORIES OR MORE (BC 707.4) IF SHAFT EXTENDS UP TO THE UNDERSIDE OF A NON-COMBUSTIBLE ROOF AND HAVE A FLOOR AREA EXCEEDING 4 SQ.FT., PROVIDE A SMOKE VENT.
 - 46. ALL DWELLING UNITS ARE HANDICAP ADAPTABLE (BC 1107) (U.O.N. ON PLANS).47. FOR SIZE & LOCATION OF ALL REQUIRED CONCRETE PADS FOR MECHANICAL EQUIPMENT, SEE
 - MECHANICAL & PLUMBING DRAWINGS. 48. IF A SPRINKLER LINE IS EXPOSED IN A LIVING AREA, ENCLOSE IN A GYP. BD. SOFFIT - SEE
 - SPRINKLER DWGS. AND ARCH SPRINKLER SOFFIT DETAIL. 49. ALL STEEL COLUMNS & BEAMS SHALL BE FIRE PROTECTED W/ SPRAY-ON FIREPROOFING (2 HOUR
 - RATED IN NON HIGH RISE AND 3 HOUR RATED IN HIGH RISE).
 - 50. AS PER NYC BUILDING CODE 403.2.4 THE BOND STRENGTH OF THE SFRM SHALL BE 430 PSF.
 - 51. ALL EXTERIOR WALLS, INCLUDING ROOF BULKHEADS SHALL BE 2 HR RATED.52. ALL INTERIOR BEARING WALLS, HOIST WAY, SHAFTS, VERTICAL EXITS AND EXIT PASSAGE WAYS
 - SHALL BE 2 HOUR RATED. AS PER BC 403.2.3.1 THRU 403.2.3.4 OF THE 2014 NYC BUILDING CODE.
 53. DOORS OPENING INTO INTERIOR STAIR ENCLOSURES SHALL NOT BE LOCKED FROM EITHER SIDE UNLESS THE DOOR IS EQUIPED WITH AN AUTOMATIC FAIL SAVE SYSTEM FOR OPENING IN THE
 - EVENT OF THE ACTIVATION OF FIRE DETECTION SYSTEM. AN APPROVED STAIRWAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT LEAST EVERY 5TH FLOOR IN EACH STAIRWAY WHERE THE DOORS ARE LOCKED. (BC 403.5.3 & BC403.5.3.1 OF NYC BUILDING CODE)
 - 54. PROVIDE NON-COMBUSTIBLE FIRE STOPPING AT THE PERIMETER OF ALL PENETRATIONS THROUGH RATED WALLS, FLOORS, ROOF AND CEILINGS.
 - 55. ALL EXTERIOR CONCRETE BLOCK WALLS ADJACENT TO EXISTING BUILDINGS SHALL HAVE A DRY-BLOCK ADDITIVE (INCLUDING MORTAR) "ACME SHIELD".
 - 56. PROVIDE CONTROL JOINTS IN GYP BD WALLS & CEILING @ 30'-0" O/C MAX. AS MANUF BY U.S.G.
 - 57. PROVIDE CONTROL JOINTS IN BRICK @ 30'-0" O.C. MAX., CONTROL JOINTS IN CMU @ 30'-0" O.C., EXPANSION JOINTS IN CMU @ 60'-0" O/C.

* OCCUPIABLE SPACES _ (PUBLIC CORRIDORS & COMMUNITY ROOM) 7'-6".	1. INTERIOR FINISHES SHALL BE CLASSIFIED IN	ACCORDANCE WITH SURFACE FLAME SPREAD	SIGNED COPIES OF ALL TESTS AND INSPECTION F	REPORTS SHALL BE FILED WITH THE DEPARTMENT	GRAPHIC STIVIBUL	
* BATHROOMS, KITCHENS, SOFFITS, APT FOYER _ 7'-0". 59. PROVIDE MIN. STC 50 RATING AT PERIMETER WALLS, FLOORS & CEILING OF RESIDENTIAL	 RATINGS AS NOTED IN CHAPTER 8. INTERIOR WALL AND CEILING FINISHES SHAL AS DEP SECTION BC 803 	BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84	THE FOLLOWING ITEMS OF WORK SHALL BE SUBJ 2014 CODE SPECIAL IN	JECT TO INSPECTIONS / TESTS:	0	STRUCTURAL COLUMN REFERENCE GRID LINE
60. MECHANICAL & PLUMBING CONTRACTORS TO COORDINATE WITH G.C. & CONCRETE MANUFACTURER PENETRATION SIZE & LOCATIONS PRIOR TO DRILLING HOLES IN DECK .	 AS PER SECTION BC 803. ATTACHMENT AND FURRED CONSTRUCTION WITH BC 803.4.1 	FOR INTERIOR FINISH SHALL BE IN ACCORDANCE	SPECIAL INSPECTIONS	CODE\ SECTION REPORT REQUIRED YES\NO		WALL SECTION KEY
61. ALL WORK TO BE PERFORMED ON THIS PROJECT SHALL BE IN A WORKMEN LIKE MANNER.	4. NO MATERIAL OTHER THAN TEXTILES, SHALL PRODUCE PRODUCTS MORE TOXIC THAN TH	BE USED IN ANY INTERIOR LOCATION WHICH WILL DSE GIVEN OFF BY WOOD OR PAPER WHEN	LUMINIOUS EGRESS PATH MARKITING	BC1704.30, NO BC1024.8 NO		
 63. AS PER 2014 NYC BUILDING CODE SECTION 403.4.5, A FIRE COMMAND CENTER SHALL BE 	 INSTALLATION OF ALL REQUIRED SPRAYED-C SPECIAL INSPECTION REQUIREMENTS (BC 17 	N FIRE PROTECTION SHALL BE SUBJECT TO THE 04.11).	EMERGENCY ROWER SYSTEM (GENERATORS) STRUCTURAL STEEL - WELDINGS	BC1704.31 NO SPE BC1704.3.1 YES	NUMBER X WHERE DRAWN	BUILDING SECTION KEY
LOCATED IN THE MAIN LOBBY OF THE BUILDING AND COMPLYING WITH SECTION 911 OF THE NYC BUILDING CODE AND APPROVED BY THE FIRE DEPARTMENT.	6. FOR CONSTRUCTION CLASS I, COMBUSTIBLE WITH SECTION BC 804.	FLOORING MAY BE USED WHEN IN COMPLIANCE	STRUCTURAL STEEL - HIGH STRENGTH BOLTING	SPE BC1704.3.3 YES	NUMBER WHERE DRAWN	ELEVATION KEY
 64. PROVIDE FIRE EXTINGUISHER PER NYC BUILDING CODE. 65. INTEGRATED PEST MANAGEMENT: SEAL ALL WALL, FLOOR AND JOINT PENETRATIONS TO PREVENT PEST ENTRY. PROVIDE RODENT AND CORROSION PROOF SCREENS (E.G., COPPER OR 	7. IN ALL EXITS & EXIT PASSAGEWAYS OF ANY C NONCOMBUSTIBLE MATERIALS (BC 804.5).	CCUPANCY GROUP, FLOOR FINISHES SHALL BE OF	STRUCTURAL STEEL - DETAILS	BC1704.3.2 BC1704.3.4	NUMBER	
STAINLESS STEEL MESH) FOR LARGE OPENINGS. 66. CONTRACTOR SHALL FURNISH AND INSTALL ACCESS PANELS WHERE SHOWN ON THE	8. CARPET - TYPE FLOOR COVERING ARE PERMI SURFACE OF APPROVED FIRE-RESISTANCE-F	TTED WHEN CEMENTED DIRECTLY TO THE TOP ATED CONSTRUCTION (BC 804.4.4).	CONCRETE - CAST -IN - PLACE CONCRETE - PRECAST	SPE BC1704.4 YES SPE BC1704.4 YES	WHERE DRAWN	
REFLECTED CEILING PLANS AND AS REQUIRED BY BUILDING CODE OR NORMAL GOOD PRACTICE TO PROVIDE ACCESS TO ALL MECHANICAL OR ELECTRICAL EQUIPTMENT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED, OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT	 ALL GLASS PANELS USED IN WINDOWS, IN DC COMPLIANCE WITH CHAPTER 24. 10 EXCEPT FOR MISCELLANEOUS TRIMS, MOLD 	NGS_ETC_ALL_WOOD_USED_SHALL_BE_FIBE	CONCRETE - PRESTRESSED MASONARY	SPEBC1704.4YESSPEBC1704.5YES	NUMBER WHERE DRAWN	DRAWING TITLE
	RETARDANT, IE., COUNTERTOPS, CABINETS, I)OORS, ETC. (BC 603).	WOOD-INSTALLATION OF HIGH-LOAD DIAPHRAGMS WOOD-INSTALLATION OF METAL-PLATE-	BC1704.6.1 NO BC1704.6.2 NO		
NEW YORK CITY MULTIPLE DWELLING LAW: 1. IN MULTIPLE DWELLINGS BUILDINGS, WALLS, FLOORS, ROOF, STAIRS AND PUBLIC HALLS SHALL	ALL BUILDING LOADING WILL BE VERIFIED AND D' CHAPTER 16 OF THE 2014 NYC BUILDING CODE	ESIGN BY THE STRUCTURAL ENGINEER AS PER	CONNECTED TRUSSES WOOD-INSTALLATION OF PREFABRICATED 1- JOISTS	BC1704.6.3 NO		INTERIOR ELEVATIONS
BE FIRE PROOFED. (CHAPTER 7).2. ALL PARTITIONS BETWEEN APARTMENTS SHALL BE FIRE STOPPED AS PER SECTION BC 708			SUBGRADE INSPECTION SUBSURFACE CONDITIONS-FILL PLACEMENT	SPE BC 1704.7.1 YES BC 1704.7.2 NO BC 1704.7.3 NO		
 SOUND PROOFING BETWEEN APARTMENTS SHALL COMPLY WITH BC 1207. PARTITIONS AND CEILING ENCLOSING KITCHENS & KITCHENETTES SHALL BE FIRE-RETARDED AS 	NEW YORK CITY BUILDING CODE REQUIREMENTS OCCUPANCY CLASSIFICATIONS: R2- RESIDENTIAL (MULTI-FAMILY) INCIDENTAL (MI CLOSETS, STORAGE)	<u>:</u> CHANICAL ROOMS, LAUNDRY ROOM, JANITOR	SUBSURFACE INVETIGATIONS (BORINGS\TEST PITS)	SPE BC 1704.7.4 YES		
 PER CHAPTER 7 OF NYC BC & SECTION 33 OF NEW YORK STATE MULTIPLE DWELLING LAW. 5. ALL COMBUSTIBLE MATERIALS UNDER OR WITHIN 1'-0" OF COOKING APPLIANCES SHALL BE FIRE 	(SAME OCCUPANCY AS BUILDING'S MAIN USF A3- PLACE OF ASSEMBLY (COMMUNITY FACILITY CONSTRUCTION CLASSIFICATION:	:))	PEEP FOUNDATIONS ELEMENTS	BC1704.8.5	TYPE-A18 3BR 150 SF	APARIMENT TYPE & NUMBER OF BEDROOMS
RETARDED. THERE SHALL ALWAYS BE AT LEAST 2 FEET OF CLEAR SPACE ABOVE ANY EXPOSED COOKING SURFACES AS PER SECTION 33 OF NEW YORK STATE MULTIPLE DWELLING LAW.	PROPOSED NEW BUILDING TO COMPLY WITH 601: (TYPE I-B (NON-COMBUSTIBLE - 2HR. PROTE(CONSTRUCTION CLASSIFICATION PER SECTION BC	VERTICAL MASONRY FOUNDATION ELEMENTS	BC1704.9 NO BC1704.20.3,BC NO	#XX	APARTMENT DESIGNATION
ENTRANCE STORY UP TO THE ROOF AND BE EQUIPPED WITH FIREPROOF SELF-CLOSING DOORS GLAZED WITH WIRE GLASS AND WITHOUT TRANSOMS. THE DOORS GIVING ACCESS TO SUCH STAIRS SHALL NOT BE HELD OPEN BY ANY DEVICE WHATEVER. (CHAPTER 10).			WALL PANELS, CURTAIN WALLS, AND VENEERS	1814 BC1704.20.3,BC 1814	# = FLOOR; XX = APARTMENT NUMBER	
 PROVIDE MIRROR IN SELF-SERVICE PASSENGER ELEVATORS AS PER CHAPTER 30, SECTION BC 3001.6. 	TAE FIRE -RESISTANCE RATING REQU		SPRAYED FIRE-RESISTANT MATERIALS MASTIC AND INTUMESOENT FIRE-RESISTANCE	SPA BC1704.11 YES BC1704.12		PARTITON TYPE
8. THE FLOOR OF EVERY BATHROOM OR PUBLIC TOILET SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEASE 6" OR MORE ABOVE THE ELOOR, EXCEPT AT DOORS, AS PER SECTION BC 1210.	BUILDING ELEMENT	Image: Image of the second	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	SPA BC1704.13 YES	x	REVISION KEY & CLOUD
 EVERY BATHROOM SHALL BE PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH SECTION 1203.4.1.3, UNLESS PROVIDED WITH EXHAUST VENTILATION IN ACCORDANCE WITH THE 	(SEE SECTION 202) 0 BEARING WALLS EXTRIOR f.g.h BEARING PARAMETER 3	2 1 0 2 2 2 1 0	ALIERINA NYE MATERIALS SMOKE CONTROL SYSTEMS MECHANICAL SYSTEMS	BC1704.14 WQ SPM BC1704.15 YES SDM BC1704.16 YES		DOOR
NEW YORK CITY MECHANICAL CODE . (SECTION 1203.4.1.3). 10. EVERY MULTIPLE DWELLING SHALL COMPLY WITH CHAPTERS 11 & 12 (LIGHTING, GAS METERS,	INTERIOR 3ª NONBEARING WALLS AND PATITIONS EXTERIOR	2ª 1 0 1 0 I/HT 1 0 SEE TABLE 602	FUEL-OIL STORAGE AND FUEL-OIL PIRING	BC1704.17	\bigotimes	INDEFICATION TAG
AND GAS APPLIANCES). 11. PROVIDE USPS APPROVED MAILBOXES.	NONBEARING WALLS AND PATITIONS INTERIORS 0 FLOOR CONSTRUCTION AND SECONDARY MEMORIES 2	0 0 0 0 0 SEE 0	HIGH - PRESSURE STEAM PIPING (WELDING) HIGH TEMPERATURE HOT WATER PIPING	BC1704.18		WINDOW INDEFICATION TAG
 PROVIDE INTERCOMMUNICATION SYSTEM IN ENTRANCE LOBBY AS PER CHAPTER 1008.4.4. PROVIDE AND MAINTAIN A PEEPHOLE IN THE ENTRANCE DOOR OF EACH HOUSING UNIT. SUCH 	SECONDARY MEMBERS 2 (SEE SECTION 202) 11/2 b,c ROOF CONSTRUCTION AND 11/2 b,c	I b,c 1 b,c 0 1 0 11 0 I b,c 1 b,c 0 h 1 0 0 H 1 0 0	(WELDING) HIGH PRESSURE FUEL - GAS PIPING (WELDING)	BC1704.19	< LX	
PEEPHOLE SHALL BE SO LOCATED AS TO ENABLE A PERSON TO VIEW FROM INSIDE OF THE ENTRANCE DOOR.	(SEE SECTION 202) For SI: 1 foot = 304.8 mm.		STRUCTURAL STABILITY - EXISTING BUILDING MECHANICAL DEMOLITION	BC1704:20.1 NO BC1704:28.4 NO		
 PROVIDE FRONT, INTERIOR COURT AND REAR YARD LIGHTING AS PER SECTION BC 1206.4. 15. PROVIDE LIGHTING AND VENTILATION OF PUBLIC HALLS AND STAIRS AS PER SECTION BC 1203 & SECTION BC 1205. 	 a. Root supports: Fire-resistance ratings of primary st reduced by1 hour where supporting a roof only. b. 1. Except in Group F-1, H, M and S-1 occupancies required including protection of roof framing and decomposition. 	, fire protection of structural members shall not be	EXCAVATION RAISING AND MOVING OF A BUILDING	BC1704.20.2 NO BC1704.20.5	(SCM)	MONOXIDE DETECTOR INDEFICATION TAG
16. ANY HABITABLE ROOM IN BASEMENT OR CELLAR SHALL COMPLY WITH CHAPTER 12.	or more above any floor immediately below. Fire-retar for such unprotected members. 2.Except in Group F occupancies subject to regulatic	and the section section of the local construction is to root data data treated wood members shall be allowed to be used in under Sections 264(1) and 264(2) of the New York	SOIL PERCOLOLATION TEST - PRIVATE ON- SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS AND DETENTION FACILITIES	BC1704.21.1.2 NO	FLOOR	ELEVATION DESIGNATION
 ALL STAIRS SHALL COMPLY WITH CHAPTER 10, SECTION BC 1009. EVERY STAIR SHALL BE VENTILATED BY A WINDOW OR BY MOVABLE LOUVERS IN THE SKYLIGHT HAVING AN OPENING OF AT LEAST 3 5% OF THE MAX. SHAFT AREA AT ANY ELOOP. BUT NOT LESS 	State Labor Law, and in Group I-1, R-1, and R-2 occu I and II construction, fire-retardant-treated wood shal part of the roof construction when the building is:	pancies, in Types be allowed in buildings including girders and trusses as	SOIL PERCOLOLATION TEST -INDIVIUAL ON-SITE PRIVATE SEWAGE DISPOSAL SYSTEMS	BC1704:22 NO		HANDICAP ACCESSIBLE TAG
THAN 72 SQ. IN. OF THE TOTAL REQUIRED VENT AREA, AT LEAST 1/3 SHALL BE CLEAR OPENING TO THE EXTERIOR 10'-0" MIN. AWAY FROM ANY OPENING).	 ii. Type I construction of any height, or ii. Type I construction two stories or less; or when ove the roof is 20 feet or more. c. Except in Group F occupancies subject to regulatic 	r two stories, the vertical distance from the upper floor to n under Sections 264(1) and 264(2) of the New York	PRIVATE CIT-SITE STORIUTWATER DRAINAGE DISPOSAL SYSTEM AND DETENTION FACILITIES INSULATION	SPM BC170424.22		
NEW YORK CITY HOUSING MAINTENANCE CODE:	State Labor Law, and in Group I-1, R-1 and R-2 occu less fire-resistance rating is required. d. An approved automatic sprinkler system in accord	ance with Section 903.3.1.1 shall be allowed to be	INDIVIDUAL ON-SITE PRIVATE SEWAGE DISPOSAL SYSTEM INSULLATION SPRINKI FR. SYSTEMS	BC1704:22 NO BC1704:23 NO	Brawing First Alarm NUMBER First Alarm	DRAWING NUMBER SYSTEM
 BUILDING SHALL COMPLY WITH SECTION 27-2027 - DRAINAGE OF ROOFS AND COURT YARDS. BUILDING SHALL COMPLY WITH SECTION 27-2028 - CENTRAL HEATING 	substituted for 1-hour fire-resistance-rated construction other provisions of the code or used for an allowable allowable height increase in accordance with Section	on, provided such system is not otherwise required by area increase in accordance with Section 506.3 or an 504.2. The 1-hour substitution for the fire resistance of	STANDRIRE SYSTEMS HEATING SYSTEMS	BC1704.24 NO SPM BC1704.25 YES	DOB SUBMISSION SPESTICINER	NEER
3. BUILDING SHALL COMPLY WITH SECTION 27-2031 - SUPPLY OF HOT WATER.	 e. Not less than the fire-resistance rating required by f. Not less than the fire-resistance rating based on fire g. Not less than the fire-resistance rating as reference 	other sections of this code. e separation distance (see Table 602). ed in Section 704.10.	CHIMNEYS FIRE-RESISTANT PENETRATIONS AND JOINTS	SPM BC1704.26 YES SPE BC1704.27 YES	SPA CERTIFIED SPECIAL INSPECTOR OR ARCHITECT SPE CERTIFIED SPECIAL INSPECTOR OR STRUCTURAL ENGI	NEER
4. BUILDING SHALL COMPLY WITH SECTION 27-2040 - LIGHTS NEAR ENTRANCE WAYS AND IN YARDS AND COURTS.	 h. See note gof Table 602. i See Section 712.3 for additional requirements. j. Type V construction is not permitted inside fire distributed insid	icts except as provided for in Section D105.1 of	SEISMIC ISOLATION SYSTEMS POST-INSTALLED ANCHORS	BC1707.8 NO BC1707.8 NO	Conoral Natao Symbola	
 BUILDING SHALL COMPLY WITH SECTION 27-2038 & BC 1006 - LIGHTING PUBLIC HALLS AND STAIRS. BUILDING SHALL COMPLY WITH SECTION 27-2041 - PEEPHOLES IN ENTRANCE DOORS TO 	Appendix D. k. See Section BC 403.2.1 for additional requirements	for high-rise buildings.		SPE BC1905.6,BC 1913.10 YES SPE BC1905.3,BC YES	12" = 1'-0"	
APARTMENTS. 7. BUILDING SHALL COMPLY WITH SECTION 27-2047 - MAIL SERVICE.	TADI	- 000		1913.5		
8. BUILDING SHALL COMPLY WITH SECTION 27-2048 - FLOOR SIGNS.	FIRE-RESISTANCE RATING RE		-			
9. BUILDING SHALL COMPLY WITH SECTION 27-2049 - STREET NUMBERS.	WALLS BASED ON FIRE SE			RESS INSPECTIONS (TR8)		
10. BUILDING SHALL COMPLY WITH SECTION 27-2050 - INSPECTION OF SPRINKLERS.	WALLS BASED ON FIRE SE FIRE SEPARATION DISTANCE = X TYPE OF (feet)	OCCUPANCY GROUP H OCCUPANCY GROUP F-1,M,S-1° OCCUPANCY GROUP A,B,E,F-2,I,R,S-2,U ^t	ENERGY CODE PROGRI PROGRESS INSPECTION	TABLE REFERENCE I RCNY REQUIRED Ω 5000-01(H) (1) & (2) YES / NO SPA (1A 1) .(11 A 1) YES		
 BUILDING SHALL COMPLY WITH SECTION 27-2050 - INSPECTION OF SPRINKLERS. BUILDING SHALL COMPLY WITH ARTICLE 13 - JANITORIAL SERVICES. BUILDING SHALL COMPLY WITH H.P.D. DESIGN GUIDELINES DATED MAY 1988, REVISED AUGUST 	WALLS BASED ON FIRE SEFIRE SEPARATION DISTANCE = XTYPE OF CONSTRUCTION $X < 5^{\circ}$ ALL $5 \le X < 10$ 1A Orition	ORENTENTS FOR EXTENIORPARATION DISTANCEa,e,g,hOCCUPANCY GROUP HOCCUPANCY GROUP F-1,M,S-1°OCCUPANCY GROUP A,B,E,F-2,I,R,S-2,U321321321	ENERGY CODE PROGRI PROGRESS INSPECTION PROTECTION OF FOUNDATION INSULATION INSULATION PLACEMENT AND <u>R</u> VALUE FENESTRATION THERMAL VALUE AND RATINGS	RESS INSPECTIONS (TR8) TABLE REFERENCE I RCNY Ω 5000-01(H) (1) & (2) REQUIRED YES / NO SPA (1A 1) .(11 A 1) YES SPA (1A 2) .(11 A 2) YES SPA (1A 3) .(11 A 3) YES		
 BUILDING SHALL COMPLY WITH SECTION 27-2050 - INSPECTION OF SPRINKLERS. BUILDING SHALL COMPLY WITH ARTICLE 13 - JANITORIAL SERVICES. BUILDING SHALL COMPLY WITH H.P.D. DESIGN GUIDELINES DATED MAY 1988, REVISED AUGUST 1, 2000 FOR ROOM SIZES. BUILDING SHALL COMPLY WITH SECTION 27-2097 - REGISTRATION: TIME TO FILE. 	WALLS BASED ON FIRE SEFIRE SEPARATION DISTANCE = X (feet)TYPE OF CONSTRUCTION $X < 5^{\circ}$ ALL $5 \le X < 10$ 1A Others $10 \le X < 30$ 11B,VB	PARATION DISTANCEa,e,g,hOCCUPANCY GROUP HOCCUPANCY GROUP F-1,M,S-1°OCCUPANCY GROUP A,B,E,F-2,I,R,S-2,U321321321321321321321321321	ENERGY CODE PROGRI PROGRESS INSPECTION PROTECTION OF FOUNDATION INSULATION INSULATION PLACEMENT AND <u>R</u> VALUE FENESTRATION THERMAL VALUE AND RATINGS FENESTRATION RATING FOR AIR LEAKASE FENESTRATION AREAS AID OF ALIVE AND REAS	TABLE REFERENCE I RCNY Ω 5000-01(H) (1) & (2) REQUIRED YES / NO SPA (1A 1) .(11 A 1) YES SPA (1A 2) .(11 A 2) YES SPA (1A 3) .(11 A 3) YES SPA (1A 4) .(11 A 4) YES SPA (1A 5) .(11 A 5) YES		
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 BUILDING SHALL COMPLY WITH SECTION 27-2050 - INSPECTION OF SPRINKLERS. BUILDING SHALL COMPLY WITH ARTICLE 13 - JANITORIAL SERVICES. BUILDING SHALL COMPLY WITH H.P.D. DESIGN GUIDELINES DATED MAY 1988, REVISED AUGUST 1, 2000 FOR ROOM SIZES. BUILDING SHALL COMPLY WITH SECTION 27-2097 - REGISTRATION: TIME TO FILE. BUILDING SHALL COMPLY WITH SECTION 27-2104 - POSTING OF SERIAL NUMBER. BUILDING SHALL COMPLY WITH SECTION 27-2105 - IDENTIFICATION OF MANAGING AGENT OR OWNER. BUILDING SHALL COMPLY WITH SECTION 27-2021 - RECEPTACLES FOR WASTE MATTER. 	WALLS BASED ON FIRE SEFIRE SEPARATION DISTANCE = X (feet)TYPE OF CONSTRUCTION $X < 5^{\circ}$ ALL $5 \le X < 10$ 1A Others $10 \le X < 30$ 1A,I B 11B,VB Others $X \ge 30$ ALLFor SI: 1 foot = 304.8 mm. a.Load-bearing exterior walls shall also comply with t b.Group U when used as accessory to Group R-3 shall	GOINEINENTS FOR EXTERIORPARATION DISTANCE ^{a,e,g,h} OCCUPANCY GROUP HOCCUPANCY GROUP F-1,M,S-1°OCCUPANCY GROUP A,B,E,F-2,I,R,S-2,U32132132132132132111110000Ne fire-resistance rating requirements of Table 601.II not be required to have a fire-resistance rating where	ENERGY CODE PROGRI PROGRESS INSPECTION PROTECTION OF FOUNDATION INSULATION INSULATION PLACEMENT AND <u>R</u> VALUE FENESTRATION THERMAL VALUE AND RATINGS FENESTRATION RATING FOR AIR LEAKASE FENESTRATION AREAS AIR SEALING AND INSULATION - VISUAL AIR SEALING AND INSULATION - TESTING PROJECTION FACTOR LOADING DECK WEATHE SEAL VESTIBULES	RESS INSPECTIONS (TR8) TABLE REFERENCE I RCNY Ω 5000-01(H) (1) & (2) REQUIRED YES / NO SPA (1A 1) .(11 A 1) YES SPA (1A 2) .(11 A 2) YES SPA (1A 3) .(11 A 3) YES SPA (1A 4) .(11 A 4) YES SPA (1A 5) .(11 A 5) YES SPA (1A 6) .(11 A 6) YES SPA (1A 6) .(11 A 7) YES SPA (11 A 7) YES SPA (11 A 9) YES		
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SUSPENDED CELLING SUSPENSION SYSTEMS TO SUPPORT ACOUSTICAL PANELS WEIGHING LESS THAN 4 POUNDS PER SO, FT., NOT CONTINUUTING TO THE FIRE RESISTANCE RATI	WALLS BASED ON FIRE SEFIRE SEPARATION DISTANCE = X (feet)TYPE OF CONSTRUCTIONX < 5°	CONTINUENT OF CALERIUM PARATION DISTANCEs.e.e.g.h OCCUPANCY GROUP H OCCUPANCY GROUP F-1,M,S-10 OCCUPANCY GROUP A,B,E,F-2,I,R,S-2,U 3 2 1 3 2 1 3 2 1 3 2 1 3 2 1 3 2 1 3 2 1 3 2 1 3 2 1 3 2 1 3 2 1 1 1 1 ^d 0 0 0 o 0 0 estance required to have a fire-resistance rating where stance is less than 5 feet, refer to Section 406.1 for shall not be required to have a fire resistance rating. Jetermined based upon the fire separation distance of is located. see Section 415.3. Type II buildings shall have a fire-resistance rating 3 A 4 B 4.5 65 55 STRUCTION 1 TYPE IN 1 TYPE IN <t< td=""><td>ENERGY CODE PROGRE PROGRESS INSPECTION PROTECTION OF FOUNDATION INSULATION INSULATION PLACEMENT AND <u>B</u> VALUE FENESTRATION THERMAL VALUE AND RATINGS FENESTRATION RATING FOR AIR LEAKASE FENESTRATION AREAS AIR SEALING AND INSULATION - VISUAL AIR SEALING AND INSULATION - VISUAL AIR SEALING AND INSULATION - VISUAL AIR SEALING AND INSULATION - TESTING PROJECTION FACTOR LOADING DECK WEATHE SEAL VESTIBULES FIREPLACES DAMPERS INTEGRAL TO BUILDING ENVELOPE HVAC & SERVICE WATER HEATING EQUIPMENT HVAC & SERVICE WATER SYSTEM CONTROLS DUCT PLENUM AND PIPING INSULATION & SEALING DUCT LEAKAGE TESTING ELECTRIC METERING LIGHING IN DWELLING UNITS INTERIOR LIGHTING POWER EXTERIOR LIGHTING POWER EXTERIOR LIGHTING POWER LIGHTING CONTROLS EXIT SIGNS TANDEM WIRING ELECTRICAL MOTORS MAINTENANCE INFORMATION PERMANENT CERTIFICATE 2014 CODE PROGRESS PRELIMINARY FOOTING AND FOUNDATION LOWEST PLOOR ELEVATION (ATTACH FEMA FORM) FRAM INSPETION</td><td>RESS INSPECTIONS (TR8) TABLE REFERENCE I RCNY Ω 5000-01(H) (1) & (2) REQUIRED YES / NO SPA (1A 1) .(11 A 1) YES SPA (1A 2) .(11 A 2) YES SPA (1A 3) .(11 A 3) YES SPA (1A 4) .(11 A 4) YES SPA (1A 5) .(11 A 5) YES SPA (1A 5) .(11 A 5) YES SPA (1A 6) .(11 A 6) YES SPA (1A 6) .(11 A 6) YES SPA (1A 6) .(11 A 7) YES SPA (1A 6) .(11 B 2) NQ SPA (11 A 7) YES SPM (1B 2) .(11 B 2) NQ SPM (1B 3) .(11 B 3) YES SPM (1B 4) .(11 B 4) YES SPM (1C 2) .(11 C 2) YES SPM (11 C 3) YES SPM (11 C 4) YES SPM (11 C 6) YES SPM (11 C 7) YES SPM (11 C 12) YES</td><td>BUILDING TO BE FULLY SP SPRINKLERS BEING FILED UNDER SPRIN ASSOCIATED APPLICATIONS</td><td>INKLED KLER APPLICATION DOB # #</td></t<>	ENERGY CODE PROGRE PROGRESS INSPECTION PROTECTION OF FOUNDATION INSULATION INSULATION PLACEMENT AND <u>B</u> VALUE FENESTRATION THERMAL VALUE AND RATINGS FENESTRATION RATING FOR AIR LEAKASE FENESTRATION AREAS AIR SEALING AND INSULATION - VISUAL AIR SEALING AND INSULATION - VISUAL AIR SEALING AND INSULATION - VISUAL AIR SEALING AND INSULATION - TESTING PROJECTION FACTOR LOADING DECK WEATHE SEAL VESTIBULES FIREPLACES DAMPERS INTEGRAL TO BUILDING ENVELOPE HVAC & SERVICE WATER HEATING EQUIPMENT HVAC & SERVICE WATER SYSTEM CONTROLS DUCT PLENUM AND PIPING INSULATION & SEALING DUCT LEAKAGE TESTING ELECTRIC METERING LIGHING IN DWELLING UNITS INTERIOR LIGHTING POWER EXTERIOR LIGHTING POWER EXTERIOR LIGHTING POWER LIGHTING CONTROLS EXIT SIGNS TANDEM WIRING ELECTRICAL MOTORS MAINTENANCE INFORMATION PERMANENT CERTIFICATE 2014 CODE PROGRESS PRELIMINARY FOOTING AND FOUNDATION LOWEST PLOOR ELEVATION (ATTACH FEMA FORM) FRAM INSPETION	RESS INSPECTIONS (TR8) TABLE REFERENCE I RCNY Ω 5000-01(H) (1) & (2) REQUIRED YES / NO SPA (1A 1) .(11 A 1) YES SPA (1A 2) .(11 A 2) YES SPA (1A 3) .(11 A 3) YES SPA (1A 4) .(11 A 4) YES SPA (1A 5) .(11 A 5) YES SPA (1A 5) .(11 A 5) YES SPA (1A 6) .(11 A 6) YES SPA (1A 6) .(11 A 6) YES SPA (1A 6) .(11 A 7) YES SPA (1A 6) .(11 B 2) NQ SPA (11 A 7) YES SPM (1B 2) .(11 B 2) NQ SPM (1B 3) .(11 B 3) YES SPM (1B 4) .(11 B 4) YES SPM (1C 2) .(11 C 2) YES SPM (11 C 3) YES SPM (11 C 4) YES SPM (11 C 6) YES SPM (11 C 7) YES SPM (11 C 12) YES	BUILDING TO BE FULLY SP SPRINKLERS BEING FILED UNDER SPRIN ASSOCIATED APPLICATIONS	INKLED KLER APPLICATION DOB # #
 BUILDING SHALL COMPLY WITH SECTION 27-2050 - INSPECTION OF SPRINKLERS. BUILDING SHALL COMPLY WITH ARTICLE 13 - JANITORIAL SERVICES. BUILDING SHALL COMPLY WITH H.P.D. DESIGN GUIDELINES DATED MAY 1988, REVISED AUGUST 1, 2000 FOR ROOM SIZES. BUILDING SHALL COMPLY WITH SECTION 27-2097 - REGISTRATION: TIME TO FILE. BUILDING SHALL COMPLY WITH SECTION 27-2104 - POSTING OF SERIAL NUMBER. BUILDING SHALL COMPLY WITH SECTION 27-2105 - IDENTIFICATION OF MANAGING AGENT OR OWNER. BUILDING SHALL COMPLY WITH SECTION 27-2021 - RECEPTACLES FOR WASTE MATTER. BUILDING SHALL COMPLY WITH SECTION 27-2021 - RECEPTACLES FOR WASTE MATTER. BUILDING SHALL COMPLY WITH SECTION 27-2022 - FREQUENCY OF COLLECTION OF WASTE MATTER. BUILDING SHALL COMPLY WITH SECTION 27-2022 - FREQUENCY OF COLLECTION OF WASTE MATTER. POUNDE A HEAVY DUTY LATCH SET AND A HEAVY DUTY DEAD BOLT OPERABLE BY A KEY FROM THE OUTSIDE AND A THUMB-TURN FROM THE INSIDE AT EVERY APARTMENT ENTRANCE (SECTION 27-2043) ENERGY CONSERVATION NOTES: TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, AS NOTED IN 2014 NEW YORK CITY BUILDING CODE - SECTION BC 13301 - PLANS MEET ALL APPLICABLE CODES INCLUDING THE FOLLOWING: NEW YORK CITY OFFICIAL COMPLATION OF CODES, RULES AND REGULATIONS. N.F.P.A NATIONAL FIRE PROTECTION ASSOCIATION. ADA - ICC/ANSI AL ACCESSIBILITY STANDARDS. (IF APPLICABLE) ENTERPRISE GREEN COMMUNITIES NYSERDA MIPP IF TWO OR MORE OF THESE BUILDING CODES DIFFER ON A PARTICULAR SUBJECT MATTER, THE MORE STRINGENT OF THE TWO SHALL GOVERN. SUSPENDED CEILING NOTES: NEW, NON RATED, SUSPENDED AC	WALLS BASED ON FIRE SEFIRE SEPARATION DISTANCE = X (feet)TYPE OF CONSTRUCTIONX < 5°	CONTRATERIOR PORATION DISTANCEs.e.g.h OCCUPANCY GROUP H OCCUPANCY GROUP F-1,M,S-10 A,B,E,F-2,I,R,S-2,U OCCUPANCY A,B,E,F-2,I,R,S-2,U 3 2 1 3 2 1 3 2 1 3 2 1 3 2 1 3 2 1 3 2 1 1 1 1 ^d 0 0 0 he fire-resistance rating requirements of Table 601. 1 all not be required to have a fire-resistance rating. 1 standing private garages in compliance with Section nore for other free standing Group U buildings. For free stance is less than 5 feet, refer to Section 406.1 for shall not be required to have a fire resistance rating. 1 determined based upon the fire separation distance of is located. 1 see Section 415.3. Type II buildings shall have a fire-resistance rating not s of Type II buildings shall have a fire-resistance rating 3 3 A B HT A B A B HT A Stop Type II buildings shall	ENERGY CODE PROGRI PROGRESS INSPECTION PROTECTION OF FOUNDATION INSULATION INSULATION PLACEMENT AND B VALUE FENESTRATION PLACEMENT AND B VALUE FENESTRATION THERMAL VALUE AND RATINGS FENESTRATION RATING FOR AIR LEAKASE FENESTRATION AREAS AIR SEALING AND INSULATION - VISUAL AIR SEALING AND INSULATION - VISUAL AIR SEALING AND INSULATION - VISUAL VESTIBULES RREPLACES DAMPERS INTEGRAL TO BUILDING ENVELOPE HVAC & SERVICE WATER HEATING EQUIPMENT HVAC & SERVICE WATER SYSTEM CONTROLS DUCT PLENUM AND PIPING INSULATION & SEALING DUCT LEAKAGE TESTING ELECTRIC METERING ELECTRIC METERING LIGHTING CONTROLS EXIT SIGNS TANDEM WIRING ELECTRICAL MOTORS MAINTENANCE INFORMATION PERMANENT CERTIFICATE 2014 CODE PROGRESS PRELIMINARY FOOTING AND FOUNDATION LOWEST FLOOR ELEVATION (ATTACH FEMA FORM) FRAM INSPETION ENERGY CODE COMPLIANCE INSPECTIONS FIRE-RESISTANCE RATED CONSTRUCTION PUBLIC ASSEMBLY EMERGENCY LIGHTING	RESS INSPECTIONS (TR8) TABLE REFERENCE I RCNY Ω 5000-01(H) (1) & (2) REQUIRED YES / NO SPA (1A 1) .(11 A 1) YES SPA (1A 2) .(11 A 2) YES SPA (1A 3) .(11 A 3) YES SPA (1A 4) .(11 A 4) YES SPA (1A 5) .(11 A 5) YES SPA (1A 6) .(11 A 6) YES SPA (1A 6) .(11 A 6) YES SPA (1A 6) .(11 A 7) YES SPA (1A 7) YES SPA (1A 6) .(11 A 6) YES SPA (11 A 7) YES SPA (11 A 7) YES SPA (11 A 7) YES SPM (1B 2) .(11 B 2) YES SPM (1B 3) .(11 B 3) YES SPM (1B 4) .(11 B 4) YES SPM (1C 2) .(11 C 2) YES SPM (11 C 3) YES SPM (11 C 6) YES SPM (11 C 6) YES	BUILDING TO BE FULLY SPRINKLERS BEING FILED UNDER SPRINKLERS BEING FILED UNDER SPRINKLERS DUILDER'S PAVEMENT PLAN CURB CUT SPRINKLER / STANDPIPE FIRE ALARM FILE ADDITION PLAN	NKLED KLER APPLICATION DOB # # # # #

PROPOSED DEVLOPMENT FOR 108 SAINT EDWARDS STREET

BROOKLYN, NY 10022

BLOCK: 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004

INFO@AUFGANG.COM

<u>LOT:</u> 135

ABANG ABCHANG

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

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A S COM THIS DRAWING IS AN INST AND SHALL REMAIN THE F ARCHITECT'S LLC, WHETH WHICH IT IS MADE IS EXE DRAWING SHALL NOT BE	BBRE MBO MBO PLIAN PLIAN INSPE	VIATION LS, COE CE, SPE CTIONS	N, DE ECIAL
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THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF AUFGANG ARCHITECTS LLC, WHETHER THE PROJECT FOR WHICH IT IS MADE IS SEXCUTED OR NOT. THIS DRAWING SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH AUFGANG ARCHITECTS LLC. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE RIGHTS OF AUFGANG ARCHITECS LLC. REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THIS DRAWING BELONGS TO AUFGANG ARCHITECTS LLC, WITHOUT PREJUDICE.	SEAL & SIGNATURE			
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<u>BLOCK:</u> 2034

ARCHITECT:

AUFGANG ARCHITECTS LLC

SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018

(212) 213-0662

CIVIL ENGINEER CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP

CITY STATE ZIP

PHONE

PHONE LANDSCAPE ARCHITECT LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2

42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

MEP ENGINEER:

STRUCTURAL ENGINEER: SKYLINE ENGINEERING

NEW YORK, NY 10022

(646) 439-4000

INFO@AUFGANG.COM

108 ST. EDWARDS ST. OWNER LLC

38 EAST 29TH STREET, 9TH FLOOR

<u>CLIENT:</u>

<u>LOT:</u> 135

STREET BROOKLYN, NY 10022

PROPOSED DEVLOPMENT

FOR

108 SAINT EDWARDS

19 OCCUPANCY SIGNAGE A-003 6" = 1'-0"

1. TEXT SHALL BE 1" MIN. 2. NUMBERS SHALL BE 1¼" MIN.

PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS** STREET

BROOKLYN, NY 10022

<u>LOT:</u> 135

<u>BLOCK:</u> 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004

> <u>CLIENT:</u> 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022

(646) 439-4000

INFO@AUFGANG.COM

STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

CIVIL ENGINEER CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

LANDSCAPE ARCHITECT LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

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NYC DOB NUMBER: B00627782-I1

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EIGHT ABOVE FLOOR TO BASELINE	HORIZONTAL VIEWING DISTANCE	MINIMUN CHARACTER HEIGHT
40 INCHES TO LESS THAN OR	LESS THAN 6 FEET	5 /8 INCH
EQUAL TO 70 INCHES	6 FEET AND GREATER	5 / 8 INCH , PLUS 1 / 8INCH PER FOOT OF VIEWING DISTANCE ABOVE 6 FEET
GREATER THAN 70 INCHES TO	LESS THAN 15 FEET	2 INCH
LESS THAN OR EQUAL TO 120 INCHES	15 FEET AND GREATER	2 INCH , PLUS 1 / 8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 15 FEET
GREATER THAN 120 INCHES	LESS THAN 21 FEET	3 INCH
	21 FEET AND GREATER	3 INCH , PLUS 1 / 8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 21 FEET

SIGNAGE REQUIREMENTS					
	CELLAR	1ST FLOOR	2ND THRU 5TH FLOOR	6TH THRU 11TH FLOOR	ROOF
APARTMENT IDENTITY		1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1J	(2-5)A, (2-5)B, (2-5)C (2-5)D, (2-5)E, (2-5)F (2-5)G, (2-5)H, (2-5)J (2-5)K, (2-5)L, (2-5)M (2-5)N, (2-5)P, (2-5)Q	(6-11)A, (6-11)B, (6-11)C (6-11)D, (6-11)E	
REGULATORY SIGNAGE	NO SMOKING	NO SMOKING	NO SMOKING	NO SMOKING	NO SMOKING
	STAIR A	STAIR A	STAIR A	STAIR A	STAIR A
FIRE STAIR ID	STAIR B	STAIR B	STAIR B	STAIR B	STAIR B
RESTROOM ID	UNISEX	UNISEX			
ROOM ID	FIRE/WATER SERVICE ROOM WATER METER ROOM ELECTRICAL METER ROOM STORAGE COMPACTOR ROOM BICYCLE STORAGE MECHANICAL ROOM LAUNDRY ROOM OFFICE (5) SOCIAL SERVICE OFFICE TRAINING ROOM STORAGE ROOM MENS BATHROOM	REFUSE ROOM PACKAGE ROOM INDOOR RECREATION SPACE SOCIAL SERVICE OFFICE CONFERENCE ROOM OFFICE (2)	REFUSE ROOM STORAGE (2)	REFUSE ROOM STORAGE (2)	
DISTRACTION BANDING LOCATION		BUILDING ENTRY			
ELEVATOR EGRESS ID LOCATION	ELEVATOR	ELEVATOR	ELEVATOR	ELEVATOR	ELEVATOR

PROGRESS SET: NOT FOR CONSTRUCTION

NOTE:

- 1. G.C. SHALL SUBMITT TO ARCHITECT, SHOP DRAWINGS OF ALL REQUIRED SIGNAGE FOR APPROVAL PRIOR TO INSTALLATION.
- G.C. SHALL FURNISH AND INSTALL SIGNAGE THROUGHOUT THE BUILDING AND ON SITE AS REQUIRED BY ALL APPLICABLE BUILDING CODES. (NYS, NYC, ANSI, ETC.)
- 3. REQUIURED SIGNAGE IS NOT LIMITED TO WHAT IS SHOWN ON THESE
- DRAWINGS.

- RAISED CHARACTER..
- 5. IF TEXT IS MULTI-LINED , BRAILLE IS PLACED BELOW ENTIRE TEXT AND

SEPARATED 3/8" FROM ANY OTHER TACTILE CHARACTERS AND 3/8"

MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS.

6. THE SHAPE OF BRAILLE CHARACTERS MUST ALWAYS BE ROUNDED.

INDIVIDUAL LETTER OF THE ALPHABET, INITIALS AND ACRONYMS.

7. ALMOST ALWAYS LOWER CASE. UPPERCASE IS ONLY USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES,

- - - 4. BRAILLE IS TO BE PLACED DIRECTLY BELOW THE CORRESPONDING

PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS** STREET

BROOKLYN, NY 10022

<u>LOT:</u> 135

<u>BLOCK:</u> 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR

INFO@AUFGANG.COM

NEW YORK, NY 10022 (646) 439-4000 STRUCTURAL ENGINEER: SKYLINE ENGINEERING

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NYC DOB NUMBER: B00627782-I1

FIRE PROTECTION:

BUILDING IS FULLY SPRINKLERED AND EQUIPPED WITH AN ALTERNATIVE FIRE EXTINGUISHING SYSTEM, A STAND PIPE SYSTEM, SMOKE VENTS, A FIRE ALARM AND DETECTION SYSTEM & A FIRE COMMAND CENTER. IN COMPLIANCE WITH THE NYC BUILDING CODE, NYC FIRE CODE & LOCAL FIRE DEPARTMENT REQUIREMENTS .

EGRESS NOTES: CHAPTER 10

1. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7'-6" (BC 1003). 2. OCCUPANT LOAD AS DETERMINED ON TABLE 1004.1.2

- 3. EXIT AND ACCESS REQUIREMENTS ARE TO BE CALCULATED AS PER TABLE 1005.1 AS PER SECTION BC 1005 4. EXITS, EXIT DISCHARGES AND PUBLIC CORRIDORS SHALL BE ILLUMINATED AT ALL TIMES. AS PER BC 1006.
- A. PUBLIC CORRIDORS AND EXITS SHALL BE PROVIDED WITH ARTIFICIAL LIGHT FIXTURES SUPPLYING AT LEAST TWO FOOT CANDLES MEASURED AT THE FLOOR LEVEL, TO BE MAINTAINED CONTINUOUSLY THROUGHOUT EXITS AND THEIR ACCESS FACILITIES FOR THEIR FULL LENGTH (BC 1006.2). B. EXIT LIGHTING, EXIT SIGNS & THE PORTION OF THE EXTERIOR EXIT DISCHARGE IMMEDIATELY ADJACENT TO EXIT DISCHARGE DOORWAYS SHALL BE CONNECTED TO AN EMERGENCY POWER
- SYSTEM FOR A DURATION NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. (BC 1006.3). 5. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES AS PER SECTION BC 1007.
- 6. DOORS ARE TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF SECTION BC 1008 INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: A. CLEAR OPENING OF 32" (MIN.) IS REQUIRED AND SHALL BE MEASURED BETWEEN THE FACE OFTHE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. (SECTION BC 1008.1.1).
- B. DOOR HEIGHT NOT TO BE LESS THAN 6'-8" (BC 1008.1.1.3). C. ALL EXIT DOORS ARE TO OPEN IN THE DIRECTION OF EGRESS (1008.1.2.2) FLOOR LEVELS ONBOTH SIDES OF ALL EXIT AND CORRIDOR DOORS ARE TO BE LEVEL AND AT THE SAME ELEVATION FOR A
- DISTANCE AT LEAST EQUAL TO THE WIDTH OF THE DOOR (1008.1.4). D. EXIT DOORS SHALL BE READILY OPENABLE AT ALL TIMES FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE, DOORS OPENING ONTO INTERIOR ENCLOSED STAIRS SHALL NOT BE LOCKED FROM EITHER SIDE EXCEPT THAT DOORS MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE OUTSIDE
- AT STREET LEVEL AS PER SECTION 1008.1.8. E. PANIC AND FIRE EXIT HARDWARE SHALL BE INSTALLED ON ALL EGRESS DOORS FROM OCCUPANCY GROUP "A" OR "E" HAVING AN OCCUPANT LOAD OF 75 PEOPLE OR MORE AS PER SECTION 1008.1.9.
- F. REQUIRED EXITS & SMOKE DOORS ARE TO BE SELF-CLOSING (BC 715.3.7) WITH A 1-1/2 HOUR FIRE PROTECTION RATING (TABLE 715.3), EXCEPT IN THE FIRST STORY OF EXTERIOR WALLS FACING A STREET THAT HAVE A FIRE SEPARATION DISTANCE OF GREATER THAN 15'-0" (BC 704.8.2) THEN DOORS NEED NOT TO BE RATED. 7. STAIRWAYS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS STATED IN SECTIONS BC 1009 & 1019
- INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: A. STAIR WIDTH SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT SUCH WIDTH SHALL NOT BE LESS THAN 44" (BC 1009.1) OR 36" (BC 1008.1.1.2).
- B. AREA OF RESCUE ASSISTANCE SHALL BE 30" X 48" FOR EACH 200 OCCUPANTS. AS PER SECTION 1007 6 1 C. THE CLEAR HEADROOM SHALL BE AT LEAST 6'-8" MINIMUM, AS SPECIFIED IN SECTION 1009.2.1 (R-2
- OCCUPANCY). D. LANDINGS AND PLATFORMS PROVIDED AT THE HEAD AND FOOT OF EACH FLIGHT OF STAIRS SHALL HAVE A MINIMUM WIDTH, PERPENDICULAR TO THE DIRECTION OF TRAVEL, OF AT LEAST THE WIDTH OF THE STAIR. IN STRAIGHT RUN STAIRS, THE DISTANCE BETWEEN STAIRS WITHIN THE RUN SHALL NEED NOT BE MORE THAN 48". NO DOOR SHALL SWING ONTO A LANDING AND REDUCE THE EGRESS REQUIRED CLEAR WIDTH OF THE STAIR OR STAIR PLATFORM TO BE LESS THAN 75% OF THE REQUIRED WIDTH. OR WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7" INTO THE
- LANDING AS PER SECTION 1009.4. E. RISERS, TREADS, STRINGERS, LANDINGS, PLATFORMS AND GUARDS EXCLUSIVE OF HANDRAILS, SHALL BE BUILT OF NONCOMBUSTIBLE MATERIALS. WHEN TWO STAIRS ARE CONTAINED WITHIN THE SAME ENCLOSURE, EACH STAIR SHALL BE SEPARATED FROM THE OTHER BY NONCOMBUSTIBLE CONSTRUCTION HAVING A FIRE RESISTANCE RATING EQUAL TO THAT REQUIRED FOR THE STAIR ENCLOSURE (BC 1009.5).
- F. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE (EXCEPT STAIRS LESS THAN 44" IN WIDTH) HAVING FINGER CLEARANCE OF 1-1/2" MIN., PROJECTING NOT MORE THAN 4-1/2" INTO THE REQUIRED STAIR WIDTH. HEIGHT OF HANDRAIL SHALL BE UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED ABOVE THE STAIR TREAD NOSING. HANDRAILS SHALL BE DESIGNED IN COMPLIANCE WITH SECTION 1009.11. G. THE MAXIMUM VERTICAL RISE OF A SINGLE FLIGHT OF STAIRS BETWEEN FLOORS IS NOT TO EXCEED
- 12' (SECTION 1009.6). H. ALL INTERIOR STAIRS SHALL EXTEND UP TO THE ROOF (BC 1009.12.1). I. INTERIOR REQUIRED STAIRS EXTENDING TO THE ROOF SHALL BE VENTED AS PER THE REQUIREMENTS
- OF SECTION 910.5. J. STAIR EXIT DOORS SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN 15'-0' IN R2 OCCUPANCY (SECTION 1014.2.1.3).
- K. THE SUM OF 2 RISERS & 1 TREAD SHALL EQUAL 24" TO 25 1/2" MAX @ RESIDENTAL STAIR 8. EGRESS CORRIDORS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS STATED IN SECTIONS BI 1011, 1013 THRU 1018, 1020 THRU 1023, 1024 & 1026 INCLUDING BUT NOT LIMITED TO THE FOLLOWING A. PROTRUDING OBJECTS ARE PERMITTED TO EXTEND BELOW THE MIN. CEILING HEIGHT REQUIRED PROVIDE THAT A MIN. HEADROOM OF 7'-0" IN HEIGHT IS REQUIRED OVER ANY WALKING SURFACE NOT MORE THAN 50% OF THE CEILING AREA CAN BE REDUCED IN HEIGHT BY PROTRUDING OBJECTS SO AS TO OBSTRUCT FULL VIEW OF EXIT SIGNS. (SECTION 1003.3.1).
- B. CORRIDOR WIDTH SHALL BE DETERMINED AS PER SECTION 1005.1, BUT NOT LESS THAN 44". C. DEAD END CORRIDORS SHALL NOT EXCEEDED 80'-0" IN LENGTH (BC 1016.3). D. DOORS WHEN THEY FULLY OPEN & HANDRAILS SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7". DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 1/2. OTHER NONSTRUCTURAL PROJECTIONS ARE PERMITTED TO PROJECT INTO THE REQUIRED WIDTH 1.5" ON EACH SIDE (BC 1020.2).
- E. THE FINISHES IN ALL EXITS SHALL BE OF NONCOMBUSTIBLE MATERIALS AS PER CHAPTER 8 AND SUB-SECTION 1003.4 OF SECTION BC 1003. F. THE LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS. (SECTION BC 1011) EXIT SIGN SHALL BE PLACED APART, SO THAT NO POINT IN THE EXIT CORRIDOR IS

N	IINIMUM WIDTH OF	EGRESS	
	NYC BUILDING CODE SECTION	MIN. REQUIRED (in.)	PROVIDED (in.)
STAIRWAYS	1009.1	44"	44"
CORRIDOR	1018.2	44"	60"

STAIRWAYS: REQUIRED WIDTH OF EGRESS SHALL BE 44" MIN. OR OCCUPANCY LOAD X .3 212 x .3 = 63.6" (LARGEST OCCUPIED FLOOR) 63.6" / 2 STAIRWAYS PROVIDED = 31.8"

44" PROVIDED > 31.8" OK

MORE THAN 100'-0"

CORRIDOR: REQUIRED WIDTH OF EGRESS SHALL BE OCCUPANCY LOAD X .2 38 x .2 = 7.6" / 2 DIRECTIONAL CORRIDOR = 21.2" 60" PROVIDED > 21.2" OK

MAXIMUM TRAVEL DISTANCE (W/ SPRINKLERS) TABLE 1016.1 (*)				
OCCUPANCY GROUP	OCCUPANCY GROUP			
RESIDENTIAL	200'-0"	116'-8"		

* DEAD END IN R-2 OCCUPANCY SHALL NOT EXCEED 80' ALL FLOORS COMPLY - BC 1018.4

NOTES:

- 1. A TACTILE SIGN INDICATING "EXIT" AND COMPLYING WITH ICC ANSI-117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIR. AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE. 2. ALL FLOORS SHALL COMPLY WITH THE FOLLOWING NEW YORK CITY BUILDING CODES:
- BC 403.6 EMERGENCY VOICE/ALARM COMMUNICATIONS: AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.12.2.
- BC 403.11.2 EMERGENCY POWER SYSTEMS: AN EMERGENCY POWER SYSTEM COMPLYING WITH SECTION 2702 SHALL
- BE PROVIDED FOR EMERGENCY POWER LOADS. BC 403.12 STAIRWAY DOOR OPERATION:
- STAIRWAYS SHALL BE PROVIDED WITH THE REQUIRED DOOR OPERATION BASED ON BC 403.12.
- BC 1007.2.1 HIGH-RISE BUILDINGS IN HIGH-RISE BUILDINGS SUBJECT TO SECTION 403, AT LEAST ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH SECTION 1007.4.
- BC 1007.4 ACCESSIBLE MEANS OF EGRESS ELEVATOR SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1 AND SECTION 1109.6. EMERGENCY POWER SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 2702 AND 3003.
- BC 1019.1.8 SMOKEPROOF ENCLOSURES EACH OF THE EXITS OF A BUILDING THAT SERVES STORIES WHERE THE FLOOR SURFACE IS LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE A SMOKEPROOF ENCLOSURE OR PRESSURIZED STAIRWAY IN ACCORDANCE WITH SECTION 909.20

BC 3003.3.2.1 THREE OR FEW ELEVATORS WHERE A FLOOR IS SERVICED BY THREE OR FEWER ELEVATOR CARS, EVERY CAR SHALL BE KEPT AVAILABLE FOR SOLE USE BY THE FIRE DEPARTMENT.

	SYMBOL LEDGEND
	1 HR RATED WALL
	2 HR RATED WALL
	3 HR RATED WALL
SCM	SMOKE/ CARBON MONOXIDE DETECTOR
$\langle 1 \rangle$	3'-0" WIDE DOOR (1 LEAF) EXIT CAPACITY = 36"/ 0.2 = 180
2	6'-0" WIDE DOOR (2 LEAFS) EXIT CAPACITY = 72"/ 0.2 = 360
\otimes	CEILING MOUNTED EXIT SIGN
$\vdash \boxtimes$	WALL MOUNTED EXIT SIGN
SIGN	SIGN AT ELEVATOR LANDING
	FIRE-FIGHTER AISLES

	MAXIMUM E	BUILDING OCCUP	ANCY TABLE 1004.1.1		
FLOOR	Name	Occupancy Class	Floor Area per Occupant	Area	Maximum # of Occupants
CELLAR	SOCIAL SERVICES OFFICE	B-2	200.00.SE	2 397 SF	11
		B-2	300.00 SF	293 SF	1
	STOBAGE	B-2	200.00 SF	498 SF	2
.CELLAR	MECHANICAL BOOM	B-2	200.00 SF	389 SF	1
.CELLAR	ELEC. ROOM	R-2 INCIDENTAL	300.00 SF	531 SF	1
CELLAR	FIRE/WATER SERVICE	R-2 INCIDENTAL	300.00 SF	565 SF	1
.CELLAR	STORAGE	R-2	200.00 SF	195 SF	1
.CELLAR	COMPACTOR ROOM	R-2 INCIDENTAL	300.00 SF	356 SF	1
.CELLAR	SECURITY	R-2	200.00 SF	50 SF	1
.CELLAR	BICYCLE STORAGE	R-2	200.00 SF	244 SF	1
.CELLAR	TELECOM	R-2 INCIDENTAL	300.00 SF	89 SF	1
					22
1ST FLOOR	RESIDENTIAL	R-2	200.00 SF	5,850 SF	29
1ST FLOOR	OUTDOOR RECREATION AREA	R-2	200.00 SF	1,922 SF	9
1ST FLOOR	RESIDENTIAL LOBBY	R-2	200.00 SF	183 SF	1
1ST FLOOR	INDOOR RECREATION	R-2	15.00 SF	583 SF	38
1ST FLOOR	SOCIAL SERVICES OFFICE	R-2	200.00 SF	1,165 SF	5
1ST FLOOR	LOCKER ROOM	R-2	200.00 SF	47 SF	1
1ST FLOOR	PACKAGE ROOM	R-2	200.00 SF	135 SF	1
					84
2ND - 5TH FLOOR	RESIDENTIAL	R-2	200.00 SF	6,531 SF	32
		-			32
6th - 11th Floor	RESIDENTIAL	R-2	200.00 SF	2,790 SF	13
		·	· · · · · ·		13
6TH FLOOR	OUTDOOR RECREATION AREA	R-2	200.00 SF	3,409 SF	17

NOT FOR CONSTRUCTION

PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS**

STREE BROOKLYN, NY 10022

<u>BLOCK:</u> 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004

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LANDSCAPE ARCHITECT LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

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	E AND SPACING OF ALL METAL STUDS AND REQUIRED METAL BOXED HEADER
(0) NOI	N RATED
0-1	TYPICAL PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE (1/2" METAL STUDS @ 16" O.C.
0-2	PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 5 5/8" STUDS @ 16" O.C. (@ APARTMENT PANEL)
0-3	CHASE WALL - (1) LAYER 5/8" TYPS "X" WATER RESISTANT GYPSUM BOARD ON SIDE OF 2 1/2" METAL STUDS @ 16" O C
0-3.1	SUPPLY & RETURN CHASE WALL - (1) LAYER 5/8" TYPS "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 1 1/2" METAL STUDS @ 16" O C
0-4	FURRING @ INTERIOR CAST IN PLACE CONCRETE / CMU - (1) LAYER 5/8" TYPE ' GYPSUM BOARD ON 1 1/2" GALV. METAL STUDS @ 16" O.C.
0-5	FURRING @ INTERIOR CAST IN PLACE CONCRETE / CMU - (1) LAYER 5/8" TYPE ' GYPSUM BOARD ON 1 1/2" GALV. METAL STUDS @ 16" O.C.
0-6	TYPICAL EXTERIOR WALL PARTITION - (1) LAYER 5/8" TYPE "X" GYP BD ONE SID (1) LAYER "EXTERIOR GRADE" GYP ON OTHER SIDE OF 6" METAL STUDS WITH 3 (R-15) BATT INSULLATION (UNFACED)
(1) 1 H	RATED
1-1	TENANT SEPARATION PARTION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD O SIDE AND (2) LAYERS OF 5/8" TYPE "X" GYMPSUM BOARD ON THE OTHER SIDE 5/8" GALV METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULA" EXTEND STUDS & GYPSUM BOARD UP TO UNDERSIDE OF PLANK / SLAB & SEAI TIGHT TO UNDERSIDE OF PLANK AND/ OR ROOF DECK W/ CONT. FIRESTOP SE/ (GA FILE #WP-1052)(STC 50-54)
1-2	1 HOUR RATED TENANT SEPARATION CHASE WALL - (2) ROWS OF (1) LAYER 5/8 "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS O.C. EXTEND GYPSUM BOARD & STUDS TO UNDERSIDE OF PLANK/ SLAB. SEAL TO PLANK WITH CONT. FIRESTOP SEALANT. SEAL ALL PENETRATIONS THROUG CHASE WALL WITH FIRESAFING INSULATION AND CONT. FIRESTOP SEALANT AS PROVIDE HORIZONTAL 2 1/2" METAL STUD BRACING @ 48" O.C. MAX (UL#V442) (PROVIDE INSUL. AS REQUIRED TO ACHIVE A MIN STC RATING OF 50)
(<u>)</u>) 2 ∟	
<u>(2) 2 F</u> 2-5	2-HOUR RATED SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD OI SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. W/ (1) LAYER OF 1" TYPE "X" GYPS LINER PANEL ON SHAFT SIDE. W/ 1" MINERAL FIBER INSULATION IN CAVITY - SI TOP OF WALL TO CONC. PLANK/SL
(0) OLIE	
(2) 2HF	
2-1	3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SE TIGHT TO PLANK/ SLAB/ DECKING W/ CONT. FIRESTOP SEALANT & FIRESAFING FILE #WP-1522)(STC 55-59)
2-2	2 HOUR RATED CHASE WALL - (2) ROWS OF (2) LAYERS OF 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SE TIGHT TO SLAB/ PLANK/ DECKING WITH CONT. FIRESTOP SEALANT. SEAL ALL PENITRATIONS THRU CHASE WALL WITH FIRE SAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. (UL #V422)(PROVIDE INSULATION AS REQ TO ACH MIN STC RATING OF 50)
2-3	2 HOUR RATED MASONRY EQUIVALENT WALL - (1) LAYER OF 1/2" FIBER-REINFO CEMENT BOARD OVER (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH S 3 1/2" METAL C-H STUDS @ 24" 0.C. SECURED WITH NO. 8 SELF-DRILLING BUG HEAD SCREWS, 12" O.C. SECURE TOP AND BOTTOM CHANNEL TO STRUCTURE C 1629-0)
2-4	2 HOUR RATED CMU WALL - CMU WITH CONT. GALVANIZED HORIZONTAL TRUS TYPE RENFORCING AT ALTERNATE BLOCK COURSES. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE PLANK OR PLANK ABOVE W CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF PLANK. (UL#u906)
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LEGEND:

#XX

3BR

150 SF

Submittal Sheet

#(FLOOR) XX (APARTMENT NUMBER)I.U. A H.V.I.TYPE-A18I.U. = INCLUSIONARY UNITI.U. = INCLUSIONARY UNIT

EXIT LIGHT & SIGN

SMOKE / CARBON

MONOXIDE DETECTOR

SUSPENDED GYPSUM BOARD CEILING

SEE ELEC. DWGS.

ELECTRIC HOUSE PANEL -

APARTMENT DESIGNATION

"T" FLOOR TURNING SPACE

GENERAL NOTES:

5-0" DIAMETER CLEAR

FLOOR TURNING SPACE

RE TAKEN FINISH TO FINISH (U.C

 ALL PLAN DIMEMSIONS ARE TAKEN FINISH TO FINISH (U.O.N.)
 FOR KITCEN AND TOILET ELEVATIONS SEE DWG'S A-5XX, A-5XX
 G.C. SHALL COORDINATE SIZE & LOCATION OF ALL HVAC OPENINGS IN PLANK/ SLAB/ DECKING WITH MECHANICAL DWGS.
 G.C. SHALL COORDINATE SIZE AND LOCATION OF ALL

- MASONARY OPENINGS AT ELEVATOR ENTRANCES WITH ELEVATOR VENDOR. 5. BOTTOM OF DROPPED ARCH SHALL BE 6'-6" MIN A.F.F.
- BOTTOM OF DROPPED ARCH SHALL BE 6 -6 MIN A.F.F.
 FOR ELECTRICAL OUTLETS, REFER TO LATEST ELEC. CODE FOR ALL REQUIREMNTS INCLUDING HEIGHT, SPACING, ETC.

PROGRESS SET: xx-xx-xxxx NOT FOR CONSTRUCTION

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As a general guideline, the above space can lit approximately 60 bicycles.

The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 42" from the wall.

_____ 21'8" _____

Ultra Space Saver Squared

Modular construction

tamperproof locking bolts.

Hanger: 1" square tube with steel slider head with

1 bike per arm

PROPOSED DEVLOPMENT FOR 108 SAINT EDWARDS STREET

BROOKLYN, NY 10022

BLOCK: 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004

<u>LOT:</u> 135

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

INFO@AUFGANG.COM

STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

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5. BOTTOM OF DROPPED ARCH SHALL BE 6'-6" MIN A.F.F.

ALL REQUIREMNTS INCLUDING HEIGHT, SPACING, ETC.

6. FOR ELECTRICAL OUTLETS, REFER TO LATEST ELEC. CODE FOR

	GYPSUM BOARD ON 1 1/2" GALV. METAL STUDS @ 16" O.C.
0-5	FURRING @ INTERIOR CAST IN PLACE CONCRETE / CMU - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 1 1/2" GALV. METAL STUDS @ 16" O.C.
0-6	TYPICAL EXTERIOR WALL PARTITION - (1) LAYER 5/8" TYPE "X" GYP BD ONE SIDE AND (1) LAYER "EXTERIOR GRADE" GYP ON OTHER SIDE OF 6" METAL STUDS WITH 3 1/2" (R-15) BATT INSULLATION (UNFACED)
(1) 1 HR	
1-1	TENANT SEPARATION PARTION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON (1) SIDE AND (2) LAYERS OF 5/8" TYPE "X" GYMPSUM BOARD ON THE OTHER SIDE OF 3 5/8" GALV METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND STUDS & GYPSUM BOARD UP TO UNDERSIDE OF PLANK / SLAB & SEAL TIGHT TO UNDERSIDE OF PLANK AND/ OR ROOF DECK W/ CONT. FIRESTOP SEALANT (GA FILE #WP-1052)(STC 50-54)
1-2	1 HOUR RATED TENANT SEPARATION CHASE WALL - (2) ROWS OF (1) LAYER 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUDS TO UNDERSIDE OF PLANK/ SLAB. SEAL TIGHT TO PLANK WITH CONT. FIRESTOP SEALANT. SEAL ALL PENETRATIONS THROUGH CHASE WALL WITH FIRESAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. PROVIDE HORIZONTAL 2 1/2" METAL STUD BRACING @ 48" O.C. MAX (UL#V442) (PROVIDE INSUL. AS REQUIRED TO ACHIVE A MIN STC RATING OF 50)
(2) 2 HF	RATED
2-5	2-HOUR RATED SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. W/ (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE. W/ 1" MINERAL FIBER INSULATION IN CAVITY - SEAL TOP OF WALL TO CONC. PLANK/SL
(2) 2HR	RATED
2-1	2 HOUR RATED PARTITION - (2) LAYERS TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO PLANK/ SLAB/ DECKING W/ CONT. FIRESTOP SEALANT & FIRESAFING (GA FILE #WP-1522)(STC 55-59)
2-2	2 HOUR RATED CHASE WALL - (2) ROWS OF (2) LAYERS OF 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO SLAB/ PLANK/ DECKING WITH CONT. FIRESTOP SEALANT. SEAL ALL PENITRATIONS THRU CHASE WALL WITH FIRE SAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. (UL #V422)(PROVIDE INSULATION AS REQ TO ACHIEVE A MIN STC RATING OF 50)
2-3	2 HOUR RATED MASONRY EQUIVALENT WALL - (1) LAYER OF 1/2" FIBER-REINFORCED CEMENT BOARD OVER (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 1/2" METAL C-H STUDS @ 24" 0.C. SECURED WITH NO. 8 SELF-DRILLING BUGLE HEAD SCREWS, 12" O.C. SECURE TOP AND BOTTOM CHANNEL TO STRUCTURE (ASTM C 1629-0)
2-4	2 HOUR RATED CMU WALL - CMU WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE RENFORCING AT ALTERNATE BLOCK COURSES. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE PLANK OR PLANK ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF PLANK. (UL#u906)
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J-1	CHANNELS @ 24" O.C. OVER 2 HR RATED CMU/ POURED IN PLACE CONCRERE. SEAL

0-1 TYPICAL PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2

0-3.1 SUPPLY & RETURN CHASE WALL - (1) LAYER 5/8" TYPS "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 1 1/2" METAL STUDS @ 16" O.C.

PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 5 5/8" METAL

CHASE WALL - (1) LAYER 5/8" TYPS "X" WATER RESISTANT GYPSUM BOARD ON ONE

FURRING @ INTERIOR CAST IN PLACE CONCRETE / CMU - (1) LAYER 5/8" TYPE "X"

LEGEND:

WALL TYPE LEGEND NOTE: G.C. SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW INDICATING SIZE, GAUGE AND SPACING OF ALL METAL STUDS AND REQUIRED METAL BOXED HEADERS.

1/2" METAL STUDS @ 16" O.C.

STUDS @ 16" O.C. (@ APARTMENT PANEL)

SIDE OF 2 1/2" METAL STUDS @ 16" O.C.

(0) NON RATED

PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS** STREET BROOKLYN, NY 10022

<u>BLOCK:</u> 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004

<u>LOT:</u> 135

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

INFO@AUFGANG.COM

STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

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THIS DRAWING IS AN INSTI AND SHALL REMAIN THE P ARCHITECTS LLC, WHETHE WHICH IT IS MADE IS EXEC DRAWING SHALL NOT BE L OTHERS NO OTHER PROJE THIS PROJECT OR FOR CO PROJECT BY OTHERS EXC WRITING WITH AUFGANG <i>A</i> SUBMISSION OR DISTRIBU REGULATORY REQUIREME PURPOSES IN CONNECTIO NOT TO BE CONSTRUED A: DEROGATION OF THE RIG ARCHITECTS LLC. REPROC PUBLICATION BY ANY MET PART IS PROHIBITED. TITLI BELONGS TO AUFGANG AF WITHOUT PREJUDICE.	RUMENT OF SERVICE ROPERTY OF AUFGANG ES THE PROJECT FOR UTED OR NOT. THIS USED BY THE OWNER OR CITS, FOR ADDITIONS TO MPLETION OF THIS EPT BY AGREEMENT IN ARCHITECTS LLC. TION TO MEET OFFICIAL INTS OR FOR OTHER N WITH THE PROJECT IS S FUBLICATION IN HTS OF AUFGANG JUCTION OR HOD IN WHOLE OR IN ET O THIS DRAWING ACHITECTS LLC,	SEAL & SIGNATURE	
ISSUE DATE:		PROJECT NO:	
	07/08/21		21019
DRAWN BY:		CHECKED BY:	

A-101.00 NYC DOB NUMBER: B00627782-I1

EJ

As indicated

SHEET NO:

SCALE:

DRAWING NO:

SV

OF

GREEN ROOF TO BE PROVIDED PER BB 2019-010. SOLAR PANELS TO BE PROVIDED PER BB 2019-010

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

	11ray	See	Pre-vegetat	ed 4-inch Module	R 4
Four Inch Tray		all	CALL BERT		B P
	1500	Luce		A CARLES	Т
Six Inch Trav				Company and	1
			Top View	Four Inch Tray	3
	2000 N.C.C	Low	, 00	, הסכן פ	<u>N</u> 1
Eight Inch Tray					T 2 3
GreenGrid Component	1	Specification Des	cription and Notes		
	Dimens	ons (W x L)	Dept	h (D)	
G5 System Modules	Standard Units	SI Units	Standard Units	SI Units	
Ultra-Extensive			2.5 in.	6.35 cm	
Extensive	24 in. x 24 in.	60.96 cm x 60.96 cm	4.0 in.	10.80 cm	
Semi-Intensive	[OD ± 1/8 in.]	[OD ± 0.318 cm]	6.0 in.	15.24 cm	
Intensive		12.20 L.2 min 44	8.0 in.	29.32 cm	
Weight Range	Approximate	e Minimum ^{Note 1}	Approximate /	Maximum Notel	
Ultra-Extensive	10 lbs/sf	48.82 kg/m ²	15 lbs/sf	73.24 kg/m ²	
Extensive	20 lbs/sf	97.65 kg/m ²	30 lbs/sf	141.59 kg/m ²	
Semi-Intensive	25 lbs/sf	122.06 kg/m ²	45 lbs/sf	214.83 kg/m ²	
Intensive	30 lbs/sf	141.59 kg/m ²	60 lbs/sf	292.95 kg/m²	
Drainage Clearance	3/4 in.	1.91 cm	All size modules		
Module Material			1		
Ultra-Extensive	1000/		and the second second second		
Extensive	Protected with UV inh	hear low density or mediu	m density polyethylene.		
Semi-Intensive					
Intensive		-4-			
Module Color	Black [custom colors a	vailable upon request]	1.2.1.1.1.1.1.1	The second s	
Planting options	Pre-planted and growr and/or sedum mats ava	to mature coverage. Upg ailable. Crossover (hidden	rades for higher planting d module) planting option v	lensity, larger plants, vith sedum mat.	
Growing Medium	FLL-compliant extensivavailable.	ve, semi-intensive, and inte	ensive regional blends. Cu	stom blends also	
Vegetation	Varies by depth and pu Ornamental grasses ar plantings also availabl	oject location. Succulents id perennials for 6-in and 8 e.	and groundcovers typical 3-in applications. Native a	in all module depths. nd other custom	
Typical Underlayment	Single-source warranti	es available with Carlisle.			
Module Connectors	Nylon/Plastic panel fas	steners or zip ties. 1/4 in. (0.64 cm) drill hole diamet	er required.	
rrigation Systems	Proprietary system des	igned based on project-sp	ecific requirements.		
ote 1: All weights are pres eight per SF have been inc	ented with growing media a luded in above weight rang	tt maximum water-holding cap es. Weights may vary based o	pacity. Conservative estimates n requirements for project-spe	for vegetation and module ecific vegetation selections	

DP COMPLIANCE CALCULATION AS PER BC 504.3 TED PERCENTAGE OF ROOFTOP OBSTRUCTIONS = 33.3% $\mathsf{OP} \mathsf{AREA} = 4,247 \; \mathsf{SQ}.\mathsf{FT}.$.333 = 1,414.25 SQ. FT.

EAD = 922 SQ.FT. ETS = 357 SQ.FT. 1,279 SQ.FT.

Q.FT. / 4,247 SQ.FT. = .30 X 100 = 30% 3% = OK

IDE PREFABRICATED INSULATED METAL ROOF CURB @ ALL ROOF UIPMENT. CTURAL ENGINEER SHALL DESIGN DUNNAGE FOR GENERATOR. RDINATE BOTTOM OF SCUPPER HEIGHT WITH ARCHITECT.

NOTES:
1505.1 GENERAL. ROOF ASSEMBLIES SHALL BE DIVIDED II
CLASSES DEFINED BELOW. CLASS A, B AND C ROOF ASSE
ROOF COVERINGS REQUIRED TO BE LISTED BY THIS SECTION
TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790. IN A
FIRE-RETARDANT-TREATED WOOD ROOF COVERINGS SHAL
IN ACCORDANCE WITH ASTM D 2898. THE MINIMUM ROOF (
INSTALLED ON BUILDINGS SHALL COMPLY WITH TABLE 150
THE TYPE OF CONSTRUCTION OF THE BUILDING.

TABLE 1505.1 MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION

			0011					
IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VI
В	В	В	В	В	В	В	В	C
	•							

(1)A-210

WALL TYPE LEGEND NOTE: G.C. SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW INDICATING SIZE, GAUGE AND SPACING OF ALL METAL STUDS AND REQUIRED METAL BOXED HEADERS. (0) NON RATED 0-1 TYPICAL PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2 1/2" METAL STUDS @ 16" O.C. PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 5 5/8" METAL STUDS @ 16" O.C. (@ APARTMENT PANEL) CHASE WALL - (1) LAYER 5/8" TYPS "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. 0-3.1 SUPPLY & RETURN CHASE WALL - (1) LAYER 5/8" TYPS "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 1 1/2" METAL STUDS @ 16" O.C. FURRING @ INTERIOR CAST IN PLACE CONCRETE / CMU - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 1 1/2" GALV. METAL STUDS @ 16" O.C. FURRING @ INTERIOR CAST IN PLACE CONCRETE / CMU - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 1 1/2" GALV. METAL STUDS @ 16" O.C. TYPICAL EXTERIOR WALL PARTITION - (1) LAYER 5/8" TYPE "X" GYP BD ONE SIDE AND (1) LAYER "EXTERIOR GRADE" GYP ON OTHER SIDE OF 6" METAL STUDS WITH 3 1/2" (R-15) BATT INSULLATION (UNFACED) 1 HR RATED TENANT SEPARATION PARTION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON (1) SIDE AND (2) LAYERS OF 5/8" TYPE "X" GYMPSUM BOARD ON THE OTHER SIDE OF 3 5/8" GALV METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND STUDS & GYPSUM BOARD UP TO UNDERSIDE OF PLANK / SLAB & SEAL TIGHT TO UNDERSIDE OF PLANK AND/ OR ROOF DECK W/ CONT. FIRESTOP SEALANT (GA FILE #WP-1052)(STC 50-54) 1 HOUR RATED TENANT SEPARATION CHASE WALL - (2) ROWS OF (1) LAYER 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUDS TO UNDERSIDE OF PLANK/ SLAB. SEAL TIGHT TO PLANK WITH CONT. FIRESTOP SEALANT. SEAL ALL PENETRATIONS THROUGH CHASE WALL WITH FIRESAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. PROVIDE HORIZONTAL 2 1/2" METAL STUD BRACING @ 48" O.C. MAX (UL#V442) (PROVIDE INSUL. AS REQUIRED TO ACHIVE A MIN STC RATING OF 50) (2) 2 HR RATED 2-HOUR RATED SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. W/ (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE. W/ 1" MINERAL FIBER INSULATION IN CAVITY - SEAL TOP OF WALL TO CONC. PLANK/SL (2) 2HR RATED 2 HOUR RATED PARTITION - (2) LAYERS TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO PLANK/ SLAB/ DECKING W/ CONT. FIRESTOP SEALANT & FIRESAFING (GA FILE #WP-1522)(STC 55-59) 2 HOUR RATED CHASE WALL - (2) ROWS OF (2) LAYERS OF 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO SLAB/ PLANK/ DECKING WITH CONT. FIRESTOP SEALANT. SEAL ALL PENITRATIONS THRU CHASE WALL WITH FIRE SAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. (UL #V422)(PROVIDE INSULATION AS REQ TO ACHIEVE A MIN STC RATING OF 50) 2 HOUR RATED MASONRY EQUIVALENT WALL - (1) LAYER OF 1/2" FIBER-REINFORCED CEMENT BOARD OVER (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 1/2" METAL C-H STUDS @ 24" 0.C. SECURED WITH NO. 8 SELF-DRILLING BUGLE HEAD SCREWS, 12" O.C. SECURE TOP AND BOTTOM CHANNEL TO STRUCTURE (ASTM C 1629-0) 2 HOUR RATED CMU WALL - CMU WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE RENFORCING AT ALTERNATE BLOCK COURSES. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE PLANK OR PLANK ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF PLANK. (UL#u906) (3) 3HR RATED 3 HR RATED WALL - (1) LAYER 1/2" TYPE "X" GYPSUM BOARD OVER 7/8" METALHAT CHANNELS @ 24" O.C. OVER 2 HR RATED CMU/ POURED IN PLACE CONCRERE. SEAL TOP OF WALL TIGHT TO UNDERSIDE OF PLANK/ SLAB ABOVE WITH CONT. FIRESTOP

SEALANT AND FIRESAFING INSULATION WHERE A GAP EXISTS BETWEEN TOP OF

COMPACTOR CHUTE ENCLOSURE ADJACENT TO DWELLING UNITS.

WALL AND BOTTOM OF PLANK/SLAB. (UL #U914) (PROVIDE STC RATING OF 50-54 AT

LEGEND:

A-5XX

GENERAL NOTES 1. ALL PLAN DIMEMSIONS ARE TAKEN FINISH TO FINISH (U.O.N.) 2. FOR KITCEN AND TOILET ELEVATIONS SEE DWG'S A-5XX, A-5XX & 3. G.C. SHALL COORDINATE SIZE & LOCATION OF ALL HVAC

OPENINGS IN PLANK/ SLAB/ DECKING WITH MECHANICAL DWGS. 4. G.C. SHALL COORDINATE SIZE AND LOCATION OF ALL MASONARY OPENINGS AT ELEVATOR ENTRANCES WITH

ELEVATOR VENDOR. 5. BOTTOM OF DROPPED ARCH SHALL BE 6'-6" MIN A.F.F. 6. FOR ELECTRICAL OUTLETS, REFER TO LATEST ELEC. CODE FOR ALL REQUIREMNTS INCLUDING HEIGHT, SPACING, ETC.

> PROGRESS SET: NOT FOR CONSTRUCTION

PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS** STREET BROOKLYN, NY 10022

<u>BLOCK:</u> 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004

<u>LOT:</u> 135

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

INFO@AUFGANG.COM

STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

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10.01.2021	ISSUED T	O DOB	
09.03.2021 DATE	PROGRES	<u>SS SET</u> SSIONS / REVIS	SIONS
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	ALUM./G	LASS					rterenterenterenterenterenterenterenter	JST			ALUM. PAN	EL (TYP.)	
	COMMEF	RCIAL ENTRY				VE	NT W/ SCREE	N (TYP.)			MODULAR (TYP.)	SIZE FACE BRICH	к

EAST ELEVATION

METAL/GLASS CANOPY-

CONT. EXT. ALUMINUM COPING (TYP.)-----WATER SERVICE

(3 SQ. FT. MIN.) -

	ELEVATOR & STAIR BULKHEAD BEYOND EIFS FINISH (TYP. @ BULKHEADS)	T.O. STAIR BULKHEAD SLAB +124' - 6"
		تَبْ اللَّهُ اللَّ
		T.O. 11TH FLOOR SLAB +104' - 6"
	BIRD SAFE GLASS IN COMPLIANCE WITH BB 2020-022 (TYP.)	T.O. 10TH FLOOR SLAB +94' - 6"
	PTAC LOUVERS (TYP.)	T.O. 9TH FLOOR SLAB
	ALUMINUM & GLASS CASEMENT WINDOWS (TYP.)	T.O. 8TH FLOOR SLAB +74' - 6"
	EIFS FINISH (TYP.)(U.O.N.) 4" MODULAR FACEBRICK (TYP.)(U.O.N.) ALUM. PANEL (TYP.)	T.O. 7TH FLOOR SLAB +64' - 6"
	CONT. EXTRUDED ALUM. COPING (TYP.)	T.O. 6TH FLOOR SLAB
		+54 - 6 T.O. 5TH FLOOR SLAB +44' - 6"
		T.O. 4TH FLOOR SLAB
		T.O. 3RD FLOOR SLAB
		+24 ² - 6 ² τ.Ο. 2ND FLOOR SLAB
đ		⁴ ⁴ ⁴ ⁴ ⁴ ⁴ ⁴ ⁴
		T.O. 1ST FLOOR SLAB

NORTH ELEVATION

PROGRESS SET: NOT FOR CONSTRUCTION

PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS**

STREET BROOKLYN, NY 10022

<u>BLOCK:</u> 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004

<u>LOT:</u> 135

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

INFO@AUFGANG.COM

STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

> CIVIL ENGINEER: **CIVIL ENGENEER** ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

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10.01.2021	ISSUED T	TO DOB	
09.03.2021	PROGRE	<u>SS SET</u> SSIONS / REVIS	
SHEET TITLE:			
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THIS DRAWING IS AN INST AND SHALL REMAIN THE I ARCHITECTS LLC, WHETH WHICH TI IS MADE IS EXE DRAWING SHALL NOT BE OTHERS ON OTHER PROJ. THIS PROJECT OR FOR C PROJECT BY OTHERS EXE WRITING WITH AUFGANG SUBMISSION OR DISTRIBU REGULATORY REQUIREM PURPOSES IN CONNECTIN NOT TO BE CONSTRUED, DEROGATION OF THE RIC ARCHITECTS LLC. REPRO PUBLICATION BY ANY ME PART IS PROHIBITED. TITI BELONGS TO AUFGANG A WITHOUT PREJUDICE.	RUMENT OF SERVICE PROPERTY OF AUFGANG HER THE PROJECT FOR CUTED OR NOT. THIS USED BY THE OWNER OR ECTS, FOR ADDITIONS TO OMPLETION OF THIS SEPT BY AGREEMENT IN ARCHITECTS LLC. JTION TO MEET OFFICIAL ENTS OF FOR OTHER ON WITH THE PROJECT IS SEPUBLICATION IN SHTS OF AUFGANG DUCTION OR THOD IN WHOLE OR IN LET OT THIS DRAWING IRCHITECTS LLC,	SEAL & SIGNATURE	
ISSUE DATE	: 06/02/20	PROJECT NO:	21019
DRAWN BY:	EJ	CHECKED BY:	SV
SCALE:	1/8" = 1'-0'	SHEET NO:	OF
DRAWING N	^{o:}	-200	.00

NYC DOB NUMBER: B00627782-I1

WEST ELEVATION 1/8" = 1'-0" PROPOSED DEVLOPMENT FOR 108 SAINT EDWARDS

STREET BROOKLYN, NY 10022

BLOCK: 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004 <u>LOT:</u> 135

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

INFO@AUFGANG.COM

STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

> CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

BUILDING SECTION A-A

EN	2 -006		1 A-400		
		CORRIDOR			
		CORRIDOR		BULI V ST/	L PEN (12 VORK ATIONS)
_					

PROGRESS SET: NOT FOR CONSTRUCTION

PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS STREET** BROOKLYN, NY 10022

BLOCK: 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004

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LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

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11.24.2021	PROGRESS SET
10.01.2021	ISSUED TO DOB
09.03.2021	PROGRESS SET
DATE	SUBMISSIONS / BEVISIONS
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BL	JILUING UKUSS
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B00627782-I1

NYC DOB NUMBER:

SUMP PIT - PROVIDE GALV. METAL GRATING OVER PIT - SEE PLUMBING AND STRUCTURAL DWGS FOR SIZE

MASONRY OPENING SIZE & LOCATION AS PER ELEVATOR MANUFACTURER, TYP. ———

2500# PASSENGER TRACTOR ELEVATOR (ADA COMPLIANT)------STEEL ACCESS LADDER BELOW---

TYPICAL ELEVATOR PLAN

ELEVATOR STEEL ACCESS LADDER

PROPOSED DE FOI	EVLOPMENT R
108 SAINT E STRE BROOKLYN,	EDWARDS EET NY 10022
BLOCK: 2034	<u>LOT:</u> 135
ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004	INFO@AUFGANG.COM
	<u>CLIENT:</u> 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000
	TRUCTURAL ENGINEER: SKYLINE ENGINEERING 2 WEST 39TH STREET, 0TH FLOOR NEW YORK, NY 10018 212) 213-0662
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	ANDSCAPE ARCHITECT: ANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

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10.01.2021 ISSUED T	O DOB	
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SHEET TITLE:		
ELEVAT SECTIONS	OR PLAN S & DETA	I, ILS
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NYC DOB NUMBER: B00627782-I1

SECTION @ LANDING 1" = 1'-0"

M⊿ ER

1" NOSING-

4 - 4 4 . A.

1" = 1'-0"

1" = 1'-0"

NOTE:

SHALL BE PAINTED.

BY PLANK MANUF.-

• TOP OF CONCRETE_ SLAB

REINFORCING BY

HAUNCHED SLAB -

SEE STRUCT. DWGS-

PLANK MANUF.-

4:4.-1

(a` -

- - 4 - 4

1" NOSING~

FLOOR TO FLOOR, TYP.

-HANDRAIL CONT. FROM

—3'-8" x 3'-8" CLEAR LANDING

SEE SPRINKLER DWGS.

PAINTED HANDRAIL, TYP. -SPRINKLER/STANDPIPE

-2'-10" HOLLOW METAL

-HANDRAIL CONT. FROM

4 4 4 - 5 - 1 - A STAIR B STAIR A 941 STAIR B STAIR A **SECTION - STAIR A** 1/8" = 1'-0" NOTE: ALL STEEL RAILING COMPONENTS SHALL BE PAINTED AND ALL CONNECTIONS ARE WELDED & GROUND SMOOTH -, **a**, ⁴ / . . . A. A. ~1 1/2" CLEAR · 2 · -1 1/2" PAINTED METAL HANDRAIL (CONTINUOUS FLOOR TO FLOOR TYP.) PRECAST SOLID CONCRETE STAIR LANDING 4.4. -GROU 10 1/2" TREAD 1" MAX.~

-SHIM AS REQ'D

STEEL ANGLE SUPPORTS
- SEE STRUCT. DWGS

STAIR B STAIR A BASE PLANE 30.68 SLAB +0' - 0" • T.O. CELLAR SLAB -11' - 0" 2 HOUR RATED GYP. **BOARD PARTITION**-

STAIR B STARA T.O. ROOF SLAB +114' - 6" ∬ STAIR A STAIR B T.O. 11TH FLOOR ● SLAB +104' - 6" T.O. 10TH FLOOR STAIR B STAIR A SLAB +94' - 6" ∬ STAIR A ⁼ STIATR R T.O. 9TH FLOOR SLAB +84' - 6" T.O. 8TH FLOOR STAIR B STAIR A • SLAB +74' - 6" 1 4 4 T.O. 7TH FLOOR STAIR A STAIR B • SLAB +64' - 6" T.O. 6TH FLOOR STAIR B STAIR A SLAB +54' - 6" STAIR E T.O. 5TH FLOOR SLAB +44' - 6" 🗏 STÁIR B 😑 STIA'IR A T.O. 4TH FLOOR • SLAB +34' - 6" T.O. 3RD FLOOR STAIR A SLAB +24' - 6" T.O. 2ND FLOOR ∖ STAIR B SLAB +14' - 6"

T.O. STAIR

+124' - 6"

GROUND FLOOR STAIR LANDING DETAIL

TYP. STAIR NOSING DETAIL 3" = 1'-0"

HANDBALLFLEVATION: NOT FOR CONSTRUCTION

PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS** STREET BROOKLYN, NY 10022 <u>BLOCK:</u> 2034 <u>LOT:</u> 135 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

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CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

11.24.2021	PROGRE	SS SET	
09.03.2021	PROGRE	SS SET	
DATE SHEET TITLE:	SORMI	SSIONS / REVI	SIONS
STAIR	PLAN & DE	IS, SECT TAILS	TONS
THIS DRAWING IS AN INST AND SHALL REMAIN THE I ARCHITECTS LLC, WHETH WHICH IT IS MADE IS EXE DRAWING SHALL NOT BE OTHERS ON OTHER PROJ THIS PROJECT OR FOR C PROJECT BY OTHERS EXC WRITING WITH AUFGANG SUBMISSION OR DISTRIB REGULATORY REQUIREM PURPOSES IN CONNECTIN NOT TO BE CONSTRUED / DEROGATION OF THE RIG ARCHITECTS LLC. REPRO PUBLICATION BY ANY ME PART IS PROHIBITED. TITL BELONGS TO AUFGANG A WITHOUT PREJUDICE.	RUMENT OF SERVICE PROPERTY OF AUFGANG LIFE THE PROJECT FOR CUTED OR NOT. THIS USED BY THE OWNER OR USED BY THE OWNER OR USED BY THE OWNER OR DWPLETION OF THIS SEPT BY AGREEMENT IN ARCHITECTS LLC. TION TO MEET OFFICIAL TION TO MEET OFFICIAL TION TO MEET OFFICIAL SP UBLICATION IN WITH THE PROJECT IS USE AUFGANG DUCTION OR THOD IN WHOLE OR IN LE TO THIS DRAWING RCHITECTS LLC,	SEAL & SIGNATURE	
ISSUE DATE	: 02/17/19	PROJECT NO:	21019
DRAWN BY:	•	CHECKED BY:	
SCAI F	Author	SHFFT NO-	Checker
A	As indicated		OF
DRAWING N	o: A	-301	.00

NYC DOB NUMBER:

B00627782-I1

 $\left(3\right)$

A COMPACTOR ROOM - PLAN

PROGRESS SET: NOT FOR CONSTRUCTION

PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS** STREET BROOKLYN, NY 10022 <u>BLOCK:</u> 2034 <u>LOT:</u> 135

ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004

INFO@AUFGANG.COM CLIENT:

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11.24.2021	PROGRES	SS SET	
10.01.2021	ISSUED TO PROGRES	O DOB SS SET	
DATE	SUBMIS	SSIONS / REVI	SIONS
SHEET TITLE:			
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CON PLA	1PAC N, ELI DET	FOR ROO EVATION AILS	MC & /
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CONF PLAC	Author	FOR ROO EVATION AILS SEAL & SIGNATURE PROJECT NO: CHECKED BY:	21019 Checker
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1 TYPICAL WALL SECTION 1/8" = 1'-0"

CONT. REINF. PRECAST		CONT. REINFORCED CONCRETE E	BOND
CONCRETE COPING		BEAM FILLED SOLID W/GROUT (TY	(P.)
CONT. SELF ADHERED MEMBRANE WALL FLASHING	Typ Blick Propert	CONT. DRIP	
(40 MIL) UNDER COPING		3 COAT THIN SET STUCCO SYSTE EXPANDED GALV. DIAMOND META	M OVER
)r fs spra
CONT. DRIP CONT. SEALANT & BACKER ROD			
UNDER WALL FLASHING CONTINUOUS FLUID APPLIED			R-10)
VAPOR PERMEABLE AIR BARRIER MEMBRANE (90 MIL MIN. SPRAY-ON)			110)
AFFLIED TO FACE OF CONC. WALL (TTF.)		2 HOUR RATED 8" CMU WALL (TYF	P.)
2" EXTERIOR RIGID INSULATION (R-10) BOARD OVER TROWEI			XTEND
APPLIED VERTICAL RIBBONS OF ADHESIVE @ 2-1/2" O.C. MIN. (TYP.)			.)
		CONT. METAL CAP FLASHING	
CONT. GALV. 2 PIECE EYE & PINTEL ADJUSTALE BRICK TIES @ ALT.		CONT. BASE FLASHING SHALL EX	TEND
BLOCK COURSES			
MODULAR SIZE FACE BRICK - SEE			/ OVER
		TAPERED RIGID INSUL. 2" MIN. (R-	30 AVG)(
CONT. POUR STOP (TYP.)			
			SI AF
ADJACENT WINDOW HEAD BEYOND (TYP.)		+114' - 6"	
CONT. FREE DRAINING POLYETHYLENE MESH @ WEEP			
HOLES (TYP.) WEEP HOLES @ 24" O.C. (TYP.)			
LIP STRETCHER BRICK (TYP		CONT. SELF ADHERING VAPOR BA	ARRIER
,		CONCRETE SLAB - SEE STRUCT. I	DWGS
GALV. ADJUSTABLE METAL BRICK TIE @ 16" O.C. (H. & V.) SECURED		CONT. TERMINATION BAR & LAP S	SEAL (TY
		CONT. SELF ADHERED MEMBRAN FLASHING (40 MIL) EXTEND 8" MIN BEHIND CONT. TERMINATION BAE	E WALL I. UP R (TYP)
SEAL AROUND ALL PENETRATIONS THRU VAPOR BARRIER WITH BUBBERIZED ASPHALT MASTIC (TVP.)			. (
		CONT. FIRESTOP SEALANT (TYP.)	
		UNDER ANGLE W/ 3/8" ELASTOME SEALANT (TYP.)	EFILLEF
4 11710AL 1 1/2" = 1'-0"			
		lys 2° en stud wall	
GALV. ADJUSTABLE METAL BRICK TIE @ 16" O.C. (H. & V.) SECURED TO			
METAL STOD (TTP.)			
CONTINUOUS FLUID APPLIED VAPOR			
CONTINUOUS FLUID APPLIED VAPOR PERMEABLE AIR BARRIER MEMBRANE (90 MIL MIN. SPRAY-ON) APPLIED TO			
CONTINUOUS FLUID APPLIED VAPOR PERMEABLE AIR BARRIER MEMBRANE (90 MIL MIN. SPRAY-ON) APPLIED TO FACE WALL (TYP.) 2" EXTERIOR RIGID INSULATION			
CONTINUOUS FLUID APPLIED VAPOR PERMEABLE AIR BARRIER MEMBRANE (90 MIL MIN. SPRAY-ON) APPLIED TO FACE WALL (TYP.) 2" EXTERIOR RIGID INSULATION (R-10) BOARD OVER TROWEL APPLIED VERTICAL RIBBONS OF ADDESIVE @ 2.1/2" O.C. MIN		SELF LEVELING CONCRETE TOPPING	
CONTINUOUS FLUID APPLIED VAPOR PERMEABLE AIR BARRIER MEMBRANE (90 MIL MIN. SPRAY-ON) APPLIED TO FACE WALL (TYP.) 2" EXTERIOR RIGID INSULATION (R-10) BOARD OVER TROWEL APPLIED VERTICAL RIBBONS OF ADHESIVE @ 2 1/2" O.C. MIN. AIR SPACE		SELF LEVELING CONCRETE TOPPING AS REQ'D CONCRETE SLAB	
CONTINUOUS FLUID APPLIED VAPOR PERMEABLE AIR BARRIER MEMBRANE (90 MIL MIN. SPRAY-ON) APPLIED TO FACE WALL (TYP.)— 2" EXTERIOR RIGID INSULATION (R-10) BOARD OVER TROWEL APPLIED VERTICAL RIBBONS OF ADHESIVE @ 2 1/2" O.C. MIN.— AIR SPACE— CONT. TERMINATION BAR & LAP SEAL (TYP.)—		SELF LEVELING CONCRETE TOPPING AS REQ'D CONCRETE SLAB -SEE STRUCT DWGS. T.O. 9)TH FL
CONTINUOUS FLUID APPLIED VAPOR PERMEABLE AIR BARRIER MEMBRANE (90 MIL MIN. SPRAY-ON) APPLIED TO FACE WALL (TYP.) 2" EXTERIOR RIGID INSULATION (R-10) BOARD OVER TROWEL APPLIED VERTICAL RIBBONS OF ADHESIVE @ 2 1/2" O.C. MIN. AIR SPACE CONT. TERMINATION BAR & LAP SEAL (TYP.) 		SELF LEVELING CONCRETE TOPPING AS REQ'D CONCRETE SLAB -SEE STRUCT DWGS. T.O. 9 SLAB +84' -	9TH Fl - 6"
CONTINUOUS FLUID APPLIED VAPOR PERMEABLE AIR BARRIER MEMBRANE (90 MIL MIN. SPRAY-ON) APPLIED TO FACE WALL (TYP.)— 2" EXTERIOR RIGID INSULATION (R-10) BOARD OVER TROWEL APPLIED VERTICAL RIBBONS OF ADHESIVE @ 2 1/2" O.C. MIN.— AIR SPACE— CONT. TERMINATION BAR & LAP SEAL (TYP.)— SEAL AROUND ALL PENETRATIONS THRU VAPOR BARRIER WITH BUBBERIZED ASPHALT MASTIC (TYP.)—		SELF LEVELING CONCRETE TOPPING AS REQ'D CONCRETE SLAB -SEE STRUCT DWGS. T.O. S SLAB +84' -	9TH Fl - 6"
CONTINUOUS FLUID APPLIED VAPOR PERMEABLE AIR BARRIER MEMBRANE (90 MIL MIN. SPRAY-ON) APPLIED TO FACE WALL (TYP.) 2" EXTERIOR RIGID INSULATION (R-10) BOARD OVER TROWEL APPLIED VERTICAL RIBBONS OF ADHESIVE @ 2 1/2" O.C. MIN. AIR SPACE CONT. TERMINATION BAR & LAP SEAL (TYP.) SEAL AROUND ALL PENETRATIONS THRU VAPOR BARRIER WITH RUBBERIZED ASPHALT MASTIC (TYP.)		SELF LEVELING CONCRETE TOPPING AS REQ'D CONCRETE SLAB -SEE STRUCT DWGS. T.O. 9 SLAB +84' -	9TH FI - 6"
CONTINUOUS FLUID APPLIED VAPOR PERMEABLE AIR BARRIER MEMBRANE (90 MIL MIN. SPRAY-ON) APPLIED TO FACE WALL (TYP.) 2" EXTERIOR RIGID INSULATION (R-10) BOARD OVER TROWEL APPLIED VERTICAL RIBBONS OF ADHESIVE @ 2 1/2" O.C. MIN. AIR SPACE CONT. TERMINATION BAR & LAP SEAL (TYP.) SEAL AROUND ALL PENETRATIONS THRU VAPOR BARRIER WITH RUBBERIZED ASPHALT MASTIC (TYP.) CONT. FREE DRAINING POLYETHYLENE MESH @ WEEP HOLES (TYP.)		SELF LEVELING CONCRETE TOPPING AS REQ'D CONCRETE SLAB -SEE STRUCT DWGS. T.O. S SLAB +84' -	9TH FI - 6"
CONTINUOUS FLUID APPLIED VAPOR PERMEABLE AIR BARRIER MEMBRANE (90 MIL MIN. SPRAY-ON) APPLIED TO FACE WALL (TYP.) 2" EXTERIOR RIGID INSULATION (R-10) BOARD OVER TROWEL APPLIED VERTICAL RIBBONS OF ADHESIVE @ 2 1/2" O.C. MIN. AIR SPACE CONT. TERMINATION BAR & LAP SEAL (TYP.) SEAL AROUND ALL PENETRATIONS THRU VAPOR BARRIER WITH RUBBERIZED ASPHALT MASTIC (TYP.) CONT. FREE DRAINING POLYETHYLENE MESH @ WEEP HOLES (TYP.)		SELF LEVELING CONCRETE TOPPING AS REQ'D CONCRETE SLAB -SEE STRUCT DWGS. T.O. S SLAB +84' -	9TH FI - 6"
CONTINUOUS FLUID APPLIED VAPOR PERMEABLE AIR BARRIER MEMBRANE (90 MIL MIN. SPRAY-ON) APPLIED TO FACE WALL (TYP.) 2" EXTERIOR RIGID INSULATION (R-10) BOARD OVER TROWEL APPLIED VERTICAL RIBBONS OF ADHESIVE @ 2 1/2" O.C. MIN. AIR SPACE CONT. TERMINATION BAR & LAP SEAL (TYP.) SEAL AROUND ALL PENETRATIONS THRU VAPOR BARRIER WITH RUBBERIZED ASPHALT MASTIC (TYP.) CONT. FREE DRAINING POLYETHYLENE MESH @ WEEP HOLES (TYP.) WEEP HOLES @ 24" O.C. (TYP.)		SELF LEVELING CONCRETE TOPPING AS REQ'D CONCRETE SLAB -SEE STRUCT DWGS. T.O. S SLAB +84' -	9TH FI - 6"
CONTINUOUS FLUID APPLIED VAPOR PERMEABLE AIR BARRIER MEMBRANE (90 MIL MIN. SPRAY-ON) APPLIED TO FACE WALL (TYP.) 2" EXTERIOR RIGID INSULATION (R-10) BOARD OVER TROWEL APPLIED VERTICAL RIBBONS OF ADHESIVE @ 2 1/2" O.C. MIN. AIR SPACE CONT. TERMINATION BAR & LAP SEAL (TYP.) SEAL AROUND ALL PENETRATIONS THRU VAPOR BARRIER WITH RUBBERIZED ASPHALT MASTIC (TYP.) CONT. FREE DRAINING POLYETHYLENE MESH @ WEEP HOLES (TYP.) WEEP HOLES @ 24" O.C. (TYP.) LIP STRETCHER BRICK (TYP. @ RELIEVING ANGLE)		SELF LEVELING CONCRETE TOPPING AS REQ'D CONCRETE SLAB -SEE STRUCT DWGS. T.O. S SLAB +84' -	9TH Fl - 6"
CONTINUOUS FLUID APPLIED VAPOR PERMEABLE AIR BARRIER MEMBRANE (90 MIL MIN. SPRAY-ON) APPLIED TO FACE WALL (TYP.) 2" EXTERIOR RIGID INSULATION (R-10) BOARD OVER TROWEL APPLIED VERTICAL RIBBONS OF ADHESIVE @ 2 1/2" O.C. MIN. AIR SPACE CONT. TERMINATION BAR & LAP SEAL (TYP.) SEAL AROUND ALL PENETRATIONS THRU VAPOR BARRIER WITH RUBBERIZED ASPHALT MASTIC (TYP.) CONT. FREE DRAINING POLYETHYLENE MESH @ WEEP HOLES (TYP.) WEEP HOLES @ 24" O.C. (TYP.) LIP STRETCHER BRICK (TYP. @ RELIEVING ANGLE)		SELF LEVELING CONCRETE TOPPING AS REQ'D CONCRETE SLAB -SEE STRUCT DWGS. T.O. S SLAB +84' -	9TH FL - 6"

3 TYPICAL BRICK DETAIL 1 1/2" = 1'-0"

DETAIL Text - Base @ Brick (1*) 2" EXTERIOR RIGID INSULATION (R-10) -SEAL AROUND ALL PENETRATIONS BOARD OVER TROWEL APPLIED THRU VAPOR BARRIER WITH źź VERTICAL RIBBONS OF ADHESIVE @ 2 RUBBERIZED ASPHALT MASTIC (TYP.) 1/2" O.C. MIN.— -CONTINUOUS FLUID APPLIED VAPOR AIR SPACE-----PERMEABLE AIR BARRIER MEMBRANE (90 MIL MIN. SPRAY-ON) APPLIED TO \neq MODULAR SIZE FACE BRICK - SEE FACE WALL (TYP.) EXTERIOR ELEVATIONS (TYP.)---- $\overline{\mathbf{X}}$ -5/8" TYPE "X" GYPSUM BOARD OVER 6" GALV. METAL STUDS @ 16" O.C. \rightarrow W/ 3-1/2" BATT INSUL. (R-13) GALV. ADJUSTABLE METAL BRICK TIE UNFACED (TYP.) @ 16" O.C. (H. & V.) SECURED TO -CONT. METAL FLASHING METAL STUD (TYP.)--GROUT SOLID UNDER FLASHING FREE DRAINING POLYETHYLENE MESH @ WEEP HOLES (TYP.)--SELF LEVELING CONC. TOPPING AS REQ'D **-**-CONCRETE SLAB - SEE BASE PLANE STRUCT. DWGS 30.68 WEEP HOLES AT 24" O.C.-1/2" EXPANSION JOINT W/ PREMOLDED FILLER & CONT. SEALANT-T.O. 1ST FLOOR SLAB +0' - 0" CONCRETE SIDEWALK W/ 6x6 / 10x10 WWF OVER 4" COMPACTED GRAVEL SET ON COMPACTED FILL (TYP.)--4 4 4 . `∆ .´ 4. 4. 4.

1/2" = 1'-0"

EXPANSION JOINT PLAN DETAIL @ EIFS 1" = 1'-0"

> PROGRESS SET: NOT FOR CONSTRUCTION

PROPOSED DEVLOPMENT FOR				
108 SAINT EDWARDS STREET BROOKLYN, NY 10022				
<u>BLOCK:</u> 2034	<u>LOT:</u> 135			
ARCHITECT: AUFGANG ARCHITECTS LL 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004	.C INFO@AUFGANG.COM			
	CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000			
	STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662			
	MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662			
	CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1			

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

ADDRESS LINE #2 CITY STATE ZIP

PHONE

B00627782-I1

NYC DOB NUMBER:

TYPICAL ROOF BULKHEAD DOOR SILL DETAIL

- ROOF DRAIN W/ METAL STRAINER 2 PLY BUILT UP ROOFING SYSTEM (TYP.) TAPERED RIGID INSULATION 6" DRAINAGE BOARD SYSTEM OVER - WATERPROOFING MEMBRANE (TYP.) CONT. SELF ADHERING VAPOR BARRIER (TYP.)

SEE STRUCTURAL DWG'S

BD. OVER LIQUID APPLIED ROOFING SYSTEM (IRMA ROOF) ADJUSTABLE PEDESTAL SYSTEM (TYP.) PROTECTION BOARD OVER RIGID INSULATION 6" MIN. (R-30) (TYP.) TAPERED RIGID INSULATION 6" _ MIN. (R-30 AVG.)(TYP.) DRAINAGE BOARD SYSTEM OVER - WATERPROOFING MEMBRANE

CONT. SELF ADHERING VAPOR BARRIER (TYP.) - ROOF DRAIN W/ METAL STRAINER SEE STRUCTURAL DWG'S -ROOF LEADER

> PROGRESS SET: NOT FOR CONSTRUCTION

PROPOSED DEVLOPMENT FOR				
108 SAINT EDWARDS STREET BROOKLYN, NY 10022				
<u>BLOCK:</u> 2034	<u>LOT:</u> 135			
ARCHITECT: AUFGANG ARCHITECTS LL 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901	C			
845-368-0004	INFO@AUFGANG.COM			
$\bigcup_{i=1}^{n}$	CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000			
	STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662			
	MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662			
	CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE			

LANDSCAPE ARCHITECT LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

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B00627782-I1

NYC DOB NUMBER:


TYP. WINDOW ELEVATION AT BRICK





3 TYPICAL SECTION THRU WINDOW AT BRICK 1 1/2" = 1'-0"

4 TYPICAL SECTION THRU WINDOW AT EIFS 1 1/2" = 1'-0"



GALV. METAL STUDS @ 16" O.C CONT. SEALANT & -3-1/2" BATT INSULATION (R-15) BACKER ROD — (UNFACED) PLASTIC SHIM AS REQUIRED-1" INSULATED GLASS-----6" WIDE SELF ADHERED MEMBRANE-ALUMINUM WINDOW UNIT -SEE WINDOW SCHEDULE -5/8" EXP. EXTERIOR GYPSUM INSECT SCREEN-BOARD SHEATHING ADJUSTABLE "S" SHAPE ANCHOR STRAP PROVIDED BY WINDOW CONT. FLUID APPLIED VAPOR PERMEABLE MANUF. SECURE W/ #10 TAP- CON AIR BARRIER (2 COATS SPRAY-ON) SCREWS @ 18 O.C (4 SIDES OF APPLIED TO FACE OF SHEATHING WINDOW)-----CONT. SÉALANT & BACKER ROD--SYTHETIC STUCCO FINISH SYSTEM OVER CONT. EXTRUDED ALUM. SILL 2" EXTERIOR RIGID INSULATION (R-10) (BELOW)-----WITH TROWEL APPLIED VERTICAL RIBBONS OF ADHESIVE @ 2-1/2" O.C. MIN. ² TYP. WINDOW JAMB DETAIL AT EIFS

~5/8" TYPE "X" GYP. BD. OVER 6"

PROGRESS SET: NOT FOR CONSTRUCTION

DNDRO		STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662 MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662 CIVIL ENGINEER: CIVIL ENGINEER: CIVIL ENGINEER: ADDRESS LINE #1 ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE
11.24.2021 10.01.2021 09.03.2021 DATE SHEET TITLE	PROGRES ISSUED TO PROGRES SUBMIS	S SET D DOB S SET SIONS / REVISIONS
TYP.	WIND	OW DETAILS

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B00627782-I1

NYC DOB NUMBER:

BROOKLYN, NY 10022

PROPOSED DEVLOPMENT

FOR

108 SAINT EDWARDS

STREET

<u>LOT:</u> 135

INFO@AUFGANG.COM

108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR

NEW YORK, NY 10022

(646) 439-4000

CLIENT:





1/4" = 1'-0"





0 BR TYPE - A1.1 RCP 1/4" = 1'-0"





0 BR TYPE - A3 RCP 1/4" = 1'-0"









A2 A2





PROPOSED DEVLOPMENT FOR		
108 SAINT STR BROOKLYN	EDWARDS EET N, NY 10022	
<u>BLOCK:</u> 2034	<u>LOT:</u> 135	
ARCHITECT: AUFGANG ARCHITECTS LL 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004	.C INFO@AUFGANG.COM	
	CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000	
	STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662	
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	CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE	
	LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE	

11.24.2021 10.01.2021	PROGRES	SS SET O DOB	
09.03.2021	PROGRES	SS SET	SIONS
SHEET TITLE:	CODIVIN		
0 BEDI LA	room Yout	I APARTI S A1 - A	MENT 4
THIS DRAWING IS AN INSTE AND SHALL REMAIN THE PF ARCHITECTS LLC, WHETHE WHICH IT IS MADE IS EXECI DRAWING SHALL NOT BE U OTHERS ON OTHER PROJE THIS PROJECT OR FOR COI PROJECT BY OTHERS EXCE WRITING WITH AUFGANGA SUBMISSION OR DISTRIBUT REGULATORY REQUIREME PURPOSES IN CONNECTION NOT TO BE CONSTRUED AS DEROGATION OF THE RIG ARCHITECTS LLC. REPROD PUBLICATION BY ANY METI PART IS PROHIBITED. ITLE BELONGS TO AUFGANG AR WITHOUT PREJUDICE.	UMENT OF SERVICE ROPERTY OF AUFGANG R THE PROJECT FOR JTED OR NOT. THIS SED BY THE OWNER OR CTS, FOR ADDITIONS TO WHELTION OF THIS PT BY AGREEMENT IN RCHITECTS LLC. NON TO MEET OFFICIAL INS OR FOR OTHER WITH THE PROJECT IS PUBLICATION IN ITS OF AUFGANG UCTION OR HOD IN WHOLE OR IN TO THIS DRAWING CHITECTS LLC,	SEAL & SIGNATURE	
ISSUE DATE:		PROJECT NO:	
	06/02/20		21019
UKAWN BY:	EJ	CHECKED BY:	SV
SCALE:		SHEET NO:	

B00627782-I1 NYC DOB NUMBER:

A-500.00

DRAWING NO:





0 BR TYPE - A5 RCP 1/4" = 1'-0"





0 BR TYPE - A7 RCP 1/4" = 1'-0"









0 BR TYPE - A6 RCP 1/4" = 1'-0"

0-6	TYPICAL EXTERIOR WALL PARTITION - (1) LAYER 5/8" TYPE "X" GYP BD ONE SIDE AND (1) LAYER "EXTERIOR GRADE" GYP ON OTHER SIDE OF 6" METAL STUDS WITH 3 1/2" (R-15) BATT INSULLATION (UNFACED)
(1) 1 H	IR RATED
1-1	TENANT SEPARATION PARTION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON (1) SIDE AND (2) LAYERS OF 5/8" TYPE "X" GYMPSUM BOARD ON THE OTHER SIDE OF 3 5/8" GALV METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND STUDS & GYPSUM BOARD UP TO UNDERSIDE OF PLANK / SLAB & SEAL TIGHT TO UNDERSIDE OF PLANK AND/ OR ROOF DECK W/ CONT. FIRESTOP SEALANT (GA FILE #WP-1052)(STC 50-54)
1-2	1 HOUR RATED TENANT SEPARATION CHASE WALL - (2) ROWS OF (1) LAYER 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUDS TO UNDERSIDE OF PLANK/ SLAB. SEAL TIGHT TO PLANK WITH CONT. FIRESTOP SEALANT. SEAL ALL PENETRATIONS THROUGH CHASE WALL WITH FIRESAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. PROVIDE HORIZONTAL 2 1/2" METAL STUD BRACING @ 48" O.C. MAX (UL#V442) (PROVIDE INSUL. AS REQUIRED TO ACHIVE A MIN STC RATING OF 50)
(2) 2 F	HR RATED
2-5	2-HOUR RATED SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. W/ (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE. W/ 1" MINERAL FIBER INSULATION IN CAVITY - SEAL TOP OF WALL TO CONC. PLANK/SL
(2) 2HF	R RATED
2-1	2 HOUR RATED PARTITION - (2) LAYERS TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO PLANK/ SLAB/ DECKING W/ CONT. FIRESTOP SEALANT & FIRESAFING (GA FILE #WP-1522)(STC 55-59)
2-2	2 HOUR RATED CHASE WALL - (2) ROWS OF (2) LAYERS OF 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO SLAB/ PLANK/ DECKING WITH CONT. FIRESTOP SEALANT. SEAL ALL PENITRATIONS THRU CHASE WALL WITH FIRE SAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. (UL #V422)(PROVIDE INSULATION AS REQ TO ACHIEVE A MIN STC RATING OF 50)
2-3	2 HOUR RATED MASONRY EQUIVALENT WALL - (1) LAYER OF 1/2" FIBER-REINFORCED CEMENT BOARD OVER (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 1/2" METAL C-H STUDS @ 24" 0.C. SECURED WITH NO. 8 SELF-DRILLING BUGLE HEAD SCREWS, 12" O.C. SECURE TOP AND BOTTOM CHANNEL TO STRUCTURE (ASTM C 1629-0)
2-4	2 HOUR RATED CMU WALL - CMU WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE RENFORCING AT ALTERNATE BLOCK COURSES. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE PLANK OR PLANK ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF PLANK. (UL#u906)
(3) 3HF	R RATED
3-1	3 HR RATED WALL - (1) LAYER 1/2" TYPE "X" GYPSUM BOARD OVER 7/8" METALHAT CHANNELS @ 24" O.C. OVER 2 HR RATED CMU/ POURED IN PLACE CONCRERE. SEAL TOP OF WALL TIGHT TO UNDERSIDE OF PLANK/ SLAB ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE A GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF PLANK/SLAB. (UL #U914) (PROVIDE STC RATING OF 50-54 AT COMPACTOR CHUTE ENCLOSURE ADJACENT TO DWELLING UNITS.
L	EGEND:
4.	CONCRETE FOUNTAION WALL - SEE STRUCTURAL DWG'S.

NOTE: G.C. SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW INDICATING SIZE, GAUGE

TYPICAL PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2 1/2"

PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 5 5/8" METAL

0-3.1 SUPPLY & RETURN CHASE WALL - (1) LAYER 5/8" TYPS "X" WATER RESISTANT GYPSUM

CHASE WALL - (1) LAYER 5/8" TYPS "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE

FURRING @ INTERIOR CAST IN PLACE CONCRETE / CMU - (1) LAYER 5/8" TYPE "X" GYPSUM

FURRING @ INTERIOR CAST IN PLACE CONCRETE / CMU - (1) LAYER 5/8" TYPE "X" GYPSUM

AND SPACING OF ALL METAL STUDS AND REQUIRED METAL BOXED HEADERS.

BOARD ON ONE SIDE OF 1 1/2" METAL STUDS @ 16" O.C.

BOARD ON 1 1/2" GALV. METAL STUDS @ 16" O.C.

BOARD ON 1 1/2" GALV. METAL STUDS @ 16" O.C.

WALL TYPE LEGEND

METAL STUDS @ 16" O.C.

STUDS @ 16" O.C. (@ APARTMENT PANEL)

OF 2 1/2" METAL STUDS @ 16" O.C.

(0) NON RATED

0-1

0-2

0-3

0-4

0-5

- ⁴ , <u>,</u> , , , ,	SEE STRUCTURAL DWG'S.
	CONCRETE BLOCK WALL (CMU) - SEE PLANS FOR SIZE
	MASONARY VENEER W/ RIGID INSULATION
	EIFS FINISH
	GYPSUM BOARD PARTITION (GYP BD.) - SEE PLAN FOR SIZE
	DOOR & FRAME- SEE DOOR SCHEDULE -DWG A-600
×-×>	PARTITION - SEE WALL TYPE LEGEND
 	WINDOW - SEE WINDOW SCHEUDLEDWG - A-600
\bigotimes	EXIT LIGHT & SIGN
	SMOKE / CARBON MONOXIDE DETECTOR
	SUSPENDED GYPSUM BOARD CEILING
	ELECTRIC HOUSE PANEL - SEE ELEC. DWGS.
#XX	APARTMENT DESIGNATION #(FLOOR) XX (APARTMENT NUMBER)
I.U. A H.V.I.	APARTMENT TYPE
TYPE-A18 3BR	I.U. = INCLUSIONARY UNIT A = MOBILITY IMPARIED UNIT
150 SF	H.V.I = HEARING & VISUALLY IMPARED UNIT
"T" FLOOR TURNING	G SPACE 5-0" DIAMETER CLEAR FLOOR TURNING SPACE
ب ا	
l	
	BASE CABINET.
I	
' L	

<u>GENERAL NOTES:</u> 1. ALL PLAN DIMEMSIONS ARE TAKEN FINISH TO FINISH (U.O.N.) 2. FOR KITCEN AND TOILET ELEVATIONS SEE DWG'S A-5XX, A-5XX &

- A-5XX 3. G.C. SHALL COORDINATE SIZE & LOCATION OF ALL HVAC OPENINGS IN PLANK/ SLAB/ DECKING WITH MECHANICAL DWGS.
- 4. G.C. SHALL COORDINATE SIZE AND LOCATION OF ALL MASONARY OPENINGS AT ELEVATOR ENTRANCES WITH ELEVATOR VENDOR.
- 5. BOTTOM OF DROPPED ARCH SHALL BE 6'-6" MIN A.F.F. 6. FOR ELECTRICAL OUTLETS, REFER TO LATEST ELEC. CODE FOR ALL REQUIREMNTS INCLUDING HEIGHT, SPACING, ETC.





PROPOSED I F	DEVLOPMENT OR
108 SAINT STF BROOKLY	EDWARDS REET N, NY 10022
<u>BLOCK:</u> 2034	<u>LOT:</u> 135
ARCHITECT: AUFGANG ARCHITECTS L 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004	LC INFO@AUFGANG.COM
\mathcal{O}	CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000
	STRUCTURAL ENGINEER SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662
	MEP ENGINEER:

SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

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CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

11.24.2021 10.01.2021 09.03.2021 DATE SHEET TITLE:	PROGRE ISSUED 1 PROGRE SUBMI	SS SET TO DOB SS SET SSIONS / REV	ISIONS
0 BED L⁄	ROOM AYOUT	1 APART 'S A5 - A	MENT 48
THIS DRAWING IS AN INST AND SHALL REMAIN THE F ARCHITECTS LLC, WHETH WHICH IT IS MADE IS EXEC	RUMENT OF SERVICE PROPERTY OF AUFGANG IER THE PROJECT FOR ZUTED OR NOT. THIS	SEAL & SIGNATURE	





ELECTRIC PANEL -

SEE ELEC. DWG'S-

8'-6"

6'-2 1/4"

ALUM. SADDLE

4"

4'-10"



WALL TYPE LEGEND

NOTE: G.C. SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW INDICATING SIZE, GAU AND SPACING OF ALL METAL STUDS AND REQUIRED METAL BOXED HEADERS.	G

	TYPICAL PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON FACH SIDE OF 2 1/2"
	METAL STUDS @ 16" O.C.
0-2	PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 5 5/8" METAL STUDS @ 16" O.C. (@ APARTMENT PANEL)
0-3	CHASE WALL - (1) LAYER 5/8" TYPS "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C.
0-3.1	SUPPLY & RETURN CHASE WALL - (1) LAYER 5/8" TYPS "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 1 1/2" METAL STUDS @ 16" O.C.
0-4	FURRING @ INTERIOR CAST IN PLACE CONCRETE / CMU - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 1 1/2" GALV. METAL STUDS @ 16" O.C.
0-5	FURRING @ INTERIOR CAST IN PLACE CONCRETE / CMU - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 1 1/2" GALV. METAL STUDS @ 16" O.C.
0-6	TYPICAL EXTERIOR WALL PARTITION - (1) LAYER 5/8" TYPE "X" GYP BD ONE SIDE AND (1) LAYER "EXTERIOR GRADE" GYP ON OTHER SIDE OF 6" METAL STUDS WITH 3 1/2" (R-15) BATT INSULLATION (UNFACED)
(1) 1 HF	RATED
1-1	TENANT SEPARATION PARTION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON (1) SIDE AND (2) LAYERS OF 5/8" TYPE "X" GYMPSUM BOARD ON THE OTHER SIDE OF 3 5/8" GALV METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND STUDS & GYPSUM BOARD UP TO UNDERSIDE OF PLANK / SLAB & SEAL TIGHT TO UNDERSIDE OF PLANK AND/ OR ROOF DECK W/ CONT. FIRESTOP SEALANT (GA FILE #WP-1052)(STC 50-54)
1-2	1 HOUR RATED TENANT SEPARATION CHASE WALL - (2) ROWS OF (1) LAYER 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUDS TO UNDERSIDE OF PLANK/ SLAB. SEAL TIGHT TO PLANK WITH CONT. FIRESTOP SEALANT. SEAL ALL PENETRATIONS THROUGH CHASE WALL WITH FIRESAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. PROVIDE HORIZONTAL 2 1/2" METAL STUD BRACING @ 48" O.C. MAX (UL#V442) (PROVIDE INSUL. AS REQUIRED TO ACHIVE A MIN STC RATING OF 50)
(2) 2 H	R RATED
(2) 2 HI 2-5	R RATED 2-HOUR RATED SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. W/ (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE. W/ 1" MINERAL FIBER INSULATION IN CAVITY - SEAL TOP OF WALL TO CONC. PLANK/SL
(2) 2 HI 2-5 (2) 2HB	R RATED 2-HOUR RATED SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. W/ (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE. W/ 1" MINERAL FIBER INSULATION IN CAVITY - SEAL TOP OF WALL TO CONC. PLANK/SL
(<u>2)</u> 2 HI 2-5 (<u>2)</u> 2HR 2-1	R RATED 2-HOUR RATED SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. W/ (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE. W/ 1" MINERAL FIBER INSULATION IN CAVITY - SEAL TOP OF WALL TO CONC. PLANK/SL RATED 2 HOUR RATED PARTITION - (2) LAYERS TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO PLANK/ SLAB/ DECKING W/ CONT. EIBESTOP SEAL ANT & EIBESAEING (GA EIL E #WP-1522)(STC 55-59)
(2) 2 HI 2-5 (2) 2HR 2-1 2-2	R RATED 2-HOUR RATED SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. W/ (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE. W/ 1" MINERAL FIBER INSULATION IN CAVITY - SEAL TOP OF WALL TO CONC. PLANK/SL RATED 2 HOUR RATED PARTITION - (2) LAYERS TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO PLANK/ SLAB/ DECKING W/ CONT. FIRESTOP SEALANT & FIRESAFING (GA FILE #WP-1522)(STC 55-59) 2 HOUR RATED CHASE WALL - (2) ROWS OF (2) LAYERS OF 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF FLOOR/ ROOF. SEAL TIGHT TO SLAB/ PLANK/ DECKING WITH CONT. FIRESTOP SEALANT. SEAL ALL PENITRATIONS THRU CHASE WALL WITH FIRE SAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. (UL #V422)(PROVIDE INSULATION AS REQ TO ACHIEVE A MIN STC RATING OF 50)
(2) 2 HI 2-5 (2) 2HR 2-1 2-2 2-2	 R RATED 2-HOUR RATED SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. W/ (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE. W/ 1" MINERAL FIBER INSULATION IN CAVITY - SEAL TOP OF WALL TO CONC. PLANK/SL RATED 2 HOUR RATED PARTITION - (2) LAYERS TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO PLANK/ SLAB/ DECKING W/ CONT. FIRESTOP SEALANT & FIRESAFING (GA FILE #WP-1522)(STC 55-59) 2 HOUR RATED CHASE WALL - (2) ROWS OF (2) LAYERS OF 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO SLAB/ PLANK/ DECKING WITH CONT. FIRESTOP SEALANT. SEAL ALL PENITRATIONS THRU CHASE WALL WITH FIRE SAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. (UL #V422)(PROVIDE INSULATION AS REQ TO ACHIEVE A MIN STC RATING OF 50) 2 HOUR RATED MASONRY EQUIVALENT WALL - (1) LAYER OF 1/2" FIBER-REINFORCED CEMENT BOARD OVER (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 1/2" METAL C-H STUDS @ 24" 0.C. SECURED WITH NO. 8 SELF-DRILLING BUGLE HEAD SCREWS, 12" O.C. SECURE TOP AND BOTTOM CHANNEL TO STRUCTURE (ASTM C 1629-0)
(2) 2 HI 2-5 (2) 2HR 2-1 2-2 2-3 2-4	R RATED 2-HOUR RATED SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. W/ (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE. W/ 1" MINERAL FIBER INSULATION IN CAVITY - SEAL TOP OF WALL TO CONC. PLANK/SL IRATED 2 HOUR RATED PARTITION - (2) LAYERS TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO PLANK/ SLAB/ DECKING W/ CONT. FIRESTOP SEALANT & FIRESAFING (GA FILE #WP-1522)(STC 55-59) 2 HOUR RATED CHASE WALL - (2) ROWS OF (2) LAYERS OF 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO SLAB/ PLANK/ DECKING WITH CONT. FIRESTOP SEALANT. SEAL ALL PENITRATIONS THRU CHASE WALL WITH FIRE SAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. (UL #V422)(PROVIDE INSULATION AS REQ TO ACHIEVE A MIN STC RATING OF 50) 2 HOUR RATED MASONRY EQUIVALENT WALL - (1) LAYER OF 1/2" FIBER-REINFORCED CEMENT BOARD OVER (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 1/2 METAL C-H STUDS @ 24" 0.C. SECURED WITH NO. 8 SELF-DRILLING BUGLE HEAD SCREWS, 12" O.C. SECURE TOP AND BOTTOM CHANNEL TO STRUCTURE (ASTM C 1629-0) 2 HOUR RATED CMU WALL - CMU WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE RENFORCING AT ALTERNATE BLOCK COURSES. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE PLANK OR PLANK ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF PLANK. (UL#u906)
(2) 2 HI 2-5 (2) 2HR 2-1 2-2 2-2 2-3 2-4 (3) 3HR	R RATED 2-HOUR RATED SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. W/ (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE. W/ 1" MINERAL FIBER INSULATION IN CAVITY - SEAL TOP OF WALL TO CONC. PLANK/SL RATED 2 HOUR RATED PARTITION - (2) LAYERS TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO PLANK/ SLAB/ DECKING W/ CONT. FIRESTOP SEALANT & FIRESAFING (GA FILE #WP-1522)(STC 55-59) 2 HOUR RATED CHASE WALL - (2) ROWS OF (2) LAYERS OF 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO SLAB/ PLANK/ DECKING WITH CONT. FIRESTOP SEALANT. SEAL ALL PENITRATIONS THRU CHASE WALL WITH FIRE SAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. (UL #V422)(PROVIDE INSULATION AS REQ TO ACHIEVE A MIN STC RATING OF 50) 2 HOUR RATED MASONRY EQUIVALENT WALL - (1) LAYER OF 1/2" FIBER-REINFORCED CEMENT BOARD OVER (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 1/2 METAL C-H STUDS @ 24" 0.C. SECURED WITH NO. 8 SELF-DRILLING BUGLE HEAD SCREWS, 12" O.C. SECURE TOP AND BOTTOM CHANNEL TO STRUCTURE (ASTM C 1629-0) 2 HOUR RATED CMU WALL - CMU WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE RENFORCING AT ALTERNATE BLOCK COURSES. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE PLANK OR PLANK ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF PLANK. (UL#u906)
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LEGEND:

a' , , , , , , , , , , , , , , , , , , ,	CONCRETE FOUNTAION WALL - SEE STRUCTURAL DWG'S.
	CONCRETE BLOCK WALL (CMU) - SEE PLANS FOR SIZE
	MASONARY VENEER W/ RIGID
	EIFS FINISH
	GYPSUM BOARD PARTITION (GYP BD.) - SEE PLAN FOR SIZE
	DOOR & FRAME- SEE DOOR SCHEDULE -DWG A-600
×-×>	PARTITION - SEE WALL TYPE LEGEND
<wx></wx>	WINDOW - SEE WINDOW SCHEUDLEDWG - A-600
\bigotimes	EXIT LIGHT & SIGN
(NS)	SMOKE / CARBON MONOXIDE DETECTOR
	SUSPENDED GYPSUM BOARD CEILING
	ELECTRIC HOUSE PANEL - SEE ELEC. DWGS.
#XX	APARTMENT DESIGNATION #(FLOOR) XX (APARTMENT NUMBER)
#XX	APARTMENT DESIGNATION #(FLOOR) XX (APARTMENT NUMBER) APARTMENT TYPE
#XX I.U. A H.V.I. TYPE-A18	APARTMENT DESIGNATION #(FLOOR) XX (APARTMENT NUMBER) APARTMENT TYPE I.U. = INCLUSIONARY UNIT
#XX I.U. A H.V.I. TYPE-A18 3BR 150 SE	APARTMENT DESIGNATION #(FLOOR) XX (APARTMENT NUMBER) APARTMENT TYPE I.U. = INCLUSIONARY UNIT A = MOBILITY IMPARIED UNIT H.V.I = HEARING & VISUALLY IMPARED UNIT
#XX I.U. A H.V.I. TYPE-A18 3BR 150 SF	APARTMENT DESIGNATION #(FLOOR) XX (APARTMENT NUMBER) APARTMENT TYPE I.U. = INCLUSIONARY UNIT A = MOBILITY IMPARIED UNIT H.V.I = HEARING & VISUALLY IMPARED UNIT
#XX 1.U. A H.V.I. TYPE-A18 3BR 150 SF "T" FLOOR TURNING	APARTMENT DESIGNATION #(FLOOR) XX (APARTMENT NUMBER) APARTMENT TYPE I.U. = INCLUSIONARY UNIT A = MOBILITY IMPARIED UNIT H.V.I = HEARING & VISUALLY IMPARED UNIT SPACE 5-0" DIAMETER CLEAR
#XX 1.U. A H.V.I. TYPE-A18 3BR 150 SF "T" FLOOR TURNING	APARTMENT DESIGNATION #(FLOOR) XX (APARTMENT NUMBER) APARTMENT TYPE I.U. = INCLUSIONARY UNIT A = MOBILITY IMPARIED UNIT H.V.I = HEARING & VISUALLY IMPARED UNIT SPACE 5-0" DIAMETER CLEAR FLOOR TURNING SPACE
#XX 1.U. A H.V.I. TYPE-A18 3BR 150 SF "T" FLOOR TURNING Г — — — 	APARTMENT DESIGNATION #(FLOOR) XX (APARTMENT NUMBER) APARTMENT TYPE I.U. = INCLUSIONARY UNIT A = MOBILITY IMPARIED UNIT H.V.I = HEARING & VISUALLY IMPARED UNIT SPACE 5-0" DIAMETER CLEAR FLOOR TURNING SPACE
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#XX I.U. A H.V.I. TYPE-A18 3BR 150 SF "T" FLOOR TURNING F I I I L 30" X 48" CLEAR FLO	APARTMENT DESIGNATION #(FLOOR) XX (APARTMENT NUMBER) APARTMENT TYPE I.U. = INCLUSIONARY UNIT A = MOBILITY IMPARIED UNIT H.V.I = HEARING & VISUALLY IMPARED UNIT SPACE 5-0" DIAMETER CLEAR FLOOR TURNING SPACE
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- 5. BOTTOM OF DROPPED ARCH SHALL BE 6'-6" MIN A.F.F. 6. FOR ELECTRICAL OUTLETS, REFER TO LATEST ELEC. CODE FOR

ALL REQUIREMNTS INCLUDING HEIGHT, SPACING, ETC.







PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS** STREET BROOKLYN, NY 10022 <u>LOT:</u> 135 <u>BLOCK:</u> 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004 INFO@AUFGANG.COM



CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

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LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

11 24 2021	DROGRESS SET
10.01.2021	
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2 BR TYPE - C1 RCP 1/4" = 1'-0"



2 BR TYPE - C2 RCP 1/4" = 1'-0"



WALL TYPE LEGEND

IOTE: G. ND SPA	C. SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW INDICATING SIZE, GAUGE CING OF ALL METAL STUDS AND REQUIRED METAL BOXED HEADERS.
)) NON R	ATED
-1	TYPICAL PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2 1/2" METAL STUDS @ 16" O.C.

- PARTITION (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 5 5/8" METAL STUDS @ 16" O.C. (@ APARTMENT PANEL) CHASE WALL - (1) LAYER 5/8" TYPS "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE 0-3 OF 2 1/2" METAL STUDS @ 16" O.C.
- 0-3.1 SUPPLY & RETURN CHASE WALL (1) LAYER 5/8" TYPS "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 1 1/2" METAL STUDS @ 16" O.C. FURRING @ INTERIOR CAST IN PLACE CONCRETE / CMU - (1) LAYER 5/8" TYPE "X" GYPSUM 0-4 BOARD ON 1 1/2" GALV. METAL STUDS @ 16" O.C.
- FURRING @ INTERIOR CAST IN PLACE CONCRETE / CMU (1) LAYER 5/8" TYPE "X" GYPSUM 0-5 BOARD ON 1 1/2" GALV. METAL STUDS @ 16" O.C. TYPICAL EXTERIOR WALL PARTITION - (1) LAYER 5/8" TYPE "X" GYP BD ONE SIDE AND (1)
- LAYER "EXTERIOR GRADE" GYP ON OTHER SIDE OF 6" METAL STUDS WITH 3 1/2" (R-15) BATT INSULLATION (UNFACED)

(1) 1 HR RATED

- TENANT SEPARATION PARTION (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON (1) SIDE AND (2) LAYERS OF 5/8" TYPE "X" GYMPSUM BOARD ON THE OTHER SIDE OF 3 5/8" GALV METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND STUDS & GYPSUM BOARD UP TO UNDERSIDE OF PLANK / SLAB & SEAL TIGHT TO UNDERSIDE OF PLANK AND/ OR ROOF DECK W/ CONT. FIRESTOP SEALANT (GA FILE #WP-1052)(STC 50-54) 1 HOUR RATED TENANT SEPARATION CHASE WALL - (2) ROWS OF (1) LAYER 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUDS TO UNDERSIDE OF PLANK/ SLAB. SEAL TIGHT TO PLANK WITH CONT. FIRESTOP SEALANT. SEAL ALL PENETRATIONS THROUGH CHASE WALL WITH FIRESAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. PROVIDE HORIZONTAL 2 1/2" METAL STUD BRACING @ 48" O.C. MAX (UL#V442) (PROVIDE INSUL. AS REQUIRED TO ACHIVE A MIN STC RATING OF 50) (2) 2 HR RATED 2-HOUR RATED SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. W/ (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE. W/ 1" MINERAL FIBER INSULATION IN CAVITY - SEAL TOP OF WALL TO CONC. PLANK/SL (2) 2HR RATED 2 HOUR RATED PARTITION - (2) LAYERS TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO PLANK/ SLAB/ DECKING W/ CONT. FIRESTOP SEALANT & FIRESAFING (GA FILE #WP-1522)(STC 55-59) 2 HOUR RATED CHASE WALL - (2) ROWS OF (2) LAYERS OF 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD AND STUDS UP TO UNDERSIDE OF FLOOR/ ROOF. SEAL TIGHT TO SLAB/ PLANK/ DECKING
- WITH CONT. FIRESTOP SEALANT. SEAL ALL PENITRATIONS THRU CHASE WALL WITH FIRE SAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. (UL #V422)(PROVIDE INSULATION AS REQ TO ACHIEVE A MIN STC RATING OF 50) 2 HOUR RATED MASONRY EQUIVALENT WALL - (1) LAYER OF 1/2" FIBER-REINFORCED CEMENT BOARD OVER (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 1/2" METAL C-H STUDS @ 24" 0.C. SECURED WITH NO. 8 SELF-DRILLING BUGLE HEAD SCREWS, 12" O.C. SECURE TOP AND BOTTOM CHANNEL TO STRUCTURE (ASTM C 1629-0) 2 HOUR RATED CMU WALL - CMU WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE RENFORCING AT ALTERNATE BLOCK COURSES. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE PLANK OR PLANK ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF PLANK. (UL#u906)

(3) 3HR RATED 3 HR RATED WALL - (1) LAYER 1/2" TYPE "X" GYPSUM BOARD OVER 7/8" METALHAT CHANNELS @ 24" O.C. OVER 2 HR RATED CMU/ POURED IN PLACE CONCRERE. SEAL TOP OF WALL TIGHT TO UNDERSIDE OF PLANK/ SLAB ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE A GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF PLANK/SLAB. (UL #U914) (PROVIDE STC RATING OF 50-54 AT COMPACTOR CHUTE ENCLOSURE ADJACENT TO DWELLING UNITS.

LEGEND:

CONCRETE FOUNTAION WALL -SEE STRUCTURAL DWG'S. CONCRETE BLOCK WALL (CMU) -SEE PLANS FOR SIZE MASONARY VENEER W/ RIGID INSULATION EIFS FINISH _____ GYPSUM BOARD PARTITION (GYP BD.) -SEE PLAN FOR SIZE DOOR & FRAME-SEE DOOR SCHEDULE -DWG A-600 <u>(x-x)</u> PARTITION - SEE WALL TYPE LEGEND WINDOW - SEE WINDOW <wx> SCHEUDLEDWG - A-600 EXIT LIGHT & SIGN SMOKE / CARBON (NOS) MONOXIDE DETECTOR SUSPENDED GYPSUM BOARD CEILING ELECTRIC HOUSE PANEL SEE ELEC. DWGS. APARTMENT DESIGNATION #XX #(FLOOR) XX (APARTMENT NUMBER) I.U. A H.V.I. APARTMENT TYPE TYPE-A18 I.U. = INCLUSIONARY UNIT A = MOBILITY IMPARIED UNIT H.V.I = HEARING & VISUALLY IMPARED UNIT 150 SF "T" FLOOR TURNING SPACE



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GENERAL NOTES: 1. ALL PLAN DIMEMSIONS ARE TAKEN FINISH TO FINISH (U.O.N.) 2. FOR KITCEN AND TOILET ELEVATIONS SEE DWG'S A-5XX, A-5XX &

- A-5XX 3. G.C. SHALL COORDINATE SIZE & LOCATION OF ALL HVAC OPENINGS IN PLANK/ SLAB/ DECKING WITH MECHANICAL DWGS.
- 4. G.C. SHALL COORDINATE SIZE AND LOCATION OF ALL MASONARY OPENINGS AT ELEVATOR ENTRANCES WITH
- ELEVATOR VENDOR. 5. BOTTOM OF DROPPED ARCH SHALL BE 6'-6" MIN A.F.F.
- 6. FOR ELECTRICAL OUTLETS, REFER TO LATEST ELEC. CODE FOR ALL REQUIREMNTS INCLUDING HEIGHT, SPACING, ETC.





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10TH FLOOR NEW YORK, NY 10018 _ (212) 213-0662 **CIVIL ENGINEER:** CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP \sim PHONE LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP

PHONE

INFO@AUFGANG.COM

STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET,

NEW YORK, NY 10018 (212) 213-0662 MEP ENGINEER: SKYLINE ENGINEERING

42 WEST 39TH STREET,

10TH FLOOR

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

<u>BLOCK:</u> 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004

<u>LOT:</u> 135

PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS**

STREET

BROOKLYN, NY 10022







ELEVATION #3 1/2" = 1'-0"







ELEVATION #4 1/2" = 1'-0"



1/2" = 1'-0"

E OFFICE KITCHEN PLAN

ELEVATION #8 1/2" = 1'-0"

> PROGRESS SET: NOT FOR CONSTRUCTION

11.24.2021 PROGI 10.01.2021 ISSUE 09.03.2021 PROGI DATE SUB SHEET TITLE:	RES D T RES BMIS	SS SET O DOB SS SET SSIONS / I	REVIS	SIONS
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42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018

(646) 439-4000 STRUCTURAL ENGINEER: SKYLINE ENGINEERING

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022

INFO@AUFGANG.COM

STREET BROOKLYN, NY 10022 <u>LOT:</u> 135 ARCHITECT: AUFGANG ARCHITECTS LLC

PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS**

<u>BLOCK:</u> 2034

SUITE 301

845-368-0004

74 LAFAYETTE AVENUE

SUFFERN, NY 10901







C OFFICE TOILET PLAN A-100 1/2" = 1'-0"

1/2" = 1'-0"

ELEVATION #5 1/2" = 1'-0"

ELEVATION #6 1/2" = 1'-0"

1/2" = 1'-0"

-SURFACE MOUNTED S.S. PAPER TOWEL DISPENSER & DISPOSAL UNIT (TYP.)

-PROVIDE 16 GA. GALV. METAL BACKING STRIP TO RECEIVE







ELEVATION #8

1/2" = 1'-0"







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ISSUE DATE: 08/27/21 DRAWN BY: 1/2" - 1'.0'	PROJECT NO: CHECKED BY: SHEET NO:	21019 SV
ISSUE DATE: 08/27/21 DRAWN BY: EJ SCALE: 1/2" = 1'-0' DRAWING NO:	PROJECT NO: CHECKED BY: SHEET NO:	21019 SV OF
ISSUE DATE: 08/27/21 DRAWN BY: EJ SCALE: 1/2" = 1'-0' DRAWING NO:	PROJECT NO: CHECKED BY: SHEET NO:	21019 SV OF .00
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42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

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CITY STATE ZIP

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INFO@AUFGANG.COM CLIENT: 38 EAST 29TH STREET, 9TH FLOOR

NEW YORK, NY 10022

(646) 439-4000

108 ST. EDWARDS ST. OWNER LLC

<u>LOT:</u> 135

PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS**

STREET

BROOKLYN, NY 10022

<u>BLOCK:</u> 2034

SUITE 301

845-368-0004

ARCHITECT: AUFGANG ARCHITECTS LLC

74 LAFAYETTE AVENUE

SUFFERN, NY 10901



	2HR - SHAFT WALL -
2-3a	MECHANICAL
A-530	1 1/2" = 1'-0"

2-4 2HR CMU WALL PARTITION A-530/ 1 1/2" = 1'-0"

3-1 3HR CMU WALL PARTITION A-530/ 1 1/2" = 1'-0"

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ISSUE DATE: PROJECT NO: 04/27/21 21019 DRAWN BY: CHECKED BY: EJ SV SCALE: SHEET NO: 1 1/2" = 1'-0" OF DRAWING NO: A-530.000 NYC DOB NUMBER: B00627782-I1	THIS DRAWING IS AN INS AND SHALL REMAIN THE ARCHITECTS LLC, WHETI WHICH IT IS MADE IS EXE DRAWING SHALL NOT BE OTHERS ON OTHER PRO. THIS PROJECT OR FOR C PROJECT BY OTHERS EXE WRITING WITH AUFGANG SUBMISSION OR DISTRIB REGULATORY REQUIREM PURPOSES IN CONNECTI NOT TO BE CONSTRUED DEROGATION OF THE R ARCHITECTS LLC. REPRC PUBLICATION BY ANY ME PART IS PROHIBITED. TIT BELONGS TO AUFGANG J WITHOUT PREJUDICE.	TRUMENT OF SERVICE PROPERTY OF AUFGANG HER THE PROJECT FOR CUTED OR NOT. THIS USED BY THE OWNER OR JECTS, FOR ADDITIONS TO OMPLETION OF THIS CEPT BY AGREEMENT IN A RCHITECTS LLC. UTION TO MEET OFFICIAL HENTS OR FOR OTHER ON WITH THE PROJECT IS AS PUBLICATION IN GHTS OF AUFGANG DULCTION OR ETHOD IN WHOLE OR IN LE TO THIS DRAWING ARCHITECTS LLC,	SEAL & SIGNATURE	THE CI + H				
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NYC DOB NUMBER: B00627782-I1	DRAWING N	A	-530.	00				
	NYC DOB N	UMBER:	B00627782-I1					

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LIST OF ABBREVIATIONS:					DOOR	SCHEDULE									
ALUM ALUMINUM ANO ANODIZED EL - ELLISH PANEL					C	OOR						FRAME			
GL.GLASSH.C.HOLLOW COREH.M.HOLLOW METALK.D.KNOCK DOWN FRAMEMAR.MARBLE SADDLEPTD.PAINTEDS.C.SOLID CORESTL.STEELTEMP.TEMPEREDW.G.WIRE GLASSWD.WOODMTL.METAL FRAME	DOOR DESIGNATION	DOOR ELEVATION	MDTH	HEIGHT	THICKNESS	ЧРЕ	MATERIAL	HSINI	-IRE RATING	STC RATING	MATERIAL	HSINI	-IRE RATING	SADDLE MATERIAL	HARDWARE SET
ROOM DESIGNATION				-			-		–						-
	23		3'-0"	6'-8"	1 3/4"				-						
	202		6'-0"	7'-0"	1 3/4"				1 1/2 HR						
APARTMENT															
APARTMENT ENTRY	1	A	3'-0"	7'-0"	1 3/4"	FL.	ALUM.	PTD.	90 MIN.	35	ALUM.	PTD.	90 MIN.	ALUM.	
APARTMENT BATHROOM	2	В	3'-0"	7'-0"	1 3/8"	FL./H.C.	WD.	PTD.	-	-	WD.	PTD.	-	ST.	
APARTMENT BEDROOM	3	С	3'-0"	7'-0"	1 3/8"	FL./H.C.	WD.	PTD.	-	-	WD.	PTD.	-	-	
APARTMENT CLOSET	4b	D	2'-0"	7'-0"	1 3/8"	FL./H.C.	WD.	PTD.	-	-	WD.	PTD.	-	-	
APARTMENT CLOSET	4c	E	1'-8"	7'-0"	1 3/8"	FL./H.C.	WD.	PTD.	-	-	WD.	PTD.	-	-	
APARTMENT CLOSET	5b	F	3'-0"	7'-0"	1 3/8"	FL./H.C.	WD.	PTD.	-	-	WD.	PTD.	-	-	
APARTMENT CLOSET	5c	G	2'-0"	7'-0"	1 3/4"	FL./H.C.	WD.	PTD.	-	-	WD.	PTD.	-	-	
PUBLIC SPACE				-			-			-	-	-			
EXTERIOR TERRACE	12	Н	6'-0"	7'-0"	1 3/4"	FL./ GLASS	STL.	PTD.	90 MIN.	35	STL.	PTD.	90 MIN.	STL.	
REFUSE ROOM	15	J	3'-0"	7'-0"	1 3/4"	STL.	STL.	PTD.	90 MIN.	35	STL.	PTD.	90 MIN.	ALUM.	
STAIR	20	K	3'-0"	7'-0"	1 3/4"	FL.	STL.	PTD.	90 MIN.	35	STL.	PTD.	90 MIN.	ALUM.	
BUILDING ENTRY & VESTIBULE	22	L			1 3/4"	FL./ GLASS	STL.	PTD.	90 MIN.	35	STL.	PTD.	90 MIN.	ALUM.	
BICYCLE STORAGE	100	М	3'-0"	7'-0"	1 3/4"	STL.	STL.	PTD.	90 MIN.	35	STL.	PTD.	90 MIN.	ALUM.	
BUILDING ENTRY	101	N	3'-0"	7'-0"	1 3/4"	FL./ GLASS	STL.	PTD.	90 MIN.	35	STL.	PTD.	90 MIN.	STL.	
COMPACTOR BOOM	102	P	3'-0"	7'-0"	1 3/4"	STL.	STL.	PTD	90 MIN	35	STI.	PTD	90 MIN	STI.	
DOOR WITH SIGNAGE	103	0	3'-0"	7'-0"	1 3/4"	FL.	STL.	PTD	90 MIN	35	STL.	PTD	90 MIN.	ALUM.	
MECHANICAL	104	R	3'-0"	7'-0"	1 3/4"	FI.	STI.	PTD	90 MIN	35	STI.	PTD.	90 MIN	STI .	
	105	S	3'-0"	7'-0"	1.3/4"	FI	STI	PTD	90 MIN	35	STI	PTD	90 MIN	STI	











REMARKS



DOOR ELEVATIONS

WINDOW SCHEDULE											
	WINDOW/ FRAME R.O.							_			
WINDOW TYPE	WINDOW DESIGNATION	WINDOW ELEVATION	UNIT WIDTH	UNIT HEIGHT	FRAME MATERIAL	FINISH	FIRE RATING (HOUR)	WIDTH	HEIGHT	INSECT SCREEN	REMARKS
SINGLE CASEMENT	W1	A	4'-4"	6'-8"	ALUM	TBD	90 MIN.	4'-6"	6'-10"	YES	
CASEMENT / FIXED	W2	В	6'-8"	6'-8"	ALUM	TBD	90 MIN.	6'-10"	6'-10"	YES	
DOUBLE CASEMENT	W3	С	6'-8"	6'-8"	ALUM	TBD	90 MIN.	6'-10"	6'-10"	YES	
SLIDER	W4	D	3'-0"	4'-0"	ALUM	TBD	90 MIN.	3'-2"	4'-2"	NO	

WINDOW NOTES:

1. ALL WINDOW UNITS SHALL HAVE INSULATED GLASS (U.O.N.).

2. ALL WINDOW UNITS SHALL HAVE AN EXTRUDED ALUMINUM FRAME (U.O.N.). 3. CONTRACTOR SHALL PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOW UNITS.

4. CONTRACTOR SHALL PROVIDE 1" ALUMINUM MINI BLINDS AT ALL RESIDENTIAL WINDOW UNITS. 5. CONTRACTOR SHALL PROVIDE SUPPORT MULLION TRIM BETWEEN WINDOW UNITS AS PER MANUFACTURER

SPECIFICATION. 6. WINDOWS REQUIRING PUSHING, PULLING, OR LIFTING TO OPEN (FOR EXAMPLE, DOUBLE HUNG, SLIDING, OR CASEMENT

AND AWNING UNITS WITHOUT CRANKS) SHOULD REQUIRE NO MORE THAN 5 lbf (22.2n) MAX. TO OPEN OR CLOSE.

7. ALL WINDOW UNITS SHALL HAVE A U-FACTOR OF .46 AND SHGC RATING OF .36. 8. ALL WINDOW UNITS SHALL HAVE A MINIMUM STC 30 RATING (U.O.N.).

9. PROVIDE WINDOW STOPS @ ALL OPERABLE WINDOWS (4" MAX. OPENING).

10. ALL OPERABLE WINDOWS USED TO MEET NYC VENTILATION REQUIREMENTS SHALL HAVE CONTROL @ A.D.A. REACH HEIGHT (4'-0" MAX. A.F.F.) OR USE ADAPTIVE DEVICES IN ACCESSIBLE AREAS. 11. AIR LEAKAGE, U-FACTOR, SHGC & R-VALUE FOR FENESTRATION WINDOWS SHALL BE LABELED AND CERTIFIED BY THE

MANUFACTURER. 12. ALL WINDOWS IN COMPLIANCE WITH BB 2020-022 FOR BIRD SAFE GLASS.





PROGRESSINGEOW ELEVATION NOT FOR²CONSTRUCTION

PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS** STREET

BROOKLYN, NY 10022

<u>BLOCK:</u> 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004

<u>LOT:</u> 135

 \leq **'5** \sim

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

INFO@AUFGANG.COM

STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

> CIVIL ENGINEER: **CIVIL ENGENEER** ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

11.24.2021	PROGRE	SS SET
10.01.2021	ISSUED T	O DOB
09.03.2021	PROGRE	SS SET
	SUBMI	SSIONS / REVISIONS
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ARCHITECTS LLC. REPROL PUBLICATION BY ANY MET	DUCTION OR FHOD IN WHOLE OR IN	
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ISSUE DATE:		PROJECT NO:

06/02/20 21019 DRAWN BY: CHECKED BY: EJ SV _____ SCALE: SHEET NO: As indicated .000F DRAWING NO: A-600.00

B00627782-I1

NYC DOB NUMBER:



1ST FLOOR - RCP 1/8" = 1'-0"



CELLAR - RCP 1/8" = 1'-0"











	NEW YORK, NY II (212) 213-0662 MEP ENGINEI SKYLINE ENGINEI 42 WEST 39TH ST 10TH FLOOR NEW YORK, NY 10 (212) 213-0662 CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE LANDSCAPE ARC ADDRESS LINE #1 ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE	ER: ERING REET, 2018 ER: ARCHITECT
11.24.2021 PROGRES 10.01.2021 ISSUED TO 09.03.2021 PROGRES DATE SUBMIS SHEET TITLE: REFLECTE	S SET D DOB S SET SIONS / REVIS	IONS
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ISSUE DATE: 06/02/20 DRAWN BY: EJ SCALE:	PROJECT NO: CHECKED BY: SHEET NO:	21019 SV
1/8" = 1'-0" DRAWING NO:	-700	OF
NYC DOB NUMBER:	B00627782-I1	

<u>BLOCK:</u> 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901

845-368-0004

INFO@AUFGANG.COM

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

<u>LOT:</u> 135

PROPOSED DEVLOPMENT FOR

108 SAINT EDWARDS

STREET BROOKLYN, NY 10022







2ND - 5TH FLOOR RCP 1/8" = 1'-0"

PROGRESS SET: NOT FOR CONSTRUCTION

11.24.2021 10.01.2021 09.03.2021	PROGRES ISSUED T PROGRES	SS SET O DOB SS SET	
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ISSUE DATE:	07/30/21	PROJECT NO:	21019
SCALE:	EJ	SHEET NO:	SV
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NYC DOB NU	JMBER:	B00627782-I	

ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004 ADDRESS LINE #2 CITY STATE ZIP PHONE 75. LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2

<u>BLOCK:</u> 2034

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

INFO@AUFGANG.COM

STRUCTURAL ENGINEER: SKYLINE ENGINEERING

MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662 (212) 213-0662

CIVIL ENGINEER:

CIVIL ENGENEER ADDRESS LINE #1

CITY STATE ZIP PHONE

(212) 213-0662

42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018

<u>LOT:</u> 135

PROPOSED DEVLOPMENT FOR

108 SAINT EDWARDS STREET BROOKLYN, NY 10022

ROOF - RCP 1/8" = 1'-0"



PROGRESS SET: NOT FOR CONSTRUCTION

108 SAINT	EDWARDS
BROOKLYI	N, NY 10022
<u>BLOCK:</u> 2034	<u>LOT:</u> 135
ARCHITECT: AUFGANG ARCHITECTS LI 74 LAFAYETTE AVENUE SUITE 301 SUIFEERN NY 10901	LC
845-368-0004	INFO@AUFGANG.COM
С С	CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000
	STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018
	(212) 213-0662 <u>MEP ENGINEER:</u> SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH ELCOR
	NEW YORK, NY 10018 (212) 213-0662
	CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP
	LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2
	ADDRESS LINE #2 CITY STATE ZIP PHONE

PROPOSED DEVLOPMENT

FOR

11.24.2021 PROGRES 10.01.2021 ISSUED T 09.03.2021 PROGRES DATE SUBMI SHEET TITLE: SUBMI	SS SET TO DOB SS SET SSIONS / REVISIONS
REFLECTI PL	ED CEILING ANS
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DRAWN BY:	CHECKED BY:
SCALE: 1/8" = 1'-0"	SHEET NO:
	-702.00
NYC DOB NUMBER:	B00627782-I1

↑ COMche	eck Software Ver	sion 4.1	.5.1				Assembly
Ch Envel	ope Complia	nce C	ertifi	cate			
V							Louver 95: Other Window:Fixed, Perf. Specs.: Product ID NA, SHGC 0.29, PF 0.44, VT 0.32, < 95' above-grade, [Bldg. Use 1 - Multifamily] (c)
Project Information						Door 2: Insulated Metal, Swinging, [Bldg. Use 1 - Multifamily]	
Energy Code:	2020 New York City Ene	rgy Conservatio	on Code, A	ppendix CA	(modified 90	1-2016)	Slab Edge (Brick): Concrete Block:8", Solid Grouted, Medium Density, Furring: Metal, [Bldg. Use 1 - Multifamily]
Project Title: Location:	New York, New York						Slab Edge (EIFs): Concrete Block: 8", Solid Grouted, Medium Density, Furring: None, [Bldg. Use 1 - Multifamily] WA #4 EIEs on Concrete: Block: 8", Partially Grouted, Cells
Project Type: Vertical Glazing / Wall Area:	4a New Construction 12%						Empty, Medium Density, Furring: Metal, [Bldg. Use 1 - Multifamily] WA #2 EIFs on Frame Wall: Steel-Framed, 16" o.c., [Bldg. Use 1 -
Performance Sim. Specs: EnergyPlus 8.1.0.009 (EPW: USA_NY_Nev			SA_NY_New,York-LaGuardia.AP.725030_TMY3.epw)			MY3.epw)	Windowernyy Window 9: Metal Frame:Fixed, >= 95' above-grade, Perf. Specs.: Product ID NA, SHGC 0.13, PF 0.13, VT 0.14, >= 95' above-grade, [Bidg. Use 1 - Multifamily] (c)
Construction Site: Owner/Agent: Desig			signer/Contractor:			Louver >95: Other Window:Fixed, Perf. Specs.: Product ID NA, SHGC 0.29, PF 0.44, VT 0.32, < 95' above-grade, [Bldg. Use 1 - Multifamily] (c)	
Additional Efficiency Packa High efficiency HVAC. Systems that report.	age(s) do not meet the performance require	nent will be ident	ified in the n	iechanical re	quirements che	cklist	Window 11: Metal Frame:Fixed, 95' above-grade, Perf. Specs.: Produc ID NA, SHGC 0.13, PF 0.13, VT 0.14, < 95' above-grade, [Bldg. Use 1 Multifamily] (c)
Building Area		Floor	Area				Louver 95: Other Window:Fixed, Perf. Specs.: Product ID NA, SHGC 0.29, PF 0.44, VT 0.32, < 95' above-grade, [Bidg. Use 1 - Multifamilv] (c)
1-Multifamily : Nonresidential		/5	308				Door 3: Insulated Metal, Swinging, [Bldg. Use 1 - Multifamily]
Envelope Assemblies							Slab Edge (EIFs): Concrete Block:8", Partially Grouted, Cells Empty, Medium Density, Furring: None, [Bldg. Use 1 - Multifamily]
Asse	mbly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor _(a)	EAST Basement Wall east: Solid Concrete:12" Thickness, Medium Density, Furring: None, Wall Ht 10.0, Depth B.G. 10.0, [Bldg. Use 1 - Multifamily WA #1 Brick: Steel-Framed. 16" o.c., [Bldg. Use 1 - Multifamily]
SOG - Conditionate Space: Concret [Bldg, Use 1 - Multifamily]	te Floor (over unconditioned space),	2518	/ *** *	15.0	0.055	0.057	Window 1: Metal Frame:Fixed, >= 95' above-grade, Perf. Specs.: Product ID NA, SHGC 0.13, PF 0.13, VT 0.14, >= 95' above-grade,
SOG - Unconditionate Space: Conc	rete Floor (over unconditioned	4407		15.0	0.055	0.057	[Bldg. Use 1 - Multifamily] (c)
R #1 6th Floor: Insulation Entirely A Multifamily]	bove Deck, [Bldg. Use 1 -	3746	-	45.0	0.022	0.030	0.29, PF 0.44, VT 0.32, >= 95' above-grade, [Bldg. Use 1 - Multifamily] (c)
R #1 Roof Level: Insulation Entirely Multifamily]	Above Deck, [Bldg. Use 1 -	3178	(444)	45.0	0.022	0.030	Window 3: Curtain Wall:Fixed, Perf. Specs.: Product ID NA, SHGC 0.64, PF 0.53, VT 0.70, < 95' above-grade, [Bldg. Use 1 -

ect filerame	: L:\2021 PROJECTS\#21019 108 ST El Analysis\21_1001 - St Edwards.cck	DWARD5\21019 DOB & CD'	Report date: 10/01/21 s\Calculations\Energy Page 1 of 13
Requiren	COMcheck Softw Inspection Energy Code: 2020 Ne nents: 0.0% were addressed dire e "Comments/Assumptions" column	are Version 4. Checklist ew York City Energ actly in the COM <i>check</i> h is provided by the user	1.5.1 t y Conservation Code, Appendix CA software in the COMcheck Requirements screen. For eac
s being c	laimed. Where compliance is itemiz	ed in a separate table, a	reference to that table is provided.
# Reg.ID	Plan Review	Complies?	Comments/Assumptions
4.2.2, 5.4.3.1.1, 5.7 PR1] ¹	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	Complies Does Not Not Observable Not Applicable	
4.2.2, 3.4.1.1, 3.4.1.2, 3.7 PR6] ²	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the electrical systems and equipment and document where exceptions are claimed. Feeder connectors sized in accordance with approved plans and branch circuits sized for maximum drop of 3%.	Complies Does Not Not Observable Not Applicable	
5.5.4.2.3 (PR7) ²	In buildings > 2,500 ft2, any enclosed spaces directly under a roof with ceiling heights > 15 ft, and used as an office, lobby, atrium, concourse, corridor, storage (including nonrefrigerated warehouse), gymnasium, fitness/exercise area, playing area, cnymatium seating area, convention exhibit/event space, courtroom, automotive service, fire station engine room, manufacturing corridor/transition and bay areas, retail, library reading and stack areas, distribution/sorting area, transportation baggage and seating areas, or workshop, the following requirements apply: The daylight zone under skylights is $>$ half the floor area and (a) the skylight area to daylight zone is $>$ 3 percent with a skylight VT $>$ 0.40 or (b) the minimum skylight effective aperture $>$ 1 percent. The skylight sine a measured haze value > 90 percent.	Complies Does Not Not Observable Not Applicable	
8.4.5 [PR11] ¹	Electrical meters for tenant spaces in covered buildings. Each covered tenant space in a new building shall be equipped with a separate meter or sub-meter to measure the electrical consumption of such space when let or sublet. See section details and Section 28-311.2 of the Administrative Code. As new covered tenant spaces are created, they shall be equipped with meters or sub-meters as provided	Complies Does Not Not Observable Not Applicable	

Section #	Rough-In Electrical Inspection	Complies?	Comments/Assumptio	ns	i i	Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field
4.2 L10] ²	At least 50% of all 125 volt 15- and 20-Amp receptacles are controlled by an automatic control device.	Complies Does Not Not Observable Not Applicable Complies				4.2.4 [IN2] ¹	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during Framing lucenction	R Above deck Metal Attic	R Abc Met Atti
L11] ²	use measurement devices installed. Where tenant spaces exist, each tenant is monitored separately. In buildings with a digital control system the energy use is transmitted to to control system and displayed	Does Not Not Observable Not Applicable		1	 	5.8.1.2, 5.8.1.3 [IN3] ¹	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the ceiling slope is <= 3:12.		
lition	graphically. al Comments/Assumptions:					4.2.4 [IN6] ¹	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	R Mass Metal Steel Wood	R Mas Met Stee Wo
						5.8.1.2 [IN7] ¹	Above-grade wall insulation installed per manufacturer's instructions.		
						4.2.4 [IN8] ²	Installed floor insulation type and R-value consistent with insulation specifications reported in plans	R Mass	R Mas
							and COMcheck reports.	Steel Wood	U Stee
				1		5.8.1.2 [IN9] ²	and COMcheck reports. Floor insulation installed per manufacturer's instructions.	Steel Wood	U Ster
						5.8,1.2 [IN9] ² 5.8,1,1 [IN10] ²	and COMcheck reports. Floor insulation installed per manufacturer's instructions. Building envelope insulation is labeled with R-value or insulation certificate has been provided listing R-value and other relevant data.	Steel Wood	Stee
						5.8.1.2 [IN9] ² 5.8.1.1 [IN10] ² 5.8.1.9 [IN18] ²	and COMcheck reports. Floor insulation installed per manufacturer's instructions. Building envelope insulation is labeled with R-value or insulation certificate has been provided listing R-value and other relevant data. Building envelope insulation extends over the full area of the component at the proposed rated R or U value.	Steel Wood	U Stee
						5.8.1.2 [IN9] ² 5.8.1.1 [IN10] ² 5.8.1.9 [IN18] ² 5.8.1.4 [IN11] ²	and COMcheck reports. Floor insulation installed per manufacturer's instructions. Building envelope insulation is labeled with R-value or insulation certificate has been provided listing R-value and other relevant data. Building envelope insulation extends over the full area of the component at the proposed rated R or U value. Eaves are baffled to deflect air to above the insulation.	Steel Wood	U Ste
						5.8.1.2 [IN9] ² 5.8.1.1 [IN10] ² 5.8.1.9 [IN18] ² 5.8.1.4 [IN11] ² 5.8.1.5 [IN12] ²	and COMcheck reports. Floor insulation installed per manufacturer's instructions. Building envelope insulation is labeled with R-value or insulation certificate has been provided listing R-value and other relevant data. Building envelope insulation extends over the full area of the component at the proposed rated R or U value. Eaves are baffled to deflect air to above the insulation. Insulation is installed in substantial contact with the inside surface separating conditioned space from unconditional space	Steel Wood	Ste

<image/> <image/> <section-header><section-header><section-header><section-header><image/><section-header><section-header><section-header><section-header><section-header><section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header>	AssemblyArray No.Array No.Dard Planders I Constrained State Array No.100 A 100 A 10			
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PROPOSED DEVLOPMENT FOR						
108 SAINT EDWARDS STREET BROOKLYN, NY 10022						
<u>BLOCK:</u> 2034	<u>LOT:</u> 135					
ARCHITECT: AUFGANG ARCHITECTS LL 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004	C INFO@AUFGANG.COM					
\bigcup	CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000					
	STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662					
	MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662					
S O O	CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE					
	LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE					

10.01.2021 ISSUED	TO DOB	
09.03.2021 PROGRE	SS SET	
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02/1//19		21019
DRAWN BY: F.I	CHECKED BY:	
		SV

NYC DOB NUMBER: B00627782-I1

EN-003.00

DRAWING NO:

OF





1. PROVIDE AND INSTALL 3M SHRINK / CRACK PROOF CAULK TO SEAL GAPS SMALLER THAN 1/4". 2. PROVIDE AND INSTALL 3M EXPANDING FOAM TO SEAL GAPS LARGER THAN 1/4".

- PROVIDE AND INSTALL DuPONT SPRAY-ON AIR SEALING PRODUCTS AS REQUIRED.
 PROVIDE AND INSTALL 3M LOW-EXPANDING FOAM AT WINDOW / DOOR OPENINGS.
- 5. PROVIDE AND INSTALL 3M LOW-EXPANDING FOAM AT WINDOW / DOOR OPENINGS 5. PROVIDE AND INSTALL 3M TEMPERATURE APPROPRIATE SEALANTS AS REQUIRED.
- CLEAN OUT CRACKS BEFORE APPLYING SEALANT (TYP.)
 ASSIGN RESPONSIBILITY TO ONE TRADE / PERSON FOR CONFIRMING COMPLETION OF AIR SEALING TASKS.

FOR AIR SEALING DETAILS - SEE DWG. EN-005

NOTE: FOR WALL ASSEMBLY TYPES, SEE DWG. EN-003.

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

NYCECC, APPENDIX CA (MODIFIED ASHRAE 90.1-2016)"

COMMISSIONING:

OWNER SHALL ENGAGE A REGISTERED DESIGN PROFESSIONAL OR APPROVED AGENCY TO PROVIDE COMMISSIONING SERVICES IN COMPLIANCE WITH SECTION C408 OF 2020 NYCECC. THE SPECIFICATIONS SHALL BE PROVIDED BY THE COMMISSIONING AGENCY AND TO BE SUBMITTED WITH DESIGN DOCUMENTS FOR BID. UPON COMPLETION OF FINAL COMMISSIONING THE COMMISSIONING AGENCY SHALL PROVIDE A REPORT NOTING THE COMPLETION OF COMMISSIONED SYSTEMS STATED BELOW:

- SYSTEMS AND ASSOCIATED CONTROLS TO BE COMMISSIONED:
- 1. HEATING, COOLING, AIR HANDLING AND DISTRIBUTION, VENTILATION, AND EXHAUST SYSTEMS, INSULATION AND THEIR RELATED AIR QUALITY MONITORING SYSTEMS.
- 2. AIR, WATER, AND OTHER ENERGY RECOVERY SYSTEMS. 3. MANUAL OR AUTOMATIC CONTROLS, WHETHER LOCAL OR REMOTE, ON ENERGY USING
- SYSTEMS INCLUDING BUT NOT LIMITED TO TEMPERATURE CONTROLS, SETBACK SEQUENCES, AND OCCUPANCY BASED CONTROL, INCLUDING ENERGY
- MANAGEMENT FUNCTIONS OF THE BUILDING MANAGEMENT SYSTEM. 4. PLUMBING, INCLUDING INSULATION OF PIPING AND ASSOCIATED VALVES, DOMESTIC AND
- PROCESS WATER PUMPING, AND MIXING SYSTEMS.
- MECHANICAL HEATING SYSTEMS AND SERVICE WATER HEATING SYSTEMS.
 REFRIGERATION SYSTEMS.

9. AUTOMATIC LIGHTING SYSTEMS AS PER SECTION C408.3

 RENEWABLE ENERGY AND ENERGY STORAGE SYSTEMS.
 OTHER SYSTEMS, EQUIPMENT AND COMPONENTS THAT ARE USED FOR HEATING, COOLING OR VENTILATION AND THAT AFFECT ENERGY USE.

COMMISSIONING PLAN SHALL FOLLOW ALL NECESSARY STEPS AS PER SECTION C408.2.1 OF 2020 NYCECC.

	CELLAR LEVEL	
FA #3	SOG - CONDITIONATE SPACE	2,518 SF
FA #4	SOG - UNCONDITIONATE SPACE	4,407 SF
	ROOF 6TH FLOOR LEVEL	
R #1	RESIDENTIAL - ROOF OVER CONDITIONED SPACE	3,746 SF
	ROOF AREAS	
R #1	RESIDENTIAL - ROOF OVER CONDITIONED SPACE	3,178 SF
R #2	RESIDENTIAL - CONDITIONED SPACE (OVER UNCONDITIONED SPACE)	873 SF

PROPOSED [F(DEVLOPMENT DR						
108 SAINT EDWARDS STREET BROOKLYN, NY 10022							
BLOCK: 2034	LOT: 135						
ARCHITECT: AUFGANG ARCHITECTS LL 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004	_C INFO@AUFGANG.COM						
()	CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000						
U U Z Z T	STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662 MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662						
	CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE						
	LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE						

11.24.2021 10.01.2021 09.03.2021 DATE SHEET TITLE:	PROGRES ISSUED T PROGRES SUBMI	SS SET O DOB SS SET SSIONS / REVIS	SIONS
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ISSUE DATE	02/17/19	PROJECT NO:	21019
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NYC DOB N	JMBER:	B00627782-I1	





NORTH ELEVATION 1/16" = 1'-0"

<u>OUTSIDE</u>

SYNTHETIC STUCCO FINISH

SYSTEM OVER 2" EXTERIOR

RIGID INSULATION BOARD

ADHESIVE @ 2 1/2" O.C. MIN.

OVER TROWEL APPLIED

VERTICAL RIBBONS OF



PARTIAL NORTH (DEVELOP) ELEVATION 1/16" = 1'-0"





LIGHT PROVIDED = 19.33 SF AIR PROVIDED = 15.47 sf
 U-FACTOR:
 SHGC:
 VT:

 .38
 .29
 .42

WINDOW, STOREFRONT & DOORS ELEVATIONS 1/4" = 1'-0"



<u>OUTSIDE</u> 2" EXTERIOR RIGID INSULATION BOARD OVER TROWEL APPLIED VERTICAL RIBBONS OF ADHESIVE @ 2 1/2" O.C. MIN.

WALL ASSEMBLY R VALUE: 10 CONTINOUS FOUNDATION WALL ASSEMBLY #2 (FW-2) N.T.S.

WALL ASSEMBLY R VALUE: 10 CONTINOUS

WALL ASSEMBLY #4 WALL PARTITION (WA-4) N.T.S.

OUTSIDE

SYNTHETIC STUCCO FINISH	
SYSTEM OVER 2" EXTERIOR	
RIGID INSULATION BOARD	
OVER TROWEL APPLIED	
VERTICAL RIBBONS OF	
ADHESIVE @ 2 1/2" O.C. MIN	

INSIDE
—POURED CONCRETE WALL - SEE STRUCT. DWGS
— 1 1/2" RIDGED CAVITY INSULATION
—1 5/8" METAL STUD @ 16" O.C.
—(1) 5/8" TYPE "X" GYP. BD

(ELEVATOR

DWGS

WALL ASSEMBLY R VALUE: 10 CONTINOUS 7.5 CAVITY

WALL ASSEMBLY #4a WALL PARTITION (WA-4a) N.T.S.

	EAST ELEVATION	
DOOR	DOOR METAL NO GLASS	93 SF
PTAC >95	PTAC LOUVER	188 SF
PTAC <95	PTAC LOUVER	979 SF
SE #1	SLAB EDGE #1 (BRICK)	1,292 SF
STO FRO	STOREFRONT	107 SF
WA #1	WALL TYPE 1 (BRICK ON FRAME)	17,438 SF
WA #4	WALL TYPE 2 (EIFS ON CONCRETE)	567 SF
WI >95	WINDOW ABOVE 95FT	565 SF
WI <95	WINDOW BELOW 95FT	2,962 SF
	NORTH ELEVATION	
DOOR	DOOR METAL NO GLASS	24 SF
FW #2	FOUNDATION WALL #2 (CONCRETE)	497 SF
PTAC <95	PTAC LOUVER	157 SF
PTAC >95	PTAC LOUVER	20 SF
SE #1	SLAB EDGE #1 (BRICK)	150 SF
SE#2	SLAB EDGE #2 (EIFS)	197 SF
WA #4	WALL TYPE 4 (EIFS ON CONCRETE)	166 SF
WA #1	WALL TYPE 1 (BRICK ON FRAME)	1,336 SF
WA #2	WALL TYPE 2 (EIFS ON FRAME WALL)	2,692 SF
WI >95	WINDOW ABOVE 95FT	107 SF
WI <95	WINDOW BELOW 95FT	562 SF
	NORTH ELEVATION (DELOPED)	
DOOR	DOOR METAL NO GLASS	24 SF
FW #2	FOUNDATION WALL #2 (CONCRETE)	294 SF
PTAC <95	PTAC LOUVER	104 SF
PTAC >95	PTAC LOUVER	26 SF
SE #2	SLAB EDGE #2 (EIFS)	219 SF
WA #2	WALL TYPE 2 (EIFS ON FRAME WALL)	2,930 SF
WI <95	WINDOW BELOW 95FT	358 SF
WI >95	WINDOW ABOVE 95FT	90 SE

DOOR PTAC >95 PTAC <95 SE #1 STO FRO WA #1 WA #4 WI >95 WI <95

DOOR FW #2 PTAC <95 PTAC >95 SE #1 SE#2 WA #4 WA #4 WA #1 WA #2 WI >95 WI <95

DOOR FW #2 PTAC <95 PTAC >95 SE #2 WA #2 WI <95 WI >95

[
	SOUTH ELEVATION	
FW 02	FOUNDATION WALL #2	520 SF
SLAB EDGE #2	SLAB EDGE #2	371 SF
WA #4	WALL TYPE 4 (EIFS ON CONCRETE)	257 SF
WALL ASSEMBLY #2	WALL TYPE 2 (EIFS ON FRAME WALL)	4,782 SF
	WEST ELEVATION	
DOOR	DOOR METAL NO GLASS	48 SF
FW #1	FOUNDATION WALL #1 (CONCRETE FURR OUT)	783 SF
FW #2	FOUNDATION WALL #2 (CONCRETE)	729 SF
PTAC <95	PTAC LOUVER	584 SF
PTAC >95	PTAC LOUVER	132 SF
SE #1	SLAB EDGE #1 (BRICK)	238 SF
SE #2	SLAB EDGE #2 (EIFS)	904 SF
WA #1	WALL TYPE 1 (BRICK ON FRAME)	2,637 SF
WA #2	WALL TYPE 2 (EIFS ON FRAME WALL)	8,988 SF
WA #3	WALL TYPE 3 (BRICK ON CONCRETE)	466 SF
WA #4	WALL TYPE 4 (EIFS ON CONCRETE)	3,724 SF
WI <95	WINDOW BELOW 95FT	1,752 SF
WI >95	WINDOW ABOVE 95FT	397 SF









<u>OUTSIDE</u>





1 1/2" = 1'-0"

PROGRESS SET: NOT FOR CONSTRUCTION

11.24.2021	PROGRE	SS SET	
09.03.2021	PROGRE	SS SET	
SHEET TITLE:	SORIAI	JOINO / KEVI	
			•
	ERGY /	ANALYSI	S -
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<u>BLOCK:</u> 2034

SUITE 301

ARCHITECT: AUFGANG ARCHITECTS LLC

74 LAFAYETTE AVENUE

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

INFO@AUFGANG.COM

STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS**

STREET BROOKLYN, NY 10022

<u>LOT:</u> 135

This Energy Package is Based on ASHRAE 90.1-2016

IIA ENVI	ELOPE INSPECTIONS					IIB MEC	CHANICAL / WATER HEATING INSP	ECTIONS			
	INSPECTION / TEST	PERIODIC (MINIMUM)	REFERENCE STANDARD OR OTHER CRITERIA	ECC OR OTHER CITATION			INSPECTION / TEST	PERIODIC (MINIMUM)	REFERENCE STANDARD OR OTHER CRITERIA	ECC OR OTHER CITATION	
IIA1	Protection of exposed foundation insulation: Insulation must be visually inspected to verify proper protection where applied to the exterior of basement or cellar	As required during foundation work and prior to backfill	Approved construction documents, ASTM C272	C303.2.1; ASHRAE 90.1-5.8.1, 5.9	YES	IIB1	Fireplaces: Provision of combustion air and tight-fitting fireplace doors shall be verified by visual inspection.	Prior to final construction inspection	Approved construction documents; UL 127	C402.2.8; BC 2111; MC Chapters 7, 8, 9; FGC Chapter 6	YES
	walls, crawl-space walls and/or the					IIB2	Shutoff dampers: Dampers for stair and elevator shaft vents and other outdoor air	As required during installation	Approved construction documents; AMCA 500D	C402.5.5, C403.7.7; ASHRAE 90.1 – 6.4.3.4	YES
IIA2	Insulation placement and R-values: Installed insulation for each component of the conditioned space envelope and at junctions between components shall be visually inspected to ensure that the R- values are marked, that such R-values conform to the R-values identified in the	As required to verify continuous enclosure while walls, ceilings and floors are open	Approved construction documents	C303.1, C303.2, C402.1, C402.2, C402.6, C406; ASHRAE 90.1 –5.5, 5.6, 5.8, 5.9, 11 or Appendix G, Appendix I	YES		intakes and exhaust openings integral to the building envelope must be visually inspected to verify that such dampers, except where permitted to be gravity dampers, comply with approved construction drawings. Manufacturer's literature must be reviewed				
	construction documents and that the insulation is properly installed. Certifications for unmarked insulation shall be similarly visually inspected.					IIB3	to verify that the product has been tested and found to meet the standard. HVAC-R, commercial kitchen equipment,	Prior to final plumbing and	Approved construction	C403.1, C403.2, C403.3, C403.7.5,	YES
IIA3	Fenestration and door U-factor and product ratings: U-factors, SHGC and VT values of installed fenestration must be visually inspected for conformance with the U-factors, SHGC and VT values identified in the construction drawings by verifying the manufacturer's NFRC labels or, where not labeled, using the ratings in ECC Tables C303.1.3(1), (2) and (3).	As required during installation	Approved construction documents; NFRC 100, NFRC 200, NFRC 300, ANSI/DASMA 105, ASTM E972	C303.1, C303.1.3, C402.1.4, C402.4, C406; ASHRAE 90.1 –5.4.2, 5.5, 5.6, 5.8.2, 5.9, 11 or Appendix G, Appendix I	YES		and service water heating equipment: Equipment sizing, efficiencies, pipe sizing and other performance factors of all major equipment units, as determined by the applicant of record, and no less than 15% of minor equipment units, must be verified by visual inspection and, where necessary, review of manufacturer's data. Pool heaters and covers must be verified by visual inspection.	construction inspection	documents, ASHRAE 183, ASHRAE HVAC Systems and Equipment Handbook	C404.2, C404.5, C404.9, C404.10, C406; ASHRAE 90.1 – 6.3, 6.4, 6.5, 6.7, 7.4, 7.5, 7.8, 10.4.6, Appendix I	
IIA4	Fenestration air leakage: Windows and door assemblies, except site-built windows and/or doors, must be visually inspected to verify that installed assemblies are listed and labeled by the manufacturer to the referenced standard. For curtain wall, storefront glazing, commercial entrance doors and revolving	As required during installation; prior to final construction inspection	NFRC 400, AAMA/WDMA/CSA 101/I.S.2/A440; ASTM E283; ANSI/DASMA 105	C402.5.2, C402.5.6; ASHRAE 90.1 –5.4.3.2, 5.4.3.3, 5.8.2, 5.9	YES	IIB4	HVAC-R and service water heating system controls: No less than 20% of each type of required controls must be verified by visual inspection and tested for functionality and proper operation. Such controls must include, but are not limited to: • Thermostatic • Off-hour • Zones • Freeze protection/Snow- and ice-melt	After installation and prior to final electrical and construction inspection, except that for controls with seasonally dependent functionality, such as testing must be performed before sign-off for issuance of Final Certificate of Occupancy.	Approved construction documents, including control system narratives; ASHRAE Guideline 1: The HVAC Commissioning Process where applicable.	C403, C404, C406, ASHRAE 90.1 – 6.3, 6.4, 6.5, 6.6, 7.4, 7.5, Appendix I	YES
	doors, the testing reports must be reviewed to verify that the installed assembly complies with the standard cited in the approved plans.						system · Ventilation Systems and Fan Controls · Energy recovery systems · Kitchen/lab exhaust systems				
IIA5	Fenestration areas: Dimensions of windows, doors and skylights must be verified by visual inspection.	Prior to final construction inspection	Approved construction documents	C402.4; ASHRAE 90.1 – 5.4, 5.5.4, 5.6, 5.9, 11 or Appendix G	YES		 Fan systems serving single and multiple zones Outdoor heating systems HVAC control in hotel/motel guest rooms 				
IIA6	Air barrier visual inspection: Openings and penetrations in the building envelope, including site-built fenestration and doors, must be visually inspected to verify that a continuous air barrier around the envelope forms an air-tight enclosure.	As required during construction	Approved construction documents; ASTM E2178, ASTM E2357, ASTM E1677, ASTM E779, ASTM E283.	C402.5; ASHRAE 90.1 – 5.4.3.1, 5.4.3.5, 5.9	YES		 Air/Water Economizers & controls Hydronic systems Heat rejection systems Hot gas bypass limitation Refrigeration systems Door switches Computer room systems Sonice water beating systems 				
	The progress inspector must visually inspect to verify that materials and/or assemblies have been tested and meet the requirements of the respective standards, or must observe the testing of the building and/or assemblies and verify that the building and/or assemblies meet the requirements of the standard, in accordance with the standard(s) cited in the approved plans.						Pool heater and time switches Controls with seasonally dependent functionality: Controls whose complete operation connot be demonstrated due to prevailing weather conditions typical of the season during which progress inspections will be performed shall be permitted to be signed off for the purpose of a Temporary Cortificate of Occupancy with only a visual				
IIA7	Air barrier testing: Testing must be performed in accordance with section ECC C402.5.1.3.1 or ASHRAE 90.1 section 5.4.3.1.3, and shall be accepted if the building meets the requirements detailed in such section. Test results shall be retained in accordance with the provisions of Title 28	Prior to final construction inspection	Approved construction documents; ASTM E 779, ANSI/BOMA Z65.1, ASTM E3158, RESNET/ICC 380	C402.5, C402.5.1.3, C406; ASHRAE 90.1 – 5.4.3.1.3, 5.9, Appendix I	NO		inspection, provided, however, that the progress inspector must perform a supplemental inspection where the controls are visually inspected and tested for functionality and proper operation during the next immediate season thereafter.				
	of the Administrative Code. Testing must be performed by a third-party independent of the contractor and acceptable to the department.						progress inspector within two weeks of the progress inspector's request for such access to perform the progress inspection.				
IIA8	Air barrier continuity plan testing: Each unique air barrier joint or seam must be tested or inspected for compliance. Documentation includes the method of test performed on each unique air barrier joint or seam and the results of the test. If an air barrier joint or seam the	As required during construction	Approved construction documents; ASTM E779, ASTM E1186, ASTM E2813, ASTM E3158	C402.5.1.3; ASHRAE 90.1 – 5.4.3.1.3, 5.9	YES		For such supplemental inspections, the Department must be notified by the approved progress inspection agency of any unresolved deficiencies in the installed work within 180 days of such supplemental inspection.				
	deficiency must be noted, and retested until it complies with the testing requirements. Test results must be retained in accordance with the provisions of Title 28 of the Administrative Code. Testing must be performed by a third-party					IIB5	HVAC-R and service water piping design and insulation: Installed piping insulation must be visually inspected to verify proper insulation placement and values. Service hot water distribution systems must	After installation and prior to closing shafts, ceilings and walls	Approved construction documents;	C403.11, C404.4, C404.5; MC 603.9; ASHRAE 90.1 – 6.3, 6.4.4, 6.8.2, 6.8.3; 7.4.3	YES
IIA9	independent of the contractor and acceptable to the department.	Prior to final construction	Approved construction documents	C402.5.7; ASHRAE 90.1 - 5.4.3.4	YES	IIA6	be inspected to verify the supply of heated water. Duct leakage testing, insulation and design: For duct systems designed to	After installation and sealing	Approved construction	C403.11; ASHRAE 90.1 - 6.4.4.2.2	NO
	must be visually inspected for proper operation.	inspection					operate at static pressures in excess of 3 inches w.g. (747 Pa), representative sections, as determined by the progress	ceilings and walls	Duct Leakage Test Manual; SMACNA Duct Construction Standards, Metal and Flexible		
	SPECTIONS		NOTE:				Inspector, totaling at least 25% of the duct area, must be tested to verify that actual air leakage is below allowable amounts				
Δ1	INSPECTION / TEST Protection of exposed foundation insulation		YES	NING IS REQUIRED MPLIANCE WITH ENERGY CODE - EETS PROVIDED BY MEP ENGINEER			Installed duct insulation must be visually inspected to verify proper insulation placement and values.				
	Insulation placement and R-Values		YES	TO FOR REATING AND COULING CA			Joints, longitudinal and transverse seams				
IIA3	Fenestration and Door and U-Factor and pr	oduct ratings	YES				visually inspected for proper sealing.				

	INSPECTION / TEST	
IIA1	Protection of exposed foundation insulation	YES
IIA2	Insulation placement and R-Values	YES
IIA3	Fenestration and Door and U-Factor and product ratings	YES
IIA4	Fenestration air leakage	YES
IIA5	Fenestration areas	YES
IIA6	Air barrier visual inspection	YES
IIA8	Air barrier continuity plan testing	YES
IIA9	Vestibules	YES





4 EN-007

5 EN-007

BULDING SECTION 1/16" = 1'-0"

C ELEC	CTRICAL POWER AND LIGHTING S	YSTEMS			
	INSPECTION / TEST	PERIODIC (MINIMUM)	REFERENCE STANDARD OR OTHER CRITERIA	ECC OR OTHER CITATION	
IIC1	Metering: The presence and operation of all required meters for monitoring total electrical energy usage and/or total fuel use, system energy usage, tenant energy usage, or electrical energy usage in the building, in individual dwelling units, or in tenant spaces must be verified by visual inspection	Prior to final electrical and construction inspection	Approved construction documents	C405.5, C405.11, C405.12; ASHRAE 90.1 – 8.4.3, 8.4.5, 8.4.6, 10.4.5	YES
IIC2	Lighting in dwelling units: Lamps in permanently installed lighting fixtures shall be visually inspected to verify compliance with high-efficacy requirements.	Prior to final electrical and construction inspection	Approved construction documents	C405.1; ASHRAE 90.1 – 9.1.1	YES
IIC3	Interior lighting power: Installed lighting must be verified for compliance with the lighting power allowance by visual inspection of fixtures, lamps, ballasts and transformers.	Prior to final electrical and construction inspection	Approved construction documents	C405.3, C406; ASHRAE 90.1 –9.1, 9.2, 9.5, 9.6, 9.7; 1RCNY §101- 07(c)(3)(v)(C)4, Appendix I	YES
IIC4	Exterior lighting power: Installed lighting must be verified for compliance with source efficacy and/or the lighting power allowance by visual inspection of fixtures, lamps, ballasts and relevant transformers.	Prior to final electrical and construction inspection	Approved construction documents	C405.4; ASHRAE 90.1 –9.4.2; 1RCNY §101-07(c)(3)(v)(C)4	YES
IIC5	Lighting controls: Each type of required lighting controls, including: • occupant sensors • manual interior lighting controls • light-reduction controls • automatic lighting shut-off • daylight zone controls • sleeping unit controls • sleeping unit controls • egress illumination controls shall be verified by visual inspection and tested for functionality and proper operation.	Prior to final electrical and construction inspection	Approved construction documents, including control system narratives	C405.2, C406; ASHRAE 90.1 – 9.4.1, 9.4.3, 9.7, Appendix I	YES
IIC6	Electric motors and elevators: Where required by the construction documents for energy code compliance, motor listing or labels be visually inspected to verify that they comply with the respective energy requirements in the construction documents. Elevators and escalators must be inspected for compliance with regenerative drive requirements.	Prior to final electrical and construction inspection	Approved construction documents	C403.8, C405.6, C405.7, C405.8, C405.9; ASHRAE 90.1 – 8.4.4, 10.4, 10.8	YES
о отні	ER				
	INSPECTION / TEST	PERIODIC	REFERENCE STANDARD	ECC OR OTHER CITATION	
IID1	Maintenance information: Maintenance manuals for mechanical, service hot water and electrical equipment and systems requiring preventive maintenance must be reviewed for applicability to installed equipment and systems before such manuals are provided to the owner. Labels required for such equipment or systems mustl be inspected for accuracy and completeness.	(MINIMUM) Prior to sign-off or issuance of Final Certificate of Occupancy	OR OTHER CRITERIA Approved construction documents, including electrical drawings where applicable; ASHRAE Guideline 4: Preparation of Operating and Maintenance Documentation for Building Systems	C408.11, C408.2.5.2, C408.3.2; ASHRAE 90.1 – 4.2.2.3, 6.7.2.2, 6.7.2.3.5.2, 8.7.2, 9.4.3.2.2, 9.7.2.2	YES
	ENEE		SHRΔE 90 1 (2016)		
Compliar	LINLF	d in the project specification as r	per the following:		
AIR I FAR			sei the following.		
	JOUS AIR BARRIER: The entire building envelor	be shall be designed and constru	ucted with a continuous air barrier.		
AIR BAR a. All a b. The c. The d. The	RIER DESIGN: The air barrier shall be designed ir barrier components of each building envelope joints, interconnections, and penetrations of the continuous air barrier shall extend over all surface continuous air barrier shall be designed to resist	and noted in the following mann assembly shall be clearly identifi air barrier components, includin ces of the building envelope (at the positive and negative pressures	er. ied or otherwise noted on construction g lighting fixtures, shall be detailed or he lowest floor, exterior walls and ceilin s from wind,stack effect, and mechanic	i documents. otherwise noted. ng or roof). cal ventilation.	
AIR BAR manner t a. Joint b. Junc c. Pene d. Build e. Joint	RIER INSTALLATION: The following areas of the o minimize air leakage: ts around fenestration and door frames (both ma ctions between walls and floors, between walls a etrations through the air barrier in building envelo ding assemblies used as ducts or plenums. ts, seams, connections between planes, and oth	e continuous air barrier in the buil anufactured and site-built). at building corners, and between ope roofs, walls, and floors. her changes in air barrier materia	lding envelope shall be wrapped, seale walls, and roofs or ceilings. Is.	ed, caulked, gasketed, or taped in an app	roved
FENESTF specified a. 1.0 c b. 0.06	RATION AND DOORS : Air leakage for fenestrati below. Air leakage shall not exceed: cfm/ft ² for glazed swinging entrance doors and r cfm/ft ² for curtain wall and storefront glazing, te	on and doors shall be determine evolving doors, tested at a press ested at a pressure of at least 1.5	ed in accordance with AAMA/WDMA/C sure of at least 1.57 psf. 57 psf or higher in accordance with NR	SA 101/I.S.2/A440, NFRC 400 OR ASTM FC 400 or ASTM E283.	l E283 as

OUTDOOR AIR INTAKES AND EXHAUST OPENINGS: Stair and elevator shaft vents and other outdoor air intakes and exhaust openings integral to the building envelope shall be equipped with not less than a Class I motorized, leakage-rated damper with a maximum leakage rate of 4 cfm/ft² (6.8 L/s m²) at 1.0 inch water guage (w.g.) (1250 Pa) when tested in acordance with AMCA 500D. • Exception: Gravity (non-motorized) dampers are permitted to be used in buildings less than three stories in height above grade.

LOADING DOCK WEATHERSEALS. Cargo door openings and loading door openings shall be equipped with weatherseals that restrict infiltration and provide direct contact along the top and sides of vehicles that are parked in the doorway.

VESTIBULES: Building entrances that separate conditioned space from the exterior shall be protected with an enclosed vestibule, with all doors opening into and out of the vestibule equipped with self-closing devices. Vestibules shall be designed so that in passing through the vestibule it is not necessary for the interior and exterior doors to open at the same time. Interior and exterior doors shall have a minimum distance between them of not less than 7ft when in the closed position. The floor area of each vestibule shall not exceed the greater of 50ft² or 2% of the gross conditioned floor area for that level of the building. The exterior envelope of conditioned vestibules shall comply with the requirements for a conditioned space. The interior and exterior envelope of unconditioned vestibules shall comply with the requirements for a semi-heated space.

RECESSED LIGHTING: Recessed luminaries installed in the building thermal envelope, shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaries shall be IC rated and labeled as meeting ASTM E283 when tested at 1.57 psf (75 Pa) pressure differential with no more than 2.30 cfm (0.944 L/s) of air movement from the conditioned space to the ceiling cavity. All recessed luminaries shall be sealed with a gasket or caulk between the housing and interior wall or ceiling covering.





ERIODIC 11NIMUM)	REFERENCE STANDARD OR OTHER CRITERIA	ECC OR OTHER CITATION	
sign-off or issuance Certificate of Incy	Approved construction documents, including electrical drawings where applicable; ASHRAE Guideline 4: Preparation of Operating and Maintenance Documentation for Building Systems	C408.11, C408.2.5.2, C408.3.2; ASHRAE 90.1 – 4.2.2.3, 6.7.2.2, 6.7.2.3.5.2, 8.7.2, 9.4.3.2.2, 9.7.2.2	YES

COMMISSIONING:

OWNER SHALL ENGAGE A REGISTERED DESIGN PROFESSIONAL OR APPROVED AGENCY TO PROVIDE COMMISSIONING SERVICES IN COMPLIANCE WITH SECTION C408 OF 2020 NYCECC. THE SPECIFICATIONS SHALL BE PROVIDED BY THE COMMISSIONING AGENCY AND TO BE SUBMITTED WITH DESIGN DOCUMENTS FOR BID. UPON COMPLETION OF FINAL COMMISSIONING THE COMMISSIONING AGENCY SHALL PROVIDE A REPORT NOTING THE COMPLETION OF COMMISSIONED SYSTEMS STATED BELOW:

SYSTEMS AND ASSOCIATED CONTROLS TO BE COMMISSIONED:

- 1. HEATING, COOLING, AIR HANDLING AND DISTRIBUTION, VENTILATION, AND EXHAUST SYSTEMS, INSULATION AND THEIR RELATED AIR QUALITY MONITORING SYSTEMS.
- 2. AIR, WATER, AND OTHER ENERGY RECOVERY SYSTEMS. 3. MANUAL OR AUTOMATIC CONTROLS, WHETHER LOCAL OR REMOTE, ON ENERGY USING SYSTEMS INCLUDING BUT NOT LIMITED TO TEMPERATURE CONTROLS, SETBACK
- SEQUENCES, AND OCCUPANCY BASED CONTROL, INCLUDING ENERGY MANAGEMENT FUNCTIONS OF THE BUILDING MANAGEMENT SYSTEM. 4. PLUMBING, INCLUDING INSULATION OF PIPING AND ASSOCIATED VALVES, DOMESTIC AND
- PROCESS WATER PUMPING, AND MIXING SYSTEMS. 5. MECHANICAL HEATING SYSTEMS AND SERVICE WATER HEATING SYSTEMS.
- 6. REFRIGERATION SYSTEMS. 7. RENEWABLE ENERGY AND ENERGY STORAGE SYSTEMS.
- 8. OTHER SYSTEMS, EQUIPMENT AND COMPONENTS THAT ARE USED FOR HEATING, COOLING OR VENTILATION AND THAT AFFECT ENERGY USE.
- 9. AUTOMATIC LIGHTING SYSTEMS AS PER SECTION C408.3 COMMISSIONING PLAN SHALL FOLLOW ALL NECESSARY STEPS AS PER SECTION C408.2.1 OF 2020
- NYCECC. 2020 NYCECC COMMERCIAL ENERGY EFFICIENCY; CHAPTER C4

C402.5 Air leakage--thermal envelope (Mandatory). C402.5.1 Air barriers.

- A continuous air barrier shall be provided throughout the building thermal envelope.
- The continuous air barrier shall be constructed to comply with the following: 1. The air barrier shall be continuous for all assemblies that are the thermal envelope of the building and
- across the joints and assemblies. 2. Air barrier joints and seams shall be sealed, including sealing transitions in places and changes in materials. The joints and seals shall be securely installed in or on the joint for its entire length so as not to dislodge, loosen or otherwise impair its ability to resist positive and negative pressure from wind, stack effect and mechanical ventilation.
- 3. Penetrations of the air barrier shall be caulked, gasketed or otherwise sealed in a manner compatible with the construction materials and location. Joints and seals associated with fenestration shall be sealed in the same manner or taped or covered with moisture vapor-permeable wrapping material. Sealing materials shall be appropriate to the construction materials being sealed and shall be securely installed around the penetration so as not to dislodge, loosen or otherwise impair the penetrations ability to resist positive and negative pressure from wind, stack effect and mechanical ventilation. Sealing of concealed fire sprinklers, where required, shall be in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings. 4. Recessed lighting fixtures shall comply with Section C402.5.8. Where similar objects are installed that
- penetrate the air barrier, provisions shall be made to maintain the integrity of the air barrier.

C402.5.1.2.2 Assemblies. Assemblies of materials and components with an average air leakage not greater than 0.04 cfm/ft2 (0.2 L/s m2) under a pressure differential of 0.3 inch of water gauge (w.g.) (75 Pa) when tested in accordance with ASTM E2357, ASTM E1677 or ASTM E283 shall comply with this section. Assemblies listed in Items 1 through 3 shall be deemed to comply, provided joints are sealed and the requirements of Section C402.5.1.1 are met.

1. Concrete masonry walls coated with either one application of block filler or two applications of a paint or sealer coating. 2. Masonry walls constructed of clay or shale masonry units with a nominal width of 4 inches (102 mm) or more

3. A Portland cement/sand parge, stucco or plaster not less than 1/2 inch (12.7 mm) in thickness.

C402.5.1.3 Air barrier testing. New buildings of a certain size must comply with the following requirements and the rules of the department: 1. New buildings 10,000 square feet (929 m2) and greater, but less than 50,000 square feet (4,645.2 m²), and less than or equal to 75 feet (22.86 m) in height must show compliance through testin in accordance

- with ASTM E779 and department rules. 2. New buildings 10,000 square feet (4645.2 m²) and greater, shall test or inspect each type of unique air barrier joint or seam in the building envelope for continuity and defects, as per an Air Barrier Continuity Plan developed by a registered design professional and department rules. Alternatively, such buildings and additions may show compliance through testing in accordance with Item 1 of this section.
- 3. New buildings and additions 50,000 square feet (4,645.2 m²) and greater shall test or inspect each type of unique air barrier joint or seam in the building envelope for continuity and defects, as per an Air Barrier Continuity Plan developed by a registered design professional. Alternatively, such buildings and additions may show compliance through testing in accordance with Item 1 of this section.

<u>C402.5.8</u> Recessed lighting. Recessed luminaires installed in the building thermal envelope shall be all of the following: 1. IC-rated.

2. Labeled as having an air leakage rate of not more 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E283 at a 1.57 psf (75 Pa) pressure differential. 3. Sealed with a gasket or caulk between the housing and interior wall or ceiling covering.

RULES OF THUMB:

- 1. PROVIDE AND INSTALL 3M SHRINK / CRACK PROOF CAULK TO SEAL GAPS SMALLER THAN 1/4".
- 2. PROVIDE AND INSTALL 3M EXPANDING FOAM TO SEAL GAPS LARGER THAN 1/4". 3. PROVIDE AND INSTALL DUPONT SPRAY-ON AIR SEALING PRODUCTS AS REQUIRED.
- 4. PROVIDE AND INSTALL 3M LOW-EXPANDING FOAM AT WINDOW / DOOR OPENINGS.
- 5. PROVIDE AND INSTALL 3M TEMPERATURE APPROPRIATE SEALANTS AS REQUIRED. 6. CLEAN OUT CRACKS BEFORE APPLYING SEALANT (TYP.)
- 7. ASSIGN RESPONSIBILITY TO ONE TRADE / PERSON FOR CONFIRMING COMPLETION OF AIR SEALING TASKS.

FOR AIR SEALING DETAILS – SEE DWG. EN-005

NOTE: FOR WALL ASSEMBLY TYPES,

SEE DWG. EN-003.

PROFESSIONAL STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE "2020 NYCECC, APPENDIX CA (MODIFIED ASHRAE 90.1-2016)"



PROGRESS SEVATION NOT POR CONSTRUCTION

PROPOSED DEVLOPMENT FOR **108 SAINT EDWARDS** STREET

BROOKLYN, NY 10022

<u>BLOCK:</u> 2034 ARCHITECT: AUFGANG ARCHITECTS LLC 74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004

<u>LOT:</u> 135

<u>CLIENT:</u> 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

INFO@AUFGANG.COM

STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET, 10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

> **CIVIL ENGINEER:** CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP PHONE

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11.24.2021 10.01.2021 09.03.2021 DATE	PROGRES ISSUED T PROGRES SUBMI	SS SET O DOB SS SET SSIONS / RE ^V	VISIONS
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3 EXTERIOR DETAIL @ BASE EN-006 N.T.S.



4 INTERIOR PARTITION @ EXT. WALL EN-006 N.T.S.



5 INTERIOR PARTITION WALLS EN-006 N.T.S.







T.O. GROUND FLOOR SLAB





COMMISSIONING:

OWNER SHALL ENGAGE A REGISTERED DESIGN PROFESSIONAL OR APPROVED AGENCY TO PROVIDE COMMISSIONING SERVICES IN COMPLIANCE WITH SECTION C408 OF 2020 NYCECC. THE SPECIFICATIONS SHALL BE PROVIDED BY THE COMMISSIONING AGENCY AND TO BE SUBMITTED WITH DESIGN DOCUMENTS FOR BID. UPON COMPLETION OF FINAL COMMISSIONING THE COMMISSIONING AGENCY SHALL PROVIDE A REPORT NOTING THE COMPLETION OF COMMISSIONED SYSTEMS STATED BELOW:

- SYSTEMS AND ASSOCIATED CONTROLS TO BE COMMISSIONED:
- 1. HEATING, COOLING, AIR HANDLING AND DISTRIBUTION, VENTILATION, AND EXHAUST SYSTEMS, INSULATION AND THEIR RELATED AIR QUALITY MONITORING SYSTEMS. 2. AIR, WATER, AND OTHER ENERGY RECOVERY SYSTEMS.
- 3. MANUAL OR AUTOMATIC CONTROLS, WHETHER LOCAL OR REMOTE, ON ENERGY USING SYSTEMS INCLUDING BUT NOT LIMITED TO TEMPERATURE CONTROLS, SETBACK SEQUENCES, AND OCCUPANCY BASED CONTROL, INCLUDING ENERGY
- MANAGEMENT FUNCTIONS OF THE BUILDING MANAGEMENT SYSTEM. 4. PLUMBING, INCLUDING INSULATION OF PIPING AND ASSOCIATED VALVES, DOMESTIC AND
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- 8. OTHER SYSTEMS, EQUIPMENT AND COMPONENTS THAT ARE USED FOR HEATING, COOLING OR VENTILATION AND THAT AFFECT ENERGY USE. 9. AUTOMATIC LIGHTING SYSTEMS AS PER SECTION C408.3
- COMMISSIONING PLAN SHALL FOLLOW ALL NECESSARY STEPS AS PER SECTION C408.2.1 OF 2020 NYCECC.

RULES OF THUMB:

- 1. PROVIDE AND INSTALL 3M SHRINK / CRACK PROOF CAULK TO SEAL GAPS SMALLER THAN 1/4". 2. PROVIDE AND INSTALL 3M EXPANDING FOAM TO SEAL GAPS LARGER THAN 1/4". 3. PROVIDE AND INSTALL DUPONT SPRAY-ON AIR SEALING PRODUCTS AS REQUIRED.
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- 7. ASSIGN RESPONSIBILITY TO ONE TRADE / PERSON FOR CONFIRMING COMPLETION OF AIR SEALING TASKS.

FOR AIR SEALING DETAILS - SEE DWG. EN-005

NOTE: FOR WALL ASSEMBLY TYPES, SEE DWG. EN-003.

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74 LAFAYETTE AVENUE SUITE 301 SUFFERN, NY 10901 845-368-0004

<u>BLOCK:</u> 2034

CLIENT: 108 ST. EDWARDS ST. OWNER LLC 38 EAST 29TH STREET, 9TH FLOOR NEW YORK, NY 10022 (646) 439-4000

INFO@AUFGANG.COM

STRUCTURAL ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET,

10TH FLOOR NEW YORK, NY 10018 (212) 213-0662

CIVIL ENGINEER: CIVIL ENGENEER ADDRESS LINE #1 ADDRESS LINE #2 CITY STATE ZIP

LANDSCAPE ARCHITECT

PHONE

10TH FLOOR NEW YORK, NY 10018

(212) 213-0662 MEP ENGINEER: SKYLINE ENGINEERING 42 WEST 39TH STREET,

ARCHITECT: AUFGANG ARCHITECTS LLC

PROPOSED DEVLOPMENT FOR

STREET BROOKLYN, NY 10022

<u>LOT:</u> 135

108 SAINT EDWARDS

APPENDIX B: SOIL BORINGS (LANGAN 2021)



7	8

APPROXIMATE SITE BOUNDARY

APPROXIMATE LOCATION OF FORMER UST

SOIL BORING LOCATION

SOIL BORING AND CO-LOCATED TEMPORARY GROUNDWATER MONITORING WELL LOCATION

SOIL BORING AND CO-LOCATED SOIL VAPOR POINT LOCATION

AMBIENT AIR SAMPLE LOCATION

1. BASE MAP REFERENCED FROM THE SURVEY PREPARED FOR BLOCK 3034, LOT 135, SECTION 7, IN KINGS COUNTY NEW YORK, DATED DECEMBER 2016, PREPARED BY BORO LAND

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	Drawing Title	Project No. 170672601	Drawing No.		
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		108 Saint Edwards Street				N/A						
L A					1	Sa	mple Da	ata	_	Remai	ke	
ATER	Elev. (ft)	Sample Description	Scale	Imber	[ype	ecov.	enetr. esist L/6in	PID Reading	(Drilling	Fluid, Dep	th of Casing	g, etc.)
2		R6 (0-42") Gravish brown fine SAND, some medium sand.	20	Ż		æ	с - п	(ppm)		, 2g. (
````````` ·`·`·`·	•	trace silt (moist) [SW]										
	•				ē			177.5 175.3	Collecte SB02 2	d Sampl 1-23.	е	
••••••••• •••••••	•		- 22 -	Rg	Icroco	12/48		169.8	_			
U Strain	•				Ma	7		164.3				
LAN	•		- 23 -					161.2 155.8				
	•	R7 (0-42") Gravish black fine SAND, some medium sand	<u></u> 24 <u>_</u>	-				155.7				
	•	trace silt (wet) [SW]										
≤	•		- 25 -		e			70.2 70.5				
90 •••••••••	•		_ 26 _	R7	croco	2/48		70.2				
12:07	•				Ма	ч		71.6				
/2021	•		= 27 =					70.1 71.5				
2/3 •••••••	0	R8 (0-24") Gravish black fine SAND, some medium sand	28					73.6				
GP	•	trace silt (wet) [SW]										
	•		- 29 -		e							
	•		- 30 -	ВЯ 82	croco	4/48						
	•				Ма			71.2				
02290 000000000000000000000000000000000	•		- 31 -					70.9 71 1				
S/170	•	R9A (0-24") Gravish black fine SAND some medium sand	32	-				90.9				
	•	trace silt (wet) [SW]						70.8 91.2				
	•		- 33 -	R9A	ē			90.8 90.9				
		R9B (24-48") Brown fine SAND, trace silt (wet) [SP]	34	-	acroco	18/48		5.1				
MNO?					Ma	7		4.8				
				R9B				4.6 4.5				
				-				4.2	End of t	ooring at	36 feet b	ogs.
ISCIP			27						Borehol soil cutt	e backfil ings to g	ed with c rade and	lean
۵ ۲									patched	with cor	ncrete.	
TDA			- 38 -									
ONEC			- 20 -									
011/PR												
16726			40 -	1								
46/170												
(DAT/			- 41 -									
NAC			42 -	1								
DATA			- 12 -									
COM			43									
GAN.			44 -	1								
			E									

L	_/	4	NBA	<b>N</b>		Log	of E	Boring	;	SB	03/T	MWC	)3		Sheet 1	of	2
Pro	ject						Pr	oject No.									
Loc	ation		108 St. Edwards Stre	et			El	evation an	d Da	atum	1706	572601					
Dril	ling (	`omna	108 Saint Edwards S	treet				ata Startad			N/A			Date	Finished		
	ing c	Joinpe	AARCO Environment	tal Services, Inc.							4	/14/21		Date	Tillisticu	4/14/21	
Dril	ling E	quipm					Co	ompletion	Dept	th		00.6		Rock	Depth		
Size	e and	Туре	of Bit				- N.	umbor of S			Dist	38 ft urbed		Ur	ndisturbed	Core	
Cas	sing D	Diamet	2-Inch Diameter Directer (in)	ct Push	C	asing Depth (ft)				JES	First	:	10	Co	N/A ompletion	24 HR.	N/A
Cas	sing F	Jamm	N/A	Weight (lbs)		N/A Drop (in)	Dr	ater Level	(ft.) man		Ţ		24			Ţ	
- Sar	npler	amm	<u>N/A</u>		N/A	N/A	-	ining i oro		С	J Blu	mberg					
V Z Sar	npler	Hamr	4-Foot Acetate Lined	Macrocore Weight (lbs)	NI/A	Drop (in)	Fi	eld Engine	er	т		Manti					
- LA	پا		N/A		IN/A	IN/A	<b>_</b>				Sar	mple Da	ata		Dom	orko	
ort: Lo	YMBO	Elev. (ft)		Sample Desci	ription			Depth Scale	Imber	ype	ecov. (in)	enetr. esist L/6in	PI Read	D ding	(Drilling Fluid, [	Depth of Cas	ing,
Rep			R1 (0-24") Brown f	ine SAND some	silt trace	fine gravel brick		<u> </u>	ź		ж Х	<u> </u>	(pp 0.	m) 0	Fluid Loss, Dhinn		e, etc.)
MA			concrete (moist) [F	ILL]	ont, trade	nine gravel, briek	.,						0.	0			
:07:10										ē			0. 0	0 0			
21 12								2 -	ĸ	Icroco	24/48		0.	0			
5/3/20										Ma							
El																	
ISE.G	÷		R2 (0-36") Brown f	ine SAND, some	silt, trace	fine gravel, brick		- 4 -									
ERPR			(moist) [FILL]	,	,	5,								•			
ENI										ore	~		0. 0.	0			
2601								6 -	R2	acroco	36/48		0.	0			
17067										Ma	.,		0.	0			
OGS													0. 0.	0			
GINT	1.11		R3 (0-36") Brown f	ine SAND, some	silt, trace	fine gravel		- 8 -					0.	0			
ATAL (			(moist) [SP-SM]			-							0	0			
NME										ore	~		0. 0.	0			
NIRO								- 10 -	R3	acroco	36/48		0.	0			
										Σ			0.	0			
													0.	0			
			R4 (0-36") Grayish	black fine SAND	, some si	It, trace fine		- 12 -					0.	0			
DATA			gravel (moist) [SP-	SM]				- 13 -					18	6	Data da una lite		
ECT										ore	8		30	.4	staining obser	ved betwe	en 13
PRO.									R4	lacroc	36/4		33	.2	and 34 feet by	gs.	
72601										Z			35 30	.3 5			
17067													8.	1			
ATA6)			R5 (0-40") Grayish	brown fine SANE	D, some s	silt, trace fine							8.	0			
YC/D			gravel (moist) [SP-	SM]									75	4			
ATA/N										ore	8		83	.2			
QWD									R5	lacroc	40/4		84	.5			
AN CC								- 19 -		2			96 85	.4 .2			
ANG													35	.9			
≅L…	1.1.1.							드 20 그							1		

			of Borir	ng	S	B03	TMW	03	Sheet	2	of	2
Project			Project	No.								
Location	<u>ו</u>	108 St. Edwards Street	Elevatio	on and D	Datu	17 Jm	067260	1				
		108 Saint Edwards Street				N/	4					
						S	ample D	ata				
TERIAI	Elev.	Sample Description	De	pth b		ov.	etr. Bin	PID	(Drilling	Rema	rks	1
MAT SY	(11)					Rec	Pen Li	(ppm)	Fluid Loss	, Drilling F	tesistance, e	etc.)
		R6 (0-40") Gravish brown fine SAND, some silt, trace medium	Ē									
		sand, trace nine graver (moist) [SF-Sw]	- 2	1 –				101.5				
	-		Ē	=	ore		,	102.0				
			- 2 E	2 – 2 🖁		40/4		102.1				
	1		-	2	Σ	2		108.3				
								99.5 111.2				
₿ <mark>Ċċċţi</mark> ţ		R7 (0-40") Gravish black fine SAND, some medium sand	2	4 🕂			_	108.2				
	•	trace silt (wet) [SW]	-	=								
	•		- 2	5 -				139.6				
	•		- 2	6 - 1 ≿	CODE	148		137.2 138.9				
	•		Ē	~ _ LL	Mac		2	146.5				
	•		- 2	7 -				147.2				
	•							152.9				
	•	R8 (0-24") Gravish black fine SAND, some medium sand,	2	8	e	υ		151.7 99.8	Collecte	ed Samp 28-30	le	
5   	•		- 2	9 - 8		4/24		160.2 177.5	0.000_1			
	•			-	Mag			169.4				
	a 0	R9 (0-40") Dark grayish brown fine SAND, some medium	<u> </u>	0 +				100.5				
	•	sand, trace silt (wet) [SW]	- 3					10.2				
			Ē	. 1	ere			10.5				
	•		- 3	2 – 2		10/48		10.9				
	•		Ē		Ň			11.1				
	•		- 3	3 -				11.3 11.0				
E	•	P10 (0.40") Brown fing SAND, some modium sand trace silt	— <u> </u>	4 于				11.9				
	•	(wet) [SW]	-	-								
			- 3	5 -				5.3				
	•		- 3	9 - 9		148		5.2				
	•				Mag		2	4.4	SB03_3	ed Samp 36-38.	le	
	•		- 3	7 -				4.2				
	•		Ē,					4.0				
			Ē					3.9	End of Installe	boring at	38 feet b	gs.
			<u>-</u> 3	9 -					ground	water mo	nitoring w	vell -
			Ē	-					details.	Borehol	e backfille	d
7/00			- 4	0 =					with cle	an soil c nd patch	uttings to ed with	
11/04									concret	e.		
			Ę	· =								
			- 4	2 -								
			Ę,									
			F 4	3 -								
AN.C			- 4	4 –								
ANG				=								
≥∟	1		4	5 —			1					

#### APPENDIX C: HISTORIC PHOTOGRAPHS



The project site in 1941 (courtesy Sperr 1941). View looking east.



This hole in 1941 later became the Ingersoll Houses. The splendid St. Michael and St. Edward's Roman Catholic Church in Richardsonian Romanesque style is pictured at the rear, with Normanlike spires. John Deary designed the church. Bishop John Loughlin laid its cornerstone in 1891 for a church principally to serve the then Italian community of Fort Greene. (MTA Bridges and Tunnels Special Archive.)

The project site in 1941 (courtesy SHPO CRIS resource files). View looking southeast.



The project site in 1944 (courtesy Brooklyn Daily Eagle and Brooklyn Public Library). View looking east.