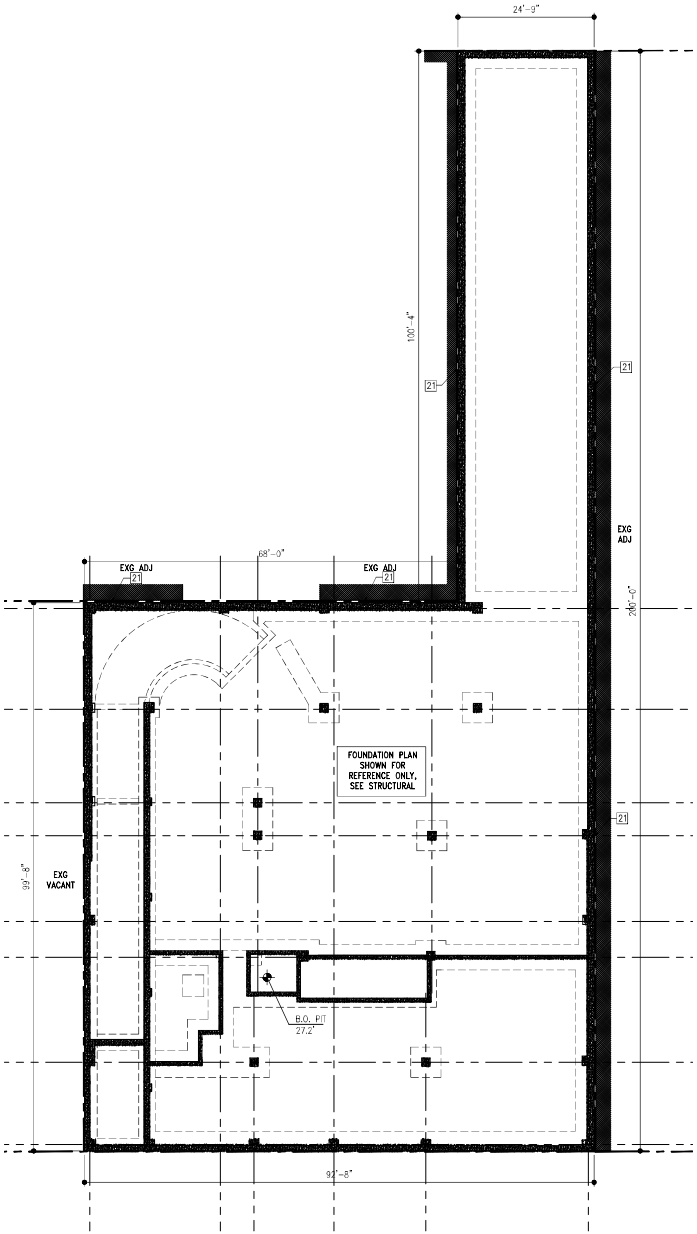
DEPT OF BLDGS STOP OF SIGN Job Number

E SOFA 0000677 Scan Code



PLAN KEY NOTES:

1 26 – NOT USED

21 – RETAINING WALL/ UNDERPINNING,. REFER TO STRUCTURAL AND SOE RESPECTIVELY.

22 45 – NOT USED

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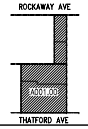
KEY PLAN



P 1 A100 FOUNDATION PLAN (REFERENCE ONLY)
SCALE: 3/32"=1'-0"

CONSULTANTS:

MEP:

STRUCTURAL: Jake Udeh

NYC Buildings

APPROVED
Under Directive 2 of 1975
Date: 11/25/2015:

NYC Development Hub

SITE:

NO.	DATE	DESCRIPTION OF REVISION

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Mss
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mss@mssarch.com

CLIENT:
SUNRAISE EQUITY GROUP LLC
110 THATFORD AVENUE
BROOKLYN NY 11212

DOB STAMP & SIGNATURE:

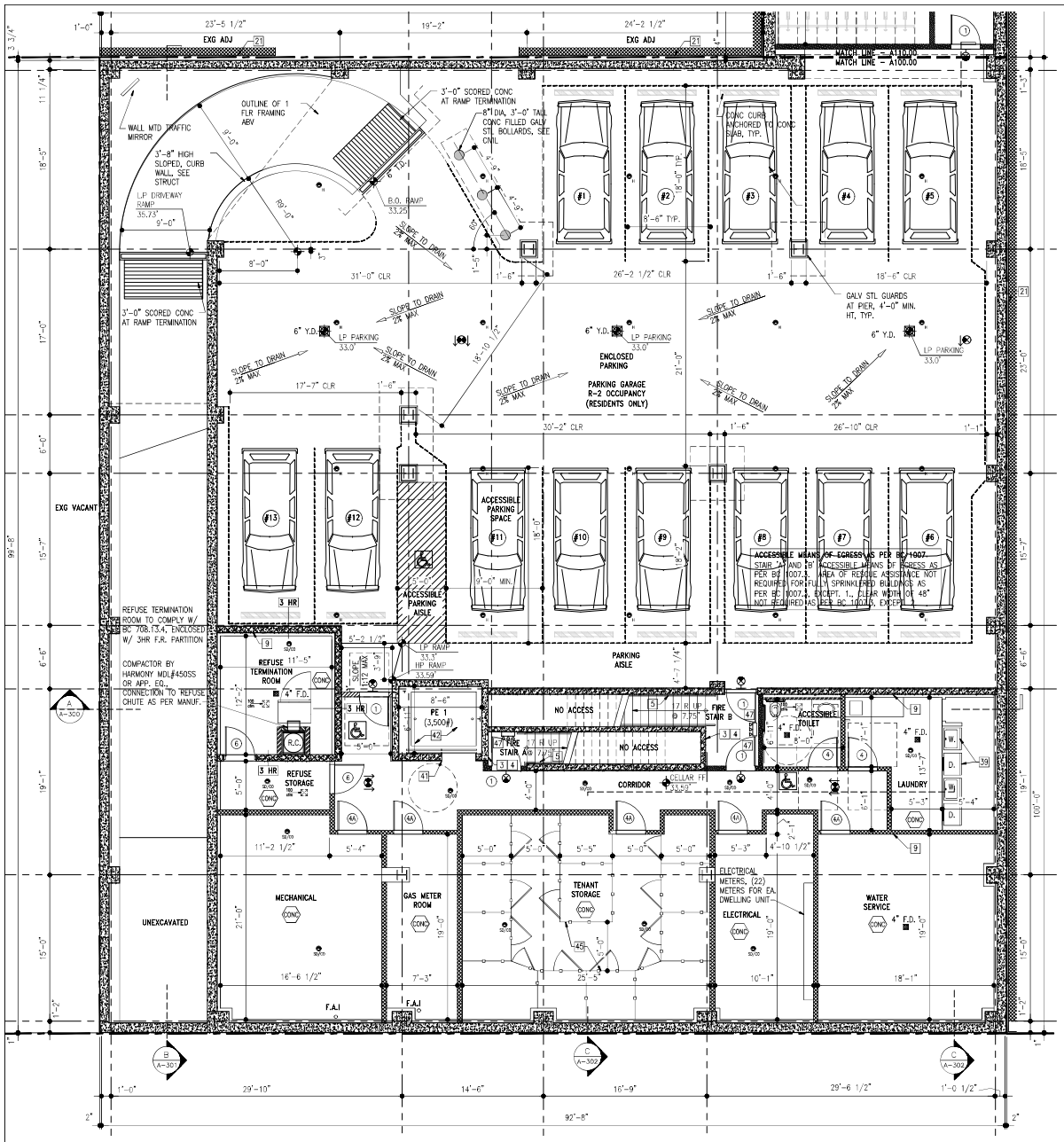
PROJECT:
MIXED USED DEVELOPMENT
110 THATFORD AVE/
451 ROCKAWAY AVE
BROOKLYN, NY 11212

TITLE:
FOUNDATION PLAN
(REFERENCE ONLY)

SEAL & SIGNATURE: REGISTERED ARCHITECT M. S. SAVANI No. 029415 STATE OF NEW YORK

DATE: 01.05.15
PROJECT NO.: 0-01
DRAWING BY: S.G
CHK. BY: M.S.S.
DWG NO:
A-001.00
CAD FILE NO: 13 of 125
Z: 1-MSS:

DEPT OF BUILDINGS
Job Number
Scan Code



PLAN KEY NOTES:

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3 – TACTILE SIGN INDICATING ACCESSIBLE EXIT COMPLYING W/ICCA117.1.
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15 – ELEVATOR HOIST WAY CLEARANCES SHOWN FOR REFERENCE ONLY, REFER TO ELEVATOR PLANS – FOR REFERENCE ONLY – INCLUDED IN THESE DOCUMENTS.
16 – ELEVATOR SUMP PUMP AT SUMP PIT, REFER TO MEP.
17 – CLASS 'B' INTERIOR FINISHES AT CORRIDOR, TYP.
18 – 6" ROOF DRAIN, SEE DETAILS. SLOPE ROOFING TO DRAIN, TYP THROUGHOUT ROOF. REFER TO PLUMBING.
19 – ROOF SCUPPER, PITCH ROOFING TO SCUPPER, TYP THROUGHOUT ROOF.
20 – AREA DRAIN, REFER TO PLUMBING.
21 – RETAINING WALL/ UNDERPINNING,. REFER TO STRUCTURAL AND SOE RESPECTIVELY.
22 – HOUSE TRAP F.A.I. MIN. 12" ABOVE FINISH GRADE
23 – PROVIDE INTERCOM AND CONNECTION TO DWELLING UNITS AND COMMUNITY FACILITY AS REQ. OWNER TO SELECT FINAL MODEL.
24 – ACCESSIBLE MAILBOXES FOR DWELLING UNITS AS REQ.
25 – 42" PARAPET/GUARDRAIL, REFER TO STRUCTURAL FOR ATTACHMENT. REFER TO ELEVATIONS FOR MATERIAL NOTES AND PERCENT OPEN.
26 – STAINLESS STEEL AREAWAY, OWNER TO SELECT FINAL MODEL AND STYLE.
27 – CONTIN. SEISMIC ENCLOSURES, RODENT-PROOF, AT EDGE OF EXISTING ADJACENT STRUCTURES.
28 – TIE-DOWNS FOR WINDOW WASHING EQUIPMENT SECURED TO ROOF SLAB STRUCTURE, OWNER TO SELECT FINAL MODEL. GC TO PROVIDE LAYOUT AND SHOP DRAWINGS.
29 – 72 SQ. IN. MIN. SMOKE VENT AT STAIR, PROVIDE FUSIBLE LINK AS PER BC 910.5.2. REFER TO WINDOW SCHEDULE.
30 – 72 SQ. IN. MIN SMOKE VENT AT ELEVATOR HOISTWAY, REFER TO ELEVATOR REFERENCE DRAWINGS.
31 – GALV STL SHIP LADDER AT BULKHEAD, ATTACHMENT PER STRUCT.
32 – ALUM CANOPY, GC TO PROVIDE LAYOUT AND SHOP DRAWINGS, REFER TO STRUCTURAL FOR DESIGN CRITERIA
33 – BALCONY FRAMING PER STRUCT. PROVIDE 42" HIGH, PAINTED STL, GUARDRAILS, W/ 4" MAX OPENINGS BETWEEN RAILS TYP. PROVIDE HD PLASTIC SCREEN AT INTERIOR SIDE, OWNER TO SELECT FINAL COLOR AND STYLE. GUARDRAIL ATTACHMENT AND DESIGN CRITERIA PER STRUCTURAL. GC TO SUBMIT SIGNED AND SEALED SHOP DRAWINGS TO ARCHITECT, FOR APPROVAL, DEMONSTRATING COMPLIANCE WITH STRUCTURAL DESIGN CRITERIA. ALL EXPOSED METAL TO BE PRIMED AND PAINTED, PAINT COLOR PER OWNER.
34 – PAINTED STL TRELLIS PER STRUCTURAL. OWNER TO SELECT FINAL STYLE AND COLOR OF TRELLIS. REFER TO Z-100.00 FOR ZONING
35 – NON-SLIP CERAMIC TILE, SLOPE TO DRAIN, AT TERRACE FLOOR. REFER TO DETAILS FOR ADDITIONAL NOTES.
36 – ENTRY TO RECREATION SPACE (QUALITY HOUSING) TO BE LIMITED TO RESIDENTS ONLY. REFER TO DOOR SCHEDULE FOR KEYING.
37 – AL STOREFRONT PER STOREFRONT SCHEDULE. OWNER TO SELECT FINAL MANUF. AND STYLE. BASIS OF DESIGN NOTED ON SCHEDULE FOR REFERENCE. DESIGN CRITERIA FOR STOREFRONT PER STRUCTURAL. GC TO SUBMIT SIGNED AND SEALED LAYOUT AND SHOP DRAWINGS TO ARCHITECT, FOR APPROVAL, DEMONSTRATING COMPLIANCE WITH STRUCTURAL DESIGN CRITERIA.
38 – ALUM. FRAME WINDOWS PER WINDOW SCHEDULE. OWNER TO SELECT FINAL MANUF. AND STYLE. BASIS OF DESIGN NOTED ON SCHEDULE FOR REFERENCE. LOADING REQUIREMENTS FOR WINDOWS PER STRUCTURAL. GC TO SUBMIT SIGNED AND SEALED SHOP DRAWINGS TO ARCHITECT, FOR APPROVAL, DEMONSTRATING COMPLIANCE WITH STRUCTURAL DESIGN CRITERIA.
39 – WASHER AND DRYER, REFER TO MEP PLANS FOR MODEL AND CONNECTIONS. WASHER AND DRYER TO BE COIN OPERATED, REFER TO MEP FOR LINT SCREEN. MAYTAG OR APP. EQ.
40 – CLASS A ROOF, 4 PLY MEMBRANE, REFER TO ROOF DETAILS FOR ADDITIONAL NOTES.
41 – PICTORIAL DIAGRAM AND SIGNAGE INDICATING "IN FIRE EMERGENCY DO NOT USE ELEVATOR. USE EXIT STAIRS." AS PER BC 3002.4
42 – 3,500 LB. ELEVATOR TO ACCOMMODATE STRETCHER AND DISPLAY SIGN OF LIFE AS PER BC 3002.4.
43 – ROLLING STL GARAGE DOOR BY CHI OR APP. EQ., DOOR TO BE ACTIVATED VIA REMOTE SENSOR. GC TO PROVIDE WIRING AND LOCATION SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
44 – EXTEND EXG ADJ CHIMNEY, 6'-0" MIN ABV PROP ROOF, SEE ELEVATIONS.
45 – CHAIN-LINK FENCE STORAGE ENCLOSURE AND GATE, MANUF. TO BE SELECTED BY OWNER.
46 – 3'-8" MIN. HEIGHT, GALV STL, GUARDRAIL, MAX. 4" OPENING, ATTACHMENT PER STRUCT.
47 – STAIR WAY IDENTIFICATION SIGNAGE, BOTH SIDES AS PER BC 1022.8.1

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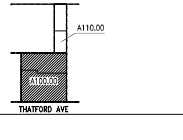

P1 / A100 CELLAR (EAST BLDG)
SCALE: 3/16"=1'-0"

CONSULTANTS:

MEP:

STRUCTURAL: Jake Udeh

APPROVED
Under Directive 2 of 1975
Date: 11/25/2015:
NYC Development Hub

SITE:

NO.	DATE	DESCRIPTION OF REVISION

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CLIENT:
SUNRAISE EQUITY GROUP LLC
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BROOKLYN NY 11212

DOB STAMP & SIGNATURE:

PROJECT:
MIXED USED DEVELOPMENT
110 THATFORD AVE/
451 ROCKAWAY AVE
BROOKLYN, NY 11212

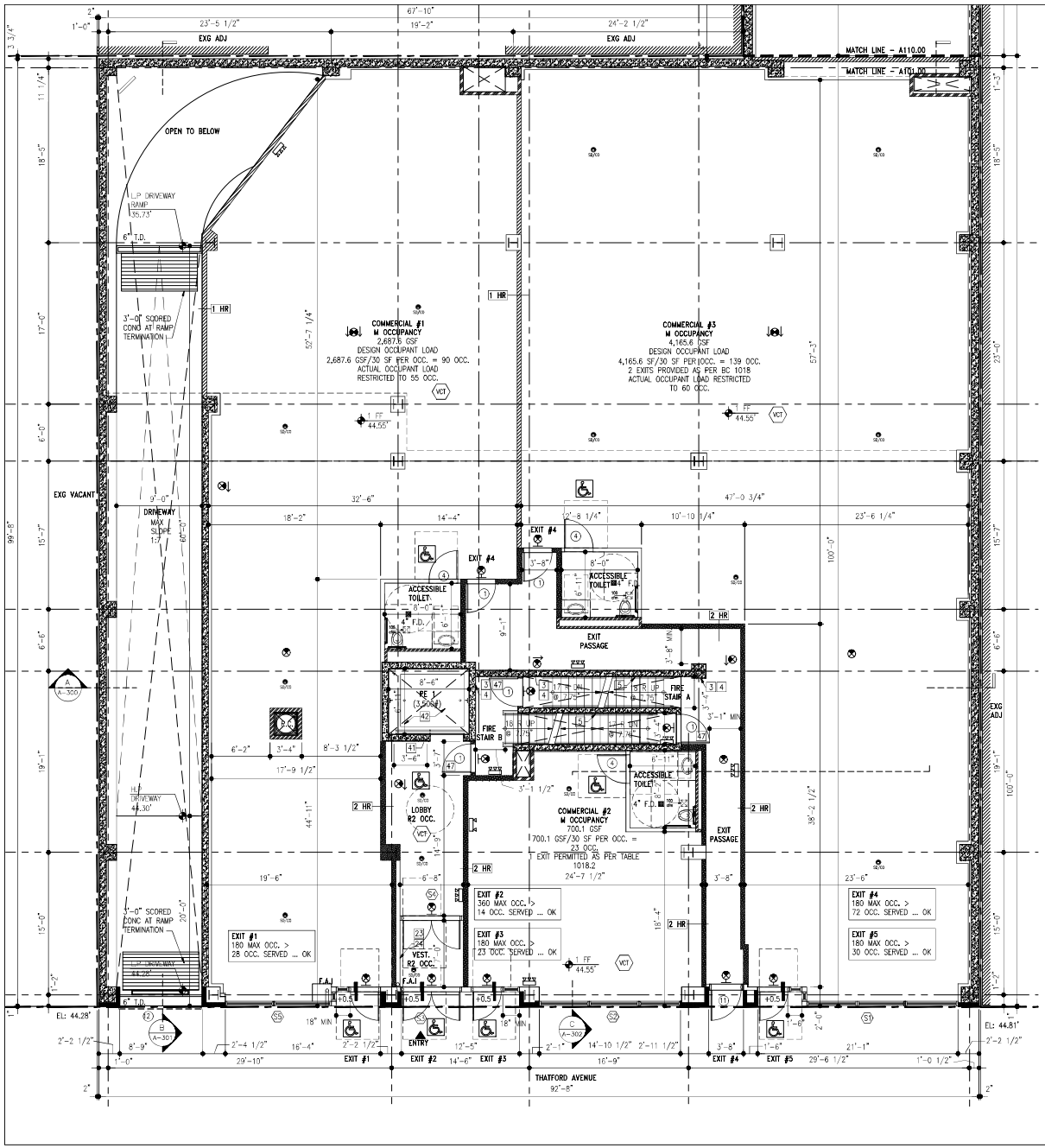
TITLE:
EAST BUILDING
CELLAR PLAN

SEAL & SIGNATURE: REGISTERED ARCHITECT MICHAEL S. SAVANI No. 029413 STATE OF NEW YORK

DATE: 01.05.15
PROJECT NO.: 0-01
DRAWING: BY: S.G
CHK. BY: M.S.S.
DWG NO:
A-100.00
CAD FILE NO: 14 of 125
Z: 1-MSS:

DEPT OF BUILDINGS 401095363 Job Number

E581497519 Scan Code



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20. AREA DRAIN, REFER TO PLUMBING.
21. RETAINING WALL/ UNDERPINNING, REFER TO STRUCTURAL AND SOE RESPECTIVELY.
22. HOUSE TRAP F.A.I. MIN. 12" ABOVE FINISH GRADE
23. PROVIDE INTERCOM AND CONNECTION TO DWELLING UNITS AND COMMUNITY FACILITY AS REQ. OWNER TO SELECT FINAL MODEL.
24. ACCESSIBLE MAILBOXES FOR DWELLING UNITS AS REQ.
25. 42" PARAPET/GUARDRAIL, REFER TO STRUCTURAL FOR ATTACHMENT. REFER TO ELEVATIONS FOR MATERIAL NOTES AND PERCENT OPEN.
26. STAINLESS STEEL AREAWAY, OWNER TO SELECT FINAL MODEL AND STYLE.
27. CONTIN. SEISMIC ENCLOSURES, RODENT-PROOF, AT EDGE OF EXISTING ADJACENT STRUCTURES.
28. TIE-DOWNS FOR WINDOW WASHING EQUIPMENT SECURED TO ROOF SLAB STRUCTURE, OWNER TO SELECT FINAL MODEL. GC TO PROVIDE LAYOUT AND SHOP DRAWINGS.
29. 72 SQ. IN. MIN. SMOKE VENT AT STAIR, PROVIDE FUSIBLE LINK AS PER BC 910.5.2. REFER TO WINDOW SCHEDULE.
30. 72 SQ. IN. MIN SMOKE VENT AT ELEVATOR HOISTWAY, REFER TO ELEVATOR REFERENCE DRAWINGS.
31. CALV STL SHP LADDER AT BULKHEAD, ATTACHMENT PER STRUCT.
32. ALUM CANOPY, GC TO PROVIDE LAYOUT AND SHOP DRAWINGS, REFER TO STRUCTURAL FOR DESIGN CRITERIA
33. BALCONY FRAMING PER STRUCT. PROVIDE 42" HIGH, PAINTED STL, GUARDRAILS, W/ 4" MAX OPENINGS BETWEEN RAILS TYP. PROVIDE HD PLASTIC SCREEN AT INTERIOR SIDE, OWNER TO SELECT FINAL COLOR AND STYLE. GUARDRAIL ATTACHMENT AND DESIGN CRITERIA PER STRUCTURAL. GC TO SUBMIT SIGNED AND SEALED SHOP DRAWINGS TO ARCHITECT, FOR APPROVAL, DEMONSTRATING COMPLIANCE WITH STRUCTURAL DESIGN CRITERIA. ALL EXPOSED METAL TO BE PRIMED AND PAINTED, PAINT COLOR PER OWNER.
34. PAINTED STL TRELLIS PER STRUCTURAL. OWNER TO SELECT FINAL STYLE AND COLOR OF TRELLIS. REFER TO Z-100.00 FOR ZONING
35. NON-SLIP CERAMIC TILE, SLOPE TO DRAIN, AT TERRACE FLOOR. REFER TO DETAILS FOR ADDITIONAL NOTES.
36. ENTRY TO RECREATION SPACE (QUALITY HOUSING) TO BE LIMITED TO RESIDENTS ONLY. REFER TO DOOR SCHEDULE FOR KEYING.
37. AL STOREFRONT PER STOREFRONT SCHEDULE. OWNER TO SELECT FINAL MANUF. AND STYLE. BASIS OF DESIGN NOTED ON SCHEDULE FOR REFERENCE. DESIGN CRITERIA FOR STOREFRONT PER STRUCTURAL. GC TO SUBMIT SIGNED AND SEALED LAYOUT AND SHOP DRAWINGS TO ARCHITECT, FOR APPROVAL, DEMONSTRATING COMPLIANCE WITH STRUCTURAL DESIGN CRITERIA.
38. ALUM. FRAME WINDOWS PER WINDOW SCHEDULE. OWNER TO SELECT FINAL MANUF. AND STYLE. BASIS OF DESIGN NOTED ON SCHEDULE FOR REFERENCE. LOADING REQUIREMENTS FOR WINDOWS PER STRUCTURAL. GC TO SUBMIT SIGNED AND SEALED SHOP DRAWINGS TO ARCHITECT, FOR APPROVAL, DEMONSTRATING COMPLIANCE WITH STRUCTURAL DESIGN CRITERIA.
39. WASHER AND DRYER, REFER TO MEP PLANS FOR MODEL AND CONNECTIONS. WASHER AND DRYER TO BE COIN OPERATED, REFER TO MEP FOR LINT SCREEN. MAYTAG OR APP. EQ.
40. CLASS A ROOF, 4 PLY MEMBRANE, REFER TO ROOF DETAILS FOR ADDITIONAL NOTES.
41. PICTORIAL DIAGRAM AND SIGNAGE INDICATING "IN FIRE EMERGENCY DO NOT USE ELEVATOR. USE EXIT STAIRS." AS PER BC 3002.4
42. 3,500 LB. ELEVATOR TO ACCOMMODATE STRETCHER AND DISPLAY SIGN OF LIFE AS PER BC 3002.4.
43. ROLLING STL GARAGE DOOR BY CHI OR APP. EQ., DOOR TO BE ACTIVATED VIA REMOTE SENSOR. GC TO PROVIDE WIRING AND LOCATION SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
44. EXTEND EXG ADJ CHIMNEY, 6'-0" MIN ABV PROP ROOF, SEE ELEVATIONS.
45. CHAIN-LINK FENCE STORAGE ENCLOSURE AND GATE, MANUF. TO BE SELECTED BY OWNER.
46. 3'-8" MIN. HEIGHT, GALV STL, GUARDRAIL, MAX. 4" OPENING, ATTACHMENT PER STRUCT.
47. STAIR WAY IDENTIFICATION SIGNAGE, BOTH SIDES AS PER BC 1022.8.1

LEGEND:

- PARTITION TYPE 1 – 8"CONC. BLK. INTERIOR PARTITION 2-HR F.R.
- PARTITION TYPE 2 – 8"CONC. BLK. INTERIOR PARTITION 3-HR F.R.
- PARTITION TYPE 3 – NOM. 4" MTL STUD PTN, N.R.
- PARTITION TYPE 4 – NOM. 4" MTL STUD PTN, 1-HR F.R., STC 50
- PARTITION TYPE 5 – NOM. 5" MTL STUD PTN, 1 HR F.R., STC 54
- PARTITION TYPE 6 – NOM. 6" MTL STUD PTN, 2 HR F.R. 50 – 54 STC
- PARTITION TYPE 7 – NOM. 6" MTL STUD PTN – MASONRY EQUIVALENT, 2 HR F.R., STC 50 – 54
- PARTITION TYPE 8 – MTL STUD CHASE WALL – 1 HR F.R., STC 50 – 54
- PARTITION TYPE 9 – MTL STUD SHAFT WALL – 2 HR F.R., STC 50 – 54
- LOCATION OF EXIT SIGN & LIGHT DIRECTION
- FEC – RECESSED FIRE EXTINGUISHER CABINET, MOUNTING HEIGHT PER CODE
- EXHAUST. CFM AS SHOWN
- MTL FRAMING WALL W/ R 7.5 CONTIN. INSULATION, R-13 CAVITY INSULATION AND MSNRY CLADDING 1 HR F.R.
- MTL FRAMING WALL W/ R 7.5 CONTIN. INSULATION, R-13, CAVITY INSULATION AND STONE CLADDING 1 HR F.R.
- CMU EXT. WALL W/ 2 1/2" MTL. FRAMING + R-10 BATT INSUL. INSIDE, EIFS AT EXTERIOR. 1 HR F.R.
- CMU WALL (SEE WALL SECTIONS AND DETAILS)
- POURED CONCRETE WALL W/ 2 ½" MTL. FRAMING + R-10 BATT INSUL. AT CAVITY. SEE DWG. FOR THICKNESS
- SD/CO H – SMOKE DETECTOR/CO SHALL COMPLY W/ SEC. 907.2.8.3 & 907.2.9 OF NYC BLDG. and C.O. W/ SEC. 908.7 OF NYC BLDC

PLAN NOTES:

1) FOR ALL STL. BEAMS PROVIDE 2-HR. F.R. MASTIC COATING AS PER UL I802E. TYP.
2) FOR ALL STL. COLUMNS PROVIDE 2-HR. F.R. GYB. BD. AS PER UL X536. TYP.
3) G.C. TO INSTALL ACRYLIC CORNER GUARDS @ ALL CORNERS EQUAL OR LESS THAN 135° ANGLE.
4) ALL FINISH STYLES, COLORS, AND MANUF. TO BE DETERMINED BY OWNER.
5) CLOSED CIRCUIT FIRE ALARM REQUIRED AS PER MDL SEC. 64 TO BE FILED AS A SEPARATE APPLICATION.
6) PTACS SHALL PROVIDE 12.7 EER IN COOLING MODE, 3.8 COP IN WARMING MODE TO COMPLY WITH THE ECCNYC.
7) EXIT SIGNS TO COMPLY W/ BC 1026
8) ALL COMMON WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50, AS PER BC 1207.2. SEE LEGEND BELOW.
9) PENETRATIONS THRU FIRE RATED ASSEMBLY SHALL BE FIRESTOPPED AS REQUIRED TO MAINTAIN FIRE RESISTANCE. SEE FIRE RESISTANT DETAILS.
10) ALL MECHANICAL AND PLUMBING EQUIPMENT TO BE INSTALLED ON VIBRATION ISOLATOR PAD. WHEN ADJACENT TO MECHANICAL EQUIPMENT.
11) ALL HOT WATER PIPING SHALL BE INSULATED W/ 1 ½" MIN. PIPE INSULATION.
12) ALL HOT WATER STORAGE TANKS SHALL HAVE AN 80% EI TO COMPLY WITH THE ECCNYC.

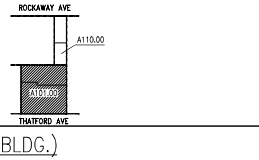
BUILDING ENVELOPE MANDATORY PROVISIONS:

1) BUILDING ENTRANCE DOORS AND OTHER EXTERIOR EXIT DOORS SHALL COMPLY WITH BC 1008.4.1
2) DOORS TO DWELLING UNITS SHALL COMPLY WITH BC 1008.4.2
3) ALL STAIRWAY EXIT DOOR SHALL COMPLY WITH BC C403.12
4) ALL EXTERIOR DOORS WILL BE FIELD-FITTED WITH WEATHERSTRIPPING PER ECC SECTION C402.4.4
5) AS PER NYCECC C402.4.3 COMMERCIAL ENTRANCE DOOR THE MAXIMUM AIR LEAKAGE RATE SHALL BE 1.00 cfm/ft² DOOR AREA IN ACCORDANCE W/ ASTM E 283.
6) AS PER NYCECC C402.4.1 A CONTINUOUS AIR BARRIER SHALL BE INSTALLED: SEALING ALL SEAMS, OPENINGS AND PENETRATIONS OF THE BUILDING AND SHALL BE SEALED WITH CAULKING MATERIALS OR CLOSED WITH GASKETING SYSTEMS COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION.
7) VESTIBULES' DOOR THAT SEPARATES CONDITIONED SPACE FROM THE EXTERIOR SHALL COMPLY WITH ECC SECTION C402.4.7
8) ALL INSULATION, ABOVE AND BELOW GRADE, TO BE INSTALLED AS PER MANUF. INSTRUCTIONS. EXTERIOR INSULATION TO BE PROTECTED FROM DAMAGE BY WIND, SUNLIGHT, MOISTURE, LANDSCAPING AND MAINTENANCE ACTIVITIES.
9) PROVIDE MOTORIZED CLASS I DAMPERS AT AIR INTAKE AND EXHAUSTS OVER 300 CFM, REFER TO HVAC DRAWINGS FOR DUCT AND FAN LOCATIONS.

FINISH SCHEDULE:

- CONC – PAINTED OVER CONCRETE FLOOR (COLOR T.B.D.)
- C – CARPET (COLOR T.B.D.)
- CT – CERAMIC TILE (COLOR T.B.D.)
- T – TILE (COLOR T.B.D.)
- VCT – VINYL COMPOSITE TILE (COLOR T.B.D.)

KEY PLAN



P1 / A101 1 FLOOR PLAN (EAST BLDG.)
SCALE: 3/16"=1'-0"

CONSULTANTS:

MEP:

STRUCTURAL: Jake Udeh

SITE:

APPROVED
Under Directive 2 of 1975
Date: 11/25/2015:
NYC Development Hub

NO.	DATE	DESCRIPTION OF REVISION

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TITLE:
EAST BUILDING
1 FLOOR PLAN (GRADE)

SEAL & SIGNATURE: REGISTERED ARCHITECT SAVANI MANISH No. 025413 STATE OF NEW YORK

DATE: 01.05.15
PROJECT NO.: 0-01
DRAWING: BY: S.G
CHK. BY: M.S.S.
DWG NO:
A-101.00
CAD FILE NO: 15 of 125
Z: 1-MSS: