

GENERAL NOTES

ADMINISTRATION

- THE GENERAL NOTES CONTAINED HEREIN ARE PART OF THE PLANS AND SPECIFICATION, AND ARE TO BE COMPLETED WITH IN ALL RESPECTS. MORE RESTRICTIVE NOTES SPECIFIED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THOSE LISTED BELOW.
- ALL NOTES, DIMENSIONS, DETAILS AND JOB CONDITIONS ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- ALL REQUIRED AND NECESSARY PERMITS SHALL BE SECURED FROM ALL MUNICIPAL AGENCIES HAVING JURISDICTION AT THE COST AND EXPENSE OF THE CONTRACTOR AND PRIOR TO START OF WORK AND SHALL OBTAIN APPROVAL OF ALL COMPLETED WORK AS REQUIRED BY NEW YORK CITY ADMINISTRATIVE CODE AND ALL REQUIRED AGENCIES.
- EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR HIS WORK, THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE BUILDING AND WILL BE RESPONSIBLE FOR THE JOINING OF WORK OF ALL TRADES.
- ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION NOT LISTED AS CONTROLLED SHALL BE SUBJECT INSPECTIONS TO SEMI-CONTROLLED INSPECTION TEST AND INSPECTION REPORTS SHALL BE FILED THROUGH THE ARCHITECT/ENGINEER WITH THE DEPARTMENT.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE REQUIREMENTS OF SUBCHAPTER 19 "SAFETY OF PUBLIC AND PROPERTY DURING CONSTRUCTION OPERATIONS" AND SHALL BE HELD RESPONSIBLE FOR THE SAFE MAINTENANCE AS PRESCRIBED THEREIN UNTIL COMPLETION OF ALL WORK.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, BARRICADES, TEMPORARY FENCES, AND PARTITIONS, AND EXCAVATIONS, ETC. TO ACCOMPLISH ALL OF THE WORK IN AN APPROVED MANNER, AS PER 27-1032.
- NO DRAWINGS TO BE SCALED DIMENSIONS ARE TO BE USED.
- THE CONTRACTOR OR PERSON WHO SUPERVISED OR SUPERINTENDED THE WORK IS REQUIRED TO BE PRESENT AT FINAL INSPECTION WITH BUILDING DEPARTMENT INSPECTOR, 27-210.
- THE CONTRACTOR SHALL UPON COMPLETION OF THE WORK SEE THAT THE JOB IS BROOM SWEEP, AND AT HIS OWN COST SHALL DELIVER A CERTIFICATE OF OCCUPANCY TO THE OWNER ISSUED BY THE LOCAL DEPARTMENT OF BUILDING.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE.
- THE ARCHITECT/ENGINEER HAS NOT BEEN RETAINED TO SUPERVISE ANY CONSTRUCTION OR INSTALLATION OF ANY EQUIPMENT.
- THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES, 27-128.
- ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENT: 27-131
(A) IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE OR
(B) SHALL HAVE BEEN ACCEPTABLE FOR USE UNDER PRESCRIBED CODE TEST METHODS BY THE COMMISSIONER OR
(C) APPROVED BY THE BOARD OF STANDARDS AND APPEALS.
- ALL ELEVATIONS REFER TO U.S. COAST AND GEODETIC SURVEY MEAN SEAL LEVEL DATUM OF 1929, 27-158.
- AT LEAST 24 HOUR WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK, 27-195.
- FIVE DAYS PRIOR NOTICE SHALL BE GIVEN TO ADJOINING LOT OWNERS AFFECTED BY FOUNDATION, EARTHWORK OR DEMOLITION WORK, 27-165 & 27-169.
- AN ACCURATE AND COMPLETE LOT SURVEY, MADE BY A LICENSED SURVEY OR SHALL BE SUBMITTED AFTER COMPLETION OF WORK SHOWING ELEVATION OF FIRST FLOOR, FINISHED GRADES OF OPEN SPACES, ESTABLISHED CURB LEVEL, LOCATION OF OTHER STRUCTURES ON LOT, LOCATION AND BOUNDARIES OF LOT, 27-225.
- POSTED OCCUPANCY AND USE. ALL BUILDING SHALL POSTED WITH A SIGN IN A FORM PRESCRIBED BY THE DEPARTMENT, PERMANENTLY AFFIXED, IN CONSPICUOUS LOCATION IN PUBLIC HALL OR CORRIDOR, STATING LIVE LOADS AND OCCUPANT LOADS IN THE BUILDING AND ALL PARTS THERE OF. 27-225.

CONTROLLED INSPECTION

- THE ITEMS LISTED IN THE CONTROLLED INSPECTIONS TABLE SHOW ON PLANS SHALL BE SUBJECT TO CONTROLLED INSPECTION MADE AND WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER AND ACCEPTABLE TO THE ARCHITECT OF RECORD. TEST REPORTS AND CERTIFICATE OF INSPECTIONS SHALL BE FILED WITH THE DEPARTMENT OF BUILDINGS.

FOUNDATIONS

- NO FOUNDATION SHALL BE PLACED ON FROZEN SOIL OR IN FREEZING WEATHER UNLESS PROVISION HAS BEEN MADE TO MAINTAIN THE UNDERLYING SOIL FREE FROM FROST. EXCAVATIONS FOR FOUNDATIONS AND FOOTINGS SHALL BE DEWATERED PRIOR TO POURING CONCRETE. NO CONCRETE SHALL BE PLACED ON SOIL THAT HAS BEEN DISTURBED BY SEEPAGE.
- ALL FOOTING SHALL BEAR DIRECTLY ON UNDISTURBED SOIL HAVING A MINIMUM SAFE CAPACITY OF TWO TONS PER SQUARE FOOT.
- BOTTOM OF FOOTINGS SHALL BE CARRIED DOWN AT LEAST 4 FEET BELOW THE LOWEST LEVEL OF ADJOINING GROUND, OR PAVEMENT SURFACE THAT IS EXPOSED TO FROST.
- NO BACKFILL SHALL BE PLACED AGAINST FOUNDATION WALLS UNTIL THE TIERS OF FRAMING INCLUDING THEIR SLABS, WHICH BRACE THE WALL HAVE BEEN PLACED, ALTERNATELY. ADEQUATE BRACING WHICH IS LEFT IN PLACE UNTIL THE BRACING TIERS ARE INSTALLED WILL BE ACCEPTABLE.
- WHERE BOTTOM OF FOOTINGS ARE AT DIFFERENT LEVELS, STEP FOOTINGS FROM LOW LEVEL TO HIGH LEVEL 1 VERTICAL ON 2 HORIZONTAL PITCH.
- WATERPROOFING NOTES FOR CELLARS AND BASEMENT FOUNDATION WALLS AND WALLS SUBJECT TO SEEPAGE DAMAGE FROM WITHIN:

- BEFORE ANY WATERPROOFING OF THE FOUNDATION WALLS IS APPLIED, ALL SURFACES SHALL BE DRY, CLEAN AND FREE OF ALL LOOSE MORTAR OR ANY MATERIAL. WHERE THE FOUNDATION WALL IS OF CONCRETE, ALL THE WIRES SHALL BE CUT AND ALL SPACES AROUND SERVICES PIPES SHALL BE SEATED.
- THE WATERPROOFING OF THE FOUNDATION WALL BE APPLIED FROM LEVEL AT THE BOTTOM OF THE FOOTINGS TO THE LEVEL FINISHED EXTERIOR GRADE. WATERPROOFING IS TO CONSIST OF A HEAVY BRUSH OR TROWEL COAT OF A COMMERCIAL ASPHALTIC PREPARATION OR AN APPLICATION OF HOT ROOFERS PITCH. ONLY CLEAN EARTH SHALL BE USED FOR THE BACKFILLING DONE IN A MANNER AS NOT TO DAMAGE THE WATERPROOFING. BACKFILLING IS TO WELL TAMPED AND GRADED TO PITCH AWAY FROM THE FOUNDATION WALLS.

STRUCTURAL

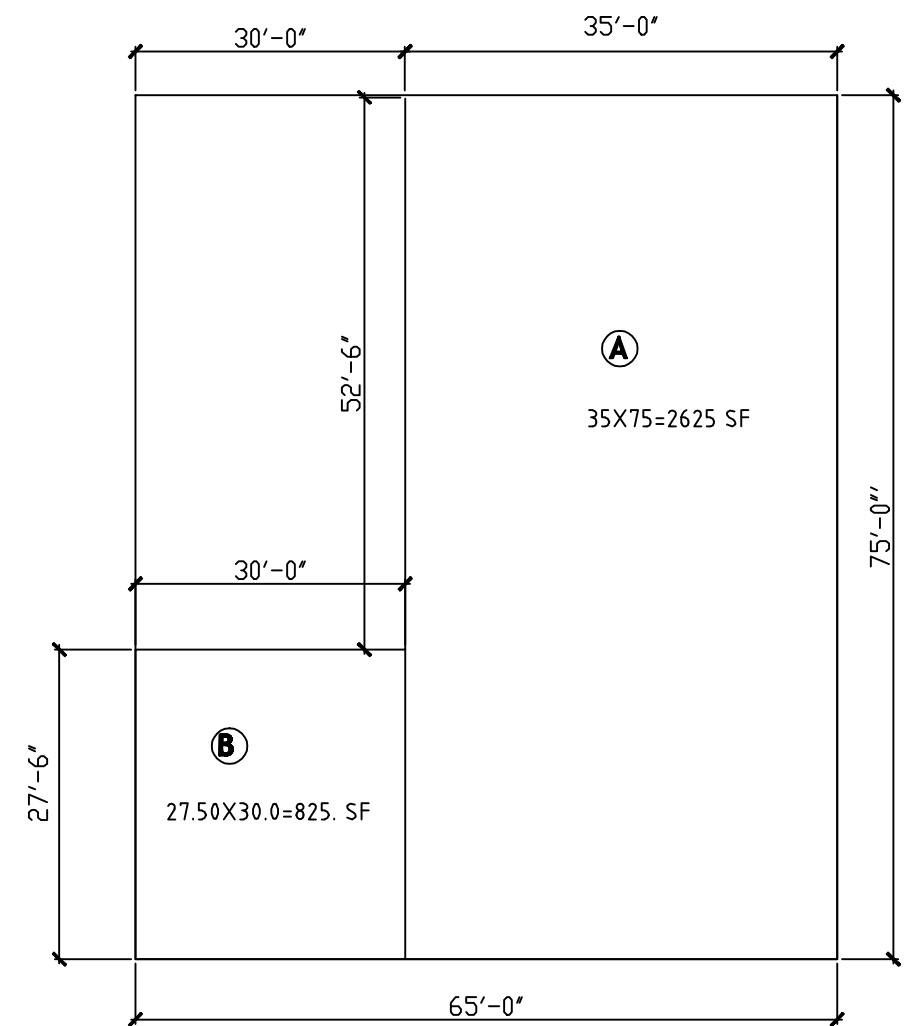
- REFER TO INSPECTION REQUIREMENTS OF TABLE 10-2 OF THE BUILDING CODE.
- MASONRY WORK
(A) ALL MASONRY WORK SHALL CONFORM TO RS 10-2 OF THE BUILDING CODE.
(B) THE QUALITY OF THE MASONRY UNITS USED IN BUILDING SHALL CONFORM TO THE STANDARD AND GRADE SHOWN IN TABLES 10-11. MANUFACTURER'S CERTIFICATION AS TO SUITABILITY OF THE MATERIAL FOR THE PROPOSED USE SHALL BE SUBMITTED FOR ALL MASONRY UNITS USED IN STRUCTURAL APPLICATIONS.
(C) MASONRY MORTAR SHALL CONFORM TO ASTM C270 (LATEST CODE APPROVED EDITION) TYPE M.
(D) MASONRY STRESSES USED IN THIS BUILDING ARE BASED ON 70% OF ALLOWABLE STRESS.
(E) ALL MULTIPLE WIDTH MASONRY WALLS SHALL BE BONDED IN ACCORDANCE WITH DETAILS SHOWN ON THE DRAWINGS.
(F) ALL MASONRY WALLS SHALL BE ANCHORED IN ACCORDANCE WITH DETAILS SHOWN ON THE DRAWINGS.

CONCRETE WORK

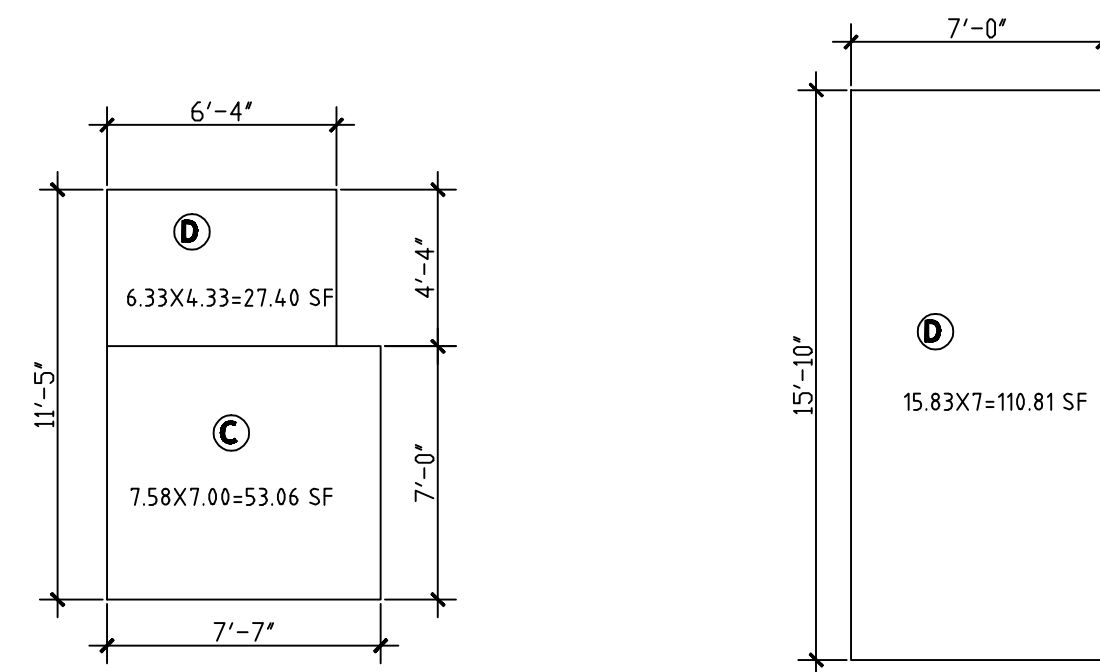
- ALL CONCRETE WORK INCLUDING FORMS SHALL CONFORM TO RS 10-3 OF THE CODE. IN ADDITION FORM WORK SHALL CONFORM TO APPLICABLE PROVISIONS OF SUBCHAPTER 19.
- CALCULATED STRESSES ARE BASED ON 70% OR LESS OF BASIC ALLOWABLE STRESS.
- CONCRETE SHALL BE PROPORTIONED, BATCHED AND MIXED IN ACCORDANCE WITH SECTION 27-605 "PREQUALIFIED MIXES".
- CONCRETE FOR PLAIN CONCRETE FOUNDATION WALLS, FOOTINGS AND FLOOR SLABS ON GRADE SHALL BE $f_c = 2500$ PSI.
- CONCRETE FOR REINFORCED CONCRETE SHALL BE $f_c = 3000$ PSI.
- CONCRETE AND REINFORCING MATERIALS SHALL CONFORM TO THE FOLLOWING:
(1) ASTM C33 (LATEST CODE APPROVED EDITION).
(2) SHALL BE FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIAL OR OTHER SUBSTANCES METAL REINFORCEMENT SHALL BE:
(a) INTERMEDIATE GRADE BILLET STEEL DEFORMED, ASTM 1-15 DEFORMING ASTM A-305.
(b) WELDED STEEL WIRE FABRIC ASTM A-185, ULTIMATE STRENGTH 70,000 PSI.
(3) CONCRETE WHEN IN ITS FINAL LOCATION WILL BE EXPOSED TO FREEZING WEATHER SHALL AIR ENTRAINMENT. AIR ENTRAINMENT ADMIXTURE SHALL CONFORM TO ASTM C260.
(4) CONCRETE WHEN FLOOR SLABS ON EARTH SHALL BE REINFORCED WITH 66-1010 WWF UNLESS OTHERWISE NOTED.
(5) THREE TESTS OF CYLINDERS SHALL BE MOLDED FOR EACH 50 CUBIC YARDS OR FRACTION THERE OF EACH CLASS OF CONCRETE PLACED IN ANY DAY. SAMPLES SHALL BE TAKEN DIRECTLY FROM MIXER AS PER ASTM C-172 (LATEST CODE APPROVED EDITION). CURED AS PER ASTM C-31 (LATEST CODE APPROVED EDITION) AND TESTED AT THE AGE OF 28 DAYS AS PER ASTM C-39 (LATEST CODE APPROVED EDITION). TEST SHALL BE PERFORMED BY A LICENSED TESTING LABORATORY. REPORT SHALL BE FILED WITH THE DEPARTMENT OF BUILDINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER TEST CYLINDER REPORTS.
(6) CONCRETE CONTRACTOR SHALL SET ALL ANCHORS, INSERTS, BOLTS, SLEEVES, ETC AS REQUIRED BY OTHER TRADES.
(7) PROVIDE RECESSES AS REQUIRED FOR FLOOR FINISHES, ELEVATOR DOORS, ETC.

STRUCTURAL STEEL

- STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO RS 10-5
- LIGHT GAUGE COLD FORMED STEEL SHALL CONFORM TO RS 10-6
- OPEN WEB STEEL JOIST SHALL CONFORM TO RS 10-7
- ALL STRUCTURAL STEEL SHALL BE NEW STEEL CONFORMING TO ASTM A-36 (LATEST CODE APPROVED EDITION) UNLESS OTHERWISE NOTED ON PLANS.
- DESIGN STRESSES FOR A-36 STEEL ARE 24,000 PSI FOR COMPACT SECTIONS, 22,000 FOR NON-COMPACT SECTIONS.
- ALL CONNECTIONS SHALL BE TWO SIDED STANDARD CONNECTIONS WHENEVER POSSIBLE.
- THE STEEL CONTRACTOR SHALL FURNISH ALL AFFIDAVITS, MILL TEST REPORTS, TESTING LABORATORY REPORTS REQUIRED BY THE DEPARTMENT OF BUILDINGS.
- ALL LOOSE LINTELS SHALL HAVE A MINIMUM OF 6" BEARING EACH END OF MASONRY OPENING.
- ALL HUNG OR CLIPPED LINTELS SHALL BE PROVIDED WITH 3/8" VERTICAL ADJUSTMENTS BY MEANS OF SHIMS AND HORIZONTAL ADJUSTMENT BY MEANS OF SLOTTED HOLES. LINTELS THAT RUN PAST OR ARE ADJACENT TO COLUMNS SHALL BE ATTACHED THERETO.
- ALL WELDING SHALL BE PERFORMED BY LICENSED WELDERS AND BE INSPECTED IN ACCORDANCE WITH TABLE 10-2. ELECTRODES FOR WELDING SHALL BE E-70 ELECTRODES.
- UNLESS OTHERWISE NOTED ALL STRUCTURAL STEEL SHALL RECEIVE 2 COATS OF RUST INHIBITING PAINT, 1 SHOP COAT AND 1 FIELD COAT.



SECOND FLOOR PLAN AREA CALCULATIONS



MECHANICAL DEDUCTION: FIRST FLOOR PLAN

MECHANICAL DEDUCTION: SECOND FLOOR PLAN

ZONING CALCULATIONS

BLOCK: 5644 LOT: 258 ZONING DISTRICT: M1-1 MAP: 4D
LOT AREA: 65X105=6,825 SQ. FT. LOT WIDTH: 65.0'

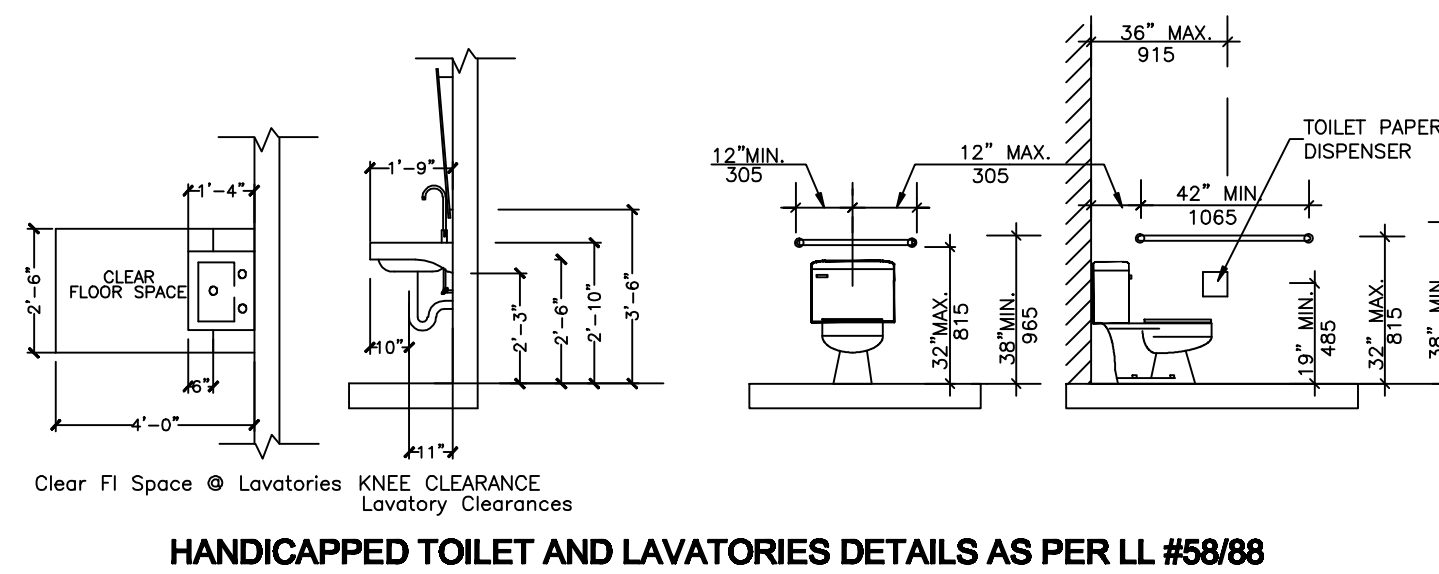
SECTION 4-3-12 MAX F.A.R. = 1.0 FLOOR AREA ALLOWED = 6,825 x 1.0 = 6,825 SQ. FT. PROPOSED FLOOR AREA = 1ST FLOOR + 2ND FLOOR - 9 PARKING SPACE SEC 12-10(4) 1st FL. = 65X75 = 4,875 SQ. FT. + 2nd FL. = (35X75) + (27.5X30) = 3,450 SQ. FT. TOTAL F.A. = 8,325 - (8.5X18)X3 = 1777 - (7.5X8X7) = 6,334.33 - (15.83X7) = 191 SQ. FT. MECHANICAL ROOM AND ELEVATOR = 6,757 SQ. FT. THEREFORE 6,825 = 6,757 OK
SECTION 4-3-44 FRONT YARD NONE REQUIRED, IF PROVIDED MIN. 10'-0" PROPOSED FRONT YARD = 0'-0"
SECTION 4-3-26 REAR YARD CORNER LOT REQUIRED = 0'-0" PROPOSED = 0'-0"
SECTION 4-3-25 SIDE YARD 0' OR 8' MIN. IF PROVIDED PROPOSED SIDE YARD = 25'-0"
SECTION 4-3-43 MAX BUILDING HT. MAX. PERMITTED HEIGHT = 30' PROPOSED BUILDING HT. = 30'-0" OK
SECTION 4-4-21 4-23 PARKING PARKING CATEGORY: 1st FL. P.C.-G = 1 PER 2,000 5200 FT ² / 2,000 SQ. FT. = 2.6 SPACES 1st FLOOR P.C.B-1 = 1 PER 600 SQ. FT. 3988 SQ. FT. / 600 SQ. FT. = 6.6 TOTAL PARKING SPACES REQUIRED = 9 PARKING SPACES PROVIDED = 9

BUILDING CODE ANALYSIS

OCCUPANCY GROUP: D-1 & 16E TABLE 6-2
OCCUPANCY LOAD: 1st FLOOR - 2000 SF : 200 = 10 PERSONS
2nd FLOOR - 2000 SF : 10 = 20 PERSONS

EXIT CAPACITY: TABLE 6-1
1st FLOOR D-1 - 100 PERSONS PER UNIT WIDTH
2-3'-0" DOORS = 3 UNIT WIDTH = 300 PERSONS
EXIT CAPACITY
2nd FLOOR - 60 PERSONS PER UNIT WIDTH
1-3'-0" DOOR = 15 UNIT WITH = 90 PERSONS
EXITS CAPACITY

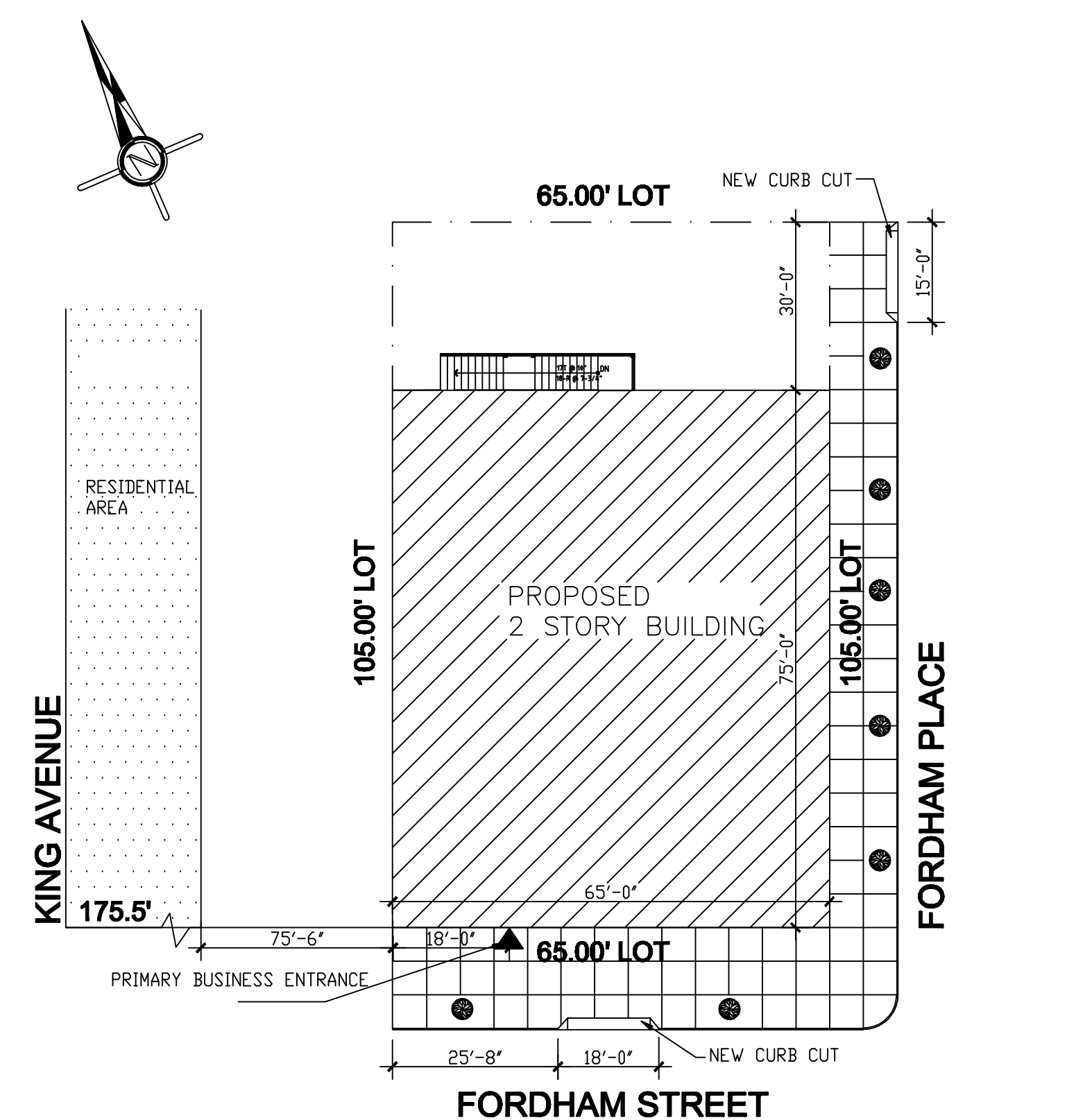
ZONING USE GROUP: 16D-ACCESSORY PARKING
FIRE INDEX: TABLE 3-1: INDUSTRIAL (MODERATE HAZARD) = 3
CONSTRUCTION CLASS: TABLE 3-3 - 1D- 2 HOUR NON COMBUSTABLE
AREA HEIGHT LIMIT: TABLE 4-1
AREA 7,500 - PROPOSED 1st FLOOR 2,000 SQFT - 2nd FLOOR 2,000 SQFT
H: 65' 0" 5 STORIES - PROPOSED 29' AND 2 STORIES



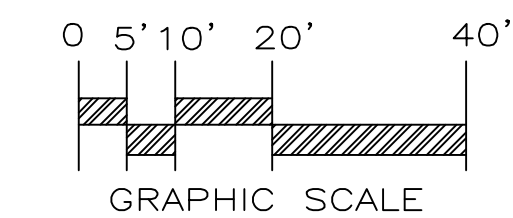
HANDICAPPED TOILET AND LAVATORIES DETAILS AS PER LL #58/88

CONSTRUCTION CLASS 1B		
EXTERIOR WALLS:		
3'-0" OR LESS	BEARING	2 HR.
	NON-BEARING	2 HR.
MORE THAN 3'-0" BUT LESS THAN 15'-0"	BEARING	2 HR.
	NON-BEARING	2 HR.
15'-0" OR MORE BUT LESS THAN 30'-0"	BEARING	2 HR.
	NON-BEARING	2 HR.
30'-0" OR MORE	BEARING	2 HR.
	NON-BEARING	0 HR.
INTERIOR BEARING WALLS AND BEARING PARTITIONS		2 HR.
ENCLOSURE OF VERTICAL EXITS, EXIT PASSAGEWAYS, HOISTWAYS AND SHAFTS		2 HR.
COLUMNS, GIRDERS AND FRAMING:		
SUPPORTING ONE FLOOR		2 HR.
SUPPORTING MORE THAN ONE FLOOR		2 HR.
STRUCTURAL MEMBERS SUPPORTING A WALL (SEE FLOOR PLANS)		
FLOOR CONSTRUCTION INCLUDING BEAMS		2 HR.
ROOF CONSTRUCTION INCLUDING BEAMS		1 HR.

PLOT PLAN



BLOCK: 5644 ZONE: M1-1
LOT(S): 258 MAP: 4D



FLOOD ZONE NOTE:

THE ZONING LOT IS NOT LOCATED IN A FLOOD ZONE.
BUILDING LOCATED WITHIN 250 FT OF FIRE HYDRANT

SPECIAL INSPECTIONS

CONCRETE - PRECAST	BC 1704.4
SOILS - INVESTIGATIONS (BORINGS/TEST PITS)	BC 1704.7.4
STRUCTURAL SAFETY - STRUCTURAL STABILITY	BC 1704.19
SITE STORM DRAINAGE DISPOSAL AND DETENTION SYSTEM INSTALLATION	BC 1704.20
FIRESTOP, DRAFTSTOP, AND FIREBLOCK SYSTEMS	BC 1704.25
FOOTING AND FOUNDATION	BC 109.3.1
ENERGY CODE COMPLIANCE INSPECTIONS	BC 109.3.5

ENERGY CODE PROGRESS INSPECTION :

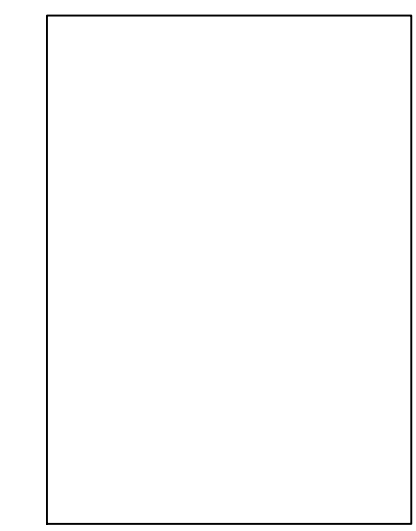
PROTECTION OF FOUNDATION INSULATION	(IA1)
INSULATION PLACEMENT AND R VALUES	(IA2)
FENESTRATION THERMAL VALUES AND RATINGS	(IA3)
FENESTRATION RATINGS FOR AIR LEAKAGE	(IA4)
FENESTRATION AREAS	(IA5)
AIR SEALING INSULATION - VISUAL	(IA6)
AIR SEALING INSULATION - TESTING	(IA7)
SHUTOFF DAMPERS	(IB2)
HVAC AND SERVICE WATER HEATING EQUIPMENT	(IB3)
HVAC & SERVICE WATER HEATING SYSTEM CONTROLS	(IB4)
HVAC INSULATION AND SEALING	(IB5)
ELECTRICAL ENERGY CONSUMPTION	(IC1)
LIGHTING IN DWELLING UNITS	(IC2)
MAINTENANCE INFORMATION	(ID1)
PERMANENT CERTIFICATE	(ID2)

ENERGY NOTE:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, ALL THE WORK THIS APPLICATION IS IN COMPLIANCE WITH THE NYCECC.

NOTE

PERFORMANCE STANDARD AS FOR SEC 42-20 ZONING RESOLUTION TO BE COMPLY WITH



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SEAL & SIGNATURE

DATE	DRN. BY.
01-30-18	YH
REV.	

PROJECT TITLE
NEW WAREHOUSE

219 FORDHAM STREET
BRONX, NEW YORK

DRAWING TITLE

PLOT PLAN AND GENERAL NOTES

DATE: 01-30-18

PROJECT No.:

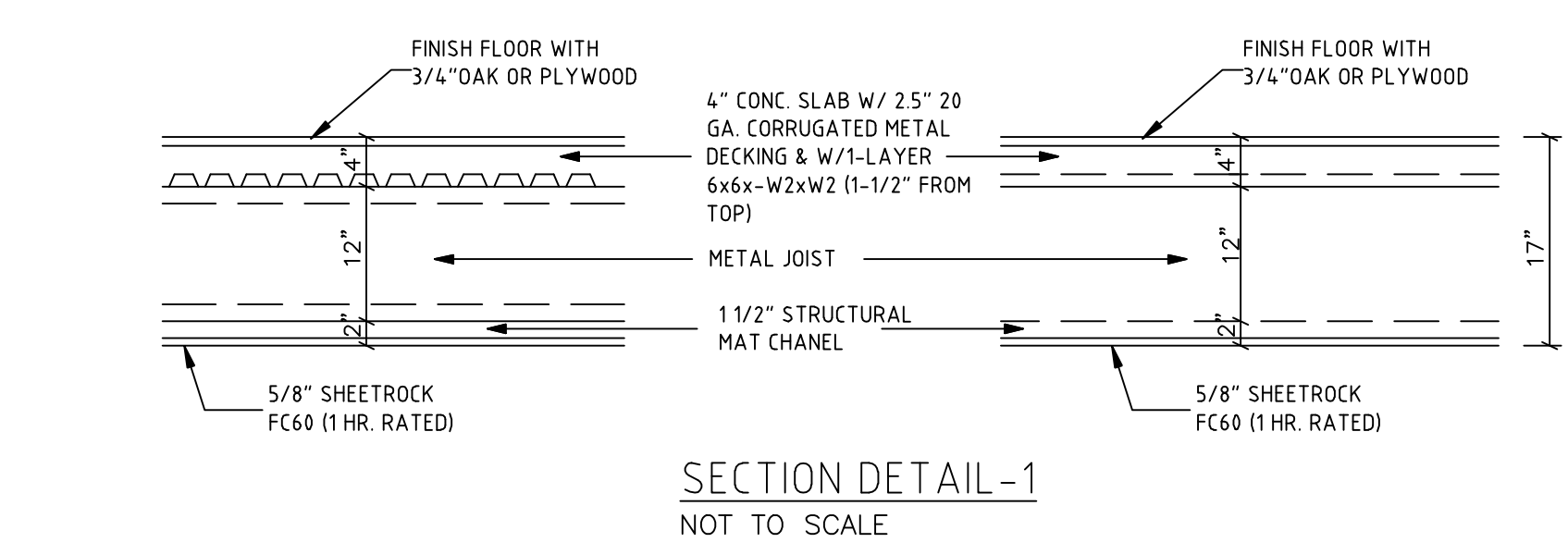
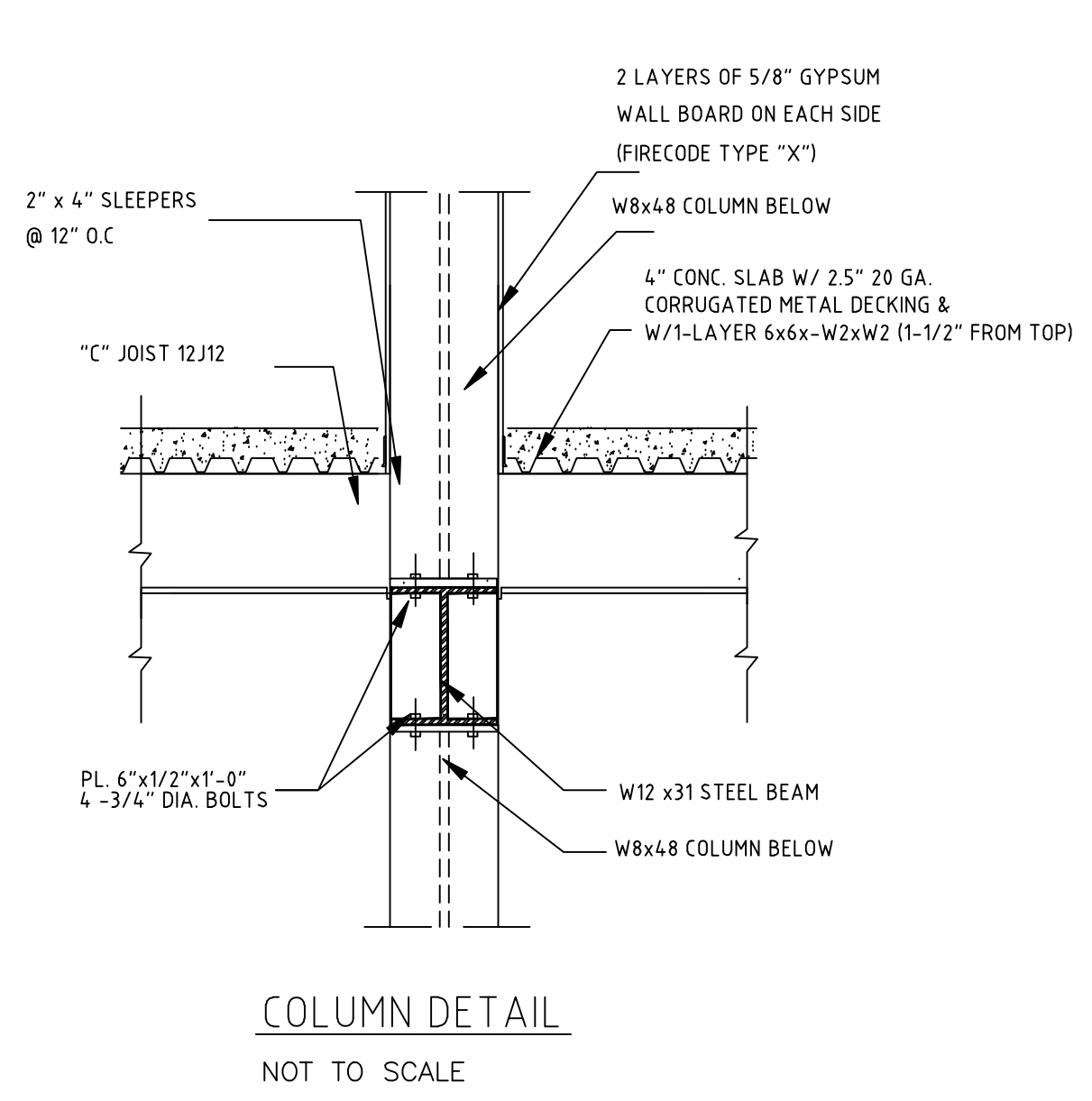
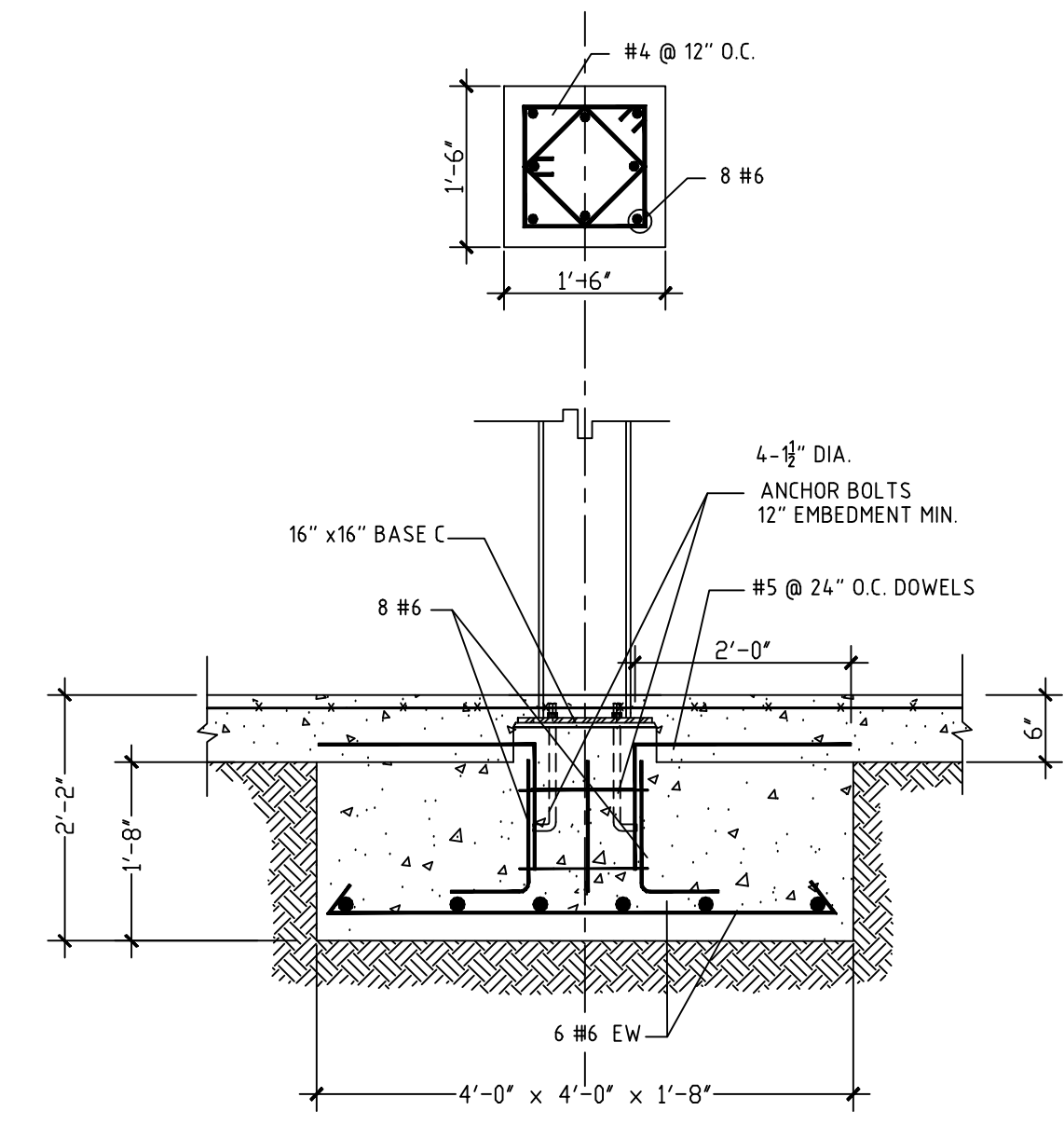
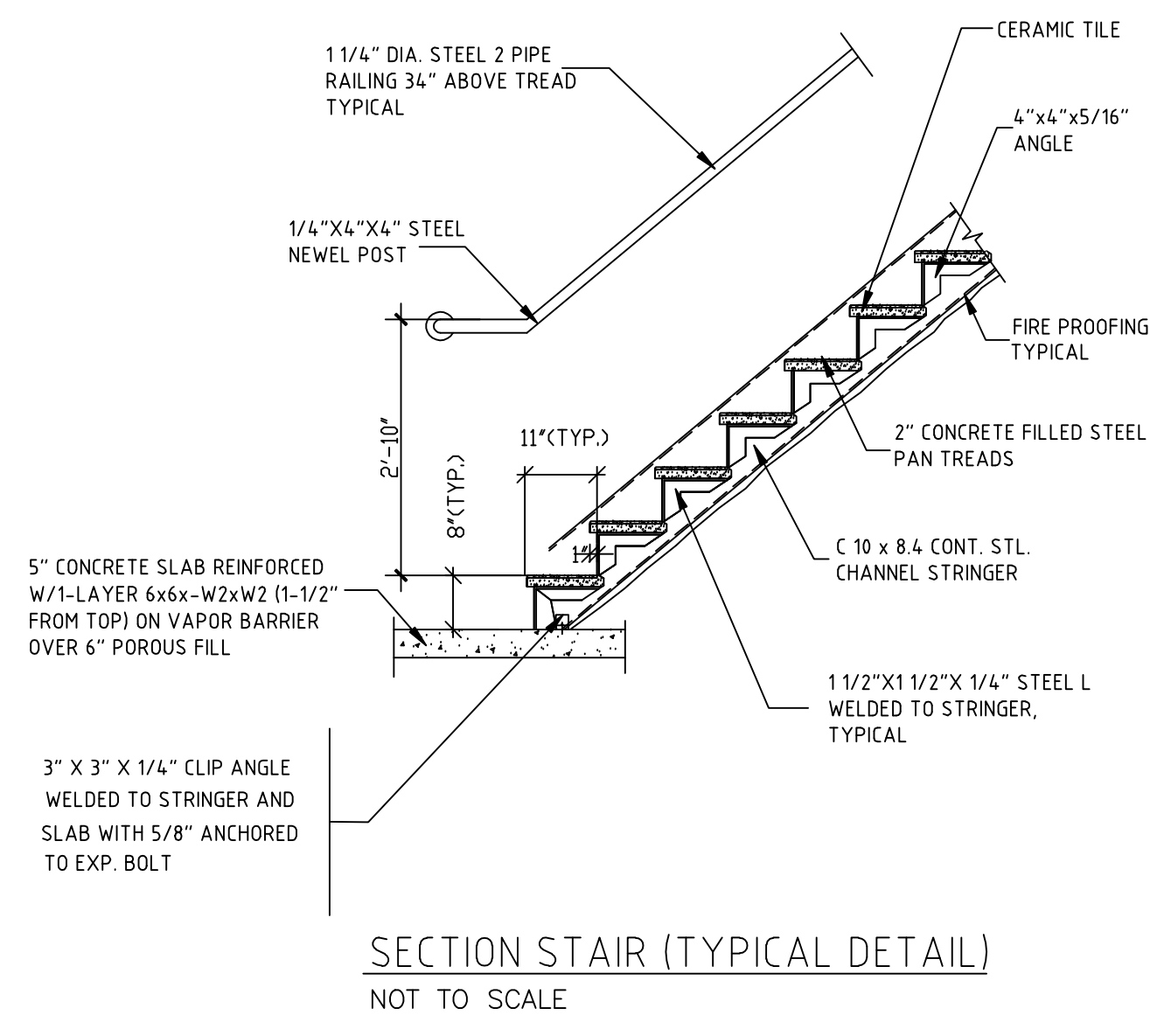
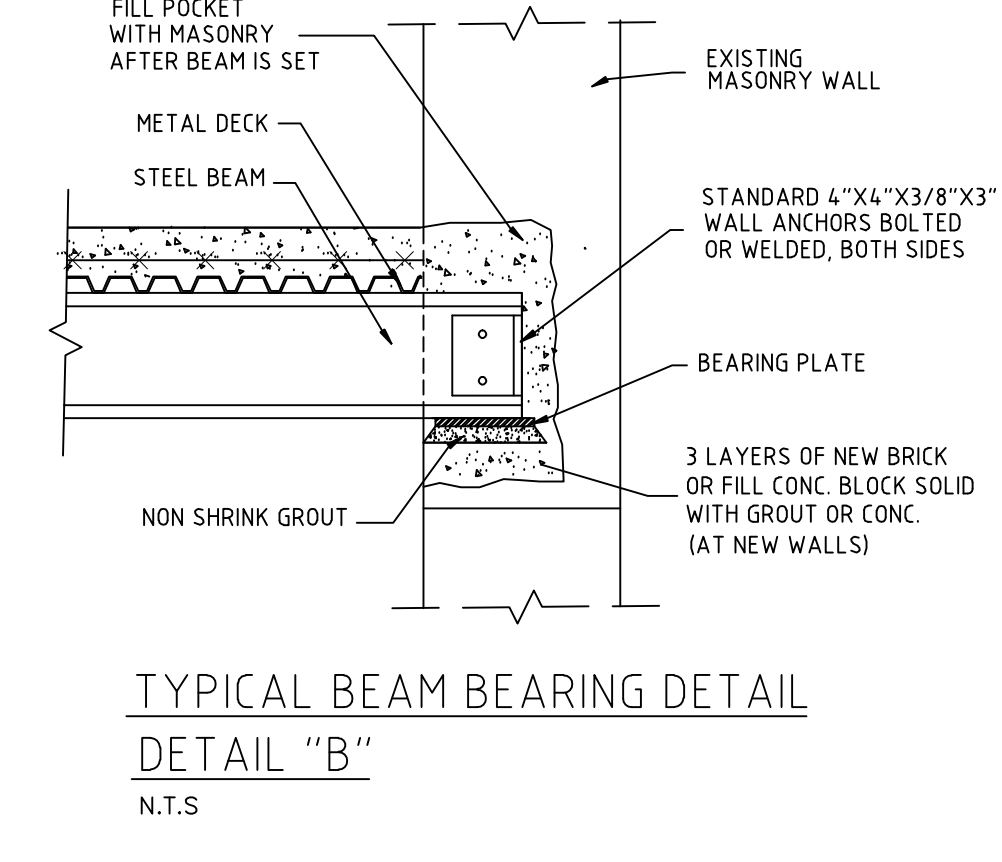
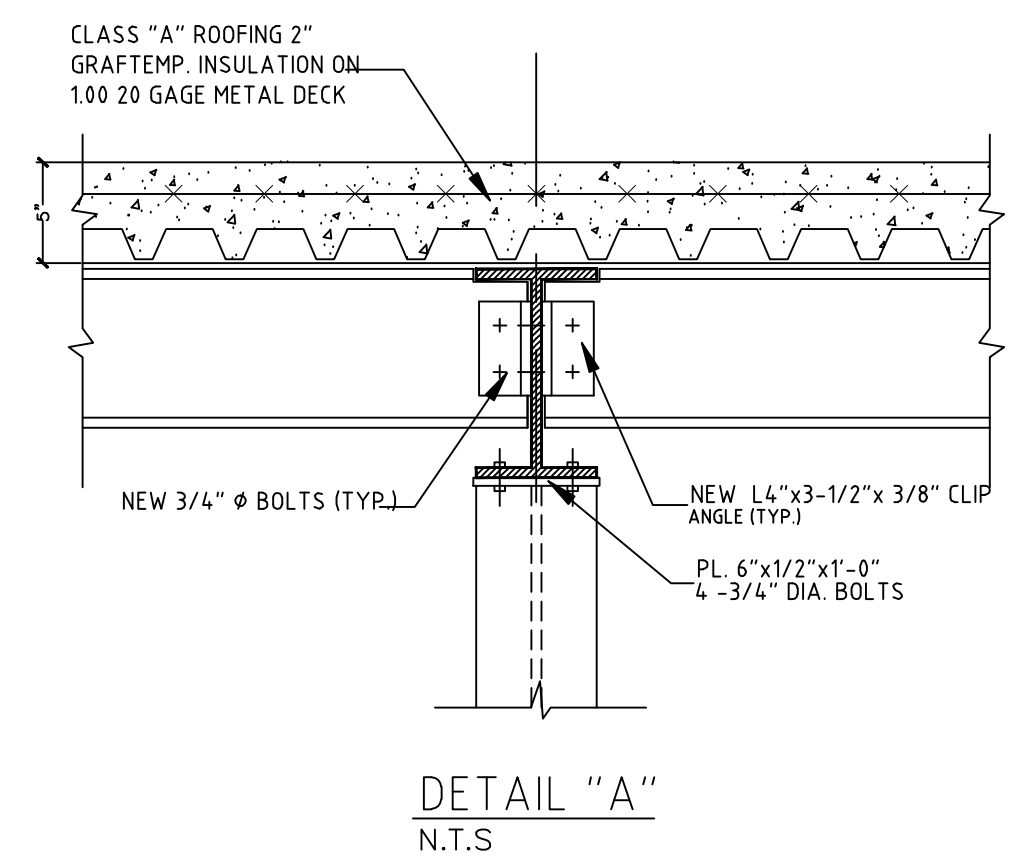
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PARTIALLY REINFORCED MASONRY CONSTRUCTION SEISMIC ZONE 2a

MAXIMUM SPACING OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 8'-0" O.C.

VERTICAL STEEL MUST ALSO BE PLACED AT EACH SIDE OF WINDOW AND DOOR OPENINGS AT ALL CORNERS.

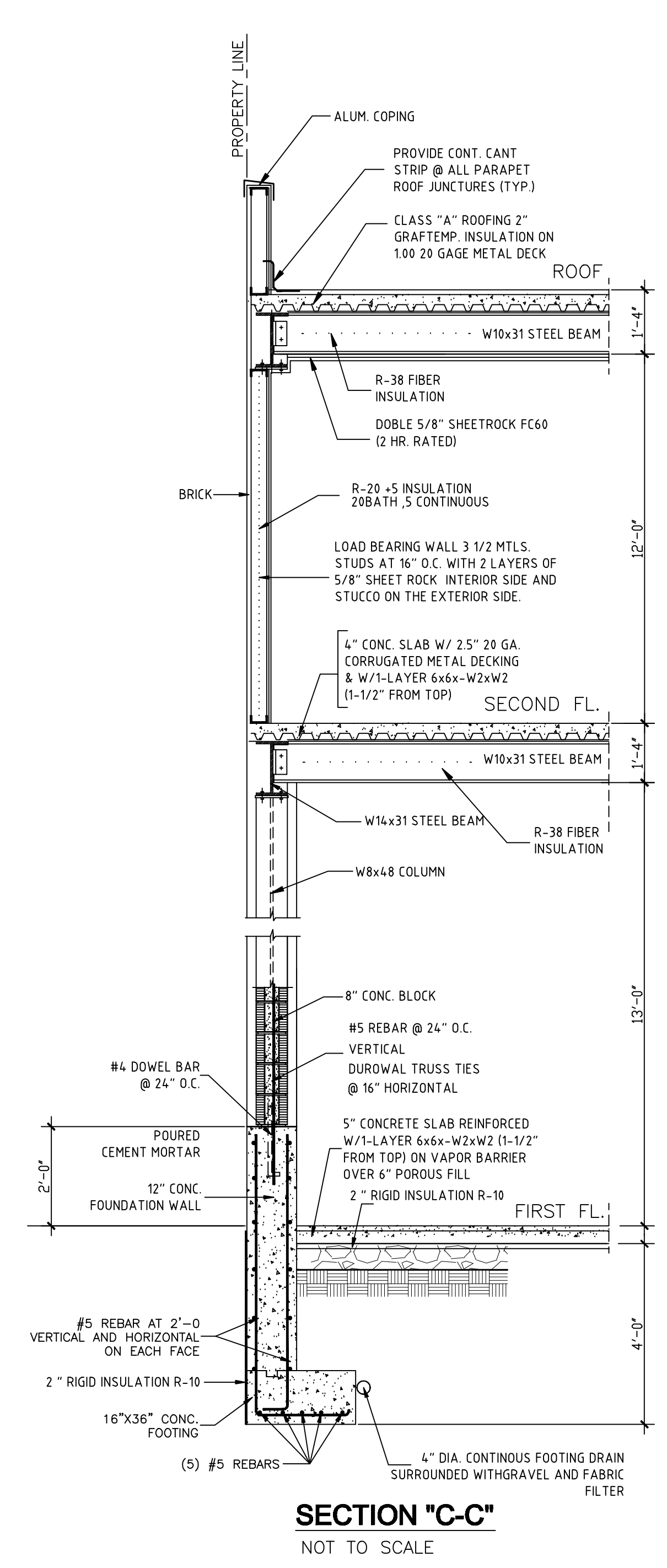
BOND BEAM COURSES MUST BE PROVIDED AT TOP OF FOUNDATIONS, BOTTOM AND TOP OF WALL OPENINGS, BELOW ROOF AND FLOOR LINES, AND AT TOP OF PARAPET WALLS.

HORIZONTAL REINFORCEMENT ABOVE AND BELOW WALL OPENINGS SHALL EXTEND AT LEAST 24" BEYOND OPENINGS.

CONTINUOUS REINFORCEMENT SHALL OVERLAP 24" MINIMUM. ALL REINFORCEMENT SHALL BE #4 STANDARD DEFORMED STEEL REINFORCING BARS ASTM A615.

HORIZONTAL JOINT REINFORCEMENT (DUROWALL) SHALL BE PLACED EVERY 16".

NOTES:
1.- ALL STRUCTURAL STL. WORK TO SPRAY ON FIREPROOFING AS PER N.Y.C. BLDG. CODE



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NEW WAREHOUSE

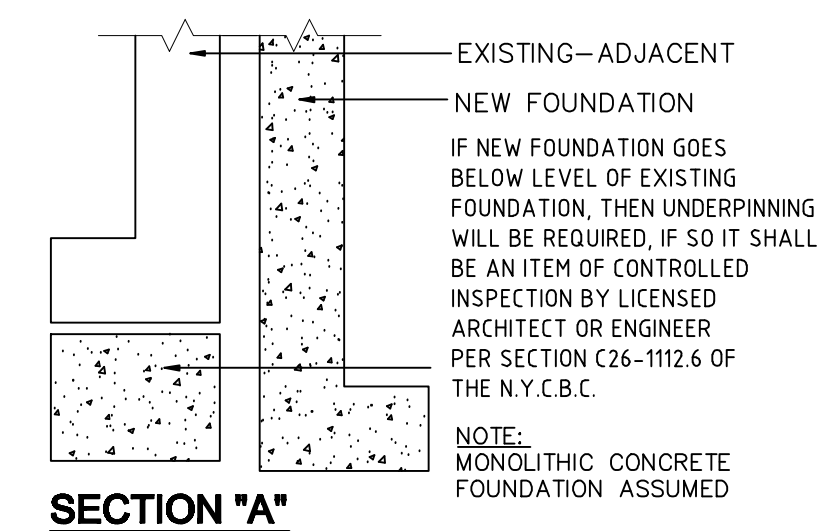
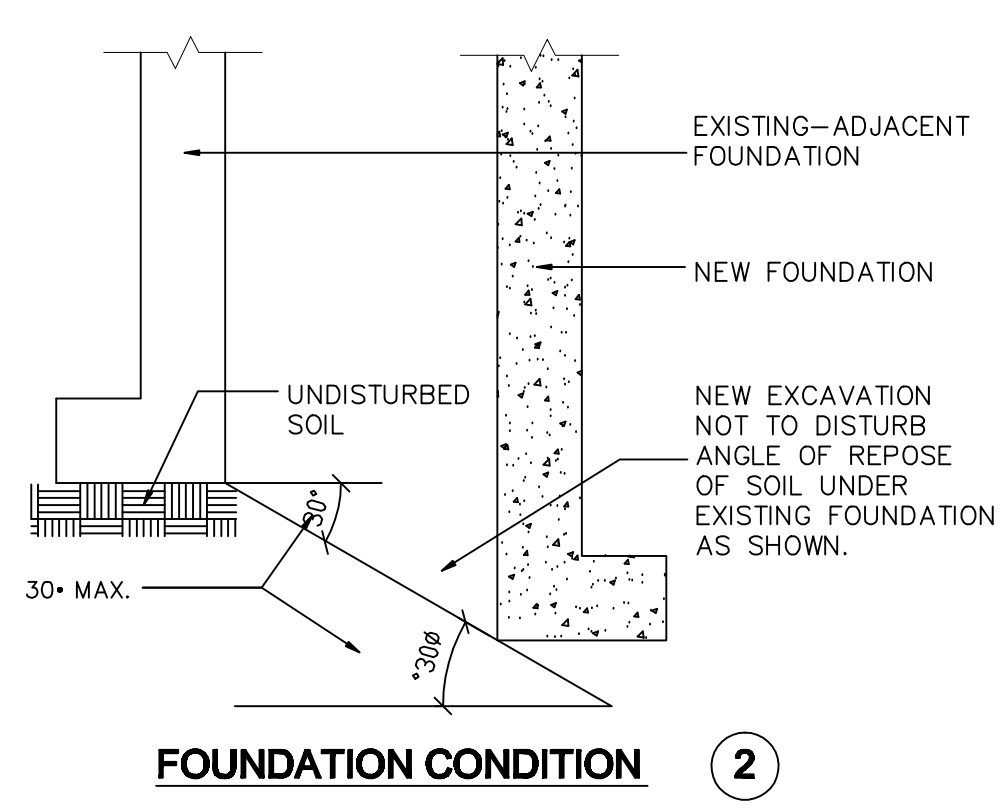
219 FORDHAM STREET
BRONX, NEW YORK

DRAWING TITLE
STRUCTURAL DETAILS

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PROJECT No.:
DRAWING BY: YH
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DWG No.:

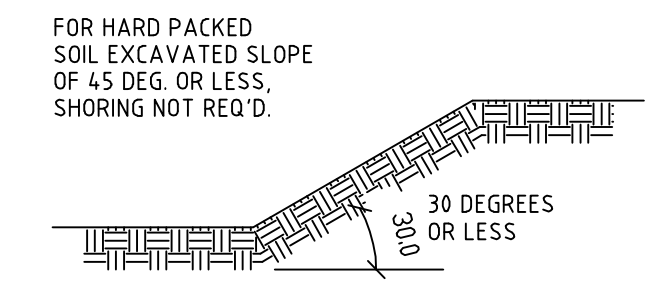
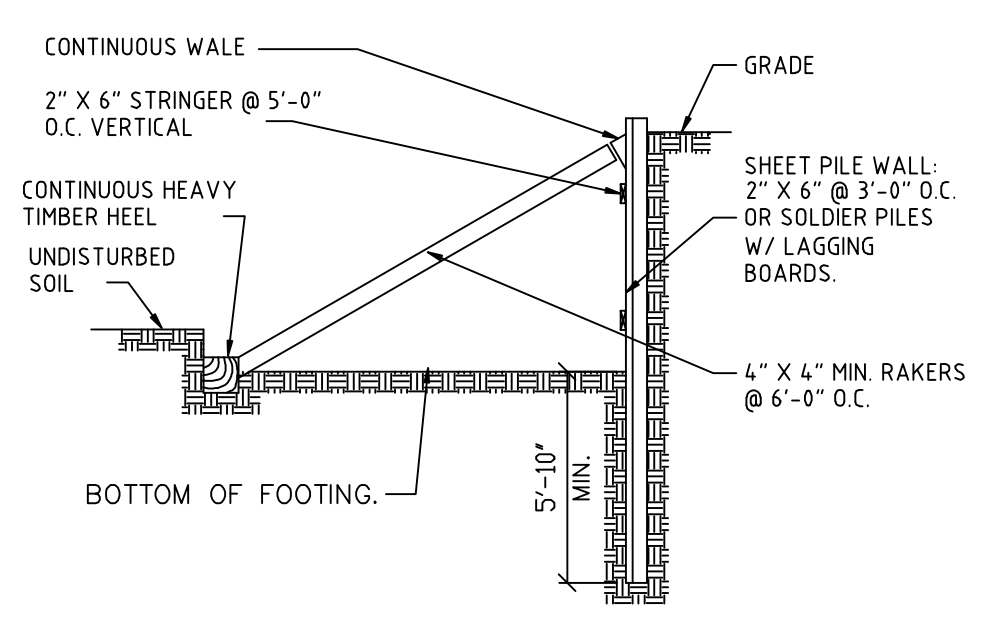
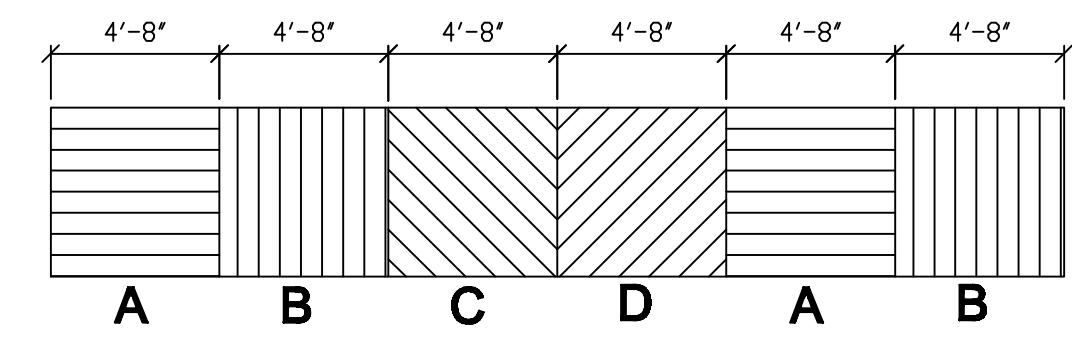
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FLOOR AREA BREAKDOWN
SCALE: N.T.S.



UNDERPINNING NOTES

- UNDERPINNING IF REQUIRED TO BE DONE IN MAXIMUM 4'-0" SECTIONS. EXCAVATE ALL THE "A" SECTIONS, WAIT 3 DAYS MINIMUM, THEN PROCEED IN SAME MANNER TO SECTIONS B, C, D.
- THE CONTRACTOR SHALL THOROUGHLY STUDY THE REQUIREMENTS OF THE DRAWING AND SITE CONDITIONS AND BE RESPONSIBLE FOR SAME BEFORE COMMENCING WORK.



BRACED EXCAVATION DETAIL

CONSTRUCTION NOTES:

- 1.- ALL FRAMING MEMBERS ARE 14 OR 16 GAUGE COLD-FORMED GALVANIZED STEEL CHANNELS (33 KSI STEEL).
- 2.- PERIMETER FLOOR BEAM IS A 12 1/4 "C" JOIST.
- 3.- 2 HOUR FIRED EXTERIOR AND LOT LINE WALLS
 - (A) INTERIOR SIDE-3 LAYERS, 1/2" FIRECODE GYPSUM WALLBOARD, FIRST LAYER IS GLUED AND SCREWED TO ALL FRAMING MEMBERS, SECOND AND THIRD LAYERS ARE SCREWED TO ALL FRAMING MEMBERS. FIRST AND SECOND LAYERS ARE INSTALLED VERTICALLY AND AND THE THIRD LAYER IS INSTALLED HORIZONTALLY JOINTS STAGGERED BETWEEN LAYERS. JOINTS OF OUTER LAYER ARE TAPED AND SPACKLED. SCREW HEADS OF OUTER LAYER ARE SPACKLED. FASTENING IS AS FOLLOWS:
 - (1) GLUE (FIRST LAYER)-DRYWALL ADHESIVE (TYPE 200), 3/8" CONTINUOUS BEAD APPLIED TO ALL FRAMING MEMBERS.
 - (2) SCREWS (FIRST LAYER)-1" TYPE 5-12 SELF-TAPPING BUGLE HEAD SREWS, SPACED 12" O.C AT ALL FRAMING MEMBERS.
 - (3) SCREWS (SECOND LAYER) - 1-3/8" TYPE 5-12 SELF-TAPPING BUGLE HEAD SCREWS, SPACED 12" O.C AT ALL FRAMING MEMBERS.
 - (4) SCREWS (THIRD LAYER) 1-7/8" TYPE 5-12 SELF-TAPPING BUGLE HEAD SCREWS, SPACED 12" O.C. AT ALL FRAMING MEMBERS.
 - (B) EXTERIOR SIDE - 5/8" FIRE CODE GYPSUM SHEATHING. SHEATHING IS GLUED AND SEWED TO ALL FRAMING MEMBERS. SHEATHING IS INSTALLED VERTICALLY.
 - (1) GLUE - DRYWALL ADHESIVE (TYPE 200), 3/8" CONTINUOUS BEAD APPLIED TO ALL FRAMING MEMBERS.
 - (2) SCREWS - 1" TYPE 5-12 SELF - TAPPING BUGLE HEAD SCREWS, SPACED 12" O.C. AT ALL FRAMING MEMBERS.
- 4.- 1 HOUR FIRE RATED INTERIOR PARTITIONS
 - (A) BOTH SIDES 5/8" FIRE CODE GYPSUM WALLBOARD, WALLBOARD IS GLUED AND SCREWED TO ALL FRAMING MEMBERS. WALLBOARD IS INSTALLED VERTICALLY. JOINTS ARE TAPED AND SPACKLED. SCREW HEADS ARE SPACKLED. FASTENING IS AS FOLLOWS:
 - (1) GLUE- DRYWALL ADHESIVE (TYPE 200), 3/8" CONTINUOUS BEAD APPLIED TO ALL FRAMING MEMBERS.
 - (2) SCREWS - 1-1/4" TYPE 5-12 SELF - TAPPING BUGLE HEAD SCREW, SPACED 8" O.C DIRECT EDGES AND 12" O.C. IN FIELD.
 - 5.- 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY
 - (A) CEILING BOARD - 2 LAYERS, 1/2" FIRECODE GYPSUM WALLBOARD, FIRST LAYER IS GLUED AND SCREWED TO ALL FRAMING MEMBERS AND THE SECOND LAYER IS SCREWED TO ALL FRAMING MEMBERS. BOTH LAYERS ARE INSTALLED PERPENDICULAR TO CEILING JOINTS. JOINTS STAGGERED BETWEEN LAYERS. JOINTS OF OUTER LAYER ARE TAPED AND SPACKLED. SCREW HEADS OF OUTER LAYER ARE SPACKLED. FASTENING IS AS FOLLOWS:
 - (1) GLUE (FIRST LAYER) - DRYWALL ADHESIVE (TYPE 200), 3/8" CONTINUOUS BEAD TO ALL FRAMING MEMBERS.
 - (2) SCREWS (FIRST LAYER) - 1" TYPE 5-12 SELF - TAPPING BUGLE HEAD SCREWS, SPACED 8" O.C. AT BUTT JOINTS AND 12" O.C IN FIELD.
 - (3) SCREWS (SECOND LAYER) - 1-1/2" TYPE G DRYWALL SCREWS, SPACED 8" O.C. AT BUTT JOINTS AND 1-5/8" TYPE 5-12 SELF - TAPPING BUGLE HEAD SCREWS, SPACED 12" O.C IN FIELD.
 - (B) FLOOR DECKING - 3/4" & G. ORIENTED STRUCTURAL BOARD (OSB), EXPOSURE 1, DECKING IS GLUED AND SCREWED TO ALL FRAMING MEMBERS. DECKING IS INSTALLED PERPENDICULAR TO FLOOR JOISTS. FASTENING IS AS FOLLOWS:
 - (1) GLUE - DRYWALL ADHESIVE (TYPE 200), 3/8" CONTINUOUS BEAD TO ALL FRAMING MEMBERS.
 - (2) SCREWS - 1-15/16" TYPE 5-12 SELF - TAPPING BUGLE HEAD SCREWS, SPACED 6" O.C AT FLOOR PERIMETER AND END JOINTS AND 10" O.C. IN FIELD.
 - (C) UNDERLAYMENT - 1/4" WAFERBOARD, UNDERLAYMENT IS GLUED AND STAPLED TO DECKING. FASTENING IS AS FOLLOWS.
 - (1) GLUE - WHITE GLUE, SPREAD EVENLY.
 - (2) STAPLES - 1" x 16 GAUGE STAPLES, SPACED 12" O.C DIRECT EDGES AND 12" O.C. IN FIELD.
 - 6.- 3/4" HOUR FIRE RATED ROOF/CEILING ASSEMBLY
 - (A) CEILING BOARD - 2 LAYER 1/2" FIRE CODE GYPSUM WALL BOARD, FIRST LAYER IS GLUED AND SCREWED TO ALL FRAMING MEMBERS AND THE SECOND LAYER IS SCREWED TO ALL FRAMING MEMBERS. BOTH LAYERS ARE INSTALLED PERPENDICULAR TO CEILING JOISTS. JOINTS STAGGERED BETWEEN LAYERS. JOINTS OF OUTER LAYER ARE TAPED AND SPACKLED. SCREW HEADS OF OUTER LAYER ARE SPACKLED. FASTENING IS AS FOLLOWS:
 - (1) GLUE (FIRST LAYER) - 1" DRYWALL ADHESIVE (TYPE 200), 3/8" CONTINUOUS BEAD TO ALL FRAMING MEMBERS.
 - (2) SCREWS (FIRST LAYER) - 1" TYPE 5-12 SELF - TAPPING BUGLE HEAD SCREWS' SPACED 8" O.C AT BUTT JOINTS AND 12" O.C IN FIELD.
 - (3) SCREWS (SECOND LAYER) - 1-1/2" TYPE G DRYWALL SCREWS, SPACED 8" O.C AT BUTT JOINTS AND 1-5/8" TYPE 5-12 SELF - TAPPING BUGLE HEAD SCREWS, SPACED 12" O.C. IN FIELD.
 - (B) ROOF SHEATHING - 5/8" CDX PLYWOOD, C-D INTERIOR/EXTERIOR GLUE, EXPOSURE 1, SHEATHING IS SCREWED TO ALL FRAMING MEMBERS. SHEATHING IS INSTALLED PERPENDICULAR TO ROOF RAFTERS. FASTENING IS AS FOLLOWS:
 - (1) SCREWS - 1-15/16" TYPE 5-12 SELF - TAPPING BUGLE HEAD SCREWS, SPACED 6" O.C. AT ROOF PERIMETER AND END JOINTS AND 10" O.C. IN FIELD.
 - (C) ROOF COVERING - THE ROOF SHEATHING IS COVERED BY A DRY FIBERGLASS MAT LAYER AND THEN A 1/4" PROTECTIVE CUSHION/SLIP SHEET LAYER IS APPLIED. PVC ROOFING MEMBRANE IS THEN SECURED TO THE ROOF SHEATHING WITH GALVANIZED PLATES AND SCREWS WHICH ARE INSTALLED IN A PATTERN DETERMINED FROM THE MANUFACTURERS TECHNICAL SPECIFICATIONS. THE PLATES ARE WITH A PVC ROOFING MEMBRANE PATCH AND ALL SEAMS ARE CEMENTED TOGETHER.

SPECIFICATION

MATERIALS:

ALL MATERIALS SHALL BE EQUAL TO THOSE MANUFACTURED BY FOLLOWING INDUSTRIES: UNIMAST INC., MARINO/WARE INDUSTRIES, DIETRICH INDUSTRIES, DALE/INCOR INC., AND

STORAGE OF MATERIALS:

- 1.- PRODUCTS SHALL BE PROTECTED FROM CONDITIONS THAT MAY CAUSES ANY PHYSICAL DAMAGE.
- 2.- PRODUCTS SHALL BE PROTECTED FROM CONDITIONS THAT MAY CAUSES ANY PHYSICAL DAMAGE.
- 3.- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CAUSES ANY PHYSICAL DAMAGE.

INSTALATION: GENERAL

- 1.- CONNECTION SHALL BE ACCOMPLISHED WITH SELF-DRILLING SCREWS OR WELDING SO THAT THE CONNECTION MEETS OR EXCEEDS THE DESIGN LOADS REQUIRED AT THAT CONNECTION.
- 2.- CUTTING OF STEEL FRAMING MEMBERS MAY BE ACCOMPLISHED WITH A SAW OR SHEAR. TORCH CUTTING OF LOAD BEARING MEMBERS IS NOT PERMITTED. CUTTING OF LOADED MEMBERS IS NOT PERMITTED UNLESS UNDER SUPERVISION OF ENGINEER.
- 3.- TEMPORARY BRACING SHALL BE PROVIDED AND LEFT IN PLACE UNTIL WORK IS PERMANENTLY STABILIZED.
- 4.- BRIDGING SHALL BE OF SIZE AND TYPE , SHOWN ON THE DRAWINGS AND AS NOTE (REFER TO NOTE 2)
- 5.- LOLLS THAT ARE FIELD CUT INTO STEEL FRAMING MEMBERS SHALL BE WITHIN THE LIMITATION OF THE PRODUCT AND ITS DESIGN. PROVIDE REINFORCEMENT WHERE HOLES ARE CUT THROUGH LOAD BEARING MEMBERS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS APPROVED BY PROJECT ARCHITECT OR ENGINEER.
- 6.- WIRE TYPING OF MEMBERS IS NOT PERMITTED.
- 7.- IF THE ERECTING CONTRACTOR IS BEARING ON WORK SET BY ANOTHER TRADE, IT IS HIS RESPONSABILITY TO ENSURE THE BEARING CRITERIA ARE MET. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE IIPD ENGINEER.

INSTALATION : JOIST

- 1.- STEEL DRILL SCREVE BE OF THE MINIMUM DIAMETER INDICATED BY THE DESIGN NOT BE LESS 3 EXPOSED TRADS.
- 2.- SCREWS SHALL HAVE A PROTECTIVE COATING AT LAST EQUIVALENT TO CADMIUM OR ZINC PLATING (ASTM-A-165 TYPE NS) FOR USE IN EXTERIOR ASSEMBLIES
- 3.- NO CUTTING OF WEB AND FLANGE ON "C" JOIST UNLESS APPROVED BY IIPD.

SUGGESTED INSPECTION ITEMS- JOISTS

- 1.- THE JOISTS SHALL BE INSTALLED LEVEL AND TRUE.
- 2.- THE JOISTS SHALL BE CHECKED FOR CONFORMANCE TO DRAWINGS AND CALCULATIONS TO INSURE THAT THE PROPER (OR GRATER) GAGE AND DEPT OF JOIST WERE USED AND INSTALLATION DID NOT EXCEED THE SPECIFIED JOIST SPACING.
- 3.- THE ENDS OF CONTINUOUS JOISTS AND THE ENDS OF SIMPLE SPAN JOISTS, SHALL BE REINFORCED WITH ONE OF THE FOLLOWING- STEEL HANGER, STEEL CLIP ANGLE OR STEEL STUD SECTION (16 GA. MINIMUM). THIS REINFORCEMENT STIFFENS THE JOIST WEB. THESE WEB STIFFENERS MUST ALIGN WITH ANY VERTICALLY IMPOSED LOADS.
- 4.- BEARING OF JOIST SHALL BE 4 INCH MINIMUM AT ENDS AND 3-1/2 INCHES MINIMUM AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE ON THE DRAWINGS

SUGGESTED INSPECTION ITEMS- JOISTS

- 1.- THE JOISTS SHALL BE INSTALLED LEVEL AND TRUE.
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- 4.- BEARING OF JOIST SHALL BE 4 INCH MINIMUM AT ENDS AND 3-1/2 INCHES MINIMUM AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE ON THE DRAWINGS
- 5.- THE CENTER SUPPORT CONDITION OF A CONTINUOUS JOIST SHALL BE CHECKED FOR CONFORMANCE TO DRAWINGS AND SPECIFICATIONS. WHEN JOIST REINFORCEMENT IS SPECIFIED, IT SHALL BE SHORT LENGTH OF JOIST SECTION OR STIFFENER, LOCATED DIRECTLY OVER THE INTERIOR SUPPORT AND THE FASTENED TO THE JOIST. STEEL JOIST AND REINFORCEMENT SHALL BE INSTALLED SO THAT THERE IS FULL BEARING ON THE SUPPORT.
- 6.- EACH JOIST SHALL BE ATTACHED TO, OR RESTRAINED AT, THEIR SUPPORT TO PREVENT LATERAL MOVEMENT OF THE BOTTON FLANGES.
- 7.- THE DECK MTRIAL SHALL BE FASTENED IN A REGULAR PATTERN AND PULLED TIGHT TO EACH JOIST. MAXIMUM FASTENER SPACING SHOUL BE AS FOLLOW- STEEL DECK, 12 INCHES O.C.; PLYWOOD, 12 INCHES O.C. FOR SCREWS, 12 INCHES O.C. FOR NAILS WITH APPROVED ADHESIVE AND 6 INCHES O.C AT EDGES FOR ALL PLYWOOD DECKS.
- 8.- ONLY ADHESIVE APPROVED FOR USE WITH STEEL JOISTS SHOULD BE USED. CONTACT THE STEEL JOISTS SUPPLIER FOR APPROVED ADHESIVES
- 9.- WHEN REURED BY THE SPECIFICATIONS AND CALCULATIONS, STEEL BRIDGING SHALL BE FASTENED TO EACH JOIST AS NOTED ON DRAWINGS.
- 10.- SIGNIFICANT TEMPORARY CONCENTRATED FLOOR OR ROOF LOADS, SUCH AS CONSTRUCTION LOADS DUR TO STACKING OF HEAVY BUILDING MATERIALS, SHOULD BE AVOIDED DURING CONSTRUCTION UNLESS ADEQUATE ADDITIONAL MEANS FOR CARRYING THESE LOADS HAS BEEN APPROVED.
- 11.- INSTALLATIONS INVOLVING BUILDING OVERHANGS, AND ROOF AND BALCONY CANTILEVERS SHOULD BE CHECKED AGAINST THE PLANS AND SPECIFICATIONS FOR CORRECT INSTALLATION OF ANY REQUIRED REINFORCEMENTS.
- 12.- INSTALLATIONS INVOLVING BUILDING OVERHANGS, AND ROOF AND BALCONY CANTILEVERS SHOULD BE CHECKED ALL FASTENERS SHALL BE AS DESIGNED FOR THE SPECIFIC APPLICATIONS CHECK NUMBER AND THE SIZE OF FASTENERS.
- 13.- ALL SUPPORTS OF STEEL JOISTS (WALLS AND BEAMS) SHALL BE IN PLACE PRIOR TO STEEL JOIST INSTALLATION.
- 14.- VERTICAL ALIGNMENT (PLUMBNESS) OF STUDS SHALL BE WITHIN (1/8" IN 10'-0") OF THE SPAN, HORIZONTAL ALIGNMENT (LEVELNESS) OF WALLS SHALL BE WITHIN (1/8" IN 10'-0") OF THE RESPECTIVE LENGTHS.
- 15.- LLEADERS WILL BE USED TO FRAME OPENINGS LARGER THAT SPACING IN THAT WALL. JACK STUDS WILL SUPPORT EACH END OF THE HEADER IF LESS THAT FULL HEIGHT STUDS (CRIPPLES) OCCUR OVER A HEADER, THEY SHALL BE DESIGNED TO CARRY ALL IMPOSED LOADS
- 16.- ADDITIONAL JOIST WILL BE PROVIDED UNDER PARALLEL PARTITIONS WHWRE THE PARTITIONS LENGHT TO CARRY EXCEEDS ONE- HAL OF THE JOIST SPAN.
- 17.- PLYWOOD SHALL BE ATTACHED TO STEEL-JOIST/STUDS USING MARINO 10-24 SCREWS OF THE APPROPRIATE DIAMETER AND LENGTH. SCREWS WILL BE SPACED NOT MORE THAN 6" ON CENTER AT THE EDGE AND ENDS, AND MORE THAN 12" ON CENTER IN THE FIELD ON THE BOARD
- 18.- LLEADERS AND TRIMMERS FOR OPENINGS I N STEEL JOIST SHALL BE FRAME WITH BUILT-UP MEMBERS AS PER DETAILS ON THIS SHEET.

JOIST FRAMING (SUPPORT TO SUPPORT)

SPANNING LENGTH FOR SPECIFIED GRADE NOT TO EXCEED THE FOLLOWING LENGTHS FOR CORRESPONDING SIZES AND SPACING.

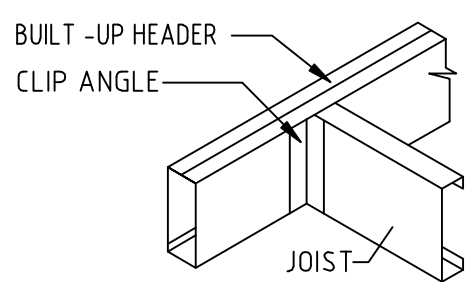
JOIST FRAMING

(TOTAL LOAD = 25 DEAD LOAD + 40 LIVE LOAD = 65 SF.)
MARINO WARE, INC.

JOIST SIZE & SPACING	SPAN
10J12 @ 16" O.C.	22'-0"
12J16 @ 16" O.C.	22'-0"
12SW14 @ 16" O.C.	23'-0"
10J12 @ 16" O.C.	23'-0"
10J12 @ 16" O.C.	24'-0"
12SW14 @ 16" O.C.	24'-0"
12SW12 @16" O.C.	25'-0"
12J16 @ 16" O.C.	25'-6"
12SW12 @ 16 O.C.	26'-0"
12J12 @ 16" O.C.	26'-0"
12SW12 @ 16" O.C.	27'-0"
12J12 @ 16" O.C.	27'-0"
12J16 @ 12" O.C.	28'-0"
12J12 @ 12" O.C.	29'-0"
12J12 @ 12" O.C.	30'-0"

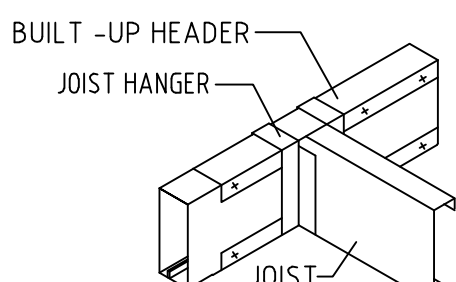
CAPACITY FOR SCREW CONNECTION (LBS)

GAGE	YIELD (KSI)	NO. 1/4 -14 D= .188" T= .205"		NO. 1/4 -14 D= .158" T= .177"		NO. 10-16 D= .138" T= .153"		NO. 8-18 D= .128" T= .125"		NO.5 D= .108" T= .106"	
		SHEAR OR BEARING	PULLOUT	SHEAR OR BEARING	PULLOUT	SHEAR OR BEARING	PULLOUT	SHEAR OR BEARING	PULLOUT	SHEAR OR BEARING	PULLOUT
12	50	885	533	682	491	495	476	N/A	N/A	N/A	N/A
14	50	774	367	624	326	433	311	N/A	N/A	N/A	N/A
16	50	645	241	571	232	395	229	358	215	N/A	N/A
18	37	337	113	309	113	295	110	278	105	211	93
20	33	154	71	143	70	141	69	140	68	133	53



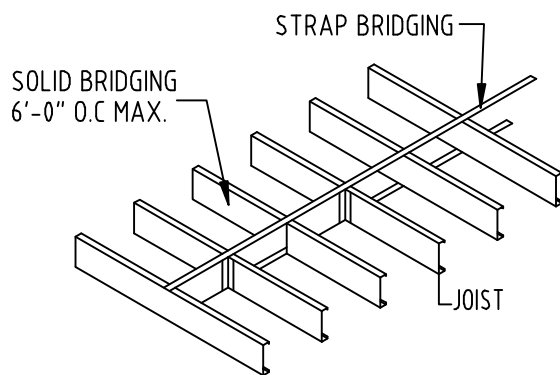
NOTE: NUMBER OF FASTENERS WILL VARY WITH STRENGTH REQUIRED.
FASTEN BUILT-UP MEMBERS TOGETHER AT 12" O.C. MAX.

1 FLOOR SYSTEMS
CLIP ANGLE CONNECTION

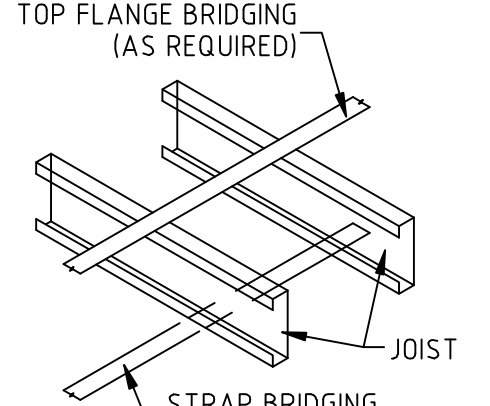


NOTE: FASTEN BUILT-UP MEMBERS TOGETHER AT 12" O.C. MAX. ALL BOLTS MUST BE INSTALLED

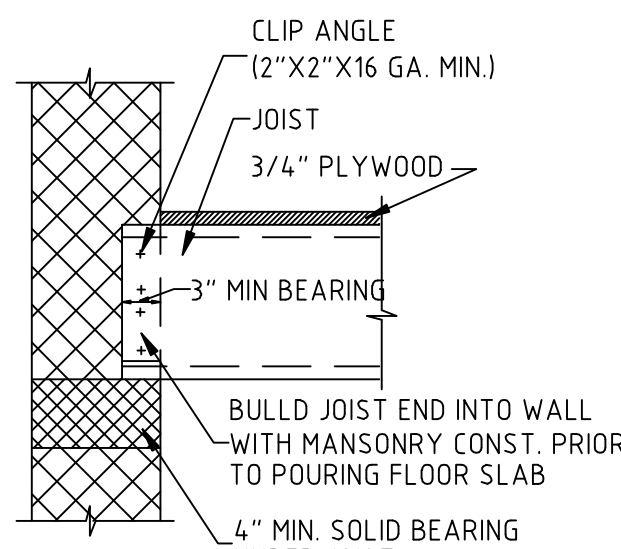
2 FLOOR SYSTEMS
JOIST HANGER CONNECTION



3 BRIDGING AND BRACING
FLOOR BRIDGING

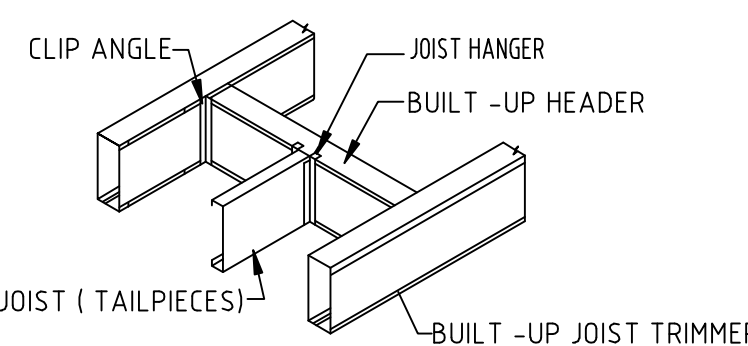


4 BRIDGING AND BRACING
STRAP BRIDGING



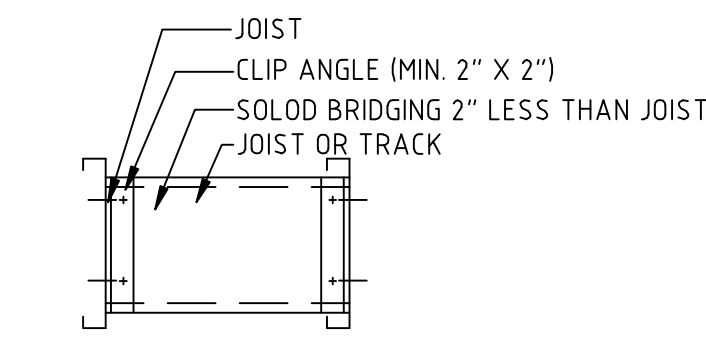
NOTE: NO. OF BOLTS WILL VARY WITH DEPT OF JOIST.

8 FLOOR SYSTEMS
END BEARING IN MASONRY

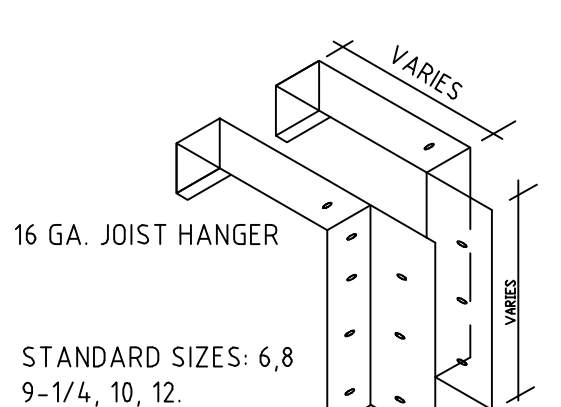


NOTE: FASTEN BUILT-UP MEMBERS TOGETHER AT 12" O.C. MAX.

5 FLOOR SYSTEMS
TYPICAL FLOOR OPENING FRAMING

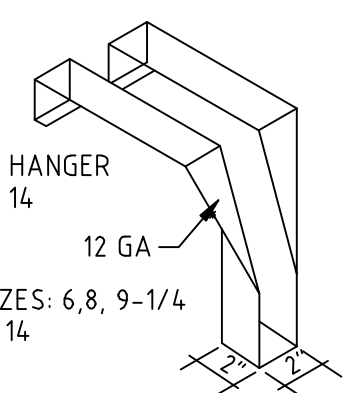


6 BRIDGING AND BRACING
SOLID BRIDGING



MAX. CAPACITY: 1487 LBS
LWSF PRODUCTS
BRIDLE HANGER

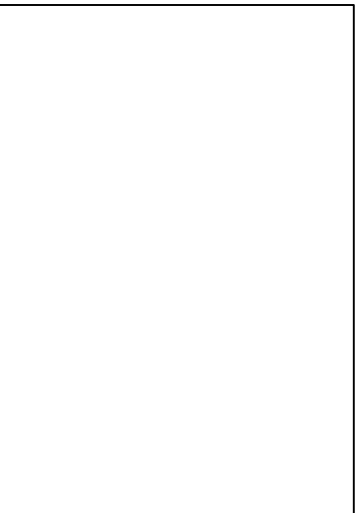
7 NOTE: CAPACITY OF SCREW CONNECTION CAPACITY LBS, SHALL BE FOR MANUFACTURER SPECIFICATIONS.



MAX. CAPACITY: 8000 LBS
LWSF PRODUCTS
JOIST HANGER

NOTE: NO. OF BOLTS WILL VARY WITH DEPT OF JOIST.

9 FLOOR SYSTEMS
PARALLEL TO JOIST



PENNA ARCHITECT P.C.
Registered Architect
178A WALLACE AVENUE
BRONX, NEW YORK 10462
TEL: (718) 918-1725

SEAL & SIGNATURE

DRN. BY.
01-30-18 YH

REV.

PROJECT TITLE
NEW WAREHOUSE

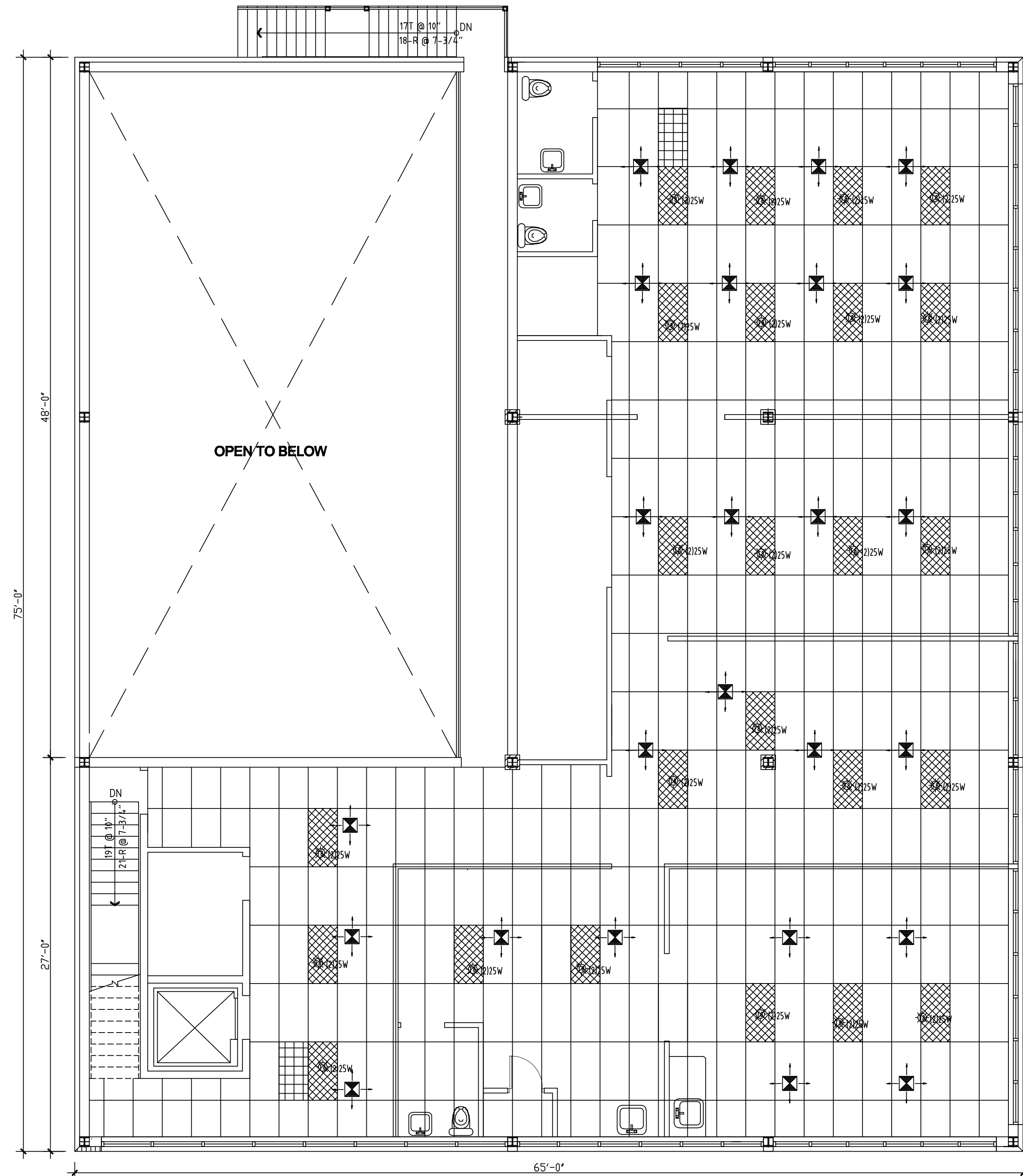
219 FORDHAM STREET
BRONX, NEW YORK

DRAWING TITLE
STRUCTURAL DETAILS

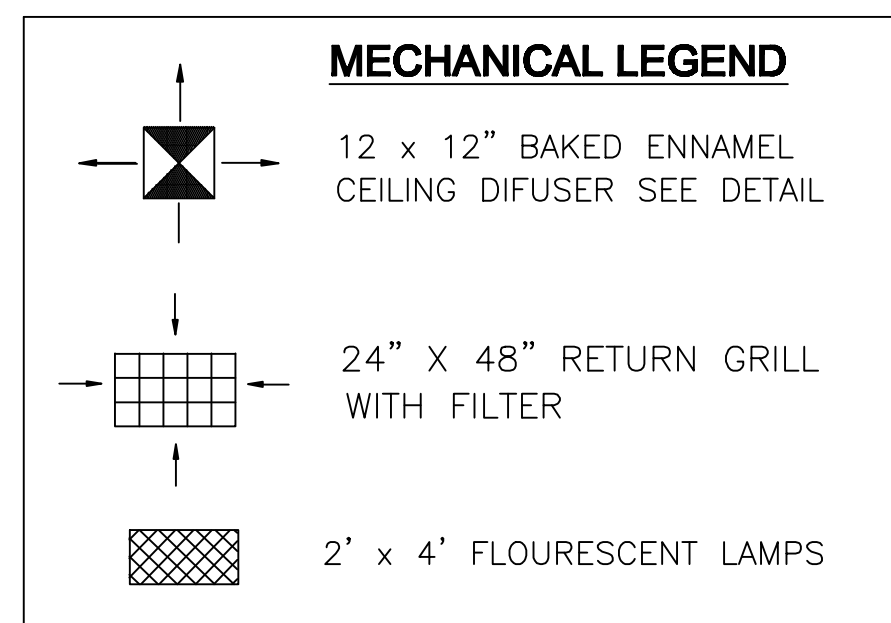
DATE: 01-30-18
PROJECT NO.:
DRAWING BY: YH
CHK BY:
DWG NO.:

S- 003.00

CAD/FILE No.:



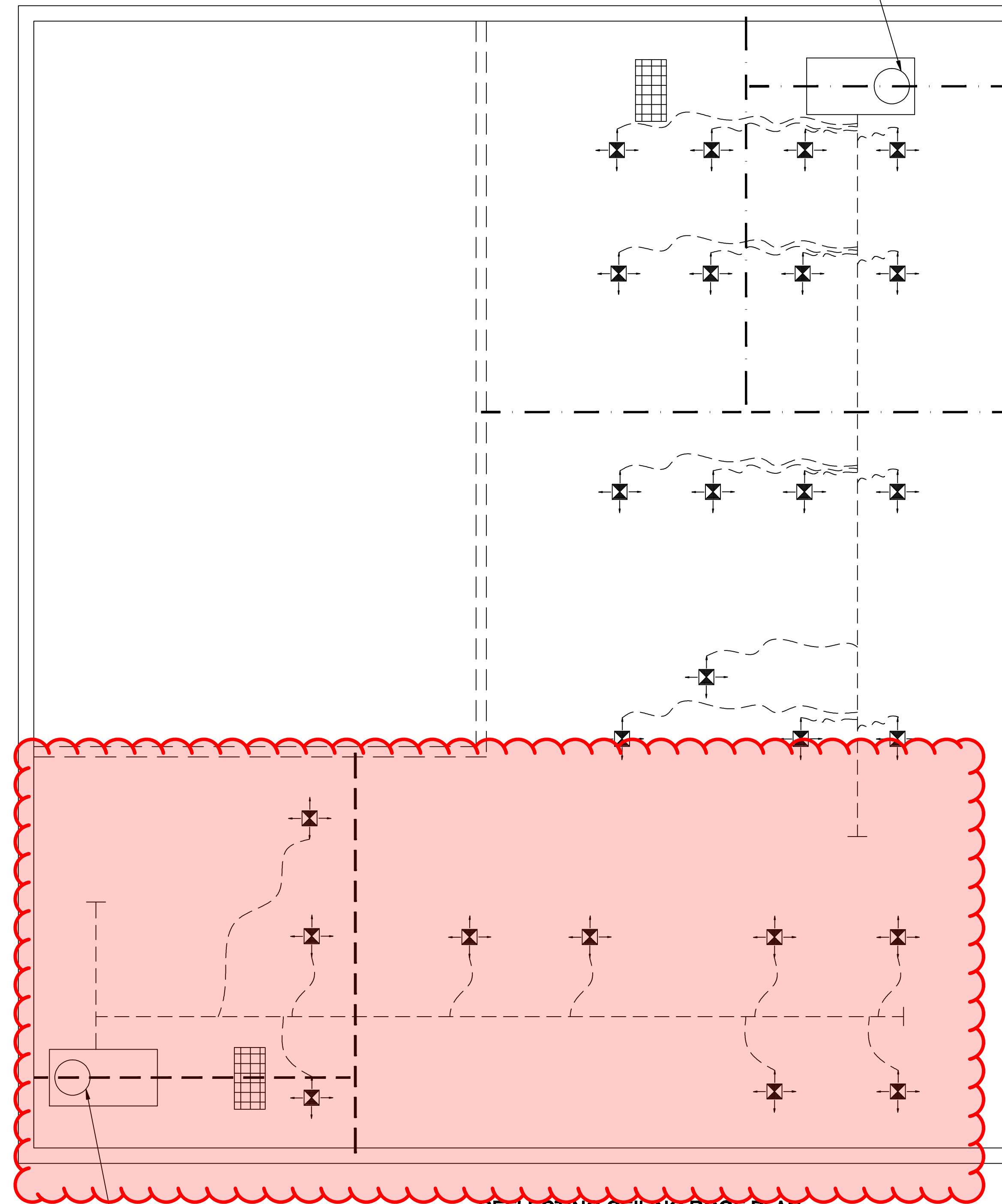
REFLECTING CEILING SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



ENERGY ANALYSIS - Commercial
Climate Zone 4 - ASHRAE 90.1 / 2007

ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE
new lighting	LPD = 0.5 w/sf	LPD = 1.1 w/sf (Table 9.6.1)

5 TONS HVAC UNIT
MFG BY: YORK
MODEL: ZF060H12A2A1ABA1A1
SERIAL#: N1L61088042
ELECTRICAL: 208 VOLTS, 3 PHASE
DUCT MOUNTED SMOKE DETECTOR
WITH FIRE DAMPER
2000 CFM. (TYPICAL)



REFLECTING CEILING ROOF PLAN
SCALE: 3/16"=1'-0"

5 TONS HVAC UNIT
MFG BY: YORK
MODEL: ZF060H12A2A1ABA1A1
SERIAL#: N1L6103183
ELECTRICAL: 208 VOLTS, 3 PHASE
DUCT MOUNTED SMOKE DETECTOR
WITH FIRE DAMPER
2000 CFM. (TYPICAL)

PENNA ARCHITECT P.C.
Registered Architect
1738A WALLACE AVENUE
BRONX, NEW YORK 10462
TEL: (718) 918-1725

SEAL & SIGNATURE

REV.	DRN. BY.
01-30-18	YH

PROJECT TITLE
NEW WAREHOUSE

219 FORDHAM STREET
BRONX, NEW YORK

DRAWING TITLE
SECOND FLOOR
REFLECTED CEILING
PLAN AND ROOF
REFLECTED CEILING

DATE: 01-30-18

PROJECT No.:

DRAWING BY: YH

CHK BY:

DWG No.:

M-001.00

CAD/FILE No.:

VENTILATION NOTES

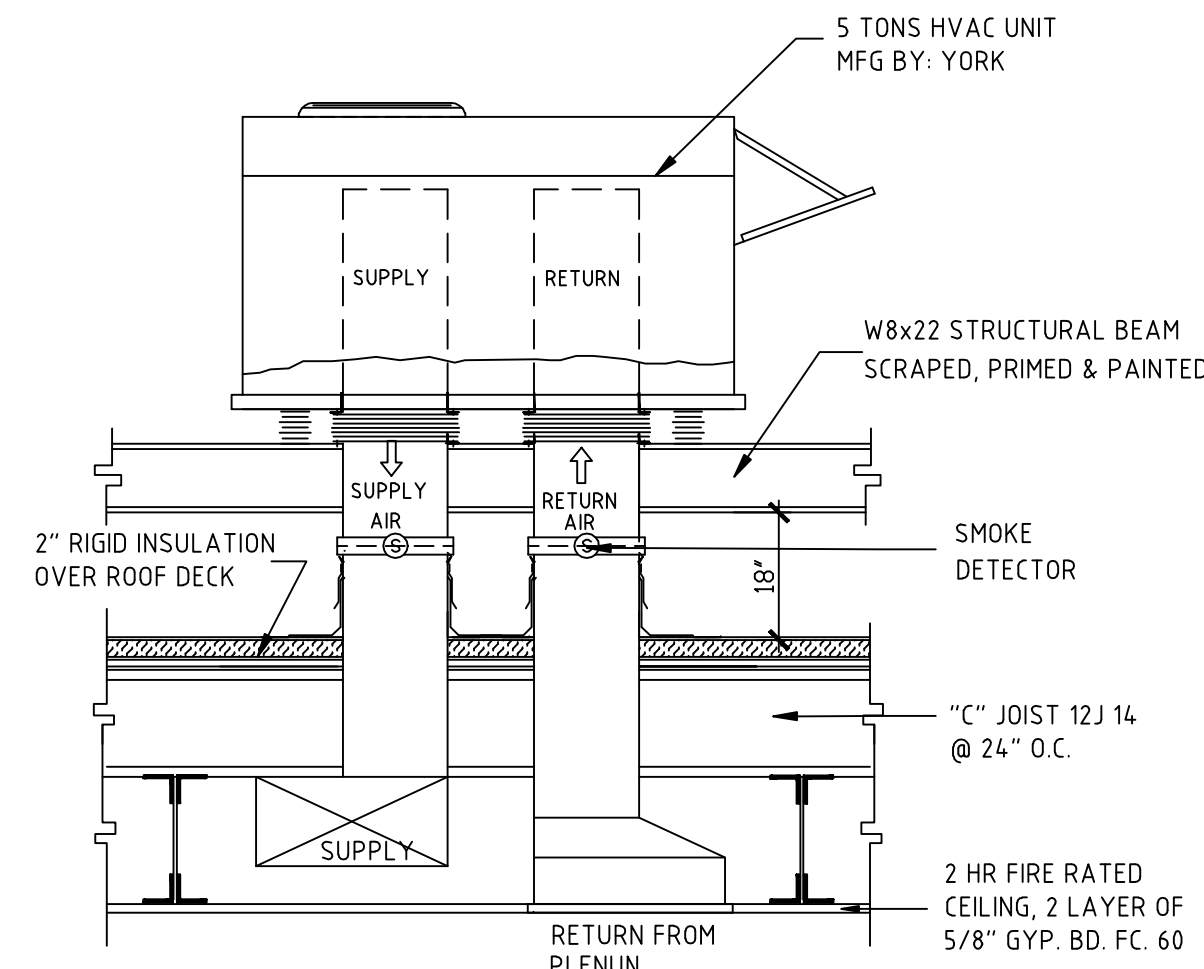
- 1.- MINIMUM QUANTITIES OF OUTSIDE AIR FOR MECHANICAL VENTILATION SHALL BE CONFORM TO C26.1206.3 (SEE VENT. INDEX SCHEDULE.
- 2.- ACTUAL OUTSIDE AIR QUANTITY SHALL BE AT LEAST 33 OF THE REQUIRED TOTAL FOR AIR CONDITIONED ROOMS AS PER C26.1206 (b.)
- 3.- A STATEMENT WILL BE FILED BY THE OWNER STATING THAT VENTILATION SYSTEM WILL BE KEPT IN OPERATION DURING BUILDING OCCUPANCY AND THAT HE WILL KEEP SYSTEMS IN GOOD REPAIR AS PER C26.1301.2.
- 4.- AS PER C26.1301.2 (a), A CONTROLLED INSPECTION AS REQUIRED BY AN ARCHITECT OR ENGINEER AND A REPORT FILED AS PER C26.1301 (a).
- 5.- REQUIRED EXHAUST SHALL BE ACCOMPLISHED AS C26.1206.3 (c).
- 6.- MAKE-UP AIR SUPPLY SHALL BE ACCOMPLISHED AS PER C26.1206.3 (c).
- 7.- STANDARDS OF HEATING SHALL CONFORM TO C26.1204.
- 8.- NOISE CONTROL OF EXTERIOR MECHANICAL EQUIPMENT SHALL CONFORM TO C26.1208 (a), (b).
- 9.- FLEXIBLE DUCT CONNECTIONS TO EQUIPMENT SHALL CONFORM TO ARTICLE 304 OF RS-13-1.
- 10.- DUCT MATERIALS SHALL CONFORM TO ARTICLES 301 AND 308 OF RS-13-1.
- 11.- DUCT SHALL TERMINATE AS PER ARTICLE 404 OF RS-13-1
- 12.- REFRIGERATION EQUIPMENT SHALL CONFORM TO RS-13-6
- 14.- CONSTRUCTION OF FIRE DAMPERS SHALL CONFORM TO ARTICLE 905 OF RS-13-1.
- 15.- FRESH AIR INTAKES SHALL BE PROVIDED WITH FIRE DAMPERS AS PER ARTICLES 404 OF RS-13-1.
- 16.- FIRE DAMPERS SHALL BE INSTALLED IN DUCTWORK AS #721-52).
- 17.- ALL FAN SYSTEMS SHALL BE PROVIDED WITH MANUAL EMERGENCY STOPS AS PER ARTICLE 1001 OF RS-13-1.
- 18.- THERMOSTATIC DEVICES WITH MANUAL RESET TO AUTOMATICALLY SHUT DOWN HVAC SYSTEMS SHALL BE PROVIDED IN RETURN AIR DUCTS SYSTEMS AS PER ARTICLE 1002 OF RS-13-1. (FIRESTATS 3SA #574-49).
- 19.- DUCTWORK ENCLOSURES SHALL CONFORM TO ARTICLE 315 OF RS-13-1.
- 20.- AIR FILTERS SHALL CONFORM TO ARTICLE 501 OF RS-13-1

LOW PRESSURE GAS SYSTEM NOTES

- 1.- INSTALLATION SHALL CONFORM TO SECTION P 1153 GAS PIPING & PIPING TO INTRO NO. 306
- 2.- GAS DISTRIBUTION PIPING EXCEEDING 4" DIAMETER SHALL BE WELDED REGARDLESS OPERATING PRESSURE
- 3.- LINE SIZES & COMPONENTS ARE SCHEMATICALLY INDICATED, EXACT POINT OF ENTRY INTO BUILDING & LINE RUN TO BE DETERMINATED BY GAS COMPANY AND OR CONTRACTOR
- 4.- GAS PRESSURE WILL NOT EXCEED 1/2 PSI AT BUILDING LINE ENTRANCE WALL.
- 5.- EXISTING SERVICE & GAS VALVE TO REMAIN .

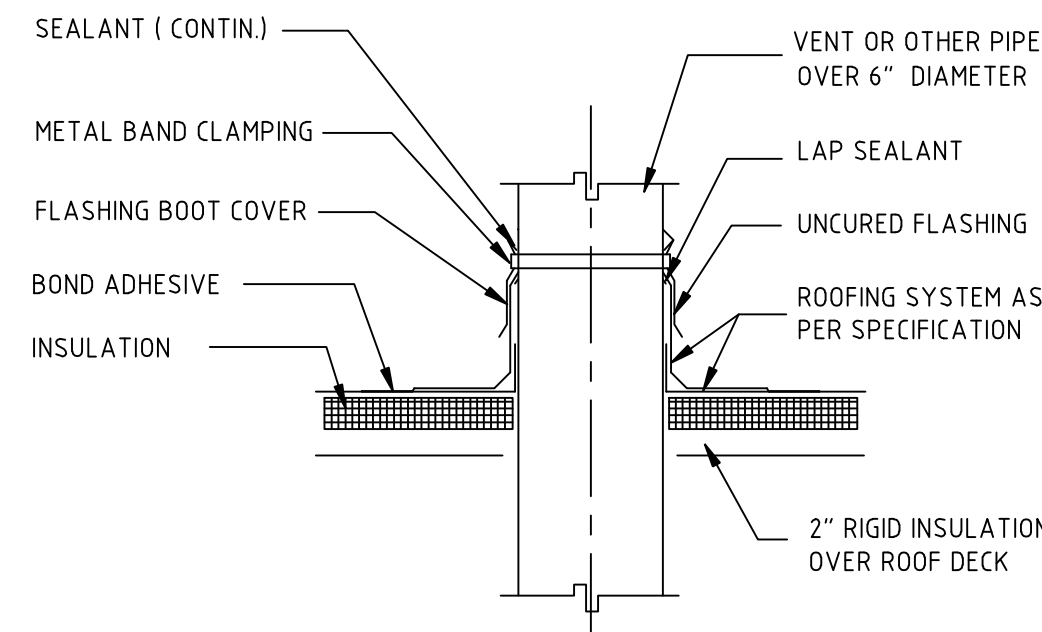
NOTES:

1. ALL LIGHT FIXTURES TO BE WIRED AS PER ELECTRICAL NATIONAL CODE & NYC ELECTRIC CODE AND REGULATION.
2. CONTRACTOR MUST VERIFIED THE EXISTING CONDITION AND NOTIFIED TO THE OWNER AND THE ARCHITECT ANY UNFORESEEN PROBLEM, TO COORDINATE THE IMMEDIATE ACTION.
3. EXIST'G. HVAC DUCT WORK & DIFFUSERS TO BE MODIFIED AS PER PLAN.
4. EXIST'G. 3 HVAC SYSTEM TO BE SERVICE: CLEAN, CONDITIONED AND PROVIDE ZONING CONTROL THERMOSTAT AS DIRECTED BY THE ENGINEER.
5. ALL THE WORK TO BE PERFORM AS PER NYC DEPT. OF BLDG. RULES AND REGULATION.



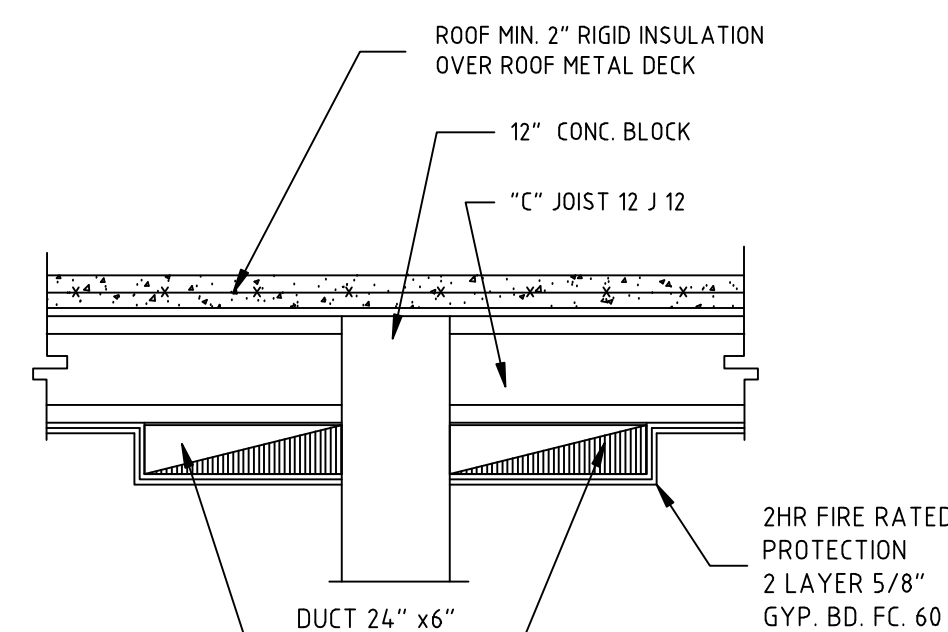
**CONDENSING UNITS ROOF MOUNTING
DETAIL UNITS 1, 2 & 3**

N.T.S.



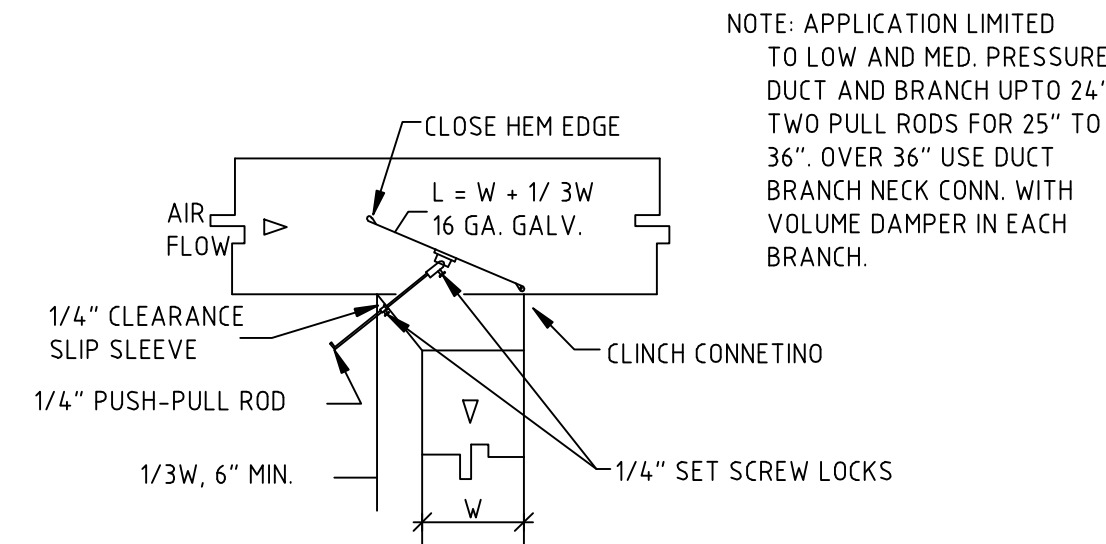
DETAIL OF FLASHING FOR PIPES THRU ROOF

N.T.S.

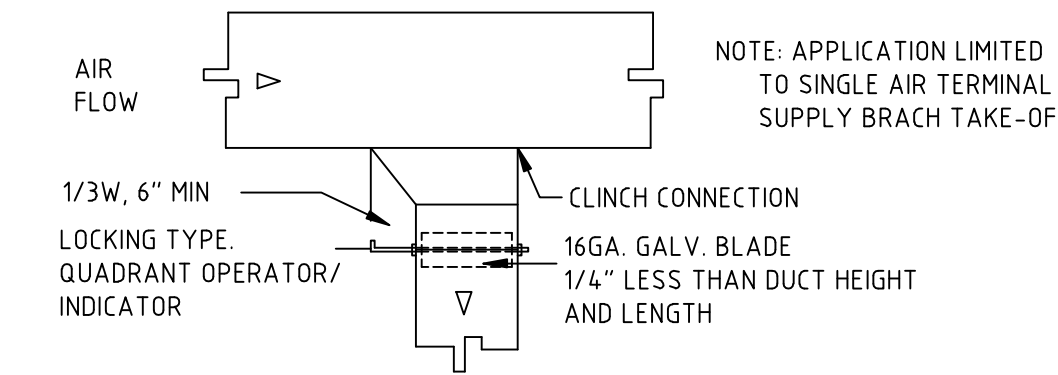


SECTION "A-A"

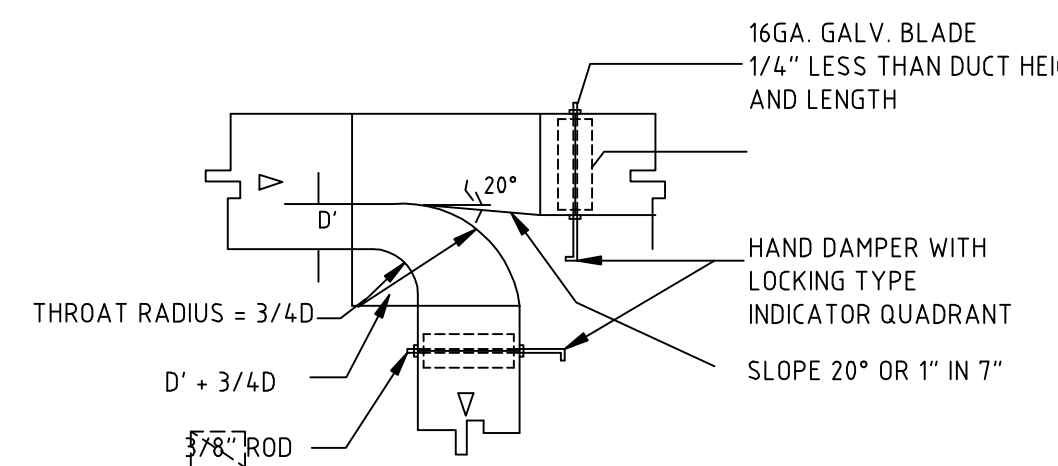
N.T.S.



NOTE: APPLICATION LIMITED TO LOW AND MED. PRESSURE DUCT AND BRANCH UP TO 24" TWO PULL RODS FOR 25" TO 36" OVER 36" USE DUCT BRANCH NECK CONN. WITH VOLUME DAMPER IN EACH BRANCH.



NOTE: APPLICATION LIMITED TO SINGLE AIR TERMINAL SUPPLY BRACH TAKE-OFF.

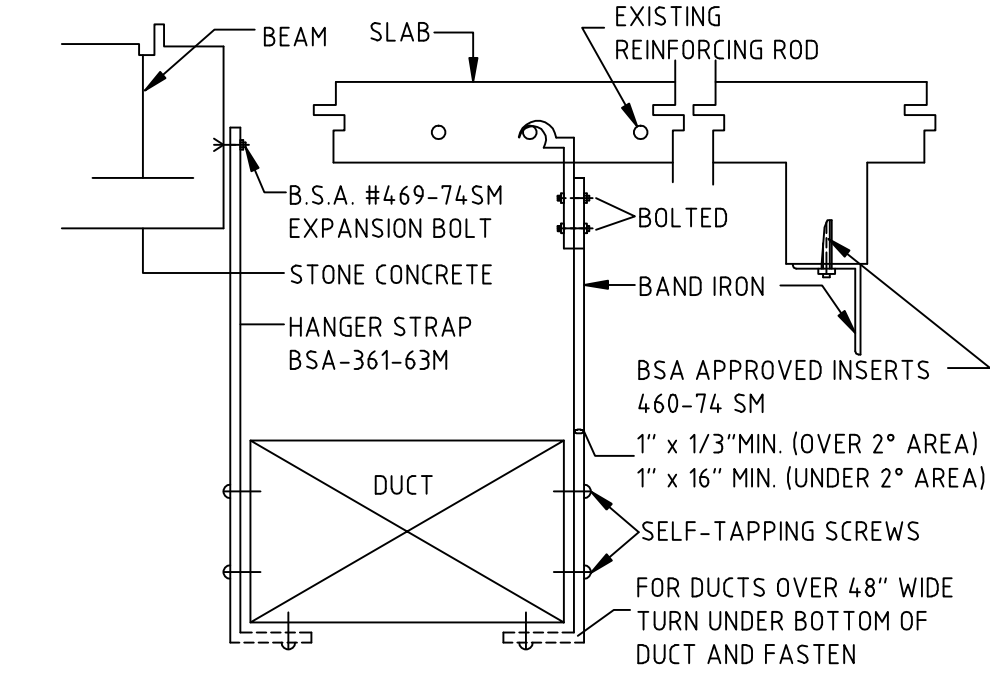


TYP. DUCT TAKE-OFF METHOD

N.T.S.

NOTES:

CONTRACTOR MUST PROVIDE SHOP DRAWING FOR THE DUCT WORK TO THE ENGINEER FOR APPROVAL PRIOR START ANY WORK.

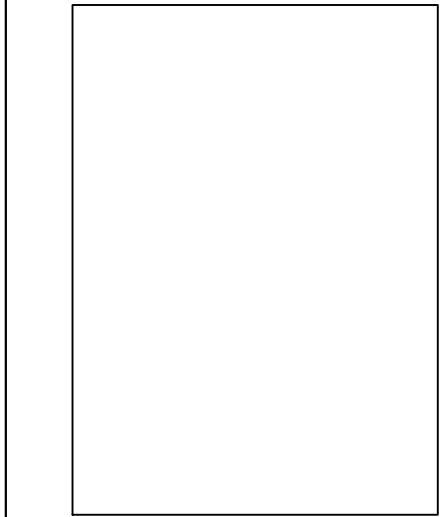


NOTES:
-HANGERS AROUND SLAB REINFORCING OR APPROVED BY SCARD OF STANDARDS & APPEALS,
-HANGER SIZE ARE PAIR AT MAX. SPAING OF 10'-0"

NOTE: APPLICATION LIMITED TO SINGLE AIR TERMINAL SUPPLY BRACHU TAKE-OFF

HANGER SIZE	
DUCT SIZE	HANGER SIZE
UP TO 2 SQ. FT.	1" x 1/16"
2 TO 2 SQ. FT.	1" x 1/8"
OVER 8 SQ. FT.	1" x 1/8"
UP TO 4 SQ. FT.	8'-0"
4 TO 10 SQ. FT.	6'-0"
OVER 10 SQ. FT.	4'-0"

DUCT SUPPORT SCHEDULE			
DUCT SIZE UP TO 2 SF.	HANGER MATERIAL	ATTACHING METHOD	BRACING HANGER MATERIAL
UP TO 2 SF. 26 GA	1" x 1/16 SAND IRON	FASTEN TO SIDES OF DUCTS	
OVER 48" WIDE UP TO 2 SF.	1" x 1/16 SAND IRON	FASTEN TO SIDES OF DUCTS ONLY	
DUCT SIZE UP TO 2 SF.	1" x 1/16 SAND IRON	TURN HANDER & FASTEN TO BOTTOM OF DUCT	
DUCT SIZE UP TO 2 SF.	1" x 1/16 SAND IRON	TURN HANDER & FASTEN TO BOTTOM OF DUCT	BRACE WITH 1" x 1/8" ANGLE ALL AROUND @ 48" OC



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REV.	

PROJECT TITLE
NEW WAREHOUSE

219 FORDHAM STREET
BRONX, NEW YORK

DRAWING TITLE
NOTES AND MECHANICAL DETAILS

DATE: 01-30-18
PROJECT No.:
DRAWING BY: Y.H
CHK BY:
DWG No.:

M-002.00
CAD/FILE No.:

TABULAR ENERGY ANALYSIS FOR ALTERATION - CLIMATE ZONE BRONX 4- PRESCRITIVE METHOD COMMERCIAL BUILDINGS						
SCOPE: NEW MECHANICAL SYSTEMS WITHIN AN NEW BUILDING						
ITEM	MANUFACTURER	MODEL NUMBER	CAPACITY	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	DRAWING/DETAIL/SPECIFICATION/ #
TYPE OF EQUIPMMT				SEER/EER/ET/AFUE	ECCNYS - Min. req. SEER/EER/ET/AFUE	BACK-UP INFORMATION
ROOF MOUNTED GAS FIRE HVAC UNIT ①	YORK	ZF060H2A2A1ABA1A1	5.0Ton Cooling/42 MBTU Heat	SEER: 14 (NFG RATING) AFUE: 90% (NFG RATING)	TABLE 90.2.2(C) SEER = 13 Minimum 82% efficiency AFUE (Table 403.7)	DRAWINGS SHEET M-001.01
ROOF MOUNTED GAS FIRE HVAC UNIT ②	YORK	ZF060H2A2A1ABA1A1	5.0Ton Cooling/42 MBTU Heat	SEER: 14 (NFG RATING) AFUE: 90% (NFG RATING)	TABLE 90.2.2(C) SEER = 13 Minimum 82% efficiency AFUE (Table 403.7)	DRAWINGS SHEET M-001.01

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, ALL THE WORK THIS APPLICATION IS IN COMPLIANCE WITH THE NYCECC.

CONCRETE & FOUNDATION NOTES

- FOUNDATION WALLS AND FOOTINGS TO REST UPON 2 TONS/SQ.FT OF VIRGIN SOIL TO BE VERIFIED BY THE BUILDING DEPARTMENT INSPECTOR AND/OR ARCHITECT AFTER EXCAVATION AND BEFORE FOOTINGS ARE PLACED.
- ALL FOOTINGS BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW ADJACENT FINISHED GROUND LEVEL WHEN EXPOSED TO FROST, BELOW HOUSE DRAINS AND DOWN TO VIRGIN SOIL.
- WHEN EXCAVATIONS ARE 5'-0" OR GREATER IN DEPTH FROM THE LEVEL OF ADJACENT GROUND, THE SIDES SHALL BE SHORED AS PER 27-2 (A).
- PROVIDE GUARD RAILS OR FENCE AT EXCAVATIONS AS PER 27-566.2(B)
- EXCAVATIONS SHALL BE SUBSTANTIALLY KEPT FREE OF WATER DURING FOUNDATION CONSTRUCTION AS PER 27-687.
- ALL CONCRETE USED ON THIS PROJECT TO BE PROPORTIONED ON THE BASIS OF CALCULATED STRESSES LESS THAN 70 % OF BASIC ALLOWABLE VALUES.
- CONCRETE MATERIALS, DESIGN, AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF REFERENCE STANDARD RS10-3 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-1971," AS MODIFIED BY THE NEW BUILDING CODE.)
- CONCRETE IS TO BE PROVIDED ON THE BASIS OF A PREQUALIFIED OR PREVIOUSLY ACCEPTED MIX. (METHOD 1) - THE CONCRETE MIX IS TO EXHIBIT A STRENGTH AT LEAST 25 % HIGHER THAN THE SPECIFIED VALUE. MINIMUM CEMENT FACTOR TO COMPLY WITH TABLE 10-3, PRELIMINARY TESTS AS A BASIS FOR PREQUALIFIED MIX TO COMPLY WITH 27-605. QUALITY CONTROL OF CONCRETE IS TO BE PROVIDED AT THE BATCH PLANT. THE RESULTS OF QUALITY CONTROL AND INSPECTION ARE TO APPEAR ON THE TICKET ACCOMPANYING EACH LOAD OF CONCRETE AS PER 27-605, 3 A (5) .
- CONCRETE TO DEVELOP A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS.
- CONCRETE MATERIALS FOR SHORT SPAN FLOOR CONSTRUCTION TO COMPLY WITH 27-610.
- CONCRETE WHICH IN ITS FINAL STATE WILL BE EXPOSED TO THE ACTION OF FREEZING WEATHER AND ALL CONCRETE FOR GARAGE, FLOORS, ENTRANCE, PLATFORMS, STEPS AND PORCH FLOORS, RETAINING WALLS, SHALL HAVE MIX DESIGN WITH THE ENTRAINED AIR TO PROVIDE A CONCRETE WITH A MAXIMUM RESISTANCE TO FREEZING AND THAWING WEAR FOR THE AGGREGATE AND CEMENT USED.
- FIRST FLOOR SLAB SHALL BE 4" CONCRETE SLAB(NATURAL AGGREGATE CONCRETE CONFORMING TO ASTM A-33 WITH A MINIMUM 28 DAY STRENGTH OF 3000 P.S.I.) PLACED ON 4" MINIMUM WELL COMPACTED GRAVEL OF CRUSHED STONE FILL AND REINFORCED WITH 6x6x10/10 WELDED WIRE FABRIC PLACED 1" BELOW TOP OF SLAB. PROVIDE VAPOR BARRIER BELOW SLAB ON GRADE.
- SLABS ON GROUND SHALL BE POURED IN ALTERNATE PANELS OF 600 S.F. MAXIMUM IN AREA AND IN A CHECKERBOARD FASHION TO MINIMIZE SHRINKAGE. BACKFILL AT PIERS AND OVER FOOTINGS SHALL BE COMPACTED THOROUGHLY.
- ALL REINFORCING SHALL CONFORM TO A.S.T.M. A615 LATEST EDITION GRADE 60.

MASONRY NOTES

- THE QUALITY OF ALL MASONRY UNIT USED IN THE BUILDINGS SHALL CONFORM TO THE STANDARD AND GRADE SHOWN IN TABLE R.S.10-1. MANUFACTURER'S CERTIFICATION AS TO SUITABILITY OF THE MATERIALS FOR THE PROPOSED USE SHALL BE SUBMITTED FOR ALL MASONRY UNITS USED IN STRUCTURAL APPLICATIONS. CONTRACTOR TO FILE 10H & 10J FORMS
- HOLLOW MASONRY & SOLID BUILDING BLOCKS SHALL BEAR DISTINGUISHING MARK APPROVED BY B.S. OF A.
- MASONRY WALLS SHALL BE ANCHORED AT MAXIMUM INTERVALS OF 4'-0" TO EACH TIER OF BEAMS BY METAL ANCHORS 1/4" x 1 1/4" x 16". THE ANCHORS SHALL BE SECURELY FASTENED TO THE JOISTS AND BUILT AT LEAST 3 1/2" INTO THE MASONRY. MASONRY WALLS PARALLEL TO BEAMS SHALL BE ANCHORED AT MAXIMUM INTERVALS OF 6'-0" WITH SIMILAR ANCHORS ENGAGING 3 BEAMS AS PER R.S.10-1 SECTION 9-5. ALL ANCHORS SHALL BE IN LINE WITH THE BRIDGING OR BLOCKING.
- ALL WALLS TO BE FACED W/MASONRY VENEER SHALL BE PROVIDED W/MASONRY TIES & ANCHORS AS REQUIRED. PROVIDE DURO-WALL REINFORCING EVERY 2ND COURSE.
- ALL VOIDS IN MASONRY BEARING SHALL BE FILLED SOLIDLY W/CONCRETE FOR A HORIZONTAL DISTANCE OF 2'-0" AT THE ENDS OF ALL WALLS. ALL STEEL BEARING ON BLOCK TO HAVE 3 COURSES FILLED SOLID UNDER BEARINGS.
- THERE SHALL BE ONE HEADER COURSE FOR EACH SIX COURSES OF BRICK AND BRICK SHALL BE LAID IN A 50 % BOND AS PER R.S.10-1 SECT. 9-2-1. WALL TIES AS PER NEW YORK CITY BUILDING CODE.
- LINTELS SUPPORTING MASONRY WALLS OVER 4'-0" SHALL BE FIRE PROTECTED WITH MATERIALS HAVING THE REQUIRED FIRE RESISTIVE RATING OF THE WALL SUPPORTED AS PER SECTION 27-326.
- MORTAR TO COMPLY WITH ASTM C270/1964 AND TABLE R.S.10-1-2.
- ALL MASONRY TO BE LAID IN "M" TYPE MORTAR: 1 PART PORTLAND CEMENT, 2 1/4 PARTS SAND, AND 1/4 PART HYDRATED LIME MORTAR JOINTS TO BE FULLY BEDDED.

NEW YORK STATE ENERGY CODE NOTES

OUTDOOR DESIGN CONDITIONS

- WINTER: N.Y.C. 15 F
- CENTRAL PARK/LAGUARDIA 89 DRY BULB TEMPERATURE
KENNEDY 87 DRY BULB TEMPERATURE

INTERIOR DESIGN CONDITIONS

- WINTER: 72 DRY BULB TEMPERATURE @ 30% MAXIMUM RELATIVE HUMIDITY
- SUMMER: 78 DRY BULB TEMPERATURE @ 60% MAXIMUM RELATIVE HUMIDITY

HEATING

- ROOF ASSEMBLY: 5,000 DEGREE DAYS, Uo=0.080 PER 4.02 TABLE 4-1
- WALLS : 3 STORIES OR LESS, Uo = 0.30 MAXIMUM.
OVER THREE STORIES, Uo = 0.36 MAXIMUM.
- FLOORS OVER UNHEATED SPACES: Uo = 0.08 MAXIMUM
- SLAB EDGE & BASEMENT WALLS BELOW GRADE: MINIMUM 24" BELOW GRADE.

INSULATION TO CONFORM TO SECTION E402.2.

- INSULATION AROUND PERIMETER OF SLABS ON GRADE FLOORS SHALL COMPLY WITH SECTION E402.2(A) (93).
- INSULATION OF BASEMENT WALLS BELOW GRADE SHALL CONFORM TO SECTION E402.2 (A) (4) MINIMUM 24" BELOW GRADE.

AIR LEAKAGE (PER TABLE 4-4)

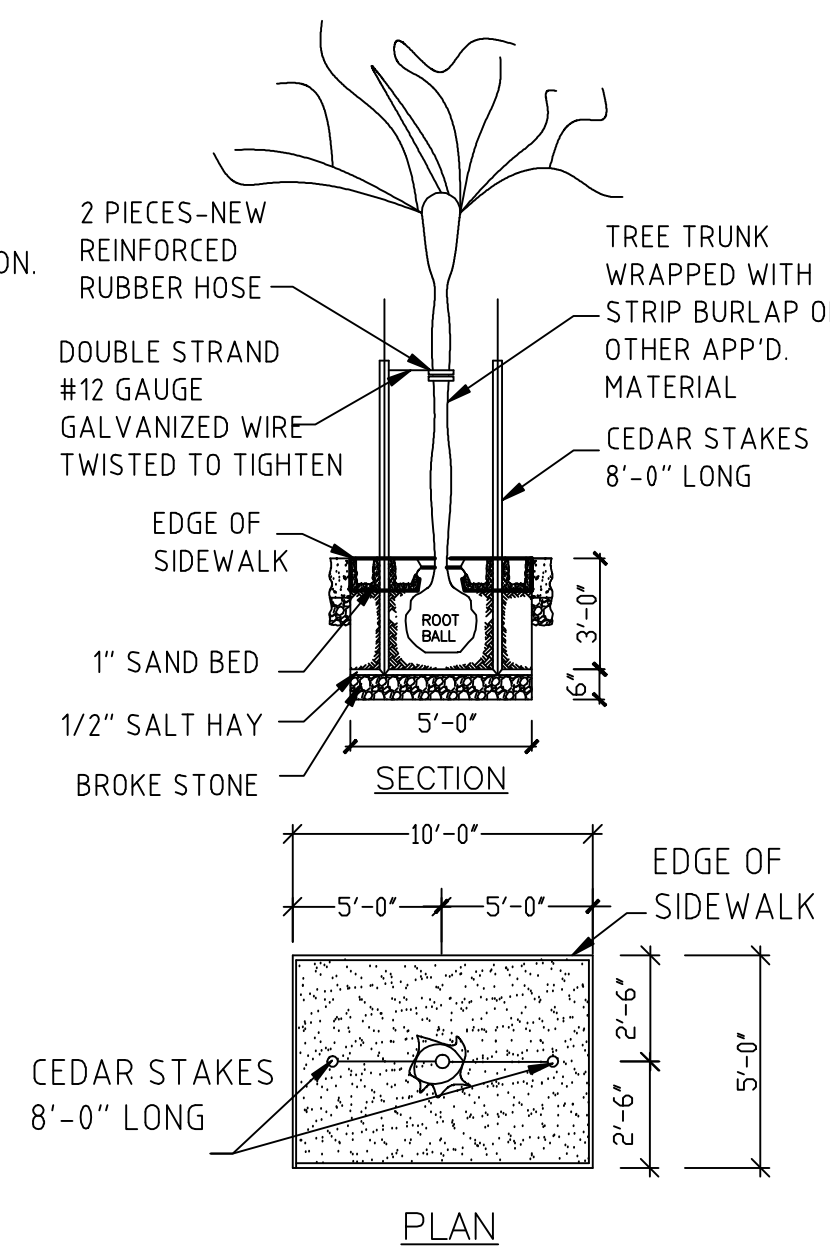
- WINDOWS: 0.50 CFM/L.F. MAXIMUM @ 25 MPH WIND.
- DOORS: SLIDING GLASS-TYPE-0.50 CFM/SF MAXIMUM @ 25 MPH WIND.
SWINGING TYPE 1.00 CFM/SF MAXIMUM @ 25 MPH WIND.
ALL OTHER TYPE 11.00 CFM/L.F. MAXIMUM @ 25 MPH WIND.

STREET TREE REQUIREMENTS

NOTES:

- ALL MATERIALS AND CONSTRUCTION METHODS USED ARE TO CONFORM TO SECTION #4.16 OF THE BUREAU OF HIGHWAY OPERATIONS SPECIFICATIONS, LATEST EDITION.
- PRIOR TO THE START OF WORK THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMIT FROM THE DEPT. OF PARKS AND RECREATION FOR THE REMOVAL AND PLANTING OF TREES.
- TREE PITS SHOULD BE LOCATED TWO (2) FEET MINIMUM FROM GAS, OIL OR WATER BOXES.
- TREE STAKES ARE TO BE REMOVED BY THE TREE SUBCONTRACTOR NOT LESS THAN ONE YEAR AFTER PLANTING OF SAID TREES AND PRIOR TO THE FINAL ACCEPTANCE OF THE WORK.
- USE OF SIDEWALK PAVEMENT MATERIALS OTHER THAN GRANITE BLOCK MUST BE SPECIFICALLY APPROVED, IN WRITING BY THE BUREAU OF HIGHWAY OPERATIONS.
- GRANITE BLOCK IN TREE PIT SHALL BE PAID FOR UNDER ITEM NO. 6.06

PAVEMENT DETAILS FOR SIDEWALK AREAS TREE PLANTING, STAKING AND TREE PIT



FIRE PROTECTION

- ALL MATERIALS AND ASSEMBLIES REQUIRED TO HAVE A RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - IT SHALL CONFORM WITH NFBU "FIRE RESISTANCE RATINGS" DEC. 1964 OR
 - IT SHALL BE TESTED IN ACCORDANCE WITH ASTM-E-119-1961, STANDARD METHODS OF FIRE TEST OF BUILDING CONSTRUCTION AND MATERIALS AND ACCEPTED BY THE COMMISSIONER, OR
 - IT SHALL HAVE BEEN ACCEPTED PRIOR TO THE EFFECTIVE DATE OF THE CODE.

- WHERE PIPES, WIRES, CONDUITS, DUCTS, ETC. PIERCE FIRE PROTECTION OR INDIVIDUALLY ENCASED STRUCTURE MEMBERS, THEY SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES.
- LINTELS FOUR FEET IN WIDTH SUPPORTING MASONRY WALLS SHALL BE FIRE PROTECTED WITH MATERIALS HAVING THE REQUIRED RESISTANCE RATING OF THE WALL SUPPORTED.
- CEILING THAT CONTRIBUTES TO THE FIRE-RESISTANCE RATINGS OF A FLOOR OR VERTICAL ROOF ASSEMBLY SHALL BE CONTINUOUS BETWEEN FIRE DIVISIONS FIRE SEPARATIONS OR VERTICAL PARTITIONS HAVING THE SAME FIRE RESISTANCE CEILING. UNLESS SPRINKLERED SHALL BE FIRE STOPPED INTO AREAS NOT EXCEEDING 3000 SQUARE FEET. ACCESS TO SUCH AREAS MAY BE THROUGH ONE OR MORE OPENINGS NOT EXCEEDING NINE SQUARE FEET AND PROTECTED BY SELF-CLOSING OPENINGS AND PROTECTIVES.

- OPENINGS PROTECTIVES INCLUDING FRAMES, SELF CLOSING DEVICES AND HARDWARE SHALL COMPLY WITH ASTM-E-163-1965 "STANDARD METHODS FIRE TEST AND WINDOW ASSEMBLIES AND ASTM-E-152-1960 STANDARD METHODS OF FIRE TEST AND DOOR ASSEMBLIES" AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA80-1967 "INSTALLATION OF DOORS AND WINDOWS". OPENINGS PROTECTIVE SHALL BE LABELLED CERTIFYING PERFORMANCE RATING, AND SHALL HAVE BEEN ACCEPTED BY THE COMMISSIONER OF BOARD OF STANDARDS AND APPEALS.

STRUCTURAL STEEL

- STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO RS 10-5
 - LIGHT GAUGE COLD FORMED STEEL SHALL CONFORM TO RS 10-6
 - OPEN WEB DTEEEL JOIST SHALL CONFORM TO RS 10-7
 - ALL STRUCTURAL STEEL SHALL BE NEW STEEL CONFORMING TO ASTM A-36 (LATEST CODE APPROVED EDITION) UNLESS OTHERWISE NOTED ON PLANS.
 - DESIGN STRESSES FOR A-36 STEEL ARE 24,000 PSI FOR COMPACT SECTIONS, 22,000 FOR NON-COMPACT SECTIONS.
 - ALL CONNECTIONS SHALL BE TWO SIDED TANDARD CONNECTIONS WHENEVER POSSIBLE.
 - THE STEEL CONTRACTOR SHALL FURNISH ALL AFFIDAVITS, MILL TEST REPORTS, TESTING LABORATORY REPORTS REQUIRED BY THE DEPARTMENT OF BUILDINGS.
 - ALL LOOSE LINTELS SHALL HAVE A MINIMUM OF 6" BEARING EACH END OF MASONRY OPENING.
 - ALL HUNG OR CLIPPED LINTELS SHALL BE PROVIDE WITH 3/8" VERTICAL ADJUSTMENTS BY MEANS OF SHIMS AND HORIZONTAL ADJUSTMENT BY MEANS OF SLOTTED HOLES. LINTELS THAT RUN PAST OR ARE ADJACENT TO COLUMNS SHALL BE ATTACHED THERETO.
 - ALL WELDING SHALL BE PERFORMED BY LICENSED WELDERS AND BE INSPECTED IN ACCORDANCE WITH TABLE 10-2. ELECTRODES FOR WELDING SHALL BE E-70 ELECTRODES.
 - UNLESS OTHERWISE NOTED ALL STRUCTURAL STEEL SHALL RECEIVE 2 COATS OF RUSTINHIBITING PAINT, 1 SHOP COAT AND 1 FIELD COAT.

GLASS

- MINIMUM THICKNESS OF GLASS LOCATED LESS THAN 300 FEET ABOVE GRADE SHALL BE AS FOLLOWS
MAXIMUM AREA OF GLASS PINE MINIMUM THICKNESS (SQUARE FEET)

9SF -	SINGLE STRENGTH
13SF -	DOUBLE STRENGTH
25SF -	3/8" OR 3/4" PLATE GLASS
32SF -	1/2"
37SF -	1/2" PLATE GLASS
54SF -	5/8" PLATE GLASS
74SF -	3/4" PLATE GLASS
 - IF GLASS TO BE USED IS "SPECIAL GLASS" AS DEFINED IN SECTIONS IN SECTION 27-647 OF CODE MAXIMUM PANE AREA CAN BE INCREASE IN ACCORDANCE WITH TABLE 10-8 OF CODE.
 - INSTALLATION, PROTECTION, & DESIGN OF SUPPORTS OF ALL GLASS SHALL CONFORM TO SECTION 27-648, 27-649, AND 27-650 OF THE CODE.
 - GLASS PANEL SUBJECT TO HUMAN IMPACT SHALL MEET THE REQUIREMENTS OF TABLE 10-9 OF THE CODE.



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DATE

DRN. BY.

01-30-18

YH

REV.

PROJECT TITLE

NEW WAREHOUSE

219 FORDHAM STREET
BRONX, NEW YORK

DRAWING TITLE

NOTES

DATE: 01-30-18

PROJECT No.:

DRAWING BY: YH

CHK BY:

DWG No.:

N-001.00

CAD/FILE No.:

2 OF 15

- Notes:
1. Air leakage: Provide flashing, window dams, expandable foam sealant, and caulking at rough opening/window frame joints to create a continuous air barrier with surrounding wall system.
 2. Air leakage: Provide flashing, expandable foam sealant, and caulking at rough opening/skylight frame joints to create a continuous air barrier with surrounding roof.
 3. Provide seal flashing, expandable foam sealant, and caulking at recessed lighting.

TABLE- C402.1.4
WINDOWS SCHEDULE PELLA WINDOW

WINDOW SCHEDULE

SYMBOL	DESCRIPTION	U FACTOR	SHGC
W1	4'-8" x 7'-6" GLASS WINDOW	U-0.38	0.40
W2	7-(3'-5" x 6-0") GLASS WINDOW		
W3	6-(3'-0" x 6-0") GLASS WINDOW		
W4	6-(3'-0" x 6-0") GLASS WINDOW		
W5	2-(3'-7" x 6-0") GLASS WINDOW		
W6	2-(3'-7" x 6-0") GLASS WINDOW		
W7	5-(2'-10" x 6-0") GLASS WINDOW		
W8	8-(2'-8" x 6-0") GLASS WINDOW		
W9	3-(2'-10" x 6-0") GLASS WINDOW		

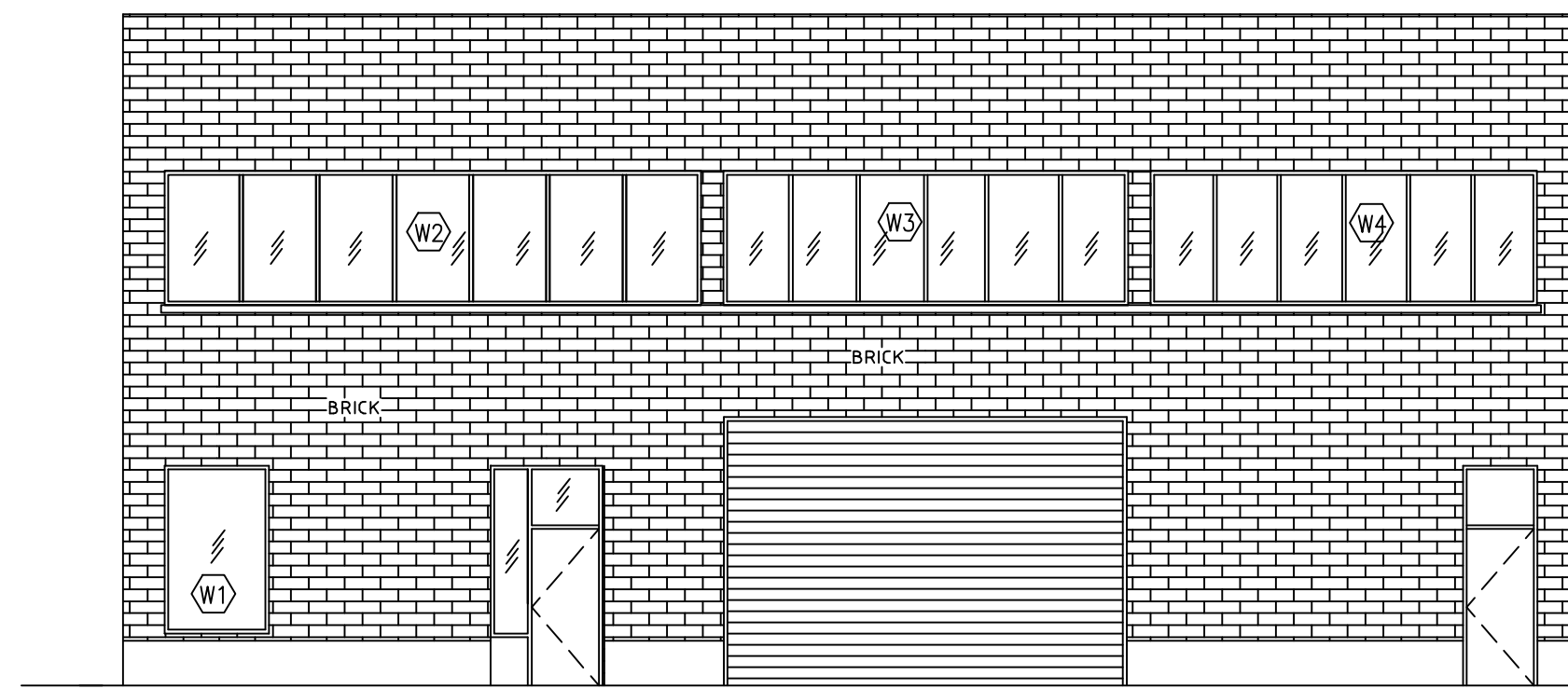
DOORS SCHEDULE PELLA DOOR

SYMBOL	WIDTH	HEIGHT	DESCRIPTION	U FACTOR	SHGC
DE	3'-0"	7'-0"	ALUM/GLASS 1 1/2HR FPSC DOOR	U- 0.62	0.26
D1	3'-0"	7'-0"	INSULATED HOLLOW METAL DOOR 1 1/2HR FPSC DOOR	U- 0.42	N/A

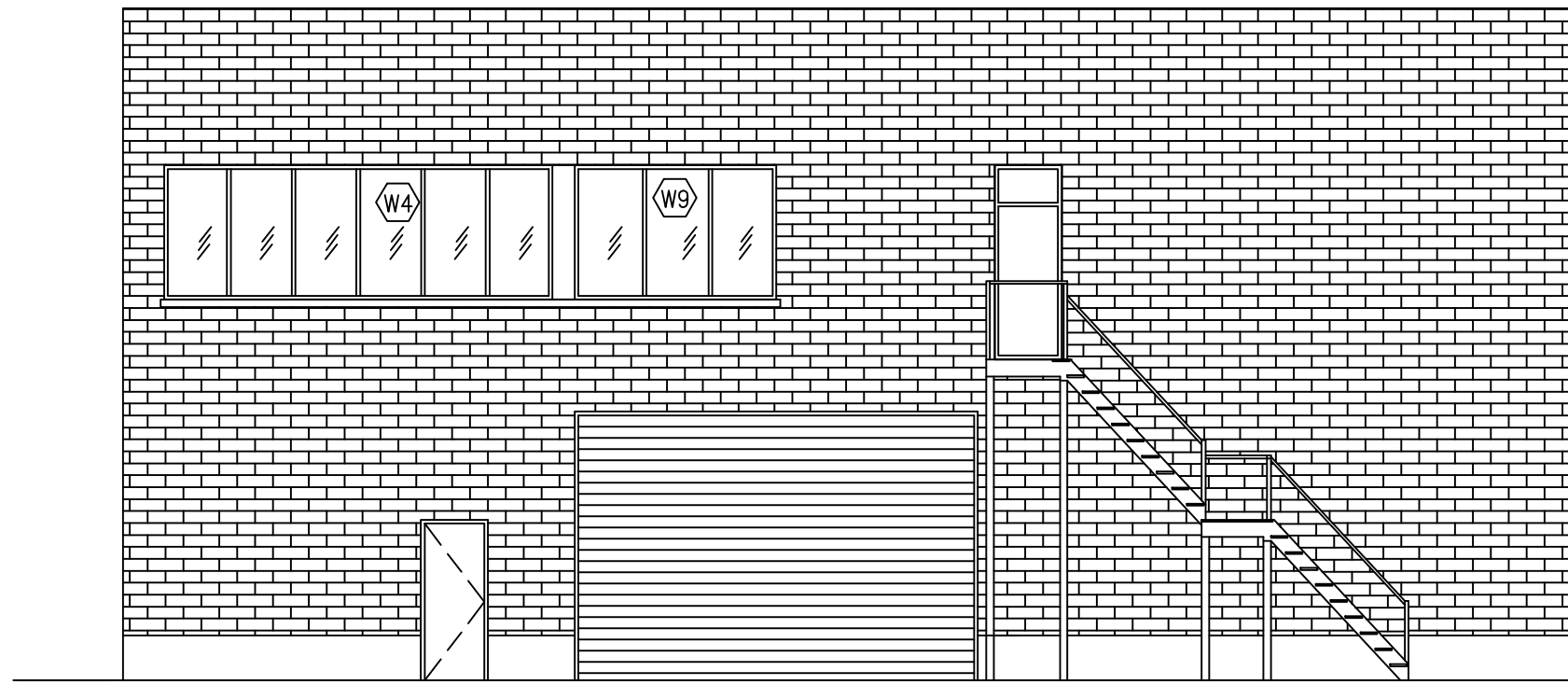
- Notes:
1. Air leakage: Provide flashing, expandable foam sealant, and caulking at rough opening/door frame joints to create a continuous air barrier with surrounding wall system.
 2. Entry Doors will be field-fitted with weather-stripping per ECC Section 502.4.1.

ENERGY CODE PROGRESS INSPECTIONS :

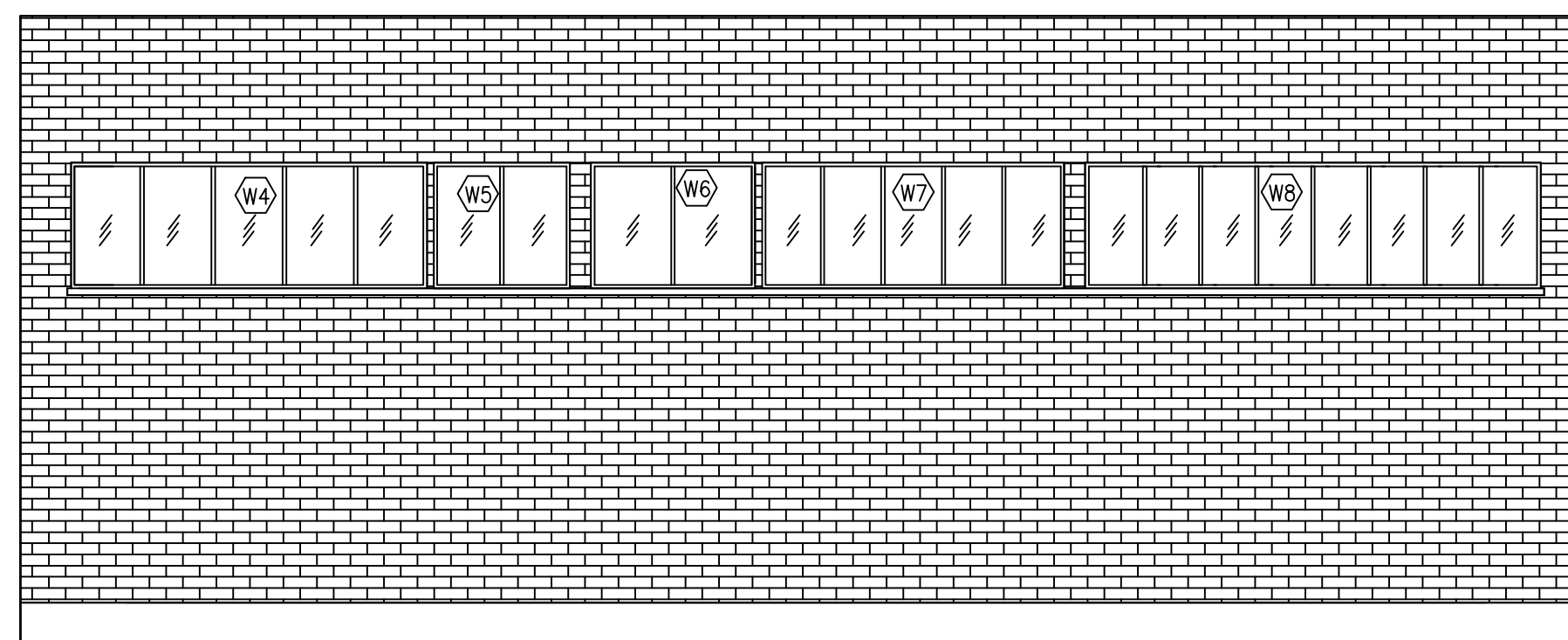
PROTECTION OF FOUNDATION INSULATION	(IA1), (IIA1)
INSULATION PLACEMENT AND R VALUES	(IA2), (IIA2)
FENESTRATION THERMAL VALUES AND RATINGS	(IA3), (IIA3)
FENESTRATION RATINGS FOR AIR LEAKAGE	(IA4), (IIA4)
FENESTRATION AREAS	(IA5), (IIA5)
AIR SEALING INSULATION-VISUAL	(IA6), (IIA6)
DAMPERS INTEGRAL TO BUILDING ENVELOPE	(IB2), (IIB2)
HVAC AND SERVICE WATER HEATING EQUIPMENT	(IB3), (IIB3)
HVAC & SERVICE WATER HEATING SYSTEM CONTROLS	(IB4), (IIB4)
DUCT PLENUM AND PIPING INSULATION AND SEALING	(IB5), (IIB5)
ELECTRICAL METERING	(IC1), (IIC1)
LIGHTING IN DWELLING UNIT	(IC2), (IIC2)
INTERIOR LIGHTING POWER	(IIC3)
EXTERIOR LIGHTING POWER	(IIC4)
LIGHTING CONTROLS	(IIC5)
EXIT SIGNS	(IIC6)
MAINTENANCE INFORMATION	(IID1)



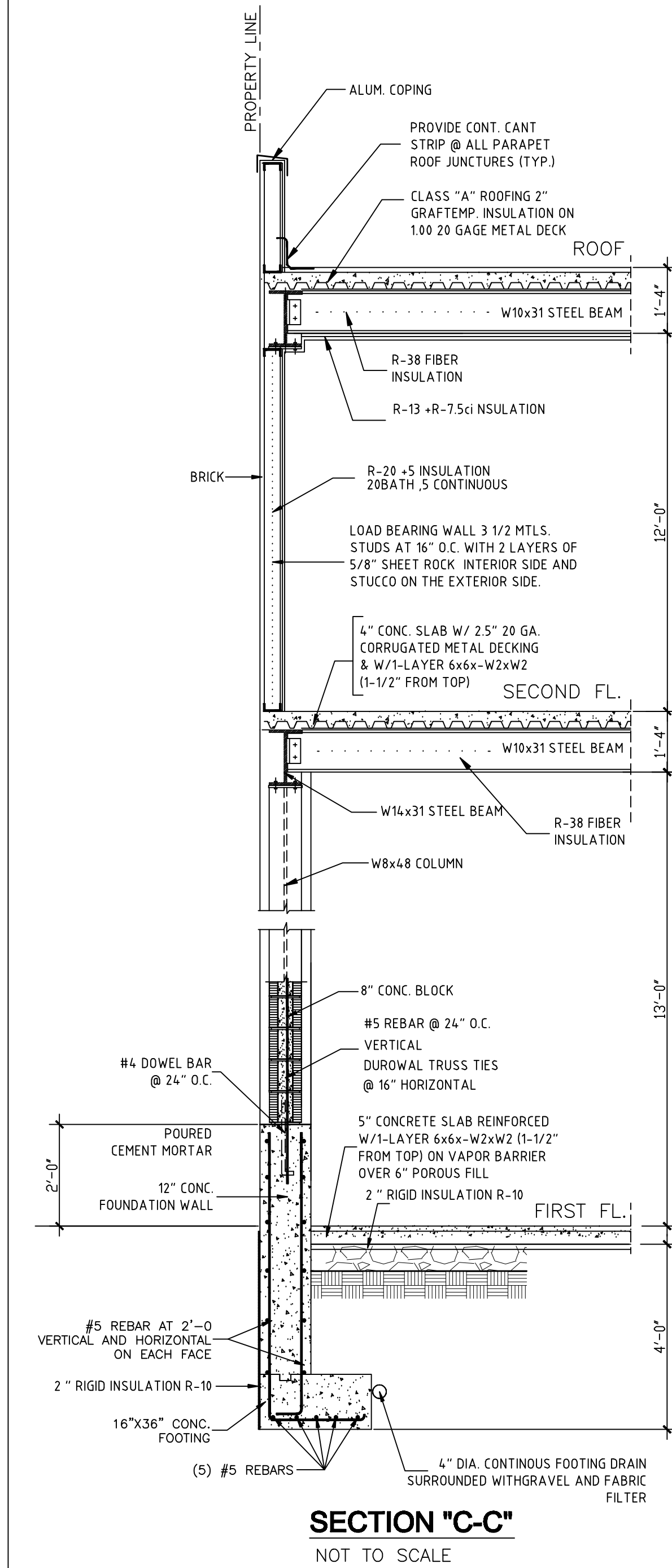
FRONT ELEVATION (FORDHAM STREET)
SCALE: 3/16"=1'-0"



REAR ELEVATION
SCALE: 3/16"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"



SECTION "C-C"
NOT TO SCALE

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EN- 001.00

CAD/FILE No.:

ENERGY CODE CONSERVATION STATEMENT NOTE:
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE 2016 NEW YORK CITY ENERGY CONSERVATION CONSTRUCTION CODE

ENERGY ANALYSIS FOR NEW BUILDING
CHAPTER: C4 COMMERCIAL ENERGY EFFICIENCY 2016 NYCECC
BRONX - CLIMATE ZONE 4A

ITEM DESCRIPTION	PROP DESIGN VALUE	CODE PRESCRIPTIVE VALUE AND CITATION	SUPPORTING DOCUMENTATION
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BUILDING ENVELOPE
ROOF /CEILING CONSTRUCTION

New Roof Insulation (Attic and other)	R-38	Minimum R-38 (Table C402.1.3)	
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WALL CONSTRUCTION TYPES

Steel walls(brick) A2	R Value: 21 Cavity (Interior)	Minimum R-13+7.5 ci (Table C402.1.3) 'OR' U=0.064 (Table C402.1.4)	
Moss: Conc. Block	R Value: 5.4 Cavity (Interior) + 11.2 Continue as EIFS (Exterior) U-Factor: U=0.061, 0.062, 0.070 & 0.069 (See EN-002 Calc.)		

Below grade	R Value: R-10	Minimum R-7.5 ci (Table C402.1.3) 'OR' U=0.119 (Table C402.1.4)	
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FLOOR CONSTRUCTION

4" Thick slab:	Total R-value: R-10, 2ft (Continuous)	Minimum R-10, for 24" (Table C402.1.3)	
Joist/Framing	R-38	Minimum R-30 (Table C402.1.3)	

WINDOW ASSEMBLY TYPES (CRYSTAL; DOUBLE PANE LOW-E WINDOWS)

Double Hung Windows	U= 0.32 SHGC= 0.40	Operable Fenestration: Maximum U=0.45 SHGC = 0.40 Fixed Fenestration: Maximum U=0.38 SHGC = 0.40 (Table C402.4)	
Exterior Door	U= 0.55 & 0.40 SHGC= 0.40 - 0.40	Maximum U=0.77 SHGC = 0.40 (Table C402.4)	

BUILDING MECHANICAL SYSTEM

HEATING EQUIPMENT

HVAC NAME: YORK MODEL: ZF60H12A2A1ABA1A1	Type: GAS 60,000 BTU Heating 13.0 EER 3.6 COP	Fuel Type: as proposed Efficiency: 3.7 COP Table C403.2.3(3) Test Procedure: AHRI 310/380	
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SERVICE WATER HEATING

Hot Water Heater Manuf: AOSMITH PRO MAX Model: MHE6-30H-030D	Type: Electric Energy Factor: 0.95 Capacity: 30 Gal. 3,000 W	Table C404.2 Fuel Type: as proposed Energy Factor: 0.95 Temp.: as proposed Test Procedure: DOE 10 CFR Part 430	
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LIGHTING SYSTEM

EXTERIOR LIGHTING POWER (ZONE 2)

Base Site Allowance (Base allowance may be used in tradable and non tradable surfaces).		600 W	
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Uncovered Parking Areas

Parking areas and drives	0.058 W /F2	0.06 W /F2	
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Walkways 10 feet wider greater, plaza areas special feature areas (4)26w/(11.2x70.80)=0.13	0.13W /F2	0.14W /F2 (Table C405.5.2(2))	
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Main entries 26w/6'-10" Ln.ft.= 3.80	3.80W Per Linear Ft	20W/ Linear foot of door width (Table C405.5.2(2))	
Other doors (3)26w/18'-4" Ln.ft.= 8.7	4.25W Per Linear Ft	20W/ Linear foot of door width (Table C405.5.2(2))	

Building Facades (4)26w+(2)50w/ 70.25 x73.81=0.039 (4)50w/70.25x82.64=0.034	0.039W/ ft² FRONT 0.034W/ ft² REAR	0.075W/ ft² of gross above grade wall area (Table C405.5.2(2))	
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Electric Meters	Electric meter provided for each dwelling unit	Electric meter for separate dwelling unit Table C405.6.1	
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Exit signs	Lithonia Exit/Unit Combos Or similar 3.8 watts	Exit sign internally illuminated not be more than 5 watts per side C405.3	
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INTERIOR LIGHTING POWER DENSITY

Interior Lighting (Dwelling Units)	0.25 LPD(w/ft²)	90% of the lighting power values as per table C405.4.2(1) Multifamily: 0.51 LPD(w/ft²) = 0.459 HIGH EFFICIENCY	
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NOTE: 75% OF ALL INTERIOR LIGHTS WILL BE HIGH EFFICIENCY
Plans, details and specifications under this application comply with the 2016 Energy Conservation Construction Code of New York City

C402.4.9 VAPOR RETARDERS

C402.4.9 Vapor retarders (Mandatory).
Except as otherwise provided in Section C402.4.9.1, Class I or II vapor retarders are required on the interior side of walls in climate zones 5 and 6 for all framed walls, floors and ceilings where the framed cavity is not ventilated to allow moisture to escape.
Exceptions:
1. Basement walls.
2. Below grade portion of any wall.
3. Construction where moisture or its freezing will not damage the materials.

C402.4.9.1 Class II vapor retarders.
When a vapor retarder is required by Section C402.4.9, a Class II vapor retarder may be provided in lieu of a Class I or II vapor retarder for framed walls, floors, and ceilings made of the materials indicated in Table C402.4.9.1.
Exception:
Nothing in this section C402.4.9.1 or in Table C402.4.9.1 shall be construed as permitting a Class III vapor retarder in any situation where a Class I or Class II vapor retarder is required by the 2010 Building Code of New York State, the 2010 Residential Code of New York State or the Building Code of New York City, as applicable.

C402.4.9.2 Material vapor retarder edges.
A vapor retarder shall be classified in accordance with its permeance rating measured in perm (1 perm = 5.7x10⁻¹⁰ kg/Pa-s-m²) when tested in accordance with the desiccant method using Procedure A of ASTM E 96, as follows:
Class I vapor retarder: a vapor retarder having a permeance rating of 0.1 perm or less.
Class II vapor retarder: a vapor retarder having a permeance rating that is more than 0.1 perm and less than or equal to 1.0 perm.
Class III vapor retarder: a vapor retarder having a permeance rating that is more than 1.0 perm and less than or equal to 10.0 perm.

Class I: Sheet polyethylene, non-perforated aluminum foil
Class II: Kraft faced fiberglass batts
Class III: Latex or enamel paint.

LIGHTING CONTROLS & FUNCTION: C405

ROOM TYPE	CONTROL STRATEGY
CORRIDOR/LOBBY	AUTOMATIC ON/OFF OF 75% OF FIXTURES TO REMAIN ENERGIZED AT ALL TIMES (I.E. EMERGENCY FIXTURES TO REMAIN ON)
STAIRS	ASTRONOMICAL TIMECLOCK W/OCCUPANCY SENSOR TO DE-ENERGIZE 50% OF FIXTURES. 50% OF FIXTURES TO REMAIN ENERGIZED AT ALL TIMES.
ELEC. MECH ROOMS	LOCAL SWITCHES WITH DUAL TECHNOLOGY OCCUPANCY SENSOR (MANUAL ON, AUTOMATIC OFF 75% OF FIXTURES) & ASTRONOMICAL TIMECLOCK SWEEP. 25% OF FIXTURES TO REMAIN ENERGIZED AT ALL TIMES (I.E. EMERGENCY FIXTURES TO REMAIN ON).

MECHANICAL SYSTEMS

C403.2.1 CALCULATION OF HEATING AND COOLING LOADS
Calculation of heating and cooling loads.
Design loads shall be determined in accordance with the procedures described in the ASHRAE/ACCA 183, ASHRAE HVAC Systems and Equipment Handbook, chapter 3 Energy Code

C403.2.2 EQUIPMENT AND SYSTEM SIZING
Calculation of heating and cooling loads.
Heating and cooling equipment shall not exceed calculated loads

C403.2.3(5) MINIMUM EFFICIENCY REQUIREMENTS:
Gas and oil fired boilers.
C403.2.4.1 THERMOSTATIC CONTROLS:
Minimum one thermostat/humidistat required per zone

C403.2.4.3 OFF-HOUR CONTROLS, SETBACKS
All zone thermostat shall be operated via thermostatic setback controls operated via an automatic time clock or a programmable control system

C403.2.4.3.2 AUTOMATIC SETBACK AND SHUTDOWN CAPABILITIES
Controls shall be capable of automatically starting and stopping the systems for seven different daily schedules per week, capable of having settings saved in memory for 10 hours during a loss of power, and a manual system "on" override for up to two hours, or an occupancy sensor

C403.2.4.3.3 OPTIMUM START CONTROLS
Controls shall be a function of the difference between space temperature and occupied setpoint and the amount of time prior to scheduled occupancy.

C403.2.5 OUTDOOR TEMPERATURE SETBACK CONTROL
Hot water boilers that supply heat to the building through one- or two-pipe heating systems shall have an outdoor setback control that lowers the boiler water temperature based on the outdoor temperature.

C403.2.8.1 PROTECTION OF PIPING INSULATION
All piping insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance and wind. Adhesive tape is not permitted.

C404.2 EQUIPMENT PERFORMANCE EFFICIENCY
Shall meet efficiency requirements of table C404.2

C404.3 TEMPERATURE CONTROLS
Controls shall allow 110 degree F set point for dwellings, and 90 degrees F for other occupancies. Lavatories in public restrooms shall be limited to 110 degrees F

C404.5 PIPE INSULATION
Automatic circulating hot water systems—" insulation. First 8" pipe in non-circulating systems without integral heat traps—0.5" insulation. Conductivity for insulation shall not exceed 0.27 BTU/inch-hr-ft²-F

C404.6 HOT WATER SYSTEM CONTROLS
Automatic circulating hot water system pumps and heat trace to be turned off manually or automatically when hot water system is not in operation

MANDATORY AIR LEAKAGE

PROVIDE AIR BARRIER AS PER C402.5

C402.4.1 Air Barriers

A continuous air barrier shall be provided throughout the building thermal envelope. The air barrier shall be permitted to be located on the inside or outside of the building envelope, located within the assembly composing the envelope, or any combination thereof. The air barrier shall comply with the Sections C402.5.1.1 and C402.5.1.2.

C402.5.1.1 Air Barrier Construction
The continuous air barrier shall be constructed to comply to 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 barrier shall be caulked, gasketed or otherwise sealed in a manner compatible with the construction materials and location. Joints and seals associated with penetrations 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 penetration 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.B. Where similar objects are installed which penetrate the air barrier, provisions shall be made to maintain the integrity of the air barrier.

C402.5.1.2 Air Barrier Compliance Options
A continuous air barrier for the opaque building envelope shall comply with Section C402.5.1.2.1 or C402.5.1.2.2.

C402.5.1.2.1 Materials
Material with an air permeability no greater than 0.004 cfm/ft² (0.02 L/s.m²) under pressure differential of 0.3 water gauge (w.g.) (75 Pa) when tested in accordance with ASTM E 2178 shall comply with this section. Material and Items 1 through 16 shall be deemed to comply with this section provided joints are sealed and materials are installed as air barrier in accordance with the manufacturer's instructions.

1. Plywood with thickness of not less than 3/8 inch (10 mm).
2. Oriented strand board having thickness of not less than 3/8 (10 mm).
3. Extruded polystyrene insulation board having thickness of not less than 1/2 (12.7 mm).
4. Foil-back polyisocyanurate insulation board having a thickness of not less than 1/2 inch (12.7 mm).
5. Closed cell spray foam a minimum density of 1.5 pcf (2.4 kg/m³) having a thickness of not less than 1 1/2 inches (38 mm).
6. Open-cell spray foam with a density between 0.4 and 1.5 pcf (0.6 and 2.4 kg/m³) and having a thickness of not less than 4.5 inches (113 mm).
7. Exterior or interior gypsum board having a thickness of not less than 1/2 inch (12.7 mm).
8. Cement board having a thickness of not less than 1/2 inch (12.7 mm).
9. Built up roofing membrane.
10. Modified bituminous roof membrane.

11. Fully adhered single-ply roof membrane.
12. A Portland cement/sand parge, or gypsum plaster having a thickness of not less than 3/8 inch (15.9 mm).
13. Cast-in-place and precast concrete.
14. Fully grouted concrete block masonry.
15. Sheet steel or aluminum.
16. Solid or hollow masonry constructed of clay or shale masonry units.

C402.5.1.2.2 Assemblies.
Assemblies of materials and components with an average air leakage not to exceed 0.04 cfm/ft² (0.2 L/s.m²) under a pressure differential of 0.3 inches of water gauge (w.g.) (75 Pa) when tested in accordance with ASTM E 2357, ASTM E 1677 or ASTM E 283 shall comply with this section. Assemblies listed in Items 1 through 3 shall be deemed to comply, provided joints are sealed and 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 minimum 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:
1. New buildings 25,000 square feet (2322.6 m²) and greater, but less than 50,000 square feet (4645.2 m²), and less than or equal to 75 feet (22.86 m) in height must show compliance through testing in accordance with ASTM E 779 and department rules.
2. New buildings 50,000 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.

3. Rules governing air barrier testing promulgated by the department.

C402.5.2 Air leakage of fenestration.
The air leakage of fenestration assemblies shall meet the provisions of Table C402.5.2. Testing shall be in accordance with the applicable reference test standard in Table C402.5.2 by an accredited, independent testing laboratory and labeled by the manufacturer.

Exceptions:
1. Field-fabricated fenestration assemblies that are sealed in accordance with Section C402.5.1.
2. Fenestration in buildings that comply with the testing alternative of Section C402.5 are not required to meet the air leakage requirements in Table C402.5.2

C402.5.3 Rooms containing fuel-burning appliances.
In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion space conditioning fuel-burning appliances, the appliances and combustion air openings shall be located outside of the building thermal envelope or enclosed in a room isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table C402.1.3 or C402.1.4, where the walls, floors and ceilings shall meet the minimum of the below—grade wall R-value requirement. The door into the room shall be fully gasketed, and any water lines and ducts in the room insulated in accordance with Section C403. The combustion air duct shall be insulated, where it passes through conditioned space, to a minimum of R-8.

Exceptions:
1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Sections 901 through 905 of the New York City Mechanical Code and Section 2111.13 of the New York City Building Code.

C402.5.4 Doors and access openings to shafts, chutes, stairways, and elevator lobbies.
Doors and access openings from conditioned space to shafts, chutes, stairways and elevator lobbies not within the scope of the fenestration assemblies covered by Section C402.5.2 shall be gasketed, weatherstripped or sealed.

Exceptions:
1. Door openings required to comply with Section 715 or 715.3 of the New York City Building Code.
2. Doors and door openings required to comply with UL 1784 by the New York City Building Code.

C402.5.5 Air intakes, exhaust openings, stairways and shafts.
Stairway enclosures, elevator shaft vents and other outdoor air intakes and exhaust openings integral to the building envelope shall be provided with dampers in accordance with Section C403.2.4.3.

C402.5.7 Vestibules.
All building entrances 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. The installation of one or more revolving doors in the building entrance shall not eliminate the requirement that a vestibule be provided on any doors adjacent to revolving doors.

C402.5.8 Recessed lighting.
Recessed luminaires installed in the building thermal envelope shall be all 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 E 283 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.

FLOOR	LEGEND	BRAND	TYPE	WATT/FIX	INTERIOR	EXTERIOR	LOCATION	REFERENCES
FIRST	☒ 13W	GE	CFLx	13 W	3	4	BLDG. MAIN ENTRYS, RESIDENTIAL LOBBY & COMMON HALLWAY, STAIRCASE	GE T2-86256-FLE13HT/2/18/27
	☒ 26W	GE	CFLx	26 W	33		BLDG. MAIN ENTRANCE LOBBY, COMMUNITY FACILITY #1 & 2	GE CFL T25mar1-FLE26HT/2/21/XL/2P
	☒ 125W	GE	LFxx	96 W			BLDG. MAIN ENTRANCE LOBBY, COMMUNITY FACILITY #1 & 2	GE 24" T8 25W (SUPER T8)
	☒ 50W	PHILIPS	LED	50 W		2	GARAGE RAMP	GE 24" T8 25W (SUPER T8)
SECOND	☒ 13W	GE	CFLx	13 W	54		ENTRY DOOR APTS, BATHROOM & KITCHENETTE, REFUSE	GE T2-86256-FLE13HT/2/18/27
	☒ 26W	GE	CFLx	26 W	52		OFFICES, COMMON HALLWAY & STAIRCASE	GE CFL T25mar1-FLE26HT/2/21/XL/2P
BULKH.	☒ 26W	GE	CFLx	26 W	3	2	STAIRCASE & ROOF	
	☒ 50W	GE	CFLx	50 W	3	2	BULKHEAD	
FAÇADE	☒ 26W	GE	CFLx	26 W		4	AT FRONT FAÇADE	

PROVIDE PHOTO SENSOR FOR ALL EXTERIOR LIGHTS (FRONT & BACK)
PROVIDE OWNER WITH MANUAL FOR MANDATORY LIGHTING CONTROL SYSTEM, FUNCTION & OPERATION
PROVIDE AUTOMATIC LIGHTING SHUTOFF CONTROLS IN ALL PUBLIC SPACES
CFLx: COMPACT FLUORESCENT LIGHT (SPIRAL)
LFxx: LINEAR FLUORESCENT

MECHANICAL SYSTEMS

C403.2.1 CALCULATION OF HEATING AND COOLING LOADS
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C403.2.2 EQUIPMENT AND SYSTEM SIZING
Calculation of heating and cooling loads.
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C403.2.3(5) MINIMUM EFFICIENCY REQUIREMENTS:
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C403.2.4.1 THERMOSTATIC CONTROLS:
Minimum one thermostat/humidistat required per zone

C403.2.4.3 OFF-HOUR CONTROLS, SETBACKS
All zone thermostat shall be operated via thermostatic setback controls operated via an automatic time clock or a programmable control system

C403.2.4.3.2 AUTOMATIC SETBACK AND SHUTDOWN CAPABILITIES
Controls shall be capable of automatically starting and stopping the systems for seven different daily schedules per week, capable of having settings saved in memory for 10 hours during a loss of power, and a manual system "on" override for up to two hours, or an occupancy sensor

C403.2.4.3.3 OPTIMUM START CONTROLS
Controls shall be a function of the difference between space temperature and occupied setpoint and the amount of time prior to scheduled occupancy.

C403.2.5 OUTDOOR TEMPERATURE SETBACK CONTROL
Hot water boilers that supply heat to the building through one- or two-pipe heating systems shall have an outdoor setback control that lowers the boiler water temperature based on the outdoor temperature.

C403.2.8.1 PROTECTION OF PIPING INSULATION
All piping insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance and wind. Adhesive tape is not permitted.

C404.2 EQUIPMENT PERFORMANCE EFFICIENCY
Shall meet efficiency requirements of table C404.2

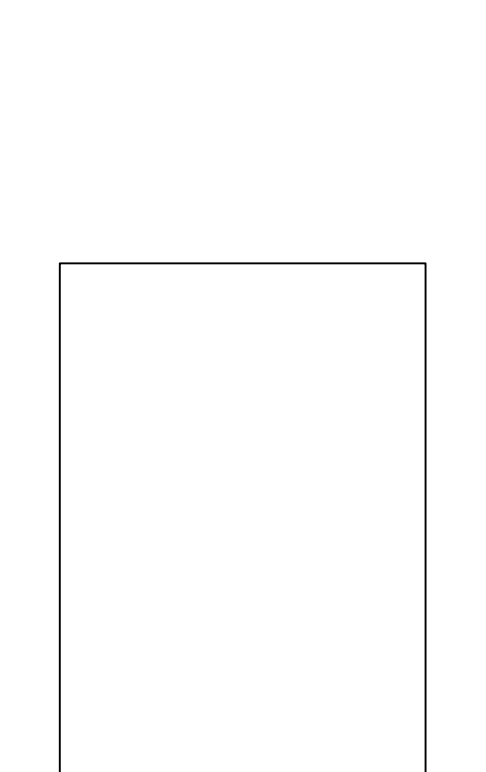
C404.3 TEMPERATURE CONTROLS
Controls shall allow 110 degree F set point for dwellings, and 90 degrees F for other occupancies. Lavatories in public restrooms shall be limited to 110 degrees F

C404.5 PIPE INSULATION
Automatic circulating hot water systems—" insulation. First 8" pipe in non-circulating systems without integral heat traps—0.5" insulation. Conductivity for insulation shall not exceed 0.27 BTU/inch-hr-ft²-F

C404.6 HOT WATER SYSTEM CONTROLS
Automatic circulating hot water system pumps and heat trace to be turned off manually or automatically when hot water system is not in operation

SYSTEM COMMISSIONING			
HOT WATER SYSTEM	# OF UNITS	TOTAL	MAX. REQ'D TO MEET EXCEPTION
DESCRIPTION			
Electric Hot Water Heater Manuf.: AOSMITH PRO MAX Model: MHE6-30H-030D Cap: 30 Gals. 3,000 W (=10,236.42 Btu/h)	2 OFFICE.	20472.84 Btu/hr (114,071 W)	
HEATING CAPACITY			600,000 Btu/hr (175,800 W)
HVAC Manuf.: YORK MODEL: Heating: 60,000 Btu/hr	TOTAL 2 UNITS	120,000 Btu/hr	
HEATING CAPACITY			
GA FURNANCE Manuf.: MODINE MODEL: Heating: 100,000 Btu/hr	TOTAL 2 UNITS	200,000 Btu/hr	
COOLING CAPACITY			
HVAC Manuf.: TRANE MODEL: COOLING: 60,000 Btu/hr	TOTAL 2 UNITS	120,000 Btu/hr	480,000 Btu/hr
TOTAL 340,472.84 Btu/hr			

COMMISSIONING NOTE:
1. BASED ON THE CALCULATED LOADS FOR HEATING (340,472.84Btu/hr). THIS PROJECT NOT REQUIRES COMMISSIONING.



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SEAL & SIGNATURE

DATE	DRN. BY.
3-15-18	Y.H
REV.	

PROJECT TITLE

NEW WAREHOUSE

219 FORDHAM STREET
BRONX, NEW YORK

DRAWING TITLE

CONSTRUCTION DETAILS

DATE: 3-15-18

PROJECT No.:
DRAWING BY: Y.H

CHK BY:
DWG No.:

EN- 002.00

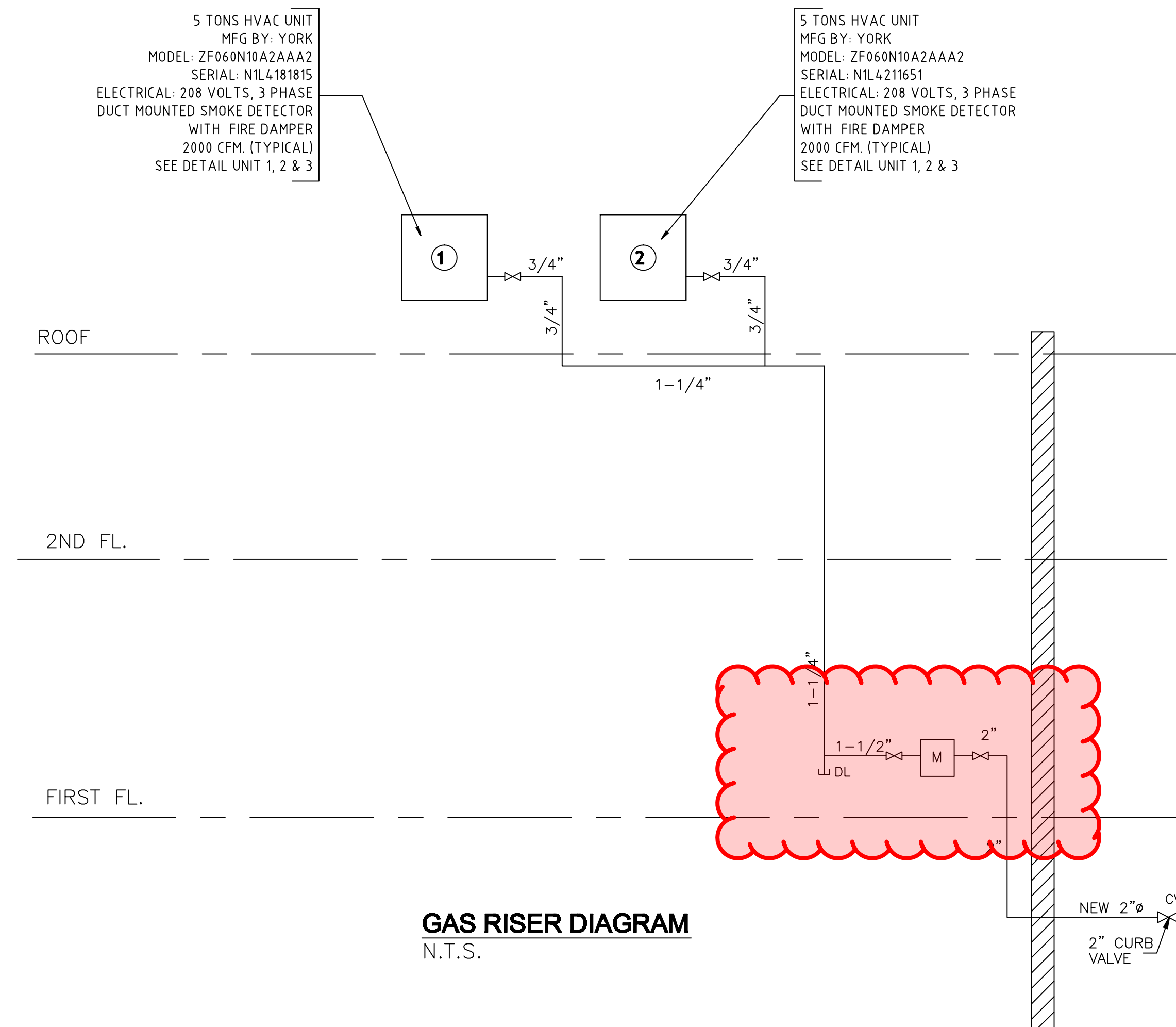
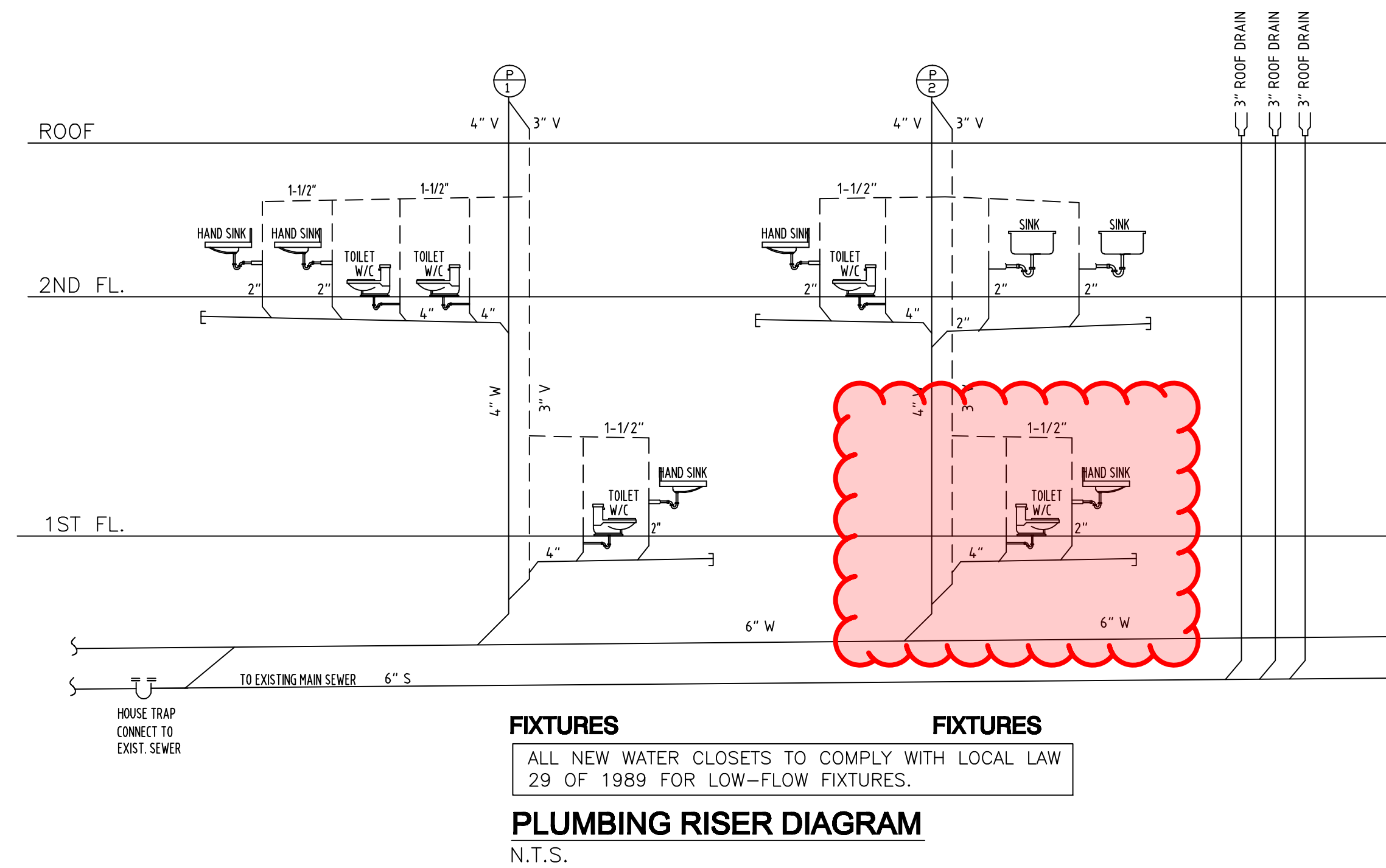
PLUMBING NOTES 2014 CODE

1. PLUMBING MATERIALS TO CONFORM TO STANDARDS AS PER P. 102.0.
2. TRENCHING, EXCAVATION AND BACKFILLING TO BE PERFORMED IN ACCORDANCE W/SEC. P. 101.2 OF THE BUILDING CODE.
3. JOINTS AND CONNECTIONS TO CONFORM TO STANDARDS AS PER SEC. P. 103.0.
4. MATERIALS AND INSTALLATION OF HANGARS, ANCHORS AND SUPPORTS TO BE AS PER SEC. P. 106.0.
5. COVERINGS AND INSULATION OF PIPES TO BE AS PER SEC. P. 102.4 (E) 13.
6. WATER SUPPLY CONTROL VALVES TO BE PROVIDED AS PER SEC. P. 107.6.
7. HOT AND COLD WATER SUPPLY PIPES TO BE BRASS OR COPPER AS PER SEC. P. 102.2 TABLE RS 16-1.
8. WHERE THE STATIC OR STREET MAIN PRESSURE EXCEEDS 85 P.S.I. ON FIXTURES, A PRESSURE REDUCING VALVE SHALL BE INSTALLED TO REDUCE THE PRESSURE TO 85 P.S.I. OR LESS AT THE FIXTURE WITH NO FLOW AND THE FIXTURE CLOSED.
9. PIPING SIZES BASED ON A FLOW NOT TO EXCEED A VELOCITY OF 8 FPS. AS PER SEC. P. 107.5 (E).
10. GAS METER TO BE LOCATED MORE THAN 10'-0" FROM STAIRS.
11. CAPACITY OF PRESSURE RELIEF VALVE FOR HOT WATER HEATING UNIT TO BE 400,000 BTU AS PER SEC. P. 107.26.
12. CLEANOUTS TO BE PROVIDED AS PER SEC. P. 105.3.
13. RATPROOFING OF OPENINGS IN WALLS, FLOOR OR CEILING FOR THE PASSING OF PIPES TO BE INSTALLED AS PER SEC. P. 101.4.
14. DISINFECTION OF POTABLE WATER SUPPLY SYSTEM TO CONFORM WITH SEC. P.107.27 TO INCLUDE THE INSTALLATION OF DISHWASHING MACHINES.
15. ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH LOCAL LAW 29 OF 1989 FOR LOW-FLOW FIXTURES.

GAS PIPING NOTES 2014 CODE

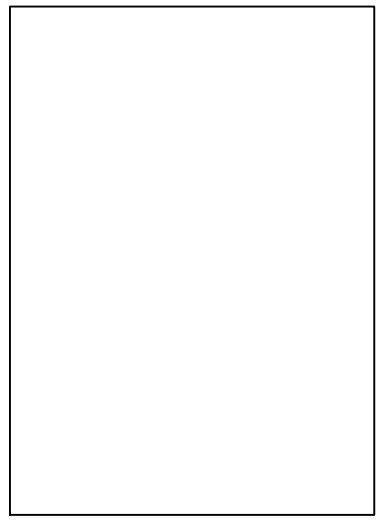
1. MATERIAL: THREADED BLACK STEEL, SCHEDULE 40 PIPES WITH IRON FITTING. GAS PIPING INSTALLED OUTDOOR SHALL BE COVERED WITH TWO COATS OF PAINTING, WHICH SHALL BE EXTENDED INCHES MINIMUM INSIDE THE BUILDING.
2. GAS PIPING SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR CONFORMING TO LOCAL CODES AND REGULATIONS AND WITH THE STANDARD OF THE COMPANY WHICH SUPPLIES THE GAS SERVICE.
3. THE PLUMBING CONTRACTOR SHALL MAKE ALL ARRANGEMENTS NECESSARY TO BRING THE GAS SERVICE INTO THE BUILDING, AND HE SHALL ASCERTAIN THAT MATERIALS AND LABOUR MATCH THE SPECIFICATIONS OF THE COMPANY WHICH SUPPLIES THE GAS. THE MECHANICAL CONTRACTOR SHALL PAY FOR AND SECURE ANY NECESSARY APPROVALS, PERMITS, AND INSPECTIONS REQUIRED BEFORE STARTING THE WORK, AND AFTER ITS COMPLETION.
4. GAS PIPING SHALL BE CAREFULLY TESTED FOLLOWING THE PROCEDURE SPECIFIED BY THE LOCAL REGULATIONS AND CODES.
5. WHERE GAS PIPES ARE TO BE ENCLOSED, THE PIPE TEST MUST PRECEED THE WORK OF ENCLOSURE.
6. ALL GAS PIPING SHALL CONFORM TO P.115.0 RS.16
GAS SERVICE PIPING SHALL CONFORM TO P.115.2
GAS METER LOCATION SHALL COMPLY WITH P.115.6

GAS PIPING MATERIAL SHALL COMPLY WITH P.115.7



LEGEND

- CV** CURB VALVE
- SH** SHUT-OFF VALVE
- DL** DIRT LEG.
- M** METER



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SEAL & SIGNATURE

DATE	DRN. BY.
01-30-18	YH
REV.	

PROJECT TITLE
NEW WAREHOUSE

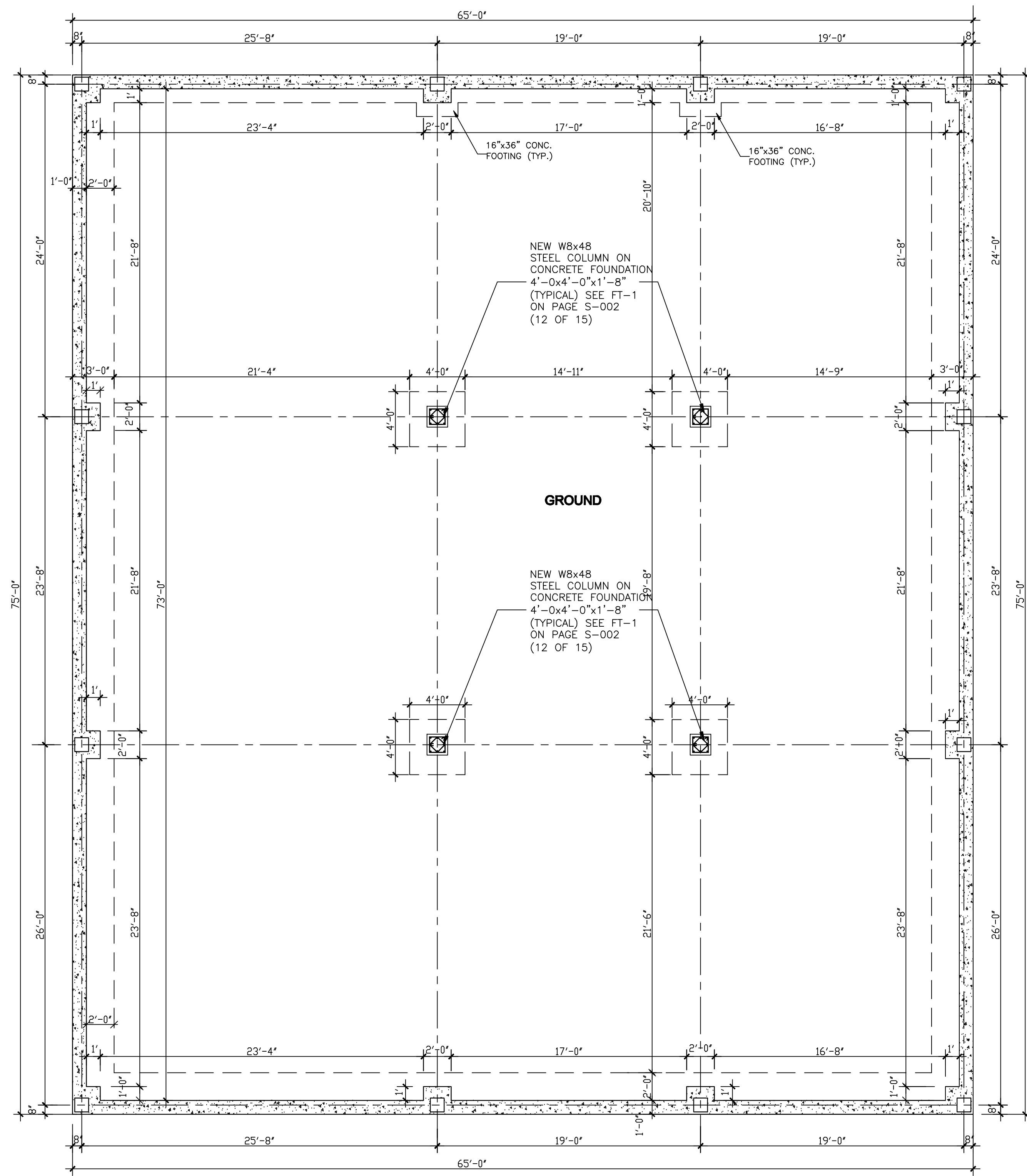
219 FORDHAM STREET
BRONX, NEW YORK

DRAWING TITLE
PLUMBING AND GAS
RISER DIAGRAM

DATE:	01-30-18
PROJECT No.:	
DRAWING BY:	YH
CHK BY:	
DWG No.:	

P- 001.01

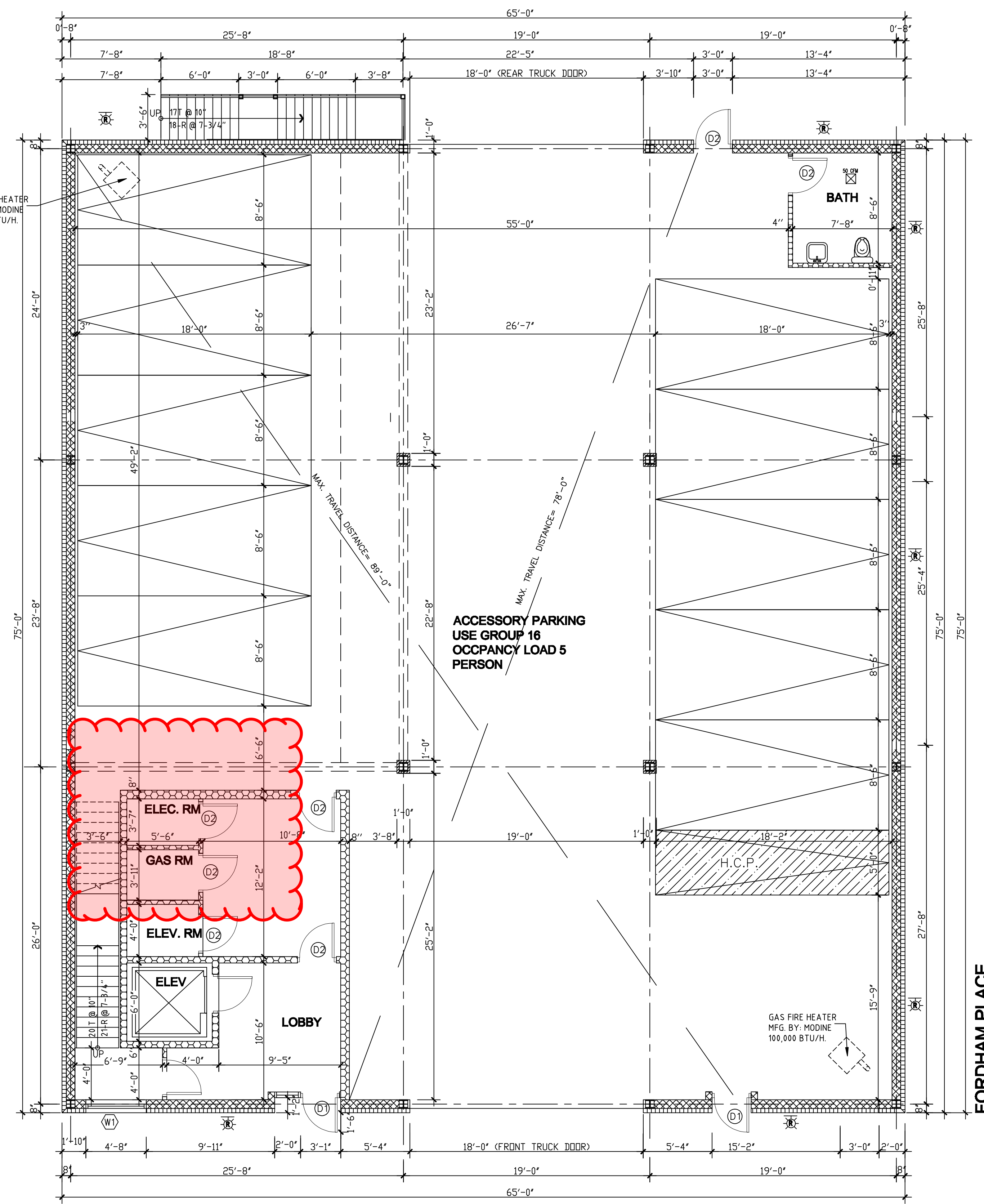
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FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

FORDHAM STREET

FORDHAM PLACE



FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

FORDHAM STREET

FORDHAM PLACE

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SEAL & SIGNATURE

REV.	DRN. BY.
01-30-18	YH

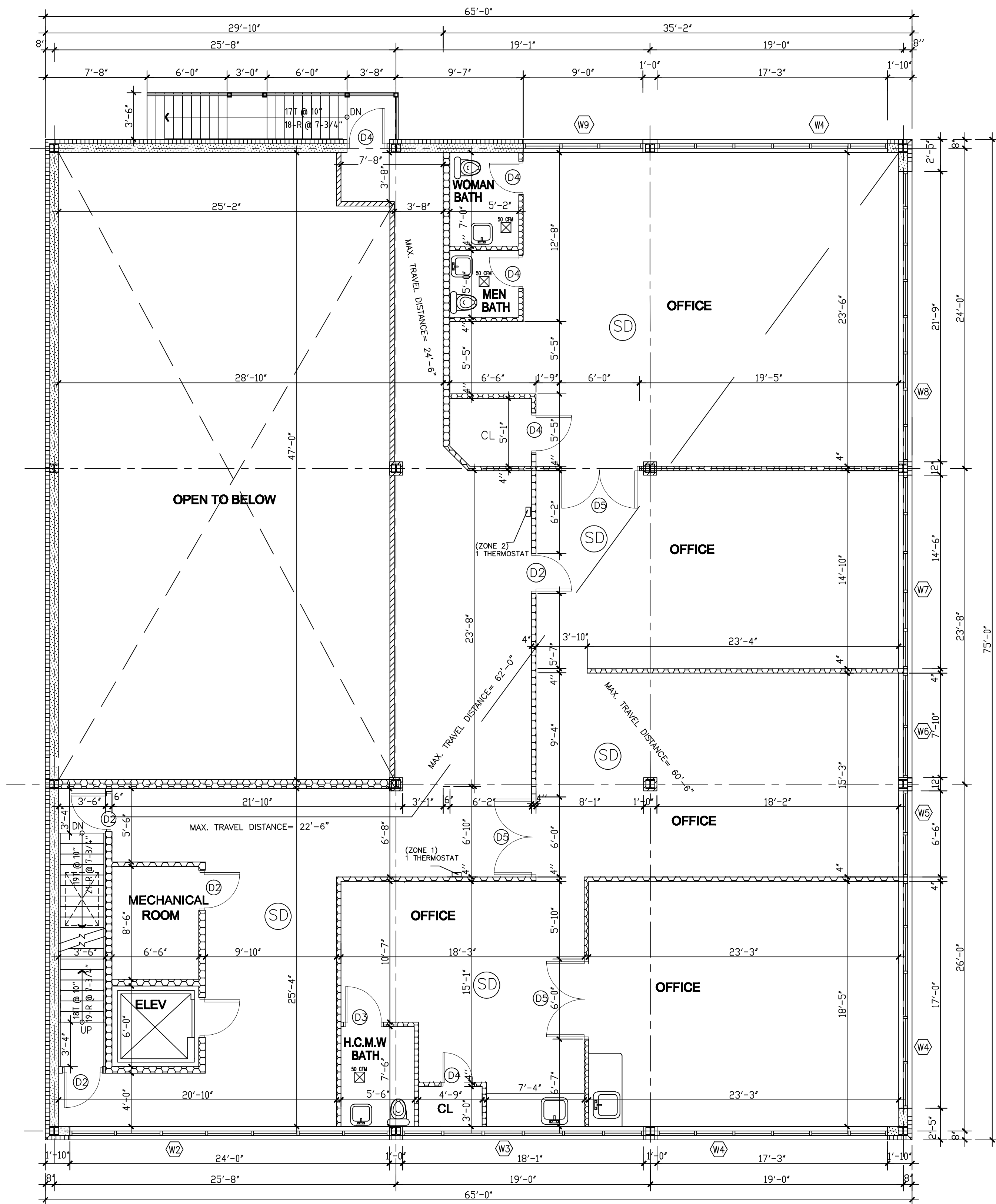
PROJECT TITLE
NEW WAREHOUSE

219 FORDHAM STREET
BRONX, NEW YORK

DRAWING TITLE
FOUNDATION AND
FIRST FLOOR PLAN

DATE: 1-30-18
PROJECT No.:
DRAWING BY: YH
CHK BY:
DWG No.:

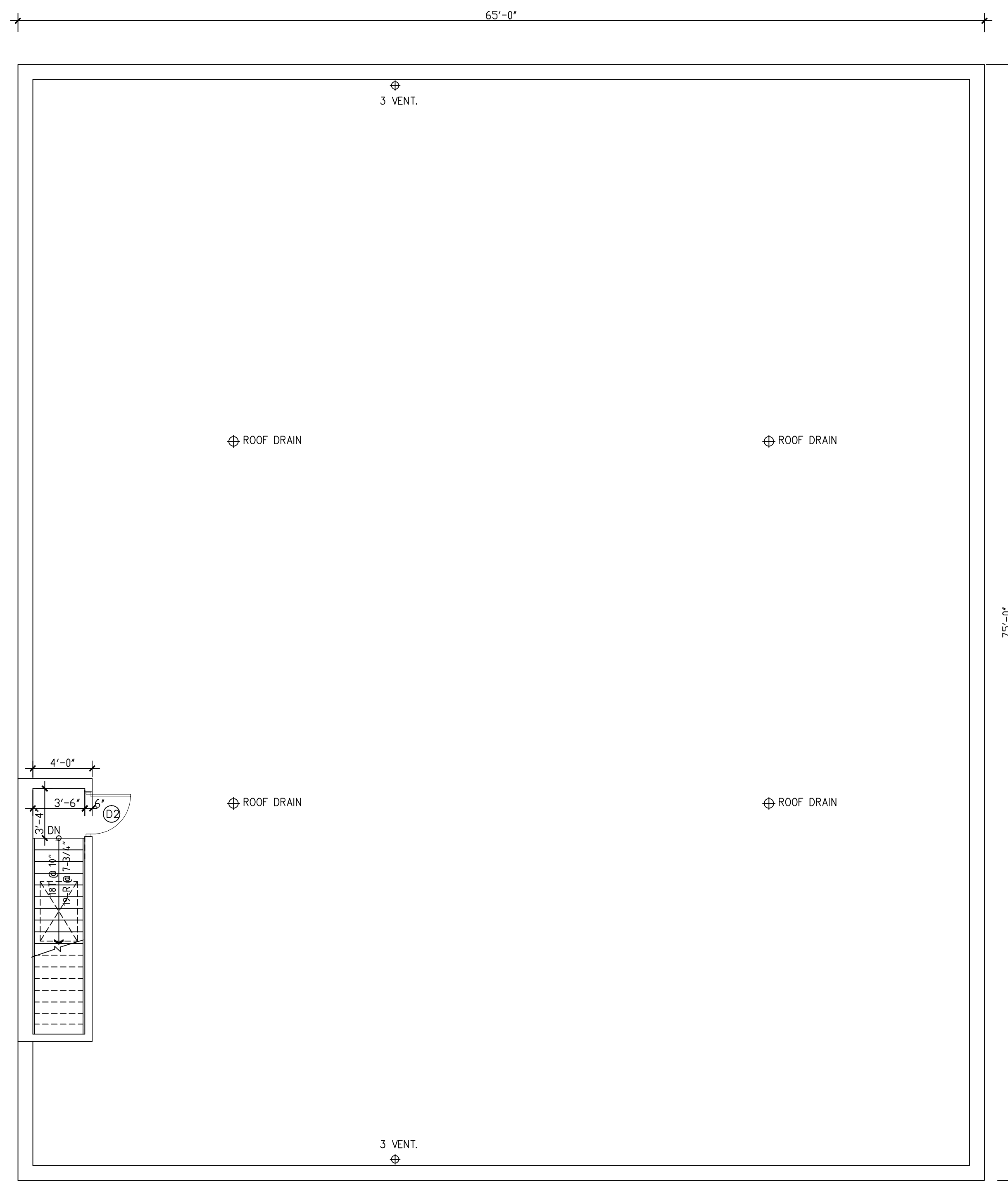
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SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

LEGEND

- 10" CONCRETE FOUNDATION WALL
- 6" CONC. BLOCKS AND BRICK ON THE EXTERIOR SIDE
- 2 HR FIRE RATED WALL 6 "MTLS. STUDS AT 16" O.C. WITH 1 LAYERS OF 5/8" SHEET ROCK INTERIOR SIDE AND BRICK ON THE EXTERIOR SIDE.
- 2 HR FIRE RATED PARTITION WALL TO BE FRAMED W/2"x4" METAL STUDS @ 16" O.C. COVERED W/2-SHEET FC SHEET ROCK EACH SIDE W/5" INSULATION IN CAVITY (TYP.)
- 2 HR FIRE RATED WALL TO BE FRAMED W/2"x2" METAL STUDS COVERED W/2-SHEET FC AROUND THE STEEL COLUMN
- EXIT SIGN W/8" LETTERS WITH BATTERY POWERED BACK LIT LIGHTING (TYP.)
- SMOKE DETECTOR



ROOF PLAN
SCALE: 3/16"=1'-0"

DOOR SCHEDULE

- (D1) EXISTING 3'-0" x 7'-0" GLASS DOOR
- (D2) NEW 3'-0" x 7'-0" 1.5 Hr. FRSC DOOR
- (D3) NEW 3'-0" x 7'-0" DOOR
- (D4) NEW 2'-6" x 6'-8" DOOR
- (D5) NEW (2)-3'-0" x 7'-0" GLASS DOOR

WINDOW SCHEDULE

SYMBOL	DESCRIPTION	U FACTOR	SHGC
(W1)	4'-8 x 7'-6" GLASS WINDOW	U-0.38	0.40
(W2)	7-(3'-5" x 6'-0") GLASS WINDOW		
(W3)	6-(3'-0" x 6'-0") GLASS WINDOW		
(W4)	6-(3'-0" x 6'-0") GLASS WINDOW		
(W5)	2-(3'-7" x 6'-0") GLASS WINDOW		
(W6)	2-(3'-7" x 6'-0") GLASS WINDOW		
(W7)	5-(2'-10" x 6'-0") GLASS WINDOW		
(W8)	8-(2'-8" x 6'-0") GLASS WINDOW		
(W9)	3-(2'-10" x 6'-0") GLASS WINDOW		

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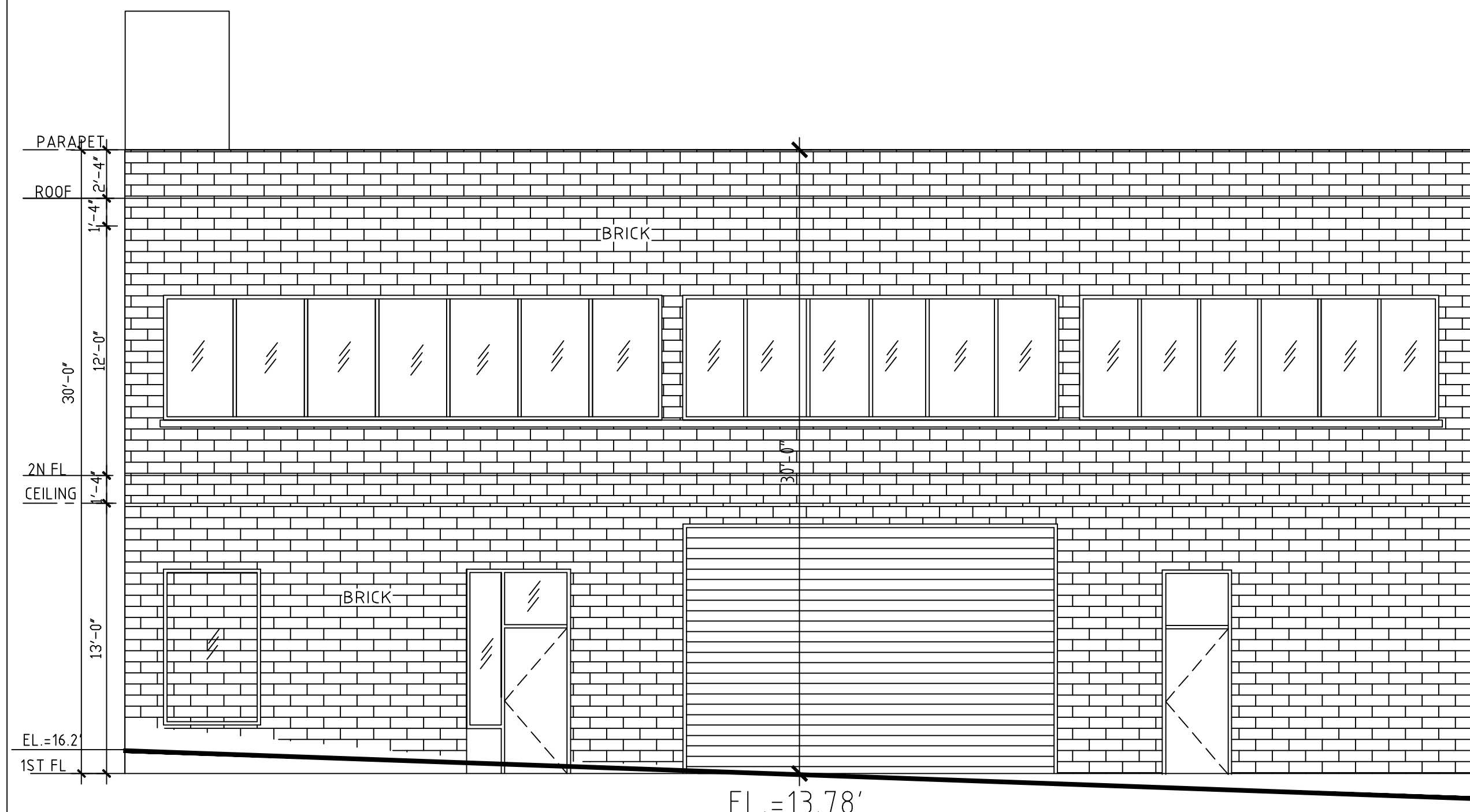
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NEW WAREHOUSE

219 FORDHAM STREET
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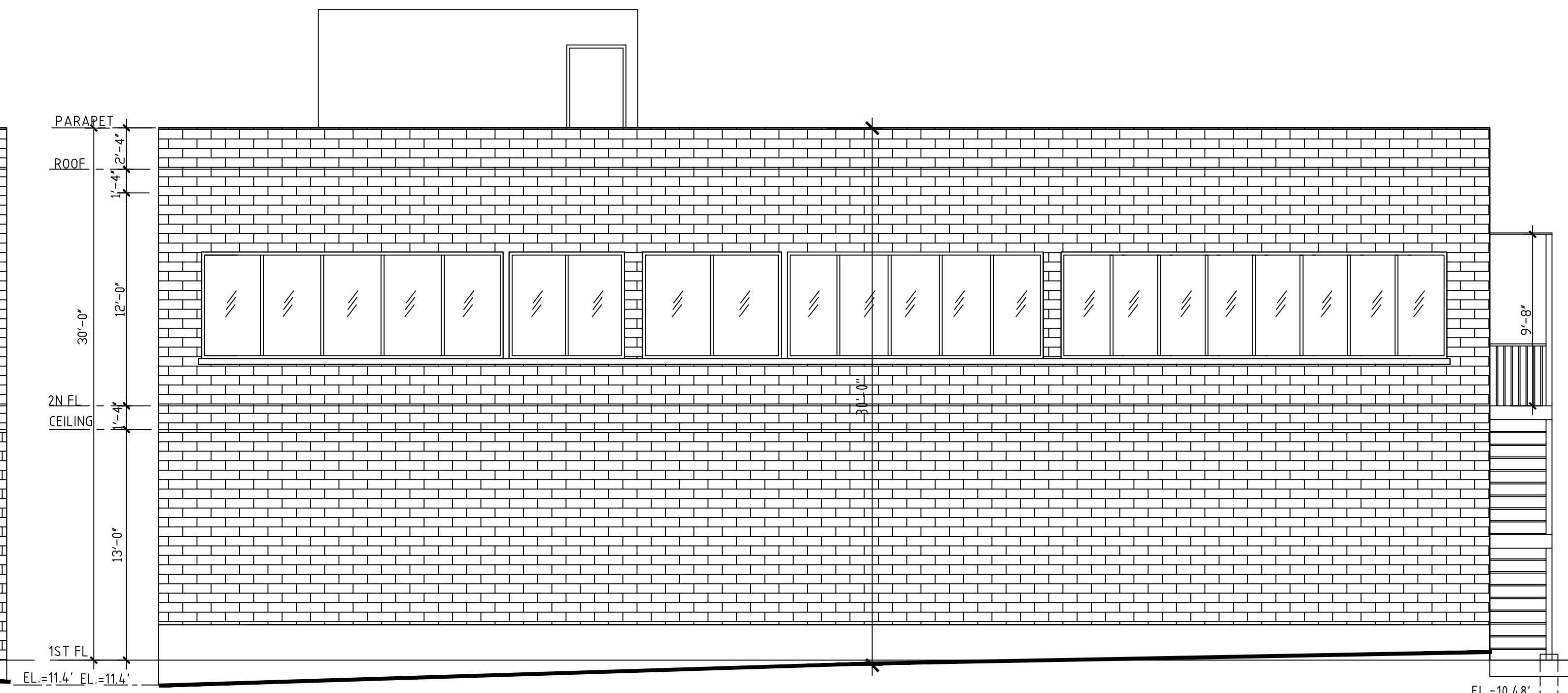
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SECOND FLOOR PLAN AND ROOF PLAN

DATE: 1-30-18
PROJECT No.:
DRAWING BY: YH
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DWG No.:

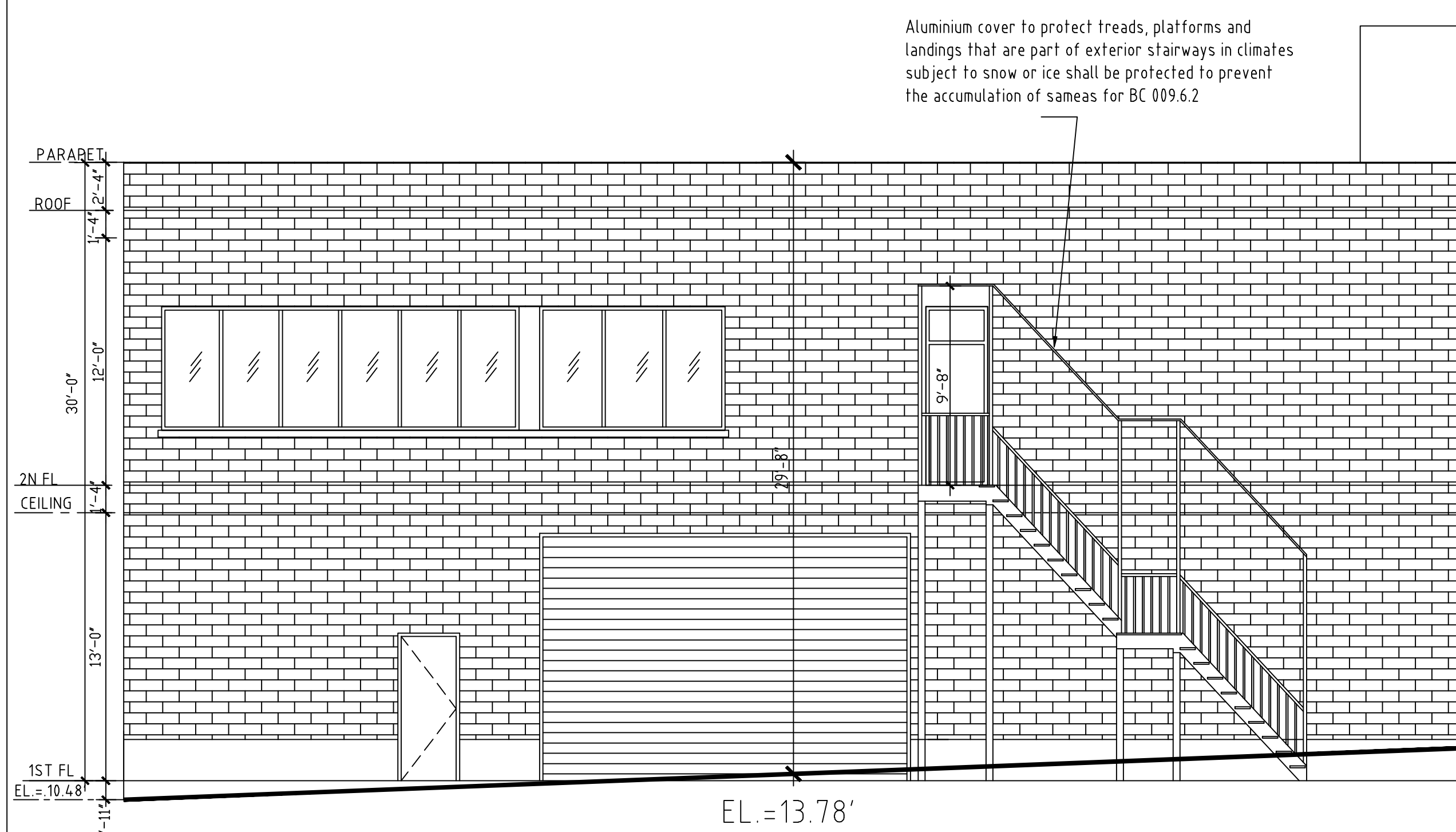
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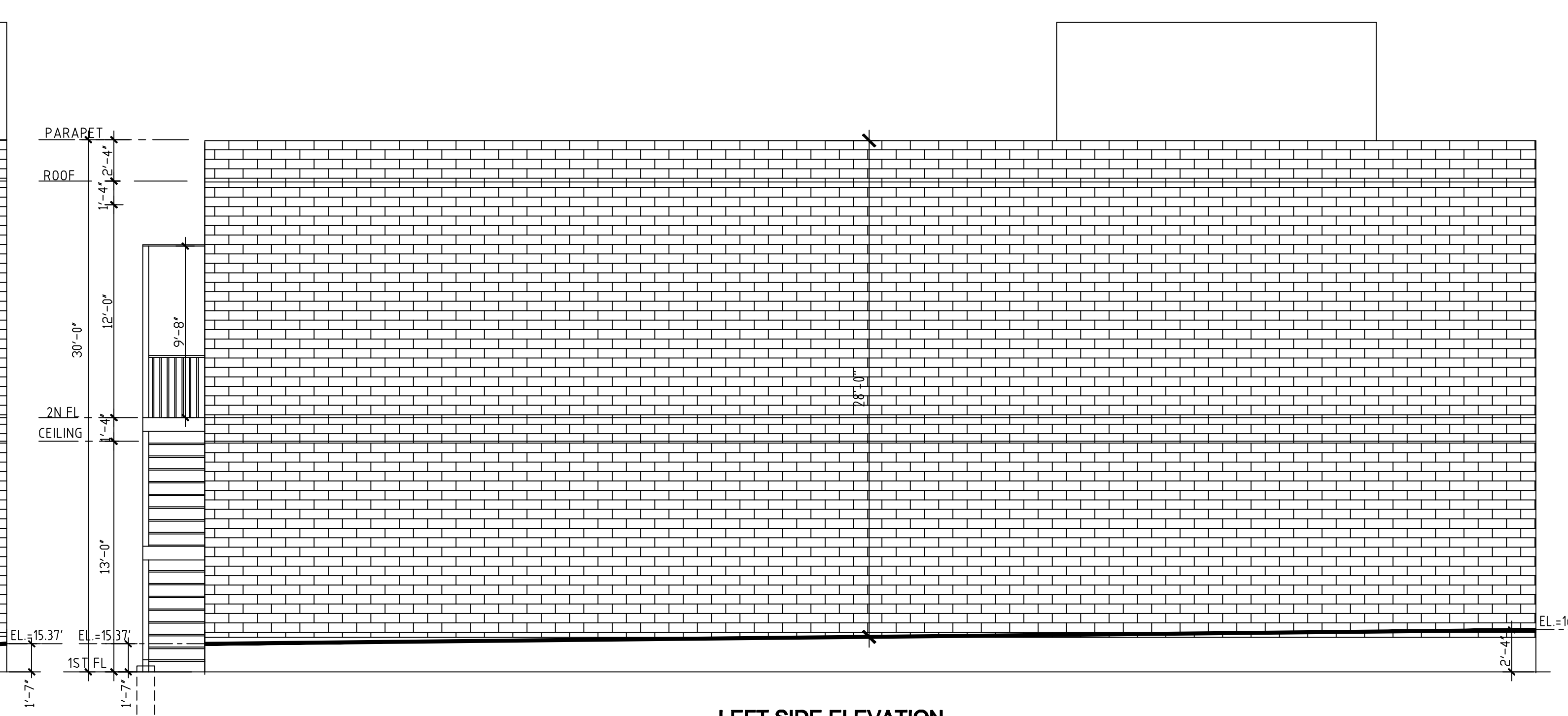
FRONT ELEVATION (FORDHAM STREET)
SCALE: 3/16"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"



REAR ELEVATION
SCALE: 3/16"=1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"

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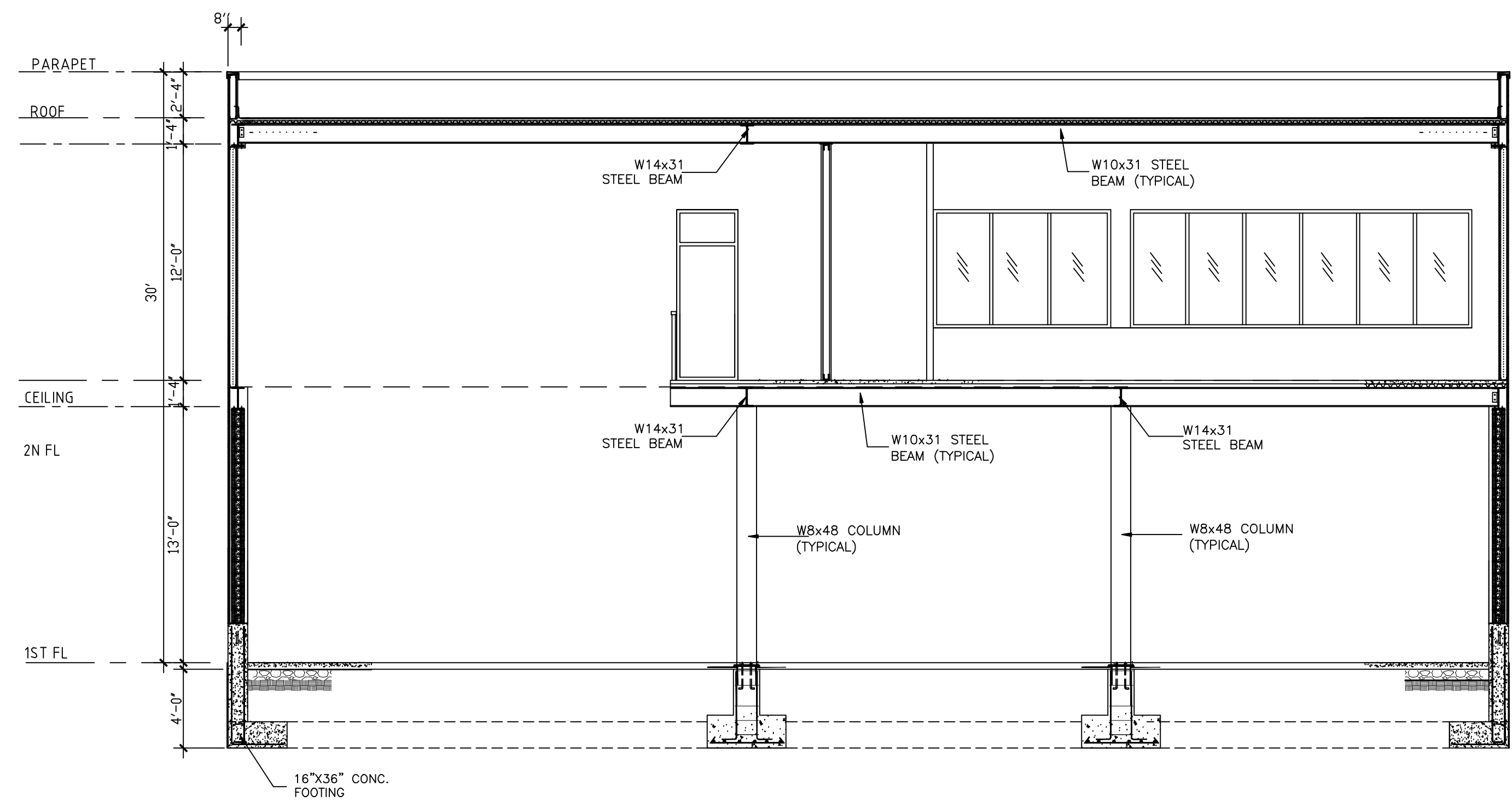
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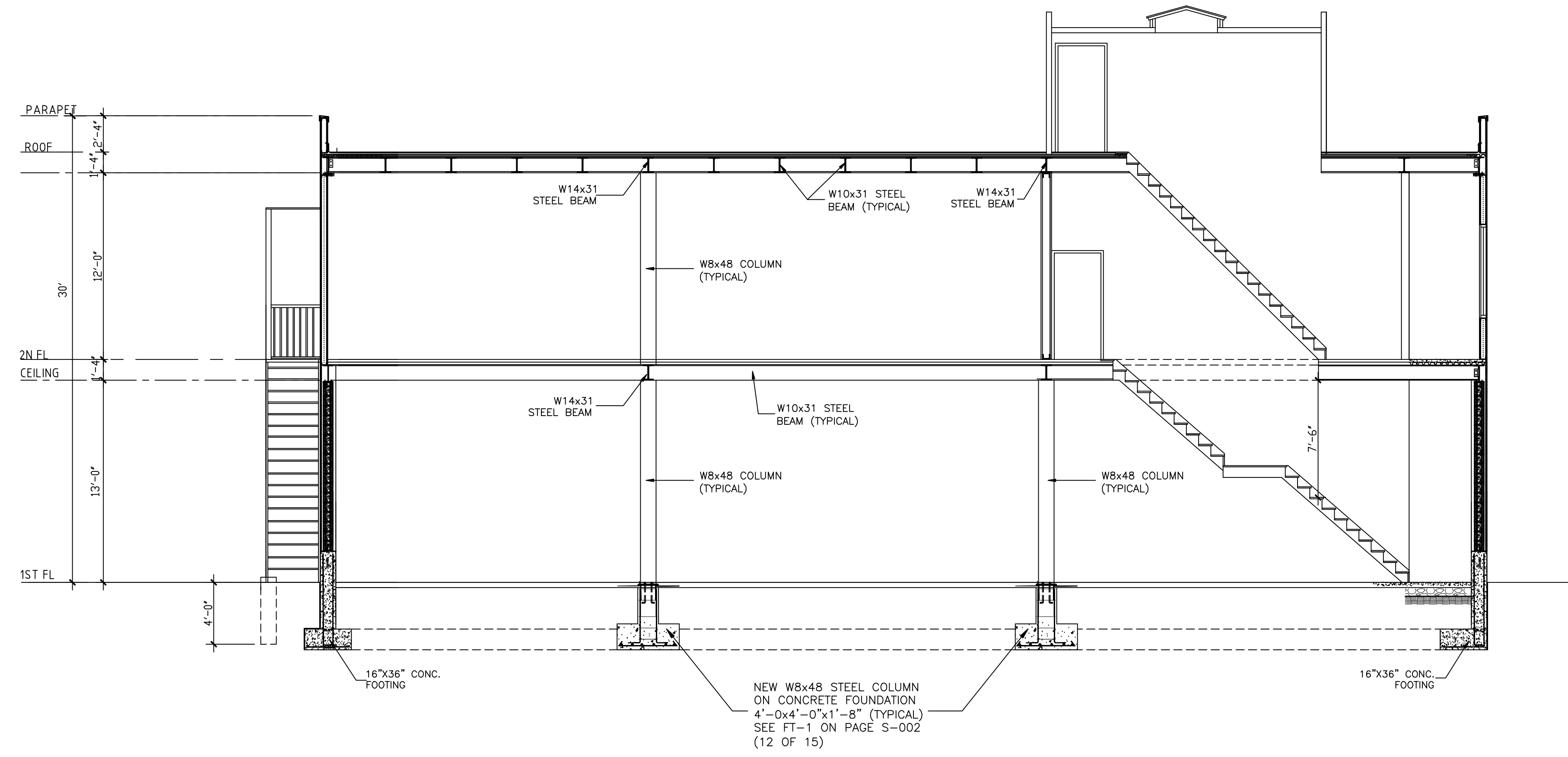
DRAWING TITLE
ELEVATIONS

DATE: 01-30-18
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DWG No.:

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CAD/FILE No.:



SECTION "A-A"
SCALE: 3/16"=1'-0"



SECTION "B-B"
SCALE: 3/16"=1'-0"

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V ^l	
	A	B	A ^d	B	A ^d	B	HT	A ^d	B	
PRIMARY STRUCTURAL FRAME ^{a, k} (SEE SECTION 202)	3 ^d	2 ^d	1	0	1	0	HT	1	0	
BEARING WALLS ^{e, g, h} EXTERIOR INTERIOR	3 3 ^d	2 2 ^d	1 1	0 0	2 1	2 0	2 1/HT	1 1	0 0	
NONBEARING WALLS AND PARTITIONS EXTERIOR	See Table 602									
NONBEARING WALLS AND PARTITIONS INTERIOR ^f	0	0	0	0	0	0	0	0	0	
FLOOR CONSTRUCTION ⁱ AND SECONDARY MEMBERS (SEE SECTION 202)	2	2	1	0	1	0	HT	1	0	
ROOF CONSTRUCTION AND SECONDARY MEMBERS (SEE SECTION 202)	1/2	1/2	1/2	1/2	1/2	1/2	0	HT	1/2	

For SI: 1 foot = 304.8 mm

a. ROOF SUPPORTS: FIRE-RESISTANCE RATINGS OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING ROOF ONLY.

b. 1. EXCEPT IN GROUP F-1, H, M AND S-1 OCCUPANCIES FIRE PROTECTION OF STRUCTURAL MEMBERS SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF ROOF FRAMING AND DECKING WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATELY BELOW. FIRE-RETARDANT-TREATED WOOD MEMBERS SHALL BE ALLOWED FOR SUCH UNPROTECTED MEMBERS.

2. EXCEPT GROUP F OCCUPANCIES SUBJECT TO REGULATION UNDER SECTIONS 264(1) AND 264(2) OF THE New York State Labor Law, AND IN GROUP I-1, R-1, AND R-2 OCCUPANCIES, IN TYPES I AND II CONSTRUCTION, FIRE-RETARDANT-TREATED WOOD SHALL BE ALLOWED IN BUILDINGS INCLUDING GIRDERS AND TRUSSES AS PART OF THE ROOF CONSTRUCTION WHEN THE BUILDING IS:

i. TYPE II CONSTRUCTION OF ANY HEIGHT; OR

ii. TYPE I CONSTRUCTION TWO STORIES OR LESS, OR WHEN OVER TWO STORIES, THE VERTICAL DISTANCE FROM THE UPPER FLOOR TO THE ROOF IS 20 FEET OR MORE.

6. EXCEPT GROUP F OCCUPANCIES SUBJECT TO REGULATION UNDER SECTIONS 264(1) AND 264(2) OF THE New York State Labor Law, AND IN GROUP I-1, R-1, AND R-2 OCCUPANCIES, HEAVY TIMBER SHALL BE ALLOWED WHERE 1-HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.

d. AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 SHALL BE ALLOWED TO BE SUBSTITUTED FOR 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION, PROVIDED SUCH SYSTEM IS NOT OTHERWISE REQUIRED BY OTHER PROVISIONS OF THE CODE OR USED FOR AN ALLOWABLE AREA INCREASE IN ACCORDANCE WITH SECTION 508.3 OR AN ALLOWABLE HEIGHT INCREASE IN ACCORDANCE WITH SECTION 504.2. THE 1-HOUR SUBSTITUTION FOR THE FIRE RESISTANCE OF EXTERIOR WALLS SHALL NOT BE PERMITTED.

e. NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.

f. NOT LESS THAN THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE TABLE 602).

g. NOT LESS THAN THE FIRE-RESISTANCE RATING AS REFERENCED IN SECTION 704.10.

h. SEE NOTE g OF TABLE 602.

i. SEE SECTION 712.3 FOR ADDITIONAL REQUIREMENTS.

l. TYPE V CONSTRUCTION IS NOT PERMITTED INSIDE FIRE DISTRICTS EXCEPT AS PROVIDED FOR IN SECTION 5105.1 OF APPENDIX D.

k. SEE SECTION BC 403.2.1 FOR ADDITIONAL REQUIREMENTS FOR HIGH-RISE BUILDINGS.

TABLE 602
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE^{a, e, g, h}

FIRE SEPARATION DISTANCE = X (Feet)	TYPE OF CONSTRUCTION	OCCUPANCY		OCCUPANCY	
		GROUP ^f	GROUP F-1, M, S-1 ^g	GROUP A, B, E, F-2, I, R, S-2, U ^b	OCCUPANCY
X < 5 ^c	All	3	2	1	1
5 ≤ X < 10	I, A	3	2	1	1
	Others	2	1	1	1
10 ≤ X < 30	I, A, I, B,	2	1	1	1
	II, B, Y, B	1	0	0	0
	Others	1	1	1	1
X ≥ 30	All	0	0	0	0

For SI: 1 Foot = 304.8 mm

a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601

b. Group U when used as accessory to Group R-3 shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet or more for free standing private garages in compliance with Section 406.1 and when the separation distance is 5 feet or more for other freestanding Group U buildings. For free standing private garages where the fire separation distance is less than 5 feet, refer to Section 406.1 for required rating for exterior walls.

c. See Section 706.1.1 for party walls.

d. Open parking garages complying with Section 406 shall not be required to have a fire resistance rating.

e. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.

f. For special requirements for Group H occupancies, see Section 415.3

g. Inside the fire district, exterior load-bearing walls of Type II building shall have a fire-resistance rating not less than prescribed below:

X < 5 2 hours
 5 ≤ X < 10 2 hours
 10 ≤ X < 30 1 hour
 X ≥ 30 As per table 602

h. Inside the fire district, exterior nonload-bearing walls of Type II buildings shall have a fire-resistance rating not less than prescribed below:

X < 5 As per table 602
 5 ≤ X < 10 As per table 602
 10 ≤ X < 30 1 hour
 X ≥ 30 As per table 602

TABLE 509^c - INCIDENTAL USE AREAS

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PROJECT TITLE
NEW WAREHOUSE

219 FORDHAM STREET
BRONX, NEW YORK

DRAWING TITLE
SECTIONS

DATE: 01-30-18

PROJECT No.:

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DWG No.:

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