

PROPOSED NEW
DEVELOPMENT FOR:
THE FOUNTAINS
PARCEL B.1
BUILDING B3
881 ERSKINE ST, BROOKLYN, NY 11239

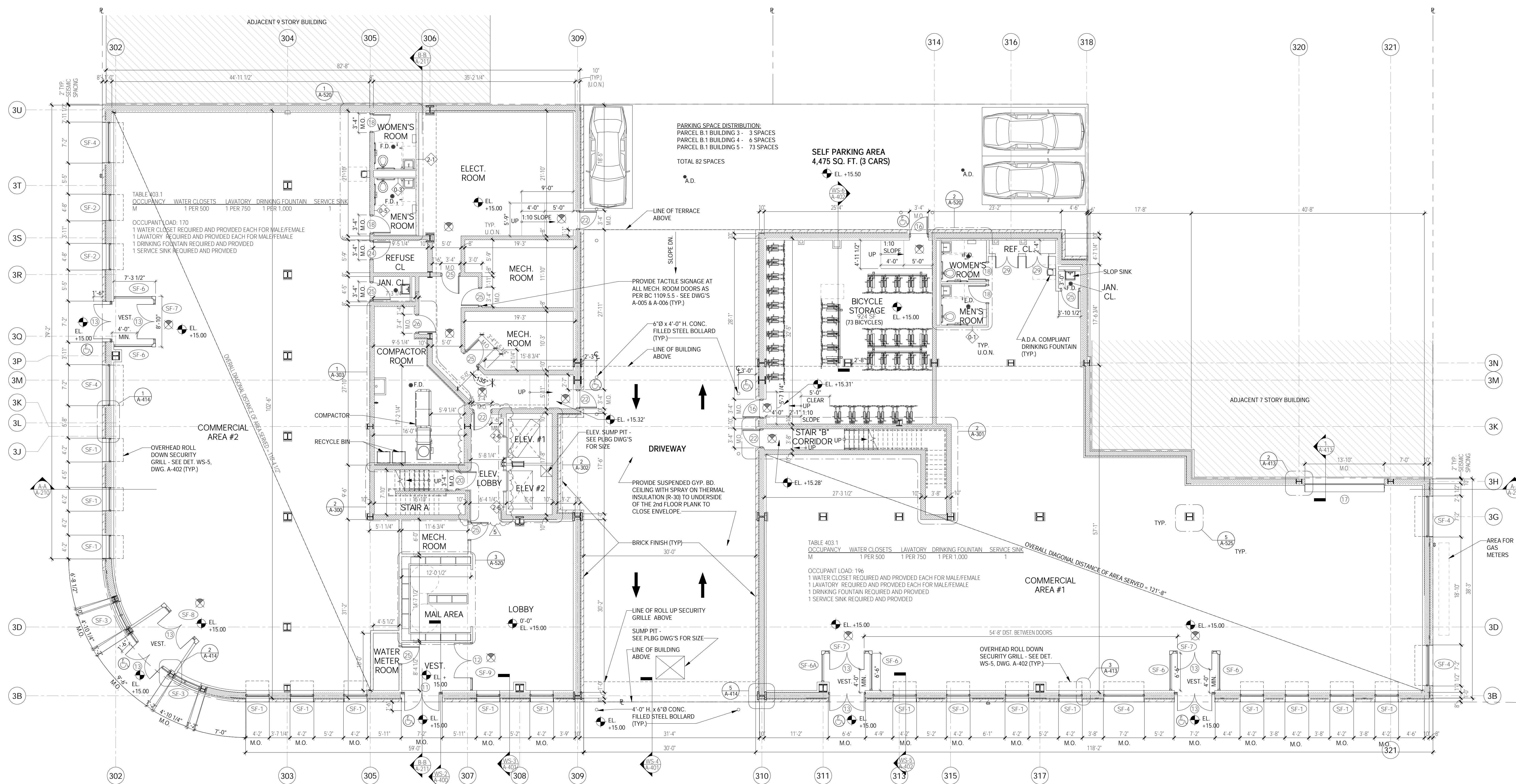
BLOCK: 4586 LOT: 204
ARCHITECT:
AUFGANG ARCHITECTS LLC
74 LAFAYETTE AVE. SUITE 301
SUFFERN, NY
INFO@AUFANG.COM 845.368.0004

DEVELOPER
FOUNTAIN SEAWAY LIMITED
PARTNERSHIP 1044 NORTHERN
BOULEVARD, 2ND FLOOR
ROSLYN, NY 11576 516-271-9300

STRUCTURAL ENGINEER:
BROOKER ENGINEERING
P.L.C. 74 LAFAYETTE AVENUE,
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ETTINGER ENGINEERING ASSOCIATES
CONSULTING ENGINEERS 505 EIGHTH
AVENUE NEW YORK, NY 10018 TEL:
212-244-2410 FAX: 212-244-1606

AUFANG
ARCHITECTS



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

NOTE:
G.C. SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW INDICATING SIZE, GAUGE AND SPACING OF ALL METAL STUDS AND REQUIRED METAL BOXED HEADERS PRIOR TO ERECTING WALLS IN FIELD.

WALL TYPE LEGEND

(0) NON RATED	0-1	TYPICAL PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2 1/2" METAL STUDS @ 16" O.C.
	0-2	PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. (@ APARTMENT ELECTRICAL PANEL)
	0-3	CHASE WALL - (1) LAYER 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C.
	0-4	FURRING @ EXTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 3 5/8" GALV. METAL STUDS @ 16" O.C. WITH 3 1/2" (R-15) BATT INSULATION (UNFACED)
	0-4-1	FURRING @ EXTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 6" GALV. METAL STUDS @ 16" O.C. WITH 3 1/2" (R-15) BATT INSULATION (UNFACED)
	0-5	FURRING @ INTERIOR CMU WALL (APT. SIDE) - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON 1 1/2" METAL STUDS @ 16" O.C.
	0-6	FURRING @ INTERIOR CMU WALL (CORRIDOR SIDE) - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 7/8" METAL FURRING @ 16" O.C.
	0-7	FURRING @ PARTY WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1 1/2" GALV. METAL STUDS @ 16" O.C. OVER CONTINUOUS 1 1/2" SEMI-RIGID INSULATION (R-7.5) (UNFACED)
	0-8	PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. (@ ELEVATOR LOBBY)
(1) 1 HR RATED	1-1	TENANT SEPARATION PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON ON (1) SIDE, (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON OTHER SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 1 1/2" SOUND ATTENUATION INSULATION, EXTEND STUDS & GYPSUM BOARD UP TO UNDERSIDE OF PLANK & SEAL TIGHT TO UNDERSIDE OF PLANK AND/OR ROOF DECK W/ CONT. FIRESTOP SEALANT (GA FILE #WP-105/25TC 50-54)
	1-2	1 HOUR RATED TENANT SEPARATION CHASEWALL - (2) ROWS OF (1) LAYER 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUDS TO UNDERSIDE OF FLOOR / ROOF. SEAL TIGHT TO PLANK WITH CONT. FIRESTOP SEALANT. SEAL ALL PENETRATIONS THRU CHASEWALL WITH FIRESTOP SEALANT AND CONT. FIRESTOP SEALANT AS REQ'D. PROVIDE HORIZONTAL 2 1/2" METAL STUD BRACING @ 48" O.C. MAX (UL #442) PROVIDE INSUL. AS REQ'D. TO ACHIEVE A MIN STC RATING OF 50

NOTE:
G.C. SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW INDICATING SIZE, GAUGE AND SPACING OF ALL METAL STUDS AND REQUIRED METAL BOXED HEADERS PRIOR TO ERECTING WALLS IN FIELD.

WALL TYPE LEGEND

(2) 2HR RATED	2-1	2 HOUR RATED PARTITION - (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION, EXTEND GYPSUM BOARD & STUDS UP TO UNDERSIDE OF FLOOR / ROOF PLANK. SEAL TIGHT TO PLANK W/ CONT. FIRESTOP SEALANT & FIRESEALING (GA FILE #WP-152/25TC 55-59)
	2-2	2 HOUR RATED CHASE WALL - (2) ROWS OF 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" @ 16" O.C. EXTEND GYPSUM BOARD & STUDS UP TO UNDERSIDE OF FLOOR / ROOF. SEAL TIGHT TO DECK WITH CONT. FIRESTOP SEALANT. SEAL ALL PENETRATIONS THRU CHASE WALL WITH FIRESTOP SEALANT AND CONT. FIRESTOP SEALANT AS REQ'D. PROVIDE HORIZ. 2 1/2" METAL STUD BRACING @ 48" O.C. MAX. (UL #442) PROVIDE INSULATION AS REQ'D TO ACHIEVE A MIN. STC RATING OF 50
	2-3	2 HOUR RATED MASONRY EQUIVALENT WALL - (1) LAYER OF 1/2" FIBER-REINFORCED CEMENT BOARD OVER (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 3 1/2" METAL C-H STUDS @ 24" O.C. SECURED WITH NO. 8 SELF-DRILLING BUGLE HEAD SCREWS, 12" O.C. SECURE TOP AND BOTTOM CHANNEL TO STRUCTURE (ASTM C 1629-9)
	2-4	2 HOUR RATED CMU WALL - CMU WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE COURSES. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE PLANK OR PLANK ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESEALING INSULATION WHERE GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF PLANK (UL #496)
	2-5	2 HOUR RATED STEEL COLUMN ENCLOSURE - (2) LAYERS 1/2" TYPE "X" GYPSUM BOARD APPLIED OVER 1 5/8" GALV. METAL STUDS AS REQ'D. (UL X528)
	2-6	2 HOUR RATED SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 4" METAL C-T STUDS @ 24" O.C. WITH (1) LAYER OF 1" TYPE "X" GYPSUM BOARD ON SHIRT SIDE WITH 1" MINERAL FIBER INSULATION IN CAVITY. SEAL TOP OF WALL TIGHT TO UNDERSIDE OF PLANK WITH CONT. FIRESTOP SEALANT. (UL #413) (STC 48)
(3) 3HR RATED	3-1	3 HOUR RATED WALL - (1) LAYER 1/2" TYPE "X" GYPSUM BOARD OVER 7/8" METAL HAT CHANNELS @ 24" O.C. OVER 2 HR RATED CONCRETE BLOCK WALL WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE COURSES. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF PLANK ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESEALING INSULATION WHERE GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF PLANK (UL #491) PROVIDE STC RATING OF 50-54 AT COMPACTOR CHUTE ENCLOSURE ADJACENT TO DWELLING UNITS.

LEGEND:

- CONCRETE FOUNDATION WALL - SEE STRUCTURAL DWG'S
- CONCRETE BLOCK WALL - SEE PLANS FOR SIZE
- MASONRY VENEER
- GYPSUM BOARD PARTITION - SEE PLAN FOR SIZE
- DOOR & FRAME - SEE DOOR SCHEDULE ON DWG. A-600
- PARTITION - SEE WALL TYPE LEGEND
- WINDOW - SEE WINDOW SCHEDULE ON DWG. A-600
- EXIT LIGHT AND SIGN - CEILING MOUNTED
- CARBON MONOXIDE DETECTOR
- SUSPENDED GYPSUM BOARD
- ELECTRICAL WIRE PANEL - SEE ELEC. DWG'S
- HANDICAP ADAPTABLE APARTMENT UNIT
- HANDICAP - MOBILITY IMPAIRED UNIT (U.F.A.S.)
- HEARING & VISUALLY IMPAIRED UNIT

GENERAL NOTES:

- ALL ENLARGED PLAN DIMENSIONS ARE TAKEN FINISH TO FRESH (U.O.N.)
- FOR KITCHEN AND TOILET ELEVATIONS - SEE DWG. A-310, A-311, A-315 & A-316
- G.C. SHALL COORDINATE SIZE & LOCATION OF ALL HVAC OPENINGS IN CONC. PLANK WITH MECHANICAL DRAWINGS.
- CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF ALL MASONRY OPENINGS AT ELEVATOR ENTRANCES WITH ELEVATOR VENDOR.
- BOTTOM OF DROPPED ARCH SHALL BE 6'-6" MIN. A.F.F.

REMOVABLE KITCHEN BASE CABINET - 2'-0" WIDE X 2'-0" DEEP WITH (2) 15 BASE CABINETS ON EITHER SIDE

30"x48" CLEAR FLOOR SPACE

5'-0" DIAMETER CLEAR HANDICAP FLOOR TURNING SPACE

1" FLOOR TURNING SPACE

NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF AUFANG ARCHITECTS. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AUFANG ARCHITECTS.

SEAL & SIGNATURE

DATE: 04-05-17 PROJECT NO: 1510

DRAWN BY: DPC CHECKED BY: SV

SCALE: As indicated SHEET NO: 31 OF 4

DRAWING NO: **A-100.00**

NYC DOB NUMBER: 321193301

09-21-18	BULLETIN #10
12-06-17	100% CD SET
10-20-17	ISSUED FOR CONSTRUCTION
08-31-17	PROGRESS SET
08-29-17	REVISED PER DOB COMMENTS
08-18-17	REVISED PER DOB COMMENTS
08-01-17	REVISED PER HPD COMMENTS
06-02-17	REVISED PER HPD COMMENTS
04-05-17	ESD SUBMISSION
03-23-17	REVISED AS PER ESD
03-13-17	ISSUED TO HPD / DOB
03-07-17	ISSUED TO E-S-D
02-06-17	ISSUED TO HPD
DATE	SUBMISSIONS / REVISIONS