



PROPOSED MIXED USES BUILDING:

SCHOLES ST
64-70 Scholes Street
Brooklyn, NY 11206

BLOCK: 3041 LOT: 9.11 & 12

ARCHITECT:
AUFANG ARCHITECTS LLC
21 LAKE AVE.
ROSELIN, NEW YORK
78071 PH: 845.368.0024 info@aufang.com

DEVELOPER:

THE ARKER COMPANIES
1044 NORTHERN BLVD.
2ND FLOOR
ROSELIN, NY 11678

STRUCTURAL ENGINEER:

CITIVISC A P L L C
ENGINEERING P L L C
8 HAVEN AVE, SUITE 209
PORT WASHINGTON,
N.Y. 1105
PH: (631) 978-5000

MEP ENGINEER:

ETTINGER ENGINEERING
A S S O C I A T E S
505 EIGHTH AVE, 24TH FL.
NEW YORK, N.Y. 10018
PH: (212) 244-2410



DATE	SUBMISSIONS / REVISIONS
09-24-18	DOB REVIEW RESPONSE
09-06-18	HPD APPROVED
08-01-18	ISSUED TO DOB REVIEW & COMMENT
07-25-18	ISSUED TO HPD REVIEW & COMMENT
11-21-17	ISSUED TO HCR FOR REVIEW & COMMENT
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SHEET TITLE:
1ST FLOOR PLAN

100 drawings are submitted for review and approval. Reviewer to verify that all drawings are submitted and approved. Reviewer to verify that all drawings are submitted and approved. Reviewer to verify that all drawings are submitted and approved.

ISSUE DATE: 11-21-17 PROJECT NO: #1634

DRAWN BY: JS CHECKED BY: JS

SCALE: AS NOTED SHEET NO: 16 of 63

DRAWING NO: **A-101.00**

NYC DOB NUMBER: 321383579

WALL TYPE LEGEND:

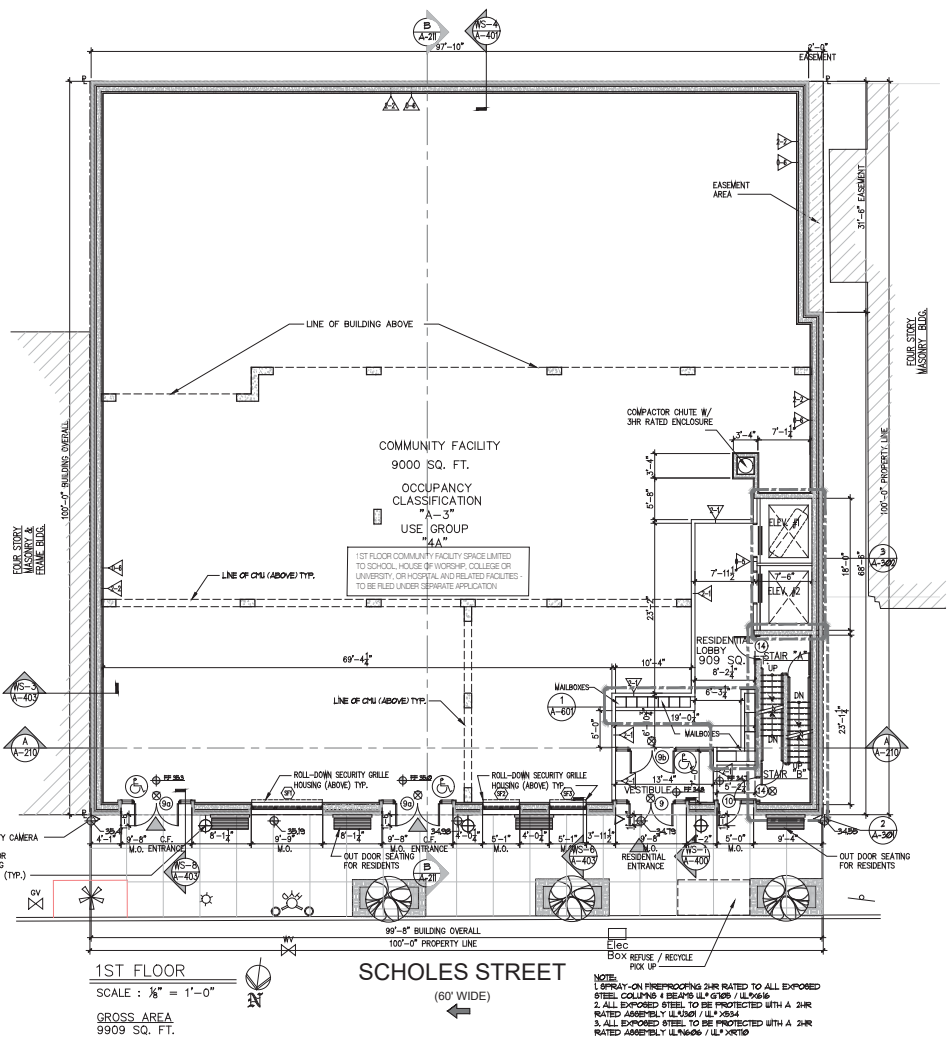
- 2 HOUR RATED
 - TYPICAL PARTITION - (1) LAYER 5/8" TYPE 1/2" GYPSUM BOARD ON EACH SIDE OF 2 1/2" METAL STUDS @ 16" O.C.
 - PARTITION - (1) LAYER OF 5/8" TYPE 1/2" GYPSUM BOARD ON EACH SIDE OF 3/4" METAL STUDS @ 16" O.C. (APARTMENT ELECTRICAL PANEL)
 - CHASIS WALL - (1) LAYER 5/8" TYPE 1/2" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C.
 - FURNISH AT INTERIOR CHU WALL (APARTMENT SIDE) - (1) LAYER 5/8" TYPE 1/2" GYPSUM BOARD OVER 1 1/2" METAL FURRING @ 16" O.C.
 - FURNISH AT INTERIOR CHU WALL (PUBLIC CORRIDOR SIDE) - (1) LAYER 5/8" TYPE 1/2" GYPSUM BOARD OVER 3/4" METAL FURRING CHANNELS @ 16" O.C.
 - FURNISH AT EXTERIOR CHU WALL - (1) LAYER 5/8" TYPE 1/2" GYPSUM BOARD ON 3 1/2" GALV. METAL STUDS @ 16" O.C. WITH 3 1/2" (R-8) BATT INSULATION UNFACED BETWEEN STUDS.
 - FURNISH AT CONCRETE COLUMN - (1) LAYER 5/8" TYPE 1/2" GYPSUM BOARD ON 3 1/2" GALV. METAL STUDS @ 16" O.C. WITH 2 1/2" (R-8) BATT INSULATION UNFACED BETWEEN STUDS.
- 1 HOUR RATED
 - TENANT SEPARATION PARTITION - (1) LAYER OF 5/8" TYPE 1/2" GYPSUM BOARD ON (1) SIDE (2) LAYERS OF 5/8" TYPE 1/2" GYPSUM BOARD ON OTHER SIDE OF 3 1/2" METAL STUDS @ 16" O.C. WITH 2 1/2" SQUARE ATTENUATION INSULATION EXTENDED 4" GYPSUM BOARD UP TO UNDERSIDE OF CONCRETE SLAB. SEAL TIGHT TO UNDERSIDE OF CONCRETE DECK AND ON ROOF SLAB W/ CONT. FIRESTOP SEALANT. (GA FILE NYP-1092) (91C 80-84)
 - TENANT SEPARATION CHASIS WALL - (2) ROUS OF (1) LAYER 1/2" WATER RESISTANT TYPE 1/2" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTENDING GYPSUM BOARD 4" STUDS UP TO UNDERSIDE OF FLOOR SLAB OR ROOF DECK. SEAL TIGHT TO SLAB WITH CONT. FIRESTOP SEALANT. ALL PENETRATIONS THRU CHASIS WALL WITH FIRESTOPPING INSULATION AND CONT. FIRESTOP SEALANT AS PER NYC HORIZONTAL PEN. DET. STUD BRACING @ 20" OC. MAX. (L.L. N-442) (PROVIDE NAIL AS REQ. TO ACHIEVE A MIN 81C RATINGS OF 80)
 - EXTERIOR WALL - 5/8" TYPE 1/2" GYPSUM BOARD (MIN) 1/2" EXT. EXP. GYPSUM BOARD SHEATHING (MIN) OVER 3 1/2" GALV. METAL STUDS @ 16" O.C. WITH 3 1/2" BATT INSULATION UNFACED (R-8) (L.L. N-418)
- 2 HOUR RATED
 - PARTITION - (2) LAYERS 5/8" TYPE 1/2" GYPSUM BOARD ON EACH SIDE OF 3 1/2" METAL STUDS @ 16" O.C. WITH 3 1/2" BOARD ATTENUATION INSULATION EXTENDING GYPSUM BOARD 4" STUDS UP TO UNDERSIDE OF FLOOR SLAB OR ROOF SLAB. SEAL TIGHT TO SLAB W/ CONT. FIRESTOP SEALANT. (GA FILE NYP-1022 91C 80-84)
 - CHU WALL - CHU WALL WITH CONT. CHU WALL GALVANIZED HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE COUSERS. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE SLAB OR SLAB ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESTOPPING INSULATION WHERE GAP EXIST. BETWEEN TOP OF WALL AND BOTTOM OF SLAB (L.L. N-408)
 - MECHANICAL SHUT WALL - (2) LAYERS OF (1) 5/8" TYPE 1/2" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL CH STUDS @ 16" O.C. WITH (1) LAYER OF (1) 5/8" TYPE 1/2" GYPSUM BOARD ON SHUNT SIDE WITH 1" MINERAL FIBER INSULATION IN CAVITY. SEAL TOP OF WALL TIGHT TO UNDERSIDE OF SLAB WITH CONT. FIRESTOP SEALANT. (GA FILE NYP-1098) (91C 49-88)
 - CONCRETE WALL - SEE STRUCTURAL DRAWG FOR THICKNESS
 - CHASE WALL - (2 ROUS) (2) LAYER 5/8" TYPE 1/2" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD 4" STUDS UP TO UNDERSIDE OF FLOOR SLAB OR ROOF SLAB SEAL TIGHT TO DECK WITH CONT. FIRESTOP SEALANT AND FIRESTOPPING INSULATION THRU CHASE WALL WITH FIRESTOPPING INSULATION AND CONT. FIRESTOP SEALANT AS PER NYC (L.L. N-442) (PROVIDE NAIL AS REQ. TO ACHIEVE A MIN 81C RATINGS OF 80)
- 3 HOUR RATED
 - WALL - (1) LAYER 5/8" TYPE 1/2" GYPSUM BOARD OVER 3/4" METAL CH CHANNELS @ 24" OC. OVER 2 HR RATED CONCRETE BLOCK WALL WITH CONT. GALV. HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE COUSERS ON CONCRETE WALL. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE SLAB OR SLAB ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESTOPPING INSULATION WHERE GAP EXIST. BETWEEN TOP OF WALL AND BOTTOM OF SLAB (L.L. N-404) (PROVIDE 81C RATINGS OF 80-84 FOR SHUNT ADJACENT TO DWELLING UNITS)

NOTE WALL LEGEND:

1. PROVIDE 1/2" CEMENTITIOUS BACKER BOARD AND SUBSTRATE FOR SURFACED TO RECEIVE A TILE FINISH AT SHOWER AREAS. THIS IS IN ADDITION TO THE NUMBER OF GYP. BOARD LAYER INDICATES ON THE WALL TYPE LEGEND.
2. G.C. SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW INDICATING SIZE GAGE AND SPACING OF ALL METAL STUDS AND REQUIRED METAL BOXED HEADERS.

LEGEND:

	CONCRETE BLOCK WALL		REMOVABLE CABINET
	CONCRETE BLOCK WALL		HANDICAP ACCESSIBLE UNIT
	GYPSUM BOARD PARTITION FOR SIZE		HANDICAP ACCESSIBLE UNIT
	PAGE BREAK AND CUT FLOOR		REMOVABLE CABINET
	EXIT LIGHT AND SIGN		HANDICAP ACCESSIBLE UNIT
	FIRE ALARM PULL STATION		REMOVABLE CABINET
	WALL MOUNTED NONCODE IDENTIFICATION		HANDICAP ACCESSIBLE UNIT
	ELECTRICAL PANEL		8 1/2" ADA CLEAR FLOOR SPACE
	NETWORK INTERFACE DEVICE PANEL - NP		SUSPENDED GYP. BD. CEILING



1ST FLOOR
SCALE: 1/8" = 1'-0"
GROSS AREA
9909 SQ. FT.

SCHOLES STREET
(60' WIDE)

NOTE:
1. SPRAY-ON FIREPROOFING 2HR RATED TO ALL EXPOSED STEEL COLLUMS & BEAMS 14" X 14" OR LARGER.
2. ALL EXPOSED STEEL TO BE PROTECTED WITH A 2HR RATED ASSEMBLY (L.L. N-954) (L.L. N-954)
3. ALL EXPOSED STEEL TO BE PROTECTED WITH A 2HR RATED ASSEMBLY (L.L. N-606 / L.L. N-610)

- GENERAL NOTES:**
1. USE ENERGY STAR APPLIANCES, LIGHT FIXTURES AND HEATING SYSTEMS OR THE EQUIVALENT WHICH WILL PRODUCE THE SAME OR COMPARABLE ENERGY EFFICIENCY OR SAVINGS.
 2. SELECT NATIVE OR NON INVASIVE NEW TREES AND PLANTS THAT ARE APPROPRIATE TO THE SITE'S SOIL AND MICROCLIMATE.
 3. INSTALL WATER CONSERVING FIXTURES THROUGHOUT.
 4. USE DAYLIGHT SENSORS OR TIMERS ON OUTDOOR LIGHTING TO MAXIMIZE ENERGY EFFICIENCY.
 5. ALL INTERIOR PAINTS, PRIMERS, ADHESIVES AND SEALANTS MUST CONTAIN LOW OR NO VOCs.
 6. GREEN LABEL CERTIFIED FLOOR COVERINGS: DO NOT INSTALL CARPETS IN BELOW GRADE LIVING SPACES, ENTRYWAYS, LAUNDRY ROOMS, BATHROOMS, KITCHENS OR UTILITY ROOMS. IF USING CARPET, USE PRODUCTS THAT MEET THE CARPET AND RUG INSTITUTE'S GREEN LABEL CERTIFIED CARPET, PAD AND CARPET ADHESIVE.
 7. EXHAUST FANS - BATHROOM: INSTALL ENERGY STAR-LABELLED BATHROOM FANS THAT EXHAUST TO THE OUTDOORS AND ARE EQUIPPED WITH A HUMIDISTAT SENSOR OR TIMER, OR OPERATE CONTINUOUSLY.
 8. VENTILATION: INSTALL A VENTILATION SYSTEM FOR THE DWELLING UNIT THAT PROVIDES 5 CUBIC FEET PER MINUTE OF FRESH AIR PER OCCUPANT.
 9. WATER HEATERS - PREVENTION: INSTALL CONVENTIONAL HOT WATER HEATERS IN ROOMS WITH DRAINS OR CATCH PANS PIPED TO THE EXTERIOR OF THE DWELLING AND WITH NON-WATER SENSITIVE FLOOR COVERINGS.
 10. WATER HEATERS - MINIMIZING GAS SPECIFY DIRECT VENTED OR COMBUSTION SEALED WATER HEATERS IF THE HEATER IS LOCATED IN A CONDITIONED SPACE.
 11. COLD WATER PIPE INSULATION: INSULATE EXPOSED COLD WATER PIPES.
 12. MATERIALS IN WET AREAS: USE MATERIALS WITH SMOOTH, DURABLE, CLEANABLE SURFACES. DO NOT USE HOLD - PROPAGATING MATERIALS SUCH AS VINYL WALLPAPER AND UNSEALED GROUT.
 13. CLOTHES - DRYER EXHAUST: CLOTHES DRYERS MUST BE EXHAUSTED DIRECTLY TO THE OUTDOORS.
 14. INTEGRATED PEST MANAGEMENT: SEAL ALL WALL, FLOOR AND JOINT PENETRATIONS TO PREVENT PEST ENTRY. PROVIDE RESISTANT AND CORROSION PROOF SCREENS (E.G. COPPER OR STAINLESS STEEL MESH) FOR LARGE OPENINGS.
 15. REDUCED HEAT - ISLAND EFFECT: ROOFING AND PAVING: 1) USE ENERGY STAR - COMPLIANT AND HIGH - EFFICIENCY ROOFING FOR THE ENTIRE ROOF 2) USE LIGHT - COLOURED HIGH - ALBEDO MATERIALS FOR HANDICAPPED AREAS.
 16. ALL DWELLING UNITS ARE HANDICAP ADAPTABLE UNITS.
 17. A PASSIVE RADON DETECTION SYSTEM SHALL BE INSTALLED AND MAINTAINED IN THE EVENT THAT TESTING CONFIRMS THE PRESENCE OF RADON GAS ABOVE ACCEPTABLE THRESHOLDS AS SET BY LOCAL CODES.
 18. PROVIDE SOUND ATTENUATION BATT INSULATION IN ALL WALLS BETWEEN LIVING ROOMS AND BEDROOMS AND IN ALL TENANT SEPARATION PARTITIONS THROUGHOUT (TYP.).
 19. UPDATED KITCHEN DATA CONNECTION PACKAGE FOR FUTURE SENIOR-ASSISTANT COMMUNICATION SYSTEM

NOTES:

1. FOR KITCHEN ELEVATIONS, SEE DRAWING A-90 & A-91
2. FOR TOILET ELEVATIONS, SEE DRAWING A-92, A-93 & A-94
3. FOR MAINTENANCE SIZE AND LOCATION, SEE A-100 TO A-109
4. G.C. SHALL COORDINATE SIZE & LOCATION OF ALL HVAC OPENINGS IN FLANK WITH MECHANICAL DRAWINGS & CONC. PLANK CONTRACTORS.
5. FOR DOOR TYPES, SEE DOOR SCHEDULE DRAWING A-600.
6. FOR CLOSET ROD & SHELF DETAIL, SEE DETAIL C ON DWG. A-81.
7. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF ALL MASONRY OPENINGS AT ELEVATOR WITH ELEVATOR VENDOR.
8. ENCAPULATE ALL HORIZONTAL DUCTWORK WITH FIRESTOP EFBZ 2 HOUR RATED NONCOMBUSTIBLE DUCT BLANKET INSULATION, SEE MECHANICAL DWG.