

SITE SURVEY



PROJECT SITE PLAN



SITE TAX MAP

PROPERTY INFORMATION

LOT LOCATION: 54 CHARLES STREET NEW YORK NY 10014
BOROUGH: MANHATTAN
BLOCK: 611
LOT: 12
ZONING: C2-6, R7
ZONING MAP: 12A
LANDMARK: GREENWICH VILLAGE DISTRICT
CB: MANHATTAN CB2



SITE PHOTO- EXISTING FRONT FACADE

Greenwich Village



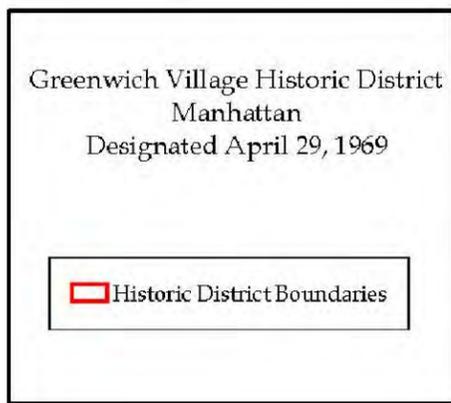
PROJECT DESCRIPTION AND NARRATIVE:

54 CHARLES STREET IS LOCATED WITHIN THE ORIGINAL GREENWICH VILLAGE HISTORIC DISTRICT ESTABLISHED ON APRIL 29TH, 1969. THE BUILDING IS LOCATED ON THE SOUTH SIDE OF CHARLES STREET AND WAS BUILT IN 1839-40. THE GREEK REVIVAL HOUSE ARE OF BRICK, WITH A UNIFORM DENTILED CORNICE.

THE PRESENT CONDITION OF THE FRONT FACADE BRICK WORK AND CORNICES WILL REMAIN AS EXISTING. NO WORK WILL BE DONE TO THE EXISTING FRONT WINDOWS AND DOORS. NO WORK TO FRONT STOOPS AND WROUGHT IRON HANDRAIL. THE REAR FACADE CONSISTS OF BRICK WORK WITH NO ARCHITECTURAL/ HISTORICAL DETAIL OR SIGNIFICANT FEATURES.

THE PROPOSED DESIGN WILL INCLUDE A ONE STORY ADDITION. THE NEW ADDITION WILL BE SETBACK FIFTEEN FEET FROM THE EXISTING FRONT FACADE; SETBACK THREE FEET FROM THE EXISTING REAR FACADE. BOTH FRONT AND REAR FACADE OF THE NEW ADDITION WILL MATCH THE EXISTING BRICK BELOW; LINTEL AND SILL WILL ALSO MATCH WITH THE EXISTING STONE MATERIAL. CHIMNEY EXTENSION WILL MATCH THE ADJACENT BRICKWORK. THE VISUAL IMPACT OF THE PROPOSED DESIGN WILL BE NON-EXISTENT/ MINIMAL FROM THE MAJOR PUBLIC AVENUES. THE EXISTING WOOD SIDING ON THE REAR EAST ELEVATION WILL REMAIN TO KEEP ITS ORIGINAL LOOK. THE NEW CELLAR EXTENSION WILL STOP FIVE FEET AWAY FROM THE REAR LOT LINE TO PROVIDE GREEN SPACE TO THE NEIGHBORHOOD BLOCK.

THE PROPOSED DESIGN IS TO INTRODUCE NEW ADDITION BASED ON THE BUILDING CONTEXT WITH THE UNDERSTANDING OF BEING SENSITIVE TO THE EXISTING TYPOLOGY. OUR DESIGN IS THOUGHTFUL AND CONTRIBUTES TO THE RICH HERITAGE OF TOWNHOUSE DESIGN/ BUILDING WITHIN THE DISTRICT.



GREENWICH VILLAGE HISTORIC DISTRICT MAP



SATELLITE AREA VIEW



EXISTING FRONT ELEVATION/ SCALE: 1/8" = 1'-0"



54 CHARLES STREET

PHOTO OF EXISTING FRONT FACADE



54 CHARLES STREET

PHOTO OF EXISTING FRONT FACADE

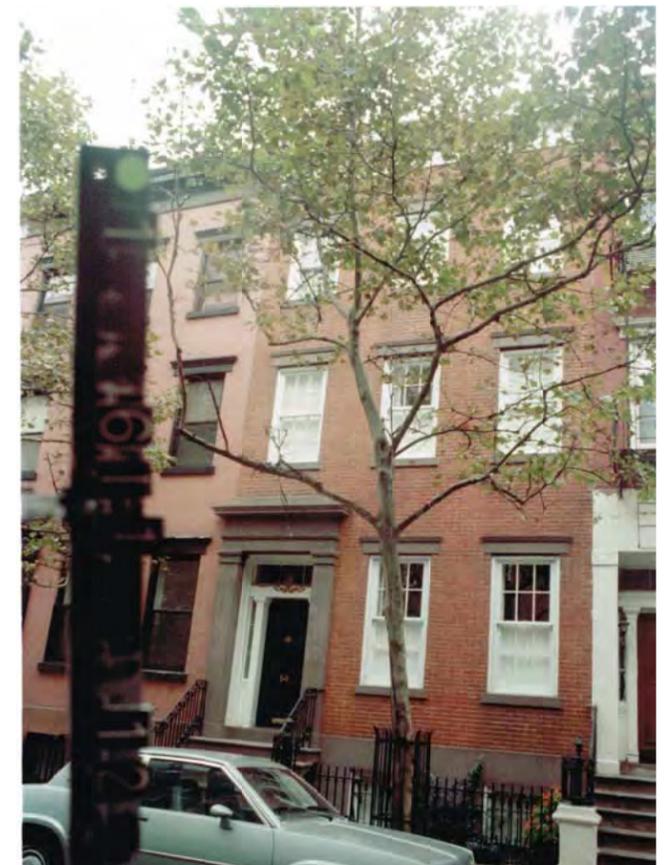
EXISTING FRONT FACADE



PROPOSED FRONT ELEVATION/ SCALE: 1/8" = 1'-0"



1940 TAX LOT PHOTO



1980 TAX LOT PHOTO

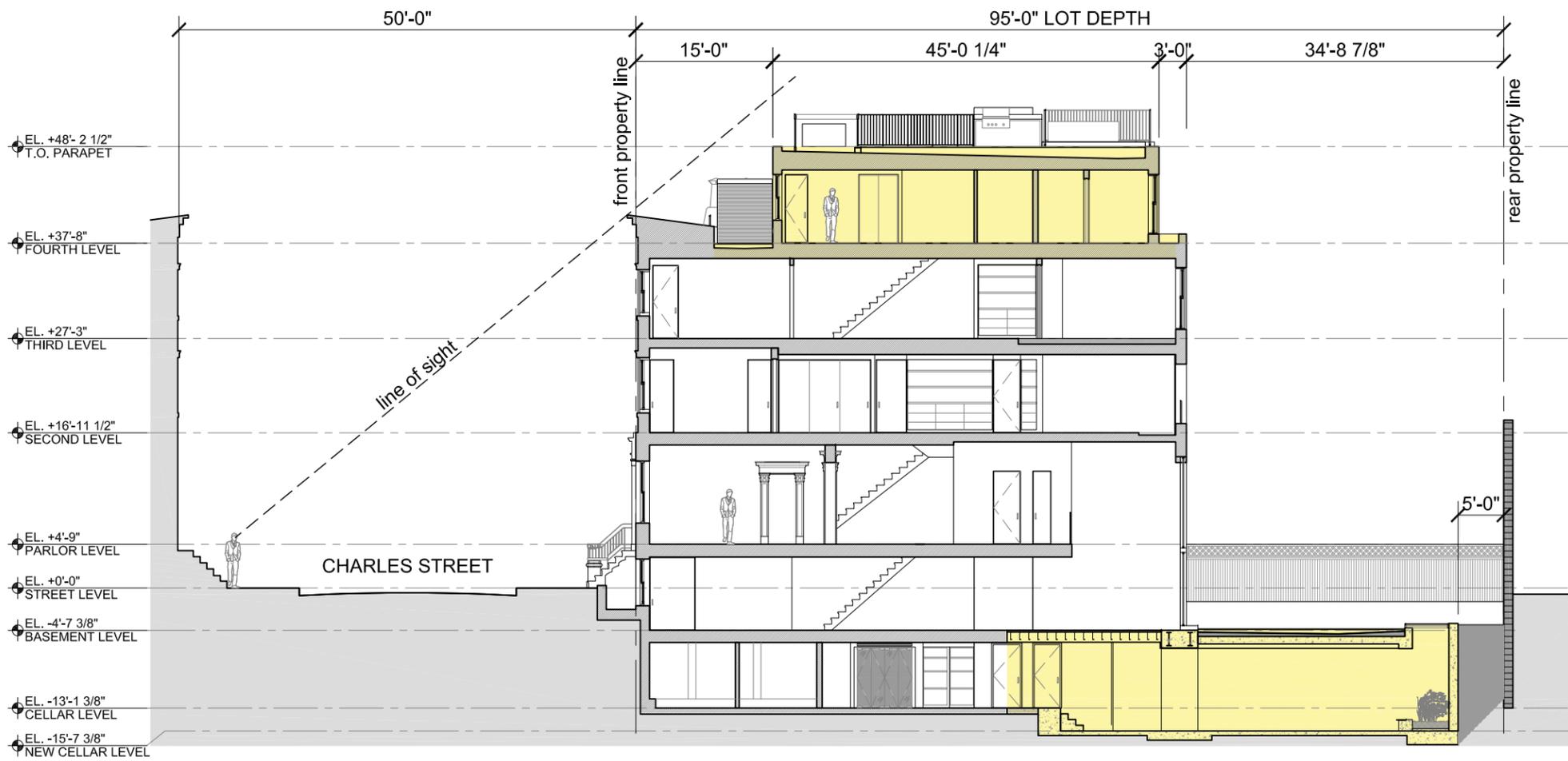
PROPOSED FRONT FACADE



AERIAL VIEW- NORTH WEST

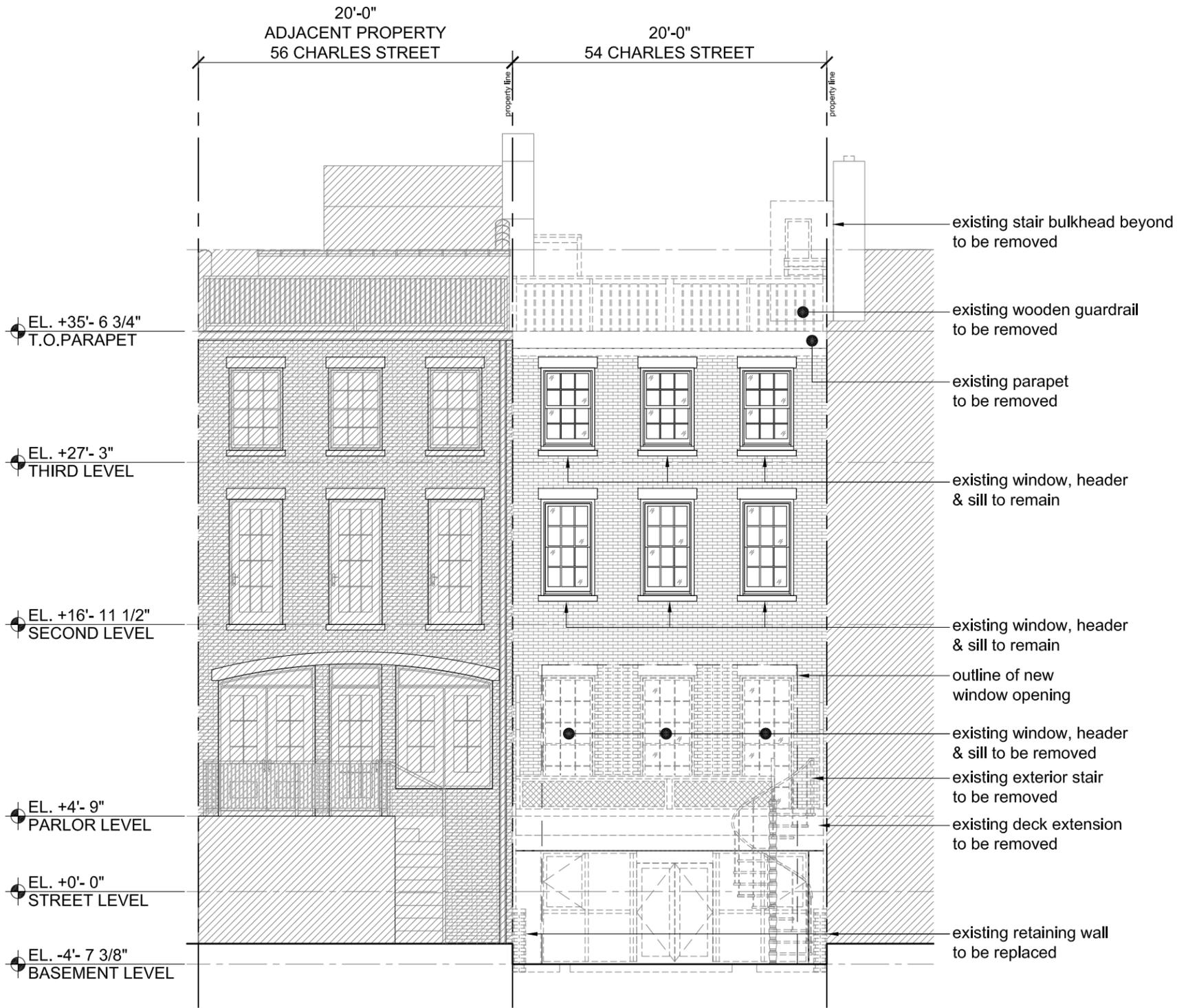


AERIAL VIEW- SOUTH EAST



PROPOSED BUILDING SECTION- LINE OF SIGHT DIAGRAM/ SCALE: 1/16" = 1'-0"

SIGHT LINE DIAGRAM



EXISTING REAR YARD ELEVATION/ SCALE: 1/8" = 1'-0"



EXISTING REAR YARD PHOTO

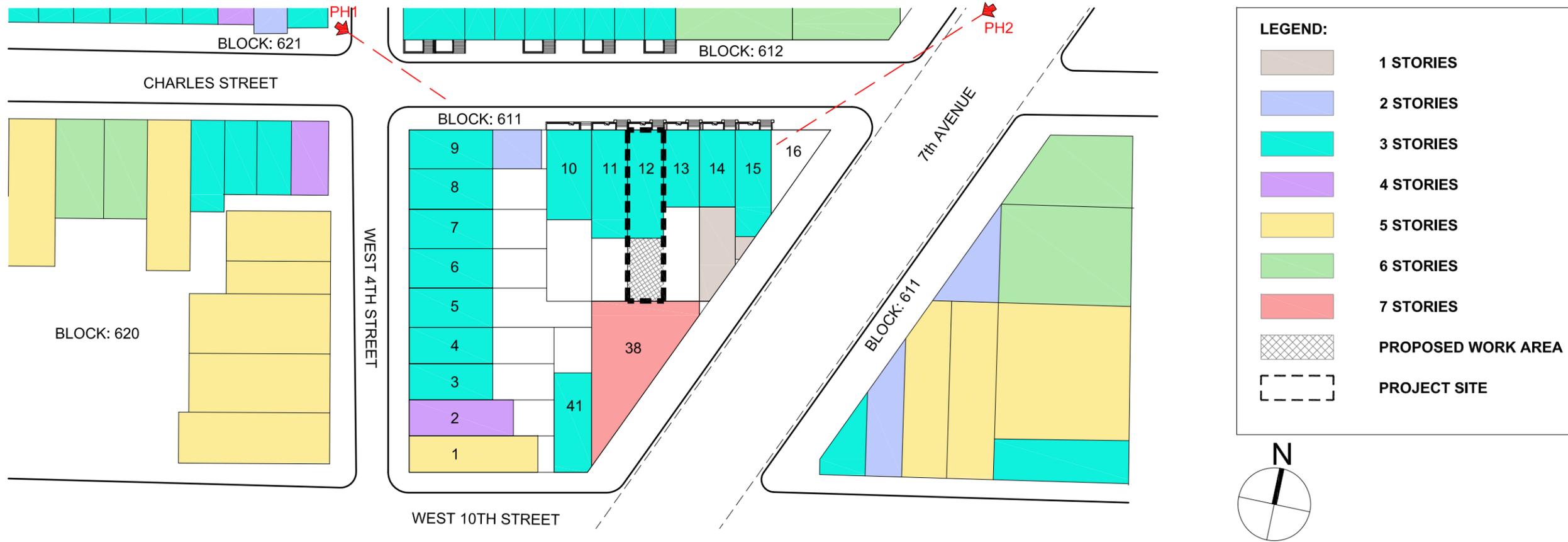
EXISTING REAR ELEVATION



EXISTING REAR YARD ELEVATION/ SCALE: 1/8" = 1'-0"



REAR ELEVATION RENDERING



PROPOSED BUILDING: 54 CHARLES

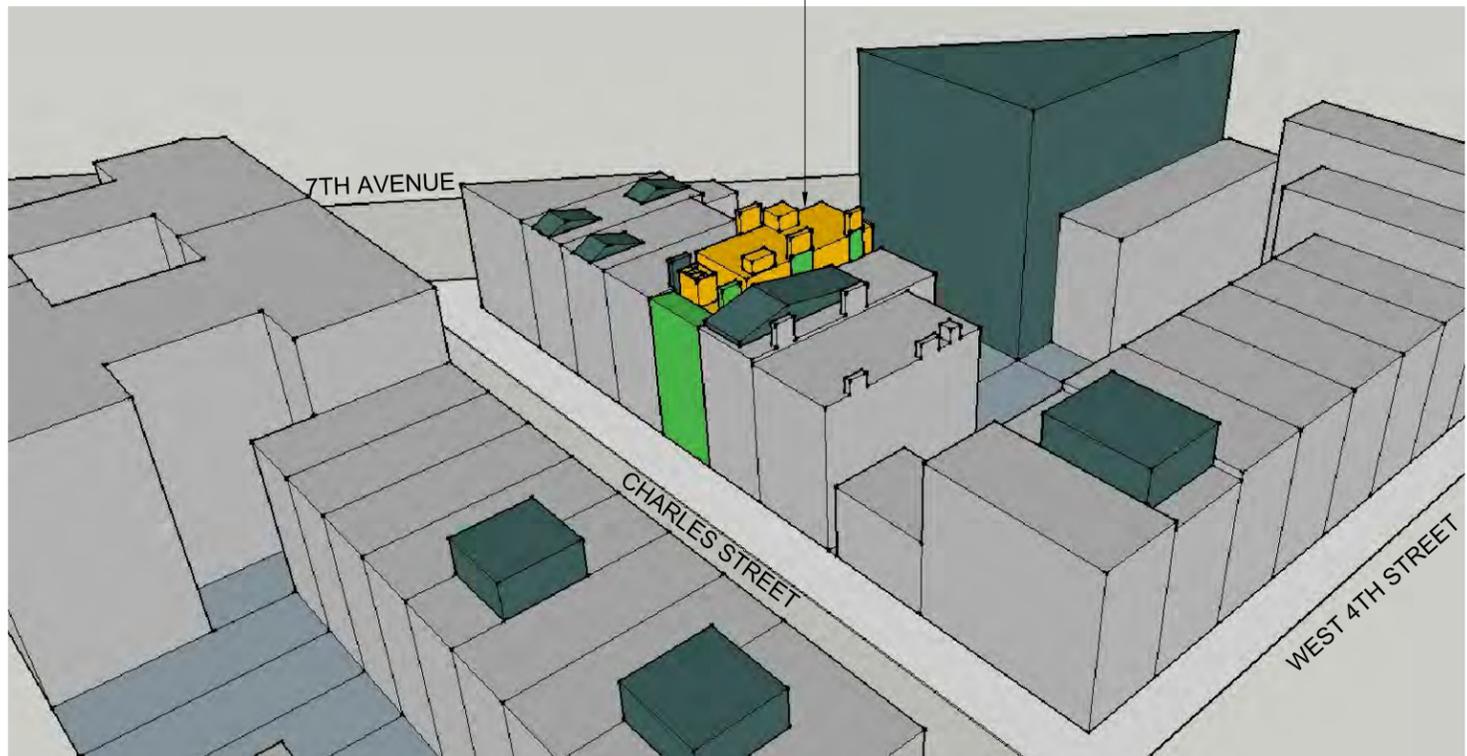


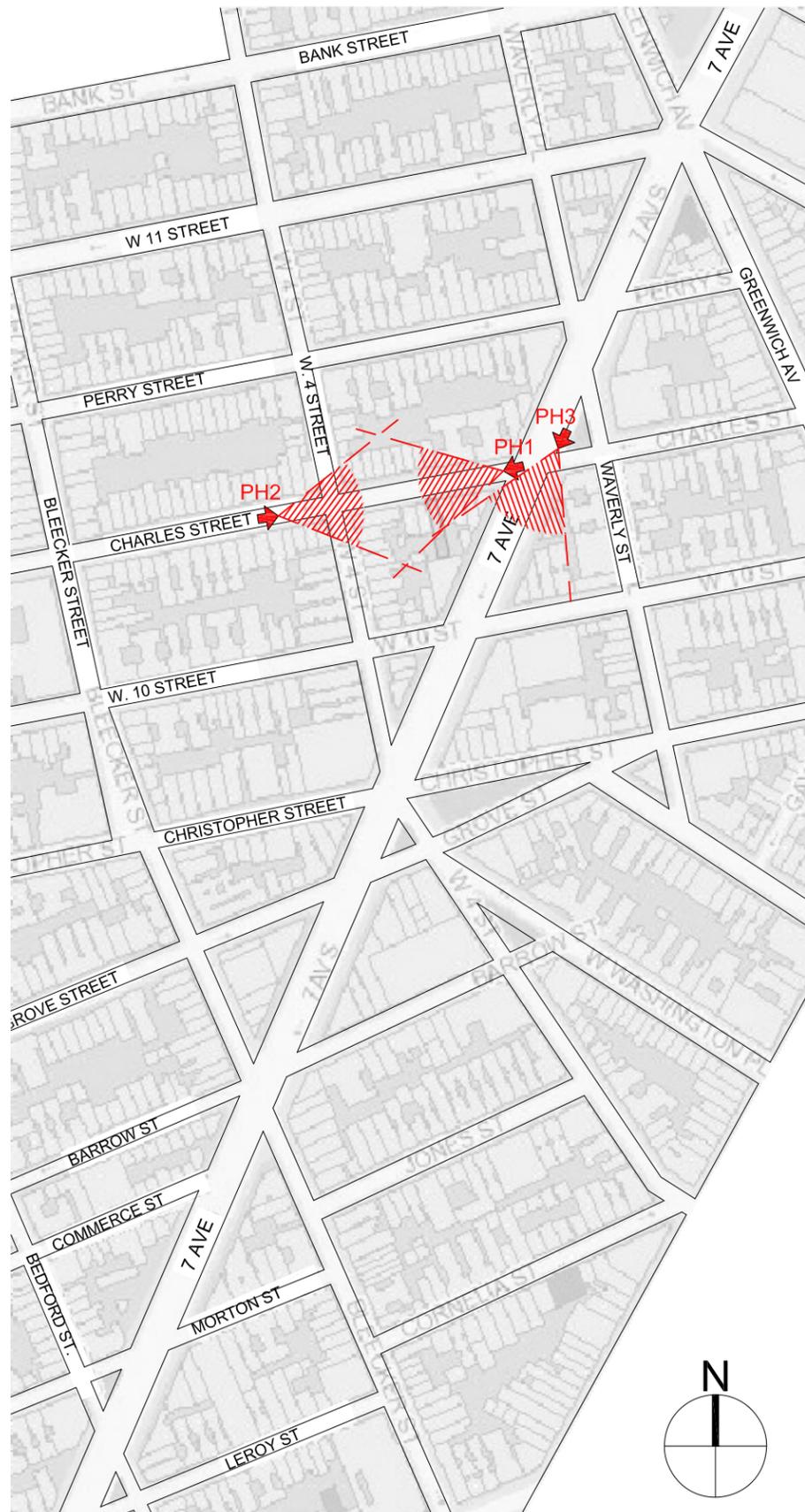
PHOTO 1: AXONOMETRIC VIEW - BLOCK ANALYSIS - VIEW FROM NORTH WEST CORNER

PROPOSED BUILDING: 54 CHARLES



PHOTO 2: AXONOMETRIC VIEW - BLOCK ANALYSIS - VIEW FROM NORTH EAST CORNER

PROPOSED BUILDING DIAGRAMS



SITE MAP



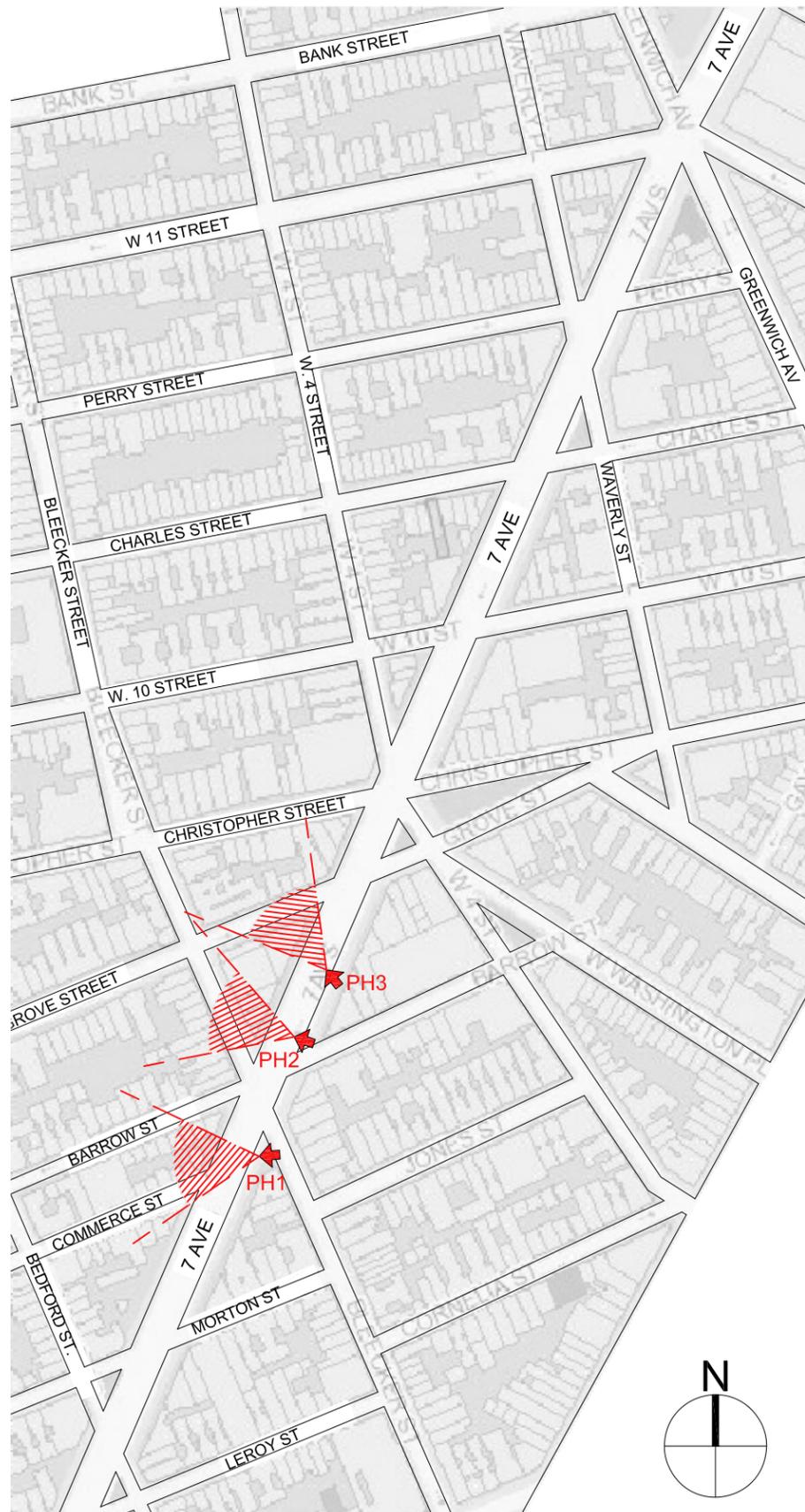
PHOTO 1:
VIEW ON CHARLES STREET LOOKING WESTWARD



PHOTO 2:
VIEW ON CHARLES STREET LOOKING EASTWARD



PANORAMIC PHOTO 3:
VIEW ON 7TH AVE LOOKING WESTWARD



SITE MAP



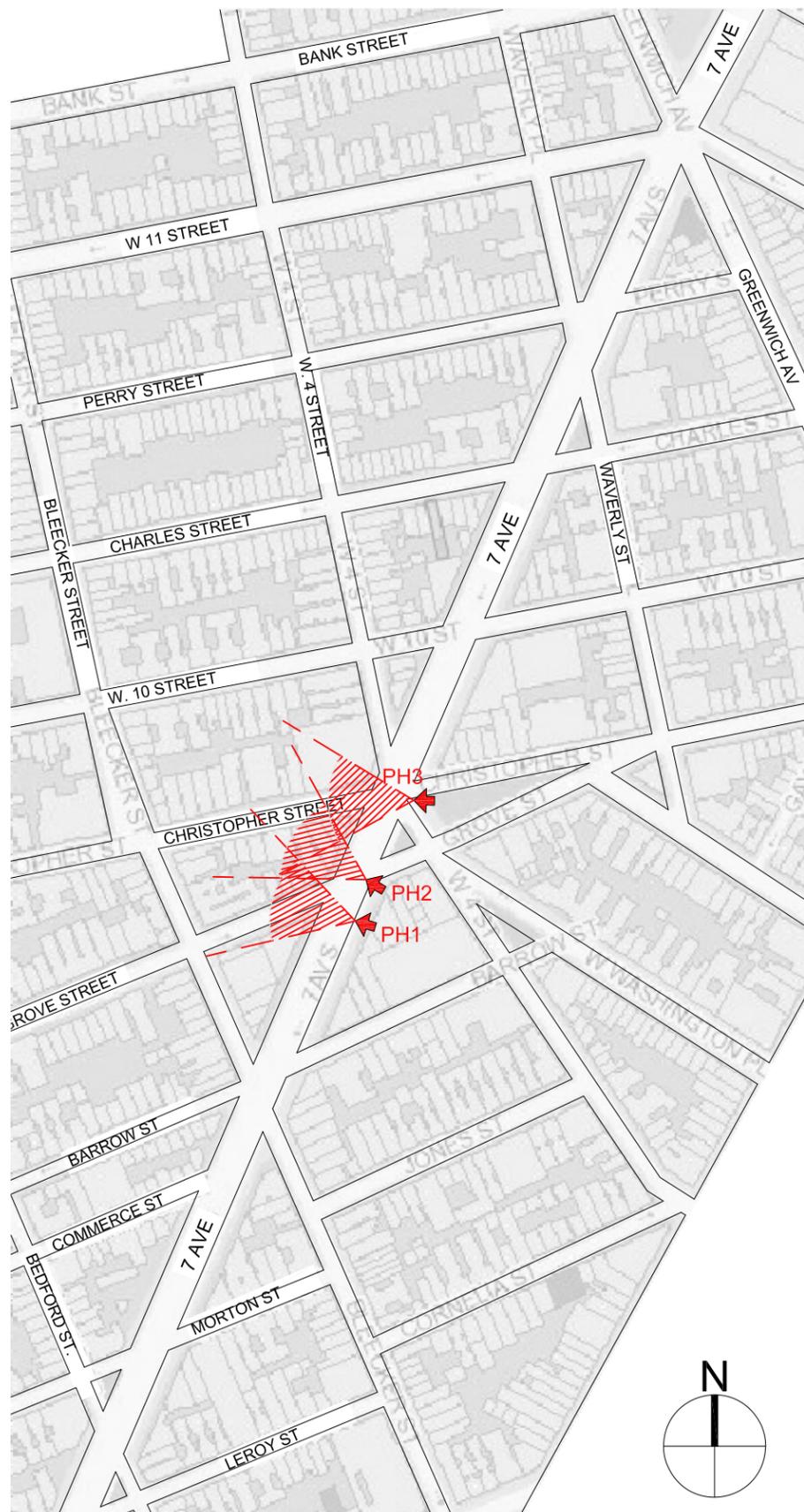
PANORAMIC PHOTO 1:
AT SE CORNER OF BLEECKER & 7 AVE LOOKING WESTWARD



PHOTO 2:
AT NE CORNER OF BARROW & 7 AVE LOOKING WESTWARD



PHOTO 3:
ON 7 AVE BETWEEN BARROW & GROVE STREET LOOKING WESTWARD



SITE MAP



PANORAMIC PHOTO 1:
ON 7 AVE BETWEEN BARROW & GROVE LOOKING WESTWARD

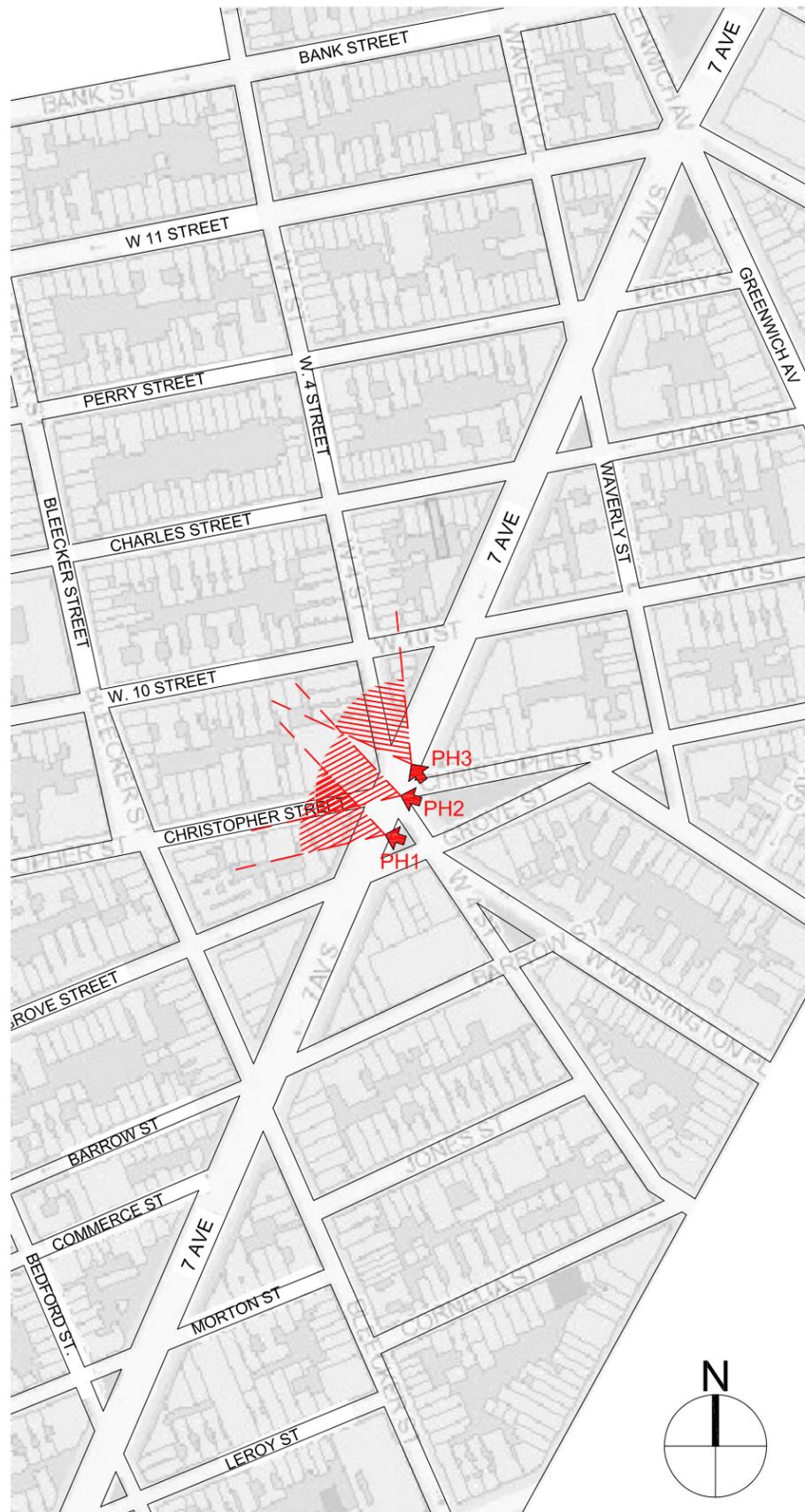


PHOTO 2:
AT SE CORNER OF GROVE & 7 AVE LOOKING WESTWARD



PHOTO 3:
AT SE CORNER OF CHRISTOPHER & 7 AVE LOOKING WESTWARD

SITE PHOTOS - 7TH AVE (BETWEEN BARROW & CHRISTOPHER)



SITE MAP



PANORAMIC PHOTO 1:
ON 7 AVE BETWEEN W. 4 ST & GROVE LOOKING WESTWARD

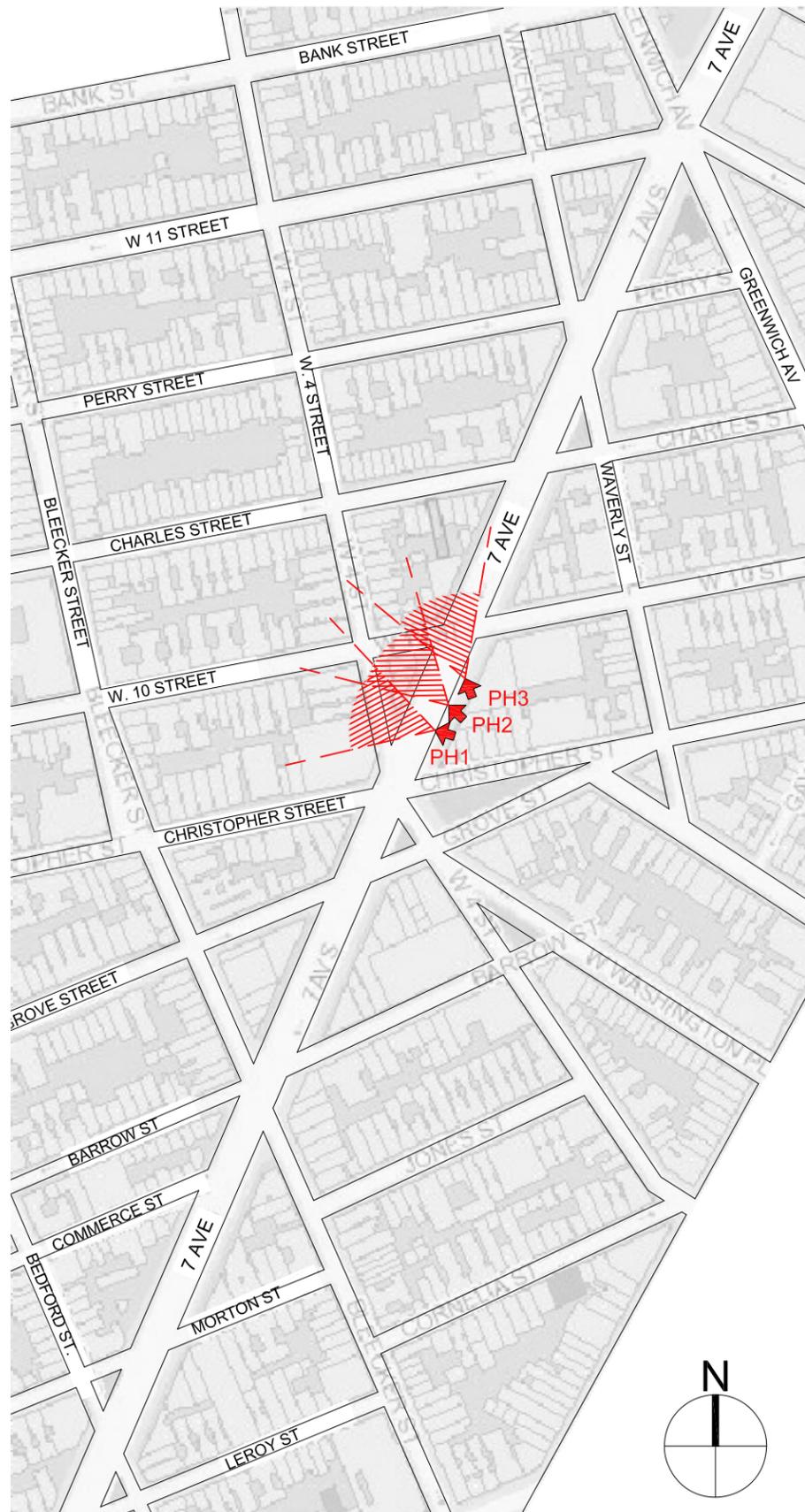


PHOTO 2:
AT CORNER OF W.4 ST & CHRISTOPHER LOOKING WESTWARD



PHOTO 3:
AT NE CORNER OF CHRISTOPHER & 7 AVE LOOKING WESTWARD

SITE PHOTOS - 7TH AVE (BETWEEN GROVE & W. 10 ST)



SITE MAP



PANORAMIC PHOTO 1:
ON 7 AVE BETWEEN W. 10 ST & CHRISTOPHER LOOKING WESTWARD

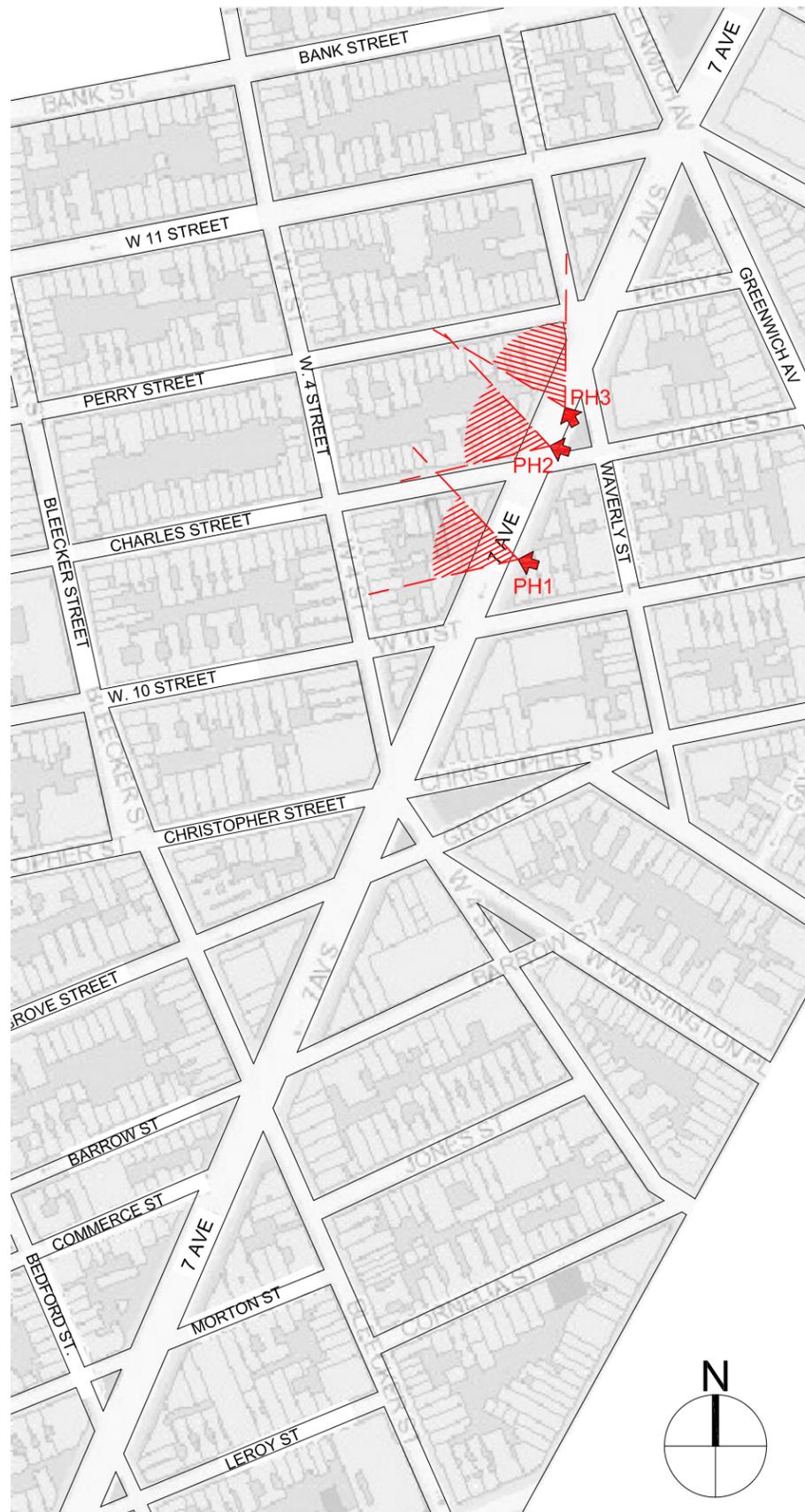


PHOTO 2:
ON 7 AVE BETWEEN W.10 ST & CHRISTOPHER LOOKING WESTWARD



PHOTO 3:
ON 7 AVE BETWEEN W.10 ST & CHRISTOPHER LOOKING NORTHWEST

SITE PHOTOS - 7TH AVE (BETWEEN CHRISTOPHER & W. 10 ST)



SITE MAP



PANORAMIC PHOTO 1:
ON 7 AVE BETWEEN W. 10 ST & CHARLES LOOKING WESTWARD



PHOTO 2:
AT NE CORNER OF CHARLES & 7 AVE LOOKING WESTWARD



PHOTO 3:
AT SE CORNER OF WAVERLY & 7 AVE LOOKING NORTHWEST

SITE PHOTOS - 7TH AVE (BETWEEN WAVERLY & W. 10 ST)



SITE MAP



PANORAMIC PHOTO 1:
ON 7 AVE BETWEEN W. 11 ST & CHARLES LOOKING WESTWARD



PANORAMIC PHOTO 1:
ON 7 AVE BETWEEN GREENWICH & PERRY LOOKING WESTWARD

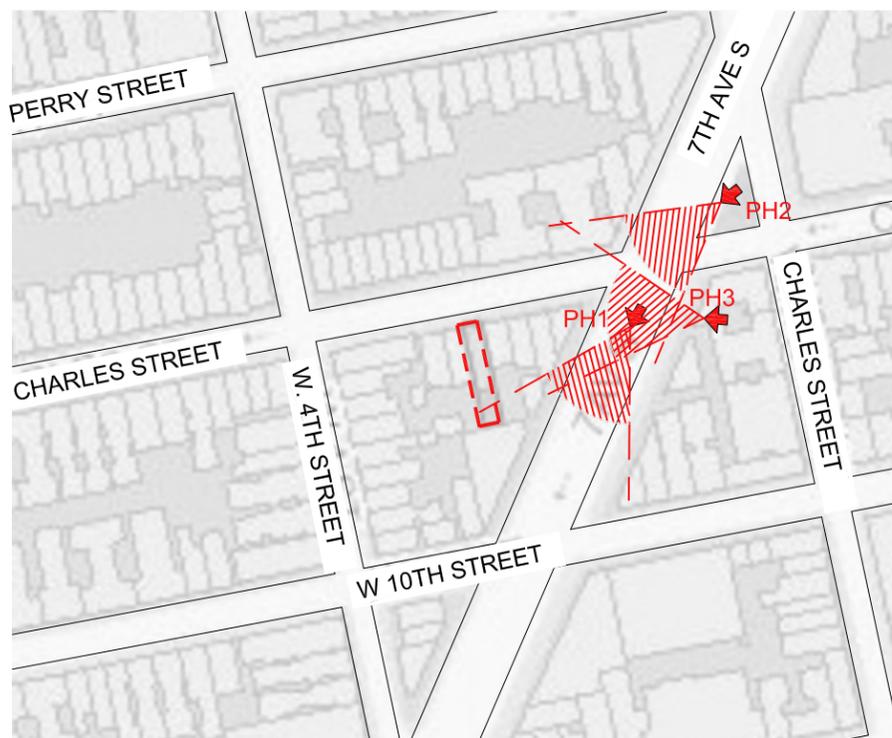
MATERIAL LEGEND:

 **Material A: Brick**
(to match existing)

CHIMNEY FLUE EXTENSION SAMPLE:



PANORAMIC PHOTO 1:
ON 7 AVE BETWEEN W. 11 ST & CHARLES LOOKING WESTWARD



SITE MAP

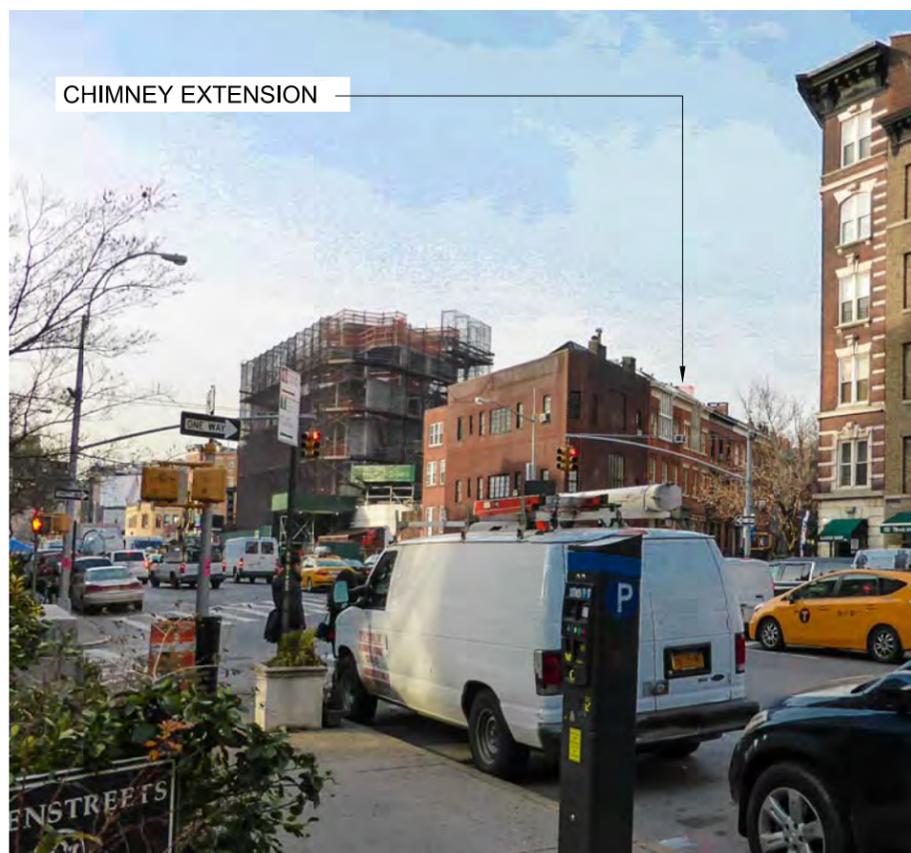


PHOTO 2:
AT NE CORNER OF CHARLES & 7TH AVE LOOKING SOUTHWEST

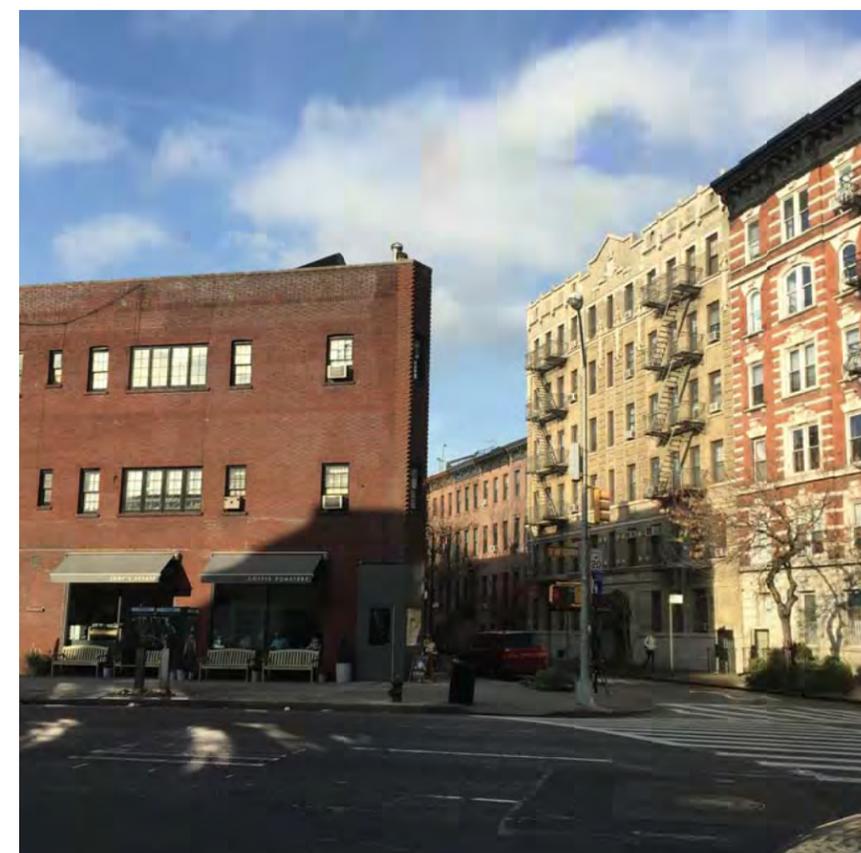


PHOTO 3:
AT SE CORNER OF CHARLES & 7TH AVE LOOKING WEST



PHOTO 1:
ON 7 AVE LOOKING WEST



PHOTO 2:
ON 7 AVE LOOKING WEST



PHOTO 3:
ON 7 AVE LOOKING WEST



PHOTO 4:
ON 7 AVE LOOKING WEST



SITE MAP



CHIMNEY EXTENSION
ELEVATOR BULKHEAD
PROPOSED BUILDING
CHIMNEY EXTENSION



PHOTO 5:
ON 7TH AVE LOOKING WEST



RENDERED IMAGE 5:
ON 7TH AVE LOOKING WEST



PHOTO 1:
59 CHARLES, LOOKING EAST



PHOTO 2:
57 CHARLES, LOOKING EAST



PHOTO 3:
55 CHARLES, LOOKING EAST



PHOTO 4:
NW CORNER OF W 4TH & CHARLES LOOKING EAST



SITE MAP



PHOTO 5:
NW CORNER OF W 4TH & CHARLES



PHOTO 6:
NW CORNER OF W 4TH & CHARLES



PHOTO 7:
NE CORNER OF W 4TH & CHARLES

CHIMNEY EXTENSION

ADJACENT CONSTRUCTION

CHIMNEY EXTENSION

CHIMNEY EXTENSION
ADJACENT
CONSTRUCTION



PHOTO 1:
SW OF W 4 ST & W 10 ST.
LOOKING NORTHEAST



PHOTO 2:
LOOKING TOWARDS 54 CHARLES



PHOTO 3:
NW OF CHARLES & 7TH AVE LOOKING SOUTHWEST



PHOTO 4:
NW OF CHARLES & 7TH AVE LOOKING SOUTHWEST

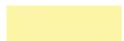


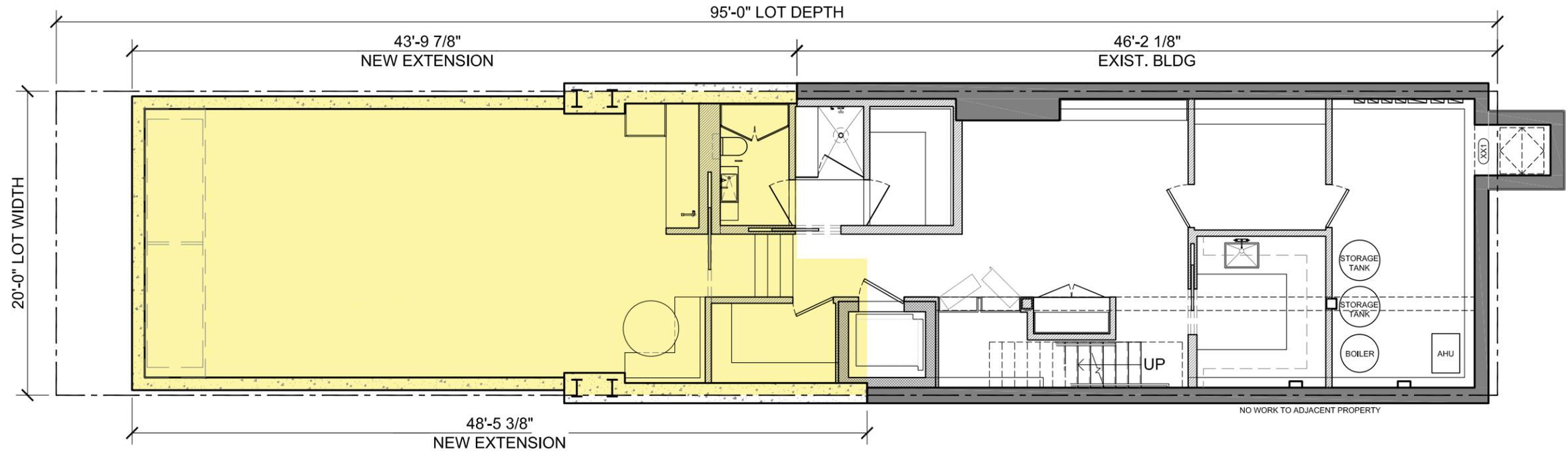
SITE MAP



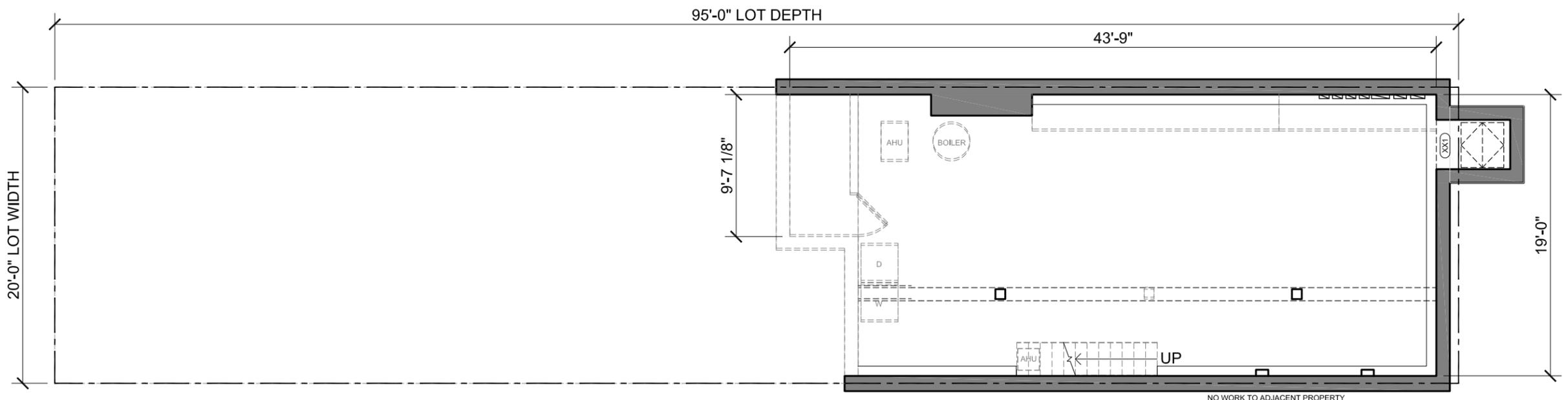
PHOTO 5:
RENDERED IMAGE OF 7TH AVE

NEW ADJACENT CONSTRUCTION
PROJECT BUILDING

LEGEND:
 area of new extension



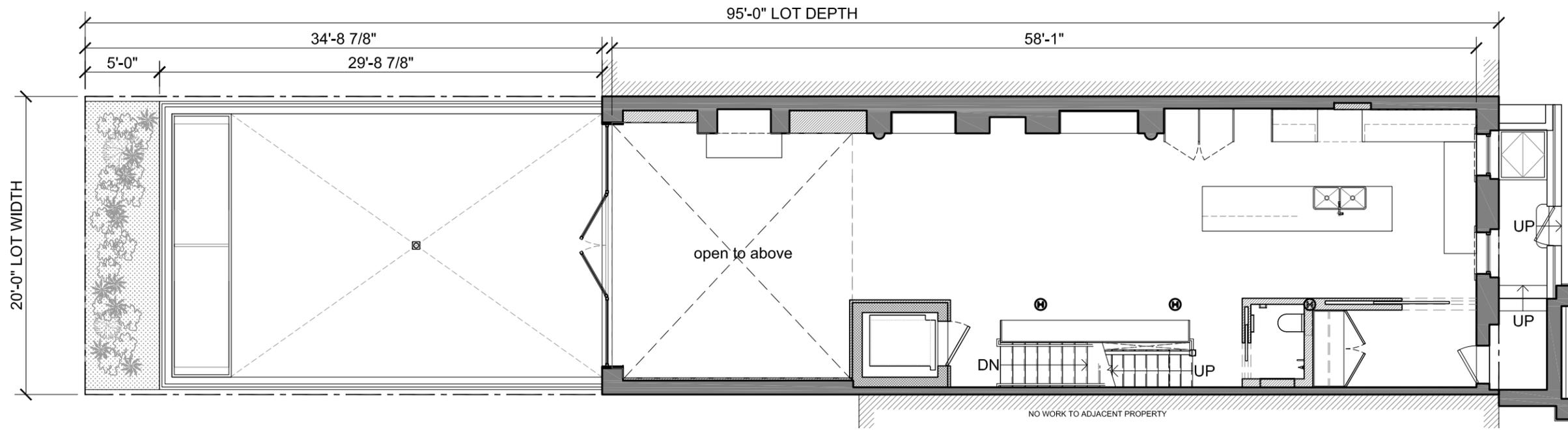
PROPOSED - CELLAR FLOOR PLAN: SCALE 1/8" = 1'-0"



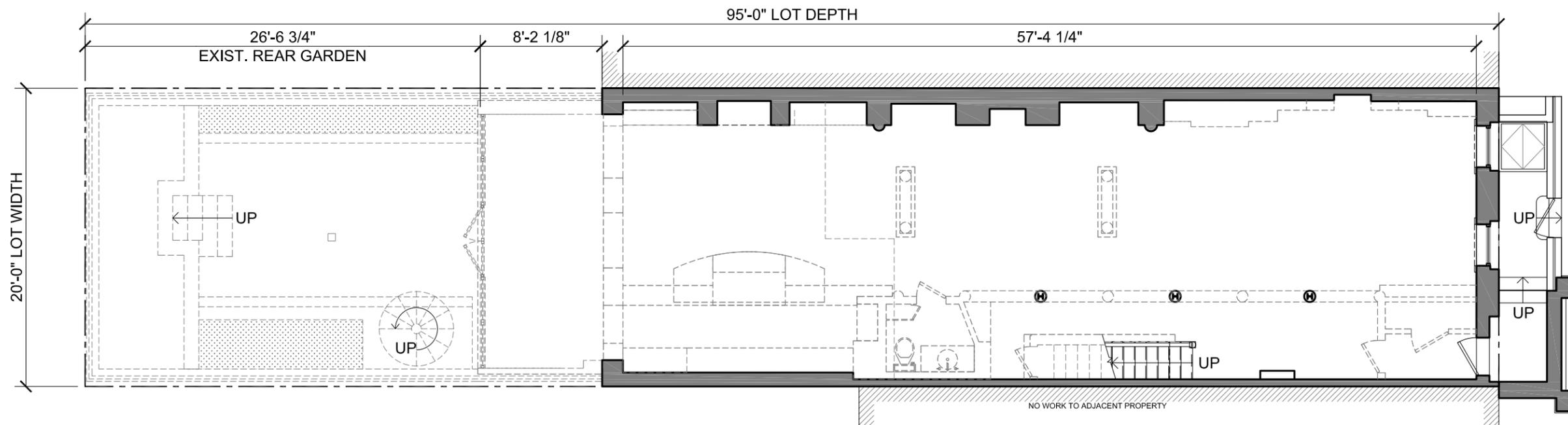
EXISTING - CELLAR FLOOR PLAN/ SCALE 1/8" = 1'-0"

LEGEND:

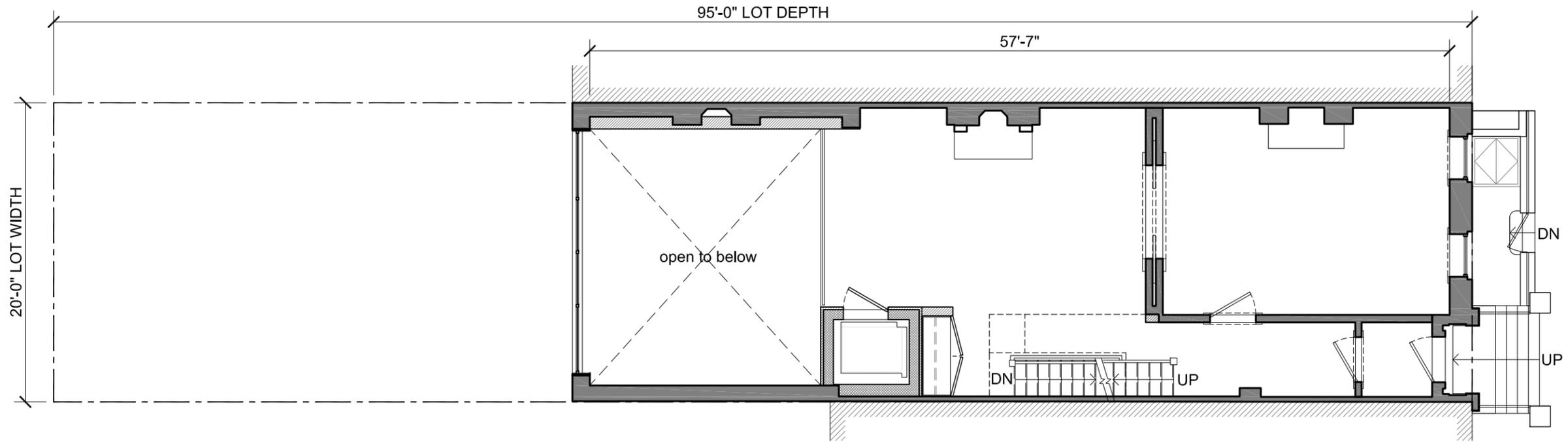
area of new extension



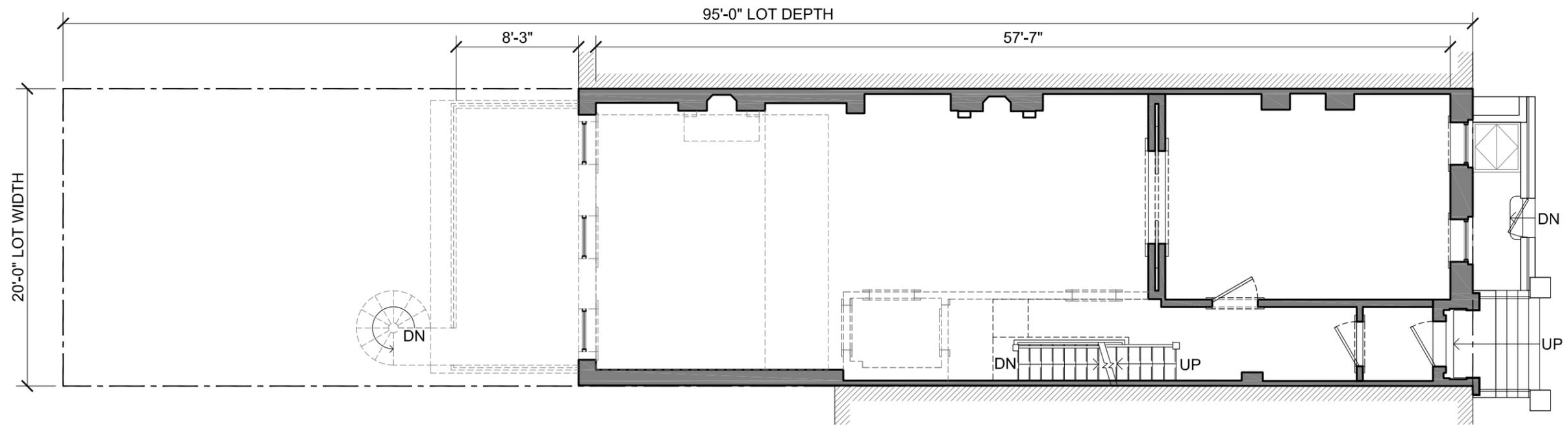
PROPOSED - BASEMENT FLOOR PLAN: SCALE 1/8" = 1'-0"



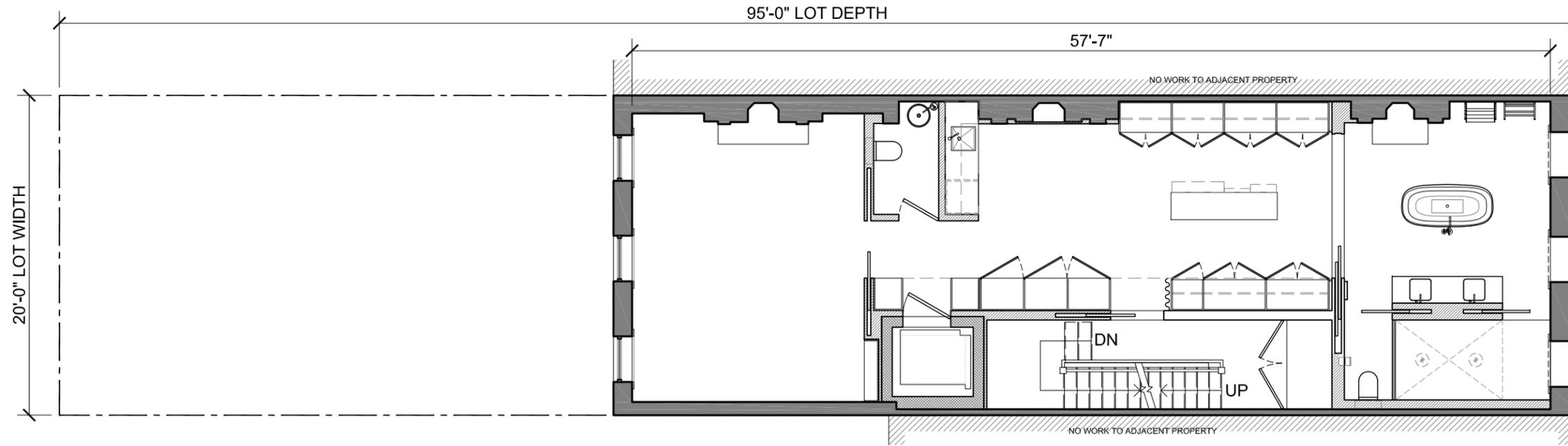
EXISTING - BASEMENT FLOOR PLAN: SCALE 1/8" = 1'-0"



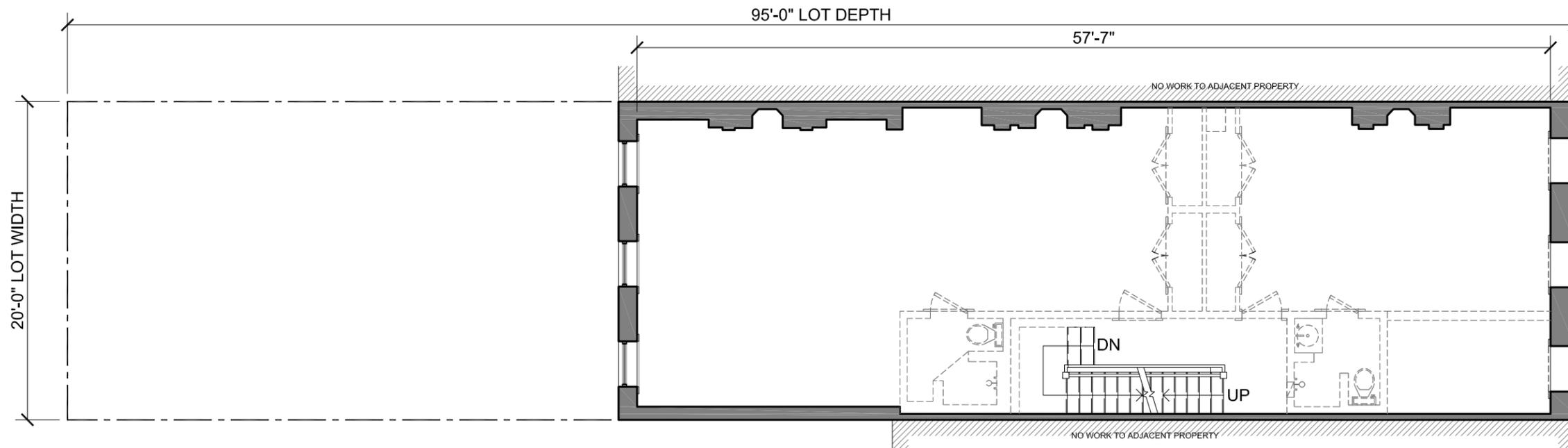
PROPOSED - FIRST FLOOR PLAN: SCALE 1/8" = 1'-0"



EXISTING - FIRST FLOOR PLAN: SCALE 1/8" = 1'-0"



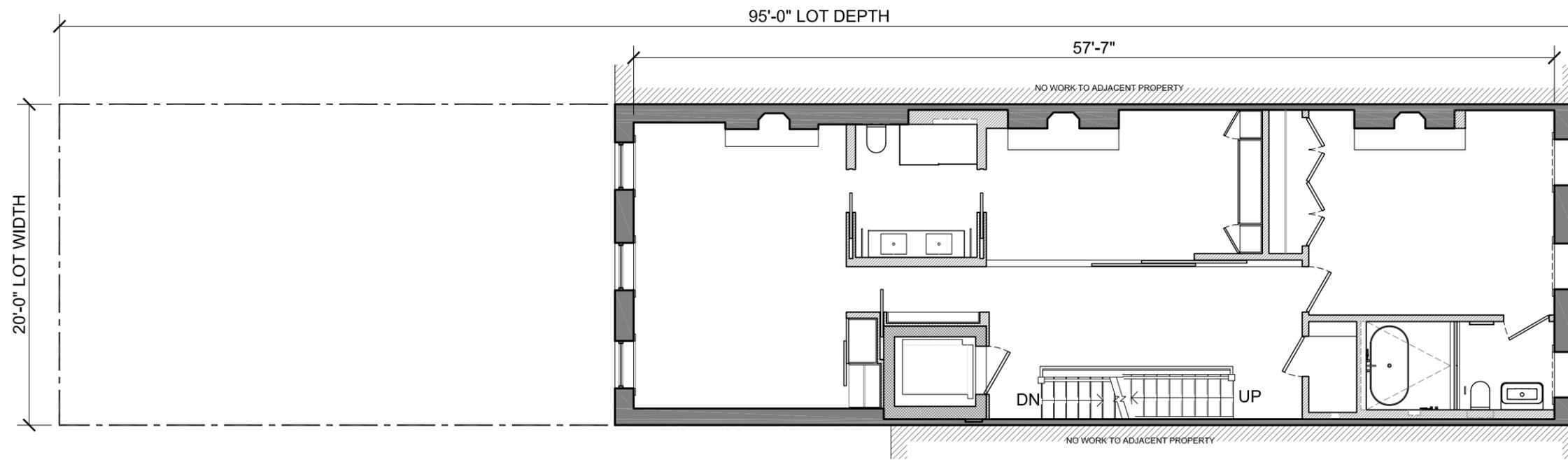
PROPOSED - SECOND FLOOR PLAN: SCALE 1/8" = 1'-0"



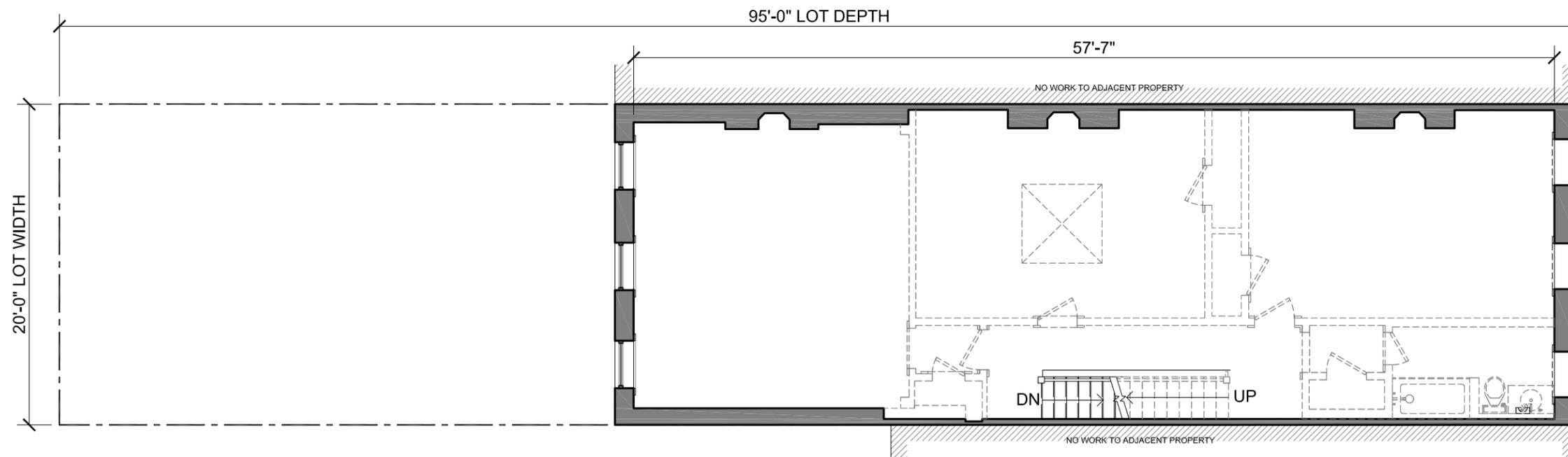
EXISTING - SECOND FLOOR PLAN: SCALE 1/8" = 1'-0"

LEGEND:

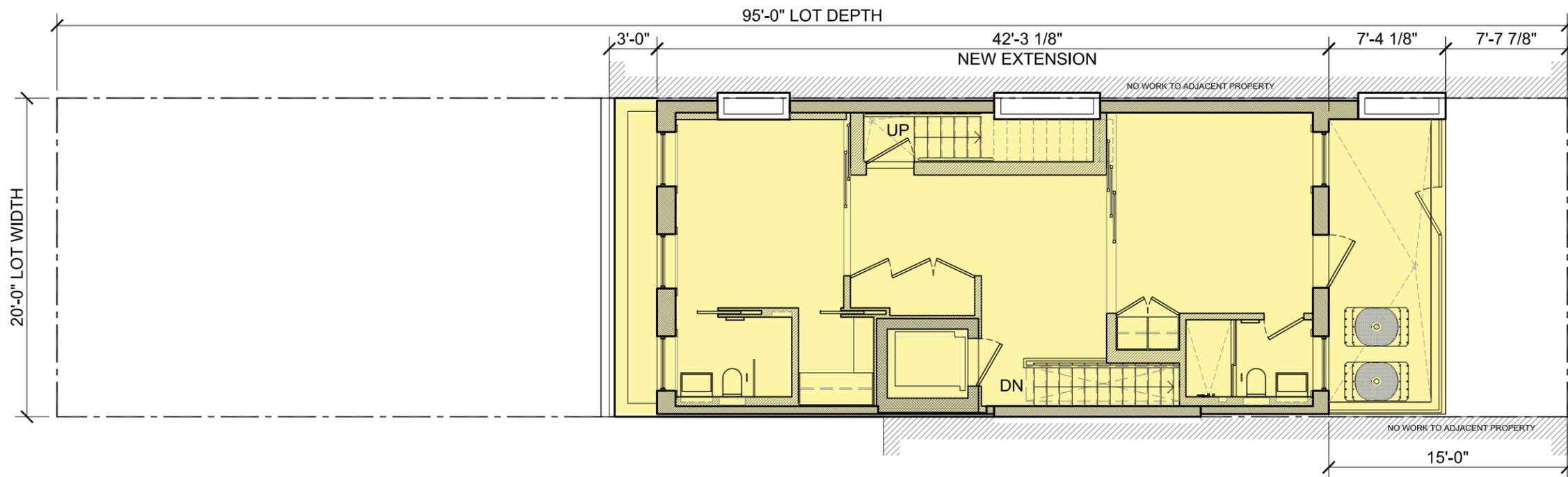
area of new extension



PROPOSED - THIRD FLOOR PLAN: SCALE 1/8" = 1'-0"

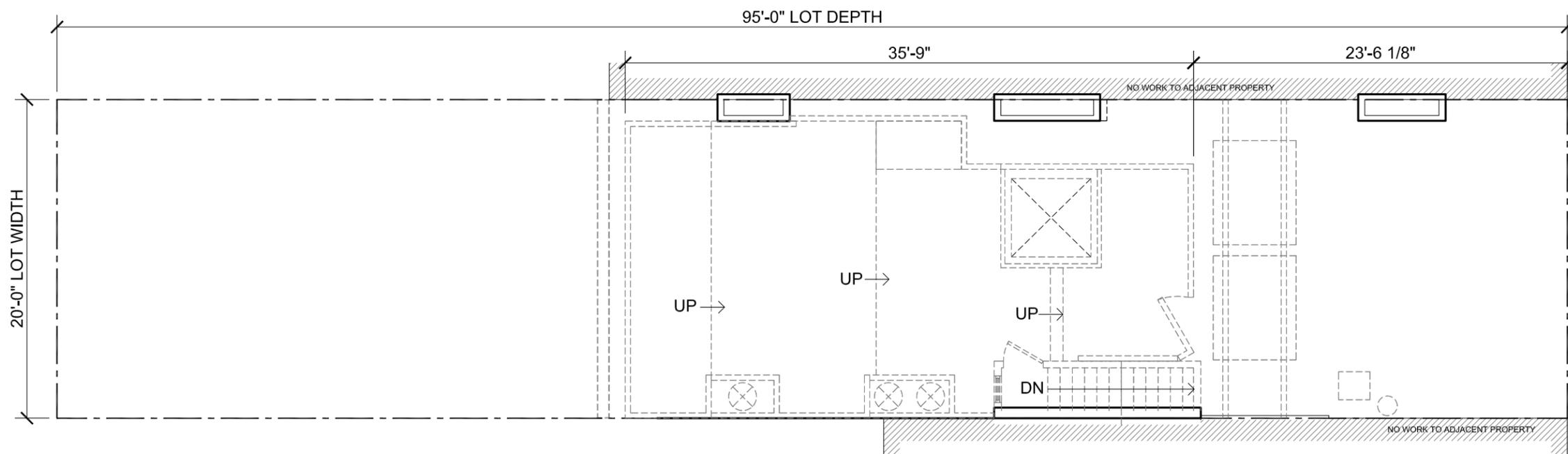


EXISTING - THIRD FLOOR PLAN: SCALE 1/8" = 1'-0"



LEGEND:
 area of new extension

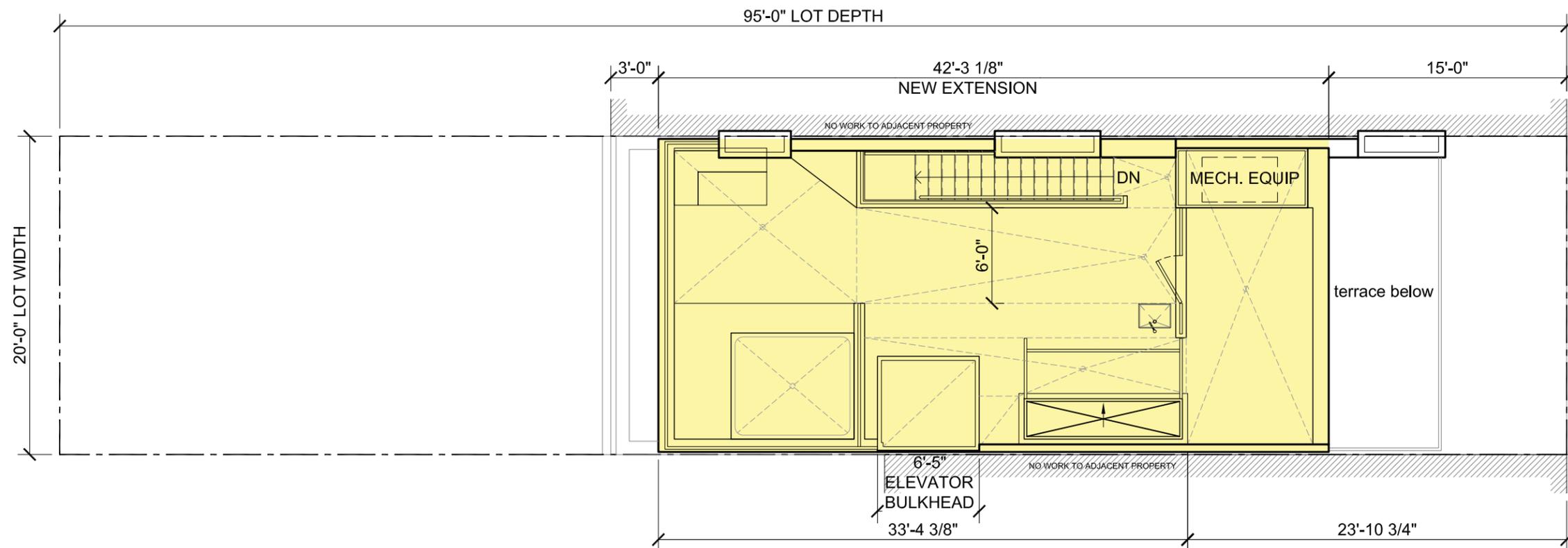
PROPOSED - FOURTH FLOOR PLAN: SCALE 1/8" = 1'-0"



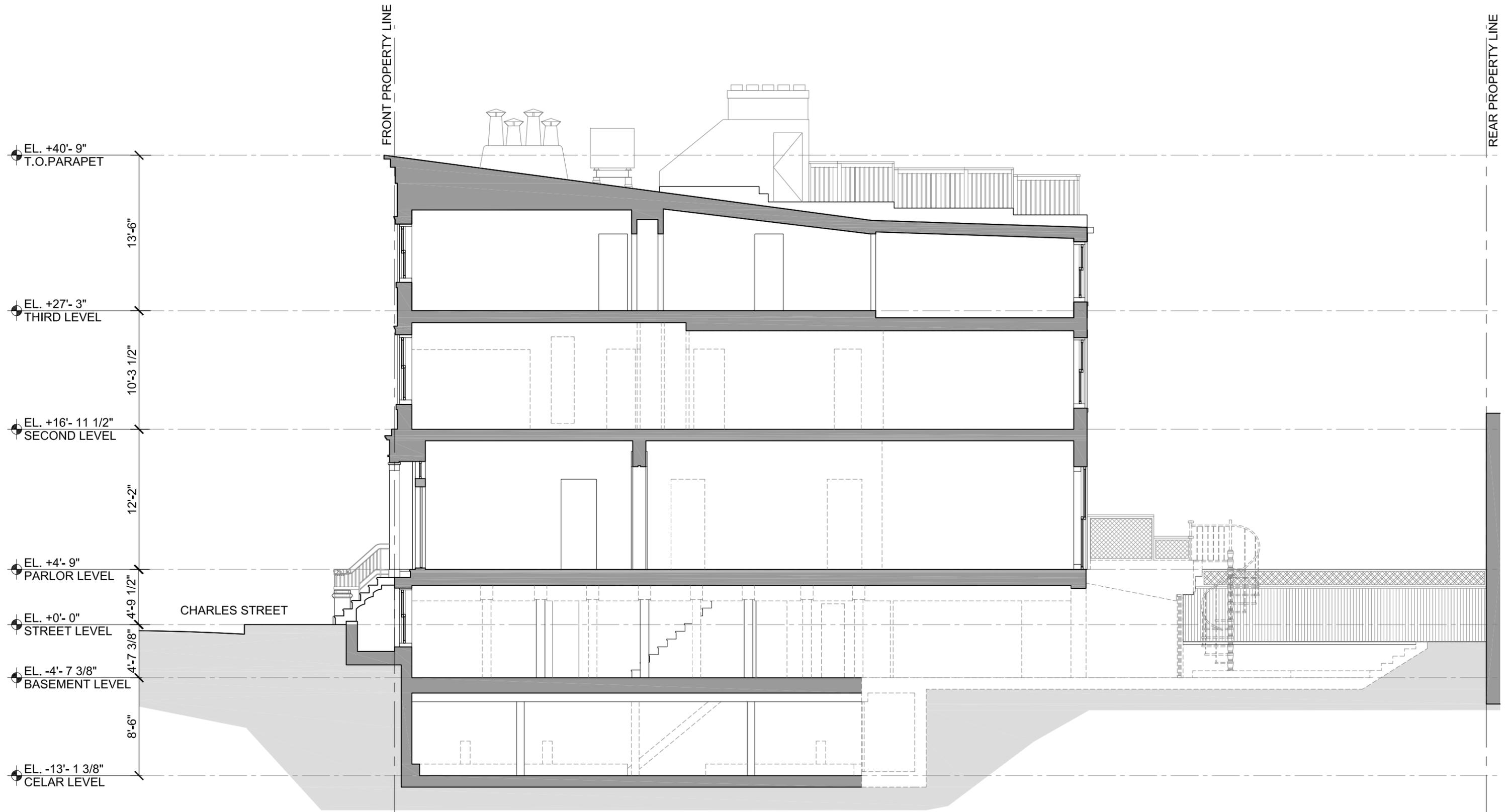
EXISTING - FOURTH FLOOR PLAN: SCALE 1/8" = 1'-0"

LEGEND:

area of new extension



ROOF PLAN: SCALE 1/8" = 1'-0"





PROPOSED BUILDING SECTION: 1/8" = 1'-0"

GENERAL NOTES

- THE GOVERNING CODE FOR THIS PROJECT IS THE NEW YORK CITY BUILDING CODE, 2014 EDITION. THIS CODE PRESCRIBES WHICH EDITION OF EACH REFERENCED STANDARD APPLIES TO THIS PROJECT.
- TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL DRAWINGS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
- CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- THE STRUCTURAL DOCUMENTS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DOCUMENTS. USE THESE NOTES IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS. IF A CONFLICT EXISTS, THE MORE STRINGENT GOVERNS.
- SEE PROJECT SPECIFICATIONS FOR TESTING. SEE THE STRUCTURAL INSPECTION SECTION OF NOTES FOR BUILDING CODE INSPECTION REQUIREMENTS.
- DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE ONLY PICTORIAL. SEE THE ARCHITECTURAL AND M.E.P. DRAWINGS FOR THE SIZE AND LOCATION OF OPENINGS IN THE STRUCTURE.
- CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING BIDDING SHALL IMMEDIATELY NOTIFY THE ARCHITECT. THE ARCHITECT WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS AND DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS; USE ONLY PRINTED DIMENSIONS. ELECTRONIC DRAWINGS SHOULD NOT BE ASSUMED TO BE DRAWN TO SCALE. REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. DO NOT CHANGE SIZE OR LOCATION OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE STRUCTURAL ENGINEER OF RECORD.
- THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC FROM HARM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND JOBSITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.
- THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING, INCLUDING, BUT NOT LIMITED TO, MASONRY WALLS. WHEREVER THE CONTRACTOR IS UNSURE OF THESE REQUIREMENTS, THE CONTRACTOR SHALL RETAIN A NEW YORK STATE LICENSED ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.
- FOOTING SIZES AND REINFORCING ARE BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 4,000 PSF. CONTRACTOR IS TO VERIFY SOIL CAPACITIES AT FOUNDATION LOCATIONS.
- ALL FOOTINGS SHALL BEAR ON NATURAL SOIL OR PROPERLY COMPACTED FILL PER THE GEOTECHNICAL REPORT.

UNDERPINNING GENERAL NOTES

- ALL WORK TO CONFORM TO NYC BUILDING CODE 2014.
- CONTRACTOR SHALL PROTECT AND MAINTAIN STABILITY OF STRUCTURE BEING UNDERPINNED AND ADJACENT STRUCTURES.
- ALL CONCRETE USED SHALL OBTAIN A 28-DAY CONCRETE COMPRESSIVE STRENGTH OF 4000 PSI.
- ALL DRY-PACK TO CONSIST OF GRADE B NON-SHRINK GROUT PREPARED IN ACCORDANCE WITH ASTM C1107 AND REACHING A 28-DAY COMPRESSIVE STRENGTH OF 7,000 PSI.
- CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT TESTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT COMPRESSION TEST.
- THE UNDERPINNING DESIGN IS BASED ON THE ASSUMPTION THAT ALL EXISTING BUILDINGS ARE FOUNDED ON CONTINUOUS MASONRY WALL FOOTINGS.
- ALL UNDERPINNING SHALL BEAR ON UNDISTURBED DRY SUB-GRADE. PROVIDE POSITIVE DE-WATERING AHEAD OF THE UNDERPINNING PIT EXCAVATION. MAINTAIN A DRY STABLE SUB-GRADE. DO NOT EXCAVATE IN THE WET.
- PROVIDE TIMBER BOX PER DETAIL 7/SOE-310 AT LOCATIONS WHERE EXCAVATION WILL EXTEND 4'-0" BELOW THE GRADE ON EITHER SIDE OF THE UNDERPINNED WALL AND AT LOCATIONS WHERE LOOSE OR UNSTABLE SOILS ARE FOUND. DO NOT EXCAVATE MORE THAN 2'-0" BEFORE INSTALLING TIMBER LAGGING. LEAVE 1 1/2" LOUVER BETWEEN LAGGING BOARDS AND IMMEDIATELY BACKPACK VOIDS BEHIND THE LAGGING.
- THE MAXIMUM WIDTH FOR ANY PARTICULAR UNDERPINNING SECTION SHALL BE 3'-0".
- ONLY PITS HAVING THE SAME ALPHABETIC DESIGNATION SHALL BE OPEN AT ANY ONE TIME.
- PITS OF THE NEXT ALPHABETIC DESIGNATION SHALL NOT BE EXCAVATED UNTIL ALL PITS OF THE PREVIOUS ALPHABETIC DESIGNATION HAVE BEEN WEDGED AND DRY-PACKED.
- PITS OF THE SAME ALPHABETIC DESIGNATION ALONG THE SAME WALL SHALL BE LOCATED A MINIMUM OF 12'-0" APART.
- IF CONTRACTOR ELECTS TO USE A DIFFERENT PIT EXCAVATION SEQUENCE THAN THAT SHOWN ON THE CONTRACT DRAWINGS, THE CONTRACTOR MUST SUBMIT THE ALTERNATE PIT EXCAVATION SEQUENCE TO THE E.O.R. FOR REVIEW.
- SEQUENCE UNDERPINNING WORK SUCH THAT PITS ARE EXCAVATED, CONCRETED, AND DRY-PACKED DURING THE SAME WORK WEEK. DO NOT LEAVE PITS OPEN OVER WEEKEND OR HOLIDAYS.

SURFACE WATER CONTROL

- CONTROL SURFACE WATER AT THE PERIMETER OF THE EXCAVATION TO PREVENT WATER FROM COLLECTING AND PONDING ON THE EXPOSED SUBGRADES AND BACKFILL SURFACES.
- GRADE ADJACENT AREAS TO PREVENT SURFACE WATER RUNOFF FROM ENTERING EXCAVATION.
- DESIGN AND PLACE TRENCHES, SUMPS, AND PUMPS TO PREVENT SURFACE WATER FROM RUNNING ONTO PREPARED FOOTING SUBGRADES AND FLOOR SUBGRADES.

WOOD CONSTRUCTION

- ALL WOOD CONSTRUCTION AND CONNECTIONS SHALL CONFORM TO AITC "AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" MANUAL, AND THE "NATIONAL DESIGN SPECIFICATIONS" FOR WOOD CONSTRUCTION, 2005 EDITION, AND THE 2008 NEW YORK STATE BUILDING CODE.
- ALL MEMBER SIZES ARE TO BE AS SHOWN ON DRAWINGS, AND WITH THE FOLLOWING MINIMUM PROPERTIES:

MEMBER	SPECIES Fb	(PSI)	E
TIMBER BOX	DOUGLAS FIR NO. 1	1,300	1,400,000
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- ALL BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO ASTM A307. USE WASHERS BETWEEN WOOD AND ALL BOLT HEADS AND NUTS
- ALL METAL WOOD CONNECTORS SHALL BE GALVANIZED AND SHALL BE MANUFACTURED BY SIMPSON STRONG TIE CO., OR APPROVED EQUAL.

REINFORCED CONCRETE

- COMPLY WITH ACI 301 AND 318
- PROVIDE STRUCTURAL CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE DESIGN STRENGTH IN 28 DAYS AS FOLLOWS:

ELEMENT	STRENGTH
FOOTING AND FOUNDATION WALL	4000 PSI
- USE NORMAL WEIGHT CONCRETE FOR ALL WORK U.O.N.
- PROVIDE ASTM A-615 GRADE 60 REINFORCING STEEL. REINFORCING SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE, WITH APPROPRIATE BAR SUPPORTS AND SPACERS. LAP CONTINUOUS REINFORCING 48 BAR DIA. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN (U.O.N.). HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS, U.O.N. PROVIDE COVER OVER REINFORCING AS FOLLOWS:

ELEMENT	BOTTOM	TOP	SIDES
FOOTING AND FOUNDATION WALL	3"	2"	3"
- PROVIDE REINFORCING STEEL PLACER WITH A SET OF STRUCTURAL DRAWINGS FOR FIELD REFERENCE. INSPECT REINFORCING STEEL PLACING FROM STRUCTURAL DRAWINGS.

STRUCTURAL STEEL

- FABRICATE AND ERECT STRUCTURAL STEEL IN CONFORMANCE WITH AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH COMMENTARY, AND ALL OSHA REQUIREMENTS.
- STRUCTURAL STEEL SHAPES SHALL BE FABRICATED FROM THE FOLLOWING MATERIALS:
 - ROLLED W AND WT SHAPES: ASTM A992, GRADE 50.
 - ROLLED M, S, C AND MC SHAPES AND ANGLES: ASTM A36, FY=36 KSI.
 - PLATES AND BARS: ASTM A36, FY=36 KSI
- A325 BOLTS SHALL COMPLY WITH "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", INCLUDING COMMENTARY.
- ANCHOR RODS SHALL BE ASTM F1554 GRADE 55 WITH SUPPLEMENTARY REQUIREMENT S1. HOOKED OR ANCHOR RODS SHALL BE A449, TYPE 1, THREADED WITH NUTS AND WASHERS EACH END.
- DO NOT SPLICE STRUCTURAL STEEL MEMBERS EXCEPT WHERE INDICATED ON THE DRAWINGS.
- SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR MISCELLANEOUS STEEL NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- REFER TO ARCHITECTURAL DRAWINGS AND PROJECT SPECIFICATIONS FOR PAINTING AND FIREPROOFING OF STRUCTURAL STEEL. DO NOT PAINT STEEL SURFACES IN CONTACT WITH CONCRETE OR FIREPROOFING.
- ALL SHOP AND FIELD WELDING SHALL CONFORM TO THE AWS D1.1 STRUCTURAL WELDING CODE BY THE AMERICAN WELDING SOCIETY. USE E70 SERIES WELDING ELECTRODES, U.O.N. WHERE NECESSARY, REMOVE GALVANIZING OR PRIMER PRIOR TO WELDING.

CHEMICAL ADHESIVE FOR ANCHORING REINFORCING BARS, THREADED BARS AND ANCHOR BOLTS

- USE AN EPOXY, ACRYLIC OR POLYESTER RESIN ADHESIVE SYSTEM SUCH AS THE HILTI HIT HY150, ITW RAMSBET/RED HEAD EPCON A7 OR C6 INJECTION SYSTEM, POWERS POWER-FAST + SYSTEM, SIMPSON STRONG-TIE AT OR ET, ALLIED FASTENER ALLIED +, OR ACCEPTED EQUIVALENT. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR USE AND INSTALLATION.
- CONFIRM THE ABSENCE OF REINFORCING STEEL BY DRILLING A 1/4" DIAMETER PILOT HOLE FOR EACH ANCHOR. DO NOT CUT REINFORCING STEEL WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
- REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR APPROPRIATE DRILL SIZE. THOROUGHLY CLEAN HOLE INCLUDING REMOVAL OF DUST PRIOR TO FILLING WITH EPOXY.
- PROVIDE ANCHOR EMBEDMENT, SPACING AND EDGE DISTANCE AS SHOWN ON THE DRAWINGS.
- THREADED RODS ARE A-36 GALVANIZED STEEL, U.O.N.

SURVEY AND MONITORING

- THE OWNER SHALL PERFORM A PRE-CONSTRUCTION CONDITION SURVEY OF THE ADJACENT BUILDINGS. RESULTS OF THE SURVEY WILL BE AVAILABLE FOR THE CONTRACTOR'S INFORMATION.
- THE EXISTING BUILDINGS AND WALLS SHALL BE OPTICALLY MONITORED FOR LATERAL AND VERTICAL MOVEMENT.
- INSTALL CRACK GAGES AT JUNCTIONS OF UNDERPINNED WALLS AND ADJACENT BUILDINGS AS WELL AS AT LOCATIONS WHERE THE BUILDING EXTENSION MEETS THE MAIN BUILDING.
- TAKE BASE LINE READINGS OF GAGES PRIOR TO EXCAVATION AND A MINIMUM OF TWICE A WEEK AFTER EXCAVATION AND UNDERPINNING HAS BEGUN.
- BUILDING MOVEMENT CRITERIA:
 - IF MOVEMENT REACHES 1/4" CONTACT PROJECT MANAGER.
 - IF MOVEMENT REACHES 1/2" INFORM THE PROJECT MANAGER AND STOP WORK. SUBMIT REVISED WORK PROCEDURES AND REMEDIATION PLAN. THE WORK SHALL NOT RESUME UNTIL APPROVED BY THE PROJECT MANAGER.

CAST IN PLACE CONCRETE

- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE, ACI 318, LATEST EDITION.
- ALL CONCRETE FOR CAST IN PLACE WORK SHALL BE STONE CONCRETE WITH THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTH: 4,000 PSI.
- NO ADMIXTURES SHALL BE ALLOWED WITHOUT PRIOR REVIEW AND ACCEPTANCE BY THE ENGINEER.
- ALL REQUIREMENTS FOR BATCHING, MIXING, FINISHING, CURING ETC. SHALL BE AS PER ACI 301.
- NO CONCRETE TO BE CAST ON ORGANIC MATERIAL, FROZEN GROUND, MUD, SOFT CLAYS OR OTHER OBJECTIONABLE OR UNAPPROVED MATERIALS.
- CONTRACTOR SHALL TAKE ALL NECESSARY DE-WATERING PRECAUTIONS TO PROPERLY CAST NEW WORK IN AREAS WITH HIGH WATER TABLE.
- CONCRETE PROTECTION FOR REINFORCEMENT:
- MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT AS PER LATEST EDITION OF ACI 318 AND AS SPECIFIED BELOW:

- CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
- EXPOSED TO EARTH OR WEATHER:
- # 6 THRU # 18 BARS: 2"
- #5, W31 OR D31 WIRE, AND SMALLER: 1-1/2"
- NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND (FOR SLABS, WALLS, & JOISTS):
- #14 THRU #18 BARS: 1-1/2"

R.G. #11 AND SMALLER: 3/4"

SPECIAL STRUCTURAL INSPECTIONS PLAN

- SPECIAL INSPECTIONS SHALL BE PERFORMED BY A SPECIAL INSPECTOR AS DEFINED BY THE NYC BUILDING CODE IN ACCORDANCE WITH CHAPTER 17 OF THE CODE.
- FORM TR-1 SHALL BE FILED WITH THE NEW YORK CITY DEPARTMENT OF BUILDINGS BY THE SPECIAL INSPECTOR IN RESPONSIBLE CHARGE OF THE INSPECTIONS.
- THE STRUCTURAL ELEMENTS REQUIRING SPECIAL INSPECTIONS ARE AS FOLLOWS:

INSPECTION ITEMS

INSPECTION ITEMS	B.C. SECTION/TABLE
STRUCTURAL STEEL - WELDING	TABLE 1704.3.1
STRUCTURAL STEEL - ERECTION & BOLTING	TABLE 1704.3.2, 1704.3.3
CONCRETE (CAST-IN-PLACE)	TABLE 1704.4
SOIL	SECT 1704.7.2
STRUCTURAL SAFETY AND STABILITY	SECT 1704.19
EXCAVATION - SHEETING, SHORING AND BRACING	BC 3304.4.1
PROGRESS INSPECTIONS	B.C. SECTION/TABLE
FOOTING AND FOUNDATION FRAMING INSPECTION	BC 109.3.1 BC 109.3.3

PROFESSIONAL STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEVE AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

UNDERPINNING SEQUENCING

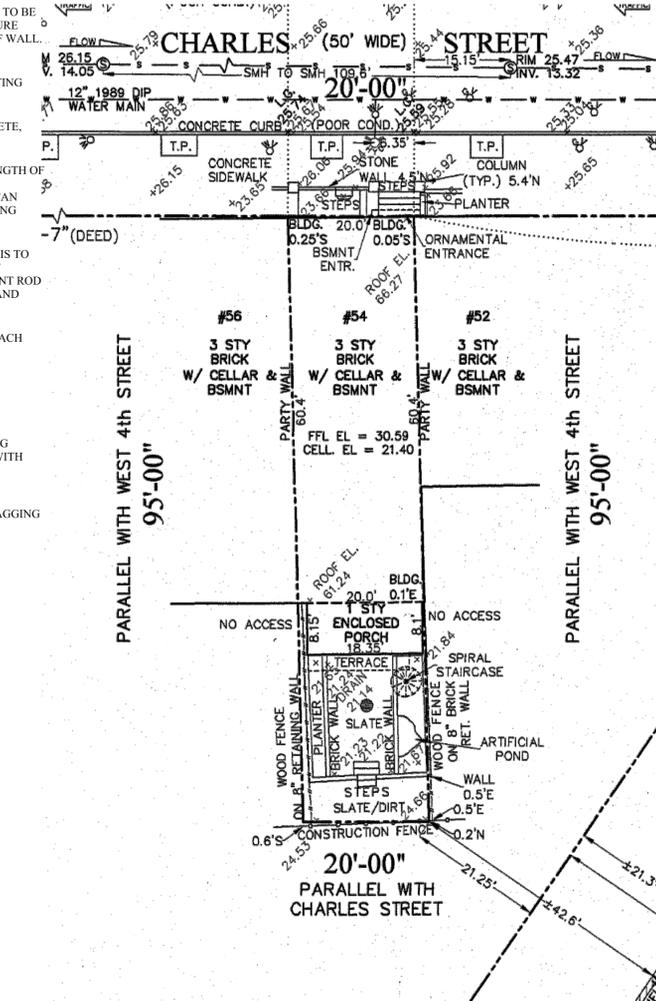
- EXCAVATE PITS LABELED "A" ON PLAN. PROVIDING SOIL SHORING BOX AS REQUIRED.
- CAREFULLY EXCAVATE THE LAST SIX INCHES OF SOIL USING HAND SHOVELS TO MINIMIZE DISTURBANCE.
- REMOVE ALL LOOSE MATERIAL FROM BOTTOM OF EXISTING FOUNDATION TO BE UNDERPINNED. USE WIRE BRUSH TO REMOVE ALL DIRT IN ORDER TO ENSURE PROPER BOND TO NEW UNDERPINNING. REPAIR AND RE-POINT BOTTOM OF WALL.
- THE ENGINEER RESPONSIBLE FOR THE CONTROLLED INSPECTION OF THE UNDERPINNING SHALL INSPECT AND APPROVE THE SUB-GRADE AND EXISTING FOOTING CONDITION PRIOR TO CASTING CONCRETE.
- PLACE REINFORCING STEEL, FORM UNDERPINNING PIER AND CAST CONCRETE, VIBRATING TO ENSURE NO VOIDS ARE PRESENT WITHIN CONCRETE.
- ALLOW CONCRETE TO CURE FOR 7 DAYS TO REACH A COMPRESSIVE STRENGTH OF 2,500 PSI. IF COMPRESSION TESTS ARE PERFORMED INDICATING REQUIRED COMPRESSIVE STRENGTH HAS BEEN REACHED EARLY THE CONTRACTOR CAN MOVE ON TO THE NEXT STEP AFTER A MINIMUM OF 48 HOURS AFTER CASTING PIER
- INSTALL DRY PACK. DRY PACK INSTALLATION: MIXED DRY-PACK GROUT IS TO REACH A CONSISTENCY FROM WHICH A BALL CAN BE FORMED WHILE NOT CRUMBLING. THE DRY-PACK MUST BE RAMMED INTO PLACE USING A BLUNT ROD TO SUFFICIENTLY FILL ALL VOIDS BETWEEN THE EXISTING FOUNDATION AND UNDERPINNING PIER AND PREVENT SLOUGHING OF DRY-PACK MATERIAL.
- ALLOW DRY-PACK TO CURE PER MANUFACTURER'S REQUIREMENTS TO REACH 4000 PSI (24 HOURS MINIMUM).
- REPEAT PROCEDURE AT NEXT LETTERED UNDERPINNING PHASE.

SOILDER PILES, SOIL SHORING AND SOIL SLOPING

- DRILL SHAFTS FOR SOLDIER PILES AND INSTALL SOLDIER PILES PROVIDING CONCRETE IN SHAFT UP TO BOTTOM OF EXCAVATION. BACK FILL SHAFT WITH GRAVEL FROM TOP OF GROUT TO TOP OF EXISTING GRADE.
- BEGIN EXCAVATION INSTALLING TIMBER LAGGING BETWEEN PILES AS EXCAVATION PROCEEDS, IMMEDIATELY BACKPACK VOIDS BEHIND THE LAGGING AS REQUIRED.
- CONTINUE EXCAVATE SITE AND INSTALLATION OF LAGGING DOWN TO ELEVATION OF STEEL HORIZONTAL BRACES AND WAILERS.
- INSTALL STEEL WAILERS AND BRACES PER PLANS.

DRAWING LIST

- SOE-100.00 UNDERPINNING AND SOE GENERAL NOTES
- SOE-200.00 SHORING AND UNDERPINNING PLANS
- SOE-300.00 SHORING AND UNDERPINNING SECTIONS
- SOE-310.00 SHORING AND UNDERPINNING SECTIONS AND DETAILS



SITE PLAN (SITE PLAN/SURVEY PROVIDED BY AREK SURVEYING, P.C.)

ENERGY ANALYSIS FOR BUILDING UNDERPINNING		
ITEM DESCRIPTION	PROPOSED DESIGN VALUE	ECC OF NYC BUILDING ENVELOPE REQUIREMENTS CODE PRESCRIBED VALUE
UNDERPINNING	N/A WORK WE ARE PERFORMING WILL NOT AFFECT THE ENERGY USE OF THE BUILDING	N/A

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REVISIONS

NO.	DESCRIPTION	DATE
1.	DOB SUBMISSION	9/14/15

LEGEND/NOTES

PROJECT

PRIVATE RESIDENCE
 54 Charles Street
 New York, NY 10014

UNDERPINNING AND SOE GENERAL NOTES

SEAL & SIGNATURE	DATE:	07.20.15
	PROJECT No.:	15-086
	DRAWING BY:	TS
	CHK BY:	MK
	DWG No.:	SOE-100.00
		1 OF 4

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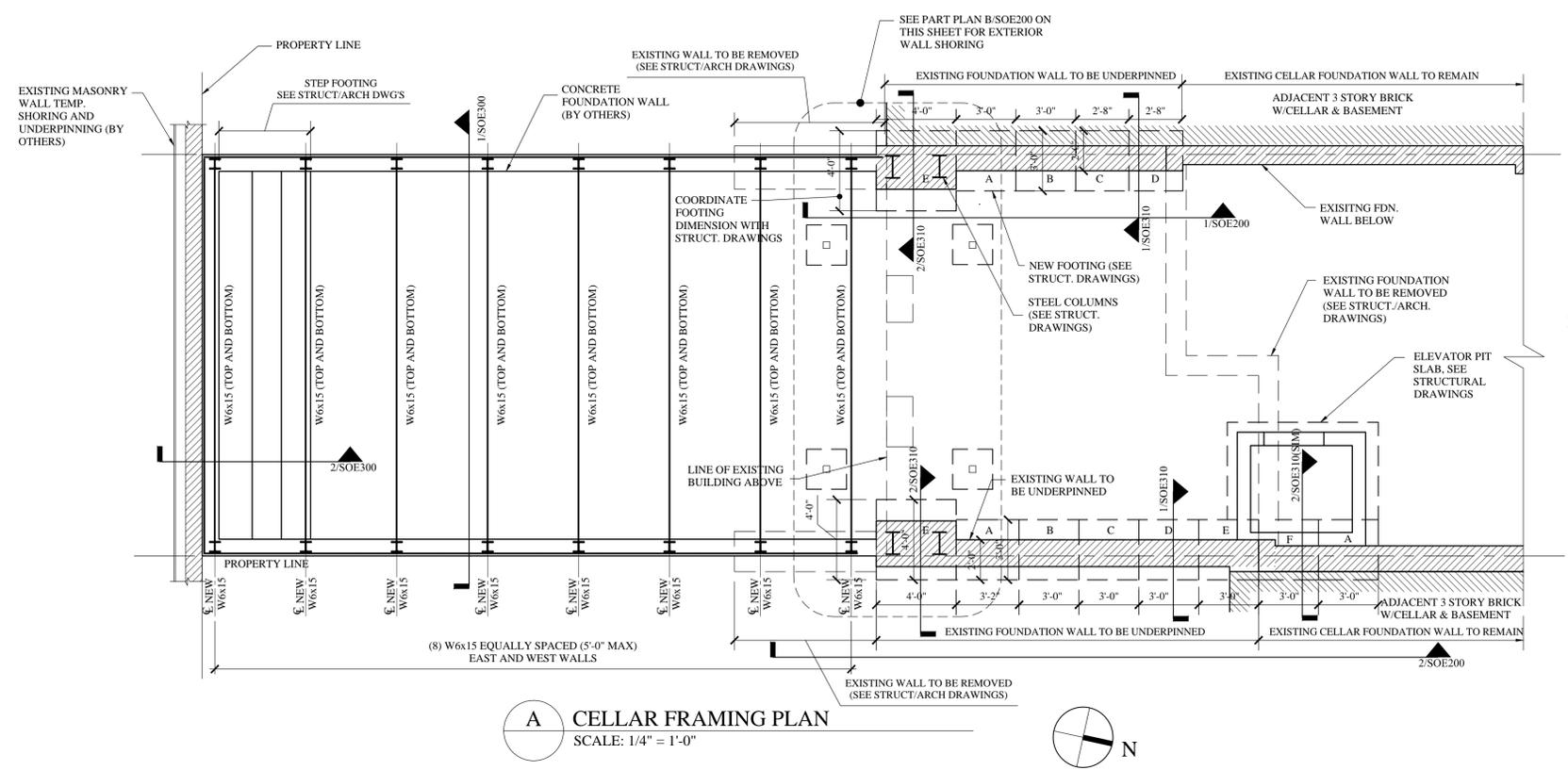
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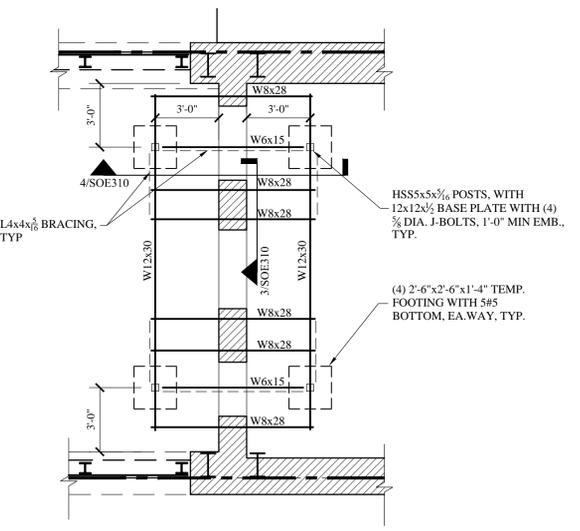
REVISIONS

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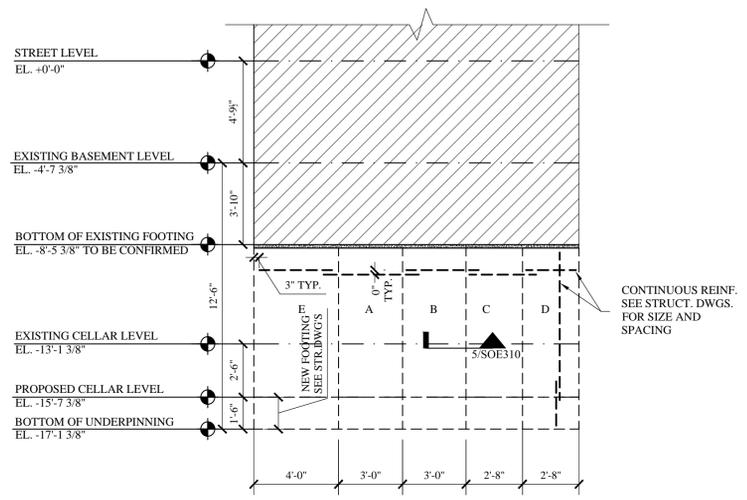
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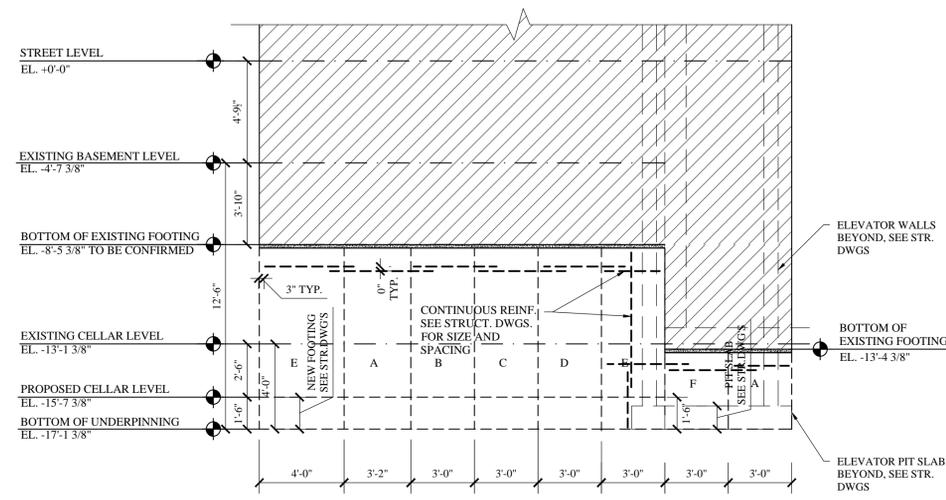
A CELLAR FRAMING PLAN
 SCALE: 1/4" = 1'-0"



B 2ND FLOOR PARTIAL SHORING PLAN
 SCALE: 1/4" = 1'-0"



1 UNDERPINNING ELEVATION - WEST WALL
 SCALE: 1/4" = 1'-0"



2 UNDERPINNING ELEVATION - EAST WALL
 SCALE: 1/4" = 1'-0"

RECOMMENDED SEQUENCE OF CONSTRUCTION:

1. EXCAVATE (4) PITS TO INSTALL NEW FOOTINGS TO SUPPORT EXTERIOR WALL SHORING. INSTALL HSS POSTS AND NEEDLE BEAMS.
2. UNDERPIN EXISTING WALL ALONG EAST AND WEST SIDE OF THE PROPERTY.
3. EXCAVATE AND INSTALL SOE ALONG EAST AND WEST WALL IN THE BACK OF THE PROPERTY.

RECOMMENDED SEQUENCE OF EXTERIOR WALL SHORING:

1. EXCAVATE PITS AND INSTALL FOOTINGS.
2. INSTALL TEMPORARY HSS POSTS. PROVIDE CROSS BRACING BETWEEN THE POSTS.
3. INSTALL CONTINUOUS W12 BEAM ALONG WALL SUPPORTED ON HSS POSTS.
4. CUT HOLE IN MASONRY PIER ABOVE FLOOR LEVEL AND INSTALL W8 NEEDLE BEAM THROUGH THE HOLE. DRYPACK ANY VOIDS BETWEEN BEAM AND BRICK WALL. REPEAT FOR ALL BEAMS.
5. FOR INSTALLATION OF NEW PERMANENT BEAMS BELOW FLOOR SLAB SEE STRUCTURAL DRAWINGS.

PROJECT
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SHORING AND UNDERPINNING PLANS

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	PROJECT No.: 15-086
	DRAWING BY: TS
	CHK BY: MK
	DWG No.: SOE-200.00

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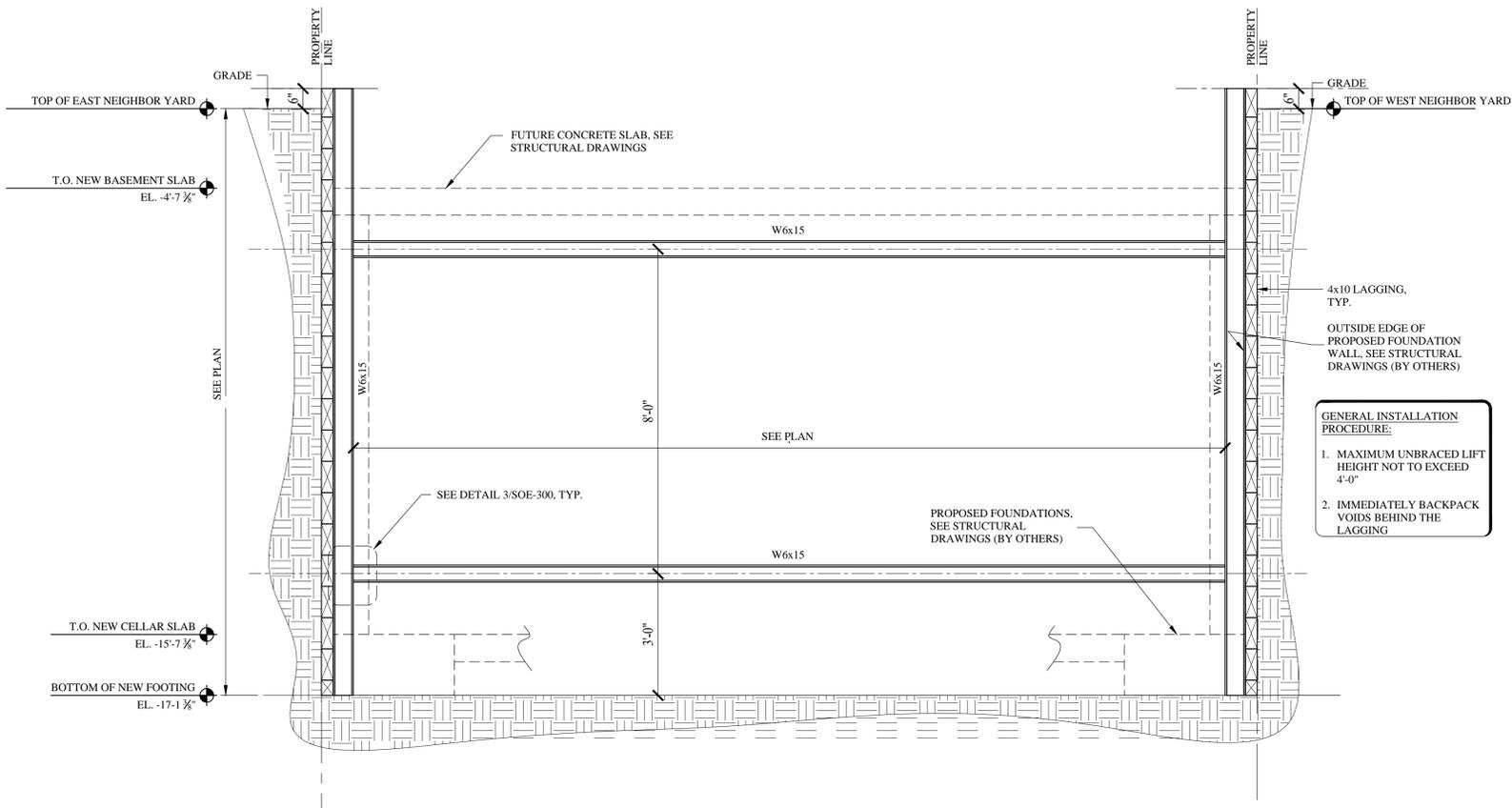
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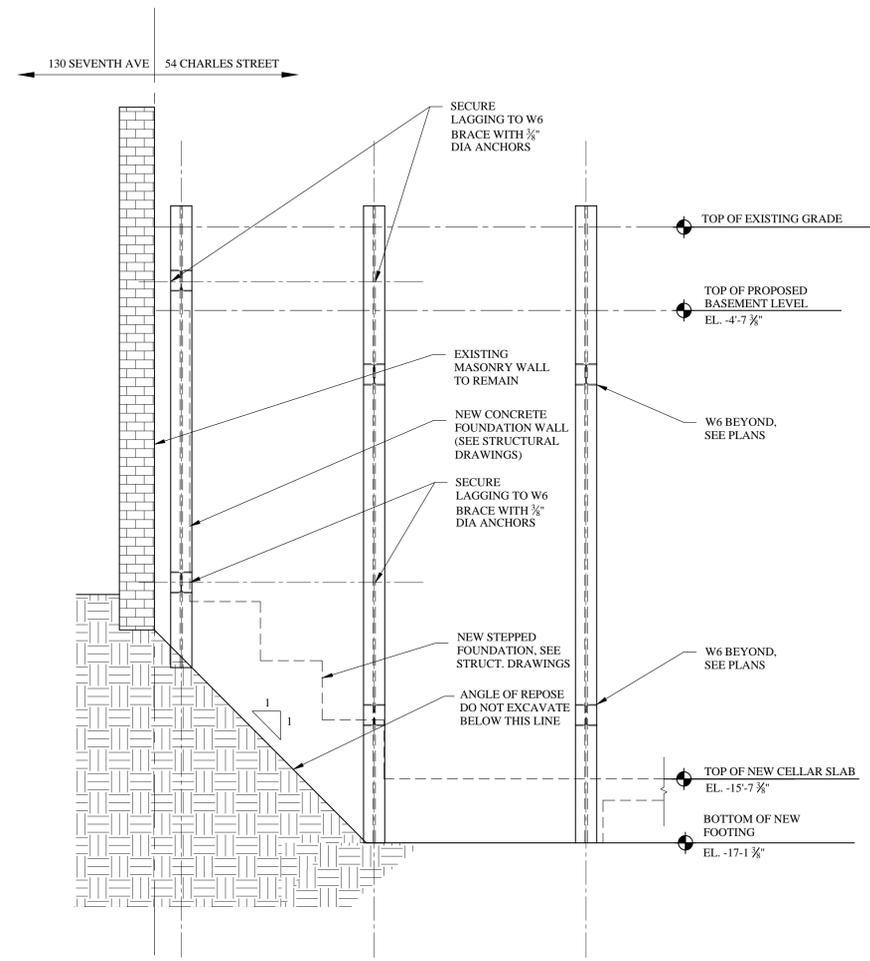
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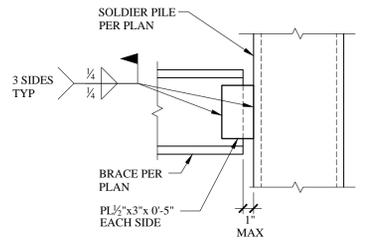


1 BRACE BOX SECTION
SCALE: 1/2"=1'-0"



2 SECTION AT SOUTH WALL
SCALE: 1/2"=1'-0"

GENERAL INSTALLATION PROCEDURE:
1. MAXIMUM UNBRACED LIFT HEIGHT NOT TO EXCEED 4'-0"
2. IMMEDIATELY BACKPACK VOIDS BEHIND THE LAGGING



1 TYP BRACE TO SOLDIER PILE
SCALE: 1-1/2"=1'-0"

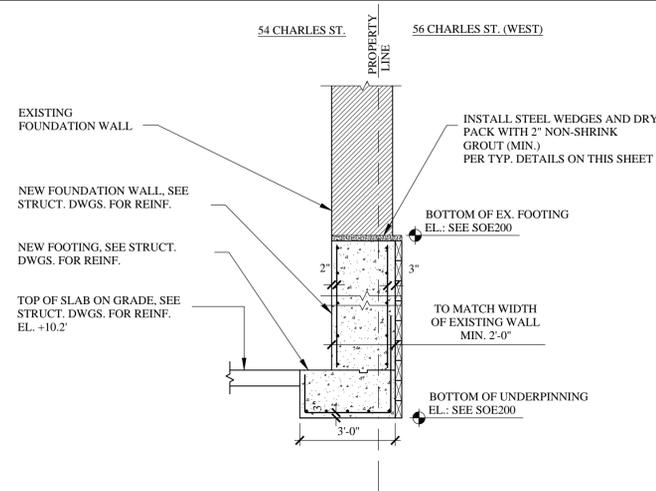
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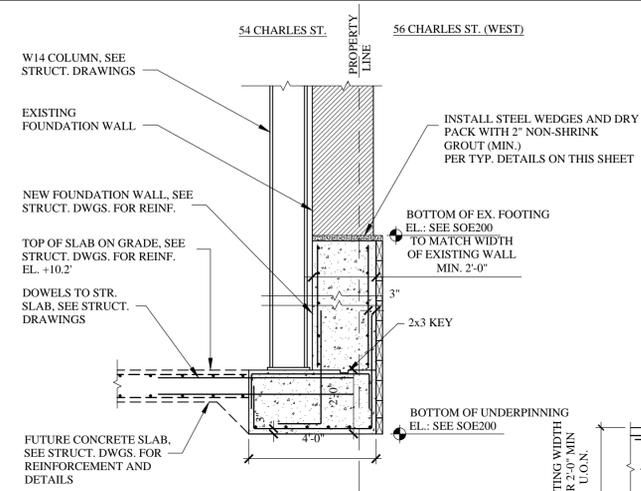
SHORING AND UNDERPINNING SECTIONS

SEAL & SIGNATURE	DATE:	07.20.15
	PROJECT No.:	15-086
	DRAWING BY:	TS
	CHK BY:	MK
	DWG No.:	

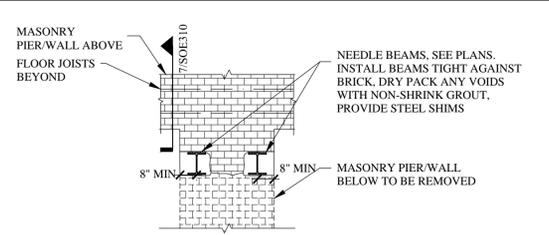
SOE-300.00



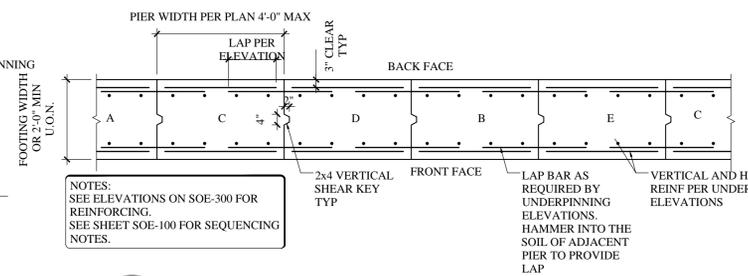
1 SECTION AT EAST AND WEST WALL
SCALE 3/8=1'-0"



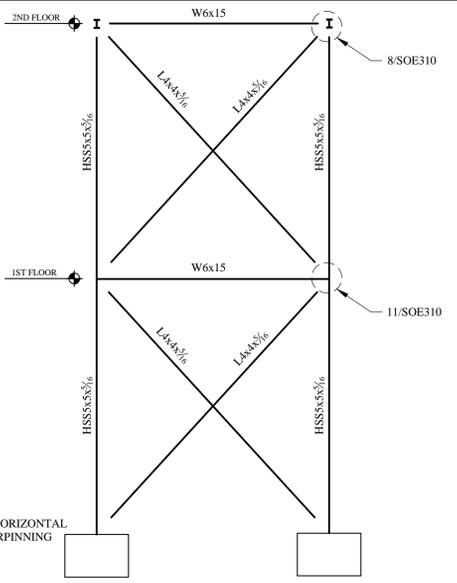
2 SECTION AT EAST AND WEST WALL
SCALE 3/8=1'-0"



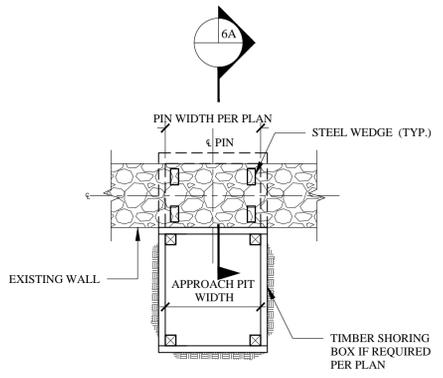
3 SECTION AT NEEDLE BEAMS
SCALE 3/8=1'-0"



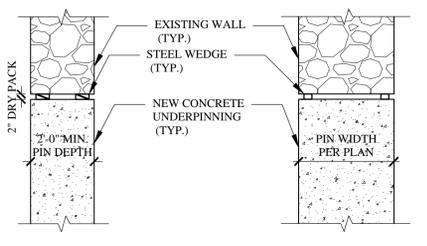
4 UNDERPINNING PIT REINFORCEMENT DETAIL
SCALE 3/8=1'-0"



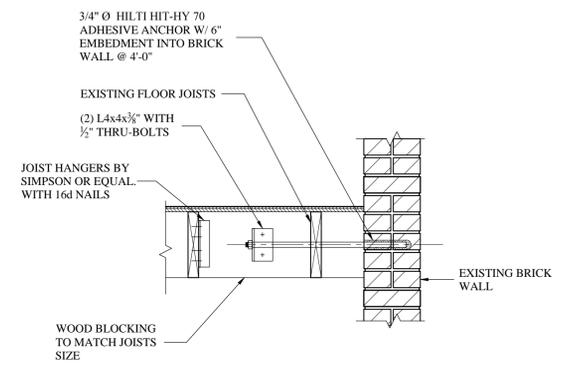
5 BRACING ELEVATION
SCALE 3/8=1'-0"



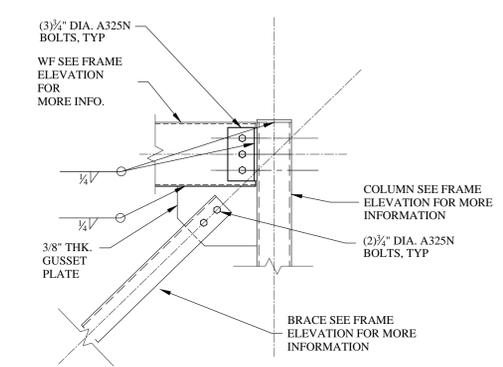
6 TYPICAL STEEL WEDGE PLAN
SCALE 3/8=1'-0"



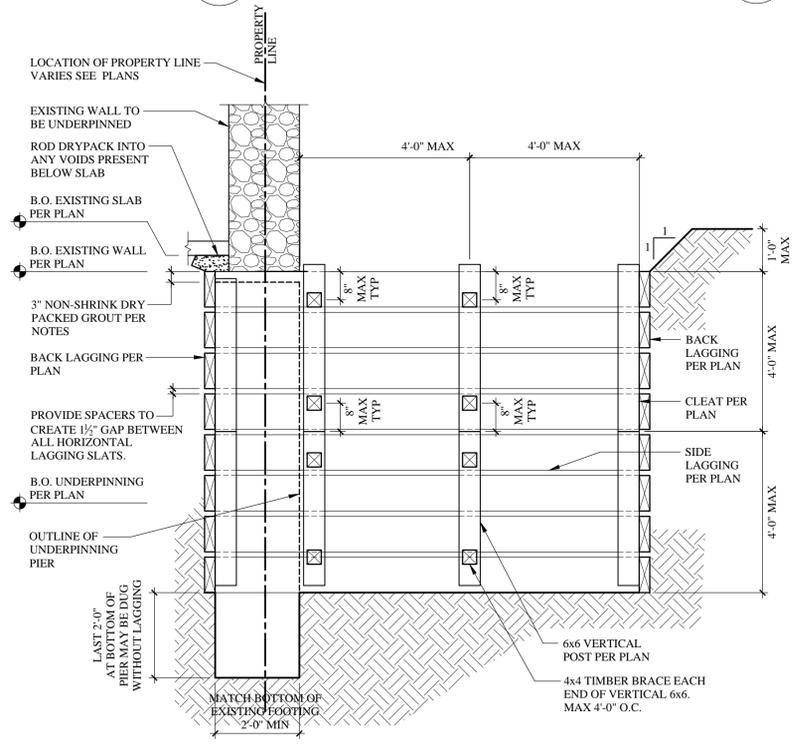
6A SECTION



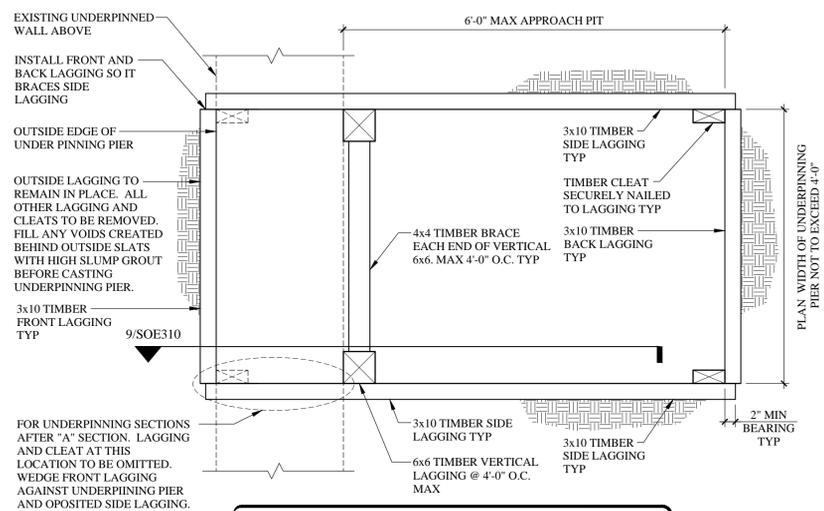
7 JOIST CONNECTION AT WALL
SCALE: 1" = 1'-0"



8 BRACED FRAME CONNECTION DETAIL
SCALE: 3/4" = 1'-0"

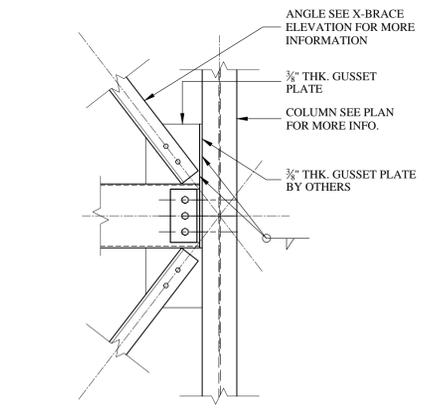


9 UNDERPINNING TIMBER BOX SECTION
SCALE: 1/2" = 1'-0"



- NOTES:
1. FOLLOW ALL INSTALLATION AND UNDERPINNING SEQUENCING NOTE.
 2. PROVIDE 1/2" GAP BETWEEN LAGGING.
 3. SOIL BEING RETAINED BY THE LAGGING SHOULD BE CONTINUOUSLY PACKED TO MINIMIZE SOIL LOSS DURING INSTALLATION.
 4. GROUT ANY GAPS IN SOIL WITH NON-SHRINK GROUT PRIOR TO CONCRETE PLACEMENT FOR UNDERPINNING PIER
 5. MAXIMUM UN-BRACED LIFT HEIGHT NOT TO EXCEED 4'-0"

10 TYP. UNDERPINNING TIMBER BOX PLAN
8'-0" MAX EXCAVATION DEPTH



11 BRACED FRAME CONNECTION DETAIL
SCALE: 3/4" = 1'-0"

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REVISIONS

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LEGEND/NOTES

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SHORING AND UNDERPINNING SECTIONS AND DETAILS

SEAL & SIGNATURE
DATE: 07.20.15
PROJECT No.: 15-086
DRAWING BY: TS
CHK BY: MK
DWG No.:

SOE-310.00

GR - GENRAL REQUIREMENTS

- GR-1 AS USED IN THESE GENERAL NOTES: "DRAWINGS" MEANS THE LATEST STRUCTURAL DESIGN DRAWINGS, UON. "SPECIFICATIONS" MEANS THE LATEST PROJECT SPECIFICATIONS, UON. "CONTRACT DOCUMENTS" IS DEFINED AS THE DESIGN DRAWINGS AND THE SPECIFICATIONS "SER" IS DEFINED AS THE STRUCTURAL ENGINEER OF RECORD FOR THE STRUCTURE IN ITS FINAL CONDITION. "DESIGN PROFESSIONALS" IS DEFINED AS THE OWNER'S ARCHITECT AND SER. "MEP" INCLUDES, BUT IS NOT LIMITED TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION. "CONTRACTOR" IS DEFINED TO INCLUDE ANY OF THE FOLLOWING: GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS, CONSTRUCTION MANAGER AND THEIR SUBCONTRACTORS, STRUCTURAL STEEL FABRICATOR OR STRUCTURAL STEEL ERECTOR. "STRUCTURE IN ITS FINAL CONDITION" MEANS ALL STRUCTURAL ELEMENTS SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS ARE INSTALLED AND COMPLETELY CONNECTED AND INSPECTED WITH NO OUTSTANDING NON-COMPLIANCE ISSUES.
- GR-2 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL WORK WITH THE ARCHITECTURAL, CIVIL, MEP CONTRACT DOCUMENTS, AS WELL AS ANY OTHER APPLICABLE TRADES, IN CASE OF CONFLICT BETWEEN THE STRUCTURAL DRAWINGS AND DRAWINGS RELATED TO OTHER TRADES, THE CONTRACTOR SHALL MAKE ALLOWANCE IN HIS BID FOR THE MORE STRINGENT REQUIREMENTS. CONFLICTS BETWEEN THE STRUCTURAL DRAWINGS AND THE DRAWINGS OF OTHER TRADES SHALL NOT BE REASON FOR ANY EXTRA COST OR DELAY IN THE EXECUTION OF THE WORK.
- GR-3 THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE UNTIL THE CONSTRUCTION OF THE STRUCTURE REACHES ITS FINAL CONDITION.
- GR-4 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND REMOVAL OF TEMPORARY BRACING AND CONSTRUCTION SUPPORTS, FOR NEW AND EXISTING STRUCTURES, AS NECESSARY TO COMPLETE THE PROJECT. NO PORTION OF THE PROJECT WHILE UNDER CONSTRUCTION IS INTENDED TO BE STABLE IN THE ABSENCE OF THE CONTRACTOR'S TEMPORARY SUPPORTS AND BRACES. IF BRACING IS USED CONTRACTOR SHALL RETAIN A STRUCTURAL ENGINEER LICENSED IN THE STATE OF NEW YORK TO DESIGN TEMPORARY BRACING AND CONSTRUCTION SUPPORTS.
- GR-5 LATERAL LOAD RESISTANCE AND STABILITY OF THE STRUCTURE IN ITS FINAL CONDITION IS PROVIDED BY STEEL MOMENT-RESISTING FRAME AND CONCRETE SHEAR WALLS IN THE ADDED PORTION OF THE STRUCTURE AND EXISTING MASONRY WALLS AS NEW REINFORCED CONCRETE SHEAR WALLS ADDED WITHIN THE EXISTING BUILDING FOOTPRINT.
- GR-6 THE SPECIFICATIONS ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS. IN ANY CASE OF CONFLICT BETWEEN THE NOTES, DETAILS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- GR-7 THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND COORDINATE WITH THE STRUCTURAL DRAWINGS, ARCHITECTURAL DRAWINGS, DRAWINGS FROM OTHER CONSULTANTS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS. ALL DIMENSIONS INDICATED ON THE DRAWINGS ARE BASED UPON THE AVAILABLE INFORMATION AND SHALL NOT BE USED FOR ORDERING AND/OR FABRICATING MATERIALS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO ORDERING AND/OR FABRICATING MATERIALS. CONTRACTOR SHALL ALLOW FOR THE COST OF OPENING AND EXPOSING EXISTING STRUCTURAL FRAMING TO VERIFY AND MEASURE THE EXISTING CONDITIONS AND MEMBERS.
- GR-8 IN CASES OF CONFLICT BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND OTHER DISCIPLINES OR EXISTING CONDITIONS, CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONALS AND OBTAIN CLARIFICATION PRIOR TO BIDDING AND PROCEEDING WITH WORK.
- GR-9 APPLY DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS WHERE CONDITIONS ARE SIMILAR TO THOSE INDICATED BY DETAIL, DETAIL TITLE OR NOTE.
- GR-10 ONLY USE DIMENSIONS INDICATED ON THE DRAWINGS. DO NOT SCALE DRAWINGS.
- GR-11 ASSUME EQUAL SPACING BETWEEN ESTABLISHED DIMENSIONS, IF NOT INDICATED ON DRAWINGS.
- GR-12 CENTERLINES OF WALLS, COLUMNS AND FOUNDATIONS COINCIDE WITH GRID LINE INTERSECTIONS, UON.
- GR-13 CENTERLINES OF GRADE BEAMS AND WALLS COINCIDE WITH CENTERLINES OF FOUNDATIONS, UON.
- GR-14 CENTERLINES OF FRAMING MEMBERS COINCIDE WITH COLUMN CENTERLINES, UON.
- GR-15 THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES FROM DAMAGE. IF ANY DAMAGE TO EXISTING STRUCTURES ELEMENTS OCCURS, IT SHALL BE RECTIFIED TO THE ENTIRE SATISFACTION OF OWNER AT NO EXTRA COST TO THE OWNER. THE CONTRACTOR SHALL PERFORM ALL WORK (INCLUDING DEMOLITION & ERECTION) WITH DUE REGARD TO LIFE AND PROPERTY IN THE VICINITY OF THE WORK AREA. ANY HARM OR DAMAGE SHALL BE RECTIFIED TO THE ENTIRE SATISFACTION OF OWNER AT NO ADDITIONAL COST TO OWNER.
- GR-16 CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS IN THE VICINITY OF WORK.
- GR-17 THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTION LOADS DO NOT EXCEED THE CAPACITY OF THE STRUCTURE AT THE TIME THE LOAD IS APPLIED. MATERIALS AND EQUIPMENT SHALL BE STORED AND TRANSPORTED IN A MANNER COMPATIBLE WITH THE ALLOWABLE FLOOR LOADS.
- GR-18 CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS IN THE VICINITY OF WORK.
- GR-19 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THE INTERIOR OF THE BUILDING AND ALL CONTENTS FROM WEATHER OR ANY OTHER ELEMENTS THAT COULD CAUSE DAMAGE.
- GR-20 THE CONTRACTOR SHALL VERIFY ALL OPENING SIZES AND LOCATIONS WITH OTHER DISCIPLINES. THE DRAWINGS DO NOT SHOW ALL OPENINGS REQUIRED. ADDITIONAL OPENINGS, BLOCKOUTS AND SLEEVES MAY BE REQUIRED BY OTHER DISCIPLINES AND SHALL BE CONSTRUCTED USING THE TYPICAL DETAILS AND/OR THE CRITERIA INDICATED ON THE DRAWINGS. OPENINGS REQUIRED BUT NOT SHOWN ON THE STRUCTURAL DRAWINGS MUST BE APPROVED BY THE STRUCTURAL ENGINEER.
- GR-21 ELEVATIONS INDICATED ON STRUCTURAL DRAWINGS ARE BASED ON A PROJECT DATUM INDICATED ON THE ARCHITECTURAL DRAWINGS.

- GR-22 SEE ARCHITECTURAL, MEP, AND FOUNDATION. CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION RELATING TO THE COORDINATION OF STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO: ARCHITECTURAL: PLAN DIMENSIONS AND PROJECT DATUM SLAB EDGE DIMENSIONS FINISH ELEVATIONS WATERPROOFING AND DAMP-PROOFING DETAILS RAMP GEOMETRY, PITS, SLAB SLOPES AND DEPRESSIONS EMBEDMENTS, INSERTS, BLOCKOUTS, ETC. EXACT OPENING SIZES FOR PIPES, DUCTS, ETC. CONCRETE FINISHES AND TOPPING SLABS CONCRETE CURBS AND HOUSEKEEPING PADS INTERIOR NON-STRUCTURAL PARTITIONS FIRE RATINGS OPERABLE PARTITIONS

- MEP: PIPE AND DUCT SIZES FOR OPENING AND SLEEVE COORDINATION FLOOR DRAINS UNDERFLOOR AND PERIMETER DRAINAGE SYSTEMS EQUIPMENT CURBS CONDUITS AND EMBEDMENTS IN WALLS AND SLABS

CD CODES AND DESIGN CRITERIA

- CD-1 PERFORM ALL CONSTRUCTION IN CONFORMANCE WITH THE BUILDING AND DESIGN CODES REFERENCED WITHIN THESE DOCUMENTS. THE PROJECT DOCUMENTS REFER TO THE FOLLOWING CODES AND STANDARDS, UON: 2008 NEW YORK CITY BUILDING CODE STRUCTURAL CONCRETE: "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" THE AMERICAN CONCRETE INSTITUTE (ACI 318-11) 3) STRUCTURAL STEEL: 3.1) "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", 2005 THIRTEENTH EDITION CONFORMING TO THE PROVISIONS OF ALLOWABLE STRESS DESIGN, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) USE LRFD FORMAT OF THIS SPECIFICATION 3.2) AISC CODE OF STANDARD PRACTICE
- CD-2 LIVE LOADS: ALL INTERIOR FLOORS 40 PSF ALL EXTERIOR BALCONIES AND TERRACES 60 PSF ROOFS 20 PSF
- CD-3 SUPERIMPOSED DEAD LOADS: NEW INTERIOR FLOORS (INCLUDING FINISHES, CEILING, AND ALLOWANCE FOR PARTITIONS) 30 PSF ALL EXTERIOR BALCONIES AND TERRACES (INCLUDING FINISHES, CEILING BELOW, ROOFING AND INSULATION) 20 PSF ROOFS (CEILING BELOW, ROOFING AND INSULATION) 12 PSF
- CD-4 SNOW LOADS: FLAT ROOF SNOW LOAD (Pf): 20 PSF GROUND SNOW LOAD (Pg) 25 PSF SNOW EXPOSURE FACTOR (Ce): 1.0 SNOW LOAD IMPORTANCE FACTOR (Is): 1.0 THERMAL FACTOR (Ct): 1.0
- CD-5 WIND LOAD DESIGN DATA: MAIN WIND FORCE RESISTING SYSTEM: 1. BASIC WIND SPEED (3-SECOND GUST), 98 MPH 2. WIND IMPORTANCE FACTOR, Iw, S 3. STRUCTURAL OCCUPANCY CATEGORY II. 3. WIND EXPOSURE: EXPOSURE B. 4. INTERNAL PRESSURE COEFFICIENT (GCPI) 0.18. 5. DESIGN WIND PRESSURE 25 PSF
- CD-6 SEISMIC LOAD DESIGN DATA: DETERMINATION OF SEISMIC REQUIREMENTS FOR THE ALTERATION WAS MADE IN ACCORDANCE WITH THE 1968 BUILDING CODE AND NYC DOB TPPN #4/99 AND REFERENCE STANDARD RS 9-6 OF BUILDING CODE. USING THE FOLLOWING PARAMETERS Z =0.15 S=1.5 I=1.0 RW =6 INCREASE IN SEISMIC BASE SHEAR DOES NOT EXCEED 20% OF SEISMIC BASE SHEAR. IN ACCORDANCE WITH TPN #4/99 ONLY ADDED PARTS AND NEW FOUNDATIONS COMPLY WITH 1968 BUILDING CODE AND REFERENCE STANDARD RS 9-6 OF THIS CODE. V=89 KIP
- CD-7 IN CASES WHERE THE CONTRACTOR DETERMINES THAT SUSPENDED OR FLOOR MOUNTED MEP EQUIPMENT LOADS EXIST WHICH EXCEED DESIGN LOADS INDICATED ON CONTRACT DOCUMENTS, CONTRACTOR SHALL SUBMIT LOAD DATA TO DESIGN PROFESSIONALS FOR REVIEW PRIOR TO PROCEEDING WITH WORK.
- CD-8 DISTRIBUTE THE MAXIMUM LOAD HUNG FROM ANY STRUCTURAL MEMBER FOR MEP DUCTWORK, PIPING ETC OVER THE MEMBER'S TRIBUTARY AREA IN A WAY THAT THE DESIGN SUPERIMPOSED DEAD LOADS LISTED IN CONTRACT DOCUMENTS ARE NOT EXCEEDED. THE CONTRACTOR SHALL COORDINATE THE LOADS OF ALL TRADES AND PROVIDE ADDITIONAL SUPPORT OR DISTRIBUTION FRAMING AS REQUIRED TO ACHIEVE THE ALLOWABLE LOAD DISTRIBUTION.
- CD-9 ELEVATOR SUPPORTS AND PITS ARE BASED ON ESCALATOR TYPES INDICATED ON ARCHITECTURAL CONTRACT DOCUMENTS. CONTRACTOR SHALL SUBMIT FOR REVIEW ANY PLANNED CHANGE TO ELEVATOR TO DESIGN PROFESSIONALS PRIOR TO SUBMITTING CORRESPONDING STRUCTURAL SHOP DRAWINGS FOR ACTION.
- CD-10 GUIDERAILS ARE DESIGNED FOR 50 PLF LINE LOAD (IN ANY DIRECTION) AND 200 LB CONCENTRATED FORCE AT ANY POINT. FOR ANY GUIDERAILS FOR WHICH THE DESIGN IS NOT PROVIDED IN CONTRACT DOCUMENTS THE CONTRACTOR SHALL PROVIDE A STANDARD RAILING SYSTEM TESTED IN ACCORDANCE WITH ASTM E935 OR RETAIN A STRUCTURAL ENGINEER LICENSED IN THE STATE OF NY TO PROVIDE DESIGN COMPLYING WITH THIS CRITERIA. DESIGN CALCULATIONS SHALL BE SUBMITTED TO EOR FOR REVIEW PRIOR TO PROCEEDING WITH WORK ON HANDRAILS AND AFFECTED ELEMENTS. MAXIMUM ALLOWABLE DEFLECTION LIMIT L/120 (H/60 FOR A CANTILEVER) IS 0.60-INCHES FOR A 36-INCH RAILING HEIGHT AND 0.70-INCHES FOR A 42-INCH RAILING HEIGHT.
- CD-11 STRUCTURAL COMPONENTS ARE NOT DESIGNED FOR VIBRATING EQUIPMENT. MOUNT VIBRATING EQUIPMENT ON VIBRATION ISOLATORS.
- CD-12 SERVICEABILITY: THE FOLLOWING SERVICEABILITY CRITERIA WERE USED FOR DESIGN: TOTAL DEFLECTION (D+L) IS LESS THAN L/240 LIVE LOAD DEFLECTION IS LESS THAN L/360 (FOR STRUCTURAL STEEL MEMBERS) L/480 FOR COLD-FORMED STEEL MEMBERS)

- CD-13 CONNECTIONS OF SYSTEMS DESIGNED BY CONTRACTOR'S ENGINEER SUCH AS, BUT NOT LIMITED TO, CLADDING, STAIRS, AND MEP LOADS ARE ASSUMED TO IMPOSE VERTICAL AND/OR HORIZONTAL LOADS ON THE BASE BUILDING STRUCTURAL MEMBERS WITHOUT GENERATING TORSION IN THE SUPPORTING STRUCTURAL MEMBERS. CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL SUPPLEMENTARY BRACING MEMBERS AS REQUIRED TO PREVENT TORSION ON THE BASE BUILDING STRUCTURE.
- CD-14 FOR FIRE RATING AND FIREPROOFING ASSEMBLY EVALUATIONS, CONSIDER THE FOLLOWING ASSEMBLIES RESTRAINED: COMPOSITE WIDE-FLANGE STEEL FRAMING, INTERIOR BAYS OF CONTINUOUS CAST-IN-PLACE CONCRETE CONSTRUCTION. CONSIDER ALL OTHER ASSEMBLIES UNRESTRAINED.

DE DEMOLITION

- DE 1 THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE MEANS AND METHODS OF DEMOLITION AND THE INTEGRITY AND STABILITY OF THE EXISTING STRUCTURE DURING DEMOLITION UNTIL THE WORK IS COMPLETED. THE CONTRACTOR SHALL PROVIDE SHORING IN REQUIRED LOCATIONS WHERE EXISTING CONSTRUCTION TO REMAIN WILL BE AFFECTED BY DEMOLITION.
- DE 2 THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO ANY STRUCTURAL ELEMENTS WHICH ARE TO REMAIN AND THAT HAVE BEEN DAMAGED DURING THE DEMOLITION PROCESS TO THE COMPLETE SATISFACTION OF THE OWNER. THE REPAIRS SHALL BE AT NO EXPENSE TO THE OWNER. ALL REPAIR WORK SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF NEW YORK AND SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO COMMENCING REPAIR WORK.
- DE 3 ALL EXISTING FRAMING IS INDICATED FOR REFERENCE ONLY AND IS TO BE FIELD VERIFIED BY THE CONTRACTOR. VERIFY THE EXACT EXTENT OF DEMOLITION AT THE SITE. DETERMINE THE NATURE AND EXTENT OF DEMOLITION THAT WILL BE NECESSARY BY COMPARING THE CONTRACT DOCUMENTS WITH THE EXISTING CONSTRUCTION.
- DE 4 THE CONTRACTOR SHALL USE THE STRUCTURAL CONTRACT DOCUMENTS IN CONJUNCTION WITH THE ARCHITECTURAL AND MEP DEMOLITION CONTRACT DOCUMENTS. IN THE EVENT OF CONFLICTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER.
- DE 5 THE CONTRACTOR SHALL USE QUALIFIED, EXPERIENCED PERSONNEL FOR DEMOLITION AND REMOVAL OPERATIONS. PERFORM DEMOLITION AND REMOVAL OPERATIONS IN A CAREFUL AND ORDERLY MANNER TO PREVENT HAZARDS TO PERSONS, DAMAGE TO PROPERTY, AND THE SPREADING OF DUST AND DEBRIS.
- DE 6 DO NOT PERMIT PORTIONS OF THE STRUCTURE TO FALL NOR DEBRIS TO DROP EXCEPT BY METHODS WHICH WILL INSURE INTEGRITY OF THE STRUCTURE.
- DE 7 PRIOR TO THE START OF WORK, VERIFY THAT THE SCOPE OF DEMOLITION INDICATED ON THE CONTRACT DOCUMENTS SHALL NOT DAMAGE, CUT OR DISRUPT SERVICE OF ANY MECHANICAL SYSTEM, ELECTRICAL SYSTEM OR UTILITY EMBEDDED IN THE EXISTING STRUCTURE.
- DE 8 DO NOT REMOVE MORE OF THE EXISTING STRUCTURE THAN INDICATED ON CONTRACT DOCUMENTS. DO NOT DAMAGE, MAR, CUT OR DEFACE THE REMAINING STRUCTURE OR MATERIALS TO BE REUSED.
- DE 9 THE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF REMOVING DEMOLISHED MATERIALS FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS.
- DE 10 WHERE NEW OPENINGS IN EXISTING CONCRETE SLABS OR WALLS ARE TO BE CREATED, THE DEMOLITION CONTRACTOR SHALL CORE HOLES AT THE OUTSIDE CORNERS OF THE NEW OPENING PRIOR TO DEMOLITION. SAW-CUT AND DEMOLISH SLAB OR WALL ONLY AFTER THE INSTALLATION OF ALL REQUIRED NEW STRUCTURAL FRAMING AND/OR REINFORCEMENT IN PLAN OR SECTION, UON. SAW CUTTING SHALL BE STRAIGHT AND SHALL NOT EXTEND INTO EXISTING SLAB OR WALL TO REMAIN NOR BEYOND THE HOLES CORED AT THE CORNERS OF THE NEW OPENING.

SU SUBMITTALS

- SU 1 TWENTY WORKING DAYS PRIOR TO SUBMITTING SHOP DRAWINGS, THE CONTRACTOR SHALL SUBMIT FOR STRUCTURAL ENGINEER'S REVIEW A SCHEDULE WHICH DETAILS THE ESTIMATED QUANTITY OF SHOP DRAWINGS AND THE DATE THE SHOP DRAWINGS WILL BE RECEIVED BY THE STRUCTURAL ENGINEER. THE STRUCTURAL ENGINEER SHALL HAVE THE OPPORTUNITY TO REVIEW THE PROPOSED SCHEDULE AND SUBMIT COMMENTS TO THE CONTRACTOR. THE FINAL SHOP DRAWING SCHEDULE SHALL BE DEVELOPED AND SUBMITTED TO THE STRUCTURAL ENGINEER. IN ACCORDANCE WITH THE SHOP DRAWING SCHEDULE, THE STRUCTURAL ENGINEER WILL RETURN THE SHOP DRAWING ITEMS WITHIN TEN WORKING DAYS AFTER HAVING RECEIVED THE REPRODUCIBLE SHOP DRAWING.
- SU 2 THE CONTRACTOR IS TO REVIEW EACH SUBMITTAL PRIOR TO FORWARDING TO ARCHITECT AND STRUCTURAL ENGINEER. THE CONTRACTOR IS TO STAMP EACH SUBMITTAL VERIFYING THAT THE FOLLOWING IS ADDRESSED:
1. THE SHOP DRAWING IS REQUESTED.
 2. THE SHOP DRAWING IS BASED ON THE LATEST DESIGN.
 3. THE ARCHITECT'S AND STRUCTURAL ENGINEER'S COMMENTS FROM ANY PREVIOUS SUBMITTALS ARE ADDRESSED.
 4. THE WORK IS COORDINATED AMONG ALL CONSTRUCTION TRADES.
 5. REVISIONS FROM PREVIOUS SUBMITTALS ARE CLEARLY MARKED BY CIRCLING OR CLOUDS.
 6. SUBMITTAL IS COMPLETE.
 7. SUBMITTAL DOES NOT INCLUDE SUBSTITUTION REQUEST
 8. SUBMITTAL SHALL INCLUDE A STAMP INDICATING PROJECT NAME AND LOCATION, SUBMITTAL NUMBER, SPECIFICATION SECTION NUMBER. THE STRUCTURAL ENGINEER SHALL RETURN, WITHOUT COMMENT, SUBMITTALS WHICH THE CONTRACTOR HAS NOT STAMPED OR WHICH DO NOT MEET THE ABOVE REQUIREMENTS. THE STRUCTURAL ENGINEER'S REVIEW OF SUBMITTALS SHALL BE FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT. NO WORK SHALL BE STARTED WITHOUT SUCH REVIEW.
- SU 3 FOR COMPONENTS THAT REQUIRE ENGINEERING BY THE CONTRACTOR, PROVIDE A NOTE ON EACH SHOP DRAWING, WRITTEN AND SIGNED BY THE SUPPLIER'S ENGINEER, INDICATING THAT THE SHOP DRAWING IS IN CONFORMANCE WITH THE CALCULATIONS OF THE CONTRACTOR'S ENGINEER.

- SU 4 THE FOLLOWING ITEMS REQUIRE SUBMITTALS FOR STRUCTURAL REVIEW AS OUTLINED IN THE SPECIFICATIONS:
- 031000 S CALC CONCRETE FORMWORK
032000 S CONCRETE REINFORCING LAYOUT
033000 CALC CONCRETE MIX DESIGNS
033000 S CONCRETE CONSTRUCTION JOINT LAYOUT
051000 S STRUCTURAL STEEL
051000 S CALC STRUCTURAL STEEL CONNECTIONS
000000 S CALC COLD-FORMED STEEL FRAMING

S = SHOP DRAWINGS REQUIRED

CALC = SUPPORTING CALCULATIONS REQUIRED, SIGNED AND SEALED BY A LICENSED PROFESSIONAL, STRUCTURAL ENGINEER IN THE STATE OF NEW YORK.

- SU 5 THE ITEMS IN THIS SECTION REQUIRE SHOP DRAWINGS, SUBMITTED FOR REVIEW OF INTERACTION WITH THE BASE BUILDING STRUCTURE.

THE FOLLOWING SHOP DRAWINGS SHALL SHOW THE MAGNITUDES, DIRECTIONS, LOCATIONS AND CONNECTION CONDITIONS OF ALL LOADS IMPOSED ON THE SUPPORTING STRUCTURE. AND BE SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF NEW YORK:

EXTERIOR CLADDING SYSTEMS
MEP EQUIPMENT DUNNAGE
ELEVATOR REACTIONS

PI PERFORMANCE ITEMS

- PI 1 THE CONTRACTOR SHALL EMPLOY OR RETAIN A LICENSED STRUCTURAL ENGINEER IN THE STATE OF NEW YORK TO DESIGN AND DETAIL PERFORMANCE ITEMS AS PART OF THE BASE BUILDING STRUCTURE INDICATED IN THE CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO: STRUCTURAL STEEL CONNECTIONS COLD-FORMED STEEL FRAMING

FO FOUNDATIONS

- FO-1 THE FOOTINGS BEAR ON NATURAL SAND OF NYC CLASS WITH AN ALLOWABLE BEARING CAPACITY OF 5 TSF (TONS PER SQUARE FOOT) PER GEOTECHNICAL REPORT (GEO TECH CONSULTANTS, LLC 12/17/2014).
- FO-2 FOOTINGS SHALL BE CARRIED TO LOWER ELEVATIONS THAN THOSE SHOWN ON THE DRAWINGS IF REQUIRED BY THE GEOTECHNICAL ENGINEER OR TESTING LAB TO REACH SOIL CAPABLE OF PROVIDING THE DESIGN ALLOWABLE SOIL BEARING PRESSURE.
- FO-3 MINIMUM SUBGRADE PREPARATION REQUIREMENTS ARE AS FOLLOWS: COMPACT ALL FILL TO 98% MAXIMUM DENSITY AS DETERMINED BY ASTM D698. PLACE IN LAYERS OF 8" MAXIMUM LOOSE THICKNESS. VERIFY FIELD DENSITY, ASTM D1556.
- FO-6 FOOTING EXCAVATIONS SHALL BE CLEAN AND FREE FROM LOOSE DEBRIS, STANDING WATER, OR UN-COMPACTED MATERIAL AT THE TIME OF CONCRETE PLACEMENT.
- FO-7 CASTING CONCRETE AGAINST FROZEN SOIL SHALL BE PROHIBITED. ALL CONCRETE MUST BE PROTECTED FROM FREEZING UNTIL IT REACHES ITS 28-DAY DESIGN STRENGTH.
- FO-8 INTERIOR SLABS-ON-GRADE SHALL BE CAST OVER A VAPOR RETARDER. SEE SPECIFICATIONS.

SE CONSTRUCTION SEQUENCE

- SE 1 FLOOR FRAMING REPLACEMENT SHALL BE DONE ONE FLOOR AT A TIME. DEMOLITION OF OTHER FLOORS SHALL NOT PROCEED UNTIL THE FLOOR FRAMING AT THE PRECEDING FLOOR IS FULLY CONSTRUCTED, FASTENED AND SHEATHED. REFER TO DEMOLITION AND GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
- SE 2 REPAIR EXISTING MASONRY WALLS PRIOR TO INSTALLING NEW FRAMING. ALL FRAMING POCKETS SHALL BE FILLED WITH GROUT. ALL MAJOR CRACKS SHALL BE REPAIRED USING PRESSURE INJECTED GROUT OR EPOXY.
- SE 3 REPLACE ALL INTERIOR FRAMING AND CONSTRUCT INTERIOR STRUCTURAL STEEL ELEVATOR FRAMING AND ATTACH FLOOR DIAPHRAGM PRIOR TO REMOVAL OF BACK WALL AND ERECTION OF NEW PENTHOUSE STRUCTURE

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REVISIONS		
NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-

LEGEND/NOTES

PROJECT	PRIVATE RESIDENCE 54 Charles Street New York, NY 10014
GENERAL NOTES 1	

SEAL & SIGNATURE	DATE: 09.15.15
	PROJECT No.:
	DRAWING BY: KU
	CHK BY: YN
	DWG No.:
	S-001.00

CM CONCRETE MATERIALS

CM-1	CONCRETE STRENGTH SHALL MEET THE FOLLOWING 28-DAY COMPRESSIVE STRENGTHS (F c), UON: NON-SHRINK GROUT 8000 PSI CIP CONCRETE SLABS 4000 PSI CIP CONCRETE SHEAR WALLS 4000 PSI CIP CONCRETE RETAINING WALLS 4000 PSI FOUNDATIONS (FOOTINGS, MATS) 4000 PSI CONCRETE HOUSEKEEPING PADS, AND FILL SLABS 4,000 PSI LIGHTWEIGHT
CM-2	PROVIDE NORMALWEIGHT CONCRETE WITH CURED DENSITY OF 145 +/- 5 PCF, AND AGGREGATE CONFORMING TO ASTM C33, UON. WHERE INDICATED, PROVIDE LIGHTWEIGHT CONCRETE WITH CURED DENSITY OF 112+/-3 PCF AND AGGREGATE CONFORMING TO ASTM C330.
CM-3	THE USE OF CALCIUM CHLORIDE AND OTHER CHLORIDE CONTAINING AGENTS IS PROHIBITED. THE USE OF RECYCLED CONCRETE IS PROHIBITED. PLACEMENT WITHIN AND CONTACT BETWEEN ALUMINUM ITEMS, INCLUDING ALUMINUM CONDUIT, AND CONCRETE IS PROHIBITED.
CM-4	ALL CAST-IN-PLACE CONCRETE WILL EXPERIENCE DIFFERING VARIATIONS OF CRACKING. ANY ELEMENT EXPOSED TO DIRECT WEATHER AND/OR TEMPERATURE VARIATIONS DURING CONSTRUCTION OR IN THE FINAL CONDITION IS TO BE TREATED AND REGULARLY MAINTAINED TO PREVENT PROPAGATION OF CRACKS AND WATER PENETRATION. THE CONTRACTOR SHALL DEVELOP A REGULAR MAINTENANCE PROGRAM AND SUBMIT IT TO THE OWNER.

RE CONCRETE REINFORCEMENT

RE-1	ALL CONCRETE SHALL INCLUDE REINFORCEMENT. IF REINFORCEMENT IS NOT SPECIFICALLY INDICATED ON THE DRAWINGS VERIFY WITH THE STRUCTURAL ENGINEER.
RE-2	REINFORCEMENT SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES: DEFORMED BARS: ASTM A615 WELDABLE DEFORMED BARS: ASTM A706 EPOXY COATED DEFORMED BARS: ASTM A615 / A775 WELDED WIRE REINFORCEMENT ASTM A185 EPOXY COATED WELDED WIRE REINFORCEMENT ASTM A185 / A884
RE-3	DETAIL REINFORCEMENT BASED ON THE PROJECT REQUIREMENTS, ACI-318 AND ACI-315, UON.
RE-4	WHERE A 90-DEG, 135 –DEG OR 180-DEG HOOK IS GRAPHICALLY INDICATED, PROVIDE CORRESPONDING ACI STANDARD HOOKS UON.
RE-5	DOWELS SHALL MATCH SIZE AND SPACING OF MAIN REINFORCEMENT UON.
RE-6	REINFORCEMENT SHALL HAVE CONCRETE PROTECTION (CLEAR COVER) PER ACI 318 UNLESS OTHERWISE INDICATED ON THE DRAWINGS. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 3/4" FOR SLABS, 1" FOR WALLS, AND 2" FOR PIERS. FOR ALL CONCRETE EXPOSED TO WEATHER MINIMUM COVER SHALL BE 2". FOR CONCRETE POURS AGAINST EARCH, THE COVER SHALL BE 3" MINIMUM, UNLESS OTHERWISE NOTED ON DRAWINGS.
RE-7	LAP REINFORCEMENT AS SPECIFICALLY DETAILED ON THE DRAWINGS. SEE LAP SPLICE AND EMBEDMENT SCHEDULE.
RE-8	UNLESS OTHERWISE NOTED ALL LAP SPLICES ARE TO BE TENSION LAP SPLICES PER LAP SPLICE AND EMBEDMENT SCHEDULE.
RE-9	WHERE BARS OF DIFFERENT SIZES LAP, PROVIDE LAP SPLICE LENGTH FOR LARGER BAR UON.
RE-10	PROVIDE MECHANICAL SPLICES FOR BARS LARGER THAN #11 OR WHERE INDICATED. PROVIDE TENSILE, PRE-QUALIFIED, WELDED OR THREADED MECHANICAL SPLICES UON
RE-11	LAP WELDED WIRE REINFORCEMENT 1.5 WIRE SPACINGS, UON.
RE-12	PROVIDE LAP LOCATIONS AS FOLLOWS, UON: A. GRADE BEAM / WALL (TOP HORIZONTAL REINFORCEMENT): AT CENTER OF SPAN B. GRADE BEAM / WALL (BOTTOM HORIZONTAL REINFORCEMENT): AT SUPPORTS C. WALL INSIDE FACE (VERTICAL REINFORCEMENT): AT SUPPORT D. WALL OUTSIDE FACE (VERTICAL REINFORCEMENT): AT MIDHEIGHT OF WALL E. UNLESS OTHERWISE NOTED TERMINATE BARS AT DISCONTINUOUS ENDS WITH STANDARD HOOKS.
RE-13	PROVIDE GALVANIZED REINFORCEMENT AND ACCESSORIES IN AREAS OF DIRECT EXPOSURE TO THE ENVIRONMENT, CHEMICALS, OR DE-ICING FOR THE AREAS INDICATED ON THE DRAWINGS.
RE-14	ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS.
RE-15	PROVIDE MINIMUM W.W.F. 6x 6 - W 2.9 x W 2.9 WELDED WIRE FABRIC IN CONCRETE SLABS. PLACE MESH 1" CLEAR FROM TOP OF SLAB U.O.N.

CC CONCRETE CONSTRUCTION

CC-1	PIPES OR CONDUITS PLACED IN SLABS SHALL NOT HAVE AN OUTSIDE DIAMETER LARGER THAN 1/3 TIMES THE SLAB THICKNESS AND SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTER. ALUMINUM CONDUIT SHALL NOT BE PLACED IN CONCRETE.
CC-2	FLOOR SLABS SHALL FOLLOW ACI FLATNESS LEVELNESS (FF AND FL) REQUIREMENTS WHILE MAINTAINING THE MINIMUM THICKNESS OF SLAB AS CALLED FOR ON PLAN AT ANY GIVEN POINT.
CC-3	DURING THE PLACEMENT OF CONCRETE FOUR TEST CYLINDERS SHALL BE TAKEN FOR EACH 50 CUBIC YARDS PLACED, BUT NOT LESS THAN ONE SET FOR EACH DAY'S POUR. ONE CYLINDER SHALL BE TESTED AT SEVEN DAYS AND THREE AT 28 DAYS.
CC-4	ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 4 DAYS. CONTRACTOR SHALL SUBMIT PROPOSED CURING METHODS TO EOR FOR REVIEW.
CC-5	SHORING SHALL REMAIN IN PLACE UNTIL CONCRETE HAS ATTAINED 75% OF ITS 28-DAY STRENGTH. THE DESIGN OF ALL TEMPORARY SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SUCH DESIGN SHALL BE PREPARED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.

CJ CONCRETE CONSTRUCTION JOINTS

CJ-1	PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI-318. SUBMIT SHOP DRAWINGS SHOWING PROPOSED CONSTRUCTION JOINT LOCATIONS, DETAILS AND THE PLACEMENT SEQUENCE FOR THE STRUCTURAL ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH WORK.
CJ-2	NO HORIZONTAL CONSTRUCTION JOINTS WILL BE PERMITTED IN BEAMS, UPTURNED BEAMS, WALLS AND SLABS UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS OR APPROVED IN WRITING BY THE DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION.
CJ-3	PLACE VERTICAL CONSTRUCTION JOINTS TO PROVIDE A 60 FT MAXIMUM LENGTH OF CONCRETE PLACEMENT
CJ-4	PROVIDE CONTINUOUS WATERSTOPS FOR ALL LOWER SLAB CONSTRUCTION, AS DESCRIBED IN THE SPECIFICATIONS.
CJ-5	ALL ADJOINING SURFACES NOT CAST MONOLITHICALLY SHALL BE ROUGHENED TO 1/4 INCH AMPLITUDE FOR THE ENTIRE INTERSECTING SURFACE ACCORDING TO ACI RECOMMENDATIONS AND SHALL BE COATED WITH BONDING COMPOUND BEFORE PLACING CONCRETE.

SS STRUCTURAL STEEL

SS-1	STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS: ROLLED SHAPES AND CHANNELS: ASTM A572 OR A992, MIN. YIELD STRENGTH 50 KSI CHANNELS (C AND MC): ASTM A36 MIN YIELD STRENGTH 36 KSI ANGLES: ASTM A36 MIN YIELD STRENGTH 36 KSI MISCELLANEOUS ANGLES: ASTM A36 HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B, MIN YIELD STRENGTH 42 KSI FOR ROUND AND 46 KSI FOR RECTANGULAR HSS SEAMLESS PIPE: ASTM A53 GRADE B, TYPE S, MIN YIELD STRENGTH 35 KSI. PLATES ASTM A36 OR ASTM A572, GRADE 50
SS-2	CONNECTION MATERIAL SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS OR AS NEEDED FOR CONNECTION DESIGN: ANGLES: ASTM A36 WTs: ASTM A992 PLATES: ASTM A36, MINIMUM YIELD STRENGTH 36 KSI BOLTS: ASTM A325 OR A490 NUTS: ASTM A563 WASHERS: ASTM F436 ANCHOR RODS: ASTM F1554 GRADE 55 WITH WELDABILITY SUPPLEMENT S1 HEADED STUDS ASTM A 108, GRADE 1010 THROUGH 1020 HEADED STUD TYPE, COLD-FINISHED CARBON STEEL, AWS D1.1, TYPE B. ¾" DIAMETER WELD ELECTRODES: E70XX
SS-3	WHERE NO CAMBER IS INDICATED, FABRICATE BEAMS SO THAT ANY NATURAL CAMBER IS UPWARD AFTER ERECTION.
SS-4	SPLICES SHALL BE ALLOWED ONLY AT LOCATIONS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS UNLESS APPROVED OTHERWISE BY THE SER IN WRITING.
SS-5	FOR STEEL MEMBERS AND EMBEDMENTS EXPOSED TO WEATHER, PROVIDE HOT-DIPPED GALVANIZED FINISH.
SS-6	PROVIDE HOLES IN ALL STEEL AS REQUIRED TO PREVENT ANY ACCUMULATION OF WATER. ALL PENETRATIONS THROUGH MAIN MEMBERS SHALL NOT EXCEED 1 1/8" DIA. AND SHALL BE GROUND SMOOTH. THESE DRAINS MUST BE KEPT CLEAN AND OPEN.
SS-7	SHOW ALL COPES, HOLES, OPENINGS AND MODIFICATIONS REQUIRED IN STRUCTURAL STEEL MEMBERS FOR ERECTION OR THE WORK OF OTHER TRADES ON THE SHOP DRAWINGS FOR APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
SS-8	FIELD MODIFICATION OF STRUCTURAL STEEL IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
SS-9	THE CONTRACTOR SHALL SUBMIT A STEEL ERECTION PROCEDURE, PREPARED UNDER THE SUPERVISION OF A STRUCTURAL ENGINEER LICENSED IN THE STATE OF NEW YORK (THE CONTRACTOR'S ENGINEER) FOR REVIEW BY THE STRUCTURAL ENGINEER OF RECORD. THIS PROCEDURE MUST INCLUDE THE PROPOSED SURVEY REQUIRED BY THE STEEL SPECIFICATIONS.
SS-10	STEEL USING COMPLETE JOINT PENETRATION GROOVE WELDS THAT FUSE THROUGH THE THICKNESS OF THE FLANGE OR WEB SHALL HAVE A MINIMUM CHARPY V-NOTCH IMPACT TESTING VALUE AS FOLLOWS: A. ASTM A6/A6M HOT-ROLLED SHAPES WITH A FLANGE THICKNESS EXCEEDING 2 INCHES AND BUILT-UP HEAVY SHAPES WITH PLATES EXCEEDING 2 INCHES IN THICKNESS: 20 FT-LB @ 70 DEG. F B. REGARDLESS OF THICKNESS, ALL TRUSSES, LATERAL SYSTEM MEMBERS (INCLUDING COLUMNS, WIND GIRDERS, BRACES, ETC.): 20 FT-LB @ 70 DEG. F C. STEEL EXPOSED TO TEMPERATURES IN SERVICE BELOW 50 DEG. F: 25 FT-LB @ 40 DEG. F D. WELD METAL: 20 FT-LB @ MINUS 20 DEG. F AND 40 FT-LB @ 70 DEG. F E. WELD METAL EXPOSED TO TEMPERATURES IN SERVICE BELOW 50 DEG. F: 25 FT-LB @ MINUS 40 DEG. F F. TESTING IS TO BE IN ACCORDANCE WITH ASTM A6/A6M, SUPPLEMENTARY REQUIREMENT S30, CHARPY V- NOTCH IMPACT TEST FOR STRUCTURAL SHAPES – ALTERNATE CORE LOCATION, AT ROLLED SHAPES AND ASTM A673 FOR PLATES, AT ANY PERMITTED LOCATIONS.

SC STRUCTURAL STEEL CONNECTIONS

SC-1	ALL STEEL DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", AISC-LOAD AND RESISTANCE FACTOR DESIGN.
SC-2	ALL CONNECTIONS, UNLESS INDICATED AS BEING FULLY DESIGNED ON THE STRUCTURAL DRAWINGS, SHALL BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF NEW YORK. THE DESIGN AND DETAILING SHALL COMPLY WITH ALL APPLICABLE CODES AND SPECIFICATION SECTIONS.
SC-3	UNLESS OTHERWISE NOTED, DETAILS INDICATED ON DRAWINGS INDICATE GENERAL CRITERIA FOR DESIGN AND DETAILING OF CONNECTIONS. DETAILS INDICATED ON DRAWINGS ARE NOT INTENDED TO CONVEY COMPLETE CONNECTOR SIZES, PLATE SIZES, WELD SIZES, NUMBER OF BOLTS, OR ANY OTHER SPECIFIC INFORMATION THAT IS OBTAINED THROUGH DESIGNING OF AN INDIVIDUAL CONNECTION FOR A GIVEN SET OF LOADS. THESE DETAILS DO NOT SHOW ERECTION AIDS. PROVIDE ERECTION AIDS AS REQUIRED AND REMOVE THEM AFTER WORK IS COMPLETE.
SC-4	SUBMIT CONNECTIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS TO THE SER FOR REVIEW PRIOR TO REVIEW OF SHOP DRAWINGS. FOR BIDDING PURPOSES, WHERE NO MOMENT IS INDICATED ON DRAWINGS PROVIDE FULL MOMENT CAPACITY OF MEMBER (.9 Fy Z) AND WHERE NO VERTICAL SHEAR IS INDICATED ON DRAWINGS PROVIDE FULL SHEAR CAPACITY (.9 Fy d bw).
SC-5	ALTERNATE CONNECTIONS TO THOSE SHOWN ON DRAWINGS WILL ONLY BE CONSIDERED ACCEPTABLE IF CONTRACTOR FORMALLY SUBMITS ALTERNATES AND THE SER APPROVES THE SUBMITTAL.
SC-6	FOR CONNECTION DESIGN AND DETAILING, SET CONNECTION WORK POINT AT INTERSECTION OF MEMBER CENTERLINES, UON.
SC-7	DESIGN ALL CONNECTIONS FOR FORCES INDICATED ON THE DRAWINGS. CONNECTION DESIGN FORCES INDICATED ON THE DRAWINGS ARE UNFACTORED (ASD) UON.
SC-8	DESIGN OF MEMBERS IS BASED ON ASSUMPTION OF 3/4-INCH DIAMETER, 1-1/8INCH DIAMETER AND 1-3/8 INCH A325 OR A490 BOLTS. USE NO MORE THAN THREE BOLT DIAMETERS, ONE GRADE PER DIAMETER, SKIP ONE SIZE BETWEEN DIAMETERS.
SC-9	BEAM CONNECTION DESIGN NOTES SEE PLANS FOR BEAM REACTIONS AND MOMENTS THAT ARE LARGER THAN THE VALUE SHOWN IN SCHEDULES. DEVELOP THE LARGER OF THE BEAM SHEAR REACTION SCHEDULED, SHOWN ON PLANS OR SHOWN ON ELEVATIONS. DEVELOP THE LARGER OF THE MOMENT SCHEDULED, SHOWN ON PLANS OR SHOWN ON ELEVATIONS. DEVELOP THE LARGER OF THE AXIAL FORCE DENOTED AS P OR TF SHOWN ON PLANS OR SHOWN ON ELEVATIONS. SEE STEEL BEAM LEGEND. WHERE NO AXIAL FORCE IS SHOWN ALL BEAM CONNECTIONS SHALL BE DESIGNED FOR A MINIMUM AXIAL FORCE EQUAL TO 5% OF THE VERTICAL SHEAR REACTION ACTING CONCURRENTLY WITH THE VERTICAL BEAM SHEAR ALL BEAM REACTIONS, AXIAL FORCES AND MOMENTS ACT CONCURRENTLY. UON, BEAM REACTIONS ACT IN GRAVITY DIRECTION WHILE AXIAL FORCES AND MOMENTS ARE TO BE CONSIDERED REVERSIBLE. EXCEPT WHERE "SNUG TIGHT" INSTALLATION IS SPECIFICALLY PERMITTED ON DRAWINGS or "SLIP CRITICAL" DETAILING IS REQUIRED, ALL HIGH STRENGTH BOLTS SHALL BE INSTALLED AS FULL PRETENSIONED BOLTS. AT A MINIMUM ALL BOLTED MOMENT AND AXIAL CONNECTION SHALL HAVE PRETENSIONED BOLTS IN STANDARD HOLES. BOLTED MOMENT CONNECTIONS AT CANTILEVERS AND BACKSPANS SHALL USE SLIP CRITICAL BOLTS. DO NOT USE OVERSIZED OR SLOTTED HOLES FOR ANY CONNECTIONS UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR APPROVED IN WRITING BY THE SER.
SC-10	ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL WELDING CODE, ANSI/AWS D1.1, LATEST EDITION. ALL WELD SIZES SHALL BE THE LARGER OF THE SIZE REQUIRED BY CONNECTION FORCES, THE MINIMUM SIZE PER ANSI/AWS D1.1, OR 3/16 INCH MINIMUM FILLET WELD UON. ANY WELD SIZES SHOWN ON THE DESIGN DRAWINGS ARE CONSIDERED EFFECTIVE WELD SIZES AND SHALL BE INCREASED IN ACCORDANCE WITH AWS AS REQUIRED BY GAPS OR SKEWS BETWEEN COMPONENTS.
SC-11	WELDING EXPOSED TO LOW (OUTDOOR OR REFRIGERATED) TEMPERATURES IN SERVICE SHALL CONFORM TO AWS D1.5.
SC-12	USE RUNOFF TABS AT ALL BEVEL AND FULL PENETRATION WELDS. REMOVE RUNOFF TABS BY NEAT CUTS AFTER WELD IS COMPLETED. GRIND SMOOTH WHERE REQUIRED BY DETAIL.
SC-13	WHERE REQUIRED BY DETAIL REMOVE WELD BACK UP BARS AND GRIND SMOOTH AFTER WELD IS COMPLETED.
SC-14	FOR TRUSS DETAILING USE A MINIMUM BOLT SPACING OF 3 TIMES THE BOLT DIAMETER AND A MINIMUM EDGE DISTANCE OF 2 INCHES. ALSO REFER TO TYPICAL DETAILS.
SC-15	DESIGN, DETAIL, FURNISH AND INSTALL STIFFENERS, CONTINUITY PLATES, DOUBLER PLATES, OR OTHER NECESSARY ADDITIONAL LOCAL STRENGTHENING MEASURES AS REQUIRED. MEMBER SIZES INDICATED ON THE DRAWINGS ARE BASED ON MEMBER BEHAVIOR AWAY FROM CONNECTIONS.

CF COLD FORMED STEEL FRAMING

CF-1	SEE NOTES ON PRIMARY CODES AND SPECIFICATIONS.
CF-2	ALL LOAD FLOOR JOISTS, AND ACCESSORIES SHALL BE MADE OF THE MINIMUM TYPE, SIZE, GAUGE, AND SPACING SHOWN ON DRAWINGS.
CF-3	ALL EXTERIOR WALLS, LINTELS, BEAMS, TRUSSES, ETC. AS WELL AS ALL INTERIOR BEARING WALLS, LINTELS, BEAMS, ETC. SHALL BE DESIGNED, SIGNED AND SEALED BY THE SUPPLIER'S DELEGATED ENGINEER REGISTERED IN THE STATE OF NEW YORK. LOADING, DEFLECTION, GEOMETRY, SUPPORT AND OTHER CRITERIA IDENTIFIED ON DRAWINGS AND IN THESE GENERAL NOTES SHALL BE FOLLOWED.
CF-4	ALL MEMBERS SHALL BE FORMED FROM HOT-DIPPED GALVANIZED STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A653 SQ GRADE 50 (Fy = 50,000 PSI). GALVANIZED COATING SHALL CONFORM TO ASTM A924 WITH COATING DESIGNATION G60.
CF-5	EXTERIOR METAL WALL STUDS: A. THE COLD FORMED METAL STUD FRAMING CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF EXTERIOR METAL STUDS, SHOP DRAWINGS SHOWING PLANS, ELEVATIONS, AND SECTIONS SHALL BE SUBMITTED WITH CALCULATIONS SIGNED AND SEALED BY A LICENSED ENGINEER IN THE STATE OF NEW YORK. B. THE MINIMUM SIZE AND SPACING SHALL BE AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS. C. DO NOT CUT OR OTHERWISE DAMAGE LOAD BEARING STUDS DURING INSTALLATION OF WORK BY OTHER TRADES.
CF-6	ALL STRUCTURAL MEMBERS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE AMERICAN IRON AND STEEL INSTITUTE "COLD-FORMED STEEL DESIGN MANUAL" (2007).
CF-7	SUBMIT SHOP DRAWINGS FOR ALL LOAD BEARING COLD FORMED METAL FRAMING. SHOP DRAWINGS SHALL INDICATE PLACING OF ALL FRAMING MEMBERS SHOWING TYPE, SIZE, GAGE, NUMBER, LOCATION AND SPACING. THEY SHALL ALSO INDICATE SUPPLEMENTAL STRAPPING, BRACING, SPLICES, BRIDGING, ACCESSORIES AND DETAILS REQUIRED FOR PROPER INSTALLATION.
CF-8	SHOP DRAWINGS SHALL SHOW SIZE AND LENGTH OF WELDS FOR ALL WELDED CONNECTIONS AND TYPE, SIZE AND NUMBER OF SCREWS FOR ALL SCREWED CONNECTIONS. SUBMIT MANUFACTURERS DATA GIVING STRENGTH VALUES FOR SCREWS USED.
CF-9	FOR PROPRIETARY SYSTEMS FOLLOW ALL MANUFACTURER REQUIREMENTS. ALTERNATIVE SYSTEMS WILL BE CONSIDERED.

PA POST-INSTALLED ANCHORS

PA-1	EPOXY-ANCHORED REINFORCING BAR SYSTEMS: HIT RE 500 EPOXY ADHESIVE ANCHOR HILTI, TULSA, OK HIT RE 500-SD EPOXY ADHESIVE ANCHOR HILTI, TULSA, OK
PA-2	OVERHEAD AND/OR CONSTANT TENSION EPOXY ANCHOR INSTALLATIONS NOT SHOWN ON THE DRAWINGS SHALL NOT BE PERMITTED UNLESS EACH CONDITION IS REVIEWED AND APPROVED IN WRITING BY THE SER. ALTERNATIVE SYSTEM EQUIVALENT TO OR EXCEEDING THE PROPERTIES OF THE SYSTEM ABOVE WILL BE CONSIDERED.
PA-3	FIELD DRILLED EXPANSION ANCHOR SYSTEMS: KWIK BOLT 3 HILTI, TULSA, OK KWIK TZE FOR CRACKED CONCRETE HILTI, TULSA, OK
PA-4	ALTERNATIVE SYSTEM EQUIVALENT TO OR EXCEEDING THE PROPERTIES OF THE SYSTEM ABOVE WILL BE CONSIDERED.
PA-5	ANCHORS ARE TO BE MINIMUM 3/4" DIAMETER WITH A MINIMUM EMBEDMENT OF 6", UON.
PA-6	INSTALL ANCHORS TO MEET THE REQUIREMENTS INDICATED IN THE CONTRACT DOCUMENTS AND THE MANUFACTURER'S RECOMMENDATIONS. LOCATE, BY NON-DESTRUCTIVE MEANS, AND AVOID ALL EXISTING REINFORCEMENT PRIOR TO INSTALLATION OF ANCHORS. IF EXISTING REINFORCING LAYOUT PROHIBITS THE INSTALLATION OF ANCHORS AS INDICATED IN THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONALS IMMEDIATELY.
PA-8	INSTALL MASONRY ANCHORS IN SOLID MASONRY OR IN HOLLOW MASONRY THAT HAS BEEN GROUTED SOLID AT LEAST ONE COURSE ABOVE AND ONE COURSE BELOW THE ANCHOR, UON.

CI SPECIAL INSPECTIONS

STRUCTURAL STEEL – WELDING	BC 1704.3.1
STRUCTURAL STEEL – DETAILS	BC 1704.3.2
STRUCTURAL STEEL – HIGH STRENGTH BOLTING	BC 1704.3.3
STRUCTURAL COLD-FORMED STEEL	BC 1704.3.4
CONCRETE – CAST-IN-PLACE	BC 1704.4
MASONRY	BC 1704.5
SUBGRADE INSPECTION	BC 1704.7.1
SUBSURFACE CONDITIONS – FILL PLACEMENT & IN-PLACE DENSITY	BC 1704.7.2 BC 1704.7.3
SUBSURFACE INVESTIGATIONS (BORINGS/TEST PITS)	BC 1704.7.4
STRUCTURAL STABILITY – EXISTING BUILDINGS	BC 1704.20.1
EXCAVATIONS—SHEETING SHORING AND BRACING	BC 1704.20.2
UNDERPINNING	BC 1704.20.3 BC 1814
POST-INSTALLED ANCHORS (BB# 2014-018, 2014-019)	BC 1704.32
CONCRETE DESIGN MIX	BC 1905.3 BC 1913.5
CONCRETE SAMPLING AND TESTING	BC 1905.6 BC 1913.10

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REVISIONS		
NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-

LEGEND/NOTES

PROJECT

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GENERAL NOTES 2

SEAL & SIGNATURE	DATE:	09.15.15
	PROJECT No.:	
	DRAWING BY:	KU
	CHK BY:	YN
	DWG No.:	S-002.00
		2 OF 19

TABLE 1. STRUCTURAL STEEL INSPECTIONS

MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS: IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS (PER APPLICABLE ASTM MATERIAL SPECIFICATIONS: AISC 335, SECTION A3.4; AISC LRFD, SECTION A3.3)	PERIODIC
MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS: MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	PERIODIC
INSPECTION OF HIGH-STRENGTH BOLTING: SNUG- TIGHT JOINTS (PER AISC LRFD SECTION M2.5)	PERIODIC
SLIP - CRITICAL JOINTS USING TURN - OF - NUT WITH MATCHMARKING, TWIST- OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION (PER AISC LRFD SECTION M2.5)	PERIODIC
PRETENSIONED AND SLIP - CRITICAL JOINTS USING TURN - OF - NUT WITHOUT MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION (PER AISC LRFD SECTION M2.5)	CONTINUOUS
MATERIAL VERIFICATION OF STRUCTURAL STEEL: IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS (PER ASTM A 6 OR ASTM A 568)	-
MATERIAL VERIFICATION OF STRUCTURAL STEEL: MANUFACTURER'S CERTIFIED MILL TEST REPORTS (PER ASTM A 6 OR ASTM A 568)	PERIODIC
MATERIAL VERIFICATION OF WELD FILLER MATERIALS: IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS (PER AISC 360, SECTION A3.5 AND APPLICABLE AWS A5 DOCUMENTS)	-
MATERIAL VERIFICATION OF WELD FILLER MATERIALS: MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED (PER AISC 360, SECTION A3.5 AND APPLICABLE AWS A5 DOCUMENTS)	-
INSPECTION OF WELDING (PER AWS D1.1): COMPLETE AND PARTIAL PENETRATION GROOVE WELDS.	PERIODIC
INSPECTION OF WELDING (PER AWS D1.1): MULTIPASS FILLET WELDS.	PERIODIC
INSPECTION OF WELDING (PER AWS D1.1): SINGLE-PASS FILLET WELDS > 5/16 .	PERIODIC
INSPECTION OF WELDING (PER AWS D1.1): SINGLE-PASS FILLET WELDS = 5/16 .	CONTINUOUS
INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS: DETAILS SUCH AS BRACING AND STIFFENING.	PERIODIC
INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS: MEMBER LOCATIONS.	PERIODIC
INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS: APPLICATION OF JOINT DETAILS AT EACH CONNECTION.	PERIODIC

TABLE 3. COLD-FORMED STEEL INSPECTIONS

MATERIAL VERIFICATION: VERIFY THAT IDENTIFICATION MARKINGS CONFORM TO AISI S200 AND AS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS (PER AISI 200, SECTION A5.4)	PERIODIC
MATERIAL VERIFICATION: VERIFY THAT MATERIAL IS CLEAN STRAIGHT AND UNDAMAGED.	PERIODIC
INSPECTION OF GENERAL FRAMING: VERIFY THAT MEMBER SIZES CONFORM TO THE APPROVED CONSTRUCTION DOCUMENTS.	PERIODIC
INSPECTION OF GENERAL FRAMING: VERIFY THAT MEMBER LAYOUT CONFORMS TO THE APPROVED CONSTRUCTION DOCUMENTS.	PERIODIC
INSPECTION OF GENERAL FRAMING: VERIFY THAT PROPER BEARING LENGTHS ARE PROVIDED IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS.	PERIODIC
INSPECTION OF GENERAL FRAMING: VERIFY THAT PUNCHED HOLES AND SHEARED OR FLAME CUT EDGES OF MATERIAL IN MEMBERS ARE CLEAN AND FREE FROM NOTCHES AND BURRED EDGES.	PERIODIC
INSPECTION OF FRAMING CONNECTIONS AND ANCHORAGES: VERIFY THAT SCREWS, BOLTS, AND OTHER FASTENERS CONFORM TO APPROVED CONSTRUCTION DOCUMENT REQUIREMENTS FOR DIAMETER, LENGTH, QUANTITY, SPACING, EDGE DISTANCE, AND LOCATION. (AISI S200, SECTION D)	PERIODIC
INSPECTION OF WELDING: INSPECT WELDS IN ACCORDANCE WITH TABLE 1 704.3. (AWS D1.3)	PERIODIC
INSPECTION OF WELDING: VERIFY THAT MANUFACTURED CONNECTORS, SUCH AS JOIST HANGERS, CAPS, STRAPS, CLIPS, TIES, HOLD-DOWNS, AND ANCHORS CONFORM TO APPROVED CONSTRUCTION DOCUMENT REQUIREMENTS FOR MANUFACTURER, TYPE, GAUGE, AND FASTENER REQUIREMENTS. (AISI S200, SECTION D)	PERIODIC
BRACING: VERIFY THAT TEMPORARY BRACING, SHORING, JACKS, ETC., ARE INSTALLED, AND NOT REMOVED UNTIL NO LONGER NECESSARY, IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND APPROVED ERECTION DRAWINGS.	PERIODIC
BRACING: VERIFY THAT PERMANENT BRACING, WEB STIFFENERS, BRIDGING, BLOCKING, WIND BRACING, ETC. ARE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND APPROVED ERECTION DRAWINGS.	PERIODIC

TABLE 2. CONCRETE INSPECTIONS

INSPECTION OF REINFORCING STEEL (PER ACI 318.3.5, 7.1 - 7.7 AND BC 1903.5, 1907.1, 1907.7, 1914.4)	PERIODIC
INSPECTION OF REINFORCING STEEL WELDING (PER AWS D1.4 ACI 318.3.5.2 AND 1903.5.2)	-
INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED (PER BC 1911.5, 1912.1)	CONTINUOUS
INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE (PER ACI 318: 5.8.6, 8.1.3, 21.2.8 BC 1912.1)	PERIODIC
VERIFYING USE OF REQUIRED DESIGN MIX (PER ACI 318: CH. 4, 5.2-5.4 AND BC 1904, 1905.2-1905.4, 1913.3)	PERIODIC
AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE (PER ASTM C 172 ASTM C 31 ACI 318: 5.6.5.8 AND BC 1905.6, 1913.10)	CONTINUOUS
INSPECTION OF CONCRETE PLACEMENT (PER ACI 318: 5.9, 5.10, 1905.9, 1905.10, 1913.6, 1913.7, 1913.8)	CONTINUOUS
INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES (PER ACI 318: 5.11-5.13 AND BC 1905.11, 1905.13, 1913.9)	PERIODIC
INSPECTION OF FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	PERIODIC

AB	ANCHOR BOLT	FAB	FABRICATE	PSF	POUNDS PER SQUARE FOOT
ACI	AMERICAN CONCRETE INSTITUTE	FD	FOOTING DOWEL	PSF	POUNDS PER SQUARE FOOT
ADDL	ADDITIONAL	FF	FAR FACE	PSI	POUNDS PER SQUARE INCH
ADDNL	ADDITIONAL	FIN	FINISHED FLOOR	PT	POINT
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	FIN	FINISH	PT	POINT OR POST-TENSION OR PRETENSIONED
AFF	ABOVE FINISHED FLOOR	FL	FINISHED	PVC	POLYVINYL CHLORIDE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	FLG	FLANGE	QTY	QUANTITY
AISI	AMERICAN IRON AND STEEL INSTITUTE	FLR	FLOOR	RAD OR R	RADIUS
APA	AMERICAN PLYWOOD ASSOCIATION	FND	FOUNDATION	RC	REINFORCED CONCRETE
APPROX	APPROXIMATE	FO	FACE OF	RE	RIGHT END
ARCH	ARCHITECT OR ARCHITECTURAL	FP	FULL PENETRATION OR FIRE PROOFING	RE: OR REF	REFER TO (REFERENCE)
ASD	ALLOWABLE STRESS DESIGN	FRAM	FRAMING	REINF	REINFORCED
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FS	FAR SIDE	REINF	REINFORCE(ING) (MENT)
AWS	AMERICAN WELDING SOCIETY	FT	FOOT OR FEET	REQD	REQUIRED
B	BOTTOM	FTG	FOOTING	REQT(S)	REQUIREMENT(S)
B/	BOTTOM OF	FTG	FOOTING	RET	RETURN
BAL	BALANCE	FV	FIELD VERIFY	RETG	RETAINING
BC	BUILDING CODE (REFERS TO NYC BUILDING CODE)	GA	GAGE OR GAUGE	RO	ROUGH OPENING
BD	BOARD	GALV	GALVANIZED	S	SOUTH
BD	BRACED FRAME	GB	GRADE BEAM	SC	SHEAR CONNECTOR
BG	BACKGOUGE	GP	GUSSET PLATE	SC	SLIP CRITICAL
BL	BRICK LEDGE	GR	GRADE	SCHED	SCHEDULE
BLDG	BUILDING	GR	GRADE	SDI	STEEL DECK INSTITUTE
BLK	BLOCK	GR	GRADE OR GRIND	SECT	SECTION
BLKG	BLOCKING	GR BM	GRADE BEAM	SF	STEP FOOTING OR SQUARE FOOT
BM	BEAM	HD	HEADED OR HOLDOWN	SHT	SHEET
BN	BOUNDARY NAIL	HDAR	HEADED ANCHOR ROD	SIM	SIMILAR
BO	BOTTOM OF	HOG	HOT DIPPED GALVANIZED	SL	SPLICE LENGTH
BOF	BOTTOM OF FOUNDATION	HEF	HORIZONTAL EACH FACE	SLH	SHORT LEG HORIZONTAL
BOS	BOTTOM OF STEEL	HIF	HORIZONTAL INSIDE FACE	SLRS	SEISMIC LOAD RESISTING SYSTEM
BOT	BOTTOM	HK	HOOK	SLV	SHORT LEG VERTICAL
BOT OR B	BOTTOM	HOF	HORIZONTAL OUTSIDE FACE	SOG	SLAB ON GRADE
BRG	BEARING	HOR	HORIZONTAL	SP	SPACE(S)
BRG	BEARING	HORIZ	HORIZONTAL	SP @	SPACE AT
BRKT	BRACKET	HP	HIGH POINT	SPECS	SPECIFICATIONS
BSMT	BASEMENT	HS	HIGH STRENGTH	SPRT	SUPPORT
BTWN	BETWEEN	HT	HEIGHT	SQ	SQUARE
CA	COLUMN ABOVE	HVAC	HEATING-VENTILATING AND A/C	SS	STAINLESS STEEL
CB	COLUMN BELOW	ID	INSIDE DIAMETER	STD	STANDARD
CC	CENTER TO CENTER	ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	STIFF	STIFFENER
CF	COLD FORMED	ID	INSIDE DIAMETER	STL	STEEL
CG	CENTER OF GRAVITY	ID	INSIDE DIAMETER	STL	STEEL
CIP	CAST-IN-PLACE	IN	INCH	STR	STRUCTURAL
CJ	CONTROL JOINT	IN	INCH	STR	STRUCTURAL
CJP	CONTROL JOINT PENETRATION	INT	INTERIOR	SUP	SUPPORT
CL	CENTERLINE	INT	INTERIOR	SW	SHEARWALL
CLG	CEILING	INV	INVERT	SYM	SYMMETRICAL
CLR	CLEAR	JST	JOIST	SYM	SYMMETRICAL
CLR	CLEAR	JT	JOINT	T	TOP
CMU	CONCRETE MASONRY UNIT	JT	JOINT	T	TOP
COL	COLUMN	K	KIP (1000 POUNDS)	T&B	TEMPERATURE AND SHRINKAGE
CONC	CONCRETE	L OR LG	LENGTH	T&S	TOP & BOTTOM
CONC	CONCRETE	LB(S)	POUND(S)	T.O.	TOP OF
CONN	CONNECTION	LCE	COMPRESSION EMBEDMENT	T/	TOP OF
CONST	CONSTRUCTION	LCS	COMPRESSION LAP SPLICE	THK	THICK OR THICKNESS
CONST JT	CONSTRUCTION JOINT	LDH	HOOK DEVELOPMENT LENGTH	THRD	THREADED
CONT	CONTINUOUS	LL	LIVE LOAD	TL	TOTAL LOAD
CONT	CONTINUE OR CONTINUOUS	LLH	LONG LEG HORIZONTAL	TO	TOP OF
CONTR	CONTRACTOR	LLV	LONG LEG VERTICAL	TOC	TOP OF CONCRETE
COORD	COORDINATE	LLV	LONG LEG VERTICAL	TOC	TOP OF CONCRETE
CRSI	CONCRETE REINFORCING STEEL INSTITUTE	LOC(S)	LOCATION(S) OR LOCATE	TOF	TOP OF FOUNDATION
D	PENNY	LONG	LONGITUDINAL	TOF	TOP OF FOOTING
DEPR	DEPRESSION	LP	LOW POINT	TOM	TOP OF MASONRY
DET	DETAIL	LRFD	LOAD AND RESISTANCE FACTOR DESIGN	TOP	TOPPING
DIA OR Ø	DIAMETER	LT	LIGHT	TOS	TOP OF STEEL
DIM	DIMENSION	LTE	TENSION EMBEDMENT	TOS	TOP OF STEEL
DIR	DIRECTION	LTS	TENSION LAP SPLICE LENGTH	TOW	TOP OF WALL
DL	DEVELOPMENT LENGTH	LTWT	LIGHTWEIGHT	TOW	TOP OF WALL
DN	DOWN	LW	LIGHT WEIGHT	TRANS	TRANSVERSE
DO	DITTO	LWC	LIGHT WEIGHT CONCRETE	TYP	TYPICAL
DP	DRILLED PIER OR DEEP	MACH	MACHINE	ULT	ULTIMATE
DTL(S)	DETAIL(S)	MAS	MASONRY	UNO	UNLESS NOTED OTHERWISE
DWG(S)	DRAWING(S)	MATL	MATERIAL	US	UNDERSIDE
DWL(S)	DOWEL(S)	MAX	MAXIMUM	VEF	VERTICAL EACH FACE
DWLS	DOWELS	MC	MOMENT CONNECTION	VERT	VERTICAL
E-W	EAST-WEST	MECH	MECHANICAL	VIF	VERIFY IN FIELD
EA	EACH	MEP	MECH/ELECT/PLUMB	W/	WITH
EC	EPOXY COATED	MIN	MINIMUM	W/O	WITHOUT
EE	EACH END	MISC	MISCELLANEOUS	WD	WIDTH OR WOOD
EE	EACH END	MISC	MISCELLANEOUS	WF	WIDE FLANGE
EF	EACH FACE	MNFR	MANUFACTURER	WP	WORKING POINT OR WATERPROOFING
EJ	EXPANSION JOINT	MTL	METAL	NORTH	NORTH
EL	ELEVATION	N	NORTH	WT	WEIGHT
ELEV	ELEVATOR OR ELEVATION	N-S	NORTH-SOUTH	WWF	WELDED WIRE FABRIC
EMBED	EMBEDDED	NF	NEAR FACE	WWF	WELDED WIRE FABRIC
EOR	ENGINEER-OF-RECORD	NIC	NOT IN CONTRACT	WWR	WELDED WIRE REINFORCEMENT
EOS	EDGE OF SLAB	NM	NON-METALLIC	WXH	WIDTH X HEIGHT
EQ	EQUAL	NO OR #	NUMBER		
EQ	SP EQUALLY SPACED	NOM	NOMINAL		
EQUIP	EQUIPMENT	NS	NON-SHRINK OR NEAR SIDE		
ES	EACH SIDE	NTS	NOT TO SCALE		
EW	EACH WAY	NWC	NORMAL WEIGHT CONCRETE		
EXIST OR (E)	EXISTING	O.F.	OUTSIDE FACE		
EXP	EXPANSION	OAE	OR APPROVED EQUIVALENT		
EXP ANCH	EXPANSION ANCHOR	OC	ON CENTER		
EXP BOLT	EXPANSION BOLT	OD	OUTSIDE DIAMETER		
EXP JT	EXPANSION JOINT	OH	OPPOSITE HAND		
EXT	EXTERIOR	OPNG	OPENING		
		OPP	OPPOSITE		
		OVS	OVERSIZED		
		PAF	POWER ACTUATED FASTENER		
		PC	PILE CAP		
		PEN	PENETRATION		
		PERP	PERPENDICULAR		
		PL	PLATE (STEEL)		
		PLF	POUNDS PER LINEAL FOOT		
		PREFAB	PREFABRICATED		
		PRELIM	PRELIMINARY		

ABBREVIATIONS

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 New York License #030214

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GENERAL NOTES 3

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	DWG No.:	S-003.00
		3 OF 19

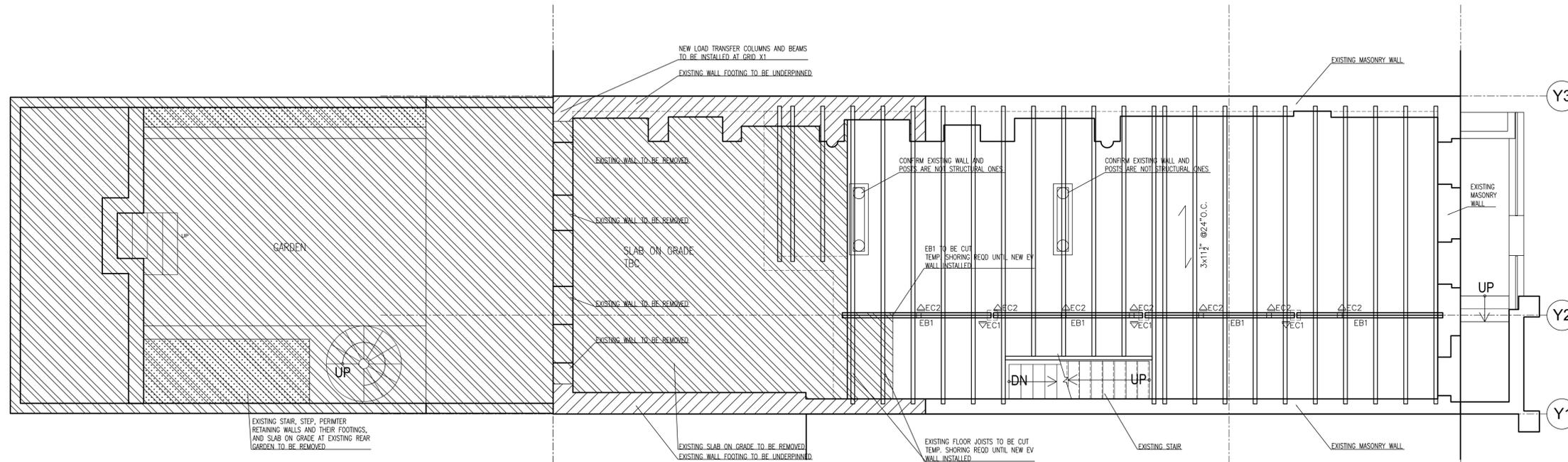
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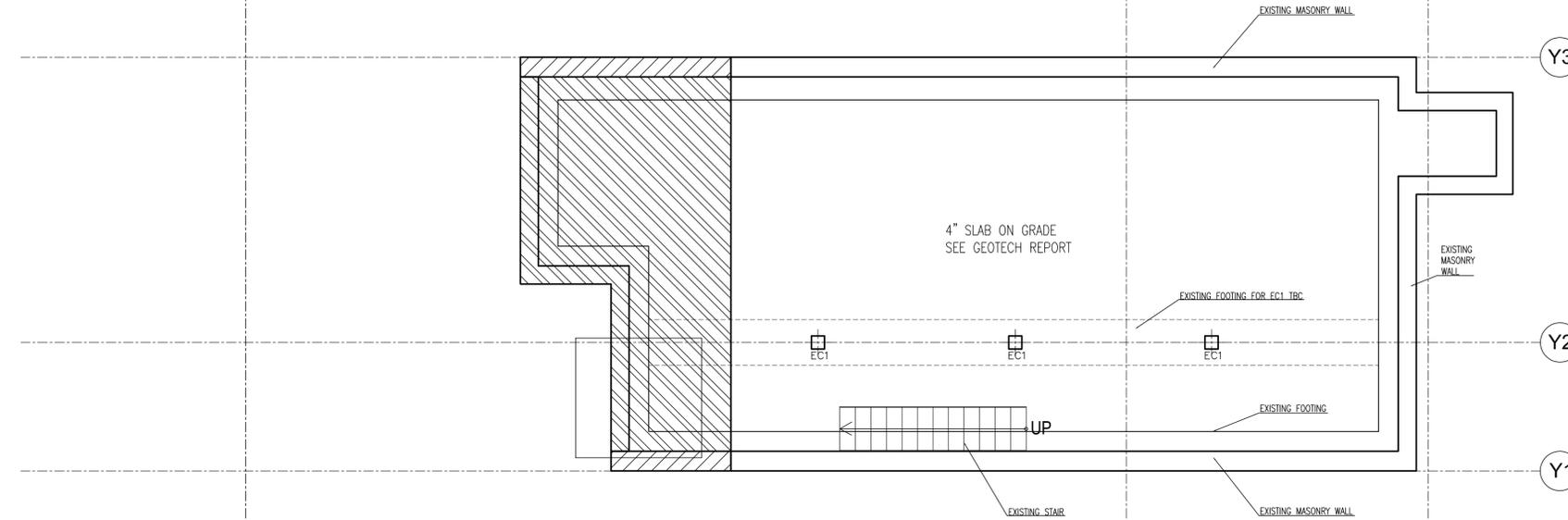
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LEGEND/NOTES



EXISTING
 BASEMENT LEVEL
 1/4" = 1'-0"

- NOTES:
 [Hatched pattern] EXISTING WALL, JOIST, SLAB TO BE REMOVED
 SIZE, TYPE, DIMENSION AND LOCATION OF ALL THE EXISTING WALLS, JOISTS, COLUMNS AND BEAMS TO BE SURVEYED BY CONTRACTOR
 EC1 : EXISTING CAST IN PLACE CONCRETE COLUMN 8"x8"
 EC2 : EXISTING STEEL COLUMN W4x13
 EB1 : EXISTING STEEL BEAM W6x16
 EB2 : EXISTING STEEL BEAM W6x16
 [Dashed line] EXISTING WOOD FLOOR JOISTS SPAN DIRECTION, SIZE, TYPE, SPACING TO BE CONFIRMED BY CONTRACTOR
 [Upward triangle] EXISTING COLUMN UP
 [Downward triangle] EXISTING COLUMN DOWN



EXISTING
 CELLAR LEVEL
 1/4" = 1'-0"

- NOTES:
 ALL NEW FOOTINGS TO BE SUPPORTED ON COMPETENT NATURAL SAND AND GRAVEL OF CLASS 3_a OR BETTER AND TO BE DESIGNED FOR AN ALLOWABLE BEARING CAPACITY UP TO 5 TONS PER SQUARE FOOT SEE GEOTECHNICAL REPORT BY GEO TECH CONSULTANTS LLC ON OCT. 17th 2014
 C.J. : CONTROL JOINT
 I.J. : ISOLATION JOINT
 [Hatched pattern] EXISTING WALL, FOOTING TO BE UNDERPINNED
 [Cross-hatched pattern] EXISTING WALL, FOOTING, SLAB ON GRADE TO BE REMOVED

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EXISTING CELLAR AND
 BASEMENT PLANS

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DWG No.:		S-010.00
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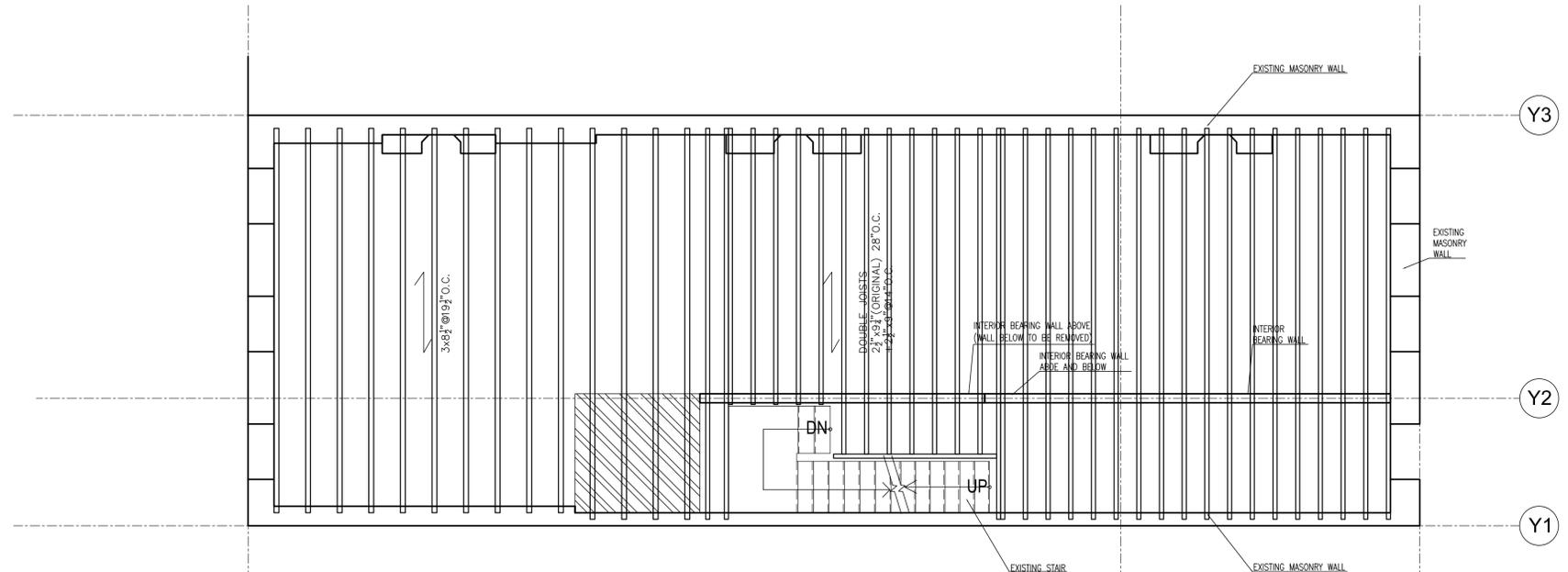
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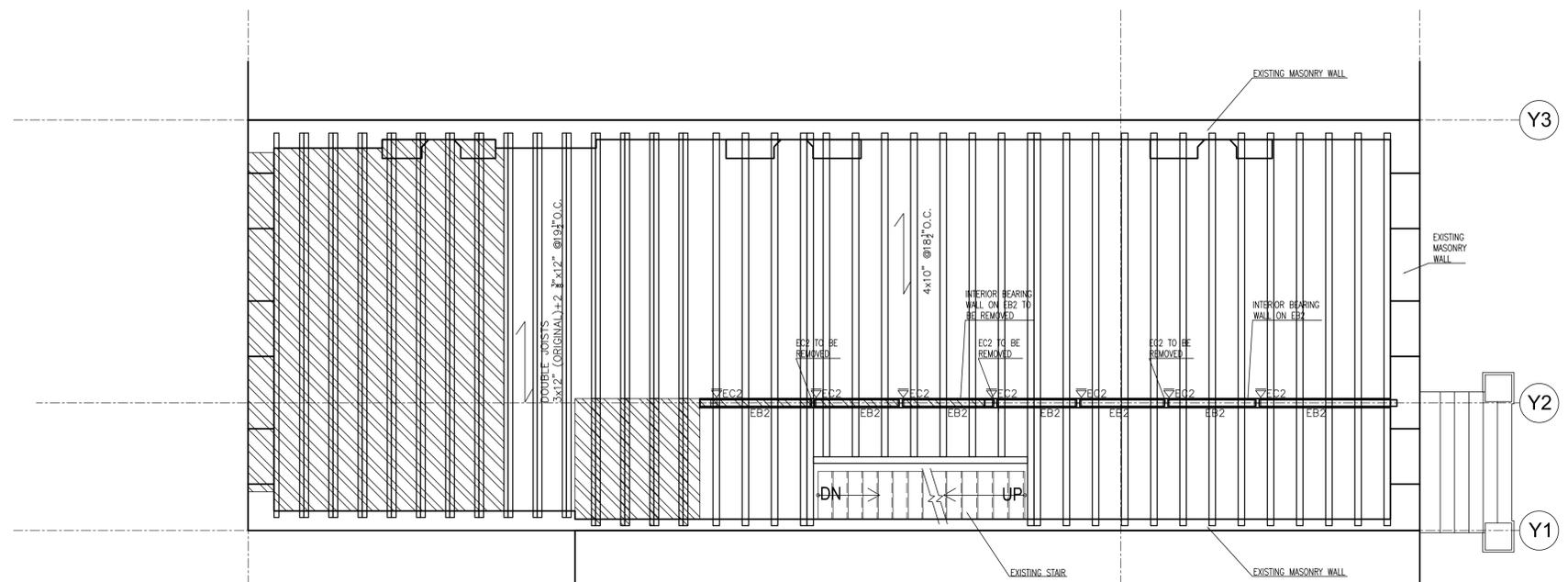
EXISTING 1ST AND 2ND FLOOR PLANS

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	CHK BY:	YN
	DWG No.:	
	S-011.00	
	5 OF 19	



EXISTING 2ND FLOOR LEVEL
 1/4" = 1'-0"
 2 S011

NOTES:
 [Hatched Box] EXISTING WALL, JOIST, SLAB TO BE REMOVED
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 EC2 : EXISTING STEEL COLUMN W6x13
 EB1 : EXISTING STEEL BEAM W6x16
 EB2 : EXISTING STEEL BEAM W6x16
 [Arrow] EXISTING WOOD FLOOR JOISTS SPAN DIRECTION, SIZE, TYPE, SPACING TO BE CONFIRMED BY CONTRACTOR
 [Up Arrow] EXISTING COLUMN UP
 [Down Arrow] EXISTING COLUMN DOWN



EXISTING 1ST FLOOR LEVEL
 1/4" = 1'-0"
 1 S011

NOTES:
 [Hatched Box] EXISTING WALL, JOIST, SLAB TO BE REMOVED
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 [Arrow] EXISTING WOOD FLOOR JOISTS SPAN DIRECTION, SIZE, TYPE, SPACING TO BE CONFIRMED BY CONTRACTOR
 [Up Arrow] EXISTING COLUMN UP
 [Down Arrow] EXISTING COLUMN DOWN

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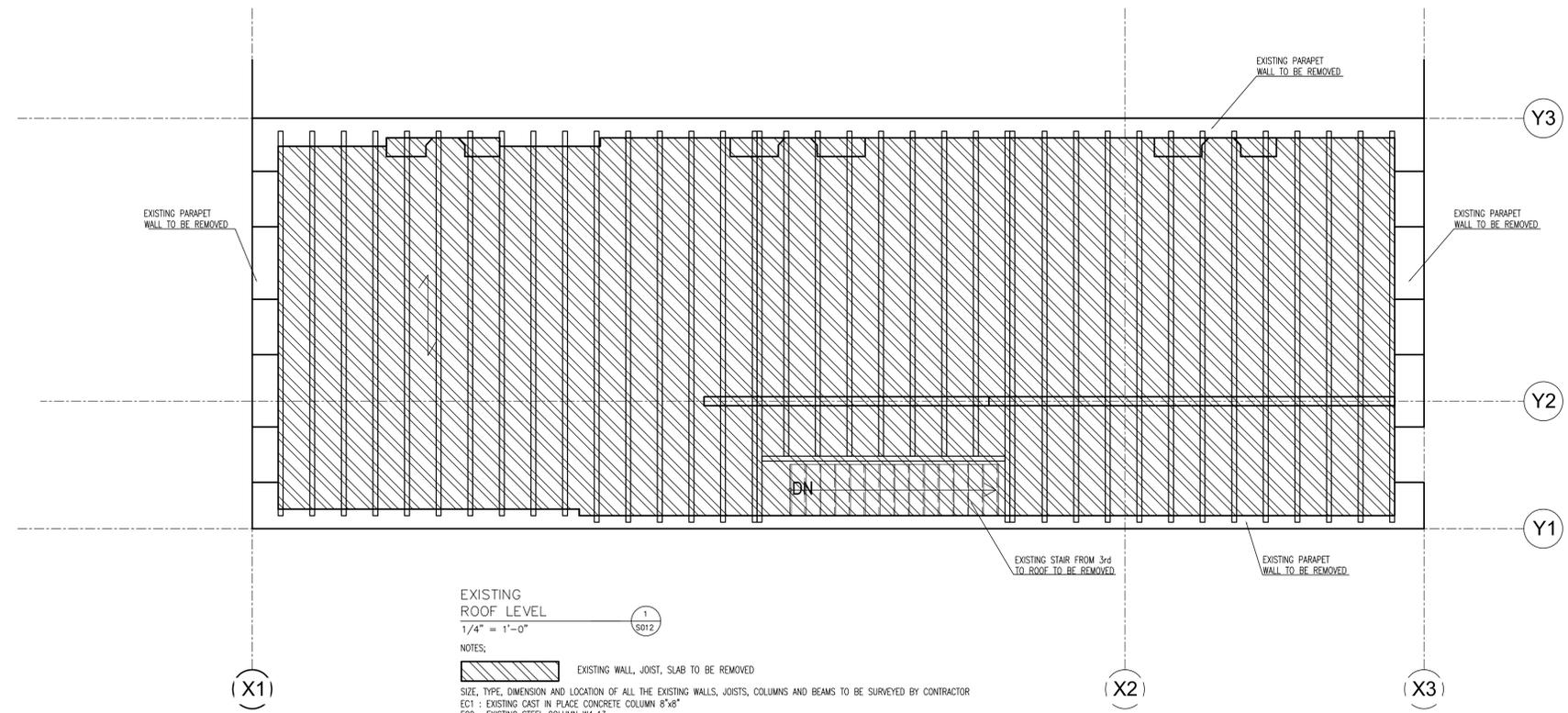
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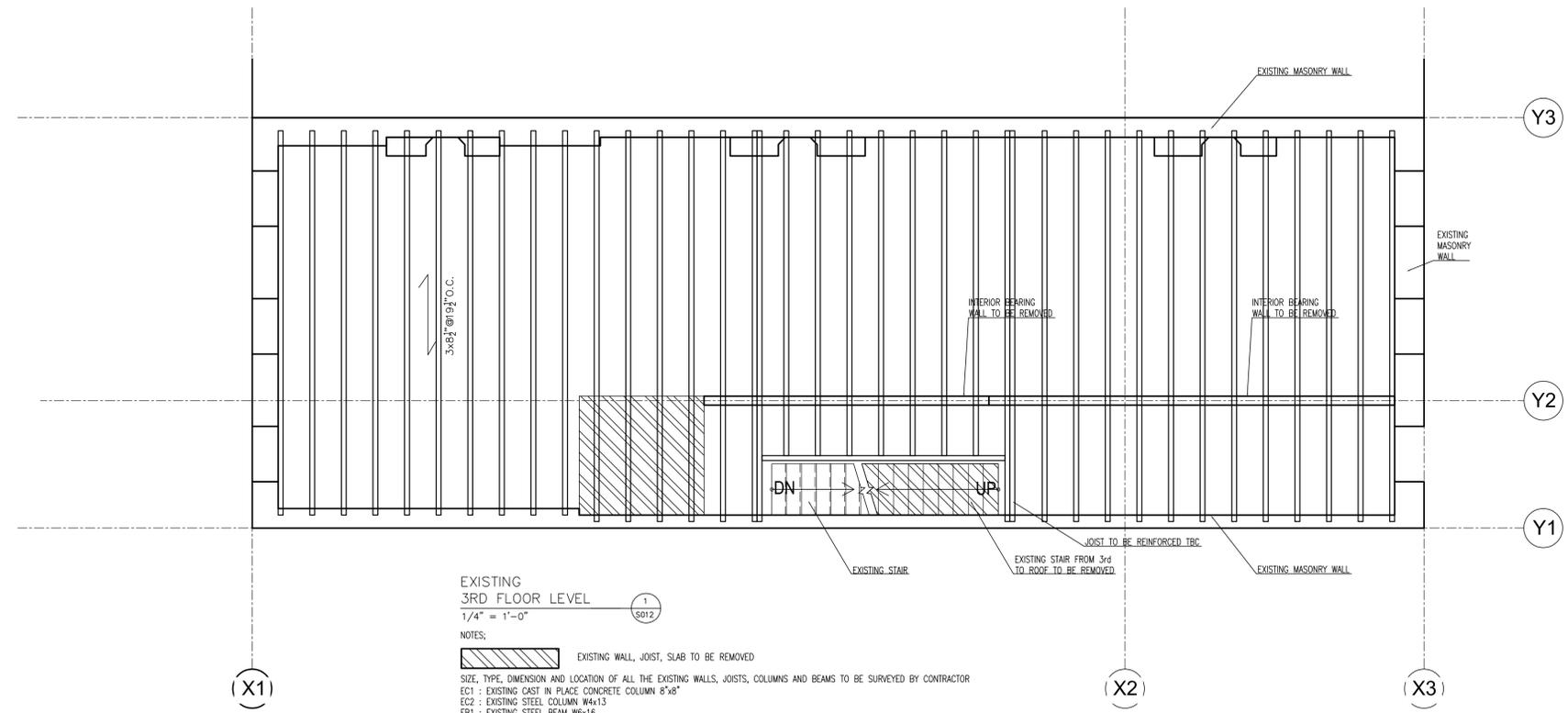
EXISTING 3RD FLOOR AND ROOF PLANS

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		6 OF 19



EXISTING ROOF LEVEL
 1/4" = 1'-0"
 1 S012

NOTES:
 [Hatched Box] EXISTING WALL, JOIST, SLAB TO BE REMOVED
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 [Arrow] EXISTING WOOD FLOOR JOISTS SPAN DIRECTION, SIZE, TYPE, SPACING TO BE CONFIRMED BY CONTRACTOR
 [Up Arrow] EXISTING COLUMN UP
 [Down Arrow] EXISTING COLUMN DOWN



EXISTING 3RD FLOOR LEVEL
 1/4" = 1'-0"
 1 S012

NOTES:
 [Hatched Box] EXISTING WALL, JOIST, SLAB TO BE REMOVED
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 [Up Arrow] EXISTING COLUMN UP
 [Down Arrow] EXISTING COLUMN DOWN

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SITE PLAN

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	CHK BY:	YN
	DWG No.:	

S-100.00



① SITE PLAN
 1/32" = 1'-0"

BORING B-1

Depth (ft)	Sample No.	Blow Count @ 6"	Soil Descriptions
0	S1	21-9	Cmf sands, sm. conc. fragments/ bn, moist, m. dense (Fill)(Class 7)
		9-9	
	S2	12-13	Cmf sands, tr. gravel/ bn, moist, m. dense (SP)(Class 3b)
		15-24	
5	S3	37-25	Same / v. dense (SP)(Class 3a)
		28-37	
	S4	34-80	Same, sm. boulders (SP/GP)(Class 3a/2a)
		90-100/4"	

TEST BORING COMPLETED @ 7'10"
 Date drilled: 10/3/2014
 Groundwater was not encountered at the time of drilling

BORING B-2

Depth (ft)	Sample No.	Blow Count @ 6"	Soil Descriptions
0	S1	20-7	Cmf sands, sm. conc. fragments/ bn, moist, m. dense (Fill)(Class 7)
		9-11	
	S2	11-20	Cmf sands, tr. gravel/ bn, moist, v. dense (SP)(Class 3a)
		36-17	
5	S3	19-28	Same (SP)(Class 3a)
		24-30	
	S4	29-40	Same (SP)(Class 3a)
		76-82	
10	S5	100/3"	Same, sm. boulders (SP/GP)(Class 3a/2a)

TEST BORING COMPLETED @ 8'3"
 Date drilled: 10/3/2014
 Groundwater was encountered at the time of drilling

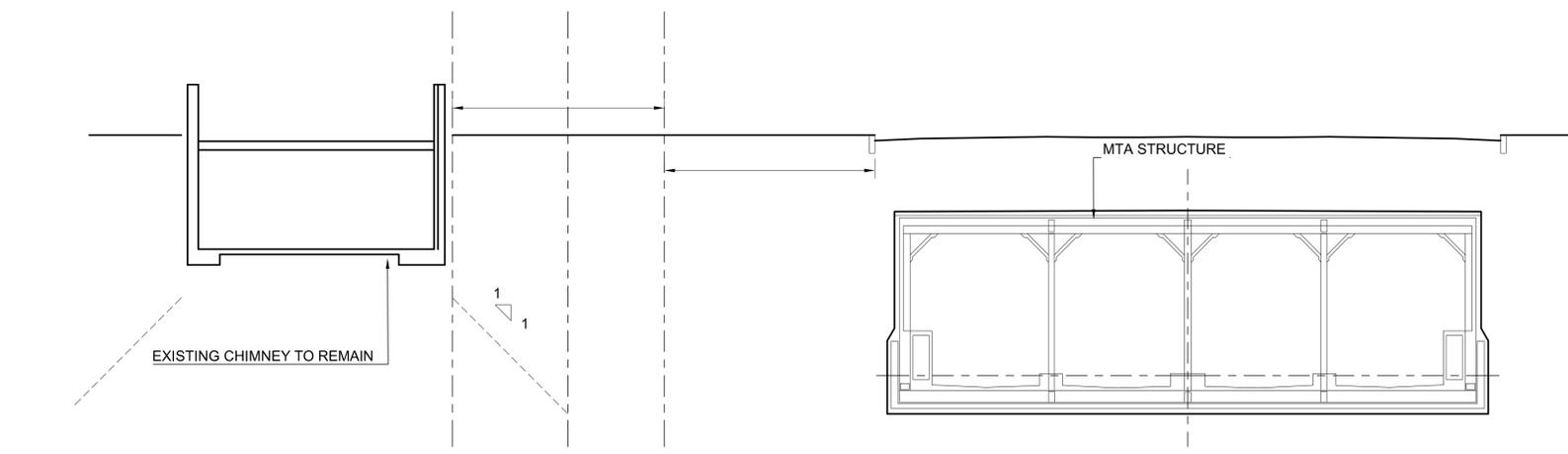
BORING B-3

Depth (ft)	Sample No.	Blow Count @ 6"	Soil Descriptions
0	S1	12-6	Cmf sands, sm. conc. fragments/ bn, moist, m. dense (Fill)(Class 7)
		7-7	
	S2	10-12	Cmf sands, tr. gravel/ bn, moist, m. dense (SP)(Class 3b)
		14-16	
5	S3	26-36	Same / v. dense (SP)(Class 3a)
		48-66	
	S4	30-40	Same, sm. boulders (SP/GP)(Class 3a/2a)
		55-100/5"	

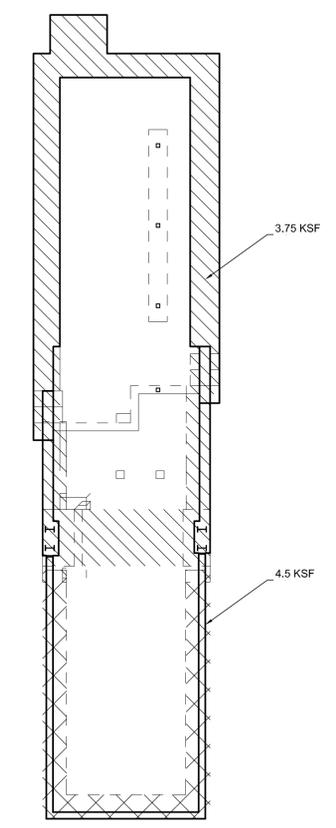
TEST BORING COMPLETED @ 7'11"
 Date drilled: 10/3/2014
 Groundwater was not encountered at the time of drilling

BORING INFORMATION AS PER "GEOTECHNICAL INVESTIGATION REPORT PROPOSED CELLAR EXTENSION, 54 CHARLES STREET, NEW YORK, NY" PREPARED BY GEOTECH CONSULTANTS LLC, 52 EAST 2ND STREET, MINEOLA, NEW YORK 11501 GTC JOB NO.: RCND114

SOILS WERE SAMPLED USING SPLIT-SPOON SAMPLER BY MEANS OF A 140 POUNDS HAMMER, FREE FALLING A DISTANCE OF 30 INCHES, AUTOMATIC TRIP (OR CATHEAD), IN ACCORDANCE WITH ASTM D1586.



② SECTION @ SITE CORNER CLOSEST TO MTA STRUCTURES
 1/8" = 1'-0"



③ FOUNDATIONS LOADS
 3/32" = 1'-0"

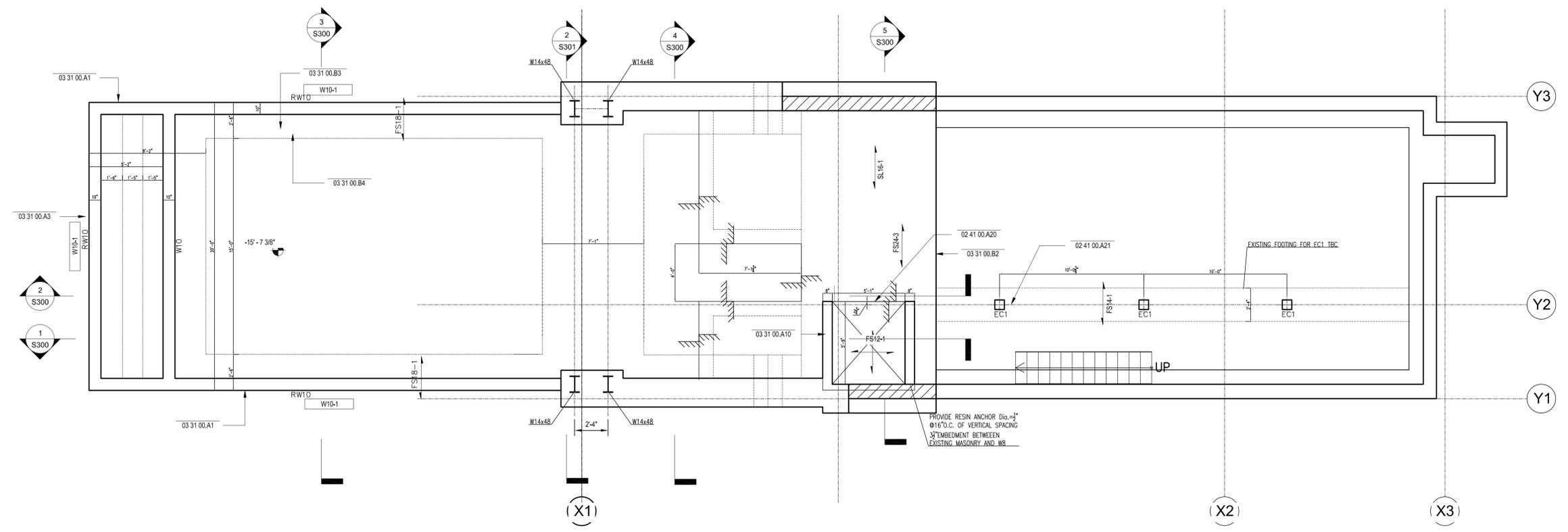
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REVISIONS

NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-

LEGEND/NOTES



KEYNOTES

- 02 41 00.A12 UNDERPINNING STRUCTURAL STEEL MOMENT FRAME ON EACH SIDE OF EXISTING MASONRY WALL.
- 02 41 00.A13 LOCAL REMOVAL OF EXISTING MASONRY WALL FOR MOMENT FRAME INSTALLATION.
- 02 41 00.A14 PROPOSED INSTALLATION SEQUENCE FOR UNDERPINNING THE BACK WALL VIA STEEL MOMENT FRAME IS AS FOLLOWS (REFER TO GENERAL NOTES AND UNDERPINNING DETAILS FOR BALANCE OF NOTES): 1) EXCAVATE PITS ON EACH SIDE OF THE WALL FOR COLUMN FOOTING INSTALLATION (PROVIDE EXCAVATION SUPPORT AS REQUIRED. LOCALLY PROVIDE A PENETRATION IN THE EXISTING MASONRY TO ALLOW FOR STEEL COLUMN INSTALLATION) 2) CAST COLUMN FOOTINGS PROVIDING ANCHOR BOLTS FOR STRUCTURAL STEEL INSTALLATION 3) CONSTRUCT STRUCTURAL STEEL MOMENT FRAME 4) PROVIDE CONNECTIONS TO THE EXISTING WALL FOR TRANSFER OF LOAD INTO THE MOMENT FRAME 5) COMPLETE EXCAVATION AND REMOVAL OF THE BACK WALL AT CELLAR LEVEL 6) EXCAVATE AND UNDERPIN THE ADJACENT WALLS.
- 02 41 00.A17 EXISTING RETAINING WALLS AT ADJACENT PROPERTIES SHALL BE BRACED DURING CONSTRUCTION VIA CROSS-LOT BRACING. CONTRACTOR'S ENGINEER SHALL RETAIN AN ENGINEER LICENSED IN THE STATE OF NY TO DESIGN SUPPORT OF EXCAVATION (SOE) STRUCTURE.
- 02 41 00.A20 EXISTING WALL FRAMING SHALL BE EXPOSED IN THE AREA OF NEW ELEVATOR. CONTINUOUS POSTS IN THIS AREA SHALL BE TEMPORARY SUPPORTED USING TEMPORARY SHORING AND RE-SUPPORTED BY THE ELEVATOR SHAFT WALLS. CONTRACTOR SHALL PROMPTLY SUBMIT SURVEY OF THE EXISTING WALL FRAMING IMPACTED BY THE ELEVATOR SHAFT TO EOR FOR REVIEW.
- 02 41 00.A21 EXISTING WALL FRAMING SHALL BE EXPOSED. CONTRACTOR SHALL PROMPTLY SUBMIT SURVEY OF THE EXISTING WALL FRAMING TO EOR FOR REVIEW.
- 03 31 00.A1 NEW CIP CONCRETE EXTENSION WALL. CONNECT TO EXISTING MASONRY AFTER REMOVAL OF EXISTING MASONRY RETURN WALL SEGMENTS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- 03 31 00.A3 NEW CIP CONCRETE RETAINING WALL. IT IS UNDERSTOOD THAT SUPPORT OF LATERAL EARTH PRESSURE IS PROVIDED BY A RETAINING WALL/STRUCTURE AT THE ADJACENT PROPERTY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THIS WORK. COORDINATE SUPPORT OF EXCAVATION WITH WORK PERFORMED AT THE ADJACENT PROPERTY.
- 03 31 00.A9 SEISMIC ISOLATION JOINT.
- 03 31 00.A10 FUTURE CIP CONCRETE SHEAR WALL.
- 03 31 00.B2 NEW FOUNDATION MAT. SEE S300, S301 FOR REINFORCEMENT INFORMATION.
- 03 31 00.B3 NEW FOOTING. SEE S300, S301 FOR REINFORCEMENT INFORMATION.
- 03 31 00.B4 NEW SLAB ON GRADE. REFER TO GENERAL NOTES FOR SUBGRADE PREPARATION REQUIREMENTS.
- 05 40 00.C1 NEW COLD-FORMED STEEL FLOOR FRAMING WITH STRUCTURAL PANEL DIAPHRAGM. PROVIDE A CONTINUOUS CONNECTION BETWEEN EXISTING FLOOR DIAPHRAGM AND THE NEW ONE

PROJECT
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CELLAR PLAN

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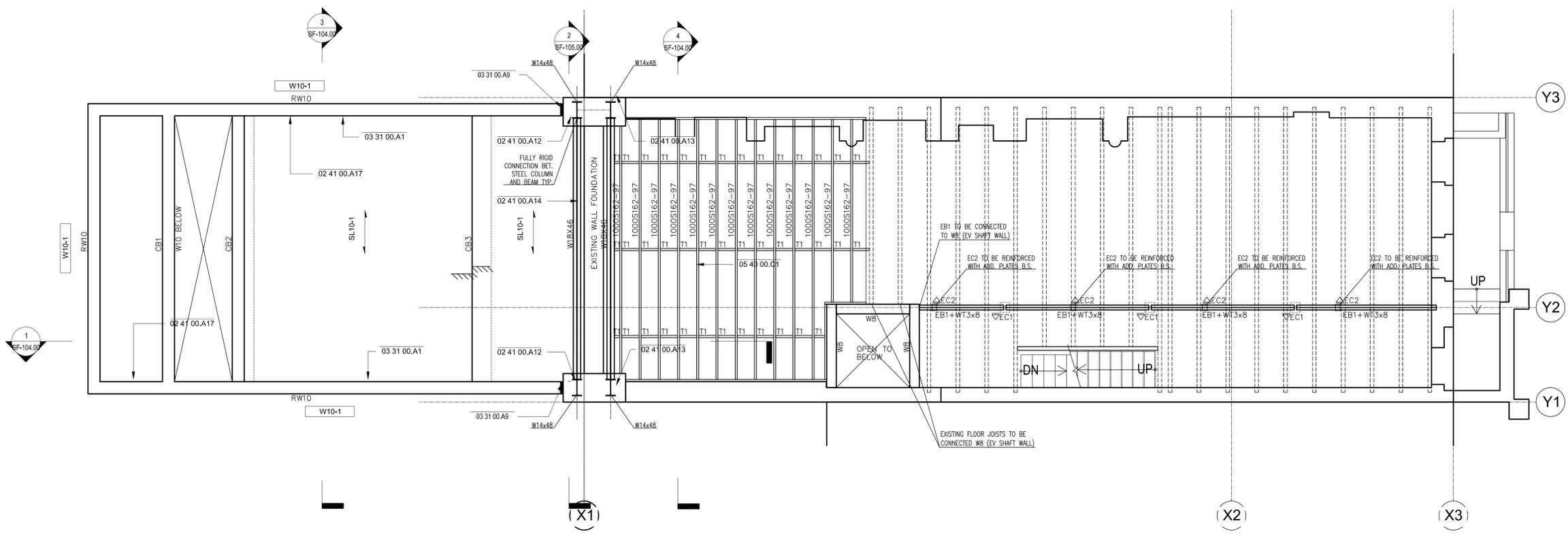
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LEGEND/NOTES

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BASEMENT LEVEL PLAN

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	CHK BY:	YN
DWG No.:		S-102.00
		9 OF 19



KEYNOTES

- 02 41 00.A12 UNDERPINNING STRUCTURAL STEEL MOMENT FRAME ON EACH SIDE OF EXISTING MASONRY WALL.
- 02 41 00.A13 LOCAL REMOVAL OF EXISTING MASONRY WALL FOR MOMENT FRAME INSTALLATION.
- 02 41 00.A14 PROPOSED INSTALLATION SEQUENCE FOR UNDERPINNING THE BACK WALL VIA STEEL MOMENT FRAME IS AS FOLLOWS (REFER TO GENERAL NOTES AND UNDERPINNING DETAILS FOR BALANCE OF NOTES): 1) EXCAVATE PITS ON EACH SIDE OF THE WALL FOR COLUMN FOOTING INSTALLATION (PROVIDE EXCAVATION SUPPORT AS REQUIRED. LOCALLY PROVIDE A PENETRATION IN THE EXISTING MASONRY TO ALLOW FOR STEEL COLUMN INSTALLATION) 2) CAST COLUMN FOOTINGS PROVIDING ANCHOR BOLTS FOR STRUCTURAL STEEL INSTALLATION 3) CONSTRUCT STRUCTURAL STEEL MOMENT FRAME 4) PROVIDE CONNECTIONS TO THE EXISTING WALL FOR TRANSFER OF LOAD INTO THE MOMENT FRAME 5) COMPLETE EXCAVATION AND REMOVAL OF THE BACK WALL AT CELLAR LEVEL 6) EXCAVATE AND UNDERPIN THE ADJACENT WALLS.
- 02 41 00.A17 EXISTING RETAINING WALLS AT ADJACENT PROPERTIES SHALL BE BRACED DURING CONSTRUCTION VIA CROSS-LOT BRACING. CONTRACTOR'S ENGINEER SHALL RETAIN AN ENGINEER LICENSED IN THE STATE OF NY TO DESIGN SUPPORT OF EXCAVATION (SOE) STRUCTURE.
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- 03 31 00.A10 FUTURE CIP CONCRETE SHEAR WALL.
- 03 31 00.B2 NEW FOUNDATION MAT. SEE S300, S301 FOR REINFORCEMENT INFORMATION.
- 03 31 00.B3 NEW FOOTING. SEE S300, S301 FOR REINFORCEMENT INFORMATION.
- 03 31 00.B4 NEW SLAB ON GRADE. REFER TO GENERAL NOTES FOR SUBGRADE PREPARATION REQUIREMENTS.
- 05 40 00.C1 NEW COLD-FORMED STEEL FLOOR FRAMING WITH STRUCTURAL PANEL DIAPHRAGM. PROVIDE A CONTINUOUS CONNECTION BETWEEN EXISTING FLOOR DIAPHRAGM AND THE NEW ONE

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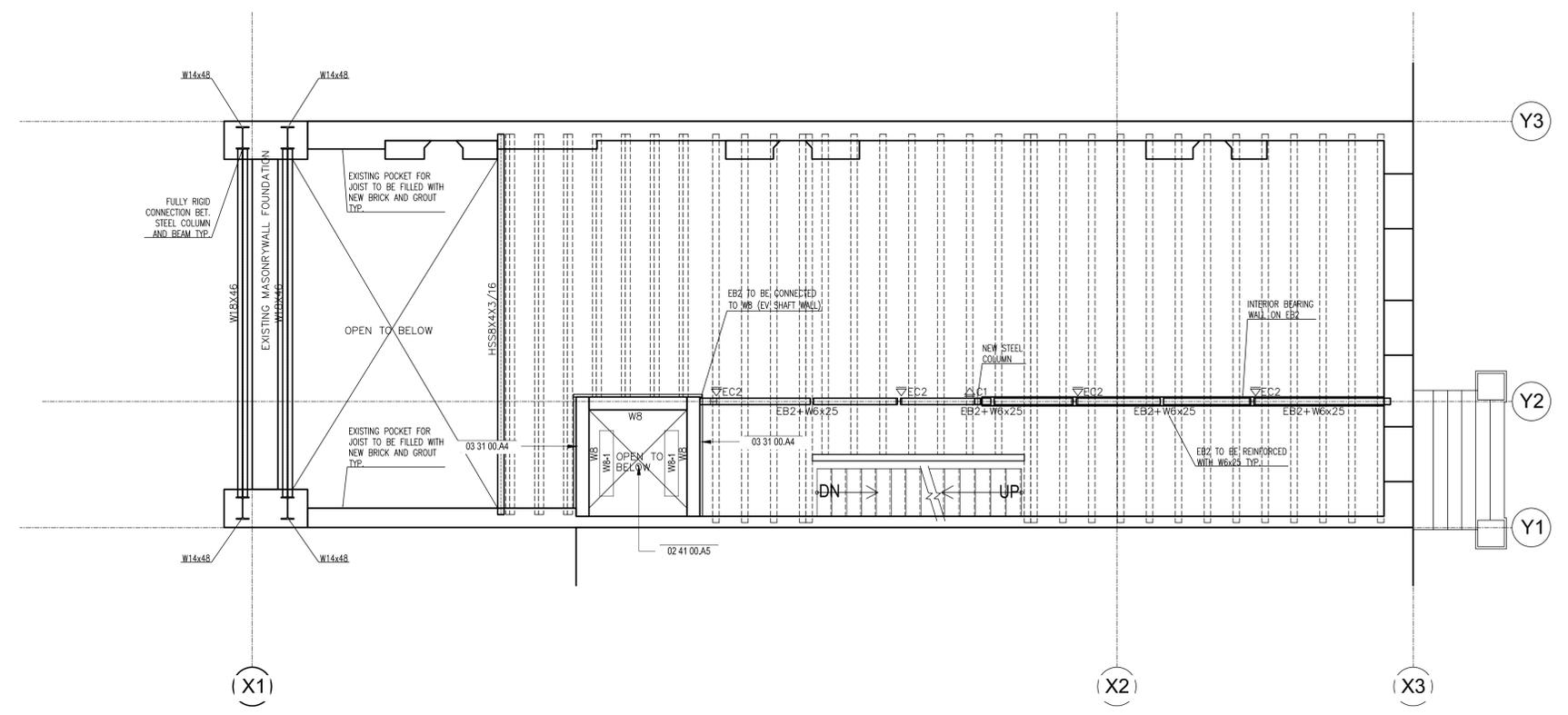
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1ST FLOOR PLAN

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	DWG No.:	S-103.00
		10 OF 19



KEYNOTES
 02 41 00.A5 EXISTING WOOD FRAMING TO BE REMOVED IN THE AREA OF NEW ELEVATOR CIP WALLS. PRIOR TO REMOVAL OF EXISTING FRAMING PERFORM VISUAL SURVEY AND MEASUREMENTS OF EXISTING FRAMING. IN CASES OF CONFLICT WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS THE CONTRACTOR SHALL PROMPTLY BRING ANY DISCREPANCIES TO THE ARCHITECT'S AND EOR ATTENTION FOR RESOLUTION. THE CONTRACTOR SHALL PROVIDE FIELD DRAWINGS AND SKETCHES CLEARLY SHOWING THE FIELD CONDITIONS AT EVERY FLOOR. PROVIDE TEMPORARY SUPPORT OF WOOD GIRDERS VIA PROPS OR OTHER MEANS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
 03 31 00.A4 NEW CIP CONCRETE SHEAR WALL. SEE S300 FOR REINFORCEMENT. THIS WALL IS PART OF LATERAL FORCE RESISTING SYSTEM.

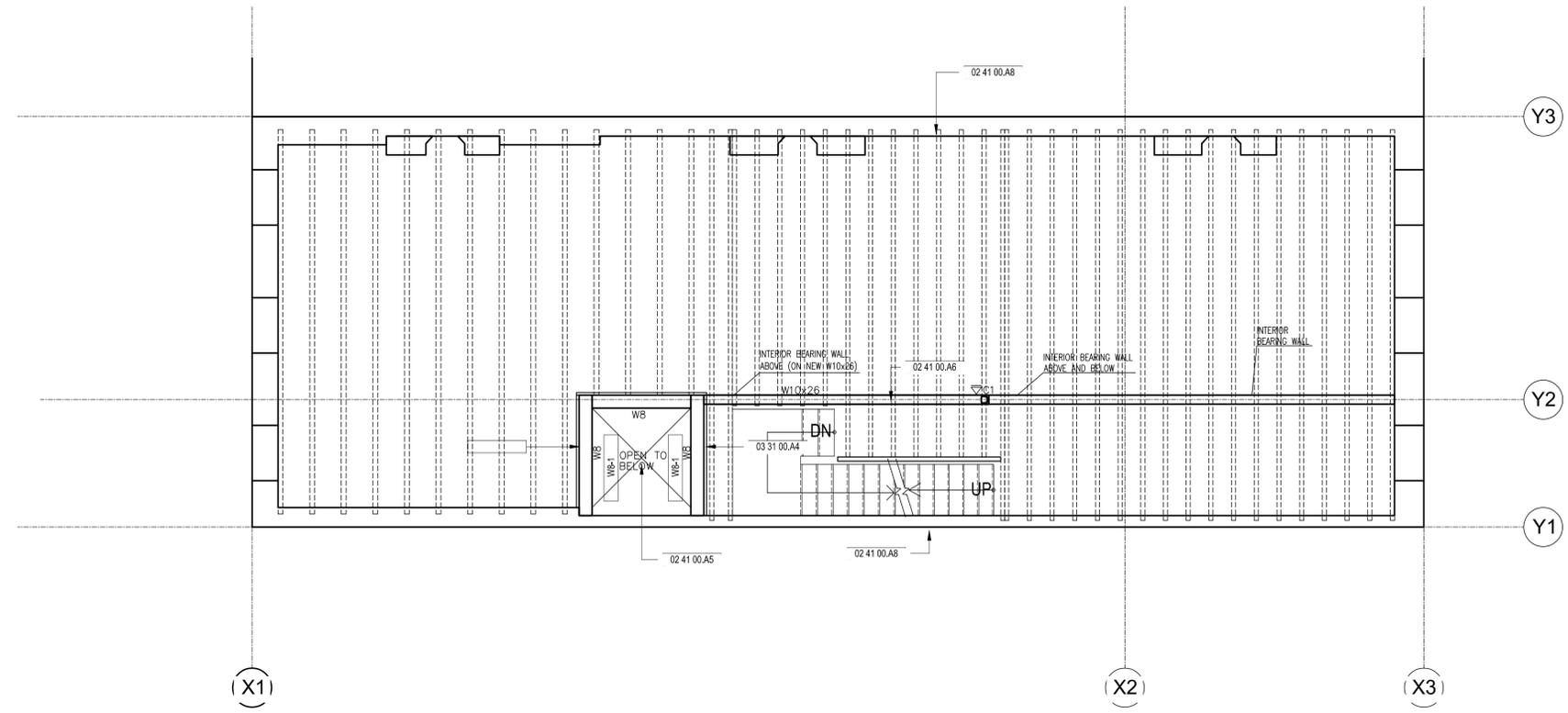
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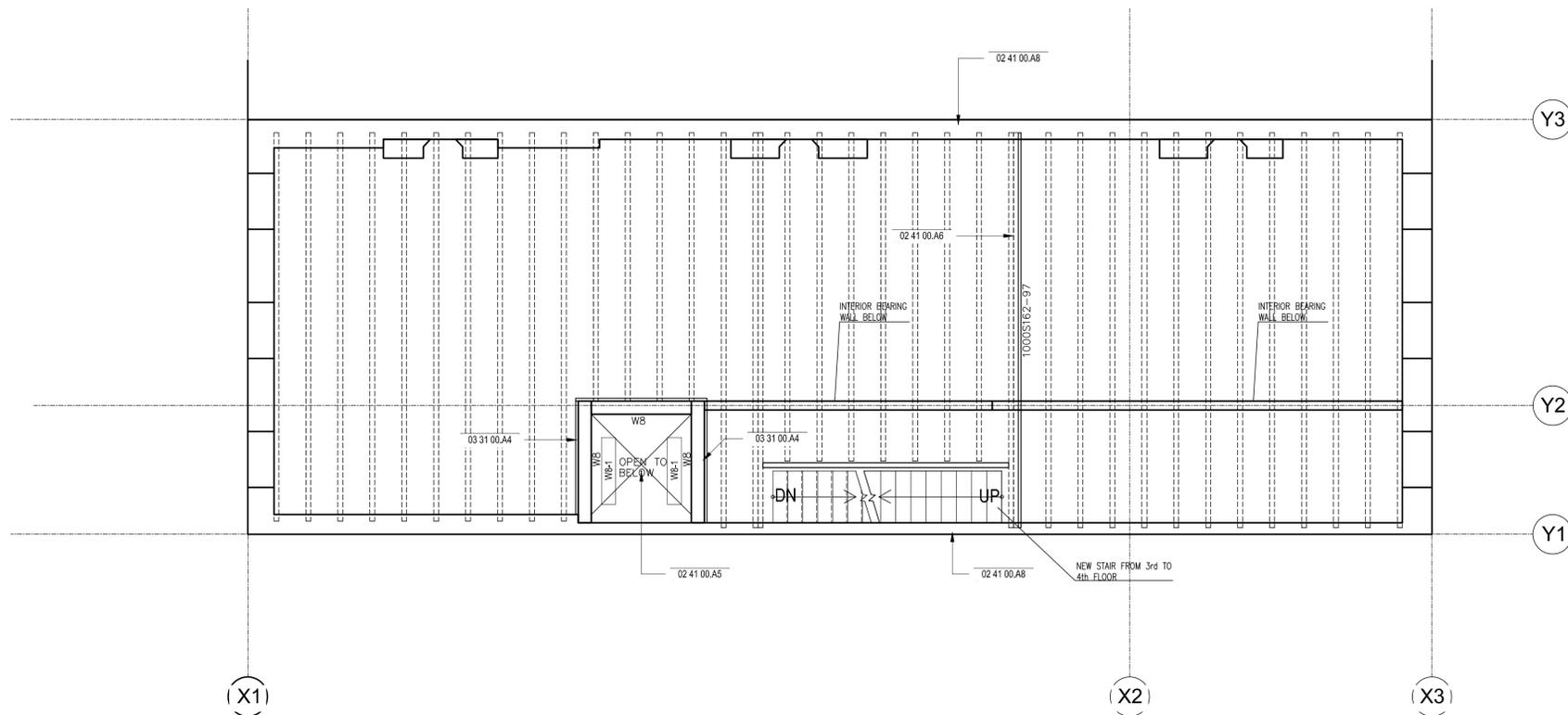


- KEYNOTES
- 02 41 00.A5 EXISTING WOOD FRAMING TO BE REMOVED IN THE AREA OF NEW ELEVATOR CIP WALLS. PRIOR TO REMOVAL OF EXISTING FRAMING PERFORM VISUAL SURVEY AND MEASUREMENTS OF EXISTING FRAMING. IN CASES OF CONFLICT WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS THE CONTRACTOR SHALL PROMPTLY BRING ANY DISCREPANCIES TO THE ARCHITECT'S AND EOR ATTENTION FOR RESOLUTION. THE CONTRACTOR SHALL PROVIDE FIELD DRAWINGS AND SKETCHES CLEARLY SHOWING THE FIELD CONDITIONS AT EVERY FLOOR. PROVIDE TEMPORARY SUPPORT OF WOOD GIRDERS VIA PROPS OR OTHER MEANS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
 - 02 41 00.A6 EXISTING WOOD FLOOR FRAMING TO REMAIN. CONTRACTOR SHALL FIELD MEASURE AND SURVEY EXISTING FRAMING PRIOR TO ANY MODIFICATIONS TO IT. THE CONTRACTOR SHALL MAKE AT LEAST 2 PROBES PER FLOOR IN LOCATIONS INDICATED BY ARCHITECT OR EOR.
 - 02 41 00.A8 EXISTING MASONRY PARTY WALL. THE CONTRACTOR SHALL PROTECT THE PARTY WALL FROM DAMAGE AND/OR EXCESSIVE VIBRATIONS AT ALL TIMES DURING THE CONSTRUCTION AND UNDERPINNING WORK. CONTRACTOR SHALL MONITOR THE DEFORMATIONS AND INTEGRITY OF THE PARTY WALL TO AVOID DAMAGE TO ADJACENT PROPERTY.
 - 03 31 00.A4 NEW CIP CONCRETE SHEAR WALL. SEE S300 FOR REINFORCEMENT. THIS WALL IS PART OF LATERAL FORCE RESISTING SYSTEM.

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2ND FLOOR PLAN

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		11 OF 19



KEYNOTES

- 02 41 00.A5 EXISTING WOOD FRAMING TO BE REMOVED IN THE AREA OF NEW ELEVATOR CIP WALLS. PRIOR TO REMOVAL OF EXISTING FRAMING PERFORM VISUAL SURVEY AND MEASUREMENTS OF EXISTING FRAMING. IN CASES OF CONFLICT WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS THE CONTRACTOR SHALL PROMPTLY BRING ANY DISCREPANCIES TO THE ARCHITECT'S AND EOR ATTENTION FOR RESOLUTION. THE CONTRACTOR SHALL PROVIDE FIELD DRAWINGS AND SKETCHES CLEARLY SHOWING THE FIELD CONDITIONS AT EVERY FLOOR. PROVIDE TEMPORARY SUPPORT OF WOOD GIRDERS VIA PROPS OR OTHER MEANS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- 02 41 00.A6 EXISTING WOOD FLOOR FRAMING TO REMAIN. CONTRACTOR SHALL FIELD MEASURE AND SURVEY EXISTING FRAMING PRIOR TO ANY MODIFICATIONS TO IT. THE CONTRACTOR SHALL MAKE AT LEAST 2 PROBES PER FLOOR IN LOCATIONS INDICATED BY ARCHITECT OR EOR.
- 02 41 00.A8 EXISTING MASONRY PARTY WALL. THE CONTRACTOR SHALL PROTECT THE PARTY WALL FROM DAMAGE AND/OR EXCESSIVE VIBRATIONS AT ALL TIMES DURING THE CONSTRUCTION AND UNDERPINNING WORK. CONTRACTOR SHALL MONITOR THE DEFORMATIONS AND INTEGRITY OF THE PARTY WALL TO AVOID DAMAGE TO ADJACENT PROPERTY.
- 03 31 00.A4 NEW CIP CONCRETE SHEAR WALL. SEE S300 FOR REINFORCEMENT. THIS WALL IS PART OF LATERAL FORCE RESISTING SYSTEM.

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3RD FLOOR PLAN

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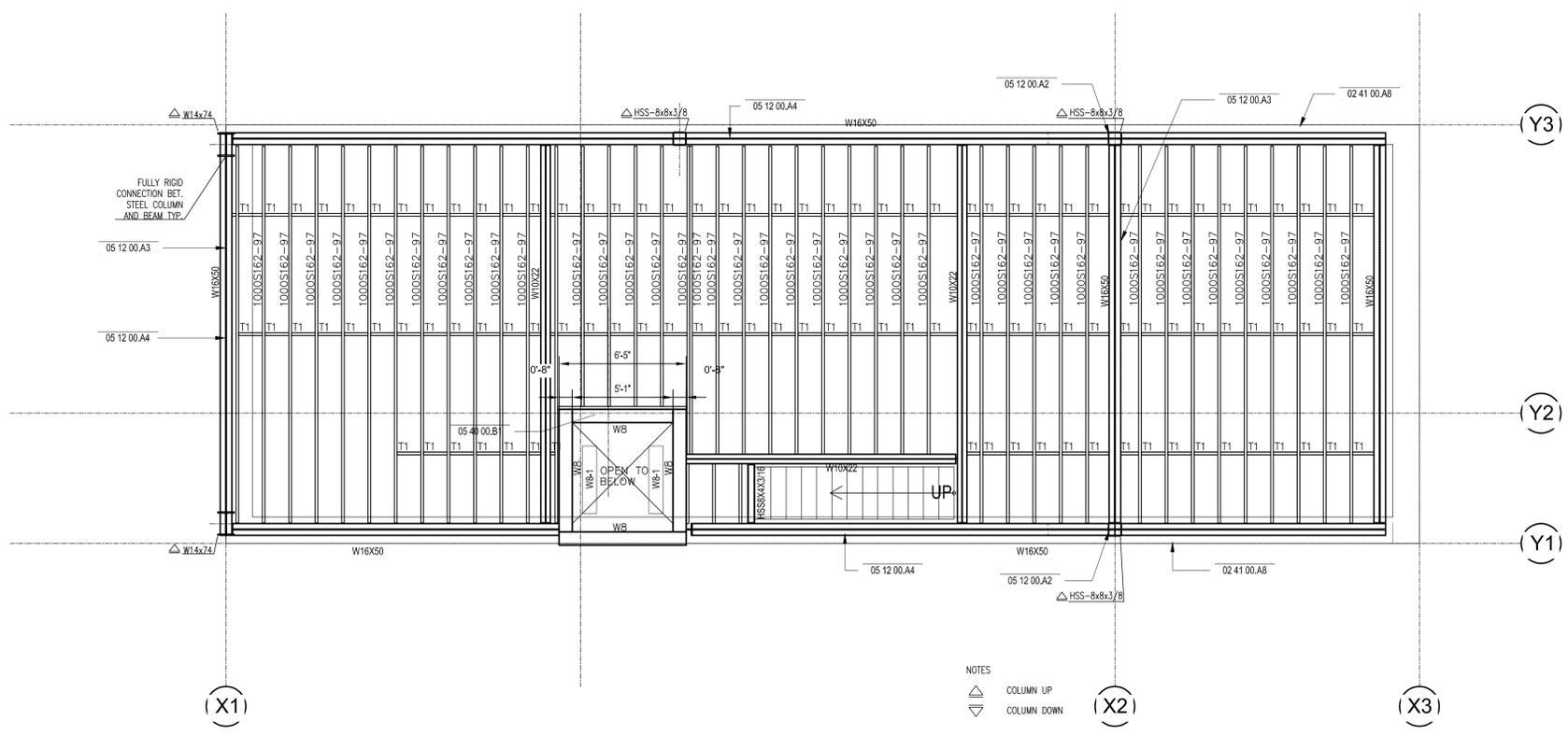
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NOTES
 ▲ COLUMN UP
 ▼ COLUMN DOWN

- KEYNOTES**
- 02 41 00.A5 EXISTING WOOD FRAMING TO BE REMOVED IN THE AREA OF NEW ELEVATOR CIP WALLS. PRIOR TO REMOVAL OF EXISTING FRAMING PERFORM VISUAL SURVEY AND MEASUREMENTS OF EXISTING FRAMING. IN CASES OF CONFLICT WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS THE CONTRACTOR SHALL PROMPTLY BRING ANY DISCREPANCIES TO THE ARCHITECT'S AND EOR ATTENTION FOR RESOLUTION. THE CONTRACTOR SHALL PROVIDE FIELD DRAWINGS AND SKETCHES CLEARLY SHOWING THE FIELD CONDITIONS AT EVERY FLOOR. PROVIDE TEMPORARY SUPPORT OF WOOD GIRDERS VIA PROPS OR OTHER MEANS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
 - 02 41 00.A8 EXISTING MASONRY PARTY WALL. THE CONTRACTOR SHALL PROTECT THE PARTY WALL FROM DAMAGE AND/OR EXCESSIVE VIBRATIONS AT ALL TIMES DURING THE CONSTRUCTION AND UNDERPINNING WORK. CONTRACTOR SHALL MONITOR THE DEFORMATIONS AND INTEGRITY OF THE PARTY WALL TO AVOID DAMAGE TO ADJACENT PROPERTY.
 - 02 41 00.A9 POCKET IN EXISTING MASONRY WALL FOR STRUCTURAL STEEL BEAM BEARING. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
 - 05 12 00.A2 NEW STRUCTURAL STEEL MOMENT FRAME COLUMN. THIS MEMBER IS PART OF LATERAL FORCE RESISTING SYSTEM.
 - 05 12 00.A3 NEW STRUCTURAL STEEL MOMENT FRAME GIRDER. PROVIDE MOMENT CONNECTIONS AT MEMBER ENDS CAPABLE OF TAKING THE MOMENT AND SHEAR FORCES INDICATED IN PLAN. THIS MEMBER IS PART OF LATERAL FORCE RESISTING SYSTEM.
 - 05 12 00.A4 STRUCTURAL STEEL GIRDER CONTINUOUSLY CONNECTED TO TOP OF EXISTING MASONRY WALL.
 - 05 40 00.B1 NEW COLD-FORMED STEEL (CFS) HEADER SEE SCHEDULE AND DETAILS FOR SIZE INFORMATION

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4TH FLOOR PLAN

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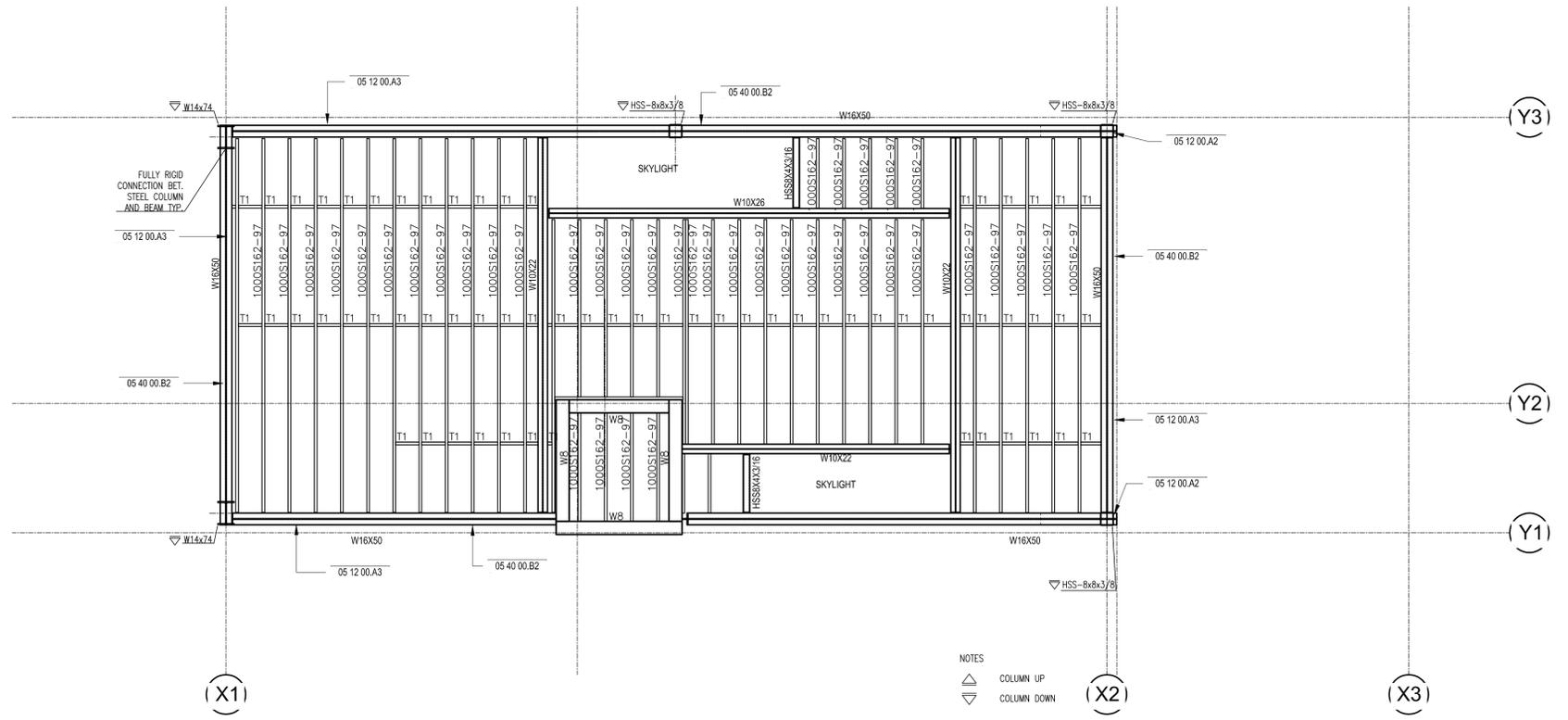
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ROOF PLAN

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	DWG No.:	
S-107.00		
		14 OF 19



NOTES
 ▲ COLUMN UP
 ▼ COLUMN DOWN

KEYNOTES

05 12 00.A2 NEW STRUCTURAL STEEL MOMENT FRAME COLUMN. THIS MEMBER IS PART OF LATERAL FORCE RESISTING SYSTEM.

05 12 00.A3 NEW STRUCTURAL STEEL MOMENT FRAME GIRDER. PROVIDE MOMENT CONNECTIONS AT MEMBER ENDS CAPABLE OF TAKING THE MOMENT AND SHEAR FORCES INDICATED IN PLAN. THIS MEMBER IS PART OF LATERAL FORCE RESISTING SYSTEM.

05 40 00.B2 NEW FAÇADE SYSTEM COMPRISED OF COLD FORMED STEEL BACKING AND SINGLE WYTHE CAVITY WALL SYSTEM.

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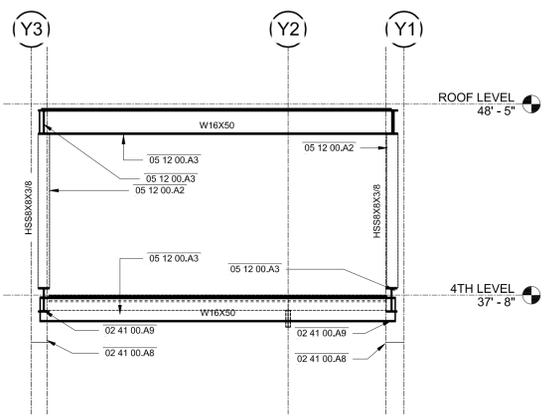
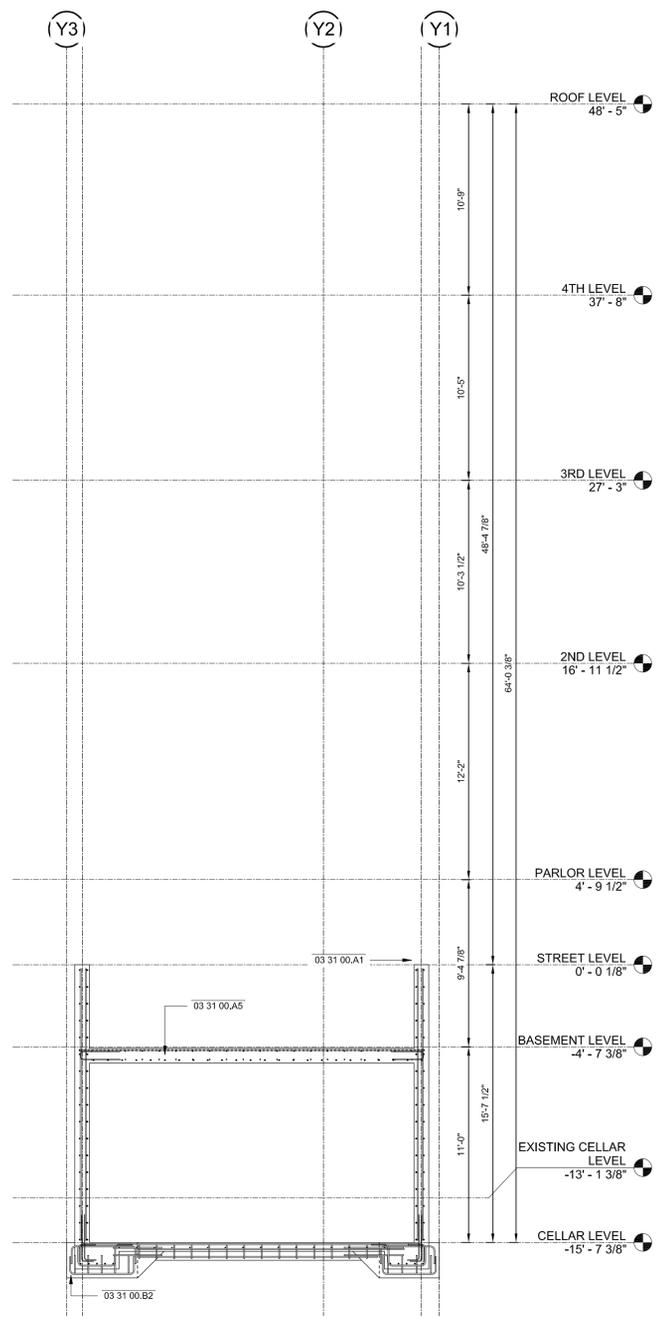
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		15 OF 19



KEYNOTES

- 02 41 00.A8 EXISTING MASONRY PARTY WALL. THE CONTRACTOR SHALL PROTECT THE PARTY WALL FROM DAMAGE AND/OR EXCESSIVE VIBRATIONS AT ALL TIMES DURING THE CONSTRUCTION AND UNDERPINNING WORK. CONTRACTOR SHALL MONITOR THE DEFORMATIONS AND INTEGRITY OF THE PARTY WALL TO AVOID DAMAGE TO ADJACENT PROPERTY.
- 02 41 00.A9 POCKET IN EXISTING MASONRY WALL FOR STRUCTURAL STEEL BEAM BEARING. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- 03 31 00.A1 NEW CIP CONCRETE EXTENSION WALL. CONNECT TO EXISTING MASONRY AFTER REMOVAL OF EXISTING MASONRY RETURN WALL SEGMENTS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- 03 31 00.A5 NEW CIP CONCRETE ONE-WAY SLAB. REFER TO SCHEDULES AND DETAILS FOR REINFORCEMENT INFORMATION.
- 03 31 00.B2 NEW FOUNDATION MAT. SEE SF-102 FOR REINFORCEMENT INFORMATION.
- 05 12 00.A2 NEW STRUCTURAL STEEL MOMENT FRAME COLUMN. THIS MEMBER IS PART OF LATERAL FORCE RESISTING SYSTEM.
- 05 12 00.A3 NEW STRUCTURAL STEEL MOMENT FRAME GIRDER. PROVIDE MOMENT CONNECTIONS AT MEMBER ENDS CAPABLE OF TAKING THE MOMENT AND SHEAR FORCES INDICATED IN PLAN. THIS MEMBER IS PART OF LATERAL FORCE RESISTING SYSTEM.

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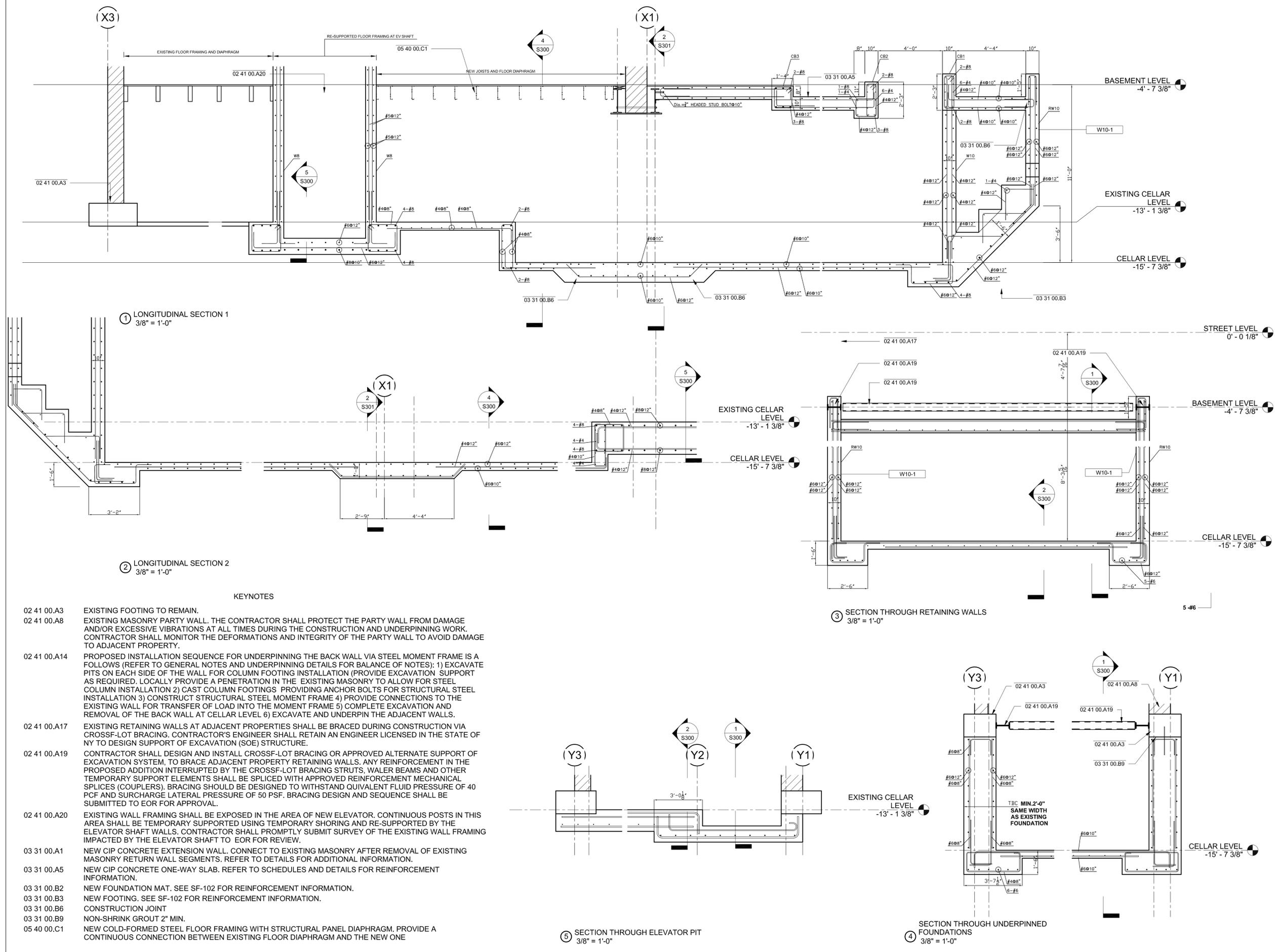
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FOUNDATION DETAILS

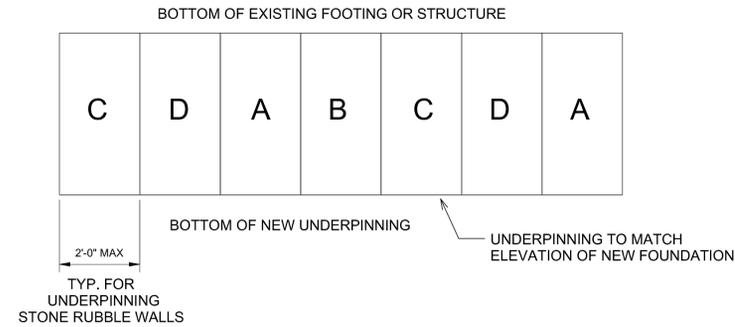
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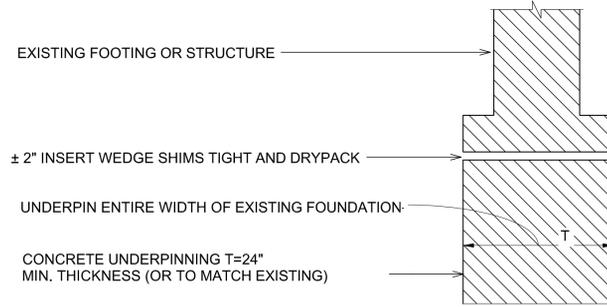


- KEYNOTES**
- 02 41 00.A3 EXISTING FOOTING TO REMAIN.
 - 02 41 00.A8 EXISTING MASONRY PARTY WALL. THE CONTRACTOR SHALL PROTECT THE PARTY WALL FROM DAMAGE AND/OR EXCESSIVE VIBRATIONS AT ALL TIMES DURING THE CONSTRUCTION AND UNDERPINNING WORK. CONTRACTOR SHALL MONITOR THE DEFORMATIONS AND INTEGRITY OF THE PARTY WALL TO AVOID DAMAGE TO ADJACENT PROPERTY.
 - 02 41 00.A14 PROPOSED INSTALLATION SEQUENCE FOR UNDERPINNING THE BACK WALL VIA STEEL MOMENT FRAME IS AS FOLLOWS (REFER TO GENERAL NOTES AND UNDERPINNING DETAILS FOR BALANCE OF NOTES): 1) EXCAVATE PITS ON EACH SIDE OF THE WALL FOR COLUMN FOOTING INSTALLATION (PROVIDE EXCAVATION SUPPORT AS REQUIRED. LOCALLY PROVIDE A PENETRATION IN THE EXISTING MASONRY TO ALLOW FOR STEEL COLUMN INSTALLATION) 2) CAST COLUMN FOOTINGS PROVIDING ANCHOR BOLTS FOR STRUCTURAL STEEL INSTALLATION 3) CONSTRUCT STRUCTURAL STEEL MOMENT FRAME 4) PROVIDE CONNECTIONS TO THE EXISTING WALL FOR TRANSFER OF LOAD INTO THE MOMENT FRAME 5) COMPLETE EXCAVATION AND REMOVAL OF THE BACK WALL AT CELLAR LEVEL 6) EXCAVATE AND UNDERPIN THE ADJACENT WALLS.
 - 02 41 00.A17 EXISTING RETAINING WALLS AT ADJACENT PROPERTIES SHALL BE BRACED DURING CONSTRUCTION VIA CROSS-LOT BRACING. CONTRACTOR'S ENGINEER SHALL RETAIN AN ENGINEER LICENSED IN THE STATE OF NY TO DESIGN SUPPORT OF EXCAVATION (SOE) STRUCTURE.
 - 02 41 00.A19 CONTRACTOR SHALL DESIGN AND INSTALL CROSS-LOT BRACING OR APPROVED ALTERNATE SUPPORT OF EXCAVATION SYSTEM, TO BRACE ADJACENT PROPERTY RETAINING WALLS. ANY REINFORCEMENT IN THE PROPOSED ADDITION INTERRUPTED BY THE CROSS-LOT BRACING STRUTS, WALER BEAMS AND OTHER TEMPORARY SUPPORT ELEMENTS SHALL BE SPICED WITH APPROVED REINFORCEMENT MECHANICAL SPLICES (COUPLERS). BRACING SHOULD BE DESIGNED TO WITHSTAND EQUIVALENT FLUID PRESSURE OF 40 PCF AND SURCHARGE LATERAL PRESSURE OF 50 PSF. BRACING DESIGN AND SEQUENCE SHALL BE SUBMITTED TO EOR FOR APPROVAL.
 - 02 41 00.A20 EXISTING WALL FRAMING SHALL BE EXPOSED IN THE AREA OF NEW ELEVATOR. CONTINUOUS POSTS IN THIS AREA SHALL BE TEMPORARILY SUPPORTED USING TEMPORARY SHORING AND RE-SUPPORTED BY THE ELEVATOR SHAFT WALLS. CONTRACTOR SHALL PROMPTLY SUBMIT SURVEY OF THE EXISTING WALL FRAMING IMPACTED BY THE ELEVATOR SHAFT TO EOR FOR REVIEW.
 - 03 31 00.A1 NEW CIP CONCRETE EXTENSION WALL. CONNECT TO EXISTING MASONRY AFTER REMOVAL OF EXISTING MASONRY RETURN WALL SEGMENTS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
 - 03 31 00.A5 NEW CIP CONCRETE ONE-WAY SLAB. REFER TO SCHEDULES AND DETAILS FOR REINFORCEMENT INFORMATION.
 - 03 31 00.B2 NEW FOUNDATION MAT. SEE SF-102 FOR REINFORCEMENT INFORMATION.
 - 03 31 00.B3 NEW FOOTING. SEE SF-102 FOR REINFORCEMENT INFORMATION.
 - 03 31 00.B6 CONSTRUCTION JOINT
 - 03 31 00.B9 NON-SHRINK GROUT 2" MIN.
 - 05 40 00.C1 NEW COLD-FORMED STEEL FLOOR FRAMING WITH STRUCTURAL PANEL DIAPHRAGM. PROVIDE A CONTINUOUS CONNECTION BETWEEN EXISTING FLOOR DIAPHRAGM AND THE NEW ONE

TYPICAL UNDERPINNING ELEVATION



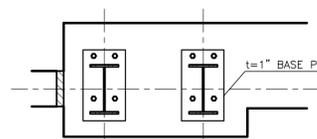
TYPICAL UNDERPINNING SECTION



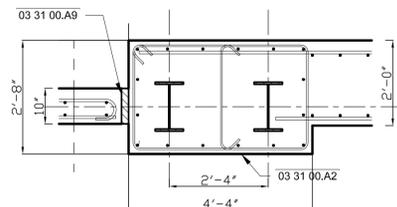
NOTES:

1. THE CONCEPT IS REPRESENTATIVE OF THE UNDERPINNING PIER OR PIT METHOD OF UNDERPINNING. CONTRACTOR TO VERIFY SUITABILITY OF METHOD TO THE EXISTING CONDITIONS AND DEVELOP ALTERNATE METHODS AS REQUIRED. ACCEPTABLE ALTERNATE UNDERPINNING METHODS: SHEETING, BRACED SHEETING, GROUND IMPROVEMENT. UNACCEPTABLE METHODS: METHODS THAT IMPINGE ON NEW CONSTRUCTION.
2. WHEN A GRADUAL SLOPE CANNOT BE MAINTAINED IN THE EXCAVATION (e.g. DUE TO THE PRESENCE OF ADJACENT STRUCTURE), THE SITE SHALL BE PROTECTED AGAINST CAVING AND MOVEMENT OF SOIL AT ALL TIMES. THIS SHALL BE ACCOMPLISHED BY THE USE OF H-PILES AND BREAST-BOARDS, INTERLOCKING STEEL SHEETING OR OTHER APPROPRIATE METHODS AND MATERIALS (SEE NOTE 5).
3. THE CONTRACTOR WILL BE REQUIRED TO SAFELY SUPPORT AND MAINTAIN ADJACENT AND ABUTTING PROPERTY AND STRUCTURES.
4. WHEN REQUIRED, CONTRACTOR SHALL UNDERPIN EXISTING STRUCTURES. UNDERPINNING SHALL BE PERFORMED BY MEANS OF TRENCHING EXCAVATION AND CONCRETING OF THE UNDERPINNING PITS SHALL BE PERFORMED IN ALTERNATE SECTIONS OF 4'-0" MAX. IN WIDTH. UNDERPINNING DESIGN SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW (SEE NOTE 6). UNDERPINNING DESIGN TO TAKE INTO ACCOUNT LOADS FROM EXISTING BUILDING AS WELL AS ALL BUILDING LATERAL LOADS AND INDUCED HORIZONTAL SOIL PRESSURES ON THE UNDERPINNING STRUCTURE.
5. THE CONTRACTOR SHALL PROTECT THE UNDERPINNING FROM HEAVING DUE TO FROST AND BEARING WASHOUT.
6. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF NEW YORK, TO PREPARE DRAWINGS AND CALCULATIONS FOR SHEETING, BRACING AND UNDERPINNING. THE DRAWINGS AND CALCULATIONS SHALL BE SIGNED BY THE LICENSED PROFESSIONAL ENGINEER PRIOR TO SUBMITTAL TO THE DESIGNER FOR REVIEW. CONTRACTOR'S ENGINEER TO COORDINATE WITH THE PROJECT'S GEOTECHNICAL ENGINEER FOR GEOTECHNICAL DESIGN PARAMETERS AND FOR SCHEDULING PIER SOIL BEARING CONDITION INSPECTIONS. CONTRACTOR'S ENGINEER SHALL DEVELOP UNDERPINNING DESIGN AND CONSTRUCTION SEQUENCING CONSISTENT WITH THE ABILITY OF THE EXISTING BUILDING WALLS TO TOLERATE TEMPORARY LOADS AND TEMPORARY ABSENCE OF BEARING DURING CONSTRUCTION.
7. UNDERPINNING SHALL EXTEND TO SOUND MEDIUM HARD SOIL.
8. ALL UNDERPINNING SHALL BE SUBJECT TO CONTROLLED INSPECTION AS PER NEW YORK CITY CODE SECTION C26-1112.5. UNDERPINNING CONTRACTOR WILL COORDINATE WITH THE CITY FOR ARRANGING THE REQUIRED BUILDING DEPARTMENT FILINGS AND INSPECTIONS AND WILL COORDINATE WITH CONTROLLED INSPECTOR FOR TIMELY INSPECTIONS.
9. THE OWNER SHALL RETAIN A LICENSED SURVEYOR TO MONITOR MOVEMENTS IN WALLS AND FOUNDATIONS TO BE UNDERPINNED/UNDERPINNED. MAXIMUM OF 1/8" HORIZONTAL OR VERTICAL MOVEMENT SHALL BE PERMITTED.

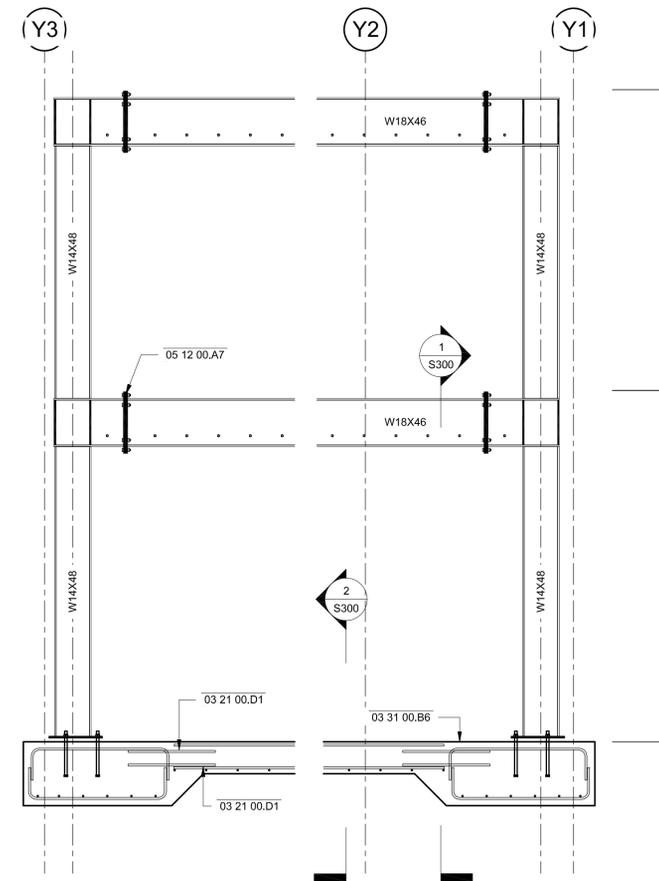
⑤ UNDERPINNING DETAIL
3/4" = 1'-0"



③ UNDERPINNING COLUMN CONCRETE BASE PLATE DETAIL
1/2" = 1'-0"

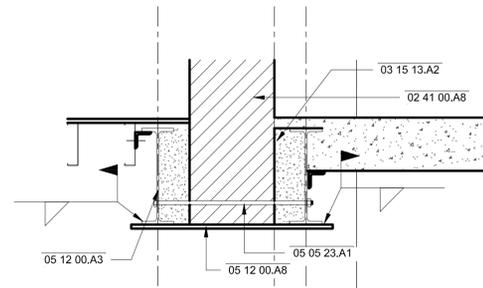


④ UNDERPINNING COLUMN CONCRETE ENCASMENT DETAIL
1/2" = 1'-0"



② SECTION THROUGH UNDERPINNED WALL
3/8" = 1'-0"

KEYNOTES



① UNDERPINNING GIRDER DETAIL
3/4" = 1'-0"

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- 03 15 13.A2 NEW GROUT
- 03 21 00.D1 POST-INSTALLED REINFORCEMENT USING HILTI HY 200 ADHESIVE ANCHORING SYSTEM TO DEVELOP FULL REBAR STRENGTH IN TENSION. FOR DETAILED REQUIREMENTS FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- 03 31 00.A2 NEW CIP CONCRETE RETAINING WALL. REFER TO SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
- 03 31 00.A9 SEISMIC ISOLATION JOINT.
- 03 31 00.B6 CONSTRUCTION JOINT
- 05 05 23.A1 NEW THROUGH-BOLT FOR LOAD TRANSFER INTO NEW UNDERPINNING STRUCTURE. 3/4" DIAMETER @16" OC
- 05 12 00.A3 NEW STRUCTURAL STEEL MOMENT FRAME GIRDER. PROVIDE MOMENT CONNECTIONS AT MEMBER ENDS CAPABLE OF TAKING THE MOMENT AND SHEAR FORCES INDICATED IN PLAN. THIS MEMBER IS PART OF LATERAL FORCE RESISTING SYSTEM.
- 05 12 00.A7 END-PLATE GIRDER SPLICE.
- 05 12 00.A8 1" PL SUPPORT FOR EXISTING MASONRY

ARCHITECT

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REVISIONS

NO.	DESCRIPTION	DATE
1	-	-
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LEGEND/NOTES

PROJECT

PRIVATE RESIDENCE

54 Charles Street
New York, NY 10014

UNDERPINNING DETAILS

SEAL & SIGNATURE

DATE: 09.15.15

PROJECT No.:

DRAWING BY: KU

CHK BY: YN

DWG No.:

S-301.00

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REVISIONS

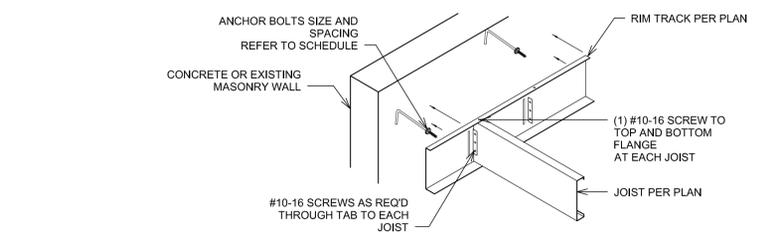
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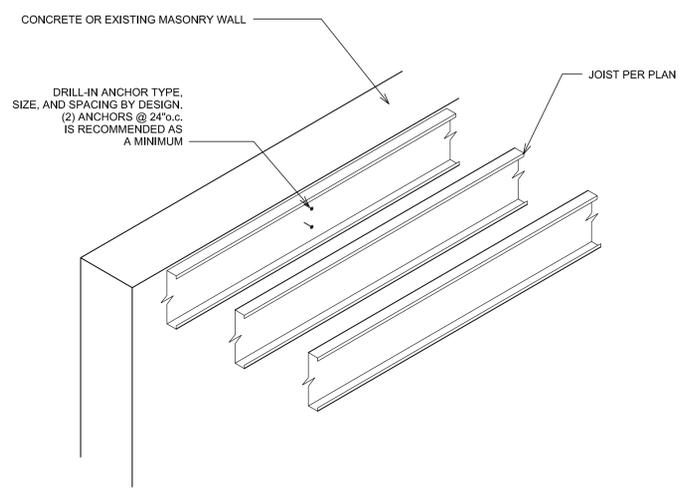
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COLD FORM STEEL DETAILS

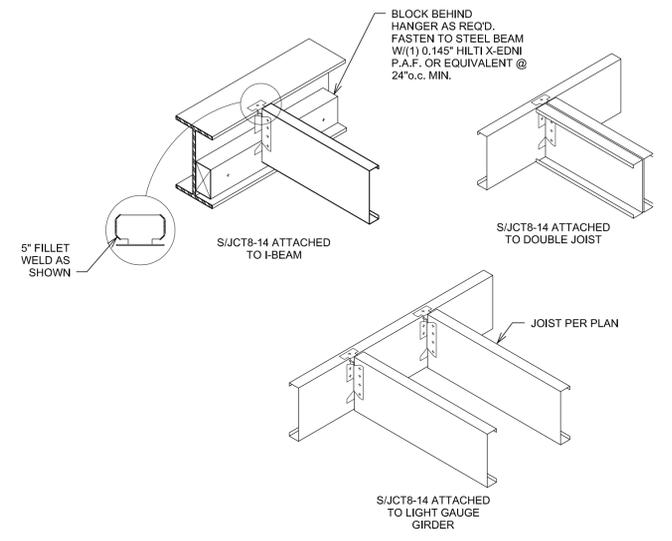
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	PROJECT No.:	
	DRAWING BY:	KU
	CHK BY:	YN
	DWG No.:	
		S-302.00
		18 OF 19



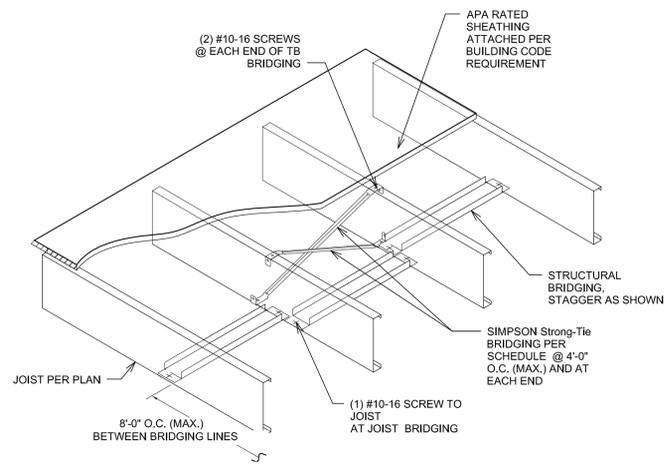
① JOIST RIM - CMU WALL - BALLOON
 3/4" = 1'-0"



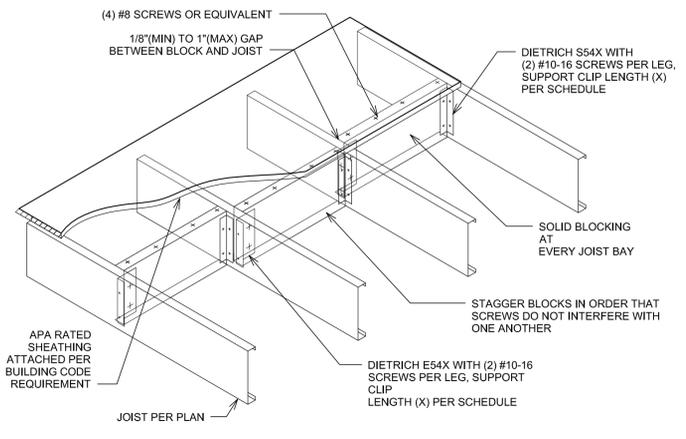
② JOIST RIM - PARALLEL JOIST TO CMU - BALLOON
 3/4" = 1'-0"



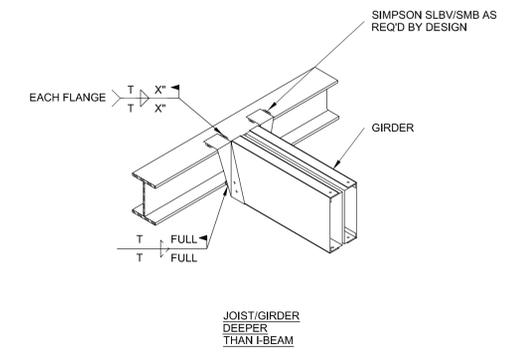
③ JOIST HANGER - SIMPSON S-JCT8
 3/4" = 1'-0"



④ JOIST BRIDGING - X BRACE
 3/4" = 1'-0"



⑤ JOIST BRIDGING - SOLID BLOCKING
 3/4" = 1'-0"



⑥ JOIST HANGER - SIMPSON SLBV & SMB
 3/4" = 1'-0"

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STEEL DETAILS

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	CHK BY:	YN
	DWG No.:	S-303.00
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