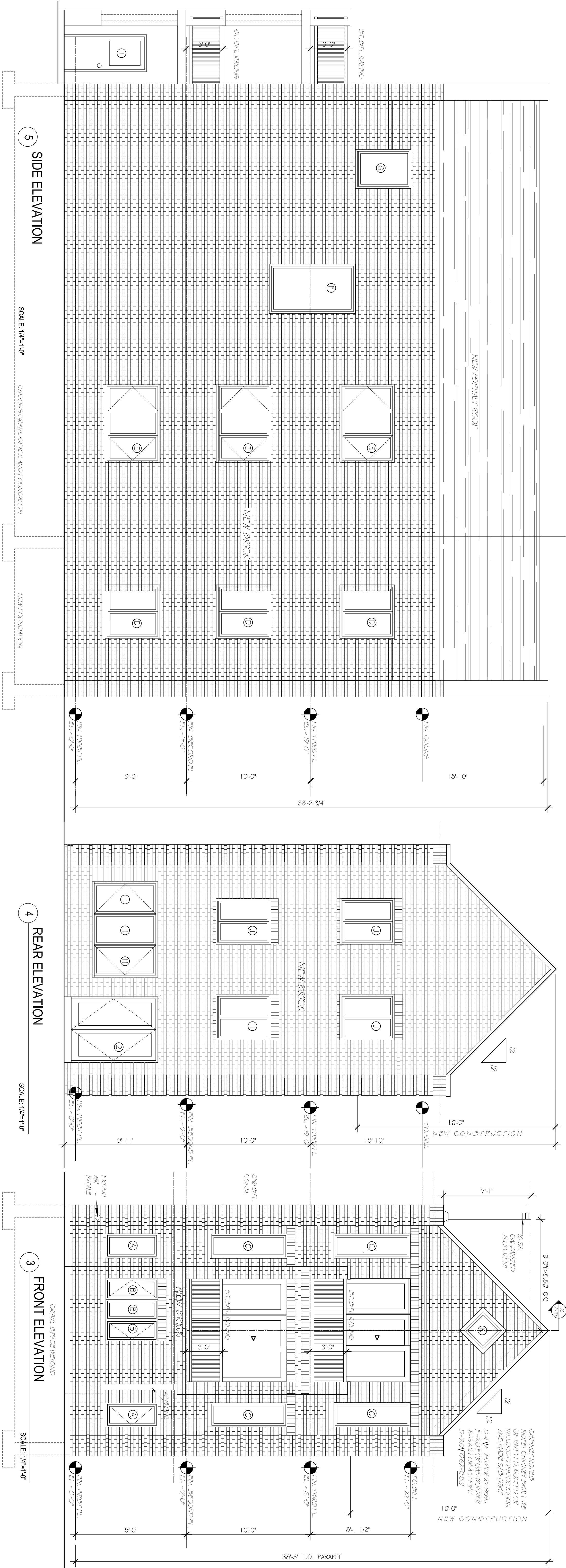




GENERAL NOTES:

1. THE CONTRACTOR WILL EXAMINE THE JOB SITE AND DETERMINE FOR HIMSELF, PRIOR TO SUBMISSION OF BID, EXISTING CONDITIONS, SURROUNDING AREAS, AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND CARE OF ALL TRADES, AND ALSO FOR PROPERTY DAMAGE TO ADJACENT PROPERTIES.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE INTERIOR OF THE JOB TO ITS COMPLETION. HE SHALL PROVIDE 2 DEBRIS WHEN REQUESTED TO REMOVE THE MATERIALS AND DEBRIS OF ANY KIND WILL BE ALLOWED FOR DEBRIS REMOVAL.
3. INCLUDED IN THE CONTRACT IS WORK, THOUGH NOT SPECIFICALLY SHOWN OR NOTED, WHICH MUST BE DONE IN PREPARATION FOR, OR AS AN ADJUNCT, TO THE WORK SHOWN OR SPECIFIED.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE INTERIOR OF THE JOB TO ITS COMPLETION. HE SHALL PROVIDE 2 DEBRIS WHEN REQUESTED TO REMOVE THE MATERIALS AND DEBRIS OF ANY KIND WILL BE ALLOWED FOR DEBRIS REMOVAL.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED.
6. WHERE EXISTING PARTITIONS ARE TO BE REMOVED, FLOORING, WALLS, CEILING ETC, JOINING THEM WILL BE PATCHED, FINISHED AND MADE READY TO RECEIVE NEW FINISHES.
7. ALL DIMENSIONS AND REFERENCES TO WORK BASED ON EXISTING CONDITIONS AND CONNECTIONS BETWEEN NEW AND EXISTING ARCHITECT IS TO BE VERIFIED IMMEDIATELY WHERE DISCREPANCIES EXIST. SO DRAWINGS AND/OR SPECS. CAN BE REVISED.
8. PARTITIONS ARE TO BE MARKED OFF ON THE FLOOR, AND LOCATIONS CHECKED BY THE ARCHITECT BEFORE CONSTRUCTION OF SUCH PARTITIONS BEGIN.
9. ALTERNATIVES CONSIDERED TO BE EQUAL, TO ITEMS SPECIFIED, MAY BE SUBMITTED FOR CONSIDERATION BY ARCHITECT FOR APPROVAL.
10. ALL INSTALLATIONS ARE TO BE MADE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
11. EXTRAS FOR WORK, NOT AUTHORIZED IN WRITING, WILL NOT BE CONSIDERED FOR PAYMENT.
12. NO WORK NOT PART OF THE ORIGINAL CONTRACT WILL BE DONE BY THE CONTRACTOR WITHOUT AN AUTHORIZATION SIGNED BY THE OWNER.
13. ALL NEW CONSTRUCTION IS TO BE ANCHORED TO EXISTING STRUCTURE AS REQUIRED AND SET PLUMB AND LEVEL TO FLOOR (90 DEGREES).

BUILDING DEPARTMENT NOTES

1. OWNER SHALL INSTALL INTERCOM SYSTEM IN VESTIBULE OF BUILDING.
2. OWNER SHALL PROVIDE LIGHTING OF AT LEAST 15 WATTS FOR EVERY VESTIBULE ENTRANCE HALL, PUBLIC HALL STAIR, AND PUBLIC HALL LIGHTS SHALL BE SO LOCATED THAT EVERY PART THEREOF SHALL BE LIGHTED.
3. ALL LIQUID OR WATER-BORNE WASTE FROM PLUMBING FIXTURES SHALL BE CONVEYED BY A HOUSE DRAIN AND HOUSE SEWER TO A STREET.
4. CEILING OF BATHROOMS SHALL BE FURRED DOWN AS REQUIRED.
5. EXTERIOR LIGHT OR LIGHTS OF AT LEAST 40 WATTS ILLUMINATION SHALL BE LOCATED AT A HEIGHT OF BETWEEN 8'-0" AND 10'-0" ABOVE GROUND LEVEL AND SHALL BE LOCATED SO AS TO ADEQUATELY LIGHT ALL PORTIONS OF REAR YARD AS PER SECTION 26 MULTIPLE DWELLING LAW AND SECTION D26-19-07 HOUSING MAINTENANCE CODE.
6. ALL ELECTRICAL AND PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF AND SHALL BE SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY OF CON EDISON.
7. OWNER SHALL INSTALL AND MAINTAIN LIGHTS ON EXTERIOR OF BUILDING, WHICH LIGHTS SHALL BE AT LEAST 50 WATTS ILLUMINATION AND SHALL BE PLACED ON SIDE OF FRONT ENTRANCE AT A HEIGHT OF BETWEEN 8'-0" AND 10'-0" ABOVE FLOOR LEVEL ADJACENT TO THE ENTRANCEWAY AS PER SECTION D26-19-07 HOUSING MAINTENANCE CODE.
8. ALL ENTRANCE AND VESTIBULE DOORS TO CONTAIN NOT LESS THAN 5 SQUARE FEET OF GLAZED AREA AS PER SECTION 35 OF MOL.

FIRE SAFETY NOTES:

1. BUILDING MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA, ACCESS TO SUCH AREAS TO BE CONTROLLED BY THE OWNER AND/OR GENERAL CONTRACTOR.
2. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION, FLOORS NOT TO BE OVERLOADED.
3. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.
4. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
5. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT.
6. CONTRACTOR, AT ALL TIMES, TO MAKE SURE THAT THERE IS NO LEAKAGE OF NATURAL GAS IN THE BUILDING, OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.
7. FIRESTOP FANES ROOF OVERHANG WITH EITHER 5/8" SHEETROCK FASTENED TO BEAM END AT 20'-0" MAX. INTERVAL OR FULL OVERHANG WITH COMPACT INSULATION. NEW CONSTRUCTION ONLY TO BE VERIFIED BY ARCHITECT OR ENGINEER.

LIST OF CONTROLLED INSPECTIONS

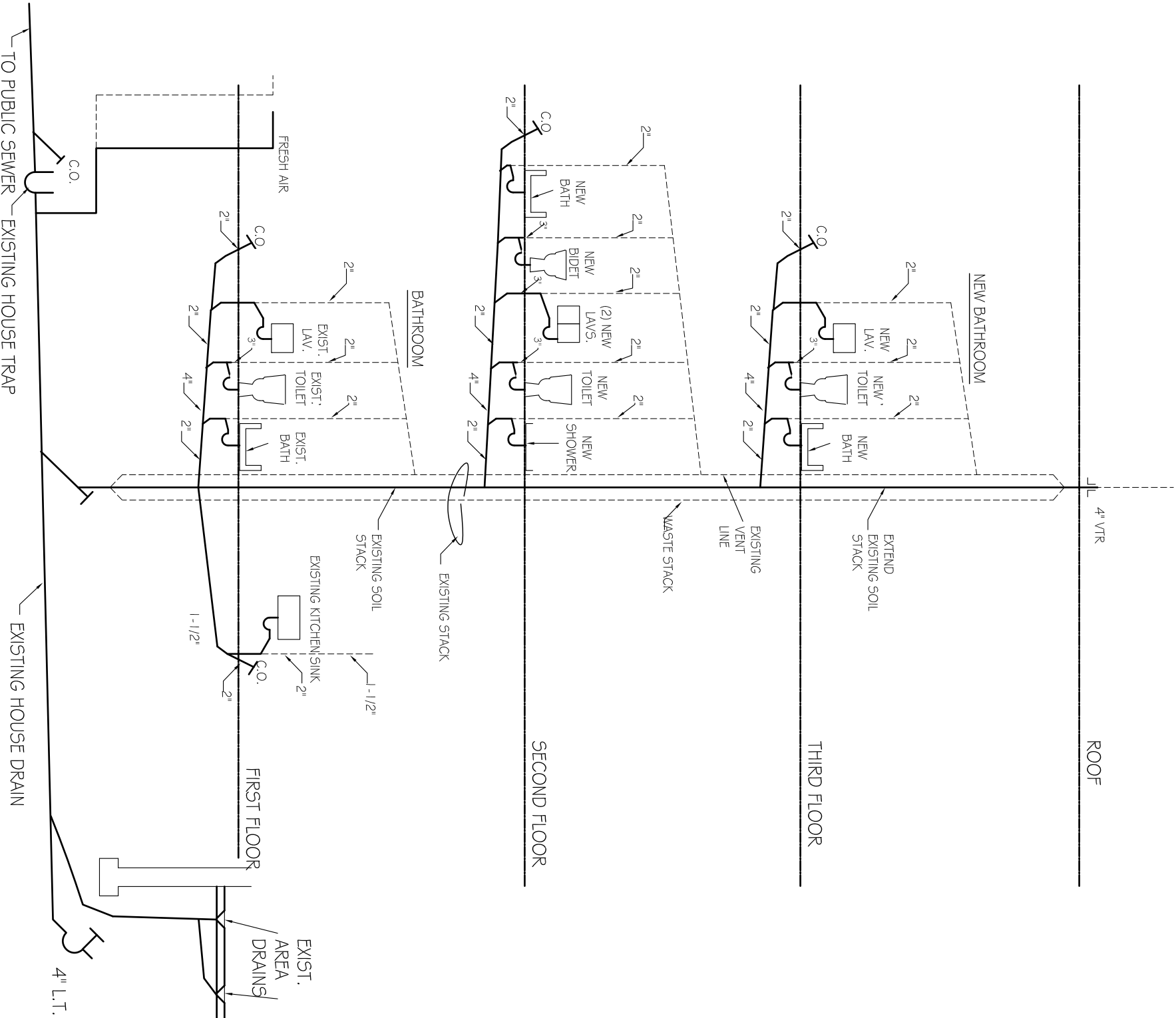
FIRE STOPS - NYC BUILDING CODE 27-245
STRUCTURAL STABILITY
ENGINEERING VENTILATION

LIST OF DRAWINGS:

- A-1 ZONING CALCULATIONS, PLOT PLAN, ELEVATIONS, GENERAL NOTES
- A-2 FLOOR PLANS, DEMOLITION PLANS
- A-3 SECTIONS, DETAILS, SCHEDULES

2 PLUMBING RISER DIAGRAM

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



4 REAR ELEVATION

SCALE: 1/4"=1'-0"

3 FRONT ELEVATION

SCALE: 1/4"=1'-0"

ZONING CALCULATIONS:

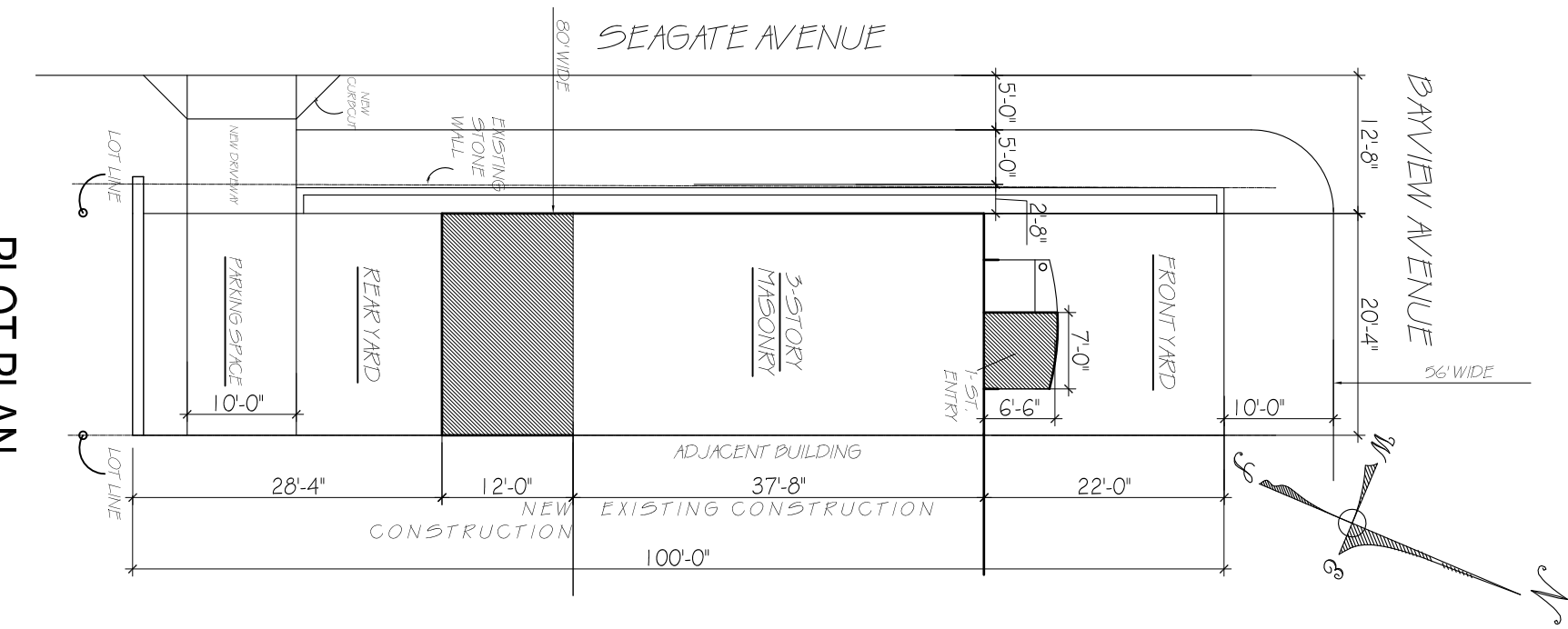
HOUSE # 3756 BAYVIEW AVENUE
TRAX BLOCK 6956
TAX LOT 10
ZONING DISTRICT R-6
F.A.R. AS PER Z.R. 23-142 FOR A BUILDING WITH A HT. FACTOR OF 3 = 1.62
TOTAL LOT AREA=20.33 FT. X 100 FT. =2,033 SQ. FT.
TOTAL EXISTING BUILDING AREA=772.67 SQ. FT. X 2 = 1,545.34 SQ. FT.
TOTAL ALLOWABLE BUILDING AREA=2,033 X 1.62 = 3,294.50 FT.
PROPOSED ADDITIONAL BUILDING AREA:
VESTIBULE-7.0 FT. X 6 FT. =42.00 SQ. FT.
FIRST FLOOR-20.33 FT. X 12 FT. =244.00 SQ. FT.
SECOND FLOOR-20.33 FT. X 12 FT. =244.00 SQ. FT.
THIRD FLOOR-20.33 FT. X49.67 FT. =1,009.94 SQ. FT.
TOTAL BUILDING FLOOR AREA=1,545.34 SQ. FT. + 1,539.94 SQ. FT. = 3,085.28 SQ. FT. + 3,085.28 SQ. FT. < 3,294.50 FT. O.K.
YARD SETBACKS AND HEIGHT REQUIREMENTS
FRONT YARD SETBACK NOT REQUIRED AS PER Z.R. 23-632
HT. OF FRONT WALL WITHIN INITIAL 20 SETBACK =36'-3"<60' O.K.
REAR YARD = 68'-4" O.K. FOR CORNER LOT AS PER Z.R.23-541 " , NO REAR YARD SHALL BE REQUIRED..."
NO SIDE YARDS REQUIRED AS PER Z.R. 23-47
HEIGHT FACTOR = TOTAL FLOOR AREA LOT COVERAGE=3085/1033=2.93
LOT COVERAGE = 1032 SQ. FT.
MAX. HT. FRONT WALL AS PER 23-632=60'
PROPOSED FRONT WALL HT. = 36'-3" O.K.
PROPOSED OPEN SPACE RATIO = LOT AREA-LOT COVERAGE/TOTAL FLOOR AREA=(2033-1032)/3085.28 X 100=0.31 X 100=31
MIN. ALLOW OPEN SPACE RATIO (AS PER Z.R. 23-142) = 28.5
31 > 28.5 O.K.

PARKING CALCULATIONS

ALLOW. OPEN SPACE BASED ON Z.R. 23-142:
WHERE X = TOTAL ALLOW. OPEN SPACE
28.5=(2033-X)/3085.28(100) X = 879.3 SQ. FT.
ALLOW. ACCESSORY OFF STREET PARKING SPACE AS PER Z.R. 25-64:
(15879.3 = 439.5 SQ.FT.
PROPOSED ACCESSORY OFF STREET PARKING SPACE = 10' X 20.33=203.33 SQ. FT.
203.33 < 439. 5 SQ.FT. O.K

1 PLOT PLAN

SCALE: 1/20"=1'-0"



ZONING CALCULATION
PLOT PLAN
ELEVATIONS
PLUMBING RISER DIAGRAM
GENERAL NOTES
AS NOTED

A-1