



PRESENTATION TO THE NEW YORK CITY
LANDMARKS PRESERVATION COMMISSION

161 W 13th STREET
GREENWICH VILLAGE
HISTORIC DISTRICT

30 JANUARY 2024





LOCATION: GREENWICH VILLAGE HISTORIC DISTRICT



EXISTING FRONT VIEW



EXISTING REAR VIEW
(FROM REAR TERRACE)



EXISTING REAR VIEW
(FROM REAR GRADE)



SITE LOCATION

13TH STREET TOWNHOUSE

161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	1 of 45

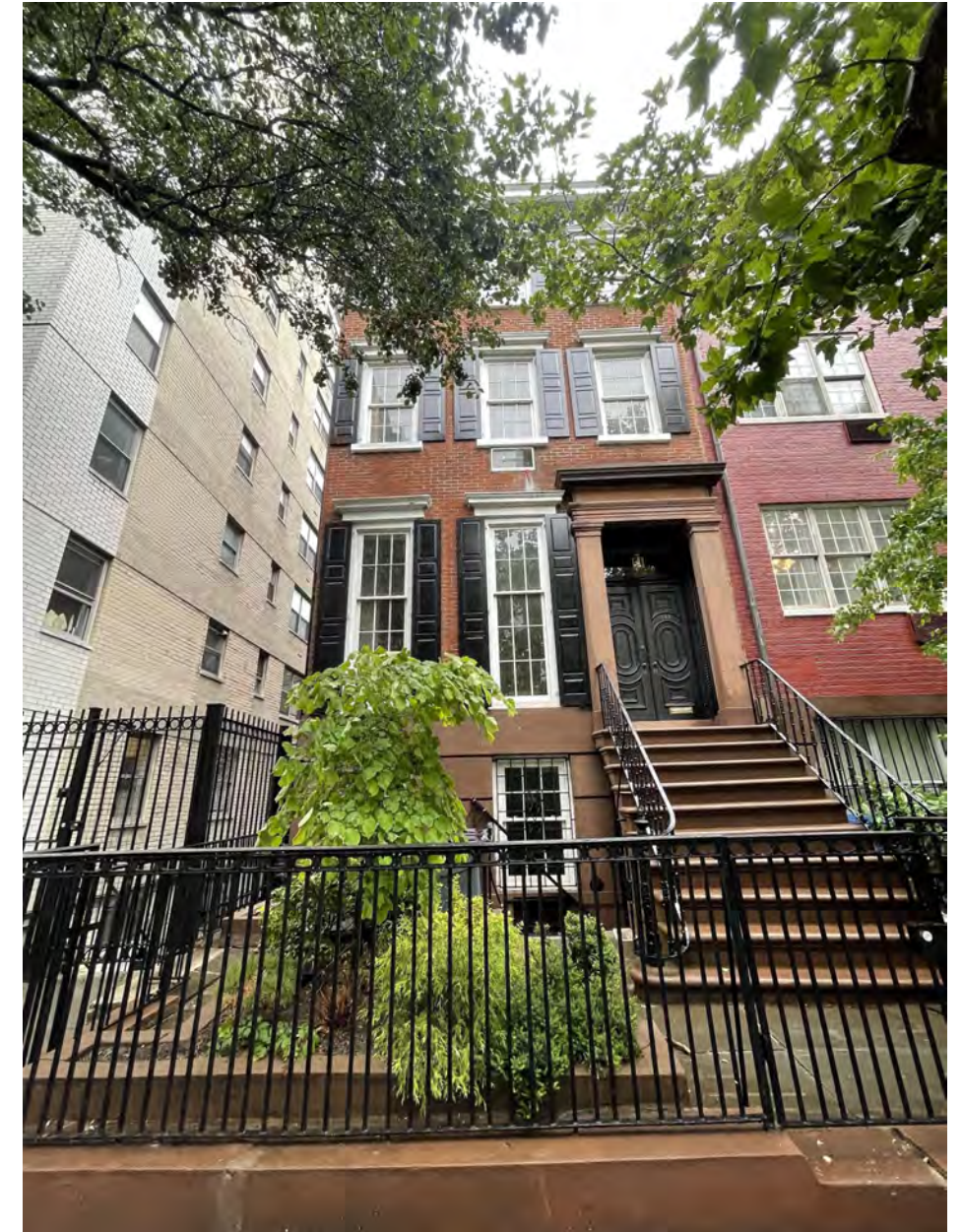
LPC-001



1940s TAX PHOTO



1968 LPC DESIGNATION PHOTO



2023 SITE PHOTO



TAX PHOTOGRAPHS

13TH STREET TOWNHOUSE

161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	2 of 45

LPC-002

175

161

159

157

155

153

151

149

147

143



WEST 13TH STREET - NORTH SIDE

140

142

146

150

152

154

156

158

162



WEST 13TH STREET - SOUTH SIDE



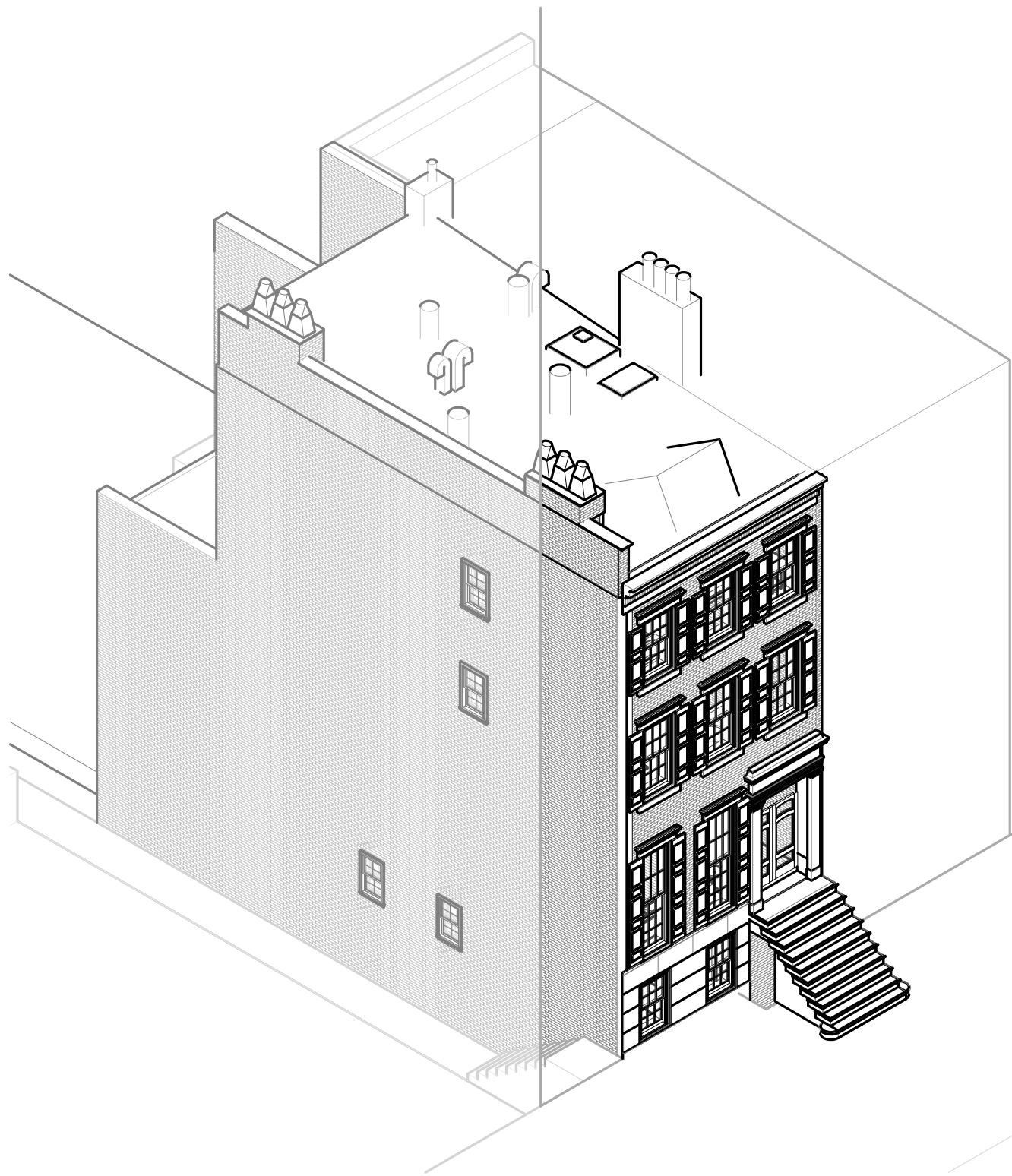
STREETSCAPE - WEST 13TH STREET

13TH STREET TOWNHOUSE

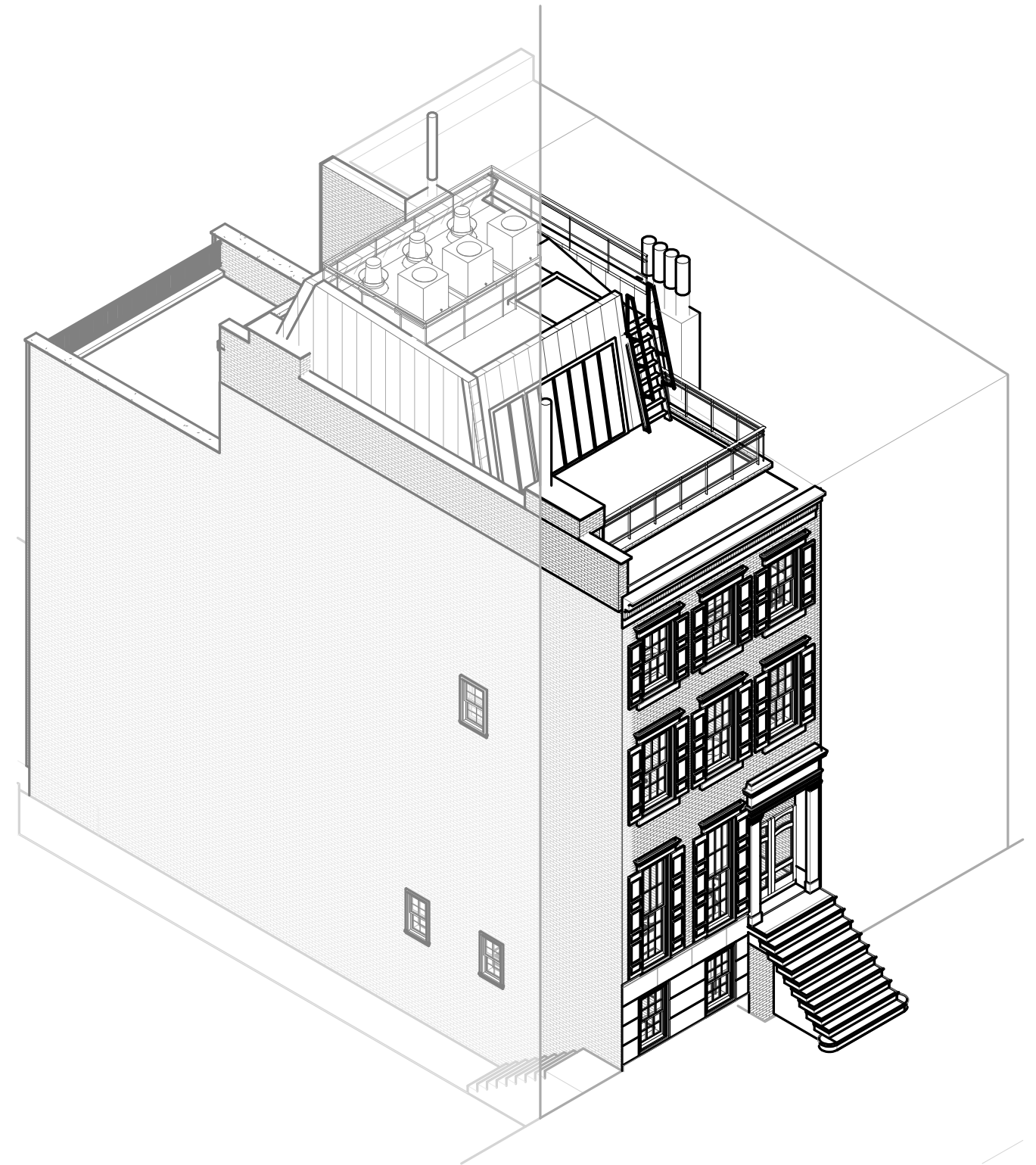
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	3 of 45

LPC-003



FRONT AXONOMETRIC VIEW - EXISTING



FRONT AXONOMETRIC VIEW - PROPOSED

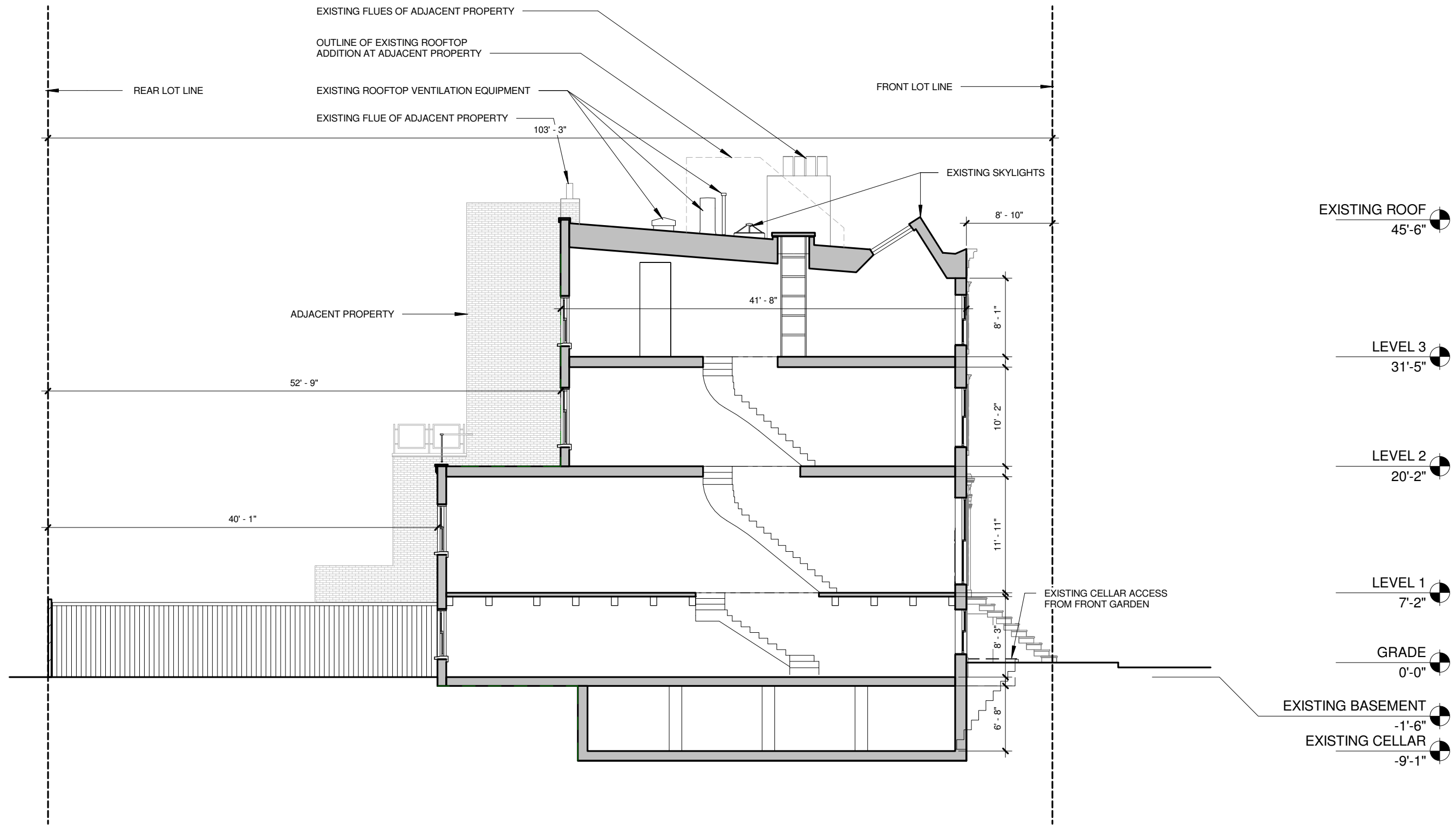
EXISTING AND PROPOSED AXONOMETRIC VIEWS (FRONT)

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	4 of 45

LPC-004





EXISTING LONG SECTION

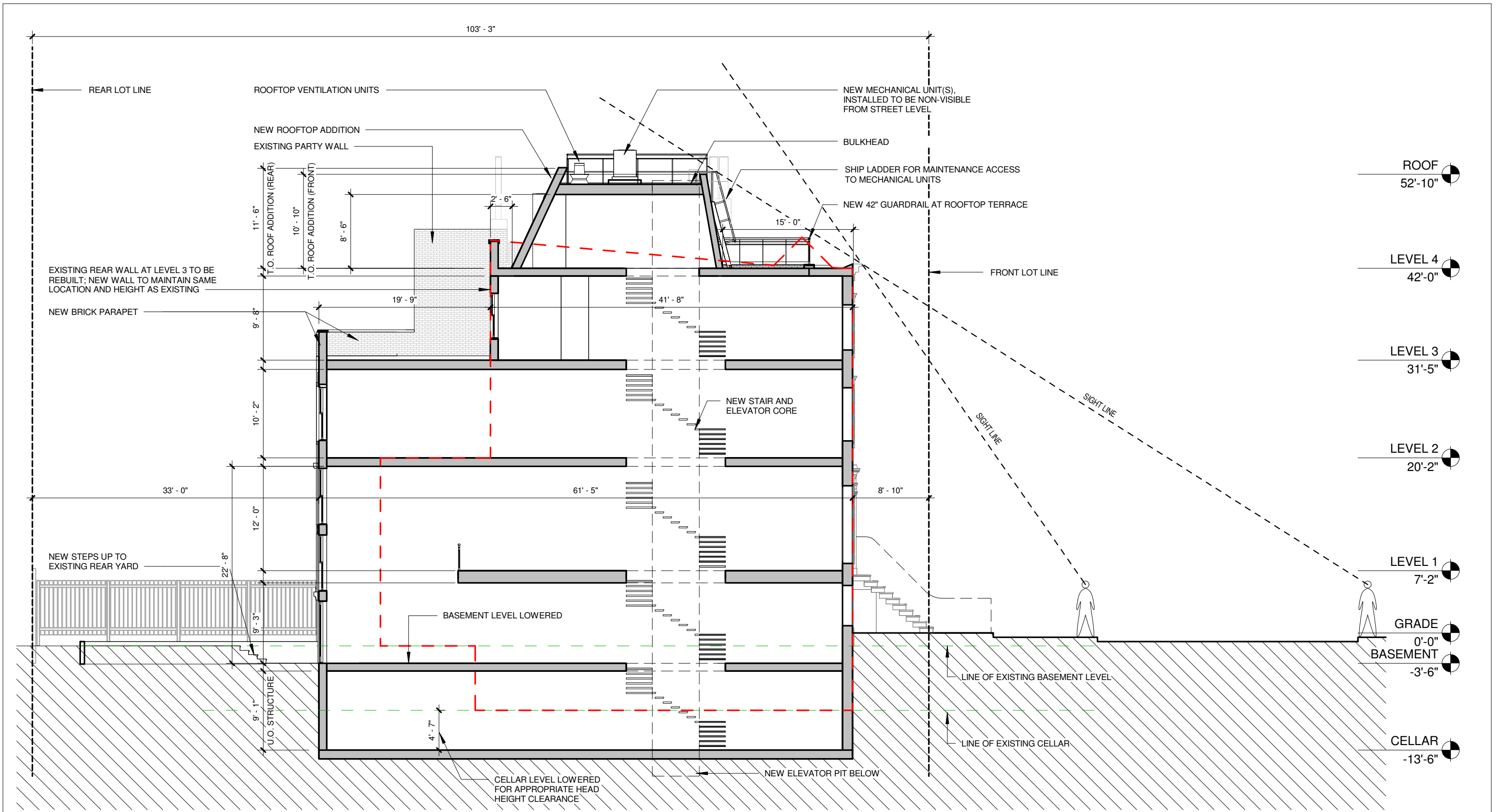
13TH STREET TOWNHOUSE

161 W 13TH STREET
NEW YORK NY 10011



PROJ. #	2307.00
SCALE	3/32" = 1'-0"
DATE	02.07.2024
DWN	EI
PAGE #	5 of 45

LPC-005



PROPOSED LONG SECTION

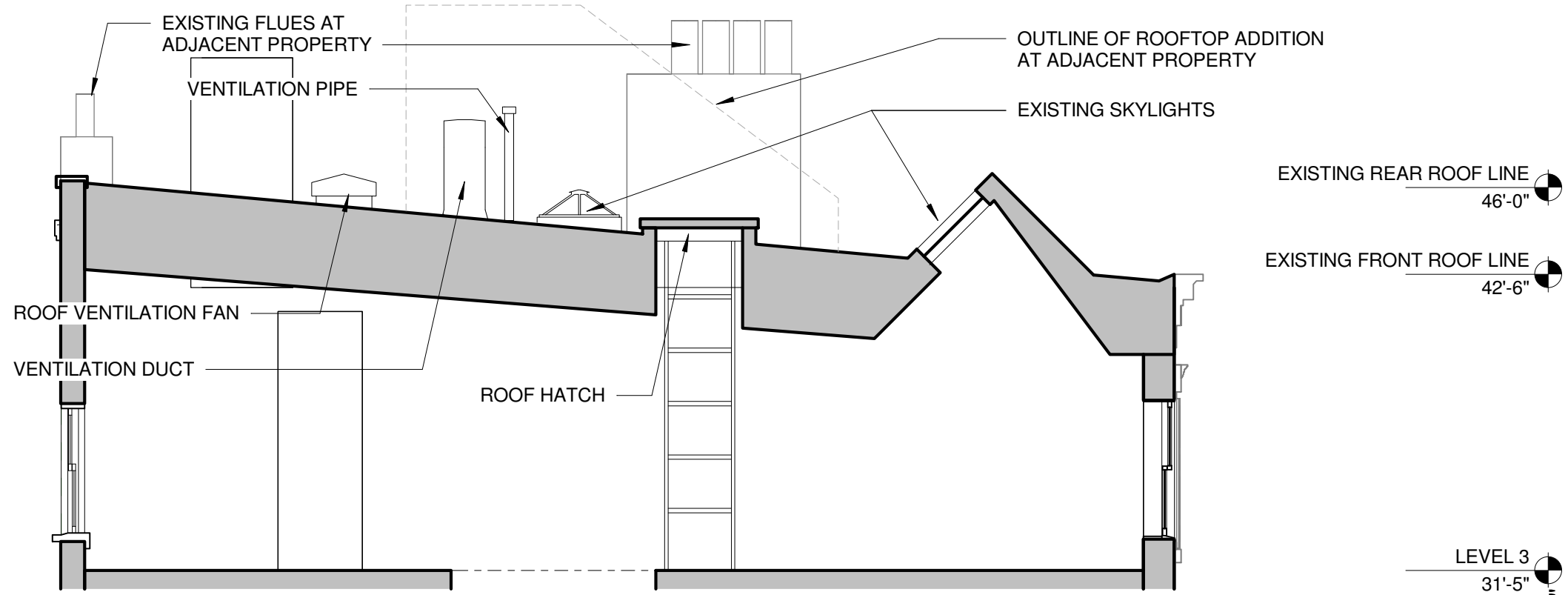
13TH STREET TOWNHOUSE

161 W 13TH STREET
NEW YORK NY 10011

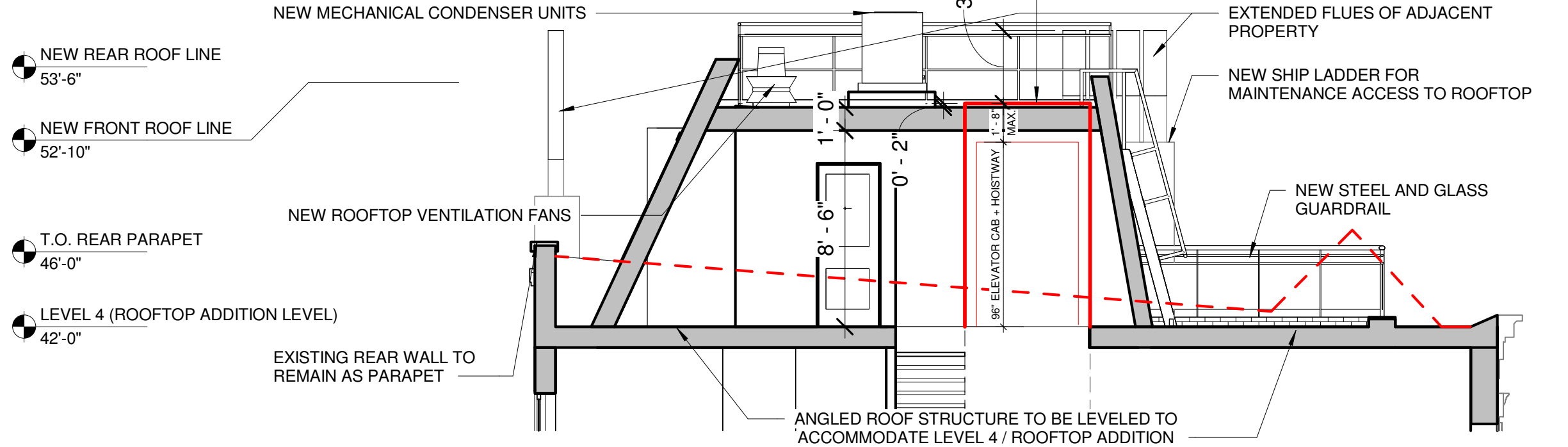


PROJ. #	2307.00
SCALE	3/32" = 1'-0"
DATE	02.07.2024
DWN	EI
PAGE #	6 of 45

LPC-006



SECTION THROUGH ROOFTOP - EXISTING



SECTION THROUGH ROOFTOP - PROPOSED

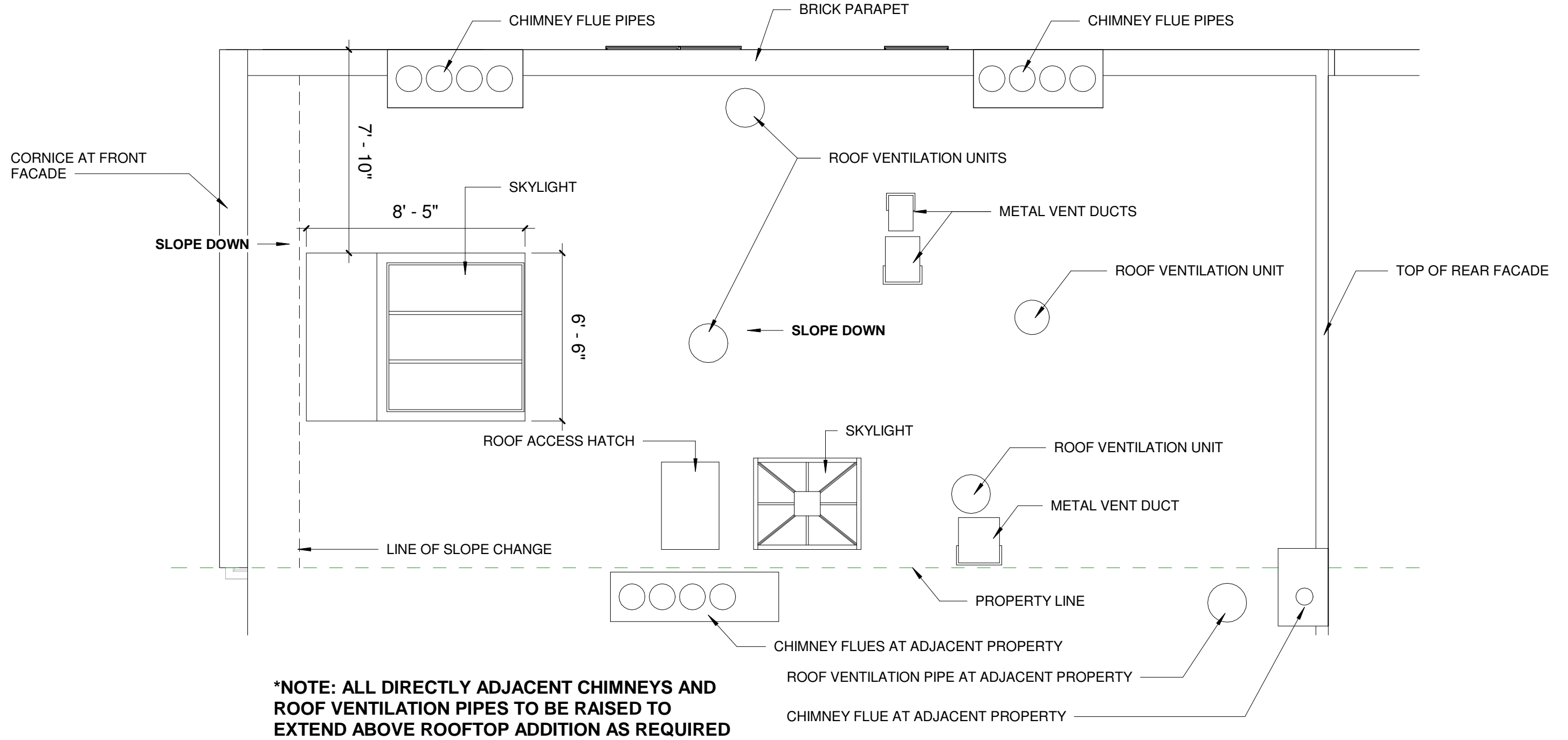


ROOFTOP - EXISTING AND PROPOSED SECTIONS

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	3/16" = 1'-0"
DATE	02.07.2024
DWN	EI
PAGE #	7 of 45

LPC-007



ROOFTOP - EXISTING ROOF PLAN

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/4" = 1'-0"
DATE	02.07.2024
DWN	EI
PAGE #	8 of 45

LPC-008

EXISTING FLUE TO BE UTILIZED FOR NEW FIREPLACE;
FLUE TO BE EXTENDED

EXISTING BRICK BUILDOUT AND PARAPET TO REMAIN

EXISTING BRICK BUILDOUT AND PARAPET TO REMAIN

EXISTING BRICK PARAPET TO REMAIN

2' - 8"

1' - 0"

5' - 0"
SETBACK

SOUTH SIDE OPERABLE STUDIO WINDOWS

NORTH SIDE FIXED STUDIO WINDOWS

EXISTING REAR WALL AND
PARAPET TO BE REBUILT TO
MATCH EXISTING

19' - 0"

EXISTING PARAPET AND
LINTELS TO REMAIN;
EXISTING ROOFTOP TO BE
LEVELED TO
ACCOMMODATE FLOOR
LEVEL OF ROOFTOP
ADDITION

2X2 STONE TILE @ SUN DECK

14' - 8"

DN

NEW METAL AND GLASS
GUARDRAIL

4' - 5"

EXISTING CORNICE
TO REMAIN

PROPERTY LINE

4" CURB BELOW GUARDRAIL

CHIMNEY FLUES AT ADJACENT PROPERTY

ROOF VENTILATION PIPE AT ADJACENT PROPERTY

CHIMNEY FLUE AT ADJACENT PROPERTY



ROOFTOP - PROPOSED ROOFTOP ADDITION FLOOR PLAN

13TH STREET TOWNHOUSE

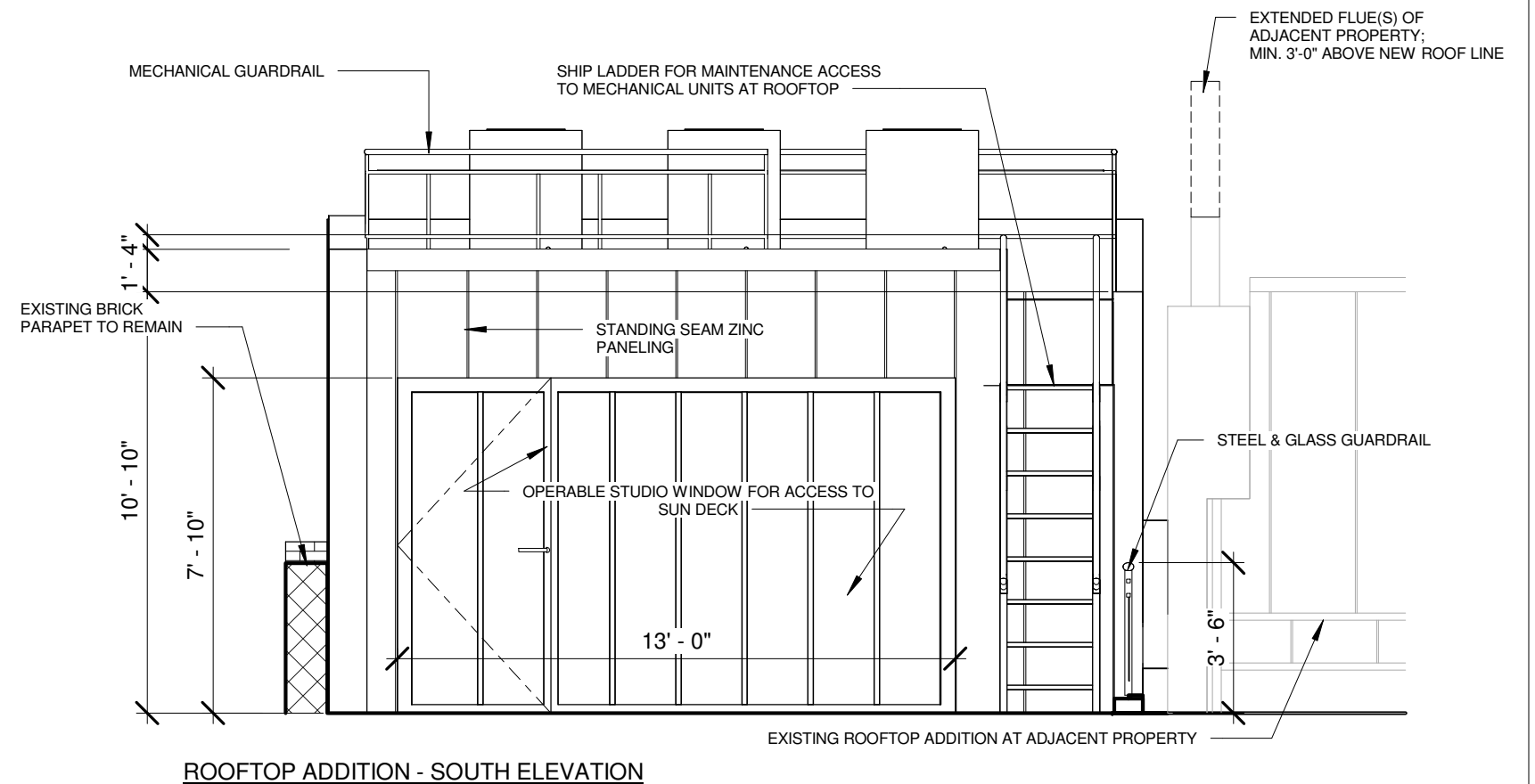
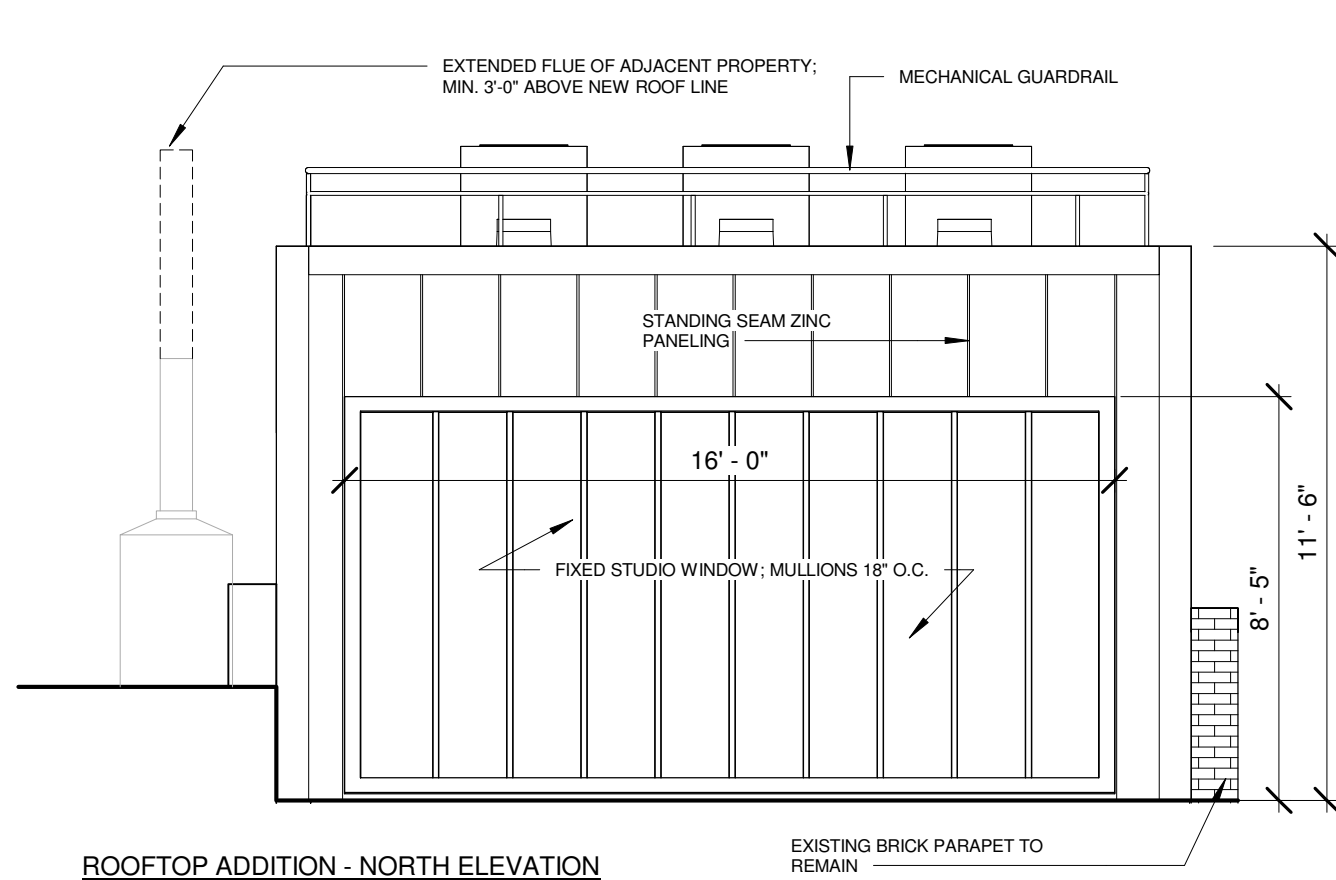
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/4" = 1'-0"
DATE	02.07.2024
DWN	EI
DWG #	9 of 45

LPC-009



STUDIO WINDOW ADDITION STYLES AND MATERIALS ON 13TH STREET

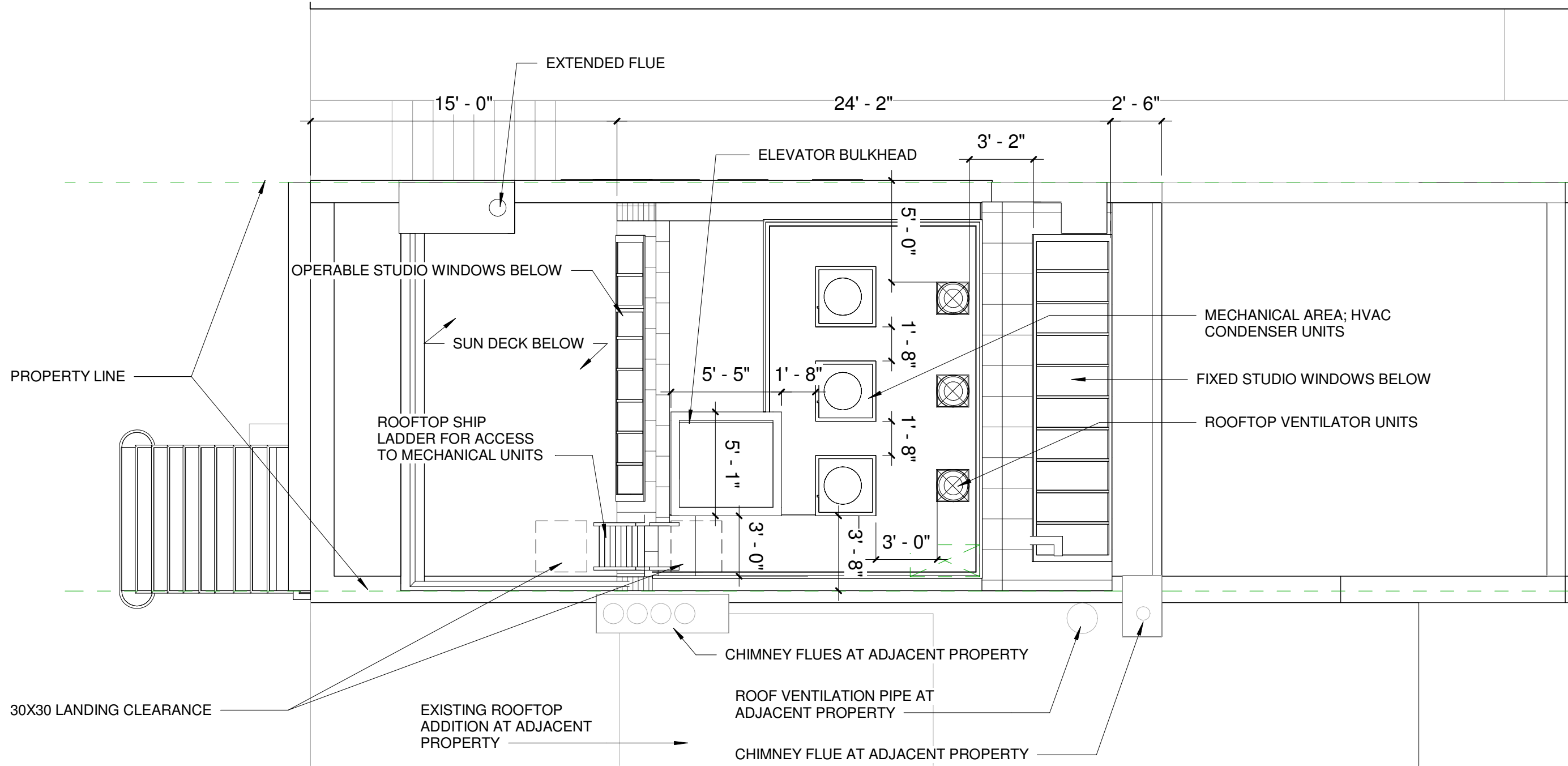


ROOFTOP - PROPOSED ROOFTOP ADDITION ELEVATIONS

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/4" = 1'-0"
DATE	02.07.2024
DWN	EI
PAGE #	10 of 45

LPC-010

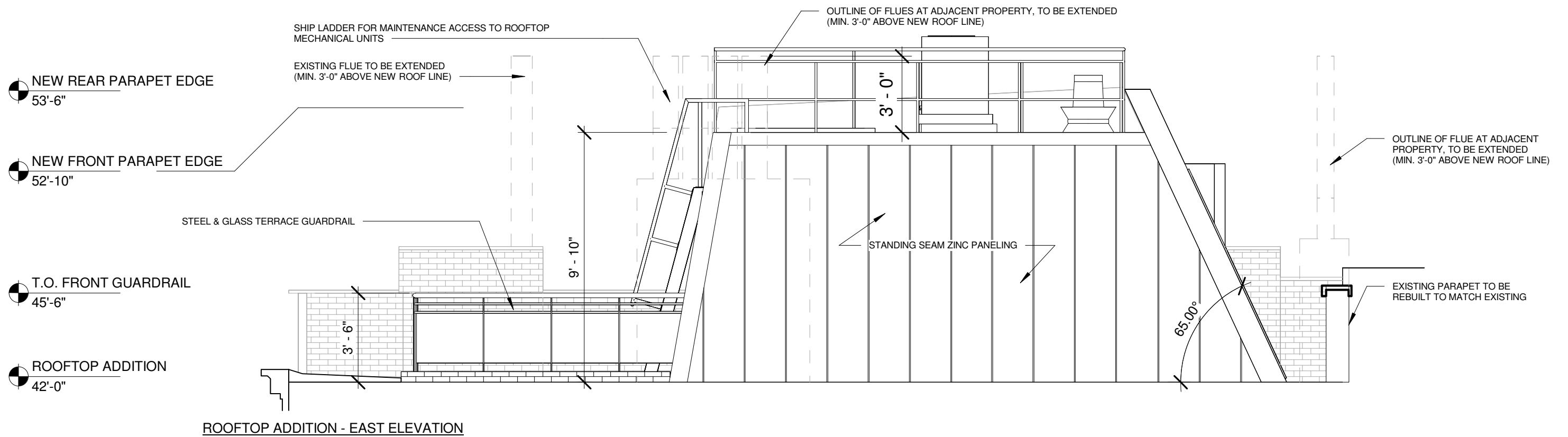
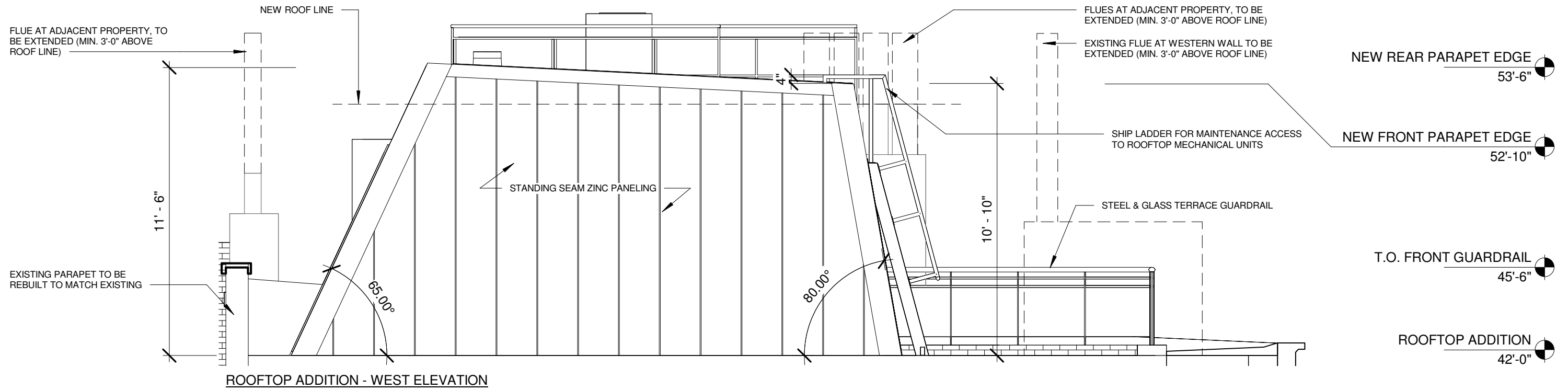


ROOFTOP - PROPOSED ROOFTOP ADDITION ROOF PLAN

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	3/16" = 1'-0"
DATE	02.07.2024
DWN	EI
PAGE #	11 of 45

LPC-011



ROOFTOP - PROPOSED ROOFTOP ADDITION ELEVATIONS

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/4" = 1'-0"
DATE	02.07.2024
DWN	EI
PAGE #	12 of 45

LPC-012



44 HORATIO STREET
STUDIO WINDOW ADDITION APPROVED IN 2015



65 HORATIO STREET
STUDIO WINDOW ADDITION APPROVED IN 2020



PRECEDENTS - LPC APPROVED ROOF ADDITIONS

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	13 of 45

LPC-013



LOOKING NORTHWEST FROM EXISTING SKYLIGHT



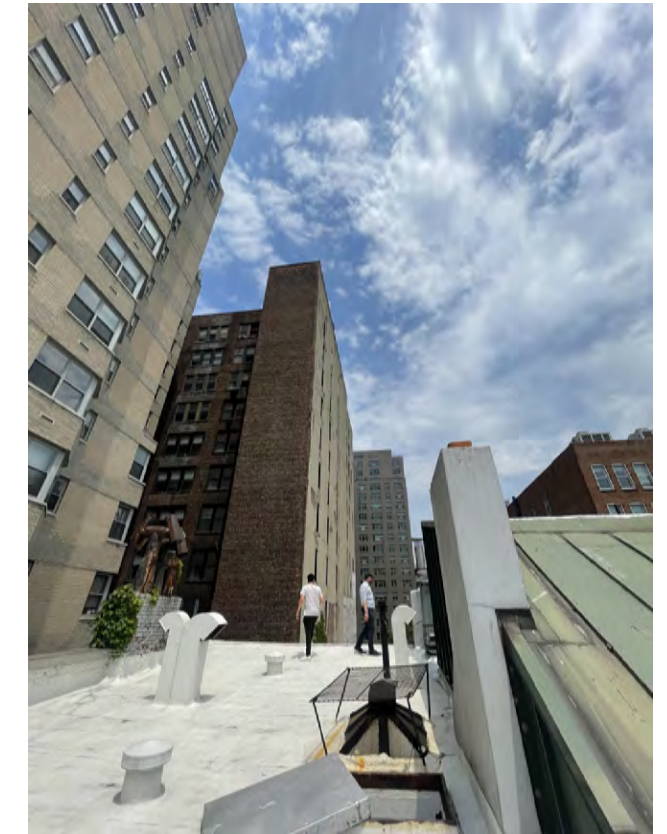
LOOKING SOUTHEAST FROM REAR OF ROOFTOP



LOOKING SOUTH



LOOKING WEST FROM PROPERTY LINE



LOOKING NORTH



ROOFTOP - EXISTING CONDITIONS

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
DWG #	14 of 45

LPC-014



LOOKING EAST FROM FRONT GUARDRAIL MOCKUP



LOOKING WEST FROM FRONT GUARDRAIL MOCKUP



ROOFTOP - ADDITION MOCKUP PHOTOS

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	15 of 45

LPC-015



LOOKING SOUTH FROM ROOFTOP ADDITION MOCKUP



LOOKING NORTH FROM ROOFTOP ADDITION MOCKUP



ROOFTOP - ADDITION MOCKUP PHOTOS

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
FIG #	16 of 45

LPC-016



LOOKING SOUTH FROM ROOFTOP ADDITION MOCKUP



RENDERED ADDITION MONTAGE



ROOFTOP - ADDITION MOCKUP PHOTOS AND RENDERED MONTAGE

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	17 of 45

LPC-017



LOOKING NORTHEAST FROM ROOFTOP ADDITION MOCKUP



RENDERED ADDITION MONTAGE



ROOFTOP - ADDITION MOCKUP PHOTOS AND RENDERED MONTAGE

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	18 of 45

LPC-018



ROOFTOP ADDITION - CONES OF VISIBILITY



ROOFTOP ADDITION - PHOTO / RENDER LOCATIONS

ROOFTOP ADDITION - VISIBILITY LOCATIONS

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011



PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	19 of 45

LPC-019



MOCKUP ADDITION
VIEWED FROM NORTH SIDE 13TH STREET



RENDERED ADDITION
VIEWED FROM NORTH SIDE 13TH STREET



ROOFTOP - ADDITION MOCKUP SITE PHOTOS AND RENDERED IMAGES

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	20 of 45

LPC-020



MOCKUP ADDITION (FLUE EXTENSIONS)
VIEWED FROM SOUTH SIDE 13TH STREET



RENDERED ADDITION (FLUE EXTENSIONS)
VIEWED FROM SOUTH SIDE 13TH STREET



ROOFTOP - ADDITION MOCKUP SITE PHOTOS AND RENDERED IMAGES

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	21 of 45

LPC-021



MOCKUP ADDITION
VIEWED FROM SOUTHWEST SIDE 13TH STREET



RENDERED ADDITION
VIEWED FROM SOUTHWEST SIDE 13TH STREET



ROOFTOP - ADDITION MOCKUP SITE PHOTOS AND RENDERED IMAGES

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	22 of 45

LPC-022



MOCKUP ADDITION
VIEWED FROM SOUTHWEST CORNER 13TH STREET



RENDERED ADDITION
VIEWED FROM SOUTHWEST CORNER 13TH STREET



ROOFTOP - ADDITION MOCKUP SITE PHOTOS AND RENDERED IMAGES

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	23 of 45

LPC-023



MOCKUP ADDITION
VIEWED FROM SOUTHWEST CORNER 13TH STREET



RENDERED ADDITION
VIEWED FROM SOUTHWEST CORNER 13TH STREET

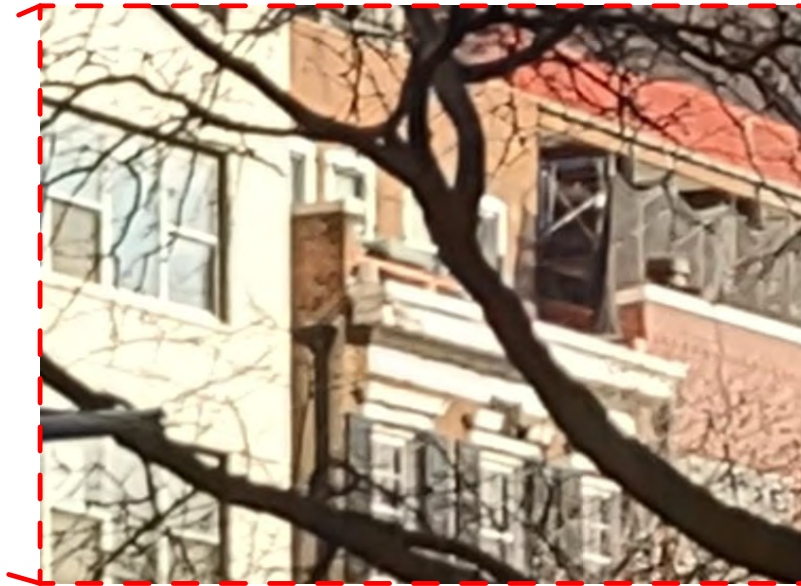
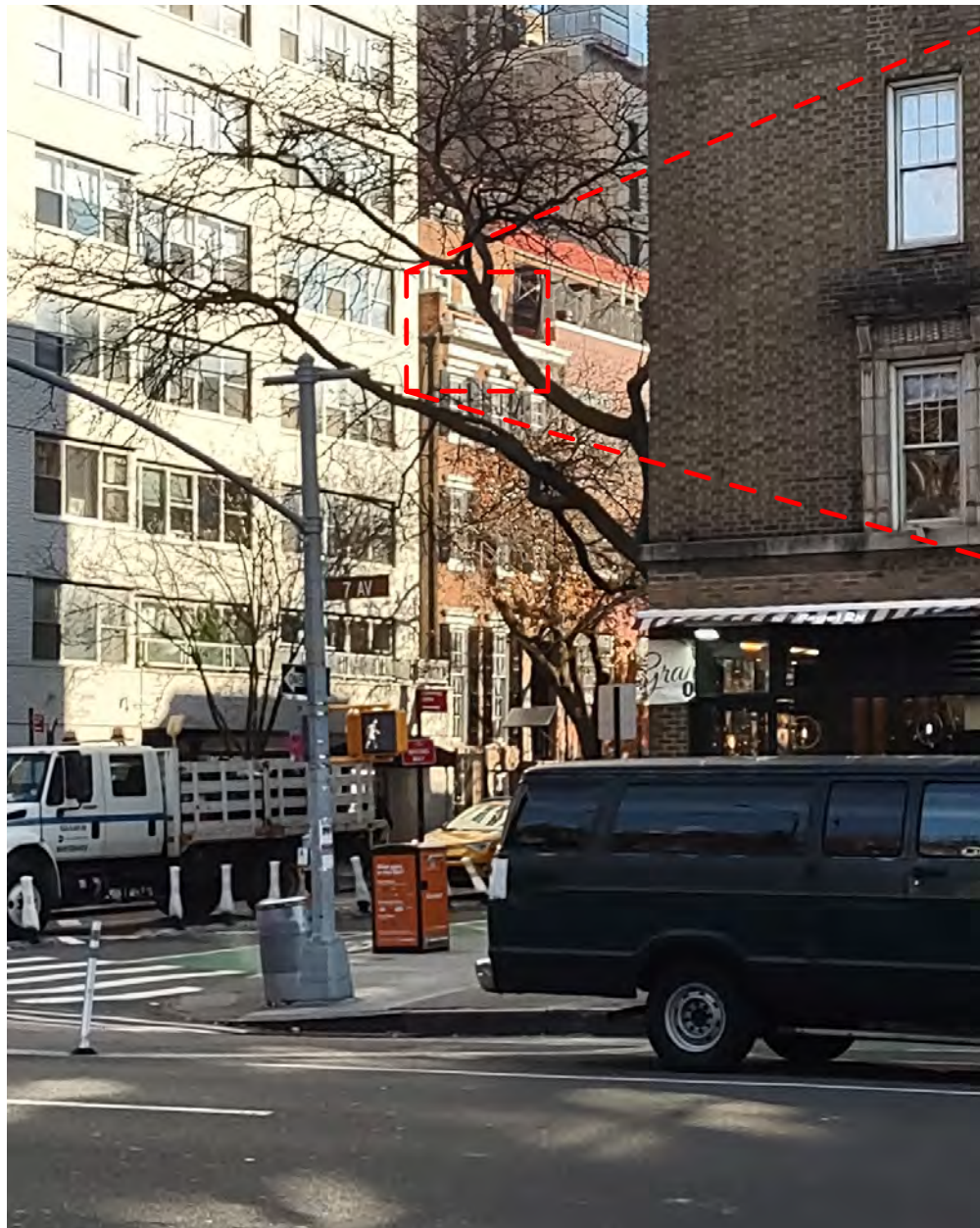


ROOFTOP - ADDITION MOCKUP SITE PHOTOS AND RENDERED IMAGES

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	24 of 45

LPC-024



MOCKUP ADDITION (GUARD RAIL)
VIEWED FROM SOUTHWEST CORNER ACROSS 7TH AVE

RENDERED ADDITION (GUARD RAIL)
VIEWED FROM SOUTHWEST CORNER ACROSS 7TH AVE



ROOFTOP - ADDITION MOCKUP SITE PHOTOS AND RENDERED IMAGES

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	25 of 45

LPC-025



MOCKUP ADDITION
VIEWED FROM SOUTH SIDE OF 14TH STREET

RENDERED ADDITION
VIEWED FROM NORTH SIDE OF 14TH STREET



ROOFTOP - ADDITION MOCKUP SITE PHOTOS AND RENDERED IMAGES

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
DWG #	26 of 45

LPC-026



MOCKUP ADDITION
VIEWED FROM NORTH SIDE OF 14TH STREET

RENDERED ADDITION
VIEWED FROM NORTH SIDE OF 14TH STREET



ROOFTOP - ADDITION MOCKUP SITE PHOTOS AND RENDERED IMAGES

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	27 of 45

LPC-027

EXISTING ROOF
45' - 0"

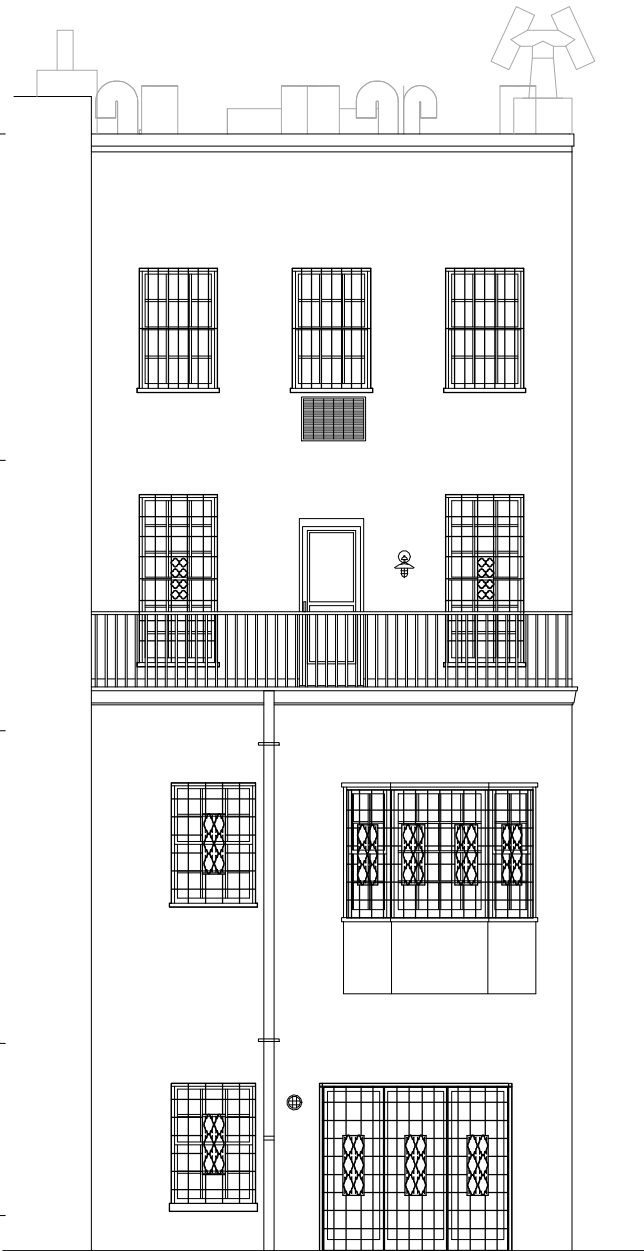
LEVEL 3
31' - 5"

LEVEL 2
20' - 2"

LEVEL 1
7' - 2"

GRADE
0' - 0"

EXISTING BASEMENT
-1' - 6"



EXISTING REAR ELEVATION

ROOF
52' - 10"

LEVEL 3
31' - 5"

LEVEL 2
20' - 2"

LEVEL 1
7' - 2"

GRADE
0' - 0"

BASEMENT
-3' - 6"

NEW DOOR TO TERRACE; DOOR TO BE WOOD FRAME TO MATCH EXISTING DOOR AND WINDOW FRAMING; TO BE PAINTED BLACK TO MATCH EXISTING WINDOW FRAMES

EXISTING PARTY WALL TO REMAIN



PROPOSED REAR ELEVATION

NEW MECHANICAL UNITS AND ROOFTOP VENTILATOR UNITS

NEW ROOFTOP ADDITION TO BE CLAD IN STANDING SEAM ZINC

NEW BLACK METAL FRAME STUDIO WINDOWS

EXISTING REAR TO BE REBUILT; NEW WALL BUILT TO MAINTAIN SAME LOCATION AND HEIGHT AS EXISTING WALL; FINISH TO REPLICATE EXISTING ORIGINAL BRICK BEHIND CURRENT STUCCO FINISH

EXISTING WINDOWS TO BE REPLACED; NEW WINDOWS TO HAVE WOOD FRAME TO REPLICATE EXISTING, PAINTED TO MATCH EXISTING

NEW GUARDRAIL, STYLIZED TO BE CONTEMPORARY TO EARLY 19TH CENTURY IRON RAILINGS; TO BE PAINTED BLACK

PUNCH-THROUGH WINDOWS WITH CAST STONE LINTELS AND SILLS

NEW WINDOWS; WOOD FRAME TO MATCH EXISTING FRAMES, TO BE PAINTED WHITE

EXISTING SIDE WALL TO REMAIN; SIDE WALL EXTENSION TO MATCH EXISTING BRICK WALL

WOOD CLAD FACADE, PAINTED WHITE; REFER TO MATERIALS PAGE FOR COLOR SPECIFICATION

NEW WOOD FRAME PATIO DOORS TO REAR YARD, PAINTED WHITE

REAR - EXISTING AND PROPOSED ELEVATIONS

13TH STREET TOWNHOUSE

161 W 13TH STREET
NEW YORK NY 10011



PROJ. #	2307.00
SCALE	1/8" = 1'-0"
DATE	02.07.2024
DWN	EI
PAGE #	28 of 45

LPC-028



REAR FACADE; BASEMENT LEVEL THROUGH LEVEL 3



LEVEL 2 AND LEVEL 3 - REAR FACADE CLOSE-UP VIEW



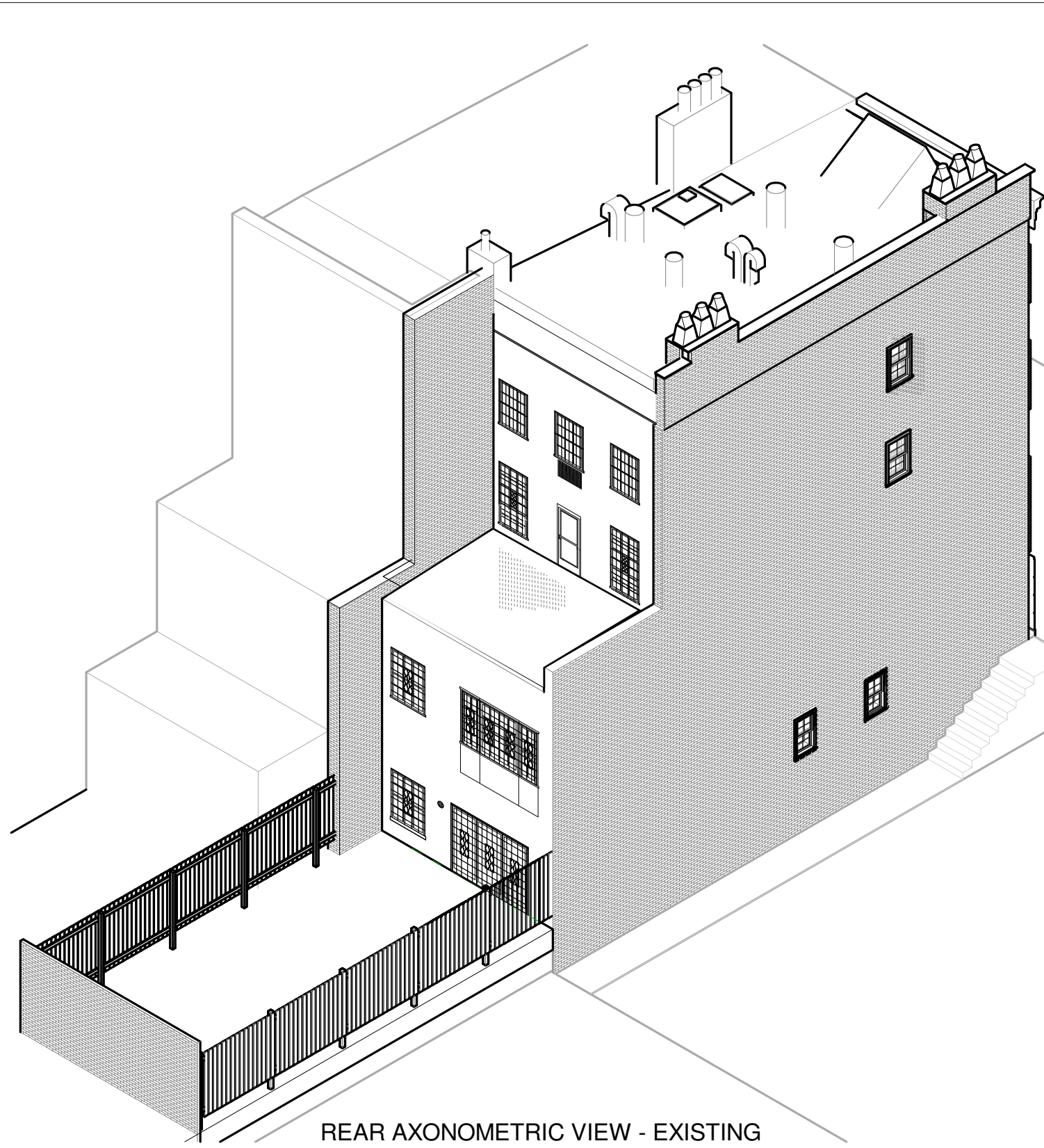
REAR - EXISTING CONDITIONS

13TH STREET TOWNHOUSE

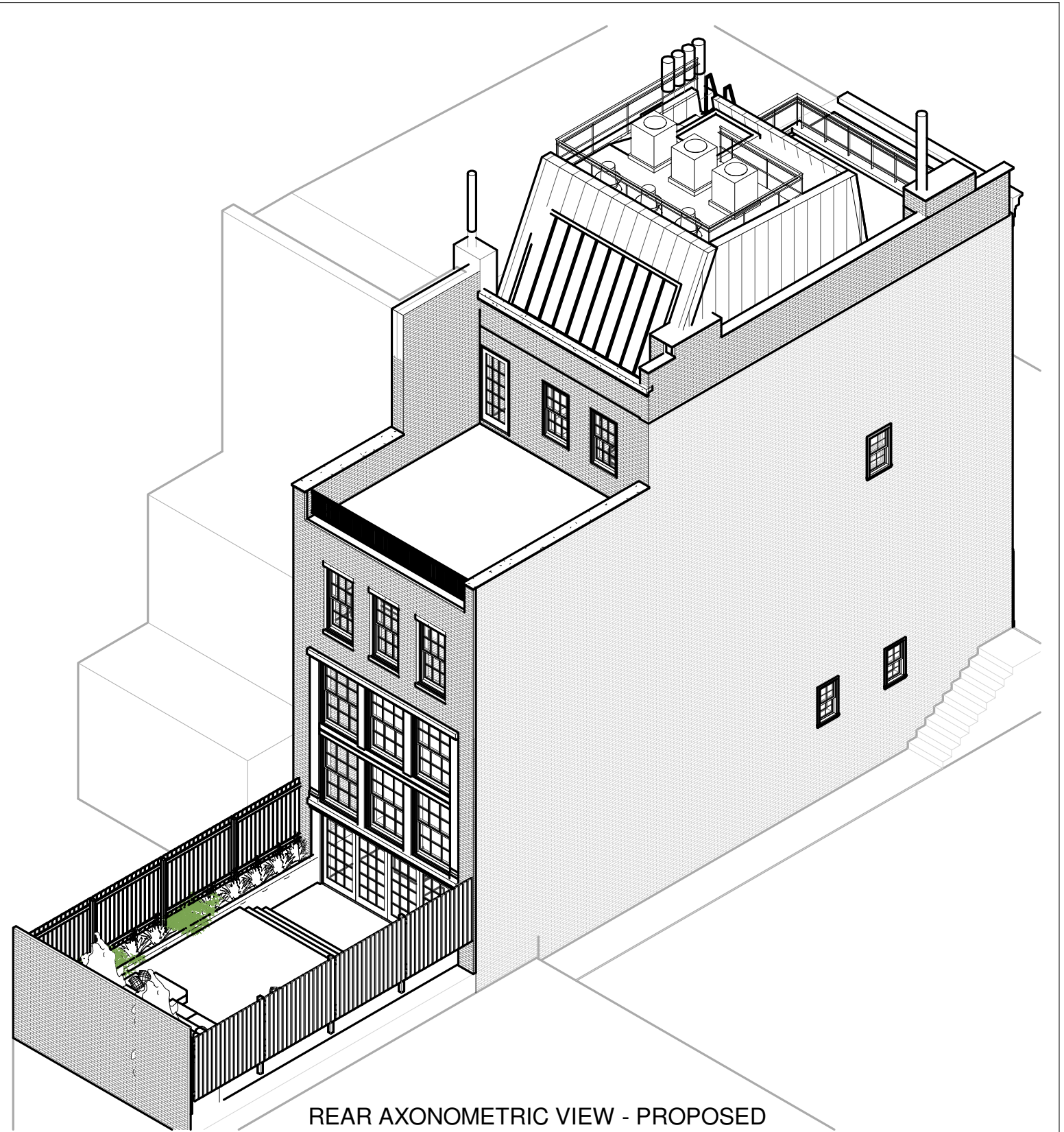
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	29 of 45

LPC-029



REAR AXONOMETRIC VIEW - EXISTING



REAR AXONOMETRIC VIEW - PROPOSED



EXISTING AND PROPOSED AXONOMETRIC VIEWS (REAR)

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	30 of 45

LPC-030



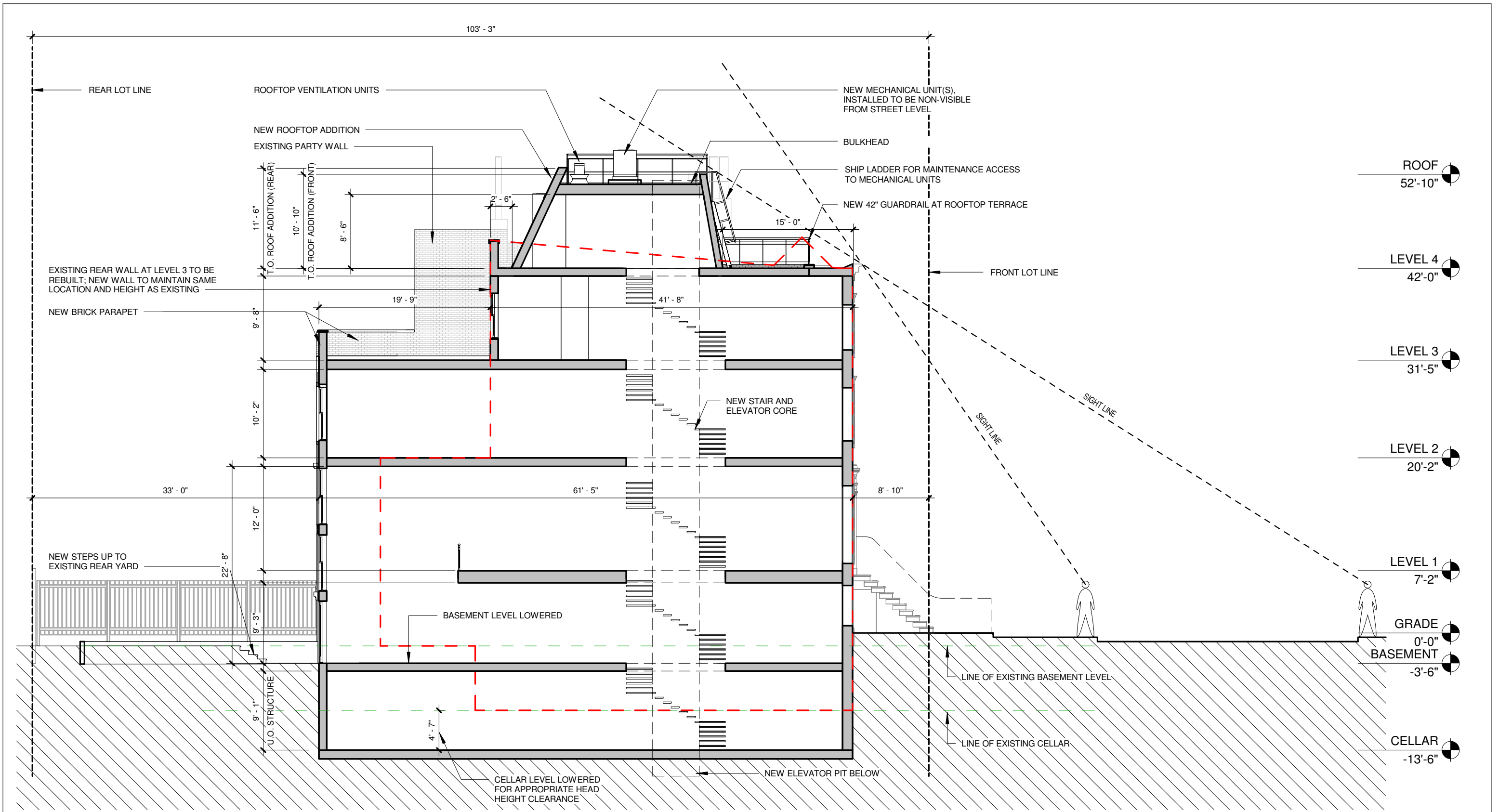
REAR - EXISTING AND PROPOSED REAR ADDITION MONTAGE VIEWS

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	31 of 45

LPC-031





PROPOSED LONG SECTION

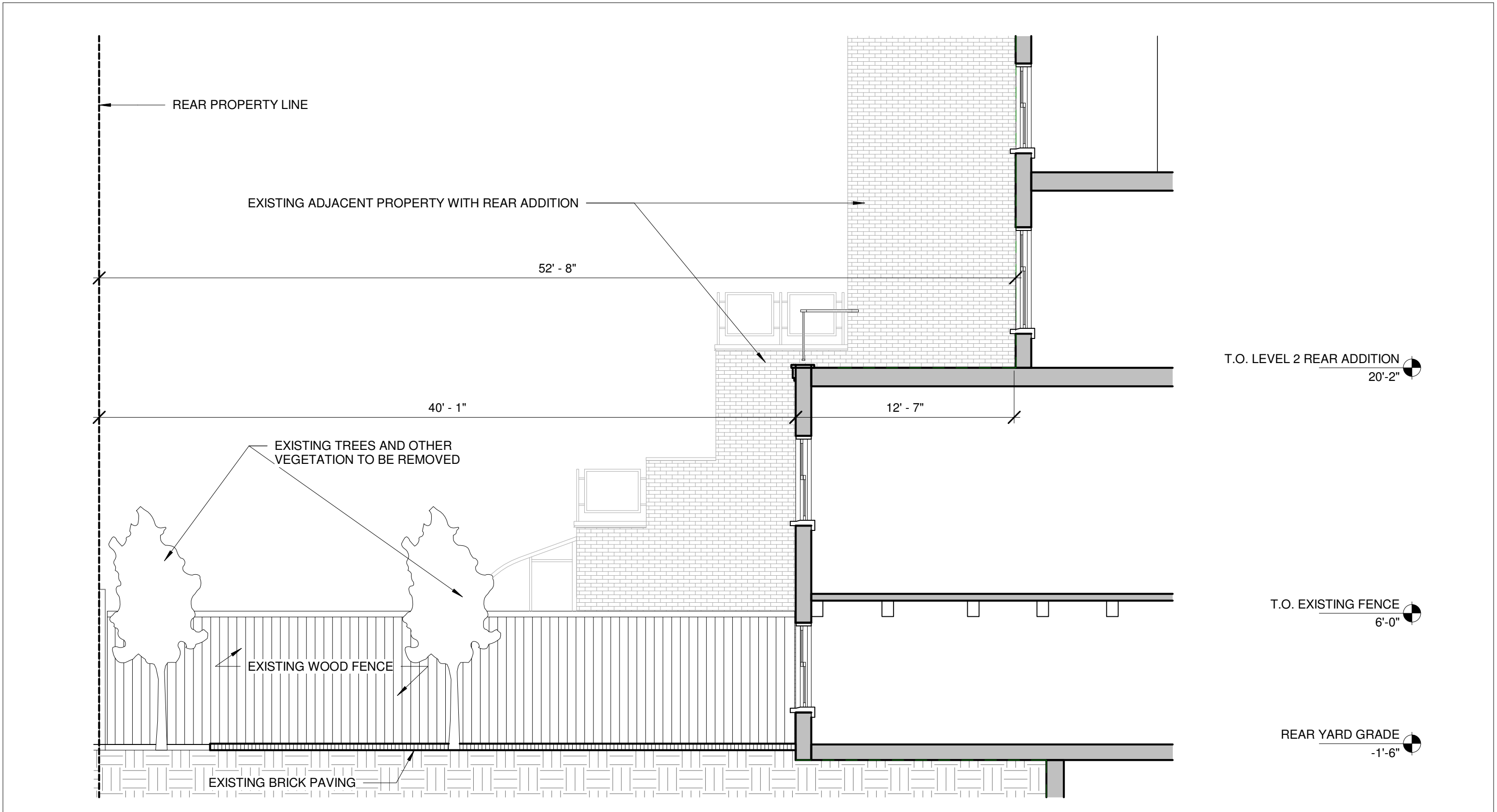
13TH STREET TOWNHOUSE

161 W 13TH STREET
NEW YORK NY 10011



PROJ. #	2307.00
SCALE	3/32" = 1'-0"
DATE	02.07.2024
DWN	EI
PAGE #	32 of 45

LPC-032



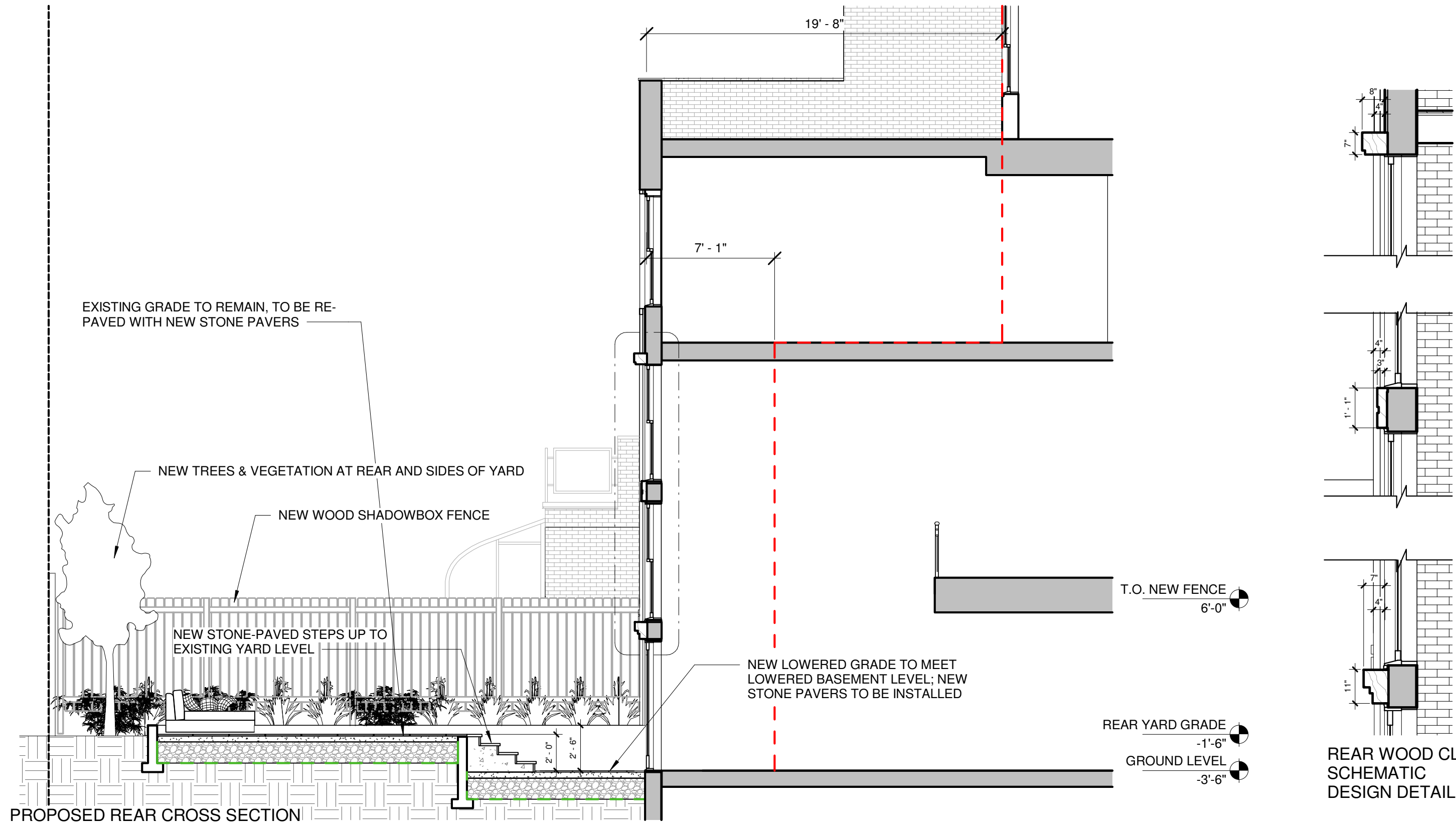
REAR - EXISTING REAR ADDITION AND YARD CROSS SECTION

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	3/16" = 1'-0"
DATE	02.07.2024
DWN	EI
PAGE #	33 of 45

LPC-033





PROPOSED REAR CROSS SECTION

REAR WOOD CLAD SCHEMATIC DESIGN DETAIL

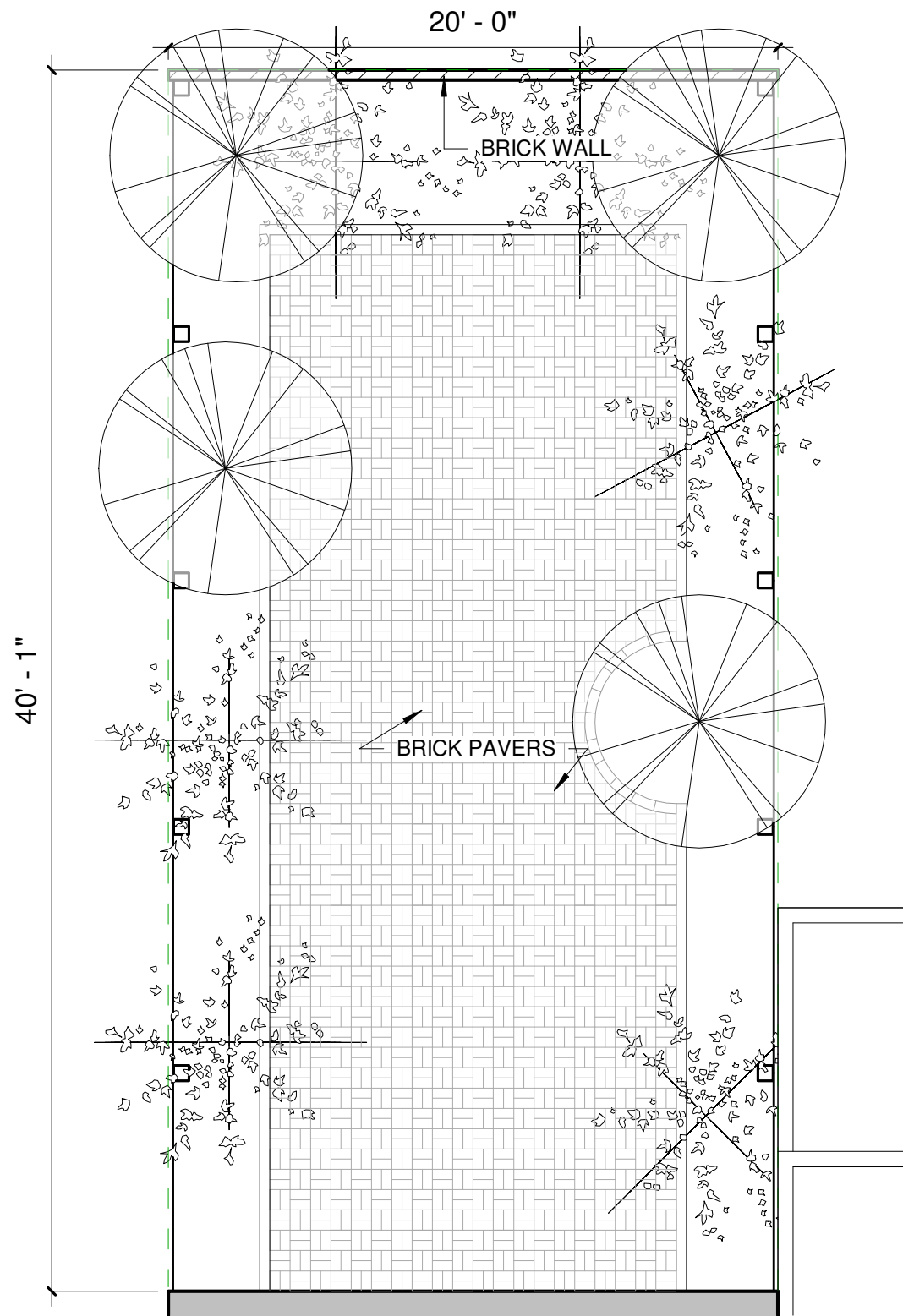
REAR - PROPOSED REAR ADDITION CROSS SECTION

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

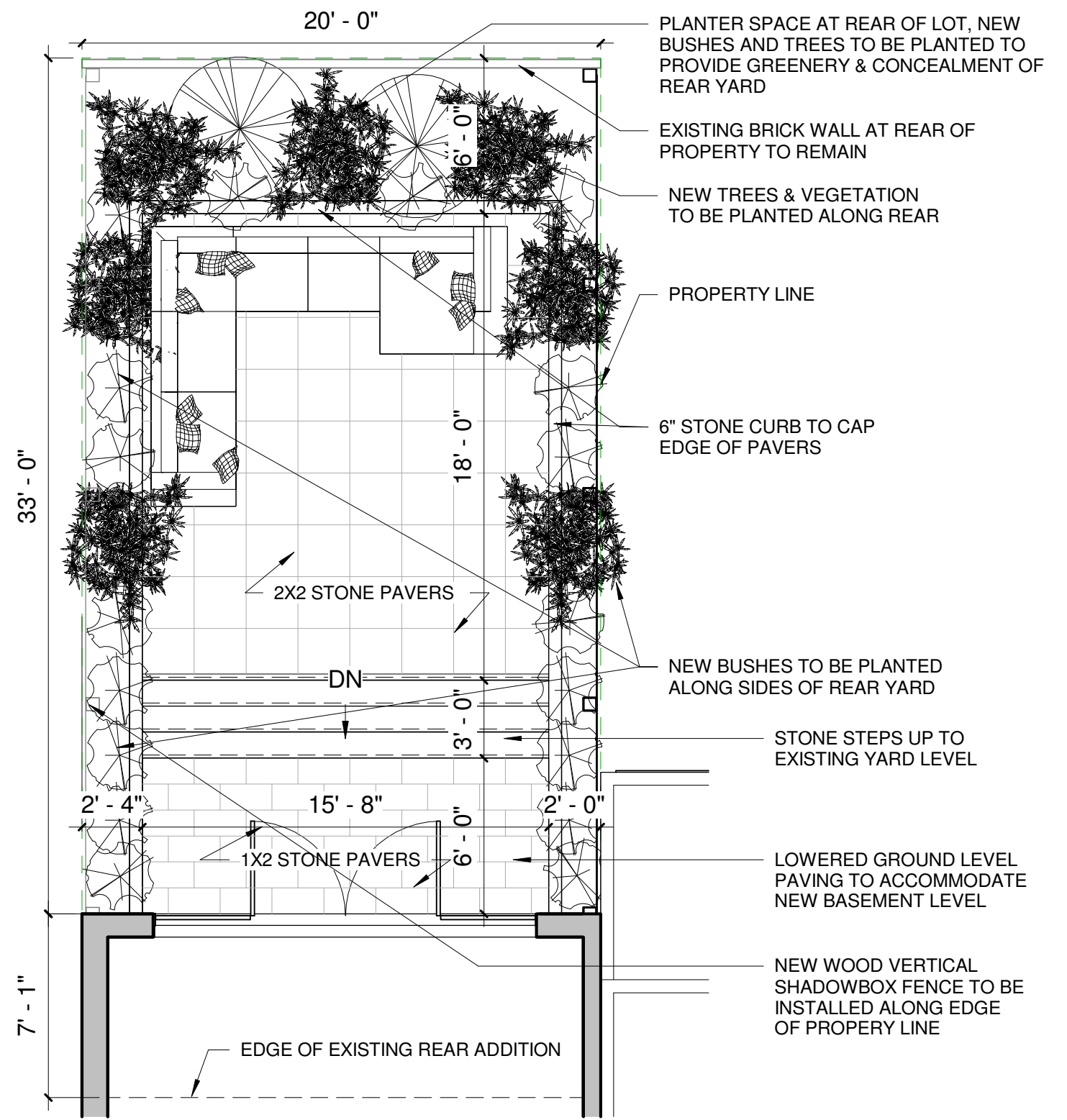
PROJ. #	2307.00
SCALE	As indicated
DATE	02.07.2024
DWN	EI
PAGE #	34 of 45

LPC-034





EXISTING REAR YARD PLAN



PROPOSED REAR YARD PLAN

- PLANTER SPACE AT REAR OF LOT, NEW BUSHES AND TREES TO BE PLANTED TO PROVIDE GREENERY & CONCEALMENT OF REAR YARD
- EXISTING BRICK WALL AT REAR OF PROPERTY TO REMAIN
- NEW TREES & VEGETATION TO BE PLANTED ALONG REAR
- PROPERTY LINE
- 6" STONE CURB TO CAP EDGE OF PAVERS
- NEW BUSHES TO BE PLANTED ALONG SIDES OF REAR YARD
- STONE STEPS UP TO EXISTING YARD LEVEL
- LOWERED GROUND LEVEL PAVING TO ACCOMMODATE NEW BASEMENT LEVEL
- NEW WOOD VERTICAL SHADOWBOX FENCE TO BE INSTALLED ALONG EDGE OF PROPERTY LINE



REAR - EXISTING AND PROPOSED REAR YARD PLAN

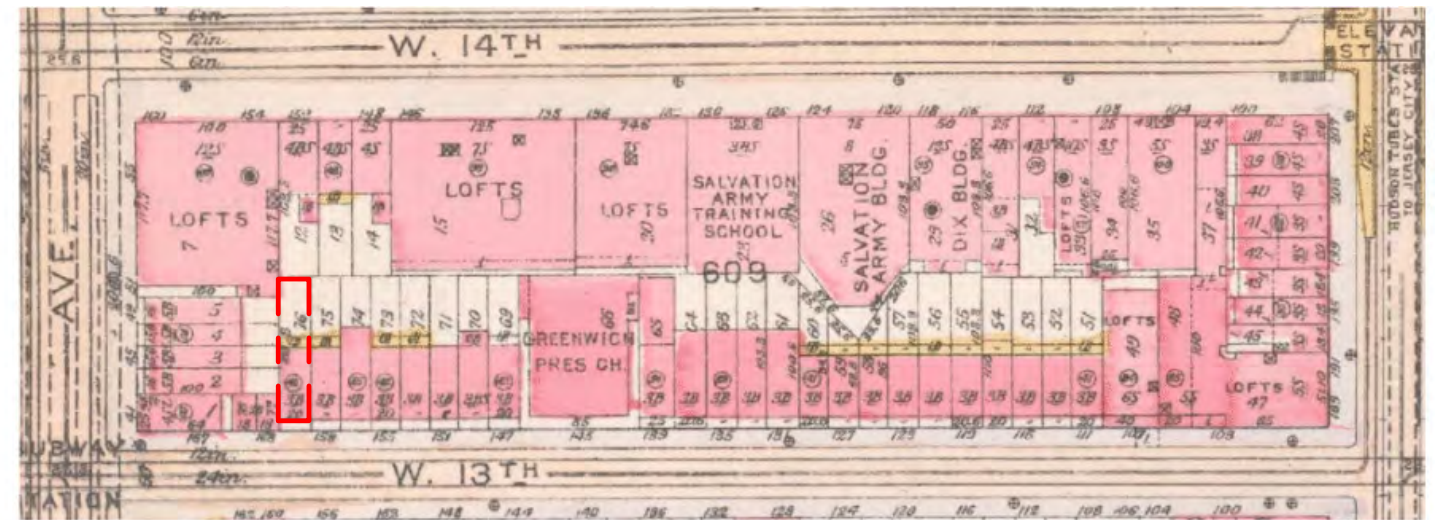
13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	3/16" = 1'-0"
DATE	02.07.2024
DWN	EI
FIG #	35 of 45

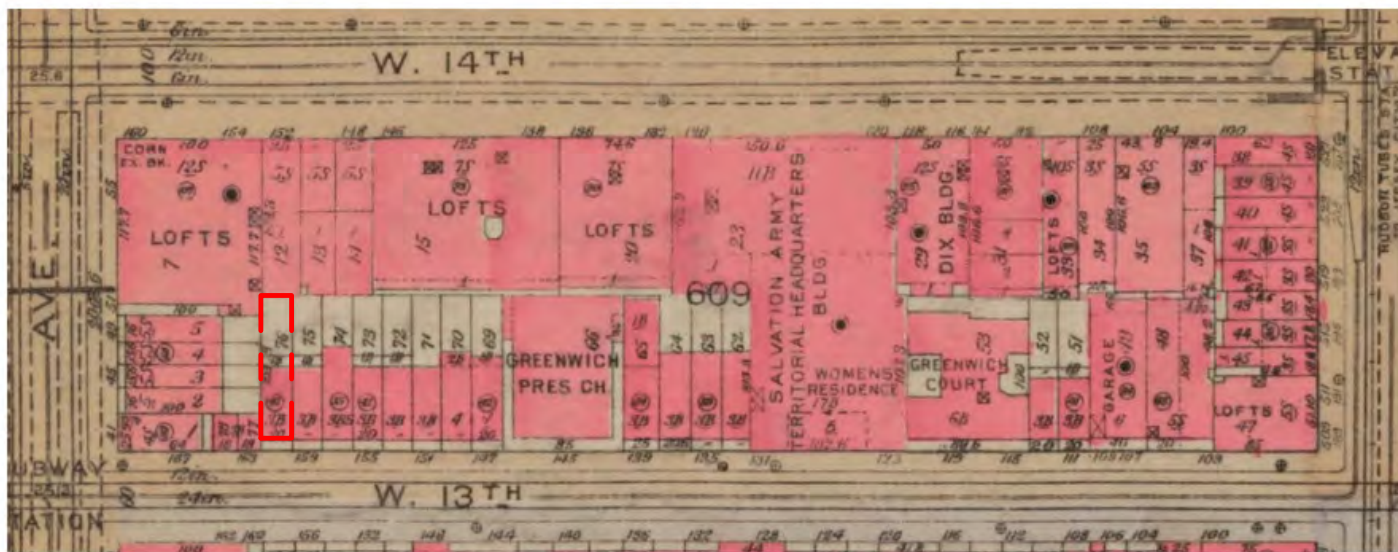
LPC-035



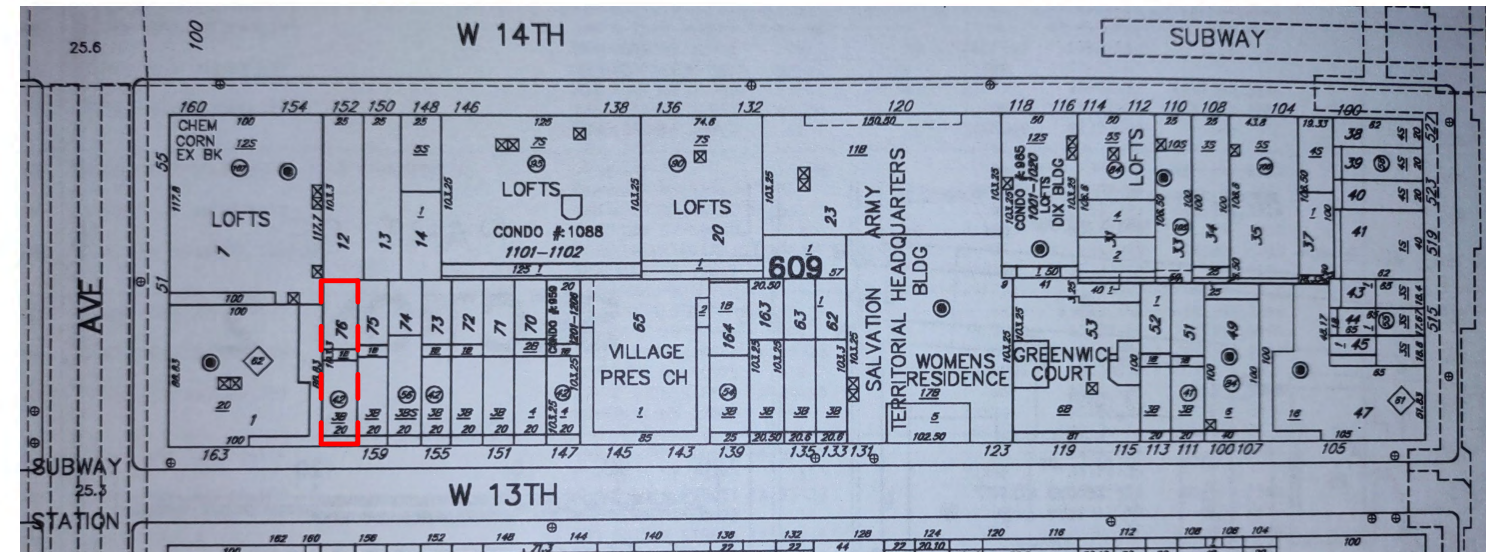
1899 BROMLEY MAP (NYPL)



1916 BROMLEY MAP (NYPL)



1930 BROMLEY MAP (NYPL)



2018 SANBORN MAP (NYPL)



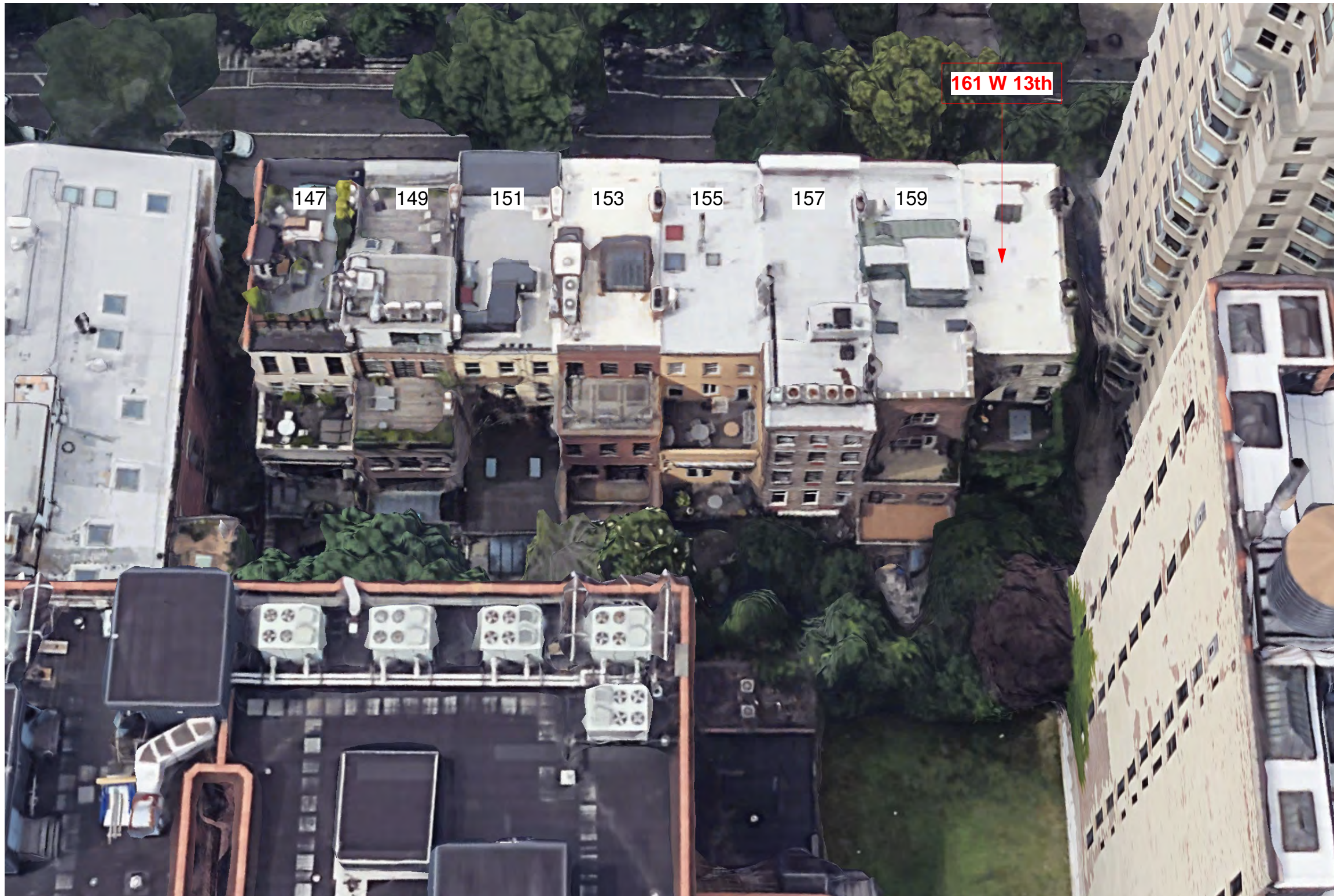
HISTORIC BLOCK PLANS

13TH STREET TOWNHOUSE

161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	36 of 45

LPC-036



2024 SATELLITE IMAGE OF EXISTING HOUSING BLOCK REAR(S)



EXISTING REAR ADDITIONS - SITE PHOTOS

13TH STREET TOWNHOUSE

161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	37 of 45

LPC-037



EXISTING REAR ADDITIONS - SITE PHOTOS

13TH STREET TOWNHOUSE

161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	38 of 45

LPC-038

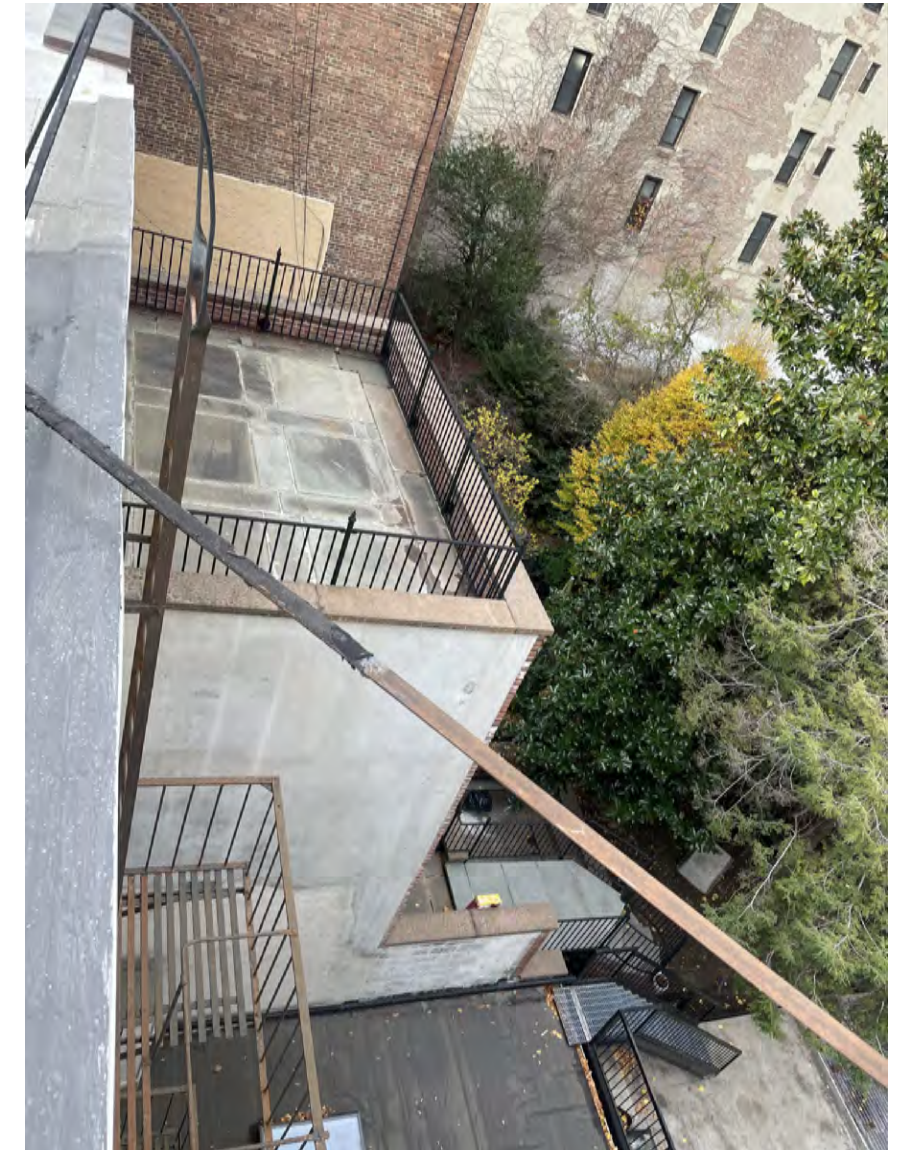
SITE PHOTOS OF EXISTING REAR ADDITIONS ON BLOCK



155 W 13th ST



155-153 W 13th ST



153-151 W 13th ST



EXISTING REAR ADDITIONS - SITE PHOTOS

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	39 of 45

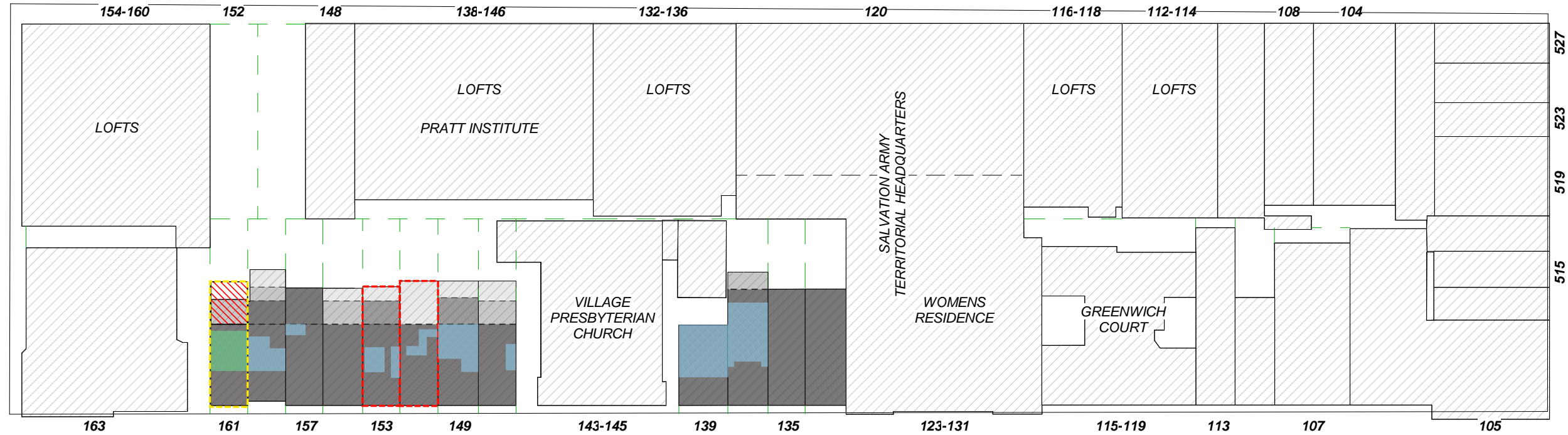
LPC-039

14th STREET

13th STREET

7th AVENUE

6th AVENUE



- - - - PROPERTIES WITH EXISTING UNDERPINNING WORK
- - - - LINE OF ORIGINAL REAR(S) OF HOUSING BLOCK
- - - - LINE OF DIFFERING LEVELS OF EXISTING REAR ADDITION(S)
- - - - PROPERTY LINE(S)
- - - - PROPOSED UNDERPINNING WORK @ 161
- 4-STORY HEIGHT
- 3-STORY HEIGHT
- 2-STORY HEIGHT
- 1-STORY HEIGHT
- EXISTING BUILDING BULK
- EXISTING ROOFTOP ADDITION(S) & BULKHEAD(S)
- NEW ROOFTOP ADDITION @ 161
- NEW 3-STORY REAR ADDITION @ 161



PROPOSED BLOCK PLAN

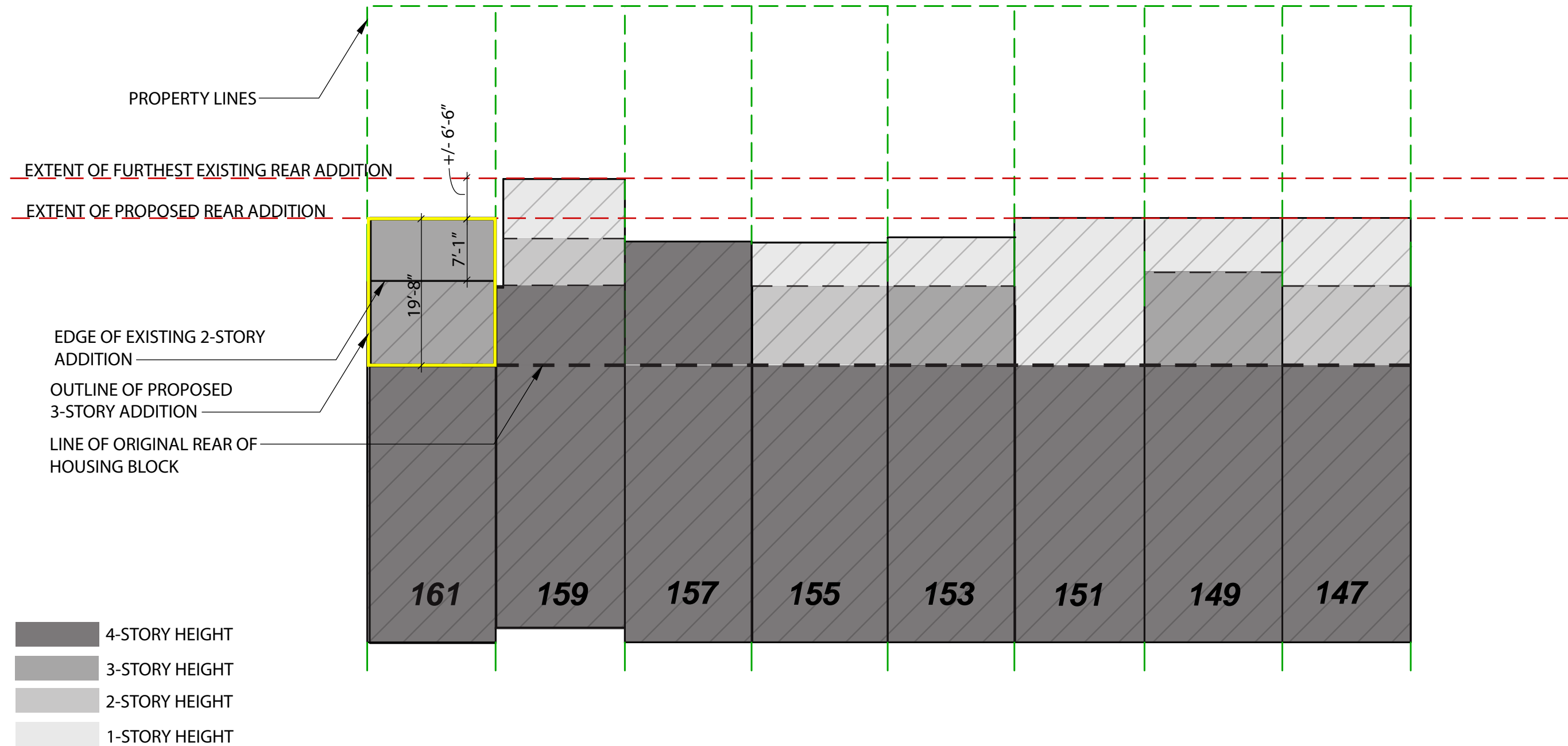
13TH STREET TOWNHOUSE

161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/2" = 1'-0"
DATE	01.30.2024
DWN	EI
PAGE #	40 of 45

LPC-040

WEST 13TH STREET HOUSING BLOCK: 161 W 13TH - 147 W 13TH



PROPOSED BLOCK DIAGRAM

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	01.30.2024
DWN	EI
PAGE #	41 of 45

LPC-041



EXISTING VIEW FROM REAR YARD



PROPOSED VIEW FROM REAR YARD



PROPOSED REAR ADDITION - RENDERED VIEWS

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
DWG #	42 of 45

LPC-042



EXISTING REAR VIEW FROM 14TH STREET



PROPOSED REAR VIEW FROM 14TH STREET



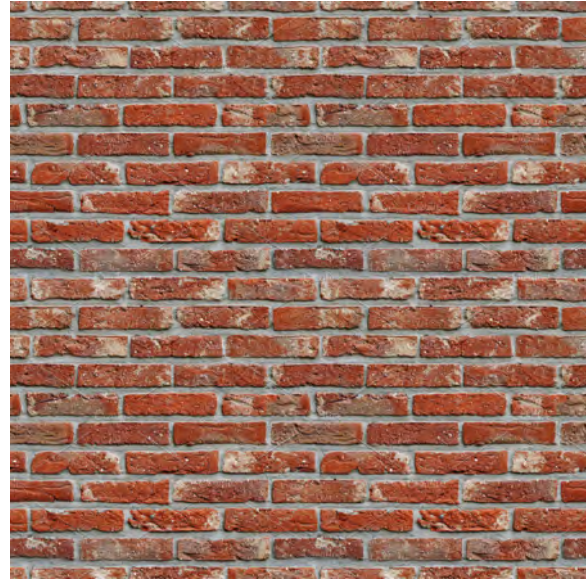
PROPOSED REAR - EXISTING AND PROPOSED MONTAGE VIEWS

13TH STREET TOWNHOUSE

161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	43 of 45

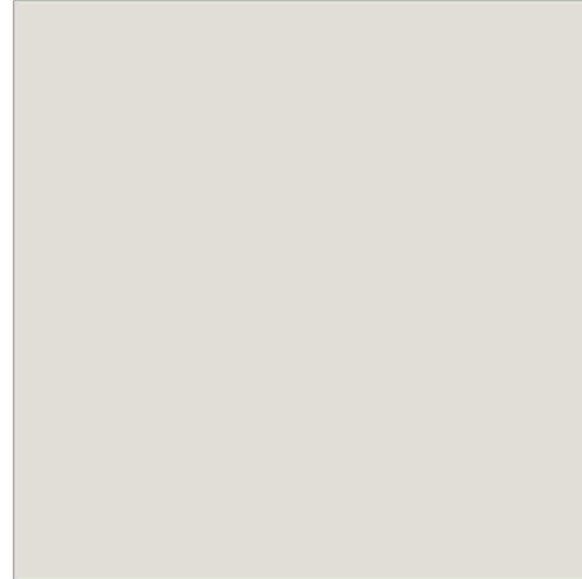
LPC-043



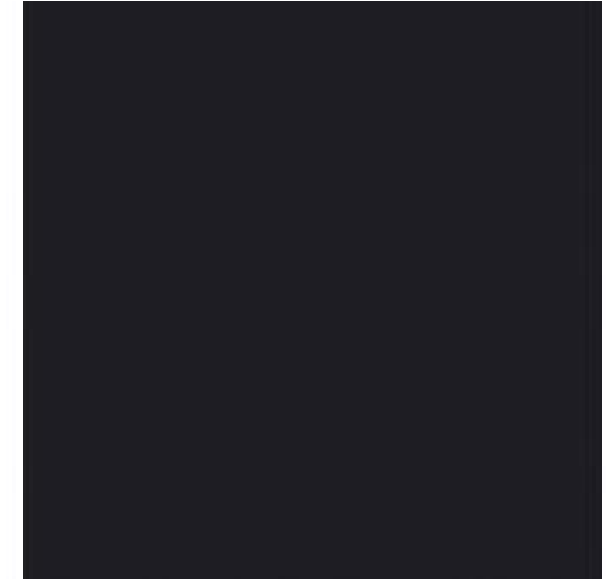
(EXISTING) BRICK EXTERIOR WALL



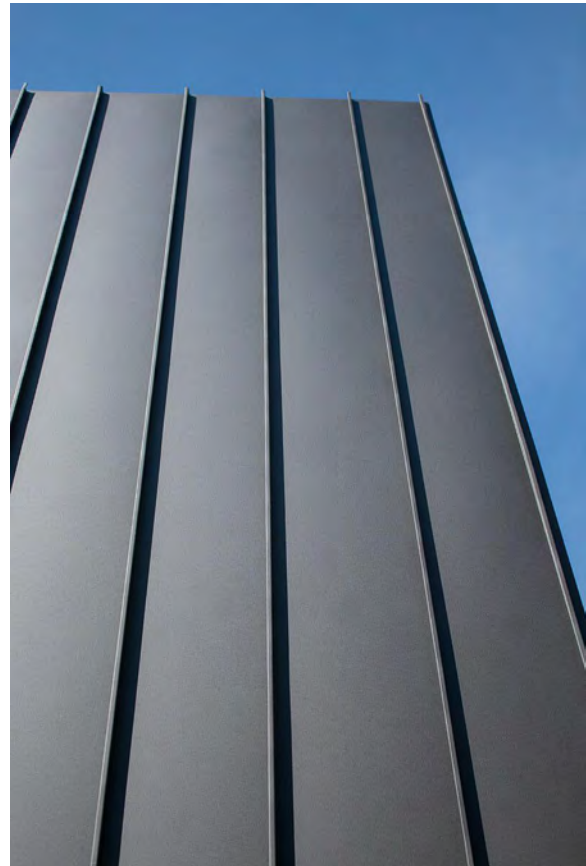
(EXISTING) BROWNSTONE EXTERIOR STONE; MATCHING BROWNSTONE STUCCO TO BE USED FOR PATCHING LOCATIONS; BROWNSTONE-STYLE CAST STONE TO BE USED FOR LINTELS AND SILLS



(NEW) PAINTED LINTELS AND WINDOW FRAMES



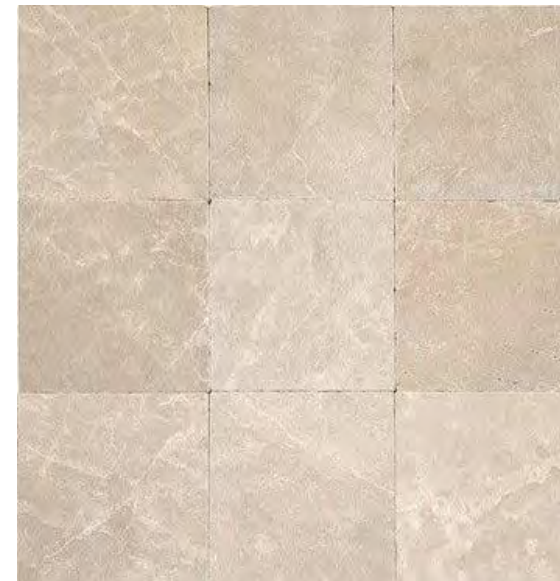
(NEW) PAINTED DOORS AND WINDOW FRAMES



(NEW) STANDING SEAM ZINC STUDIO ADDITION



(EXISTING) BLUESTONE EXTERIOR GARDEN PAVING



(NEW) REAR YARD MARBLE PAVING



(NEW) REAR YARD GRANITE PAVING



PROPOSED MATERIALS

13TH STREET TOWNHOUSE

161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	44 of 45

LPC-044



RENDERED IMAGES

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	45 of 45

LPC-045

APPENDIX

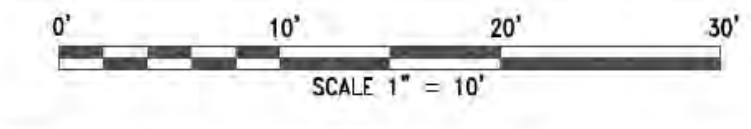


APPENDIX

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

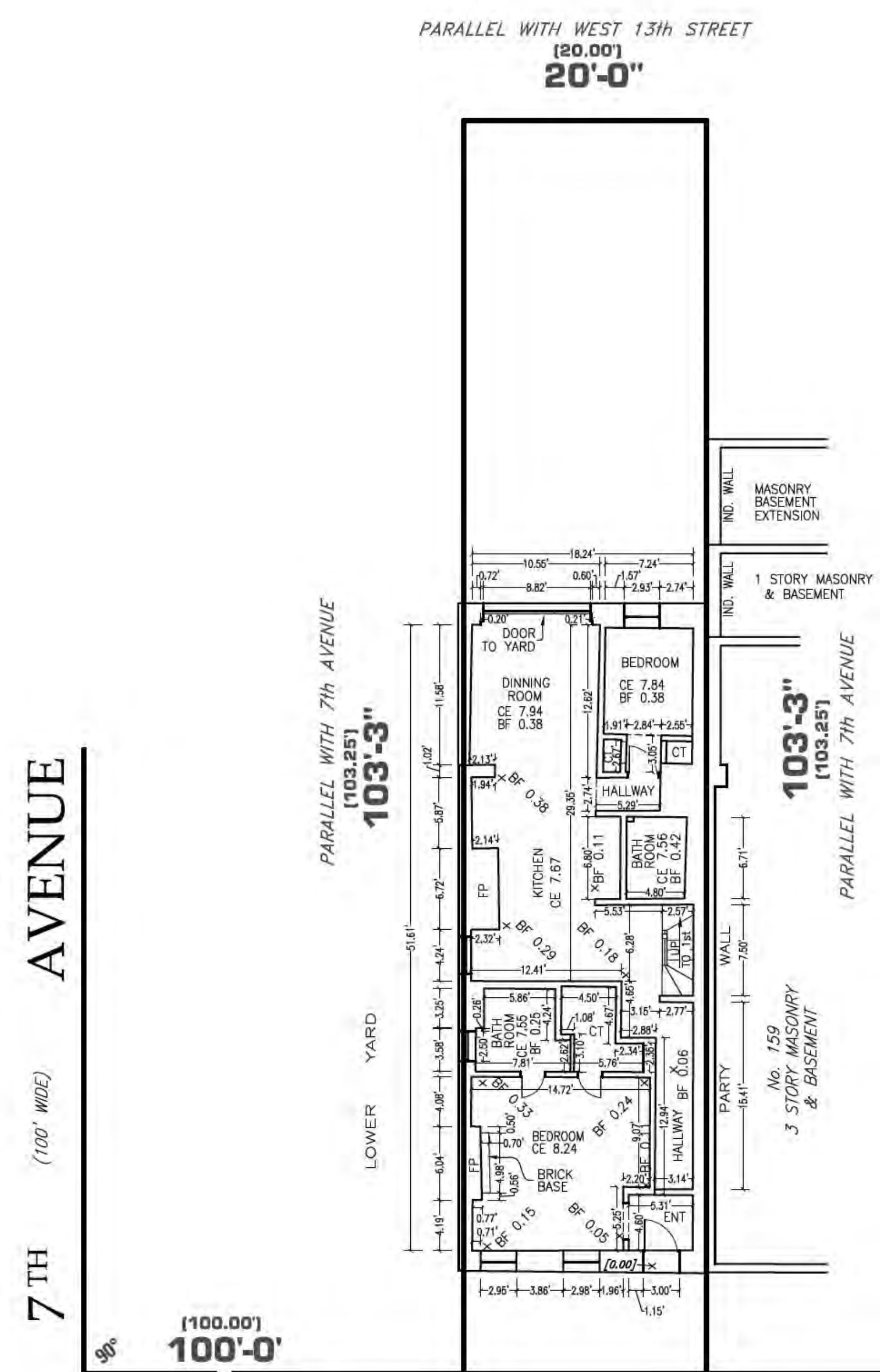
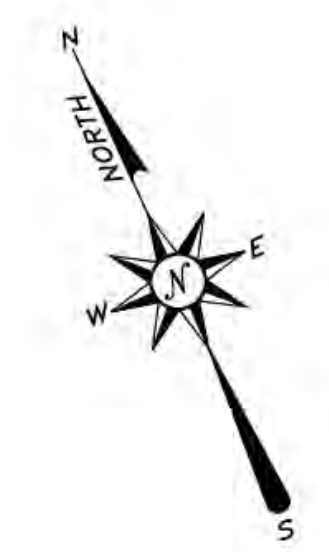
PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	0 of 15

LPC-AP.00

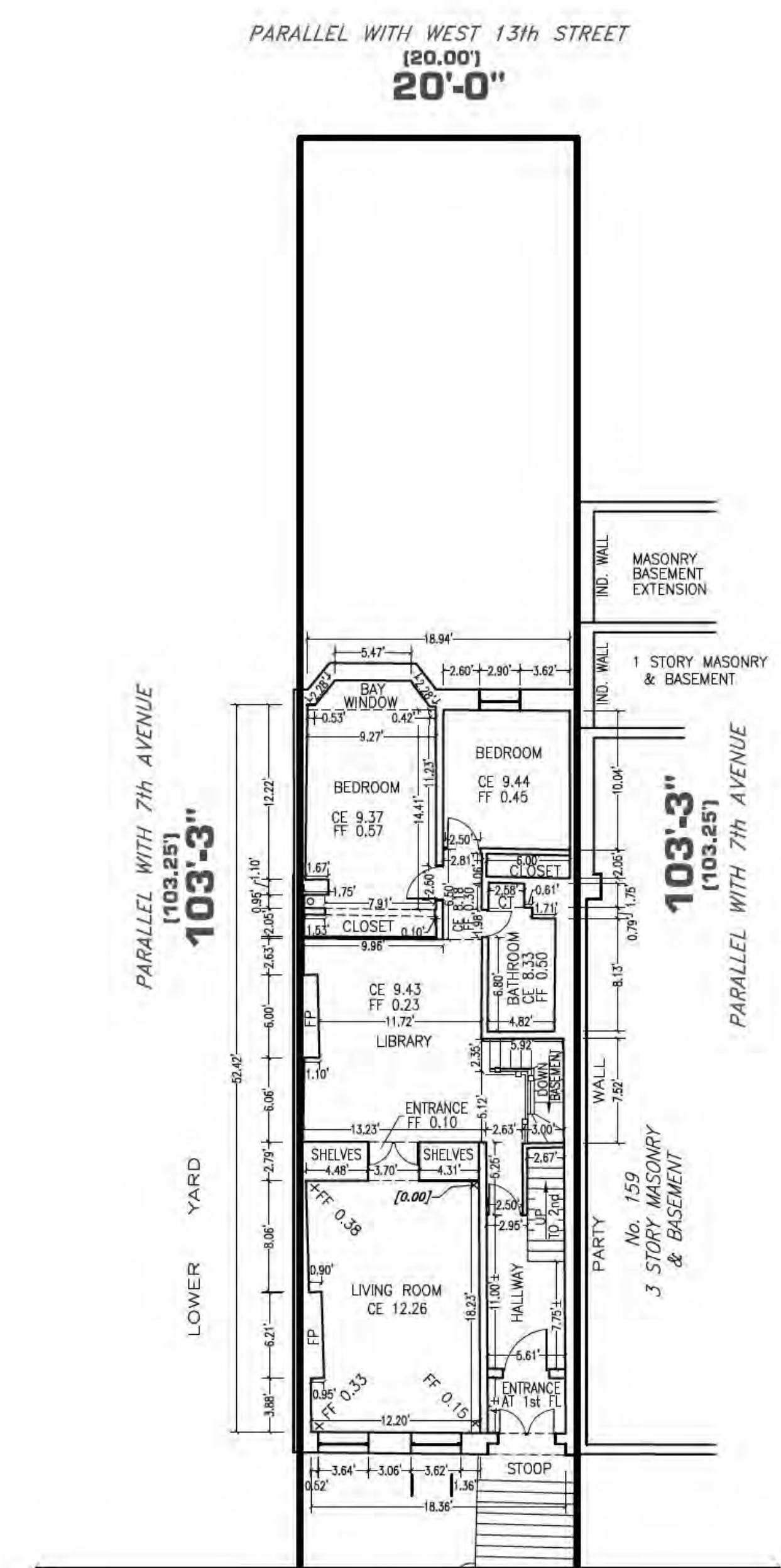


LEGEND

[0.00]	FLOOR LOWER ELEVATION
CE	CEILING ELEVATION
FF	FIRST FLOOR ELEVATION
BF	BASEMENT FLOOR ELEVATION
CT	CLOSET
FP	FIRE PLACE
AC	AIR CONDITIONER
ENT	ENTRANCE
[Symbol]	DOOR
[Symbol]	CLOSET DOOR
[Symbol]	WINDOW
[Symbol]	RAILING
[Symbol]	DOOR OPENING



BASEMENT FLOOR



FIRST FLOOR

WEST 13TH (60' WIDE) STREET

GENERAL NOTES:
 1. ELEVATIONS REFER TO PROJECT DATUM ESTABLISHED AS MARKED ON SURVEY [0.00]

Tax Block: 609
 Tax Lot: 76

PROPERTY SITUATED AT
 161 WEST 13TH STREET
 BOROUGH OF MANHATTAN
 COUNTY OF NEW YORK
 CITY & STATE OF NEW YORK

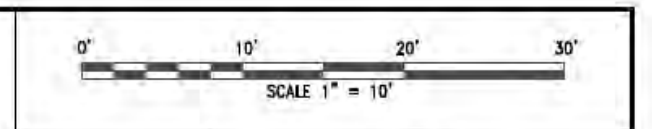
PRELIMINARY SURVEY

DATE	DESCRIPTION
MAY 5, 2023	INTERIOR SURVEY

Ramzan Alli License No. 050457

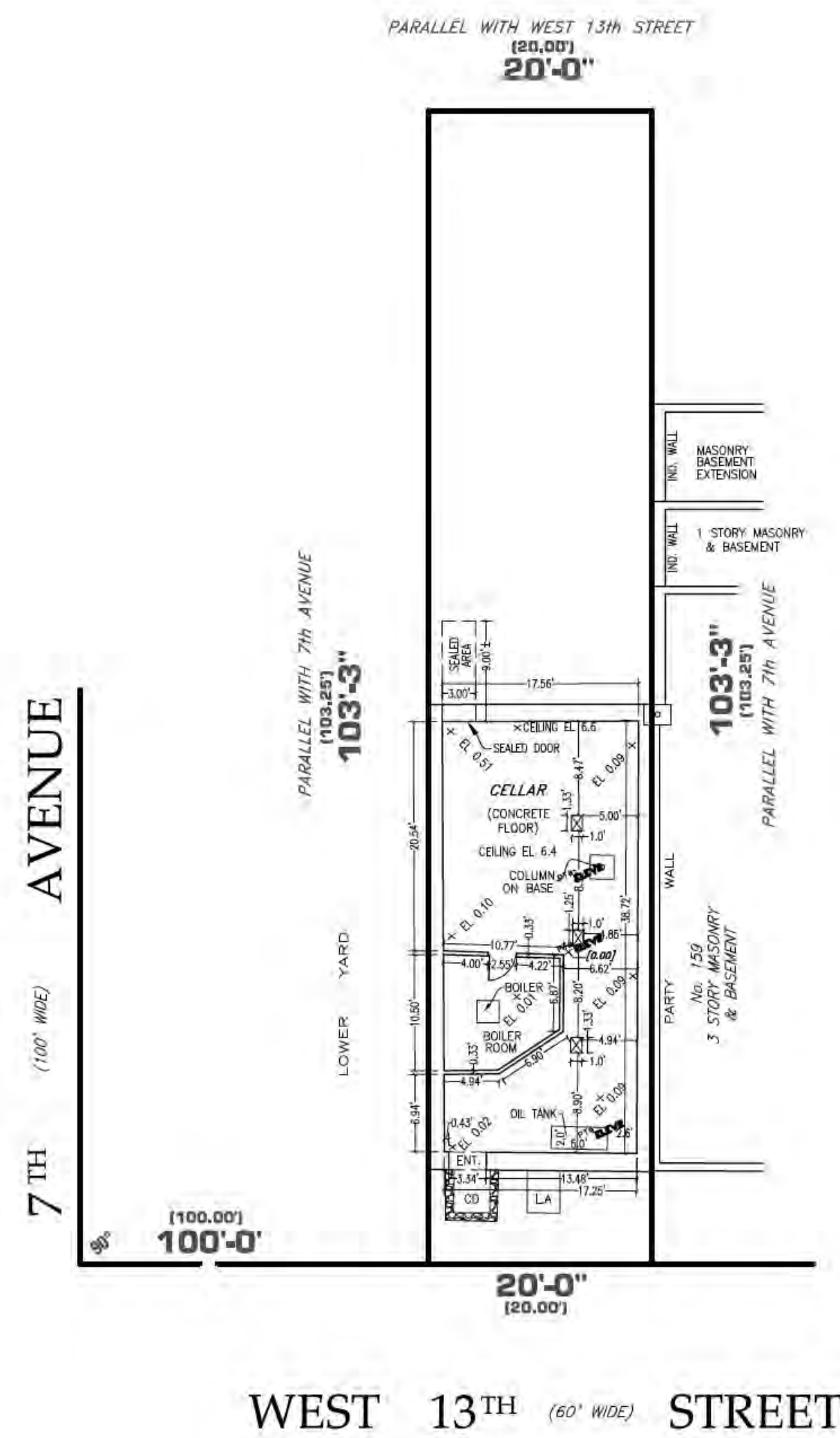
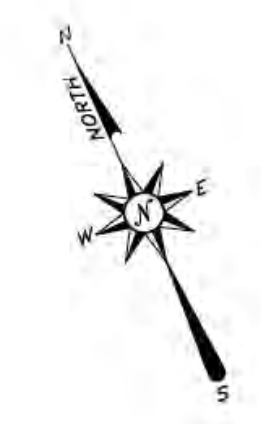


NY Land Surveyor P.C.
 Records of: Earl B. Lovell - S.P. Belcher Inc.
 77-16 164 Street, Third Floor, Fresh Meadows, NY 11366
 Tel: 718-591-6600 Tel: 212-732-1575
 nylandsurveyor@gmail.com Fax: 631-930-3292
 www.nylandsurveyor.com

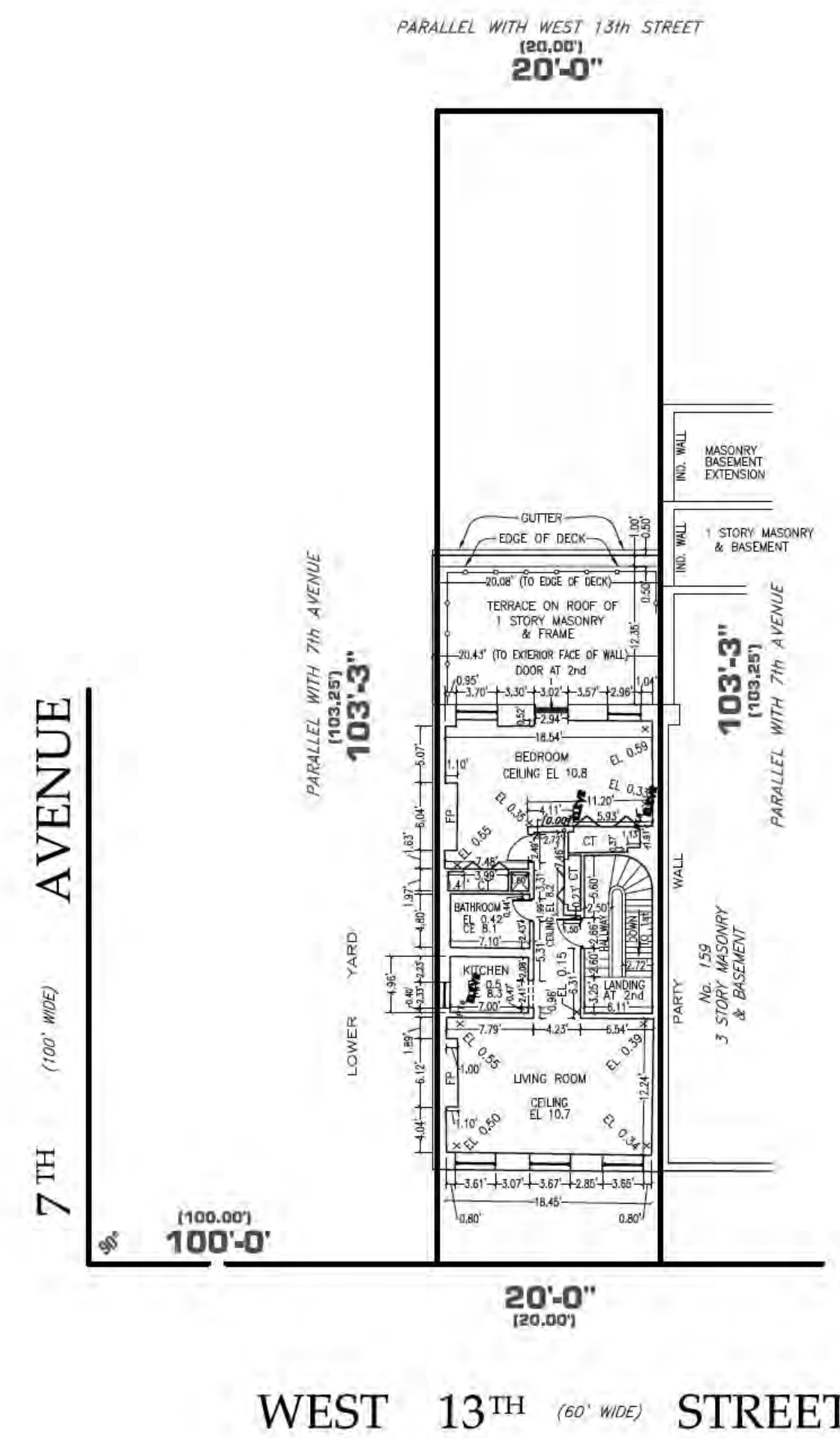


LEGEND

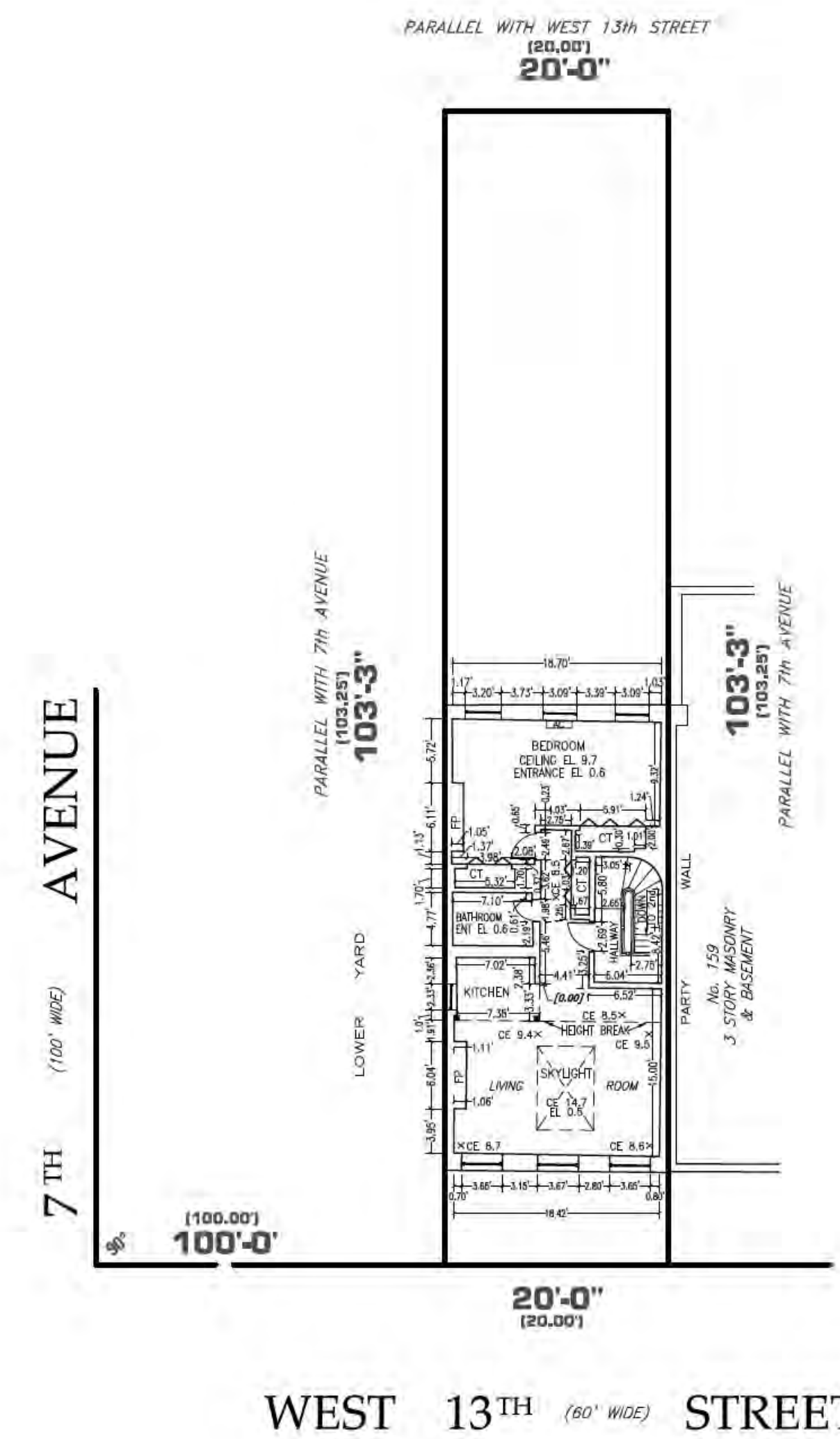
(FLOOR)	FLOOR LOWER ELEVATION
(CEILING)	CEILING ELEVATION
(EL)	SPOT FLOOR ELEVATION
(ENT)	ENTRANCE
(CD)	CELLAR DOOR
(LA)	LOWER AREA
(CT)	CLOSE
(FP)	FIRE PLACE
(AC)	AIR CONDITIONER
(DOOR)	DOOR
(CLOSET DOOR)	CLOSET DOOR
(WINDOW)	WINDOW
(RAILING)	RAILING
(COLUMN)	COLUMN



CELLAR FLOOR



SECOND FLOOR



THIRD FLOOR

GENERAL NOTES:
 1. ELEVATIONS REFER TO PROJECT DATUM ESTABLISHED AS MARKED ON SURVEY [0.00]

MARCH 15, 2023	INTERIOR SURVEY
DATE	DESCRIPTION

Tax Block: 609
 Tax Lot: 76

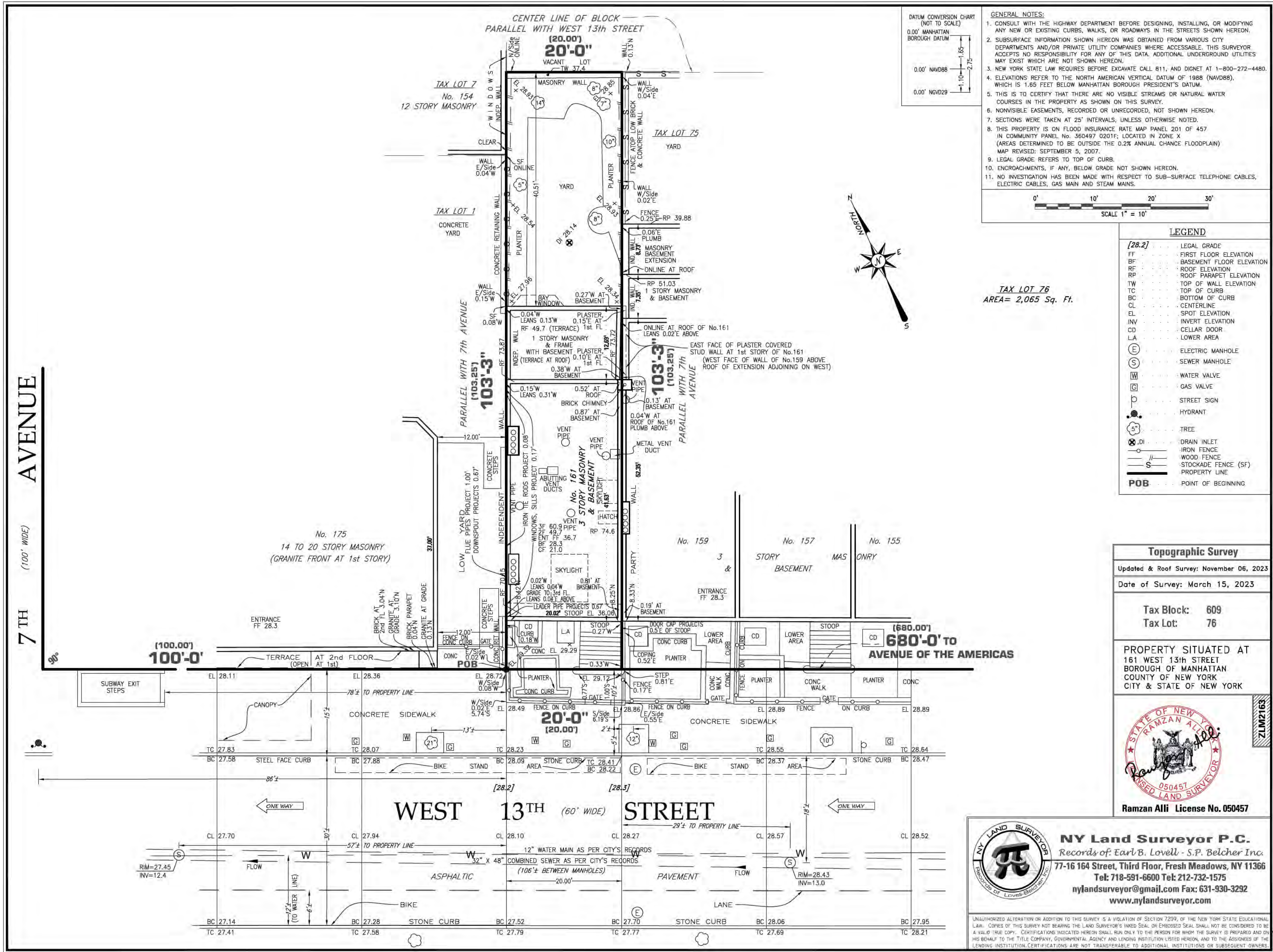
PROPERTY SITUATED AT
 161 WEST 13th STREET
 BOROUGH OF MANHATTAN
 COUNTY OF NEW YORK
 CITY & STATE OF NEW YORK

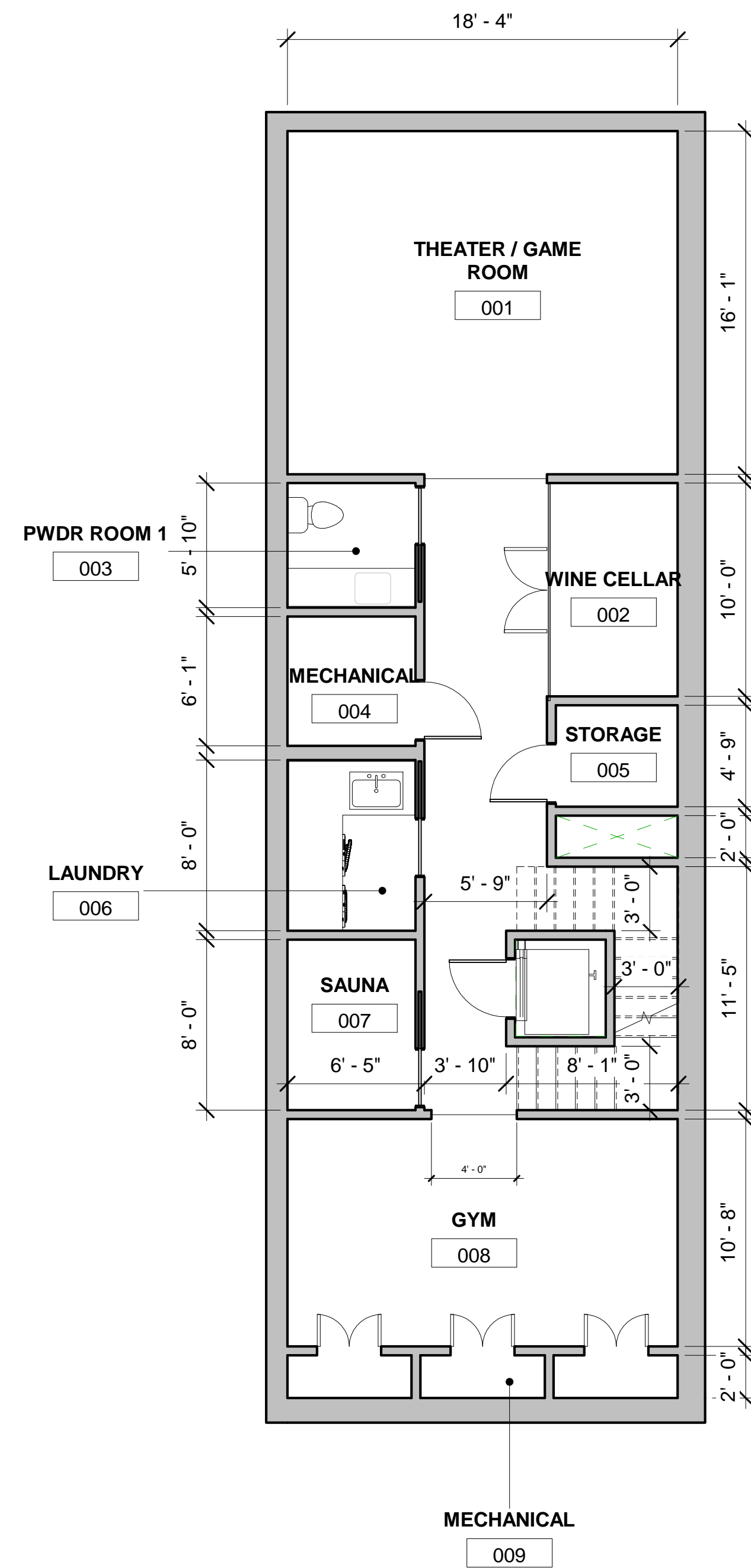
PRELIMINARY SURVEY

Ramzan Ali License No. 050457

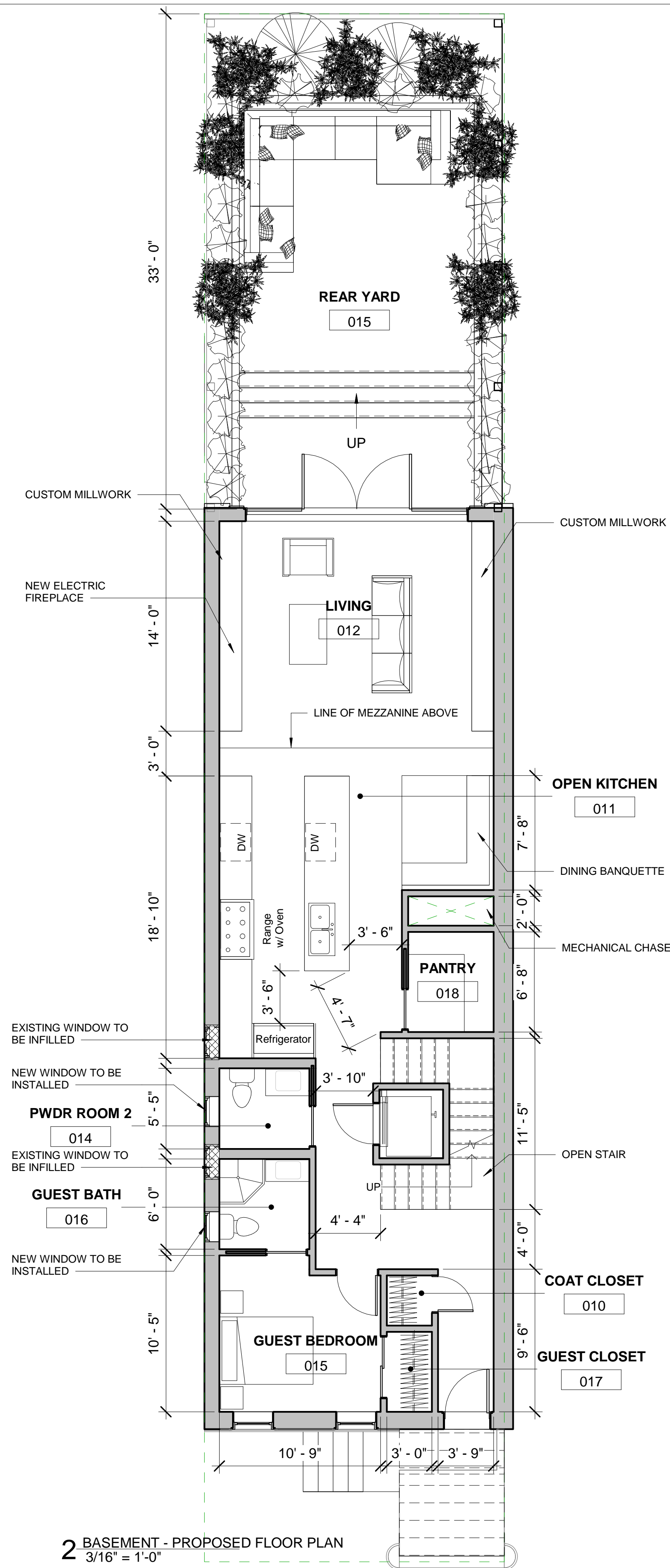


NY Land Surveyor P.C.
 Records of Earl B. Lovell - S.P. Belcher, Inc.
 77-16 164 Street, Third Floor, Fresh Meadows, NY 11366
 Tel: 718-591-6600 Tel: 212-732-1575
 nylandsurveyor@gmail.com Fax: 631-930-3292
 www.nylandsurveyor.com

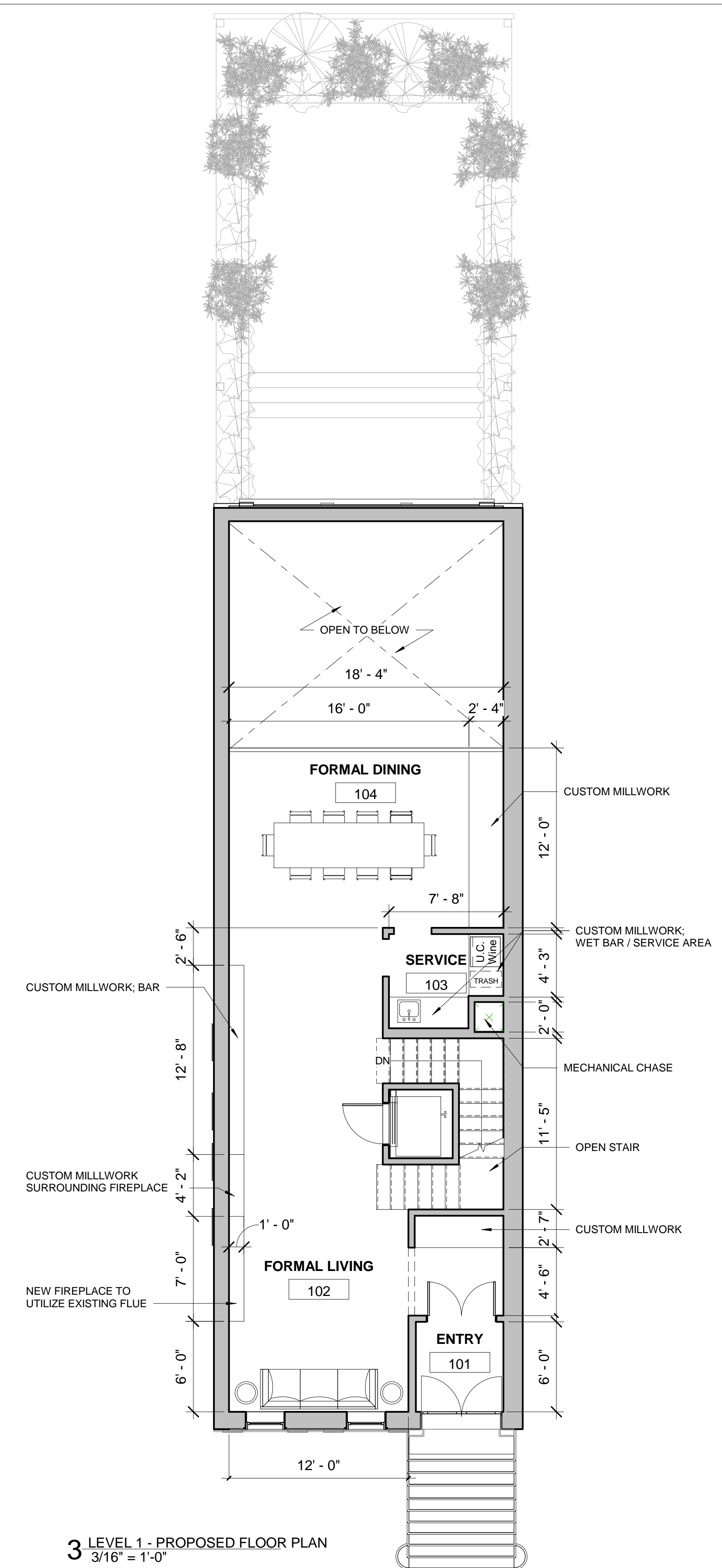




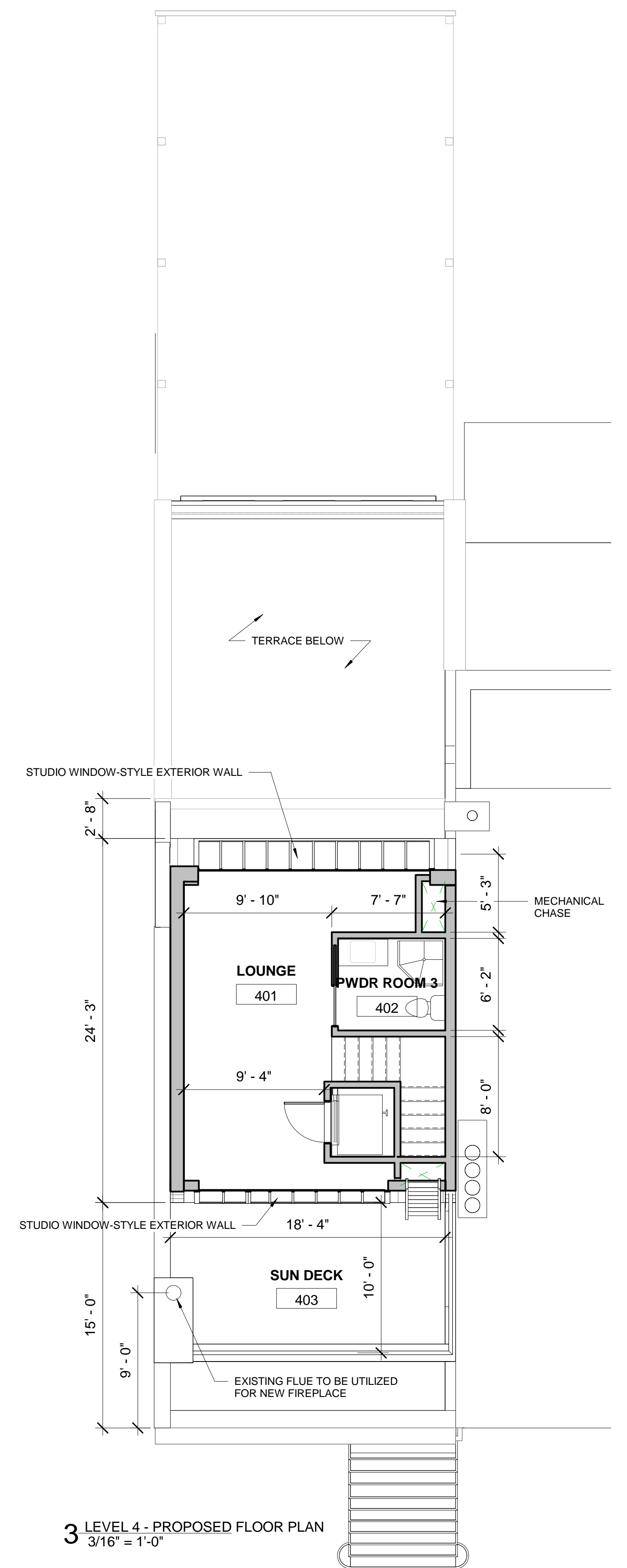
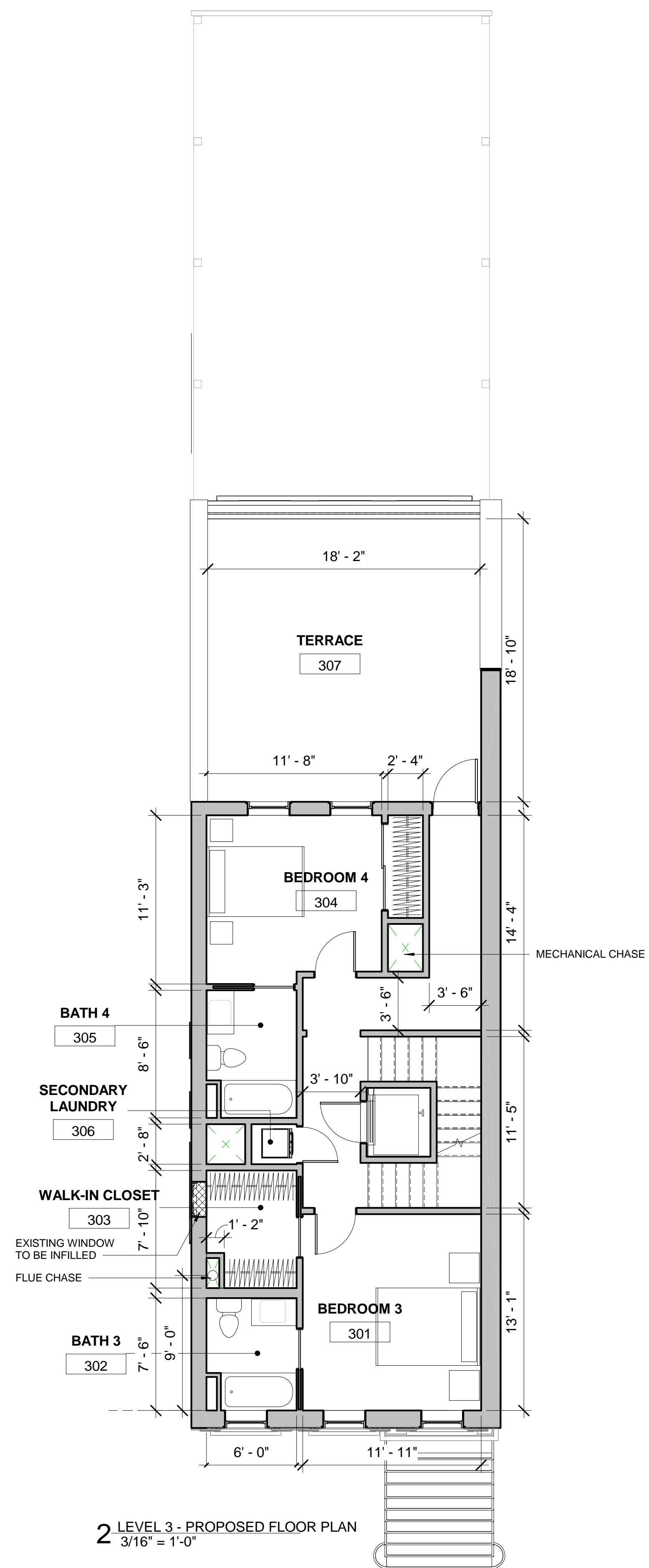
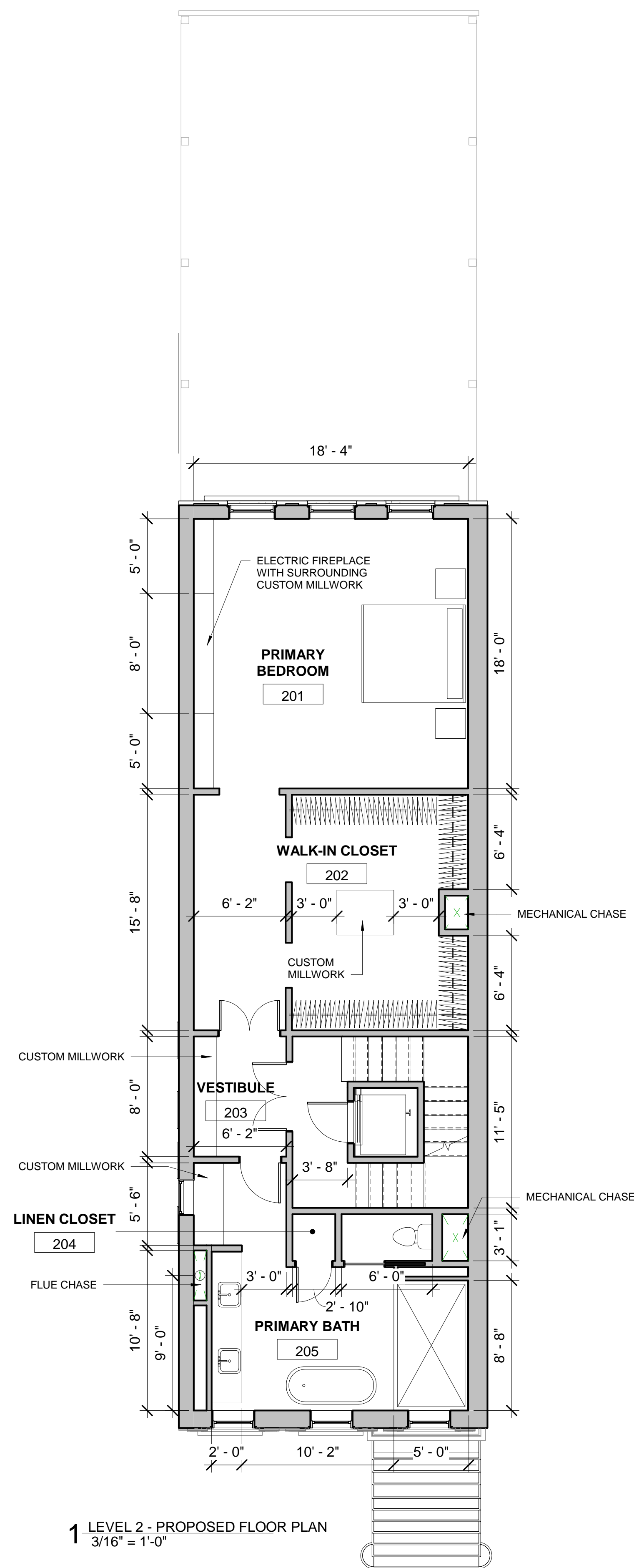
1 CELLAR - PROPOSED FLOOR PLAN
3/16" = 1'-0"

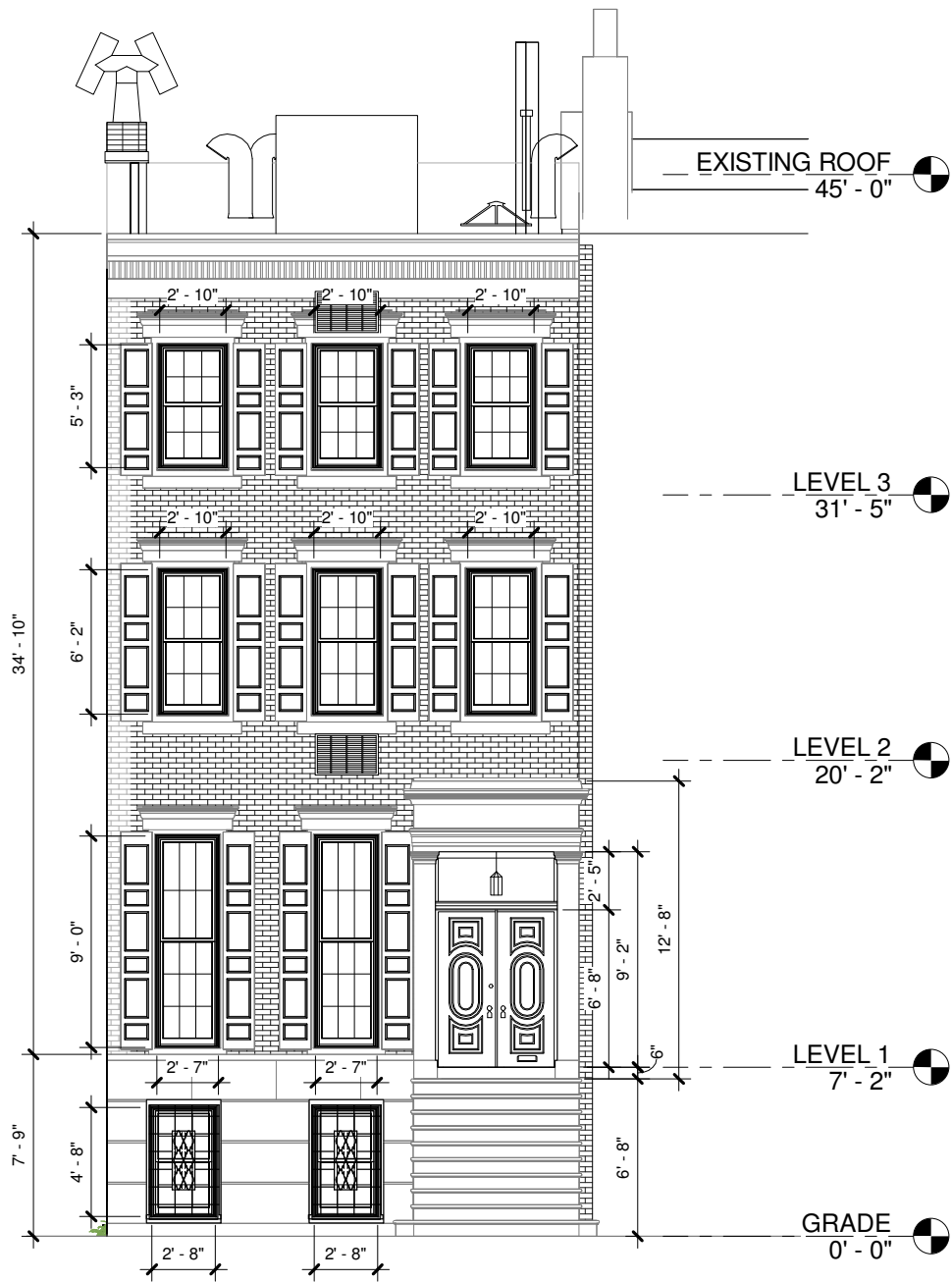


2 BASEMENT - PROPOSED FLOOR PLAN
3/16" = 1'-0"



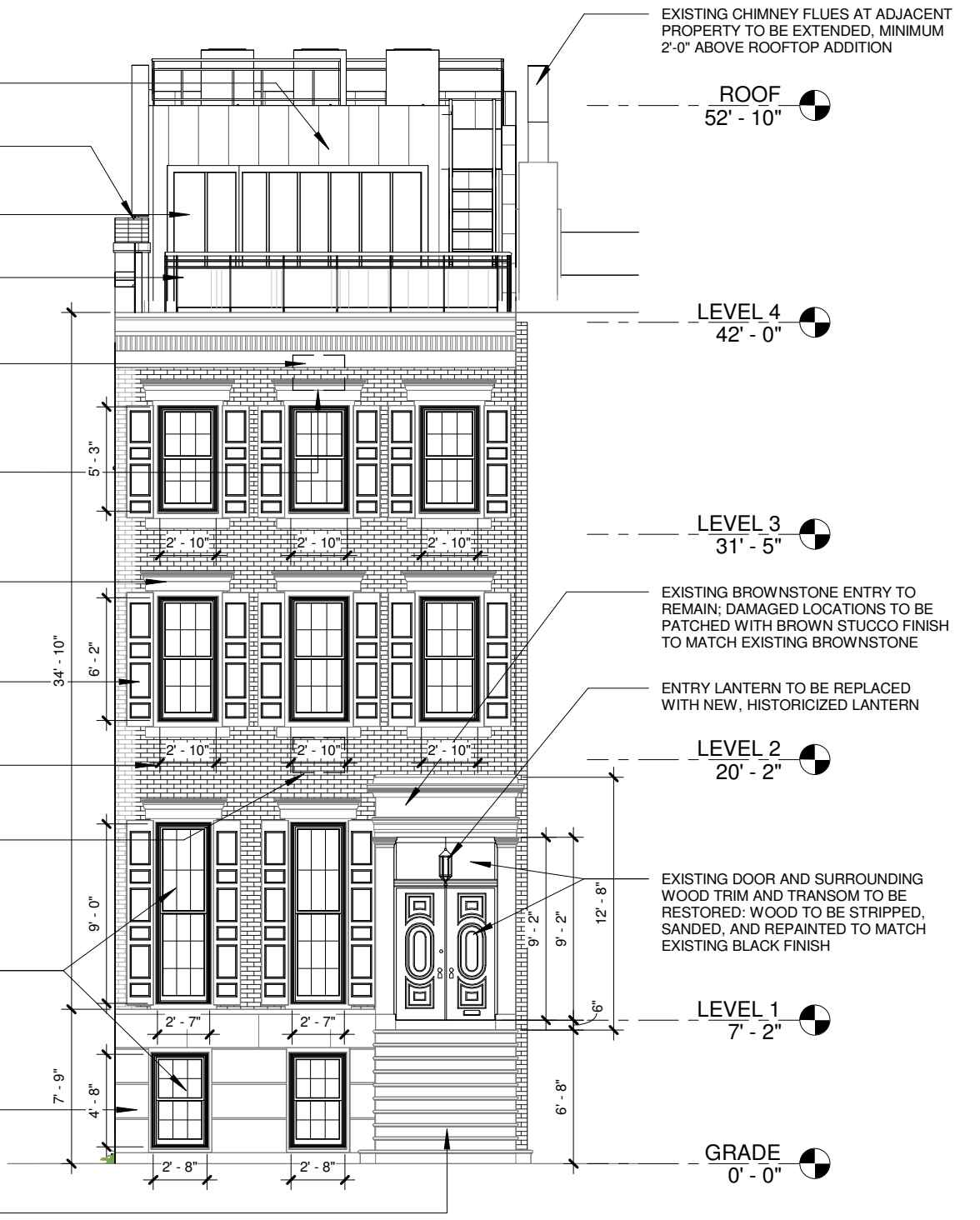
3 LEVEL 1 - PROPOSED FLOOR PLAN
3/16" = 1'-0"





EXISTING STREET ELEVATION

- NEW ROOFTOP ADDITION TO BE CLAD IN STANDING SEAM ZINC
- EXISTING CHIMNEY FLUE(S) TO BE REMOVED; BRICK PARAPET TO REMAIN
- NEW BLACK METAL FRAME STUDIO WINDOWS
- NEW 42" RAILING AT ROOF DECK; BLACK METAL FRAME AND GLASS
- EXISTING PARAPET TO REMAIN; CUT / DAMAGED AREAS TO BE PATCHED WITH MATCHING PROFILE AND PAINTED TO MATCH EXISTING WHITE COLOR
- CUT LINTEL TO BE REPLACED; REPLACEMENT TO MATCH EXISTING PROFILE, MATERIAL, AND COLOR
- ALL NON-DAMAGED LINTELS TO REMAIN; EXISTING LINTELS TO BE STRIPPED OF PAINT AND REPAINTED TO MATCH EXISTING WHITE COLOR
- EXISTING SHUTTERS TO REMAIN; TO BE STRIPPED, SANDED, AND REPAINTED TO MATCH EXISTING BLACK COLOR
- EXISTING BRICK TO REMAIN, BRICK FACADE TO BE CLEANED AND RESTORED WHERE DAMAGED
- EXISTING VENTILATION CUTOUT TO BE INFILLED; INFILL BRICK TO MATCH EXISTING BRICK FACADE
- ALL EXISTING WINDOWS AT FRONT FACADE TO BE REPLACED; NEW WINDOWS TO BE WHITE PAINTED WOOD FRAME TO REPLICATE EXISTING
- EXISTING BROWNSTONE TO REMAIN; DAMAGED LOCATIONS TO BE PATCHED WITH BROWN STUCCO FINISH
- EXISTING BROWNSTONE STAIRS AND STOOP TO REMAIN; DAMAGED AREAS TO BE PATCHED WITH BROWN STUCCO FINISH, TO MATCH EXISTING BROWNSTONE



PROPOSED STREET ELEVATION



EXISTING AND PROPOSED STREET ELEVATION

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	1/8" = 1'-0"
DATE	02.07.2024
DWN	EI
PAGE #	6 of 15

LPC-AP.06

EXISTING ROOF
45' - 0"

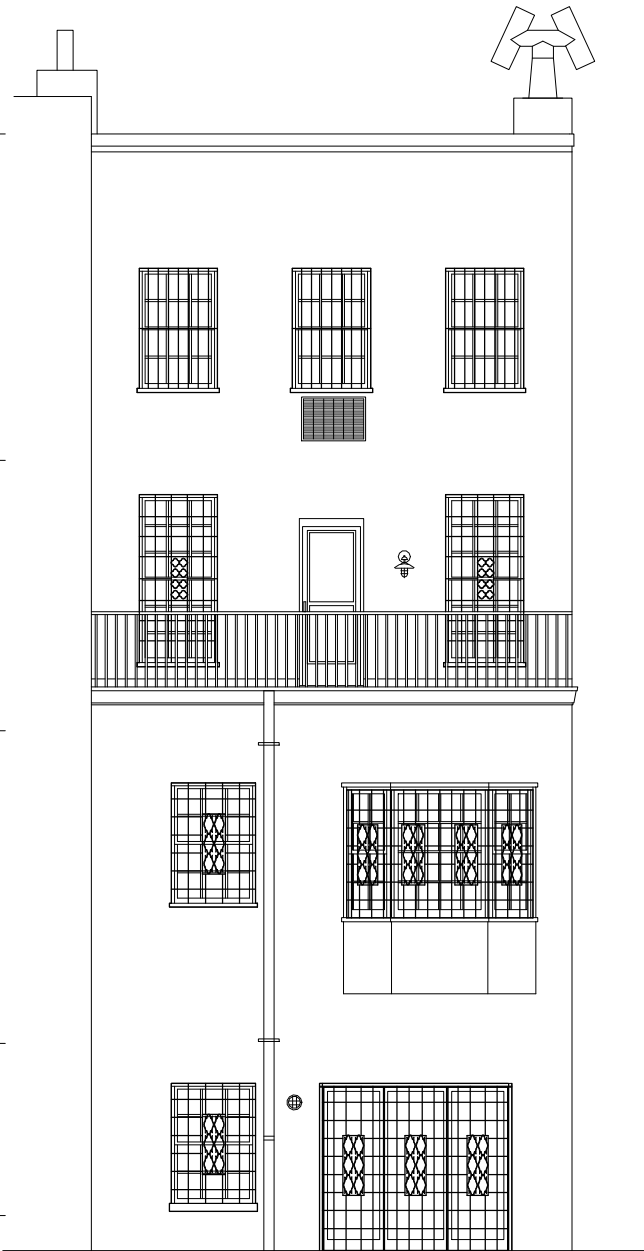
LEVEL 3
31' - 5"

LEVEL 2
20' - 2"

LEVEL 1
7' - 2"

GRADE
0' - 0"

EXISTING BASEMENT
-1' - 6"



EXISTING REAR ELEVATION

ROOF
52' - 10"

LEVEL 3
31' - 5"

LEVEL 2
20' - 2"

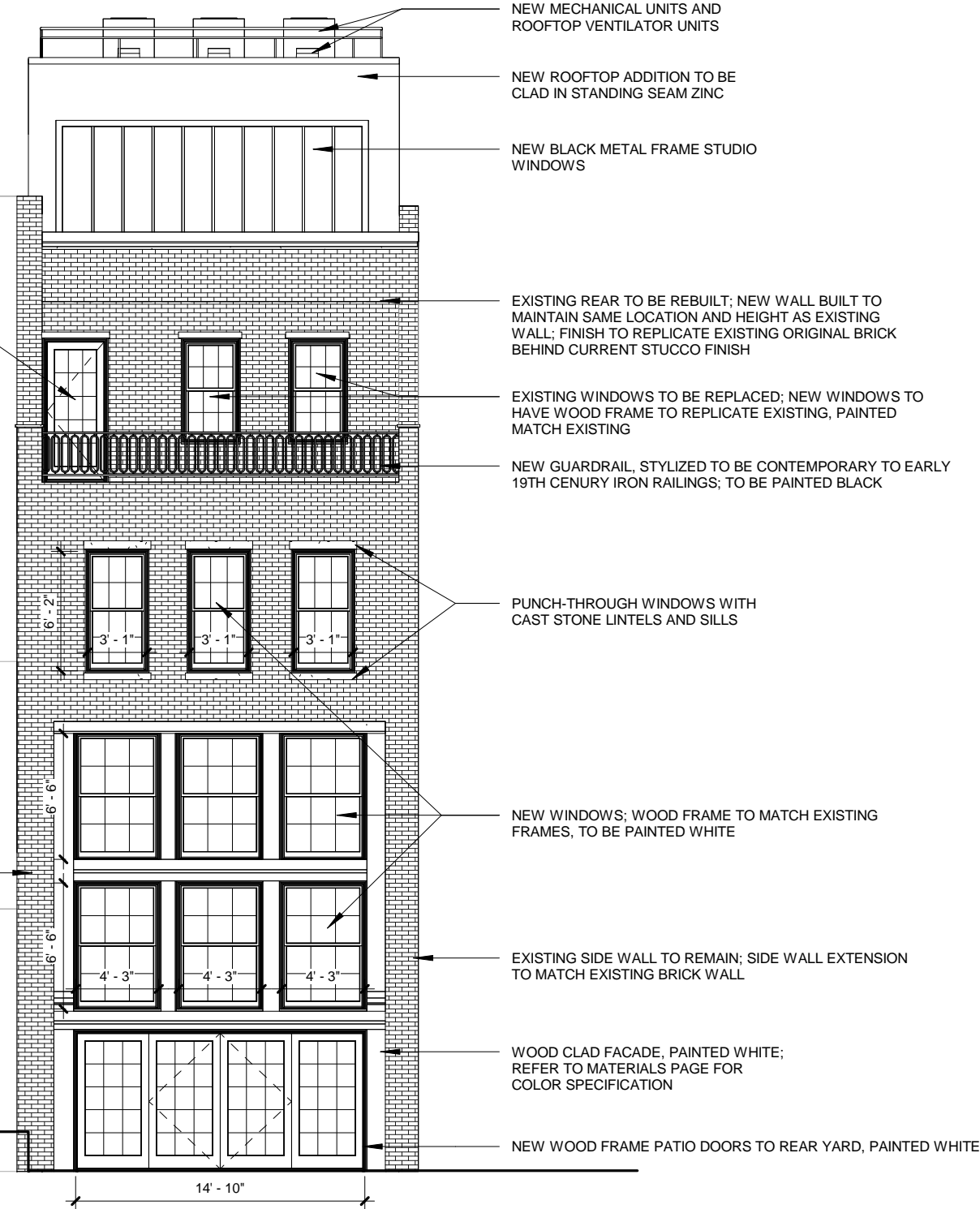
LEVEL 1
7' - 2"

GRADE
0' - 0"

BASEMENT
-3' - 6"

NEW DOOR TO TERRACE; DOOR TO BE WOOD FRAME TO MATCH EXISTING DOOR AND WINDOW FRAMING; TO BE PAINTED BLACK TO MATCH EXISTING WINDOW FRAMES

EXISTING PARTY WALL TO REMAIN



PROPOSED REAR ELEVATION

REAR - EXISTING AND PROPOSED ELEVATION

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011



PROJ. #	2307.00
SCALE	1/8" = 1'-0"
DATE	02.07.2024
DWN	EI
PAGE #	7 of 15

LPC-AP.07



327 W 4th STREET
STUDIO WINDOW ADDITION APPROVED IN 2017



79-81 CHARLES STREET
STUDIO WINDOW ADDITION APPROVED IN 2022



PRECEDENTS - LPC APPROVED ROOF ADDITIONS

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	8 of 15

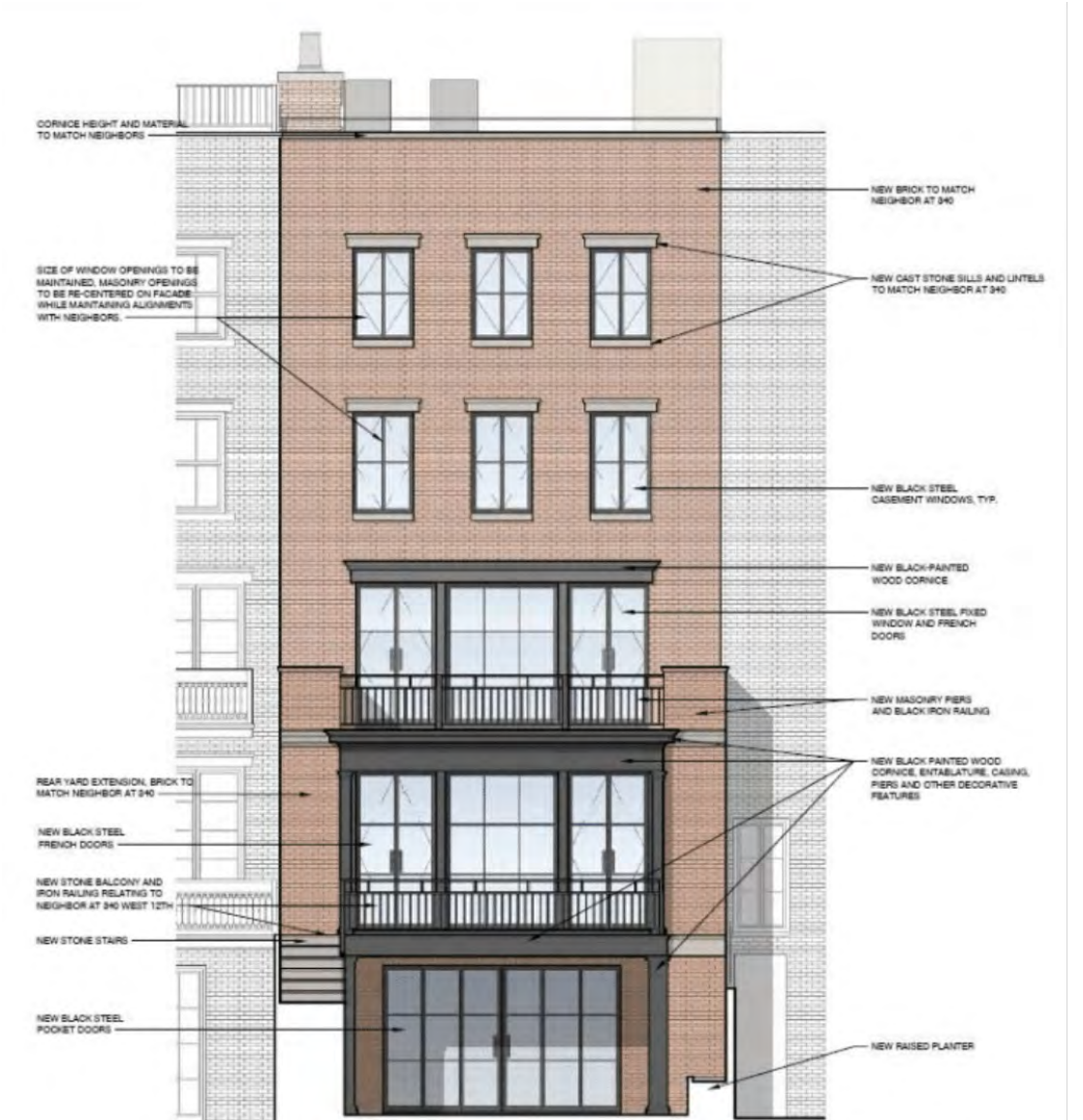
LPC-AP.08



27 EAST 11TH STREET
ADDITION WITH WOOD CLADDING, APPROVED IN 2013



25 EAST 11TH STREET
ADDITION WITH BOWED 2-STORY WOOD CLAD PROJECTING BAY,
APPROVED IN 2022



338 WEST 12TH STREET
TEA PORCH INSPIRED REAR ADDITION, APPROVED IN 2023

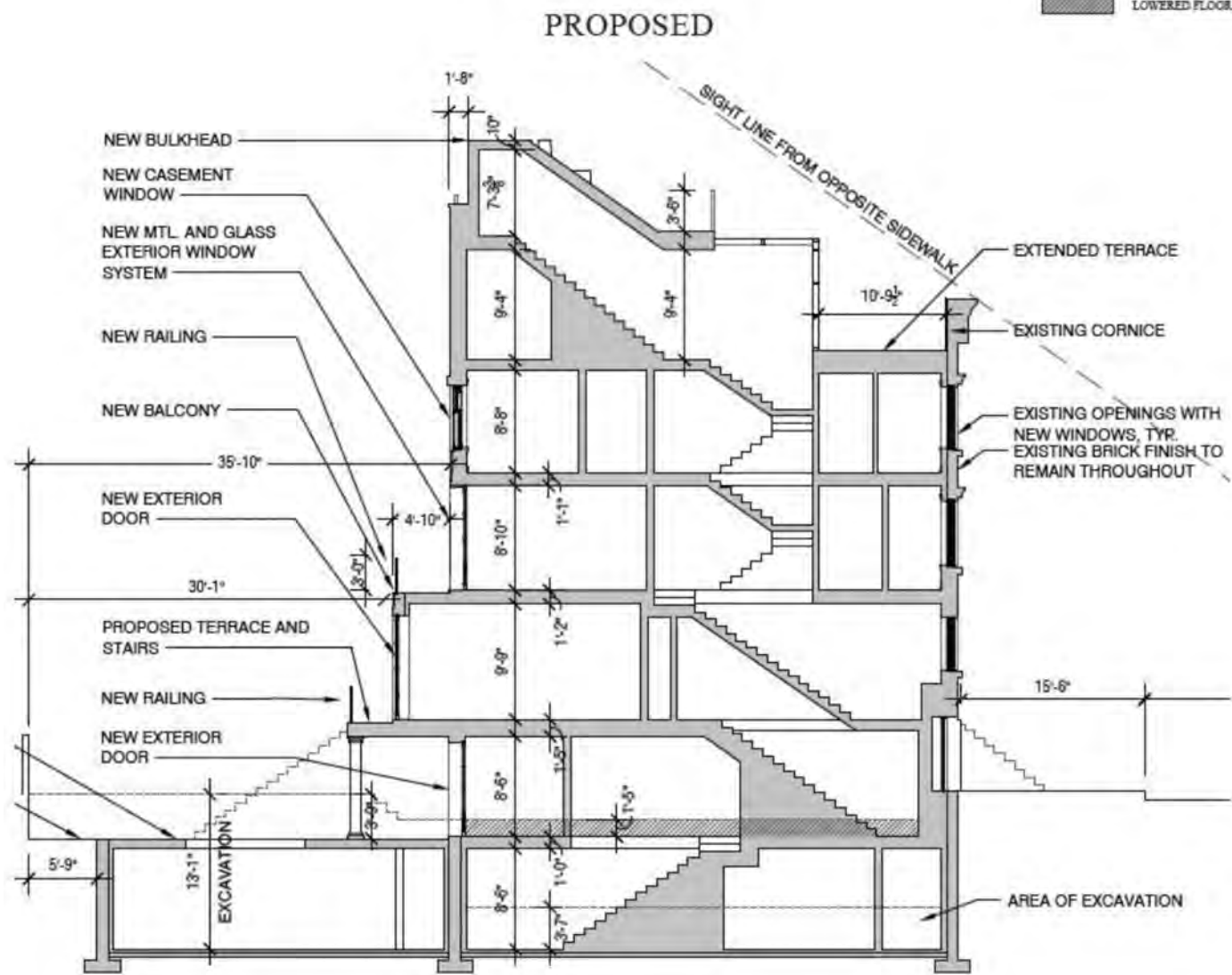


PRECEDENTS - LPC APPROVED WOOD REAR ADDITIONS

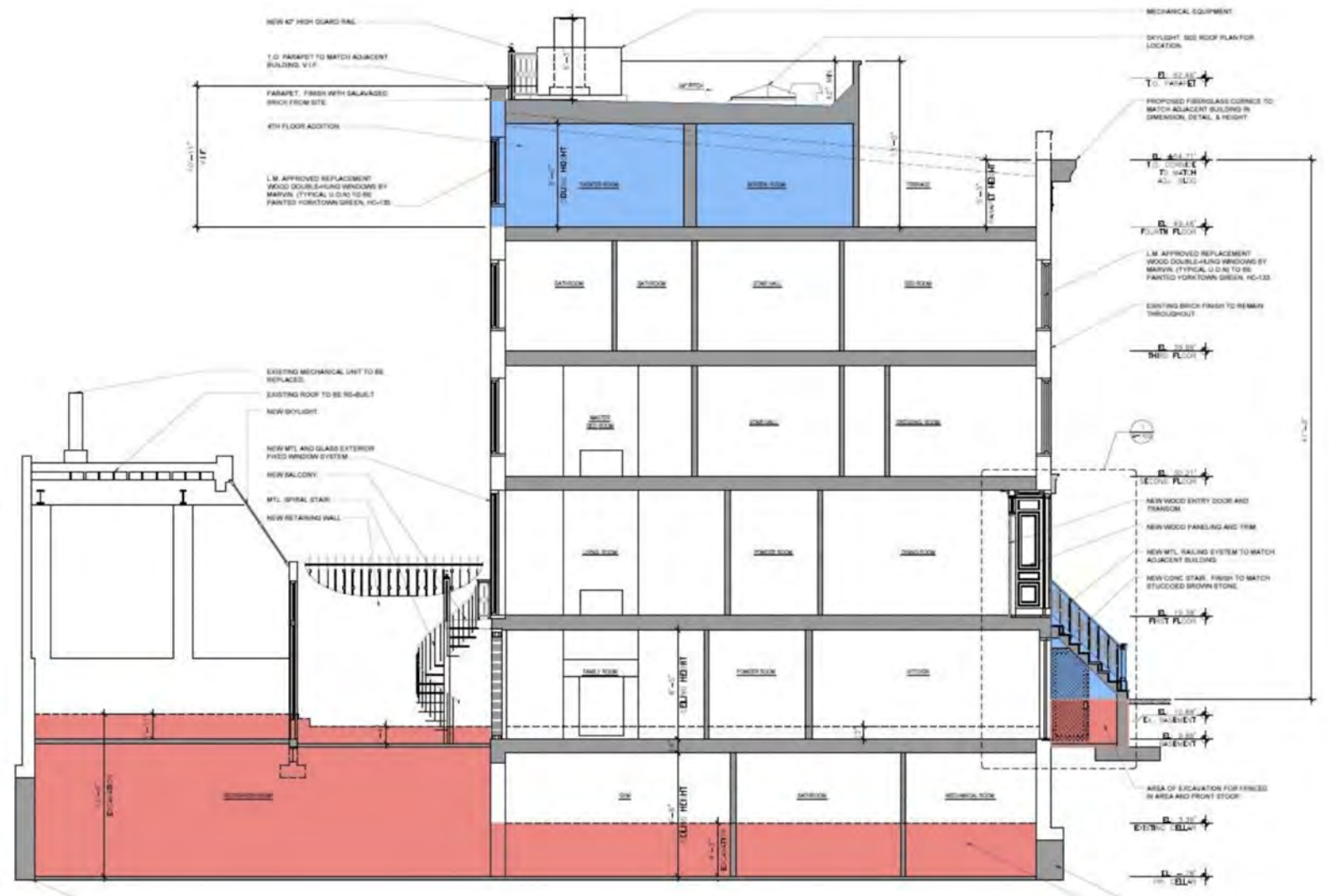
13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	9 of 15

LPC-AP.09



338 WEST 12TH STREET
ADDITION WITH CELLAR EXCAVATION, APPROVED IN 2023



340 WEST 12TH STREET
ADDITION WITH CELLAR EXCAVATION, APPROVED IN 2015



PRECEDENTS - LPC APPROVED EXCAVATIONS

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	10 of 15

LPC-AP.10



60-62 W9th STREET
1940s TAX PHOTO



75 BEDFORD STREET
1940s TAX PHOTO



204-216 W13th STREET
1940s TAX PHOTO



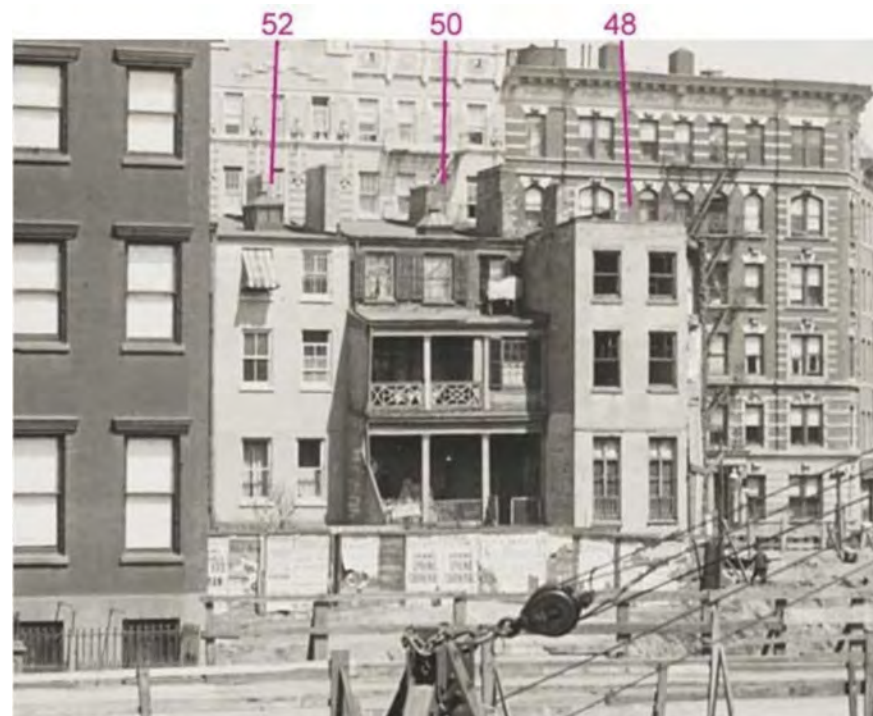
PRECEDENTS - HISTORIC STUDIO ADDITIONS

13TH STREET TOWNHOUSE

161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	11 of 15

LPC-AP.11



50 CHARLES STREET
 REAR TEA PORCH IN 1916, VIEWED FROM SEVENTH AVENUE



18 COMMERCE STREET
 REAR TEA PORCH IN 1914 (ABOVE) AND IN 2023 (BELOW) WITH 1920 COLONIAL REVIVAL ALTERATION



58 MORTON STREET
 RECONSTRUCTED TEA PORCH

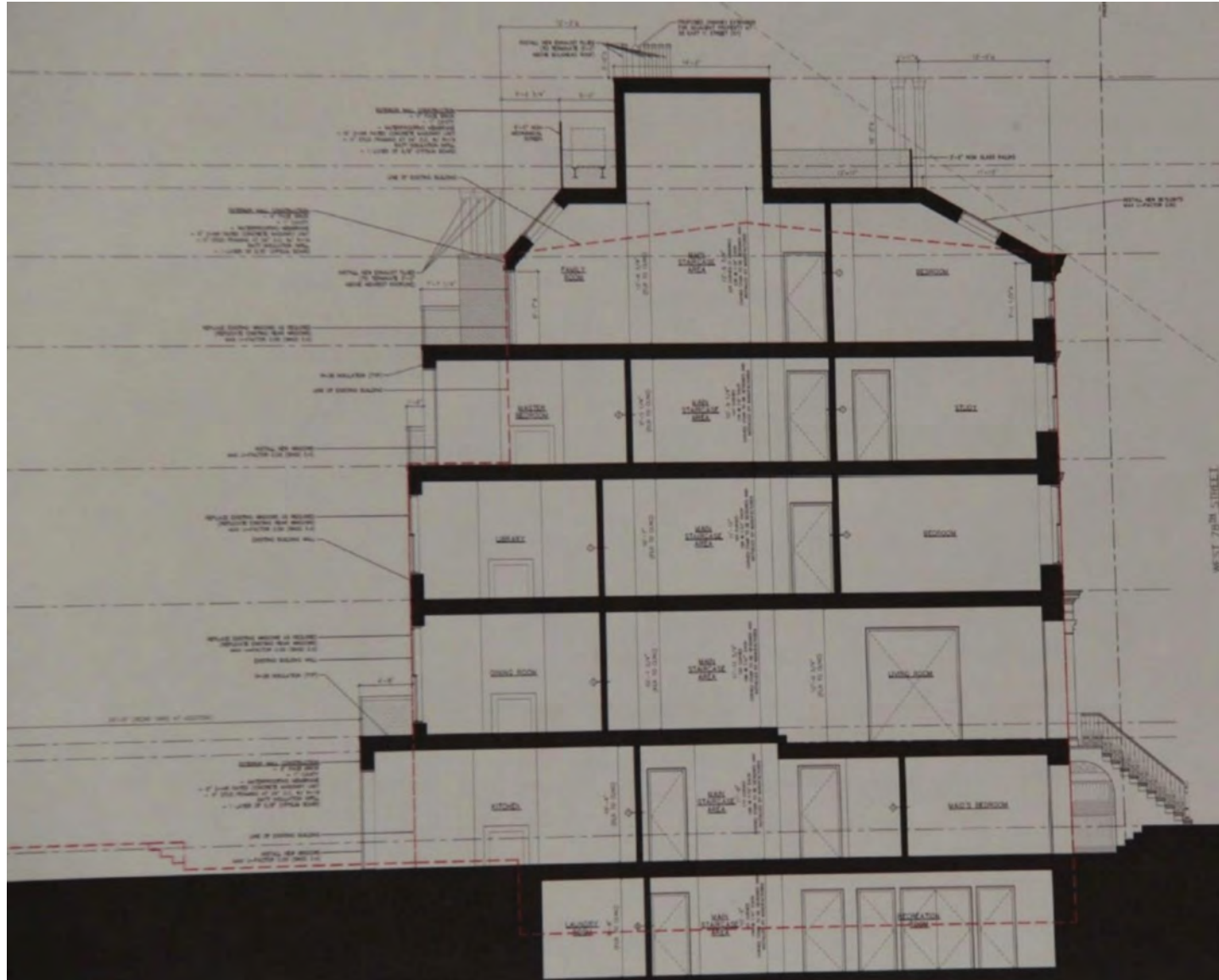


HISTORIC WOOD ADDITIONS IN THE GREENWICH VILLAGE DISTRICT

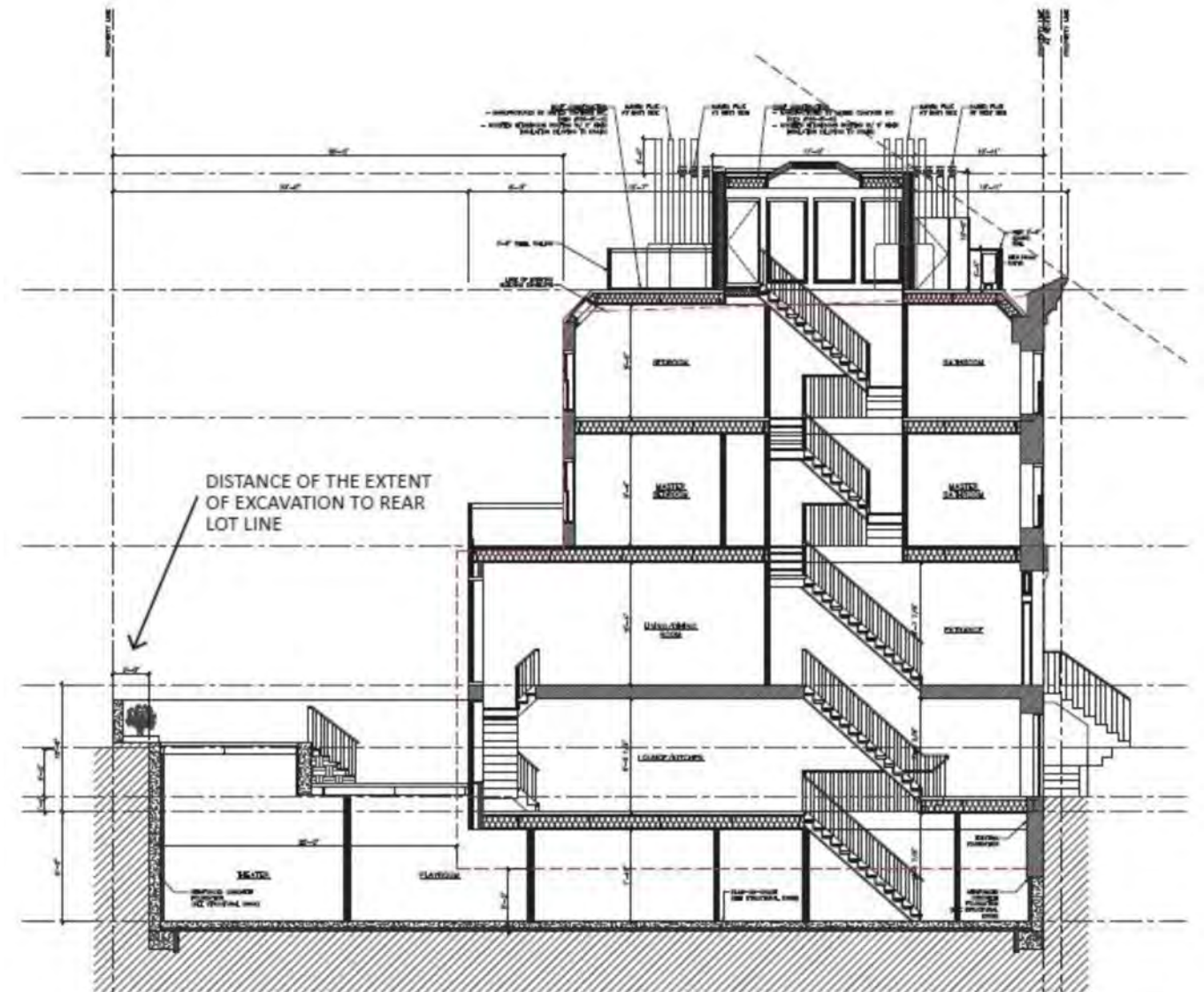
13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	12 of 15

LPC-AP.12



27 EAST 11TH STREET
 ADDITION WITH CELLAR EXCAVATION, APPROVED IN 2013



246 WEST 12TH STREET
 ADDITION WITH CELLAR EXCAVATION, APPROVED IN 2018



LPC APPROVED EXCAVATIONS

13TH STREET TOWNHOUSE
 161 W 13TH STREET
 NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	12 of 15

LPC-AP.13



2024 SATELLITE IMAGE



EXISTING BLOCK

13TH STREET TOWNHOUSE

161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	14 of 15

LPC-AP.14

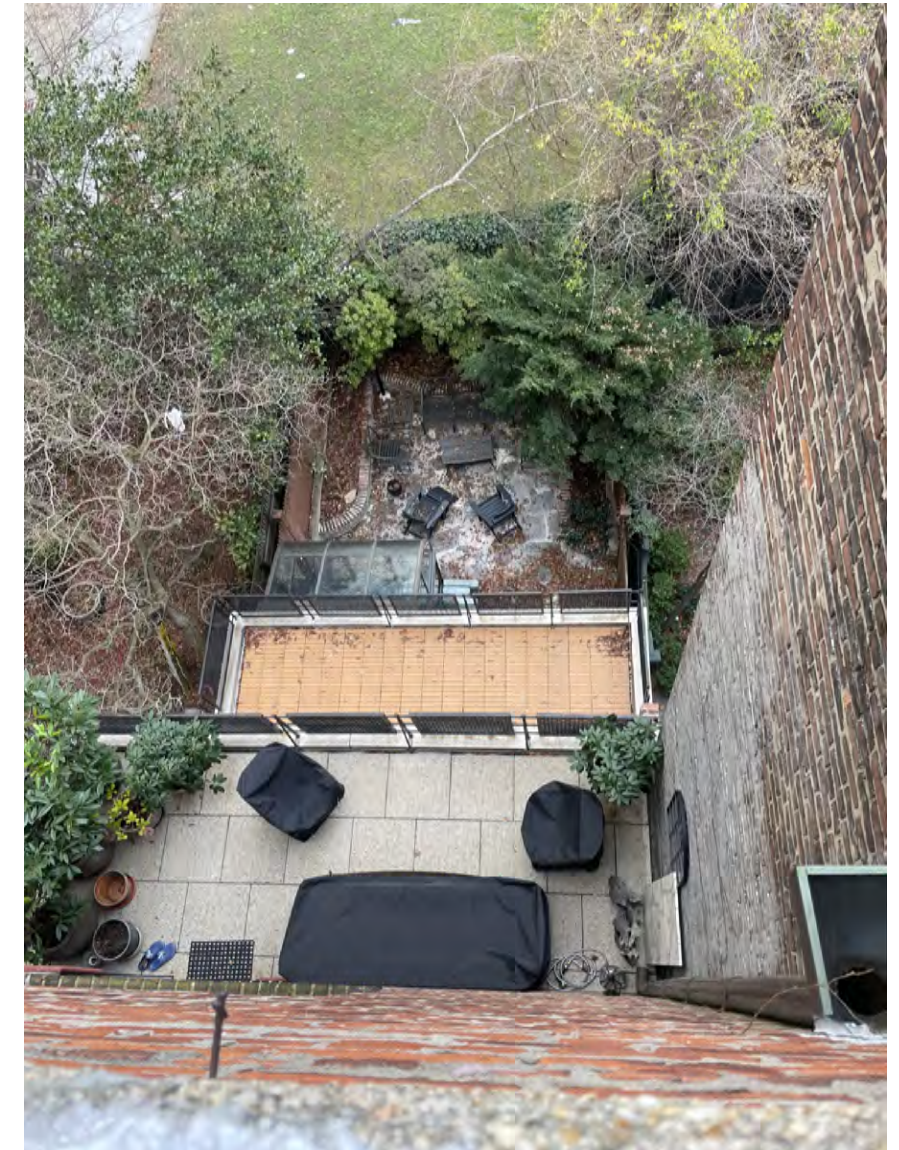
SITE PHOTOS OF EXISTING REAR ADDITIONS ON BLOCK



2024 SATELLITE IMAGE OF EXISTING REAR ADDITIONS



159 W 13th ST



159 W 13th ST



EXISTING REAR ADDITIONS - SITE PHOTOS

13TH STREET TOWNHOUSE
161 W 13TH STREET
NEW YORK NY 10011

PROJ. #	2307.00
SCALE	
DATE	02.07.2024
DWN	EI
PAGE #	15 of 15

LPC-AP.15

GOVERNING CODES

- 1. BUILDING DESIGN CODES
A. NEW YORK CITY BUILDING CODE 2022 EDITION
B. AISC ALLOWABLE STRESS DESIGN 360-16 AND CODE OF STANDARD PRACTICE
C. AISI S100 2016 EDITION OF THE COLD-FORMED STEEL DESIGN MANUAL
D. AISC D11-2015 STRUCTURAL HELDING CODE - STEEL
E. ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, 2014 EDITION
F. STRUCTURAL WELDED WIRE REINFORCEMENT MANUAL OF STANDARD PRACTICE, WIRE REINFORCEMENT INSTITUTE
G. THIS 402 BUILDING CODE FOR MASONRY STANDARD, 2016 EDITION
H. SJI 100 RECOMMENDED CODE OF STANDARD PRACTICE FOR STEEL JOISTS AND JOIST GIRDERS, 2015 EDITION
J. NDS CODE FOR WOOD DESIGN, 2018 EDITION WITH 2016 SUPPLEMENT

DESIGN LOADS

- 1. DEAD LOADS
A. ROOF DEAD LOAD 20 PSF
B. FLOOR DEAD LOAD 20 PSF
C. ROOF TERRACE DEAD LOAD 25 PSF
2. LIVE LOADS
A. ROOF LIVE LOAD 25 PSF
B. SLAB ON GRADE 100 PSF
C. TYPICAL FLOOR 40 PSF
3. SNOW LOADS
CE. EXPOSURE FACTOR = 0.9
CR. THERMAL FACTOR = 1.0
PF. GROUND SNOW LOAD = 25 PSF
FF = FLAT ROOF SNOW LOAD = 0.5(Ce)(Wp)(S) = 18.4 PSF + DRIFT
4. WIND LOADS
A. BASIC WIND SPEED - 120 MPH
B. WIND LOAD IMPORTANCE FACTOR = 1.0
C. WIND EXPOSURE CATEGORY B FOR MAIN WINDFORCE-RESISTING SYSTEM
D. WIND EXPOSURE CATEGORY B FOR COMPONENTS AND CLADDING
E. WIND DESIGN PRESSURES - MFRS
5. EARTHQUAKE DESIGN DATA
A. SEISMIC IMPORTANCE FACTOR, I = 1.0
B. SEISMIC USE GROUP = I
C. HORIZONTAL SPECTRAL RESPONSE ACCELERATIONS
I. Sa = 0.12
D. SITE CLASS = D
E. COMBINED SPECTRAL RESPONSE COEFFICIENTS
I. Sps = 0.16
II. Sd1 = 0.246
F. SEISMIC DESIGN CATEGORY = B
G. BASIC SEISMIC-FORCE RESISTING SYSTEM: LIGHT FRAMED MALL USING FLAT STRAP BRACING
H. DESIGN BASE SHEAR, VAGWY
I. SEISMIC RESPONSE COEFFICIENT
Ca = 0.23
J. RESPONSE MODIFICATION FACTOR, R = 4
K. ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE ANALYSIS
L. SYSTEM OVERSTRENGTH FACTOR (WHEN REQUIRED) = 2.5
M. REDUNDANCY FACTOR, p = 1.0
6. DESIGN LOAD COMBINATIONS
A. DL
B. DL + LL
C. DL + (Lr OR S OR R)
D. DL + 0.75(LL + 0.75(Lr OR S OR R))
E. DL + (0.6W OR 0.7E)
F. DL + 0.75(LL + 0.75(0.6W + 0.75(Lr OR S OR R)))
G. DL + 0.75(LL + 0.75(0.7E) + 0.75W)
H. OADL + (0.6W OR 0.7E)

GENERAL NOTES

- 1. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE 2022 EDITION AND ALL FEDERAL, STATE AND CITY LAWS, BY-LAWS, ORDINANCES AND REGULATIONS IN ANY MANNER AFFECTING THE CONDUCT OF THIS WORK AS WELL AS ALL ORDERS OR DECREES WHICH HAVE BEEN PROMULGATED OR ENACTED BY ANY AGENCY, BOARD OR TRIBUNAL, BOARD OR COMMISSION, CITY, STATE OR FEDERAL GOVERNMENT, EMPLOYEES OR CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PERSONNEL SAFETY ON ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, THE CONSTRUCTION INDUSTRY OSHA SAFETY AND HEALTH STANDARDS (1926 STANDARDS), AND ANY LOCAL ORDINANCES OR CODES WHICH MAY BE APPLICABLE.
2. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, SPECIFICATIONS AND DETAILS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.
3. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY AND DRYWALL NON-LOAD BEARING PARTITIONS. PROVIDE SLIP CONNECTIONS THAT ALLOW VERTICAL MOVEMENT OF THE HEADS OF ALL SUCH PARTITIONS. CONNECTIONS SHALL BE DESIGNED TO SUPPORT THE TOP OF THE WALLS Laterally FOR THE CODE-REQUIRED LOADS.
4. ALL COSTS OF INVESTIGATION AND/OR REDESIGN DUE TO THE CONTRACTOR IMPROPER INSTALLATION OF STRUCTURAL ELEMENTS OR OTHER ITEMS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL BE AT CONTRACTOR'S EXPENSE.
5. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL AND MECHANICAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING THE WORK.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDINGS INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC.) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
7. THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY AND PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS. DO NOT COMMENCE WORK UNTIL CONDITION IS RESOLVED AND MODIFICATION IS APPROVED BY THE ARCHITECT.
8. THE CONTRACTOR SHALL SUBMIT, FOR REVIEW, DRAWINGS AND CALCULATIONS FOR ALL PERFORMANCE ASSEMBLIES IDENTIFIED IN THE GENERAL NOTES AND LISTED BELOW. THE DESIGN OF THESE ASSEMBLIES IS THE RESPONSIBILITY OF THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. ALL SUBMITTALS SHALL BEAR THE CONTRACTOR'S SEAL AND SIGNATURE. REVIEW SHALL BE FOR GENERAL CONFORMANCE WITH THE PROJECT REQUIREMENTS AS INDICATED ON THE DRAWINGS AND IN THE GENERAL NOTES.
A. NON-LOAD BEARING STUD WALL AND CURTAIN WALL SYSTEMS AND RELATED CONNECTIONS. DESIGNS SHALL TAKE INTO ACCOUNT ALL VERTICAL AND LATERAL LOADS REQUIRING APPLICABLE BUILDING CODES, BACKLASH SYSTEM AND CURTAIN WALL SHALL BE DESIGNED FOR A MAXIMUM DEFLECTION OF 1/600 OF THE SPAN OR 3/8", WHICHEVER IS LESS, AT THE APPLICABLE DESIGN WIND LOAD.
B. METAL STAIRS AND METAL RAILINGS. DESIGNS SHALL TAKE INTO ACCOUNT ALL VERTICAL AND LATERAL LOADS REQUIRING APPLICABLE BUILDING CODES, WERE HEADERS OR OTHER TYPES OF STRUCTURAL MEMBERS HAVE BEEN DESIGNATED BY THE STRUCTURAL ENGINEER TO SUPPORT THE STAIRS, THE CONNECTIONS FROM THE STAIRS SHALL BE DESIGNED SO THAT NO ECCENTRIC OR TORSIONAL FORCES ARE INDUCED IN THESE STRUCTURAL MEMBERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING HARDWARE AS REQUIRED BY THE STAIR DESIGN.
9. SHOP DRAWINGS FOR ALL STRUCTURAL MATERIALS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO THE START OF FABRICATION OR COMMENCEMENT OF WORK. REVIEW PERIOD SHALL BE A MINIMUM OF TWO (2) WEEKS. REPRODUCTION OF ANY PORTION OF THE STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.
10. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL, WHICH SHALL CONSTITUTE CERTIFICATION THAT THE CONTRACTOR HAS VERIFIED ALL CONSTRUCTION CRITERIA, MATERIALS AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS.
11. THE CONTRACTOR SHALL COORDINATE PRINCIPAL OPENINGS IN THE STRUCTURE AS INDICATED ON THE CONTRACT DOCUMENTS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSERTS, ETC. NOT INDICATED. THE LOCATION OF SLEEVES OR OPENINGS IN STRUCTURAL MEMBERS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
12. THE INSPECTION AND TESTING OF ALL SUBGRADE AND COMPACTED EARTHWORK SHALL BE CONDUCTED UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL CONSULTANT. CONTRACTOR SHALL NOTIFY THE ARCHITECT OR STRUCTURAL ENGINEER 24 HOURS PRIOR TO PLACEMENT OF CONCRETE IN THE FOOTINGS. IF UNSUITABLE SUBGRADE SOILS ARE ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS PREPARED BY A GEOTECHNICAL CONSULTANT TO THE STRUCTURAL ENGINEER FOR APPROVAL.
13. THE CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE SHORING TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE.
14. THE SLAB-ON-GRADE SHALL BE UNDERLAIN BY A MINIMUM OF SIX INCHES OF STABLE GRANULAR MATERIAL.
15. THE SUBGRADE AND EACH LAYER OF FILL OR BACKFILL SHALL BE COMPACTED TO A DRY DENSITY AT LEAST EQUAL TO 95% OF THE MAXIMUM DRY DENSITY ATTAINED BY THE MODIFIED PROCTOR TEST ASTM D1557-10.
16. METHODS, PROCEDURES AND THE SEQUENCES (OTHER THAN THAT NOTED ON THE DRAWINGS) OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTION TO MAINTAIN AND INSURE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION AND COORDINATION OF WORK WITH MECHANICAL AND ELECTRICAL WORK.
17. DUE TO LACK OF SPECIFIC GEOTECHNICAL INFORMATION THIS SLAB HAS BEEN DESIGNED USING A SUBGRADE MODULUS OF K = 1000 PSF AND DESIGN LOADING OF 0.05 PSF. THE DESIGNER IS NOT RESPONSIBLE FOR DIFFERENTIAL SETTLEMENT, SLAB CRACKING OR OTHER FUTURE DEFECTS RESULTING FROM UNREPORTED CONDITIONS MITIGATING THE ABOVE ASSUMPTIONS.
18. DETAILS LABELED 'TYPICAL' DETAILS' ON DRAWINGS APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAIL. SUCH DETAILS APPLY WHETHER OR NOT DETAILS ARE REPEATED AT EACH LOCATION. NOTIFY ENGINEER OF CONFLICTS REGARDING APPLICABILITY OF 'TYPICAL DETAILS'.
19. MISCELLANEOUS WOOD OR COLD FORMED STEEL BLOCKING, FRAMING MEMBERS, ANCHORS, FASTENERS, ETC., SHALL BE PROVIDED AS REQUIRED WHETHER OR NOT SPECIFICALLY INDICATED ON DRAWINGS.
20. DO NOT LOAD THE SLAB ON GRADE OR SUPPORTED SLAB WITH ERECTION CRANES OR ERECTION EQUIPMENT. THE SLABS HAVE NOT BEEN DESIGNED FOR CRANE LOADS AND WILL REQUIRE AN INCREASE IN THICKNESS AND/OR REINFORCEMENT. OBTAIN AVE APPROVAL ON PROPOSED CRANE SUPPORT PLAN FOR SLABS PRIOR TO COMMENCING WORK.
21. DO NOT STORE OR STACK CONSTRUCTION MATERIALS ON Poured OR ERECTED FLOORS/ROOFS IN EXCESS OF 80 PERCENT OF LIVE LOAD. GENERAL CONTRACTOR WILL ENSURE THAT ALL SUB-CONTRACTORS ARE INFORMED OF LOADING RESTRICTIONS. AVOID IMPACT WHEN PLACING MATERIALS ON Poured OR ERECTED FLOORS OR ROOF.
22. LOADINGS FOR MECHANICAL EQUIPMENT ARE BASED ON THE UNITS SHOWN ON THE MECHANICAL DRAWINGS. ANY CHANGES IN TYPE, SIZE OR NUMBER OF PIECES OF EQUIPMENT SHALL BE REPORTED TO THE ARCHITECT FOR VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO THE PLACEMENT OF SUCH EQUIPMENT.

FOUNDATIONS

- 1. FOUNDATIONS HAVE BEEN DESIGNED AND FOOTING ELEVATIONS ESTABLISHED ON THE BASIS OF A SUBSURFACE INVESTIGATION REPORT AND RECOMMENDATIONS PREPARED BY BIG ATLE GROUP DATED 4/09/2023. SEE THE REPORT FOR ADDITIONAL REQUIREMENTS. THE REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT ARE PART OF THE CONSTRUCTION DOCUMENTS.
2. THE FOUNDATION FOR THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING ALLOWABLE SOIL BEARING PRESSURES AT A BEARING DEPTH OF APPROXIMATELY 36" BELOW FINISHED FLOOR.
TOTAL LOAD.....4000 PSF (NET)
THE FOOTING LEVEL SHALL BE TESTED USING DROP-BAR PERCUSSION TEST OR PENETROMETER TO A DEPTH OF 3 OR 4 FEET BELOW BEARING LEVELS TO ENSURE ADEQUATE BEARING MATERIALS COMPLY WITH BORING LOGS AND DESIGN CRITERIA.
3. THE BOTTOM OF EXISTING FOOTINGS SHALL BE A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, OR AS REQUIRED BY LOCAL BUILDING CODES.
4. EXCAVATION SHALL BE PERFORMED SO AS NOT TO DISTURB EXISTING ADJACENT BUILDINGS, STREETS, AND UTILITIES LINES. VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE AROUND UTILITIES AS REQUIRED.
5. SEE THE GEOTECHNICAL REPORT FOR EXCAVATION BACKFILL AND PREPARATION OF THE FOUNDATION AND SLAB-ON-GRADE SUBGRADE INCLUDING COMPACTION REQUIREMENTS.
6. REMOVE EXISTING VEGETATION, TOPSOIL, AND UNSATISFACTORY SOILS MATERIALS. PROOF ROLL SUBGRADE TO OBTAIN UNIFORMLY DENSIFIED SUBSTRATA PRIOR TO PLACING FILL MATERIAL EVENLY IN 6" THICK (MAXIMUM) LAYERS AND COMPACT TO REQUIRED DENSITIES.
7. THE OWNER SHALL RETAIN THE SERVICES OF A PROFESSIONAL GEOTECHNICAL ENGINEER, SUBJECT TO THE APPROVAL OF THE ARCHITECT, TO PERFORM SOIL TESTING AND INSPECTION. THE ENGINEER SHALL INSPECT THE SUBGRADE TO VERIFY BEARING LEVELS AND ENSURE THAT THE SAFE BEARING CAPACITY MEETS OR EXCEEDS THE DESIGN VALUE INDICATED ABOVE. REPORTS SHALL BE SUBMITTED TO THE ARCHITECT OUTLINING THE WORK PERFORMED AND TEST RESULTS.
8. IF CONDITIONS PROVE TO BE UNACCEPTABLE AT THE BEARING ELEVATIONS SHOWN, THE FOOTINGS BEARING ELEVATIONS MAY NEED TO BE LOWERED BASED ON THE RECOMMENDATIONS OF THE ENGINEER. FINAL BEARING ELEVATIONS AND BACKFILL RECOMMENDATIONS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO THE CONSTRUCTION DOCUMENTS. ALL BACKFILL SHALL BE POURED ON THE SAME DAY THE SUBGRADE IS APPROVED BY THE GEOTECHNICAL ENGINEER.
9. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL.
10. PROVIDE A CONTINUOUS WATERSTOP AT ALL HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS IN THE ELEVATOR PIT AND OTHER FIT WALLS.
11. THE CONTRACTOR SHALL OBSERVE WATER CONDITIONS AT THE SITE AND TAKE THE NECESSARY PRECAUTIONS TO ENSURE THAT THE FOUNDATION EXCAVATIONS REMAIN DRY DURING CONSTRUCTION. ANY SHEETING OR SHORING REQUIRED FOR DEWATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. BACKFILL SHALL BE BROUGHT UP SIMULTANEOUSLY ON EACH SIDE OF WALLS AND GRADE BEAMS WITH A GRADE DIFFERENCE NOT TO EXCEED 2'-0" AT ANY TIME.
13. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BASEMENT SLAB ON GRADE AND ALL FRAMED SLABS ARE IN PLACE AND HAVE ATTAINED THE SPECIFIED DESIGN STRENGTH. PROTECT TEMPORARY SHORING WHERE REQUIRED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE NEED TO USE FOUNDATION REBAR AS A GROUNDING ELECTRODE SYSTEM AND SHALL BE RESPONSIBLE FOR INSTALLING THE BONDING CLAMP PRIOR TO PLACEMENT OF THE CONCRETE.
15. CONTRACTOR SHALL TREAT SOIL BELOW SLAB FOR TERMITES.
16. DO NOT PLACE FOOTINGS OR SLABS AGAINST SUBGRADE CONTAINING FREE WATER, FROST, OR ICE.
MOOD CONSTRUCTION
1. DESIGN, FABRICATION AND CONSTRUCTION OF WOOD FRAMING SHALL COMPLY WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION 2018 (WITH 2016 SUPPLEMENT).
2. KEEP STRUCTURAL TIMBER PROTECTED DURING DELIVERY, STORAGE, HANDLING AND ERECTION. DO NOT STORE IN AREAS EITHER EXCESSIVELY HIGH OR EXCESSIVELY LOW HUMIDITY.
3. COMPLY WITH GRADING RULES OF GRADING AGENCY FOR SPECIES OF TIMBER USED.
SPB - SOUTHERN PINE INSPECTION BUREAU
NCLB - WEST COAST LUMBER INSPECTION BUREAU
MPPA - WESTERN WOOD PRODUCTS ASSOCIATION
4. ALL GRADES OF TIMBER MUST FULFILL THESE REQUIREMENTS FOR SPECIES, STRESS RATINGS, MOISTURE CONTENT AND OTHER PROVISIONS AS SHOWN AND SPECIFIED.
5. MINIMUM STRESS RATINGS, EXCEPT WHERE INDICATED AS 'NON-STRESS RATED', PROVIDE TIMBER WHICH HAS BEEN EITHER PROBABLY TESTED AND CERTIFIED WITH ALLOWABLE STRESS RATINGS BASED ON DOUGLASS FIR-LARCH #2 (PSI OF: Fb = 1900, Ft = 975, Fc = 1350, Fv PERPENDICULAR = 825, Fv = 180, and E = 1,600,000).
6. MOISTURE CONTENT, EXCEPT AS OTHERWISE INDICATED, PROVIDE TIMBER DRIED TO A MAXIMUM MOISTURE CONTENT OF 19%, AND INCLUDE 'S-DRY' OR SIMILAR INDICATION IN GRADE MARKING OR CERTIFICATION OF GRADES.
7. DRESSING: PROVIDE TIMBER WHICH HAS BEEN DRESSED ON 4 SIDES (S4S) AT MILL, PRIOR TO GRADING, COMPLY WITH GRADE SIZES.
PSL (PARALLEL) SHALL BE OF WIDTH AND DEPTH AS SPECIFIED ON DRAWINGS. MULTIPLE PLY MEMBERS SHALL BE ASSEMBLED IN ACCORDANCE WITH THE MANUFACTURERS ASSEMBLY DETAILS. THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES SHALL APPLY.
Fb = 2400 PSI FOR 12" DEPTH FOR OTHER MULTIPLY BY 12/10(d)(III)
Fv = 180 PSI
Fc = 650 PSI
E = 2,000,000 PSI
8. LVL (LAMINATED VENEER LUMBER) SHALL BE OF WIDTH AND DEPTH AS SPECIFIED ON DRAWINGS. MULTIPLE PLY MEMBERS SHALL BE ASSEMBLED IN ACCORDANCE WITH THE MANUFACTURERS ASSEMBLY DETAILS OR AS NOTED ON THE DRAWINGS. THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES SHALL APPLY.
Fb = 2600 PSI FOR 12" DEPTH FOR OTHER MULTIPLY BY 12/10(d)(136)
Fv = 285 PSI
Fc = 180 PSI
E = 1,900,000 PSI
9. ALL STRUCTURAL FLOOR FRAMING SHALL BE DOUG-FIR NO.2 OR BETTER. THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES SHALL APPLY.
Fb = 1600 PSI
Fv = 180 PSI
Fc = 625 PSI (PERPENDICULAR TO GRAIN)
E = 1,600,000 PSI
10. BASED DESIGN VALUES FOR WOOD STUD AND BRACINGS SHALL BE DOUG-FIR OR DOUG FIR STUD GRADE OR BETTER. THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES SHALL APPLY.
Fb = 100 PSI
Fv = 180 PSI
Fc = 850 PSI (PARALLEL TO GRAIN)
11. PLYWOOD FOR ROOF SHEATHINGS SHALL BE MINIMUM 3/4" FOR FLAT ROOFS AND ROOFS WITH SUPPORTS GREATER THAN 16" O.C. SPACING AND 5/8" MINIMUM FOR SLOPED ROOFS (GREATER THAN 30°) WITH SUPPORTS NO MORE THAN 16" O.C. SPACING AND EACH SHALL CONFORM TO APA PSI RATED SHEATHING, EXTERIOR, 48" X 96" PLYWOOD SHALL BE THREE SPAN CONTINUOUS. FACE GRAIN SHALL BE PERPENDICULAR TO SUPPORTS. PROVIDE ONE PANEL EDGE CLIP BETWEEN SUPPORTS.
12. PLYWOOD FOR FLOOR SHEATHING SHALL BE MINIMUM 3/4" AND EACH SHALL CONFORM TO APA PSI RATED SHEATHING, 48" X 96" PLYWOOD SHALL BE THREE SPAN CONTINUOUS. FACE GRAIN SHALL BE PERPENDICULAR TO SUPPORTS.
13. EXTERIOR WALL PLYWOOD SHEATHING SHALL BE MINIMUM 5/8" AND EACH SHALL CONFORM TO APA PSI RATED SHEATHING, 32"X 96" EXTERIOR, 48" X 96" PLYWOOD SHALL BE THREE SPAN CONTINUOUS. FACE GRAIN SHALL BE PERPENDICULAR TO SUPPORTS. REFER TO TYPICAL DETAILS FOR FASTENING AND LAPPING REQUIREMENTS FLOOR TO FLOOR. MINIMUM EDGE PANEL FASTENING SPACING SHALL BE 6" AND 12" O.C. FIELD SPACING. SEE SHEAR WALL PLAN, IF APPLICABLE, FOR ADDITIONAL REQUIREMENTS.
14. FOR WOOD FRAMING MARKED T.J. REFER TO THE MANUFACTURER REQUIREMENTS FOR NAILING AND ADDITIONAL REINFORCEMENT REQUIREMENTS.
15. SEE THE INTERNATIONAL BUILDING CODE FOR MINIMUM BRACINGS AND NAILING REQUIREMENTS.
16. PROVIDE AN ADDITIONAL JOIST UNDER PARALLEL NON-LOAD BEARING PARTITIONS THAT SPAN MORE THAN 1/3 THE SPAN OF THE JOIST.
17. ALL JOISTS AND RAFTERS SHALL BE RIGIDLY BRACED AT INTERVALS NOT EXCEEDING 8'-0" ON CENTER.
18. THE WOOD STRUCTURE IS A NON-SHEAR SUPPORTING FRAME AND IS DEPENDENT UPON DIAPHRAGM ACTION OF THE PANELS AND ATTACHMENT TO THE SHEAR WALL FOR STABILITY AND FOR RESISTANCE TO WIND AND SEISMIC FORCES. PROVIDE ALL TEMPORARY SUPPORTS REQUIRED FOR STABILITY AND FOR RESISTANCE TO WIND AND SEISMIC FORCES UNTIL THESE ELEMENTS ARE COMPLETE AND ARE CAPABLE OF PROVIDING THIS SUPPORT.

CAST-IN-PLACE CONCRETE

- 1. CONCRETE SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI-318-19), AND CONSTRUCTED IN ACCORDANCE WITH THE GSI MANUAL OF STANDARD PRACTICE.
2. CONCRETE IN THE FOLLOWING AREAS SHALL HAVE NATURAL SAND FINE AGGREGATE AND NORMAL WEIGHT COARSE AGGREGATE CONFORMING TO ASTM C778 TYPE I PORTLAND CEMENT CONFORMING TO ASTM C595, AND SHALL HAVE THE FOLLOWING COMPRESSIVE STRENGTH (FC) AT 28 DAYS:
FOOTINGS.....3000 PSI
WALL/PIERS.....4000 PSI
SLABS ON GRADE.....4000 PSI
AIR ENTRAINMENT 4% TO 6% IN ALL EXPOSED CONCRETES.
MAXIMUM AGGREGATE SIZE SHALL BE 1/2" FOR FOOTINGS AND 3/4" FOR WALLS AND SLABS.
3. THE CONCRETE SUPPLIER SHALL SUBMIT MIX DESIGNS FOR REVIEW. COMPRESSIVE STRENGTH MUST BE SUBSTANTIATED BY A SUITABLE EXPERIENCE RECORD OR BY THE METHOD OF LABORATORY TEST BATCHES. THE PERTINENT CRITERIA OF CHAPTER 4 OF ACI 318-II SHALL APPLY TO THE PROPORTIONS OF MIX DESIGNS AND TO THE ACCEPTANCE OF CONCRETE PRODUCED FOR THE JOB. IF DURING CONSTRUCTION ANY CLASS CONCRETE FAILS TO MEET THE ACCEPTANCE CRITERIA, THE CONTRACTOR SHALL TAKE SUCH STEPS AS ARE DEEMED NECESSARY BY THE STRUCTURAL ENGINEER TO IMPROVE SUBSEQUENT TEST RESULTS AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BREAK THE GOOT OF SPECIAL INVESTIGATION, TESTING, OR REMEDIAL WORK NECESSARY BECAUSE OF EVIDENCE OF LOW STRENGTH OR NON-COMFORMING CONCRETE OR WORKMANSHIP.
4. MAXIMUM WATER/CEMENT RATIOS:
A. FOUNDATIONS 0.50
B. INTERIOR SLABS 0.41
C. EXTERIOR SLABS 0.44
5. CONCRETE SHALL BE NORMAL HEAVT CONCRETE (44 MPA FC) WITH ALL CEMENT CONFORMING TO ASTM C150. MAXIMUM AGGREGATE SIZE SHALL BE 1/2" FOR FOOTINGS AND 3/4" FOR WALLS AND SLABS, CONFORMING TO ASTM C330.
6. WHERE NOTED, LIGHTWEIGHT SLAB CONCRETE (110 PCF 1.8) SHALL BE PROVIDED WITH ALL CEMENT CONFORMING TO ASTM C150, TYPE I OR II, MAXIMUM AGGREGATE SIZE SHALL BE 3/4" AND CONFORM TO ASTM C330.
7. CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A618-04a, GRADE 60. NO. 9 BARS MAY CONFORM TO ASTM A618-04a, GRADE 40, UNLESS NOTED OTHERWISE. THE 'N' DESIGNATION SHALL BE ACCEPTED IN LIEU OF THE 'E' DESIGNATION REQUIREMENT. HOWEVER, OTHER REQUIREMENTS SHALL APPLY. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER.
8. WELDED WIRE FABRIC WHEN USED SHALL CONFORM TO ASTM A65. FABRIC SHALL BE SPECIFIED IN FLAT SHEETS. FABRIC SHALL BE LAPPED TWO WELVES AT JOINTS.
9. GRADE SHALL BE NONREINFORCABLE GROUT CONFORMING TO ASTM C827, AND SHALL HAVE SUFFICIENT COMPRESSIVE STRENGTH AT 28 DAYS OF 5000 PSI. PREGROUTS OF BASE PLATES WILL NOT BE PERMITTED.
10. MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS: (SEE ACI 318-II SECTION 7.1 FOR CONDITIONS NOT NOTED)
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
B. BARS AND LARGER 2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND 1 1/2"
D. BARS AND LARGER 3/4"
E. BEAMS AND COLUMNS 1 1/2"
11. PRINCIPAL REINFORCEMENT, TIES, STRIPUPS, OR SPIRALS 1 1/2"
12. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED ADDITIONAL BARS, STRIPUPS OR CHAIRS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS.
13. PLACING OF CONCRETE SHALL NOT START UNTIL THE PLACEMENT OF REINFORCING HAS BEEN APPROVED BY THE INSPECTION AGENCY.
14. BONDING AGENT SHALL BE USED WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE.
15. PIPES OR CONDUITS PLACED IN SLABS SHALL NOT HAVE AN OUTSIDE DIAMETER LARGER THAN 1/3 THE SLAB THICKNESS AND SHALL NOT BE MORE THAN 4 INCHES FROM CENTER. ALUMINUM CONDUITS SHALL NOT BE PLACED IN CONCRETE. NO CONDUITS SHALL BE PLACED IN SLABS WITHIN 12 INCHES OF COLUMN FACE OR FACE OF BEARING WALL. NO CONDUITS MAY BE PLACED IN EXTERIOR SLABS OR SLABS SUBJECT TO FLUIDS.
16. ALL INSERTS AND SLEEVES SHALL BE CAST-IN-PLACE WHENEVER FEASIBLE. DRILLED OR POWDER DRIVEN FASTENERS WILL BE PERMITTED WHEN GIVEN THE SATISFACTION OF THE STRUCTURAL ENGINEER. THAT THE FASTENERS WILL NOT SPALL THE CONCRETE AND HAVE THE SAME CAPACITY AS CAST-IN-PLACE INSERTS. WHEN INSTALLING EXPANSION BOLTS OR ADHESIVE ANCHORS, THE CONTRACTOR SHALL TAKE MEASURES TO AVOID DRILLING OR CUTTING OF ANY EXISTING REINFORCING AND DESTRUCTION OF CONCRETE. HOLES SHALL BE BLOWN CLEAN AND FILL WITH ADHESIVE ANCHORS.
17. THE CONCRETE SLABS SHALL BE FINISHED FLAT AND LEVEL WITHIN TOLERANCE. TO THE ELEVATION INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONCRETE REQUIRED DUE TO FORMWORK, METAL DECK, AND FRAMING DEFLECTION TO ACHIEVE THIS FINISHED TOP OF SLAB ELEVATION. THE CONTRACTOR SHALL PROVIDE FOR A MINIMUM OF 3/8" AVERAGE THICKNESS FOR ADDITIONAL CONCRETE DURING PLACEMENT FOR ALL SLABS SUPPORTED AND FORMED ON STEEL DECK OVER THE ENTIRE FLOOR AREA. THE CONTRACTOR SHALL PROVIDE THE HEADS BY ANGLES THE MAXIMUM AND MINIMUM CONCRETE SLAB THICKNESS CAN BE MONITORED AND VERIFIED DURING AND AFTER THE PLACING AND FINISHING OPERATIONS.
18. CONSTRUCTION JOINTS FOR SLABS ON METAL DECK SHALL BE LOCATED MIDWAY BETWEEN BEAMS WHERE THE JOINT IS PARALLEL TO THE BEAM SPAN. JOINTS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF SPAN WHERE THE JOINT IS PERPENDICULAR TO THE BEAM SPAN. ANY STOP IN CONCRETE POUR MUST BE MADE WITH VERTICAL BULKHEADS, UNLESS OTHERWISE SHOWN. ALL REINFORCING IS TO BE CONTINUOUS THROUGH JOINTS.
19. PREPARE CONCRETE TEST CYLINDERS FROM EACH DAY'S POUR. CYLINDERS SHALL BE PROPERLY CURED AND STORED. SAMPLE FRESH CONCRETE IN ACCORDANCE WITH ASTM C172.
20. RETAIN LABORATORY TO PROVIDE TESTING SERVICE. SLUMP PER ASTM C491, AIR CONTENT PER ASTM C231 OR C173, CYLINDER TESTS PER ASTM C31 AND C391. ONE SET OF SIX (6) CYLINDERS FOR EACH 500 CUBIC YARDS FOR EACH MIX USED. REPORTS OF ALL TESTS TO BE SUBMITTED TO THE ARCHITECT.
21. MIXING, TRANSPORTING AND PLACING OF CONCRETE SHALL CONFORM TO ACI 301-84.
22. WELDING OF REINFORCEMENT BARS, WHEN APPROVED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D11.1 4.04-4.18. WELDING FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM TO ASTM A232, CLASS EXXX.
23. HORIZONTAL JOINTING WILL NOT BE OCCURRED IN CONCRETE CONSTRUCTION EXCEPT AS SHOWN ON THE CONTRACT DOCUMENT. VERTICAL JOINTS SHALL BE AT CENTER OF SPANS AT LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER.
24. SLABS SHALL HAVE CONSTRUCTION JOINTS OR CRACK CONTROL JOINTS AT EACH COLUMN LINE IN EACH DIRECTION. REFER TO PLAN ADDITIONAL CRACK CONTROL JOINTS SHALL BE PROVIDED, SUCH THAT THE MAXIMUM SPACING BETWEEN CONSTRUCTION AND/OR CRACK CONTROL JOINTS DOES NOT EXCEED 30x SLAB THICKNESS IN INCHES AND LENGTH TO WIDTH RATIO 1.51.
25. REPAIR CONCRETE EXHIBITING VOIDS DUE TO SNAP TIES, "HONEYCOMBS," ROCK, POCKETS, AND RUNS, SPALLS OR OTHERWISE DAMAGED SURFACES WITH DRY PACK OR GROUT GROUT, AND FINISH FLUSH WITH ADJOINING SURFACES. AT THE DISCRETION OF THE STRUCTURAL ENGINEER OR AS QUALIFIED BY THE ARCHITECT, REPAIRS OF EXPOSED REINFORCEMENT THAT REPAIRS THE DESIGN, SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.
26. PROVIDE TWO (2) #3 X 40" AT ALL BE-ENTRANCE CORNERS, PLACED ON THE DIAGONAL WITH 1 1/2" CLEARANCE FROM THE CORNER AND TOP OF SLAB. REFER TO DETAIL.
27. CONSTRUCTION JOINTS BETWEEN FOOTINGS AND PILASTERS AND SIMILAR JOINTS SHALL BE PREPARED BY ROUGHENING THE CONTACT SURFACE IN AN APPROVED MANNER TO A HALF AMPLITUDE OF APPROX. 1/4 INCHES, LEAVING THE CONTACT SURFACE FREE AND CLEAR OF LANTAGE, REINFORCED (DOUBLED) JOINTS SHALL HAVE BINDER ADHESIVE APPLIED PRIOR TO POUR.
28. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE INDICATED.
29. CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT FINISHED SURFACES FROM STAINS OR ABRASIONS. NO FIRE SHALL BE ALLOWED IN DIRECT CONTACT WITH CONCRETE. PROVIDE ADEQUATE PROTECTION AGAINST INJURIOUS ACTION BY SUN OR WIND. FRESH CONCRETE SHALL BE PROTECTED FROM HEAVY RAIN, FLOWING WATER, AND MECHANICAL INJURY.
30. TOPS OF FOUNDATIONS SHALL BE TROWEL FINISHED AND SMOOTH. REFER TO DRAWINGS FOR BASE PLATE ACCOMPANIMENTS.
31. SLUMP TESTS SHALL BE MADE PRIOR TO THE ADDITION OF PLASTICIZERS. CONCRETE FOR THE PREPARATION OF TEST CYLINDERS SHALL BE TAKEN FROM THE HOSE END FOR CONCRETE PLACED BY PUMP.
32. WATER SHALL NOT BE ADDED TO THE CONCRETE AT THE JOBSITE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE REQUIREMENTS OF THE CONCRETE SUPPLIER AND PUMPER TO ENSURE PUMPABLE AND MIXABLE MIX WITHOUT THE ADDITION OF WATER AT THE JOBSITE. THE USE OF PLASTICIZERS, RETARDANTS AND OTHER ADDITIVES SHALL BE AT THE OPTION OF THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER. FOLLOW THE RECOMMENDATIONS OF THE MANUFACTURER FOR PROPER USE OF RETARDANTS AND OTHER ADDITIVES. USE OF CALCIUM CHLORIDE OR OTHER CHLORIDE BEARING SALTS SHALL NOT BE PERMITTED.
33. PLACE CONCRETE IN A MANNER SO AS TO PREVENT SEGREGATION OF THE MIX. DELAY FLOATING AND TROWELING OPERATIONS UNTIL THE CONCRETE HAS LOST SURFACE WATER. WHEN OR ALL FREE SLAB SURFACE FINISHING OF SLAB SURFACES SHALL COMPLY WITH ACI RECOMMENDATIONS 302 AND 304 FOR GARAGES.
34. PROVIDE 7 DAY CURING IMMEDIATELY AFTER FINISHING USING ONE OF THE FOLLOWING METHODS:
A. CONTINUOUSLY WATERED BURLAP
B. WATERPROOF MEMBRANE
C. SPRAYED-ON LIQUID MEMBRANE
35. REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR REQUIREMENTS. PROTECT THE CONCRETE SURFACE BETWEEN FINISHING OPERATIONS ON HOT, DRY DAYS OR ANY TIME PLASTIC SHRINKAGE CRACKS DEVELOP USING NET BURLAP, PLASTIC MEMBRANES OR FOGGING. PROTECT CONCRETE DECK AT ALL TIMES FROM RAIN, HAIL, OR OTHER INJURIOUS EFFECTS.
36. SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AT -1" FROM TOP OF SLAB.
37. PROVIDE POUR STOP MATERIAL WHERE NOT INDICATED ON PLAN AS REQUIRED TO COMPLETE JOB.
38. HOT WEATHER CONCRETING: WHEN CONCRETING IS TO BE DONE IN HOT WEATHER CONDITIONS THAT WOULD ADVERSELY AFFECT THE PROPERTIES AND SERVICEABILITY OF CONCRETE, PREPARATIONS AND PROCEDURES OUTLINED IN ACI 308R-05 SHOULD BE FOLLOWED UNLESS OTHERWISE NOTED IN CONSTRUCTION SPECIFICATIONS.
39. COLD WEATHER CONCRETING: WHEN CONCRETING IS TO BE DONE IN COLD WEATHER CONDITIONS THAT WOULD ADVERSELY AFFECT THE PROPERTIES AND SERVICEABILITY OF CONCRETE, PREPARATIONS AND PROCEDURES OUTLINED IN ACI 308R-05 SHOULD BE FOLLOWED UNLESS OTHERWISE NOTED IN CONSTRUCTION SPECIFICATIONS.

SPECIAL INSPECTIONS SCHEDULE table with columns Y, N, SPECIAL INSPECTIONS, and CORRECTION.

IF HEREBY REQUEST EXEMPTION FOR THE CONCRETE WORK AS NOTED BELOW... THE TOTAL STRUCTURAL CONCRETE SPECIFIED FOR THE PROJECT IS LESS THAN 50 CUBIC YARDS (50 CUBIC METERS)... THE STRUCTURAL DESIGN OF THE CONCRETE IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH, FC, NO GREATER THAN 2,500 POUNDS PER SQUARE INCH (PSI) (17.2 MPA), REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR USED IN THE CONSTRUCTION, AND THE CONCRETE TO BE PLACED IS SPECIFIED TO HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 PSI (28 MPA)...

GO TO SUBMIT DESIGNS MIX TO ARCHITECT BY THE CONCRETE PRODUCER ON PRODUCER'S LETTERHEAD WITH DOCUMENTATION OF SAMPLE TESTING OF THIS EXACT DESIGN MIX FROM THE PLANT WITH 1 DAY AND 28 DAY BREAKS AND STANDARD DEVIATIONS FOR CONSTRUCTION. APPROVAL PRIOR TO POURING CONCRETE. THE DESIGN ENGINEER'S APPROVED DESIGN MIX SHALL THEN BE SUBMITTED TO THE SPECIAL INSPECTOR FOR THE CAST-IN-PLACE SPECIAL INSPECTION SIGN OFF.

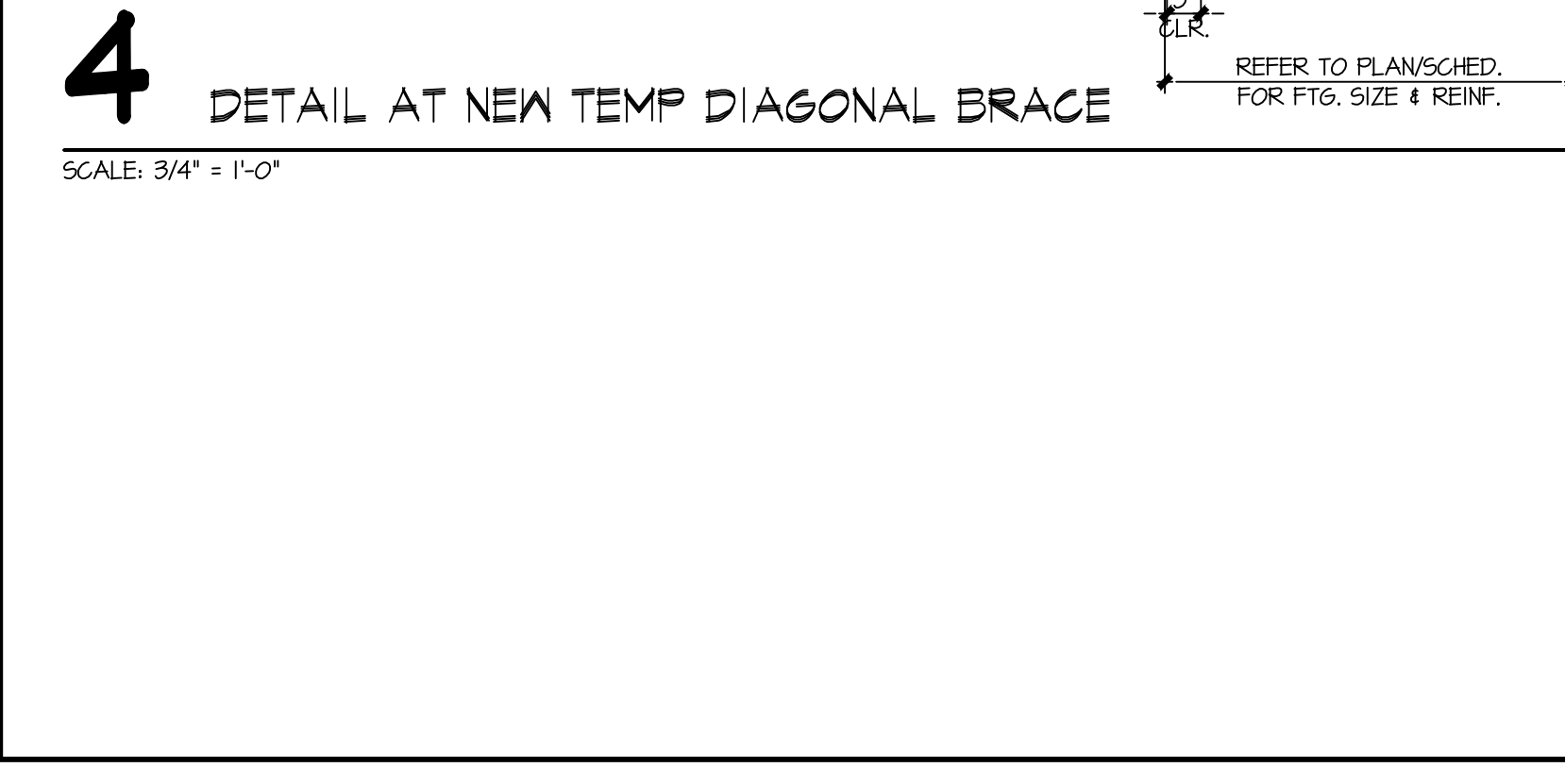
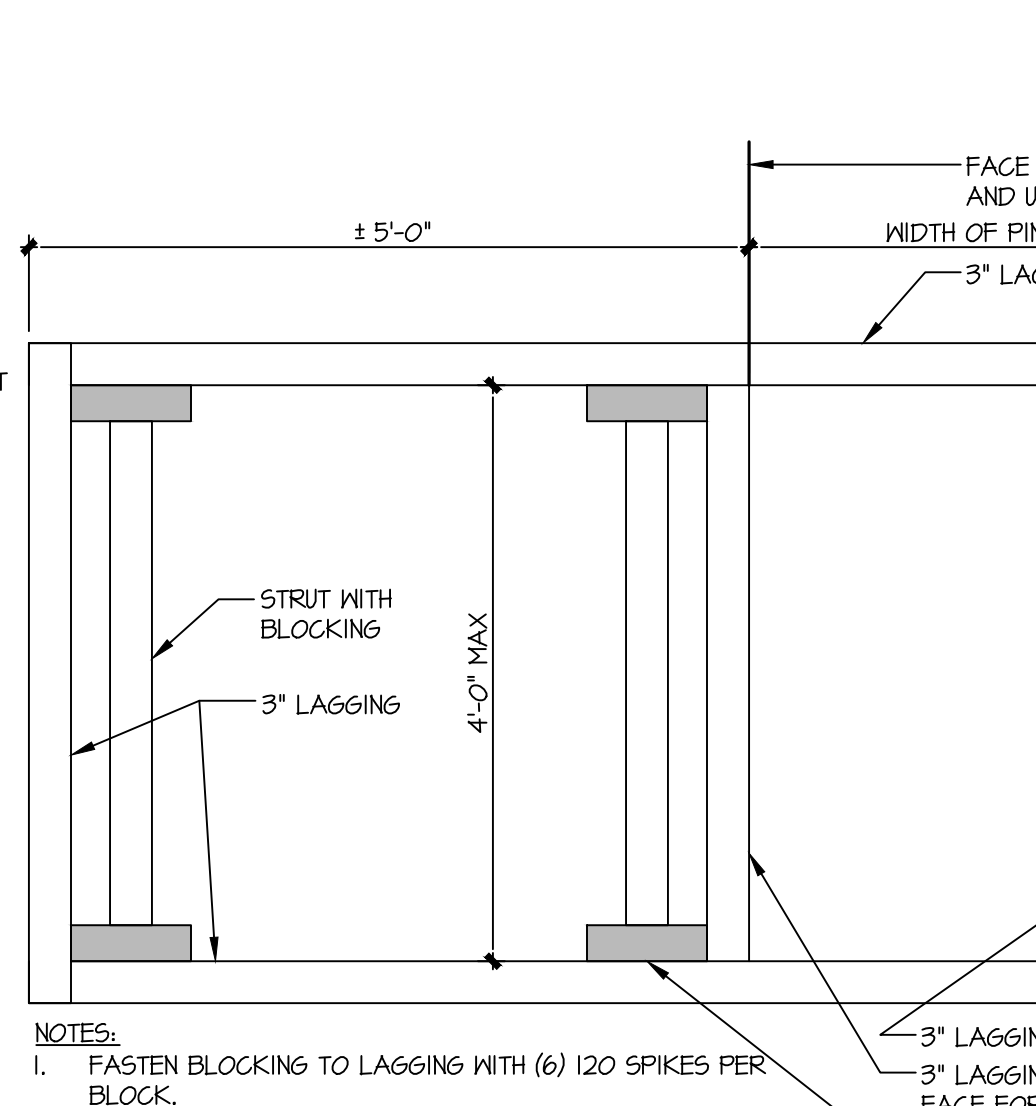
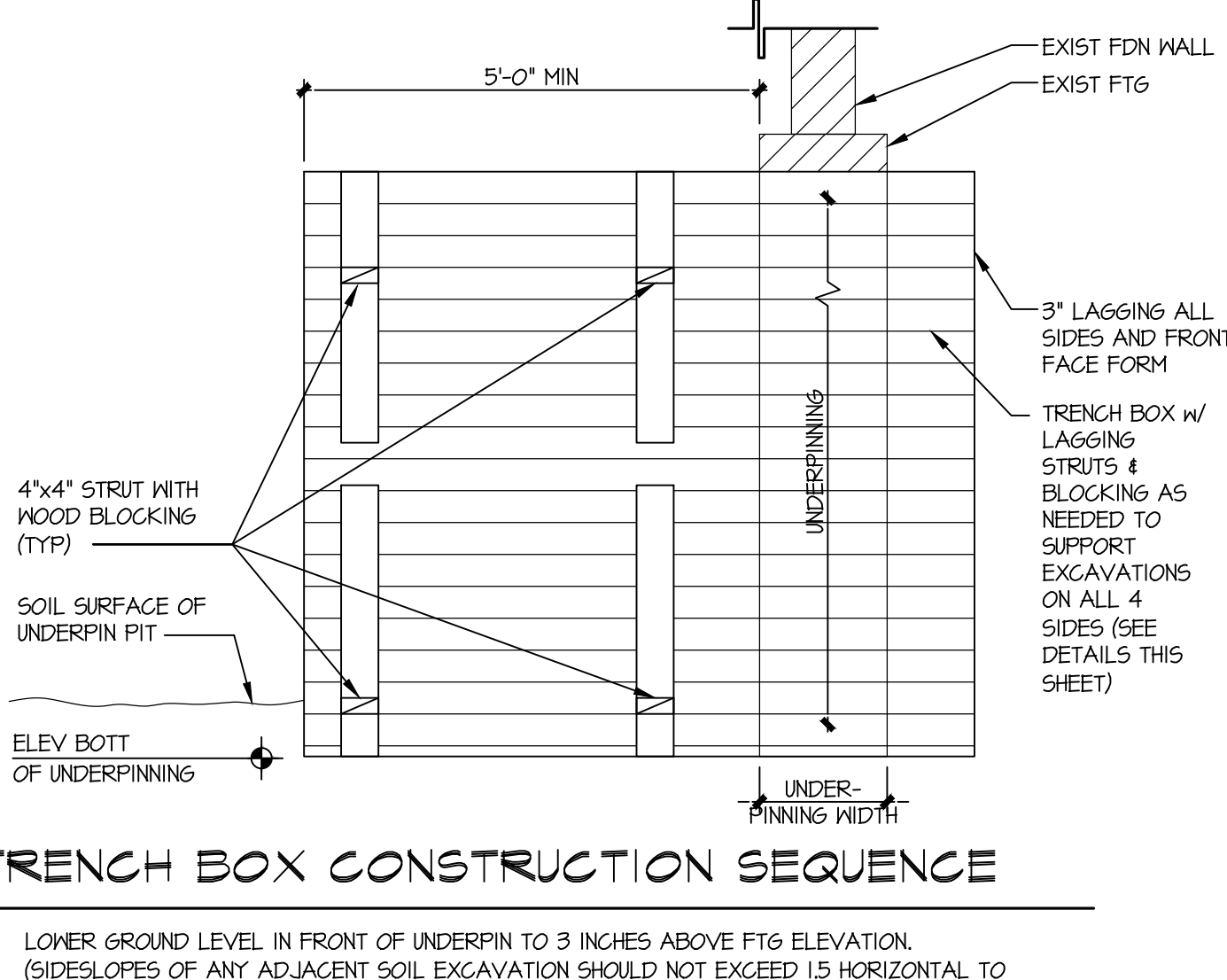
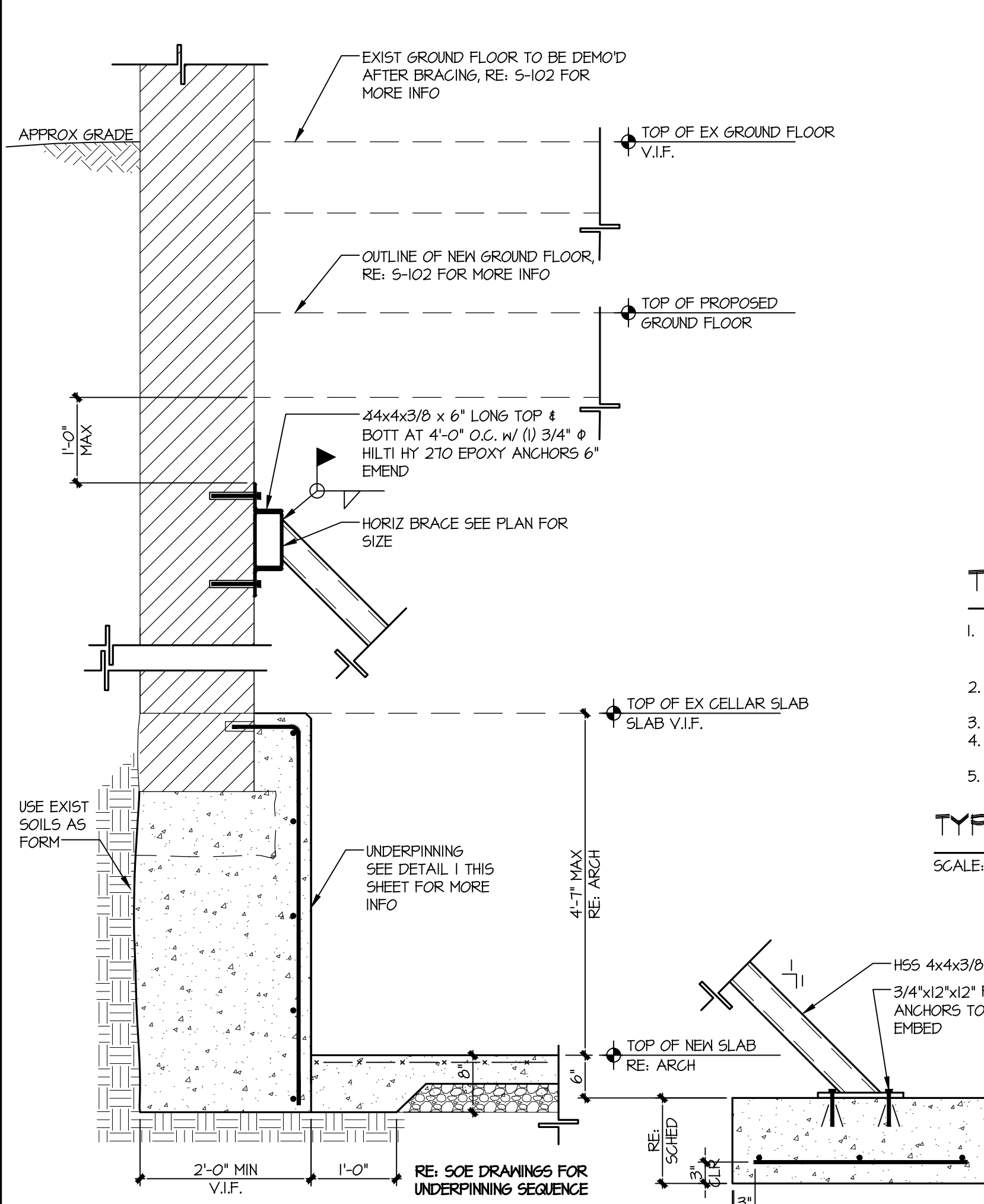
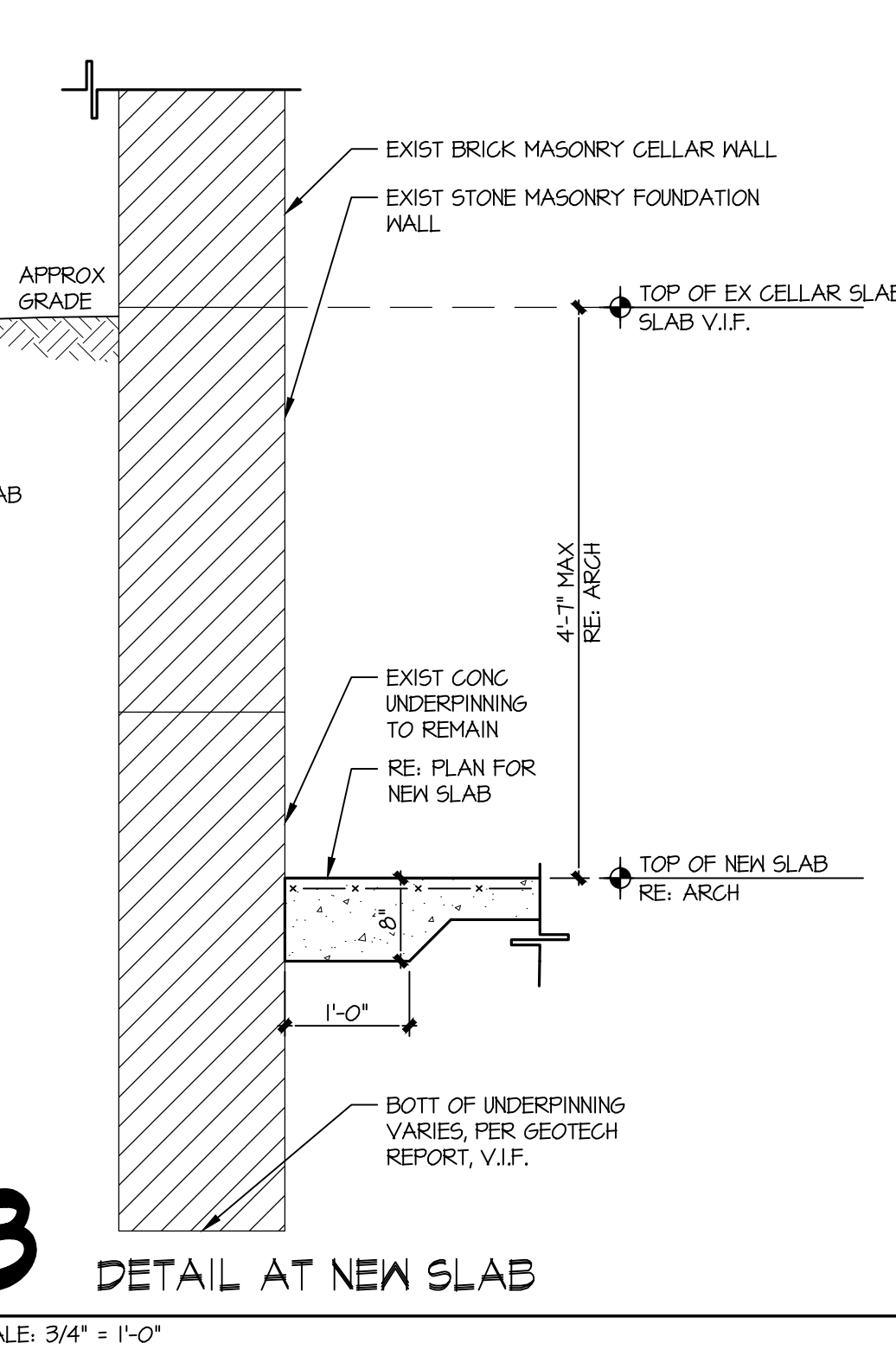
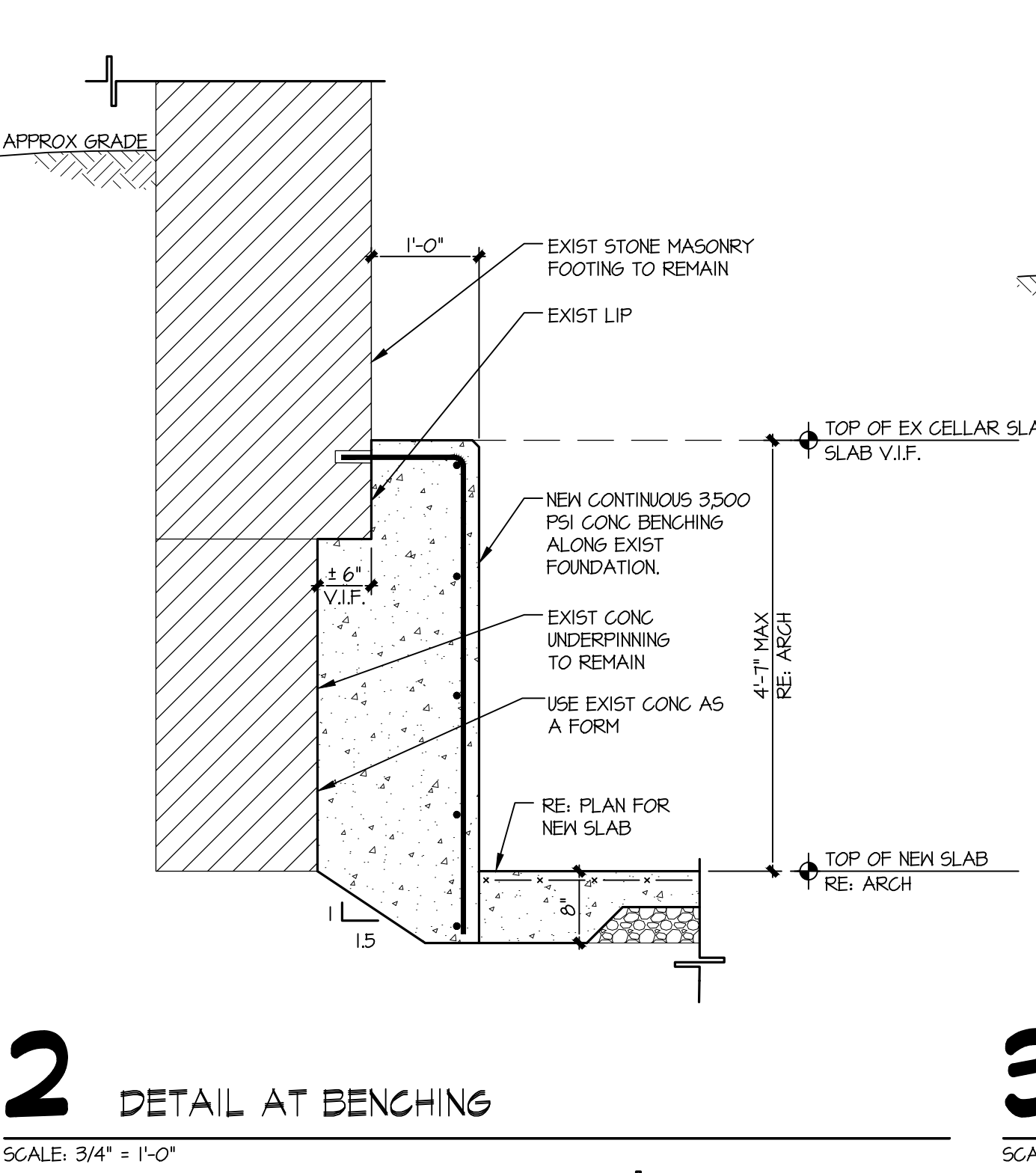
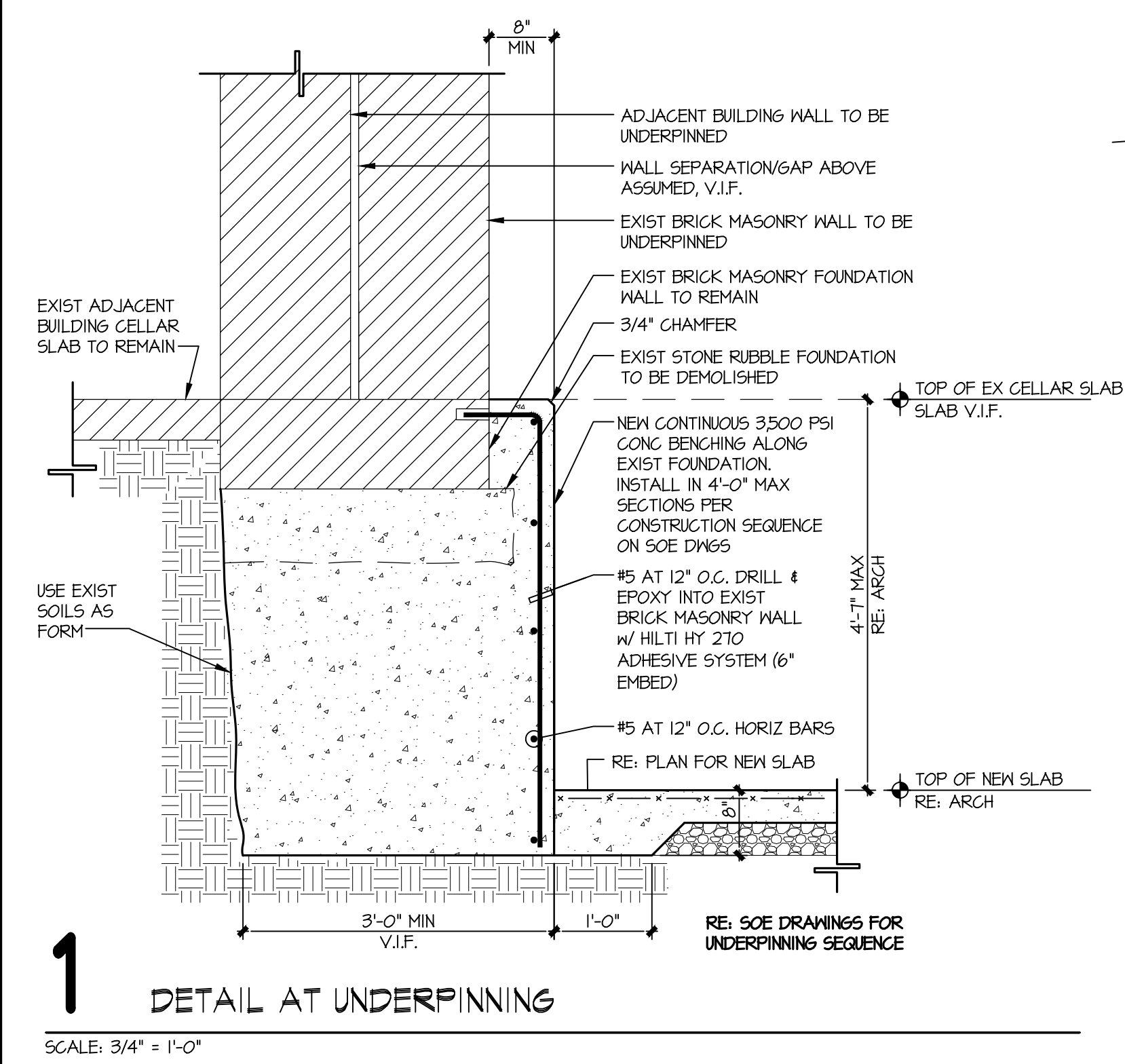
TOTAL CONCRETE CUBIC YARDS
CONCRETE AT FOUNDATIONS
TOTAL VOLUME = TBD

OCCUPANT SAFETY NOTES
REQUIRED EGRESS NOT TO BE IMPEDED DURING COURSE OF CONSTRUCTION.
CONSTRUCTION TO BE CARRIED ON DURING NORMAL WORKING HOURS FROM 8AM. TO 5 PM.
SECURITY & FIRE SAFETY SHALL BE MAINTAINED DURING COURSE OF CONSTRUCTION WORK.
WHERE STRUCTURAL WORK IS TO BE DONE, SAFETY OF TENANTS IS TO BE MAINTAINED.
DUST CREATED DURING THE COURSE OF CONSTRUCTION SHALL BE MAINTAINED AND KEPT UNDER CONTROL.
CONSTRUCTION IS TO BE CONFINED TO THE INTERIOR ONLY AND WILL NOT CREATE DUST DIRT OR OTHER SUCH INCONVENIENCES TO OTHER OCCUPANTS IN THE BUILDING.
NOISE TO BE CONTROLLED DURING NORMAL WORKING HOURS.
THE WORK SHALL BE SO PERFORMED AND SUCH TEMPORARY FACILITIES AND UTILITIES FURNISHED, AS NOT TO INTERFERE WITH ACCESS TO AND OCCUPIED PARTS OF THE EXISTING BUILDING AND SO AS TO CAUSE THE LEAST POSSIBLE INTERFERENCE WITH THE OPERATION OF THE BUILDING ESSENTIAL SERVICES.
THESE OF THE CONTRACTOR SHALL WORK OUT AT THE TIME SCHEDULE WITH THE OWNER AND OBTAIN WRITTEN APPROVAL OF THE OWNER (2 WEEKS IN ADVANCE OF WORK WHICH MAY OR WILL CAUSE INTERFERENCE.
WHEN INSTALLATION OF PARTIAL, OR NEW SYSTEM REQUIRES SHUTDOWN OF AN OPERATING SYSTEM THE CONNECTION TO THE SYSTEM SHALL BE PERFORMED ONLY AFTER WRITTEN NOTIFICATION OF ESTIMATED SHUT-DOWN PERIOD HAS BEEN APPROVED BY OWNER.
ALL RUBBISH SHALL BE COLLECTED AND REMOVED FROM THE SITE BY THE CONTRACTOR.
THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL PARTS OF THE PRESENT BUILDING AND THEIR CONTENTS AND THEIR OCCUPANTS.
PROPER PROTECTION SHALL BE PROVIDED AROUND ALL AREAS IN WHICH DEMOLITION OR NEW WORK IS TO BE CARRIED SO AS TO PREVENT DIRT, OR DUST FROM ENTERING THE ACTIVE PORTIONS OF THE BUILDING. PROTECTIVE MEASURES SHALL CONSIST OF DUST-TIGHT STOP AND PLYWOOD PARTITIONS OR PROPERLY HUNG TARPAPLAINS, DEPENDING ON THE TYPE OF WORK TO BE DONE.

STRUCTURAL SCOPE OF WORK
CONCRETE UNDERPINNING4 BENCHING FOR LOWERED CELLAR FLOOR
DRAWING LIMIT
SOE-100 GENERAL NOTES
SOE-101 SITE OF EXCAVATION & DETAILS

Professional Engineers logo and contact information for PETER J. ARAGON, including address, phone, fax, and seal/signature area.

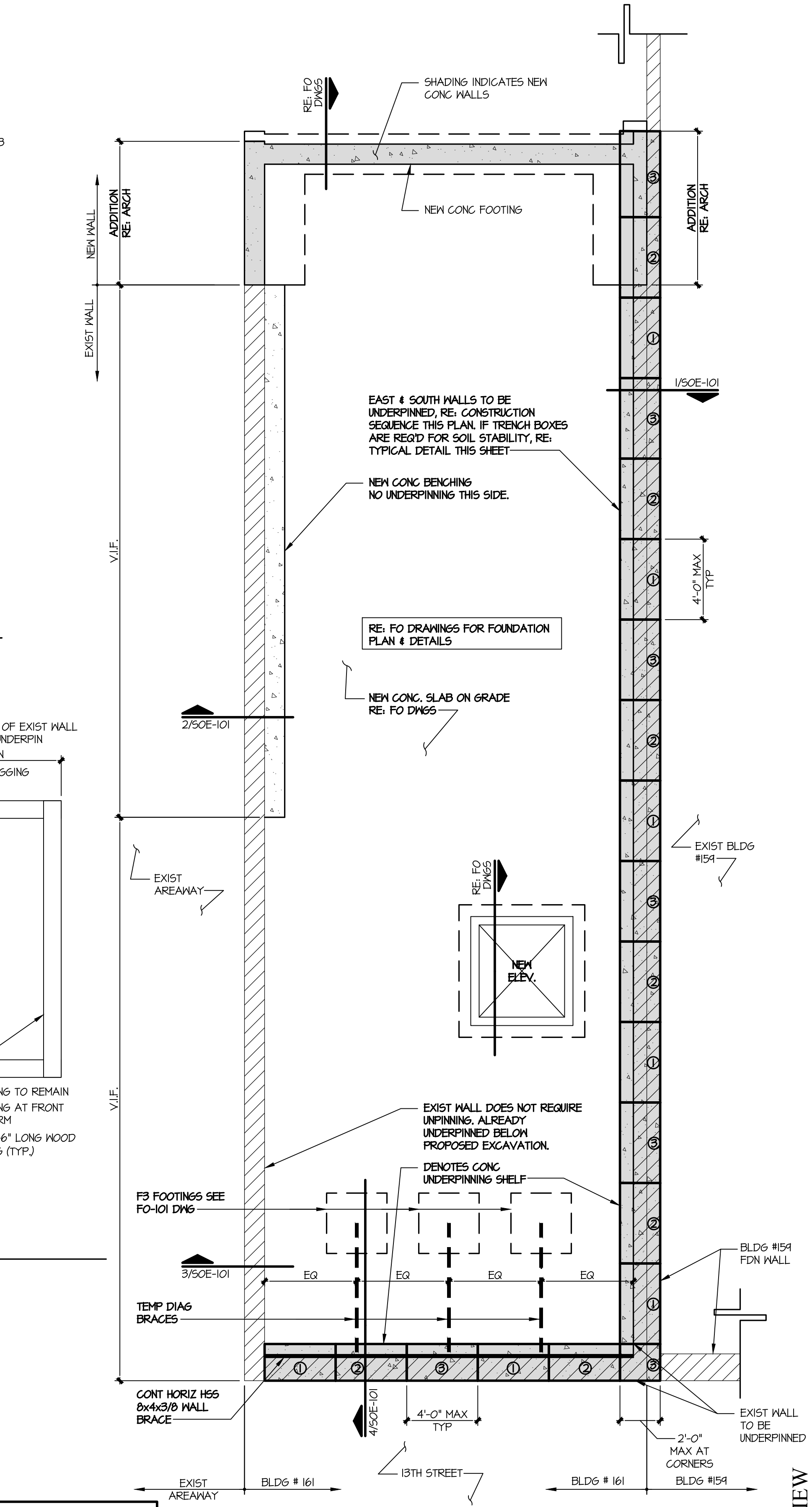
ISSUED FOR LANDMARKS REVIEW vertical stamp and GENERAL NOTES section with drawing title, date, project name, scale, and drawing number.



- TRENCH BOX CONSTRUCTION SEQUENCE**
1. LOWER GROUND LEVEL IN FRONT OF UNDERPIN TO 3 INCHES ABOVE FTG ELEVATION. (SIDESLOPES OF ANY ADJACENT SOIL EXCAVATION SHOULD NOT EXCEED 15 HORIZONTAL TO VERTICAL).
 2. SIMULTANEOUSLY DIG PIT TO 4 FOOT DEPTH AND INSTALL WOOD LAGGING ON ALL 4 SIDES OF THE BOX.
 3. INSTALL UPPER 4x4 WOOD STRUT AND BLOCKING, 2 FEET BELOW TOP OF BOX.
 4. SIMULTANEOUSLY DIG PIT TO BOTTOM OF PIT AND INSTALL WOOD LAGGING ON ALL 4 SIDES OF THE BOX.
 5. INSTALL LOWER 4x4 WOOD STRUT AND BLOCKING AT BOTTOM OF PIT OR 7 FOOT DEPTH MAXIMUM.

- NOTES:**
1. FASTEN BLOCKING TO LAGGING WITH (6) 120 SPIKES PER BLOCK.
 2. FASTEN STRUT TO BLOCKING WITH "SIMPSON" METAL ANGLE CONNECTOR (2 ANGLES PER END OF STRUT).
 3. PROVIDE PORTABLE LADDER TO ACCESS TRENCH BOX.
- REVIEWER NOTE:**
TRENCH BOXING NOT REQUIRED AS LONG AS UNDERPINNING SEQUENCE IS FOLLOWED. THIS DETAIL IS PROVIDED FOR REFERENCE ONLY. IF REQUIRED DUE TO EXISTING CONDITIONS, G.C. TO NOTIFY E.O.R. PRIOR TO EXCAVATION.

- PROCEDURE FOR INSTALLATION OF NEW UNDERPINNING :**
1. G.C. TO PROVIDE DAILY MONITORING OF THE EXISTING BUILDING DURING THE UNDERPIN CONSTRUCTION.
 2. G.C. TO ESTABLISH BENCHMARK ELEVATION AT THE EXISTING WALL TO BE UNDERPINNED PRIOR TO CONSTRUCTION OF THE UNDERPINNING. SURVEYOR SHALL CHECK BENCHMARKS WEEKLY DURING THE UNDERPINNING PROCESS OR MORE FREQUENTLY IF PRUDENT.
 3. THE STABILITY OF THE EXISTING BUILDING AND SOIL SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR DURING UNDERPIN CONSTRUCTION.
 4. G.C. OPTION TO UTILIZE HELICAL PILES TO STABILIZE THE EXISTING FOOTINGS DURING UNDERPINNING.
 5. EXCAVATE 4'-0" MAX SECTION OF THE FOUNDATION WALL FOR THE NEW FOOTING IN A CHECKERBOARD PATTERN. DO NOT OVEREXCAVATE OR THE FOUNDATION WALL MAY BECOME UNSTABLE.
 6. DO NOT EXCAVATE MORE THAN EVERY THIRD SECTION. POUR THE NEW FOOTING AND ALLOW TO CURE FOR A MINIMUM OF 24 HOURS PRIOR TO EXCAVATING THE NEXT SECTION.
 7. DO NOT EXPOSE MORE THAN 2'-0" IN EACH DIRECTION AT CORNERS OF THE FOUNDATION.
 8. IF UNBALANCED FILL CONDITION EXISTS PROVIDE TEMPORARY BRACING OF THE FOUNDATION WALL OR BACKFILL AND COMPACT PRIOR TO EXCAVATION OF EXIST FOOTING.



- SITE OF EXCAVATION PLAN**
SCALE: 1/4" = 1'-0"
- NOTES:**
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
 2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
 3. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.

SI
PROFESSIONAL ENGINEERS
ADDRESS:
P.O. BOX 628 FARMINGDALE, NJ 07727
PHONE: 732.938.2666
FAX: 732.938.2661

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER. THE REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REVENUE SAID DRAWING SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS AND A TRUST OF COMPANY ASSETS, BOTH OF WHICH SHALL BE PUNISHED TO THE FULLEST EXTENT OF CURRENT STATUTES.

SEAL AND SIGNATURE:
PETER J. ARAGON
NEW YORK PROFESSIONAL ENGINEER
LICENSE NUMBER: 102752

DOB APPROVAL STAMP:
PROJECT TITLE:
ADDITIONS & RENOVATIONS FOR:
13TH STREET TOWNHOUSE
161 W 13 TH STREET
NEW YORK, NY 10011

DATE: REVISION:
DOB SCAN STICKER:
DOB NOW JOB #:
DRAWING TITLE:
SITE OF EXCAVATION & DETAILS
DATE: 01/25/24
KSI PROJECT #: 2300_15
DESIGNED BY: PIA
DRAWN BY: RBP
SCALE: AS NOTED
DRAWING NUMBER:
SOE-101.00
PAGE # OF XX



PROFESSIONAL ENGINEERS

ADDRESS:
P.O. BOX 628 FARMINGDALE, NJ 07727

PHONE:
732.938.2666

FAX:
732.938.2661

732.938.2661

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNREPRODUCED WORK OF THE ENGINEER. THE REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REVISION SAID DRAWING SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS AND A TRUST OF COMPANY ASSETS, BOTH OF WHICH SHALL BE PUNISHED TO THE FULLEST EXTENT OF CURRENT STATUTES.

SEAL AND SIGNATURE:

PETER J. ARAGON

NEW YORK PROFESSIONAL ENGINEER
LICENSE NUMBER: 102752

DOB APPROVAL STAMP:

PROJECT TITLE:

ADDITIONS & RENOVATIONS
FOR:
13TH STREET TOWNHOUSE

161 W 13TH STREET
NEW YORK, NY 10011

DATE: REVISION:

DOB BSCAN STICKER:

DOB NOW JOB #:

DRAWING TITLE:

FOUNDATION
PLAN & DETAILS

DATE: 01/25/24

KSI PROJECT #: 2300_15

DESIGNED BY: PJA

DRAWN BY: RBP

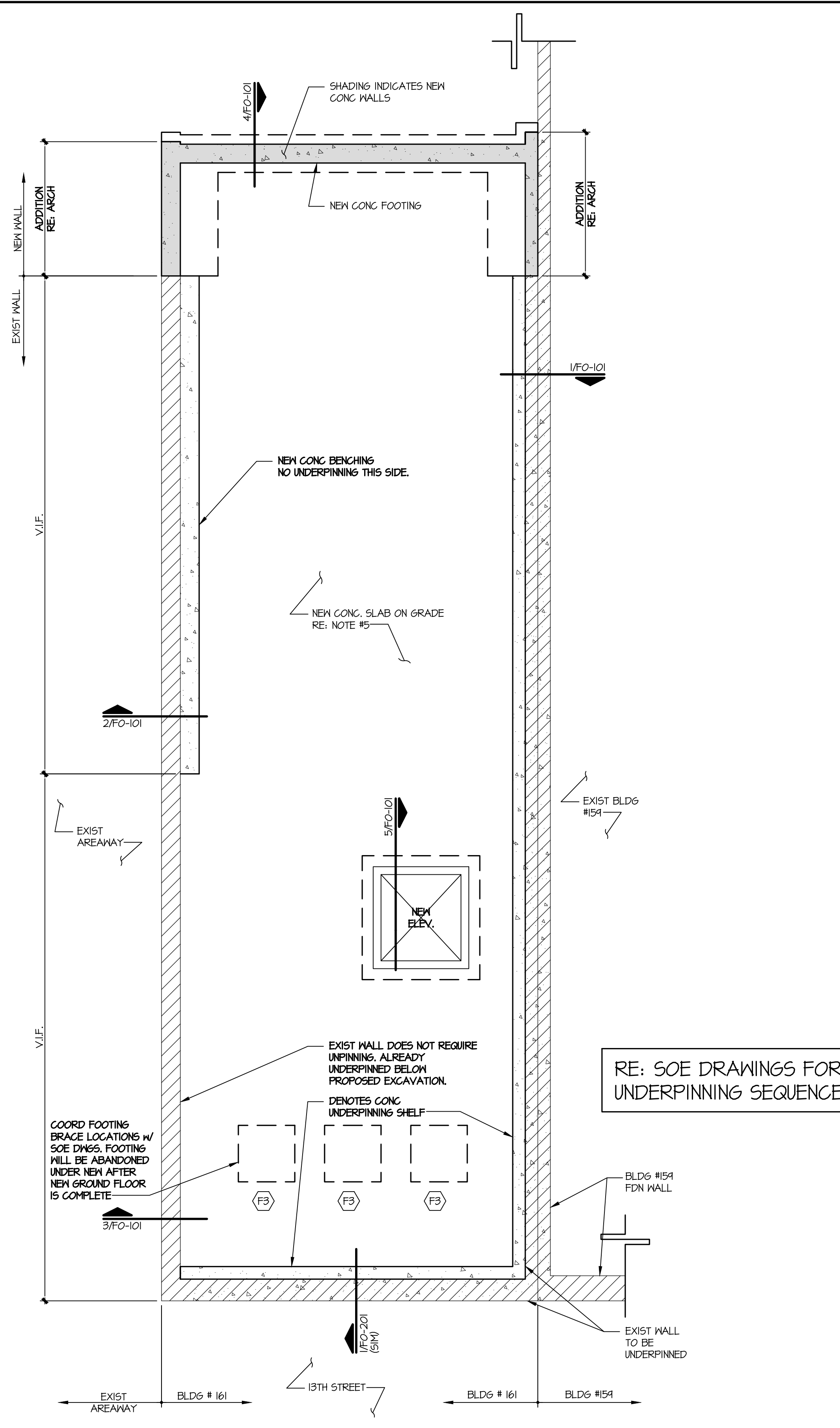
SCALE: AS NOTED

DRAWING NUMBER:

FO-101.00

PAGE # OF XX

ISSUED FOR LANDMARKS REVIEW



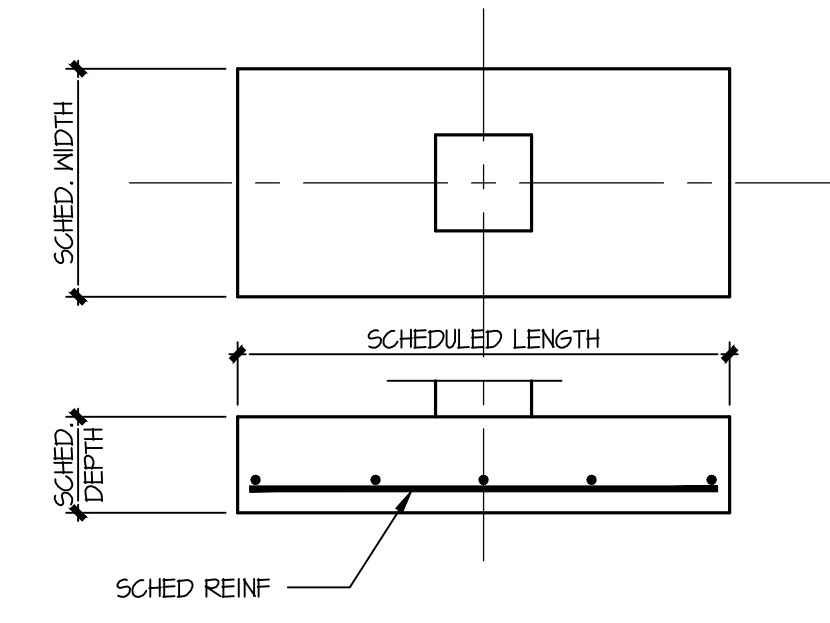
FOUNDATION PLAN

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

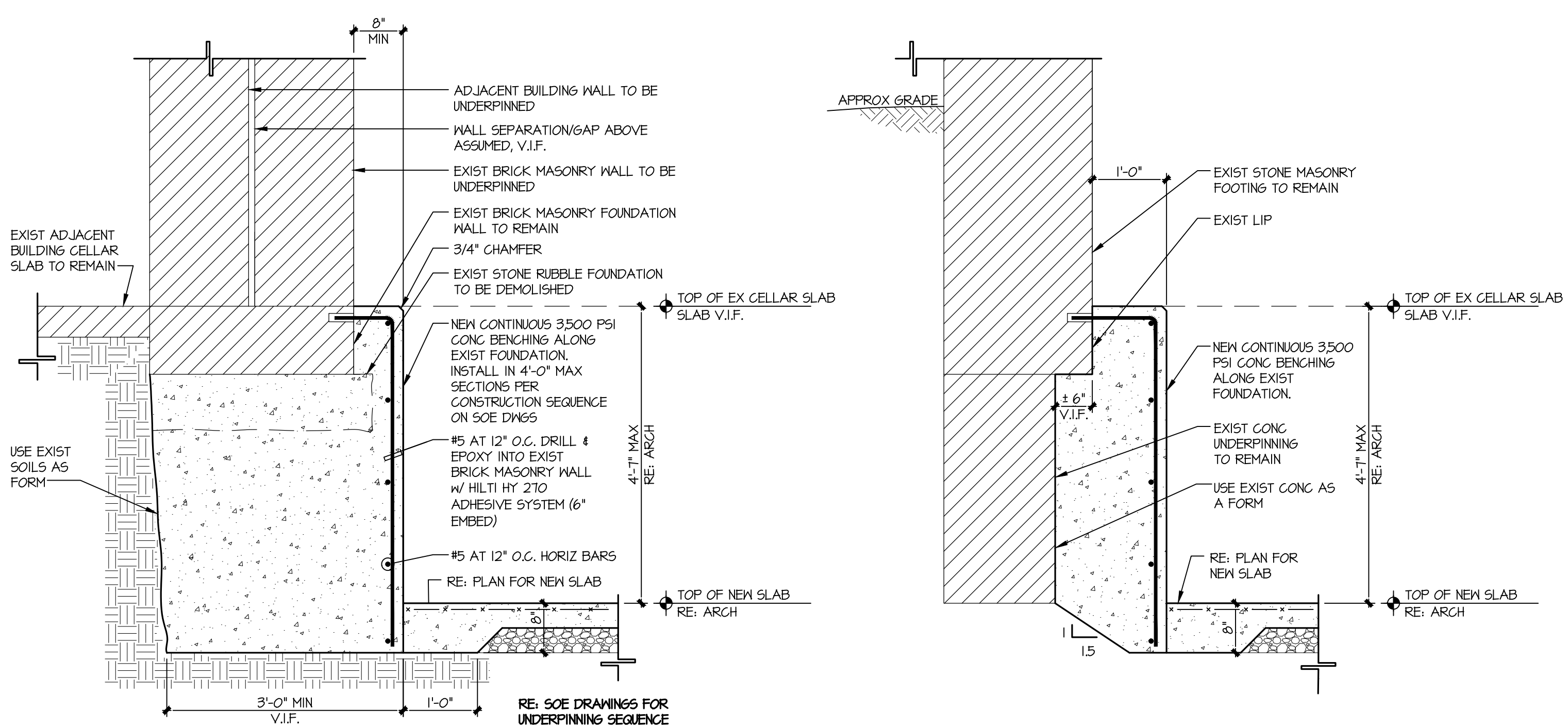
- NOTES:
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
2. G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
3. PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.
4. RE: ARCH DRAWINGS FOR BUILDING ELEVATIONS.
5. NEW SLAB ON GRADE SHALL BE 4" NORMAL HEIGHT CONCRETE (fc = 4,000 psi) AT 2B DAYS PLACED OVER A VAPOR BARRIER ON 6" OF CRUSHED STONE. REINFORCE WITH 6x6-11.4x11.4 W/1.1" FROM TOP OF SLAB, SUPPORTED ON CHAIRS.
6. FOOTINGS SHALL BEAR ON VIRGIN SOIL OR CONTROLLED COMPACTED FILL HAVING A MINIMUM BEARING CAPACITY OF 4,000 POUNDS PER SQUARE FOOT. TOP OF FOOTING ELEVATIONS ARE SHOWN THIS -x" ON PLAN AND ARE REFERENCED TO THE BUILDING'S DATUM. SOIL CAPACITY PER GEOTECH INVESTIGATION REPORT BY BIG APPLE GROUP DATED 10/03/23.

FOOTING SCHEDULE

Table with 3 columns: FOOTING MARK, DIMENSIONS, REINFORCING. Row 1: (F3), 3'-0" x 3'-0" x 12", (3) #5 EACH WAY



FOOTING SCHEDULE

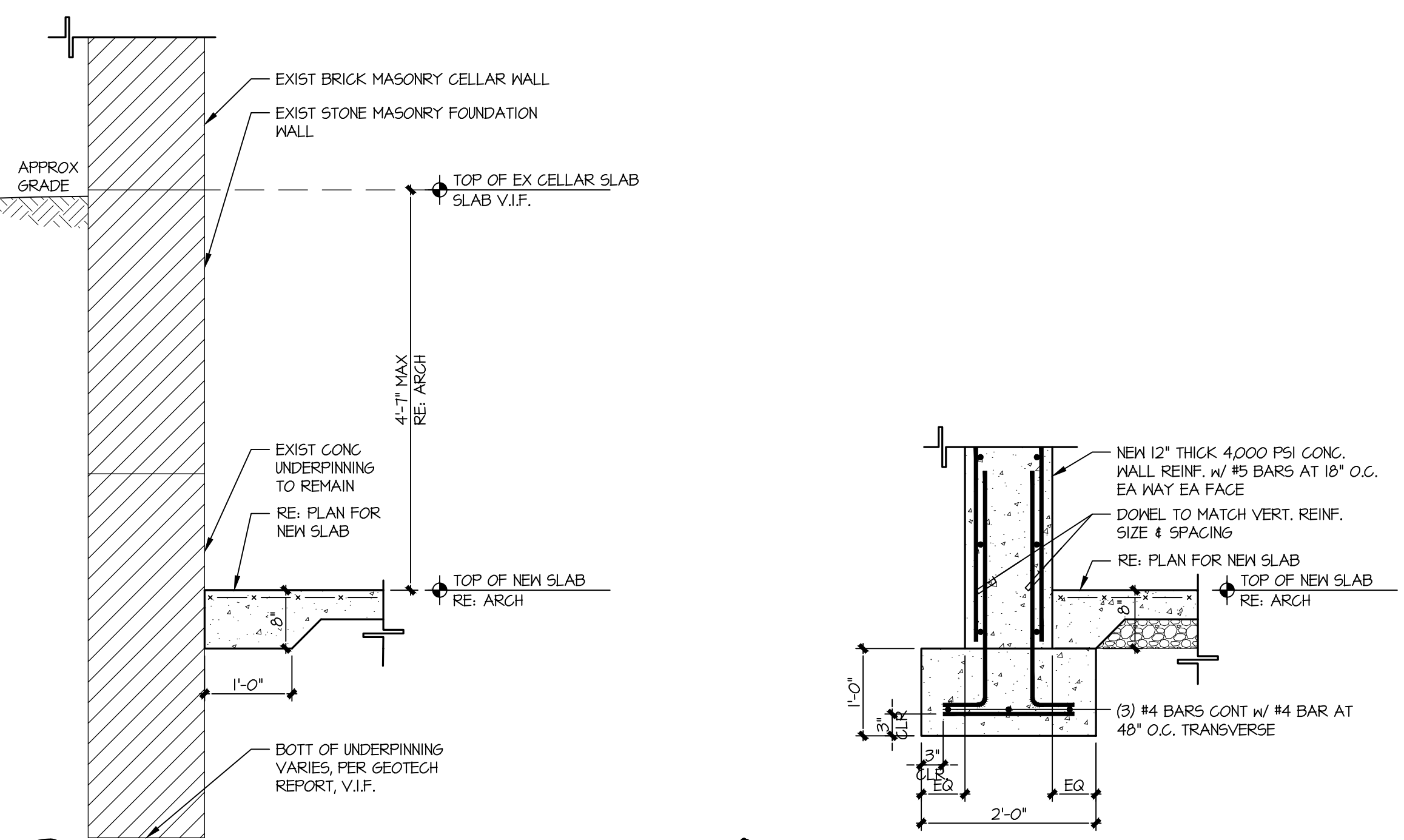


1 DETAIL AT UNDERPINNING

SCALE: 3/4" = 1'-0"

2 DETAIL AT BENCHING

SCALE: 3/4" = 1'-0"

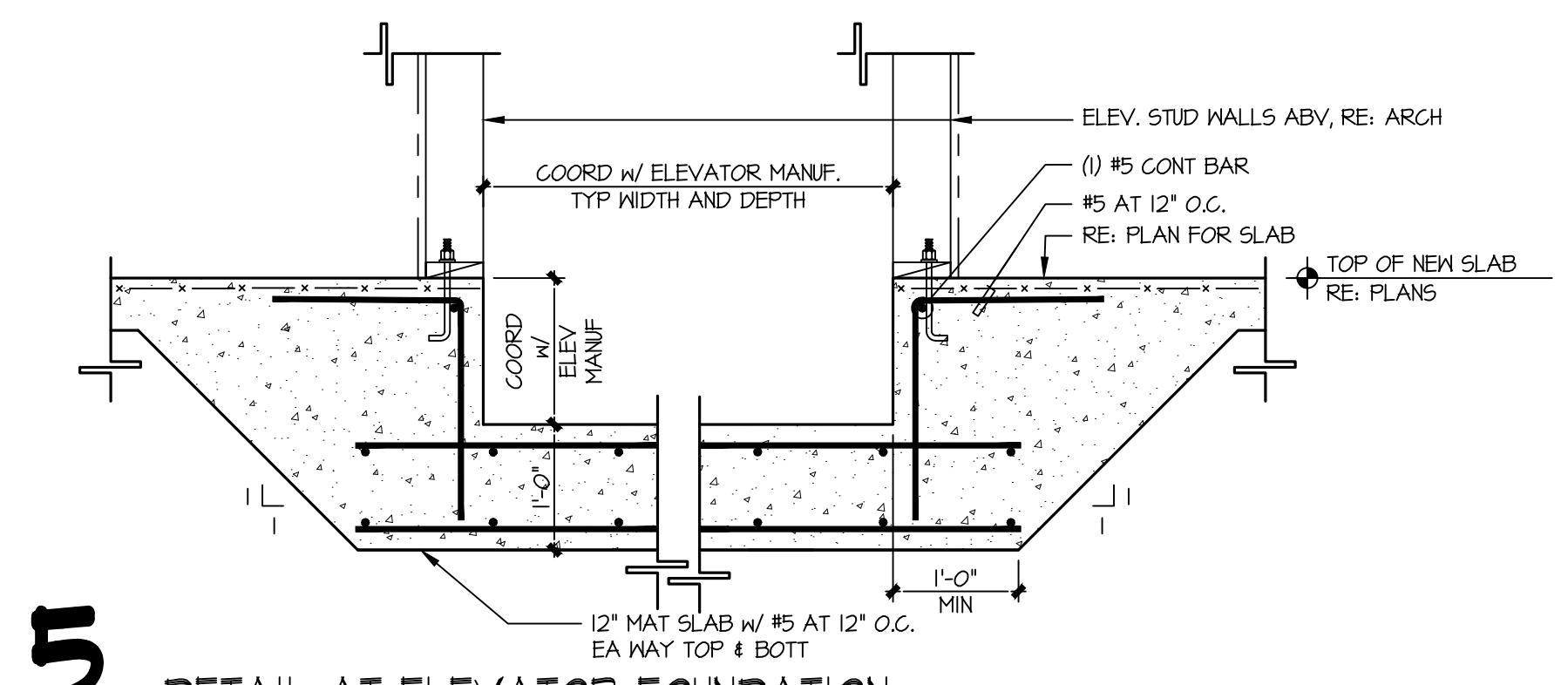


3 DETAIL AT NEW SLAB

SCALE: 3/4" = 1'-0"

4 DETAIL AT NEW CONC WALL AT ADDITION

SCALE: 3/4" = 1'-0"



5 DETAIL AT ELEVATOR FOUNDATION

SCALE: 3/4" = 1'-0"

HEADER SCHEDULE	
H-1	(2) 2x8'S
H-2	(2) 2x10'S
H-3	(2) 2x12'S
H-4	(3) 2x8'S
H-5	(3) 2x10'S
H-6	(3) 2x12'S

FLITCH BEAM	
FB-1	(2) 1-3/4x11-7/8 w/ 1/2"x11.5" STL PLATE BOLT w/ 1/2" DIA. BOLTS AT 12" O.C. STAGGERED.
FB-2	(3) 1-3/4x11-7/8 w/ (2) 3/8"x11.5" STL PLATE BOLT w/ 1/2" DIA. BOLTS AT 12" O.C. STAGGERED.

COLUMN SCHEDULE	
C-1	3" DIA. STND PIPE COLUMN
C-2	4" DIA. STND PIPE COLUMN
C-3	5" DIA. STND PIPE COLUMN

HANGER SCHEDULE	
DIMENSIONAL LUMBER	
2x8	LU526
(2) 2x8'S	LU526-2
2x10	LU528
(2) 2x10'S	LU528-2
2x12	LU5210
(2) 2x12'S	LU5210-2

POST SCHEDULE	
P-1	(2) 2x4'S
P-2	(2) 2x6'S
P-3	(3) 2x4'S
P-4	(3) 2x6'S
P-5	4x4
P-6	6x6
P-7	3-1/2x3-1/2 PSL POST
P-8	3-1/2x5-1/4 PSL POST
P-9	5-1/4x5-1/4 PSL POST

HANGER SCHEDULE		
WOOD I-JOISTS		
JOIST	TTL FLANGE WIDTH	HANGER
(1) 9-1/2 I10	1 3/4"	ITS1.81/1.9.5
(1) 9-1/2 230	2 5/16"	ITS2.37/1.5
(1) 11-7/8 I10	1 3/4"	ITS1.81/1.8.8
(1) 11-7/8 230/360	2 5/16"	ITS2.37/1.8.8
(1) 11-7/8 560	3 1/2"	ITS3.56/1.8.8
(1) 14 230/360	2 5/16"	ITS2.37/1.4
(1) 14 560	3 1/2"	ITS3.56/1.4
(2) 9-1/2 I10	3 1/2"	MIT44.5
(2) 9-1/2 230	4 5/8"	MIT354.5-2
(2) 11-7/8 I10	3 1/2"	MIT411.8.8
(2) 11-7/8 230/360	4 5/8"	MIT351.8.8-2
(2) 11-7/8 560	7"	HB1.12/1.8.8*
(2) 14 230/360	4 5/8"	MIT354-2
(2) 14 560	7"	HB1.12/1.4*

BEAM SCHEDULE	
B-1	1-3/4x9-1/2 LVL
B-2	3-1/2x9-1/2 PSL
B-3	5-1/4x9-1/2 PSL
B-4	7x9-1/2 PSL
B-5	1-3/4x11-7/8 LVL
B-6	3-1/2x11-7/8 PSL
B-7	5-1/4x11-7/8 PSL
B-8	7x11-7/8 PSL
B-9	1-3/4x14 LVL
B-10	3-1/2x14 PSL
B-11	5-1/4x14 PSL
B-12	7x14 PSL
B-13	1-3/4x16 LVL
B-14	3-1/2x16 PSL
B-15	5-1/4x16 PSL
B-16	7x16 PSL

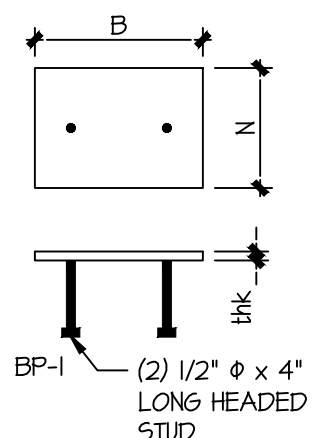
HANGER SCHEDULE	
PRE-ENGINEERED BEAMS	
1-3/4x9-1/2 LVL	MIT9.5
3-1/2x9-1/2 PSL	HB3.56/1.5
5-1/4x9-1/2 PSL	HGLTV5.37 H=9.5
1-3/4x11-7/8 LVL	MIT11.8.8
3-1/2x11-7/8 PSL	HGLTV3.511
5-1/4x11-7/8 PSL	HGLTV5.37 H=11.8.75
7x11-7/8 PSL	HGLTV7 H=11.8.75
1-3/4x14 LVL	MIT14.1/4
3-1/2x14 PSL	HGLTV3.514
5-1/4x14 PSL	HGLTV5.37 H=14
7x14 PSL	HGLTV7 H=14
1-3/4x16 LVL	MIT16.1/6
3-1/2x16 PSL	HGLTV3.516
5-1/4x16 PSL	HGLTV5.37 H=16
7x16 PSL	HGLTV7 H=16

POST BASE SCHED.	
FB-44	ABA44 SIMPSON - 4x4 POST
FB-66	ABA66 SIMPSON - 6x6 POST

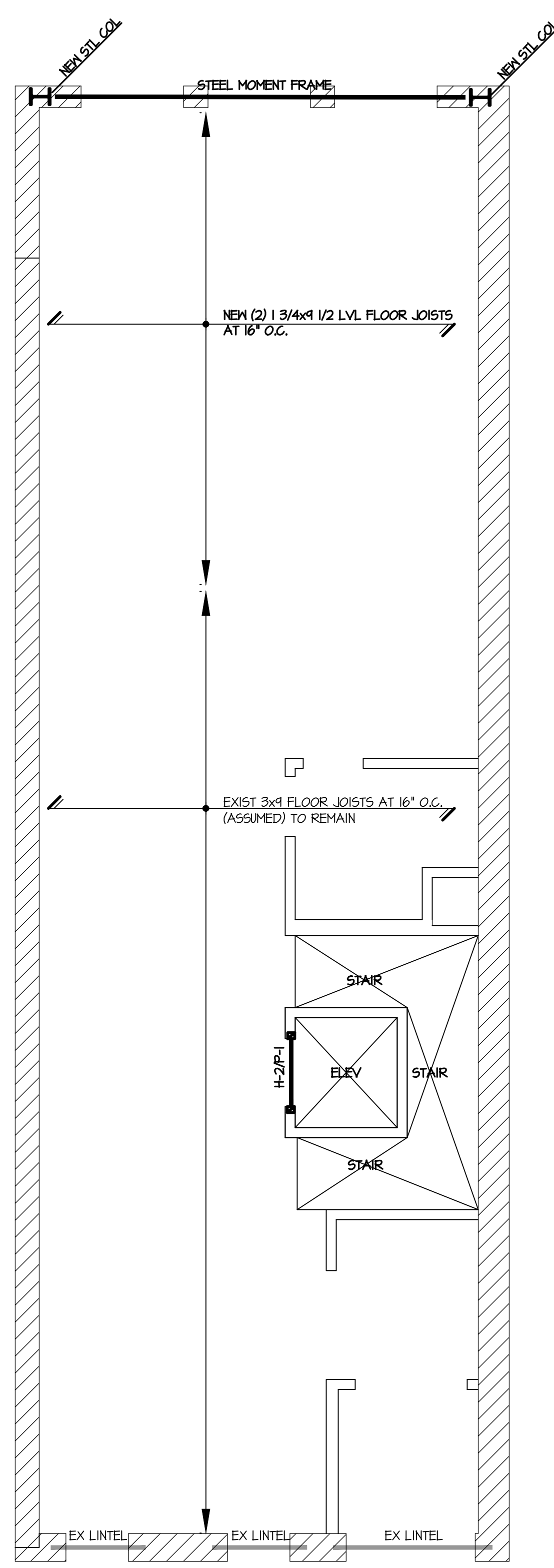
POST CAP SCHED.	
PC-44	CC44 SIMPSON - 4x4 POST
PC-66	CC66 SIMPSON - 6x6 POST

- NOTES:
- SEE STRUCTURAL NOTES FOR REQUIRED WOOD SPECIES AND GRADE.
 - PROVIDE 1/2" PLYWOOD SHIM BETWEEN EACH PLY. MATCH DEPTH OF HEADER
 - FOR 2x8 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY w/ (3) ROWS OF 16d NAILS AT 8" O.C.
 - FOR 2x10 AND 2x12 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY w/ (4) ROWS OF 16d NAILS AT 8" O.C.
 - NAIL OR BOLT MULTIPLE LVL BEAMS AND HEADERS PER MANUFACTURERS REQUIREMENTS.
 - PRE-ENGINEERED WOOD HEADERS MAY BE SUBSTITUTED FOR THE 2x WOOD HEADERS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

PLATE MARK	P. DIMENSIONS		
	B	N	T
BP-1	12	6	1/2

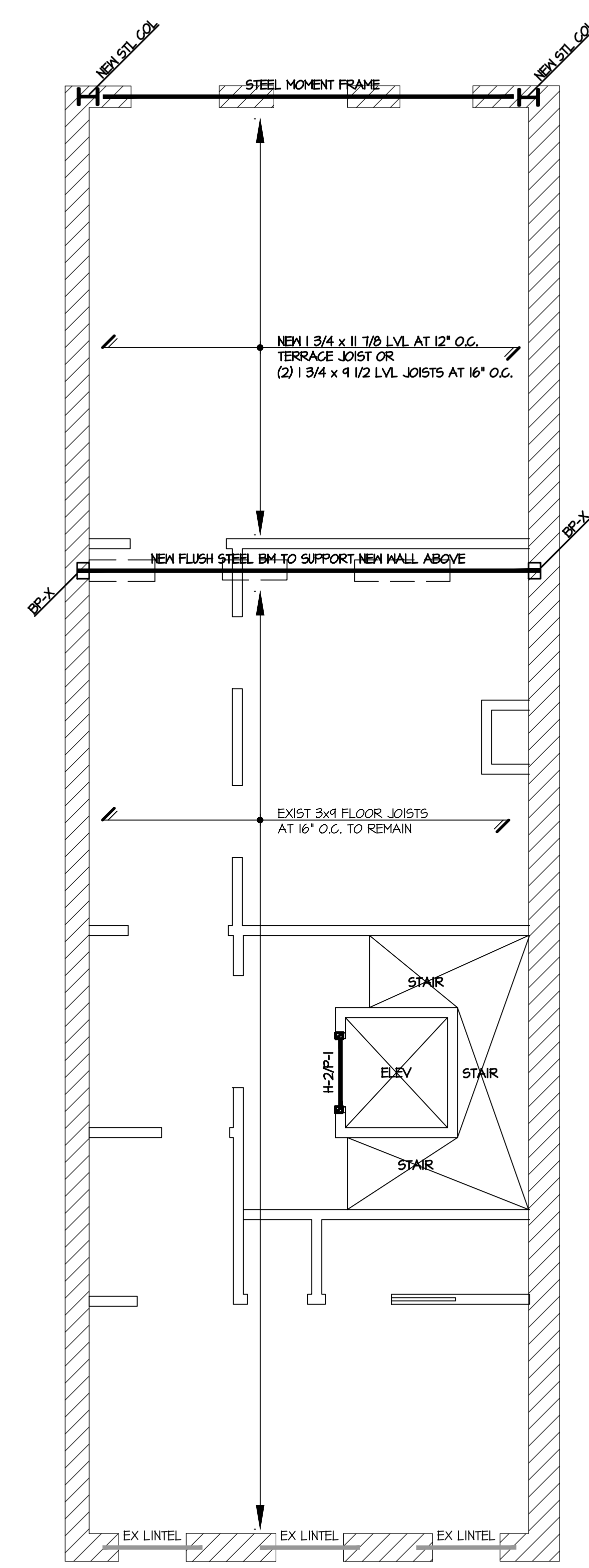


BEARING PLATE SCHEDULE



LEVEL 2 FRAMING PLAN
SCALE 1/4" = 1'-0"

- NOTES:
- THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
 - G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
 - PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.
 - TYPICAL FLOOR CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD FRAMED STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THUS [x'-x" T.O.S.] ON PLAN AND IS REFERENCED FROM THE BUILDING'S DATUM.
 - ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE.
 - ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER.
 - ALL JOISTS SHALL HAVE ONE ROW OF BRIDGING AT THE MIDSPAN.
 - ALL RIM JOIST SHALL BE 1-1/4" LSL RIM JOIST OR EQUAL TO SUPPORT A MINIMUM OF 3400 LB/FT TYPICAL ALL FLOORS.
 - ALL HEADERS TO BE MIN. (2) 2x10'S IN 2x4 EXTERIOR WALL AND (3) 2x10'S IN 2x6 EXTERIOR WALL UNLESS NOTED OTHERWISE ON PLAN.
 - ALL OPENINGS IN THE EXTERIOR WALL 6'-0" AND GREATER SHALL HAVE A DOUBLE JACK STUD AND KING STUD.
 - REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS.
 - FOR TYPICAL DETAILS SEE DRAWING 5-401
 - FOR GENERAL NOTES SEE DRAWING 5-100
 - GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FLOOR FRAMING IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR ALL FLOOR AND ROOF FRAMING THAT IS PRE-ENGINEERED LUMBER.
 - INSTALL PROPER JOIST HANGERS AT ALL JOIST MEMBERS. THE INSTALLATION OF THE JOIST HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS.
 - PLACE DOUBLE JOISTS UNDER WALLS ABOVE OR PROVIDE SOLID BLOCKING AT 24" O.C. UNDER WALLS ABOVE WHERE NOT ALREADY INSTALLED.
 - H-X-P-X DENOTES HEADER/BEAM AND END POST DESIGNATION. RE: SCHEDULE FOR SIZE. POSTS SIZES INDICATED ON PLAN AT POST LOCATIONS ARE SPECIFIC TO HEADER/BEAM END ONLY.
 - L-1 DENOTES PRECAST CONCRETE LINTEL TO BE (2) 4"x8" 4000PSI PRECAST CONC. LITELS REINF. w/ (1) #5 BAR TOP AND BOTTOM (EACH) AND PROVIDE 8" MIN. BEARING.



LEVEL 3 FRAMING PLAN
SCALE 1/4" = 1'-0"

- NOTES:
- THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
 - G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
 - PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.
 - TYPICAL FLOOR CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD FRAMED STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THUS [x'-x" T.O.S.] ON PLAN AND IS REFERENCED FROM THE BUILDING'S DATUM.
 - ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE.
 - ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER.
 - ALL JOISTS SHALL HAVE ONE ROW OF BRIDGING AT THE MIDSPAN.
 - ALL RIM JOIST SHALL BE 1-1/4" LSL RIM JOIST OR EQUAL TO SUPPORT A MINIMUM OF 3400 LB/FT TYPICAL ALL FLOORS.
 - ALL HEADERS TO BE MIN. (2) 2x10'S IN 2x4 EXTERIOR WALL AND (3) 2x10'S IN 2x6 EXTERIOR WALL UNLESS NOTED OTHERWISE ON PLAN.
 - ALL OPENINGS IN THE EXTERIOR WALL 6'-0" AND GREATER SHALL HAVE A DOUBLE JACK STUD AND KING STUD.
 - REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS.
 - FOR TYPICAL DETAILS SEE DRAWING 5-401
 - FOR GENERAL NOTES SEE DRAWING 5-100
 - GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FLOOR FRAMING IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR ALL FLOOR AND ROOF FRAMING THAT IS PRE-ENGINEERED LUMBER.
 - INSTALL PROPER JOIST HANGERS AT ALL JOIST MEMBERS. THE INSTALLATION OF THE JOIST HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS.
 - PLACE DOUBLE JOISTS UNDER WALLS ABOVE OR PROVIDE SOLID BLOCKING AT 24" O.C. UNDER WALLS ABOVE WHERE NOT ALREADY INSTALLED.
 - H-X-P-X DENOTES HEADER/BEAM AND END POST DESIGNATION. RE: SCHEDULE FOR SIZE. POSTS SIZES INDICATED ON PLAN AT POST LOCATIONS ARE SPECIFIC TO HEADER/BEAM END ONLY.
 - L-1 DENOTES PRECAST CONCRETE LINTEL TO BE (2) 4"x8" 4000PSI PRECAST CONC. LITELS REINF. w/ (1) #5 BAR TOP AND BOTTOM (EACH) AND PROVIDE 8" MIN. BEARING.

PROFESSIONAL ENGINEERS
ADDRESS:
P.O. BOX 628 FARMINGDALE, NJ 07727
PHONE:
732.938.2666
FAX:
732.938.2661

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNREVISED WORK OF THE ENGINEER. THE REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REVISIONS SAID DRAWING SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS AND A BREACH OF COMPANY ASSETS, BOTH OF WHICH SHALL BE PUNISHED TO THE FULLEST EXTENT OF CURRENT STATUTES.

SEAL AND SIGNATURE:
PETER J. ARAGON
NEW YORK PROFESSIONAL ENGINEER
LICENSE NUMBER: 102752

DOB APPROVAL STAMP:

PROJECT TITLE:

ADDITIONS & RENOVATIONS
FOR:
13TH STREET TOWNHOUSE
161 W 13 TH STREET
NEW YORK, NY 10011

DATE: REVISION:

DOB BSCAN STICKER:

DOB NOW JOB #:

DRAWING TITLE:

LEVEL 2 & LEVEL 3
FRAMING PLANS

DATE: 01/25/24
KSI PROJECT #: 2300_15
DESIGNED BY: PJA
DRAWN BY: RBP
SCALE: AS NOTED
DRAWING NUMBER:

S-103.00

PAGE # OF XX

ISSUED FOR LANDMARKS REVIEW

HEADER SCHEDULE	
H-1	(2) 2x8'S
H-2	(2) 2x10'S
H-3	(2) 2x12'S
H-4	(3) 2x8'S
H-5	(3) 2x10'S
H-6	(3) 2x12'S

FLITCH BEAM	
FB-1	(2) 1-3/4x11-7/8 w/ 1/2"x11.5" STL PLATE BOLT w/ 1/2" DIA. BOLTS AT 12" O.C. STAGGERED.
FB-2	(3) 1-3/4x11-7/8 w/ (2) 3/8"x11.5" STL PLATE BOLT w/ 1/2" DIA. BOLTS AT 12" O.C. STAGGERED.

COLUMN SCHEDULE	
C-1	3" DIA. STD PIPE COLUMN
C-2	4" DIA. STD PIPE COLUMN
C-3	5" DIA. STD PIPE COLUMN

HANGER SCHEDULE	
DIMENSIONAL LUMBER	
2x8	LU526
(2) 2x8'S	LU526-2
2x10	LU528
(2) 2x10'S	LU528-2
2x12	LU5210
(2) 2x12'S	LU5210-2

POST SCHEDULE	
P-1	(2) 2x4'S
P-2	(2) 2x6'S
P-3	(3) 2x4'S
P-4	(3) 2x6'S
P-5	4x4
P-6	6x6
P-7	3-1/2x3-1/2 PSL POST
P-8	3-1/2x5-1/4 PSL POST
P-9	5-1/4x5-1/4 PSL POST

HANGER SCHEDULE		
WOOD I-JOISTS		
JOIST	TTL FLANGE WIDTH	HANGER
(1) 9-1/2 I10	1 3/4"	ITS1.81/1.5
(1) 9-1/2 230	2 5/16"	ITS2.37/1.5
(1) 11-7/8 I10	1 3/4"	ITS1.81/1.88
(1) 11-7/8 230/360	2 5/16"	ITS2.37/1.88
(1) 11-7/8 560	3 1/2"	ITS3.56/1.88
(1) 14 230/360	2 5/16"	ITS2.37/1.4
(1) 14 560	3 1/2"	ITS3.56/1.4
(2) 9-1/2 I10	3 1/2"	MIT44.5
(2) 9-1/2 230	4 5/8"	MIT354.5-2
(2) 11-7/8 I10	3 1/2"	MIT411.88
(2) 11-7/8 230/360	4 5/8"	MIT3511.88-2
(2) 11-7/8 560	7"	HB12/11.88*
(2) 14 230/360	4 5/8"	MIT354-2
(2) 14 560	7"	HB12/14*

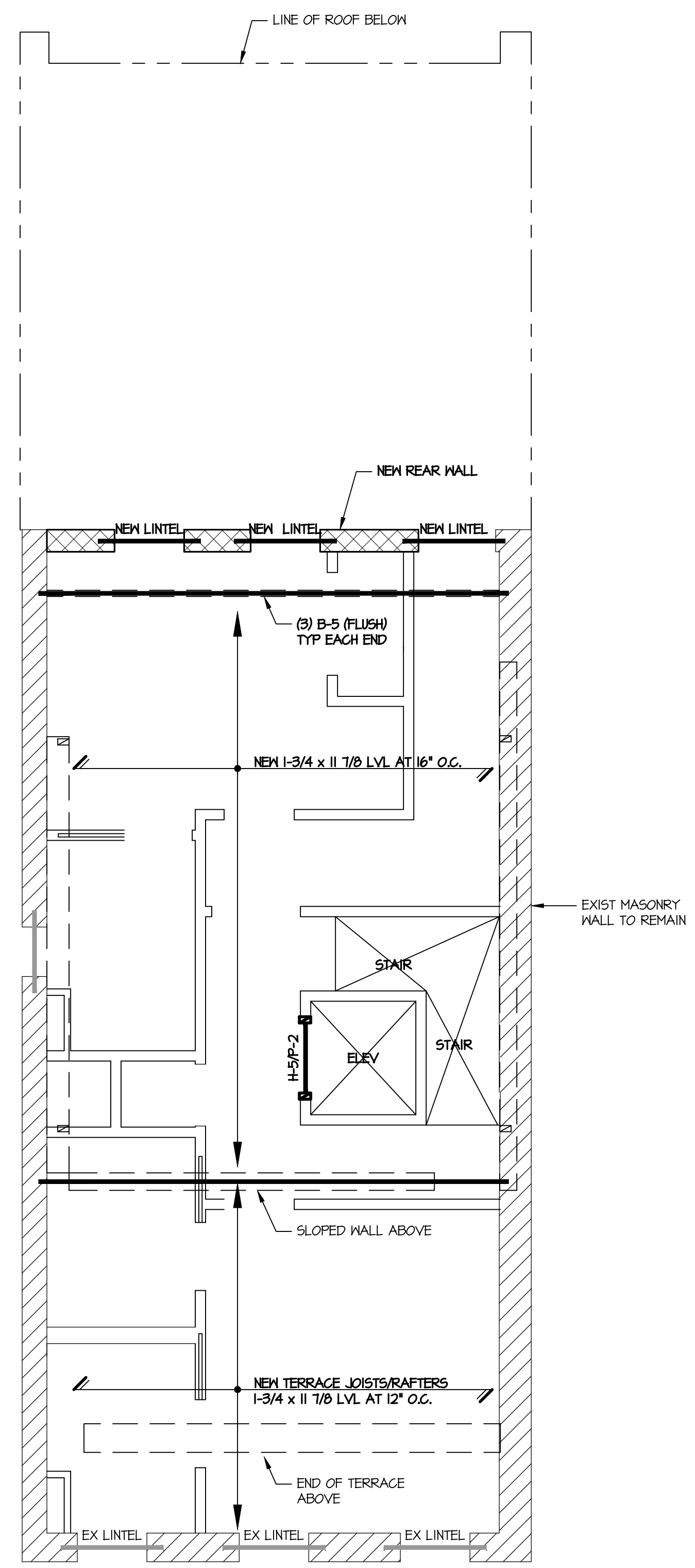
BEAM SCHEDULE	
B-1	1-3/4x9-1/2 LVL
B-2	3-1/2x9-1/2 PSL
B-3	5-1/4x9-1/2 PSL
B-4	7x9-1/2 PSL
B-5	1-3/4x11-7/8 LVL
B-6	3-1/2x11-7/8 PSL
B-7	5-1/4x11-7/8 PSL
B-8	7x11-7/8 PSL
B-9	1-3/4x14 LVL
B-10	3-1/2x14 PSL
B-11	5-1/4x14 PSL
B-12	7x14 PSL
B-13	1-3/4x16 LVL
B-14	3-1/2x16 PSL
B-15	5-1/4x16 PSL
B-16	7x16 PSL

HANGER SCHEDULE	
PRE-ENGINEERED BEAMS	
1-3/4x9-1/2 LVL	MIT9.5
3-1/2x9-1/2 PSL	HB3.56/9.5
5-1/4x9-1/2 PSL	H6LTV3.37 H=9.5
1-3/4x11-7/8 LVL	MIT11.88
3-1/2x11-7/8 PSL	H6LTV3.511
5-1/4x11-7/8 PSL	H6LTV3.57 H=11.875
7x11-7/8 PSL	H6LTV7 H=11.875
1-3/4x14 LVL	MIT14/14
3-1/2x14 PSL	H6LTV3.514
5-1/4x14 PSL	H6LTV3.57 H=14
7x14 PSL	H6LTV7 H=14
1-3/4x16 LVL	MIT16/16
3-1/2x16 PSL	H6LTV3.516
5-1/4x16 PSL	H6LTV3.57 H=16
7x16 PSL	H6LTV7 H=16

POST BASE SCHED.	
FB-44	ABA44 SIMPSON - 4x4 POST
FB-66	ABA66 SIMPSON - 6x6 POST

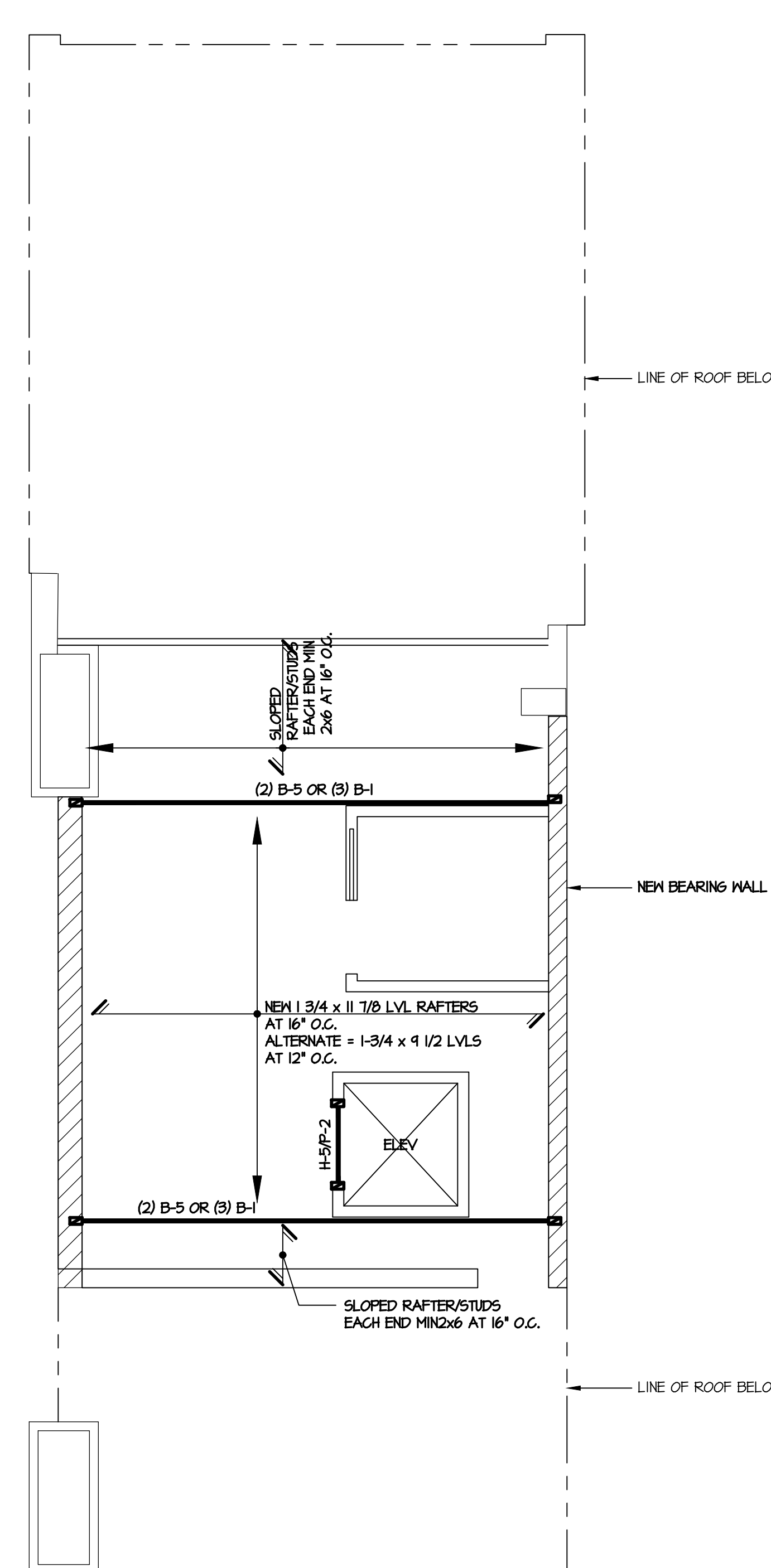
POST CAP SCHED.	
PC-44	CC44 SIMPSON - 4x4 POST
PC-66	CC66 SIMPSON - 6x6 POST

- NOTES:
- SEE STRUCTURAL NOTES FOR REQUIRED WOOD SPECIES AND GRADE.
 - PROVIDE 1/2" PLYWOOD SHIM BETWEEN EACH PLY. MATCH DEPTH OF HEADER.
 - FOR 2x8 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY w/ (3) ROWS OF 16d NAILS AT 8" O.C.
 - FOR 2x10 AND 2x12 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY w/ (4) ROWS OF 16d NAILS AT 8" O.C.
 - NAIL OR BOLT MULTIPLE LVL BEAMS AND HEADERS PER MANUFACTURERS REQUIREMENTS.
 - PRE-ENGINEERED WOOD HEADERS MAY BE SUBSTITUTED FOR THE 2x WOOD HEADERS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.



LEVEL 4 FRAMING PLAN
SCALE 1/4" = 1'-0"

- NOTES:
- THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
 - G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
 - PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.
 - TYPICAL FLOOR CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD FRAMED STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THIS [x'-x" T.O.S.] ON PLAN AND IS REFERENCED FROM THE BUILDING'S DATUM.
 - ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE.
 - ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER.
 - ALL JOISTS SHALL HAVE ONE ROW OF BRIDGING AT THE MIDSPAN.
 - ALL RIM JOIST SHALL BE 1-1/4" LSL RIM JOIST OR EQUAL TO SUPPORT A MINIMUM OF 3400 LB/FT TYPICAL ALL FLOORS.
 - ALL HEADERS TO BE MIN. (2) 2x10'S IN 2x4 EXTERIOR WALL AND (3) 2x10'S IN 2x6 EXTERIOR WALL UNLESS NOTED OTHERWISE ON PLAN.
 - ALL OPENINGS IN THE EXTERIOR WALL 6'-0" AND GREATER SHALL HAVE A DOUBLE JACK STUD AND KING STUD.
 - REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS.
 - FOR TYPICAL DETAILS SEE DRAWING 5-401
 - FOR GENERAL NOTES SEE DRAWING 5-100
 - GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FRAMING IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR ALL FLOOR AND ROOF FRAMING THAT IS PRE-ENGINEERED LUMBER.
 - INSTALL PROPER JOIST HANGERS AT ALL JOIST MEMBERS. THE INSTALLATION OF THE JOIST HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS.
 - PLACE DOUBLE JOISTS UNDER WALLS ABOVE OR PROVIDE SOLID BLOCKING AT 24" O.C. UNDER WALLS ABOVE WHERE NOT ALREADY INSTALLED.
 - H-XP-X DENOTES HEADER/BEAM AND END POST DESIGNATION. RE: SCHEDULE FOR SIZE. POSTS SIZES INDICATED ON PLAN AT POST LOCATIONS ARE SPECIFIC TO HEADER/BEAM END ONLY.
 - L-1 DENOTES PRECAST CONCRETE LINTEL TO BE (2) 4"x8" 4000PSI PRECAST CONC. LINTELS REINF. w/ (1) #5 BAR TOP AND BOTTOM (EACH) AND PROVIDE 8" MIN. BEARING.

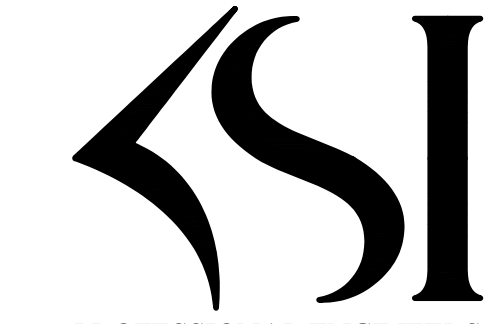


ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

- NOTES:
- THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
 - G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
 - PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.
 - TYPICAL ROOF CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD FRAMED STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THIS [x'-x" T.O.S.] ON PLAN AND IS REFERENCED FROM THE BUILDING'S DATUM.
 - ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE.
 - ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER.
 - ALL HEADERS TO BE MIN. (2) 2x10'S IN 2x4 EXTERIOR WALL AND (3) 2x10'S IN 2x6 EXTERIOR WALL UNLESS NOTED OTHERWISE ON PLAN.
 - ALL OPENINGS IN THE EXTERIOR WALL 6'-0" AND GREATER SHALL HAVE A DOUBLE JACK STUD AND KING STUD.
 - REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS.
 - FOR TYPICAL DETAILS SEE DRAWING 5-401
 - FOR GENERAL NOTES SEE DRAWING 5-100
 - GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FRAMING IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR ALL ROOF FRAMING THAT IS PRE-ENGINEERED LUMBER OR ROOF TRUSS CONSTRUCTION.
 - INSTALL PROPER HANGERS AT ALL ROOF RAFTERS. THE INSTALLATION OF THE HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS.
 - PROVIDE SIMPSON H2.5A HURRICANE CLIPS AT ALL ROOF RAFTER CONNECTION TO WALL TOP PLATE OR BEAM.
 - H-XP-X DENOTES HEADER/BEAM AND END POST DESIGNATION. RE: SCHEDULE FOR SIZE. POSTS SIZES INDICATED ON PLAN AT POST LOCATIONS ARE SPECIFIC TO HEADER/BEAM END ONLY.
 - L-1 DENOTES PRECAST CONCRETE LINTEL TO BE (2) 4"x8" 4000PSI PRECAST CONC. LINTELS REINF. w/ (1) #5 BAR TOP AND BOTTOM (EACH) AND PROVIDE 8" MIN. BEARING.

ELEVATOR ROOF
SCALE 1/4" = 1'-0"

- NOTES:
- THE CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC) AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION OF ANY STRUCTURAL COMPONENT. FAILURE TO NOTIFY ARCHITECT/ENGINEER OF UNSATISFACTORY CONDITIONS CONSTITUTES ACCEPTANCE OF UNSATISFACTORY CONDITIONS.
 - G.C. IS RESPONSIBLE TO FIELD VERIFY EXIST DIMENSIONS AND MEMBER SIZE. CONTACT ENGINEER IMMEDIATELY WITH ANY SIGNIFICANT DIFFERENCES TYPICAL AT ALL FLOORS.
 - PROVIDE TEMPORARY SHORING WHERE REQ'D TO MAINTAIN STABILITY.
 - TYPICAL ROOF CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD FRAMED STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THIS [x'-x" T.O.S.] ON PLAN AND IS REFERENCED FROM THE BUILDING'S DATUM.
 - ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE.
 - ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER.
 - ALL HEADERS TO BE MIN. (2) 2x10'S IN 2x4 EXTERIOR WALL AND (3) 2x10'S IN 2x6 EXTERIOR WALL UNLESS NOTED OTHERWISE ON PLAN.
 - ALL OPENINGS IN THE EXTERIOR WALL 6'-0" AND GREATER SHALL HAVE A DOUBLE JACK STUD AND KING STUD.
 - REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS.
 - FOR TYPICAL DETAILS SEE DRAWING 5-401
 - FOR GENERAL NOTES SEE DRAWING 5-100
 - GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FRAMING IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR ALL ROOF FRAMING THAT IS PRE-ENGINEERED LUMBER OR ROOF TRUSS CONSTRUCTION.
 - INSTALL PROPER HANGERS AT ALL ROOF RAFTERS. THE INSTALLATION OF THE HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS.
 - PROVIDE SIMPSON H2.5A HURRICANE CLIPS AT ALL ROOF RAFTER CONNECTION TO WALL TOP PLATE OR BEAM.
 - H-XP-X DENOTES HEADER/BEAM AND END POST DESIGNATION. RE: SCHEDULE FOR SIZE. POSTS SIZES INDICATED ON PLAN AT POST LOCATIONS ARE SPECIFIC TO HEADER/BEAM END ONLY.



PROFESSIONAL ENGINEERS
ADDRESS: _____
P.O. BOX 628 FARMINGDALE, NJ 07727
PHONE: _____
732.938.2666
FAX: _____
732.938.2661

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNREPRODUCED WORK OF THE ENGINEER. THE REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REVISION SAID DRAWING SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS AND A BREACH OF COMPANY ASSETS, BOTH OF WHICH SHALL BE PUNISHED TO THE FULLEST EXTENT OF CURRENT STATUTES.

SEAL AND SIGNATURE: _____

PETER J. ARAGON

NEW YORK PROFESSIONAL ENGINEER
LICENSE NUMBER: 102752

DOB APPROVAL STAMP: _____

PROJECT TITLE:
ADDITIONS & RENOVATIONS
FOR:
13TH STREET TOWNHOUSE
161 W 13 TH STREET
NEW YORK, NY 10011

DATE: _____ REVISION: _____

DOB BSCAN STICKER: _____

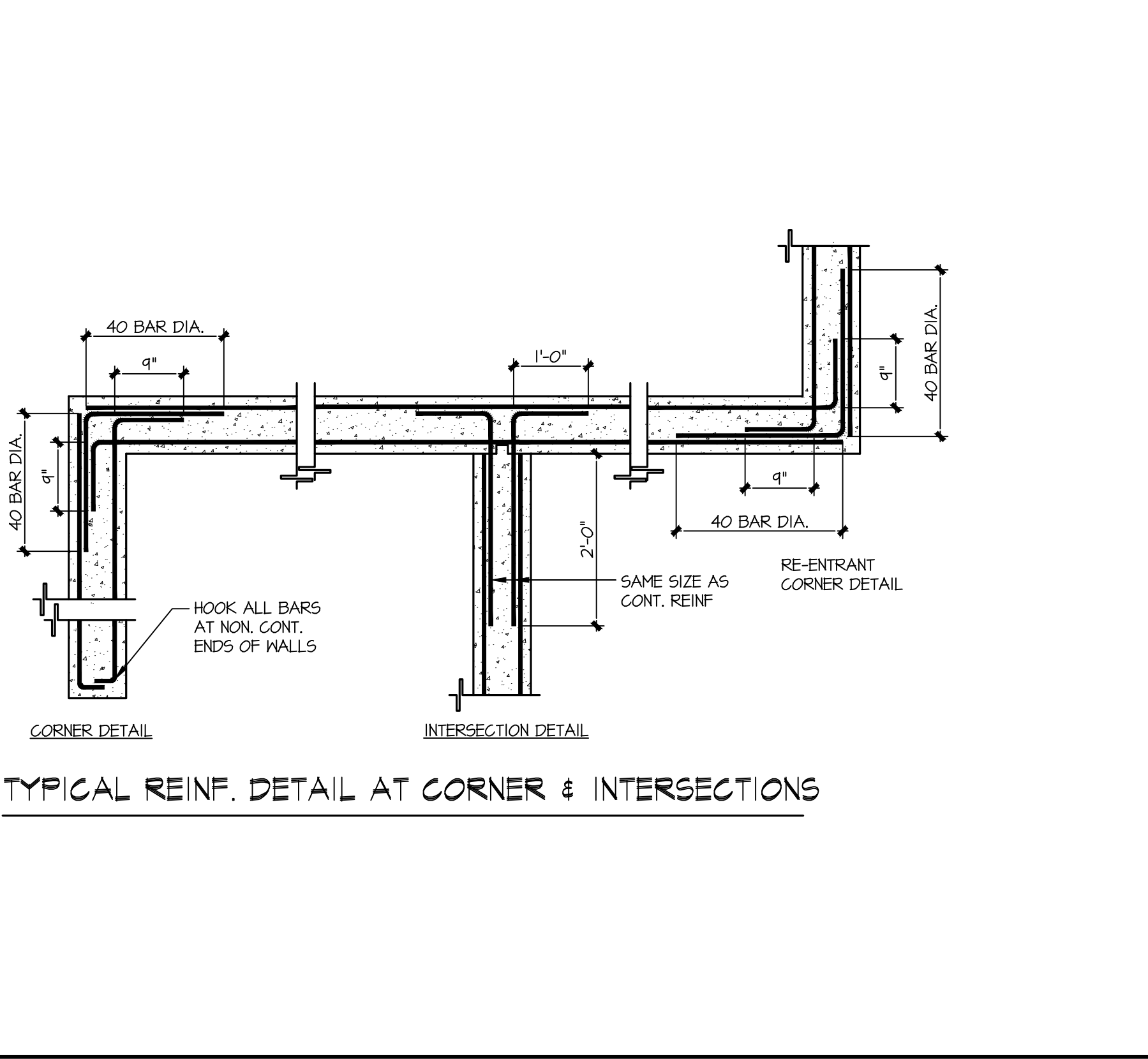
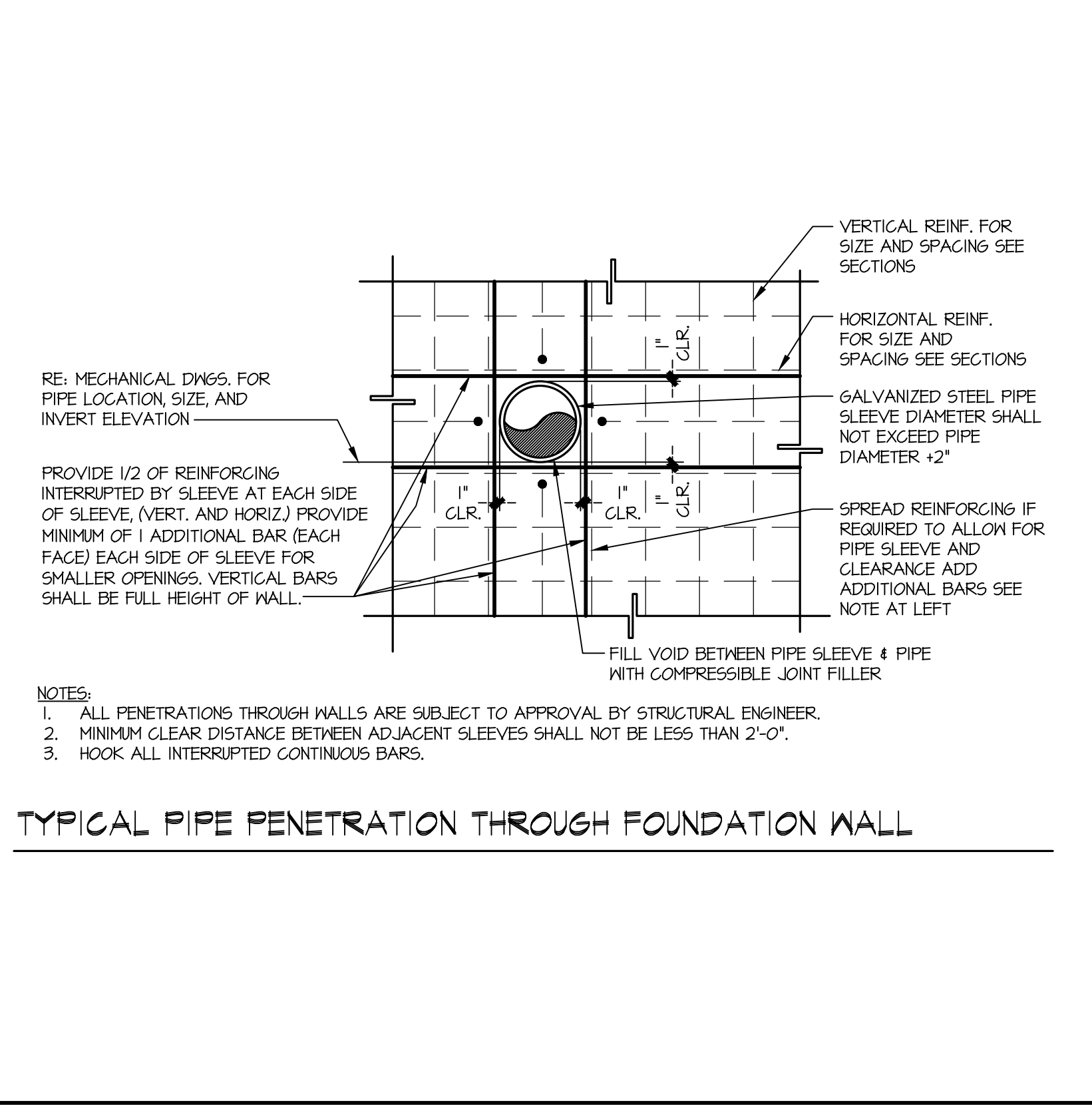
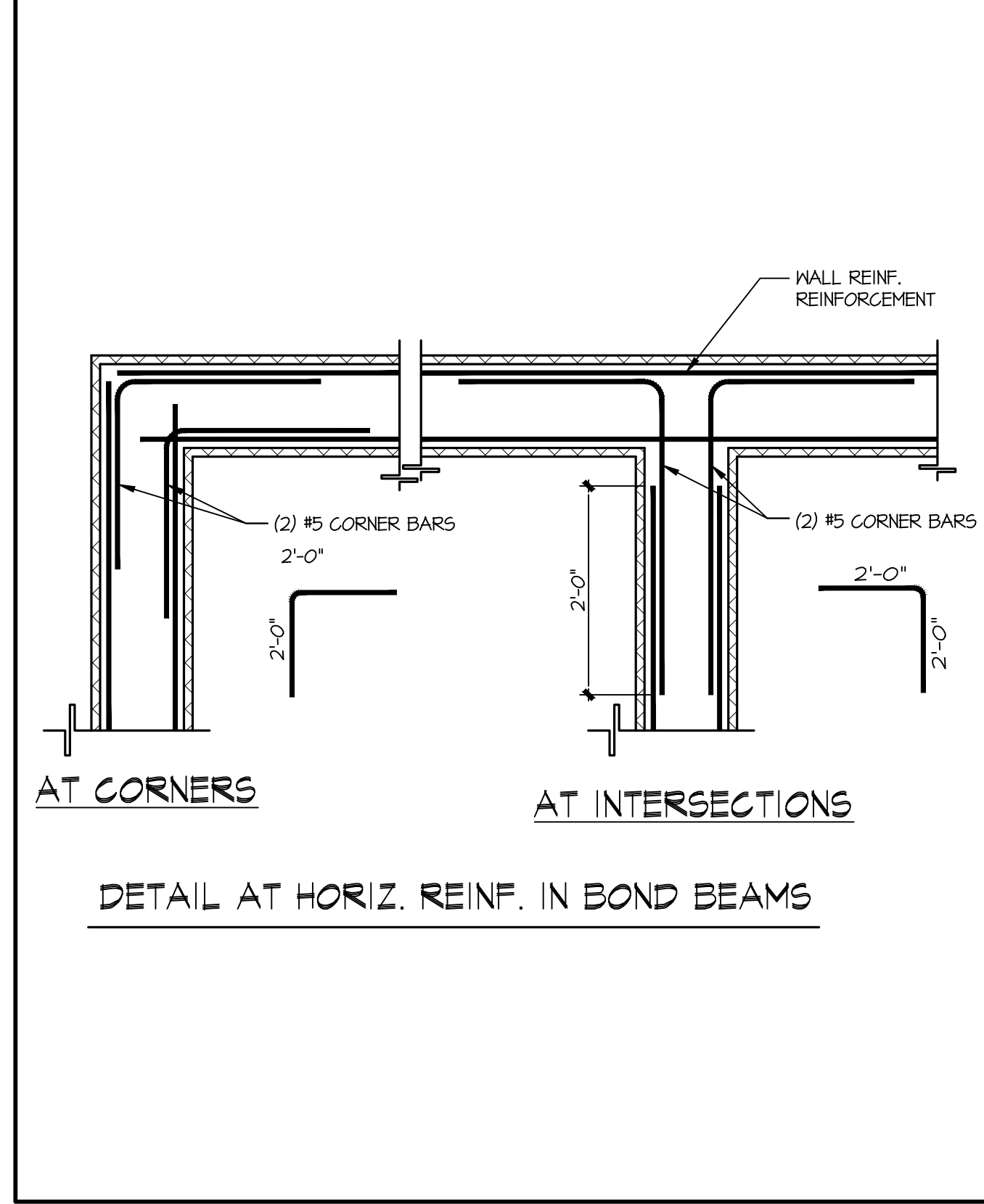
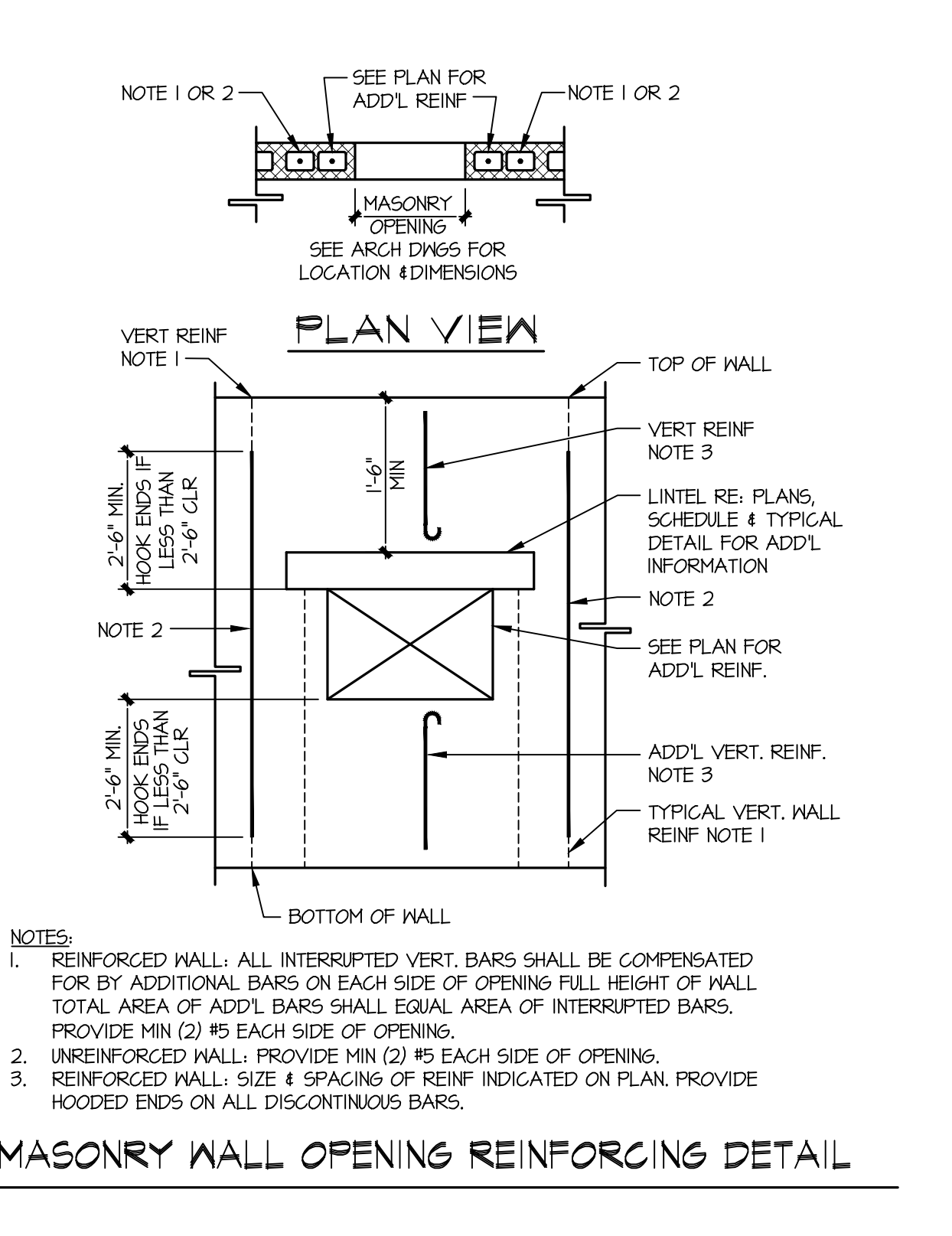
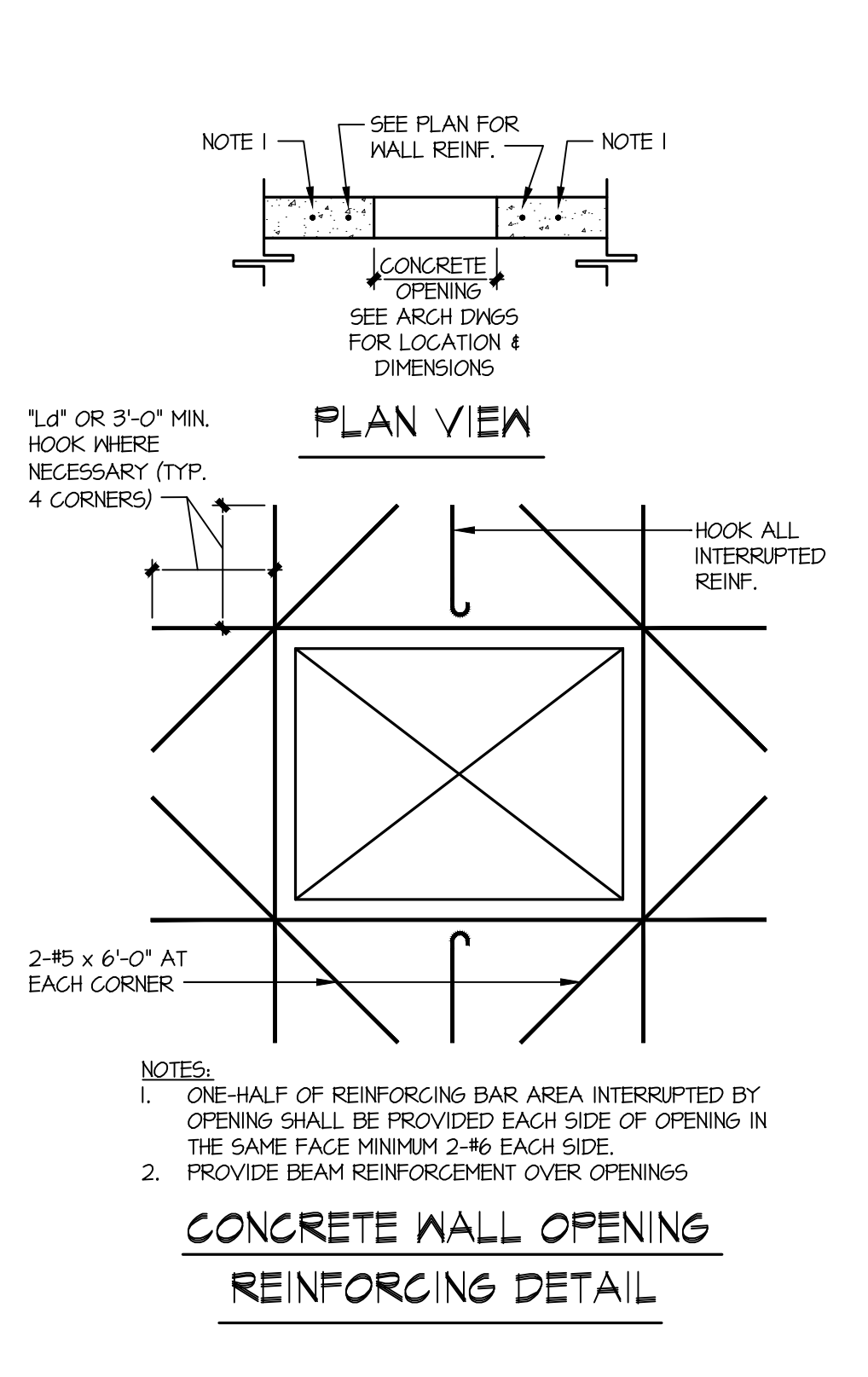
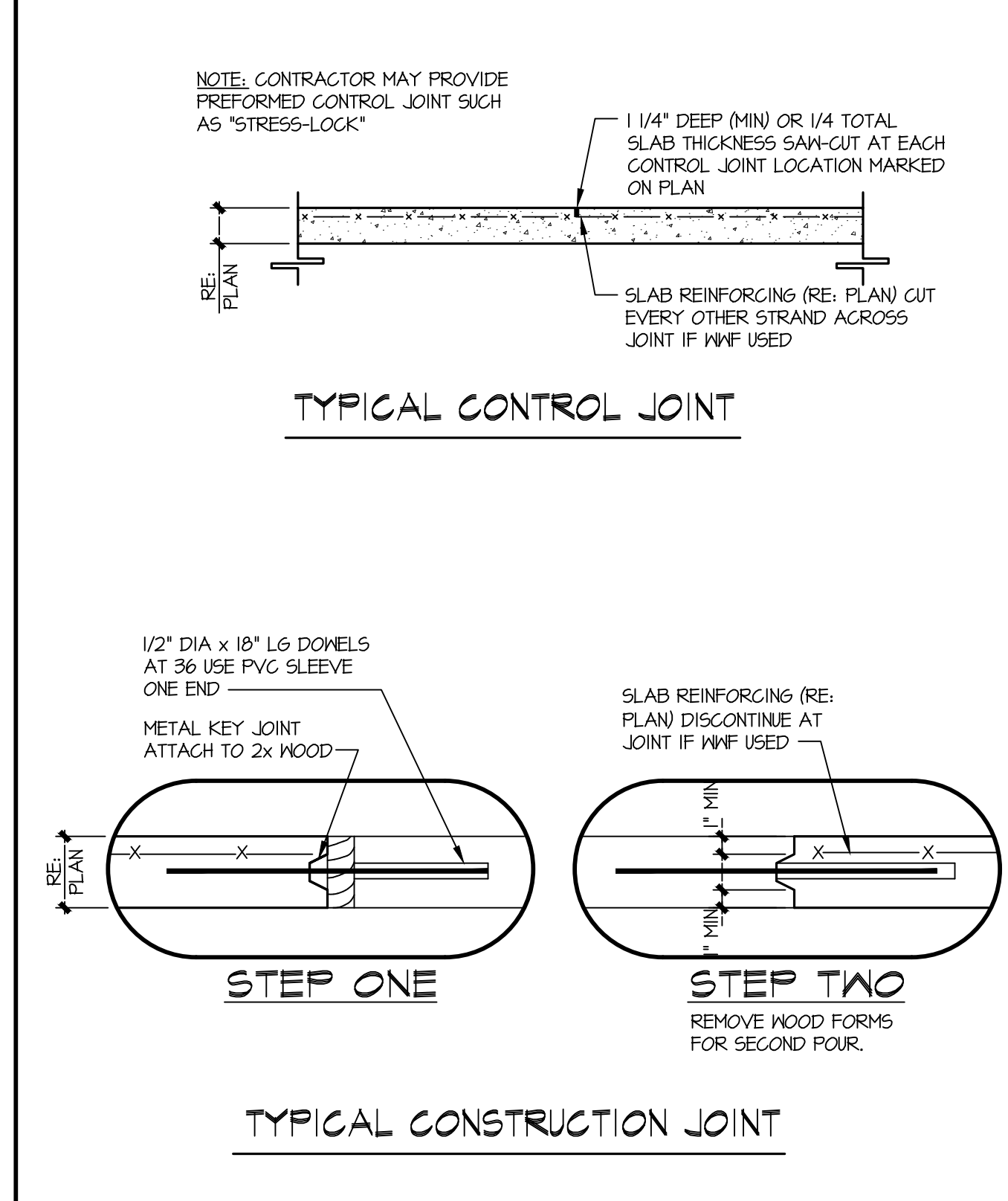
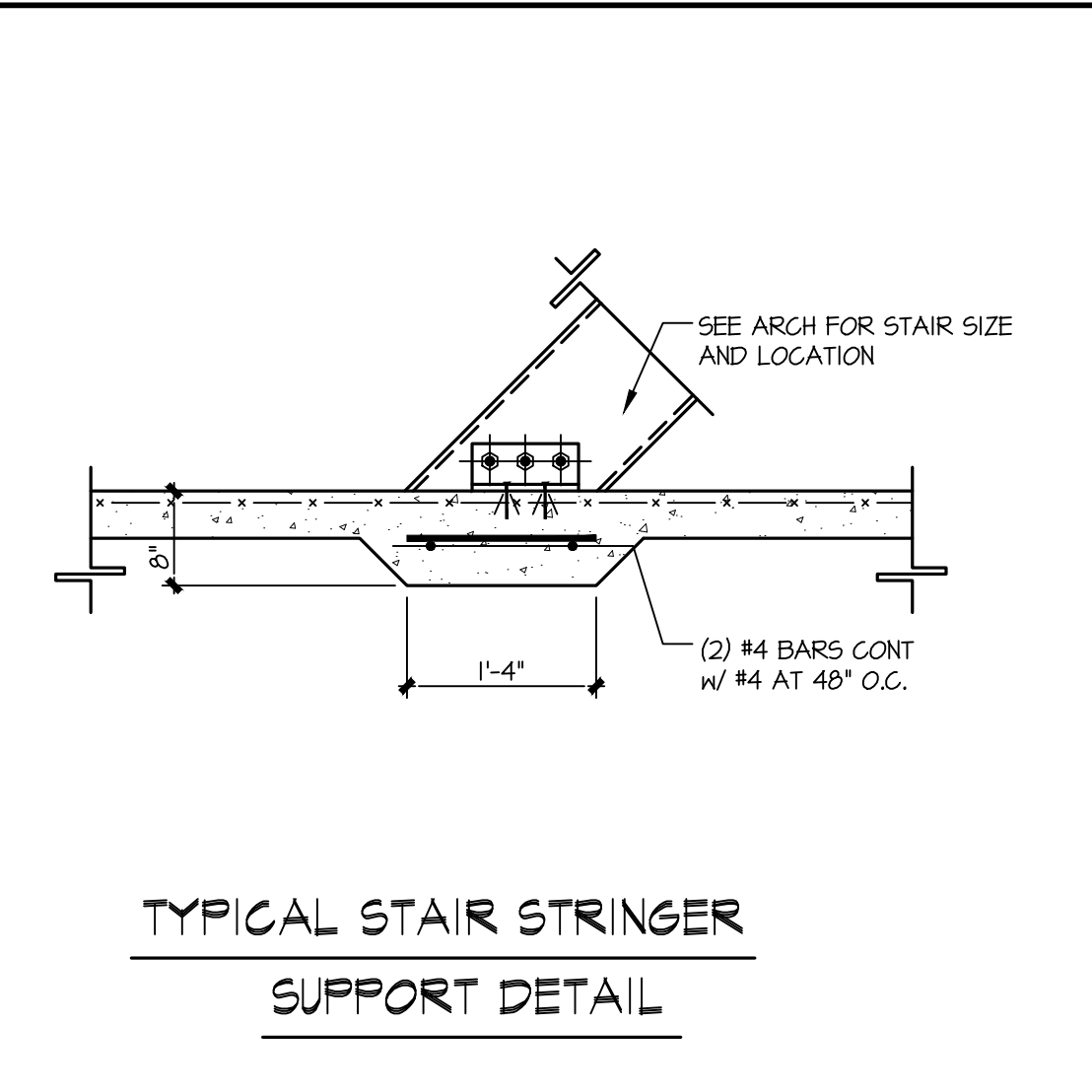
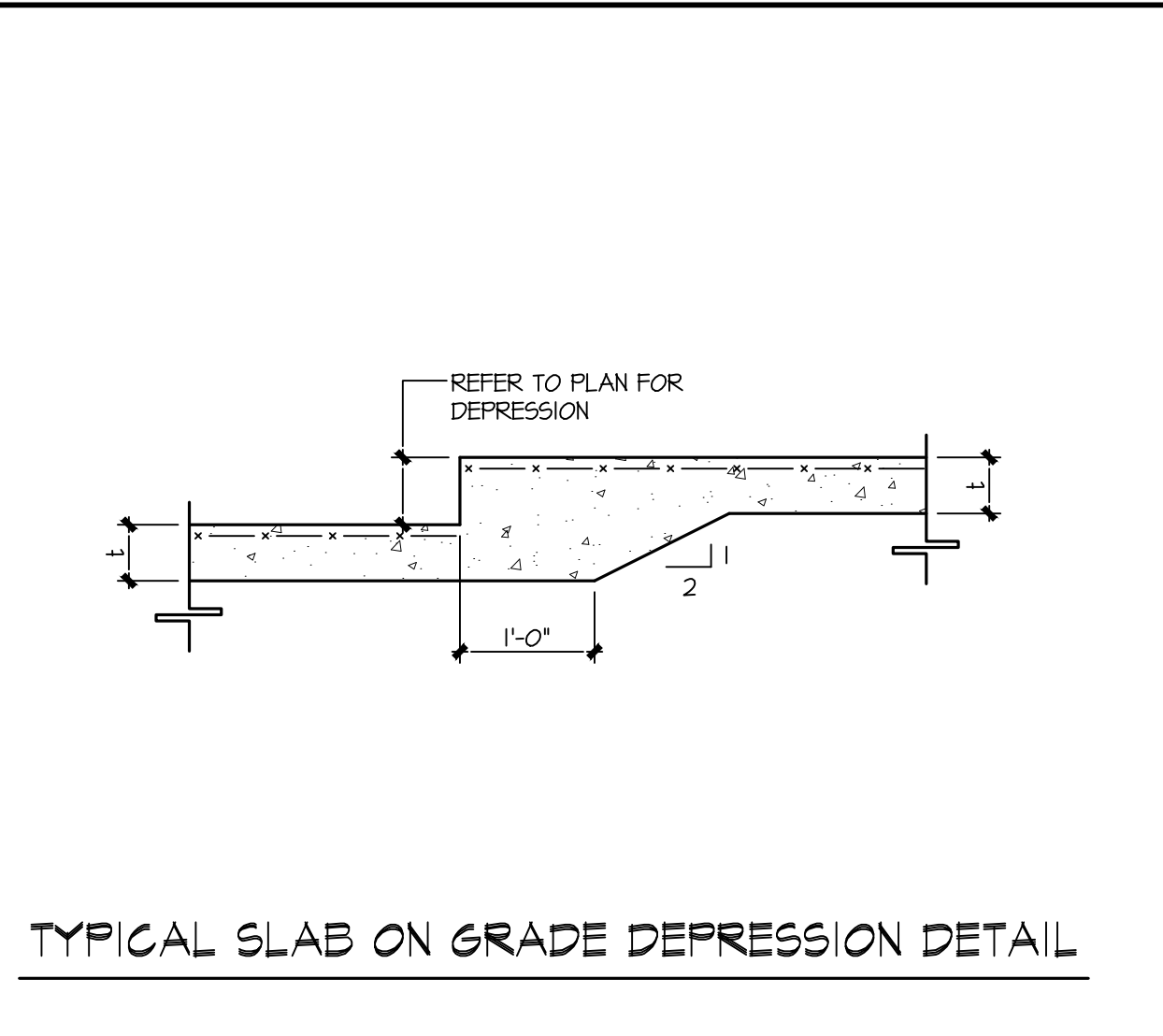
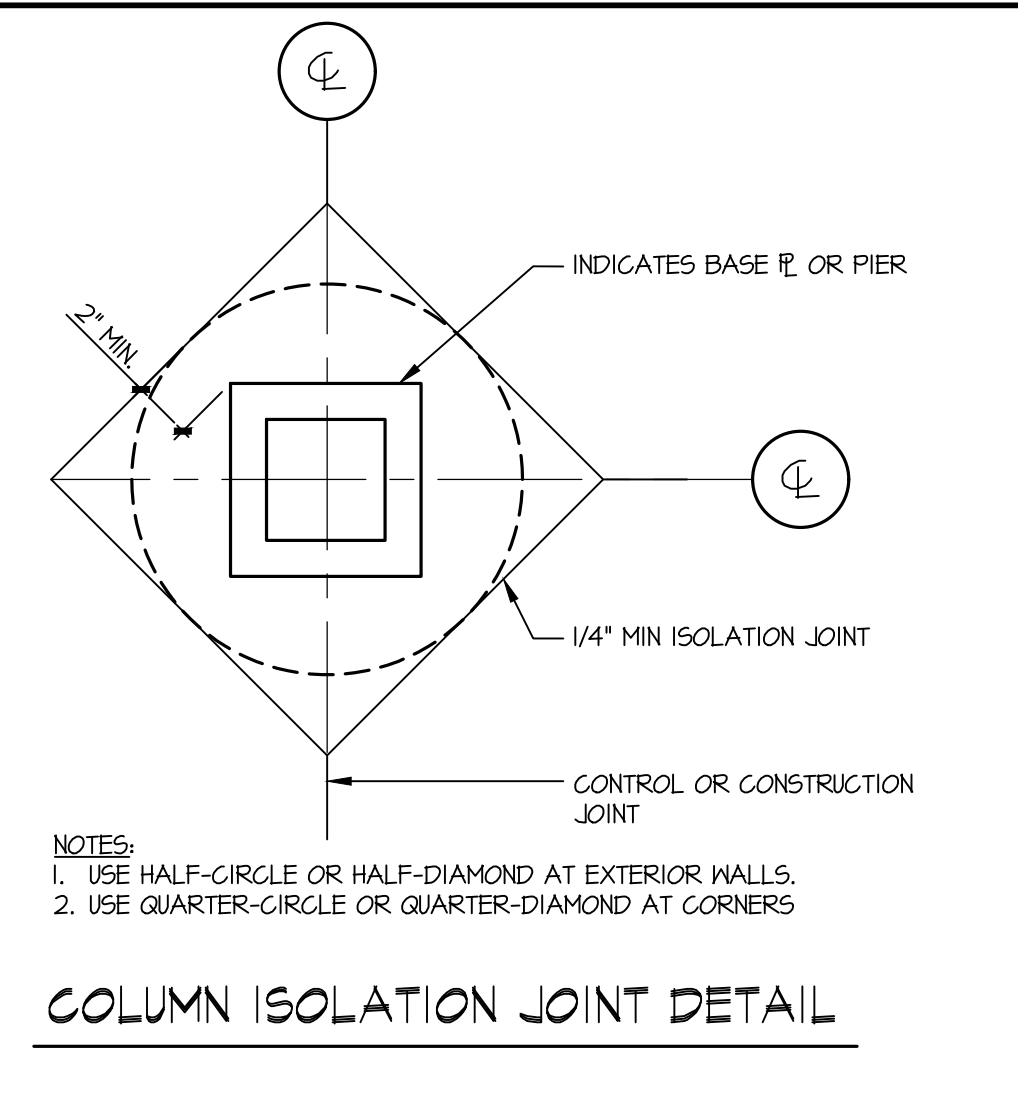
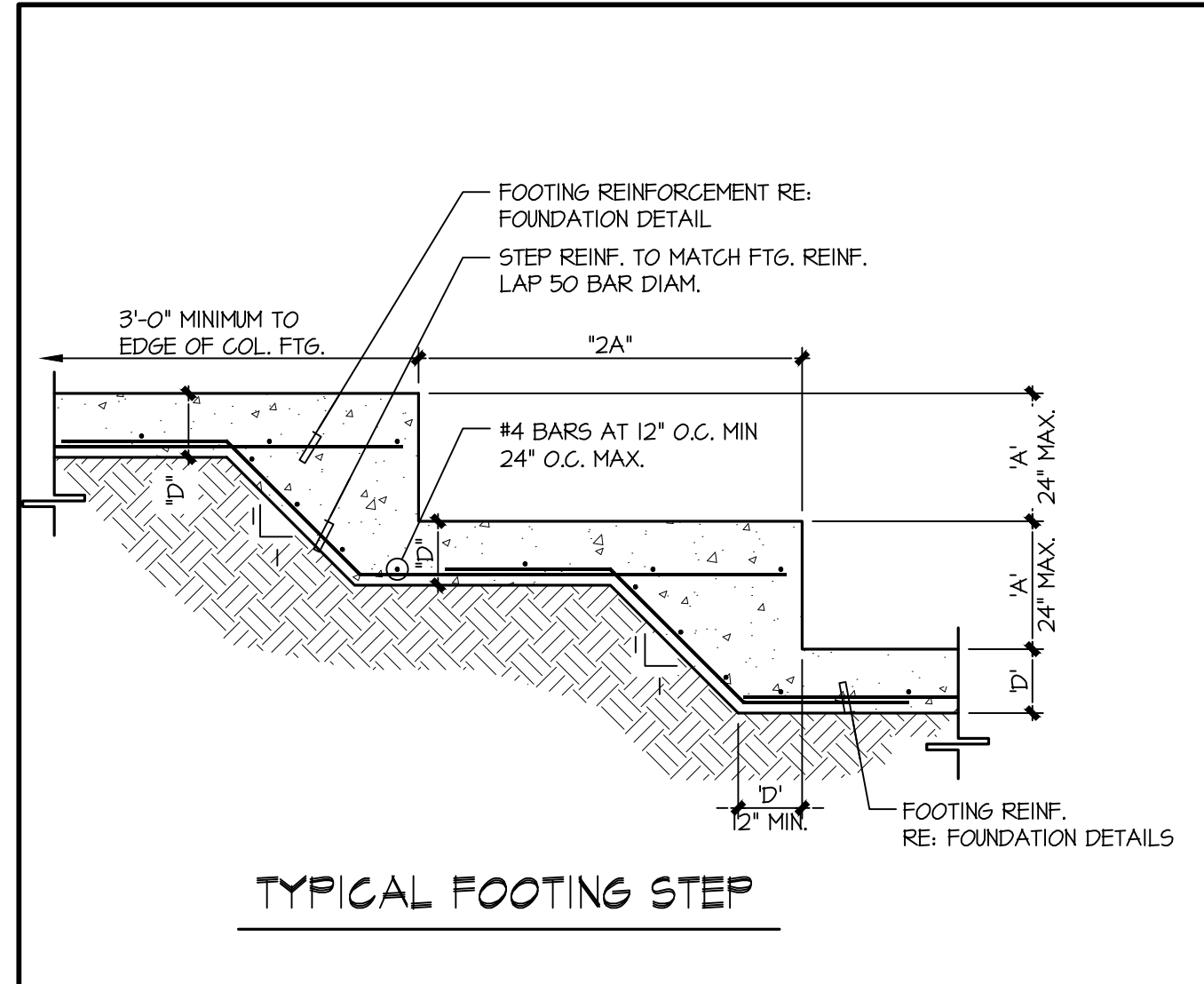
DOB NOW JOB #: _____

DRAWING TITLE:
LEVEL 4 & ROOF FRAMING PLANS

DATE: 01/25/24
KSI PROJECT #: 2300_15
DESIGNED BY: PJA
DRAWN BY: RBP
SCALE: AS NOTED
DRAWING NUMBER: **S-104.00**

PAGE # _____ OF XX

ISSUED FOR LANDMARKS REVIEW



SI
PROFESSIONAL ENGINEERS
ADDRESS:
P.O. BOX 628 FARMINGDALE, NJ 07727
PHONE:
732.938.2666
FAX:
732.938.2661
ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER. THE REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REVISION SAID DRAWING SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS AND A BREACH OF COMPANY ASSETS, BOTH OF WHICH SHALL BE PUNISHED TO THE FULLEST EXTENT OF CURRENT STATUTES.

SEAL AND SIGNATURE:
PETER J. ARAGON
NEW YORK PROFESSIONAL ENGINEER
LICENSE NUMBER: 102752

DOB APPROVAL STAMP:
PROJECT TITLE:
ADDITIONS & RENOVATIONS FOR:
13TH STREET TOWNHOUSE
161 W 13 TH STREET
NEW YORK, NY 10011

DATE: REVISION:
DOB BSCAN STICKER:
DOB NOW JOB #:
DRAWING TITLE:
TYPICAL DETAILS
DATE: 01/25/24
KSI PROJECT #: 2300_15
DESIGNED BY: PJA
DRAWN BY: RBP
SCALE: AS NOTED
DRAWING NUMBER:
S-401.00
PAGE # OF XX

ISSUED FOR LANDMARKS REVIEW