



ZONING ANALYSIS

R6

EXIST. OCC. CLASS. - RESIDUAL CODE PROP. OCC. CLASS. - R-3 (2008) (GAB)

EXIST. CONST. CLASS. - (OLD CODE) PROP. - REMAIN THE SAME CONST. CLASS. - (OLD CODE)

ZONING MAP# = 14C

LOT AREA = 20,900 SF

ALLOWABLE F.L. AREA - H.F. OF 4 = (1.85 F.A.R.)

ALLOWABLE F.L. AREA = (1800 X .85) = 330 SF

ACTUAL F.L. AREA = 2842 SF < ALLOWABLE F.L. AREA (330); OK

DENSITY:

ZR 23-22 DWELLING UNIT FACTOR = 680

[MAX ALLOW F.L. AREA] / 680 = 60' ALLOW DWELLINGS

2 (PROP. DU) X 4 (F. ALLOW DU) = 8

ZR 23-47: REQUIRED REAR YARD = 30' MIN.

ZR 23-63Z: MAX ALLOW. HEIGHT = 60' MAX.

PROP. REAR YARD HEIGHT = 49'-8\"/>

SPECIAL INSPECTIONS

- FIRE STOPS, DRAFTSTOP, FIREBLOCK SYSTEM (BC 1704.25)
- MECH. SYSTEM (BS 1704.15)
- MASONRY (BC 1704.5)
- CONCRETE-CAST IN PLACE (BC1704.4)
- UNDERPINNING (BC1704.9.1)

PROGRESS INSPECTIONS

- FIRE RESISTIVE RATED CONSTRUCTION (BC 109.3.1)
- ENERGY CODE COMPLIANCE INSPECT. (BC 109.3.5)
- FOOTING & FOUNDATION (BC109.3.1)

ABBREVIATIONS

c/c	- CENTER TO CENTER
CL	- CLOSET
DN	- DOWN
DU	- DWELLING UNIT
EX-ESTING	- EXISTING
FL	- FLOOR
GR	- GAS COOKING RANGE
REF	- REFRIGERATOR
RP	- RE-PROPOSED
SD	- SMOKE DETECTOR
SI	- SLOP SINK
WS	- WASH BASIN
WH	- WATER HEATER
CK	- GAS METER
EM	- ELECTRIC METER
FD	- FLOOR DRAIN

PROJECT: PROP. 3 DWELLING UNITS INTO 2 DWELLING UNITS

ENGINEERING CONSULTANT SERVICES, P.C.

94-04 Sulphur Blvd, Jamaica, NY, 11435

Tel: (718) 291-6555 fax: (718) 291-8646

PAUL F. MARINO, P.E.

DATE: 10/16/08
SCALE: AS SHOWN
CHECKED: P. MARINO
DESIGNED: P. MARINO

REV. NO. A1/3

GENERAL NOTES

- All work is to conform to the rules and regulations of the New York City Building Code and the New York State Building and Construction Code for One and Two-Family dwellings.
- These Plans are in general compliance with the New York State Energy Conservation Code dated March 01, 1991.
- The Contractor shall be responsible for any compliance with all City Building Code and the New York State Energy Code and shall provide all required criteria as outlined in the code as pertains to all related equipment, materials, and their installation at the job site.
- All materials, assemblies, forms and method of construction shall meet the following requirements:
 - It shall have been accepted prior to the effective date of the code by the Board, or
 - It shall have been accepted for use under the prescribed code test methods by the Commission, or
 - It shall have been approved by the Board of Standards and Appeals (C26-105.2)
- These Plans are subject to review by all city agencies having jurisdiction over them.
- The Contractor shall procure and pay all cost associated with securing all necessary work permits, inspections, test, and approvals for all trades required by all city departments; he is also required to obtain all inspector's sign-offs from the Department of Buildings.
- Five days prior to filing of permit application, written notice shall be given to the owners of adjoining lots, building and service facilities which may be affected by the foundation or earthwork operation per section C26-112.3.
- At least 24hrs written notice shall be given to the Commissioner before the commencement of any work for which a permit has been issued before any work is commenced on or adjacent to the lot. The contractor shall be responsible for any work for which a permit has been issued for such controlled inspection shall be notified in writing at least 72 hrs prior to such commencement. C26-118.5
- The Contractor is to check and verify all dimensions, notes, work, herein shown and conditions of the site before any construction work is started. Report any and all discrepancies to the Architect. Do not scale drawings.
- All foundation and earthwork operation shall be performed in accordance with the requirements of Article 11 and 13 of the code. And all lots, buildings and service facilities adjoining the foundation and earthwork area shall be protected and supported as per C26-112.4.
- An accurate and complete lot survey, made by a licensed surveyor shall be submitted after completion of the extension of existing building at the boundary of the lot. The finished grades of water courses, streets, and similar above grade methods of storm water disposal, when permitted by the code the location of all catch basins on the property. The established curb level, and the location of all other structure on the lot together with the location and the boundaries of the lot or plot upon.
- All building and lot line lines, elevations and grades given to be located by a licensed surveyor.
- All elevation shall be referred to US coast and geodetic survey mean sea level datum of 1929 C26-110.3.
- All signs, tanks, pumps, and individual storm water and sanitary sewage disposal system (if required) shall be filed for under separate applications unless otherwise noted.
- The Contractor is to provide all labor, materials, equipment, and services required to furnish and install all of the work as shown and described on these contract documents.
- The Contractor shall supervise and direct the work, using the best skills and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for the coordination of all portion of the work.
- The Contractor is to include in his scope of work, other items not specifically outlined on the drawings, as prescribed by field conditions, or as required for proper execution of the work as indicated.
- The contractor assumes responsibility for having all subcontractors review all documents for their complete scope of work.
- The Contractor shall be responsible for adequate bracing and protecting all work during construction against damage, breakage, collapse, distortion, and misalignment in accordance with the New York City Building Code, Standard and Good Practice.
- In accordance with generally accepted construction practices, the contractor shall be responsible for providing adequate bracing and protecting all work during construction against damage, breakage, collapse, distortion, and misalignment in accordance with the New York City Building Code, Standard and Good Practice.
- The Contractor shall familiarize himself with the requirements of Article 19 "Safety of Public and Property during construction operations" and shall be held responsible for the safe maintenance as prescribed therein until completion of all work.

CONCRETE & FOUNDATION NOTES

- Foundation walls and footings to rest upon 2 tons/sq ft of virgin soil and be verified by the Building Department Inspector and/or Architect after excavation and before footings are placed.
- All footings to be carried down to a minimum 4'-0" below adjacent finished ground level when exposed to frost, below house drains and down to virgin soil.
- When excavations are 5'-0" or greater in depth from the level of adjacent ground, the sites shall be shored as per C26-190.3.2 (A) Provide girders or fence of excavations as per C26-190.3.2 (B) Excavations shall be substantially kept free of water during foundation construction as per C26-110.5.5
- All concrete used on this project to be proportioned on the basis of calculated stresses more than 70% of the basic allowable values. Concrete materials, design, and construction shall meet the requirements of RS10-3 Building Code Requirements for Reinforced Concrete (ACI 318-1971, as modified by the New Building Code)
- Concrete is to be protected on the basis of the pre-qualified previously accepted from Item 1. The concrete mix is to be minimum 25% air, have a minimum strength of 3500 PSI, minimum cement factor to comply with Table 10-3, Preliminary tests as a basis for a pre-qualified mix to comply with C26-100.4.3 & 34. Quality control of concrete is to be provided at the batch plant. The results of quality control and inspection are to appear on the ticket accompanying each load of concrete as per C26-100.4.3 (5).
- All required certificates and observations should become part of the documentation to be filed with the Commissioner as per C26-100.4.3. Supplier's tickets addressing to inspection and test reports for concrete will be filed on an on-shipment.
- Pump concrete to have a minimum cement factor of 5.75 bags per cu. yd. of concrete and maximum water cement ratio of 7 gallons per 94 lb. sack of cement. Concrete to develop a minimum strength of 3000 PSI at 28 days. Slump of concrete to be 5" (±1").
- Contractor to mold 3 concrete test cylinders for each 50 cu. yd. of concrete to be placed. One cylinder to be used for testing in accordance with ASTM C39-1966. Reports of test to be submitted for filing with the Building Department.
- Concrete which in its final state will be exposed to the action of freezing weather and all concrete girders, floors, entrance, platforms, steps and porch floors retaining walls, shall have a minimum 28 day strength of 3000 PSI, placed on 6" minimum well compacted gravel or crushed stone fill, and reinforced with 6x6x10/10 welded wire fabric placed 1" below top of slab. Provide vapor barrier below slab on grade.
- Slabs on ground shall be poured in alternate panels of 600 sq. ft. minimum in area and in a checkerboard fashion to minimize shrinkage. Backfill at piers and over footings shall be compacted thoroughly.
- Concrete beams and slabs shall be poured after all electrical conduits, sanitary, heating and/or ventilating sleeves have been placed. All concrete beams and slabs shall be poured monolithically.
- All reinforcing bars shall be lapped 36 X bar diameters at splices and corners, and hooked at, from continuous ends. Lap top bars at center between supports, and lap continuous bottom bars at supports. (C26-100.4 & RS10.3)
- All reinforcing bars shall conform to ASTM A615 (latest edition grade 60). All reinforcing shall be wired at every intersection.
- Reinforcing bars must comply as follows: cleaning and bending, painting and protection to meet reinforcement with C26-100.4 and RS10-3 chapter 7. Mesh reinforcement: as per ASTM A185 & A82 - Design stress 30,000 PSI.
- Forms and details of construction must comply with section C26-100.4.0 and C26-190.4.3 transporting, placing, curing and depositing of concrete must comply with section C26-100.4.0 and RS10-3.

CLIENT NOTES

- Written notice to commence construction work shall be given to the commissioner at least 24 hours before.
- All work shall conform to the requirements of The New York City Building Construction Code. All work shall also conform to the requirements of any other authorities having jurisdiction.
- All CONSTRUCTION work to be done by a licensed Contractor and an application for Permit shall be filed with, and permit issued from, the NYC Dept. of Buildings through office in which the proposed work is located.
- All ELECTRICAL work to be done by a licensed Electrician and application for Permit to be filed with, and permit issued from, the Bureau of Electrical Control located at 60 Hudson St., New York, NY.
- All PLUMBING work to be done by a licensed plumber and on application for Permit shall be filed with, and permit issued from, the borough office the NYC Dept. of Buildings.
- All MECHANICAL work to be done by a licensed Contractor and an application for Permit shall be filed with, and permit issued from, the borough office the NYC Dept. of Buildings.

ENGINEER NOTES

- All work in this contract is assumed to be EXISTING unless noted to be NEW.
- Do not scale drawings; written dimensions supersede scaled dimensions
- The licensed Professional Engineer's services and responsibilities as a design applicant are limited to the preparation of plans, building department filings to obtain approval, is the responsibility of owner/contractor to retain and have on site a NYC certified PE or RA as the special/progress inspector.
- It is the intention of these drawings and notes to provide for the complete construction of the works. Should anything be omitted from the drawings necessary for the proper construction of work herein described, it shall be the responsibility of the contractor to notify the PE.
- The PE may in his absolute discretion issue further drawings, details and/or written instructions, direction and explanations in regard to: (a) The variation of the design or the omission or substitution of any work; (b) The opening up for inspection of any work covered up; (c) The remedying and making good of any defects or other faults due to material and workmanship not in accordance with this contract or made by the Contractor at his own cost.
- The PE shall determine any levels, which may be required for the execution of the work and shall furnish to the Contractor by way of dimensional drawings.

CONTRACTOR(S) NOTES

- Written notice to commence construction work shall be given to the commissioner at least 24 hours before.
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- All MECHANICAL work to be done by a licensed Contractor and an application for Permit shall be filed with, and permit issued from, the borough office the NYC Dept. of Buildings.

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