

LANDMARKS PRESERVATION COMMISSION

ELECTRONIC APPROVAL - 02/11/2021 - WC

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 02/11/21	EXPIRATION DATE: 1/12/2027	DOCKET #: LPC-21-05489	COFA COFA-21-05489
ADDRESS: 97 ST MARKS AVENUE		BOROUGH: BROOKLYN	BLOCK/LOT: 1143 / 80
Prospect Heights Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Yaelle Yoran-Wastin
97 St. Mark's Avenue
Brooklyn, NY 11217

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 12, 2021, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on December 17, 2020, and as you were notified in Status Update Letter 20-10086 (LPC 20-10086), issued on January 19, 2021.

The proposal, as approved, consists of constructing a light gray finished metal clad stair bulkhead at the roof, featuring a skylight at the sloped portion of the bulkhead; and installing light gray finished mechanical equipment at the roof, including four (4) HVAC units and metal screen, as well as light gray finished metal railings, gates, steps, a planter, and a roof deck, as shown in a digital presentation, titled "97 St. Marks Avenue," dated January 12, 2021, and prepared by Combined Architect, including 24 slides, consisting of photographs, drawings, and renderings, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Prospect Heights Historic District Designation Report describes 97 St. Mark's Avenue as an Italianate style rowhouse with Second Empire style elements,

LANDMARKS PRESERVATION COMMISSION

and built c. 1869-1872, and that the building's style, scale, materials, and details, are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission found that none of the work will damage or destroy any significant architectural features; that the simple massing and metal cladding of the bulkhead will be in keeping with utilitarian bulkheads found at buildings of this type, style, and age; that the bulkhead will only be minimally visible in the context of the front façade from the west on St. Marks Avenue, and from gaps in the streetwall on Bergen Street and Carlton Avenue, where it will be minimally visible over secondary facades from limited vantage points at a distance, and will not call undue attention to itself; and that the work will not detract from the special architectural or historic character of the building or the historic district. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on January 18, 2021 and January 26, 2021, the Commission received a written narrative, dated January 25, 2021, and prepared by Combined Architecture; emails, dated January 18, 2021 and January 26, 2021; drawings G-000.00 through G-004.00, A-100.00, A-200.00 through A-206.00, A-600.00 through A-605.00, A-610.00 through A-612.00, A-700.00, and A-701.00, dated January 22, 2021; drawings G-000.00, M-100.00 through M-103.00, M-200.00 through M-204.00, G-000.00, G-001.00, P-100.00 through P-103.00, P-200.00 through P-203.00, and P-300.00 through P-302.00, dated May 5, 2020, and prepared by Brian D. Ripel, R.A.; and drawings S-001.00 through S-004.00, D-001.00, S-100.00 through S-106.00, S-310.00, S-311.00, S-410.00 through S-418.00, S-700.00, S-800.00, and S-900.00 through S-902.00, dated November 18, 2019, and prepared by Josh A. Gregg, P.E.

Accordingly, the Commission staff reviewed these materials and noted that they include additional work, consisting of repainting the entrance doors at the parlor floor of the south (St. Marks Avenue) facade black; modifying masonry openings at the parlor floor of the north (rear) facade by removing two (2) one-over-one, double-hung, black painted metal windows, one (1) single-light, black painted metal and glass door and transom, and the brickwork beneath them and installing a black painted metal and glass door assembly, featuring six (6) single-light doors, in conjunction with salvaging the removed brickwork; modifying two (2) masonry openings at the basement level of the north facade by removing three (3) single-light, black painted metal casement windows and the brickwork beneath them and installing three (3) single-light, black painted metal and glass doors, in conjunction with salvaging the removed brickwork; modifying a masonry opening at the basement level of the north facade by removing a black painted metal door and sealing the opening with the salvaged brickwork; removing three (3) wall-mounted HVAC units installed at the parlor floor of the north facade, in conjunction with replacing damaged brick exposed by the removal with salvaged brickwork; replacing the black painted metal rear yard deck, featuring black painted metal railings and a metal trellis roof, adjacent to the parlor floor of the north facade with a larger black painted metal rear yard deck, featuring glass railings and a metal and glass roof; temporarily removing and reinstalling the existing black painted metal stairs at the new deck, in conjunction with relocating them 2' eastward; installing a light fixture at the soffit beneath the rear yard deck; installing a skylight and three (3) exhausts at the roof; and installing two (2) light fixtures and two (2) through-wall vents at the east (side) facade and one (1) through-wall vent at the north facade of the proposed stair bulkhead.

With regards to this additional work, the Commission found that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-

LANDMARKS PRESERVATION COMMISSION

ELECTRONIC APPROVAL - 02/11/2021 - WC

11(c)(1)(i) for painting facades and features that were originally or historically painted; and Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-14 for Window and Doors, including Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades; and Section 2-14(h)(1)(ii) for filling in window and door openings at secondary nonvisible or minimally visible facades; Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(f)(9) for rear yard decks; and Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district; Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(3) for light fixtures and intercom panels; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces; and Section 2-21(d)(3) for installation of through-wall HVAC equipment on nonvisible secondary facades. Additionally, the Commission found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved and Certificate of Appropriateness 21-05489 is being issued.

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Winnie Chau.



Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Brian Ripel, Combined Architecture

cc: Emma Waterloo, Deputy Director; Brian Ripel, Combined Architecture

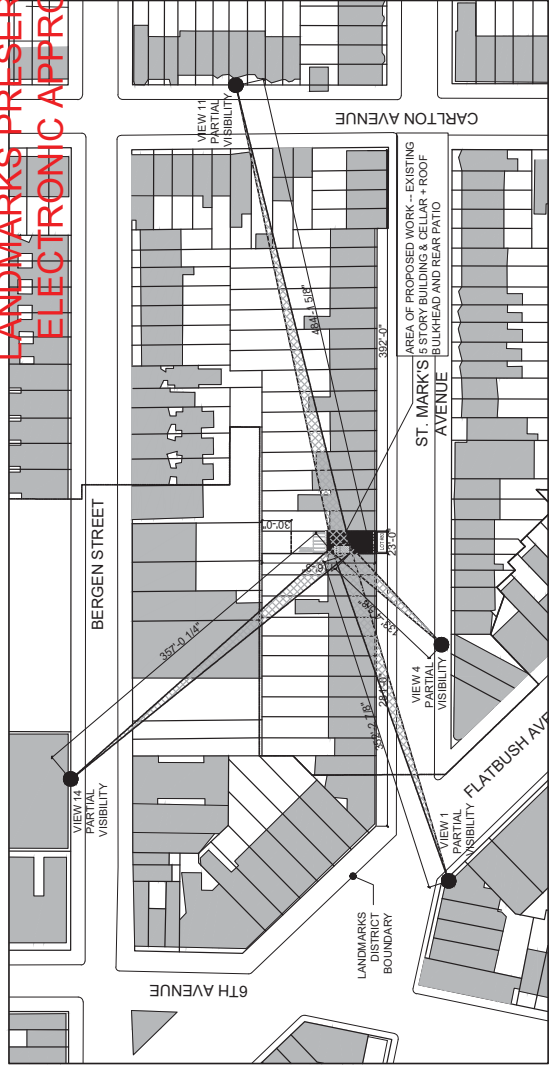
97 ST. MARK'S AVENUE, BROOKLYN, NY 11217



BLOCK: 1143
LOT: 80
ZONING: R6-B
PROSPECT MAP: 16C
LANDMARK DISTRICT: UG2
EXISTING ZONE USE GROUP: 5' PLUS CELLAR
PROPOSED ZONE USE GROUP: 5' PLUS CELLAR
EXISTING NUMBER OF STORIES: 5
PROPOSED NUMBER OF STORIES: 5

INDEX OF DRAWINGS

G-000.00	TITLE SHEET AND NOTES
G-001.00	VISIBILITY STUDIES
G-002.00	SITE PHOTOS
G-003.00	EXISTING CONDITIONS
G-004.00	PROPOSED AND DEMOLITION FLOOR PLANS
A-200.00	PROPOSED AND PROPOSED ELEVATIONS
A-600.00	EXISTING AND PROPOSED SECTIONS
A-610.00	EXISTING AND PROPOSED SECTIONS
A-700.00	TYPICAL PROPOSED DOOR DETAILS



1 PLOT PLAN
SCALE: 3/128" = 1'-0"



2 VIEW THROUGH ST. MARK'S AVENUE
SCALE: N/A



3 ST. MARK'S AVENUE FACADE
SCALE: N/A

REVISIONS:

Number	Date
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COMBINED
ARCHITECTURE AND INTERIORS

68 JAY STREET STE 306 BROOKLYN, NY 11201
COMBINED-ARCHITECTURE.COM | 718-525-7448
INFO@COMBINED-ARCHITECTURE.COM

PROJECT LOCATION:
97 St. Mark's Avenue
Brooklyn, NY 11217

OWNERSHIP:
Yaelle and Bernard Wastin
97 St. Mark's Avenue
Brooklyn, NY 11217



LANDMARKS -
LPC SUBMISSION

DWG. TITLE

TITLE SHEET AND
NOTES

SCALE: AS NOTED

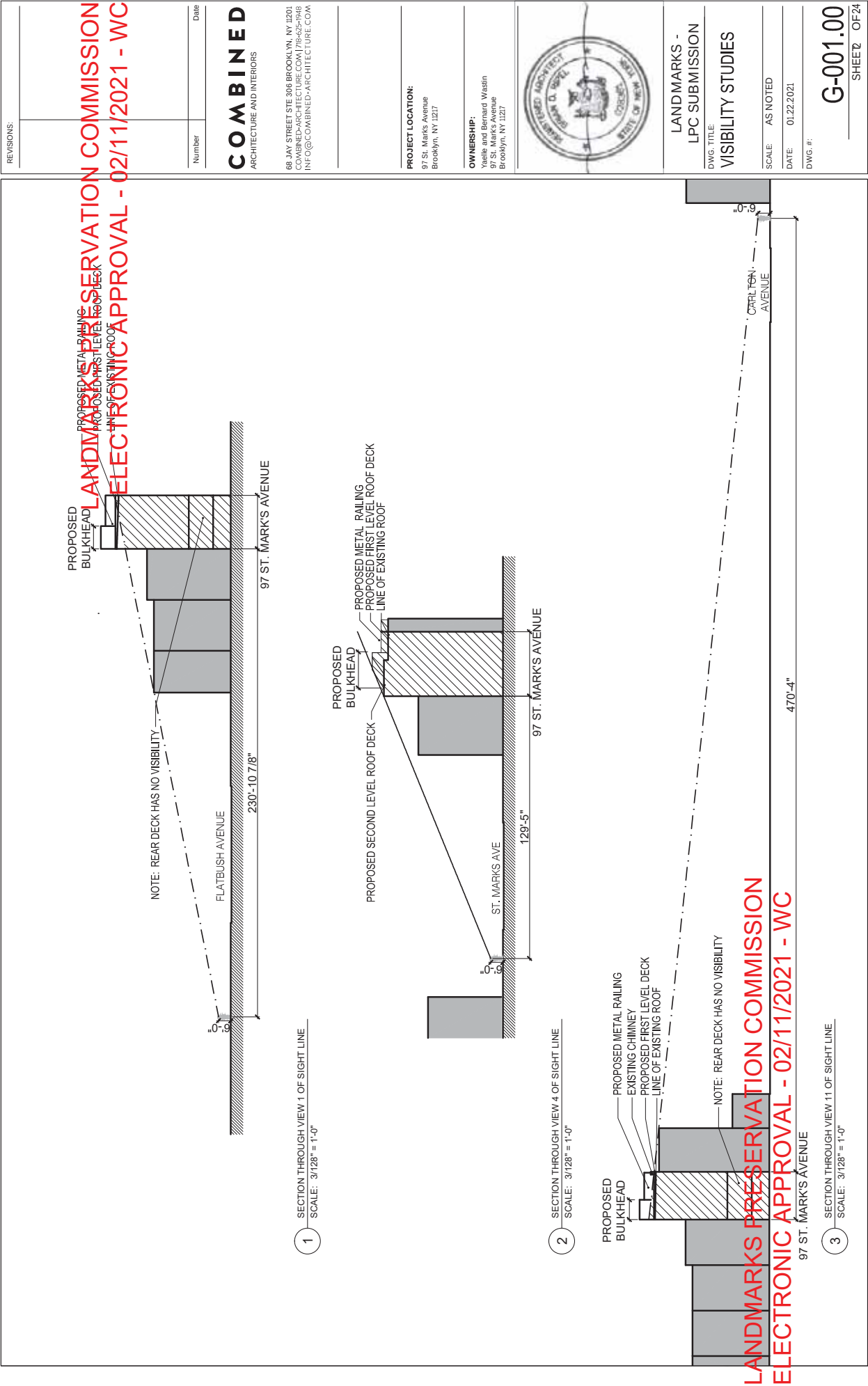
DATE: 01.22.2021

DWG. #:

G-000.00

SHEET 1 OF 24

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC



LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL VIEWED 02/11/2021 - ~~WVC~~
NO VISIBILITY NO VISIBILITY

Number	Date
--------	------

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68 JAY STREET STE 306 BROOKLYN, NY 11201
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PROJECT LOCATION:
97 St. Mark's Avenue
Brooklyn, NY 11217

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97 St. Mark's Avenue
Brooklyn, NY 11217

LANDMARKS -
LPC SUBMISSION

DWG. TITLE:
SITE PHOTOS WITH
MOCK-UP

SCALE: AS NOTED

DATE: 01.22.2021

DWG. #:

G-002.00

SHEET 3 OF 24



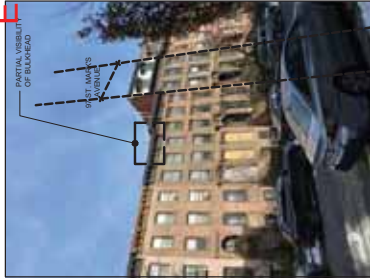
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PARTIAL VISIBILITY



VIEW 2
NO VISIBILITY



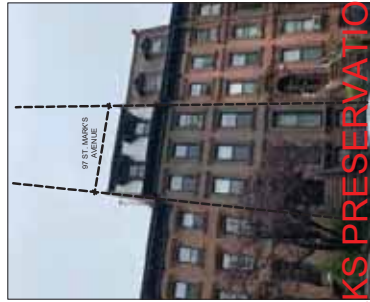
VIEW 3
NO VISIBILITY



VIEW 4
PARTIAL VISIBILITY



VIEW 5
NO VISIBILITY

VALVIEW
NO VISIBLE T21 - ~~VIEW~~7
NO VISIBILITY

VIEW 8
NO VISIBILITY



 PLOT PLAN
SCALE: 1/256" = 1'-0"

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC
PARTIAL VISIBILITY
NO

SHEET 4 OF 24



LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

REVISIONS:

EXISTING DECK AND STEEL PERGOLA APPROVAL #301394300 (10/05/2004)

ADJ. PROPERTY - 99 ST. MARKS AVENUE

ADJ. PROPERTY - 95 ST. MARKS AVENUE

Number	Date
--------	------

COMBINED
ARCHITECTURE AND INTERIORS

68 JAY STREET STE 306 BROOKLYN, NY 11201
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INFO@COMBINED-ARCHITECTURE.COM

PROJECT LOCATION:
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Brooklyn, NY 11217

OWNERSHIP:
Yaelle and Bernard Waslin
97 St. Mark's Avenue
Brooklyn, NY 11217

LANDMARKS -
LPC SUBMISSION

DWG TITLE:

EXISTING CONDITIONS

SCALE: AS NOTED

DATE: 01/22/2021

DWG. #:

G-004.00

SHEET 5 OF 24



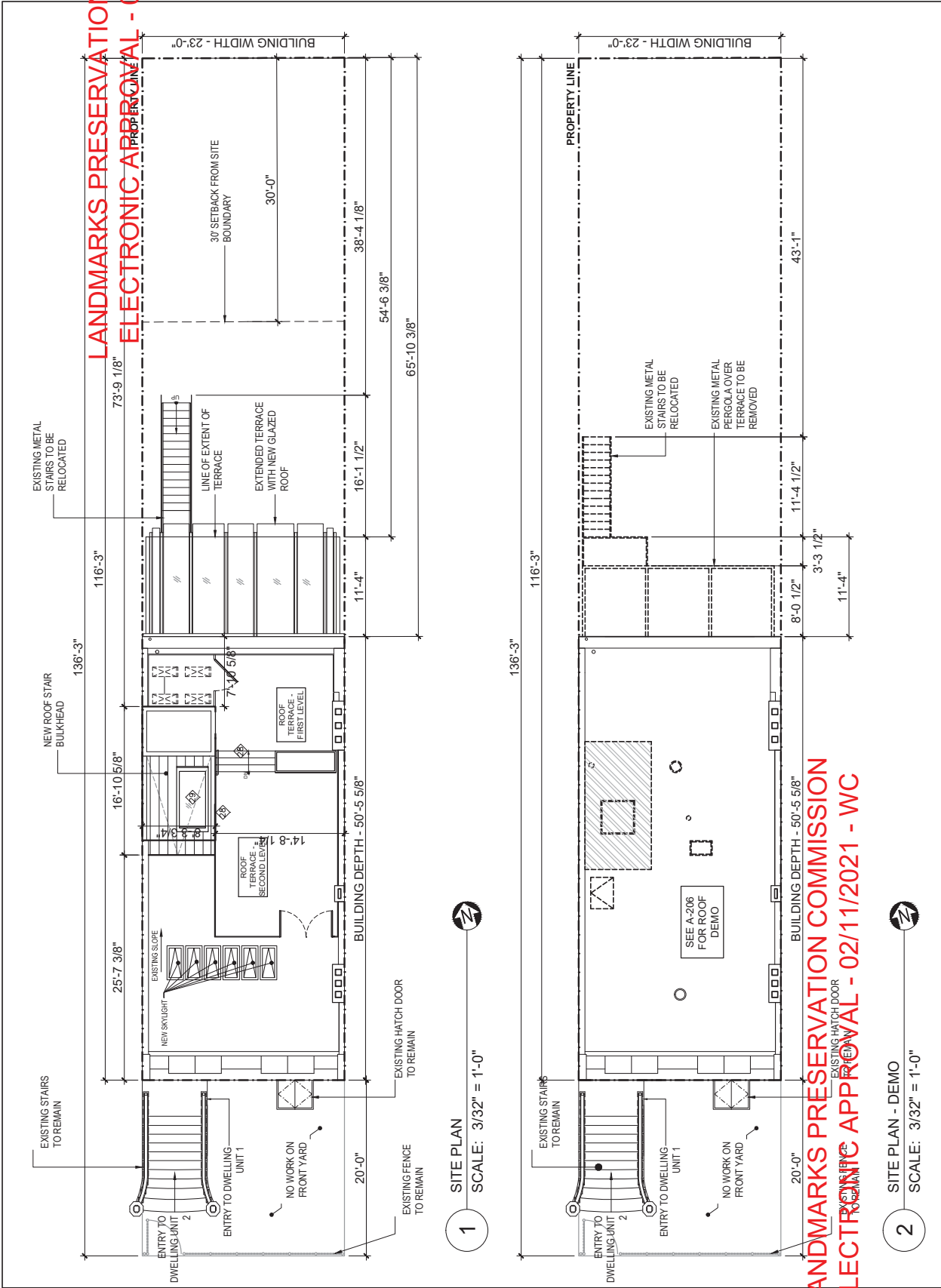
1 REAR FACADES
SCALE: N/A



TYPICAL EXISTING
WINDOW AT FIRST
FLOOR TO BE

6 EXISTING TERRACE

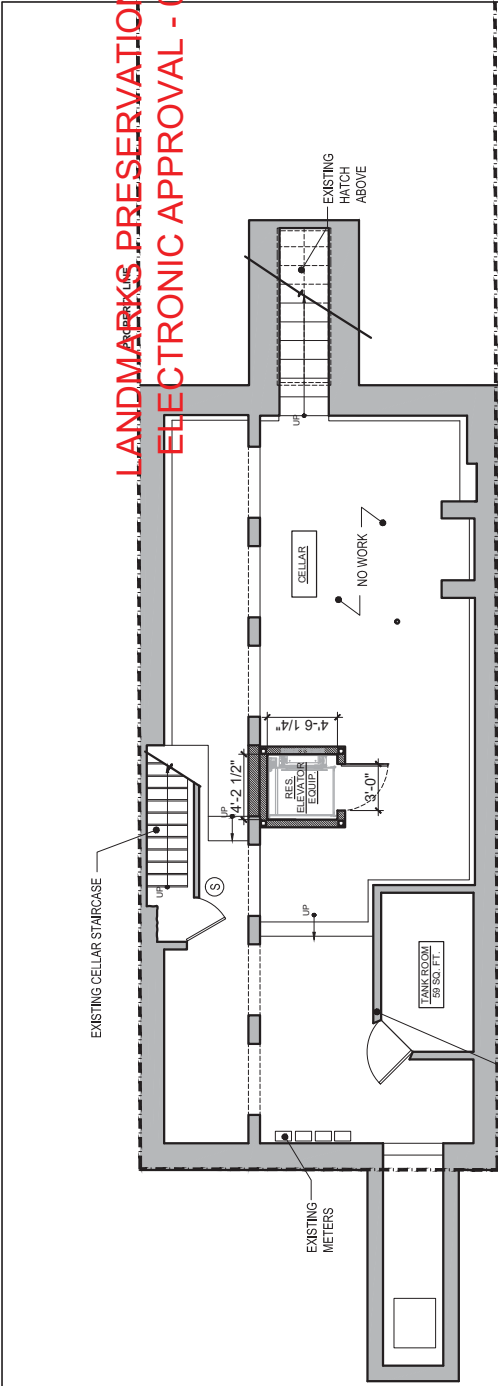
EXISTING CONDITIONS



REVISIONS:	
Number	Date
COMBINED ARCHITECTURE AND INTERIORS	
68 JAY STREET STE 306 BROOKLYN, NY 11201 COMBINED-ARCHITECTURE.COM 718-525-7468 INFO@COMBINED-ARCHITECTURE.COM	
PROJECT LOCATION: 97 St. Marks Avenue Brooklyn, NY 11227	
OWNERSHIP: Yasle and Bernard Wastin 97 St. Marks Avenue Brooklyn, NY 11227	
	
LANDMARKS - LPC SUBMISSION	
DWG. TITLE: SITE PLAN	
SCALE: AS NOTED	DATE: 01.22.2021
DWG. #:	
A -100.00	
SHEET 6 OF 24	

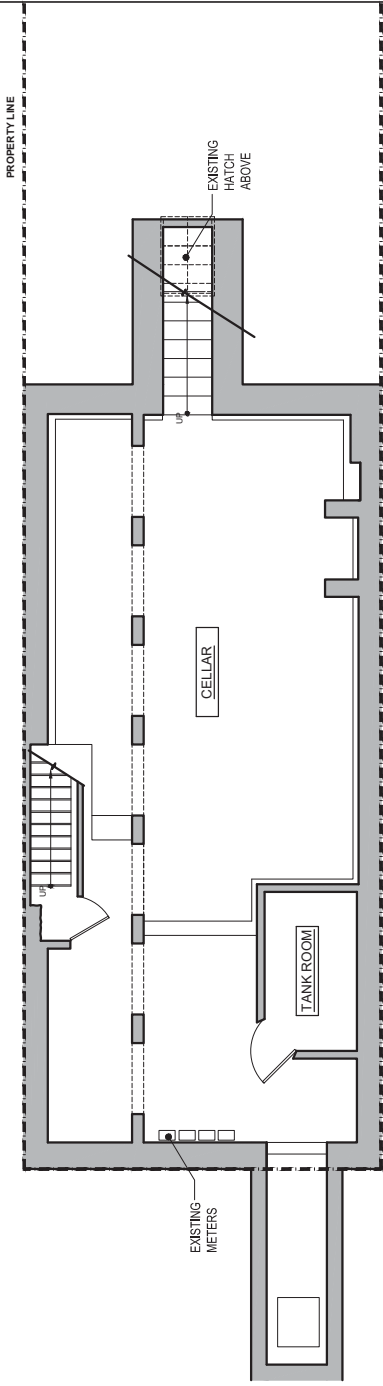
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ELECTRONIC APPROVAL - 02/11/2021 - WC

2 SITE PLAN - DEMO
SCALE: 3/32" = 1'-0"



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

CONSTRUCTION LEGEND	
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	WINDOW #
	NEW PORCELAIN TILE
	WATERPROOF MEMBRANE
	CARBON MONOXIDE / SMOKE DETECTOR
	GAS EXHAUST
	NO WORK
	EXISTING PARTITION TO BE DEMOLISHED
	EXISTING PARTITION TO REMAIN



2 CELLAR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION LEGEND	
	EXISTING PARTITION TO BE DEMOLISHED
	EXISTING PARTITION TO REMAIN
	FLOOR JOIST FINISH AND SUBFLOOR TO BE DEMOLISHED
	FLOOR JOIST FINISH AND SUBFLOOR TO REMAIN
	NO WORK

REVISIONS:

Number

Date

COMBINED
ARCHITECTURE AND INTERIORS

68 JAY STREET STE. 306 BROOKLYN, NY 11201
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97 St. Marks Avenue
Brooklyn, NY 11217

OWNERSHIP:
Yaelle and Bernard Wastin
97 St. Marks Avenue
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LANDMARKS -
LPC SUBMISSION

DWG. TITLE:
CELLAR DEMO AND
CONSTRUCTION PLAN

SCALE: AS NOTED
DATE: 01.22.2021
DWG. #:

A-200.00
SHEET 7 OF 24

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

Number	Date

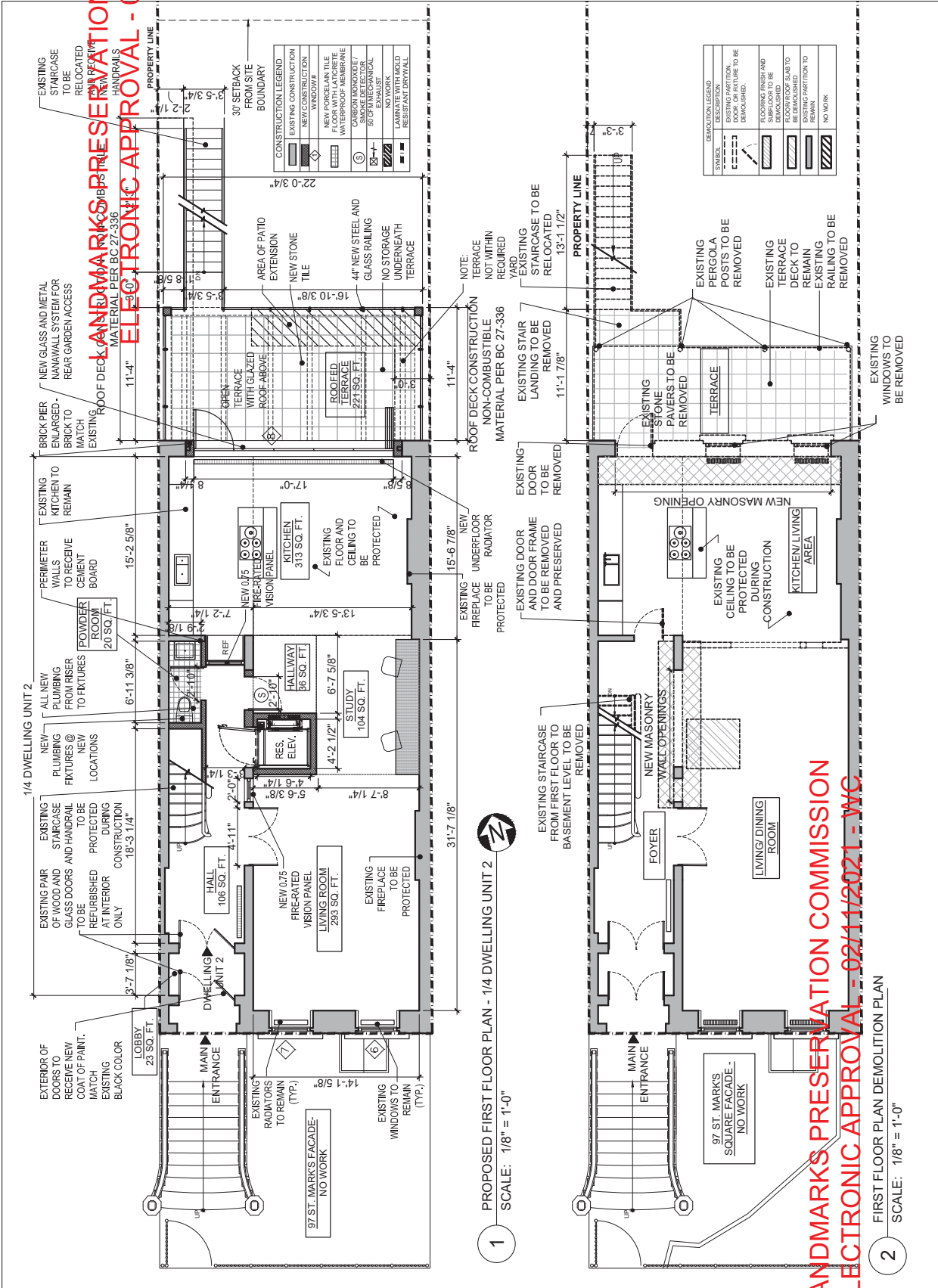
68 JAY STREET STE 306 BROOKLYN, NY 11201
COMBINED-ARCHITECTURE.COM | 718-625-1948
INFO@COMBINED-ARCHITECTURE.COM

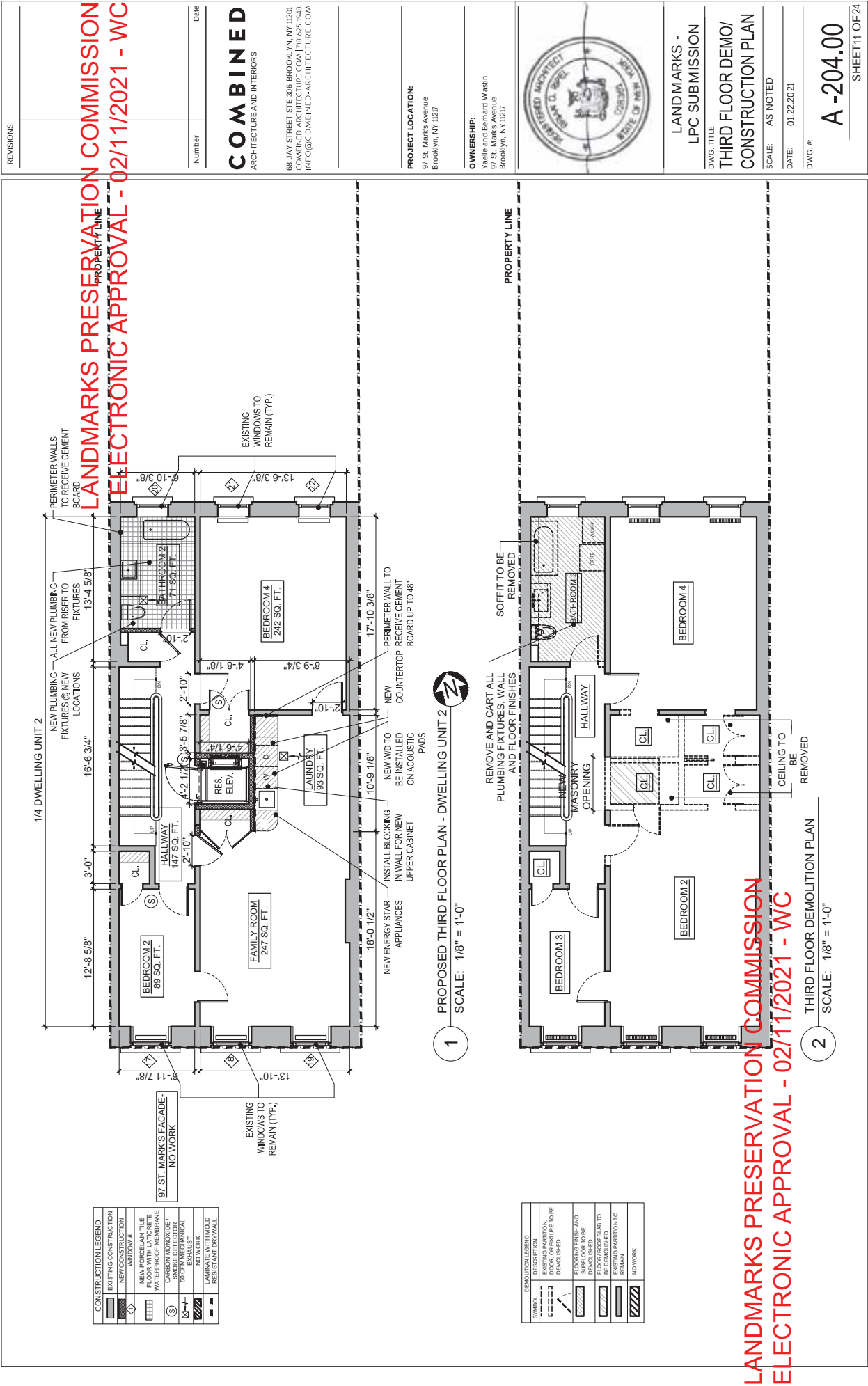
OWNERSHIP:
Yaelle and Bernard Wastin
97 St. Mark's Avenue
Brooklyn, NY 11217



SCALE:	AS NOTED
DATE:	01.22.2021

DWG. #: **A-202.00**





REVISIONS:

Number

COMBINED
ARCHITECTURE AND INTERIORS

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PROJECT LOCATION:

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OWNERSHIP:

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LANDMARKS -
LPC SUBMISSION

LPC SUBMISSION

DWG TITLE:

FOURTH FL/ DEMO

CONSTRUCTION PLAN

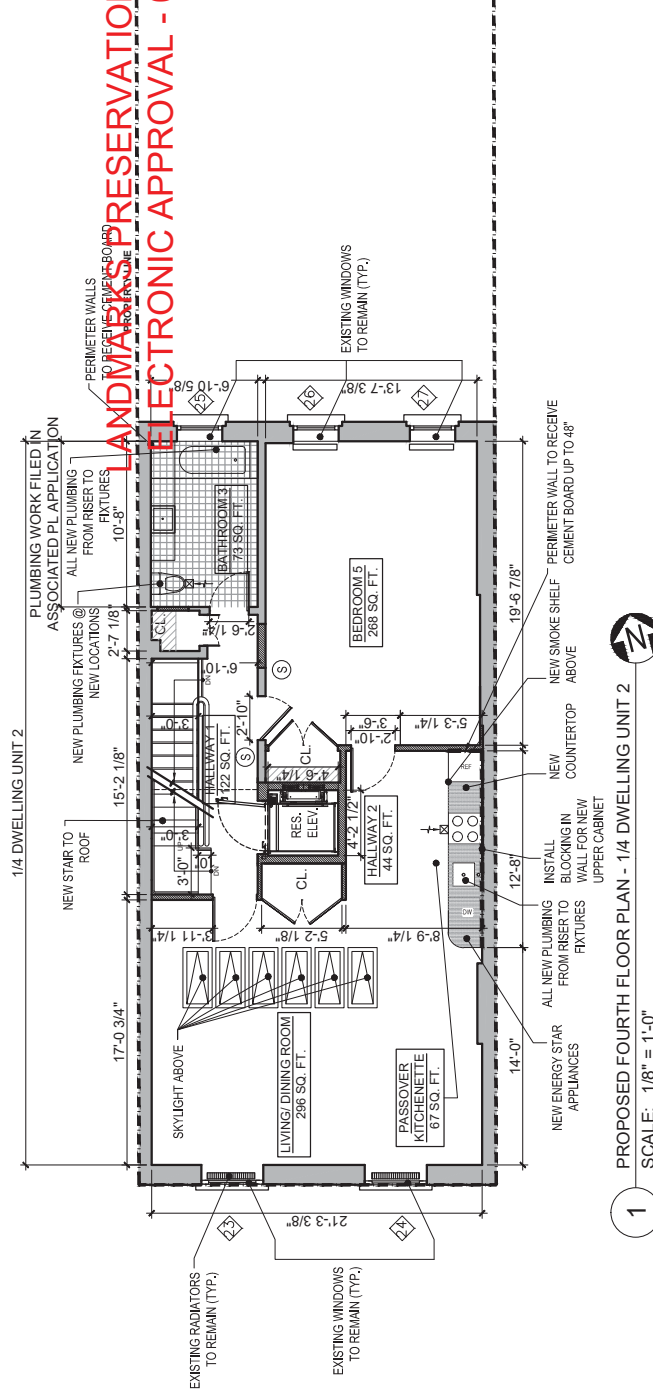
SCALE: AS NOTED

DATE: 01.22.2021

DWG. #:

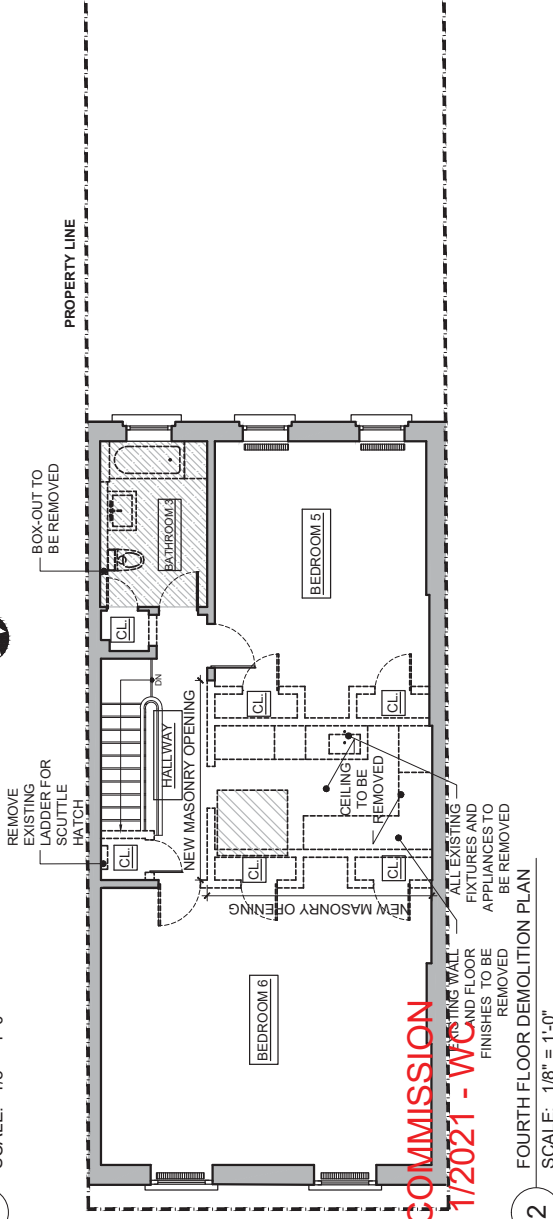
A-205.00

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PROPOSED FOURTH FLOOR PLAN - 1/4 DWELLING UNIT 2

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



FOURTH FLOOR DEMOLITION PLAN

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

CONSTRUCTION LEGEND	
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	WINDOW #
	NEW PORCELAIN TILE FLOOR WITH LATITRETE WATERPROOF MEMBRANE
	CARBON MONOXIDE / SMOKE DETECTOR
	50 CFM MECHANICAL EXHAUST
	NO WORK
	LAMINATE WITH FORMAL RESISTANT FLOOR

DEMOLITION LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PARTITION, DOOR, OR PARTURE TO BE DEMOLISHED.
	
	FLOORING FINISH AND SUBFLOOR TO BE DEMOLISHED
	FLOOR ROOF SLAB TO BE DEMOLISHED
	EXISTING PARTITION TO REMAIN
	NO WORK

PROPERTY LINE
LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

Number	Date
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COMBINED
ARCHITECTURE AND INTERIORS

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PROJECT LOCATION:
97 St. Marks Avenue
Brooklyn, NY 11217

OWNERSHIP:
Yaelle and Bernard Wastin
97 St. Mark's Avenue
Brooklyn, NY 11217

LANDMARKS -
LPC SUBMISSION

DWG TITLE:

ROOF ACCESS AND ROOF CONSTRUCTION PLANS

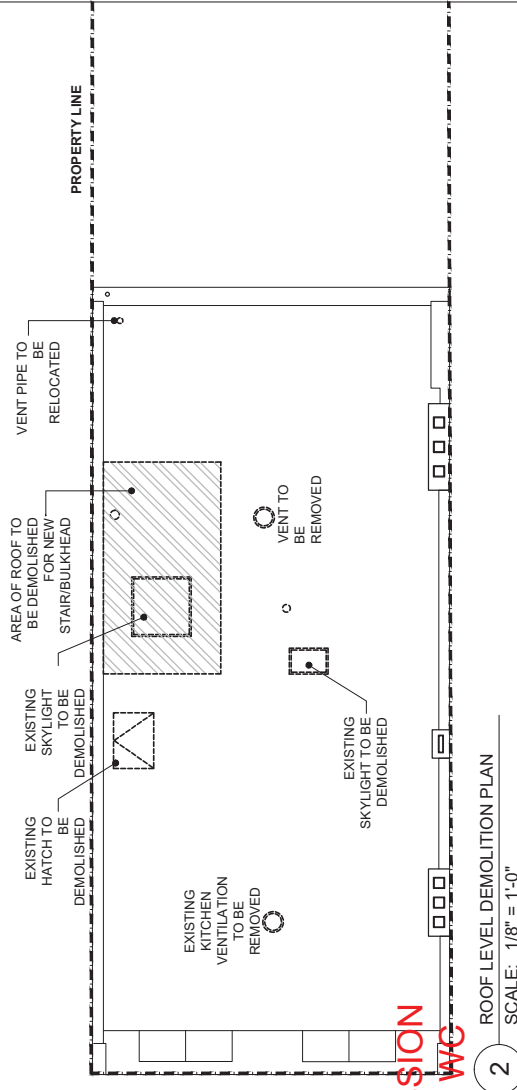
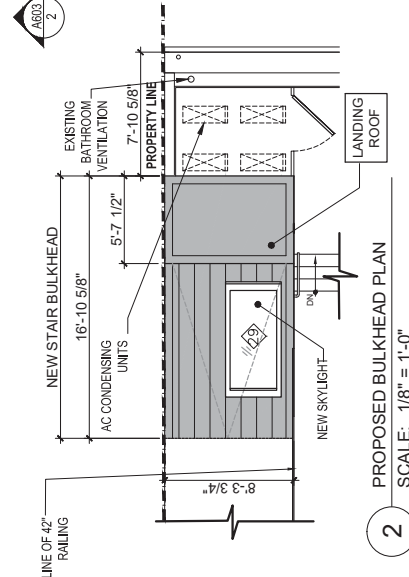
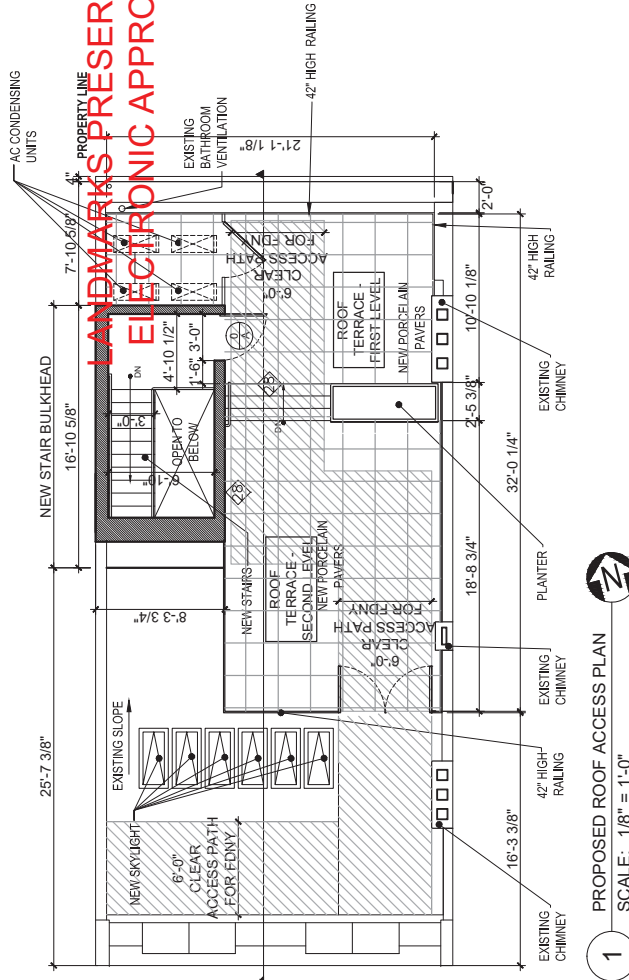
SCALE: AS NOTED

DATE: 01.22.2021

DWG. #:

A-206.00

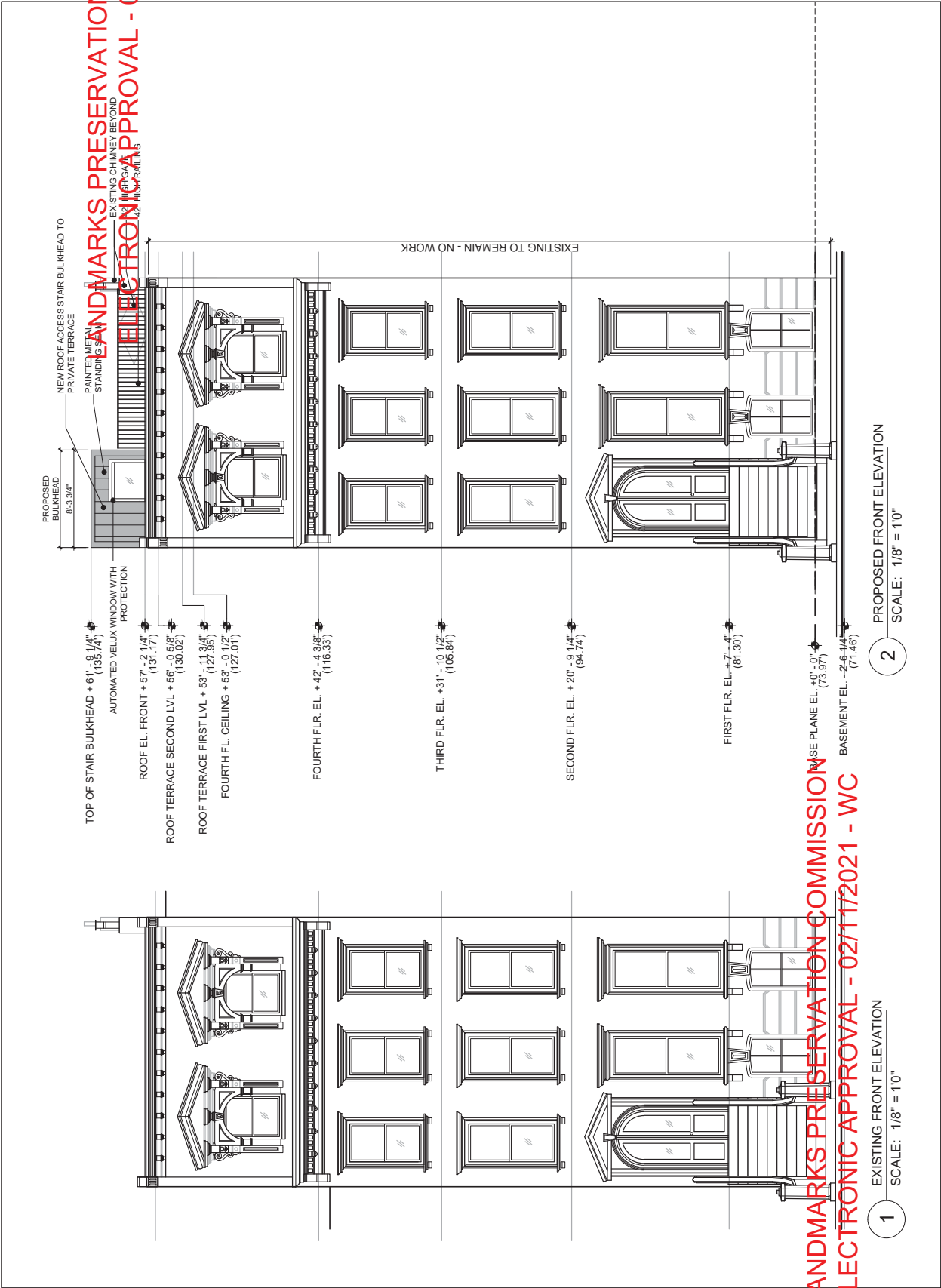
SHEET 13 OF 24



CONSTRUCTION LEGEND	
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	WINDOW#
	FLOOR PORCELAIN TILE FLOOR WITH LATICRETE WATERPROOF MEMBRANE
	CARBON MONOXIDE / SMOKE DETECTOR
	50 CFM MECHANICAL EXHAUST
	LAMINATE WITH MOLD
	NO WORK

DEMOLITION LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PARTITION, DOOR, OR FIXTURE TO BE DEMOLISHED.
	FLOORING FINISH AND SUBFLOOR TO BE DEMOLISHED.
	EXISTING PARTITION TO REMAIN.
	NO WORK

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC



REVISIONS

NumberDate

COMBINED
ARCHITECTURE AND INTERIORS

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PROJECT LOCATION:
97 St. Marks Avenue
Brooklyn, NY 11217

OWNERSHIP:
Yaelle and Bernard Wastin
97 St. Marks Avenue
Brooklyn, NY 11217

LANDMARKS -
LPC SUBMISSION

DWG. TITLE:
EXISTING AND PROPOSED
ST. MARK'S AVENUE
ELEVATIONS

SCALE: AS NOTED

DATE: 01.22.2021

DWG. #:

A -600.00

SHEET 14 OF 24

REVISIONS:

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

Number

Date

COMBINED
ARCHITECTURE AND INTERIORS

68 JAY STREET STE 306 BROOKLYN, NY 11201
COMBINED-ARCHITECTURE.COM | 718-625-7668
INFO@COMBINED-ARCHITECTURE.COM

PROJECT LOCATION:

97 St. Marks Avenue
Brooklyn, NY 11217

OWNERSHIP:

Yaelle and Bernard Wastin
97 St. Marks Avenue
Brooklyn, NY 11217

LANDMARKS -
LPC SUBMISSION

DWG. TITLE:
EXISTING REAR
ELEVATION

SCALE: AS NOTED
DATE: 01.22.2021
DWG. #:

A-601.00

SHEET 15 OF 24

ROOF EL. REAR + 52'-8 1/2" (126.71)
FOURTH FL. CEILING EL. REAR + 51'-8 1/4" (123.69)
FOURTH FL. EL. + 45'-2 3/8" (117.20)
THIRD FL. EL. + 32'-8 1/2" (106.17)
SECOND FL. EL. + 21'-7 5/8" (64.91)
FIRST FL. EL. + 8'-2" (24.17)
BASE PLANE EL. - 0' (0.00)
FINISH GRADE EL. - 1'-0" (0.00)

EXISTING STEEL PERGOLA
APPROVAL # 301394000

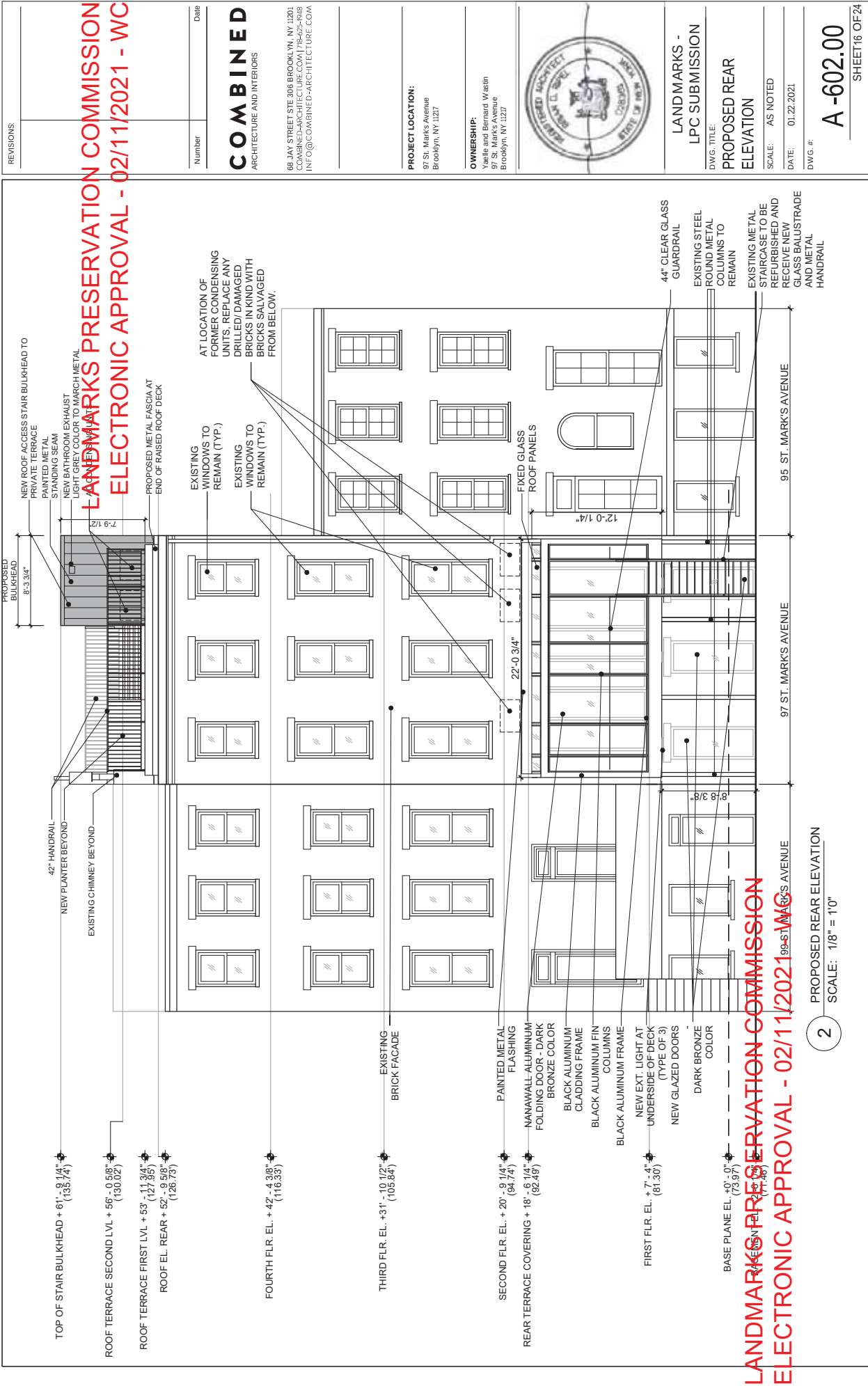
EXISTING RAILING

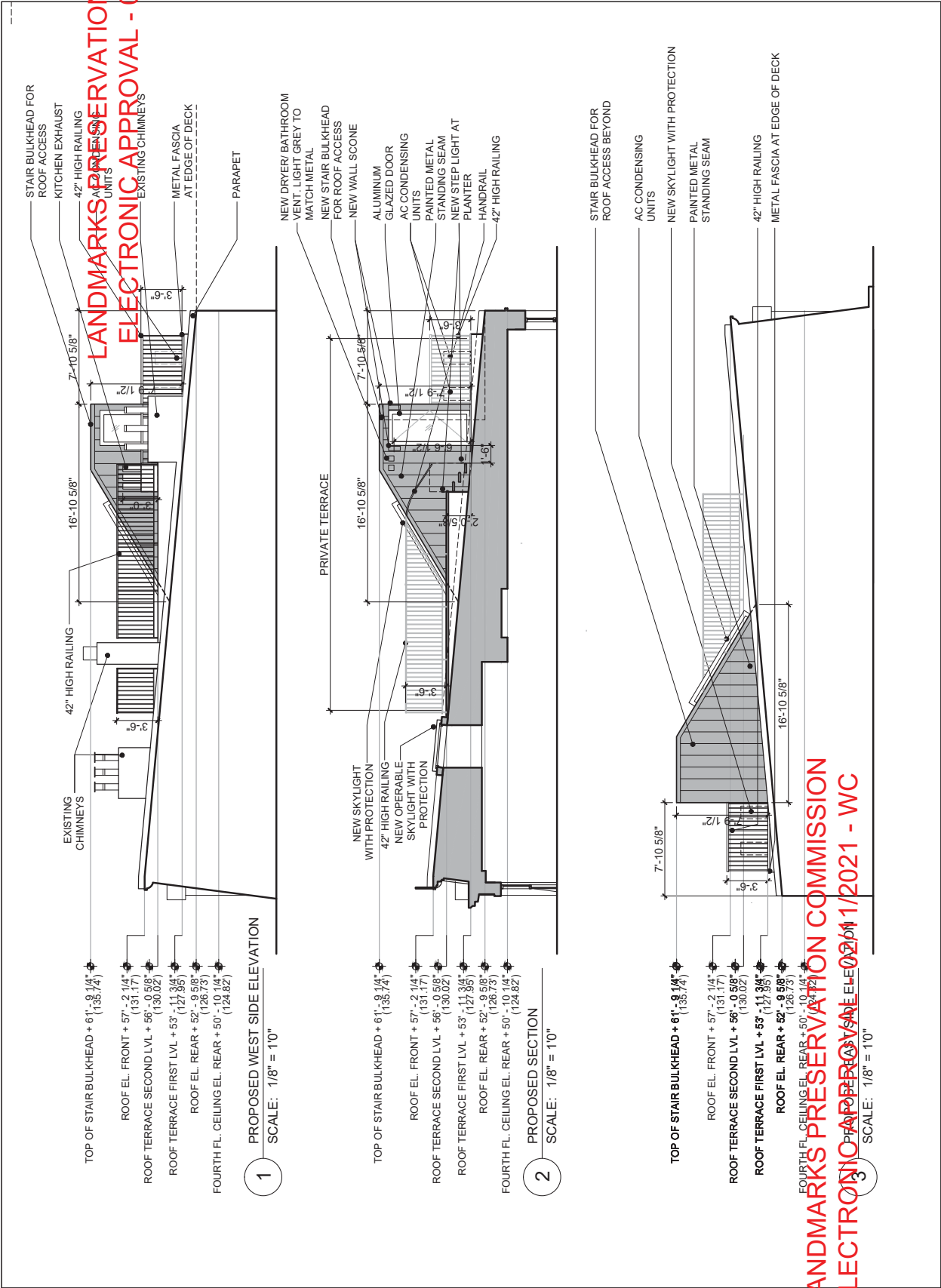
EXISTING ROUND
METAL COLUMNS

EXISTING METAL
STAIRCASE

95 ST. MARK'S AVENUE
97 ST. MARK'S AVENUE

1
EXISTING REAR ELEVATION
SCALE: 1/8" = 10"





REVISIONS

Number

Date

COMBINED

ARCHITECTURE AND INTERIORS

68 JAY STREET STE 306 BROOKLYN, NY 11201
COMBINED-ARCHITECTURE.COM | 718-625-8488
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PROJECT LOCATION:

97 St. Marks Avenue
Brooklyn, NY 11217

OWNERSHIP:

Yaelle and Bernard Waislin
97 St. Marks Avenue
Brooklyn, NY 11217

LANDMARKS -

LPC SUBMISSION

DWG. TITLE:

VIEWS AND MATERIALS

SCALE: AS NOTED

DATE: 01.22.2021

DWG. #:

A-605.00

SHEET 19 OF 24

NEW ROOFED TERRACE IN LIEU OF EXISTING PERGOLA WITH APPROVAL # 301394500

EXISTING STAIR TO BULKHEAD AND RECEIVE

EXISTING GLAZED BALUSTRADE

BLACK ALUMINIUM CLAD FRAME

PROPOSED NANAWALL SYSTEM

GLAZED BALUSTRADE

EXISTING STEEL COLUMNS

NEW DOOR

ALUMINIUM FRAME DOORS

FIXED GLAZED ROOF

MECH EQUIP.

GREY METAL ENCLOSURE COLOR TO MATCH EXISTING MANSARD ROOF

NEW GREY STAIR BULKHEAD COLOR TO MATCH EXISTING MANSARD ROOF

NEW METAL RAILING COLOR TO MATCH EXISTING MANSARD ROOF

EXISTING CHIMNEYS

NEW PLANTER

NEW METAL FASCIA AT END OF DECK MATCH EXISTING MANSARD ROOF

3

VIEW OF STAIRBULKHEAD

SCALE: NTS

5

VIEW OF ROOFED TERRACE

SCALE: NTS

4

VIEW OF ROOFED TERRACE

SCALE: NTS

6

PAINTED MTL. STANDING SEAM

SCALE: NTS

7

ALUMINIUM FRAME DOORS

SCALE: NTS

8

MOUNT CEILING LIGHT

SCALE: NTS

9

SQUARE OUT DOOR WALL LIGHT

SCALE: NTS

10

METAL ENCLOSURE

SCALE: NTS

11

PORCELAIN PAVERS

SCALE: NTS

1

VIEW OF ROOFED TERRACE

SCALE: NTS

2

VIEW OF ROOFED TERRACE

SCALE: NTS

3

VIEW OF STAIRBULKHEAD

SCALE: NTS

4

VIEW OF ROOFED TERRACE

SCALE: NTS

5

VIEW OF ROOFED TERRACE

SCALE: NTS

6

VIEW OF ROOFED TERRACE

SCALE: NTS

7

VIEW OF ROOFED TERRACE

SCALE: NTS

8

VIEW OF ROOFED TERRACE

SCALE: NTS

9

VIEW OF ROOFED TERRACE

SCALE: NTS

10

VIEW OF ROOFED TERRACE

SCALE: NTS

11

VIEW OF ROOFED TERRACE

SCALE: NTS

LANDMARKS PRESERVATION COMMISSION

ELECTRONIC APPROVAL - 02/11/2021 - WC



1 EXISTING ROOF - SOUTH VIEW
SCALE: NTS



2 EXISTING ROOF - SOUTH VIEW
SCALE: NTS



3 EXISTING ROOF - NORTH VIEW
SCALE: NTS



4 EXISTING ROOF - NORTH VIEW
SCALE: NTS

REVISIONS

Number

Date

COMBINED

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68 JAY STREET STE 306 BROOKLYN, NY 11201

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PROJECT LOCATION:

97 St. Marks Avenue
Brooklyn, NY 11227

OWNERSHIP:

Yaelle and Bernard Waislin
97 St. Marks Avenue
Brooklyn, NY 11227

LANDMARKS -

LPC SUBMISSION

DWG. TITLE:

EXISTING LONG

SECTION

SCALE:

AS NOTED

DATE:

01.22.2021

DWG. #:

A-610.00

SHEET 20 OF 24

104 ST. MARKS AVENUE: EXISTING 4-STORY BUILDING

ROOF EL. FRONT + 57' - 2 1/4" (131.17')

ROOF EL. REAR + 52' - 9 5/8" (126.73')

FOURTH FLR. EL. + 42' - 4 3/8" (116.33')

THIRD FLR. EL. + 31' - 10 1/2" (105.84')

SECOND FLR. EL. + 20' - 9 1/4" (94.74')

SANIT MARK'S AVENUE

FIRST FLR. EL. + 7' - 4" (81.30')

BASE PLANE EL. + 0' - 0" (73.02')

CELLAR EL. - 11' - 1 1/4" (62.04')

116'-3"

65'-9 3/8"

PROPERTY LINE

57'-8 7/8"

EXISTING STEEL PERGOLA APPROVAL # 301394300

8'-5 7/8"

10'-8"

9'-9 1/8"

10'-1 3/4"

12'-3"

13'-5 1/4"

9'-10 1/4"

8'-7 3/4"

5'-10 3/4"

11'-4"

8'-8 3/8"

11'-1 1/4"

54'-5 3/8"

41'-6"

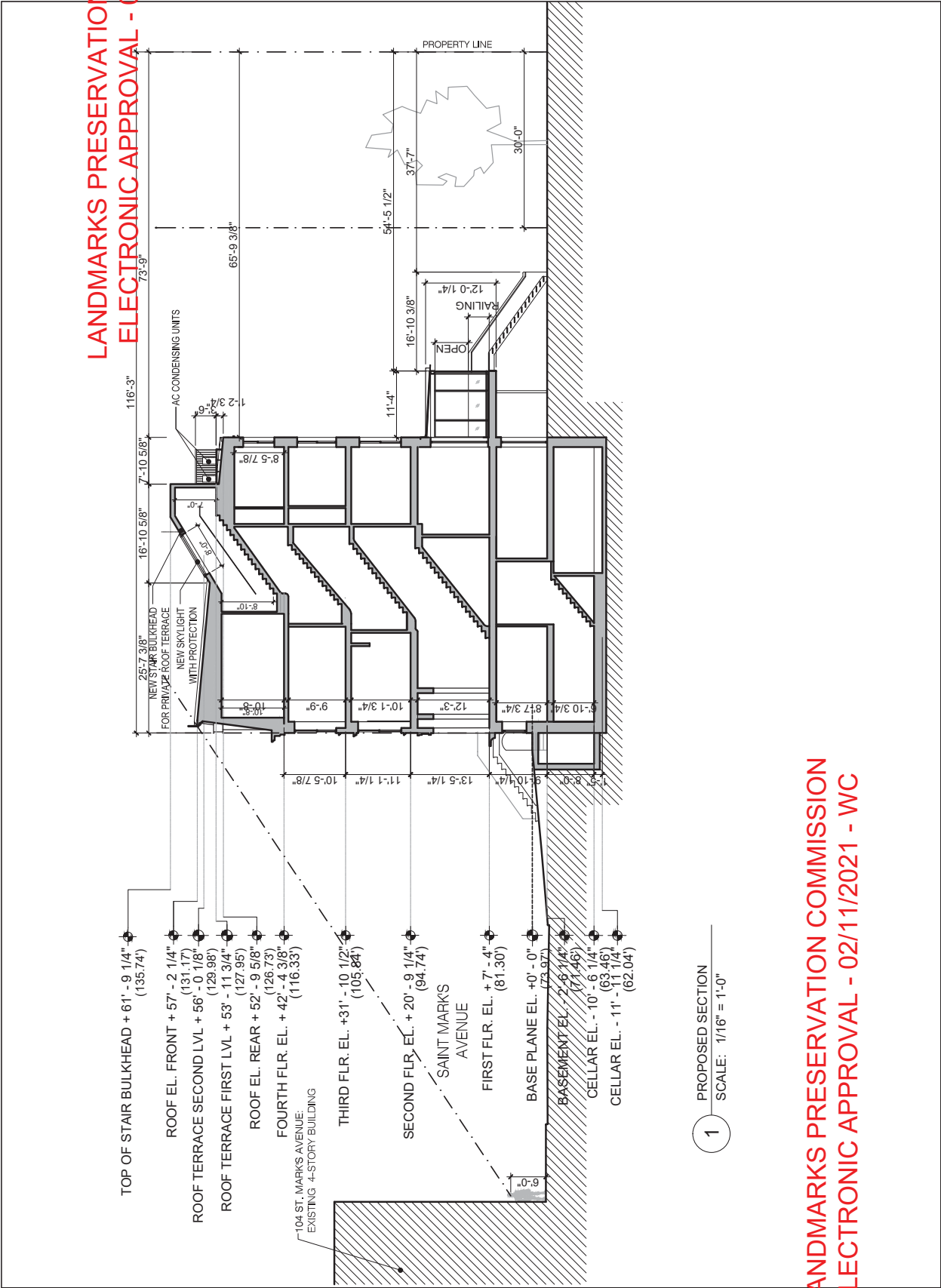
EXISTING AC CONDENSING UNITS

EXISTING SECTION

SCALE: 1/16" = 1'-0"

LANDMARKS PRESERVATION COMMISSION

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OWNERSHIP:
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Brooklyn, NY 11217



LANDMARKS -
LPC SUBMISSION

PROPOSED LONG
SECTION

SCALE: AS NOTED

DATE: 01.22.2021

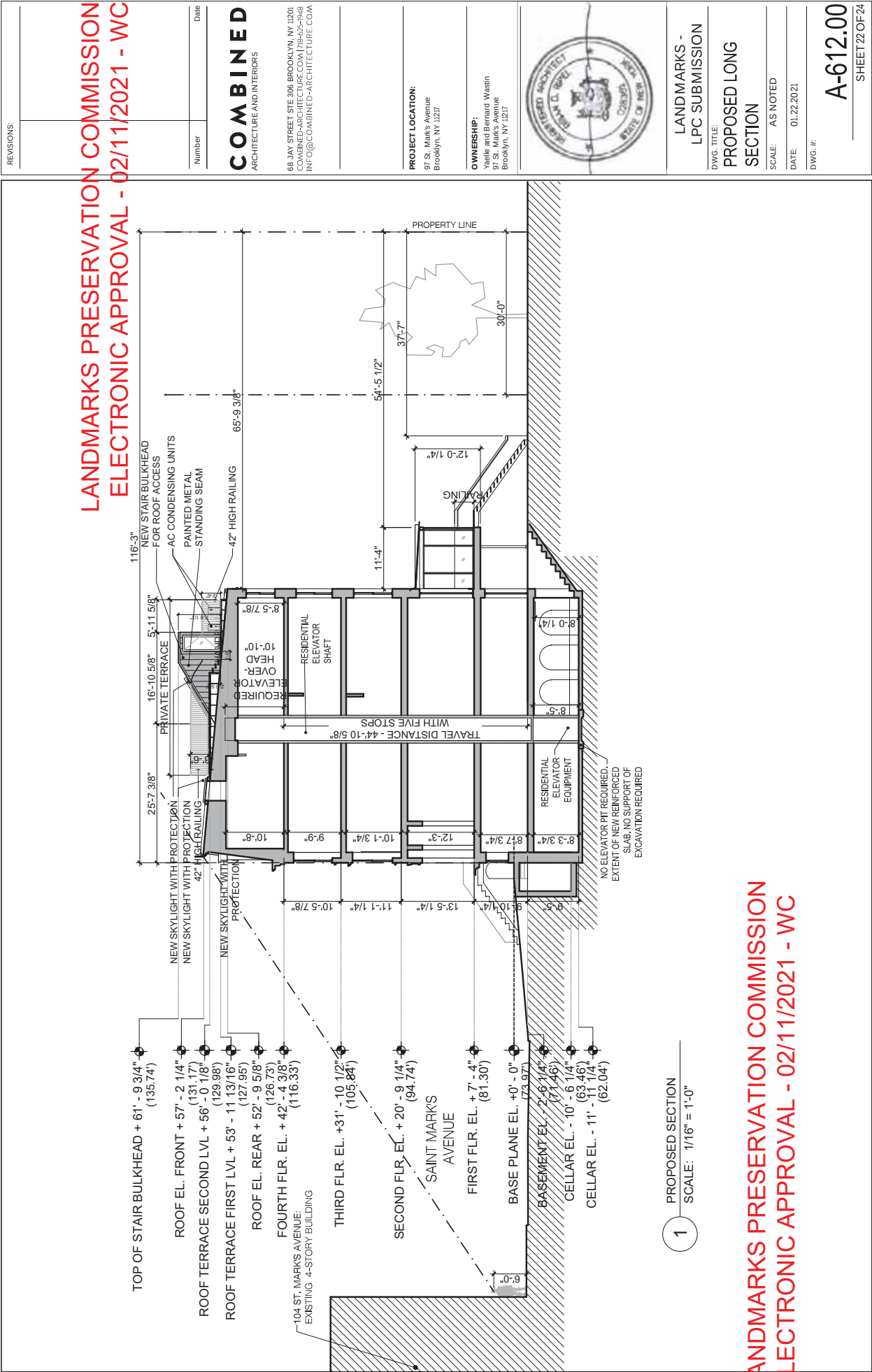
DWG. #:

A-611.00

SHEET 21 OF 24

1 PROPOSED SECTION
SCALE: 1/16" = 1'-0"

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC



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Number

Date

COMBINED

ARCHITECTURE AND INTERIORS

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PROJECT LOCATION:

97 St. Marks Avenue

Brooklyn, NY 11217

OWNERSHIP:

Yaelle and Bernard Wastin

97 St. Marks Avenue

Brooklyn, NY 11217

LANDMARKS -

LPC SUBMISSION

DWG. TITLE:

DOOR DETAILS - REAR

FIRST FLOOR

SCALE:

AS NOTED

DATE:

01.22.2021

DWG. #:

A-701.00

SHEET 24 OF 24

LANDMARKS PRESERVATION COMMISSION

ELECTRONIC APPROVAL - 02/11/2021 - WC

PHOTOGRAPHS OF EXISTING FIRST FLOOR REAR WINDOWS

SCALE: NTS

3

PROPOSED REAR GARDEN DOORS TO BASEMENT - PLAN

SCALE: 1 1/2" = 1'-0"

1

PROPOSED FIRST FLOOR REAR DOOR - SECTION

SCALE: 1 1/2" = 1'-0"

EXISTING BRICK MASONRY WALL

NEW METAL FLASHING TO BE PAINTED IN BLACK

NEW GLAZED ROOF - 1/2" TEMPERED GLASS

NEW BEAM BEYOND

NEW ALUMINIUM COVER

NEW CHANNELS AS PER S.E. DETAILS

NEW ALUMINIUM NANAWALL SL70 INWARD OPENING SYSTEM WITH INSULATED GLASS IN DARK BRONZE

NEW STONE SILL TO MATCH EXISTING LINE OF EXISTING SILL

NEW CONCRETE PAVERS

EXISTING ROOF DECK CONSTRUCTION

NEW FLOOR RADIATOR

INTERIOR

EXTERIOR

7 7/8"

3 1/8"

6"

3 1/8"

7 7/8"

NEW POST PER S.E. DETAILS

NEW ALUMINIUM COVER

NEW POST PER S.E. DETAILS

INTERIOR

EXTERIOR

GENERAL NOTES

1. FOR ADDITIONAL NOTES, REFER TO G-001.00.
2. ALL WORK IS TO CONFORM TO ALL APPLICABLE CODES AND REGULATIONS OF NYC 1936 BUILDING CODE, 2014 NY PLUMBING CODE, 2014 MECHANICAL CODE, 2016 NY ENERGY CONSERVATION CODE, AND 2014 FUEL GAS CODE, EXCEPT WHERE ALLOWABLE BY PRIOR CODE.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED INSPECTIONS AND CERTIFICATES.
5. FOR GENERAL CONDITIONS, REFER TO AIA DOCUMENT A107 1987.
6. ALL WORK IS TO BE WARRANTED FOR A PERIOD NO LESS THAN ONE YEAR.
7. THE CONTRACTOR SHALL COORDINATE ALL WORK AND BUILDING MANAGEMENT.
8. ALL ELECTRICIANS AND PLUMBERS INVOLVED IN THE WORK ARE TO BE LICENSED AND MUST OBTAIN NYC DOB PERMITS.
9. ELECTRICAL WORK SHALL BE FILED SEPARATELY BY THE ELECTRICAL SUBCONTRACTOR.
10. DEMOLITION IS TO BE PERFORMED IN AN ORDERLY MANNER, PER THE RESTRICTIONS, REGULATIONS, AND HOURS SET BY THE BUILDING MANAGEMENT. DEBRIS ARE TO BE DISCARDED OFF SITE IN A PROPER MANNER AND NOT BE ALLOWED TO ACCUMULATE IN THE WORK AREA.
11. DIMENSIONS GIVEN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE.
12. THE CONTRACTOR SHALL LAY OUT HIS OR HER OWN WORK AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
13. THE CONTRACTOR IS NOT TO SCALE DIMENSIONS FROM CONSTRUCTION DOCUMENTS; ANY QUESTION REGARDING LOCATIONS AND DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
14. PROPOSED PLANS SHALL COMPLY WITH ALL REQUIREMENTS AS SET FORTH BY ALL APPLICABLE BUILDING CODES, REGULATIONS AND ORDINANCES AS WELL AS ALL OTHER GOVERNING AGENCIES INCLUDING ADEQUATE ACCESSIBILITY AND USAGE BY THE DISABLED.
15. ARCHITECT AND CONTRACTOR HAVE RECEIVED REVIEWED DRAWINGS AND WILL ABIDE BY THE BUILDING HOUSE ALTERATION RULES.

GC MEANS AND METHODS
(AS PER LOCAL LAW 154 OF 2017)

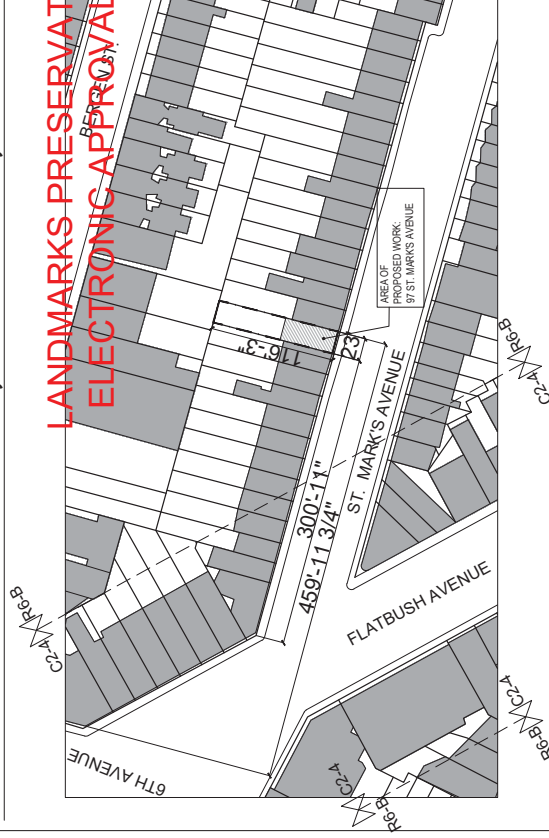
1. ALL WALLS AND CEILINGS OF SPACES CONTAINING CONDENSERS MUST USE MOLD-RESISTANT DRYWALL.
2. CONTRACTOR MUST USE ONLY VOC PAINTS AND FLOOR FINISHING MATERIALS SHALL BE UTILIZED.
3. ALL EXISTING THROUGH SLAB PENETRATIONS, PARTY/CHASE WALL PENETRATIONS, PARTY AND CHASE WALL JOINTS AT THE TOP AND BOTTOM MUST BE SEALED WITH APPROVED FIRE STOP SEALANT/MATERIAL. ALSO, ALL FIRE RATED CHASE WALLS, ENCLOSURES AND FIRE STOPPING MUST REMAIN IN PLACE UNTIL ACTUAL PROPOSED WORK IS APPROVED AND IMPLEMENTED. THESE AREAS CANNOT BE LEFT OPEN OR UNPROTECTED OVERNIGHT. DUST PROTECTION WITH PROPER PROTECTION AGAINST TRANSFER OF NOISE AND DUST AS WELL AS FUMES MUST BE IMPLEMENTED IMMEDIATELY UPON OPENING.
4. NO ESSENTIAL SERVICES WILL BE INTERRUPTED. A MINIMUM OF 72 HOURS NOTICE TO THE BUILDING SUPERINTENDENT IS REQUIRED FOR ANY WATER RISER SHUTDOWNS. THESE MATTERS MUST BE CONFIRMED.
5. ALL KITCHEN AND BATHROOM WINDOW/VENTS MUST REMAIN FULLY FUNCTIONAL AFTER THE RENOVATION IS COMPLETE. THEY MUST BE PROTECTED FROM DUST ENTERING DURING CONSTRUCTION.

INDEX OF DRAWINGS

TITLE SHEET AND NOTES	
M-000.00	M-103.00
M-100.00	M-203.00
M-200.00	M-204.00
MECH. RISER DIAGRAM	

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

97 ST. MARK'S AVENUE, BROOKLYN, NY 11217



PLOT PLAN

SCALE: 1/128" = 1'-0"

BLOCK:

LOT:

ZONING:

ZONING MAP:

EXISTING CONST. CLASSIFICATION:
PROPOSED CONST. CLASSIFICATION:
LANDMARK DISTRICT:
EXISTING ZONE USE GROUP:
PROPOSED ZONE USE GROUP:
EXISTING NUMBER OF STORIES:
EXISTING BC OCCUPANCY:
PROPOSED BC OCCUPANCY:
CODE REFERENCE:

1143

80

R6-B

16C

CLASS 3 NON-FIREPROOF
CLASS 3 NON-FIREPROOF
PROSPECT HEIGHTS
UG2
UG2
5 PLUS CELLAR
TWO-FAMILIES (R3 2008
DESIGNATION)
R-3 (NO CHANGE)
1938

SCOPE OF WORK

APPLICATION FILED FOR RELOCATION OF EXISTING FIRST AND SECOND FLOORS, AHU'S TO THIRD AND FOURTH FLOORS AND RELOCATION OF CONDENSING UNITS TO ROOF. NEW AHUS FOR BASEMENT, FIRST AND SECOND FLOOR LEVELS AND NEW CONDENSING UNITS AT ROOF AND REAR YARD. NEW MECHANICAL VENTILATION SYSTEM INCLUDING REROUTING OF EXISTING. NO CHANGE TO USE, OCCUPANCY, OR EGRESS.

PROGRESS INSPECTIONS

1. SHUTOFF DAMPERS (B2), (IB2)
2. HVAC AND SERVICE WATER HEATING EQUIP. (B3), (IB3)
3. HVAC & SERVICE WATER HEATING SYSTEMS CONTROLS (B4), (IB4)
4. HVAC INSULATION AND SEALING (B5), (IB5)
5. DUCT LEAKAGE TESTING (B6), (IB6)
6. FINAL BC 110.5

SPECIAL INSPECTIONS

1. MECHANICAL SYSTEMS BC 1704.16

ASSOCIATED APPLICATIONS

- ARCHITECTURAL APPLICATION: #322031706

ISSUED FOR REVIEW

DWG. TITLE:

TITLE SHEET AND NOTES

DOB NOW JOB #B00349530/11

SCALE: AS NOTED

DATE: 05.05.2020

DWG. #:

G-000.00

SHEET 10F 10

REVISIONS:

Number

Date

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

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BROOKLYN, NY 11217



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		IN COMMISSION 02/11/2021 - W	Date
			Number

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BROOKLYN, NY 11217



ISSUED FOR REVIEW

DWG. TITLE: MECHANICAL REMOVALS/
CELLAR AND BASEMENT
DOB NOW JOB #B00349530/1/

SCALE:

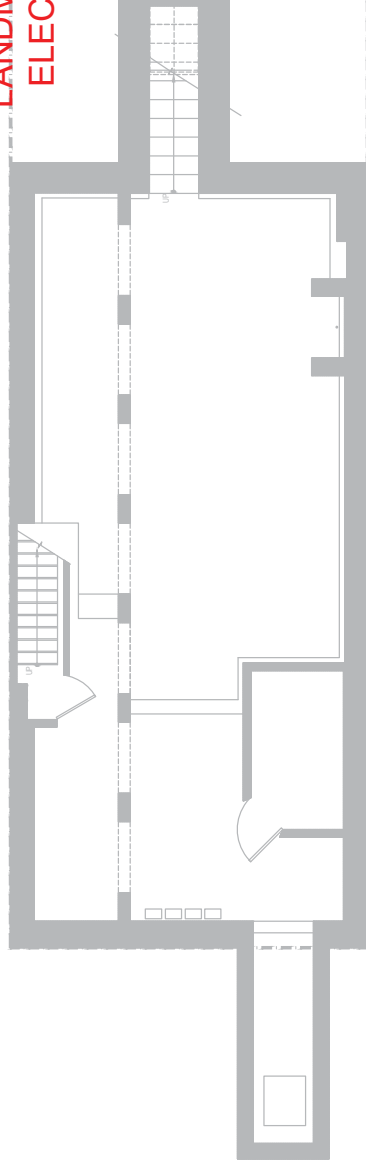
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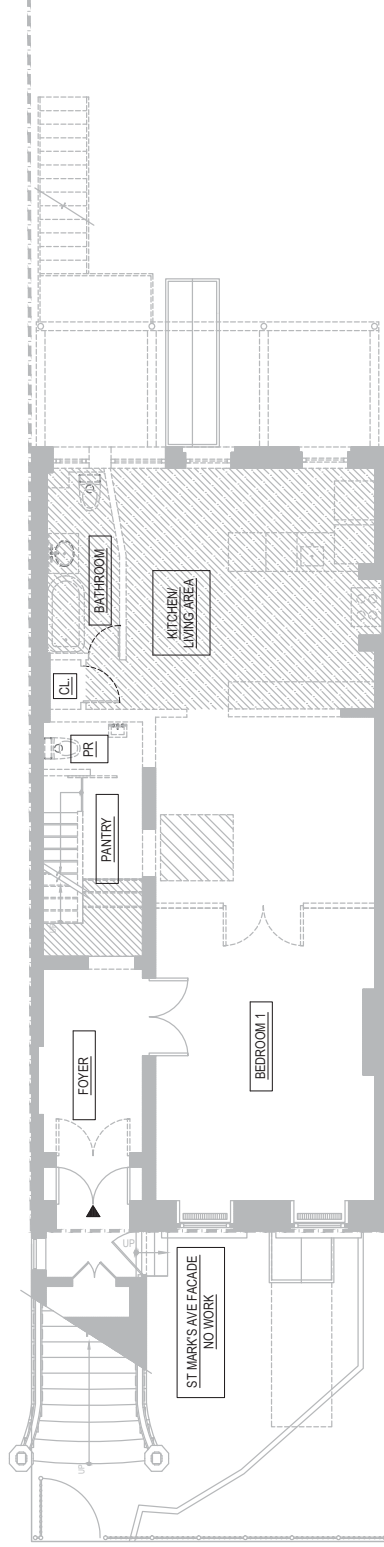
M-100.00

SHEET 2 OF 10

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



2 BASEMENT DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

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OWNERSHIP:

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97 ST. MARK'S AVENUE

BROOKLYN, NY 11217



ISSUED FOR REVIEW

DWG. TITLE:

MECHANICAL REMOVALS/
FIRST AND SECOND FLOORS

DOB NOW JOB #B00349530/11

SCALE:

AS NOTED

DATE:

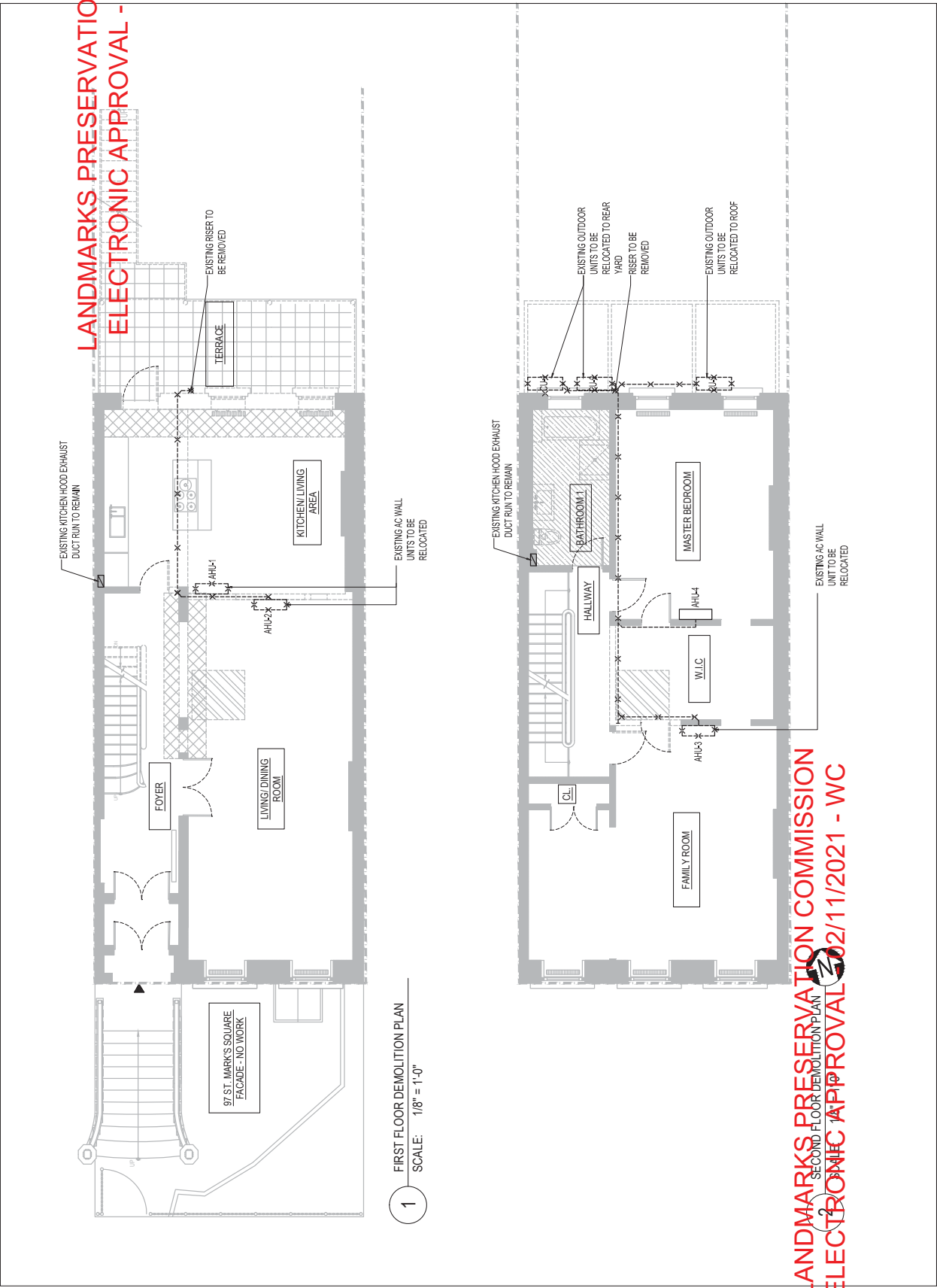
05.05.2020

DWG. #:

M-101.00

SHEET

30 OF 10



REVISIONS:

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

Number	Date

COMBINED

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BROOKLYN, NY, 11217

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BROOKLYN, NY 11217



ISSUED FOR REVIEW

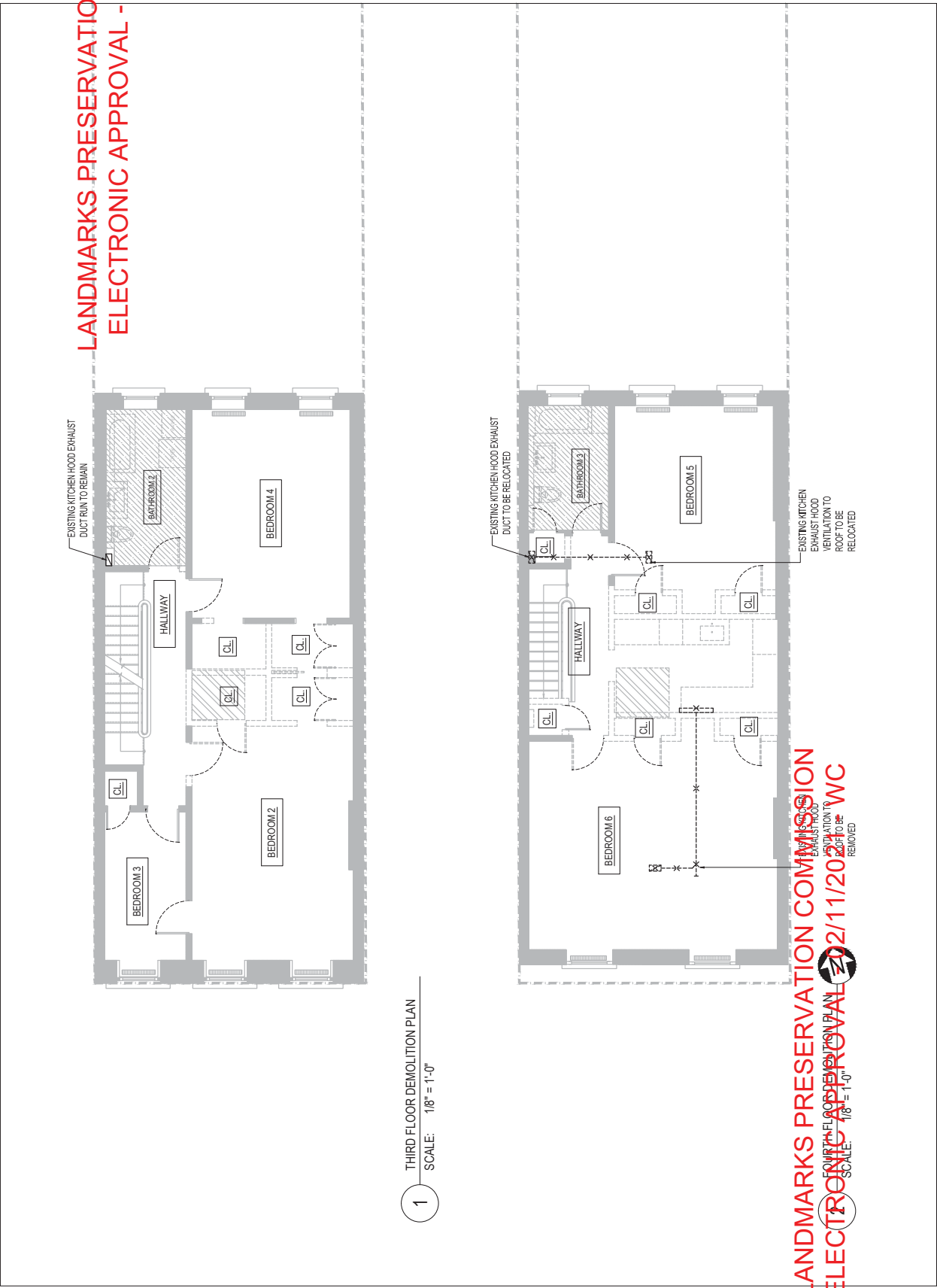
DWG. TITLE:
MECHANICAL REMOVALS/
THIRD AND FOURTH FLOORS
DOB NOW JOB #B00349530/11

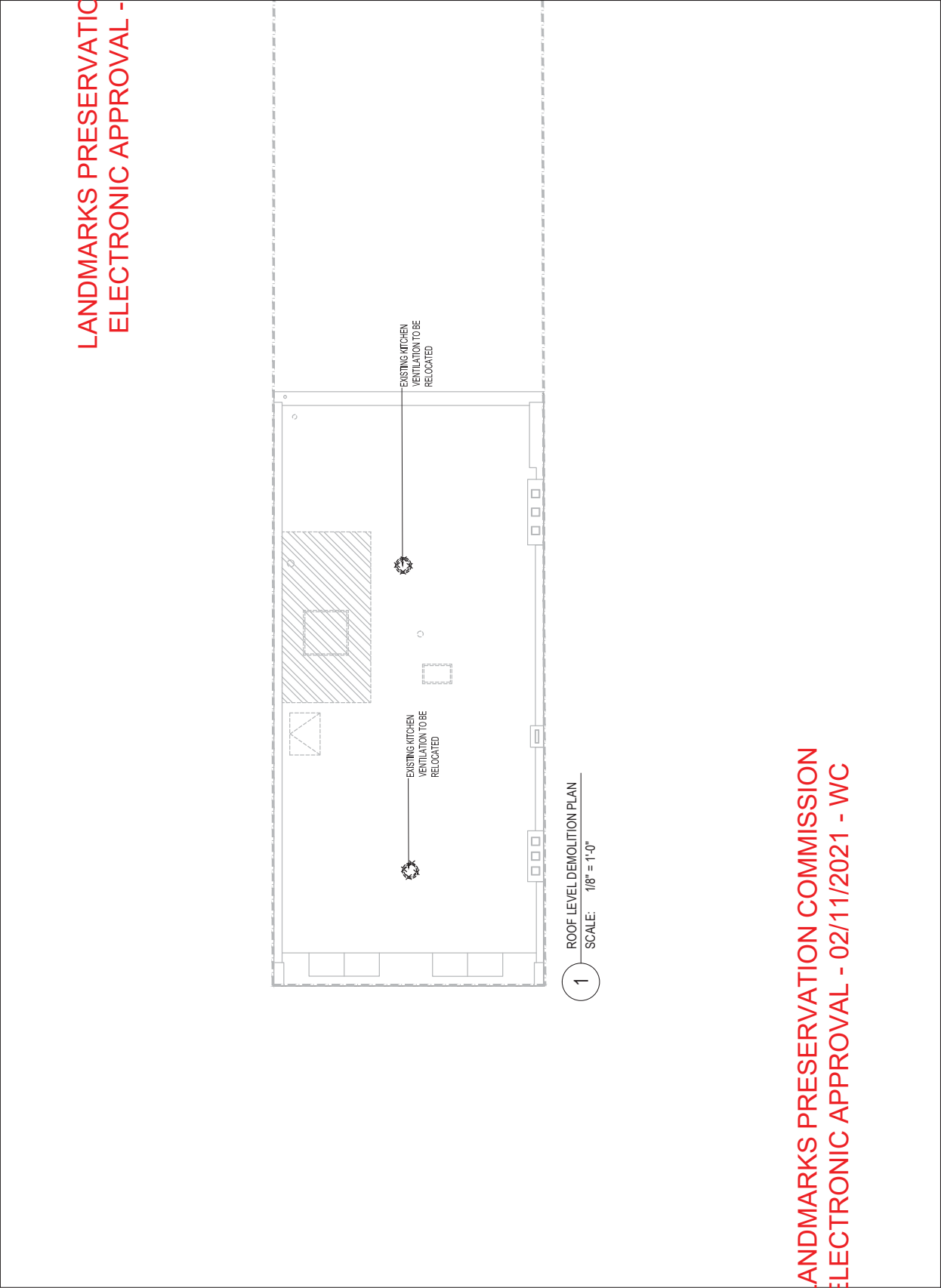
SCALE:
AS NOTED

DATE:
05.05.2020

DWG. #:
M-102.00

SHEET 4 OF 10





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LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

Number	Date

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97 ST. MARK'S AVENUE
BROOKLYN, NY, 11217

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97 ST. MARK'S AVENUE
BROOKLYN, NY 11217

ISSUED FOR REVIEW

DWG. TITLE:
MECHANICAL REMOVALS/
ROOF PLAN
DOB NOW JOB #B00349530/11

SCALE: AS NOTED

DATE: 05.05.2020

DWG. #:

M-103.00
SHEET 5 OF 10

REVISIONS:

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

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97 ST. MARK'S AVENUE
BROOKLYN, NY 11217

OWNERSHIP:
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87 ST. MARK'S AVENUE
BROOKLYN, NY 11217

ISSUED FOR REVIEW

DWG. TITLE
MECHANICAL CELLAR
AND BASEMENT PLANS
DOB NOW JOB #B00349530/1/1

SCALE:
AS NOTED

DATE:
05.05.2020

DWG. #:
M-200.00

SHEET 6 OF 10

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

CELLAR

RES. ELEV. EQUIP.

MECH. ROOM
59 SQ. FT.

PROPOSED BASEMENT LEVEL PLAN - DWELLING UNIT 1
SCALE: 1/8" = 1'-0"

ST. MARK'S AVENUE FACADE - NO WORK

MAIN ENTRANCE

NEW KITCHEN HOOD EXHAUST DUCT

LIVING AREA
257 SQ. FT.

HALLWAY
83 SQ. FT.

KITCHENETTE
71 SQ. FT.

AHU-4

NEW 50" CU

NEW 4" VENTS

HALLWAY
32 SQ. FT.

CELLAR ACCESS
38 SQ. FT.

LOBBY
95 SQ. FT.

DWELLING UNIT 2

DWELLING UNIT 1

BATH
84 SQ. FT.

BEDROOM 2
122 SQ. FT.

AHU-2

BEDROOM 1
132 SQ. FT.

AHU-5

CU-1

CU-2

CU-7

GENERAL MECHANICAL NOTES

1. THIS APPLICATION IS FOR MH WORK ONLY.

2. ALL CONTROL WORK MUST BE PERFORMED BY TECHNICIANS AND ORGANIZATIONS WITH AT LEAST 5 YEARS OF EXPERIENCE WITH FULL FACTORY AUTHORIZATION AND CURRENT CERTIFICATION FOR ALL THE COMPONENTS OF THE SYSTEM.

3. REFER TO MANUFACTURER INSTRUCTION FOR PROPER INSTALLATION OF REFRIGERANT PIPING INCLUDING PIPE SIZE AND REQUIRED JOINTS AND ACCESSORIES

4. EXTERIOR PIPING SHALL BE PROVIDED WITH WEATHERPROOF UV RATED INSULATION

5. ALL REFRIGERANT PIPING SHALL RUN IN A SEPARATE RATED SHAFT

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

REVISIONS:

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ELECTRONIC APPROVAL - 02/11/2021 - WC

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OWNERSHIP:

YELLE AND BERNARD WASTIN
87 ST. MARK'S AVENUE
BROOKLYN, NY 11217

ISSUED FOR REVIEW

DWG. TITLE:
MECHANICAL FIRST AND
SECOND FLOOR PLANS
DOB NOW JOB #B00349530/1/1
SCALE:
AS NOTED
DATE:
05.05.2020
DWG. #:
M-201.00
SHEET 7 OF 10

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

POWDER ROOM
20 SQ. FT.

EXISTING KITCHEN HOOD
EXHAUST DUCT RUN TO
REMAIN

NEW 50 CFM

NEW RISER FOR AC
REFRIGERANT LINE

HALL
106 SQ. FT.

DWELLING
UNIT 2

MAIN
ENTRANCE

97 ST. MARK'S FACADE-
NO WORK

LIVING ROOM
293 SQ. FT.

RELOCATED AC WALL UNIT

STUDY
104 SQ. FT.

4" VENT-6

AHU-6

KITCHEN
313 SQ. FT.

HALLWAY
33 SQ. FT.

RELOCATED AC WALL UNIT

ROOFED
TERRACE
221 SQ. FT.

2

PROPOSED FIRST FLOOR PLAN - 1/4 DWELLING UNIT 2
SCALE: 1/8" = 1'-0"

EXISTING KITCHEN HOOD
EXHAUST DUCT RUN TO
REMAIN

NEW 50 CFM
SLOT

NEW 4" VENT

NEW 30 CFM

BATHROOM 1
88 SQ. FT.

BEDROOM 1
242 SQ. FT.

W.I.C.
78 SQ. FT.

AHU-4

CL.

HALLWAY
123 SQ. FT.

NEW RISER FOR AC
REFRIGERANT LINE

NEW KITCHEN HOOD-
EXHAUST DUCT

NEW KITCHEN HOOD-
EXHAUST DUCT

BEDROOM 2
388 SQ. FT.

AHU-8

97 ST. MARK'S FACADE-
NO WORK

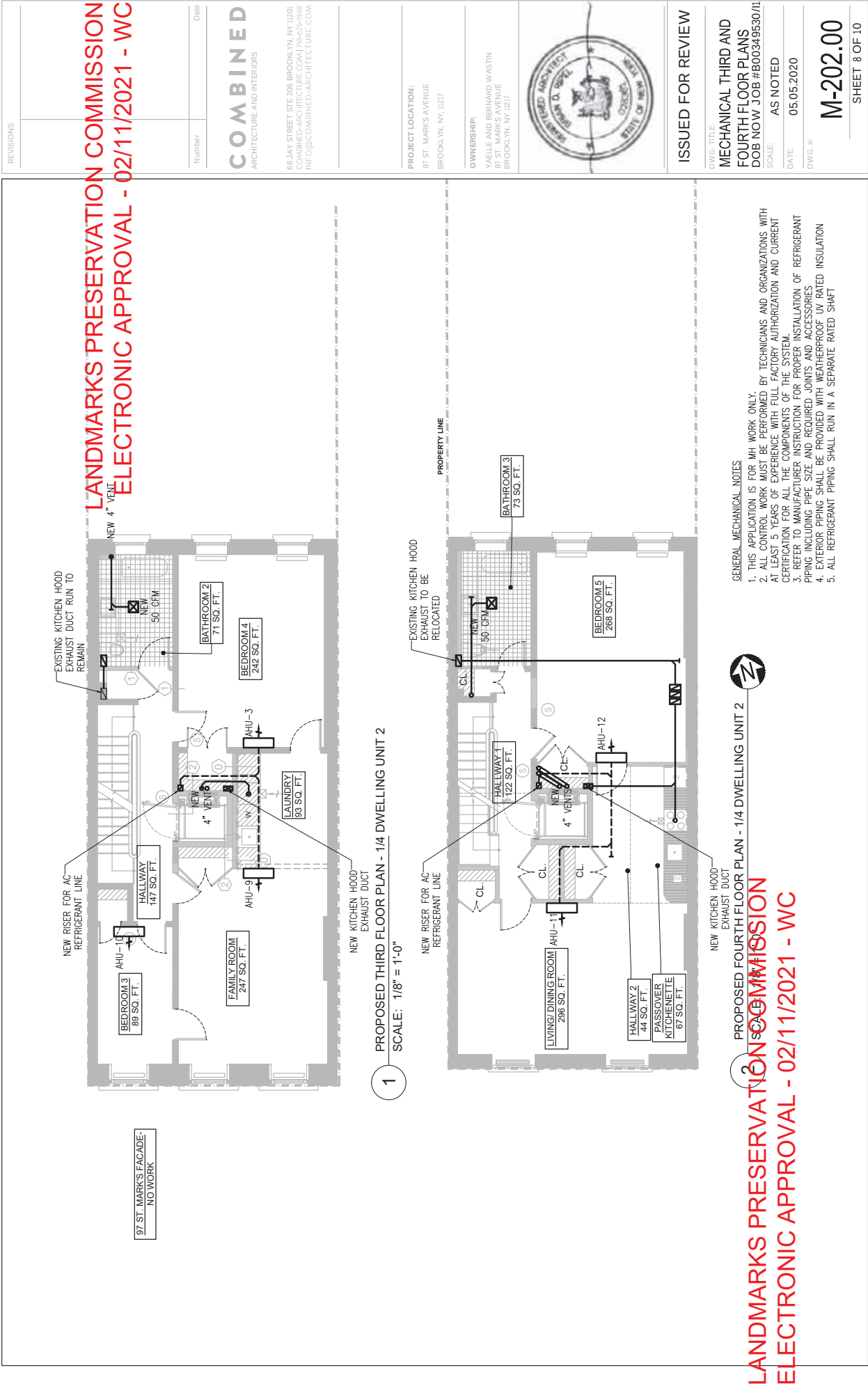
2

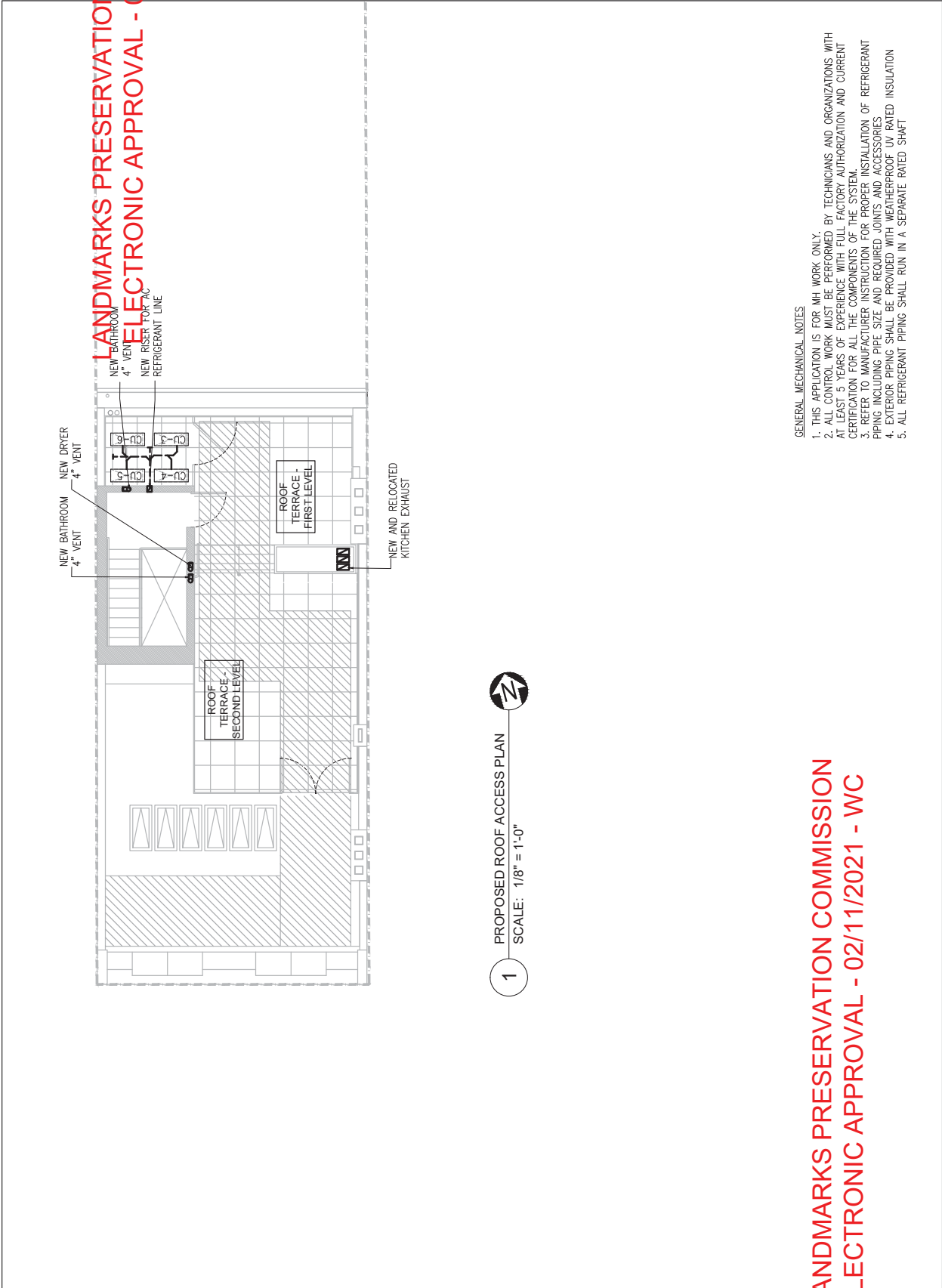
PROPOSED SECOND FLOOR PLAN - 1/4 DWELLING UNIT 2
SCALE: 1/8" = 1'-0"

GENERAL MECHANICAL NOTES

1. THIS APPLICATION IS FOR MH WORK ONLY.
2. ALL CONTROL WORK MUST BE PERFORMED BY TECHNICIANS AND ORGANIZATIONS WITH
AT LEAST 5 YEARS OF EXPERIENCE WITH FULL FACTORY AUTHORIZATION AND CURRENT
CERTIFICATION FOR ALL THE COMPONENTS OF THE SYSTEM.
3. REFER TO MANUFACTURER INSTRUCTION FOR PROPER INSTALLATION OF REFRIGERANT
PIPING INCLUDING PIPE SIZE AND REQUIRED JOINTS AND ACCESSORIES.
4. EXTERIOR PIPING SHALL BE PROVIDED WITH WEATHERPROOF UV RATED INSULATION
5. ALL REFRIGERANT PIPING SHALL RUN IN A SEPARATE RATED SHAFT

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC





LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

1. FOR ADDITIONAL NOTES, REFER TO G-001.00.
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3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED INSPECTIONS AND CERTIFICATES.
5. FOR GENERAL CONDITIONS, REFER TO AA DOCUMENT A1017.1987.
6. ALL WORK IS TO BE WARRANTED FOR A PERIOD NO LESS THAN ONE YEAR.
7. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.
8. ALL ELECTRICIANS AND PLUMBERS INVOLVED IN THE WORK ARE TO BE LICENSED AND MUST OBTAIN NYC DOB PERMITS.
9. ELECTRICAL WORK SHALL BE FILED SEPARATELY BY THE ELECTRICAL SUBCONTRACTOR.
10. DEMOLITION IS TO BE PERFORMED IN AN ORDERLY MANNER, PER THE RESTRICTIONS, REGULATIONS, AND HOURS SET BY THE BUILDING MANAGEMENT. DEBRIS ARE TO BE DISCARDED OFF SITE IN A PROPER MANNER AND NOT BE ALLOWED TO ACCUMULATE IN THE WORK AREA.
11. DIMENSIONS GIVEN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE.
12. THE CONTRACTOR SHALL LAY OUT HIS OR HER OWN WORK AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
13. THE CONTRACTOR IS NOT TO SCALE DIMENSIONS FROM CONSTRUCTION DOCUMENTS. ANY QUESTION REGARDING LOCATIONS AND DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
14. PROPOSED PLANS SHALL COMPLY WITH ALL REQUIREMENTS AS SET FORTH BY ALL APPLICABLE BUILDING CODES, REGULATIONS AND ORDINANCES AS WELL AS ALL OTHER GOVERNING AGENCIES INCLUDING ADEQUATE ACCESSIBILITY AND USAGE BY THE DISABLED.
15. ARCHITECT AND CONTRACTOR HAVE RECEIVED REVIEWED DRAWINGS AND WILL ABIDE BY THE BUILDING WORK ALTERATION RULES.

1. ALL WALLS AND CEILINGS OF SPACES CONTAINING CONDENSERS MUST USE MOLD RESISTANT DRYWALL. CONTRACTOR MUST USE ONLY VOC PAINTS AND FLOOR FINISHING MATERIALS SHALL BE UTILIZED.
2. ALL EXISTING THROUGH SLAB PENETRATIONS, PARTY/CHASE WALL PENETRATIONS, PARTY AND CHASE WALL JOINTS AT THE TOP AND BOTTOM MUST BE SEALED WITH APPROVED FIRE STOP SEALANT/MATERIAL. ALSO, ALL FIRE RATED CHASE WALLS, ENCLOSURES AND FIRE STOPPING WORK REMAIN IN PLACE UNTIL ACTUAL PROPOSED WORK IS APPROVED AND IMPLEMENTED. THESE AREAS CANNOT BE LEFT OPEN OR UNPROTECTED OVERNIGHT. DUST PROTECTION WITH PROPER PROTECTION AGAINST TRANSFER OF NOISE AND DUST AS WELL AS FUMES MUST BE IMPLEMENTED IMMEDIATELY UPON OVERTAKING.
3. 12 HOURS NOTICE TO THE BUILDING SUPERINTENDENT AND ALL NEIGHBORING TENANTS MUST BE GIVEN. THESE NOTICES MUST BE DATED AND SIGNED BY THE BUILDING SUPERINTENDENT.
4. ALL KITCHEN AND BATHROOM WINDOW/VENTS MUST REMAIN FULLY FUNCTIONAL AFTER THE RENOVATION IS COMPLETE. THEY MUST BE PROTECTED FROM DUST ENTERING DURING CONSTRUCTION.

6. NO NOISE-CREATING TOOLS AND METHODS CAN BE UTILIZED DURING THE RENOVATION OTHER THAN CHOPPING SAWS AND SCREW GUNS/DRILLS. THE USE OF STANDARD HAMMERS, HAMMER DRILLS AND ALL OTHER PNEUMATIC TOOLS ARE EXPRESSLY PROHIBITED. PROPER FIRE EXTINGUISHERS AND SAFETY PRECAUTIONS MUST BE UNDERTAKEN THROUGHOUT THE PROJECT. NO ADVERTISEMENT SIGNS OR BANNERS CAN BE PLACED IN WINDOWS.
7. G.C.'S WILL BE SURVEYING NEIGHBORING APARTMENTS TO VERIFY PREEXISTING CONDITIONS.
8. NO PUBLIC AREAS WILL BE AFFECTED BY THIS RENOVATION.
9. OWNER IS REQUIRED TO DISTRIBUTE A NOTICE ABOUT THE TYP TO EACH OCCUPIED DWELLING UNIT OR POST A NOTICE REGARDING THE TYP IN THE BUILDING LOBBY. THE NOTICE MUST INCLUDE THE NAME AND CONTACT INFORMATION OF THE SITE SAFETY MANAGER.

TITLE SHEET AND NOTES
G-000.00
G-001.00
P-100.00 - P-103.00
P-200.00 - P-203.00
P-300.00 - P-302.00

- ARCHITECTURAL APPLICATION: #322031706

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC
856003



SHEET OF 13

PROJECT LOCATION:

07 ST. MARK'S AVENUE

BROOKLYN, NY.

OWNERSHIP:

W'AELE AND BERNARD WASTIN
77 ST. MARK'S AVENUE
BROOKLYN, NY 11217



1. DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. CONTRACTOR SHALL FURNISH ALL NECESSARY SUPPORTS, FITTINGS AND ACCESSORIES TO FULFILL APPLICABLE CODES, REGULATIONS, BUILDING STANDARDS AND THE BEST PRACTICES OF THE TRADE FOR THE INSTALLATION OF PLUMBING SYSTEMS.

- COLD AND HOT WATER PIPING MUST BE INSULTATED.**

17. ALL BRANCH LINES ARE REQUIRED TO BE REPLACED WITH NEW PIPING, INCLUDING STEAM RADIATOR (IF APPLICABLE), BACK TO THE BUILDING RISERS WHEN ORIGINAL IS EXPOSED DURING A TIE-IN. DRAINAGE TO BE REINSTALLED. THIS INCLUDES SHOWER / TUB DRAINS AND WATER CLOSET WASTE CONNECTION.

18. ALL LAVATORIES MUST BE PROVIDED WITH AN OVERFLOW. IF NO OVERFLOW IS PROVIDED, THEN A 2" TRAP AND UN-OBTSTRUCTED DRAIN MUST BE PROVIDED. INSTEAD.

19. INSTALLATION OF PRESSURE TYPE VACUUM BREAKER AND CHECK VALVES FOR HOT AND COLD WATER IS REQUIRED.

20. ANY EXISTING PIPING THAT IS BURIED IN THE MASONRY EXTERIOR WALLS MUST BE REMOVED IF EXPOSED OR OTHERWISE ABANDONED. EXTERIOR WALLS WITH PIPING IS REMOVED MUST BE PATCHED WITH MORTAR. MASONRY WALLS MAY NOT BE CHANNELLED FURTHER FOR THE INSTALLATION OF NEW PIPING.

21. ALL SHOWERS SHALL HAVE LEAD PANS WHICH MUST BE CLAMPED AND SEALED, OR SOLDERED, INTO A NEW DRAIN COLLAR AND MUST HAVE CAP OVER THE DRAIN EXTENDING A MIN. OF 4" UP THE WALL ABOVE THE TOP OF CURB WHICH WILL DETERMINE THE HEIGHT AT THE PERIMETER SHOWER WALLS. NOTE THAT THE DRAIN HAVE WEEP HOLES. AFTER PASSING A 24-HOUR WATER RETENTION TEST, IT MUST BE WITNESSED BY THE RESIDENT MANAGER. THE ENTIRE LEAD PAN MUST BE COATED WITH A SUITABLE WATERPROOFING MASTIC MEMBRANE PRIOR TO INSTALLATION OF THE MORTAR BED. PROVIDE A SECTION DETAIL AT THE SHOWER INCORPORATING THE WATERPROOFING SOUNDPROOFING REQUIREMENTS OF SECTION F BELOW.

PLUMBING - BUILDING DEPT NOTES

1. THE PLUMBING SYSTEMS (SANITARY, WASTE, VENT AND WATER DISTRIBUTION) AND ALL ASSOCIATED EQUIPMENT WILL BE INSTALLED IN ACCORDANCE WITH THE FULL COMPLIANCE WITH THE PLUMBING CODE OF THE CITY OF NEW YORK AS CITED IN SECTION 105.0.
2. THE MATERIALS USED IN THE PLUMBING SYSTEMS WILL BE PROVIDED IN FULL COMPLIANCE WITH SECTION P102.0.
3. THE SANITARY SYSTEM SHALL BE PROVIDED IN FULL COMPLIANCE WITH GENERAL PROVISIONS OF SECTION P101.0.
4. EQUIPMENT HOIST-UP AND THE JOINING OF PIPING WILL BE IN FULL COMPLIANCE WITH SECTION P103.
5. THE INSTALLATION OF FIXTURES WILL BE IN FULL COMPLIANCE WITH SECTION P104.0.
6. TRAPS FOR FIXTURES AND DRAIN LINES WILL BE PROVIDED AND CLEANOUTS INSTALLED IN FULL COMPLIANCE WITH SECTION 105.0.
7. VERTICAL AND HORIZONTAL DRIP LINES WILL BE HUNG AND SUPPORTED AS DIRECTED IN SPECIFICATIONS AND WITH THE FULL COMPLIANCE WITH SECTION P106.0.
8. THE WATER SUPPLY SYSTEMS OF THE SUBJECT BUILDING SHALL BE INSTALLED AND MAINTAINED IN FULL.
9. THE SANITARY DRAINAGE SYSTEM SHALL BE SIZED AND INSTALLED IN FULL COMPLIANCE WITH SECTIONS P108.0 AND P112.0.
10. THE VENT PIPING FOR THE SANITARY DRAINAGE SYSTEM OF THE SUBJECT BUILDING WILL BE INSTALLED IN FULL COMPLIANCE WITH SECTION P109.0.
11. PROVIDE RESILIENT ISOLATORS FOR PIPING IN ACCORDANCE WITH PARAGRAPH C-268-1208.3, (B) 3 OF NEW YORK CITY BUILDING CODE.

REVISIONS:

		Date
		Number

COMBINED
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PROJECT LOCATION:
97 ST. MARKS AVENUE
BROOKLYN, NY, 11217

OWNERSHIP:

YAELE AND BERNARD WASTIN
97 ST. MARK'S AVENUE
BROOKLYN, NY 11217



ISSUED FOR REVIEW

DWG. TITLE:

PLUMBING NOTES

DOB NOW JOB #B00268082/11

SCALE: AS NOTED

DATE: 05/05/2020

DWG. #:

G-001.00

SHEET 2 OF 13

The image contains two architectural drawings. The top drawing is a 'CELLAR DEMOLITION PLAN' showing the layout of the basement. It includes labels for 'TO EXISTING CITY SEWER', 'EXISTING COMBINED STORM SEWER HOUSE TRAP TO REMAIN', 'EXISTING GAS METER', 'EXISTING WATER HEATER', 'EXISTING BOIL', and 'STORM RISER A'. The bottom drawing is a floor plan of the existing building, showing a 'FOYER', 'BEDROOM 1', and 'ST MARK'S AVE FACADE NO WORK'. It also includes labels for 'EXISTING STORM RISER A', 'EXISTING TOILET', and 'REMOV'. A scale bar indicates '1/8" = 1'-0"'. A red banner at the bottom reads 'LANDMARKS PRESERVATION COMMISSION ELECTRONIC APPROVAL - 02/11/2021 - WC'.

TO EXISTING CITY SEWER

EXISTING COMBINED STORM SEWER HOUSE TRAP TO REMAIN

EXISTING GAS METER

EXISTING WATER HEATER

EXISTING BOIL

STORM RISER A

1 CELLAR DEMOLITION PLAN

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

FOYER

BEDROOM 1

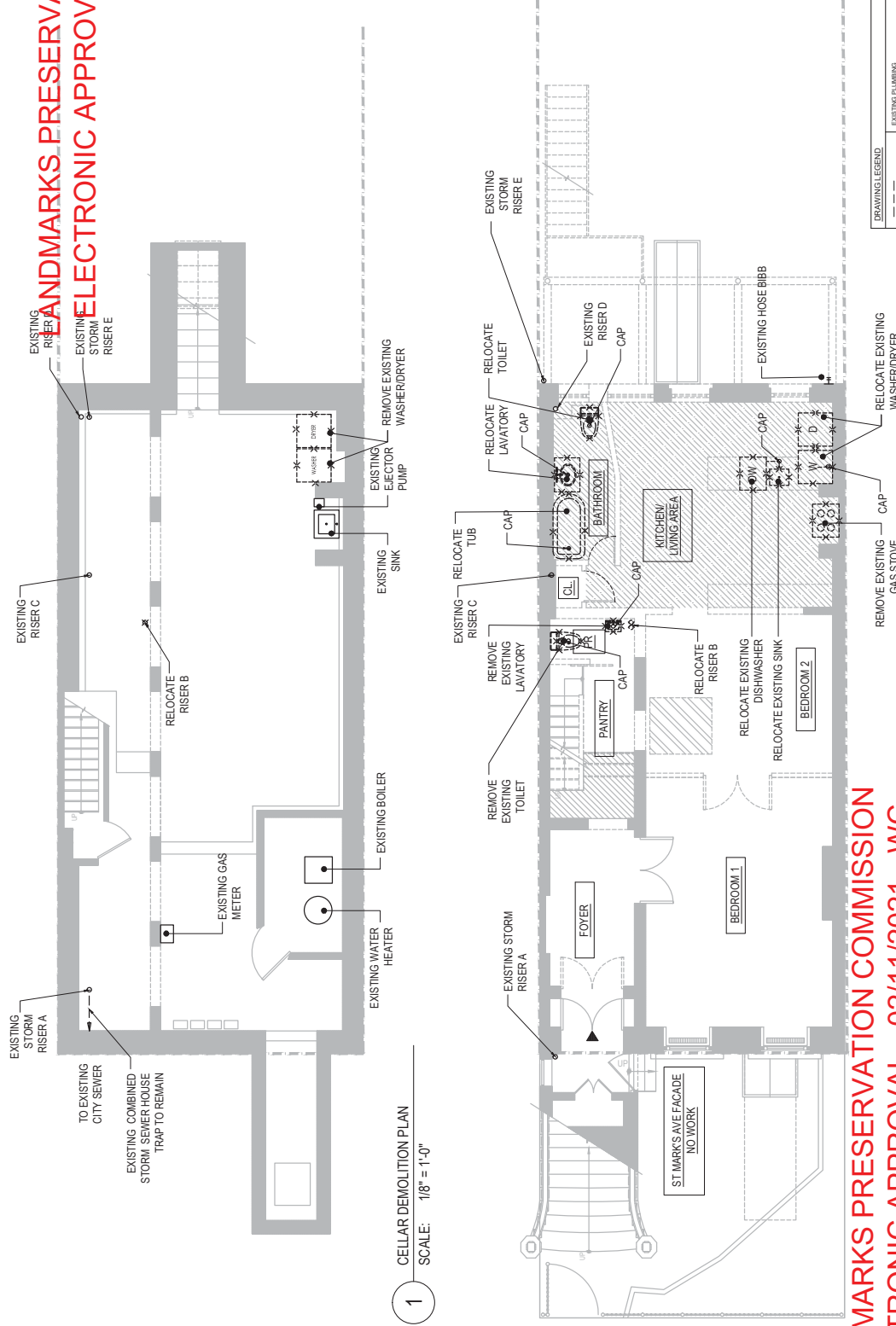
EXISTING STORM RISER A

EXISTING TOILET

REMOV

ST MARK'S AVE FACADE NO WORK

LANDMARKS PRESERVATION COMMISSION ELECTRONIC APPROVAL - 02/11/2021 - WC



DRAWING LEGEND	
---	EXISTING PLUMBING
---	NEW PLUMBING
---	EXISTING PLUMBING TO BE REMOVED
---	EXISTING GAS SUPPLY
---	NEW GAS SUPPLY
---	SHUT OFF VALVE

NOTES
1. THIS APPLICATION IS FOR PL WORK TYPE ONLY 2. PROPOSED WORK HAS NO EFFECT ON THE STRUCTURAL STABILITY.

2 BASEMENT DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

REVISIONS:

	N COMMISSION 02/11/2021 - W	Date
		Number

COMBINED
ARCHITECTURE AND INTERIORS

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PROJECT LOCATION:
97 ST. MARK'S AVENUE
BROOKLYN, NY, 11217

OWNERSHIP:

YAELE AND BERNARD WASTIN
97 ST. MARK'S AVENUE
BROOKLYN, NY 11217



ISSUED FOR REVIEW

DWG. TITLE: PLUMBING REMOVALS/
CELLAR AND BASEMENT
DOB NOW JOB #B00268082/IN

SCALE: AS NOTED

DATE: 05.05.2020

DWG. #:

P=100.00

SHEET 3 OF 13

REVISIONS:

Number

Date

COMBINED

ARCHITECTURE AND INTERIORS

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PROJECT LOCATION:

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BROOKLYN, NY, 11217

OWNERSHIP:

YAELE AND BERNARD WASTIN
97 ST. MARK'S AVENUE
BROOKLYN, NY 11217

ISSUED FOR REVIEW

DWG. TITLE:

PLUMBING REMOVALS/
FIRST AND SECOND FLOORS

DOB NOW JOB #B00268082/11

SCALE:

AS NOTED

DATE:

05.05.2020

DWG. #:

P-101.00

SHEET 4 OF 13

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

EXISTING STORM RISER A

EXISTING RISER C

EXISTING SINK TO REMAIN

EXISTING DISHWASHER TO REMAIN

EXISTING RISER D

EXISTING STORM RISER E

FOYER

LIVING/DINING ROOM

KITCHEN/LIVING AREA

TERRACE

RELOCATE RISER B

97 ST. MARK'S SQUARE
FACADE - NO WORK

1

FIRST FLOOR DEMOLITION PLAN

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

EXISTING STORM RISER A

EXISTING RISER C

RELOCATE TOILET

RELOCATE LAVATORY

EXISTING RISER D

EXISTING STORM RISER E

RELOCATE EXISTING TUB

RELOCATE EXISTING SHOWER

BATHROOM 1

HALLWAY

CL

W.I.C.

MASTER BEDROOM

FAMILY ROOM

2

SECOND FLOOR DEMOLITION PLAN

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

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

DRAWING LEGEND

EXISTING PLUMBING

NEW PLUMBING

EXISTING PLUMBING TO BE REMOVED

EXISTING GAS SUPPLY

NEW GAS SUPPLY

NOT TO SCALE

NOTES

1. THIS APPLICATION IS FOR PL. WORK TYPE ONLY
2. PROPOSED WORK HAS NO EFFECT ON THE STRUCTURAL STABILITY.

REVISIONS:

Number

Date

COMBINED

ARCHITECTURE AND INTERIORS

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97 ST. MARK'S AVENUE
BROOKLYN, NY, 11217

OWNERSHIP:

YAELE AND BERNARD WASTIN
97 ST. MARK'S AVENUE
BROOKLYN, NY 11217



ISSUED FOR REVIEW

DWG. TITLE:
PLUMBING REMOVALS/
THIRD AND FOURTH FLOORS
DOB NOW JOB #B00268082/11

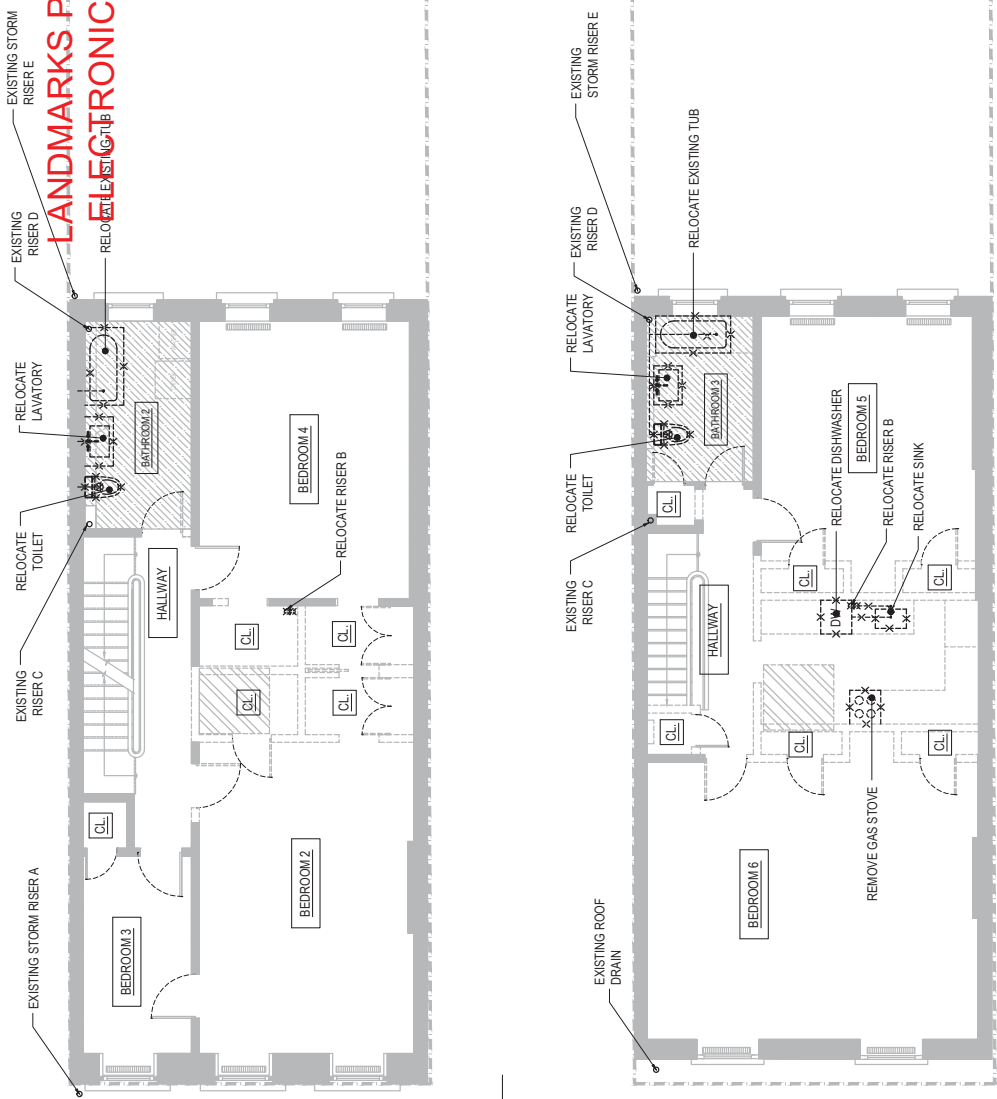
SCALE: AS NOTED
DATE: 05.05.2020
DWG. #: P-102.00

SHEET 5 OF 13

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

1

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



EXISTING STORM RISER A

EXISTING RISER C

RELOCATE TOILET

RELOCATE LAVATORY

EXISTING RISER D

RELOCATE EXISTING TUB

EXISTING STORM RISER E

RELOCATE LAVATORY

RELOCATE TOILET

EXISTING RISER C

EXISTING RISER D

RELOCATE EXISTING TUB

RELOCATE DISHWASHER

RELOCATE RISER B

RELOCATE SINK

REMOVE GAS STOVE

EXISTING ROOF DRAIN

2

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

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

DRAWING LEGEND

EXISTING PLUMBING

NEW PLUMBING

EXISTING PLUMBING TO BE REMOVED

NEW GAS SUPPLY

SHUT OFF VALVE

NOTES

1. THIS APPLICATION IS FOR PL WORK TYPE ONLY
2. PROPOSED WORK HAS NO EFFECT ON THE STRUCTURAL STABILITY.

REVISIONS:

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

Number

Date

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OWNERSHIP:

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97 ST. MARK'S AVENUE
BROOKLYN, NY 11217

ISSUED FOR REVIEW

DWG. TITLE:
PLUMBING REMOVALS/
ROOF PLAN
DOB NOW JOB #B00268082/J1
SCALE: AS NOTED
DATE: 05.05.2020
DWG. #:

1

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

EXISTING ROOF DRAIN

EXISTING VENT STACK C

EXISTING ROOF DRAIN

EXISTING VENT STACK D

RELOCATE RISER B VENT STACK

DRAWING LEGEND

EXISTING PLUMBING
NEW PLUMBING
EXISTING PLUMBING TO BE REMOVED
EXISTING GAS SUPPLY
NEW GAS SUPPLY
SHUT OFF VALVE

NOTES

THIS APPLICATION IS FOR PLUMBING TYPE ONLY
PROPOSED WORK HAS NO EFFECT ON THE STRUCTURAL STABILITY.

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

P-103.00
SHEET 6 OF 13

Number	Date
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68 JAY STREET STE 306 BROOKLYN, NY 11201
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INFO@COMBINED-ARCHITECTURE.COM

OWNERSHIP:
YAELE AND BERNARD WASTIN
97 ST. MARK'S AVENUE
BROOKLYN, NY 11217



DWG. TITLE:
PLUMBING PLAN / CELLAR
AND BASEMENT PLANS
DOB NOW JOB #B0268082/11

DWG. #:

SHEET 7 OF 13



1 PROPOSED BASEMENT LEVEL PLAN - DWELLING UNIT 1
SCALE: 1/8" = 1'-0"

DRAWING LEGEND	
---	EXISTING PLUMBING
---	NEW PLUMBING
---	EXISTING PLUMBING TO BE REMOVED
---	EXISTING GAS SUPPLY
---	NEW GAS SUPPLY
---	SHUT OFF VALVE

- NOTES**
1. THIS APPLICATION IS FOR PL WORK TYPE ONLY
 2. PROPOSED WORK HAS NO EFFECT ON THE STRUCTURAL STABILITY.

Q

Number	Date
--------	------

COMBINED
ARCHITECTURE AND INTERIORS

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INFO@COMBINED-ARCHITECTURE.COM

PROJECT LOCATION:
97 ST. MARK'S AVENUE
BROOKLYN, NY 11217

OWNERSHIP:
YAELE AND BEN
97 ST. MARK'S AVE.
BROOKLYN, NY



ISSUED FOR REVIEW

DWG. TITLE:
PLUMBING PLAN / FIRST
AND SECOND FLOORS
DOB NOW JOB #B00268082/11

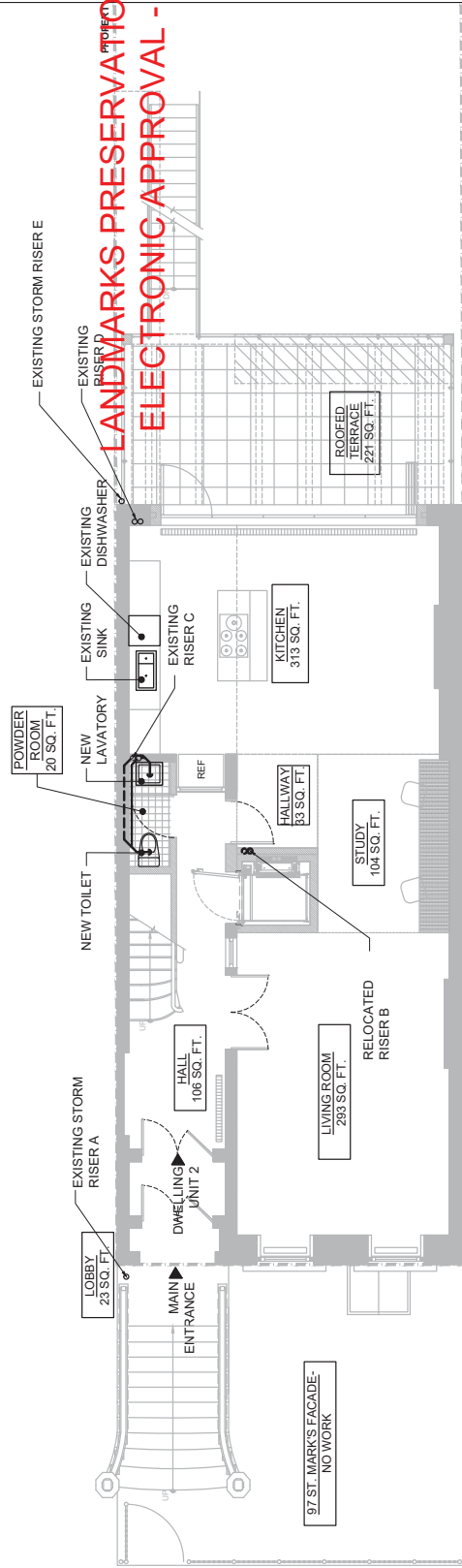
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DATE: 05.05.2020

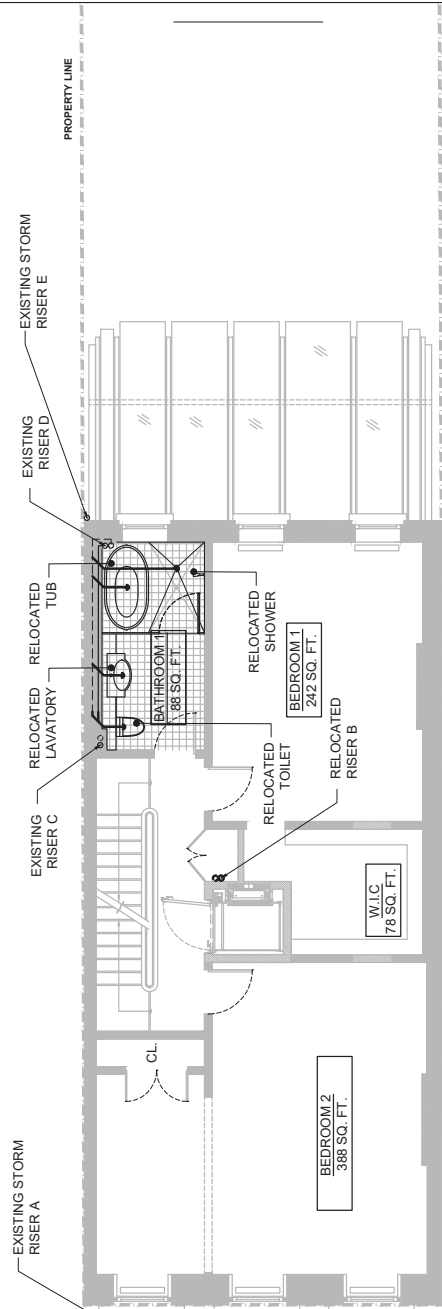
DWG. #:

P-201.00

SHEET 8 OF 13



2 PROPOSED FIRST FLOOR PLAN - 1/4 DWELLING UNIT 2
SCALE: 1/8" = 1'-0"



97 ST. MARK'S FACADE-
NO WORK

LANDMARKS PRESERVATION COMMISSION
PROPOSED SECOND FLOOR
ELECTRONIC APPROVAL - 02/17/2024 - JVC

PROPOSED SECOND FLOOR PLAN - 1/4 DWELLING UNIT 2



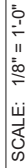
NOTES

1. THIS APPLICATION IS FOR PL WORK TYPE ONLY
2. PROPOSED WORK HAS NO EFFECT ON THE STRUCTURAL STABILITY.

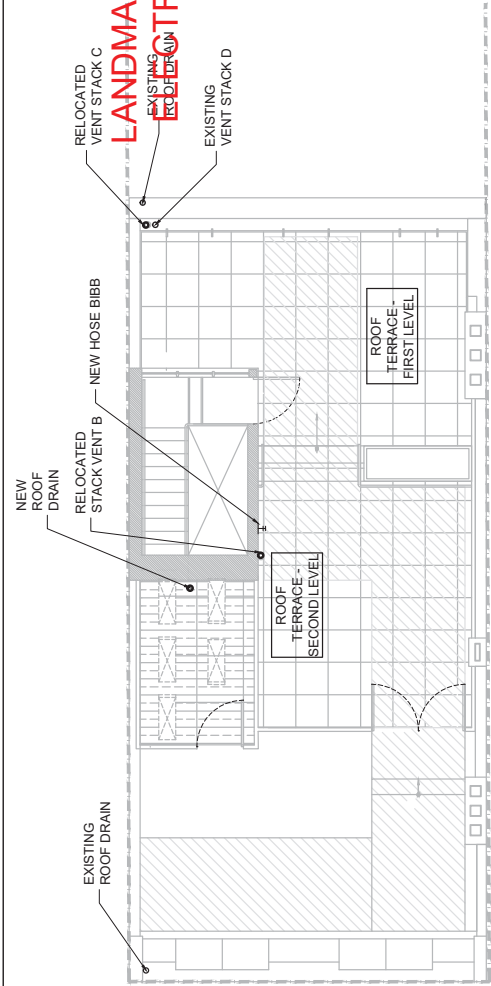
DRAWING LEGEND	
---	EXISTING PLUMBING
---	NEW PLUMBING
---	EXISTING PLUMBING TO BE REMOVED
---	EXISTING GAS SUPPLY
---	NEW GAS SUPPLY
---	SHUT OFF VALVE

COMBINED
ARCHITECTURE AND INTERIORS

SHEET 9 OF 13



DRAWING LEGEND	
---	EXISTING PLUMBING
---	NEW PLUMBING
---	EXISTING PLUMBING TO BE REMOVED
---	EXISTING GAS SUPPLY
---	NEW GAS SUPPLY
---	SHUT OFF VALVE



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

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

REVISIONS:

Number	Date
--------	------

COMBINED

ARCHITECTURE AND INTERIORS

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PROJECT LOCATION:

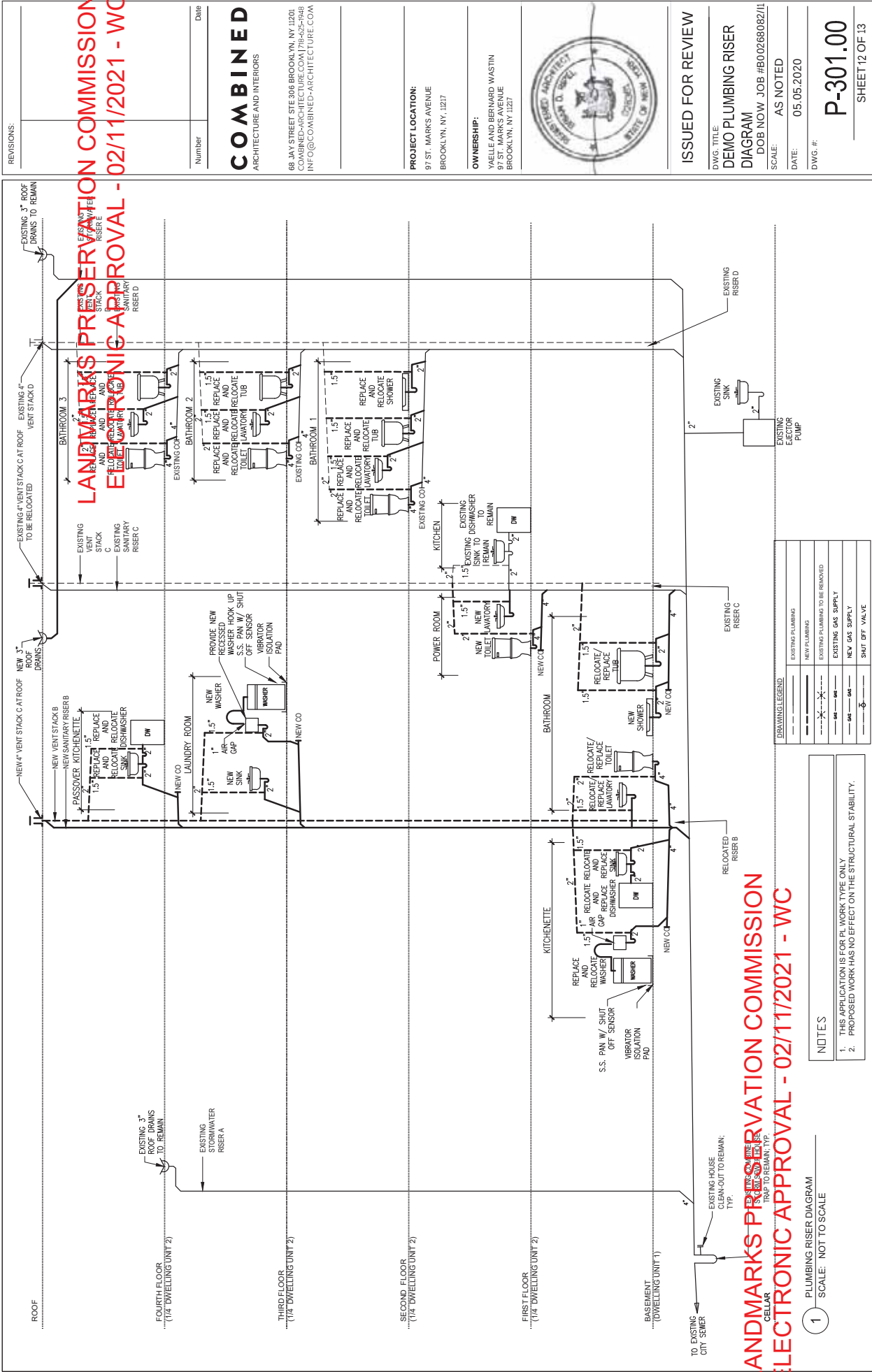
97 ST. MARK'S AVENUE
BROOKLYN, NY, 11217

OWNERSHIP:

YELLE AND BERNARD WASTIN
97 ST. MARK'S AVENUE
BROOKLYN, NY 11217

ISSUED FOR REVIEW

DWG. TITLE:
PLUMBING PLAN / ROOF
PLANS
DOB NOW JOB #B00288082/11
SCALE:
DATE: 05.05.2020
DWG. #:
P-203.00
SHEET 10 OF 13





2 PLUMBING FIXTURE SCHEDULE
SCALE: NOT TO SCALE

DRAWING LEGEND	
---	EXISTING PLUMBING
---	NEW PLUMBING
---	EXISTING PLUMBING TO BE REMOVED
---	EXISTING GAS SUPPLY
---	NEW GAS SUPPLY
---	SHUT OFF VALVE

DWG. TITLE:
GAS RISER DIAGRAM

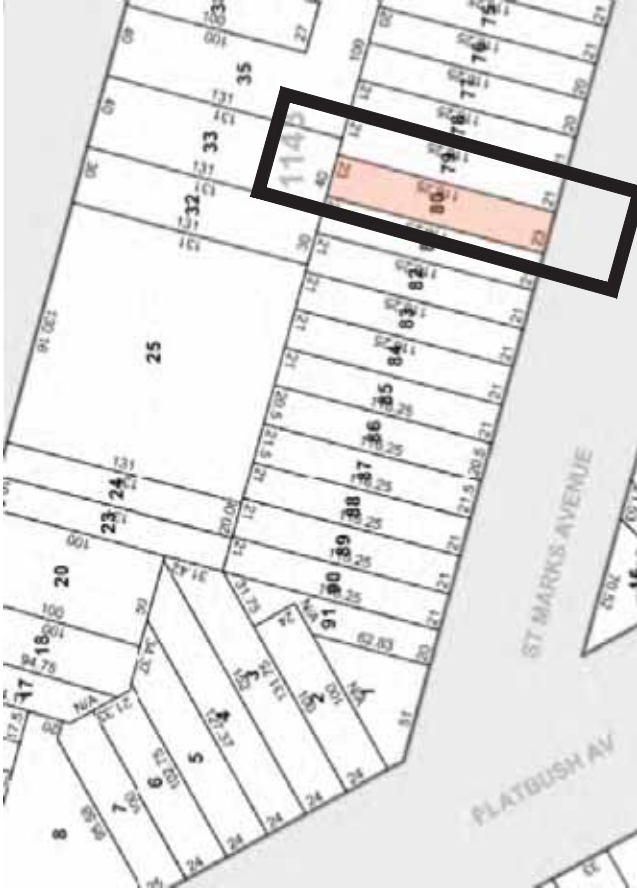
P-302.00

SHEET 13 OF 13

OWNERSHIP:
YAELE AND BEN
97 ST. MARKS,
BROOKLYN, NY



AND MARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC



LOCATION PLAN

TENANT SAFETY NOTES

- EGRESS: AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
- FIRE SAFETY: ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
- HEALTH REQUIREMENTS: SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED.
- THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.
- COMPLIANCE WITH HOUSING STANDARDS: THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.
- STRUCTURAL SAFETY: NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
- NOISE RESTRICTIONS: WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION ACTIVITIES BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK CITY NOISE CONTROL, SUCH LIMITATIONS SHALL BE STATED.

SCOPE OF WORK-STRUCTURAL WORK

APPLICATION IS FILED FOR INTERIOR/EXTERIOR RENOVATION TO SINGLE FAMILY HOME

DRAWING INDEX

S-000 - GENERAL NOTES
S-001 - GENERAL NOTES & INDEX OF DRAWINGS
S-002 - GENERAL NOTES
S-003 - GENERAL NOTES
S-004 - GENERAL NOTES
D-100 - DEMOLITION GENERAL NOTES
D-001 - DEMOLITION GENERAL NOTES
S-100 - STRUCTURAL PLANS
S-100 - CELLAR PLANS
S-101 - BASEMENT PLANS
S-102 - FIRST FLOOR PLANS
S-103 - SECOND FLOOR PLANS
S-104 - THIRD FLOOR PLANS
S-105 - FOURTH FLOOR PLANS
S-106 - ROOF PLANS
S-300 - TYPICAL STRUCTURAL DETAILS
S-310 - TYPICAL SECTIONS AND DETAILS
S-311 - TYPICAL SECTIONS AND DETAILS
S-400 - STRUCTURAL DETAILS
S-410 - SECTIONS AND DETAILS
S-411 - SECTIONS AND DETAILS
S-412 - SECTIONS AND DETAILS
S-413 - SECTIONS AND DETAILS
S-414 - SECTIONS AND DETAILS
S-415 - SECTIONS AND DETAILS
S-416 - SECTIONS AND DETAILS
S-417 - SECTIONS AND DETAILS
S-418 - SECTIONS AND DETAILS
S-700 - MASONRY DETAILS
S-700 - TYPICAL MASONRY DETAILS
S-800 - STRUCTURAL STEEL DETAILS
S-800 - STRUCTURAL STEEL DETAILS
S-900 - COLDFORM STEEL DETAILS
S-900 - COLDFORM STEEL DETAILS

REVISIONS:
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DOB FILING 01/18/2021
RESUBMIT 03/24/2020

1
Number
Date

COMBINED
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PROJECT LOCATION:
97 St. Mark's Avenue
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OWNERSHIP:
Yaelle and Bernard Westin
97 St. Mark's Avenue
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SEAL OF THE CITY OF NEW YORK
OFFICE OF THE COMMISSIONER OF PLANNING
JAN 18 2021

DWG. TITLE:
**GENERAL NOTES &
INDEX OF DRAWINGS**

SCALE: AS NOTED

DATE: 11.18.2019

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S-001.00

SHEET 1 OF 28

GENERAL NOTES:

I - CODES/DESIGN CRITERIA

1. BUILDING CODE OF THE CITY OF NEW YORK, 2014 INCLUDING LATEST AMENDMENTS ("N.Y.C. CODE")
 2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN", 13th EDITION
 3. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" ACI 318-14
 4. AMERICAN FOREST & PAPER ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", 2012
 5. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530-11
- WIND LOAD:
1. BASIC WIND SPEED = 98 MPH
 2. EXPOSURE CATEGORY B
 3. $I_w = 1.0$ (WIND IMPORTANCE FACTOR)
 4. METHOD: ANALYTICAL METHOD PER ASCE 7-02

COMPONENTS AND CLADDING PRESSURES:

WALLS:

EDGES, "O" ZONE: 50PSF

ELSEWHERE: 30PSF

ROOF:

CORNERS: 65PSF

EDGES (AWAY FROM CORNERS): 50PSF

ELSEWHERE: 30PSF

SEISMIC LOADS:

NO CHANGE IN DEAD LOADS-- NO CHANGE

SNOW LOADS:

1. FLAT ROOF SNOW LOAD, $P_f = 20$ PSF

2. GROUND SNOW LOAD, $P_g = 25$ PSF

3. SNOW IMPORTANCE FACTOR, $I_s = 1.0$

4. THERMAL FACTOR, $C_e = 0.9$

5. WIND FACTOR, $C_d = 0.8$

6. SNOW DRIFTING PER CODE AS APPLICABLE

LIVE LOADS:

RESIDENTIAL: 40 PSF

STAIRS, CORRIDORS, EXITS: 100 PSF

TERRACES: 100 PSF

SUPERIMPOSED DEAD LOADS:

1. RESIDENTIAL: 15PSF TYPICAL

2. OCCUPIED ROOF: 25PSF

II - MATERIALS

1. STRUCTURAL STEEL:

ALL ROLLED SHAPES:

ASTM A572 OR A992,

GRADE 50

ASTM A36

ALL TUBULAR SECTIONS:

ASTM A500, GRADE B

ALL PIPE SECTIONS:

ASTM A53, GRADE B

ANCHOR BOLTS, U.O.N.:

ASTM F1554

2. CAST-IN-PLACE CONCRETE:

FOUNDATIONS:

SLABS ON GROUND:

4 KSI NORMAL WT.

4 KSI NORMAL WT.

3. REINFORCEMENT:

REINFORCING STEEL:

WELDED DEFORMED WIRE FABRIC:

ASTM A647, GRADE 60,

7/16" ON CENTER

5. BOLTING MATERIALS:

ASTM A325 OR F1852 (TWIST-OFF

TYPE), OR A490, U.O.N.

III - GENERAL

1. NOTES, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS OTHERWISE NOTED. FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS OF A SIMILAR NATURE. VERIFY APPLICABILITY BY SUBMITTING SHOP DRAWINGS FOR REVIEW.
2. 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 ENGINEER PRIOR TO PERFORMING WORK.
3. SUBMIT SHOP DRAWINGS AT LEAST 15 DAYS BEFORE DATE REVIEWED SUBMITTALS WILL BE NEEDED. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL WHICH SHALL CONSTITUTE CERTIFICATION THAT CONTRACTOR HAS VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS, AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS.
4. THESE DRAWINGS REPRESENT THE COMPLETED PROJECT, WHICH HAS BEEN DESIGNED FOR THE RIGHTS AND OBLIGATIONS OF THE OWNER AND CONTRACTOR. THE CONTRACTOR'S SUPERVISORS SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION FALSEWORK, STAGING, BRACING, SHORING, ETC., REGARDING STRUCTURAL STABILITY INTEGRITY DURING CONSTRUCTION OPERATIONS. THE CONTRACTOR MUST COMPLY WITH ALL DEPARTMENT OF BUILDINGS RULES REGARDING STRUCTURAL STABILITY INTEGRITY DURING CONSTRUCTION OPERATIONS.
5. ALL COSTS OF INVESTIGATION AND/OR REDESIGN, DUE TO ERROR OR MISLOCATION OF STRUCTURAL ELEMENTS OR OTHER LACK OF CONFORMANCE WITH THE PROJECT DOCUMENTS, SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
7. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR WATER/DAMP-PROOFING AND FIRE-PROOFING DETAILS AND REQUIREMENTS.
8. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ARCHITECT'S OR ENGINEER'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHODS OF CONSTRUCTION.
9. SHORING, BRACING AND PROTECTION OF EXISTING AND ADJACENT STRUCTURES DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT STREETS, BUILDINGS AND STRUCTURES.
10. ALL EXISTING DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY FIELD MEASUREMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
11. DRAWINGS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. IF, DURING DEMOLITION, EXCAVATION OR CONSTRUCTION, ACTUAL CONDITIONS ARE DISCOVERED TO DIFFER FROM THOSE INDICATED ON DRAWINGS, ENGINEER SHALL BE NOTIFIED.
12. DETAILS LABELED "TYPICAL DETAILS" ON DRAWINGS APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT DETAILS ARE REFERENCED AT EACH LOCATION. NOTIFY ENGINEER OF CLARIFICATIONS REGARDING APPLICABILITY OF "TYPICAL DETAILS".
13. CONSTRUCTION LOADS SHALL NOT EXCEED DESIGN LIVE LOADS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT USED IN CONSTRUCTING THIS PROJECT. SHORING AND RE-SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.

IV - SPECIAL INSPECTIONS

1. THE OWNER SHALL ENGAGE, AND PAY FOR, AN APPROVED INSPECTOR AND TESTING AGENCY AS REQUIRED BY THE DEPARTMENT OF BUILDINGS FOR CONSTRUCTION OF THE PROJECT. THE TESTING AGENCY SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND LAWS, AND SHALL FILE ALL REQUIRED PAPERWORK WITH THE DEPARTMENT OF BUILDINGS.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO DAYS NOTICE BEFORE ALL WORK THAT REQUIRES THE PRESENCE OF THE INSPECTOR.
3. THE FOLLOWING STRUCTURAL SPECIAL INSPECTIONS ARE REQUIRED:
 - STRUCTURAL STEEL - WELDING, BC 1704.3.1
 - STRUCTURAL STEEL - DETAILS, BC 1704.3.2
 - STRUCTURAL STEEL - HIGH STRENGTH BOLTING, BC 1704.3.3
 - CONCRETE - CAST-IN-PLACE, BC 1704.4
 - MASONRY - BC 1704.5
 - SOILS - SUBGRADE INSPECTION, BC 1704.7.1
 - FOUNDATIONS - INVESTIGATIONS (BORINGS & TEST PITS), (TR-4) BC 1704.7.4
 - STRUCTURAL STEEL - WELDING, BC 1704.7.5
 - POST INSTALLED ANCHORS- BC 1704.32
5. THE INSPECTION AGENCY SHALL ISSUE TIMELY REPORTS TO THE OWNER, ENGINEER, AND ARCHITECT. REPORTS SHALL SUMMARIZE AREA OF INSPECTION AND HIGHLIGHT CONDITIONS THAT ARE NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
6. REFER TO THE DRAWINGS OF OTHER DISCIPLINES FOR SPECIAL INSPECTIONS RELEVANT TO THOSE TRADES.

TR2/TR3 WAKER NOTICE

THE WORK MEETS THE EXEMPTION CRITERIA OF BUILDINGS BULLETIN 2009-026, ITEM IV, AND I HEREBY ELECT TO WAIVE THE REQUIREMENT OF CONCRETE TESTING AND OF THE TR2 FORM AND/OR TR3 FORM.

- THE TOTAL STRUCTURAL CONCRETE SPECIFIED FOR THE PROJECT IS LESS THAN 30 CUBIC YARDS (38 M3); ACTUAL IS 8.64 CY

FOOTINGS: 4.44 CY

FOUNDATION WALLS (AT STAIRS): 1.0 CY

SLAB ON GRADE: 2.2 CY

EXTERIOR STAIRS: 1.0 CY

- THE STRUCTURAL DESIGN OF THE CONCRETE IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH, f'_c , 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.

- THE CONCRETE TO BE PLACED IS SPECIFIED TO HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 PSI (28 MPa)

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1. FOOTINGS SHALL BEAR ON SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 *psf*. TESTING AGENCY SHALL CONFIRM ACCEPTABLE SOIL CONDITIONS PRIOR TO PLACING CONCRETE.
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SURVEY AND THE GEOTECHNICAL INVESTIGATION REPORT BEFORE STARTING CONSTRUCTION. ALL FOUNDATION WORK SHALL BE ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT EXCEPT WHERE NOTED OTHERWISE ON THE DRAWINGS AND SPECIFICATIONS.
3. NO BACKFILL SHALL BE PLACED AGAINST FOUNDATION WALLS UNLESS SUPPORTING SLABS ARE IN PLACE AND SET OR THE WALLS ARE ADEQUATELY BRACED.
4. UNDERPINNING OF THE EXISTING ADJACENT FOUNDATIONS MAY BE REQUIRED. ALL ENGINEERING, DESIGNS, AND MEANS AND METHODS OF CONSTRUCTION RELATED TO UNDERPINNING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. DETERMINING OF THE SITE DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PRELIMINARY OR SURVEY INFORMATION OR ANY OTHER INFORMATION FROM EXISTING FOUNDATIONS METHOD OF DETERMINING AND CALCULATIONS FOR THE UNDERMINING FOUNDATIONS SYSTEM ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

6. ALL [FOOTINGS, PIERS] ARE TO BE CENTERED ON COLUMNS ABOVE, U.O.N.
7. PROVIDE DOMELS IN FOUNDATIONS FOR ALL WALLS, COLUMNS, AND SHEAR WALLS OF SAME NUMBER AND SIZE AS THE VERTICAL REINFORCEMENT ABOVE, U.O.N.
8. PROVIDE WATERSTOPS IN ALL VERTICAL CONSTRUCTION JOINTS IN BASEMENT WALLS.
9. SLABS ON GROUND SHALL BE PLACED ON SELECT FILL COMPACTED TO 95 PERCENT MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
10. [FOOTING, PIER] ELEVATIONS SHOWN ON THE DRAWINGS HAVE BEEN ESTIMATED USING THE GEOTECHNICAL REPORT. ACTUAL ELEVATIONS OF [FOOTING, PIER] BOTTOMS WILL BE DETERMINED BY FIELD CONDITIONS.
11. INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES, WHICH WILL RESULT IN DETERIORATION OF BEARING FORMATIONS, SHALL BE PREVENTED. FOOTINGS SHALL BE PLACED IMMEDIATELY FOLLOWING FOOTING EXCAVATIONS AND BEARING SURFACE INSPECTIONS.
12. A SOILS TESTING LABORATORY SHALL BE RETAINED BY THE OWNER TO PROVIDE CONSTRUCTION REVIEW TO INSURE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS DURING THE EXCAVATION, BACK FILL, AND FOUNDATION PHASES OF THE PROJECT.

1 REINFORCING STEEL SHALL HAVE A MINIMUM CLEAR COVER AS FOLLOWS: 110 IN DRAWINGS:

- CONCRETE POURED AGAINST EARTH.....3"
- CONCRETE EXPOSED TO EARTH OR WEATHER:
#2 OR SMALLER.....1/2"
#4 OR LARGER.....2"
- CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
#2 OR SMALLER.....1/2"
#4 OR #8 BARS.....3/4"
SLABS, WALLS, JOISTS #11 OR #14.....1/2"
SLABS, WALLS, JOISTS #14 OR SMALLER.....3/4"
BEAMS (STIRRUPS AND MAIN REIN).....1/2"
- CLEAR COVER SHALL BE CLEARLY SHOWN ON ALL REBAR DETAIL DRAWINGS.
4. ALL REINFORCEMENT SHALL BE SECURELY HELD IN POSITION WHILE PLACING CONCRETE. IF NECESSARY, ADDITIONAL BARRIERS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT.
5. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ETC. AS REQUIRED BY ALL TRACES, BEFORE THE CONCRETE IS POURED. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS, AS WELL AS THE STRUCTURAL DRAWINGS FOR THE DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ETC. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ETC. BEFORE THE CONCRETE IS POURED.
6. APPROVALS OF THE DESIGNING ENGINEERING AND CONSTRUCTION FIRMS TO BE CLEARLY SHOWN IN REBAR DETAIL DRAWINGS. THE DESIGNING ENGINEERING FIRM SHALL BE REQUIRED TO SIGN THE INSTRUCTIONS FOR REBAR DETAIL DRAWINGS.
7. DIMENSIONS "10" AS NOTED ON DRAWINGS SHALL BE AS FOLLOWS:
- INDIAN MARKS PRESERVATION COMMISSION**
07/11/2024

TABLE ASSUMPTIONS:

BEAMS			COLUMNS	
BAR SIZE	BOTTOM BARS	OTHER BARS	BAR SIZE	Ld
#3	13	17	#3	13
#4	17	23	#4	17
#5	22	28	#5	22
#6	26	34	#6	26
#7	38	49	#7	38
#8	43	56	#8	43
#9	48	63	#9	48
#10	54	71	#10	54
#11	60	78	#11	60

	BAR SIZE	WALLS					
		VERTICAL BARS		HORIZONTAL BARS		CASE 2	CASE 1
		CASE 1	CASE 2	CASE 1	CASE 2		
13	13	13	20	17	25		
14	14	17	26	23	34		
15	22	32	28	42	34		
16	26	39	34	50	50		
17	38	56	49	73	73		
18	43	64	56	83	83		
19	48	72	63	94	94		
20	54	81	70	106	106		
21	60	90	78	117	117		

FOR: $f'_c = 3 \text{ ksi}$ $L_d = 1.29 \times \text{TABLE VALUE}$
 $f'_c = 4 \text{ ksi}$ $L_d = 1.12 \times \text{TABLE VALUE}$

6. ALL LAP SPLICES SHALL BE 1.3LD UNLESS NOTED OTHERWISE ON DRAWINGS.

Concrete Types Schedule

Concrete Types Schedule						
Type of Concrete	Minimum Compressive Content lb./cu.yd.	Maximum Water Cement Ratio	Specified 28-day Compressive Strength psi	Specified Sump Range for Placement (in P.A.) inches	Specified Air Content % by volume	Maximum Size Aggregate inches
• Spread Footings	470	0.60	3000	5	0-3	1 1/2
• Slabs below grade					Entrapped	
• Interior Concrete	564	0.48	4000	3-5	0-3	1
					Entrapped	
• Concrete Permanently Exposed to the Weather or Vulnerable to De-Icers or Freeze Thaw Cycles	564	0.45	4500	5-6	6 ±1.5%	1
• Exterior Walls						

1. BOLTED CONNECTIONS / BOLTS ARE TO BE MADE IN ACCORDANCE WITH THE AISC STEEL CONSTRUCTION MANUAL, 13TH EDITION, 2001. CLASS "A" "LOOR BEAM" CONNECTIONS TO OTHER BEAMS OR GIRDERS CAN BE MADE WITH BEARING CONNECTIONS. MINIMUM DIAMETER OF ALL BOLTS SHALL BE 3/4" MAX. DIA. 1-1/8" PROVIDE AT LEAST 2 BOLTS PER CONNECTION.

UNLESS OTHERWISE NOTED IN PLAN, DETAIL FLOOR MEMBER CONNECTIONS FOR THE FOLLOWING VERTICAL REACTIONS:

SHAPE	MINIMUM REACTIONS TO ORDERS TO COLUMNS (MPS)	MINIMUM NUMBER OF ROWS
WR C8	12	2
WT0 C10	15	2
WT0 C10	20	2
WT2 C12	20	3
W14	25	3
W16	30	3

- | SHAPE | MINIMUM REACTIONS
(KIP/S) | | MINIMUM NUMBER
OF ROWS |
|---------|------------------------------|------------|---------------------------|
| | TO GIRDERS | TO COLUMNS | |
| W8,C8 | 12 | 17 | 2 |
| W10 | 15 | 20 | 2 |
| W10,C10 | 18 | 25 | 2 |
| W12,C12 | 20 | 30 | 3 |
| W14 | 25 | 30 | 3 |
| W16 | 30 | 38 | 3 |
- END CONNECTIONS OF FLOOR MEMBERS SHALL ACCOMMODATE END ROTATIONS OF SIMPLE, UNRESTRAINED BEAMS. FOR THIS PURPOSE, INELASTIC ACTION IN THE CONNECTION IS PERMITTED.
 - COPED OR CUT ENDS OF MEMBERS SHALL BE REINFORCED WHERE REQUIRED TO SUSTAIN THE SPECIFIED REACTIONS.
 - FABRICATE AND ERECT FLOOR MEMBERS WITH NATURAL CAMBER UP.
 - SHORING OF FLOOR MEMBERS TO CONTROL SLAB THICKNESS, FLOOR LEVEL AND OTHER TOLERANCES, AND CONCRETE PONDING IS THE CONTRACTOR'S OPTION. FLOORS TO BE POURED SO AS TO MAINTAIN UNIFORM SLAB THICKNESS ACROSS TOP OF STEEL MEMBERS.
 - STRUCTURAL STEEL CONTRACTOR TO PROVIDE DECK SUPPORT ANGLES AS REQUIRED.
 - UNLESS OTHERWISE SHOWN ON DRAWINGS, SIZE OF WELDS SHALL NOT BE SMALLER THAN 1/4".
 - FABRICATION AND ERECTION CONSIDERATIONS – THE FOLLOWING ITEMS WILL BE DEFINED AT A PRE-DETAILING CONFERENCE WITH THE STEEL CONTRACTOR:
 - STEEL COLUMN LENGTH ADJUSTMENT FOR ELASTIC SHORTENING EFFECTS.

GENERAL NOTES

SCALE: AS NOTED

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SHEET 3 OF 28

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SHEET 3 OF 28

VIII- MASONRY NOTES

- STRUCTURAL CONCRETE MASONRY, AS SHOWN ON THESE DRAWINGS, SHALL HAVE A COMPRESSIVE STRENGTH (F'M) OF 2,000 PSI.
- MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE II, NORMAL WEIGHT, HOLLOW UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE DRAWINGS. WITH A UNIT STRENGTH AS REQUIRED TO ACHIEVE INCREASED STRENGTH SPECIFIED ABOVE.
- MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S FOR ABOVE GRADE, TYPE M FOR BELOW GRADE.
- GROUT FOR FILLED CELLS SHALL CONFORM TO ASTM C476 WITH 3000 PSI STRENGTH AT 28 DAYS. CELLS SHALL BE GROUTED IN INCREMENTS NOT EXCEEDING 5 FEET VERTICALLY. FILL ALL CELLS BELOW GRADE.
- VERTICAL REINFORCING SHALL BE ASTM A615, GRADE 60 DEFORMED BARS. MINIMUM LAP SPICES SHALL BE AS FOLLOWS:
3 BARS - 1'-6"
4 BARS - 2'-0"
5 BARS - 2'-6"
6 BARS - 3'-0"
- HORIZONTAL REINFORCING SHALL BE NO. 9 GAGE "DUROWALL" OR EQUIVALENT AND SHALL BE PLACED EVERY OTHER COURSE U.O.N.
- ALL BLOCK SHALL BE PLACED IN RUNNING BOND.

IX- DEMOLITION

- THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR THE DEMOLITION AND REMOVAL WORK.
- NOTIFY ALL LOCAL AGENCIES HAVING JURISDICTION.
- DEMOLITION PROCEDURES, SHORING REQUIREMENTS, SEQUENCES, AND METHODS SHALL BE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SUGGESTIONS ONLY. CONTRACTOR SHALL RETAIN AT HIS OWN EXPENSE, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK TO DETERMINE AND DESIGN ALL CONSTRUCTION REQUIREMENTS AND TECHNIQUES. CONTRACTOR TO SUBMIT DRAWINGS SIGNED AND SEALED BY HIS ENGINEER TO OWNER AND ENGINEER FOR CONCEPT REVIEW AND RECORD PURPOSES. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION, STABILITY, INTEGRITY, ETC. OF EXISTING AND NEW STRUCTURES DURING EXECUTION OF THE WORK.
- BEFORE UNDERTAKING ANY DEMOLITION WORK, ASCERTAIN BY SURVEY THE EXISTING CONDITIONS OF THE PROPERTIES AND BUILDINGS ADJOINING OR IN CLOSE PROXIMITY TO THE PREMISES.
- CONTRACTOR SHALL PERFORM ALL WORK IN SUCH A MANNER AS TO PROTECT EXISTING AND ADJACENT STRUCTURES AND BE RESPONSIBLE TO PROPERLY REPAIR ANY DAMAGE WHICH OCCURS AS A RESULT OF HIS WORK.
- CEASE OPERATIONS AND NOTIFY OWNER AND ENGINEER IMMEDIATELY IF SAFETY OR INTEGRITY OF STRUCTURE APPEARS TO BE ENDANGERED. PROPERLY BRACE AND SUPPORT STRUCTURE BEFORE RESUMING OPERATIONS.
- NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY PORTION OF EXISTING STRUCTURE WHICH IS NOT TO BE DEMOLISHED IS DAMAGED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIR COSTS, INCLUDING DESIGN AND INSPECTION EXPENSES.
- DO NOT CUT OR ALTER ANY STRUCTURAL MEMBERS WITHOUT WRITTEN AUTHORIZATION OF THE ENGINEER UNLESS INDICATED ON THE STRUCTURAL DRAWINGS.
- ALL EXISTING DIMENSIONS (DISTANCES, ELEVATIONS AND MEMBER LOCATIONS) OF THE STRUCTURES SHALL BE OBTAINED BY THE CONTRACTOR AND SHOWN ON THE DRAWINGS.
- ALL EXISTING DIMENSIONS SHALL BE OBTAINED BY THE CONTRACTOR AND SHOWN ON THE DRAWINGS.
- CUTTING OF EXISTING SLABS SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. DRILL CORNERS AND SAW CUT STRAIGHT LINES.

VIII - WOOD FRAMING NOTES

- THE EXTENT OF STRUCTURAL TIMBER WORK IS SHOWN ON THE DRAWING.
- SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ERECTION.
- KEEP MATERIALS DRY AT ALL TIMES. PROTECT AGAINST EXPOSURE TO WEATHER AND CONTACT WITH DAMP OR WET SURFACES. STACK LUMBER AND PROVIDE AIR CIRCULATION WITHIN STACKS.
- NOMINAL SIZES ARE INDICATED EXCEPT AS SHOWN BY DETAIL DIMENSIONS; PROVIDE LUMBER COMPLYING WITH GRADING RULES OF SECTION 10 OF PS 20-94, ASTM D 245, ASTM D 2555. LUMBER SHALL BEAR THE STAMP OF A RECOGNIZED GRADING AGENCY.
- PROVIDE SEASONED DIMENSION LUMBER WITH 19 % MAXIMUM MOISTURE CONTENT AT TIME OF DRESSING AND COMPLYING WITH PS 20.
- LUMBER SHALL BE ENTIRELY OF ONE SPECIES WHICH SHALL NOT BE LESS THAN THE GRADE REQUIRED ON DRAWINGS.
- ALL TIMBER SHALL BE SPRUCE PINE FIR No.2. OR BETTER.
- ALL DIMENSIONAL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED SUFFICIENTLY TO RESIST DECAY AND PESTS KNOWN TO BE PRESENT IN THE PROJECT AREA.
- PARALLEL STRAND LUMBER (PSL) SHALL BE MANUFACTURED BY TRUS-JOIST OR APPROVED EQUIVALENT WITH THE FOLLOWING PROPERTIES:
a. MODULUS OF ELASTICITY, E = 2,000,000 psi
b. Fb = 2,900 psi
c. COMPRESSION PERPENDICULAR TO GRAIN, Fc-perp = 750 psi
d. COMPRESSION PARALLEL TO GRAIN, Fc-par = 2,900 psi
e. HORIZONTAL SHEAR PERPENDICULAR TO WIDE FACE = 290 psi
- LAMINATED VENEER LUMBER (LVL) SHALL BE MANUFACTURED BY TRUS-JOIST OR APPROVED EQUIVALENT WITH THE FOLLOWING PROPERTIES:
a. MODULUS OF ELASTICITY, E = 1,900,000 psi
b. Fb = 2,600 psi
c. TENSION STRESS, Ft = 1,555 psi
d. COMPRESSION PERPENDICULAR TO GRAIN, Fc-perp = 750 psi
e. COMPRESSION PARALLEL TO GRAIN, Fc-par = 2,500 psi
f. HORIZONTAL SHEAR PERPENDICULAR TO WIDE FACE = 285 psi
- FLOOR JOISTS SHALL BE PRE-ENGINEERED WOOD FLOOR TRUSSES. PROVIDE STRONGBACK BRIDGING PER MANUFACTURER'S RECOMMENDATIONS OR 10' MAX.
- WOOD PANELS FOR FLOORS SHALL BE $\frac{3}{4}$ " APA RATED STURD-I-FLOOR 24 OC EXPT TONGE AND GROOVE U.O.N.
- WOOD PANELS FOR WALL SHEATHING APPLICATIONS SHALL BE $\frac{1}{2}$ " APA RATED SHEATHING $\frac{3}{4}$ EXP 1 U.O.N.
- WOOD PANELS FOR ROOF SHEATHING APPLICATIONS SHALL BE $\frac{1}{2}$ " APA RATED SHEATHING $\frac{3}{4}$ EXP 1 U.O.N.
- BLOCKING OR BRIDGING FOR DIMENSIONAL LUMBER SHALL BE PROVIDED AT 8'-0" O.C. MAX. U.O.N.
- FINISH AS INDICATED AND AS RECOMMENDED BY APPLICABLE STANDARDS, COMPLYING WITH APPLICABLE FEDERAL SPECIFICATION FOR NAIL, STAPLES, SCREWS, BOLTS, NUTS, WASHERS AND ANCHORING DEVICES. PROVIDE METAL HANGERS AND FRAMING ANCHORS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER FOR EACH USE INCLUDING RECOMMENDED NAILS.
- FOR WOOD THAT IS EXPOSED TO WEATHER, IN GROUND CONTACT, OR IN AREAS OF HIGH RELATIVE HUMIDITY, PROVIDE FASTENERS AND ANCHORAGES WITH A HOT-DIP ZINC COATING (ASTM A 153).
- SET CARPENTRY WORK ACCURATELY TO REQUIRED LEVELS AND LINES. WITH MEMBERS PLUMB AND TRUE AND ACCURATELY CUT AND FITTED.
- SECURELY ATTACH CARPENTRY WORK TO SUBSTRATE BY ANCHORING AND FASTENING AS SHOWN AND AS REQUIRED BY REFERENCED STANDARDS
- USE COMMON WIRE NAILS, EXCEPT AS OTHERWISE INDICATED. USE CARPENTRY NAILS FOR ALL OTHER APPLICATIONS. CARPENTRY NAILS THAT WILL NOT PENETRATE MEMBERS WHERE OPPOSITE SIDE WILL BE EXPOSED TO VIEW OR WILL RECEIVE FINISH MATERIALS. MAKE TIGHT CONNECTIONS BETWEEN MEMBERS. INSTALL FASTENERS WITHOUT SPLITTING OF WOOD; PREDRILL AS REQUIRED.

REVISIONS:

THESE DRAWINGS ARE BASED ON FIELD SURVEYS AND DRAWINGS. THE ACCURACY OF SUCH INFORMATION IS NOT GUARANTEED. THERE MAY BE SIGNIFICANT DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND THE EXISTING CONDITIONS AT THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION AND SITE CONDITIONS PRIOR TO PERFORMANCE OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. CONTRACT DOCUMENTS SHALL BE THE FINAL AUTHORITY.

Number	Date
1	DOB FILING 01/18/2021 RESUBMIT 03/24/2020

COMBINED
ARCHITECTURE AND INTERIORS

68 JAY STREET STE. 306 BROOKLYN, NY 11201
TEL: 718.624.1111 FAX: 718.624.1112
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PROJECT LOCATION:

97 St. Mark's Avenue
Brooklyn, NY 11217

OWNERSHIP:

Yaelle and Bernard Westin
97 St. Mark's Avenue
Brooklyn, NY 11217



DWG. TITLE:

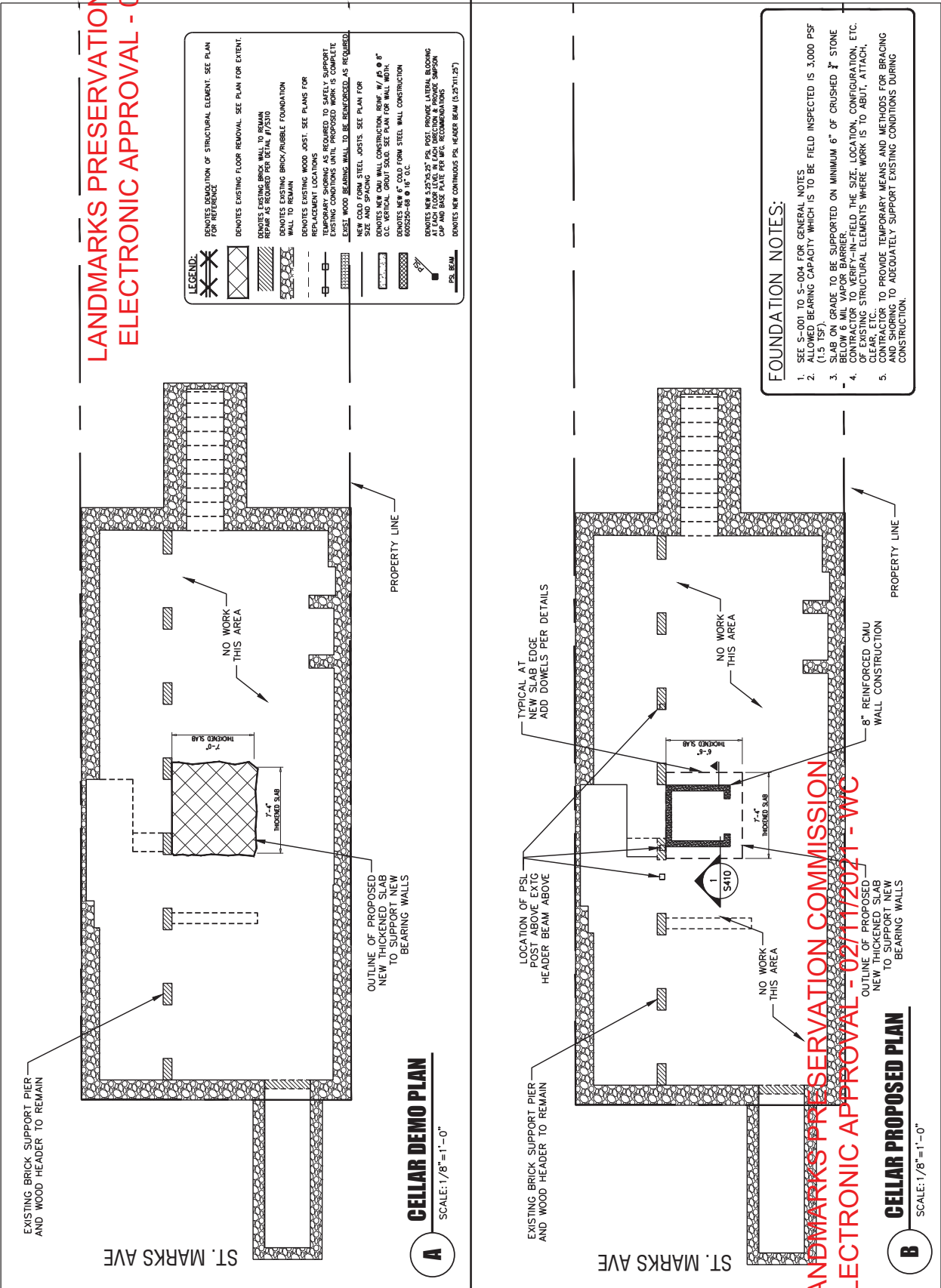
GENERAL NOTES

SCALE: AS NOTED

DATE: 11.18.2019

DWG. #:

S-004.00



REVISIONS:

THESE DRAWINGS ARE BASED ON FIELD SURVEYS AND DRAWINGS. THE ACCURACY OF SUCH INFORMATION HAS NOT BEEN INDEPENDENTLY VERIFIED. THERE MAY BE SIGNIFICANT DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND THE EXISTING CONDITIONS AT THE PROJECT SITE. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND SITE CONDITIONS FOR PERFORMANCE OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND SITE CONDITIONS FOR PERFORMANCE OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND SITE CONDITIONS FOR PERFORMANCE OF THE PROJECT.

DOB FILING

01/18/2021

RESUBMIT

03/24/2020

Number

1

Date

COMBINED

ARCHITECTURE AND INTERIORS

68 JAY STREET STE. 306 BROOKLYN, NY 11201

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PROJECT LOCATION:

97 St. Mark's Avenue

Brooklyn, NY 11217

OWNERSHIP:

Yaelle and Bernard Westlin

97 St. Mark's Avenue

Brooklyn, NY 11217

DWG. TITLE:

CELLAR PLANS

SCALE:

AS NOTED

DATE:

11.18.2019

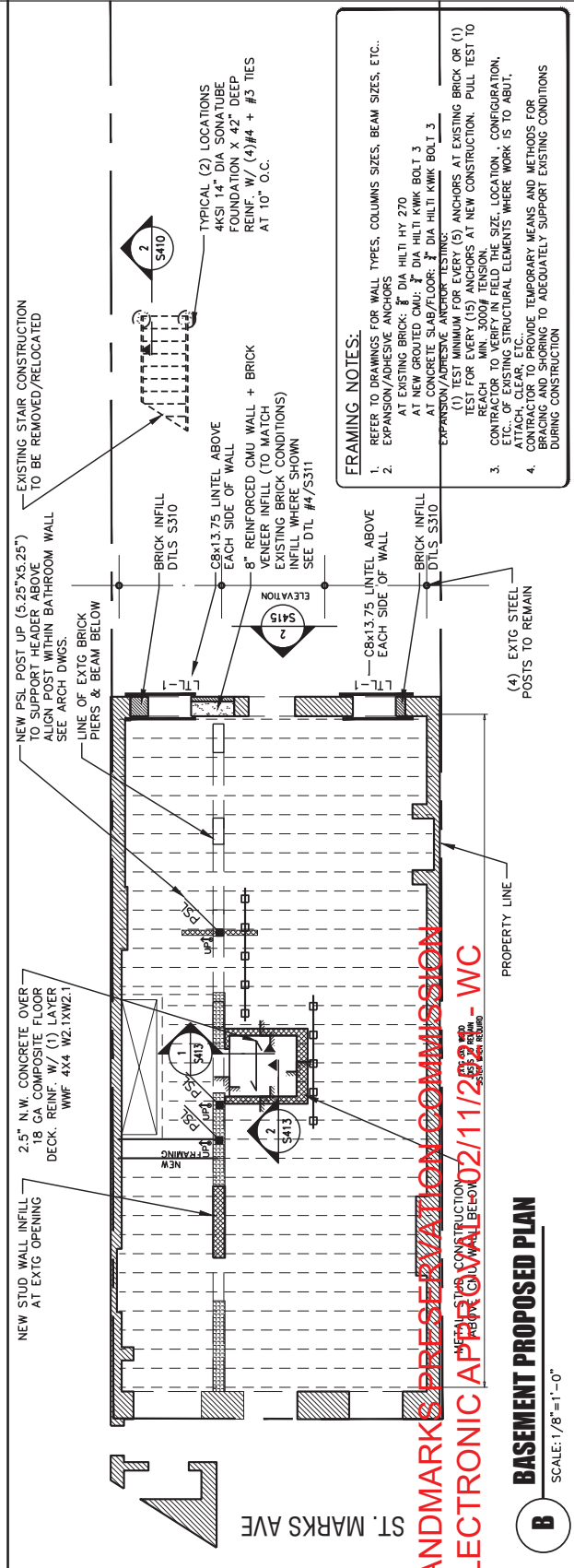
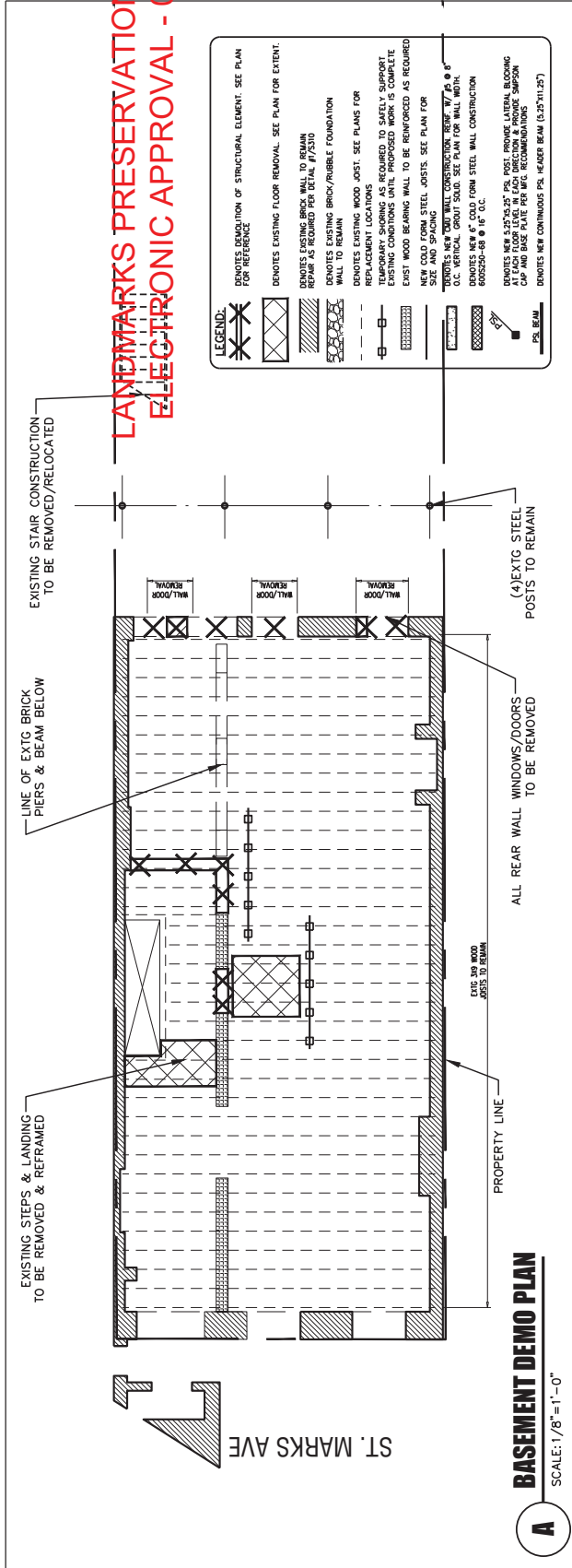
DWG. #:

S-100.00

SHEET

6 OF 28





REVISIONS:
THESE DRAWINGS ARE BASED ON FIELD SURVEYS AND DRAWINGS. THE ACCURACY OF SUCH INFORMATION HAS NOT BEEN INDEPENDENTLY VERIFIED. THERE MAY BE SIGNIFICANT DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND THE ACTUAL CONDITIONS AT THE PROJECT SITE. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND FOR VERIFYING THE ACCURACY OF SUCH INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND FOR VERIFYING THE ACCURACY OF SUCH INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND FOR VERIFYING THE ACCURACY OF SUCH INFORMATION.

1

DOB FILING 01/18/2021
RESUBMIT 03/24/2020

Number

Date

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68 JAY STREET STE 306 BROOKLYN, NY 11201
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PROJECT LOCATION:
97 St. Mark's Avenue
Brooklyn, NY 11217

OWNERSHIP:
Yaelle and Bernard Westlin
97 St. Mark's Avenue
Brooklyn, NY 11217

DWG. TITLE:
BASEMENT PLANS

SCALE: AS NOTED

DATE: 11.18.2019

DWG. #:
S-101.00

SHEET 7 OF 28

REVISIONS:

THESE DRAWINGS ARE BASED ON FIELD SURVEYS AND DRAWINGS. THE ACCURACY OF SUCH INFORMATION IS NOT GUARANTEED. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS AT THE PROJECT SITE ARE THE RESPONSIBILITY OF THE CLIENT. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND THE EXISTING CONDITIONS AT THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

DOB FILING 01/18/2021
RESUBMIT 03/24/2020

Number Date

COMBINED
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PROJECT LOCATION:
97 St. Mark's Avenue
Brooklyn, NY 11217

OWNERSHIP:
Yaelle and Bernard Westin
97 St. Mark's Avenue
Brooklyn, NY 11217



DWG. TITLE:
FIRST FLOOR PLANS

SCALE: AS NOTED
DATE: 11.18.2019
DWG. #:

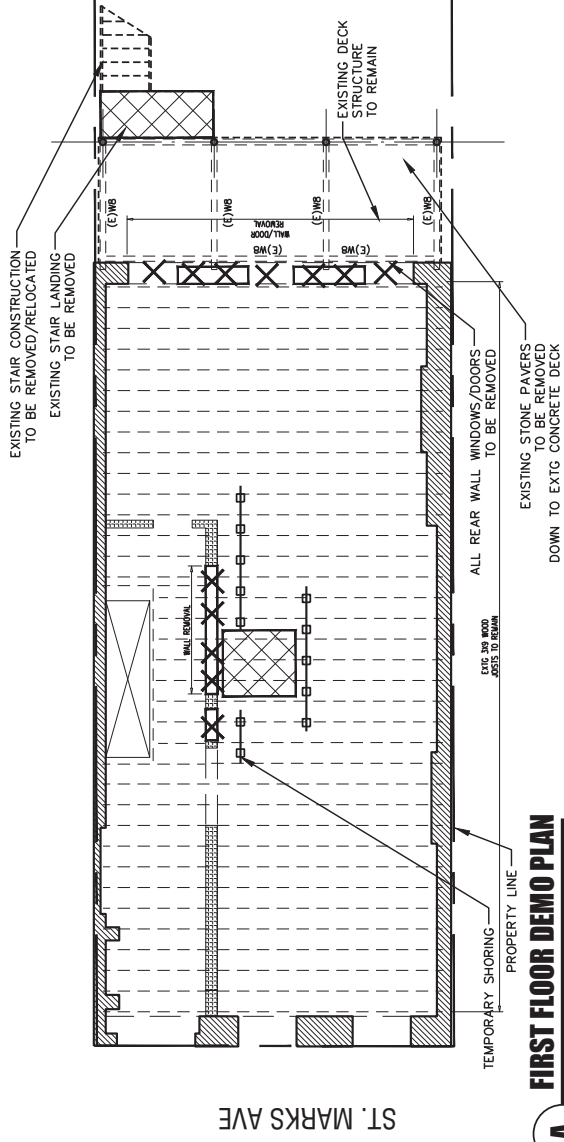
S-102.00

SHEET 8 OF 28

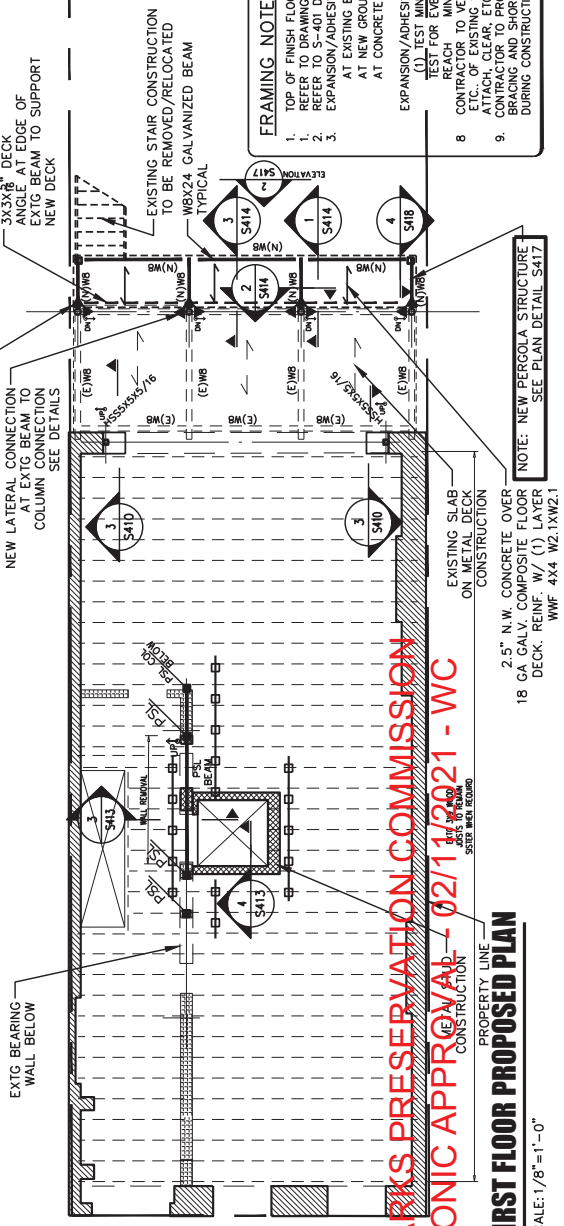
LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

LEGEND:

- DEMOTES DEMOLITION OF STRUCTURAL ELEMENT. SEE PLAN FOR REFERENCE.
- DEMOTES EXISTING FLOOR REMOVAL. SEE PLAN FOR EXTENT.
- DEMOTES EXISTING BRICK WALL TO REMAIN. REPAIR AS REQUIRED PER DETAIL #7/2310.
- DEMOTES EXISTING BRICK/RUBBLE FOUNDATION WALL TO REMAIN.
- DEMOTES EXISTING WOOD JOIST. SEE PLANS FOR REPLACEMENT LOCATIONS.
- TEMPORARY SHORING AS REQUIRED TO SAFELY SUPPORT EXISTING STRUCTURE. SEE PLAN FOR EXTENT.
- EXISTING WOOD BEARING WALL TO BE REINFORCED AS REQUIRED. SEE PLAN FOR EXTENT.
- DEMOTES NEW CMU WALL CONSTRUCTION. REIN. #1 @ 8" O.C. VERTICAL. GROUT SOLID. SEE PLAN FOR WALL WIDTH. 6000250-48 @ 16" O.C.
- DEMOTES NEW 6" COLD FORM STEEL WALL CONSTRUCTION. 6000250-48 @ 16" O.C.
- DEMOTES NEW 5.25"x5.25" PS. POST. PROVIDE LATERAL BLOOMING AT EACH FLOOR LEVEL IN EACH DIRECTION & PROVIDE TAMPON CAP AND BRACE FOR EACH POST. SEE PLAN FOR EXTENT.
- DEMOTES NEW CONTIGUOUS PS. HEADER BEAM (5.25"x12.25").

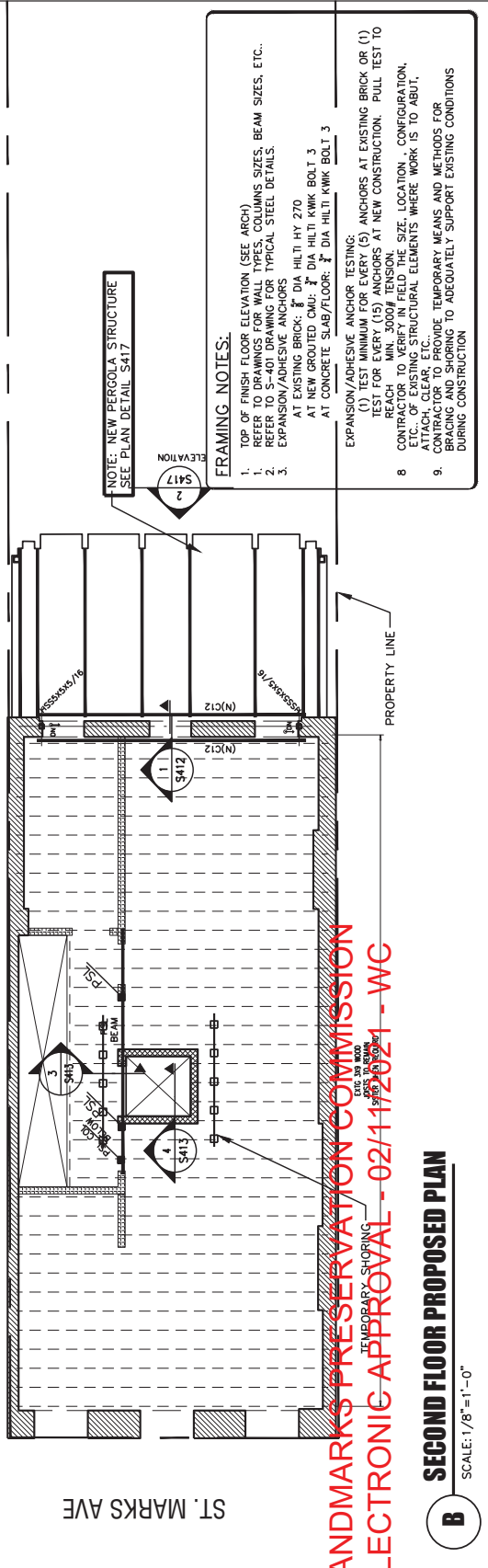
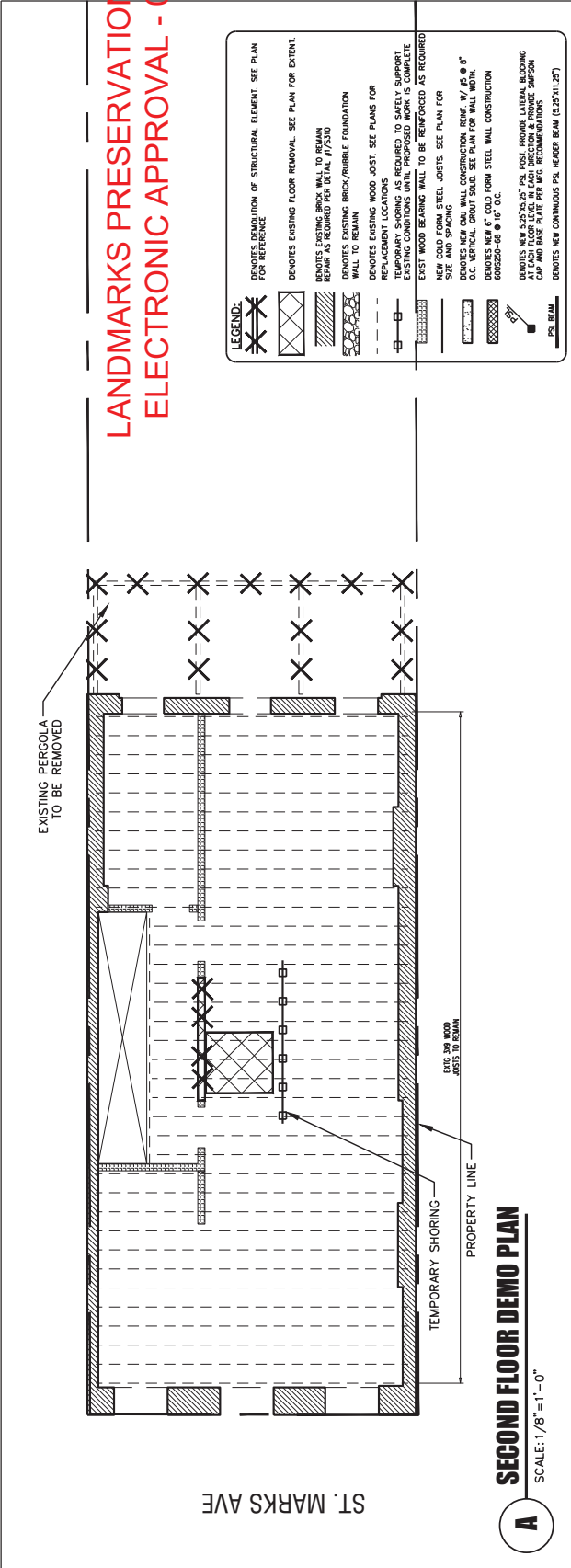


FIRST FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"



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

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC



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DOB FILING 01/18/2021
RESUBMIT 03/24/2020

Number	Date
1	

COMBINED
ARCHITECTURE AND INTERIORS

68 JAY STREET STE. 306 BROOKLYN, NY 11201
TEL: 718.624.1111
WWW.INFOCOMBINED-ARCHITECTURE.COM

PROJECT LOCATION:
97 St. Mark's Avenue
Brooklyn, NY 11217

OWNERSHIP:
Yaelle and Bernard Westin
97 St. Mark's Avenue
Brooklyn, NY 11217



DWG. TITLE:

THIRD FLOOR PLANS

SCALE: AS NOTED

DATE: 11.18.2019

DWG. #:

S-104.00

SHEET 10 OF 28

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

LEGEND:

- DEMOTES DEMOLITION OF STRUCTURAL ELEMENT. SEE PLAN FOR REFERENCE.
- DEMOTES EXISTING FLOOR REMOVAL. SEE PLAN FOR EXTENT.
- DEMOTES EXISTING BRICK WALL TO REMAIN. REPAIR AS REQUIRED PER DETAIL #7/2310.
- DEMOTES EXISTING BRICK/RUBBLE FOUNDATION WALL TO REMAIN.
- DEMOTES EXISTING WOOD JOIST. SEE PLANS FOR REPLACEMENT LOCATIONS.
- TEMPORARY SHORING AS REQUIRED TO SAFELY SUPPORT EXISTING CONDITIONS UNTIL PERMANENT WORK IS COMPLETED.
- EXIST WOOD BEARING WALL TO BE REINFORCED AS REQUIRED.
- NEW WOOD JOIST. SEE PLANS FOR SIZE AND SPACING.
- DEMOTES NEW CMU WALL CONSTRUCTION. REIN. #4 @ 8" O.C. VERTICAL. GROUT SOLID. SEE PLAN FOR WALL WIDTH. 6005250-68 @ 16" O.C.
- DEMOTES NEW 6" COLD FORM STEEL WALL CONSTRUCTION. 6005250-68 @ 16" O.C.
- DEMOTES NEW 5.25"x5.25" PS. POST. PROVIDE LATERAL BRACING AT EACH FLOOR LEVEL IN EACH DIRECTION & PROVIDE SAMPSON CAP AND BASE PLATE PER AISC REQUIREMENTS.
- DEMOTES NEW CONCRETE PS. HEADER BEAM (5.25"x12.5").
- PS. BEAM

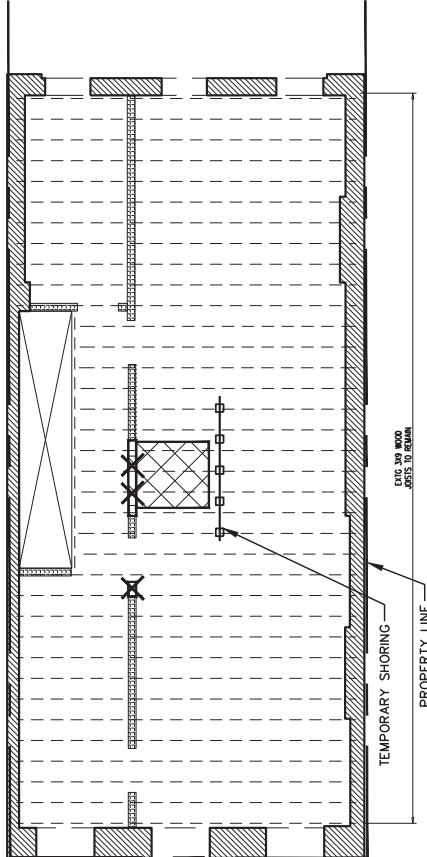
FRAMING NOTES:

TOP OF FINISH FLOOR ELEVATION (SEE ARCH).
1. REFER TO DRAWINGS FOR WALL TYPES, COLUMN SIZES, BEAM SIZES, ETC.
2. REFER TO DRAWINGS FOR TYPICAL STEEL DETAILS.
3. EXPANSION/ADHESIVE ANCHORS

AT EXISTING BRICK: 3" DIA. HILTI HY 270
AT NEW GROUTED CMU: 3" DIA. HILTI Kwik Bolt 3
AT CONCRETE SLAB/FLOOR: 3" DIA. HILTI Kwik Bolt 3

EXPANSION/ADHESIVE ANCHOR TESTING:

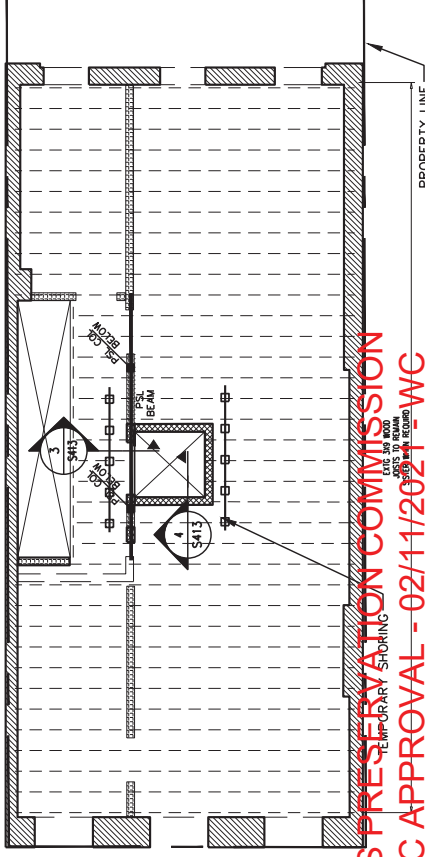
(1) TEST MINIMUM FOR EVERY (5) ANCHORS AT EXISTING BRICK OR (1) TEST FOR EVERY (15) ANCHORS AT NEW CONSTRUCTION. PULL TEST TO REACH MINIMUM JOINT STRENGTH.
8. CONTRACTOR TO PROVIDE TEMPORARY MEANS AND METHODS FOR BRACING AND SHORING TO ADEQUATELY SUPPORT EXISTING CONDITIONS DURING CONSTRUCTION.



THIRD FLOOR DEMO PLAN

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

A



THIRD FLOOR PROPOSED PLAN

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

B

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

REVISIONS:
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DOB FILING 01/18/2021
RESUBMIT 03/24/2020

Number 1
Date

COMBINED
ARCHITECTURE AND INTERIORS

68 JAY STREET STE 306 BROOKLYN, NY 11201
646-460-1111
INFO@COMBINED-ARCHITECTURE.COM

PROJECT LOCATION:
97 St. Mark's Avenue
Brooklyn, NY 11217

OWNERSHIP:
Yaelle and Bernard Westin
97 St. Mark's Avenue
Brooklyn, NY 11217

DWG. TITLE:
FOURTH FLOOR PLANS

SCALE: AS NOTED

DATE: 11.18.2019

DWG. #:
S-105.00

SHEET 11 OF 28

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

LEGEND:

- DEMOTES REMOVAL OF STRUCTURAL ELEMENT. SEE PLAN FOR REFERENCE
- DEMOTES EXISTING FLOOR REMOVAL. SEE PLAN FOR EXTENT.
- DEMOTES EXISTING BRICK WALL TO REMAIN REPAIR AS REQUIRED PER DETAIL #/5310
- DEMOTES EXISTING BRICK/RUBBLE FOUNDATION WALL TO REMAIN
- DEMOTES EXISTING WOOD JOIST. SEE PLANS FOR REMOVAL LOCATION
- TEMPORARY BRACING AS REQUIRED TO SAFELY SUPPORT EXISTING CONDITIONS UNTIL PROPOSED WORK IS COMPLETE
- EXIST WOOD BEARING WALL TO BE REINFORCED AS REQUIRED
- NEW COLD FORM STEEL JOISTS. SEE PLAN FOR SIZE AND SPACING
- DEMOTES NEW CMU WALL CONSTRUCTION. REF: #/ #5 & 8"
- DEMOTES NEW CMU GROUT SOAK. SEE PLAN FOR WALL WIDTH
- DEMOTES NEW COLD FORM STEEL WALL CONSTRUCTION 600X250-48 @ 4' O.C.
- DEMOTES NEW 4.25X5.25' PS. POST. PROVIDE LATERAL BRACING FOR EACH POST. PROVIDE WOOD JOIST JOINT CAP AND BASE PLATE PER MFG. RECOMMENDATIONS
- DEMOTES NEW CONTINUOUS PS. HEADER BEAM (3.25X11.25')
- PS. BEAM

FRAMING NOTES:

- TOP OF FINISH FLOOR ELEVATION (SEE ARCH)
- REFER TO DRAWINGS FOR WALL TYPES, COLUMNS SIZES, BEAM SIZES, ETC.
- REFER TO S-401 DRAWING FOR TYPICAL STEEL DETAILS
- EXPANSION/ADHESIVE ANCHORS
- AT EXISTING BRICK: 3/4" DIA HILTI HY 270
- AT NEW GROUTED CMU: 3/4" DIA HILTI KWIK BOLT 3
- AT CONCRETE SLAB/FLOOR: 3/4" DIA HILTI KWIK BOLT 3
- EXPANSION/ADHESIVE ANCHOR TESTING
- (1) TEST MINIMUM FOR EVERY (5) ANCHORS AT EXISTING BRICK OR (1) TEST FOR EVERY (15) ANCHORS AT NEW CONSTRUCTION. PULL TEST TO REACH MIN. 3000# TENSION.
- CONTRACTOR TO VERIFY IN FIELD THE SIZE, LOCATION, CONFIGURATION, ETC. OF EXISTING STRUCTURAL ELEMENTS WHERE WORK IS TO ABUT, AND TO PROVIDE TEMPORARY BRACING AND METHODS FOR BRACING AND SHORING TO ADEQUATELY SUPPORT EXISTING CONDITIONS DURING CONSTRUCTION

ST. MARKS AVE

PROPERTY LINE

EXT. WOOD JOISTS TO REMAIN

FOURTH FLOOR DEMO PLAN

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

A

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

LEGEND:

- DEMOTES REMOVAL OF STRUCTURAL ELEMENT. SEE PLAN FOR REFERENCE
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- PS. BEAM

FRAMING NOTES:

- TOP OF FINISH FLOOR ELEVATION (SEE ARCH)
- REFER TO DRAWINGS FOR WALL TYPES, COLUMNS SIZES, BEAM SIZES, ETC.
- REFER TO S-401 DRAWING FOR TYPICAL STEEL DETAILS
- EXPANSION/ADHESIVE ANCHORS
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- AT CONCRETE SLAB/FLOOR: 3/4" DIA HILTI KWIK BOLT 3
- EXPANSION/ADHESIVE ANCHOR TESTING
- (1) TEST MINIMUM FOR EVERY (5) ANCHORS AT EXISTING BRICK OR (1) TEST FOR EVERY (15) ANCHORS AT NEW CONSTRUCTION. PULL TEST TO REACH MIN. 3000# TENSION.
- CONTRACTOR TO VERIFY IN FIELD THE SIZE, LOCATION, CONFIGURATION, ETC. OF EXISTING STRUCTURAL ELEMENTS WHERE WORK IS TO ABUT, AND TO PROVIDE TEMPORARY BRACING AND METHODS FOR BRACING AND SHORING TO ADEQUATELY SUPPORT EXISTING CONDITIONS DURING CONSTRUCTION

ST. MARKS AVE

PROPERTY LINE

EXT. WOOD JOISTS TO REMAIN

FOURTH FLOOR PROPOSED PLAN

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

B

"THESE DRAWINGS ARE BASED ON FIELD SURVEYS AND DRAWINGS. THE ACCURACY OF SUCH SURVEYS AND DRAWINGS HAS NOT BEEN INDEPENDENTLY VERIFIED. THERE MAY BE SIGNIFICANT DISCREPANCIES BETWEEN THE DIMENSIONS REFLECTED ON THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS AT THE PROJECT LOCATION. CONTRACTOR SHALL VERIFY ALL FIELD MEASUREMENTS, DIMENSIONS AND SITE CONDITIONS TO PERFORMANCE OF THE WORK AND THEN OBTAIN DATE SUCH INFORMATION ON THE CONTRACT DOCUMENTS."

Number	DOB FILING RESUBMIT	01/18/2021 03/24/2020	Date
1			

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97 St. Mark's Avenue
Brooklyn, NY 11217



ROOF PLANS

DATE: 11.18.2019

S-106.00

SHEET 12 OF 28

[illegible]

1. TOP OF FINISH FLOOR ELEVATION (SEE ARCH)
1. REFER TO DRAWINGS FOR TYPICAL COLUMN SIZES, BEAM SIZES, ETC.
2. REFER TO DRAWINGS FOR TYPICAL SLAB DETAILS.
3. EXPANSION/ADHESIVE ANCHORS

AT EXISTING BRICK: $\frac{3}{4}$ " DIA HILTI HWK BOLT 3

AT NEW GROUTED CMU: $\frac{3}{4}$ " DIA HILTI HWK BOLT 3

AT CONCRETE SLAB/FLOOR: $\frac{3}{4}$ " DIA HILTI HWK BOLT 3

EXPANSION/ADHESIVE ANCHOR TESTING:

- (1) TEST MINIMUM FOR EVERY (5) ANCHORS AT EXISTING BRICK OR TEST FOR ALL ANCHORS AT NEW CONSTRUCTION. **PULL TEST**
8. CONTRACTOR TO VERIFY IN FIELD THE SIZE, LOCATION, CONFIGURATION, ETC., OF EXISTING STRUCTURAL ELEMENTS WHERE WORK IS TO ABUT, ATTACH, CLEAR, ETC.
9. CONTRACTOR TO SHORING TO ADEQUATELY SUPPORT EXISTING CONDITIONS DURING CONSTRUCTION

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

ST. MARKS AVE

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

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPLICATION - 02/11/2021 - WC

REVISIONS:
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DOB FILING
RESUBMIT

01/18/2021
03/24/2020

1

Number

Date

COMBINED

ARCHITECTURE AND INTERIORS

68 JAY STREET STE. 306 BROOKLYN, NY 11201
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PROJECT LOCATION:

97 St. Mark's Avenue
Brooklyn, NY 11217

OWNERSHIP:

Yaelle and Bernard Westin
97 St. Mark's Avenue
Brooklyn, NY 11217



DWG. TITLE:

TYPICAL SECTIONS
AND DETAILS

SCALE:

AS NOTED

DATE:

11.18.2019

DWG. #:

S-310.00

SHEET 13 OF 28

EXISTING MORTAR

NEW MORTAR

EXISTING MORTAR

EXISTING BRICK

EXISTING BRICK

2. WYTHE WALL

3. WYTHE WALL

EXISTING MORTAR

NEW MORTAR

EXISTING MORTAR

EXISTING BRICK

EXISTING BRICK

2. WYTHE WALL

3. WYTHE WALL

JOINT REINFORCING WHERE REQ'D., SEE NOTE 3

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

REMOVE & RESET BRICKS ADJACENT TO CRACK

CRACK

NOTES:

1. REMOVE BRICKS CROSSING AND ADJACENT TO CRACK.

2. RESET REMOVED BRICKS, USE NEW BRICKS WHERE EXISTING BRICKS ARE BROKEN OR OTHERWISE DETERIORATED.

3. AT SOME LOCATIONS AND/OR CONDITIONS IT MAY BE NECESSARY TO PROVIDE SUPPLEMENTARY STEEL JOINT REINFORCING, SUCH AS HELICAL BARS, REFER TO SPECIFIC DETAILS OR ENGINEER DIRECTION FOR SUCH CONDITIONS.

CRACK REPAIR DETAILS

LADDER TRUSS REINF. EVERY 4TH COARSE

NEW OR SALVAGED BRICK

NEW BRICK TO MATCH EXISTING WHEN POSSIBLE. MATCH WALL THICKNESS (3) WYTHE, PROVIDE LADDER TRUSS REINF. EVERY 4TH COARSE

EXISTING BRICK

NOTE: AFTER REMOVAL OF EXTG. DAMAGED WALL SECTION & PRIOR TO INSTALLING NEW BRICK, ARCH/ENGINEER EXISTING BY TO BE CONSULTED ON ADEQUATE CONNECTION TO LOWER EXTG. STONE LINTEL.

BOND NEW TO EXISTING BY TOOTHING

NOTES:

1. DETAIL APPLIES TO ALL REPLACEMENT, INFILL, OR RESETTING OF BRICK.

2. USE NEW BRICK OR REUSE EXISTING BRICK IN SOUND CONDITION.

3. ALL REPAIR BRICK SHALL BE BONDED INTO EXISTING BRICK BY 'TOOTHING' AS SHOWN TO MAINTAIN RUNNING BOND.

4. WORK IN NON ADJACENT SECTIONS TO MAINTAIN STABILITY, 32" MAX. WIDTH. LEAVE AT LEAST 16" OF SOUND MASONRY AT EDGES OF WORK AREA.

5. PROVIDE TEMPORARY LINTELS AS REQUIRED TO SUPPORT AREAS ADJACENT TO WORK AREA.

6. LEAVE EXISTING HEADERS INTACT WHERE POSSIBLE AND IN SOUND CONDITION.

7. WHERE EXISTING HEADERS ARE REMOVED MECHANICAL ANCHORS MUST BE PROVIDED EVERY 16" O.C. VERT. & HORIZ., REFER TO NOTES & SPECS.

8. FOR NEW INFILL MASONRY PROVIDE 3" HELIFIX ANCHORS, OR APPROVED EQUIV., 16" O.C. VERT. & HORIZ. TO JOIN NEW WYTHE TO EXISTING.

BRICK REPAIR/REPLACEMENT

1

SCALE: N.T.S.

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC

REVISIONS:

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1	DOB FILING	01/18/2021
	RESUBMIT	03/24/2020

Number	Date
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COMBINED
ARCHITECTURE AND INTERIORS

68 JAY STREET STE 306 BROOKLYN, NY 11201
COMBINED-ARCHITECTURE.COM | 718-625-1948
INFO@COMBINED-ARCHITECTURE.COM

PROJECT LOCATION:

97 St. Mark's Avenue
Brooklyn, NY 11217

OWNERSHIP:

Yaelle and Bernard Wastin
97 St. Mark's Avenue
Brooklyn, NY 11217



DWG. TITLE.

DWG. TITLE:

SCALE: AS NOTED

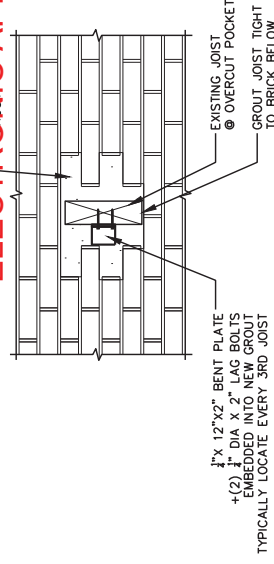
DATE: 11 18 2019

DWG. #:

S-311.00

SHEET 14 OF 28

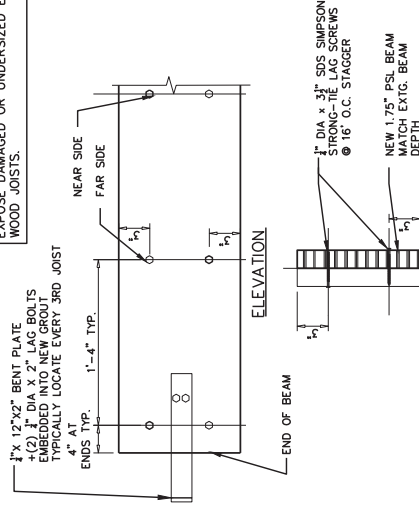
NOTE: DETAIL REQUIRED ONLY AT LOCATIONS DISCOVERED DURING DEMO OPERATIONS WHICH EXPOSE DAMAGED OR UNDERSIZED EXISTING WOOD JOISTS.



TYPICAL NEW JOIST POCKET

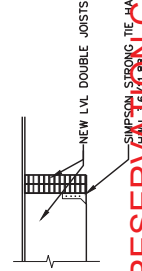
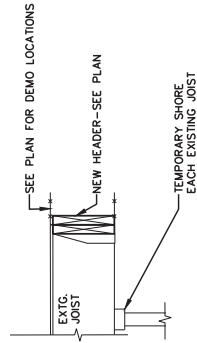
SCALE: 3/4"=1'-0"

NOTE: DETAIL REQUIRED ONLY AT LOCATIONS
DISCOVERED DURING DEMO OPERATIONS WHICH
EXPOSE DAMAGED OR UNDERSIZED EXISTING
WOOD JOISTS.



TYPICAL JOIST SISTER DETAIL

SCALE: 1"=1'-0"

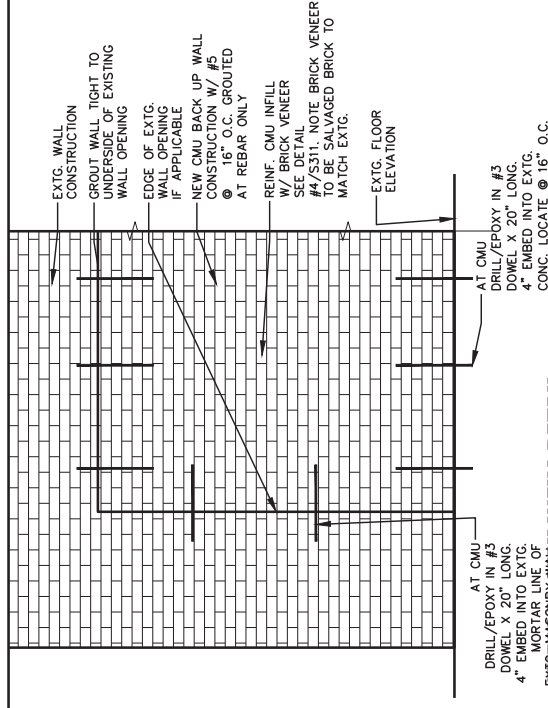


TYPICAL JOIST FRAMING

SCALE: 1"=1'-0"

TYPICAL CMU INFILL DETAIL

SCALE: 1"=1'-0"



LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL 02/11/2021 - WC

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DOB FILING 01/19/2021
RESUBMIT 03/25/2020

1

Number

Date

COMBINED

ARCHITECTURE AND INTERIORS

68 JAY STREET STE. 306 BROOKLYN, NY 11201
TEL: 718.624.8888
WWW.COMBINED-ARCHITECTURE.COM

PROJECT LOCATION:

97 St. Mark's Avenue
Brooklyn, NY 11217

OWNERSHIP:

Yaelle and Bernard Westin
97 St. Mark's Avenue
Brooklyn, NY 11217

DWG. TITLE:

STRUCTURAL DETAILS

SCALE:

AS NOTED

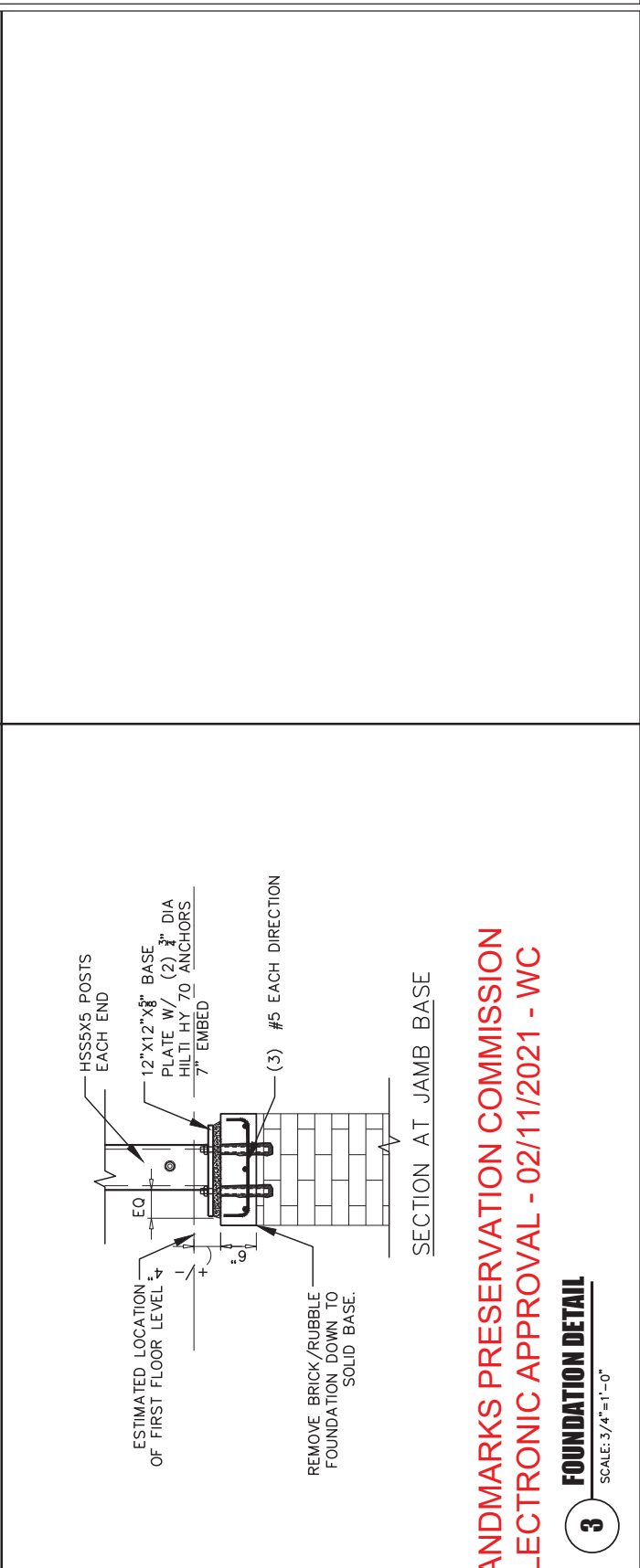
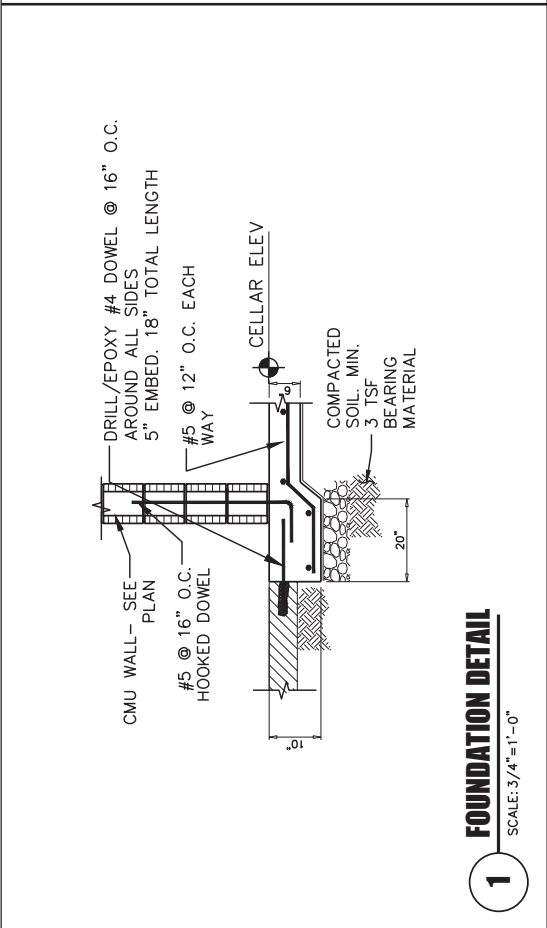
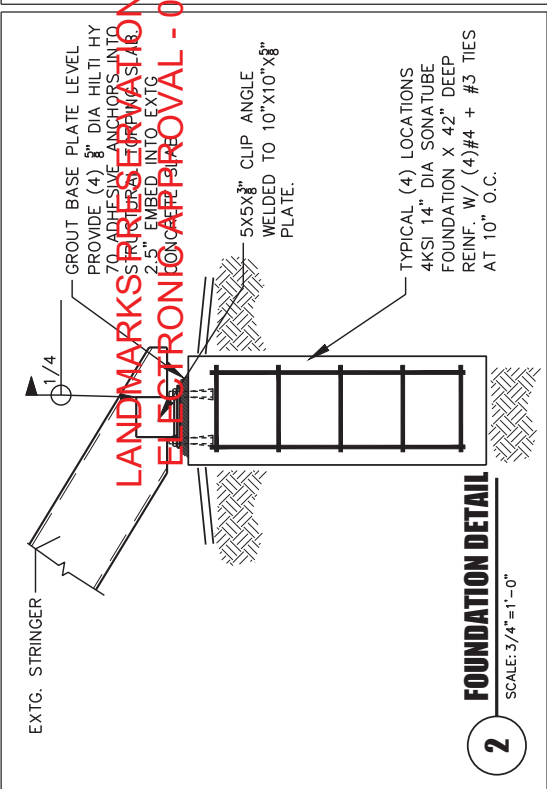
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11.18.2019

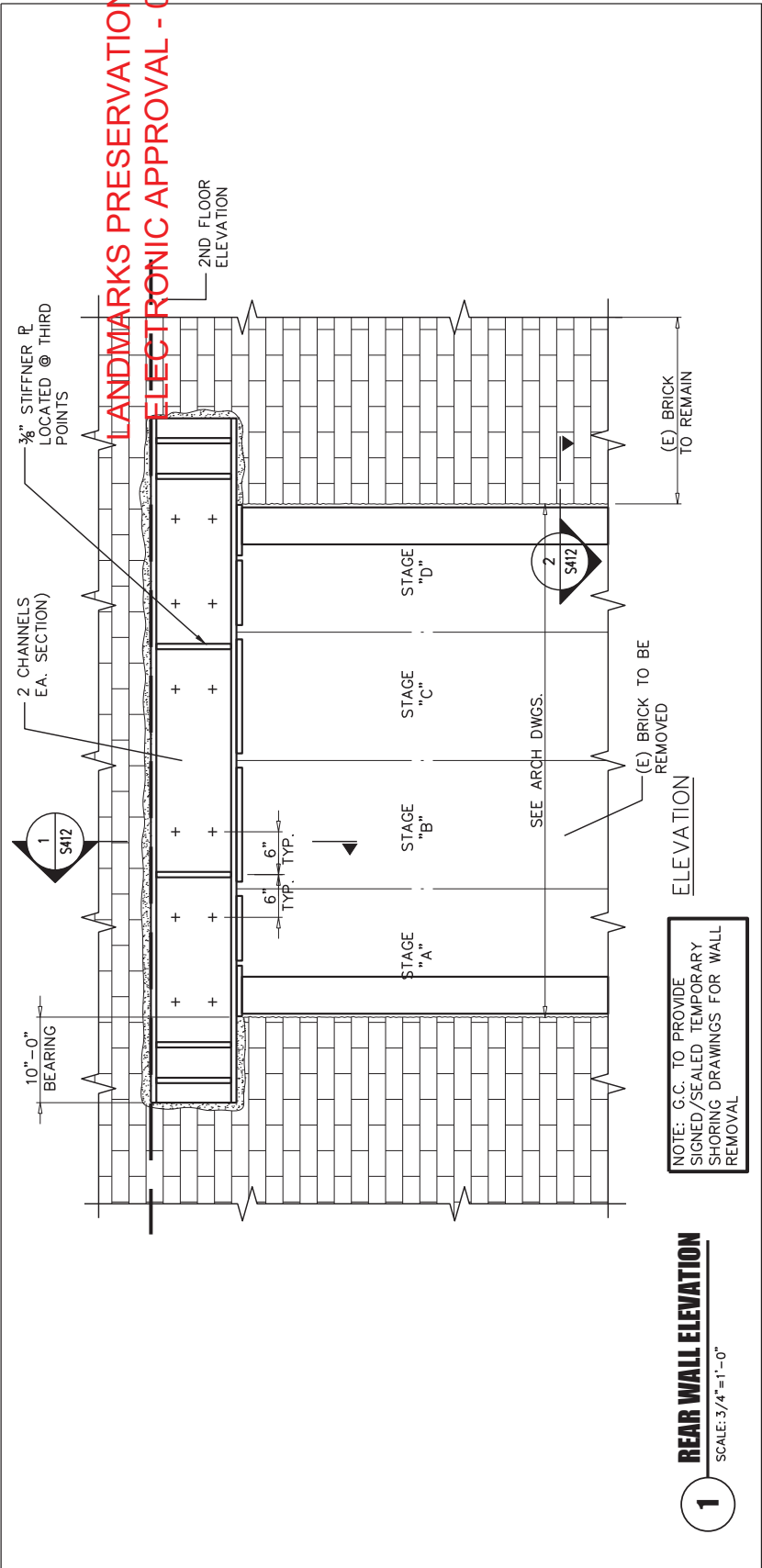
DWG. #:

S-410.00

SHEET 15 OF 28



LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC



REVISIONS:

THESE DRAWINGS ARE BASED ON FIELD SURVEYS AND DRAWINGS. THE ACCURACY OF SUCH INFORMATION HAS NOT BEEN INDEPENDENTLY VERIFIED. THERE MAY BE SIGNIFICANT DISCREPANCIES BETWEEN THE INFORMATION SHOWN HEREIN AND THE EXISTING CONDITIONS AT THE PROJECT SITE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND SITE CONDITIONS FOR PERFORMANCE OF THE PROJECT AND FOR OBTAINING ALL NECESSARY CONTRACT DOCUMENTS.

DOB FILING 01/18/2021
RESUBMIT 03/24/2020

Number	Date
1	

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PROJECT LOCATION:
97 St. Mark's Avenue
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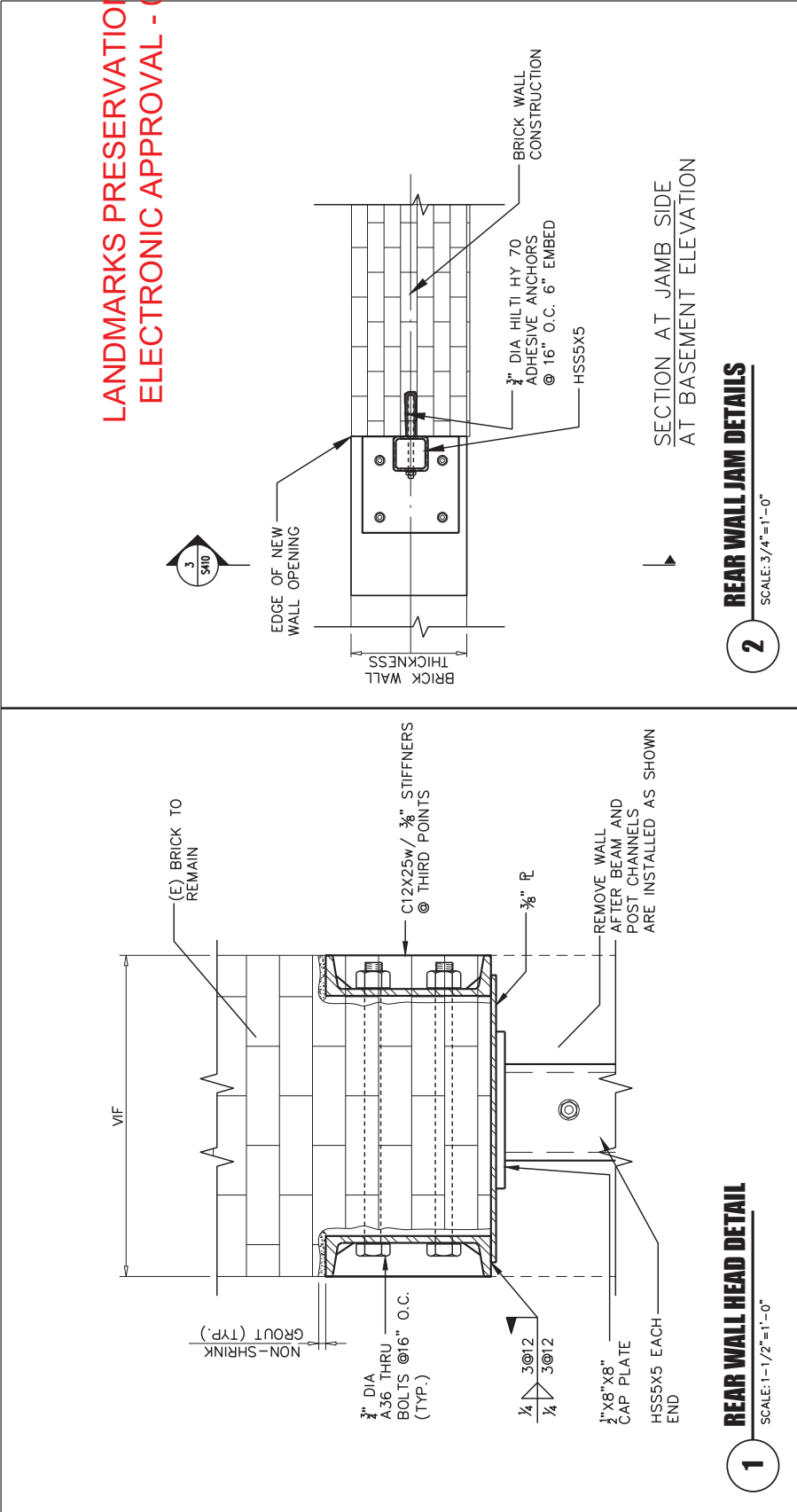
STATE OF NEW YORK
OFFICE OF THE STATE ARCHITECT
JAN 18 2021

DWG. TITLE:
STRUCTURAL DETAILS

SCALE: AS NOTED
DATE: 11.18.2019
DWG. #:
S-411.00

SHEET 16 OF 28

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC



REVISIONS:

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DOB FILING 01/18/2021
RESUBMIT 03/24/2020

Number	Date
1	

COMBINED
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PROJECT LOCATION:
97 St. Mark's Avenue
Brooklyn, NY 11217

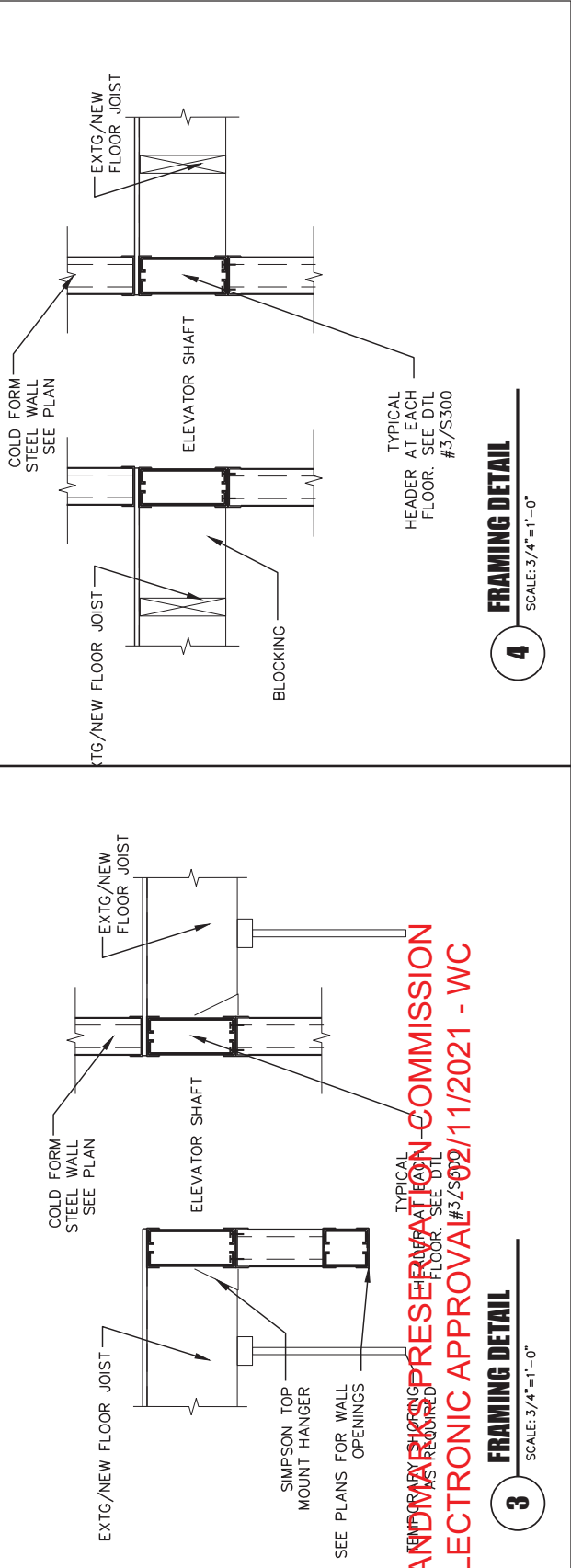
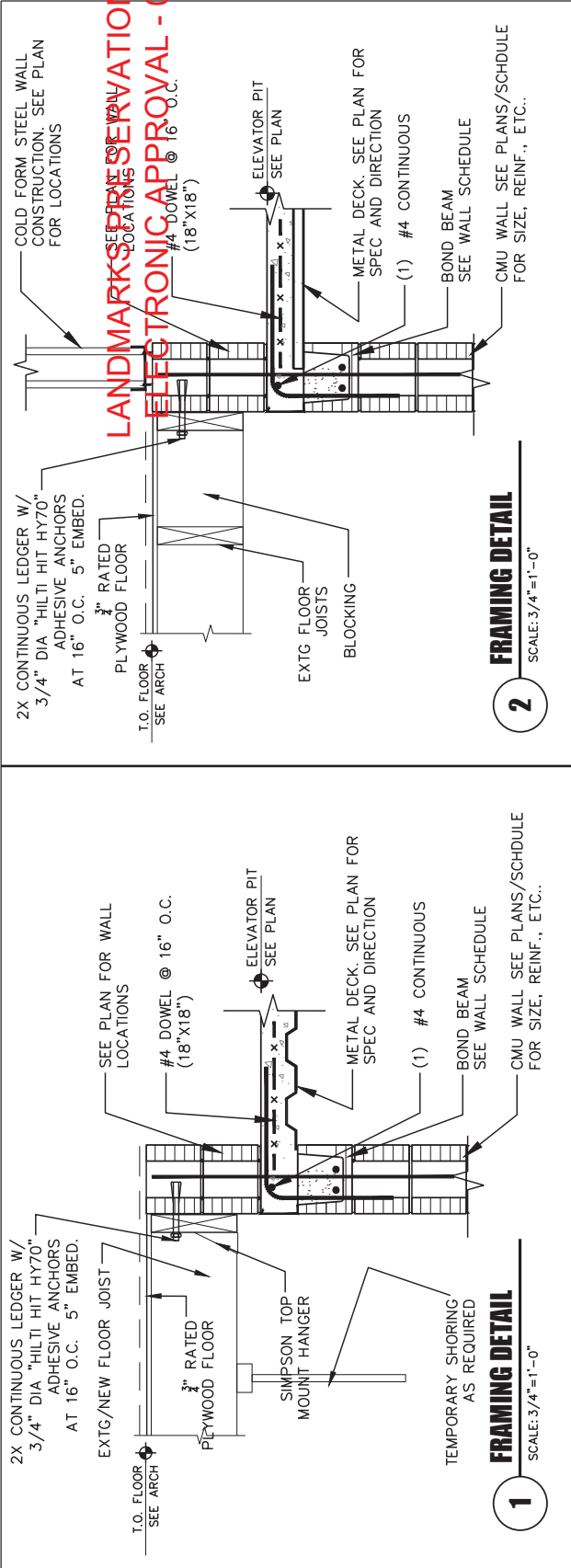
OWNERSHIP:
Yaelle and Bernard Wastin
97 St. Mark's Avenue
Brooklyn, NY 11217

DWG. TITLE:
STRUCTURAL DETAILS

SCALE: AS NOTED
DATE: 11.18.2019
DWG. #:
S-412.00

SHEET 17 OF 28

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021 - WC



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DOB FILING 01/18/2021
RESUBMIT 03/24/2020

1

Number

Date

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DWG. TITLE:

STRUCTURAL DETAILS

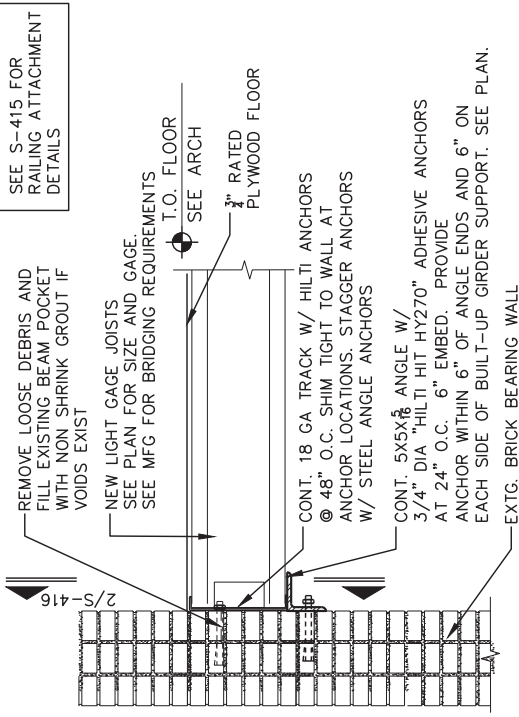
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DATE: 11.18.2019

DWG. #:

S-413.00

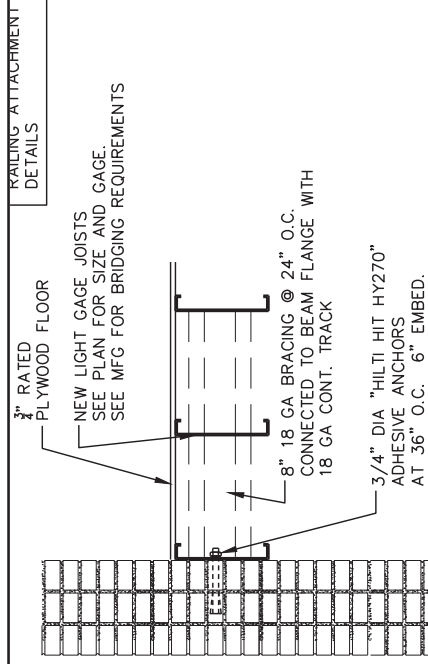
SHEET 18 OF 28



FRAMING DETAIL

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

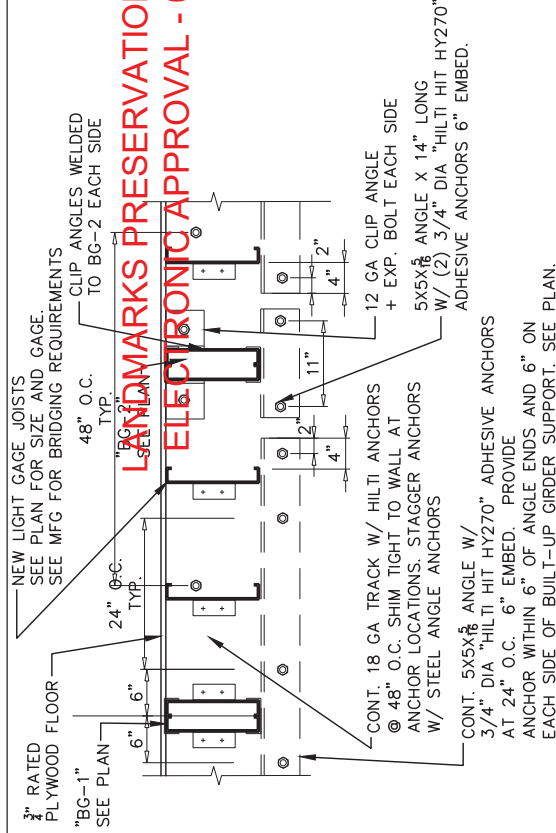
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FRAMING DETAIL

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

6



EACH SIDE OF BUILDING FRAMING DETAIL

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

2

EXPANSION ANCHOR NOTES:

- EXPANSION ANCHOR NOTES:
- 1) FOLLOW MFG. INSTRUCTIONS FOR INSTALLATION
 - 2) SEE DETAILS FOR SUGGESTED SPACING. NOTIFY ENGINEER IF REVISIONS TO SPACING IS REQUIRED.
 - 3) MIN. ANCHOR SPACING IS 10" MIN O.C. IN ANY DIRECTION
 - 4) AT NEW SOLID CMU WALL PROVIDE KWK BOLT 3 ANCHORS

NOTE:

NOTE:
CONTRACTORS OPTION TO PROVIDE 4" BEAM POCKET
WITHIN EXTG. BRICK WALL TO SUPPORT "BG".
GROUT SOLID AND PROVIDE CLIP ANGLE W/EXP. BOLT
TO EXTG WALL.

FRAMING DETAIL

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

4

REVISIONS:

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PROJECT A COORDINATE SUCH AS THE CONTRACT OR LEAD TIME, INVESTIGATE AND VERIFY ALL FIELD MEASUREMENTS, DIMENSIONS AND SITE CONDITIONS FOR PERFORMANCE OF THE WORK AND CHECK AN COORDINATE SUCH INFORMATION WITH THE CONTRACT DOCUMENTS.

DOB FILING RESUBMIT	01/18/2021 03/24/2020	Date
1		Number

COMBINED

COMBINED
ARCHITECTURE AND INTERIORS

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INFO@COMBINED-ARCHITECTURE.COM

PROJECT LOCATION:
97 St. Mark's Avenue
Brooklyn, NY 11217

OWNERSHIP: Yaelle and I
97 St. Marks
Brooklyn, NY



DWC TITLE.

STRUCTURAL DETAILS

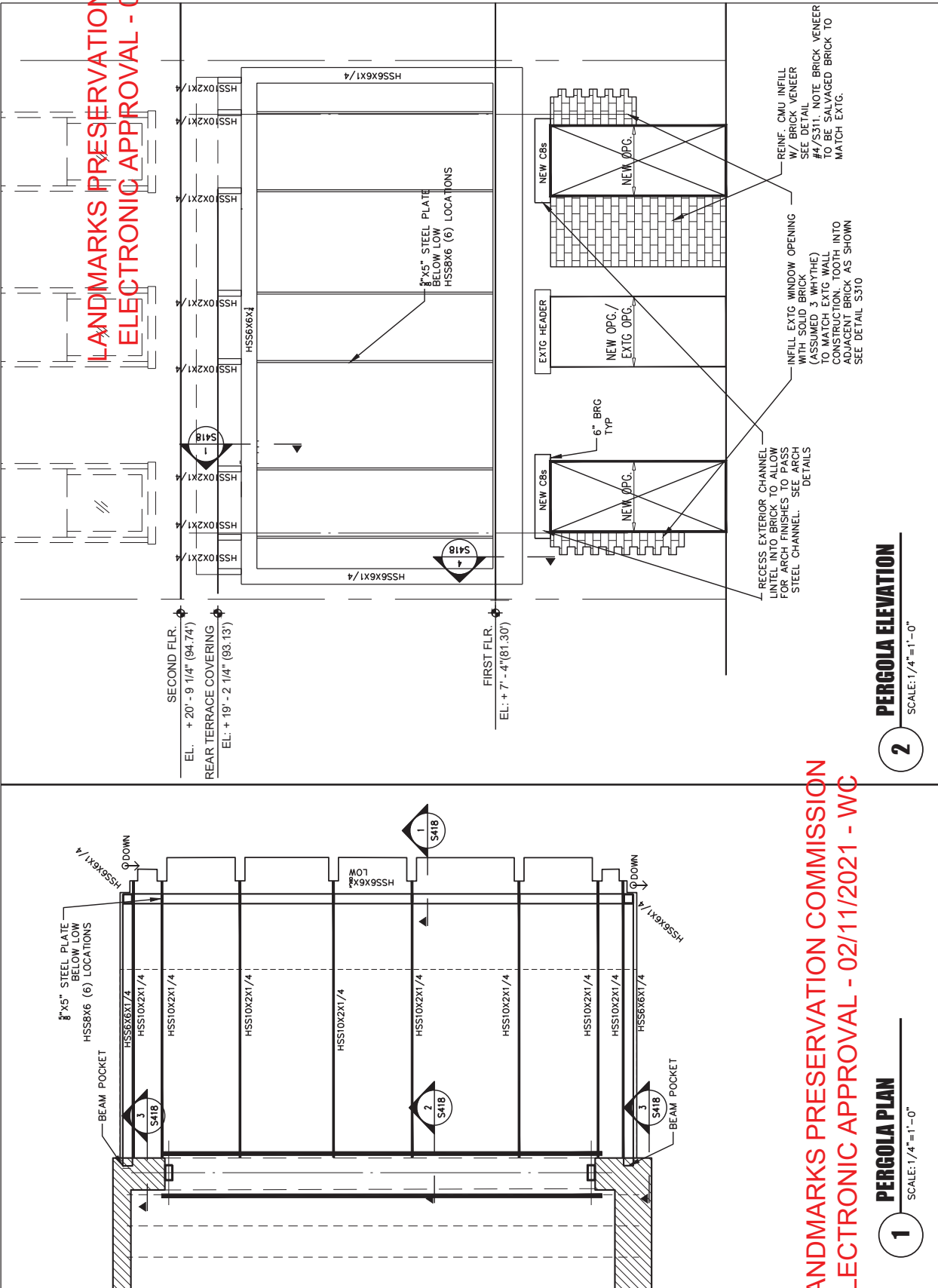
SCALE: AS NOTED

DATE: 11.18.2019

DWG. #:

S-416.00

SHEET 21 OF 28



REVISIONS:

THESE DRAWINGS ARE BASED ON FIELD SURVEYS AND DRAWINGS. THE ACCURACY OF SUCH INFORMATION IS NOT GUARANTEED. ANY SIGNIFICANT DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS AT THE SITE SHALL BE CORRECTED BY THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THESE CONTRACT DOCUMENTS.

DOB FILING 01/19/2021

RESUBMIT 03/24/2020

Number

Date

1

01/19/2021

COMBINED

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68 JAY STREET STE. 306 BROOKLYN, NY 11201

TEL: 718.624.8888

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PROJECT LOCATION:

97 St. Mark's Avenue

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OWNERSHIP:

Yoelle and Bernard Westin

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Brooklyn, NY 11217

DWG. TITLE:

STRUCTURAL DETAILS

SCALE:

AS NOTED

DATE:

11.18.2019

DWG. #:

S-417.00

SHEET 22 OF 28

LANDMARKS PRESERVATION COMMISSION

ELECTRONIC APPROVAL - 02/11/2021 - WC

1

PERGOLA PLAN

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

2

PERGOLA ELEVATION

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

REVISIONS:

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DOB FILING	01/18/2021
RESUBMIT	03/24/2020

Number	Date
--------	------

COMBINED
ARCHITECTURE AND INTERIORS

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PROJECT LOCATION:
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OWNERSHIP:
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Brooklyn, NY 11217



DWG. TITLE:

DWG. FILE:
STRUCTURAL DETAILS

SCALE: AS NOTED

DATE: 11.18.2019

DWG. #:

S-418.00

SHEET 23OF 28

FRAMING DETAIL

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

2

FRAMING DETAIL

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

4

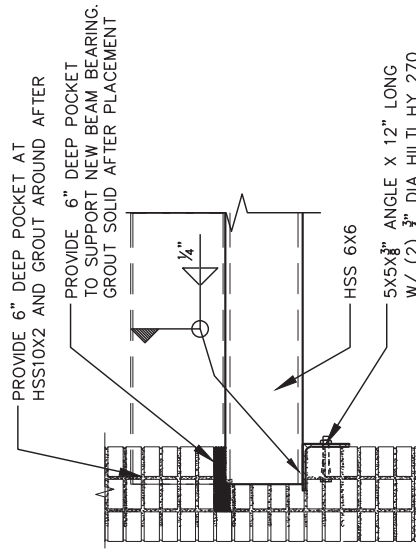
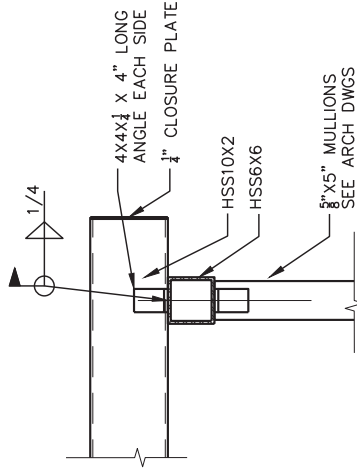
FRAMING DETAIL

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

FRAMING DETAIL

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

66



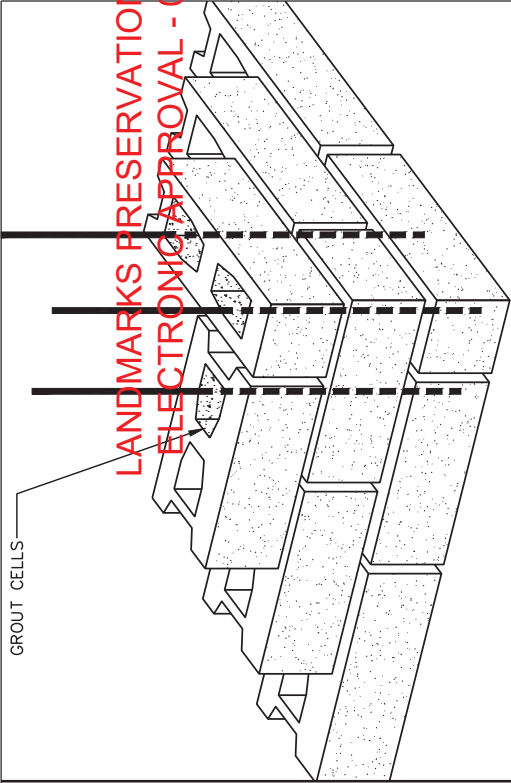
LANDMARKS PRESERVATION COMMISSION

LOOSE LINTEL SCHEDULE BRICK (NEW CONSTRUCTION)		
MASONRY OPENING	ANGLE SIZE PER EACH 4" WIDTH OF MASONRY	NOTES
UP TO 5'-0"	L 3½ x 3½ x ⅝	
5'-0" TO 8'-0"	L 6 x 3½ x ⅝	
-	-	

- NOTES:
- ALL LINTELS TO BE HOT DIP GALVANIZED
 - PROVIDE 6" BEARING AT EACH END (TOTAL ANGLE LENGTH = MASONRY OPENING + 1'-0")
 - FIREPROOF LINTELS FOR OPENINGS > 4'-0"
 - WHERE APPLICABLE LONG LEG IS ALWAYS VERTICAL (LLV)
 - ANGLES TO BE A36
 - SEE ARCH. DRAWINGS FOR ADDITIONAL DETAILS
 - SEE ARCH. DRAWINGS FOR BRICK TIES AND REQUIRED REINFORCEMENT

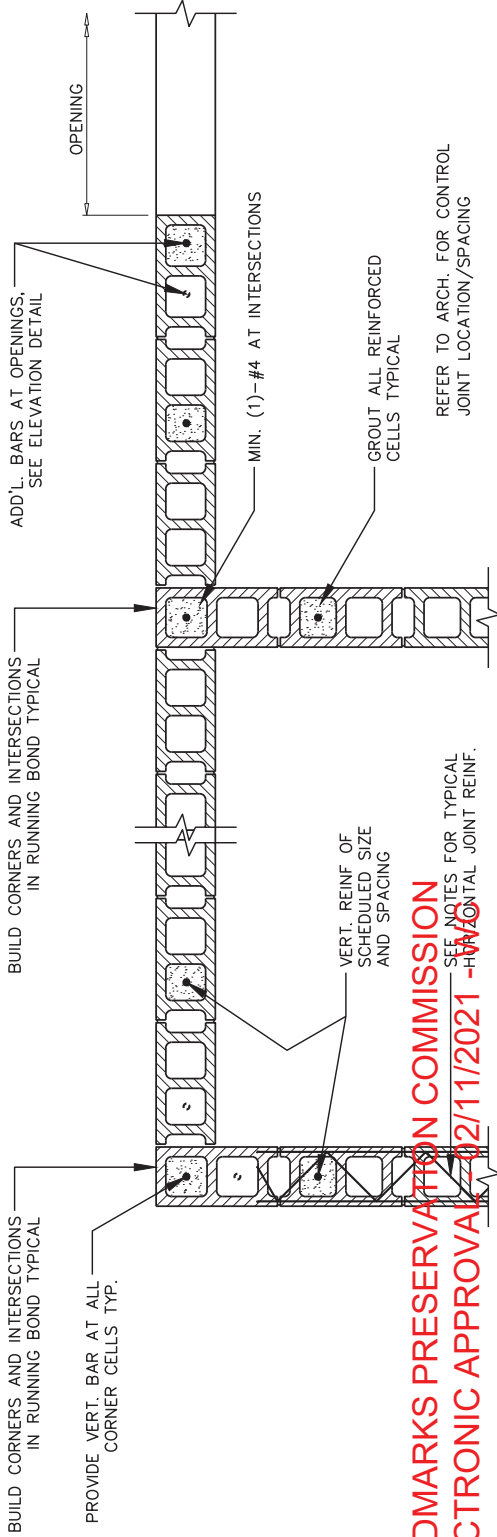
1 TYPICAL MASONRY DETAIL

SCALE: N.T.S.



2 TYPICAL MASONRY DETAIL

SCALE: N.T.S.



3 TYPICAL MASONRY DETAIL

SCALE: N.T.S.

REVISIONS:

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DOB FILING 01/18/2021
RESUBMIT 03/24/2020

1

Number

Date

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PROJECT LOCATION:

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Brooklyn, NY 11217

OWNERSHIP:

Yaelle and Bernard Westin
97 St. Mark's Avenue
Brooklyn, NY 11217

DWG. TITLE:

TYPICAL MASONRY DETAILS

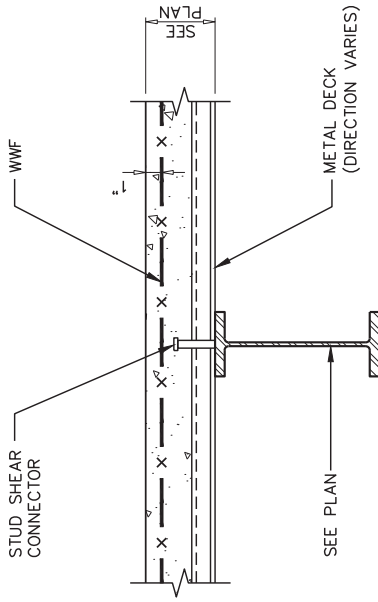
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DATE: 11.18.2019

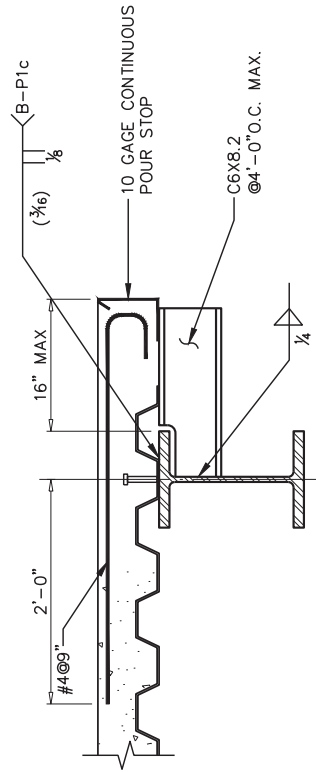
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S-700.00

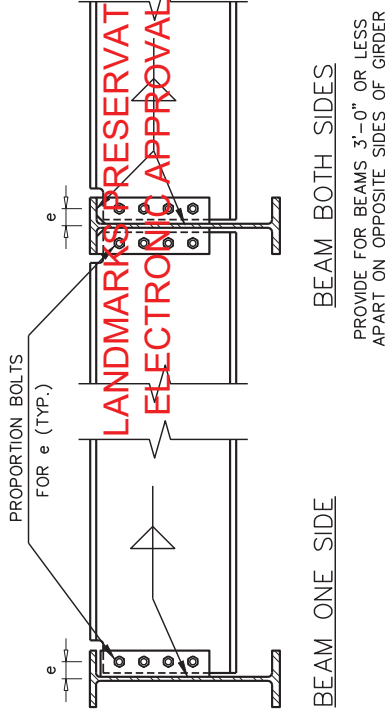
SHEET 24 OF 28



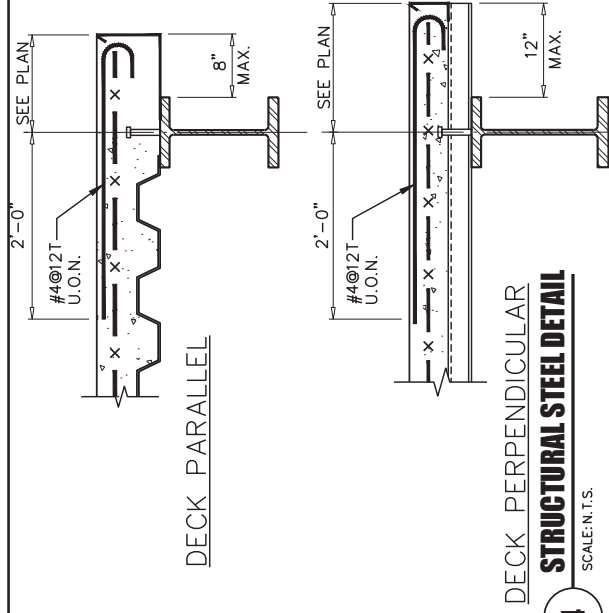
TYPICAL SLAB ON METAL DECK DETAIL



STRUCTURAL STEEL DETAIL



2 TYPICAL BEAM CONNECTION DETAIL



STRUCTURAL STEEL DETAIL

REVISIONS:

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DOB FILING	01/18/2021
RESUBMIT	03/24/2020

Number	Date
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COMBINED
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PROJECT LOCATION:
97 St. Mark's Avenue
Brooklyn, NY 11217

OWNERSHIP:
Yaelle and Bernard Wastin
97 St. Mark's Avenue
Brooklyn, NY 11217



DWG TITLE:

STRUCTURAL STEEL DETAILS

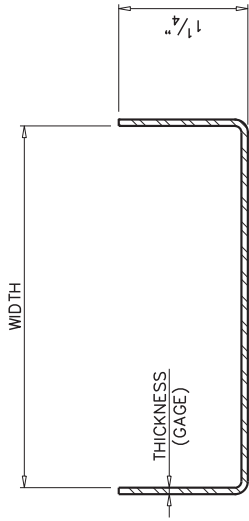
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DATE: 11.18.2019

DWG. #:

S-800.00

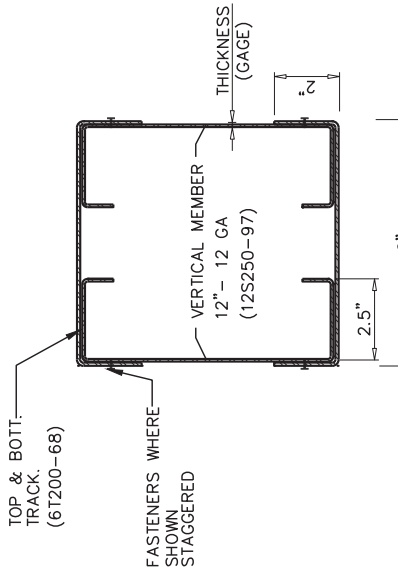
SHEET 25 OF 28



STANDARD SIZES: 3 5/8", 4", 6", 8", 9 1/4", 10", 12"

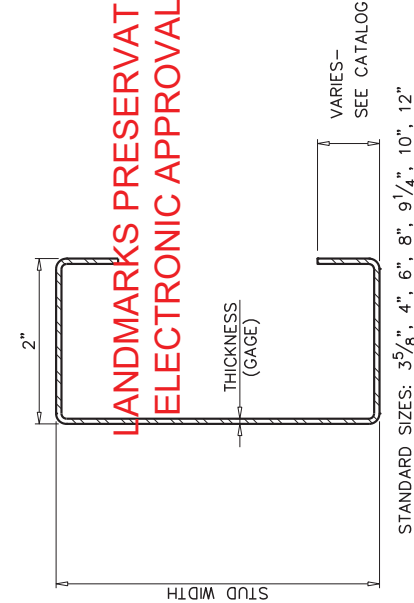
LIGHT-GAGE PRODUCTS TRACK

1 COLD FORM STEEL DETAIL
SCALE: N.T.S.



STANDARD SIZES: 3 5/8", 4", 6", 8", 9 1/4", 10", 12"

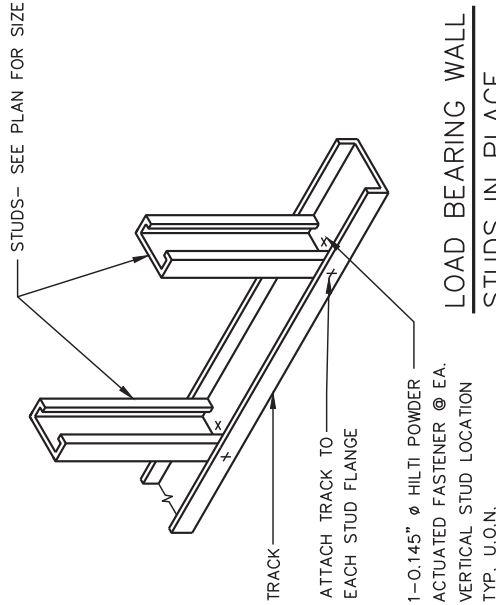
3 COLD FORM STEEL DETAIL
SCALE: N.T.S.



STANDARD SIZES: 3 5/8", 4", 6", 8", 9 1/4", 10", 12"

LIGHT-GAGE PRODUCTS C-JOIST TYPE J

2 COLD FORM STEEL DETAIL
SCALE: N.T.S.



4 COLD FORM STEEL DETAIL
SCALE: N.T.S.

REVISIONS:

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DWG. TITLE:
**COLDFORM STEEL
DETAILS**
SCALE: AS NOTED
DATE: 11.18.2019
DWG. #:
S-900.00

THESE DRAWINGS ARE BASED ON FIELD SURVEYS AND DRAWINGS. THE ACCURACY OF SUCH SURVEYS AND DRAWINGS HAS NOT BEEN INDEPENDENTLY VERIFIED. THERE MAY BE SIGNIFICANT DISCREPANCIES BETWEEN THE DIMENSIONS REFLECTED ON THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS AT THE PROJECT LOCATION. CONTRACTORS MUST VERIFY ALL FIELD MEASUREMENTS, DIMENSIONS AND SITE CONDITIONS FOR PERFORMANCE OF THE WORK AND SPECIFIC CONTRACT DOCUMENTS. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS.

Number	Date
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68 JAY STREET STE 306 BROOKLYN, NY 11201
COMBINED-ARCHITECTURE.COM | 718-625-1948
INFO@COMBINED-ARCHITECTURE.COM

OWNERSHIP:
Yaelle and Bernard Wastin
97 St. Mark's Avenue
Brooklyn, NY 11217



SCALE. AS NOTED.

DWG. #:

SHEET 27 OF 28

NOTES:

1. FILLET WELD AND FLARE GROOVE WELDS MAY BE SUBSTITUTED. CONFIRM MIN. THICKNESS OF MATERIAL REQUIRED FOR EFFECTIVE WELDS.
2. PROVIDE .148" DIA PAFs @ 17" O.C. (MIN 4 PER MEMBER) AT LOCATION OF CONNECTIONS TO STRUCTURE STEEL
3. LIGHT GAGE MANUFACTURE TO PROVIDE NECESSARY HANGERS, REINFORCEMENT, ANCHORS TO RESIST MIN. REACTION OR LOAD GIVEN ON DRAWINGS

SCALE: N.T.S.

JOIST— SEE PLAN

CLIP ANGLE (MIN. 2"x2")

SOLID BRIDGING (SAME DEPTH AS JOIST.)

LONG LEG CLIP ANGLE (MIN. 2"x3")

2 - #12-14 SCREWS PER ATTACHMENT

BRIDGING AND BRACING

SOLID BRIDGING

1

COLD FORM STEEL DETAIL

SCALE: N.T.S.

ATTACH JOIST TO TRACK w/ 16 GA. UTIL. ANGLE & 3-#12-14 SCREWS

JOIST

FLOOR SYSTEMS

JOIST END CLOSURE

2

COLD FORM STEEL DETAIL

SCALE: N.T.S.

BUILT-UP HEADER

JOIST HANGER OR 16GA. UTIL. ANGLE (SEE NOTE 1)

JOIST

NOTE: 1. FASTEN BUILT-UP MEMBERS TOGETHER AT 12" O.C. MAX.
2. SEE BUILT-UP HEADER SCHEDULE FOR CONNECTION INFORMATION.

3

COLD FORM STEEL DETAIL

SCALE: N.T.S.

STUD

TRACK

WEB STIFFENER (ORIENTED SAME AS STUD)

JOIST

NOTE: 1. ALIGN WEBS OF ALL MEMBERS.
2. ATTACH PLYWOOD TO JOIST AT 12" O.C. IN FIELD OF BOARD AND 6" O.C. AT ENDS.

LOAD BEARING WALL

EXTERIOR WALL

4

COLD FORM STEEL DETAIL

SCALE: N.T.S.

REVISIONS:

THESE DRAWINGS ARE BASED ON FIELD SURVEYS AND DRAWINGS. THE ACCURACY OF SUCH INFORMATION HAS NOT BEEN INDEPENDENTLY VERIFIED. THERE MAY BE SIGNIFICANT DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND THE EXISTING CONDITIONS AT THE PROJECT SITE. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING AND SITE CONDITIONS FOR PERFORMANCE OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACT DOCUMENTS.

DOB FILING 01/18/2021

RESUBMIT 03/24/2020

1

Number

Date

COMBINED

ARCHITECTURE AND INTERIORS

68 JAY STREET STE. 306 BROOKLYN, NY 11201

TEL: 718.624.8888

WWW.COMBINED-ARCHITECTURE.COM

PROJECT LOCATION:

97 St. Mark's Avenue

Brooklyn, NY 11217

OWNERSHIP:

Yoelle and Bernard Westin

97 St. Mark's Avenue

Brooklyn, NY 11217

STATE OF NEW YORK

REGISTERED PROFESSIONAL ARCHITECT

16 A-G

DWG. TITLE:

COLDFORM STEEL DETAILS

SCALE:

AS NOTED

DATE:

11.18.2019

DWG. #:

S-902.00

SHEET 28 OF 28

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 02/11/2021