

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE NEW YORK CITY BUILDING CODE & OSHA REQUIREMENTS. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY MEANS TO PROTECT ALL PERSONALS, ADJACENT AND EXISTING PROPERTIES, ETC, AS REQUIRED.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL ASCERTAIN THE LOCATIONS AND PROTECT ALL UTILITIES, EITHER ABOVE GROUND OR UNDERGROUND THAT MAY BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY AND OBTAIN PERMITS FROM GOVERNING AGENCIES, INCLUDING BUT NOT LIMITED TO DOB, DEP, DOT, CONEDISON, ETC, AS NECESSARY.
- BEFORE COMMENCING WORK, CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD, COORDINATE SOE DESIGN WITH ARCHITECTURAL, STRUCTURAL AND OTHER APPLICABLE DRAWINGS, AND REPORT ANY DISCREPANCIES TO THE DESIGN APPLICANTS FOR EVALUATION.
- CONTRACTOR SHALL NOTIFY NYC DOB 24 TO 48 HOURS BEFORE COMMENCEMENT OF WORK.
- NOTICE TO ADJACENT PROPERTY OWNERS SHALL BE PROVIDED AS PER BUILDING CODE REQUIREMENT.
- PRE-CONSTRUCTION INSPECTION OF THE ADJACENT BUILDINGS AND MONITORING SURVEYING SHALL BE CONDUCTED PER NYC BC CHAPTER 33 REQUIREMENT. WHEN PERMISSION TO ENTER ADJOINING PROPERTY HAS BEEN OBTAINED, A PHYSICAL EXAMINATION OF INTERIOR OF SUCH PROPERTY SHALL ALSO BE CONDUCTED BY THE PERSON INITIATING THE CONSTRUCTION OPERATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- A SPECIAL INSPECTION AGENCY SHALL BE RETAINED BY THE OWNER TO PERFORM ALL REQUIRED SPECIAL INSPECTIONS AS PER NYC BUILDING CODE REQUIREMENTS.

EXCAVATION NOTES:

- THE PERIMETER OF THE GENERAL EXCAVATION SHALL BE RETAINED AND PROTECTED BY THE SOE SYSTEM WHERE APPLICABLE. THE INSTALLATION, MAINTENANCE AND REMOVAL (WHERE REQUIRED) OF THE SOE SYSTEM SHALL BE THE COMPLETE AND SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND MINIMIZE SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE AND OUTSIDE THE PROJECT LIMITS. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS, CAUSED BY CONSTRUCTION TECHNIQUES OR MOVEMENTS OF THE SOE SYSTEM, IS THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO ANY EXCAVATION OR INSTALLATION OF ELEMENTS OF THE SOE SYSTEM, THE CONTRACTOR SHALL ESTABLISH SURVEY POINTS AROUND THE PERIMETER OF THE AREA TO BE EXCAVATED AND OTHER POINTS UP TO 200 FEET BEYOND THE PERIMETER, AS NECESSARY. THESE POINTS SHALL BE SURVEYED FOR VERTICAL AND HORIZONTAL MOVEMENT AT FREQUENT INTERVALS DURING ACTUAL EXCAVATION AND CONTINUING DURING EACH SUBSEQUENT PHASE OF THE WORK AND SUBMITTED TO THE ENGINEER FOR INFORMATION.
- THE GENERAL EXCAVATION ACROSS THE SITE SHALL NOT EXTEND DEEPER THAN THE SLAB-ON-GRADE SUBGRADE ELEVATION. THE EXCAVATIONS FOR FOOTINGS, GRADE BEAMS, PILE CAPS, MATS, PITS, SLABS, ETC. SHALL BE EXCAVATED ON AN INDIVIDUAL, LOCALIZED BASIS DOWN FROM THE SLAB-ON-GRADE SUBGRADE LEVEL.
- ALL EXCAVATION BELOW THE SLAB LEVEL REQUIRED FOR PITS SHALL BE RETAINED BY LOCALIZED SOIL RETENTION SYSTEMS AS MAY BE NECESSARY BASED ON A DESIGN USING APPROPRIATED EARTH AND HYDRAULIC PRESSURES AND OTHER CONSTRUCTION LOADINGS.
- THE CONTRACTOR SHALL PROVIDE POSITIVE PROTECTION (MAT/SHEET COVERINGS) FOR ALL EXCAVATION SLOPES TO PROTECT SLOPES FROM INSTABILITY AND DETERIORATION DUE TO RAIN, WIND OR SNOW/ICE.
- THE CONTRACTOR SHALL PROVIDE SURFACE DRAINAGE CHANNELS AND SUMP PUMPS TO PROTECT ALL EXCAVATIONS FROM FLOODING. FLOODING OF ANY EXCAVATION AFTER APPROVAL OF THE SUBGRADE WILL CAUSE FOR COMPLETE REPREPARTION AND APPROVAL OF THE SUBGRADE.
- PROVIDE A DRAINAGE PANEL AGAINST THE OUTSIDE FACE OF THE FOUNDATION WALL AT LOCATIONS INDICATED ON THE ARCHITECTURAL DRAWINGS AS NECESSARY.
- SEE PLUMBING AND ELECTRICAL DRAWINGS FOR UNDERFLOOR UTILITY AND GROUNDING REQUIREMENTS.
- ANY OPEN CUT AREAS SHALL HAVE A MINIMUM SLOPE OF 1 HORIZ. TO 1 VERTICAL. U.N.O
- EXCAVATION WITHIN 3 FT OF LAGGING LINE SHALL BE PERFORMED BY HAND. SOIL BEHIND WOOD LAGGING SHALL NOT BE DISTURBED.

SOLDIER PILE NOTES

- SOLDIER PILES SHALL BE INSTALLED IN HOLES DRILLED INTO THE SOIL. THE CONTRACTOR SHALL MONITOR AND PROTECT ADJACENT STRUCTURES FROM DAMAGE.
- IF SOLDIER PILES CANNOT BE INSTALLED TO THE MINIMUM TIP ELEVATIONS SHOWN HEREIN DUE TO DIFFICULT DRIVING CONDITIONS, CONTACT TIMES BUILDINGS ENGINEERING SERVICES PC. IMMEDIATELY.
- ALL ROUND SOLDIER PILES SHALL CONFORM TO API N80, FY=80 KSI; ALL W-SHAPE WALE AND BRACING MATERIAL SHALL CONFORM TO ASTM A572 GR 50, FY= 50 KSI, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- SOLDIER PILES SHALL BE SPACED AS SHOWN ON THE DRAWINGS. LAYOUT AND LIMITS OF THE TEMPORARY EXCAVATION SUPPORT SYSTEM SHOWN HEREIN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ACTUAL LAYOUT AND LIMITS IN THE FIELD PRIOR TO INSTALLING SOLDIER PILES.
- WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE AND AWS DOCUMENTS. WELDING ELECTRODES TO BE E7018.

TIMBER LAGGING NOTES

- TIMBER LAGGING SHALL BE MINIMUM THREE-INCH (FULL) THICKNESS. TIMBER LAGGING SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 1200 PSI.
- LAGGING SHALL BE INSTALLED SUCH THAT GAPS BETWEEN THE LAGGING BOARDS DO NOT EXCEED ONE INCH. VOIDS IN THE RETAINED EARTH BEHIND THE TIMBER LAGGING SHALL BE BACKFILLED WITH PEA GRAVEL (OR EQUIVALENT GRANULAR MATERIAL), AND THE GAPS BETWEEN THE TIMBER LAGGING SHALL BE PACKED WITH HAY AS REQUIRED TO PREVENT EROSION OF THE RETAINED SOIL BUT STILL ALLOW GROUNDWATER TO SEEP OUT.
- THE MAXIMUM EXPOSED HEIGHT OF SOIL IN FRONT OF THE WALL SHALL NOT EXCEED 2FT PRIOR TO INSTALLING TIMBER LAGGING.

SURVEY & MONITORING NOTES:

- MONITORING OF ADJACENT BUILDINGS/STRUCTURES SHALL CONFORM TO THE REQUIREMENT OF NYC BUILDING CODE AND TFPN #10/88.
- WHEN PERMISSION TO ENTER ADJACENT PROPERTY IS GRANTED, A PRE-CONSTRUCTION (PRE-CONDITION) SURVEY OF THE ADJACENT BUILDING(S)/STRUCTURE(S) SHALL BE PREFORMED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH THE RESULTS OF THE SURVEY AND SHALL ALSO MAKE A VISUAL INSPECTION OF THE ADJACENT STRUCTURES (INSIDE AND OUT) PRIOR TO COMMENCEMENT OF THE WORK. INSPECTIONS OF THE ADJACENT BUILDINGS DURING CONSTRUCTION SHALL ALSO BE CONDUCTED IF REQUIRED AND PERMITTED.
- OPTICAL MONITORING CRITERIA:
 - A LICENSED SURVEYOR SHALL BE ENGAGED TO MONITOR THE ADJOINING BUILDINGS AND STRUCTURES BY OPTICAL MONITORS SET UP AT ABOUT 25-FIT INTERVALS FOR VERTICAL AND LATERAL MOVEMENT. THE APPROXIMATE OPTICAL MONITORING LOCATIONS ARE SHOWN ON THE MONITORING/SOE PLAN.
 - OBTAIN BASELINE READINGS (HORIZONTAL AND VERTICAL DATA) OF THE MONITORING POINTS PRIOR TO EXCAVATION AND NEW CONSTRUCTION.
 - PERFORM OPTICAL SURVEYS DAILY DURING UNDERPINNING CONSTRUCTION, AND AT LEAST TWICE PER WEEK DURING EXCAVATION AND FOUNDATION CONSTRUCTION TILL 1ST FLOOR SLAB IS CASTED. IF MOVEMENTS OCCUR, INCREASE THE FREQUENCY OF THE READINGS AS RECOMMENDED BY ENGINEER.
- CRACK MONITORING:
 - CRACK GAUGES SHALL BE INSTALLED ON OBSERVED (ADJOINING BUILDINGS/STRUCTURES) CRACKS TO MONITOR THE CRACK STATUS DURING SOE/UNDERPINNING FOUNDATION OPERATIONS IF APPLICABLE. BASELINE READINGS SHALL BE CONDUCTED UPON INSTALLATION OF CRACK MONITORS. FREQUENCY OF CRACK MONITORING READING SHOULD BE THE SAME AS OPTICAL MONITORING.
- VIBRATION MONITORING:
 - VIBRATION MONITORS (SEISMOGRAPHS) SHALL BE PLACED ADJACENT TO OR WITHIN THE ADJACENT BUILDINGS (IF PERMITTED), CLOSE TO THE VIBRATION SOURCE.
 - VIBRATION MONITORING SHALL TAKE REAL-TIME READINGS.
- BUILDING MOVEMENT AND VIBRATION CRITERIA:
 - A. ALL DATA READING FREQUENCIES SHALL COMPLY WITH TFPN 10/88.
 - B. IF THE VERTICAL OR LATERAL BUILDING MOVEMENT REACHES 1/8-INCH OR ANY CRACK GAUGE READING REACHES 2MM, IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER, OWNER.
 - C. IF THE VERTICAL OR LATERAL BUILDING MOVEMENT REACHES 1/4-INCH OR ANY CRACK GAUGE READING REACHES 3MM, IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER, OWNER, ENGINEER AND STOP WORK. THE WORK SHALL RESUME UPON APPROVAL BY THE CONSTRUCTION MANAGER, OWNER AND ENGINEER, UPON ASSESSMENT OF THE FIELD CONDITIONS AND APPROVED REMEDIAL MEASURES AND/OR MODIFIED CONSTRUCTION PROCEDURES.
 - D. IF THE VIBRATIONS EXCEED 0.5-IPS, IMMEDIATELY INFORM THE CONSTRUCTION MANAGER, OWNER, ENGINEER, AND STOP WORK. THE WORK SHALL RESUME UPON APPROVAL BY THE CONSTRUCTION MANAGER, OWNER AND ENGINEER, UPON ASSESSMENT OF THE FIELD CONDITIONS AND APPROVED REMEDIAL MEASURES AND/OR MODIFIED CONSTRUCTION PROCEDURES.
- ALL MONITORING DATA SHALL BE PRESENTED TO THE CONSTRUCTION MANAGER, OWNER, ENGINEER AT THE END OF EACH DAY, OR AT AGREED-UPON INTERVALS.
- PRE-CONSTRUCTION REPORT AND MONITORING REPORT/DATA SHALL BE MADE AVAILABLE TO DOB UPON REQUEST.

SUMMARY OF MOVEMENT CRITERIA			
TYPE	BASELINE	WARNING POINT	STOP WORK
CRACK MONITOR	0	2MM	3MM
VIBRATION MONITOR	0	0.4-IPS	0.5-IPS
OPTICAL MONITOR	0	⅛"	¼"

LANDMARK NOTES

THIS BUILDING IS NOT A LANDMARK BUILDING AND IS NOT WITHIN 90 FT OF A LANDMARK STRUCTURE

2016 NYCECC STATEMENT:

TO THE BEST OF MY KNOWLEDGE,BELIEF AND PROFESSIONAL JUDGEMENT, THE BUILDING IS DESIGNED IN COMPLIANCE WITH THE 2016 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK CITY.

FOR ENERGY DESIGN OF THIS BUILDING, SEE ARCHITECTURAL DRAWING.

TR1 SPECIAL INSPECTION:

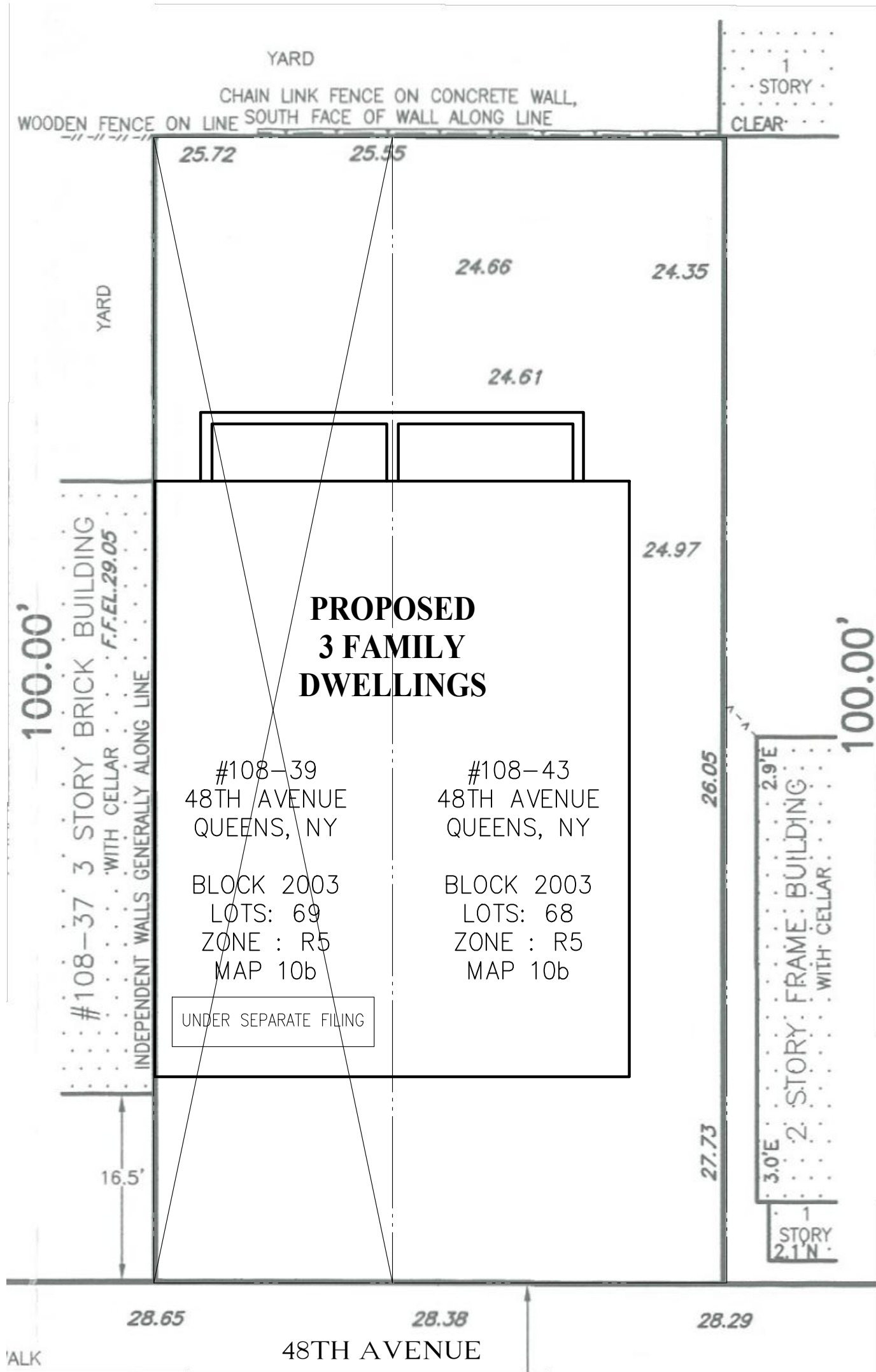
- EXCAVATION-SHEETING, SHORING & BRACING (BC1704.20.2)
- FINAL (28-116.2.4.2, BC110.5)

COORDINATION NOTES:

- SEE FOUNDATION, STRUCTURAL AND ARCHITECTURAL WORK FOR NEW BUILDING FOR ALL BALANCE INFORMATION.
- FOUNDATION STRUCTURE SHOWN FOR REFERENCE ONLY; AND DISCREPANCIES SHALL BE SUPERSEDED BY THE STRUCTURAL DRAWINGS FOR NEW BUILDING INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK BETWEEN APPLICABLE ENGINEERS/ARCHITECTS AND UTILITY COMPANIES AND/OR CITY DEPARTMENTS, AS REQUIRED. CONTRACTOR SHALL VERIFY NO CONFLICTS EXIST WITH INSTALLATION OF THE SHORING SYSTEM WITH RESPECT TO SURROUNDING UTILITIES/STRUCTURES.

SCOPE OF WORK:

SOE APPLICATION IN CONJUNCTION WITH NB JOB# 421945587. NO CHANGE IN USE, EGRESS OR OCCUPANCY.



PLOT PLAN

Architect:
ANGELO NG & ANTHONY NG
ARCHITECTS STUDIO, P.C.
66-00 LONG ISLAND EXPRESSWAY
MASPETH, NEW YORK 11378
TEL: (718) 457-1151
FAX: (718) 335-5364

ARCHITECTURE INTERIOR DESIGN CODE CONSULTANT

SOE CONSULTANT:

TB
TIMES BUILDINGS PC
ENGINEERING SERVICES
8534 GRAND AVE., 2nd FL. ELMHURST, NY 11373
TEL: (718) 502-9631 FAX: (718) 228-7348
WEB: WWW.TBES.US EMAIL: INFO@TBES.US

No Date Description

Issued Revised

Project: **PROPOSED**

3 FAMILY DWELLINGS

108-39, 108-43 48TH AVENUE
QUEENS, NY

Drawing Title

GENERAL NOTES
AND PLOT PLAN

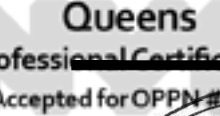


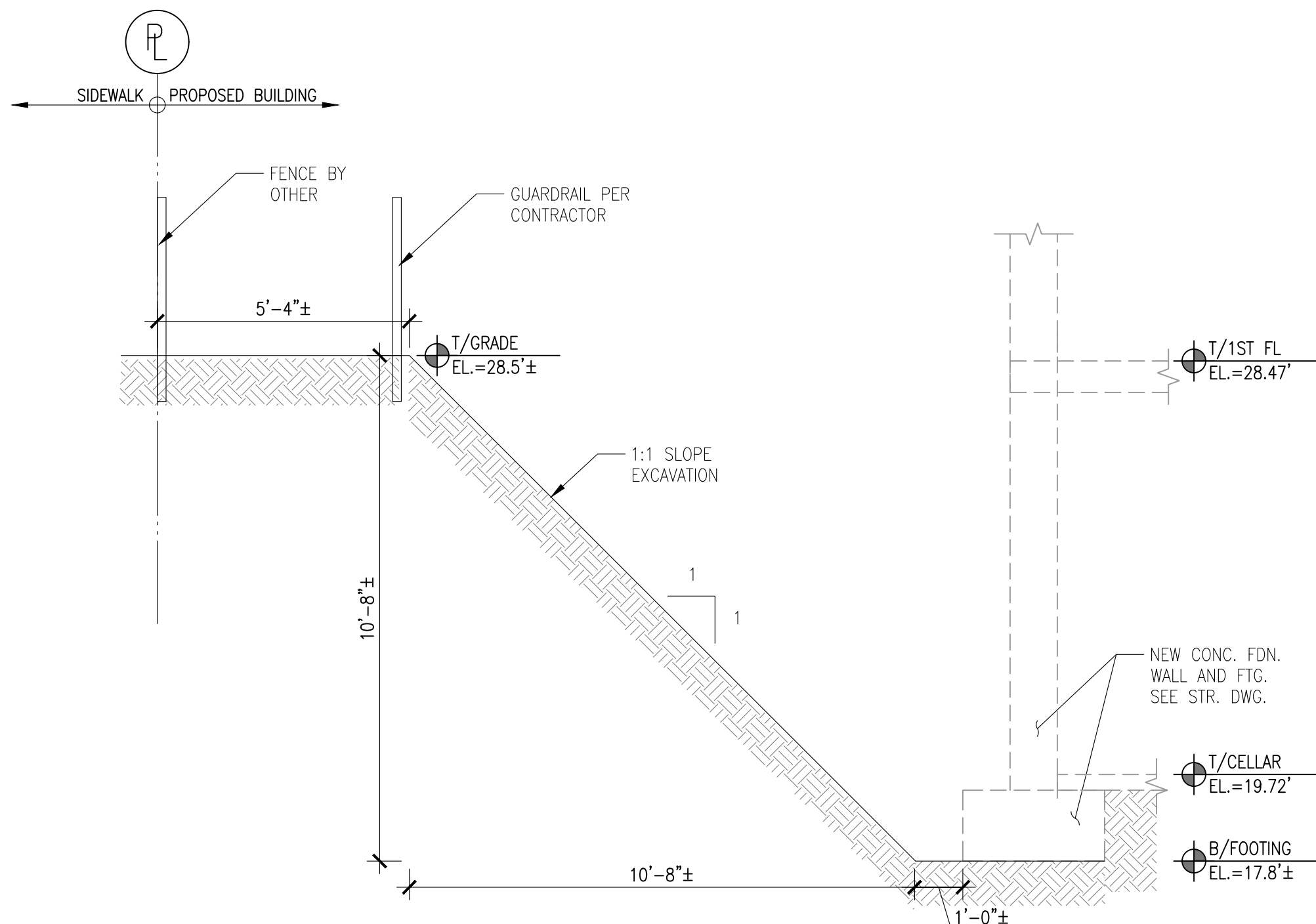
Sheet No: 1 OF 3
Scale: AS NOTED
Date: 11.03.2020
Project No: 2002020
Drawing No.

SOE-100.00

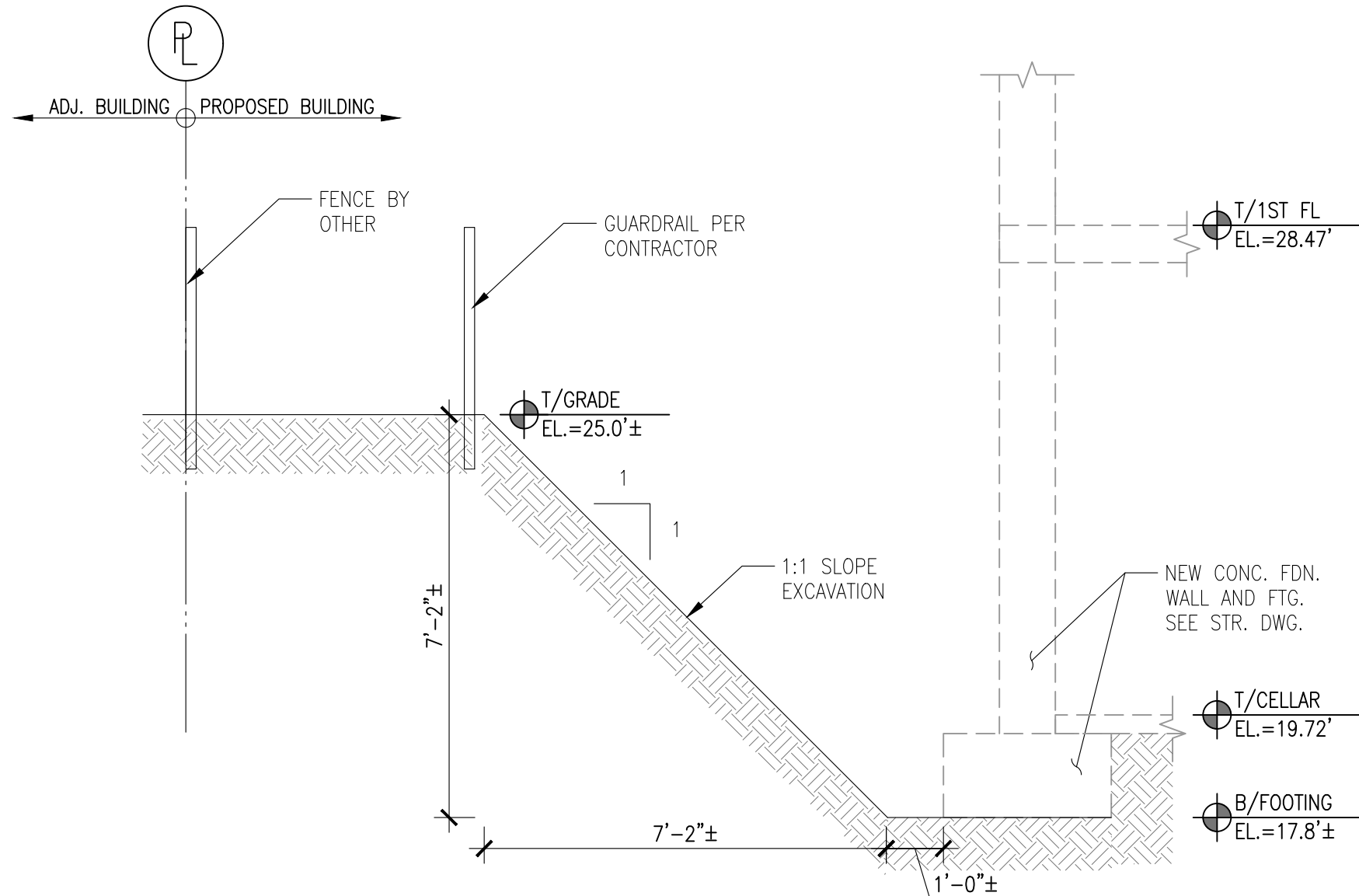


1. ALL DIMENSIONS, ELEVATIONS & ADJACENT BUILDINGS INFORMATION SHALL BE VERIFIED WITH ARCHITECTURAL, STRUCTURAL DRAWINGS AND IN FIELD BEFORE AND DURING CONSTRUCTION. TEST PITS OF ADJACENT BUILDING SHALL BE CONDUCTED. THE CONTRACTOR SHALL BE REPORT ANY DISCREPANCIES AND FIELD CONDITIONS TO EOR FOR EVALUATION UPON DISCOVERING.
2. ALL EXCAVATION WORK SHALL CONFORM TO THE REQUIREMENT OF NEW YORK CITY BUILDING CODE. THE CONTRACTOR SHALL ENSURE THE SAFETY & STABILITY OF THE ADJACENT STRUCTURES AT ANYTIME THROUGHOUT THE CONSTRUCTION.
3. WOOD LAGGING TO BE INSTALLED IMMEDIATELY AFTER SOIL IS REMOVED.
NO MORE THAN 2'-0" HIGH SOIL SHALL BE EXPOSED W/O PROTECTION OF WOOD LAGGING.
4. THE CONTRACTOR TO OBTAIN PERMISSIONS FROM ADJACENT PROPERTIES FOR ANY WORK BEYOND PROPERTY LINE.
5. THE CONTRACTOR TO OBTAIN PERMISSIONS FROM DOT FOR ANY WORK ON SIDEWALKS.
6. FOR GENERAL NOTES & OTHER BALANCE INFORMATION, SEE SOE-100; FOR SECTIONS SEE SOE-102; FOR SPECIAL DETAIL SEE SOE-102. REFER TO FDN DWG FOR FDN INFO. REFER TO SSP DWG FOR SITE SAFETY REQUIREMENTS.

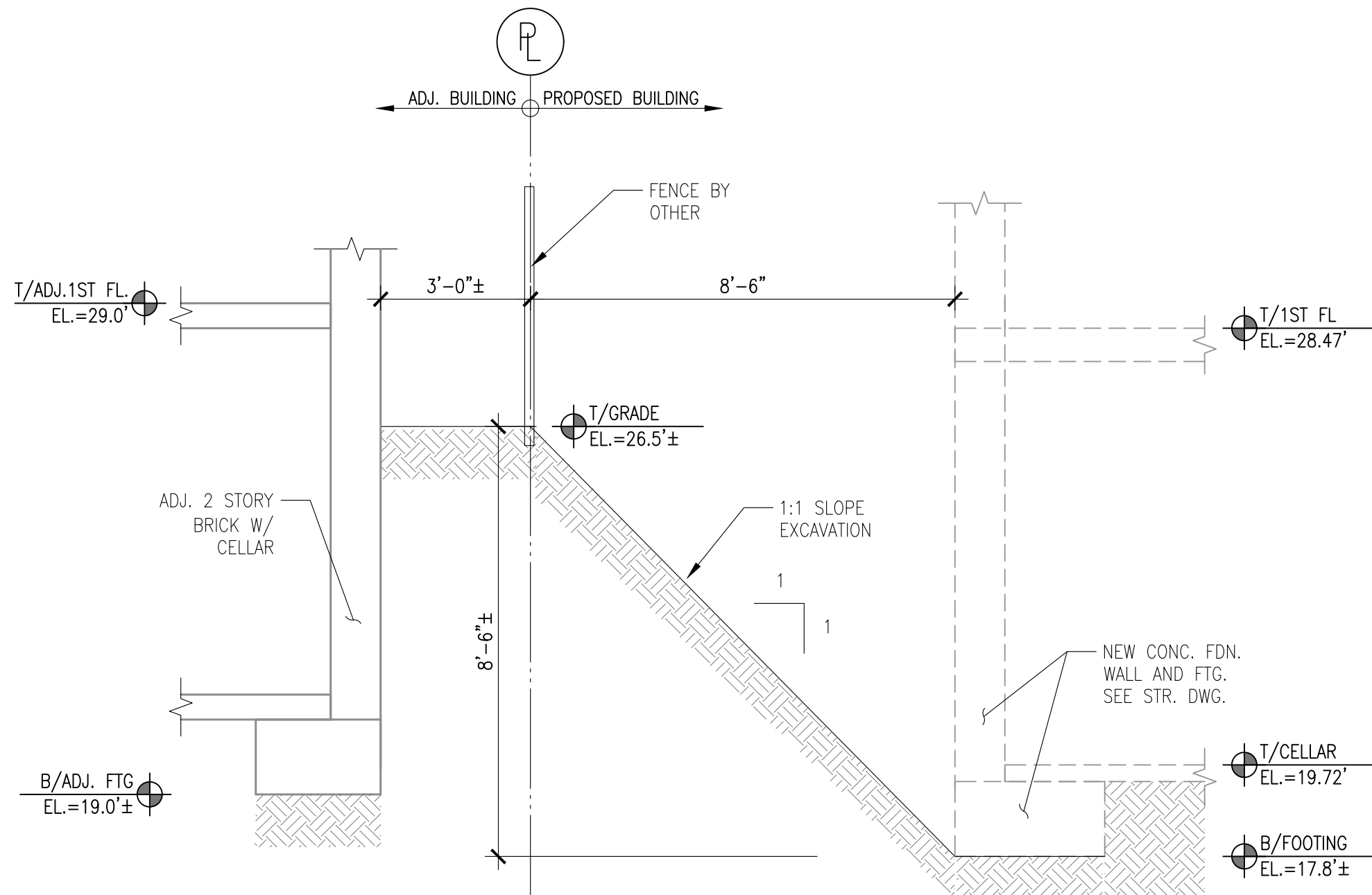
	Queens Professional Certification Accepted for CPDPN-1510	Sheet No: <u>2</u> OF <u>3</u>
	Building	Scale: <u>AS NOTED</u>
	Date/Time: <u>2020/11/18 21:14:10</u>	Date: <u>11.03.2020</u>
		Project No: <u>20022020</u>
		Drawing No.



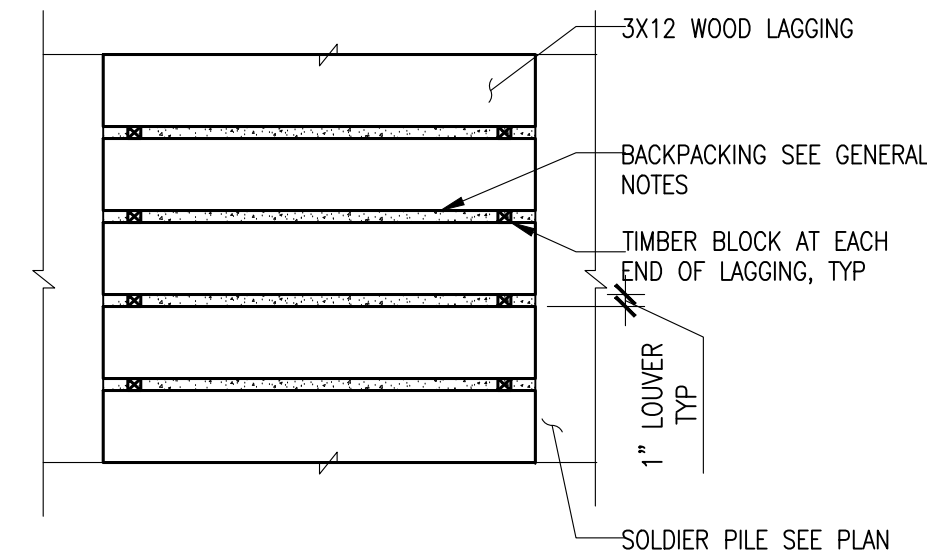
1 SECTION
Scale: 3/8"=1'-0"



5 SECTION
Scale: 3/8"=1'-0"



6 SECTION
Scale: 3/8"=1'-0"



A WOOD LAGGING DETAIL
SCALE: N.T.S

Architect:
ANGELO NG & ANTHONY NG
ARCHITECTS STUDIO, P.C.
66-00 LONG ISLAND EXPRESSWAY
MASPETH, NEW YORK 11378
TEL: (718) 457-1151
FAX: (718) 335-5364

ARCHITECTURE INTERIOR DESIGN CODE CONSULTANT

SOE CONSULTANT:

TB **TIMES BUILDINGS PC**
ENGINEERING SERVICES
85-34 GRAND AVE., 2nd FL. ELMHURST, NY 11373
TEL: (718) 502-9631 FAX: (718) 228-7348
WEB: WWW.TBES.US EMAIL: INFO@TBES.US

No	Date	Description

Project: **PROPOSED**
3 FAMILY DWELLINGS
108-39, 108-43 48TH AVENUE
QUEENS, NY

Drawing Title

**SOE SECTIONS &
TYPICAL DETAILS**



Sheet No: **3 OF 3**
Scale: **AS NOTED**
Date: **11.03.2020**
Project No: **2002020**
Drawing No:

SOE-102.00