SCOPE OF WORK

CONVERT EXISTING MANUFACTURING(U.G.17) TO COMMERCIAL OFFICES(U.G. 6), AS PER (ZR52-31) INSTALL PARTITIONS, PLUMBING FIXTURES AND MECHANICAL SYSTEM FOR NEW OFFICES.

OBTAIN AMANDED C OF O.

ZONING ANALYSIS (NO CHANGE IN BULK OR HEIGHT)

BLOCK	955
LOT	33
ZONE	R6B
MAP #	16c
ADDRESS	641 PRESIDENT ST, BROOKLYN, NY 11215
OCCUPANCY GROUP	E
USE GROUP	6
CONSTRUCTION CLASS	1D
FIRE LIMIT	INSIDE

LOT AREA : 30' X 100' + 25' X 80' = 5,000 S.F.
FLOOR AREA : 1ST FLOOR EXISTING NON CONFORMING USE U.G. : 17 TO COMMERCIAL OFFICE U.G. : 6 AS PER(ZR52-31) 30' x 100' + 25' x 80' = 5,000 S.F.
NOTE: CELLAR FLOOR AREA HAS BEEN EXCLUDED SINCE SECTION ZR: 2-10
RESIDENTIAL FLOOR AREA: NO CHANGE EXISTING

REQUIRED PARKING (COMMERCIAL) : NONE - PRE EXISTING

CONTROLLED INSPECTIONS

ITEMS	
INSPECTIONS & TESTS	CODE SECTION
ENG./INSTALLER VENTIL CERTIF.	27-779
FIRE STOPS	27-345

REPORT REQUIRED

FIRE SUPPRESSION SYSTEM FILE UNDER SEPARATE APPLICATION

GENERAL NOTES

1. ALL WORKS SHALL COMFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODES.
2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE.
3. CONTRACTOR IS TO FILE WORKER'S COMPENSATION AND TO SECURE ALL PERMITS AND SIGN- OFF.
4. THE ARCHITECT OR ENGINEER HAS NOT BEEN ENGAGED TO SUPERVISE THE WORK CONNECTED WITH THIS PLAN.
5. THE CONTRACTOR IS TO RETAIN A LICENSED PROFESSIONAL ENGINEER AS PART OF HIS CONTRACT ON BEHALF OF THE OWNER TO PERFORM ALL REQUIRED CONTROLLED INSPECTION WORK AS MAY BE REQUIRED.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY AFFECTED BY THIS WORK.
7. THE CONTRACTOR SHALL NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. IF THERE IS A DISCREPANCY ON OR LACK OF DIMENSIONS, THE ARCHITECT SHALL BE NOTIFIED AND THE INFORMATION WILL BE PROVIDED.
8. THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED, AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICATION CODES.

BUILDING DEPARTMENT SET NOTES

1. ALL DRAWINGS AND SPECIFICATIONS SHOWN ARE SCHEMATICS. CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS AND LABOR TO EXECUTE ALL INFLICIT AND EXPLICIT WORK AS INTENDED IN THE SCHEMATIC DOCUMENTS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITIES TO DISCUSS THE FOLLOWING ITEMS LISTED BELOW WITH THE OWNER PRIOR TO CONTRACT. HOWEVER, THE ITEMS SHALL NOT LIMITED TO THE FOLLOWINGS: 1.METHODS OF CONSTRUCTION 2.CONSTRUCTION DETAILS 3.ALL ENCLOSED AND EXPOSED MATERIALS AND FINISHES.
3. ALL WORK SHALL BE EXECUTED ACCORDING TO ALL APPLICABLE GOVERNMENTAL REGULATIONS AND BUILDING INDUSTRY STANDARDS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL ASPECTS OF CONSTRUCTION WITH SUBCONTRACTORS AND TO COMPLETE ALL WORKS AS PER THE INTENT OF THESE SCHEMATIC DRAWINGS.

PLUMBING NOTES

1. WATER DISTRIBUTION SYSTEMS SHALL BE OF RED BRASS COPPER PIPE HARD TEMPER TYPE L COPPER TUBING, GALVANIZED WROUGHT IRON PIPE OR GALVANIZED STEEL PIPE AS PER SEC. P102.4(1)
2. PLUMBING VENTS SHALL EXTEND ABOVE ROOF AS PER SEC. P109.4 (A).
3. ALL PLUMBING FIXTURE TO BE AMERICAN STANDARD OR ENGINEER APPROVED EQUAL.
4. ALL PLUMBING WORKS TO BE INSTALLED BY LICENSED PLUMBER.
5. PLUMBING WORK SHALL CONFIRM TO THE NYC BUILDING CODE AND REFERENCE STANDARD RS 1-5.
6. PIPING SYSTEM MATERIALS SHALL CONFORM TO P102.4
7. PIPING SLEEVE SHALL CONFORM TO P101.3.
8. HANGERS AND PIPING SUPPORTS SHALL CONFORM TO P106.0.
9. ALL GAS PIPING TO BE BLACK IRON SCHEDULE 40.
10. THE GAS PIPING SYSTEM, SYSTEM TESTING AND APPLIANCE INSTALLATION SHALL BE AS REQUIRED BY P115, G26-1.606.1 AND G26-1.606.4(D)

MINIMUM NUMBER OF PLUMBING FIXTURE REQUIRED (AS PER TABLE TABLE 16-5)

TOTAL # OF OCCUPANCY = 5000s.f./100s.f.per person=50 persons

OFFICE - NUMBER OF FIXTURE REQUIRED
REQUIRED
OF FIXTURES: 2 WATER CLOSET for each sex = 4 WATER CLOSET
3 LAVATORY for 50 persons

TOTAL # OF FIXTURE PROVIDED:

MALE : | WATER CLOSET
| LAVATORY
| URINAL

FEMALE : | WATER CLOSET
| LAVATORY

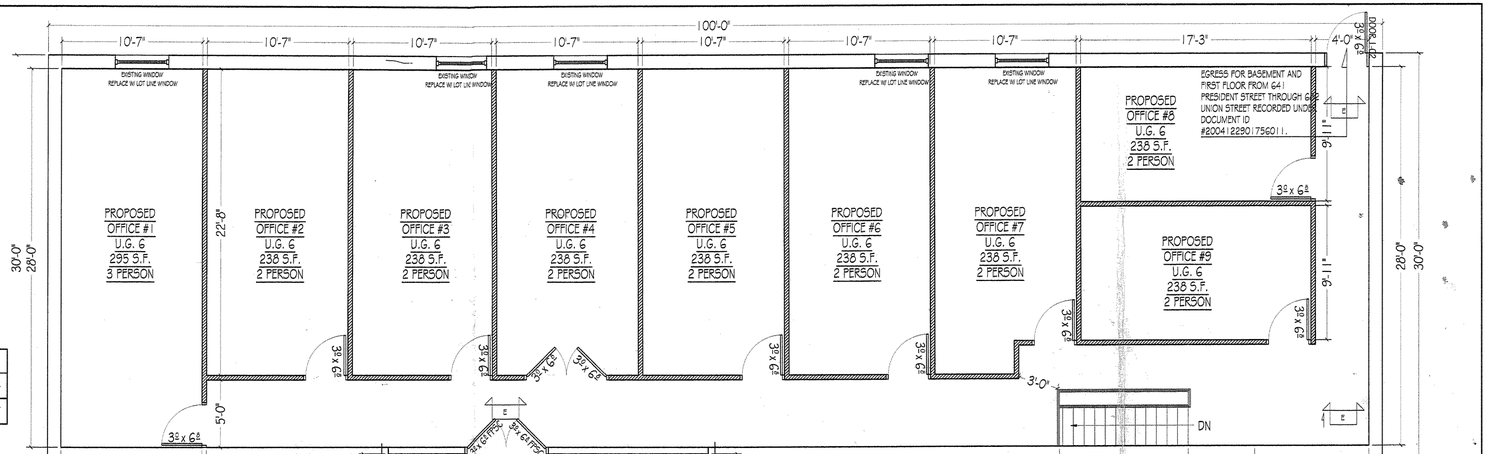
UNISEX : | WATER CLOSET
| LAVATORY

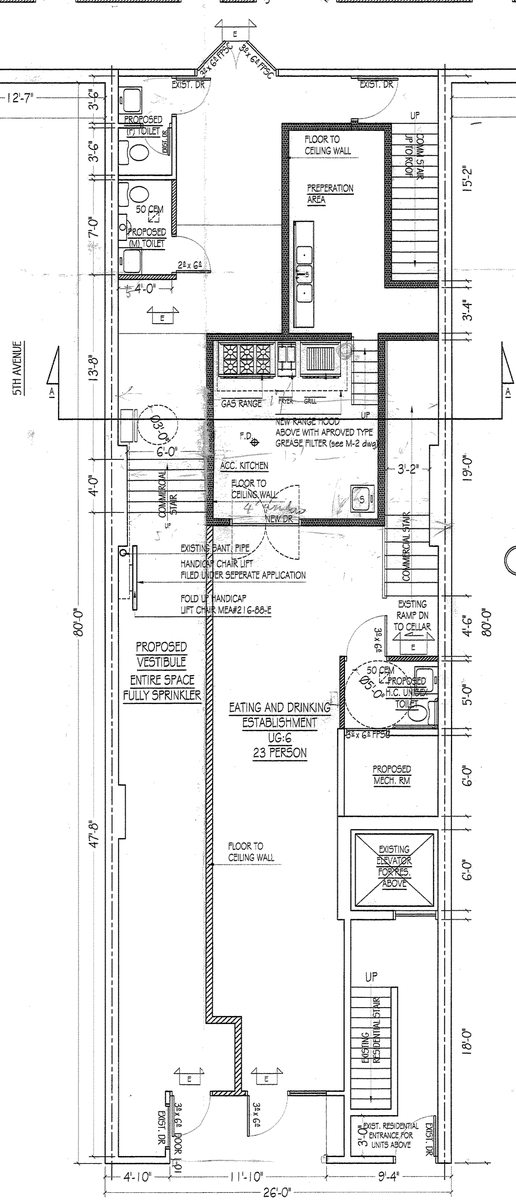
FIRST FLOOR EGRESS CALCULATIONS (TABLE 6-1)

ITEM	# OF OCCUPANTS	ALLOWABLE CAPACITY	REQ'D UNIT SIZE	PROVIDED	CAPACITY	MAX. TRAVEL DISTANCE
DOOR 1-01	42	60	42/60=0.52	3'-6"=2.0 UNIT	2.0(60)=160	300' SPRINKLER BUILDING
DOOR 1-01	42	60	42/60=0.52	3'-6"=2.0 UNIT	2.0(60)=160	300' SPRINKLER BUILDING

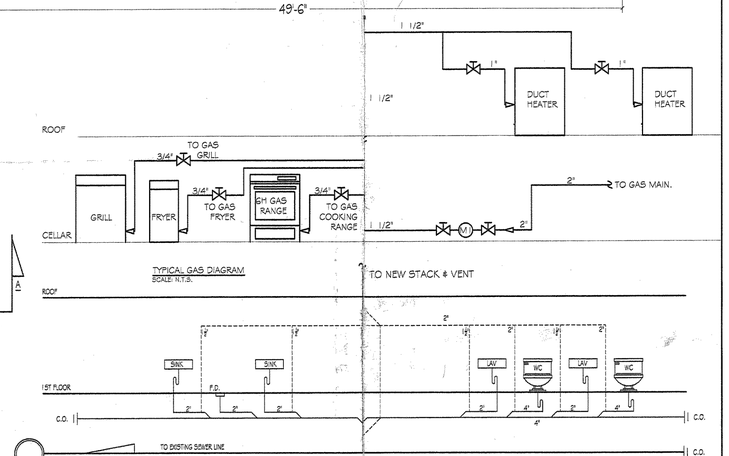
CELLAR FLOOR EGRESS CALCULATIONS (TABLE 6-1)

ITEM	# OF OCCUPANTS	ALLOWABLE CAPACITY	REQ'D UNIT SIZE	PROVIDED	CAPACITY	MAX. TRAVEL DISTANCE
STAIR A	21	60	21/60=0.35	3'-0"= 1.5 UNIT	1.5(60)=90	300' >ACTUAL.ok
STAIR B	21	60	21/100=0.35	3'-0"= 1.5 UNIT	1.6(60)=90	300' >ACTUAL.ok





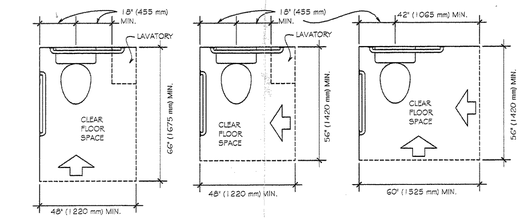
PROPOSED FIRST FLOOR PLAN
SCALE: 3/16"= 1'-0"



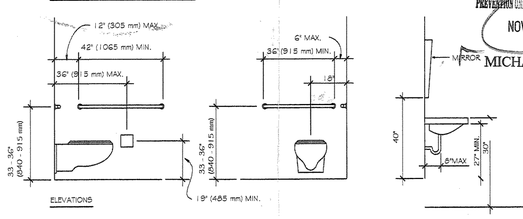
SANITARY RISER DIAGRAM
SCALE: N.T.S.

LEGEND

- EXISTING WALL TO REMAIN
- NEW 2 HR. FIRE RATED INTERIOR PARTITION WITH 3 5/8" 20 GA. VTL STUDS@ 16" O.C. WITH 2 LAYERS OF 5/8" TYPE x GYPSUM BOARD ON EACH SIDE BSA # 35-66
- NEW 1 HR. FIRE RATED INTERIOR PARTITION WITH 3 5/8" 20 GA. VTL. STUDS@ 16" O.C. WITH 5/8" TYPE x GYPSUM BOARD ON EACH SIDE BSA # 1020-61-SM
- COMBINED SMOKE + CO DETECTOR
- EXIT/EMERGENCY LIGHT W. BATTERY BACK-UP
- EMERGENCY LIGHT W. BATTERY BACK-UP

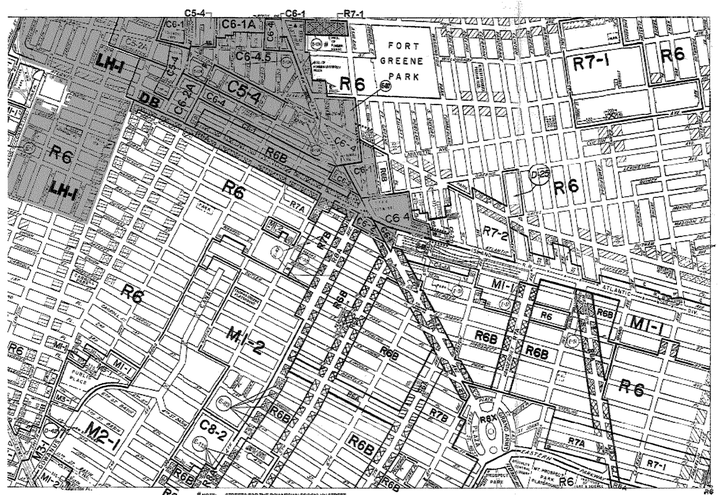


CLEAR FLOOR SPACE AT WATER CLOSETS



ELEVATIONS

EXAMINED FOR ZONING, BEDRM AND TYPE PREVENTION UNIT ACT, CHAP. 14, SEC. 26 & OF 1975
NOV 14 2006
MICHAEL RAHIMI



NOTE: STREETS FOR THE DOWNTOWN BROOKLYN STREET MAP SHOWN ON THIS ZONING MAP ARE NOT SHOWN ON THE ZONING DISTRICT BOUNDARIES. IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C2-1 C3-1 C4-1 C5-1 C6-1 C7 C8-1

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in ARTICLE VII, Chapter 8 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT
- AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:
★ 4-26-2006 C 060176 ZMK
6-28-2005 C 040509 ZMK

- SPECIAL PURPOSE DISTRICT The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- (D) – RESTRICTIVE DECLARATION
- (E) – CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

CITY MAP CHANGE(S):
▲ 8-12-2006 C 030517 MMK

MAP KEY

12b	12d	13b
16a	**16c**	17a
16b	16d	17b

ZONING MAP 16c

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map visit the Department of City Planning website: http://www.nyc.gov/html/dcp/html/zola/zola.html or contact the Zoning Information Desk at (212) 720-3291

PLOT PLAN
SCALE: N.T.S.
PRESIDENT STREET

CITY BUILDING GROUP
291 BROADWAY ,SUITE 1505
NEW YORK, N.Y.10007-1814
TEL: 212.608.8688
FAX: 212.608.8689

ANTHONY JAMES LEE R.A.

SEAL: REGISTERED ARCHITECT ANTHONY JAMES LEE 017205 STATE OF NEW YORK

OWNER:
JOSEPH KOMFORTI
YAIR, RADMY
UNION ÷ 5TH AVE REALTY CORP
682 UNION STREET,
BROOKLYN, NY 11215
PHONE # 646.919.9079
PHONE # 718.996.1643

NO.	DATE	DRAWN BY	CHECK BY	REVISION'S
7	11-13-06	JHL	SY	REV DWG
6	11-08-06	JHL	SY	REV DWG
5	10-16-06	JHL	SY	REV DWG
4	10-03-06	JHL	SY	REV DWG
3	09-18-06	JHL	SY	REV DWG
2	09-11-06	JHL	SY	REV DWG
1	08-29-06	JHL	SY	REV DWG

JOB NO: 302200918
DEPT. OF BLDGS.

DRAWING TITLE:
ZONING, NOTES
PLOT PLAN, DIAGRAM

PROJECT:
641 PRESIDENT STREET
BROOKLYN, NEW YORK

DRAWN BY: JHL	DRAWING NO: A-1
CHECK BY: SY	
DATE: 07-20-06	
FILE NAME: 641 PRESIDENT STREET.DWG	SHEET NO: 1 OF X