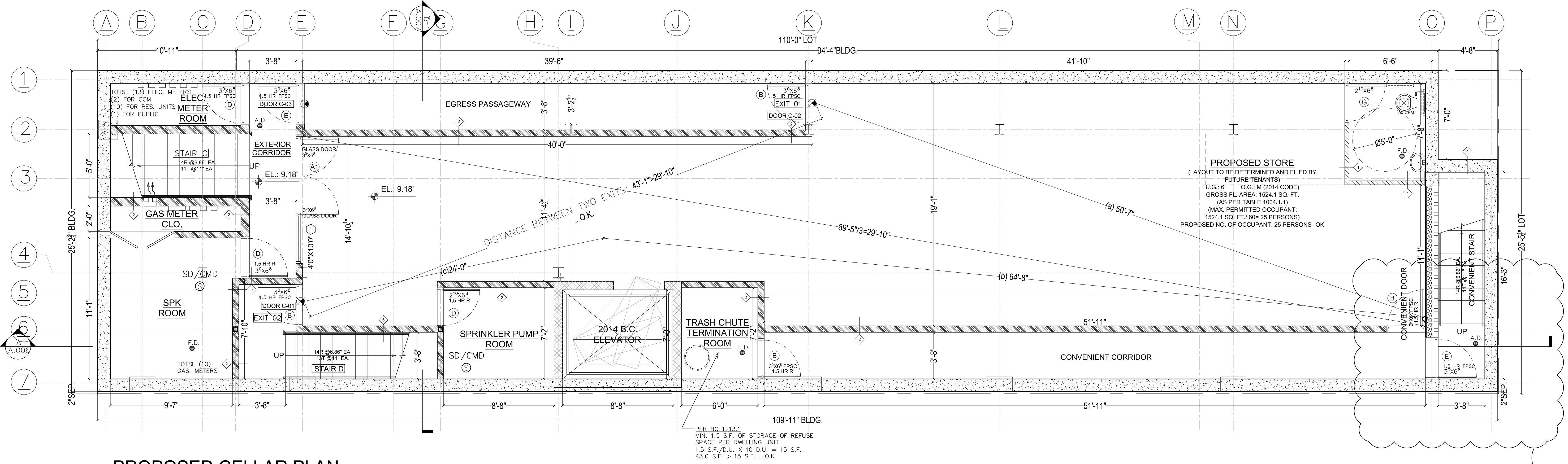


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**PROPOSED CELLAR PLAN**  
SCALE: 1/4" = 1'-0"

FLOOR	USE OF SPACE	NET AREA	REQ. F.A. PER OCCUPANT	PERMITTED	PROPOSED
CELLAR	MECHANTILE	1524.1 SQ. FT.	60	1524.1 SQ. FT. / 60 = 25 PERSONS	25 PERSONS

FLOOR	OCCU. GROUP	WATER CLOSET		LAVATORIES			DRINKING FOUNTAIN		
		NO. OF PERSONS	REQUIRE D	PROPOSE D	NO. OF PERSONS	REQUIRE D	PROPOSE D	REQUIRE D	PROPOSE D
CELLAR	M	1 PER 500	1	1	1 PER 750	1	1	1 PER 1000	1

EXIT TYPE	# OF OCCUPANTS	INCHES PER OCCUPANT	REQ'D WIDTH	PROVIDED ACTUAL SIZE
DOOR C-01	13 PERSON	0.2	13 X 0.2 = 2.5"	3'-0"
DOOR C-02	13 PERSON	0.2	13 X 0.2 = 2.5"	3'-0"
DOOR C-03	13 PERSON	0.2	13 X 0.2 = 2.5"	3'-0"
STAIR C	13 PERSON	0.3	13 X 0.2 = 2.5"	6'-0"
STAIR D	13 PERSON	0.3	13 X 0.3 = 3.8"	3'-8"

OCCUPANCY	W/ SPRINKLER
M	200'

	EXIT 01	EXIT 02
TRAVEL DIST. (TABLE 1016.1)	a = 50'-7" < 200' ...o.k.	b+c = 64'-8"+24'-0" = 88'-8" < 200' ...o.k.
COMMON PATH (TABLE 1014.3)	NONE < 75' ...o.k.	

- NOTE:**
- HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH NFPA 72 AND INSTALLED IN ACCORDANCE WITH NFPA 72. IT SHALL BE PROVIDED IN EVERY UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE OF EACH BEDROOM.
  - ALL HDPC EXIT DOOR EQUIPPED WITH PANIC HARDWARE WITH PUSH-TYPE MECHANISMS.
  - ALL SPACES WITHOUT NATURAL VENTILATION WILL BE MECHANICALLY EXHAUSTED.
  - ALL HANDICAPPED REQUIRED EXIT DOORS ARE LEVER-OPERATED MECHANISMS, EQUIPPED WITH PANIC HARDWARE.
  - THE DESIGN, DETAILS, AND NOTES INCLUDED HEREIN ARE IN COMPLIANCE WITH LOCAL LAW 17/95 (EARTHQUAKE NOTE).
  - THREE FEET OF CLEARANCE IS REQUIRED AROUND DOT EQUIPMENT PURSUANT TO SECTION 2-05 OF DOT'S RULES, AND THAT SIGNALS, LIGHTS AND SIGNS MUST BE VISIBLE AND UNOBSTRUCTED.
  - EXITS, EXIT DISCHARGES AND PUBLIC CORRIDORS SHALL BE ILLUMINATED AT ALL TIMES. EXIT ACCESS COMPONENTS SHALL BE ILLUMINATED AT ALL TIMES DURING OCCUPANCY.
  - A VENTILATION SYSTEMS SUPPLYING ANY PART OF A MEANS OF EGRESS SHALL NOT BE INTERCONNECTED WITH ANY OTHER VENTILATION.
  - FIXTURE UNIT COUNTS COMPLY WITH TABLE 403.1 REFERENCE STANDARD APPROVED.
  - EXIT OR DIRECTIONAL SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE.
  - VENTILATION SYSTEMS SUPPLYING RESIDENTIAL CORRIDORS ARE SEPARATED FROM OTHER SPACES.
  - NO GAS SERVICE CONNECTIONS OR GAS METERS OR GAS REGULATORS CAN BE LOCATED WITHIN 10' FROM THE TERMINATION OF A STAIR AT THE CELLAR.
  - GAS METER MUST BE AT LEAST 3' FROM A BOILER OR OTHER SOURCE OF IGNITION.
  - GAS METER MUST NOT BE LOCATED IN A BOILER ROOM, IN STAIR HALLS OR IN A PUBLIC STAIR
  - EMERGENCY POWER FOR THE ELEVATOR WILL BE FILED UNDER ELECTRICAL APPLICATION
  - ALL SMOKE DETECTORS TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL THE DETECTORS IN THE DWELLING UNIT.

**EGRESS CALCULATIONS (TYPICAL) (BC 1005.1)**  
1005.1 MINIMUM REQUIRED EGRESS WIDTH.  
THE MEANS OF EGRESS WIDTH SHALL NOT BE LESS THAN THAT REQUIRED BY THIS SECTION.  
THE TOTAL WIDTH OF MEANS OF EGRESS IN INCHES (MM) SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY 0.3 INCHES (7.62 MM) PER OCCUPANT FOR STAIRWAYS AND BY 0.2 INCHES (5.08 MM) PER OCCUPANT FOR OTHER EGRESS COMPONENTS. THE WIDTH SHALL NOT BE LESS THAN SPECIFIED ELSEWHERE IN THIS CODE. MULTIPLE MEANS OF EGRESS SHALL BE SIZED SUCH THAT THE LOSS OF ANY ONE MEANS OF EGRESS SHALL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY. THE MAXIMUM CAPACITY REQUIRED FROM ANY STORY OF A BUILDING SHALL BE MAINTAINED TO THE TERMINATION OF THE MEANS OF EGRESS

NOTE: SEE STRUCTURE DRAWINGS FOR STRUCTURAL DETAILS.

[Symbol]	CMU
[Symbol]	FACE BRICK
[Symbol]	INSULATION
[Symbol]	1 HR. FIRE RATED WALL
[Symbol]	2 HR. FIRE RATED WALL
[Symbol]	2 HR. FIRE RATED WALL MASONRY EQUIVALENT
[Symbol]	EARTH
[Symbol]	STONE
[Symbol]	CONCRETE
[Symbol]	EXIT SIGN
[Symbol]	SMOKE DETECTOR / CARBON MONOXIDE DETECTOR (HARDWIRED)
[Symbol]	WALL TYPE
[Symbol]	WINDOW TYPE
[Symbol]	DOOR TYPE

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**Jake Uden**  
APPROVED  
Under Directive 2 of 1975  
**AMENDED APPLICATION**  
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NYC Development Hub

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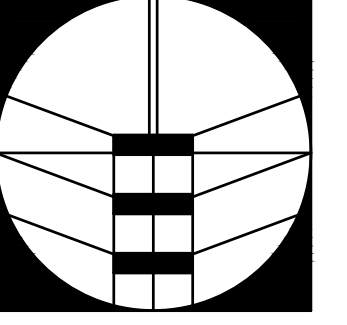
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PROJECT NAME:  
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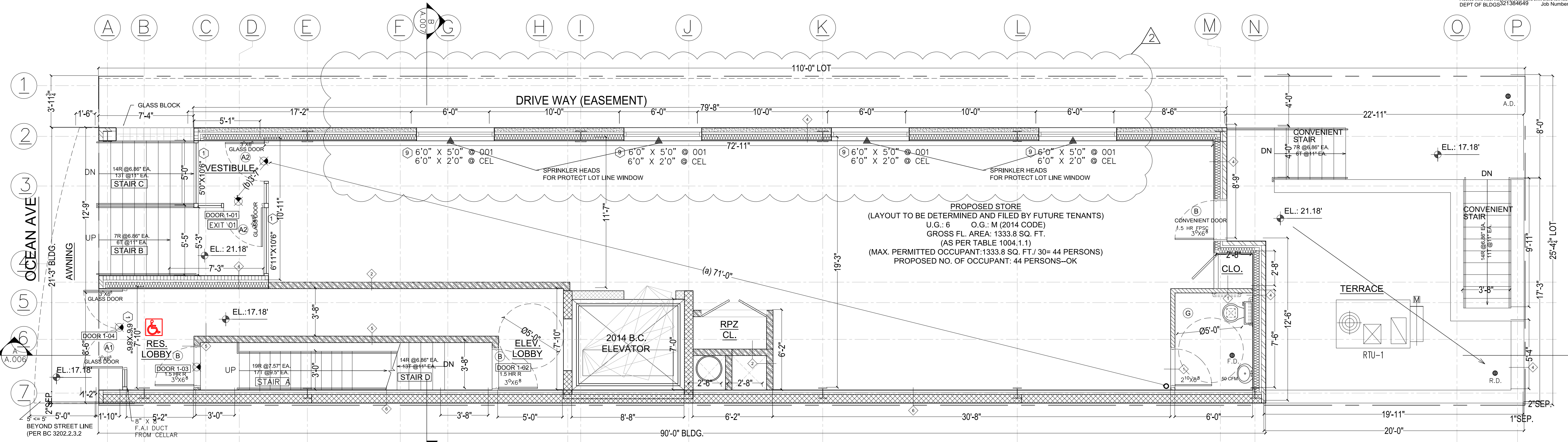
DRAWN BY: QY	CHECKED BY: SMT
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**PROPOSED 001 FL. PLAN**  
SCALE: 1/4" = 1'-0"

MAX. FLOOR AREA ALLOWANCES PER OCCUPANT (TABLE 1004.1.1)

FLOOR	USE OF SPACE	NET AREA	REQ. F.A. PER OCCUPANT	PERMITTED	PROPOSED
001	MECHANITILE	1333.8 SQ. FT.	30	1333.8 SQ. FT. / 30 = 44 PERSONS	44 PERSONS

001 EGRESS CALCULATIONS (TYP.) (TABLE 1005.1)

EXIT TYPE	# OF OCCUPANTS	INCHES PER OCCUPANT	REQ'D WIDTH	PROVIDED ACTUAL SIZE
DOOR 1-01	22 PERSON	0.2	22 X 0.2 = 4.4"	3'-0"
DOOR 1-02	13 PERSON	0.2	13 X 0.2 = 2.6"	3'-0"
DOOR 1-03	40 PERSON	0.2	40 X 0.2 = 8.0"	3'-0"
DOOR 1-04	53 PERSON	0.2	53 X 0.2 = 10.6"	3'-0"
STAIR A	40 PERSON	0.2	40 X 0.2 = 8.0"	3'-0"
STAIR B	53 PERSON	0.3	53 X 0.3 = 15.9"	7'-6"
STAIR D	22 PERSON	0.3	22 X 0.3 = 6.6"	3'-8"

EXIT ACCESS TRAVEL DISTANCE (TABLE 1016.1)

OCCUPANCY	W/ SPRINKLER
M	200'

STORIES WITH ONE EXIT (TABLE 1021.2)

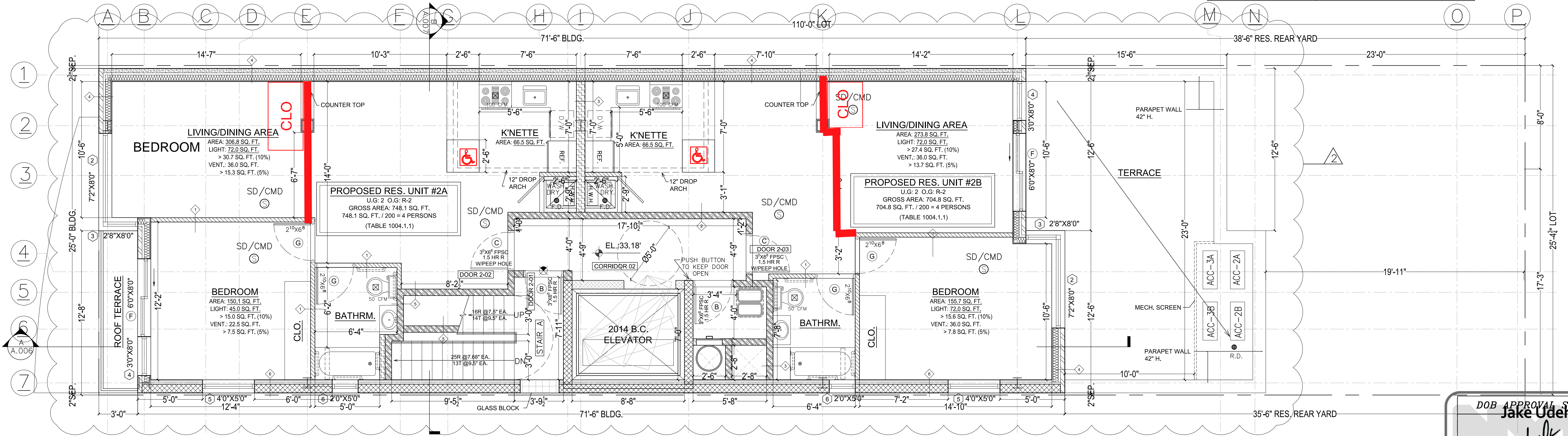
STORY	OCCUPANCY	MAX. OCCUPANTS PER FL. AND TRAVEL DISTANCE
1ST OR BASEMENT	M	49 OCCUPANTS AND 75'

1ST FL EGRESS CALCULATIONS (TRAVEL DISTANCE)

TRAVEL DIST. (TABLE 1021.2)	EXIT 01
	a+b = 71'-0" + 3'-7" = 74'-7" < 75' ...o.k.
OCCUPANTS	44 < 49 ...o.k.

PLUMBING FIXTURES (TABLE 403.1 FROM PLUMBING CODE)

FLOOR	OCCUPANCY GROUP	WATER CLOSET		LAVATORIES			DRINKING FOUNTAIN		
		NO. OF PERSONS	REQUIRE D	PROPOSE D	NO. OF PERSONS	REQUIRE D	PROPOSE D	REQUIRE D	PROPOSE D
001	M	1 PER 500	1	1	1 PER 750	1	1	1 PER 1000	1



**PROPOSED 002 FL. PLAN**  
SCALE: 1/4" = 1'-0"

2nd FLOOR EGRESS CALCULATIONS (TYP.) (TABLE 1005.1)

EXIT TYPE	# OF OCCUPANTS	INCHES PER OCCUPANT	REQ'D WIDTH	PROVIDED ACTUAL SIZE
DOOR 2-01	8 PERSON	0.2	8 X 0.2 = 1.6"	3'-0"
DOOR 2-02	4 PERSON	0.2	4 X 0.2 = 0.8"	3'-0"
DOOR 2-03	4 PERSON	0.2	4 X 0.2 = 0.8"	3'-0"
STAIR A	8 PERSON	0.3	8 X 0.3 = 2.4"	3'-8"

2ND FL OCCUPANT CALCULATIONS (TABLE 1004.1.2)

LOCATION	AREA	AREA PER OCCUPANT	# OF OCCUPANTS
UNIT 2A	748.1 SQ. FT.	200 GROSS	4 P
UNIT 2B	704.8 SQ. FT.	200 GROSS	4 P
TOTAL			8 P

NOTE: SEE STRUCTURE DRAWINGS FOR STRUCTURAL DETAILS.

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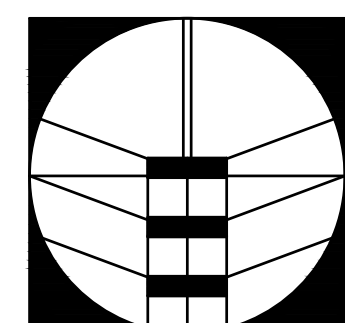


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NYC DOB#: 321384649

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DOB APPROVAL STAMP  
Jake Uden  
APPROVED  
Under Directive 2 of 1975  
AMENDED APPLICATION  
Date/Time: 08/18/2021  
NYC Development Hub

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FILE NAME: JOBS/2018/NB  
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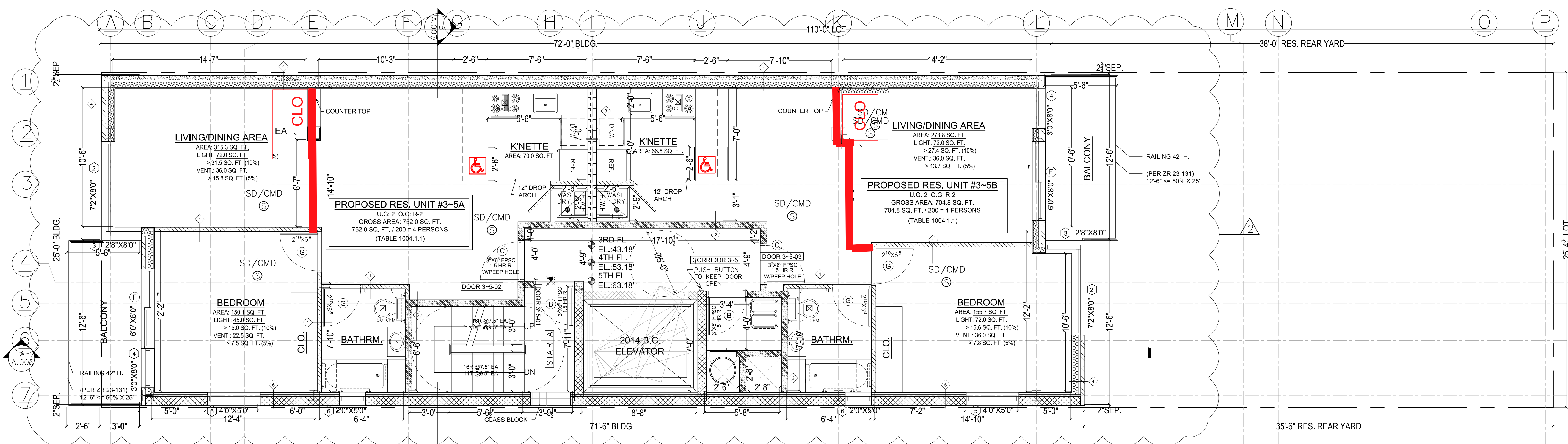


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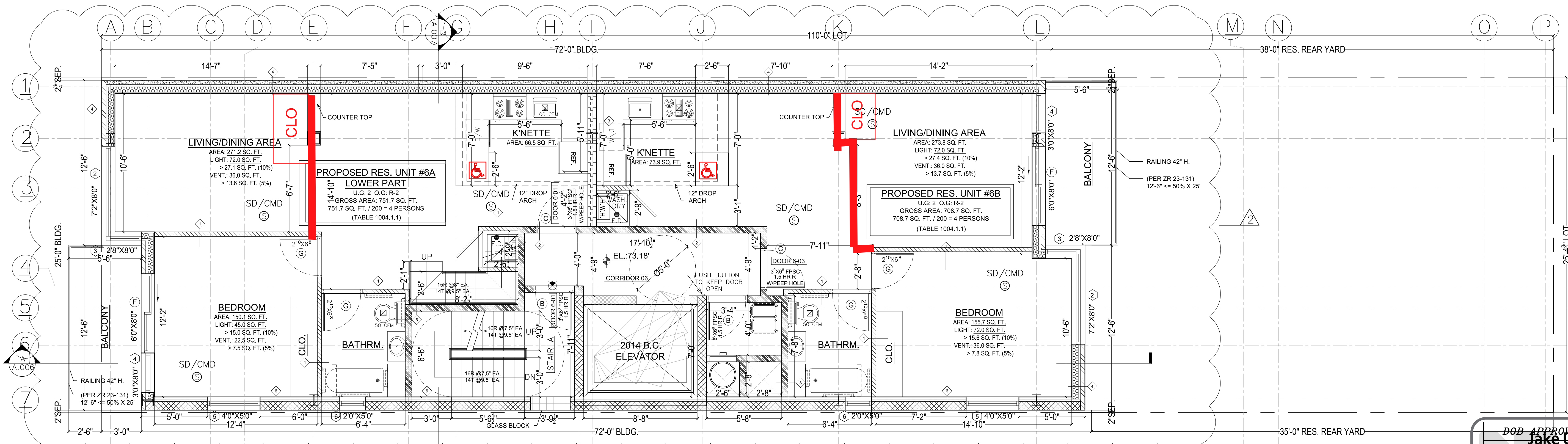
**PROPOSED 003-005 FL. PLAN**  
 SCALE: 1/4" = 1'-0"

**3rd-5th FLOOR EGRESS CALCULATIONS (TYP.) (TABLE 1005.1)**

EXIT TYPE	# OF OCCUPANTS	INCHES PER OCCUPANT	REQ'D WIDTH	PROVIDED ACTUAL SIZE
DOOR 3-5-01	8 PERSON	0.2	8 X 0.2 = 1.6"	3'-0"
DOOR 3-5-02	4 PERSON	0.2	4 X 0.2 = 0.8"	3'-0"
DOOR 3-5-03	4 PERSON	0.2	4 X 0.2 = 0.8"	3'-0"
STAIR A	8 PERSON	0.3	8 X 0.3 = 2.4"	3'-8"

**3RD-5TH FL OCCUPANT CALCULATIONS (TABLE 1004.1.2)**

LOCATION	AREA	AREA PER OCCUPANT	# OF OCCUPANTS
UNIT 3-5A	748.1 SQ. FT.	200 GROSS	4 P
UNIT 3-5B	704.8 SQ. FT.	200 GROSS	4 P
TOTAL			8 P



**PROPOSED 006 FL. PLAN**  
 SCALE: 1/4" = 1'-0"

**6th FLOOR EGRESS CALCULATIONS (TYP.) (TABLE 1005.1)**

EXIT TYPE	# OF OCCUPANTS	INCHES PER OCCUPANT	REQ'D WIDTH	PROVIDED ACTUAL SIZE
DOOR 6-01	8 PERSON	0.2	8 X 0.2 = 1.6"	3'-0"
DOOR 6-02	4 PERSON	0.2	4 X 0.2 = 0.8"	3'-0"
DOOR 6-03	4 PERSON	0.2	4 X 0.2 = 0.8"	3'-0"
STAIR A	8 PERSON	0.3	8 X 0.3 = 2.4"	3'-8"

**6TH FL OCCUPANT CALCULATIONS (TABLE 1004.1.2)**

LOCATION	AREA	AREA PER OCCUPANT	# OF OCCUPANTS
UNIT 6A	1074.9 SQ. FT.	200 GROSS	5 P
UNIT 6B	704.8 SQ. FT.	200 GROSS	4 P
TOTAL			9 P

NOTE: SEE STRUCTURE DRAWINGS FOR STRUCTURAL DETAILS.

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 2ND - 6TH  
 FLOOR PLAN



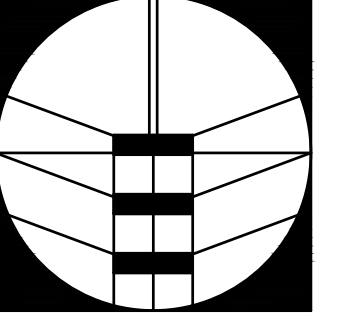
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**JOB STICKER**

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 Building  
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 Under Directive 2 of 1975  
**AMENDED APPLICATION**  
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**NYC Development Hub**

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**CHECKED BY:** SMT  
**SCALE:** AS NOTED  
**PROJECT NO.:** 2018-099  
**FILE NAME:** JOBS/2018/NB  
**DATE:** 11-05-2018  
**DRAWING NO.:** A-003.02

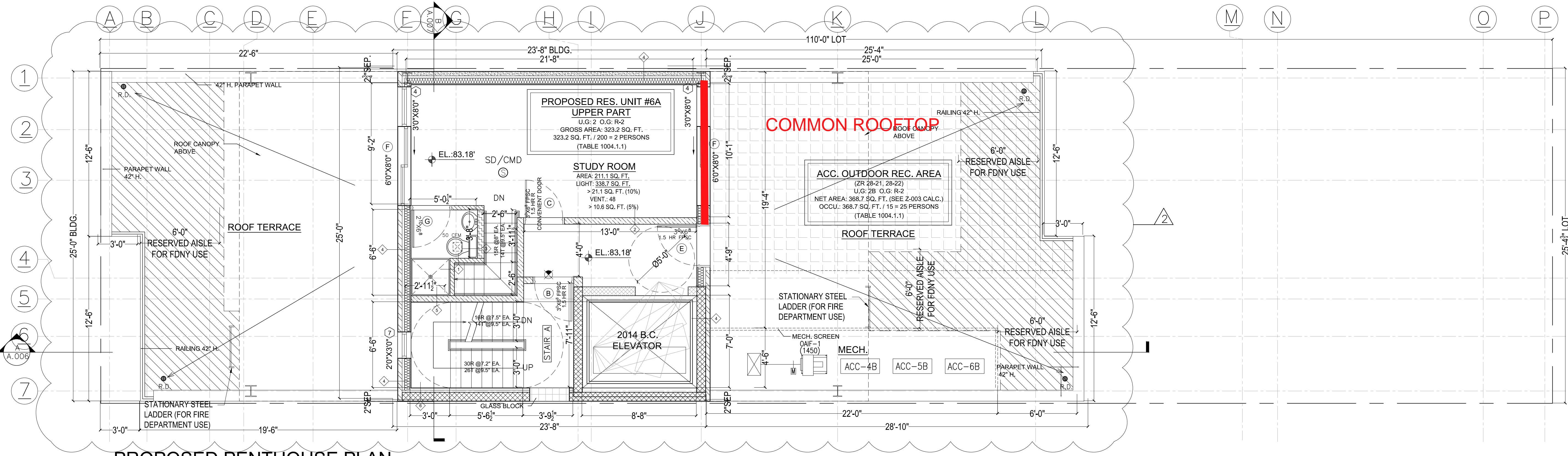


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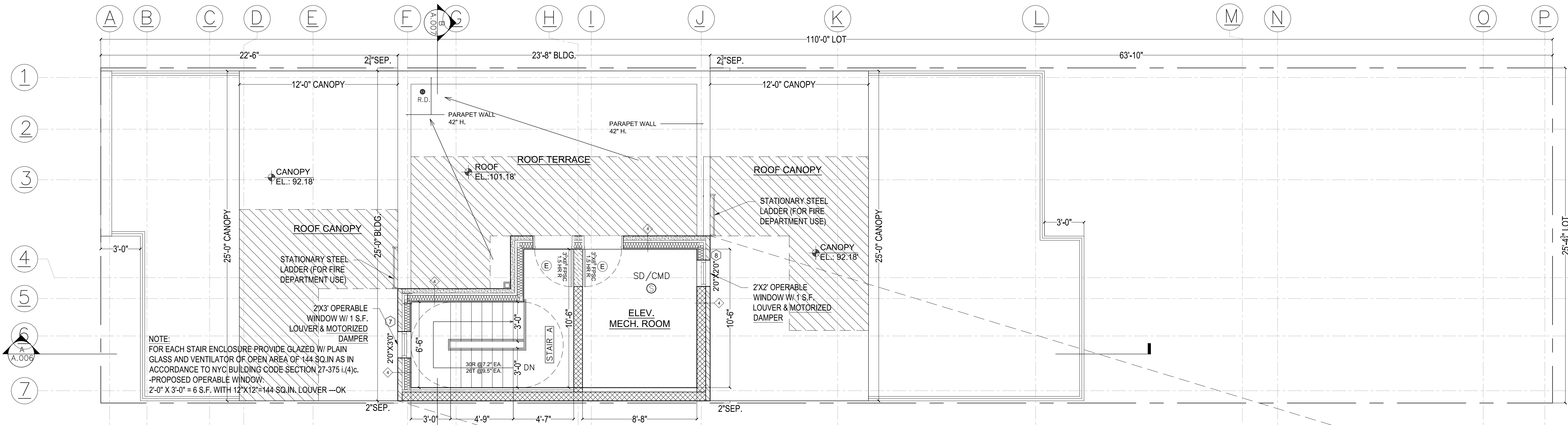
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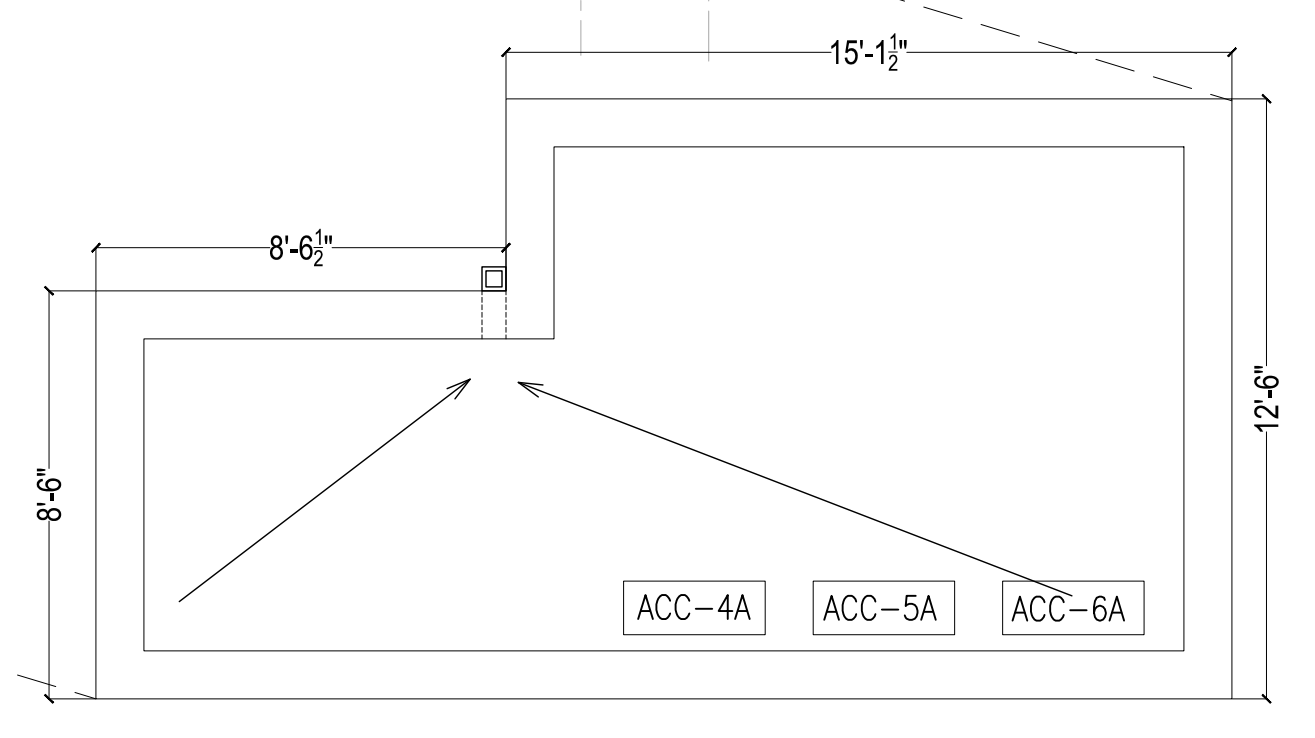


**PROPOSED PENTHOUSE PLAN**  
 SCALE: 1/4" = 1'-0"



**PROPOSED ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

NOTE: SEE STRUCTURE DRAWINGS FOR STRUCTURAL DETAILS.



**PROPOSED BULKHEAD PLAN**  
 SCALE: 1/4" = 1'-0"

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<b>PROJECT NAME:</b>	
NEW BUILDING 2537 OCEAN AVE BROOKLYN, NY 11229	

**DRAWING TITLE:**  
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 PENTHOUSE & ROOF  
 FLOOR PLAN

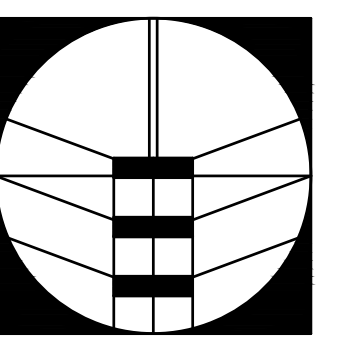


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<b>FILE NAME:</b> JOBS/2018/NB	<b>DATE:</b> 11-05-2018
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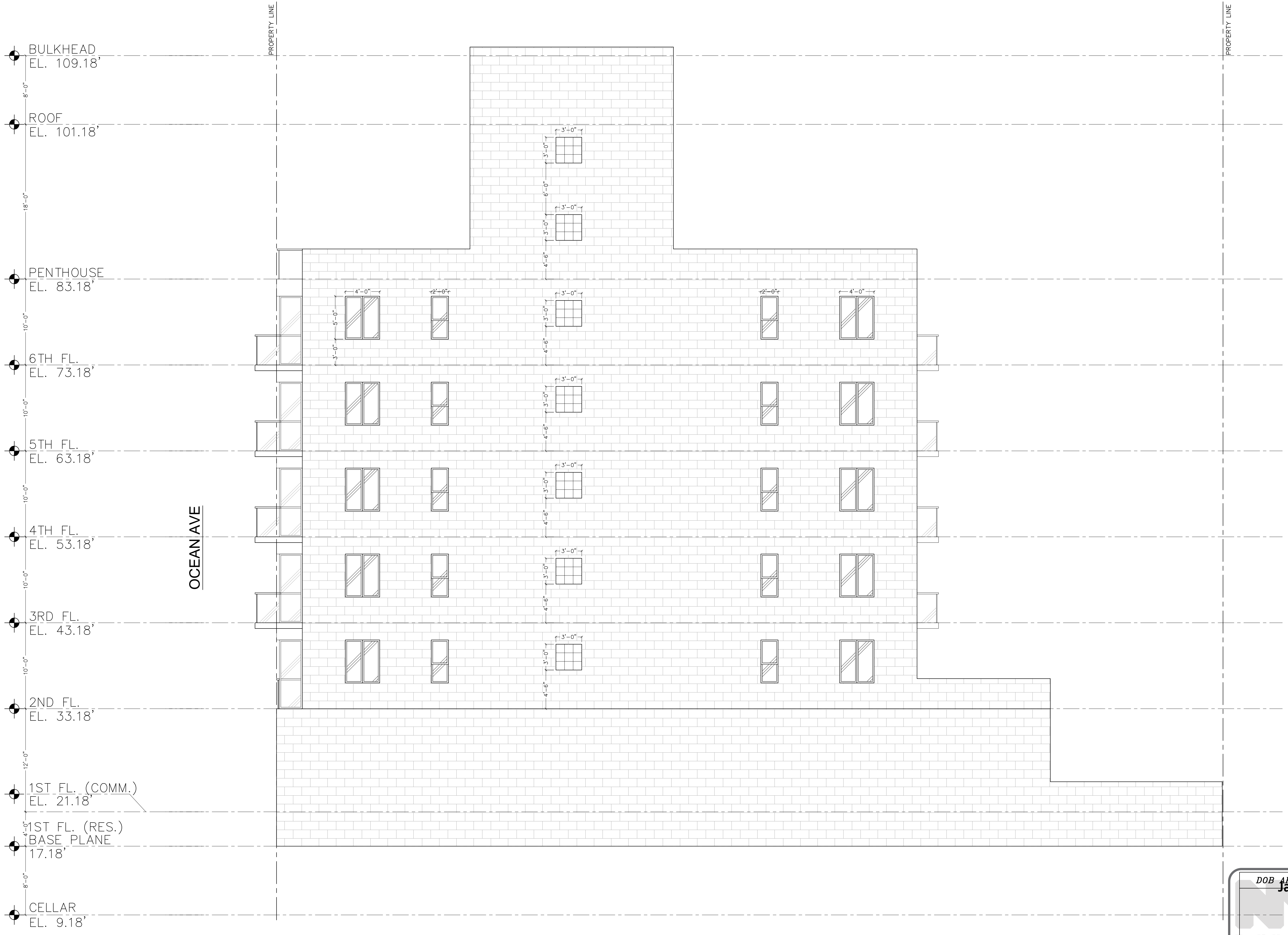
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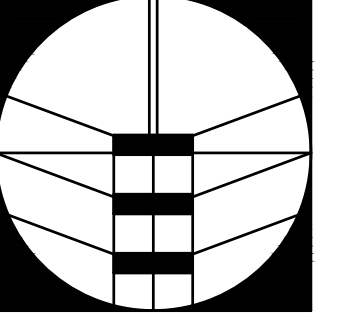
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**SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

CLEAR INSULATED GLASS    GLASS BLOCK    FINISHED SURFACE CMU  
 NOTE: COLOR TO BE DETERMINATE BY ARCHITECT & APPROVED BY OWNER.

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 Under Directive 2 of 1975  
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**DRAWING TITLE:**  
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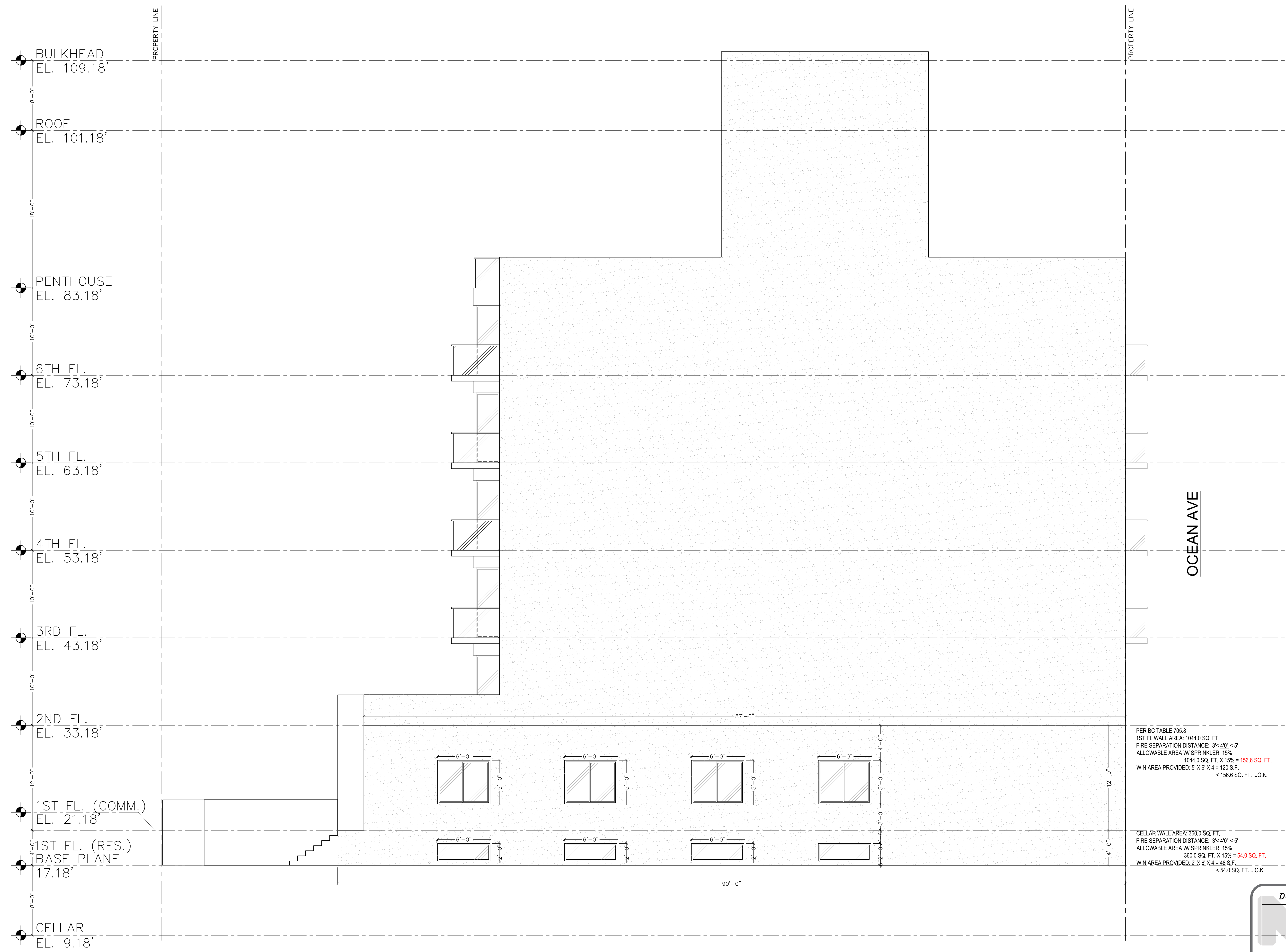
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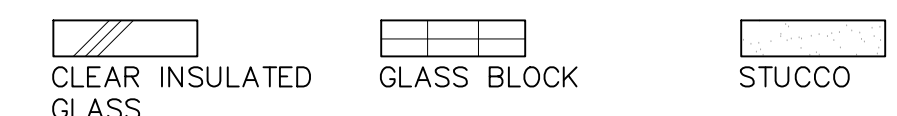
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<b>SCALE:</b> AS NOTED	<b>PROJECT NO.:</b> 2018-099
<b>FILE NAME:</b> JOBS/2018/NB	<b>DATE:</b> 11-05-2018
<b>DRAWING NO.:</b> A-005b.00	



PER BC TABLE 705.8  
 1ST FL WALL AREA: 1044.0 SQ. FT.  
 FIRE SEPARATION DISTANCE: 3' < 4'11" < 5'  
 ALLOWABLE AREA W/ SPRINKLER: 15%  
 1044.0 SQ. FT. X 15% = 156.6 SQ. FT.  
 WIN AREA PROVIDED: 5' X 6' X 4 = 120 S.F.  
 < 156.6 SQ. FT. ...O.K.

CELLAR WALL AREA: 360.0 SQ. FT.  
 FIRE SEPARATION DISTANCE: 3' < 4'11" < 5'  
 ALLOWABLE AREA W/ SPRINKLER: 15%  
 360.0 SQ. FT. X 15% = 54.0 SQ. FT.  
 WIN AREA PROVIDED: 2' X 6' X 4 = 48 S.F.  
 < 54.0 SQ. FT. ...O.K.

**SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"



NOTE: COLOR TO BE DETERMINATE BY ARCHITECT & APPROVED BY OWNER.

**DOB APPROVAL STAMP**  
 Jake Uden  
 Building  
 APPROVED  
 Under Directive 2 of 1975  
**AMENDED APPLICATION**  
 Date/Time: 08/18/2021  
**NYC Development Hub**