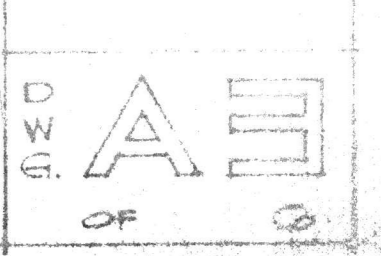


**PLAN OF FIRST FLOOR**  
 1/4" = 1'-0"  
 DATE: 10-10-77  
 REV: 2-15-79  
 W.T.  
 SCALE: AS NOTED  
 CHECKED BY: AS NOTED  
 ARCHITECTS  
 TUODA, SCHERER & ZECOROWSKI, P.C.  
 210 EAST 82ND STREET, NEW YORK, N.Y. 10022  
 CITY OF NEW YORK  
 DEPARTMENT OF BUILDINGS  
 JOB NO. ALT 249/77  
 NEW YORK CITY, N.Y.

**PREMISES: 1803 BRONXDALE AVENUE**  
 NEW YORK  
 STATE OF NEW YORK  
 COUNTY OF BRONX  
 APPROVED  
 ORIGINAL  
 ALT 249/77  
 Feb-15-1979  
 By: [Signature]





**GENERAL NOTES**

- Note: All references to "OLD ADMINISTRATIVE CODE" effective before December 6, 1968.
- Contractor shall verify all dimensions and conditions at site. Any discrepancies observed to be reported to the Architect before proceeding with the work.
- All work shown is subject to approval by all municipal departments having jurisdiction, and it to be governed by all rules and regulations of the said departments.
- Contractor shall obtain and pay for, all required permits to perform the work shown; he shall further, obtain a permit from the Department of Base Waives before commencing any work beyond the Building Line.
- Separate applications to be filed for the following work: (BY OWNER)
  - Automatic wet sprinkler system
- Where concrete floor slabs on ground are required to be patched and restored, provide 6 mils polyethylene sheathing vapor barrier under.
- New brickwork shall consist of face brick as selected by Owner and common brick backup. All brick shall be hard-burned brick complying with ASTM C-62-30 for "B" brick, as per Sec. C26-307. New block masonry shall be cinder concrete block, pressure steam cured, complying with requirements of Sec. C26-309.
- All new masonry to be laid in Portland Cement Mortar containing not more than 10% of lime, properly bonded and anchored as per Sec. C26-416 and C26-424. All joints in exposed interior or exterior masonry shall be tooled.
- All interior surfaces of new exterior masonry walls above grade shall be damp-proofed.
- Provide flashing of impermeable elastic sheathing "Nerastrol" or equal at all steel spandrel beams, at all steel columns built into masonry, where any part of the steel section is less than 8" from the exterior face of the masonry, under roof parapet copings, and at heads and sills of all masonry openings.
- Provide 1"x2" furring strips 16" o.c. on interior faces of exterior masonry walls, as required for application of gypsum wallboard. All masonry wall furring and stud partitions shall be fire-stopped, as per Sec. C26-335.0, with incombustible materials from ceiling to flooring above.
- Fire-resistive rated gypsum wallboard shall be 5/8" thick, U.S. Gypsum Firecode 60" sheetrock, B.S. & A. Cal. No. 439-52 SM, or National Gypsum Co. "Fireshield", 5/8" thick, B.S. & A. Cal. No. 439-52 SM. Other gypsum wallboard shall be 5/8" thick U.S. G. or Gold Bond.
- Ceilings shall be one layer of fire resistive wallboard as per Note (1) above; where ceilings must be furred or suspended, they shall conform to Sec. C26-461.0 - Provide 3/4" thick 12"x12" incombustible figured acoustical tile, Armstrong or equal, applied by adhesive to underside of ceiling wallboard in display area on 1-st floor.
- All new stairs shall be stairs conforming to Sec. C26-527, and shall be designed to support a superimposed live load of 100 lb/sq. ft. Stair shall have closed risers, pan type construction, cement-filled treads, min. 10" channel stringers, 1/2" sq. x 4-1/2" o.c. welded bolsters, 3x3 newel posts - wood handrail.
- Windows shall be commercial projected, of sizes indicated, of hot rolled carbon steel, sections 1/8" x 1-3/8" min., with screens and stainless hardware, Bliss, Ceco, Hope's or equal. (Match adjacent existing windows).
- Door frames shall be combination frame and trim hollow metal, #16 ga. for interior use and #14 ga. for exterior use. Hollow metal doors shall be #18 ga. for interior use and #16 ga. for exterior. Kalamain doors shall be covered with 18 ga. galvanized steel sheet. All doors shall be flush, 1-3/4" thick. All doors labelled "fire" shall be equipped with self-closing spring hinges and Underwriters' and N.Y.C. Board of Standards and Appeals labels. All doors to be provided with all required hardware - to match existing.
- New subflooring shall be 3/4" thick interior grade plywood. Finish flooring in all noted areas shall be industrial creosoted oak block flooring min. 1-1/2" thick (SCHEDULED AS WOOD FLOORING). FINISH FLOORING ON STAIR LANDINGS shall be 9"x9" x 1/8" asphalt tile laid on cement. Provide suitable type oak saddles at all changes of level between floor finishes.
- All bases shall be paint grade No. 1 White Pine, 4" high. All windows provide 3/4" wood stools and aprons.
- Roof sheathing shall be 3/4" thick waterproof plywood, set over wood blocking installed over roof joists with inclines to provide roof pitch to drains as shown.
- Roof insulation shall be 4" thick fiberglass batts with aluminum foil vapor barrier installed between joists.
- Provide sheet metal gossamer with insect screens at roof for ventilation to roof destination. Equivalent number of brick vents with screens in walls perpendicular to joists will be acceptable.
- Roofing surface shall be 4 ply, 20 year, smooth surface asbestos built-up roof, bituminous base flashing, 16 oz. copper cap flashing, pre-formed cant strips. Roofing materials shall be Barrett, Johns-Manville, Ruberoid or equal, installed in accordance with manufacturer's specifications.
- Provide vermiculite plaster fireproofing, on metal lath for all structural members requiring same. Refer to structural notes.
- Cast stone parapet copings to have 1/2" cement wash, min. 1-1/2" projection on each side of parapet wall, with continuous drips. Provide minimum 2 non-corrosive dowel-type anchors each section. Top 1/4" of each coping mortar joint to be raked back and filled with Polysulfide Sealant.
- All gypsum wallboard shall be taped and speckled. All wallboard and plaster surfaces, interior woodwork and wood trim to receive 2 coats of flat alkyl wall paint. All ferrous metals to receive 2 coats of whitewash and any other new exposed interior masonry - 2 coats of masonry paint.
- The Contractor shall arrange, at his owner expense, for all mandatory testing and attend all inspections required by authorities having jurisdiction over the work. He shall secure all sign-offs and obtain a New C. of O. and deliver same to Owner.
- Upon completion of the work, the Contractor shall deliver to the Owner a written guarantee for all work under this contract, undertaking to replace within ten days of notice, all improper materials and workmanship and all damage to other work resulting from same. He shall also collect and deliver to the Owner similar guarantees from all subcontractors.
- Upon completion of all work Contractor shall obtain and pay for a completion survey. Contractor to provide all insurances as required by Owner.
- Heating and electrical work to be performed under a separate contract. (BY OWNER)

**DEMOLITION**

- Demolish, generally, portions of existing work interfering with new construction or as may be required to create access for new construction.
- Provide all necessary supports, shoring and bracing, to insure safety during demolition.
- Debris to be removed from premises with sufficient frequency to keep the area of construction clear for operations and to prevent any overloading of floors.
- Work shall be wet down, as required to control dust.
- Provide floor-to-ceiling dustproof barricades to keep building occupants out of work areas and the dust confined only to the immediate vicinity of the work in progress.
- Avoid blocking any passageway at any time.
- Contractor shall provide all required protection for existing improvements and utilities on site required to remain. All existing utilities, etc. disturbed by new work shall be returned to good working order.
- Temporary shut down of services shall be coordinated with owner before implementation.

**STRUCTURAL NOTES**

- All work to be performed in accordance with the requirements of The Building Code of The City of New York.
- Fabrication and erection of all structural steel work shall conform to the requirements of the New York City Building Code. An affidavit will be required from the producer of the steel certifying that all steel meets the requirements as defined in pertinent sections of C26-322 New York City Building Code.
- Structural steel design is based on allowable stresses in accordance with ASTM specification D.A. -36-60T latest edition (22,000 psi allowable flexural stress).
- All bolts to be 3/4" O machine bolts.
- All connections to be standard AISC bolted connections or equivalent for all steel framing.
- Welding shall conform to code for arc and gas welding in building construction of The American Welding Society and Rules for Welding of the Board of Standards and Appeals of The City of New York.
- New double steel beams forming girders or lintels over masonry openings shall be bolted together with bolts and separators at 2'-0" centers.
- All steel members supporting masonry 4'-0" or over in length shall have a web thickness of at least 23" (where exterior) and fireproofing with 2" concrete or 1" ver. plaster on galvanized wire lath. All columns carrying masonry shall have similar fireproofing. All loose lintels shall have min. 6" bearing on masonry at each end.
- Provide bearing plates and beam anchors for all steel beams bearing on masonry. Where size of bearing plates is not noted, it shall be not less than 8"x8"x1/2".
- Beam bearing plates and column base plates shall be set in grout consisting of one part Portland Cement to 2 parts sand.
- Provide bracing of steel members to wood joists by approved type anchor strap every 3-rd joist where joist perpendicular to steel. Where joist parallel to steel, anchor 4'-0" o.c. to engage 3 joists.
- Steel in contact with masonry less than 8" from exterior to be painted a heavy coat of Bituminous paint as per C26-524.0. All other steel to receive a shop coat of red lead rust inhibitive paint and a field touch-up coat of all abraded surfaces after erection.
- All new lumber to be grade marked. All new structural lumber to be Douglas Fir #1 Common,  $E_c = 1,450$  psi.
- Anchor wood beams to masonry walls with 1/4"x1-1/4" w.t. anchors 4'-0" o.c. at ends and 6'-0" where beams are parallel to wall (engaging 3 beams).
- Provide new double headers and trimmers of same size as adjacent raming to frame out floor of roof openings except as otherwise indicated.
- All wood framing members to maintain clearance of min. 4" from chimney masonry.
- No beams shall be cut or notched except as indicated on plans.
- Crossbracing for wood joists shall be provided at spacings not exceeding 8'-0" o.c.
- Wood joists bearing on masonry walls shall have such bearing ends shaped to a "Fire Cut", with min. 4" bearing. Wood joists bearing on steel shall have min. 4" bearing or be carried on approved type "Stirrups" or "Bridle Irons".
- Provide adequate temporary shoring for new or existing openings, or framing until new steel supports have been installed. Contractor to submit details of proposed shoring to Architect for approval.

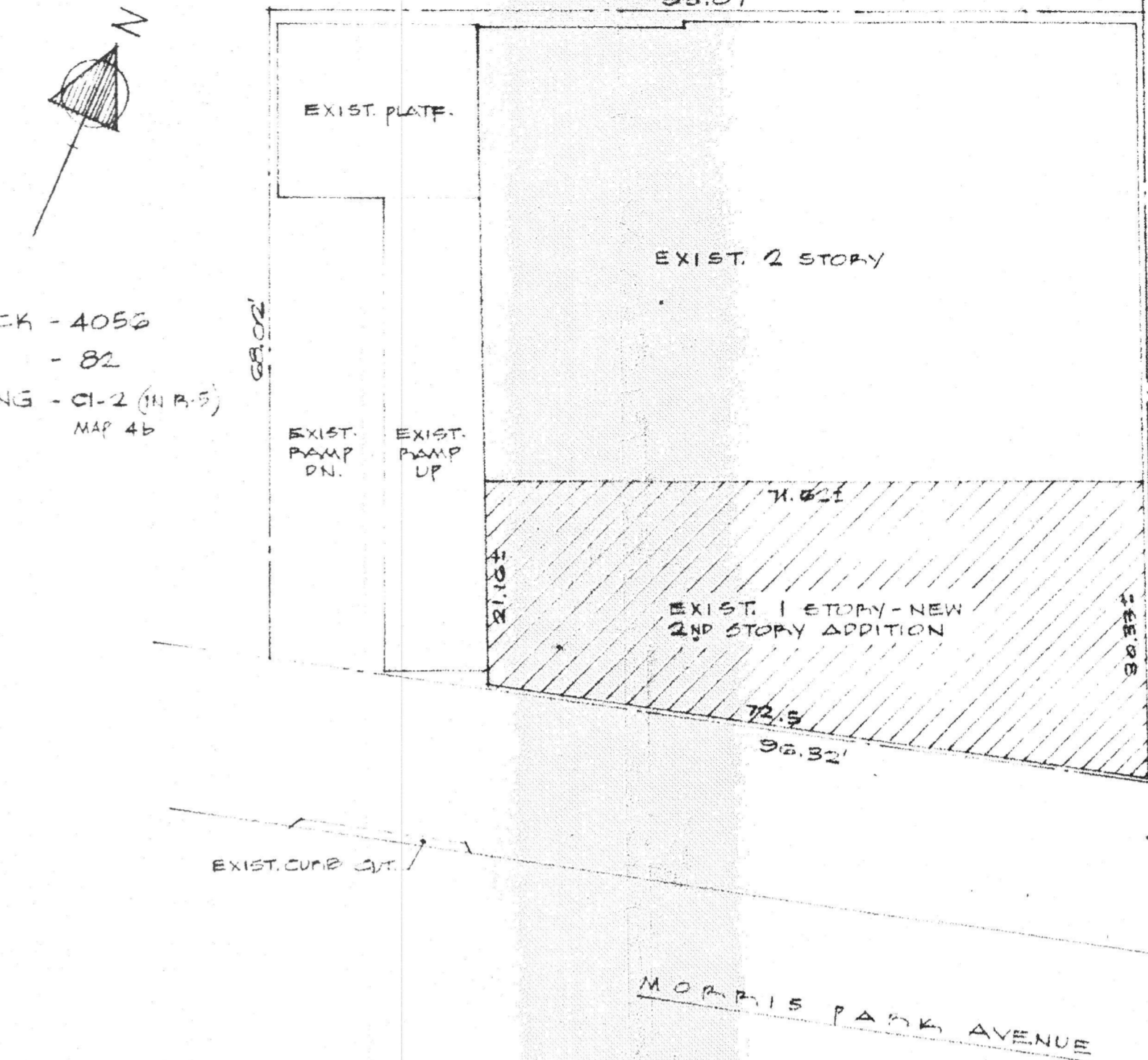
**PARKING COMPUTATIONS**

(SEC 24-212R) SALES AREA = 4117.6 SQ. FT. PROVIDE 7 PARKING SPACES  
 WAREHOUSE = 2364.4 SQ. FT. PROVIDE 4 PARKING SPACES  
 TOTAL AREA = 10684.4  
 TOTAL TO PARKING SPACES REQUIRED, NOT WAIVED AS PER SEC. 24-212R.

**ZONING INFORMATION**

SEC. 24-121 (1) MAX. PERMISSIBLE = 1.00  
 LOT AREA = 7042 SQ. FT. PERMISSIBLE = 7042 SQ. FT.  
 EXISTING FLOOR AREA = 5217 SQ. FT. (1ST FLOOR)  
 - 3451 SQ. FT. (2ND FLOOR)  
 TOTAL AREA = 8764 SQ. FT.  
 PROPOSED 2ND FLOOR ADDITION = 1824 SQ. FT.  
 EXISTING TOTAL FLOOR AREA = 8764 SQ. FT.  
 PROPOSED TOTAL FLOOR AREA = 10684.4

BLOCK - 4056  
 LOT - 82  
 ZONING - C1-2 (IN P.S.)  
 MAP 4b



**PLOT PLAN**  
 1" = 15'

**SCHEDULE OF MATERIALS**

- EXISTING WORK TO REMAIN
- EXISTING WORK TO BE REMOVED
- NEW BRICK MASONRY
- NEW 12x36 METAL STUDS - 5/8" TH. SHEET PILES EACH SIDE (PUPPER EXTERIOR WALLS TO BE COVERED WITH WATER RESISTANT SHEETROCK)

**SCHEDULE OF DRAWINGS**

- A1 TITLE SHEET
- A2 PLAN OF CELLAR
- A3 PLAN OF FIRST FLOOR
- A4 PLAN OF SECOND FLOOR
- A5 ELEVATIONS
- A6 ROOF PLAN & SECTIONS



**TITLE SHEET**

TUDDA, SCHERER & ZBOROWSKI, P.C.  
 architects  
 210 EAST 32ND STREET, NEW YORK, N. Y. 10022

**PREMISES: 1303 BRONXDALE AVENUE**

B R O N X N E W Y O R K

APPROVED  
 ORIGINAL  
 Feb-15-1999

