



NOTICE TO ALL FIRMS

Date: April 25, 2024

To: All Prospective Bidders

From: Sam Li
Interim Director of Procurement Services

Re: Addendum Number 2
IFB # C1618 – Dubinsky Center, Pomerantz Center, Business and Liberal Arts Center,
Haft Theater, & 7th Ave Façade Repairs & Cleaning

Notes:

Attached are drawings (with scale shown) for all III scopes, there are also dimensions on drawings.

Questions:

- Q1. Since the drawings are not to be scaled, could you please provide the quantities required for pipe scaffolding for the above referenced project.
- A1. Attached are drawings (with scale shown) for all III scopes, there are also dimensions on drawings.
- Q2. With the limited quantity within the RFP on physical work items like caulking, How will the change order to the contract be tabulated? The examples with the RFP and specifications do not take into account the general conditions cost and the general requirements cost/impact when adding additional work. Additional work is additional time/site safety, rentals, project management, ext... in some scenarios the general requirement cost could exceed the cost of the physical work looking for clarification.
- A2. A proportional increase in general conditions will be acceptable. Site was not previously required for this work and is unlikely to be required.
- Q3. Has all of the material on the facades been tested for any hazardous material? if so is there a report that can be shared?
- A3. Testing, if required, will be performed by FIT 3rd party vendor. Test results, from tests performed in prior years are available and can be provided.
- Q4. Is the contract responsible for doing a site walk/ inspection to determine the overall scope of work with the engender?
- A4. Yes, the contractor/foreman should be present during Engineer's inspection.
- Q5. Scope 2- Section V Window caulking – what is the size of the caulk joint (width and depth)
- A5. Width to depth ratio is 2:1, 1/2" to 3/4".

Q6. Scope I: Confirming the intent of mobilizing 100% as per bid form does not mention the north elevation.

Section II. Access Platforms.

Part 1. Install pipe scaffolding as necessary to complete the exterior repairs at the South elevation (entire) and east- and west-facing portions of the East and West elevations located directly below the 18th floor setback terrace. Provide and install code compliant Pipe Scaffolding atop Overhead Protective Bridging to the full height of the building, including setback terraces (if any), netting, stairs, outrigger protection etc. as required for

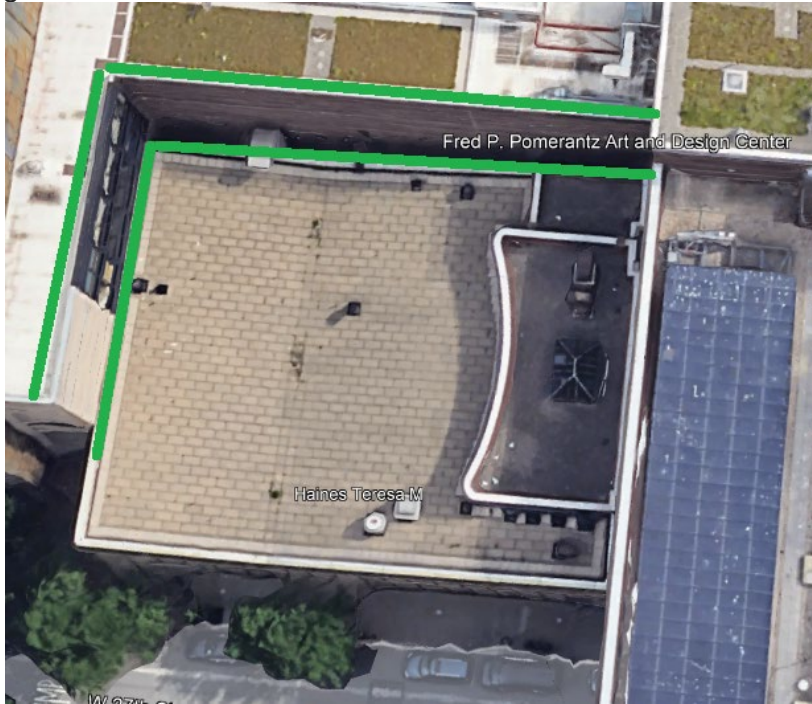
A6. Paragraph to be revised to read: @ East, West, North and South elevations of Pomerantz center.

Q7. Scope II: Confirming that we need to access the concrete slab/cement plaster soffit in all elevations.



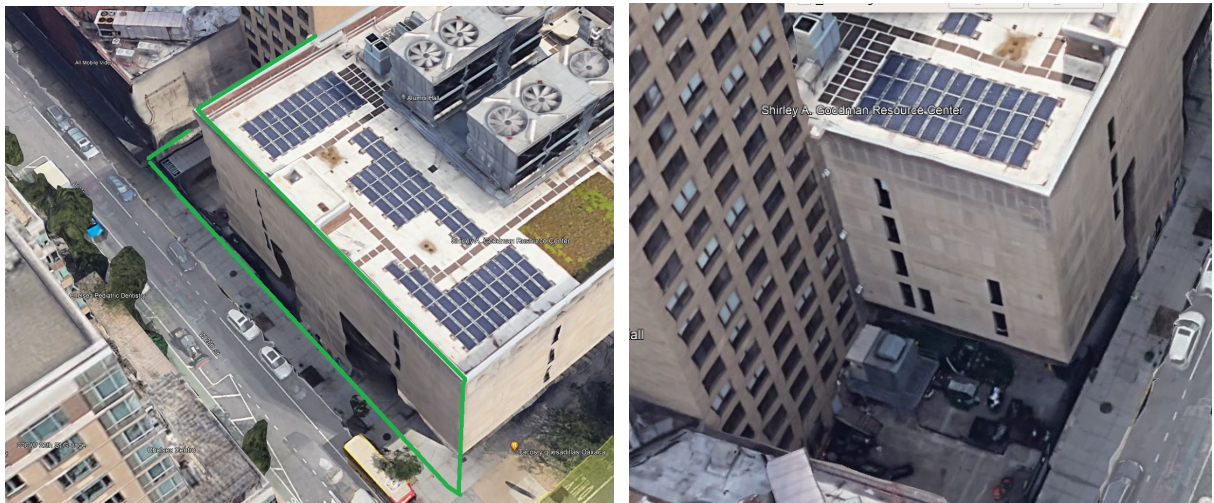
A7. No work is expected at the soffits, but access to all faced stones is required for cleaning.

Q8. Scope II: For pricing purposes, the location of our pipe scaffold should be erected from the ground to the main roof. Please advised.



A8. Yes, only at the Pomerantz theater façade (limestone) not Feldman façade (metal panels)

Q9. Scope III: Confirming that we just need to access the remainder of 7th Avenue and we do not have to access the building on the south elevation on West 26th Street & West 27th Street.



A9a. Only 7th Avenue façade, no work at 26th Street façade.



A9b. Yes the west elevation of the portion of Pomerantz center above 27th street will need to have sidewalk shed and pipe scaffold.

Q10. Please if possible, would you please provide us photos of the roof as per we did not access the roof the day of the walkthrough. We required to know the conditions of the roof for us to price outrigger system.

A10. Will issue separately.

Q11. Please advise regarding facilities (bathrooms and changing).

A11. Specifications call for portable toilets.

THIS ADDENDUM IS PART OF THE CONTRACT DOCUMENT AND SHALL BE INCLUDED WITH YOUR REQUEST FOR PROPOSAL SUBMITTAL. YOUR SIGNATURE BELOW WARRANTS THAT YOU UNDERSTAND THIS ADDENDUM AND THAT YOU HAVE MADE THE APPROPRIATE ADJUSTMENTS IN YOUR PROPOSAL AND CALCULATIONS.

Signature

Print Name and Title of Authorized Representative

Print Name of Company/Partnership/Individual

Date

FACADE REPAIRS

Dubinsky Center & Business and Liberal Arts Center, FIT.

271 WEST 27TH STREET NY 10001

GENERAL NOTES

- WHERE NEW WORK IS REQUIRED AND IT CONFLICTS WITH EXISTING STRUCTURAL, MECHANICAL OR CODE LIMITATIONS, THE CONTRACTOR, BUILDER, OR THOSE IN RELEVANT OR CONTINGENT TRADES SHALL INFORM THE OWNER AND ARCHITECT OF SUCH, PRIOR TO PROCEEDING WITH SUCH WORK.
- NO WORK OF ANY TRADE IS TO BE CARRIED OUT IN THE EVENT OF CONFLICT OF INFORMATION. CLARIFICATION OF THIS NATURE ARE TO BE MADE BY THE ARCHITECT OR OWNER.
- ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH APPLICABLE LOCAL CODE REQUIREMENTS AND ANY AGENCIES HAVING JURISDICTION, AS WELL AS ALL MANAGEMENT REGULATIONS.
- ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMAN-LIKE MANNER AND FABRICATED WITH FIRST CLASS MATERIALS. CONTRACTOR SHALL SUBMIT THE PROPOSED WORK SCHEDULE WITH HIS LUMP SUM BID THAT WILL NOT BE CHANGED EXCEPT WITH THE APPROVAL OF THE OWNER AND ARCHITECT.
- EXISTING PROPERTY AND NEW WORK IS TO BE PROPERLY PROTECTED AGAINST DAMAGES UNTIL THE COMPLETION OF THE JOB, AT WHICH TIME IT SHALL BE LEFT BROOM CLEAN.
- AT DEMOLISHED OR CHOPPED AWAY LOCATIONS, PATCHING SHALL BE DONE WITH LIKE MATERIALS OR AS SPECIFIED.
- THE SUBCONTRACTORS' WORK UNDER THE BUILDER (GENERAL CONTRACTOR) SHALL BE FULLY COORDINATED SO AS TO AVOID UNNECESSARY DEMOLITION OR CONFLICT OF WORK SEQUENCE OF VARIOUS TRADES AND WORKMEN.
- THE CONTRACTOR SHALL FILE CERTIFICATES OF WORKMENS COMPENSATION, COMPREHENSIVE AUTO LIABILITY, COMPREHENSIVE GENERAL LIABILITY, AND EMPLOYER'S LIABILITY INSURANCES WITH THE OWNER AND ARCHITECT. THE CONTRACTOR IS ALSO TO OBTAIN PERMITS AND PAY ALL FEES REQUIRED BY VENTENOR DEPARTMENT OF BUILDINGS AND ANY OTHER AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC, WORKMEN, VEHICLES, EXISTING STRUCTURES AND OCCUPANTS OF THE BUILDING.
- A LICENSED ELECTRICIAN SHALL PERFORM ANY AND ALL ELECTRICAL WORK IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE AND NBFU CODE. PRIOR TO FINAL PAYMENT TO THE BUILDER, A COMPLETION CERTIFICATE SHALL BE ISSUED TO THE OWNER.
- ANY AND ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER WHO IS RESPONSIBLE FOR FILING ALL WORK THAT IS TO BE PERFORMED.
- CONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, AND THE ARCHITECT AGAINST ALL EXPENSES AND ATTORNEY'S FEES AND ANY LAWSUITS OR ACTIONS ARISING IN WHOLE OR IN PART FROM ANY ACT OR COMMISSION BY THE CONTRACTOR, OF THE SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE OWNER.
- REFER TO THE PROJECT MANUAL'S SECTION FOR ADDITIONAL NOTES AND CONDITIONS. THE SUBMISSION OF THE CONTRACTOR'S BID IMPLIES THAT ALL DRAWINGS, SPECIFICATIONS, AND NOTES HAVE BEEN READ, UNDER- STOOD AND INCORPORATED AS PART OF THE BID AMOUNT WITH ALL ITS PREREQUISITES AND TERMS. ALL STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENT OF THE STRUCTURAL ENGINEER AND BUILDING CODE REQUIREMENT

TENANT PROTECTION PLAN

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEW JERSEY BUILDING CODE AND WITH ALL REGULATIONS OF ANY OTHER AGENCY HAVING JURISDICTION.

OCCUPANCY: NO ONE SHALL OCCUPY THE SPACE DURING CONSTRUCTION.

EGRESS: ALL EXISTING MEANS OF EGRESS FROM THE BUILDING SHALL BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.

FIRE SAFETY: THE INTEGRITY OF ALL EXISTING FIREPROOFING SHALL BE MAINTAINED.

ALL FLAMMABLE MATERIALS SHALL BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS. SUCH MATERIALS SHALL BE KEPT AWAY FROM HEAT AND SHALL BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.

ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA SHALL BE SHUT-OFF AFTER WORKING HOURS.

THE CONTRACTOR SHALL MAKE SURE THERE IS NO LEAKAGE OF ANY FLAMMABLE GAS USED IN CONSTRUCTION.

ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING, ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS SHALL BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.

HEALTH REQUIREMENT CONSTRUCTION OPERATIONS SHALL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING WITHOUT PRIOR NOTICE.

DUST CONTROL: DEBRIS, DUST AND DIRT SHALL BE KEPT TO A MINIMUM AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA AND SHALL BE CLEARED FROM THE BUILDING PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION.

CONTRACTOR SHALL ISOLATE THE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR HEAVY DROP CLOTHS.

NOISE RESTRICTIONS: CONSTRUCTION OPERATIONS SHALL BE CONFINED TO REGULAR WORKING HOURS: MONDAY THRU FRIDAY, 8:00 AM - 5:00 PM. ON SATURDAYS AND SUNDAYS BY PERMISSION OF MANAGEMENT.

PROTECTIVE OVERHEAD BRIDGING

- MINIMUM 8' HIGH CLEARANCE AT SIDEWALKS, WATERPROOF PLANKING DECK AND 4' PARAPETS.
- PROVIDE 14' CLEARANCE AT DRIVEWAY AREAS.
- PROVIDE FOR MAXIMUM 150 P.S.F. LIVELOAD TO ALLOW FOR FUTURE PIPE SCAFFOLDING TO BE ADDED ABOVE THE BRIDGE TO ACCESS BALCONIES FOR RECONSTRUCTION UP TP ROOF LEVEL.
- PROVIDE 24 HR. LIGHTING AND SECURITY SYSTEM.
- PROTECTIVES AT BRIDGE STEEL POSTS & BOLTS AT PEDESTRIAN LEVEL.
- ALL WORK TO BE PERFORMED BY EXPERIENCED CREW AND LICENSED AND INSURED CONTRACTOR.
- PROTECT ALL PLANTING AREAS & TREES AGAINST DAMAGE.

DRAWINGS INDEX

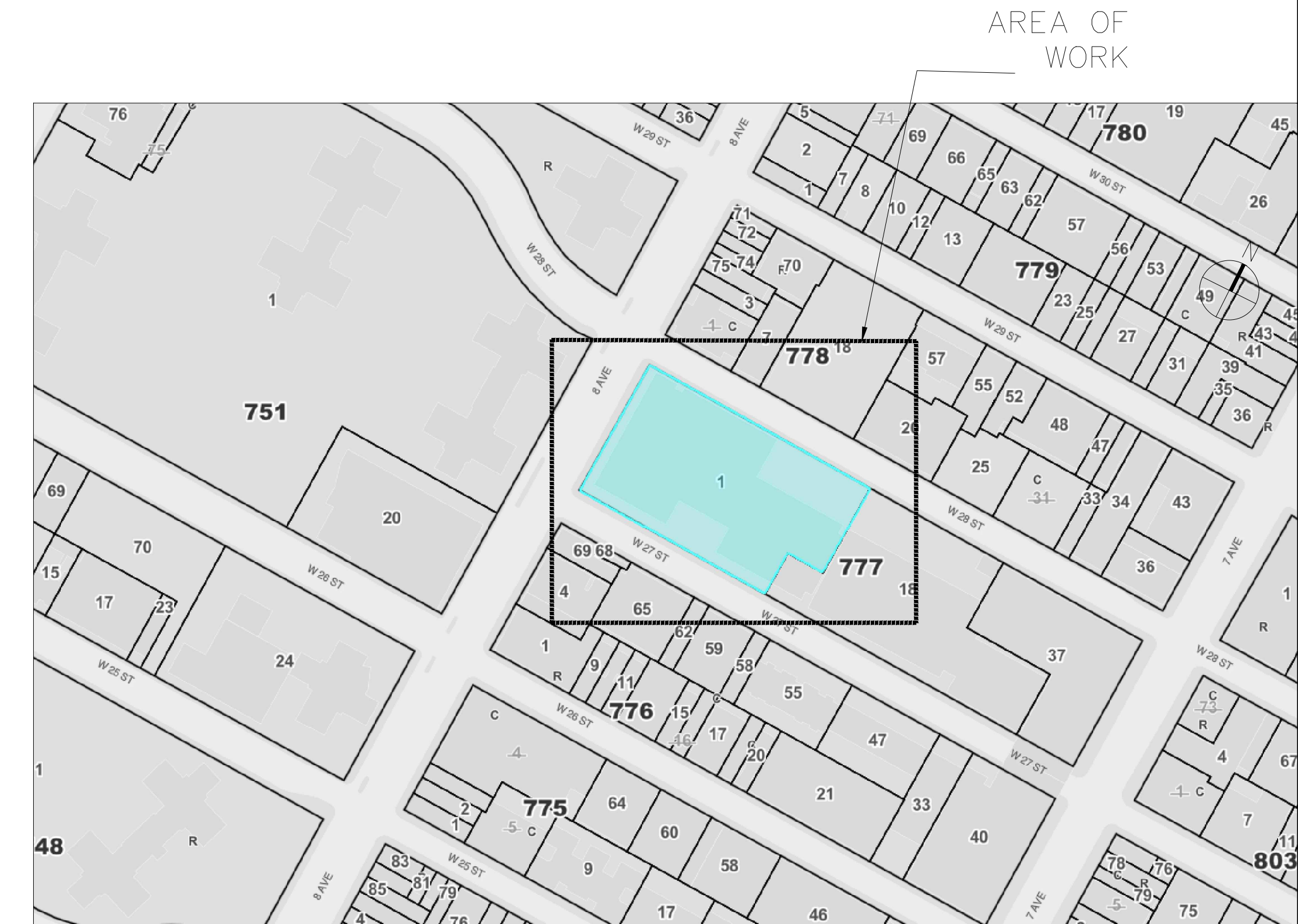
- T-000.00 COVER SHEET
- T-001.00 STRUCTURAL NOTES
- A-100.00 ROOF PLAN
- A-200.00 NORTH ELEVATION
- A-201.00 SOUTH ELEVATION
- A-202.00 WEST ELEVATION
- A-203.00 COURTYARD ELEVATIONS EAST
- A-204.00 COURTYARD ELEVATIONS WEST
- S-100.00 ORIGINAL CONSTRUCTION DETAILS FOR REFERENCE ONLY
- S-101.00 PROPOSED PRECAST CONCRETE REPAIR (TYP.)

ZONING NOTES

ADDRESS: 271 WEST 27TH STREET NY 10001
 BLOCK: 777
 LOT:1
 ZONING MAP # C6-2
 C.OCCUPANCY:

NOTE:

PROTECTIVE SIDEWALK BRIDGING BY OTHERS UNDER SEPARATE APPLICATION



PLOT PLAN
NTS

OWNER/ BID	04.24.2024
Rev. To	Qty: Date
ISSUE	
ROOF PLAN	
271 WEST 27TH ST NEW YORK NY	
ENGINEER	ARCHITECTS
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 242 WEST 27TH STREET, STE 5B NEW YORK, NY 10001; TEL: (212) 242-2955
DWG BY: SY/MK	SCALE: AS NOTED
T-000.00	PAGE 1 OF 10

STRUCTURAL NOTES

STEEL DECK NOTES:

- 1. STEEL DECK SHALL CONFORM TO THE CURRENT SPECIFICATIONS FOR THE DESIGN OF LIGHT GAUGE COLD FORMED STEEL STRUCTURAL MEMBERS AS PER THE AISI LATEST EDITION AND STEEL DECK INSTITUTE SPECIFICATIONS AND STANDARDS. WHERE REQ'D FOR SPAN PROVIDE 40KSI DECK.
- 2. DECK SHALL BE ANCHORED BY WELDING THROUGH THE BOTTOM OF THE RIB TO STRUCTURAL STEEL AT MAXIMUM SPACING OF 12" USING ARC PUDDLE WELDED WITH MINIMUM BEARING OR END LAP OF 2".
- 3. DECK OPENINGS SHALL BE TREATED AS FOLLOWS:
 - A. FOR HOLES 6"OR LESS, PERPENDICULAR TO THE SPAN, NO REINFORCING IS REQ'D.
 - B. FOR HOLES OVER 6", BUT NOT MORE THAN 12", PROVIDE ONE 14 GAUGE REINFORCING PLATE 24"X24" AND WELD IN PLACE.
 - C. ALL OTHER OPENINGS TO BE FRAMED AS SHOWN ON PLAN

SUPERSTRUCTURE CONCRETE NOTES:

- 4. ALL CONCRETE OVER METAL DECK SHALL BE LIGHT WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS U.O.N.
- 5. CONCRETE ENCASEMENTS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS U.O.N.
- 6. ALL CONCRETE IS TO COMPLY WITH ALL REQUIREMENTS OF CURRENT ACI BLDG. CODE AND ALL RELEVANT SECTIONS OF THE NEW YORK CITY BUILDING CODE.
- 7. CONCRETE USED FOR FILL SHALL BE LIGHT WEIGHT CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF $f'_c=3500$ PSI AT 28 DAYS U.O.N. FILL CONCRETE SHALL BE REINFORCED WITH 6X6-W2.9XW2.9 W.W.F.

STRUCTURAL STEEL NOTES:

- 8. STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE NYC. BUILDING CODE. ALL STEEL TO BE ASTM A992 HAVING A MINIMUM YIELD OF 50,000 PSI U.O.N. ALL STEEL TO BE DOMESTIC ONLY.
- 9. AISC SPECIFICATIONS FOR "ALLOWABLE STRESS DESIGN (ASD) FOR STRUCTURAL STEEL IN BUILDINGS" – LATEST EDITION SHALL APPLY, EXCEPT AS MODIFIED BY THE NOTES, SCHEDULES AND DETAILS SHOWN ON THE STRUCTURAL DRAWINGS OR ANY RESTRICTIVE REQUIREMENTS OF THE BUILDING CODE. ALL LATERAL CONNECTIONS SHOWN ON S-100'S ARE DESIGNED USING "ALLOWABLE STRESS DESIGN".
- 10. THE FRAME SHALL BE CARRIED UP TRUE AND PLUMB AND TEMPORARY BRACING SHALL BE INTRODUCED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING EQUIPMENT AND OPERATION OF SAME SUCH BRACING SHALL BE THE RESPONSIBILITY OF THE STEEL CONTRACTOR AND SHALL BE LEFT IN PLACE AS LONG AS REQUIRED FOR SAFETY.
- 11. ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH AISC SPECIFICATIONS.
- 12. ALL WELDED CONNECTIONS SHALL CONFORM TO THE NEW YORK CITY BUILDING CODE. PROVISIONS SHALL BE MADE FOR FIELD INSPECTION AND TESTING OF WELDS. ALL SHOP WELDS SHALL BE TESTED BY ANY OF APPROVED METHODS AND SHALL BE CERTIFIED.
- 13. ALL BOLT STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS, LATEST EDITION: HIGH STRENGTH TENSION CONTROL BOLTS A-325 AND A-490, U.O.N.
- 14. ALL BOLTS SHALL BE 3/4" XX FI XX MINIMUM ON HOLES 13/16" UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- 15. ALL SHOP CONNECTIONS SHALL BE HIGH STRENGTH BOLTED OR WELDED.
- 16. ALL COLUMN SPLICES, CONNECTIONS OF BEAMS TO COLUMNS, CONNECTION WITHIN THREE FEET OF COLUMNS, CONNECTIONS OF OR TO DIAGONAL MEMBERS, AND ALL BEAMS CARRYING MACHINE LOADS SHALL BE HIGH STRENGTH SUP CRITICAL CONNECTIONS.
- 17. IN ADDITION TO MOMENT CONNECTION, PROVIDE AISC STANDARD SHEAR CONNECTIONS FOR ALL GRAVITY AND WIND LOADS AS SHOWN IN THE TYPICAL SHEAR CONNECTION DETAILS.
- 18. ALL SHEAR CONNECTORS SHALL BE XX 3/4 FI XX HEADED STUDS AND 4 7/8"LONG.
- 19. ALL ENDS OF COLUMNS AT SPLICES AND ALL OTHER BEARING CONNECTIONS SHALL BE MILLED TO COMPLETE TRUE BEARING.
- 20. PROVISIONS SHALL BE MADE FOR CONNECTIONS OF OTHER TRADES INCLUDING CUTTING AND PUNCHING OF STRUCTURAL MEMBERS, WHERE REQUIRED BY THE DRAWING OR BY INFORMATION FURNISHED PRIOR TO FABRICATION. ALL TRADES APPLYING POINT LOADS TO STRUCTURE MUST SUBMIT LOAD AND LOCATION TO ENGINEER OF RECORD FOR REVIEW
- 21. THE USE OF A CUTTING TORCH IN THE FIELD WILL NOT BE PERMITTED.
- 22. WELDING ELECTRODES SHALL CONFORM TO THE E70XX CLASSIFICATION OF THE AMERICAN WELDING SOCIETY.
- 23. CONTRACTOR SHALL PROVIDE STIFFENERS PER CHAPTER K OF AISC SPECIFICATION (LRFD). FOR THE NON SEISMIC CONDITIONS.
- 24. ALL WELDERS SHALL BE LICENSED BY THE STATE OF NEW YORK.
- 25. AREAS OF STRUCTURAL STEEL LEFT UNPAINTED TO ALLOW FOR WELDING OR BOLTING, SHALL RECEIVE A FIELD APPLICATION OF METAL PROTECTION.
- 26. STRUCTURAL STEEL THAT WILL REMAIN EXPOSED TO VIEW SHALL RECEIVE AN ADDITIONAL COAT OF METAL PROTECTION, OF ANOTHER COLOR, AFTER ERECTION.
- 27. MISC. METAL CONTRACTOR TO SURVEY IN PLACE STRUCTURAL STEEL PRIOR TO DEVELOPING SHOP DWGS. AND FABRICATING.
- 28. ALL EXPOSED STEEL, INCLUDING BUT NOT LIMITED TO LINTELS. DUNNAGE AND ROOF ENCLOSURES EXPOSED TO THE WEATHER AND STRUCTURAL TUBES PARTIALLY OR FULLY EMBEDDED IN THE EXTERIOR WALL MUST BE HOT DIPPED GALVANIZED INDICATE SUCH ON SHOP DWGS.
- 29. STRUCTURAL STEEL FABRICATOR TO SUBMIT QUALIFICATIONS OF DETAILER WHO MUST HAVE A MINIMUM EXPERIENCE OF FIVE YEARS AND BE LICENSED IN THE STATE OF NY. THE ENGINEER OF RECORD RESERVES THE RIGHT TO REJECT THE SUBMITTED DETAILER IF THEIR QUALIFICATIONS DO NOT MEET THE REQUIRED MINIMUM.
- 30. STRUCTURAL STEEL FABRICATOR TO SUBMIT SIGNED SEALED BY NYSPE CALCULATIONS OF ALL CONNECTIONS, TYPICAL AND OTHERWISE, PRIOR TO SUBMITTING SHOP DWGS. ALLOW TWO WEEKS FOR REVIEW.
- 31. ALL CONTRACTORS PER CONTRACT ARE REQUIRED TO COORDINATE THEIR TRADE WITH ALL CONTRACT DWGS.
- 32. PROVIDE STRUCTURAL STEEL SIZES SHOWN ON PLAN. IF NOT AVAILABLE SIZE MUST BE MANUFACTURED BY EQUIVALENT PLATES AND FULL PEN WELDS AT NO ADDITIONAL COST TO OWNER.
- 33. STEEL FABRICATOR AND DETAILER TO BE CERTIFIED BY AISC.

FOUNDATION NOTES:

EXCAVATION

- 1. ALL FOOTINGS, PIER AND FOUNDATION WALLS SHALL BEAR ON UNDISTURBED SOIL WITH A SAFE BEARING CAPACITY OF 2 TONS PER SQ. FT.
- 2. WHERE THE REQUIRED BEARING MATERIAL IS NOT FOUND AT THE ANTICIPATED ELEVATION SHOWN (ELEVATION BASED ON INTERPOLATED BORING DATA) THE FOOTINGS SHALL BE LOWERED TO A DEPTH AT WHICH THE REQUIRED BEARING CAPACITY IS FOUND.
- 3. ALL FILL MATERIALS WITHIN AND TO 8 FT. BEYOND THE PROPOSED BUILDING SHOULD BE REMOVED AND REPLACED WITH COMPACTED WELL-GRADED SAND HAVING LESS THAN 1255 PASSING THE NO. 200 SIEVE AND CONFORMING TO ALL CODE REQUIREMENTS FOR CONTROLLED COMPACTED FILL. THIS MATERIAL AND MATERIALS DISTURBED AND LOOSENEED DURING EXCAVATION AND REMOVAL OF THE EXISTING BUILDING SHOULD BE PLACED IN UNIFORM LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS, AND COMPACTED TO 95% OF THE DRY UNIT WEIGHT OBTAINED IN ACCORDANCE WITH ASTM TEST DESIGNATION 1557-91.
- 4. NON-STRUCTURAL BACKFILL BEHIND WALLS SHOULD BE FREE DRAINING MATERIAL PLACED IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO 95% OF THE DRY UNIT WEIGHT OBTAINED IN ACCORDANCE WITH ASTM TEST DESIGNATION 1557-91.
- 5. ALL UNDERPINNING, SHEETING, SHORING OR OTHER CONSTRUCTION REQUIRED FOR THE SUPPORT OF ADJACENT PROPERTIES, BUILDINGS, SIDEWALKS, UTILITIES, ETC., SHALL BE SUBJECT TO CONTROLLED INSPECTION AS REQUIRED BY THE CODE. THE CONTRACTOR SHALL RETAIN A LICENSED PROFESSIONAL ENGINEER ACCEPTABLE TO THE ENGINEER OF RECORD TO PROVIDE THE NECESSARY DESIGN AND THE REQUIRED INSPECTION. THE CONTRACTOR'S PROFESSIONAL ENGINEER SHALL PREPARE AND FILE THE REQUIRED FORMS FOR THE WORK WITH THE BUILDING DEPARTMENT AND THE TRANSIT AUTHORITY.
- 6. FOR UNDERPINING, LATERAL STABILITY AND OTHER PERTINENT GEOTECHNICAL ITEMS, THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND BORINGS DRAWINGS.

CONCRETE AND STEEL REINFORCEMENT

- 1. NO CONCRETE FOOTING, FOUNDATION PIER, OR FOUNDATION WALL SHALL BE POURED UNTIL SUBGRADE FOR SAME HAS BEEN APPROVED BY A LICENSED PROFESSIONAL ENGINEER.
- 2. ALL CONCRETE SHALL BE NORMAL WEIGHT CONTROLLED CONCRETE, U.O.N., AND COMPLY WITH A.C.I. BUILDING CODE AND THE CURRENT NEW YORK CITY BUILDING CODE.
- 3. CONCRETE STRENGTH SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
 - FOOTINGS 4000 PSI
 - BUTTRESSES AND FOUNDATION WALLS 4000 PSI
 - COLUMN PIERS 4000 PSI
 - FOOTING SEALERS 3000 PSI
 - SLAB ON GROUND 3500 PSI
- 4. ALL STEEL REINFORCEMENT SHALL HAVE AN ULTIMATE TENSILE STRENGTH OF 90,000 PSI AS PER A.S.T.M. A615-83 GRADE 60. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL THE NECESSARY CHAIRS, REBARS, TIES, SPACERS, ETC., TO SECURE AND SUPPORT THE REINFORCING WHILE PLACING THE CONCRETE. ALL BARS MARKED CONTINUOUS, SHALL BE LAPPED IN ACCORDANCE WITH TYP. REINF. TABLES AT SPLICES AND CORNERS EXCEPT AS OTHERWISE SHOWN ON PLANS LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AND BOTTOM BARS AT SUPPORT. HOOK TOP BARS AT DISCONTINUOUS ENDS.
- 5. VERTICAL CONSTRUCTION JOINTS IN ALL WALLS SHALL BE USED ONLY IF UNAVOIDABLE, OR UNLESS OTHERWISE NOTED, AND TO BE LOCATED AT LEAST 4-0" FROM ANY SUPPORTING COLUMN OR WALL OPENING. DISTANCE BETWEEN JOINTS IN WALL SHALL BE ALLOWED AS PER SPECIFICATIONS. NO HORIZONTAL CONSTRUCTION JOINTS WILL BE ALLOWED IN GRADE BEAMS.
- 6. IN NO CASE SHALL TRUCKS, BULLDOZERS, OR OTHER HEAVY EQUIPMENT BEPERMITTED CLOSER THAN 8-0" FROM ANY FOUNDATION WALL UNLESS APPROVED BY THE ENGINEER.
- 7. TEMPORARY BRACING SHALL BE PROVIDED FOR ALL BUTTRESSES. WHERE BUTTRESSES DO NOT EXIST OR SPACING BETWEEN BUTTRESSES EXCEED 25 FEET, AND WHERE THE DIFFERENCE IN LEVEL BETWEEN INSIDE AND OUTSIDE GRADE IS MORE THAN 4'-0", INTERMEDIATE BRACING SHALL BE PROVIDED. WHERE RAMP'S OCCUR, THE GRADE ELEVATION OUTSIDE OF RAMP WALLS SHALL BE USED IN FIGURING THE DIFFERENCE IN LEVEL. CORNER BUTTRESSES NEED NOT BE BRACED. NO BACKFILLING IS TO BE DONE BEFORE ALL SLABS BRACING WALLS ARE IN PLACE UNLESS APPROVED BY THE ENGINEER.
- 8. CONTRACTOR TO INSTALL ALL PIPE SLEEVES, BOXED OPENINGS, ANCHOR BOLTS, ETC., AS REQUIRED FOR THE VARIOUS TRADES. WALL POCKETS TO RECEIVE BEAMS AND SLABS SHALL BE PROVIDED AS REQUIRED FOR THE SUPERSTRUCTURE. SHOP DRAWINGS SHOWING THE POSITION OF OPENINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER PRIOR TO PLACING CONCRETE.
- 9. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 3/4" FOR INTERIOR SLABS AND INTERIOR WALL SURFACES; 1 1/2" FOR BEAMS, GIRDERS. AND COLUMNS (TIES. STIRRUPS OR PRIMARY REINFORCEMENT). FOR ALL CONCRETE EXPOSED TO WEATHER AND EARTH FILL, COVER SHALL BE 2" (1 1/2" FOR STIRRUPS). FOR CONCRETE PLACED AGAINST EARTH, MINIMUM COVER SHALL BE 3".
- 10. ALL SLABS ON GROUND (AREAWAYS, RAMPS, ETC., INCLUSIVE) SHALL BE 6" THICK, U.O.N., REINF. WITH WELDED WIRE FABRIC 6 6 - W2.9 X W2.9, U.O.N. ON SF-100, MINIMUM YIELD STRENGTH 70,000 PSI, PLACED 1" BELOW TOP OF SLAB.
- 11. ALL SLABS ON GROUND, U.O.N., TO BE POURED OVER A 8" POROUS FILL BED THAT CONTAINS 20 MIL POLYETHYLENE FILM 3" BELOW THE TOP OF FILL BED. THE SLABS SHALL BE PLACED IN ALTERNATE PANELS NOT EXCEEDING 1,200 SQ. FT. BETWEEN KEYED CONSTRUCTION JOINTS, BUT NO DIMENSION OF THE PANEL IS TO EXCEED 40 FEET.
- 12. FOR PIER SIZES SEE STRUCTURAL DRAWINGS. WHERE PIER IS REQUIRED BUT NOT SHOWN ON PLANS THE SIZE OF THE PIER SHOULD BE 4" LARGER ON EACH SIDE THAN THE COLUMN BASE PLATE ABOVE WITH A MINIMUM PIER SIZE OF 24" X 24". MIN. REINF. SHALL BE 8-#9 VERT. W/#4@12 TIES.
- 13. WHERE A PIER IS INDICATED ON THE FOUNDATION PLAN BUT ELIMINATED IN THE FIELD (GOOD MATERIAL HIGHER THAN ASSUMED) THE ENGINEER SHALL BE NOTIFIED AS DEPTH OF FOOTING MAY NEED TO BE INCREASED.
- 14. THE CONTRACTOR MUST SUBMIT REINFORCING SHOP DRAWINGS SIGNED AND SEALED BY A N.Y.P.E. TO THE STRUCTURAL ENGINEER FOR REVIEW. NO CONSTRUCTION IS TO BE STARTED UNTIL THE SHOP DRAWINGS ARE REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD.
- 15. THE STRUCTURAL ENGINEER OR HIS QUALIFIED FIELD REPRESENTATIVE MUST CHECK AND APPROVE ALL STEEL REINFORCING PRIOR TO CONCRETE PLACEMENT.

CODES AND TESTS

- 16. THIS STRUCTURE HAS BEEN DESIGNED UNDER THE PROVISIONS OF THE NEW YORK STATE BUILDING CODE AS AMENDED AND A.C.I.

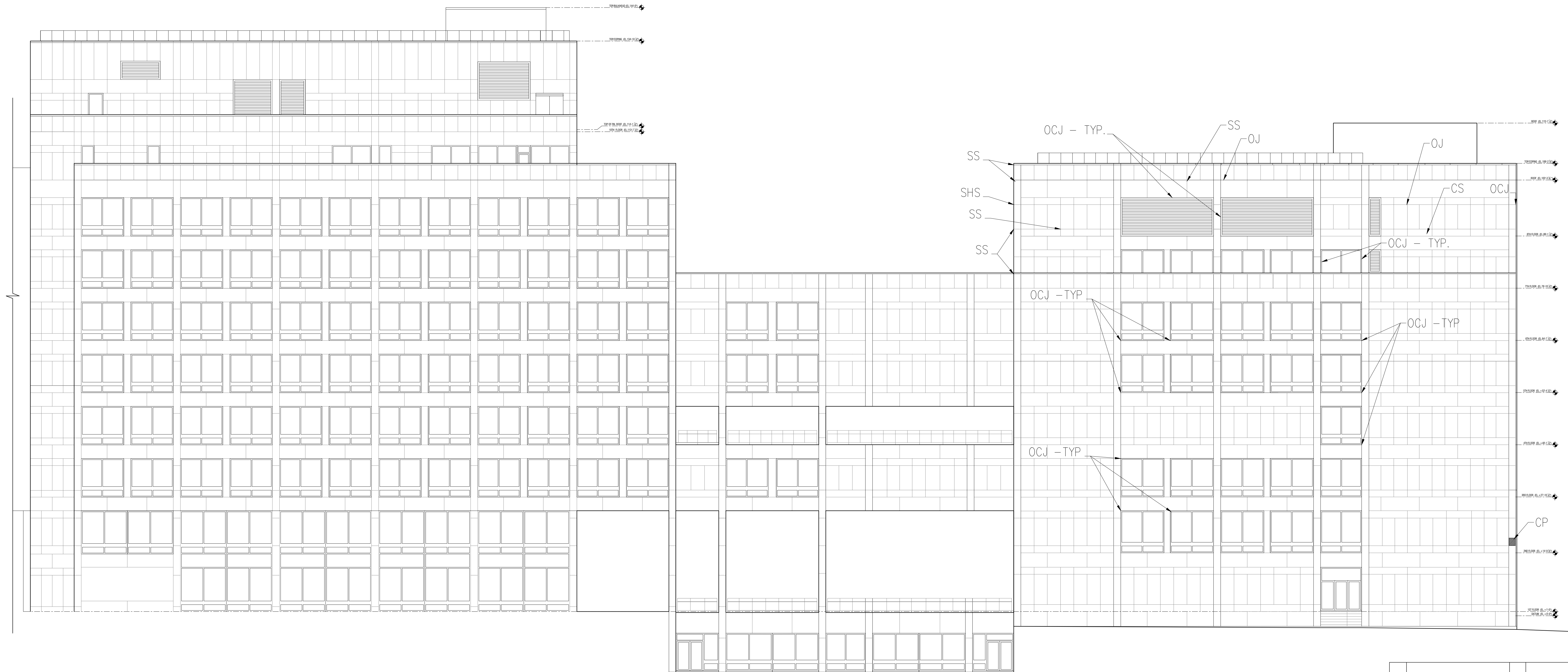
318 (LATEST EDITION).

SCOPE 1 C 1618

- 17. ALL CONTROLLED CONCRETE SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NEW YORK CITY BUILDING CODE AND THE A.C.I. 318 BUILDING CODE (LATEST EDITION). APPLICATION FOR CONTROLLED CONCRETE WITH CONCRETE TESTS AND CURVES OF TESTS FOR THE PRELIMINARY DESIGN MIX PREPARED BY AN APPROVED LABORATORY MUST BE SUBMITTED TO THE ENGINEER FOR FILING WITH THE BUILDING DEPARTMENT. NO CONCRETE SHALL BE PLACED WITHOUT THE DESIGN MIX BEING APPROVED BY THE BUILDING DEPARTMENT.
- 18. DESIGN AND CONSTRUCTION OF FORMWORK IS TO COMPLY WITH THE A.C.I. 318 BUILDING CODE (LATEST EDITION) AND NEW YORK STATE BUILDING CODE AS AMENDED.

CONTROLLED/SPECIAL/PROGRESS INSPECTIONS (NYC BC 2014)		
CONTROLLED/SPECIAL INSPECTIONS	CODE/ SECTION	REPORTS REQ'D
FIRE RESISTANT PENETRATIONS AND JOINTS	BC 1704.27	TR-1
FIRE RESISTANCE RATED CONSTRUCTION	BC 110.3.4	TR-1
STRUCTURAL STEEL – WELDING	NYC BC 1704.3.1	TR-1
STRUCTURAL STEEL – DETAILS	NYC BC 1704.3.2	TR-1
STRUCTURAL STEEL – HIGH STRENGTH BOLTING	NYC BC 1704.3.3	TR-1
STRUCTURAL STABILITY – EXISTING BUILDINGS	BC 1704.20.1	TR-1
MASONRY	NYC BC 1704.5	TR-1
FINAL INSPECTION	NYC BC 109.5 DIRECTIVE 14 (1975)	TR-1

OWNER/BID	04.24.2024
Rev. To	Qty. Date
ISSUE	
STRUCTURAL NOTES	
271 WEST 27TH ST NEW YORK NY	
ENGINEER	ARCHITECTS
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 242 WEST 27TH STREET, STE 5B NEW YORK, NY 10001; TEL: (212) 242-2955
DWG BY: SY/MK	SCALE: AS NOTED
T-001.00	PAGE 2 OF 10

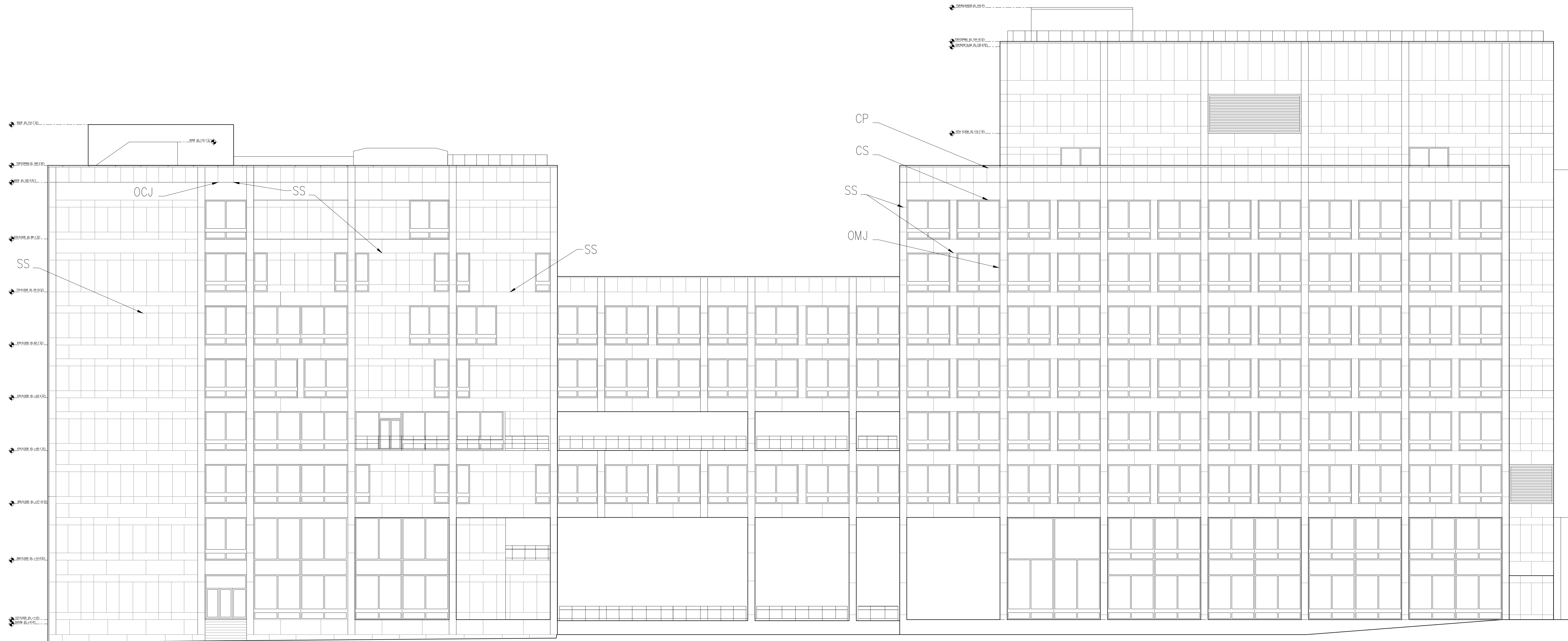


1 NORTH ELEVATION
 A-200 SCALE: 3/32"=1'-0"

OWNER/BID	04.24.2024
Rev. To	Qty. Date

ISSUE
 NORTH ELEVATION
 271 WEST 27TH ST
 NEW YORK NY

ENGINEER MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	ARCHITECTS DARIUS TORABY ARCHITECTS, P.C. 242 WEST 27TH STREET, STE 5B NEW YORK, NY 10001; TEL: (212) 242-2955	A-200.00
DWG BY: SY/MK	SCALE: AS NOTED	PAGE 4 OF 10

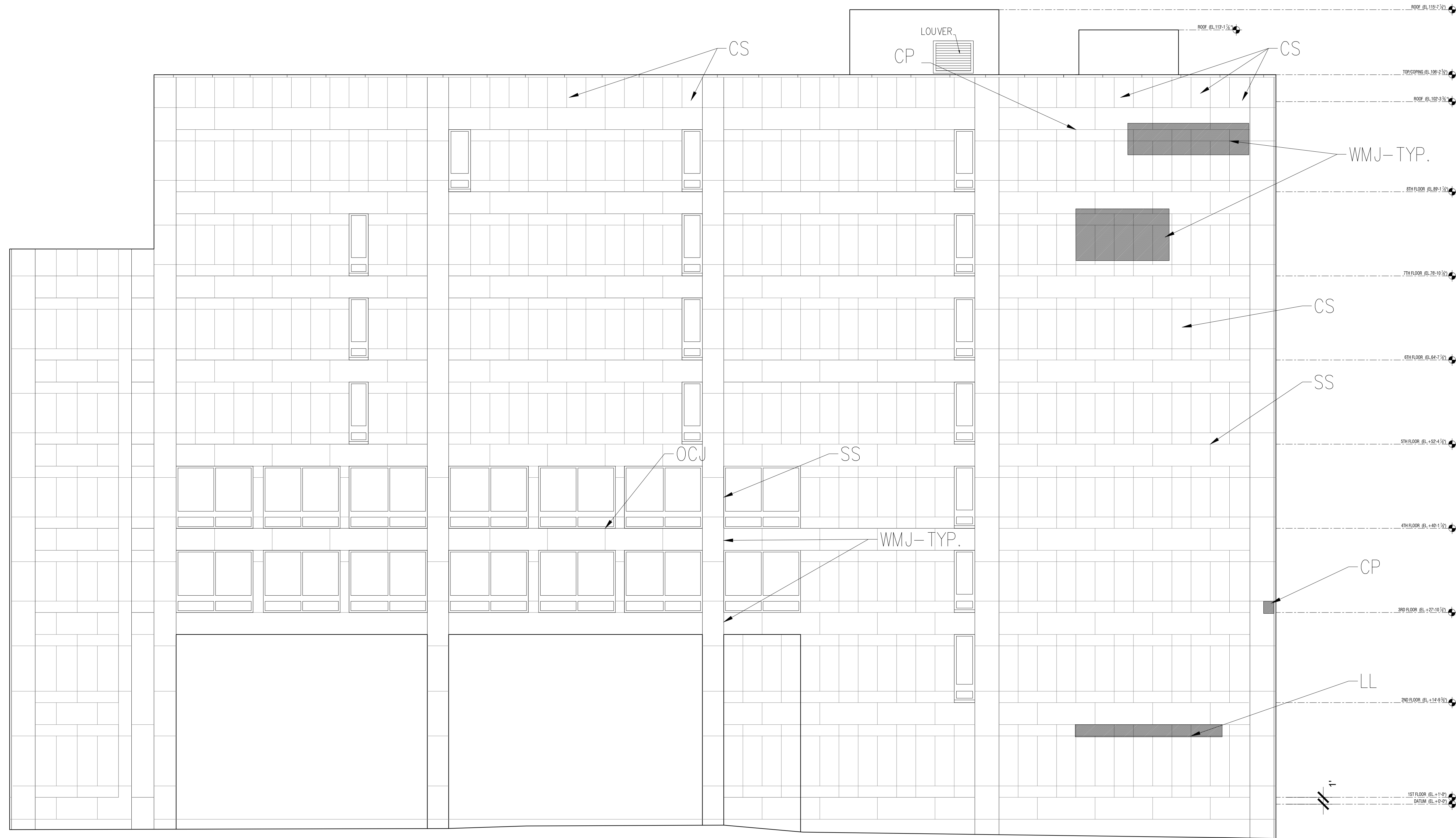


1 SOUTH ELAVATION
A-201 SCALE: 3/32"=1'-0"

OWNER/BID	04.24.2024
Rev. To	Qty. Date

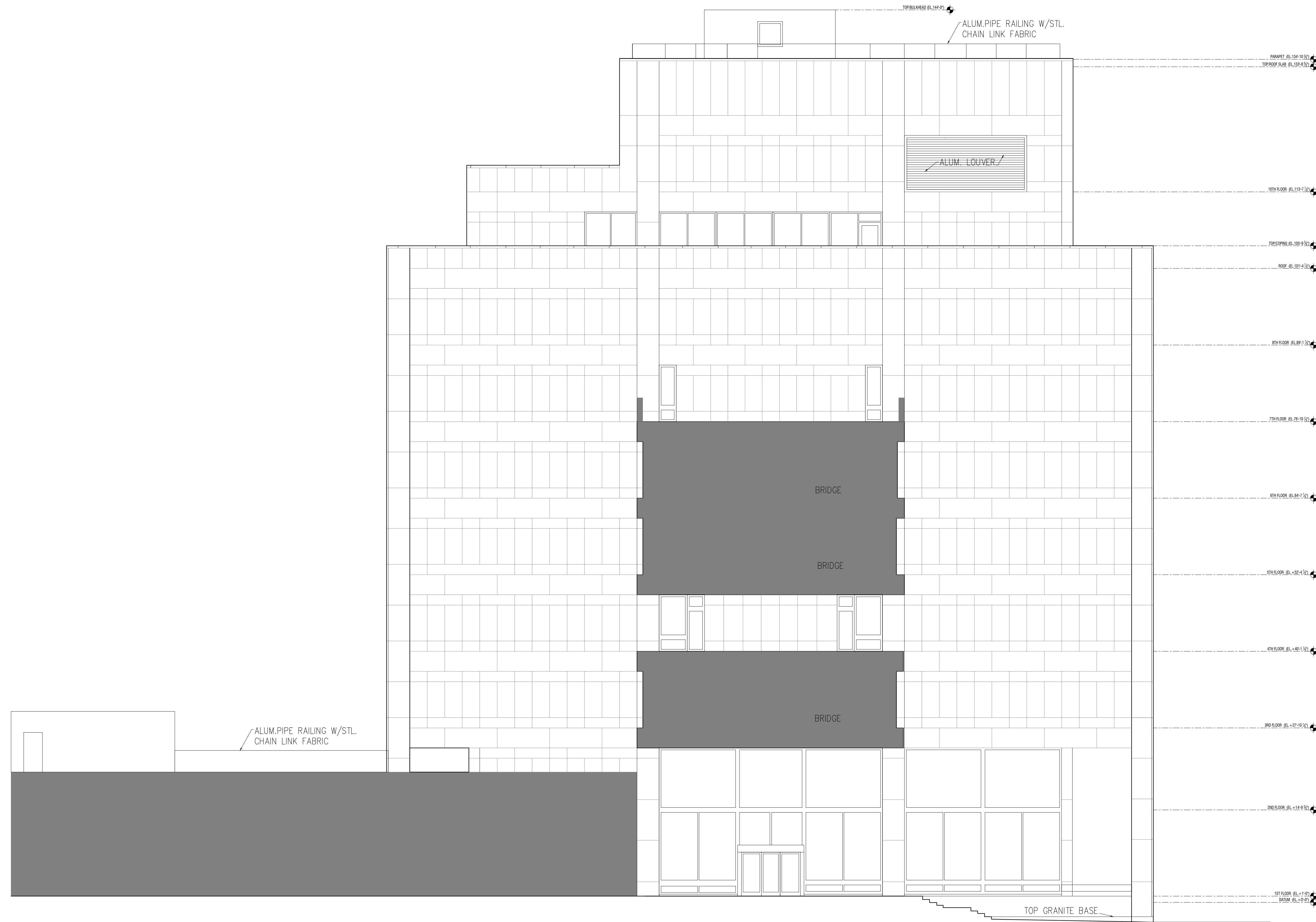
ISSUE
SOUTH ELEVATION
271 WEST 27TH ST
NEW YORK NY

ENGINEER MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	ARCHITECTS DARIUS TORABY ARCHITECTS, P.C. 242 WEST 27TH STREET, STE 5B NEW YORK, NY 10001; TEL: (212) 242-2955	A-201.00
DWG BY: SY/MK	SCALE: AS NOTED	PAGE 5 OF 10



1 WEST ELEVATION
 A-202 SCALE: 1/8"=1'-0"

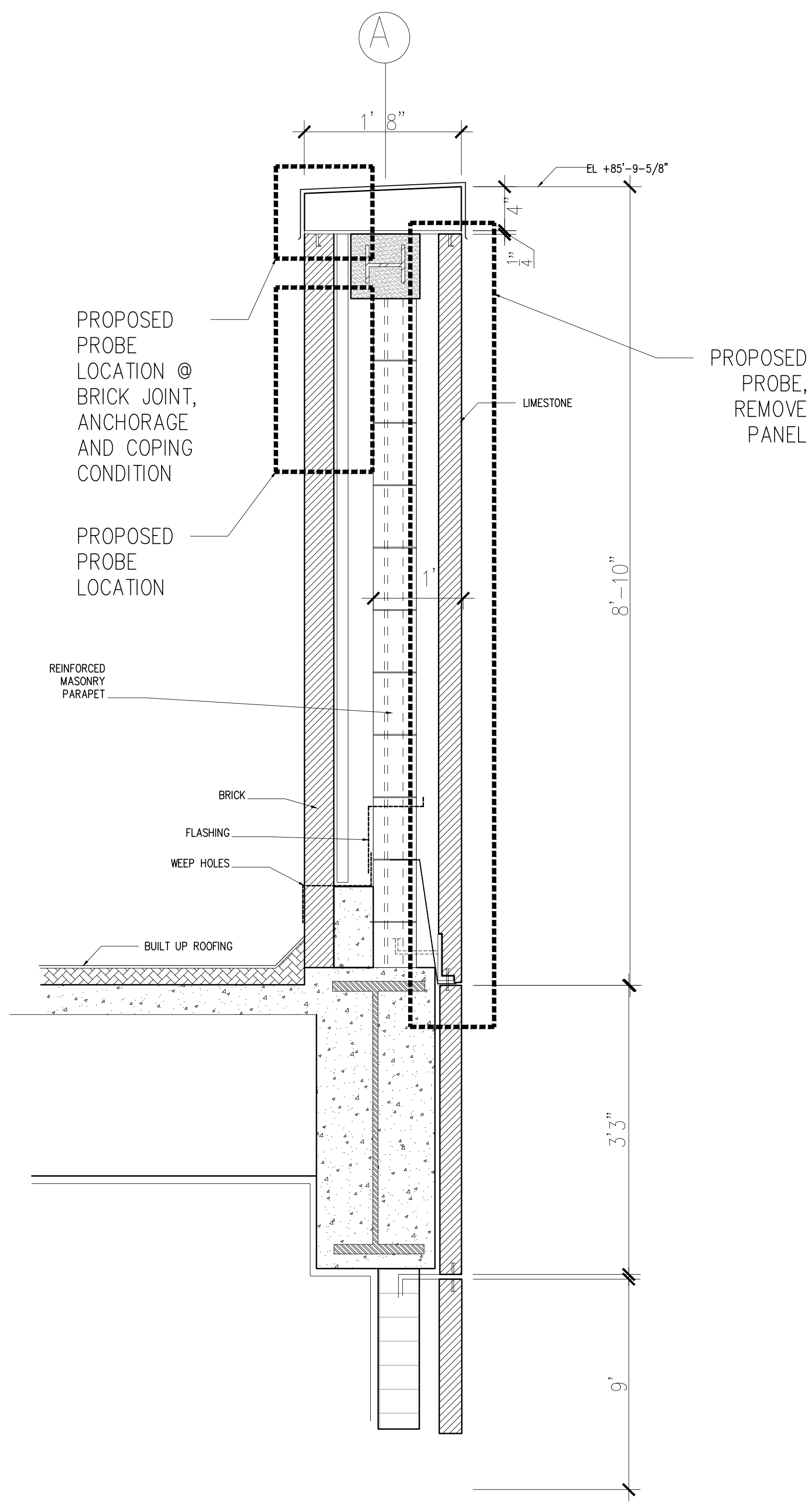
OWNER/BID	04.24.2024
Rev. To	Qty. Date
ISSUE	
WEST ELEVATION	
271 WEST 27TH ST NEW YORK NY	
ENGINEER	ARCHITECTS
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 242 WEST 27TH STREET, STE 5B NEW YORK, NY 10001; TEL: (212) 242-2955
DWG BY: SY/MK	SCALE: AS NOTED
A-202.00 PAGE 6 OF 10	



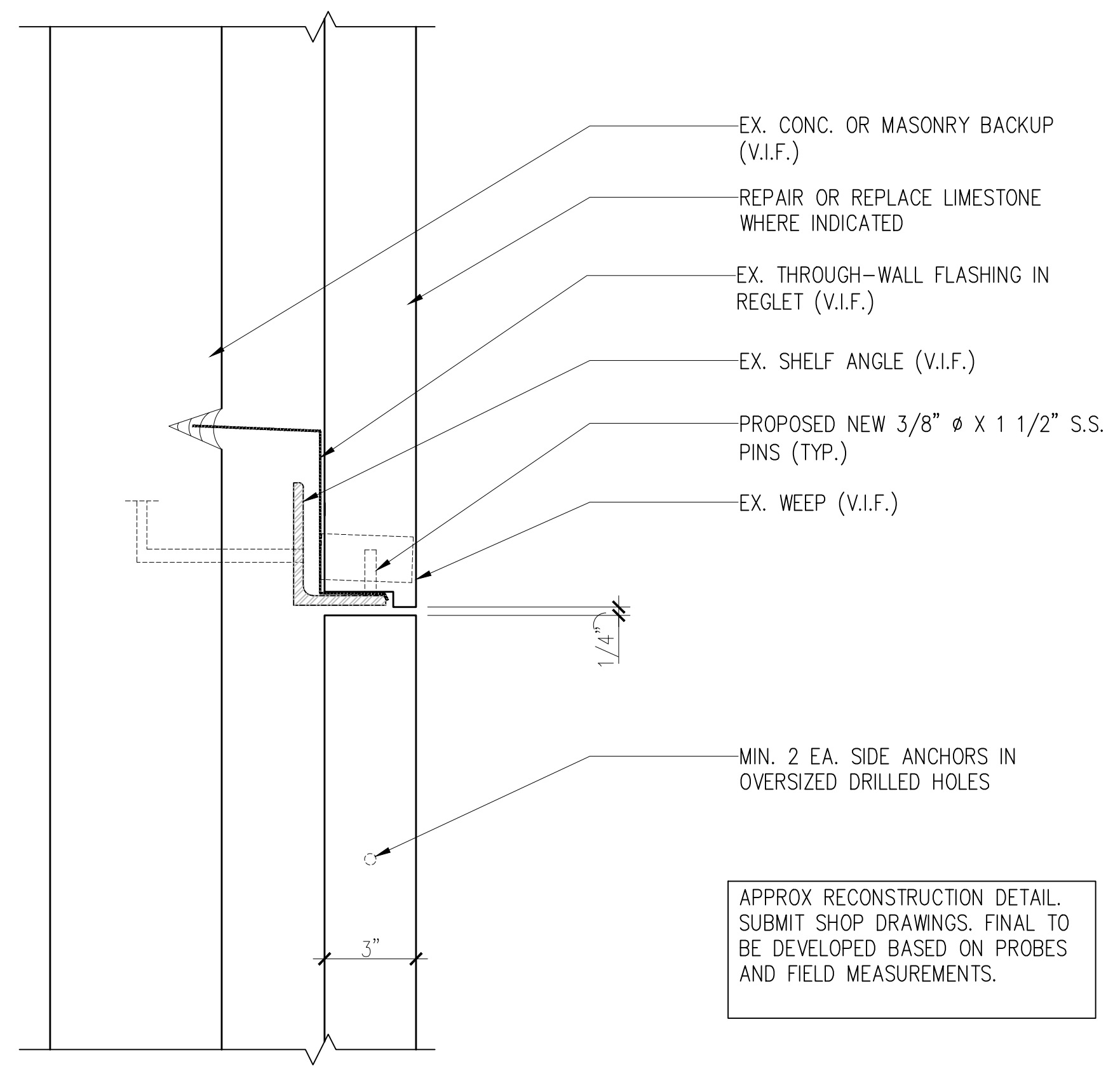
1 COURTYARD ELEVATIONS - LOOKING EAST
 A-203 SCALE: 1/8"=1'-0"

OWNER/BID	04.24.2024
Rev. To	Qty. Date

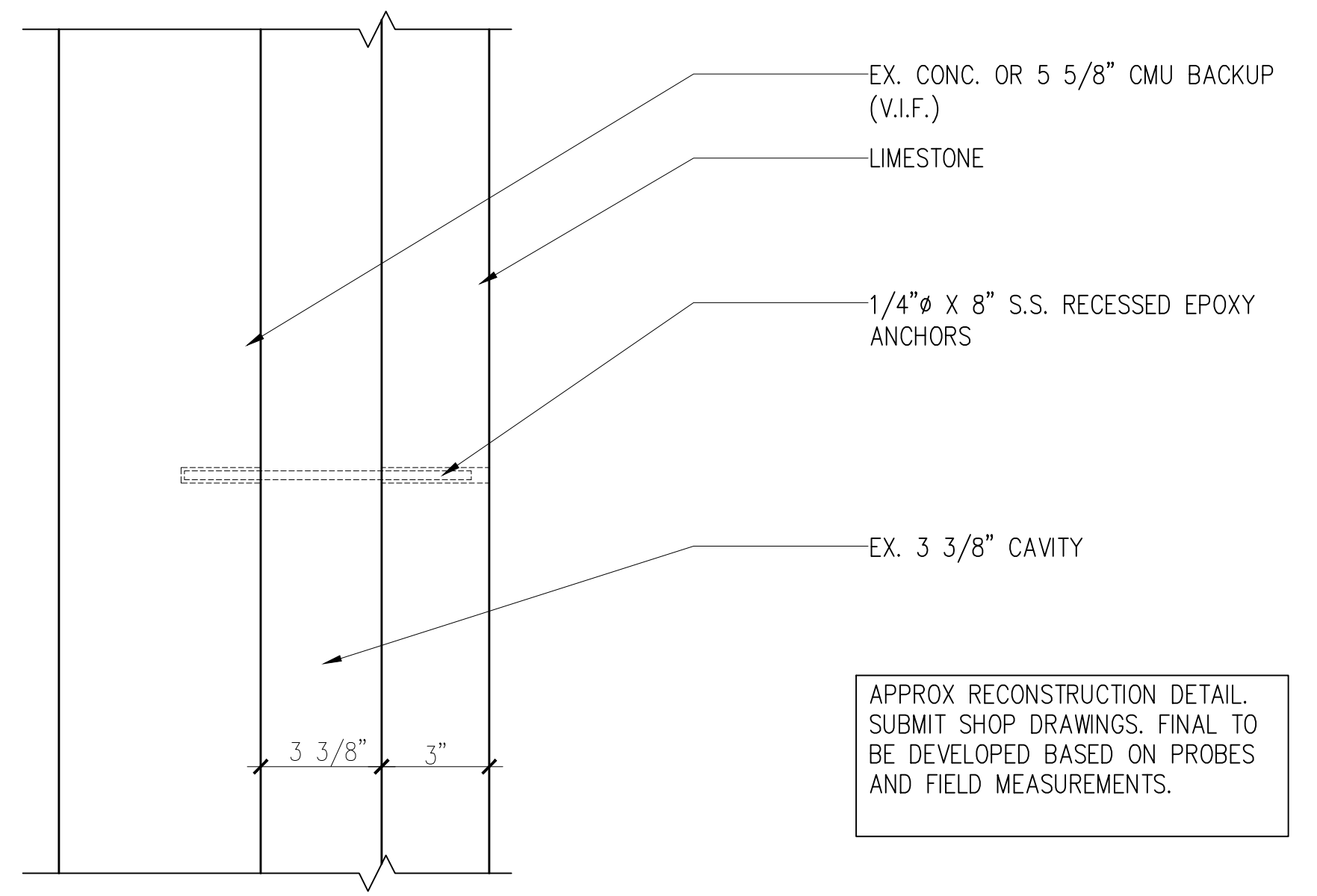
ISSUE			
SECTION D-D			
271 WEST 27TH ST NEW YORK NY			
ENGINEER	ARCHITECTS	A-203.00	
MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 242 WEST 27TH STREET, STE 5B NEW YORK, NY 10001; TEL: (212) 242-2955	A-203.00	
DWG BY: SY/MK	SCALE: AS NOTED	PAGE 7 OF 10	



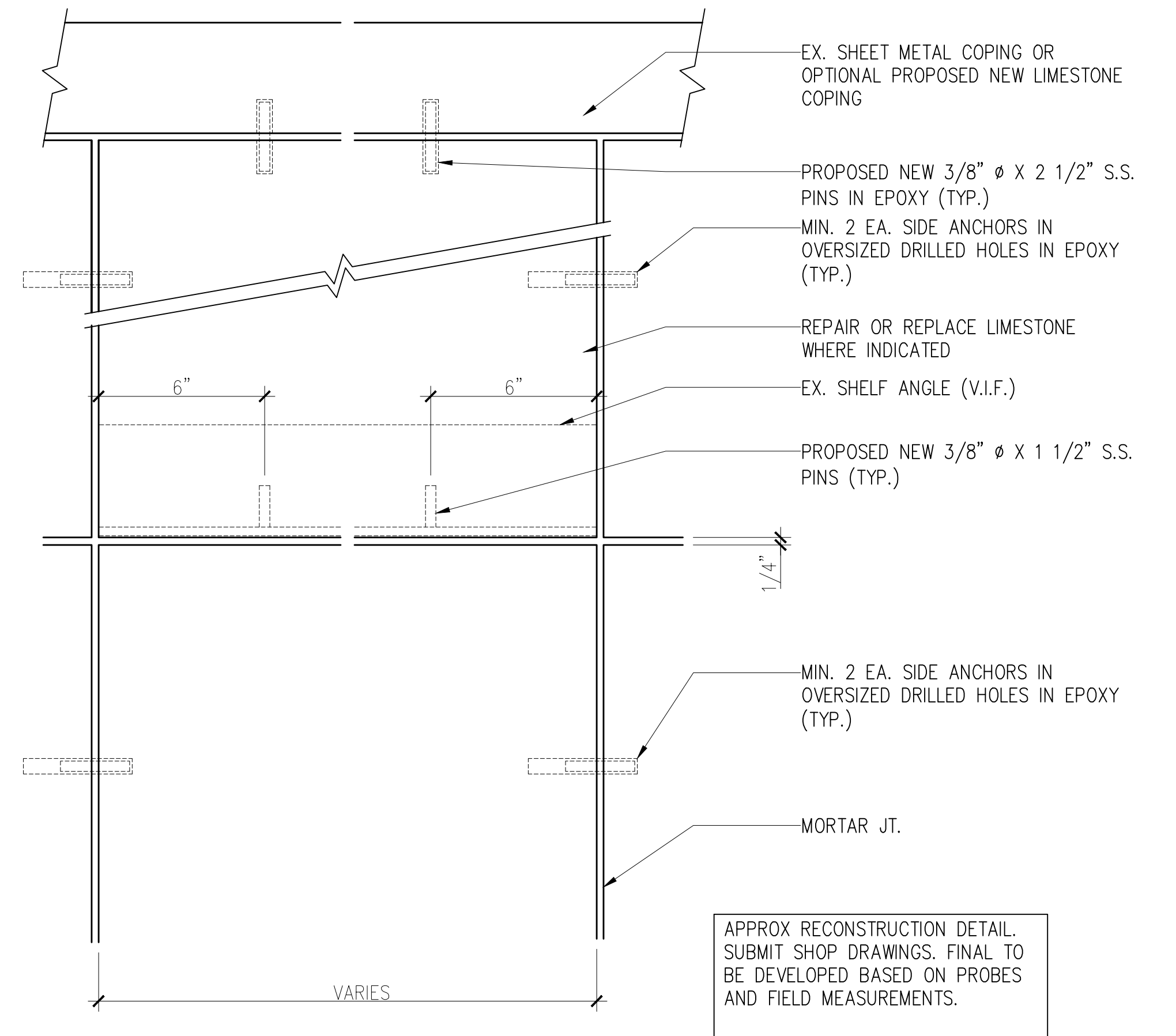
1 PROPOSED PROBE LOCATIONS
S-101 SCALE: 1" = 1'-0"



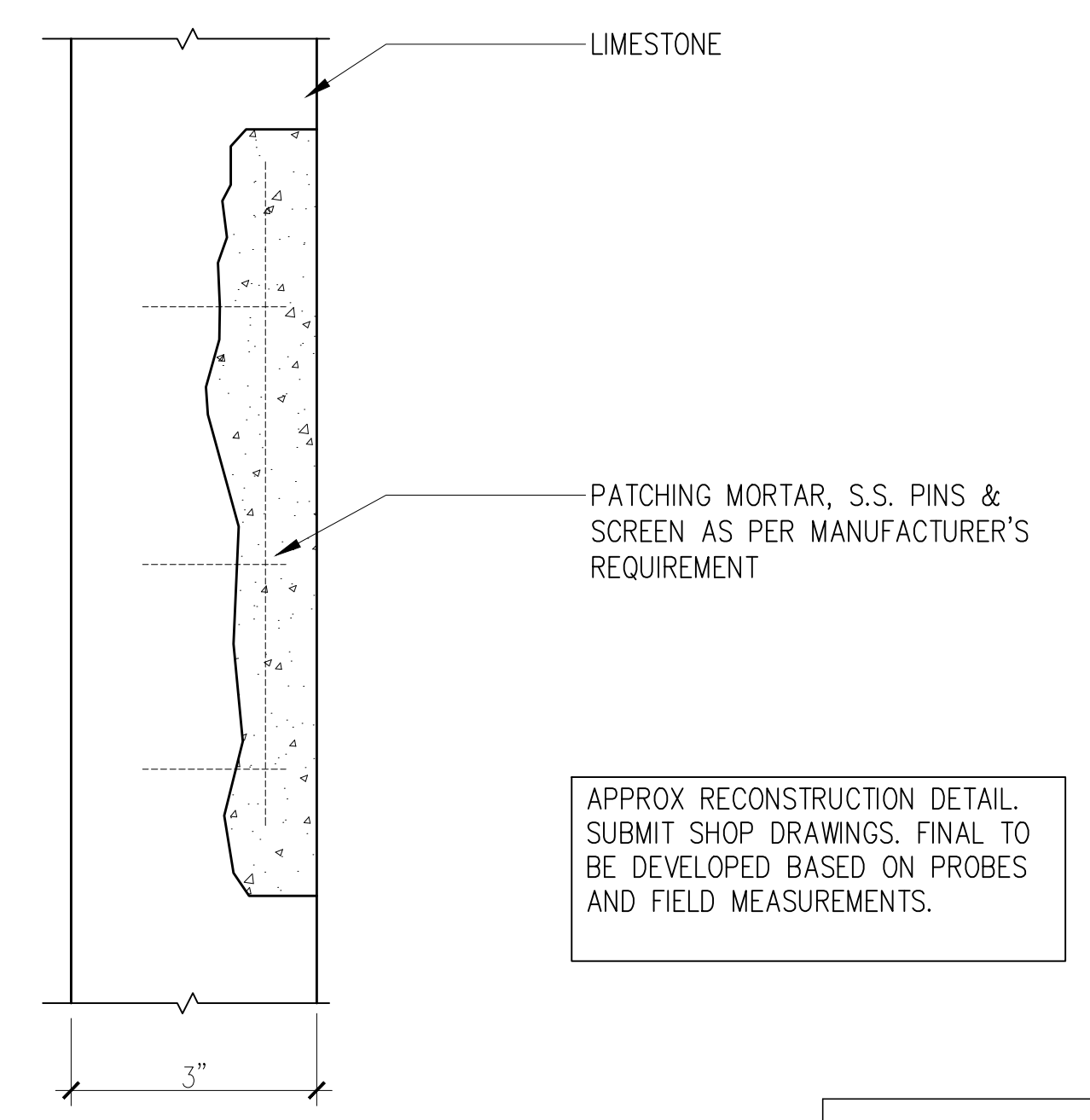
2 PROPOSED LIMESTONE SECTION @ SHELF ANGLE
S-101 SCALE: 3" = 1'-0"



4 PROPOSED LIMESTONE ANCHORS
S-101 SCALE: 3" = 1'-0"



3 PROPOSED LIMESTONE ELEVATION
S-101 N.T.S.



5 PROPOSED LIMESTONE ANCHORS
S-101 SCALE: 6" = 1'-0"

OWNER/BID	04.24.2024
Rev. To	Qty. Date
ISSUE	
PROPOSED REPAIR DETAILS	
271 WEST 27TH ST NEW YORK NY	
ENGINEER	ARCHITECTS
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DWG BY: SY/MK	SCALE: AS NOTED
S-101.00	PAGE 10 OF 10

FACADE REPAIRS

Pomerantz Center & Haft Theater FIT

300 7TH AVE, NY, 10001

GENERAL NOTES

- WHERE NEW WORK IS REQUIRED AND IT CONFLICTS WITH EXISTING STRUCTURAL, MECHANICAL OR CODE LIMITATIONS, THE CONTRACTOR, BUILDER, OR THOSE IN RELEVANT OR CONTINGENT TRADES SHALL INFORM THE OWNER AND ARCHITECT OF SUCH, PRIOR TO PROCEEDING WITH SUCH WORK.
- NO WORK OF ANY TRADE IS TO BE CARRIED OUT IN THE EVENT OF CONFLICT OF INFORMATION. CLARIFICATION OF THIS NATURE ARE TO BE MADE BY THE ARCHITECT OR OWNER.
- ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH APPLICABLE LOCAL CODE REQUIREMENTS AND ANY AGENCIES HAVING JURISDICTION, AS WELL AS ALL MANAGEMENT REGULATIONS.
- ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMAN-LIKE MANNER AND FABRICATED WITH FIRST CLASS MATERIALS. CONTRACTOR SHALL SUBMIT THE PROPOSED WORK SCHEDULE WITH HIS LUMP SUM BID THAT WILL NOT BE CHANGED EXCEPT WITH THE APPROVAL OF THE OWNER AND ARCHITECT.
- EXISTING PROPERTY AND NEW WORK IS TO BE PROPERLY PROTECTED AGAINST DAMAGES UNTIL THE COMPLETION OF THE JOB, AT WHICH TIME IT SHALL BE LEFT BROOM CLEAN.
- AT DEMOLISHED OR CHOPPED AWAY LOCATIONS, PATCHING SHALL BE DONE WITH LIKE MATERIALS OR AS SPECIFIED.
- THE SUBCONTRACTORS' WORK UNDER THE BUILDER (GENERAL CONTRACTOR) SHALL BE FULLY COORDINATED SO AS TO AVOID UNNECESSARY DEMOLITION OR CONFLICT OF WORK SEQUENCE OF VARIOUS TRADES AND WORKMEN.
- THE CONTRACTOR SHALL FILE CERTIFICATES OF WORKMENS COMPENSATION, COMPREHENSIVE AUTO LIABILITY, COMPREHENSIVE GENERAL LIABILITY, AND EMPLOYER'S LIABILITY INSURANCES WITH THE OWNER AND ARCHITECT. THE CONTRACTOR IS ALSO TO OBTAIN PERMITS AND PAY ALL FEES REQUIRED BY VENTENOR DEPARTMENT OF BUILDINGS AND ANY OTHER AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC, WORKMEN, VEHICLES, EXISTING STRUCTURES AND OCCUPANTS OF THE BUILDING.
- A LICENSED ELECTRICIAN SHALL PERFORM ANY AND ALL ELECTRICAL WORK IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE AND NBFU CODE. PRIOR TO FINAL PAYMENT TO THE BUILDER, A COMPLETION CERTIFICATE SHALL BE ISSUED TO THE OWNER.
- ANY AND ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER WHO IS RESPONSIBLE FOR FILING ALL WORK THAT IS TO BE PERFORMED.
- CONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, AND THE ARCHITECT AGAINST ALL EXPENSES AND ATTORNEY'S FEES AND ANY LAWSUITS OR ACTIONS ARISING IN WHOLE OR IN PART FROM ANY ACT OR COMMISSION BY THE CONTRACTOR, OF THE SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE OWNER.
- REFER TO THE PROJECT MANUAL'S SECTION FOR ADDITIONAL NOTES AND CONDITIONS. THE SUBMISSION OF THE CONTRACTOR'S BID IMPLIES THAT ALL DRAWINGS, SPECIFICATIONS, AND NOTES HAVE BEEN READ, UNDER- STOOD AND INCORPORATED AS PART OF THE BID AMOUNT WITH ALL ITS PREREQUISITES AND TERMS. ALL STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENT OF THE STRUCTURAL ENGINEER AND BUILDING CODE REQUIREMENT

TENANT PROTECTION PLAN

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEW JERSEY BUILDING CODE AND WITH ALL REGULATIONS OF ANY OTHER AGENCY HAVING JURISDICTION.

OCCUPANCY: NO ONE SHALL OCCUPY THE SPACE DURING CONSTRUCTION.

EGRESS: ALL EXISTING MEANS OF EGRESS FROM THE BUILDING SHALL BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.

FIRE SAFETY: THE INTEGRITY OF ALL EXISTING FIREPROOFING SHALL BE MAINTAINED.

ALL FLAMMABLE MATERIALS SHALL BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS. SUCH MATERIALS SHALL BE KEPT AWAY FROM HEAT AND SHALL BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.

ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA SHALL BE SHUT-OFF AFTER WORKING HOURS.

THE CONTRACTOR SHALL MAKE SURE THERE IS NO LEAKAGE OF ANY FLAMMABLE GAS USED IN CONSTRUCTION.

ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING, ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS SHALL BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.

HEALTH REQUIREMENT CONSTRUCTION OPERATIONS SHALL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING WITHOUT PRIOR NOTICE.

DUST CONTROL: DEBRIS, DUST AND DIRT SHALL BE KEPT TO A MINIMUM AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA AND SHALL BE CLEARED FROM THE BUILDING PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION.

CONTRACTOR SHALL ISOLATE THE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR HEAVY DROP CLOTHS.

NOISE RESTRICTIONS: CONSTRUCTION OPERATIONS SHALL BE CONFINED TO REGULAR WORKING HOURS: MONDAY THRU FRIDAY, 8:00 AM - 5:00 PM. ON SATURDAYS AND SUNDAYS BY PERMISSION OF MANAGEMENT.

PROTECTIVE OVERHEAD BRIDGING

- MINIMUM 8' HIGH CLEARANCE AT SIDEWALKS, WATERPROOF PLANKING DECK AND 4' PARAPETS.
- PROVIDE 14' CLEARANCE AT DRIVEWAY AREAS.
- PROVIDE FOR MAXIMUM 150 P.S.F. LIVELOAD TO ALLOW FOR FUTURE PIPE SCAFFOLDING TO BE ADDED ABOVE THE BRIDGE TO ACCESS BALCONIES FOR RECONSTRUCTION UP TP ROOF LEVEL.
- PROVIDE 24 HR. LIGHTING AND SECURITY SYSTEM.
- PROTECTIVES AT BRIDGE STEEL POSTS & BOLTS AT PEDESTRIAN LEVEL.
- ALL WORK TO BE PERFORMED BY EXPERIENCED CREW AND LICENSED AND INSURED CONTRACTOR.
- PROTECT ALL PLANTING AREAS & TREES AGAINST DAMAGE.

DRAWINGS INDEX

T-000.00	COVER SHEET
T-001.00	STRUCTURAL NOTES
A-100.00	ROOF PLAN
A-200.00	NORTH ELEVATION
A-201.00	SOUTH ELEVATION
A-202.00	WEST ELEVATION
A-203.00	COURTYARD ELEVATIONS EAST
A-204.00	COURTYARD ELEVATIONS WEST
S-100.00	ORIGINAL CONSTRUCTION DETAILS FOR REFERENCE ONLY
S-101.00	PROPOSED PRECAST CONCRETE REPAIR (TYP.)
S-102.00	PROPOSED CONCRETE CLADDING ELEVATION
S-103.00	PROPOSED REINFORCEMENT DETAIL



PLOT PLAN
NTS

ZONING NOTES

ADDRESS: 300 7TH AVE NY 10001
 BLOCK: 777
 LOT: 37
 ZONING MAP # C6-2
 C.OCCUPANCY:

NOTE:

PROTECTIVE SIDEWALK BRIDGING BY OTHERS UNDER SEPARATE APPLICATION

CONTROLLED/SPECIAL INSPECTIONS		
CONTROLLED/SPECIAL INSPECTIONS	CODE/ SECTION	REPORTS REQ'D
STRUCTURAL SAFETY - STRUCTURAL STABILITY	BC 1704.19	TR-1
POST-INSTALLED ANCHORS (BB 2014-018; 2014-019)	BC 1704.32	TR-1
FIRE - RESISTANT RATED CONSTRUCTION	BC 1103.4	TR-1
FIRE - RESISTANT PENETRATION AND JOINTS	BC 1704.27	TR-1
EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)	BC 1704.13	TR-1
FINAL INSPECTION	DIRECTIVE 14, 1975	TR-1
TPP	BC 1705.26	TR-1

OWNER/BID		4/24/2024
Rev. To	Qty.	Date
ISSUE		
COVER SHEET		
300 7TH AVE NEW YORK NY		
ENGINEER		ARCHITECTS
MALCOLM GRAFF, P.E. ALAIN JAPHEI, P.E. DAVID REYHAN, P.E.		DARIUS TORABY ARCHITECTS, P.C. 242 WEST 27TH STREET, STE 5B NEW YORK, NY 10001; TEL: (212) 242-2955
DWG BY: SY		SCALE: AS NOTED
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STRUCTURAL NOTES

STEEL DECK NOTES:

- 1. STEEL DECK SHALL CONFORM TO THE CURRENT SPECIFICATIONS FOR THE DESIGN OF LIGHT GAUGE COLD FORMED STEEL STRUCTURAL MEMBERS AS PER THE AISI LATEST EDITION AND STEEL DECK INSTITUTE SPECIFICATIONS AND STANDARDS. WHERE REQ'D FOR SPAN PROVIDE 40KSI DECK.
2. DECK SHALL BE ANCHORED BY WELDING THROUGH THE BOTTOM OF THE RIB TO STRUCTURAL STEEL AT MAXIMUM SPACING OF 12" USING ARC PUDDLE WELDED WITH MINIMUM BEARING OR END LAP OF 2".
3. DECK OPENINGS SHALL BE TREATED AS FOLLOWS:
A. FOR HOLES 6"OR LESS, PERPENDICULAR TO THE SPAN, NO REINFORCING IS REQ'D.
B. FOR HOLES OVER 6", BUT NOT MORE THAN 12", PROVIDE ONE 14 GAUGE REINFORCING PLATE 24"X24" AND WELD IN PLACE.
C. ALL OTHER OPENINGS TO BE FRAMED AS SHOWN ON PLAN

SUPERSTRUCTURE CONCRETE NOTES:

- 4. ALL CONCRETE OVER METAL DECK SHALL BE LIGHT WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS U.O.N.
5. CONCRETE ENCASEMENTS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS U.O.N.
6. ALL CONCRETE IS TO COMPLY WITH ALL REQUIREMENTS OF CURRENT ACI BLDG. CODE AND ALL RELEVANT SECTIONS OF THE NEW YORK CITY BUILDING CODE.
7. CONCRETE USED FOR FILL SHALL BE LIGHT WEIGHT CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF f'c=3500 PSI AT 28 DAYS U.O.N. FILL CONCRETE SHALL BE REINFORCED WITH 6X6-W2.9XW2.9 W.W.F.

STRUCTURAL STEEL NOTES:

- 8. STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE NYC. BUILDING CODE. ALL STEEL TO BE ASTM A992 HAVING A MINIMUM YIELD OF 50,000 PSI U.O.N. ALL STEEL TO BE DOMESTIC ONLY.
9. AISC SPECIFICATIONS FOR "ALLOWABLE STRESS DESIGN (ASD) FOR STRUCTURAL STEEL IN BUILDINGS" - LATEST EDITION SHALL APPLY, EXCEPT AS MODIFIED BY THE NOTES, SCHEDULES AND DETAILS SHOWN ON THE STRUCTURAL DRAWINGS OR ANY RESTRICTIVE REQUIREMENTS OF THE BUILDING CODE. ALL LATERAL CONNECTIONS SHOWN ON S-100'S ARE DESIGNED USING "ALLOWABLE STRESS DESIGN".
10. THE FRAME SHALL BE CARRIED UP TRUE AND PLUMB AND TEMPORARY BRACING SHALL BE INTRODUCED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING EQUIPMENT AND OPERATION OF SAME SUCH BRACING SHALL BE THE RESPONSIBILITY OF THE STEEL CONTRACTOR AND SHALL BE LEFT IN PLACE AS LONG AS REQUIRED FOR SAFETY.
11. ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH AISC SPECIFICATIONS.
12. ALL WELDED CONNECTIONS SHALL CONFORM TO THE NEW YORK CITY BUILDING CODE. PROVISIONS SHALL BE MADE FOR FIELD INSPECTION AND TESTING OF WELDS. ALL SHOP WELDS SHALL BE TESTED BY ANY OF APPROVED METHODS AND SHALL BE CERTIFIED.
13. ALL BOLT STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS, LATEST EDITION: HIGH STRENGTH TENSION CONTROL BOLTS A-325 AND A-490, U.O.N.
14. ALL BOLTS SHALL BE 3/4" XX FI XX MINIMUM ON HOLES 13/16" UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
15. ALL SHOP CONNECTIONS SHALL BE HIGH STRENGTH BOLTED OR WELDED.
16. ALL COLUMN SPLICES, CONNECTIONS OF BEAMS TO COLUMNS, CONNECTION WITHIN THREE FEET OF COLUMNS, CONNECTIONS OF OR TO DIAGONAL MEMBERS, AND ALL BEAMS CARRYING MACHINE LOADS SHALL BE HIGH STRENGTH SUP CRITICAL CONNECTIONS.
17. IN ADDITION TO MOMENT CONNECTION, PROVIDE AISC STANDARD SHEAR CONNECTIONS FOR ALL GRAVITY AND WIND LOADS AS SHOWN IN THE TYPICAL SHEAR CONNECTION DETAILS.
18. ALL SHEAR CONNECTORS SHALL BE XX 3/4 FI XX HEADED STUDS AND 4 7/8"LONG.
19. ALL ENDS OF COLUMNS AT SPLICES AND ALL OTHER BEARING CONNECTIONS SHALL BE MILLED TO COMPLETE TRUE BEARING.
20. PROVISIONS SHALL BE MADE FOR CONNECTIONS OF OTHER TRADES INCLUDING CUTTING AND PUNCHING OF STRUCTURAL MEMBERS, WHERE REQUIRED BY THE DRAWING OR BY INFORMATION FURNISHED PRIOR TO FABRICATION. ALL TRADES APPLYING POINT LOADS TO STRUCTURE MUST SUBMIT LOAD AND LOCATION TO ENGINEER OF RECORD FOR REVIEW
21. THE USE OF A CUTTING TORCH IN THE FIELD WILL NOT BE PERMITTED.
22. WELDING ELECTRODES SHALL CONFORM TO THE E70XX CLASSIFICATION OF THE AMERICAN WELDING SOCIETY.
23. CONTRACTOR SHALL PROVIDE STIFFENERS PER CHAPTER K OF AISC SPECIFICATION (LRFD). FOR THE NON SEISMIC CONDITIONS.
24. ALL WELDERS SHALL BE LICENSED BY THE STATE OF NEW YORK.
25. AREAS OF STRUCTURAL STEEL LEFT UNPAINTED TO ALLOW FOR WELDING OR BOLTING, SHALL RECEIVE A FIELD APPLICATION OF METAL PROTECTION.
26. STRUCTURAL STEEL THAT WILL REMAIN EXPOSED TO VIEW SHALL RECEIVE AN ADDITIONAL COAT OF METAL PROTECTION, OF ANOTHER COLOR, AFTER ERECTION.
27. MISC. METAL CONTRACTOR TO SURVEY IN PLACE STRUCTURAL STEEL PRIOR TO DEVELOPING SHOP DWGS. AND FABRICATING.
28. ALL EXPOSED STEEL, INCLUDING BUT NOT LIMITED TO LINTELS. DUNNAGE AND ROOF ENCLOSURES EXPOSED TO THE WEATHER AND STRUCTURAL TUBES PARTIALLY OR FULLY EMBEDDED IN THE EXTERIOR WALL MUST BE HOT DIPPED GALVANIZED INDICATE SUCH ON SHOP DWGS.
29. STRUCTURAL STEEL FABRICATOR TO SUBMIT QUALIFICATIONS OF DETAILER WHO MUST HAVE A MINIMUM EXPERIENCE OF FIVE YEARS AND BE LICENSED IN THE STATE OF NY. THE ENGINEER OF RECORD RESERVES THE RIGHT TO REJECT THE SUBMITTED DETAILER IF THEIR QUALIFICATIONS DO NOT MEET THE REQUIRED MINIMUM.
30. STRUCTURAL STEEL FABRICATOR TO SUBMIT SIGNED SEALED BY NYSPE CALCULATIONS OF ALL CONNECTIONS, TYPICAL AND OTHERWISE, PRIOR TO SUBMITTING SHOP DWGS. ALLOW TWO WEEKS FOR REVIEW.
31. ALL CONTRACTORS PER CONTRACT ARE REQUIRED TO COORDINATE THEIR TRADE WITH ALL CONTRACT DWGS.
32. PROVIDE STRUCTURAL STEEL SIZES SHOWN ON PLAN. IF NOT AVAILABLE SIZE MUST BE MANUFACTURED BY EQUIVALENT PLATES AND FULL PEN WELDS AT NO ADDITIONAL COST TO OWNER.
33. STEEL FABRICATOR AND DETAILER TO BE CERTIFIED BY AISC.

FOUNDATION NOTES:

EXCAVATION

- 1. ALL FOOTINGS, PIER AND FOUNDATION WALLS SHALL BEAR ON UNDISTURBED SOIL WITH A SAFE BEARING CAPACITY OF 2 TONS PER SQ. FT.
2. WHERE THE REQUIRED BEARING MATERIAL IS NOT FOUND AT THE ANTICIPATED ELEVATION SHOWN (ELEVATION BASED ON INTERPOLATED BORING DATA) THE FOOTINGS SHALL BE LOWERED TO A DEPTH AT WHICH THE REQUIRED BEARING CAPACITY IS FOUND.
3. ALL FILL MATERIALS WITHIN AND TO 8 FT. BEYOND THE PROPOSED BUILDING SHOULD BE REMOVED AND REPLACED WITH COMPACTED WELL-GRADED SAND HAVING LESS THAN 1255 PASSING THE NO. 200 SIEVE AND CONFORMING TO ALL CODE REQUIREMENTS FOR CONTROLLED COMPACTED FILL. THIS MATERIAL AND MATERIALS DISTURBED AND LOOSEENED DURING EXCAVATION AND REMOVAL OF THE EXISTING BUILDING SHOULD BE PLACED IN UNIFORM LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS, AND COMPACTED TO 95% OF THE DRY UNIT WEIGHT OBTAINED IN ACCORDANCE WITH ASTM TEST DESIGNATION 1557-91.
4. NON-STRUCTURAL BACKFILL BEHIND WALLS SHOULD BE FREE DRAINING MATERIAL PLACED IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO 95% OF THE DRY UNIT WEIGHT OBTAINED IN ACCORDANCE WITH ASTM TEST DESIGNATION 1557-91.
5. ALL UNDERPINNING, SHEETING, SHORING OR OTHER CONSTRUCTION REQUIRED FOR THE SUPPORT OF ADJACENT PROPERTIES, BUILDINGS, SIDEWALKS, UTILITIES, ETC., SHALL BE SUBJECT TO CONTROLLED INSPECTION AS REQUIRED BY THE CODE. THE CONTRACTOR SHALL RETAIN A LICENSED PROFESSIONAL ENGINEER ACCEPTABLE TO THE ENGINEER OF RECORD TO PROVIDE THE NECESSARY DESIGN AND THE REQUIRED INSPECTION. THE CONTRACTOR'S PROFESSIONAL ENGINEER SHALL PREPARE AND FILE THE REQUIRED FORMS FOR THE WORK WITH THE BUILDING DEPARTMENT AND THE TRANSIT AUTHORITY.
6. FOR UNDERPINING, LATERAL STABILITY AND OTHER PERTINENT GEOTECHNICAL ITEMS, THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND BORINGS DRAWINGS.

CONCRETE AND STEEL REINFORCEMENT

- 1. NO CONCRETE FOOTING, FOUNDATION PIER, OR FOUNDATION WALL SHALL BE POURED UNTIL SUBGRADE FOR SAME HAS BEEN APPROVED BY A LICENSED PROFESSIONAL ENGINEER.
2. ALL CONCRETE SHALL BE NORMAL WEIGHT CONTROLLED CONCRETE, U.O.N., AND COMPLY WITH A.C.I. BUILDING CODE AND THE CURRENT NEW YORK CITY BUILDING CODE.
3. CONCRETE STRENGTH SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
-FOOTINGS 4000 PSI
-BUTTRESSES AND FOUNDATION WALLS 4000 PSI
-COLUMN PIERS 4000 PSI
-FOOTING SEALERS 3000 PSI
-SLAB ON GROUND 3500 PSI
4. ALL STEEL REINFORCEMENT SHALL HAVE AN ULTIMATE TENSILE STRENGTH OF 90,000 PSI AS PER A.S.T.M. A615-83 GRADE 60. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL THE NECESSARY CHAIRS, REBARS, TIES, SPACERS, ETC., TO SECURE AND SUPPORT THE REINFORCING WHILE PLACING THE CONCRETE. ALL BARS MARKED CONTINUOUS, SHALL BE LAPPED IN ACCORDANCE WITH TYP. REINF. TABLES AT SPLICES AND CORNERS EXCEPT AS OTHERWISE SHOWN ON PLANS LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AND BOTTOM BARS AT SUPPORT. HOOK TOP BARS AT DISCONTINUOUS ENDS.
5. VERTICAL CONSTRUCTION JOINTS IN ALL WALLS SHALL BE USED ONLY IF UNAVOIDABLE, OR UNLESS OTHERWISE NOTED, AND TO BE LOCATED AT LEAST 4'-0" FROM ANY SUPPORTING COLUMN OR WALL OPENING. DISTANCE BETWEEN JOINTS IN WALL SHALL BE ALLOWED AS PER SPECIFICATIONS. NO HORIZONTAL CONSTRUCTION JOINTS WILL BE ALLOWED IN GRADE BEAMS.
6. IN NO CASE SHALL TRUCKS, BULLDOZERS, OR OTHER HEAVY EQUIPMENT BEPERMITTED CLOSER THAN 8'-0" FROM ANY FOUNDATION WALL UNLESS APPROVED BY THE ENGINEER.
7. TEMPORARY BRACING SHALL BE PROVIDED FOR ALL BUTTRESSES. WHERE BUTTRESSES DO NOT EXIST OR SPACING BETWEEN BUTTRESSES EXCEED 25 FEET, AND WHERE THE DIFFERENCE IN LEVEL BETWEEN INSIDE AND OUTSIDE GRADE IS MORE THAN 4'-0", INTERMEDIATE BRACING SHALL BE PROVIDED. WHERE RAMP OCCUR, THE GRADE ELEVATION OUTSIDE OF RAMP WALLS SHALL BE USED IN FIGURING THE DIFFERENCE IN LEVEL. CORNER BUTTRESSES NEED NOT BE BRACED. NO BACKFILLING IS TO BE DONE BEFORE ALL SLABS BRACING WALLS ARE IN PLACE UNLESS APPROVED BY THE ENGINEER.
8. CONTRACTOR TO INSTALL ALL PIPE SLEEVES, BOXED OPENINGS, ANCHOR BOLTS, ETC., AS REQUIRED FOR THE VARIOUS TRADES. WALL POCKETS TO RECEIVE BEAMS AND SLABS SHALL BE PROVIDED AS REQUIRED FOR THE SUPERSTRUCTURE. SHOP DRAWINGS SHOWING THE POSITION OF OPENINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER PRIOR TO PLACING CONCRETE.
9. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 3/4" FOR INTERIOR SLABS AND INTERIOR WALL SURFACES; 1 1/2" FOR BEAMS, GIRDERS. AND COLUMNS (TIES. STIRRUPS OR PRIMARY REINFORCEMENT). FOR ALL CONCRETE EXPOSED TO WEATHER AND EARTH FILL, COVER SHALL BE 2" (1 1/2" FOR STIRRUPS). FOR CONCRETE PLACED AGAINST EARTH, MINIMUM COVER SHALL BE 3".
10. ALL SLABS ON GROUND (AREAWAYS, RAMPS, ETC., INCLUSIVE) SHALL BE 6" THICK, U.O.N., REINF. WITH WELDED WIRE FABRIC 6 6 - W2.9 X W2.9, U.O.N. ON SF-100, MINIMUM YIELD STRENGTH 70,000 PSI, PLACED 1" BELOW TOP OF SLAB.
11. ALL SLABS ON GROUND, U.O.N., TO BE POURED OVER A 8" POROUS FILL BED THAT CONTAINS 20 MIL POLYETHYLENE FILM 3" BELOW THE TOP OF FILL BED. THE SLABS SHALL BE PLACED IN ALTERNATE PANELS NOT EXCEEDING 1,200 SQ. FT. BETWEEN KEYED CONSTRUCTION JOINTS, BUT NO DIMENSION OF THE PANEL IS TO EXCEED 40 FEET.
12. FOR PIER SIZES SEE STRUCTURAL DRAWINGS. WHERE PIER IS REQUIRED BUT NOT SHOWN ON PLANS THE SIZE OF THE PIER SHOULD BE 4" LARGER ON EACH SIDE THAN THE COLUMN BASE PLATE ABOVE WITH A MINIMUM PIER SIZE OF 24" X 24". MIN. REINF. SHALL BE 8-#9 VERT. W/#4@12 TIES.
13. WHERE A PIER IS INDICATED ON THE FOUNDATION PLAN BUT ELIMINATED IN THE FIELD (GOOD MATERIAL HIGHER THAN ASSUMED) THE ENGINEER SHALL BE NOTIFIED AS DEPTH OF FOOTING MAY NEED TO BE INCREASED.
14. THE CONTRACTOR MUST SUBMIT REINFORCING SHOP DRAWINGS SIGNED AND SEALED BY A N.Y.P.E. TO THE STRUCTURAL ENGINEER FOR REVIEW. NO CONSTRUCTION IS TO BE STARTED UNTIL THE SHOP DRAWINGS ARE REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD.
15. THE STRUCTURAL ENGINEER OR HIS QUALIFIED FIELD REPRESENTATIVE MUST CHECK AND APPROVE ALL STEEL REINFORCING PRIOR TO CONCRETE PLACEMENT.
CODES AND TESTS
16. THIS STRUCTURE HAS BEEN DESIGNED UNDER THE PROVISIONS OF THE NEW YORK STATE BUILDING CODE AS AMENDED AND A.C.I.

318 (LATEST EDITION).

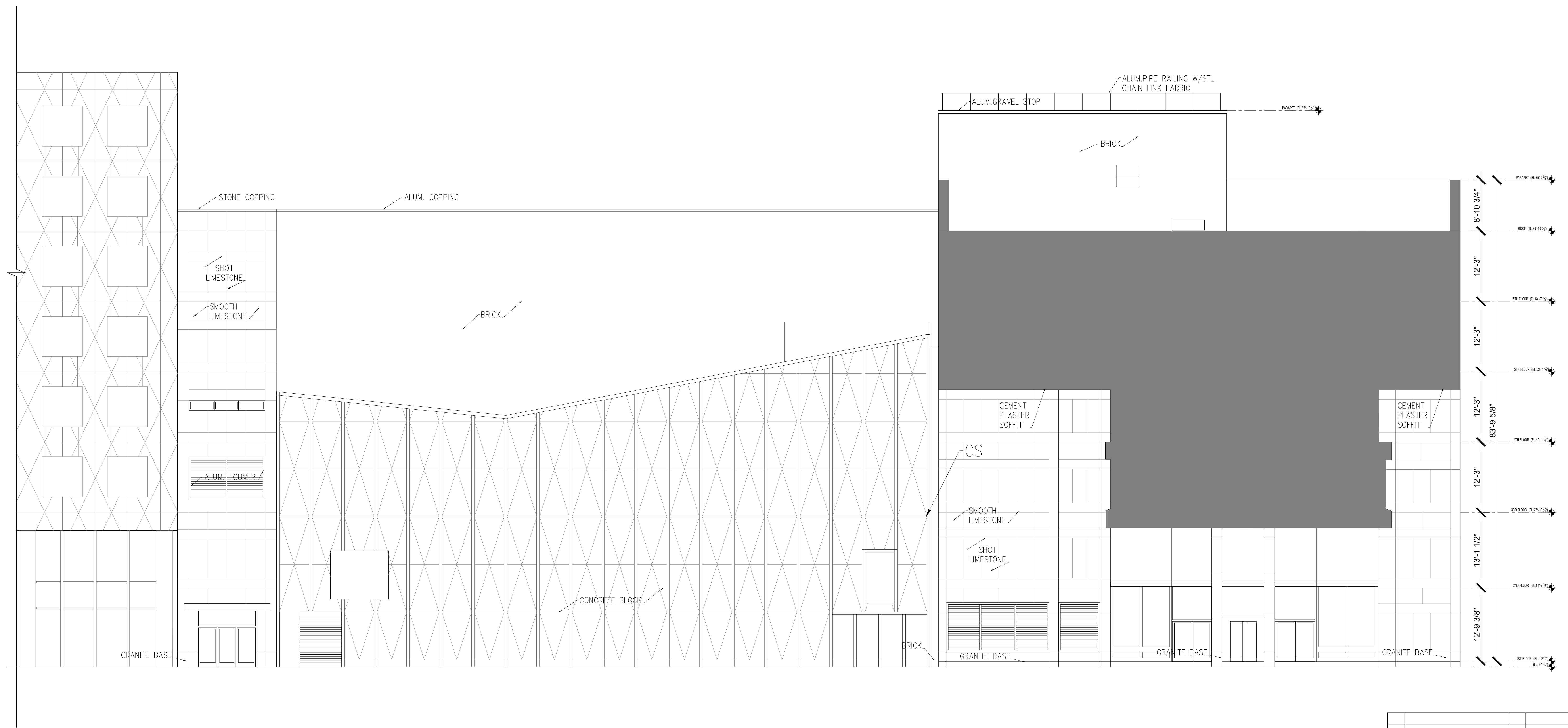
SCOPE II C 1618

- 17. ALL CONTROLLED CONCRETE SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NEW YORK CITY BUILDING CODE AND THE A.C.I. 318 BUILDING CODE (LATEST EDITION). APPLICATION FOR CONTROLLED CONCRETE WITH CONCRETE TESTS AND CURVES OF TESTS FOR THE PRELIMINARY DESIGN MIX PREPARED BY AN APPROVED LABORATORY MUST BE SUBMITTED TO THE ENGINEER FOR FILING WITH THE BUILDING DEPARTMENT. NO CONCRETE SHALL BE PLACED WITHOUT THE DESIGN MIX BEING APPROVED BY THE BUILDING DEPARTMENT.
18. DESIGN AND CONSTRUCTION OF FORMWORK IS TO COMPLY WITH THE A.C.I. 318 BUILDING CODE (LATEST EDITION) AND NEW YORK STATE BUILDING CODE AS AMENDED.

Table with 3 columns: CONTROLLED/SPECIAL INSPECTIONS, CODE/ SECTION, REPORTS REQ'D. Rows include FIRE RESISTANT PENETRATIONS AND JOINTS, FIRE RESISTANCE RATED CONSTRUCTION, STRUCTURAL STEEL - WELDING, STRUCTURAL STEEL - DETAILS, STRUCTURAL STEEL - HIGH STRENGTH BOLTING, STRUCTURAL STABILITY - EXISTING BUILDINGS, MASONRY, FINAL INSPECTION.

Empty table grid with 4 columns and 10 rows.

Table with 4 columns: Rev. To, Qty., Date, ISSUE. Includes project name: STRUCTURAL NOTES, address: 300 7TH AVE NEW YORK NY, engineer: MALCOLM CRAFT, P.E., architects: DARIUS TORABY ARCHITECTS, P.C., and drawing number: T-001.00.

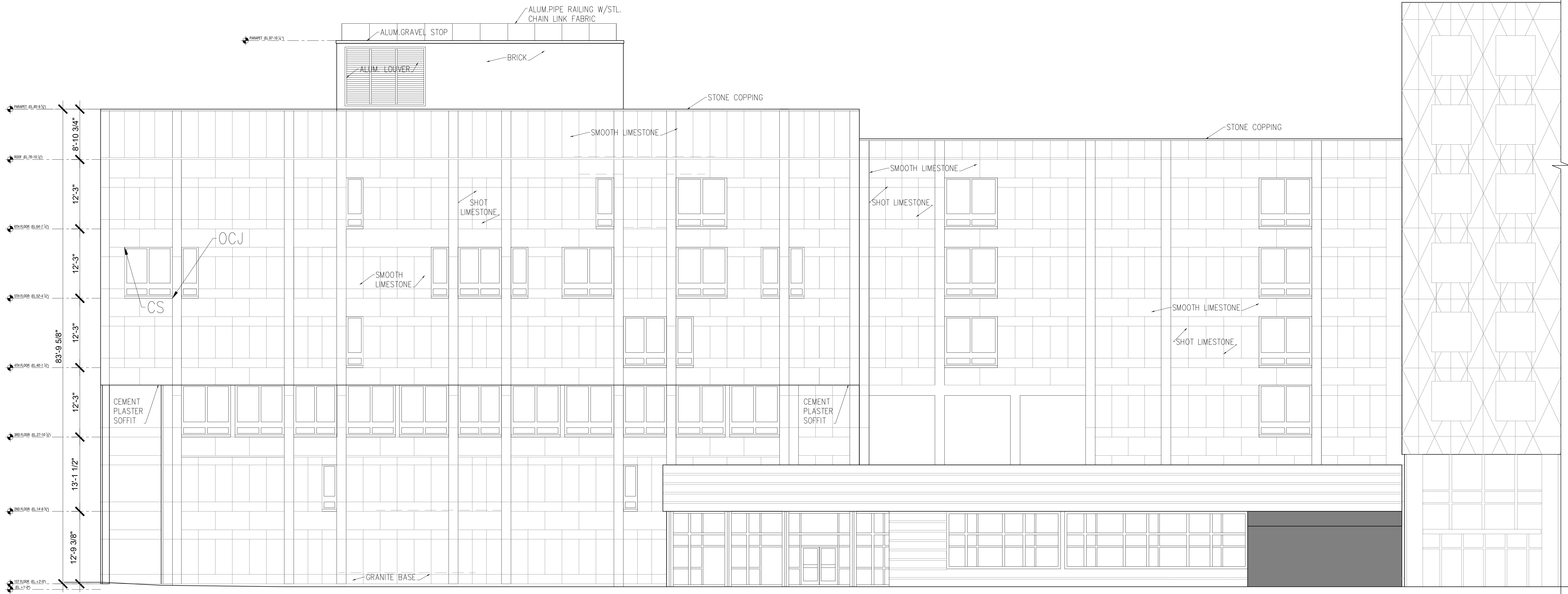


1 SOUTH ELEVATION
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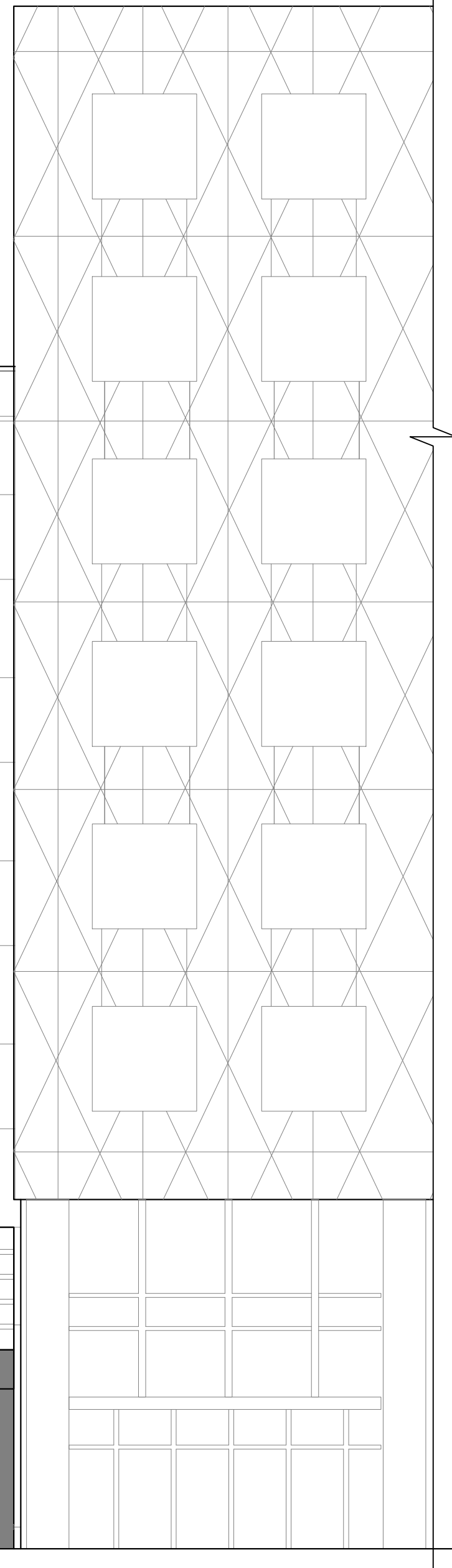
OWNER/BID	4/24/2024
Rev. To	Qty. Date

ISSUE
SOUTH ELEVATION
300 7TH AVE
NEW YORK NY

ENGINEER	ARCHITECTS	A-103.00
MALCOLM GRAFF, P.E. ALAIN JAPHEI, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 242 WEST 27TH STREET, STE 5B NEW YORK, NY 10001; TEL: (212) 242-2955	
DWG BY: SY	SCALE: AS NOTED	PAGE 6 OF 11



1 NORTH ELEVATION
 A-104 SCALE: 1/8"=1'-0"

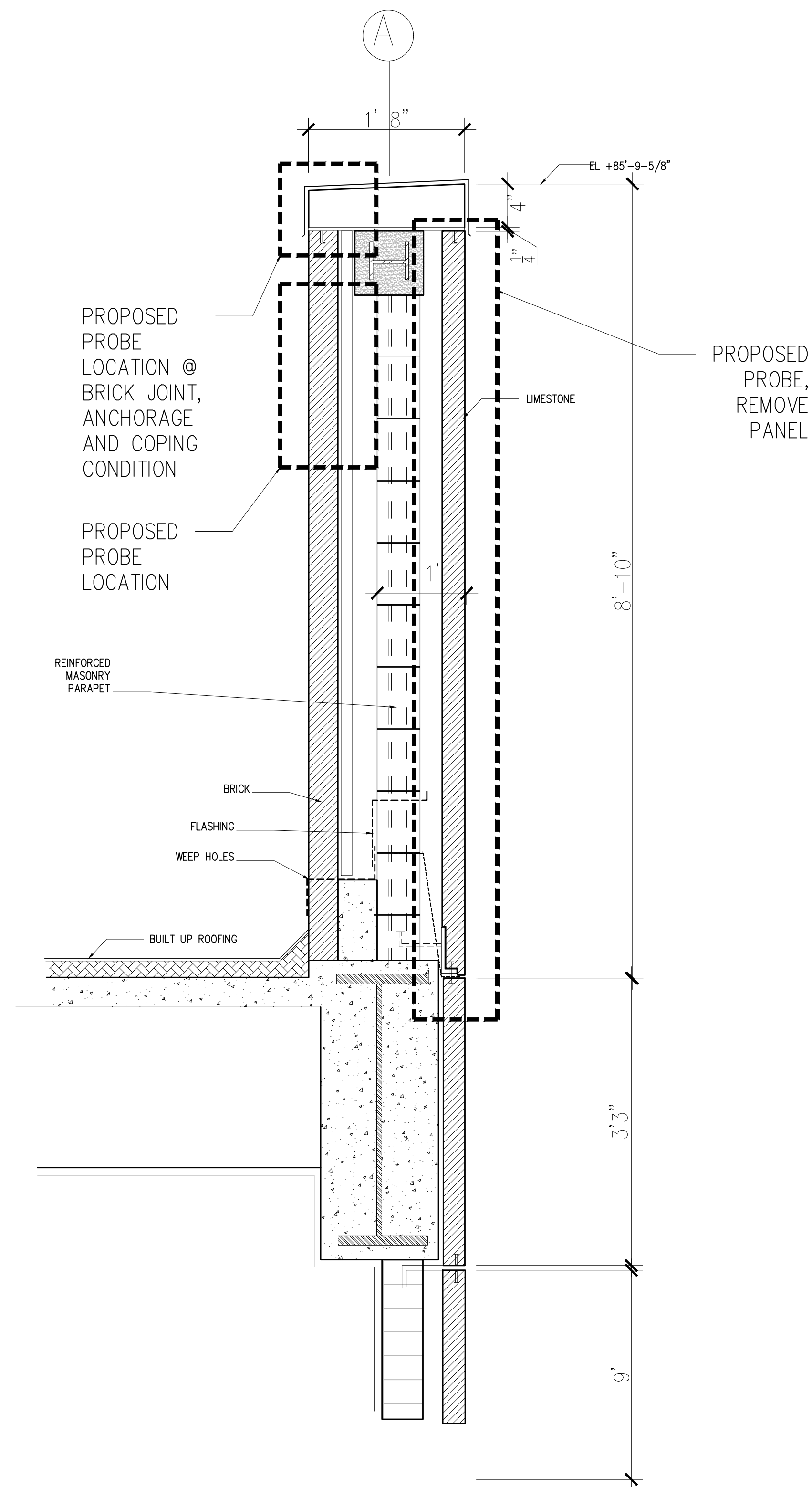


OWNER/BID	4/24/2024
Rev. To	Qty. Date

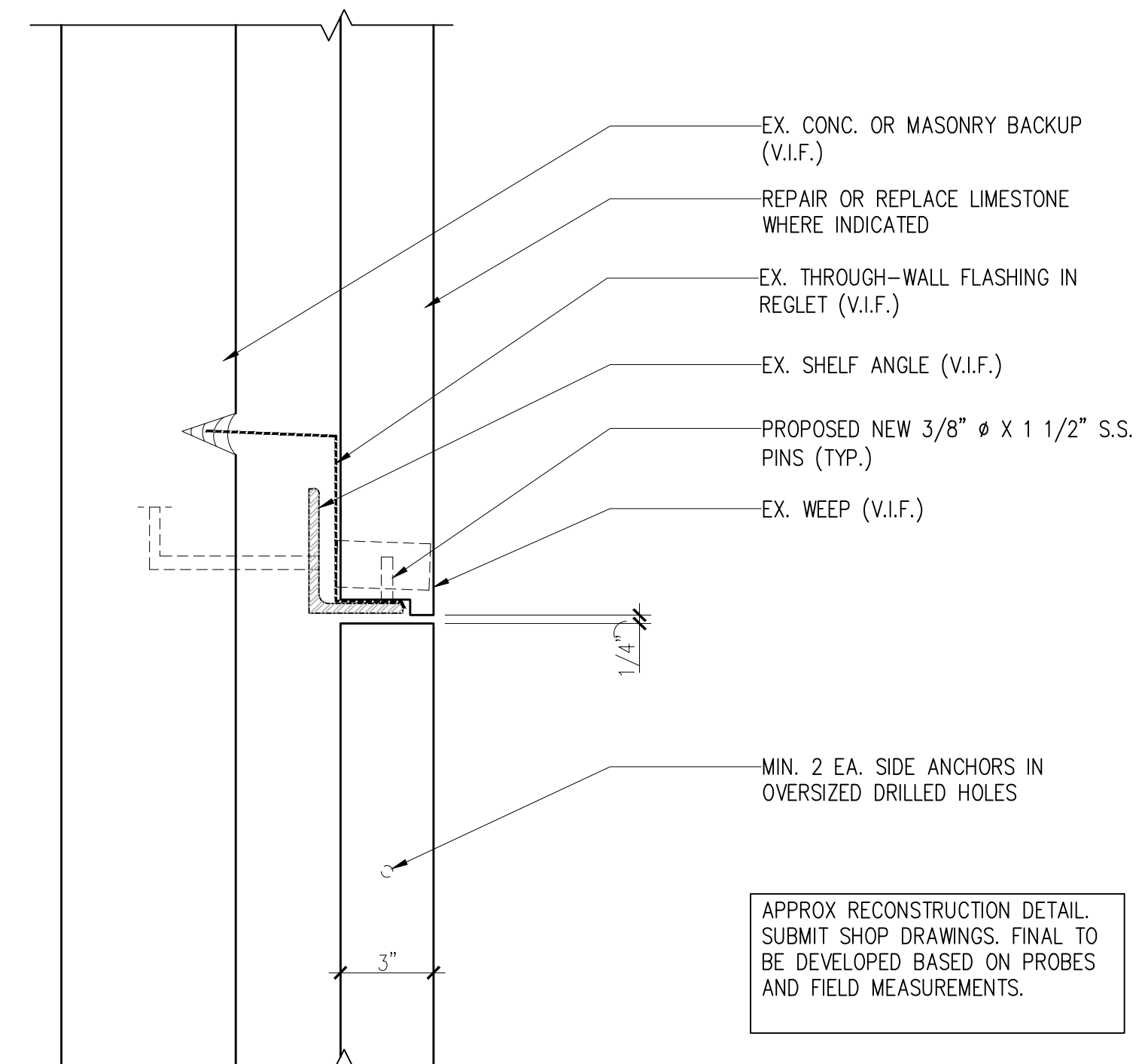
ISSUE
 NORTH ELEVATION

300 7TH AVE
 NEW YORK NY

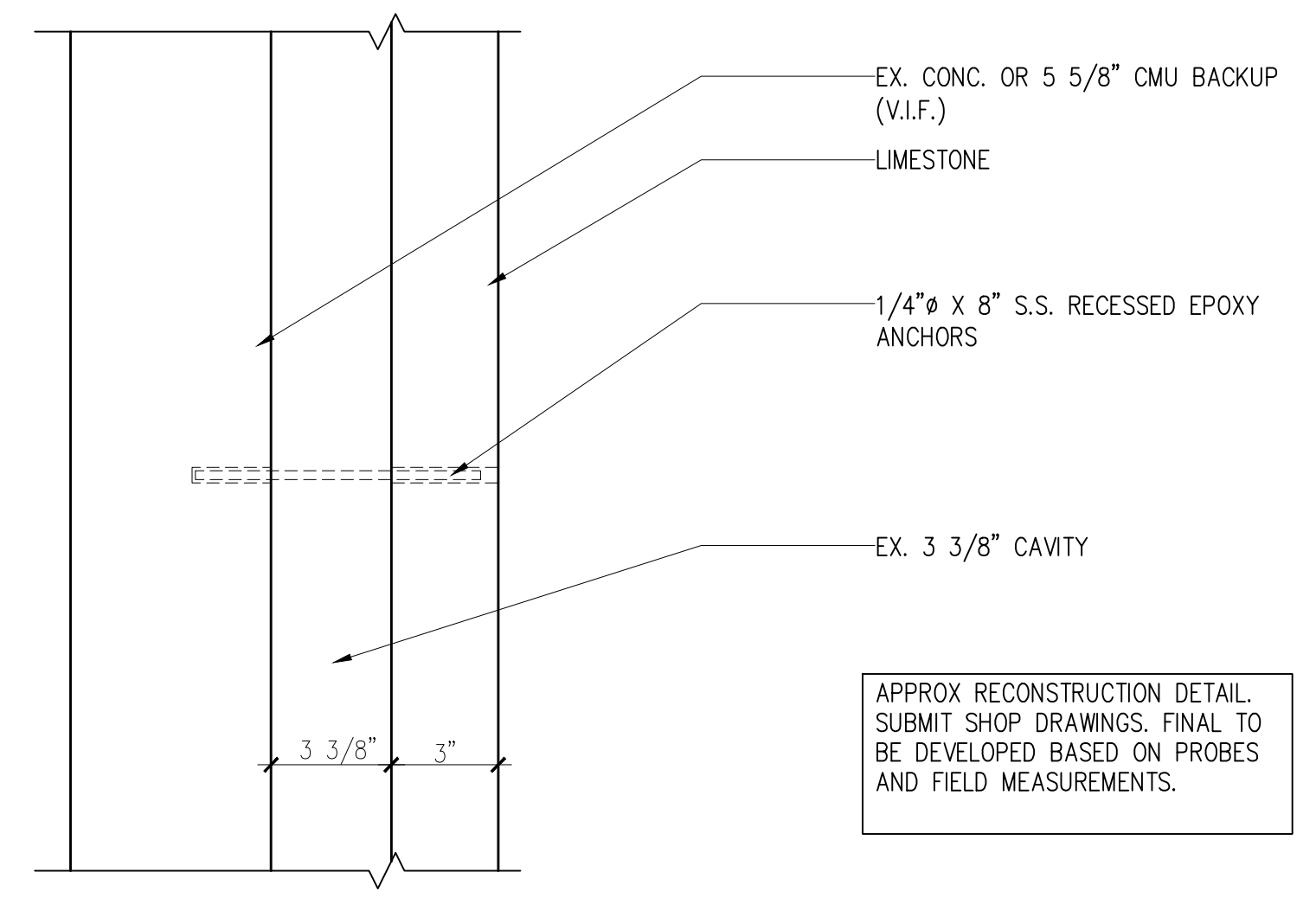
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MALCOLM GRAFF, P.E. ALAIN JAPHET, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 242 WEST 27TH STREET, STE 5B NEW YORK, NY 10001; TEL: (212) 242-2955	
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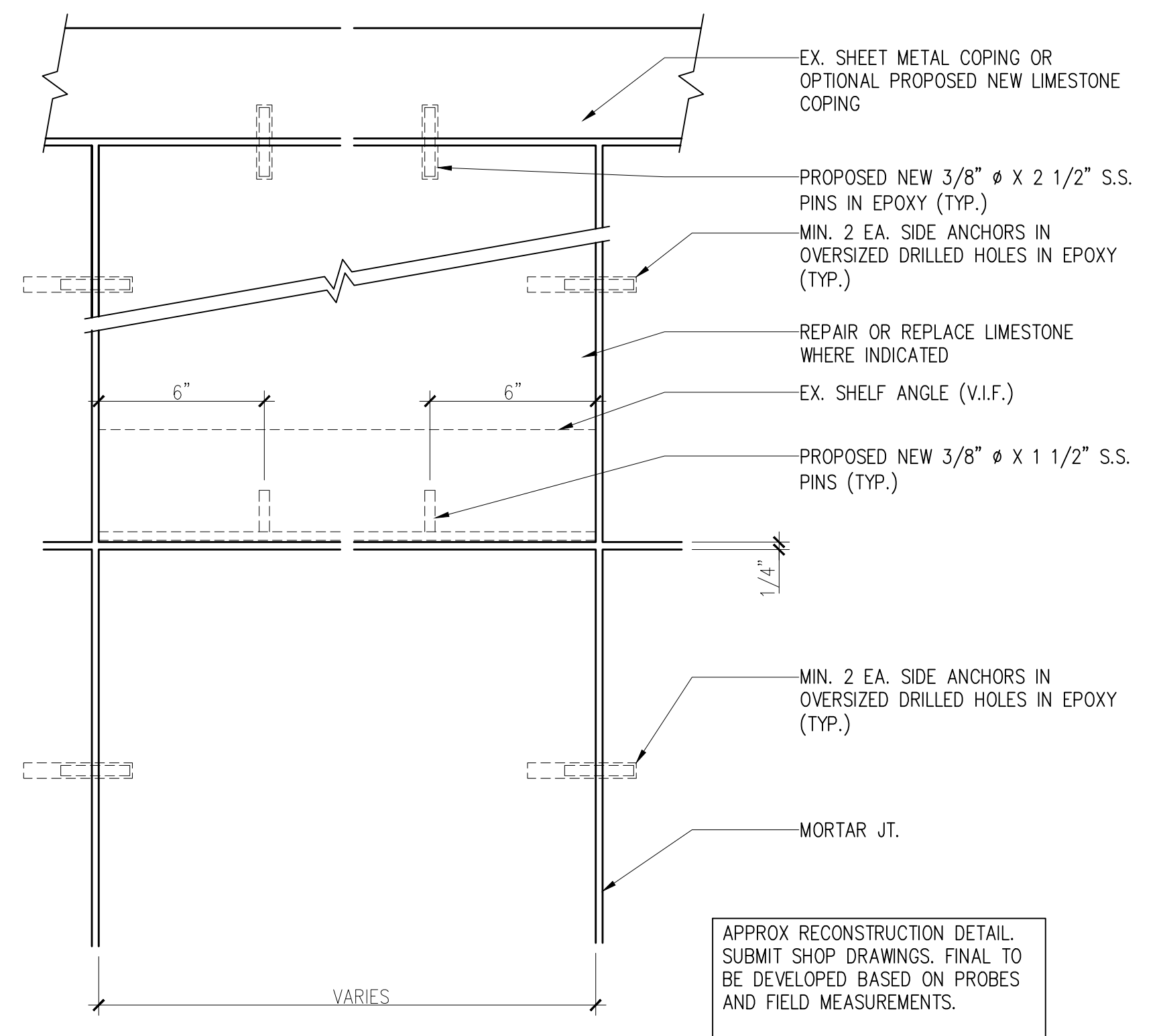
1 PROPOSED PROBE LOCATIONS
S-101 SCALE: 1" = 1'-0"



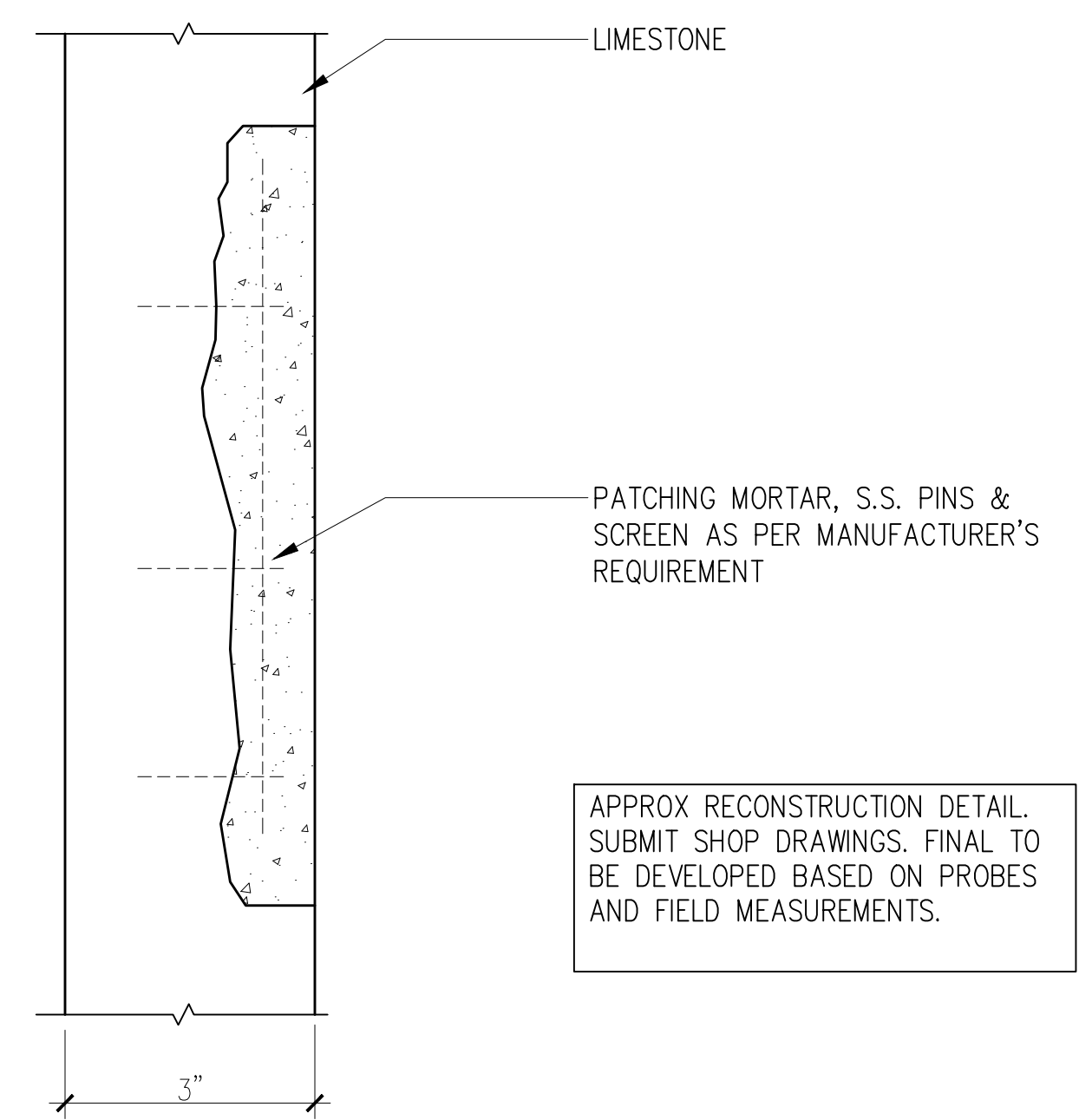
2 PROPOSED LIMESTONE SECTION @ SHELF ANGLE
S-101 SCALE: NTS



4 PROPOSED LIMESTONE ANCHORS
S-101 SCALE: NTS



3 PROPOSED LIMESTONE ELEVATION
S-101 N.T.S.

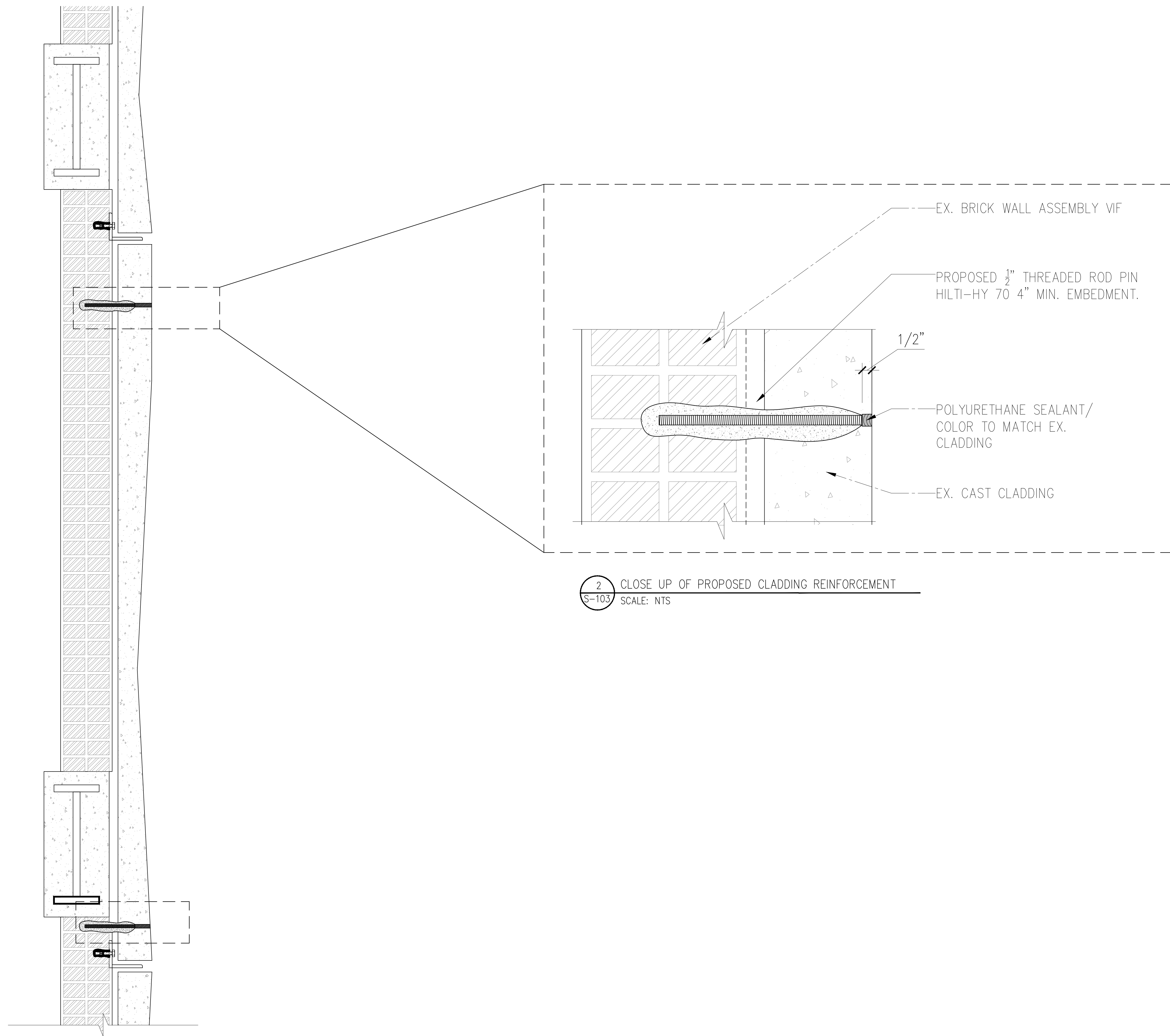


5 PROPOSED LIMESTONE ANCHORS
S-101 SCALE: 6" = 1'-0"

OWNER/BID	4/24/2024
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ISSUE	

PROPOSED REPAIR DETAILS
300 7TH AVE
NEW YORK NY

ENGINEER	ARCHITECTS	S-101.00
MALCOLM GRAFF, P.E. ALAIN JAPHET, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 242 WEST 27TH STREET, STE 5B NEW YORK, NY 10001; TEL: (212) 242-2955	
DWG BY: SY	SCALE: AS NOTED	PAGE 9 OF 11

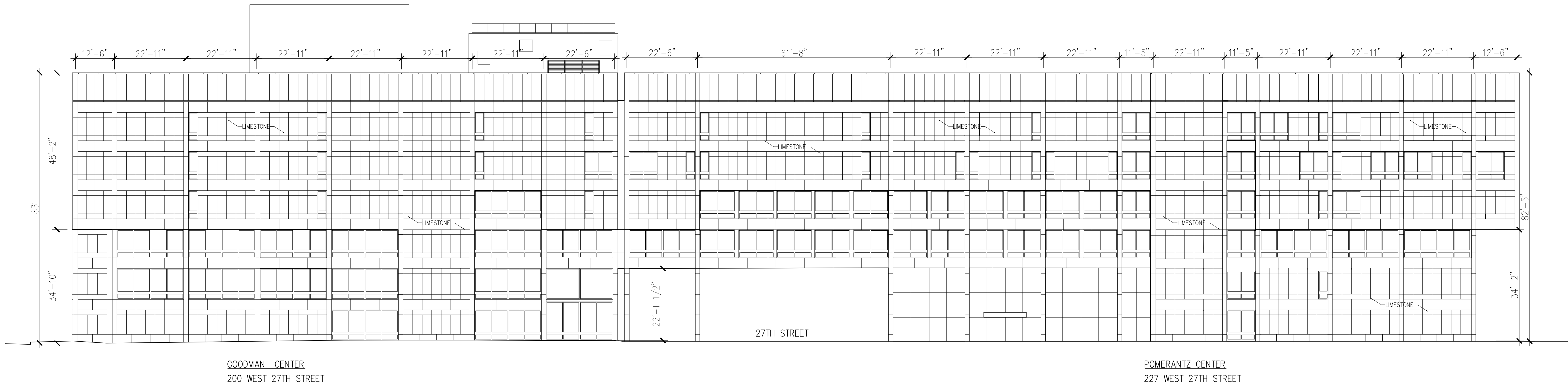


2 CLOSE UP OF PROPOSED CLADDING REINFORCEMENT
S-103 SCALE: NTS

1 SECTION OF PROPOSED CLADDING REINFORCEMENT
S-103 SCALE: NTS

OWNER/BID			4/24/2024

ISSUE			
PROPOSED REINFORCEMENT DETAIL			
300 7TH AVE NEW YORK NY			
ENGINEER	ARCHITECTS		
MALCOLM GRAFF, P.E. ALAIN JAPHEI, P.E. DAVID REYHAN, P.E.	DARIUS TORABY ARCHITECTS, P.C. 242 WEST 27TH STREET, STE 5B NEW YORK, NY 10001; TEL: (212) 242-2955		S-103.00
DWG BY: SY	SCALE: AS NOTED		PAGE 11 OF 11



1 EAST ELEVATION
 A-100 SCALE: 1/16"=1'-0"

BID	-	4/24/2024
Rev. To	Qty.	Date

ISSUE
 EAST ELEVATION
 200 WEST & 227 WEST 27TH ST
 NEW YORK NY

ENGINEER MALCOLM GRAFF, P.E. DAVID REYHAN, P.E.	ARCHITECTS DARIUS TORABY ARCHITECTS, P.C. 242 WEST 27TH STREET, STE 5B NEW YORK, NY 10001; TEL: (212) 242-2955	A-100.00
DWG BY: MD	SCALE: AS NOTED	PAGE 1 OF 3

