

# KINGS COUNTY SAVINGS BANK

DRAWINGS

T-000.00	Cover	A-600.00	Proposed Side Elevation
G-000.00	General Notes/Energy Code	A-700.00	Proposed Longitudinal Section
G-100.00	Handicapped Notes & Typ. Details	A-800.00	Proposed Cross Section
Z-100.00	Zoning Analysis		
Z-200.00	Floor Area Break down		
A-100.00	Proposed Floor 1 Plan + 1st Split Level Plan		
A-200.00	Proposed Floor 2 Plan + 2nd Split Level Plan		
A-300.00	Proposed Floor 3 Plan + 3rd Split Level Plan		
A-400.00	Proposed Cellar Plan + Proposed Attic Plan		
A-500.00	Proposed Front and Rear Elevations		

ZONING

address	125 BROADWAY Brooklyn NY 11216
zoning map : district	12D : C4-3
block : lot	2457 : 45
stories:height	3 stories: ± 75'-0"
existing use	commercial
proposed use	non commercial community art gallery

DATE:	REVISION

BOSCH

ARCHITECTURE

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PROJECT. :  
  
NEW NON-COMMERCIAL  
ART GALLERY  
  
LOCATION: 137 BROADWAY, BROOKLYN, NY 11211  
  
DRAWING TITLE :  

- TITLE SHEET

SEAL & SIGNATURE	DATE : 08/21/2013
	DRAWING BY: MARCELO MACCIO EVELYN ESCALANTE
	CHK BY : J.B.
	DRWG No: <b>T-000.00</b>
	JOB No: 1 of 13

GENERAL REQUIREMENTS.

- 1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NEW YORK BUILDING CODE, AND THE DIRECTIONS OF THE CITY OF NEW YORK BUILDING DEPARTMENT. SOULD ANYTHING CONTAINED IN THE CONTRACT DOCUMENT BE A VARIANCE WITH SAID CODES. CONTRACTORS SHALL IMMEDIATELY INFORM THE ARCHITECT .
- 2) WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS ON THESE DOCUMENTS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE WORK AND THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THE DRAWINGS.
- 3) CONTRACTORS SHALL PROVIDE ALL ITEM AND LABOR NECESSARY FOR THE COMPLETION OF THE WORK SHOWN ON THE CONTRACT DOCUMENT WHETHER THOSE ITEMS ARE EXPRESSLY SPECIFIED OR NOT, INCLUDING, BUT NOT LIMITED TO TAX , PURCHASE DELIVERY ARRANGE-MENT AND STORAGE.
- 4) PRIOR TO THE SUBMISSION OF PROPOSAL, ALL CONTRACTORS SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES WITH CONSTRUCTION DOCUMENTS, INSPECT THE EXISTING CONDITIONS AND ADVISE THE ARCHITECT OF ANY CONDITIONS WHICH MIGHT INTERFACE WITH THE WORK OR CAUSE ANY MODIFICATIONS TO THE PROPOSED NEW CONSTRUCTION.
- 5) CONTRACTORS SHALL PROVIDE SUPERVISION ADEQUATE FOR THE COMPLETION OF THE WORK .
- 6) CONTRACTORS SHALL COORDINATE ALL LABOR AND MATERIALS INVOLVED IN THE PROJECT AND BE RESPONSIBLE FOR SCHEDULING OF TRADES INVOLVED.
- 7) CONTRACTORS SHALL BE LICENSED AND INSURED FOR LIABILITY AND PROPERTY DAMAGE AS REQUIRED BY LAW AND THE BUILDING OWNER SHALL SUBMIT SUCH PROOF TO THE OWNER AND ARCHITECT TO AVOID THAT ANY CLAIMS AND/OR LIENS ON THE WORK BE ASSOCIATED WITH THE OWNER AND ARCHITECT.
- 8) CONTRACTORS SHALL CARRY INSURANCE FOR A MINIMUM OF 100 PERCENT OF THE VALUE OF WORK IN PLACE AND SHALL COMPLY WITH ANY AND ALL ADDITIONAL SUCH REQUIREMENTS, AND WORKMAN'S COMPENSATION AND LIABILITY INSURANCE.
- 9) CERTIFICATES OF INSURANCE TO BE FILED WITH THE BUILDING OWNER AND ARCHITECT LISTING EACH AS CO-INSURED .
- 10) CONTRACTORS SHALL BE RESPONSIBLE FOR AND SHALL OBTAIN AND PAY FEES FOR ANY ALL PERMITS NECESSARY TO COMPLETE THE WORK , INCLUDING BUT NOT LIMITED TO, PLUMBING, MECHANICAL, AND ELECTRICAL INSPECTIONS AND WORK .
- 11) NO EXTRA SHALL BE PERFORMED OR ADDITIONAL CHARGES BE MADE UNLESS AUTHORIZATIONIS OBTAINED IN WRITING FROM THE OWNER AND ARCHITECT PRIOR TO SUCH WORK .
- 12) CONTRACTORS SHALL EXAMINE CONTRACT DOCUMENT FOR ALL ITEMS AND VERIFY THEIR AVAILABILITY TO ASSURE THAT THE WORK WILL PROCEED WITHOUT DELAY. NO THEIR AVAILABILITY TO ASSURE THAT THE WORK PROCEED WITHOUT DELAY . NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
- 13) CONTRACTORS SHALL MAINTAIN CONTINUOUS AND ADEQUATE PROTECTION OF ALL EXISTING CONDITIONS AND NEW CONSTRUCTION , AND SHALL REPAIR OR REPLACE ANY WORK, NEW OR EXISTING, WHICH IS DAMAGED.
- 14) CONTRACTORS SHALL KEEP JOB SITE FREE OF DEBRIS AND HAZARDOUS CONDITIONS AND BE RESPONSIBLE FOR THE REMOVAL OF ALL EQUIPMENT AND DEBRIS PRIOR TO RECEIPT OF PAYMENT. ALL WORK PROCEDURES AND METHODS SHALL COMPLY WITH OSHA AND OTHER APPLICABLE REGULATIONS.
- 15) CONTRACTORS SHALL THOROUGHLY EXAMINE ALL CONTRACT DOCUMENT AND IMMEDIATELY ADVISE THE ARCHITECT OF ANY ERROR, CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IN THE WRITING. ARCHITECT WILL NOT BE LIABLE FOR ASSUMPTIONS MADE BY THE CONTRACTOR.
- 16) ALL WORK AND EQUIPMENT SHALL BE FULLY GUARANTEED FOR ONE YEAR FORM THE DATE OF FINAL PAYMENT. REFER TO BC CHAPTER 4 TITLE 28-418.4 WARRANTIES.
- 17) THE CONTRACTOR SHALL COOPERATE WITH OTHER REQUIRING STORAGE AT THE SITE.
- 18) ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH GOOD BUILDING PRACTICE.
- 19) THE CONTRACTOR TO ENSURE ADEQUATE CLEARANCE FOR MOVING ALL MATERIALS, ASSEMBLIES AND EQUIPMENT ONTO AND OFF THE SITE AS REQUIRED.
- 20) THE CONTRACTOR SHALL PAY ALL FEES GIVE ALL NOTICES, FILES NECESSARY DRAWINGS, ARRANGE FOR ALL INSPECTIONS, OBTAIN ALL PERMITS AND CERTIFICATE OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL LAWS, ORDINANCE, RULES AND REGULATIONS AND WITH THE CITY OF NEW YORK BUILDING CODE AND THE DIRECTION OF THE DESIGNATED BUILDING INSPECTOR.
- 21) CONTRACTOR SHALL APPROPRIATELY COORDINATE WORK COMPLETED AND SCHEDULE ARCHITECTS SITE OBSERVATIONS.
- 22) CONTRACTOR SHALL COORDINATED AND COMPLY WITH BUILDING OWNER SHEDULING REQUIREMENTS AND COMMUNICATE WITH BUILDING OWNER.
- 23) ALL NOTES APPLY TO BOTH THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS AS WELL AS ANY WORKERS AND TRADES EMPLOYED BY THE OWNER UNDER OTHER AGREEMENTS.
- 24) CONTRACTORS SHALL SUBMIT LIST OF WORK REMAINING AFTER SUBSTANTIAL COMPLETION TO THE ARCHITECT AND PROCEED TO COMPLETE THIS WORK WITHIN A TWO WEEK PERIOD.
- 25) ALL MATERIALS AND EQUIPMENT SPECIFIED FOR THIS PROJECT ARE TO BE NEW AND UNUSED, BEST OF THEIR RESPECTIVE KINDS AND FREE OF DEFECTS.
- 26) PROTECTION OF ADJOINING PROPERTIES SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, AND BUILDING DEPARTMENT REGULATIONS.
- 27) SAFETY OF PUBLIC AND PROPERTY TO BE MAINTAINED DURING CONSTRUCTION OPERATIONS IN COMPLIANCE WITH ARTICLE 19 BC.
- 29) ALL AGREEMENT BETWEEN CONTRACTORS AND OWNER TO BE MADE USING "AIA" STANDARD DOCUMENTS.
- 30) CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE EXISTING STRUCTURE AND IT OCCUPANTS.

THERMAL & MOISTURE PROTECTION NOTES:

- 1) ALL VENT PIPES OR OTHER PROTRUSIONS I THE ROOF ARE TO BE PROPERLY FLASHED WITH BASE AND CAP FLASHING OR EQUAL AS APPROVED BY THE ARCHITECT/ENGINEER OR OWNER.
- 2) ASPHALT SHINGLE ROOF WHERE INDICATED ON DRAWINGS SHALL BE STANDARD SELF SEALING, 235 LBS, PER SQUARE AS MANUFACTURED "GA" CORPORATION AND IS TO BE INSTALLED OVER NO. 15 ASPHALT FELT UNDERLAYMENT AND AS RECOMMENDED BY THE MANUFACTURER.
- 3) PROVIDED ALL FLASHING AND SHEET METAL NOT SPECIFICALLY DESCRIBED, BUT REQUIRED, TO PREVENT PENETRATION OF WATER THRU EXTERIOR SHELL OF THE BUILDING.
- 4) USE ONLY GALVANIZED NAILS AND FASTENERS FOR ALL ROOFING OR FLASHING APPLICATIONS.
- 5) CAULK AND SEAL ALL JOINTS WITH SILICONES CAULK WHEN SHOWING ON THE DRAWINGS AND ELSEWHERE AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF AIR AND PASSAGE OF MOISTURE.
- 6) INSULATIONS TO BE OWEN/CORNING FIBERGLASS OR EQUAL APPROVED BY THE ARCHITECT/ENGINEER, WITH THE VAPOR BARRIER INSTALLED ON WARM SIDE ONLY.
- 7) ALL VAPOR BARRIERS, WHERE REQUIRED SHALL BE MOISTOP VAPOR BARRIER BY FORTIFIBER CORP, ROLLED DOWN IN THE WIDEST WIDTH PARALLEL WITH DIRECTION OF THE POUR. ALL JOINTS TO BE OVERLAPPED NO LESS THAN "6" AND SEALED WITH FORTIFIBER GRADE 495 PRESSURE SENSITIVE TAPE.
- 8) RIGID INSULATION WHEN SPECIFIED SHALL BE DECK MATE INSULATION BOARD BY "STYROFOAM" FOR ROOF AND CAVITY MATE BY "STYROFOAM" FOR STUD CAVITY WALL OR AS OTHERWISE SPECIFIED ON THE DRAWINGS.
- 9) MODIFIED ROOFING WHEN SPECIFIED SHALL BE 197-MIL RUBBEROID TORCH FR MODIFIED BITUMEN MEMBRANE AS MANUF. BY G.A.F.
- 10) BUILT-UP ROOFING WHEN SPECIFIED SHALL BE 4 PLY SMOOTH SURFACE BUILT-UP ROOFING AS MANUF. BY G.A.F.

CONSTRUCTION NOTES:

- 1) ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE.
- 2) ALL CONTRACTORS SHALL REVIEW AND STUDY THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.
- 3) ALL CONTRACTORS SHALL ACQUAINT THEMSELVES WITH THE JOB AND VERIFY ALL CONDITIONINGS BEFORE COMMENCING ANY PHASE OF WORK.
- 4) ALL WOODWORK BLOCKING, AND GROUNDS ARE TO CONFORM TO ANY AND ALL BUILDING CODE REQUIREMENTS CONCERNING FIREPROOFING.
- 5) GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AS REQUIRED TO PATCH AND REPAIR EXISTING FINISHES OR PROVIDE NEW FINISHES IN ORDER TO ASSURE A FINAL AND COMPLETE FINISH AFTER ALL DEMOLITION, CHOPPING, REMOVAL, ETC, FOR WORKS OF ALL TRADES.
- 6) ALL OPENINGS IN RATED WALLS AND ENCLOSURES SHALL BE PROTECTED WITH FIRE RATED PROTECTIVE DEVICES AS PER NEW YORK CITY BUILDING CODE.
- 7) GENERAL CONTRACTOR SHALL SUBMIT ALL SHOP-DRAWINGS AND/OR SAMPLES FOR ALL PERTINENT TRADES, INCLUDING WOODWORK, HARDWARE, ETC. TO THE OWNER OR ARCHITECT FOR APPROVAL PRIOR TO COMMENCING WORK.
- 8) GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY HARDWARE FOR DOORS: FLOOR STOPS, SILENCERS, LATCH SETS, BUTT HINGES, ETC.
- 9) ALL CLEAN-UP WORK IS RESPONSIBILITY OF THE GENERAL CONTRACTOR. PREMISES MUST RECIEVE A FINAL CLEANING AS REQUIRED TO TURN THE BUILDING AND PREMISES OVER TO THE TENANT IN CLEAN AND ORDERLY CONDITION.
- 10) ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS SHALL HAVE METAL CORNER BEAD STAPLED AND SPARKLED. ALL GYP BOARD ABUTTING CEILING TILES SHALL HAVE TAPING "J" JO BEADS, TAPED AND SPARKLED.
- 11) ALL DOORS ARE TO SET 6" FROM ROOM CORNER TO DAYLIGHT UNLESS OTHERWISE NOTED.
- 12) ALL DOORS ARE TO UNDERCUT BY 3/4" TO ALLOW FOR CARPETING AND 1/2" ALLOW FOR VINYL ASBESTOS TILE.
- 13) ALL NEW FRAMES SHALL HOLLOW METAL AND PAINTED TO MATCH EXISTING ALL NEW DOORS SHALL BE HOLLOW METAL, PAINTED OR WOOD TO MATCH EXISTING
- 14) ALL GYPSUM BOARD PARTITIONS SHALL BE PROPERLY BRACED.
- 21) PROVIDE DOUBLE STUDS AT ALL DOORS JAMBS. MECHANICAL FASTEN STUDS TOGETHER AT 30" O.C. MAXIMUM.
- 22) GENERAL CONTRACTOR WILL MAINTAIN PRIOR TO AND THROUGHOUT CONSTRUCTION ALL NECESSARY INSURANCES REQUIRED. LIABILITY AND "HOLD HARMLESS" HAVING SIAC AS ADDITIONAL INSURED.

SMOKE DETECTOR AND CARBON MONOXIDE NOTES:

- 1) DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE DETECTING AND CARBON MONOXIDE DEVICES, RECEIVING THEIR PRIMARY POWER FROM THE BUILDING WIRING AND THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVERCURRENT DEVICE PROTECTING THE BRANCH CIRCUIT. AS PER RS 17-12.
- 2) ALL SMOKE DETECTORS AND CARBON MONOXIDE TO BE INSTALLED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER, APPROVED BY THE BOARD OF STANDARD AND APPEALS OR BE LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY THAT MAINTAINS PERIODIC INSPECTIONS OF PRODUCTION OF LISTED EQUIPMENT, AND WHOSE LISTING STATES THAT THE EQUIPMENTS MEETS NATIONALLY RECOGNIZED STANDARDS., SUCH AS: UNDERWRITERS LAB, NORTH BROOK, ILLINOIS, MEA LAB # 1-69-L; CANADIAN STANDARD ASSOC, ONTARIO CANADA, MEA LAB # 881-80L.
- 3) NO DEVICE SHALL BE DEEMED TO BE IN COMPLIANCE UNLESS IT IS OF EITHER IONIZATION CHAMBER OR PHOTOELECTRIC TYPE SUCH DEVICES SHALL BE IN COMPLIANCE WITH THE REQUIREMENT OF REFERENCE STANDARDS RS-17-11.
- 4) UNITS SHALL BE INSTALLED IN AREAS DESIGNATED ON PLANS. THEY SHALL BE LOCATES ON OR NEAR THE CEILING AND WITH 15'-0" OF ANY ROOMS USED FOR SLEEPING PURPOSES. FOR DWELLING UNITS WITH MULTIPLE LEVELS, WHEN ANY LEVEL HAS ONLY ONE MEAN OF EGRESS, UNITS SHALL BE PROVIDED ON ALL LEVELS.
- 5) CEILING MOUNTED DEVICE-CLOSET EDGE OF UNIT SHALL BE MIN OR 4" ANY WALL
- 6) WALL MOUNTED DEVICE- CLOSET EDGE OF UNIT SHALL BE AT MIN. OF 4" AND MAX. 12" FROM CEILING.
- 7) HARD WIRE CARBON MONOXIDE DETECTORS SHALL COMPLIED WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH 17-14.
- 8) SHALL BE PROVIDED IN EVERY DWELLING UNIT WITH IN 15'-0" OF THE PRIMARY ENTRANCE TO EACH BEDROOM, AND ALSO IN MECHANICAL ROOMS OVER 75 SQ FT IN GROSS FLOOR AREA.

GENERAL NOTES.

- 1) UNLESS OTHERWISE NOTED, GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT-201, LATEST EDITION, SHALL APPLY.
- 2) HEAT AND POWER DURING CONSTRUCTION SHALL BE PAID FOR BY THE OWNER, SUSTITUION SHALL NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ARQUITECT.
- 3) ALL WORK SHALL IDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE:
- (A). IS ATTRIBUTABLE TO THE BODILY INJURY SICKNESS, DISEAS OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THEREFROM.
- (B). IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUB-CONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY IDEMNIFIED HEREUNDER. ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORM-WORK, BLOCK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THAT THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS, AND SPECIFICATIONS WILL NOT BE PERMITTED WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHOP DRAWINGS WHICH MAY BE NEEDED. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED.
- 4) THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR METHODS OF CONSTRUCTION OR THE SAFETY PROCEDURES OR PRACTICES OF THE CONTRACTOR.
- 5) RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN ONE COPY OF DRAWINGS AND SPECIFICATIONS ON THE JOB SITE TO RECORD DEVIATIONS FROM CONTRACT DRAWINGS, SUCH AS: LOCATION OF CONCEALED PIPING VALVES AND DUCTS.REVISIONS, ADDENDUMS AND CHANGE ORDERS. SIGNIFICANT DEVIATIONS MADE NECESSARY BY FIELD CONDITIONS APPROVED EQUIPMENT SUBSTITUTIONS. AT THE COMPLETION OF THE PROJECT AND BEFORE FINAL APPROVAL, THE CONTRACTOR SHALL 2. MAKE ANY FINAL CORRECTIONS TO DRAWINGS AND CERTIFY THE ACCURACY OF EACH PRINT BY SIGNATURE THEREON. THE DRAWINGS ARE TO BE TURNED OVER TO THE OWNER.
- 6) THE ACCOMPANYING DRAWINGS AND SUBSEQUENT NOTES ARE IN CONFORMANCE WITH BASIC REQUIREMENTS OF NEW YORK CITY BUILDING CODE AND ALL APPLICABLE LAWS AND BUILDING ORDINANCES.
- 7) ALL INFORMATION AND DATA FURNISHED BY OWNER HAVE BEEN INSTRUMENTAL IN PREPARING THIS WORK.
- 8) ARCHITECT FILING APPLICATION WITH DEPARTMENT OF BUILDINGS FOR THIS PROJECT IS NOT RETAINED TO SUPERVISE CONSTRUCTION OR TO PERFORM ANY INSPECTION REQUIRED BY THE NEW YORK CITY BUILDING CODE UNLESS OTHERWISE SPECIFICALLY PROVIDED IN LETTER OF AGREEMENT AND IN APPLICATION FILED.
- 9) THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN PROPERTY OF THE ARCHITECT, WHETHER OR NOT THE PROJECT FOR WHICH THEY WERE MADE IS EXECUTED.
- 10) ALL CONSTRUCTION WORK INCLUDING LABOR, ASSEMBLIES, MATERIALS AND EQUIPMENTS SHALL CONFORM TO THE LATEST STANDARD BUILDING CODES AS IT IS APPLICABLE.
- 11) DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SUPERSEDE SCALED DRAWING.
- 12) OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF BUILDING AND ITS FACILITIES.

BUILDING DEPARTMENT NOTES:

- 1) PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL OBTAIN PERMITS, APPLICATIONS, ETC., AS REQUIRED BY STATE AND LOCAL CODES.
- 2) ALL CONTRACTORS SHALL COMPLY WITH ALL STATUTES OF THE NYC, DEPARTMENT OF BUILDINGS AND ALL AGENCIES HAVING JURISDICTION.
- 3) GENERAL CONTRACTOR SHALL COMPLY WITH SECTIONS 28-418.5.1 THROUGH 28-418.5.3 OF THE BUILDING CODE REGARDING DUTIES, AND RESPONSIBILITIES
- 4) ALL MATERIALS ARE TO BE BSA OR MEA APPROVED IN ACCORDANCE WITH THE NYC CITY BUILDING CODE AS PER SECTION 28-113. 2.6. ALL MATERIALS REQUIRING A FIRE RATED LABEL BY THE NEW YORK CITY CODES AND ON THE DRAWINGS SHALL BEAR THE NYC BOARD OF APPEALS APPROVAL NUMBER OR (IF PERMISSIBLE) THE UNDERWRITER'S LABORATORYINC.
- 5) INTERIOR FINISHES SHALL CONFORM TO THE FLAME SPREAD AND SMOKE DEVELOPED RATINGS PER SECTION 27-348 OF THE NYC BUILDING CODE. ALL INTERIOR FINISHES SHALL BE CLASS "A", UNLESS OTHERWISE NOTED.
- 6) PROVIDE FIRE STOPPING AS REQUIRED BETWEEN EACH FLOOR.
- 7) ITEMS OF CONTROLLED INSPECTIONS AS REQUIRED BY THE NYC BUILDING CODE SHALL BE INSPECTED AND/OR TESTED TO VERIFY COMPLIANCE WITH CODE REQUIREMENT. UNLESS OTHERWISE PROVIDED IN THE CODE, ALL REQUIRED INSPECTIONS AND TEST OF MATERIAL, SHALL BE MADE OR WITNESSED BY OR UNDER THE SUPERVISION OF AN ARCHITECT OR AN ENGINEER RETAINED BY OR ON BEHALF OF THE OWNER.
- 8) THE ARCHITECT OF THIS PROJECT HAS NOT BEEN RETAINED TO SUPERVISE THIS CONSTRUCTION (NOR FOR ANY FIELD SUPERVISION WHATSOEVER) AND ASSUMES NO RESPONSIBILITIES FOR THE PERFORMANCE OF THE WORK. SUPERVISOR BY THE ARCHITECT IS LIMITED TO THAT WHICH IS REQUIRED BY THE BUILDING CODES ONLY WITH ALL COSTS BORNE BY THE OWNER.
- 9) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL CONDITIONS AND DIMENSIONS AT THE BUILDING SITE AND HE IS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO PROCEEDING WITH CONSTRUCTION WORK. HE SHALL TAKE DIMENSIONS AS REQUIRED AND BE RESPONSIBLE FOR SAME.
- 10) ALL CONTRACTORS USING THESE DRAWINGS ARE TO COMPLY WITH ALL LAWS, ORDINANCES, AND REGULATIONS WHICH BEAR ON THE SCOPE AND CONDUCT OF THE WORK IN REGARD TO THE MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTIONS AND SERVICE OF EQUIPEMENT USED.
- 11) A FINAL SURVEY (WHERE REQUIRED) SHALL BE FILLED UPON THE COMPLETION OF THE WORK AS PER C26-121.7.
- 12) THE CONTRACTOR SHALL OBTAIN AND PAY FOR, ALL REQUIRED PERMITS, AND ARRANGE FOR AND SCHEDULE, AT HIS EXPENSE, ALL REQUIRED TESTS AND INSPECTIONS OF MATERIALS, ASSEMBLIES OR EQUIPMENT.
- 13) CONTRACTOR(S) TO OBTAIN AND MAINTAIN INSURANCE COVERAGE AS REQUIRED BY LAW AND AS STIPULATED BY THE OWNER.
- 14) DIMENSIONS SHALL NOT BE DETERMINED BY SCALE OR RULE. FIGURED DIMENSIONS
- 15) ALL MATERIALS SHALL BE NEW AND MATERIALS OR ASSEMBLIES SHALL CONFORM TO THE INDICATED STANDARDS OF THE SEVERAL TESTING AND STANDARD-SETTING
- 16) THE MANUFACTURER'S STANDARD SPECIFICATIONS OF ITEMS AND MATERIALS APPROVED FOR THIS PROJECT USE ARE HEREBY MADE PART OF THESE NOTES WITH THE SAME FORCE AND EFFECT AS THOUGH HEREIN WRITTEN OUT IN FULL.
- 17) THE WORK SHALL COMPLY WITH ALL CODES, RULES, REGULATIONS AND ORDINANCES IN FORCE AND EFFECT AND THE SITE, EXCEPT THAT WHERE THE DRAWINGS OR SPECIFICATIONS CALL FOR MORE EXACTING STANDARDS OF LABOR AND/OR MATERIALS, THE MORE COSTLY OR MORE STRINGENT REQUIREMENTS SHALL GOVERN.
- 18) MATERIALS, ASSEMBLIES, SERVICE EQUIPMENT AND METHODS OF CONSTRUCTION SUBJECT TO APPROVAL UNDER THE PROVISIONS OF THE BUILDING CODE CAN QUALIFY FOR SUCH APPROVAL UNDER ONE OF THE FOLLOWING METHODS OF ACCEPTANCE, AS PER SECTION C26-106.2. A) TEST REPORT SHOWING COMPLIANCE WITH THE REQUIREMENTS OF A CODE PRESCRIBED TEST. B) ACCEPTABILITY UNDER THE NEW YORK CITY BUILDING CODE. C) APPROVAL BY THE NEW YORK CITY BOARD OF STANDARDS AND APPEALS, OR MATERIALS AND ACCEPTANCE DIVISION OF THE DEPARTMENT OF BUILDINGS.
- 19) NATURAL VENTILATION TO COMPLY WITH SUB-ARTICLE C26-1205.6.
- 20) ALL INTERIOR TOILETS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH SECTION C26-1207.3 OF THE BUILDING CODE.
- 21) WOOD REQUIRED TO BE FIRE RESISTANT-TREATED SHALL BE TESTED IN ACCORDANCE WITH RS 5-3 AND RS 5-4.
- 22) ROOM FINISHES TO CONFORM TO TABLE 5-4.
- 23) ALL WORK TO BE GUARANTEED FOR ONE YEAR AFTER FINAL APPROVAL THE GENERAL CONTRACTOR SHALL SIGN THE WRITTEN GUARANTEE AS REQUIRED BY OWNER. THIS GUARANTEE SHALL COVER ALL GENERAL CONTRACTORS AND SUBCONTRACTORS WORK. ALL DEFECTS DISCOVERED DURING THE GUARANTEE PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION, AT CONTRACTOR'S EXPENSE.
- 24) UPON COMPLETION OF ALL WORK, CONTRACTOR SHALL FURNISH OWNER WITH APPROVALS, SIGN OFFS, COMPLETION CERTIFICATE WARANTEES, GUARANTEES, WAIVERS
- 25) THE NOTES HEREIN SHALL GOVERN ALL WORK SHOWN AND SPECIFIED AND FORM A PART OF THE CONTRACT DOCUMENTS.

PLUMBING NOTES

- 1- ALL FIXTURES SHALL BE SELECTED OR APPROVED FOR INSTALLATION BY OWNER.
- 2- ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER AND SHALL CONFORM TO ALL CODE REQUIREMENTS.
- 3- ALL FIXTURES SHALL BE PROPERLY VENTED AND SHALL HAVE SHUT-OFF VALVES AT EACH FIXTURE WITH WATER SUPPLY IN COPPER PIPES.
- 4- VENTILATION OF TOILETS SHALL COMPLY WITH CODE.
- 5- PLUMBING AND MATERIALS CONTROLLED INSPECTIONS SHALL COMPLY WITH NEW YORK CODE.
- 6- ALL SOIL, WAISTE AND VENT LINES IN FLOOR 2" AND LARGER, SHALL BE E.H.C.I. AND SHALL HAVE CLEANOUTS AT THE BASE OF ALL LINES. VENTS SHALL PROJECT THROUGH THE ROOF MINIMUM OF 2'-0".
- 7- DRAINAGE OF ROOFS, COURTS AND YARDS TO COMPLY WITH SECTION D26-16.03 H.M.C. AND SECTION 77 SUBD. 3 M.D.L.
- 8- ALL BATHROOMS, TOILETS AND BATHING COMPARTMENTS TO HAVE CERAMIC TILE FLOOR AND 6" MIN. CERAMIC TILE BASE. WALLS AND CEILING PLASTER AS PER SECTION 76 M.D.L. AND SECTION D26-31.03 H.M.C.
- 9- BATHROOMS WITHOUT WINDOWS TO BE PROVIDED WITH MECHANICAL VENTILATION WHICH WILL PROVIDE AT LEAST 4 CHANGES OF AIR PER HOUR OR A MINIMUM OF 50 CU. FT. OF AIR, AND SHALL BE PROVIDED WITH APPROVED TYPE REGISTER, AND TENANT OPERATED FAN WITH FUSIBLE LINK DAMPER B58A APPROVED TYPE. PROPER GALVANIZED DUCT TO BE INSTALLED AND PENETRATING THRU ROOF.

SPECIAL/PROGRESS INSPECTIONS REQUIREMENTS:

THE FOLLOWING ITEMS OF WORK SHALL BE SUBJECT TO SPECIAL AND PROGRESS INSPECTIONS, MADE AND WITNESSED BY SPECIAL AGENCY RETAINED BY OWNER (TEST REPORT AND CERTIFICATE OF INSPECTION SHALL BE FILED WITH THE DEPARTMENT OF BUILDINGS):

SPECIAL INSPECTION:

ITEM	BUILDING CODE SECTION
1. FIRESTOPS, DRAFTSTOP, AND FIREBLOCK SYSTEMS	BC 1704.25
2. MECHANICAL SYSTEM	BC 1704.15

PROGRESS INSPECTION:

ITEM	BUILDING CODE SECTION
1. ENERGY CODE COMPLIANCE INSPECTIONS	BC 109.3.5

TABLE II-- PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE-- COMMERCIAL BLDGS.					
INSPECTION / TEST	FREQUENCY	REFERENCE	CITATION		
II C ELECTRICAL POWER AND LIGHTING SYSTEM					
II C3 Interior lighting power: installed lighting shall be verified for compliance with the lighting power allowance by visual inspections of fixtures, lamps, ballasts and transformers.	Prior to final electrical and construction inspection	Approved construction docs.	505.2, ASHRAE 90.1 – 9.1, 9.2.1, 9.5, 9.6; 1RCNY &101–07(c)(3)(v)(C)4		
II C5 Lighting controls: each type of required lighting controls, including: <ul style="list-style-type: none"><li>* occupant sensors</li><li>* manual interior lighting controls</li><li>* light–reduction controls</li><li>* automatic lighting shut–off</li><li>* daylight zone controls</li><li>* sleeping unit controls</li><li>* exterior lighting controls</li></ul>	Prior to final electrical and construction inspection	Approved construction docs, including control system narratives	505.2, 505.2.2.2; ASHRAE 90.1 –9.4.1, 9.4.1.2 (as modified by section ECC A102)		
Shall be verify by visual inspections and tested for functionality and proper operation.					
II C6 EXIT SIGNS: INSTALLED EXIT SIGNS SHALL BE VISUALLY INSPECTED TO VERIFY THAT THE LEVEL INDICATES THAT THEY DO NOT EXCEED MAXIMUM PERMITTED WATTAGE.	Prior to final electrical and construction inspection	Approved construction docs.	505.4, ASHRAE 90.1–9.4.3		

(TR8) ENERGY CODE PROGRESS INSPECTIONS:

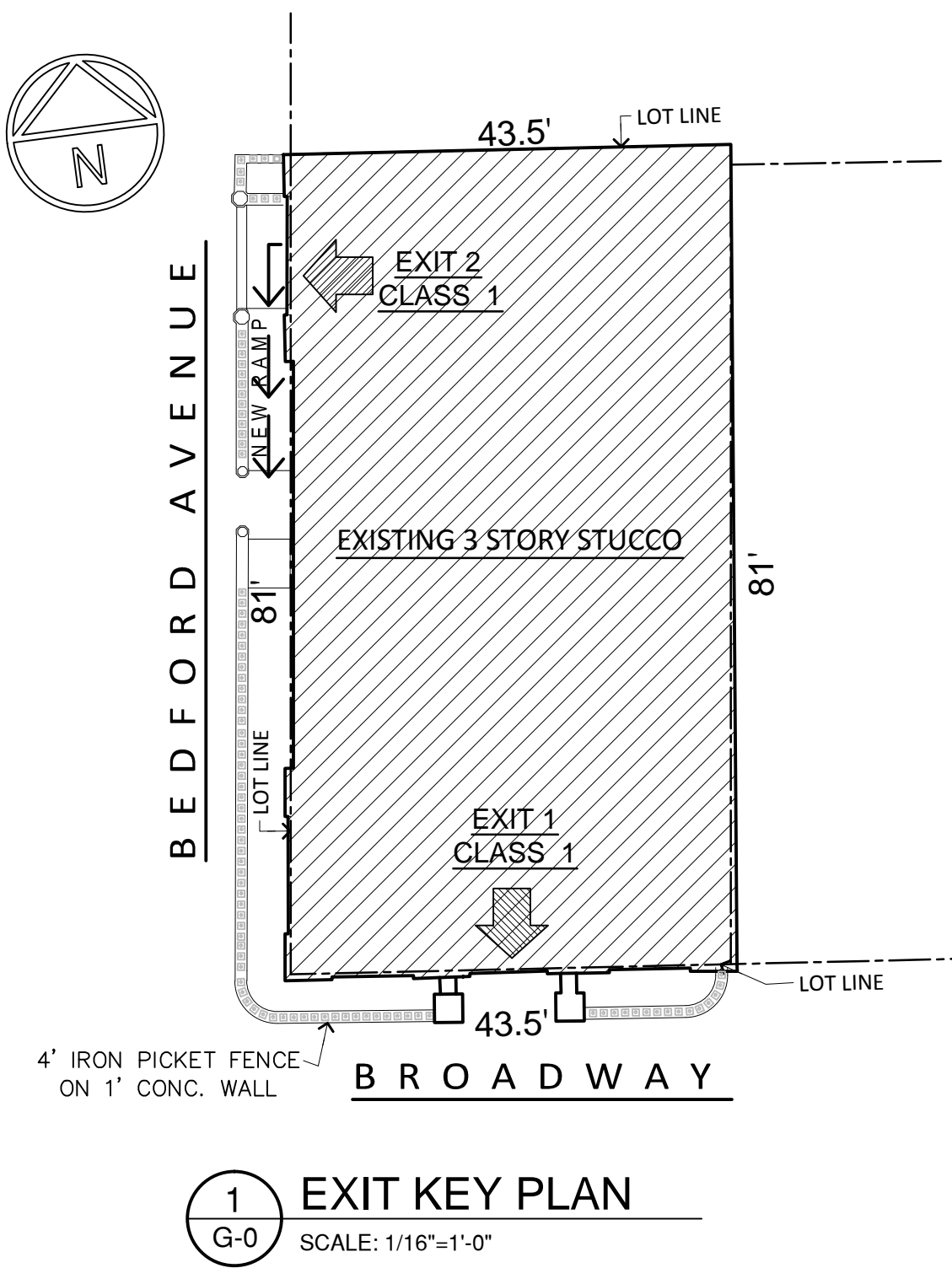
PROGRESS INSPECTION:

ITEM	TABLE REF. IN 1RCNY
	s 5000-01(h) (1) AND (2)

1. INTERIOR LIGHTING POWER (IIC3)
2. LIGHTING CONTROLS (IIC5)
3. EXIT SIGNS (IIC6)

DEMOLITION STATEMENT

DEMOLITION APPLICATION IS NOT REQUIRED BECAUSE THIS IS A INTERIOR RENOVATION/ALTERATION.

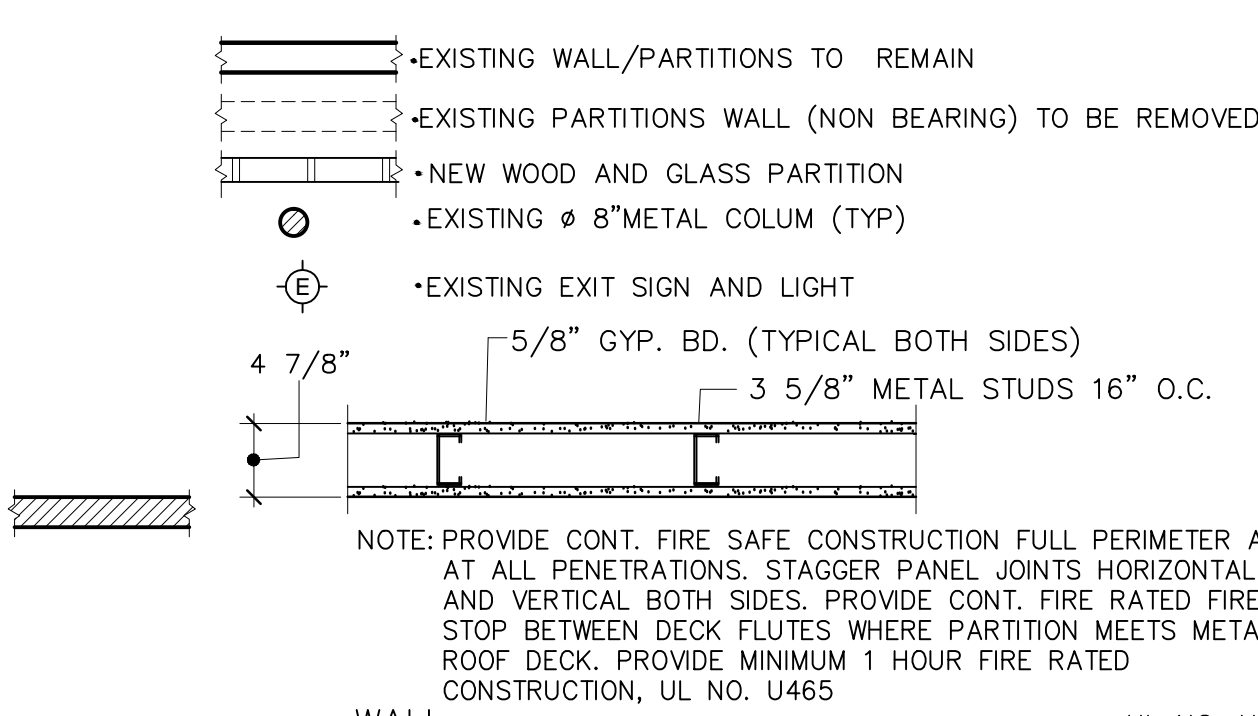


F-3 ASSEMBLY (NON-COMMERCIAL ART GALLERY) AREA:  
2,184.9+2,122.9+2,122.9= 6,430.7 sq.ft.  
(SEE AREA BREAKDOWNS 3/A-1, 3/A-2 & 3/A-3)

OCCUPANCY LOAD CALCULATION  
(TABLE 6-2 B.C.) NON-COMMERCIAL ART GALLERY WEST CELLAR/BASEMENT:

EXHIBITION SPACES, NET F.A. PER OCCUPANT=10  
NET FLOOR AREA NON-COMMERCIAL ART GALLERY  
1st FL, 2nd FL & 3rd FL = 6,430.7 sq.ft.  
# OF PERSONS REQUIRED= 6,430.7 / 10 = 643 PERSONS  
TOTAL # OF PERSONS PROPOSED= 6,430.7 / 10 = 643 PERSONS OK

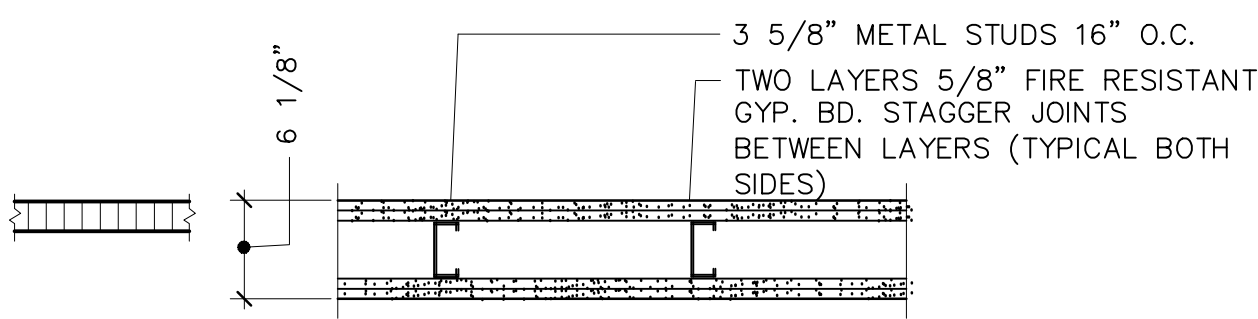
LEGEND



NOTE: PROVIDE CONT. FIRE SAFE CONSTRUCTION FULL PERIMETER AND AT ALL PENETRATIONS. STAGGER PANEL JOINTS HORIZONTAL AND VERTICAL BOTH SIDES. PROVIDE CONT. FIRE RATED FIRE STOP BETWEEN DECK FLUTES WHERE PARTITION MEETS METAL ROOF DECK. PROVIDE MINIMUM 1 HOUR FIRE RATED CONSTRUCTION, UL NO. U465

WALL 1 HOUR NONCOMBUSTIBLE FIRE RESISTIVE ASSEMBLIES

UL NO. U465



NOTE: PROVIDE CONT. FIRE SAFE CONSTRUCTION FULL PERIMETER AND AT ALL PENETRATIONS. STAGGER PANEL JOINTS HORIZONTAL AND VERTICAL BOTH SIDES. PROVIDE CONT. FIRE RATED FIRE STOP BETWEEN DECK FLUTES WHERE PARTITION MEETS METAL ROOF DECK. PROVIDE MINIMUM 2 HOUR FIRE RATED CONSTRUCTION, UL NO. U505.

WALL 2 HOUR NONCOMBUSTIBLE FIRE RESISTIVE ASSEMBLIES

UL NO. U505

NATIONAL GYPSUM COMPANY– GOLD BOND BRAND MOISTURE RESISTANT WALLBOARD MEA N° 233–06–M VOL 2

NOTES:

BOSCH ARCHITECTURE IS NOT RETAINED FOR SUPERVISION OF ACTUAL CONSTRUCTION. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED.

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE ECCCNYS 2010"

JOB FILED UNDER SEPARATE APPLICATION :

- PLACE OF ASSEMBLY
- FIRE ALARM
- STANDPIPE
- EMERGENCY POWER SYSTEM
- FIRE PROTECTION PLAN

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PROJECT. :

NEW NON-COMMERCIAL ART GALLERY

LOCATION: 137 BROADWAY, BROOKLYN, NY 11211

DRAWING TITLE :

- GENERAL NOTES
- LEGEND
- ECCNYS
- OCCUPANCY LOAD CALCULATIONS

SEAL & SIGNATURE	DATE : 08/21/2013
	DRAWING BY: MARCELO MACCIO
	EVELYN ESCALANTE
	CHK BY : J.B.
DRWG No:	G-000.00
JOB No:	2 of 13



LOCAL LAW 58/87 NOTES AND DETAILS

WATER CLOSETS

ACCESS WATER CLOSETS SHALL COMPLY WITH 4.16.(ANSI A117.1)  
HEIGHT. THE HEIGHT OF WATER CLOSET SHALL BE 17in TO 19in (430mm TO 485mm), MEASURED TO THE TOP OF THE TOILET SEAT (SEE FIG. 1 (B)). SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.  
GRAB BARS. GRAB BARS FOR WATER CLOSETS NOT LOCATED ON STALLS SHALL COMPLY WITH FIG. 1 (A), (B), AND (C), AND WITH 4.24 (ANSI 1174).  
FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH 4.25.4 (ANSI 117.1). CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED FOR USE FROM THE WIDE SIDE OF THE TOILET STALL AND SHALL BE NO MORE THAN 44 IN (1120 MM) ABOVE THE FLOOR.  
DISPENSERS. TOILET PAPER DISPENSERS SHALL COMPLY WITH 4.25.4 (ANSI 117.1) AND SHALL BE INSTALLED WITHIN REACH, AS SHOWN IN FIG. 1 (B).

LAVATORIES, SINKS, AND MIRRORS

ACCESSIBLE LAVATORY FIXTURES, SINKS, VANITIES, AND BUILT-IN LAVATORIES SHALL COMPLY WITH 4.19 (ANSI 117.1).  
LAVATORIES. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29 IN (735 MM) FROM THE FLOOR TO THE BOTTOM OF THE APRON. KNEE AND TOE CLEARANCES SHALL COMPLY WITH FIG. 2.  
SINKS. SINKS SHALL BE MOUNTED WITH THE COUNTER OR RIM NO HIGHER THAN 34 IN (865 MM) FROM THE FLOOR. EACH SINK SHALL BE A MAXIMUM OF 6 1/2 IN (165 MM) DEEP.  
CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE 30 IN BY 48 IN (760 MM BY 1220 MM) COMPLYING WITH 4.2.4 (ANSI 117.1) SHALL BE PROVIDED IN FRONT OF A LAVATORY OR SINK TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND A MAXIMUM OF 19 IN (485 MM) UNDERNEATH THE LAVATORY OR SINK (SEE FIG. 3).  
EXPOSED PIPES AND SURFACES. HOT WATER AND DRAIN PIPES UNDER LAVATORIES OR SINKS SHALL BE INSULATED OR OTHERWISE PROTECTED IF THEY ABUT THE CLEARANCE AREAS INDICATED IN FIG. 2. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.  
FAUCETS. FAUCETS SHALL COMPLY WITH 4.25.4 (ANSI 117.1). CONVENTIONAL ONE-QUARTER-TURN, LEVER-OPERATED, PUSH-TYPE, AND AUTOMATICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.  
MIRRORS. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 IN (1015 MM) FROM THE FLOOR (SEE FIG. 2).

SIZE AND SPACING OF GRAB BARS. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4 IN TO 1 1/2 (32 MM TO 38 MM), OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 IN (38 MM) (SEE FIG. 1 (C)).  
STRUCTURAL STRENGTH. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS:  
(1) BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (1112 N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.  
(2) SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (1112 N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB OR SEAT. IF THE CONNECTION BETWEEN THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.  
(3) SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF (1112 N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.  
(4) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 LBF (1112 N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF (1112 N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.  
(5) GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.  
ELIMINATING HAZARDS. A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 IN (3.2 MM).

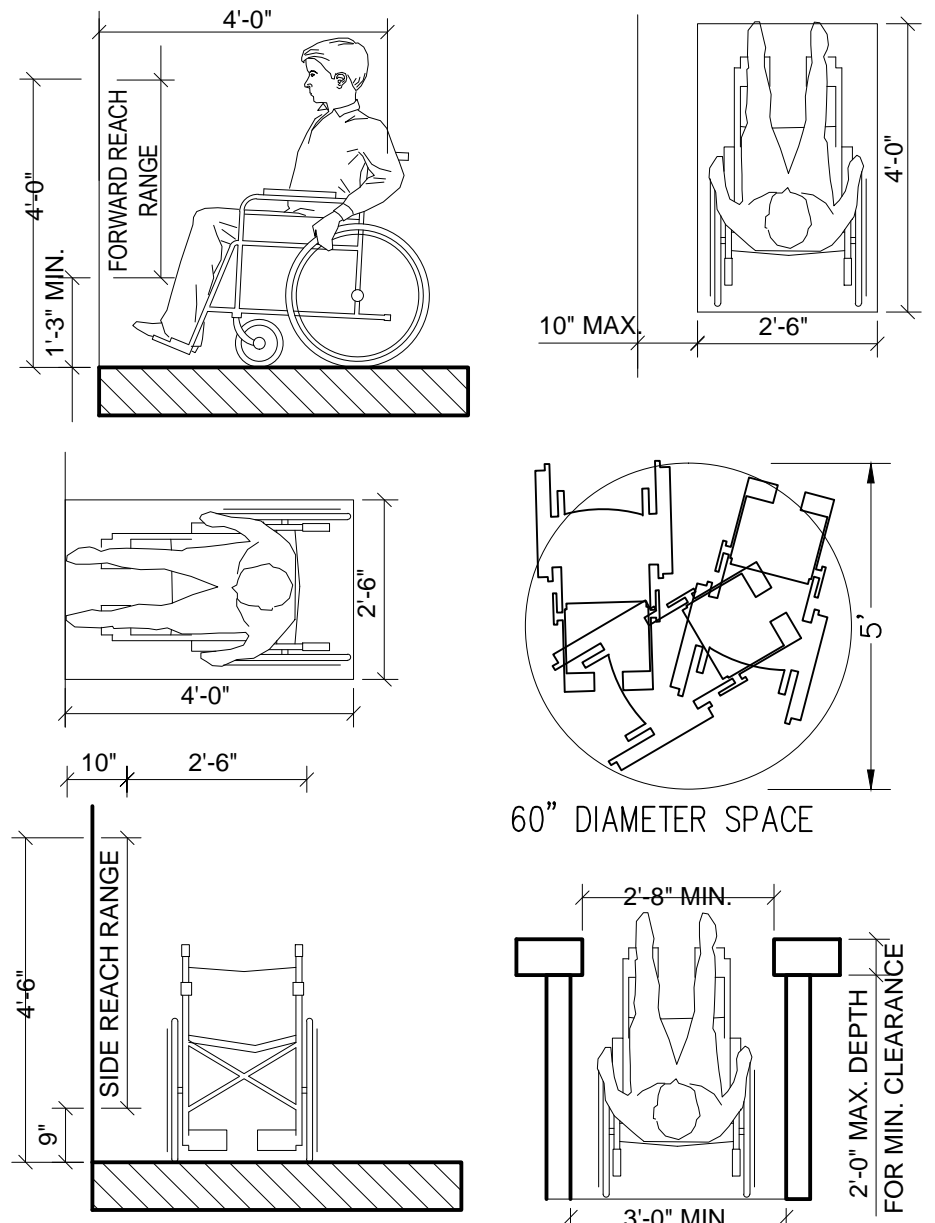
DOORS:

DOORS TO ACCESSIBLE SPACES & ELEMENTS & ALONG ACCESSIBLE ROUTES SHALL COMPLY WITH 4.13.  
DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A MIN. CLEAR WIDTH OF 32" WITH THE DOOR.  
OPEN 90°, MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. OPENINGS MORE THAN 24" IN DEPTH SHALL COMPLY WITH SECTION 4.2.1 & 4.3.3 OF THE A.N.S.I. STANDARD.  
THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.  
HANDLES, PULL, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND & DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED WITHIN REACH RANGES SPECIFIED IN SECTION 4.2 OF THE A.N.S.I. STANDARDS.  
IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT AN OPEN POSITION OF 90°, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO AN OPEN POSITION OF APPROX. 12°.  
THE MAX. FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOW:  
A. FIRE DOORS SHALL HAVE THE MIN. OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITIES.  
B. OTHER DOORS:  
1. EXTERIOR HINGED DOOR.....8.5 lbs  
2. INTERIOR HINGED DOOR.....5 lbs  
3. SLIDING OR FOLDING DOOR.....5 lbs  
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY THE DOOR IN A CLOSED POSITION.  
IF AN AUTOMATIC DOOR IS USED, IT SHALL COMPLY WITH A.N.S.I./B.H.M.A. A156.10-1985.  
LIGHT SWITCHES, CONTROLS, FIRE ALARMS, ETC., SHALL BE LOCATED NOT MORE THAN 48" A.F.F. AND  
CONVENIENCE OUTLETS SHALL BE LOCATED NOT LESS THAN 18" A.F.F..

BATHTUBS:

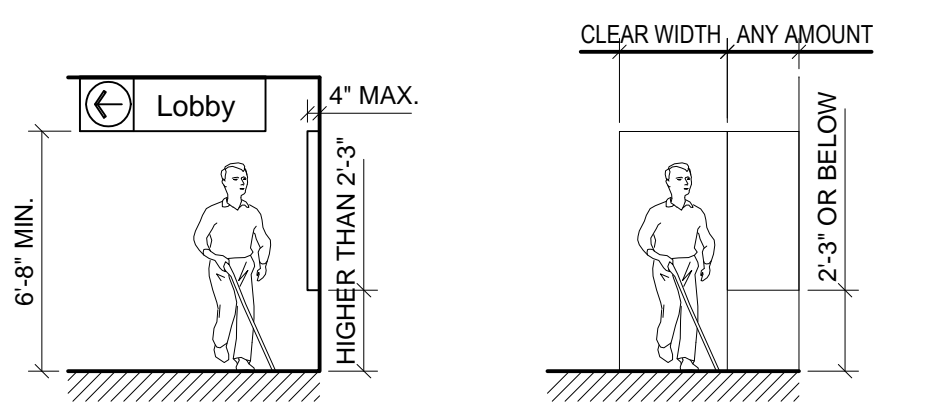
BATHTUBS. IF A BATHTUB IS PROVIDED, IT SHALL HAVE THE FOLLOWING FEATURES:  
FLOOR SPACE: CLEAR FLOOR SPACE AT BATHTUBS SHALL BE AS SHOWN IN FIG. 4(a).  
SEAT: AN IN-TUB SEAT OR A SEAT AT THE HEAD END OF THE TUB SHALL BE PROVIDED AS SHOWN IN FIG. 4(a) Y FIG. 4(b).  
SEATS SHALL BE MOUNTED SECURELY AND SHALL NOT SLIP DURING USE.  
GRAB BARS: GRAB BARS SHALL BE INSTALLED WITHIN THE RANGE OF HEIGHTS SHOWN IN FIG. 4 (a,b,c) AND SHALL COMPLY WITH STRUCTURAL REINFORCED OR OTHER PROVISIONS AS SHOWN IN FIG. 1(c). SHALL BE MADE THAT WILL ALLOW INSTALLATION OF GRAB BARS MEETING THESE REQUIREMENTS.  
CONTROLS: FAUCETS AND OTHER CONTROLS SHALL BE LOCATED AS SHOWN IN FIG. 4(a).  
SHOWER UNIT.: A SHOWER SPRAY UNIT SHALL BE PROVIDED WITH A HOSE AT LEAST 60 INCHES LONG THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND-HELD SHOWER. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD MOUNTED ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS.

HANDICAPPED TYPICAL DETAILS



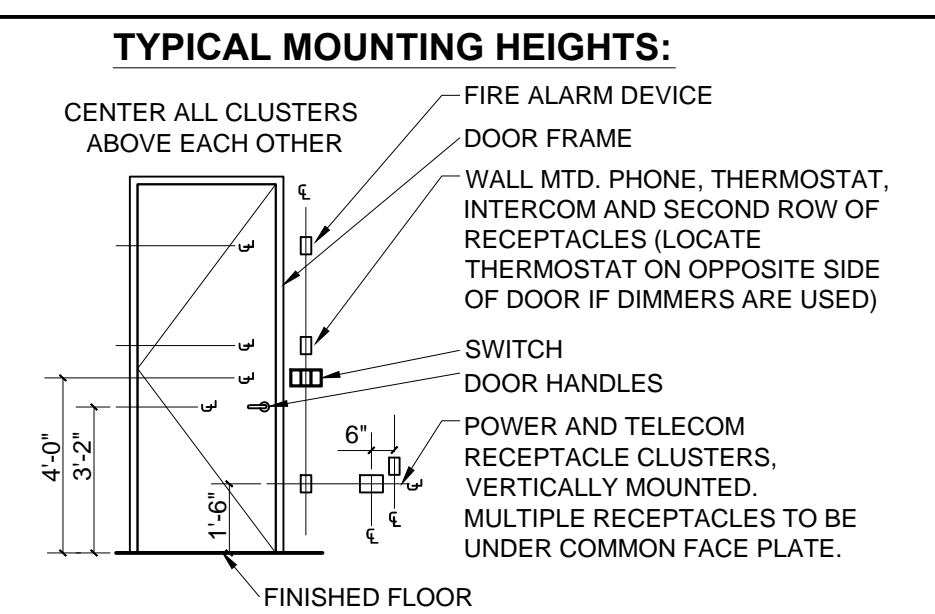
CLEAR FLOOR FOR WHEELCHAIRS

TOILET STALLS CLEARANCE



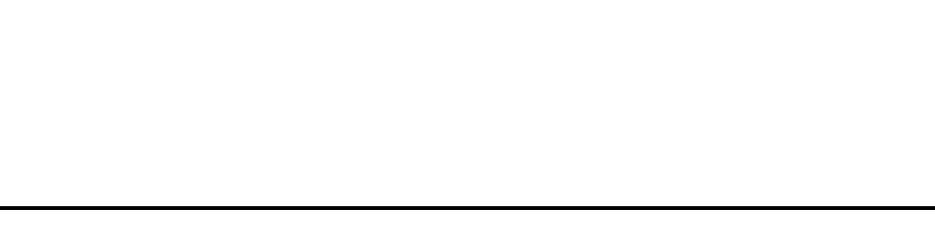
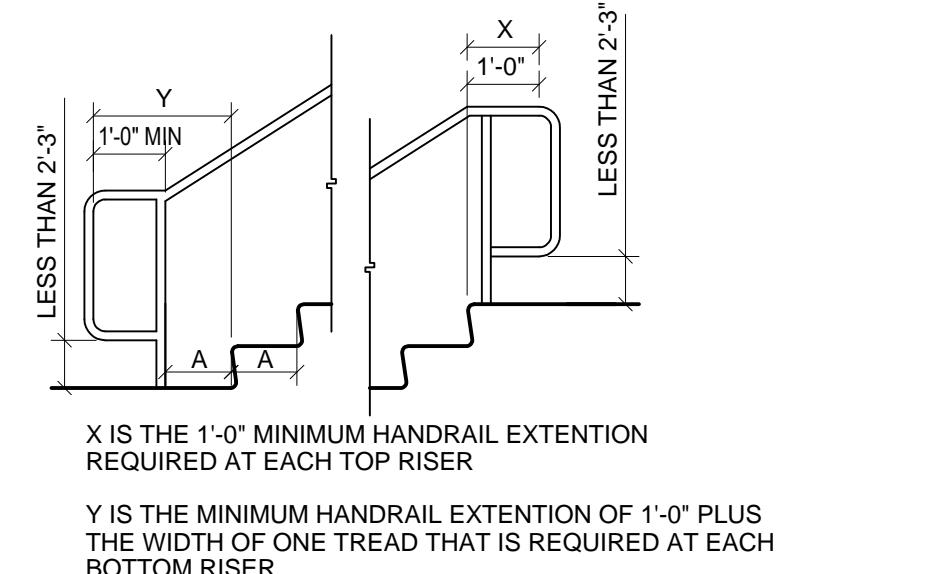
MOUNTING HEIGHT

TOILET STALLS CLEARANCE

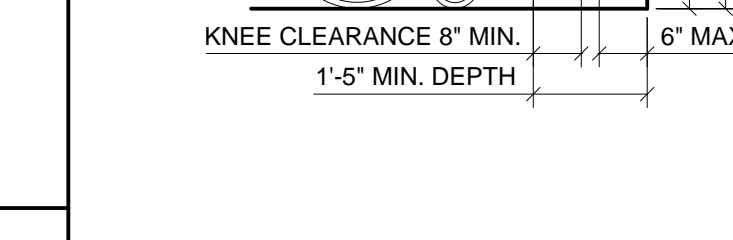


FIXTURES DETAIL

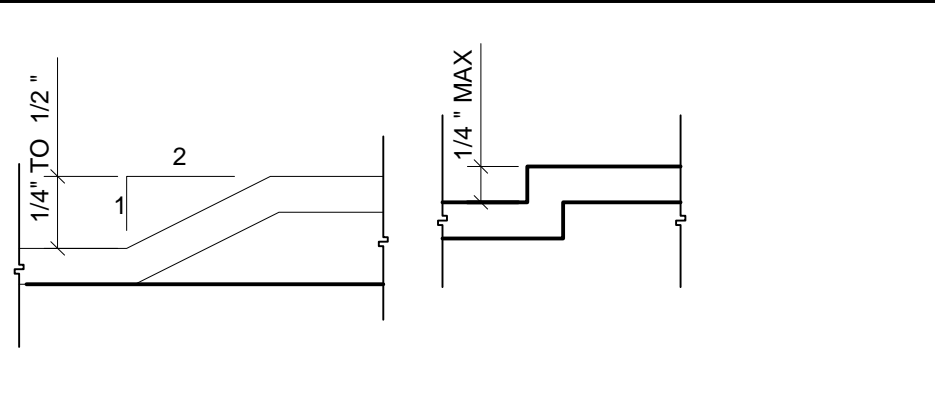
TOILET STALLS



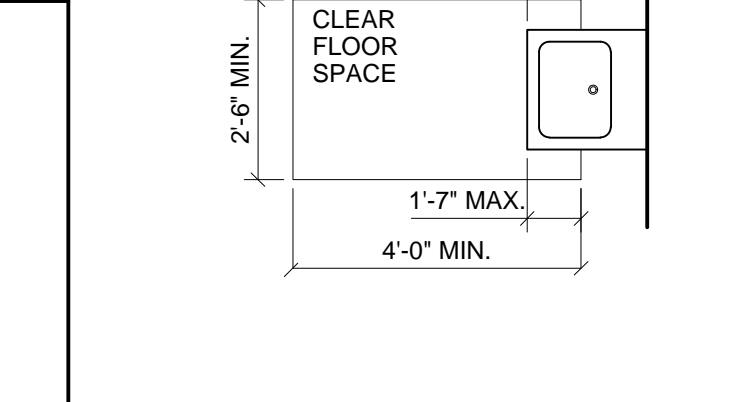
HANDRAIL



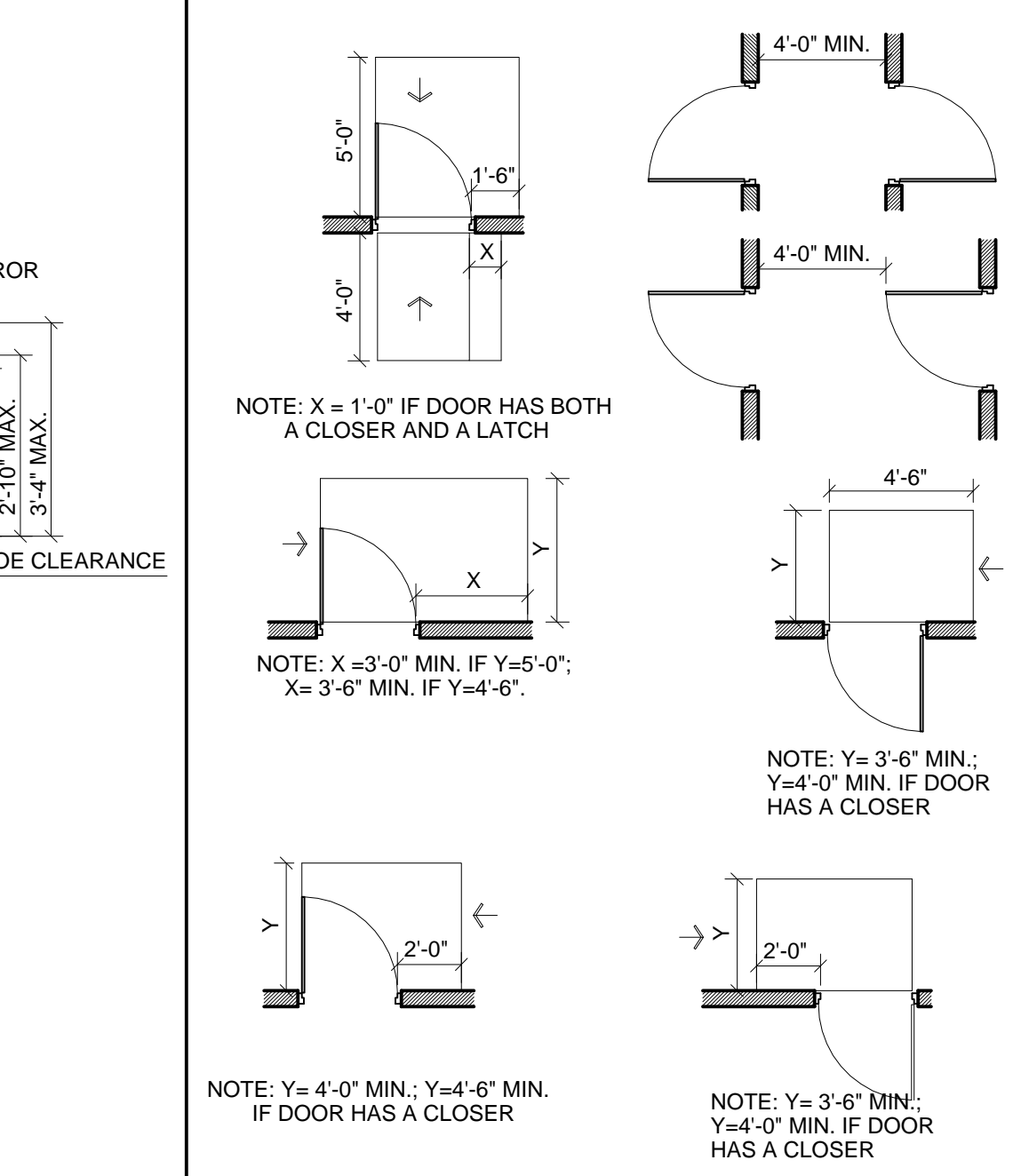
TOILET STALLS CLEARANCE



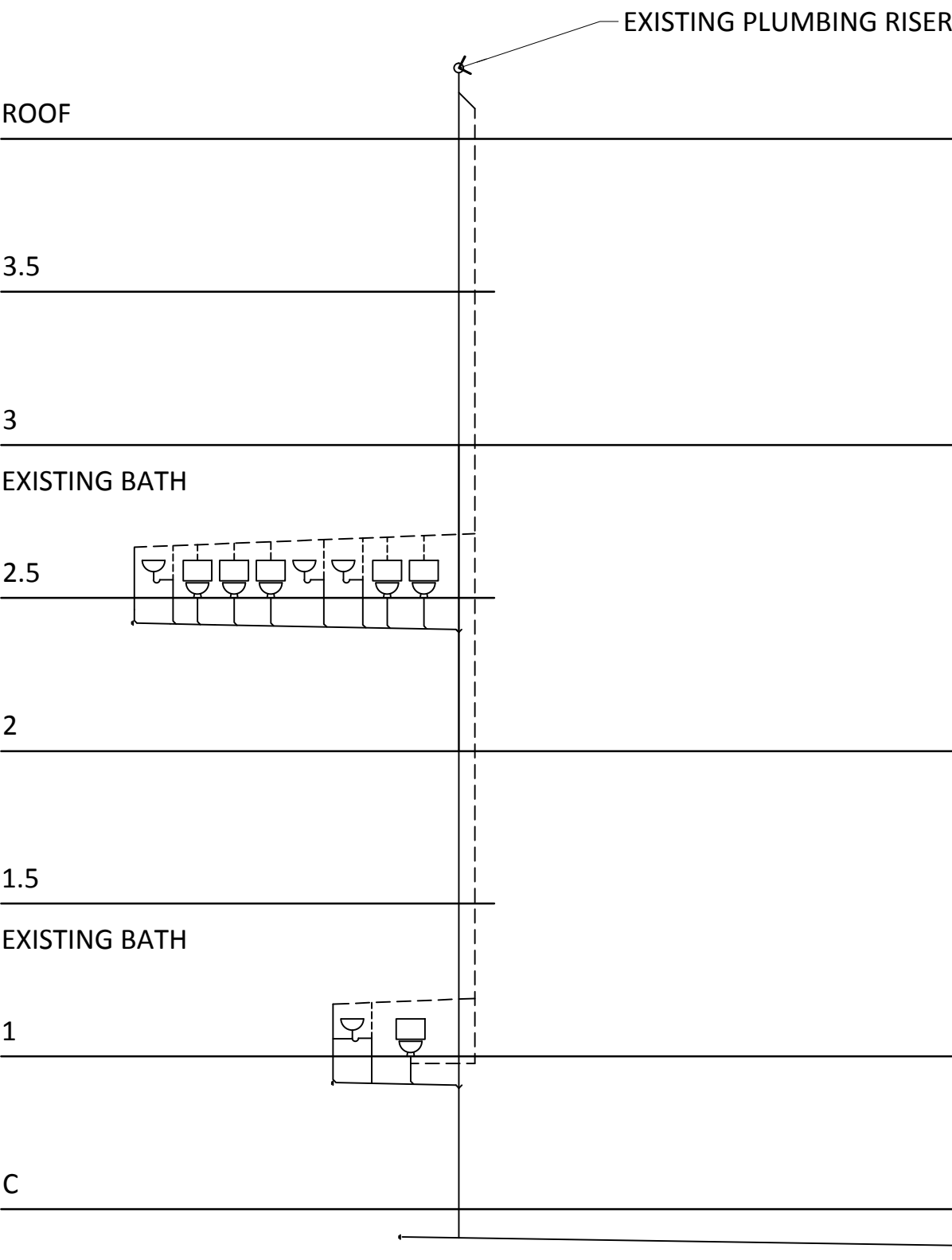
RAMP DETAIL



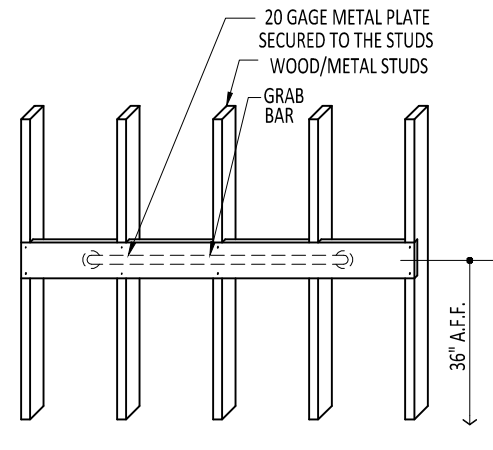
WATER FOUNTAIN CLEARANCE



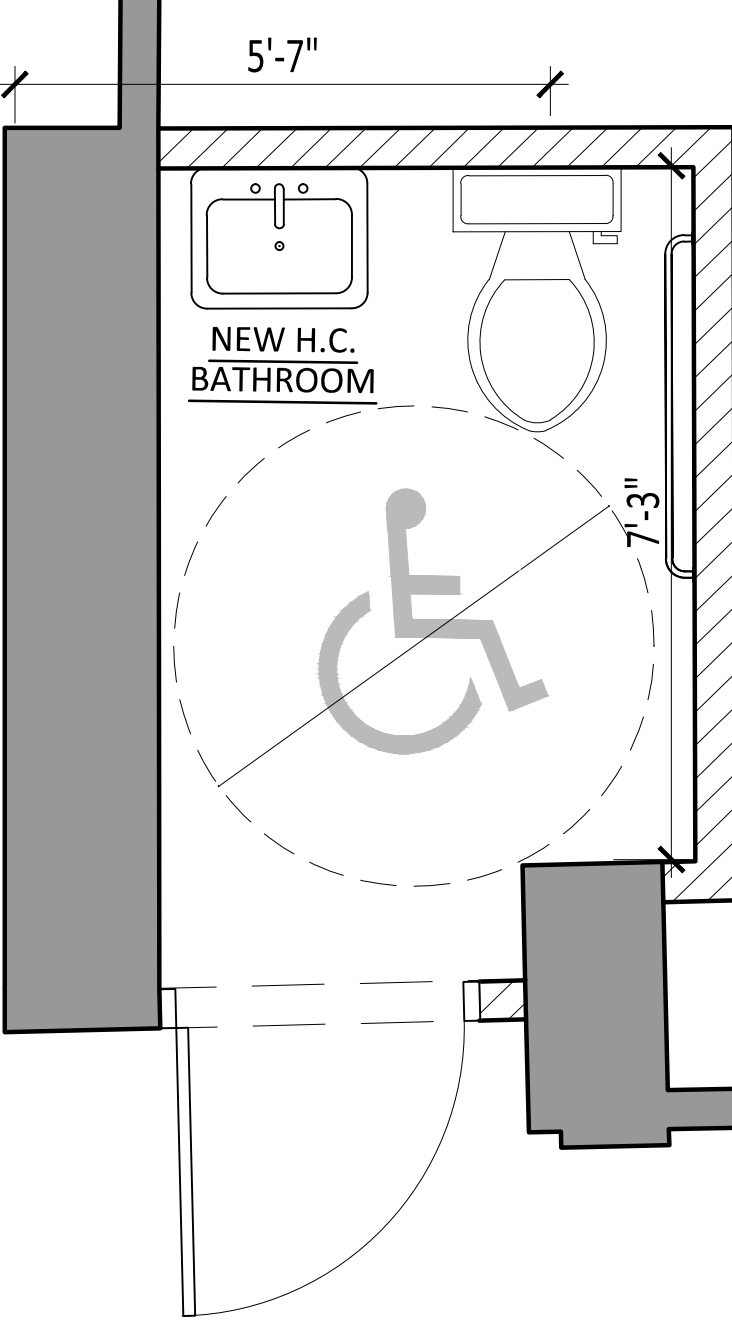
DOOR CLEARANCES



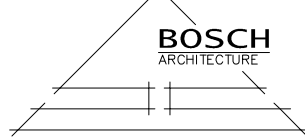
PLUMBING RISER DIAGRAM



GRAB BAR RE-INFORC. DETAIL



NEW H.C. BATHROOM

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www.boscharchitecture.com		
PROJECT. :		
NEW NON-COMMERCIAL ART GALLERY		
LOCATION: 137 BROADWAY, BROOKLYN, NY 11211		
DRAWING TITLE :		
● HANDICAPPED NOTES & TYPICAL DETAILS		
SEAL & SIGNATURE		DATE : 08/21/2013
		DRAWING BY: MARCELO MACCIO EVELYN ESCALANTE
		CHK BY : J.B.
		DRWG No:
		G-100.00
		JOB No:
		3 of 13



ZONING ANALYSIS

LOT / BUILDING INFORMATION

LOCATION: 137 BROADWAY, BROOKLYN, NY 11211

LOT AREAS : 3,522.5 SQ.FT.

NOTE: FOR LOT DIMENSIONS AND LOT AREA SEE ENDORSED SITE SURVEY (02.13.2013)

BLOCK: 2457

LOT: 45

ZONE: C4-3

MAP: 12d

NEW USE GROUPS:

- ZR 22-13 A USE GROUP 3:COMMUNITY FACILITY (NON-COMMERCIAL ART GALLERY)

FLOOR AREA SPACE REGULATIONS

FLOOR AREA RATIO (FAR) PERMITTED @ C4-3:

COMMUNITY FACILITY FAR = 4.8

B) ZR 33-123 COMMUNITY FACILITY

(NEW NON-COMMERCIAL ART GALLERY)

F.A.R. C4-3 = 4.8

MAX F.A. ALLOWED: 3,522.5 x 4.8 = 16,908.0sq.ft

PROPOSED NON-COMMERCIAL ART GALLERY F.A.:

1st FLOOR (SEE AREA BREAKDOWN 1/Z-2):

1st SPLIT LEVEL (SEE AREA BREAKDOWN 2/Z-2):

2nd FLOOR (SEE AREA BREAKDOWN 3/Z-2):

2nd SPLIT LEVEL (SEE AREA BREAKDOWN 4/Z-2):

3rd FLOOR (SEE AREA BREAKDOWN 5/Z-2):

3rd SPLIT LEVEL (SEE AREA BREAKDOWN 6/Z-2):

Attic (SEE AREA BREAKDOWN 7/Z-2):

TOTAL COMMERCIAL AREA:

F.A. ALLOWED 16,908.0 sq.ft. > PROPOSED

Lot Coverage = 3,575.51 = 101.5% (SEE AREA BREAKDOWN (1/Z2)

13,574.51 sq.ft.

528.64 sq.ft.

3329.41 sq.ft.

245.10 sq.ft.

3,479.12 sq.ft.

464.20 sq.ft.

1,854.29 sq.ft.

13,475.27 sq.ft.

13,475.27 sq.ft. OK

ZR 33-20 YARDS REGULATIONS

FRONT YARD:NOT REQUIRED

PROVIDE: NONE (EXISTING.)

SIDE YARD: ZR (33-25): NOT REQUIRED

PROVIDE: NONE (EXISTING.)

REAR YARD: ZR (33-261):

- 20' MIN. IS REQUIRED BEYOND 100' OF A STREET INTERSECTION.

- REAR YARD IS NOT PROVIDED DUE TO EXISTING LANDMARKED BUILDING CONDITIONS

CIRCA 1868. NO ENLARGEMENT PROPOSED.

FLOOR AREA CALCULATION (FOR COMMUNITY FACILITY)

F.A. RATIO	MAX. F.A.	PROPOSED F.A.
COMMUNITY FACILITY	4.8	16,908.00
		13,475.29 OK

ZR 33-03 STREET TREE PLANTING IN COMMERCIAL DISTRICTS

PLANTING REQUIREMENT AREA IS NOT REQUIRED BECAUSE:

(A) IS NOT ENLARGEMENT THAT INCREASE THE FLOOR AREA ON A ZONING LOT BY 20% OR MORE.

(D) IS NOT A CONVERSION OF 20 PERCENT OR MORE OF THE FLOOR AREA OF A BUILDING TO A RESIDENTIAL USE.

ZR 36-20/36-21 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMUNITY FACILITY USE

PARKING AREA NOT PROVIDED DUE TO EXISTING LANDMARKED BUILDING CONDITIONS CIRCA 1868. NO ENLARGEMENT IS PROPOSED.

ZR 36-61 PERMITTED ACCESSORY OFF-STREET LOADING BERTHS.

REQUIRED OFF-STREET LOADING BERTHS FOR DEVELOPMENTS,ENLARGEMENTS OR CHANGES OF USE

• ZONING DISTRICT: C4-3 • TYPE OF USE:COMMUNITY FACILITY

• FLOOR AREA: 13,475.29 sq.ft. REQUIRED BERTH: 1 (NEXT 75,000.00 sq.ft. of FLOOR AREA)

LOADING BERTH IS NOT PROVIDED DUE TO EXISTING LANDMARK STATUS

OCCUPANCY CLASSIFICATION

EXISTING: COMMERCIAL (OFFICE)

PROPOSED: F-3 ASSEMBLY ( NON-COMMERCIAL ART GALLERY)

CONSTRUCTION CLASSIFICATION

EXISTING: 1 - FIRE PROOF OLD CODE

PROPOSED: 1 - A 4 HR PROTECTED

1 ZONING MAP - MAP # 12d  
Z-1 NTS

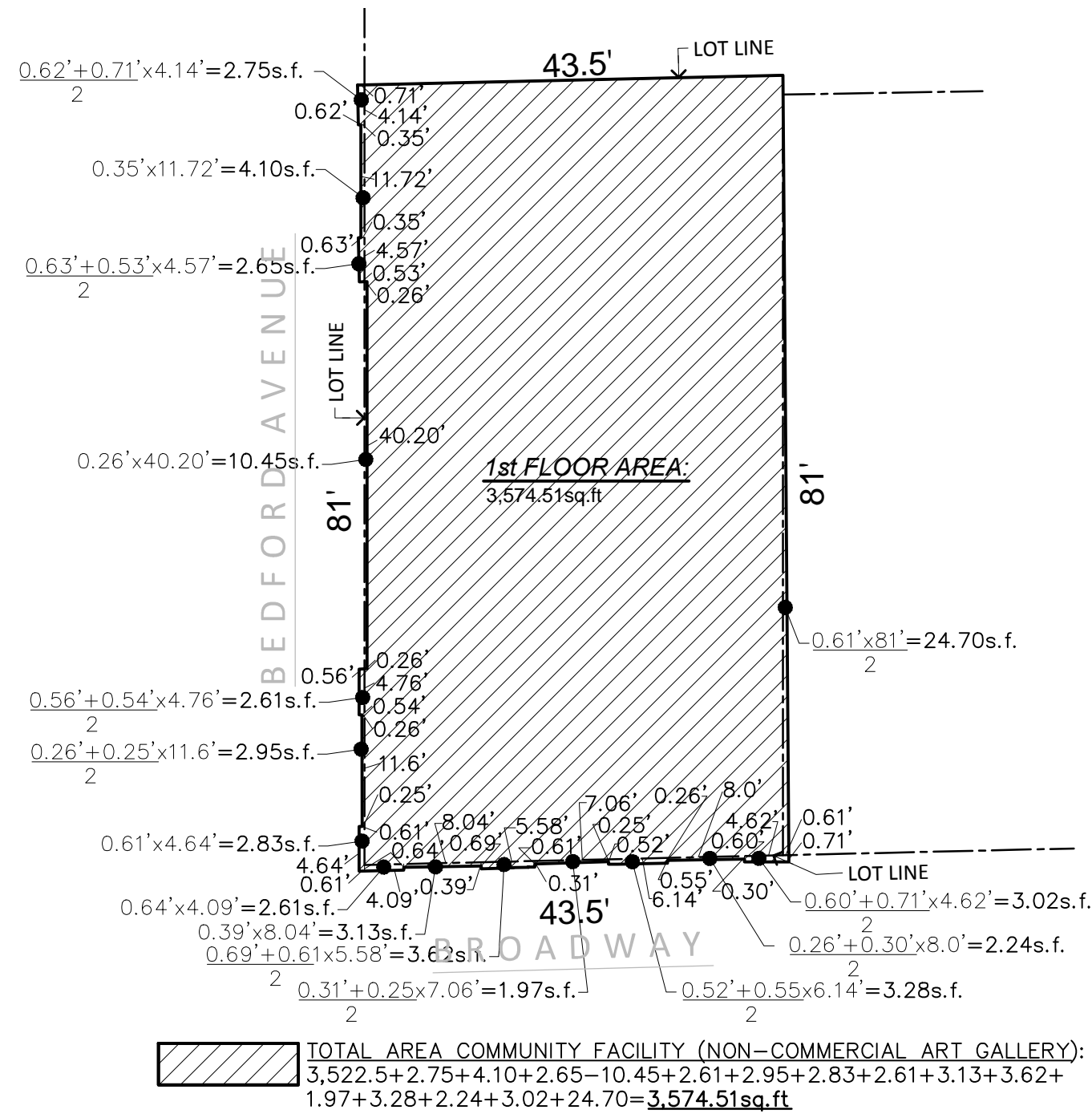
2 SCHEMATIC SECTION  
Z-1 N.T.S.

4 PLOT PLAN  
Z-1 SCALE: 3/16" = 1'-0"

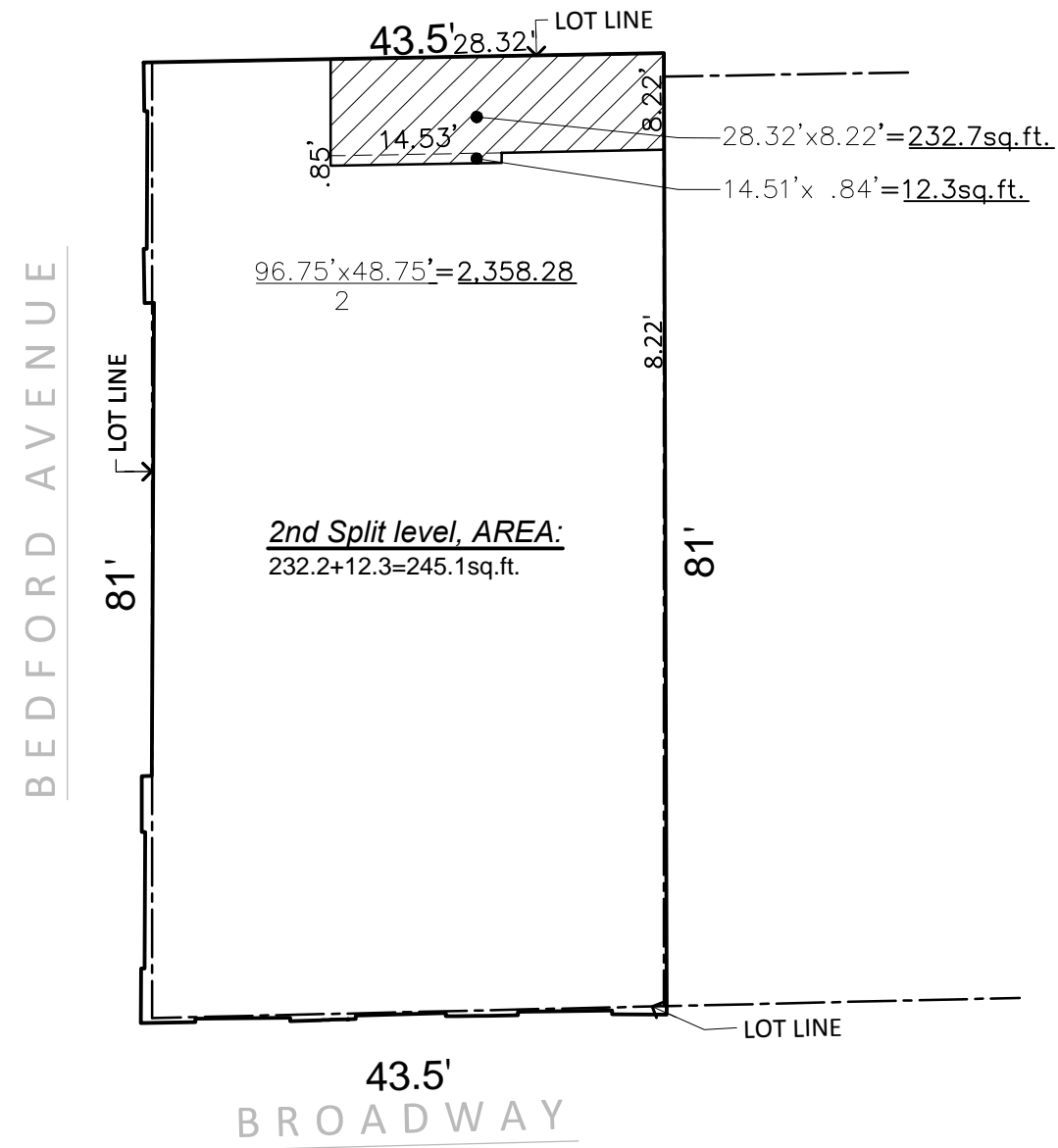
3 SITE PLAN  
Z-1 1/8" = 1'-0"

DATE: REVISION	
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PROJECT :  NEW NON-COMMERCIAL ART GALLERY	
LOCATION: 137 BROADWAY, BROOKLYN, NY 11211	
DRAWING TITLE : • ZONING ANALYSIS • ZONING MAP • SCHEMATIC SECTION • SITE PLAN • PLOT PLAN	
SEAL & SIGNATURE	DATE : 08/21/2013 DRAWING BY: MARCELO MACCIO EVELYN ESCALANTE CHK BY : J.B. DRWG No: <b>Z-100.00</b> JOB No: 4 of 13

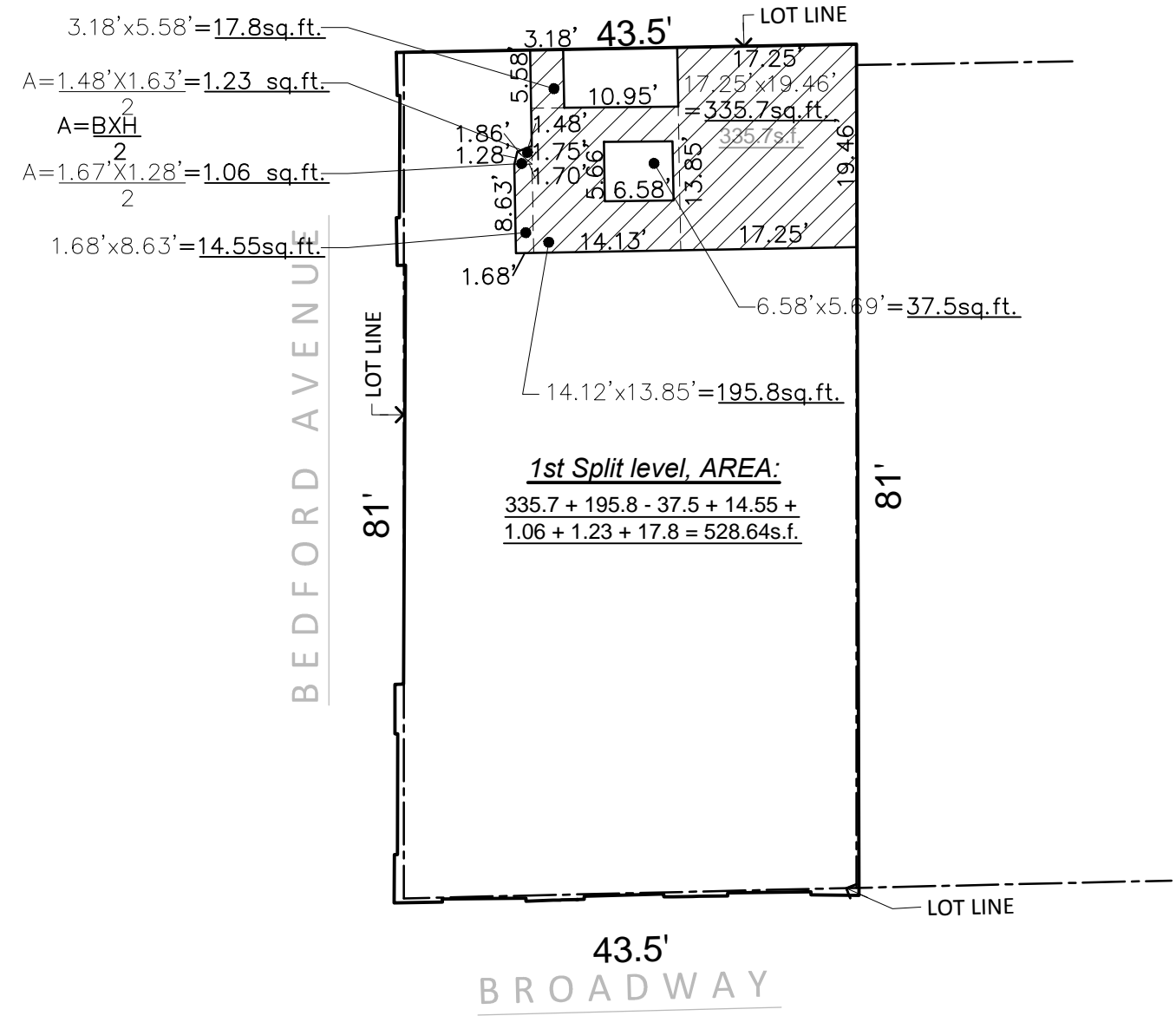




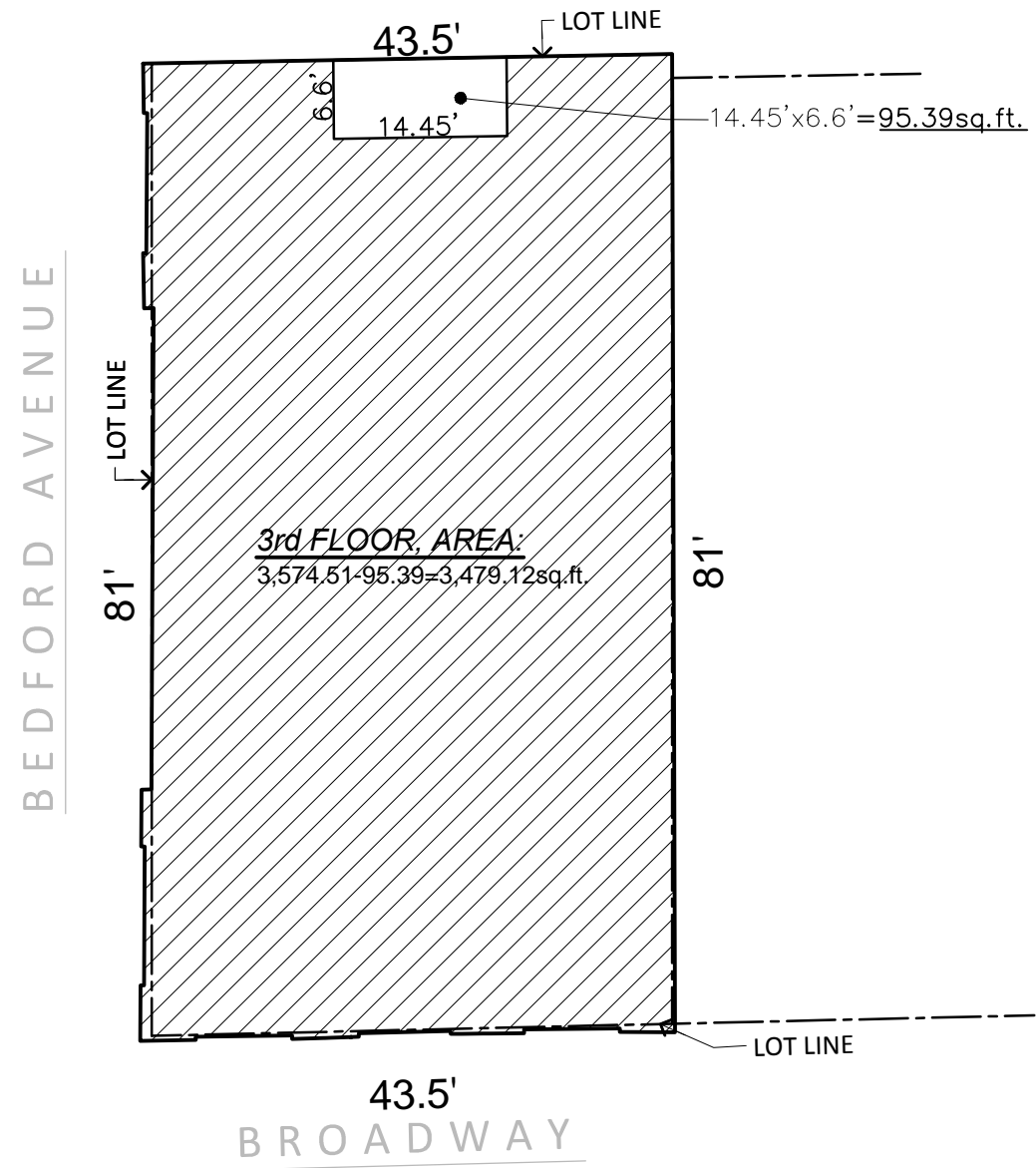
1  
Z-2  
EXISTING 1ST FLOOR PLAN  
SCALE: 1/16"=1'-0"



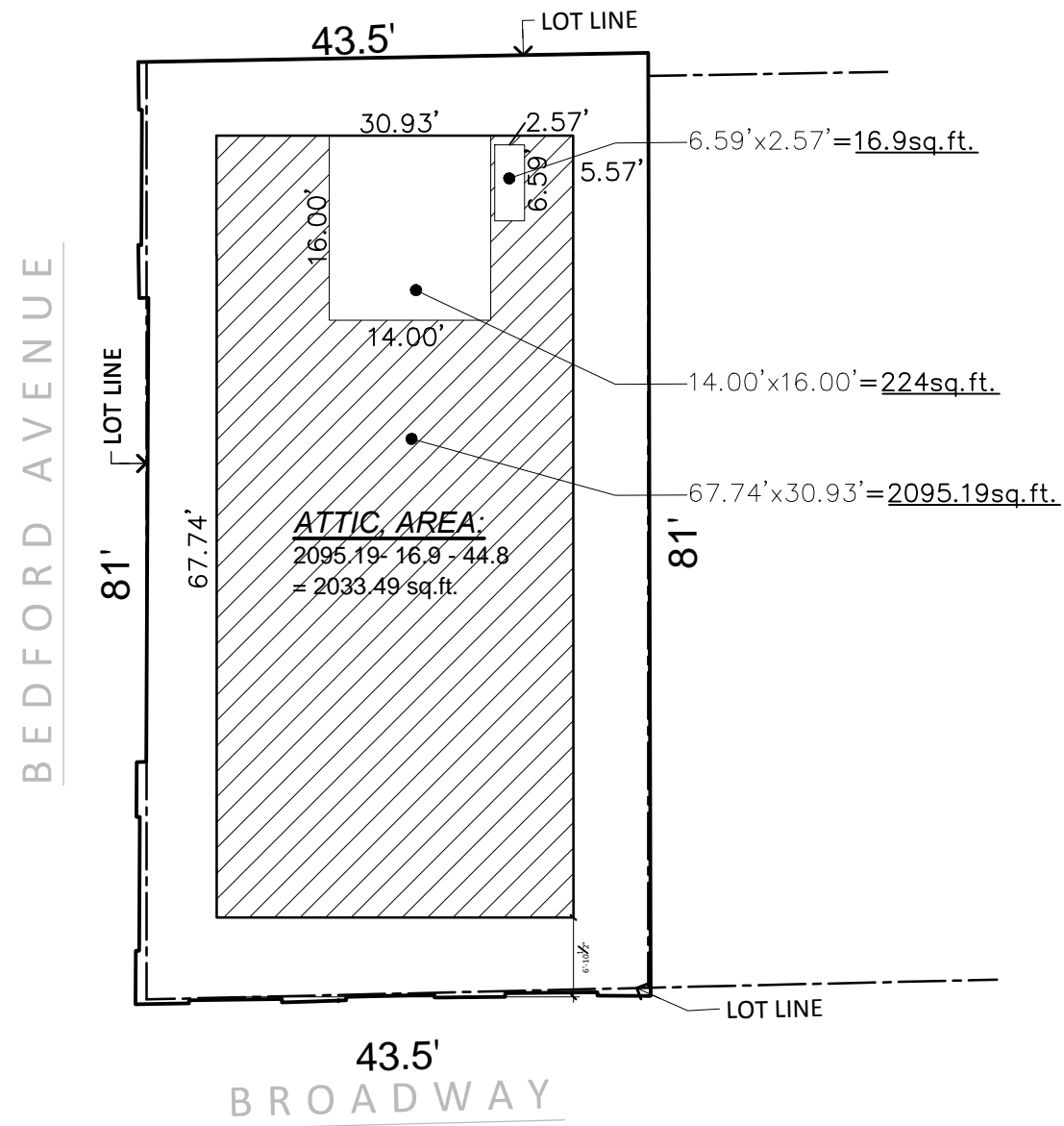
4  
Z-2  
EXISTING 2ND SPLIT LEVEL PLAN  
SCALE: 1/16"=1'-0"



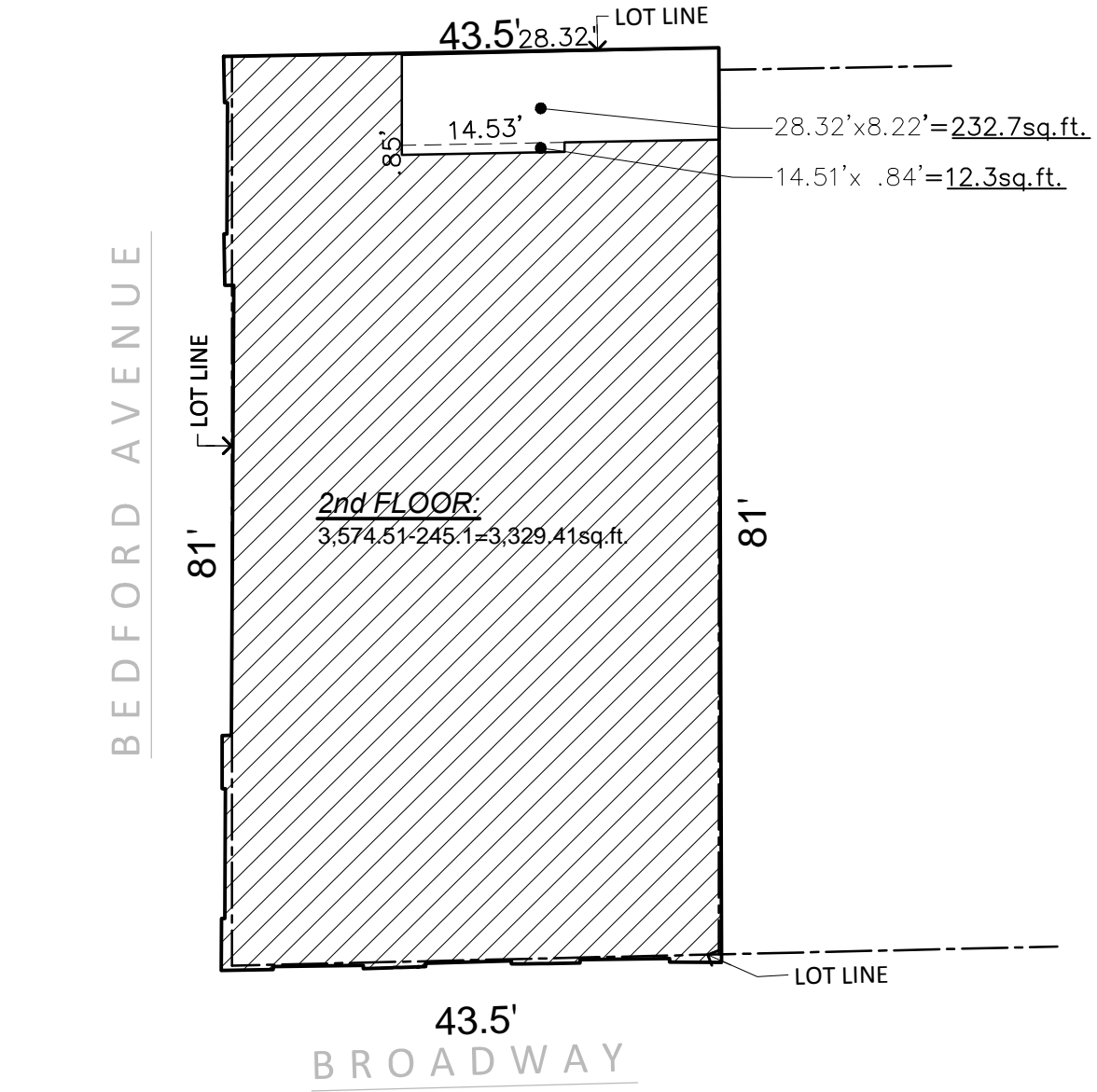
2  
Z-2  
EXISTING 1ST SPLIT LEVEL PLAN  
SCALE: 1/16"=1'-0"



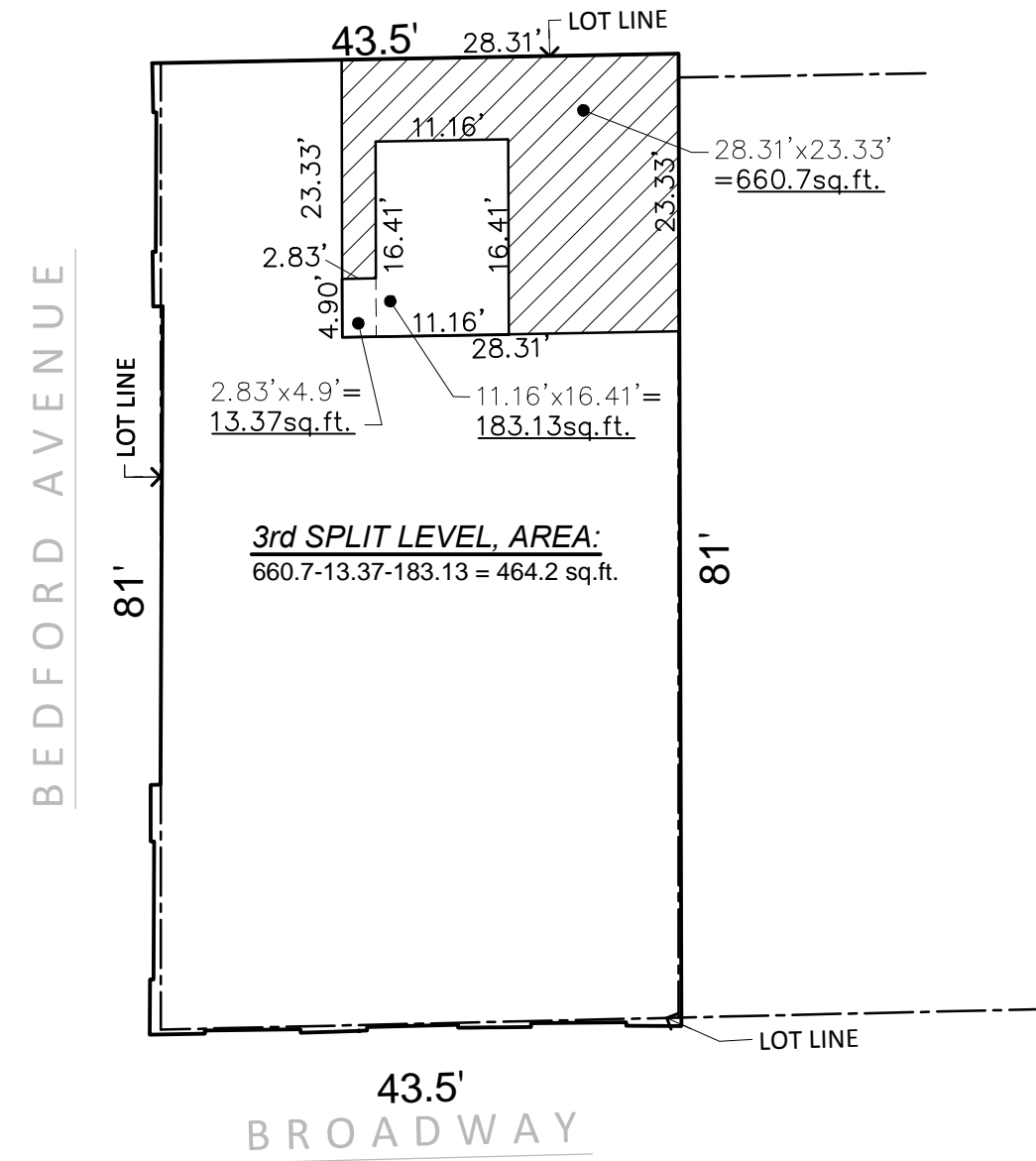
5  
Z-2  
EXISTING 3RD FLOOR PLAN  
SCALE: 1/16"=1'-0"



7  
Z-2  
EXISTING ATTIC PLAN  
SCALE: 1/16"=1'-0"

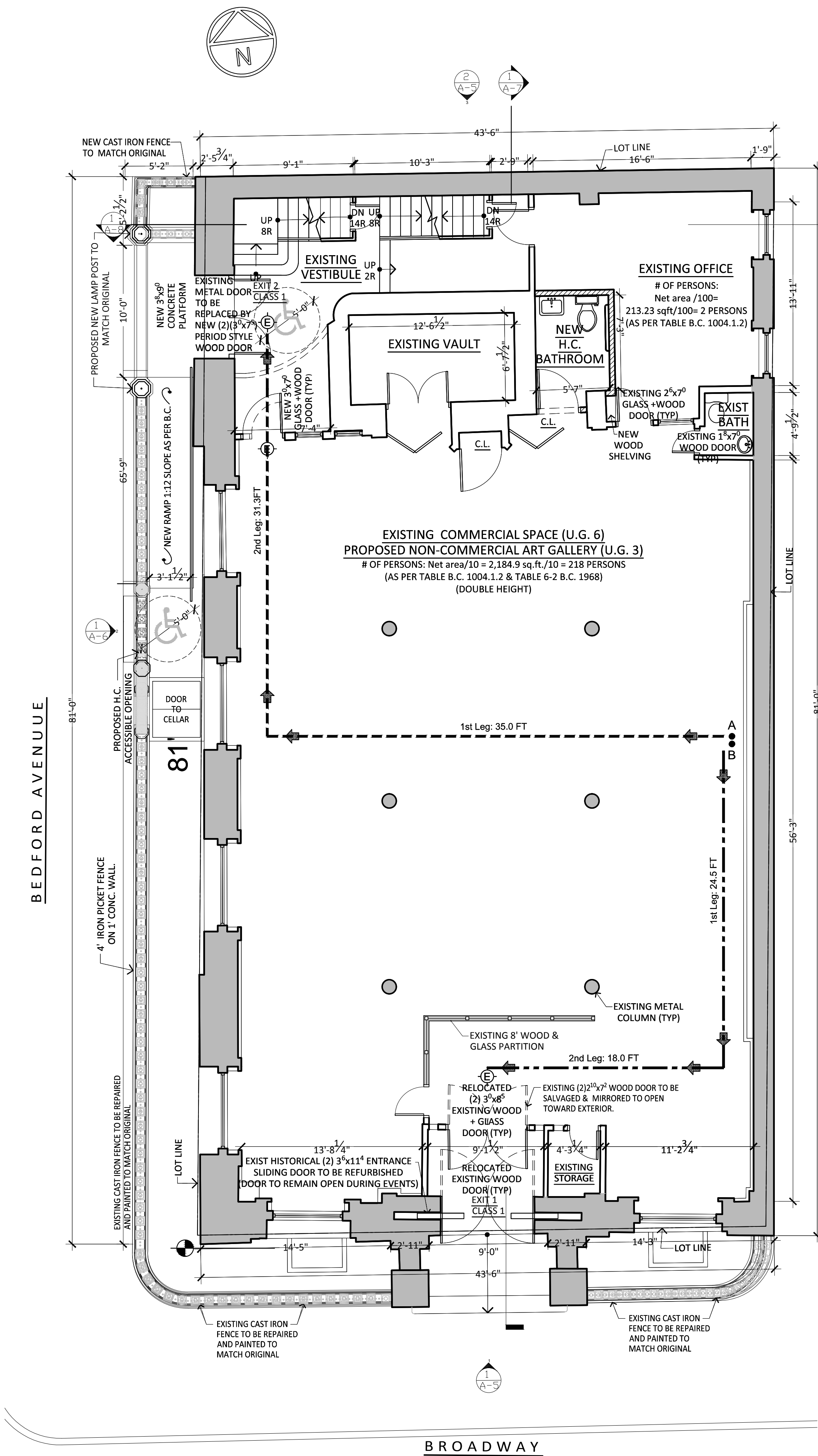


3  
Z-2  
EXISTING 2ND FLOOR PLAN  
SCALE: 1/16"=1'-0"

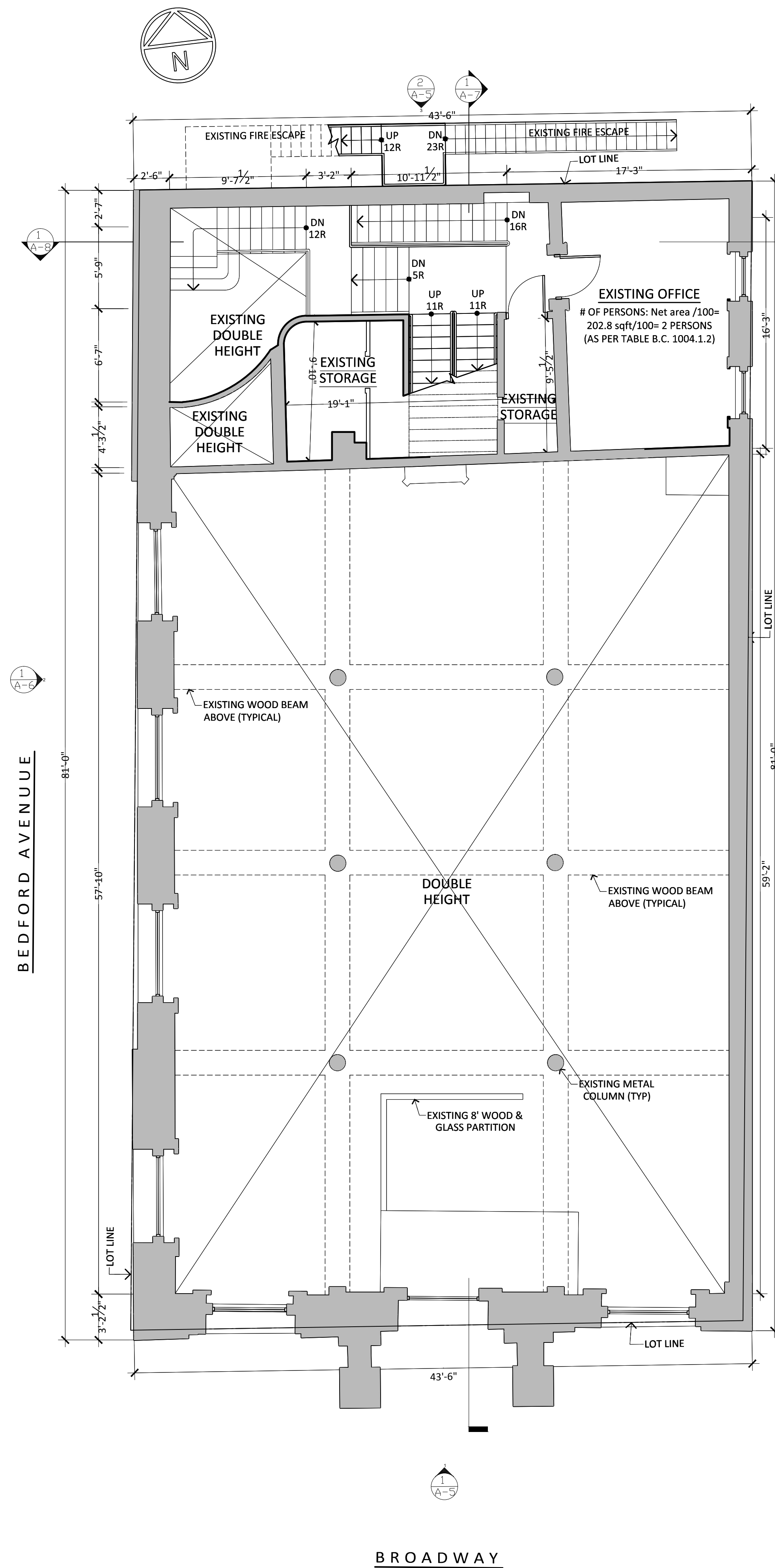


6  
Z-2  
EXISTING 3RD SPLIT LEVEL PLAN  
SCALE: 1/16"=1'-0"

DATE:	REVISION	
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www.boscharchitecture.com		
PROJECT. :		
NEW NON-COMMERCIAL ART GALLERY		
LOCATION: 137 BROADWAY, BROOKLYN, NY 11211		
DRAWING TITLE :		
• FLOOR AREA BREAKDOWN		
SEAL & SIGNATURE	DATE : 08/21/2013	
	DRAWING BY: MARCELO MACCIO	
	EVELYN ESCALANTE	
	CHK BY : J.B.	
	DRWG No: Z-200.00	
JOB No:		5 of 13



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

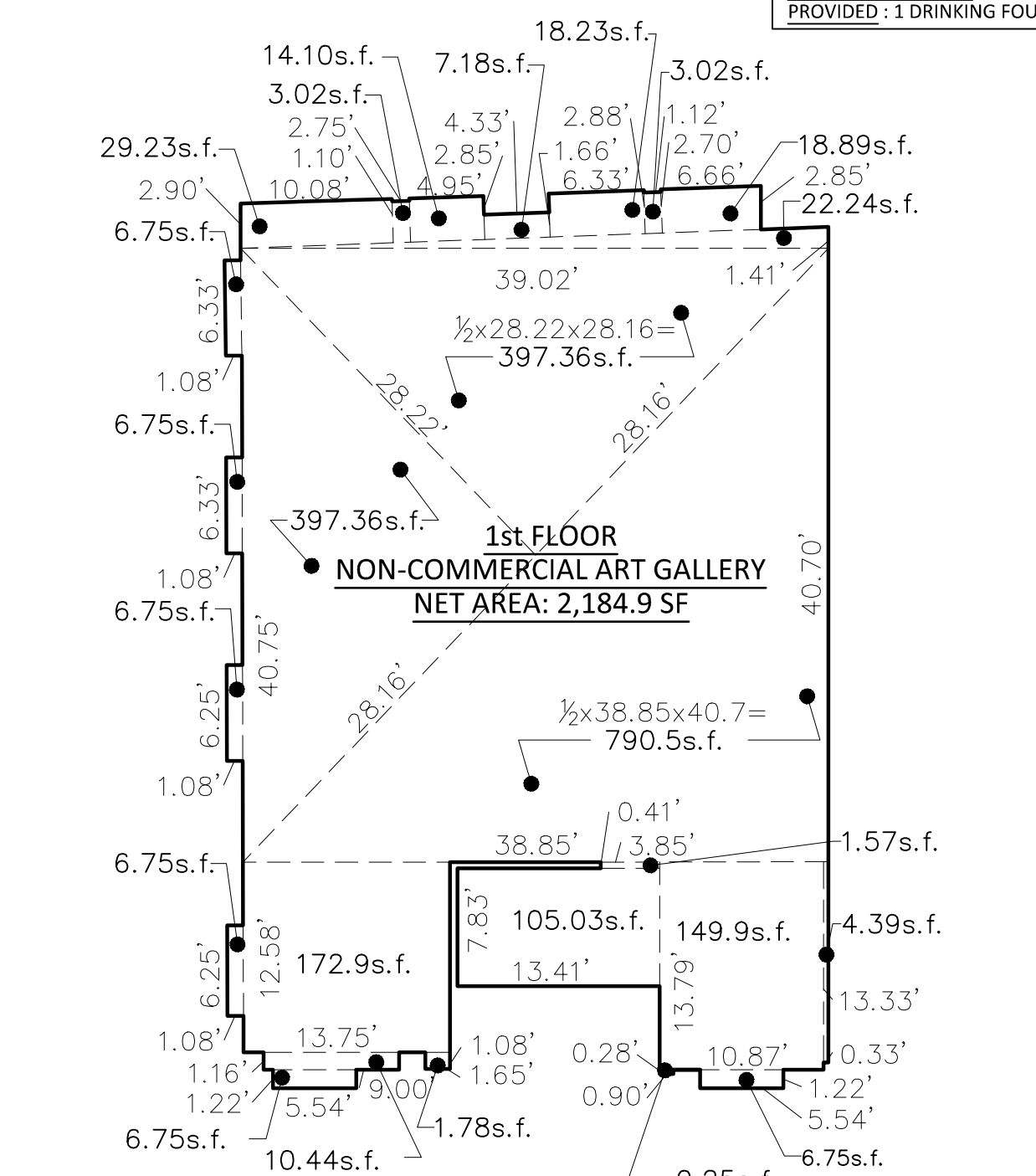


2  
A-1 PROPOSED 1ST SPLIT LEVEL PLAN  
SCALE: 3/16"=1'-0"

- LEGEND
- EXISTING WALL/PARTITIONS TO REMAIN
  - EXISTING PARTITIONS WALL (NON BEARING) TO BE REMOVED
  - NEW 2 HR. F.R. PARTITION WITH 3/8" METAL STUDS W/ TWO LAYERS 5/8" GYP. BD. TYPE "X" ON EACH SIDE
  - NEW PARTITIONS OF 3/8" METAL STUDS W/ 1/2" GYP. BD. (ONE LAYER) ON EACH SIDE
  - NEW WOOD AND GLASS PARTITION
  - EXISTING 28" METAL COLUMN (TYP)
  - EXIT SIGN AND LIGHT

NOTE:  
EACH DOOR IN A MEANS OF EGRESS FROM AN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 75 OR MORE SHALL BE PROVIDED WITH PANIC AND FIRE EXIT HARDWARE (AS PER B.C.1008.1.9)

NET FLOOR AREA:  
10.6+25.15+16.7+89.6+16.1+55.08=213.23sq.ft



NET FLOOR AREA 1ST FLOOR:  
790.5+397.36+397.36+22.24+18.89+3.02+18.23+7.18+14.10+3.02  
+29.23+6.75+6.75+6.75+6.75+6.75+10.44+1.78+172.9+102.03+1.57  
+149.9+4.39+6.75+0.25=2,184.9sq.ft

3  
A-1 1ST FLOOR NET AREA BREAKDOWN  
SCALE: 3/32"=1'-0"

1ST FLOOR	TRAVEL DISTANCE					TABLE 8-1 B.C.
	1st LEG	2nd LEG	3rd LEG	4th LEG	TOTAL	
PRIMARY (A)	35.0'	31.3'	-	-	66.8'	100' + 50% = 150'
SECONDARY (B)	24.5'	18'	-	-	42.5'	125' + 50% = 187.5'
TERTIARY (C)	-	-	-	-	-	-
QUARTERNARY (D)	-	-	-	-	-	-

BC 27-533 TRAVEL DISTANCE  
A CHANGE IN DIRECTION SHALL BE DEEMED TO OCCUR WHEN IS NECESSARY TO CHANGE OF DIRECTION BY A FORTY-FIVE DEGREES OR GRADER ANGLE.  
(D) IN PLACE OF ASSEMBLY EQUIPPED WITH AUTOMATIC SPRINKLERS, THE DISTANCE MAY BE INCREASED FIFTY PERCENT.

EGRESS (TABLE 8-1 B.C. & 27-359 B.C.)  
BASEMENT (NON-COMMERCIAL ART GALLERY):  
CAPACITY OF EXITS: 1 UNIT = 22 INCHES, PROVIDE  
80 (# OF PERSONS PER UNIT OF WITH IN F-3-DOOR)

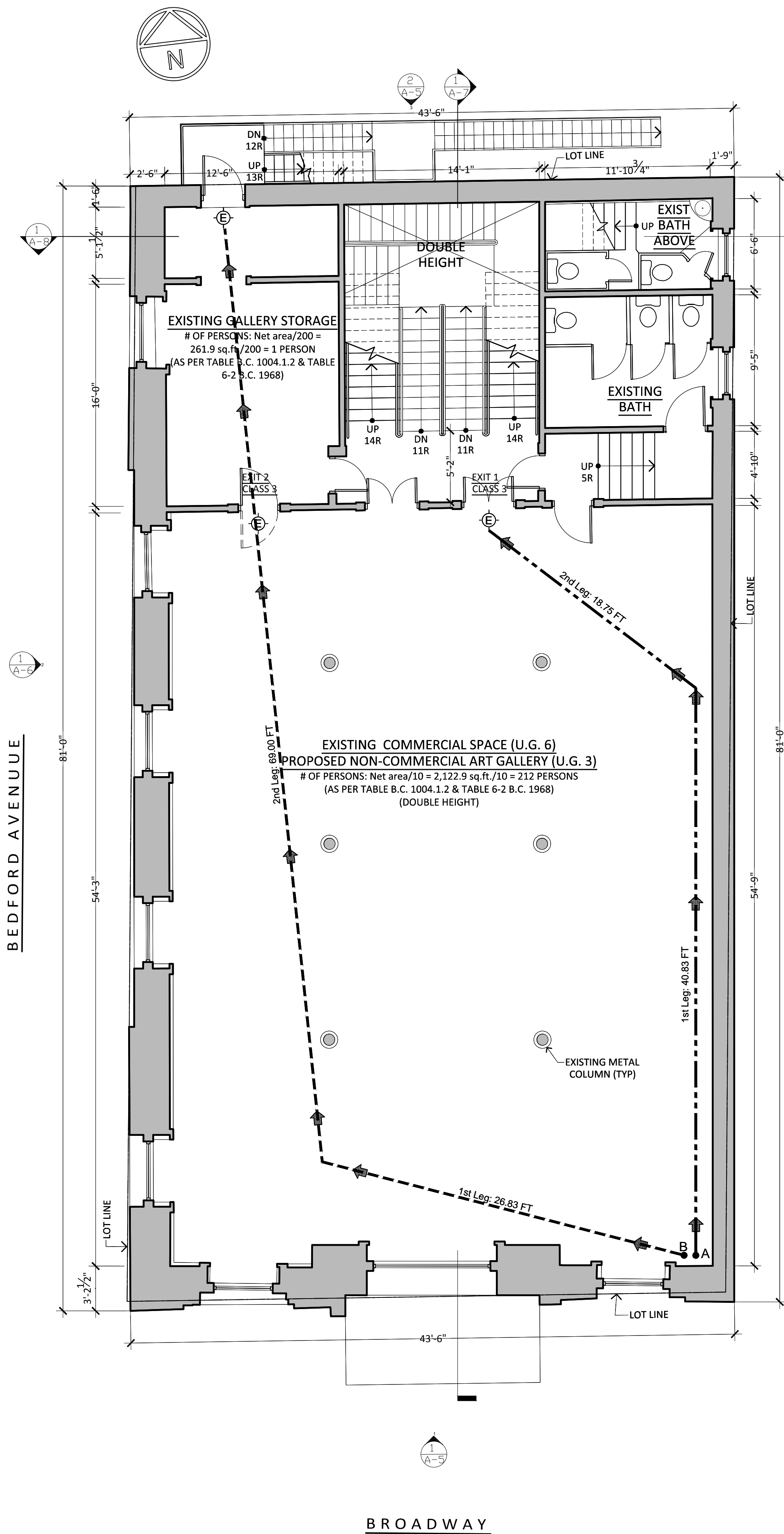
EXIT 1: (2) DOOR @36" = 72/22 = 3.27 = 3 UNITS  
CLASS 1 3x80=240 PERSONS  
EXIT 2: (2) DOOR @36" = 72/22 = 3.27 = 3 UNITS  
CLASS 1 3x80=240 PERSONS

TOTAL # OF PERSONS:240+240=480 PERSONS  
480 > 220 OK

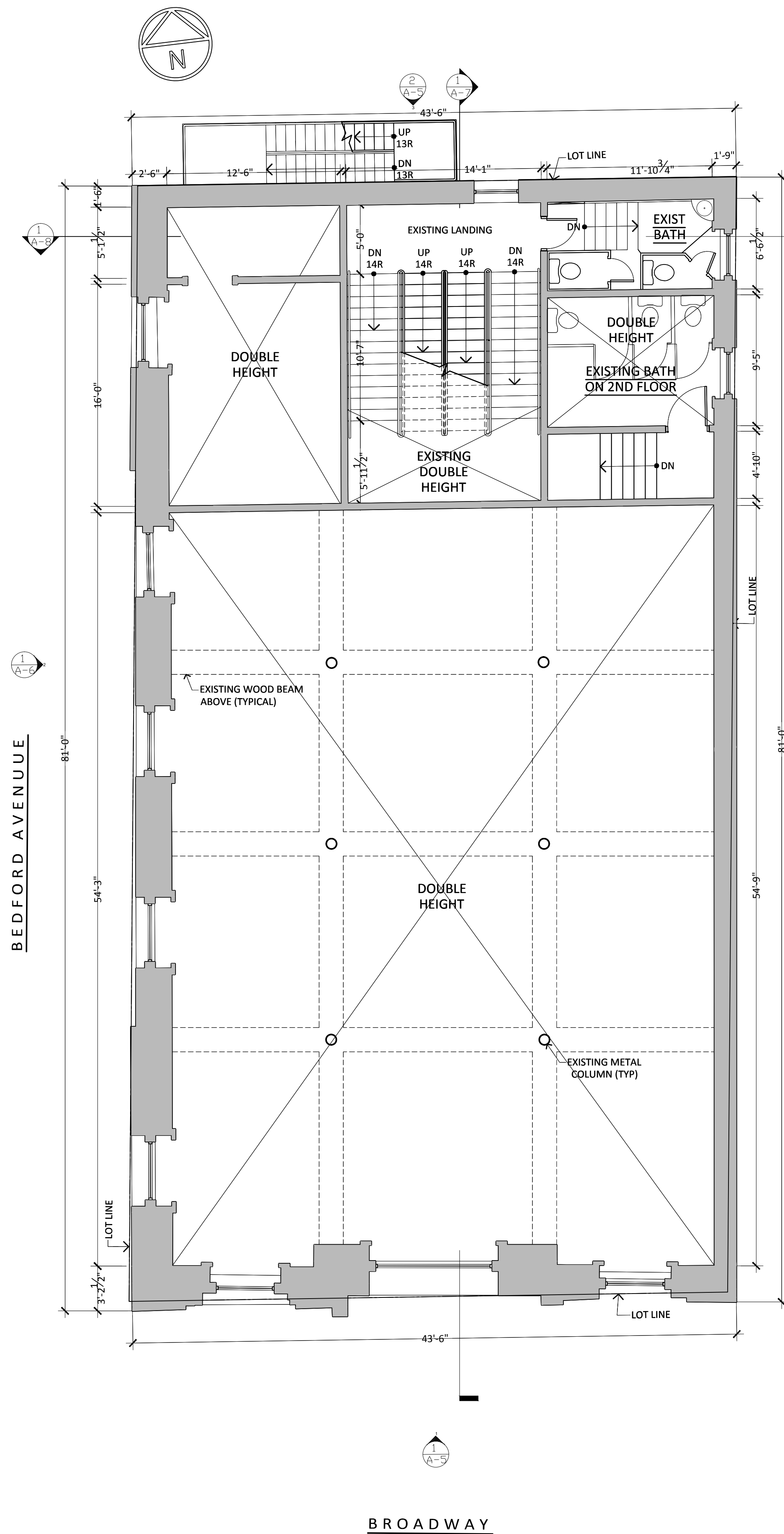
BUILDING EXIT AS PER TABLE 6-1 (CAPACITY, NUMBER OF PERSONS PER UNIT OF WIDTH):  
DOOR OPENINGS (NUMBER OF PERSONS PER UNIT OF WIDTH: - TO OUTDOORS=100  
-ALL OTHER EXIT AND CORRIDOR DOORS = 80):  
EXIT 1: 3.0 x 80 = 240 PERSONS  
EXIT 2: 3.0 x 80 = 240 PERSONS  
TOTAL CAPACITY = 480 > 220 PERSONS OK

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES	
WATER CLOSETS: AS PER PLUMBING CODE TABLE 403.1 FOR OCCUPANCY CLASSIFICATION A-3 (ART GALLERIES) B.C. 2008:	
- No. OF W.C. PER MEN REQUIRED: 1 PER 70 FOR THE FIRST 210	
AND 1 PER 125 FOR THE REMAINDER EXCEEDING 210.	
- No. OF W.C. PER WOMEN REQUIRED: 1 PER 35 FOR THE FIRST 210 AND 1 PER 65 FOR THE REMAINDER EXCEEDING 210.	
MAX. NUMBER OF PERSONS PROPOSED: 220 (1st FL) + 213 (2nd FL) + 215 (3rd FL) = 648 (324 WOMEN AND 324 MEN)	
REQUIRED: 3 W.C. FOR MEN	
7 W.C. FOR WOMEN	
PROVIDED:	
CELLAR:	N.A.
1st FLOOR:	2 UNISEX W.C.
2nd FLOOR:	3 UNISEX W.C.
2nd SPLIT LEVEL:	2 UNISEX W.C.
TOTAL PROVIDED:	7 W.C. FOR MEN OK 7 W.C. FOR WOMEN OK
LAVATORIES: AS PER PLUMBING CODE TABLE 403.1 FOR OCCUPANCY CLASSIFICATION A-3 (ART GALLERIES) B.C. 2008:	
MAX. NUMBER OF PERSONS PROPOSED: 648	
No. OF LAV. PER PERSONS REQUIRED 1 PER 200: 3 LAV. REQUIRED	
PROVIDED:	
CELLAR:	N.A.
1st FLOOR:	2 LAVATORIES
2nd FLOOR:	N.A.
2nd SPLIT LEVEL:	1 LAVATORY
TOTAL PROVIDED:	3 LAVATORIES > 3 REQUIRED OK
DRINKING FOUNTAIN: 1 FOR EACH 500 PERSONS	
PROVIDED: 1 DRINKING FOUNTAIN	

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PROJECT: .	
NEW NON-COMMERCIAL ART GALLERY	
LOCATION: 137 BROADWAY, BROOKLYN, NY 11211	
DRAWING TITLE :	
• PROPOSED 1ST FLOOR PLAN • PROPOSED SPLIT LEVEL PLAN • 1ST FLOOR NET AREA BREAKDOWN	
SEAL & SIGNATURE	DATE : 08/21/2013
	DRAWING BY: MARCELO MACCIO EVELYN ESCALANTE
	CHK BY : J.B.
	DRWG No: A-100.00
	JOB No: 6 of 13



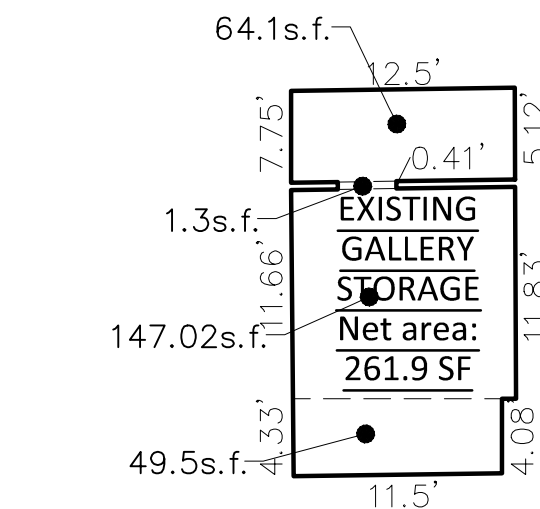
1  
A-2 PROPOSED 2ND FLOOR PLAN  
SCALE: 3/16"=1'-0"



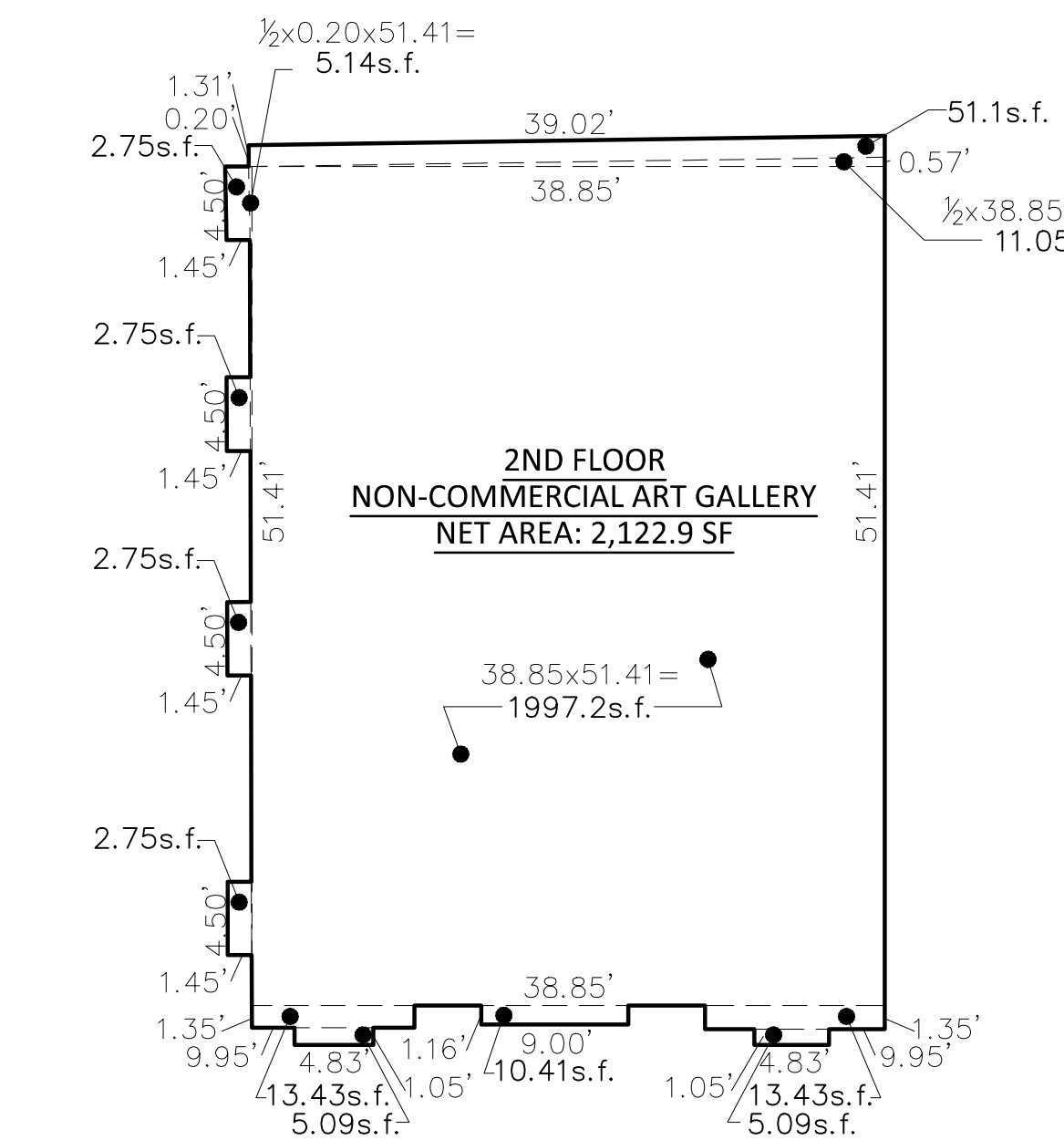
2  
A-2 PROPOSED 2ND SPLIT LEVEL PLAN  
SCALE: 3/16"=1'-0"

LEGEND	
	• EXISTING WALL/PARTITIONS TO REMAIN
	• EXISTING PARTITIONS WALL (NON BEARING) TO BE REMOVED
	• EXIT SIGN AND LIGHT

NOTE:  
EACH DOOR IN A MEANS OF EGRESS FROM AN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 75 OR MORE SHALL BE PROVIDED WITH PANIC AND FIRE EXIT HARDWARE (AS PER B.C.1008.1.9)



NET FLOOR AREA:  
64.1+1.3+147.02+49.5=261.9sq.ft



NET FLOOR AREA 2ND FLOOR:  
1997.2+11.05+51.1+5.14+2.75+2.75+2.75+13.43+5.09+10.41  
+13.43+5.09=2,122.9sq.ft

3  
A-2 2ND FLOOR NET AREA BREAKDOWN  
SCALE: 3/32"=1'-0"

NON-COMMERCIAL ART GALLERY (F3)					
2ND FLOOR	TRAVEL DISTANCE				TABLE 8-1 B.C.
	1st LEG	2nd LEG	3rd LEG x 1.25	4th LEG x 1.40	Mx. TRAVEL DISTANCE
PRIMARY (A)	40.83'	18.75'	—	—	59.58'
SECONDARY (B)	26.83'	69.00'	—	—	125' + 50% = 187.5'
TERTIARY (C)	—	—	—	—	—
QUARTERNARY (D)	—	—	—	—	—

BC 27-533 TRAVEL DISTANCE  
A CHANGE IN DIRECTION SHALL BE DEEMED TO OCCUR WHEN IS NECESSARY TO CHANGE OF DIRECTION BY A FORTY-FIVE DEGREES OR GRADER ANGLE.  
(D) IN PLACE OF ASSEMBLY EQUIPPED WITH AUTOMATIC SPRINKLERS, THE DISTANCE MAY BE INCREASED FIFTY PERCENT.

EGRESS (TABLE 8-1 B.C. & 27-359 B.C.)  
BASEMENT (NON-COMMERCIAL ART GALLERY):  
CAPACITY OF EXITS: 1 UNIT = 22 INCHES, PROVIDE  
80 (# OF PERSONS PER UNIT OF WITH IN F-3-DOOR)

EXIT 1: (2) DOOR @24" = 48/22 = 2.18 = 2 UNITS  
CLASS 3 2x80=160 PERSONS 39.3% > 40% OK

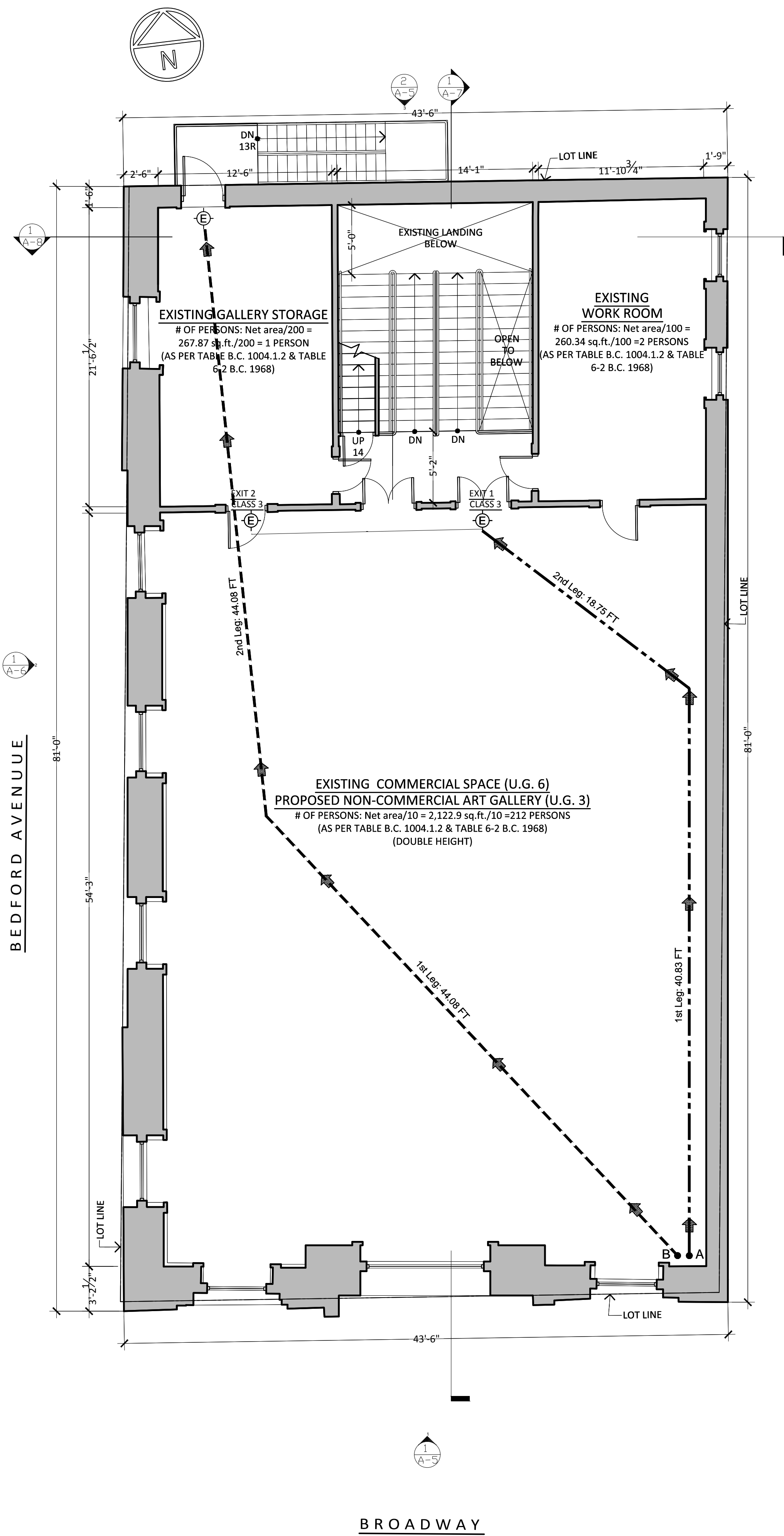
EXIT 2: DOOR @36" = 36/22 = 1.6 = 1 UNITS  
CLASS 3 1x80=80 PERSONS 26.2% > 40% OK

TOTAL # OF PERSONS:160+80=240 PERSONS  
240 > 213 OK

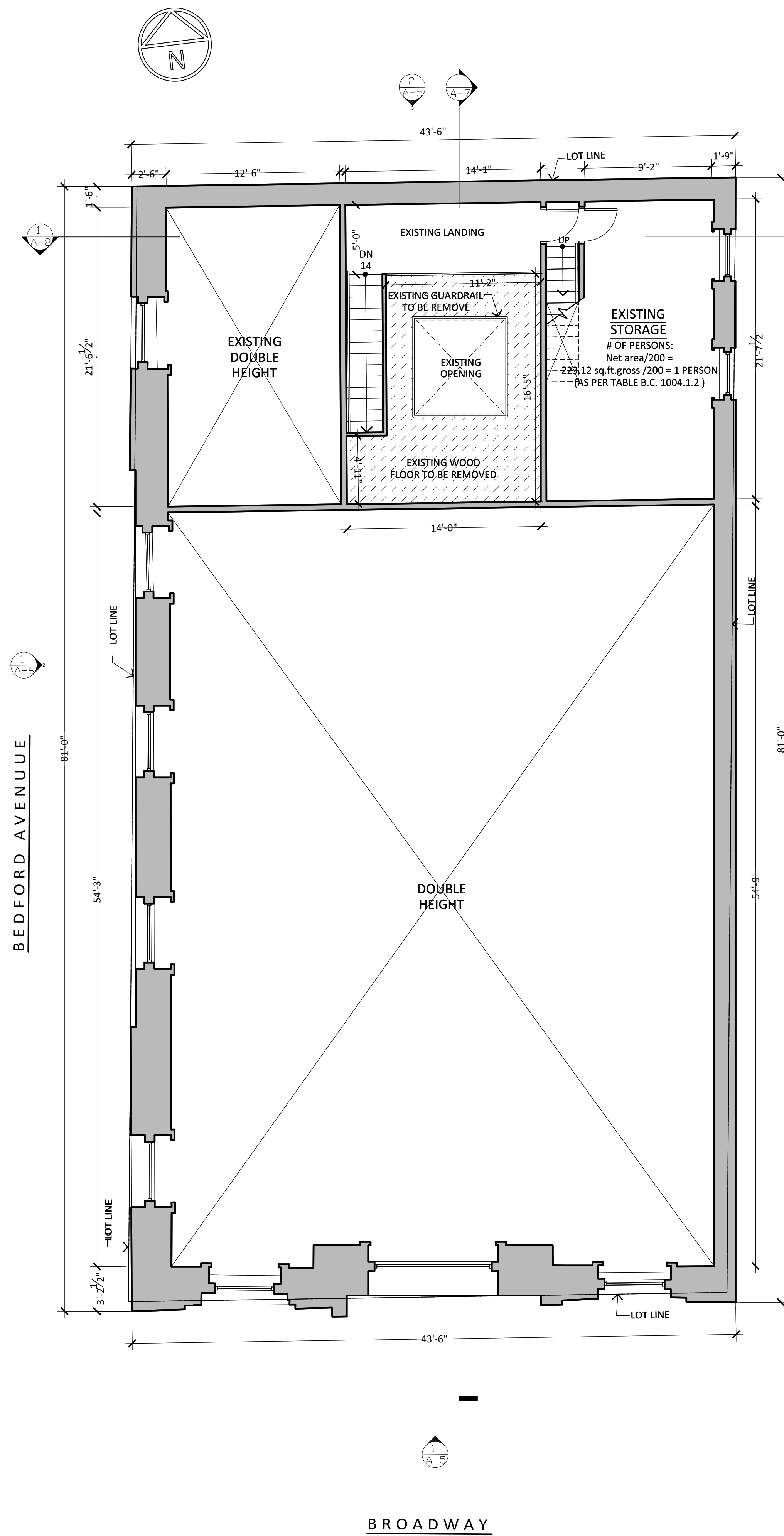
BUILDING EXIT AS PER TABLE 6-1 (CAPACITY, NUMBER OF PERSONS PER UNIT OF WIDTH):  
DOOR OPENINGS (NUMBER OF PERSONS PER UNIT OF WIDTH: - TO OUTDOORS=100  
- ALL OTHER EXIT AND CORRIDOR DOORS = 80):  
EXIT 1: 2.0 X 80 = 160 PERSONS  
EXIT 2: 1.0 X 80 = 80 PERSONS  
TOTAL CAPACITY = 240 > 213 PERSONS OK

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PROJECT :  NEW NON-COMMERCIAL ART GALLERY	
LOCATION: 137 BROADWAY, BROOKLYN, NY 11211	
DRAWING TITLE :  • PROPOSED 2ND FLOOR PLAN • PROPOSED 2ND SPLIT LEVEL PLAN • 2ND FLOOR NET AREA BREAKDOWN	
SEAL & SIGNATURE	DATE : 08/21/2013 DRAWING BY: MARCELO MACCIO EVELYN ESCALANTE CHK BY : J.B. DRWG No: <b>A-200.00</b> JOB No: 7 of 13





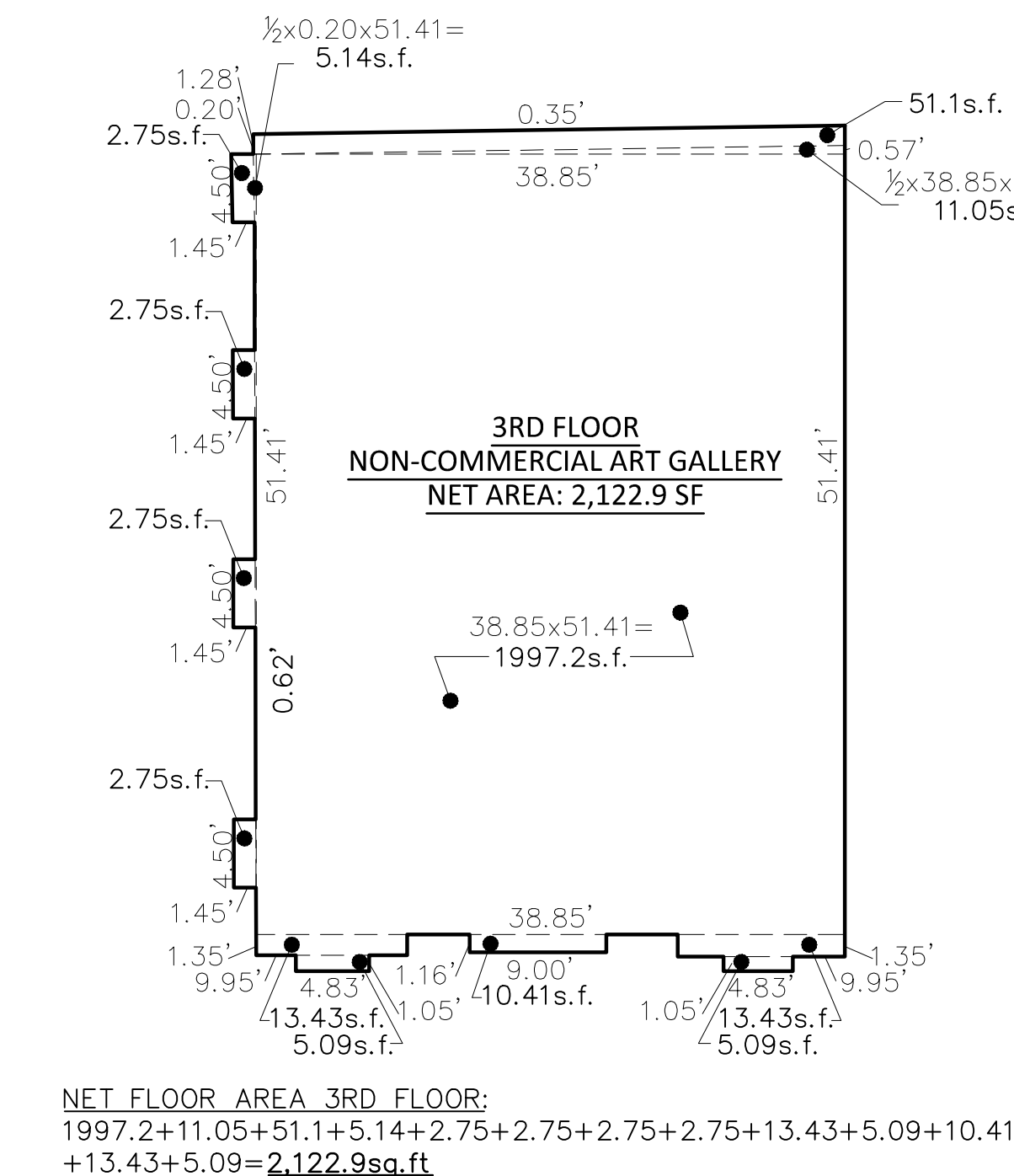
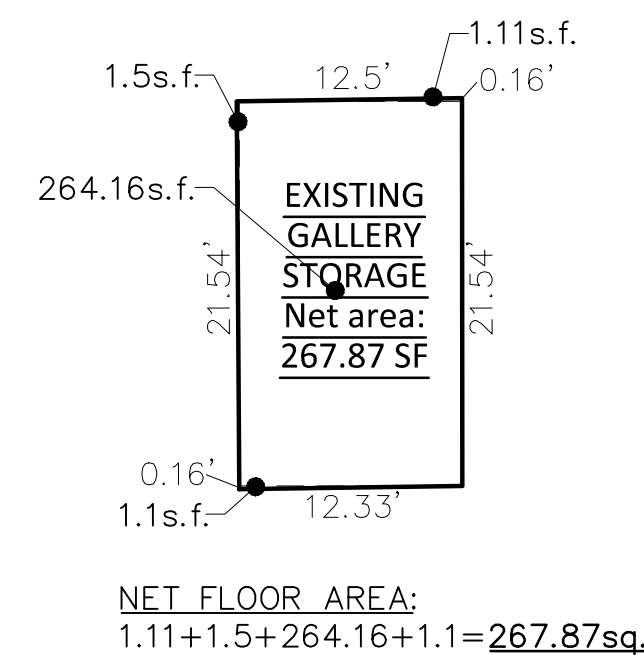
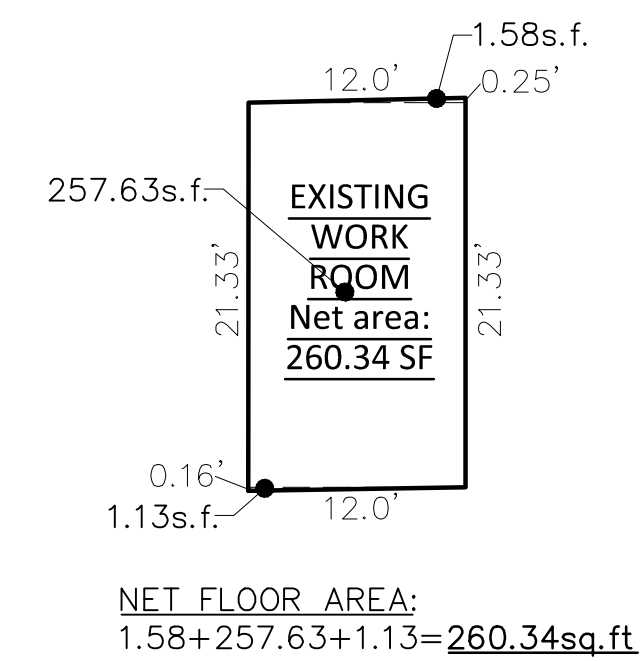
1  
A-3  
PROPOSED 3RD FLOOR PLAN  
SCALE: 3/16"=1'-0"



2  
A-3  
PROPOSED 3RD SPLIT LEVEL PLAN  
SCALE: 3/16"=1'-0"

LEGEND	
	EXISTING WALL/PARTITIONS TO REMAIN
	EXISTING PARTITIONS WALL (NON BEARING) TO BE REMOVED
	EXIT SIGN AND LIGHT

NOTE:  
EACH DOOR IN A MEANS OF EGRESS FROM AN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 75 OR MORE SHALL BE PROVIDED WITH PANIC AND FIRE EXIT HARDWARE (AS PER B.C.1008.1.9)



3  
A-3  
3RD FLOOR NET AREA BREAKDOWN  
SCALE: 3/32"=1'-0"

NON-COMMERCIAL ART GALLERY (F3)					
3RD FLOOR	TRAVEL DISTANCE				TABLE 8-1 B.C.
	1st LEG	2nd LEG	3rd LEG x 1.25	4th LEG x 1.40	
PRIMARY (A)	40.83'	18.75'	-	-	59.58'
SECONDARY (B)	44.08'	44.08'	-	-	88.16'
TERTIARY (C)	-	-	-	-	-
QUARTERNARY (D)	-	-	-	-	-

BC 27-533 TRAVEL DISTANCE  
A CHANGE IN DIRECTION SHALL BE DEEMED TO OCCUR WHEN IS NECESSARY TO CHANGE OF DIRECTION BY A FORTY-FIVE DEGREES OR GRADER ANGLE.  
(D) IN PLACE OF ASSEMBLY EQUIPPED WITH AUTOMATIC SPRINKLERS, THE DISTANCE MAY BE INCREASED FIFTY PERCENT.

EGRESS (TABLE 8-1 B.C. & 27-359 B.C.)  
BASEMENT (NON-COMMERCIAL ART GALLERY):  
CAPACITY OF EXITS: 1 UNIT = 22 INCHES, PROVIDE  
80 (# OF PERSONS PER UNIT OF WITH IN F-3-DOOR)

EXIT 1: (2) DOOR @24" = 48/22 = 2.18 = 2 UNITS  
CLASS 3 2x80=160 PERSONS 39.3% > 40% OK

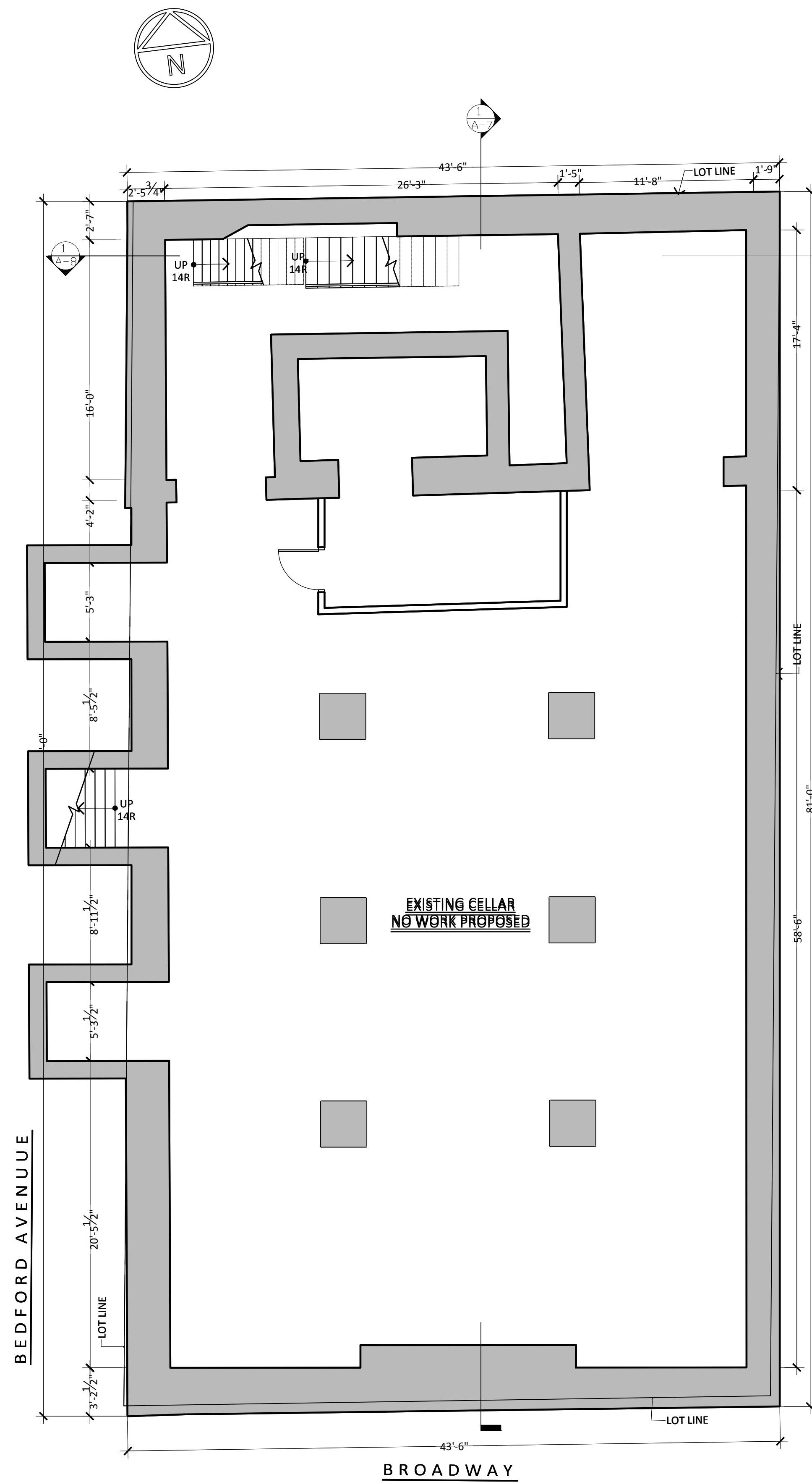
EXIT 2: DOOR @36" = 36/22 = 1.6 = 1 UNITS  
CLASS 3 1x80=80 PERSONS 26.2% > 40% OK

TOTAL # OF PERSONS:160+80=240 PERSONS  
240 > 215 OK

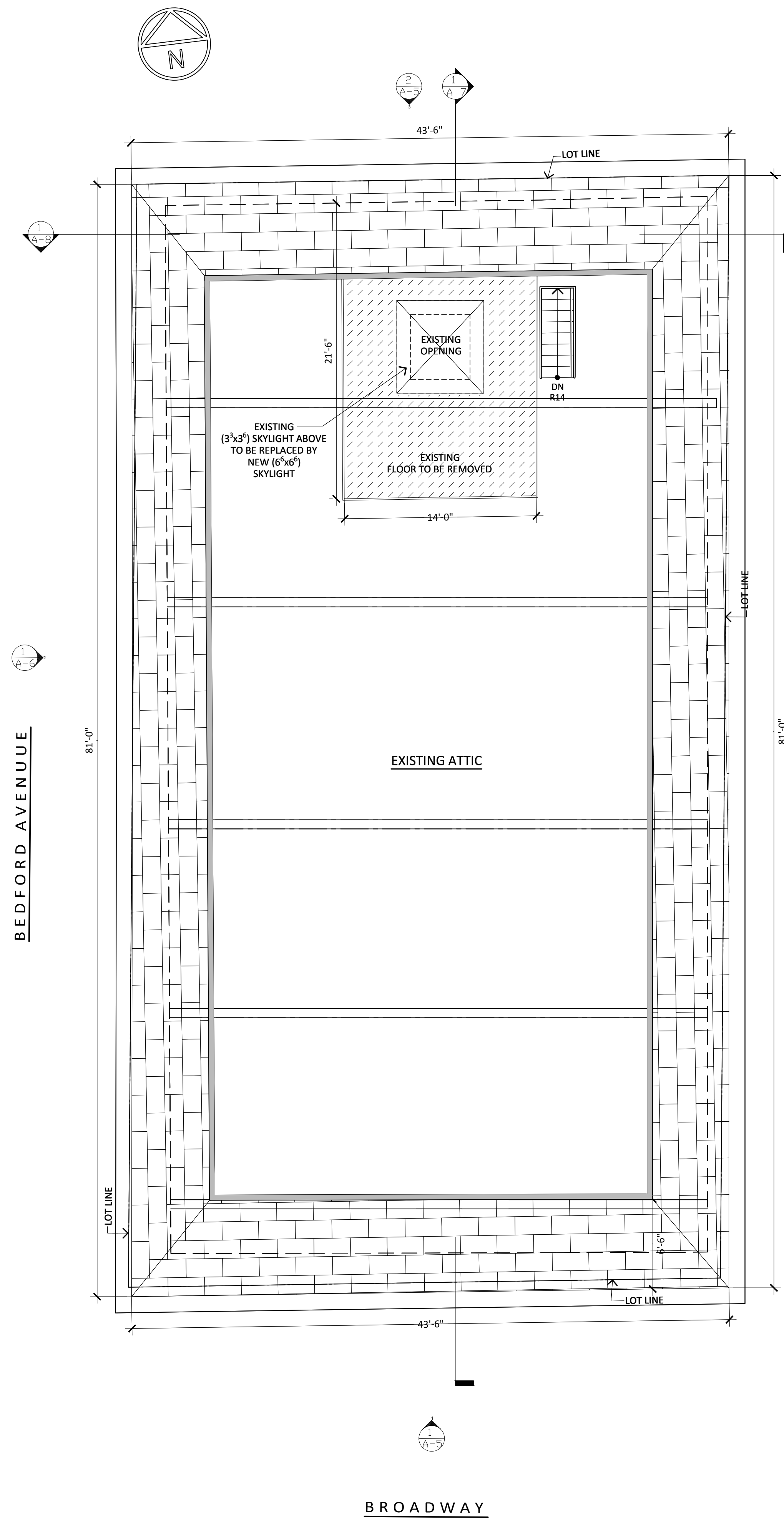
BUILDING EXIT AS PER TABLE 6-1 (CAPACITY, NUMBER OF PERSONS PER UNIT OF WIDTH):  
DOOR OPENINGS (NUMBER OF PERSONS PER UNIT OF WIDTH: - TO OUTDOORS=100  
-ALL OTHER EXIT AND CORRIDOR DOORS = 80):  
EXIT 1: 2.0 x 80 = 160 PERSONS  
EXIT 2: 1.0 x 80 = 80 PERSONS  
TOTAL CAPACITY = 240 > 220 PERSONS OK

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PROJECT :  NEW NON-COMMERCIAL ART GALLERY	
LOCATION: 137 BROADWAY, BROOKLYN, NY 11211	
DRAWING TITLE :  • PROPOSED 3RD FLOOR PLAN • PROPOSED 3RD SPLIT LEVEL PLAN • 3RD FLOOR NET AREA BREAKDOWN	
SEAL & SIGNATURE	DATE : 08/21/2013
	DRAWING BY: MARCELO MACCIO EVELYN ESCALANTE
	CHK BY : J.B.
	DRWG No: <b>A-300.00</b>
	JOB No: 8 of 13





1  
A-4 EXISTING CELLAR PLAN  
SCALE: 3/16"=1'-0"



2  
A-4 PROPOSED ATTIC FLOOR PLAN  
SCALE: 3/16"=1'-0"

LEGEND	
	EXISTING WALL/PARTITIONS TO REMAIN
	EXISTING PARTITIONS WALL (NON BEARING) TO BE REMOVED
	EXIT SIGN AND LIGHT

NOTE:  
EACH DOOR IN A MEANS OF EGRESS FROM AN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 75 OR MORE SHALL BE PROVIDED WITH PANIC AND FIRE EXIT HARDWARE (AS PER B.C.1008.1.9)

DATE	REVISION

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**BOSCH**  
ARCHITECTURE

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PROJECT. :

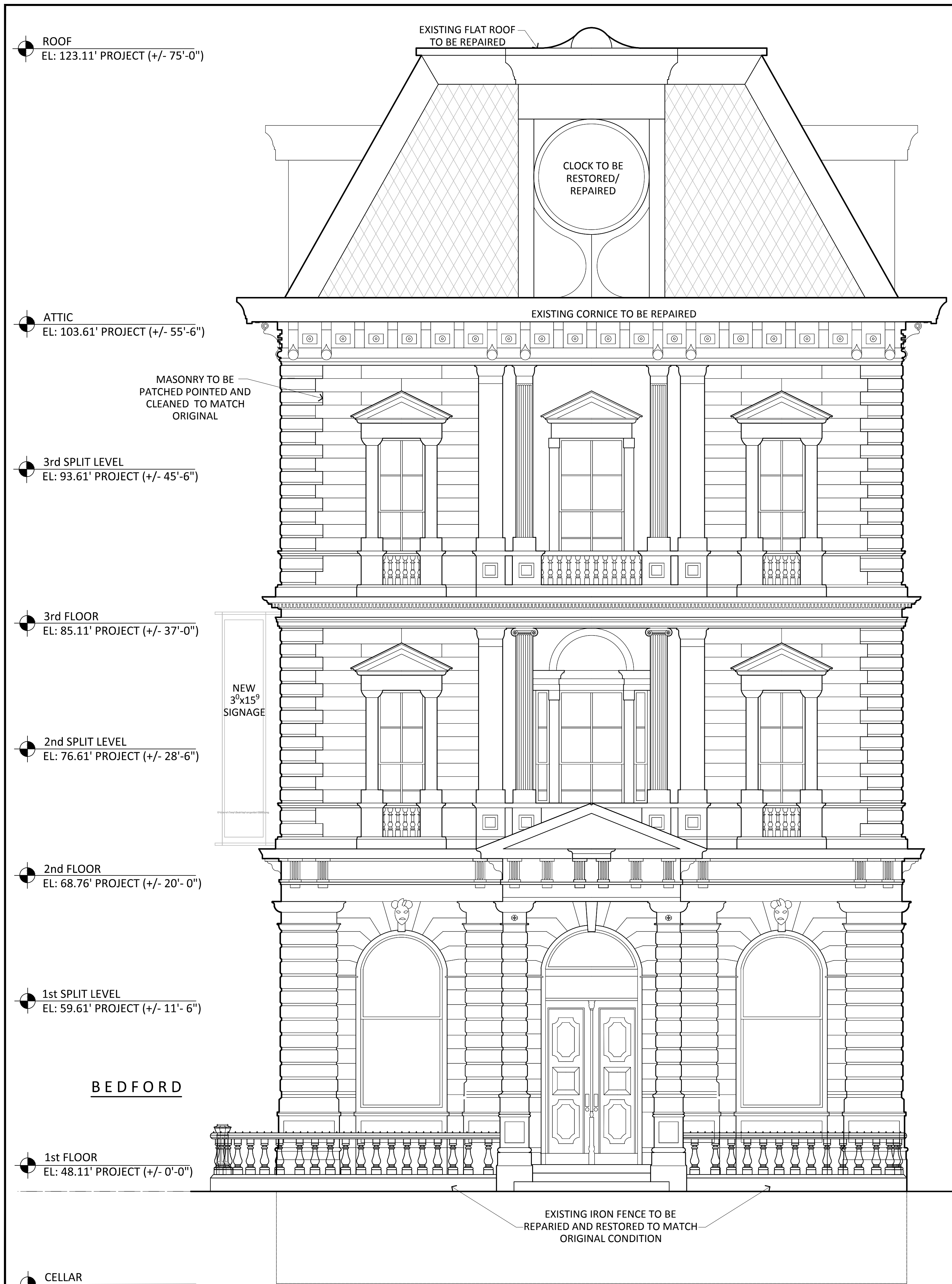
**NEW NON-COMMERCIAL  
ART GALLERY**

LOCATION: 137 BROADWAY, BROOKLYN, NY 11211

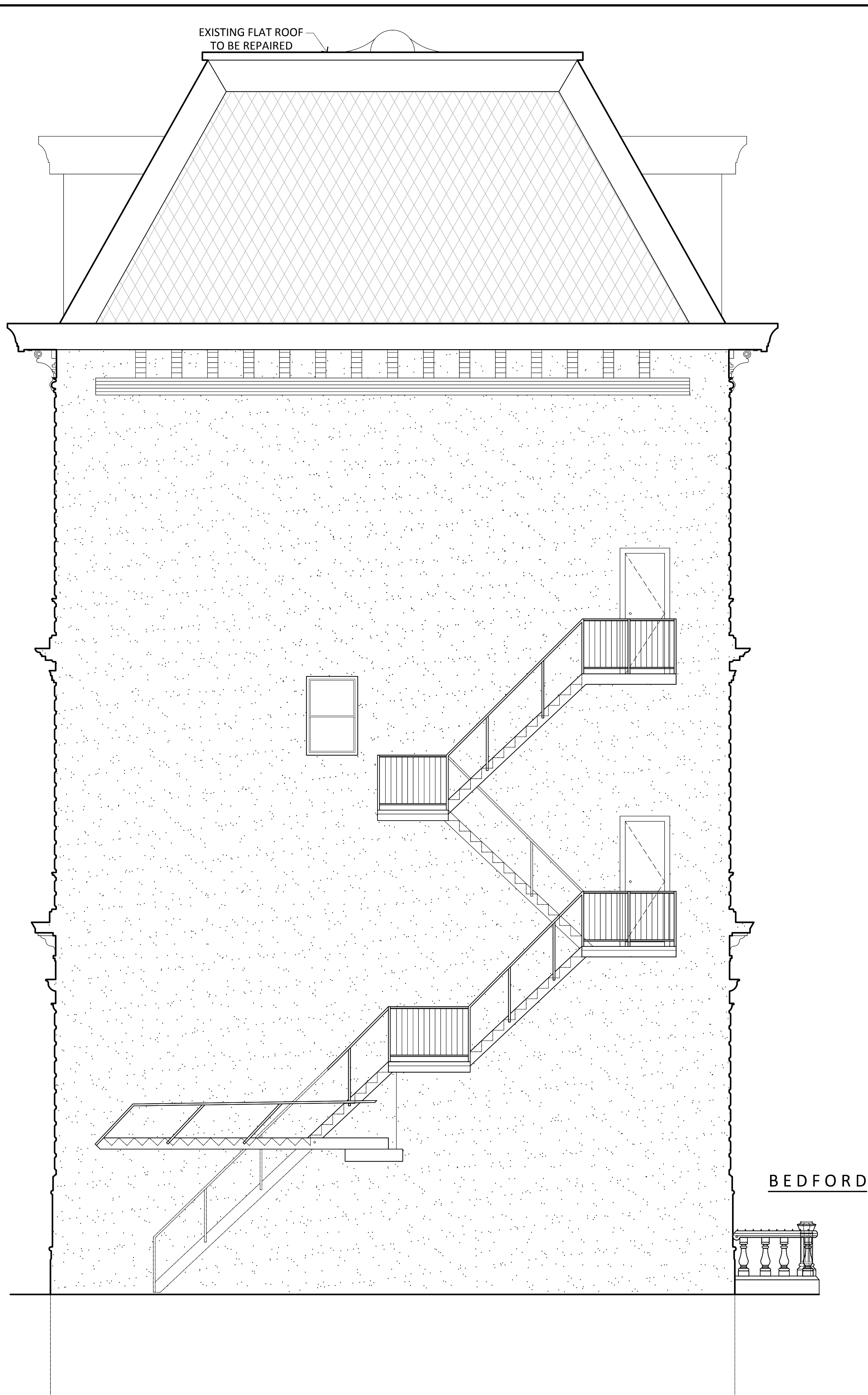
DRAWING TITLE :

- EXISTING CELLAR PLAN
- PROPOSED ATTIC FLOOR PLAN

SEAL & SIGNATURE	DATE : 08/21/2013	
	DRAWING BY: MARCELO MACCIO EVELYN ESCALANTE	
	CHK BY : J.B.	
	DRWG No: <b>A-400.00</b>	
	JOB No:	9 of 13



1 PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0"



2 PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0"

NOTE: FACADES TO BE CLEANED WITH BIODEGRADABLE PRODUCT AND LOW PRESSURE + HOT WATER MACHINE

NOTE: PAINT TO MATCH EXISTING OR MAINTAIN PERIOD CORRECT COLOR.

NOTE: RAILING SURFACES TO BE PAINTED WITH COLOR TO MATCH ORIGINAL HUE.

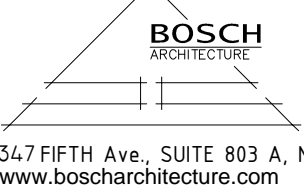
DATE:	REVISION
JORGE BOSCH, AIA PHONE (212) 725-1470 FAX (212) 725-1419 jbosch5@msn.com	
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PROJECT. :  NEW NON-COMMERCIAL ART GALLERY	
LOCATION: 137 BROADWAY, BROOKLYN, NY 11211	
DRAWING TITLE : • PROPOSED FRONT ELEVATION • PROPOSED REAR ELEVATION	
SEAL & SIGNATURE	DATE : 08/21/2013 DRAWING BY: MARCELO MACCIO EVELYN ESCALANTE CHK BY : J.B. DRWG No: A-500.00 JOB No: 10 of 13



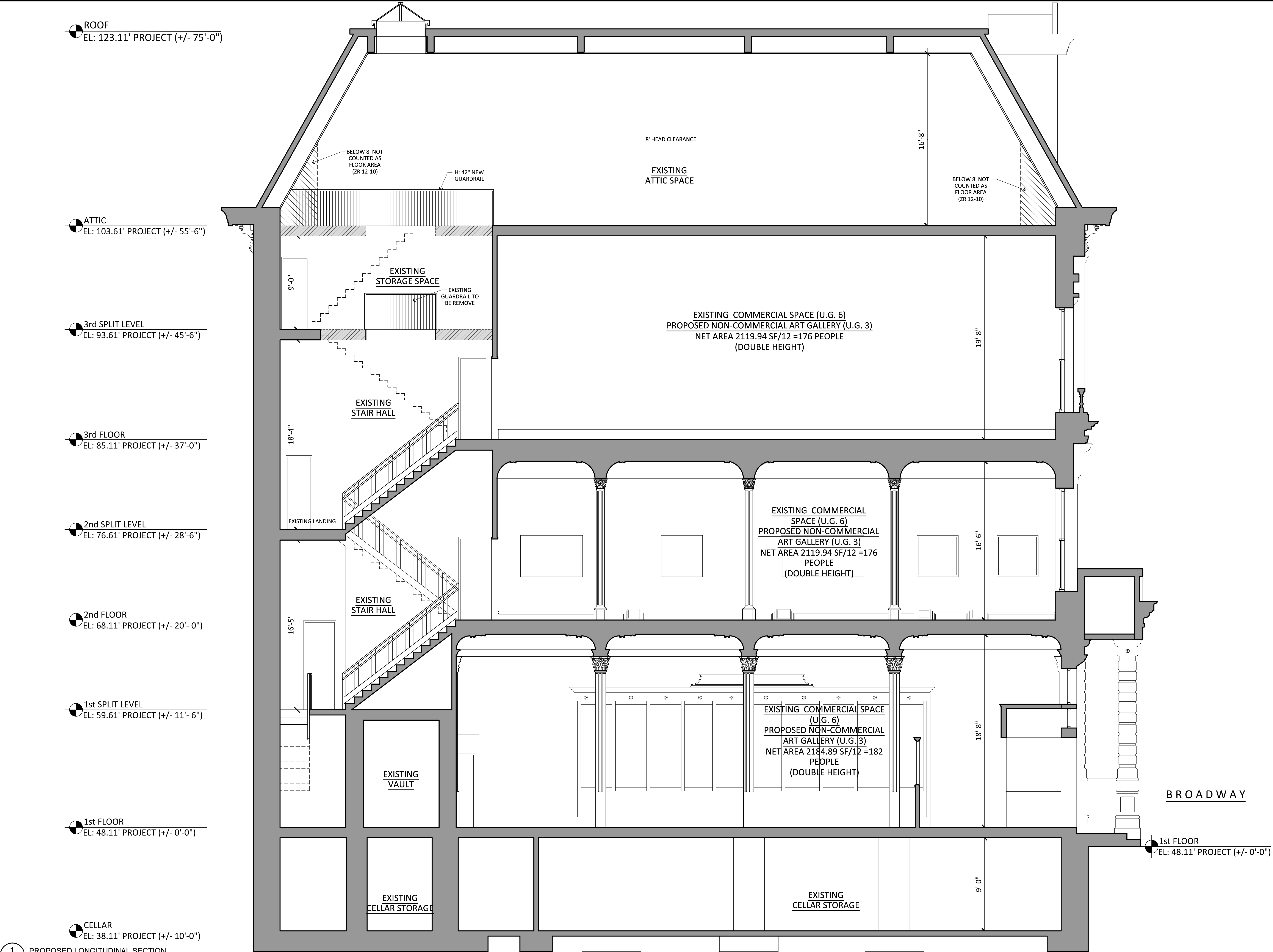


NOTE: FACADES TO BE CLEANED WITH BIODEGRADABLE PRODUCT AND LOW PRESSURE + HOT WATER MACHINE

NOTE: ALL PAINT TO MATCH EXISTING OR MAINTAIN PERIOD CORRECT COLOR.

DATE: REVISION	
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PROJECT. :  NEW NON-COMMERCIAL ART GALLERY	
LOCATION: 137 BROADWAY, BROOKLYN, NY 11211	
DRAWING TITLE : • PROPOSED SIDE ELEVATION	
SEAL & SIGNATURE	DATE : 08/21/2013
	DRAWING BY: MARCELO MACCIO EVELYN ESCALANTE
	CHK BY : J.B.
	DRWG No: <b>A-510.00</b>
	JOB No: 11 of 13

1 PROPOSED SIDE ELEVATION  
A-6 SCALE: 1/4"=1'-0"



LEGEND

- EXISTING
- EXISTING SLAB TO BE REMOVED

NOTE: FACADES TO BE CLEANED WITH BIODEGRADABLE PRODUCT AND LOW PRESSURE + HOT WATER MACHINE

NOTE: ALL PAINT TO MATCH EXISTING OR MAINTAIN PERIOD CORRECT COLOR.

DATE: REVISION	
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347 FIFTH Ave., SUITE 803 A, NEW YORK, NY 10016 www.boscharchitecture.com	
PROJECT. :  NEW NON-COMMERCIAL ART GALLERY	
LOCATION: 137 BROADWAY, BROOKLYN, NY 11211	
DRAWING TITLE : • PROPOSED LONGITUDINAL SECTION	
SEAL & SIGNATURE	DATE : 08/21/2013
	DRAWING BY: MARCELO MACCIO EVELYN ESCALANTE
	CHK BY : J.B.
	DRWG No: <b>A-700.00</b>
JOB No:	12 of 13



ROOF  
EL: 123.11' PROJECT (+/- 75'-0")

ATTIC  
EL: 103.61' PROJECT (+/- 55'-6")

3rd SPLIT LEVEL  
EL: 93.61' PROJECT (+/- 45'-6")

3rd FLOOR  
EL: 85.11' PROJECT (+/- 37'-0")

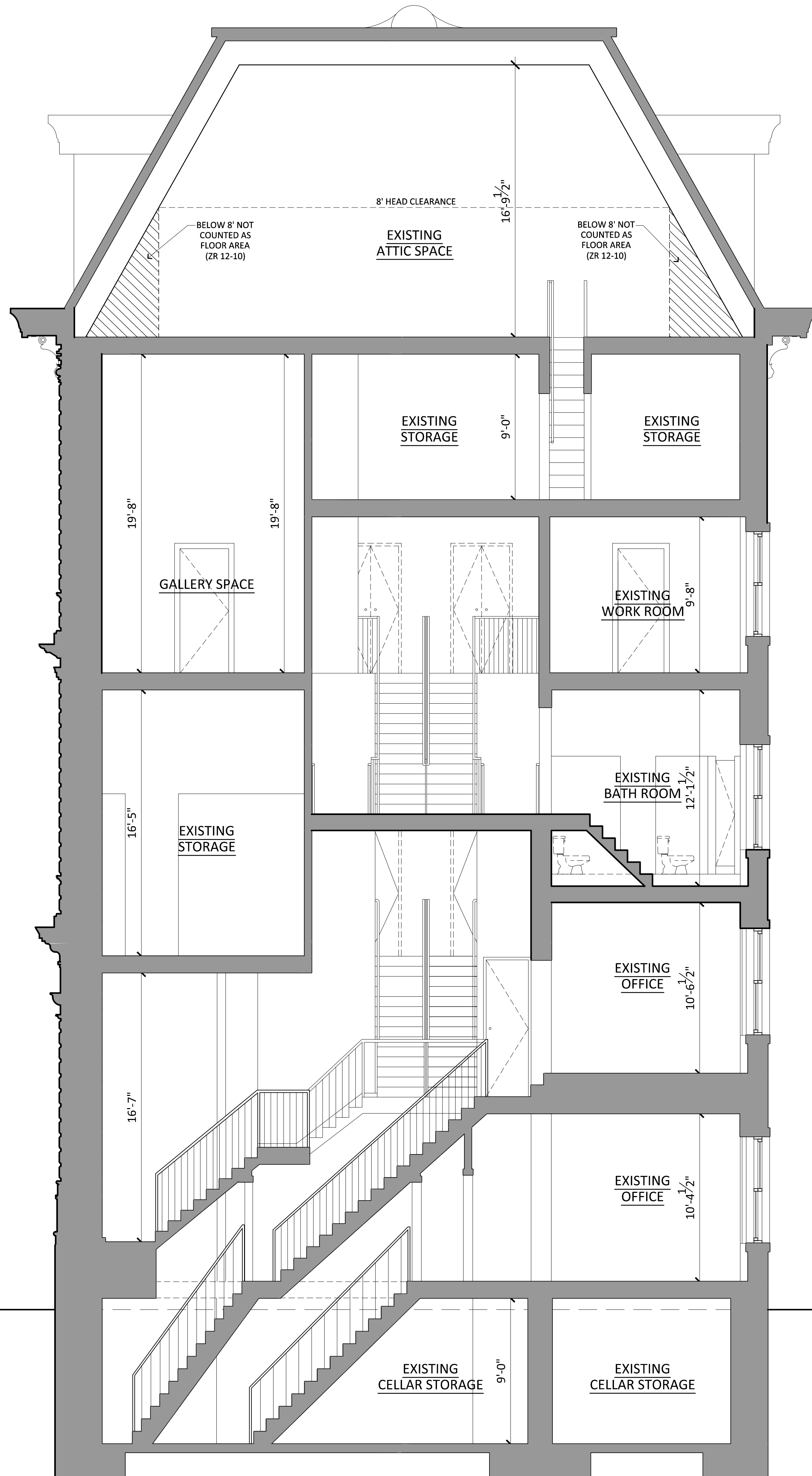
2nd SPLIT LEVEL  
EL: 76.61' PROJECT (+/- 28'-6")

2nd FLOOR  
EL: 68.11' PROJECT (+/- 20'-0")

1st SPLIT LEVEL  
EL: 59.61' PROJECT (+/- 11'-6")

1st FLOOR  
EL: 48.11' PROJECT (+/- 0'-0")

CELLAR  
EL: 38.11' PROJECT (+/- 10'-0")



## LEGEND

- EXISTING
- EXISTING SLAB TO BE REMOVED

NOTE: FACADES TO BE CLEANED WITH BIODEGRADABLE PRODUCT AND LOW PRESSURE + HOT WATER MACHINE

NOTE: ALL PAINT TO MATCH EXISTING OR MAINTAIN PERIOD CORRECT COLOR.

DATE: REVISION	
JORGE BOSCH, AIA PHONE (212) 725-1470 FAX (212) 725-1419 jbosch5@msn.com	
BOSCH ARCHITECTURE 347 FIFTH Ave., SUITE 803 A, NEW YORK, NY 10016 www.boscharchitecture.com	
PROJECT. :  NEW NON-COMMERCIAL ART GALLERY	
LOCATION: 137 BROADWAY, BROOKLYN, NY 11211	
DRAWING TITLE : • PROPOSED CROSS SECTION	
SEAL & SIGNATURE	DATE : 08/21/2013
	DRAWING BY: MARCELO MACCIO EVELYN ESCALANTE
	CHK BY : J.B.
	DRWG No: <b>A-800.00</b>
JOB No: 13 of 13	