



**GENERAL CONSTRUCTION NOTES**

1. THE CONTRACTOR SHALL EXAMINE ALL AREAS IN WHICH HIS/HER WORK IS TO BE INSTALLED, AND SHALL REPORT ANY UNSUITABLE CONDITIONS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR CONDITIONS OF THE FINISHED WORK AND NO CLAIM AS TO DEFECTS IN UNDERLYING WORK IS CONSIDERED AFTER WORK UNDER THIS CONTRACT IS STARTED.
2. THE CONTRACTOR, BEFORE STARTING ANY WORK, SHALL VERIFY ALL DIMENSIONS AND LEVELS GIVEN FOR WORK UNDER THIS CONTRACT, IN CONJUNCTION WITH ARCHITECT'S or ENGINEER'S DRAWINGS AND DETAILS.
3. DEMOLITION SHALL BE CARRIED OUT ACCORDING TO THE RULES OF THE DEPARTMENT OF BUILDINGS AND NOT WITHOUT TIMELY NOTIFICATION TO THE BUILDING DEPARTMENT.
4. BUILDING TO CONFORM WITH APPLICABLE PROVISIONS OF THE MULTIPLE DWELLING HOUSING MAINTENANCE CODE & BUILDING DEPARTMENT'S RULES AND REGULATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE RULES OF THE BUILDING CODE AND ANY OTHER AUTHORITY HAVING JURISDICTION. NO WORK SHALL BEGIN AT THE SITE UNTIL BUILDING DEPARTMENT APPROVAL AND REQUIRED PERMITS HAVE BEEN OBTAINED.
6. CONTROLLED INSPECTIONS:
  - FIRE STOPPING
  - MECH./ VENTILATION
  - STRUCTURAL/STABILITY
  - STEEL- BOLTED CONNECTIONS AND WELDING
  - CONCRETE/FOOTINGS
  - REINFORCING

**TENANT SAFETY NOTES**

1. CONSTRUCTION WILL BE CONFINED TO AREA INDICATED, AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO APARTMENT UNITS WITHIN THE BUILDING.
2. CONSTRUCTION OPERATION WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR TENANTS OF THE BUILDING.
3. CONSTRUCTION OPERATION WILL NOT INVOLVE INTERRUPTION OF HEATING, GAS, WATER OR ELECTRICAL SERVICES TO OTHER OCCUPANTS OF THE BUILDING.
4. CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS DETERMINED BY THE BUILDING'S REGULATIONS.
5. THE STRUCTURAL INTEGRITY OF THE BUILDING IS TO BE PROTECTED AT ALL TIMES.
6. BUILDING SECURITY TO BE MAINTAINED TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING BUILDING.
7. ALL EXISTING EXITS, FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED IN WORKING ORDER.

**HOUSING MAINTENANCE NOTES**

1. PAINTING OF PUBLIC PARTS & WITHIN DWELLING TO COMPLY WITH SECTION D26-12.01 H.M.C. & SECTION 80 M.D.L.
2. PAINTING OF WINDOW FRAMES & FIRE ESCAPES TO COMPLY WITH SECTION D26-12.03 H.M.C.
3. WALLS OF COURTS & SHAFTS TO BE OF LIGHT COLORED SURFACE AS PER SECTION D26-12.05 H.M.C. & SECTION 29 M.D.L.
4. PREMISES TO BE MAINTAINED & KEPT FREE OF RODENT & INSECT INFESTATION AS PER SECTION D26-13.03 & D26-13.05 H.M.C.
5. RECEPTACLES FOR THE COLLECTION OF WASTE MATTER TO BE PROVIDED AS PER SECTION D.26-14.03 & D26-14.05 H.M.C. & SECTION 81 M.D.L.
6. DRAINAGE OF ROOFS, COURTS, & YARDS TO COMPLY WITH SECTION D26-16.03 H.M.C. & SECTION 77 SUBD. 3 M.D.L.
7. YEARLY INSPECTION OF CENTRAL HEATING PLANT BY QUALIFIED PERSON TO BE MADE AS PER SECTION D26-17.05 H.M.C. CENTRAL HEAT & HOT WATER TO BE PROVIDED AS PER SECTION 79 SUBD. 1 M.D.L.
8. PROPER ELECTRIC LIGHTING EQUIPMENT WITHIN DWELLING TO BE PROVIDED & MAINTAINED AS PER SECTION D26-19.01, D26-19.03 & D26-19.05 H.M.C.
9. PROPER ELECTRIC LIGHTS TO BE PROVIDED NEAR ENTRANCE WAYS, YARDS, & COURTS AS PER SECTION D26-19.07 H.M.C. ON SEPARATE CIRCUITS OR CONNECTED TO HOUSE LINE SERVICING PUBLIC HALLS, & IN ACCORDANCE WITH REQUIREMENTS & APPROVAL OF THE DEPT. OF WATER SUPPLY, GAS & ELECTRICITY AS PER SECTION 35 & 20, SUBD. 7A M.D.L. & DEPT. RULES & REGULATIONS.
10. B.S.A. APPROVED PEEPHOLES APPROXIMATELY 5 FEET ABOVE FINISHED FLOOR TO BE PROVIDED IN ENTRANCE DOORS OF DWELLING UNITS AS PER SECTION D26-20.01 H.M.C. & DEPT. RULES & REGULATIONS.
11. PROPERLY MOUNTED & SECURED POLISHED METAL VIEWING MIRRORS TO BE PROVIDED WITH SELF SERVICE ELEVATORS (IF ANY) AS PER SECTION D26-20.03 H.M.C. & DEPT. RULES & REGULATIONS.
12. KEY LOCKS IN THE ENTRANCE DOORS OF EACH DWELLING UNIT WITH AT LEAST ONE KEY TO BE PROVIDED BY OWNER AS PER SECTION D26-20.05 H.M.C. HEAVY DUTY LATCH SET DEAD BOLT THUMB TURN INSIDE.
13. APPROVED TYPE MAIL RECEPTACLES & DIRECTORY OF PERSONS LIVING IN THE DWELLING TO BE PROVIDED BY OWNER AS PER SECTION D26-12.01 H.M.C. & REGULATIONS OF THE POST OFFICE DEPT. & SECTION 57 M.D.L.
14. PROPER FLOOR SIGNS TO BE PROVIDED IN PUBLIC HALL NEAR STAIRS & ELEVATOR WITHIN STAIR ENCLOSURE AS PER SECTION D26-21.03 H.M.C. & DEPT. RULES & REGULATIONS.
15. PROPER STREET NUMBER TO BE PROVIDED IN FRONT ON DWELLING AS PER SECTION 82(3)-1.0 ADMIN. CODE, SEC. D26-21.05 H.M.C. & RULES & REGULATIONS OF BOROUGH PRESIDENT.
16. PROPER JANITORIAL SERVICES TO BE PROVIDED AS PER SECTION D26-22.03 & D26-22.5 H.M.C.
17. EVERY KITCHEN & KITCHENETTE TO BE PROVIDED WITH SINK HAVING MINIMUM 2" WASTE & TRAP PER SECTION D26-32.01 H.M.C.
18. ALL COMBUSTIBLE MATERIAL WITHIN ONE FOOT OF COOKING APPARATUS TO BE PROPERLY FIRE RETARDED & MINIMUM 2 FOOT CLEARANCE MAINTAINED ABOVE EXPOSED COOKING SURFACE. COMBUSTIBLE MATERIAL BETWEEN 2' & 3' ABOVE EXPOSED SURFACE TO BE FIRE RETARDED. SECTION D26-32.05 H.M.C. & DEPT. RULES & REGULATIONS, SEC. 33, SUBD. 3 M.D.L.

19. NO KITCHEN SHALL BE OCCUPIED FOR SLEEPING PURPOSES SEC. D26-23.05 H.M.C.
20. REGISTRATION STATEMENT TO BE FILED AS PER SECTION D26-41.01 & D26-41.03 H.M.C.
21. REGISTRATION IDENTIFICATION SIGN CONTAINING DWELLING SERIAL NUMBER TO BE POSTED AS PER SECTION D26-41.15 H.M.C.
22. IDENTIFICATION OF MANAGING AGENT OR OWNER TO BE INDICATED ON TENANTS RECEIPT AS PER SECTION D26-41.17 H.M.C.
23. ALL BATHROOMS, TOILETS & BATHING COMPARTMENTS TO HAVE CERAMIC TILE FLOOR & 6" MINIMUM CERAMIC TILE BASE WALLS & CEILINGS PLASTER AS PER SECTION D26-31.03 H.M.C.
24. ALL DOORS LEADING TO PUBLIC HALLS SHALL BE SELF CLOSING. NO TRANSOMS OR PLAIN GLASS PANELS.
25. BUILDING TO COMPLY WITH SECTION 64 M.D.L. GAS METERS, GAS APPLIANCES & ARTIFICIAL LIGHTING.
26. BUILDING TO COMPLY WITH SECTION D26-33.03 H.M.C. MAXIMUM OCCUPANCY MIN. ROOM AREA, ART. 33, D26-33.01 SUBD. B & E.
27. ENTIRE BUILDING TO COMPLY WITH LOCAL LAWS APPLICABLE TO ART. 6 WITH H.M.C. & DEPT. RULES & REGULATIONS.
28. ALL NEWLY CREATED PARTITIONS IN HALLS TO BE FIRE RETARDED ON BOTH SIDES & FIRE STOPPED AT TOP & BOTTOM AS PER DEPT. RULES & REGULATIONS, RULE 1.2.10 & RULE 1.7.

**ABBREVIATIONS**

- ADD'L additional
- AFF above finished floor
- AHU air handling unit
- ANOD. anodized
- B.O. by others
- CAB. cabinet
- CEIL'G. ceiling
- CL center line
- CLR. clear
- CMU concrete masonry unit
- C.O. cleanout
- COL. column
- CONC. concrete
- C.P. compactor
- D. dryer
- DBL. double
- DIA. diameter
- DIR. direction
- DN down
- DR. door
- D.W. dishwasher
- DWG. drawing
- ELEC. electrical
- ELEV. elevation
- EQ. equal
- EQUIP. equipment
- EXIST. existing
- EXT. exterior
- FF finished floor
- FIN. finished
- FIXT. fixture
- FLR. floor
- FLUOR. fluorescent
- FDN. foundation
- GEN. general
- GWB gypsum wall board
- HVAC heat / vent / air-condition
- HC handicap
- INSUL. insulation
- JT. joint
- LOC. location / locate
- L.V. low-voltage
- MAX. maximum
- MIN. minimum
- M.W. microwave
- M'T.D. mounted
- NTS not to scale
- O.C. on center
- P.T.D. painted
- P.T. pressure treated
- QTY. quantity
- REG. register
- REINF. reinforce
- REQ'D. required
- R.O. rough opening
- RM room
- RR roof rafters
- SIM. soffit
- SOF. similar
- SPEC. specification
- SS stainless steel
- STL. steel
- T tread
- T.B.D. to be determined
- T&G tongue in groove
- THK. thick / thickness
- T.O. top of
- T.R. to remain
- TYP. typical
- U.O.N. unless noted otherwise
- U.S. underside
- VCT vinyl composition tile
- VERT. vertical
- V.I.F. verify in field
- W. washing machine
- WC water closet
- WD. wood
- WNDW. window
- Z.C.C. zinc-coated copper

**SYMBOLS:**

- (101) = DOOR #
- 10 A601 = DETAIL
- 2 A301 = SECTION
- 10'-0" = CEILING HGT. AFF
- 5/A201 = INTERIOR ELEVATION DWG. # / SHEET
- = CUT LINE
- = NEW INTERIOR PARTITION
- = 2-HR RATED WALL
- = EXIST. INTERIOR PARTITION TO REMAIN
- = EXIST. INTERIOR PARTITION TO BE DEMOLISHED
- = H.C. CLEARANCE 30" x 48"
- (C/S) = APPD. TYPE COMBINATION SMOKE DETECTOR IPER LL62/81) & CARBON MONOXIDE DETECTOR (PER LL 7/04)

**ZONING NOTES (CONT.)**

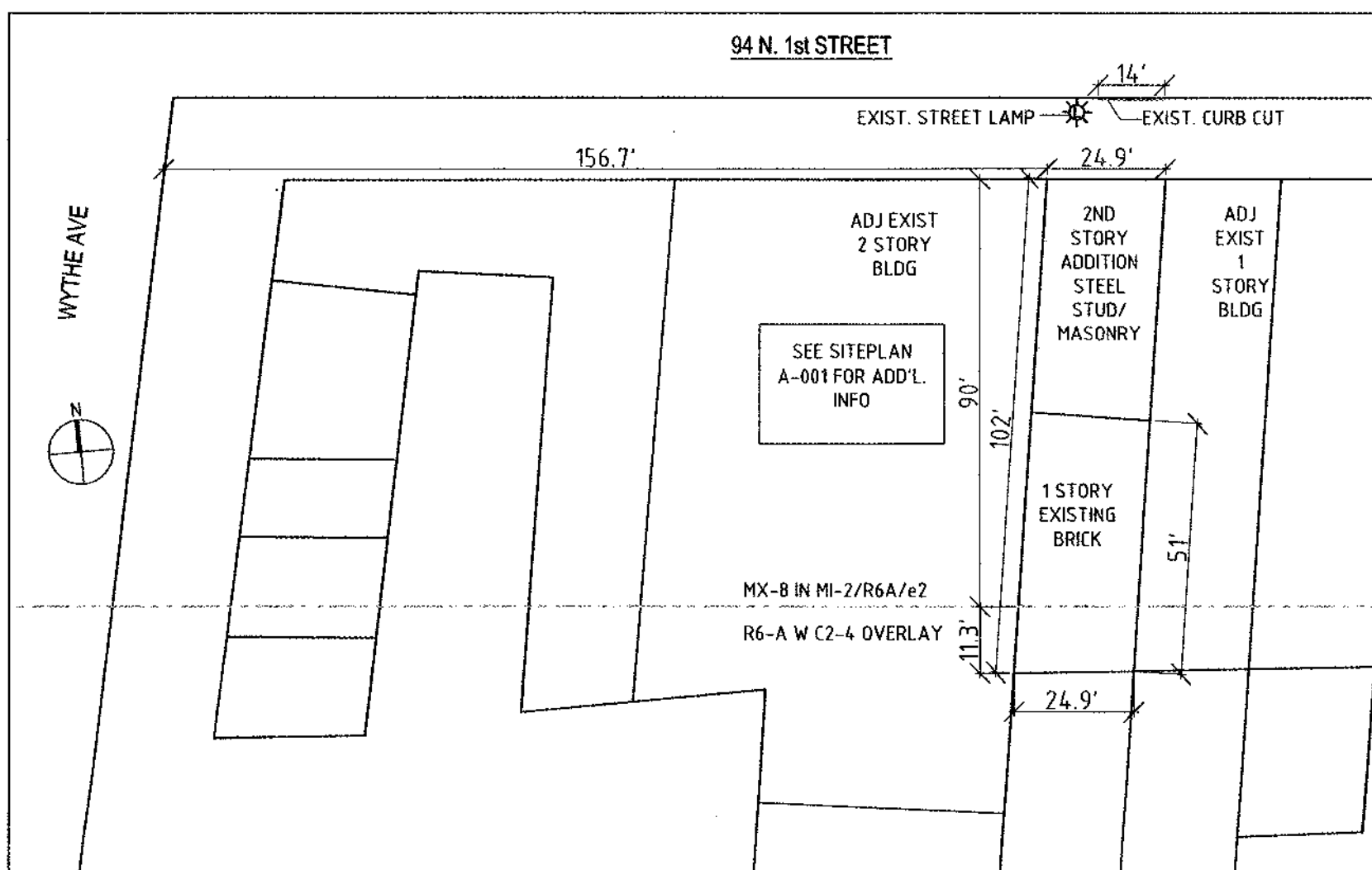
SINGLE STORY ADDITION ON SECOND LEVEL COMPLIES WITH ZR-23 AND ZR-123 AND ZR-77 FOR MIXED R6A AND MX-8 DISTRICT		
TOTAL EXISTING LOT AREA	24.9 x ±101 =	2526 sf
LOT AREA IN MX-8, MI-2/R6A	24.9 x ±90 =	2255 sf
LOT AREA IN R6A/C2-4 OVERLAY	24.9 x ±11	271 sf
REQD. MAX FLOOR AREA IN MX-8, MI-2/R6A (23-144, 23-942, 123-63)	2255 x 2.7 =	6088 sf
REQD. MAX FLOOR AREA IN R6A/C2-4 OVERLAY (23-144, 23-942, 123-63)	271sf x 2.7 =	731 sf
TOTAL REQ'D MAX FLOOR AREA	6088 + 731 =	6819 sf
EXISTING FLOOR AREA	24.9 X ±101 =	2526 sf
PROPOSED FLOOR AREA OF NEW ADDITION	24.9 X 50	1245 sf
PROPOSED TOTAL FLOOR AREA	(24.9 X 101 EXIST. ) + (24.9 X 50 PROPOSED) =	3783 sf
REQD. MAX LOT COVERAGE IN MX-8, MI-2/R6A (23-145, 123-63, 77-24)	2255X 0.60 =	1353 sf
REQD. MAX LOT COVERAGE IN R6A/C2-4 OVERLAY (23-145, 123-63, 77-24)	271 x 0.60 =	163 sf
TOTAL REQ'D MAX LOT COVERAGE	1344 + 171 =	1516 sf
PROPOSED LOT COVERAGE, RESIDENTIAL CONVERSION, NON-COMPLYING CONVERSION (123-67, 54-31)	24.9 X ±101 =	2526 sf
REQD. REAR YD. (123-67, ZR-15, 54-31)	SEE NOTES ON LEFT - RESIDENTIAL CONVERSION	0' EXIST. ON 1ST FLR TO REMAIN
PROPOSED REAR SETBACK OF NEW 2ND STORY ADDITION	51'-54" (VARIES) TO REAR LOT LINE OR 40'-43" (VARIES) TO DISTRICT BOUNDARY	
REQD. SIDEYARD, ZR123-651	NONE IN SPECIAL MIXED USE DISTRICTS & FOR SINGLE-FAM	0' IN EXISTG. BLDG, 0' IN PROPOSED ADDITION WHICH IS WHOLLY IN MX-8
REQD. MAX # D.U. 23-22	2526 X 2.7 / 880 =	10
PROPOSED # D.U.		1
ACCESSORY OFF-STREET PARKING (123-72)	1 PER DWELLING UNIT REQD.	1 EXIST'G. PARKING SPACE PROVIDED
ACCESSORY OFF-STREET BICYCLE PARKING (25-80)	1 PER 2 D.U. (WAIVED FOR 10 D.U. OR LESS)	N/A - LESS THAN 10 D.U.
REQD. MAX HEIGHT/SET BACK (23-662, 77-28)	MAX BASE 60', MAX HEIGHT 70'	PROPOSED HEIGHT 28', NO SETBACK
MIN. REQ'D LOT AREA FOR RESIDENTIAL (23-32, 123.61)	1700 MIN. LOT AREA, 18' MIN. LOT WIDTH REQ'D.	2526 sf LOT AREA, 24.9' LOT WIDTH PROVIDED
REQD. USE, 77-11, 123-20	ALL USES PERMITTED IN DESIGNATED RESIDENTIAL DISTRICT R6A PERMITTED	
PROPOSED USE	1 UNIT OF "GENERAL" RESIDENCE, USE GROUP 2	
REQD. ENVIRONMENTAL CONDITIONS 123-32	ALL NEW WINDOWS SHALL PROVIDE 35DB(A) OF ATTENUATION, ALTERNATE MEANS OF VENTILATION THROUGH CENTRAL A.C.	
STREET TREES 28-03, 123-61, NY TREE PLANTING STANDARDS	50% PROPOSED INCREASE IN FLOOR AREA > 20% REQ'D: 1 TREE PER 25' FRONTAGE REQ'D, BECAUSE OF EXIST'G. LIGHT POST & CURB CUT, OFFSITE TREE PROPOSED (SEE SITEPLAN, A-001)	
REQ'D MINIMUM D.U. 28-21	620-480 SF	
PROPOSED MINIMUM D.U. WINDOWS 28-22	3783 sf > 480 SF, COMPLIES	
REFUSE STORAGE 28-23	N/A - LESS THAN 9 D.U.	
RECREATION SPACE 28-31	N/A - LESS THAN 9 D.U.	

AS PER ART 1.415

EXISTING CERTIFICATE OF OCCUPANCY: #173454 DATED DEC 8, 1960 FOR FACTORY AND GARAGE FOR 4 MOTOR VEHICLES

CONSTRUCTION CLASSIFICATION: CLASS 3 NON-FIRE PROOF CONSTRUCTION PER 1938 CODE

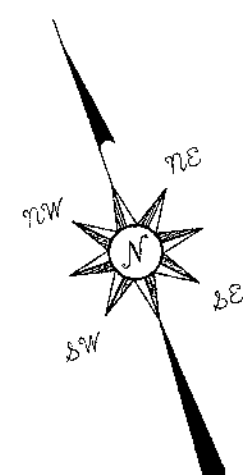
ZONING NOTES	
1ST FLOOR EXISTING STRUCTURE COMPLIES WITH ZR-15, PER 123-67 RESIDENTIAL CONVERSION	
15-011 APPLICABILITY WITHIN SPECIAL DISTRICTS	CONFORMS
15-024 NOTICE OF FILING	WILL COMPLY
15-025 DOUBLE GLAZED WINDOWS	CONFORMS
15-112 LIGHT AND AIR	SEE CALCS IN PLAN
15-12 OPEN SPACE EQUIVALENT	N.A.
"E" ZONING DESIGNATION:	OPPN 1/03 AND LITTLE E DEP APPROVAL ONLY REQUIRED IF THE ENLARGEMENT INVOLVES EXCAVATION/FOUNDATI ON WORK.



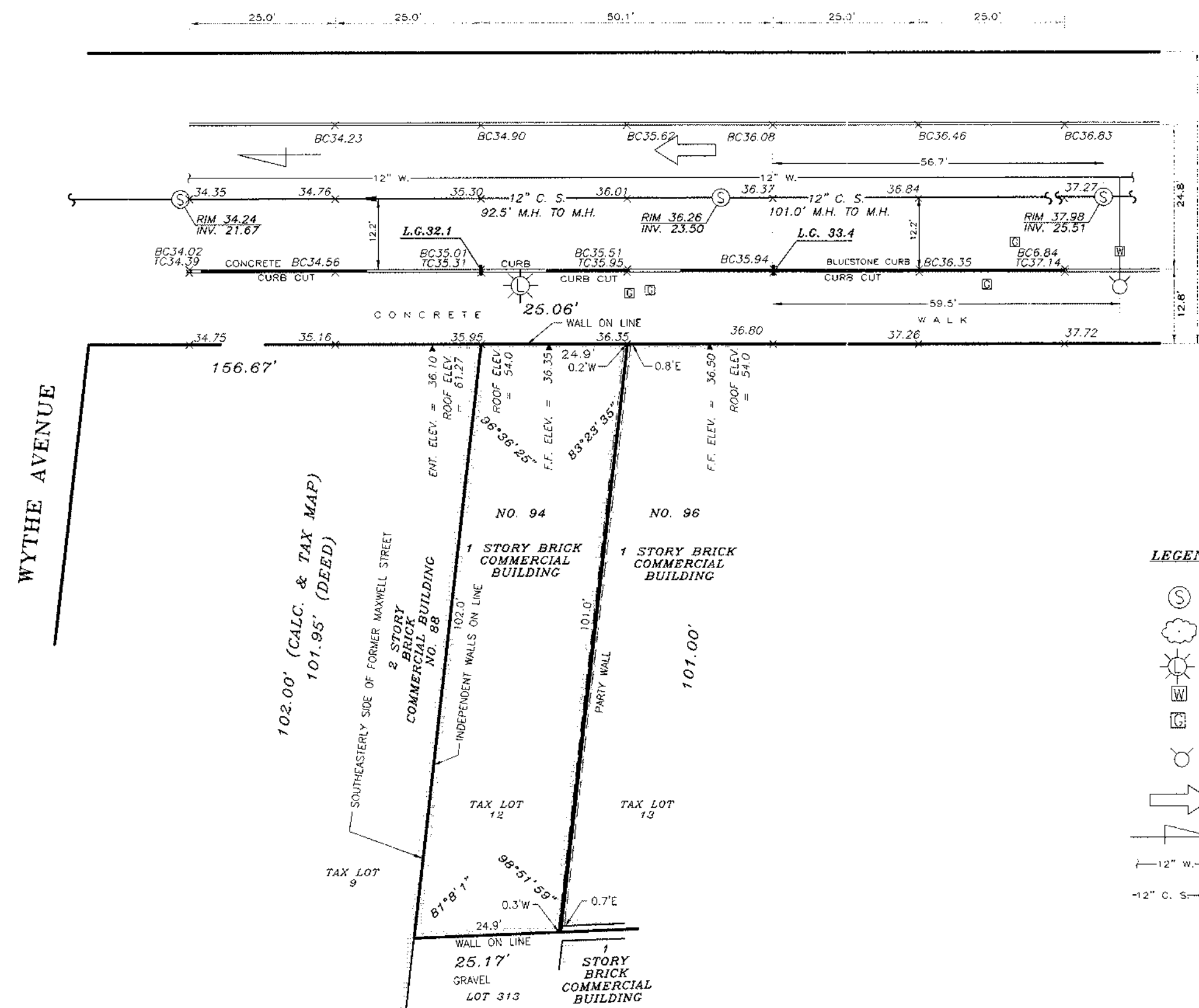
ZONING MAP: 12C  
ZONING: MX-8, MI-2/R6A, e2 AND R6A W/ C2-4 OVERLAY  
BLOCK NO: 2379  
LOT NO: 12  
COMMUNITY DISTRICT: BROOKLYN COMMUNITY DISTRICT 1  
ADDRESS: 94 N. 1 ST BROOKLYN, NY  
DESCRIPTION: ADDITION TO EXISTING BUILDING, CONVERSION TO SINGLE FAMILY RESIDENTIAL.

PLOT PLAN  
1:400  
SEE SURVEY AND SITEPLAN FOR ADDL INFO





NORTH 1ST STREET



LEGEND

- SEWER MANHOLE
- TREE WITH SIZE
- LIGHT POLE
- WATER VALVE
- GAS VALVE
- LOW-PRESSURE FIRE HYDRANT
- DIRECTION OF TRAFFIC FLOW
- DIRECTION OF SURFACE WATER FLOW
- WATER MAIN WITH SIZE OF PIPE
- COMBINED SEWER WITH SIZE OF PIPE AND DIRECTION OF FLOW

ARCHITECTURAL SURVEY

OF LOT NO.'S 310 AND 312 IN BLOCK NO. 2379  
"MAP OF THE TOWN OF WILLIAMSBURGH"  
FILED MAP NO. 007

LOCATED AT:  
BOROUGH OF BROOKLYN, COUNTY OF KINGS,  
CITY AND STATE OF NEW YORK

TAX DESIGNATION:  
BLOCK: 2379 LOT: 12

SURVEYED ON: AUGUST '06, 2005  
AMENDED ON: JANUARY 18, 2011 (UPDATE)

NOTES:

- 1) ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO THE BOROUGH OF BROOKLYN HIGHWAY DEPARTMENT DATUM WHICH IS 2.58 FEET ABOVE MDD MEAN SEA LEVEL DATUM, 1929 AT SANDY HOOK, AND 0.84 FEET ABOVE BROOKLYN SEWER DATUM.
- 2) LEGAL GRADES SHOWN HEREON REFER TO THE TOP OF THE CURBS TAKEN AT THE INTERSECTION OF THE PROPERTY LINES.
- 3) THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND/OR SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS.
- 4) NO UTILITY AND/OR SUBGRADE INFORMATION OTHER THAN SEWER AND WATER IS INDICATED ON THIS SURVEY. CONSULT WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS.
- 5) SIZES AND TYPES OF SEWERS SHOWN HEREON AS OBTAINED FROM THE BOROUGH OF BROOKLYN SEWER DEPARTMENT RECORDS. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON OBTAINED BY FIELD MEASUREMENTS.
- 6) SIZE OF WATER MAIN SHOWN HEREON AS OBTAINED FROM THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDS, AS SHOWN ON MAP DOM #25-01.
- 7) THE DRAWER, CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 12 HOURS PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH INDUSTRIAL CODE RULE 23.
- 8) THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
- 9) TOTAL AREA OF THE PARCEL = 2526.70 SQ.FT. = 0.058 ACRE.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2205 OF THE NEW YORK STATE EDUCATION LAW.

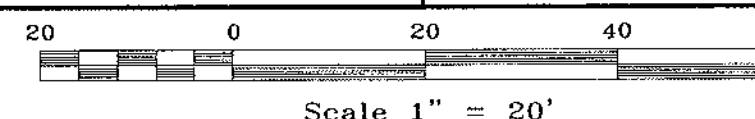
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S IRREDUCIBLE SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

*Alexander Tsukerman*  
ALEXANDER TSUKERMAN N.Y.S. L.S. NO. 050189

DRAWN BY: JR/M.K. CHECKED BY: AT



LEONARD J. STRANDBERG AND ASSOCIATES,  
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.  
32 SMITH STREET, FREEPORT, NY 11520  
516-378-2064 • 212-213-4090 • FAX 516-378-6649  
ONE EDGEWATER PLAZA, STATEN ISLAND, NY 10305  
Suite 205 • 718-420-9693 • FAX 718-420-9673

CONSULTANTS:

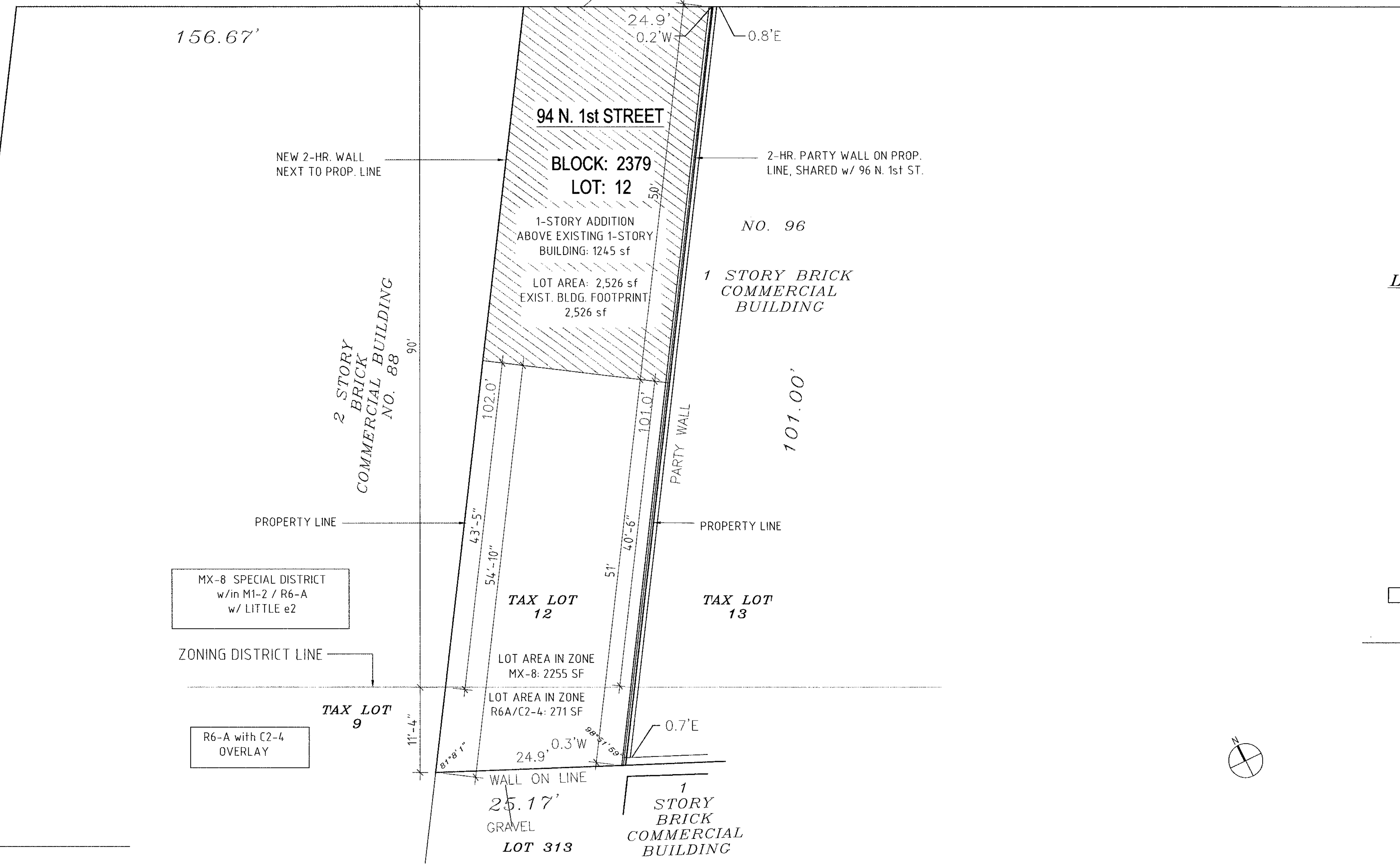
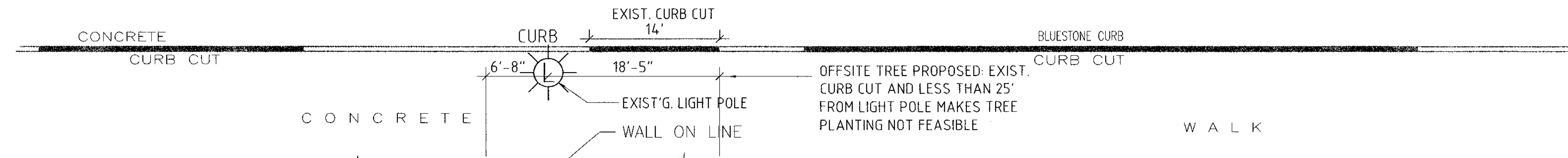
**STRUCTURAL ENGINEER:**  
Richard H. Balsler, Engineers  
228 W 18th Street, No. 11  
New York, NY 10011  
212-463-0008

**SURVEYOR:**  
Leonard J. Strandberg and Associates  
Consulting Engineers and  
Land Surveyors, P.C.  
92 Atlantic Avenue, Freeport, NY 11520  
516-378-2064 212-213-4090  
fax 516-378-6649

WYTHE AVENUE

N O R T H 1 S T S T R E E T

24.8'  
50.00' R.O.W.



**LEGEND**

- 7" TREE WITH SIZE
- LIGHT POLE
- WATER VALVE
- GAS VALVE
- LOW-PRESSURE FIRE HYDRANT
- DIRECTION OF TRAFFIC FLOW
- DIRECTION OF SURFACE WATER FLOW

NOTE: SEE ATTACHED SURVEY FROM LEONARD J STRANDBERG ASSOCIATES FOR COMPLETE SURVEY INFORMATION

PROJECT: HSU LOFT

PROJECT ADDRESS: 94 NORTH FIRST STREET BROOKLYN, NY 11211

DWG TITLE: SITE PLAN

SEAL & SIGNATURE:



DATE: 26 MARCH 2011  
PROJECT NO.: 0910  
DWG NO.: FPD\_SK\_PV\_24  
CHK BY: JM JP  
DATE: 26 MARCH 2011

**A-001.00**

DWG NO.: 2 OF 10

**1 SITE PLAN**  
1/8" = 1'



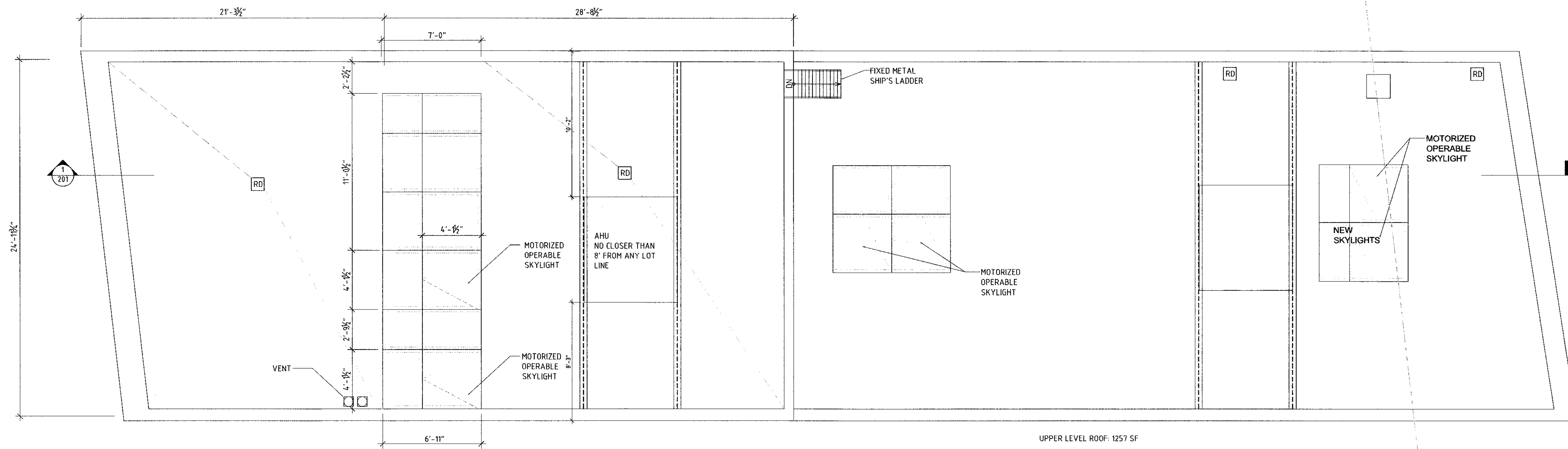




CONSULTANTS:

**STRUCTURAL ENGINEER:**  
Richard H. Balsler, Engineers  
228 W 18th Street, No. 11  
New York, NY 10011  
212-463-0008

**SURVEYOR:**  
Leonard J. Strandberg and Associates  
Consulting Engineers and  
Land Surveyors, P.C.  
92 Atlantic Avenue, Freeport, NY 11520  
516-378-2064 212-213-4090  
fax 516-378-6649

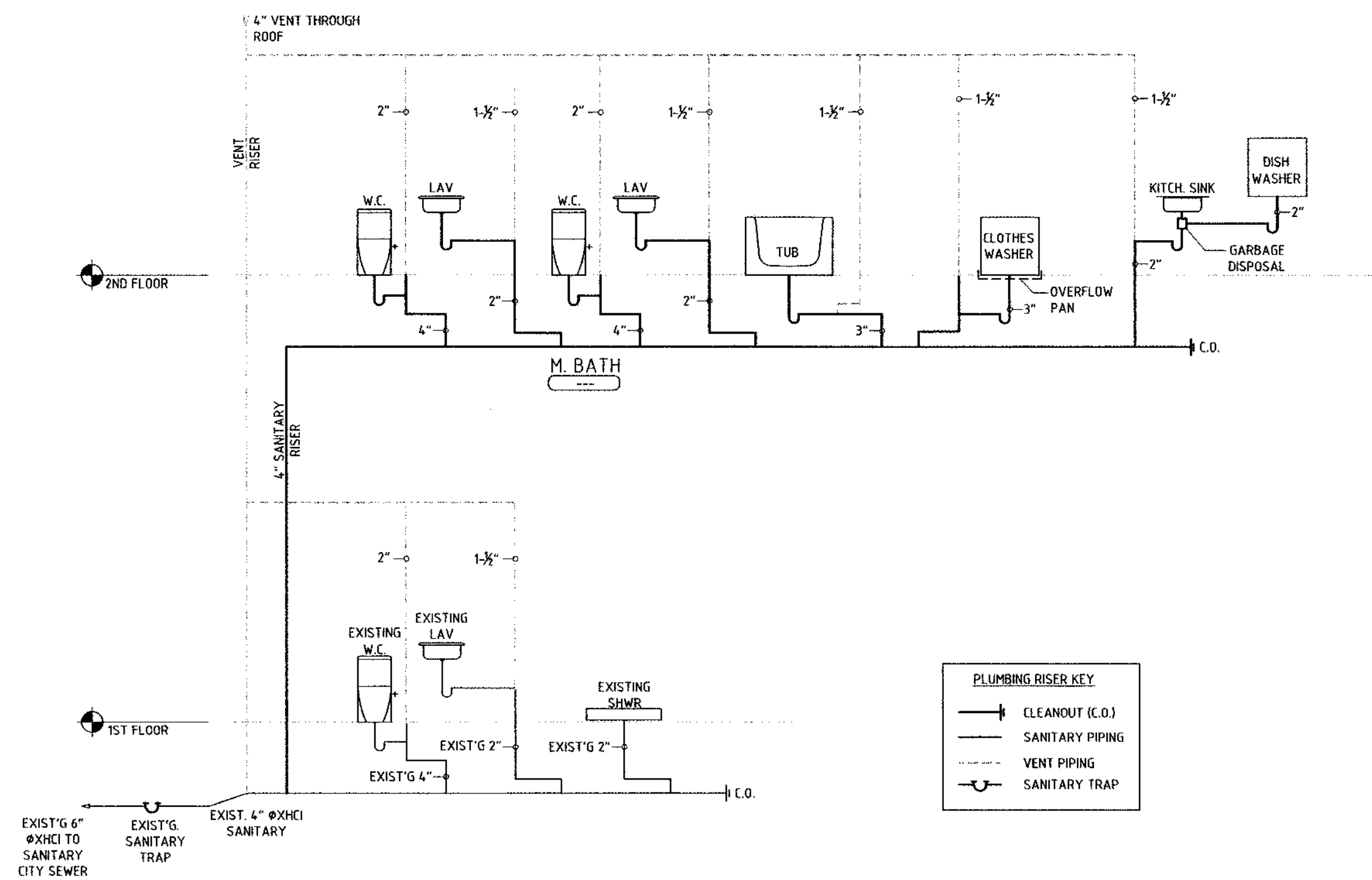


**1 NEW WORK ROOF PLAN**  
1/8" = 1'

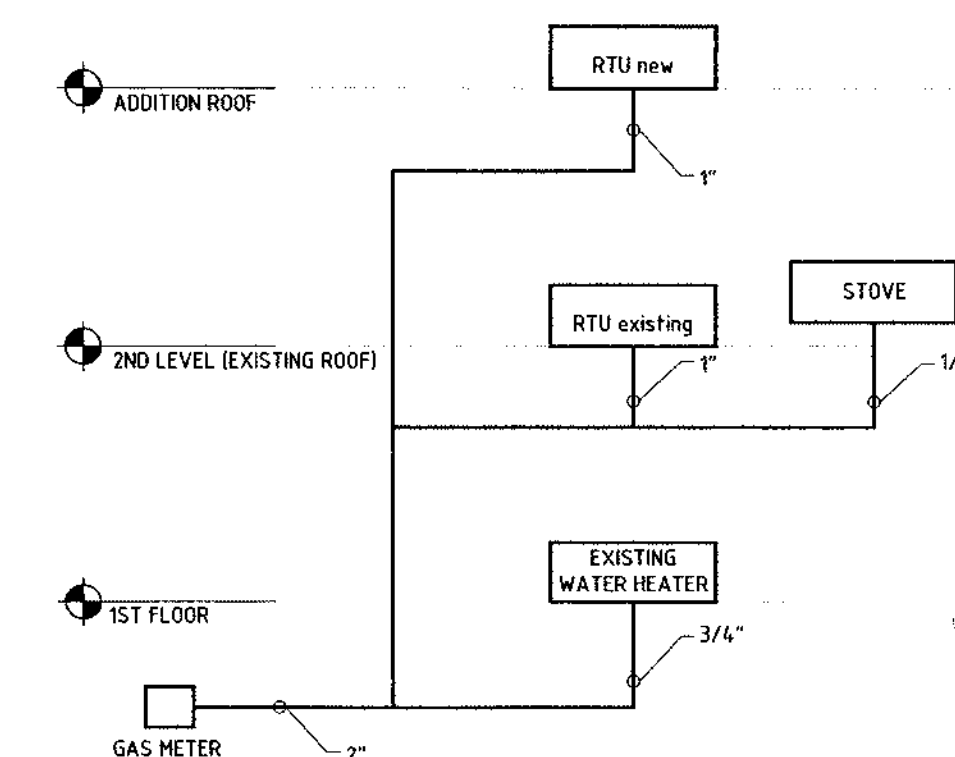
ZONING DISTRICT BOUNDARY:  
90° PERPENDICULAR TO  
STREET WALL, SEE SITEPLAN

MX-8 SPECIAL  
DISTRICT  
w/in M1-2 / R6-A  
w/ LITTLE e2

R6-A with C2-4  
OVERLAY



**2 PLUMBING RISER DIAGRAM**  
NA



**3 GAS RISER DIAGRAM**  
NA

PROJECT:  
HSU LOFT

PROJECT ADDRESS:  
94 NORTH FIRST STREET  
BROOKLYN, NY 11211

DWG TITLE:  
ROOF PLAN &  
PLUMBING RISER  
DIAGRAM

SCALE & SIGNATURE:



JANE ODEN



DATE: 26 MARCH 2011  
PROJECT No.: 010  
DWS BY: FPD, SK, PV, JH  
CHK BY: JH, JP  
DWS No.:

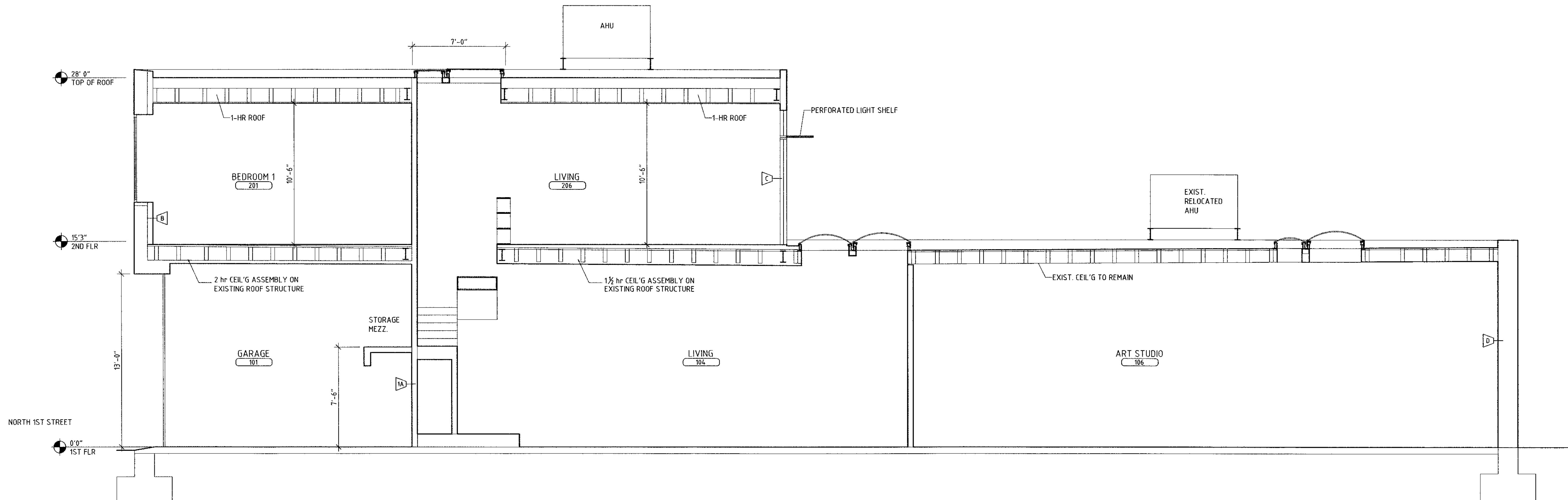
**A-102.01**

DWG No.: PAGE No.: 8 OF 10

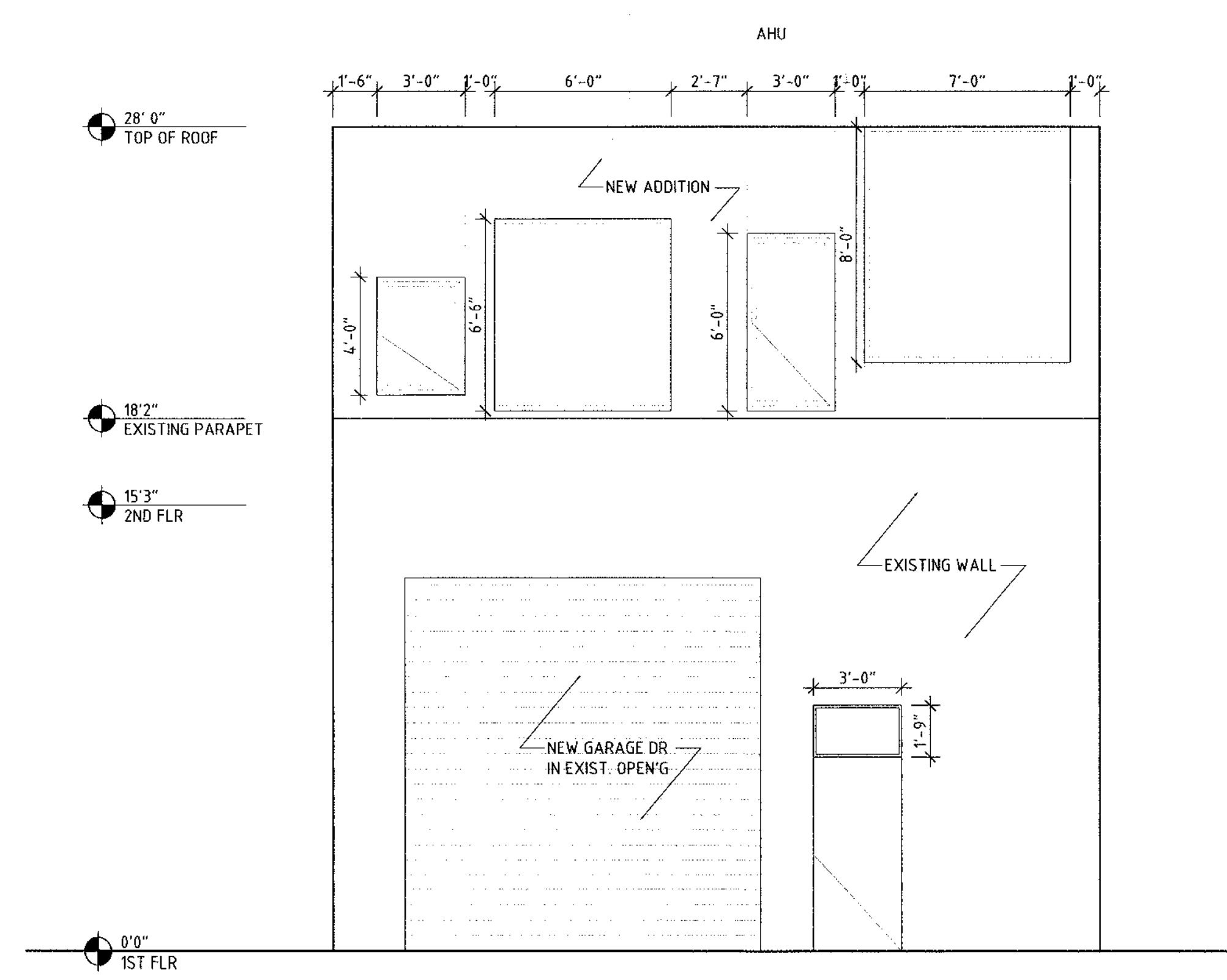
CONSULTANTS:

**STRUCTURAL ENGINEER:**  
Richard H. Balsler, Engineers  
228 W 18th Street, No. 11  
New York, NY 10011  
212-463-0008

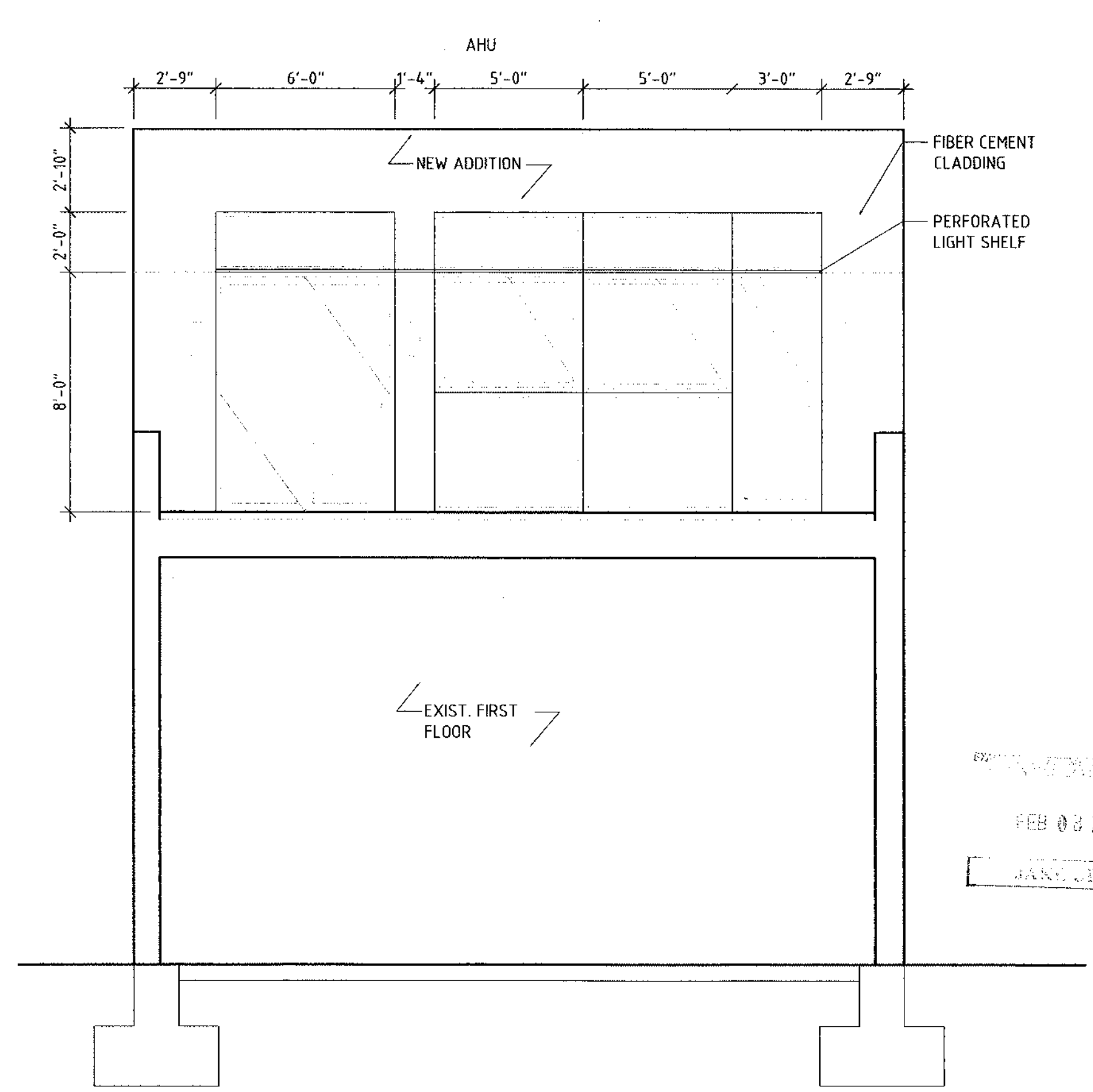
**SURVEYOR:**  
Leonard J. Strandberg and Associates  
Consulting Engineers and  
Land Surveyors, P.C.  
92 Atlantic Avenue, Freeport, NY 11520  
516-378-2064 212-213-4090  
fax 516-378-6649



**1 NORTH-SOUTH LONGITUDINAL SECTION**  
1/8" = 1'



**2 NORTH - FRONT ELEVATION**  
1/8" = 1'



**3 SOUTH - REAR ELEVATION**  
1/8" = 1'

PROJECT:  
**HSU LOFT**

PROJECT ADDRESS:  
94 NORTH FIRST STREET  
BROOKLYN, NY 11211

DWG TITLE:  
**SECTION, ELEVATIONS**

DATE: FEB 03 2012  
SIGNATURE: JANKUJ DEH



DATE: 26 MARCH 2011  
PROJECT No.: 0913  
DWG BY: PPO, SK, PV, BH  
CHK BY: JL, JP  
DWG NO.:

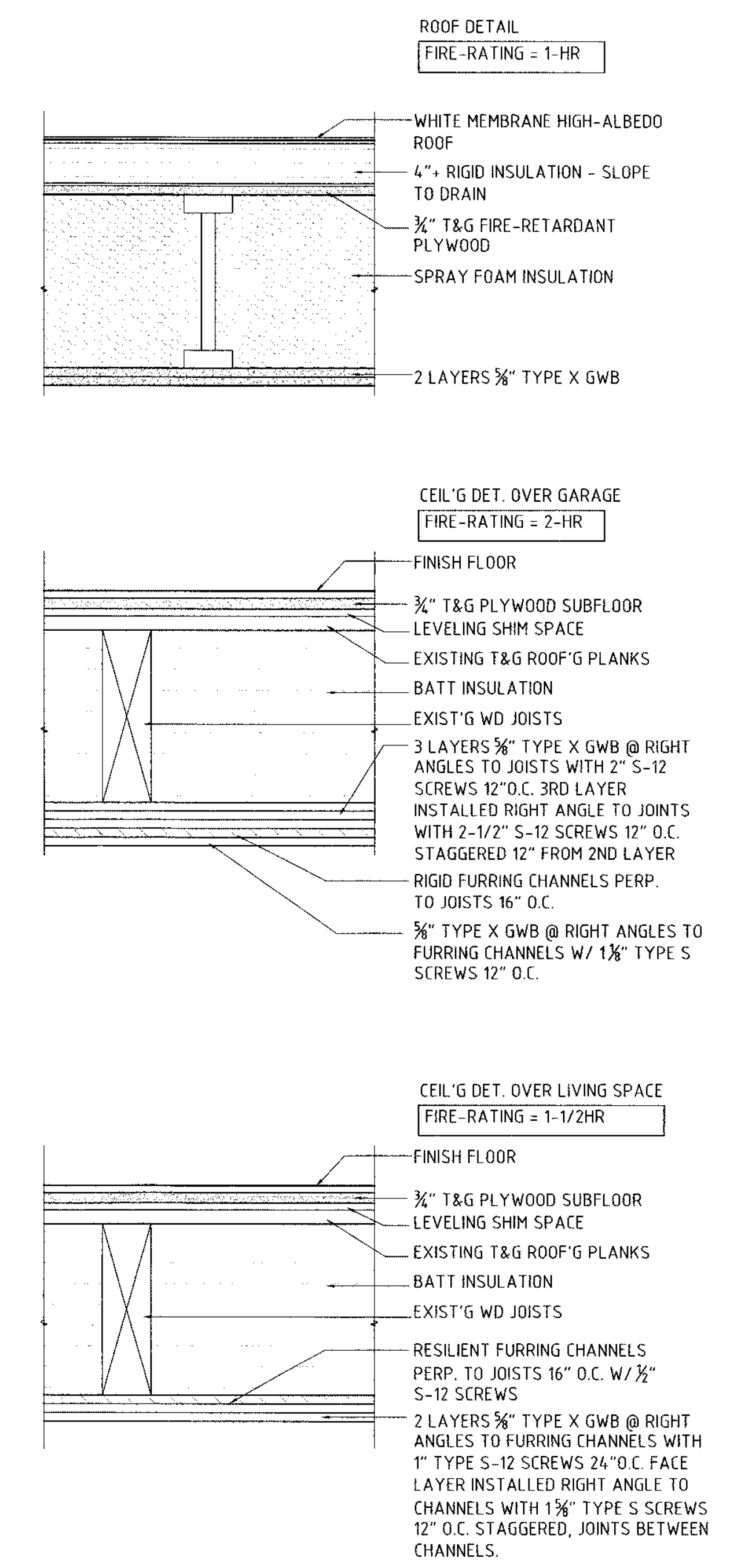
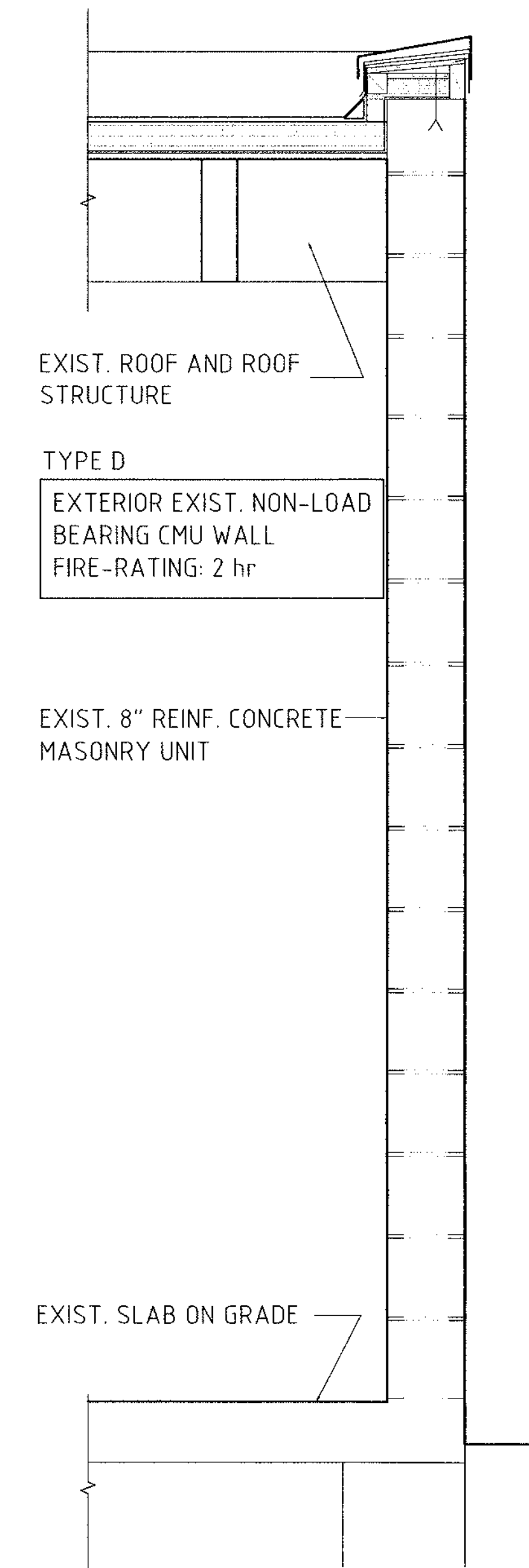
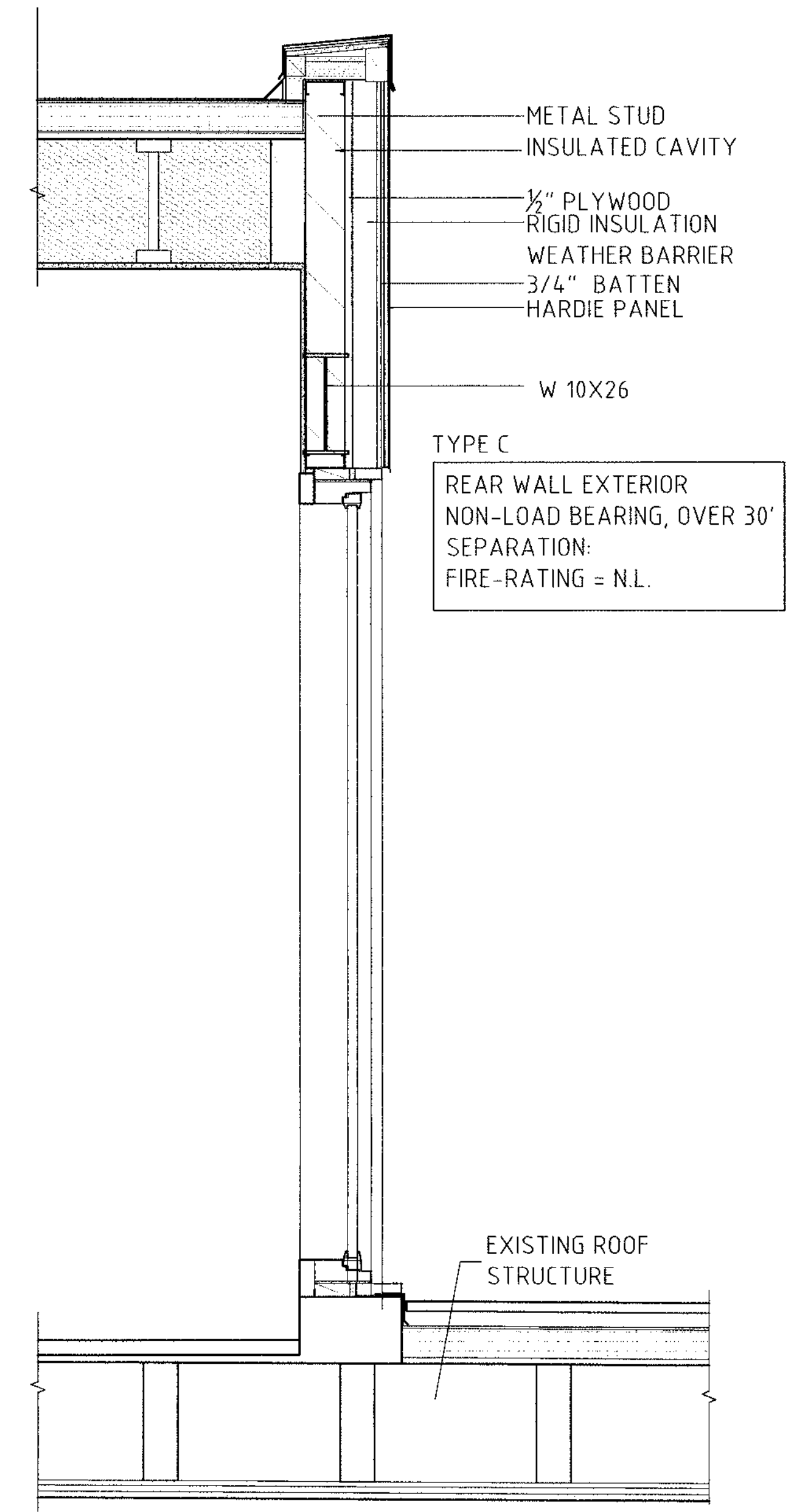
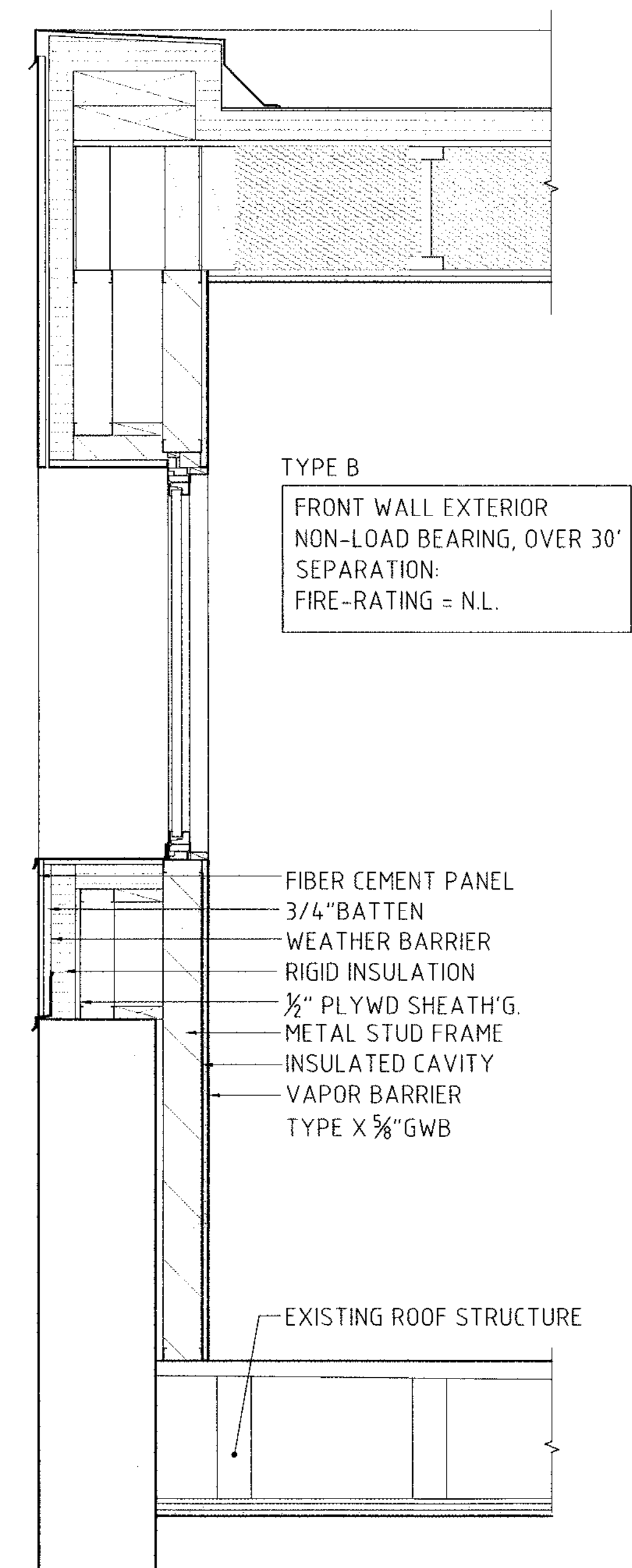
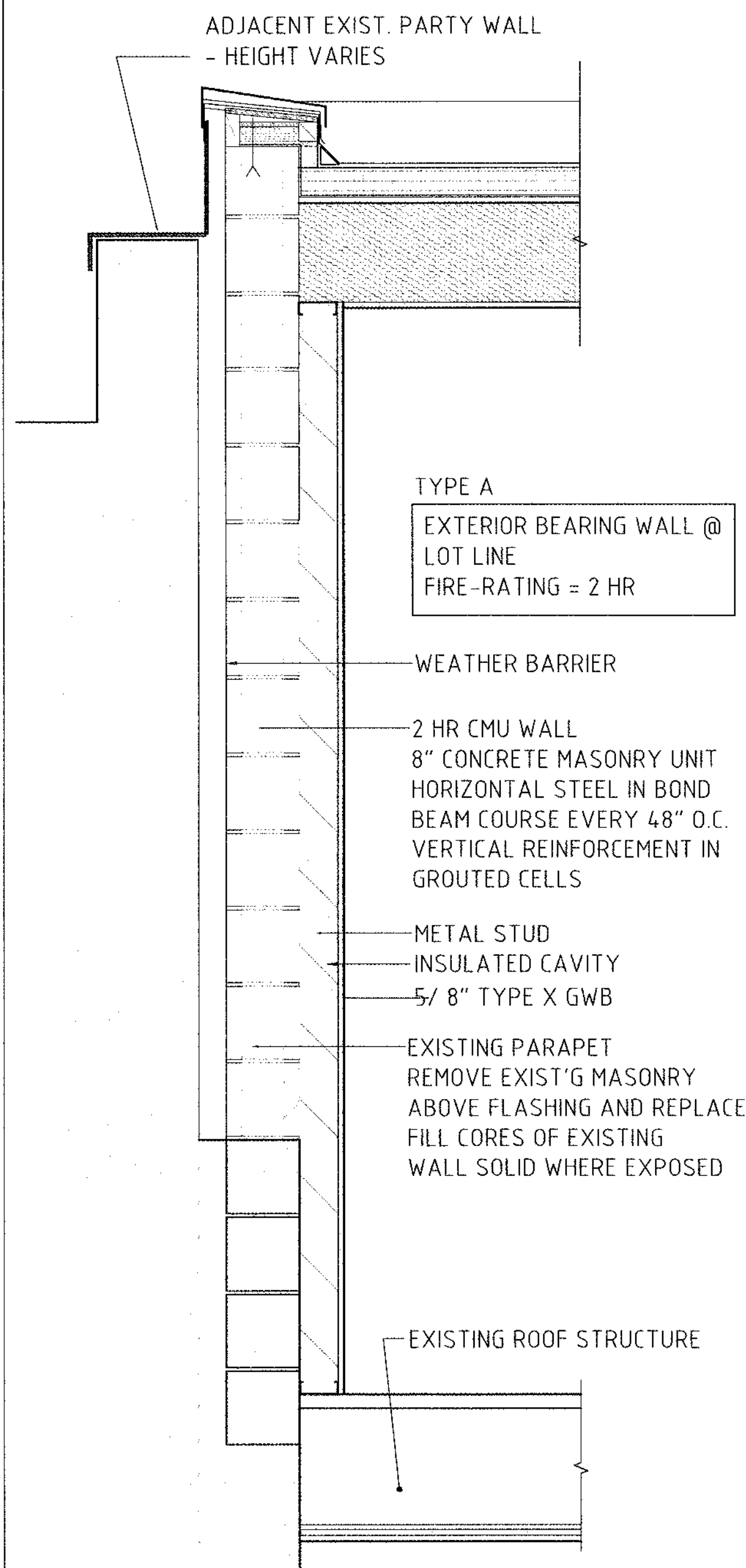
**A-201.00**  
DWG NO. PAGE NO. 8 OF 10



**CONSULTANTS:**

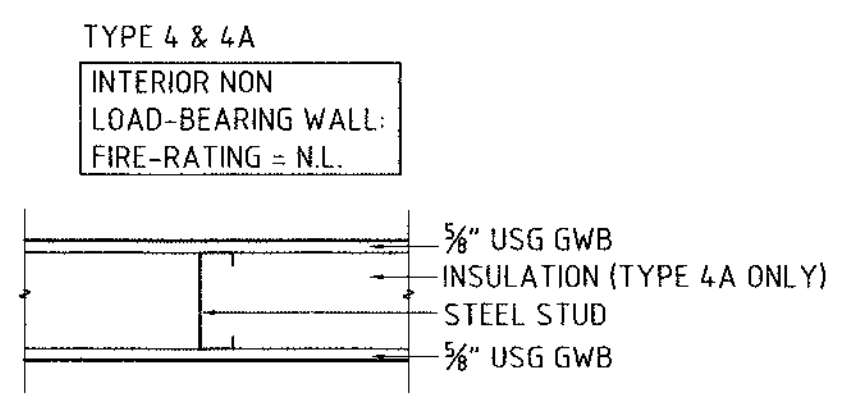
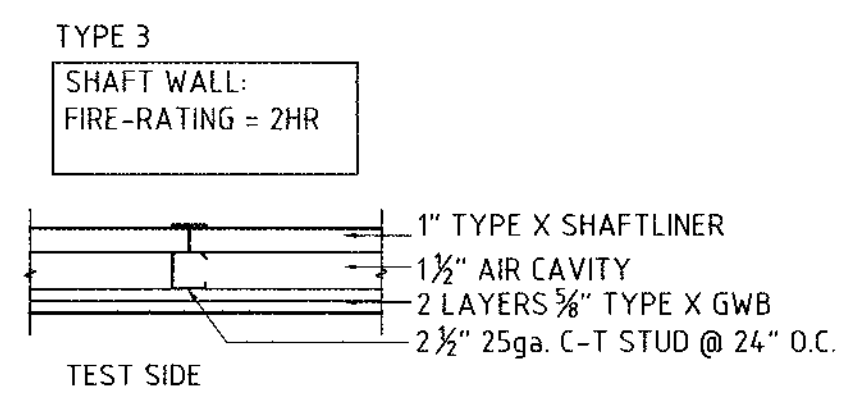
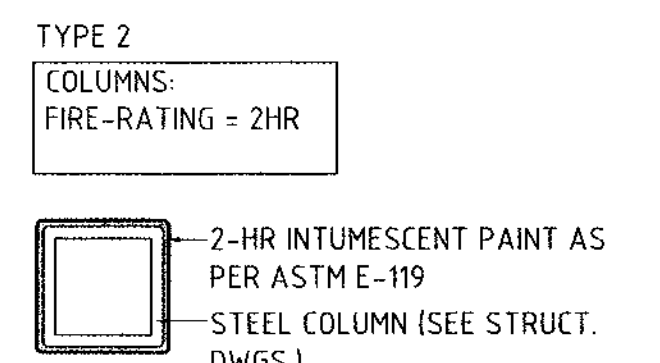
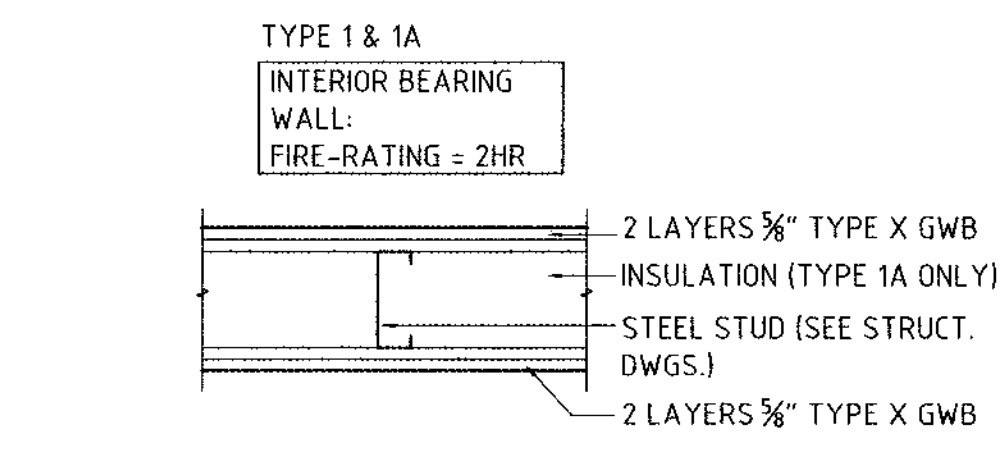
**STRUCTURAL ENGINEER:**  
Richard H. Balsler, Engineers  
228 W 18th Street, No. 11  
New York, NY 10011  
212-463-0008

**SURVEYOR:**  
Leonard J. Strandberg and Associates  
Consulting Engineers and  
Land Surveyors, P.C.  
92 Atlantic Avenue, Freeport, NY 11520  
516-378-2064 212-213-4090  
fax 516-378-6649



**1** EXTERIOR WALL TYPES  
1/2" = 1'

**2** ROOF & CEIL'G DETAILS  
3/4" = 1'



**3** INT WALL DETAILS  
1" = 1'

**PROJECT:**  
HSU LOFT

**PROJECT ADDRESS:**  
94 NORTH FIRST STREET  
BROOKLYN, NY 11211

**DWG TITLE:**  
EXT WALL DETAILS



**DATE:** 26 MARCH 2011  
**PROJECT No.:** 4912  
**DRAWN BY:** PPO, SK, PV, JH  
**CHEK BY:** RA, JP  
**DWG No.:**

**A-401.01**

**CMB ID No.:** **PAGE No.:** 7 OF 16

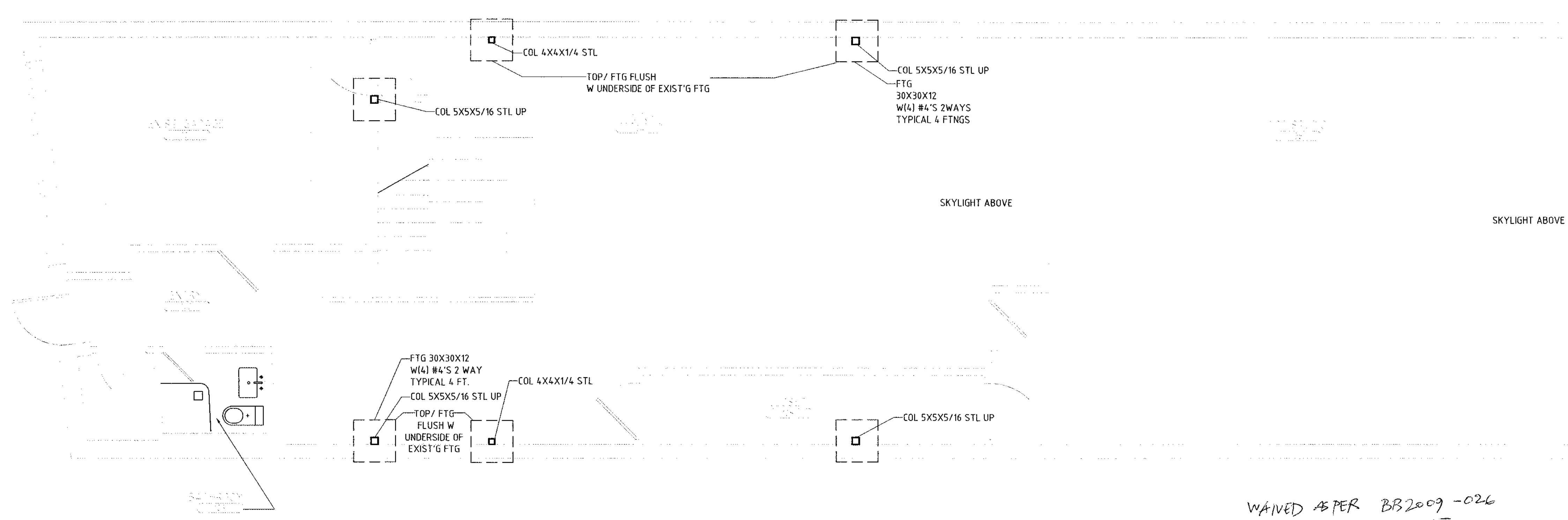




CONSULTANTS:

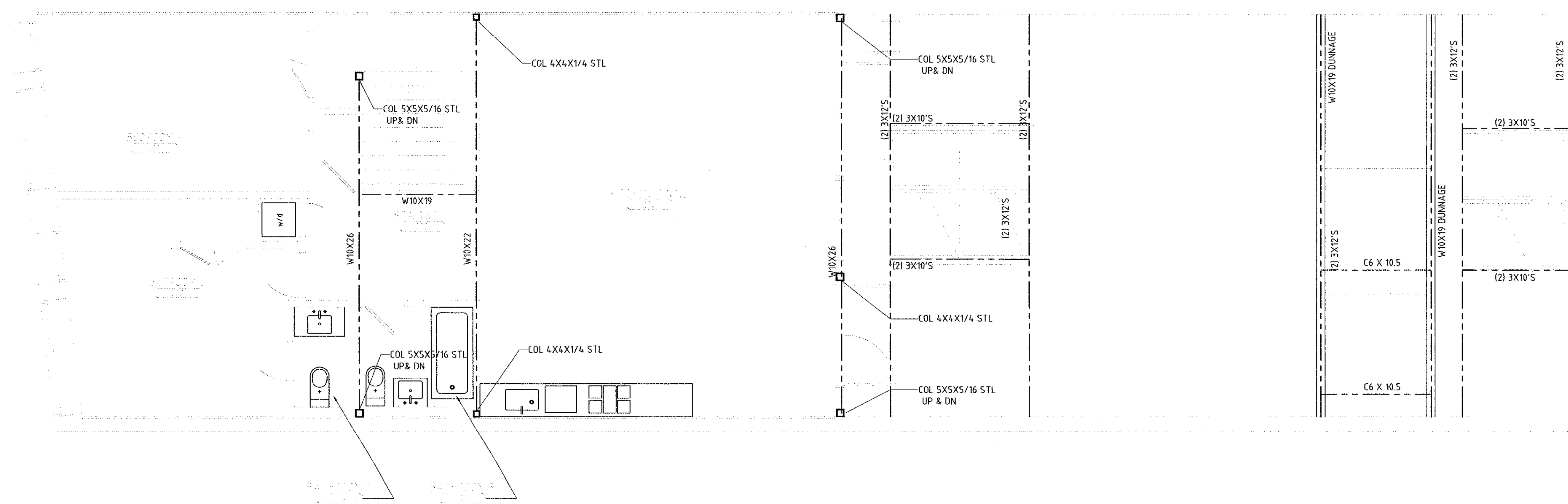
**STRUCTURAL ENGINEER:**  
Richard H. Balsler, Engineers  
228 W 18th Street, No. 11  
New York, NY 10011  
212-463-0008

**SURVEYOR:**  
Leonard J. Strandberg and Associates  
Consulting Engineers and  
Land Surveyors, P.C.  
92 Atlantic Avenue, Freeport, NY 11520  
516-378-2064 212-213-4090  
fax 516-378-6649



WAIVED AS PER BB2009-026  
TR2 AND TR3 EXEMPT  
STRUCTURAL CONC. OF LESS THAN 5000 CU. YARDS  
OF 4,000 PSI OR GREATER

**1 FIRST FLOOR STRUCTURE PLAN**  
1/8" = 1'



**2 2ND FLOOR STRUCTURE PLAN**  
1/8" = 1'

PROJECT:  
**HSU LOFT**

PROJECT ADDRESS:  
94 NORTH FIRST STREET  
BROOKLYN, NY 11211

DWG TITLE:  
**STRUCTURAL PLANS,  
1ST FLR, 2ND FLR**



FEB 02 2012

DATE: 26 MARCH 2011  
PROJECT No: 0919  
DWG No: PFD, SK, PV, SH  
CHK BY: JH, JP

**S-101.00**

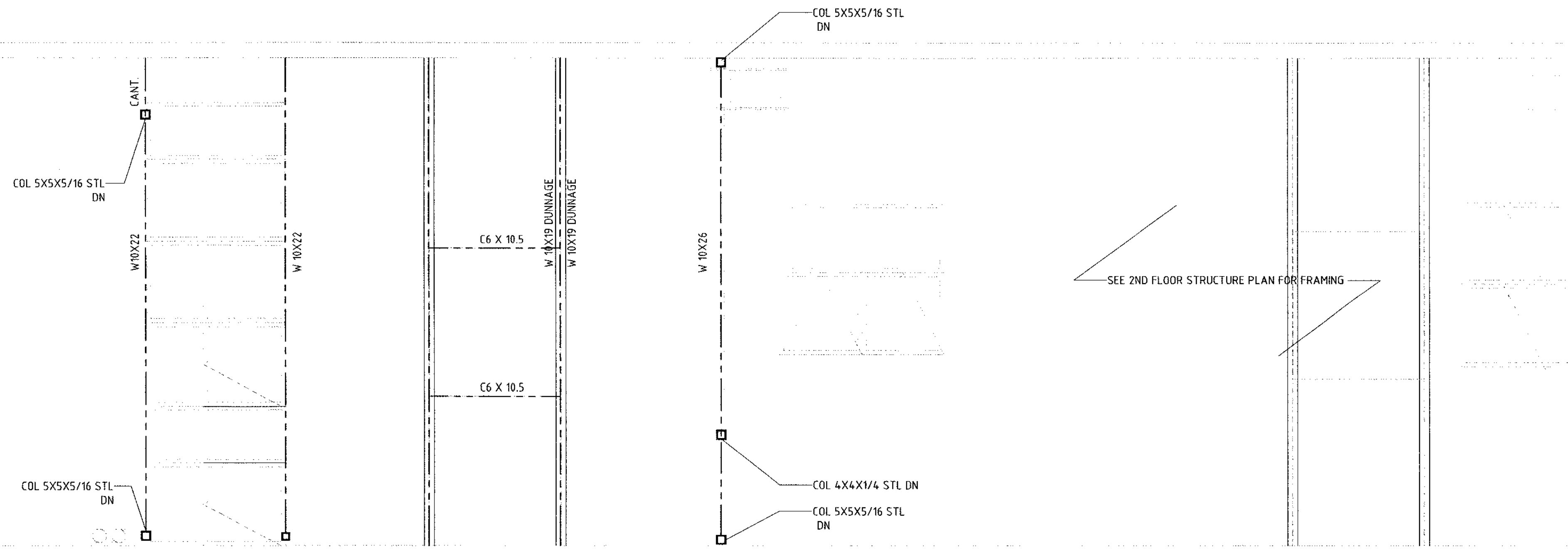
DWG No: 008 10 No: 1/8" = 1'



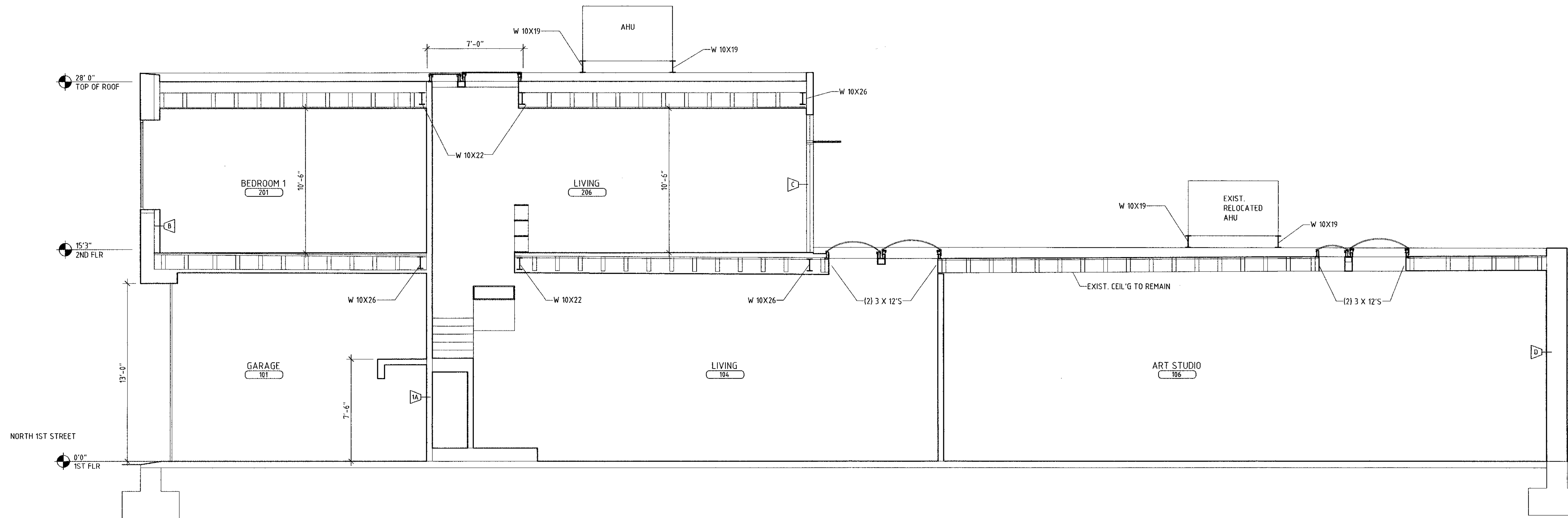
**CONTRACT:**

**STRUCTURAL ENGINEER:**  
Richard H. Bakser, Engineers  
228 W 18th Street, No. 11  
New York, NY 10011  
212-463-0008

**SURVEYOR:**  
Leonard J. Strandberg and Associates  
Consulting Engineers and  
Land Surveyors, P.C.  
92 Atlantic Avenue, Freeport, NY 11520  
516-378-2064 212-213-4090  
fax 516-378-6649



**1 ROOF STRUCTURE PLAN**  
1/4" = 1'

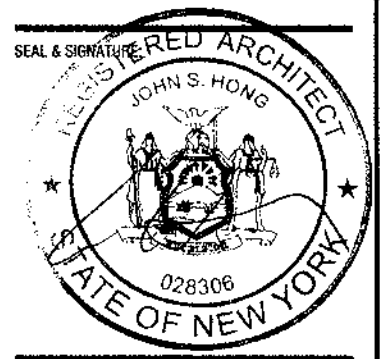


**1 STRUCTURE SECTION**  
1/4" = 1'

**PROJECT:**  
HSU LOFT

**PROJECT ADDRESS:**  
94 NORTH FIRST STREET  
BROOKLYN, NY 11211

**DWG TITLE:**  
STRUCTURE ROOF PLAN,  
STRUCTURE SECTION



**DATE:** 26 MARCH 2011  
**PROJECT No.:** 093  
**DWG BY:** EPO, SK, PV, JH  
**CHK BY:** JH, JP  
**DWG No.:**

**S-102.00**

**DWG No.:** 13 OF 13





# REScheck Software Version 4.4.0 Compliance Certificate

Project Title: Hsu Loft

Energy Code: 2007 New York Energy Conservation  
Construction Code: Kings County, New York  
Construction Type: Detached 1 or 2 Family  
Heating Type: Non-Electric  
Glazing Area Percentage: 15%  
Heating Degree Days: 4910

Construction Site:  
94 N. 1st Street  
Brooklyn, NY 11211

Owner/Agent:  
Tihnan Hsu

Designer/Contractor:  
John Hong  
S&D Architecture  
325 W 38th St.  
Suite 210  
New York, NY 10018  
212 248 7500  
Info@ssdarchitecture.com

Compliance: Passes  
Compliance: 12.1% Better Than Code Maximum UA: 388 Your UA: 341  
The % Better or Worse Than Code index reflects how close to compliance the home is based on code trade-off rules.  
# DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Flat Ceiling or Sissor Truss	906	40.0	18.0		18
Skylight 1: Metal Frame with Thermal Break/Double Pane	180			0.500	75
Wall 1: Steel Frame, 16" o.c.	883	10.0	18.0		21
Window 1: Metal Frame with Thermal Break/Double Pane	214			0.460	98
Door 1: Glass	80			0.460	37
Wall 2: Masonry Block with Empty Cella Interior Insulation	1240	0.0	15.0		88
Floor 1: All-Wood Joist/Truss Over Unconditioned Space	1042	40.0	0.0		28
Air Conditioner 1: Electric Central Air 13 SEER					
Furnace 1: Forced Hot Air 78 AFUE					

The proposed building represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed systems have been designed to meet the 2007 New York Energy Conservation Construction Code requirements. When a Registered Design Professional has stamped and signed this page, they are attesting that to the best of his/her knowledge, belief, and professional judgment, such plans or specifications are in compliance with this Code.

Signature: JOHN HONG, AIA, LEED AP Date: 10/29/10

Project Notes:  
FOR 1 STORY ADDITION TO PRE-EXISTING BUILDING



Project Title: Hsu Loft  
Data filename: S:\0913\_HsuLoft\0913\_zoning-code\REVISED\_HSULOFT\_RESHECK.rvt

Report date: 10/12/10  
Page 1 of 1

# S s D

325 W 38TH STREET, SUITE 210  
NEW YORK, NY 10018

tel: 212. 248. 7500  
fax: 866. 677. 3878  
www.ssdarchitecture.com  
info@ssdarchitecture.com

STRUCTURAL ENGINEER:  
Richard H. Baiser, Engineers  
6300 Route 9, PO Box 435,  
Chestertown, New York 12817  
212-463-0008

SURVEYOR:  
Leonard J. Strandberg and Associates,  
Consulting Engineers and Land Surveyors, P.C.  
92 Atlantic Avenue, Freeport, NY 11520  
516-378-2064 212-213-4090 fax  
516-378-6649

PROJECT:  
HSU LOFT

PROJECT ADDRESS:  
94 NORTH FIRST STREET  
BROOKLYN, NY 11211

DWG TITLE:  
ENERGY ANALYSIS

SEAL & SIGNATURE:



DATE: 26 OCTOBER 2010  
PROJECT No.: 0913  
DWG BY: SK, PV, JH, JP  
CHK BY: JH, JP  
DWG No.:

# EN-001.00

DOB ID No.: PAGE No.:  
40F9  
10 of 10

EMERGENCY STOPPING STOP/START  
PROJEKTOR ONLY 3-14-2010 217  
FEB 03 2012  
JAKF UDEB



UNAUTHORIZED USE IS PROHIBITED