GENERAL NOTES

1. COMPLY WITH THE NEW YORK STATE BUILDING CODE LATEST AMENDED EDITION AND ALL OTHER GOVERNING CODES.
2. ALL CONSTRUCTION METHODS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE NEW YORK STATE BUILDING CODE, "SAFEGUARDS DURING CONSTRUCTION".
3. THE CONTRACTOR SHALL DO THE FOLLOWING:
   A. VERIFY ALL EXISTING CONDITIONS, SUCH AS THE LOCATIONS OF EXISTING STRUCTURAL AND ARCHITECTURAL ELEMENTS AND DIMENSIONS OF EXISTING CONSTRUCTION. DIMENSIONS SHOWN ARE PER INFORMATION PROVIDED BY THE ORIGINAL STRUCTURAL DRAWINGS OR ARE ASSUMED.
   B. SUBMIT TO THE ENGINEER FOR REVIEW A WRITTEN REPORT INDICATING ACTUAL FIELD CONDITIONS WHICH MAY VARY FROM INFORMATION INDICATED ON THE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD BEFORE PROCEEDING.
   C. COORDINATE THE EXISTING STRUCTURE WITH THE NEW STRUCTURAL ELEMENTS PRIOR TO DEMOLITION, FABRICATION AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE COORDINATION OF THE ARCHITECTURAL, STRUCTURAL, HVAC, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS.
   D. REQUEST CLARIFICATION REGARDING DISCREPANCIES FOUND IN THE CONSTRUCTION DOCUMENTS. IN ANY CASE OF CONFLICT, BETWEEN THE NOTES, DETAILS, AND SPECIFICATIONS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.
   E. HIRE A NEW YORK REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF ALL SHORING, BRACING, UNDERPINNING, AND OTHER ELEMENTS USED TO SUPPORT THE STRUCTURE DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONDITIONS OF PUBLIC AND WORKER SAFETY DURING EXECUTION OF THE WORK. THIS SHALL INCLUDE COMPLIANCE WITH ALL OSHA REGULATIONS, AND ALL STATE AND LOCAL LAWS WHICH MAY GOVERN THIS TYPE OF WORK.
5. SUBMIT TO ENGINEER TWO COPIES EACH OF MATERIAL SPECIFICATIONS, ERECTION AND DETAIL DRAWINGS, ETC., OF ALL STRUCTURAL MATERIALS AND CONNECTIONS SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO PERMIT ADEQUATE TIME FOR REVIEW (10 WORKING DAYS MIN.). ENGINEER TO MARK UP ONE COPY AND FORWARD TO ARCHITECT.
6. THE OWNER, THE ARCHITECT AND THE STRUCTURAL ENGINEER ARE NOT RESPONSIBLE FOR ACCURACY OF THE EXISTING CONDITIONS INFORMATION. EXISTING CONSTRUCTION AT AREAS WHERE NEW WORK IS NOT CONTEMPLATED MAY NOT BE COMPLETELY SHOWN.
7. PATCH AND REPAIR EXISTING CONDITIONS DAMAGED DURING THE COURSE OF NEW CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
8. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD BEFORE PROCEEDING.

3

SPECIAL INSPECTION NOTES

1. THE FOLLOWING MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUBJECT TO "SPECIAL INSPECTION" IN ACCORDANCE WITH CHAPTER 17 OF THE NEW YORK STATE BUILDING CODE:

1 A. STRUCTURAL STABILITY
   B. WOOD FRAMING
   C. CONCRETE – CAST-IN-PLACE (1704.4) 3

2. A SPECIAL INSPECTOR HIRED BY THE OWNER SHALL SUPERVISE THE TESTING AND INSPECTION OF THE ABOVE ITEMS.
3. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE INSPECTOR FOR ALL ITEMS REQUIRING INSPECTION A MINIMUM OF 72 HOURS PRIOR TO COMMENCEMENT OF THAT PORTION OF WORK. FOR ON-GOING INSPECTIONS THE CONTRACTOR SHALL PROVIDE 24 HRS ADVANCE NOTICE BEFORE INSPECTION.
4. THE CONTRACTOR SHALL PROVIDE SAFE ACCESS AND MEANS TO ALLOW THE ABOVE TESTING AND/OR INSPECTION REQUIREMENTS TO BE COMPLETED IN A MANNER CONSISTENT WITH APPLICABLE OSHA, STATE, AND LOCAL DOB REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE SCAFFOLDING, PERSONNEL HOISTS OR ANY OTHER EQUIPMENT NECESSARY TO ACCESS AREAS SUBJECT TO INSPECTIONS.
5. INSPECTION DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO PROVIDE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND PROVIDE THE CONTRACTORS INDEPENDENT QUALITY CONTROL. THE INSPECTOR IS NOT RESPONSIBLE FOR PROVIDING "QUALITY CONTROL" SERVICES FOR THE CONTRACTOR.

GENERAL FOUNDATION NOTES

3

1. ALL FOUNDATION FOOTINGS SHALL BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 2,000 PSF AS VERIFIED AND ACCEPTED BY THE OWNER'S GEOTECHNICAL CONSULTANT.
2. THE SUBGRADE FOR ALL FOOTINGS, WALLS, PILE CAPS AND SLABS SHALL BE INSPECTED AND ACCEPTED BY THE OWNER'S TESTING AGENCY IMMEDIATELY PRIOR TO PLACING FOUNDATION CONCRETE.
3. ALL UNSUITABLE MATERIALS SHALL BE REMOVED FROM SUBGRADE AND BACKFILL AREAS AND BACKFILLED WITH ACCEPTABLE FILL ACCORDING TO THE SPECIFICATION.
4. BACKFILL AGAINST WALLS EVENLY. ALL SUPPORTING SLABS SHOULD BE IN PLACE AND THE CONCRETE SHOULD HAVE THE 28 DAY DESIGN STRENGTH.
5. NO FOOTINGS, SLABS, OR MUD SLABS SHALL BE PLACED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE. SHOULD WATER OR FROST ENTER A FOOTING EXCAVATION AFTER SUBGRADE APPROVAL, THE SUBGRADE SHALL BE RE-INSPECTED BY THE OWNER'S TESTING AGENCY AFTER REMOVAL OF WATER OR FROST.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING, PILE CAP OR SLAB SUBGRADE BEFORE AND AFTER PLACING CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING ENCLOSURE.
7. THE SLABS SHALL BE PLACE OVER A 6 MIL VAPOR BARRIER, LAPPED 12 INCHES AT SEAMS OVER 6 INCHES MINIMUM OF COMPACTED COARSE DRAINAGE MATERIAL. STONE SHALL COMPLY WITH ASTM C33 SIZE 67.
8. THE FROST DEPTH IS 3'-6" PER THE REQUIREMENTS OF THE TOWN OF LEWISBORO BUILDING CODE.

POST INSTALLED ANCHOR NOTES

1. ALL MECHANICAL AND ADHESIVE ANCHORS INTO CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 355, ANCHORING TO CONCRETE, MOST RECENT VERSION, AND HAVE AN ICC-ES APPROVAL FOR USE IN CRACKED AND UNCRACKED CONCRETE.
2. ALL MECHANICAL AND ADHESIVE ANCHORS INTO MSAONRY SHALL HAVE AN ICC-ES APPROVAL FOR USE IN MASONRY.
3. INSTALLATION OF ALL POST-INSTALLED ANCHORS IS SUBJECT TO SPECIAL INSPECTION PER NYC BUILDING CODE SECTION 1704.32 AND APPLICABLE OTCR BUILDINGS BULLETINS. NO ADHESIVE ANCHORS SHALL BE INSTALLED WITHOUT INSPECTOR PRESENT.
4. SHOP DRAWINGS SHALL BE SUBMITTED SHOWING THE LOCATION, QUANTITY, BRAND, TYPE, SIZE AND EMBEDMENT OF ALL POST-INSTALLED ANCHORS.
5. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 2500 PSI AT THE TIME OF ANCHOR INSTALLATION.
6. ANCHORS SHALL BE STORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, INCLUDING BUT NOT LIMITED TO DRILL BIT SIZE AND TYPE, CLEANING PROCEDURE AND INSTALLATION TORQUE.
7. REBAR SHALL NOT BE BENT AFTER BEING ADHESIVELY ANCHORED TO CONCRETE.
8. ALL PERSONNEL INSTALLING ADHESIVE ANCHORS SHALL BE CERTIFIED TO PERFORM THAT WORK EITHER BY THE ANCHOR MANUFACTURER OR BY ACI.
9. IF THE CAPACITY OF ANY ANCHORS IS IN DOUBT, PROVIDE LOAD TESTING TO CONFIRM ADEQUATE CAPACITY AS DIRECTED BY THE ENGINEER.

STRUCTURAL WOOD NOTES

1. EXCEPT WHERE NOTED OTHERWISE, ALL DIMENSIONAL LUMBER SHALL BE KILN DRIED DOUGLAS FIR-LARCH NO. 2 OR BETTER WITH THE MINIMUM LIMITS STATED BELOW:

   FB = 900 PSI
   FV = 95 PSI
   Fc = 1,350 PSI
   E = 1,600,000 PSI

2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "TIMBER CONSTRUCTION STANDARDS" OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" OF THE NATIONAL FOREST PRODUCTS ASSOCIATION.
3. ALL BOLTS SHALL BE A307 GRADE. STEEL PLATES AT CONNECTIONS SHALL BE ½" THICK A36 STEEL GRADE, UNLESS NOTED OTHERWISE.
4. HANGER AND BRIDGING NAILING SCHEDULE SHALL BE AS SPECIFIED IN SIMPSON STRONG TIE CONNECTORS MANUAL.
5. MINIMUM PLYWOOD NAILING U.N.O. REQUIREMENTS ARE:

BOUNDARY	8D NAILS @ 4" ON CENTER
PANEL EDGES	8D NAILS @ 6" ON CENTER
INTERMEDIATE SUPPORTS	8D NAILS @ 12" ON CENTER

6. UNLESS OTHERWISE NOTED, STEEL CONNECTORS SUCH AS THOSE MANUFACTURED BY SIMPSON COMPANY, SHALL BE USED TO JOIN RAFTERS, TRUSSES, JOISTS, OR BEAMS TO OTHER MEMBERS AT FLUSH-FRAMED CONDITIONS. UNLESS OTHERWISE NOTED, HANGERS SHALL BE OF A SIZE SPECIFICALLY DESIGNED FOR THE MEMBER SUPPORTED.
7. PLYWOOD ROOF, WALL AND FLOOR SHEATHING: 40/20 APA RATED , EXPOSURE 1, U.O.N. AND SHALL BE PROVIDED AS FOLLOWS:

FLOOR	¾"THICK
EXTERIOR WALL	⅜" THICK (EXT. GRADE)
INTERIOR WALL	½" THICK
ROOF	⅝" THICK (EXT. GRADE.)

8. ANY CONNECTORS SHOWN ARE MINIMUM REQUIREMENTS. IF THE CONNECTION LOADS ARE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL SUBMIT CALCULATIONS OF THE CONNECTIONS THAT PROVE THE CONNECTOR SELECTION. ALL WOOD FRAMING CONNECTORS SHALL BE SIMPSON "STRONG TIE", INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH SIMPSON'S PRODUCT AND INSTRUCTION MANUAL, CATALOG C-98.
   ALL CONNECTIONS OF THE ENGINEERED WOOD MEMBERS SHALL BE SIMPSON "STRONG TIE" IN ACCORDANCE WITH CATALOG C-CWP98.

STRUCTURAL CONCRETE NOTES

3

1. ALL CONCRETE WORK SHALL COMPLY WITH 'ACI 301: SPECIFICATIONS FOR STRUCTURAL CONCRETE' LATEST EDITION.
2. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE LATEST EDITION OF "ACI 318: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY" AND "SP-66: ACI DETAILING MANUAL."
3. REFER TO "ACI 305: GUIDE TO HOT WEATHER CONCRETING," LATEST EDITION, WHEN PLACING CONCRETE IN HOT WEATHER.
4. REFER TO "ACI 306: GUIDE FOR COLD WEATHER CONCRETING," LATEST EDITION, WHEN PLACING PLACE SLABS-ON-GRADE IN ACCORDANCE WITH 'ACI 302: GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION."
5. PLACE SLABS-ON-GRADE IN ACCORDANCE WITH 'ACI 302: GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION."
6. SUBMIT CHECKED SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION, SHOWING THE FOLLOWING:
   A. REINFORCING DETAILS INCLUDING STEEL SIZES, BEND TYPES, LAPS AND DIMENSIONS
   B. LOCATIONS OF ALL PROPOSED CONSTRUCTION JOINTS
   C. LOCATIONS OF ALL CONTROL JOINTS, CURBS, SLAB DEPRESSIONS, SLEEVES, OPENINGS, ETC.
7. PROVIDE CAST-IN-PLACE CONCRETE AND SUBMIT MIX DESIGNS FOR THE FOLLOWING PER ACI 318:

USE	F'c (28-DAY)	WT (PCF)	AIR ENT.
FOOTINGS	6000	145	Y
FOUNDATION WALLS	6000	145	Y
RETAINING WALLS	6000	145	Y
SHEAR WALLS AND LINK BEAMS	6000	145	N
INTERIOR CONCRETE AND MISC. FILL	4000	115	N

   *AREAS SUBJECT TO VEHICULAR TRAFFIC SHALL CONTAIN A CORROSION INHIBITIVE ADMIXTURE, WR GRACE DCI-S OR EQUAL (3 GAL/CY).
8. THE MAXIMUM WATER CEMENT RATIO OF ALL CONCRETE SHALL BE 0.4, U.N.O. THE MAXIMUM WATER CEMENT RATIO OF CONCRETE AT AREAS SUBJECT TO VEHICULAR TRAFFIC SHALL BE 0.4.
9. STRUCTURAL CONCRETE SHALL CONTAIN A WATER REDUCING, PLASTICIZING ADMIXTURE. APPROVED HIGH-RANGE WATER REDUCING ADMIXTURES MAY BE UTILIZED.
10. ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER (AND WITHIN 4 FEET OF FINISHED GRADE) SHALL CONTAIN AN AIR-ENTRAINING AND CORROSION INHIBITING ADMIXTURES (6 GAL/CY SIKA CN1 OR EQUAL).
11. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
12. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO THE STANDARDS OF ASTM A615, GRADE 60.
13. ALL REINFORCING BARS TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60.
14. ALL EPOXY-COATED BARS SHALL CONFORM TO ASTM A775.
15. ALL WELDED WIRE FABRIC SHALL CONFORM TO THE STANDARDS OF ASTM A185.
16. ALL BAR SUPPORTS SHALL BE GALVANIZED. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED.
17. GROUT FOR STEEL COLUMN BASE PLATES AND STEEL BEAM BEARING PLATES SHALL BE NON-SHRINK, NON-METALLIC, "FIVE STAR GROUT" BY U.S. GROUT, OR EQUAL.
18. REINFORCING BARS SHALL HAVE A MINIMUM CLEAR COVER AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWINGS:

    CONCRETE POURED AGAINST THE EARTH: 3"

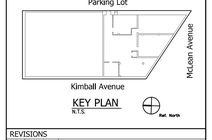
    CONCRETE EXPOSED TO EARTH OR WEATHER:
    #5 AND SMALLER 1½"
    #6 AND LARGER 2"

    CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND:
    COLUMNS (TIES AND MAIN REINFORCING) 1½"
    SLABS, WALLS, JOISTS ¾"
    BEAMS (STIRRUPS AND MAIN REINFORCING) 1½"

19. REINFORCING BARS SHALL HAVE A MINIMUM CLEAR COVER AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWINGS:
20. MECHANICAL BAR SPLICERS, COUPLINGS AND HALF COUPLINGS SHALL DEVELOP 125% FY TIMES THE CAPACITY OF THE ATTACHED BARS. ALL SPLICES REQUIRED FOR #14 BARS TO BE MADE WITH MECHANICAL BAR SPLICERS. STAGGER SPLICES 8'-0" MINIMUM.
21. WHERE REQUIRED, DOWELS SHALL MATCH SIZE AND NUMBER OF MAIN REINFORCING.
22. PROVIDE ADDITIONAL BARS AROUND ALL FLOOR AND WALL OPENINGS.
23. FOR CONCRETE WALLS REINFORCED WITH ONE LAYER OF BARS, BARS SHALL BE CENTERED ABOUT WALL.
24. BEAMS AND SLABS SHALL NOT BE BOXED OUT OR SLEEVED OR HAVE THE REINFORCING INTERRUPTED EXCEPT AS SHOWN ON THE STRUCTURAL DRAWINGS. SEE ARCHITECTURAL, HVAC, ELECTRICAL AND PLUMBING DRAWINGS FOR SLAB OPENINGS.
25. ALL WELDED WIRE FABRIC SHALL BE LAPPED TWO (2) FULL MESH PANELS AND TIED SECURELY.
26. PROVIDE ONE (1) LAYER OF 6X6-W1.4 X W1.4 W.W.F. CONTINUOUS IN ALL CONCRETE FILLS ABOVE THE STRUCTURAL SLAB AND IN ALL COMPOSITE METAL DECK SLABS.
27. PROVIDE ONE (1) LAYER OF 6X6-W1.4 X W1.4 W.W.F. IN ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT PADS (SEE HVAC, PLUMBING AND ELECTRICAL DRAWINGS FOR PADS WHERE REQUIRED).
28. ALL CONSTRUCTION JOINTS SHALL BE CLEANED AND MOISTENED IMMEDIATELY PRIOR TO PLACING NEW CONCRETE. REFER TO DRAWINGS AND ARCHITECTURAL DRAWINGS FOR WATER STOP AND WATERPROOFING DETAILS.
29. THE CONTRACTOR SHALL PROVIDE PROPER SHORING UNDER THE FORMS TO SUPPORT ALL CONSTRUCTION LOADS. RESHORING SHALL BE PROVIDED FOR ALL FLOORS AND SLABS AFTER STRIPPING. SHORING AND RESHORING SHALL REMAIN IN PLACE FOR 28 DAYS, U.O.N.
30. THE CONTRACTOR SHALL INSTRUMENT CHECK ALL FORMWORK FOR COMPLIANCE WITH THE SPECIFIED TOLERANCES OF ACI 117 PRIOR TO PLACEMENT OF THE CONCRETE.
31. THE CONTRACTOR SHALL ALLOW FOR 1/2 INCH OF ADDITIONAL CONCRETE FOR LEVELING OF SLABS SUPPORTED BY METAL DECK/COMPOSITE STEEL BEAM SYSTEMS. THE CONTRACTOR SHALL PLACE CONCRETE ON METAL DECK TO THE SPECIFIED THICKNESS OVER AND ALONG ALL STEEL FRAMING, AND SHALL PROVIDE ADDITIONAL CONCRETE AS NECESSARY TO "FILL" METAL DECK DEFLECTIONS FLAT BETWEEN STEEL FRAMING.
32. PROVIDE SLAB OF UNIFORM THICKNESS AS SHOWN. SURFACES SHALL BE FINISHED SUCH THAT THE DISTANCE BETWEEN THE SURFACE OF THE CONCRETE AND A TEN FOOT STRAIGHT EDGE PLACED ANYWHERE ON THE SLAB SHALL NOT EXCEED 1/4 INCH.
33. SEE ARCHITECTURAL DRAWINGS FOR TYPE AND LOCATION OF ALL FLOOR FILL, FINISHES, FLOOR DEPRESSIONS AND CURBS.
34. SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING/DAMPROOFING DETAILS.

CBRE
Global Corporate Services
Project Management
1133 Avenue of the Americas
New York, NY 10036
T: 914.299.0078
Email: margaret.dilorenzo@cbre.com
Attn: Margaret DiLorenzo

Gilsanz Murray Stefícek LLP
ENGINEERS AND ARCHITECTS
129 West 27th Street, 5th Fl.
New York, NY 10001
T: 212.254.0030
Email: Mark.Beltramello@GMSLLP.com
Email: Jonathan.Hernandez@GMSLLP.com
Attn: Mark Beltramello / Jonathan Hernandez



REVISIONS

No	Date	Remarks
5	11/08/21	ISSUE FOR LANDLORD COMMENTS
4	10/13/21	ISSUE FOR LANDLORD COMMENTS
3	07/15/21	ISSUE FOR PERMIT AND PRICING VI
2	02/03/21	ISSUE FOR PERMIT AND PRICING II
1	10/12/20	ISSUE FOR PERMIT AND PRICING
.	08/07/20	ISSUE FOR REVIEW
.	04/10/20	ISSUE FOR REVIEW
.	06/21/19	ISSUE FOR LANDLORD REVIEW

Bank of America

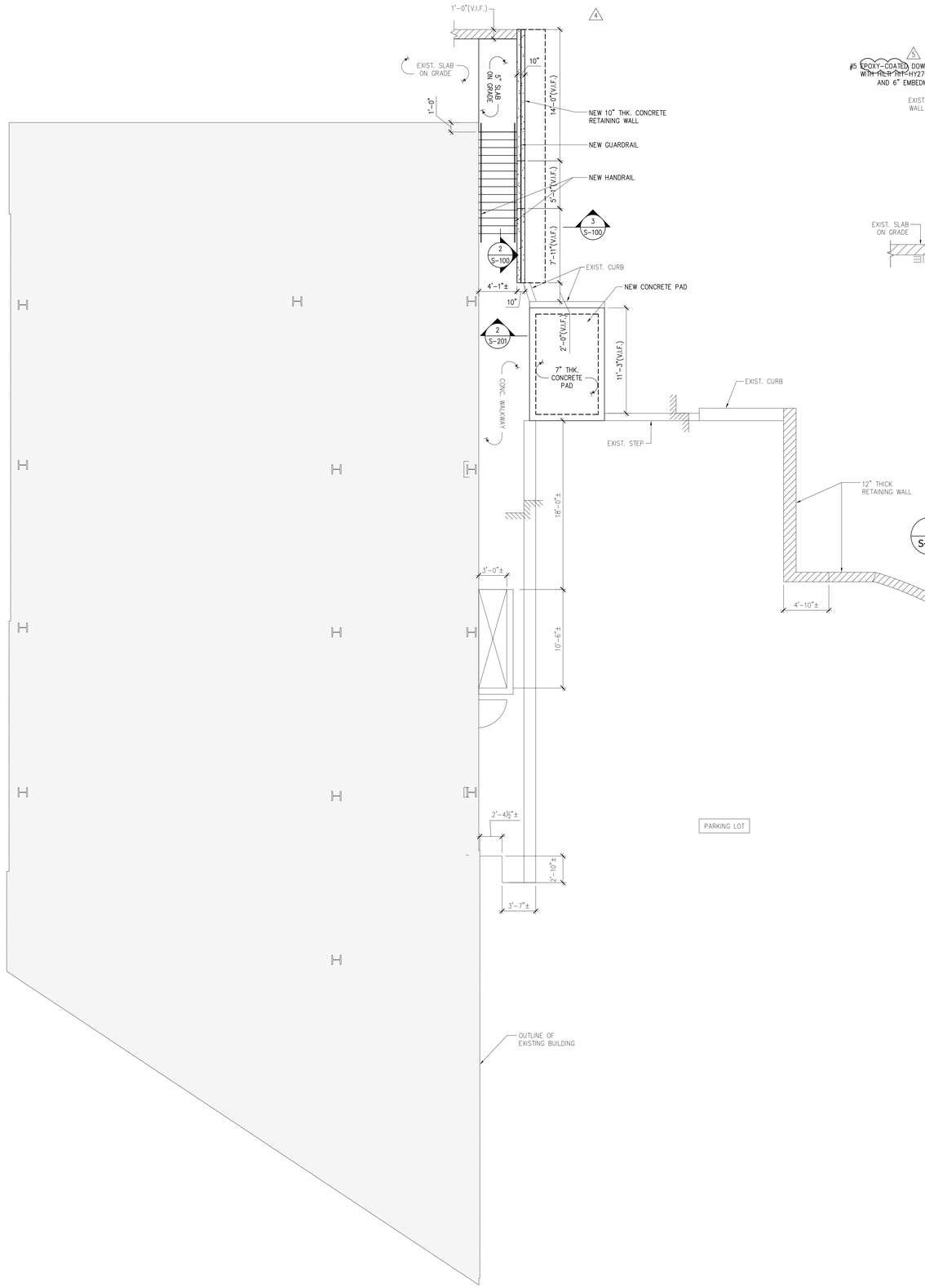
928 McLean Avenue,
Yonkers, NY 10704

Drawing Reference Number: _

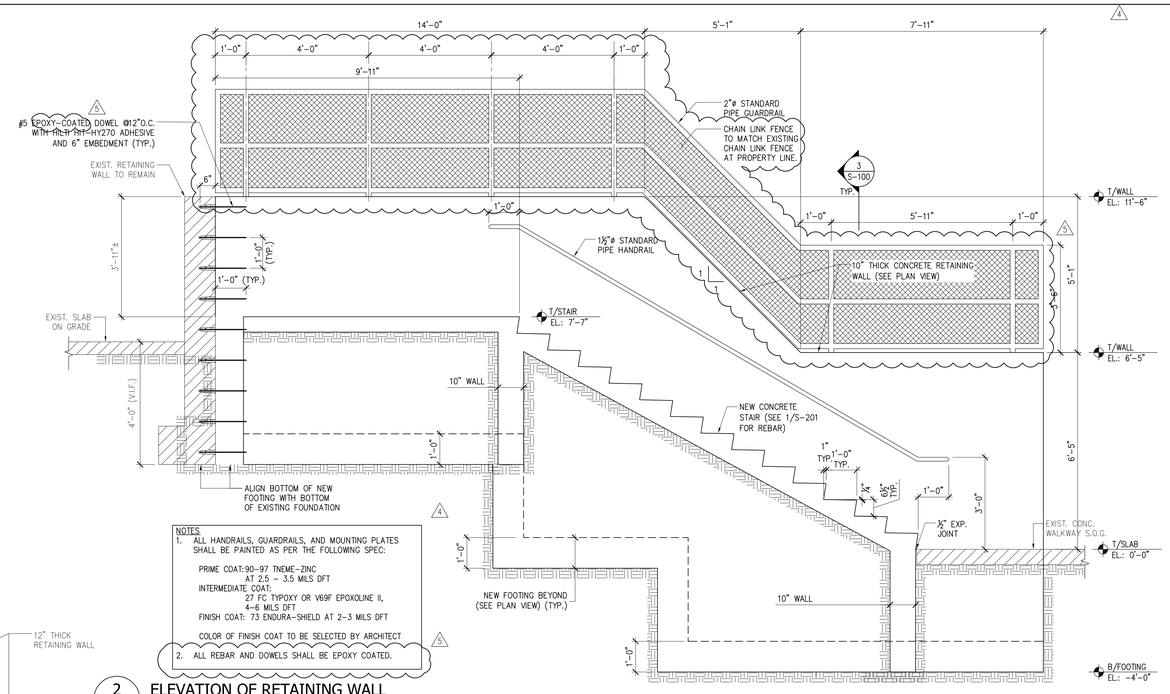
Drawing Name:
STRUCTURAL NOTES

Drawn By:	Date:	S-001.00
JC	07.15.2021	
GMS Proj. No: 18561	Scale: -	SHEET #: 01 OF 06

DOB NUMBER:

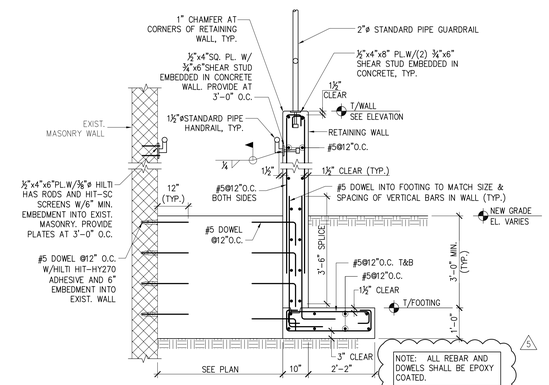


1 S-100 SITE PLAN VIEW
SCALE: 3/16"=1'-0"



NOTES.
1. ALL HANDRAILS, GUARDRAILS, AND MOUNTING PLATES SHALL BE PAINTED AS PER THE FOLLOWING SPEC:
   PRIME COAT:90-97 TNEME-ZINC AT 2.5 - 3.5 MILS DFT
   INTERMEDIATE COAT: 27 FC TYPOXY OR V69F EPOXOLINE II, 4-6 MILS DFT
   FINISH COAT: 73 ENDURA-SHIELD AT 2-3 MILS DFT
   COLOR OF FINISH COAT TO BE SELECTED BY ARCHITECT
2. ALL REBAR AND DOWELS SHALL BE EPOXY COATED.

2 S-100 ELEVATION OF RETAINING WALL
SCALE: 1/2"=1'-0"



3 S-100 RETAINING WALL SECTION
SCALE: 1/2"=1'-0"

CBRE
Global Corporate Services
Project Management
1133 Avenue of the Americas
New York, NY 10036
T: 914.299.0078
Email: margaret.dilorenzo@cbre.com
Attn: Margaret DiLorenzo

Gilsanz Murray Steficek LLP
ENGINEERS AND ARCHITECTS
129 West 27th Street, 5th Fl.
New York, NY 10001
T: 212.254.0030
Email: Mark.Beltramello@GMSLLP.com
Email: Jonathan.Hernandez@GMSLLP.com
Attn: Mark Beltramello / Jonathan Hernandez

REVISIONS		
No	Date	Remarks
5	11/08/21	ISSUE FOR LANDLORD COMMENTS
4	10/13/21	ISSUE FOR LANDLORD COMMENTS
3	07/15/21	ISSUE FOR PERMIT AND PRICING VI
2	02/03/21	ISSUE FOR PERMIT AND PRICING II
1	10/12/20	ISSUE FOR PERMIT AND PRICING
.	08/07/20	ISSUE FOR REVIEW
.	04/10/20	ISSUE FOR REVIEW
.	06/21/19	ISSUE FOR LANDLORD REVIEW

Bank of America

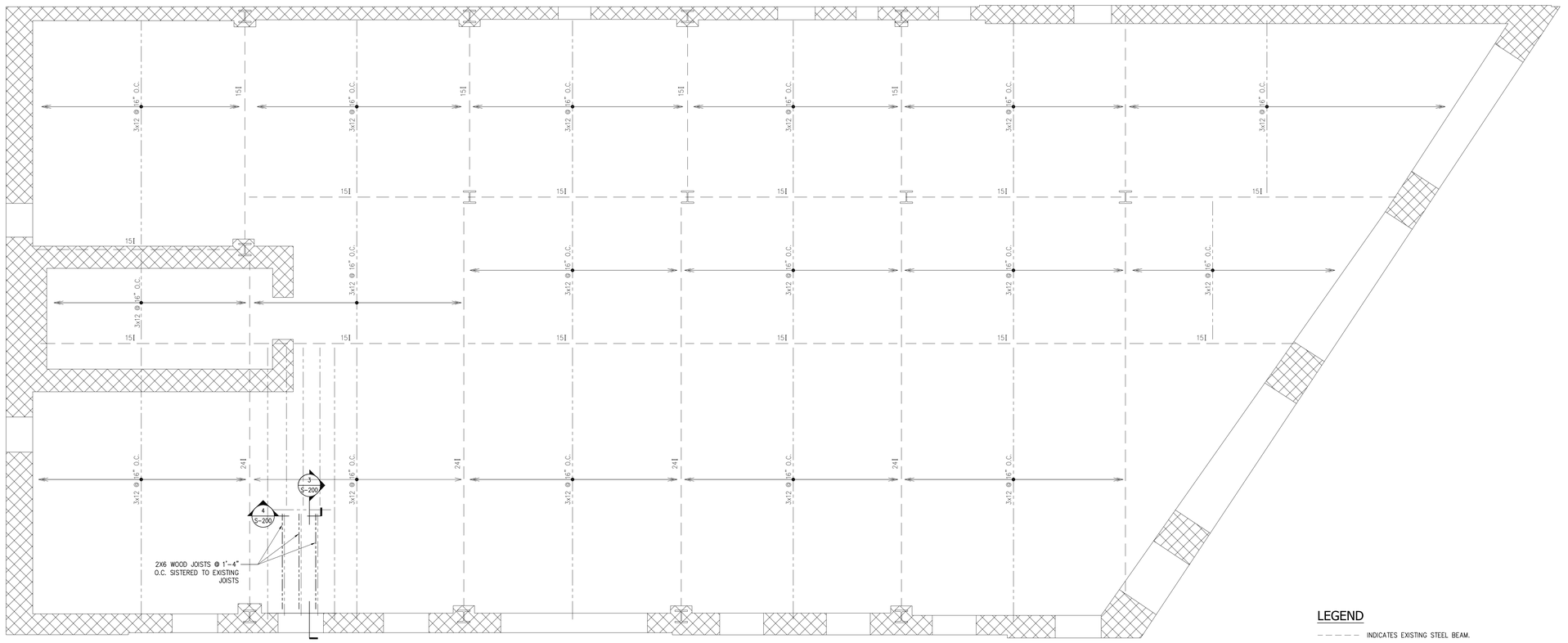
928 McLean Avenue,
Yonkers, NY 10704

Drawing Reference Number: _

Drawing Name:
SITE PLAN VIEW

Drawn By:	Date:	S-100.00
JC	07.15.2021	
GMS Proj. No: 18561	Scale:	SHEET #: 02 OF 06

DOB NUMBER:



1 S-102 2ND FLOOR FRAMING PLAN

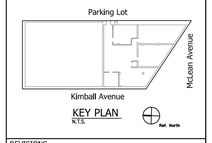
SCALE: 1/4"=1'-0"

LEGEND

- INDICATES EXISTING STEEL BEAM.
- INDICATES EXISTING WOOD JOIST.
- INDICATES NEW WOOD JOIST TO BE SISTERED TO EXISTING JOIST.
- INDICATES EXISTING MASONRY WALL.
- INDICATES EXISTING WOOD STUD WALL.
- INDICATES EXISTING WOOD STUD BELOW.

CBRE
Global Corporate Services
Project Management
1133 Avenue of the Americas
New York, NY 10036
T: 914.299.0078
Email: margaret.dilorenzo@cbre.com
Attn: Margaret DiLorenzo

Gilsanz Murray Steficek LLP
ENGINEERS AND ARCHITECTS
129 West 27th Street, 5th Fl.
New York, NY 10001
T: 212.254.0030
Email: Mark.Beltramello@GMSLLP.com
Email: Jonathan.Hernandez@GMSLLP.com
Attn: Mark Beltramello / Jonathan Hernandez



KEY PLAN N.T.S.

REVISIONS

No	Date	Remarks
5	11/08/21	ISSUE FOR LANDLORD COMMENTS
4	10/13/21	ISSUE FOR LANDLORD COMMENTS
3	07/15/21	ISSUE FOR PERMIT AND PRICING VI
2	02/03/21	ISSUE FOR PERMIT AND PRICING II
1	10/12/20	ISSUE FOR PERMIT AND PRICING
.	08/07/20	ISSUE FOR REVIEW
.	04/10/20	ISSUE FOR REVIEW
.	06/21/19	ISSUE FOR LANDLORD REVIEW

Bank of America

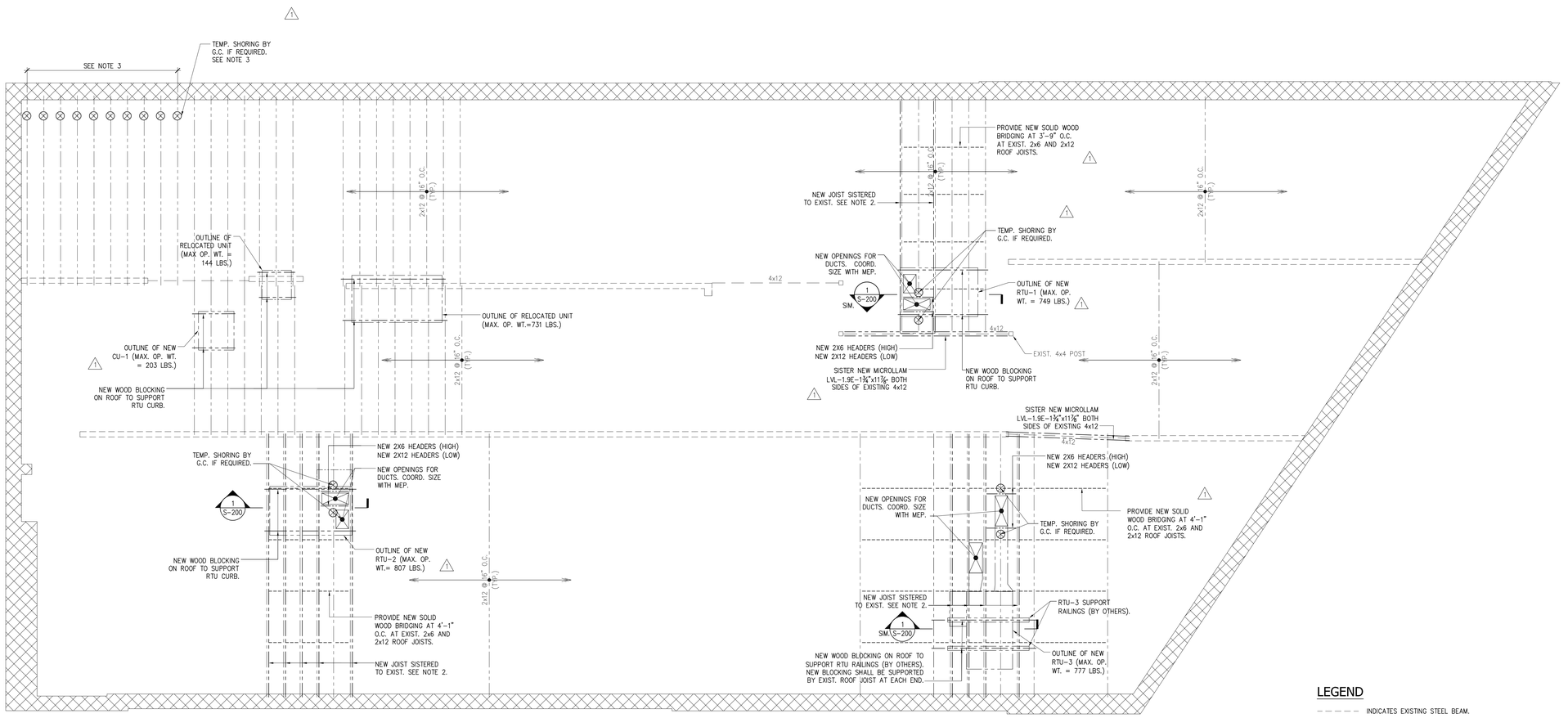
928 McLean Avenue,
Yonkers, NY 10704

Drawing Reference Number: _

Drawing Name:
2ND FLOOR FRAMING PLAN

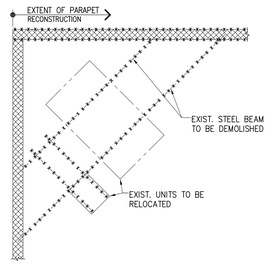
Drawn By:	Date:	
JC	07.15.2021	S-102.00
GMS Proj. No:	Scale:	
18561	AS NOTED	SHEET #: 03 OF 06

DOB NUMBER:



1 S-103 ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"



2 S-103 EXIST. DUNNAGE DEMOLITION PLAN

SCALE: 1/4"=1'-0"

LEGEND

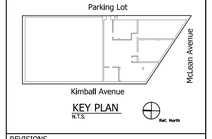
- INDICATES EXISTING STEEL BEAM.
- INDICATES EXISTING WOOD JOIST.
- INDICATES NEW WOOD JOIST TO BE SISTERED TO EXISTING JOIST.
- INDICATES EXISTING MASONRY WALL.
- INDICATES EXISTING WOOD STUD WALL.
- INDICATES EXISTING WOOD STUD BELOW.
- INDICATES NEW BRIDGING.

NOTES

1. ALL NEW UNITS SHALL BE MOUNTED ON CURBS SUPPLIED BY THE MANUFACTURER.
2. SISTER NEW 2x6 JOISTS TO EXISTING 2x6 JOISTS LOCALLY BELOW RTU. SISTER NEW 2x12 JOISTS TO FULL-LENGTH OF EXISTING 2x12 JOISTS.
3. IF EXISTING MASONRY WALL NEEDS TO BE REMOVED FOR REPAIRS BELOW THE BEARING SURFACE OF THE EXISTING WOOD JOISTS, G.C. SHALL INSTALL TEMPORARY SHORING OF JOISTS PRIOR TO REMOVING MASONRY BELOW JOISTS. THE SHORING SHALL BE CONTINUOUS DOWN TO THE FIRST FLOOR SLAB ON GRADE. G.C. SHALL PROVIDE ENGINEERED SHOP DRAWINGS OF TEMPORARY SHORING FOR REVIEW.

CBRE
Global Corporate Services
Project Management
1133 Avenue of the Americas
New York, NY 10036
T: 914.299.0078
Email: margaret.dilorenzo@cbre.com
Attn: Margaret DiLorenzo

Gilsanz Murray Stefícek LLP
ENGINEERS AND ARCHITECTS
129 West 27th Street, 5th Fl.
New York, NY 10001
T: 212.254.0030
Email: Mark.Beltramello@GMSLLP.com
Email: Jonathan.Hernandez@GMSLLP.com
Attn: Mark Beltramello / Jonathan Hernandez



KEY PLAN
N.T.S.

REVISIONS

No	Date	Remarks
5	11/08/21	ISSUE FOR LANDLORD COMMENTS
4	10/13/21	ISSUE FOR LANDLORD COMMENTS
3	07/15/21	ISSUE FOR PERMIT AND PRICING VI
2	02/03/21	ISSUE FOR PERMIT AND PRICING II
1	10/12/20	ISSUE FOR PERMIT AND PRICING
.	08/07/20	ISSUE FOR REVIEW
.	04/10/20	ISSUE FOR REVIEW
.	06/21/19	ISSUE FOR LANDLORD REVIEW

Bank of America

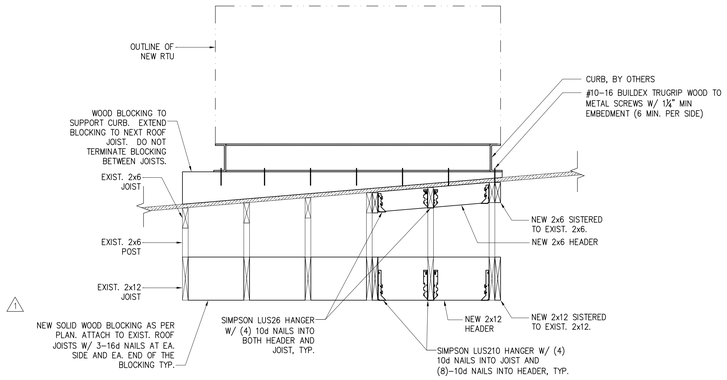
928 McLean Avenue,
Yonkers, NY 10704

Drawing Reference Number: _

Drawing Name:
ROOF FRAMING PLAN

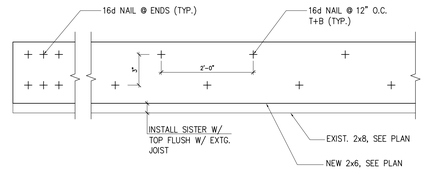
Drawn By:	Date:	S-103.00
JC	07.15.2021	
GMS Proj. No: 18561	Scale: AS NOTED	SHEET #: 04 OF 06

DOB NUMBER:



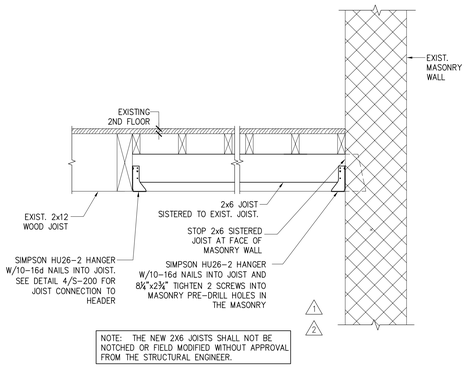
1 S-200 **RTU SUPPORT DETAIL**

SCALE: 3/4"=1'-0"



2 S-200 **TYPICAL WOOD JOIST SISTER DETAIL**

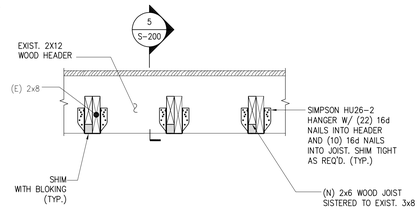
N.T.S.



NOTE: THE NEW 2X6 JOISTS SHALL NOT BE NOTCHED OR FIELD MODIFIED WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER.

3 S-200 **2ND FLOOR JOIST CONNECTION TO MASONRY WALL - SECTION**

1"=1'-0"



NOTE: THE NEW 2X6 JOISTS SHALL NOT BE NOTCHED OR FIELD MODIFIED WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER.

4 S-200 **2ND FLOOR JOIST CONNECTION TO WOOD HEADER**

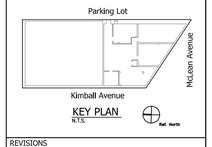
1"=1'-0"

5 S-200 **TYPICAL WOOD JOIST TO WOOD HEADER CONNECTION**

1"=1'-0"

CBRE
Global Corporate Services
Project Management
1133 Avenue of the Americas
New York, NY 10036
T: 914.299.0078
Email: margaret.dilorenzo@cbre.com
Attn: Margaret DiLorenzo

Gilsanz Murray Steficek LLP
ENGINEERS AND ARCHITECTS
129 West 27th Street, 5th Fl.
New York, NY 10001
T: 212.254.0030
Email: Mark.Beltramello@GMSLLP.com
Email: Jonathan.Hernandez@GMSLLP.com
Attn: Mark Beltramello / Jonathan Hernandez



REVISIONS

No	Date	Remarks
5	11/08/21	ISSUE FOR LANDLORD COMMENTS
4	10/13/21	ISSUE FOR LANDLORD COMMENTS
3	07/15/21	ISSUE FOR PERMIT AND PRICING VI
2	02/03/21	ISSUE FOR PERMIT AND PRICING II
1	10/12/20	ISSUE FOR PERMIT AND PRICING
.	08/07/20	ISSUE FOR REVIEW
.	04/10/20	ISSUE FOR REVIEW
.	06/21/19	ISSUE FOR LANDLORD REVIEW

Bank of America

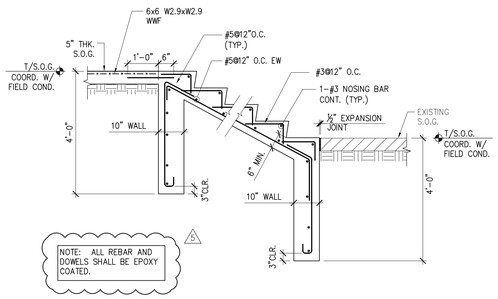
928 McLean Avenue,
Yonkers, NY 10704

Drawing Reference Number: _

Drawing Name:
SECTIONS & DETAILS

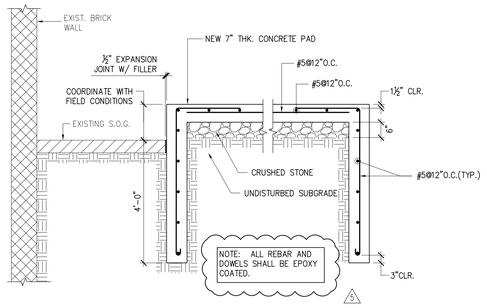
Drawn By:	Date:	
JC	07.15.2021	S-200.00
GMS Proj. No: 18561	Scale: AS NOTED	SHEET #: 05 OF 06

DOB NUMBER:



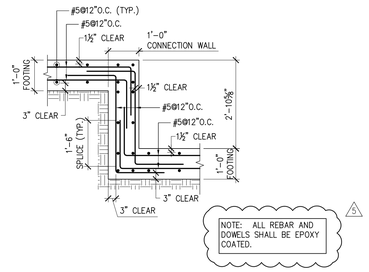
1 S-201 TYPICAL DETAIL OF STAIR ON GRADE

SCALE: 1/2"=1'-0"



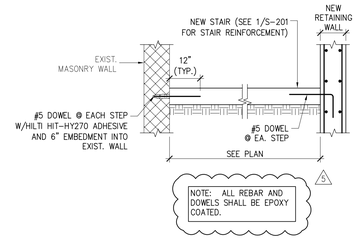
2 S-201 TYPICAL SLAB ON GRADE DETAIL

SCALE: 1/2"=1'-0"



3 S-201 RETAINING WALL FOOTING CONNECTION

SCALE: 1/2"=1'-0"

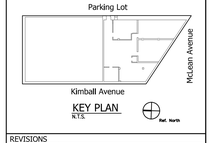


4 S-201 STAIR TO RETAINING WALL AND EXIST. BUILDING CONN.

SCALE: 1/2"=1'-0"

CBRE
Global Corporate Services
Project Management
1133 Avenue of the Americas
New York, NY 10036
T: 914.299.0078
Email: margaret.dilorenzo@cbre.com
Attn: Margaret DiLorenzo

Gilsanz Murray Steficek LLP
ENGINEERS AND ARCHITECTS
129 West 27th Street, 5th Fl.
New York, NY 10001
T: 212.254.0030
Email: Mark.Beltramello@GMSLLP.com
Email: Jonathan.Hernandez@GMSLLP.com
Attn: Mark Beltramello / Jonathan Hernandez



REVISIONS

No	Date	Remarks
5	11/08/21	ISSUE FOR LANDLORD COMMENTS
4	10/13/21	ISSUE FOR LANDLORD COMMENTS
3	07/15/21	ISSUE FOR PERMIT AND PRICING VI
2	02/03/21	ISSUE FOR PERMIT AND PRICING II
1	10/12/20	ISSUE FOR PERMIT AND PRICING
.	08/07/20	ISSUE FOR REVIEW
.	04/10/20	ISSUE FOR REVIEW
.	06/21/19	ISSUE FOR LANDLORD REVIEW

Bank of America

928 McLean Avenue,
Yonkers, NY 10704

Drawing Reference Number: _

Drawing Name:
SECTIONS & DETAILS
3

Drawn By:	Date:	S-201.00
JC	07.15.2021	
GMS Proj. No:	Scale:	SHEET #: 06 OF 06
18561		

DOB NUMBER: