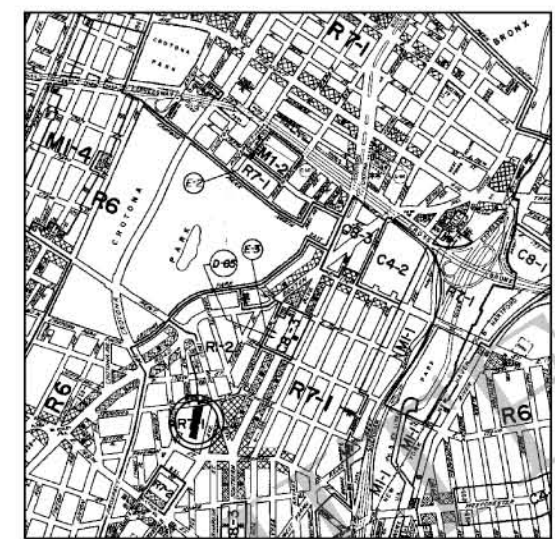


PLOT PLAN
SCALE 1/32" = 1'-0"



ZONING MAP 3d
NOT TO SCALE

COMMUNITY DISTRICT:	4	TAX BLOCK:	2965
ZONING DISTRICT:	R7-1	TAX LOT:	100
OCCUPANCY GROUP:	RES	USE GROUPS:	2, 3 & 4
CONSTRUCTION CLASS:	1C	ZONING MAP:	3d

NOTE:
FOR ZONING NOTES PLEASE REFER TO SHEETS A-8 & A-9.

FLOOR	0 BR	1 BR	2 BR	3 BR	TOTAL
CELLAR					
1st FLOOR	6	3	4	1	14
2nd FLOOR	1	8	4	1	14
3rd FLOOR	0	5	6	2	13
4th FLOOR	0	5	6	2	13
5th FLOOR	0	5	6	2	13
6th FLOOR	0	4	6	2	12
7th FLOOR	0	4	4	2	10
8th FLOOR	0	4	4	2	10
PENTHOUSE FLOOR	0	1	3	0	4
TOTAL	7	39	43	14	103

ZONING INFORMATION

850 JENNINGS STREET BRONX, NY



ARCHITECTURAL

- A-1 TITLE SHEET
- A-2 SURVEY PLAN
- FDNY-1 FDNY SITE PLAN
- A-3 BORING PLAN
- A-4 BORING DATA
- A-5 GENERAL NOTES
- A-6 GENERAL NOTES
- A-6a SCOPE SUMMARY
- A-7 SCHEDULES, SYMBOLS & ABBREVIATIONS
- A-8 ZONING & BUILDING CODE INFORMATION
- A-9 ZONING & BUILDING CODE INFORMATION
- A-10 CELLAR SITE PLAN
- A-11 1st FLOOR SITE PLAN
- A-11a 1st FLOOR SITE PLAN (NORTH)
- A-12 CELLAR PLAN (NORTH)
- A-13 CELLAR PLAN (SOUTH)
- A-14 1st FLOOR PLAN (NORTH)
- A-15 1st FLOOR PLAN (SOUTH)
- A-16 2nd FLOOR PLAN
- A-17 3rd Thru 5th FLOOR PLAN
- A-18 6th FLOOR PLAN
- A-19 7th FLOOR PLAN
- A-20 8th FLOOR PLAN
- A-21 PENTHOUSE PLAN
- A-22 ROOF PLAN
- A-22a BULKHEAD PLAN
- A-23 FRONT ELEVATION (WEST)
- A-24 SIDE ELEVATIONS (NORTH & SOUTH)
- A-25 REAR ELEVATION (EAST)
- A-26 SECTION/ELEVATIONS
- A-26a SECTION/ELEVATIONS
- A-27 PENTHOUSE ELEVATIONS & RAMP SECTION
- A-28 WALL TYPES
- A-28a WALL TYPES
- A-29 ADAPTABLE BATHROOM & KITCHEN DETAILS
- A-30 DETAILS
- A-31 DETAILS
- A-32 DETAILS
- A-33 DETAILS
- A-34 SKYLIGHT DETAILS
- A-35 RETAINING WALL DETAILS
- A-36 LOBBY/CANOPY DETAILS
- A-37 SITE WALL DETAILS
- A-38 TYPICAL BATHROOM ELEVATIONS
- A-39 TYPICAL KITCHEN ELEVATIONS
- A-40 STO POWERWALL STUCCO DETAILS
- A-41 STO POWERWALL STUCCO DETAILS
- A-42 STO POWERWALL STUCCO DETAILS

BPP

- BPP-1 BUILDER PAVEMENT PLAN
- BPP-2 BUILDER PAVEMENT PLAN
- BPP-3 BUILDER PAVEMENT PLAN

LIST OF DRAWINGS

REFLECTED CEILING PLAN

- RC-1 CELLAR REFLECTED CEILING PLAN
- RC-2 1st FLOOR REFLECTED CEILING PLAN
- RC-3 2nd FLOOR REFLECTED CEILING PLAN
- RC-4 3rd thru 5th FLOOR REFLECTED CEILING PLAN
- RC-5 6th FLOOR REFLECTED CEILING PLAN
- RC-6 7th FLOOR REFLECTED CEILING PLAN
- RC-7 8th FLOOR REFLECTED CEILING PLAN
- RC-8 PENTHOUSE REFLECTED CEILING PLAN

STRUCTURALS

- S-1 CELLAR STRUCTURAL PLAN (NORTH)
- S-2 CELLAR STRUCTURAL PLAN (SOUTH)
- S-3 1st FLOOR STRUCTURAL PLAN (NORTH)
- S-4 1st FLOOR STRUCTURAL PLAN (SOUTH)
- S-5 2nd FLOOR STRUCTURAL PLAN
- S-6 3rd Thru 5th FLOOR STRUCTURAL PLAN
- S-7 6th FLOOR STRUCTURAL PLAN
- S-8 7th FLOOR STRUCTURAL PLAN
- S-9 8th FLOOR STRUCTURAL PLAN
- S-10 PENTHOUSE STRUCTURAL PLAN
- S-11 ROOF STRUCTURAL PLAN
- S-12 STRUCTURAL DETAILS
- S-13 STRUCTURAL DETAILS
- S-14 STRUCTURAL DETAILS
- S-15 STRUCTURAL DETAILS

MECHANICAL

- M-1 MECHANICAL CELLAR PLAN (NORTH)
- M-1a MECHANICAL CELLAR PLAN (SOUTH)
- M-2 MECHANICAL 1st FLOOR PLAN
- M-3 MECHANICAL 2nd FLOOR PLAN
- M-4 MECHANICAL 3rd Thru 6th FLOOR PLAN
- M-5 MECHANICAL 7th FLOOR PLAN
- M-6 MECHANICAL 8th FLOOR PLAN
- M-7 MECHANICAL PENTHOUSE PLAN
- M-8 MECHANICAL ROOF PLAN
- M-9 VENTILATION RISERS
- M-10 VENTILATION RISERS
- M-11 HEATING RISERS
- M-12 SEISMIC DETAILS & NOTES
- M-13 DETAILS & NOTES
- M-14 SCHEDULES

PLUMBING

- P-1 PLUMBING CELLAR PLAN (NORTH)
- P-1a PLUMBING CELLAR PLAN (SOUTH)
- P-2 PLUMBING 1st FLOOR PLAN

- P-3 PLUMBING 2nd FLOOR PLAN
- P-4 PLUMBING 3rd Thru 6th FLOOR PLAN
- P-5 PLUMBING 7th FLOOR PLAN
- P-6 PLUMBING 8th FLOOR PLAN
- P-7 PLUMBING PENTHOUSE PLAN
- P-8 PLUMBING ROOF PLAN
- P-9 SANITARY & DOMESTIC WATER RISERS
- P-10 SANITARY & DOMESTIC WATER RISERS
- P-11 STORM RISER DIAGRAM
- P-12 GAS RISER DIAGRAM
- P-13 RISERS & CONNECTION DIAGRAMS
- P-14 DETAILS
- P-15 DETAILS, NOTES & SCHEDULES
- P-16 SITE CONNECTION PROPOSAL

SPRINKLER

- F-1 SPRINKLER CELLAR PLAN (NORTH)
- F-1a SPRINKLER CELLAR PLAN (SOUTH)
- F-2 SPRINKLER 1st FLOOR PLAN
- F-3 SPRINKLER 2nd FLOOR PLAN
- F-4 SPRINKLER 3rd Thru 6th FLOOR PLAN
- F-5 SPRINKLER 7th FLOOR PLAN
- F-6 SPRINKLER 8th FLOOR PLAN
- F-7 SPRINKLER PENTHOUSE PLAN
- F-8 SPRINKLER ROOF PLAN
- F-9 DETAILS & SCHEDULES
- F-10 RISERS & DETAILS

ELECTRICAL

- E-1 ELECTRICAL CELLAR PLAN (NORTH)
- E-2 ELECTRICAL CELLAR PLAN (SOUTH)
- E-3 ELECTRICAL 1st FLOOR PLAN (NORTH)
- E-4 ELECTRICAL 1st FLOOR PLAN (SOUTH)
- E-5 ELECTRICAL 2nd FLOOR PLAN
- E-6 ELECTRICAL 3rd Thru 6th FLOOR PLAN
- E-7 ELECTRICAL 7th FLOOR PLAN
- E-8 ELECTRICAL 8th FLOOR PLAN
- E-9 ELECTRICAL PENTHOUSE PLAN
- E-10 ELECTRICAL ROOF PLAN
- E-11 LEGEND, SCHEDULES & CONN. DIAGMS
- E-12 CONN. DIAGRAMS & NOTES
- E-13 CONN. DIAGRAMS & DETAILS
- E-14 CONN. DIAGRAMS & SCHEDULES
- E-15 LEGEND AND CONNECTION DIAGRAMS
- E-16 DAYCARE CENTER FIRE ALARM

COMcheck

- C-1 COMcheck 1
- C-2 COMcheck 2

850
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STRUCTURAL ENGINEER
STEVE KAPLAN, P.E.
4 HORIZON ROAD
FORT LEE, NEW JERSEY 07024

GENERAL NOTE:
DO NOT MEASURE THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.
USE ANNOTATED DIMENSIONS ONLY.
VERIFY ALL DIMENSIONS IN FIELD (V.I.F.).
IN CASE OF VARIANCES OR DISCREPANCIES NOTIFY ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.

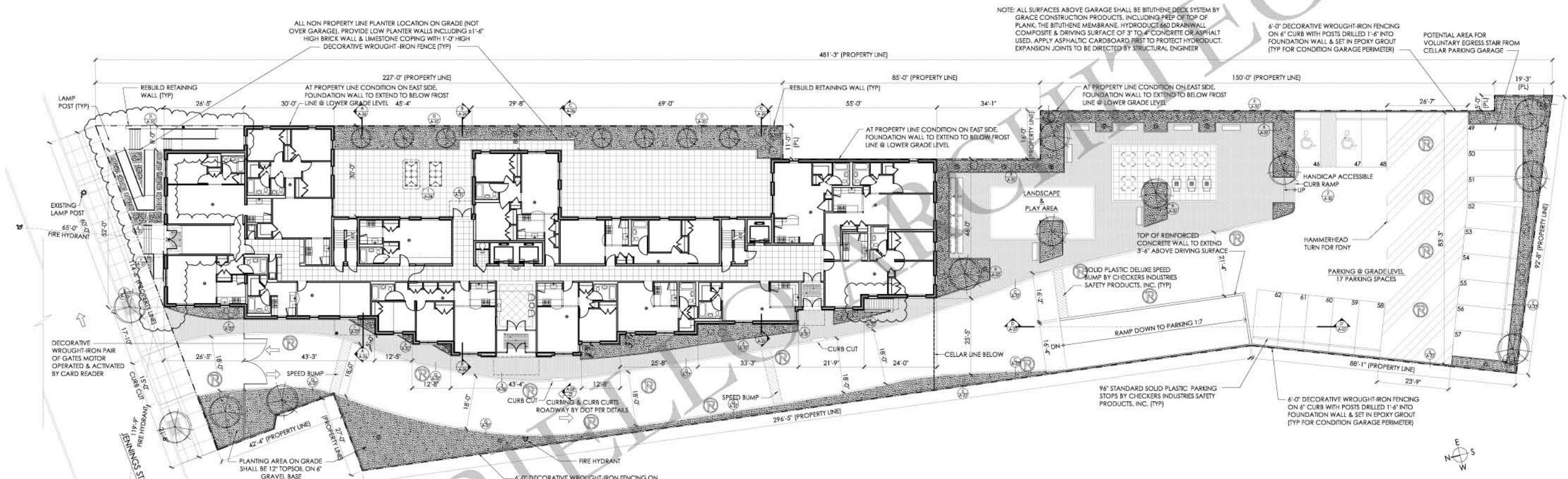
ISSUES:	
09/02/09	GC & OWNER
08/26/09	GC & OWNER
07/30/09	DOB
07/24/09	DOB
07/21/09	DOB
06/01/09	GC & OWNER
05/22/09	GC & OWNER
05/15/09	GC & OWNER
05/07/09	GC & OWNER
07/15/08	DOB
07/11/08	GC & OWNER

ISSUES:	

DRAWN BY: G.A.E., D.A.C.	SCALE: AS NOTED
PROJECT No.:	DATE: 05-15-07

SHEET NAME:
TITLE SHEET
SHEET No.
A-1

NOTE: SEE ALSO 1st FLOOR PLAN FOR SITE NOTES.



SITE PLAN
SCALE: 1/16" = 1'-0"

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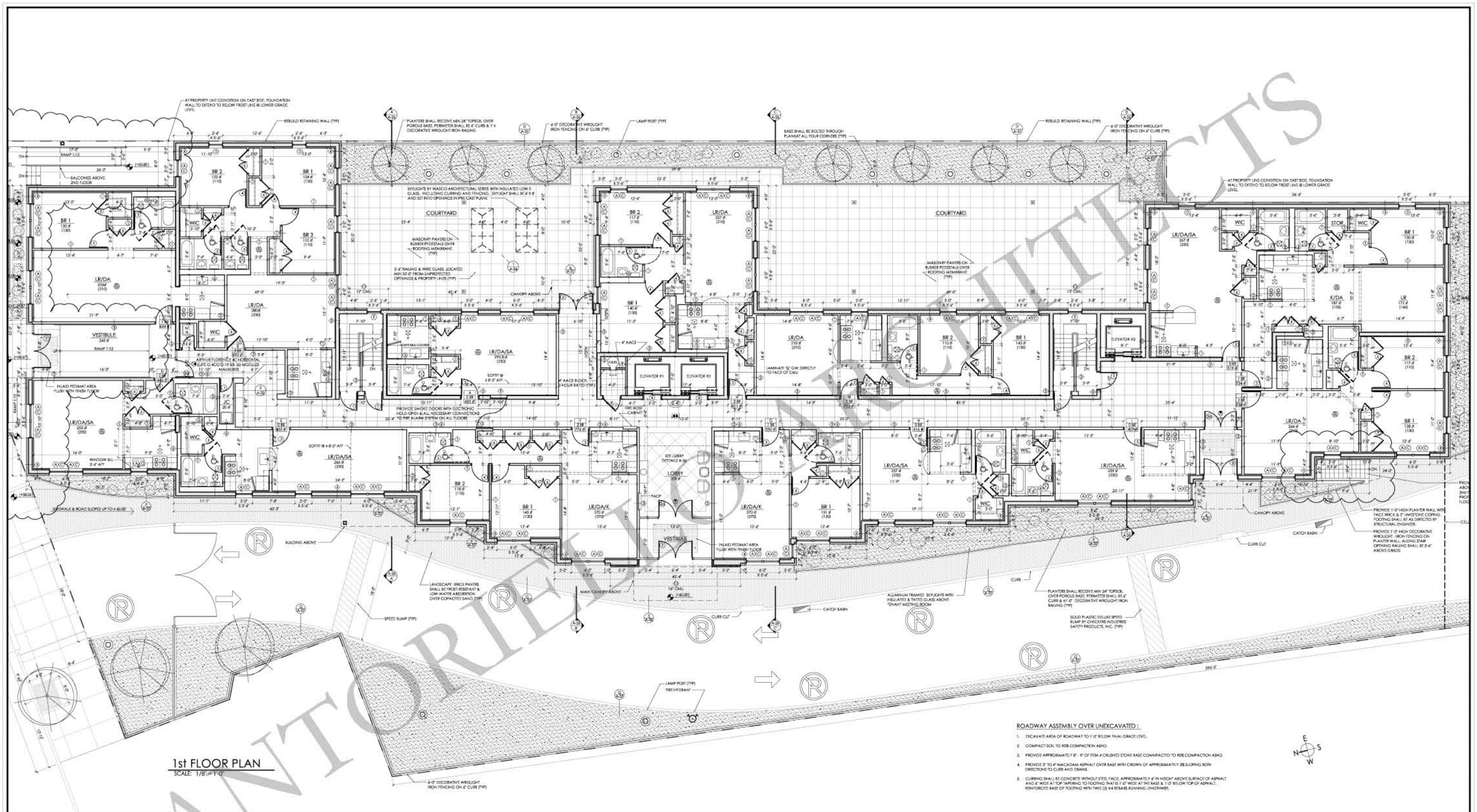
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ISSUES:	
09/02/09	GC & OWNER
08/26/09	GC & OWNER
07/30/09	DOB
07/24/09	DOB
07/21/09	DOB
06/01/09	GC & OWNER
05/22/09	GC & OWNER
05/15/09	GC & OWNER
05/07/09	GC & OWNER
07/15/08	DOB
07/11/08	GC & OWNER

ISSUES:	

DRAWN BY: G.A.E., D.A.C.	SCALE: AS NOTED
PROJECT No.:	DATE: 05-15-07

SHEET NAME:
1st FLOOR SITE PLAN
SHEET No.
A-11



850
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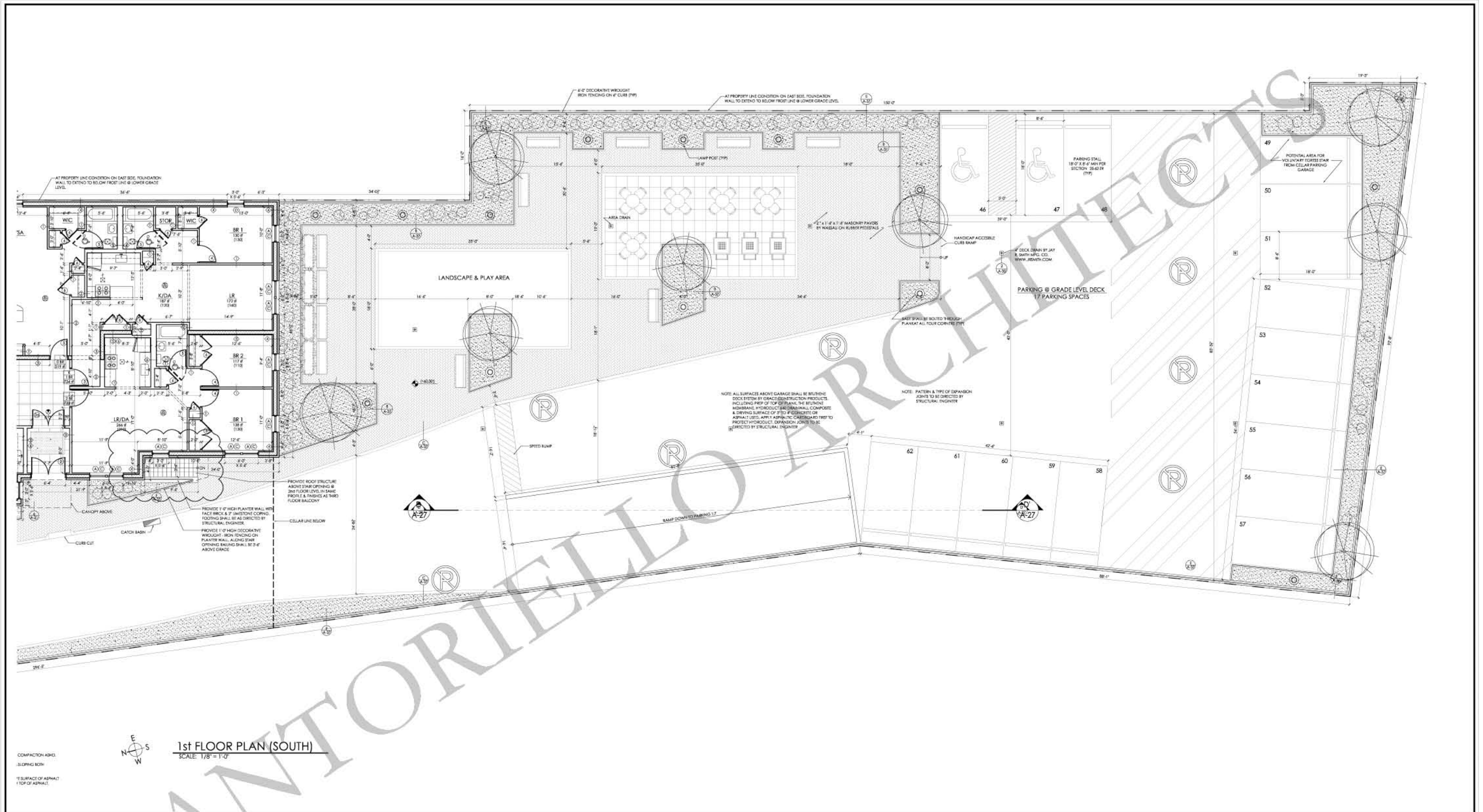
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ISSUES:	
09/02/09	GC & OWNER
08/26/09	GC & OWNER
07/30/09	DOB
07/24/09	DOB
07/21/09	DOB
04/01/09	GC & OWNER
05/22/09	GC & OWNER
05/15/09	GC & OWNER
05/07/09	GC & OWNER
07/15/08	DOB
07/11/08	GC & OWNER

ISSUES:	

DRAWN BY: G.A.E., D.A.C. SCALE: AS NOTED
PROJECT No.: DATE: 05-15-07

SHEET NAME:
1st FLOOR PLAN
(NORTH)
SHEET No.:
A-14



1st FLOOR PLAN (SOUTH)
SCALE: 1/8" = 1'-0"

COMPACTION ASH:
SLIDING SOIL



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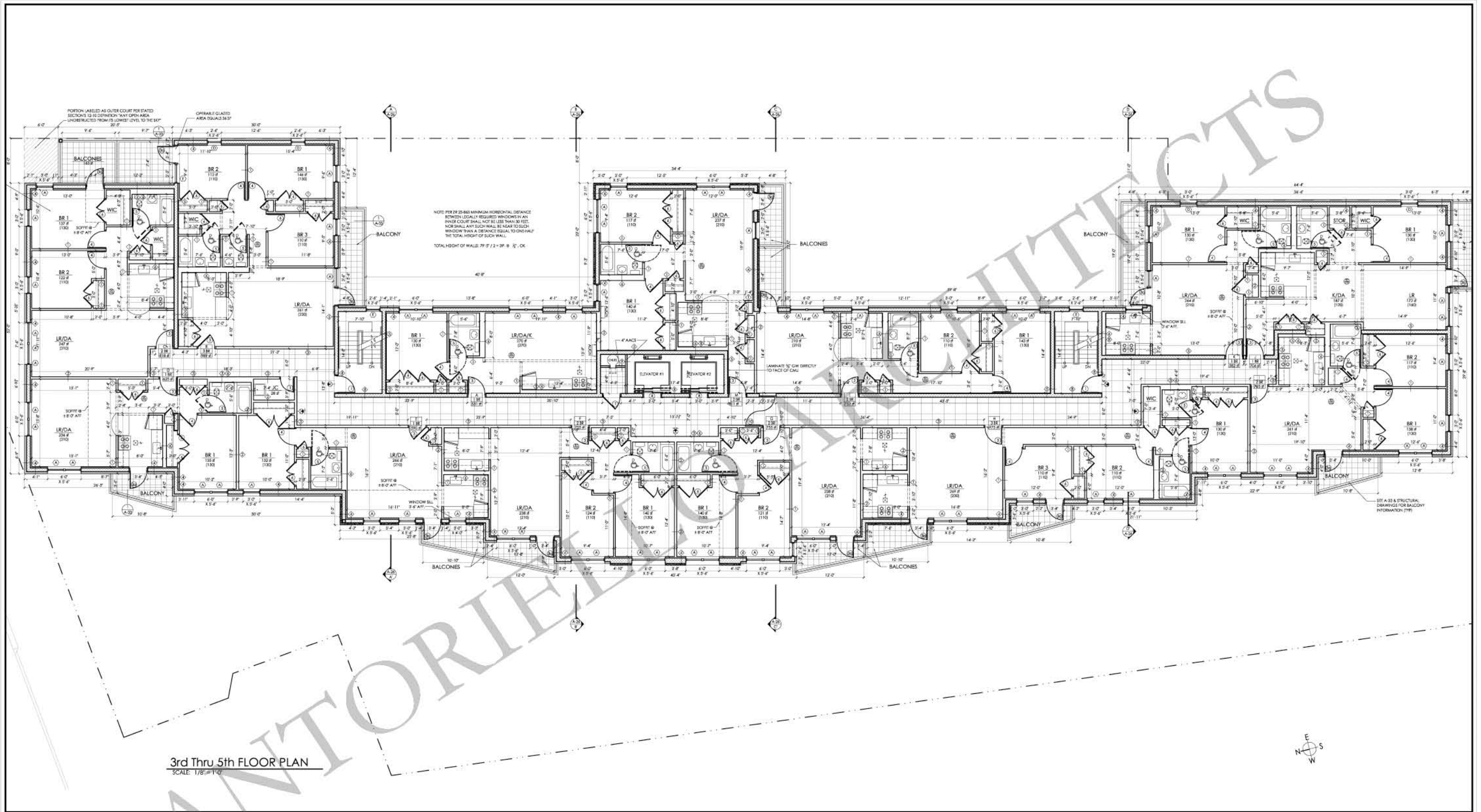
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ISSUES:	
09/02/09	GC & OWNER
08/26/09	GC & OWNER
07/30/09	DOB
07/24/09	DOB
07/21/09	DOB
06/01/09	GC & OWNER
05/22/09	GC & OWNER
05/15/09	GC & OWNER
05/07/09	GC & OWNER
07/15/08	DOB
07/11/08	GC & OWNER

ISSUES:	

DRAWN BY: G.A.E., D.A.C.	SCALE: AS NOTED
PROJECT No.:	DATE: 05-15-07

SHEET NAME:
1st FLOOR PLAN (SOUTH)
SHEET No.
A-15



3rd Thru 5th FLOOR PLAN
SCALE: 1/8" = 1'-0"



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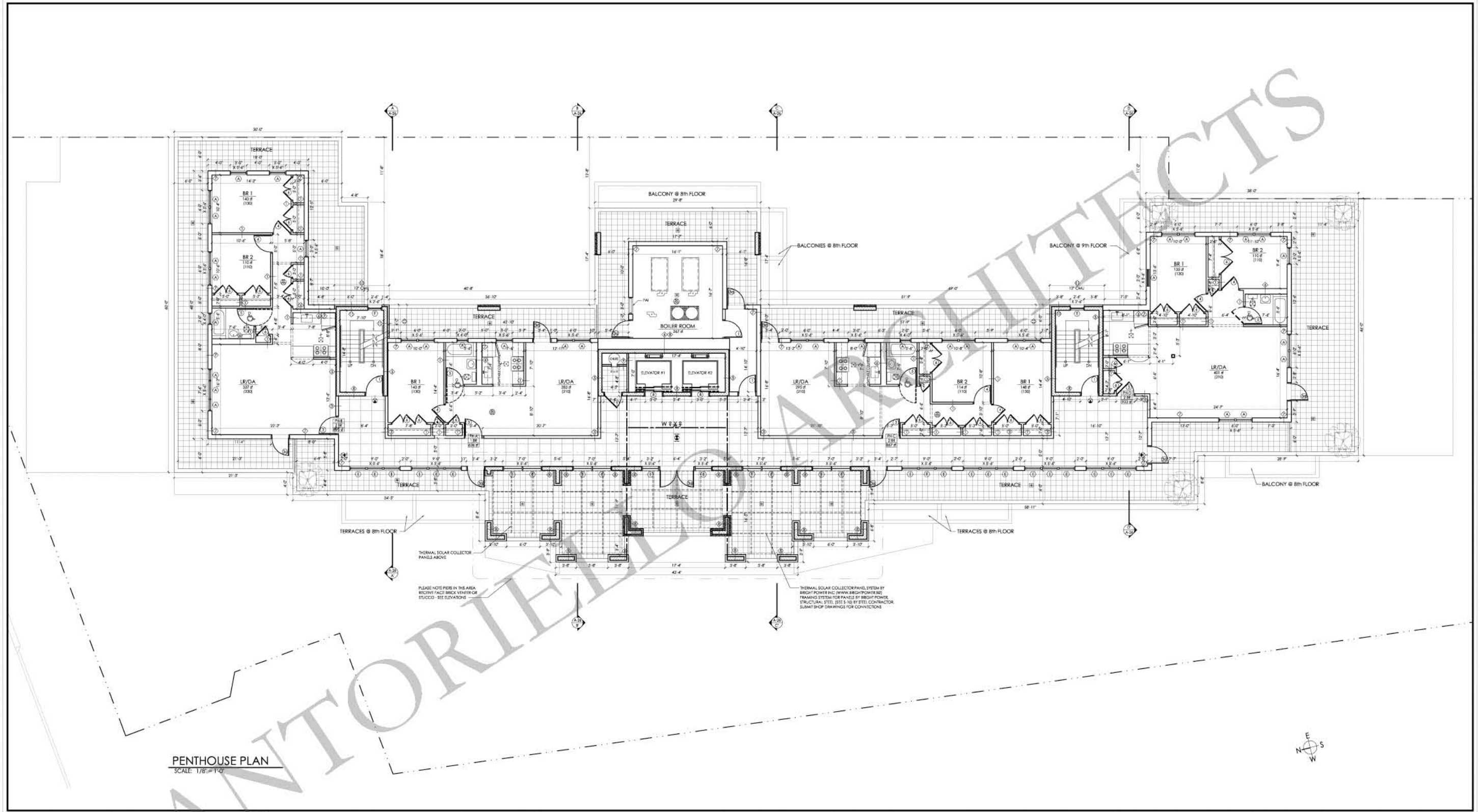
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ISSUES:	
09/02/09	GC & OWNER
08/26/09	GC & OWNER
07/30/09	DOB
07/24/09	DOB
07/21/09	DOB
06/01/09	GC & OWNER
05/22/09	GC & OWNER
05/15/09	GC & OWNER
05/07/09	GC & OWNER
07/15/08	DOB
07/11/08	GC & OWNER

ISSUES:	

DRAWN BY: G.A.E., D.A.C.	SCALE: AS NOTED
PROJECT No.:	DATE: 05-15-07

SHEET NAME:
3rd Thru 5th
FLOOR PLAN
SHEET No.
A-17



PENTHOUSE PLAN
SCALE: 1/8" = 1'-0"



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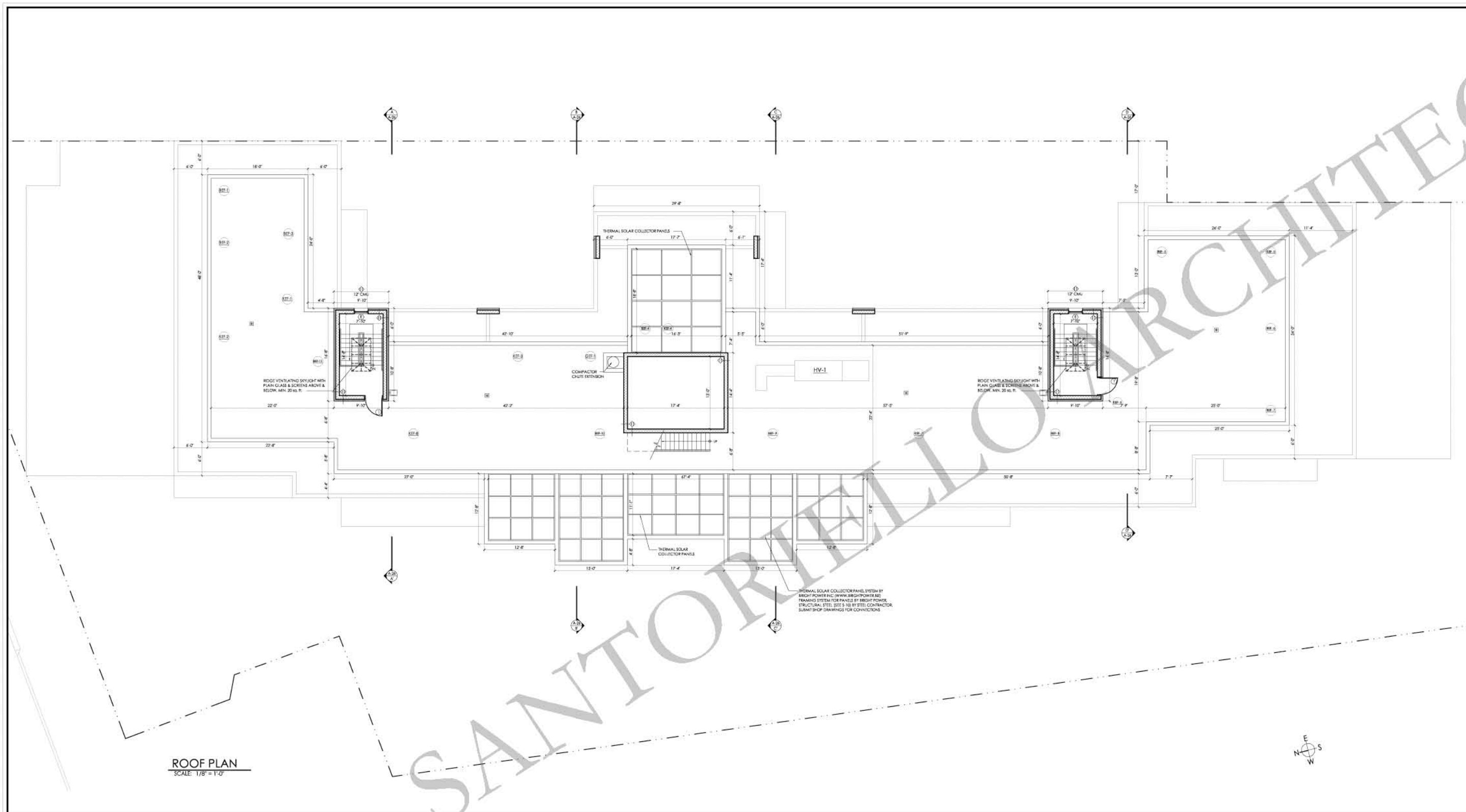
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ISSUES:	
09/02/09	GC & OWNER
08/26/09	GC & OWNER
07/30/09	DOB
07/24/09	DOB
07/21/09	DOB
06/01/09	GC & OWNER
05/22/09	GC & OWNER
05/15/09	GC & OWNER
05/07/09	GC & OWNER
07/15/08	DOB
07/11/08	GC & OWNER

ISSUES:	

DRAWN BY: G.A.E., D.A.C.	SCALE: AS NOTED
PROJECT No.:	DATE: 05-15-07

SHEET NAME:
PENTHOUSE PLAN
SHEET No.
A-21



850
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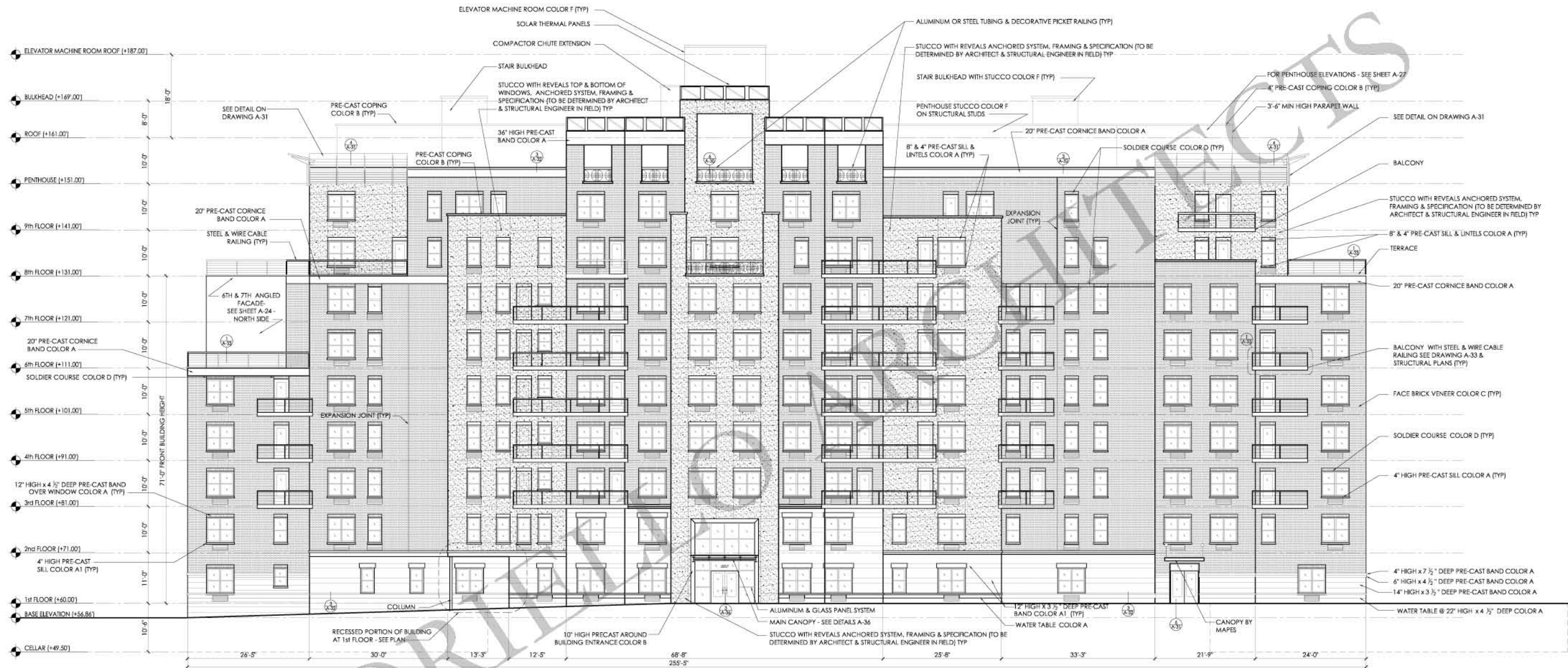
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ISSUES:	
09/02/09	GC & OWNER
08/26/09	GC & OWNER
07/30/09	DOB
07/24/09	DOB
07/21/09	DOB
06/01/09	GC & OWNER
05/22/09	GC & OWNER
05/15/09	GC & OWNER
05/07/09	GC & OWNER
07/15/08	DOB
07/11/08	GC & OWNER

ISSUES:	
11/04/09	GC & OWNER

DRAWN BY: G.A.E., D.A.C.	SCALE: AS NOTED
PROJECT No.:	DATE: 05-15-07

SHEET NAME:
ROOF PLAN
SHEET No.
A-22



FRONT ELEVATION (WEST)
SCALE: 3/32" = 1'-0"

MASONRY NOTES

- PRE-CAST COLOR A : ROCKCAST ARCHITECTURAL SERIES, COLOR CRYSTAL WHITE GP-A, SMOOTH FINISH, MORTAR SHALL BE LEHIGH 5025.
- PRE-CAST COLOR A1 : ROCKCAST ARCHITECTURAL SERIES, COLOR CRYSTAL WHITE GP-A, CHISELED-FACE FINISH, MORTAR SHALL BE LEHIGH 5025.
- PRE-CAST COLOR B : ROCKCAST ARCHITECTURAL SERIES, COLOR CRYSTAL PEWTER GP-C SMOOTH FINISH, MORTAR SHALL BE LEHIGH 5151.
- BRICK COLOR C : GLEN GERY UTILITY 3 3/8" x 3 3/8" x 7 3/8", SMOOTH FINISH, COLOR DESERT REDBURN EXTRUDED FACEBRICK, MORTAR SHALL BE LEHIGH 8407.
- BRICK COLOR D : GLEN GERY UTILITY 3 3/8" x 2 1/2" x 7 3/8", SMOOTH FINISH, COLOR DESERT REDBURN EXTRUDED FACEBRICK, MORTAR SHALL BE LEHIGH 8407.
- STUCCO COLOR E : PAREX PREMIUM SYSTEM, COLOR WARM SAND 10432, FLEXTEX 429 FINISH.
- STUCCO COLOR F : PAREX PREMIUM SYSTEM, COLOR LIMESTONE 10402, FLEXTEX 429 FINISH.

SUBMIT SHOP DRAWINGS ON REINFORCING & ANCHORAGE SYSTEM FOR ALL UNITS THAT SPAN AN OPENING & ALL UNITS GREATER THAN FIVE (5) SF IN SURFACE AREA. REINFORCING IN SMALLER UNITS SHALL BE PER MANUFACTURERS RECOMMENDATIONS.

ALL PRE-CAST SHALL BE IN SMOOTH FINISH UNLESS NOTED

PRE-CAST UNITS BY CASA BUILDING MATERIALS, BRONX NY, (718)893-9090 OR APPROVED EQUAL. ANCHORAGE OF UNITS PER TECHNICAL DATA. REFER TO FLOOR PLANS AS WELL AS ELEVATIONS FOR MASONRY DETAIL & DIMENSIONS

MASON CAN PROPOSE ALTERNATIVE DIMENSIONS FOR LARGE PRE-CAST BEAM & COLUMN SECTIONS FOR REVIEW BY ARCHITECT STRUCTURAL ENGINEER.

FACADE EXPANSION JOINTS PLACED AS FOLLOWS: AT NEAR CORNERS, AT OFFSETS & SETBACKS, AT WALL INTERSECTIONS, AT CHANGES IN WALL HEIGHT, WHERE MATERIAL CHANGES, WHERE SUPPORT OF BRICK VENEER CHANGES, WHERE WALL FUNCTION OR CLIMATIC EXPOSURE CHANGES OR AS SHOWN & AS DIRECTED IN FIELD. EXTEND TO TOP OF BRICKWORK, INCLUDING PARAPETS.

GENERAL NOTE:

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ISSUES:

DATE	DESCRIPTION
06/01/09	GC & OWNER
05/22/09	GC & OWNER
05/15/09	GC & OWNER
05/07/09	GC & OWNER
07/15/08	DOB
07/11/08	GC & OWNER
06/27/08	DOB
06/03/08	ISSUE OWNER
01/27/08	DOB

REVISIONS:

NO.	DESCRIPTION

DRAWN BY: G.A.E., D.A.C. SCALE: AS NOTED

PROJECT No.: DATE: 05-15-07

SHEET NAME:

FRONT ELEVATION (WEST)

SHEET No.

A-23

850
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