



ABBREVIATIONS:

A	A/C - Air Conditioner
A/E	Architect/Engineer
ACT	Acoustical Ceiling Tile
AD	Area Drain
ADDL	Additional
ADD	Addendum
AF	Above Finished
AFCI	Arc Fault Circuit Interruptor
AFF	Above Finished Floor
AFG	Above Finished Grade
AFS	Above Finished Slab
AHJ	Authorities Having Jurisdiction
ALT	Alternate
ALUM	Aluminum
APPD	Approved
APT	Apartment
ASC	Above Suspended Ceiling
B	Baseboard, bulletin board
BLDG	Building
BL	Blinds (Windows)
BLT	Borrowed light
BLW	Below
BPL	Base Plate
BO	Bottom of
BOS	Bottom of Steel
C	Catch Basin, Construction Bulletin
CF	Contractor Furnished
CI	Contractor Installed
CG	Corner Guard
CH. BD.	Chalkboard
CIP	Cast-in-place
CJ	Control Joint, Construction Joint
CL	Centerline
CLG	Ceiling
CLR	Clear
CM	Construction Management
CMU	Concrete Masonry Unit
CO	Cleanout
COL	Column
CONC	Concrete
CORR	Corridor
CONT	Continuous
CPT	Carpet
CPTB	Carpet Base
CSWK	Casework
CT	Ceramic Tile
CTB	Ceramic Tile Base
D	Department
DF	Drinking Fountain
DFS	Door and Frame Schedule
DIA	Diameter
DR	Door
DR FR	Door Frame
DTL	Detail
DS	Downspout
DW	Dishwasher
DWG	Drawing
E	E - East
EIFS	Exterior insulation & Finish System
EL	Elevation
EJ	Expansion Joint
ELEC	Electric, Electrical
ELEV	Elevator
EPS	Expanded Polystyrene Board
EQ	Equal
EXIST	Existing
EXP	Expand, Expansion
EXT	Exterior
F	F - Female, Filler
FA	Fire Alarm, Fluid Applied
FAB	Fabric
FAX	Facsimile
FC	File Cabinet
FD	Floor Drain
FEC	Fire Extinguisher Cabinet
FHC	Fire Hose Cabinet
FG	Foot Grille
FLR	Floor, Floor to Lot Ratio
FM	Floor Mat, Factory Mutual
FO	Finished Opening
FP	Fire Protection, Fireproof
FPL	Fireplace
FT	Feet, Foot
FTG	Footing
G	GA - Gage
GALV	Galvanized
GB	Grab Bar
GC	General Contractor
GL	Glass
GLT	Glass Tile
GLU LAM	Glue Laminated Wood
GR	Grade, Grading
GT	Grout
GWB	Gypsum Wall Board
GYP BD	Gypsum Board
H	HB - Hose Bibb
HC	Hollow Core
HCP	Handicapped
HM	Hollow Metal
HORI	Horizontal
TERB	Terrazzo Base
TER	Terrazzo
TERB	Terrazzo Base
TFF	Top of Finish Floor
TKBD	Tackboard
TO	Top of
TOB	Top of Beam
TOC	Top of Concrete
TOJ	Top of Joist
TOPO	Topography
TOS	Top of Slab, Top of Steel
TV	Television
TYP	Typical
U	UNO - Unless Noted Otherwise
UON	UNO - Unless Otherwise Noted
JA	Janitor Sink
L	LAM - Laminate
LAV	Lavatory
LL	Live Load

SITE LOCATION MAP
N.T.S.

LEGEND:

	EXISTING CONCRETE FLOOR
	GRASS

1ST LAYER (615.8 SQFT) LANDSCAPE STANDARD:

IMPERVIOUS PAVEMENT 615.8 SQFT (100%)

LOT (6,616.4 SQFT) GREEN SPACE STANDARD:

GREEN SPACE 476.9 SQFT (7.2%)

LOT (6,616.4 SQFT) OPEN SPACE LANDSCAPE STANDARD:

OPEN SPACE 1,584.4 SQFT (23.9%)

Sheet Index	
Sheet Number	Sheet Name
A000	Cover Page
A001	Project Data
A002	General Notes
A100	Site Plan
A101	Existing 1st Floor Plan
A102	Existing 2nd Floor Plan
A103	Demolition 1st Floor Plan
A104	Proposed 1st Floor Plan
A105	Proposed 2nd Floor Plan
A106	Proposed Roof Plan
A200	Elevations
A201	Details
E100	Site Plan
E101	Electrical Details
E102	1st Floor Electrical Plan
E103	2nd Floor Electrical Plan
E104	Panel Schedule
LS100	1st Floor Life Safety Plan
LS101	2nd Floor Life Safety Plan
M100	Mechanical Notes
M101	Mechanical 1st Floor Plan
M102	Mechanical 2nd Floor Plan
P100	Plumbing Details
P101	Water Distribution 1st F.
P102	Water Distribution 2nd F.
P103	Sanitary Plan 1st Floor
P104	Sanitary Plan 2nd Floor
P105	Isometric Drawings
S000	Structural Notes
S100	Wind Pressures
S200	Railing Repair Plan

BUILDING DISPOSITION

Zoning Classification:	T5-O
Flood Zone:	X
LOT OCCUPATION	
PERMITTED	PROVIDED
a. Lot Area	5,000 s.f.min.; 40,000s.f.max. 6,742 sq ft
b. Lot Width	50 ft. min. 168 ft
c. Lot Coverage	80% max. 75% max.
d. Floor Lot Ratio (FLR)	N/A N/A
e. Frontage at front Setback	70% min. 78%
f. Open Space	10% Lot Area min. 25% Lot Area.
9. Density	10 dwelling unit 3 dwelling unit

BUILDING SETBACK

PERMITTED	PROVIDED
a. Principal Front	10 ft. min. 0 ft
b. Secondary Front	10 ft. min. N/A
c. Side	0 ft. min. 0 ft
d. Rear	0 ft. min. 0 ft

BUILDING HEIGHT

PERMITTED	PROVIDED
a. Min. Height	2 Stories 2 Stories
b. Max. Height	5 Stories 2 Stories

BUILDING SCOPE OF WORK

EXISTING TO BE LEGALIZED

1ST FLOOR: SOUTH FAÇADE ENTRY DOOR BLOCKED-UP, BLOCK-UP OF LARGE WINDOW ON THE SOUTHERNMOST END OF THE WEST FAÇADE, BLOCK-UP OF DOOR OPENING TO WHAT USED TO BE A LAUNDRY ROOM BELOW THE STAIRS ON THE WEST FAÇADE, BLOCK-UP OF NORTHERNMOST DOOR ON THE WEST FAÇADE, BLOCK-UP OF ROLL-UP DOOR ON WEST END OF THE NORTH FAÇADE, BLOCK-UP OF 2 WINDOWS AT THE CENTER OF THE NORTH FAÇADE, BLOCK-UP OF A WINDOW OPENING NEAR THE CENTER OF THE EAST FAÇADE. THE DOOR OPENING ON THE NORTHERNMOST END OF THE WEST FAÇADE SHALL BE LEGALIZED. ADDITIONALLY, THE SOUTHERN-ADJACENT OPENING BELOW THE STAIRS SHALL BE LEGALIZED. ALL UNPERMITTED INTERIOR WALLS AND DOORS ON THE 1ST FLOOR SHALL BE LEGALIZED. THE DOUBLE-DOOR ON THE NORTHERN END OF THE WEST FAÇADE SHALL BE LEGALIZED. WINDOW AND DOOR PERMITTING TO BE SUBMITTED UNDER A SEPARATE PERMIT.

2ND FLOOR: BLOCK-UP OF A DOOR NEAR THE CENTER OF THE WEST FAÇADE. THE WINDOW OPENING AT THE SOUTHERN END OF THE EAST FAÇADE SHALL BE LEGALIZED. 2 UNPERMITTED WINDOWS ON THE SOUTH FAÇADE SHALL BE LEGALIZED, 3 UNPERMITTED WINDOWS ON THE EAST FAÇADE SHALL BE LEGALIZED, 1 UNPERMITTED WINDOW ON THE NORTH FAÇADE SHALL BE LEGALIZED, 5 UNPERMITTED WINDOWS ON THE WEST FAÇADE SHALL BE LEGALIZED. WINDOW PERMITTING TO BE SUBMITTED UNDER A SEPARATE PERMIT.

TO BE REMOVED (DEMOLISHED)

1ST FLOOR: THE WINDOW ON THE EASTERN END OF THE SOUTH FAÇADE SHALL BE BLOCKED-UP.

2ND FLOOR: THE WINDOW AT THE CENTER OF THE NORTH FAÇADE SHALL BE BLOCKED UP, THE 2 WINDOWS AT THE CENTER OF THE EAST FAÇADE AS WELL AS THE 1 WINDOW NORTHERNLY-ADJACENT SHALL BE BLOCKED-UP.

PROPOSED (NEW WORK NOT YET PERFORMED)

1ST FLOOR: CONSTRUCTION OF NEW BLOCK-UP FOR 5 UNPERMITTED CLERESTORY WINDOWS ON SOUTH FAÇADE. INSTALLATION OF NEW SHUTTER SYSTEM AT EAST FAÇADE STOREFRONT ENTRY. SHUTTER PERMITTING TO BE SUBMITTED UNDER A SEPARATE PERMIT. STAIRCASE RAILINGS TO BE REPAIRED UNDER A SEPARATE PERMIT AS SHOWN IN S200.

2ND FLOOR: NEW INTERIOR WALL TO BE BUILT ALONG THE EXISTING WESTERN WALL WHICH WILL EFFECTIVELY COVER THE EXISTING WINDOWS AND DOORS EXCEPT FOR THE NORTHERNMOST DOOR AND THE SOUTHERN ADJACENT DOOR AS WELL AS THE SOUTHERNMOST DOOR. NEW INTERIOR WALLS AND SINGLE DOOR TO BE BUILT NEAR THE CENTER OF THE SPACE FOR USE AS A NEW ADA RESTROOM SPACE. INSTALLATION OF NEW EXIT SIGNS, NEW EMERGENCY LIGHTS, NEW SMOKE DETECTORS, AND NEW FIRE EXTINGUISHERS AS SHOWN IN PAGES LS101. CHANGE OF USE OF SECOND FLOOR FROM RESIDENTIAL APARTMENT UNITS TO OFFICE SPACE (APPLICATION PZ-23-16880). CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE BEFORE STARTING ANY WORK.

ELECTRICAL SCOPE OF WORK

EXISTING TO BE LEGALIZED	LEGALIZATION OF EXISTING ELECTRICAL IMPROVEMENTS IN THE 1ST FLOOR AS SHOWN IN PLAN E102.
PROPOSED (NEW WORK NOT YET PERFORMED)	NEW WATER HEATER IN 1ST FLOOR AS SHOWN IN E102. NEW ELECTRICAL LIGHTING AND RECEPTACLES IN THE 2ND FLOOR AS SHOWN IN E103. NEW ELECTRICAL METERS AS SHOWN IN E101.3. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE BEFORE STARTING ANY WORK.

MECHANICAL SCOPE OF WORK

EXISTING TO BE LEGALIZED	LEGALIZATION OF NEW CENTRAL A/C IN 1ST FLOOR INCLUDING DUCT-WORK, CONDENSING AND AIR HANDLING UNITS, AND SUPPLY AND RETURN GRILLS, AS SHOWN IN PLAN M102.
PROPOSED (NEW WORK NOT YET PERFORMED)	NEW EXHAUST FANS FOR ALL RESTROOMS AS SHOWN IN PAGES M102 AND M103. NEW AUTOMATIC DAMPER IN 1ST FLOOR AS SHOWN IN PAGE M102. NEW RTU A/C SYSTEM ON THE 2ND FLOOR AS SHOWN IN PAGE M103. NEW DRYWELL FOR CONDENSING LINES AS SHOWN IN PAGE M102 AND P100.1. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE BEFORE STARTING ANY WORK.

PLUMBING SCOPE OF WORK

EXISTING TO BE LEGALIZED	WATER FOUNTAINS AS SHOWN IN PAGE P101, P103, AND P105 TO BE LEGALIZED.

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