

PROJECT INFORMATION

- PRIMARY FACADE:
- RESTORE STOOP + ENTRY DOORS TO MATCH ORIGINAL + EXISTING ADJACENT (BOTH SIDES)
 - REPLACE WINDOWS TO MATCH EXISTING COLOR AND TRIM; NO CHANGE TO EXISTING OPENINGS
 - MINOR FACADE STUCCO REPAIR

- SECONDARY FACADE (NON-VISIBLE):
- BULK MODIFICATION AT REAR EXTENSION
 - NEW WINDOWS AND DOORS AT REAR FACADE

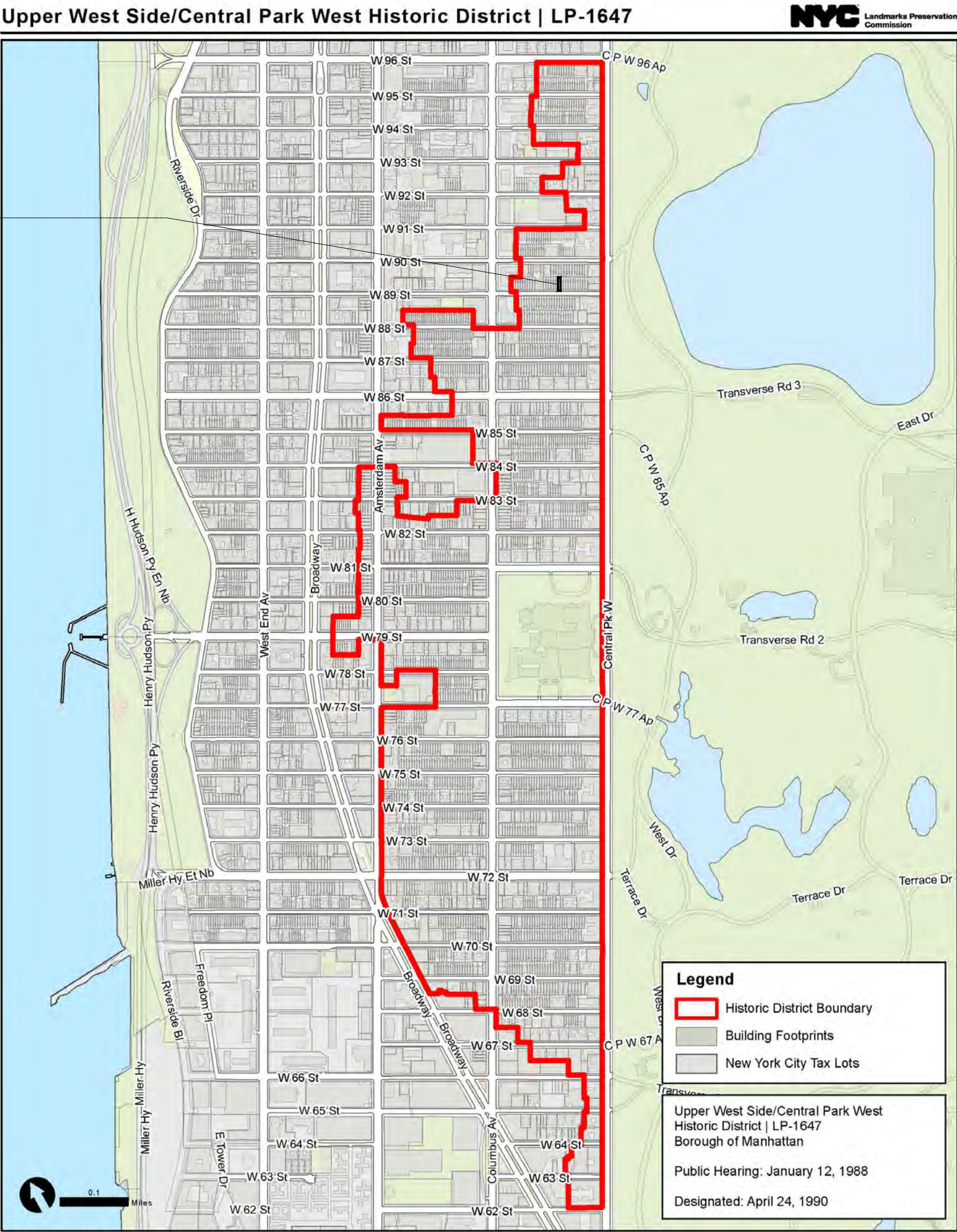
- ROOF (NON-VISIBLE FROM WEST 89TH STREET):
- NEW TERRACE
 - NEW STAIR + ELEVATOR BULKHEADS
 - NEW MECHANICAL EQUIPMENT

LANDMARKS APPLICATION: 33 WEST 89TH STREET - STOOP, FACADES + ROOF

SITE MAP



33 W 89TH ST
EXISTING 4-STORY + BASEMENT
RESIDENTIAL BUILDING
CONSTRUCTION CLASS: 3 (OLD CODE)
FLOOD ZONE: X (NOT IN S.F.H.A.)
BLOCK: 1203
LOT: 20
ZONE: R7-2
MAP: 5D
LANDMARKS: Y (UWS/CPW DISTRICT)



LIST OF DRAWINGS

- L-01 PROJECT INFORMATION + MAPS
L-02 SURVEY + PLOT PLANS
L-03 HISTORIC + EXISTING PHOTOS
L-04 PRIMARY FACADE: STREET CONTEXT PHOTO
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L-06 PRIMARY FACADE, STOOP: EXISTING CONDITIONS PHOTOS
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L-10 PRIMARY FACADE, STOOP: REFERENCE PHOTOS + SECTIONS
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L-12 SECONDARY FACADE: EXISTING CONDITIONS PHOTOS
L-13 SECONDARY FACADE: EXISTING CONDITIONS PHOTOS
L-14 BUILDING SECTIONS + 3D DIAGRAMS
L-15 BLOCK PLAN + REAR EXTENSION DIAGRAMS
L-16 SECONDARY FACADE: EXISTING + PROPOSED ELEVATIONS + SCHEDULES
L-17 SECONDARY FACADE: PROPOSED 3D AERIAL VIEW
L-18 ROOF: PHOTOS, PLANS + SECTIONS
L-19 ROOF: MOCK UP PHOTOS
L-20 MATERIALS + SPECIFICATIONS
L-21 PROPOSED PLANS: CELLAR, BASEMENT + REAR YARD
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L-23 PROPOSED PLANS: 4TH, 5TH, ROOF

01 OCTOBER 2021
ISSUE FOR REVIEW

27 AUGUST 2021
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9 MARCH 2021
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2-FAMILY RESIDENCE

33 WEST 89TH STREET, MANHATTAN

4 FLOORS + BASEMENT + CELLAR

PROJECT NAME + ADDRESS

PROJECT NUMBER

2002

PROJECT INFORMATION + MAPS

DRAWING TITLE

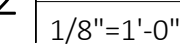
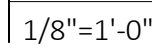
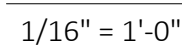
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ORIGIN + SEAL

1 OF 23

DRAWING NUMBER

L-01



PROJECT NUMBER	2002
SURVEY + PLOT PLANS	

DRAWING TITLE

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SIGN + SEAL

L-02

33 W 89TH ST



HISTORIC PHOTO: 1940 TAX PHOTO
NOT TO SCALE

33 W 89TH ST



EXISTING PHOTO
NOT TO SCALE

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ISSUE DATE
2-FAMILY RESIDENCE 33 WEST 89TH STREET, MANHATTAN 4 FLOORS + BASEMENT + CELLAR
PROJECT NAME + ADDRESS
PROJECT NUMBER 2002
HISTORIC + EXISTING PHOTOS

DRAWING TITLE
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#39

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#33 W89TH ST

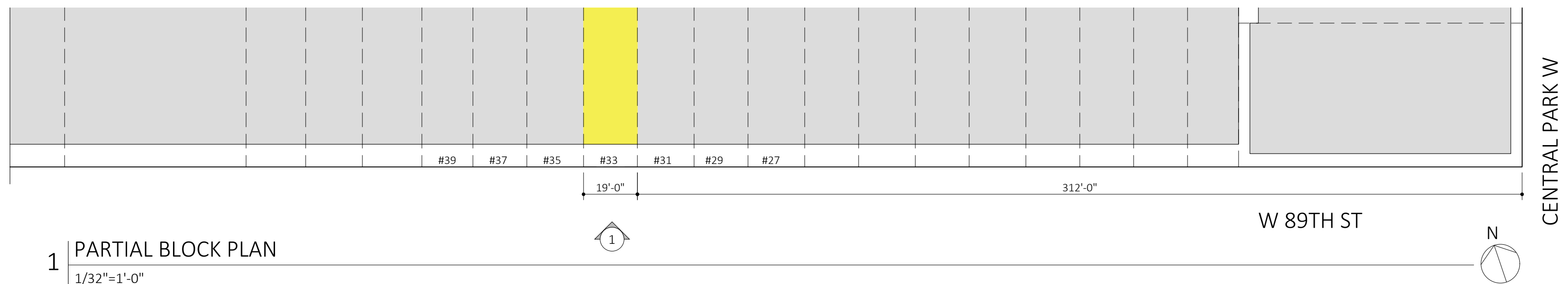
#31

#29

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1 EXISTING CONDITIONS: 27-39 W 89TH ST
NTS



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2-FAMILY RESIDENCE

33 WEST 89TH STREET, MANHATTAN

4 FLOORS + BASEMENT + CELLAR

PROJECT NAME + ADDRESS

PROJECT NUMBER

PRIMARY FACADE:
STREET CONTEXT PHOTO

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FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF JATTUSO ARCHITECTURE PLLC.

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EXISTING CONDITIONS: 35 W 89TH STOOP



EXISTING CONDITIONS: 33 W 89TH SIDEWALK



EXISTING CONDITIONS: 35 W 89TH AREAWAY



EXISTING CONDITIONS: 33 W 89TH AREAWAY



EXISTING CONDITIONS: 33 W 89TH SIDEWALK



EXISTING CONDITIONS: 31 W 89TH STOOP



EXISTING CONDITIONS: 33 W 89TH AREAWAY



EXISTING CONDITIONS: 31 W 89TH AREAWAY



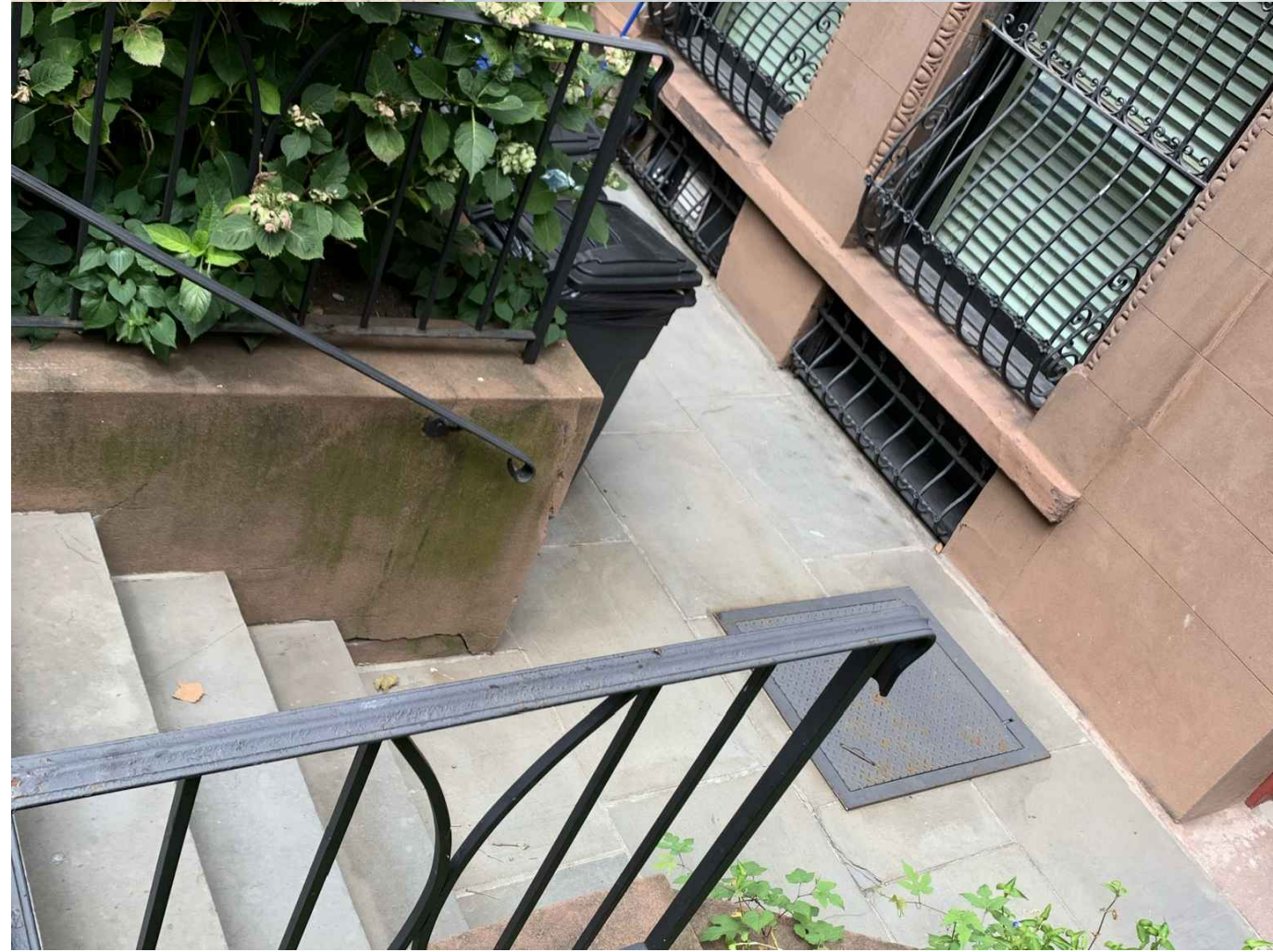
#29 W89TH AREAWAY



#27 W89TH AREAWAY



#25 W89TH AREAWAY



#23 W89TH AREAWAY



#21 W89TH AREAWAY



#19 W89TH AREAWAY



1 PRIMARY FACADE - EXISTING
1/4"=1'-0"

NEW SETBACK STRUCTURES	ELEVATOR BULKHEAD 72'-2"
	NEW SETBACK ELEVATOR & STAIR BULKHEADS W/ STUCCO FINISH (ES1) TO MATCH PRIMARY FACADE
	STAIR BULKHEAD 67'-4"
	CORNICE (EX'G) 62'-10"
	FIFTH FLOOR / ROOF 56'-6"
	NO CHANGE TO EXISTING CORNICE
	FOURTH FLOOR 44'-8"
	THIRD FLOOR 33'-0"
	NEW 1 OVER 1 DOUBLE HUNG ALUM CLAD WINDOWS IN EXISTING OPENINGS; COLOR TO MATCH EXISTING
	SECOND FLOOR 20'-6"
EXISTING FACADE	EXTERIOR LED DOWNLIGHT
	RESTORE PARLOR FLOOR ENTRY AT TOP OF NEW STOOP; WOOD DOOR + TRANSOM RESTORE STOOP AT SIDEWALK; LAYOUT AND ALL DECORATIVE STUCCO DETAILS TO MATCH NEIGHBOR. COLOR TO MATCH EXISTING FACADE STUCCO
	FIRST FLOOR 6'-11"
	BASE PLANE (0'-0")
	BASEMENT -2'-10"



2 PRIMARY FACADE - PROPOSED
1/4"=1'-0"

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4 FLOORS + BASEMENT + CELLAR

PROJECT NAME + ADDRESS

PROJECT NUMBER

2002

PRIMARY FACADE:
EXISTING + PROPOSED
ELEVATIONS

DRAWING TITLE

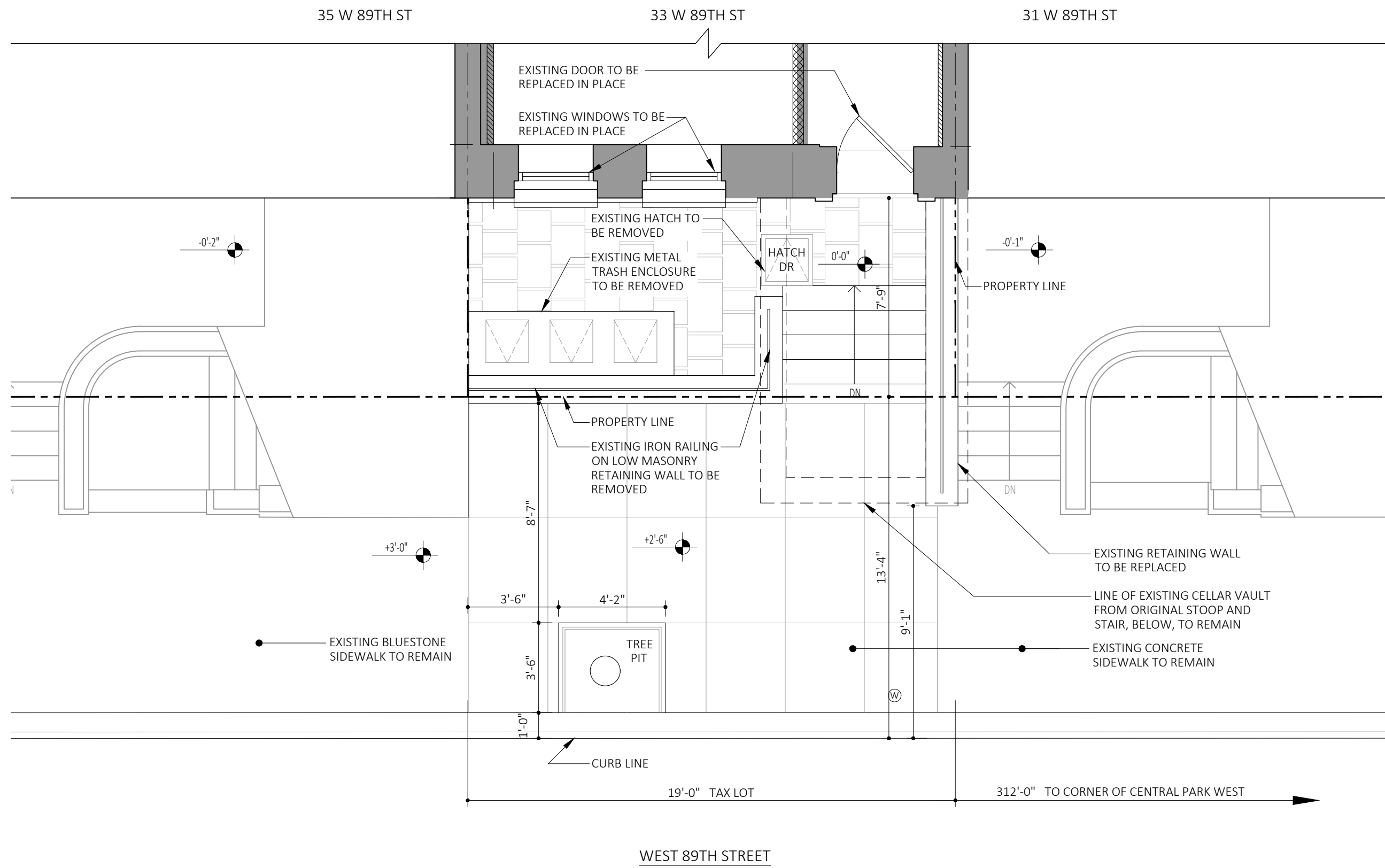
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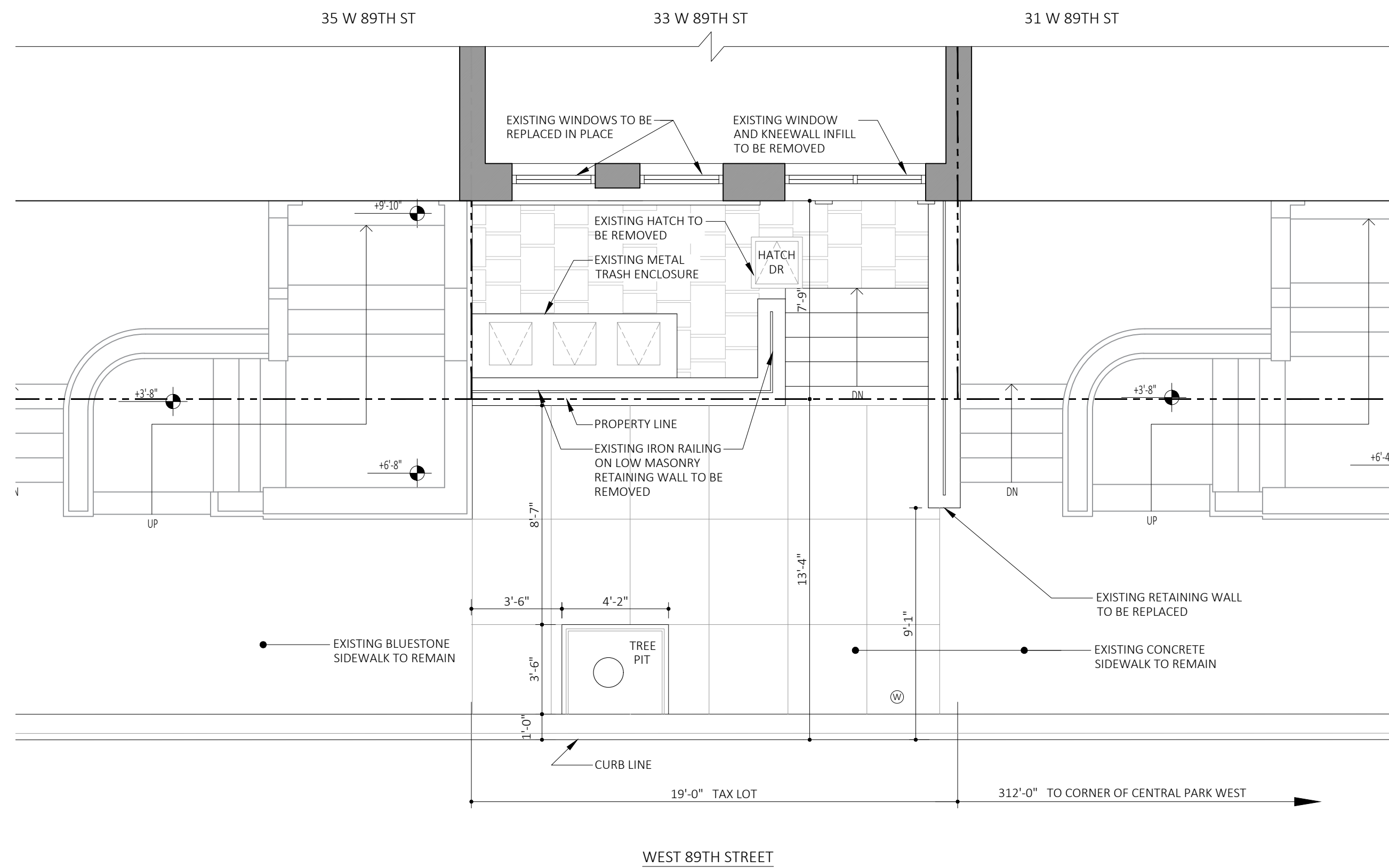
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DRAWING NUMBER

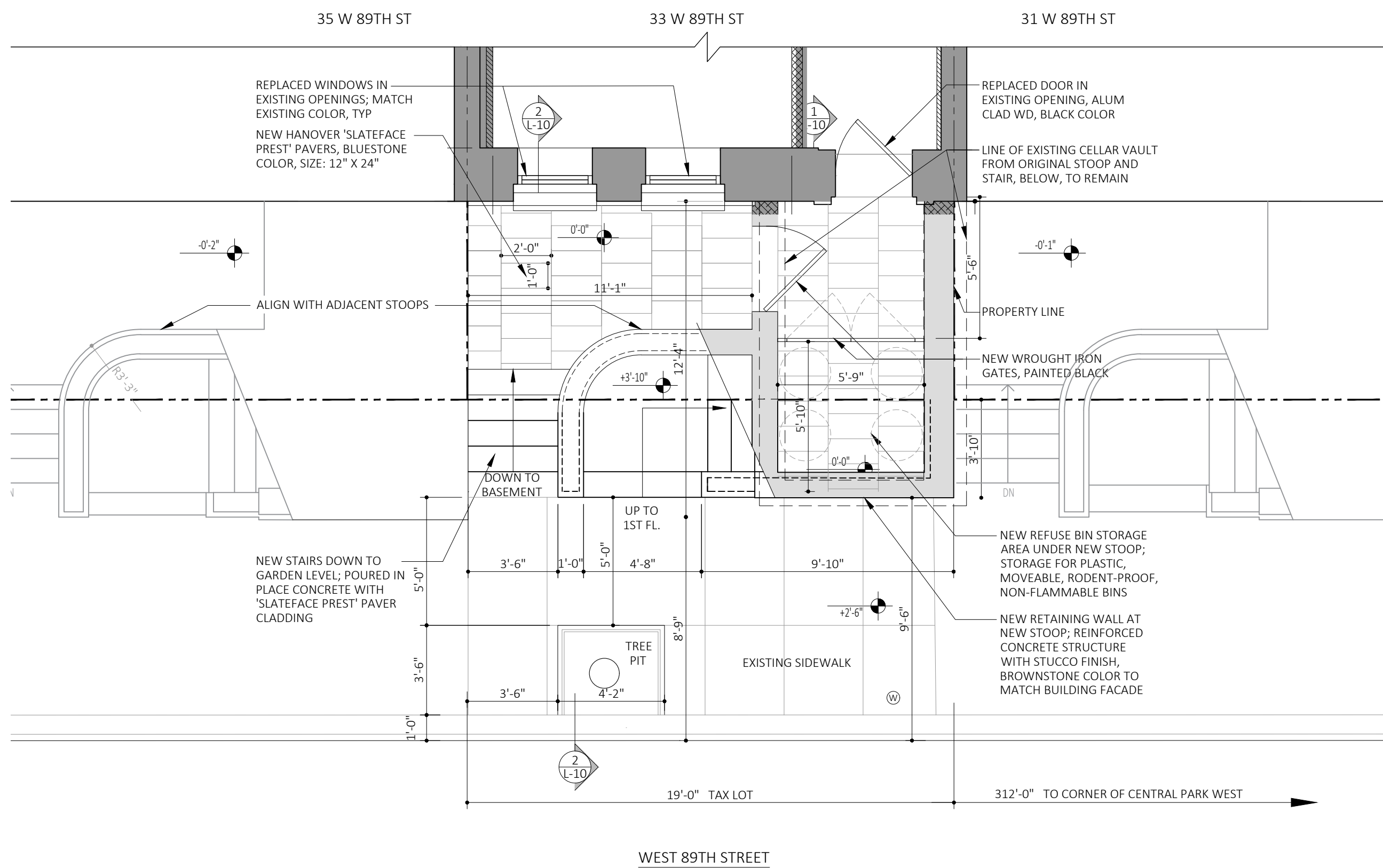
8 OF 23



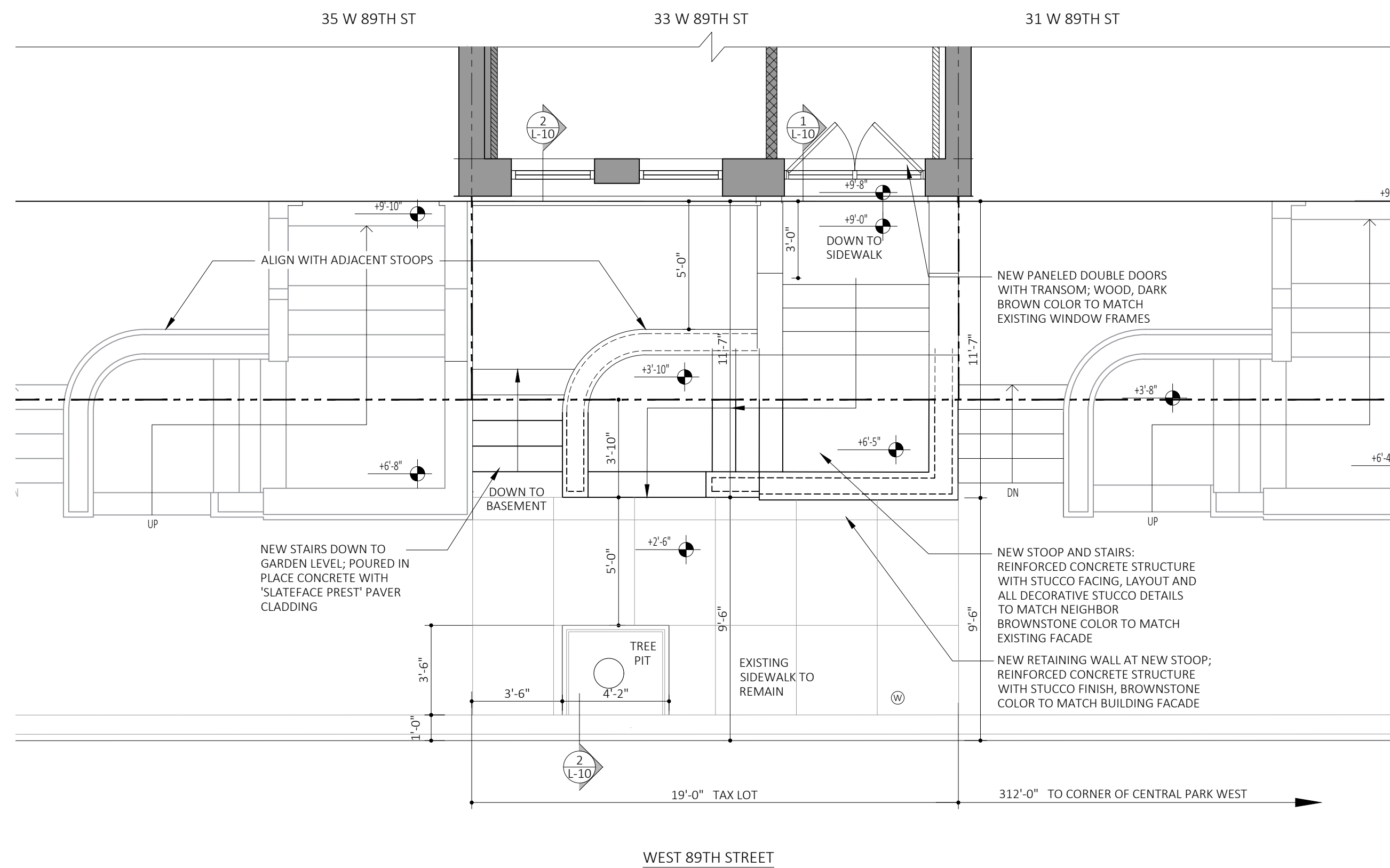
1 | EXISTING CONDITIONS PLAN: FRONT YARD / GARDEN LEVEL
1/4" = 1'-0"



2 | EXISTING CONDITIONS PLAN: FIRST FLOOR
1/4" = 1'-0"



3 | PROPOSED PLAN: FRONT YARD / GARDEN LEVEL
1/4" = 1'-0"



4 | PROPOSED PLAN: FIRST FLOOR
1/4" = 1'-0"



A photograph of a brown brick building facade with a red dashed grid overlay. The grid is labeled with letters A through J. A television set is visible on the sidewalk in front of the building. The grid covers the main wall area, with labels positioned as follows: A (top left), B (top middle), C (top right), D (middle left), E (middle right), F/G (bottom left), H (bottom middle), and J (bottom left corner). The building features a decorative cornice and a black metal fence runs along the base. A television set sits on the sidewalk in front of the wall.

NO CHANGE TO EXISTING STUCCO DETAILS, TYP

NEW DOORS TO UPPER LEVEL APARTMENT: ALUM CLAD WD, DARK BROWN COLOR TO MATCH EXISTING WINDOWS

PROPERTY LINE

7'-9"

3'-10"

9'-6"

NEW STOOP AND RETAINING WALL: REINFORCED CONCRETE STRUCTURE WITH STUCCO FINISH AND STUCCO ORNAMENTAL DETAILS, BROWNSTONE COLOR TO MATCH EXISTING BUILDING FACADE

NO CHANGE TO EXISTING STUCCO DETAILS, TYP

5'-6"

5'-11"

6'-5"

NEW REINFORCED CONCRETE RETAINING WALL WITH STUCCO FINISH, BROWNSTONE COLOR TO MATCH EXISTING BUILDING FACADE

CURB LINE

EXISTING SIDEWALK

1'-2'-6"

REPLACED DOOR TO GARDEN LEVEL APARTMENT: ALUM CLAD WD, BLACK COLOR

EXISTING CELLAR VAULT FROM ORIGINAL STOOP AND STAIR, NO CHANGE

STORAGE AREA FOR PLASTIC, MOVEABLE, RODENT-PROOF, NON-FLAMMABLE BINS

WROUGHT IRON GATE, PAINTED BLACK

Architectural cross-section drawing of a building facade and garden level. The drawing shows a new garden level stoop entry with a black painted wrought iron gate, new steps, and a new stoop and retaining wall. Existing features include a sidewalk to remain, a tree pit, and a cellar. Dimensions are provided for various elements.

Labels and Dimensions:

- NO CHANGE TO EXISTING STUCCO DETAILS, TYP
- PROPERTY LINE
- 3'-10"
- 9'-6"
- REPLACED WINDOWS IN EXISTING OPENING, MATCH EXISTING COLOR, TYP.
- NEW STOOP AND RETAINING WALL: REINFORCED CONCRETE STRUCTURE WITH STUCCO FINISH AND STUCCO ORNAMENTAL DETAILS, BROWNSTONE COLOR TO MATCH EXISTING BUILDING FACADE
- EXISTING SIDEWALK TO REMAIN
- EXISTING TREE PIT
- CURB LINE
- 3'-0"
- 2'-0"
- 6'-4"
- 3'-4"
- 1'-0"
- 1'-6"
- 5'-0"
- 7'-0"
- NEW GARDEN LEVEL STOOP ENTRY, BLACK PAINTED WROUGHT IRON GATE
- NEW STEPS, REINFORCED CONCRETE STRUCTURE WITH HANOVER 'SLATEFACE PREST' PAVES TREAD AND RISERS
- NEW PAVERS OVER 4" CONCRETE SLAB: HANOVER 'SLATEFACE PREST' PAVERS, BLUESTONE COLOR
- EXISTING CELLAR, NO CHANGE

DRAWING NUMBER 10 OF 23



EXISTING CONDITIONS: PHOTO A, TOP
#31 REAR FACADE



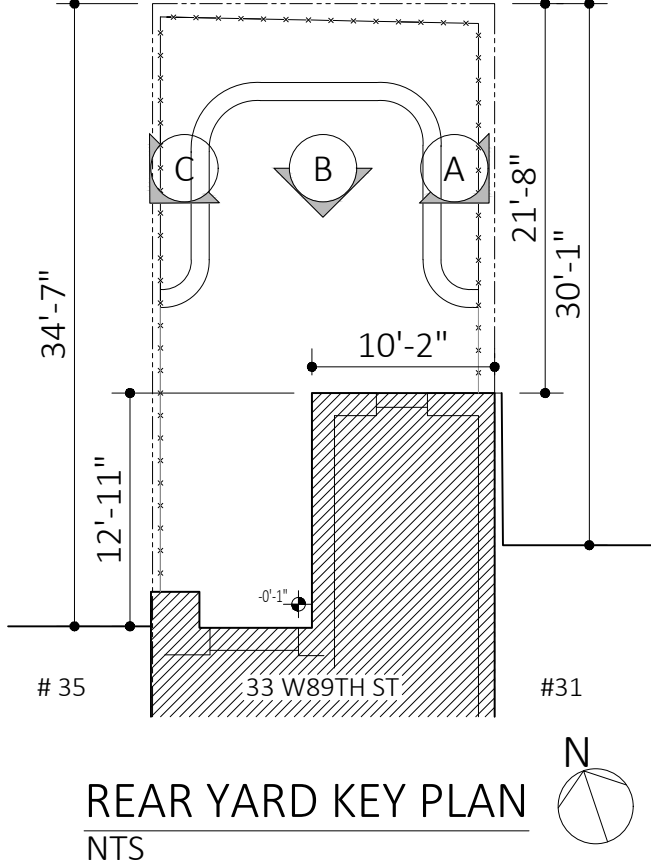
EXISTING CONDITIONS: PHOTO A, BOTTOM
#31 REAR YARD

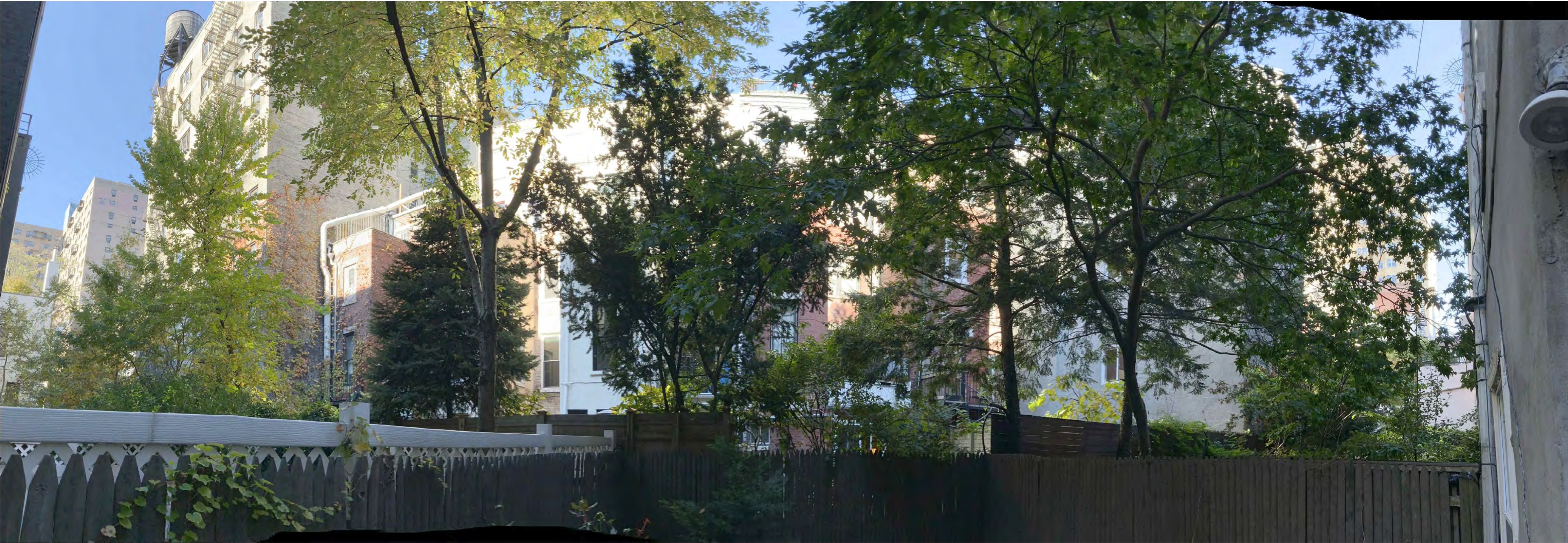


EXISTING CONDITIONS: PHOTO B
#33 REAR YARD + FACADE

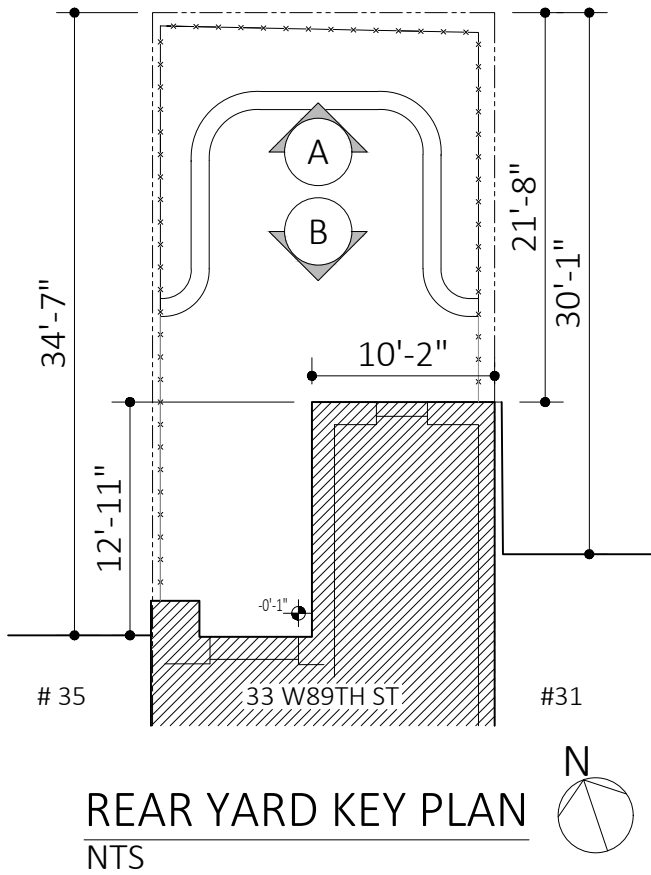


EXISTING CONDITIONS: PHOTO C
#35 REAR YARD + FACADE





EXISTING CONDITIONS, BLOCK INTERIOR: PHOTO A, REAR FACADES
REAR YARD, LOOKING NORTH



#29

#31

#33 W89TH ST

#35

#37



EXISTING CONDITIONS, BLOCK INTERIOR: PHOTO B, REAR FACADES
REAR YARD, LOOKING SOUTH

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4 FLOORS + BASEMENT + CELLAR

PROJECT NAME + ADDRESS

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2002

SECONDARY FACADE:
EXISTING CONDITIONS PHOTOS

DRAWING TITLE

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EXISTING CONDITIONS: PHOTO A



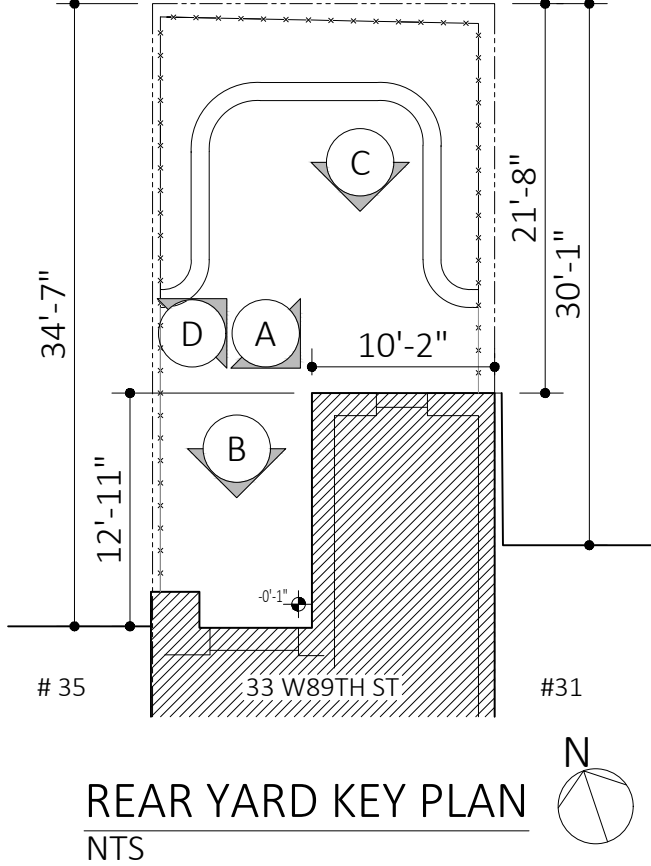
EXISTING CONDITIONS: PHOTO B

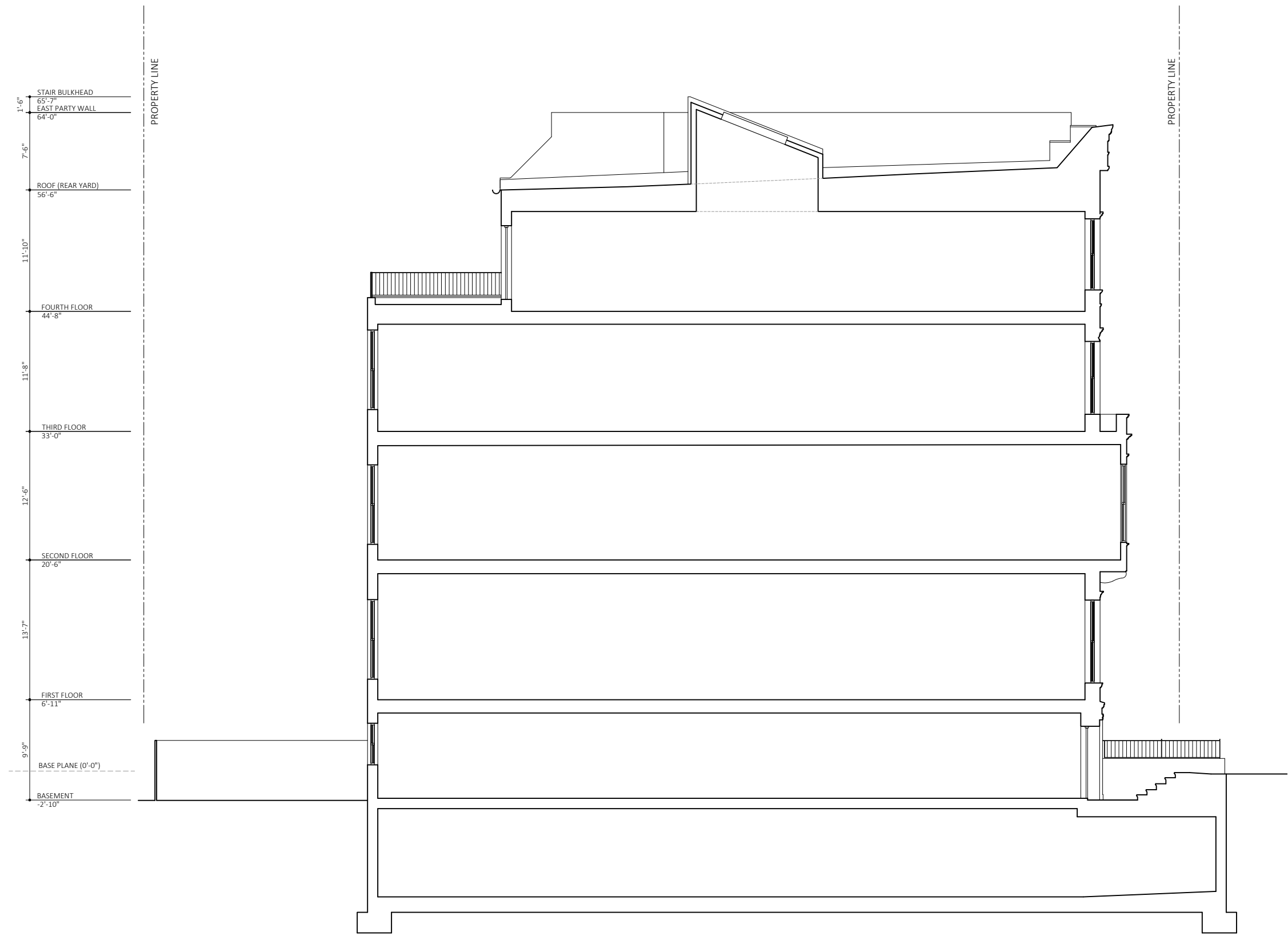


EXISTING CONDITIONS: PHOTO C

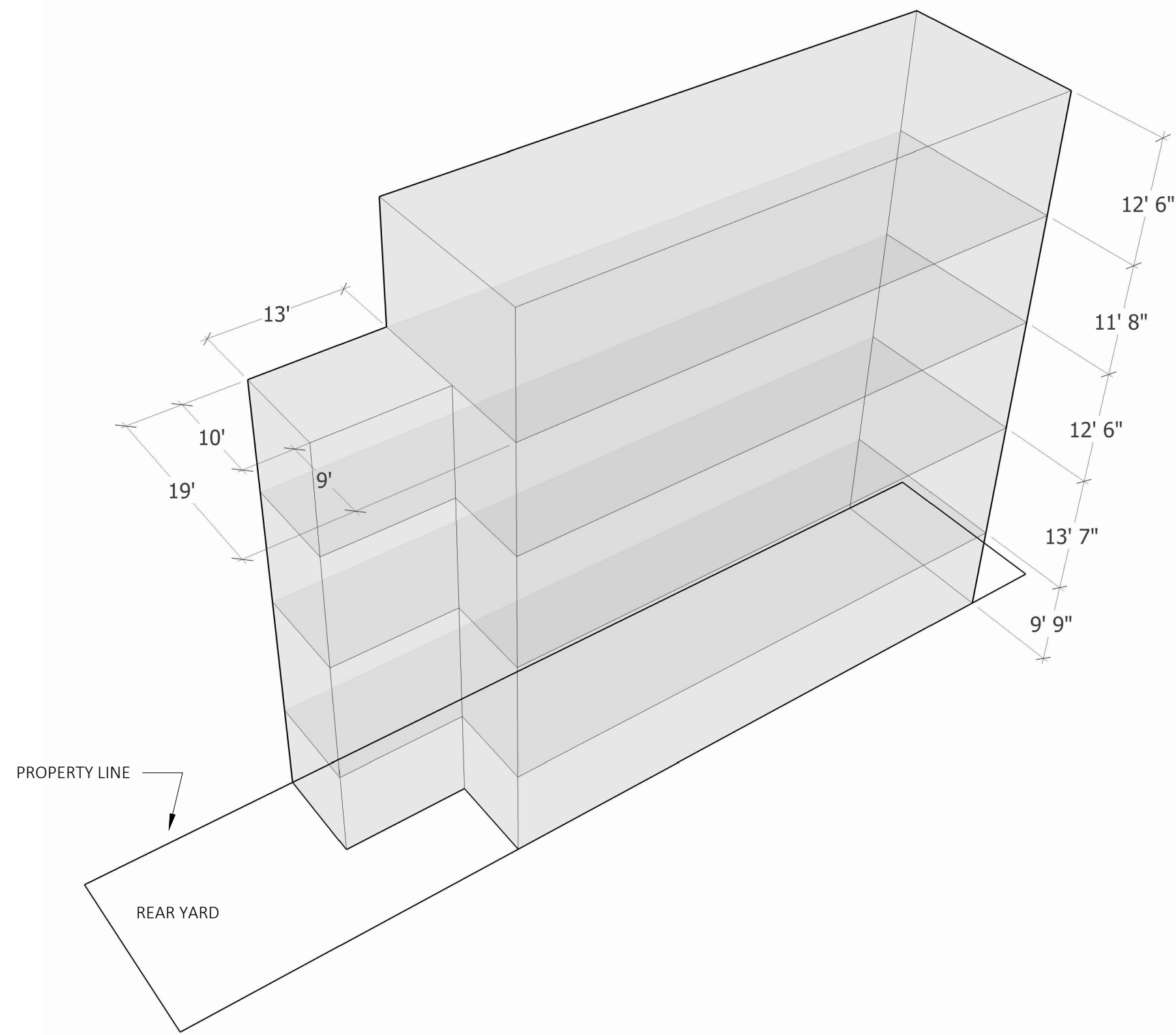


EXISTING CONDITIONS: PHOTO D
REAR YARD, LOOKING NORTHEAST

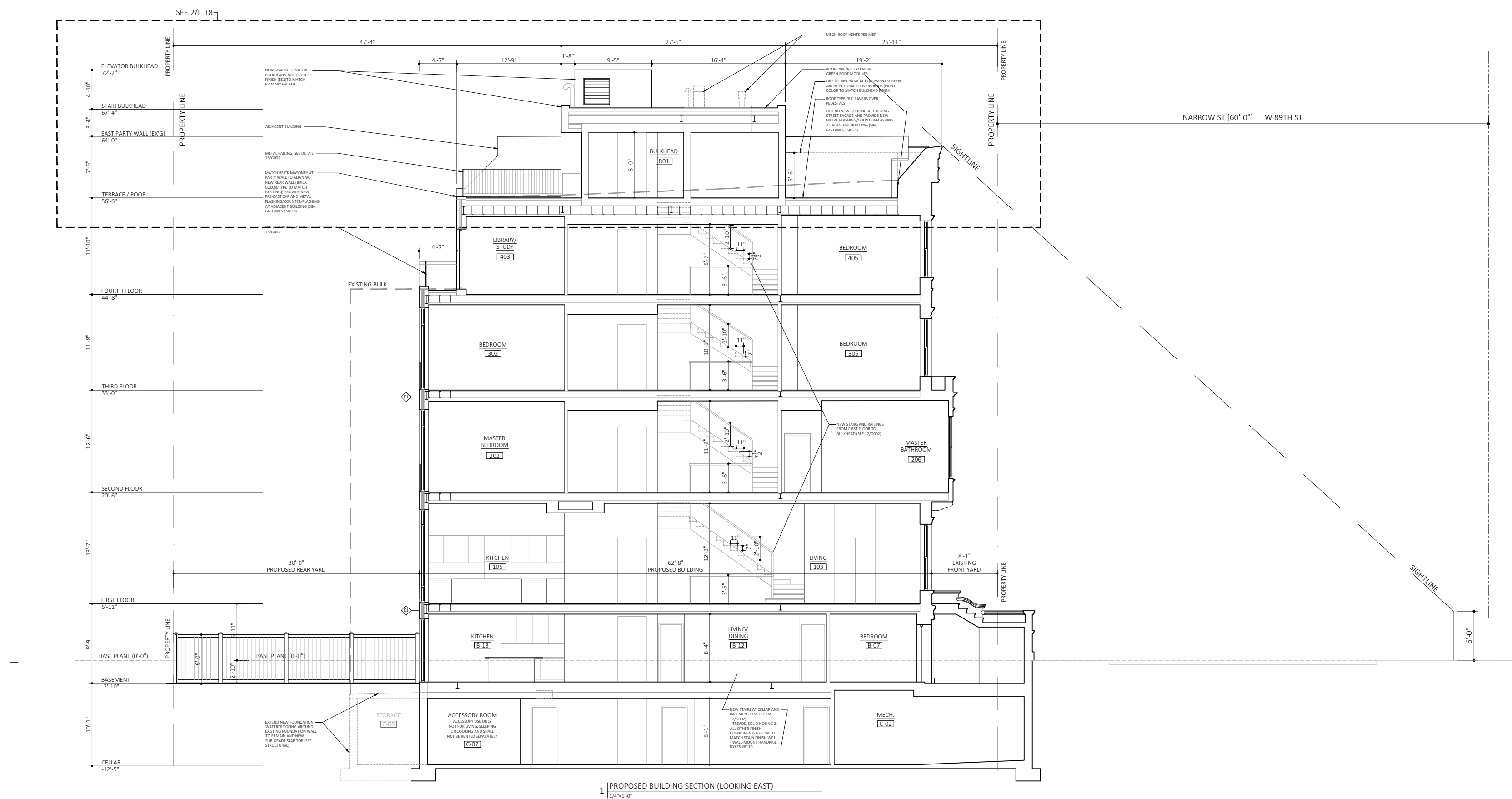




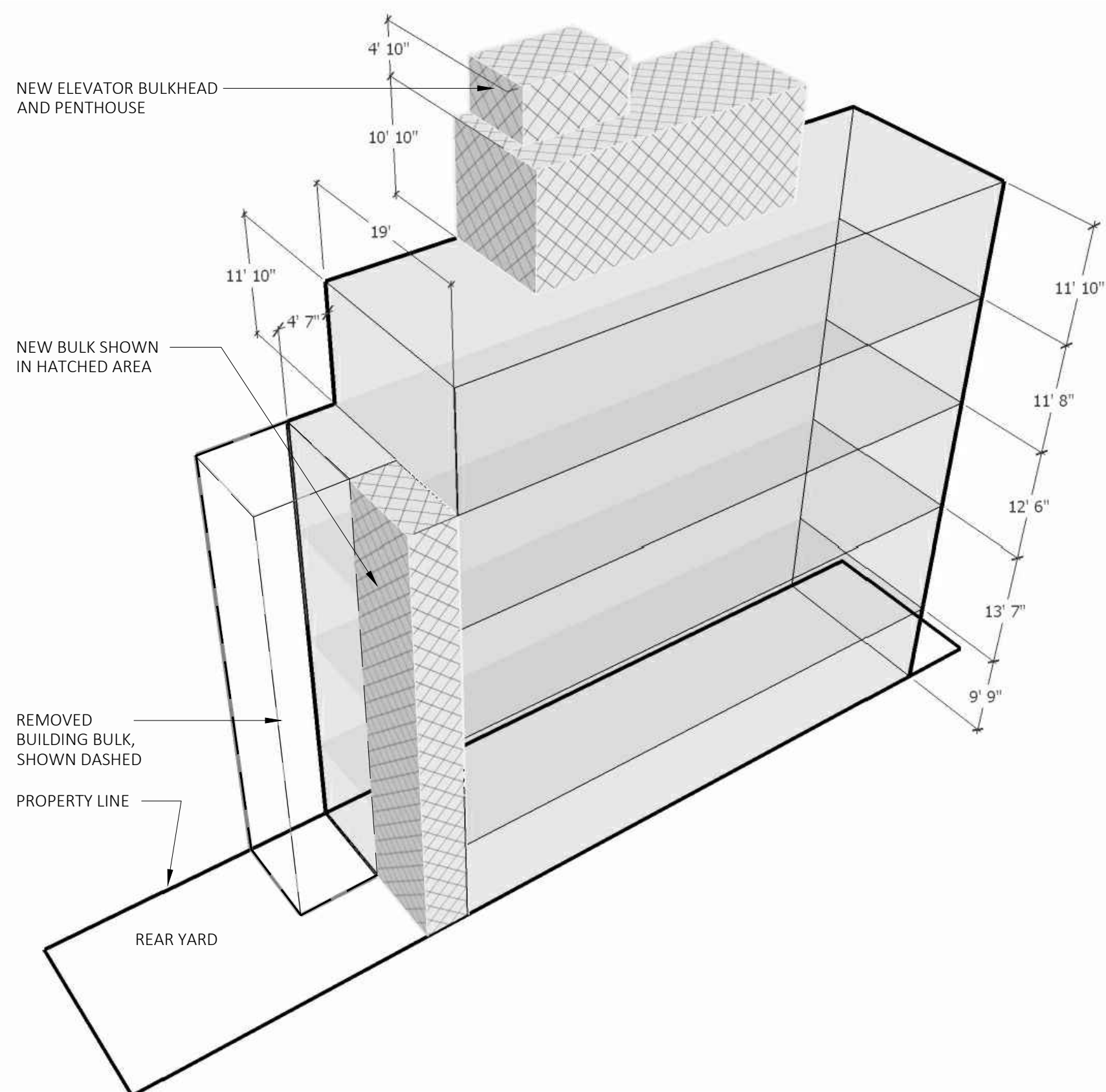
1 BUILDING SECTION: EXISTING
3/32"=1'-0"



3 3D BULK DIAGRAM: EXISTING
NTS



2 BUILDING SECTION: PROPOSED
3/32"=1'-0"



4 3D BULK DIAGRAM: PROPOSED
NTS

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BUILDING SECTIONS + BULK
DIAGRAM

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DESIGN + SEAL

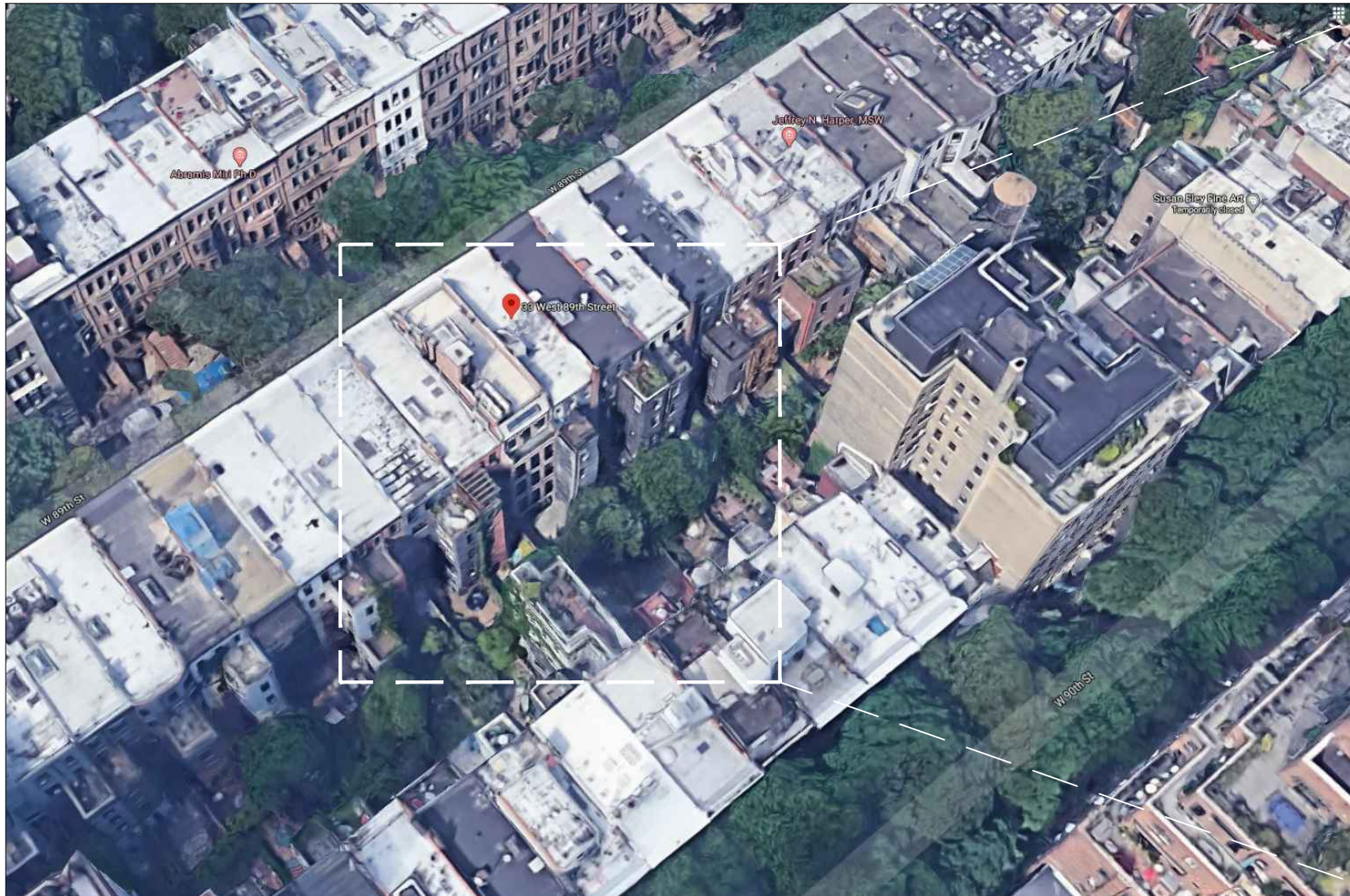
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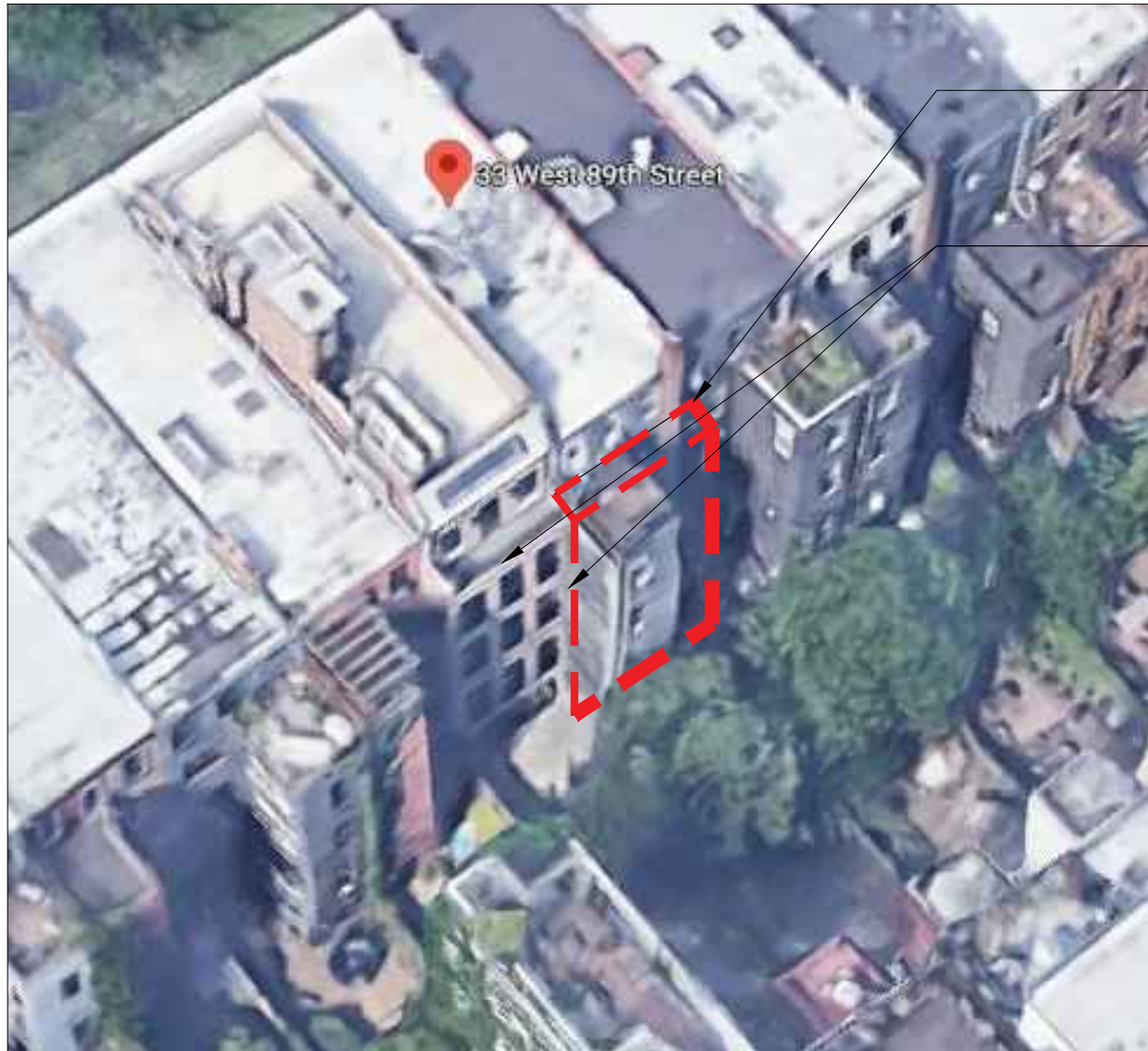
L-14



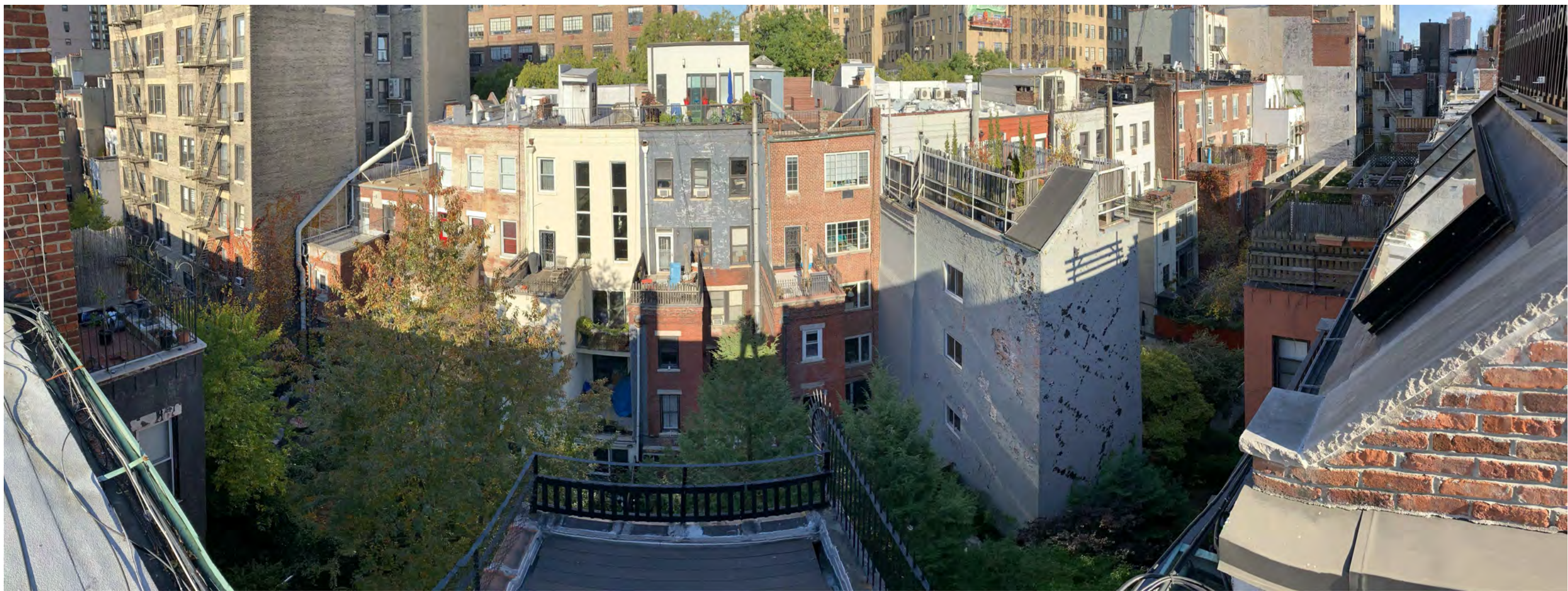
EXISTING CONDITIONS:
AERIAL BLOCK INTERIOR, LOOKING NW



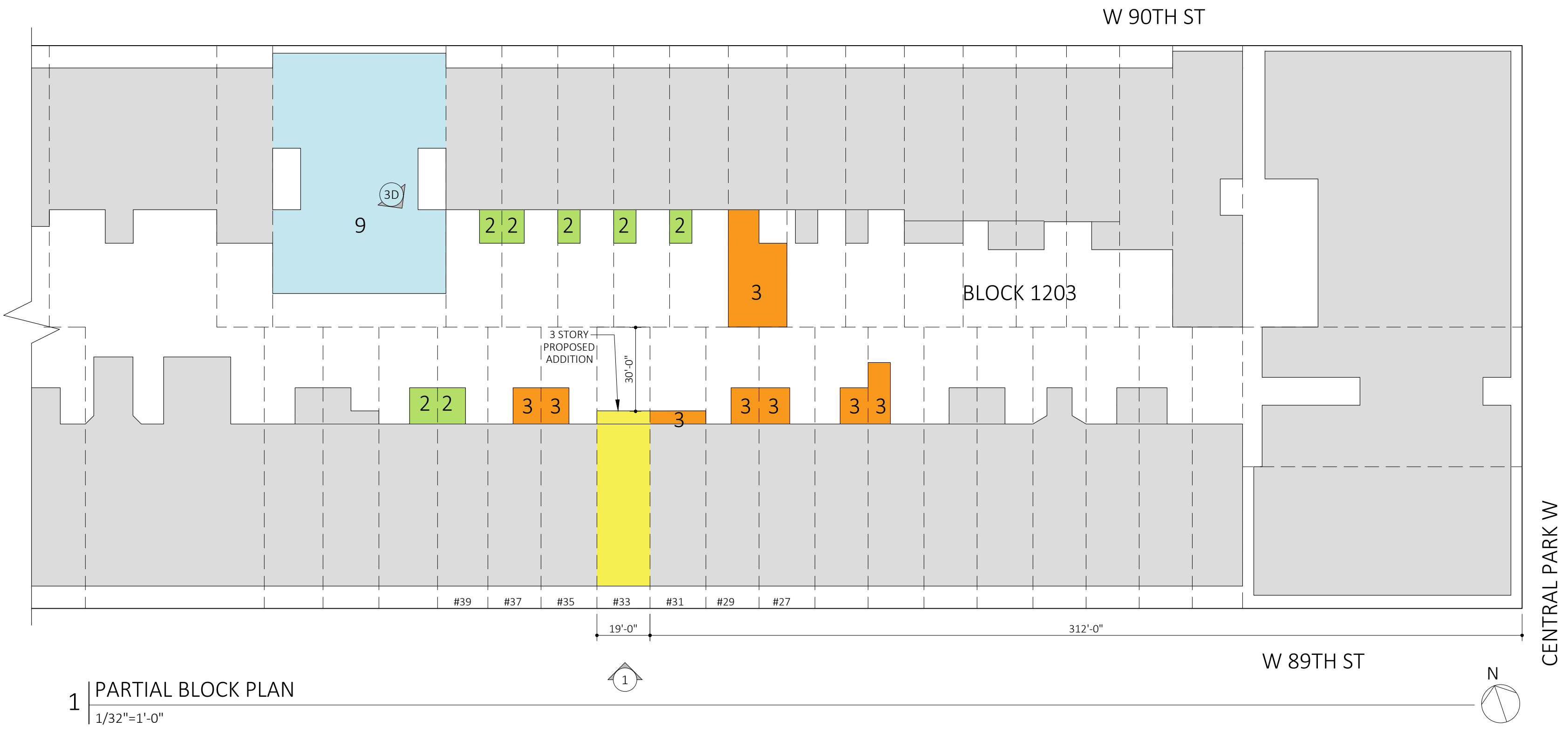
EXISTING CONDITIONS:
AERIAL BLOCK INTERIOR, LOOKING SW



ENLARGED AERIAL BLOCK INTERIOR,
LOOKING SW



EXISTING CONDITIONS:
BLOCK INTERIOR, PANORAMIC PHOTO, LOOKING NORTH FROM #33 ROOF



1 PARTIAL BLOCK PLAN
1/32"=1'-0"

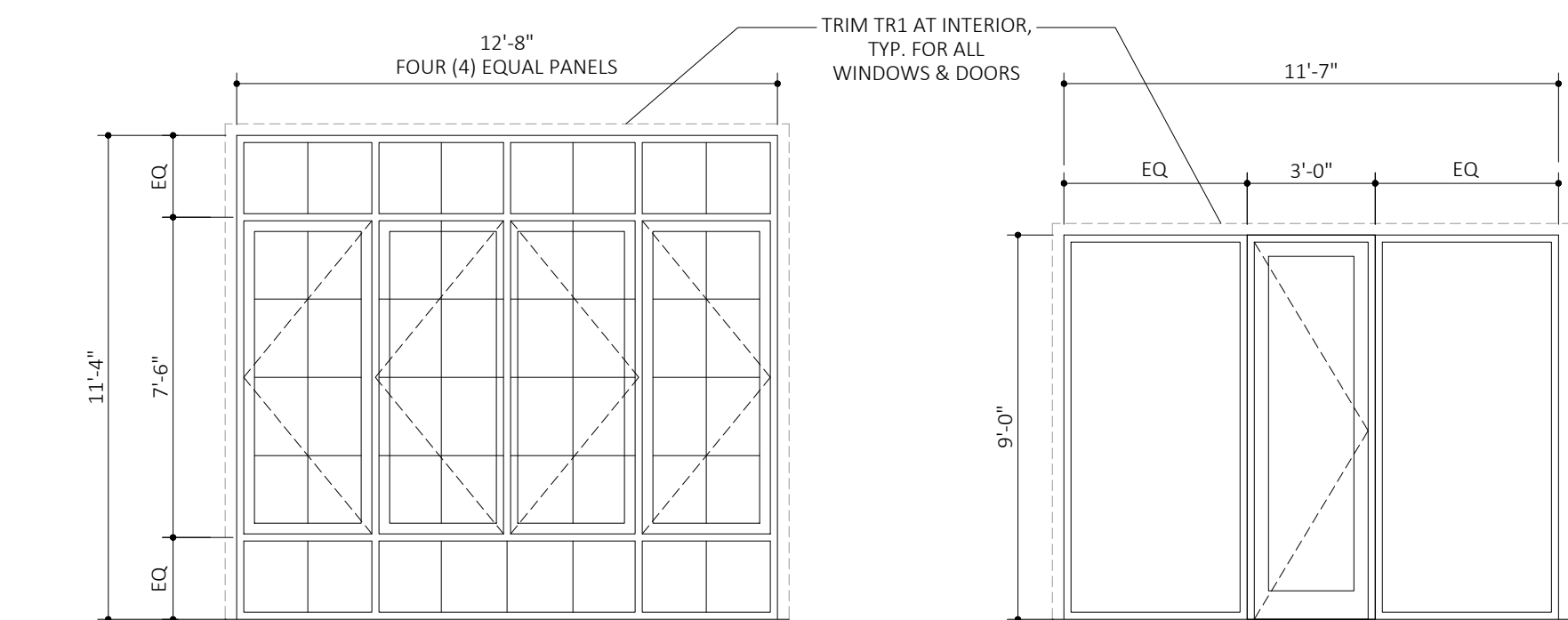


3D DIAGRAM: PROPOSED EXTENSION + EXISTING CONDITIONS
BLOCK INTERIOR, AERIAL

EXTERIOR WINDOW + DOOR SCHEDULE : SECONDARY FACADE

NO.	SIZE (W X H)	OPERATION	MANUF	MODEL	MATERIAL	FINISH	NOTES
12	5'-4" X 9'-6"	SWING ENTRY DOORS + TRANSOM	MARVIN / TRUSTILE	TRUSTILE, CUSTOM PANEL	WOOD	EXT: MATCH EXISTING INT: SATIN WHITE	
14	12'-8" X 8'-0"	OUTSWING FRENCH DR + (2) SIDELITES	MARVIN	SIGNATURE ULTIMATE	ALUM CLAD WD	EXT: SATIN BLACK INT: SATIN WHITE	
15	12'-8" X 11'-4"	SINGLE + FRENCH CASEMENT + FIXED	MARVIN	SIGNATURE ULTIMATE	ALUM CLAD WD	EXT: SATIN BLACK INT: SATIN WHITE	COMBINATION UNIT
16 - 21	3'-4" X 10'-0"	INSWING FRENCH DR + TRANSOM	MARVIN	SIGNATURE ULTIMATE	ALUM CLAD WD	EXT: SATIN BLACK INT: SATIN WHITE	
22 + 24	3'-4" X 6'-2"	CASEMENT	MARVIN	SIGNATURE ULTIMATE	ALUM CLAD WD	EXT: SATIN BLACK INT: SATIN WHITE	
23	3'-4" X 7'-4"	OUTSWING FRENCH DOOR	MARVIN	SIGNATURE ULTIMATE	ALUM CLAD WD	EXT: SATIN BLACK INT: SATIN WHITE	
25	11'-7" X 9'-0"	BULKHEAD DOOR + (2) FIXED SIDELITES	MARVIN	SIGNATURE ULTIMATE	ALUM CLAD WD	EXT: SATIN BLACK INT: SATIN WHITE	36"W DOOR WITH CLOSER COMBINATION UNIT

NOTES:
1. ALL ASSEMBLIES AND GLAZING TO MEET MINIMUM REQUIREMENTS OF 2020 NYCCEC.



1 | ELEVATION: EXTERIOR TYPE 15
1/4"=1'-0"

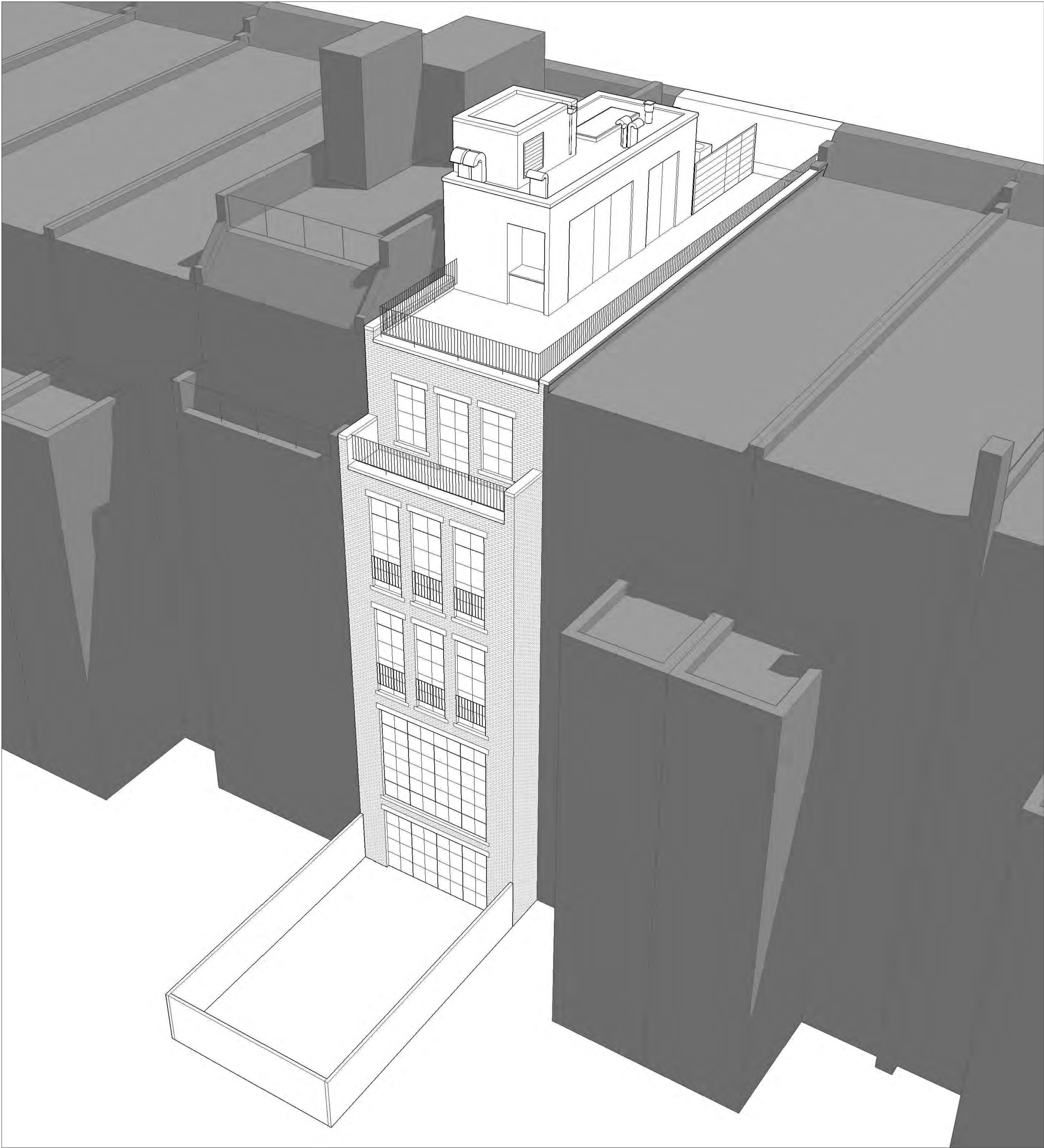
2 | ELEVATION: EXTERIOR TYPE 25
1/4"=1'-0"



3 | SECONDARY FACADE: EXISTING
1/4"=1'-0"



4 | SECONDARY FACADE: PROPOSED
1/4"=1'-0"



3D DIAGRAM: PROPOSED EXTENSION AERIAL VIEW
REAR FACADE + ROOF, AERIAL

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SECONDARY FACADE:
PROPOSED 3D AERIAL VIEW

DRAWING TITLE

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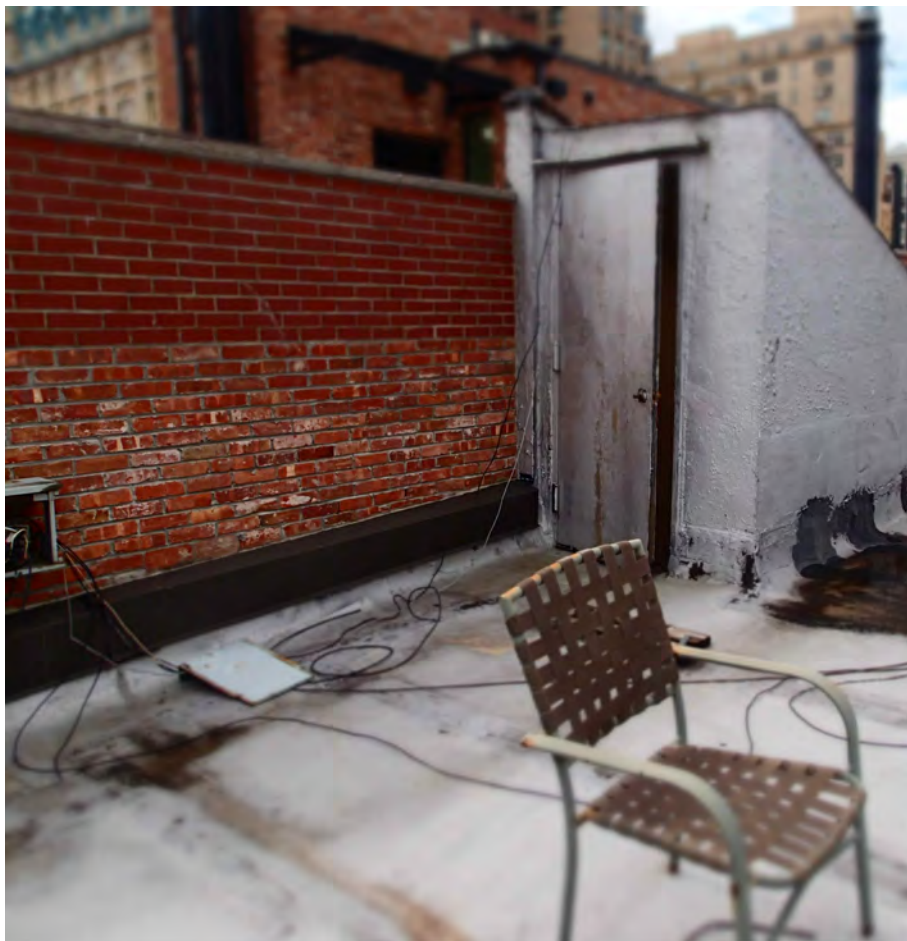
EXISTING ROOF CONDITIONS
VIEW SOUTH



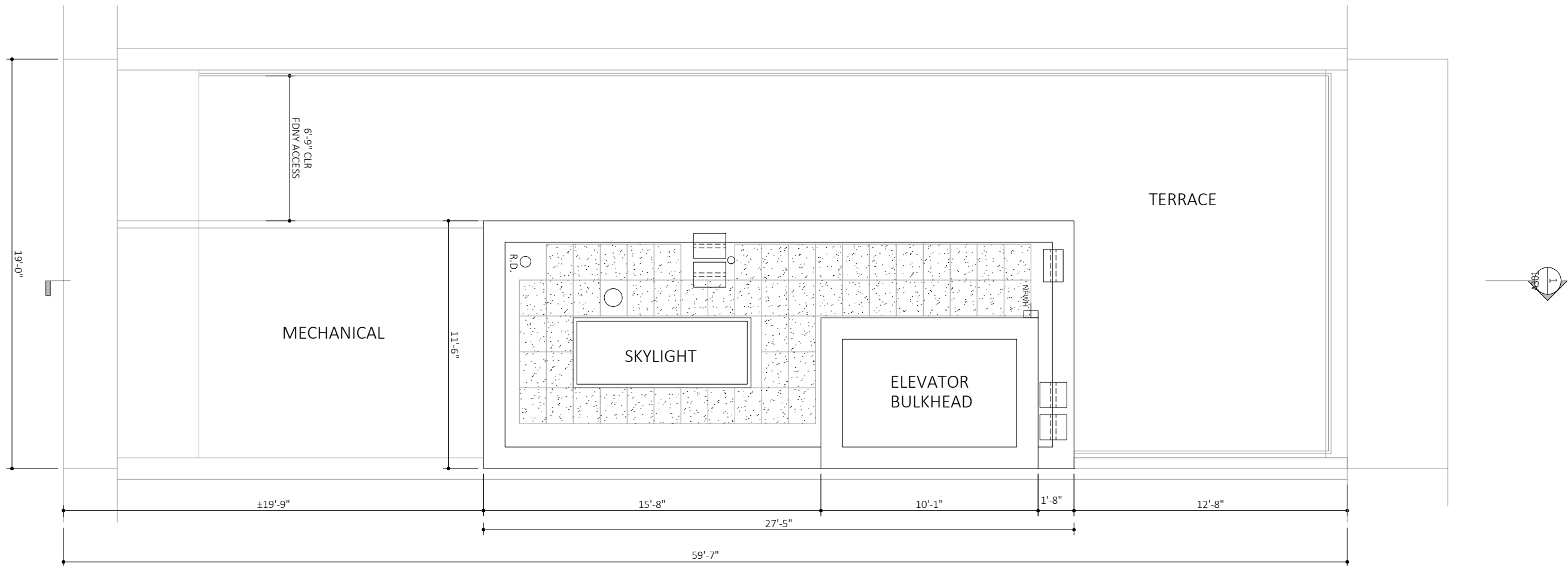
EXISTING ROOF CONDITIONS
VIEW NORTH



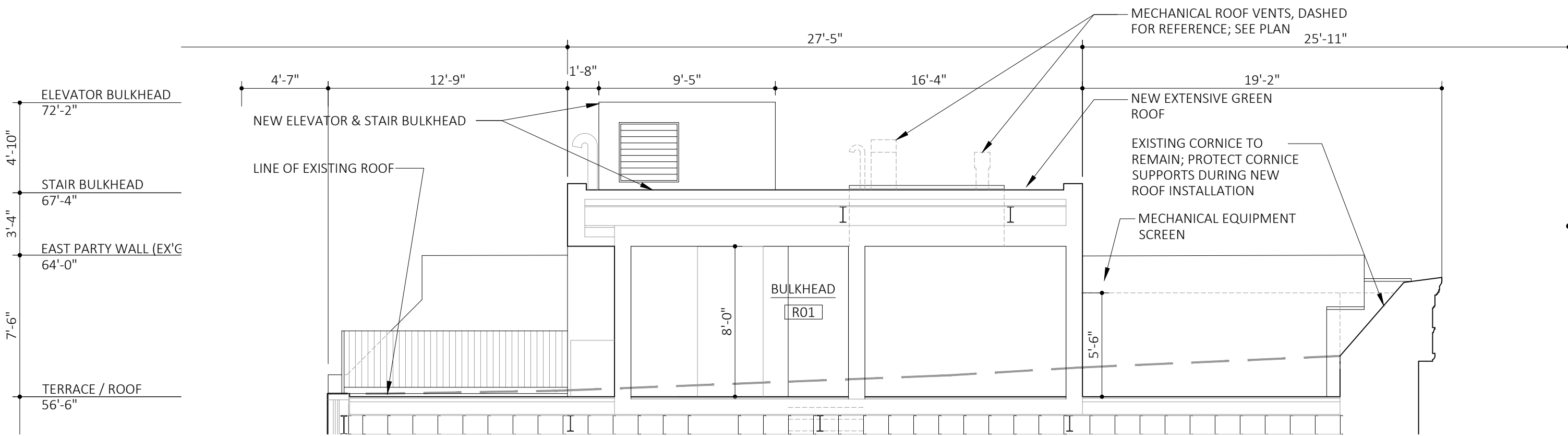
EXISTING ROOF CONDITIONS
VIEW NORTHEAST, LOT LINE



EXISTING ROOF CONDITIONS
VIEW EAST, EXISTING BULKHEAD



1 PROPOSED ROOF PLAN
3/16"=1'-0"



2 PROPOSED SECTION: LOOKING EAST - ROOF
3/16"=1'-0"



ROOFTOP MOCK-UP, ROOF LEVEL
PANORAMIC VIEW EAST



ROOFTOP MOCK-UP, STREET LEVEL
VIEW NORTH EAST



ROOFTOP MOCK-UP, STREET LEVEL
VIEW NORTH



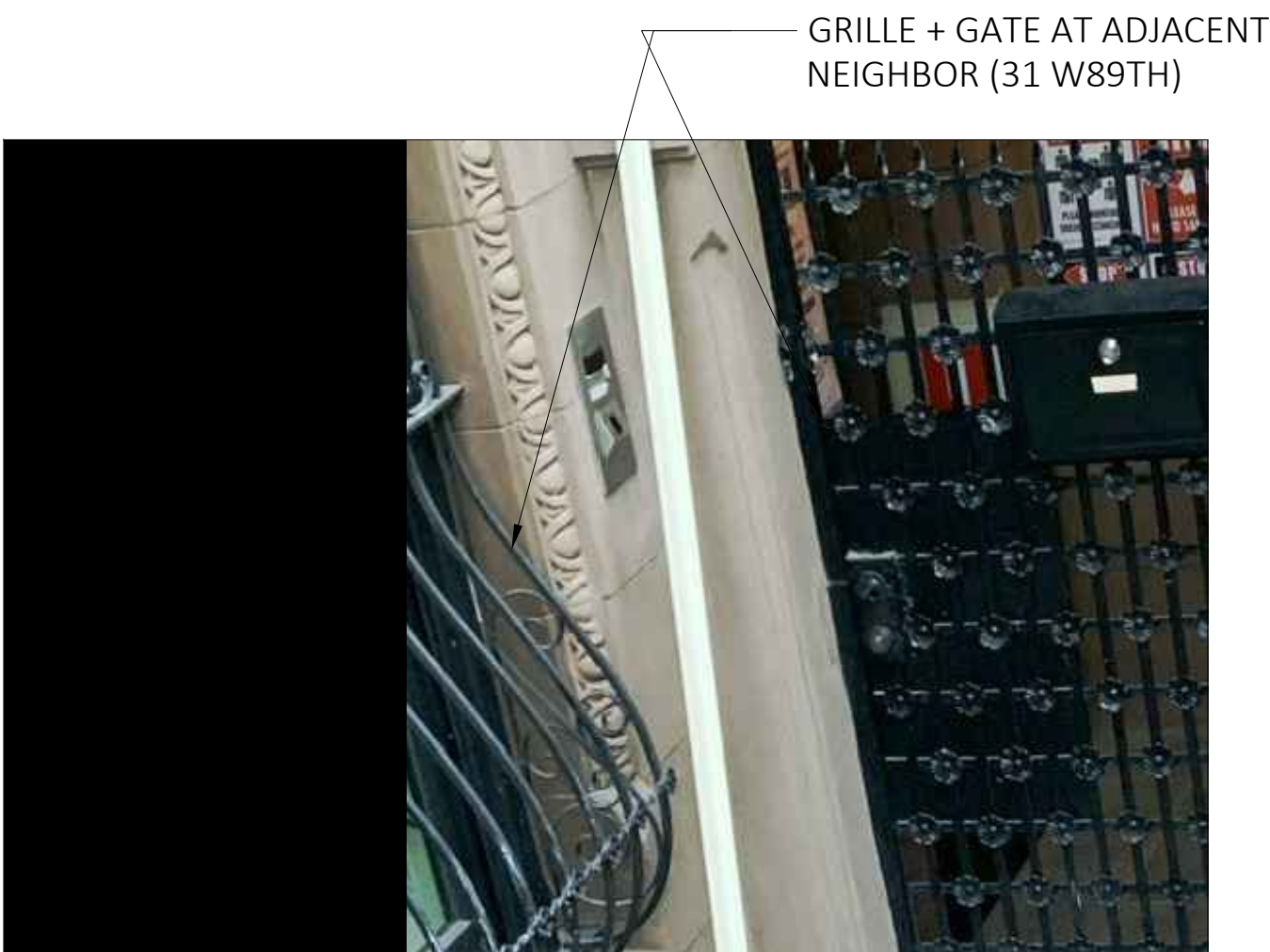
ROOFTOP MOCK-UP, STREET LEVEL
VIEW NORTH WEST



AREAWAY PAVERS

HANOVER, 'SLATEFACE' 'PREST' PAVERS
SIZE: 11.75" X 23.5" X 1.75" THICK PAVER
COLOR: BLUESTONE M2374

PAVER NOTES:
INSTALL PAVERS OVER 1/2" SAND SETTING BED (ASTM - C33) AND FILTER FABRIC
 $\frac{1}{16}$ - $\frac{1}{8}$ " JOINT TREATMENT WITH DRY BRUSHED SAND



PAINTED METAL

BLACK PAINTED METAL GRILLES AND STOOP GATE



FACE BRICK, REAR FACADE

BELDEN, BUFF MIX TEXTURED FACE BRICK
SIZE: STANDARD
COLOR: CONCORD CLEAR



STUCCO REPAIR

BROWNSTONE COLOR TO MATCH EXISTING

STUCCO NOTES:

PREPARATION OF THE SURFACE
USE A TOOTHED CHISEL TO CUT BACK ALL DETERIORATED SURFACES TO BE REPAIRED TO A SOUND BASE, REMOVING ALL LOOSE STONE TO PROVIDE A ROUGH SURFACE. MECHANICAL KEYING TO CREATE A MECHANICAL KEY OR HOLDING MECHANISM FOR THE PATCH, UNDERCUT EDGES OF THE PATCH TO FORM A SLIGHT DOVETAIL. DRILL HOLES 1/2 INCH IN DIAMETER AND 1/2 INCH DEEP, SPACED 2-3 INCHES APART IN STAGGERED ROWS. ANGLES OF HOLES MUST BE VARIED.

APPLICATION OF PATCHING MATERIAL:
PROPER APPLICATION OF PATCHING MATERIAL INVOLVES SEVERAL STEPS. SURFACE WASHING: WASH THE PREPARED SURFACE WITH WATER AND A SOFT BRUSH.

SLURRY COAT
APPLY A THIN SLURRY COAT WITH A BRUSH AND RUB VIGOROUSLY INTO THE SURFACE. THE SLURRY COAT CONSISTS OF THE FOLLOWING MIX, BY VOLUME:

- 1 PART WHITE PORTLAND CEMENT
- 2 PARTS TYPE S LIME
- 6 PARTS SAND
- MIX WITH WATER

SCRATCH COAT
THE FIRST SCRATCH COAT MUST BE PRESSED INTO THE SLURRY COAT WHILE THE SLURRY IS STILL MOIST. EACH SCRATCH COAT MUST BE SCORED BEFORE INITIAL DRYING TO PROVIDE A KEY FOR FOLLOWING COATS. NO COAT SHOULD EXCEED 3/8 INCH IN THICKNESS. ALLOW 2-4 HOURS BETWEEN SCRATCH COAT APPLICATIONS.

THE SCRATCH COAT CONSISTS OF THE FOLLOWING MIX, BY VOLUME:

- 1 PART WHITE PORTLAND CEMENT
- 1 PART TYPE S LIME
- 6 PARTS SAND
- WATER FOR MIXING

FINISH COAT
THE FINISH COAT IS APPLIED ONCE THE PATCH HAS BEEN BUILT UP TO THE REQUIRED THICKNESS. THIS FINAL COAT IS THE ONLY COAT FORMULATED TO MATCH THE COLOR AND TEXTURE OF THE STONE BEING REPAIRED.

THE FINISH COAT CONSISTS OF THE FOLLOWING MIX, BY VOLUME:

- 1 PART WHITE PORTLAND CEMENT
- 1 PART TYPE S LIME
- 2-3 PARTS SAND
- 3-4 PARTS CRUSHED STONE (OF THE SAME TYPE BEING RESURFACED)

- DRY PIGMENTS
- WATER FOR MIXING

ALL MEASUREMENTS ARE PARTS BY VOLUME. ALL INGREDIENTS MUST BE COMBINED DRY THEN MIXED WITH POTABLE WATER.

USE DRY PIGMENTS (NATURAL OR SYNTHETIC STABLE OXIDE PIGMENTS) WHEN CRUSHED STONE IS NOT A SUFFICIENT COLOR MATCH. DO NOT EXCEED RECOMMENDED MAXIMUM AMOUNTS, AS TOO MUCH PIGMENT CAN REDUCE STRENGTH AND RESULT IN UNSTABLE COLOR. THE BEST BROWNSTONE PATCHING CONTAINS ACTUAL CRUSHED STONE. WHEN POSSIBLE, USE STONE REMOVED FROM THE AREA BEING REPAIRED OR OLD STONE WITH THE SAME QUALITIES. CRUSHED STONE MUST BE GROUND, PASSED THROUGH A 16-MESH SCREEN, AND THOROUGHLY WASHED.

SURFACE FINISHING
THE SURFACE MUST BE FINISHED TO MATCH THE ORIGINAL STONE TOOLING OR EXISTING CONDITION. POSSIBLE SURFACE TREATMENTS INCLUDE DAMP SPONGING (STIPPLING), DRY TOWELING WITH A WOODEN FLOAT, AND ACID ETCHING WITH DILUTED HYDROFLUORIC acid. ALL TREATMENTS ARE EXECUTED WHILE THE PATCH IS PARTIALLY CURED TO LEATHER HARDNESS.



EXTERIOR LIGHT, FRONT ENTRY

MODERN FORMS, "VESSEL"
LED SURFACE MOUNT EXTERIOR LIGHT FIXTURE
MODEL: FM-W9100-3000K-BZ
SIZE: 5.5"Ø x 3.5" H
COLOR: BRONZE

STRUCTURAL CONCRETE

CONCRETE NOTES:

1. CONCRETE TYPES, UON
 - A. PAVEMENT - 4000 PSI AIR-ENTRAINED STONE CONCRETE, AIR CONTENT SHALL BE 5-7%.
 - B. SLABS ON GRADE (OTHER THAN SIDEWALKS) - 4000 PSI STONE CONCRETE.
 - C. NON-STRUCTURAL FILL - 4000 PSI LIGHTWEIGHT CONCRETE.
 - D. ALL OTHER CONCRETE - 4000 PSI CONTROLLED STONE CONCRETE.
2. CONCRETE SHALL COMPLY WITH MINIMUM DURABILITY REQUIREMENTS OF NYC BUILDING CODE SECTION 1904.
3. AIR ENTRAINMENT: SHALL MEET REQUIREMENTS OF ASTM C-260.
 - A) CONCRETE EXPOSED TO THE ELEMENTS SHALL BE AIR-ENTRAINED. AIR CONTENT SHALL BE 5-7%.
 - B) ALL LIGHT. WT. CONCRETE SHALL BE AIR-ENTRAINED AT A MINIMUM OF 4%.
 - C) NORMAL WT. CONCRETE REQUIRING A HARD-TROWEL FINISH SHALL NOT BE AIR-ENTRAINED.
4. FOR NORMAL WEIGHT CONCRETE, MAXIMUM SIZE STONE SHALL BE 3/4" DIAMETER.
5. AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM DESIGNATION C330, AND ASTM C33 FOR NORMAL WEIGHT CONCRETE AS REVISED TO DATE. AIR-ENTRAINING ADMIXTURE SHALL BE USED IN ALL LIGHTWEIGHT CONCRETE.
6. CEMENT SHALL BE PORTLAND CEMENT, TYPE 1, OF APPROVED MANUFACTURER, FRESH STOCK, MEETING REQUIREMENTS OF ASTM C-150. ALL CEMENT SHALL HAVE N.Y.C. BOARD OF STANDARDS AND APPEALS APPROVAL.
7. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
8. MESH REINFORCING SHALL BE ELECTRIC WELDED GALVANIZED WIRE FABRIC WITH A YIELD POINT OF AT LEAST 70,000 PSI AND SHALL CONFORM TO ASTM DESIGNATION A185, AS AMENDED TO DATE, IN ITS ENTIRETY.
9. CONCRETE SHALL BE CAST MONOLITHICALLY, EXCEPT WHERE OTHERWISE SHOWN.
10. REINFORCEMENT MARKED CONTINUOUS SHALL BE LAPPED AT SPLICES AND CORNERS AND SHALL BE HOOKED OR EXTENDED AT NON-CONTINUOUS ENDS AS PER CODE REQUIREMENTS.
11. REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS UNLESS OTHERWISE SHOWN ON DRAWINGS. THE CONTRACTOR SHALL LOCATE CONSTRUCTION JOINTS AT POINTS OF MINIMUM SHEAR. LOCATION OF CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ENGINEER.

01 OCTOBER 2021
ISSUE FOR REVIEW

27 AUGUST 2021
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9 MARCH 2021
ISSUE FOR REVIEW

ISSUE DATE

2-FAMILY RESIDENCE
33 WEST 89TH STREET, MANHATTAN
4 FLOORS + BASEMENT + CELLAR

PROJECT NAME + ADDRESS

PROJECT NUMBER 2002

MATERIALS + SPECIFICATIONS

DRAWING TITLE

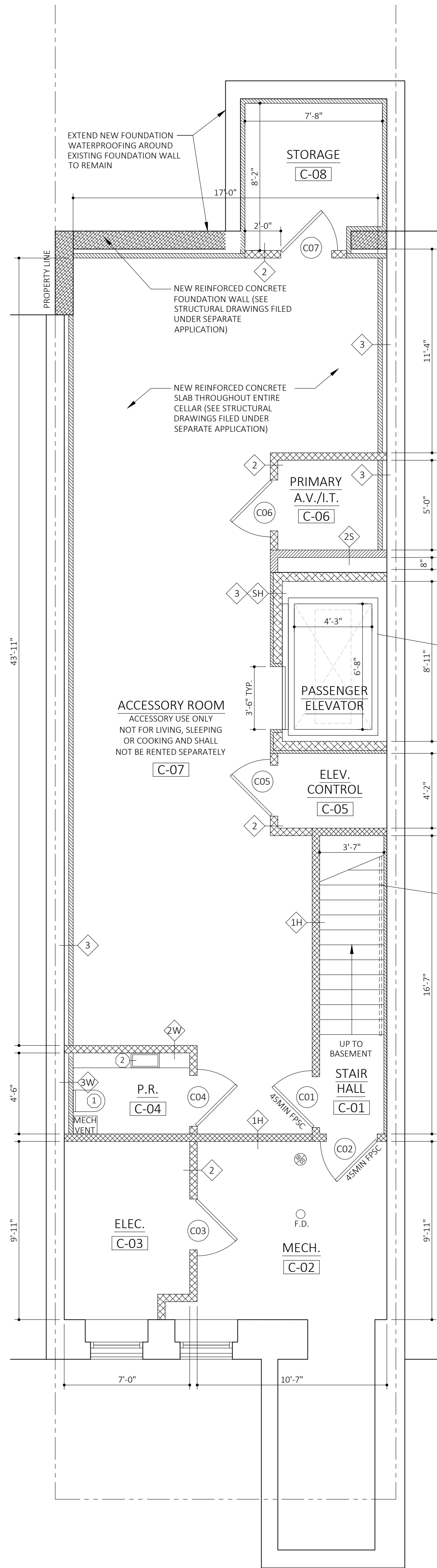
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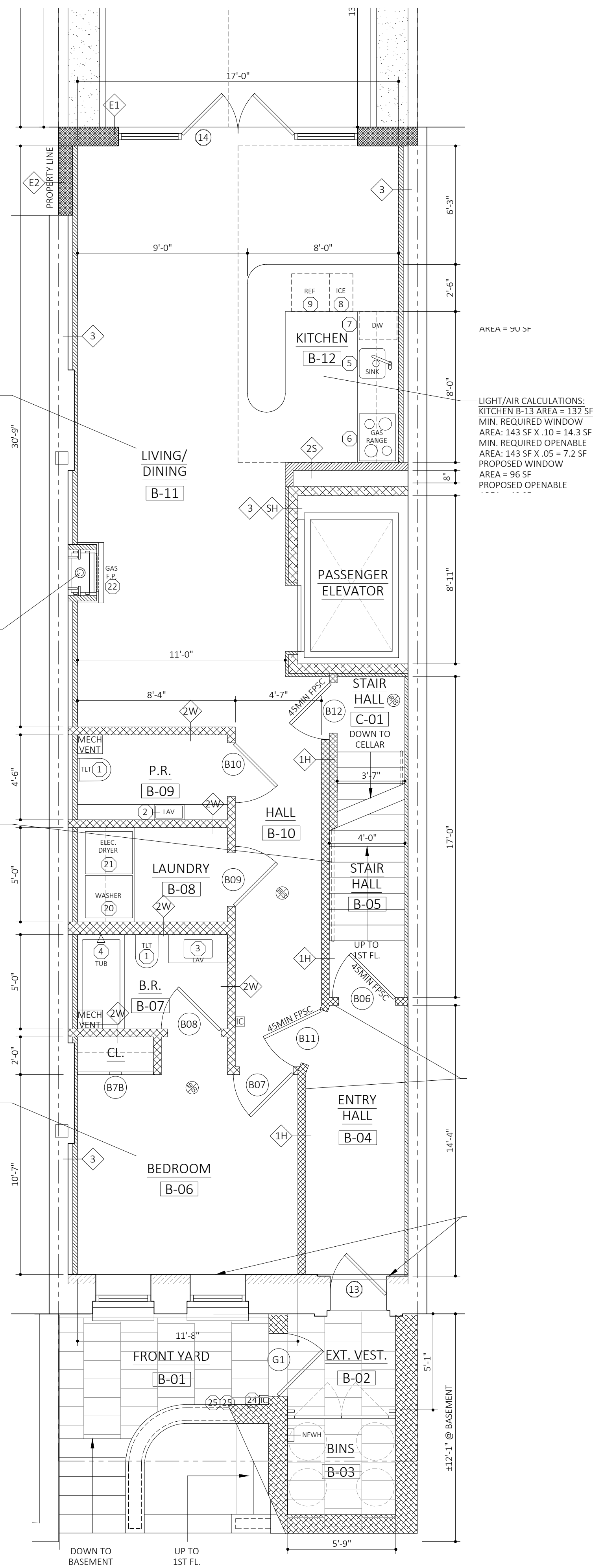
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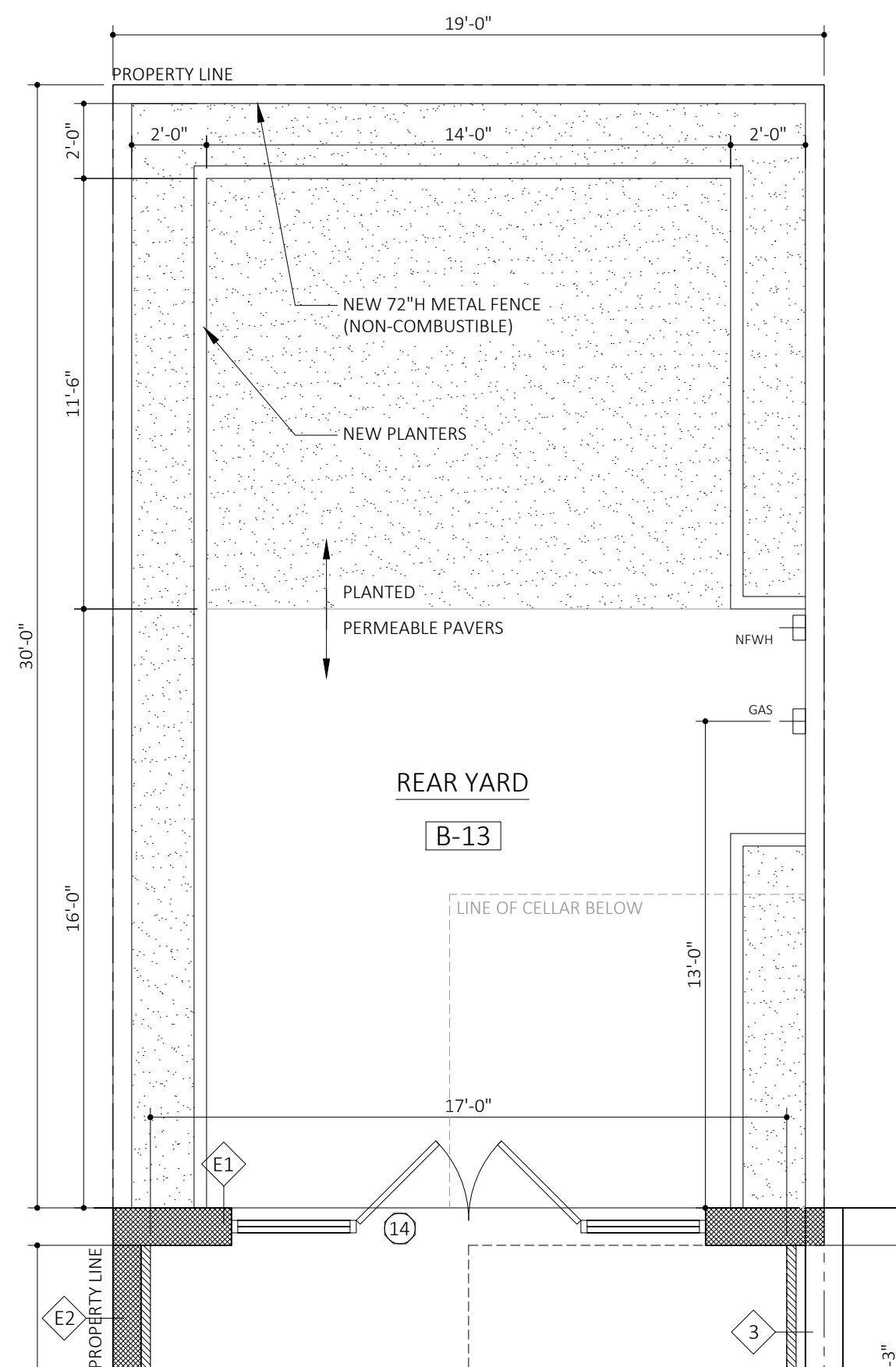
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1 | PROPOSED PLAN: CELLAR
| 1/4"=1'-0"



2 | PROPOSED PLAN: BASEMENT
| 1/4"=1'-0"



3 | PROPOSED PLAN: REAR YARD
| 1/4"=1'-0"

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4 FLOORS + BASEMENT + CELLAR

PROJECT NAME + ADDRESS:

2002

PROPOSED FLOOR PLANS:
CELLAR, BASEMENT, 1ST, 2ND

DRAWING TITLE

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