



50 BRIDGE STREET

1100 SUMMER STREET  
STAMFORD, CT 06905  
(203) 658-8858



LICENSED PROFESSIONAL ENGINEERS IN NY, NJ, CT, PA, MD, GA, TX AND FL.  
STRUCTURAL ENGINEERING • FORENSIC ENGINEERING • BUILDING MAINTENANCE

DRAWING NAME:

**LOCATION OF BUILDING IN HISTORIC DISTRICT**

ERIC W. COWLEY

0 1/2" 1" 2"

DATE: 07/19/2016

PROJECT NO.: 2010071-V

DRAWING BY: E.S.

CHK BY: E.W.C.

APR BY: E.W.C.

DWG NO:

**SK-005.00**

1 OF 8

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PROJECT NAME & ADDRESS:

**BATHROOM EXHAUST VENT MASTER PLAN  
50 BRIDGE STREET  
BROOKLYN, NY 11201**



THIS IS A TAX PHOTO C. 1939-1941 OF 50-52 BRIDGE STREET. IT SHOWS THE ORIGINAL CONFIGURATION OF THE WINDOWS.



THIS IS A LANDMARKS PRESERVATION COMMISSION DESIGNATION PHOTO OF 46-48 BRIDGE ST TAKEN 5/29/2007.



THIS IS A LANDMARKS PRESERVATION COMMISSION DESIGNATION PHOTO OF 215-217 WATER ST TAKEN 5/29/2007.

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DRAWING NAME: **HISTORIC AND LANDMARKS DESIGNATION PHOTOGRAPHS**

PROJECT NAME & ADDRESS:  
**BATHROOM EXHAUST VENT MASTER PLAN  
50 BRIDGE STREET  
BROOKLYN, NY 11201**

ERIC W. COWLEY

0 1/2" 1" 2"

DATE: 06/10/2016

PROJECT NO.: 2010071-V

DRAWING BY: E.S.

CHK BY: E.W.C.

APR BY: E.W.C.

DWG NO:

**SK-001.01**

2 OF 8

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PROPOSED THROUGH WALL HVAC SLEEVE (TYP)



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DRAWING NAME:

**WATER STREET PHOTOGRAPHS**

ERIC W. COWLEY

0 1/2" 1" 2"

DATE: 06/10/2016

PROJECT NO.: 2010071-V

DRAWING BY: E.S.

CHK BY: E.W.C.

APR BY: E.W.C.

DWG NO:

**SK-002.01**

3 OF 8

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PROJECT NAME & ADDRESS:

**BATHROOM EXHAUST VENT MASTER PLAN  
50 BRIDGE STREET  
BROOKLYN, NY 11201**



**BRIDGE STREET FACADE**

N.T.S

**PLYMOUTH STREET FACADE**

N.T.S

1100 SUMMER STREET  
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DRAWING NAME: **BRIDGE STREET AND PLYMOUTH STREET PHOTOGRAPHS**

PROJECT NAME & ADDRESS:  
**BATHROOM EXHAUST VENT MASTER PLAN  
50 BRIDGE STREET  
BROOKLYN, NY 11201**

ERIC W. COWLEY

0 1/2" 1" 2"

DATE: 06/10/2016

PROJECT NO.: 2010071-V

DRAWING BY: E.S.

CHK BY: E.W.C.

APR BY: E.W.C.

DWG NO:

**SK-003.01**

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DRAWING NAME:

**PLYMOUTH STREET PHOTOGRAPH**

ERIC W. COWLEY

0 1/2" 1" 2"

DATE: 06/10/2016

PROJECT NO.: 2010071-V

DRAWING BY: E.S.

CHK BY: E.W.C.

APR BY: E.W.C.

DWG NO:

**SK-004.01**

PROJECT NAME & ADDRESS:

**BATHROOM EXHAUST VENT MASTER PLAN  
50 BRIDGE STREET  
BROOKLYN, NY 11201**

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# 50 BRIDGE STREET

BROOKLYN, NY 11201

## BATHROOM EXHAUST VENT MASTER PLAN

OUR JOB: (#2010071-V)

### PROPERTY MANAGER:

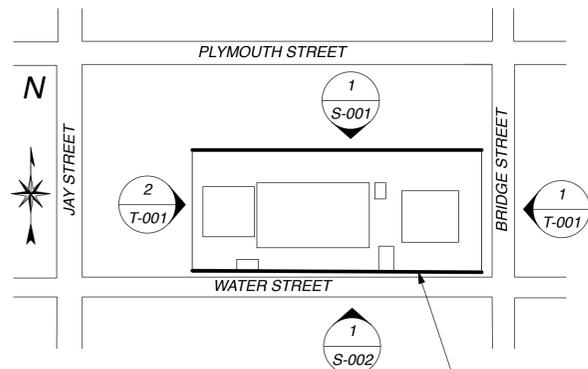
**BARTON MANAGEMENT, LLC**  
10 EAST 39th STREET, SUITE 906  
NEW YORK, NY 10016  
212-682-9693

SUPER: HENRY (347-351-8745)

### ENGINEER:

**COWLEY ENGINEERING**  
1100 SUMMER STREET  
STAMFORD, CT 06905  
(203) 658-8858  
www.CowleyEngineering.com

### PLOT PLAN:



**PLOT PLAN:**  
AREA OF WORK: NORTH AND SOUTH FACADES  
BOROUGH: BROOKLYN  
BLOCK: 31  
LOT: 7502  
OWNER: THE BRIDGE NO. 50 CONDOMINIUM  
ADDRESS: 50 BRIDGE STREET, BROOKLYN, NY 11201  
NUMBER OF FLOORS: 6  
ZONING: M1-4/R7A  
ZONING MAP #: 12D  
LANDMARK BUILDING: YES  
HISTORIC DISTRICT: DUMBO

**SPECIAL & PROGRESS INSPECTIONS:**  
1. FINAL INSPECTION DIR 14

**INDEX OF DRAWINGS:**

DRAWING	DESCRIPTION
T-001.01	TITLE SHEET, EAST & WEST FACADES
S-001.01	SOUTH FACADE, DETAILS
S-002.01	NORTH FACADE, TYPICAL BATHROOM PLAN
SK-001.01	HISTORIC AND LANDMARK PHOTOS
SK-002.01	BRIDGE & WATER STREET PHOTOS
SK-003.01	WATER & PLYMOUTH STREET PHOTOS
SK-004.01	PLYMOUTH STREET PHOTOS
SK-005.00	HISTORIC DISTRICT MAP

**ENERGY CODE REQUIREMENT NOTES:**  
CLIMATE ZONE 4A- NYC ECC 2014 CHAPTER 5 A2 APPLICATION TO INSTALL EXHAUST VENTS AT BATHROOM EXHAUSTS THROUGH EXTERIOR WALL

ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	SUPPORTING DOCUMENTATION
INSTALLATION OF 6" Ø BATHROOM EXHAUST VENT MASTER PLAN THROUGH EXTERIOR WALL	NA	NA	T-001, S-001, S-002

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THIS APPLICATION IS IN COMPLIANCE WITH THE 2014 NYC ECC.

**GENERAL NOTES:**

- THE WORK SHALL INCLUDE ALL LABOR, MATERIALS, SERVICES, EQUIPMENT, AND SCAFFOLDING REQUIRED TO PERFORM THE WORK IN ACCORDANCE WITH THIS DRAWING AND SPECIFICATION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, LATEST EDITION.
- ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- ALL SECTIONS SHALL BE CONSIDERED TYPICAL AND APPLY FOR SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. THE OWNER AND TENANT WILL OCCUPY THE BUILDING DURING THE ENTIRE PERIOD OF WORK.
- COOPERATE FULLY WITH THE OWNER OR HIS/HER REPRESENTATIVE DURING DEMOLITION AND CONSTRUCTION OPERATIONS TO MINIMIZE CONFLICTS AND TO FACILITATE OWNER/TENANT USAGE.
- FURNISH ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT REQUIRED TO PERFORM THE WORK SHOWN ON THE DRAWINGS AND/OR SPECIFIED. IN GENERAL, THE WORK SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO THE WORK SPECIFIED HEREIN.
- THE WORK OF DEMOLITION AND REMOVALS SHALL BE COMPLETE, WHICH WILL PERMIT NEW MATERIALS AND/OR EQUIPMENT TO BE PROPERLY INSTALLED.

**28-104.8.4 TENANT PROTECTION PLAN:**

- EGRESS:** THE AGENT OR OWNER FOR THE PREMISES HEREBY STATES THAT THEY WILL MAINTAIN ALL SERVICES TO THE BUILDING. DURING CONSTRUCTION SPECIFIED IN THE BUILDING NOTICE, ALL MEANS OF EGRESS FROM THE BUILDING SHALL BE FREE OF ANY OBSTRUCTION SUCH AS BUILDING MATERIAL, DEBRIS, ETC. ALL ENTRANCE DOORS AND LIGHTS IN PUBLIC AREAS SHALL BE KEPT IN WORKING ORDER TO ENSURE PROPER EGRESS IN CASE OF EMERGENCY.
- FIRE SAFETY:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE FIRE SAFETY IN ACCORDANCE WITH THE FIRE DEPARTMENT AND THE BUILDING DEPARTMENT.
- HEALTH REQUIREMENTS:** ALL REMOVALS SHALL BE PERFORMED IN KEEPING WITH THE BEST SAFETY PRACTICES GOVERNING SAME AND IN ACCORDANCE WITH ALL CITY, STATE AND/OR FEDERAL LAWS GOVERNING SAME. ALL DEBRIS RESULTING FROM THE OPERATION UNDER THIS CONTRACT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL NOT BE STORED OR PERMITTED TO ACCUMULATE ON SITE. UPON COMPLETION OF THE WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL TOOLS, EQUIPMENT, MATERIALS, APPARATUS, ETC. AND SHALL LEAVE THE PREMISES CLEAN, NEAT AND ORDERLY. PREMISES SHALL BE BROOM SWEEPED. THE CONTRACTOR SHALL LEAVE THE SITE CLEAN AFTER COMPLETION OF THE WORK. ALL DEBRIS SHALL BE DISPOSED OF IN A LEGAL AND PROPER MANNER. NO DEBRIS SHALL BE LEFT IN PUBLIC HALLWAYS. DUST SHALL BE CONTROLLED BY THE USE OF DROP CLOTHES AND 6-MIL PLASTIC SHEETING WITH ZIPPER CLOSURE AT THE ENTRANCE TO THE WORK AREA.
- COMPLIANCE WITH HOUSING STANDARDS:** IF ANY SERVICES, SUCH AS HOT AND COLD WATER, WILL BE SHUT OFF FOR A PERIOD OF TIME, IT IS THE OWNERS RESPONSIBILITY TO NOTIFY THE TENANTS IN ADVANCE.
- STRUCTURAL SAFETY:** THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY SHORING REQUIRED DURING THE WORK. IF THERE ARE ANY STRUCTURAL CHANGES REQUIRED DURING THIS BUILDING NOTICE, A WRITTEN NOTIFICATION WILL BE SENT TO THE ENGINEER TO EXAMINE THE SITE OR ANY RISK OF ACCIDENTS WHICH MAY OCCUR DURING CONSTRUCTION.
- NOISE RESTRICTIONS:** CONSTRUCTION HOURS ARE FROM 9:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY. THERE WILL BE NO CONSTRUCTION WORK DURING THE EVENING HOURS OR WEEKENDS.
- OTHER REQUIREMENTS:** SIDEWALKS SHEDS, IF REQUIRED, WILL BE FILED SEPARATELY.

**MASONRY AND MORTAR NOTES:**

- PROTECTION OF MASONRY: PROTECT ALL ADJACENT MASONRY FROM DAMAGE. ALL REMOVAL SHALL BE SAWCUT AND DONE WITH CARE TO MINIMIZE DAMAGE TO ADJACENT REMAINING BRICK.
- ALL NEW BRICK TO MATCH EXISTING IN COLOR, SIZE, TEXTURE AND COURSING. ALL BRICK REPLACEMENT TO HAVE NEW BRICK TOOTHED IN.
- COLD-WEATHER REQUIREMENTS: DO NOT USE FROZEN MATERIALS OR MATERIALS MIXED OR COATED WITH ICE OR FROST. REMOVE AND REPLACE UNIT MASONRY DAMAGED BY FROST OR FREEZING CONDITIONS. COMPLY WITH THE FOLLOWING REQUIREMENTS: COLD-WEATHER CONSTRUCTION: DO NOT PLACE MASONRY WHEN AIR TEMPERATURE IS BELOW 40° F.
- MORTAR MATERIALS: DO NOT USE ADMIXTURES, INCLUDING PIGMENTS, AIR-ENTRAINING AGENTS, ACCELERATORS, RETARDERS, WATER-REPELLENT AGENTS, ANTIFREEZE COMPOUNDS, OR OTHER ADMIXTURES, UNLESS OTHERWISE INDICATED. DO NOT USE CALCIUM CHLORIDE IN MORTAR.
- PORTLAND CEMENT: ASTM C 150-74, TYPE I, MAY BE USED FOR COLD-WEATHER CONSTRUCTION. PROVIDE NATURAL COLOR OR WHITE CEMENT AS REQUIRED TO PRODUCE MORTAR COLOR INDICATED.
  - MASONRY CEMENT: ASTM C 91
  - PORTLAND CEMENT-LIME MIX: PACKAGED BLEND OF PORTLAND CEMENT COMPLYING WITH ASTM C 150, TYPE I OR TYPE III, HYDRATED LIME COMPLYING WITH ASTM C 207-74
  - PROPORTIONS: 1 PART PORTLAND CEMENT, 1 PART HYDRATED LIME, AND 6 PARTS DAMP LOOSE SAND, RATIO: 1:1:6.
- HYDRATED LIME: ASTM C 207-74, TYPE S
- AGGREGATE FOR MORTAR: ASTM C 144-70
- WATER: CLEAN AND POTABLE
- NEW MORTAR TO MATCH EXISTING MORTAR IN COLOR, PROFILE, TEXTURE AND TOOLING.



**1 EAST ELEVATION (BRIDGE STREET)**  
Scale: 3/32" = 1'-0"

**2 WEST ELEVATION**  
Scale: 3/32" = 1'-0"

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No.	DATE	REVISIONS	BY
2	8-29-16	REVISED PER LPC COMMENTS	NF
1	7-19-16	REVISED PER LPC COMMENTS	ES

OWNER:  
**THE BRIDGE NO. 50 CONDOMINIUM**

PROJECT NAME & ADDRESS:  
**BATHROOM EXHAUST VENT MASTER PLAN  
50 BRIDGE STREET  
BROOKLYN, NY 11201**

BSCAN STICKER

DOB EMPLOYEE STAMP

ERIC W. COWLEY

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TITLE SHEET

DATE: 01/14/2015

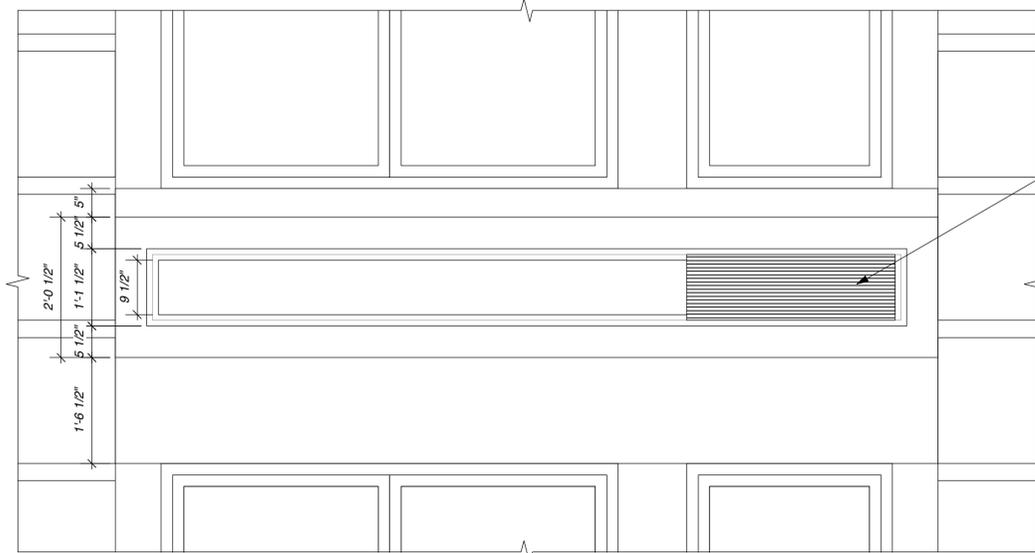
PROJECT NO.: 2010071-V

DRAWING BY: E.S.

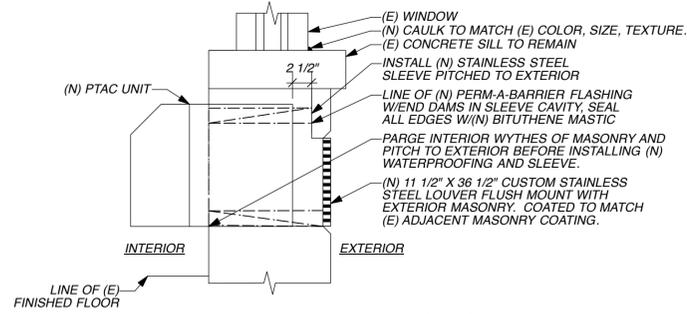
CHK BY: E.W.C.

APR BY: E.W.C.

DWG NO: T-001.01 6 OF 8



**2 AC SLEEVE ELEVATION**  
Scale: 3/4" = 1'-0"

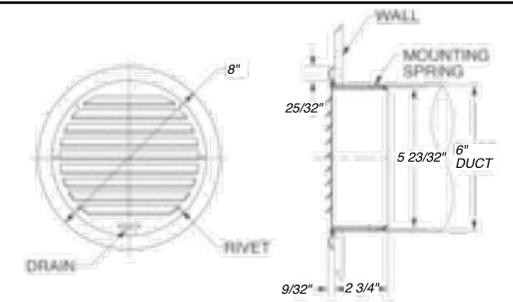


**3 AC SLEEVE SECTION**  
Scale: 1" = 1'-0"

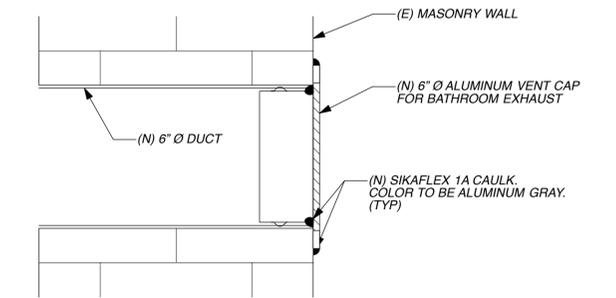


**AC SLEEVE IMAGE**

(N) ANODIZED ALUMINUM SLEEVE TO BE MADE TO FIT (E) OPENING. COLOR TO MATCH (E) ADJACENT MASONRY FACADE COATING.



**1 VENT CAP DETAIL**  
Scale: 3" = 1'-0"



**7 VENT CAP INSTALLATION SECTION**  
Scale: 3" = 1'-0"



The SX series of vent caps are perfect for any venting applications such as storage rooms, attics, basements, and bathroom and kitchen exhausts. Beautiful anodized aluminum finish fits many decorating schemes. Insect screens are an option.

MODEL	HS	A	B	C	D	E	FREE AREA
SX 3	3	2 1/4"	4 1/4"	1 1/4"	1 1/4"	1 1/4"	0.02 sq. ft.
SX 4	4	3 1/4"	5 1/4"	1 1/4"	1 1/4"	1 1/4"	0.04 sq. ft.
SX 5	5	4 1/4"	6 1/4"	1 1/4"	1 1/4"	1 1/4"	0.05 sq. ft.
SX 6	6	5 1/4"	7 1/4"	2 1/4"	2 1/4"	2 1/4"	0.08 sq. ft.
SX 7	7	6 1/4"	8 1/4"	2 1/4"	2 1/4"	2 1/4"	0.11 sq. ft.
SX 8	8	7 1/4"	9 1/4"	2 1/4"	2 1/4"	2 1/4"	0.14 sq. ft.

**5 VENT CAP**  
Scale: 1" = 1'-0"

**ALUMINUM VENT CAP NOTES:**  
MANUFACTURER: SEIHO INTERNATIONAL INC.  
PO BOX 91813  
PASADENA, CA 91109  
(626) 395-7299  
INFO@SEIHO.COM  
WWW.SEIHO.COM  
MODEL: SX-N-6  
FINISH: CLEAR ANODIZED  
DUCT SIZE: 6" Ø  
FREE AREA: 0.08 SF



**6 VENT CAP IMAGE**  
Scale: 3" = 1'-0"



**1 SOUTH ELEVATION (WATER STREET)**  
Scale: 3/32" = 1'-0"

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**COWLEY**  
ENGINEERING, P.C.  
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BROOKLYN, NY 11201**

BSCAN STICKER

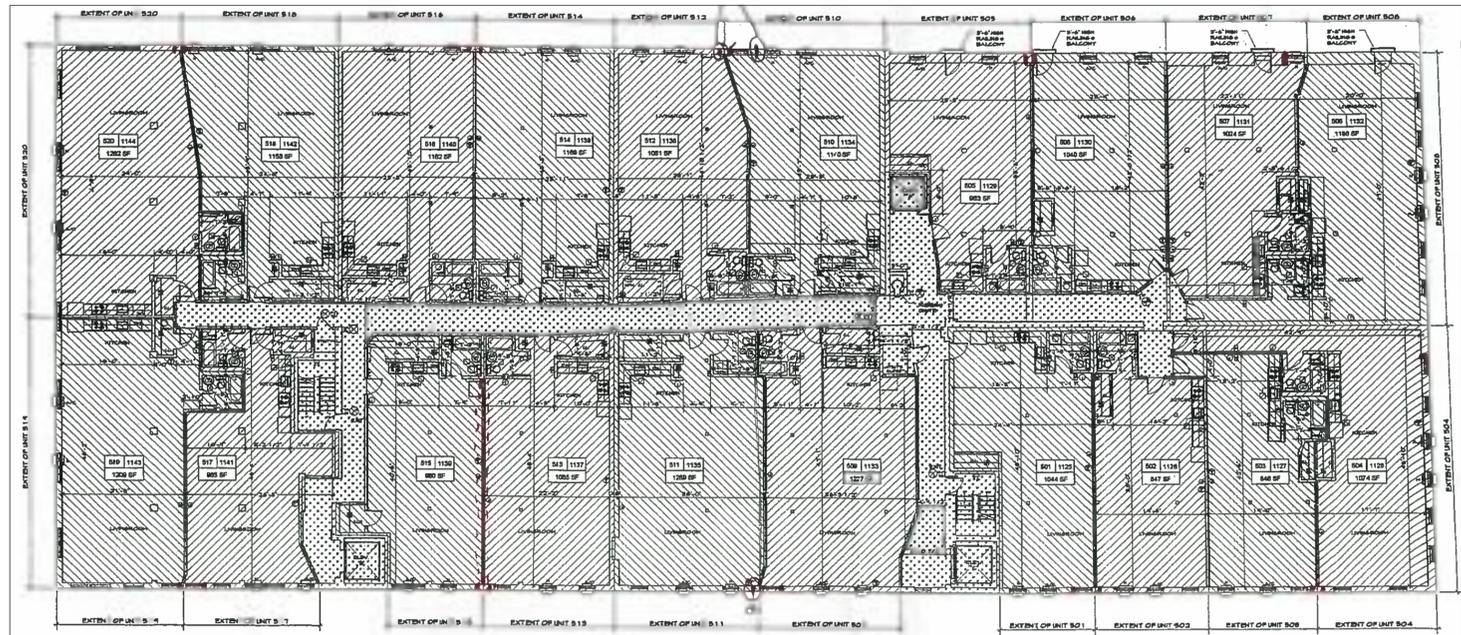
DOB EMPLOYEE STAMP

ERIC W. COWLEY

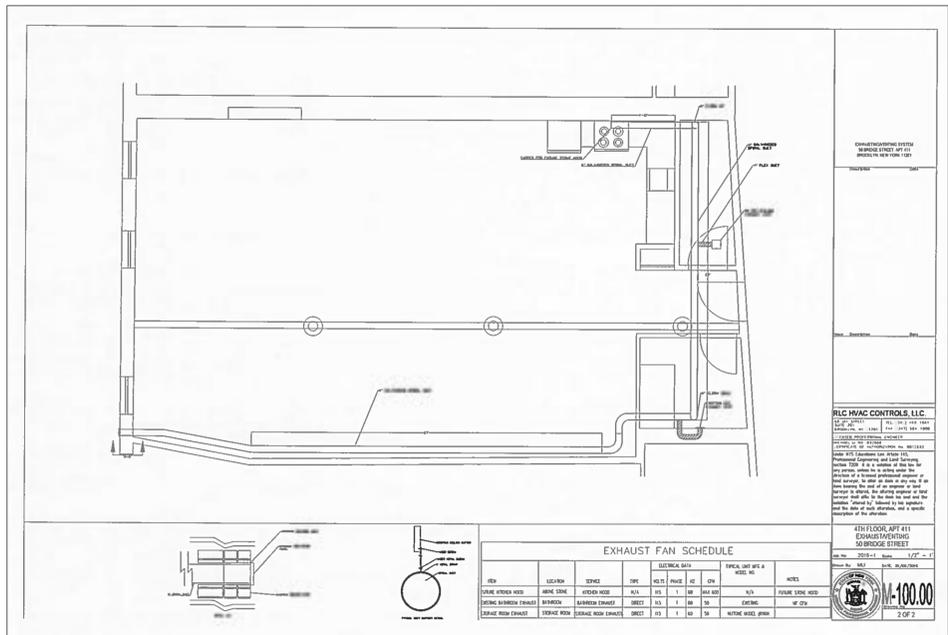
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**SOUTH FACADE & DETAILS**

DATE:	01/14/2015
PROJECT NO.:	2010071-V
DRAWING BY:	E.S.
CHK BY:	E.W.C.
APR BY:	E.W.C.
DWG NO.:	<b>S-001.01</b>



2 TYPICAL FLOOR PLAN  
NOT TO SCALE



3 TYPICAL APARTMENT PLAN  
NOT TO SCALE



1 NORTH ELEVATION  
Scale: 3/32" = 1'-0"

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OWNER:  
THE BRIDGE NO. 50  
CONDOMINIUM

PROJECT NAME & ADDRESS:  
BATHROOM EXHAUST VENT  
MASTER PLAN  
50 BRIDGE STREET  
BROOKLYN, NY 11201

BSCAN STICKER

DOB EMPLOYEE STAMP

ERIC W. COWLEY

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NORTH FACADE & TYPICAL BATHROOM LAYOUT

0 1/2" 1" 2"

DATE: 01/14/2015

PROJECT NO.: 2010071-V

DRAWING BY: E.S.

CHK BY: E.W.C.

APR BY: E.W.C.

DWG NO: S-003.01 8 OF 8