

1 EXISTING VIEW FROM THE NORTH

2 EXISTING VIEW FROM COOPER SQUARE

3 EXISTING VIEW FROM COOPER SQUARE

4 EXISTING VIEW FROM THE SOUTH



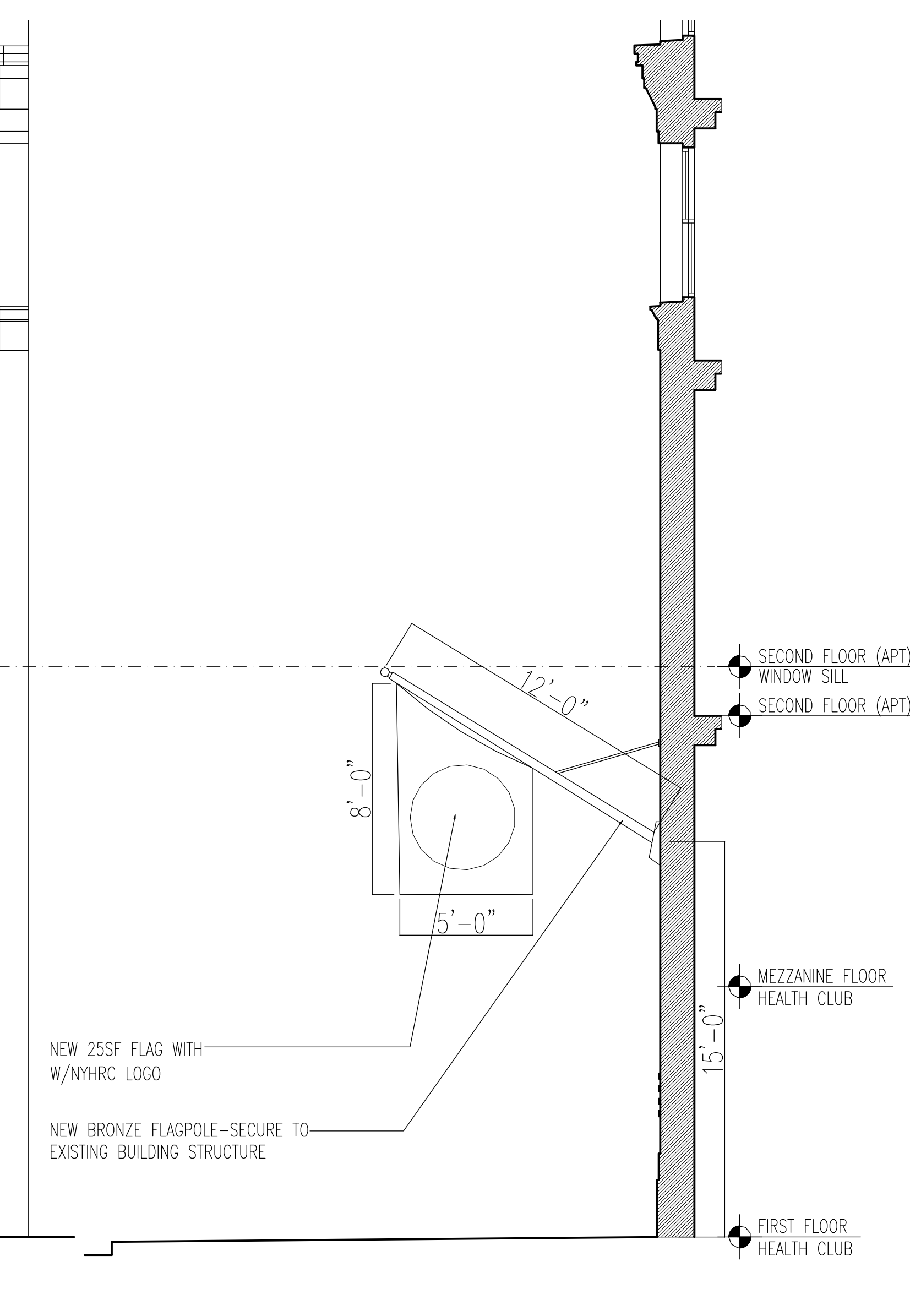
New York Health + Racquet Club
 62 Cooper Square
 New York, New York

FRANK DENNER ARCHITECT
 Architecture Interior Design Invention
 18 East 50th Street Suite 602
 New York, New York 10022
 Tel 212 319 8852 Fax 212 319 0415

Title:
 EXISTING
 COOPER SQUARE ELEVATION
 Scale: 1/4"=1'-0" Dwg. No.:
 Date: 1 MAR 2016 A-100.00

PROPOSED COOPER SQUARE ELEVATION

PROPOSED COOPER SQUARE SECTION



GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF THE WORK.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AS REQUIRED AND PAY FOR SAME PRIOR TO THE START OF THE WORK.
3. THE CONTRACTOR SHALL PAY ANY AND ALL FINES ASSOCIATED WITH THE WORK.
4. DEBRIS RESULTING FROM DEMOLITION AND CONSTRUCTION WORK SHALL NOT BE ALLOWED TO ACCUMULATE AT ANY TIME WITHIN THE SITE. EACH CONTRACTOR SHALL PROVIDE SUCH LABOR AS NECESSARY TO MAINTAIN THE PREMISES IN A CLEAN CONDITION AT THE END OF EACH WORKDAY. ALL DEBRIS SHALL BE NEATLY PLACED IN CONTAINERS.
5. THE CONTRACTOR, BEFORE COMMENCING ANY WORK, SHALL PROVIDE WORKMAN'S COMPENSATION AND NOTIFICATION TO ALL PROPER AGENCIES AND AUTHORITIES HAVING JURISDICTION UPON COMPLETION AND AS MAY BE REQUIRED. THE CONTRACTOR IS TO FURNISH ALL CERTIFICATES, PERMITS AND APPROVALS OF AND FOR HIS WORK.
6. PATCH AND REPAIR ALL HOLES WHICH OCCUR BECAUSE OF DRILLING AND/OR CUTTING IN EXISTING WALLS, OR WHERE REMOVALS OF EXISTING MATERIALS OR EQUIPMENT ARE NECESSARY. PATCH SHALL MATCH EXISTING ADJACENT CONDITION.
7. ALL MATERIALS AND EQUIPMENT USED IN THE BUILDING SHALL BE CLEARLY MARKED AND IDENTIFIED TO SHOW THE GRADE AS REQUIRED BY THE N.Y.C. BUILDING CODE. ALL MATERIALS AND EQUIPMENT USED SHALL BE APPROVED FOR USE IN N.Y.C. AND SHALL BEAR APPROPRIATE B.S.A. NUMBERS AND/OR M.E.A. ACCEPTANCE WHERE NECESSARY.

GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH THE NEW NYC ADMINISTRATIVE BUILDING CODE AND ALL CITY AND STATE LAWS AND CODES APPLICABLE TO THIS JOB. NO WORK SHALL COMMENCE UNTIL PLANS HAVE BEEN APPROVED BY ALL DEPARTMENTS HAVING JURISDICTION. ALL WORK TO BE PERFORMED IN THE STATE OF NEW YORK.
2. NOT USED
3. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS ONLY.
4. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIS/HER SELF WITH THE PROJECT SITE AND SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID OR COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS, OR THE REQUIREMENTS OF THE WORK, AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT FOR CLARIFICATION.
5. NOT USED
6. ALL ITEMS SHOWN ON THE DRAWINGS ARE TO BE EXACTLY AS SPECIFIED, ANY ALTERATES BY THE CONTRACTOR ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW BEFORE THE WORK IS DONE. NO ADDITIONAL COSTS OR DELAYS WILL BE ALLOWED FOR THE ALTERATES. NO VERBAL APPROVALS WILL BE GIVEN, ALL ALTERATES MUST BE SUBMITTED IN WRITING. MINOR DETAILS NOT CUSTOMARILY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION, OR AS REQUIRED BY STANDARD TRADE PRACTICES, SHALL BE DEEMED INCLUDED AS IF THEY WERE INCLUDED ON THE DRAWINGS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS & MATERIALS WITHIN THE PROPOSED AREAS OF WORK. THE CONTRACTOR SHALL PROVIDE APPROPRIATE SHORING AND BRACING AS REQUIRED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE OR INJURIES RESULTING FROM THE WORK, OR FROM LACK OF REASONABLE PRECAUTIONS, AND SHALL BE RESPONSIBLE FOR REPAIRS WITHOUT ADDITIONS COST TO THE OWNER.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR ALL ARCHITECTURAL WOODWORKING IN THE FORM OF ONE SET/PA AND ONE PRINT OF EACH DRAWING, FOUR COPIES OF ANY SAMPLES OR PRODUCT LITERATURE, SUCH AS FLAGPOLES, SIGN, ETC. SHALL ALSO BE SUBMITTED. THE DRAWINGS, SAMPLES, & PRODUCT LITERATURE SHALL BE LABELED WITH THE PROJECT NAME, CONTRACTOR'S NAME, DATE AND SAMPLE/PRODUCT NAME.
9. ALL CHANGE ORDERS WILL BE SUBMITTED IN WRITING TO THE ARCHITECT WITH A FULL DESCRIPTION OF WORK AND TOTAL COST, INCLUDING CONTRACTOR'S MARKUPS. A BREAKDOWN OF MATERIAL & LABOR COSTS MUST BE GIVEN. THE CONTRACTOR WILL NOT PROCEED WITHOUT WRITTEN APPROVAL ON THE CHANGE ORDER. THE CONTRACTOR WILL USE AIA FORM G701.
10. ALL MATERIALS AND EQUIPMENT INCORPORATED INTO THE WORK SHALL BE NEW AND FREE FROM DEFECTS.
11. A PROJECT SCHEDULE SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE SCHEDULE SHALL BE UPDATED EVERY MONTH. JOB MEETINGS WILL BE HELD AT THE SITE EVERY WEEK.
12. THE CONTRACTOR SHALL PERFORM ALL CUTTING & PATCHING AS REQUIRED TO PERFORM THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
13. NOT USED
14. THE CONTRACTOR MUST USE LICENSED SUBCONTRACTORS WITH AT LEAST FOUR YEARS EXPERIENCE IN THEIR TRADE FOR WORK SUCH AS SIGN HANGING, SIGN FABRICATION, FLAGPOLE FABRICATION & FLAG FABRICATION. MUST SUBMIT A LIST OF SUBCONTRACTORS TO THE ARCHITECT, PRIOR TO THE START OF CONSTRUCTION. THE OWNER RESERVES THE RIGHT TO REMOVE ANY SUBCONTRACTOR OR CONTRACTOR'S FOREMEN/WORKMEN FROM THE JOB FOR UNPROFESSIONAL WORK OR CONDUCT.
15. THE CONTRACT WITH THE CONTRACTOR SHALL BE THE AIA DOCUMENT A101, THE MONTHLY PAYMENT REQUESTS WILL BE SUBMITTED ON DOCUMENTS G702 & G703.
16. CONSTRUCTION FOR THIS PROJECT SHALL BE WITHIN NEW CONSTRUCTION IN PROGRESS. THE SITE SHOULD BE BROOM CLEAN AT THE END OF EACH DAY & ALL CONSTRUCTION DEBRIS SHALL BE NEATLY STACKED & REMOVED TWICE A WEEK. ALL ELEVATOR DELIVERIES AND ANY FEES ARE TO BE PAID AND COORDINATED BY THE CONTRACTOR.

BUILDING DEPARTMENT NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE.
2. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
 - A. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD OR
 - B. SHALL HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE TEST METHODS BY THE COMMISSIONER OR
 - C. APPROVED BY THE BOARD OF STANDARDS AND APPEALS, C26-106.2
3. ALL MATERIALS OR ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANT RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - A. IT SHALL CONFORM WITH NFPA "FIRE RESISTANT RATING DECEMBER 1964" OR
 - B. IT SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E-119-1961, "STANDARD METHOD OF FIRE TESTS OR BUILDING CONSTRUCTION AND MATERIALS" AND ACCEPTED BY THE COMMISSIONER OR
 - C. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE.
4. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
5. CORRIDORS AND EXIT PASSAGES SHALL COMPLY WITH SECTION C26-604.2.
6. ALL PERMITS ISSUED BY THE DEPARTMENT OF BUILDINGS SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO THE PUBLIC INSPECTION FOR THE ENTIRE TIME OF THE PROSECUTION OF THE WORK OR UNTIL THE EXPIRATION OF THE PERMIT.
7. ALL NEW WORK TO COMPLY WITH HANDICAPPED REQUIREMENTS OF ANSI A117.1-1986.
8. THE WORK OF THIS APPLICATION LIMITED TO THE EXTERIOR OF THE BUILDING

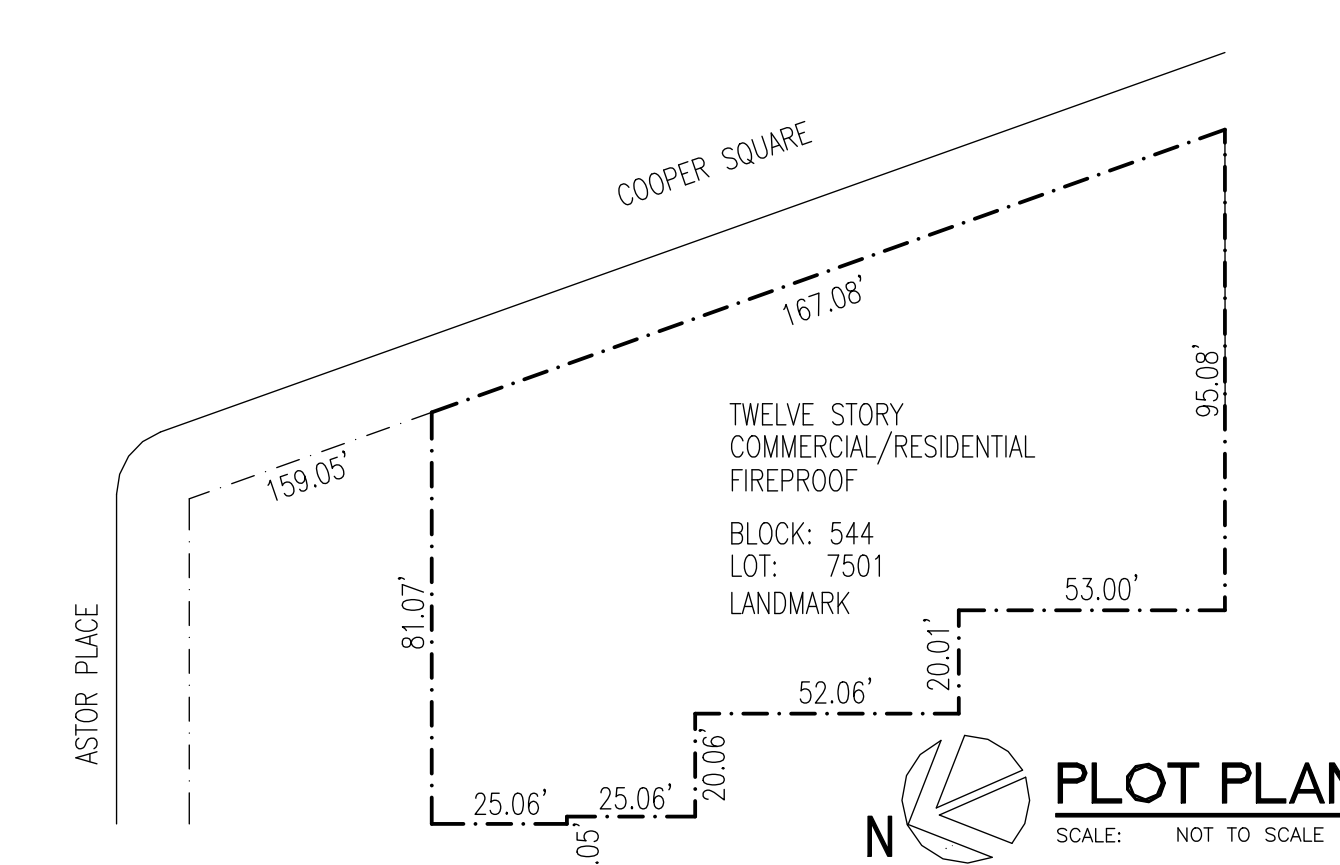
SPECIAL INSPECTIONS

1. FINAL INSPECTION DIRECTIVE 14
The testing agency for the controlled inspection be retained by the Contractor and approved by the Architect and shall file all appropriate forms with the NYC Building Department.

ZONING CALCULATIONS

BLOCK: 544 LOT: 7501 CONSTRUCTION CLASS: FIREPROOF
ZONING: M1-5B ZONING MAP: 12c SPRINKLER SYSTEM: YES

PLOT PLAN NOT TO SCALE



SIGNAGE CALCULATIONS

ZONING RESOLUTION ITEM	PERMITTED	PROPOSED		
		SIGN A	SIGN B	EXIST. SIGNS
ZR42-50 SIGN REGULATIONS				
ZR42-532 NON-ILLUMINATED SIGNS NOT TO EXCEED 6 x STREET FRONTAGE 6 x 167.08'= NO MORE THAN 750 SF EACH SIGN	1002.48 SF 750 SF	25 SF 25 SF		
ZR42-532 NON-ILLUMINATED SIGNS NOT TO EXCEED 6 x STREET FRONTAGE 6 x 167.08'= NO MORE THAN 750 SF EACH SIGN	1002.48 SF 750 SF		25 SF 25 SF	
ZR42-532 NON-ILLUMINATED SIGNS NOT TO EXCEED 6 x STREET FRONTAGE 6 x 167.08'= NO MORE THAN 750 SF EACH SIGN	1002.48 SF 750 SF			111 SF MAX 4.5 SF
SIGN AREA TOTALS	655F MAX.	25 SF	25 SF	111 SF
SIGN TOTAL AREA	500 SF	161 SF		
ZR42-543 HEIGHT OF SIGNS	MAX 75FT	30'-0"	30'-0"	30'-0"

New York Health + Racquet Club
62 Cooper Square
New York, New York

FRANK DENNER ARCHITECT
 Architecture Interior Design Invention
 18 East 50th Street Suite 602
 New York, New York 10022
 Tel 212 319 8852 Fax 212 319 0415

Title:
PROPOSED COOPER SQUARE ELEVATION
 Scale: 1/4"=1'-0"
 Date: 1 MAR 2016
 Dwg. No.:
A-101.00

1 EXISTING VIEW FROM THE NORTH



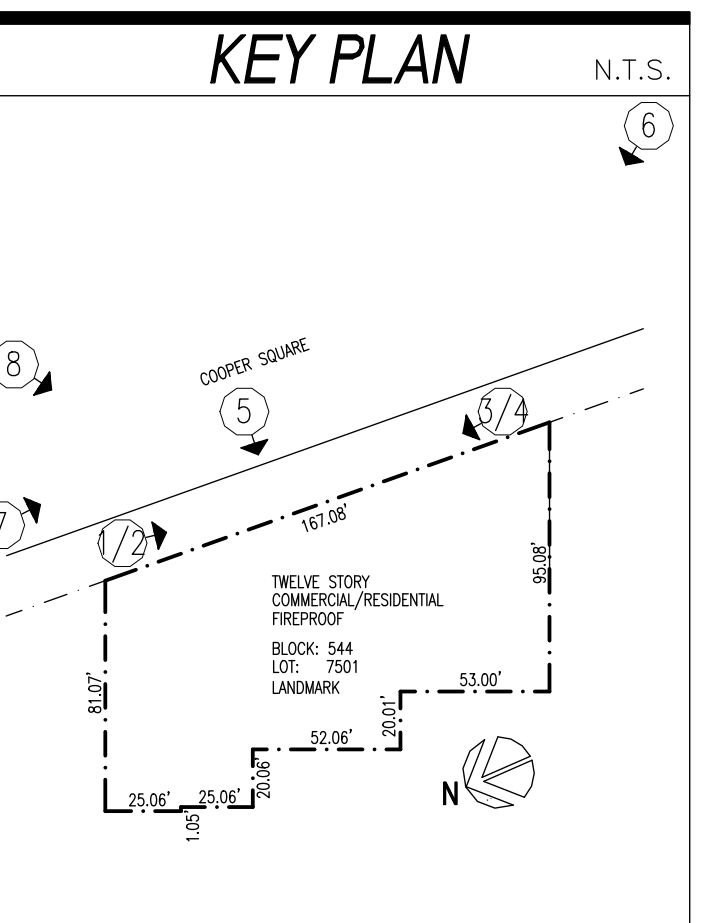
2 PROPOSED VIEW FROM THE NORTH



3 EXISTING VIEW FROM THE SOUTH



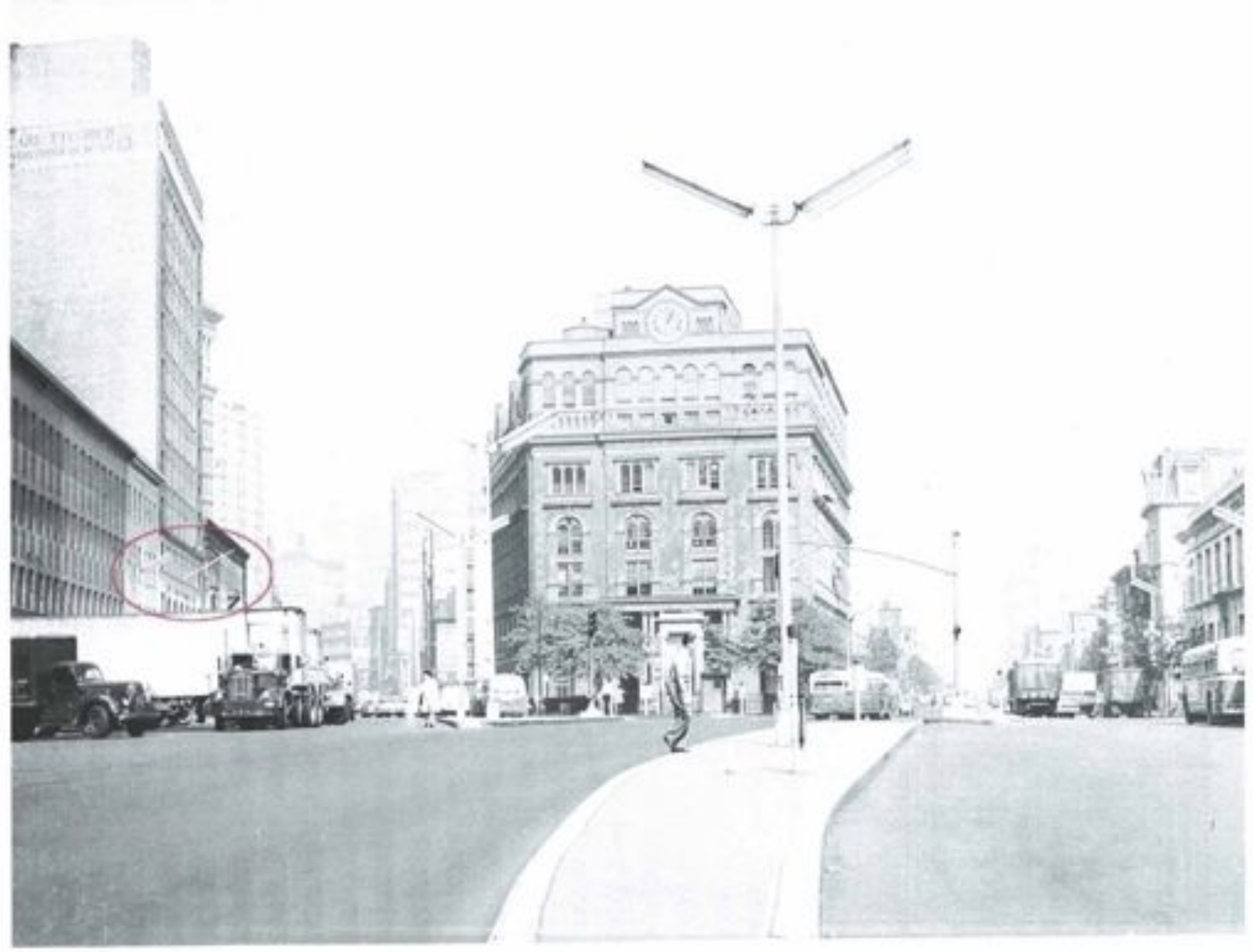
4 PROPOSED VIEW FROM THE SOUTH



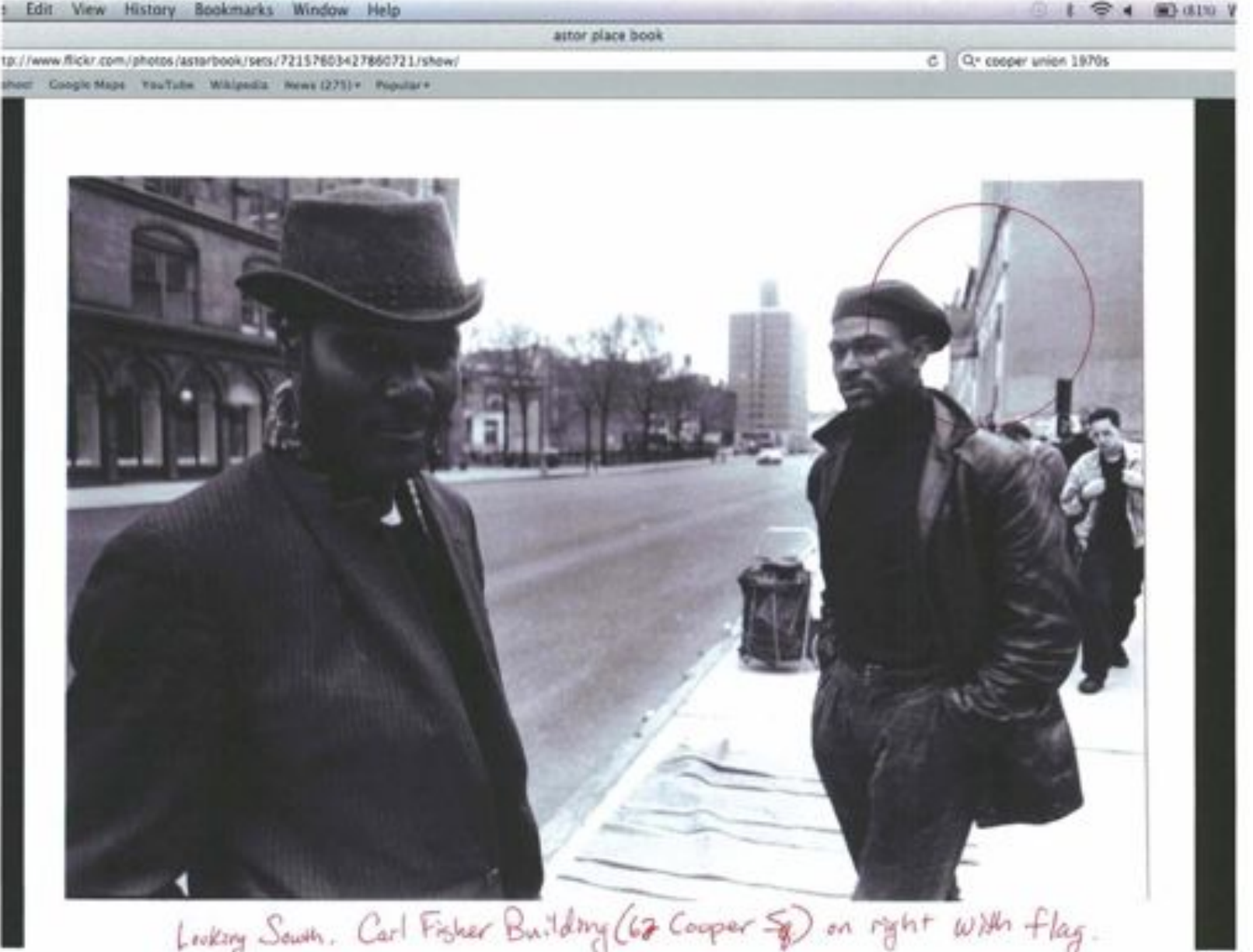
5 EXISTING VIEW FROM THE NORTH



6 NEWSPAPER PHOTOGRAPH VIEW FROM THE SOUTH



7 OLD PHOTOGRAPH VIEW FROM THE NORTH



8 OLD PHOTOGRAPH VIEW FROM THE NORTH



New York Health + Racquet Club
62 Cooper Square
New York, New York

FRANK DENNER ARCHITECT
Architecture Interior Design Invention
18 East 50th Street Suite 602
New York, New York 10022
Tel 212 319 8852 Fax 212 319 0415

Title:
EXISTING + PROPOSED
PHOTOGRAPHS
Scale: N.T.S. Dwg. No.:
Date: 1 MAR 2016 A-102.00