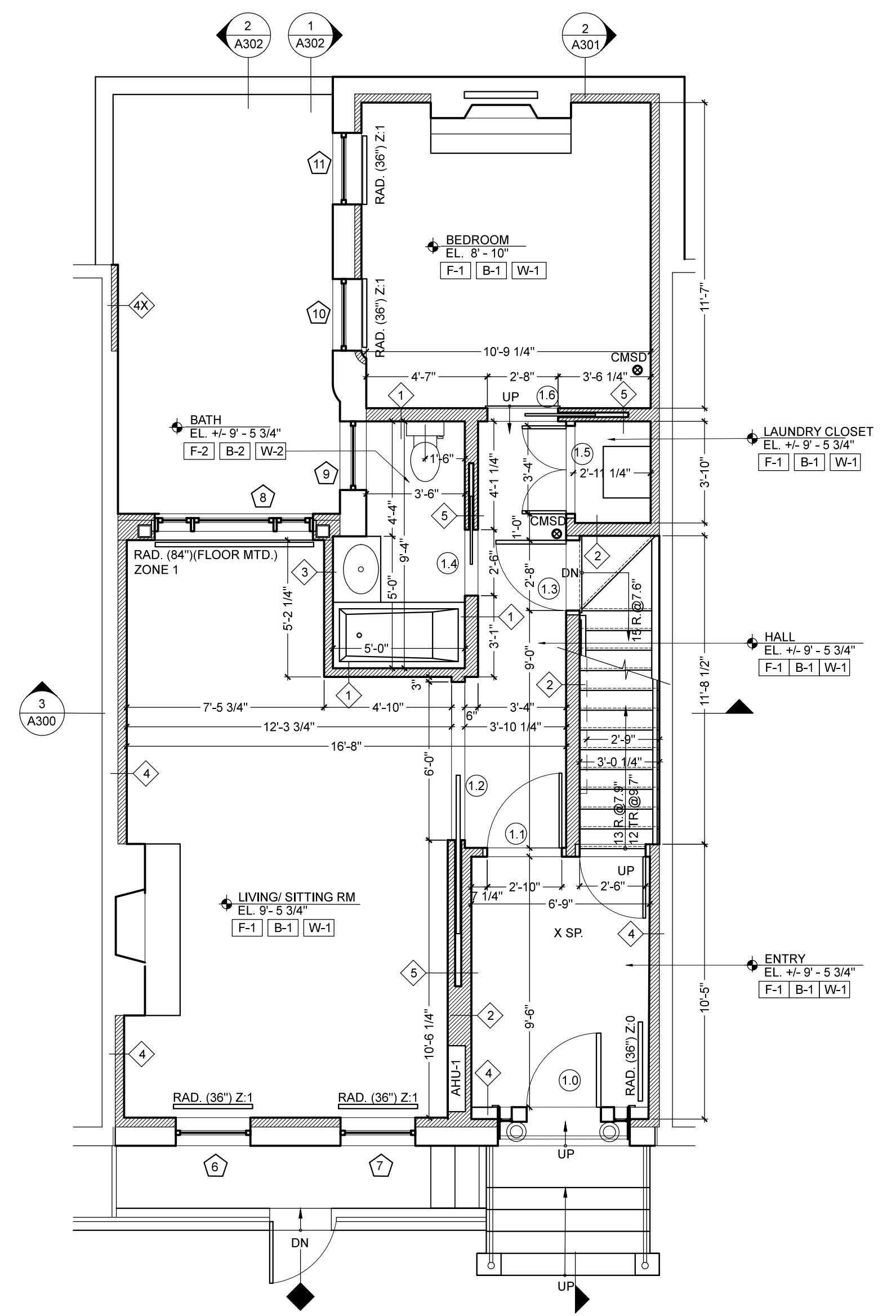
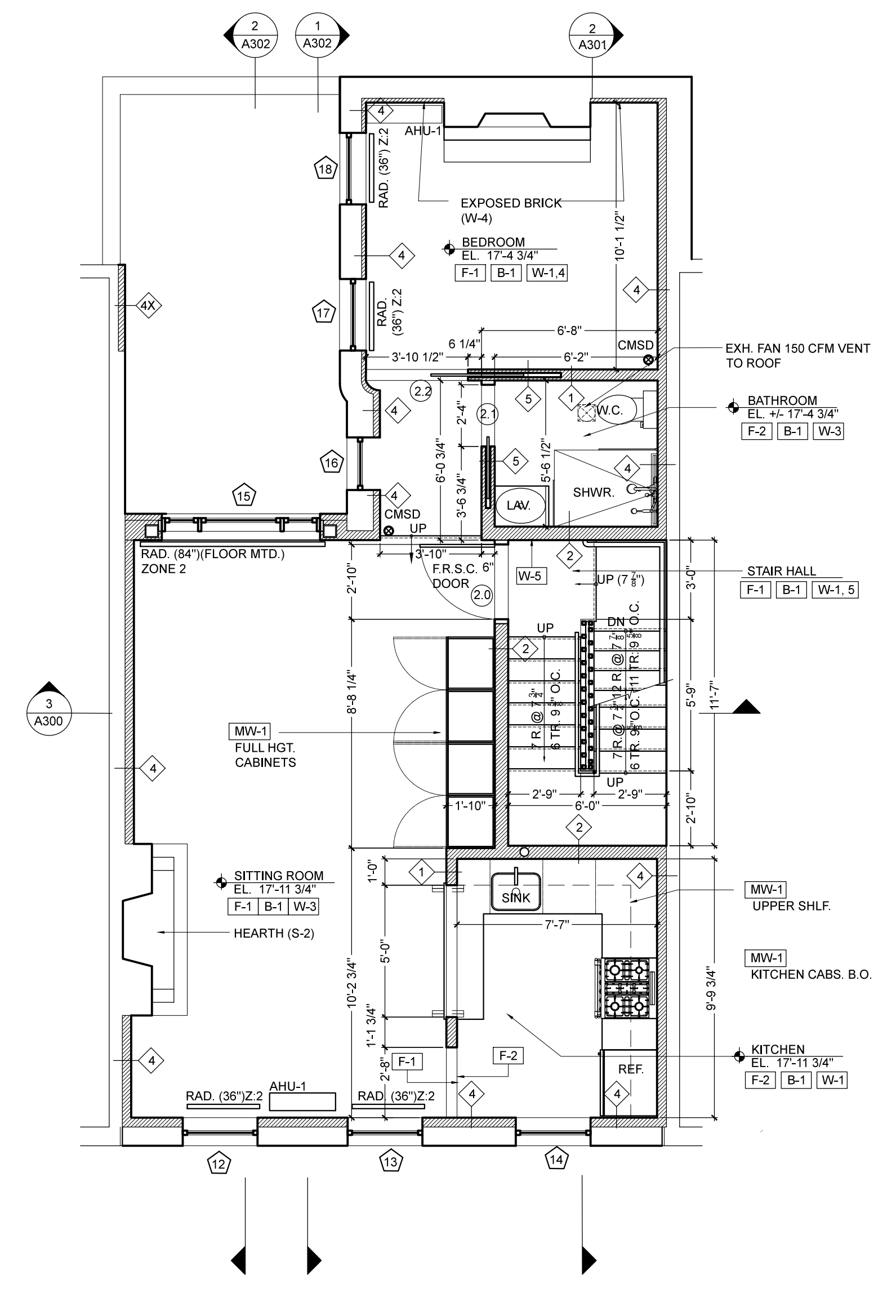


1 CELLAR PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEY

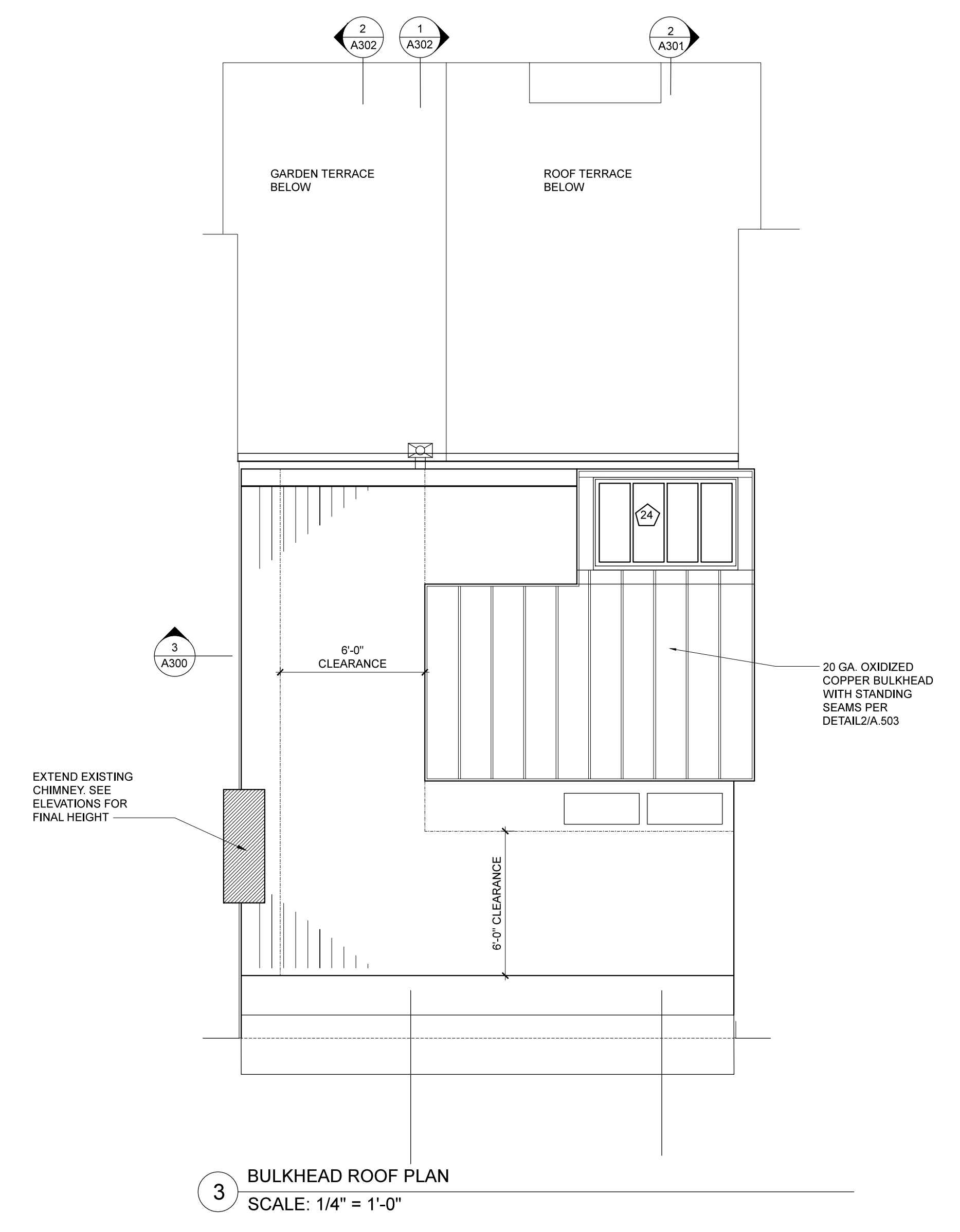
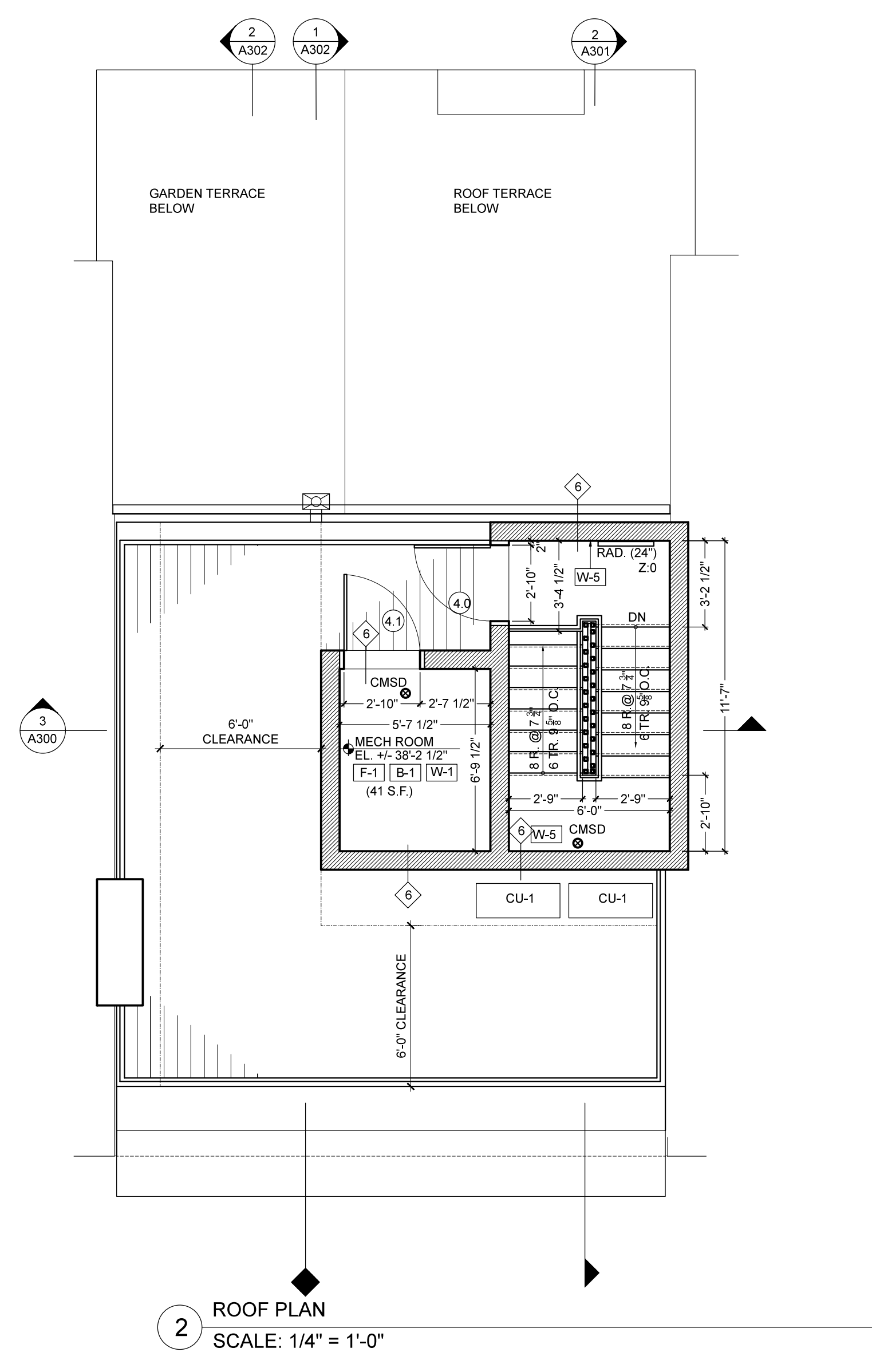
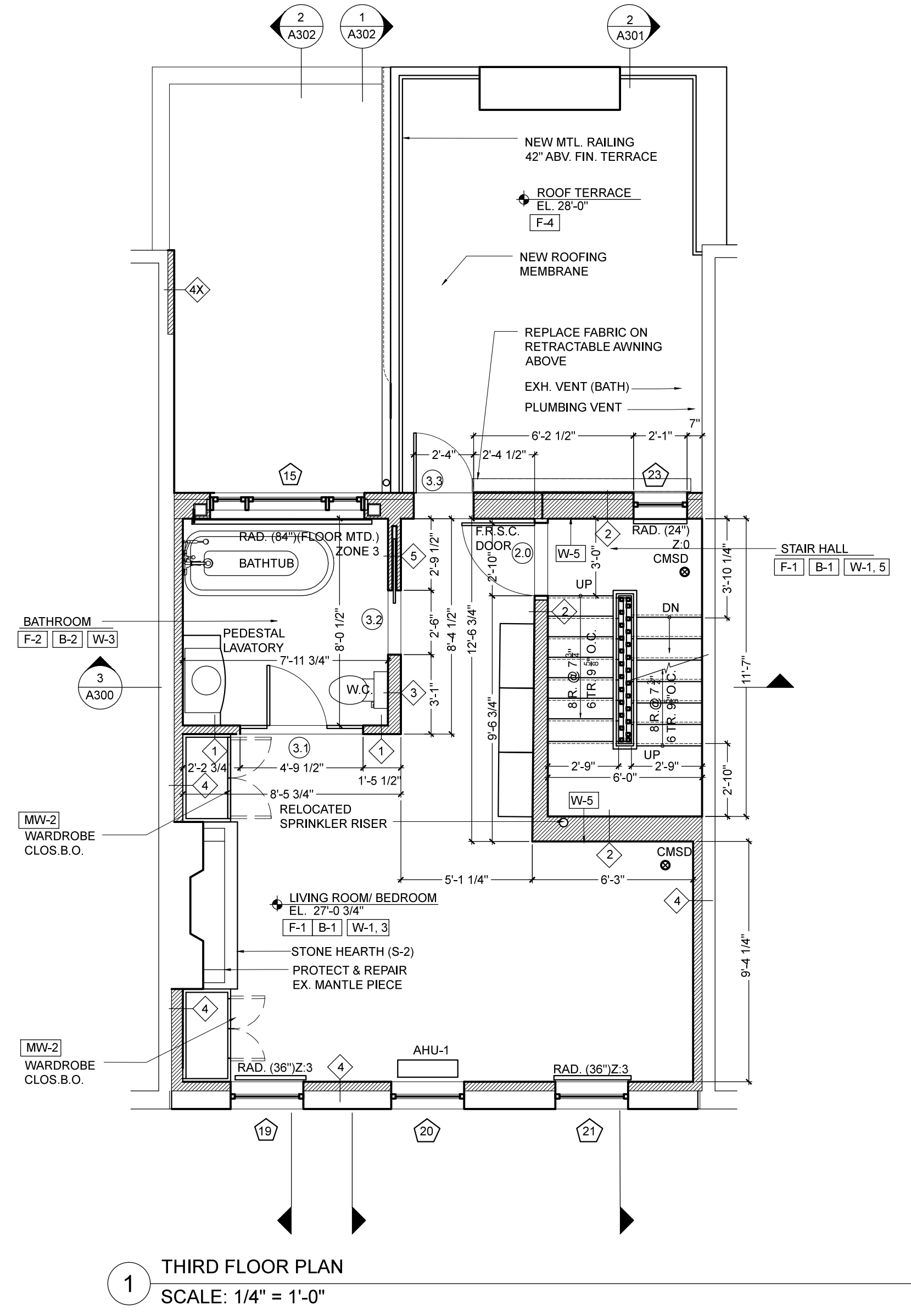
	EXISTING TO REMAIN		DOOR TAG
	NEW WALL CONSTRUCTION		WINDOW TAG
	CARBON MONOXIDE/ SMOKE DETECTORS		SCHEDULE TAG

NOTES

- G.C. TO SURVEY JOBSITE TO ASSESS SCOPES OF WORK ALREADY COMPLETED. G.C. TO IDENTIFY AND ASSESS COMPLETENESS, SOUNDNESS AND ADEQUACY OF COMPLETED WORK TOWARD COMPLETED SCOPE OF WORK SHOWN IN DRAWINGS.
- G.C. TO PROVIDE FOR ACCOMMODATING MATERIALS, FIXTURES, FITTINGS AND OTHER ITEMS PROVIDED BY OWNER. G.C. TO COORDINATE DELIVERY, ACCEPT AND INSPECT UPON DELIVERY. STORE AND HANDLE ITEMS TO ENSURE QUALITY CONTROL, CONFIRM SIZE, CONDITION AND ADEQUACY FOR INSTALLATION IN PROPOSED LOCATIONS.
- G.C. TO PROVIDE FOR COORDINATION WITH SEPARATE VENDORS, INSTALLERS AND OTHER SERVICE PROVIDERS RETAINED SEPARATELY BY OWNER.

PARTITION TYPES

	1-HR OR NON-RATED PARTITION 3-5/8" MTL. STUD @ 16 O.C. W/ 1 LAYER 5/8" GWB EACH SIDE. BATT MINERAL WOOL INSULATION TYP.
	2-HR OR NON-RATED PARTITION 3-5/8" MTL. STUD @ 16 O.C. W/ 2 LAYERS 5/8" GWB EACH SIDE. BATT MINERAL WOOL INSULATION TYP.
	PLUMBING PARTITION 5-5/8" MTL. STUD @ 16 O.C. W/ 1 LAYER 5/8" GWB EACH SIDE. TILE AND W.P. MEMBRANE (LATICRETE 9235 LATTICE) MAY OCCUR. SEE FINISH SCHEDULE.
	FURRED GWB PARTITION METAL FURRING STRIPS (OR FRAMING AS REQ'D) WITH 1 (OR AS REQ'D) LAYER 5/8" GWB.
	FURRED EXTERIOR WALL 1 1/2" MTL. FURRING & 1/2" GWB TYP. FOR EX. MASONRY WALLS. PROVIDE 1 1/2" RIGID POLYSTYRENE INSUL'N. FOR EX. WOOD FRAMING OR OTHER. PROVIDE 1 1/2" SPRAYED CLOSED CELL POLYURETHANE INSULATION.
	POCKET DOOR GWB PARTITION 3 3/4" MTL. STUD (16 GA.) @ 12" O.C. ROTATE. STUD TO USE 1-1/2" DEPTH TO CREATE OPEN SLOT FOR POCKET DOOR. 1 LAYER GWB ON EXPOSED SIDES. 3 1/2" STUD ONE SIDE MAY OCCUR FOR FIRE-RATING OR DEVICE INSTALLATION DEPTH.
	ROOFTOP PENTHOUSE AND BULKHEAD WALL: 5-5/8" 15 GA. MTL. STUD, 1/2" FIRE-RETARDANT SHEATHING, SEALED NON-WOVEN WEATHERPROOFING MEMBRANE, FURRING STRIPS & 20 GA. STANDING SEAM OXIDIZED COPPER STANDING SEAM SIDING. R-19 BATT INSULATION AND 1/2" GWB INTERIOR TYP.



KEY

	EXISTING TO REMAIN		DOOR TAG
	NEW WALL CONSTRUCTION		WINDOW TAG
	CARBON MONOXIDE/ SMOKE DETECTORS		SCHEDULE TAG

NOTES

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- G.C. TO PROVIDE FOR COORDINATION WITH SEPARATE VENDORS, INSTALLERS AND OTHER SERVICE PROVIDERS RETAINED SEPARATELY BY OWNER.

PARTITION TYPES

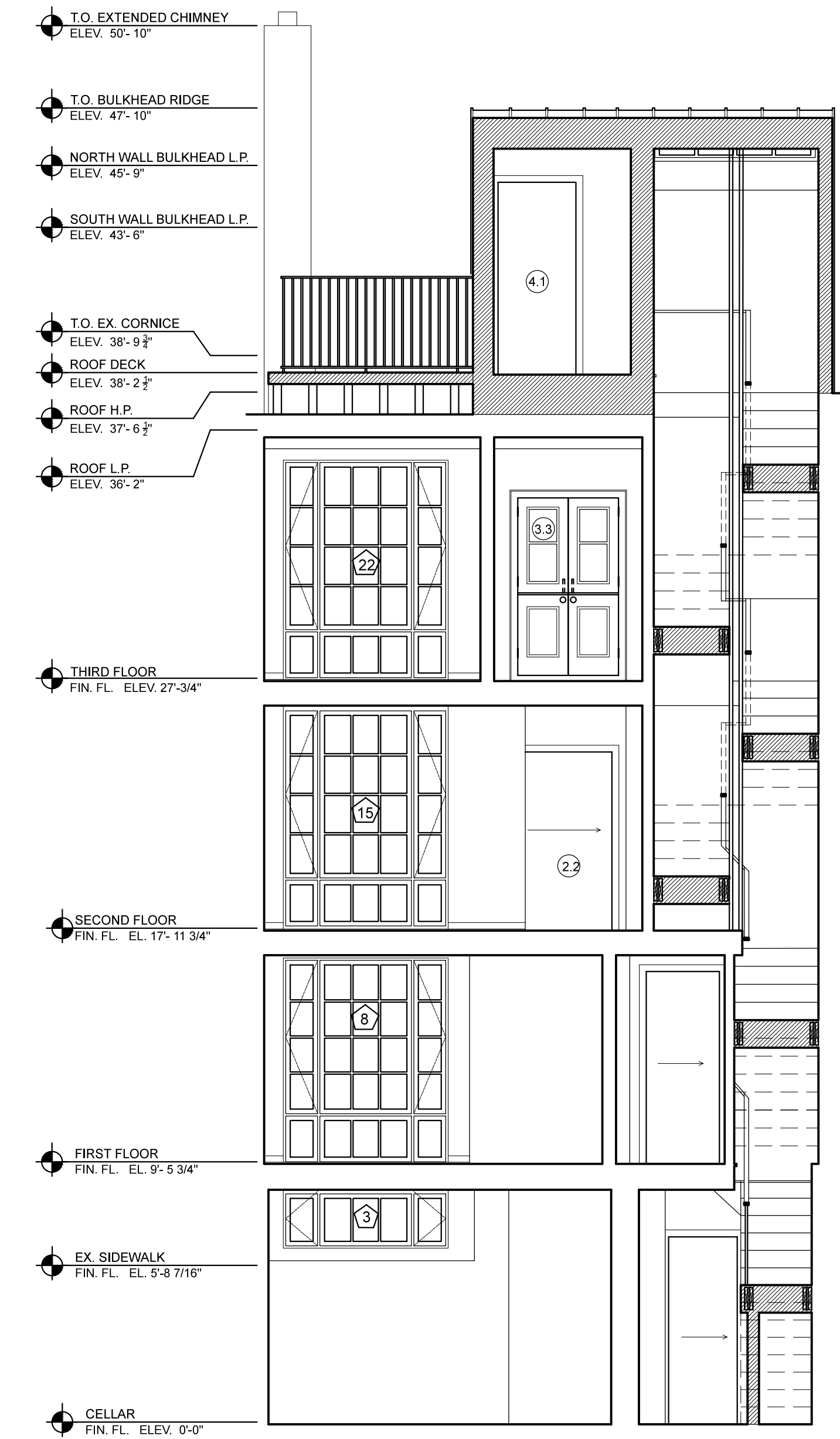
	1-HR OR NON-RATED PARTITION 3-5/8" MTL. STUD @ 16 O.C. W/ 1 LAYER 5/8" GWB EACH SIDE. BATT MINERAL WOOL INSULATION TYP.
	2-HR OR NON-RATED PARTITION 3-5/8" MTL. STUD @ 16 O.C. W/ 2 LAYERS 5/8" GWB EACH SIDE. BATT MINERAL WOOL INSULATION TYP.
	PLUMBING PARTITION 5-5/8" MTL. STUD @ 16 O.C. W/ 1 LAYER 5/8" GWB EACH SIDE. TILE AND W.P. MEMBRANE (LATICRETE 9235 LATTICE) MAY OCCUR. SEE FINISH SCHEDULE.
	FURRED GWB PARTITION METAL FURRING STRIPS (OR FRAMING AS REQ'D) WITH 1 (OR AS REQ'D) LAYER 5/8" GWB.
	FURRED EXTERIOR PARTITION METAL FURRING STRIPS WITH 3" FIRE-RETARDENT PLYWOOD, 40 MIL. RUBBER/EPDM WATERPROOFING MEMBRANE AND STANDING SEAM COPPER PANELING, COPING AND FLASHING TYP.
	POCKET DOOR GWB PARTITION 3 3/4" MTL. STUD (16 GA.) @ 12" O.C. ROTATE STUD TO USE 1-1/2" DEPTH TO CREATE OPEN SLOT FOR POCKET DOOR. 1 LAYER GWB ON EXPOSED SIDES. 3/8" STUD ONE SIDE MAY OCCUR FOR FIRE-RATING OR DEVICE INSTALLATION DEPTH.
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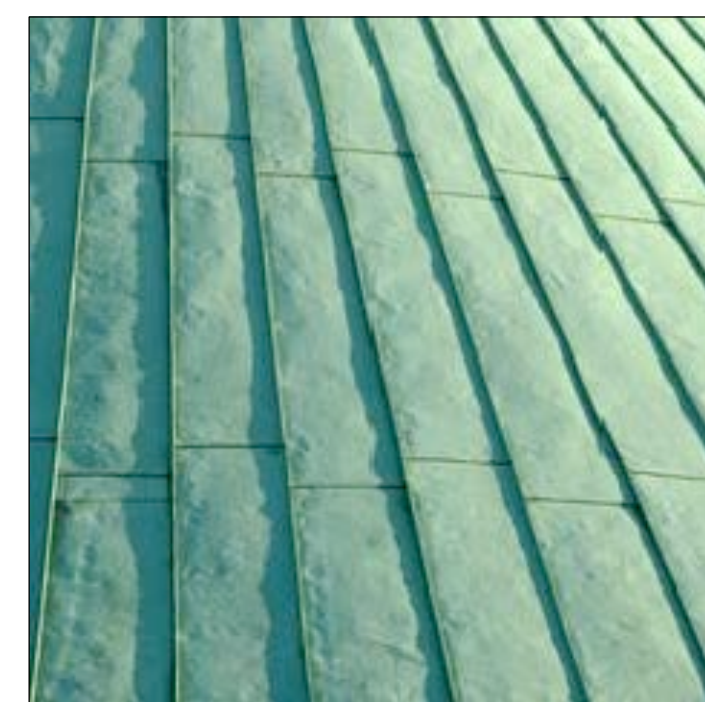
1 EXISTING - FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



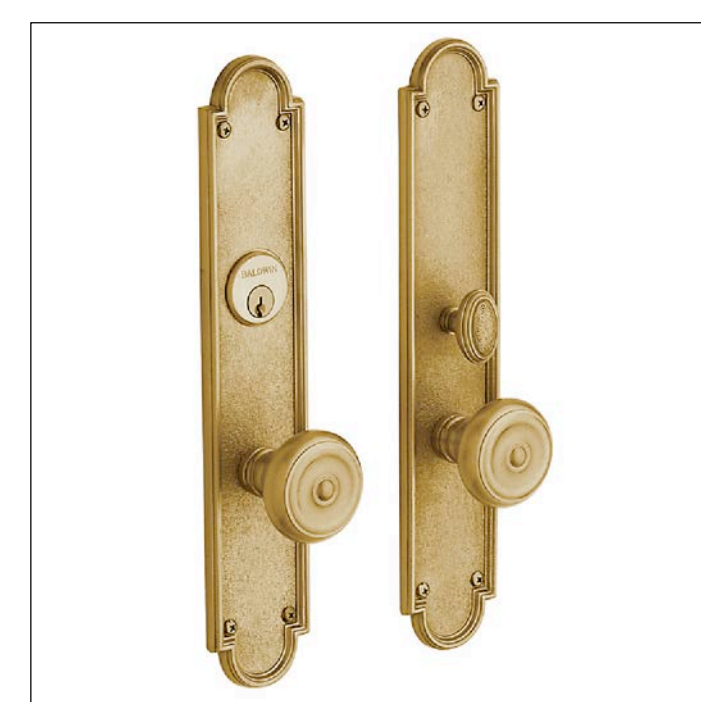
2 PROPOSED - FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



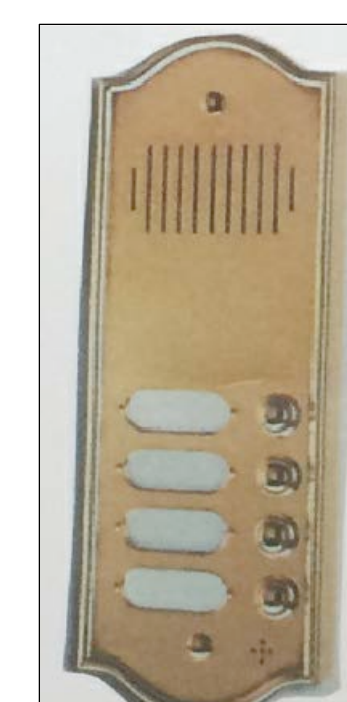
3 BUILDING SECTION LOOKING NORTH
SCALE: 1/4" = 1'-0"



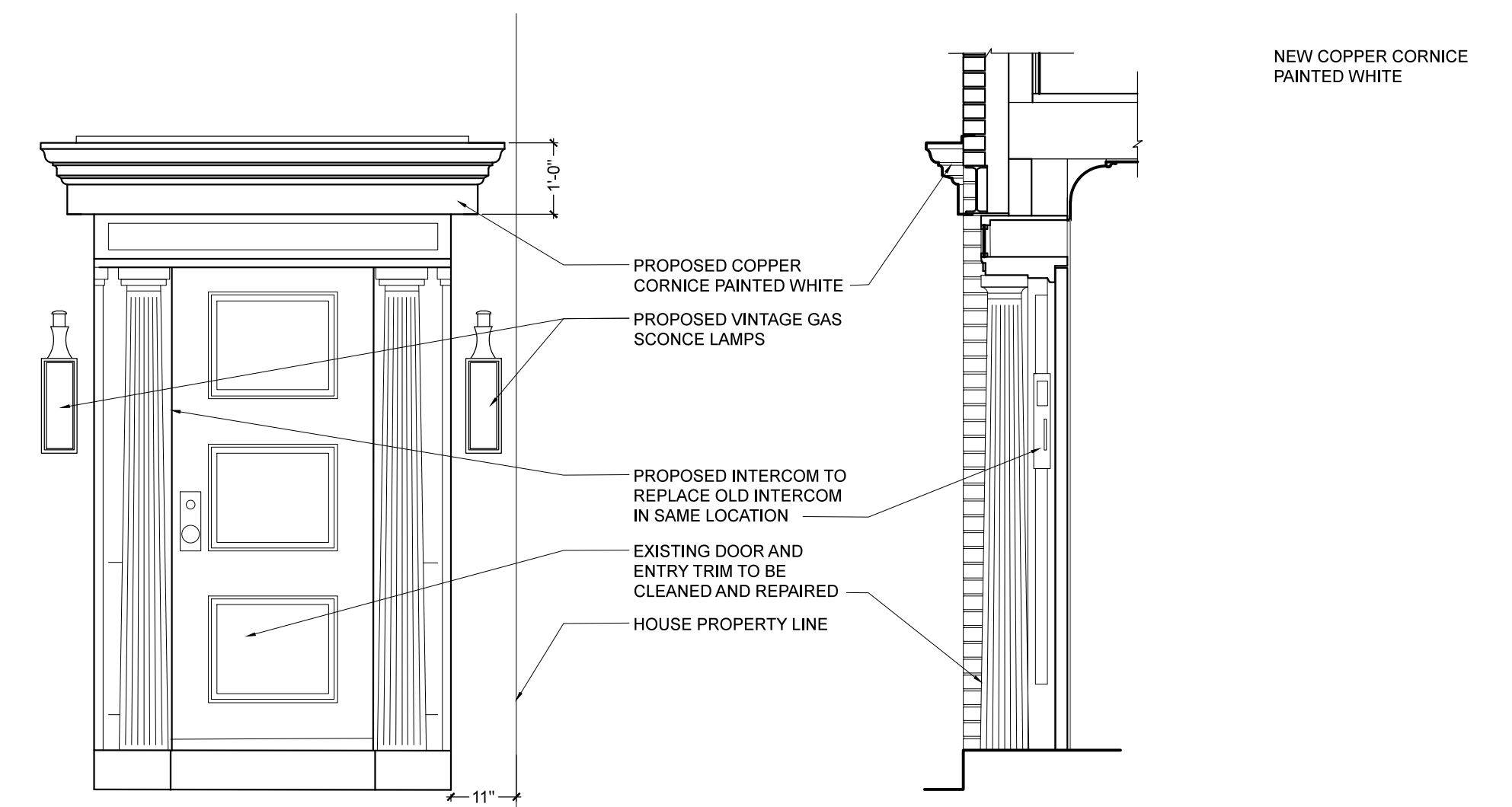
7 VERDIGRIS COPPER PANELING



8 PROPOSED LATCHSETS

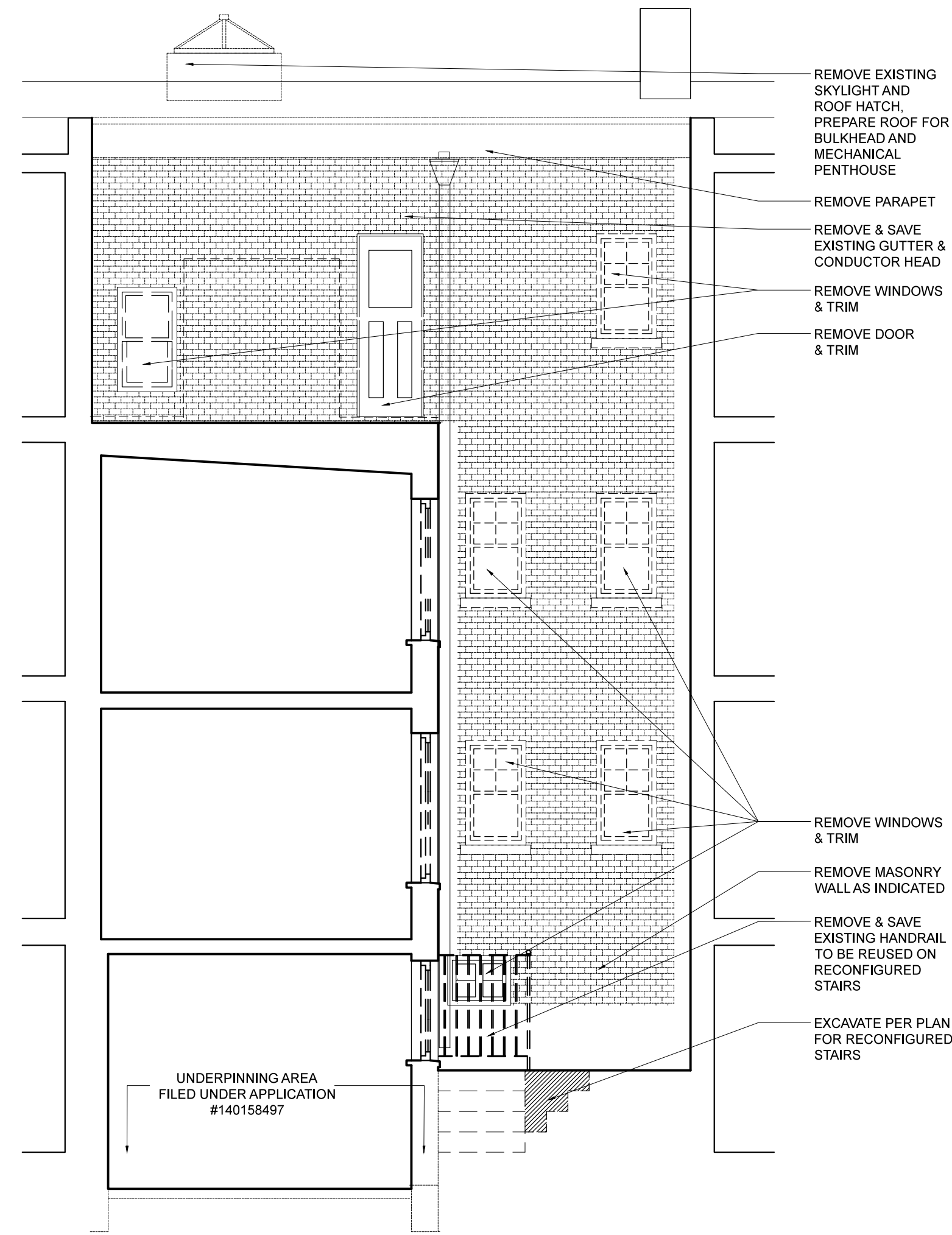


9 PROP. BUZZER PNL.

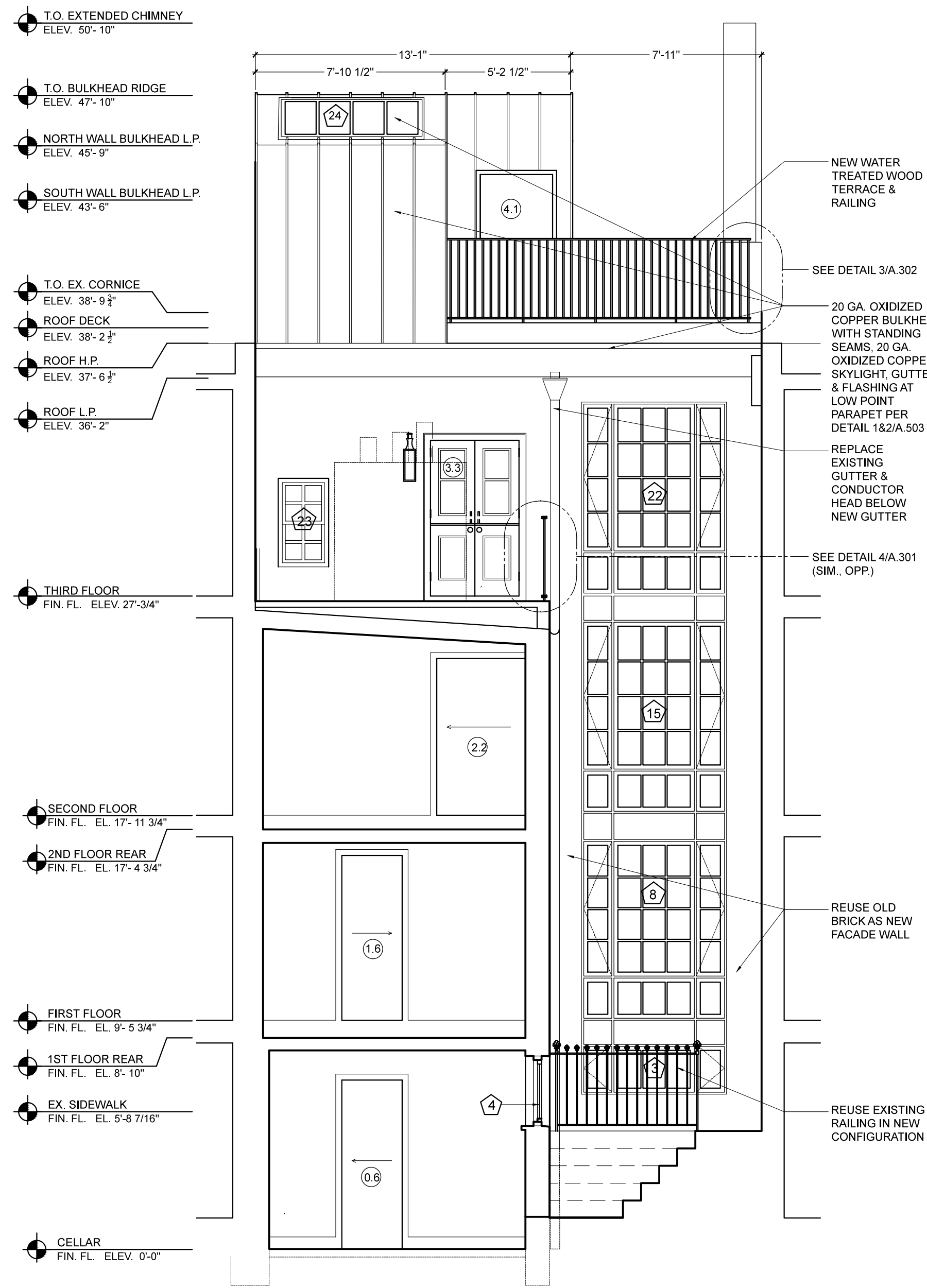


10 FRONT DOOR - PROPOSED ELEVATION
SCALE: 1/2" = 1'-0"

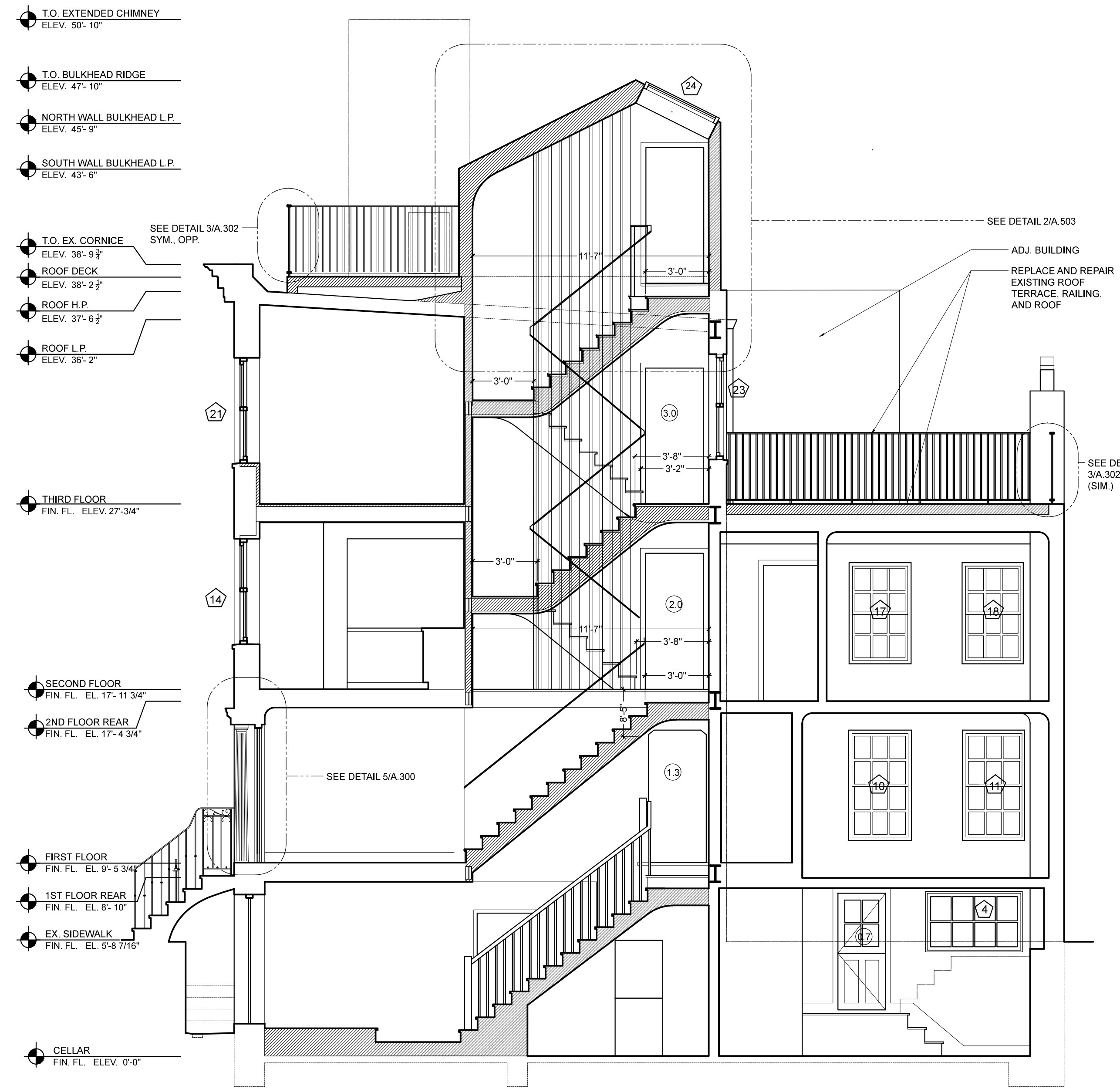
11 FRONT DOOR - PROPOSED ESECTION
SCALE: 1/2" = 1'-0"



1 DEMOLITION: REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED - REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"

TO EXTENDED CHIMNEY
ELEV. 50'-10"

TO EX. CORNICE
ELEV. 38'-9 1/2"
ROOF DECK
ELEV. 38'-2 1/2"
ROOF H.P.
ELEV. 37'-6 1/2"
ROOF L.P.
ELEV. 36'-2"

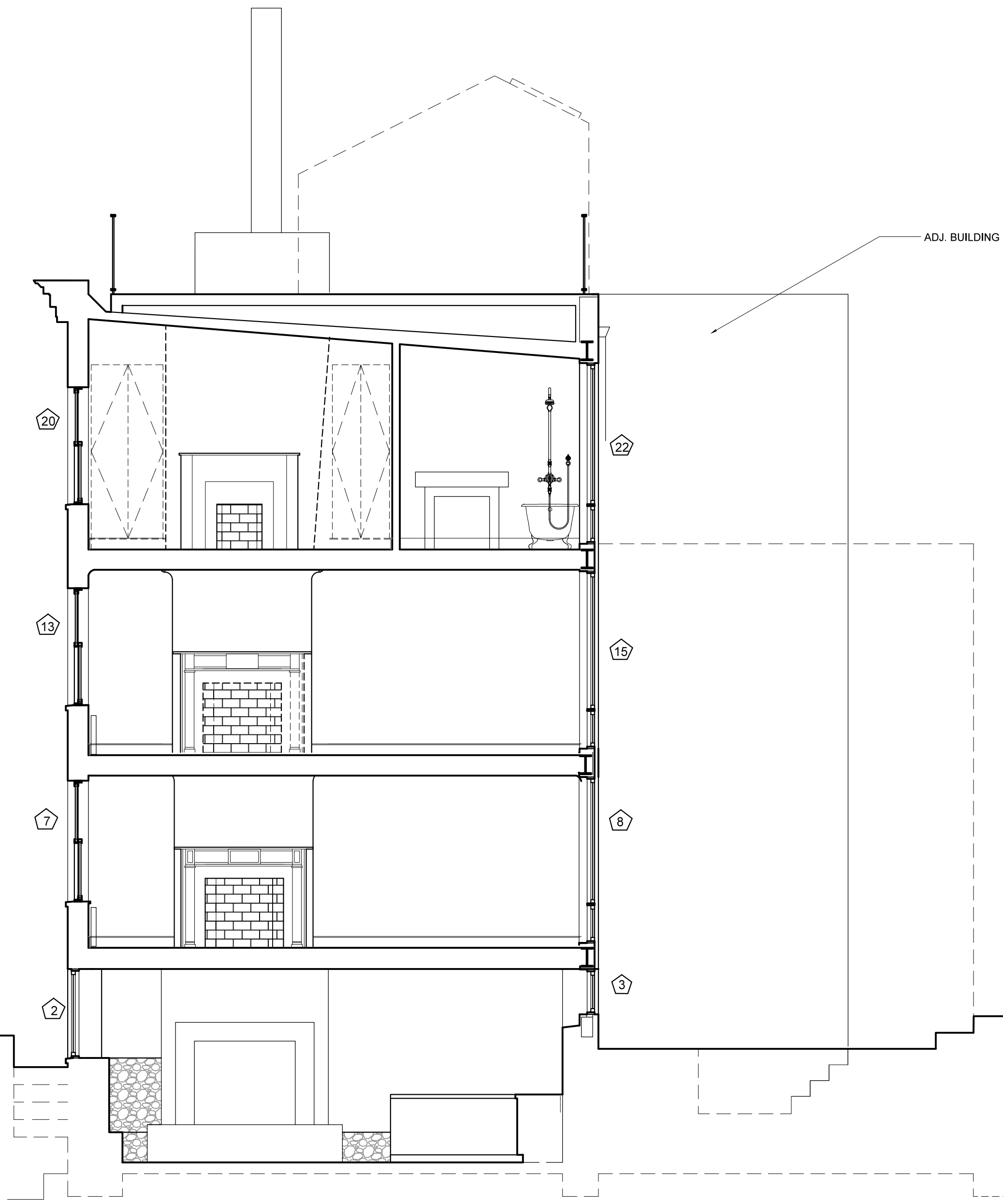
THIRD FLOOR
FIN. FL. ELEV. 27'-3/4"

SECOND FLOOR
FIN. FL. EL. 17'-11 3/4"

FIRST FLOOR
FIN. FL. EL. 9'-5 3/4"

EX. SIDEWALK
FIN. FL. EL. 5'-8 7/16"

BASEMENT
FIN. FL. ELEV. 0'-0"



1 BUILDING SECTION LOOKING WEST
SCALE: 1/4" = 1'-0"

TO EXTENDED CHIMNEY
ELEV. 50'-10"

TO BULKHEAD RIDGE
ELEV. 47'-10"
NORTH WALL BULKHEAD L.P.
ELEV. 45'-9"
SOUTH WALL BULKHEAD L.P.
ELEV. 43'-6"

TO EX. CORNICE
ELEV. 38'-9 1/2"
ROOF DECK
ELEV. 38'-2 1/2"
ROOF H.P.
ELEV. 37'-6 1/2"
ROOF L.P.
ELEV. 36'-2"

THIRD FLOOR
FIN. FL. ELEV. 27'-3/4"

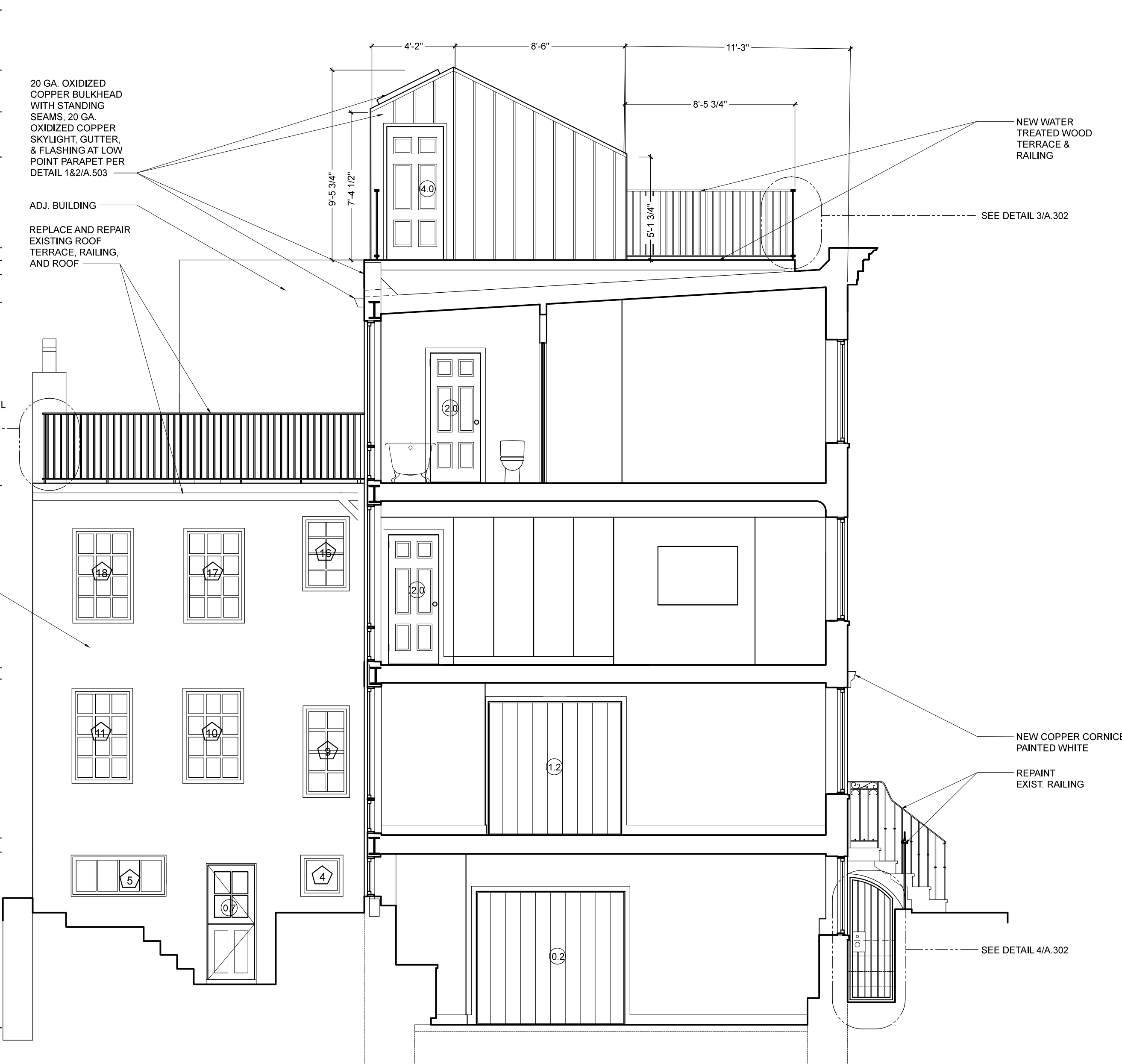
SECOND FLOOR
FIN. FL. EL. 17'-11 3/4"

FIRST FLOOR
FIN. FL. EL. 9'-5 3/4"

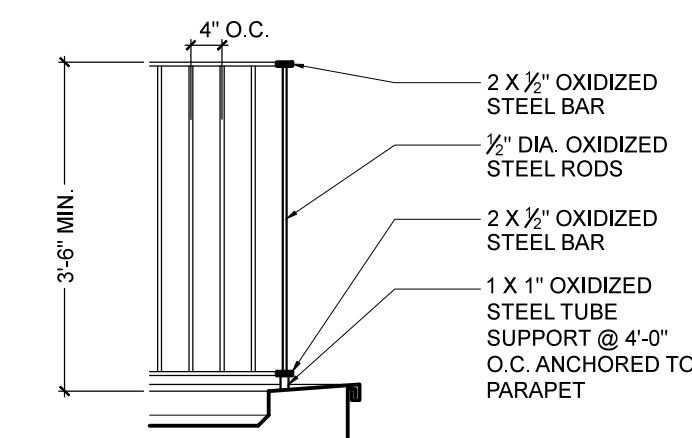
1ST FLOOR REAR
FIN. FL. EL. 8'-10"

EX. SIDEWALK
FIN. FL. EL. 5'-8 7/16"

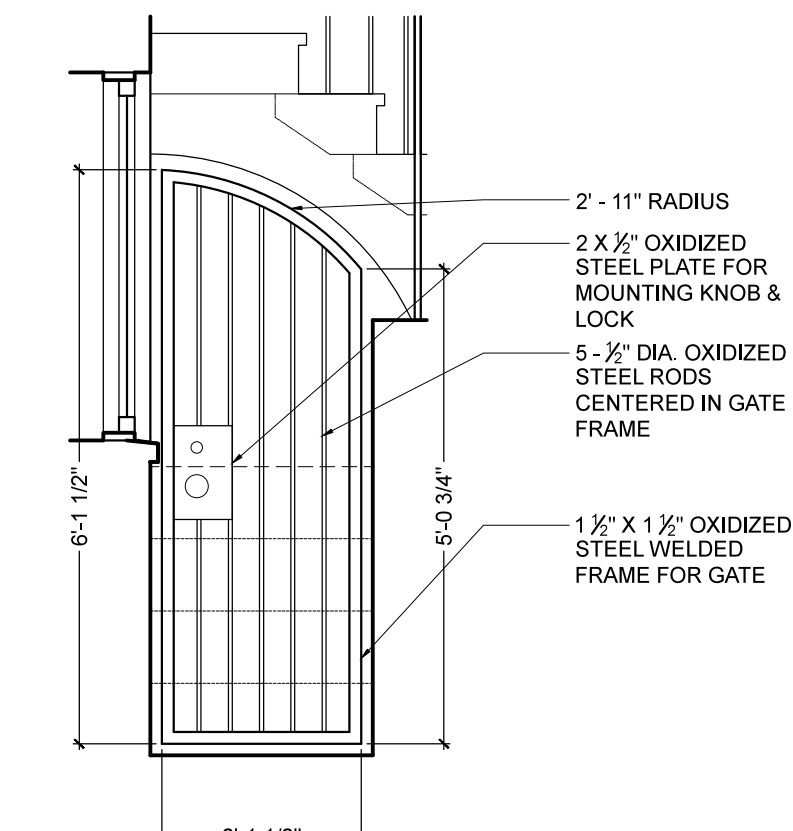
BASEMENT
FIN. FL. ELEV. 0'-0"



2 BUILDING SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"



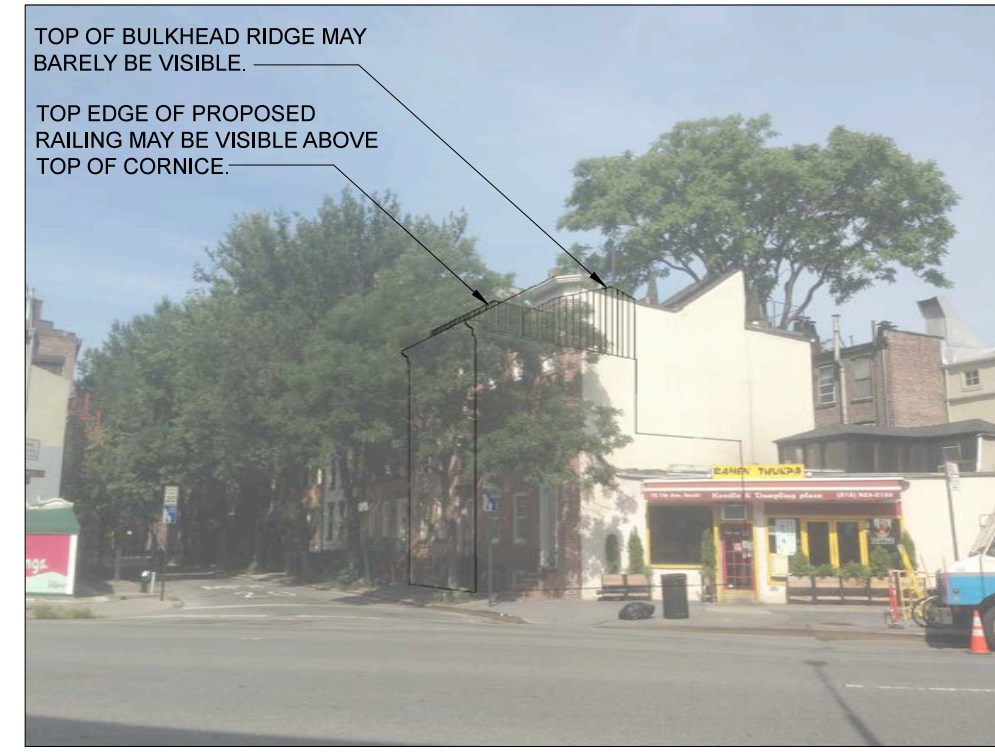
3 TERRACE RAILING DETAIL
SCALE: 1/2" = 1'-0"



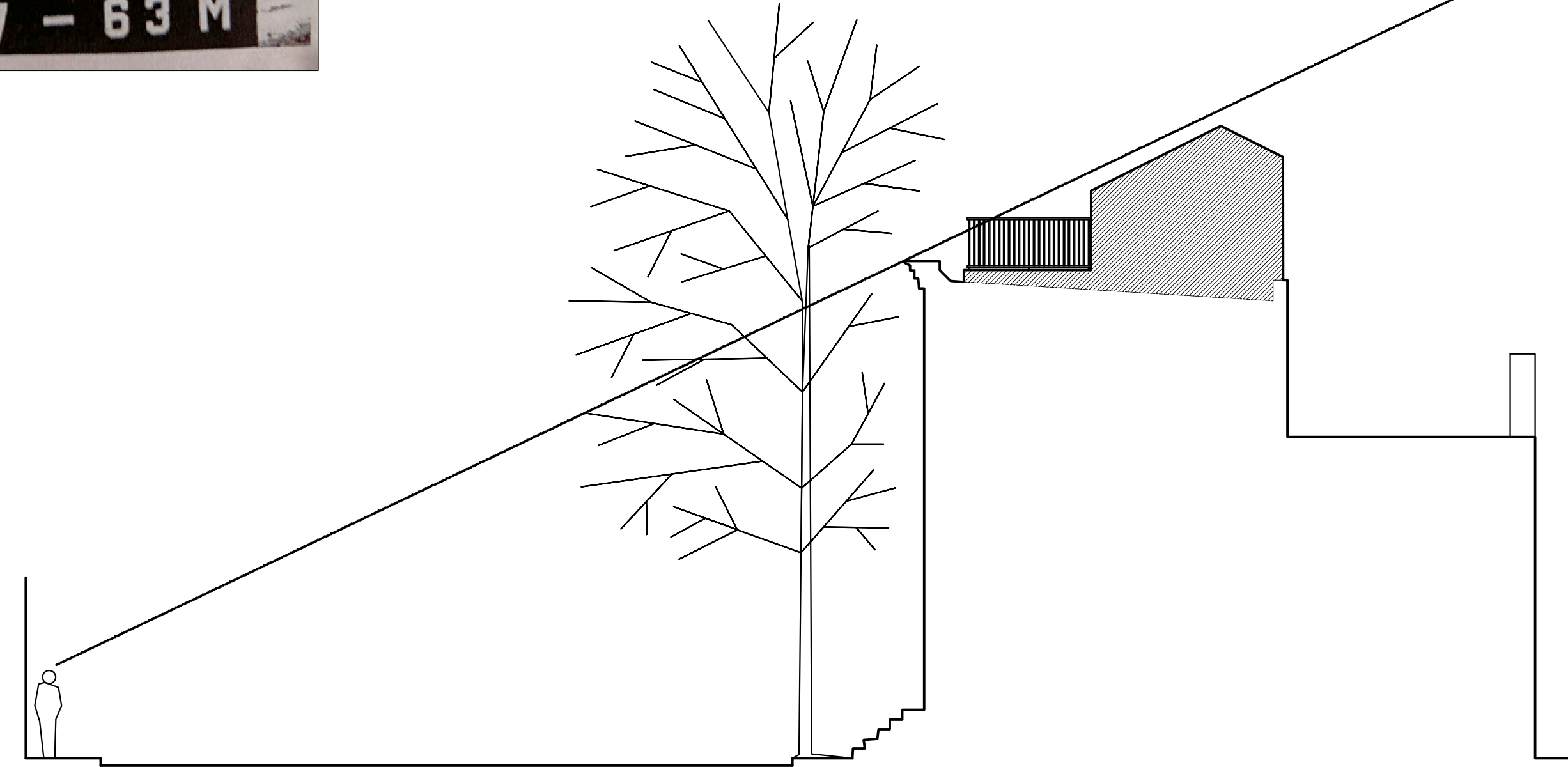
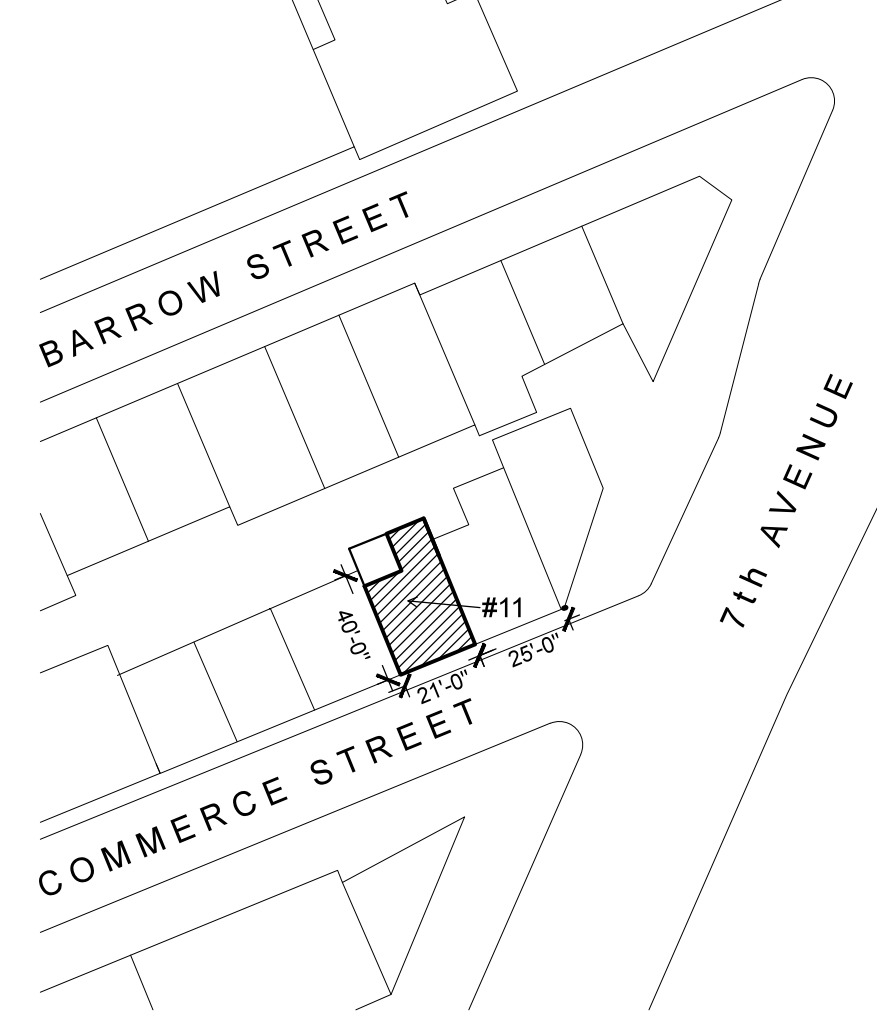
4 GATE FOR BASEMENT ENTRANCE DETAIL
SCALE: 1/2" = 1'-0"



VIEW FROM EAST ACROSS 7TH AVE.



PLOT PLAN (NO SCALE)



3 SIGHTLINE SECTION DIAGRAM
SCALE: 1/8" = 1'-0"

CARBON MONOXIDE DETECTOR NOTES

- 2014 BUILDING CODE SMOKE DETECTOR NOTES PERTAINING TO R-3 OCCUPANCY CLASSIFICATION:
- PER SECTION 907.2.10.1.1 SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2, R-3 AND L-1 REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS OF A DWELLING UNIT:
 - ON THE CEILING OR WALL OUTSIDE OF EACH ROOM USED FOR SLEEPING PURPOSES WITHIN 15 FEET (4572 MM) FROM THE DOOR TO EACH ROOM.
 - IN EACH ROOM USED FOR SLEEPING PURPOSES.
 - IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BELOW GRADE STORIES AND PENTHOUSES OF ANY ARE, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS: IN DWELLINGS OR DWELLING UNITS WITH LEVELS AND WITHOUT INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 - PER SECTION 907.2.10.2 POWER SOURCE: REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM A DEDICATED BRANCH CIRCUIT OR THE UNSWITCHED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING, AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS A REQUIRED FOR OVER-CURRENT PROTECTION.
 - PER 907.2.10.3 INTERCONNECTION: WHERE MORE THAN ONE SMOKE ALARM OR DETECTOR IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN GROUP R-2, R-3, OR WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT IN A GROUP R-1, THE SMOKE ALARMS OR DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM OR DETECTOR WILL ACTIVATE ALL OF THE ALARMS OR DETECTORS IN THE INDIVIDUAL UNIT. THE ALARM OR DETECTOR SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

2014 BUILDING CODE CARBON MONOXIDE DETECTOR NOTES PERTAINING TO R-3 OCCUPANCY CLASSIFICATION:

- I. PER SECTION 908.7, CARBON MONOXIDE ALARMS AND DETECTORS SHALL BE INSTALLED AS FOLLOWS:
- IN GROUPS I-1, R-2 AND R-3, CARBON MONOXIDE NOTICES SHALL BE INSTALLED IN AFFECTED DWELLINGS UNITS AS PER SECTION 908.7.1.1.
 - PER 908.7.1.1 AFFECTED DWELLING UNITS, CARBON MONOXIDE DETECTORS SHALL BE REQUIRED WITHIN THE FOLLOWING DWELLING UNITS:
 - UNITS ON THE SAME STORY WHERE CARBON MONOXIDE PRODUCING EQUIPMENT OR ENCLOSED PARKING IS LOCATED.
 - UNITS ON THE STORIES ABOVE AND BELOW WHERE THE FLOOR WHERE CARBON MONOXIDE PRODUCING EQUIPMENT OR ENCLOSED PARKING IS LOCATED.
 - UNITS IN A BUILDING CONTAINING A CARBON MONOXIDE PRODUCING FURNACE, BOILER, OR WATER HEATER AS PART OF A CENTRAL SYSTEM.
 - UNITS IN A BUILDING SERVED BY A CARBON MONOXIDE PRODUCING FURNACE, BOILER OR WATER HEATER AS PART OF A CENTRAL SYSTEM THAT IS LOCATED IN AN ADJOINING OR ATTACHED BUILDING.
- II. PER SECTION 908.7.1.1.1 REQUIRED LOCATION WITHIN DWELLING UNITS. CARBON MONOXIDE ALARMS OR DETECTORS WSHALL BE LOCATED WITHIN DWELLING UNITS AS FOLLOWS:
- OUTSIDE OF ANY ROOM USED FOR SLEEPING PURPOSES, WITHIN 15 FEET (4572 MM) OF THE ENTRANCE TO SUCH ROOM.
 - IN ANY ROOM USED FOR SLEEPING PURPOSES.
 - ON ANY STORY WITHIN A DWELLING UNIT, INCLUDING BELOW-GRADE STORIES AND PENTHOUSES OF ANY AREA, BUT NOT INCLUDING RAWL SPACES AND UNINHABITABLE ATTICS.

MECHANICAL VENT NOTES

- ALL BATHROOM AND TOILET ROOMS TO HAVE MECHANICAL VENTILATION PROVIDING MINIMUM 50CFM EXHAUST. BATHROOM DUCT TO BE 8X8, MINIMUM 18GA SHEET METAL.
- DUCT RISER TO BE FIRE RETARDED WITH TWO LAYERS TYPE "X" GYPSUM BOARD ON ALL SIDES, ATTACHED WITH CONSTRUCTION ADHESIVE AND 18GA WIRE TIES @ 4'-0" O.C. (NO SCREWS TO BE USED).
- WHERE DUCTS PASS THROUGH FLOOR, FLOOR OPENING TO BE CUT TIGHT TO DUCT, AND REMANDER GAP BETWEEN DUCT AND FLOOR CONSTRUCTION TO BE FILLED WITH MINERAL WOOL.
- EACH BATHROOM AND KITCHEN TO BE EQUIPPED WITH ITS OWN INDEPENDENT EXHAUST BLOWER WITH BACKDRAFT DAMPLER, FIRE DAMPER SHALL BE AS PER RS-13-1 (319)
- MINIMUM 8"X8" OUTDOOR AIR INTAKE (F.A.I.) WITH BSSA APPROVED FIRE DRAMPER TO BE PROVIDED FOR BOILER ROOM

FLOOD ZONE COMPLIANCE NOTES

THE BUILDING IS NOT LOCATED IN A FLOOD ZONE DESIGNATED BY F.E.M.A. MAPS OF 2007 AND 2013.

ENERGY CODE COMPLIANCE INSPECTION PER BC 109.3.5

- FENESTRATION AIR LEAKAGE (I44, I44.4)
- AIR SEALING AND INSULATION - VISUAL (I46, I46.6)
- SHUT-OFF DAMPERS (I82, I82.2)
- LIGHTING IN DWELLING UNITS (IC2, IC2.2)
- INTERIOR LIGHTING POWER (IC3)
- LIGHTING CONTROLS (IC5)

PROGRESS INSPECTIONS

- | | |
|---------------------------------------|------------|
| 1. FRAME INSPECTIONS | BC 109.3.3 |
| 2. ENERGY CODE COMPLIANCE INSPECTIONS | BC 109.3.5 |
| 3. FIRE-RESISTANCE RATED CONSTRUCTION | BC 109.3.4 |

TR8-ENERGY CODE PROGRESS INSPECTIONS

- | | |
|--------------------------------------|----------------|
| 1. INSULATION PLACEMENT AND R VALUES | (I42), (I42.2) |
| 2. ELECTRICAL METERING | (1C1), (1C1.1) |
| 3. LIGHTING IN DWELLING UNITS | (IC2), (IC2.2) |
| 4. INTERIOR LIGHTING POWER | (IC3) |
| 5. LIGHTING CONTROLS | (IC5) |
| 6. TANDEM WIRING | (IC7) |

SPECIAL INSPECTIONS

- | | |
|--|-------------|
| 1. CONCRETE-CAST-IN-PLACE | BC 1704.4 |
| 2. STRUCTURAL COLD-FORMED STEEL | BC 1704.3.4 |
| 3. ADHESIVE ANCHORAGE | BC 1704.1.3 |
| 4. FIRESTOP DRAFTSTOP AND FIREBLACK SYSTEM | BC 1704.25 |
| 5. MECHANICAL SYSTEMS | BC 1704.15 |

DEPT. OF BUILDINGS NOTES

- NO CHANGE IN OCCUPANCY, USE OR EGRESS.
- PERMITS FOR TEMPORARY FENCE, SIDEWALK CLOSING, ELECTRICAL WORK OR OTHER PERMITS SHALL BE OBTAINED SEPARATELY BY CONTRACTOR.
- INSTALL ALL BARRICADES, SIGNS, SCAFFOLDING, TEMPORARY LIGHTING, ETC. AS NEEDED.
- CONTRACTOR SHALL PROVIDE BUILDING MANAGER WITH REQUIRED CERTIFICATES OF INSURANCE PRIOR TO COMMENCING WORK.

TENANT PROTECTION PLAN 2014 (28-104.8.4)

2014 BUILDING CODE - TENANT PROTECTION PLAN NOTES
ALL CONSTRUCTION WORK TO COMPLY WITH SECTION 28-104.8.4 OF THE 2008 BUILDING CODE, AS FOLLOWS:

- EGRESS: AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
- FIRE SAFETY: ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY ENFORCED.
- HEALTH REQUIREMENTS: SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED.
- 3.1. THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.
- COMPLIANCE WITH HOUSING STANDARDS: THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY ENFORCED.
- STRUCTURAL SAFETY: NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
- NOISE RESTRICTIONS: WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE, SUCH LIMITATIONS SHALL BE STATED.

11 COMMERCE STREET

NEW YORK, NY 10014
BLOCK 587
LOT 63
LANDMARK STATUS: YES
ZONING: 12a
ZONING MAP: C-2-6
SPECIAL DISTRICT: NO

LIST OF DRAWINGS

T.100.00	TITLE PAGE - PLOT PLAN, ZONING INFO, & NOTES
A.000.00	TITLE PAGE - PLOT PLAN, ZONING INFO, & NOTES
A.001.00	CELLAR, 1ST & 2ND FLOOR DEMOLITION PLANS
A.100.00	3RD FLOOR & ROOF DEMOLITION PLANS
A.101.00	CELLAR, 1ST & 2ND FLOOR PLANS
A.101.00	3RD FLOOR, ROOF & BULKHEAD FLOOR PLANS
A.300.00	EXTERIOR ELEVATIONS
A.301.00	BUILDING SECTIONS
A.302.00	BUILDING SECTIONS
A.401.00	WINDOW SCHEDULES
A.500.00	PLUMBING CODES, PLUMBING & GAS RISER DIAGRAMS
A.503.00	DETAILS & SECTIONS
S-SERIES	STRUCTURAL DRAWING (FILED UNDER SEPARATE APPLICATION)

GENERAL NOTES

- ALL WORK TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL FIRE AND SAFETY CODES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND REPORT TO ARCHITECT ALL ERRORS, DISCREPANCIES, OMISSIONS, DEFECTS OR UNUSUAL CONDITIONS BEFORE COMMENCING CONSTRUCTION.
- IF REQUIRED, GENERAL CONTRACTOR SHALL OBTAIN WORK PERMIT AND SHALL BE RESPONSIBLE FOR ALL REQUIRED INSPECTIONS AND APPROVALS (SIGN-OFFS) BY THE DEPT. OF BUILDINGS AND ALL OTHER AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL SUPPLY ARCHITECT WITH ONE COPY FOR RECORDS. ARCHITECT SHALL PROVIDE DRAWINGS FOR FILING PURPOSES.
- CERTIFICATION AND/OR B.S.&A. OR M.E.A. NUMBERS SHALL BE SUBMITTED TO THE ARCHITECT.
- GENERAL CONTRACTOR SHALL SUPPLY ALL NECESSARY SUPPORT, BRACING, SHORING, ETC. OF BOTH EXISTING AND NEW CONSTRUCTION AND THE COMPLETE PROTECTION OF PUBLIC, WORKMEN AND PROPERTY DURING CONSTRUCTION. TOTAL RESPONSIBILITY IN THIS REGARD SHALL REST SOLELY WITH THE GENERAL CONTRACTOR.
- ALL CONTRACTORS, WORKERS AND AGENTS WORKING AT OR VISITING THE SITE SHALL BE COVERED BY ALL NECESSARY STATUTORY INSURANCE, INCLUDING LIABILITY, WORKERS COMPENSATION, DISABILITY, ETC.
- ALL PLUMBING WORK TO BE PERFORMED BY A LICENSED PLUMBER AND COMPLY WITH APPLICABLE CODES. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND COMPLY WITH APPLICABLE CODES. COPIES OF LICENSES SHALL BE PROVIDED TO THE BUILDING MANAGER PRIOR TO COMMENCEMENT OF WORK.
- NO DRILLING OR CHANNELING OF STRUCTURAL SLAB IS PERMITTED.
- WORK WILL COMPLY WITH ALL TERMS OF THE "OWNERS CORPORATION" ALTERATION AGREEMENT.

FLOOD ZONE COMPLIANCE NOTES

THE BUILDING IS NOT LOCATED IN A FLOOD ZONE DESIGNATED BY F.E.M.A. MAPS OF 2007 AND 2013.

FLOOR	USE GROUP	PROPOSED FLOOR AREA
CELLAR	USE GROUP 2 (1/2 DWELLING UNIT)	USE GROUP 2 (1/2 DWELLING UNIT)
1ST FLOOR	USE GROUP 2 (1/2 DWELLING UNIT)	USE GROUP 2 (1/2 DWELLING UNIT)
2ND FLOOR	USE GROUP 2 (1 DWELLING UNIT)	USE GROUP 2 (1/2 DWELLING UNIT)
3RD FLOOR	USE GROUP 2 (1 DWELLING UNIT)	USE GROUP 2 (1/2 DWELLING UNIT)
BULKHEAD & MECH. P.H.	N/A	USE GROUP 2 (ACCESSORY)
TOTAL:	3 DWELLING UNITS	2 DWELLING UNITS

FLOOR	EXISTING FLOOR AREA	PROPOSED FLOOR AREA
CELLAR	0 SF (EXEMPT PER ZR 12-10)	692 SF
1ST FLOOR	692 SF	692 SF
2ND FLOOR	692 SF	692 SF
3RD FLOOR	492 SF	492 SF
BULKHEAD & MECH. P.H.	N/A	0 (AS PER ZR 12-10)
TOTAL:	1876 SF	2568 SF

ZONING REGULATION	MAXIMUM PERMITTED/ MINIMUM REQUIRED	EXISTING	PROPOSED
DENSITY FACTOR: (ZR 23-22, ZR 24-20)	680	NA	NA
FLOOR AREA FOR DENSITY PURPOSES: (ZR 23-22)	2889.6 SF (3.44 X 840 SF)	NA	NA
MAX. NUMBER OF DWELLING UNITS:	4 DWELLING UNITS (2,889.6 SF / 680)	3 DWELLING UNITS	2 DWELLING UNITS

ZONING REGULATION	MAXIMUM PERMITTED/ MINIMUM REQUIRED	EXISTING	PROPOSED
RESIDENTIAL FAR: (ZR 23-153)	3.44	2.23 (1876 / 840 SF)	3.06 (2,568 / 840 SF)
RESIDENTIAL FLOOR AREA:	2889.6 SF (3.44 X 840 SF)	1,876 SF	2568 SF
LOT COVERAGE RATIO - BEYOND 100' OF INTERSECTION: (ZR 23-153)	65	0.82 (692 / 840 SF)	.82 (692 / 840 SF)
LOT COVERAGE:	546 SF (.65 X 840 SF)	692 SF	692 SF

ZONING REGULATION	MAXIMUM PERMITTED/ MINIMUM REQUIRED	EXISTING	PROPOSED
LOT AREA: (ZR 23-32)	1,700 SF	840 SF	840 SF
LOT WIDTH: (ZR 23-32)	18'	21'	21'

ZONING REGULATION	MAXIMUM PERMITTED/ MINIMUM REQUIRED	EXISTING	PROPOSED
SETBACK: (ZR 23-662)	15' (NARROW STREET)	NA	NA
MINIMUM BASE HEIGHT: (ZR 23-662)	40'	38'	38'
MAXIMUM BASE HEIGHT: (ZR 23-62)	65'	38'	38'
MAXIMUM BUILDING HEIGHT: (ZR 23-62)	75'	38'	38'

ZONING REGULATION	MAXIMUM PERMITTED/ MINIMUM REQUIRED	EXISTING	PROPOSED
FRONT YARD: (ZR 23-45)	NOT REQUIRED	0'	0'
SIDE YARDS: (ZR 23-462)	0' OR 8' MINIMUM	0'	0'
REAR YARD - SHALLOW LOT: (ZR 23-52)	0' (70' - 40')		

ENERGY ANALYSIS: NYECC (2014), CLIMATE ZONE 4A
RESIDENTIAL, 8-(4)-STORY MULTI-FAMILY-HOME
INTERIOR PARTITION AND PLUMBING WORK - 4th FLOOR

TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE, THE INFORMATION HEREIN IS ACCURATE AND IN FULL COMPLIANCE WITH THE NYECC (2014).

ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTION / CITATION
1. INTERIOR LIGHTING & CONTROLS	MORE THAN 50% OF INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY FIXTURES	NYECC(2014)/IC2 SECTION 404.1

SEE DRAWING T101 FOR BUILDING ENVELOPE, FENESTRATION AND MECHANICAL SYSTEMS NYC-ECC 2014 COMPLIANCE.