349-353 WEST 37TH STREET, MANHATTAN, NY

PROPOSED MIXED-USE DEVELOPMENT

ARCHITECT OF RECORD: Brent Porter & Assoc.
166 Saint James Place, Brooklyn, NY 11238
tel. 718.789.5426 email: mmsalstrom@aol.com

GEOTECH ENGINEER: GEI Consultants, Inc., P.C.
1385 Broadway | 20th Floor | New York, NY 10018
tel: 973.873.7115 info@geiconsultants.com

STRUCTURAL ENGINEER: Versatile Engineering P.C.
47-30 244th Str., Douglaston NY 11362-1106
tel. (917)873-0662 email: versatile.pc@gmail.com

SURVEYOR: Joseph Nicoletti
N. Y. S. Lic. No. 1148427
Joseph Nicoletti Associates
499 Jericho Turnpike, Suite 201
Mineola, New York 11501
tel. (516) 873-7278
E-mail: jnsurveys@aol.com

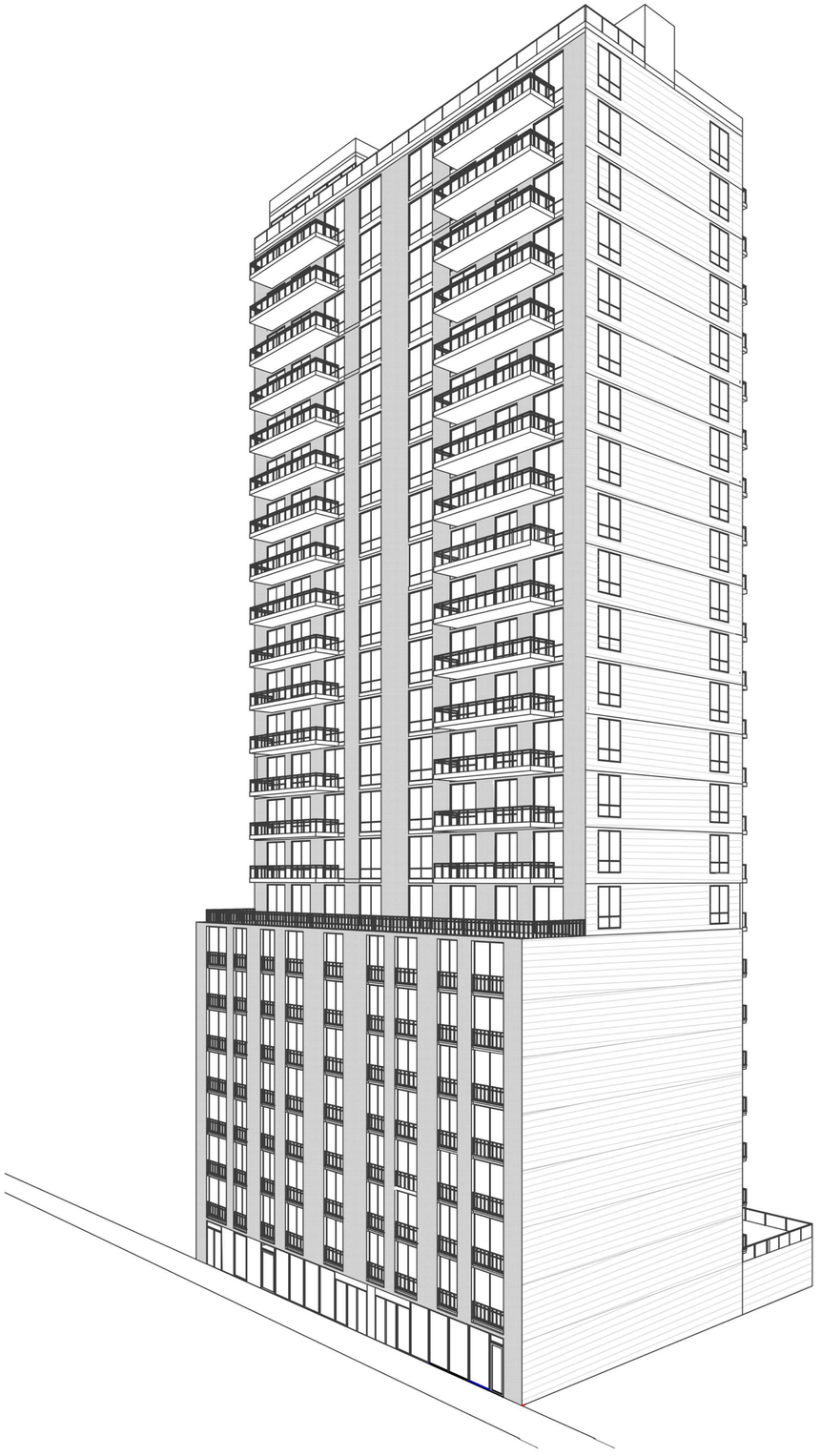
MEP & CIVIL ENGINEER: Versatile Engineering P.C.
47-30 244th Str., Douglaston NY 11362-1106
tel. (917)873-0662 email: versatile.pc@gmail.com

ARCHITECTURAL DRAWINGS

Sheet Number	Sheet Name	Issue Date
	GENERAL PAGES	
T-002.00	3D CONTEXT VIEWS	
Z-001.00	SITE PLAN, ZONING & TAX MAP	
Z-001A.00	SITE PLAN	
T-003.00	CONTEXT AREA MAP	
T-004.00	CONTEXT PHOTOS I	
T-005.00	CONTEXT PHOTOS II	
Z-002.00	INCLUSIONARY HOUSING NOTES, ZONING MAP	
Z-003.00	HPD UNITS AREA PLANS	
Z-004.00	HPD UNITS AREA SCHEDULES	
Z-009.00	NYCBC COMPLIANCE, TAX MAP & FLOOD MAPS	
Z-010.00	SURVEY	
Z-005.00	GROSS FLOOR AREA PLATES	
Z-006.00	ZONING DEDUCTIONS PLATES	
Z-008.00	APARTMENT SCHEDULE	
Z-007.00	ZONING DEDUCTIONS SCHEDULE	
Z-011.00	EGRESS PLANS	
Z-012.00	EGRESS PLANS	
Z-013.00	EGRESS PLANS	
Z-014.00	EGRESS PLANS	
Z-015.00	LL 15/2020 -Bird Friendly Building Design Compliance	
EN-004.00	PROGRESS INSPECTIONS	
EN-005.00	LIGHTING NARRATIVE	
EN-006.00	ENERGY CODE PLANS & SECTION DETAILS	
EN-007.00	ENERGY CODE ELEVATIONS	
EN-008.00	ENERGY CODE SOUTH & NORTH ELEVATION	
EN-009.00	ENVELOPE, ELECTRICAL COMCHECK - I	
EN-010.00	ENVELOPE, ELECTRICAL COMCHECK - II	
L-100.00	LANDSCAPE ROOF PLAN & DETAILS	
L-101.00	DETAILS	
G-001.00	GENERAL NOTES	
G-007.00	HANDICAP NOTES	
G-002.00	GENERAL NOTES	
G-008.00	HANDICAP NOTES	
G-003.00	GENERAL NOTES	
G-008.00	HANDICAP NOTES	
	FLOOR PLANS	
A-100.00	CELLAR FLOOR PLAN	
A-101.00	GROUND FLOOR PLAN	
A-102.00	2ND FLOOR PLAN	
A-103.00	3RD FLOOR PLAN	
A-104.00	4TH, 6TH, & 9TH FLOOR PLANS	
A-105.00	5TH, 8TH FLOOR PLANS	
A-106.00	7TH FLOOR PLAN	
A-107.00	10TH FLOOR PLAN	
A-108.00	11TH FLOOR PLAN	
A-109.00	12TH FLOOR PLAN	
A-110.00	13TH FLOOR PLAN	
A-111.00	14TH FLOOR PLAN	
A-112.00	15TH FLOOR PLAN	
A-113.00	16TH FLOOR PLAN	
A-114.00	17TH FLOOR PLAN	
A-115.00	18TH FLOOR PLAN	
A-116.00	19TH FLOOR PLAN	
A-117.00	20TH FLOOR PLAN	
A-118.00	21ST FLOOR PLAN	
A-120.00	STAIR & ELEVATOR BULKHEAD PLAN	
A-119.00	ROOF PLAN	
	ELEVATIONS & SECTIONS	
A-300.00	SOUTH & EAST ELEVATIONS	
A-301.00	NORTH & WEST ELEVATIONS	
A-302.00	BUILDING SECTION A-A & SECTION B-B	
A-303.00	BUILDING SECTION C-C & SECTION D-D	
A-304.00	BUILDING SECTION 7,8 and 9	
A-305.00	FACADE DETAIL COORDINATION FROM 15TH FLOOR TO ROOF	
A-306.00	HORIZONTAL SECTION DETAILS I	
A-307.00	HORIZONTAL SECTION DETAILS II	
A-308.00	HORIZONTAL SECTION DETAILS III	
A-309.00	NORTH FACADE SECTION DETAILS I	
A-310.00	NORTH FACADE SECTION DETAILS II	
A-311.00	DETAIL STOREFRONT & ENTRY DOOR	
A-312.00	BALCONY THERMAL BREAK SPECIFICATIONS	
A-313.00	WATERTIGHT JOINT SYSTEM BETWEEN WALLS WITH NEIGHBORING BUILDINGS	
A-314.00	DETAIL ERV SYSTEM	
A-315.00	ERV SYSTEM VENT LOCATIONS	
A-316.00	ALTERNATIVE WINDOW INSTALATION DETAILS - I	
A-317.00	ALTERNATIVE WINDOW INSTALATION DETAILS - II	
A-400.00	REFLECTIVE CEILING PLANS	
A-401.00	REFLECTIVE CEILING PLANS	
A-402.00	REFLECTIVE CEILING PLANS	
A-403.00	REFLECTIVE CEILING PLANS	
A-404.00	REFLECTIVE CEILING PLANS	
A-500.00	FINISH SCHEDULE	
A-501.00	TRASH CHUTE & COMPACTOR DETAILS	
A-502.00	RESIDENTIAL LOBBY & MAILBOXES DETAILS	
A-504.00	ELEVATOR DETAILS	

ARCHITECTURAL DRAWINGS

Sheet Number	Sheet Name	Issue Date
A-505.00	OER DETAILS AND SPECIFICATIONS	09/22/22
A-506.00	OER FOUNDATION PLAN AND DETAILS	
A-506A.00	OER FENESTRATION OITC COLOR CODING	
A-507.00	STAIRS PLANS	
A-508.00	STAIR SECTIONS	
A-509.00	STAIR DETAIL	
A-510.00	STAIR DETAIL	
A-511.00	HPD INCLUSIONARY HOUSING DWELLING UNITS	
A-512.00	HPD INCLUSIONARY HOUSING DWELLING UNITS	
A-520.00	BATHROOM PLANS AND DETAILS - RESIDENTIAL	
A-521.00	BATHROOM PLANS AND DETAILS - RESIDENTIAL	
A-522.00	BATHROOM PLANS AND DETAILS - RESIDENTIAL	
A-523.00	BATHROOM PLANS AND DETAILS - RESIDENTIAL	
A-524.00	UFAS BATHROOM PLANS & DETAILS	
A-525.00	UFAS BATHROOM PLANS & DETAILS	
A-530.00	KITCHEN DETAIL	
A-531.00	KITCHEN PLANS & ELEVATIONS	
A-533.00	KITCHEN PLANS & ELEVATIONS	
A-534.00	KITCHEN PLANS & ELEVATIONS	
A-535.00	KITCHEN PLANS & ELEVATIONS	
A-536.00	KITCHEN PLANS & ELEVATIONS	
A-537.00	KITCHEN CABINET SECTION & MSC. DETAIL	
A-539.00	UFAS COMPLIANT KITCHENS	
A-540.00	UFAS COMPLIANT KITCHENS	
A-600.00	DOOR SCHEDULE	
A-601.00	DOOR DETAILS	
A-602.00	DOOR DETAILS	
A-603.00	DOOR DETAILS	
A-604.00	WINDOW SCHEDULE	
A-606.00	RESIDENTIAL & COMMUNITY FACILITY ENTRANCE STOREFRONT SCHEDULE	
A-607.00	COMMERCIAL STOREFRONT	
A-608.00	COMMERCIAL STOREFRONT	
A-609.00	WALL TYPE SCHEDULE	
A-610.00	AIR BARRIER DETAILS	
A-611.00	AIR BARRIER DETAILS II	
A-612.00	AIR BARRIER SPECIFICATION - I	
A-613.00	AIR BARRIER SPECIFICATION - II	
A-614.00	AIR BARRIER CONTINUITY PLAN	
	EDGE OF SLAB	
A-910.00	EDGE OF SLAB CELLAR PLAN	
A-911.00	EDGE OF SLAB GROUND FLOOR PLAN	
A-912.00	EDGE OF SLAB 2ND FLOOR PLAN	
A-913.00	EDGE OF SLAB 3RD FLOOR PLAN	
A-914.00	EDGE OF SLAB 4TH FLOOR PLAN	
A-915.00	EDGE OF SLAB 5TH FLOOR PLAN	
A-916.00	EDGE OF SLAB 6TH FLOOR PLAN	
A-917.00	EDGE OF SLAB 7TH FLOOR PLAN	
A-918.00	EDGE OF SLAB 8TH FLOOR PLAN	
A-919.00	EDGE OF SLAB 9TH FLOOR PLAN	
A-920.00	EDGE OF SLAB 10TH FLOOR PLAN	
A-921.00	EDGE OF SLAB 11TH FLOOR PLAN	
A-922.00	EDGE OF SLAB 12TH FLOOR PLAN	
A-923.00	EDGE OF SLAB 13TH FLOOR PLAN	
A-924.00	EDGE OF SLAB 14TH FLOOR PLAN	
A-925.00	EDGE OF SLAB 15TH FLOOR PLAN	
A-926.00	EDGE OF SLAB 16TH FLOOR PLAN	
A-927.00	EDGE OF SLAB 17TH FLOOR PLAN	
A-928.00	EDGE OF SLAB 18TH FLOOR PLAN	
A-929.00	EDGE OF SLAB 19TH FLOOR PLAN	
A-930.00	EDGE OF SLAB 20TH FLOOR PLAN	
A-931.00	EDGE OF SLAB 21ST FLOOR PLAN	
A-932.00	EDGE OF SLAB ROOF PLAN	
FPP-001.00	PLOT PLAN, BUILDING DATA	
FPP-102.00	FIRE PROTECTION PLAN NOTES	
FPP-103.00	FPP SECTION A-A	
FPP-104.00	CELLAR FLOOR PLAN	
FPP-105.00	GROUND FLOOR PLAN	
FPP-106.00	2ND FLOOR PLAN	
FPP-107.00	3RD FLOOR PLAN	
FPP-108.00	4TH, 6TH, & 9TH FLOOR PLANS	
FPP-109.00	5TH, 8TH FLOOR PLANS	
FPP-110.00	7TH FLOOR PLAN	
FPP-111.00	10TH FLOOR PLAN	
FPP-112.00	11TH FLOOR PLAN	
FPP-113.00	12TH FLOOR PLAN	
FPP-114.00	13TH FLOOR PLAN	
FPP-115.00	14TH FLOOR PLAN	
FPP-116.00	15TH FLOOR PLAN	
FPP-117.00	16TH FLOOR PLAN	
FPP-118.00	17TH FLOOR PLAN	
FPP-119.00	18TH FLOOR PLAN	
FPP-120.00	19TH FLOOR PLAN	
FPP-121.00	20TH FLOOR PLAN	
FPP-122.00	21TH FLOOR PLAN	
FPP-123.00	ROOF FLOOR PLAN	



BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER R.A.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

REGISTERED ARCHITECT BRENT M PORTER 13475 STATE OF NEW YORK

349-353 WEST 37TH STREET, MANHATTAN, NY

PROJECT NUMBER:

M01164460-I1

AREA PLAN (NOT TO SCALE)

MAP OF PROPERTY AT
MANHATTAN
NEW YORK COUNTY, N.Y.
SURVEYED: APRIL 19, 1991
UPDATED: FEB. 2, 2011
UPDATED: DECEMBER 03, 2024

JOSEPH NICOLETTI ASSOCIATES
PROFESSIONAL LAND SURVEYORS, P.C.
499 JERICHO TURNPIKE, SUITE 201
MINEOLA, NEW YORK 11501
516-873-7278

LEGEND:

P.O.B. ..... POINT OF BEGINNING
C.L.F. ..... CHAIN LINK FENCE
BLDG ..... BUILDING
CONC.BLK. ..... CONCRETE BLOCK
CONC.RET. ..... CONCRETE RETAINING WALL
PR DC ..... PED. RAMP, DROP CURB

GROSS LAND AREA:
9,875.0 SQ.FT. = 0.22 ACRES

BUILDING AREA:
±4,921.6 SQ.FT.

LEGAL DESCRIPTION:

AS TO BLOCK: 761 LOT: 5:
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, COUNTY, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF WEST 37TH STREET, DISTANT 100 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF WEST 37TH STREET AND THE EASTERLY SIDE OF 9TH AVENUE;

RUNNING THENCE NORTHERLY PARALLEL WITH 9TH AVENUE, 98 FEET 9 INCHES TO THE CENTER LINE OF THE BLOCK;

THENCE EASTERLY ALONG THE CENTER LINE OF THE BLOCK AND PARALLEL WITH WEST 37TH STREET, 50 FEET;

THENCE SOUTHERLY PARALLEL WITH 9TH AVENUE, 98 FEET 9 INCHES TO THE NORTHERLY SIDE OF WEST 37TH STREET;

THENCE WESTERLY ALONG SAID NORTHERLY SIDE OF WEST 37TH STREET, 50 FEET TO THE POINT OR PLACE OF BEGINNING.

AS TO BLOCK: 761 LOT: 7:
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, COUNTY, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

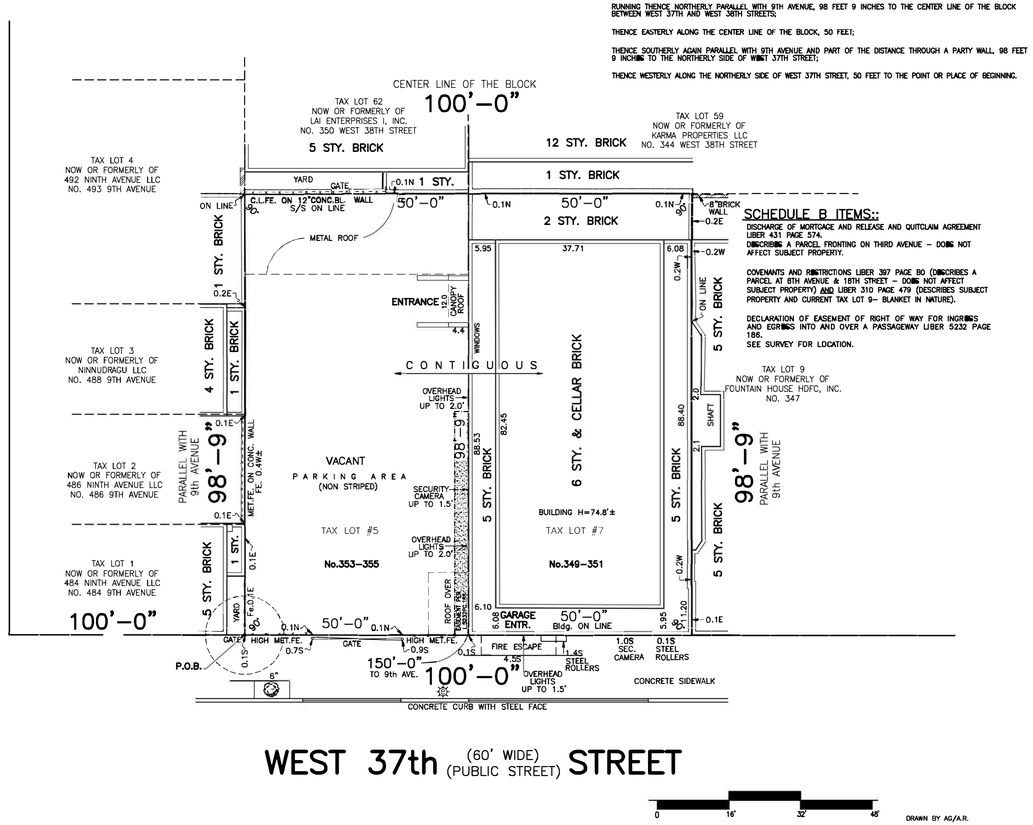
BEGINNING AT A POINT ON THE NORTHERLY SIDE OF WEST 37TH STREET, DISTANT 150 FEET EASTERLY FROM THE NORTHEASTERLY CORNER OF WEST 37TH STREET AND 9TH AVENUE;

RUNNING THENCE NORTHERLY PARALLEL WITH 9TH AVENUE, 98 FEET 9 INCHES TO THE CENTER LINE OF THE BLOCK BETWEEN WEST 37TH AND WEST 38TH STREETS;

THENCE EASTERLY ALONG THE CENTER LINE OF THE BLOCK, 50 FEET;

THENCE SOUTHERLY AGAIN PARALLEL WITH 9TH AVENUE AND PART OF THE DISTANCE THROUGH A PARTY WALL, 98 FEET 9 INCHES TO THE NORTHERLY SIDE OF WEST 37TH STREET;

THENCE WESTERLY ALONG THE NORTHERLY SIDE OF WEST 37TH STREET, 50 FEET TO THE POINT OR PLACE OF BEGINNING.



DRAWN BY AG/A.R.

SCHEDULE B ITEMS::

DISCHARGE OF MORTGAGE AND RELEASE AND QUITCLAIM AGREEMENT LIBER 431 PAGE 574.
DESCRIBES A PARCEL FRONTING ON THIRD AVENUE – DOES NOT AFFECT SUBJECT PROPERTY.

COVENANTS AND RESTRICTIONS LIBER 397 PAGE 80 (DESCRIBES A PARCEL AT 8TH AVENUE & 16TH STREET – DOES NOT AFFECT SUBJECT PROPERTY) AND LIBER 310 PAGE 479 (DESCRIBES SUBJECT PROPERTY AND CURRENT TAX LOT 9– BLANKET IN NATURE).

DECLARATION OF EASEMENT OF RIGHT OF WAY FOR INGRESS AND EGRESS INTO AND OVER A PASSAGEWAY LIBER 5232 PAGE 186.
SEE SURVEY FOR LOCATION.

REF.NO.:M761-001
TITLE COMMITMENT NO.: KGF-1686-NY

2021 ALTA/NSPS LAND TITLE CERTIFICATION:

TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, KING ABSTRACT, INC. (TITLE COMMITMENT NO.KGF-1686-NY, EFFECTIVE SEPTEMBER 13, 2024), AND VDX WEST 37TH ST OWNER LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDING ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 19, 1991 AND LAST FIELD UPDATED SEPTEMBER 24, 2024.

DATE: APRIL 19, 1991
UPDATE: SEPTEMBER 24, 2024
ORIANA NICOLETTI-GRECO
NEW YORK STATE LICENSE NO.050970

TABLE A ITEMS:

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER).
DISTANCE IS NOTED IN THE WRITTEN LEGAL DESCRIPTION AND SHOWN ON SURVEY
NO PHYSICAL MARKERS WERE SET DURING THE PROCESS OF CONDUCTING THE FIELDWORK.

2. ADDRESSES: SEE SURVEY.

3. FLOOD ZONE CLASSIFICATION:
NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. THE PROPERTY IS LOCATED IN ZONE X (NGVD 1929) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.360497-0088F BEARING AN EFFECTIVE DATE OF SEPTEMBER 5, 2007. DUE TO THE COMPLEXITY OF THE REGULATIONS, GRAPHIC REPRESENTATION CANNOT BE SHOWN.

NOTE:
AS PER THE FEMA MAP SERVICE CENTER-PRELIMINARY FEMA MAP PRODUCTS, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.360497-0088G BEARING A DATE OF DECEMBER 5, 2013; NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. THE PROPERTY IS LOCATED IN ZONE X (NAVD 1988).
DUE TO THE COMPLEXITY OF THE REGULATIONS, GRAPHIC REPRESENTATION CANNOT BE SHOWN.

4. GROSS LAND AREA: SEE SURVEY.

6(A). CURRENT ZONING CLASSIFICATION, AS PROVIDED BY WWW.NYC.GOV.
THE SUBJECT PROPERTY LIES IN SPECIAL GARMENT CENTER DISTRICT GC WITHIN ZONE C6-4M OF THE ZONING RESOLUTION MAP NO.8D, MAP UPDATE EFFECTIVE OCTOBER 21, 2021 AS PER THE NEW YORK CITY PLANNING COMMISSION, ZONING RESOLUTION AND MAPS, AT WWW.NYC.GOV.

PER NYC ZONING AND LAND USE, THE SUBJECT PROPERTY ALSO LIES WITHIN THE FOLLOWING AND MAY NOT REFLECT ALL APPLICABLE ZONES:
THE NYC E-DESIGNATION ENVIRONMENTAL REVIEW PROGRAM
NEW YORK CITY'S MANDATORY INCLUSIONARY HOUSING PROGRAMS

EXACT ZONING REGULATIONS MUST BE CONFIRMED PRIOR TO DESIGNING ANY AND ALL IMPROVEMENTS TO THE SUBJECT PROPERTY.

6(B). ZONING REQUIREMENTS AND RESTRICTIONS: AS PROVIDED BY THE INSURER.
THIS SURVEY WAS PREPARED FOR USE IN DISCLOSING INFORMATION FOR TITLE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.
THE SURVEY IS NOT INTENDED TO BE AND SHOULD NOT BE USED FOR THE PURPOSE OF DETERMINING COMPLIANCE WITH LOCAL BUILDING AND ZONING LAWS AND REGULATIONS.
DUE TO THE COMPLEXITY OF THE BULK RESTRICTIONS, GRAPHIC REPRESENTATION CANNOT BE SHOWN.

7(A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL: SEE SURVEY.

7(B)(1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL: SEE SURVEY.

7(C). MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE: SEE SURVEY.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: NONE.

9. STRIPING, NUMBER AND TYPE OF PARKING SPACES:
THERE ARE NO STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.

10. DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS: SEE SURVEY.

11(A). LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY EVIDENCE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: SEE SURVEY.

13. NAMES OF ADJOINING OWNERS: SEE SURVEY.

14. DISTANCE TO THE NEAREST INTERSECTING STREET: SEE SURVEY.

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NONE.

17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION: NONE.

EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NONE.

18. PLOTTABLE OFFSITE EASEMENTS AND/OR SERVITUDES DISCLOSED IN THE DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

THERE ARE NO OBSERVABLE OFFSITE EASEMENTS AND/OR SERVITUDES OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

19. PROFESSIONAL LIABILITY INSURANCE TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM.
CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

THIS SURVEY WAS PREPARED FOR USE IN DISCLOSING INFORMATION FOR TITLE PURPOSES ONLY. THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC TITLE PURPOSES ONLY AND ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND/OR ANY OTHER CONSTRUCTION.
NO LIABILITY IS ASSUMED BY JOSEPH NICOLETTI ASSOCIATES, PROFESSIONAL LAND SURVEYORS, P.C. FOR ANY USE OF THE DATA FOR CONSTRUCTION OF ANY NEW IMPROVEMENTS.

THE EXISTENCE OF RIGHT-OF-WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.
ENCROACHMENTS OR VAULTS, IF ANY, BELOW SURFACE ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

NO PROPERTY MONUMENTS, STAKES, PINS OR OTHER MARKERS WERE PLACED AS PART OF THE PREPARATION OF THIS SURVEY.

DATE	REVISIONS
09/24/2024	UPDATED TO 2021ALTA/NSPS LAND TITLE SURVEY

SEAL

2021ALTA/NSPS LAND TITLE SURVEY

TAX SECTION: 3	TAX BLOCK: 761	TAX LOTS: 5 & 7

MAP OF PROPERTY AT
NO. 349-355 WEST 37th STREET
BOROUGH OF MANHATTAN
NEW YORK COUNTY, NEW YORK

JOSEPH NICOLETTI ASSOCIATES
PROFESSIONAL LAND SURVEYORS P.C.
499 JERICHO TURNPIKE, SUITE 201
MINEOLA, NEW YORK 11501
516-873-7278

DATE: 04/19/1991	SCALE: 1"=16'	REF.NO.: M761-001

NYC PLANNING ZoLa New York City's Zoning & Land Use Map

NYC Department of Finance Property Information Portal

Revision No.	Date	Remarks

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:
349-353 WEST 37TH STREET
MANHATTAN, NEW YORK
BLOCK: 761 LOT: 5 & 7 MANHATTAN

Title:

Signature: Date:
Seal:
Scale: 1/16" = 1'-0"
Drawn:
Job #
Checked:

PROJECT NUMBER:
M0116460-I1

PAGE NUMBER:
Z-001.00

349-353 WEST 37TH STREET, MANHATTAN, NY - ZONING SUMMARY - C6-4M / GC – SPECIAL GARMENT CENTER SUBDISTRICT A-2

ZONING DISTRICT		C6-4M / GC – SPECIAL GARMENT CENTER SUBDISTRICT A-2
BLOCK		761
LOT		5 & 7
LOT SIZE		100.00' x 98.75'
LOT AREA		9875 SF
CONSTRUCTION CLASS		1-B 2HR. RATED

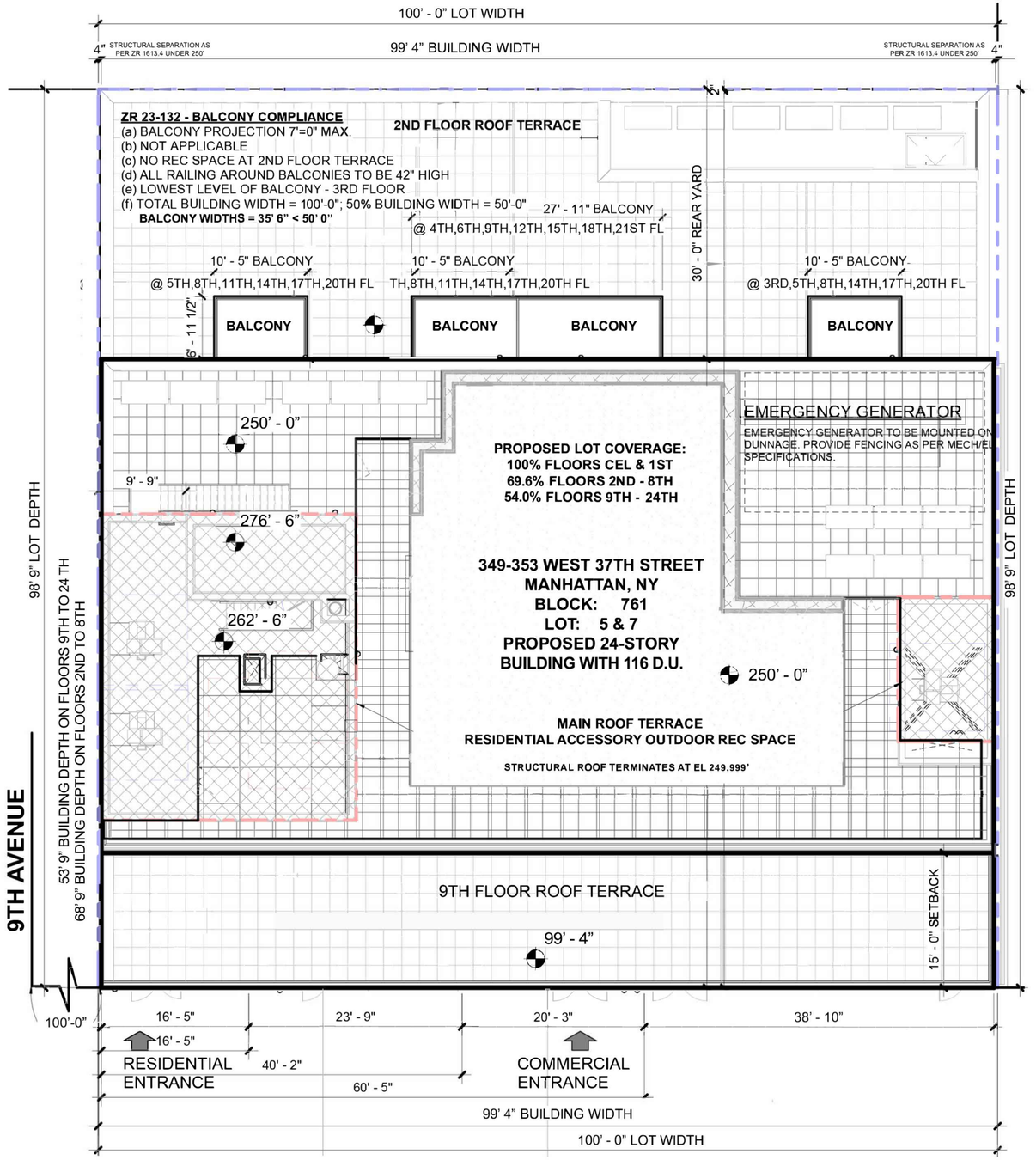
ZONING LOT LOCATED IN C6-4 / GC – SPECIAL GARMENT CENTER SUBDISTRICT A-2. PROPOSED
24-STORY MIXED USE BUILDING WITH 99 D.U. & COMMERCIAL STORE AT GROUND FLOOR DESIGNATED PERSUANT TO QUALITY HOUSING PROGRAM.
INCLUSIONARY HOUSING TO COMPLY WITH 2014 NYC BUILDING CODE & 2020 NYC ENERGY CONSERVATION CODE.

	Site Description			
	Interior Lot Portion			9875 SF
	Total Lot Area			9875 SF
	Use Group & Ground Floor Use Regulations			Proposed
ZR 121-10	Permitted Uses: II, VI			Use Group II, VI - Complies
	Base Plane			
12-10	(43.1 + 42.4 + 42.8 + 42.4) / 4 = 42.6' NAVD88			
	Max. Floor Area Attainable	**R10**	**C6-4M Max. Permitted Floor Area**	
35-31	The maximum floor area ratio permitted for a commercial use shall be as set forth in Article III, Chapter 3, and the maximum floor area ratio permitted for a residential use shall be as set forth in Article II, Chapter 3, provided the total of all such floor area ratios does not exceed the greatest floor area ratio permitted for any such use on the zoning lot.			
121-41	Max. Attainable Residential FAR w/o Bonuses	6.5		64,187.5 sf
	Max. Attainable Residential FAR w/ Bonuses	12.00		118,500 sf
121-41 23-154(b) 93-31	The basic maximum floor area ratio of a zoning lot containing non-residential buildings shall be 10.0 and may be increased to a maximum floor area ratio of 12.0 FAR pursuant to Section 93-31 (District Improvement Fund Bonus). For zoning lots containing residences within a building that is developed or enlarged on or after January 19, 2005, the basic maximum floor area ratio shall be 6.5. The floor area ratio of any such zoning lot may be increased from 6.5, pursuant to Section 93-31, and pursuant to Section 23-90 (INCLUSIONARY HOUSING), as modified by Section 93-23 (Modifications of Inclusionary Housing Program), The floor area ratio of any such zoning lot may be increased from 6.5 as follows: a). The residential floor area may be increased to a maximum of 12.0 where the following are met: 1). an amount of floor area equal to at least 20% of the total residential floor area is allocated to qualifying affordable housing or qualifying senior housing; and 2). a floor area increase or transfer equal to a floor area ratio of 2.5 has been earned pursuant to ZR 93-31 or 93-32 (Floor area regulations in the Phase 2 Hudson Boulevard and Park). Site is purchasing IH certificates from a qualifying site to satisfy the requirements.			

USE GROUP II	Proposed Total Residential Gross Floor Area	129,936 sf
	Proposed Total Residential Zoning Floor Area	111,000 sf
USE GROUP IV	Proposed Commercial Zoning Floor Area	7,500 sf
TOTAL	Proposed Total Zoning Floor Area For The Entire Building	118,442 sf
	Proposed Total Gross Construction Floor Area	149,686.5 sf

	Density	**R10**	**C6-4M**	**Proposed**
23-22	Gross Area per Dwelling Unit	680.00		
	Density Applicable Residential Zoning Floor Area			118,500 / 680 = 174
	Max. Dwelling Units Permitted			174
	Proposed Dwelling units			Proposed 99 D.U., including 20 IHDU
	Lot Coverage	**R10**	**C6-4M**	**Max. Permitted Lot Coverage**
23-153	Maximum Lot Coverage for Interior Portions of the Lot	9,875 * 80%		7,900.00 sf
	Proposed Building Footprint for Interior Portions of the Lot	69.5%		6,863.01 sf Complies
	Yard Regulations (Residential)			**Min. Required** **Proposed**
23-45	Front Yards			Not Required 0.00
23-46	Side Yards			Not Required 0.00
23-47	Rear Yards for Interior Portions of the Lot			30 ft. 30 ft.
	Height Regulations			**Min. Required** **Max. Allowed** **Proposed**
ZR 121-42(a)(1) ZR 35-631(a)	Min. Setback above Max. Base Height at Narrow Street	15 ft.		15 ft.
	Max. Base Height			90 82 ft.
	Maximum Height of the Building			250 ft. 249.99
	Maximum Number of Stories			n/a 24
	Parking Regulations			**Min. Required** **Proposed**
ZR 121-50 ZR 93-80 ZR 13-10	No parking required within the Manhattan Core.			Waived None
	Bicycle Parking Regulations			**Min. Required** **Proposed**
ZR 36-711	Enclosed bicycle parking spaces for Residences (U.G.2) 1 per 2 d.u.			115 * 50% = 57.5 58
ZR 36-73	Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces. 15 square feet of area shall be provided for each bicycle space.		15 sf * 57.5 = 862.5 sf	862.5 sf @ Cellar Floor
ZR 36-711(d)	Enclosed bicycle parking spaces for Commercial Uses (U.G.6) 1/10,000 sf, up to 3 waived		8,587 sf = 1	0
	Other Code Requirements		**Min. Required**	**Proposed**
ZR 23-233	Refuse Storage Requirement All "developments"... with 9 or more "dwelling units"... shall provide a refuse disposal room no less than 12 SF, with no dimension less than 3 feet shall be provided on each story. Residential storage and removal locations shall be provided at the rate of 2.9 cubic feet per dwelling unit. D.U. 99 * 2.9 cu.ft. = 287 cu.ft. (min. 8 ft. high ceiling min 59 sf)		383 sf trash comp. rm w 8 ft. min. clng; Ea. Floor have Refuse Rm 52 sf & min. dimension 5 ft	
ZR 23-231	Laundry Facility Requirement		1 w.m. & 1 dryer in each Apartment	
	Daylight in Corridors: 50% of square footage of a corridor may be excluded from the definition of floor area if window is clear, non-tinted with glazing area of at least 20 SF provided that: (a) shall be visible from 50% of the corridor; (b) is located at leat 20 ft from a wall or side or rear lot line measured in a horizontal plane and perpendicular to the rough...		20 sf	150sf @ 1st Floor
ZR 23-63	Required Recreation Space All "developments" ...with 9 or more "dwelling units" ... shall provide at least the minimum amount of recreation space as set forth... Minimum required recreation space: 2.8% of residential floor area in R10 Districts		111,000 sf Resi * 2.8% = min. 3,108 sf	3,600 sf Indoor Rec Space @ 2nd Floor & 2,818 sf Outdoor Rec Space @ Roof
ZR 23-63	Standards for Recreation Space (a) All recreation space shall be accessible to the residents of the building. In a mixed use building, the rec. space shall be accessible only from the residential portion of the building, or the community facility portion of a building allocated to long-term care facilities or philanthropic or non-profit institutions with sleeping accommodations, as applicable.		2,830 sf Indoor Rec Space @ 2nd Floor & 2100 sf Outdoor Rec Space @ Roof	
	(c) Outdoor recreation space shall be open to the sky except that building projections, not to exceed seven feet in depth, may cover up to 10 percent of the outdoor recreation space		N/A	
ZR 23-613	The area of the zoning lot between the street line and the street wall of the building shall be planted, except at the entrances to and exits from the building,		N/A	
ZR 23-232	Density Per Corridor If the number of dwelling units served by a vertical circulation core and corridor on each story does not exceed the number set forth in the following table, 50 percent of the square feet of the corridor serving such dwelling units on such story may be excluded from the definition of floor area.		8	2nd-24th Floors

TOTAL: 115 DWELLING UNITS / 24 STORIES



WEST 37TH STREET (60 FT WIDE)

WORK FILED UNDER SEPARATE APPLICATIONS:

1. SPRINKLER / STANDPIPE
2. FIRE ALARM
3. ARCS
4. BUILDERS PAVEMENT PLAN
5. FIRE PROTECTION PLAN
6. SITE SAFETY PLAN
7. TEMPORARY STANDPIPE

Revision No.	Date	Remarks

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:
349-353 WEST 37TH STREET
MANHATTAN, NEW YORK
BLOCK: 761 LOT: 5 & 7 MANHATTAN

Title:

Signature: Date:

Seal: LICENSED ARCHITECT BRENT M. PORTER 023478 STATE OF NEW YORK

Scale: 1/16" = 1'-0"
Drawn:
Job #
Checked:

PROJECT NUMBER:
M0116460-I1

PAGE NUMBER:
Z-002.00

Subject properties 349 and 353 West 37th Street are in a C6-4 / GC – Special Garment Center Subdistrict A-2

Property Zoning Analysis:
Up to a 9.0 FAR can be obtained with market rate housing using the 6.5 FAR base and the 2.5 FAR DIB bonus, and up to 12.0 FAR can be obtained with minimum of 20% "qualifying affordable housing". Both lots are 50 x 98.75 for a total lot area of 9875 square feet. Thus 94,800 square feet qualifies for market rate residential and 23,700 qualifies for affordable housing with a total buildable square footage of 118,500.

121-41 Maximum Permitted Floor Area Within Subdistrict A-2
The basic maximum floor area ratio of a zoning lot containing non-residential buildings shall be 10.0 and may be increased to a maximum floor area ratio of 12.0 pursuant to Section 93-31 (District Improvement Fund Bonus).

93-31 District Improvement Fund Bonus
In Subdistrict A-2 of the Special Garment Center District and in the Special Hudson Yards District, except in Subdistrict F, the Chairperson of the City Planning Commission shall allow, by certification, the applicable basic maximum floor area ratio to be increased up to the maximum amount specified in Sections 93-21, 93-22 or 121-31, as applicable, provided that instruments in a form acceptable to the City are executed and recorded and that, thereafter, a contribution has been deposited in the Hudson Yards District Improvement Fund. The execution and recording of such instruments and the payment of such non-refundable contribution shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum floor area for such development or enlargement.

Hudson Yards District Improvement Bonus (DIB)
https://www.nyc.gov/site/planning/about/hy-bonus-mandated-notices.page
As provided in Section 93-31 of the Zoning Resolution of the City of New York, the required contribution amount per square foot of bonused floor area available through the District Improvement Fund Bonus in the Special Hudson Yards District has been increased from $160.41 per square foot to $165.22 per square foot as of August 1, 2024. 2.5 FAR x 9875 = 24,687.50 x $165.22 = $4,078,868.75

ZR 23-153 For Quality Housing Buildings
Max Lot Coverage = 80%
Lot Size = 9,875 * 80% = 7,900 max buildable

ZR 23-22 Maximum Number of Dwelling Units
118,500 Sq. Ft. / 680 Sq. Ft. = 174 Max Dwelling Units

ZR 28-21 Required Recreation Space
2.8% Minimum Required Recreation Space

ZR 121-42 Height of Street Walls and Maximum Building Height Within Subdistrict A-2

(a) Height of ***street walls***

The ***street wall*** of any ***building*** shall be located on the ***street line*** and extend along the entire ***street*** frontage of the ***zoning lot*** not occupied by existing ***buildings*** to remain. Such ***street wall*** shall rise without setback to a minimum base height of 80 feet and a maximum base height of 90 feet before setback. However, if the height of an adjacent ***street wall*** fronting on the same ***street line*** is higher than 90 feet before setback, the ***street wall*** of the new or ***enlarged building*** may rise without setback to the height of such adjacent ***street wall***, up to a maximum height of 120 feet.

For ***zoning lots***, or portions thereof, with ***street*** frontage of 25 feet or less and existing on June 29, 2010, a minimum base height lower than 80 feet shall be permitted along such ***street*** frontage in accordance with the following provisions:

(1) where the height of an adjacent ***street wall*** fronting on the same ***street line*** is at least 60 feet and less than 80 feet, the ***street wall*** of the new or ***enlarged building*** may rise without setback to the height of such adjacent ***street wall***; or

(2) where the height of an adjacent ***street wall*** fronting on the same ***street line*** is less than 60 feet, the ***street wall*** of the new or ***enlarged building*** may rise without setback to a minimum ***street wall*** height of 60 feet.

The ***street wall*** of any ***building*** may rise to a height less than the minimum base height required pursuant to this paragraph (a), provided that no ***building*** on the ***zoning lot*** exceeds such height, except where such ***building*** is located on a ***zoning lot*** with multiple ***buildings***, one or more of which is ***developed***, ***enlarged*** or altered after February 2, 2011, to a height exceeding the minimum base height required pursuant to this paragraph (a).

(b) Maximum building height

Above a height of 90 feet or the height of the adjacent street wall if higher than 90 feet, no portion of a building or other structure shall penetrate a sky exposure plane that begins at a height of 90 feet above the street line, or the height of the adjacent street wall if higher than 90 feet, and rises over the zoning lot at a slope of four feet of vertical distance for each foot of horizontal distance to a maximum height limit of 250 feet, except as provided below:

(1) any portion of the building or other structure developed or enlarged pursuant to the tower regulations of Sections 33-45 (Tower Regulations) or 35-64 (Special Tower Regulations for Mixed Buildings), as applicable, may penetrate the sky exposure plane, provided no portion of such building or other structure exceeds the height limit of 250 feet; and

(2) permitted obstructions, as listed in Section 33-42, may penetrate the sky exposure plane and the height limit of 250 feet. In addition, a dormer, as listed in paragraph (c)(1) of Section 23-623 (Permitted obstructions in certain districts), may penetrate the sky exposure plane.

35-632 Maximum height of buildings and setback regulations

(c) Tower regulations

In Commercial Districts mapped within, or with a residential equivalent of R9 through R12 Districts, other than R9A, R9X, R10A or R11A Districts, as an alternative to the maximum building heights set forth in Sections 23-432, towers shall be permitted pursuant to the provisions of Section 23-435.

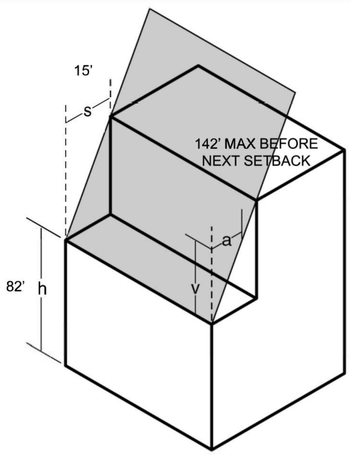
ZR 23-435 Tower regulations

In R9 through R12 Districts, other than R9A, R9X, R10A or R11A Districts, as an alternative to the maximum building heights set forth in Section 23-432, towers are permitted pursuant to the provisions of this Section.

Above the maximum base height specified for the particular district, a tower with a maximum lot coverage of:

65 percent shall be permitted up to a height of 300 feet; and
50 percent shall be permitted above a height of 300 feet.

NOTE: The tower regulations of 35-632 specifically reference 23-43, and (a)(b) and (c) of 35-632 reference 23-432 and 23-435, which are all Article II residence district regulations. The building is allowed to penetrate the sky exposure plane as long as it has no more than 65% lot coverage above the maximum base height, up to the max 250' in height.



a - Horizontal distance
s - *Initial setback distance*
h - Height of *sky exposure plane* above *street line*
v - Vertical distance
Sky Exposure Plane

i = h + v * (s / a) = 82' + 4 * (15' / 1) = 142 next setback after 15' @ 82'

After 13th floor TOS @ 134.5' all floors are 50% of lot coverage, and sky exposure plane is waived as per PER ZR 121-42 (b)(1)
Maximum building height is 250'.

ZR 28-21 Required Recreation Space

All developments with nine or more dwelling units, and enlargements, extensions or conversions, that result in nine or more dwelling units, shall provide at least the minimum amount of recreation space as set forth in the table in this Section.

The amount of recreation space required is expressed as a percentage of the total residential floor area or community facility floor area allocated to long-term care facilities or philanthropic or non-profit institutions with sleeping accommodations, as applicable, of the development, enlargement, extension or conversion, and may be aggregated in one type, indoors or outdoors.

The floor space of indoor recreation space provided in accordance with the standards set forth in Section 28-22 (Standards for Recreation Space), not exceeding the amount required in the table, shall be excluded from the definition of floor area.

Minimum Required Recreation Space (as a percentage of the residential floor area or applicable community facility floor area)

District R8 R9 R10 2.8

ZR 23-132 Balconies in R6 Through R10 Districts

R6 R7 R8 R9 R10

In the districts indicated, balconies may project into or over any required open area within a publicly accessible open area, a rear yard, an initial setback distance, any open areas not occupied by towers, any required side or rear setbacks, or any required open space, provided that such balcony shall:

(a) not project by a distance greater than seven feet as measured from the plane surface of the building wall from which it projects;

(b) not project into the minimum required distance between buildings on the same zoning lot ;

(c) not cover more than 10 percent of the area designated as outdoor recreation space pursuant to Section 28-20 (RECREATION SPACE AND PLANTING AREAS);

(d) be unenclosed except for a parapet not exceeding 3 feet, 8 inches in height or a railing not less than 50 percent open and not exceeding 4 feet, 6 inches in height. However, such balconies may be recessed into a building wall up to a maximum depth of six feet provided that at least 33 percent of the perimeter of such balcony is unenclosed except for a parapet or railing;

(e) be located at or higher than the floor level of the third story of a building or at least 20 feet above curb level, except that for buildings containing residences not more than 32 feet in height, such balcony may be located at or higher than the floor level of the second story provided that such balcony is located not lower than seven feet above curb level or seven feet above natural grade, whichever is higher; and

(f) have an aggregate width, at the level of any story, not exceeding 50 percent of the width at that level of the plane surface of the building wall from which it projects.

ZR 23-261 Permitted obstructions in certain districts

R6 R7 R8 R9 R10

(c) In the districts indicated, for Quality Housing buildings, the permitted obstructions set forth in Section 23-62 shall apply to any building or other structure, except that within a required front setback distance above a maximum base height, the following rules shall apply:

ZR 23-44 Permitted Obstructions in Required Yards or Rear Yard Equivalents

In all Residence Districts, the following obstructions shall be permitted within a required yard or rear yard equivalent :

(a) In any yard or rear yard equivalent :

(1) Air conditioning condensation units, accessory, for single- or two-family residences, provided that such units, if located between a street wall, or prolongation thereof, and a street line, are not more than 18 inches from a street wall, and fully screened from the street by vegetation;

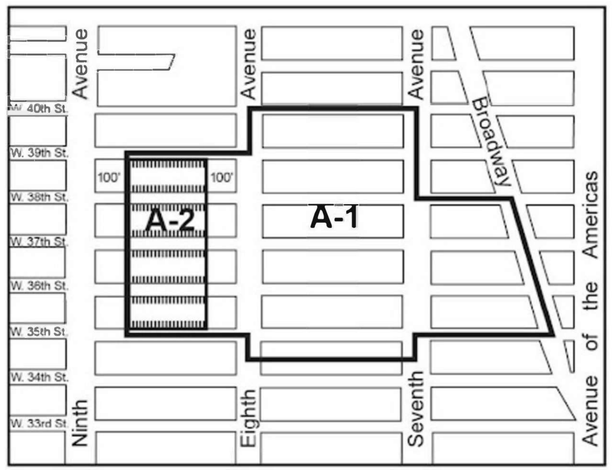
(2) Arbors or trellises;

(3) Awnings and other sun control devices, provided that when located at a level higher than the first story, excluding a basement, all such awnings and other sun control devices:

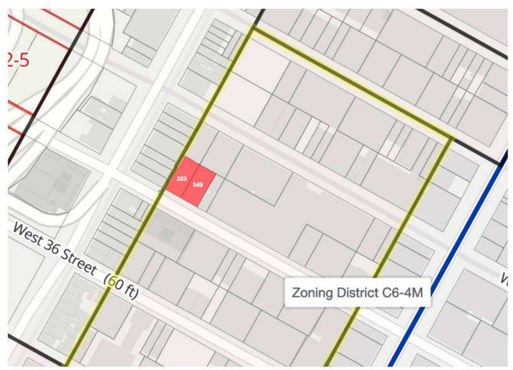
(i) shall be limited to a maximum projection from a building wall of 2 feet, 6 inches; and

(ii) shall have solid surfaces that, in aggregate, cover an area no more than 30 percent of the area of the building wall (as viewed in elevation) from which they project;

(4) Balconies, unenclosed, of a building containing residences subject to the applicable provisions of Section 23-13. Such balconies are not permitted in required side yards ;



#Special Garment Center District#
A-1 Garment Center Subdistrict A-1
A-2 Garment Center Subdistrict A-2
#Street Wall# required pursuant to 121-42 (a)



Revision No.	Date	Remarks

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:
349-353 WEST 37TH STREET
MANHATTAN, NEW YORK
BLOCK: 761 LOT: 5 & 7 MANHATTAN

Title:

Signature: Date:
Seal:
Scale: 1/16" = 1'-0"
Drawn:
Job #
Checked:

PROJECT NUMBER:
M0116460-I1

PAGE NUMBER:
Z-003.00

349-353 WEST 37TH STREET - ZONING TABLE

Floor #	Gross SqFt	Dimensions	TOS of FL	NAVD	Dedu %	Deduction	Net Z-SqFt	# of Units	
CEL	9706.5	99.3' x 97.75'	-10	32.6	100%	9875	0		
1	9706.5	99.3' x 97.75'	0	42.6	7.20%	2971	6735.5	1	
2	6826.8	99.3' * 68.75'	12	52.6	6.70%	5756	1070.8	3	
3	6826.8	99.3' * 68.75'	22	62.6	12.75%	870	5956.4	8	
4	6826.8	99.3' * 68.75'	32	72.6	12.75%	870	5956.4	8	
5	6826.8	99.3' * 68.75'	42	82.6	12.75%	870	5956.4	8	
6	6826.8	99.3' * 68.75'	52	92.6	12.75%	870	5956.4	8	
7	6826.8	99.3' * 68.75'	62	102.6	12.75%	870	5956.4	8	
8	6826.8	99.3' * 68.75'	72	112.6	12.75%	870	5956.4	8	
9	5337.3	99.3' * 53.75'	82.5	123.1	12.75%	681	4656.8	4	15' Setback at 82.5'
10	5337.3	99.3' * 53.75'	93	133.6	12.75%	681	4656.8	4	
11	5337.3	99.3' * 53.75'	103.5	144.1	12.75%	681	4656.8	4	
12	5337.3	99.3' * 53.75'	114	154.6	12.75%	681	4656.8	4	
13	5337.3	99.3' * 53.75'	124.5	165.1	12.75%	681	4656.8	4	
14	5337.3	99.3' * 53.75'	135	175.6	12.75%	681	4656.8	4	
15	5337.3	99.3' * 53.75'	145.5	186.1	12.75%	681	4656.8	4	
16	5337.3	99.3' * 53.75'	156	196.6	12.75%	681	4656.8	4	
17	5337.3	99.3' * 53.75'	166.5	207.1	12.75%	681	4656.8	4	
18	5337.3	99.3' * 53.75'	177	217.6	12.75%	681	4656.8	4	
19	5337.3	99.3' * 53.75'	187.5	228.1	12.75%	681	4656.8	4	
20	5337.3	99.3' * 53.75'	198	238.6	12.75%	681	4656.8	4	
21	5337.3	99.3' * 53.75'	208.5	249.1	12.75%	681	4656.8	4	
22	5337.3	99.3' * 53.75'	219	259.6	12.75%	681	4656.8	4	
23	5337.3	99.3' * 53.75'	229.5	270.1	12.75%	681	4656.8	4	
24	5337.3	99.3' * 53.75'	240	280.6	12.75%	681	4656.8	4	
ROF	624					235	389.0	116	
	153221.4						**118442.3**		

99.3’ x 68.75’ = 6875 GSF = 69.6% LOT COVERAGE = FLOORS 3RD - 9TH

99.3’ x 53.75’ = 5337.4 GSF = 54.0% LOT COVERAGE = FLOORS 10TH - 24TH

Revision No.	Date	Remarks

BRENT M. PORTER

ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

BLOCK: 761 LOT: 5 & 7 MANHATTAN

Title:

Signature: Date:

Seal: Scale: 1/16" = 1'-0"

Drawn:

Job #

Checked:

PROJECT NUMBER:
M0116460-I1

PAGE NUMBER:
Z-004.00

NEW YORK CITY BUILDING CODE REQUIREMENTS:

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION:

OCCUPANCY CLASSIFICATIONS:
M MERCHANTILE
R-2 RESIDETIAL (MULTI-FAMILY)
TRASH COMPACTOR ROOM — INCIDENTAL USE
MECHANICAL AND/OR ELECT. EQUIP. ROOM — INCIDENTAL USE
PER SECTION BC 303 EXCEPTION #1:
ALL TENANT INDOOR RECREATION ROOMS — R-2

CONSTRUCTION CLASSIFICATION:
PROPOSED NEW BUILDING TO COMPLY WITH CONSTRUCTION CLASSIFICATION PER SECTION BC 601 **TYPE 1-B (NON-COMBUSTIBLE - 2 HR PROTECTED)**

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS:

NYC BC403 HIGH RISE COMPLIANCE:

BC 403.2.1 (2) the required fire-resistance rating of columns supporting floors shall be constructed to meet Type IA construction, where the proposed construction class is IB or IIA.

BC 403.2.3 Structural integrity of exit enclosures and elevator hoistway enclosures.
For all high-rise buildings, exit enclosures and elevator hoistway enclosures shall comply with Sections 403.2.3.1 through 403.2.3.4. SEE PROPOSED WALL TYPE SCHEDULE SHEET TO COMPLY WITH CONSTRUCTION CLASS I-B REQUIREMENTS.

BC 403.2.3.1 Wall assembly - SEE BUILDING SECTION DETAILS FOR COMPLIANCE INFO.

BC 403.2.3.2 Wall assembly materials & 403.2.3.3 Concrete and masonry walls
PROPOSED ELEVATOR & STAIR ENCLOSURES ARE OF 12" MIN. CAST-IN-PLACE CONCRETE & 8" CMU BLOCK WALLS. SEE FLOOR PLANS AND WALL TYPE SCHEDULE FOR MORE INFO.

BC 403.2.3.4 Other wall assemblies. Sprayed fire-resistant materials (SFRM). The bond strength of the SFRM installed throughout the building shall be in accordance with Table 403.2.4. BC. NO SPRAYED FIRE-RESISTANT MATERIALS PROPOSED.

BC 403.4.1 Smoke detection shall be provided in accordance with Section 907.2.13.1. In proposed R-2 occupancy, the activation of smoke detectors shall initiate a signal at a central supervising station or a constantly attended location and shall not initiate a signal to an alarm notification appliances. Fire Alarm system is proposed and filed under separate application.

BC 403.4.2 Fire Alarm system is proposed and filed under separate application.

BC 403.4.3 An emergency voice/alarm communication system shall be provided in acc. with Sec. 907.5.2.2
907.5.2.2 Emergency voice/alarm communication systems.
Exception #3. Group R-2 occupancies greater than 125 feet in height.
In Group R-2 occupied buildings greater than 125 feet (33 100 mm) in height, activation ofany smoke detector or sprinkler water flow device shall initiate a signal at a central supervising station or constantly attended location and shall not initiate a signal to an alarm notification appliance. An emergency voice/alarm communication system shall not be required. However, a one-way voice communication shall be provided between the fire command center for use by Fire Department personnel and the following terminal areas:
3.1. Within dwelling units. An intercom system may be utilized when provided with an override feature for use by Fire Department personnel. Such intercom system shall comply with rules promulgated by the commissioner establishing installation requirements.
3.2. Within required exit stairs. Annunciation devices shall be located at least on every other story. Such annunciation devices shall comply with rules promulgated by the commissioner establishing installation requirements.

BC 403.4.4 Emergency responder radio coverage. Emergency responder radio coverage shall be provided in accordance with the New York City Fire Codeand Section 907.2.13.2 of this code.
907.2.13.2 Fire Department communication system. A Fire Department Auxiliary Radio Communication System (ARCS), which shall be in accordance with Section 917, shall be required. - ARCS SYSTEM IS REQUIRED AND FILED UNDER SEPARATE APPLICATION.

BC 403.4.5 A fire command center shall be provided in a location approved by the Fire Department
BC 907.2.13.2 Fire Department communication system. A Fire Department Auxiliary Radio Communication System (ARCS), which shall be in accordance with Section 917, shall be required in all high-rise buildings. - ARCS SYSTEM IS REQUIRED AND FILED UNDER SEPARATE APPLICATION. PROPOSED FIRE ALARM COMMAND CENTER TO BE LOCATED IN THE RESIDENTIAL LOBBY.

BC 403.4.7 Standby power. A standby power system complying with Section 2702 shall be provided for standby power loads specified in Sections 403.4.7.2 and 403.4.7.3.
- EMEREGENCY GENERATOR IS REQUIRED AND IS FILED UNDER SEPARATE APPLICATION. PROPOSED LOCATION OF EMERGENCY GENERATOR IS ON THE THE MAIN ROOF LEVEL.

BC 403.4.8 Emergency power systems. An emergency power system complying with Section 2702 shall be provided for emergency power loads specified in Sections 403.4.8.1 and 403.4.8.2.

BC 403.4.6 Post-fire smoke purge. A post-fire smoke purge system shall be installed in accordance with Section 916. - REQUIRED, PROPOSED POST-FIRE SMOKE PURGE SYSTEM IS FILED UNDER MH WORKTYPE SUBSEQUENT FILING. SEE MECHANICAL PLANS AND DETAILS FOR MORE INFORMATION.

BC 403.5.3 Stairway door operation. Doors opening into interior stair enclosures shall not be locked from either side. SEE NOTE SHEET

BC 403.5.4 Smokeproof exit enclosures. - REQUIRED, SEE NOTE

BC 403.5.5 luminous egress path markings. - REQUIRED, SEE NOTES

BC 403.6.1 Fire service access elevator. In buildings with an occupied floor more than 120 feet (36 576 mm) above the lowest level of fire department vehicle access, a minimum of one fire service access elevator shall be provided in accordance with Section 3007. - SEE SHEET FOR MORE DETAILS AND REFERENCES

BC 403.6.3 Elevator lobbies. Elevator lobbies shall be provided in accordance with Sections 708.14.1 and 708.14.2.

BC 705.11 EXCEPTION #3 Parapets to be 3'-8" above finished roof. Walls that terminate at roofs of not less than 2-hour fire-resistance-rated construction.
BC 708.14.1 EXCEPTION #5: Enclosed elevator lobbies are not required on Group R-2 occupied floors.

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS: SEPARATION OF OCCUPANCIES:

TABLE 503: ALLOWABLE HEIGHT AND BUILDING AREAS
PROPOSED CONSTRUCTION TYPE I-B = UNLIMITED; FULLY SPRINKLERED BLDG

BC 508: INCIDENTAL USE AREAS AND MIXED OCCUPANCIES:
TABLE 508.2 INCIDENIAL USE AREAS:
ROOM OR AREA — FIRE SEPARATION PROTECTION PROVIDED

RESIDENTIAL
STORAGE OVER 100 SF — 2HR
TRASH COMPACTOR ROOM — 3HR
MECH AND/OR ELECTR. EQIP. ROOM — 2 HR
LAUNDRY OVER 100 SF — 2HR
M - MERCANTILE
STORAGE OVER 100 SF — 2HR
MECH AND/OR ELECTR. EQIP. ROOM — 2 HR

TABLE 508.3.3 PROVIDED SEPARATION OF OCCUPANCIES (HOURS)

FIRE SEPARATION BETWEEN M AND R-2 OCCUPANCIES — 2HR
FIRE SEPARATION BETWEEN A-3 AND R-2 OCCUPANCIES — 2HR
FIRE SEPARATION BETWEEN R-2 OCCUPANCIES — 1HR
FIRE SEPARATION BETWEEN A-3 AND M OCCUPANCIES — 2HR

CHAPTER 6: TYPES OF CONSTRUCTION:

TYPE I NON-COMBUSTIBLE (FROM TABLE 601 & TABLE 602)

TYPES OF CONSTRUCTION

SECTION BC 601
GENERAL

601.1 Scope. The provisions of this chapter shall control the classification of buildings as to type of construction.

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V[j]	
	A	B	A[d]	B	A[d]	B	HT	A[d]	B
Primary structural frame[f,g,k] (see Section 202)	3[g]	2[b,g]	1	0	1	0	HT	1	0
Bearing walls Exterior[f,g,k]	3	2	1	0	2	2	2	1	0
Interior	3[g]	2[g]	1	0	1	0	1/HT	1	0
Nonbearing walls and partitions Exterior	See Table 602								
Nonbearing walls and partitions Interior[e]	0	0	0	0	0	0	See Section 602.4.6	0	0
Floor construction[i] and secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0
Roof construction and secondary members (see Section 202)	1½[b,c]	1[b,c]	1[b,c]	0[b,c]	1[b,c]	0	HT	1[b,c]	0

For SI: 1 foot = 304.8 mm.
a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
b. 1. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
2. Except in Group F occupancies subject to regulation under Sections 264(1) and 264(2) of the *New York State Labor Law*, and in Group I-1, R-1, and R-2 occupancies, in Types I and II construction, fire-retardant-treated wood shall be allowed in buildings including girders and trusses as part of the roof construction when the building is:
i. Type II construction of any height; or
ii. Type I construction two stories or less; or when over two stories, the vertical distance from the upper floor to the roof is 20 feet or more.
c. Except in Group F occupancies subject to regulation under Sections 264(1) and 264(2) of the *New York State Labor Law*, and in Group I-1, R-1 and R-2 occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.
d. An approved automatic sprinkler system in accordance with Section 903.3.1.1 shall be allowed to be substituted for 1-hour fire-resistance-rated construction, provided such system is not otherwise required by other provisions of the code or used for an allowable area increase in accordance with Section 506.3 or an allowable height increase in accordance with Section 504.2. The 1-hour substitution for the fire resistance of exterior walls shall not be permitted.
e. Not less than the fire-resistance rating required by other sections of this code.
f. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
g. Not less than the fire-resistance ratig as referenced in Section 704.10.
h. See note g of Table 602.
i. See Section 712.3 for additional requirements.
j. Type V construction is not permitted inside fire districts except as provided for in Section D105.1 of Appendix D.
k. See Section BC 403.2.1 for additional requirements for high-rise buildings.

TABLE 602
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE[e,f,g,h]

FIRE SEPARATION DISTANCE =X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H[f]	OCCUPANCY GROUP F-1, M, S-1[g]	OCCUPANCY GROUP A, B, E, F-2, I, R- S-2, U[b]
X < 5[c]	All	3	2	1
5 ≤ X < 10	IA	3	2	1
	Others	2	1	1
10 ≤ X < 30	IA,IB	2	1	1[d]
	IIB,VB	1	0	0
	Others	1	1	1[d]
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.
a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
b. Group U when used as accessory to Group R-3 shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet or more for free standing private garages in compliance with Section 406.1, and when the separation distance is 3 feet or more for other freestanding Group U buildings. For free standing private garages where the fire separation distance is less than 5 feet, refer to Section 406.1 for required fire-resistance rating for exterior walls.
c. See Section 706.1.1 for party walls.
d. Open parking garages complying with Section 406 shall not be required to have a fire resistance rating.
e. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
f. For special requirements for Group H occupancies, see Section 415.3.
g. Inside the fire district, exterior load-bearing walls of Type II buildings shall have a fire-resistance rating not less than prescribed below:
X < 5 — 2 hours
5 ≤ X < 10 — 2 hours
10 ≤ X < 30 — 1 hour
X ≥ 30 — As per table 602.
h. Inside the fire district, exterior nonload-bearing walls of Type II buildings shall have a fire-resistance rating not less than prescribed below:

CHAPTER 7: FIRE RESISTANCE RATED CONSTRUCTION:

TABLE 704.8: MAXIMUM AREA OF EXTERIOR WALL OPENINGS: LOT WINDOWS PROPOSED

* PROTECTED OPENINGS WITHIN FIRE SEPARATION DISTANCE OF 3 FEET OR LESS ARE PERMITTED FOR OCCUPANCY GROUP R-2 PROVIDED SUCH OPENINGS DO NOT EXCEED 10% OF THE AREA OF THE FACADE OF THE STORY IN WHICH THEY ARE LOCATED.
THESE OPENINGS DO NOT CREDIT TOWARDS MEETING ANY MANDATORY NATURAL LIGHT OR VENTILATION REQUIREMENTS.

705.11 PARAPETS.PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS OF BUILDINGS.

EXCEPTIONS: A PARAPET NEED NOT BE PROVIDED ON AN EXTERIOR WALL WHERE ANY OF THE FOLLOWING CONDITIONS EXIST:

3.WALLS THAT TERMINATE AT ROOFS OF NOT LESS THAN 2-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.

PROPOSED EXTERIOR WALLS AT FRONT OF BUILDING ARE 3 HR RATED PER UL DESIGN NO. U-914 (3HR), THEREFORE GLASS RAILING ALLOWED AT ROOF LEVEL

FIRE SEPARATION DISTANCE	CLASSIFICATION OF OPENING	
0	PROTECTED	N/A

TABLE 715.4: FIRE WINDOW ASSEMBLY FIRE PROTECTION RATINGS

TYPE OF ASSEMBLY	REQUIRED ASSEMBLY RATING	MINIMUM FIRE WINDOW ASSEMBLY RATING
EXTERIOR	1*(REFER TO TABLE 601 ABOVE)	3/4 HR

CHAPTER 10: MEANS OF EGRESS:

TABLE 1004.1.1: MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

USE OF SPACE		OCCUPANT LOAD (GFA PER OCCUPANT PER TABLE 1004.1.1)
R-2 OCCUPANCY:		
ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED =	50 NET	
ROOFTOP AND TERRACE ACCESSORY TO GROUPS R-2 =	200 GROSS	
2ND FLOOR (INDOOR RECREATION ROOM) = 2,054 SF NET		41
ROOF FLOOR (OUTDOOR RECREATION SPACE) = 4,124 SF GROSS		21
RESIDENTIAL = 200 SF GFA WITHIN DWELLING UNIT:		
2ND FLOOR	3,612 SF	18
3RD FLOOR	7,217 SF	36
4TH FLOOR	7,217 SF	36
5TH FLOOR	7,217 SF	36
6TH FLOOR	7,217 SF	36
7TH FLOOR	7,217 SF	36
8TH FLOOR	7,217 SF	36
9TH FLOOR	7,217 SF	36
10TH FLOOR	6,286 SF	31
11TH FLOOR	6,004 SF	30
12TH FLOOR	6,004 SF	30
13TH FLOOR	5,697 SF	28
14TH FLOOR	5,697 SF	28
15TH FLOOR	5,400 SF	27
16TH FLOOR	5,400 SF	27
17TH FLOOR	5,400 SF	27
18TH FLOOR	5,400 SF	27
19TH FLOOR	5,400 SF	27
20TH FLOOR	5,400 SF	27
24TH FLOOR	5,132 SF	26
INCIDENTAL USE AREAS (200 SF GFA PER PERSON)		
CELLAR: TRASH COMPACTOR ROOM/MECH ROOM	3,874 SF	19
M OCCUPANCY:		
GRADE FLOOR AREAS =	30 GROSS	
RETAIL #1 4,374 / 30 = 146 PPL		146
RETAIL #2 5,376 / 30 = 179 PPL		179

EXIT & ACCESS REQUIREMENTS PART I

OCCUPANCY GROUP OR BUILDING OR SPACE	GROUP DESIGNATION	MAXIMUM EXIT ACCESS TRAVEL DISTANCE (FT) TABLE 1016.1		CORRIDORS	
		UNSPRINKLERED	SPRINKLERED	MIN. WIDTH (IN.) SECTION 1016.2	MAX. DEAD END (LENGTH IN FT) SECTION 1016.2
RESIDENTIAL	R-2	150	200	44	80

EXIT & ACCESS REQUIREMENTS PART II

FLOOR (SEPARATE MEANS OF EGRESS FOR EACH OCCUPANCY)	GROUP DESIGNATION	REQUIRED WIDTHS IN INCH (TABLE 1005.1)		WIDTHS PROVIDED	
		OTHER EGRESS COMPONENTS (0.2" PER OCCUPANT SERVED)*	STAIRWAYS (0.3" PER OCCUPANT SERVED)*	STAIRWAYS	OTHER EGRESS COMPONENTS (MIN)
24ST FLOOR	R-2	5.2	7.8	88	72
15TH-20TH FLOOR	R-2	5.4	8.1	88	72
13TH-14TH FLOOR	R-2	5.6	8.4	88	72
11TH-12TH FLOOR	R-2	6	9	88	72
10TH FLOOR	R-2	6.2	9.3	88	72
3RD-9TH FLOOR	R-2	7.2	10.8	88	72
2ND FLOOR	R-2	19.4	29.1	88	72
GROUND FLOOR	R-2	-	-	88	72
	A-3	-	-	156	72
	M	296 * 0.2 = 59.2	ON GRADE	ON GRADE	144
CELLAR	R-2	4 * 0.2 = 0.08	4 * 0.3 = 1.2	44	36
	A-3	271 * 0.2 = 21	108 * 0.3 = 32.4	156	108

BC 1015.2.1(Exception #3):
3.1 IN R-2 OCCUPANCY PROPOSED STAIRS ARE ENCLOSED WITH 8" MASONRY CMU WALLS/12" CONCRETE WALLS 3HR FIRE RATED & METAL STUD WALLS 2 HR RATED AND SEPARATED 95'-9" > 15'-0" MIN. AS PER BC 1015.2.1(Exception #3.1);

BC 1016.2 CORRIDOR WIDTHS NOT LESS THAN 44 INCHES

BC 1008.4 SECURITY REQUIREMENTS FOR DOORS AND WINDOWS FOR R-2 OCCUPANCY:
- ENTRANCE DOORS: BUILDING ENTRANCE DOORS AND OTHER EXTERIOR EXIT DOORS SHALL BE IN COMPLIANCE WITH BC 1008.4.1
- DOORS TO DWELLING UNITS: DOORS TO DWELINGS WILL COMPLY WITH BC 1008.4.2
- WINDOWS: WINDOWS WILL COMPLY WITH 1008.4.3
- INTERCOMMUNICATION SYSTEMS: INTERCOMMUNICATION SYSTEM WILL COMPLY WITH 1008.4.4

SPECIAL INSPECTIONS:
ALL METHODS AND CONSTRUCTION COMPONENTS / ASSEMBLIES REQUIRING SPECIAL INSPECTION SHALL BE INSPECTED AND TESTED WHEN REQUIRED TO VERIFY COMPLIANCE WITH THE BUILDING CODE. ALL REQUIRED SPECIAL INSPECTIONS AND TESTS SHALL BE CONDUCTED BY OR SUPERVISED BY AN ARCHITECT OR PROF. ENGINEER AUTHORIZED BY THE DEPARTMENT OF BUILDINGS ON BEHALF OF THE OWNER AND AS IDENTIFIED BY THE DESIGN ARCHITECT OF RECORD. ALL SPECIAL INSPECTIONS AND TESTS SHALL BE RECORDED AND MADE AVAILABLE TO THE DEPT. OF BUILDINGS FOR AT LEAST 6 YEARS.

TR-1 SPECIAL INSPECTIONS:	**NYCBC**
1. CHIMNEYS & VENTS	BC 1704.26 (2014), BC 1705.32 (2022)
2. EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)	BC 1704.13 (2014)
3. FIRE-RESISTANT PENETRATIONS AND JOINTS	BC 1704.27 (2014), BC 1705.17 (2022)
4. LUMINOUS EXIT PATH MARKINGS (TR7)	BC 1704.30 (2014), BC 1024.8 (2014),
5. PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS, AND DETENTION FACILITIES INSTALLATION	BC 1705.35 (2022), BC 1025.8 (2022) BC 1704.21.2 (2014),BC 1705.27.2 (2022)
6. SUBGRADE INSPECTION	
7. SUBSURFACE INVESTIGATIONS (BORINGS/TEST PITS) --TR4	BC 1704.7.4 (2014), BC 1705.6 (2022)
8. WALL PANELS, CURTAIN WALLS, AND VENEERS	BC 1704.10 (2014), BC 1705.20 (2022)

TR-1 PROGRESS INSPECTIONS:	**NYCBC**
1. PRELIMINARY	28-116.2.1, BC 110.2
2. ENERGY CODE COMPLIANCE INSPECTIONS	BC 110.3.5
3. FIRE RESISTANCE RATED CONSTRUCTION	BC 110.3.4

TR-8 ENERGY CODE INSPECTIONS:	**NYCECC**
1. INSULATION PLACEMENT AND R VALUES	(IA2) (IIA2)
2. FENESTRATION U-FACTOR AND PRODUCT RATING	(IA3), (IIA3)
3. FENESTRATION AIR LEAKAGE	(IA4), (IIA4)
4. FENESTRATION AREAS	(IA5), (IIA5)
5. AIR BARRIER - VISUAL INSULATION	(IA6), (IIA6)
6. AIR BARRIER CONTINUITY PLAN TESTING/INSPECTION	(IIA8)
7. METERING	(IC1), (IIC1)
8. LIGHTING IN DWELLING UNITS	(IIC2)
9. INTERIOR LIGHTING POWER	(IC2), (IIC3)
10. EXTERIOR LIGHTING POWER	(IC4)
11. LIGHTING CONTROLS	(IC5)
12. ELECTRICAL MOTORS AND ELEVATORS	(IIC6)
13. MAINTENANCE INFORMATION	(ID1), (IID1)

THIS PROJECT DOES NOT INCLUDE MODULAR CONSTRUCTION

COMMISSIONNING REQUIREMENT STATEMENTS:
THIS PROJECT REQUIRES COMMISSIONING AND A PRELIMINARY COMMISSIONING REPORT CERTIFICATION WILL BE PROVIDED PRIOR TO SIGN-OFF

CHAPTER 8: INTERIOR FINISH FLAME SPREAD INDEX:

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

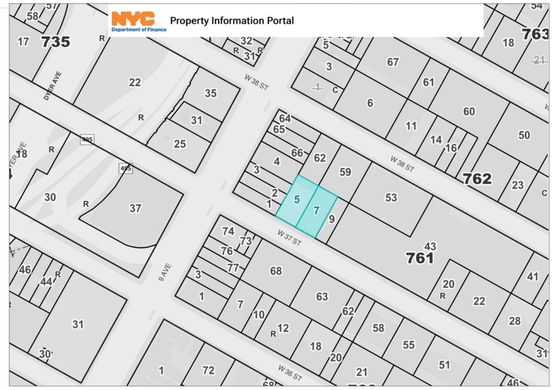
GROUP	SPRINKLERED		
	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
M	B	B	B
R-2	B	B	C

CHAPTER 10: MEANS OF EGRESS CONT'D:

TABLE 1014.1 NUMBER OF EXITS

OCCUPANCY	MAXIMUM OCCUPANTS ALLOWED PER ONE MEANS OF EGRESS	NUMBER OF MEANS OF EGRESS PROVIDED
M	74	2
R-2	20	2

CURRENT TAX MAP: SITE



ECCNY COMPLIANCE STATEMENT
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, SUCH PLANS OR SPECIFICATIONS ARE IN COMPLIANCE WITH ASHRAE 90.1-2013 AS MODIFIED BY NYCECC 2020 APPENDIX 'CA'.

LL 17/95 COMPLIANCE STATEMENT
PROPOSED DEVELOPMENT COMPLIES WITH LL17/95 SEISMIC CODE BY 1" SEISMIC GAP SEPARATION PER 50' OF HEIGHT. SEE PLANS FOR FURTHER INFORMATION.

THIS PROJECT DOES NOT INCLUDE MODULAR CONSTRUCTION

THIS PROJECT IS NOT LOCATED WITHIN 90' RADIUS OF HISTORIC LANDMARK AS PER TPPN 10/88.

GENERAL NOTES:
1. USE ENERGY STAR APPLIANCES, LIGHT FIXTURES AND HEATING SYSTEMS OR THE EQUIVALENT WHICH WILL PRODUCE THE SAME OR COMPARABLE ENERGY EFFICIENCY OR SAVINGS.
2. INSTALL WATER CONSERVING FIXTURES THROUGHOUT.
3. USE DAYLIGHT SENSORS OR TIMERS ON OUTDOOR LIGHTING TO MAXIMIZE ENERGY EFFICIENCY.
4. ALL APARTMENT UNITS ARE HANDICAP ADAPTABLE UNLESS OTHERWISE NOTED.
5. THE HEIGHT OF ALL PUBLIC CORRIDORS SHALL BE 8'-0" MIN TYP.

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:
349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature:

Date:

Seal: REGISTERED ARCHITECT BRENT M. PORTER STATE OF NEW YORK 13475

Scale: 1/128" = 1'-0

Drawn: SHAHN ANDERSEN

Job #

Checked:

PROJECT NUMBER:
M01164460-I1

PAGE NUMBER:
Z-005.00

LOCAL LAW 58/87 NOTES

1. All construction shall be in accordance with the requirements of the Building Code of the City of New York including all its applicable Local Law 58/87 ammendments.
2. All ground units and units within elevator portions of building to be Handicap Adaptable as per LL 58 1987
3. Adaptable units shall have door widths and clear floor spaces as per NYCBC RS 4-6
4. Adaptability shall apply to water closet and toilet dispenser, lavatory and removable base cabinet, bathtub and controls, bathtub and shower enclosure, reinforced areas for grab bars, clearance between oposing base cabinets, counter tops, appliances and walls, adjustable or replaceable sink and removable base cabinet, as well as storage cabinets, drawers and shelves.
5. Interior Access, floor surfaces, adaptable kitchens, adaptable kitchennettes and adaptable shall be as per NYCBC RS 4-6
6. Adaptable units shall have door widths and clear floor spaces per NYCBC RS 4-6
7. Controls within adapatable areas and accessible routes shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist as pe NYCBC RS 4-6
8. for doors with closers, the sweep period of the closer shall be adjustable such that form a 90 degree opening, the door will take at least 3 seconds to move to a position of approx. 12 degrees, as per NYCBC RS 4-6 4.13.10

NYCBC DEFINITIONS AS AMMENDED BY NYC LOCAL LAW 58 - 1987

ACCESSIBLE ROUTE
A continuous onobstructed path connecting all accessible spaces and rooms in a building that can be negotiated by all categories of people having physical disabilities. Interior accessible routes may include corridors, floors doorways, ramps, elevators, lifts and clear floor space adjacent to fixtures. Exterior accessible routes may include parking access aisles, curb ramps, walks, ramps and lifts.

ADAPTABLE DWELLING UNITS
Dwelling units which are constructed on an accessible route and equipped as set forth in reference standard RS 4-6, so that they may be converted to be used, with a minimum of structural change, by all categories of people having physical disabilities.

(a)
Proportions
International Symbol of Accessibility

(b)
Display Conditions
International Symbol of Accessibility

FIG. 43
International Symbols

4. ACCESSIBLE ELEMENTS AND SPACES

4.1 Basic Components
Accessible sites, facilities, and buildings, including public-use, employee-use, and common-use spaces in housing facilities, shall provide accessible elements and spaces as identified in Table 2. Application by adopting authorities shall be in accordance with section 2.

4.13 DOORS

4.13.1General.
Doors to accessible spaces and elements and along accessible routes shall comply with the requirements of 4.13.
4.13.2Revolving Doors and Turnstiles.
Revolving doors or turnstiles shall comply with 4.13 or shall not be the only means of passage at an accessible entrance or along an accessible route.
4.13.3Gates.
Gates, including ticket gates, shall meet all applicable specifications of 4.13.
4.13.4Double-Leaf Doorways.
If doorways have two independently operated door leaves, then at least one leaf shall meet the specifications in 4.13.5 and 4.13.6. That leaf shall be an active leaf.
4.13.5Clear Width.
Doorways intended for user passage shall have a minimum clear opening of 32 in (815 mm) with the door open 90 degrees, measured between the face of the door and the stop (see Fig.24 (a), (b), (c), and (d)).
4.13.6Maneuvering Clearances at Doors.
Minimum maneuvering clearances at doors that are not automatic shall be as shown in Fig.25. The floor or ground area within the required clearances shall be level and clear. Entry doors to acute care hospital bedrooms for inpatients shall be exempt from the requirement for space at the latch side of the door (see dimension x in Fig.25)if the door is at least 44 in (1120 mm) wide.
4.13.8* Thresholds at Doorways.
Thresholds at doorways shall not exceed 3/4 in (19 mm) in height for exterior residential sliding doors or 1/2 in (13 mm) for other types of doors. Raised thresholds and floor level changes at accessible doorways shall be beveled with a slope no greater than 1:2 (see 4.5.2).
4.13.8* Door Hardware.
Handles, pull, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. They shall be mounted within reach ranges specified in 4.2. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. In dwelling units, only doors at accessible entrances to the unit itself shall comply with the requirements of this paragraph. Doors to hazardous areas shall have hardware complying with 4.27.3.
4.13.8* Door Closers.
If a door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 90 degrees, the door will take at least 3 seconds to move to an open position of approximately 12 degrees.
4.13.8* Door-Opening Force.
The maximum force, expressed in pounds-force (lbf) and newtons (N), for pushing or pulling open a door shall be as follows:
(1) Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.
(2) Other doors:
(a) Exterior hinged doors: 8.5 lbf (37.8 N)
(b) Interior hinged doors: 5 lbf (22.2 N)
(c) Sliding or folding doors: 5 lbf (22.2 N) These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.

4.14 ENTRANCES

4.14.1General.
Entrances to a building or facility that are part of an accessible route shall comply with 4.3. Such entrances shall be connected by an accessible route to public transportation stops, to accessible parking and passenger loading zones, and to public streets or sidewalks if available (see 4.3.2(1). They shall also be connected by an accessible route to all accessible spaces or elements within the building or facility.
4.14.1Service Entrances.
A service entrance shall not be the sole accessible entrance unless it is the only entrance to a building or facility (for example, in a factory or garage).
4.15.5 Clearances
(1) Wall-mounted and post-mounted cantilevered units shall have a clear knee space between the bottom of the apron and the floor or ground at least 27 in (685 mm) high, 30 in (760 mm) wide, and 17 in to 19 in (430 mm to 485 mm) deep (see Fig. 27 (a) and (b)). Such units shall also have a minimum clear floor space 30 in by 48 in (760 mm by 1220 mm)to allow a person in a wheelchair to approach the unit facing forward.
(2) Free-standing or built-in units not having a clear space under them shall have a clear floor space at least 30 in by 48 in (760 mm by 1220 mm) that allows a person in a wheelchair to make a parallel approach to the unit (see Fig. 27 (c) and (d)). This clear floor space shall comply with 4.2.4.

4.16 WATER CLOSETS

4.16.1General.
Accessible water closets shall comply with 4.16. For water closets in dwelling units, see 4.32.4.2.
4.16.2Clear Floor Space.
Clear floor space for water closets not in stalls shall comply with Fig. 28. Clear floor space may be arranged to allow either a left-hand or right-hand approach.
4.16.3* Height.
The height of water closets shall be 17 in to 19 in (430 mm to 485 mm), measured to the top of the toilet seat (see Fig. 29). Seats shall not be sprung to return to a lifted position.
4.16.4* Grab Bars.
Grab bars for water closets not located in stalls shall comply with Fig.29 and with Fig. 29 and with 4.24.
4.16.5* Flush Controls.
Flush controls shall be hand operated or automatic and shall comply with 4.25.4. Controls for flush valves shall be mounted for use from the wide side of the toilet stall and shall be no more than 44 in (1120 mm) above the floor.
4.16.6Dispensers.
Toilet paper dispensers shall comply with 4.25.4 and shall be installed within reach, as shown in Fig. 29(b).

4.16 TOILET STALLS

4.16.1General.
Accessible toilet stalls shall be on an accessible route and shall comply with the requirements of 4.17.
4.16.2Water Closets.
Water closets in accessible stalls shall comply with 4.16.
4.16.3Size and Arrangement.
The size and arrangement of toilet stalls shall comply with either Fig. 30(a) or (b). Toilet stalls with a minimum depth of 56 in (1420 mm) (see Fig.30 (a)) or 66 in (1675 mm) (see Fig.30 (b)) shall have wall-mounted water closets. If the depth of toilet stalls is increased at least 3 in. (75 mm), then a floor-mounted water closet may be used. Arrangements shown for stalls may be reversed to allow either a left-hand or a right- hand approach.
4.16.4Toe Clearances.
In standard stalls, the front partition and at least one side partition shall provide a toe clearance of a least 9 in (230 mm) above the floor. If the depth of the stall is greater than 60 in (1525 mm), then the toe clearance is not required.
4.16.5* Doors.
Toilet stall doors shall comply with 4.13, except that if the approach is to the latch side of the stall door, the clearance between the door side of the stall and any obstruction may be reduced to a minimum of 42 in (1065 mm) (see Fig.30).
4.17.6Grab Bars.
Grab bars complying with the length and positioning shown in Fig. 30(a), (b), (c), and (d) shall be provided. Grab bars may be mounted by any desired method as long as they have a gripping surface at the locations shown and do not obstruct the required clear floor area. Grab bars shall comply with 4.24.

4.19 LAVATORIES, SINKS, AND MIRRORS

4.19.1General.
Accessible lavatory fixtures, sinks, vanities, and built-in lavatories shall comply with 4.19.
4.19.2Height and Clearances
4.19.2.1 Lavatories.
Lavatories shall be mounted with a clearance of at least 29 in (735 mm) from the floor to the bottom of the apron. Knee and toe clearances shall comply with Fig. 31.
4.19.1.1 Sinks.
Sinks shall be mounted with the counter or rim no higher than 34 in (865 mm) from the floor. Each sink shall be a maximum of 6-1/2 in (165 mm) deep. (Sinks in kitchens of accessible dwelling units shall comply with 4.32.5.5)
4.19.2Clear Floor Space.
A clear floor space 30 in by 48 in (760 mm by 1220 mm) complying with 4.2.4 shall be provided in front of a lavatory or sink to allow a forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend a maximum of 19 in (485 mm) underneath the lavatory or sink (see Fig. 32).
4.19.4Exposed Pipes and Surfaces.
Hot water and drain pipes under lavatories or sinks shall be insulated or otherwise protected if they abut the clearance areas indicated in Fig. 31. There shall be no sharp or abrasive surfaces under lavatories or sinks.
4.19.5Faucets.
Faucets shall comply with 4.25.4. Conventional one-quarter-turn, lever- operated, push-type, and automatically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.
4.19.6* Mirrors.
Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40 in (1015 mm) from the floor (see Fig. 31).
4.2.4 * Clear Floor or Ground Space for Wheelchairs
4.2.4.1 Size and Approach.
The minimum clear floor or ground space required to accommodate a singe, stationary wheelchair and occupant is 30 in by 48 in (760mm by 1220 mm) (see Fig.4(a). The minimum clear floor or ground space for wheelchairs may positioned for forward or parallel
4.2.4.2 Relationship of Maneuvering Clearances to Wheelchair Spaces.
One full unobstructed side of the clear floor or ground space for a wheelchair shall adjoin or overlap an accessible route or adjoin another wheelchair clear floor space. If a clear floor space is located in an alcove or other- wise confined on all or part of three sides, additional maneuvering clearances shall be provided as shown in Fig. 4 (d) and (e).
4.2.4.3 Surfaces of Wheelchair Spaces.
Clear floor or ground spaces for wheelchairs shall comply with 4.5.
4.2.5 Forward Reach.
If the clear floor space allows only forward approach to an object, the maximum high forward reach allowed shall be 48 in (1220 mm) and the minimum low forward reach shall be unobstructed and no less than 15 in (380 mm) above the floor (see Fig.5(a)). If the high forward reach is over an obstruction, reach and clearances shall be as shown in Fig.5(b).
4.2.6 Side Reach.
If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54 in (1370 mm) and the low side reach shall be no less than 9 in (230 mm) above the floor (Fig.6(a)and (b). If the side reach is over an obstruction, the reach and clearances shall be as shown in Fig.6(c).

4.23 STORAGE

4.23.1General.
Accessible storage facilities such as cabinets, shelves, closets, and drawers shall comply with 4.23.
4.23.2Clear Floor Space.
A clear floor space at least 30 in by 48 in (760 mm by 1220 mm) complying with 4.2.4 that allows either a forward or parallel approach by a person using a wheelchair shall be provided at accessible storage facilities.
4.23.3Height.
Accessible storage spaces shall be within at least one of the reach ranges specified in 4.2.5 and 4.2.6. Clothes rods shall be a maximum of 54 in (1370 mm) from the floor (see Fig. 38).
4.23.4Hardware.
Hardware for accessible storage facilities shall comply with 4.25.4. Touch latches and U-shaped pulls are acceptable.

4.24 GRAB BARS,AND TUB AND SHOWER SEATS

4.24.2Size and Spacing of Grab Bars.
The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4 in to 1-1/2 in (32 mm to 38 mm), or the shape shall provide an equivalent gripping surface. If grab bars are mounted adjacent to a wall, the space between the wall and the grab bar shall be 1-1/2 (38 mm) (see Fig.39(e)).
4.24.3Structural Strength.
The structural strength of grab bars, tub and shower seats, fasteners, and mounting devices shall meet the following specifications:
(1) Bending stress in a grab bar or seat induced by the maximum bending moment from the application of 250 lbf (1112N) shall be less than the allowable stress for the material of the grab bar or seat.
(2) Shear stress induced in a grab bar or seat by the application of 250 lbf (1112N) shall be less than the allowable stress for the material of the grab bar or seat. If the connection between the grab bar or seat and its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall be totaled for the combined shear stress, which shall not exceed the allowable shear stress.
(3) Shear force induced in a fastener or mounting device from the application of 250 lbf (1112N) shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.
(4) Tensile force induced in a fastener by a direct tension force of 250 lbf (1112N) plus the maximum moment from the application of 250 lbf (1112N) shall be less than the allowable withdrawal load between the fastener and the supporting structure.
(5) Grab bars shall not rotate within their fittings.
4.24.2Eliminating Hazards.
A grab bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements. Edges shall have a minimum radius of 1/8 in (3.2 mm).

4.26 ALARMS

4.26.1General.
Emergency warning systems shall include both audible alarms complying with 4.26.2 and visual alarms complying with 4.26.3. Auxiliary visual alarms shall comply with 4.26.4. 4.26.2* Audible Alarms. Audible emergency alarms shall produce a sound that exceeds the prevailing equivalent sound level in the room or space by at least 15 decibels or exceeds any maximum sound level with a duration of 30 seconds by 5 decibels, whichever is louder. Sound levels for alarm signals shall not exceed 120 decibels.
4.26.3* Visual Alarms.
Visual alarms shall be flashing lights arranged to flash in conjunction with the audible emergency alarms. The flashing frequency of visual alarms shall be approximately 1 Hz. Specialized systems using advanced technology may be substituted if equivalent protection is afforded handicapped users of the building or facility.

4.27 DETECTABLE WARNINGS

4.27.1General.
Detectable warnings shall comply with 4.27.
4.27.2* Detectable Warnings on Walking Surfaces.
Detectable warning textures on walking surfaces shall consist of exposed aggregate concrete, cushioned surfaces made of rubber or plastic, raised strips, or grooves. Textures shall contrast with that of the surrounding surface. Raised strips or grooves shall comply with Fig. 40. Grooves may be used indoors only.
4.27.4 Detectable Warnings at Stairs.
All stairs, except those in dwelling units, in enclosed stair towers, or set to the side of the path of travel shall have a detectable warning at the top of stair runs (see Fig. 41).

4.28 SIGNAGE

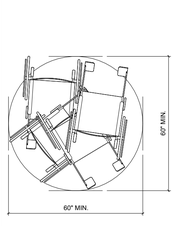
4.28.1* General.
All signage that provides emergency information or general circulation directions or identifies rooms and spaces shall comply with 4.28.2, 4.28.3, and 4.28.5. Tactile signage shall also comply with 4.28.4.
4.28.2* Character Proportion.
Letters and numbers on signs shall have a width-to-height ratio between 3:5 and 1:1 and a stroke-width-to- height ratio between 1:5 and 1:10, utilizing an upper-case "X" for measurement.
4.28.3* Color Contrast.
Characters and symbols shall contrast with their background - either light characters on a dark background or dark characters on a light background
4.28.4Tactile Characters or Symbols.
Characters, symbols, or pictographs on tactile signs shall be raised 1/32 in (0.8 mm) minimum. Raised letters and numbers shall be sans serif uppercase
4.28.5Symbols of Accessibility.
If accessible facilities are identified, then the international symbol of accessibility shall be used. The symbol shall be displayed as shown in Fig. 43.

4.3ACCESSIBLE ROUTE

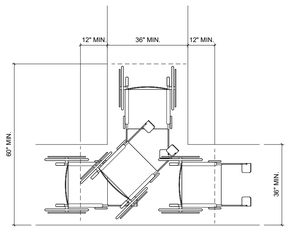
4.3.1 * General.
All walks, halls, corridors, aisles, and other spaces that are part of an accessible route shall comply with 4.3.
4.3.2 Location
(1) Accessible routes within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve.
(2) Accessible routes shall connect accessible buildings, facilities, elements, and spaces that are on the same site.
(3) Accessible routes shall connect accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility.
(4) Accessible routes shall connect accessible entrances of each accessible dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.
4.3.3 Width.
The minimum clear width of an accessible route shall be 36 in. (915mm) except at doors (see 4.13.5). If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as shown in Fig.7(a) and (b).
4.3.1 Passing Space.
If an accessible route has less than 60 in (1525 mm) clear width, then passing spaces at least 60 in by 60 in (1525 mm by 1525 mm) shall be located at reasonable intervals not to exceed 200 ft (61 mm). An intersection of two corridors or walks shall also be considered a passing space.
4.3.2 Headroom.
Accessible routes shall comply with 4.4.2.
4.3.3 Surface Texture.
The surface of an accessible route shall comply with 4.5.
4.3.4 Slope.
As accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.
4.3.5 Changes in Level.
Changes in level along an accessible route shall comply with 4.5.2. If an accessible route has changes in level greater than 1/2 in (13 mm), then a curb ramp, elevator, or platform lift shall be provided that complies with 4.7,4.8, 4.10, or 4.11, respectively. Stairs shall not be part of an accessible route.
4.3.6 Doors.
Doors that are part of an accessible route shall comply with 4.13. 4.3.10* Egress. Accessible routes serving any accessible space or element shall also serve as a means of egress for emergencies or connect to an accessible place of refuge. Such accessible routes and places of refuge shall comply with the requirements established by the administrative authority having jurisdiction.

4.5GROUND AND FLOOR SURFACES

4.5.1 * General.
Ground and floor surfaces along accessible routes and in accessible rooms and spaces, including floors, walks, ramps, stairs, and curb ramps, shall be stable, firm, and slip resistant, and shall comply with 4.5.
4.5.2 Changes in Level.
Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be accomplished by means of a ramp that complies with 4.7 or 4.8.
4.5.4 Gratings.
If gratings are located in walking surfaces, then they shall have spaces no greater than 1/2 in (13 mm) wide in one direction. If gratings have elongated openings, then they shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

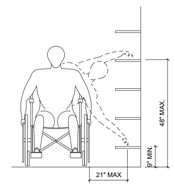


(a)
60" (1525 mm) Diameter Space

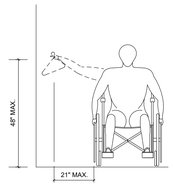


(b)
T-Shaped Space for 180-Degree Turns

FIG. 3
Wheelchair Turning Space

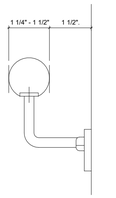


(a)
Shelves

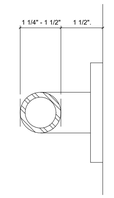


(b)
Closets

FIG. 38
Storage Shelves and Closets

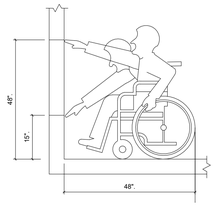


(a)
Handrail

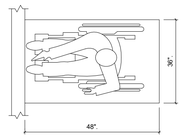


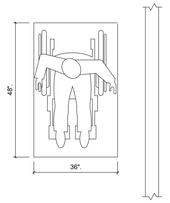
(a)
Grab Bar

FIG. 39
Size and Spacing of Handrails and Grab Bars

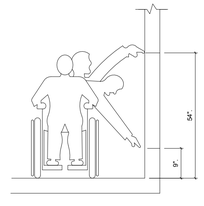


(a) Forward reach limit





(b) Clear floor space. Parallell approach



(c) High and Low reach limits

Side and Forward reach limitation

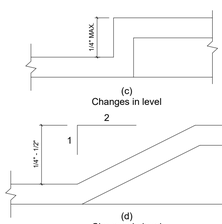
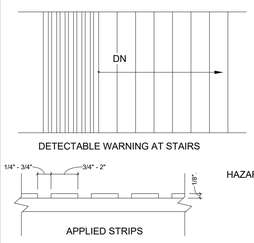


FIG. 7
Accessible Route



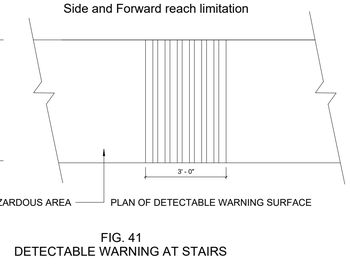
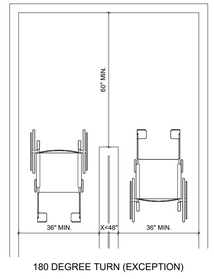
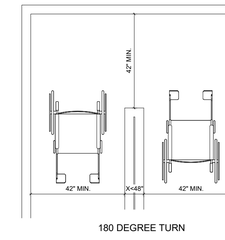


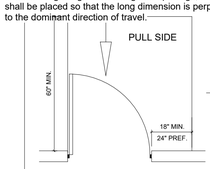
FIG. 41
DETECTABLE WARNING AT STAIRS

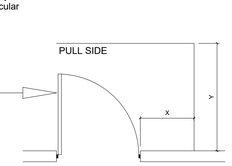


180 DEGREE TURN (EXCEPTION)

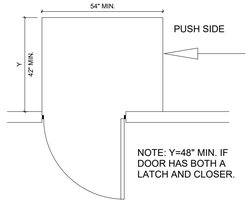


180 DEGREE TURN

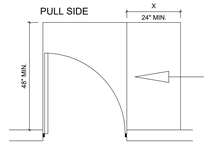




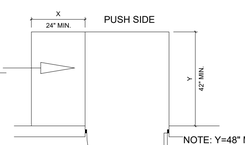
NOTE: X=36" MIN. IF Y 60"
X=42" MIN. IF Y=54"



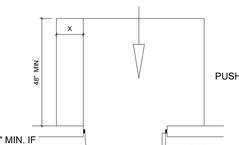
NOTE: Y=48" MIN. IF DOOR HAS BOTH A LATCH AND CLOSER.



NOTE: Y=54" MIN. IF DOOR HAS CLOSER.



NOTE: Y=48" MIN. IF DOOR HAS CLOSER.



NOTE: X=12" IF DOOR HAS BOTH A CLOSER & LATCH

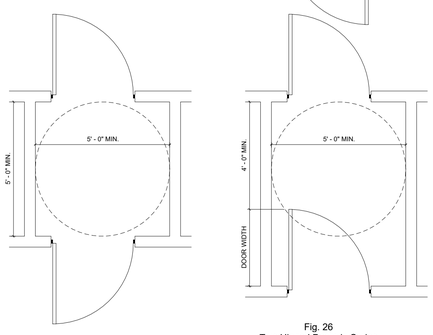


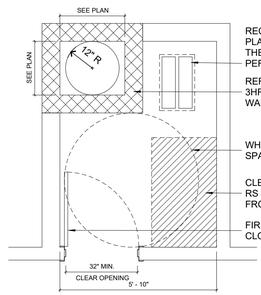
Fig. 26
NOTE: ALL Two Hinged Doors in Series SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

NYC DEPARTMENT OF BUILDINGS MEMO DATED JULY 3, 2007

ACCESSIBLE COMMON-USE REFUSE DISPOSAL/STORAGE ROOM

COMMON-USE REFUSE DISPOSAL/STORAGE ROOM THAT ARE REQUIRED TO BE ACCESSIBLE PURSUANT TO ADMINISTRATIVE CODE SECTION 27-292.5(c). SECTION 27-292.10 AND TABLE 4 OF REFERENCE STANDARD RS 4-6 SHALL COMPLY WITH SECTION 4.2 THROUGH 4.32 OF RS 4-6 INCLUDING, BUT NOT LIMITED TO, WHEELCHAIR TURNING SPACE, CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS, AND MANEUVERING CLEARANCES AT THE DOOR (SEE ATTACHED FIGURE 1.AN ALTERNATIVE TO THE STANDARD DESIGN FOR SUCH REFUSE DISPOSAL/STORAGE ROOM HAS BEEN REVIEWED AND FOUND COMPLIANT WITH RS 4-6 (SEE ATTACHED FIGURE 2) PROVIDED IT MEET ALL THE FOLLOWING:

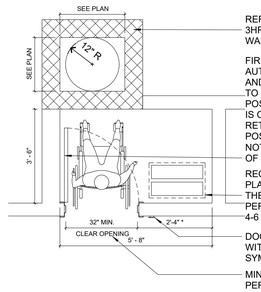
1. THE REFUSE DISPOSAL/STORAGE ROOM SHALL BE DESIGNED SO THAT THE WHEELCHAIR USER CAN ENTER THE ROOM HEAD ON, AND BACK OUT WITHOUT TURNING OR CHANGING DIRECTION.
2. THE REFUSE DISPOSAL/STORAGE ROOM SHALL BE PROVIDED WITH MANEUVERING CLEARANCE INCLUDING A MINIMUM OF 36" CLEAR WIDTH AT THE DOORWAY FOR A FORWARD APPROACH AS PER SECTION 4.2.4.2 AND FIG. 4(e) OF RS 4-6. SUCH CLEAR WIDTH AT THE DOOR SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES. THIS WILL TYPICALLY REQUIRE A 38" WIDE DOOR.
3. THE DOOR OF THE REFUSE DISPOSAL/STORAGE ROOM SHALL COMPLY WITH SECTION 4.13.6 (AMUVERING CLEARANCES AT DOORS) OF RS 4-6 EXCEPT SUCH CLEARANCE IS NOT REQUIRED INSIDE THE REFUSE DISPOSAL/STORAGE ROOM. THRESHOLDS AT THE DOORWAY SHALL COMPLY WITH SECTION 4.13.8 OF RS 4-6.
4. THE DOOR OF THE REFUSE DISPOSAL/STORAGE ROOM SHALL BE A FULL POWERED AUTOMATIC DOOR COMPLYING WITH SECTION 4.13.12 OF RS 4-6 AND ANSI/BHMA A156.10-1985. CONTROLS FOR THE AUTOMATIC DOOR SHALL BE PROVIDED WITHIN THE REACH RANGE PERMITTED IN SECTION 4.2.5 OR 4.2.6 AND SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. ROOM IDENTIFICATION AND SYMBOL OF ACCESSIBILITY SHALL BE PROVIDED FOR THE CONTROL AND SHALL COMPLY WITH SECTION 4.28 OF RS 4-6.
5. AN OCCUPANCY SENSOR SHALL BE PROVIDED IN THE REFUSE DISPOSAL/STORAGE ROOM TO DETECT THE PRESENCE AND THE ABSENCE OF OCCUPANTS. UPON THE DETECTION OF AN OCCUPANT IN THE ROOM, THE DOOR SHALL BE MAINTAINED IN THE OPEN POSITION DURING THE ENTIRE PERIOD OF OCCUPANCY OF THE ROOM. UPON THE ABSENCE OF AN OCCUPANT IN THE ROOM, THE DOOR SHALL AUTOMATICALLY RETURN TO THE CLOSED POSITION.
6. THE AUTOMATIC DOOR OF THE REFUSE DISPOSAL/STORAGE ROOM SHALL RETURN TO THE CLOSED POSITION IN THE CASE OF POWER FAILURE, UPON THE ACTIVATION OF THE FIR ALARM SYSTEMS (IF A FIRE ALARM SYSTEM IS PROVIDED IN THE BUILDING), OR UPON THE ACTIVATION OF SMOKE DETECTORS.
7. THE REFUSE DISPOSAL/STORAGE ROOM SHALL BE PROVIDED WITH A FIRE-RATED DOOR THAT REMAINS CLOSED DURING PERIODS OF NON USE. THE PLACEMENT OF THE STORAGE BINS AND/OR SHELVES AND THE LOCATION OF THE REFUSE CHUTE ACCESS OPENING SHALL COMPLY WITH THE REACH RANGES OF SECTION 4.2.5 OR 4.2.6 OF RS 4-6.
8. ALL CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH SECTION 4.25 OF RS 4-6.



RECYCLING BINS SHALL BE PLACED IN AN AREA WITHIN THE SIDE REACH RANGE AS PER SECTION 4.2.6 OF RS 4-6
REFUSE CHUTE ENCLOSED IN 3HR FIRE RATED 8" MASONRY WALL COMPOSITION
WHEELCHAIR TURNING SPACE PER RS 4-6 FIG.3
CLEAWR FLOOR SPACE PER RS 4-6 FIG 4. PLACE AWAY FROM DOOR-SWING
FIRE RATED SELF-CLOSING DOOR

* VARIABLE DIMENSION. MUST BE OF SUFFICIENT SIZE TO ACCOMMODATE 2 DIFFERENT RECYCLING BINS AND BE WITHIN THE SIDE REACH RANGE

REFUSE DISPOSAL ROOM PLAN



REFUSE CHUTE ENCLOSED IN 3HR FIRE RATED 8" MASONRY WALL COMPOSITION
FIRE-RATED 38" DOOR WITH AUTOMATIC DOOR OPENER AND OCCUPANCY SENSOR ** TO MAINTAIN DOOR IN OPEN POSITION WHILE THE ROOM IS OCCUPIED. DOOR MUST RETURN TO CLOSED POSITION IF THE ROOM IS NOT OCCUPIED OR IN CASE OF POWER FAILURE
RECYCLING BINS SHALL BE PLACED IN AN AREA WITHIN THE SIDE REACH RANGE AS PER SECTION 4.2.6 OF RS 4-6
DOOR OPENER PUSH PLATE WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY
MIN 36" CLEAR OPENING AS PER SECTION 4.2.4.2 AND FIG 4(E) OF RS 4-6

* VARIABLE DIMENSION. MUST BE OF SUFFICIENT SIZE TO ACCOMMODATE 2 DIFFERENT RECYCLING BINS AND BE WITHIN THE SIDE REACH RANGE

** THE OCCUPANCY SENSOR MAY BE:
1. WEIGHT-SENSITIVE FLOOR MAT
2. INFRARED SENSOR
3. OTHER EQUIVALENT TECHNOLOGY

ALTERNATE REFUSE DISPOSAL ROOM PLAN

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature:

Date:

Seal:

Scale: 1/128" = 1'-0

Drawn: SHAHN ANDERSEN

Job #

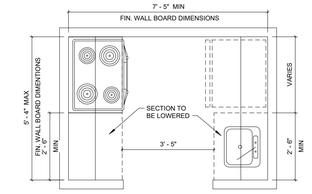
Checked:

PROJECT NUMBER:

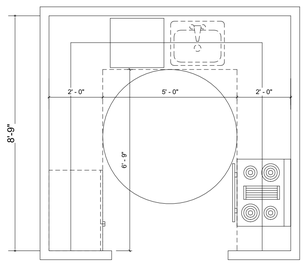
M01164460-I1

PAGE NUMBER:

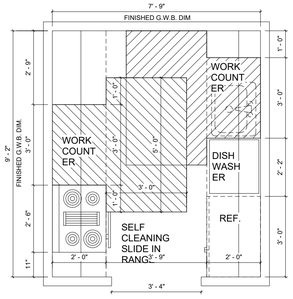
G-001.00



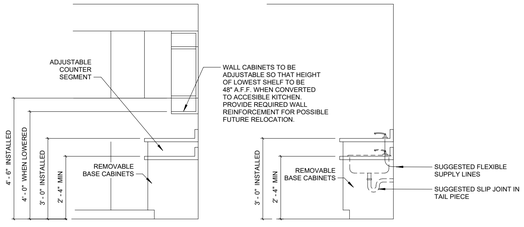
MINIMUM SIZED ADAPTABLE KITCHEN
OR KITCHENETTE



KITCHEN U-SHAPED PLAN



KITCHEN GALLY TYPE



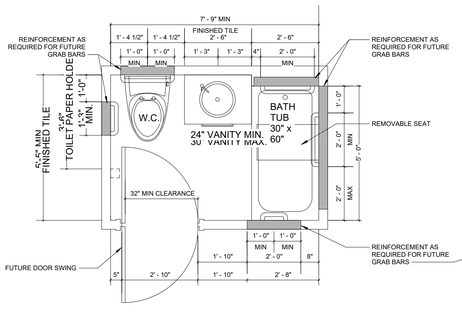
ADAPTABLE KITCHEN
LOWERABLE WORK SURFACE
LOWERABLE WALL CABINETS

ADAPTABLE KITCHEN
LOWERABLE SINK COUNTER

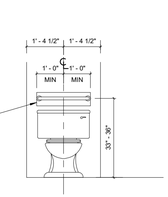
ADAPTABLE KITCHENS (CAPABLE OF POSSIBLE FUTURE CONVERSION TO ACCESSIBLE KITCHENS)

GENERAL NOTES:

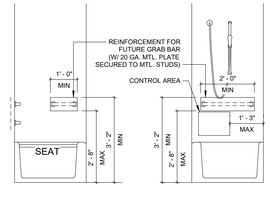
1. ONE LOWERABLE WORK SURFACE, 30" WIDE, IS REQUIRED, WITH REMOVABLE BASE CABINETS. HEIGHT TO BE ADJUSTABLE BETWEEN 28" AND 36" AFF TO COUNTERTOP.
2. ONE LOWERABLE SINK SURFACE, 30" WIDE, IS REQUIRED, WITH REMOVABLE BASE CABINETS. HEIGHT TO BE ADJUSTABLE BETWEEN 28" AND 36" AFF TO COUNTERTOP.
3. OVENS ARE ASSUMED TO BE SELF-CLEANING TYPE. IF OTHERWISE, PROVIDE A MINIMUM 30" ADJUSTABLE COUNTER SPACE WITH REMOVABLE BASE CABINETS NEXT TO OVEN.
4. A MINIMUM 36" TURNAROUND SPACE UNDER THE COUNTER WITH REMOVABLE BASE CABINETS SHALL BE PROVIDED IN DEEP CLOSED ENDED GALLEY KITCHENS AND OTHER U-SHAPED KITCHENS WHERE THE CLEARANCE BETWEEN CABINETS IS LESS THAN 5'-0". THE MINIMUM CLEARANCE BETWEEN CABINETS SHALL BE 40".
5. 48" A.F.F. WHEN CONVERTED TO ACCESSIBLE KITCHEN. PROVIDE REQUIRED WALL REINFORCEMENT FOR POSSIBLE FUTURE RELOCATION



BATHROOM PLAN W/ 24" REMOVABLE
VANITY CABINET "B2b"
*CHOOSE WATER CLOSET THAT WILL NOT EXTEND INTO THE SPACE REQUIRED FROM THE DOOR OPENING
*GRAB BAR REINFORCEMENT WILL CONSIST OF 20 GA. MTL. PLATES SECURED TO STUDS

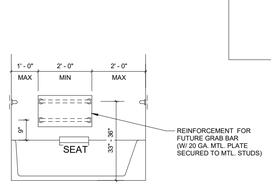


BACK WALL

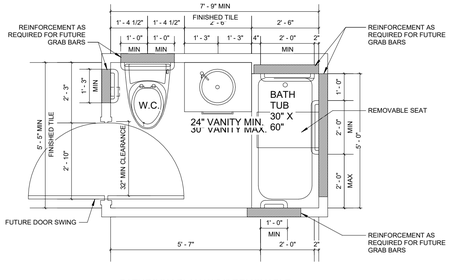


HEAD

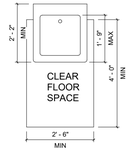
FOOT



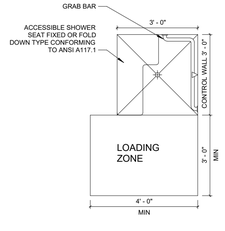
BACK



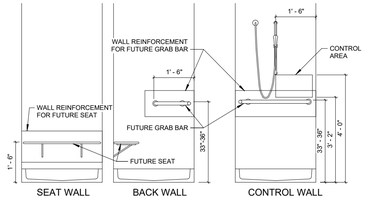
BATHROOM PLAN W/24" REMOVABLE
CLOSET SEAT
*CHOOSE WATER CLOSET THAT WILL NOT EXTEND INTO THE SPACE REQUIRED FROM THE DOOR OPENING
**GRAB BAR REINFORCEMENT WILL CONSIST OF 20 GA. MTL. PLATES SECURED TO STUDS



OPTIONAL ACCESSIBLE
LAVATORY



PLAN OF TRANSFER
TYPE SHOWER
STALL (ACCESSIBLE
CONFIGURATION)



ADAPTABLE SHOWER STALL ELEVATIONS

ADA NOTES

AS PER ANSI A117.1-1986 4.13.8 THROUGH 4.13.12

4.13.8* THRESHOLDS AT DOORWAYS. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 IN (19 MM) IN HEIGHT FOR EXTERIOR SLIDING DOORS OR 1/2 IN (13 MM) FOR OTHER TYPES OF DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 (SEE 4.5.2).
4.13.9* DOOR HARDWARE. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 IN (1220 MM) ABOVE FINISHED FLOOR.
4.13.10* DOOR CLOSERS. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 IN (75 MM) FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
4.13.11* DOOR OPENING FORCE. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
(1) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE
AUTHORITY.

(2) OTHER DOORS.

(A) EXTERIOR HINGED DOORS: (RESERVED).

(B) INTERIOR HINGED DOORS: 5 LBF (22.2N)

(C) SLIDING OR FOLDING DOORS: 5 LBF (22.2N)

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.
4.13.12* AUTOMATIC DOORS AND POWER-ASSISTED DOORS. IF AN AUTOMATIC DOOR IS USED, THEN IT SHALL COMPLY WITH ANSI/BHMA A156.10-1985. SLOWLY OPENING, LOW-POWERED, AUTOMATIC DOORS SHALL COMPLY WITH ANSI A156.19-1984. SUCH DOORS SHALL NOT OPEN TO BACK CHECK FASTER THAN 3 SECONDS AND SHALL REQUIRE NO MORE THAN 15 LBF (66.6N) TO STOP DOOR MOVEMENT. IF A POWER-ASSISTED DOOR IS USED, ITS DOOR-OPENING FORCE SHALL COMPLY WITH 4.13.11 AND ITS CLOSING SHALL CONFORM TO THE REQUIREMENTS IN ANSI A156.19-1984.

DOOR NOTES

1. CONTRACTOR TO VERIFY ALL DOOR DIMENSIONS ROUGH & MASONRY OPENING SIZES , AND QUANTITIES AS WELL AS ALL FINISHED PARTITION THICKNESS FOR FRAME WIDTH SIZING PRIOR TO FABRICATION.
2. ALL EXTERIOR DOORS TO HAVE WEATHER-STRIPPING AT JAMB. HEAD AND SILL.
3. PROVIDE ALLOWANCE FOR BUILDER'S HARDWARE.
4. THERE WILL BE A 4" BRICK SADDLE AT ALL BALCONIES WITH SLIDING DOORS.
5. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT PRIOR TO FABRICATION OF ANY DOOR

NOTES

ALL HINGES (EXCEPT FIRE RATED DOORS) TO BE
4X4 FULL MORTISE BEARING HINGE, POLISHED CHROME FINISH MODEL TA2314 BY MCKINNEY OR EQUIVALENT TO BE APPROVED BY DESIGNER.
HINGES FOR FIRE RATED ENTRY DOORS TO BE 4 1/2"X4 1/2" FULL MORTISE SINGLE ACTING STANDARD WEIGHT SPRING HINGE, POLISHED CHROME FINISH MODEL 1552 BY MCKINNEY OR EQUIVALENT TO BE APPROVED BY DESIGNER.
FOR DOOR FRAMES REFER TO DRAWINGS.

MATERIAL

1. TYPICAL DOORS TO BE SOLID WOOD BY JELDWEN
2. UNIT ENTRANCE DOORS
TO BE 1 1/2 HOUR FIRE RATED METAL DOOR
AS PER ARCHITECT'S DOOR
SCHEDULE.

FINISHES

A. ENTRY DOORS AND FRAMES (CORRIDOR SIDE) TO HAVE MATTALIC GLOSSY FNISH PAINT # SM8117 BY SCUFFMASTER
(UNDER COAT TO BE SPECIFY AS PER MANUFACTURER INSTRUCTIONS.
B. ALL OTHER DOORS AND FRAMES AND ENTRY DOOR(UNIT SIDE) TO HAVE OIL BASED SATIN FINISH PAINT,COLOR AND SPECS TO FOLLOW.

HARDWARE

(A) ENTRY DOOR : SARGENT, AVENTURA SERIES MODEL#MB(OPTION 1) OR
CENTRO SERIES MODEL #MD(OPTION 2), WITH "LE1 ESCTCHEON" PLATE. 8200 SERIES MORTISE LOCK FOR ENTRY/APARTMENT FUNCTION(#43) OR EQUIV. TO BE APPROVED BY DESIGNER POLISHED CHROME FINISH.
(B) PRIVACY SET: SARGENT, AVENTURA SERIES MODEL #MB(OPTION 1) OR CENTRO SERIES MODEL#MD (OPTION 2) WITH "LN" ROSE.
8200 SERIES MORTISE LOCK FOR PRIVACY FUNCTION (#65). TO BE APPROVED BY DESIGNER STAINLESS STEEL SATIN FINISH.
(C) PASSAGE SET: SARGENT, AVENTURA SERIES MODEL #MB(OPTION 1) OR CENTRO SERIES MODEL#MD (OPTION 2) WITH "LN" ROSE. 8200 SERIES MORTISE LOCK FOR CLOSET FUNCTION(#04). TO BE APPROVED BY DESIGNER STAINLESS STEEL SATIN FINISH.

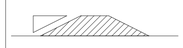
NOTES

AS PER RS 4-6, SECTION 4.26.5, DOORS MAY SWING INTO THE BATHROOM OF AN ADAPTABLE DWELLING UNIT IF THE DOOR, DOOR BUCK AND ADJACENT SPACE IS DESIGNED AND CONSTRUCTED SO THAT REMOUNTING THE HINGES IS THE ONLY CHANGE REQUIRED TO SWING THE DOOR OUT AS SHOWN IN FIG. 53.

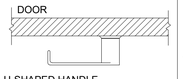
DOOR NOTES

1. CONTRACTOR TO VERIFY ALL DOOR DIMENSIONS ROUGH & MASONRY OPENING SIZES , AND QUANTITIES AS WELL AS ALL FINISHED PARTITION THICKNESS FOR FRAME WIDTH SIZING PRIOR TO FABRICATION.
2. ALL EXTERIOR DOORS TO HAVE WEATHER-STRIPPING AT JAMB. HEAD AND SILL.
3. PROVIDE ALLOWANCE FOR BUILDER'S HARDWARE.

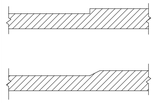
THRESHOLD SECTION



HANDICAP DOOR HARDWARE



ACCESSIBLE ROUTES AND GROUND AND FLOOR SURFACES



GENERAL NOTES:

ACCESSIBLE ROUTE:
A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE SPACES AND ROOMS IN A BUILDING THAT CAN BE NEGOTIATED BY ALL CATEGORIES OF PEOPLE HAVING PHYSICAL DISABILITIES.

PORTIONS OF ACCESSIBLE ROUTES WITH SLOPES OF MORE THAN 1:20 ARE RAMPS AND SHALL COMPLY WITH REQUIREMENTS FOR RAMPS.

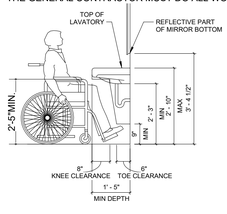
AN INTERIOR ACCESSIBLE ROUTE SHALL BE PROVIDED FROM THE ENTRANCE OF THE BUILDING TO ALL DWELLING UNITS IN THE BUILDING. ALL DWELLING UNITS ARE TO BE ADAPTABLE.

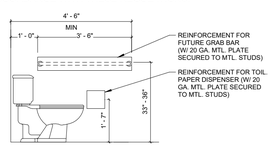
ADAPTABLE DWELLING UNITS:
DWELLING UNITS WHICH ARE CONSTRUCTED ON AN ACCESSIBLE ROUTE AND EQUIPPED AS SET FORTH IN REFERENCE STANDARD RS 4-6 OF THE NYC BUILDING CODE SO THAT THEY CAN BE CONVERTED TO BE USED, WITH A MINIMUM OF STRUCTURAL CHANGE, BY ALL CATEGORIES OF PERSONS HAVING PHYSICAL DISABILITIES.

ADAPTABLE DWELLING UNITS SHALL BE EQUIPPED WITH DOOR WIDTHS AND CLEAR FLOOR SPACES FOR POSSIBLE OCCUPANTS WITH PHYSICAL DISABILITIES. ADAPTABLE SPACES WITHIN DWELLING UNITS SHALL INCLUDE KITCHENS AND BATHROOMS AND THEIR RESPECTIVE DOORWAYS.

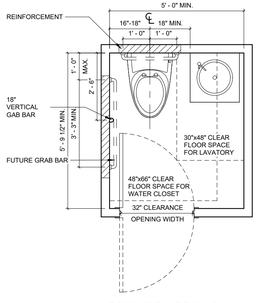
THE INFORMATION SHOWN ON THIS DRAWING IS FOR GUIDANCE PURPOSES ONLY AND OUTLINE THE MOST COMMON ACCESSIBILITY CRITERIA APPLICABLE TO THIS JOB.
THEY DO NOT CONSTITUTE A COMPREHENSIVE DESCRIPTION OF ALL POSSIBLE CRITERIA WHICH ARE GIVEN IN RS 4-6 OF THE NYC BLDG. CODE AND ANSI A1117.1 - 1986 AS MODIFIED BY RS 4-6.

THE GENERAL CONTRACTOR MUST DO ALL WORK IN ACCORDANCE WITH THESE REGULATIONS.





SIDE WALL



FOWARD APROACH

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature:

Date:

Seal:

REGISTERED ARCHITECT BRENT M. PORTER 026278 STATE OF NEW YORK

Scale: 1/128" = 1'-0

Drawn: SHAHN ANDERSEN

Job #

Checked:

PROJECT NUMBER:

M01164460-I1

PAGE NUMBER:

G-002.00

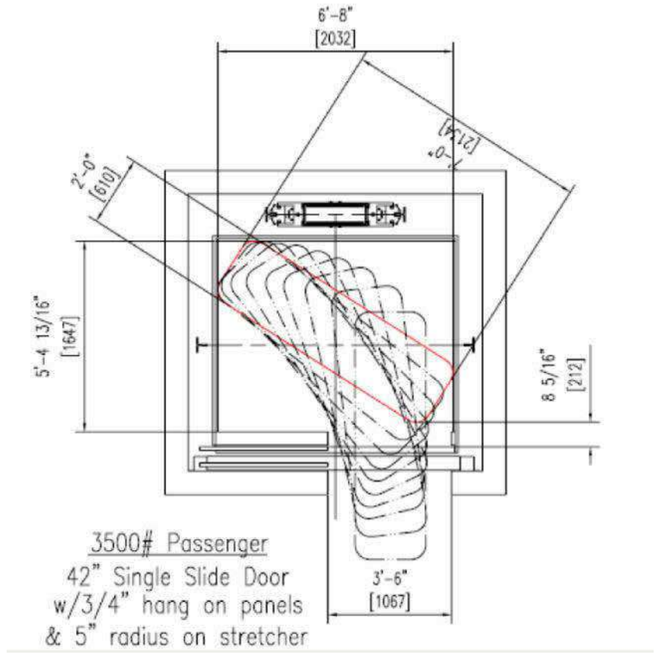
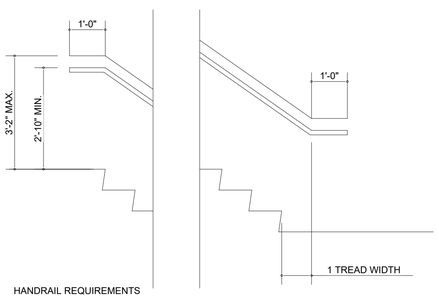
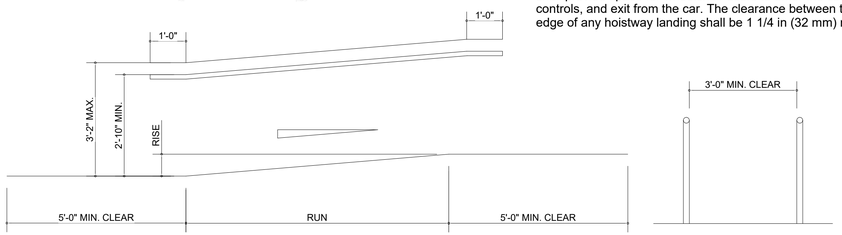


Figure 2
Symbol for emergency medical services (Star of Life)

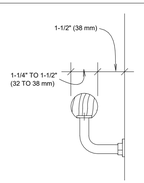


HANDRAIL REQUIREMENTS
FOR STAIRS

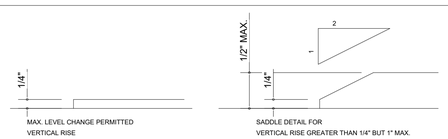


SLOPE	MAXIMUM RISE	MAXIMUM RUN
1:12 TO 1:15	30 INCHES	30 FEET
1:16 TO 1:19	30 INCHES	40 FEET
1:20	30 INCHES	50 FEET

RAMP REQUIREMENTS



HANDRAIL REQUIREMENTS
(WALL MOUNTED)



FOR VERTICAL RISE GREATER THAN 1", RAMP MUST BE PROVIDED.
MAX. SLOPE 1:20, ELSE REQUIRES HANDRAILS.

FLOOR SADDLES OR
HEIGHT CHANGES

AS MODIFIED BY RS 4-6.

NOTES:

4.9.5 Outdoor Conditions. Outdoor Stairs and Approaches to them shall be designed so that matter will not accumulate on walking surfaces.

4.10 Elevators

4.10.1 New Elevators

4.10.1.1 General. Accessible Passenger elevators shall comly with 4.10 and ASME/ANSI Al 7.1. Freight Elevators shall not be considered as meeting the requirements of this section unless the only Elevators provided are used as combination passenger and Freight Elevators.

4.10.1.2 Automatic Operations. Elevator Operation Shall be automatic. Each car shall be equipped with a self-leveling feature that will automatically bring the car to floor landings within a tolerance of 1/2" in (13 mm) under rated loading to zero loading conditions. This self-leveling feature shall be automatic and indepedent of the operable part and shall correct for overtravel or undertravel.

4.10-1.3 Call Buttons. Call Buttons in elevator lobbies and halls shall be centered at 4 in (1065 mm) above the floor. See Fig. B4.10.1. Such call buttons shall have visual signals to indicate when each call is registered and when each call is ansswered. Call buttons shall be 3/4 in (19 mm) minimum in the smallest dimension. the button that designates the up direction shallbe located above the button that designates the 1 down direction. Obejects located beneath hall call buttons shall protrude into the elevator lobby 4 in (100 mm) maximum.

4.10.1.4 Hall Signals. A visible and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call and the direction of travel, except that-in-cars, visible from the floor area adjacent to the hall call buttons, and conforming to the requirements of this subsection, shall be acceptable, Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annuniators that state the word "up" or "down". Visible signals shall have the following features:

- Hall signals fixtures shall be centered @ 72 in (1830 mm) minimum above the lobby floor. See Fig. B4.10.1.
- The visible signal elements shall be @ 2 1/2 in (63 mm) minimum in the smallest dimension.
- Signals shall be visible from the floor area adjacent to the hall call button.

CABO/ANSI Al 17.1-1992

4.10.1.5* Tactile Signage on Hoistway Entrances. Raised Character and Braille floor designations shall be provided or both jambs of elevator hoistway entrances and shall be centered @ 60 in (1.525 mm) above the floor . See Fig. B4.10.
1. Such characters shall be 2 in (51 mm) high nominal and shall comply with 4.28.6.

4.10.1.6* Door Protective and Reopening Device. Elevator doors shall open and close automatically. Elevator doors shall be provided with a reopening device that shall stop and reopen a car door and - hoistway door automatically if the through the door opening at 5 in and @ 29 in (125 mm and 73 mm) above the floor. The device shall not require physical contact to be activated, although contact may occur before the door reverses. Door reopening devices shall remain effective for 20 seconds minimum.

4.10.1.7* Door and Signal Timing for Hall Calls. The minimum acceptable time notification that a car is answering a call until the doors of that car start to close shall be calculated from one of the following equations:

$$T = \frac{D}{1.5 \text{ ft/s}}$$

or

$$T = D \text{ 5 seconds minimum}$$
$$455 \text{ mm/s}$$

where T = total time in seconds and 0 = distance (in feet or millimeters) from the point in the lobby or corridor 60 in (1525 mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door.

For cars with in-car signals, T begins when the Signal is visible, from the point 60 in (1525 mm) directly in front of the farthest hall call button and the audible signal is sounded.

4.10.1.8 Door Delay for Car Calls. Elevator doors shall remain fully open in response to a car call for 3 seconds minimum.

4.10.1.9* Inside Dimensions of Elevator Cars. The inside dimensions of elevator cars shall provide space for wheelchair users to enter the car, maneuver within reach of controls, and exit from the car. The clearance between the car platform sill and the edge of any hoistway landing shall be 1 1/4 in (32 mm) minimum.

4.10.1.10 Floor Surfaces. Floor surfaces in elevator cars shall comly with 4.5.

4.10.1.11 Illumination Levels. The level of illumination at the, car controls, platform, and car threshold and landing sill shall be 5 foot candles, (53.8 lux) minimum.

4.10.1.12* Car Controls. Elevator control panels shall have the following features.

4.10.1.12.1 Control buttons shall be 3/4 in (19 mm) minimum in their smallest dimension. Control buttons shall be raised, flush, or recessed. Control buttons shall be arranged with numbers in acending order. When two or more columns of buttons are provided they shall read from left to right. See Fig. B4.10.1.12 (a).

4.10.1.12.2 Designations for control: buttons shall comply with 4.28.2, 428.5, and 4;28, The call button for the main entry floor shall be, designed by star. Raised and Braille designated for control buttons shall be placed Immediatley to the left of the button to mwhich the, designations apply. See Fig 84.10.1.12 (b). Floor buttons shall be provided with visible indicators to show that a call has been registered. The visible indication shall cease when the call has been answered.

4.10.1.12.3 Floor buttons shall be located 54 in (1370 mm) maximum above the floor for parallel approach and 48 in (1220 mm) maximum for front approach. Emergency controls, including the emergency alarm, shall be grouped, at the bottom of the panel. Emergency control buttons shall have their centerlines 35 in (890 mm) minimum aboveth efloor. See Fig B4.10.1.12 (c).

4.10.1.12.4 Control is shall be located, on a front wait if cars have center opening doors, and at the side wall or at the front wall or at the front wall next to the door if cars have side opening doors.

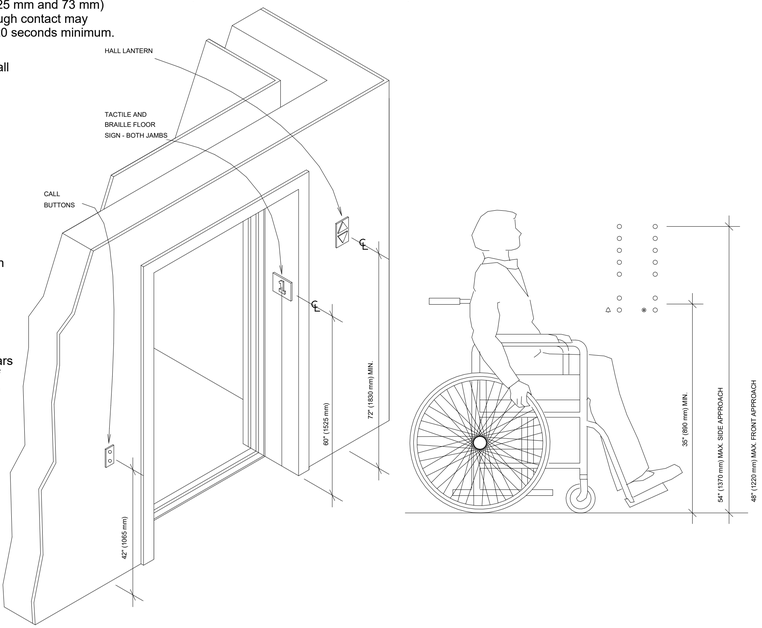
4.10.1.13* Car Position Indicators. In elevator cars, both audible and visible car floor location indicators shall be provided.

4.10.1.13.1 Visible Indicator located above the car control-panel or above the door. Numerals shall be 1/2 in (13 mm) minimum. As the car passes or stops at a floor served-by; the elevator, the corresponding character shall illuminate.

4.10.13.2 Audible. Indicator shall be 20 decibels minimum with a frequency of 1500 Hz maximum above ambient. Indicator shall be either-an audible signal which sounds when the car passes a floor and when a car stops at a floor served by the elevator, or an automatic verbal, announcement which announces the floor at which the car has stopped.

4.10.1.14* Emergency Communications. If provided, car emergency signaling devices between the elevator and a point outside the hoistway shall comply with ASME/ANSI A17.1.The highest operable part of a two-way communication system shall be 54 in(1370 mm) maximum above the floor for parallel approach and 48 in (1220 mm) maximum

above the floor for front approach. if the device is located in a closed compartment, the compartment door hardware shall comply with 4.25. The device shall be identified by raised symbols and lettering complying with 4.28 and located adjacent to device. If the system uses a handset, the cord from the panel to the handset shall be 29 in (735 mm) long minimum. The car emergency signaking device shall not be limited to voice communication. If instructions for use are provided essential information shall be presented in both tactile and visual form.



ELEVATOR REQUIREMENTS

GENERAL NOTES:

ACCESSIBLE ROUTE:
CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE SPACES AND ROOMS IN A BUILDING THAT CAN BE NEGOTIATED BY ALL CATEGORIES OF PEOPLE HAVING PHYSICAL DISABILITIES

PORTIONS OF ACCESSIBLE ROUTES WITH SLOPES OF MORE THAN 1:20 ARE RAMPS AND SHALL COMPLY WITH REQUIREMENTS FOR RAMPS.

AN INTERIOR ACCESSIBLE ROUTE SHALL BE PROVIDED FROM THE ENTRANCE OF THE BUILDING TO ALL DWELLING UNITS IN THE BUILDING. ALL DWELLING UNITS ARE TO BE ADAPTABLE.

ADAPTABLE DWELLING UNITS:
DWELLING UNITS WHICH ARE CONSTRUCTED ON AN ACCESSIBLE ROUTE AND EQUIPPED AS SET FORTH IN REFERENCE STANDARD RS 4-6 OF THE NYC BUILDING CODE SO THAT THEY CAN BE CONVERTED TO BE USED, WITH A MINIMUM OF STRUCTURAL CHANGE, BY ALL CATEGORIES OF PERSONS HAVING PHYSICAL DISABILITIES. ADAPTABLE DWELLING UNITS SHALL BE EQUIPPED WITH DOOR WIDTHS AND CLEAR FLOOR SPACES FOR POSSIBLE OCCUPANTS WITH PHYSICAL DISABILITIES. ADAPTABLE SPACES WITHIN DWELLING UNITS SHALL INCLUDE KITCHENS AND BATHROOMS AND THEIR RESPECTIVE DOORWAYS.

THE INFORMATION SHOWN ON THIS DRAWING IS FOR GUIDANCE PURPOSES ONLY AND OUTLINE THE MOST COMMON ACCESSIBILITY CRITERIA APPLICABLE TO THIS JOB. THEY DO NOT CONSTITUTE A COMPREHENSIVE DESCRIPTION OF ALL POSSIBLE CRITERIA WHICH ARE GIVEN IN RS 4-6 OF THE NYC BLDG. CODE AND ANSI A1117.1 - 1986

THE GENERAL CONTRACTOR MUST DO ALL WORK IN ACCORDANCE WITH THESE REGULATIONS

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature:

Date:

Seal:

Scale: 1/128" = 1'-0

Drawn: SHAHN ANDERSEN

Job #

Checked:

PROJECT NUMBER:

M01164460-I1

PAGE NUMBER:

G-003.00

BUILDING CODE NOTES

1. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE SECTION C27-130.
2. ALL ELEVATIONS INDICATED ARE ACTUAL ELEVATIONS AND REFER TO DATUM USED BY TOPOGRAPHICAL BUREAU, BOROUGH PRESIDENT'S OFFICE, MANHATTAN, WHICH IS 2.75' ABOVE THE U.S. COAST AND GEODETIC SURVEY MEAN SEA LEVEL DATUM AT SANDY HOOK.
3. AT LEAST 24 HOUR WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK (C27-195).
4. FIVE DAYS PRIOR NOTICE SHALL BE GIVEN TO ADJOINING LOT OWNERS AFFECTED BY FOUNDATION, EARTHWORK OR DEMOLITION (C27-165 & C27-169).
5. ALL PAVED WALKS, SURFACES AND AREAWAYS WILL BE DRAINED ADEQUATELY WITHIN THE SITE.
6. WHERE PIPES, WIRES, CONDUITS, DUCTS, ETC. PIERCE FIRE PROTECTION OF INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, SUCH PENETRATION SHALL NOT EXCEED 2% OF ANY ONE FACE OF SUCH PROTECTION, AND SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES. (C27- 324A).
7. CEILINGS THAT CONTRIBUTE TO THE REQUIRED FIRE-RESISTANCE RATING OF A FLOOR OR ROOF ASSEMBLY SHALL BE CONTINUOUS BETWEEN FIRE DIVISION, FIRE SEPARATIONS OR VERTICAL PARTITIONS HAVING THE SAME FIRE RESISTANCE RATING AS THE CEILING. CONCEALED SPACE NOT EXCEEDING ABOVE SUCH CEILING, UNLESS SPRINKLERED, SHALL BE FIRE STOPPED INTO AREAS 3,000 SQUARE FEET, PROTECTED BY SELF-CLOSING OPENING PROTECTIVES (C27-327).
8. DUCTS, PIPES, AND CONDUITS PASSING THROUGH RATED CONSTRUCTION SHALL HAVE SPACES NOT EXCEEDING 1/2 INCH PACKED WITH ROPE ASBESTOS OR MINERAL WOOL AND CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS. AGGREGATE AREA OF SUCH OPENING SHALL NOT EXCEED 25 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL OR FLOOR AREAS UNLESS PROTECTED BY RATED SELF-CLOSING DEVICES (C27-343).
9. FIRE DIVISIONS SHALL COMPLY WITH PROVISIONS OF SECTION C27-340 AND SHALL BE CONTINUOUS THROUGH ANY CONCEALED SPACE IN FLOOR OR ROOF CONSTRUCTION.
10. TENANTS NOT SEPARATED BY FIRE DIVISIONS, SHALL BE SEPARATED BY FIRE SEPARATIONS, BUT NOT LESS THAN ONE HOUR SEPARATIONS SHALL CONTINUE SHALL CONTINUE THROUGH CONCEALED SPACES ABOVE (C27-341).
11. OPENING IN FIRE DIVISIONS AND SEPARATIONS TO COMPLY WITH SECTION C27-342.
12. CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, STAIR, FURRING, PIPE SPACES, COLUMN ENCLOSURES, ETC., SHALL BE FIRE STOPPED (EXCEPT WHERE CONCEALED SPACE IS SPRINKLERED) WITH NON-COMBUSTIBLE MATERIAL. (C27-351)
13. FINISHED FLOORING IN ALL EXITS SHALL BE OF NON-COMBUSTIBLE MATERIAL (C27-351).
14. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
15. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE (EXCEPT THAT STAIRS LESS THAN 44 INCHES WIDE SHALL HAVE A HANDRAIL ON ONE SIDE ONLY). HANDRAILS SHALL PROVIDE A FINGER CLEARANCE OF 1 1/2 INCHES AND SHALL PROJECT NOT MORE THAN 3 1/2 INCHES INTO REQUIRED STAIR WIDTH. STAIRS MORE THAN 88 INCHES WIDE SHALL HAVE INTERMEDIATE HANDRAILS. HEIGHT OF HANDRAIL SHALL BE BETWEEN 30 AND 34 INCHES ABOVE THE TREAD NOSING. MATERIALS OF HANDRAILS SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 150. HANDRAILS SHALL BE DESIGNED TO RESIST A SIMULTANEOUS APPLICATION OF A LATERAL FORCE OF 40#/L.F. AND VERTICAL LOAD OF 50#/L.F. LANDINGS AND PLATFORMS SHALL BE ENCLOSED ON SIDES BY WALL OR RAILINGS, AT LEAST 3-0" HIGH. RISERS SHALL BE MAXIMUM 7 3/4" HIGH, TREADS MINIMUM 9 1/2" WIDE, EXCLUSIVE OF NOSING AND THE SUM OF 2 RISERS PLUS ONE TREAD EXCLUSIVE OF NOSING SHALL BE NOT LESS THAN 24 NOR MORE THAN 25 1/2.
16. TREADS AND LANDING SHALL BE BUILT OF/OR SURFACED WITH NONSKID MATERIALS.
17. ILLUMINATION OF AT LEAST 5 FOOT CANDLES MEASURED AT THE FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY DURING OCCUPANCY, IN EXITS AND THEIR ACCESS FACILITIES (C27-381).
18. EXIT LIGHTING SHALL BE ON CIRCUITS, TAKEN OFF AHEAD OF MAIN SWITCH.
19. LOCATION OF EVERY EXIT ON FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS PLACED IF REQUIRED AT ANGLE WITH EXIT OPENINGS. INSTALL DIRECTIONAL SIGNS TO SERVE AS GUIDES FROM ALL PORTIONS OF THE CORRIDOR OPENING ON FLOOR (C27-383).
20. EXIT SIGNS SHALL BE INTERNALLY LIGHTED, HAVING AN INITIAL BRIGHTNESS OR LETTER OF AT LEAST 25 FOOT LAMBERTS. LETTERS SHALL BE RED, THE BACKGROUND SHALL BE WHITE. LETTERS SHALL BE BLOCK LETTERING AT LEAST 4 1/2" HIGH, WITH 9/16" STROKES BACKGROUND.
21. CORRIDORS AND EXIT PASSAGEWAYS SHALL HAVE A CLEAR HEIGHT OF 7'-6" FOR AT LEAST 75% OF THE FLOOR AREA WITH NO POINT LESS THAN 7 FEET IN HEIGHT. PROJECTION BELOW THE CEILING SHALL NOT OBSTRUCT FULL VIEW OF EXIT SIGNS (C27-369B).
22. CONDUITS IN FIRE-RATED PARTITIONS WILL NOT EXCEED 3/4 INCH DIAMETER. OUTLETS IN SUCH PARTITIONS WILL BE BACKED UP WITH APPROVED MATERIALS.
23. NO CONDUITS, PIPES, MEDICINE CABINETS, ETC., SHALL ENCROACH UPON FIRE RATED PARTITIONS ENCLOSING PUBLIC CORRIDORS, STAIRS, ELEVATOR SHAFTS OR VENT SHAFTS.
24. EXIT DOORS SHALL BE READILY OPERABLE AT ALL TIMES FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE. DOORS OPENING INTO INTERIOR ENCLOSED STAIRS SHALL NOT BE LOCKED FROM TENANT SIDE, EXCEPT THEY MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE OUTDOORS AT STREET LEVEL.
25. ALL WIRE GLASS IN RATED DOORS AND WINDOWS WILL BE OF A TYPE APPROVED BY THE B.S.A.
26. ALL CLEANING OF WINDOWS WILL BE IN CONFORMITY WITH THE WINDOW CLEANING CODE.
27. PENETRATION OF OPENINGS IN WALLS, PARTITIONS, OR FLOORS FOR PIPE SLEEVES, MEDICINE CABINETS, HAMPERS, ELECTRIC DEVICES, ETC., SHALL BE PACKED, SEALED, LINED, OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED S.T.C. RATING.
28. MASONRY MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF RS 10-1, SECTION 3. MORTAR TO BE TYPE "N".
29. THE DESIGN OF MASONRY WALLS IS PREDICATED UPON ANALYSIS OF STRESSES AS PER RS 10-1, SEC. 4.
30. ALL MASONRY LOAD BEARING AND NON-LOAD BEARING WALLS SHALL BE BONDED IN ACCORDANCE WITH SECTION 7, RS 10-1.
31. CONTRACTOR SHALL CHECK ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE COMMENCING CONSTRUCTION. ARCHITECT SHALL BE NOTIFIED OF ANY ERROR OR OMISSIONS BEFORE WORK IN QUESTION IS STARTED.
32. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED PRIOR TO STARTING THE WORK AND ALSO OBTAIN THE CERTIFICATE OF OCCUPANCY.
33. REMOVE ALL EXISTING WALLS, PARTITIONS, DOORS, FLOORING, CEILINGS, FIXTURES, ETC. AS SHOWN ON DRAWINGS OR AS REQUIRED TO INSTALL NEW WORK.
34. WHERE EXISTING BEARING WALLS, BEAMS OR ANY OTHER STRUCTURAL SUPPORT OF THE EXISTING BUILDING IS BEING REMOVED, CONTRACTOR SHALL DO ALL NECESSARY SHORING, NEEDLING, UNDERPINNING, ETC. AS REQUIRED TO MAINTAIN THE SAFETY OF THE STRUCTURE, THE WORKERS, AND THE GENERAL PUBLIC. THE STRUCTURE, THE WORKERS, AND THE GENERAL PUBLIC.
35. PATCH AND REPAIR EXISTING CONSTRUCTION WHERE DISTURBED BY NEW WORK AND AS CALLED FOR ON DRAWINGS.
36. ALL SUCH MATERIALS DESIGNATED FOR "CONTROLLED INSPECTION" SHALL BE INSPECTED BY AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER.
37. ORNAMENTAL PROJECTIONS AND DOOR SWINGS SHALL NOT PROJECT MORE THAN 18" BEYOND THE BUILDING LINE.
38. INTERIOR FINISHES, EXCEPT FINISHED FLOORING, FLOOR COVERINGS, WALL COVERINGS AND COATING LESS THAN .036 IN TOTAL THICKNESS, SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN THAT OF THE FOLLOWING INTERIOR FINISH CLASSES:
39. LOCATION CLASS J-2
EXITS AND SHAFTS A (0-25)
ROOMS GREATER THAN 1500 SQ. FEET B (26-75)
ROOMS LESS THAN 1500 SQ. FEET B (26-75)
40. ALL NEW STEEL RESTING ON MASONRY SHALL HAVE THREE COURSES OF BRICK UNDER SAME AND BEARING PLATES UNDER STEEL.
41. ALL REINFORCED CONCRETE MATERIALS, DESIGNS AND CONSTRUCTION SHALL BE AS PER ACT 318, 1963 EDITION WITH MODIFICATIONS PER RS 10-3.
42. PLAIN CONCRETE SHALL HAVE A MINIMUM FACTOR OF FIVE BAGS PER CUBIC YARD AND SHALL DEVELOP A STRENGTH OF 2,500 P.S.I. AS PER TABLE 10.3, AND A WATER-CEMENT RATIO SLUMP OF 5:1. OTHER CONCRETE REQUIREMENTS ARE LISTED ON THE STRUCTURAL DRAWINGS.
43. THREE TEST CYLINDERS SHALL BE PROVIDED FOR EACH FIFTY CUBIC YARDS OF CONCRETE PLACED IN ONE DAY, AS PER RS 10.
44. ALL STRUCTURAL STEEL FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST ASTM SPECIFICATIONS FOR A-36 AND A-50 STEEL.]
45. CONTRACTOR SHALL FILE THE AFFIDAVIT OF THE PRODUCER OF STEEL, CERTIFYING THAT THE PROVISIONS OF THE LOCAL CODE ARE MET.
46. ALL CONNECTIONS SHALL BE 3/4" BOLTS OR GREATER, AS REQUIRED.
47. ALL STEEL SURFACES NOT IN CONTACT WITH CONCRETE, SHALL RECEIVE ONE SHOP COAT OF APPROVED PAINT.
48. ALL WELDING TO BE PERFORMED BY N.Y.C. LICENSED WELDERS.
49. LINTELS OVER OPENINGS WIDER THAN FOUR FEET IN MASONRY WALLS SHALL BE FIRE-PROTECTED WITH MATERIALS HAVING THE REQUIRED FIRE RESISTANCE RATING OF THE WALL SUPPORTED.
50. NEW MASONRY SHALL BE LAID UP IN TYPE M OR S PORTLAND CEMENT MORTAR, 1:3 MIX WITH NOT MORE THAN 10% LIME BY VOLUME, AS PER RS 10-46, ASTM C270, 1964.
51. BRICK SHALL BE ANCHORED TO BLOCK WITH TRUSS-TYPE GALVANIZED METAL ANCHORS EVERY 160 SQUARE INCHES.
52. BLOCK WALLS SHALL HAVE "DUR-O-WALL" METAL WALL TIES EVERY OTHER BLOCK COURSE.
53. A MINIMUM OF THREE COURSES OF BRICK SHALL BE PROVIDED UNDER ALL JOISTS RESTING ON MASONRY.
54. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER AND SHALL CONFORM TO ALL CODE REQUIREMENTS.
55. ALL FIXTURES SHALL BE PROPERLY VENTED AND SHALL HAVE SHUT-OFF VALVES AT EACH FIXTURE WITH WATER SUPPLY IN COPPER PIPES.
56. ALL SOIL, WASTE AND VENT LINES IN FLOOR 2" AND LARGER, SHALL BE E.H.C.I., AND SHALL HAVE CLEAN OUTS AT THE BASE OF ALL LINES. VENTS SHALL PROJECT THROUGH THE ROOF, 4"-0".
57. TEMPERATURE REQUIREMENTS SHALL BE A 70 DEGREE INSIDE TEMPERATURE WHEN 0 DEGREES OUTSIDE, FOR ALL OCCUPIED AREAS.
58. VENTILATION OF TOILETS SHALL COMPLY WITH CODE.
59. ALL DUCTWORK AND FIRE DAMPERS SHALL COMPLY WITH CODE.
60. ALL SERVICE EQUIPMENT SHALL MEA APPROVED AND AN EQUIPMENT USE PERMIT SHALL BE OBTAINED BY THE INSTALLATION CONTRACTOR FOR ALL SUCH EQUIPMENT.
61. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR.
62. THE ENTIRE ELECTRICAL INSTALLATION SHALL CONFORM WITH ALL LOCAL LAWS, THE NATIONAL ELECTRICAL CODE AND LOCAL UTILITY'S REQUIREMENTS.
63. ALL PARTITIONS TO BE WEDGED TIGHTLY TO CEILING.
64. PLATE GLASS TO COMPLY WITH SECTION C26-550.2.
65. GLASS DOORS TO COMPLY WITH 501-68 SR AS APPROVED BY THE B.S.A.
66. HUNG CEILING TO COMPLY WITH SECTION C27-350 & RS 5-16.
67. HUNG CEILING TO BE OF INCOMBUSTIBLE MATERIAL.
68. PROVIDE B.S.A. APPROVED TYPE PHOSPHORESCENT EXIT LIGHTS AND SIGNS AS PER SECTION C26-607.1.
69. PROVIDE FLOOR NUMBERING SIGNS AS PER SECTION C27-394.
70. PROVIDE STAIR IDENTIFICATION SIGNS AS PER SECTION C27-393.
71. COMPLY WITH LOCAL LAW 76 FOR ASBESTOS.
72. COMPLY WITH LOCAL LAW 58 FOR HANDICAPPED ACCESSIBILITY.
73. UPON COMPLETION OF WORK, OWNER SHALL OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

TENANT SAFETY NOTES

1. BUILDING TO BE VACCANT DURING CONSTRUCTION.

HOUSING MAINTENANCE CODE NOTES

1. THE OWNER OF THE MULTIPLE DWELLINGS SHALL KEEP THE PREMISES IN GOOD REPAIR.
2. THE OWNER SHALL KEEP THE ROOF, YARDS, COURTS & OTHER OPEN SPACES CLEAN & FREE FROM DIRT, FILTH, GARBAGE OR OTHER OFFENSIVE MATERIALS.
3. PAINTING OF PUBLIC PARTS & WITHIN DWELLINGS TO COMPLY WITH SECTION D26-12.01 H.M.C.
4. PAINTING OF WINDOW FRAMES TO COMPLY WITH SECTION D26-12.03 H.M.C.
5. PREMISES TO BE MAINTAINED & KEPT FREE OF RODENT & INSECT INFESTATION AS PER SECTION D26-13.03 & D26-13.05 H.M.C.
6. RECEPTACLES FOR COLLECTION OF WASTE MATTER TO BE PROVIDED AS PER SECTION D26-13.03 & D26-14.05 H.M.C.
7. PROVIDE & MAINTAIN A SUPPLY OF PURE & WHOLESOME WATER SUFFICIENT IN QUANTITY & AT SUFFICIENT PRESSURE TO KEEP ALL PLUMBING FIXTURES ADEQUATELY SUPPLIED FOR THEIR SANITARY MAINTENANCE.
8. MAINTAIN & KEEP IN GOOD REPAIR THE PLUMBING & DRAINAGE SYSTEM INCLUDING WATER CLOSETS, TOILETS, SINKS & OTHER FIXTURES.
9. THE DRAINAGE OF ROOFS, COURTS & YARDS SHALL COMPLY WITH D26-16.03 H.M.C.
10. HEAT & HOT WATER REQUIREMENTS AS PER ARTICLE 17 OF H.M.C. CENTRAL HEATING SYSTEM AS PER BUILDING CODES; MINIMUM TEMPERATURES TO BE MAINTAINED AS PER SECT. D26-17.01 & .03. CENTRAL HEATING SYSTEM TO BE INSPECTED YEARLY BY QUALIFIED PERSON IN ACCORDANCE WITH SECTION D26-17.05 OF H.M.C. SUPPLY OF HOT WATER AS PER SECTION D26-17.07.
11. YEARLY INSPECTIONS OF CENTRAL HEATING PLANT BY QUALIFIED PERSON TO BE MADE AS PER SECTION D26-17.05, - 19.01 -19.05, H.M.C.
12. PROVIDE ELECTRIC LIGHTING EQUIPMENT IN ALL DWELLINGS AS PER SECTION D26-19.01.
13. PROVIDE & MAINTAIN ELECTRIC LIGHTING FIXTURES IN EVERY PUBLIC HALL, STAIR OR FIRESTAIR IN ACCORDANCE WITH SECTION D26-19.03 & 19.05.
14. PROPER ELECTRIC LIGHTS TO BE PROVIDED NEAR ENTRANCE WAYS, YARDS & COURTS AS PER SECTION D26-19.07 H.M.C., ON SEPARATE CIRCUIT OR CONNECTED TO HOUSE LINE SERVICING PUBLIC HALLS, AND IN ACCORDANCE WITH REQUIREMENTS & APPROVAL OF THE DEPARTMENT OF WATER SUPPLY, GAS & ELECTRICITY.
15. BOARD OF STANDARDS & APPEALS APPROVED TYPE PEEPHOLES APPROXIMATELY 5 FEET ABOVE FINISHED FLOOR TO BE PROVIDED IN ENTRANCE DOORS OF DWELLING UNITS AS PER SECTION D26.01 H.M.C. & DEPARTMENT RULES & REGULATIONS.
16. ENTRANCE DOORS SHALL BE PROVIDED WITH HEAVY DUTY LATCH SET & A HEAVY DUTY DEAD BOLT OPERABLE WITH A KEY FROM THE OUTSIDE & A THUMB-TURN FROM THE INSIDE. EQUIP DOORS WITH A CHAIN DOOR GUARD SO AS TO PERMIT PARTIAL OPENING.
17. PROPERLY MOUNTED & SECURED POLISHED METAL VIEWING MIRRORS TO BE PROVIDED WITHIN SELF-SERVICE ELEVATORS AS PER SECTION D26-20.03 H.M.C. & DEPARTMENT RULES & REGULATIONS.
18. KEY LOCK IN THE ENTRANCE DOOR TO EACH DWELLING UNIT WITH AT LEAST ONE KEY TO BE PROVIDED BY OWNER AS PER SECITION D26-20.05 H.M.C. DOOR TO BE EQUIPPED WITH HEAVY DUTY LATCH SET AND HEAVY DUTY DEAD BOLT AND CHAIN DOOR GUARD AND THUMB TURNED ON INSIDE.
19. APPROVED TYPE MAIL RECEPTACLES & DIRECTORY OF PERSONS LIVING IN DWELLING TO B PROVIDED AS PER SECTION D26-21.01 H.M.C. & REGULATIONS OF POST OFFICE DEPARTMENT.
20. PROPER FLOOR SIGNS TO BE PROVIDED IN PUBLIC HALL NEAR STAIRS & ELEVATORS & WITHIN STAIR ENCLOSURE AS PER SECTION D26-21.03 H.M.C. & DEPARTMENT RULES & REGULATIONS.
21. PROPER STREET NUMBERS TO BE PROVIDED IN PUBLIC HALL OF THE DWELLING AS PER SECTION 82 (3)-1.0 ADMINISTRATIVE CODE, SECTION D26-21.03 H.M.C. AND RULES & REGULATIONS OF BOROUGH PRESIDENT.
22. A RESIDENT MANAGER RESPONSIBLE FOR OPERATION & MAINTENANCE OF ROOMING UNITS TO BE PROVIDED AS PER SECTION D26-21.09 H.M.C.
23. PROPER JANITORIAL SERVICES TO BE PROVIDED AS PER SECTION D26-22.05 H.M.C.
24. ALL COMBUSTIBLE MATERIALS WITHIN ONE FOOT OF COOKING APPARATUS TO BE PROPERLY FIRE RETARDED & MINIMUM 2- FOOT CLEARANCE MAITAINED ABOVE EXPOSED COOKING SURFACE. COMBUSTIBLE MATERIAL BETWEEN 2 FEET & 3 FEET ABOVE EXPOSED COOKING SURFACE TO BE FIRE RETARDED. SECTION D26-32.05 H.M.C. & DEPARTMENT REULES & REGULATIONS.
25. NO KITCHEN SHALL BE OCCUPIED FOR SLEEPING PURPOSES. SECTION D26-33.05 H.M.C.
26. MAXIMUM TWO BOARDERS, ROOMERS OR LODGERS PERMITTED TO EACH FAMILY EXCEPT THAT MAXIMUM ONE BOARDER, ROOMER OR LODGER PERMITTED IF LOCATED IN ZONING TO ONE & TWO FAMILY DWELLINGS.
27. REGISTRATION STATEMENT TO BE FILED AS PER SECTION D26-41.01 & D26-41.03 H.M.C.
28. REGISTRATION IDENTIFICATION SIGN CONTACT AND DWELLING SERIAL NUMBER TO BE POSTED AS PER SECTION D26-41.15 H.M.C.
29. IDENTIFICATION OF MANAGING AGENT OR OWNER TO BE INDICATED ON TENANT'S RENT RECEIPT AS PER SECTION D26-41.17 H.M.C.
30. WALLS OF COURTS AND SHAFTS TO BE OF A LIGHT COLORED SURFACE AS PER SECTION D26-12.05 HMC.
31. GAS FUELED OR ELECTRIC HEATERS WHERE PERMITTED ARE TO COMPLY WITH SECTION D26-17.09.

INDOOR & OUTDOOR RECREATION SPACE NOTES

1. FOR ALL ACCESSORY INTERIOR & EXTERIOR RECREATION SPACES, PROVIDE EXIT SIGNS & DIRECTIONAL EXIT SIGNS THROUGHOUT THE EXIT PASSAGEWAYS, & AT ALL EXITS ON EACH FLOOR AS PER B.C. ART.7 SUBCHAPTER 6.
2. WHERE ROOFS ARE USED FOR RECREATIONAL PURPOSES, WIRE FENCING AT LEAST TEN FEET HIGH SHALL BE CONSTRUCTED.
3. PLACE OF ASSEMBLY APPLICATION TO BE FILED PRIOR TO SIGN-OFF.

GENERAL NOTES

1. THE HEIGHT OF ALL PUBLIC CORRIDORS SHALL BE 8'-0" MIN. (TYP.)
2. TYPICAL HEAT PUMP UNIT (HPU SEE PLANS) ARE ELECTRIC, NON-GAS FIRED COOLING/HEATING UNITS (TYP.)
3. LOT LINE WINDOW RESTRICTIVE DECLARATION SHALL BE FILED AND RECORDED WITH THE CITY REGISTER PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY (TYP.)
4. FIRE PROTECTION APPLICATION IS REQUIRED PRIOR TO THE SIGN-OFF AS PER B.C. 27-228.1

SMOKE DETECTOR NOTES

1. SMOKE DETECTORS SHALL BE INSTALLED AS REQUIRED BY LOCAL LAW 62 OF 1981.
2. UNITS TO BE HARD WIRED WITH INSTALLATION COMPLYING WITH RS17-11 & RS17-12 OF THE BUILDING CODE.
3. EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE DETECTOR RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUITS OTHER THAN THE CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT AS PER SECTION C26- 1705.3.
4. SMOKE DETECTOR UNITS MUST BE EITHER IONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC DETECTOR TYPE AS PER SECTION C26-1705.4(b) AND COMPLY WITH RS17-11 & RS17-12.
5. UNITS TO BE APPROVED BY THE BOARD OF STANDARDS ANDAPPEALS. ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER OR BE LISTED BY AN ACCEPTABLE TESTING LABORATORY SUCH AS:
6. A) UNDERWRITERS LAB. NORTH BROOK, ILL.-MEA LAB. NO. I-69-L
7. B) CANADIAN STANDARDS ASSOC., ONTARIO CANADA - MEA LAB. NO. 25-69-L
8. C) UNDERWRITERS LAB. OF CANADA, ONTARIO CANADA - MEA LAB. NO. 81-80-L
9. UNITS SHALL BE INSTALLED IN AREAS DESIGNATED NEED PLANS AND IN BASEMENTS AND RECREATION ROOMS, THEY SHALL BE LOCATED ON OR NEAR THE CEILING AND WITHIN 15'-0" OF ROOMS USED FOR SLEEPING PURPOSES. FOR DWELLING UNITS WITH MULTIPLE LEVELS, WHEN ANY LEVEL HAS ONLY ONE MEANS OF EGRESS, UNITS SHALL BE PROVIDED ON ALL LEVELS.
10. A) CEILING MOUNT-CLOSEST EDGE OF UNIT SHALL BE A MINIMUM OF 4" FROM ANY WALL.
11. B) WALL MOUNT - CLOSEST EDGE OF UNIT SHALL BE A MINIMUM OF 4" AND A MAXIMUM OF 12" FROM THE CEILING.
12. A CERTIFICATE OF SATISFACTORY INSTALLATION OF SMOKE DETECTORS MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT, HPD 10 DAYS AFTER INSTALLATIONS.
13. BATTERY OPERATED DEVICES ARE PERMITTED WHERE THERE IS NO CHANGE IN THE USE OF THE STRUCTURE, AND WHERE THE TOTAL ALTERATION COST IS LESS THAN $150.000 AND LESS THAN 15,000 PER DWELLING UNIT.

BUILDING DEPARTMENT NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE.
2. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF BUILDING AND ITS FACILITIES C26-105.0
3. BUILDING WILL BE UNOCCUPIED BY OWNER OR TENANTS DURING THE COURSE OF CONSTRUCTION.
4. CORRIDORS AND EXIT PASSAGES SHALL COMPLY WITH SECTION C-26-604-2.
5. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
6. MECHANICAL, VENTILATION, AIR-CONDITIONING
7. A. ALL INSPECTION AND TEST OF A REQUIRED VENTILATION SYSTEM SHALL BE MADE THE ARCHITECT OR ENGINEER NEED NOT BE IN THE EMPLOYMENT OF THE OWNER AS PER C-26- 1301.
8. INSPECTION DURING PROGRESS OR WORK THE COMMISSIONER MAY ACCEPT SIGNED STATEMENTS BY ARCHITECTS AND ENGINEERS AND SUPPORTING INSPECTION AND TEST REPORTS WITHOUT VERIFYING INSPECTION OR TEST BY DEPARTMENT OF INSPECTORS PERC-26-120.5
9. 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.
10. DUCTS, PIPES AND CONDUITS PASSING THROUGH RATED CONSTRUCTION SHALL HAVE SPACES NOT EXCEEDING 1/2" PACKED WITH ROPE, ASBESTOS OR MINERAL WOOD AND CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS. AGGREGATED NET AREA OF SUCH OPENING SHALL NOT EXCEED 25 SQ. INCHES IN ANY 100 SQ. FT. OF WALL OR FLOOR AREA. UNLESS PROTECTED BY RATED SELF-ENCLOSED DEVICES OF C-36-504.5
11. ALL WOOD WORKING SHALL BE FIREPROOFED IN ACCORDANCE WITH NYC CODE C-26-502.6 AND C-26-504-10.

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature:

Date:

Seal:

Scale: 1/126" = 1'-0

Drawn: SHAHN ANDERSEN

Job #

Checked:

PROJECT NUMBER:

M01164460-I1

PAGE NUMBER:

G-004.00

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE.
2. THE ARCHITECT OF RECORD HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTION; HIS RESPONSIBILITY IS LIMITED TO ACCURACY OF THE PLANS, UNLESS OTHERWISE NDICATED BY APPLICATIONS.
3. A SURVEY, BY A LICENSED SURVEYOR, SHOWING THE LOCATION OF THE BUILDINGS, PROPERTY LINES AND OTHER EXISTING SITE CONDITIONS SHALL BE FILED WITH THE DEPARTMENT OF BUILDINGS.
4. PRIOR TO START OF ANY CONSTRUCTION, CONTRACTOR IS REQUIRED TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE AND DIMENSIONS OF PLANS. CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UTILITY LINES, LIGHT POOLS, HYDRANTS, ETC. AND SHALL MAKE PROPER TIEINS AND APPLY FOR PERMITS AS NECESSARY.HYDRANTS, ETC. AND REPORT TO THE ARCHITECT OR ENGINEER ANY CONDITION NOT CONSISTENT WITH THE DRAWINGS
6. NO PLANS SHALL BE SCALED, DIMENSIONS SHOULD BE USED.
7. AT LEAST 24 HOURS WRITTEN NOTICE SHALL BE GIVEN BY OWNER AND/OR CONTRACTOR'S TO THE COMMISSIONER PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AND 72 HOUR WRITTEN NOTICE TO BE GIVEN ARCHITECT OR ENGINEER FOR CONTROLLED INSPECTIONS.
8. FIVE (5) DAYS PRIOR WRITTEN NOTICE OF PERMIT APPLICATION SHALL BE GIVEN TO OWNER OF ALL ADJOINING LOTS, BUILDINGS, AND SERVICE FACILITIES WHICH MAY BE AFFECTED BY THE FOUNDATION WORK OR EARTH WORK OPERATIONS.
9. A PERMIT SHALL BE ISSUED FOR EXCAVATING AND AFTER ESTABLISHING THE BEARING CAPACITY OF THE SOIL BY AN ARCHITECT OR ENGINEER OR THEIR REPRESENTATIVE AND SECURING APPROVAL THEREOF FROM THE DEPARTMENT OF BUILDINGS, THE PERMITS SHALL BE FOR THE ENTIRE CONSTRUCTION.
10. NO FIRE HYDRANT OR UTILITY POLE, OR THREE SHALL BE WITHIN 5'-0" OF SPLAY OF ANY CURB CUT.
11. ANY ALTERED GRADE EXCEEDING 30 DEGREE SLOPE SHALL HAVE A RETAINING WALL FILED AS AN AMENDMENT AND APPROVED BY DEPARTMENT OF BUILDINGS BEFORE THE START OF SUCH A WALL.
12. THE STREET ON WHICH THIS BUILDING FRONTS IS OR WILL BE IMPROVED TO THE SATISFACTION OF THE DEPARTMENT OF HIGHWAYS. REQUIRED UTILITIES SHALL ALSO BE INSTALLED.
13. SIDEWALK AND ROADWAY CONSTRUCTION OFF SITE WILL CONFORM TO DEPARTMENT OF HIGHWAYS SPECIFICATIONS. A SEPARATE APPROVAL FOR SIDEWALK CONSTRUCTION, INCLUDING WIDTH OF SIDEWALK WILL BE OBTAINED FROM THAT DEPARTMENT BEFORE SUCH WORK IS COMMENCED.
14. ALL EXCAVATIONS SHALL BE KEPT SUBSTANTIALLY FREE OF WATER DURING FOUNDATION CONSTRUCTION WORK.
15. PROTECT ALL ADJACENT PROPERTIES. PROPERLY SHORE, UNDERPIN AND MAKE SAFE ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH ANY PART OF THE WORK.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE METHODS AND MEANS OF CONSTRUCTION AND FOR SITE SECURITY AND SAFETY AND WILL TAKE FULL PRECAUTIONS TO PROTECT WORKMEN, PASSERSBY OR ANY OTHER HAZARDS OF DEMOLITION OPERATIONS.
17. CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY UPON COMPLETION OF ALL WORK.
18. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR CONSTRUCTION, INCLUDING THOSE FOR WORK OUTSIDE OF THE PROPERTY LINES, PAY ALL REQUIRED FEES TO THE D.O.B. BASED ON THE PROPOSED WORK OF THIS DRAWING FROM NEW YORK CITY BUILDING DEPARTMENT PRIOR TO START OF WORK.
19. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
    A) SHALL HAVE BEEN ACCEPTABLE PRIOR THE EFFECTIVE DATE THE CODE BY THE BOARD OF STANDARDS AND APPEALS 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)
20. THE FOLLOWING ITEMS OF WORK SHALL BE SUBJECT TO CONTROLLED INSPECTION, MADE AND WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER AND ACCEPTABLE TO ARCHITECT OF RECORD. TEST REPORTS AND CERTIFICATE OF INSPECTION SHALL BE FILED WITH THE BUILDING DEPARTMENT:
    A) FIRE STOPPING OF:
        1) HOLLOW PARTITIONS AND FURRED SPACES
        2) CONCEALED SPACES WITHIN STAIR CONSTRUCTION
        3) CEILING SPACES
        4) EXTERIOR CORNICES
        5) DUCT AND PIPE CHASES
    B) CONCRETE MATERIALS FOR STRUCTURAL ELEMENTS PROPORTIONED ON THE BASIS OF CALCULATED STRESSES 70% OR GREATER OF BASIC ALLOWABLE VALUES C26-10040
    C) STEEL WELDING OPERATIONS AND TENSIONS OF HIGH STRENGTH BOLTS (TABLE 10-1).
    D) PLACING OF CONCRETE (TABLE 10-1).
    E) REINFORCED MASONRY (TABLE 10-1).
    F) UNREINFORCED MASONRY (TABLE 10-1).
21. IT SHALL BE CONTRACTOR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS AND STANDARDS OF THE BUILDING CODE, ZONING RESOLUTION, BS&A, A.C.I., ASTM & ANY OTHER GOVERNMENT AND NON-GOVERNMENT AGENCIES HAVING JURISDICTION. IT SHALL ALSO BE THE CONTRACTORS RESPONSIBILITY TO SEEK CERTIFICATION OF THE AFOREMENTIONED SECTIONS, REQUIREMENTS AND STANDARDS. IT SHALL BE ASSUMED THAT THE CONTRACTOR IS FULLY AWARE AND SHALL BE HELD RESPONSIBLE FOR THE ITEMS MENTIONED (BLDG., CODE, ZONE. RES., BS&A, A.C.I., ASTM, N.Y.S. ENERGY CONSERVATION CODE, ETC.) SHOULD THERE BE NO NOTIFICATION BY THE CONTRACTOR TO THE ARCHITECT.

21(a). ALL MATERIALS NOT DESIGNATED FOR CONTROLLED INSPECTION SHALL BE SUBJECT TO SEMI-CONTROLLED INSPECTION FOR STRUCTURAL LUMBER AND PLUMBING MATERIALS, INSPECTION REPORTS, TEST REPORTS OR OTHER DOCUMENTATION BY THE PERSON SUPERINTENDING THE USE OF THE MATERIAL SHALL BE SUBMITTED TO THE DEPARTMENT PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

22. APPLICATION FOR CERTIFICATE OF OCCUPANCY AND CERTIFICATE OF OCCUPANCY FORMS #24 & #54, IF NOT FILED WITH ORIGINAL APPLICATION PRIOR TO APPROVAL SHALL BE FILED AT SUCH TIME THERE WILL BE CHANGES IN BUILDING WHICH MAY NECESSITATE THE SUBMISSION OF REVISED SPECIFICATION SHEETS. IN CASE THERE ARE DISCREPANCIES BETWEEN THE GENERAL NOTES AND SPECIFIC ITEM SHOWN ON THE PLANS, THE ARCHITECT AND /OR ENGINEER ARE TO BE NOTIFIEDIMMEDIATELY AND ALL WORK IS TO BE HALTED UNTIL THE DISCREPANCY IS RESOLVED.
23. CONTRACTOR TO COORDINATE ALL EQUIPMENT BASE AND HOUSEKEEPING PADS WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS. EQUIPMENT BASES AND HOUSEKEEPING PADS TO BE A MINIMUM OF 4" HIGH UNLESS OTHERWISE NOTED. PROVIDE ONE LAYER OF WWF 6X6XW4 WELDED WIRE FABRIC MINIMUM, TO BE INSTALLED BENEATH THE FULL PROJECTED AREA OF EQUIPMENT
24. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REQUIREMENTS ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THAT PORTION OF WORK.
25. THE CONTRACTOR SHALL INVESTIGATE THE SITE AND THE EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. HE SHALL NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, CONFLICTS OR AMBIGUITIES IN AND BETWEEN THE PLANS, DRAWINGS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK. IF SUCH NOTICE IS NOT FURNISHED TO ARCHITECT. THE CONTRACTOR SHALL BE DEEMED TO HAVE INSPECTED THE PLANS, DRAWINGS AND SPECIFICATIONS AND TO HAVE FOUND THEM IN PROPER FORM AND EXECUTION
26. THE ARCHITECT DOES NOT HAVE CONSTRUCTION ADMINISTRATION RESPONSIBILITY FOR THIS PROJECT.
27. ALL WORK SHALL BE DONE IN WORKMANLIKE MANNER BY SKILLED MECHANICS. THE WORK SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY TO COMPLETE DEMOLITION AN CONSTRUCTIONAL SHOWN ON THESE DRAWINGS.
28. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS, SAFETY AND SECURITY ON THE SITE. SPECIAL ATTENTION TO SAFETY SHALL BE PROVIDED DURING ALL DEMOLITION WORK. THE ARCHITECT AND HIS AGENTS ARE NOT RESPONSIBLE OR LIABLE FOR THE ABOVE AND SHALL BE HELD HARMLESS AND INDEMNIFIED BY ALL CONTRACTORS FROM ANY CLAIMS, LOSSES OR SUITS OR LEGAL ACTION ARISING FROM THE PERFORMANCE OF WORK IN THIS PROJECT.
29. THE INFORMATION SHOWN ON THESE DRAWINGS CONSTITUTES THE EXTENT OF ARCHITECTURAL SERVICES RENDERED TO THE CLIENT THE ARCHITECT HAS NO CONTRACTUAL OBLIGATION TO THE CLIENT BEYOND THE PREPARATION OF DRAWINGS SUITABLE FOR FILING FOR BUILDING PERMITS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF CONSTRUCTION IS EXECUTED WITH DIMENSIONS SIZE OR MATERIALS THAT DEVIATE FROM THESE DRAWINGS.
30. CONTRACTOR SHALL VERIFY ALL CLEARANCES AND SHALL BE RESPONSIBLE FOR SIZING ALL COMPONENTS OF HIS WORK AS NECESSARY FOR PROPER INSTALLATION.
31. CONTRACTOR SHALL BE RESPONSIBLE TO DISTRIBUTE ADEQUATE COPIES OF THESE DRAWINGS AND SPECIFICATIONS TO ALL APPLICABLE TRADES AT ALL TIMES DURING THE PROGRESS OF THE JOB, INCLUDING SUBSEQUENT REVISIONS THERE IS TO BE ONE COMPLETE UP TO DATE SET AT THE JOB SITE AT ALL TIMES.
32. IT IS THE INTENTION OF THIS CONTRACTOR TO REHABILITATE THE BUILDING, FINISHED AND READY FOR OCCUPANCY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ALL REQUIREMENTS OF THE LAW. ALTHOUGH ALL NECESSARY WORK MAY NOT BE ITEMIZED IN THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR WILL FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND INCLUDE ALL WORK SPECIFIED OR IMPLIED FOR THE COMPLETE REPAIR OF THE BUILDING.
33. CONTRACTOR SHALL OBTAIN BUILDING PERMIT. NO WORK SHALL PROCEED UNLESS BUILDING PERMITS IS DISPLAYED AT THE FRONT OF BUILDINGS. CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSED, INSPECTION FEES AND ALL OTHER CHARGES.
34. CONTRACTOR SHALL OBTAIN NEW CERTIFICATE OF OCCUPANCY. HE SHALL OBTAIN ALL PERMITS AD FINAL APPROVALS OF ALL DEPARTMENTS HAVING JURISDICTION.
35. ERECT TEMPORARY COVERED PASSAGEWAYS AT STREET LEVEL AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
36. CONSTRUCTION OF BUILDING EXTERIOR ENVELOPE AND INSTALLATION OF HVAC, SERVICE WATER HEATING ELECTRICAL DISTRIBUTION AND ILLUMINATION SYSTEMS AND EQUIPMENT TO COMPLY WITH THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, SECTION E-1016 (D)
37. COORDINATE PATCHING INVOLVING THE VARIOUS TRADES WHETHER OR NOT SPECIFICALLY MENTIONED IN THE RESPECTIVE SPECIFICATIONS SECTIONS.
38. STEAM CLEAN STREET FACADE AS SPECIFIED.
39. REMOVE DEBRIS AS THE WORK PROGRESSES. MAINTAIN EXISTING PREMISES IN A NEW AND CLEAN CONDITION.
40. REMOVE FROM THE SITE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM WORK.
41. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK WHO SHALL DESIGN AND SUPERVISE INSTALLATION OF ALL UNDERPINNING AND SHORING.
42. THE CONTRACTOR FOR THE WORK OF THIS SECTION SHALL BE HELD TO HAVE VISITED THE SITE, EXAMINED THE PREMISES DETERMINED FOR HIMSELF THE EXISTING CONDITIONS, CHARACTER OF EQUIPMENT AND FACILITIES NEEDED FOR TIE PERFORMANCE OF THE WORK AND ALL MATTERS WHICH MAY IN WAY AFFECT THE WORK BEFORE SUBMITTING A BID.
43. INFORMATION REGARDING EXISTING, CONSTRUCTION OR CONDITIONS IS BASED ON AVAILABLE RECORD DRAWING, WHICH MAY OR MAY NOT TRULY REFLECT EXISTING CONDITIONS. SUCH INFORMATION IS INCLUDED ON THE ASSUMPTION THAT IT MAY BE OF INTEREST TO THE CONTRACTOR. BUT THE ARCHITECT, CONSTRUCTION MANAGER, OWNER AND THEIR CONSULTANTS DO NOT ASSUME RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS.
44. THE GENERAL CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED ARCHITECT/ENGINEER FOR ALL REQUIRED CONTROLLED INSPECTIONS.
45. TOP OF ARCHITECTURAL FINISH OF FIRST FLOOR SEATING ELEVATION=0'-0" FOR THE PURPOSES OF THESE CONTRACT DOCUMENTS.
46. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS. ALL NOTES ARE TO BE REVISED AND APPLIED TO RELATED BUILDING COMPONENTS.NIF
47. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED ON RELATED DRAWINGS AND DETAILS.
48. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIED DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
49. ALL ELEVATOR AND STAIR OPENINGS SHALL BE CERTIFIED BY THE ELEVATOR SUBCONTRACTOR PRIOR TO FORMING. REQUIRED MODIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR APPROVAL PRIOR TO FORMING.
50. REFER TO CERTIFIED MECHANICAL AND ELECTRICAL CONTRACTOR'S DRAWINGS AND MANUFACTURER'S TEMPLATE DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SUPPORTS, BOLT SETTING TEMPLATES, ISOLATIONS, SPRING ISOLATION,ETC, NOT SHOWN ON THE DRAWINGS.
51. CONCRETE PADS AND MOUNTINGS IN MECHANICAL SPACES SHALL BE COORDINATED WITH ELECTRICAL AND PLUMBING CONTRACTORS.
52. CONTRACTOR TO COORDINATE ALL MECHANICAL AND ELECTRICAL FLOOR AND WALL SLEEVES AND ALL MECHANICAL SHAFTS WITH MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS.
53. PROVIDE ACCESS PANELS AS APPLICABLE AND AS REQUIRED FOR MECHANICAL EQUIPMENT. ALL ACCESS PANELS SHALL BE CONCEALED, AND LOCATIONS SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING.
54. PORTABLE FIRE EXTINGUISHERS LOCATED ON THE DRAWINGS SHALL RECEIVE APPROVAL OF FIRE DEPARTMENT PRIOR TO INSTALLATION.
55. ALL SPRINKLER HEADS IN ACOUSTICAL TILE SHALL BE INSTALLED CENTERED IN THE ACOUSTICAL TILE. (N/A) 22. ALL STRUCTURAL ELEMENTS WHICH DO NOT REQUIRE FIREPROOFING SHALL BE FIELD PAINTED.
56. ALL EXTERIOR HANDRAILS AND EXTERIOR EXPOSED METAL SHALL BE GALVANIZED AND PAINTED UNLESS NOTED OTHERWISE.
57. ALL EXTERIOR DOORS SHALL PREVENT AIR LEAKAGE/INFILTRATION AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION.
58. ALL EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOFS, AND BETWEEN WALLS AND PANELS AT PENETRATION OF UTILITIES THROUGH THE ENVELOPE SHALL BE SEALED, CAULKED OR WEATHER STRIPPED TO PREVENT AIR LEAKAGE/INFILTRATION.
59. ALL EXTERIOR SOFFITS SHALL BE CONSTRUCTED WITH RIGID GALVANIZED METAL FRAME MEMBERS AND SHALL RESIST UPLIFTING WIND LOADS OF 1.5 TIMES THE WIND PRESSURE DIAGRAM.
60. ALL EXTERIOR SOFFITS SHALL BE INSTALLED TO PROVIDE A 'U' VALUE OF 0.09 SHALL HAVE A VAPOR BARRIER AND SHALL BE PROPERLY SEALED AGAINST AIR INFILTRATION.
61. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID MOLECULAR BREAKDOWN.
62. FUTURE TENANT DEVELOPMENT TO BE COVERED UNDER SEPARATE PERMITS. (N/A)
63. THE CONTRACTOR SHALL REPLACE AND REPAIR MISSING, BROKEN SIDEWALK, CURB, OR ROADWAY DAMAGE DURING CONSTRUCTION AS DIRECTED BY THE BOROUGH.

FIRE PROTECTION NOTES

1. 1. ALL MATERIALS AND ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTENCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
    A) IT SHALL CONFORM WITH "FIRE RESISTANCE RATING" BY THE AMERICAN INSURANCE ASSOCIATION OR
    B) SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ASST. 3-119-1961, "STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS" AND ACCEPTED BY THE COMMISSIONER, OR
    C) SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE.
2. WHERE PIPES, WIRES, CONDUITS DUCTS, ETC. PIERCE FIRE PROTECTION OF INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, SUCH PENETRATION SHALL NOT EXCEED TWO (2) PERCENT OF ANY ONE FACE SUCH PROTECTION, AND SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES C26-502.2.
3. LINTELS SUPPORTING MASONRY WALLS OVER 4 FEET IN WIDTH SHALL BE FIRE PROTECTED WITH MATERIALS HAVING THE REQUIRED FIRE RESISTANCE RATING OF THE WALL SUPPORTED C26-502.
4. OPENING PROTECTIVES INCLUDING FRAMES, SELF-CLOSING DEVICES AND HARDWARE SHALL COMPLY WITH ASTM E-152-1966, "STANDARD METHODS OF FIRE TEST OF DOOR ASSEMBLIES" AND E-163.1965 IN ACCORDANCE WITH NFPA NO. 80-1967, "INSTALLATION OF FIRE DOORS AND WINDOWS". OPENING PROTECTIVES SHALL BE LABELED, CERTIFYING PERFORMANCE RATING, AND SHALL HAVE BEEN ACCEPTED BY THE COMMISSIONER OR THE BOARD OF STANDARDS AND APPEALS C-26-507.7.
5. DUCTS, PIPES AND CONDUITS PASSING THROUGH RATED CONSTRUCTION SHALL HAVE SPACES NOT EXCEEDING 1/2" PACKED WITH MINERAL WOOL AND CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS. AGGREGATE NET AREA OF SUCH OPENING SHALL NOT EXCEED 25 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL OR FLOOR AREA, UNLESS PROTECTED BY RATED SELF- ENCLOSED DEVICES C26-504.5.
6. FIRESTOPPING: CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING, PIPE SPACES, COLUMNS ENCLOSURES, ETC. SHALL BE FIRE PROOFED (EXCEPT WHERE CONCEALED SPACE IS SPRINKLED) AS FOLLOWS:
    A) CONSTRUCTION GROUP 1: WITH NONCOMBUSTIBLE MATERIAL THAT CAN BE SHAPED.
    B) NON COMBUSTIBLE FIRE STOPPING MAY BE MASONRY SET IN MORTAR, CONCRETE, 3/4" MORTAR OR PLASTER ON NONCONBUSTIBLE LATH, PLASTERBOARD AT LEAST 3/8" THICK, SHEET METAL AT LEAST 0.002" THICK, SOLID WEB METAL STRUCTURAL MEMBER, 1/4" MINIMUM CEMENT BOARD OR EQUIVALENT MATERIAL. MINERAL SLAG OR ROCK WOOL WHEN COMPACTED INTO CONFINED SPACE C26-504.7.
7. INTERIOR FINISH: MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH THE SURFACE FLAME SPREAD RATIO OBTAINING AS PRESCRIBED IN ASST. E-84-1961 "STANDARD METHOD OF TEST FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS" AS PER C-26-504.
8. ALL EXISTS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
9. ILLUMINATION OF AT LEAST 5 FOOT CANDLES MEASURED AT THE FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY IN EXITS AND THEIR ACCESS FACILITIES.
10. SUSPENDED CEILING SHALL COMPLY WITH SECTION 1C 26-504.12 OF THE NYC BUILDING CODE WITH METAL HANGERS, PURLINS AND RUNNERS AS REQUIRED.
11. WHERE TEMPORARY PARTITIONS ARE USED THEY SHALL BE CONSTRUCTED TO BE DUST PROOF BARRIERS.

§[C26-604.4] 27-371 DOORS:
*(C) SMOKE STOP DOORS.- SMOKE STOP DOORS SHALL BE SELFCLOSING, SWINGING DOORS OF METAL, METAL COVERED, OR ONE AND THREE-QUARTER INCH SOLID CORE WOOD WITH CLEAR WIRE GLASS PANELS HAVING A MINIMUM AREA OF SIX HUNDRED SQUARE INCHES PER DOOR AND A MAXIMUM AREA OF TWELVE HUNDRED NINETY-SIX SQUARE INCHES PER DOOR, EXCEPT THAT IN BUILDINGS NOT OVER TWO STORIES HIGH, SMOKE STOP DOORS MAY BE OF ONE AND THREE-EIGHTHS INCH SOLID CORE WOOD WITH CLEAR WIRE GLASS PANELS, UNLESS THE DOORS ARE ALSO USED AS HORIZONTAL EXITS IN WHICH CASE THEY SHALL COMPLY WITH THE PROVISIONS OF SUBDIVISION (B) OF SECTION 27-373 OF THIS ARTICLE. IN ADDITION, SMOKE STOP DOORS MAY BE CONSTRUCTED OF TEMPERED GLAZING OR THE EQUIVALENT AND BE PROTECTED BY SPRINKLER HEADS CONSTRUCTED IN ACCORDANCE WITH SUBCHAPTER SEVENTEEN OF THIS CHAPTER AND INSTALLED A MAXIMUM OF SIX FEET (6'-0") ON CENTERS ON EACH SIDE OF THE OPENING. SMOKE STOP DOORS MAY BE DOUBLE-ACTING BUT SHALL CLOSE THE OPENING COMPLETELY WITH ONLY SUCH CLEARANCE AS IS REASONABLY NECESSARY FOR PROPER OPERATION. SMOKE STOP DOORS SHALL NORMALLY BE IN THE CLOSED POSITION, EXCEPT THAT THEY MAY BE LEFT OPEN IF THEY ARE ARRANGED TO CLOSE AUTOMATICALLY BY AN APPROVED DEVICE WHICH IS ACTUATED BY AN INTERIOR FIRE ALARM SYSTEM MEETING THE REQUIREMENTS OF SUBCHAPTER SEVENTEEN OF THIS CHAPTER OR UPON SMOKE DETECTION. TEMPERED GLASS SMOKE STOP DOORS SHALL BE MARKED WHERE REQUIRED IN ACCORDANCE WITH THE RULES OF THE BOARD OF STANDARDS AND APPEALS.
*LOCAL LAW 26-2004.

MULTIPLE DWELLING LAW NOTES

1. MULTIPLE DWELLING CODE WILL BE COMPKIED WITH AS PER LOCAL LAW NO. 23-56.
2. ALL ROOM WILL COMPLY WITH SECTION 31-6 OF THE M.D.L.
3. EVERY DOOR GIVING ACCESS TO THE ENTRANCE FRO MOUTSIDE OF THE BUILDING WILL CONTAIN NOT LESS THAN FIVE SQUARE FEET OF GLAZED SURFACE AREA IN ACCORDANCE WITH SECTION 35 OF THE M.D.L.
4. INTERCOMMMUNICATION SYSTEM AN DENTRANCE DOOR LOCKS SHALL BE PROVIDED AS PER SECTION 50 (A) M.D.L.
5. ARTIFICIAL LIGHTING OF PUBLIC HALLS AND STAIRWAYS WILL COMPLY WITH SECTION 37 OF THE M.D.L. AND SECTION D26-3.20 OF THE N.Y.C. BUILDING CODE.
6. ALL OPENINGS TO ELEVATOR SHAFTS WILL BE PROVIDED WITH DOORS AND BUCKS HAVING A 1-1/2 HOUR FIRE RATING. ALL DOORS TO ELEVATOR SHAFTS AND DOORS IN ELEVATOR CBS TO BE PROVIDED WITH AUTOMATIC DEVICES AS REQUIRED BY SECTION 51 OF THE M.D.L. DOORS TO BE SELF-CLOSING AND PROVIDED WITH VISION PANEL OF APPROVED TYPE CLEAR WIRE PLATE GLASS.
7. ALL OUTSIDE STEPS AND THEIR RAILS, WILL COMPLY WITH SECTIONS 52 AND 62, M.D.L. GUARD RAILS ON RETAINING WALLS MORE THAN 18" HIGH WILL BE AT LEAST FOUR FEET HIGH ABOVE GRADE AND WILL BE SUBSTANTIALLY SUPPORTED AND ANCHORED.
8. SECTION 33, SUBDIVISION 3, OF TH EM.D.L. AND THE DEPARTMENT RULES WILL BE COMPLIED WITH RANGES WILL BE USED OF A TYPEAPPROVED BY A RECOGNIZED TESTING LABORATORY. ALL COOKING RANGES WILL BE INSTALLED IN ACCORDANCE WITH C26-1300.7C OF THE N.Y.C. BUILDING CODE AND WITH SECTION 64 OF THE M.D.L. OVER-HEAD CABINETS WILL BE LOCATED AT LEAST NINE INCHES HORIZONTALLY AND 2'-0" VERTICALLY FROM BURNERS. RANGES WILL COMPLY WITH THE REQUIREMENTS OF THE A.G.A. OR G.S.A. CEILINGS ENCLOSING KITCHENETTES SHALL BE FIRE RETARDED WITH (1) LAYER OF 5/8" F.C.# 60 TYPE 'X' GYPSUM BOARD. PARTITIONS ENCLOSING KITCHENETTES SHALL BE FIRE RETARDED WITH (1) LAYER OF 5/8" F.C. # 60 TYPE X GYPSUM BOARD EACH SIDE.
9. WALLS AND CEILINGS IN SERVICE AREAS, WHERE NOTED IN SCHEDULE OF INTERIOR FINISHES WILL BE PAINTED A LIGHT COLOR AS PER SECTION 34 (4) OF THE M.D.L. APARTMENT STAIRWAYS AND HALLS TO BE PAINTED AS PER SECTION 80 (4) OF THE M.D.L.
10. SECTION 34 SUBDIVISION 2 OF THE M.D.L. WILL BE COMPLIED WITH IN THAT ALL WALLS BELOW THE GROUND LEVEL AND ALL CELLAR OR LOWER FLOORS SHALL BE DAMP-PROOFED AND WATER- PROOFED. SUCH DAMP-PROOFING AND WATER-PROOFING SHALL RUN THROUGHOUT THE CELLAR OR OTHER LOWEST FLOOR AND THROUGH AND UP THE WALLS AS HIGH AS THE GROUND LEVEL.
11. PARKING FOR THE PROJECT WILL BE PRIMARILY FOR THE USE OF TENANTS AS PER SECTION 60 OF THE M.D.L. AND WILL COMPLY WITH THE DEPARTMENT RULES AND REGULATIONS AND WITH CHAPTER 5 OF ARTICLE II, OF THE ZONING RESOLUTION.
12. SECTION T1 OF THE M.D.L. WILL BE COMPLIED WITH. NO LEADER DRAIN OR HOUSE TRAP WILL BE LOCATED IN ANY BATHROOM OR WATER CLOSET COMPARTMENTS. ALL TRAPS ARE TO BE ACCESSIBLY LOCATED.
13. MECHANICAL VENTILATION FOR INTERIOR BATHROOMS, KITCHENS, KITCHENETTES AND PUBLIC HALLS WILL BE OPERATED AS REQUIRED BY SECTION 76.33 AND 107 OF THE M.D.L.
14. LIGHTING THROUGHOUT WILL COMPLY WITH ARTICLE 19 OF THE HOUSING MAINTENANCE CODE AND SECTION 34-3, 37 AND 64 OF THE M.D.L
15. COMPLY WITH SECTION 80, SUBDIVISION 6 OF THE M.D.L. AND ARTICLE 13 OF THE H.M.C. AS TO PEST AND RODENT ERADICTION.
16. PROVIDE HEAT AND HOT WATER AS PER ARTICLE 17 OF THE H.M.C. AND SECTION 77.3 AND 79 OF THE M.D.L.

CONTINUED ON DRAWING A-006

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature: Date:

Seal:

Scale: 1/128" = 1'-0

Drawn: SHAHN ANDERSEN

Job #

Checked:

PROJECT NUMBER:

M01164460-I1

PAGE NUMBER:

G-005.00

17.SOUND CONTROL SHALL BE PROVIDED AS PER SECTION 84 OF THE M.D.L. AND IN ACCORDANCE WITH THE N.Y.C. BUILDING CODE AND ITS REFERENCE STANDARDS.
18.IN COMPLIANCE WITH SECTION 83 FO THE MULTIPLE DWELLING LAW. THERE WILL BE AN ADEQUATE NUMBER OF SUPERINTENDENTS, ASSISTANT SUPERINTENDENTS, CARETAKERS, ETC IN CHARGE OF THESE BUILDING AT ALL TIMES.
19.GAS METERS WILL BE PLACED IN SPACES PROVIDED IN A CELLAR AS PER SECTION 64 OF THE M.D.L. FIRE RETARDING AT GAS RANGES TO COMPLY WITH SECTION 33 (B) M.D.L.
20.MAINTENANCE, MANAGEMENT AND LAUNDRY, ETC. ARE OF ACCESSORY USE TO THE BUILDING AND WILL COMPLY WITH SECTION 61 M.D.L.
21.NO WOOD WAINSCOTING AS PER SECTION 191 OF THE M.D.L.
22.ALL APARTMENT ENTRANCE DOORS TO BE A MINIMUM OF 2'-10" X6'-8" APPROVED AND LABELED ONE HOUR TEST FIREPROOF SELF-CLOSING AS PER SECTION 171 M.D.L.
23.ALL BATHROOMS TO HAVE SANITARY TYPE CERQMIC TILE FLOORS AND A MINIMUM 6" SANITARY TYPE CERAMIC TILE BASE AS PER SECTION 76 OF THE M.D.L.
24.SEPARATE MISCELLANEOUS APPLICATION WILL BE FILED FOR SPRINKLERS AS REQUIRED.
25.HOUSE NUMBERS SHALL BE PROPERLY DISPLAYED AS PER SECTION 886 OF THE NEW YORK CITY CHARTER.
26.PROVIDE GOVERNMENT APPROVED TYPE MAIL BOXES AS INDICATED ON DRAWINGS AND AS PER SEFCTION 57 MDL.
27.LIGHTING AND VENTILATION OF ROOMS SHALL BE AS PER SECTION 31 OF MDL.
28.ALCOVES SHALL BE AS PER SECTION 32 OF MDL
29.COOKING SPACES SHALL BE AS PER SECTION 33 OF MDL.
30.ROOMS IN BASEMENTS AND CELLARS SHALL BE AS PER SECTION 34 OF MDL.
31.BUILDING ENTRANCE DOORS AND LIGHTS SHALL BE AS PER SECTION 35 OF MDL.
32.WINDOWS AND SKYLIGHTS FOR PUBLIC HALLS AND STAIRS SHALL BE AS PER SECTION 36 OF MDL.
33.ENTRANCE HALLS TO BE AS PER SECTION 50 OF MDL.
34.BUILDING ENTRANCE DOORS, LOCKS AND INTERCOM SYSTEM SHALL BE SECTION 50-A OF MDL.
35.APARTMENT PEEPHOLES SHALL BE AS PER SECTION 51-A OF MDL.
36.MIRRORS IN SELF-SERVICE ELEVATORS SHALL BE AS PER SECTION 51-B OF MDL.
37.FIRE ESCAPES SHALL BE AS PER SECTION 53 OF MDL.
38.WAINSCOTING SHALL BE AS PER SECTION 55 OF MDL.
39.ENTRANCE BOLTS AND MAIL BOXES SHALL BE AS PER SECTION 57 OF MDL.
40.ALL INCOMBUSTIBLE MATERIALS SHALL BE AS PER SECTION 58 OF MDL.
41.PARAPETS AND GUARD RAILINGS SHALL BE AS PER SECTION 62 OF MDL.
42.BELOW GRADE FLOORS SHALL COMPLY AS PER SECTION 63 OF MDL.
43.LIGHTING, GAS METERS, GAS AND OIL APPLIANCES, SHALL BE AS PER SECTION 64 OF MDL.
44.BOILER ROOMS SHALL BE AS PER SECTION 65 OF MDL.
45.WATER SUPPLY SHALL BE AS PER SECTION 75 OF MDL.
46.PLUMBING AND DRAINAGE SHALL BE AS PER SECTION 77 OF MDL.
47.REPAIRS SHALL BE MADE AS PER SECTION 78 OF MDL.
48.RECEPTACLES FOR WASTE MATTER SHALL BE AS PER SECTION 81 OF MDL.
49.PRIVACY SHALL BE AS PER SECTION 82 OF MDL.
50.JANITORIAL SERVICES SHALL BE AS PER SECTION 83 OF MDL.

ACM NOTES
1. ALL CONTRACTORS ARE HEREBY ADVISED THAT THERE MAY BE ASBESTOS PRESENT OR CONCEALED WITHIN THE CONTRACT AREAS. THE HANDLING OF THIS MATERIAL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS PUBLISHED IN THE FEDERAL REGISTER BY OSHA, DEP. EPA AN OTHER FEDERAL AUTHORITIES HAVING JURISDICTION AND IN ADDITION ANY SUPPLEMENTAL LAWS, RULES AND REGULATIONS PROMULGATED BY STATE AND LOCAL ATHORITIES. THE CONTRACTORS PROPOSAL SHALL INCLUDE ANY SPECIAL HANDLING, TOOLS EQUIPMENT AND APPURTENANCES, TRANSPORTATION AND SPECIAL SAFETY CLOTHING AND APPURTENANCES FOR PERSONAL REQUIRED FOR ASBESTOS ABATEMENT. NO ADDITIONAL COMPENSATION WILL BE CONSIDERED RELEVANT TO THIS WORK. AFTER ACCEPTANCE OF THE PROPOSAL BY THE OWNER. THE CONTRACTOR AND OWNER SHALL HOLD DAVID BURA HARMLESS FOR ANY AND ALL OCCURRENCES ARISING FROM OR RELATED TO THE ASBESTOS ABATEMENT AND/OR TRANSPORTATION TO THE APPROVED POINT OF DISPOSAL.
2. SHOULD ANY MATERIALS WHICH ARE SUSPECTED OF CONTAINING ASBESTOS BE UNCOVERED DURING DEMOLITION/RENOVATION ACTIVITIES. THE CONTRACTOR SHALL IMMEDIATELY STOP THE WORK AND NOTIFY THE ARCHITECT. THE CONTRACTOR SHALL THEN CONTACT AN ENVIRONMENTAL CONSULTANT WHO SHALL DETERMINE THE PRESENCE OF ASBESTOS MATERIALS AND PROVECE DIRECTION ON ANY PROCEDURES WHICH SHOULD BE IMPLEMENTED.
3. ANY MATERIAL COMPOSITION WHICH IS QUESTIONABLE SHALL BE BROUGHT TO THE ATTENTION OF THE ENVIRONMENTAL CONSULTANT. THE DETERMINATION OF THE MATERIAL CONTENT SHALL BE AT THE SOLE DISCREPTION OF THE CONSULTANT IF NECESSARY THE CONSULTANT SHALL PROVEDE CERTIFIED INDENTIFICATIONS WITHIN 48 HOURS.
4. THE CONTRACTOR SHALL PAY ALL ASSOCIATED COST TESTING AND MONITORING & FEES ASSOCIATED TO THE ASBESTOS REMOVAL.

DEMOLITION AND PROTECTION NOTES
1. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY AND HEALTH REGULATIONS REGARDING THE DEMOLITION OF STRUCTURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTY.
3. THE CONTRACTOR SHALL SUBMIT A WRITTEN NOTIFICATION TO THE ARCHITECT AND OWNER DURING THE WORK OF DEMOLITION AND CUTTING CONDITIONS ARE DISCOVERED WHICH SIGNIFICANTLY VARY FROM THOSE SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR SHALL ACCEPT THE CONDITION OF THE SITE AND STRUCTURES AS FOUND. THE ARCHITECT, CONSTRUCTION MANAGER AND OWNER ASSUME NO RESPONSIBILITY FOR CONDITION OF SITE OR STRUCTURES NOR THE CONTINUATION OF THE CONDITION EXISTING AT TIME OF BIDDING OR THERE AFTER.
5. CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
6. MAINTAIN ANY EXISTING UTILITIES REQUIRED TO REMAIN KEEP IN SERVICE AND PROTECT.
7. DISCONNECT AND SEAL ANY ABANDONED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS COORDINATE ALL WORK WITH LOCAL UTILITY COMPANIES HAVING JURISDICTION.
8. BEFORE COMMENCING ANY ALTERATION OR DEMOLITION WORK SUBMIT FOR REVIEW BY THE ARCHITECT, CONSTRUCTION MANAGER AND APPROVAL OF THE OWNER, A CONSTRUCT PROGRESS SCHEDULE SHOWING THE COMMENCEMENT, THE ORDER AND THE COMPLETION DATES FOR THE VARIOUS PARTS OF THIS WORK.
9. CONTRACTOR WILL EXECUTE DEMOLITION WORK TO INSURE PROTECTION OF EXISTING PORTIONS OF BUILDING TO REMAIN AGAINST DAMAGES.
10.CONTRACTOR WILL TAKE PRECAUTIONS TO GUARD AGAINST MOVEMENT, SETTLEMENT, DAMAGE, OR COLLAPSE OF ANY PART OF BUILDING, SIDEWALKS, ADJACENT PROPERTY OR STREET PASSAGES, BE LIABLE FOR ANY SUCH DAMAGE DOES ACCIDENTALLY OCCUR, CONTRACTOR SHALL REPAIR PROMPTLY AT NO COST TO OWNER.
11.CONTRACTOR WILL MAKE SUCH EXPLORATIONS AND PROBES AS ARE NECESSARY TO ASCERTAIN ANY REQUIRED PROTECTIVE MEASURES BEFORE PROCEEDING WITH DEMOLITION AND REMOVALS GIVE PARTICULAR ATTENTION TO SHORING AND BRACING REQUIREMENTS SO AS TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION.
12.PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT OF SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN A PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR AT CONTRACTOR EXPENSE SHALL ADVISE ON BRACING AND SHORING UNDERPINNING OR OTHER STRUCTURAL REQUIREMENTS THE CONTRACTOR SHALL BEAR ALL RESPONSIBILITY FOR PREVENTION OF MOVEMENT OR OTHER STRUCTURAL FAULT.
13.INSPECT EXISTING CONDITIONS OF THE PROJECT, PRIOR TO COMPLETING DEMOLITION WORK, INCLUDING ELEMENTS SUBJECT TO DAMAGE OR TO MOVEMENT DURING DEMOLITION AND CUTTING AFTER UNCOVERING WORK, INSPECT THE CONDITIONS AFFECTING THE INSTALLATION OR PERFORMANCE OF THE WORK REPORT DIFFERING OR QUESTIONABLE CONDITIONS TO THE ARCHITECT IN WRITING. DO NOT PROCEED WITH THE WORK UNTIL THE ARCHITECT HAS PROVIDED FURTHER INSTRUCTIONS.
14.PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE THE STRUCTURAL VALUE OR INTEGRITY OF THE AFFECTED PORTION OF THE WORK.
15.USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION, DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICE FLOODING AND POLLUTION PROVIDE ADEQUATE DRAINAGE TO HOME SEWER, AND PROVIDE PUMPING WHERE NECESSARY.
16.CLEAN ADJACENT STRUCTURES AND PROPERTIES OF DUST DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO THE START OF THE WORK.
17.DO NOT CUT OR REMOVE CONSTRUCTION WHICH MIGHT WEAKEN OR IMPAIR THE STRUCTURAL INTEGRITY OR STRENGTH OF THE STRUCTURAL FRAMING OR SUPPORT SYSTEMS WHICH ARE TO REMAIN.
18.WHERE PORTIONS OF STRUCTURES ARE TO BE REMOVED REMAINING PORTIONS SHALL BE PROTECTED FROM DAMAGE AND PREPARED TO FIT NEW CONSTRUCTION DAMAGE TO PORTIONS OF STRUCTURES SHOWN TO REMAIN SHALL BE PREPARED AT CONTRACTOR'S EXPENSE.
19.1BE READY AT ANY TIME TO PROMPTLY PROVIDE, ADD TO OR STRENGTHEN TEMPORARY SHORING, BRACING OR SUPPORT FOR EXISTING WORK IN CASE EXISTING CONSTRUCTION BEGINS TO SHOW SIGNS OF STRUCTURAL STRESS.
20.TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND LEGALLY DISPOSE OF OFF SITE. PAY ANY AND ALL FEES ASSOCIATED WITH DISPOSAL WORK. LEAVE THE SITE IN AN ORDERLY CONDITION TO THE APPROVAL OF THE ARCHITECT.
21.REMOVAL OF EXISTING MASONRY AND CONCRETE SHALL BE PERFORMED BY HAND. NO JACKHAMMER OR EXPLOSIVES SHALL BE USED.
22.ALL UNDERGROUND UTILITY SERVICES SHALL BE PROTECTED.
23.PROTECT EXIST FACADE AND CORNICE.
24.SCOPE OF DEMOLITION AND REMOVALS TO INCLUDE THE FOLLOWING: ALL INTERIOR PARTITIONS AND TRIM, ETC. ALL WOOD JOISTS AND FRAMING ALL MASONRY WHERE SHOWN ALL MISC. DEBRIS AND REFUSE WITHIN BUILDING & SITE. ALL EXISTING INTERIOR PARTITIONS AND SIDE WALL FURRING.
25.PATCH, REPAIR, PAIN AND/OR REPLACE TO MATCH EXISTING, ALL WORK TO REMAIN THAT IS DAMAGED OR OTHERWISE AFFECTED BY WORK OF THIS PROJECT. SEE ALL DRAWINGS, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL.
26.WHERE NEW FLOOR FINISH IS CALLED FOR, THE EXISTING FINISH SHALL BE PREPARED TO RECEIVE THE NEW FINISH.
27.PROVIDE DUST PROOF BARRIERS AT ALL OCCUPIED AREAS ADJACENT TO NEW WORK, AND AT PUBLIC AREAS AFFECTED BY NEW WORK.
28.PAINT NEW WORK REQUIRING PAINTING IN COLORS TO BE SELECTED BY ARCHITECT.
29.ALL SCHEDULES SHALL BE REVIEWED WITH THE OWNER AND NO WORK SHALL COMMENCE UNTIL WRITTEN APPROVAL OF SCHEDULES IS OBTAINED FROM THE OWNER. ALL APPROVALS OF WORK SCHEDULES SHALL BE OBTAINED BY THE CONTRACTOR.
30.IN ADDITION TO WORK SHOWN ON ARCHITECTURAL DRAWINGS, COORDINATE WITH HVAC, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR OTHER WORK OF PROJECT.
31.ALL EXISTING MATERIALS REMOVED BY CONTRACTOR TO PERFORM NEW WORK AND TO BE REINSTALLED SHALL BE PROTECTED BY THE CONTRACTOR AND IF DAMAGED SHALL BE REPLACED AT HIS OWN EXPENSE.
32.WHERE PARTITIONS ARE REMOVED AND/OR RELOCATED, REPAIR FLOOR CEILING AND WALLS TO MATCH ADJACENT SURFACES.
33.WHERE NEW MASONRY PARTITIONS ARE PROVIDED, REMOVE THE EXISTING FLOOR, WALLS AND CEILING FINISHES TO PROVIDE PROPER BONDING BETWEEN THE NEW PARTITION AND THE EXISTING STRUCTURE.
34.WHERE NEW PARTITION HAVE TO GO UP THROUGH EXISTING HUNG CEILING, CUT AND REPAIR CEILING AS NECESSARY AND PROVIDE NEW CEILING MOLDINGS TO SUIT THE TYPE OF CEILING.
35.WHERE MECHANICAL AND/OR ELECTRICAL WORK IS TO BE INSTALLED AND/OR REMOVED OVER EXISTING HUNG CEILING WHICH ARE TO REMAIN, REMOVE PART OF THE CEILING AS NECESSARY TO PERFORM THE NEW WORK, REPLACE THE CEILING AFTER THE WORK IS INSTALLED, PROVIDE ALL CUTOUTS AND CEILING MOLDINGS REQUIRED TO ACCOMMODATE THE INSTALLATION OF THE NEW REGISTERS, DIFFUSERS AND OTHER CEILING ITEMS.

TREEE PROTECTION NOTES
THE CONTRACTOR SHALL COMPLY WITH §[C26-1902.5] 27-1030 PROTECTION OF TREES.-NO TREES OUTSIDE THE STREET LINE SHALL BE DISTURBED OR REMOVED WITHOUT THE PERMISSION OF THE COMMISSIONER OF PARKS AND RECREATION. PROTECTION MEETING THE REQUIREMENTS OF THE DEPARTMENT OF PARKS AND RECREATION SHALL BE PROVIDED AROUND THE TRUNKS OF ALL SUCH TREES, AND WRITTEN NOTIFICATION SHALL ALSO BE MADE TO THE DEPARTMENT OF PARKS AND RECREATION AT LEAST FORTY-EIGHT HOURS PRIOR TO COMMENCEMENT OF SUCH WORK. NO DELETERIOUS, CAUSTIC, OR ACID MATERIALS SHALL BE DUMPED OR MIXED WITHIN TEN FEET OF ANY SUCH TREE, NOR SHALL SALT FOR THE REMOVAL OF ICE OR SNOW BE APPLIED WHEN RUNOFF WILL DRAIN TO A TREE.

OCCUPANCY RESISTANCE RATINGS
1. CONSTRUCTION: TYPE 1-D NON-COMBUSTIBLE CONSTRUCTION - SPRINKLERED.
2. UNLESS NOTED OTHERWISE ALL COLUMNS, BEAMS AND OTHER STRUCTURAL MEMBERS SHALL HAVE SPRAYED ON FIREPROOFING INSTALLED AT THE REQUIRED THICKNESS AND DENSITY TO ACHIEVE THE THE HOURLY RATINGS AS SET FORTH HEREAFTER. ALL SPRAYED-ON FIREPROOFING SHALL COMPLY WITH SECTION 27-132, INSPECTION REQUIREMENTS OF THE BUILDING CODE OF NEW YORK CITY.
3. ALL RATED PARTITIONS SHALL RUN PAST STRUCTURAL BEAMS, TO THE UNDERSIDE OF STRUCTURAL SLAB. WHERE THE PARTITIONS TERMINATE TO THE UNDERSIDE OF STRUCTURAL BEAMS, THE STRUCTURAL BEAMS SHALL HAVE ADDITIONAL SPRAYED-ON FIREPROOFING TO ACHIEVE AN AREA SEPARATION RATING EQUAL TO THAT OF THE PARTITION RATING, IF REQUIRED.
4. SPACE BETWEEN SLAB AND EXTERIOR WALL AND ALL OPENINGS IN THE FLOOR SLABS INCLUDING SPACES BETWEEN DUCTS, CONDUIT, PIPING, ETC., (EXCEPT WHEN COMPLETELY ENCLOSED BY FIRE RATED CONSTRUCTION), SHALL BE SAFED-OFF(FILLED) WITH APPROVED SAFING MATERIAL TO MAINTAIN FIRE RATING CONTINUITY OF THE FLOOR CONSTRUCTION. ALL JOINTS OF ANY ELEMENT OF CONSTRUCTION SHALL BE TIGHT AND PREVENT THE PASSAGE OF SMOKE OR FLAME.
5. WHERE MASONRY WALLS AT INTERIOR LOT LINES ARE BROKEN TO ACCOMMODATE STRUCTURE THEREBY REDUCING THE FIRE RATING OF THE WALL AT THE STRUCTURE, THEN THE STRUCTURE SHALL BE FIREPROOFED AT THE REQUIRED WALL RATING.
6. ALL FIRE RESISTIVE (LABELED) FIRE DOORS SHALL HAVE THE APPROPRIATE LABELS AFFIXED TO BOTH DOOR AND FRAME.
7. A FINISH OR FIRE RATING INDICATION ON A WALL SHALL MEAN THE ENTIRE LENGTH OF WALL IS TO BE FINISHED OR FIRE RATED AS INDICATED.
8. ALL PIPING, DUCTS, ETC., THAT PENETRATE FLOOR SLABS SHALL BE INSTALLED IN A MANNER THAT WILL PRESERVE THE FIRE RESISTIVE AND STRUCTURAL INTEGRITY OF THE BUILDING.
9. WHERE INTERIOR FINISH MATERIALS ARE SPACED (FURRED) FROM THEIR SUPPORTING MEMBERS, THE CONCEALED SPACES CREATED SHALL BE FIRE STOPPED AS REQUIRED BY CODE.
10.ALL RATINGS ARE TO COMPLY WITH THE FIRE RESISTANCE DESIGN MANUAL, ELEVENTH EDITION, AS MODIFIED BY RS 5-18 OF THE BUILDING CODE OF THE CITY OF NEW YORK.
11.OCCUPANCY: RESIDENTIAL J2
12.FIRE RESISTIVE RATINGS (AS PER FIRE INDEX I TABLE 3-4 OF NYC BUILDING CODE):
A. EXTERIOR NONBEARING WALLS:
OUTSIDE EXPOSURE
3'-0" OR LESS BEARING 2 HRS
NON- BEARING 2 HRS
MORE THAN 3'-0", BEARING 2 HRS
BUT LESS THAN 15'-0" NON- BEARING 2 HRS
15'-0"OR MORE, BEARING 1 HR
BUT LESS THAN 30'-0" NON- BEARING 1 HR
30'-0"OR MORE BEARING 1 HR NON-BEARING 0 HRS
B. COLUMNS, GIRDERS AND TRUSSES:
1. SUPPORTING MORE THAN ONE FLOOR 1 HR
2. SUPPORTING ONE FLOOR ONLY 1 HR
C. FLOOR CONSTRUCTION INCLUDING BEAMS 1 HR
D. ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND FRAMING,
INCLUDING ARCHES, DOMES, SHELLS, CABLE SUPPORTED ROOF
AND ROOF DECKS.
1. 15'-0' OR LESS IN HEIGHT ABOVE FLOOR TO LOWEST MEMBER 1 HR 2. 15'-0' TO 20'-0' IN HEIGHT ABOVE FLOOR TO LOWEST MEMBER 1 HR 3. 20'-0' OR MORE IN HEIGHT ABOVE FLOOR TO LOWEST MEMBER 0 HR
E. INTERIOR NONBEARING WALLS: 2 HRS
1. EXIT WAYS AND STAIR ENCLOSURES 2 HRS
2. ELEVATOR HOIST WAY ENCLOSURES 2 HRS
3. PIPE SHAFTS AND DUCT ENCLOSURES 2 HRS
4. GAS, WATER AND EJECTOR ROOM 2 HRS
5. ELECTRIC ROOM 2 HRS
6. ELEVATOR MACHINE ROOMS 2 HRS
7. BOILER ROOM 2 HRS
F. INTERIOR BEARING WALLS AND BEARING PARTITIONS 1 HR
13.FIRE SEPARATIONS (AS PER TABLE 5-1 OF NYC BLDG CODE) J-2 NEXT TO J-2 : 1 HOUR FIRE RATED

DIMENSIONING
1. ALL WALLS ARE ORTHOGONAL TO THE PROPERTY LINES UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE KNOWLEDGEABLE OF WHICH PROPERTY LINE DETERMINES THE ORIENTATION OF EACH WALL, AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
2. PARTITIONS ARE DIMENSIONED TO THE UNFURNISHED FACE OF THE WALL UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
4. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING TO WITH THE WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY CORRECTIONS.
5. DOOR OPENINGS ARE GENERALLY DIMENSIONED TO CENTERLINE OF OPENING. DOOR OPENINGS THAT ARE NOT DIMENSIONALLY LOCATED ARE TO BE CENTERED BETWEEN WALLS OR POSITIONED WITH ONE JAMB AGAINST AND ADJACENT WALL OR COLUMN AS SHOWN ON THE PLANS AND/OR DETERMINED FROM THE DETAILS.
6. WHEN UNDIMENSIONED PARTITIONS APPEAR IN CONJUNCTION WITH DOOR OPENINGS THE DOOR WIDTH AND DOOR FRAME DETAILS DETERMINE THE LOCATION OF THE ADJACENT WALLS AND FRAMES.

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature: Date:

Seal:

Scale: 1/128" = 1'-0

Drawn: SHAHN ANDERSEN

Job #

Checked:

PROJECT NUMBER:

M01164460-I1

PAGE NUMBER:

G-006.00

PARTITION NOTES
1. DEFLECTION FOR ALL PARTITIONS SHALL NOT EXCEED 1/240TH OF THE SPAN MAXIMUM FOR TYPICAL GYPSUM PARTITIONS, OR 1/360 FOR WOOD-CLAD PARTITIONS, OR STONE-CLAD PARTITION SYSTEMS.
2. WATER RESISTANT DRYWALL (FOR THE FULL HEIGHT OF THE PARTITION CONSTRUCTION) SHALL BE USED IN TOILETS, SHOWERS, SERVICE ROOMS, ETC. USE STANDARD GYPSUM BOARD FOR CEILING CONSTRUCTION.
3. PENETRATIONS: COORDINATE WITH MECHANICAL CONTRACTOR FOR OPENINGS REQUIRED FOR RETURN AIR IN FULL HEIGHT PARTITIONS.
4. PROVIDE LATERAL BRACING TO STRUCTURE ABOVE FINISHED CEILINGS FOR PARTITIONS EXCEEDING UNSUPPORTED HEIGHTS INDICATED ON DRAWINGS.
5. PROVIDE HORIZONTAL CONTROL JOINTS AT 12'-0' O.C. IN THE VERTICAL DIRECTION UNLESS NOTED OTHERWISE.
6. PROVIDE CONTROL JOINTS IN GYPSUM WALLBOARD CONSTRUCTION SUCH THAT PARTITION OR FURRING RUNS DO NOT EXCEED 30', AND CEILING DIMENSIONS DO NOT EXCEED 50' IN EITHER DIRECTION WITH PERIMETER RELIEF OR 30' WITHOUT PERIMETER RELIEF.
7. PROVIDE VERTICAL CONTROL JOINTS WITH SEALANT IN MASONRY WALLS AS SHOWN IN DRAWINGS WITH MAXIMUM SPACING OF 25'-0'.
8. COMPLETELY SEAL WITH ACOUSTICAL SEALANT HEADS, BASES, AND ENDS, PLUS ALL PENETRATIONS(INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, AND PLUMBING WORK).
9. PROVIDE SOUND BLANKETS AS INDICATED.

FINISHES AND DETAILS

1. 1INTERIOR FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH SURFACE FLAME SPREAD RATINGS (PER RS 5-5) AND SHALL BE USED IN ACCORDANCE WITH TABLE 504, AND 27-348. % OF THE AGGREGATE
2. NO INTERIOR FINISH MATERIAL COVERING MORE THAN 20 WALL AND CEILING AREA, SHALL BE USED IF IT DEVELOPS SMOKE IN GREATER DENSITY THAN THE RATING SHOWN IN TABLE 27-348(d).
3. 3. ATTACHMENTS AND ADHESIVES FOR INTERIOR FINISH TO HAVE THE SAME FLAME-SPREAD, AND SMOKE DEVELOPED RATING OF THE INTERIOR FINISHES, AS PER 27-348(F).
4. NO MATERIAL SHALL BE USED IN ANY INTERIOR LOCATION WHICH WILL PRODUCE PRODUCTS MORE TOXIC THAN THOSE GIVEN OFF BY WOOD OR PAPER WHEN DECOMPOSING OR BURNING AS PER 27-348(E).
5. COATINGS APPLIED BY BRUSH OR SPRAY SHALL NOT BE USED AS FLAME-SPREAD RETARDANTS EXCEPT AS PROVIDED IN 27-349.
6. FOR CONSTRUCTION GROUP 1, COMBUSTIBLE FLOORING MAY BE USED WHEN IN COMPLIANCE WITH 27-351(B).
7. FLOORS IN REQUIRED EXITS SHALL NOT HAVE ANY CARPET. ONLY WOOL CARPETING MAY BE INSTALLED IN LOBBY AREAS, EXIT PASSAGEWAYS, AND CONVENIENCE STAIRS, AS PER 27-351(D)(1).
8. CARPET, WHEN USED AS A FLOOR COVERING, SHALL HAVE FLAMMABILITY REQUIREMENTS IN ACCORDANCE WITH RS 5-20. IF USED AS AN INTERIOR FINISH, IT SHALL COMPLY WITH PROVISIONS REGARDING INTERIOR FINISH, IT SHALL COMPLY WITH PROVISIONS REGARDING INTERIOR FINISHES AS PER 27-348.
9. ALL GLASS PANELS, USED IN WINDOWS, IN DOORS, AS INTERIOR PARTITIONS, ETC., SHALL BE IN COMPLIANCE WITH SUBCHAPTER 10, ARTICLE 12, AND RS 10-68. THICKNESS, MAXIMUM GLASS PANEL AREA, STRENGTH, ETC., OF GLASS PANEL SHALL BE IN ACCORDANCE WITH TABLES 10-6, 10-7, 10-8 OF SUBCHAPTER 10 ARTICLE 12.
10.EXCEPT FOR MISCELLANEOUS TRIMS, MOLDINGS, ETC., ALL WOOD USED SHALL BE FIRE-RETARDANT, I.E. COUNTER TOPS, CABINETS, DOORS, ETC.

LOCAL LAW 58/87 NOTES
1. ALL UNITS SHALL BE ADAPTABLE AS REQUIRED BY LOCAL LAW 58/87.
2. ADAPTABLE UNITS SHALL HAVE DOOR WIDTHS AND CLEAR FLOOR SPACES PER RS 4-6.
3. INTERIOR ACCESS, FLOOR SURFACES, ADAPTABLE KITCHENS, ADAPTABLE KITCHENETTES AND ADAPTABLE BATHROOMS SHALL BE PER RS 4-6.
4. ADAPTABILITY SHALL APPLY TO WATER CLOSET AND TOILET PAPER DISPENSER, LAVATORY AND REMOVABLE BASE CABINET, MIRRORS, MEDICINE CABINET, BATHTUB AND CONTROLS, BATHTUB AND SHOWER ENCLOSURE, REINFORCED AREAS FOR GRAB BARS, CLEARANCE BETWEEN OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES AND WALLS, ADJUSTABLE OR REPLACEABLE SINK AND REMOVABLE BASE CABINET, AS WELL AS STORAGE CABINETS, DRAWERS AND SHELVES.

EGRESS NOTES
1. CORRIDORS ARE TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF 27-369, INCLUDING THE FOLLOWING CORRIDORS ARE TO HAVE A CLEAR HEIGHT OF 75% OF FLOOR AREA, WITH NO POINT LESS THAN 7"-6" FOR AT LEAST 7'-0' IN HEIGHT. NO PROJECTION BELOW THE CEILING IS TO BE LOCATED SO AS TO OBSTRUCT FULL VIEW OF EXIT SIGNS.
2. DOORS ARE TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF 27-371, INCLUDING THE FOLLOWING:
A. DOORS FOR REQUIRED EXITS ARE TO BE SELF CLOSING WITH A 1 1/2 HOUR FIRE PROTECTION RATING, EXCEPT THAT EXTERIOR STREET FLOOR EXIT DOORS HAVING AN EXTERIOR SEPARATION OF MORE THAN 15' NEED NOT BE FIRE PROTECTED.
B. DOOR JAMBS OR STOPS AND THE DOOR THICKNESS WHEN OPEN IS NOT TO TO REDUCE THE REQUIRED WIDTH BY MORE THAN 3" FOR EACH 22" OF WIDTH DOOR OPENINGS TO ALL HABITABLE AND OCCUPIABLE ROOMS IS TO BE A MINIMUM NOMINAL WIDTH OF 32".
C. ALL EXIT DOORS ARE TO BE OPEN IN THE DIRECTION OF THE EGRESS.
D. FLOOR LEVELS ON BOTH SIDES OF ALL EXIT AND CORRIDOR DOORS ARE TO BE ESSENTIALLY LEVEL AND AT THE SAME ELEVATIONS FOR A DISTANCE, PERPENDICULAR TO THE DOOR OPENING, AT LEAST EQUAL TO THE WIDTH OF THE DOOR LEAF, EXCEPT THAT WHERE DOORS LEAD OUT OF A BUILDING THE FLOOR LEVEL INSIDE MAY BE 7 1/2" HIGHER THAN THE LEVEL OUTSIDE.
3. INTERIOR STAIRS ARE TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF 27-375 AND TABLE 6-4, INCLUDING THE FOLLOWING:
A. THE CLEAR HEADROOM IS TO BE 7' MINIMUM.
B. LANDINGS AND PLATFORMS PROVIDED AT THE HEAD AND FOOT OF EACH FLIGHT OF STAIRS ARE TO HAVE A MINIMUM WIDTH, PERPENDICULAR TO THE DIRECTIONS OF TRAVEL, OF AT LEAST THE WIDTH OF THE STAIR. IN AN INTERMEDIATE LANDING IN STRAIGHT-RUN STAIRS, THE DISTANCE BETWEEN RISERS OF THE UPPER AND LOWER FLIGHTS NEED NOT BE MORE THAN 44". LANDINGS AND PLATFORMS ARE TO BE ENCLOSED BY WALLS, GRILLS, OR GUARDS AT LEAST 3' HIGH.
C. THE MAXIMUM VERTICAL RISE OF A SINGLE FLIGHT OF STAIRS BETWEEN FLOORS IS NOT TO EXCEED 12' IN ALL OCCUPANCY GROUPS, EXCEPT F AND H WHERE THE VERTICAL RISE IS NOT TO EXCEED 8'. NO FLIGHT OF STAIRS IS TO HAVE LESS THAN TWO RISERS.
D. THE SUM OF TWO RISERS PLUS ONE THREAD IS NOT TO BE LESS THAN 24" NOR MORE THAN 25 1/2". RISER HEIGHT AND THREAD WIDTH SHALL BE CONSISTENT IN ANY FLIGHT OF STAIRS FROM STORY TO STORY.
4. AS PER 27-381, ILLUMINATION OF AT LEAST TWO FOOT CANDLES MEASURED AT THE FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY, DURING OCCUPANCY IN EXISTS AND THEIR ACCESS FACILITIES FOR THEIR FULL LENGTH, AT CHANGES IN DIRECTION IN AND INTERSECTIONS OF CORRIDORS, BALCONIES, EXIT PASSAGEWAYS, STAIRS, RAMPS, ESCALATORS, BRIDGES, TUNNELS, LANDINGS, AND PLATFORMS, AND AS PROVIDED IN SUBCHAPTER 5 OF THIS CHAPTER FOR PLACES OF ASSEMBLY, EXCEPT THAT THIS REQUIREMENT SHALL NOT APPLY TO DWELLING UNITS.
5. AS PER 27-381, BUILDINGS AND EXISTING BUILDINGS CONTAINING AN F-4 PLACE OF ASSEMBLY WITH AN OCCUPANT LOAD OF THREE-HUNDRED OR MORE PERSONS SHALL INSTALL EMERGENCY LIGHTING IN EACH VERTICAL EXIT SERVING THE FLOOR ON WHICH THE PLACE OF ASSEMBLY IS LOCATED SO AS TO PROVIDE A CONTINUOUSLY LIGHTED PASSAGE TO THE EXTERIOR OF THE BUILDING. SUCH LIGHTING SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE OR TO STORAGE BATTERY EQUIPMENT MEETING THE REQUIREMENTS OF THE BUREAU OF ELECTRICAL CONTROL OF THE DEPARTMENT OF THE GENERAL SERVICES AND THE COMMISSIONER.
6. BS&A APPROVED TYPE EXIT SIGNS ARE TO BE PROVIDED AS REQUIRED, PER SUBCHAPTER 6, ARTICLE 7.

CONTRACTOR SUBMITTALS
1. CONTRACTOR SHALL PROVIDE THE FOLLOWING FORMS TO THE APPLICANT FOR SUBMITTAL TO THE DEPARTMENT OF BUILDINGS.
A. CONCRETE MASONRY FORMS 10H AND 10J
B. QUALITY OF STEEL AFFIDAVIT FORM 2055.

PLUMBING AND DRAINAGE NOTES
1. ALL PLUMBING AND GAS PIPING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE SUBCHAPTER 16 AND REFERENCE STANDARD RS-16 OF THE NEW YORK CITY BUILDING CODE.
2. ALL MATERIALS AND EQUIPMENT INSTALLED SHALL BE OF MANUFACTURE AND MODEL APPROVED FOR USE IN NEW YORK CITY, COMPLETE WITH M.E.A. APPROVAL NO'S.
3. ALL GAS-FIRED EQUIPMENT TO BE A.G.A OR M.E.A. APPROVED.
4. PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ASSUMED FIELD CONDITIONS AND THOSE ENCOUNTERED DURING CONSTRUCTION. PLUMBING CONTRACTOR SHALL INFORM ARCHITECT OF ANY REVISIONS TO PLAN WHICH SHALL BE NECESSARY, BASED ON CONDITIONS UNCOVERED IN THE FIELD, IN ORDER TO INSTALL ALL FIXTURES, EQUIPMENT AND PIPING IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE AND/OR AS PER DESIGNS SHOWN IN THE CONTRACT DOCUMENTS.
5. PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
6. WATER SUPPLY BRANCHES AND RISERS SHALL BE SIZED TO ,PRODUCE VELOCITIES NOT IN EXCESS OF 8 FPS FOR THE PROBABLE DEMAND FLOW.
7. A SHUT-OFF VALVE AND DRAIN VALVE SHALL BE INSTALLED AT THE FOOT OF EACH WATER SUPPLY RISER, AS PER RS-16,P107.69(B).

MECHANICAL VENTILATION NOTES:

1. ALL BATHROOM AND TOILET ROOMS TO HAVE MECHANICAL VENTILATION PROVIDING MINIMUM 50 CFM EXHAUST. BATHROOM DUCT RISERS TO BE 8X8, MINIMUM 18 GA SHEET METAL.
2. ALL KITCHENETTES TO BE PROVIDED WITH MECHANICAL VENTILATION PROVIDING MIN 125 CFM EXHAUST KITCHEN DUCT RISERS TO 8X10, MINIMUM 18 GA SHEET METAL.
3. DUCT RISERS TO BE FIRE RETARDED WITH TWO (2)IAYERS TYPE 'X' GYPSUM BOARD ON ALL SIDES, ATTACHED WITH CONSTRUCTION ADHESIVE AND 18 GA WIRE TIES @ 4'-O' O.C. (NO SCREWS TO BE USED).
4. WHERE DUCTS PASS THROUGH FLOOR, FLOOR OPENINGS TO BE CUT TIGHT TO DUCT, AND REMAINING GAP BETWEEN DUCT AND FLOOR CONSTRUCTION TO BE FILLED WITH MINERAL WOOL.
5. EACH BATHROOM AND KITCHEN TO BE EQUIPPED WITH ITS OWN INDEPENDENT EXHAUST BLOWER WITH BACKDRAFT DAMPER.
6. EACH BATHROOM AND KITCHEN OUTLET TO BE EQUIPPED WITH A BS&A APPROVED FIRE DAMPER.
7. ALL DUCT WORK SHALL BE CONSTRUCTED AS PER RS-13-1 (301), DUCT HANGERS SHALL BE AS PER RS-13-1 (319).
8. MINIMUM 8'X8' OUTDOOR AIR INTAKE (F.A.I.) with BS&A APPROVED FIRE DAMPER TO BE PROVIDED FOR BOILER ROOM.

NOISE CONTROL IN MULTIPLE DWELLING BUILDINGS:
1. NOISE CONTROL IN MULTIPLE DWELLING BUILDINGS TO MEET N.Y.C. BUILDING CODE 27-768, 27-769 AND 27-770.

ENERGY CODE NOTES
ALL PERTINENT DATA AND DESIGN CRITERIA REGARDING THE FOLLOWING SHALL CONFORM WITH BOTH THE NEW YORK STATE ENERGY CONSERVATION CODE AND NEW YORK CITY BUILDING CODE, WHICHEVER IS MORE STRINGENT:
A. "U" VALUES OF THE ENVELOPE SUBSYSTEM.
B. DESIGN INSIDE AIR TEMPERATURE OF EACH ROOM THAT IS TO BE HEATED AND/OR COOLED.
C. DESIGN OUTDOOR AIR TEMPERATURE.
D. DESIGN HEAT LOSS AND /OR HEAT GAIN THROUGH EACH EXTERIOR FACADE IN B.T.U./HR.
E. "R" VALUES OF INSTALLATION MATERIALS.
F. SIZE AND TYPE OF APPARATUS, EQUIPMENT, SYSTEM CONTROLS AND OTHER PERTINENT DATA TO INDICATE CONFORMANCE WITH THE REQUIREMENTS OF THE CODE.
G. ELECTRICAL LIGHTING AND POWER DESIGN DATA.
H. FIRE PROTECTION CONSTRUCTION REQUIREMENTS , INCLUDING BUILDING CODE LIMITATIONS REGARDING USE AND INSULATION OF EQUIPMENT: AND THAT THE CONSTRUCTOR OR HIS AUTHORIZED REPRESENTATIVES WILL OBTAIN ALL NECESSARY APPROVALS FOR ELECTRICAL WORK FROM THE BUREAU OF GAS AND ELECTRICITY.
I. "U" VALUES OF ENVELOPE SYSTEM,
WALLS R-11 U=0.08
FLOORS R-11 U=0.08
ROOF R-19 U= 0.05
J. DESIGN OF INSIDE AIR TEMPERATURE OF EACH ROOM THAT IS HEATED AND/OR COOLED
HEATED 70F (MIN. N.Y.C.)
HEATED 72F (MAX. N.Y.C.)

A.C. AIR CONDITIONING
A.D. AREA DRAIN
A.T.C.ACOUSTIC TILE CEILING
A.F.F. ABOVE FINISHED FLOOR
ALUM. ALUMINUM
A.N. AS NOTED
APT. APARTMENT

B. BATHROOM
B.C. BRICK COURSE
BLDG. BUILDING
BLK. BLOCK
BM. BEAM
BOTT. BOTTOM
BR. BRICK
B.S.A.A. BOARD OF STANDARDS AND APPEALS.
B.T. BATH TUB

CAB. CABINET
CEM.ASB CEMENT ASBESTOS
C.H. CONCRETE HARDENER
C.J. CONSTRUCTION JOINT
CL. CLOSET
CL'G. CEILING
C.M.T. CORRUGATED METAL BRICK TIE
COL. COLUMN
CONC. CONCRETE
CONT. CONTINUOUS
CONV. CONVECTOR
CPT. CARPET
C.R. CEILING REGISTER
C.S. CAST STONE
C.T. CERAMIC TILE
C.W. COLD WATER

D. DIAMETER
D.E. DRYER EXHAUST
DET. DETAIL
D.L. DOUBLE LAYER
DN. DOWN
D.W. DISH WASHER
DWG. DRAWING

E.G. ESTABLISHED GRADE
E.H. ELECTRIC HEATER
E.J. EXPANSION JOINT
E.L. ELEVATION LEVEL
ELEC ELECTRIC
ELEV. ELEVATION
EQ. EQUAL
E.W.P.M. ELASTOMERIC WATERPROOF MEMBRANE

F. FOYER
F.A.I. RESH AIR INTAKE
F.D. FLOOR DRAIN
F.F. FINISHED FLOOR
FIN. FINISH
FLASH'G FLASHING
FLR. FLOOR
F.P. FIRE PROOF
F.P.H.B. FROST PROOF HOSE BIBB
F.P.S.C. FIRE PROOF SELF CLOSING
F.S.P. FIRE STAND PIPE

GA. GAUGE
GALV. GALVANIZED
GL. GLASS
GR. GRADE
G.W.B. GYPSUM WALL BOARD

H.B. HOSE BIB
H.C. HUNG CEILING
H.CAB. HANGING CABINET
H.M. HOLLOW METAL
H.P. HIGH POINT
H.R. HAND RAIL
H.V. HALL VENT (DUCT)
H.V.A.C. HEATING, VENTILLATION, & AIR CONDITIONING
I.D. INSIDE DIAMETER
INC. INDLUCING
INSUL. INSULATION

JT. JOINT

LAM. LAMINATED
LAV. LAVATORY
L.CL. LINEN CLOSET
L.P. LOW POINT
L.R. LIVING ROOM
L.W. LIGHT WEIGHT

MAX. MAXIMUM
M.C. MEDICINE CABINET
M.CL. METER CLOSET
MET. METAL
M & G METAL AND GLASS
MIN. MINIMUM
M.L. METAL LOUVER
M.O. MASONRY OPENING
M.S. MARBLE SILL
MTL.S. METAL SILL
M.V. MECHANICAL VENTILATION

N.C. NON CORRODING
N.I.C. NOT IN CONTRACT
N.T.S. NOT TO SCALE

O.C. ON CENTER
O.D. OUTSIDE DIAMETER
O.F. OVERFLOW
O.H. OPPOSITE HAND
OP'G. OPENING

PPAINTED
PART'N. PARTITION
P.D. PUMP DISCHARGE
P.DR. PLASTER DRAIN
P.E. PASSENGER ELEVATOR
P.H.V PUBLIC HALL VENT (DUCT)
P.R. POWDER ROOM

Q.T. QUARRY TILE

RM. ROOM
RESIL. RESILIENT

S.H. SERVICE HALL
SPKL. SPRINKLER
S.S. SLOP SINK
ST. STEEL
S.T.C. SOUND TRANSMISSION CLASS
STOR. STORAGE

T.R. TOP REGISTER
T.V. TOILET VENT (DUCT)

U URINAL

V.A.T. VINYL ASBESTOS TILE
V.C.J. VERTICAL CONTROL JOINT
VEST. VESTIBULE
V.W.C. VINYL WALL COVERING

W/ WITH
W.C. WATER CLOSET

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature: Date:

Seal:

Scale: 1/128" = 1'-0

Drawn: SHAHN ANDERSEN

Job #

Checked:

PROJECT NUMBER:

M01164460-I1

PAGE NUMBER:

G-007.00

1 RCNY § 5000-01 CHAPTER 5000
NEW YORK CITY ENERGY CONSERVATION CODE TABLE II - PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE - COMMERCIAL
(2) COMMERCIAL BUILDINGS. THE PROGRESS INSPECTION AND TESTS DESCRIBED IN TABLE II SHALL BE PERFORMED FOR BUILDING REGULATED BY ECC CHAPTER 8, INCLUDING ASHRAE 90.1 WHERE APPLICABLE.

	INSPECTION/TEST	FREQUENCY (MINIMUM)	REFERENCE STANDARD (SEE ECC CHAPTER 6 OR OTHER CRITERIA)	ECC OR OTHER CITATION	THIS INSPECTION REQUIRED YES	THIS INSPECTION REQUIRED NO
IIA	**BUILDING ENVELOPE**					
IIA1	**PROTECTION OF EXPOSED FOUNDATION INSULATION:** INSULATION SHALL BE VISUALLY INSPECTED TO VERIFY PROPER PROTECTION WHERE APPLIED TO THE EXTERIOR OF BASEMENT OR CELLAR WALLS, CRAWL-SPACE WALLS AND/OR THE PERIMETER OF SLAB-ON-GRADE FLOORS.	AS REQUIRED DURING FOUNDATION WORK AND PRIOR TO BACKFILL	APPROVED CONSTRUCTION DOCUMENTS, ASTM C272	C303.2.1; ASHRAE 90.1 – 5.8.1, 5.9	○	●
IIA2	**INSULATION PLACEMENT AND R-VALUES:** INSTALLED INSULATION FOR EACH COMPONENT OF THE CONDITIONED SPACE ENVELOPE AND AT JUNCTIONS BETWEEN COMPONENTS, INCLUDING THERMAL BRIDGES AND HEATED SLAB INSULATION, MUST BE VISUALLY INSPECTED TO ENSURE THAT THE RVALUES ARE MARKED, THAT SUCH RVALUES CONFORM TO THE R-VALUES IDENTIFIED IN THE CONSTRUCTION DOCUMENTS AND THAT THE INSULATION IS PROPERLY INSTALLED. CERTIFICATIONS FOR UNMARKED INSULATION ALSO BE VISUALLY INSPECTED.	AS REQUIRED TO VERIFY CONTINUOUS ENCLOSURE WHILE WALLS, CEILINGS AND FLOORS ARE OPEN.	APPROVED CONSTRUCTION DOCUMENTS	C303.1, C303.2, C402.1, C402.2, C402.6, C406; ASHRAE 90.1 –5.5, 5.6, 5.8, 5.9, 11 OR APPENDIX G, APPENDIX I	●	○
IIA3	**FENESTRATION AND DOOR UFACTOR AND PRODUCT RATINGS:** U-FACTORS, SHGC AND VT VALUES OF INSTALLED FENESTRATION MUST BE VISUALLY INSPECTED FOR CONFORMANCE WITH THE UFACTORS, SHGC AND VT VALUES IDENTIFIED IN THE CONSTRUCTION AS REQUIRED DURING INSTALLATION APPROVED CONSTRUCTION DOCUMENTS; NFRC 100, NFRC 200, NFRC 300, ANSI/DASMA 105, ASTM E972 C303.1, C303.1.3, C402.1.4, C402.4, C406; ASHRAE 90.1 –5.4.2, 5.5, 5.6, 5.8.2, 5.9, 11 OR APPENDIX G, APPENDIX I DRAWINGS BY VERIFYING THE MANUFACTURER'S NFRC LABELS OR, WHERE NOT LABELED, USING THE RATINGS IN ECC TABLES C303.1.3(1), (2) AND (3).	AS REQUIRED DURING INSTALLATION	APPROVED CONSTRUCTION DOCUMENTS; NFRC 100, NFRC 200, NFRC 300, ANSI/DASMA 105, ASTM E972	C303.1, C303.1.3, C402.1.4, C402.4, C406; ASHRAE 90.1 –5.4.2, 5.5, 5.6, 5.8.2, 5.9, 11 OR APPENDIX G, APPENDIX I	●	○
IIA4	**FENESTRATION AIR LEAKAGE:** WINDOWS AND DOOR ASSEMBLIES, EXCEPT SITE-BUILT WINDOWS AND/OR DOORS, MUST BE VISUALLY INSPECTED TO VERIFY THAT INSTALLED ASSEMBLIES ARE LISTED AND LABELED BY THE MANUFACTURER TO THE REFERENCED STANDARD. FOR CURTAIN WALL, STOREFRONT GLAZING, COMMERCIAL ENTRANCE DOORS AND REVOLVING DOORS, THE TESTING REPORTS MUST BE REVIEWED TO VERIFY THAT THE INSTALLED ASSEMBLY COMPLIES WITH THE STANDARD CITED IN THE APPROVED PLANS. WEATHERSEALS AT LOADING DOCKS MUST BE VISUALLY VERIFIED.	AS REQUIRED DURING INSTALLATION; PRIOR TO FINAL CONSTRUCTION INSPECTION	NFRC 400, AAMA/WDMA/ CSA 101/ I.S.2/A440; ASTM E283; ANSI/DASMA 105	C402.5.2, C402.5.6; ASHRAE 90.1 5.4.3.2, 5.4.3.3, 5.8.2, 5.9	●	○
IIA5	**FENESTRATION AREAS:** DIMENSIONS OF WINDOWS, DOORS AND SKYLIGHTS SHALL BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C402.4; ASHRAE 90.1 – 5.4, 5.5.4, 5.6, 5.9, 11 OR APPENDIX G	●	○
IIA6	**AIR BARRIER VISUAL INSPECTION:** OPENINGS AND PENETRATIONS IN THE BUILDING ENVELOPE, INCLUDING SITE-BUILT FENESTRATION AND DOORS, MUST BE VISUALLY INSPECTED TO VERIFY THAT A CONTINUOUS AIR BARRIER AROUND THE ENVELOPE FORMS AN AIR-TIGHT ENCLOSURE. THE PROGRESS INSPECTOR MUST VISUALLY INSPECT TO VERIFY THAT MATERIALS AND/OR ASSEMBLIES HAVE BEEN TESTED AND MEET THE REQUIREMENTS OF THE RESPECTIVE STANDARDS, OR MUST OBSERVE THE TESTING OF THE BUILDING AND/OR ASSEMBLIES AND VERIFY THAT THE BUILDING AND/OR ASSEMBLIES MEET THE REQUIREMENTS OF THE STANDARD, IN ACCORDANCE WITH THE STANDARD(S) CITED IN THE APPROVED PLANS.	AS REQUIRED DURING CONSTRUCTION	APPROVED CONSTRUCTION DOCUMENTS; ASTM E2178, ASTM E2357, ASTM E1677, ASTM E779, ASTM E283.	C402.5; ASHRAE 90.1 – 5.4.3.1, 5.4.3.5, 5.9	●	○
IIA7	**AIR BARRIER TESTING:** TESTING MUST BE PERFORMED IN ACCORDANCE WITH SECTION ECC C402.5.1.3.1 OR ASHRAE 90.1 SECTION 5.4.3.1.3, AND SHALL BE ACCEPTED IF THE BUILDING MEETS THE REQUIREMENTS DETAILED IN SUCH SECTION. TEST RESULTS SHALL BE RETAINED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 28 OF THE ADMINISTRATIVE CODE. TESTING MUST BE PERFORMED BY A THIRDPARTY INDEPENDENT OF THE CONTRACTOR AND ACCEPTABLE TO THE DEPARTMENT.	AS REQUIRED DURING CONSTRUCTION, OR PRIOR TO FINAL CONSTRUCTION INSPECTION	Approved construction documents; ASTM E 779, ANSI/BOMA Z65.1, ASTM E3158, RESNET/ICC 380	C402.5, C402.5.1.3, C406; ASHRAE 90.1 – 5.4.3.1.3, 5.9, APPENDIX I	○	●
IIA8	**AIR BARRIER CONTINUITY PLAN TESTING:** EACH UNIQUE AIR BARRIER JOINT OR SEAM MUST BE TESTED OR INSPECTED FOR COMPLIANCE. DOCUMENTATION INCLUDES THE METHOD OF TEST PERFORMED ON EACH UNIQUE AIR BARRIER JOINT OR SEAM AND THE RESULTS OF THE TEST. IF AN AIR BARRIER JOINT OR SEAM HAS A DEFICIENCY, THE DEFICIENCY MUST BE NOTED, AND RETESTED UNTIL IT COMPLIES WITH THE TESTING REQUIREMENTS. TEST RESULTS MUST BE RETAINED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 28 OF THE ADMINISTRATIVE CODE. TESTING MUST BE PERFORMED BY A THIRD-PARTY INDEPENDENT OF THE CONTRACTOR AND ACCEPTABLE TO THE DEPARTMENT.	AS REQUIRED DURING CONSTRUCTION	APPROVED CONSTRUCTION DOCUMENTS; ASTM E779, ASTM E1186, ASTM E2813, ASTM E3158	C402.5.1.3; ASHRAE 90.1 – 5.4.3.1.3, 5.9	●	●
IIA9	**VESTIBULES:** REQUIRED ENTRANCE VESTIBULES SHALL BE VISUALLY INSPECTED FOR PROPER OPERATION	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C402.5.7; ASHRAE 90.1 – 5.4.3.4	●	●
IIB	**MECHANICAL AND SERVICE WATER HEATING INSPECTION**					
IIB1	**FIREPLACES:** PROVISION OF COMBUSTION AIR AND TIGHT-FITTING FIREPLACE DOORS SHALL BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; UL 127	C402.2.8; BC 2111; MC CHAPTERS 7, 8, 9; FGC CHAPTER 6	○	●
IIB2	**SHUTOFF DAMPERS:** DAMPERS FOR STAIR AND ELEVATOR SHAFT VENTS AND OTHER OUTDOOR AIR INTAKES AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE MUST BE VISUALLY INSPECTED TO VERIFY THAT SUCH DAMPERS, EXCEPT WHERE PERMITTED TO BE GRAVITY DAMPERS, COMPLY WITH APPROVED CONSTRUCTION DRAWINGS. MANUFACTURER'S LITERATURE MUST BE REVIEWED TO VERIFY THAT THE PRODUCT HAS BEEN TESTED AND FOUND TO MEET THE STANDARD.	AS REQUIRED DURING INSTALLATION	APPROVED CONSTRUCTION DOCUMENTS; AMCA 500D	C402.5.5, C403.7.7; ASHRAE 90.1 – 6.4.3.4	●	●

	INSPECTION/TEST	FREQUENCY (MINIMUM)	REFERENCE STANDARD (SEE ECC CHAPTER 6 OR OTHER CRITERIA)	ECC OR OTHER CITATION	THIS INSPECTION REQUIRED YES	THIS INSPECTION REQUIRED NO
IIB	**MECHANICAL AND SERVICE WATER HEATING INSPECTION (CONT.)**					
IIB3	**HVAC-R, COMMERCIAL KITCHEN EQUIPMENT, AND SERVICE WATER HEATING EQUIPMENT:** EQUIPMENT SIZING, EFFICIENCIES, PIPE SIZING AND OTHER PERFORMANCE FACTORS OF ALL MAJOR EQUIPMENT UNITS, AS DETERMINED BY THE APPLICANT OF RECORD, AND NO LESS THAN 15% OF MINOR EQUIPMENT UNITS, MUST BE VERIFIED BY VISUAL INSPECTION AND, WHERE NECESSARY, REVIEW OF MANUFACTURER'S DATA. POOL HEATERS AND COVERS MUST BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL PLUMBING AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, ASHRAE 183, ASHRAE HVAC SYSTEMS AND EQUIPMENT HANDBOOK	C403.1, C403.2, C403.3, C403.7.5, C404.2, C404.5, C404.9, C404.10, C406; ASHRAE 90.1 – 6.3, 6.4, 6.5, 6.7, 7.4, 7.5, 7.8, 10.4.6, APPENDIX I	●	●
IIB4	**HVAC-R AND SERVICE WATER HEATING SYSTEM CONTROLS:** NO LESS THAN 20% OF EACH TYPE OF REQUIRED CONTROLS MUST BE VERIFIED BY VISUAL INSPECTION AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION. SUCH CONTROLS MUST INCLUDE, BUT ARE NOT LIMITED TO: • THERMOSTATIC • OFF-HOUR • ZONES • FREEZE PROTECTION/SNOW- AND ICE-MELT SYSTEM • VENTILATION SYSTEM AND FAN CONTROLS • ENERGY RECOVERY SYSTEMS • KITCHEN/LAB EXHAUST SYSTEMS • FAN SYSTEMS SERVING SINGLE AND MULTIPLE ZONES • OUTDOOR HEATING SYSTEMS • HVAC CONTROL IN HOTEL/MOTEL GUEST ROOMS • AIR/WATER ECONOMIZERS & CONTROLS • HYDRONIC SYSTEMS • HEAT REJECTION SYSTEMS • HOT GAS BYPASS LIMITATION • REFRIGERATION SYSTEMS • DOOR SWITCHES • COMPUTER ROOM SYSTEMS • SERVICE WATER HEATING SYSTEMS • POOL HEATER AND TIME SWITCHES **CONTROLS WITH SEASONALLY DEPENDENT FUNCTIONALITY:** CONTROLS WHOSE COMPLETE OPERATION CANNOT BE DEMONSTRATED DUE TO PREVAILING WEATHER CONDITIONS TYPICAL OF THE SEASON DURING WHICH PROGRESS INSPECTIONS WILL BE PERFORMED SHALL BE PERMITTED TO BE SIGNED OFF FOR THE PURPOSE OF A TEMPORARY CERTIFICATE OF OCCUPANCY WITH ONLY A VISUAL INSPECTION, PROVIDED, HOWEVER, THAT THE PROGRESS INSPECTOR MUST PERFORM A SUPPLEMENTAL INSPECTION WHERE THE CONTROLS ARE VISUALLY INSPECTED AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION DURING THE NEXT IMMEDIATE SEASON THEREAFTER. THE OWNER MUST PROVIDE FULL ACCESS TO THE PROGRESS INSPECTOR WITHIN TWO WEEKS OF THE PROGRESS INSPECTOR'S REQUEST FOR SUCH ACCESS TO PERFORM THE PROGRESS INSPECTION. FOR SUCH SUPPLEMENTAL INSPECTIONS, THE DEPARTMENT MUST BE NOTIFIED BY THE APPROVED PROGRESS INSPECTION AGENCY OF ANY UNRESOLVED DEFICIENCIES IN THE INSTALLED WORK WITHIN 180 DAYS OF SUCH SUPPLEMENTAL INSPECTION.	AFTER INSTALLATION AND PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION, EXCEPT THAT FOR CONTROLS WITH SEASONALLY DEPENDENT FUNCTIONALITY, SUCH TESTING MUST BE PERFORMED BEFORE SIGNOFF FOR ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONTROL SYSTEM NARRATIVES; ASHRAE GUIDELINE 1: THE HVAC COMMISSIONING PROCESS WHERE APPLICABLE	C403, C404, C406, ASHRAE 90.1 – 6.3, 6.4, 6.5, 6.6, 7.4, 7.5, APPENDIX I	●	●
IIB5	**HVAC-R AND SERVICE WATER PIPING DESIGN AND INSULATION:** INSTALLED PIPING INSULATION MUST BE VISUALLY INSPECTED TO VERIFY PROPER INSULATION PLACEMENT AND VALUES. SERVICE HOT WATER DISTRIBUTION SYSTEMS MUST BE INSPECTED TO VERIFY THE SUPPLY OF HEATED WATER.	AFTER INSTALLATION AND PRIOR TO CLOSING SHAFTS, CEILINGS AND WALLS	APPROVED CONSTRUCTION DOCUMENTS;	C403.11, C404.4, C404.5; MC 603.9; ASHRAE 90.1 – 6.3, 6.4.4, 6.8.2, 6.8.3; 7.4.3	●	●
IIB6	**DUCT LEAKAGE TESTING, INSULATION AND DESIGN:** FOR DUCT SYSTEMS DESIGNED TO OPERATE AT STATIC PRESSURES IN EXCESS OF 3 INCHES W.G. (747 PA), REPRESENTATIVE SECTIONS, AS DETERMINED BY THE PROGRESS INSPECTOR, TOTALING AT LEAST 25% OF THE DUCT AREA, MUST BE TESTED TO VERIFY THAT ACTUAL AIR LEAKAGE IS BELOW ALLOWABLE AMOUNTS. INSTALLED DUCT INSULATION MUST BE VISUALLY INSPECTED TO VERIFY PROPER INSULATION PLACEMENT AND VALUES. JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK MUST BE VISUALLY INSPECTED FOR PROPER SEALING.	AFTER INSTALLATION AND SEALING AND PRIOR TO CLOSING SHAFTS, CEILINGS AND WALLS	APPROVED CONSTRUCTION DOCUMENTS; SMACNA HVAC AIR DUCT LEAKAGE TEST MANUAL; SMACNA DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE	C403.11; ASHRAE 90.1 – 6.4.4.2.2	●	●

	INSPECTION/TEST	FREQUENCY (MINIMUM)	REFERENCE STANDARD (SEE ECC CHAPTER 6 OR OTHER CRITERIA)	ECC OR OTHER CITATION	THIS INSPECTION REQUIRED YES	THIS INSPECTION REQUIRED NO
IIC	**ELECTRICAL POWER AND LIGHTING SYSTEMS**					
IIC1	**METERING:** THE PRESENCE AND OPERATION OF ALL REQUIRED METERS FOR MONITORING TOTAL ELECTRICAL ENERGY USAGE AND/OR TOTAL FUEL USE, SYSTEM ENERGY USAGE, TENANT ENERGY USAGE, OR ELECTRICAL ENERGY USAGE IN THE BUILDING, IN INDIVIDUAL DWELLING UNITS, OR IN TENANT SPACES MUST BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.5, C405.11, C405.12; ASHRAE 90.1 – 8.4.3, 8.4.5, 8.4.6, 10.4.5	●	○
IIC2	**LIGHTING IN DWELLING UNITS:** LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES MUST BE VISUALLY INSPECTED TO VERIFY COMPLIANCE WITH HIGH-EFFICACY REQUIREMENTS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.1; ASHRAE 90.1 – 9.1.1	●	○
IIC3	**INTERIOR LIGHTING POWER:** INSTALLED LIGHTING MUST BE VERIFIED FOR COMPLIANCE WITH THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS AND TRANSFORMERS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.3, C406; ASHRAE 90.1 –9.1, 9.2, 9.5, 9.6, 9.7; 1RCNY §10107(C)(3)(V)(C)4, APPENDIX I	●	○
IIC4	**EXTERIOR LIGHTING POWER:** INSTALLED LIGHTING MUST BE VERIFIED FOR COMPLIANCE WITH SOURCE EFFICACY AND/OR THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS AND RELEVANT TRANSFORMERS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.4; ASHRAE 90.1 –9.4.2; 1RCNY § 101-07(C)(3)(V)(C)4	●	○
IIC5	**LIGHTING CONTROLS:** EACH TYPE OF REQUIRED LIGHTING CONTROLS, INCLUDING: • OCCUPANT SENSORS • MANUAL INTERIOR LIGHTING CONTROLS • LIGHT-REDUCTION CONTROLS • AUTOMATIC LIGHTING SHUTOFF • DAYLIGHT ZONE CONTROLS • SLEEPING UNIT CONTROLS • EXTERIOR LIGHTING CONTROLS • EGRESS ILLUMINATION CONTROLS MUST BE VERIFIED BY VISUAL INSPECTION AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONTROL SYSTEM NARRATIVES	C405.2, C406; ASHRAE 90.1 – 9.4.1, 9.4.3, 9.7, APPENDIX I	●	○
IIC6	**ELECTRIC MOTORS AND ELEVATORS:** WHERE REQUIRED BY THE CONSTRUCTION DOCUMENTS FOR ENERGY CODE COMPLIANCE, MOTOR LISTING OR LABELS BE VISUALLY INSPECTED TO VERIFY THAT THEY COMPLY WITH THE RESPECTIVE ENERGY REQUIREMENTS IN THE CONSTRUCTION DOCUMENTS. ELEVATORS AND ESCALATORS MUST BE INSPECTED FOR COMPLIANCE WITH REGENERATIVE DRIVE REQUIREMENTS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C403.8, C405.6, C405.7, C405.8, C405.9; ASHRAE 90.1 – 8.4.4, 10.4, 10.8	●	●
IID	**OTHER**					
IID1	**MAINTENANCE INFORMATION:** MAINTENANCE MANUALS FOR MECHANICAL, SERVICE HOT WATER AND ELECTRICAL EQUIPMENT AND SYSTEMS REQUIRING PREVENTIVE MAINTENANCE MUST BE REVIEWED FOR APPLICABILITY TO INSTALLED EQUIPMENT AND SYSTEMS BEFORE SUCH MANUALS ARE PROVIDED TO THE OWNER. LABELS REQUIRED FOR SUCH EQUIPMENT OR SYSTEMS MUSTL BE INSPECTED FOR ACCURACY AND COMPLETENESS.	PRIOR TO SIGNOFF OR ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING ELECTRICAL DRAWINGS WHERE APPLICABLE; ASHRAE GUIDELINE 4: PREPARATION OF OPERATING AND MAINTENANCE DOCUMENTATION FOR BUILDING SYSTEMS	C408.11, C408.2.5.2, C408.3.2; ASHRAE 90.1 – 4.2.2.3, 6.7.2.2, 6.7.2.3.5.2, 8.7.2, 9.4.3.2.2, 9.7.2.2	●	○

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature:

Date:

Seal:

Scale: 1/128" = 1'-0

Drawn: SHAIN ANDERSEN

Job #

Checked:

PROJECT NUMBER:

M01164460-I1

PAGE NUMBER:

EN-001.00

INTERIOR LIGHTING AND POWER CONTROLS & NARRATIVE

CELLAR

ROOM/SPACE TYPE	CONTRAL STRATEGY RECOMMENDATIONS	REMARKS
GAS METER ROOMS, TELECOM ROOM, WATER & SPRINCLER SERVICE ROOM, TOILET ROOMS (for single occupant) AND LAUNDRY ROOM	Each space will have a Manual-ON/Automatic-OFF control. In-wall manual-on switch with dual-technology vacancy sensor (PIR & Ultrasonic). Sensor callibrated to turn lighting off within 15 min. post occupancy. Proposed Lutron Maestro model# MS-B102-V-XX	30 seconds grace period for auto-ON
STORAGE ROOMS (COMMERCIAL, RESIDENTIAL & EQUIPMENT STORAGE ROOM	Manual-ON/ Automatic-OFF. In-wall manual-on switch & wireless ceiling-mounted vacancy sensors (PIR w/XCT technology). Vacancy sensor callibrated to turn lighting off within 15 min. post occupancy. Proposed Lutron Radio Powr Savr model# LRF2_VCR2B-P-WH	30 seconds grace period for auto-ON. Number and exact location of sensors by installer to avoid large blind areas.
ELECTRIC METER ROOM	Manual-ON/ Automatic-OFF. In-wall 3-way manual-on switches & wireless ceiling-mounted vacancy sensors (PIR w/XCT technology). Sensor callibrated to turn lighting off within 15 min. post occupancy. Proposed Lutron Radio Powr Savr model# LRF2_VCR2B-P-WH	30 seconds grace period for auto-ON. Number and exact location of sensors by installer to avoid large blind areas.
BICYCLE STORAGE ROOM & TRASH COMPACTOR AND STORAGE ROOM.	Manual-ON/ Automatic-OFF. In-wall manual-on switch & wireless ceiling-mounted vacancy sensors (PIR w/XCT technology). Vacancy sensor callibrated to turn lighting off within 15 min. post occupancy. Proposed Lutron Radio Powr Savr model# LRF2_VCR2B-P-WH	30 seconds grace period for auto-ON. Number and exact location of sensors by installer to avoid large blind areas.
PUBLIC CORRIDOR	AUTOMATIC-ON/OFF control. A ceiling or wall mounted occupancy sensor (PIR w/XCT technology). Sensor callibrated to turn lighting off within 15 min. post occupancy.	Except designated luminaires (EM) to maintain an illumination level of 1fc minimum over the area of egress pass at all times as per BC1006.2
STAIR	AUTOMATIC-ON/OFF control. A ceiling or wall mounted occupancy sensor (PIR w/XCT technology). Sensor callibrated to reduce designed lighting power by 50% within 15 min. post occupancy.	stair luminaires' an illumination level of 1fc minimum must be maintained at all times as per BC1006.2
RETAIL (COMM.)	Each retail space controlled by In-wall Manual ON/OFF dimmer switches with automatic programmible timer set to diconnect lighting power between hours of bussiness closing and opening. Dimmer preset to turn light at 50% power. The dimmer will have steps: full off, 75%, 50%, 25%, 10% and full power.	The occupant shall be able to override any time-of-day scheduled shutoff control for no more than two hours.

1ST FLOOR

ROOM/SPACE TYPE	CONTRAL STRATEGY RECOMMENDATIONS	REMARKS
PUBLIC LOBBY, VESTIBULE and MAIL ROOM	AUTOMATIC-ON/OFF control. A ceiling or wall mounted occupancy sensor (PIR w/XCT technology). Sensor callibrated to turn lighting off within 15 min. post occupancy. In addition, multilevel photosensor contral for daylight for fixtures within Primary sidelighted area, with one step to reduce DLP betweem 50% and 70% and another step to reduce DLP by 35% or more including off.	Except designated luminaires (EM) to maintain an illumination level of 1fc minimum over the area of egress pass at all times as per BC1006.2, unless daylight sufficient to maintain such illumination level for entire lobby area
RETAIL (COMM.)	Each retail space controlled by In-wall Manual ON/OFF dimmer switches with automatic programmible timer set to diconnect lighting power between hours of bussiness closing and opening. Dimmer preset to turn light at 50% power. The dimmer will have steps: full off, 75%, 50%, 25%, 10% and full power.	The occupant shall be able to override any time-of-day scheduled shutoff control for no more than two hours.

2ND FLOOR

ROOM/SPACE TYPE	CONTRAL STRATEGY RECOMMENDATIONS	REMARKS
PUBLIC CORRIDOR	AUTOMATIC-ON/OFF control. A ceiling or wall mounted occupancy sensor (PIR w/XCT technology). Sensor callibrated to turn lighting off within 15 min. post occupancy. In addition, luminaires within Primary sidelighted area will have multilevel photocontrol sensor for daylight with one step to reduce DLP betweem 50% and 70% and another step to reduce DLP by 35% or more including off when there is sufficient daylight.	Except designated luminaires (EM) to maintain an illumination level of 1fc minimum over the area of egress pass at all times as per BC1006.2
STAIR	AUTOMATIC-ON/OFF control. A ceiling or wall mounted occupancy sensor (PIR w/XCT technology). Sensor callibrated to reduce designed lighting power by 50% within 15 min. post occupancy. Proposed Lutron Radio Powr Savr model# LRF2_VCR2B-P-WH	lighting fixtures' illumination level of 1fc minimum must be maintained at all times as per BC1006.2
TRASH ROOM	A Manual-ON/ Automatic-OFF control. In-wall manual-on switch with dual-technology vacancy sensor (PIR & Ultrasonic). Sensor callibrated to turn lighting off with within 15 min. post occupancy. Proposed Lutron Maestro model# MS-B102-V-XX	30 seconds grace period for auto-ON
JANITOR CLOSET	Manual-ON/ Automatic-OFF control. In-wall manual-on switch with dual-technology vacancy sensor (PIR & Ultrasonic). Sensor callibrated to turn lighting off within 15 min. post occupancy. Proposed Lutron Maestro model# MS-B102-V-XX	30 seconds grace period for auto-ON
COMMON RECREATION SPACE	Space will have a Manual-ON/Automatic-OFF control. In-wall manual-on switch with dual-technology vacancy sensor (PIR & Ultrasonic). Sensor callibrated to turn lighting off with within 15 min. post occupancy. Proposed Lutron Maestro model# MS-B102-V-XX	30 seconds grace period for auto-ON
	Designated egress lighting with a AUTOMATIC-ON/OFF control. A ceiling or wall mounted occupancy sensor (PIR w/XCT technology). Sensor callibrated to turn lighting off with within 15 min. post occupancy. Automatic-ON set at 50% of Power. Proposed Lutron Radio Powr Savr model# LRF2_VCR2B-P-WH	Except designated emergancy lighting to maintain illumination level of 1fc minimum over the area of egress pass
LAUNDRY ROOM	Space will have a Manual-ON/Automatic-OFF control. In-wall manual-on switch with dual-technology vacancy sensor (PIR & Ultrasonic). Sensor callibrated to turn lighting off with within 15 min. post occupancy. Proposed Lutron Maestro model# MS-B102-V-XX	30 seconds grace period for auto-ON

ROOM/SPACE TYPE	CONTRAL STRATEGY RECOMMENDATIONS	REMARKS
TYPICAL 3RD - 24TH FLOOR		
PUBLIC CORRIDOR	AUTOMATIC-ON/OFF control. A ceiling or wall mounted occupancy sensor (PIR w/XCT technology). Sensor callibrated to turn lighting off within 15 min. post occupancy. In addition, luminaires within Primary sidelighted area will have multilevel photocontrol sensor for daylight with one step to reduce DLP betweem 50% and 70% and another step to reduce DLP by 35% or more including off when there is sufficient daylight.	Except designated luminaires (EM) to maintain an illumination level of 1fc minimum over the area of ergress pass at all times as per BC1006.2
STAIR	AUTOMATIC-ON/OFF control. A ceiling or wall mounted occupancy sensor (PIR w/XCT technology). Sensor callibrated to reduce designed lighting power by 50% within 15 min. post occupancy. Proposed Lutron Radio Powr Savr model# LRF2_VCR2B-P-WH	lighting fixtures' illumination level of 1fc minimum must be maintained at all times as per BC1006.2
TRASH ROOM	A Manual-ON/ Automatic-OFF control. In-wall manual-on switch with dual-technology vacancy sensor (PIR & Ultrasonic). Sensor callibrated to turn lighting off with within 15 min. post occupancy. Proposed Lutron Maestro model# MS-B102-V-XX	30 seconds grace period for auto-ON
JANITOR CLOSET	Manual-ON/ Automatic-OFF control. In-wall manual-on switch with dual-technology vacancy sensor (PIR & Ultrasonic). Sensor callibrated to turn lighting off within 15 min. post occupancy. Proposed Lutron Maestro model# MS-B102-V-XX	30 seconds grace period for auto-ON

ROOF

ROOM/SPACE TYPE	CONTRAL STRATEGY RECOMMENDATIONS	REMARKS
STAIR	AUTOMATIC-ON/OFF control. A ceiling or wall mounted occupancy sensor (PIR w/XCT technology). Sensor callibrated to reduce designed lighting power by 50% within 15 min. post occupancy. Proposed Lutron Radio Powr Savr model# LRF2_VCR2B-P-WH	lighting fixtures' illumination level of 1fc minimum must be maintained at all times as per BC1006.2
ELEVATOR MACHINE ROOM	Manual-ON/ Automatic-OFF control. In-wall manual-on switch with dual-technology vacancy sensor (PIR & Ultrasonic). Sensor callibrated to turn lighting off within 15 min. post occupancy. Proposed Lutron Maestro model# MS-B102-V-XX	

EXTERIOR LIGHTING AND POWER CONTROLS & NARRATIVE

FIRST FLOOR

AREA TYPE	CONTRAL STRATEGY RECOMMENDATIONS	REMARKS
ALL LIGHTING FOR BUILDING FAÇADE AND CANOPY AT COMM. ENTRY.	AUTOMATIC ON/OFF Photocontrol/timer switch. Set turn lighting off when a sufficient daylight and between midnignt and 6 am.	All time switches shall be capable of retaining programming and the time setting during loss of power for a period of at least ten hours. General lighting controls for Building located in the Electrical room in the Cellar
RESIDENTIAL ENTRANCE RAMP AND MAIN ENTRY	AUTOMATIC ON/OFF Photocontrol/dimmer switch. Set turn lighting off when a sufficient daylight present and reduse designed lighting power by 30% if no activity detected for 15 min.	
TERRACES (LANDSCAPING)	AUTOMATIC ON/OFF Photocontrol/timer switch. Set turn lighting off when a sufficient daylight and between midnignt and 6 am.	
OTHER DOORS	AUTOMATIC ON/OFF Photocontrol/Occupancy switch. Set turn lighting off when a sufficient daylight present and turn-off if no activity detected for 15 min.	
PARKING GARAGE DOOR	AUTOMATIC ON/OFF Photocontrol switch. Set turn lighting off when a sufficient daylight present. In addition, will automatically turn-on upon garage door opening and turn-off upon door closure or if no activity detected for 15 min.	
OTHER DOORS	AUTOMATIC ON/OFF Photocontrol/Occupancy switch. Set turn lighting off when a sufficient daylight present and turn-off if no activity detected for 15 min.	General lighting controls for Building located in the Electrical room in the Cellar

SECOND & THIRD FLOORS

AREA TYPE	CONTRAL STRATEGY RECOMMENDATIONS	REMARKS
TERRACES (LANDSCAPING)	AUTOMATIC ON/OFF Photocontrol/timer switch. Set turn lighting off when a sufficient daylight and between midnignt and 6 am.	General lighting controls for Building located in the Electrical room in the Cellar
OTHER DOORS	AUTOMATIC ON/OFF Photocontrol/Occupancy switch. Set turn lighting off when a sufficient daylight present and turn-off if no activity detected for 15 min.	General lighting controls for Building located in the Electrical room in the Cellar

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature:

Date:

Seal:

Scale: 1/128" = 1'-0

Drawn: SHAHN ANDERSEN

Job #

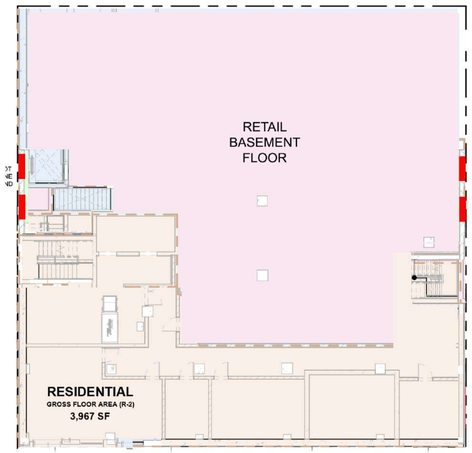
Checked:

PROJECT NUMBER:

M01164460-I1

PAGE NUMBER:

EN-001.00

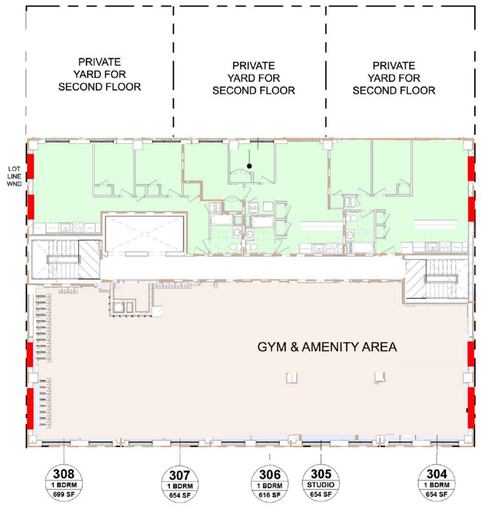


1 CELLAR
1/16" = 1'-0"

LOT SIZE 100' WIDE x 98.75' DEEP = 9875 GSF
BUILDING SIZE 100' x 68.75' = 6875 GSF = 69.6% LC

2 1ST FLOOR
1/16" = 1'-0"

LOT SIZE 100' WIDE x 98.75' DEEP = 9875 GSF
BUILDING SIZE 100' x 68.75' = 6875 GSF = 69.6% LC

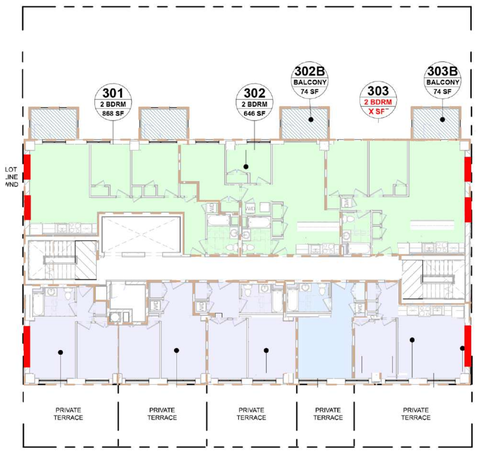


2 2ND FLOOR

LOT SIZE 100' WIDE x 98.75' DEEP = 9875 GSF
BUILDING SIZE 100' x 68.75' = 6875 GSF = 69.6% LC

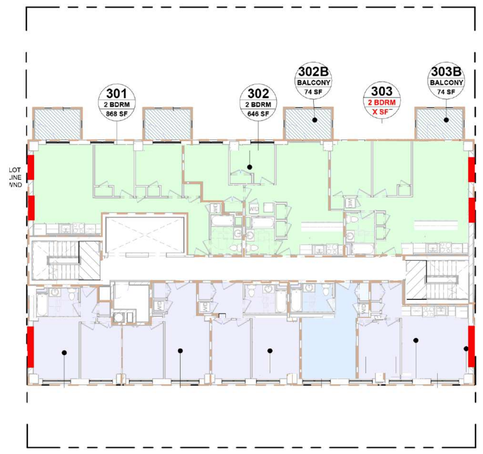
2 3RD - 8TH FLOOR
1/16" = 1'-0"

LOT SIZE 100' WIDE x 98.75' DEEP = 9875 GSF
BUILDING SIZE 100' x 68.75' = 6875 GSF = 69.6% LC



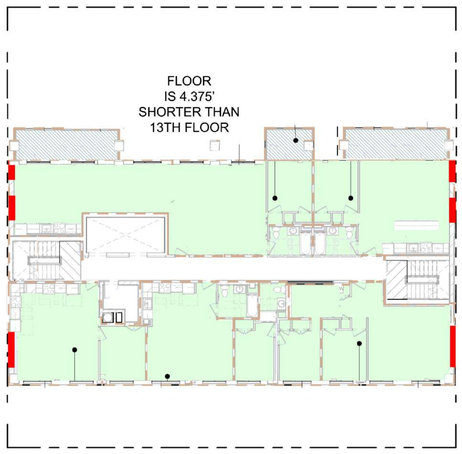
3 9TH FLOOR
1/16" = 1'-0"

LOT SIZE 100' WIDE x 98.75' DEEP = 9875 GSF
BUILDING SIZE 100' x 53.75' = 5375 GSF = 54.4% LC

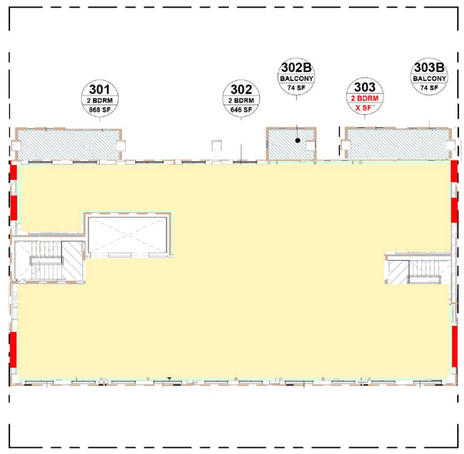


3 10TH - 13TH
1/16" = 1'-0"

LOT SIZE 100' WIDE x 98.75' DEEP = 9875 GSF
BUILDING SIZE 100' x 49.375 = 4937.5 GSF = 50% LC
= NO SETBACK, TOWER REGS AS PER ZR 121-42 (b)(1)



4 14TH - 24TH FLOOR
1/16" = 1'-0"



4 ROOF FLOOR
1/16" = 1'-0"

Revision No.	Date	Remarks

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

BLOCK: 761 LOT: 5 & 7 MANHATTAN

Title:

Signature:

Date:

Seal:

Scale: 1/16" = 1'-0"

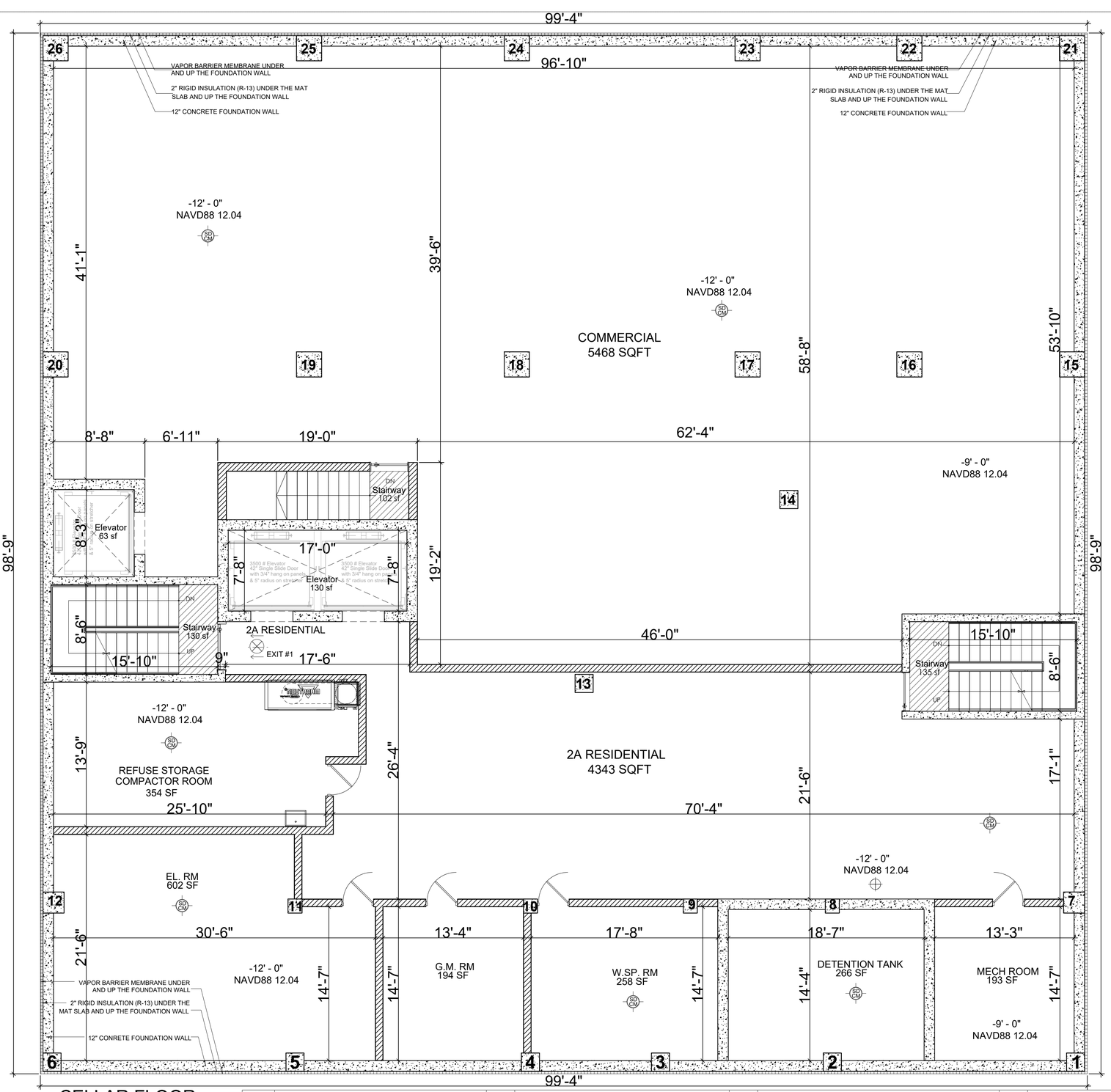
Drawn:

Job #

Checked:

PROJECT NUMBER:
MH000000

PAGE NUMBER:
A-201.00



1 CELLAR FLOOR
3/16" = 1'-0"

1	(1) LAYER OF 5/8" QUITEROCK QR527 OVER (1) LAYER OF 5/8" TYPE "X" G.W.B. ON 3 1/2" MTL. STUDS @ 16" O.C. W/ E1/2" SOUND ATTENUATION BLANKET INSULATION OVER (2) LAYERS OF 5/8" TYPE"X" G.W.B. 2HR RATED (UL No: U404, UL No: U419, STC 55)	2	(1) LAYER OF 5/8" GYP. WALL BOARD ON 2 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION LOCATION: ABOVE GRADE, USED W/ EXISTING EXTERIOR MASONRY WALLS	3A	SAME AS TYPE - 3 BUT W/ (1) LAYER OF 5/8" WR G.W.B OR TYPE "X" OVER (1) LAYER OF 5/8" G.W.B. ON 2 1/2" MTL STUDS AND (1) LAYERS OF 5/8" WR G.W.B. OR TYPE "X" OVER *(1) LAYER OF 5/8" G.W.B. ON 1 5/8" MTL STUDS LOCATION: BETWEEN APT. AND PUBLIC AREAS, AND B-N APTS. 2HR RATED (UL No: U404 STC 52 BSA 173-77 SM) *DUROCK INSTEAD OF G.W.B. @ TUB LOCATION	8B	8" CONCRETE MASONRY UNIT, 3 HR RATED (UL No: U914)
1A	SAME AS TYPE - 1 BUT (1) LAYER OF 5/8" QUITEROCK QR527 ON 24 GA. 36"x48" STEEL SHEET 18" ABOVE FLOOR LINE OVER (1) LAYER OF 5/8" TYPE "X" G.W.B. ON 3 1/2" MTL. STUDS @ 16" O.C. W/ E1/2" SOUND ATTENUATION BLANKET INSULATION OVER (2) LAYERS OF 5/8" TYPE"X" G.W.B. LOCATION: BETWEEN APT. & PUBLIC AREAS. 2HR RATED (UL No: U404, UL No: U419, STC 55)	2A	(1) LAYER OF 5/8" GYP. WALL BOARD ON 7/8" MTL. FURRING LOCATION: ABOVE GRADE, USED W/ EXISTING INTERIOR MASONRY WALLS			8C	12" CONCRETE MASONRY UNIT, 3 HR RATED (UL No: U914)
1B	SAME AS TYPE - 1 BUT (2) LAYER OF 5/8" G.W.B. TYPE "X" EACH SIDE OF 2 1/2" MTL. STUDS @ 16" O.C. 16 GA. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION; 2HR RATED (UL No: U404, UL No: U419, STC 55)	2B	(1) LAYER OF 5/8" GYP. WALL BOARD ON 1 1/2" MTL. STUD OVER 2" RIGID BOARD INSULATION LOCATION: BELOW GRADE, USED W/ CONCRETE FOUNDATION WALLS	4	(1) LAYER OF 5/8" G.W.B. EACH SIDE OF 2 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION; LOCATION: WITHIN APT. 1HR RATED (UL No: U405)	11	6" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD, 2" BATT INSULATION & 5/8" G.W.B ON INTERIOR SIDE. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
1C	SAME AS TYPE - 1 BUT (1) LAYER OF 5/8" G.W.B. TYPE "X" & (1) LAYER OF 5/8" DUROCK BD EACH SIDE OF 3 1/2" MTL. STUDS @ 16" O.C. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION W/ CERAMIC TILE FINISH APARTMENT SIDE; LOCATION: BATHROOM & KITCHEN. 2HR RATED (UL No: U404, UL No: U419, STC 55)	3	CERAMIC TILES @ BATHROOM & P.RMS OVER (1) LAYER OF 5/8" G.W.B. TYPE "X" ON 2 1/2" METAL STUDS @ 16" O.C. 2 1/2" SOUND ATTENUATION BLANKET INSULATION & OVER (1) LAYER OF TYPE "X" G.W.B. ON 1 5/8" METAL STUD @ 16" O.C. OPPOSITE SIDE (12" O.C. BEHIND KITCHEN CABINETS) DUROCK BD. TO BE INSTALLED INSTEAD OF GYP.BD @ TUB LOCATION. LOCATION: WITHIN APT. 1HR RATED	4a	(1) LAYER OF 5/8" G.W.B. EACH SIDE OF 3 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION; LOCATION: WITHIN APT. 1HR RATED (UL No: U405)	11a	8" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD, 2" BATT INSULATION & 5/8" G.W.B ON INTERIOR SIDE. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
2 HR		1 HR		4b	(1) LAYER OF 5/8" G.W.B. (UL TYPE SCX) W/ 1/2" RESILIENT CHANNEL ONE SIDE OF 3 5/8" MTL STUD @ 24" O.C. W/ 3 1/2" FIBERGLASS INSULATION & (1) LAYER OF 5/8" G.W.B. (UL TYPE SCX) ; LOCATION: B-N APTS. 1HR RATED (UL No: U419)	2 HR	
				5	(2) LAYER SHEETROCK BRAND FIRECODE C CORE 1/2" OVER 1/2" MTL. FURRING ON C-H STUD 2 1/2" OVER (1) LAYER SHEETROCK BRAND GYPSUM LINER PANEL (SLX) 1", LOCATION: SHAFT WALL		
				2 HR	2HR RATED (UL No: U415 SYSTEM F STC RATING: 51)		
				8	4" CONCRETE MASONRY UNIT 1 HR RATED (UL No: U914)		
				8A	6" CONCRETE MASONRY UNIT 1 HR RATED (UL No: U914)		

LEGEND:

- CONCRETE WALL -SEE STRUCTURAL DWG'S
- CONCRETE BLOCK WALL -SEE PLAN FOR SIZE.
- GYPSUM BOARD PARTITION -SEE PLAN FOR SIZE.
- FACE BRICK AND CAST STONE
- 2 HR RATED FIRE RATED SHAFT WALL
- SUSPENDED GYP. BD. CEILING/GYP. BD SOFFIT
- D.P. EP - ELECTRICAL PANEL UNIT TC - TELECOM PANEL UNIT
- VISUAL SIGNALING DEVICE/ STROBE LIGHT -SEE ELEC. DWG'S
- EXIT LIGHT AND SIGN -EGRESS DIRECTION
- SD CM HARDWIRED SMOKE &CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN EVERY BEDROOM AND WITHIN 15'-0" OF THE ENTRANCE TO EACH BEDROOM
- H/L HORN / STROB LIGHT FOR HVI ALARM UNITS ONLY
- EPC EMERGENCY PULL CORD ALARM FOR ACCESSIBLE UNITS ONLY
- DOORS SHALL BE PROVIDED WITH REVERSIBLE SWING HARDWARE TO MEET ACCESSIBILITY REQUIREMENTS.
- REMOVABLE KITCHEN BASE CABINET
- MIH MANDATORY INCLUSIONARY HOUSING UNIT
- SUP SUPPORTIVE HOUSING UNIT USE GROUP 3
- FULLY ACCESSIBLE HANDICAP APARTMENT UNIT
- HVI HANDICAP ADAPTABLE APARTMENT UNIT - OUTFITTED AS FULLY ACCESSIBL FOR PEOPLE W/ HEARING OR VISUAL IMPAIRMENTS
- R 100 FLOOR NUMBER / APARTMENT NUMBER
- APT.2L | 1BDRM. APARTMENT TYPE
- 500 SF APARTMENT NET AREA
- 2 HOUR RATED
- 1 HOUR RATED
- NET AREA BOUNDARY LINE
- GROSS AREA BOUNDARY LINE

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature: Date:

Seal:

Scale: 1/128" = 1'-0

Drawn: SHAHN ANDERSEN

Job #

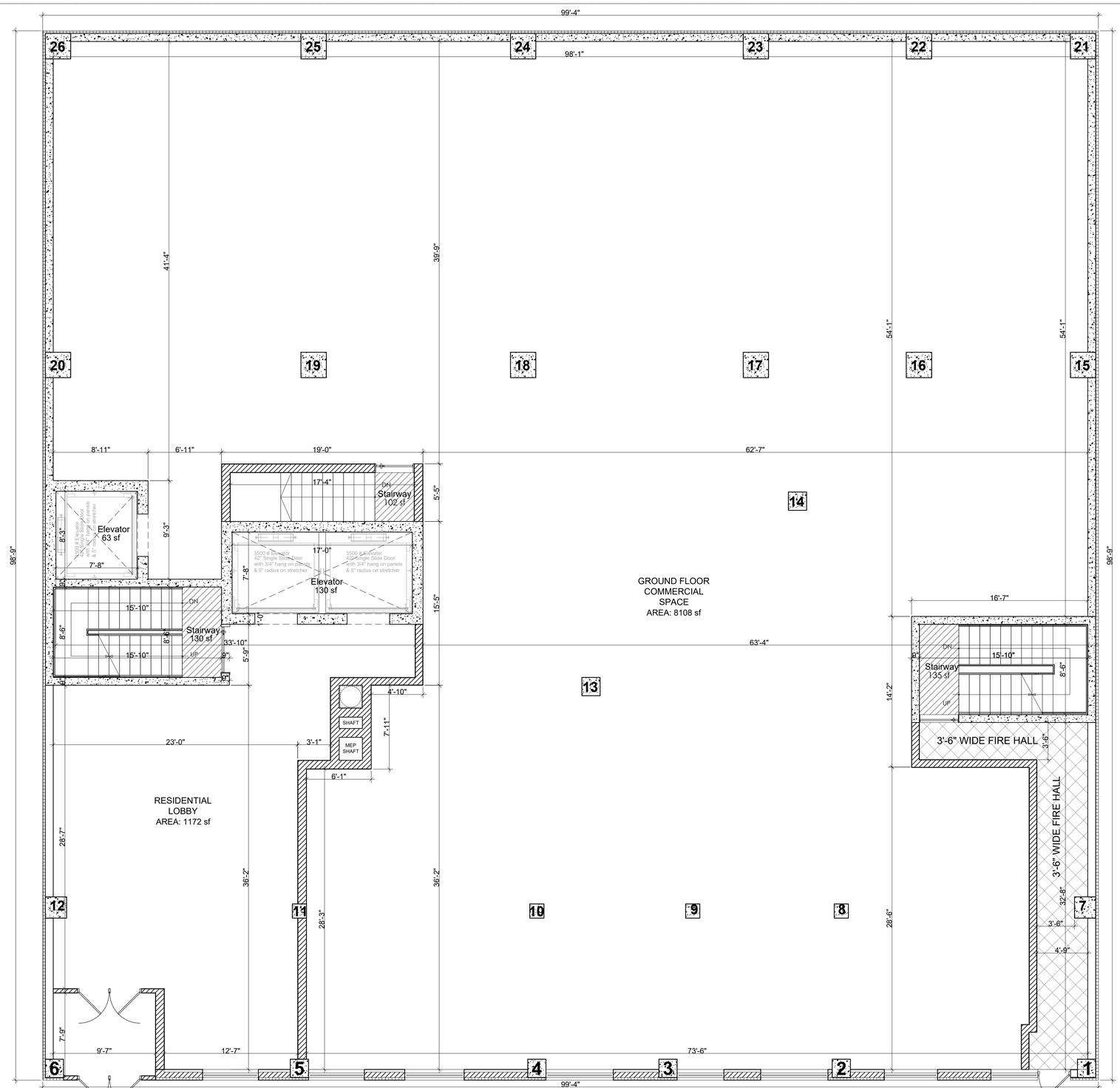
Checked: BP

PROJECT NUMBER:

MH000000

PAGE NUMBER:

A-201.00



1 1ST FLOOR
3/16" = 1'-0"

1	(1) LAYER OF 5/8" QUITEROCK QR527 OVER (1) LAYER OF 5/8" TYPE "X" G.W.B. ON 3 1/2" MTL. STUDS @ 16" O.C. W/ E1/2" SOUND ATTENUATION BLANKET INSULATION OVER (2) LAYERS OF 5/8" TYPE"X" G.W.B. 2HR RATED (UL No: U404, UL No: U419, STC 55)	2	(1) LAYER OF 5/8" GYP. WALL BOARD ON 2 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION LOCATION: ABOVE GRADE, USED W/ EXISTING EXTERIOR MASONRY WALLS	3A	SAME AS TYPE - 3 BUT W/ (1) LAYER OF 5/8" WR G.W.B OR TYPE "X" OVER (1) LAYER OF 5/8" G.W.B. ON 2 1/2" MTL STUDS AND (1) LAYERS OF 5/8" WR G.W.B. OR TYPE "X" OVER "(1) LAYER OF 5/8" G.W.B. ON 1 5/8" MTL STUDS	8B	8" CONCRETE MASONRY UNIT, 3 HR RATED (UL No: U914)
1A	SAME AS TYPE - 1 BUT (1) LAYER OF 5/8" QUITEROCK QR527 ON 24 GA. 36"x48" STEEL SHEET 18" ABOVE FLOOR LINE OVER (1) LAYER OF 5/8" TYPE "X" G.W.B. ON 3 1/2" MTL. STUDS @ 16" O.C. W/ E1/2" SOUND ATTENUATION BLANKET INSULATION OVER (2) LAYERS OF 5/8" TYPE"X" G.W.B. LOCATION: BETWEEN APT. & PUBLIC AREAS. 2HR RATED (UL No: U404, UL No: U419, STC 55)	2A	(1) LAYER OF 5/8" GYP. WALL BOARD ON 7/8" MTL. FURRING LOCATION: ABOVE GRADE, USED W/ EXISTING INTERIOR MASONRY WALLS	2 HR	LOCATION: BETWEEN APT. AND PUBLIC AREAS, AND B-N APTS. 2HR RATED (UL No: U404 STC 52 BSA 173-77 SM) *DUROCK INSTEAD OF G.W.B. @ TUB LOCATION	8C	12" CONCRETE MASONRY UNIT, 3 HR RATED (UL No: U914)
1B	SAME AS TYPE - 1 BUT (2) LAYER OF 5/8" G.W.B. TYPE "X" EACH SIDE OF 2 1/2" MTL. STUDS @ 16" O.C. 16 GA. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION; 2HR RATED (UL No: U404, UL No: U419, STC 55)	2B	(1) LAYER OF 5/8" GYP. WALL BOARD ON 1 1/2" MTL. STUD OVER 2" RIGID BOARD INSULATION LOCATION: BELOW GRADE, USED W/ CONCRETE FOUNDATION WALLS	4	(1) LAYER OF 5/8" G.W.B. EACH SIDE OF 2 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION; LOCATION: WITHIN APT. 1HR RATED (UL No: U405)	11	6" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD, 2" BATT INSULATION & 5/8" G.W.B ON INTERIOR SIDE. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
1C	SAME AS TYPE - 1 BUT (1) LAYER OF 5/8" G.W.B. TYPE "X" & (1) LAYER OF 5/8" DUROCK BD EACH SIDE OF 3 1/2" MTL. STUDS @ 16" O.C. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION W/ CERAMIC TILE FINISH APARTMENT SIDE; LOCATION: BATHROOM & KITCHEN. 2HR RATED (UL No: U404, UL No: U419, STC 55)	3	CERAMIC TILES @ BATHROOM & P.RMS OVER (1) LAYER OF 5/8" G.W.B. TYPE "X" ON 2 1/2" METAL STUDS @ 16" O.C. 2 1/2" SOUND ATTENUATION BLANKET INSULATION & OVER (1) LAYER OF TYPE "X" G.W.B. ON 1 5/8" METAL STUD @ 16" O.C. OPPOSITE SIDE (12" O.C. BEHIND KITCHEN CABINETS) DUROCK BD. TO BE INSTALLED INSTEAD OF GYP.BD @ TUB LOCATION. LOCATION: WITHIN APT. 1HR RATED	4a	(1) LAYER OF 5/8" G.W.B. EACH SIDE OF 31/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION; LOCATION: WITHIN APT. 1HR RATED (UL No: U405)	11a	8" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD, 2" BATT INSULATION & 5/8" G.W.B ON INTERIOR SIDE. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
2 HR		1 HR		4b	(1) LAYER OF 5/8" G.W.B. (UL TYPE SCX) W/ 1/2" RESILIENT CHANNEL ONE SIDE OF 3 5/8" MTL STUD @ 24" O.C. W/ 3 1/2" FIBERGLASS INSULATION & (1) LAYER OF 5/8" G.W.B. (UL TYPE SCX) ; LOCATION: B-N APTS. 1HR RATED (UL No: U419)	2 HR	
				5	(2) LAYER SHEETROCK BRAND FIRECODE C CORE 1/2" OVER 1/2" MTL. FURRING ON C-H STUD 2 1/2" OVER (1) LAYER SHEETROCK BRAND GYPSUM LINER PANEL (SLX) 1"; LOCATION: SHAFT WALL		
				2 HR	2HR RATED (UL No: U415 SYSTEM F STC RATING: 51)		
				8	4" CONCRETE MASONRY UNIT 1 HR RATED (UL No: U914)		
				8A	6" CONCRETE MASONRY UNIT 1 HR RATED (UL No: U914)		

LEGEND:

- CONCRETE WALL -SEE STRUCTURAL DWG'S
- CONCRETE BLOCK WALL -SEE PLAN FOR SIZE.
- GYPSUM BOARD PARTITION -SEE PLAN FOR SIZE.
- FACE BRICK AND CAST STONE
- 2 HR RATED FIRE RATED SHAFT WALL
- SUSPENDED GYP. BD. CEILING/GYP. BD SOFFIT
- D.P. — EP - ELECTRICAL PANEL UNIT; TC - TELECOM PANEL UNIT
- VISUAL SIGNALING DEVICE/ STROBE LIGHT -SEE ELEC. DWG'S
- EXIT LIGHT AND SIGN -EGRESS DIRECTION
- SD/CM — HARDWIRED SMOKE &CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN EVERY BEDROM AND WITHIN 15'-0" OF THE ENTRANCE TO EACH BEDROOM
- H/L — HORN / STROB LIGHT FOR HVI ALARM UNITS ONLY
- EPC — EMERGENCY PULL CORD ALARM FOR ACCESSIBLE UNITS ONLY
- DOORS SHALL BE PROVIDED WITH REVERSIBLE SWING HARDWARE TO MEET ACCESSIBILITY REQUIREMENTS.
- REMOVABLE KITCHEN BASE CABINET
- MIH — MANDATORY INCLUSIONARY HOUSING UNIT
- SUP — SUPPORTIVE HOUSING UNIT USE GROUP 3
- FULLY ACCESSIBLE HANDICAP APARTMENT UNIT
- HVI — HANDICAP ADAPTABLE APARTMENT UNIT - OUTFITTED AS FULLY ACCESSIBL FOR PEOPLE W/ HEARING OR VISUAL IMPAIRMENTS
- R 100 — FLOOR NUMBER; APARTMENT NUMBER
- APT.2L | 1BDRM. | 500 SF. — APARTMENT TYPE; APARTMENT TYPE; APARTMENT NET AREA
- 2 HOUR RATED
- 1 HOUR RATED
- NET AREA BOUNDARY LINE
- GROSS AREA BOUNDARY LINE

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature: | Date:

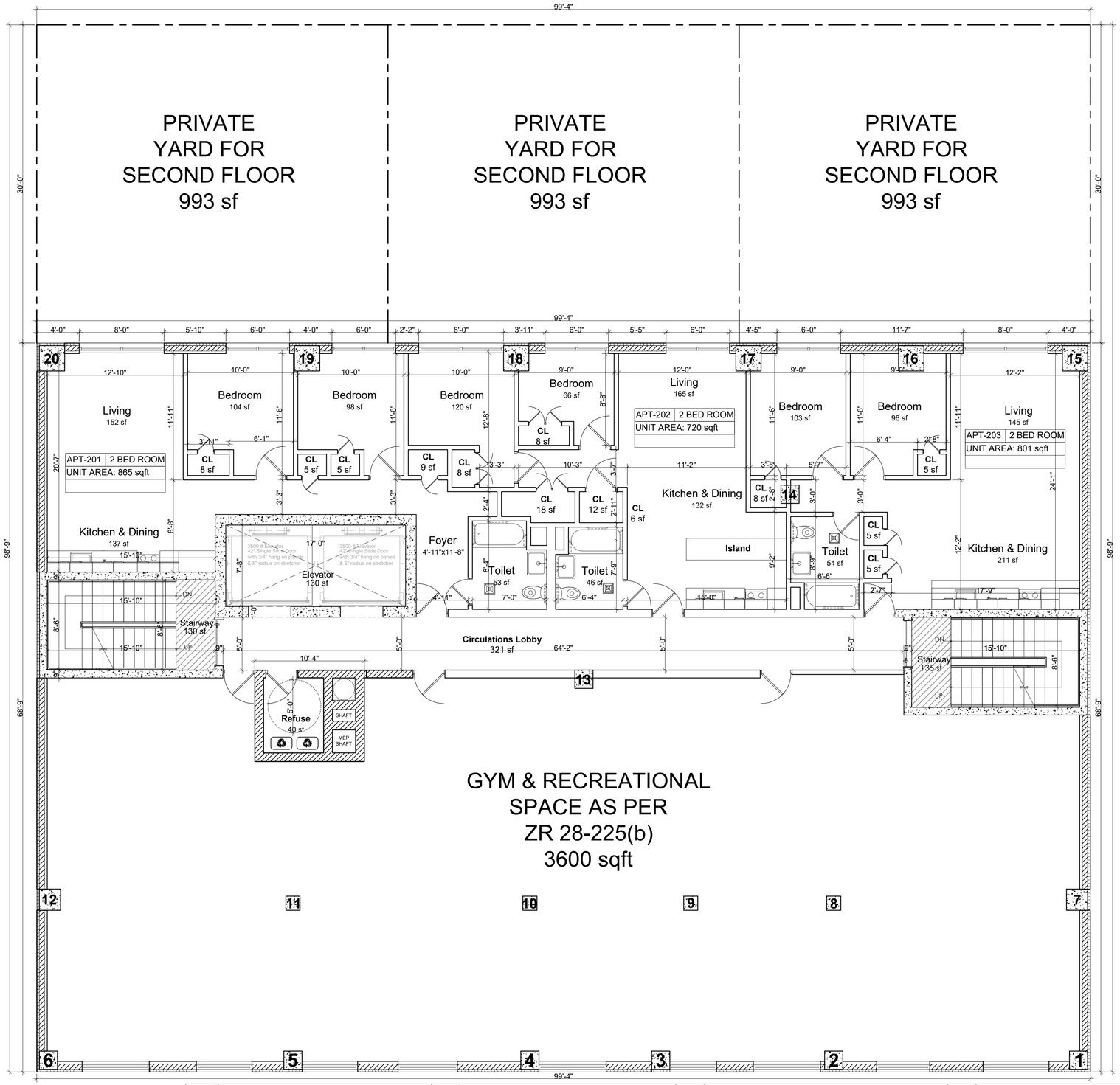
Seal: | Scale: 1/128" = 1'-0 | Drawn: SHAHN ANDERSEN | Job # | Checked: BP

PROJECT NUMBER:

MH000000

PAGE NUMBER:

A-201.00



1 2ND FLOOR
3/16" = 1'-0"

1	(1) LAYER OF 5/8" QUITEROCK QR527 OVER (1) LAYER OF 5/8" TYPE "X" G.W.B. ON 3 1/2" MTL. STUDS @ 16" O.C. W/ E1/2" SOUND ATTENUATION BLANKET INSULATION OVER (2) LAYERS OF 5/8" TYPE"X" G.W.B. 2HR RATED (UL No: U404, UL No: U419, STC 55)	2	(1) LAYER OF 5/8" GYP. WALL BOARD ON 2 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION LOCATION: ABOVE GRADE, USED W/ EXISTING EXTERIOR MASONRY WALLS	3A	SAME AS TYPE - 3 BUT W/ (1) LAYER OF 5/8" WR G.W.B OR TYPE "X" OVER (1) LAYER OF 5/8" G.W.B. ON 2 1/2" MTL STUDS AND (1) LAYERS OF 5/8" WR G.W.B. OR TYPE "X" OVER *(1) LAYER OF 5/8" G.W.B. ON 1 5/8" MTL STUDS LOCATION: BETWEEN APT. AND PUBLIC AREAS, AND B-N APTS. 2HR RATED (UL No: U404 STC 52 BSA 173-77 SM) *DUROCK INSTEAD OF G.W.B. @ TUB LOCATION	8B	8" CONCRETE MASONRY UNIT, 3 HR RATED (UL No: U914)
1A	SAME AS TYPE - 1 BUT (1) LAYER OF 5/8" QUITEROCK QR527 ON 24 GA. 36"x48" STEEL SHEET 18" ABOVE FLOOR LINE OVER (1) LAYER OF 5/8" TYPE "X" G.W.B. ON 3 1/2" MTL. STUDS @ 16" O.C. W/ E1/2" SOUND ATTENUATION BLANKET INSULATION OVER (2) LAYERS OF 5/8" TYPE"X" G.W.B. LOCATION: BETWEEN APT. & PUBLIC AREAS. 2HR RATED (UL No: U404, UL No: U419, STC 55)	2A	(1) LAYER OF 5/8" GYP. WALL BOARD ON 7/8" MTL. FURRING LOCATION: ABOVE GRADE, USED W/ EXISTING INTERIOR MASONRY WALLS	2 HR		8C	12" CONCRETE MASONRY UNIT, 3 HR RATED (UL No: U914)
1B	SAME AS TYPE - 1 BUT (2) LAYER OF 5/8" G.W.B. TYPE "X" EACH SIDE OF 2 1/2" MTL. STUDS @ 16" O.C. 16 GA. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION; 2HR RATED (UL No: U404, UL No: U419, STC 55)	2B	(1) LAYER OF 5/8" GYP. WALL BOARD ON 1 1/2" MTL. STUD OVER 2" RIGID BOARD INSULATION LOCATION: BELOW GRADE, USED W/ CONCRETE FOUNDATION WALLS	4	(1) LAYER OF 5/8" G.W.B. EACH SIDE OF 2 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION; LOCATION: WITHIN APT. 1HR RATED (UL No: U405)	11	6" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD, 2" BATT INSULATION & 5/8" G.W.B ON INTERIOR SIDE. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
1C	SAME AS TYPE - 1 BUT (1) LAYER OF 5/8" G.W.B. TYPE "X" & (1) LAYER OF 5/8" DUROCK BD EACH SIDE OF 3 1/2" MTL. STUDS @ 16" O.C. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION W/ CERAMIC TILE FINISH APARTMENT SIDE; LOCATION: BATHROOM & KITCHEN. 2HR RATED (UL No: U404, UL No: U419, STC 55)	0 HR		4a	(1) LAYER OF 5/8" G.W.B. EACH SIDE OF 31/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION; LOCATION: WITHIN APT. 1HR RATED (UL No: U405)		
2 HR		3	CERAMIC TILES @ BATHROOM & P.RMS OVER (1) LAYER OF 5/8" G.W.B. TYPE "X" ON 2 1/2" METAL STUDS @ 16" O.C. 2 1/2" SOUND ATTENUATION BLANKET INSULATION & OVER (1) LAYER OF TYPE "X" G.W.B. ON 1 5/8" METAL STUD @ 16" O.C. OPPOSITE SIDE (12" O.C. BEHIND KITCHEN CABINETS) DUROCK BD. TO BE INSTALLED INSTEAD OF GYP.BD @ TUB LOCATION. LOCATION: WITHIN APT. 1HR RATED	4b	(1) LAYER OF 5/8" G.W.B. (UL TYPE SCX) W/ 1/2" RESILIENT CHANNEL ONE SIDE OF 3 5/8" MTL STUD @ 24" O.C. W/ 3 1/2" FIBERGLASS INSULATION & (1) LAYER OF 5/8" G.W.B. (UL TYPE SCX) ; LOCATION: B-N APTS. 1HR RATED (UL No: U419)	11a	8" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD, 2" BATT INSULATION & 5/8" G.W.B ON INTERIOR SIDE. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
1 HR				5	(2) LAYER SHEETROCK BRAND FIRECODE C CORE 1/2" OVER 1/2" MTL. FURRING ON C-H STUD 2 1/2" OVER (1) LAYER SHEETROCK BRAND GYPSUM LINER PANEL (SLX) 1"; LOCATION: SHAFT WALL 2HR RATED (UL No: U415 SYSTEM F STC RATING: 51)	2 HR	
				2 HR			
				8	4" CONCRETE MASONRY UNIT 1 HR RATED (UL No: U914)		
				8A	6" CONCRETE MASONRY UNIT 1 HR RATED (UL No: U914)		

LEGEND:

- CONCRETE WALL -SEE STRUCTURAL DWG'S
- CONCRETE BLOCK WALL -SEE PLAN FOR SIZE.
- GYPSUM BOARD PARTITION -SEE PLAN FOR SIZE.
- FACE BRICK AND CAST STONE
- 2 HR RATED FIRE RATED SHAFT WALL
- SUSPENDED GYP. BD. CEILING/GYP. BD SOFFIT
- D.P. EP - ELECTRICAL PANEL UNIT TC - TELECOM PANEL UNIT
- VISUAL SIGNALING DEVICE/ STROBE LIGHT -SEE ELEC. DWG'S
- EXIT LIGHT AND SIGN -EGRESS DIRECTION
- SD CM HARDWIRED SMOKE &CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN EVERY BEDROOM AND WITHIN 15'-0" OF THE ENTRANCE TO EACH BEDROOM
- H/L HORN / STROB LIGHT FOR HVI ALARM UNITS ONLY
- EPC EMERGENCY PULL CORD ALARM FOR ACCESSIBLE UNITS ONLY
- DOORS SHALL BE PROVIDED WITH REVERSIBLE SWING HARDWARE TO MEET ACCESSIBILITY REQUIREMENTS.
- REMOVABLE KITCHEN BASE CABINET
- MIH MANDATORY INCLUSIONARY HOUSING UNIT
- SUP SUPPORTIVE HOUSING UNIT USE GROUP 3
- A FULLY ACCESSIBLE HANDICAP APARTMENT UNIT
- HVI HANDICAP ADAPTABLE APARTMENT UNIT - OUTFITTED AS FULLY ACCESSIBL FOR PEOPLE W/ HEARING OR VISUAL IMPAIRMENTS
- FLOOR NUMBER
- R 100 APARTMENT NUMBER
- APT. 2L | 1BDRM. APARTMENT TYPE
- 500 SF. APARTMENT NET AREA
- 2 HOUR RATED
- 1 HOUR RATED
- NET AREA BOUNDARY LINE
- GROSS AREA BOUNDARY LINE

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

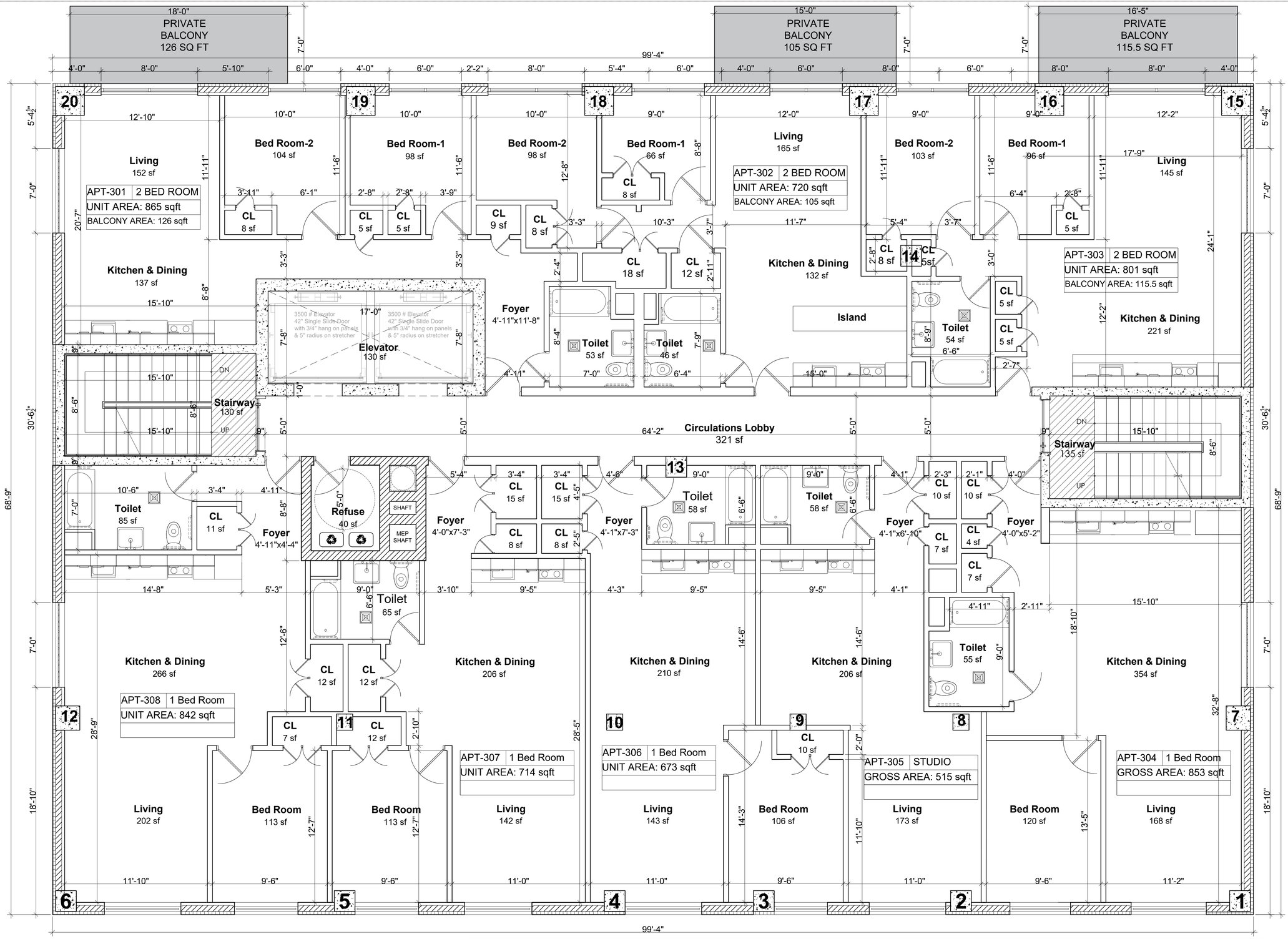
Title:

Signature: | Date:

Seal: | Scale: 1/128" = 1'-0" | Drawn: SHAHN ANDERSEN | Job # | Checked: BP

PROJECT NUMBER:
MH000000

PAGE NUMBER:
A-201.00



1 3RD TO 8TH FLOOR
3/16" = 1'-0"

1	(1) LAYER OF 5/8" QUITEROCK QR527 OVER (1) LAYER OF 5/8" TYPE "X" G.W.B. ON 3 1/2" MTL. STUDS @ 16" O.C. W/ E1/2" SOUND ATTENUATION BLANKET INSULATION OVER (2) LAYERS OF 5/8" TYPE"X" G.W.B. 2HR RATED (UL No: U404, UL No: U419, STC 55)	2	(1) LAYER OF 5/8" GYP. WALL BOARD ON 2 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION LOCATION: ABOVE GRADE, USED W/ EXISTING EXTERIOR MASONRY WALLS	3A	SAME AS TYPE - 3 BUT W/ (1) LAYER OF 5/8" WR G.W.B OR TYPE "X" OVER (1) LAYER OF 5/8" G.W.B. ON 2 1/2" MTL STUDS AND (1) LAYERS OF 5/8" WR G.W.B. OR TYPE "X" OVER "(1) LAYER OF 5/8" G.W.B. ON 1 5/8" MTL STUDS	8B	8" CONCRETE MASONRY UNIT, 3 HR RATED (UL No: U914)
1A	SAME AS TYPE - 1 BUT (1) LAYER OF 5/8" QUITEROCK QR527 ON 24 GA. 36"x48" STEEL SHEET 18" ABOVE FLOOR LINE OVER (1) LAYER OF 5/8" TYPE "X" G.W.B. ON 3 1/2" MTL. STUDS @ 16" O.C. W/ E1/2" SOUND ATTENUATION BLANKET INSULATION OVER (2) LAYERS OF 5/8" TYPE"X" G.W.B. LOCATION: BETWEEN APT. & PUBLIC AREAS. 2HR RATED (UL No: U404, UL No: U419, STC 55)	2A	(1) LAYER OF 5/8" GYP. WALL BOARD ON 7/8" MTL. FURRING LOCATION: ABOVE GRADE, USED W/ EXISTING INTERIOR MASONRY WALLS	2 HR	LOCATION: BETWEEN APT. AND PUBLIC AREAS, AND B-N APTS. 2HR RATED (UL No: U404 STC 52 BSA 173-77 SM) *DUROCK INSTEAD OF G.W.B. @ TUB LOCATION	8C	12" CONCRETE MASONRY UNIT, 3 HR RATED (UL No: U914)
1B	SAME AS TYPE - 1 BUT (2) LAYER OF 5/8" G.W.B. TYPE "X" EACH SIDE OF 2 1/2" MTL. STUDS @ 16" O.C. 16 GA. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION; 2HR RATED (UL No: U404, UL No: U419, STC 55)	2B	(1) LAYER OF 5/8" GYP. WALL BOARD ON 1 1/2" MTL. STUD OVER 2" RIGID BOARD INSULATION LOCATION: BELOW GRADE, USED W/ CONCRETE FOUNDATION WALLS	0 HR	(1) LAYER OF 5/8" G.W.B. EACH SIDE OF 2 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION; LOCATION: WITHIN APT. 1HR RATED (UL No: U405)	11	6" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD, 2" BATT INSULATION & 5/8" G.W.B ON INTERIOR SIDE. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
1C	SAME AS TYPE - 1 BUT (1) LAYER OF 5/8" G.W.B. TYPE "X" & (1) LAYER OF 5/8" DUROCK BD EACH SIDE OF 3 1/2" MTL. STUDS @ 16" O.C. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION W/ CERAMIC TILE FINISH APARTMENT SIDE; LOCATION: BATHROOM & KITCHEN. 2HR RATED (UL No: U404, UL No: U419, STC 55)	3	CERAMIC TILES @ BATHROOM & P.RMS OVER (1) LAYER OF 5/8" G.W.B. TYPE "X" ON 2 1/2" METAL STUDS @ 16" O.C. 2 1/2" SOUND ATTENUATION BLANKET INSULATION & OVER (1) LAYER OF TYPE "X" G.W.B. ON 1 5/8" METAL STUD @ 16" O.C. OPPOSITE SIDE (12" O.C. BEHIND KITCHEN CABINETS) DUROCK BD. TO BE INSTALLED INSTEAD OF GYP.BD @ TUB LOCATION. LOCATION: WITHIN APT. 1HR RATED	1 HR	(1) LAYER OF 5/8" G.W.B. EACH SIDE OF 31/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION; LOCATION: WITHIN APT. 1HR RATED (UL No: U405)	11a	8" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD, 2" BATT INSULATION & 5/8" G.W.B ON INTERIOR SIDE. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
2 HR					(1) LAYER OF 5/8" G.W.B. (UL TYPE SCX) W/ 1/2" RESILIENT CHANNEL ONE SIDE OF 3 5/8" MTL STUD @ 24" O.C. W/ 3 1/2" FIBERGLASS INSULATION & (1) LAYER OF 5/8" G.W.B. (UL TYPE SCX) LOCATION: B-N APTS. 1HR RATED (UL No: U419)	2 HR	
					(2) LAYER SHEETROCK BRAND FIRECODE C CORE 1/2" OVER 1/2" MTL. FURRING ON C-H STUD 2 1/2" OVER (1) LAYER SHEETROCK BRAND GYPSUM LINER PANEL (SLX) 1"; LOCATION: SHAFT WALL 2HR RATED (UL No: U415 SYSTEM F STC RATING: 51)		
					4" CONCRETE MASONRY UNIT 1 HR RATED (UL No: U914)		
					6" CONCRETE MASONRY UNIT 1 HR RATED (UL No: U914)		

LEGEND:

- CONCRETE WALL -SEE STRUCTURAL DWG'S
- CONCRETE BLOCK WALL -SEE PLAN FOR SIZE.
- GYPSUM BOARD PARTITION -SEE PLAN FOR SIZE.
- FACE BRICK AND CAST STONE
- 2 HR RATED FIRE RATED SHAFT WALL
- SUSPENDED GYP. BD. CEILING/GYP. BD SOFFIT
- D.P. EP - ELECTRICAL PANEL UNIT TC - TELECOM PANEL UNIT
- VISUAL SIGNALING DEVICE/ STROBE LIGHT -SEE ELEC. DWG'S
- EXIT LIGHT AND SIGN -EGRESS DIRECTION
- SD/CM HARDWIRED SMOKE &CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN EVERY BEDROM AND WITHIN 15'-0" OF THE ENTRANCE TO EACH BEDROOM
- H/L HORN / STROB LIGHT FOR HVI ALARM UNITS ONLY
- EPC EMERGENCY PULL CORD ALARM FOR ACCESSIBLE UNITS ONLY
- DOORS SHALL BE PROVIDED WITH REVERSIBLE SWING HARDWARE TO MEET ACCESSIBILITY REQUIREMENTS.
- REMOVABLE KITCHEN BASE CABINET
- MIH MANDATORY INCLUSIONARY HOUSING UNIT
- SUP SUPPORTIVE HOUSING UNIT USE GROUP 3
- FULLY ACCESSIBLE HANDICAP APARTMENT UNIT
- HVI HANDICAP ADAPTABLE APARTMENT UNIT - OUTFITTED AS FULLY ACCESSIBLE FOR PEOPLE W/ HEARING OR VISUAL IMPAIRMENTS
- R 100 FLOOR NUMBER / APARTMENT NUMBER
- APT.2L | 1BDRM. APARTMENT TYPE
- 500 SF. APARTMENT NET AREA
- 2 HOUR RATED / 1 HOUR RATED
- NET AREA BOUNDARY LINE
- GROSS AREA BOUNDARY LINE

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:
349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature: Date:

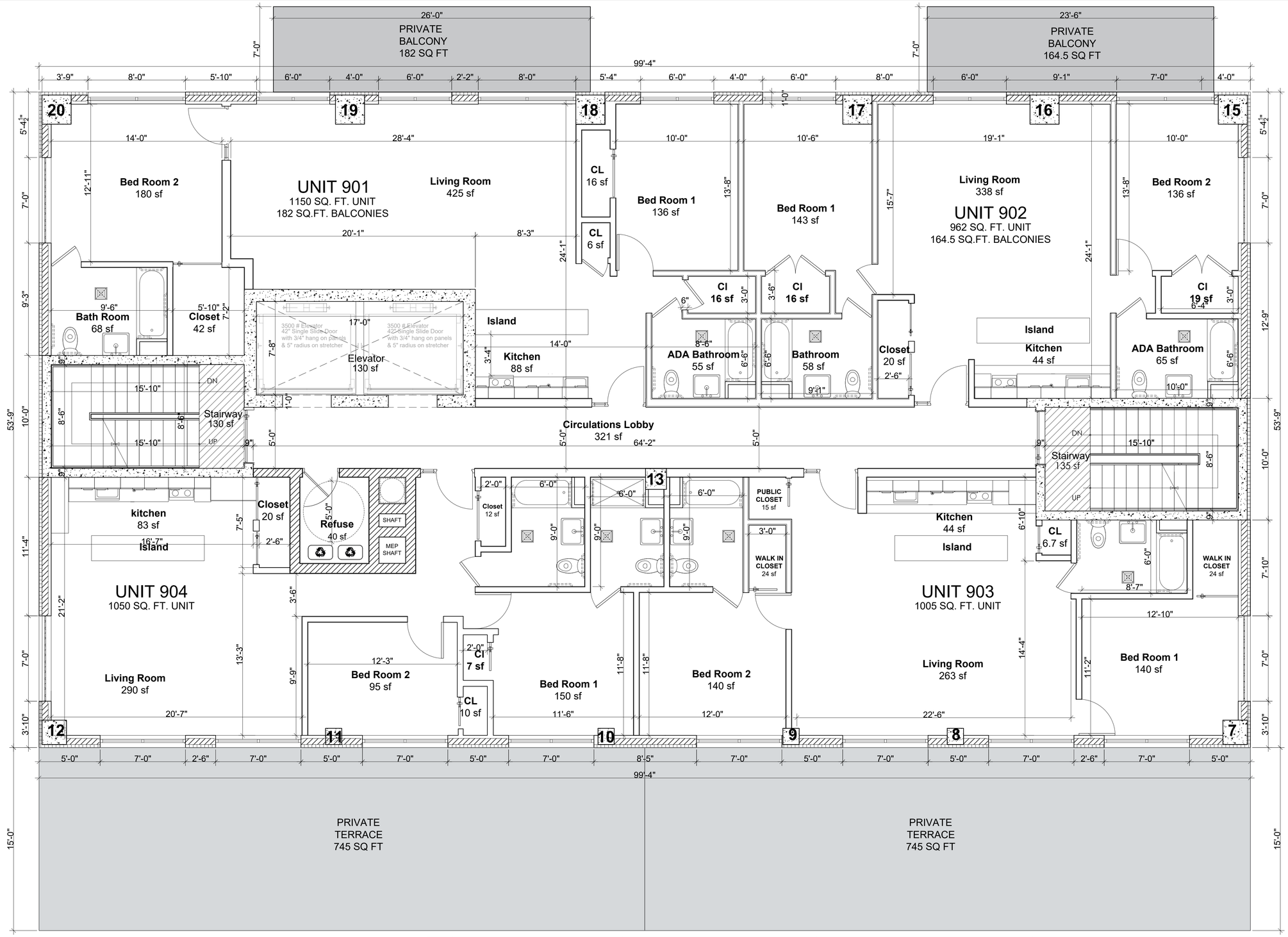
Seal: Scale: 1/128" = 1'-0"

Drawn: SHAHN ANDERSEN Job #

Checked: BP

PROJECT NUMBER:
MH000000

PAGE NUMBER:
A-201.00



1 9TH FLOOR
3/16" = 1'-0"

1	(1) LAYER OF 5/8" QUITEROCK QR527 OVER (1) LAYER OF 5/8" TYPE "X" G.W.B. ON 3 1/2" MTL. STUDS @ 16" O.C. W/ E1/2" SOUND ATTENUATION BLANKET INSULATION OVER (2) LAYERS OF 5/8" TYPE"X" G.W.B. 2HR RATED (UL No: U404, UL No: U419, STC 55)	2	(1) LAYER OF 5/8" GYP. WALL BOARD ON 2 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION LOCATION: ABOVE GRADE, USED W/ EXISTING EXTERIOR MASONRY WALLS	3A	SAME AS TYPE - 3 BUT W/ (1) LAYER OF 5/8" WR G.W.B OR TYPE "X". OVER (1) LAYER OF 5/8" G.W.B. ON 2 1/2" MTL STUDS AND (1) LAYERS OF 5/8" WR G.W.B. OR TYPE "X" OVER "(1) LAYER OF 5/8" G.W.B. ON 1 5/8" MTL STUDS LOCATION: BETWEEN APT. AND PUBLIC AREAS, AND B-N APTS.	8B	8" CONCRETE MASONRY UNIT, 3 HR RATED (UL No: U914)
1A	SAME AS TYPE - 1 BUT (1) LAYER OF 5/8" QUITEROCK QR527 ON 24 GA. 36"x48" STEEL SHEET 18" ABOVE FLOOR LINE OVER (1) LAYER OF 5/8" TYPE "X" G.W.B. ON 3 1/2" MTL. STUDS @ 16" O.C. W/ E1/2" SOUND ATTENUATION BLANKET INSULATION OVER (2) LAYERS OF 5/8" TYPE"X" G.W.B. LOCATION: BETWEEN APT. & PUBLIC AREAS. 2HR RATED (UL No: U404, UL No: U419, STC 55)	2A	(1) LAYER OF 5/8" GYP. WALL BOARD ON 7/8" MTL. FURRING LOCATION: ABOVE GRADE, USED W/ EXISTING INTERIOR MASONRY WALLS	2 HR	2HR RATED (UL No: U404 STC 52 BSA 173-77 SM) *DUROCK INSTEAD OF G.W.B. @ TUB LOCATION	8C	12" CONCRETE MASONRY UNIT, 3 HR RATED (UL No: U914)
1B	SAME AS TYPE - 1 BUT (2) LAYER OF 5/8" G.W.B. TYPE "X" EACH SIDE OF 2 1/2" MTL. STUDS @ 16" O.C. 16 GA. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION; 2HR RATED (UL No: U404, UL No: U419, STC 55)	2B	(1) LAYER OF 5/8" GYP. WALL BOARD ON 1 1/2" MTL. STUD OVER 2" RIGID BOARD INSULATION LOCATION: BELOW GRADE, USED W/ CONCRETE FOUNDATION WALLS	4	(1) LAYER OF 5/8" G.W.B. EACH SIDE OF 2 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION; LOCATION: WITHIN APT. 1HR RATED (UL No: U405)	11	6" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD, 2" BATT INSULATION & 5/8" G.W.B ON INTERIOR SIDE. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
1C	SAME AS TYPE - 1 BUT (1) LAYER OF 5/8" G.W.B. TYPE "X" & (1) LAYER OF 5/8" DUROCK BD EACH SIDE OF 3 1/2" MTL. STUDS @ 16" O.C. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION W/ CERAMIC TILE FINISH APARTMENT SIDE; LOCATION: BATHROOM & KITCHEN. 2HR RATED (UL No: U404, UL No: U419, STC 55)	3	CERAMIC TILES @ BATHROOM & P.RMS OVER (1) LAYER OF 5/8" G.W.B. TYPE "X" ON 2 1/2" METAL STUDS @ 16" O.C. 2 1/2" SOUND ATTENUATION BLANKET INSULATION & OVER (1) LAYER OF TYPE "X" G.W.B. ON 1 5/8" METAL STUD @ 16" O.C. OPPOSITE SIDE (12" O.C. BEHIND KITCHEN CABINETS) DUROCK BD. TO BE INSTALLED INSTEAD OF GYP.BD @ TUB LOCATION. LOCATION: WITHIN APT. 1HR RATED	4a	(1) LAYER OF 5/8" G.W.B. EACH SIDE OF 31/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION; LOCATION: WITHIN APT. 1HR RATED (UL No: U405)	11a	8" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD, 2" BATT INSULATION & 5/8" G.W.B ON INTERIOR SIDE. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
2 HR		1 HR		4b	(1) LAYER OF 5/8" G.W.B. (UL TYPE SCX) W/ 1/2" RESILIENT CHANNEL ONE SIDE OF 3 5/8" MTL STUD @ 24" O.C. W/ 3 1/2" FIBERGLASS INSULATION & (1) LAYER OF 5/8" G.W.B. (UL TYPE SCX); LOCATION: B-N APTS. 1HR RATED (UL No: U419)	2 HR	
				5	(2) LAYER SHEETROCK BRAND FIRECODE C CORE 1/2" OVER 1/2" MTL. FURRING ON C-H STUD 2 1/2" OVER (1) LAYER SHEETROCK BRAND GYPSUM LINER PANEL (SLX) 1", LOCATION: SHAFT WALL		
				2 HR	2HR RATED (UL No: U415 SYSTEM F STC RATING: 51)		
				8	4" CONCRETE MASONRY UNIT 1 HR RATED (UL No: U914)		
				8A	6" CONCRETE MASONRY UNIT 1 HR RATED (UL No: U914)		

LEGEND:

- CONCRETE WALL -SEE STRUCTURAL DWG'S
- CONCRETE BLOCK WALL -SEE PLAN FOR SIZE.
- GYPSUM BOARD PARTITION -SEE PLAN FOR SIZE.
- FACE BRICK AND CAST STONE
- 2 HR RATED FIRE RATED SHAFT WALL
- SUSPENDED GYP. BD. CEILING/GYP. BD SOFFIT
- D.P. EP - ELECTRICAL PANEL UNIT; TC - TELECOM PANEL UNIT
- VISUAL SIGNALING DEVICE/ STROBE LIGHT -SEE ELEC. DWG'S
- EXIT LIGHT AND SIGN -EGRESS DIRECTION
- SD CM HARDWIRED SMOKE &CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN EVERY BEDROM AND WITHIN 15'-0" OF THE ENTRANCE TO EACH BEDROOM
- H/L HORN / STROB LIGHT FOR HVI ALARM UNITS ONLY
- EPC EMERGENCY PULL CORD ALARM FOR ACCESSIBLE UNITS ONLY
- DOORS SHALL BE PROVIDED WITH REVERSIBLE SWING HARDWARE TO MEET ACCESSIBILITY REQUIREMENTS.
- REMOVABLE KITCHEN BASE CABINET
- MIH MANDATORY INCLUSIONARY HOUSING UNIT
- SUP SUPPORTIVE HOUSING UNIT USE GROUP 3
- A FULLY ACCESSIBLE HANDICAP APARTMENT UNIT
- HVI HANDICAP ADAPTABLE APARTMENT UNIT - OUTFITTED AS FULLY ACCESSIBLE FOR PEOPLE W/ HEARING OR VISUAL IMPAIRMENTS
- R 100 FLOOR NUMBER / APARTMENT NUMBER
- APT.2L 1BDRM. APARTMENT TYPE
- 500 SF. APARTMENT NET AREA
- 2 HOUR RATED / 1 HOUR RATED
- NET AREA BOUNDARY LINE
- GROSS AREA BOUNDARY LINE

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature: Date:

Seal: Scale: 1/128" = 1'-0

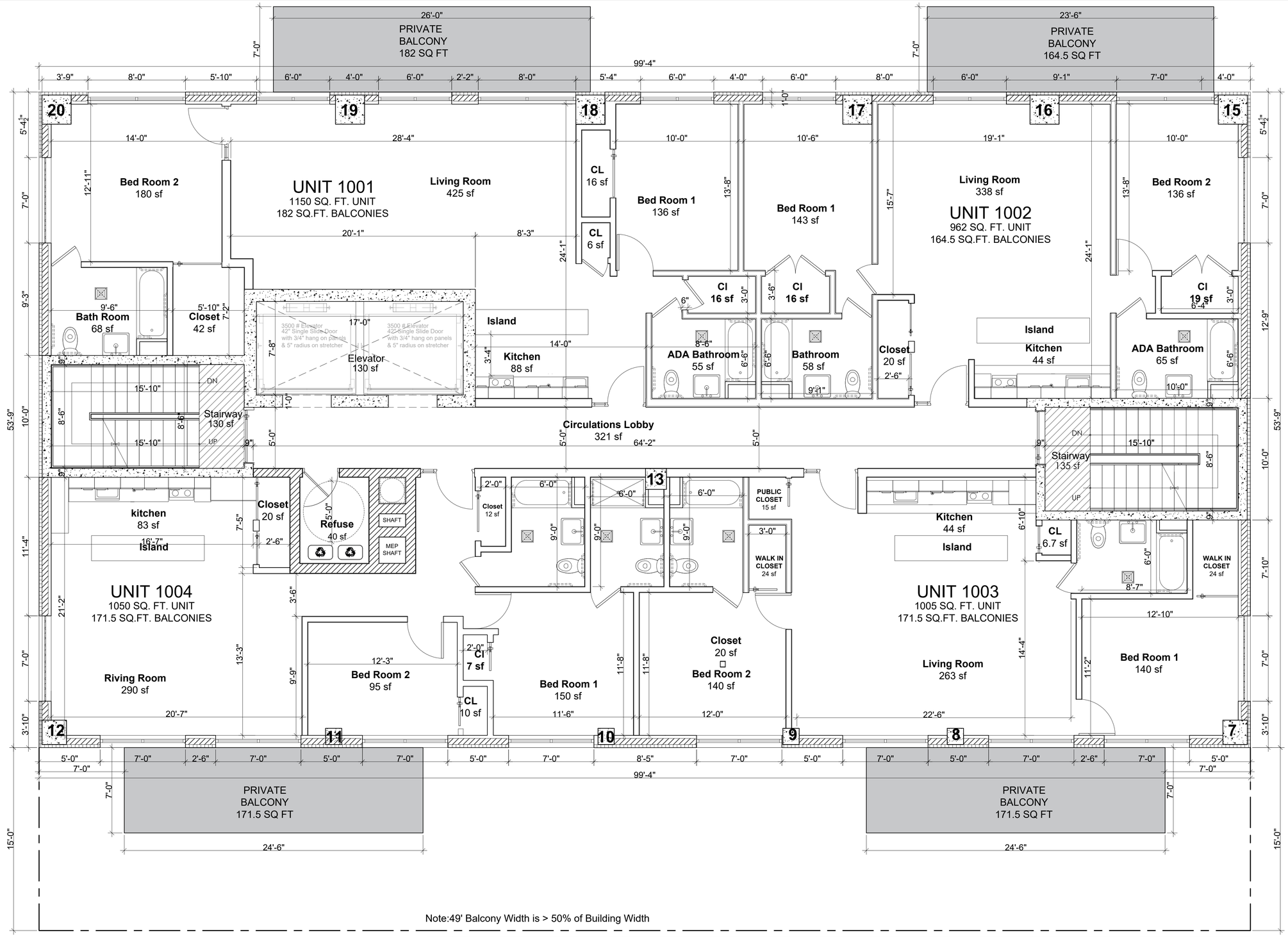
Drawn: SHAHN ANDERSEN

Job #

Checked: BP

PROJECT NUMBER:
MH000000

PAGE NUMBER:
A-201.00



Note:49' Balcony Width is > 50% of Building Width

1 10TH TO 24TH FLOOR
3/16" = 1'-0"

1	(1) LAYER OF 5/8" QUITEROCK QR527 OVER (1) LAYER OF 5/8" TYPE "X" G.W.B. ON 3 1/2" MTL. STUDS @ 16" O.C. W/ E1/2" SOUND ATTENUATION BLANKET INSULATION OVER (2) LAYERS OF 5/8" TYPE"X" G.W.B. 2HR RATED (UL No: U404, UL No: U419, STC 55)	2	(1) LAYER OF 5/8" GYP. WALL BOARD ON 2 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION LOCATION: ABOVE GRADE, USED W/ EXISTING EXTERIOR MASONRY WALLS	3A	SAME AS TYPE - 3 BUT W/ (1) LAYER OF 5/8" WR G.W.B OR TYPE "X" OVER (1) LAYER OF 5/8" G.W.B. ON 2 1/2" MTL STUDS AND (1) LAYERS OF 5/8" WR G.W.B. OR TYPE "X" OVER "(1) LAYER OF 5/8" G.W.B. ON 1 5/8" MTL STUDS	8B	8" CONCRETE MASONRY UNIT, 3 HR RATED (UL No: U914)
1A	SAME AS TYPE - 1 BUT (1) LAYER OF 5/8" QUITEROCK QR527 ON 24 GA. 36"x48" STEEL SHEET 18" ABOVE FLOOR LINE OVER (1) LAYER OF 5/8" TYPE "X" G.W.B. ON 3 1/2" MTL. STUDS @ 16" O.C. W/ E1/2" SOUND ATTENUATION BLANKET INSULATION OVER (2) LAYERS OF 5/8" TYPE"X" G.W.B. LOCATION: BETWEEN APT. & PUBLIC AREAS. 2HR RATED (UL No: U404, UL No: U419, STC 55)	2A	(1) LAYER OF 5/8" GYP. WALL BOARD ON 7/8" MTL. FURRING LOCATION: ABOVE GRADE, USED W/ EXISTING INTERIOR MASONRY WALLS	2 HR	LOCATION: BETWEEN APT. AND PUBLIC AREAS, AND B-N APTS. 2HR RATED (UL No: U404 STC 52 BSA 173-77 SM) *DUROCK INSTEAD OF G.W.B. @ TUB LOCATION	8C	12" CONCRETE MASONRY UNIT, 3 HR RATED (UL No: U914)
1B	SAME AS TYPE - 1 BUT (2) LAYER OF 5/8" G.W.B. TYPE "X" EACH SIDE OF 2 1/2" MTL. STUDS @ 16" O.C. 16 GA. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION; 2HR RATED (UL No: U404, UL No: U419, STC 55)	2B	(1) LAYER OF 5/8" GYP. WALL BOARD ON 1 1/2" MTL. STUD OVER 2" RIGID BOARD INSULATION LOCATION: BELOW GRADE, USED W/ CONCRETE FOUNDATION WALLS	4	(1) LAYER OF 5/8" G.W.B. EACH SIDE OF 2 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION; LOCATION: WITHIN APT. 1HR RATED (UL No: U405)	11	6" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD, 2" BATT INSULATION & 5/8" G.W.B ON INTERIOR SIDE. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
1C	SAME AS TYPE - 1 BUT (1) LAYER OF 5/8" G.W.B. TYPE "X" & (1) LAYER OF 5/8" DUROCK BD EACH SIDE OF 3 1/2" MTL. STUDS @ 16" O.C. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION W/ CERAMIC TILE FINISH APARTMENT SIDE; LOCATION: BATHROOM & KITCHEN. 2HR RATED (UL No: U404, UL No: U419, STC 55)	3	CERAMIC TILES @ BATHROOM & P.RMS OVER (1) LAYER OF 5/8" G.W.B. TYPE "X" ON 2 1/2" METAL STUDS @ 16" O.C. 2 1/2" SOUND ATTENUATION BLANKET INSULATION & OVER (1) LAYER OF TYPE "X" G.W.B. ON 1 5/8" METAL STUD @ 16" O.C. OPPOSITE SIDE (12" O.C. BEHIND KITCHEN CABINETS) DUROCK BD. TO BE INSTALLED INSTEAD OF GYP.BD @ TUB LOCATION. LOCATION: WITHIN APT. 1HR RATED	4a	(1) LAYER OF 5/8" G.W.B. EACH SIDE OF 31/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION; LOCATION: WITHIN APT. 1HR RATED (UL No: U405)	11a	8" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD, 2" BATT INSULATION & 5/8" G.W.B ON INTERIOR SIDE. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
2 HR		1 HR		4b	(1) LAYER OF 5/8" G.W.B. (UL TYPE SCX) W/ 1/2" RESILIENT CHANNEL ONE SIDE OF 3 5/8" MTL STUD @ 24" O.C. W/ 3 1/2" FIBERGLASS INSULATION & (1) LAYER OF 5/8" G.W.B. (UL TYPE SCX); LOCATION: B-N APTS. 1HR RATED (UL No: U419)	2 HR	
				5	(2) LAYER SHEETROCK BRAND FIRECODE C CORE 1/2" OVER 1/2" MTL. FURRING ON C-H STUD 2 1/2" OVER (1) LAYER SHEETROCK BRAND GYPSUM LINER PANEL (SLX) 1", LOCATION: SHAFT WALL 2HR RATED (UL No: U415 SYSTEM F STC RATING: 51)		
				2 HR			
				8	4" CONCRETE MASONRY UNIT 1 HR RATED (UL No: U914)		
				8A	6" CONCRETE MASONRY UNIT 1 HR RATED (UL No: U914)		

LEGEND:

- CONCRETE WALL -SEE STRUCTURAL DWG'S
- CONCRETE BLOCK WALL -SEE PLAN FOR SIZE.
- GYPSUM BOARD PARTITION -SEE PLAN FOR SIZE.
- FACE BRICK AND CAST STONE
- 2 HR RATED FIRE RATED SHAFT WALL
- SUSPENDED GYP. BD. CEILING/GYP. BD SOFFIT
- D.P. EP - ELECTRICAL PANEL UNIT; TC - TELECOM PANEL UNIT
- VISUAL SIGNALING DEVICE/ STROBE LIGHT -SEE ELEC. DWG'S
- EXIT LIGHT AND SIGN -EGRESS DIRECTION
- CO/SM HARDWIRED SMOKE &CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN EVERY BEDROM AND WITHIN 15'-0" OF THE ENTRANCE TO EACH BEDROOM
- H/L HORN / STROB LIGHT FOR HVI ALARM UNITS ONLY
- EPC EMERGENCY PULL CORD ALARM FOR ACCESSIBLE UNITS ONLY
- DOORS SHALL BE PROVIDED WITH REVERSIBLE SWING HARDWARE TO MEET ACCESSIBILITY REQUIREMENTS.
- REMOVABLE KITCHEN BASE CABINET
- MIH MANDATORY INCLUSIONARY HOUSING UNIT
- SUP SUPPORTIVE HOUSING UNIT USE GROUP 3
- A FULLY ACCESSIBLE HANDICAP APARTMENT UNIT
- HVI HANDICAP ADAPTABLE APARTMENT UNIT - OUTFITTED AS FULLY ACCESSIBLE FOR PEOPLE W/ HEARING OR VISUAL IMPAIRMENTS
- R 100 FLOOR NUMBER / APARTMENT NUMBER
- APT.2L 1BDRM. APARTMENT TYPE
- 500 SF. APARTMENT NET AREA
- 2 HOUR RATED / 1 HOUR RATED
- NET AREA BOUNDARY LINE
- GROSS AREA BOUNDARY LINE

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature: Date:

Seal: Scale: 1/128" = 1'-0

Drawn: SHAHN ANDERSEN

Job #

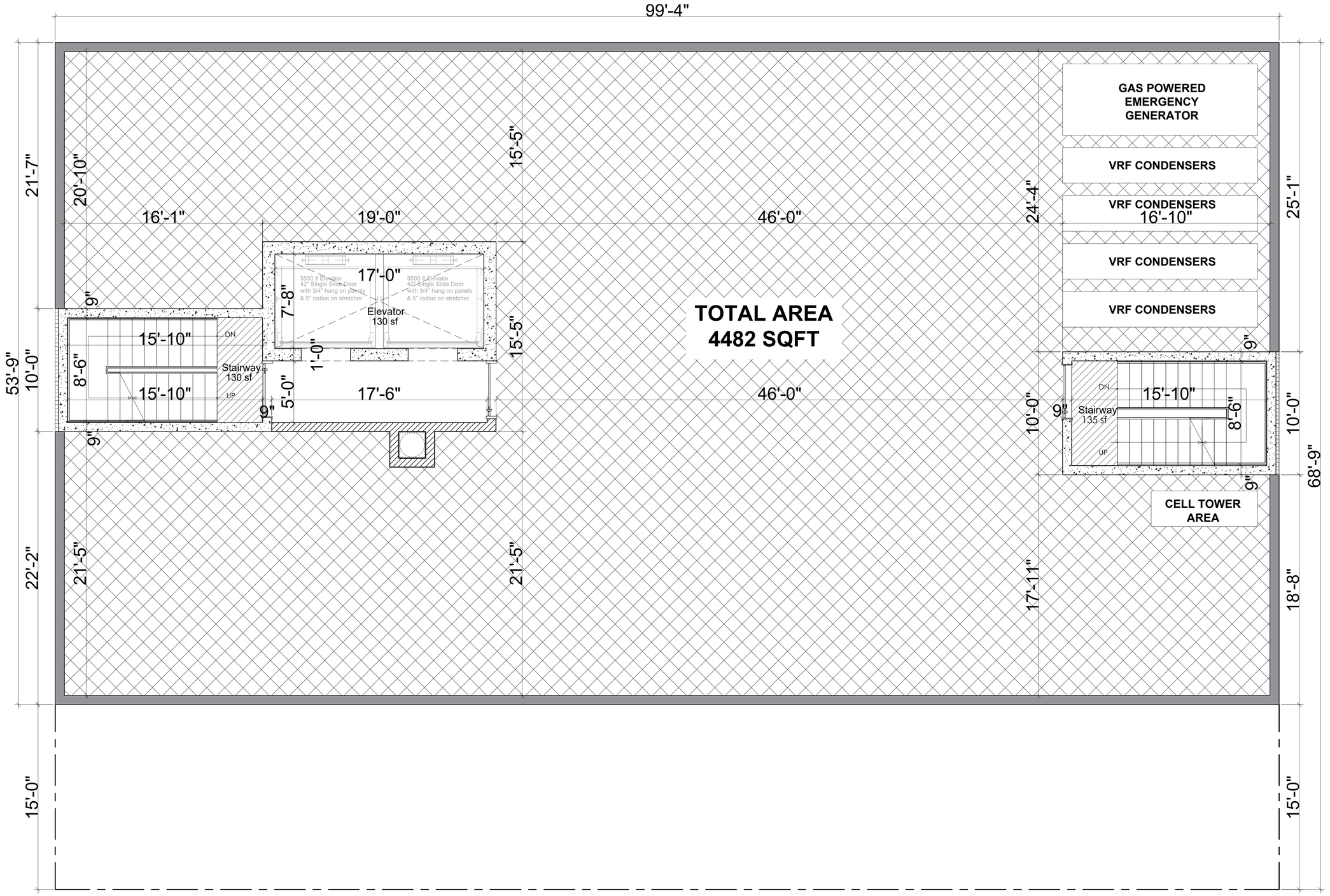
Checked: BP

PROJECT NUMBER:

MH000000

PAGE NUMBER:

A-201.00



1 ROOF FLOOR
3/16" = 1'-0"

LEGEND:

- CONCRETE WALL -SEE STRUCTURAL DWG'S
- CONCRETE BLOCK WALL -SEE PLAN FOR SIZE.
- GYPSUM BOARD PARTITION -SEE PLAN FOR SIZE.
- FACE BRICK AND CAST STONE
- 2 HR RATED FIRE RATED SHAFT WALL
- SUSPENDED GYP. BD. CEILING/GYP. BD SOFFIT
- D.P. EP - ELECTRICAL PANEL UNIT TC - TELECOM PANEL UNIT
- VISUAL SIGNALING DEVICE/ STROBE LIGHT -SEE ELEC. DWG'S
- EXIT LIGHT AND SIGN -EGRESS DIRECTION
- SD CM HARDWIRED SMOKE &CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN EVERY BEDROM AND WITHIN 15'-0" OF THE ENTRANCE TO EACH BEDROOM
- H/L HORN / STROB LIGHT FOR HVI ALARM UNITS ONLY
- EPC EMERGENCY PULL CORD ALARM FOR ACCESSIBLE UNITS ONLY
- DOORS SHALL BE PROVIDED WITH REVERSIBLE SWING HARDWARE TO MEET ACCESSIBILITY REQUIREMENTS.
- REMOVABLE KITCHEN BASE CABINET
- MIH MANDATORY INCLUSIONARY HOUSING UNIT
- SUP SUPPORTIVE HOUSING UNIT USE GROUP 3
- A FULLY ACCESSIBLE HANDICAP APARTMENT UNIT
- HVI HANDICAP ADAPTABLE APARTMENT UNIT - OUTFITTED AS FULLY ACCESSIBLE FOR PEOPLE W/ HEARING OR VISUAL IMPAIRMENTS
- FLOOR NUMBER
- R 100 APARTMENT NUMBER
- APARTMENT TYPE
- APT.2L 1BDRM. APARTMENT TYPE
- 500 SF APARTMENT NET AREA
- 2 HOUR RATED
- 1 HOUR RATED
- NET AREA BOUNDARY LINE
- GROSS AREA BOUNDARY LINE

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 587 MANHATTAN

Title:

Signature:

Date:

Seal:

Scale: 1/128" = 1'-0

Drawn: SHAHN ANDERSEN

Job #

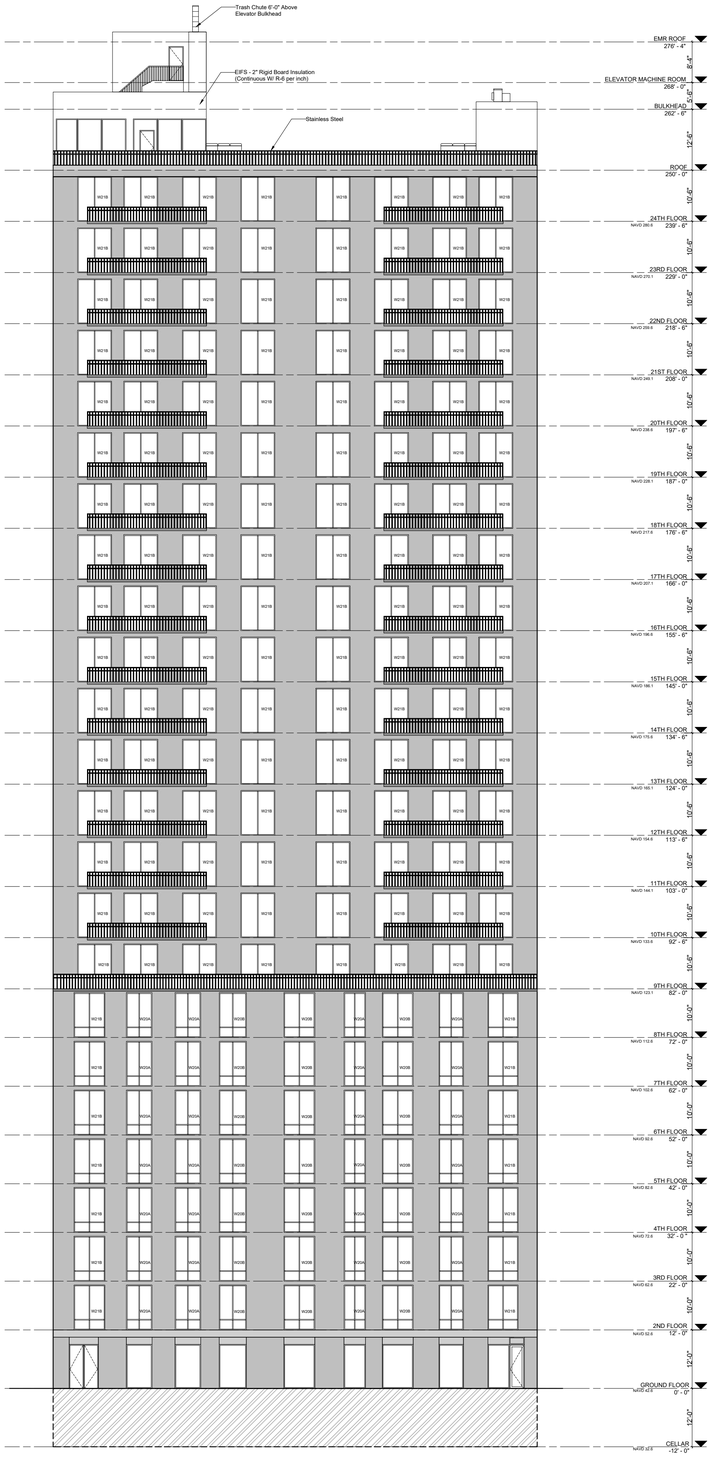
Checked: BP

PROJECT NUMBER:

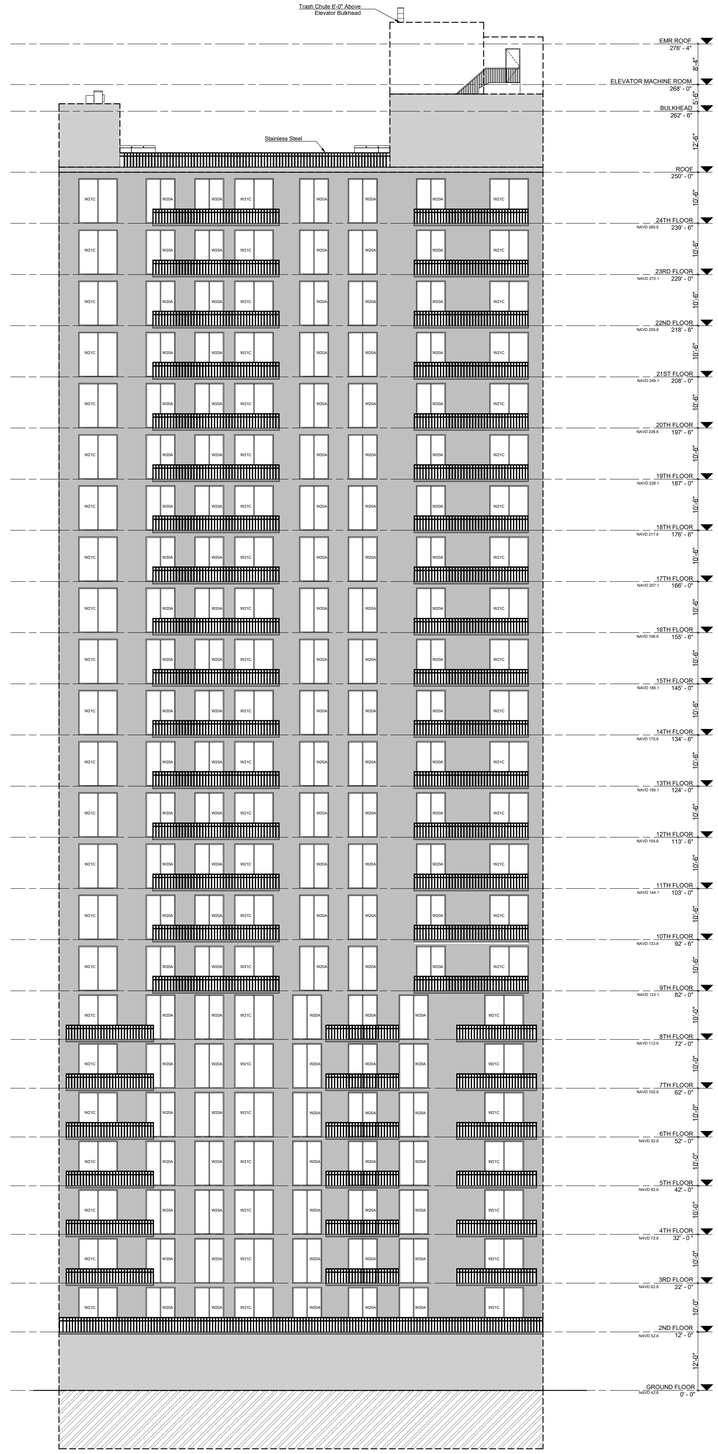
MH000000

PAGE NUMBER:

A-201.00



② EN - SOUTH ELEVATION
1/16" =1'-0"



② EN - NORTH FACADE
1/16" =1'-0"

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

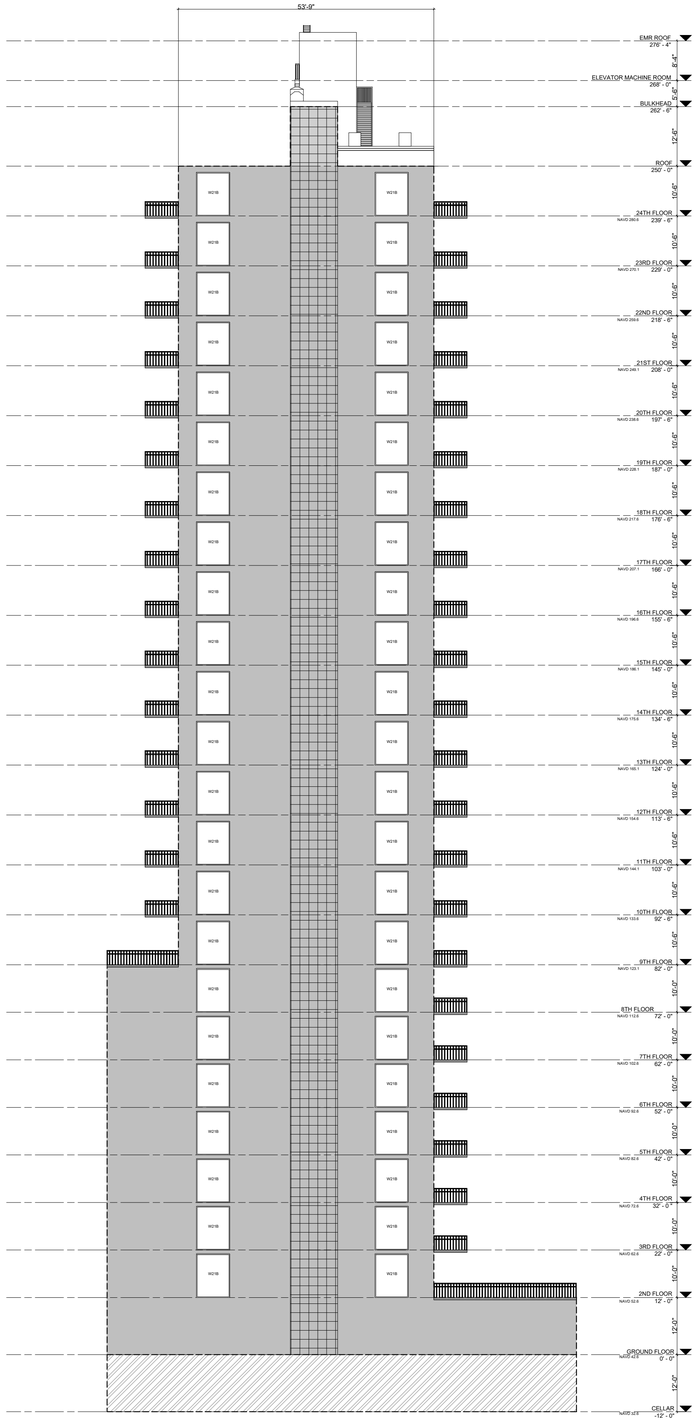
Signature:	Date:
Seal:	Scale: 1/16" = 1'-0
	Drawn: ABDUL MALIK
	Job #
	Checked:

PROJECT NUMBER:

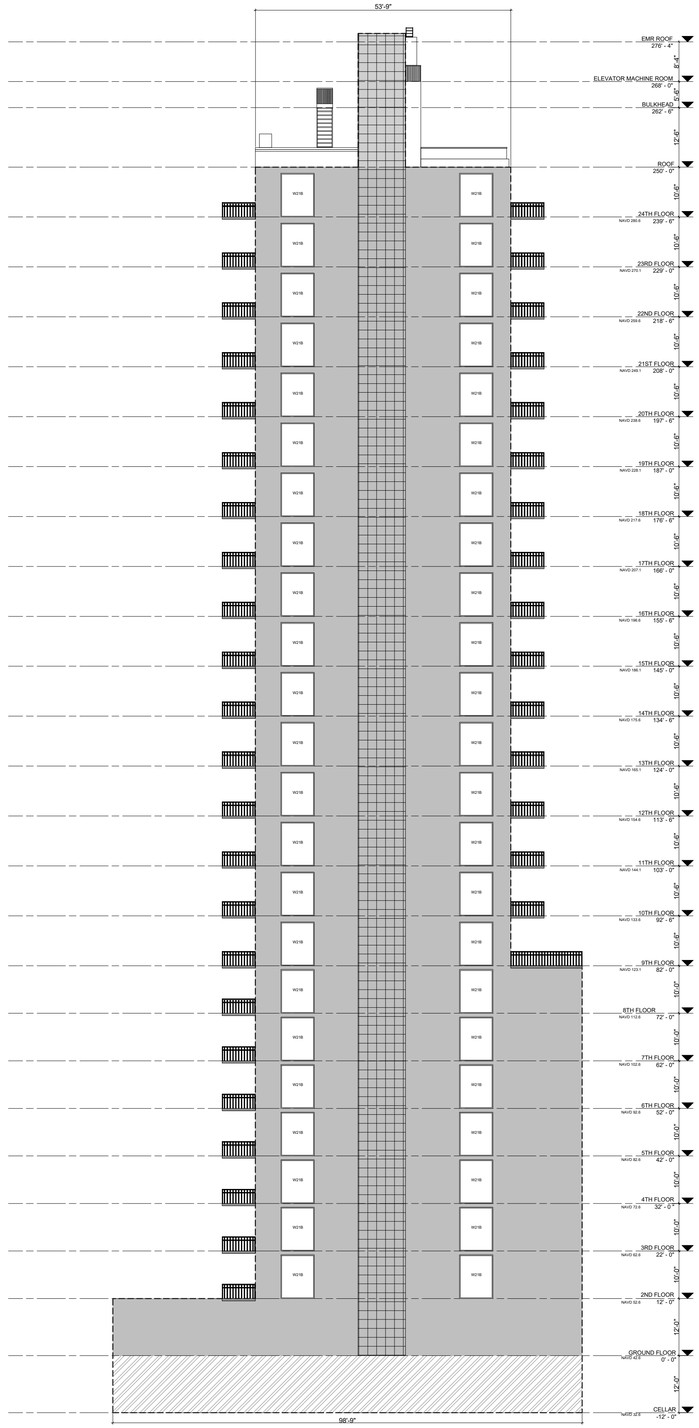
MH000000

PAGE NUMBER:

A-201.00



2 EN - EAST ELEVATION
1/128" = 1'-0



3 EN - WEST ELEVATION
1/128" = 1'-0

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

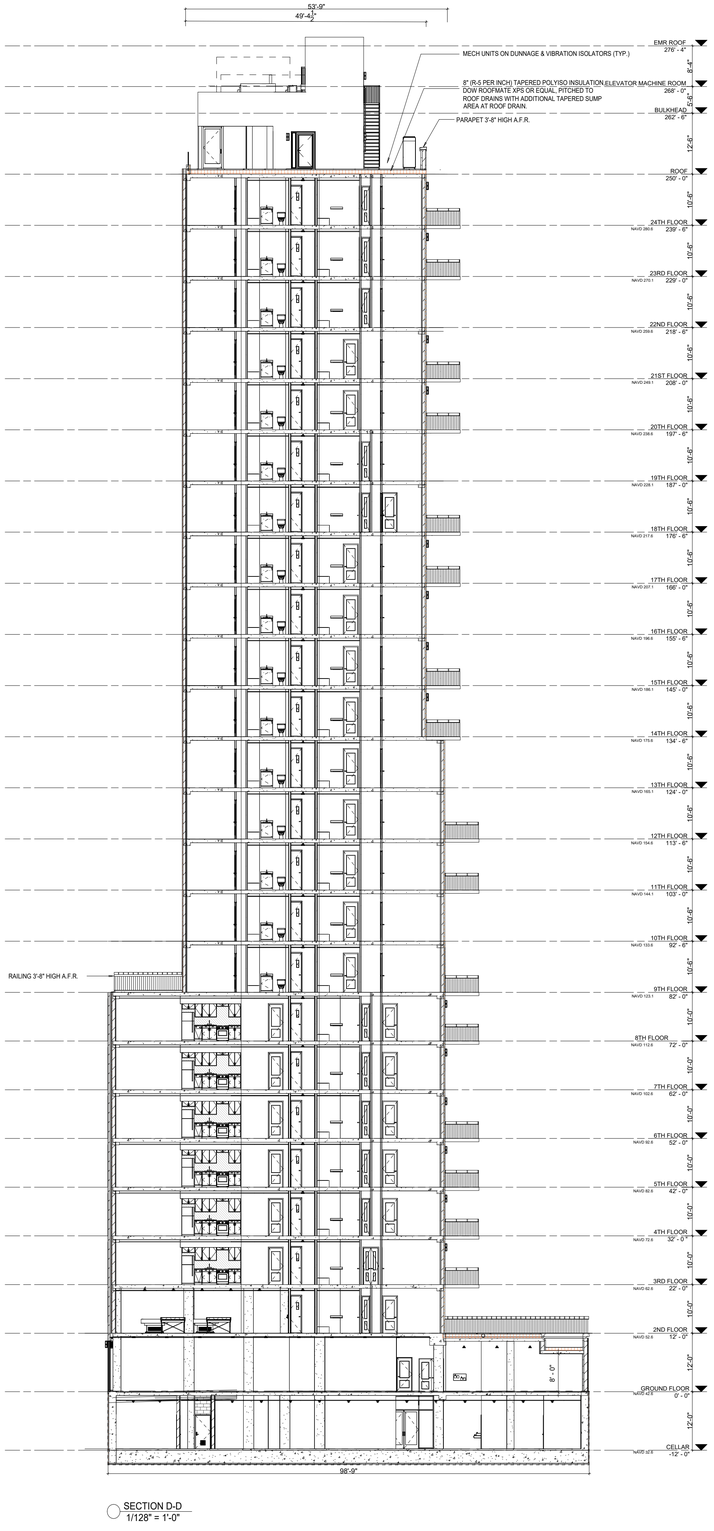
Signature:	Date:
Seal:	Scale: 1/128" = 1'-0
	Drawn: SHAHN ANDERSEN
	Job #
	Checked:

PROJECT NUMBER:

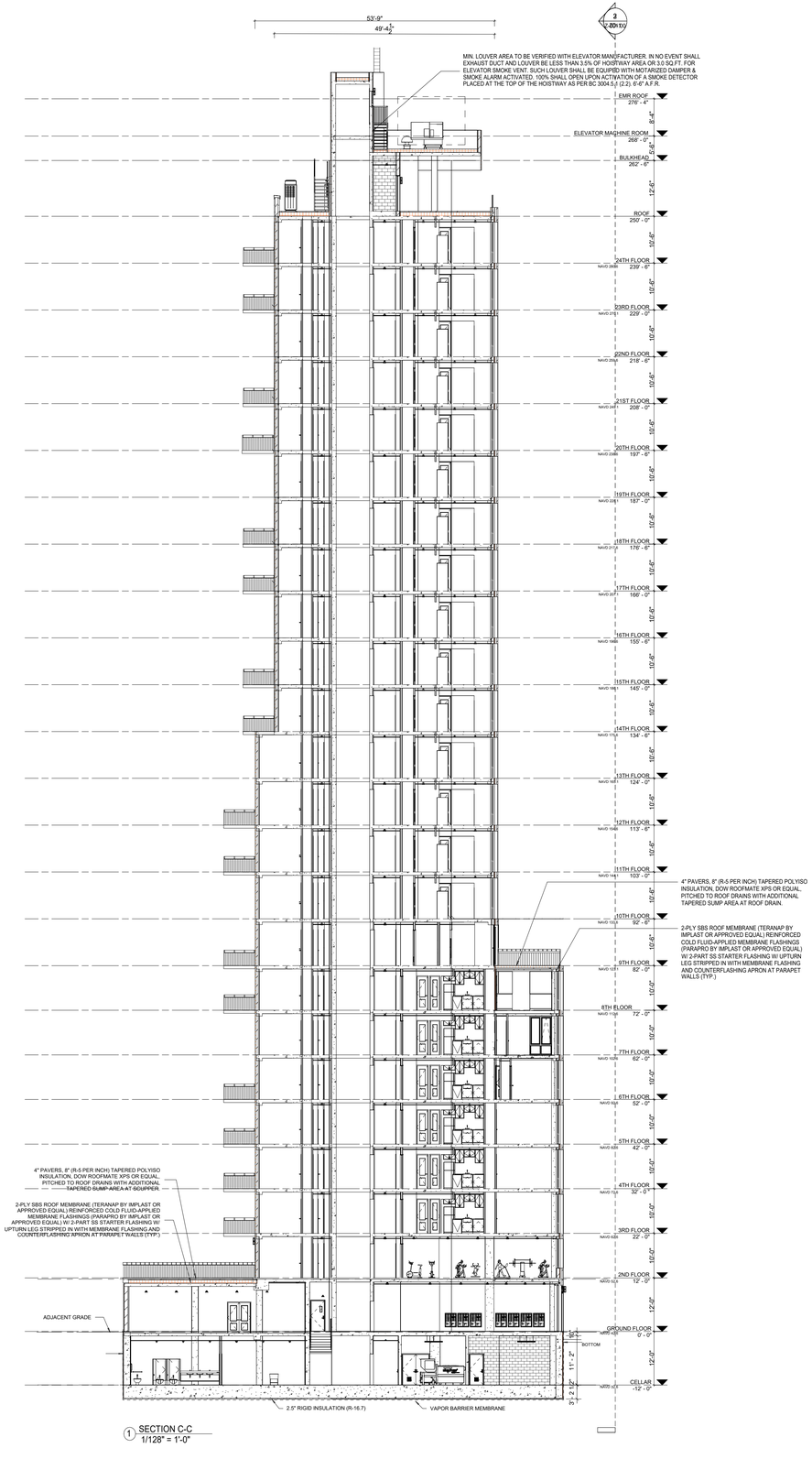
MH000000

PAGE NUMBER:

A-201.00



SECTION D-D
1/128" = 1'-0"



1 SECTION C-C
1/128" = 1'-0"

REFERENCE NOTES

ROOF ASSEMBLY: 2'-0" X 2'-0" RUBBER PAVERS ON ADJUSTABLE PEDESTALS; SBS MODIFIED BITUMEN VAPOR BARRIER; TAPERED POLYISO INSULATION (PROVIDE MINIMUM R-40) PITCHED TO ROOFDRAINS WITH ADDITIONAL TAPERED SUMP AREA AT SCUPPER; 2-PLY SBS ROOF MEMBRANE (TERANAP BY SIPLAST OR APPROVED EQUAL) OVER COVER BOARD; REINFORCED COLD FLUID-APPLIED MEMBRANE FLASHINGS (PARAPRO BY SIPLAST OR APPROVED EQUAL) 2-PART SS STARTER FLASHING W/ UPTURN LEG STRIPPED IN WITH MEMBRANE FLASHING AND COUNTERFLASHING APRON AT PARAPET WALLS (TYP).

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature:

Date:

Seal:

Scale: 1/128" = 1'-0

Drawn: SHAHN ANDERSEN

Job #

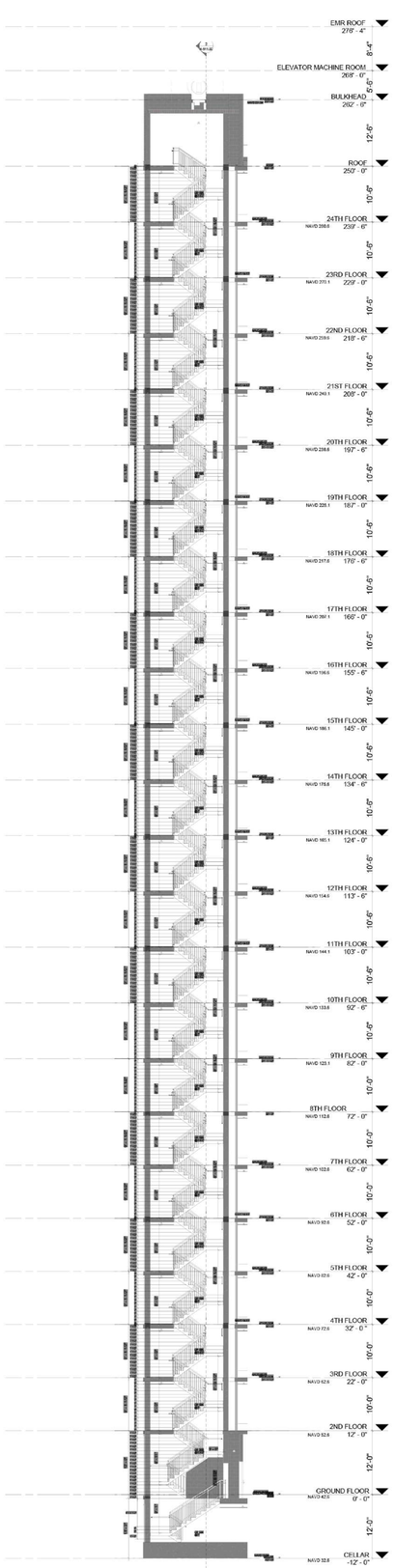
Checked:

PROJECT NUMBER:

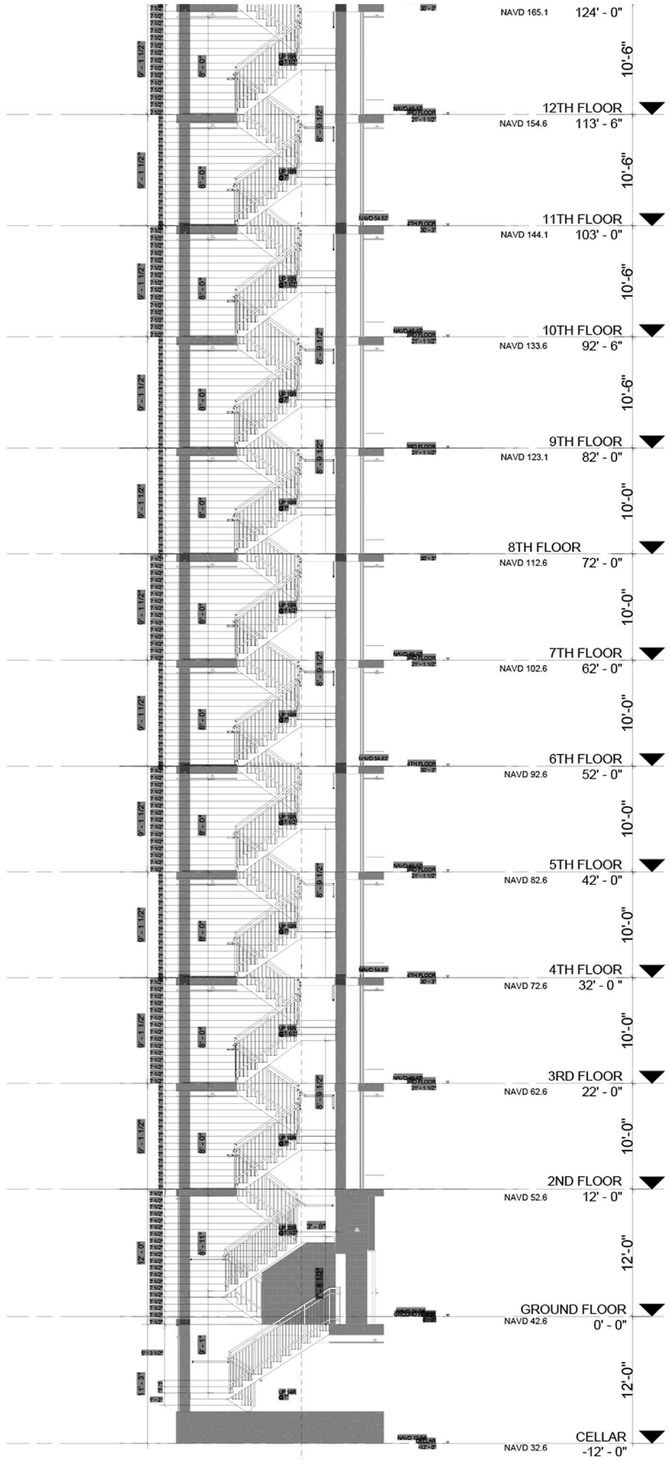
MH000000

PAGE NUMBER:

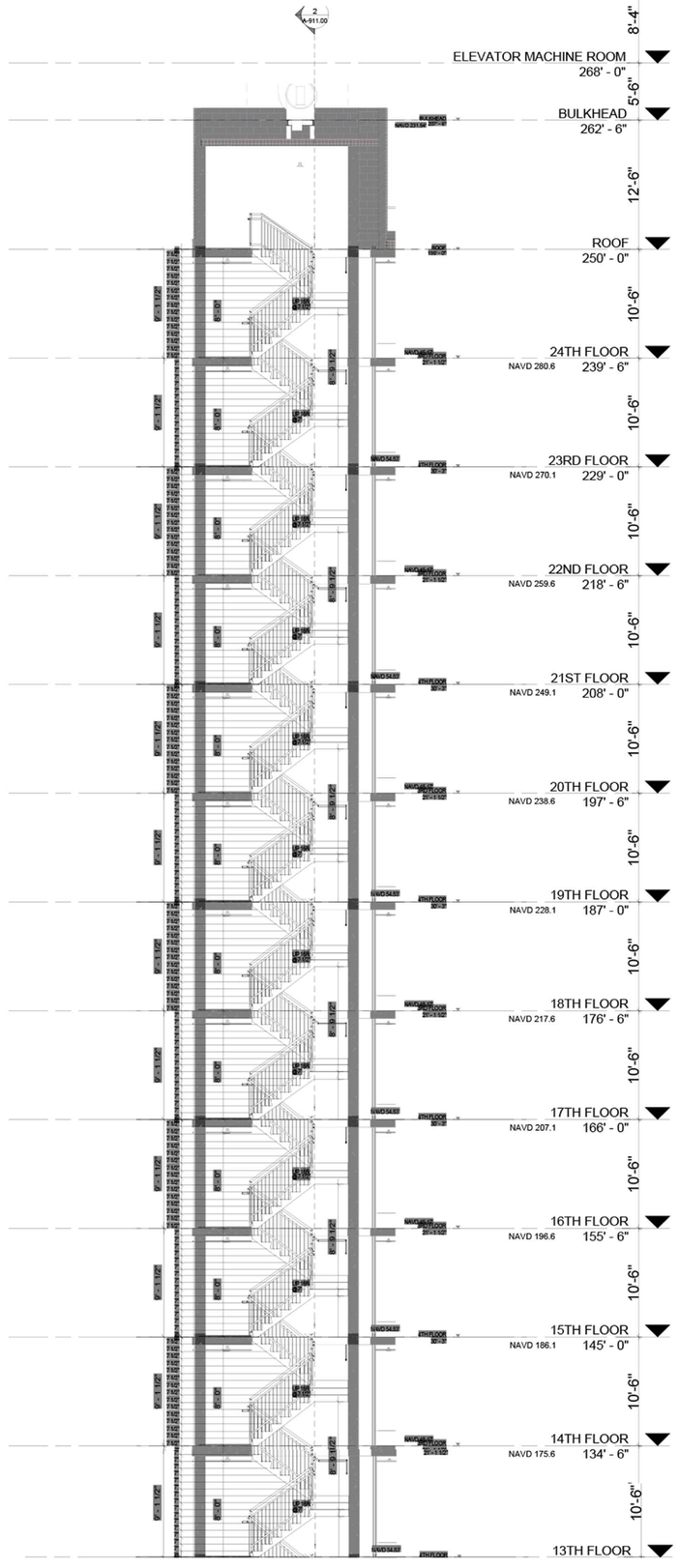
A-201.00



3 STAIR B SECTION
3/16" = 1'-0"



3 STAIR B SECTION BOTTOM HALF
3/16" = 1'-0"



3 STAIR B SECTION_TOP HALF
3/16" = 1'-0"

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature:	Date:
Seal:	Scale: 1/126" = 1'-0
	Drawn: SHAHN ANDERSEN
	Job #
	Checked:

PROJECT NUMBER:

MH000000

PAGE NUMBER:

A-201.00

Door Schedule

Door Type	Family	Count	Door						Frame			Hardware	Fire Rating	Comments
			Width	Height	Thickness	Door Type	Door Material	Finish	Material	Frame Finish	Saddle			
D-03	Apartment Entrance Door	115	3' - 0"	7' - 0"	0' - 1 1/2"	FL./S.C.	STL.	PTD.	STL.	PTD.	S1	1	1 1/2 HR. SELF CLOSING	NOTE #14 & PROVIDE LATCH SET & DEAD BOLT. STC RATING 35
D-05	Stair & Exit Door	40	3' - 0"	7' - 0"	0' - 1 1/2"	FL./S.C.	STL.	PTD.	STL.	PTD.	ALUM.	1	1 1/2 HR. SELF CLOSING	
D-11	Interior Door	4	3' - 0"	7' - 0"	0' - 1 1/2"	FL./H.C.	WD.	PTD.	STL.	PTD.	S1		NO RATING	
D-15	Mechanical Door	30	3' - 0"	7' - 0"	0' - 1 1/2"	FL./H.C.	STL.	PTD.	STL.	PTD.	ALUM.		1 1/2 HR. SELF CLOSING	
D-28	Mechanical Door Double	1	6' - 0"	7' - 0"	0' - 1 1/2"	FL./H.C.	STL.	PTD.	STL.	PTD.	ALUM.		1 1/2 HR. SELF CLOSING	
D-29	Mechanical Door Double	1	5' - 0"	7' - 0"	0' - 1 1/2"	FL.	STL.	PTD.	STL.	PTD.	S1		1 1/2 HR. SELF CLOSING	
D-56	Storefront Double Door	1	6' - 0"	8' - 6"		GL.	GL.	PTD.	STL.	PTD.			NO RATING	ADA COMPLIANT ENTRANCE ALUMINUM SILL
D-56A	Storefront Double Door	1	6' - 0"	8' - 11"		GL.	GL.	PTD.	STL.	PTD.				ADA COMPLIANT ENTRANCE ALUMINUM SILL
D-56B	Storefront Double Door	1	6' - 0"	8' - 11"		GL.	GL.	PTD.	STL.	PTD.				ADA COMPLIANT ENTRANCE ALUMINUM SILL
D-57	Storefront_Entry_Door-_Single_7051	1	3' - 10"	7' - 8"		GL.	GL.	PTD.	STL.	PTD.			NO RATING	ADA COMPLIANT ENTRANCE ALUMINUM SILL
D-57A	Storefront_Entry_Door-_Single_7051	2	<varies>	8' - 6"		GL.	GL.	PTD.	STL.	PTD.				ADA COMPLIANT ENTRANCE ALUMINUM SILL
D-57B	Storefront_Entry_Door-_Single_7051	1	3' - 0"	8' - 6"		GL.	GL.	PTD.	STL.	PTD.				ADA COMPLIANT ENTRANCE ALUMINUM SILL
D-57C	Storefront_Entry_Door-_Single_7051	1	3' - 0"	9' - 5"		GL.	GL.	PTD.	STL.	PTD.				ADA COMPLIANT ENTRANCE ALUMINUM SILL
D-58	Interior Door	345	2' - 10"	7' - 0"	0' - 1 1/2"	FL./H.C.	WD.	PTD.	STL.	PTD.	S1		NO RATING	BATHROOM DOOR 1" UNDERCUT
D-59	Interior Door Double	110	3' - 0"	7' - 0"	0' - 1 1/2"	FL./H.C.	WD.	PTD.	STL.	PTD.	S1		NO RATING	<varies>
D-60	Interior Door Double	10	5' - 0"	7' - 0"	0' - 1 1/2"	FL./H.C.	WD.	PTD.	STL.	PTD.	S1		NO RATING	
D-61	Interior Door Double	52	4' - 0"	7' - 0"	0' - 1 1/2"	FL./H.C.	WD.	PTD.	STL.	PTD.	S1		NO RATING	
D-62	Interior Door	125	2' - 4"	7' - 0"	0' - 1 1/2"	FL./H.C.	WD.	PTD.	STL.	PTD.	S1		NO RATING	
D-63	Interior Door	55	1' - 6"	7' - 0"	0' - 1 1/2"	FL./H.C.	WD.	PTD.	STL.	PTD.	S1		NO RATING	
D-64	Interior Door	128	2' - 0"	7' - 0"	0' - 1 1/2"	FL./H.C.	WD.	PTD.	STL.	PTD.	S1		NO RATING	ROOF ELEVATOR VESTIBULE
D-65	Interior Door	56	1' - 10"	7' - 0"	0' - 1 1/2"	FL./H.C.	WD.	PTD.	STL.	PTD.	S1		NO RATING	
D-71A	Schueco_AD-UP-75_out_Family-20	4	6' - 0"	8' - 0"	0' - 3"	GL.		PTD.	STL.	PTD.			NO RATING	
D-71B	Schueco_AD-UP-75_out_Family-20	1	6' - 0"	8' - 0"	0' - 3"	GL.		PTD.	STL.	PTD.			NO RATING	ADA COMPLIANT ENTRANCE ALUMINUM SILL
D-73B	Schueco_AD-UP-75_out_Family-20	1	7' - 0"	8' - 0"	0' - 3"	GL.	GL.	PTD.	STL.	PTD.			NO RATING	
D-73C	Schueco_AD-UP-75_out_Family-20	37	7' - 0"	8' - 0"	0' - 3"	GL.	GL.	PTD.	STL.	PTD.			NO RATING	ADA COMPLIANT ENTRANCE ALUMINUM SILL
D-74B	Schueco_AD-UP-75_out_Family-20	1	5' - 0"	8' - 0"	0' - 3"	GL.		PTD.	STL.	PTD.			NO RATING	

ALUM. - ALUMINUM
FL. - FLUSH PANEL
GL. - GLASS
H.C. - HOLLOW CORE
H.M. - HOLLOW METAL
K.D. - KNOCK DOWN FRAME
MAR. - MARBLE SADDLE
PTD. - PAINTED
S.C. - SOLID CORE
STL. - STEEL
TEMP. - TEMPERED
W.G. - WIRE GLASS
WD. - WOOD
FG. - MTL FRAME & GLASS

AS PER ANSI A117.1-1986 4.13.8 THROUGH 4.13.12

4.13.8* THRESHOLDS AT DOORWAYS. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 IN (19 MM) IN HEIGHT FOR EXTERIOR SLIDING DOORS OR 1/2 IN (13 MM) FOR OTHER TYPES OF DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 (SEE 4.5.2).
4.13.9* DOOR HARDWARE. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 IN (1220 MM) ABOVE FINISHED FLOOR.
4.13.10* DOOR CLOSERS. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 IN (75 MM) FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
4.13.11* DOOR OPENING FORCE. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: (1) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.

(2) OTHER DOORS.

(A) EXTERIOR HINGED DOORS: (RESERVED).

(B) INTERIOR HINGED DOORS: 5 LBF (22.2N)

(C) SLIDING OR FOLDING DOORS: 5 LBF (22.2N)

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.
4.13.12* AUTOMATIC DOORS AND POWER-ASSISTED DOORS. IF AN AUTOMATIC DOOR IS USED, THEN IT SHALL COMPLY WITH ANSI/BHMA A156.10-1985. SLOWLY OPENING, LOW-POWERED, AUTOMATIC DOORS SHALL COMPLY WITH ANSI A156.19-1984. SUCH DOORS SHALL NOT OPEN TO BACK CHECK FASTER THAN 3 SECONDS AND SHALL REQUIRE NO MORE THAN 15 LBF (66.6N) TO STOP DOOR MOVEMENT. IF A POWER-ASSISTED DOOR IS USED, ITS DOOR-OPENING FORCE SHALL COMPLY WITH 4.13.11 AND ITS CLOSING SHALL CONFORM TO THE REQUIREMENTS IN ANSI A156.19-1984.

ALL HINGES (EXCEPT FIRE RATED DOORS) TO BE
4X4 FULL MORTISE BEARING HINGE, POLISHED CHROME FINISH MODEL TA2314 BY MCKINNEY OR EQUIVALENT TO BE APPROVED BY DESIGNER.
HINGES FOR FIRE RATED ENTRY DOORS TO BE 4 1/2"X4 1/2" FULL MORTISE SINGLE ACTING STANDARD WEIGHT SPRING HINGE, POLISHED CHROME FINISH MODEL 1552 BY MCKINNEY OR EQUIVALENT TO BE APPROVED BY DESIGNER.
FOR DOOR FRAMES REFER TO DRAWINGS.

1. TYPICAL DOORS TO BE SOLID WOOD BY JELDWEN
2. UNIT ENTRANCE DOORS
TO BE 1 1/2 HOUR FIRE RATED METAL DOOR
AS PER ARCHITECT'S DOOR
SCHEDULE.

A. ENTRY DOORS AND FRAMES (CORRIDOR SIDE) TO HAVE MATTALIC GLOSSY FNISH PAINT # SM8117 BY SCUFFMASTER
(UNDER COAT TO BE SPECIFY AS PER MANUFACTURER INSTRUCTIONS.
B. ALL OTHER DOORS AND FRAMES AND ENTRY DOOR(UNIT SIDE) TO HAVE OIL BASED SATIN FINISH PAINT,COLOR AND SPECS TO FOLLOW.

(A) ENTRY DOOR : SARGENT, AVENTURA SERIES MODEL#MB(OPTION 1) OR CENTRO SERIES MODEL #MD(OPTION 2), WITH "LE1 ESCTCHEON" PLATE. 8200 SERIES MORTISE LOCK FOR ENTRY/APARTMENT FUNCTION(#43) OR EQUIV. TO BE APPROVED BY DESIGNER POLISHED CHROME FINISH.
(B) PRIVACY SET: SARGENT, AVENTURA SERIES MODEL #MB(OPTION 1) OR CENTRO SERIES MODEL#MD (OPTION 2) WITH "LN" ROSE.
8200 SERIES MORTISE LOCK FOR PRIVACY FUNCTION (#65). TO BE APPROVED BY DESIGNER STAINLESS STEEL SATIN FINISH.
(C) PASSAGE SET: SARGENT, AVENTURA SERIES MODEL #MB(OPTION 1) OR CENTRO SERIES MODEL#MD (OPTION 2) WITH "LN" ROSE. 8200 SERIES MORTISE LOCK FOR CLOSET FUNCTION(#04). TO BE APPROVED BY DESIGNER STAINLESS STEEL SATIN FINISH.

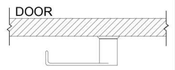
AS PER RS 4-6, SECTION 4.26.5, DOORS MAY SWING INTO THE BATHROOM OF AN ADAPTABLE DWELLING UNIT IF THE DOOR, DOOR BUCK AND ADJACENT SPACE IS DESIGNED AND CONSTRUCTED SO THAT REMOUNTING THE HINGES IS THE ONLY CHANGE REQUIRED TO SWING THE DOOR OUT AS SHOWN IN FIG. 53.

1. CONTRACTOR TO VERIFY ALL DOOR DIMENSIONS ROUGH & MASONRY OPENING SIZES , AND QUANTITIES AS WELL AS ALL FINISHED PARTITION THICKNESS FOR FRAME WIDTH SIZING PRIOR TO FABRICATION.
2. ALL EXTERIOR DOORS TO HAVE WEATHER-STRIPPING AT JAMB. HEAD AND SILL.
3. PROVIDE ALLOWANCE FOR BUILDER'S HARDWARE.

1. CONTRACTOR TO VERIFY ALL DOOR DIMENSIONS ROUGH & MASONRY OPENING SIZES , AND QUANTITIES AS WELL AS ALL FINISHED PARTITION THICKNESS FOR FRAME WIDTH SIZING PRIOR TO FABRICATION.
2. ALL EXTERIOR DOORS TO HAVE WEATHER-STRIPPING AT JAMB. HEAD AND SILL.
3. PROVIDE ALLOWANCE FOR BUILDER'S HARDWARE.
4. THERE WILL BE A 4" BRICK SADDLE AT ALL BALCONIES WITH SLIDING DOORS.
5. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT PRIOR TO FABRICATION OF ANY DOOR

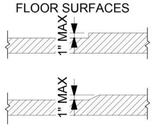
THRESHOLD SECTION

HANDICAP DOOR HARDWARE

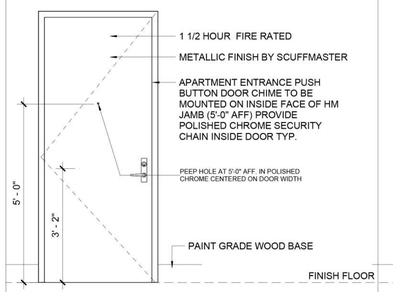


U-SHAPED HANDLE

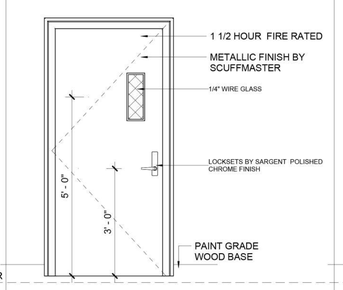
ACCESSIBLE ROUTES AND GROUND AND FLOOR SURFACES



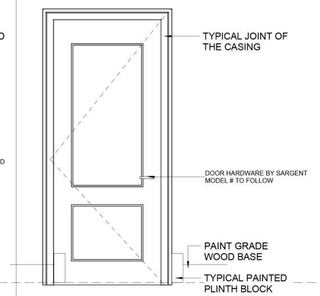
DOOR TYPE



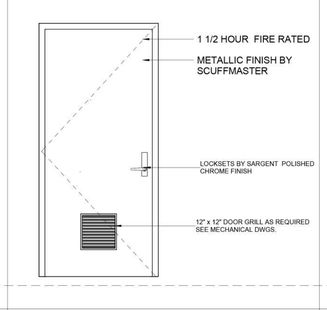
APARTMENT ENTRANCE DOOR



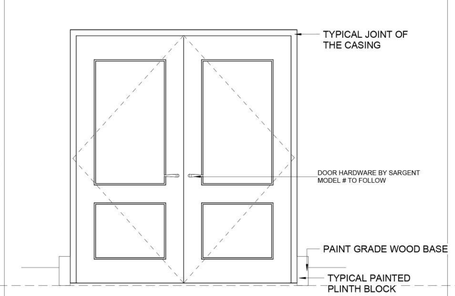
STAIR & EXIT DOOR



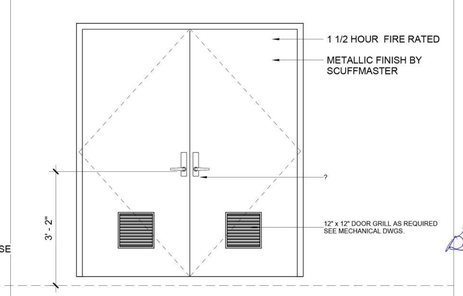
INTERIOR DOOR



MECHANICAL DOOR



INTERIOR DOOR (DOUBLE)



MECHANICAL DOOR (DOUBLE)

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature:

Seal:

Date:

Scale: 1/128" = 1'-0

Drawn: SHAHN ANDERSEN

Job #

Checked:

PROJECT NUMBER:

M01164460-I1

PAGE NUMBER:

A-158.00

Window Schedule

Type Mark	R.O. Width	R.O. Height	Count	OITC Rating	U-VALUE	SHGC	Glazing Type	Material	Comments
W20A	6' - 0"	8' - 0"	69	35	0.25 (OPERABLE) & 0.25 (FIXED)	0.36	TRIPPLE PANE	TBD	MANUF. TBD
W20B	6' - 0"	8' - 0"	96	33	0.25 (OPERABLE) & 0.25 (FIXED)	0.36	TRIPPLE PANE	TBD	MANUF. TBD
W20C	6' - 0"	8' - 0"	43	30	0.25 (OPERABLE) & 0.25 (FIXED)	0.36	TRIPPLE PANE	TBD	MANUF. TBD
W21A	5' - 0"	8' - 0"	37	35	0.25 (OPERABLE) & 0.25 (FIXED)	0.36	TRIPPLE PANE	TBD	MANUF. TBD
W21B	5' - 0"	8' - 0"	31	33	0.25 (OPERABLE) & 0.25 (FIXED)	0.36	TRIPPLE PANE	TBD	MANUF. TBD
W21C	5' - 0"	8' - 0"	153	30	0.25 (OPERABLE) & 0.25 (FIXED)	0.36	TRIPPLE PANE	TBD	MANUF. TBD
W31	6' - 0"	6' - 0"	8	35	0.25 (OPERABLE) & 0.25 (FIXED)	0.36	TRIPPLE PANE	TBD	MANUF. TBD
W32	5' - 0"	6' - 0"	4	35	0.25 (OPERABLE) & 0.25 (FIXED)	0.36	TRIPPLE PANE	TBD	MANUF. TBD
Grand total: 441			441						

Exterior Door Type Schedule

Door Type	Family	Count	OITC	Door Width	Door Height	Door Thickness	Door Type	Door Material	Finish	Frame Material	Frame Finish	Saddle	Hardware	U-Value	SHGC (Doors)	Comments
D-71A	Schueco_AD-UP-75_out_Family-20	4	35	6' - 0"	8' - 0"	0' - 3"	GL.		PTD.	STL.	PTD.			0.27	0.36	
D-71B	Schueco_AD-UP-75_out_Family-20	1	33	6' - 0"	8' - 0"	0' - 3"	GL.		PTD.	STL.	PTD.			0.27	0.36	
D-73B	Schueco_AD-UP-75_out_Family-20	1	33	7' - 0"	8' - 0"	0' - 3"	GL.		PTD.	STL.	PTD.			0.27	0.36	
D-73C	Schueco_AD-UP-75_out_Family-20	37	30	7' - 0"	8' - 0"	0' - 3"	GL.	GL.	PTD.	STL.	PTD.			0.27	0.36	
D-74B	Schueco_AD-UP-75_out_Family-20	1	33	5' - 0"	8' - 0"	0' - 3"	GL.		PTD.	STL.	PTD.			0.27	0.36	
D-74C	Schueco_AD-UP-75_out_Family-20	1	33	5' - 0"	7' - 0"	0' - 3"	GL.		PTD.	STL.	PTD.			0.27	0.36	ROOF ELEVATOR VESTIBULE
D-83	Storefront Double Door	1	28	6' - 0"	8' - 0"		GL.	GL.	PTD.	STL.	PTD.			0.50	0.50	ADA COMPLIANT ENTRANCE ALUMINUM SILL
D-84	Storefront_Entry_Door-_Single_7051	1	28	3' - 0"	8' - 0"		GL.	GL.	PTD.	STL.	PTD.			0.50	0.50	ADA COMPLIANT ENTRANCE ALUMINUM SILL
Grand total: 47		47														

WINDOW & EXTERIOR DOOR SPECIFICATIONS AS PER O.E.R. REQUIREMENTS

WINDOWS	Front (South) Elevation Second through Eleventh floors (0-100 ft) (Residential)	PROPOSED OITC 35 dBA	ASTM E-90 Lab Test Report(s), Architectural Testing Report #21.01222.8	Reynaers Aluminium Masterline 8 (W20A, W21A, 31, W32)	43mm [1 11/16"]: 6 [1/4"] - 20 [13-16"] - 88.2 [11/16"]
			ASTM E-90 Lab Test Report(s), Architectural Testing Report #J5841.01M	INTUS Awning AW (W20A, W21A, W31, W32)	38.38 mm (1-1/2") IG (8.38 mm [5/16"] laminated exterior, 20 mm [13/16"] argon, 10 mm [3/8"] annealed interior)
			ASTM E-90 Lab Test Report(s), Architectural Testing Report #J8864.01G1	INTUS Fixed CW/AW (W20A, W21A, W31, W32)	45.04 mm (1-25/32") IG [11.04 mm (7/16") laminated exterior, 10 mm (3/8") argon, 4 mm (5/32") annealed center, 14 mm (9/16") argon, 6 mm (1/4") annealed interior]
	Front (South) Elevation Eleventh through Twenty First Floors (100-200 ft) (Residential)	PROPOSED OITC 33 dBA	ASTM E-90 Lab Test Report(s), Architectural Testing Report #21.01223.4	Reynaers Aluminium Masterline 8 (W20B, W21B)	1-3/8" IG
			ASTM E-90 Lab Test Report(s), Architectural Testing Report #J5841.01F	INTUS Awning AW (W20B, W21B)	30 mm (1-3/16") IG (6 mm [1/4"] annealed exterior, 16 mm [5/8"] argon, 8 mm [5/16"] annealed interior)
			ASTM E-90 Lab Test Report(s), Architectural Testing Report #I6988.01J	INTUS Fixed CW/AW (W20B, W21B)	32 mm (1-1/4") IG (10 mm [3/8"] annealed exterior, 16 mm [5/8"] argon, 6 mm [1/4"] annealed interior)
	Rear (North), Side (East & West) First through Twenty First Floors (0-200 ft) (Residential)	Proposed OITC 30 dBA	ASTM E-90 Lab Test Report(s), Architectural Testing Report #21.01223.4	Reynaers Aluminium Masterline 8 (W20B, W21B)	1-3/8" IG
			ASTM E-90 Lab Test Report(s), Architectural Testing Report #J5841.01C	INTUS Awning AW (W20C, W21C)	24 mm (1") IG (6 mm [1/4"] annealed exterior, 14 mm [19/32"] argon, 4 mm [5/32"] annealed interior)
			ASTM E-90 Lab Test Report(s), Architectural Testing Report	INTUS Fixed CW/AW (W20C, W21C)	30 mm (1-3/16") IG (8 mm [5/16"] annealed exterior, 16 mm [5/8"] argon, 6 mm [1/4"] annealed interior)
	Front (South) First Floor (0-100 ft) (Commercial & Residential)	Proposed OITC 31 dBA	ASTM E-90 Lab Test Report(s), Architectural Testing Report #B7402.01	Trifab VG601UT Center Storefront System	(1") IG 5/16" laminated exterior, 3/8" air space, 5/16" laminated interior)
EXTERIOR DOORS	Front (South) Elevation Second through Eleventh floors (0-100 ft) (Residential)	PROPOSED OITC 35 dBA	ASTM E-90 Lab Test Report(s), Architectural Testing Report #AC-19-038-03	Reynaers Aluminium Masterline 8 (D71A)	34.76mm [1-5/16"] IG: 10mm [3/8"] - 16mm [9/16"] cavity - 8.76mm [5/16"] acoustic laminated
			ASTM E-90 Lab Test Report(s), Architectural Testing Report #J5848.01G	INTUS Supera Balcony Doors (D71A)	34.38 mm (1-3/8") IG (8.38 mm [5/16"] laminated SR exterior, 20 mm [13/16"] argon, 6 mm [1/4"] annealed interior)
	Front (South) Elevation Eleventh through Twenty First Floors (100-200 ft) (Residential)	PROPOSED OITC 33 dBA	ASTM E-90 Lab Test Report(s), Architectural Testing Report #AC-19-038-04	Reynaers Aluminium Masterline 8 (D71B, D73B, D74B)	34.76mm [1-9/16"] IG: 8mm [5/16"] - 15mm [9/16"] cavity - 11.76mm [11/16"] acoustic laminated
			ASTM E-90 Lab Test Report(s), Architectural Testing Report #J5848.01D	INTUS Supera Balcony Doors (D71B, D73B, D74B)	30 mm (1-3/16") IG (8 mm [5/16"] annealed exterior, 16 mm [5/8"] argon, 6 mm [1/4"] annealed interior)
	Rear (North), Side (East & West) First through Twenty First Floors (0-200 ft) (Residential)	PROPOSED OITC 30 dBA	ASTM E-90 Lab Test Report(s), Architectural Testing Report #AC-19-038-04	Reynaers Aluminium Masterline 8 (D71B, D73B, D74B)	34.76mm [1-9/16"] IG: 8mm [5/16"] - 15mm [9/16"] cavity - 11.76mm [11/16"] acoustic laminated
			ASTM E-90 Lab Test Report(s), Architectural Testing Report #J5848.01A	INTUS Supera Balcony Doors (D71B, D73B, D74B)	24 mm (1") IG (4 mm [5/32"] annealed exterior, 14 mm [19/32"] argon, 6 mm [1/4"] annealed interior)
	Front (South) First Floor (0-100 ft) (Commercial & Residential)	PROPOSED OITC 32 dBA	ASTM E-90 Lab Test Report(s), Architectural Testing Report #f0243.01A	Trifab VG601UT Center Storefront System	(1") IG 5/16" laminated exterior, 3/8" air space, 5/16" laminated interior)

Bird Friendly Materials Compliance Table as per NYCBC 1403.8 & LOCAL LAW 15 of 2020

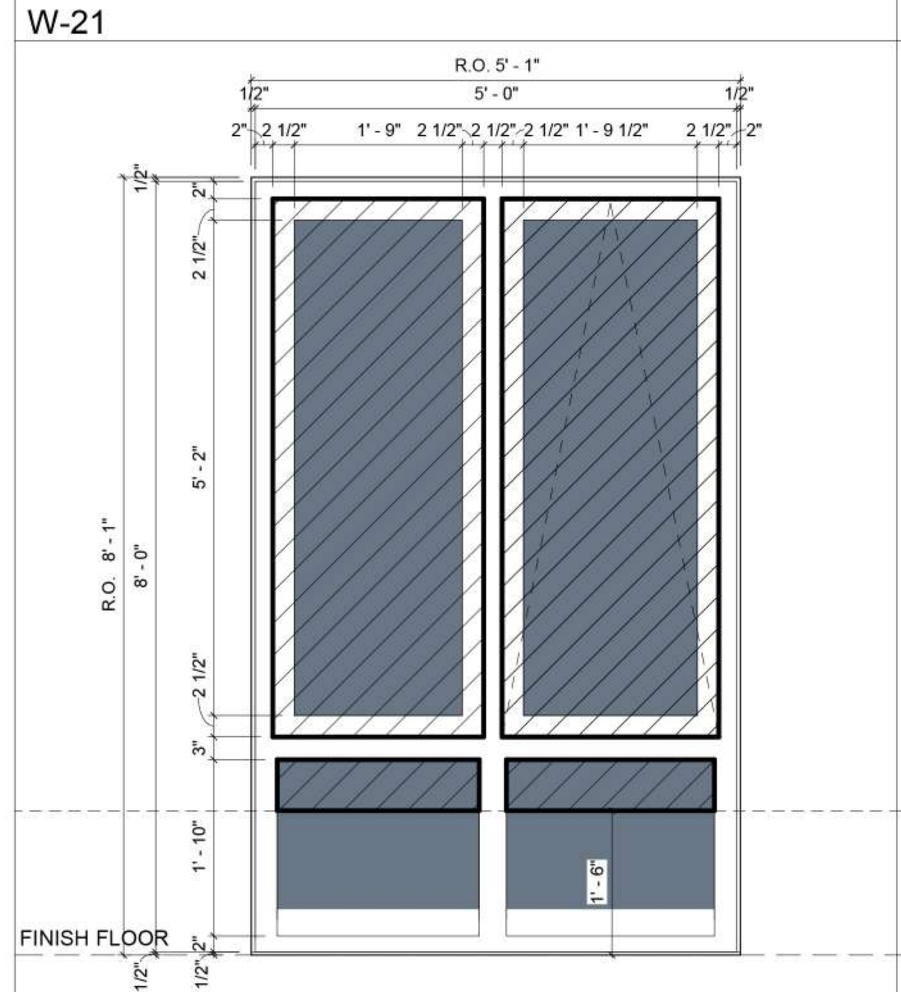
	MATERIAL ASSEMBLY	LOCATION	THREAT FACTOR
UNDER 75' HEIGHT	INSULATING GLASS UNIT WITH CUSTOM FRIT PATTERN COVERING 90% OF THE UNIT.	GROUND FLOOR STOREFRONT	25
	GLASS: UV PATTERN by Guardian® Bird1st™ UV - Bird1st (#1) with SNX-L 62/34 (#5) has been tested by ABC and has received a Threat Factor rating of 25. The use of SNX-L 62/3 4 (#3) and SNX-L 62/34 (#4) has also been tested and approved by ABC and given this same Threat Factor.	ALL WINDOW GLASS UNITS	25
	INSECT SCREEN, EXTERNAL	ALL OPERABLE SECTIONS OF WINDOWS	1
	BRICK VENEER MASONRY FINISH	SOUTH ELEVATION	1
	EIFS OVER RIGID BD. INSULATION & 8" CMU BLOCK WALL	NORTH, EAST & WEST ELEVATIONS	1
	SOLID ROOF PARAPETS WITH EIFS FINISH	2ND FLOOR TERRACE AT REAR	1
ABOVE 75' HIGHT	EIFS OVER RIGID BD. INSULATION & 8" CMU BLOCK WALL	NORTH, EAST & WEST ELEVATIONS	1
	INSECT SCREEN, EXTERNAL	ALL OPERABLE SECTIONS OF WINDOWS	1
	GLASS: UV PATTERN by Guardian® Bird1st™ UV - Bird1st (#1) with SNX-L 62/34 (#5) has been tested by ABC and has received a Threat Factor rating of 25. The use of SNX-L 62/3 4 (#3) and SNX-L 62/34 (#4) has also been tested and approved by ABC and given this same Threat Factor.	ALL WINDOW GLASS UNITS	25
	BRICK VENEER MASONRY FINISH	SOUTH ELEVATION	1
	ALUMINUM LOUVERS COLOR TO MATCH BRICK MATTE FINISH	SOUTH & NORTH ELEVATIONS	5
	SOLID ROOF PARAPETS WITH EIFS FINISH	ALL ROOF SETBACKS, MAIN MECH ROOF PARAPETS & BULKHEAD PARAPETS	1

NYCBC 2014 1403.8 NOTES:

BC 1403.8	Bird friendly materials.Bird friendly materials shall be required in accordance with sections 1403.8.1 through 1403.8.4
BC 1403.8.1	The exterior wall envelope, and any associated openings, shall be constructed with bird friendly materials up to 75 feet (22860 mm) above grade. Materials other than bird friendly materials shall not exceed an aggregate of 10 square feet (0.93 m²) within any 10 feet (3048 mm) by 10 feet (3048 mm) square area of exterior wall below 75feet (22 860 mm) above grade
BC 1403.8.2	Bird hazard installations.Bird hazard installations shall be constructed of bird friendly materials regardless of their height above grade
BC 1403.8.3	Fly-throughconditions.Fly-through conditions located 75 feet (22 860 mm) or less above grade shall be constructed with bird friendly materials
BC 1403.8.4	Adjacency to green roofs.The exterior wall envelope, and any associated openings, installed adjacent to a green roof system on the same building shall be constructed with bird friendly materials up to 12 feet (3658 mm) above the walking surface

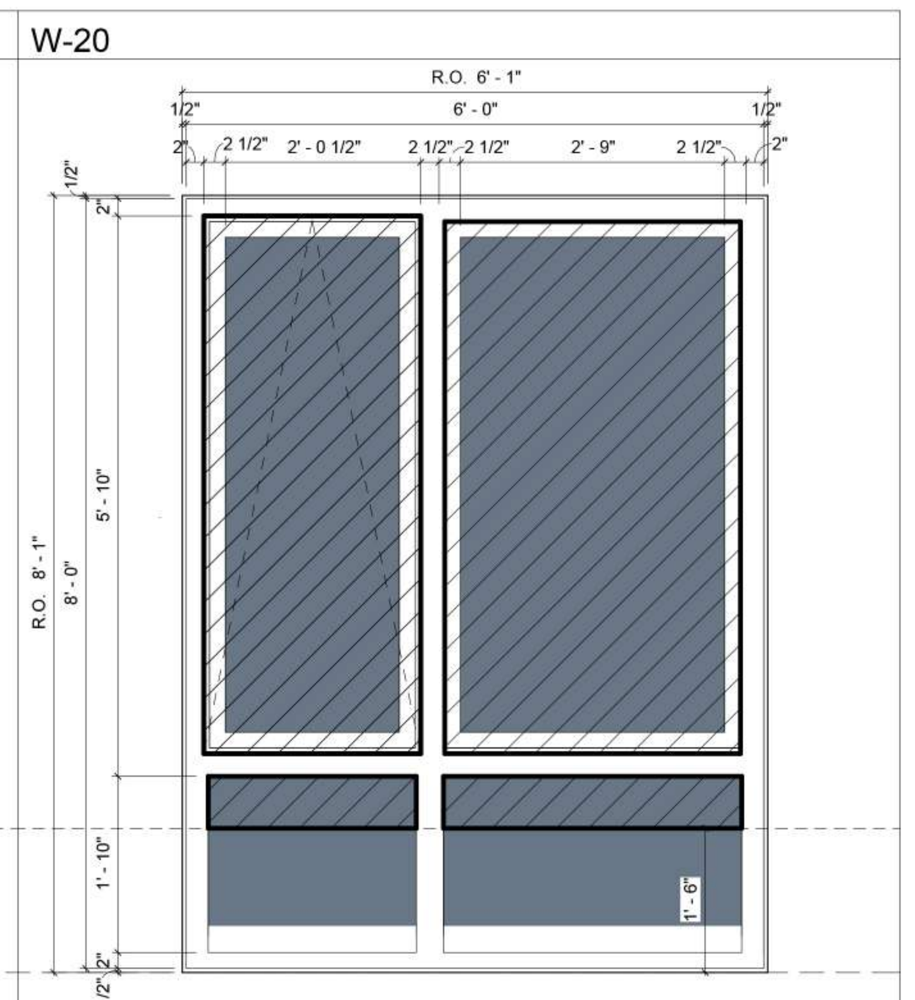
All exterior materials and glazing have been evaluated for compliance with BC 1403.8. Where Exterior Wall Envelope, Bird Hazard Installations, Fly-Through Conditions, or Adjacencies to Green Roofs are present in the design, Bird Friendly Materials with a Threat Factor Rating of 25 or less have been specified as indicated in the material location Threat Factor Table.

W-21



GLAZING AREA: 27.12 SF — ENERGY CODE FENESTRATION AREA: 40 SF
VENT AREA: 12.95 SF

W-20



GLAZING AREA: 32.46 SF — ENERGY CODE FENESTRATION AREA: 48 SF
VENT AREA: 12.95 SF

AIR LEAKAGE NOTE:
WINDOW/DOOR: THE AIR LEAKAGE OF WINDOW AND SLIDING OR SWINGING DOOR ASSEMBLIES THAT ARE PART OF THE BUILDING ENVELOPE SHALL BE DETERMINED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440, OR NFRC 400 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND *LABELED* AND CERTIFIED BY THE MANUFACTURER AND SHALL NOT EXCEED 0.3 CFM PER SQUARE FOOT (1.5 L/S/M2), AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT (2.6 L/S/M2).
VESTIBULE: A DOOR THAT SEPARATES *CONDITIONED SPACE* FROM THE EXTERIOR SHALL BE PROTECTED WITH AN ENCLOSED VESTIBULE, WITH ALL DOORS OPENING INTO AND OUT OF THE VESTIBULE EQUIPPED WITH SELF-CLOSING DEVICES. VESTIBULES SHALL BE DESIGNED SO THAT IN PASSING THROUGH THE VESTIBULE IT IS NOT NECESSARY FOR THE INTERIOR AND EXTERIOR DOORS TO OPEN AT THE SAME TIME.

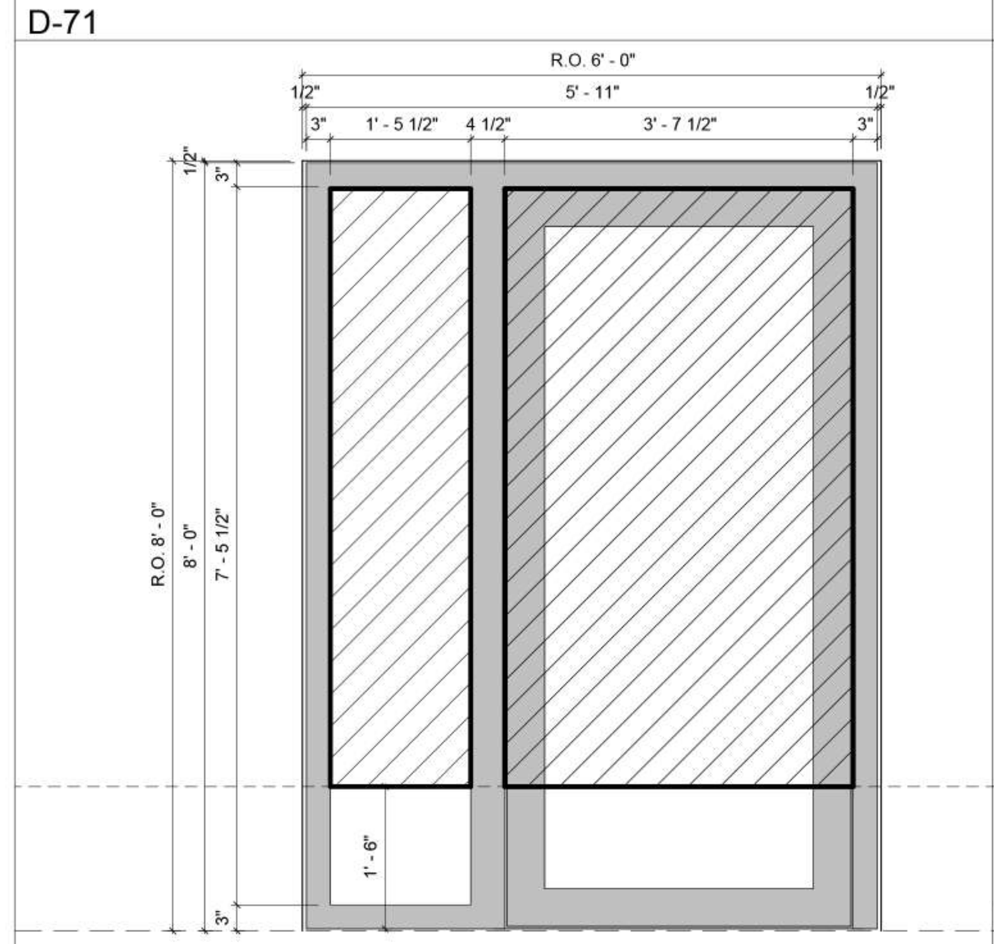
LL 15/2020 BIRD FRIENDLY DESIGN NOTES APPLICABLE TO ALL WINDOWS AND STOREFRONT SYSTEMS:

1. ALL OPERABLE SECTIONS OF THE WINDOW-WALL ASSEMBLY TO HAVE INSECT SCREEN.

2. GLASS: UV PATTERN by Guardian® Bird1st™ UV - Bird1st (#1) with SNX-L 62/34 (#5) has been tested by ABC and has received a Threat Factor rating of 25. The use of SNX-L 62/3 4 (#3) and SNX-L 62/34 (#4) has also been tested and approved by ABC and given this same Threat Factor.

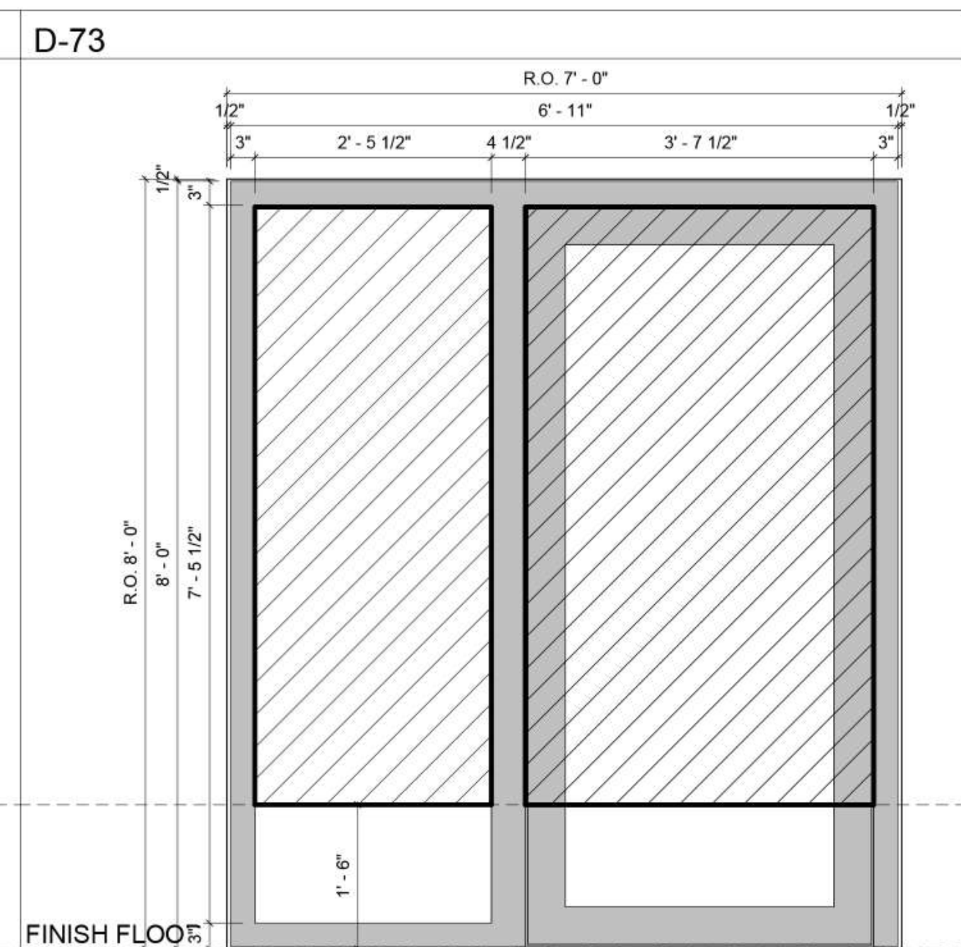
DOOR NOTES:
1. FOR DOOR HARDWARE SCHEDULE SEE SPECIFICATIONS.
2. ALL HARDWARE SHALL BE LEVER HANDLE AS PER A.D.A. REQUIREMENTS (U.O.N.).
3. PROVIDE MARBLE SADDLES AT ALL FLOOR TO TILE TRANSITIONS (U.O.N.).
4. ALL EXTERIOR DOORS SHALL BE INSULATED AND PROVIDED WITH WEATHER STRIPPING AT ALL SIDES.
5. ALL EXIT ACCESS DOORS SHALL BE PROVIDED WITH SELF CLOSER AND SMOKEPROOF SADDLE.
6. ALL EXIT AND EXIT DISCHARGE DOORS SHALL BE PROVIDED WITH PANIC HARDWARE, SELF CLOSER AND SMOKE PROOF SADDLE.
7. PROVIDE WEATHER STRIPPING @ APTS ENTRY & STAIR DOORS OFF THE CORRIDOR.
8. ANNODIZED ALUMINUM FINISH COLOR WILL BE APPROVED BY THE ARCHITECT TOGETHER WITH FINISHES MOCK UP.
9. ALL WEATHER-STRIPPING SHALL BE INSTALLED WITH A RIGID FASTENER AND REPLACEABLE FOAM GASKET.
10. ALL EXTERIOR DOORS, DOOR SWEEPS MUST BE HARD FASTENED AT THE BOTTOM.
11. ALL OPAQUE AND GLAZED EXTERIOR DOORS MUST HAVE PERFORMANCE TESTING RESULTS, INCLUDING U-VALUE, AIR LEAKAGE, OITC & STC RATINGS.
12. U-VALUES FOR ALL OPAQUE AND GLAZED EXTERIOR DOORS SHALL BE MAX. U-0.50 FOR OPAQUE, AND U-0.70 FOR MAIN ENTRANCE DOORS.
13. SHGC VALUES FOR ALL OPAQUE AND GLAZED EXTERIOR DOORS SHALL BE MAX. 0.40
14. ALL APARTMENT ENTRANCE DOORS OPENING ONTO CORRIDOR ARE TO BE SMOKE AND DRAFT CONTROLLED DOORS COMPLYING WITH SECTION 715.4.3.1 WITH THE UL 1784 TEST CONDUCTED WITHOUT THE ARTIFICIAL BOTTOM SEAL.

D-71



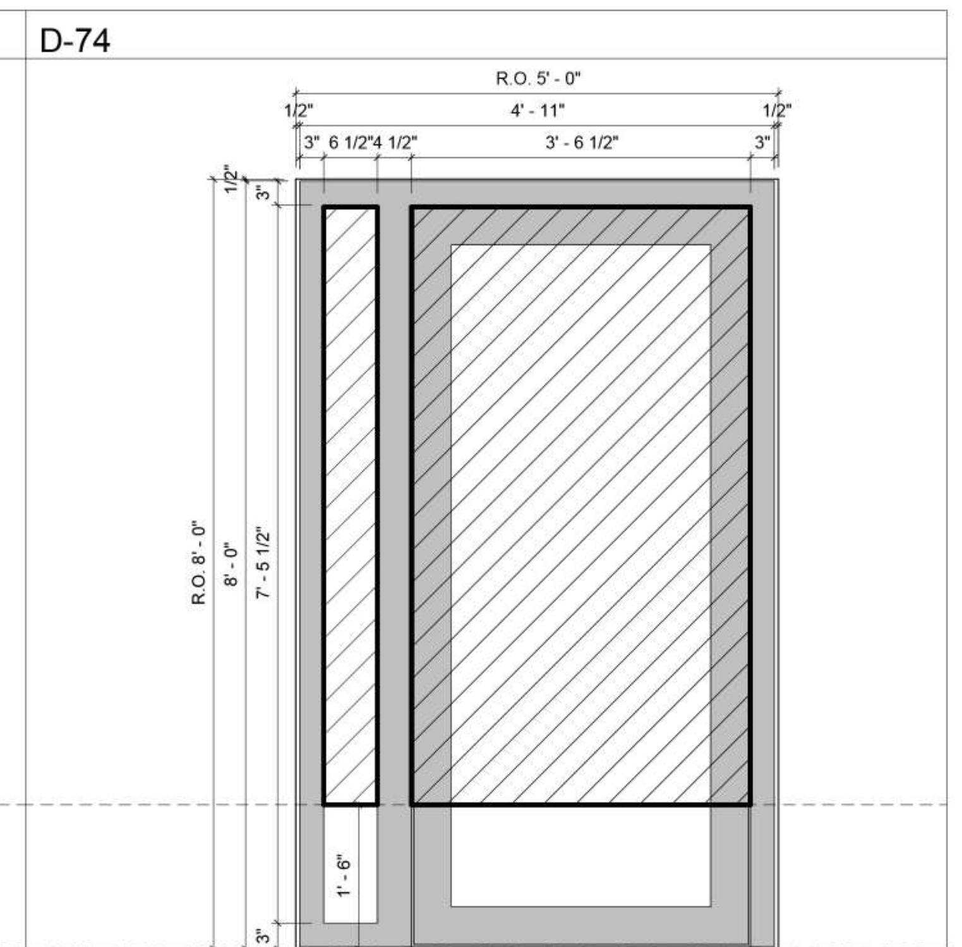
GLAZING AREA: 31.60 SF — ENERGY CODE FENESTRATION AREA: 48 SF
VENT AREA: 22.52 SF

D-73



GLAZING AREA: 37.81 SF — ENERGY CODE FENESTRATION AREA: 56 SF
VENT AREA: 22.51 SF

D-74



GLAZING AREA: 25.38 SF — ENERGY CODE FENESTRATION AREA: 48 SF
VENT AREA: 21.91 SF

LIST OF ABBREVIATIONS

ALUM.	-	ALUMINUM
FL.	-	FLUSH PANEL
GL.	-	GLASS
H.C.	-	HOLLOW CORE
H.M.	-	HOLLOW METAL
K.D.	-	KNOCK DOWN FRAME
MAR.	-	MARBLE SADDLE
PTD.	-	PAINTED
S.C.	-	SOLID CORE
STL.	-	STEEL
TEMP.	-	TEMPERED
W.G.	-	WIRE GLASS
WD.	-	WOOD
FG.	-	MTL FRAME & GLASS

WINDOW NOTES:

1. ALL WINDOWS VIEWED FROM EXTERIOR. TYPICALLY SOUTH FACADE. SEE ELEVATIONS FOR LOCATIONS

2. ALL WINDOWS ARE FIXED EXCEPT UNO, OR THUSLY:

SLIDER
OUTSWING CASEMENT/TERRACE DOOR
HINGE
SPANDREL

GP= GLASS PANE

R=WINDOW SYSTEM REVERSED (FOR NORTH FACADE)

F= FIXED WINDOW

3. ALL & WINDOW WALL FRAMING TO BE SPLIT FINISH - METAL BROWN COLOR EXTERIOR, WOOD FINISH INTERIOR. SEE SPECIFICATION FOR DETAILS

4. WINDOWS BASED ON NOMINAL M.O.. REFER TO PLANS AND DETAILS FOR SPECIFIC OPENING DIMESION AND ANY JAMB/HEAD/SILL OVERLAPS.

5. MAX CASEMENT SIZE: 44" X 66"

GLASS NOTES & TYPES

ALL WINDOWS TO BE INSULATED TRIPPLE PANE GLAZING W/ U-VALUE OF 0.15 (OR BETTER) OR EQUAL U-VALUE DOUBLE PANE , LOW-E U.N.O, REFER TO SPECIFICATIONS FOR ADD'L DETAILS

- G-1 ANNEALED BOTH PANES
- G-2 TEMPERED INTERIOR, ANNEALED EXTERIOR
- G-3 TEMPERED CLEAR BOTH PANES
- G-4 TRANSLUCENT/FROSTED 2ND SURFACE
- G-5 LAMINATED GLASS (CANOPY)
- G-6
- G-7 3/4" TEMPERED SINGLE PANE
- G-8 TRANSLUCENT/FROSTED 2ND SURFACE TEMPERED BOTH PANE
- SB SHADOW BOX, PAINTED GWB INTERIOR

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature: Date:

Seal: Scale: 1/128" = 1'-0

Drawn: SHAHIN ANDERSEN

Job #

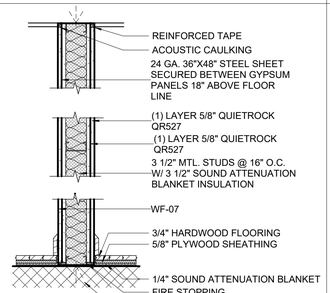
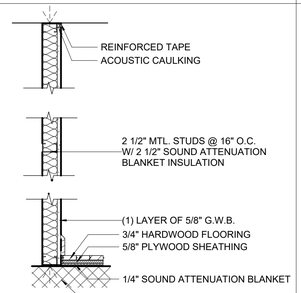
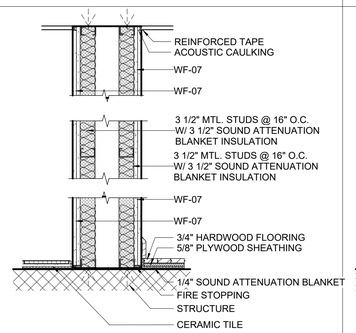
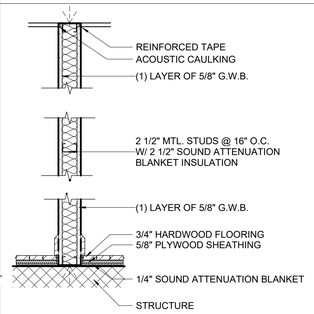
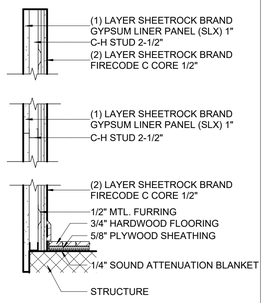
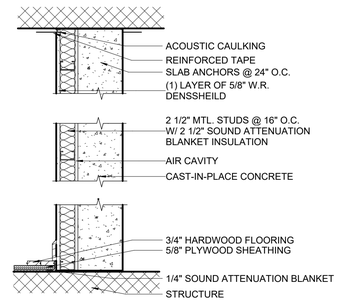
Checked:

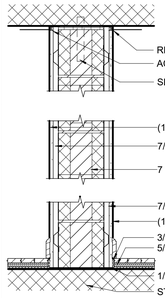
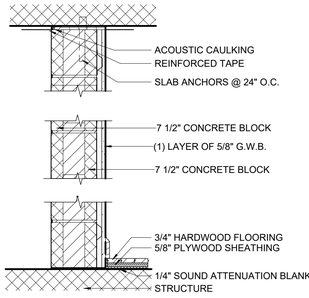
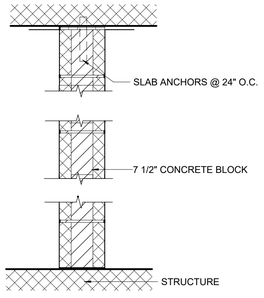
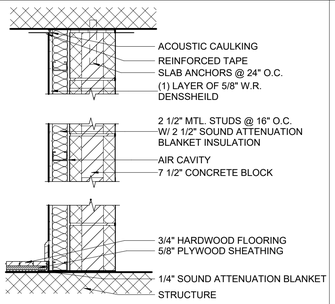
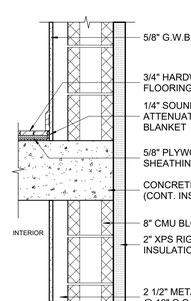
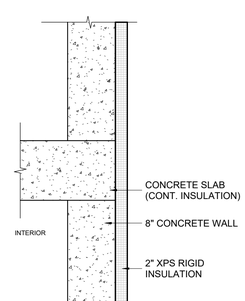
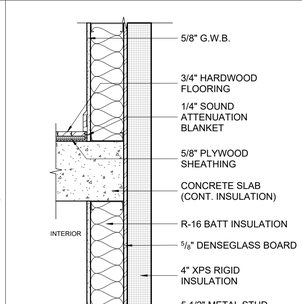
PROJECT NUMBER:

M01164460-I1

PAGE NUMBER:

A-159.00

	2 HR ◇1 ◇1A ◇1B	0 HR ◇2 ◇2A ◇2B	1 HR & 2HR ◇3 ◇3A	0HR ◇4 ◇4A	2 HR ◇5	0hr - 4 HR ◇10 ◇10A ◇10B
RATING	UL No: U404 UL No: V419 STC 55		UL No: U404 52 STC BSA 173-77 SM	UL No: U405	UL No: U415 SYSTEM F STC RATING: 51	
LOCATION	INTERIOR BEARING PARTITION	WALL FURRING	PIPE CHASE	INTERIOR NONBEARING PARTITION	SHAFT WALL PARTITION	
HEAD						
PLAN	(1) LAYER 5/8" QUIETROCK QR527 (1) LAYER 5/8" QUIETROCK QR527 3 1/2" MTL. STUDS @ 16" O.C. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION	2 1/2" MTL. STUDS @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION	3 1/2" MTL. STUDS @ 16" O.C. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION 3 1/2" MTL. STUDS @ 16" O.C. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION	2 1/2" MTL. STUDS @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION		
BASE	WF-07 3/4" HARDWOOD FLOORING 5/8" PLYWOOD SHEATHING 1/4" SOUND ATTENUATION BLANKET FIRE STOPPING STRUCTURE	(1) LAYER OF 5/8" G.W.B. 3/4" HARDWOOD FLOORING 5/8" PLYWOOD SHEATHING 1/4" SOUND ATTENUATION BLANKET STRUCTURE				
	◇1 (1) LAYER OF 5/8" QUITEROCK QR527 OVER (1) LAYER OF 5/8" TYPE "X" G.W.B. ON 3 1/2" MTL. STUDS @ 16" O.C. W/ E1/2" SOUND ATTENUATION BLANKET INSULATION OVER (2) LAYERS OF 5/8" TYPE"X" G.W.B. LOCATION: WITHIN APTS. 2HR RATED	◇2 (1) LAYER OF 5/8" GYP. WALL BOARD ON 2 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION LOCATION: ABOVE GRADE, USED W/ EXISTING EXTERIOR MASONRY WALLS	◇3 CERAMIC TILES @ BATHROOM & P.RMS OVER (1) LAYER OF 5/8" G.W.B. TYPE "X" ON 2 1/2" METAL STUDS @ 16" O.C. 2 1/2" SOUND ATTENUATION BLANKET INSULATION & OVER (1) LAYER OF TYPE "X" G.W.B. ON 1 5/8" METAL STUD @ 16" O.C. OPPOSITE SIDE (12" O.C. BEHIND KITCHEN CABINETS) DUROCK BD. TO BE INSTALLED INSTEAD OF GYP.BD @ TUB LOCATION. LOCATION: WITHIN APT. **1HR RATED**	◇4 (1) LAYER OF 5/8" G.W.B. EACH SIDE OF 2 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION; LOCATION: WITHIN APT.	◇5 (2) LAYER SHEETROCK BRAND FIRECODE C CORE 1/2" OVER 1/2" MTL. FURRING ON C-H STUD 2 1/2" OVER (1) LAYER SHEETROCK BRAND GYPSUM LINER PANEL (SLX) 1" LOCATION: SHAFT WALL **2HR RATED** STC RATING: 51	◇10 (1) LAYER OF 5/8" GYP. WALL BOARD ON 2 1/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION LOCATION: ABOVE GRADE, USED W/ EXISTING EXTERIOR MASONRY WALLS
	◇1A SAME AS ◇1 BUT: (1) LAYER OF 5/8" QUITEROCK QR527 ON 24 GA. 36"x48" STEEL SHEET 18" ABOVE FLOOR LINE OVER (1) LAYER OF 5/8" TYPE "X" G.W.B. ON 3 1/2" MTL. STUDS @ 16" O.C. W/ E1/2" SOUND ATTENUATION BLANKET INSULATION OVER (2) LAYERS OF 5/8" TYPE"X" G.W.B. LOCATION: BETWEEN APT. & PUBLIC AREAS. **2HR RATED**	◇2A (1) LAYER OF 5/8" GYP. WALL BOARD ON 7/8" MTL. FURRING LOCATION: ABOVE GRADE, USED W/ EXISTING INTERIOR MASONRY WALLS	◇3A SAME AS ◇3 BUT: W/ (1) LAYER OF 5/8" WR G.W.B OR TYPE "X" OVER (1) LAYER OF 5/8" G.W.B. ON 2 1/2" MTL STUDS AND (1) LAYERS OF 5/8" WR G.W.B. OR TYPE "X" OVER *(1) LAYER OF 5/8" G.W.B. ON 1 5/8" MTL STUDS LOCATION: BETWEEN APT. AND PUBLIC AREAS, AND BETWEEN APTS. **2HR RATED** *DUROCK INSTEAD OF G.W.B. @ TUB LOCATION	◇4A SAME AS ◇4 BUT: (1) LAYER OF 5/8" G.W.B. EACH SIDE OF 31/2" MTL STUD @ 16" O.C. W/ 2 1/2" SOUND ATTENUATION BLANKET INSULATION; LOCATION: WITHIN APT.		◇10A (1) LAYER OF 5/8" GYP. WALL BOARD ON 7/8" MTL. FURRING LOCATION: ABOVE GRADE, USED W/ EXISTING INTERIOR MASONRY WALLS
	◇1B SAME AS ◇1 BUT: (2) LAYER OF 5/8" G.W.B. TYPE "X" EACH SIDE OF 2 1/2" MTL. STUDS @ 16" O.C. 16 GA. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION; LOCATION: BETWEEN APTS. **2HR RATED**					◇10B (1) LAYER OF 5/8" GYP. WALL BOARD ON 1 1/2" MTL. STUD OVER 2" RIGID BOARD INSULATION LOCATION: BELOW GRADE, USED W/ CONCRETE FOUNDATION WALLS
	◇1C SAME AS ◇1 BUT: (1) LAYER OF 5/8" G.W.B. TYPE "X" & (1) LAYER OF 5/8" DUROCK BD EACH SIDE OF 3 1/2" MTL. STUDS @ 16" O.C. W/ 3 1/2" SOUND ATTENUATION BLANKET INSULATION W/ CERAMIC TILE FINISH APARTMENT SIDE; LOCATION: BATHROOM & KITCHEN. **2HR RATED**					

	0hr - 2 HR ◇6 ◇6A ◇6B ◇6C	0hr - 2 HR ◇7 ◇7A ◇7B ◇7C	0hr - 2 HR ◇8 ◇8A ◇8B ◇8C	0hr - 2 HR ◇9 ◇9A ◇9B ◇9C	3 HR ◇11	3 HR ◇11a	3 HR ◇12
RATING	UL No: - U-914 (3HR)	UL No: - U-914 (3HR)	UL No: - U-914 (3HR)	UL No: - U-914 (3HR)	UL No: - U-914 (3HR)		UL No: - U-914 (3HR)
LOCATION					EXTERIOR WALL 2 HR	EXTERIOR WALL 2 HR	EXTERIOR WALL 2 HR
HEAD							
PLAN	(1) LAYER OF 5/8" G.W.B. 7/8" METAL FURRING @ 16" O.C. 7 1/2" CONCRETE BLOCK	7 1/2" CONCRETE BLOCK (1) LAYER OF 5/8" G.W.B. 7 1/2" CONCRETE BLOCK	7 1/2" CONCRETE BLOCK				
BASE	7/8" METAL FURRING @ 16" O.C. (1) LAYER OF 5/8" G.W.B. 3/4" HARDWOOD FLOORING 5/8" PLYWOOD SHEATHING 1/4" SOUND ATTENUATION BLANKET STRUCTURE	3/4" HARDWOOD FLOORING 5/8" PLYWOOD SHEATHING 1/4" SOUND ATTENUATION BLANKET STRUCTURE	STRUCTURE	3/4" HARDWOOD FLOORING 5/8" PLYWOOD SHEATHING 1/4" SOUND ATTENUATION BLANKET STRUCTURE			
	NOTE: USE MASONRY REINFORCING "BLOK-LOK"- HORIZONTALLY @ EVERY 2 COURSES * AT ALL BATHROOM TUB LOCATIONS USE 5/8" W.R. DENSSHIELD	NOTE: USE MASONRY REINFORCING "BLOK-LOK"- HORIZONTALLY @ EVERY 2 COURSES	NOTE: USE MASONRY REINFORCING "BLOK-LOK"- HORIZONTALLY @ EVERY 2 COURSES	NOTE: USE MASONRY REINFORCING "BLOK-LOK"- HORIZONTALLY @ EVERY 2 COURSES			
	◇6 4" CONCRETE MASONRY UNIT W/ 7/8" METAL FURRING & 5/8" G.W.B EACH SIDE (NO FIRE RESISTANCE RATING) **STC 44**	◇7 4" CONCRETE MASONRY UNIT W/ 7/8" METAL FURRING & 5/8" G.W.B ONE SIDE (NO FIRE RESISTANCE RATING) **STC 40**	◇8 4" CONCRETE MASONRY UNIT (NO FIRE RESISTANCE RATING) **STC 40**	◇9 4" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD & 5/8" GYP. BD. W/ BATT INSULATION (NO FIRE RESISTANCE RATING) **STC 44**	◇11 8" CONCRETE MASONRY UNIT W/ 7/8" METAL FURRING & 5/8" G.W.B ON INTERIOR SIDE. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.		◇12 5 1/2" METAL STUD W/ R-16 BAT INSULATION & 5/8" GYP.BD. & 5/8" DENSGLASS BOARD & 2" XPS RIGID INSULATION
	◇6A SAME AS ◇6 BUT: 6" CONCRETE MASONRY UNIT W/ 7/8" METAL FURRING & 5/8" G.W.B EACH SIDE * **STC 53**	◇7A SAME AS ◇7 BUT: 6" CONCRETE MASONRY UNIT W/ 7/8" METAL FURRING & 5/8" G.W.B ONE SIDE * **STC 46**	◇8A SAME AS ◇8 BUT: 6" CONCRETE MASONRY UNIT **STC 44**	◇9A SAME AS ◇9 BUT: 6" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD & 5/8" GYP. BD. W/ BATT INSULATION **STC 53**			
	◇6B SAME AS ◇6 BUT: 8" CONCRETE MASONRY UNIT W/ 7/8" METAL FURRING & 5/8" G.W.B EACH SIDE * **3HR RATED STC 56**	◇7B SAME AS ◇7 BUT: 8" CONCRETE MASONRY UNIT W/ 7/8" METAL FURRING & 5/8" G.W.B ONE SIDE * **3HR RATED STC 55**	◇8B SAME AS ◇8 BUT: 8" CONCRETE MASONRY UNIT, **3HR RATED** **STC 50**	◇9B SAME AS ◇9 BUT: 8" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD & 5/8" GYP. BD. W/ BATT INSULATION, **3HR RATED** **STC 56**			
	◇6C SAME AS ◇6 BUT: 12" CONCRETE MASONRY UNIT W/ 7/8" METAL FURRING & 5/8" G.W.B EACH SIDE * **3HR RATED STC 58**	◇7C SAME AS ◇7 BUT: 12" CONCRETE MASONRY UNIT W/ 7/8" METAL FURRING & 5/8" G.W.B ONE SIDE * **3HR RATED STC 55**	◇8C SAME AS ◇8 BUT: 12" CONCRETE MASONRY UNIT, **3HR RATED** **STC 55**	◇9C SAME AS ◇9 BUT: 12" CONCRETE MASONRY UNIT W/ 2 1/2" METAL STUD & 5/8" GYP. BD. W/ BATT INSULATION, **3HR RATED** **STC 58**			

UL U404 2hr RATING N/A STC 5-7/8" THICKNESS

Interior Partitions - Steel Stud (Non-loadbearing)

Gypsum Board, 5/8 in. thick gypsum board applied vertically or horizontally.
- SHEETROCK Brand Mold Tough VHI Firecode Core Gypsum Panels • (Type AR) Product Information (+)

Show More Products (+)

Steel Studs, Min. 3-1/2 in. wide, fabricated from min 20 gauge galv. steel spacee @ max 16 in. OC
3505125-30 • (Generic) Limiting Height (+)

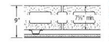
Show More Products (+)

Batts and Blankets, Min. 3 in. thick mineral wool insulation batts

Gypsum Board, 5/8 in. board, with beveled, square or tapered edges, applied vertically or horizontally.
- SHEETROCK Brand Mold Tough Firecode C Core Gypsum Panels • (Type C) Product Information (+)

Show More Products (+)

Cement Board, 1/2 or 5/8 in. thick board, square edge
- DUROCK Brand Cement Board • (Type DCB) Product Information (+)



UL U914 3hr RATING N/A STC 9" THICKNESS

CAD REVIT DOWNLOAD

Furred Masonry - CMU

Concrete Block, Min. Min. 7-5/8 in. depth concrete blocks with UL Classification mark D-2 (2 hr)

Furring Channels, Inner Layer, 7/8 in. deep min 25 gauge galv steel furring channel, 1-3/8 in. wide on top and 2-3/4 in. wide at bottom @ 24 in. o.c. Channel perpendicular to floor with a channel parallel to and approximately 3 in. above floor and 3 in. below ceiling. Clearance between vertical and horizontal channels 1/2 in.

Gypsum Board, Face Layer, 1/2 in. thick, 4 ft. wide board attached one side to resilient or furring channels
- SHEETROCK Brand Abuse-Resistant Firecode C Core Gypsum Panels • (Type C) Product Information (+)

Show More Products (+)

NYCBC Sect.1207: SOUND TRANSMISSION
1207.2 Air-borne sound.Walls, partitions and floor/ceiling assemblies separating dwelling units from each other, from adjacent occupancies, from public or service areas, from stairs or from mechanical equipment spaces, including boiler rooms, or elevator or other shafts shall have a sound transmission class (STC) for air-borne noise of not less than 50 based upon laboratory measurements madein accordance with ASTM E 90, or not less than 45 if field tested in accordance with ASTM E 336. Dwelling unit entrance doors shall be installed of assemblies having an STC of not less than 30 based upon laboratory measurements made in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated orotherwise treated to maintain the required ratings.

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature: Date:

Seal:

Scale: 1/128" = 1'-0

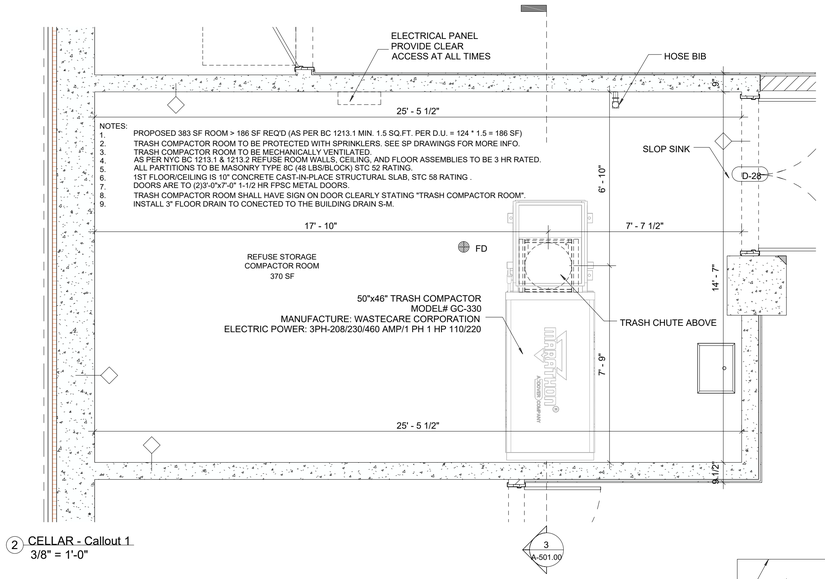
Drawn: SHAHN ANDERSEN

Job #

Checked:

PROJECT NUMBER:
MH000000

PAGE NUMBER:
A-201.00



2 CELLAR - Callout 1
3/8" = 1'-0"

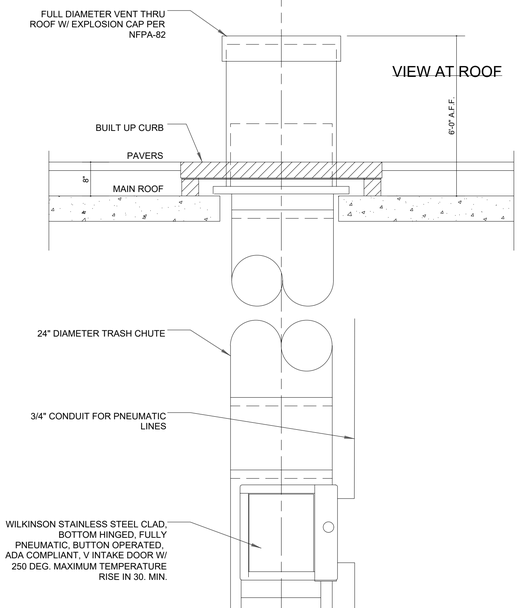
2 Trash Room (Typ.)
1/2" = 1'-0"

B ELEVATION
SCALE 3/4" = 1'-0"

3 SECTION
3/16" = 1'-0"

A ELEVATION
SCALE 3/4" = 1'-0"

C ELEVATION
SCALE 3/4" = 1'-0"



FRONT VIEW AT TYPICAL FLOORS

TRASH CHUTE DETAILS W/ ADA COMPLIANT INTAKE DOOR

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

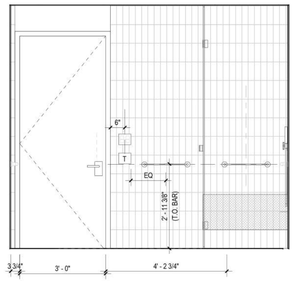
Signature:	Date:
Seal:	Scale: 1/64" = 1'-0
	Drawn: SHAHN ANDERSEN
	Job #
	Checked:

PROJECT NUMBER:

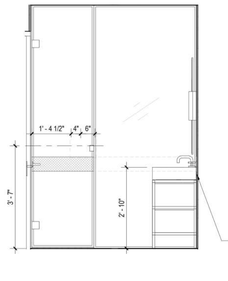
MH000000

PAGE NUMBER:

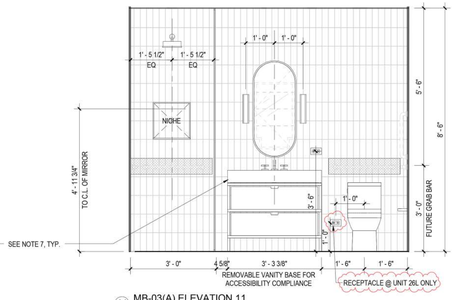
A-201.00



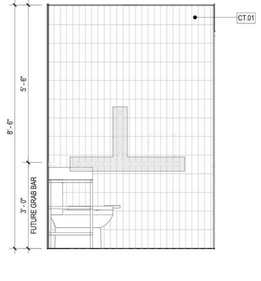
9 MB-03(A) ELEVATION 9
1/2" = 1'-0"



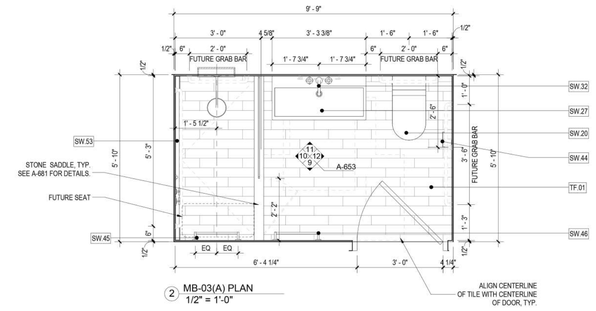
10 MB-03(A) ELEVATION 10
1/2" = 1'-0"



11 MB-03(A) ELEVATION 11
1/2" = 1'-0"



12 MB-03(A) ELEVATION 12
1/2" = 1'-0"



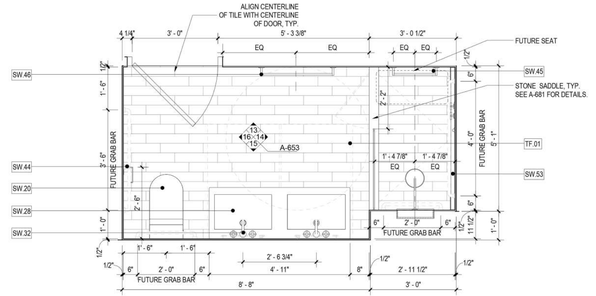
2 MB-03(A) PLAN
1/2" = 1'-0"

13 MB-05(A) ELEVATION 13
1/2" = 1'-0"

14 MB-05(A) ELEVATION 14
1/2" = 1'-0"

15 MB-05(A) ELEVATION 15
1/2" = 1'-0"

16 MB-05(A) ELEVATION 16
1/2" = 1'-0"



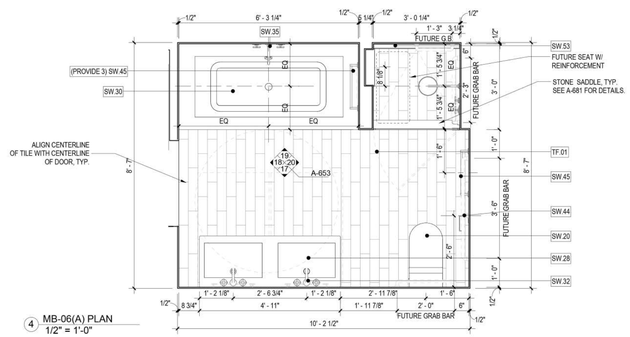
3 MB-05(A) PLAN
1/2" = 1'-0"

17 MB-06(A) ELEVATION 17
1/2" = 1'-0"

18 MB-06(A) ELEVATION 18
1/2" = 1'-0"

19 MB-06(A) ELEVATION 19
1/2" = 1'-0"

20 MB-06(A) ELEVATION 20
1/2" = 1'-0"



4 MB-06(A) PLAN
1/2" = 1'-0"

BATHROOM NOTATION LEGEND

SW.20	TOILET	SW.25	WALL HUNG FURNITURE BASIN 23 5/8"x18 1/2"	SW.28	DOUBLE WALL HUNG FURNITURE BASIN 59"x19 5/8"	SW.30	BUILT-UNDER BATHTUB	SW.45	18" TOWEL BAR	CT.01	GLAZED CERAMIC WALL TILE	CT.02	GLAZED CERAMIC WALL TILE	SW.52	ROBE HOOK
SW.32	DECK MTD. FAUCET	SW.26	WALL HUNG FURNITURE BASIN 31 1/2"x18 1/2"	SW.51	DROP-IN BATHTUB	SW.31	FREESTANDING BATHTUB	SW.46	30" TOWEL BAR	CT.01a	GLAZED CERAMIC WALL TILE (POWDER ROOMS ONLY)	PF.01	PAINTED FINISH	CT.03	PORCELAIN FLOOR TILE
SW.53	LINEAR SLOT DRAIN	SW.27	WALL HUNG FURNITURE BASIN 39 3/8"x18 1/2"	SW.29	DROP-IN BATHTUB	SW.44	PAPER HOLDER	TF.01	MARBLE FLOOR TILE	CT.01b	GLAZED CERAMIC WALL TILE (QUARTER ROUND BEADING)	SW.63	PAPER HOLDER - FREESTANDING	SW.35	TUB FILLER TRIM
		SW.64	WALL HUNG FURNITURE BASIN 120"x18 1/2"	SW.64A	WALL HUNG FURNITURE BASIN 96"x18 1/2"					TF.04	MARBLE WALL TILE	TF.05	MARBLE WALL TILE	SW.88	FREESTANDING TUB FILLER

NOTES:
1. SEE ID DWGS FOR FINISH SCHEDULE & INFORMATION.
2. SEE A-680 & A-681 FOR BATHROOM DETAILS.
3. FOR CONTROL MOUNTING LOCATIONS, SEE A-682.
4. FOR NICHE HEIGHTS AND DETAILS, SEE A-681-A-682.
5. TILING TO BE CONTINUOUS BEHIND CABINETS, TYP.
6. VANITY LIGHTING DIM. VARIES BY FINISH PALETTE. REFER TO A-683.
7. REINFORCEMENT TO BE PROVIDED BEHIND ALL WALL-MOUNTED SINKS AS PER A-680 DTLS. #2 AND #3, WITH CAPACITY FOR 300 LBS DOWNWARD FORCE ON END OF SINK.
8. CEILING HEIGHTS MAY VARY. SEE A-200 (RCP) SERIES FOR CEILING HEIGHTS.
9. ALL TOILET FLUSH CONTROLS TO BE MOUNTED ON THE SIDE OF THE TOILET OPPOSITE THE ADJACENT WALL.
10. ALL TOWEL BARS MOUNTED ABOVE FUTURE SHOWER SEAT AREAS TO BE EASILY REMOVABLE.
11. ALL SHOWER PARTITION GLASS MOUNTED IN TYPE TO BE EASILY REMOVABLE.

REVISION No.	DATE:	Remarks:

BRENT M. PORTER
ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
BROOKLYN, NY 11238
TEL. (718) 789-5426

Project:

349-353 WEST 37TH STREET
MANHATTAN, NEW YORK

Block: 761 LOT: 5&7 MANHATTAN

Title:

Signature:

Date:

Seal:

Scale: 1/128" = 1'-0

Drawn: SHAHN ANDERSEN

Job #

Checked:

PROJECT NUMBER:

MH000000

PAGE NUMBER:

A-201.00