



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 11/21/22	EXPIRATION DATE: 10/23/2024	DOCKET #: LPC-23-01791	PERMIT #: COFA-23-01791
ADDRESS: 53 MERCER STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 474 / 14
SoHo-Cast Iron Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Oren Evenhar
Mercer Sunshine LLC
2083 Pearson Street
Brooklyn, NY 11234

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of October 23, 2018, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on September 27, 2018, and as you were notified in Status Update Letter 19-28665 (LPC 19-28665), issued on October 25, 2018.

The proposal, as approved, consists of constructing a two-story rooftop addition, featuring sloped metal and glass curtain walls with operable doors at the front (east) and rear (west) façades with a setback 2nd floor, and black-finished aluminum-clad lot line elevations; at the roof of the addition, installing glass railings and fourteen (14) mechanical units and vents, set behind metal screening; and installing glass railings at the front and rear of the roof of the building and at the first floor setback terrace at the addition; as shown in a digital presentation, titled "53 Mercer Street," dated October 19, 2018 and prepared by DXA Studio including twenty-eight (28) slides, consisting of photographs, drawings, photomontages, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the SoHo-Cast Iron Historic District Designation

Report describes 53 Mercer Street as a store and lofts building built in 1868; and that the building's style, scale, materials, and details, are among the features that contribute to the special architectural and historic character of the historic district. The Commission further notes that Certificate of Appropriateness 09-8455 was issued on May 25, 2009, approving removal of a bulkhead at the roof; the removal of a fire escape from the Mercer Street façade; and the installation of a new storefront, featuring cast iron restoration.

With regard to this proposal, the Commission found that the construction of the proposed two-story rooftop addition and bulkhead will not eliminate any significant architectural features of the roof or building; that earlier residential buildings were typically converted and expanded as the neighborhood became a commercial hub, and the proposed addition will be consistent with these expansions that characterize this historic district, reflecting the area's layer of development and mixed use; that the scale and stepped massing of the proposed rooftop addition and bulkhead will be set back from the primary and rear façades, and therefore will maintain a sense of the building's original massing; that the materials of the proposed rooftop addition, including grey aluminum cladding and glass railings, will be consistent with the materiality of various visible rooftop structures and installations in the historic district; and that the proposed work will not detract from the special architectural or historic character of the building or SoHo-Cast Iron Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that the visibility of the glass railings at first floor of the addition be eliminated, in consultation with staff.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of signed and sealed Department of Building filing drawings showing the approved design, and incorporating the required change.

Subsequently, on August 19, 2022 the Commission received filing drawings labeled M-100.01 through M-106, dated August 23, 2022, prepared Brian Bercarich, P.E.; T-001, T-100, T-101, G-101, G-102, Z-100, Z-101, C-100, EN-001 through EN-005; DM-100 through DM-104, DM-200, DM-201, A-001, A-100 through A-106, A-120 through A-125, A-140 through A-145, A-160 through A-166, A-200, A-201, A-500 through A-504, A-600 through A-604, A-700 through A-705, A-900 through A-907, dated May 31, 2022, prepared by Jordan Rogove, R.A.; and presentation dated November 3, 2022, prepared by DXA Studio.

Accordingly, the Commission staff reviewed these materials and noted that the glass railing at the roof of the 1st floor of the addition has been setback to eliminate visibility over the primary facade; and that a change to the scope of work is proposed, consisting of sloping the curtain walls of the east façade of the addition; setting back the railing at the roof of the addition; increasing the height of the mechanical screening by 1'; and installing FDNY and OSHA ladders at the front and rear of the additions. With regards to these changes, the Commission found that sloping the facades will further reduce the scale of the addition and will not detract from the any significant features of the building; and that the proposed code-require ladders will not be visible from public thoroughfares. Additionally, the Commission found that the design approved by the Commission has been maintained and that the required change has been incorporated. Based on these and the above findings, the drawings have been marked approved and Certificate of Appropriateness 23-01791 is being issued.

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The

Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Karina Bishop.



Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Sando B. Thordarson, Senior Associate, DXA Studio

cc: Edith Bellinghausen, Deputy Director; Sando B. Thordarson, Senior Associate, DXA Studio

OWNER
MERCER SUNSHINE LLC PO Box 20933 New York, NY 10023 T 917 662 4337

MEP ENGINEER
B2 Engineering DPC
108 West 39th Street 15th floor
New York, NY 10018
T 212 658 0203

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS		
	DESCRIPTION	DATE
	DOB FILING	04.15.2020
	100% CD SET	06.10.2020
	100% CD SET	11.04.2021
	DOB PAA 1 FILING	11.19.2021
	DOB RESPONSE	12.22.2021
	PAA 2 SET	05.31.2022

53 MERCER ST.
NEW YORK, NY 10013

TITLE SHEET

SEAL/SIGNATURE	DATE	05.31.2022
	PROJECT NUMBER	17.55
	DRAWING NUMBER	
	T-001.02	
	PAGE NUMBER	
	© DXA studio 2018	

NYC D.O.B. BSCAN

PROJECT

53 MERCER STREET
NEW YORK, NY 10013

SITE PHOTO (2018)

A photograph of a three-story building at 53 Mercer Street, New York, NY 10013. The building has a light-colored facade with dark-framed windows and a red metal fire escape on the side. The ground floor is a storefront with large windows displaying various items, including posters and a large mural. A sign above the entrance reads "EAT COST". Two people are standing in front of the building.

OWNER
MERCER SUNSHINE LLC PO Box 20933 New York, NY 10023 T 917 662 4337

PROJECT TEAM
STRUCTURAL CONSULTANT Blue Sky Design 121 West 27th Street, Suite 904 New York, NY 10001 T 646 230 9900 F 646 230 7400

MEP ENGINEER
B2 Engineering DPC
108 West 39th Street 15th floor
New York, NY 10018
T 212 658 0203

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS

	DESCRIPTION	DATE
	DOB FILING	04.15.2020
	100% CD SET	06.10.2020
	100% CD SET	11.04.2021
	DOB PAA 1 FILING	11.19.2021
	DOB RESPONSE	12.22.2021
	PAA 2 SET	05.31.2022

PROJECT NAME	
--------------	--

53 MERCER ST.
NEW YORK, NY 10013

DRAWING NAME

PROJECT INFORMATION AND NOTES

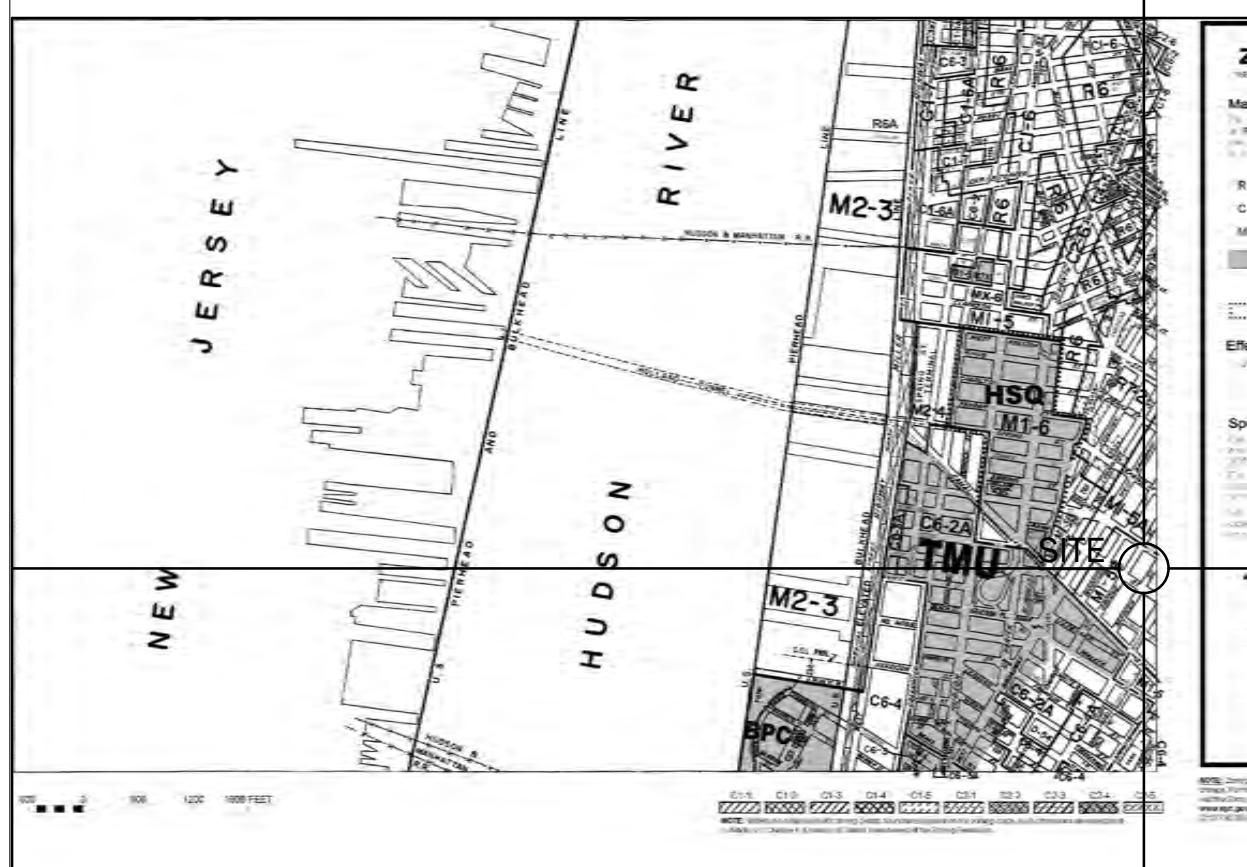
SEAL+SIGNATURE	DATE	05.31.2020
	PROJECT NUMBER	17.5
	DRAWING NUMBER	
	T-100.02	
NYC D.O.B. BSCAN	PAGE NUMBER	
	© DXA studio 2018	



NYC D.O.B. BSCAN



LANDMARK HISTORIC DISTRICT MAP



Above Finished Floor	A.F.F.	Nominal	NOM.
Access Panel	A.P.	Not in Contract	N.I.C.
Adjacent	ADJ.	Not to Scale	N.T.S.
Air Conditioner	A.C.	On Center	O.C.
Air Handling Unit	A.H.U.	Opposite	OPP.
Aluminum	ALUM.	Painted	PTD.
Architectural	ARCH.	Pair	PR.
Area Drain	A.D.	Perforated	PERF.
Block	BLK.	Perforated	PERF.
Bottom of	B.O.	Plastic Laminate	P. LAM.
Bottom of Catch Basin	B.C.B.	Plywood	PLYWD.
Bottom of Curb	B.O.C.	Quantity	QTY.
Building	BLDG.	Radius	RAD.
Cabinet	CAB.	Required	REQ'D.
Ceiling	CLG.	Reinforcing	REINF.
Ceiling Height	CLG. HT.	Right Hand	R.H.
Centerline	C.L.	Roof Drain	R.D.
Ceramic Tile	C.T.	Rough Opening	R.O.
Closet	CL.	Schedule	SCHED.
Column	COL.	Section	SECT.
Concrete	CONC.	Similar	SIM.
Concrete Masonry Unit	C.M.U.	Square Foot	S.F.
Continuous	CONT.	Stainless Steel	ST. STL.
Control Joint	C.J.	Steel	STL.
Diameter	DIA.	Structural / Structure	STRUCT.
Down	DN	Suspended	SUSP.
Elevation	ELEV.	Telephone	TEL.
Equal	EQ.	Top of	T.O.
Existing	EXG.	Top of Catch Basin	T.C.B.
Expansion Joint	E.J.	Top of Curb	T.O.C.
Exterior	EXT.	Typical	TYP.
Face of	F.O.	Verify In Field	V.I.F.
Finish	FIN.	Vertical	VERT.
Finished Floor	FIN. FL.	Vinyl Composite Tile	V.C.T.
Floor	FL.	Utility	UTIL.
Floor Drain	F.D.	Water Closet	W.C.
Fluorescent	FLUOR.	With	W/
Foot / Feet	FT.	Without	W/O
Galvanized	GALV.	Wood	WD.
Gypsum Wall Board	G.W.B.		
Hardware	HDWR.		
Height	HT.		
Hollow Metal	H.M.		
Horizontal	HORIZ.		
Insulation	INSUL.		
Laminated	LAM.		
Lavatory	LAV.		
Left Hand	L.H.		
Masonry Opening	M.O.		
Maximum	MAX.		
Mechanical	MECH.		
Metal	MTL.		
Minimum	MIN.		
Mounted	MTD.		
Necessary	NEC.		

REQUIRED SPECIAL INSPECTIONS (FROM FORM TR-1)

The following Special Inspections and/or Progress Inspections must be performed in accordance with the New York City Construction Codes and 1 RCNY 101-06 Rule. Inspections must be performed by a third-party Special Inspection Agency qualified, registered, and insured to do such work.

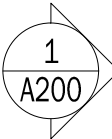
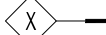
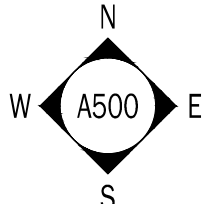
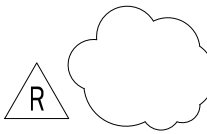
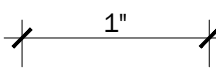
The third-party Special Inspection Agents or Agencies retained by the Owner, Construction Manager, or General Contractor to perform the Special Inspections and/or Progress Inspections must be acceptable to the Architect of Record.

SPECIAL INSPECTION ITEMS

Y	Special Inspections	Code/Section
☒	Structural Steel - Welding	BC 1704.3.3
☒	Structural Steel - Details	BC 1704.3.4
☒	Structural Cold-Formed Steel	BC 1704.3.5
☒	Concrete - Cast-in-Place	BC 1704.4
☒	Masonry	BC 1704.5
☒	Mechanical Systems	BC 1704.16
☒	Structural Stability - Existing Buildings	BC 1704.20.1
☒	Fire-resistant Penetrations and Joints	BC 1704.21
☒	Energy Code Compliance Inspections	BC 110.3.3
☒	Fire-Resistance Rated Construction	BC 110.3.4
☒	Structural Steel High St. Bolting	BC 2204.2
☒	Alternative Material	BC 1704.13
☒	Footings and Foundation	BC 110.3.3

ROOM SIZE (S.F.)	*
LIGHT REQ'D (50%)	*
LIGHT PROVIDED	*
VENT. REQ'D (5%)	*
VENT. PROVIDED	*

**BUILDING CODE
NATURAL LIGHT
& VENTILATION
CALCULATIONS**

	DETAIL SYMBOL		DOOR TAG
	ELEVATION SYMBOL		WINDOW TAG
	SECTION SYMBOL		PARTITION TAG
	INTERIOR ELEVATION SYMBOL		REVISION TAG
	DATUM TAGS		ALIGN FINISHES
	DIMENSION		

NYCECC EXEMPTION & COMPLIANCE STATEMENT

To the best of my knowledge, belief and professional judgement, all work under this application (except as specified below) is exempt from the 2016 NYCECC in accordance with the fact that the work is an alteration of a state or national historic building: work in areas of the existing building are exempt from NYCECC compliance; however, to the best of my knowledge, belief and professional judgement the work proposed under this application related to the vertical enlargement is in compliance with the NYCECC

REQUIRED ENERGY CODE INSPECTIONS (FROM FORM TR-8)

Y	Progress Inspections	Table Reference in RCNY 5000-01 (h) (1) and (2)
☒	Insulation placement and R values	(IA2), (IIA2)
☒	Fenestration u-factor and product rating	(IA3), (IIA3)
☒	Fenestration Air Leakage	(IA4), (IIA4)
☒	Fenestration Areas	(IA5), (IIA5)
☒	Air sealing and insulation - visual	(IA6), (IIA6)
☒	Air sealing and insulation - testing	(IA7, IIA7)
☒	Interior Lighting Power	(IC2, IIC3)
☒	Exterior Lighting Power	(IC4)
☒	Lighting Controls	(IIC5)
☒	Electric Energy Consumption	(IIC1)(IC1)

FLOOD ZONE COMPLIANCE STATEMENT

This property is not located in a special flood hazard area (SFHA)

OWNER

PROJECT TEAM

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS

	DESCRIPTION	DATE
	DOB FILING	04.15.2020
	100% CD SET	06.10.2020
	100% CD SET	11.04.2021
	DOB PAA 1 FILING	11.19.2021
	DOB RESPONSE	12.22.2021
	PAA 2 SET	05.31.2022

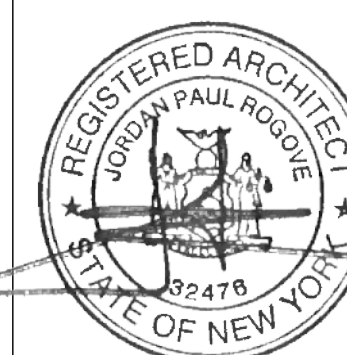
PROJECT NAME	
--------------	--

53 MERCER ST.
NEW YORK, NY 10013

DRAWING NAME

EGRESS AND OCCUPANCY PLANS

SEAL+SIGNATURE	DATE 05.31.2023
	PROJECT NUMBER 17.53
	DRAWING NUMBER
	G-102.02
NYC D.O.B. BSCAN	PAGE NUMBER © DXA studio 2018



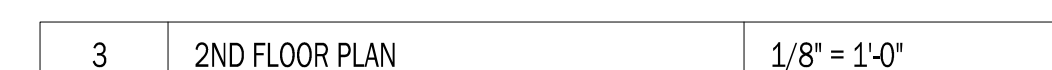
NYC D.O.B. BSCAN



FLOOR	USE GROUP	SF	FLOOR AREA PER OCCUPANT	TOTAL OCCUPANTS
CELLAR	UG6 MERCANTILE	1382 SF	25 SF	56
CELLAR	UG 6 MECHANICAL & UTILITY	452 SF	300 SF	2
TOTAL LOAD (OCCUPANTS)				58
STAIR EGRESS FACTOR - 0.30 INCHES PER OCCUPANT REQUIRED STAIR MINIMUM WIDTH (INCHES)				17.4
STAIR WIDTH PROVIDED (INCHES)				44
OTHER COMPONENTS EGRESS FACTOR - 0.20 INCHES PER OCCUPANT REQUIRED OTHER COMPONENTS MINIMUM WIDTH (INCHES)				11.6
DOOR WIDTH PROVIDED (INCHES)				36
1 WC PROVIDED FOR EVERY 500 OCCUPANTS (PC 403.1)				1



FLOOR	USE GROUP	SF	FLOOR AREA PER OCCUPANT	TOTAL OCCUPANTS
1ST	UG 6 MERCANTILE	1777 SF	25 SF	72
TOTAL LOAD (OCCUPANTS)				72
STAIR EGRESS FACTOR - 0.30 INCHES PER OCCUPANT REQUIRED STAIR MINIMUM WIDTH (INCHES)				21.6
STAIR WIDTH PROVIDED (INCHES)				44
OTHER COMPONENTS EGRESS FACTOR - 0.20 INCHES PER OCCUPANT REQUIRED OTHER COMPONENTS MINIMUM WIDTH (INCHES)				14.4
DOOR WIDTH PROVIDED (INCHES)				36
1 WC PROVIDED FOR EVERY 500 OCCUPANTS (PC 403.1)				1



FLOOR	USE GROUP	SF	FLOOR AREA PER OCCUPANT	TOTAL OCCUPANTS
2ND	UG 17 LIVE-WORK	1761 SF	200 SF	9
TOTAL LOAD (OCCUPANTS)				9
STAIR EGRESS FACTOR - 0.30 INCHES PER OCCUPANT REQUIRED STAIR MINIMUM WIDTH (INCHES)				2.7
STAIR WIDTH PROVIDED (INCHES)				44
OTHER COMPONENTS EGRESS FACTOR - 0.20 INCHES PER OCCUPANT REQUIRED OTHER COMPONENTS MINIMUM WIDTH (INCHES)				1.8
DOOR WIDTH PROVIDED (INCHES)				36
1 WC PROVIDED PER DWELLING UNIT (PC 403.1)				1

EGRESS AND OCCUPANCY NOTES

ONE (1) MEANS OF EGRESS PROVIDED PER 1938 BC SC26-273.0 (6.1.2.2.3). 3. "REQUIRED EXITS FROM FLOOR AREA"(2). That in structures with a floor area of twenty-five hundred square feet or less and seventy-five feet or less in height, only one required stairway need be provided when the occupancy on any floor above grade is one person for each fifty square feet or more of floor area and the egress facilities conform to the provision of section 26-292.0.



FLOOR	USE GROUP	SF	FLOOR AREA PER OCCUPANT	TOTAL OCCUPANTS
3RD	UG17 LIVE-WORK	1750 SF	200 SF	9
TOTAL LOAD (OCCUPANTS)				9
STAIR EGRESS FACTOR - 0.30 INCHES PER OCCUPANT REQUIRED STAIR MINIMUM WIDTH (INCHES)				2.7
STAIR WIDTH PROVIDED (INCHES)				44
OTHER COMPONENTS EGRESS FACTOR - 0.20 INCHES PER OCCUPANT REQUIRED OTHER COMPONENTS MINIMUM WIDTH (INCHES)				1.8
DOOR WIDTH PROVIDED (INCHES)				36
1 WC PROVIDED PER DWELLING UNIT (PC 403.1)				1



FLOOR	USE GROUP	SF	FLOOR AREA PER OCCUPANT	TOTAL OCCUPANTS
4TH+MEZZ	UG6 OFFICE	1153+427 SF	100 SF	12+5
TOTAL LOAD (OCCUPANTS)				17
STAIR EGRESS FACTOR - 0.30 INCHES PER OCCUPANT REQUIRED STAIR MINIMUM WIDTH (INCHES)				5.1
STAIR WIDTH PROVIDED (INCHES)				94
OTHER COMPONENTS EGRESS FACTOR - 0.20 INCHES PER OCCUPANT REQUIRED OTHER COMPONENTS MINIMUM WIDTH (INCHES)				3.4
DOOR WIDTH PROVIDED (INCHES)				36
1 WC PROVIDED FOR 1-20 OCCUPANTS (PG 403.1)				1



FLOOR	USE GROUP	SF	FLOOR AREA PER OCCUPANT	TOTAL OCCUPANTS
MEZZANINE	UG6 OFFICE	427 SF	100 SF	5
TOTAL LOAD (OCCUPANTS)				5
STAIR EGRESS FACTOR - 0.30 INCHES PER OCCUPANT REQUIRED STAIR MINIMUM WIDTH (INCHES)				1.5
STAIR WIDTH PROVIDED (INCHES)				94
OTHER COMPONENTS EGRESS FACTOR - 0.20 INCHES PER OCCUPANT REQUIRED OTHER COMPONENTS MINIMUM WIDTH (INCHES)				1.0
DOOR WIDTH PROVIDED (INCHES)				36

OWNER

PROJECT TEAM

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS

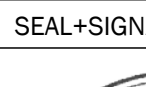
	DESCRIPTION	DATE
	DOB FILING	04.15.2020
	100% CD SET	06.10.2020
	100% CD SET	11.04.2021
	DOB PAA 1 FILING	11.19.2021
	DOB RESPONSE	12.22.2021
	PAA 2 SET	05.31.2022

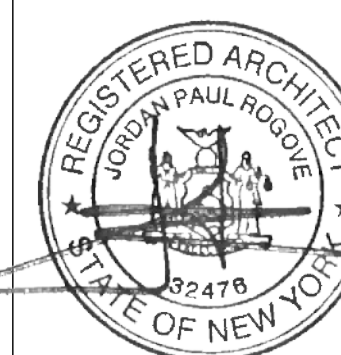
PROJECT NAME	
--------------	--

53 MERCER ST.
NEW YORK, NY 10013

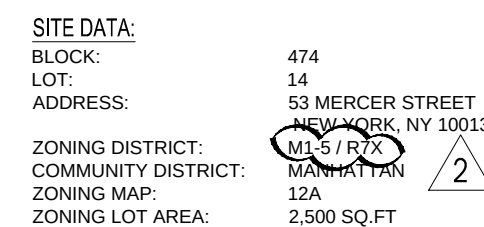
DRAWING NAME

ZONING DIAGRAM AND NOTES

SEAL+SIGNATURE	DATE	05.31.2023
	PROJECT NUMBER	17.5
	DRAWING NUMBER	
	Z-100.02	
	PAGE NUMBER	
	© DXA studio 2018	



NYC D.O.B. BSCAN



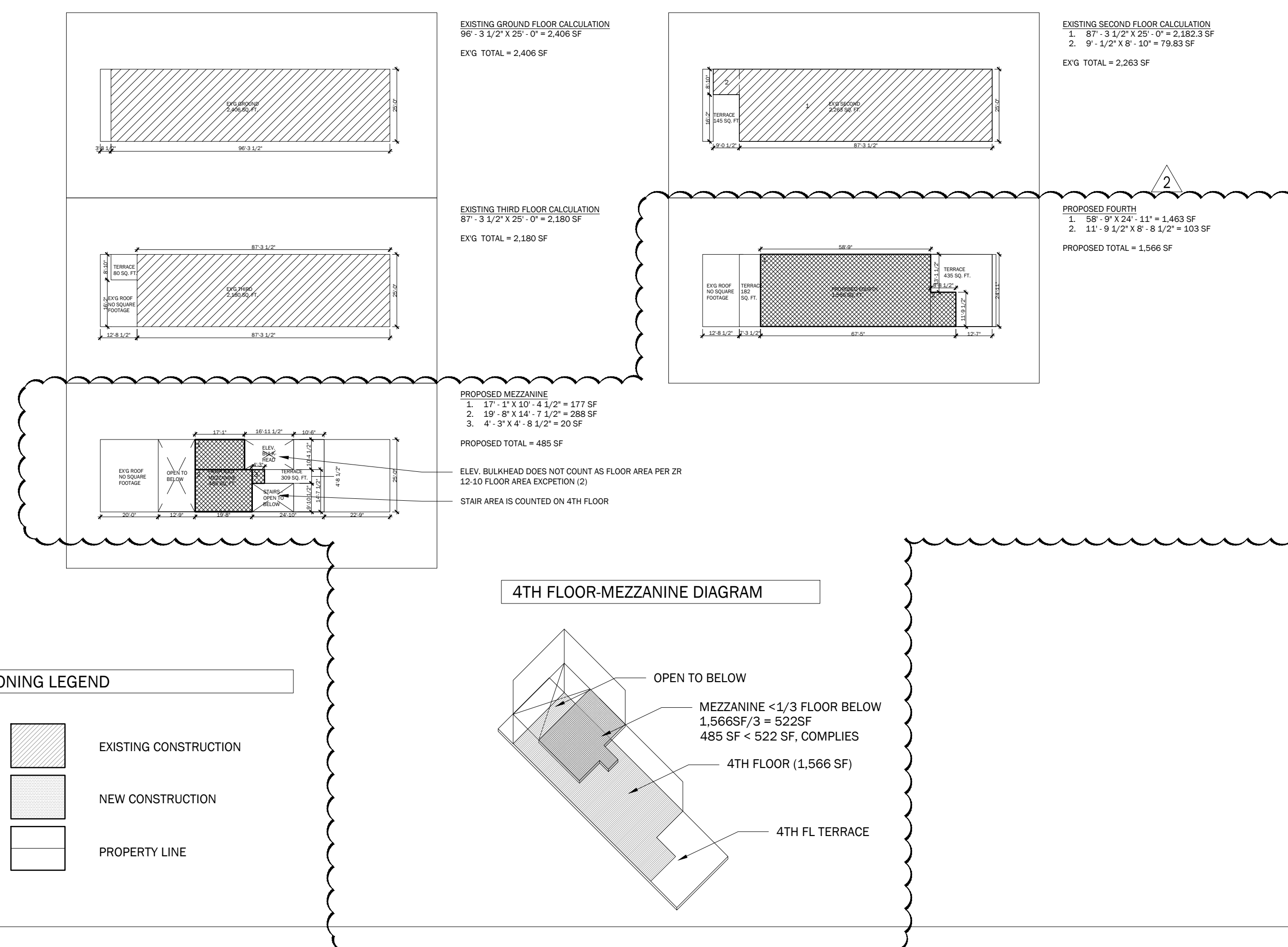
ZONING ANALYSIS TABLE

DR SECTION	ITEM	PERMITTED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE/LACK OF COMPLIANCE AND NOTES
ZR 42-10 ZR 42-14	PERMITTED USE	USE GROUP 6-14, 16-17	USE GROUP 6: COMMERCIAL USE GROUP 17: L.VJWA	USE GROUP 6: COMMERCIAL USE GROUP 17: L.VJWA	COMPLIES
ZR 43-02	STREET TREE PLANTING	1 STREET TREE PER 25'-0" OF FRONTAGE IF 20% OR MORE OF THE FLOOR AREA IS CONVERTED FROM MANUFACTURING USE TO COMMERCIAL/COMMUNITY FACILITY USE 25'0" ± 1 1 STREET TREE IS REQUIRED	0 TREE	1 TREE @ PROPOSED OFF-SITE	COMPLIES
ZR 43-12	MAXIMUM FLOOR AREA	MAXIMUM FLOOR AREA RATIO: 5.0 5,500 X 5.00 = 12,500 SQ.FT.	6,849 SQ.FT (NO DEDUCTIONS), 2.74 FAR	8,816 SQ.FT (<12,500 SQ.FT.), 3.54 FAR	COMPLIES
ZR 43-25	MINIMUM REQUIRED SIDE YARD	NO SIDE YARD IS REQUIRED. IF PROVIDED, IT SHALL BE DEPTH OF NO LESS THAN 8 FEET	0 FEET	0 FEET	COMPLIES
ZR 43-26	MINIMUM REQUIRED REAR YARD	REAR YARD WITH DEPTH OF NO LESS THAN 20 FEET	REAR YARD OF 13'-0" @ 2FLR AND 3FLR (EXISTING NON-COMPLIANCE)	- REAR YARD OF 20'-0" @ NEW PENTHOUSE - REAR YARD OF 13'-0" @ 2FLR AND 3FLR	-> COMPLIES -> EXISTING NON-COMPLIANCE
ZR 43-23	PERMITTED OBSTRUCTIONS	REAR YARD NOT REQUIRED UP TO HEIGHT OF 23 FEET	REAR YARD OF 4'-0" @ 1FLR (< 23 FT. COMPLIANT)	- REAR YARD OF 4'-0" @ 1FLR (< 23 FT. EXISTING)	-> EXISTING COMPLIANT (43-23)
143-240(1)	BUDG HEIGHT / REQ SETBACK	MIN. BASE HEIGHT: 60' ± CAN VARY B/W ACQ. BUILDING AND MIN. BASE HEIGHT IN HISTORIC DISTRICTS. MAX. BASE HEIGHT: 105' MAX. BUILDING HEIGHT: 145' 15' FRONT SETBACK	3 STORES, 36'-10" HIGH	4 STORES, 56'-11" HIGH STREET WALL, 36'-10" HIGH	COMPLIES COMPLIES
ZR 44-20 ZR 13-41	REQ ACCESSORY OFF-STREET PARKING	NONE REQUIRED FOR USE GROUP 6 NONE REQUIRED FOR ANY DEVELOPMENT OR ENLARGEMENT	NONE EXISTING PARKING	NONE PARKING PROPOSED	COMPLIES
ZR 13-35 (C)	LOADING	WAIVED FOR LANDMARK BUILDINGS	NONE EXISTING LOADING	NO LOADING PROPOSED	COMPLIES
ZR 23-02 (g)(2)(3)(5)	PERMITTED OBSTRUCTIONS	(2) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ON ALL SIDES (3) SUCH OBSTRUCTIONS AND SCREENING ARE CONTAINED WITHIN A VOLUME THAT COMPLIES WITH ONE OF THE FOLLOWING: (i) THE PRODUCT, IN SQUARE FEET, OF THE AGGREGATE WIDTH OF STREET WALLS OF SUCH OBSTRUCTIONS FACING EACH STREET FRONTAGE, TIMES THEIR AVERAGE HEIGHT, SHALL NOT EXCEED AN AREA EQUAL TO EIGHT FEET TIMES THE WIDTH, IN FEET, OF THE STREET WALL; OR (ii) THE BUILDING FACING SUCH STREETAGE	NONE EXISTING MECH SCREEN	7 HIGH MECH SCREEN TO COVER EQUIPMENTS 7 X 9 = 63SF < 25 X 8 = 203SF	COMPLIES COMPLIES

COMMERCIAL

FLOOR	FLOOR AREA				USE		COMMERCIAL ZONING FLOOR AREA	RESIDENTIAL ZONING FLOOR AREA
	EXISTING GROSS FLOOR AREA	PROPOSED GROSS FLOOR AREA	PROPOSED MECHANICAL FLOOR AREA	PROPOSED ZONING FLOOR AREA	EXISTING PERMITTED USE	PROPOSED USE		
CELLAR	2,519 SQ.FT.	2,519 SQ.FT.	0 SQ.FT.	0 SQ.FT.	USE GROUP 6 ACCESSORY USES	USE GROUP 6	0 SQ.FT.	0 SQ.FT.
GROUND FLOOR	2,406 SQ.FT.	2,406 SQ.FT.	21 SQ.FT.	2,385 SQ.FT.	USE GROUP 6	USE GROUP 6	2,385 SQ.FT.	0 SQ.FT.
2ND FLOOR	2,263 SQ.FT.	2,263 SQ.FT.	21 SQ.FT.	2,242 SQ.FT.	USE GROUP 17	USE GROUP 17	0 SQ.FT.	2,242 SQ.FT.
3RD FLOOR	2,180 SQ.FT.	2,180 SQ.FT.	21 SQ.FT.	2,159 SQ.FT.	USE GROUP 17	USE GROUP 17	0 SQ.FT.	2,159 SQ.FT.
4TH FLOOR	N/A	1,586 SQ.FT.	21 SQ.FT.	1,565 SQ.FT.	N/A	USE GROUP 6	1,545 SQ.FT.	0 SQ.FT.
MEZZANINE	N/A	485 SQ.FT.	0 SQ.FT.	485 SQ.FT.	N/A	USE GROUP 6	485 SQ.FT.	0 SQ.FT.
TOTAL	9,368 SQ.FT.	11,419 SQ.FT.	84 SQ.FT.	8,816 SQ.FT.			4,415 SQ.FT.	4,401 SQ.FT.

ZONING FLOOR AREA CALCS



ZONING LEGEND





ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF DXA STUDIO WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE CREATED, EVOLVED, DEVELOPED AND PRODUCED SOLELY FOR USE ON AND IN CONNECTION WITH THIS PROJECT AND MAY NOT BE DISCLOSED OR GIVEN TO OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF DXA STUDIO.

OWNER
MERCER SUNSHINE LLC
PO Box 20933
New York, NY 10023
T 917 662 4337

PROJECT TEAM
STRUCTURAL CONSULTANT
Blue Sky Design
121 West 27th Street, Suite 904
New York, NY 10001
T 646 230 9900
F 646 230 7400

MEP ENGINEER
B2 Engineering DPC
108 West 39th Street 15th floor
New York, NY 10018
T 212 658 0203

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS		
DESCRIPTION	DATE	
DOB FILING	04.15.2020	
100% CD SET	06.10.2020	
100% CD SET	11.04.2021	
DOB PAA 1 FILING	11.19.2021	
DOB RESPONSE	12.22.2021	
PAA 2 SET	05.31.2022	

PROJECT NAME

53 MERCER ST.
NEW YORK, NY 10013

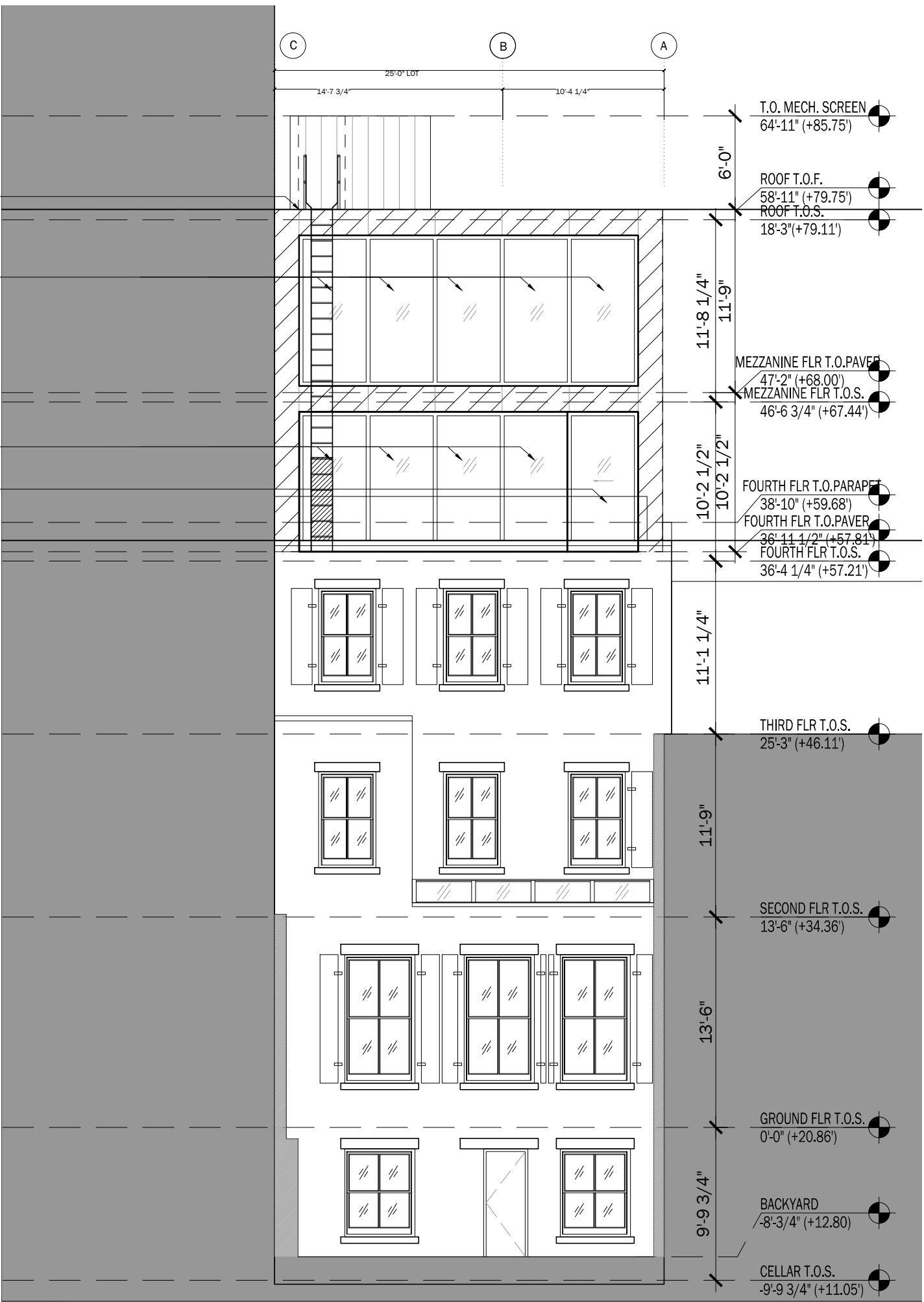
DRAWING NAME

ENERGY CODE COMPLIANCE
ELEVATIONS

SEAL+SIGNATURE	DATE	05.31.2022
	PROJECT NUMBER	17.55
	DRAWING NUMBER	
	PAGE NUMBER	EN-001.02
	© DXA studio 2018	
NYC D.O.B. BSCAN		



EAST ELEVATION WALL ASSEMBLY AND AREA		
TAG	FLOOR	AREA
MT1	4TH	97 SF
WG1	4TH	123 SF
WG2	4TH	72 SF
DG1	4TH	27SF
MT1	MEZZ	104 SF
WG1	MEZZ	131 SF
WG2	MEZZ	132 SF
DG1	MEZZ	30 SF

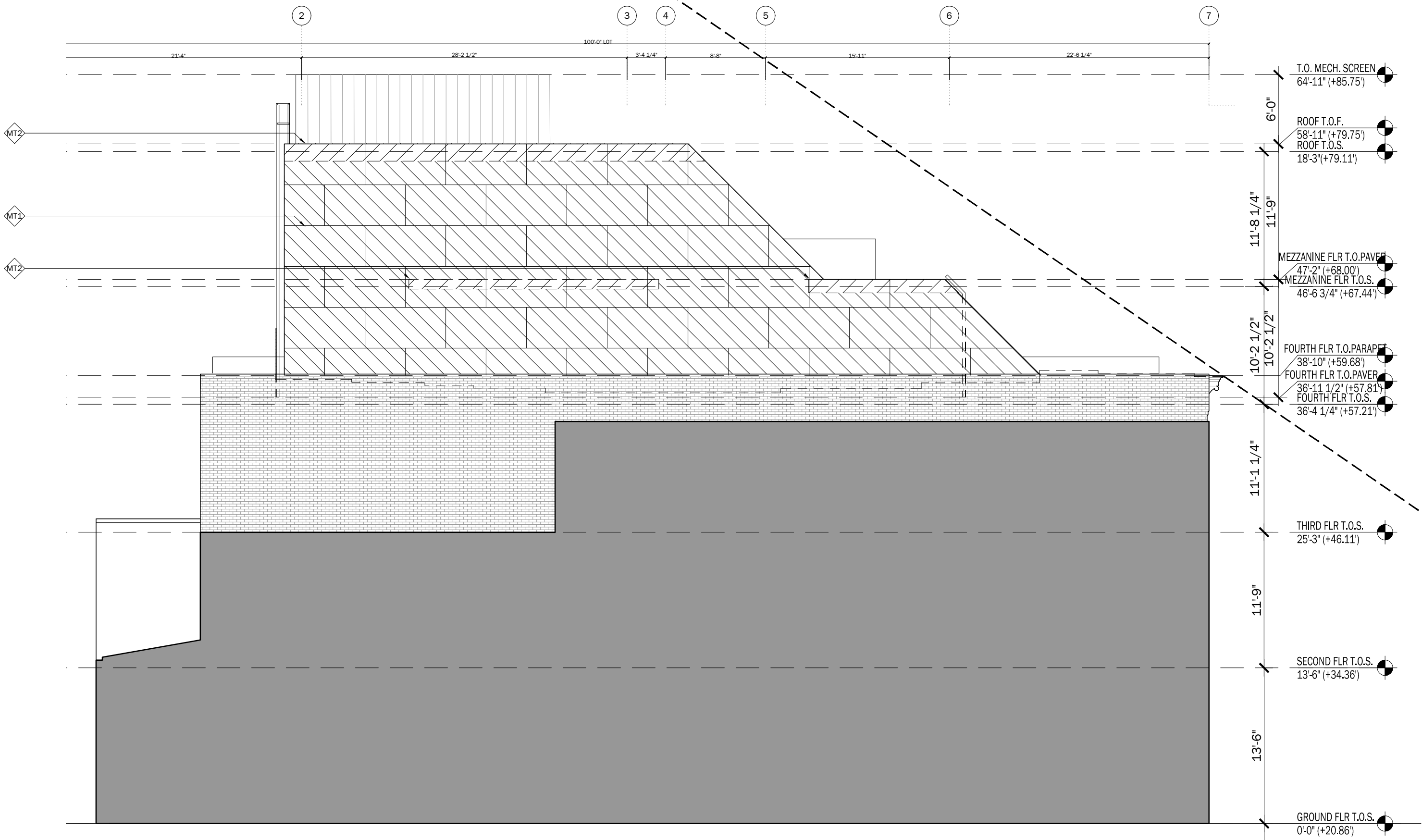


WEST ELEVATION WALL ASSEMBLY AND AREA		
TAG	FLOOR	AREA
MT1	4TH+MEZZ	142 SF
WG1	4TH	154 SF
DG1	4TH	41 SF
WG1	MEZZ	210 SF

2 WEST ELEVATION 1/8" = 1'-0"

SOUTH ELEVATION WALL ASSEMBLY AND AREA		
TAG	FLOOR	AREA
MT1	4TH + MEZZ	899 SF
MT2	MEZZ SLAB	32 SF
MT2	ROOF SLAB	54 SF

NORTH ELEVATION PARTY WALL ASSEMBLY AND AREA		
TAG	FLOOR	AREA
PW1	4TH + MEZZ	899 SF
PW2	MEZZ SLAB	32 SF
PW2	ROOF SLAB	54 SF



1 SOUTH ELEVATION 1/8" = 1'-0"

OWNER
MERCER SUNSHINE LLC PO Box 20933 New York, NY 10023 T 917 662 4337

PROJECT TEAM
STRUCTURAL CONSULTANT Blue Sky Design 121 West 27th Street, Suite 904 New York, NY 10001 T 646 230 9900 F 646 230 7400

MEP ENGINEER
B2 Engineering DPC
108 West 39th Street 15th floor
New York, NY 10018
T 212 658 0203

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS		
	DESCRIPTION	DATE
	DOB FILING	04.15.2020
	100% CD SET	06.10.2020
	100% CD SET	11.04.2021
	DOB PAA 1 FILING	11.19.2021
	DOB RESPONSE	12.22.2021
	PAA 2 SET	05.31.2022

PROJECT NAME

53 MERCER ST.
NEW YORK, NY 10013

DRAWING NAME

ENERGY CODE COMPLIANCE
ELEVATIONS

SEAL & SIGNATURE	DATE	05.31.2022
	PROJECT NUMBER	17.55
	DRAWING NUMBER	
	EN-002.02	
	PAGE NUMBER	
	© DXA studio 2018	

NYC D.O.B. BSCAN

SECTION	MT1 METAL PANEL STUD - TYPICAL	<table> <tr> <th>ELEMENT</th><th>THICKNESS</th><th>R-VALUE</th></tr> <tr> <td>EXTERIOR AIR FILM</td><td>NA</td><td>0.17</td></tr> <tr> <td>ALUMINUM COMPOSITE</td><td>1/4"</td><td>0.61</td></tr> <tr> <td>AIR SPACE</td><td>1 1/2"</td><td>0.93</td></tr> <tr> <td>RIGID INSULATION</td><td>3"</td><td>15</td></tr> <tr> <td>EXT FIBER BOARD OVER STUD @ 16" O.C.</td><td>5/8"</td><td>1.32</td></tr> <tr> <td>FIBER GLASS BATT INS</td><td>6"</td><td>19</td></tr> <tr> <td>INTERIOR GWB X 2</td><td>5/8"</td><td>1.12</td></tr> <tr> <td>INTERIOR AIR FILM</td><td>NA</td><td>0.68</td></tr> <tr> <td colspan="2">ASSEMBLY R-VALUE</td><td>39.39</td></tr> <tr> <td colspan="2">ASSEMBLY U-VALUE</td><td>0.025</td></tr> </table>	ELEMENT	THICKNESS	R-VALUE	EXTERIOR AIR FILM	NA	0.17	ALUMINUM COMPOSITE	1/4"	0.61	AIR SPACE	1 1/2"	0.93	RIGID INSULATION	3"	15	EXT FIBER BOARD OVER STUD @ 16" O.C.	5/8"	1.32	FIBER GLASS BATT INS	6"	19	INTERIOR GWB X 2	5/8"	1.12	INTERIOR AIR FILM	NA	0.68	ASSEMBLY R-VALUE		39.39	ASSEMBLY U-VALUE		0.025			
ELEMENT	THICKNESS	R-VALUE																																				
EXTERIOR AIR FILM	NA	0.17																																				
ALUMINUM COMPOSITE	1/4"	0.61																																				
AIR SPACE	1 1/2"	0.93																																				
RIGID INSULATION	3"	15																																				
EXT FIBER BOARD OVER STUD @ 16" O.C.	5/8"	1.32																																				
FIBER GLASS BATT INS	6"	19																																				
INTERIOR GWB X 2	5/8"	1.12																																				
INTERIOR AIR FILM	NA	0.68																																				
ASSEMBLY R-VALUE		39.39																																				
ASSEMBLY U-VALUE		0.025																																				
SECTION	MT2 METAL PANEL STRUCTURE - SLAB ESGE	<table> <tr> <th>ELEMENT</th><th>THICKNESS</th><th>R-VALUE</th></tr> <tr> <td>EXTERIOR AIR FILM</td><td>NA</td><td>0.17</td></tr> <tr> <td>ALUMINUM COMPOSITE</td><td>1/4"</td><td>0.61</td></tr> <tr> <td>AIR SPACE</td><td>1 1/2"</td><td>0.93</td></tr> <tr> <td>RIGID INSULATION</td><td>3"</td><td>15</td></tr> <tr> <td>INTERIOR AIR FILM</td><td>NA</td><td>0.68</td></tr> <tr> <td colspan="2">ASSEMBLY R-VALUE</td><td>17.39</td></tr> <tr> <td colspan="2">ASSEMBLY U-VALUE</td><td>0.057</td></tr> </table>	ELEMENT	THICKNESS	R-VALUE	EXTERIOR AIR FILM	NA	0.17	ALUMINUM COMPOSITE	1/4"	0.61	AIR SPACE	1 1/2"	0.93	RIGID INSULATION	3"	15	INTERIOR AIR FILM	NA	0.68	ASSEMBLY R-VALUE		17.39	ASSEMBLY U-VALUE		0.057												
ELEMENT	THICKNESS	R-VALUE																																				
EXTERIOR AIR FILM	NA	0.17																																				
ALUMINUM COMPOSITE	1/4"	0.61																																				
AIR SPACE	1 1/2"	0.93																																				
RIGID INSULATION	3"	15																																				
INTERIOR AIR FILM	NA	0.68																																				
ASSEMBLY R-VALUE		17.39																																				
ASSEMBLY U-VALUE		0.057																																				
SECTION	PW1 PARTY WALL CMU - TYPICAL	<table> <tr> <th>ELEMENT</th><th>THICKNESS</th><th>R-VALUE</th></tr> <tr> <td>INTERIOR AIR FILM</td><td>NA</td><td>0.68</td></tr> <tr> <td>RIGID INSULATION</td><td>3"</td><td>15</td></tr> <tr> <td>CONCRETE MASONRY UNIT</td><td>8"</td><td>1.11</td></tr> <tr> <td>MINERAL WOOL BATT INS</td><td>3 1/2"</td><td>15</td></tr> <tr> <td>INTERIOR GWB</td><td>5/8"</td><td>0.56</td></tr> <tr> <td>INTERIOR AIR FILM</td><td>NA</td><td>0.68</td></tr> <tr> <td colspan="2">ASSEMBLY R-VALUE</td><td>33.03</td></tr> <tr> <td colspan="2">ASSEMBLY U-VALUE</td><td>0.030</td></tr> </table>	ELEMENT	THICKNESS	R-VALUE	INTERIOR AIR FILM	NA	0.68	RIGID INSULATION	3"	15	CONCRETE MASONRY UNIT	8"	1.11	MINERAL WOOL BATT INS	3 1/2"	15	INTERIOR GWB	5/8"	0.56	INTERIOR AIR FILM	NA	0.68	ASSEMBLY R-VALUE		33.03	ASSEMBLY U-VALUE		0.030									
ELEMENT	THICKNESS	R-VALUE																																				
INTERIOR AIR FILM	NA	0.68																																				
RIGID INSULATION	3"	15																																				
CONCRETE MASONRY UNIT	8"	1.11																																				
MINERAL WOOL BATT INS	3 1/2"	15																																				
INTERIOR GWB	5/8"	0.56																																				
INTERIOR AIR FILM	NA	0.68																																				
ASSEMBLY R-VALUE		33.03																																				
ASSEMBLY U-VALUE		0.030																																				
SECTION	PW2 PARTY WALL CMU - TYPICAL	<table> <tr> <th>ELEMENT</th><th>THICKNESS</th><th>R-VALUE</th></tr> <tr> <td>INTERIOR AIR FILM</td><td>NA</td><td>0.68</td></tr> <tr> <td>RIGID INSULATION</td><td>3"</td><td>15</td></tr> <tr> <td>CONCRETE MASONRY UNIT</td><td>8"</td><td>1.11</td></tr> <tr> <td>INTERIOR AIR FILM</td><td>NA</td><td>0.68</td></tr> <tr> <td colspan="2">ASSEMBLY R-VALUE</td><td>18.03</td></tr> <tr> <td colspan="2">ASSEMBLY U-VALUE</td><td>0.055</td></tr> </table>	ELEMENT	THICKNESS	R-VALUE	INTERIOR AIR FILM	NA	0.68	RIGID INSULATION	3"	15	CONCRETE MASONRY UNIT	8"	1.11	INTERIOR AIR FILM	NA	0.68	ASSEMBLY R-VALUE		18.03	ASSEMBLY U-VALUE		0.055															
ELEMENT	THICKNESS	R-VALUE																																				
INTERIOR AIR FILM	NA	0.68																																				
RIGID INSULATION	3"	15																																				
CONCRETE MASONRY UNIT	8"	1.11																																				
INTERIOR AIR FILM	NA	0.68																																				
ASSEMBLY R-VALUE		18.03																																				
ASSEMBLY U-VALUE		0.055																																				
SECTION	RA1 PARADIENE 20/30 - C-JOISTS - TYPICAL	<table> <tr> <th>ELEMENT</th><th>THICKNESS</th><th>R-VALUE</th></tr> <tr> <td>EXTERIOR AIR FILM</td><td>NA</td><td>0.17</td></tr> <tr> <td>PARADIENE SYSTEM 20/30</td><td>NA</td><td>0.64</td></tr> <tr> <td>EXT FIBER BOARD</td><td>1/2"</td><td>0.83</td></tr> <tr> <td>RIGID INSULATION</td><td>6"</td><td>30</td></tr> <tr> <td>EXT SHEATHING OV C-JOISTS @ 16" O.C.</td><td>5/8"</td><td>0.56</td></tr> <tr> <td>PLYWOOD OV C-JOISTS @ 16" O.C.</td><td>3/4"</td><td>0.94</td></tr> <tr> <td>INTERIOR GWB X 1</td><td>5/8"</td><td>0.56</td></tr> <tr> <td>INTERIOR CEILING AIR FILM</td><td>NA</td><td>0.61</td></tr> <tr> <td colspan="2">ASSEMBLY R-VALUE</td><td>33.34</td></tr> <tr> <td colspan="2">ASSEMBLY U-VALUE</td><td>0.029</td></tr> </table>	ELEMENT	THICKNESS	R-VALUE	EXTERIOR AIR FILM	NA	0.17	PARADIENE SYSTEM 20/30	NA	0.64	EXT FIBER BOARD	1/2"	0.83	RIGID INSULATION	6"	30	EXT SHEATHING OV C-JOISTS @ 16" O.C.	5/8"	0.56	PLYWOOD OV C-JOISTS @ 16" O.C.	3/4"	0.94	INTERIOR GWB X 1	5/8"	0.56	INTERIOR CEILING AIR FILM	NA	0.61	ASSEMBLY R-VALUE		33.34	ASSEMBLY U-VALUE		0.029			
ELEMENT	THICKNESS	R-VALUE																																				
EXTERIOR AIR FILM	NA	0.17																																				
PARADIENE SYSTEM 20/30	NA	0.64																																				
EXT FIBER BOARD	1/2"	0.83																																				
RIGID INSULATION	6"	30																																				
EXT SHEATHING OV C-JOISTS @ 16" O.C.	5/8"	0.56																																				
PLYWOOD OV C-JOISTS @ 16" O.C.	3/4"	0.94																																				
INTERIOR GWB X 1	5/8"	0.56																																				
INTERIOR CEILING AIR FILM	NA	0.61																																				
ASSEMBLY R-VALUE		33.34																																				
ASSEMBLY U-VALUE		0.029																																				
SECTION	RA2 PRE-FAB PAVERS - C-JOISTS - TYPICAL	<table> <tr> <th>ELEMENT</th><th>THICKNESS</th><th>R-VALUE</th></tr> <tr> <td>EXTERIOR AIR FILM</td><td>NA</td><td>0.17</td></tr> <tr> <td>PRE-FAB PAVERS</td><td>3/4"</td><td>NA</td></tr> <tr> <td>AIR SPACE</td><td>4 1/2"</td><td>2.73</td></tr> <tr> <td>RIGID INSULATION</td><td>1" MIN.</td><td>5 MIN.</td></tr> <tr> <td>KINGSPAN OPTIM-R INSULATION</td><td>1"</td><td>28-32</td></tr> <tr> <td>EXT SHEATHING OV C-JOISTS @ 16" O.C.</td><td>5/8"</td><td>0.56</td></tr> <tr> <td>PLYWOOD OV C-JOISTS @ 16" O.C.</td><td>3/4"</td><td>0.94</td></tr> <tr> <td>INTERIOR GWB X 1</td><td>5/8"</td><td>0.56</td></tr> <tr> <td>INTERIOR CEILING AIR FILM</td><td>NA</td><td>0.61</td></tr> <tr> <td colspan="2">ASSEMBLY R-VALUE</td><td>38.90</td></tr> <tr> <td colspan="2">ASSEMBLY U-VALUE</td><td>0.025</td></tr> </table>	ELEMENT	THICKNESS	R-VALUE	EXTERIOR AIR FILM	NA	0.17	PRE-FAB PAVERS	3/4"	NA	AIR SPACE	4 1/2"	2.73	RIGID INSULATION	1" MIN.	5 MIN.	KINGSPAN OPTIM-R INSULATION	1"	28-32	EXT SHEATHING OV C-JOISTS @ 16" O.C.	5/8"	0.56	PLYWOOD OV C-JOISTS @ 16" O.C.	3/4"	0.94	INTERIOR GWB X 1	5/8"	0.56	INTERIOR CEILING AIR FILM	NA	0.61	ASSEMBLY R-VALUE		38.90	ASSEMBLY U-VALUE		0.025
ELEMENT	THICKNESS	R-VALUE																																				
EXTERIOR AIR FILM	NA	0.17																																				
PRE-FAB PAVERS	3/4"	NA																																				
AIR SPACE	4 1/2"	2.73																																				
RIGID INSULATION	1" MIN.	5 MIN.																																				
KINGSPAN OPTIM-R INSULATION	1"	28-32																																				
EXT SHEATHING OV C-JOISTS @ 16" O.C.	5/8"	0.56																																				
PLYWOOD OV C-JOISTS @ 16" O.C.	3/4"	0.94																																				
INTERIOR GWB X 1	5/8"	0.56																																				
INTERIOR CEILING AIR FILM	NA	0.61																																				
ASSEMBLY R-VALUE		38.90																																				
ASSEMBLY U-VALUE		0.025																																				

1	WALL SECTIONS	1" = 1'-0"
---	---------------	------------



ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF DXA STUDIO WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE CREATED, EVOLVED, DEVELOPED AND PRODUCED SOLELY FOR USE ON AND IN CONNECTION WITH THIS PROJECT AND MAY NOT BE DISCLOSED OR GIVEN TO OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF DXA STUDIO.

OWNER

MERCER SUNSHINE LLC
PO Box 20933
New York, NY 10023
T 917 662 4337

PROJECT TEAM

STRUCTURAL CONSULTANT
Blue Sky Design
121 West 27th Street, Suite 904
New York, NY 10001
T 646 230 9900
F 646 230 7400

MEP ENGINEER
B2 Engineering DPC
108 West 39th Street 15th floor
New York, NY 10018
T 212 658 0203

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS

DESCRIPTION	DATE
DOB FILING	04.15.2020
100% CD SET	06.10.2020
100% CD SET	11.04.2021
DOB PAA 1 FILING	11.19.2021
DOB RESPONSE	12.22.2021
PAA 2 SET	05.31.2022

PROJECT NAME

53 MERCER ST.
NEW YORK, NY 10013

DRAWING NAME

ENERGY CODE
ENVELOPE PLANS

SEAL+SIGNATURE

DATE 05.31.2022

PROJECT NUMBER 17.55

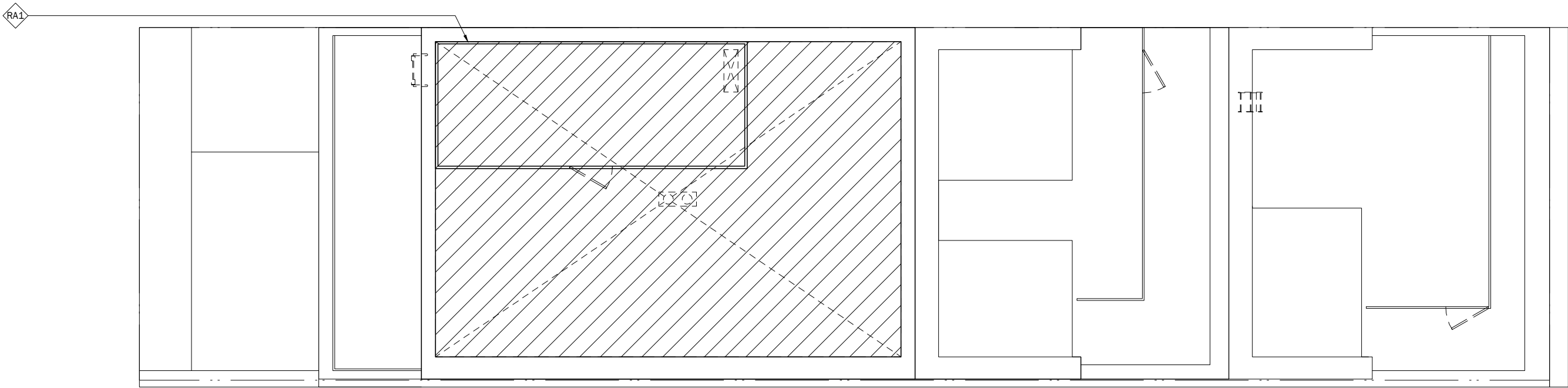
DRAWING NUMBER

EN-003.02

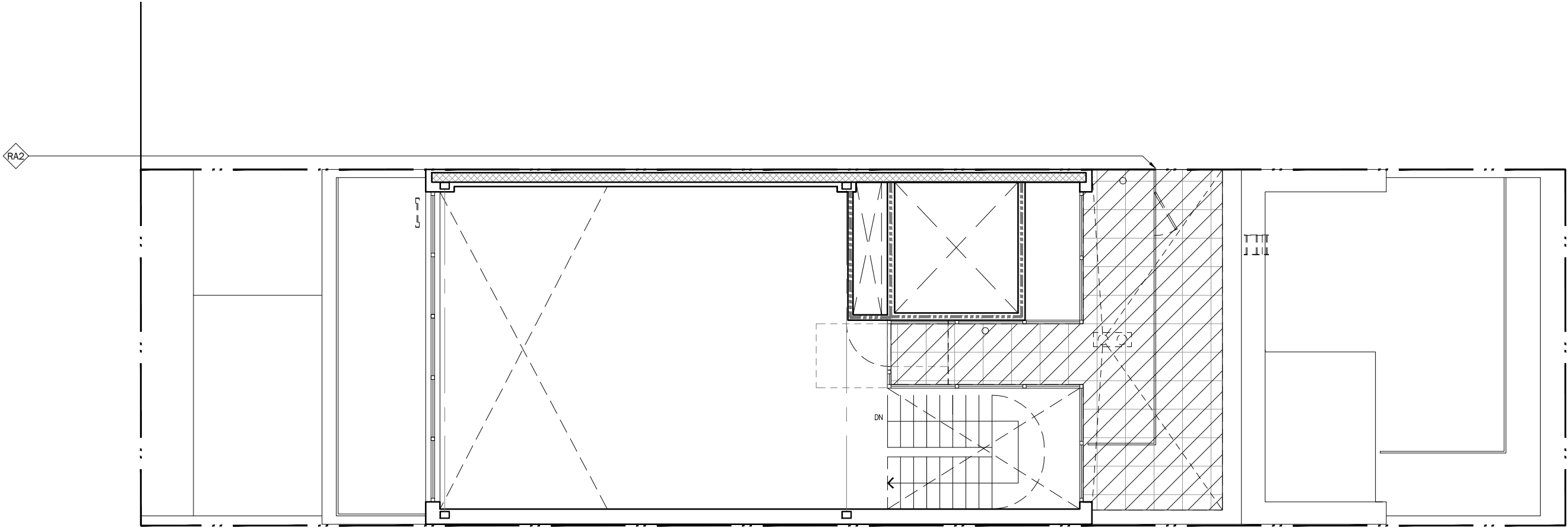
PAGE NUMBER

© DXA studio 2018

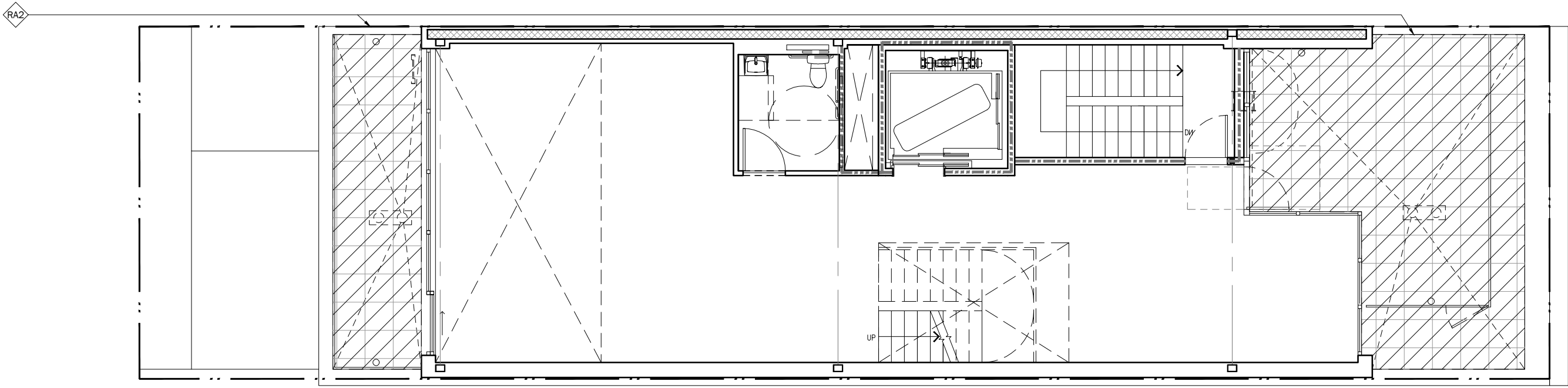
NYC D.O.B. BSCAN



1 ROOF PLAN 1/8" = 1'-0"



1 MEZZANINE FLOOR PLAN 1/8" = 1'-0"



1 4TH FLOOR PLAN 1/8" = 1'-0"

ROOF ASSEMBLY AND AREA		
TAG	FLOOR	AREA
RA2	4TH (FRONT)	365 SF
RA2	4TH (REAR)	149 SF
RA2	5TH	290 SF
RA1	ROOF	738 SF

OWNER

PROJECT TEAM

MEP ENGINEER
B2 Engineering DPC
108 West 39th Street 15th floor
New York, NY 10018
T 212 658 0203

REVISIONS

	DESCRIPTION	DATE
	DOB FILING	04.15.2020
	100% CD SET	06.10.2020
	100% CD SET	11.04.2021
	DOB PAA 1 FILING	11.19.2021
	DOB RESPONSE	12.22.2021
	PAA 2 SET	05.31.2022

PROJECT NAME

53 MERCER ST.
NEW YORK, NY 10013

DRAWING NAME

ENERGY CODE COMPLIANCE COMCHECK

SEAL +SIGNATURE	DATE	05.31.2021
-----------------	------	------------

	PROJECT NUMBER	17 55
--	----------------	-------

DRAWING NUMBER



EN-004.02

PAGE NUMBER

© DYA studio 2018

NYC D.O.B. BSCAN

COMcheck Software Version COMcheckWeb and

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2016 New York City Energy Conservation Code
 Project Title: 53 Mercer St
 Project Type: Addition
 Exterior Lighting Zone: 4 (High activity metropolitan commercial district (LZ4))

Construction Site:
 53 Mercer Street
 New York, New York

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Fixture	D Tradable Wattage	E Allowed Watts (B X C X D)
4th Rear Terrace (Plaza area)	149 ft ²	0.2	Yes	30
4th Front Terrace (Plaza area)	365 ft ²	0.2	Yes	73
Mezz Terrace (Plaza area)	290 ft ²	0.2	Yes	58
Total Tradable Watts (a) =				161
Total Allowed Watts =				161
Total Allowed Supplemental Watts (b) =				1300

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.

(b) A supplemental allowance equal to 1300 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
4th Rear Terrace (Plaza area, 149 ft ²): Tradable Wattage LED: XKD1: LED Other Fixture Unit 6.5W:	1	2	6	12
4th Front Terrace (Plaza area, 365 ft ²): Tradable Wattage LED: XKD1: LED Other Fixture Unit 6.5W:	1	2	6	12
Mezz Terrace (Plaza area, 290 ft ²): Tradable Wattage LED: XKD1: LED Other Fixture Unit 6.5W:	1	2	6	12
Total Tradable Proposed Watts =				36

Exterior Lighting PASSES: Design 98% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2016 New York City Energy Conservation Code requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name: Title

Signature

Date

Project Title: 53 Mercer St

Data filename:

Report date: 05/31/22

Page 4 of 12

Section # & Req. ID	Footings / Foundation Inspection	Complies?	Comments/Assumptions
C303.2.1 [FO6]	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
Additional Comments/Assumptions:			
1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)			

Project Title:

53 Mercer Street

Report date: 08/08/19

Data filename:

Page 8 of 13

Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 [FR12]¹	Fenestration products rated in accordance with NFRC.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C303.1.3 [FR13]¹	Fenestration products are certified as to performance labels or certificates provided.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C402.4.3 [FR10]¹	Vertical fenestration SHGC value.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
C402.4.3.4 [FR8]¹	Vertical fenestration U-Factor.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
C402.4.4 [FR14]²	U-factor of opaque doors associated with the building thermal envelope meets requirements.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
C402.5.1 [FR16]¹	The building envelope contains a continuous air barrier that is sealed in an approved manner and either constructed or tested in an approved manner. Air barrier penetrations are sealed in an approved manner.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C402.5.2, C402.5.4 [FR18]¹	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C402.5.7 [FR17]¹	Vestibules are installed on all building entrances. Doors have self-closing devices.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)

2 Medium Impact (Tier 2)

3 Low Impact (Tier 3)

Project Title: 53 Mercer StreetReport date: 08/08/19
Data filename:Page 9 of 13

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.5.5, C403.2.4.3 [ME3]¹	Stair and elevator shaft vents have motorized dampers that automatically close.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C402.5.5, C403.2.4.3 [ME5B]¹	Outdoor air and exhaust systems have motorized dampers that automatically shut when not in use and meet maximum leakage rates. Check gravity dampers where allowed.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)

2 Medium Impact (Tier 2)

3 Low Impact (Tier 3)

Project Title: 53 Mercer StreetReport date: 08/08/19
Data filename:Page 10 of 13

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1 [EL13]¹	Lighting controls installed to uniformly reduce the lighting load by at least 50%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.1 [EL18]¹	Occupancy sensors installed in required spaces.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.1, C405.2.2.3 [EL23]¹	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.2.1 [EL22]¹	Automatic controls to shut off all building lighting installed in all buildings.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.3 [EL16]²	Daylight zones provided with individual controls that control the lights independent of general area lighting.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.3.1, C405.2.3.2 [EL20]¹	Primary sidelighted areas are equipped with required lighting controls.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.3.1, C405.2.3.3 [EL21]¹	Enclosed spaces with daylight area under skylights and rooftop monitors are equipped with required lighting controls.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.4 [EL4]¹	Separate lighting control devices for specific uses installed per approved lighting plans.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.4 [EL8]¹	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.2.5 [EL25]¹¹¹	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.3 [EL6]¹	Exit signs do not exceed 5 watts per face.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)

2 Medium Impact (Tier 2)

3 Low Impact (Tier 3)

Project Title: 53 Mercer StreetReport date: 08/08/19
Data filename:Page 11 of 13

Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 [IN3]¹	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is <=3 in 12.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C303.1 [IN10]¹	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C303.2 [IN7]¹	Above-grade wall insulation installed per manufacturer's instructions.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C303.2.1 [IN14]¹	Exterior insulation is protected from damage with a protective material. Verification for exposed foundation insulation may need to occur during Foundation Inspection.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C402.2.1 [IN17]¹	Insulation intended to meet the roof insulation requirements cannot be installed on top of a suspended ceiling. Mark this requirement compliant if insulation is installed accordingly.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C104 [IN6]¹	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
C402.2.6 [IN18]¹	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the occupants or indoor space are insulated with a minimum of R-3.5.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C402.5.1.1 [IN1]¹	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C402.5.1.3 [IN20]¹	Air barrier testing: New buildings comply with following requirements: 1. New buildings 25,000 ft2 and greater, but less than 50,000 ft2, and less than or equal to 75 feet in height show compliance through testing in accordance with ASTM E 779 and department rules. 2. New buildings 50,000 ft2 and greater, will test or inspect each type of unique air barrier joint or seam in the building envelope for continuity and defects, as per an Air Barrier Continuity Plan developed by a registered design professional and department rules. 3. Rules governing air barrier testing promulgated by the department	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)

2 Medium Impact (Tier 2)

3 Low Impact (Tier 3)

Project Title: 53 Mercer StreetReport date: 08/08/19
Data filename:Page 12 of 13

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FR17]¹	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C402.5.3 [F151]¹	Where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening are located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms are sealed and insulated.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C402.5.6 [F137]¹	Weatherseals installed on all loading dock cargo doors.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C402.5.8 [F126]¹	Recessed luminaires in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C405.4.1 [F118]¹	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Interior Lighting fixture schedule for values.
C405.5.1 [F119]¹	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Exterior Lighting fixture schedule for values.
C408.2.5.1 [F116]¹	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C408.3 [F133]¹	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
C402.2.7 [F1100]¹	Wood-burning fireplaces have tight fitting flue dampers and outdoor air for combustion.	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

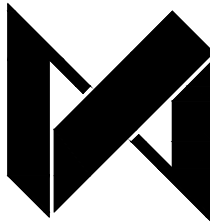
Additional Comments/Assumptions:

1 High Impact (Tier 1)

2 Medium Impact (Tier 2)

3 Low Impact (Tier 3)

Project Title: 53 Mercer StreetReport date: 08/08/19
Data filename:Page 13 of 13



DXA studio
Architecture PLLC
894 6th Avenue, 5th Floor
New York, NY 10001
212.874.0567
www.dxastudio.com

ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF DXA STUDIO WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE CREATED, EVOLVED, DEVELOPED AND PRODUCED SOLELY FOR USE ON AND IN CONNECTION WITH THIS PROJECT AND MAY NOT BE DISCLOSED OR GIVEN TO OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF DXA STUDIO.

OWNER

MERCER SUNSHINE LLC
PO Box 20933
New York, NY 10023
T 917 662 4337

PROJECT TEAM

STRUCTURAL CONSULTANT
Blue Sky Design
121 West 27th Street, Suite 904
New York, NY 10001
T 646 230 9900
F 646 230 7400

MEP ENGINEER
B2 Engineering DPC
108 West 39th Street 15th floor
New York, NY 10018
T 212 658 0203

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 626 3726

REVISIONS		
	DESCRIPTION	DATE
	DOB FILING	04.15.2020
	100% CD SET	06.10.2020
	100% CD SET	11.04.2021
	DOB PAA 1 FILING	11.19.2021
	DOB RESPONSE	12.22.2021
	PAA 2 SET	05.31.2022

PROJECT NAME

53 MERCER ST.
NEW YORK, NY 10013

DRAWING NAME

ENERGY CODE COMPLIANCE COMCHECK

SEAL+SIGNATURE	DATE	05.31.2022
	PROJECT NUMBER	17.55
	DRAWING NUMBER	
EN-005.02		
PAGE NUMBER		
© DXA studio 2018		

NYC D.O.B. BSCAN

OWNER

PROJECT TEAM

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS		
	DESCRIPTION	DATE
	DOB FILING	04.15.2020
	100% CD SET	06.10.2020
	100% CD SET	11.04.2021
	DOB PAA 1 FILING	11.19.2021
	DOB RESPONSE	12.22.2021
	PAA 2 SET	05.31.2022

PROJECT NAME

DRAWING NAME

SITE PLAN

SEAL & SIGNATURE	DATE	05.31.2022
	PROJECT NUMBER	17.55
	DRAWING NUMBER	
	A-001.02	
	PAGE NUMBER	
	© DXA studio 2018	

NYC D.O.B. BSCAN



OWNER
MERCER SUNSHINE LLC PO Box 20933 New York, NY 10023 T 917 662 4337

MEP ENGINEER
B2 Engineering DPC
108 West 39th Street 15th floor
New York, NY 10018
T 212 658 0203

REVISIONS		
	DESCRIPTION	DATE
	DOB FILING	04.15.2020
	100% CD SET	06.10.2020
	100% CD SET	11.04.2021
	DOB PAA 1 FILING	11.19.2021
	DOB RESPONSE	12.22.2021
	PAA 2 SET	05.31.2022

53 MERCER ST.
NEW YORK, NY 10013

CELLAR FLOOR PLAN

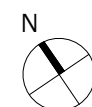
	PROJECT NUMBER	17.55
--	----------------	-------

DRAWING NUMBER

A-100.02

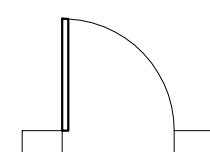
PAGE NUMBER

© DXA studio 2018



1. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE TO CONFIRM THE WORK IS BUILDABLE WITH THE DESIGN INTENT DESCRIBED BY THE DRAWINGS.
2. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS. THE GENERAL CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB SITE CLEANING TO PREVENT ANY BUILD-UP OF DIRT, DUST, OR DEBRIS.

	EXISTING WALL
	NEW WALL
	NEW 2-HOUR RATED WALL
	NEW 3-HOUR RATED WALL



NEW DOOR

— — — — — EXISTING PROPERTY LINE

OWNER

PROJECT TEAM

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

PROJECT NAME

DRAWING NAME

SEAL+SIGNATURE	DATE	05.31.2022
----------------	------	------------

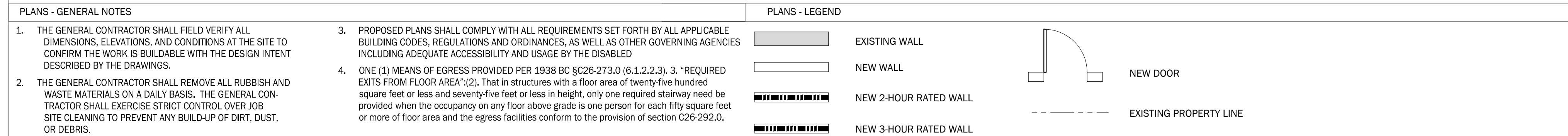
PROJECT NUMBER	17.55
----------------	-------

	DRAWING NUMBER



PAGE NUMBER

© DXA studio 2018



OWNER

PROJECT TEAM

EXPEDITER

REVISIONS		
	DESCRIPTION	DATE
	DOB FILING	04.15.2020
	100% CD SET	06.10.2020
	100% CD SET	11.04.2021
	DOB PAA 1 FILING	11.19.2021
	DOB RESPONSE	12.22.2021
	PAA 2 SET	05.31.2022

PROJECT NAME

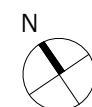
DRAWING NAME

SEAL+SIGNATURE	DATE 05.31.2022
	PROJECT NUMBER 17.55
	DRAWING NUMBER

A-102.02

	PAGE NUMBER
	© DXA studio 2018

NYC D.O.B. BSCAN



PLANS - GENERAL NOTES

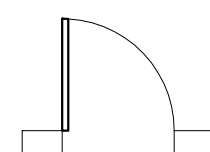
- ## PLANS - LEGEND

EXISTING WALL

NEW WALL

NEW 2-HOUR RATED WALL

NEW 3-HOUR RATED WALL



NEW DOOR

— — — — — EXISTING PROPERTY LINE

OWNER

PROJECT TEAM

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

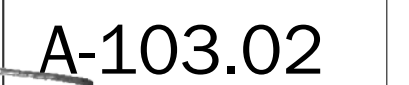
PROJECT NAME

DRAWING NAME

SEAL+SIGNATURE	DATE	05.31.2022
----------------	------	------------

PROJECT NUMBER	17.55
----------------	-------

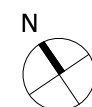
DRAWING NUMBER



PAGE NUMBER

© DXA studio 2018

NYC D.O.B. BSCAN



PLANS - GENERAL NOTES

- PLANS - LEGEND

-

NEW DOOR

— — — — — EXISTING PROPERTY LINE

OWNER
MERCER SUNSHINE LLC PO Box 20933 New York, NY 10023 T 917 662 4337

MEP ENGINEER
B2 Engineering DPC
108 West 39th Street 15th floor
New York, NY 10018
T 212 658 0203

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS		
	DESCRIPTION	DATE
	DOB FILING	04.15.2020
	100% CD SET	06.10.2020
	100% CD SET	11.04.2021
	DOB PAA 1 FILING	11.19.2021
	DOB RESPONSE	12.22.2021
	PAA 2 SET	05.31.2022

PROJECT NAME

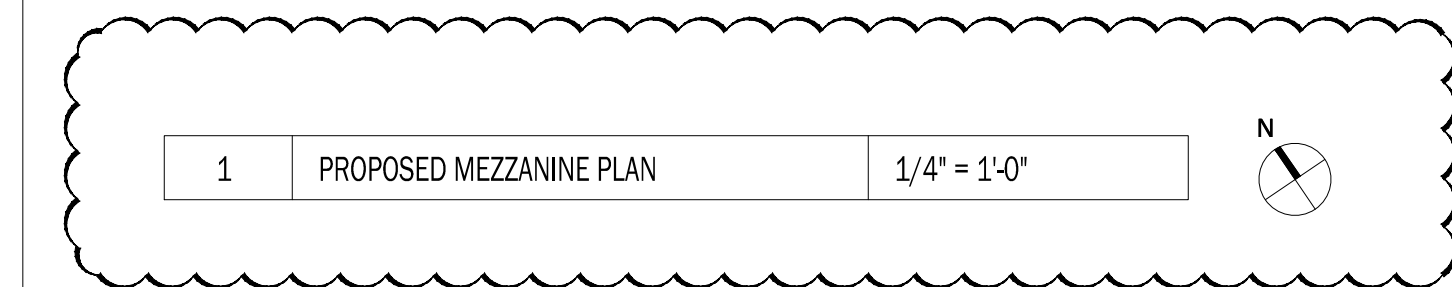
53 MERCER ST.
NEW YORK, NY 10013

DRAWING NAME

MEZZANINE PLAN }

SEAL+SIGNATURE	DATE	05.31.2022
	PROJECT NUMBER	17.55
	DRAWING NUMBER	
	A-105.02	
	PAGE NUMBER	
© DXA studio 2018		

NYC D.O.B. BSCAN



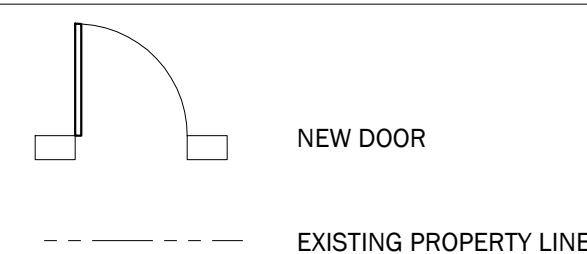
PLANS - GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE TO CONFIRM THE WORK IS BUILDABLE WITH THE DESIGN INTENT DESCRIBED BY THE DRAWINGS.
2. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS. THE GENERAL CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB SITE CLEANING TO PREVENT ANY BUILD-UP OF DIRT, DUST, OR DEBRIS.

3. PROPOSED PLANS SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH BY ALL APPLICABLE BUILDING CODES, REGULATIONS AND ORDINANCES, AS WELL AS OTHER GOVERNING AGENCIES INCLUDING ADEQUATE ACCESSIBILITY AND USAGE BY THE DISABLED.
4. ONE (1) MEANS OF EGRESS PROVIDED PER 1938 BC §C26-273.0 (6.1.2.2.3). 3. "REQUIRED EXITS FROM FLOOR AREA".(2). That in structures with a floor area of twenty-five hundred square feet or less and seventy-five feet or less in height, only one required stairway need be provided when the occupancy on any floor above grade is one person for each fifty square feet or more of floor area and the egress facilities conform to the provision of section C26-292.0.

PLANS - LEGEND

	EXISTING WALL
	NEW WALL
	NEW 2-HOUR RATED WALL
	NEW 3-HOUR RATED WALL



OWNER

PROJECT TEAM

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS		
	DESCRIPTION	DATE
	DOB FILING	04.15.2020
	100% CD SET	06.10.2020
	100% CD SET	11.04.2021
	DOB PAA 1 FILING	11.19.2021
	DOB RESPONSE	12.22.2021
	PAA 2 SET	05.31.2022

PROJECT NAME

DRAWING NAME

(ROOF PLAN)

ROOF PLAN 2

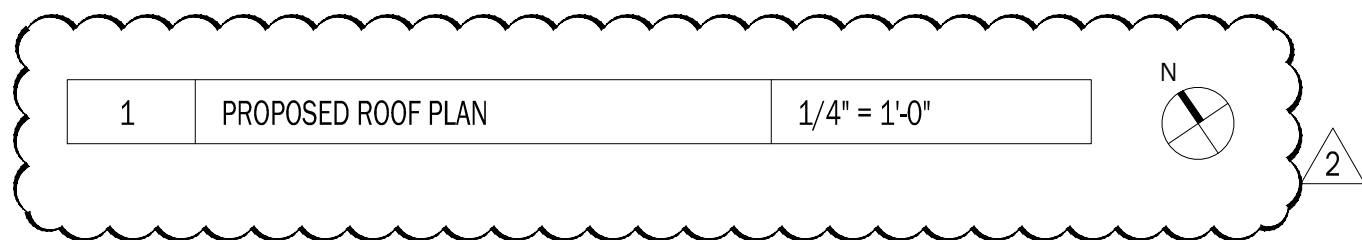
SEAL+SIGNATURE	DATE 05.31.2022
	PROJECT NUMBER 17.55
	DRAWING NUMBER



A-106.00

PAGE NUMBER
© DXA studio 2018

NYC D.O.B. BSCAN



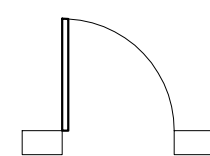
PLANS - GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE TO CONFIRM THE WORK IS BUILDABLE WITH THE DESIGN INTENT DESCRIBED BY THE DRAWINGS.
2. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS. THE GENERAL CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB SITE CLEANING TO PREVENT ANY BUILD-UP OF DIRT, DUST, OR DEBRIS.

3. PROPOSED PLANS SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH BY ALL APPLICABLE BUILDING CODES, REGULATIONS AND ORDINANCES, AS WELL AS OTHER GOVERNING AGENCIES INCLUDING ADEQUATE ACCESSIBILITY AND USAGE BY THE DISABLED
4. ONE (1) MEANS OF EGRESS PROVIDED PER 1939 BC §C26-273.0 (6.1.2.2.3). 3. "REQUIRED EXITS FROM FLOOR AREA"(2). That in structures with a floor area of twenty-five hundred square feet or less and seventy-five feet or less in height, only one required stairway need be provided when the occupancy on any floor above grade is one person for each fifty square feet or more of floor area and the egress facilities conform to the provision of section C26-292.0.

PLANS - LEGEND

	EXISTING WALL
	NEW WALL
	NEW 2-HOUR RATED WALL
	NEW 3-HOUR RATED WALL



NEW DOOR

— — — — — EXISTING PROPERTY LINE



ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF DXA STUDIO WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE CREATED, EVOLVED, DEVELOPED AND PRODUCED SOLELY FOR USE ON AND IN CONNECTION WITH THIS PROJECT AND MAY NOT BE DISCLOSED OR GIVEN TO OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF DXA STUDIO.

OWNER

MERCER SUNSHINE LLC
PO Box 20933
New York, NY 10023
T 917 662 4337

PROJECT TEAM

STRUCTURAL CONSULTANT
Blue Sky Design
121 West 27th Street, Suite 904
New York, NY 10001
T 646 230 9900
F 646 230 7400

MEP ENGINEER
B2 Engineering DPC
108 West 39th Street 15th floor
New York, NY 10018
T 212 658 0203

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS		
DESCRIPTION	DATE	
DOB FILING	04.15.2020	
100% CD SET	06.10.2020	
100% CD SET	11.04.2021	
DOB PAA 1 FILING	11.19.2021	
DOB RESPONSE	12.22.2021	
PAA 2 SET	05.31.2022	

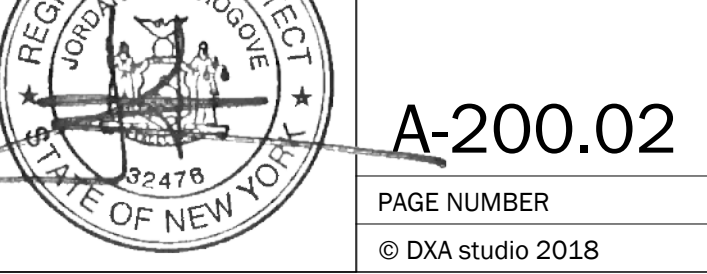
PROJECT NAME

53 MERCER ST.
NEW YORK, NY 10013

DRAWING NAME

PROPOSED EAST, WEST
AND SIDE ELEVATIONS

SEAL+SIGNATURE	DATE	05.31.2022
	PROJECT NUMBER	17.55
	DRAWING NUMBER	



NYC D.O.B. BSCAN



2 PROPOSED EAST ELEVATION 3/16" = 1'-0"

1 PROPOSED WEST ELEVATION 3/16" = 1'-0"

GENERAL NOTES

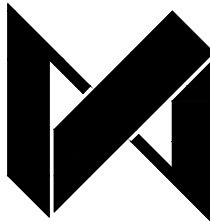
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE TO CONFIRM THE WORK IS BUILDABLE WITH THE DESIGN INTENT DESCRIBED BY THE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS. THE GENERAL CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB SITE CLEANING TO PREVENT ANY BUILD-UP OF DIRT, DUST, OR DEBRIS.
- PROPOSED PLANS SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH BY ALL APPLICABLE BUILDING CODES, REGULATIONS AND ORDINANCES, AS WELL AS OTHER GOVERNING AGENCIES INCLUDING ADEQUATE ACCESSIBILITY AND USAGE BY THE DISABLED

ELEVATION - KEY NOTES

- | | |
|--|--|
| 1 EXISTING MASONRY WALL | 6 METAL CORNICE |
| 2 STUCCO APPLIED TO EXISTING MASONRY WALL | 7 PAINTED WOOD CORNICE |
| 3 WOOD FRAME DOUBLE HUNG WINDOW WITH INSULATED GLASS | 8 EXISTING STEEL SHUTTER, RESTORED AND PAINTED |
| 4 PAINTED ALUMINUM WINDOW WITH IGU | 9 BLACK PANTHER COLOR STUCCO |
| 5 WOOD FRAMED STOREFONT (PAINTED) WITH INSULATED GLASS | 10 MECHANICAL SCREEN |

PLANS - LEGEND

----- EXISTING PROPERTY LINE



DXA studio
Architecture PLLC
894 6th Avenue, 5th Floor
New York, NY 10001
212 874 0567
www.dxastudio.com

ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF DXA STUDIO WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE CREATED, EVOLVED, DEVELOPED AND PRODUCED SOLELY FOR USE ON AND IN CONNECTION WITH THIS PROJECT AND MAY NOT BE DISCLOSED OR GIVEN TO OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF DXA STUDIO.

OWNER

MERCER SUNSHINE LLC
PO Box 20933
New York, NY 10023
T 917 662 4337

PROJECT TEAM

STRUCTURAL CONSULTANT
Blue Sky Design
121 West 27th Street, Suite 904
New York, NY 10001
T 646 230 9900
F 646 230 7400

MEP ENGINEER
B2 Engineering DPC
108 West 39th Street 15th floor
New York, NY 10018
T 212 658 0203

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS		
	DESCRIPTION	DATE
	DOB FILING	04.15.2020
	100% CD SET	06.10.2020
	100% CD SET	11.04.2021
	DOB PAA 1 FILING	11.19.2021
	DOB RESPONSE	12.22.2021
	PAA 2 SET	05.31.2022

PROJECT NAME

53 MERCER ST.
NEW YORK, NY 10013

DRAWING NAME

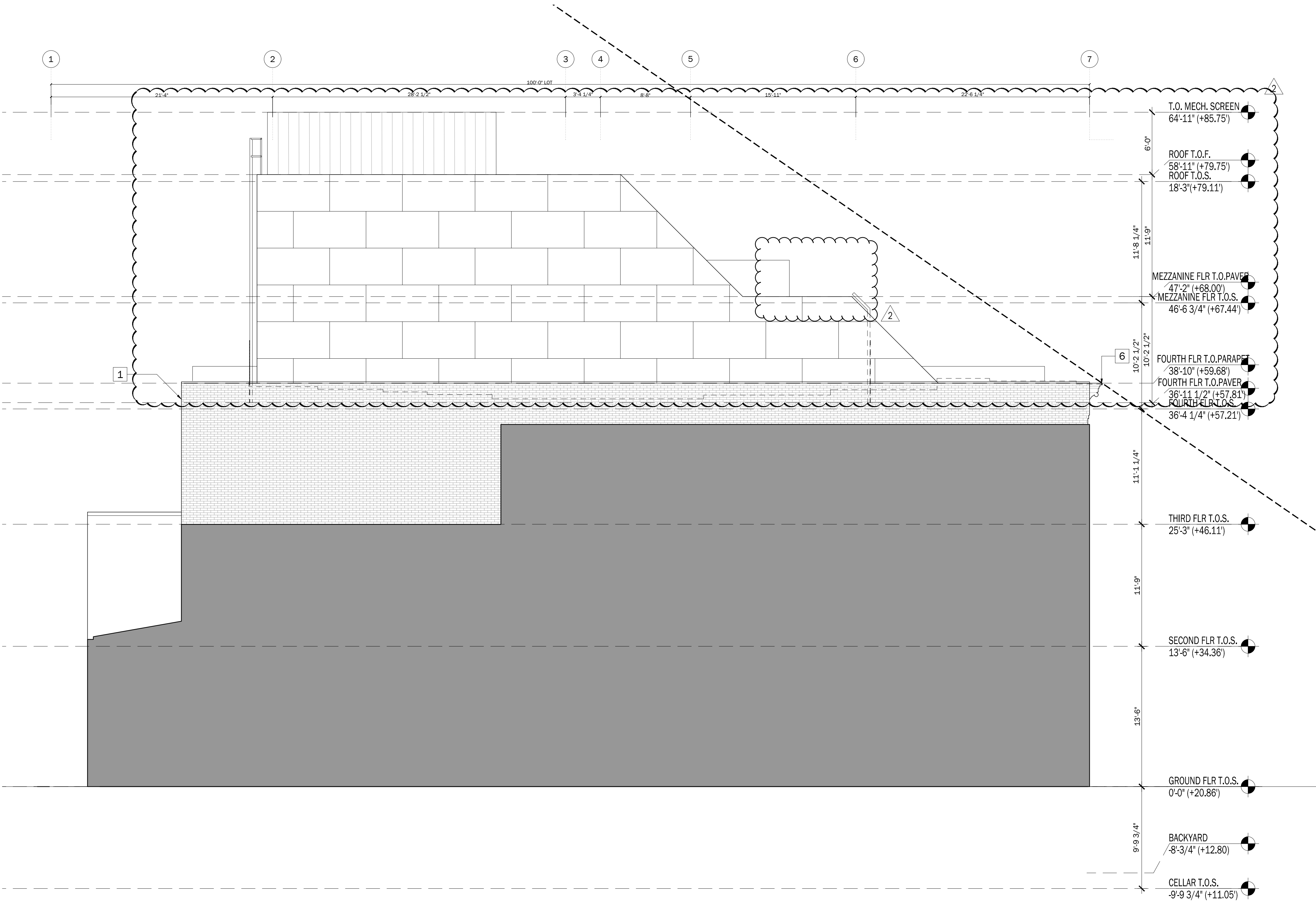
PROPOSED SOUTH ELEVATION

SEAL+SIGNATURE	DATE	05.31.2022
	PROJECT NUMBER	17.55
	DRAWING NUMBER	

A-201.02

PAGE NUMBER
© DXA studio 2018

NYC D.O.B. BSCAN



GENERAL NOTES		ELEVATION - KEY NOTES		PLANS - LEGEND	
1. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE TO CONFIRM THE WORK IS BUILDABLE WITH THE DESIGN INTENT DESCRIBED BY THE DRAWINGS.	3. PROPOSED PLANS SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH BY ALL APPLICABLE BUILDING CODES, REGULATIONS AND ORDINANCES, AS WELL AS OTHER GOVERNING AGENCIES INCLUDING ADEQUATE ACCESSIBILITY AND USAGE BY THE DISABLED	1. EXISTING MASONRY WALL	6. METAL CORNICE	---	EXISTING PROPERTY LINE
2. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS. THE GENERAL CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB SITE CLEANING TO PREVENT ANY BUILD-UP OF DIRT, DUST, OR DEBRIS.		2. STUCCO APPLIED TO EXISTING MASONRY WALL	7. PAINTED WOOD CORNICE		
		3. WOOD FRAME DOUBLE HUNG WINDOW WITH INSULATED GLASS	8. EXISTING STEEL SHUTTER, RESTORED AND PAINTED		
		4. PAINTED ALUMINUM WINDOW WITH IGU	9. BLACK PANTHER COLOR STUCCO		
		5. WOOD FRAMED STOREFONT (PAINTED) WITH INSULATED GLASS	10. MECHANICAL SCREEN		

OWNER

PROJECT TEAM

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS		
	DESCRIPTION	DATE
	DOB FILING	04.15.2020
	100% CD SET	06.10.2020
	100% CD SET	11.04.2021
	DOB PAA 1 FILING	11.19.2021
	DOB RESPONSE	12.22.2021
	PAA 2 SET	05.31.2022

PROJECT NAME

DRAWING NAME

SEAL+SIGNATURE	DATE	05.31.2022
----------------	------	------------

PROJECT NUMBER	17.55
----------------	-------

DRAWING NUMBER



A-300.02

PAGE NUMBER

© DXA studio 2018

NYC D.O.B. BSCAN



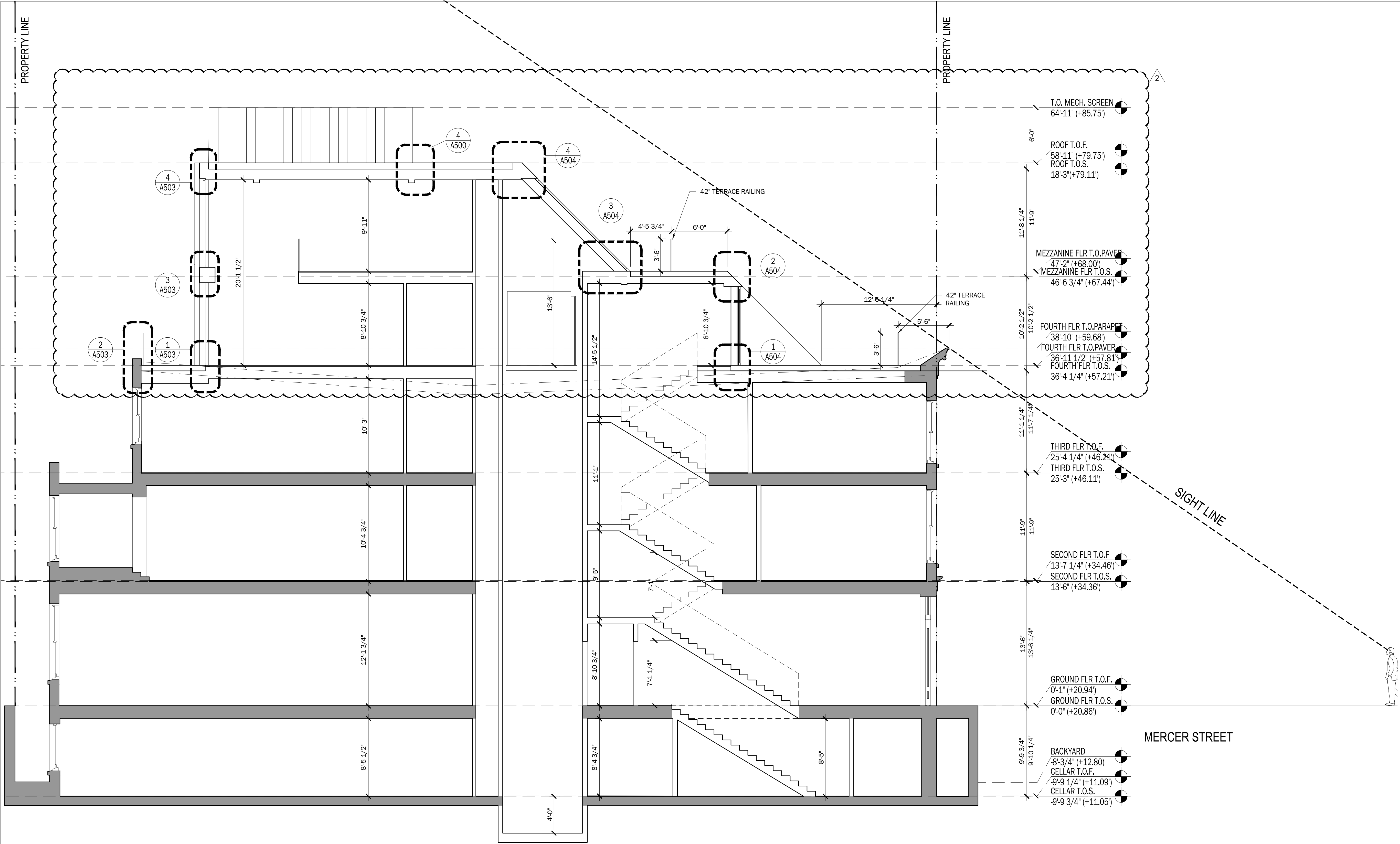
GENERAL NOTES

- | | | | |
|----|---|----|--|
| 1. | THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE TO CONFIRM THE WORK IS BUILDABLE WITH THE DESIGN INTENT DESCRIBED BY THE DRAWINGS. | 3. | PROPOSED PLANS SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH BY ALL APPLICABLE BUILDING CODES, REGULATIONS AND ORDINANCES, AS WELL AS OTHER GOVERNING AGENCIES INCLUDING ADEQUATE ACCESSIBILITY AND USAGE BY THE DISABLED |
| 2. | THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS. THE GENERAL CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOBSITE CLEANING TO PREVENT ANY BUILDUP OF DIRT, DUST, OR DEBRIS. | | |

SECTIONS - LEGEND

EXISTING WALL

NEW WALL



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

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE TO CONFIRM THE WORK IS BUILDABLE WITH THE DESIGN INTENT DESCRIBED BY THE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS. THE GENERAL CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB SITE CLEANING TO PREVENT ANY BUILD-UP OF DIRT, DUST, OR DEBRIS.
- PROPOSED PLANS SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH BY ALL APPLICABLE BUILDING CODES, REGULATIONS AND ORDINANCES, AS WELL AS OTHER GOVERNING AGENCIES INCLUDING ADEQUATE ACCESSIBILITY AND USAGE BY THE DISABLED

SECTIONS - LEGEND

- EXISTING WALL
- NEW WALL



ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF DXA STUDIO WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE CREATED, EVOLVED, DEVELOPED AND PRODUCED SOLELY FOR USE ON AND IN CONNECTION WITH THIS PROJECT AND MAY NOT BE DISCLOSED OR GIVEN TO OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF DXA STUDIO.

OWNER

MERCER SUNSHINE LLC
PO Box 20933
New York, NY 10023
T 917 662 4337

PROJECT TEAM

STRUCTURAL CONSULTANT
Blue Sky Design
121 West 27th Street, Suite 904
New York, NY 10001
T 646 230 9900
F 646 230 7400

MEP ENGINEER
B2 Engineering DPC
108 West 39th Street 15th floor
New York, NY 10018
T 212 658 0203

EXPEDITER

JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS

DESCRIPTION	DATE
DOB FILING	04.15.2020
100% CD SET	06.10.2020
100% CD SET	11.04.2021
DOB PAA 1 FILING	11.19.2021
DOB RESPONSE	12.22.2021
PAA 2 SET	05.31.2022

PROJECT NAME

53 MERCER ST.
NEW YORK, NY 10013

DRAWING NAME

PROPOSED
LONGITUDINAL SECTION

SEAL+SIGNATURE DATE 05.31.2022

PROJECT NUMBER 17.55

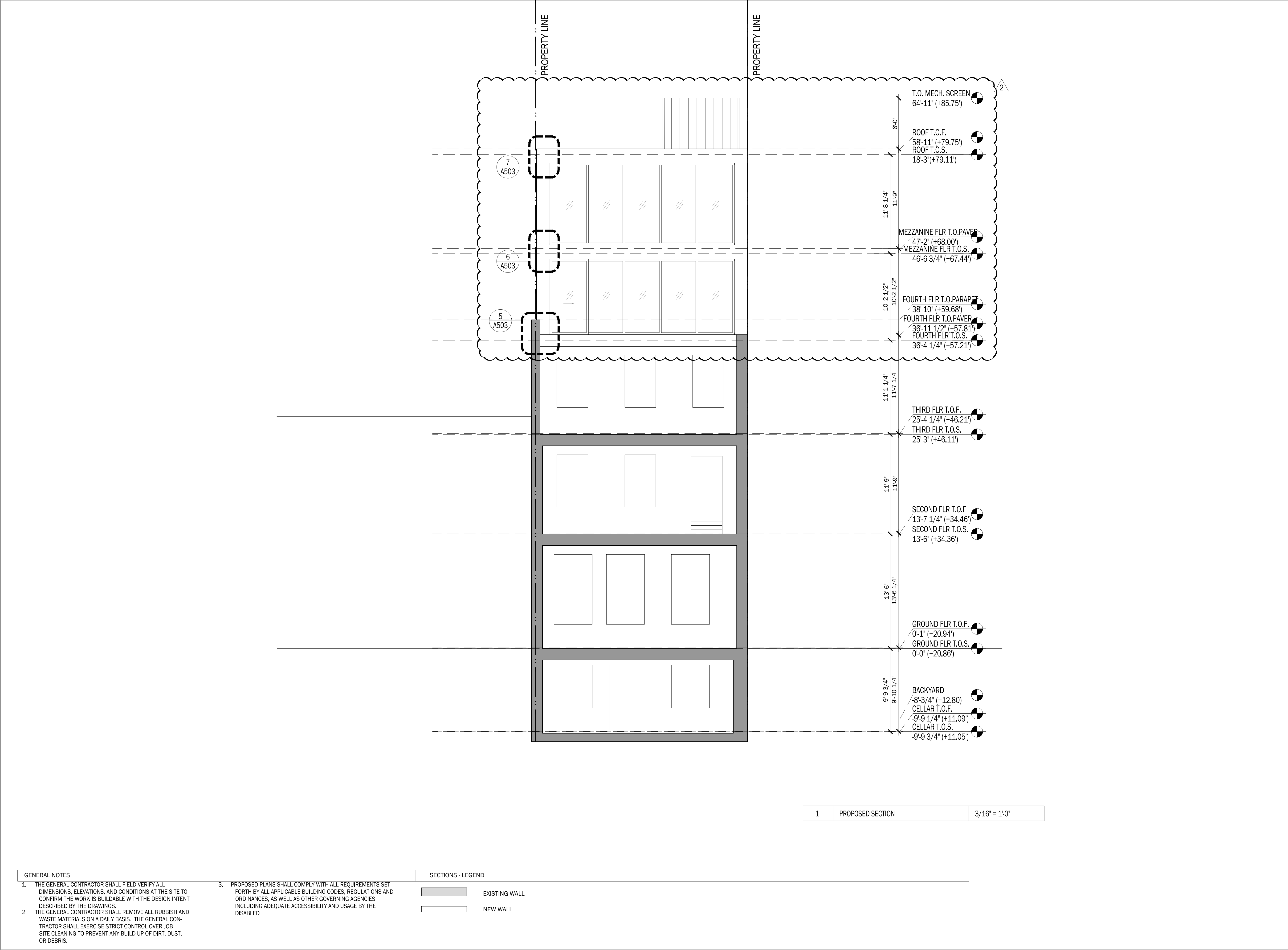
DRAWING NUMBER

A-301.02

PAGE NUMBER

© DXA studio 2018

NYC D.O.B. BSCAN



ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF DXA STUDIO WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE CREATED, EVOLVED, DEVELOPED AND PRODUCED SOLELY FOR USE ON AND IN CONNECTION WITH THIS PROJECT AND MAY NOT BE DISCLOSED OR GIVEN TO OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF DXA STUDIO.

OWNER

MERCER SUNSHINE LLC
PO Box 20933
New York, NY 10023
T 917 662 4337

PROJECT TEAM

STRUCTURAL CONSULTANT
Blue Sky Design
121 West 27th Street, Suite 904
New York, NY 10001
T 646 230 9900
F 646 230 7400

MEP ENGINEER
B2 Engineering DPC
108 West 39th Street 15th floor
New York, NY 10018
T 212 658 0203

EXPEDITER
JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS

DESCRIPTION	DATE
DOB FILING	04.15.2020
100% CD SET	06.10.2020
100% CD SET	11.04.2021
DOB PAA 1 FILING	11.19.2021
DOB RESPONSE	12.22.2021
PAA 2 SET	05.31.2022

PROJECT NAME

53 MERCER ST.
NEW YORK, NY 10013

DRAWING NAME

PROPOSED
TRANSVERSAL SECTION

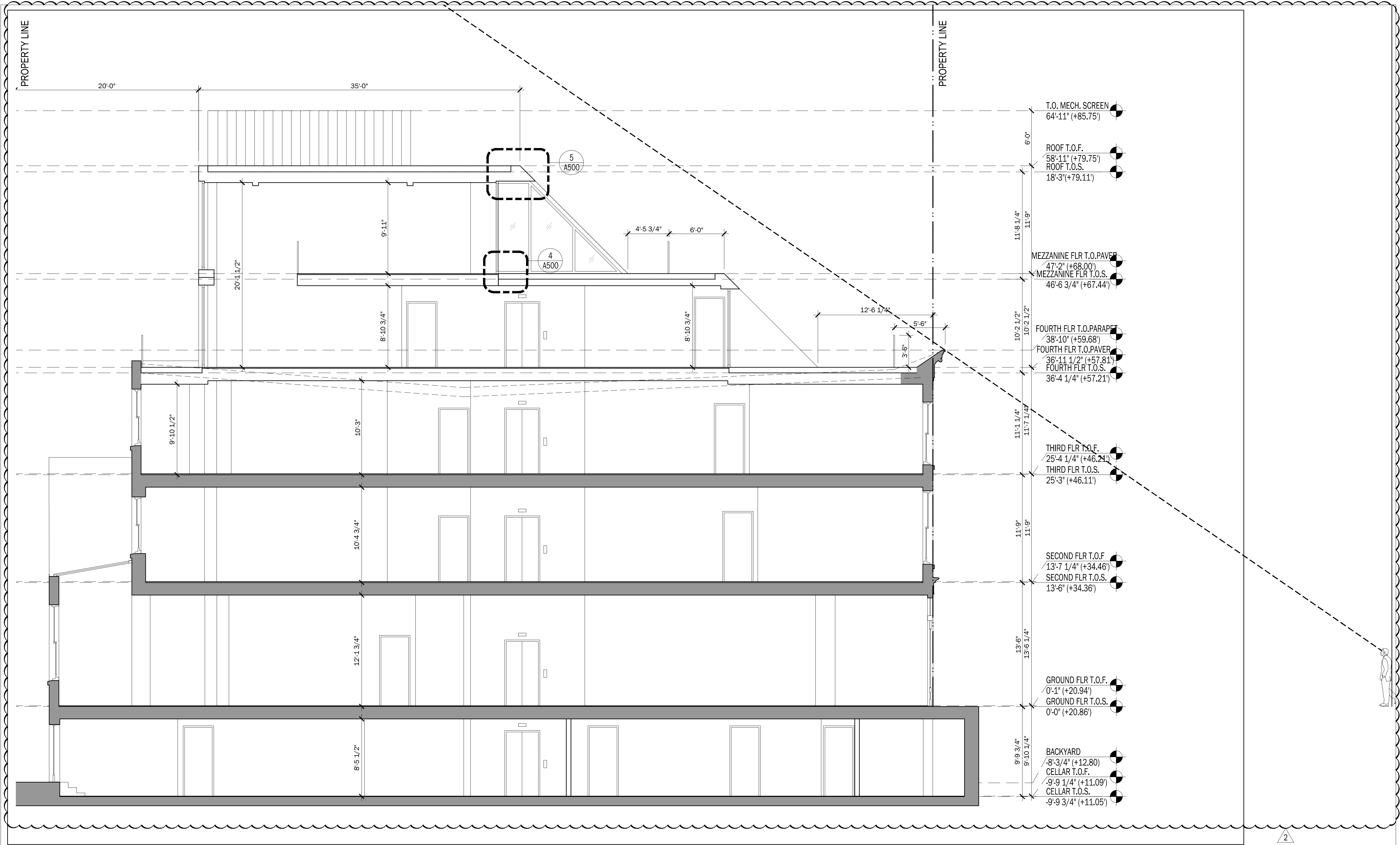
SEAL+SIGNATURE DATE 05.31.2022

PROJECT NUMBER 17.55

DRAWING NUMBER

A-302.01
PAGE NUMBER
© DXA studio 2018

NYC D.O.B. BSCAN



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

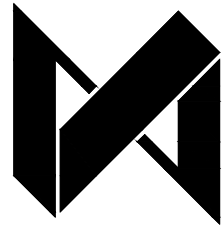
GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE TO CONFIRM THE WORK IS BUILDABLE WITH THE DESIGN INTENT DESCRIBED BY THE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS. THE GENERAL CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB SITE CLEANING TO PREVENT ANY BUILD-UP OF DIRT, DUST, OR DEBRIS.

- PROPOSED PLANS SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH BY ALL APPLICABLE BUILDING CODES, REGULATIONS AND ORDINANCES, AS WELL AS OTHER GOVERNING AGENCIES INCLUDING ADEQUATE ACCESSIBILITY AND USAGE BY THE DISABLED

SECTIONS - LEGEND

- EXISTING WALL
- NEW WALL



DXA studio
Architecture PLLC
894 6th Avenue, 5th Floor
New York, NY 10001
212 874 0507
www.dxastudio.com

ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF DXA STUDIO WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE CREATED, EVOLVED, DEVELOPED AND PRODUCED SOLELY FOR USE ON AND IN CONNECTION WITH THIS PROJECT AND MAY NOT BE DISCLOSED OR GIVEN TO OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF DXA STUDIO.

OWNER

MERCER SUNSHINE LLC
PO Box 20933
New York, NY 10023
T 917 662 4337

PROJECT TEAM

STRUCTURAL CONSULTANT
Blue Sky Design
121 West 27th Street, Suite 904
New York, NY 10001
T 646 230 9900
F 646 230 7400

MEP ENGINEER
B2 Engineering DPC
108 West 39th Street 15th floor
New York, NY 10018
T 212 658 0203

EXPEDITER

JM Zoning
299 Broadway, Suite 1100
New York, NY 10007
T 212 964 4464
F 775 628 3726

REVISIONS

DESCRIPTION	DATE
DOB FILING	04.15.2020
100% CD SET	06.10.2020
100% CD SET	11.04.2021
DOB PAA FILING	11.19.2021
DOB RESPONSE	12.22.2021
DOB RESPONSE	24.05.2022

PROJECT NAME

53 MERCER ST.
NEW YORK, NY 10013

DRAWING NAME

PROPOSED TRANSVERSAL
CORE SECTION

SEAL+SIGNATURE DATE 24.05.22

PROJECT NUMBER 17.55

DRAWING NUMBER

PAGE NUMBER

© DXA studio 2018

NYC D.O.B. BSCAN

A-303.02

REGISTERED ARCHITECT

UDON PAUL ROGOZIENSKI

STATE OF NEW YORK

32476