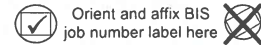




AI1: Additional Information Must be typewritten.

Page number 1 of 1BIS Document No. 04

1 Location and Job Information Required for all applications.

House No(s) 233 Street Name 5th AveBorough Manhattan Block 857 Lot 1 BIN 1016882 CB No. 106

2 Revisions to Plans/Drawings Required whenever updating plans. All revisions for each page must be clearly described in section 3.

Submission is part of a Post Approval Amendment (PAA)? ☒ Yes PW1 required ☐ No Indicate all actions for this submission:

Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID

For "Action" use "N" for new page, "S" for superseding page, "O" for omitting page.

Is this section continued on additional AI1 forms? ☒ Yes ☐ No

3 Additional Information Required for all applications.

In response to objections dated 10.21.21 items # 4,5,7,8.

The existing building as per historic approved drawings (see attached), and (see attached) CO #'s M000103722F, 103100252F and 122657721T the existing 44" wide center stair #1 in the center of the building is to remain which is open to the existing elevator and 2 bathrooms on floors 2-5, no change is being proposed. Please be advised that the stair enclosure as well as the building is fully wet sprinklered as per attached CO#M000103722F, 103100252F and 122657721T.

We are respectfully seeking approval of stair #1 to be accepted as a required means of egress from the 2nd through 5th floors. Please note, that in addition to this stair, each floor from 2-5 has 2 additional stairs at either wing of the building which has a 2hr fire rating and each stair is 44" in width. A complete egress analysis has been provided for each floor level on attached plans. We are proposing gallery/exhibition spaces at floors 2-5 with the occupant load of less than 75 for each space with Occupancy Group B. Please see attached plans for egress and travel distance requirements in compliance with Table 6-1 of the 1968 building code.

OK TO ACCEPT EGRESS CONDITIONS DESCRIBED AS EXISTING.

OK TO RESOLVE OBJECTION #4 & OBJECTION #5.

JOHN RAINE R.A.
BOROUGH COMMISSIONER
Oct 25 2022

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print)

Michael Zenreich, RA

05-18-22

Signature

Date

P.E. / R.A. Seal (apply seal, then sign and date over seal)





Notice of Objections

Applicant Name:	MICHAEL ZENREICH	Date: October 21, 2021
Business Name:	MICHAEL ZENREICH ARCHITECT PC	Job Application #: 122657721
Business Address:	149 WEST 36TH STREET NEW YORK NY 10018	Application Type: ALT#1 DOC 4
Email address:	ZENREICH@MZARCHITECTS.COM	Premises Address: 233 Fifth Avenue _ FL: 003 thru 005
Owner email address:	DANIEL GLUCK DGLUCK@MUSEUMOFSEX.COM	Zoning District: C5-2
Objection Self Certified: Yes ☐ No ☒		Block: 857 Lot: 1 Doc(s): 4 Code: Prior-to-1968
NYC Department of Buildings Examiner: Evet Sedrak		
Alt-1 application must reach approval in five appointments or the applicant must meet with the Chief Plan Examiner or his designee to determine how to move the job to completion		
Job description: INTERIOR RENOVATION OF 3RD & 4TH FLOOR; RECONFIGURATION OF 4TH FLOOR TO ACCOMMODATE NEW PUBLIC ASSEMBLY (GALLERY/EXHIBITION) SPACE: REMOVE AND REPLACE NON-BEARING PARTITIONS AND INSTALLATION OF STAIR BETWEEN 3RD & 4TH FLOORS AS PER PLANS FILED HERewith.		

ZONING

Obj. #	Section of Code	Objections	Date Resolved	Comments
1.	AC 28-101.4.3 BC 27-118	<u>Change of dominant occupancy proposed under this application from B (business) to A-3 (Museum)</u> <u>[see AC 28-101.5 Definitions]</u> <u>Comments on 9/15/2021:</u> as per the CCD1 68565 : is acceptable to review the proposed work under 1938 Building Code except the work listed under the Administration Code Section §28-101.4.3, provided that the general safety and public welfare is not be endangered. However, the proposed place of assembly shall be reviewed under 1968 Building Code. Applicant to comply with; Egress, accessibility, fire protection...etc. per section Submit A11 to explain how to comply with the Administration Code Section §28-101.4.3 in details Submit A11 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov <u>Comments on 10/21/2021:</u> Submit A11 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov	Open	
2.		Proposed plan for 2nd floor see A-101.00 shows installation of new partitions– Clarify if the 2nd floor part of this application, if “YES” Add 2nd floor to the PW1 and all forms <u>Comments on 9/15/2021:</u> See drawing A-102.01 This application only for 3rd -4th & 5th floor why is the 2nd floor construction plan shown in this application?	Open	



Notice of Objections

		Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov <u>Comments on 10/21/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov		
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CODE BULK / ENCROACHMENT/ STRUCTURAL

Obj. #	Section of Code	Objections	Date Resolved	Comments
3.	AC 28-101.5, AC 28-104.7	<u>Provide structure drawings:</u> Notes, Plans, Elevations, details for new stair On drawing A-411.00 detail 8 (Stair detail) show new floor assembly, clarify? <u>Proposed new Structural complies with 2014 code requirement.</u> <u>Comments on 9/15/2021:</u> To be coordinated with "OT" drawings <u>Comments on 10/21/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov	pending	

EGRESS

Obj. #	Section of Code	Objections	Date Resolved	Comments
4.	BC 27-363 BC 27-366	Egress should not go through the 2 means of egress, require CCD1 <u>Comments on 9/15/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov <u>Comments on 10/21/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov	open	
5.	BC 27-363 27-364 (26-602.4) EXIT DISCHARG	<u>Two means of egress required from each floor</u> - Main egress stair shall be enclosed extending directly to street or through egress passageway - Both shall directly discharge to outside or to a complying egress passageway (27-364) - Exits shall be remotely located (27-363) - Provide required two exits from each floor to comply with requirements of the Building Code - Indicate proper discharge from vertical exits to an open exterior space - Show dimensions for required egress doors and stairways	open	Stair #1 not consider as egress exit stair: Egress should not go through the 2 means

Notice of Objections

	E. BC 27-366	d. Required exit stairs shall go to the roof e. Provide exit and directional signs. <u>Egress review will be completed after clarification of used Building Code.</u> All vertical exits shall extend in a continuous enclosure to discharge directly, or by way of a yard, court, or exit passageway, to an open exterior space". <u>Comments on 9/15/2021:</u> PROVIDE COPY OF PRIOR "RECONSIDERATION" PER APPLICANT'S STATEMENT 09/15 -Submit AI1 (2nd review) to ACP Andre Meredith ManhPER11PlanExam@buildings.nyc.gov <u>Comments on 10/21/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov		of egress, require CCD1
6.	Table 6-2 TABLE 8-1	Provide Net floor area and indicate number of occupancy in each GALLERY, EXHIBITION space. (12 s.f. per person) _ revise number of person in each floor (EACH <u>EXHIBITION SPACE</u>) and coordinate with Schedule A Also see OBJECTION BELOW for a non-PA stated occupancy <u>Comments on 9/15/2021:</u> -Submit AI1 (2nd review) to ACP Andre Meredith ManhPER11PlanExam@buildings.nyc.gov <u>Comments on 10/21/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov	open	Coordinate with Objection below
7.	1968 BC 27-358(b)(1) to permit a non-PA stated occupancy table 6-1	For a non-PA stated occupancy for the entire exhibition spaces in all floors with an occupant load for less than 74 persons Note: • revise all PA assembly spaces and reflect changes to the schedule A, occupant load and also in the entire set from the cellar and through fifth floor _ <u>(for all floors filed under this application)</u> • egress calculations for the entire floor, include widths and travel distances in compliance with Table 6-1 • The required means of egress from the entire floor shall be designed for the combined maximum occupant loads from the entire floor and shall include the stated occupant load for the expedition rooms on each floor • Provide egress widths and travel distance calculations in compliance with table 6-1 <u>Pervious approved PA spaces (exhibitions) do not comply Notes:</u>	open	spaces (cellar to the fifth floor) – all exhibition spaces not more than 74 persons

Notice of Objections

		➤ Exit openings BC 27-534 ➤ Exit classification BC 27-534 (C) (D). ➤ Corridors BC 27- 536 and BC 27-537. ➤ Primary and secondary travel distances 27-533 ➤ Corridors BC 27-536 ➤ Exit out of PA are contrary to BC 27-232, definition of an exit. Exit door must open into a corridor or vertical exit, not through another space. Comments on 9/15/2021: _Submit AI1 (2nd review) to ACP Andre Meredith ManhPER11PlanExam@buildings.nyc.gov Comments on 10/21/2021: Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov		
8.	1968 BC 27-375(i) and (j) Table 3-4	Interior stairs (Stair enclosure & Stair A): Interior stairs shall be enclosed with construction complying with the requirements of table 3-4 • Elevator and bathroom opens directly into egress stair enclosure • <u>Stair #1 not consider as egress exit stair:</u> Egress should not go through the 2 means of egress _ remove exit calculation on the drawings (not an exit) Comments on 9/15/2021: _Submit AI1 (2nd review) to ACP Andre Meredith ManhPER11PlanExam@buildings.nyc.gov Comments on 10/21/2021: Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov	open	
9.		<u>An elevator</u> is required when a building reaches a height of five stories or more, regardless of occupancy classification [BB 2011-018 and BC 3002.4]: Section BC 3002.4: "In buildings five stories in height or more, at least one elevator shall be provided for Fire Department emergency access to all floors". Comments on 9/15/2021: Submit AI1 (2nd review) to ACP Andre Meredith ManhPER11PlanExam@buildings.nyc.gov Comments on 10/21/2021: Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov	open	Require CCD1

Notice of Objections

FIRE PROTECTION

Obj. #	Section of Code	Objections	Date Resolved	Comments
10.	AC 28-101.4.3 AC 28-101.4.4 AC 28-102.4.2 AC 28-102.4.3 SP 2014 required per 903	<u>List all related job #(s) on plan and PW1</u> alteration of fire protection systems and other appliances, equipment and systems shall be governed by applicable provisions of 2014 codes relating to new and existing installations [BC 28-101.4.3] - buildings and structures shall be equipped throughout with an automatic sprinkler system - A Standpipe system - A Fire Alarm system - Suppression system - Fire protection plan is required [AC 109.1] Note: Application 123309348 was <u>signed off</u> on 06/28/2018 Clarify if the entire building as per sprinkler 2014 <u>Comments on 9/15/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith ManhPER11PlanExam@buildings.nyc.gov <u>Comments on 10/21/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov	open	
11.	Table 5-1 BC 27-375 BC 27-371 BC 27-339	<u>Construction classification and fire protection.</u> Provide fire separation provide detail for fire rated walls with UL number. Construction classification and fire protection: a. Indicate rating of the stair enclosure <u>Comments on 9/15/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith ManhPER11PlanExam@buildings.nyc.gov <u>Comments on 10/21/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov	open	
12.	FC 504.4	Plan EX-101.00. Rooftop Access and Obstructions shall comply with NYC Fire Code regulations (FC 504.4): Verify on plan that required unobstructed access points and clear paths (6' wide) on the roof is provided. If not - Fire Department variance for proposed obstructions on the roof is required. <u>Comments on 9/15/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith	open	

Notice of Objections

		ManhPER11PlanExam@buildings.nyc.gov <u>Comments on 10/21/2021:</u> Submit AI1 (2 nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov		
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ACCESSIBILITY

Obj. #	Section of Code	Objections	Date Resolved	Comments
13.	2014 BC 1101.3.1	The conversion shall be in compliance to 2014 BC 1101.3.1 as there is a change to the dominant occupancy of the building. Should the conversion not comply with accessible units, applicant to obtain CCD1 OR / MOPD Waiver <u>Comments on 9/15/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith ManhPER11PlanExam@buildings.nyc.gov <u>Comments on 10/21/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov		
14.	2014 BC Chapter 11	<u>Change of dominant occupancy proposed under this application [see AC 28-101.5 Definitions]:</u> Facilities for ADA shall be provided in accordance with chapter 11 of 2014 BC [AC 28-101.4.3] Demonstrate the ADA compliance for the new toilet layout as per ANSI 2009 A 117.1 1004.12 (A-100.00). see marked up plan <u>Provide proper accessibility section references as per Chapter 11 of 2014 BC. LL 58/ 87 has been rescinded.</u> Facilities for accessibility [Chapter 11 of 2014 Code]: • Show slope and dimensions of required handicap ramps • Indicate elevators on floor plans • Primary access - provide elevation inside/outside of the building entrances to verify handicap accessibility to the restaurant • Primary access - Indicate handicap accessibility at entrance doors (show elevations inside/outside of the building entrances) • Show width and slopes of indoor/outdoor ramps (if any) • Verify ADA accessibility to bathrooms - show dimensions (with 5ft Circle), grab bars, size of doors, and clarify swing of doors. The conversion shall be in compliance to 2014 BC 1101.3.1 as there is a change to the dominant occupancy of the building. Should the conversion not comply with accessible units, applicant to obtain CCD1 OR / MOPD Waiver <u>Comments on 9/15/2021:</u>	open	

Notice of Objections

		Submit AI1 (2nd review) to ACP Andre Meredith ManhPER11PlanExam@buildings.nyc.gov Comments on 10/21/2021: Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov		
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ENERGY

Obj. #	Section of Code	Objections	Date Resolved	Comments
15.		None_ Historic building		

ADMINISTRATIVE / GENERAL

Obj. #	Section of Code	Objections	Date Resolved	Comments
16.		PW1: - item # 7: correct item#:7_ (Plans pages count ??) - item # 11 :list all related job - item#9: check "yes" for alteration is a major change to exits - Item 12: Correct and complete section 12 (Provide detailed zoning calculations on the plan) Verify submitted data for lot area, FA and FAR which shall be consistent with zoning data submitted (provide in detailed zoning calculation on the drawings) - Item#13: Correct proposed Construction Classification - Item 22: provide NYC DEP. DEP ACP-5 Control No (ACP5 Is not in virtual job Folder) – submit a copy Comments on 9/15/2021: Submit AI1 (2nd review) to ACP Andre Meredith ManhPER11PlanExam@buildings.nyc.gov Comments on 10/21/2021: Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov	open	
17.		PW1A: PW1-A and Sch.-A and Certificate of occupancy show different existing use for same floors. Explain. Indicate correct use of existing on floors. - Correct schedule A- match with existing CO# - Clarify source of existing occupancies, uses and other data; Indicate all existing uses as per the latest final CO - Indicate correct use groups for proposed occupancies. - Clarify the use and match for each space in the cellar with schedule A - Indicate correct UG, occupancy and number of occupants on the cellar CAFÉ : in the cellar (plan EX-101.00) is Occupancy group	open	

Notice of Objections

		<u>A-2 [see BC 311.2]. Provide proposed occupancies for A-2 occupancy</u> ○ <u>d occupancies for A-2 occupancy</u> <u>Comments on 9/15/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith ManhPER11PlanExam@buildings.nyc.gov <u>Comments on 10/21/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov		
18.		<u>Drawings (see marked up plans):</u> • revise building department notes and clarify if convert portion of building or / entire building (Museum _ A-3) and coordinate with Schedule A and notes, drawings – open • revise all notes (museum is not group 6) and coordinate with schedule A, Notes and drawings open • add all TR1 inspections on the drawings- open • clarify zoning floor area and coordinate - OK • Clarify if all floors fully sprinklered and provide note on the drawing-OK • Correct number of occupant in each floor and coordinate with schedule A- open • Revise special inspection on drawing T-101.00- open <u>Comments on 9/15/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith ManhPER11PlanExam@buildings.nyc.gov <u>Comments on 10/21/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov	open	
19.	AC 28-112.3	Estimated total cost is very low. Amend form PW3 to provide accurate floor area / number of units and to increase cost. <u>Comments on 9/15/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith ManhPER11PlanExam@buildings.nyc.gov <u>Comments on 10/21/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov	open	
20.	AC 28-104.7.7	Revise special/progress inspections on plans and provide new TR1 and/or TR8 forms and Bis <u>Comments on 9/15/2021:</u> Submit AI1 (2nd review) to ACP Andre Meredith	open	



Notice of Objections

		ManhPER11PlanExam@buildings.nyc.gov <u>Comments on 10/21/2021:</u> Submit AI1 (2 nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov		
21.	1968 BC 27-375(i) and (j) Table 3-4	<u>Drawing A-101.05 _ third floor construction plan :</u> No storage should be under the egress stair or/ in the stair enclosure <u>Comments on 9/15/2021:</u> Submit AI1 (2 nd review) to ACP Andre Meredith ManhPER11PlanExam@buildings.nyc.gov <u>Comments on 10/21/2021:</u> Submit AI1 (2 nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov	open	
22.	TABLE 6-2	Egress path deduction is contrary to building code Revise floor area deductions and occupant load calculations accordeny <u>Comments on 10/21/2021:</u> Submit AI1 (2 nd review) to ACP Andre Meredith: ManhPER11PlanExam@buildings.nyc.gov	open	

Appointment Notes

Date	Attendant ID #	Note

The applicant is advised that all data entry corrections, which are required before to approval, must be submitted to the Applicant Processing section and checked for accuracy before the appointment. Applicant, or his/her representative, is responsible to check the required items checklist to ensure all required items and controlled inspection are entered correctly before approval.

To address these objections, please call 311 to schedule an appointment with the Plan Examiner listed above. You will need the application number and document number found at the top of this objection sheet. For Department policy on plan examination protocol visit <http://www.nyc.gov/html/dob/html/home/home.shtml>