

EAGLE POINT PROPERTIES

1ST FLOOR - MARQUEE
529 WEST 20TH STREET
NEW YORK, NY 10011

ARCHITECTURAL DRAWINGS INDEX

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BUILDING DEPARTMENT AND GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 1968 NYC BUILDING CODE, CHAPTER 11 OF THE 2022 NYC BUILDING CODE AND ICC/ANSI A117.1-2009, AND WITH THE REGULATIONS OF OTHER AGENCIES HAVING JURISDICTION

2. ALL MATERIALS ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
A) IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DAY OF THE CODE OF THE BOARD OR
B) SHALL HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE TEST METHODS BY THE COMMISSIONER OR
C) APPROVED BY THE BOARD OF STANDARDS AND APPEALS (C27-131)

3. EXIT DOORS SHALL BE READILY OPENABLE AT ALL TIMES FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE. DOORS OPENING INTO INTERIOR ENCLOSED STAIRS SHALL NOT BE LOCKED FROM EITHER SIDE EXCEPT THAT DOORS MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE OUTDOORS AT THE STREET LEVEL.

4. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ARCHITECT'S OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

5. ALL CONSTRUCTION DIMENSIONS AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.

6. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE A.S.I.M. SPECIFICATIONS, APPLICABLE, AND TO CONFORM WITH THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTE (A.C.I., A.I.S.C., ETC.) WHERE APPLICABLE ALL MATERIAL INCORPORATED INTO THE WORK SHALL BE NEW.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGES, BREAKAGE, COLLAPSE, DISTORTIONS AND OFF-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.

8. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCE, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS.

9. ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.

10. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES ON THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.

11. FINISH FLOOR IN ALL EXITS SHALL BE NON-COMBUSTIBLE MATERIALS (C27-351)

12. ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION REGULATED BY THE CODE AND LISTS LISTED ABOVE SHALL BE SUBJECT TO SEMI-CONTROLLED INSPECTION BY AN ENGINEER RETAINED BY THE OWNER AND ACCEPTABLE TO THE ARCHITECT OF RECORD & BY THE PERSON SUPERVISING THE CONSTRUCTION. SIGNED COPIES OF ALL TEST AND INSPECTION REPORTS SHALL BE FILED THROUGH THE ARCHITECT WITH THE DEPARTMENT OF BUILDINGS.

13. ALL MATERIALS OR ASSEMBLIES, REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:

A) IT SHALL CONFORM WITH ASTM E-119, "STANDARD METHOD OF FIRE TEST OF WINDOW ASSEMBLIES" AND ASTM E-136, "STANDARD METHOD OF FIRE TEST OF WINDOW ASSEMBLIES" AND SHALL BE INSTALLED AND MAINTAIN COMPLIANCE WITH N.Y.C. BUILDING CODES, BE LABELED, CERTIFYING PERFORMANCE RATING, AND SHALL HAVE BEEN ACCEPTED BY THE COMMISSIONER OR THE BOARD OF STANDARD AND APPEALS (C26-502.7-27-329)

14. OPENING PROTECTION INCLUDING FRAMES, SELF-ENCLOSING DEVICES AND HARDWARE, SHALL COMPLY WITH ASTM E-119, "STANDARD METHOD OF FIRE TEST OF WINDOW ASSEMBLIES" AND ASTM E-136, "STANDARD METHOD OF FIRE TEST OF WINDOW ASSEMBLIES" AND SHALL BE INSTALLED AND MAINTAIN COMPLIANCE WITH N.Y.C. BUILDING CODES, BE LABELED, CERTIFYING PERFORMANCE RATING, AND SHALL HAVE BEEN ACCEPTED BY THE COMMISSIONER OR THE BOARD OF STANDARD AND APPEALS (C26-502.7-27-329)

15. CONTRACTOR SHALL COORDINATE ALL TRADES, SUBMIT SHOP DRAWINGS, CUTS OF PRODUCT AND MATERIALS FOR APPROVAL.

16. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AND NEW YORK STATE AGENCIES.

17. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

18. PROVIDE FIRES TOPPING AT ALL DUCT AND PIPE PENETRATIONS THRU RATED CONSTRUCTION

19. DUCTS, PASSING THROUGH RATED CONSTRUCTION SHALL BE PROTECTED BY RATED SELF ENCLOSED DEVICES.

20. INTERIOR FINISH: MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH THE SURFACE FLAME-SPREAD RATING OBTAINED AS PRESCRIBED IN ASTM E-84 "STANDARD METHOD OF TEST FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIAL"

21. ILLUMINATION OF AT LEAST 5 FOOTCANDLES MEASURED AT THE FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY IN EXITS AND THEIR ACCESS FACILITIES.

22. EXIT SIGNS SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM ANY OTHER CIRCUITS. TAKEN OFF AHEAD OF THE MAIN SWITCH AND SHALL CONFORM TO SECTION 27-381.

23. LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGN, PLACED, IF REQUIRED AT AN ANGLE WITH THE EXIT OPENING. INSTALL DIRECTIONAL SIGNS TO SERVE AS GUIDE FROM ALL PORTIONS OF THE CORRIDOR OF FLOOR. SIGNS SHALL BE ON SEPARATE CIRCUITS, TAKEN AHEAD OF THE MAIN SWITCH (C27-383-C27-387).

24. EXIT SIGNS SHALL BE INTERNALLY LIGHTED, HAVING AN INITIAL BRIGHTNESS OF THE LETTERS OF AT LEAST 25 FOOTLAMBERTS. LETTERS SHALL BE RED. THE BACKGROUND SHALL BE WHITE. LETTERS SHALL BE BLOCK LETTERING AT LEAST 8" HIGH WITH STROKES. ALSO ALL EXIT SIGNS SHALL CONFORM WITH SECTIONS 27-383-27-387, 27-541 & 27-534(a).

25. ALL NEW INTERIOR TOILETS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH SECTION C27-759 OF THE BUILDING CODE.

26. SUSPENDED CEILINGS SHALL COMPLY WITH SECTION C27-350 OF THE BUILDING CODE, WITH METAL HANGERS, PURLINS AND RUNNERS AS REQUIRED.

27. DOORS AND ASSEMBLIES SHALL HAVE THE FOLLOWING FIRE RESISTIVE RATINGS, C27-371, DOORS TO STAIRS 1-1/2 HOURS, EXCEPT WHERE OTHERWISE NOTED.

28. CORRIDORS AND EXIT PASSAGEWAYS SHALL HAVE A MIN. CLEAR HEIGHT OF 7'-6" FOR AT LEAST 75% OF THE FLOOR AREA WITH NO POINT LESS THAN 7 FT. IN HT. PROJECTION BELOW THE CEILING SHALL NOT OBSTRUCT FULL VIEW OF EXIT SIGNS. (C27-369-C27-370).

29. ALL PERMITS ISSUED BY THE DEPARTMENT OF BUILDINGS SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO THE PUBLIC INSPECTION FOR THE ENTIRE TIME OF THE PROSECUTION OF THE WORK OF THE USE AND OPERATION OF THE EQUIPMENT OR UNTIL THE EXPIRATION OF THE PERMIT

30. PARTITIONS SHALL REST DIRECTLY UPON THE CONCRETE FLOOR CONSTRUCTION AND MAY EXTEND TO THE CONCRETE CONSTRUCTION OF THE FLOOR OR ROOF ABOVE SEE WALL TYPE SHEET.

31. ALL COMBUSTIBLE FLOORING TO HAVE A FLAME SPREAD RATING IN ACCORDANCE WITH SUB-ARTICLE C27-348.

32. PIPE SPACE AND WALL FURRINGS SHALL CONSIST OF METAL CHANNELS AND 5/8" GYPSUM WALLBOARD EXCEPT AS OTHERWISE SHOWN

33. EQUIPMENT REQUIRING USE PERMITS SHALL BE INSPECTED AND TESTED TO DETERMINE PROPER FUNCTIONING AND COMPLIANCE WITH THE BUILDING CODE AND OTHER APPLICABLE LAWS AND REGULATIONS. ALL INSPECTIONS AND TEST PROCEDURES WITH THE DEPARTMENT OF BUILDINGS AND FORM PART OF THE PAPERS ACCOMPANYING THE PERMIT APPLICATION. IN THE CASE OF HEATING SYSTEM, A SIGNED STATEMENT BY ENGINEER SHALL BE SUBMITTED WITH THE PERMIT APPLICATION, STATING THAT THE SYSTEM HAS BEEN OPERATED AND FUNCTIONS SATISFACTORY, AND THAT TO THE BEST OF KNOWLEDGE AND BELIEF, THE SYSTEM WILL MEET THE CODE TEMPERATURE REQUIREMENT.

34. SPRINKLER SYSTEM SHALL COMPLY WITH SECTION C 27-954 N.Y.B.C. SEPARATE SPRINKLER APPLICATION SHALL BE FILED AND APPROVAL OBTAINED.

35. FIRE EXTINGUISHING EQUIPMENT:
A) PER C27-751- INSPECTIONS AND TESTS OF STANDPIPES ARE SUBJECT TO CONTROLLED INSPECTION, IF APPLICANT DOES NOT CHOOSE TO HAVE TESTS WITNESSED BY REPRESENTATIVE OR DEPARTMENTS.
B) PER C27-957-C27-932-INSPECTIONS AND TEST OR SPRINKLER SYSTEMS ARE SUBJECT TO CONTROLLED INSPECTION, IF APPLICANT DOES NOT CHOOSE TO HAVE TESTS WITNESSED BY REPRESENTATIVE.

36. FIRE DIVISION SHALL COMPLY WITH PROVISION OF SECTION C27-340 AND SHALL BE CONTINUOUS THROUGH ANY CONCEALED SPACE IN FLOOR OR ROOF CONSTRUCTION.

37. DIFFERENT TENANTS NOT SEPARATED BY FIRE DIVISIONS SHALL BE SEPARATED BY FIRE SEPARATION, BUT NOT LESS THAN 1 HOUR SEPARATIONS SHALL CONTINUE THROUGH CONCEALED SPACES ABOVE (C27-34).

38. NO CONDUIT PIPES, TOILET ACCESSORIES, ETC SHALL ENCRATCH ON PARTITIONS ENCLOSING STAIRS OR ELEVATORS SHAFTS OR OTHER RATED PARTITIONS.

39. CONDUITS IN FIRE-RATED PARTITIONS WILL NOT EXCEED 3/4 INCH DIAMETER OUTLETS IN SUCH PARTITIONS WILL BE BACK-UP WITH APPROVED MATERIALS.

40. PENETRATION OF OPENINGS IN WALLS, PARTITIONS, OR FLOORS FOR TOILET ACCESSORIES, ELECTRIC DEVICES, ETC., SHALL BE PACKED & SEALED.

41. WOOD REQUIRED TO BE FIREPROOFED SHALL BE TESTED IN ACCORDANCE WITH REFERENCE STANDARDS RS 5-3 AND RS 5-4.

42. TOILET ROOM SIDE OF PARTITIONS SHALL BE 5/8" WATER RESISTANT GYPSUM WALLBOARD, U.O.N.

43. INTERIOR FINISH TO HAVE FLAME SPREAD RATINGS IN ACCORDANCE WITH TABLE 5-4 AND ALL INTERIOR FINISH TO COMPLY WITH SUB-ARTICLE C27-339 B.C.

44. ALL WALL SIGNAGE LIMITATIONS, MATERIALS, AND SUPPORT SHALL CONFORM TO SECTION 27-501 TO 27-502.

45. ALL SIGNAGE INSTALLATIONS, LICENSING AND BONDING SHALL BE EXECUTED IN COMPLIANCE WITH THE NEW YORK BUILDING CODE SECTION 27-543 TO 26-191.

46. ALL LIGHT PROJECTION SOURCES, PROJECTION BOOTHS AND SCREENS SHALL COMPLY WITH N.Y.C. BUILDING CODE SECTIONS 27-543 TO 27-544.

47. ALL MARQUEE SIGNAGE SHALL COMPLY WITH SECTION 27-504 AND MARQUEE CONSTRUCTION WITH SECTION 27-313(a) (4).

48. ALL DUCT SHAFT OFFSET SHALL BE ENCASED WITH 2 HR-FIRE RATING

49. CONSTRUCTION TO COMPLY WITH PROVISIONS OF THE ENERGY CONSERVATION CODE

50. NO TREES OUTSIDE THE STREET LINE SHALL BE REMOVED WITHOUT THE PERMISSION OF THE COMMISSIONER OF PARKS PROTECTION SHALL BE PROVIDED PER C27-1030.

51. HOT WATER SUPPLY TO COMPLY WITH REFERENCE STANDARD IS PAGE 107-26.

52. CURB CUT TO COMPLY WITH C27-480.

53. ENERGY CONSERVATION NOTE CODES

ALL PERTINENT DATA AND DESIGN CRITERIA REGARDING THE FOLLOWING CONFORM WITH BOTH THE STATE ENERGY CONSERVATION CONSTRUCTION CODE OF JANUARY 1, 2020 AND THE NEW YORK CITY BUILDING CODE (WHICHEVER IS MORE STRINGENT).

A) "U" VALUES OF THE ENVELOPE SUB-SYSTEM.
B) DESIGN INSIDE AIR TEMPERATURE OF EACH ROOM THAT IS TO BE HEATED AND/OR COOLED (72DEG F. FOR HEATING, 78DEG. F. FOR COOLING).

C) DESIGN OUTDOOR AIR TEMP. (15 DEG. F. WINTER, 89. DEG. F. SUMMER).

D) DESIGN HEAT LOSS AND JOBS GAIN THROUGH EACH EXTERIOR FACADE IN BTU/Hr.
E) "R" VALUES OF INSULATING MATERIALS

F) SIZE AND TYPE OF APPARATUS AND EQUIPMENT & SYSTEM CONTROLS IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE CODE.

G) ELECTRICAL LIGHTING AND POWER DESIGN DATA.

H) FIRE PROTECTION CONSTRUCTION REQUIREMENTS INCLUDING BUILDING CODE LIMITATIONS REGARDING USE OF INSULATION OR EQUIPMENTS

I) ALL NECESSARY APPROVALS FOR ELECTRICAL WORK FROM THE BUREAU OF GAS AND ELECTRICITY WILL BE OBTAINED.

NEW YORK CITY BUILDING DEPT. DEMOLITION NOTES

1. THE SCOPE OF DEMOLITION WORK HAS BEEN INDICATED FOR THE CONTRACTOR'S GENERAL INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE FULL SCOPE, EXTENT, NATURE AND MANNER OF DEMOLITION REQUIRED.

2. ONLY WORKMEN SKILLED AND KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES SHALL BE EMPLOYED IN THE DEMOLITION.

3. CONTRACTORS SHALL TAKE SPECIAL CARE TO DEMOLISH ONLY THAT WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK WHICH IS TO REMAIN. IF IN THE COURSE OF DEMOLITION, THE CONTRACTOR DESTROYS OR DISTURBS ANY WORK WHICH IS TO REMAIN, THEN HE SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE SUCH WORK AS NECESSARY.

4. ANY COST OR PENETRATIONS IN EXISTING WORK REQUIRED TO ACCOMPLISH NEW WORK SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND SHALL BE DONE NEATLY AND WITHOUT DISTURBANCE OF ANY ADJACENT WORK TO REMAIN.

5. ALL WORK TO BE DONE DURING THE HOURS DESIGNATED BY OWNER.

6. THE CONTRACTOR SHALL REMOVE AND DISCARD ALL DEMOLISHED ITEMS IN A MANNER APPROVED BY THE CITY OF NEW YORK AND ANY OTHER GOVERNMENT AGENCY.

7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK. ALL BUILDING DEPARTMENT PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK.

NEW YORK CITY BUILDING DEPARTMENT GENERAL NOTES

1. THE MINIMUM WIDTH OF ALL CORRIDORS SHALL BE 3'-8".

2. EXISTING AND NEW DIRECTIONAL SIGNS AND EXIT LIGHTS ARE TO COMPLY WITH SECTIONS C27-381 THROUGH 386 OF THE NYC BUILDING CODE, LL 76.

3. ENTIRE PROJECT FLOOR AREA IS MECHANICALLY VENTILATED AS PER SECTION C27-776, RS-1 THROUGH 5, RS-16 OF THE NEW YORK CITY BUILDING CODE, LL76.

4. ALL WOOD USED WILL BE FIREPROOFED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 7.2.3.1. AND 10.9.2.6 OF THE BUILDING CODE.

5. SUSPENDED CEILINGS TO CONFORM WITH SECTION 8.4.10.5 OF THE NEW YORK CITY BUILDING CODE USING METAL HANGERS, RUNNERS AND PURLINS AS PER CLASS I FIREPROOF BUILDINGS. REFER TO DETAIL FILED HEREWITH.

6. ALL DOORS TO BE 3' BY 7' MINIMUM.

7. THERE WILL BE NO CHANGE TO USE, EGRESS OR OCCUPANCY AS A RESULT OF THIS APPLICATION.

8. LOCAL LAW 5 WILL NOT BE AFFECTED BY THIS APPLICATION BECAUSE:

8.1. LOCAL LAW 5 WILL BE COVERED UNDER A SEPARATE APPLICATION

9. FLOOR HAS A MULTI-TENANT OCCUPANCY.

10. THE THIRD PARTY SPECIAL INSPECTIONS REQUIRED FOR THIS JOB WILL BE:

10.1. NOT APPLICABLE.

11. THE PROGRESS INSPECTIONS REQUIRED FOR THIS JOB WILL BE:

11.1. FINAL INSPECTION.

12. FILING FOR ACCEPTANCE UNDER DIRECTIVE 14 OF 1975.

13. TO THE BEST OF MY KNOWLEDGE, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 NEW YORK CITY ENERGY CONSERVATION CODE AND 1968 BUILDING CODE.

TENANT SAFETY NOTES

1. CONSTRUCTION WORK WILL BE CONFINED TO THE INTERIOR SPACE AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO OTHER BUILDING TENANTS.

2. CONSTRUCTION WORK WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR TENANTS OF THE BUILDING.

3. CONSTRUCTION WORK WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRIC SERVICES TO OTHER TENANTS OF THE BUILDING.

4. CONSTRUCTION WORK WILL BE CONFINED TO NORMAL WORKING HRS. 8 AM TO 5 PM, MON. THRU FRI., EXCEPT LEGAL HOLIDAYS AND/OR AS REQUIRED BY BUILDING MANAGEMENT.

5. EXISTING FIRE ALARM & CLASS "E" SYSTEM & WIRING TO BE COILED & SUPPORTED IN CEILING FOR RELOCATION

6. CLASS "E" SYSTEM & ALARMS MUST REMAIN ACTIVE AT ALL TIMES

7. PROVIDE FIRE WATCH AT ALL TIMES REQ'D BY BUILDING RULES AND REGULATIONS AND APPLICABLE CODES.

8. THERE WILL BE NO ONE OCCUPYING THE AREA TO BE RENOVATED DURING THE COURSE OF THE WORK.

9. THE BUILDING MANAGER IS TO BE ADVISED OF ANY INTERRUPTION IN HEATING, WATER OR ELECTRICAL SERVICE.

PROJECT SCOPE/DESCRIPTION (ALT 3 APPLICATION # 141025227)

APPLICATION FILED FOR EXTERIOR INSTALLATION OF MARQUEE. NO CHANGE IN USE, EGRESS OR OCCUPANCY.

NYC BUILDING CODE NOTES

NYC DEPARTMENT OF BUILDING FILING: ALTERATION TYPE 3 - MARQUEE

JOB ADDRESS: 529 WEST 20TH STREET, NEW YORK, NY 10011

FLOOR: 1ST FLOOR

DEMISED AREA:

2ND FLOOR: 3,667 SQUARE FEET

OCCUPANCY GROUP: 'F-3' ART GALLERIES

BLOCK AND LOT:

BLOCK: 1005

LOT: 29

LOT AREA: 9,200 SQ. FT.

LOT FRONTAGE: 100 FEET

LOT DEPTH: 92 FEET

NUMBER OF BUILDINGS: 1

NUMBER OF FLOORS: 11

BUILDING GROSS AREA: 111,329 SQ. FT.

TOTAL NUMBER OF UNITS: 23 UNITS

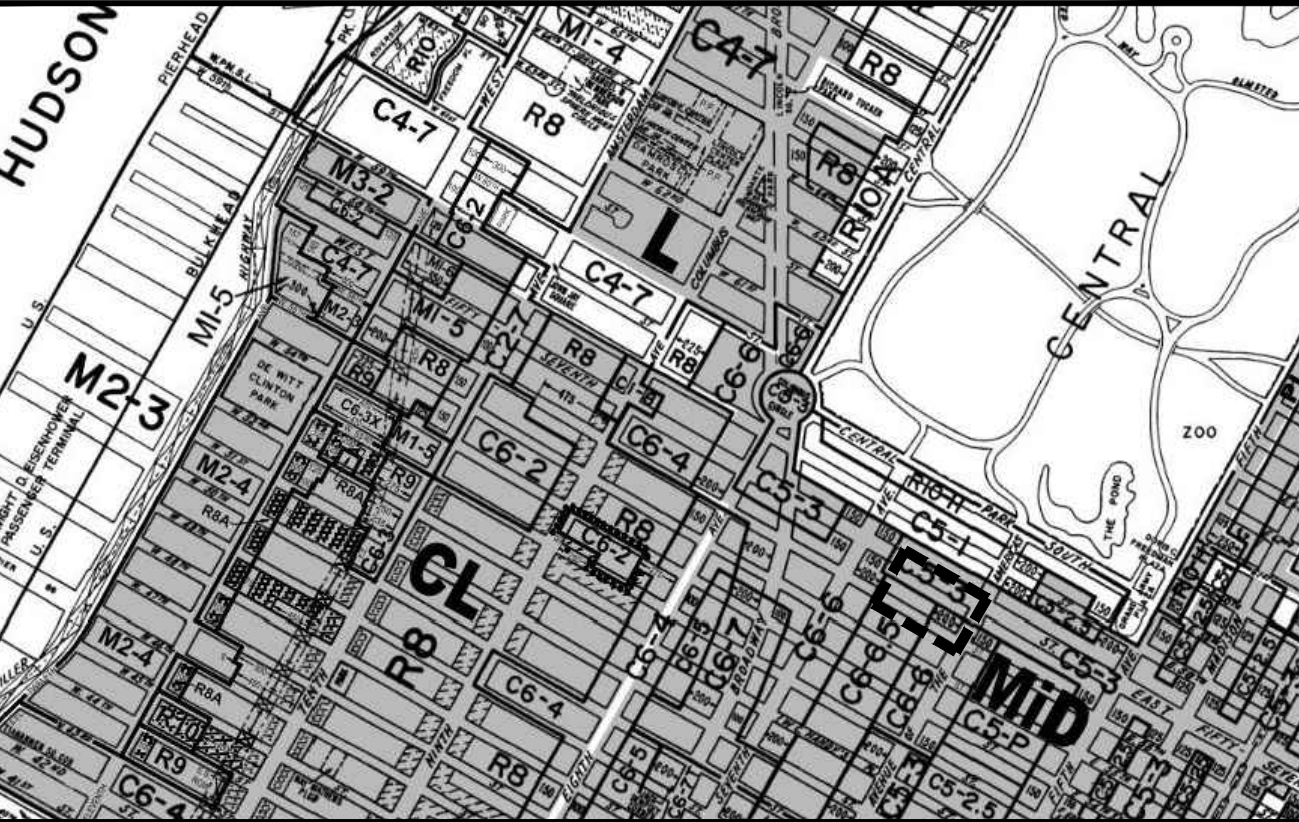
LANDUSE: COMMERCIAL AND OFFICE BUILDINGS

ZONING DISTRICT: M1-5

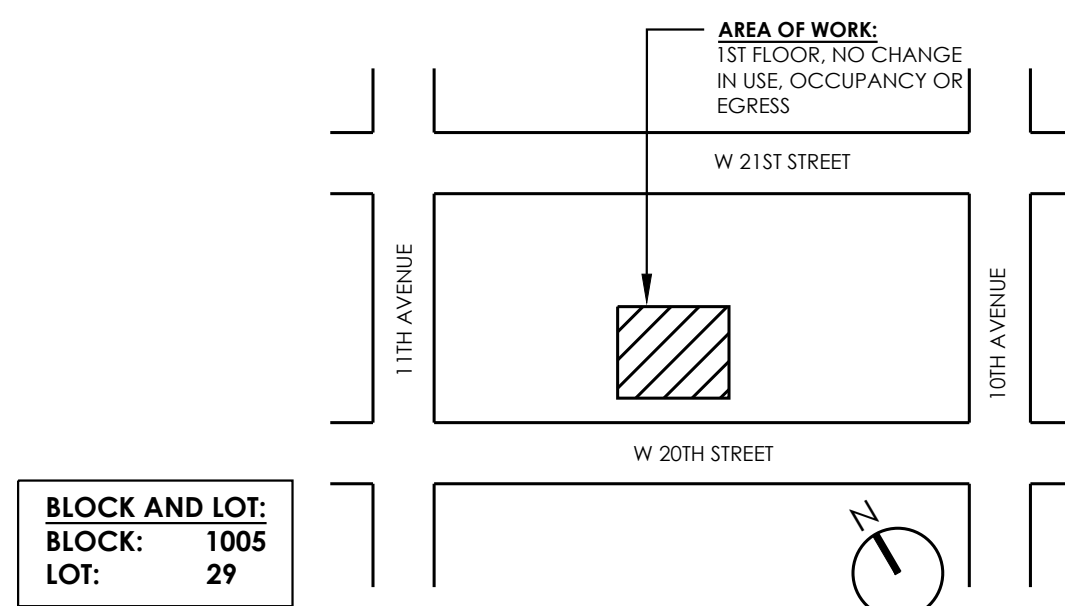
ZONING MAP: 88

CONSTRUCTION CLASSIFICATION:
FIREPROOF STRUCTURES TYPE 1 (PRIOR TO 1968 CODE DESIGNATION)

ZONING MAP (C5-3; C6-6.5, MAP NO 8C)



PLOT PLAN



BLOCK AND LOT:
BLOCK: 1005
LOT: 29

NYCECC/BUILDING CODE COMPLIANCE STATEMENTS

TO THE BEST OF MY KNOWLEDGE, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 NEW YORK CITY ENERGY CONSERVATION CODE AND 1968 BUILDING CODE.

REFER TO MEPS ENGINEER DRAWINGS/FILING FOR ENERGY ANALYSIS

ACCESSIBILITY

- ALL PORTIONS OF ACCESSIBLE ROUTES BEYOND THE LEASE LINE BOUNDARY ARE THE RESPONSIBILITY OF THE LANDLORD.
- MAINTAIN 44" CLEAR SPACING (MINIMUM) BETWEEN FIXTURES AND A 44" CLEAR PATH FOR BACK OF HOUSE EXIT DOORS AS REQUIRED BY ACCESSIBILITY CODE.
- REFER TO G-400.00 FOR ALL ACCESSIBILITY DIAGRAMMATIC INFORMATION.

NYC DEPARTMENT OF BUILDING GENERAL CONTRACTOR REQUIREMENTS

- NYC DOB SPECIAL INSPECTION REQUIREMENT: A LICENSED SPECIAL INSPECTOR WILL BE EMPLOYED BY THE CLIENT. FOR ALL REQUIRED NYC SPECIAL INSPECTIONS. INSPECTING MUST BE SCHEDULED AND COORDINATED BY THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL SUBMIT ALL TECHNICAL REPORT FORMS TO THE NYC DOB AS COMPLETED AND APPROVED PRIOR TO FINAL PAYMENT OF CONSTRUCTION CONTRACT SUM.
- THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED "EQUIPMENT USE PERMITS" PRIOR TO FINAL PAYMENT OF CONSTRUCTION CONTRACT SUM.
- THE GENERAL CONTRACTOR SHALL VERIFY THAT THE "SCHEDULE B" PLUMBING FORM AS SUBMITTED TO THE NYC DOB BY THE MEPS ENGINEER IS ACCURATE WITH AS BUILT CONDITIONS PRIOR TO MAKING REQUEST FOR FINAL PLUMBING INSPECTION. GC SHALL NOTIFY ENGINEER A MINIMUM OF TWO WEEKS PRIOR TO FINAL PLUMBING INSPECTION IF "SCHEDULE B" PLUMBING FORM REQUIRES UPDATING. PLEASE NOTE THAT IF THIS IS NOT COORDINATED IT WILL DELAY FINAL OCCUPANCY OF THE SPACE BY THE TENANT.
- THE FOLLOWING IS A LIST OF ANTICIPATED INSPECTIONS THAT WILL BE NECESSARY FOR THIS PROJECT AND WILL BE DEFINED ON THE TECHNICAL REPORT FORMS:

CODE/SECTION	SPECIAL INSPECTIONS AND TESTS
	NOT APPLICABLE
CODE/SECTION	PROGRESS INSPECTIONS
BC 110.5	FINAL

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL SPECIAL INSPECTIONS REQUIRED FOR ALL PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT (ALT-2).

FEMA FLOOR MAP STATEMENT AND FLOOD ZONE SUBSTANTIAL CALCULATION



LOCATION OF BUILDING:
529 WEST 20TH STREET, NEW YORK, NY 10011
PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA - ZONE AE
WORK PROPOSED IN THIS APPLICATION IS NOT INCLUDED IN SUBSTANTIAL IMPROVEMENT, AS DEFINED BY BC G201.2 AND RCN 3600-01

CALCULATION OF MARKET VALUE PER RCNY 3606-01

ESTIMATED MARKET VALUE:	\$26,152,000
ACTUAL AV (LAND):	\$1,129,500
ACTUAL AV (TOTAL):	\$11,768,000
MARKET VALUE OF STRUCTURE	= ESTIMATED MARKET VALUE (TOTAL) X ACTUAL AV (TOTAL) - ACTUAL AV (LAND)
	= \$26,152,000 X \$11,768,000 - \$1,129,500
	= \$23,441,408 --> 90.40%

TO NOT BE CONSIDERED A SUBSTANTIAL IMPROVEMENT, THE TOTAL CONSTRUCTION COST OF THIS APPLICATION, AS WELL AS ALL OPEN APPLICATIONS FILED WITHIN THE LAST 10 YEARS, MUST BE LESS THAN HALF (50%) OF THE MARKET VALUE, OR \$11,820,704

SUBSTANTIAL IMPROVEMENT CALCULATION:
THE CONSTRUCTION COST OF THE GIVEN APPLICATION (DOB NOW JOB # XXXX), AS WELL AS ALL OTHER OPEN APPLICATIONS FILED WITHIN THE LAST 10 YEARS IS AS FOLLOWS:

JOB #	JOB DESCRIPTION	DATE FILED	ESTIMATED COST
XXXXXX	APPLICATION FILED FOR EXTERIOR INSTALLATION OF MARQUEE. NO CHANGE IN USE, EGRESS OR OCCUPANCY.	12/15/23	\$80,000.00
MD097639-I-1	ALT2 OT-ARCHITECTURAL, APPLICATION FILED FOR INTERIOR RENOVATION OF NON-LOAD BEARING PARTITIONS, APPLICATION FILED FOR EXTERIOR RENOVATION. NO CHANGE IN USE, EGRESS OR OCCUPANCY.	12/15/23	\$400,000.00
MD0936626-I-1	ALT2 ST-STRUCTURAL	12/15/23	\$150,000.00
MD0975920-I-1	ALT2 MS-MECHANICAL	12/15/23	\$70,000.00
MD0975963-I-1	ALT2 PL-PLUMBING	12/15/23	\$10,000.00
MD0976068-I-1	ALT 2 SP- SPRINKLER	12/15/23	\$10,000.00
MD0926018-I-1	ALT2 OT-ARCHITECTURAL, APPLICATION FILED FOR INTERIOR RENOVATION OF NON-LOAD BEARING PARTITIONS. NO CHANGE IN USE, EGRESS OR OCCUPANCY.	09/08/23	\$250,036.00
MD0927199-I-1	ALT2 MS-MECHANICAL	09/08/23	\$40,000.00
MD0927199-I-1	ALT2 PL-PLUMBING	09/08/23	\$17,000.00
MD0927199-I-2	ALT 2 SP- SPRINKLER	09/08/23	\$53,400.00
MD0908820-I-1	NON-BEARING INTERIOR PARTITION REMOVAL AND RELOCATION. NO CHANGE IN USE, EGRESS OR OCCUPANCY.	7/24/2023	\$33,000.00
MD0809557-I-1	PLUMBING WORK ASSOCIATED WITH ARCHITECTURAL RENOVATION OF A GALLERY SPACES ON 8TH FLOOR OF AN (11) STORY COMMERCIAL. NO CHANGE TO USE, EGRESS, OR OCCUPANCY.	9/23/2022	\$10,400.00
MD0809528-I-1	ARCHITECTURAL RENOVATION OF THREE GALLERY SPACES ON 4TH AND 8TH FLOOR OF AN (11) STORY COMMERCIAL USE BUILDING. ARCHITECTURAL WORK TO INCLUDE MINOR PARTITION WORK. NO CHANGE TO USE, EGRESS OR OCCUPANCY.	9/23/2022	\$305,244.00
MD0687727-I-1	INSTALLATION OF NEW WATER-COOLED AC SYSTEM FOR A PORTION OF THE 6TH FLOOR OF A COMMERCIAL BUILDING.	2/25/2022	\$70,000.00
MD0067124-I-1	GENERAL WIRING OF LIGHTING ON EIGHT FLOOR	8/1/2018	-
MD0038879-I-1	OFFICES RENOVATION, NEW WIRING FOR LIGHTING AND POWER, EXISTING PANEL AND FEEDER.	4/26/2018	-
MD0038870-I-1	NEW OFFICES, NEW WIRING FOR LIGHTING AND POWER, EXISTING FEEDER AND PANEL.	4/26/2018	-
123313896-A2	MODIFICATION TO EXISTING SMOKE DETECTION AND FIRE ALARM SYSTEM.	10/2/2018	\$1,900.00
123453802-A2	INTERIOR RENOVATION OF EXISTING COMMERCIAL SPACE ON 9TH FLOOR. ARCHITECTURAL AND PLUMBING WORK TYPES.	9/25/2018	\$97,700.00
140666241-A2	APPLICATION FOR INSTALLATION OF DOOR AND PARTITIONS INTO ART STUDIO.	7/10/2017	\$25,000.00
12304268-A2	INTERIOR RENOVATION AT EXISTING COMMERCIAL SPACE.	5/10/2017	\$12,000.00
12388676-A2	INTERIOR RENOVATION OF MECHANICAL SYSTEMS AT 2ND FLOOR GALLERY SPACE.	6/11/2015	\$300.00
121184903-A1	FLUNG ALTERATION TYPE 1 APPLICATION TO CREATE ELECTRICAL ROOM ON 1ST FLOOR.	2/27/2014	\$200,000.00