THE FOLLOWING NOTES SHALL APPLY THROUGHOUT. EXCEPTIONS ARE SPECIFICALLY NOTED ON EACH DRAWING.

1. SCOPE OF WORK:
   ARCHITECTURAL AND PLUMBING MODIFICATIONS PER PLANS. NO CHANGE IN USE, EGRESS; OR OCCUPANCY

2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF NEW YORK CITY BUILDING CODE, LANDMARKS PRESERVATION COMMISSION FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.

3. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE GOVERNING NEW YORK CITY AGENCIES.

4. MINOR DETAILS USUALLY SHOWN OR SPECIFIED, BUT REGARD FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.

5. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES AND BUILDING LAWS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.

7. THE CONTRACTOR SHALL LAYOUT HIS WORK AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES, PLUMBING, ELECTRICAL ETC.

8. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR ALL INSPECTIONS AND OBTAIN REQUIRED SIGN OFF.

9. THE CONTRACTOR SHALL DO ALL CUTTING AND PATCHING REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

10. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED AND PLUGGED.

11. THE ARCHITECT HAS NOT BEEN RETAINED TO PROVIDE SUPERVISION OR INSPECTION. ALL CONTROLLED INSPECTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

12. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND/OR BUILDING.
GENERAL NOTES CONT.

30. WHERE MANUFACTURES' NAMES AND PRODUCT NUMBERS ARE INDICATED ON THE DRAWINGS IT SHALL BE CONSTRUED TO MEAN THE ESTABLISHING OF QUALITY AND PERFORMANCE STANDARDS OF SUCH ITEMS. ALL OTHER PRODUCTS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE THEY SHALL BE DEEMED EQUAL.

31. FIRE STOPPING SHALL BE INSTALLED AT ALL PENETRATIONS OF FIRE RATED CONSTRUCTIONS AS PER SPECIFICATIONS.

32. THE CONTRACTOR SHALL COORDINATE AND INSTALL ALL CLEANOUT AND ACCESS DOORS IN PARTITIONS AND HUNG CEILINGS AS REQUIRED BY THE CONTRACT DOCUMENTS.

33. DIMENSIONS ON PLANS ARE INDICATED FROM SURFACE TO SURFACE BETWEEN WALLS, PARTITIONS AND OTHER ITEMS EXCLUSIVE OF FINISHES.

34. SIZE OF MASONRY UNITS AND WOOD MEMBERS ON PLANS, BUILDING ELEVATIONS AND SECTIONS ARE SHOWN AS NOMINAL SIZE.

35. PROVIDE WATERPROOFING AT FLOORS IN ALL WET AREAS SUCH AS KITCHENS, TOILETS, LAUNDRY, SHOWER AREAS, ETC.

BUILDING DEPARTMENT NOTES

1. APPLICATION IS HEREBY MADE FOR THE APPROVAL OF ARCHITECTURAL PLANS AND SPECIFICATIONS TO PREMISES HEREIN DESCRIBED.

2. JENNIFER GILLETTE, REGISTERED ARCHITECT STATES:

2.1. THAT SHE HAS OFFICES AT 52 BERGEN STREET, BROOKLYN, STATE OF NEW YORK.

2.2. THAT SHE IS MAKING APPLICATION FOR THE APPROVAL OF ARCHITECTURAL PLANS AND SPECIFICATIONS HERETO SUBMITTED.

2.3. THAT SHE IS A REGISTERED ARCHITECT, HOLDER OF THE NEW YORK STATE LICENSE NO. 034011.

2.4. THAT SHE HAS BEEN DULY AUTHORIZED BY THE BUILDING OWNER TO FILE PLANS AND SPECIFICATIONS FOR THE BUILDING PROJECT HEREWITH SUBMITTED FOR 38 WEST 76TH STREET, LOCATED IN THE BOROUGH OF MANHATTAN.

2.5. THAT SHE HAS PREPARED AND/OR SUPERVISED, UNDER HIS DIRECT SUPERVISION, THE PREPARATION OF THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR THIS APPLICATION.

3. THIS APPLICATION IS TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF THE CITY OF NEW YORK, INCLUDING ALL RULES AND REGULATIONS, TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT. THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NYCECC.

4. ALL EXISTING CONDITIONS INDICATED ARE AS FOUND IN THE FIELD SURVEY OF THE PREMISES BY THE ARCHITECT OF RECORD. EXISTING CONDITIONS NOT IN CONFORMANCE WITH RECORDS OF THE DEPARTMENT OF BUILDINGS ARE THE SOLE RESPONSIBILITY OF THE BUILDING OWNER OF RECORD.

5. THE BUILDING OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES.

6. REQUIREMENTS FOR CONTROLLED INSPECTION ARE TO BE COMPLIED WITH AS REQUIRED BY THE BUILDING CODE FOR THIS PROJECT.

7. ALL MATERIALS, STRUCTURAL STABILITY, MECHANICAL & VENTILATION ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:

A. IS ACCEPTABLE BY THE BUILDING CODE, OR
B. HAS BEEN ACCEPTED FOR USE BY THE M.E.A. UNDER THE METHOD APPROVED BY THE COMMISSIONER OF BUILDINGS, OR
C. HAS BEEN APPROVED FOR USE BY "THE BOARD OF STANDARDS AND APPEALS"

8. ALL ELECTRICAL WORK TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE NYC ELECTRICAL CODE AND ALL APPLICABLE NYC CODES AND REGULATIONS.

9. ALL PLUMBING WORK TO BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH NYC PLUMBING CODE AND ALL APPLICABLE NYS CODES AND REGULATIONS.

2014 CODE SMOKE/CARBON MONOXIDE NOTES

1. 907.2.11. SINGLE- AND MULTIPLE STATIONS SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

2. 907.2.11.1. WHERE REQUIRED, SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN THE LOCATION DESCRIBED IN SECTIONS 907.2.10.1.1, 907.2.10.1.2, 907.2.10.1.3, AND 907.2.10.1.4. SMOKE ALARMS IN GROUPS R-2, R-3, I-1, SINGLE-OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2, R-3, I-1, REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS WITHIN A DWELLING UNIT.

3. ON THE CEILING OR WALL OUTSIDE OF EACH ROOM USED FOR SLEEPING, PURPOSES WITHIN 15 FEET FROM THE DOOR TO SUCH ROOM.

4. IN EACH ROOM FOR SLEEPING PURPOSES.

5. 907.2.11.3. INTERCONNECTED. WHERE MORE THAN ONE SMOKE ALARM OR DETECTORS IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN GROUP R-2, R-3 OR WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R-1, THE SMOKE ALARMS OR DETECTORS SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM OR DETECTOR WILL ACTIVATE ALL OF THE ALARMS OR DETECTORS IN THE INDIVIDUAL UNIT. THE ALARM OR DETECTOR SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENCING DOORS CLOSED.

6. 907.2.11.4. ACCEPTANCE TESTING. WHEN THE INSTALLATION OF THE ALARM DEVICES IS COMPLETE, EACH DETECTOR AND INTERCONNECTING WIRING FOR MULTIPLE-STATION ALARM DEVICES SHALL BE TESTED IN ACCORDANCE WITH THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

7. 907.2.11.4. GROUP R-2 OCCUPANCY. SMOKE ALARMS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH IBC/ANSI A117.1.

8. ADDITIONAL NOTES:

8.1. SMOKE DETECTORS WITHIN DWELLING UNITS SHALL NOT RECEIVE ELECTRIC ENERGY FROM BRANCH CIRCUITS PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS.

8.2. A "CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE/CARBON MONOXIDE DETECTORS" MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT H.P.D., 10 DAYS AFTER INSTALLATION.

8.3. WRITE DOWN INFORMATION OF TESTING AND MAINTENANCE OF THE DEVICES SHALL BE PROVIDED TO THE DWELLING UNIT OWNER.

ELECTRICAL WORK NOTES

1. ALL ELECTRICAL WORK MUST BE PERFORMED BY A LICENSED ELECTRICIAN.

2. DUPLEX OUTLETS IN KITCHEN AND BATHROOM ARE TO BE GFI TYPE.


5. 907.2.11.3. INTERCONNECTED. WHERE MORE THAN ONE SMOKE ALARM OR DETECTORS IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN GROUP R-2, R-3 OR WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R-1, THE SMOKE ALARMS OR DETECTORS SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM OR DETECTOR WILL ACTIVATE ALL OF THE ALARMS OR DETECTORS IN THE INDIVIDUAL UNIT. THE ALARM OR DETECTOR SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENCING DOORS CLOSED.

6. 907.2.11.4. ACCEPTANCE TESTING. WHEN THE INSTALLATION OF THE ALARM DEVICES IS COMPLETE, EACH DETECTOR AND INTERCONNECTING WIRING FOR MULTIPLE-STATION ALARM DEVICES SHALL BE TESTED IN ACCORDANCE WITH THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

7. 907.2.11.4. GROUP R-2 OCCUPANCY. SMOKE ALARMS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH IBC/ANSI A117.1.

8. ADDITIONAL NOTES:

8.1. SMOKE DETECTORS WITHIN DWELLING UNITS SHALL NOT RECEIVE ELECTRIC ENERGY FROM BRANCH CIRCUITS PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS.

8.2. A "CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE/CARBON MONOXIDE DETECTORS" MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT H.P.D., 10 DAYS AFTER INSTALLATION.

8.3. WRITE DOWN INFORMATION OF TESTING AND MAINTENANCE OF THE DEVICES SHALL BE PROVIDED TO THE DWELLING UNIT OWNER.

1. ALL ELECTRICAL WORK MUST BE PERFORMED BY A LICENSED ELECTRICIAN.

2. DUPLEX OUTLETS IN KITCHEN AND BATHROOM ARE TO BE GFI TYPE.


5. 907.2.11.3. INTERCONNECTED. WHERE MORE THAN ONE SMOKE ALARM OR DETECTORS IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN GROUP R-2, R-3 OR WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R-1, THE SMOKE ALARMS OR DETECTORS SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM OR DETECTOR WILL ACTIVATE ALL OF THE ALARMS OR DETECTORS IN THE INDIVIDUAL UNIT. THE ALARM OR DETECTOR SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENCING DOORS CLOSED.

6. 907.2.11.4. ACCEPTANCE TESTING. WHEN THE INSTALLATION OF THE ALARM DEVICES IS COMPLETE, EACH DETECTOR AND INTERCONNECTING WIRING FOR MULTIPLE-STATION ALARM DEVICES SHALL BE TESTED IN ACCORDANCE WITH THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

7. 907.2.11.4. GROUP R-2 OCCUPANCY. SMOKE ALARMS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH IBC/ANSI A117.1.

8. ADDITIONAL NOTES:

8.1. SMOKE DETECTORS WITHIN DWELLING UNITS SHALL NOT RECEIVE ELECTRIC ENERGY FROM BRANCH CIRCUITS PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS.

8.2. A "CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE/CARBON MONOXIDE DETECTORS" MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT H.P.D., 10 DAYS AFTER INSTALLATION.

8.3. WRITE DOWN INFORMATION OF TESTING AND MAINTENANCE OF THE DEVICES SHALL BE PROVIDED TO THE DWELLING UNIT OWNER.

1. ALL ELECTRICAL WORK MUST BE PERFORMED BY A LICENSED ELECTRICIAN.

2. DUPLEX OUTLETS IN KITCHEN AND BATHROOM ARE TO BE GFI TYPE.
1. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.

2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. CONTRACTOR SHALL LEGALLY DISPOSE OF MATERIALS OFF-SITE. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.

4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED OR ALTERED.

5. REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT OFF TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED. MAINTAIN EXISTING UTILITIES TO REMAIN AND PROTECT AGAINST DAMAGE DURING DEMOLITION. DO NOT INTERRUPT EXISTING BUILDING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY BUILDING MANAGEMENT.

6. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY THE DEPARTMENT OF BUILDINGS’ RULES AND REGULATIONS.

7. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.

8. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED. THE CONTRACTOR SHALL NOT USE CUTTING TORCHES FOR REMOVALS.

9. IF UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS CONFLICT WITH DEMOLITION, CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN WRITING BY BUILDING MANAGEMENT. CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS, AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO PERFORM THE WORK DESCRIBED HEREIN.

10. CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF ANY CONFLICT BETWEEN THE REQUIRED WORK AND THE STRUCTURAL ELEMENTS CONFLICT WITH DEMOLITION, TO ALLOW FOR ADJUSTMENTS OR REARRANGEMENT.

11. IF ASBESTOS CONTAINING MATERIALS ARE ENCOUNTERED OR SUSPECTED, NOTIFY OWNER AND BUILDING MANAGEMENT. CEASE DEMOLITION WORK IN THE AFFECTED AREA UNTIL BUILDING MANAGEMENT ISSUES INSTRUCTION TO RESUME WORK.

12. PROTECT FROM DAMAGE EXISTING WORK THAT IS TO REMAIN IN PLACE.

13. MAINTAIN EXISTING UTILITIES TO REMAIN, AND PROTECT AGAINST DAMAGE DURING DEMOLITION. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER OR BUILDING MANAGEMENT.

14. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF REQUIREMENTS. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.

15. CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS, AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO PERFORM THE WORK DESCRIBED HEREIN.

16. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD BEFORE COMMENCING WORK.

17. MINOR WORK NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER COMPLETION OF THE WORK SHALL BE INCLUDED AS IF IT WAS INDICATED ON THE DRAWINGS.

18. AVOID EXCESSIVE NOISE AT ALL TIMES.

19. CONTRACTOR SHALL HAVE AN ADEQUATE NUMBER OF FIRE EXTINGUISHING DEVICES AT THE SITE AT ALL TIMES.

PROGRESS INSPECTIONS

1. ENERGY CODE COMPLIANCE INSPECTIONS BC 110.3.5

2. FINAL 28-116.2.4.2, BC 110.5, DIRECTIVE 14 OF 1975, AND 1 RCNY 101-10

SPECIAL INSPECTIONS

1. STRUCTURAL STEEL-WELDING (BC1704.3.1)

2. STRUCTURAL STEEL - DETAILS (BC 1704.3.2)

3. STRUCTURAL STEEL - HIGH STRENGTH BOLTING (BC 1704.3.3)

4. POST-INSTALLED FASTENERS

ENERGY CODE PROGRESS INSPECTION

1. FENESTRATION U-FACTOR AND PRODUCT RATING (IA3)

2. FENESTRATION AIR LEAKAGE (IA4)

3. AIR SEALING AND INSULATION - VISUAL (IA6)


1. THE BUILDING CONTAINS 169 DWELLING UNITS AND THE 6TH FLOOR CONTAINS 18 DWELLING UNITS. ALL UNITS EXCEPT APARTMENTS 616 WILL BE OCCUPIED DURING CONSTRUCTION.

2. THE CONSTRUCTION WORK IS CONFINED TO APARTMENT 616 ON THE 5TH FLOOR.

3. THERE WILL BE NOBODY OCCUPYING THE PROPOSED CONSTRUCTION AREA TO BE REMOVED DURING THE COURSE OF CONSTRUCTION WORK.

4. EGRESS: REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME. EGRESS AT EXISTING CORRIDORS, FIRE STAIRS, ETC., MUST BE MAINTAINED AT ALL TIMES.

5. ALL EXISTING MEANS OF EGRESS MAY NOT BE USED TO STORE MATERIAL, EQUIPMENT, AND DEBRIS. TRANSPORTATION OF ALL MATERIALS, EQUIPMENT, AND DEBRIS MUST BE COORDINATED WITH THE BUILDING SUPERINTENDENT.

6. EXISTING FIRE SAFETY FOR ALL OCCUPIED DWELLING UNITS SHALL BE MAINTAINED AND NOT DIMINISHED. ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS IS TO BE CONTROLLED BY THE BUILDING OWNER AND/OR GENERAL CONTRACTOR.

7. THE GENERAL CONTRACTOR SHALL ENSURE THAT DUST IS CONTROLLED, AND THAT DISPOSAL OF CONSTRUCTION DEBRIS IS PERFORMED IN SUCH A MANNER AS TO NOT INTERFERENCE WITH OCCUPIED DWELLING UNITS. DEBRIS, DIRT, AND DUST ARE TO BE KEPT TO A MINIMUM AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. AND BE CLEANED UP AND CLEARED FROM THE BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.

8. THE GENERAL CONTRACTOR SHALL ENSURE THAT NOISE IS LIMITED TO ACCEPTABLE LEVELS IN ACCORDANCE WITH THE NEW YORK CITY NOISE CONTROL CODE.

9. CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS 9AM TO 5PM, MONDAYS THRU FRIDAYS, EXCEPT LEGAL HOLIDAYS, UNLESS AN AFTER-HOURS WORK PW.
PROJECT DATA

PLOT PLAN INFORMATION:
HEIGHT: 48FT
STORIES: 4
CONSTRUCTION CLASS: 3 NON-FIREPROOF
OCCUPANCY GROUP: R8B (2008 CODE)
BLOCK: 1128
LOT: 53
ZONING MAP: 8C
ZONING DISTRICTS EC2, R8B

ADDRESS:
38 WEST 76TH STREET
NEW YORK, NY 10023

NOTE:
NO NEW FLOOR AREA PROPOSED UNDER THIS APPLICATION
NO CHANGE IN USE, EGRESS OR OCCUPANCY.
PREMISES NOT LOCATED IN AN SFHA

ZONING MAP: 16c (PARTIAL)

NOTE:
38 WEST 76TH STREET
NEW YORK, NY 10023

GENERAL NOTES
CONTINUED

SCALE: AS NOTED
PROJECT NO.: 1905
DRAWING NO.: T-003.00
DRAWING TITLE: GENERAL NOTES CONTINUED
DATE: 05.27.15
OWNER:

PREMISES NOT LOCATED IN AN SFHA

NOTE:
52 BERGEN STREET . BROOKLYN, NY 11201 . T 718.596.7984

DESCRIPTION

DATE

05.27.15

AFFIX BIS JOB NUMBER LABEL HERE

OWNER

AKARI HOUSE INC

38 WEST 76TH ST

NEW YORK, NY 10023

BERGEN STREET

STUDIO

52 BERGEN ST

BROOKLYN, NY 11201

T 718.596.7984

ARCHITECT

DRAWING TITLE:

SCALE:

PROJECT NO.

DRAWING NO.

ADDRESS:

SEAL & SIGNATURE:

NTS

1505

TITLE SHEET

TAX PHOTOS

38 WEST 76TH STREET

ADDRESS:

38 WEST 76TH STREET

NEW YORK, NY 10023

SEAL & SIGNATURE:

DRAWING TITLE:

TITLE SHEET

TAX PHOTOS

SCALE: NTS

PROJECT NO. 1505

T-005.00

DRAWING NO.

TAX PHOTO-1940

SCALE: NTS

11

TAX PHOTO-1980

SCALE: NTS

10
CERTIFIED TO:

NEW YORK CITY DEPARTMENT OF BUILDINGS

LOT AREA - 2,145.57 SQUARE FEET

LOT 96

BLOCK 1198

NEW YORK, NY 10023

DATE SURVEYED - JUNE 4, 2015

GERALD T. O'BUCKLEY

NOTES:

1. THIS SURVEY WAS PREPARED FOR AKARI HOUSE INC. AND IS INTENDED TO BE USED FOR ARCHITECTURAL PURPOSES ONLY.

2. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NON OR EXISTING CURB, WALLS, OR ROADWAYS IN THE STREETS SHOWN HEREINA.

3. SURFACE INFORMATION SHOWN HERETO WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES.

4. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.

5. ALL ELEVATIONS SHOWN REFER TO THE NORTH-AMERICAN VERTICAL DATUM OF 1988 (NAD 88).

6. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HERETO OBTAINED FROM FIELD MEASUREMENTS.

7. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE COPIES.

SURVEY - EXISTING

A-001.00

DRAWING NO.
EX. WINDOWS TO BE REMOVED. TO BE REPLACED WITH "MARVIN CLAD ULTIMATE DOUBLE HUNG". TYP. DIMS EQUAL TO EXISTING DIAMS.

EX'G WINDOW GUARDS TO BE REMOVED.

EX'G FRONT DOOR TO REMAIN

EX'G BASEMENT DOOR TO REMAIN

REFURBISH EX'G WINDOW GUARDS

T.O. EX'G. GRADE EL. 0'-0"

T.O. EX'G. 1ST FF EL. 6'-8"

8'-0"

2'-1"

10'-1"

NORTH ELEVATION - EXISTING

NORTH ELEVATION - PROPOSED
EXISTING TO REMAIN

NEW CONSTRUCTION

CUSTOM PAINTED STL RAIL

EXISTING WINDOW GUARD TO REMAIN

CUSTOM PAINTED STL TRASH ENCLOSURE W/ ARCHITECTURAL MESH PANELS

NEW SIDEWALK

3 T @ 10" MIN

4 R @ 7 3/4" MIN

10'-1"

2'-10"

2'-10"
EXISTING TO REMAIN
NEW CONSTRUCTION
PRECаст CONCRETE STEPS
TO MATCH BROWNSTONE MASONRY
COATING ON PAINTED STL STRINGERS

SECTION - FRONT ENTRY STAIR

SCALE: 1/2" = 1'-0"

DRAWING NO. A-301.00

OWNER
AKARI HOUSE INC
38 WEST 76TH ST
NEW YORK, NY 10023
T 718.596.7984

ARCHITECT
BERGEN STREET STUDIO
52 BERGEN ST
BROOKLYN, NY 11211
T 718.596.7864

ADDRESS:
38 WEST 76TH STREET
NEW YORK, NY 10023

PROGRESS SET
05.27.15

DESCRIPTION
DATE
52 BERGEN STREET . BROOKLYN, NY 11201 . T 718.596.7984
NEW MARVIN ULTIMATE WOOD DBL HUNG WINDOW

EXISTING WOOD DBL HUNG WINDOW

EXISTING OPENING

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING


REFURBISH EX’G WINDOW GUARDS

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

INTERIOR
**TYPE B SECTION - EXISTING**

Scale: 1 1/2" = 1'-0"

**TYPE B PLAN - EXISTING**

Scale: 1 1/2" = 1'-0"

**TYPE B ELEVATION - EXISTING**

Scale: 1" = 1'-0"
NEW MARVIN ULTIMATE WOOD DBL HUNG WINDOW

EXISTING WOOD DBL HUNG WINDOW

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

NEW MARVIN ULTIMATE WOOD DBL HUNG WINDOW

EXISTING WOOD DBL HUNG WINDOW

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING

INTERIOR

EXTERIOR

EX. WOOD DBLE HUNG WINDOW

EXISTING OPENING
ENERGY CODE COMPLIANCE INSPECTIONS

1. LIGHTING IN DWELLING UNITS (IC2)

PROGRESS INSPECTIONS TABLE - TABULAR FORMAT

<table>
<thead>
<tr>
<th>INSPECTION/TEST</th>
<th>FREQUENCY (MINIMUM)</th>
<th>REFERENCE STANDARD (SEE ECC CHAPTER 18 OR OTHER CRITERIA)</th>
<th>ECC OR OTHER CITATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>IC - [OTHER] ELECTRICAL POWER AND LIGHTING SYSTEMS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IA3 FENESTRATION U-FACTOR AND PRODUCT RATINGS: U-FACTORS OF INSTALLED FENESTRATION SHALL BE VERIFIED BY VISUAL INSPECTION FOR CONFORMANCE WITH THE U-FACTORS IDENTIFIED IN THE CONSTRUCTION DRAWINGS, EITHER BY VERIFYING THE MANUFACTURER'S NFRC LABELS OR, WHERE NOT LABELED, USING THE RATINGS IN ECC TABLES 303.1.3(1) AND (2).</td>
<td>AS REQUIRED DURING INSTALLATION</td>
<td>APPROVED CONSTRUCTION DRAWINGS; NFRC 100</td>
<td>303.1, 303.1.3, 402.1, 402.3, 402.6</td>
</tr>
<tr>
<td>IA4 FENESTRATION AIR LEAKAGE: WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS, EXCEPT SITE-BUILT WINDOWS, SKYLIGHTS AND DOORS, SHALL BE VISUALLY INSPECTED TO VERIFY THAT INSTALLED ASSEMBLIES ARE LISTED AND LABELED TO THE REFERENCED STANDARD.</td>
<td>AS REQUIRED DURING INSTALLATION</td>
<td>NFRC 400, AAMA/WDMA/CSA 101I.S.2/A440</td>
<td>402.4.4</td>
</tr>
<tr>
<td>IA6 AIR SEALING AND INSULATION - VISUAL INSPECTION: OPENINGS AND PENETRATIONS IN THE BUILDING ENVELOPE, INCLUDING SITE-BUILT FENESTRATION AND DOORS, SHALL BE VISUALLY INSPECTED TO VERIFY THAT THEY ARE PROPERLY SEALED, IN ACCORDANCE WITH TABLE 402.4.2</td>
<td>PRIOR TO FINAL CONSTRUCTION INSPECTION</td>
<td>ASHRAE/ASTME 779; ANSI Z265; APPROVED CONSTRUCTION DOCUMENTS</td>
<td>402.4.2.1</td>
</tr>
</tbody>
</table>

ENERGY ANALYSIS RESIDENTIAL PER NYCECC 2011 FOR FRONT FACADE AND STOOP RESTORATION

CLIMATE ZONE 4A

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE OF 2011 NYCECC. THE PROPOSED LIGHTING SYSTEM HAS BEEN DESIGNED TO MEET THE 2011 NEW YORK CITY ENERGY CONSERVATION CODE REQUIREMENTS.

<table>
<thead>
<tr>
<th>COMPONENT</th>
<th>PROPOSED DESIGN VALUE</th>
<th>CODE PRESCRIPTIVE VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW AND EXISTING INTERIOR LIGHTING THROUGHOUT</td>
<td>NO CHANGE</td>
<td>N/A</td>
</tr>
<tr>
<td>402.1 CONTROLS</td>
<td>NO CHANGE</td>
<td>N/A</td>
</tr>
<tr>
<td>402.3 FENESTRATION</td>
<td>NO CHANGE</td>
<td>402.3.1 U-FACTOR. AN AREA-WEIGHTED AVERAGE OF FENESTRATION PRODUCTS SHALL BE PERMITTED TO SATISFY THE U-FACTOR REQUIREMENTS.</td>
</tr>
<tr>
<td>403.2 DUCTS</td>
<td>NO CHANGE</td>
<td>N/A</td>
</tr>
<tr>
<td>403.3 MECHANICAL SYSTEM PIPING INSULATION</td>
<td>NO CHANGE</td>
<td>N/A</td>
</tr>
<tr>
<td>403.4 CIRCULATING HOT WATER SYSTEM</td>
<td>NO CHANGE</td>
<td>N/A</td>
</tr>
<tr>
<td>403.5 MECHANICAL VENTILATION</td>
<td>NO CHANGE</td>
<td>N/A</td>
</tr>
<tr>
<td>403.6 EQUIPMENT SIZING</td>
<td>NO CHANGE</td>
<td>N/A</td>
</tr>
</tbody>
</table>