

# 2nd FLR. GYMNASIUM EXTENSION , 315 CENTRAL PARK WEST , NEW YORK , N.Y. 10025

## GENERAL CONDITIONS NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND BE RESPONSIBLE FOR HAVING RECORDED ALL CONDITIONS WITHIN THE SCOPE OF THE PROJECT. NO CLAIMS FOR EXTRA COMPENSATION, BASED ON IGNORANCE OF VISIBLE OR IMPLIED CONDITIONS WILL BE CONSIDERED.
2. THE CONTRACTOR IS TO VERIFY ALL INDICATED CONDITIONS BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE DRAWING REFLECT CONDITIONS REASONABLY INTERPRETED FROM THE EXISTING VISIBLE CONDITIONS BUT CANNOT BE GUARANTEED BY THE ARCHITECT.
3. ALL WORK IS TO CONFORM TO NEW YORK CITY BUILDING CODE REQUIREMENTS, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, O.S.H.A. (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) AND THE BEST TRADE PRACTICES.
4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ARCHITECT, SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED IN THE DRAWINGS.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS. SCHEDULE ALL REQUIRED INSPECTIONS, OBTAIN ALL CODE APPROVALS AND FILE FOR THE NEW CERTIFICATE OF OCCUPANCY AS (AND IF) REQUIRED.
6. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH LOCAL AUTHORITIES AND BUILDING MANAGEMENT REQUIREMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNION AND EQUAL OPPORTUNITY STANDARDS OR REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND NEW CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA, ANY DAMAGES CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED TO THE OWNERS SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF THE WORK, THE ENTIRE CONSTRUCTION AREA IS TO BE COMPLETELY CLEANED AND PREPARED FOR OCCUPANCY BY THE OWNER.
10. DRAWINGS MAY BE ROUGH SCALED FOR ESTIMATING AND GENERAL REFERENCE FOR ALL OTHER DIMENSIONS OR LOCATIONS CONSULT WITH THE ARCHITECT. FIELD VERIFY ALL DIMENSIONS.
11. THE CONTRACTOR SHALL LAY OUT THEIR OWN WORK AND BE RESPONSIBLE FOR ALL DIMENSIONS AS REQUIRED.
12. THE CONTRACTOR SHALL DESIGN & INSTALL ADEQUATE SHORING AND BRACING AS REQUIRED FOR ALL STRUCTURAL OR REMOVAL TASKS AND SHALL HAVE SOLE RESPONSIBILITY FOR ALL DAMAGE OR INJURIES CAUSED BY THIS WORK AND SHALL REPAIR ALL DEFECTS AT CONTRACTOR'S SOLE EXPENSE.
13. ALL WORK SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL APPROVAL. THE CONTRACTOR SHALL SIGN THE WRITTEN GUARANTEE AS PROVIDED BY THE OWNER. THE GUARANTEE SHALL COVER ALL OF THE GENERAL AND SUB-CONTRACTOR WORK. ALL DEFECTS DISCOVERED DURING THIS GUARANTEE PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE AND AT NO COST TO OWNER.
14. THE CONTRACTOR IS TO FILE CONTROLLED INSPECTIONS AS REQUIRED.

## DEMOLITION NOTES

1. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS SHOWN OR NOTED IN THE DRAWINGS AND OR SPECIFICATIONS.
2. THE CONTRACTOR SHALL SUBMIT HIS PROPOSAL, BASED ON EXECUTING ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS.
3. THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH THE BUILDING MANAGEMENT AND OR SUPERINTENDENT FOR USE OF ELEVATOR SERVICES, AND SHALL PAY ALL OVERTIME ELEVATOR SERVICES REQUIRED.
4. NO MATERIAL OR EQUIPMENT SHALL BE CARRIED UNDER OR ON TOP OF ELEVATORS.
5. DOORS, BUCKS, HARDWARE, PLUMBING FIXTURES, LIGHTING FIXTURES, ELECTRICAL FIXTURES, AND/OR OTHER ITEMS WHICH ARE NOT TO BE REUSED BY TENANT IN THE NEW CONSTRUCTION AND ARE SALVAGEABLE SHALL BE RETURNED TO THE BUILDING, WITH THE EXPRESSED CONSENT OF THE TENANT. ALL ITEMS NOT TO BE REUSE OR RETURNED TO THE BUILDING SHALL BE REMOVED FROM THE PREMISES.
6. THE CONTRACTOR SHALL REMOVE ALL WALL CONDUITS LEFT AFTER WALL DEMOLITION INCLUDING SWITCH BOXES, PLATES BRIDGES, AND/OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING & EQUIPMENT.
7. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, CARPETING, TACKLESS, PARTITIONS, ETC.) CAUSES AN UN-EVENNESS IN THE SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE THE NEW FURNISHED FLOORING.
8. ALL EXPOSED LIGHTING FIXTURES, FURRING, SWITCHES, AND METAL MOULDING NOT BEING REUSED SHALL BE REMOVED AND EITHER STORED OR CARTED AWAY BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH PARTITIONS TO PROTECT ADJACENT PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ADJOINING AREAS AND REUSED ITEMS AS A RESULT OF HIS WORK AND SHALL REPAIR ANY DAMAGED SURFACES TO THEIR EXISTING CONDITION.
11. THE CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE TENANT AND BUILDING, INCLUDING BUT NOT LIMITED TO WINDOWS, FLOORS AND CEILINGS, ELEVATORS, DOORS, BUCKS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT (TO BE REUSED), CONNECTOR COVERS AND ALL SIMILAR ITEMS.
12. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTING THROUGHOUT THE AREAS OF OR UNDER CONSTRUCTION, IF SO REQUIRED.
13. THE CONTRACTOR SHALL CAP AND FLUSH OFF BEHIND FINISHED SURFACES, ALL PROJECTING PLUMBING, FLOOR, ELECTRICAL/ TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.
14. UPON COMPLETION OF EACH DAY DEMOLITION WORK, THE CONTRACTOR SHALL PROVIDE THAT ALL AREAS BE LEFT BROOM CLEAN.
15. THE CONTRACTOR SHALL REMOVE ALL MILLWORK AS NOTED ON DRAWINGS OR SPECIFICATIONS.
16. THE CONTRACTOR SHALL REMOVE ALL CERAMIC, STONE, VINYL WALL AND FLOOR TILES AS NOTED ON DRAWINGS OR SPECIFICATIONS.
17. THE CONTRACTOR SHALL REMOVE EXISTING CEILING FIXTURES AS NOTED AND CAREFULLY STORE FOR OWNERS REVIEW.

## CONSTRUCTION NOTES

1. NEW METAL STUD PARTITIONS ARE TO BE SHEATHED WITH 5/8 INCH GYPSUM WALL BOARD "FIRE CODE 60" BOTH SIDES, UNLESS OTHERWISE NOTED.
2. BATHROOMS, KITCHEN, AND ALL OTHER WET AREAS TO BE SHEATHED IN 5/8 INCH MOISTURE RESISTANT GYPSUM WALL BOARD OR "WONDERBOARD".
3. PARTITIONS ARE TO RUN TO UNDERSIDE OF CEILING STRUCTURE. METAL STUDS ARE TO BE 2-1/2 INCH OR 3-5/8 INCH SET AT 16 INCHES O.C. MAXIMUM OR SUCH AS TO MATCH EXISTING ADJOINING WORK.
4. CONTRACTOR IS REQUIRED TO REMOVE EXISTING PARTITIONS, SHELVES, ETC., WHERE INDICATED & IS REQUIRED TO PATCH & REPAIR FLOORS, WALLS & CEILING AS IS REQUIRED TO MATCH ADJOINING WORK.
5. ALL BATHROOMS, KITCHEN, AND ALL OTHER WET AREAS TO RECEIVE NEW FLOORS SHALL BE PROVIDED WITH A THREE (3) PLY POLYETHYLENE VAPOR BARRIER BETWEEN NEW FLOOR AND EXISTING SLAB OR FILL.
6. ALL PLUMBING & ELECTRICAL WORK DONE IN ASSOCIATION WITH THE PROJECT SHALL BE PERFORMED BY LICENSED CONTRACTOR, AND SHALL BE RESPONSIBLE FOR ALL FLUNG, INSPECTIONS, AND CERTIFICATIONS.
7. ALL PLUMBING RISER SHUT-OFF VALVES ARE TO REMAIN IN THE EXISTING LOCATION AND ARE TO BE REPAIRED OR REPLACED AS IS REQUIRED BY THE PROJECT WORK.
8. ALL TOILETS TO BE REPLACED WITH NEW 1 1/6 GALLON PRESSURE TANK WATER SAVER UNITS (MANUFACTURER, STYLE, AND COLOR TO BE SELECTED BY ARCHITECT/ DESIGNER AND APPROVED BY OWNER).
9. AT LOCATIONS WHERE WALL MOUNTINGS ARE TO BE REMOVED PLASTER PATCH AND/OR SKIM COATED SHALL BE APPLIED AS IS DEEMED NECESSARY BY THE ARCHITECT/ DESIGNER.
10. EXISTING WOOD FLOOR TO BE SANDED, BLEACHED (IF NECESSARY), STAINED AND A MINIMUM OF TWO (2) COATS OF POLYURETHANE. FINISH TO BE SELECTED BY THE ARCHITECT/ DESIGNER AND APPROVED BY THE OWNER.
11. ALL MILLWORK IS TO BE FABRICATED OFF-SITE, FITTED AND/ OR SCRIBED ON-SITE FOR INSTALLATION.
12. SMOKE DETECTORS SHALL BE INSTALLED AS PER NEW YORK CITY BUILDING CODES.
13. WHERE NEW PLUMBING FIXTURES ARE TO BE INSTALLED OR BRANCH PIPING OTHERWISE EXPOSED, WE INSIST ON THE REPLACEMENT OF THIS PIPING FROM THE FIXTURE TO THE BUILDING'S RISERS AND STACKS, REPLACEMENTS OF ASSOCIATED LOCAL RISER SHUT-OFF VALVES AS MAY BE REQUIRED.
14. ANY AND ALL CHANNELING OF STRUCTURAL SLAB BEAMS OR DEMOLITION ASSOCIATED WITH BUILDING RATED SHIFTS IS STRICTLY FORBIDDEN UNDER NO CIRCUMSTANCES SHALL THERE BE CUTTING, TRENCHING, AND/ OR CHANNELING OF THE CONCRETE FLOOR OF CEILING SLABS.
15. UNDER NO CIRCUMSTANCES SHALL THERE BE CUTTING, MOVING, AND/ OR REMOVING OF THE RISERS, SUPPLY, VENT OR DRAIN LINES.

## JOB CONDITIONS

1. EXISTING BUILDING SERVICES SHALL BE UTILIZED FOR THE WORK.
2. LIGHT & POWER SHALL BE MAINTAINED TO ALL AREAS OF THE EXISTING BUILDING THROUGH OUT THE EXECUTION OF THE WORK, IN CASE SHUT DOWN IS REQUIRED IT SHALL BE OF SUCH DURATION AND ON A DATE AND TIME PROVIDED BY AND IN ACCORDANCE WITH THE OWNERS AND TENANTS PRIOR APPROVAL.
3. THE STRUCTURE OF THE EXISTING BUILDING SHALL IN NO WAY BE COMPROMISED DURING THE EXECUTION OF THE WORK.
4. PROVIDE & MAINTAIN TEMPORARY LIGHT & POWER WITHIN THE PREMISES & IN CONSTRUCTION AREA AS REQUIRED, THROUGHOUT THE DURATION OF THE WORK.

## TENANT PROTECTION NOTES

- 2014 NEW YORK CITY CONSTRUCTION CODE CHAPTER 1 - ADMINISTRATION ; ARTICLE 104 - CONSTRUCTION DOCUMENTS ; SECTION 8.4 - TENANT PROTECTION PLAN :
- CONSTRUCTION DOCUMENTS FOR ALTERATIONS OF BUILDINGS IN WHICH ANY DWELLING UNIT WILL BE OCCUPIED DURING CONSTRUCTION SHALL INCLUDE TENANT PROTECTION PLAN. SUCH PLAN SHALL CONTAIN A STATEMENT THAT THE BUILDING CONTAINS DWELLING UNITS THAT WILL BE OCCUPIED DURING CONSTRUCTION AND SHALL INDICATE IN SUFFICIENT DETAIL, THE SPECIFIC UNITS THAT ARE OR MAY BE OCCUPIED DURING CONSTRUCTION, THE MEANS AND METHODS TO BE EMPLOYED TO SAFEGUARD THE SAFETY AND HEALTH OF THE OCCUPANTS, INCLUDING, WHERE APPLICABLE, DETAILS SUCH AS TEMPORARY FIRE-RATED ASSEMBLIES, OPENING PROTECTIVES, OR DUST CONTAINMENT PROCEDURES. THE ELEMENTS OF THE TENANT PROTECTION PLAN MAY VARY DEPENDING ON THE NATURE AND SCOPE OF THE WORK BUT AT A MINIMUM SHALL MAKE DETAILED AND SPECIFIC PROVISIONS FOR:
1. EGRESS : AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
2. FIRE SAFETY : ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
3. HEALTH REQUIREMENTS : SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED.
- 3.1. THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.
4. COMPLIANCE WITH HOUSING STANDARDS : THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND, WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.
5. STRUCTURAL SAFETY : NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
6. NOISE RESTRICTIONS : WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE, SUCH LIMITATIONS SHALL BE STATED.

## STRUCTURAL STEEL NOTES

1. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO RS 10-5 AND AISC SPECIFICATIONS FOR STRUCTURAL STEEL FOR BUILDINGS AND SHALL BE GRADE 50.
2. ALL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO AISC "LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OR "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN" AND AISC "CODE OF STANDARD PRACTICE", LATEST EDITION.
3. AFTER FABRICATION ALL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE, AND OTHER FOREIGN MATERIALS.
4. ALL STRUCTURAL STEEL SHALL BE NEW STEEL CONFORMING TO ASTM STANDARD A572 (OR A992) - GRADE 50, UNLESS OTHERWISE INDICATED ON PLANS. ALL PLATES - ASTM A36.
5. ALL CONNECTIONS SHALL BE TWO-SIDED STANDARD CONNECTIONS WHEREVER POSSIBLE AND SHALL BE BOLTED OR WELDED IN ACCORDANCE WITH AISC SPECIFICATIONS. THE MINIMUM NUMBER OF BOLTS PER CONNECTION SHALL BE TWO (2).
6. HARDENED WASHERS USED UNDER DIRECT TENSION INDICATOR WASHERS SHALL BE AS PER ASTM F436.
7. WELDING WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE NEW YORK CITY BUILDING CODE, RULES AND REGULATIONS OF THE BOARD OF STANDARD AND APPEALS (BSA), AND THE AWS "CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION", LATEST EDITION.
8. THE STEEL CONTRACTOR SHALL FURNISH ALL AFFIDAVITS, MILL TEST REPORTS, AND TESTING LABORATORY REPORTS REQUIRED BY THE BUILDING DEPARTMENT.
9. ALL LOOSE LINTELS SHALL HAVE A MINIMUM OF SIX (6) INCHES BEARING EACH END OF MASONRY OPENING.
10. ALL HUNG OR CLIPPED LINTELS SHALL BE PROVIDED WITH 3/8 INCH VERTICAL ADJUSTMENTS BY MEANS OF SHIMS AND HORIZONTAL ADJUSTMENTS BY MEANS OF SLOTTED HOLES. LINTELS THAT RUN PAST OR ARE ADJACENT TO COLUMNS SHALL BE ATTACHED THERETO.
11. ALL WELDING SHALL BE PERFORMED BY QUALIFIED LICENSED WELDERS IN ACCORDANCE WITH A.W.S. SPECIFICATIONS (LATEST EDITION) AND BE INSPECTED IN ACCORDANCE WITH TABLE 10-2. ELECTRODES FOR WELDING SHALL BE E-70XX LOW-HYDROGEN SERIES ELECTRODES. ALL WELDS NOT SPECIFICALLY CALLED OUT SHALL BE AT LEAST THE MIN. WELD SIZE AS SPECIFIED BY THE AISC MANUAL OF STEEL DESIGN (LATEST EDITION), BUT SHALL NOT BE LESS THAN 1/4 INCH.
12. ALL WELDING SHALL BE DONE BY PERSONS HAVING A CERTIFICATE OF QUALIFICATION AS A WELDER PER NEW YORK CITY BUILDING CODE REQUIREMENTS.
13. UNLESS OTHERWISE NOTED ALL STRUCTURAL STEEL SHALL RECEIVE TWO (2) COATS OF RUST INHIBITIVE PAINT, ONE (1) SHOP, AND ONE (1) FIELD. PROVIDE PAINT SPECIFICATIONS FOR APPROVAL.
14. STEEL FABRICATOR/ ERECTOR/ CONTRACTOR SHALL SUBMIT TWO (2) SETS OF ENGINEERED AND CHECKED SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE ALL REQUIRED SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS AND ERECTION DIAGRAMS AND SHALL INCLUDE TYPICAL CONNECTION DETAILS AND CAPACITIES PRIOR TO THE START OF PIECE DETAILING.
15. ALL CONNECTIONS SHALL BE DESIGNED AND DETAILED BY THE FABRICATOR. CALCULATIONS, JOB STANDARDS, AND CONNECTION DETAILS SHALL BEAR THE SIGNATURE OF A NEW YORK STATE PROFESSIONAL ENGINEER.
16. THE REVIEW OF SHOP DRAWINGS SHALL NOT BE CONSTRUED AS A COMPLETE CHECK, BUT WILL INDICATE ONLY THAT GENERAL METHODS OF CONSTRUCTION AND DETAILING ARE SATISFACTORY. REVIEW OF SUCH DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ERRORS OF FABRICATION WHICH MAY EXIST AS THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIMENSIONS AND DESIGN OF ADEQUATE CONNECTIONS, DETAILS, AND FOR THE CORRECT FITTING OF THE STRUCTURAL MEMBERS.
17. THE USE OF THE CUTTING TORCH IN THE FIELD WILL NOT BE PERMITTED EXCEPT FOR DEMOLITION WORK. THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
18. ALL STEEL IS TO BE ERECTED WITH NATURAL CAMBER UP, UNLESS OTHERWISE NOTED (U.O.N.).
19. ALL BEAM TO GIRDER SHEAR CONNECTIONS SHALL BE TWO-SIDED WELD ANGLE CONNECTIONS PER AISC SPECIFICATIONS (LATEST EDITION).
20. ALL BEAM TO GIRDER CONNECTIONS SHALL BE BOLTED CONNECTIONS USING 3/4 INCH DIAMETER A325 BEARING BOLTS (U.O.N.) IN STANDARD HOLES OR SLIP CRITICAL BOLTS IN OVERSIZED OR SLOTTED HOLES. ALL BOLTS, NUTS, AND WASHERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A325 OR A490.
21. ALL BOLTS IN SLIP CRITICAL CONNECTIONS SHALL UTILIZE DIRECT TENSION INDICATOR WASHERS. DIRECT TENSION INDICATOR WASHERS SHALL COMPLY WITH ASTM F599.
22. MINIMUM FILLET WELDS SHALL COMPLY WITH THE AISC SPECIFICATIONS BUT SHALL NOT BE LESS THAN 3/4 INCH, U.O.N.
23. PROVIDE TEMPORARY BRACING OR GUYS TO PROVIDE LATERAL SUPPORT UNTIL PERMANENT STRUCTURES ARE INSTALLED.
24. ALL STEEL MEMBERS INCLUDING COLUMNS, BEAMS AND ATTACHMENTS SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS AND SHALL BE SHOP PAINTED. PAINTING SHALL BE TOUCHED-UP IN THE FIELD WHERE SHOP COAT HAS BEEN OMITTED AND/ OR ABRADED.
25. CONTRACTOR SHALL COORDINATE ALL MISC. STEEL DETAILING REQUIREMENTS SHOWN ON ASSOCIATED DRAWINGS.
26. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A307, U.O.N.
27. ALL FIELD SPLICES AND CONNECTIONS SHALL BE WELDED OR BOLTED USING HIGH STRENGTH BOLTS. SPLICES SHALL BE DESIGNED TO DEVELOP THE FULL CAPACITY OF THE MEMBER AT THE POINT OF THE SPLICE (U.O.N.) AND MEMBERS SHALL NOT BE SPLICED AT THE POINT OF MAXIMUM STRESS.
28. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING LOCATIONS SHALL BE REPEATED.
29. CONTRACTOR SHALL COORDINATE ALL MISC. STEEL DETAILING REQUIREMENTS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS.
30. STRUCTURAL STEEL FOR TUBES SHALL BE ASTM A500-GRADE B.
31. ALL SURFACES OF STEEL BEAMS, COLUMNS, LINTELS, HANGERS, STRUTS, ETC. ENCLOSED IN EXTERIOR WALLS SHALL RECEIVE FLASHING, FOR FLASHING REQUIREMENTS SEE ARCHITECTURAL DETAILS/ SECTIONS.
32. CONTRACTOR SHALL COORDINATE BETWEEN TRADES FOR THE INSTALLATION OF STRUCTURAL STEEL ITEMS REQUIRED FOR ATTACHMENT OF WORK BY OTHER TRADES.
33. ALL WELDING AND TENSIONING OF HIGH STRENGTH BOLTS SHALL BE SUBJECT TO CONTROLLED INSPECTION AS PER BUILDING CODE REQUIREMENTS.
34. COPED OR CUT END OF MEMBERS SHALL BE REINFORCED WHERE REQUIRED TO SUSTAIN THE SPECIFIED REACTIONS.
35. BOLTS, NUTS, AND WASHERS FOR STEEL PERMANENTLY EXPOSED TO WEATHER SHALL BE GALVANIZED.
36. USE "CAFCO 300" (MEA NO. 444-89-W) FIREPROOFING OR APPROVED EQUAL, U.O.N.

## MECHANICAL NOTES

1. UPON COMPLETION OF VENTILATION SYSTEM, A TEST SHALL BE CONDUCTED UNDER THE PRESENCE AND DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT QUALIFIED TO CONDUCT SUCH TESTS. THE TESTS SHALL SHOW COMPLIANCE WITH CODE REQUIREMENTS FOR VENTILATION AND PROPER FUNCTION OF ALL OPERATING DEVICES, BEFORE THE SYSTEM IS APPROVED.
2. THE LICENSED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT WHO CONDUCTS THE TESTS SHALL FILE THE CERTIFICATE AS TO WHETHER THE SYSTEM COMPLIES WITH APPLICABLE LAWS. THE TEST AND REPORT SHALL BE MADE IN A MANNER SATISFACTORY TO THE SUPERINTENDENT.
3. A STATEMENT SHALL BE FILED BY THE OWNER THAT THE SYSTEM OF VENTILATION WILL BE KEPT IN CONTINUOUS OPERATION AT ALL TIMES DURING THE NORMAL OCCUPANCY OF THIS BUILDING AS ORDERED IN THE APPLICABLE SECTION OF THE CODE.
4. NEW YORK CITY 2008 MECHANICAL CODE, CHAPTER 4, SECTION 401, SHALL GOVERN THE VENTILATION OF SPACES WITH A BUILDING INTENDED TO BE OCCUPIED.
5. MECHANICAL VENTILATION BY A METHOD OF SUPPLY AIR AND RETURN OR EXHAUST AIR SHALL BE PROVIDED AS PER SECTION 403. THE AMOUNT OF SUPPLY AIR SHALL BE APPROXIMATELY EQUAL TO THE AMOUNT OF RETURN AND EXHAUST AIR. THE SYSTEM SHALL NOT BE PROHIBITED FROM PRODUCING NEGATIVE OR POSITIVE PRESSURE. THE SYSTEM TO CONVEY VENTILATION AIR SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CHAPTER 6 OF NEW YORK CITY 2008 MECHANICAL CODE.
6. MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH MANUAL OR AUTOMATIC CONTROLS AS PER SECTION 405.
7. THE DESIGN, CONSTRUCTION, AND INSTALLATION OF MECHANICAL EXHAUST SYSTEM - INCLUDING DUST, STOCK AND REFUSE CONVEYOR SYSTEM, EXHAUST SYSTEMS SERVING COMMERCIAL COOKING APPLIANCES AND ENERGY RECOVERY VENTILATION SYSTEMS - SHALL BE AS PER SECTION 501.
8. MECHANICAL AND PASSIVE SMOKE CONTROL SYSTEMS THAT ARE REQUIRED BY THE NEW YORK CITY MECHANICAL CODE SHALL BE AS PER SECTION 513. GENERAL DESIGN REQUIREMENTS SHALL BE AS PER SECTION 513.2. SPECIAL INSTRUCTION AND TEST REQUIREMENTS SHALL BE AS PER SECTION 513.3.
9. DUCT SYSTEM USED FOR THE MOVEMENT OF AIR IN AIR-CONDITIONING, HEATING, VENTILATING AND EXHAUST SYSTEMS SHALL CONFORM TO THE PROVISIONS OF SECTION 601.
10. THE INSTALLATION AND CONSTRUCTION OF DUCTWORK SHALL BE AS PER SECTION 603.
11. PROTECTION OF DUCT PENETRATIONS AND AIR TRANSFER OPENINGS IN ASSEMBLIES REQUIRED TO BE PROTECTED, SHALL BE AS PER SECTION 607. FIRE DAMPERS, SMOKE DAMPERS, COMBINATION FIRE SMOKE DAMPERS AND CEILING RADIATION DAMPERS SHALL BE PROVIDED AT THE LOCATIONS PRESCRIBED IN SECTIONS 607.5.1 THROUGH 607.5.5, WHERE AN ASSEMBLY IS REQUIRED TO HAVE BOTH FIRE DAMPERS AND SMOKE DAMPERS, COMBINATION FIRE SMOKE DAMPERS OR A FIRE DAMPER AND A SMOKE DAMPER SHALL BE REQUIRED.
12. DUCT & AIR TRANSFER OPENINGS THAT PENETRATE FIRE RATED PARTITIONS SHALL COMPLY WITH ALL REQUIREMENTS LISTED UNDER SECTION 716, AS APPLICABLE TO SYSTEM DESIGN.
13. CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN AND PAY FOR TESTING SERVICES AND SPECIAL INSPECTIONS AS PER CHAPTER 17 OF THE NEW YORK CITY BUILDING CODE.
14. PROVIDE VIBRATION ISOLATION FOR ALL MECHANICAL EQUIPMENT TO PREVENT TRANSMISSION OF VIBRATION TO BUILDING STRUCTURE.
15. PROVIDE ACCESS PANELS FOR INSTALLATION IN WALLS AND CEILINGS, WHERE REQUIRED, TO SERVICE DAMPER, VALVES, SMOKE DETECTORS, AND OTHER CONCEALED MECHANICAL EQUIPMENTS.
16. ALL FANS SHALL BE ON TIMERS. CONTRACTOR SHALL PROVIDE ONE (1) TIMER FOR KITCHEN FANS AND ONE (1) TIMER FOR TOILET EXHAUST SYSTEMS.
17. ALL MOTORS SHALL BE RATED FOR PREMIUM EFFICIENCY AS PER SPECIFICATIONS.
18. MECHANICAL EQUIPMENT THAT IS NOT COVERED BY THE UNITED STATES NATIONAL APPLIANCE ENERGY CONSERVATION ACT (N.A.E.C.A.) OF 1987, SHALL CARRY A PERMANENT LABEL INSTALLED BY THE MANUFACTURER STATING THAT THE EQUIPMENT COMPLIES WITH THE REQUIREMENTS OF ASHRAE / IESNA STANDARD 90.1.
19. CONSTRUCTION SCHEDULING INSTRUCTIONS: THE DRAWINGS SHALL STATE THAT, IN ACCORDANCE WITH ARTICLE 116 OF TITLE 28 AND SECTION BC 109, CONSTRUCTION SHALL BE SCHEDULED TO ALLOW REQUIRED PROGRESS INSPECTIONS TO TAKE PLACE, AND THAT ROOFS, CEILINGS, EXTERIOR WALLS, INTERIOR WALLS, FLOORS, FOUNDATIONS, BASEMENTS, AND ANY OTHER CONSTRUCTION SHALL NOT BE COVERED OR ENCLOSED UNTIL REQUIRED PROGRESS INSPECTIONS ARE COMPLETED OR THE PROGRESS INSPECTOR INDICATES THAT SUCH COVERING OR ENCLOSURE MAY PROCEED AT EACH STAGE OF CONSTRUCTION, AS APPLICABLE.

## ENERGY ANALYSIS

CODE CHAPTER AND / OR STANDARD USED FOR DESIGN CLIMATE ZONE 4

ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE & CITATION
INSTALLATION OF INTR. NON-BEARING GYPSUM BOARD PARTITIONS	N / A	N / A
INSTALLATION OF MISC. FINISHES	N / A	N / A
MISC. NEW CODE COMPLIANT PLUMBING FIXTURES	N / A	N / A
RELOCATION OF EXISTING ROUGH PLUMBING VALVES, AND BRANCH LINES	N / A	N / A
INTERIOR LIGHTING POWER	0.7 WATTS / FT <sup>2</sup> IN ACCORDANCE TO TABLE 505.5.2 OF CHAPTER 5	THE INTERIOR LIGHTING POWER IS THE FLOOR AREA OF EACH BUILDING AREA TYPE LISTED IN TABLE 505.5.2 OF CHAPTER 5.
INTERIOR LIGHTING CONTROL	EACH AREA THAT IS REQUIRED TO HAVE MANUAL CONTROL, SHALL ALSO ALLOW THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD IN A REASONABLY UNIFORM ILLUMINATION PATTERN BY AT LEAST 50%. 1. CONTROLLING ALL LAMPS AND LUMINAIRES.	SECTION 505.2.1: EACH AREA ENCLOSED BY WALLS OR FLOOR / TO-CEILING PARTITIONS SHALL HAVE AT LEAST ONE (1) MANUAL CONTROL FOR THE LIGHTING SERVING THAT AREA. THE REQUIRED CONTROLS SHALL BE A REMOTE SWITCH THAT IDENTIFIES THE LIGHTS SERVED AND INDICATES THEIR STATUS.
FENESTRATION THERMAL VALUES AND RATINGS	N / A	N / A
FENESTRATION AREAS	N / A	N / A
MECHANICAL VENT	N / A	N / A
EXIT SIGNS	5 WATTS PER SIDE	INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE 2014.

ENERGY CODE PROGRESS INSPECTIONS				
	INSPECTION / TEST	FREQUENCY (MINIMUM)	REFERENCE STANDARD (SEE E.C.C. CHAPTER 6) OR OTHER CRITERIA	E.C.C. OR OTHER CITATION
IC3, IC3	INTERIOR LIGHTING POWER : LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE VISUALLY INSPECTED TO VERIFY COMPLIANCE WITH HIGH-EFFICACY REQUIREMENTS.  INSTALLED LIGHTING SHALL BE VERIFIED FOR COMPLIANCE WITH THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS, AND TRANSFORMERS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	404.1E  C405.5 ; C406.3 ; ASHRAE 90.1 - 9.1, 9.2, 9.5, 9.6 ; IRC NBS 101 - 07(c)(3)(iv)(C)4
IC5	LIGHTING CONTROLS : EACH TYPE OF REQUIRED LIGHTING CONTROLS, INCLUDING : OCCUPANT SENSORS ; MANUAL INTERIOR LIGHTING CONTROLS ; LIGHT-REDUCTION CONTROLS ; AUTOMATIC LIGHTING SHUT-OFF ; DAYLIGHT ZONE CONTROLS ; SLEEPING UNIT CONTROLS ; EXTERIOR LIGHTING CONTROLS : SHALL BE VERIFIED BY VISUAL INSPECTION AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONSTRUCTION CONTROL SYSTEM NARRATIVES	C405.2 ; ASHRAE 90.1 - 9.4.1 (AS MODIFIED BY SECTION ECC A102)
IC6	EXIT SIGNS : INSTALLED EXIT SIGNS SHALL BE VISUALLY INSPECTED TO VERIFY THAT THE LABEL INDICATES THAT THEY DO NOT EXCEED MAXIMUM PERMITTED WATTAGE	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.4 ; ASHRAE 90.1 - 9.4.2

## ZRD1 (ZONING RESOLUTION DETERMINATION) CONTROL # 38081

## NO CHANGE TO USE OR EGRESS UNDER THIS APPLICATION.

## CHANGE IN OCCUPANCY & BULK UNDER THIS APPLICATION.

## EXTERIOR WORK UNDER THIS APPLICATION IS LOCATED IN THE INTERIOR COURT YARD AND IS NOT VISIBLE FROM STREET LEVEL.

## MECHANICAL WORK FILED UNDER SEPERATE APPLICATION.

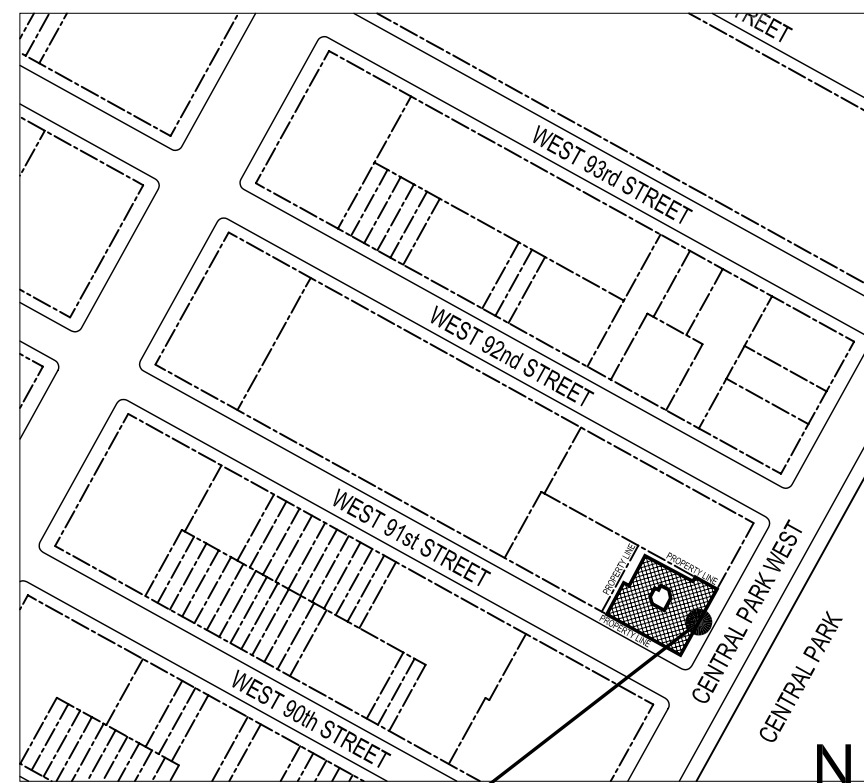
315 CENTRAL PARK WEST, NEW YORK, N.Y. 10025

BOROUGH : MANHATTAN BLOCK # 1205 COMMUNITY BOARD # 107  
BIN # 1031625 LOT # 29 YEAR BUILT : 1911

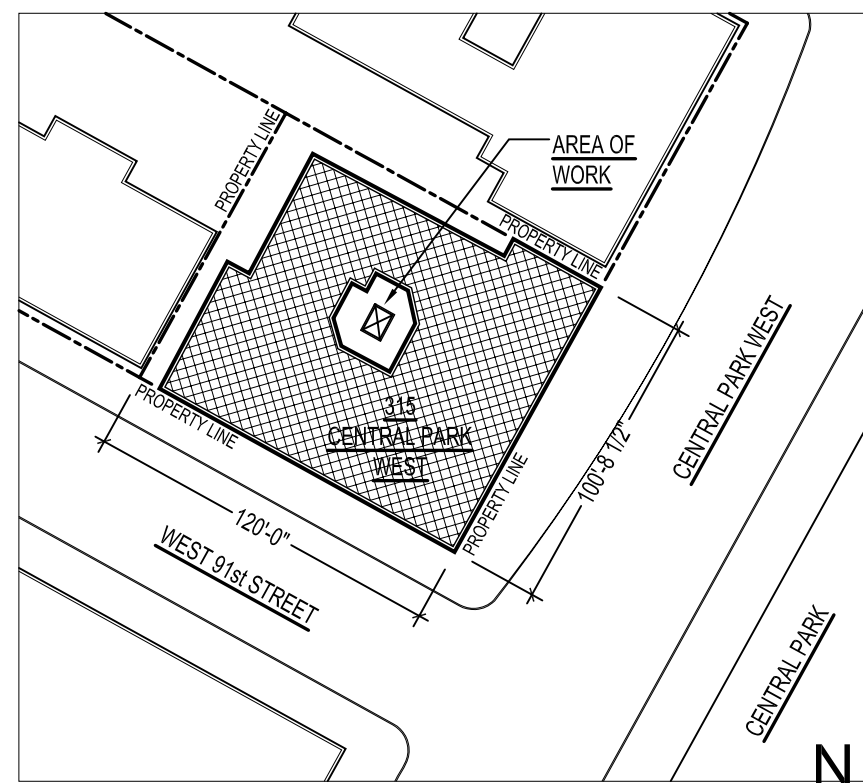


2 ZONING MAP  
SCALE: NOT TO SCALE

# OF EXISTING BUILDINGS : 1 ZONING AREA : R10A LAND USE : MULTI-FAMILY ELEVATOR BUILDINGS  
# OF EXISTING FLOORS : 12 ZONING MAP # 5D



3 SITE PLAN  
SCALE: 1/256" = 1'-0"



4 PLOT PLAN  
SCALE: 1/64" = 1'-0"

NO.	REVISION	BY	DATE
JON DAVID LIBASCI REGISTERED ARCHITECT 435 CENTRAL PARK WEST NEW YORK, N.Y. 10025			
KOPELS STUDIO 153 WEST 27th STREET # 1003 NEW YORK, N.Y. 10001 EMAIL: ron@ronkopels.com			
PROJECT TITLE: 2nd FLOOR GYMNASIUM EXTENSION 315 CENTRAL PARK WEST NEW YORK, N.Y. 10025			
DRAWING TITLE: GENERAL NOTES, ENERGY ANALYSIS, ZONING MAP, SITE PLAN, PLOT PLAN, FEMA 2013 PRELIM. F.I.R.M. FOR N.Y.C., HANDICAPPED DETAILS, TYP. G.W.B. HUNG CEILING DETAIL, AND WALL TYPES			
DOB BSCAN:			
SEAL AND SIGNATURE:	DATE: 07-20-2015	PROJECT No: 315cpw_gym	
		DRAWING BY: R.L.	
		CHK BY: R.K.	
		DWG. No:	
T-001.00		SHEET 1 OF 9	



ZONING CALCULATIONS

ADDRESS : 315 CENTRAL PARK WEST, NEW YORK, N.Y. 10025  
BOROUGH : MANHATTAN  
BIN : 1031625 BLOCK : 1205 LOT : 29 ZONE : R10A MAP : 5D

EXISTING TWELVE (12) STORY & CELLAR BUILDING WITH EXISTING HEIGHT OF 135 FT.

PROPOSED WORK OF GYMNASIUM EXTENSION, LOCATED ON TOP OF BLDG. LOBBY ROOF @ INNER COURT @ 2nd FLOOR LEVEL.

(NOTE: "INNER COURT" AS DEFINED IN THE CITY OF NEW YORK ZONING RESOLUTION, ARTICLE I - GENERAL PROVISIONS, CHAPTER 2 - CONSTRUCTION OF LANGUAGE AND DEFINITIONS, 12-10: DEFINITIONS.)

EXISTING 1 CONSTRUCTION CLASSIFICATION (NO CHANGE)  
EXISTING R-2 BUILDING OCCUPANCY GROUP (NO CHANGE)  
EXISTING HAEA MULTIPLE DWELLING LAW CLASSIFICATION (NO CHANGE)

ARTICLE II - RESIDENCE DISTRICT REGULATIONS

CHAPTER 2 - RESIDENCE USE REGULATIONS

- ZR 22-00 - USE GROUPS PERMITTED IN R10A DISTRICTS : 1, 2, 3, & 4  
ZR 22-10 - USE GROUPS PERMITTED AS OF RIGHT IN R10A DISTRICTS : 1, 2, 3, & 4

EXISTING USE GROUPS : 2 & 3 (NO CHANGE)

CHAPTER 3 - RESIDENTIAL BULK REGULATIONS IN RESIDENCE DISTRICTS

LOT AREA (L.A.): 100.71 FT. x 120.00 FT.  
ACTUAL TOTAL AREA : 12,085.20 SF

EXISTING FLOOR AREA:	
CELLAR	(ACCESSORY : USE GROUP 2 - STORAGE)
1st FLR	9,616.34 SF (COMM. FACILITY & RESIDENTIAL : USE GROUP 3 & 2 - NURSERY & DOCTOR'S APT.)
2nd FLR	9,104.79 SF (COMM. FACILITY & RESIDENTIAL : USE GROUP 3 & 2 - NURSERY & CLASS 'A' APT.)
	7,758.63 SF (COMM. FACILITY)
	1,346.16 SF (RESIDENTIAL)
3rd FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.)
4th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.)
5th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.)
6th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.)
7th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.)
8th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.)
9th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.)
10th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.)
11th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.)
12th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.)
	109,769.00 SF (EXISTING TOTAL)

PROPOSED FLOOR AREA:	
CELLAR	(ACCESSORY : USE GROUP 2 - STORAGE) * DOES NOT FACTOR INTO FLOOR AREA *
1st FLR	10,058.11 SF (COMM. FACILITY & RESIDENTIAL : USE GROUP 3 & 2 - NURSERY & DOCTOR'S APT.)
2nd FLR	10,058.11 SF (COMM. FACILITY & RESIDENTIAL : USE GROUP 3 & 2 - NURSERY & CLASS 'A' APT.)
	8,936.71 SF (COMM. FACILITY)
	1,121.40 SF (RESIDENTIAL)
3rd FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.) (NO CHANGE)
4th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.) (NO CHANGE)
5th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.) (NO CHANGE)
6th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.) (NO CHANGE)
7th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.) (NO CHANGE)
8th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.) (NO CHANGE)
9th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.) (NO CHANGE)
10th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.) (NO CHANGE)
11th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.) (NO CHANGE)
12th FLR	9,104.79 SF (RESIDENTIAL : USE GROUP 2 - CLASS 'A' APTS.) (NO CHANGE)
	111,057.80 SF (PROPOSED TOTAL)

PROPOSED WORK AT 1st FLOOR WILL INCREASE TOTAL FLOOR AREA FROM : 9,616.34 SF (EXISTING) TO 10,058.11 SF (PROPOSED) - INCREASE OF 441.77 SF.

PROPOSED WORK AT 2nd FLOOR WILL INCREASE TOTAL FLOOR AREA FROM : 9,104.79 SF (EXISTING) TO 10,058.11 (PROPOSED) - INCREASE OF 953.32 SF.

NO CHANGE TO EXISTING FLOOR AREAS FROM 3rd THRU 12th FLOORS UNDER THIS APPLICATION.

TOTAL PROPOSED INCREASE = 1,395 SF.

ZR 23-142 - MAXIMUM ALLOWABLE FLOOR AREA (F.A.R.) IN R10A DISTRICT = 10 10 (F.A.R.) x 12,085.20 SF (L.A.) = 120,850 SF (ALLOWABLE FLOOR AREA) 120,850 SF (ALLOWABLE) > 109,769 SF (EXISTING FLOOR AREA) 120,850 SF (ALLOWABLE) > 111,164 SF (PROPOSED FLOOR AREA)

ZR 23-20 - DENSITY REGULATIONS IN R10A DISTRICT :

ZR 23-22 - FACTOR FOR MAXIMUM NUMBER OF DWELLING UNITS IN R10A ZONE = 790 120,850 SF ALLOWABLE / 790 (FACTOR) = 153 ALLOWABLE DWELLING UNITS 43 TOTAL EXISTING DWELLING UNITS (NO CHANGE)

ZR 23-40 - YARD REGULATIONS IN R10A DISTRICT :

ZR 23-45 - MINIMUM REQUIRED FRONT YARDS NO EXISTING FRONT YARD. (NO CHANGE)

ZR 23-46 - MINIMUM REQUIRED SIDE YARDS IN R10A DISTRICT : EXISTING SIDE YARDS TO REMAIN AS IS UNDER THIS APPLICATION. (NO CHANGE)

ZR 23-47 - MINIMUM REQUIRED REAR YARDS IN R10A DISTRICT : EXISTING REAR YARD TO REMAIN AS IS UNDER THIS APPLICATION. (NO CHANGE)

ZR 23-60 - HEIGHT AND SETBACK REGULATIONS IN R10A DISTRICT :

ZR 23-632 - MAX. HEIGHT WITHIN INITIAL SETBACK DISTANCE : EXISTING TWELVE (12) STORY BUILDING. EXISTING BUILDING HEIGHT TO REMAIN AS IS UNDER THIS APPLICATION. (NO CHANGE)

ZR 23-80 - COURT REGULATIONS, MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES AND OPEN AREA REQUIREMENTS

ZR 23-85 - INNER COURT REGULATIONS IN R10A DISTRICT :

ZR 23-851 - MIN. INNER COURT SQUARE FOOTAGE & DIMENSIONS SQUARE FOOTAGE OF EXISTING INNER COURT TO REMAIN AS IS UNDER THIS APPLICATION. (NO CHANGE)

ZR 23-86 - MIN. DISTANCE BETWEEN LEGALLY REQUIRED WINDOWS AND WALLS OR LOT LINES IN R10A DISTRICT :

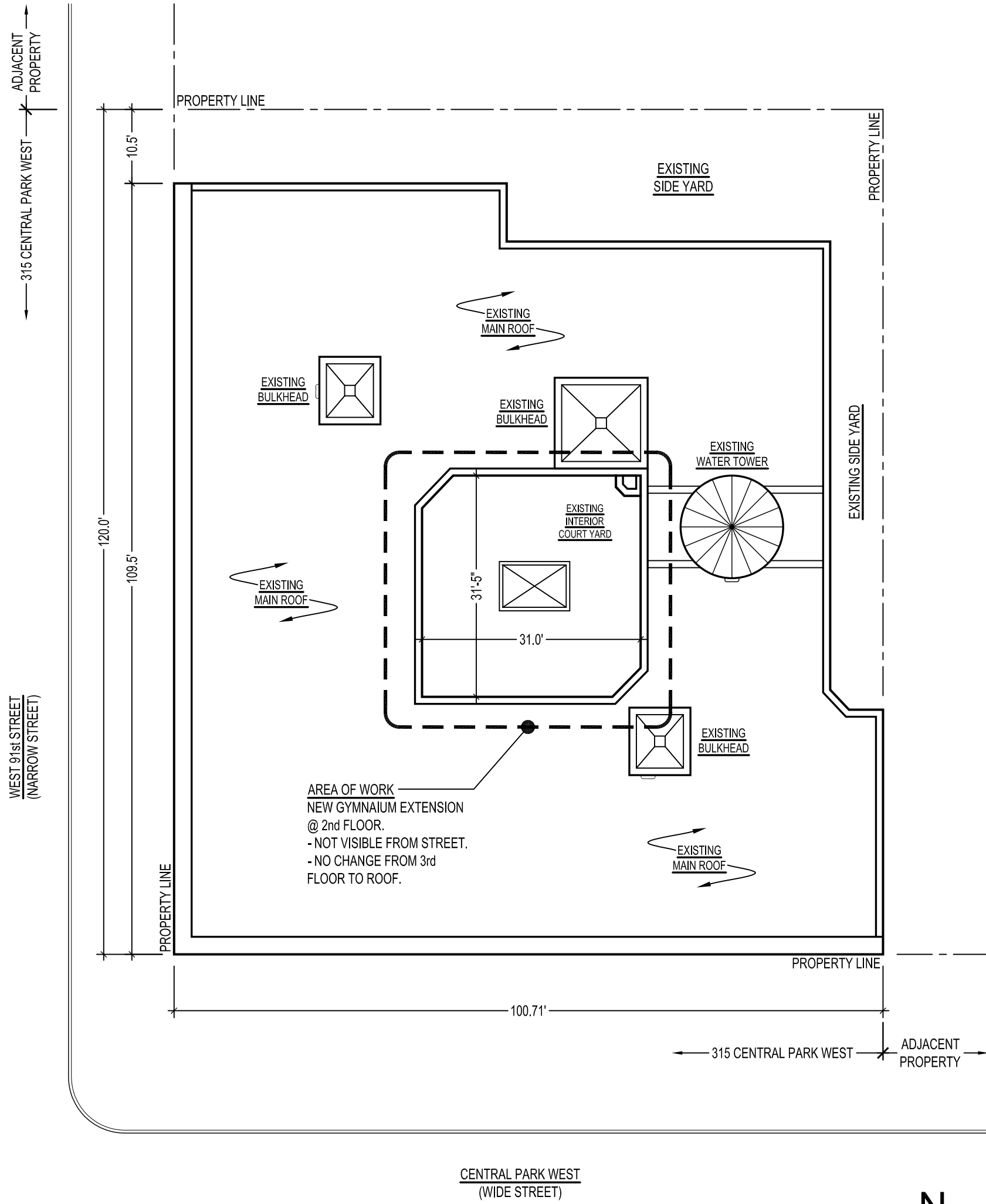
ZR 23-863 - MIN. HORIZONTAL DISTANCE BETWEEN LEGALLY REQUIRED WINDOW OPENING & ANY WALL OPPOSITE WINDOW @ INNER COURT = MIN. 30 FT. DIMENSION OF EXISTING INNER COURT = 31'-5" x 31'-0 3/4" DIMENSION OF EXISTING INNER COURT TO REMAIN AS IS UNDER THIS APPLICATION. (NO CHANGE)

CHAPTER 4 - BULK REGULATIONS FOR COMMUNITY FACILITIES IN RESIDENCE DISTRICTS

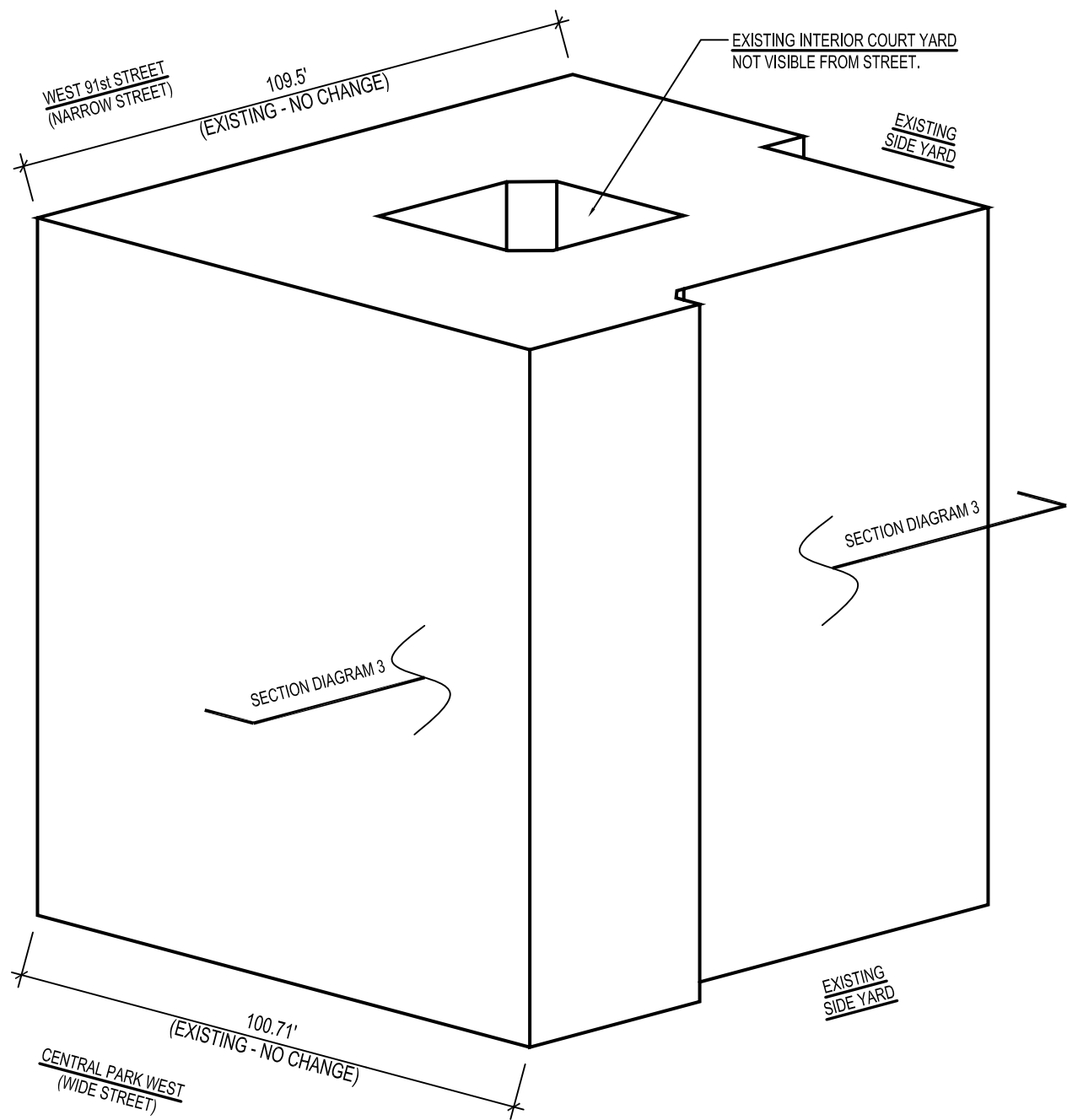
ZR 24-10 - FLOOR AREA AND LOT COVERAGE

ZR 24-11 - MAXIMUM ALLOWABLE FLOOR AREA (F.A.R.) IN R10A DISTRICT = 10

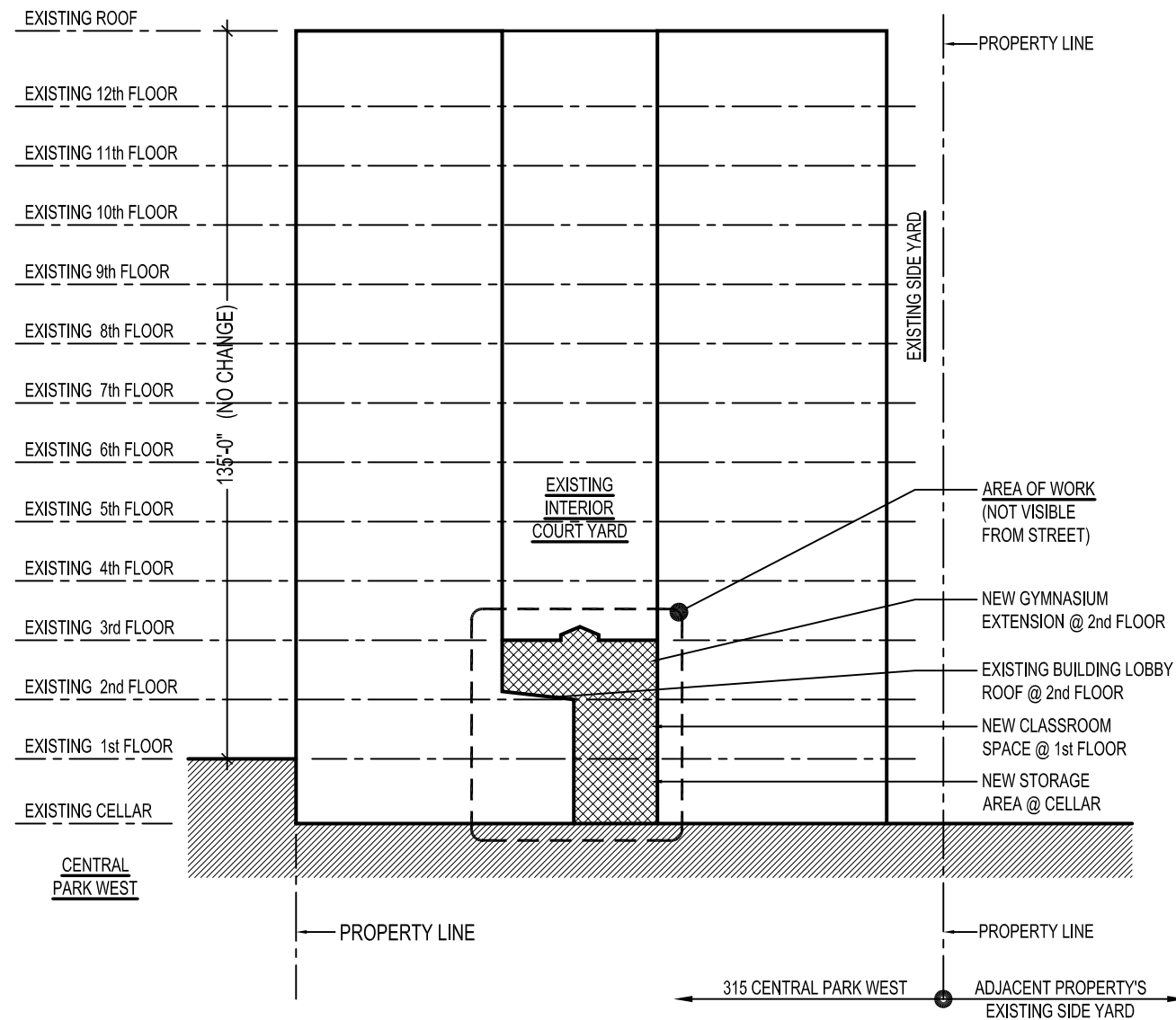
ZR 24-12 - HIGHEST POINT @ PROPOSED GYMNASIUM EXTENSION = 21'-6" ABOVE CURB LEVEL, NOT EXCEEDING MAX. OF 23 FT.



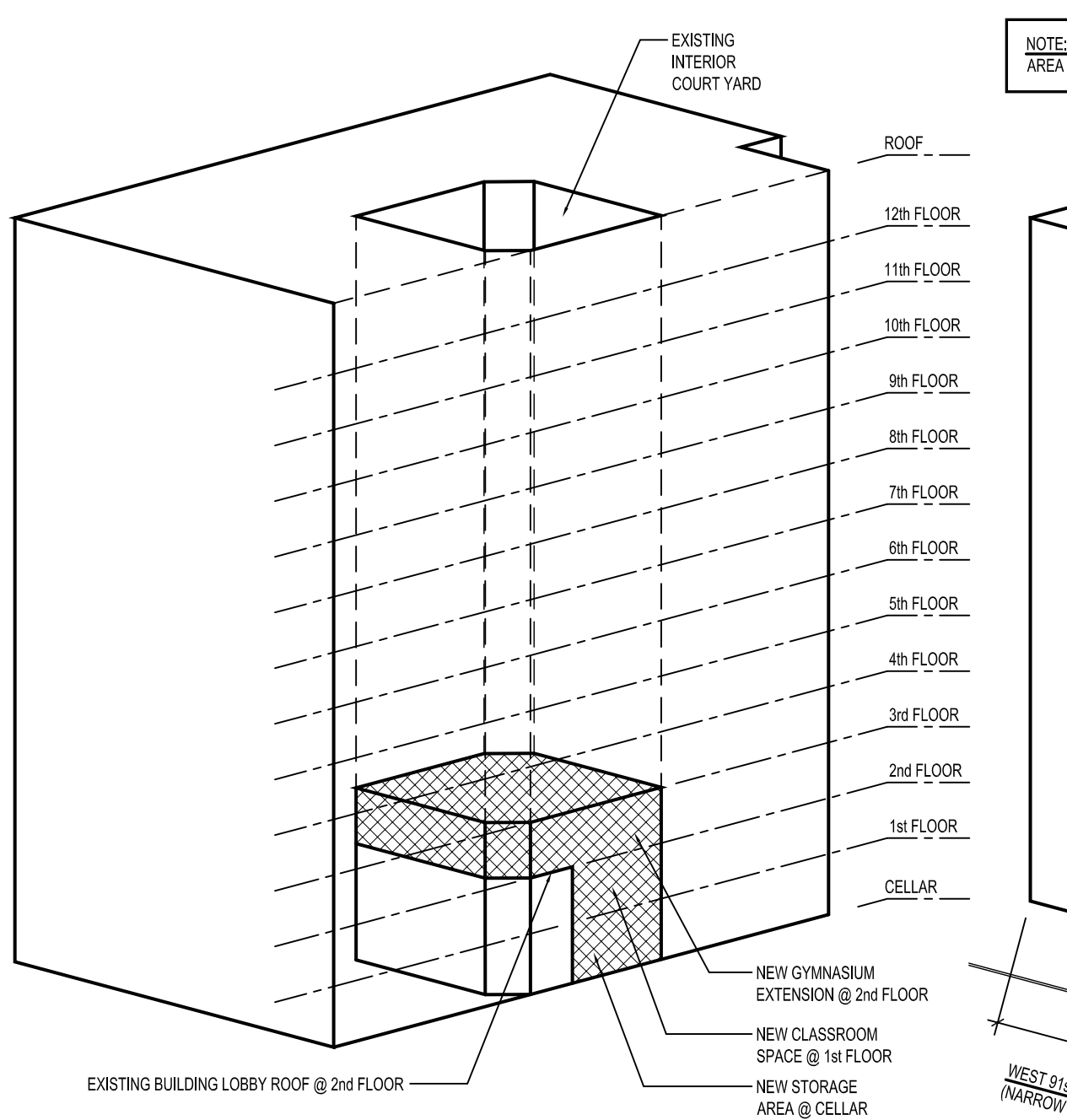
1 SITE PLAN  
SCALE: 1/16" = 1'-0"



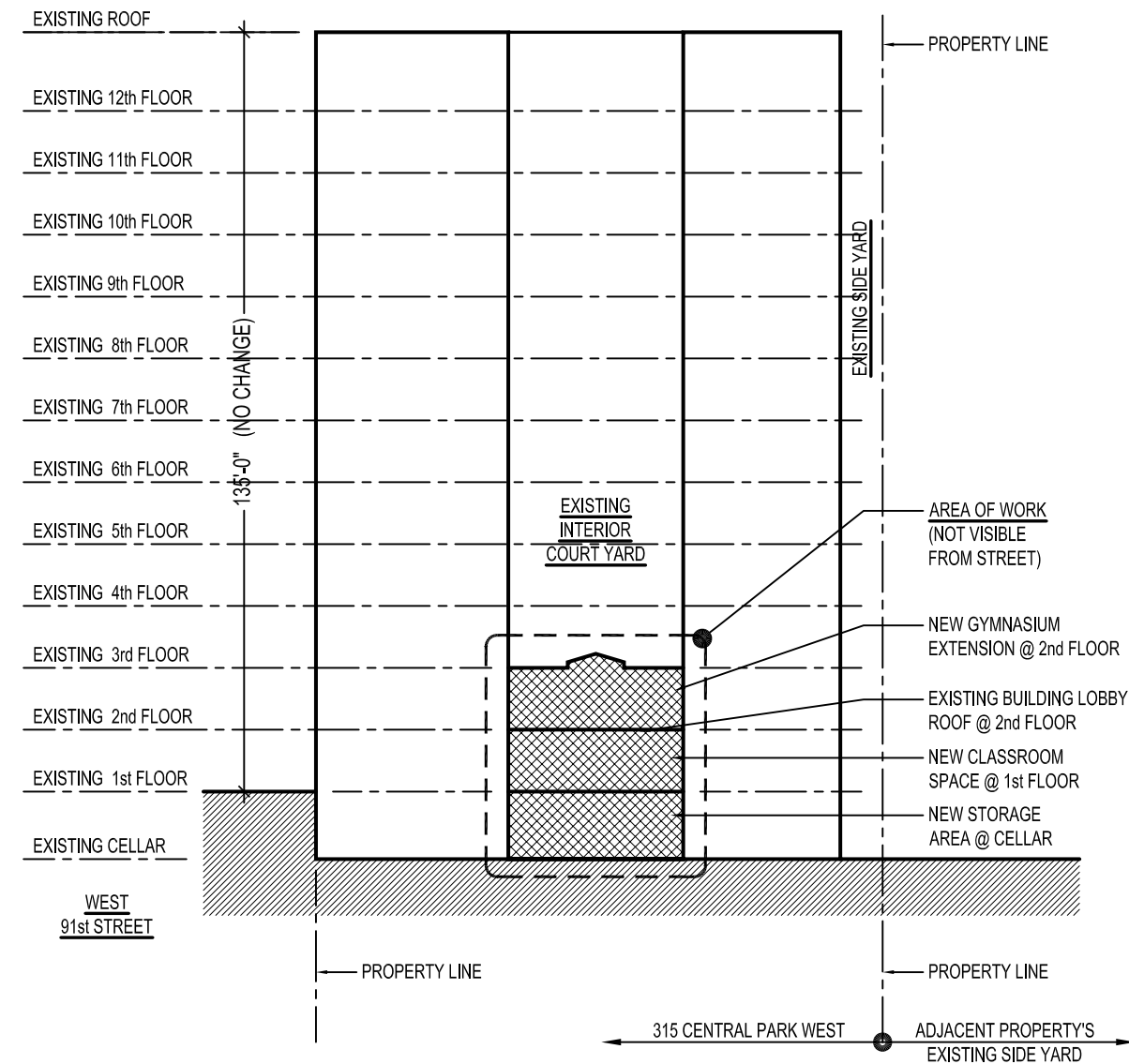
2 AXONOMETRIC DIAGRAM  
SCALE: NOT TO SCALE



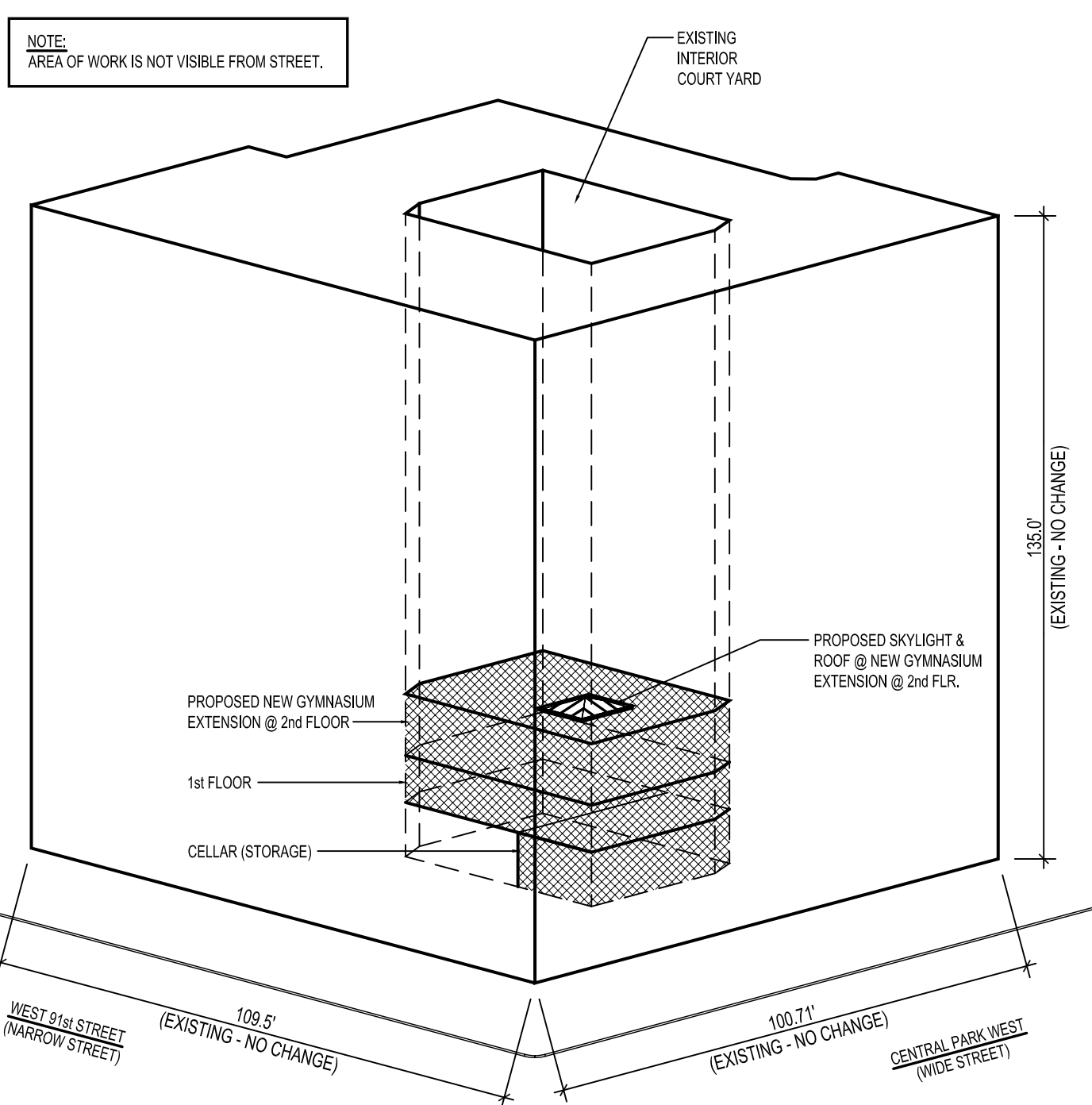
5 EAST-WEST SECTION DIAGRAM  
SCALE: NOT TO SCALE



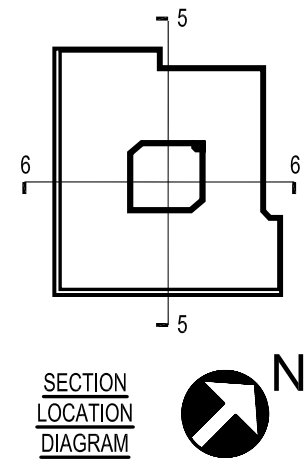
3 AXONOMETRIC SECTION DIAGRAM  
SCALE: NOT TO SCALE



6 NORTH-SOUTH SECTION DIAGRAM  
SCALE: NOT TO SCALE



4 AXONOMETRIC DIAGRAM  
SCALE: NOT TO SCALE



No.	REVISION	BY	DATE
JON DAVID LIBASCI REGISTERED ARCHITECT 435 CENTRAL PARK WEST NEW YORK, N.Y. 10025			
		KOPELS STUDIO 153 WEST 27th STREET # 1003 NEW YORK, N.Y. 10001 EMAIL: ron@ronkops.com	
PROJECT TITLE: 2nd FLOOR GYMNASIUM EXTENSION 315 CENTRAL PARK WEST NEW YORK, N.Y. 10025			
DRAWING TITLE: ZONING CALCULATIONS, SITE PLAN, AXONOMETRIC AND SECTIONAL DIAGRAM			
DOB BSCAN:			
SEAL AND SIGNATURE:		DATE: 07-20-2015 PROJECT No: 315cpw_gym DRAWING BY: R.L. CHK BY: R.K. DWG. No: Z-001.00 CAD FILE No: JPCFLNG SHEET: 2 OF 9	





1 PHOTOGRAPH - @ ROOF LOOKING DOWN INTO EXIST'G INTERIOR COURT YARD, LOOKING WEST



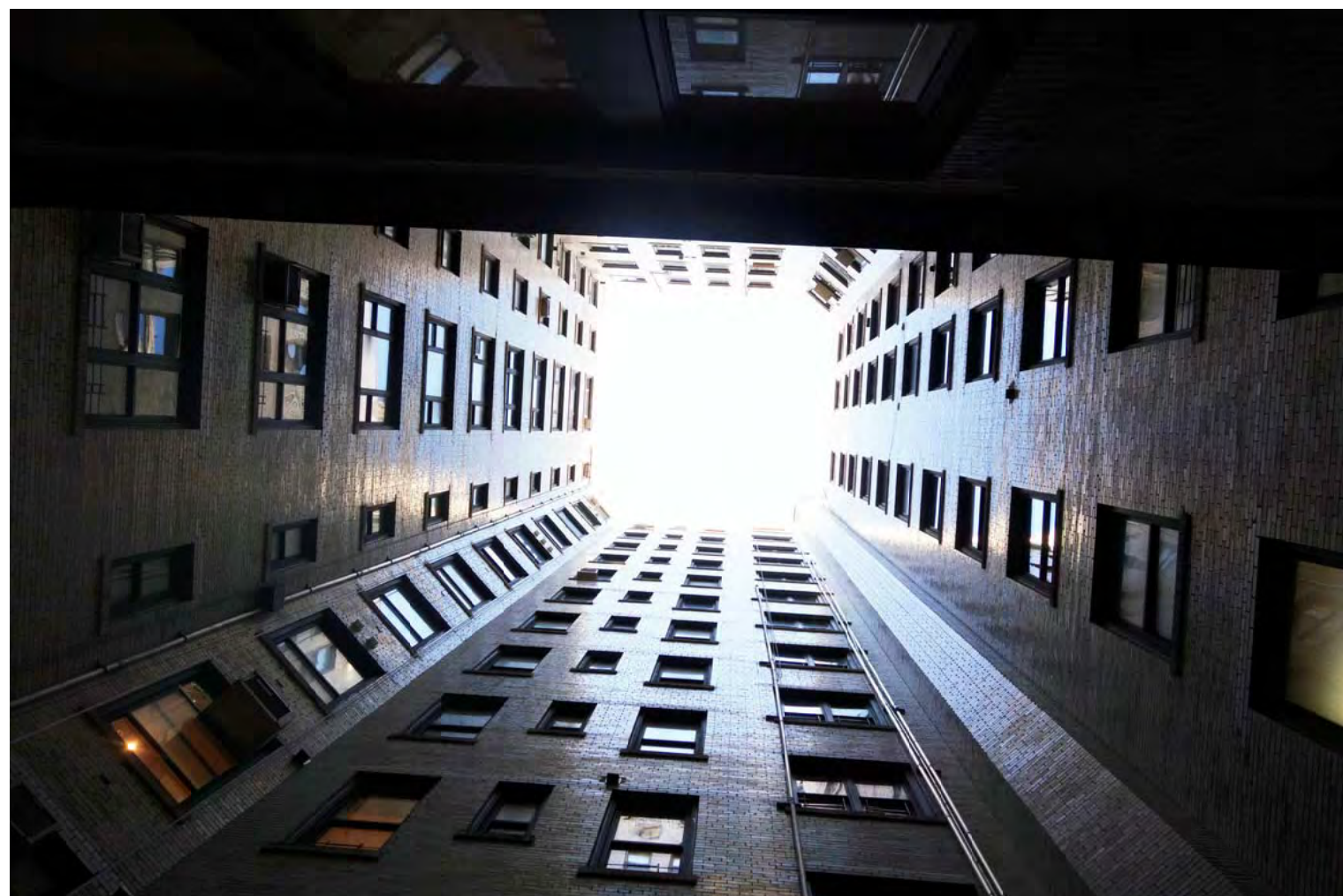
2 PHOTOGRAPH - @ ROOF LOOKING DOWN INTO EXIST'G INTERIOR COURT YARD, LOOKING SOUTH



3 PHOTOGRAPH - @ ROOF LOOKING DOWN INTO EXIST'G INTERIOR COURT YARD, LOOKING EAST



4 PHOTOGRAPH - @ ROOF LOOKING DOWN INTO EXIST'G INTERIOR COURT YARD, LOOKING NORTH



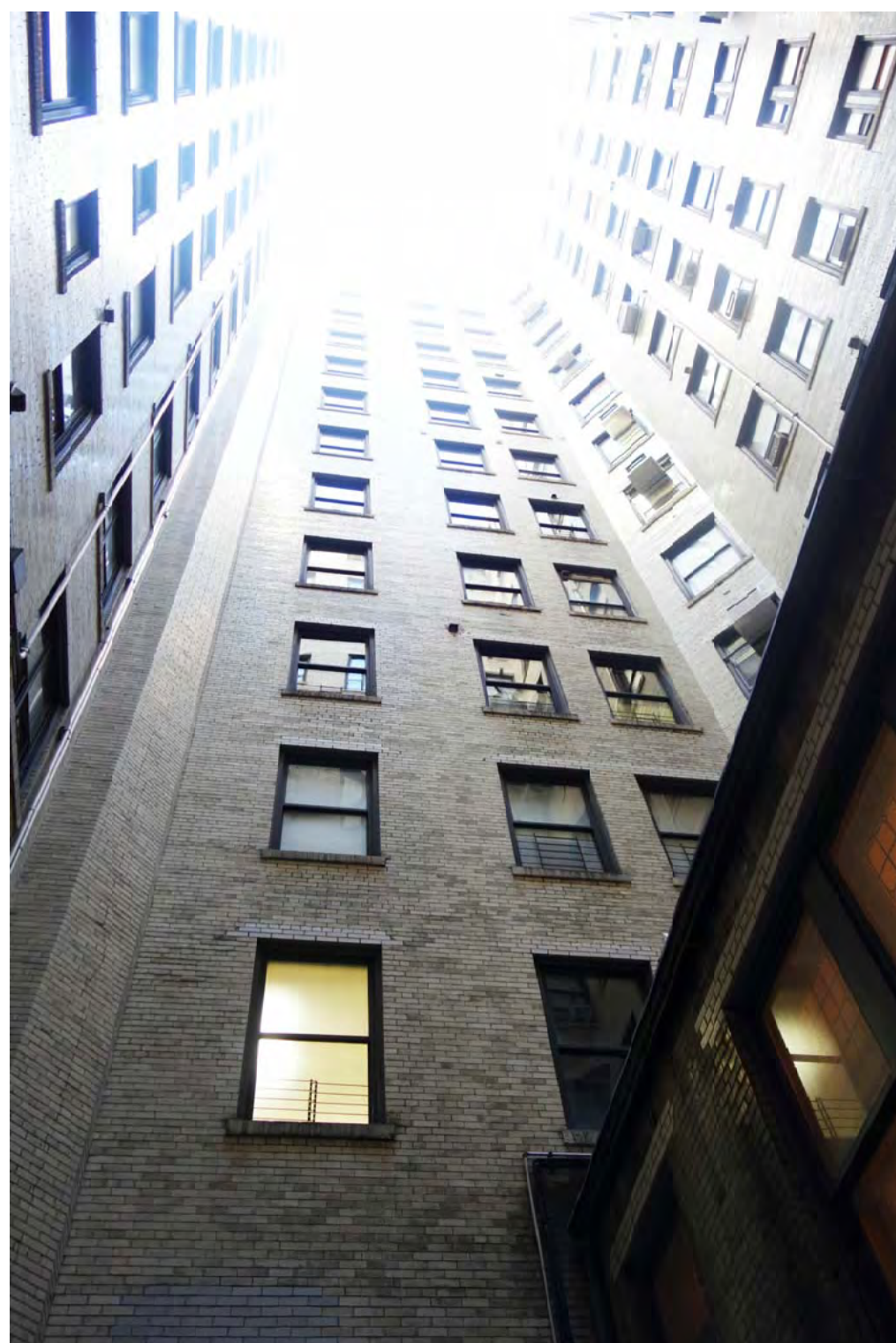
5 PHOTOGRAPH - @ CELLAR LOOKING UP INTO EXIST'G INTERIOR COURT YARD, LOOKING WEST



6 PHOTOGRAPH - @ CELLAR LOOKING UP INTO EXIST'G INTERIOR COURT YARD, LOOKING EAST



6A PHOTOGRAPH - @ CELLAR LEVEL @ EXIST'G INTERIOR COURT INTERIOR YARD, LOOKING EAST @ BLDG. LOBBY ENCLOSURE



7 PHOTOGRAPH - @ CELLAR LEVEL @ EXIST'G INTERIOR COURT INTERIOR YARD, LOOKING NORTH @ BLDG. LOBBY ENCLOSURE



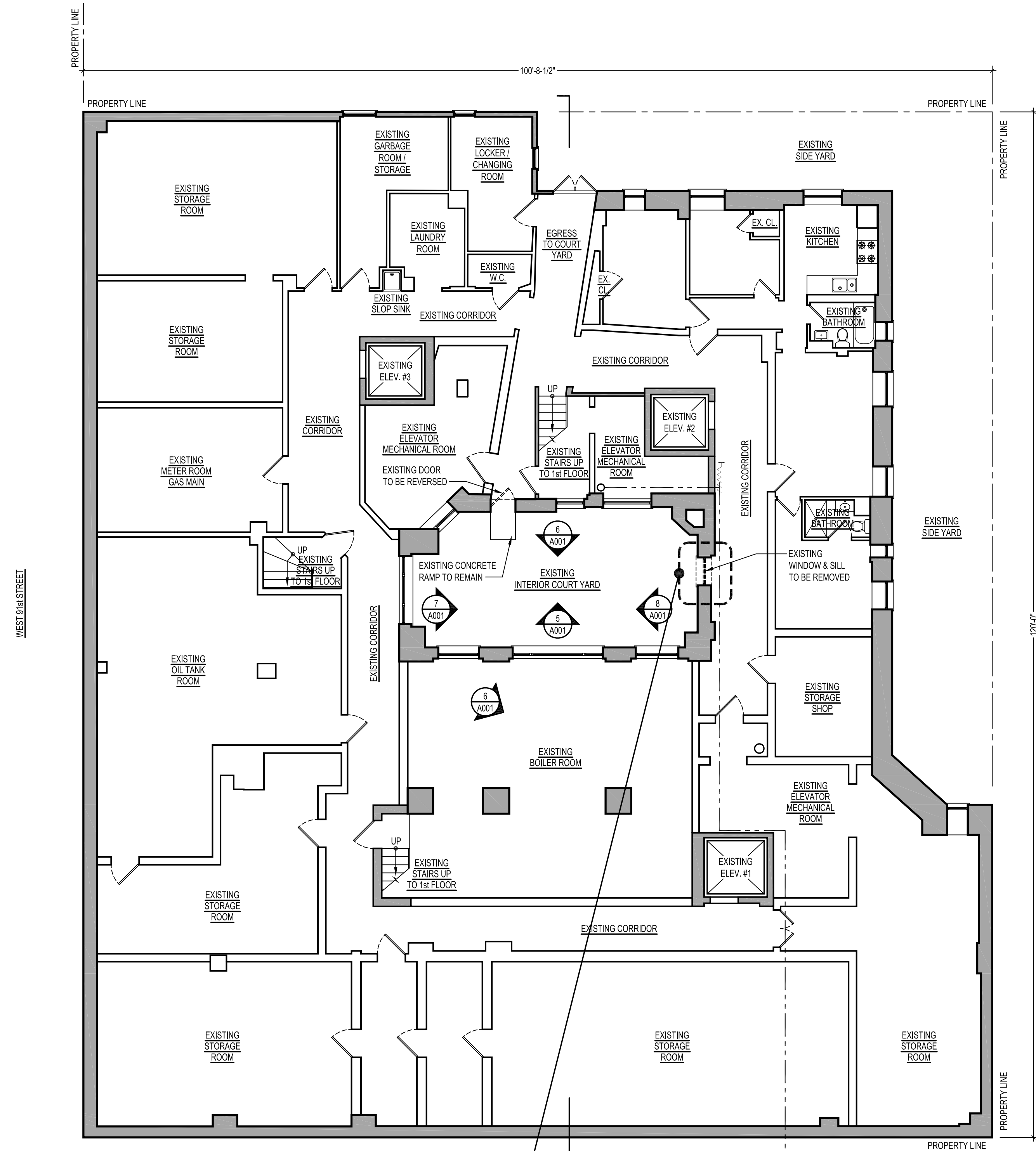
7A PHOTOGRAPH - @ CELLAR LEVEL @ EXIST'G INTERIOR COURT INTERIOR YARD, LOOKING NORTH @ BLDG. LOBBY ENCLOSURE



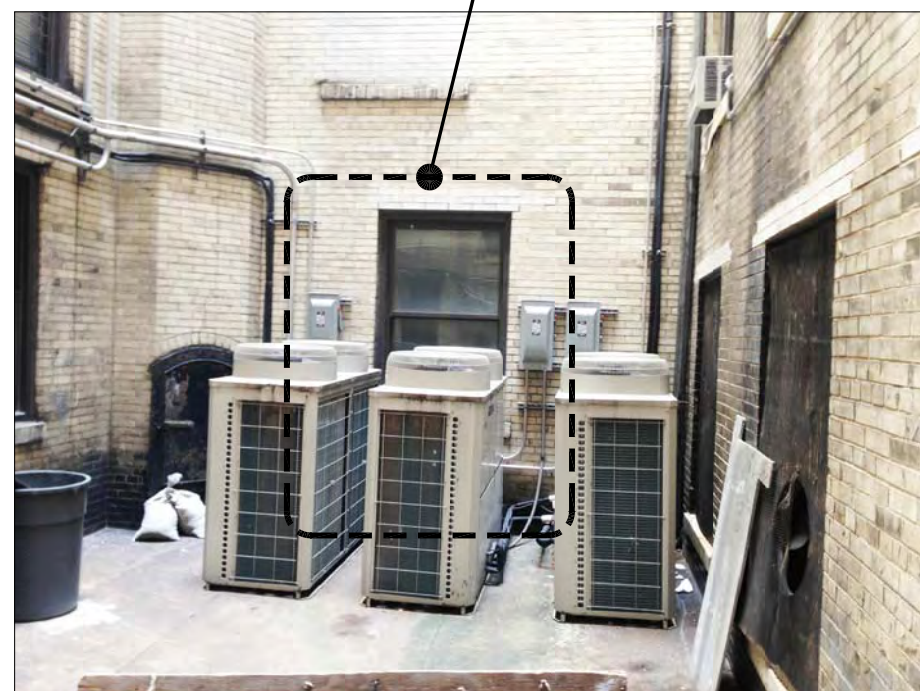
8 PHOTOGRAPH - @ CELLAR LEVEL @ EXIST'G INTERIOR COURT INTERIOR YARD, LOOKING SOUTH @ BLDG. LOBBY ENCLOSURE

No.	REVISION	BY	DATE
JON DAVID LIBASCI REGISTERED ARCHITECT 435 CENTRAL PARK WEST NEW YORK, N.Y. 10025			
		KOPELS STUDIO 153 WEST 27th STREET # 1003 NEW YORK, N.Y. 10001 EMAIL: ron@ronkopels.com	
PROJECT TITLE: 2nd FLOOR GYMNASIUM EXTENSION 315 CENTRAL PARK WEST NEW YORK, N.Y. 10025			
DRAWING TITLE:  PHOTOGRAPHS OF EXISTING CONDITIONS @ AREA OF WORK			
DOB BSCAN:			
SEAL AND SIGNATURE:		DATE: PROJECT No: DRAWING BY: CHK BY: DWG. No:	07-20-2015 315cpw_gym R.L. R.K. A-001.00
CAD FILE No: UPC FLNG:		SHEET: 3 OF 9	

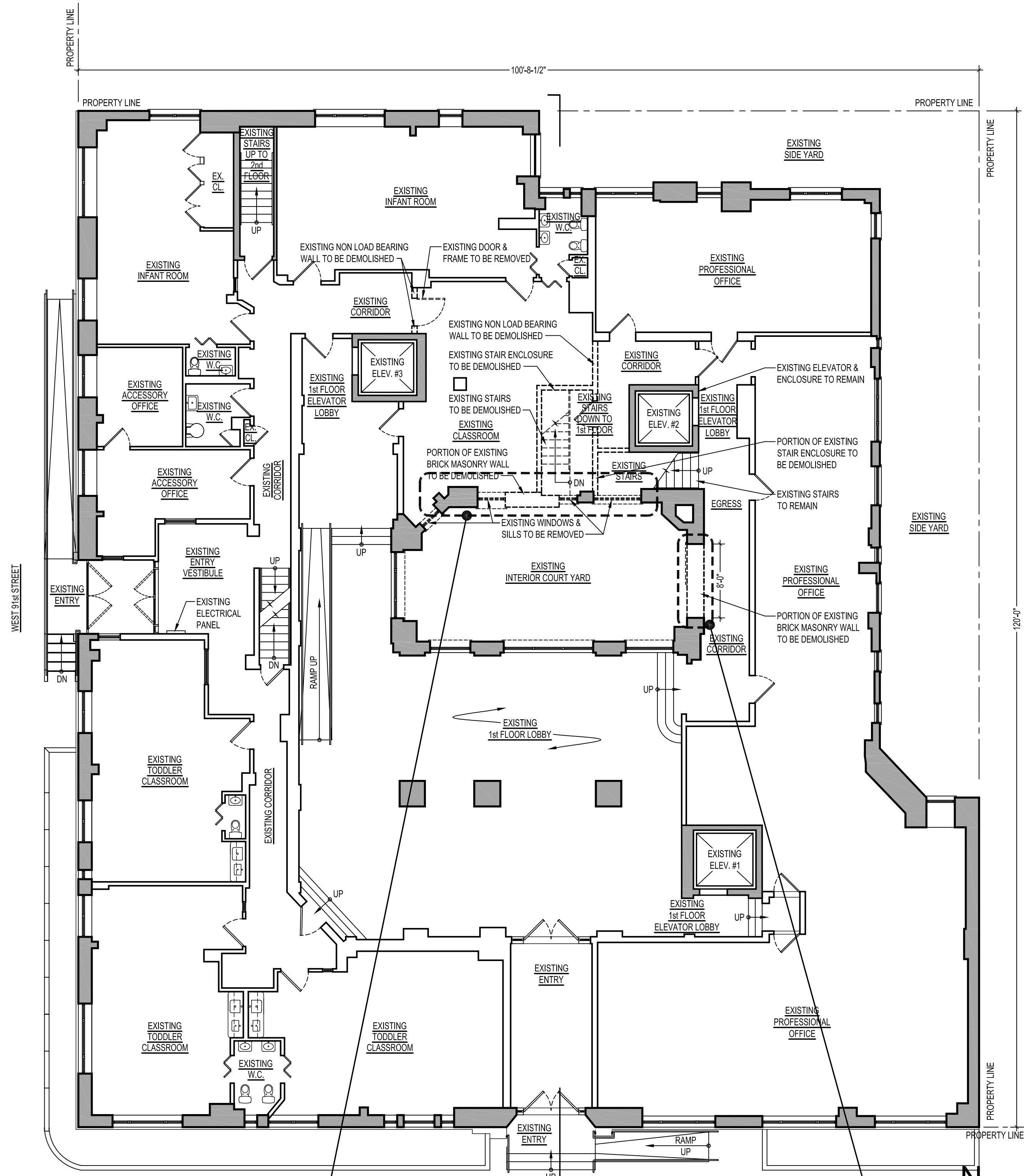




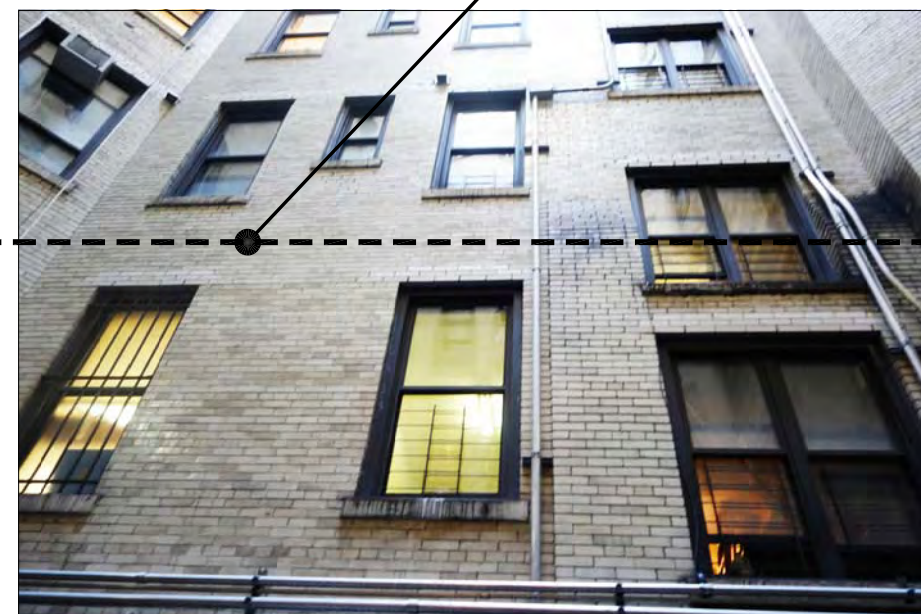
① EXISTING / DEMOLITION CELLAR PLAN  
SCALE: 1/8" = 1'-0"



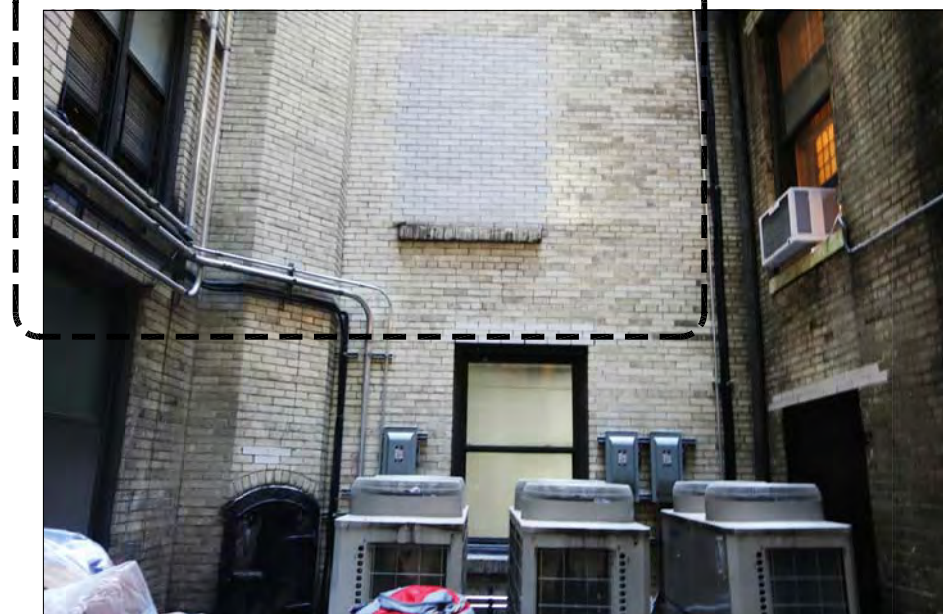
PHOTOGRAPH - @ EXIST'G INTERIOR COURT  
YARD @ CELLAR LEVEL, LOOKING NORTH  
A



② EXISTING / DEMOLITION 1st FLOOR PLAN  
SCALE: 1/8" = 1'-0"



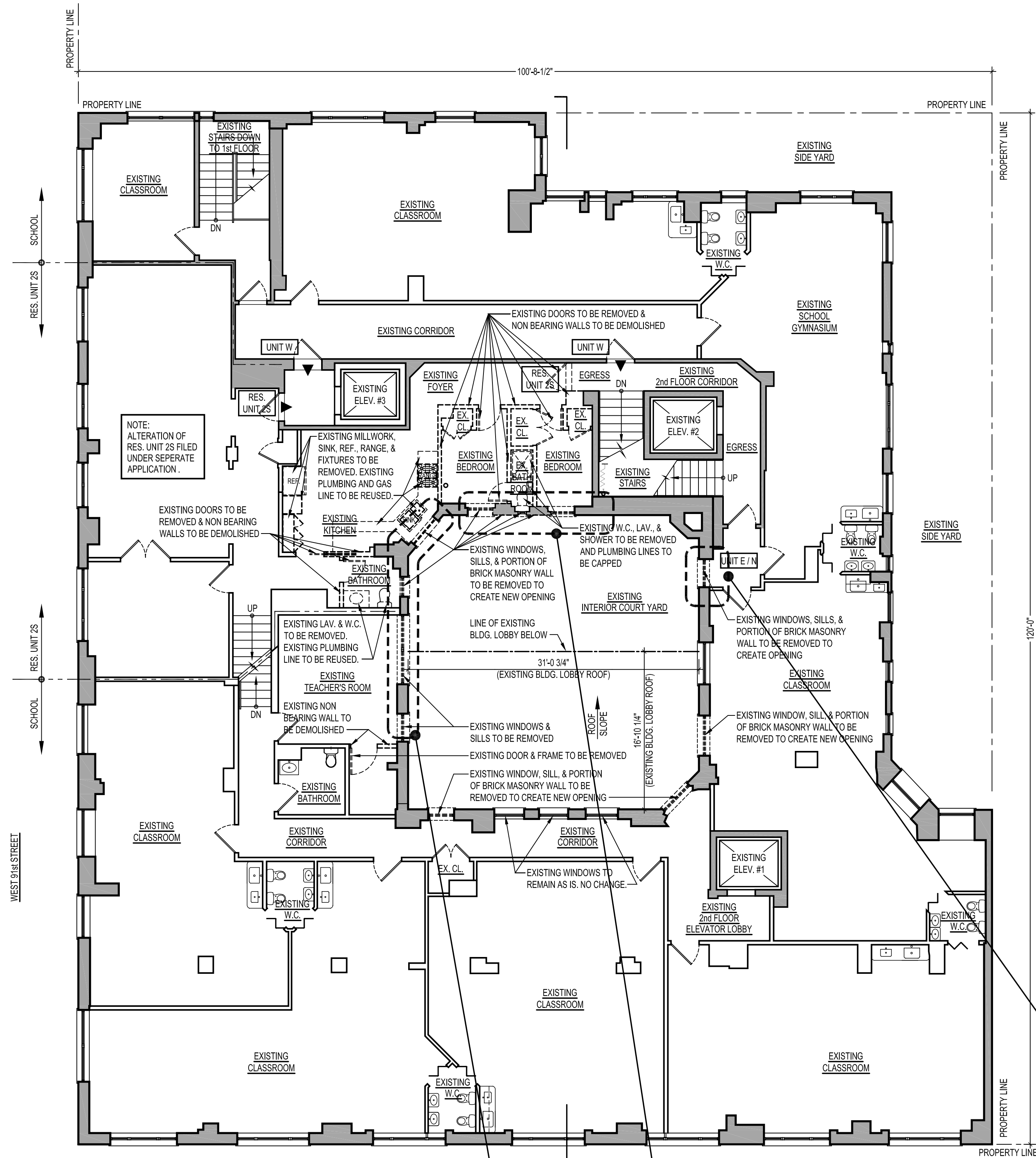
PHOTOGRAPH - @ EXIST'G INTERIOR COURT  
YARD @ CELLAR LEVEL, LOOKING WEST  
B



PHOTOGRAPH - @ EXIST'G INTERIOR COURT  
YARD @ CELLAR LEVEL, LOOKING NORTH  
C

No.	REVISION	BY	DATE
<b>JON DAVID LIBASCI</b> REGISTERED ARCHITECT 435 CENTRAL PARK WEST NEW YORK, N.Y. 10025			
<b>KOPELS STUDIO</b> 153 WEST 27th STREET # 1003 NEW YORK, N.Y. 10001 EMAIL: ron@ronkops.com			
PROJECT TITLE: <b>2nd FLOOR GYMNASIUM EXTENSION</b> 315 CENTRAL PARK WEST NEW YORK, N.Y. 10025			
DRAWING TITLE: EXISTING / DEMOLITION CELLAR PLAN AND EXISTING / DEMOLITION 1st FLOOR PLAN			
DOB BSCAN:			
SEAL AND SIGNATURE:		DATE:	07-20-2015
PROJECT No:		DRAWING BY:	R.L.
CHK BY:		DWG. No:	R.K.
DWG. No:		<b>A002.00</b>	
CAD FILE No:		SHEET: 2 OF 10	





① EXISTING / DEMOLITION 2nd FLOOR PLAN  
SCALE: 1/8" = 1'-0"



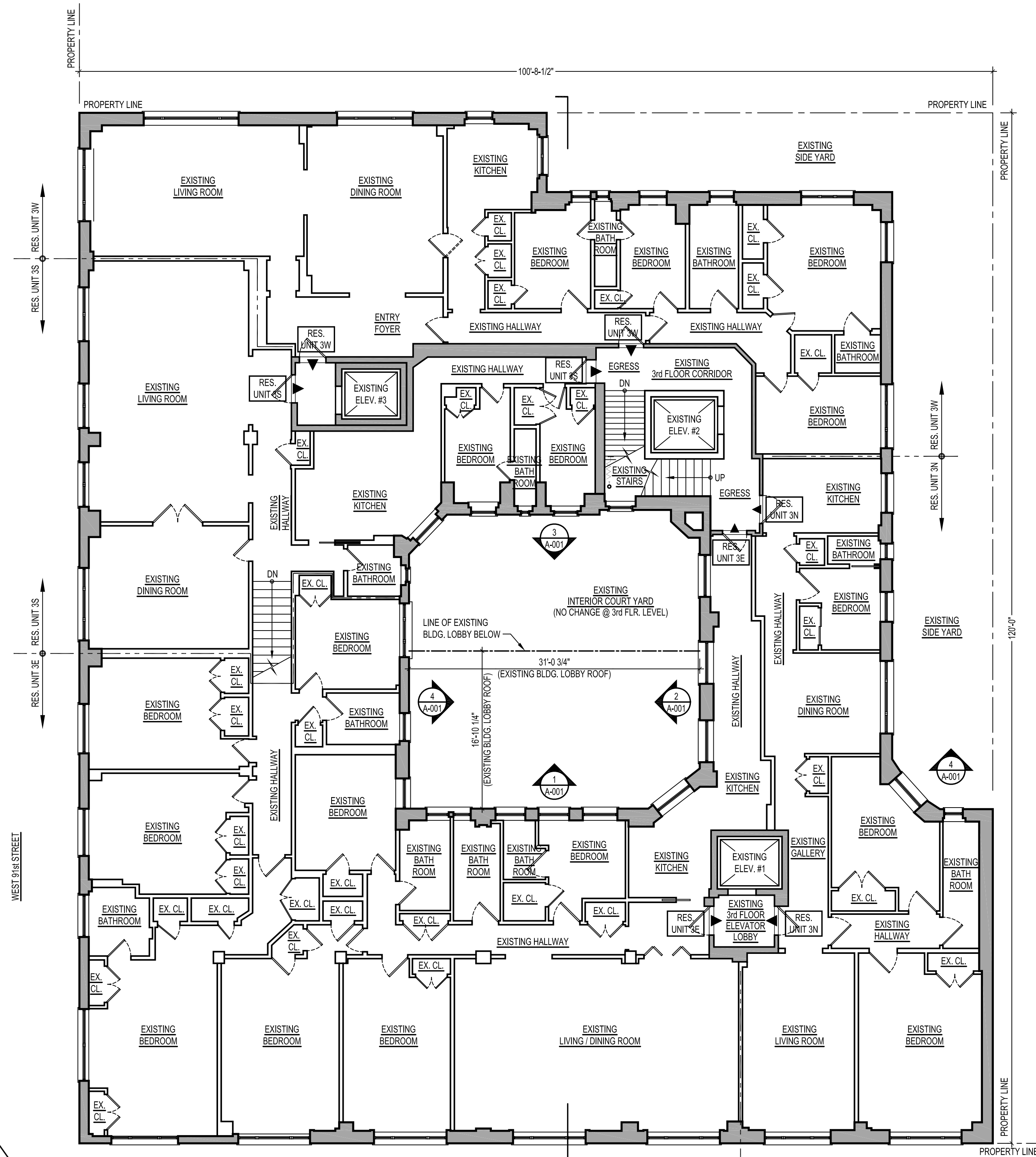
PHOTOGRAPH - @ EXIST'G INTERIOR COURT  
YARD @ CELLAR LEVEL, LOOKING SOUTH



PHOTOGRAPH - @ EXIST'G INTERIOR COURT  
YARD @ CELLAR LEVEL, LOOKING WEST



PHOTOGRAPH - @ EXIST'G INTERIOR COURT  
YARD @ CELLAR LEVEL, LOOKING SOUTH



② EXISTING 3rd FLOOR PLAN  
SCALE: 1/8" = 1'-0"

No.	REVISION	BY	DATE
<b>JON DAVID LIBASCI</b> REGISTERED ARCHITECT 435 CENTRAL PARK WEST NEW YORK, N.Y. 10025			
<b>KOPELS STUDIO</b> 153 WEST 27th STREET # 1003 NEW YORK, N.Y. 10001 EMAIL: ron@ronkops.com			
PROJECT TITLE: <b>2nd FLOOR GYMNASIUM EXTENSION</b> 315 CENTRAL PARK WEST NEW YORK, N.Y. 10025			
DRAWING TITLE: <b>EXISTING / DEMOLITION 2nd FLOOR PLAN AND EXISTING / DEMOLITION 1st FLOOR PLAN</b>			
DOB BSCAN:			
SEAL AND SIGNATURE:		DATE:	07-20-2015
PROJECT No:		315cpw_gym	
DRAWING BY:		R.L.	
CHK BY:		R.K.	
DWG. No:		A003.00	
CAD FILE No:		JPC.FLG	
SHEET:		5 OF 10	