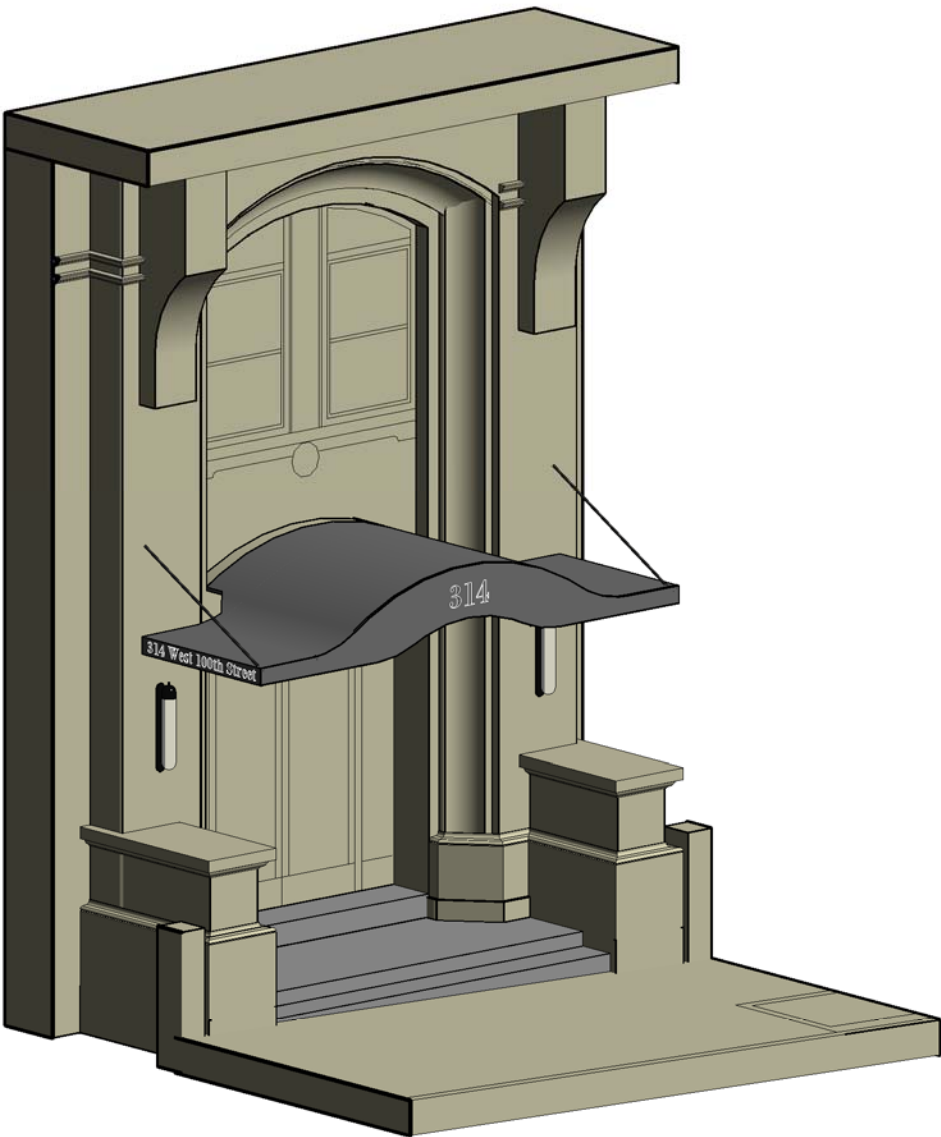


1 Existing -3D VIEW



2 Proposed -3D VIEW

APPLICABLE CODES

1938 & 1968 BUILDING CODE OF THE CITY OF NEW YORK
2014 NEW YORK CITY CONSTRUCTION CODES
THE NEW YORK CITY HOUSING MAINTENANCE CODE (HMC)
NEW YORK STATE MULTIPLE DWELLING LAW

REQUIRED INSPECTIONS

Inspection Name	Inspection Code	Inspection Citation
Final	28-116.2.4.2, BC 110.5, Directive 14 of 1975, and 1 RCNY §101-10	

DRAWING LIST

Sheet #	SHEET NAME
T-000.00	COVER
T-100.00	BUILDING DEPARTMENT NOTES
T-101.00	PROJECT NOTES
A-100.00	EXST'G & PROPOSED PLANS AND SECTION
A-300.00	EXST'G & PROPOSED ELEVATIONS
A-301.00	DETAILS
A-302.00	DETAILS 2
A-400.00	PHOTOS
A-401.00	HISTORIC PHOTOS
A-402.00	LPC DESIGNATION

PROJECT ADDRESS

314 West 100th Street
New York, NY 10025

PROPERTY NOT IN SPECIAL FLOOD HAZARD ZONE (SFHA),
COASTAL ZONE OR WATER SENSITIVE INLAND ZONE

PROJECT DESCRIPTION

INSTALLATION OF AWNING AT PRIMARY BUILDING ENTRANCE
NO CHANGE IN USE, EGRESS, BULK OR OCCUPANCY

PLAN NOTE

THIS PLAN IS APPROVED ONLY FOR THE WORK INDICATED ON
THE JOB APPLICATION. ALL OTHER MATTERS SHOWN ARE NOT
TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING
APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

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PROJECT ADDRESS:

314 West 100th Street
New York, NY 10025

BLOCK: 1888
LOT: 7502
8 STORY MASONRY + CELLAR
MAP:5d
ZONING DISTRICT: R8B

OCCUP. CLASS:RES
CONST. CLASS:1 FIREPROOF
MDL CLASS:N.L.

PROJECT:
NEW AWNING

DATE: 10/09/2018

PROJECT #: 1806

DRAWN BY: ERC

CHK'D BY: LB

PAGE: 1 OF 10

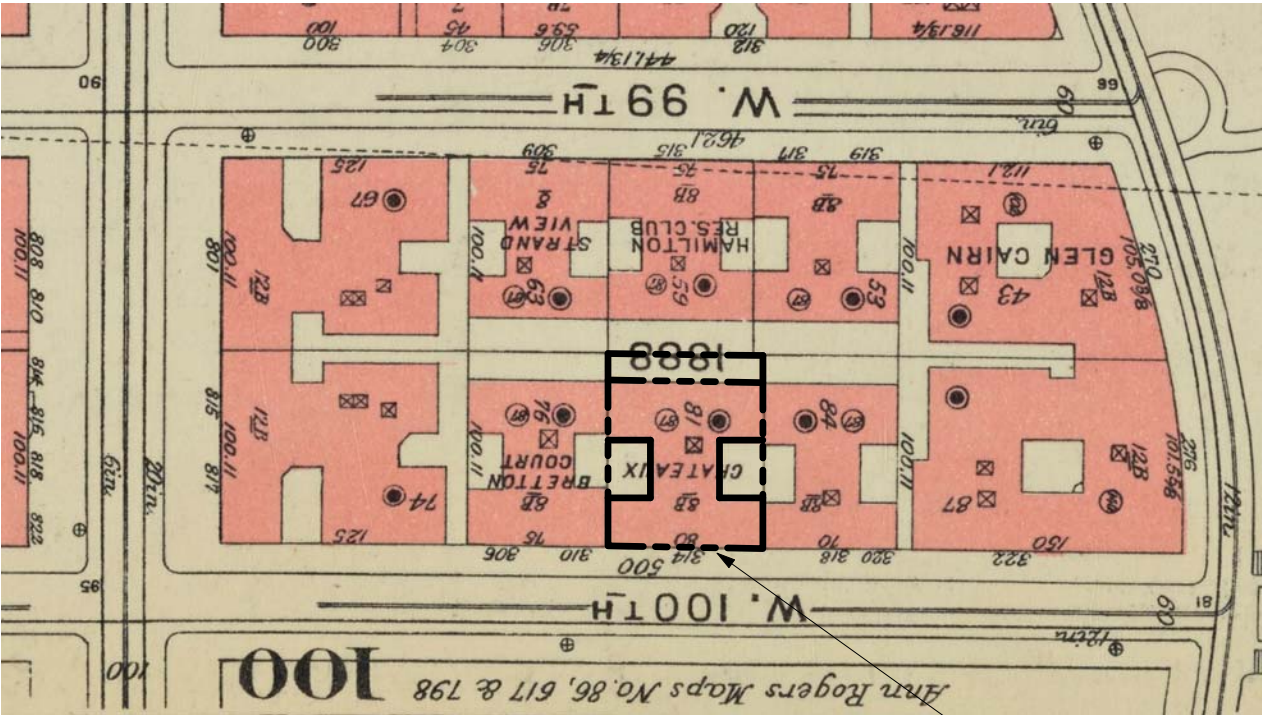
SEAL:

DRAWING TITLE:
COVER

SCALE: As indicated

SHEET #
T-000.00

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314 WEST 100TH STREET - AREA MAP

LOCATION OF WORK

DEMOLITION NOTES

1. CONTRACTOR FOR DEMOLITION WORK SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.
2. DEMOLITION SHALL BE CONDUCTED WITH HAND TOOLS ONLY; PNEUMATIC TOOLS ARE NOT PERMITTED.
3. WHERE EXST'G COMPONENTS ARE TO BE DEMOLISHED, THE STRUCTURAL INTEGRITY & FIRE-RATING OF THE BUILDING MUST NOT BE COMPROMISED.
4. REMOVAL OF EXISTING MASONRY SHALL BE PERFORMED BY SAW. NO JACKHAMMER SHALL BE USED.
5. ANY AND ALL UNDERGROUND UTILITY SERVICES SHALL BE PROTECTED.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS FOR EXST'G STRUCTURES AS REQ'D BY DEMOLITION WORK OR NEW CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE EXST'G BUILDING. TEMPORARY BRACING & SHORING SHALL BE PER BC 3306.7.
7. ALL MATERIAL REMOVED SHALL BE DISPOSED OF LEGALLY OFF THE SITE.
8. DO NOT LOAD OR PERMIT ANY PART OF EXISTING BUILDING TO BE LOADED WITH ANY MATERIAL OR EQUIPMENT THAT MAY ENDANGER ITS SAFETY.
9. THE STREET AND WALKS SHALL BE KEPT CLEAR AND CLEAN AT ALL TIMES. ALL REQUIRED WALK PROTECTION AND BARRICADES SHALL BE INCLUDED. ALL DEMOLITION AND REMOVAL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE RULES, REGULATIONS, CODES, AND ORDINANCES IN EFFECT.
10. DURING CONSTRUCTION, THE SELECTED CONTRACTOR SHOULD IMMEDIATELY NOTIFY THE BOARD OF DIRECTORS AND/OR MANAGEMENT OF ANY CONDITIONS NOT IDENTIFIED ON THE ACCEPTED SCOPE OF WORK.

GENERAL NOTES

ADMINISTRATIVE PROVISIONS

1. ALL NECESSARY DOB APPLICATIONS MUST BE FILED AND APPROVED, AND ALL REQUIRED DOB PERMITS OBTAINED PRIOR TO COMMENCEMENT OF WORK. ALL WORK SHALL CONFORM TO THE NEW YORK CITY BUILDING CODE.
2. PER AC 28-105.1, BEFORE COMMENCEMENT OF WORK, WRITTEN PERMIT(s) SHALL HAVE BEEN ISSUED BY THE COMMISSIONER FOR ALL WORK EXCEPT AS EXEMPT PER AC 28-105.4.
3. THIS WORK IS SUBJECT TO THE PROVISIONS OF THE SPECIFICATIONS, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS. THESE GENERAL NOTES SHALL APPLY TO ALL WORK AND TO ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.
4. ALL NEW WORK, LABOR AND MATERIALS SHALL COMPLY WITH APPLICABLE NEW YORK CITY ADMINISTRATIVE BUILDING CODES, ZONING RESOLUTION, MULTIPLE DWELLING LAWS (MDL & HOUSING MAINTENANCE CODES (HMC)).
5. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF AC 28-113.
6. CONTRACTOR SHALL SUPPLY TO THE OWNER, PRIOR TO COMMENCING WORK, A LIST OF ALL SUB CONTRACTORS INCLUDING NAME OF PRINCIPAL CONTACT, ADDRESS AND PHONE NUMBER OF EACH SUB CONTRACTOR.
7. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH CONDITIONS PRIOR TO COMMENCING WORK. ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED IN FIELD. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FROM THE CONTRACT DOCUMENTS. IF EXISTING FIELD CONDITIONS ARE AT VARIANCE WITH THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND AWAIT INSTRUCTIONS FROM SAME.
8. CARE SHALL BE EXERCISED TO ASSURE THAT THE NEIGHBORING BUILDINGS AND PROPERTY ARE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF THIS WORK. CONTRACTORS SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS.
9. ANY DAMAGES DUE TO THIS WORK, OR ACCIDENT BY ANY OF HIS EMPLOYEES AND / OR SUB-CONTRACTORS, SHALL BE REPAIRED AND RENDERED TO THE SATISFACTION OF THE ARCHITECT. THE CONTRACTOR ALONE SHALL BEAR THE FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT, UNLESS OTHERWISE AGREED UPON IN WRITING PRIOR TO START OF WORK.
10. THE CONTRACTOR SHALL EXERCISE GREAT CARE IN PROTECTING ALL MATERIALS EXISTING ON THE JOB FROM DAMAGE AND SHALL MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS OF THE BUILDING TO BE USED DURING THE EXECUTION OF WORK RELATING TO THIS CONTRACT WITH THE UNDERSTANDING THAT THE CONTRACTOR WILL RECTIFY ANY DAMAGE ATTRIBUTABLE TO HIS OPERATIONS.
11. TIME IS OF THE ESSENCE AND THE GENERAL CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN ON THE JOB SITE AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER, CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE, AND THE BEST INTERESTS OF THE OWNER.
12. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DETAIN THEM OR THE TRADE FOLLOWING THEM.
13. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR SUCH EXTRA COMPENSATION.
14. THROUGHOUT THE DURATION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO FILING OF A CLAIM OF LIEN AGAINST THE OWNER OR PROPERTY BY SUB CONTRACTORS OR SUPPLIERS OF LABOR, MATERIALS, SERVICES OR EQUIPMENT OR BY ANY OTHER INDIVIDUAL, COMPANY, OR ENTITY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS HE CAN SHOW REASONABLE AND JUSTIFIABLE CAUSE. APPROVAL OF FINAL PAYMENT SHALL BE CONTINGENT UPON THE GENERAL CONTRACTOR OBTAINING AND FURNISHING TO THE OWNER SIGNED LIEN RELEASES FROM SUCH INDIVIDUALS, COMPANIES OR ENTITIES.
15. CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD THE ARCHITECT OR ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK.
16. ARCHITECT & CONTRACTOR HAVE RECEIVED, REVIEWED & WILL ABIDE BY THE BUILDING ALTERATION RULES.

CONSTRUCTION NOTES

FIRESTOPPING NOTES

1. ALL PENETRATIONS IN FIRE-RATED CONSTRUCTION SHALL BE SEALED W/FIRE-RATED MATERIALS
2. ALL FIRE-STOPPING IS TO BE CODE COMPLIANT, AND COMPLY WITH APPLICABLE DOB CODES AND REGULATIONS AND IS TO INCLUDE UL APPROVED DETAILS AND MATERIALS.
3. ANY WORK PERFORMED ON WALLS, CEILINGS AND/OR FLOORS COMMON TO OTHER HABITABLE SPACES, PUBLIC SPACES OR TO THE EXTERIOR SHALL NOT LOWER THEIR FIRE RATINGS.
4. SEAL ALL HOLES IN WALLS & SEAL TIGHTLY AROUND ALL PIPE PENETRATIONS

MATERIALS

1. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (ACI, AISC, ETC) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW, AND FREE FROM DEFECTS, U.O.N.
2. MATERIAL SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, U.O.N.
3. MANUFACTURER MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, U.O.N.
4. NO WORK SHALL BE PERFORMED OUTSIDE THE LOT LINES OF OWNER'S PROPERTY WITHOUT THE APPROVAL OF THE DEPARTMENT OF HIGHWAYS.

INSURANCE

1. ALL CONTRACTORS INVOLVED IN THIS WORK SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY THE NYC DEPT. OF BUILDINGS AND SHALL COMPLY WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMEN'S COMPENSATION.
2. CONTRACTOR SHALL PROVIDE GENERAL LIABILITY INSURANCE, WORKMEN'S COMPENSATION INSURANCE, AND DISABILITY INSURANCE BEFORE PERFORMING ANY WORK IN THE BUILDING.

DRAWINGS

1. ARCHITECT TO CONFIRM THAT ANY WALLS CALLED OUT TO BE DEMOLISHED ARE NON-LOAD BEARING.
2. DRAWINGS SHALL NOT BE SCALED, USE WRITTEN DIMENSIONS ONLY. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE GIVEN FROM FINISHED SURFACES.
3. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE SPECIFIC MANUFACTURER IS SPECIFIED. WHERE THE TERM 'OR APPROVED EQUAL' IS USED, THE ARCHITECT ALONE SHALL DETERMINE THE QUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
4. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS, U.O.N.
5. ALL NOTES HEREIN SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
6. CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY GOVERNING DIMENSIONS AT THE BUILDING PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF THE WORK IS IN ANY WAY DEPENDENT.
7. CONTRACTOR SHALL VERIFY & COORDINATE ALL EXISTING DIMENSIONS WITH CONDITIONS OF PROPOSED NEW WORK AND CLEARANCES PRIOR TO THE SUBMISSION OF SHOP OR WORKING DRAWINGS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY VARIATIONS OR DISCREPANCIES WITH ALL DUE EXPEDIENCY PRIOR TO THE FABRICATION OR INSTALLATION OF THE WORK IN QUESTION.
8. CONTRACTOR(S) SHALL REPORT ANY STRUCTURAL DEFECTS OR DEVIATION FROM THE APPROVED PLANS TO THE ARCHITECT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.

WORK

1. ALL WORK SHALL BE PERFORMED BY SKILLED, QUALIFIED AND INSURED WORKMEN IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED. CARE SHALL BE TAKEN TO ENSURE COMPLIANCE WITH ALL GOVERNMENTAL LAWS, STATUTES AND/OR ORDINANCES.
2. THERE SHALL BE NO INTERRUPTION OR RE-LOCATION OF BUILDING SERVICES, EXCEPT WITH THE CONSENT OF THE BUILDING MANAGER.
3. THERE SHALL BE NO PENETRATIONS THROUGH THE EXTERIOR, EXCEPT AS NOTED.
4. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.
5. DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL WORK AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS.

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New York, NY 10025

PROJECT:
NEW AWNING

DATE: 10/09/2018
PROJECT #: 1806
DRAWN BY: ERC
CHK'D BY: LB
PAGE: 3 OF 10

SEAL:

DRAWING TITLE:
PROJECT NOTES

SCALE: 12" = 1'-0"

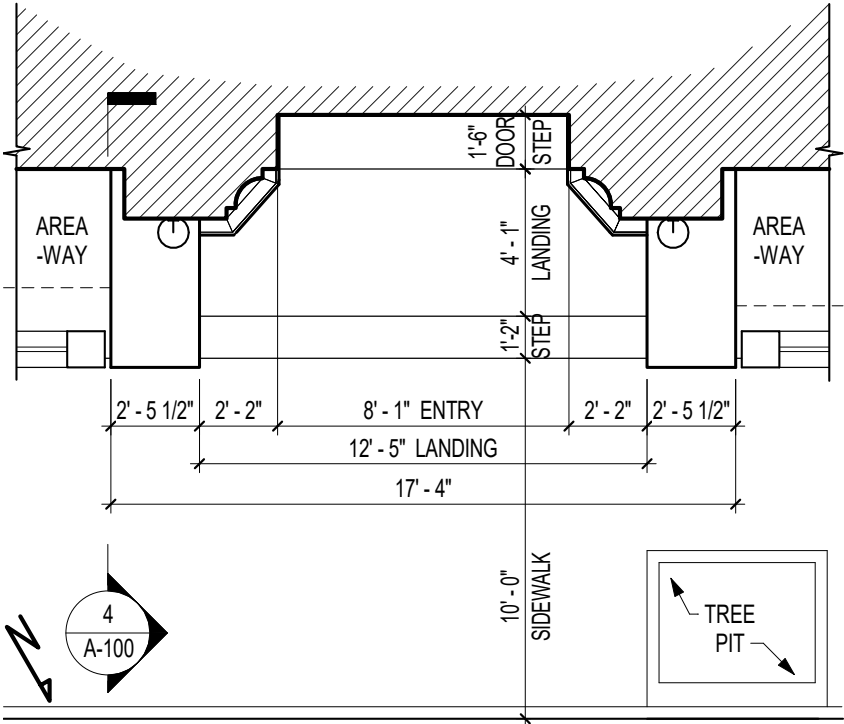
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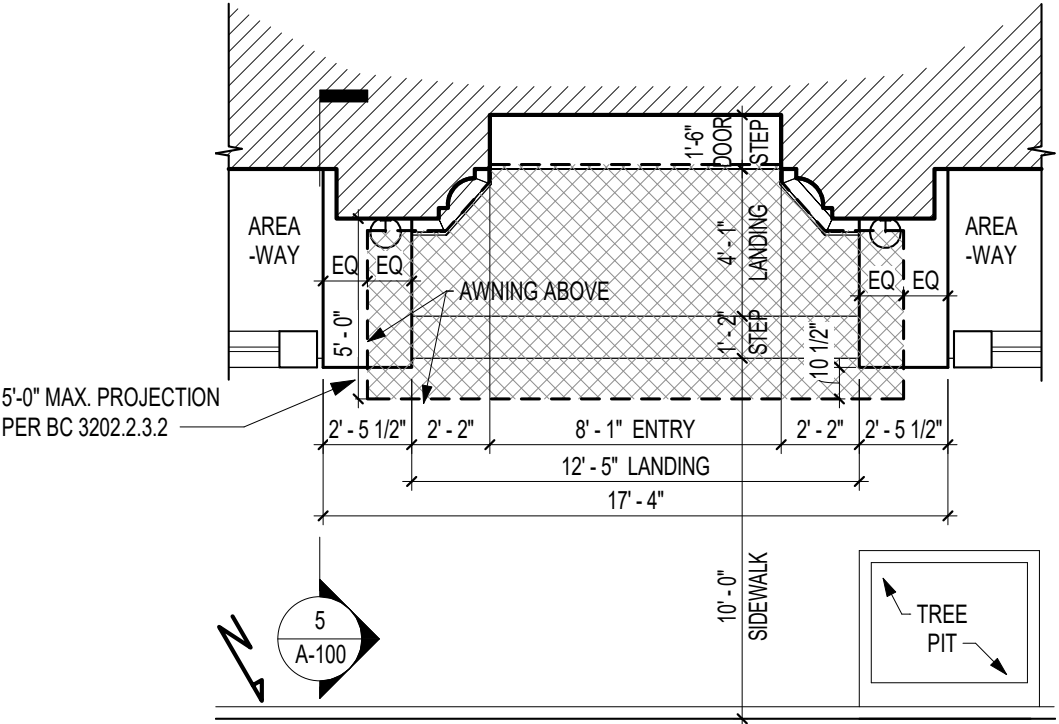
ABBREVIATIONS

- NUMBER
& - AND
@ - AT
1ST - FIRST
BLDG. - BUILDING
BLW - BELOW
CONST - CONSTRUCTION
DTL(S) - DETAIL(S)
DWG - DRAWING
EA - EACH
ENCL - ENCLOSURE
EQ - EQUAL
EXST'G - EXISTING
FL - FLOOR

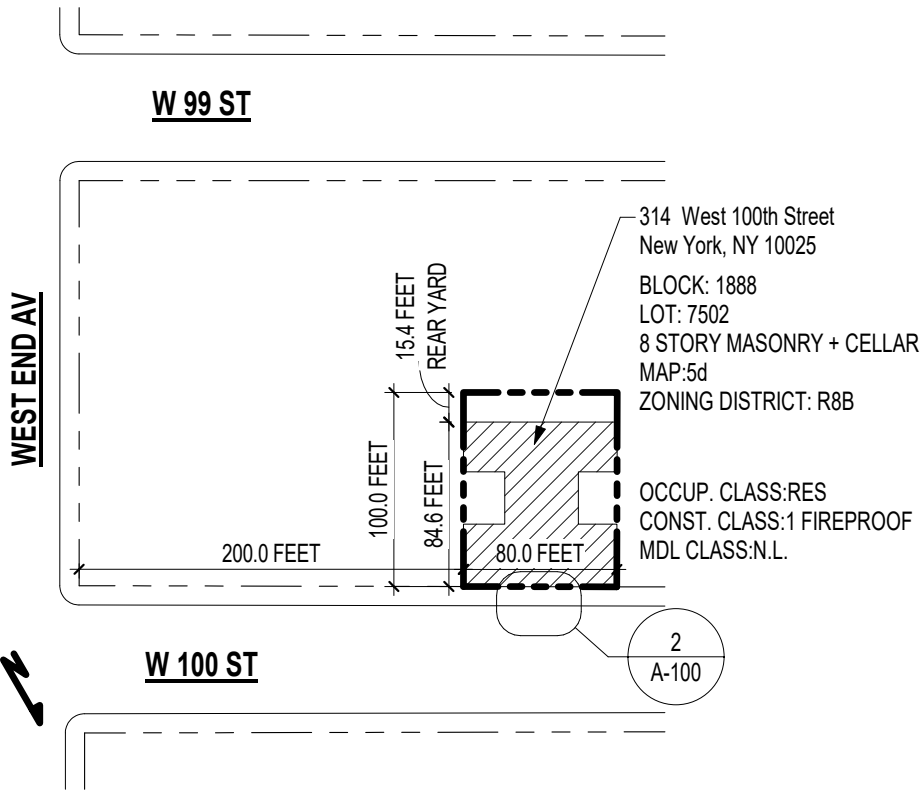
H.M.C. - HOUSING MAINTENANCE CODE
INCL - INCLUDING
MIN. - MINIMUM
N/A - NOT APPLICABLE
N.T.S. - NOT TO SCALE
O.C. - ON CENTER
REQ'D - REQUIRED
SF - SQUARE FEET
SPECS - SPECIFICATIONS
TYP - TYPICAL
VIF - VERIFY IN FIELD
U.O.N. - UNLESS OTHERWISE NOTED
W/ - WITH



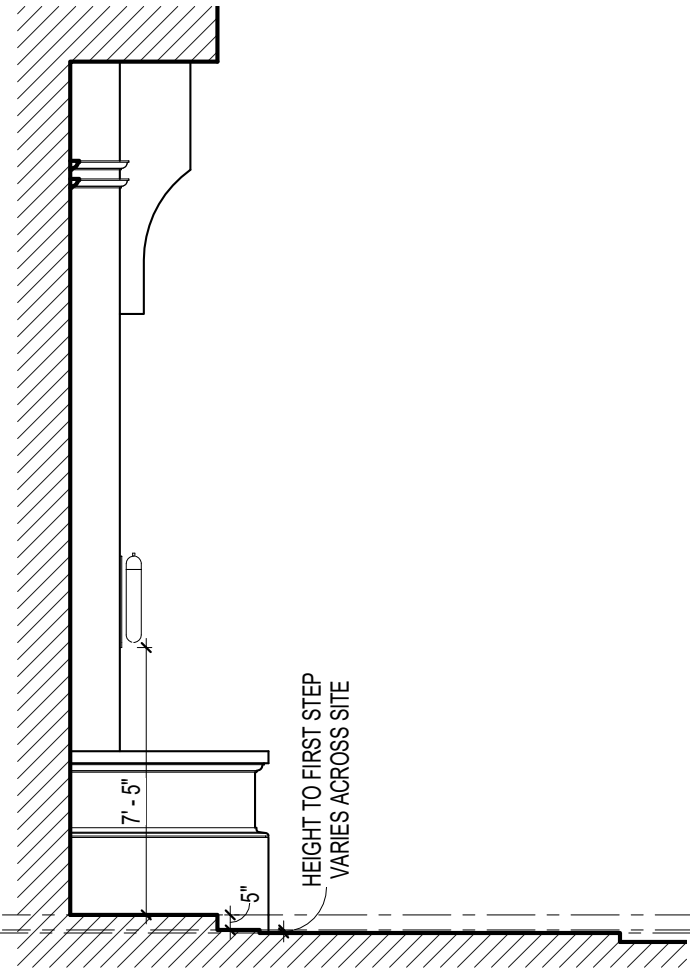
2 Existing Plan
3/16" = 1'-0"



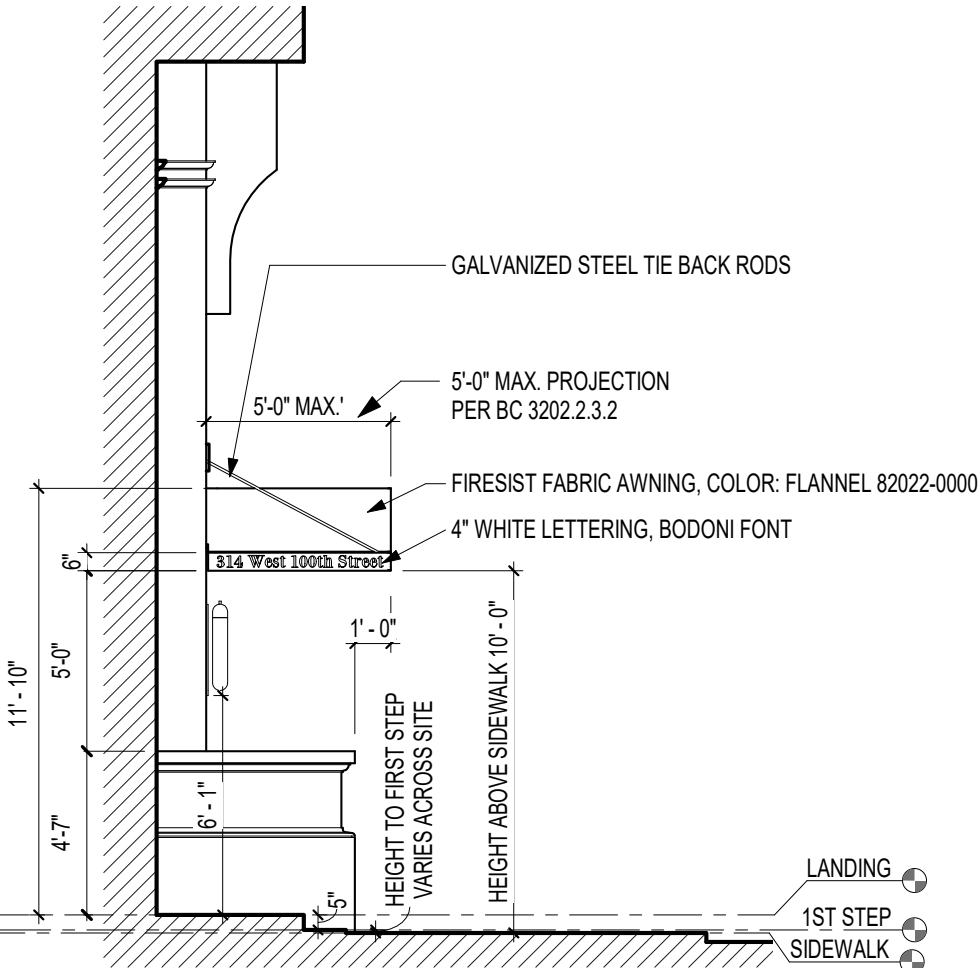
3 Proposed Plan
3/16" = 1'-0"



1 Plot Plan
SCALE: NTS



4 Existing Section
3/16" = 1'-0"



5 Proposed Section
3/16" = 1'-0"

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PROJECT:
NEW AWNING

DATE: 10/09/2018
PROJECT #: 1806
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PAGE: 4 OF 10

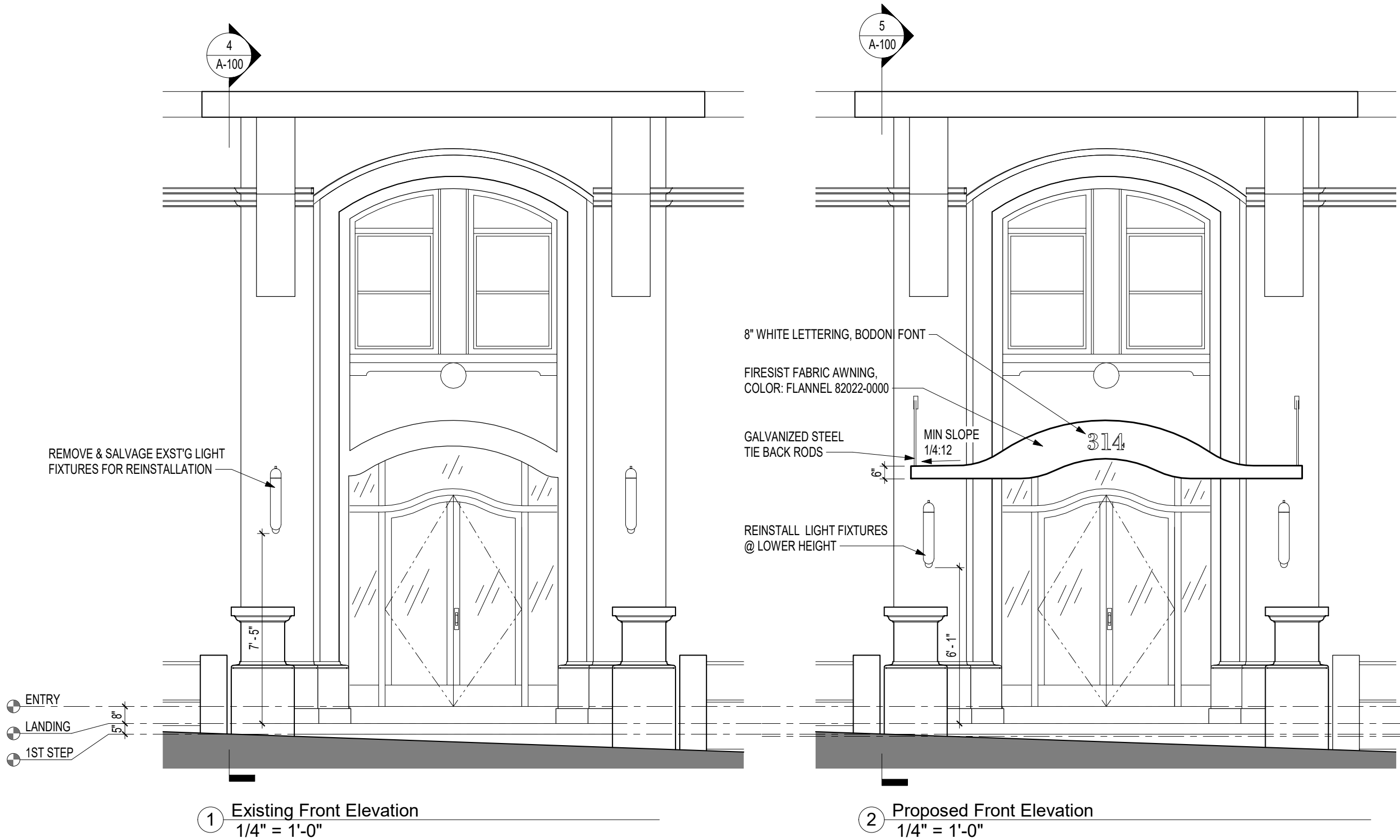
SEAL:

DRAWING TITLE:
EXST'G & PROPOSED
PLANS AND SECTION

SCALE: As indicated

SHEET #
A-100.00

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New York, NY 10025

NEW AWNING

SEAL:

DRAWING THE DETAILS

A-301.00

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1 DETAIL FRONT ELEVATION
1/2" = 1'-0"



2 DETAIL LEFT ELEVATION
1/2" = 1'-0"

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PROJECT:
NEW AWNING

DATE: 10/09/2018
PROJECT #: 1806
DRAWN BY: ERC
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PAGE: 7 OF 10

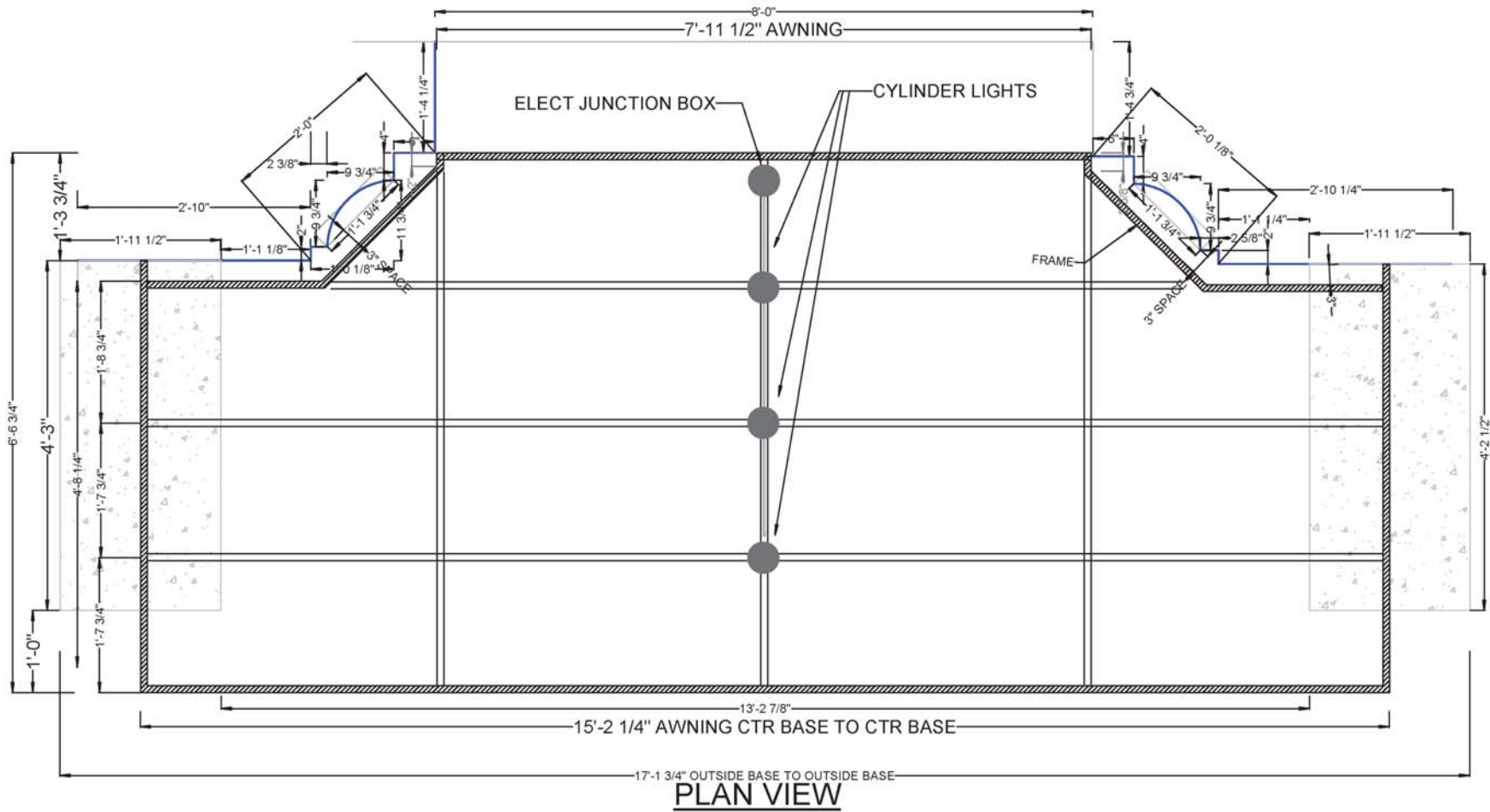
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DRAWING TITLE:
DETAILS 2

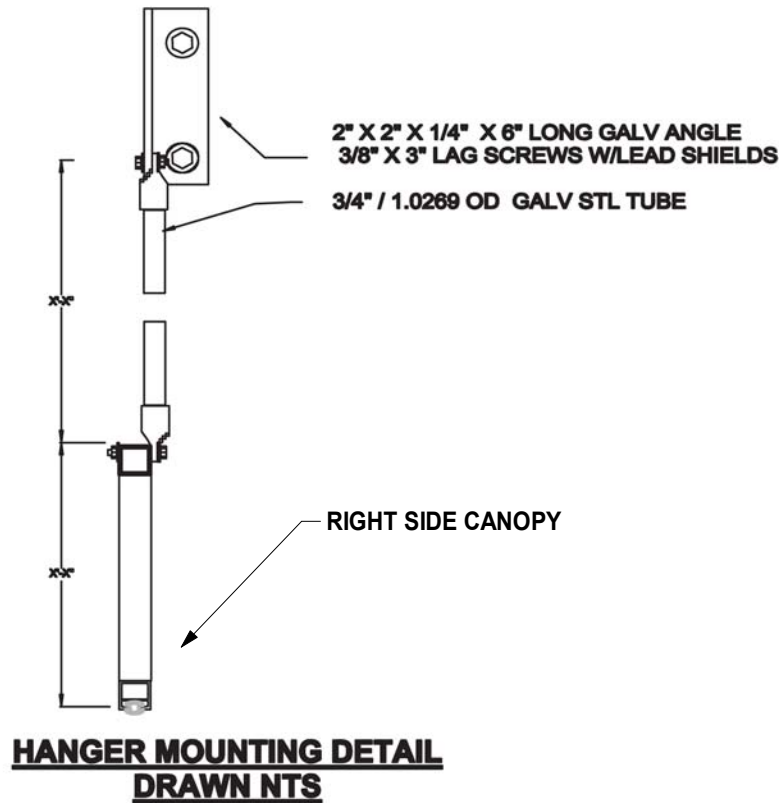
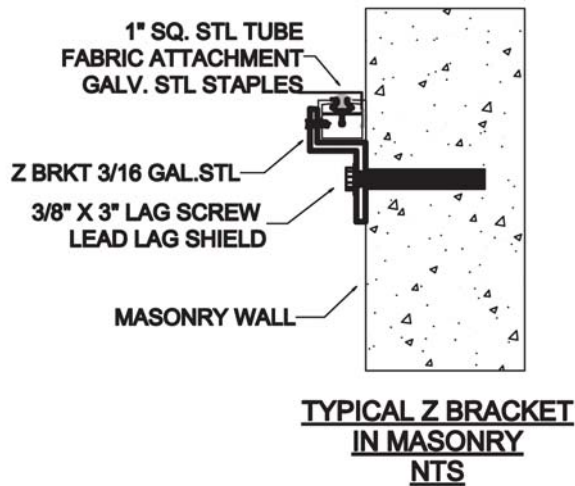
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1 DETAIL PLAN
1/2" = 1'-0"





VIEW OF FRONT ENTRY



FRONT FACADE VIEW FROM WEST



FRONT FACADE VIEW FROM EAST

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PAGE: 8 OF 10

SEAL:

DRAWING TITLE:
PHOTOS

SCALE:

SHEET #
A-400.00

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HISTORIC TAX PHOTO - 1940



HISTORIC PHOTO - 1910

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PROJECT:
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DATE: 10/09/2018
PROJECT #: 1806
DRAWN BY: ERC
CHK'D BY: LB
PAGE: 9 OF 10

SEAL:

DRAWING TITLE:
HISTORIC PHOTOS

SCALE:

SHEET #
A-401.00



DESIGNATION PHOTO - 2015



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CLIENT:
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PROJECT ADDRESS:

PROJECT:
NEW AWNING

DATE: 10/29/18

PROJECT #: 1806

DRAWN BY: ERC

CHK'D BY: LAB

PAGE: 10 OF 10

SEAL:

DRAWING TITLE:
LPC DESIGNATION

SCALE:

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A-402.00

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