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 38116.2.4.2, BC 110.5, Directive 14 of 1975, and 1 RCNY §101-10

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.
TENANT SAFETY NOTES

BUILDING TO BE OCCUPIED DURING CONSTRUCTION.

2014 NYC BUILDING CODE TENANT PROTECTION NOTES - AC 28-104.8.4

ALL RESIDENTIAL UNITS IN THE BUILDING SHALL BE OCCUPIED DURING CONSTRUCTION.

1) Egress: A. All existing means of egress for tenants of the building to be maintained clear and free of all obstructions such as building materials, tools, etc.
   B. No modification to egress shall be required for this project.

2) Fire Safety: A. All required fire ratings shall be maintained during construction and no temporary fire walls shall be required. All work to be confined to labeled areas of work-per-plan.
   B. Any existing protection elements shall be maintained.
   C. All flammable materials to be used and stored in an adequately ventilated space. All flammable materials to be kept tightly sealed in their respective manufacturer’s container. Such materials are to be kept away from heat.
   D. All materials stored at construction areas, and/or in any area of the building, are to be secured in a locked area. Access to such areas to be controlled by owner and/or general contractor.
   E. All electrical power to be shut-off where there are exposed conduits.
   F. Doors to public hallways shall remain.

3) Health requirements
   A. General contractor shall seal off work areas w/plastic sheeting to minimize & control spread of dust. Additionally, a tack mat shall be installed at all entry points into the construction site to prevent the spread of dust via foot traffic.
   B. All doors to work areas shall stay closed during construction to prevent dust, dirt & noise as much as possible from permeating other parts of the building during progress of the alterations.
   C. Clean up shall occur at the end of each work day. Clean up shall include work related to minimum pests.
   D. Contractor shall develop a noise mitigation plan in compliance with LL 113/05 prior to the start of work. Noise mitigation plan shall be posted.
   E. Street containers or dumpsters for storage of rubbish shall not be placed outside the building without prior written consent or conditions & terms as specified by building management and/or ownership.
   F. Contractor shall provide and maintain sanitary facilities.
   G. Health requirements specified in the 2014 code shall be complied with.

3.1 Lead and Asbestos: A. The scope of work is not an asbestos project as defined in the regulations of the NYC DEP (see ACP 5). Any asbestos containing material ("ACM") shall be fried for, removed, handled and legally disposed of as per applicable codes, rules & regulations by a fully licensed and insured asbestos abatement company with copies of air monitoring reports to be provided to the managing agent. If during demolition suspected ACM is uncovered it shall not to be disturbed until proper testing is performed and, if required, abated.
   B. Unless testing proves otherwise, existing paint is to be assumed to contain lead and as such removed, handled and disposed of as per the requirements of the EPA.

Building DEPARTMENT NOTES

USE & OCCUPANCY CLASSIFICATION - 1938 CODE

3.1 CLASSIFICATION BY OCCUPANCY
   3.1.2 RESIDENCE OCCUPANCY

3.2 CLASSIFICATION OF STRUCTURES BY TYPE OF CONSTRUCTION
   3.2.1 CONSTRUCTION CLASS 1 (FRAME/ROOF STRUCTURE)

WALLS AND STRUCTURAL MEMBERS ARE MADE OF INCOMBUSTIBLE MATERIALS OR ASSEMBLIES WITH FOLLOWING MINIMUM FIRE RESISTIVE RATINGS:

EXTERIOR WALLS: 4 HRS
   (EXCEPT EXTERIOR PANEL WALLS AND EXTERIOR BEARING WALLS IN PRIVATE DWELLINGS)
35 FEET OR LESS IN HEIGHT: 2 HRS

FIRE WALLS: 4 HRS
   PARTY WALLS: 4 HRS
   PIERs, COLUMNS: 4 HRS
   STRUCTURAL MEMBERS CARRYING WALLS (EXCEPT UNTELS): 4 HRS
   ORDERS CARRYING COLUMNS: 4 HRS
   FIRE PARTITIONS: 3 HRS
   ORDERS NOT CARRYING COLUMNS: 3 HRS
   FLOORS (INCL. BEAMS/GORDERS): 3 HRS
   BEAMS: 3 HRS
   ROOFS: 3 HRS
   FLOOR FILLINGS: 3 HRS
   RECO STAIRWAY ENCLOSURES (OTHER THAN IN SCHOOLS AND STRUCTURES > 100 FT IN HEIGHT): 2 HRS

PERMANENT INTERIOR PARTITIONS*: 2 HRS

* PERMANENT INTERIOR PARTITIONS ARE TO BE OF INCOMBUSTIBLE MATERIALS.

BUILDING CODE NOTES

NYC BUILDING CODE FIRE-RATED CONSTRUCTION NOTES

1. WHERE PIPES, WIRES, CONDUITS, DUCT, ETC. PIERCE FIRE PROTECTION OF INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, SUCH PENETRATIONS SHALL NOT EXCEED 2% OF ANY ONE FACE OF SUCH PROTECTION, AND SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES. (1968 BC 27:324(a))

2. PIPES AND CONDUITS PASSING THROUGH RATED CONSTRUCTION SHALL HAVE SPACES NOT EXCEEDING 1/2 INCH PACKED WITH MINERAL WOOL OR OTHER FIRESTOPS AND CLOSED ESCUTCHEONS. AGGREGATE AREA OF SUCH OPENINGS SHALL NOT EXCEED 25 SQ. IN. IN ANY 100 SQ. FT. OF WALL OR FLOOR AREA UNLESS PROTECTED BY RATED SELF-CLOSING DEVICES. (1968 BC 27:334)

3. CONCEALED SPACES WITHIN WALLS, PIPE SPACES, COLUMN ENCLOSED ETC. SHALL BE FIRESTOPPED (EXCEPT WHERE CONCEALED SPACE IS SPRINKLERED) WITH NON-COMBUSTIBLE MATERIAL.

2016 ENERGY CODE

ENERGY CODE IS NOT APPLICABLE TO THE PROPOSED SCOPE OF WORK: INSTALL AWNING AT PRIMARY BUILDING ENTRANCE.
DEMOLITION NOTES

1. CONTRACTOR FOR DEMOLITION WORK SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.
2. DEMOLITION WORK SHALL BE CONDUCTED WITH HAND TOOLS ONLY. PNEUMATIC TOOLS ARE NOT PERMITTED.
3. WHERE EXISTING COMPONENTS ARE TO BE DEMOLISHED, THE STRUCTURAL INTEGRITY & FIRE-RATING OF THE BUILDING MUST NOT BE COMPROMISED.
4. ALL EXISTING MASONRY SHALL BE PROTECTED. SHOULD A CHISEL BE NEEDED TO HOLE OUT OR REMOVE A CHIMNEY, NO ACHIEVEMENT SHALL BE USED.
5. ANY AND ALL UNDERGROUND UTILITY SERVICES SHALL BE PROTECTED.
6. CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION FOR EXISTING STRUCTURES AS REQUIRED BY DEMOLITION WORK OR NEW CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING AND KEEP ALL TEMPORARY BRACING & SHORING PER BC 3308.7.
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 CONTRACTOR SHALL INITIATE ANY CLAIM OR EXTRA COMPENSATION TO THE ARCHITECT. A STANDSTILL AND REMOVAL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE LAWS, 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

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, ADDITIONS, OR MODIFICATIONS 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 REGULATIONS, MULTI-STORY DWELLING LAWS, AND HOUSING MAINTENANCE CODES.
5. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF AC 28-115.
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.
8. CARE SHALL BE EXERCISED TO ASSURE THAT THE EXISTING BUILDING IS PROTECTED FROM DAMAGE THAT COULD OCCUR DURING THE WORK. CONTRACTORS SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK.
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.
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 EXPEDIENT 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 DETRAIN 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 WRITTEN AUTHORIZATION MAY RESULT IN A DISMISSAL OF THE CONTRACTOR FROM THE SITE.
14. THROUGHOUT THE DURATION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO 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 JOINTLY OR SEPARATELY UNDER GOVERNMENTAL 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. CONTRACTOR & CONTRACTOR HAVE RECEIVED, REVIEWED & ADOPTED THE BUILDING ALTERATION RULES.

CONSTRUCTION NOTES

FINISHING NOTES

1. ALL PENETRATIONS IN FIRE-RATED CONSTRUCTION SHALL BE SEALED WITH FIRE-RATED MATERIALS.
2. ALL FIRE-RATING MATERIALS MUST BE CODE COMPLIANT, AND COMPLY WITH APPLICABLE DOB CODES AND REGULATIONS.
3. ANY WORK PERFORMED ON WALLS, CEILINGS, AND FLOOR/CEILING COMMON TO OTHER HABITABLE SPACES, PUBLIC SPACES OR TO THE EXTERIOR SHALL NOT LOWER THEIR FIRE RATINGS.
4. SEAL ALL HOLES IN WALLS & CEILINGS TIGHTLY AND INSTALL ALL PIPE PENETRATIONS.

MATERIALS

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 OWNERS PROPERTY WITHOUT THE APPROVAL OF THE DEPARTMENT OF BUILDINGS.
As indicated

NEW AWNING

SCALE: NTS1 Plot Plan

STANDARD SCALES:

3/16" = 1'-0"

3/16" = 1'-0"

EXISTING & PROPOSED PLANS AND SECTIONS

4 OF 10

314 West 100th Street
New York, NY 10025

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

GALVANIZED STEEL TIE BACK RODS

5'-0" MAX. PROJECTION
PER BC 3202.2.3.2

5'-0" MAX.
PER BC 3202.2.3.2

FIREPROOF FABRIC AWNING, COLOR: FLANNEL 82022-0000

4" WHITE LETTERING, BODONI FONT

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37 W. 28th Street, 5th floor
New York, NY 10001
TEL: 646.344.1700

CLIENT:
314 W 100TH CONDO ASSOCIATION
PROJECT ADDRESS:
314 West 100th Street
New York, NY 10025

DATE: 10/09/2018
PROJECT #: 1806
DRAWN BY: ERC
CHK'D BY: LB
PAGE: 4 OF 10
SEAL:

3/16" = 1'-0"

SCALE: A-100.00

ABBREVIATIONS

W - NUMBER
& - AND
@ - AT
1ST - FIRST
BLDG - BUILDING
BLVW - BELOW
CONST - CONSTRUCTION
DTL(S) - DETAIL(S)
Dwg - DRAWING
EA - EACH
ENC - ENCLOSURE
EQ - EQUAL
EXIST - EXISTING
FL - FLOOR
HMC - HOUSING MAINTENANCE CODE
INCL - INCLUDING
MIN - MINIMUM
N/A - NOT APPLICABLE
N.T.S. - NOT TO SCALE
O.C. - ON CENTER
RED - REQUIRED
SF - SQUARE FEET
Specs - SPECIFICATIONS
TYP - TYPICAL
VIF - VERIFY IN FIELD
U.O.N. - UNLESS OTHERWISE NOTED
W - WITH
1. Existing Front Elevation
   1/4" = 1'-0"

2. Proposed Front Elevation
   1/4" = 1'-0"

- Remove & salvage existing light fixtures for reinstallation
- Reinstall light fixtures @ lower height
- FireRet fabric awning, color: flannel #82022-0000
- 8" white lettering, Bodoni font
- Galvanized steel tie back rods
- Min slope 1/4:12
- 314 West 100th Street
  New York, NY 10025

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NEW AWNING

DETAIL FRONT ELEVATION

1/2" = 1'-0"

DETAIL LEFT ELEVATION

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

- NEW AWNING
- PLAN VIEW

- ELECT JUNCTION BOX
- CYLINDER LIGHTS
- 2' x 2' x 1/4" x 6" LONG GALV ANGLE
- 3/8" X 3" LAG SCREWS W/ LEAD SHIELDS
- 3/4" / 1.025" OD GALV STL TUBE
- 1" SQ. STL TUBE FABRIC ATTACHMENT
- GALV. STL STAPLES
- Z BRKT 3/16 GAL STL
- 3/8" X 3" LAG SCREW LEAD LAG SHIELD
- MASONRY WALL
- TYPICAL Z BRACKET IN MASONRY NT9
- HANGER MOUNTING DETAIL
- DRAWN NTS

- 2' x 2' x 1/4" x 6" LONG GALV ANGLE
- 3/8" X 3" LAG SCREWS W/ LEAD SHIELDS
- 3/4" / 1.025" OD GALV STL TUBE
- 1" SQ. STL TUBE FABRIC ATTACHMENT
- GALV. STL STAPLES
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New York, NY 10025

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DRAWING TITLE:
PHOTOS

VIEW OF FRONT ENTRY

FRONT FACADE VIEW FROM WEST

FRONT FACADE VIEW FROM EAST

314  West 100th Street
New York, NY 10025
HISTORIC TAX PHOTO - 1940

HISTORIC PHOTO - 1910

HISTORIC PHOTOS

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