



80 Centre Street  
Third Floor  
New York, New York 10013  
[nycdevelopmenthub@buildings.nyc.gov](mailto:nycdevelopmenthub@buildings.nyc.gov)  
[nyc.gov/nycdevelopmenthub](http://nyc.gov/nycdevelopmenthub)

## Plan Review Results

<b>Date:</b>	<b>Job Application #:</b>
<b>Lead Hub Plan Examiner:</b>	<b>Application Type:</b>
<b>Owner:</b>	<b>Premises Address:</b>
<b>Registered Architect / Licensed, Professional Engineer:</b>	<b>Premises Borough:</b>
<b>Filing Representative:</b>	<b>Zoning District:</b>
	<b>Block: Lot:</b>

Thank you for submitting your project to the NYC Development Hub. We have reviewed the above-listed project application. Please read the attached list of comments carefully and review the marked-up plans, as the design professional must address each issue before we can approve the application and issue a work permit.

We will contact you shortly to confirm that you have received this email and can retrieve the files. We'll also schedule the Buildings Presentation — a meeting by phone, video conference or in-person — to discuss and/or resolve the remaining comments and help you bring your application into compliance so that it may be approved.

### To prepare for the Buildings Presentation:

- Review the comments, determine which require clarification and prepare a list of items to discuss; and
- Be sure the design professional participates in the meeting.

### After the Buildings Presentation:

- Revise the plans and draft written responses to the Department's comments;
- Upload the plans and responses by using eFiling; and
- Notify us that these documents have been uploaded by emailing [nycdevelopmenthub@buildings.nyc.gov](mailto:nycdevelopmenthub@buildings.nyc.gov), and include the job number.

A Hub representative will confirm that the documents have been received and will schedule a meeting to review and resolve the comments.

If you have any questions, email [nycdevelopmenthub@buildings.nyc.gov](mailto:nycdevelopmenthub@buildings.nyc.gov).

Comments in Red Box were previously provided as part of Foundation Permit.  
Comments in Blue Box are provided Feb 8, 2013, as part of New Building Permit.



Our approach is to individually classify each room in the building with the actual occupancy and apply the non-separated mixed use provisions of Section 508.3.2 of the Building Code.

Refer to EN-1 form prepared by JBB.

Refer to A-200, A-201, A-202, and A-203 for note addressing continuity of building insulation.

Refer to A-200, A-201, A-202, and A-203 for exterior wall schedule for u-values. Refer to A-601 to A-604 for door schedule with exterior door u-values.

Refer to MEP drawings prepared by JBB.

Refer to A-700, A-701, A-702, A-703, and A-704 for overall Reflected Ceiling Plans.  
Refer to A-507 to A-512 for toilet room Reflected Ceiling Plans.  
Refer to E2-series drawings by JBB.

Refer to A-200, A-201, A-202, and A-203 for note addressing continuity of building insulation.

## Summary of Comments on Building Department Notes and FEMA Map

Page: 2

Author: dtitus Subject: Polygon Date: 9/7/2012 10:40:40 AM

File separate applications for and indicate on plans;  
Sprinkler, 903 BC  
Standpipe, 905BC  
Fire alarm,  
Site safety plan - article 110  
Fire protection plan - article 109  
Curb cut.  
Emergency power systems (Generators)

①

\* Indicate occupancies as per occupancy group classifications of BC 302 and BC 508. Incidental use areas shall be classified as main occupancies to which they are incidental (BC 508.2). Accessory occupancies shall be individually classified in accordance with section 302.1 (BC 508.3.1.1).

Author: dtitus Subject: Polygon Date: 9/7/2012 10:38:16 AM

NYC ENERGY CODE 2011

\* BC 1301 Provide data sheet and state on plans, full compliance with NYC energy code.

②

\* List all progress inspections for energy code compliance on drawing.

\* Supporting documentation: building wall sections fail to detail insulation as continuous and/or cavity insulation to match the location and R value in the energy analysis.

\* Supporting documentation: door, window and skylight schedules fail to provide columns for u values for each exterior door, window and skylight type. If door, window and skylight types are drawn instead, with specifications included next to the respective drawing, u and SHGC values must appear with the other performance specifications for clarity and ease of contractor take-offs.

\* Supporting documentation: heating and cooling systems, including controls, are not provided such that they match the systems, equipment and performance criteria in the energy analysis.

\* Supporting documentation: plans fail to include reflected ceiling plans or lighting layouts on floor plans with fixture types and quantities, lamp wattages and quantities, space areas, sensors and controls to match those in the energy analysis for each room in the building.

\* Supporting Documentation: Building wall sections fail to show insulation to scale at the roof/ceiling, wall and/or at the foundation, slab-on-grade, basement or cellar to match descriptions in the Energy Analysis.

Author: dtitus Subject: Polygon Date: 9/6/2012 1:58:30 PM  
DOB drawing number should be the larger of the two number shown for DOB approval.

③

① NOTES ADDED TO B-SCAN DRAWING G-003.00

② NOTES ADDED TO B-SCAN DRAWING G-003.00

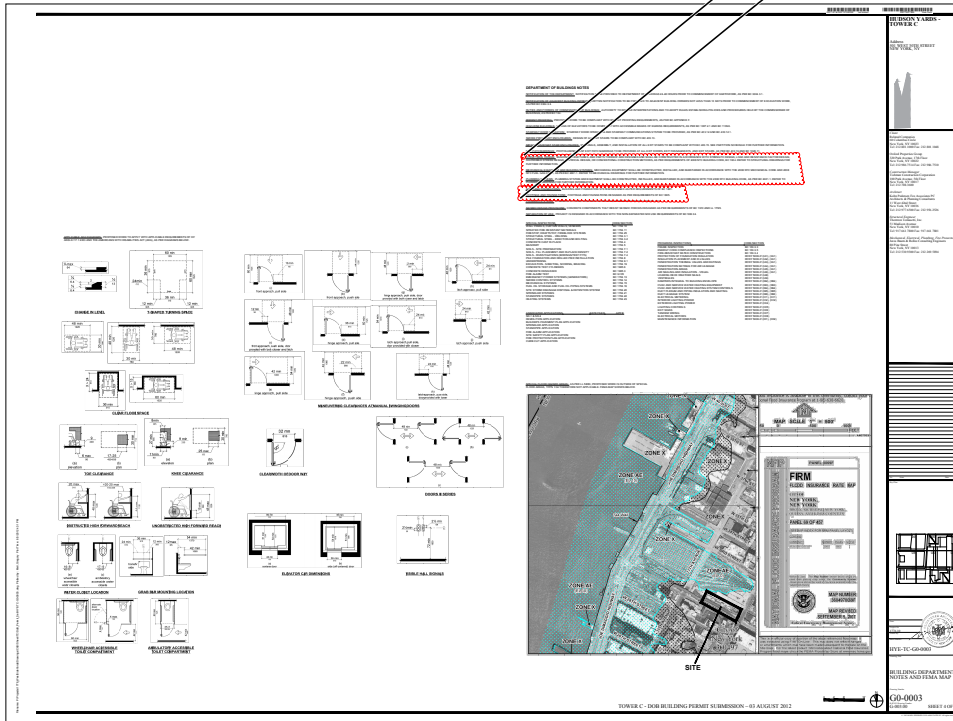
③ THE FOLLOWING SERIES WILL BE RESUBMITTED TO COMPLY:  
SOE  
STRUCTURAL  
ZONING  
ARCHITECTURAL (ONLY THOSE SHEETS WITH COMMENTS AT THIS TIME)

Page: 4

Author: dtitus Subject: Polygon Date: 9/6/2012 5:08:42 PM  
Please provide notes under work type drawings submitted.

Author: dtitus Subject: Polygon Date: 9/6/2012 5:09:23 PM  
Please provide notes under foundation submission.

① WILL ADD NOTES TO RESPECTIVE TRADES





Page: 5

Author: dttus Subject: Polygon Date: 9/7/2012 11:20:12 AM

1. Propose building shall not be located closer than five feet to the edge of the ERY High Line and such five foot separation shall remain unobstructed, from the level of the High Line bed adjacent to such building to the sky. (Please provide additional information to verify compliance "Elevations, Sections, and Plan views with dimensions)

Author: dttus Subject: Polygon Date: 9/6/2012 4:57:36 PM

(2) Provide proper zoning exhibits for new enlargement as per memo 5/18/78.

③ OPPN 22/88 SD 1 & 2

Transit authority approval if required or provide note on plan "not within 200 feet of TA."

BC 3301

(5) BC 3306 Provide Demolition application

6 Builder's pavement plan filing.

Author: dtitus Subject: Polygon Date: 9/6/2012 5:44:08 PM

7. Verify compliance with bicycle parking as per ZR 36-70. Fifteen square feet is required per bicycle parking space; commissioner approval is required if submission of a more efficient layout is provided.

8 Verify compliance with street tree planting for the entire zoning lot street frontage as per ZR 33-03. Indicate on plot plan.

Author: dtitus Subject: Polygon Date: 9/7/2012 9:46:36 AM

Comply with TPPN 10/88 to avoid damage to historic landmark structures adjacent building (check all buildings 90' on each side of this address to find out whether or not). provide BIS print-outs with land book site area to verify on drawings, also indicate on plans showing compliance.

10 Show location of proposed construction fence on plot plan.

Author: dtitus Subject: Polygon Date: 9/6/2012 5:37:40 PM

Provide restrictive declaration for building over hanging into separate tax lot. This must be recorded in the office of the city register.

(1) NOTES ADDED TO B-SCAN DRAWING Z-024.00.

(2) WILL BE SUBMITTED SEPARATELY.

(3) WILL BE SUBMITTED.

(4) NOTE ADDED TO B-SCAN DRAWING G-003.00.

(5) WILL BE PROVIDED.

⑥ BPP APPLICATION # ADDED TO B-SCAN DRAWING G-003.00.

(7) NOTE ADDED TO B-SCAN DRAWING Z-001.00.

⑧ TREE CALCULATIONS FOR ENTIRE ZONING LOT INDICATED ON B-SCAN DRAWING Z-001.00 AND FILED WITH PARKS DEPARTMENT. FORM ST-1 HAS BEEN FILED.

⑨ LANDMARK MAP ADDED TO B-SCAN DRAWING G-003.00 INDICATING NO HISTORIC STRUCTURES WITHIN 90'-0" OF SITE.

(10) FENCE ADDED ON PROPERTY LINE ON B-SCAN DRAWING Z-001.00.

11) LETTER FROM OWNERSHIP WILL ADDRESS COMMENT.

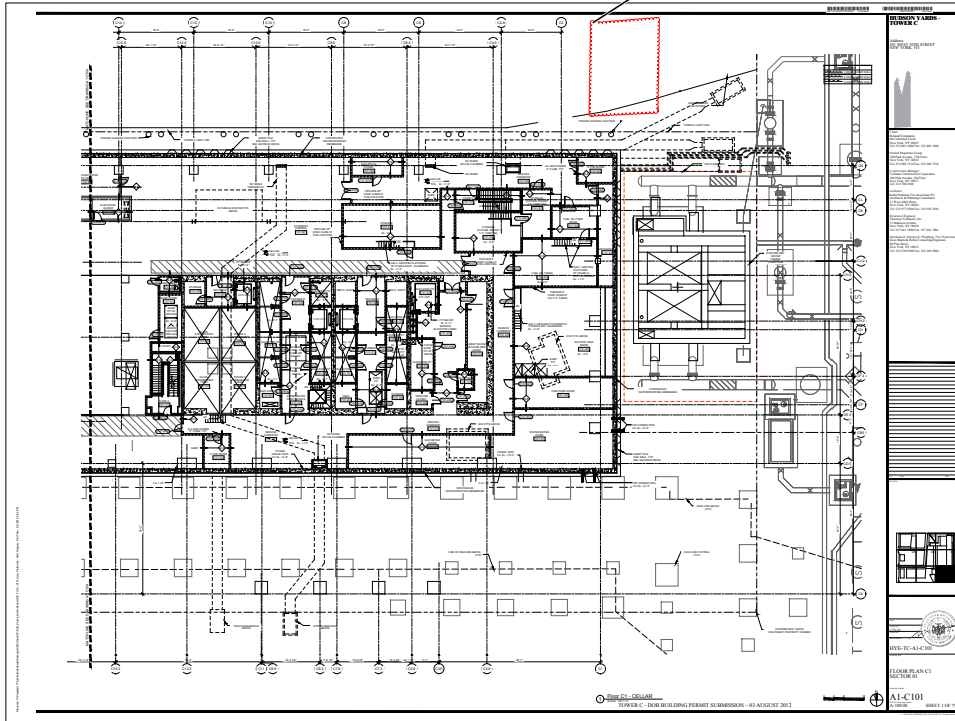


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Author: dtitus Subject: Polygon Date: 9/6/2012 5:01:55 PM

1 BC 1910, LL 17/95 **Earthquake**  
separation to comply with TPPN 2/96 (1" per 50 ft. height); (compliance must be verified on A & ST drawings)  
earthquake code applicability & pounding notes;

1 EXISTING STRUCTURE AND SEPARATION INDICATED TO COMPLY WITH TPPN 2/96.

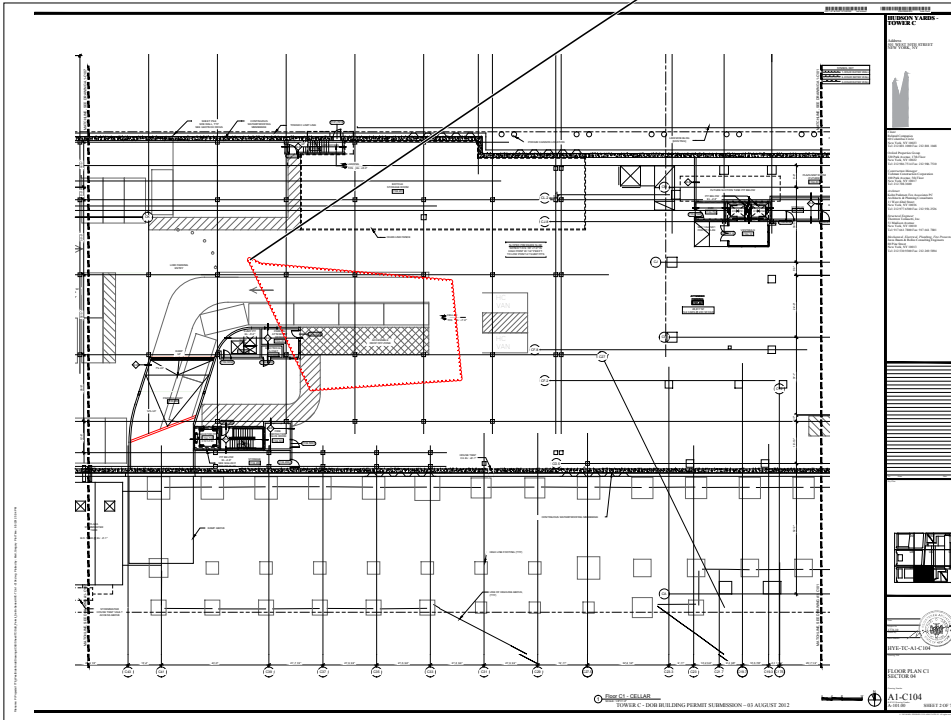


Page: 14

Author: dtitus Subject: Polygon Date: 9/7/2012 10:36:03 AM

- 1 In an attended parking facility in which vehicles customarily are parked and later returned to their drivers by an attendant employed by the parking facility, accessible parking spaces need not be designated by a sign or lines if all of the following conditions are met:
  - 2.1. Van-accessible parking spaces complying with Section 502 (Parking Spaces) of ICC A117.1 are provided;
  - 2.2. A passenger loading zone complying with Section 1106.7 is provided where an attendant shall take control of the vehicles. A vertical clearance of 98 inches (2489 mm) shall be permitted at such loading zone;
  - 2.3. At least one accessible parking space shall remain available unless all accessible parking spaces are occupied;
  - 2.4. The attendant shall park and retrieve all vehicles not equipped with special controls entering the facility in which a person with disabilities is either the driver or a passenger, provided accessible parking space is available;
  - 2.5. The attendant shall direct the drivers of vehicles equipped with special controls to accessible parking spaces. The attendant shall accompany such drivers to and from such space along an accessible route when they enter and exit the facility. If necessary, the accessible route and accessible parking space shall be created by the repositioning of vehicles parked previously by the attendant; and
  - 2.6. Each van-accessible parking space shall have two permanently and prominently posted signs. One shall include the International Symbol of Accessibility complying with Section 703.6.3.1 of ICC A117.1. The other sign shall note that vehicles parked in such spaces are subject to being moved by an attendant of the parking facility in order to accommodate a vehicle which cannot be accommodated in another accessible parking space. Such signs shall not be obstructed by a vehicle parked in the space.

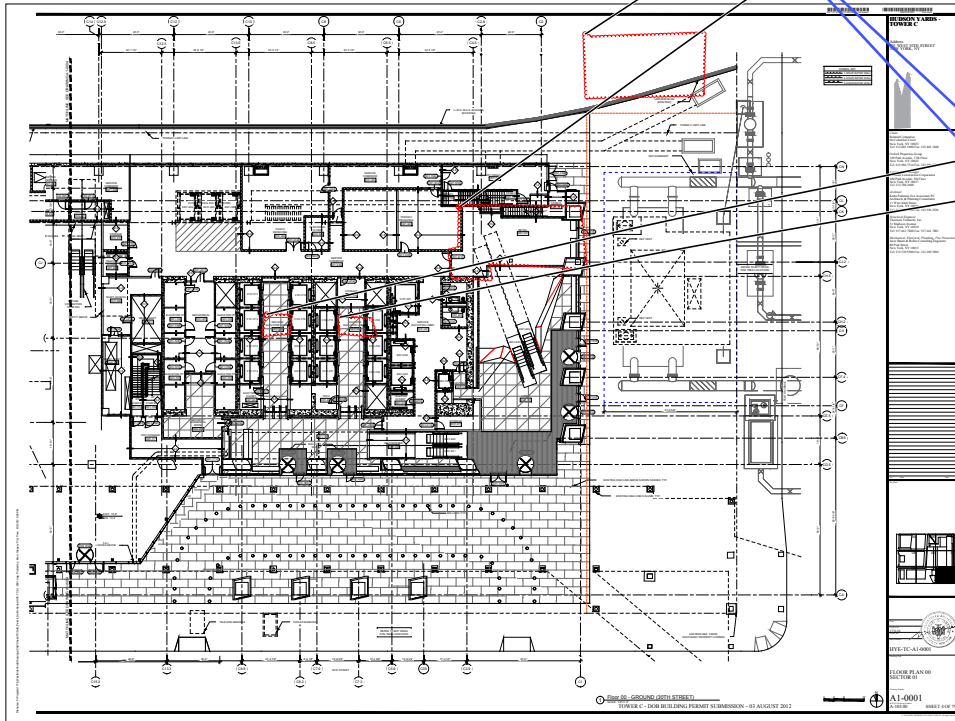
1 ABOVE DOB PARKING FACILITY NOTES ADDED TO B- SCAN DRAWING A- 101.00.



Refer to EG-series and A-series for notes addressing exit lighting and directional signage for egress.

Refer to EG-series for plumbing fixture tables.

Note added to A-103 indicating accommodation of 24" x 76" ambulance stretcher.



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Author: dtitus Subject: Polygon Date: 9/7/2012 9:43:32 AM  
\* Provide exit lighting and directional signs (lighting) & (egress) as per BC 1006, BC 1011, BC 1026 (both EG and Construction plans) (TYP for all construction plans)

Author: dtitus Subject: Polygon Date: 9/7/2012 9:32:28 AM

BC 2901

PC 401

\* TABLE 403.1 TABLE 403.1 Provide table for plumbing fixtures to comply with table. 403.1. Provide calculations within each retail space, etc. and show layout to verify compliance to BC 1101.2; ICC/ANSI A117.1-2003

All nonresidential facilities to comply with BC 1109.

Water closets

Lavatories

Show all grab-bars including vertical

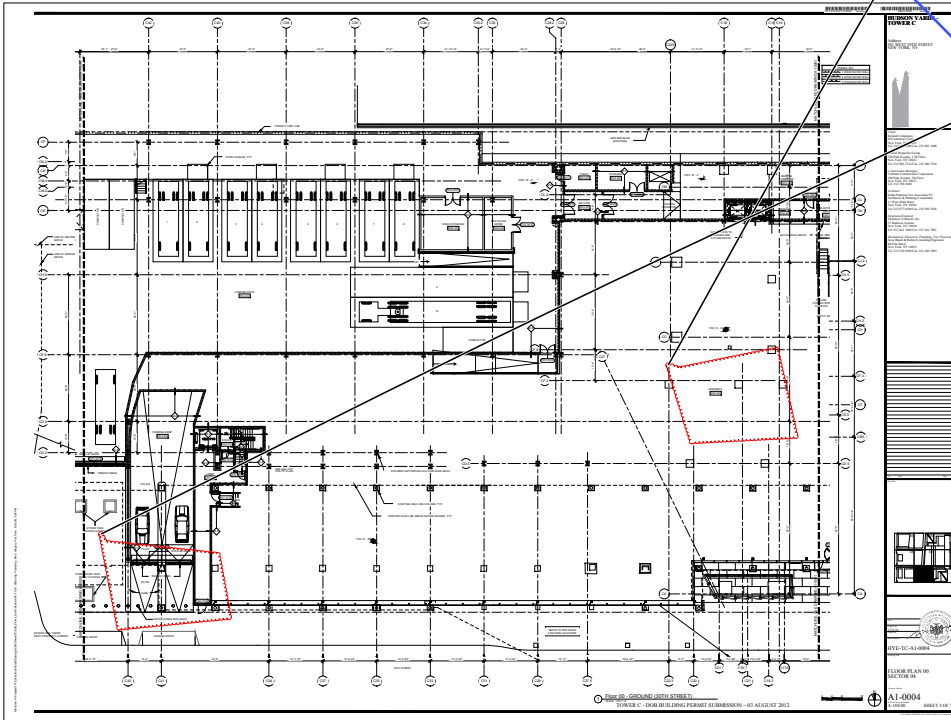
Required clearance around the water closet to comply with ICC/ANSI 2003 604.3

Author: dtitus Subject: Polygon Date: 9/7/2012 10:33:52 AM  
\* Provide at least one elevator to accommodate 24"x76" ambulance stretcher (BC 3002.4).

Author: dtitus Subject: Polygon Date: 9/7/2012 10:34:01 AM  
\* Provide at least one elevator to accommodate 24"x76" ambulance stretcher (BC 3002.4).

Refer to EG-series for plumbing fixture tables.

20' landing indicated.



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Author: dtitus Subject: Polygon Date: 9/7/2012 9:47:58 AM

BC 2901

PC 401

\* TABLE 403.1 TABLE 403.1 Provide table for plumbing fixtures to comply with table. 403.1. Provide calculations within each retail space, etc. and show layout to verify compliance to BC 1101.2; ICC/ANSI A117.1-2003

All nonresidential facilities to comply with BC 1109.

Water closets

Lavatories

Show all grab-bars including vertical

Required clearance around the water closet to comply with ICC/ANSI 2003 604.3

Author: dtitus Subject: Polygon Date: 9/7/2012 9:42:33 AM

\* provide a landing having a minimum dimension of twenty feet at discharge point to street from parking ramp to cellar as per BC 406.2.3.4

Refer to EG-series for plumbing fixture tables.

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Author: dtitus Subject: Polygon Date: 9/7/2012 9:48:29 AM  
BC 2901

PC 401

\* TABLE 403.1 TABLE 403.1 Provide table for plumbing fixtures to comply with table. 403.1. Provide calculations within each retail space, etc. and show layout to verify compliance to BC 1101.2; ICC/ANSI A117.1-2003

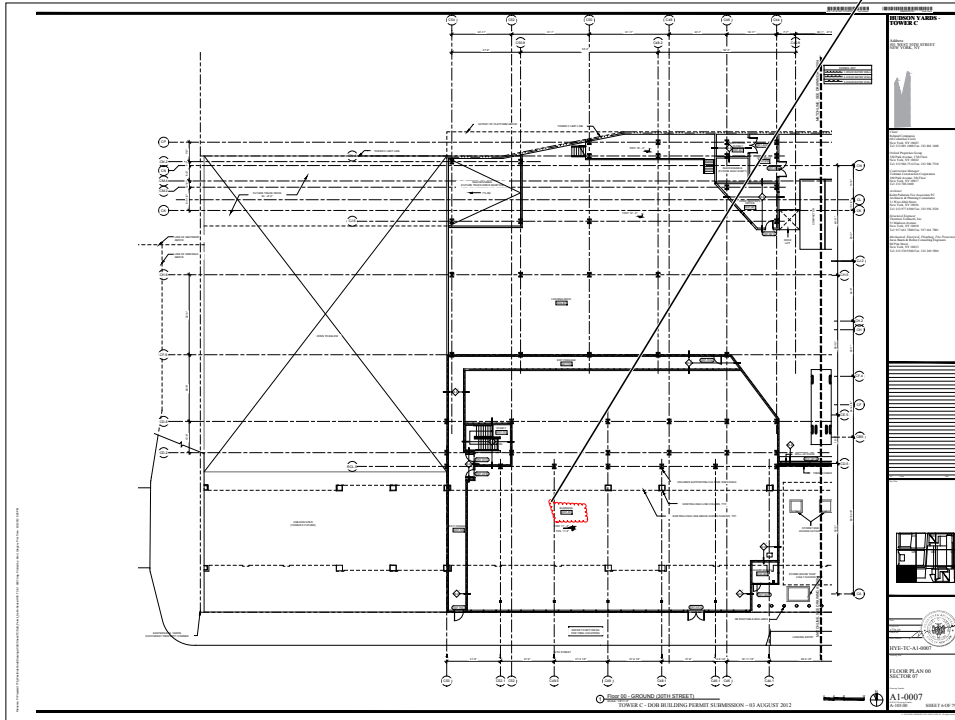
All nonresidential facilities to comply with BC 1109.

Water closets

Lavatories

Show all grab-bars including vertical

Required clearance around the water closet to comply with ICC/ANSI 2003 604.3



Refer to EG-series for plumbing fixture tables.

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Author: dtitus Subject: Polygon Date: 9/7/2012 9:55:30 AM

BC 2901  
PC 401

\* TABLE 403.1 TABLE 403.1 Provide table for plumbing fixtures to comply with table. 403.1. Provide calculations within each retail space, etc. and show layout to verify compliance to BC 1101.2, ICC/ANSI A117.1-2003  
All nonresidential facilities to comply with BC 1109.

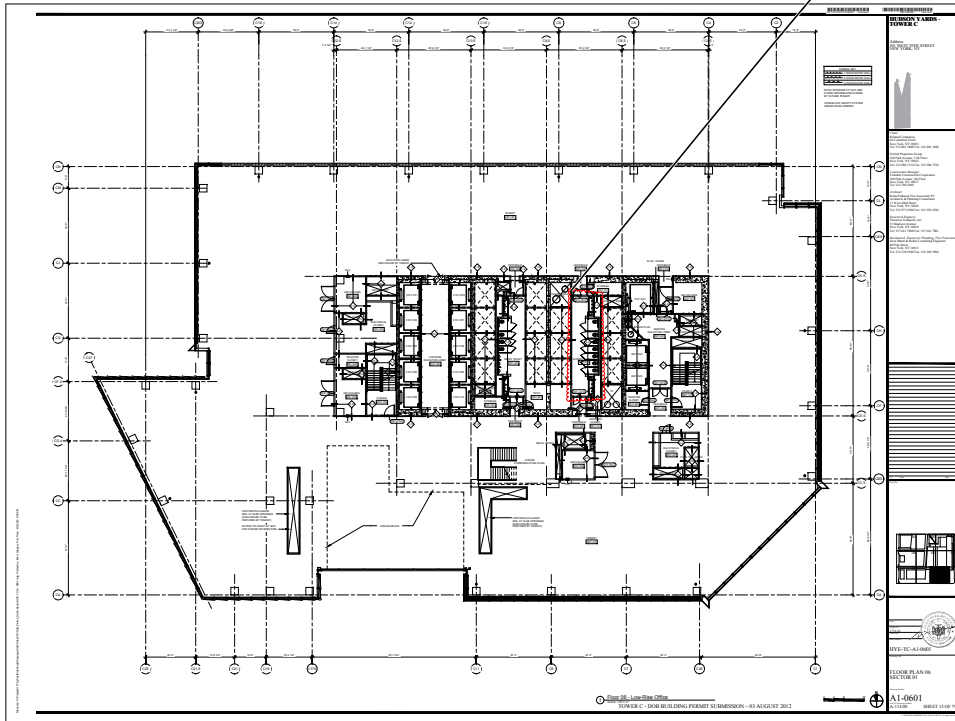
Water closets

Lavatories

Show all grab-bars including vertical

Required clearance around the water closet to comply with ICC/ANSI 2003 604.3

(TYP for all office floors)

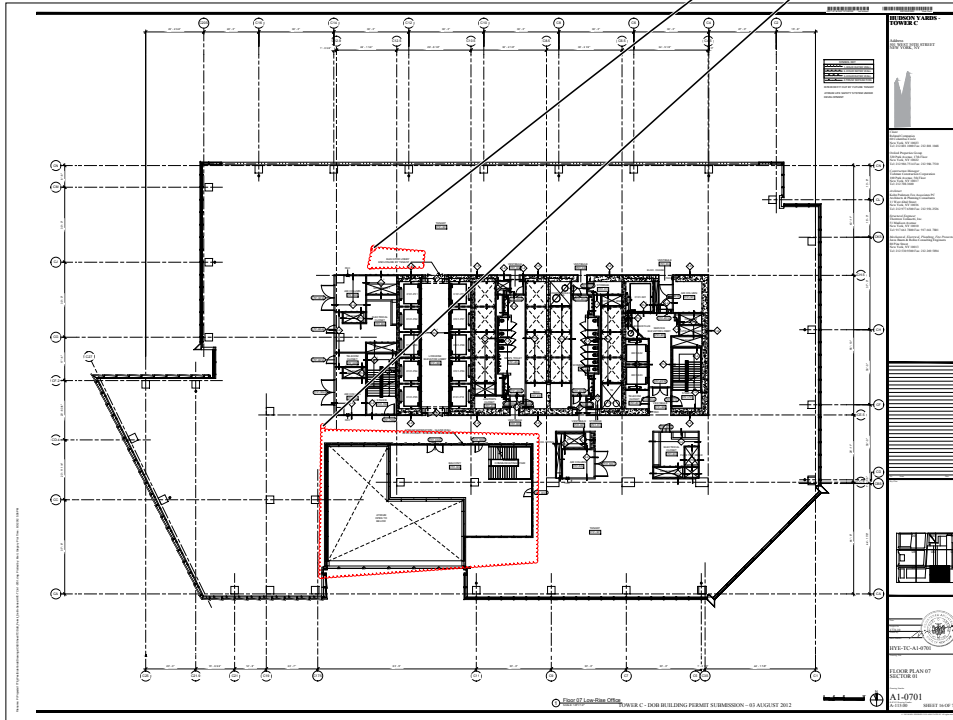


Elevator lobby enclosure is provided.

Provisions of BC 404 have been met. See Code Determination.

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- \* Author: dtitus Subject: Polygon Date: 9/7/2012 9:58:12 AM
- \* Compliance with elevator enclosure must be completed under the NB application. TYP for all floors.
- \* Author: dtitus Subject: Polygon Date: 9/7/2012 10:16:38 AM
- \* Propose atrium to comply with BC 404.



2-hour atrium separation wall and details are called out on drawings are provided.

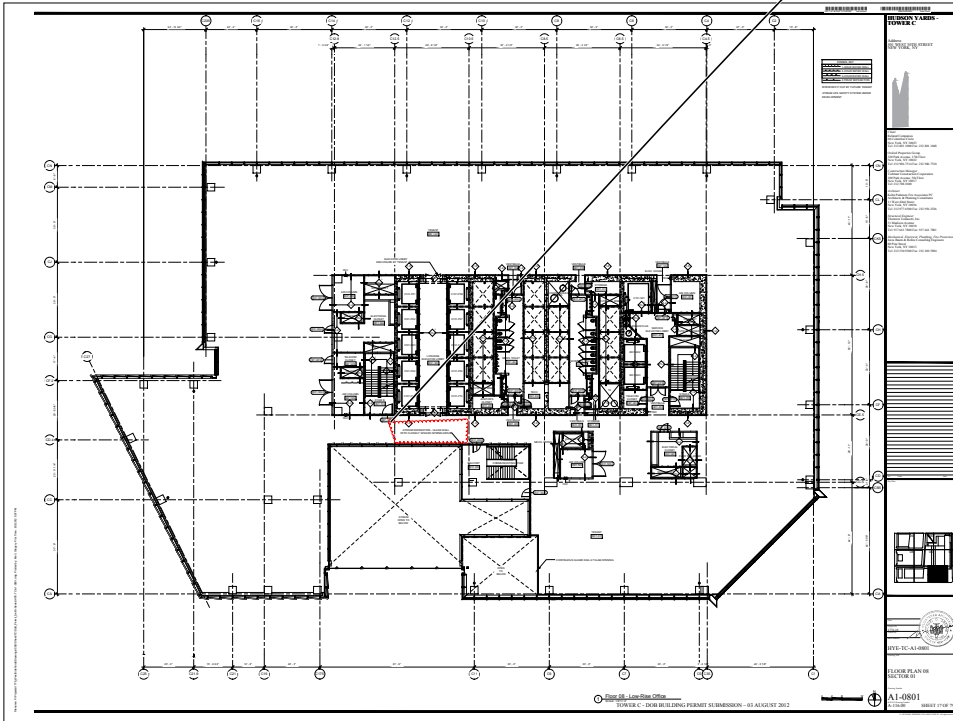
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Author: dtitus Subject: Polygon Date: 9/7/2012 10:20:27 AM

Atrium spaces shall be separated from adjacent spaces by a 2-hour fire barrier wall.

\* Exceptions:

1. A glass or glass-block wall forming a smoke partition where automatic sprinklers are spaced 6 feet (1829 mm) or less along both sides of the separation wall, or on the room side only if there is not a walkway on the atrium side, and between 4 inches and 12 inches (102 mm and 305 mm) away from the glass and so designed that the entire surface of the glass is wet upon activation of the sprinkler system. The glass shall be installed in a gasketed frame so that the framing system deflects without breaking (loading) the glass before the sprinkler system operates.
2. The adjacent spaces of any three floors of the atrium shall not be required to be separated from the atrium where such spaces are included in computing the atrium volume for the design of the smoke control system.  
(Verify compliance)

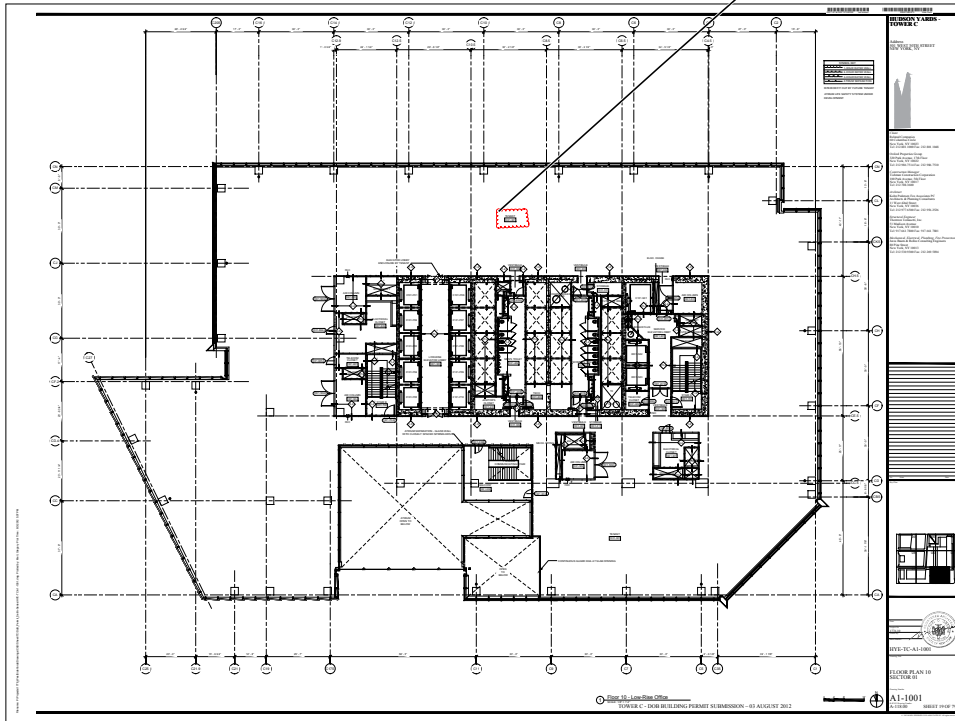




A-series indicates "Office Tenant".

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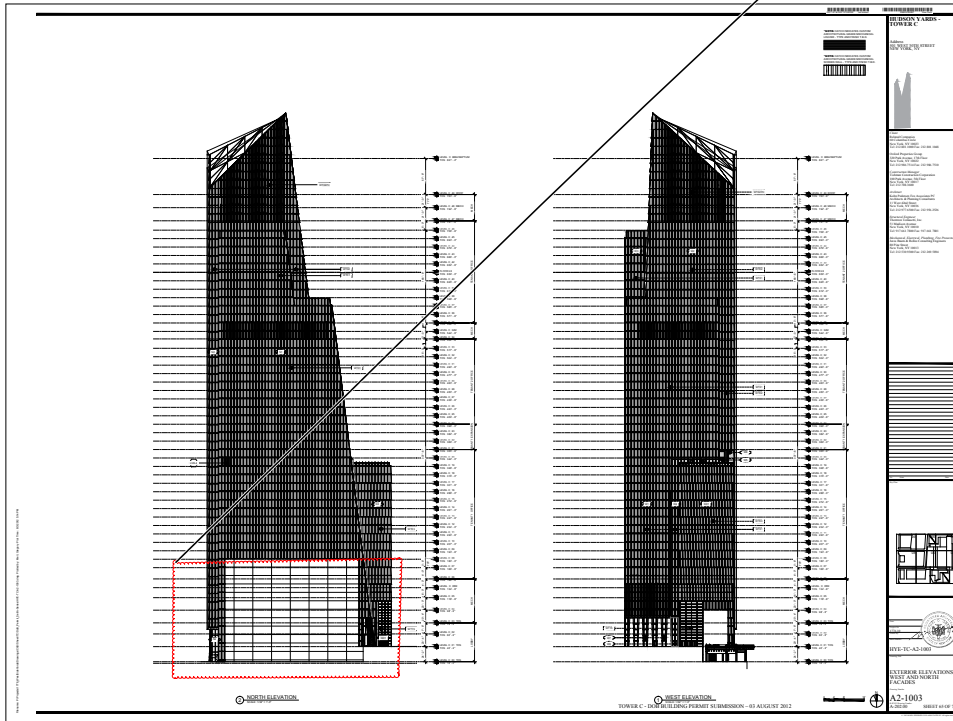
Author: dtitus Subject: Polygon Date: 9/7/2012 10:22:17 AM  
Please indicate tenant use also. (TYP for all floors)



Refer to note added to A-202.  
Refer to A-200 for approved CCD1.

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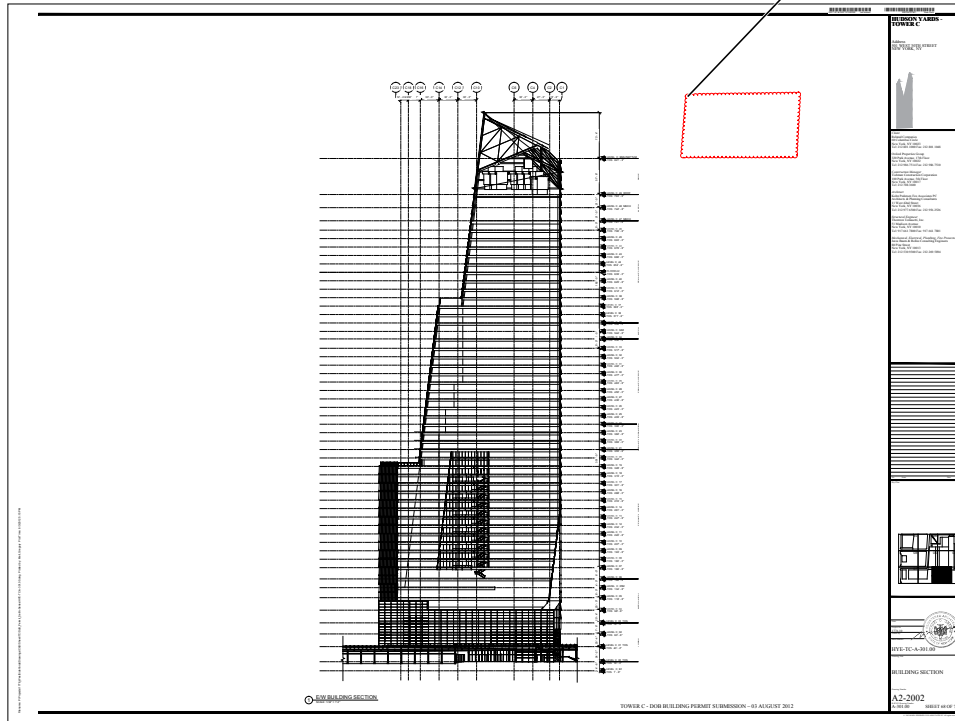
Author: dtitus Subject: Polygon Date: 9/7/2012 12:47:31 PM  
Provide fire protection of openings in exterior walls as per (BC 704.8, BC 705.8, BC 715.4).  
\* Provide restricted declaration. Declaration has to be recorded at the county clerk's office prior to approval.



Note added regarding compliance with Building Code Appendix Q.

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Author: dtitus Subject: Polygon Date: 9/7/2012 10:59:34 AM  
\* Show compliance with the requirements for elevator clearances (top & bottom) and runbys for cars and counterweight.





OF BLDGS121324290 Job Number



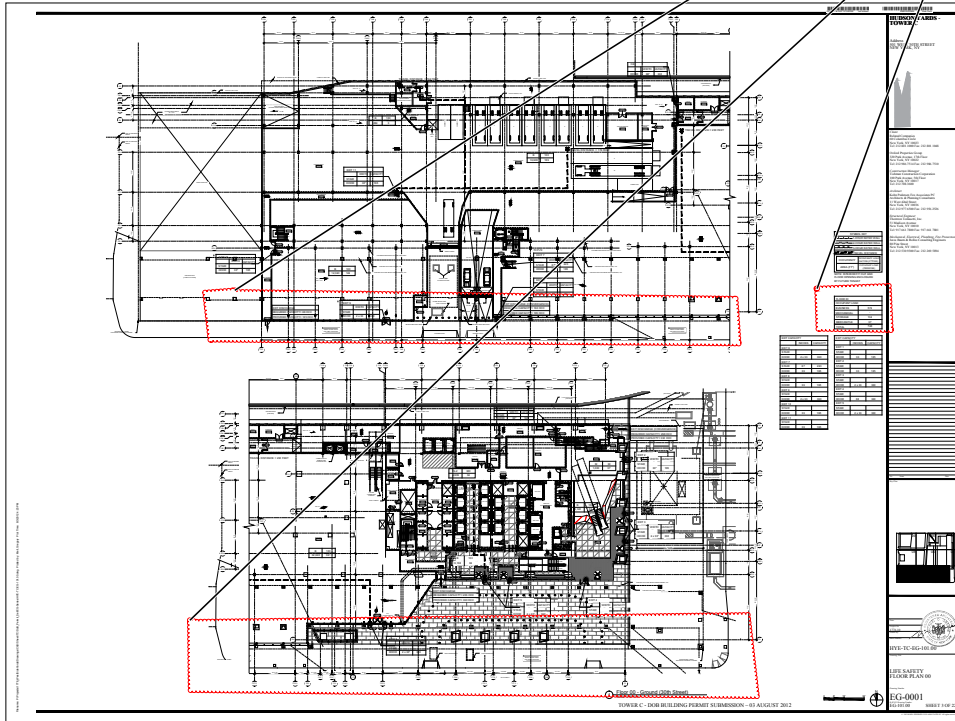
ES503212481 Scan Code

Area and occupant load summary have been provided on each EG-series plan.

Fire protection of openings not required. West 30th street is mapped 60' wide, with property line 30' from street centerline.

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- Author: dtitus Subject: Polygon Date: 9/7/2012 9:38:22 AM  
Provide net area of space based on (?) sq. ft./person as per table 1004.1.2 BC (TYP for all occupant load calculation).
- Author: dtitus Subject: Polygon Date: 9/7/2012 12:37:46 PM  
Provide fire protection of openings in exterior walls as per (BC 704.8, BC 705.8, BC 715.4).
- Author: dtitus Subject: Polygon Date: 9/7/2012 12:37:52 PM  
Provide fire protection of openings in exterior walls as per (BC 704.8, BC 705.8, BC 715.4).



Area and occupant load summary have been provided on each EG-series plan.

Doors swing in direction of egress.

On western plaza, no use is proposed. Access to stair tower only.

Fire protection of openings not required. West 30th street is mapped 60' wide, with property line 30' from street centerline.

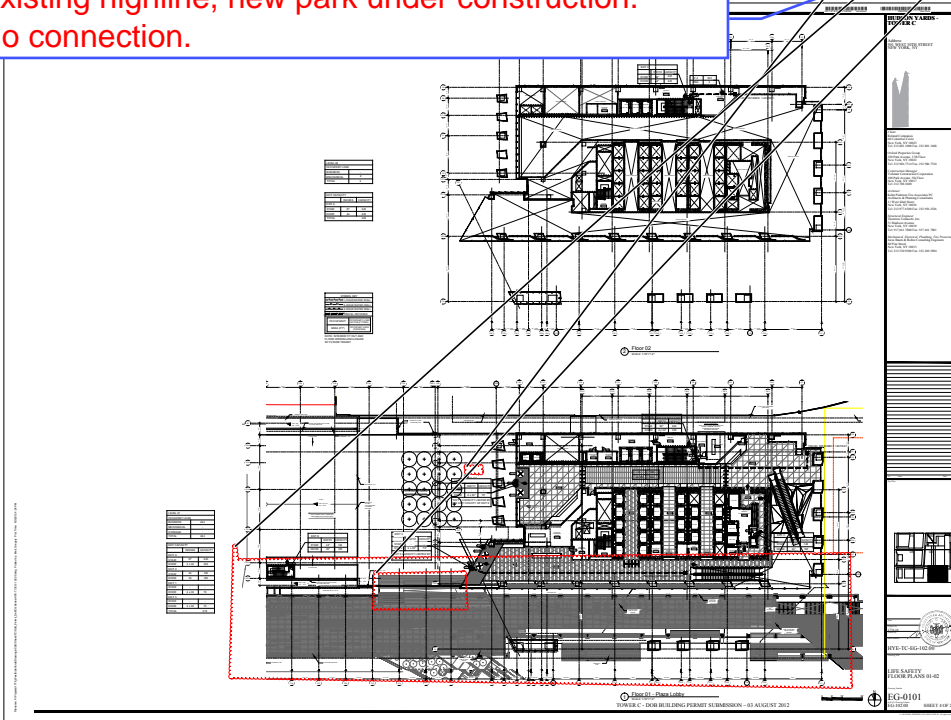
Existing highline, new park under construction. No connection.

OF BLDGS121324290 Job Number

ES653752089 Scan Code

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- Author: dtitus Subject: Polygon Date: 9/7/2012 1:11:31 PM
- \* Provide net area of space and number of persons to be accommodated based on (?) sq. ft./person as per table 1004.1.2 BC
- \* exit doors from Plaza shall swing in the direction of egress as per BC 1008.1.2.2
- \* Provide commissioner approval for unlisted occupancy as per BC 1004.1.5.
- Author: dtitus Subject: Polygon Date: 9/7/2012 12:38:25 PM
- \* Provide fire protection of openings in exterior walls as per (BC 704.8, BC 705.8, BC 715.4).
- Author: dtitus Subject: Polygon Date: 9/7/2012 1:17:46 PM
- \* Please clarify??

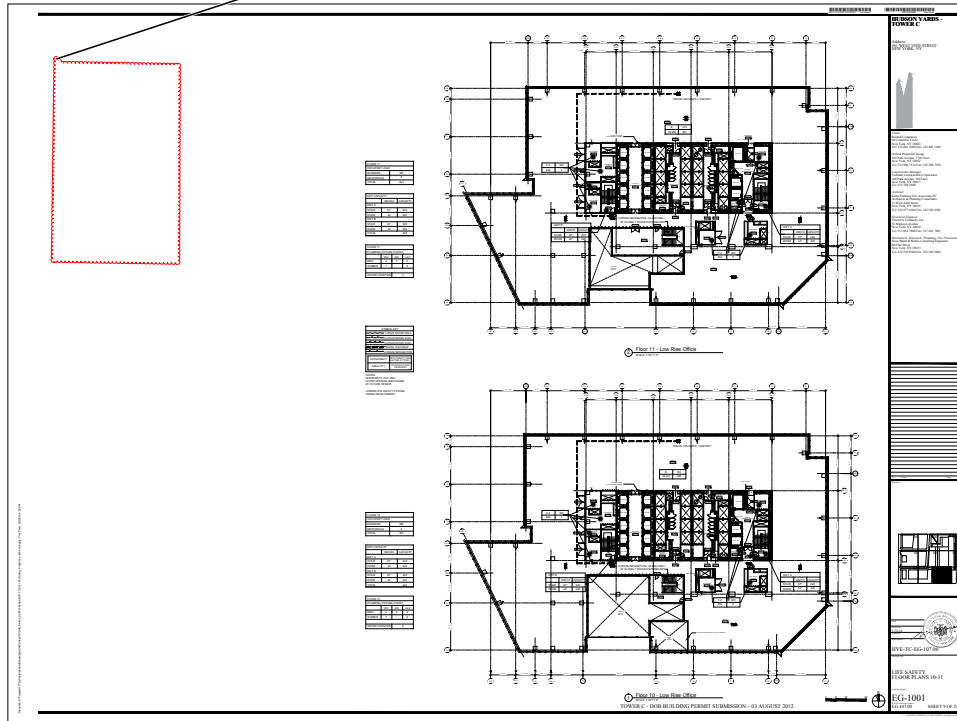


For stair layouts including photo luminescent exit path markings, refer to A-400 series plans and details.

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Author: dtitus Subject: Polygon Date: 9/7/2012 11:03:49 AM  
Provided stair details and sections to verify compliance with BC 1009.

- 1 Provide note describing stairway door operation and stairway communications system as per BC 403.12
- 2 Provide note describing smoke proof exit enclosures for compliance with BC 403.13.
- 3 Provide note describing impact-resistant stairs enclosures as per BC 403.15
- \* Indicate photo luminescent exit path markings as per BC 403.16.

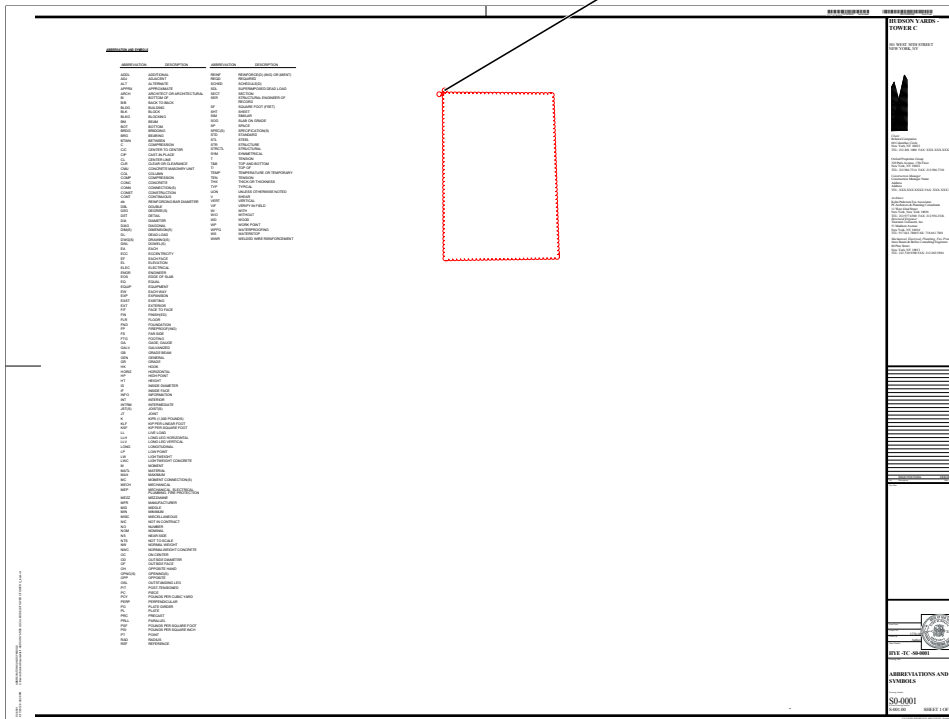


- 1 SEE DEPARTMENT OF BUILDING NOTES ON B-SCAN DRAWING G-003.00. CAN PROVIDE FURTHER DESCRIPTION AS PART OF NB APPROVAL.
- 2 SEE DEPARTMENT OF BUILDING NOTES ON B-SCAN DRAWING G-003.00.
- 3 SEE DEPARTMENT OF BUILDING NOTES ON B-SCAN DRAWING G-003.00.

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Author: dtitus Subject: Polygon Date: 9/6/2012 5:22:54 PM

- 1 TR-1 for underpinning, sheeting and shoring with details as per BC 1704.9.1 & 1704.19
- 2 Provide note: notification to DOB 24-48 hours prior to commencement of earthwork as per BC 3304.3.1.
- 3 BC 1801  
BC 1805 Verify and provide compliance for foundation plans.
- 4 BC 104  
BC 1701 TR-1 for special /controlled/progress inspections: a) concrete, b) concrete test pits & c) concrete test cylinders
- 5 Provide structural peer review report as per BC 1627.



- 1 SEE NEW YORK CITY BUILDING DEPARTMENT NOTES ITEM #2 ON B-SCAN DRAWING SOE-001.00.
- 2 SEE NEW YORK CITY BUILDING DEPARTMENT NOTES ITEM #6 ON B-SCAN DRAWING SOE-001.00.
- 3 NOTES HAVE BEEN ADDED TO B-SCAN DRAWING S-003.00.
- 4 FOR SPECIAL INSPECTIONS SEE GENERAL NOTES SI-1 ON B-SCAN DRAWING S-003.00.
- 5 STRUCTURAL PEER REVIEW IS BEING PERFORMED. REPORT TO BE ISSUED PRIOR TO BUILDING PERMIT.