

Page: 1

11-18-14

217 WEST 57TH STREET
NEW YORK, NY

VOLUME 2 OF 2 - ZONING

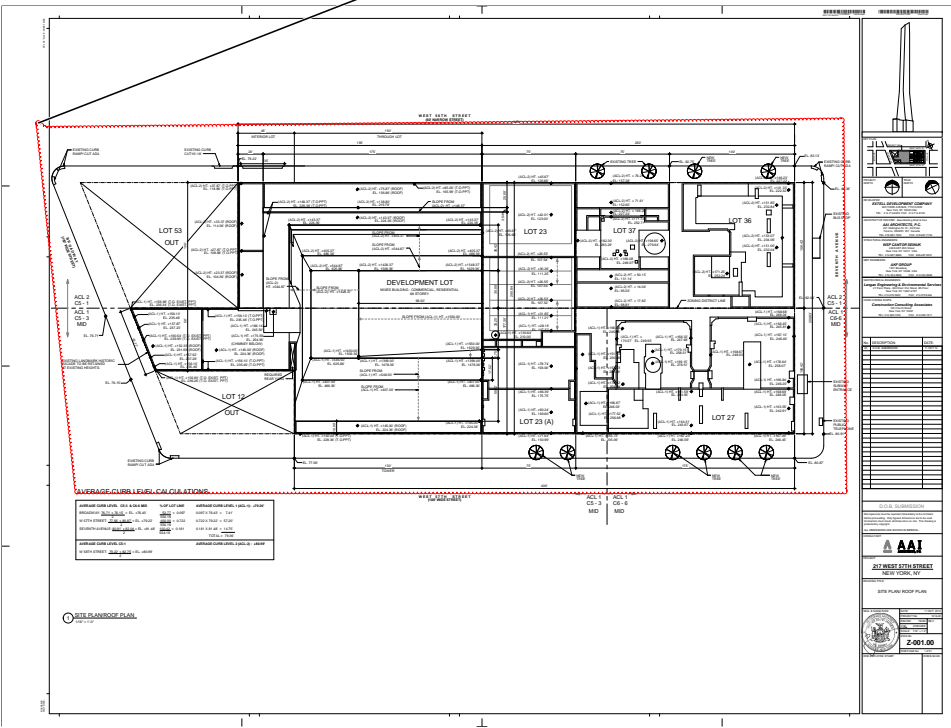
[illegible]

ZRD 1 submitted for ind. AC units within each res. units as a mech. deduction. Verify at next appointment.

03-11-13

Verify compliance with street tree planting for the entire zoning lot street frontage as per ZR 33-03. Provide ST-1

03-11-13



Builder's pavement plan filing. 121329883/04-03-13

Author: dtitus Subject: Polygon Date: 1/7/2013 9:09:57 AM
Area indicated is for residential use only with a sq. footage of 1,505.
Fifteen square feet is required per bicycle parking space; commissioner approval is required if submission of a more efficient layout is provided.
(Please indicate in Schedule "A" square-footage with total bicycle parking provided)

Author: dtitus Subject: Polygon Date: 1/4/2013 10:59:34 AM
Provide application for low income housing. 104166466 11-13-13

Provide HPD letter. Indicate compliance with inclusionary floor area calculations on zoning floor area schedule to identify compliance with HPD inclusionary housing letter.

~~11-13-13~~[illegible]

Provide records to verify proof of existing conditions shown on plans provided, approved drawings of existing building floor area zoning calculation to ensure that the proposed zoning analysis does not exceed the maximum permitted

Verification of existing mechanical deductions is required. Sufficient proof must be provided for entire the deducted floor area. (Dimensions) and provide layout of heavy equipment for each floor in consideration to qualify for deductions.

ZRD1 J.W 11-13-13

FLOOR AREA SCHEDULE									
FLOOR	AREA	USE	REMARKS	AREA	USE	REMARKS	AREA	USE	REMARKS
1	1000	RESIDENTIAL		1000	RESIDENTIAL		1000	RESIDENTIAL	
2	1000	RESIDENTIAL		1000	RESIDENTIAL		1000	RESIDENTIAL	
3	1000	RESIDENTIAL		1000	RESIDENTIAL		1000	RESIDENTIAL	
4	1000	RESIDENTIAL		1000	RESIDENTIAL		1000	RESIDENTIAL	
5	1000	RESIDENTIAL		1000	RESIDENTIAL		1000	RESIDENTIAL	
6	1000	RESIDENTIAL		1000	RESIDENTIAL		1000	RESIDENTIAL	
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8	1000	RESIDENTIAL		1000	RESIDENTIAL		1000	RESIDENTIAL	
9	1000	RESIDENTIAL		1000	RESIDENTIAL		1000	RESIDENTIAL	
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99	1000	RESIDENTIAL		1000	RESIDENTIAL		1000	RESIDENTIAL	
100	1000	RESIDENTIAL		1000	RESIDENTIAL		1000	RESIDENTIAL	

NOTE: RESIDENTIAL FLOOR AREA UP TO 10 F.A.R. MAY BE LOCATED IN EITHER ZONE WITHOUT RESTRICTION

11-13-13



Author: dtitus Subject: Polygon Date: 1/8/2013 9:47:42 AM

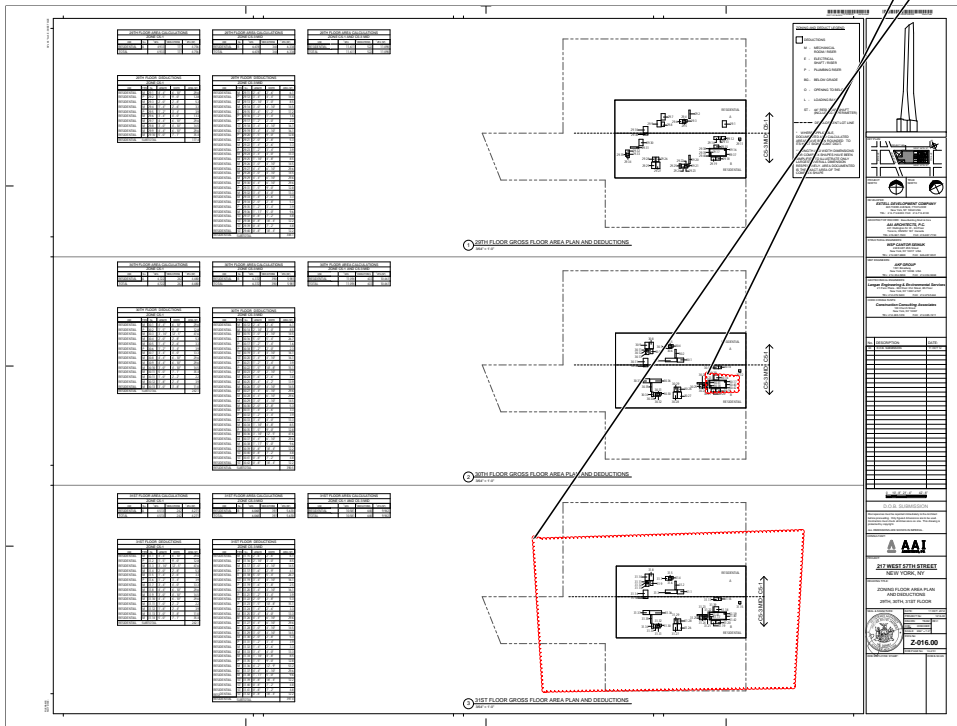
Please clarify deductions taken within stair inclosure. **TYP all floors**
8" for the stair perimeter, not sure what the additional 60+ sq. ft. is for per floor. ARCH/MH dwgs does not indicate any shaft enclosures within stair.

04-16-13

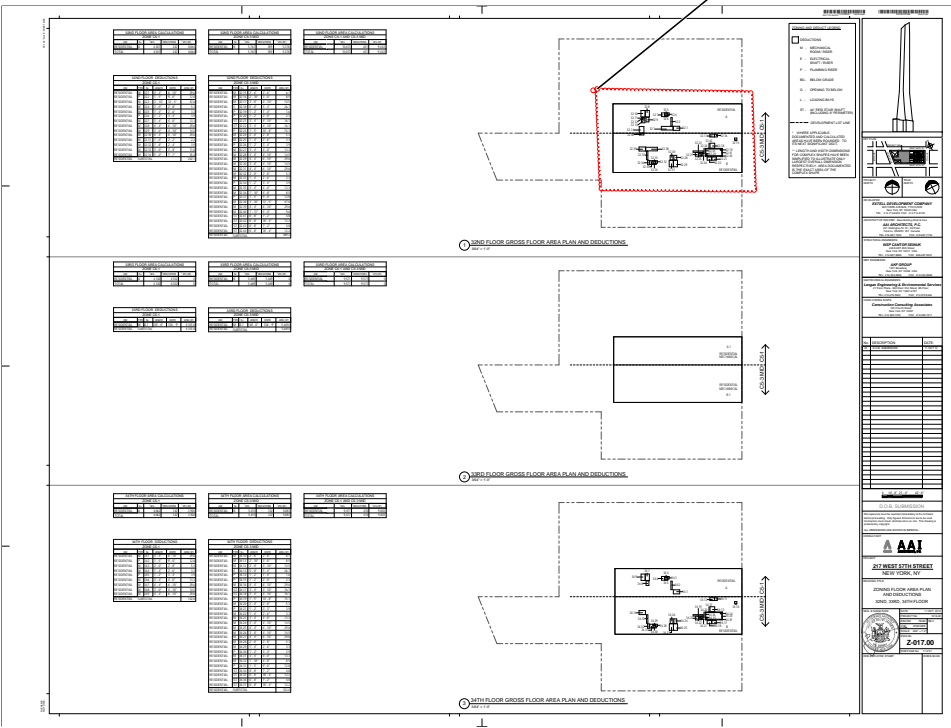
Author: dtitus Subject: Polygon Date: 1/8/2013 9:35:03 AM

Mech. plan was not provided for this floor. 31st FL.

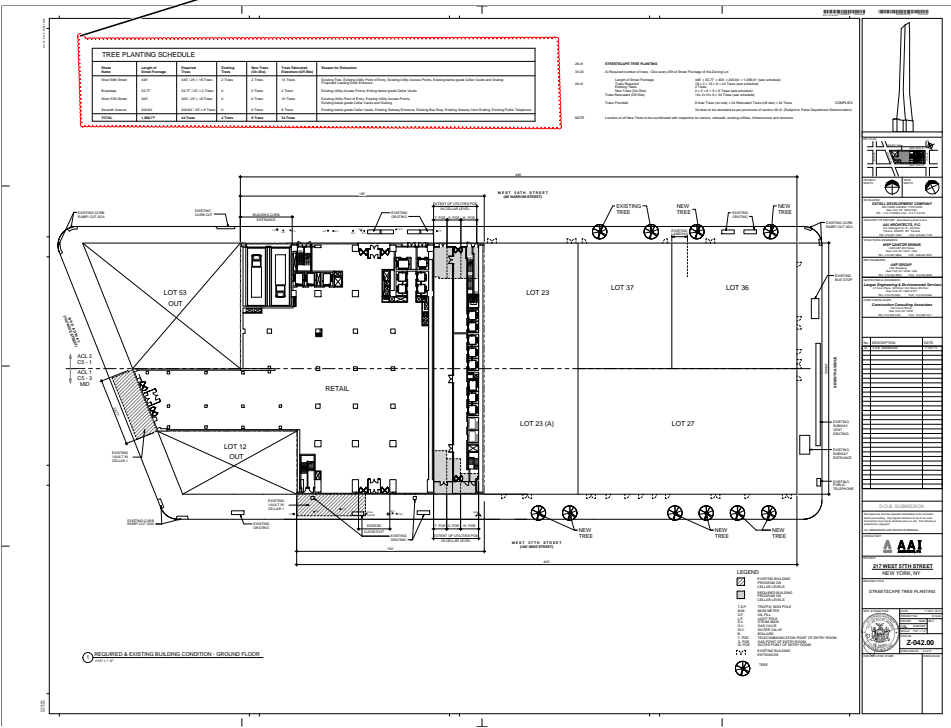
03-11-13



04-16-13



04-03-13



Summary of Comments on P:\Projects\1216-00\BIM\Revit \Families\TITLEBLOCKS\EXTELL Proposal_atwalj.pdf

Page: 2

Author: dtitus Subject: Polygon Date: 1/7/2013 9:14:54 AM
Compliance with Appendix G – flood hazard zone requirements: **Flood zone:** verify in zoning analysis (provide FEMA map) and state that building is not in flood zone. If in flood zone, habitable space must be above the elevation of the flood plain and other space below flood elevation must be flood proofed. Also, provide note on sch. regarding flood zone in accordance with Appendix G (Feb. 20, 2004). (provide map on dwg. to verify compliance) 04-03-13

BC 1801
BC 1805 Verify and provide compliance for foundation plans. 04-03-13

Provide structural dwg's. Provide structural, foundation, excavation and earthwork plans (BC 106.7, BC 106.8). 04-03-13

TR-1 for underpinning, sheeting and shoring with details as per BC 1704.9.1 & 1704.19 04-16-13

Provide note: notification to DOB 24-48 hours prior to commencement of earthwork as per BC 3304.3.1. 04-03-13

BC 104
BC 1701 TR-1 for special /controlled/progress inspections: a) concrete, b) concrete test pits & c) concrete test cylinders 03-09-15

Comply with TPPN 10/88 to avoid damage to historic landmark structures adjacent building (check all buildings within a 98' radius to find out if compliance is needed). Indicate on drawings to verify if compliance with TPPN 10/88 is needed. 04-16-13

Author: dtitus Subject: Polygon Date: 1/4/2013 10:49:54 AM

BC F101 Rodent –proofing; indicate compliance with rodent –proofing requirements for design and construction 04-03-13

Author: dtitus Subject: Polygon Date: 1/7/2013 9:04:50 AM

NYC ENERGY CODE 2011
BC 1301 Provide data sheet and state on plans, full compliance with NYC energy code.

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.

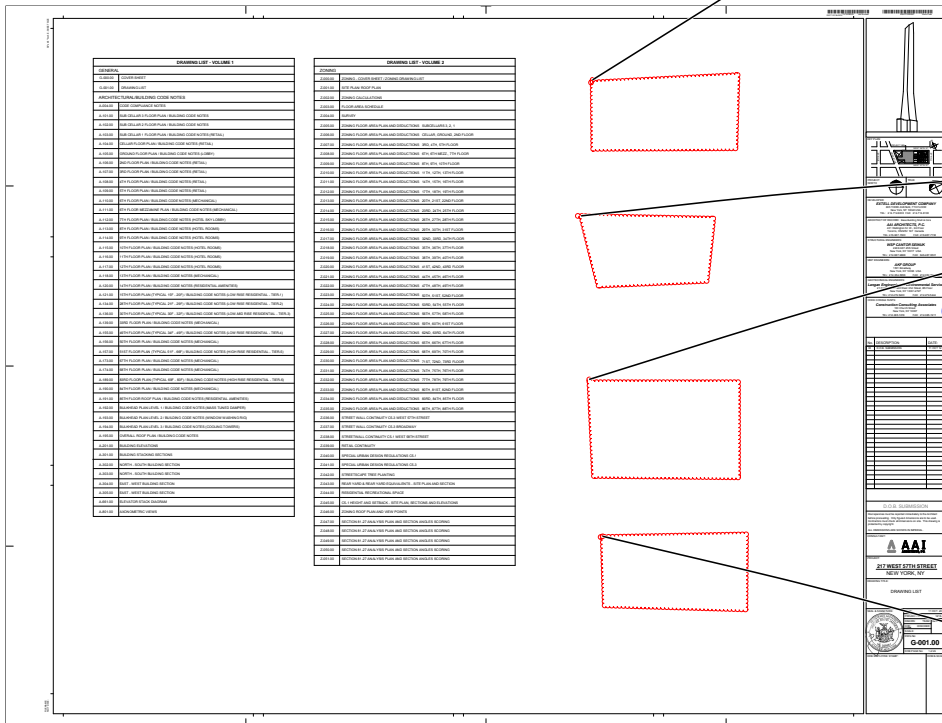
Supporting documentation: heating and cooling systems, including controls, are not provided such that they match the systems, equipment and performance criteria in the energy analysis.

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 label insulation at the roof/ceiling, wall and/or at the foundation, slab-on grade, basement or cellar with R values matching those in the Energy Analysis.

Author: dtitus Subject: Polygon Date: 1/7/2013 10:07:19 AM

Indicate on drawings fire ratings for all proposed partitions /interior sections and details for verification purposes construction. Indicate construction materials and fire rating of construction elements of building to verify compliance with requirements of Table 601 class I-B structure. 03-09-15



[illegible]

BC 1213
BC 1207.3.1
BC 707.13

BC 903.2.10 Trash compactor is required for building which contains more than 12 units.

Indicate trash compactor size, dimensions, & location.

- Indicate clearance around trash compactor
- Indicate sprinkler locations in the trash compactor room.
- Indicate ventilation to fresh air at trash compactor room
- provide floor drain at trash compactor room
- Indicate a minimum, 3 hr fire rated enclosure (walls) at trash compactor room i, including 1 1/2hr FRSC-rated door.
- Indicate construction details and materials at trash compactor room
- Indicate sound transmission class (stc) ratings for all trash compactor walls and trash chute walls and disposal; room walls.

open

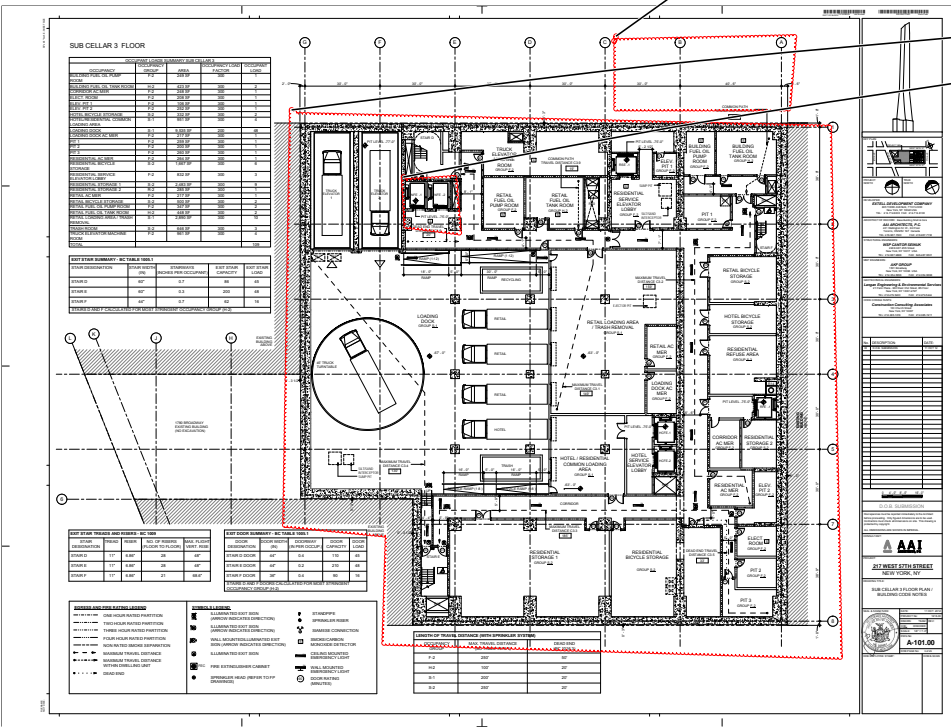
indicate location on plan

Author: dtitus Subject: Polygon Date: 1/7/2013 10:09:39 AM
Verify compliance for underground building as per BC 405

04-03-13

Author: dtitus Subject: Polygon Date: 1/7/2013 10:11:28 AM
BC 405.4.3 Elevators. Verify compliance.

04-03-13



Author: dttus Subject: Polygon Date: 1/7/2013 10:15:09 AM
TABLE 403.1 Provide table for plumbing fixtures to comply with table 403.1. Provide calculations within each 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.

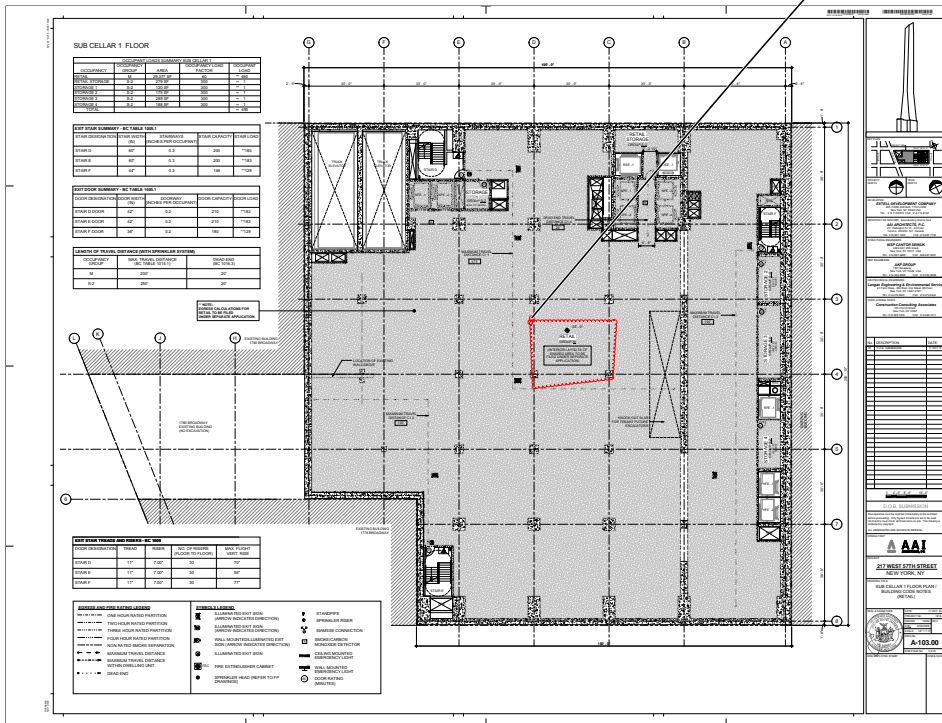
Water closets

Lavatories

Show all grab-bars including vertical

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

03-09-15



Author: dtitus Subject: Polygon Date: 1/7/2013 10:14:55 AM

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

04-03-13

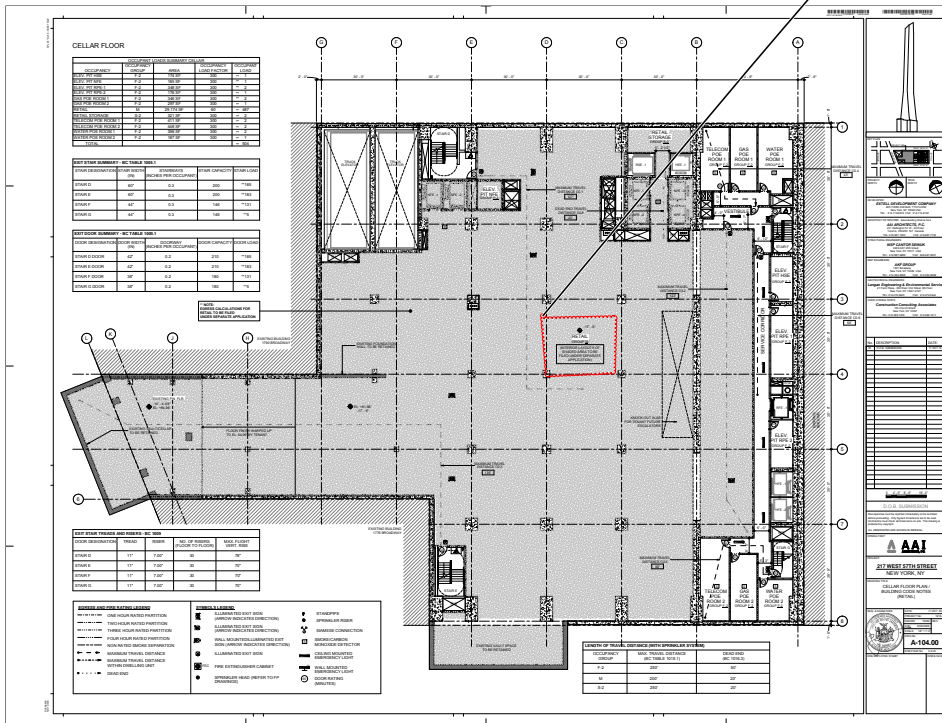
All nonresidential facilities to comply with BC 1109.

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: 1/2/2013, 12:52:48 PM
Provide curb cut details with plans and sections. **filed**

Provide curb cut details with plans and sections

2/2013, 12:52:48 PM
~~filed under sep appl. 04-03-13~~

Location of proposed curb cut is contrary to section BC 406.7.6 (3). This is not a corner lot and a minimum separation of 8'-0" is required from side lot line.

~~03-09-15~~

Author: dtitus Subject: Polygon Date: 1/7/2013 10:14:43 AM

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

04-03-13

All nonresidential facilities to comply with BC 1109.

Water closets

Lavatories

Show all grab-bars including vertical

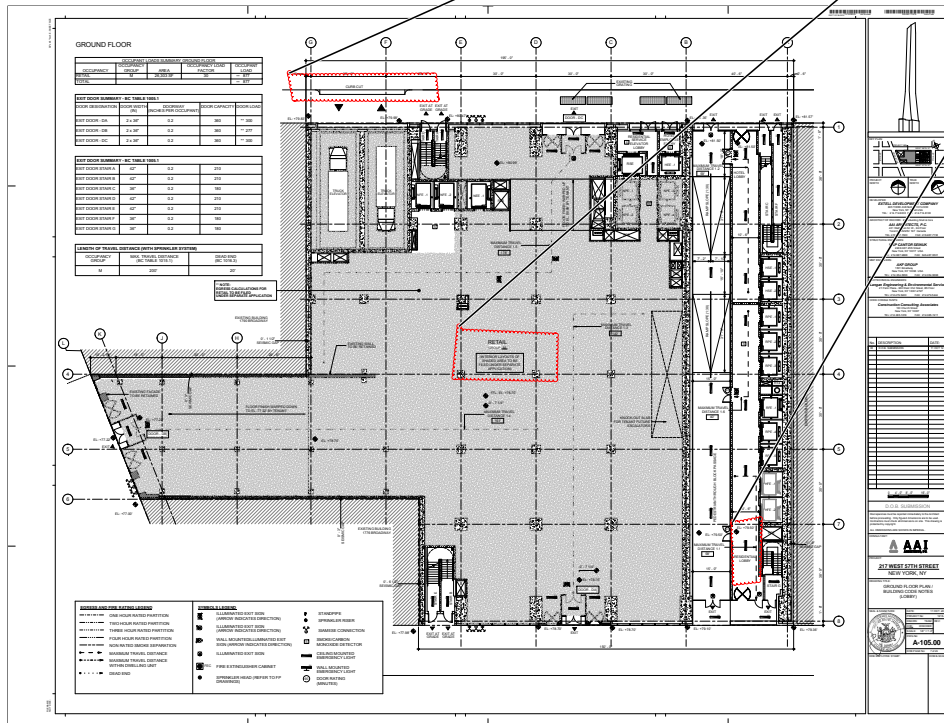
Required clearance around the water closet to comply with ICC/ANSI 2003 604.3

04-03-13

Author: dtitus Subject: Polygon Date: 1/2/2013 12:56:20 PM

Provide note to verify compliance with BC 1008.4.1, 1008.4.2; 1008.4.3; 1008.4.4

04-16-13



~~open~~

BC 1910, LL 17/95 **Earthquake**
state on plan and show compliance with LL 17/95;
separation (1" per 50 ft. height); (compliance must be verified on ~~RA~~ & ST floor plans)
earthquake code applicability & pounding notes;

(st plans req.)

Author: dtitus Subject: Polygon Date: 1/7/2013 9:28:30 AM
Elevator to accommodate 24"x76" ambulance stretcher (BC 3002.4).

03-09-15

Author: ditus Subject: Polygon Date: 1/7/2013 9:35:40 AM

TABLE 403.1 Provide table for plumbing fixtures to comply with table. 403.1. Provide calculations within each 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

03-09-15

Lavatories
 Show all grab-bars including vertical

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

Provide exit lighting and directional signs (lighting) & (egress) as per BC 1006, BC 1011, BC 1026 (both EG and Construction plans)

04-16-15

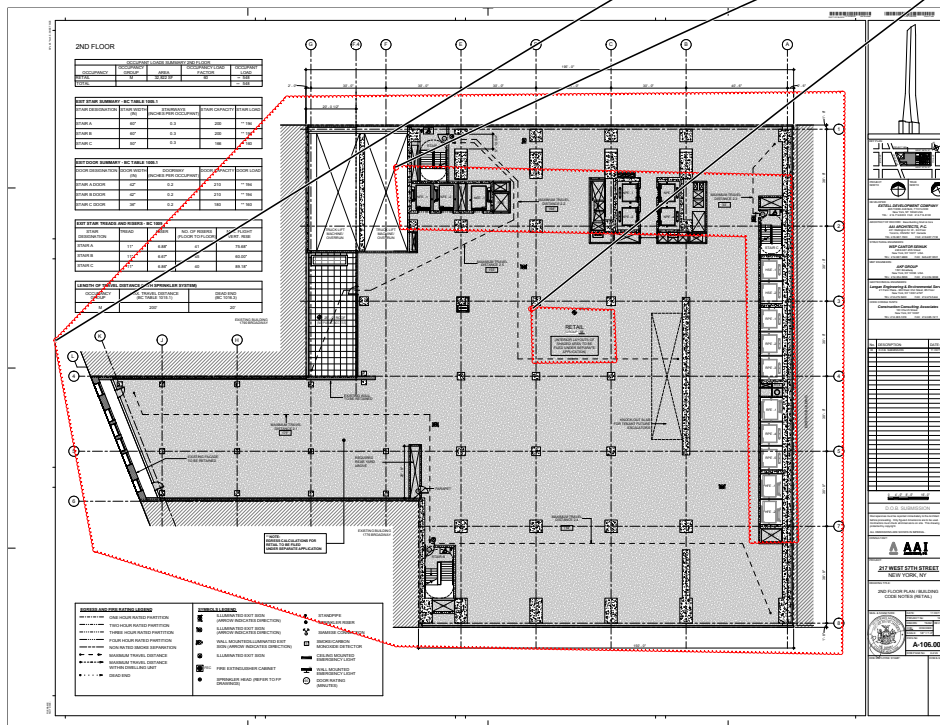


TABLE 403.1 Provide table for plumbing fixtures to comply with table. 403.1. Provide calculations within each space, etc. and show layout to verify compliance to BC 1101.2; ICC/ANSI A117.1-2003

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

Provide exit lighting and directional signs (lighting) & (egress) as per BC 1006, BC 1011, BC 1026 (both EG and Construction plans)

04-16-13

BC 903.2.12.2 Commercial cooking operations. An automatic sprinkler system shall not be installed in a commercial kitchen exhaust hood and duct system. Fire extinguishing systems shall be installed in commercial cooking systems in accordance with Section 904.11.

BC 904.2.1 Hood system suppression. Each required commercial kitchen exhaust hood and duct system required by the *New York City Fire Code* or the *New York City Mechanical Code* to have a Type I hood shall be protected with an approved automatic fire-extinguishing system installed in accordance with this code.

Kitchen shall also comply with MC 506, 507, and 508; PC 802.1.7 and 1003.3.1. Please verify on MH/PL plans.

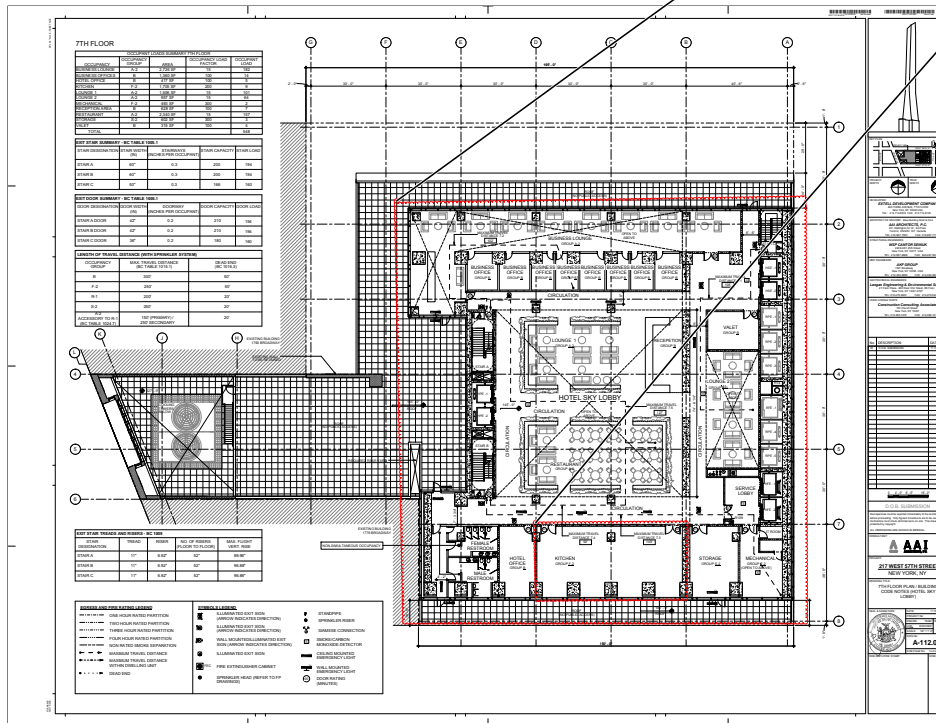


TABLE 403.1 Provide table for plumbing fixtures to comply with table. 403.1. Provide calculations within each space, etc. and show layout to verify compliance to BC 1101.2; ICC/ANSI A117.1-2003

All nonresidential facilities to comply with BC 1109.

Water closets

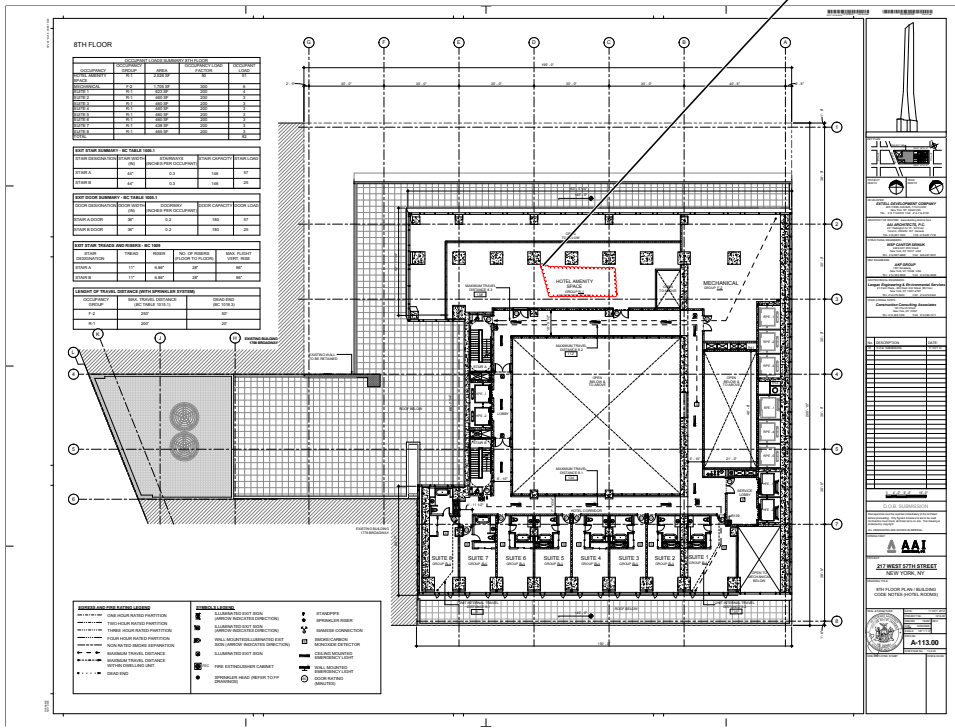
Lavatories

Show all grab-bars including vertical

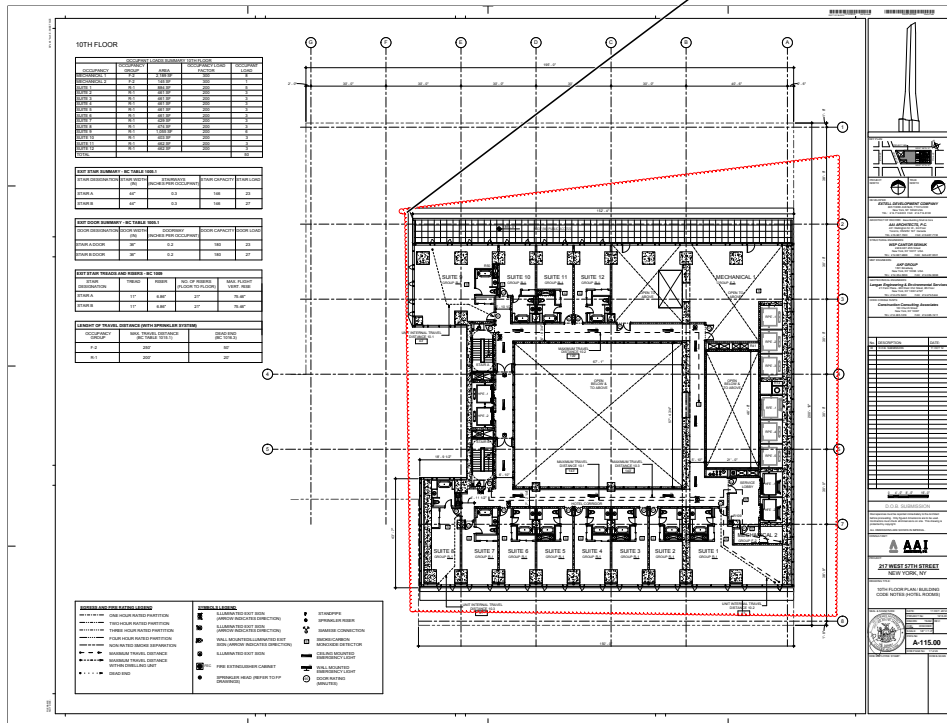
Required clearance around the water closet to comply with ICC/ANSI 2003 604.3

Provide exit lighting and directional signs (lighting) & (egress) as per BC 1006, BC 1011, BC 1026 (both EG and Construction plans)

04-16-13



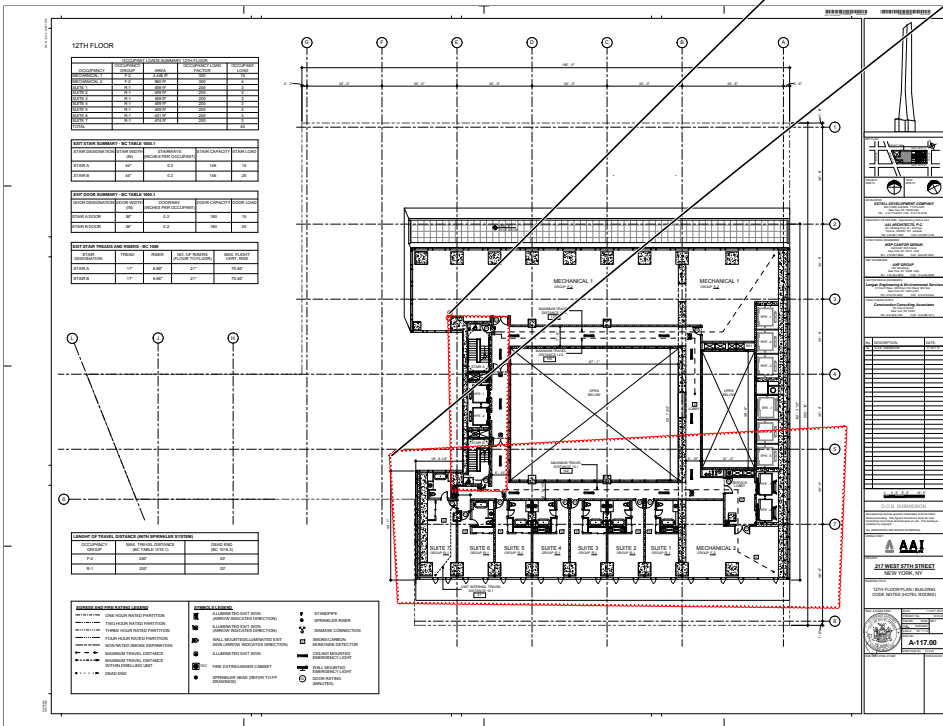
04-16-13



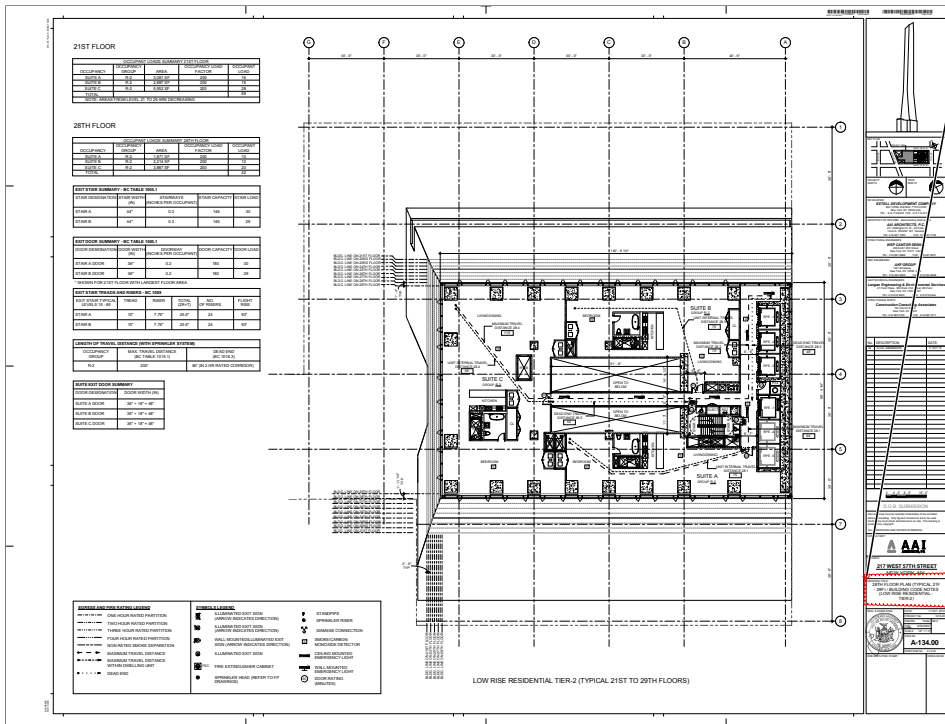
- Provide note describing stairway door operation and stairway communications system as per BC 403.12 04-16-13
- Provide note describing smoke proof exit enclosures for compliance with BC 403.13. 04-16-13
- Provide note describing impact-resistant stairs enclosures as per BC 403.15 04-16-13
- Indicate photo luminescent exit path markings as per BC 403.16. 04-16-13
- Provide exit lighting and directional signs (lighting) & (egress) as per BC 1006, BC 1011, BC 1026 (both EG and Construction plans) 04-16-13

- Group R-1 occupancies shall be provided with accessible features in accordance with Sections 1107.6.1.1 through 1107.6.1.3.
- Show all grab-bars including vertical as per P102.8.3.1, (TYP)
- Provide note within each accessible unit or sleeping unit shall comply with the 2008 code and Chapter 1 through Chapter 10 of ICC A117.1. (TYP) 04-16-13

open



04-16-13



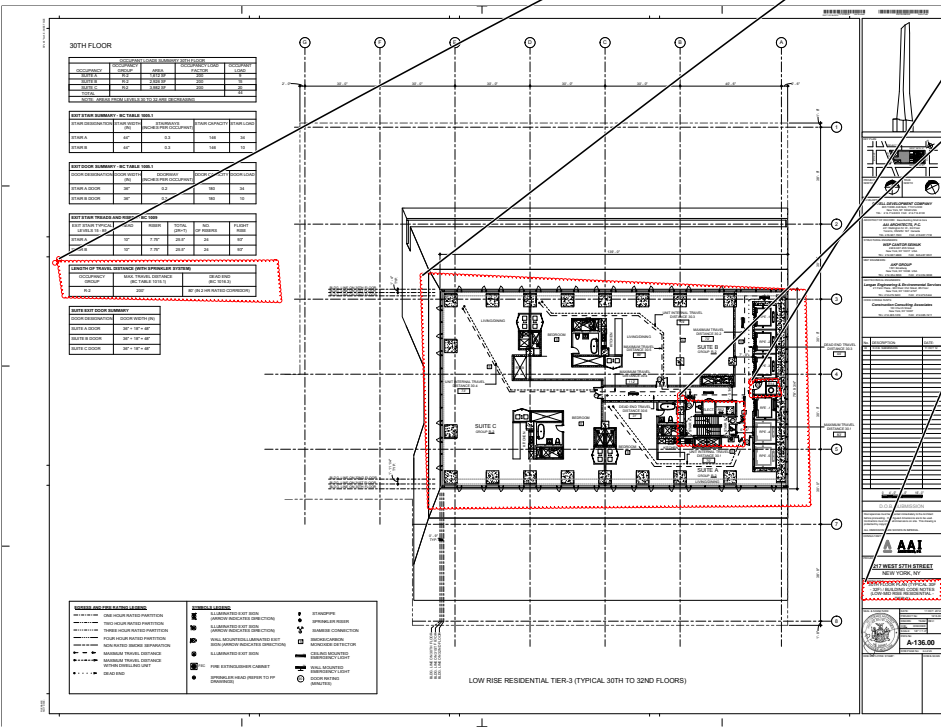
Author: dtitus Subject: Polygon Date: 1/7/2013 9:31:18 AM
The common path of egress travel shall not exceed 125 feet as per BC 1013.3. The maximum length of exit access travel, measured from the most remote point within a story/space to the entrance to an exit along the natural and unobstructed path of egress travel, shall not exceed the distances given in BC Table 1015.1.

Author: dtitus Subject: Polygon Date: 1/7/2013 9:30:14 AM
BC 908.7.1.2 Provide notes to indicate compliance for carbon monoxide detectors.
Indicate location of smoke/ carbon monoxide detectors. (TYP.)

Author: dtitus Subject: Polygon Date: 1/4/2013 10:06:27 AM
Provide refuse chute details: [2 hr fr walls & roof] and compliance with BC 1213.3 and BC 707.13
Refuse storage room to comply with BC 1213.1
Provide proper enclosure and details
Provide UL # for system or fire hopper doors
Compliance with BC 1101.2;

Author: dtitus Subject: Polygon Date: 1/4/2013 10:41:39 AM
Provide note describing stairway door operation and stairway communications system as per BC 403.12
Provide note describing smoke proof exit enclosures for compliance with BC 403.13.
Provide note describing impact-resistant stairs enclosures as per BC 403.15
Provide exit lighting and directional signs (lighting) & (egress) as per BC 1006, BC 1011, BC 1026 (both EG and Construction plans)

Author: dtitus Subject: Polygon Date: 1/4/2013 10:05:14 AM
Please indicate as Typ. 30-32nd Floor Plans



open

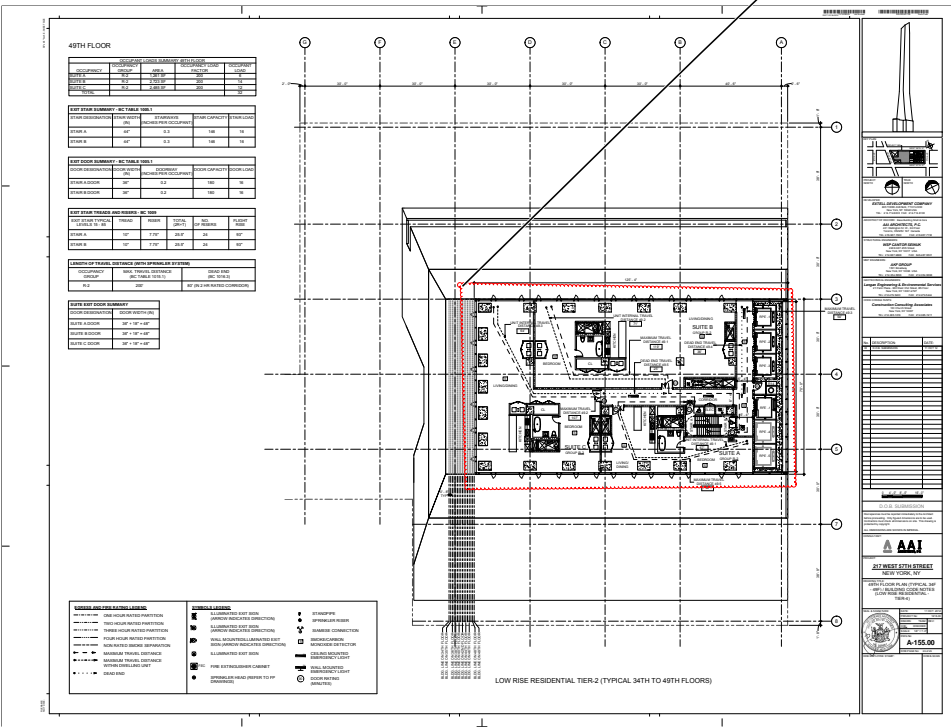
open

04-16-13 ALL

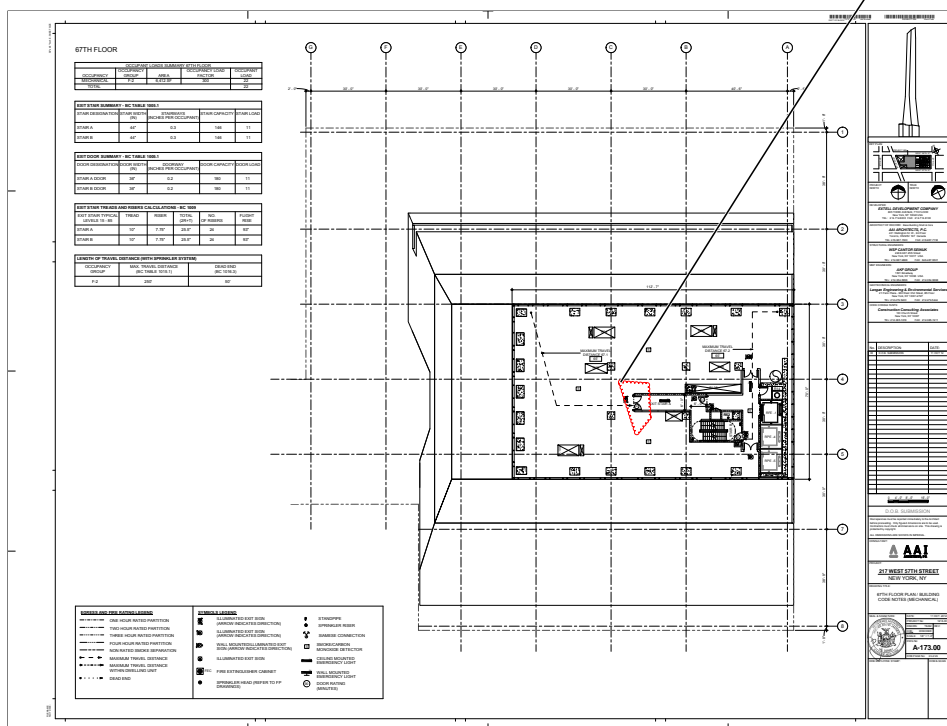
04-16-13

open

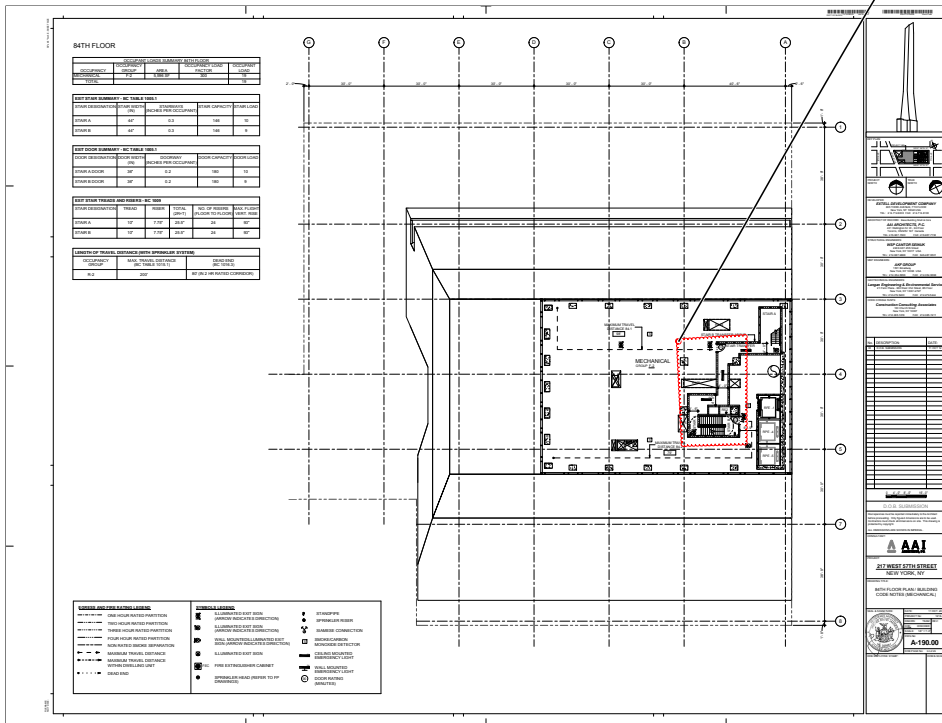
BC 1101.1, 1101.2, and
ICC/ANSI A117.1-2003 Verify compliance with accessibility as per BC 1101
Primary access- 1105
Doors & maneuvering clearances-1107.2.1
Residential bathrooms – 1107/ Appendix P
Residential kitchens – 1107.
Show all grab-bars including vertical as per P102.8.3.1,
Walk-in closets
Access to W/D within units
TYP. all R-2 floors



~~04-16-13~~



04-16-13



Author: dtitus Subject: Polygon Date: 1/4/2013 10:08:37 AM
A-occupancy

04-16-13

Author: dtitus Subject: Polygon Date: 1/4/2013 10:47:23 AM

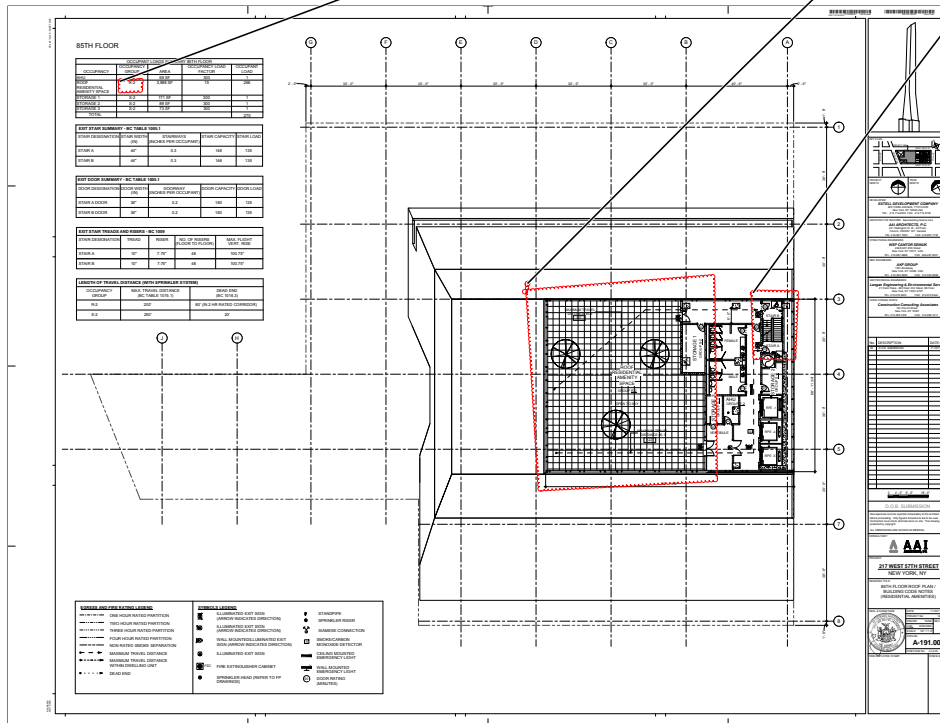
BC 403.11.1 Emergency power systems for *assembly occupancy*

04-16-13

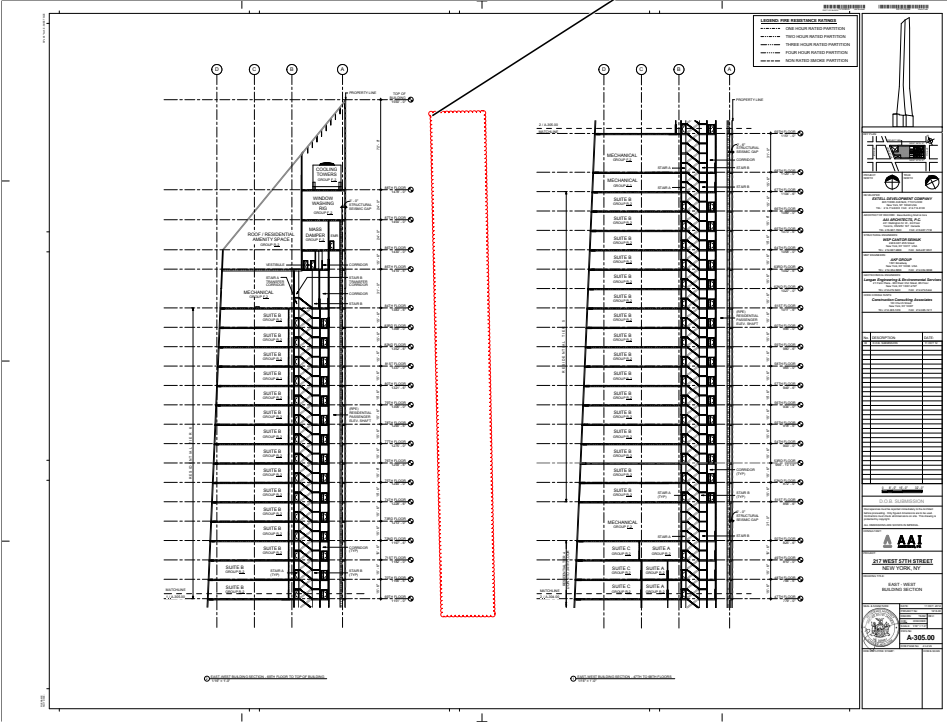
- 04-16-13
1. Exit signs and means of egress illumination required by chapter 10.2.
3. emergency voice communications systems; and
4. Electrically powered fire pumps, unless electrical power to the motor is taken ahead of the main from the street side of the service switch.

Author: dtitus Subject: Polygon Date: 1/2/2013 11:59:00 AM
All interior stairs must lead to the roof as per BC 1009.12

04-16-13



open



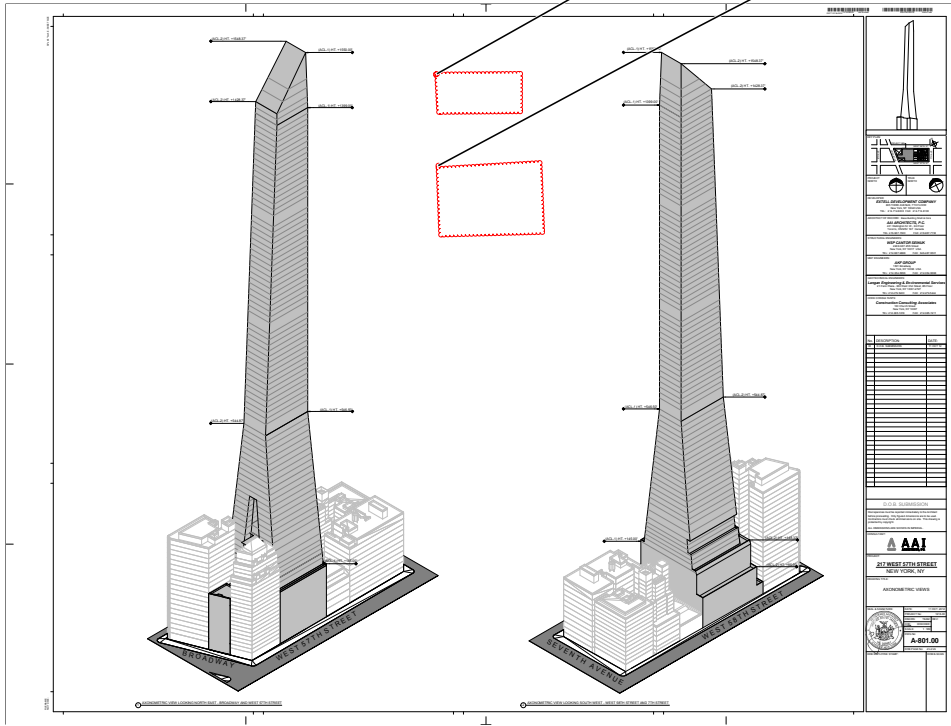
open
open

Provide all schedules windows, doors (indicate FPSC on all fire rated doors) etc.

Provide structural peer review report as per BC 1627.

open

Provide building elements, exterior walls of non-combustible construction with fire-resistance ratings for Type I-B construction (BC 602.1, BC 602.2).

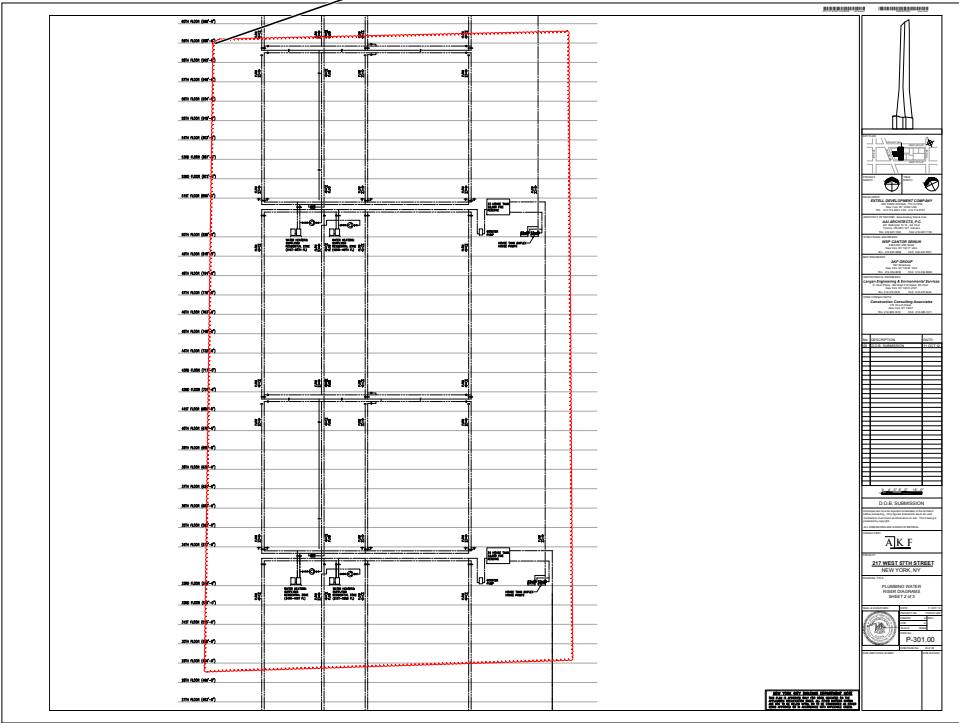


Summary of Comments on FP-401.00

Page: 25

open

Author: dtitus Subject: Polygon Date: 1/8/2013 9:12:55 AM
Please provide a complete water and gas riser diagram.



Summary of Comments on AAI-TWR-ARCHITECTURE- CANTILEVER_namrudl.rvt

Page: 69

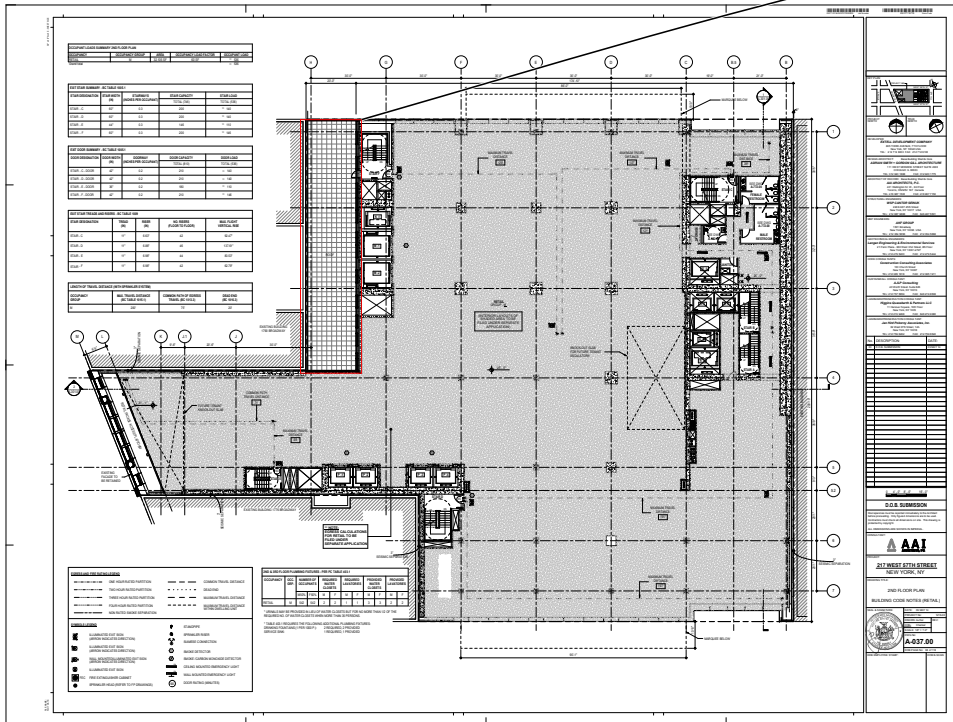
Author: dtitus Subject: Rectangle Date: 10/7/2014 7:38:16 AM

Provide net area of space and number of persons to be accommodated based on (15) sq. ft./person as per table 1004.1.2 BC

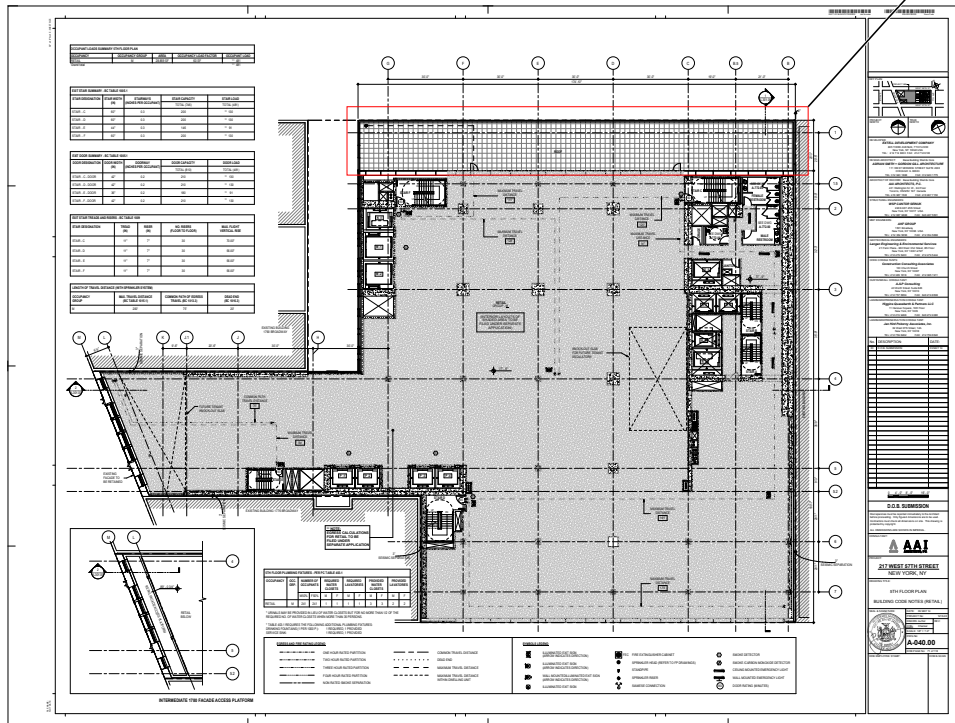
Provide the required number of exits per space, per maximum occupant load as per Table 1014.1.

Provide exit lighting and directional signs (lighting) & (egress) as per BC 1006, BC 1011, BC 1026 (both EG and Construction plans)

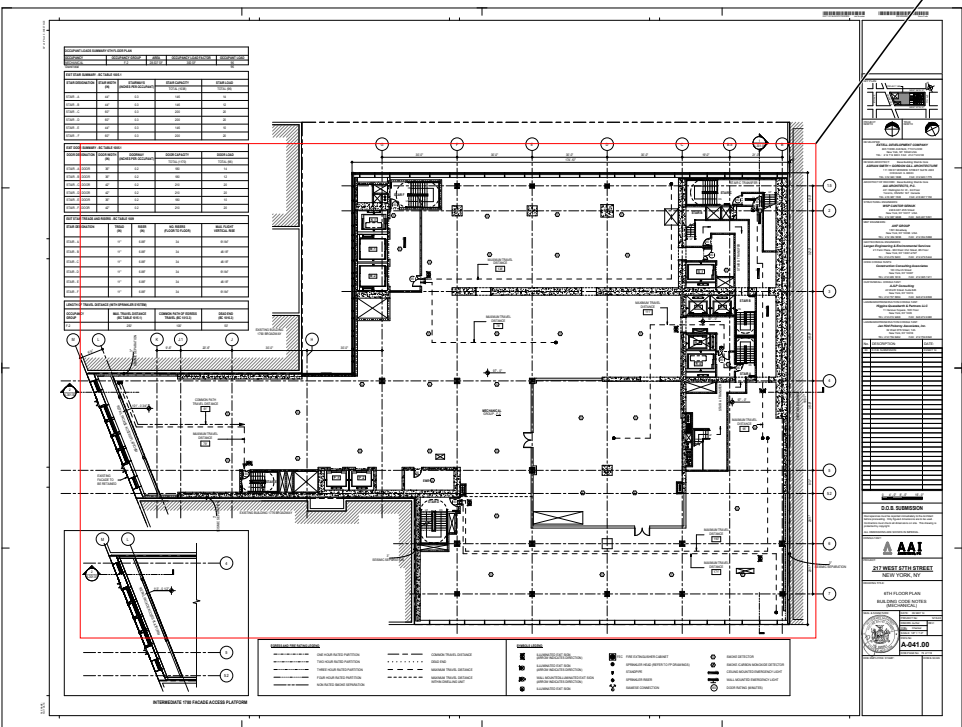
roof no occ. 11-18-14



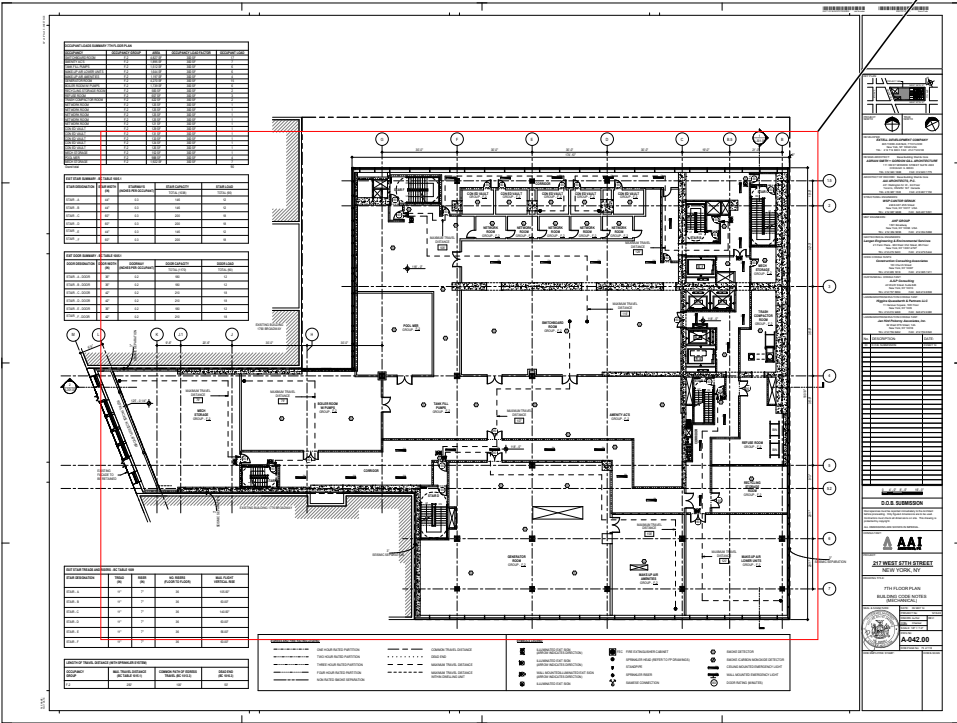
NO occ. 11-18-14



01-12-15



01-12-15



Author: dtitus Subject: Rectangle Date: 10/7/2014 8:25:25 AM
TABLE 403.1 Provide table for plumbing fixtures to comply with table. 403.1. Provide calculations within each space, 11-18-14

Author: dtitus Subject: Rectangle Date: 10/7/2014 8:02:53 AM
~~Provide net area of space and number of persons to be accommodated based on (15) sq. ft./person as per table 1004.1.2 BC~~

Provide the required number of exits per space, per maximum occupant load as per Table 1014.1. 01-12-15

Author: dtitus Subject: Rectangle Date: 10/7/2014 8:26:52 AM
~~Provide net area of space and number of persons to be accommodated based on (15) sq. ft./person as per table 1004.1.2 BC~~

Provide the required number of exits per space, per maximum occupant load as per Table 1014.1. 11-18-14

Author: dtitus Subject: Rectangle Date: 10/7/2014 8:03:54 AM
A-2 occ. 01-12-15

Author: dtitus Subject: Rectangle Date: 10/7/2014 8:03:24 AM
R-2 occ. 11-18-14

Author: dtitus Subject: Rectangle Date: 10/7/2014 8:26:25 AM
~~Provide net area of space and number of persons to be accommodated based on (15) sq. ft./person as per table 1004.1.2 BC~~

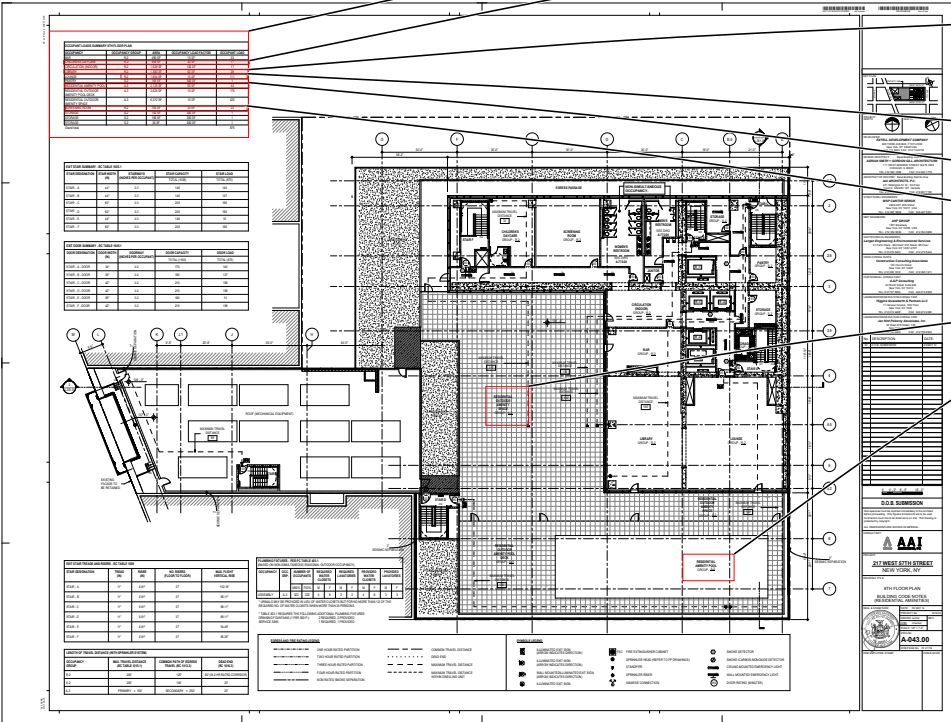
Provide the required number of exits per space, per maximum occupant load as per Table 1014.1. 01-12-15

Author: dtitus Subject: Rectangle Date: 10/7/2014 8:28:30 AM
Provide exit signs as per BC 1006, BC 1011, BC 1026 (both EG and Construction plans) 11-18-14

Author: dtitus Subject: Rectangle Date: 10/7/2014 8:45:47 AM
Propose swimming pool not located within a building does not meet the requirements of ZR 12-10 accessory use (5), (ii).

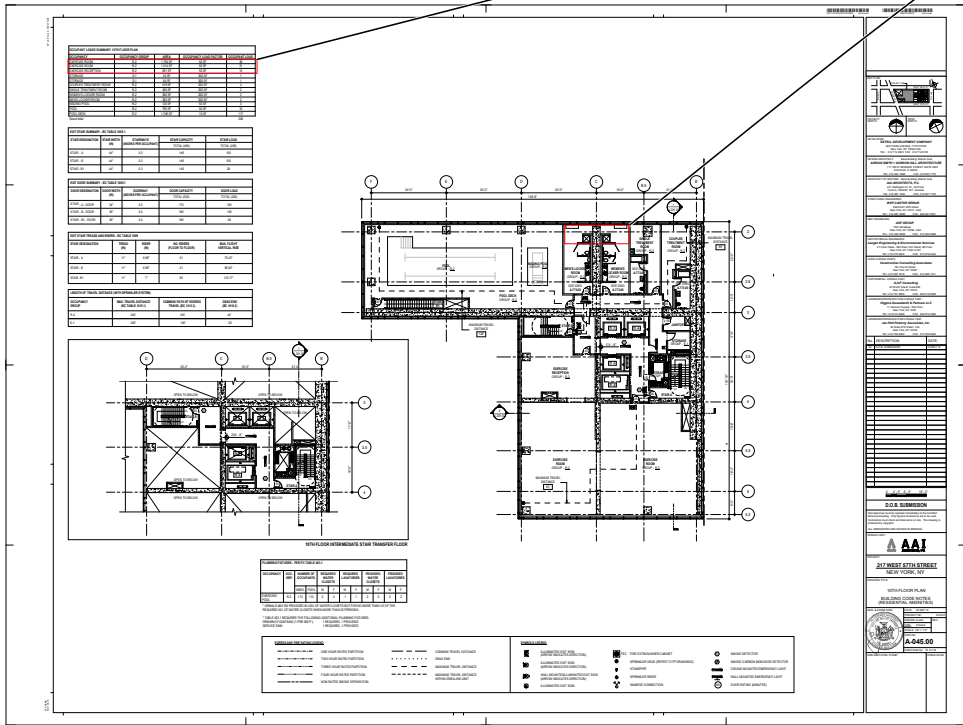
11-18-14 pool below roof line.
see A021 for compliance

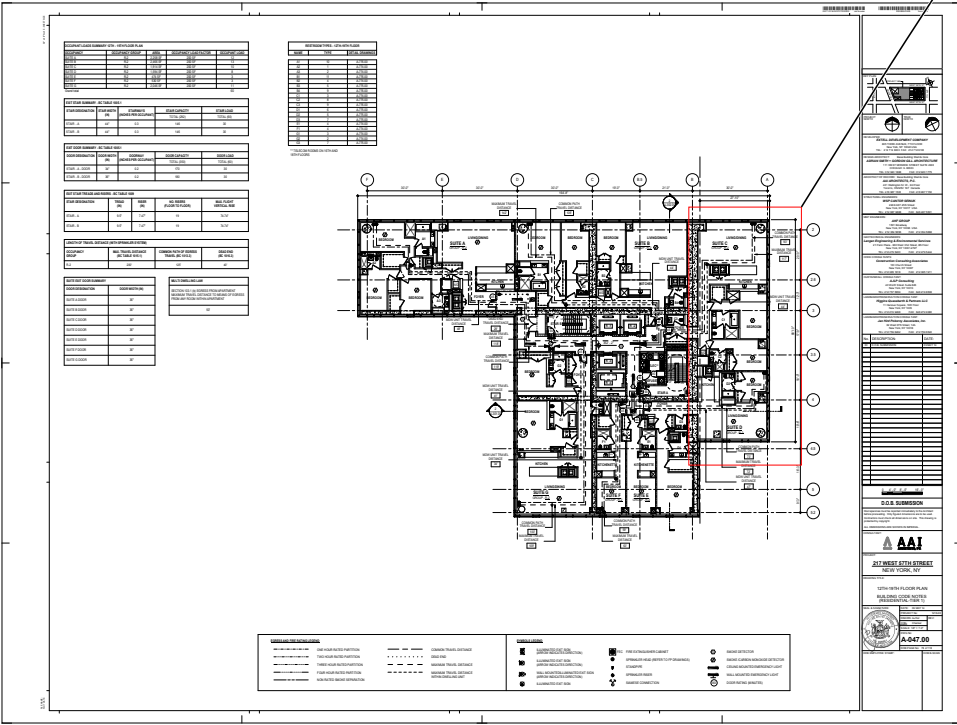
kitchen to be verified????



Author: dtitus Subject: Rectangle Date: 10/7/2014 9:10:59 AM
one space A- occupancy.

Author: dtitus Subject: Rectangle Date: 10/7/2014 9:12:42 AM
owers not permitted if acc. to R occupancy.





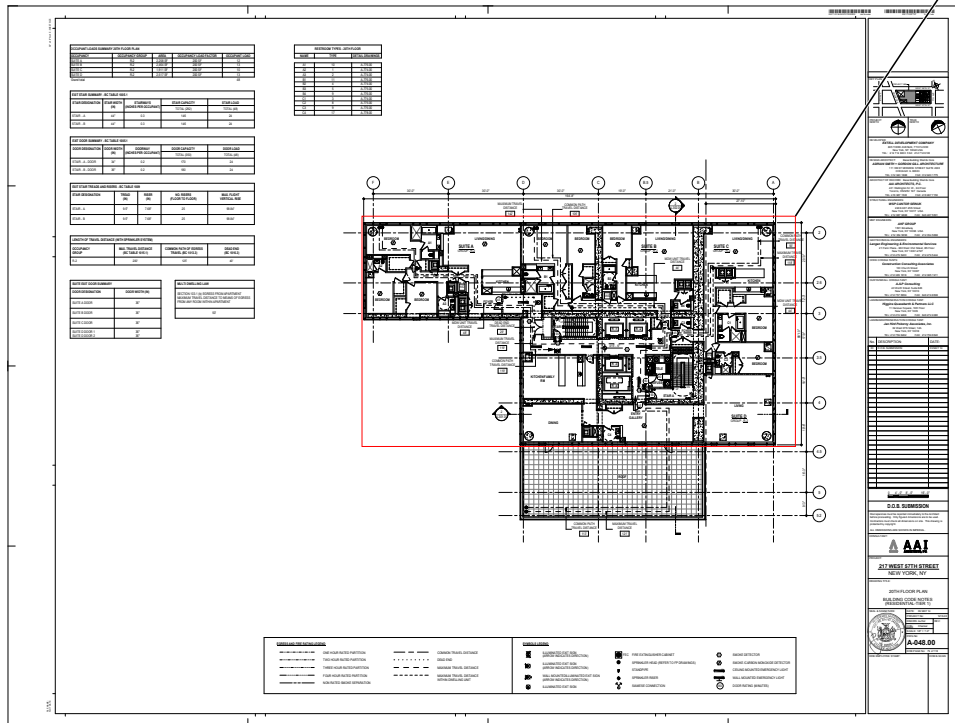
BC 1101.1, 1101.2, and
ICC/ANSI A117.1-2003 Verify compliance with accessibility as per BC 1101
1. Doors & maneuvering clearances-1107.2.1
2. Residential bathrooms - 1107/ Appendix P
3. Residential kitchens - 1107

~~4. Show all grab bars including vertical as per P102.8.3.1;~~

5. Walk-in closets

6. Access to W/D within units (Where washing machines or clothes dryers are provided within the dwelling or sleeping unit, such equipment shall comply with Section 611 (Washing Machines and Clothes Dryers) of ICC A117.1 and shall be front loading. Laundry equipment in accessible common-use areas as required in Section 1107.3 shall comply with Section E105.3. (TYP ALL R-2 Floors)

open



BC 1101.1, 1101.2, and

ICC/ANSI A117.1-2003 Verify compliance with accessibility as per BC 1101

1.Doors & maneuvering clearances-1107.2.1

2.Residential bathrooms – 1107/ Appendix P

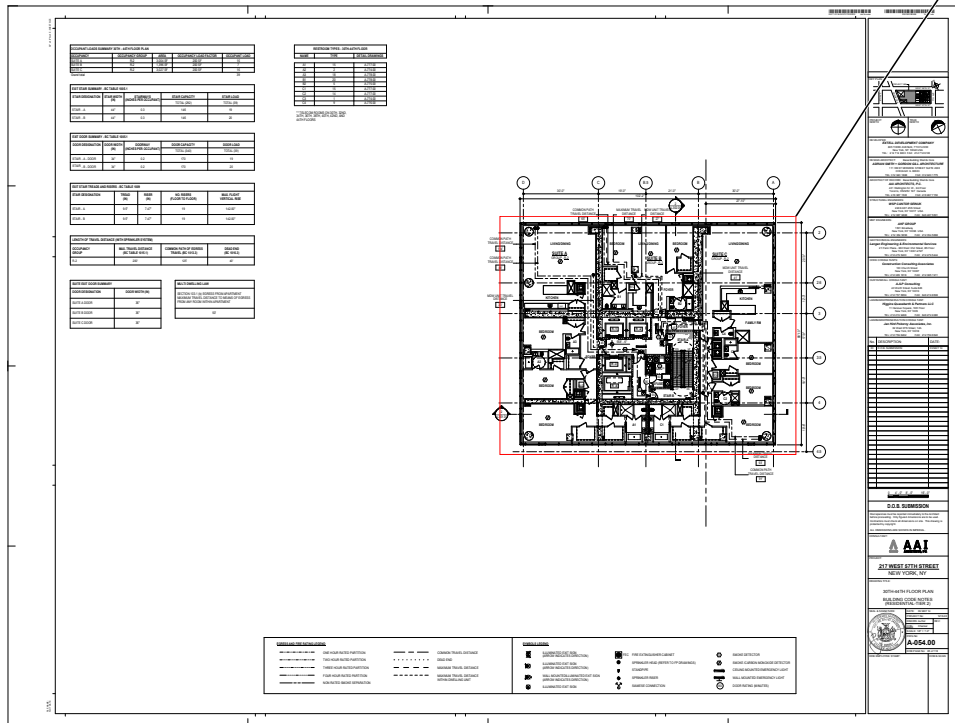
3.Residential kitchens – 1107.

4.Show all grab-bars including vertical as per P102.8.3.1,

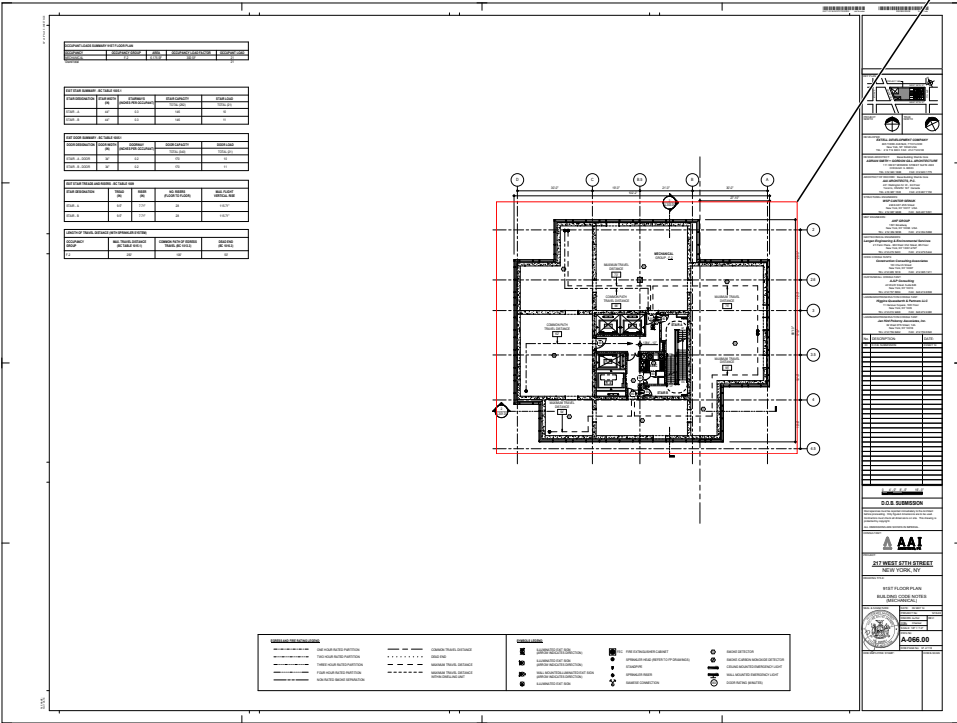
5.Walk-in closets

6.Access to W/D within units (Where washing machines or clothes dryers are provided within the dwelling or sleeping unit, such equipment shall comply with Section 611 (Washing Machines and Clothes Dryers) of ICC A117.1 and shall be front loading. Laundry equipment in accessible common-use areas as required in Section 1107.3 shall comply with Section E105.3. (TYP ALL R-2 Floors)

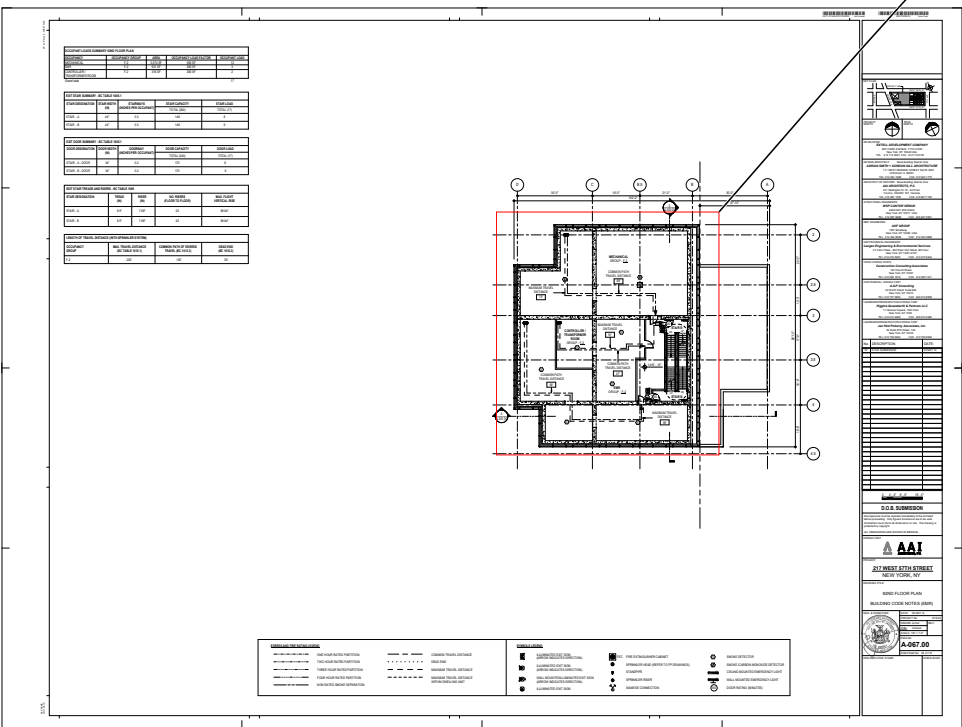
11-26-14



11-26-14



11-26-14



Author: dtitus Subject: Rectangle Date: 10/7/2014 9:21:38 AM
Please clarify, does the stair open to the roof top?

open to the roof 11-26-14

