

## Page: 1

Author: dttus Subject: Polygon Date: 12/28/2012 11:38:29 AM  
Plans are not complete, in that a full set of structural plans are not provided to facilitate a timely review and approval.

~~open~~

VOLUME 2 OF 2 - ZONING

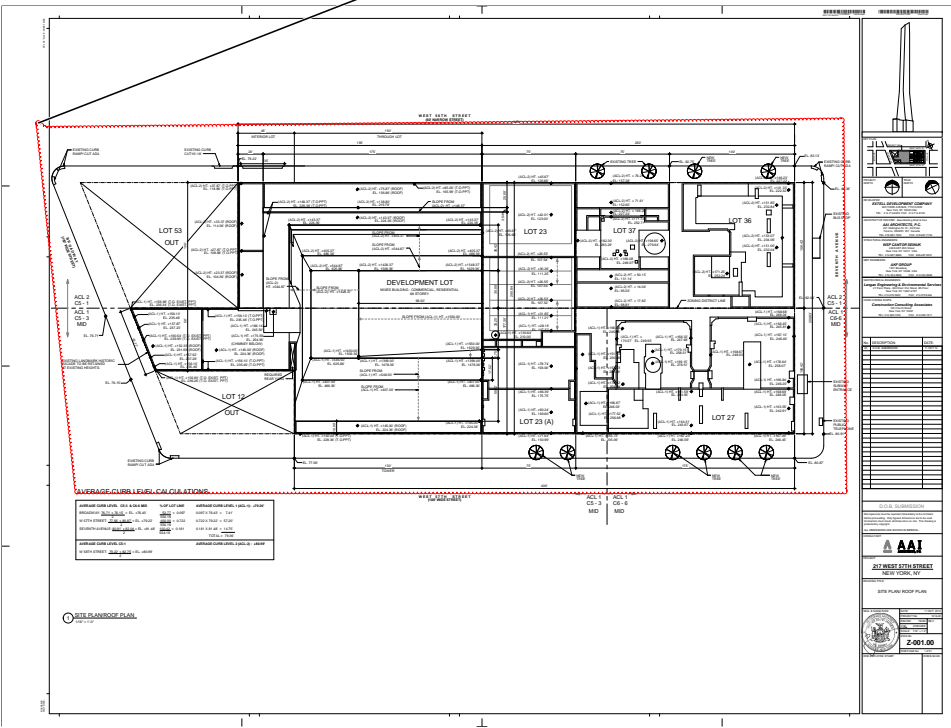
[illegible]

2400.00

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



Author: dtitus Subject: Polygon Date: 12/28/2012 11:42:46 AM

Provide proper zoning exhibits for new enlargement as per memo 5/18/78. (CRFN # shall be located on the PW-1 item 9 and the Schedule "A" comment section)

**n** OPPN 22/88 SD 1 & 2

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

BC 3301

BC 3306 Provide Demolition application

TR-1 for soils – investigations(borings) rec/certif'd; TR-4 Boring report as per BC 1704

Submit a preliminary survey for verification of zoning lot metes and bounds, legal street elevation, street width, fire hydrant, tree location, and adjacent building heights etc.

en Builder's pavement plan filing.

Author: dttus 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.

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

[illegible]

open

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

open

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.

**FLOOR AREA SCHEDULE**

Zone	Area	Volume	Height	Notes
1	1000	1000	10	
2	2000	2000	20	
3	3000	3000	30	
4	4000	4000	40	
5	5000	5000	50	
6	6000	6000	60	
7	7000	7000	70	
8	8000	8000	80	
9	9000	9000	90	
10	10000	10000	100	
11	11000	11000	110	
12	12000	12000	120	
13	13000	13000	130	
14	14000	14000	140	
15	15000	15000	150	
16	16000	16000	160	
17	17000	17000	170	
18	18000	18000	180	
19	19000	19000	190	
20	20000	20000	200	
21	21000	21000	210	
22	22000	22000	220	
23	23000	23000	230	
24	24000	24000	240	
25	25000	25000	250	
26	26000	26000	260	
27	27000	27000	270	
28	28000	28000	280	
29	29000	29000	290	
30	30000	30000	300	
31	31000	31000	310	
32	32000	32000	320	
33	33000	33000	330	
34	34000	34000	340	
35	35000	35000	350	
36	36000	36000	360	
37	37000	37000	370	
38	38000	38000	380	
39	39000	39000	390	
40	40000	40000	400	
41	41000	41000	410	
42	42000	42000	420	
43	43000	43000	430	
44	44000	44000	440	
45	45000	45000	450	
46	46000	46000	460	
47	47000	47000	470	
48	48000	48000	480	
49	49000	49000	490	
50	50000	50000	500	
51	51000	51000	510	
52	52000	52000	520	
53	53000	53000	530	
54	54000	54000	540	
55	55000	55000	550	
56	56000	56000	560	
57	57000	57000	570	
58	58000	58000	580	
59	59000	59000	590	
60	60000	60000	600	
61	61000	61000	610	
62	62000	62000	620	
63	63000	63000	630	
64	64000	64000	640	
65	65000	65000	650	
66	66000	66000	660	
67	67000	67000	670	
68	68000	68000	680	
69	69000	69000	690	
70	70000	70000	700	
71	71000	71000	710	
72	72000	72000	720	
73	73000	73000	730	
74	74000	74000	740	
75	75000	75000	750	
76	76000	76000	760	
77	77000	77000	770	
78	78000	78000	780	
79	79000	79000	790	
80	80000	80000	800	
81	81000	81000	810	
82	82000	82000	820	
83	83000	83000	830	
84	84000	84000	840	
85	85000	85000	850	
86	86000	86000	860	
87	87000	87000	870	
88	88000	88000	880	
89	89000	89000	890	
90	90000	90000	900	
91	91000	91000	910	
92	92000	92000	920	
93	93000	93000	930	
94	94000	94000	940	
95	95000	95000	950	
96	96000	96000	960	
97	97000	97000	970	
98	98000	98000	980	
99	99000	99000	990	
100	100000	100000	1000	

**EXISTING BUILDING FLOOR AREA SCHEDULE**

Zone	Area	Volume	Height	Notes
1	1000	1000	10	
2	2000	2000	20	
3	3000	3000	30	
4	4000	4000	40	
5	5000	5000	50	
6	6000	6000	60	
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8	8000	8000	80	
9	9000	9000	90	
10	10000	10000	100	
11	11000	11000	110	
12	12000	12000	120	
13	13000	13000	130	
14	14000	14000	140	
15	15000	15000	150	
16	16000	16000	160	
17	17000	17000	170	
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95	95000	95000	950	
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23	23000	23000	230	
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26	26000	26000	260	
27	27000	27000	270	
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36	36000	36000	360	
37	37000	37000	370	
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55	55000	55000	550	
56	56000	56000	560	
57	57000	57000	570	
58	58000	58000	580	
59	59000	59000	590	
60	60000	60000	600	
61	61000	61000	610	
62	62000	62000	620	
63	63000	63000	630	
64	64000	64000	640	
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67	67000	67000	670	
68	68000	68000	680	
69	69000	69		



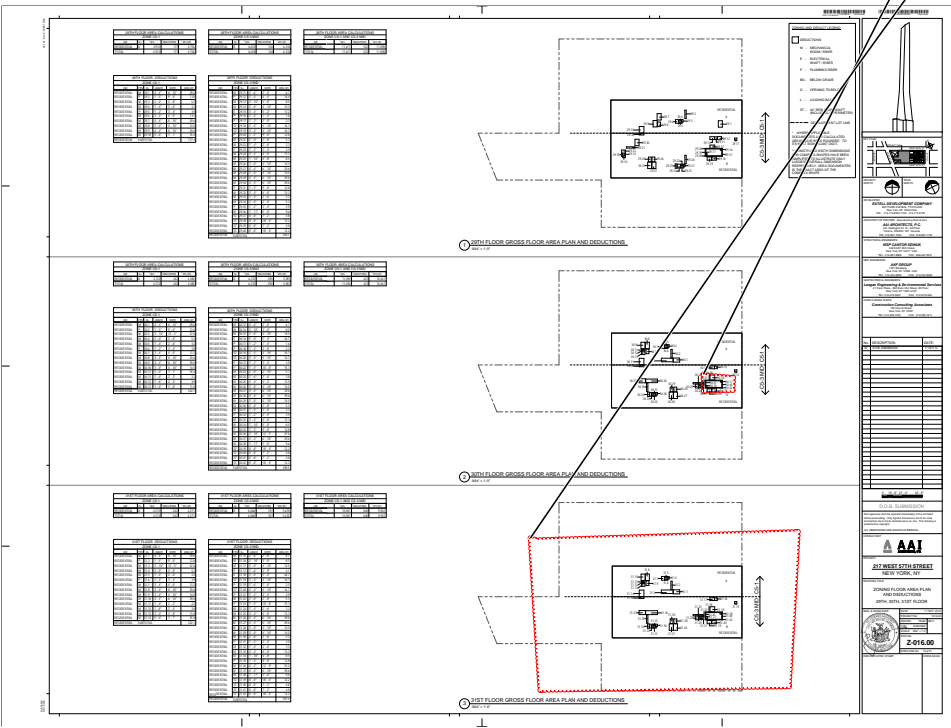


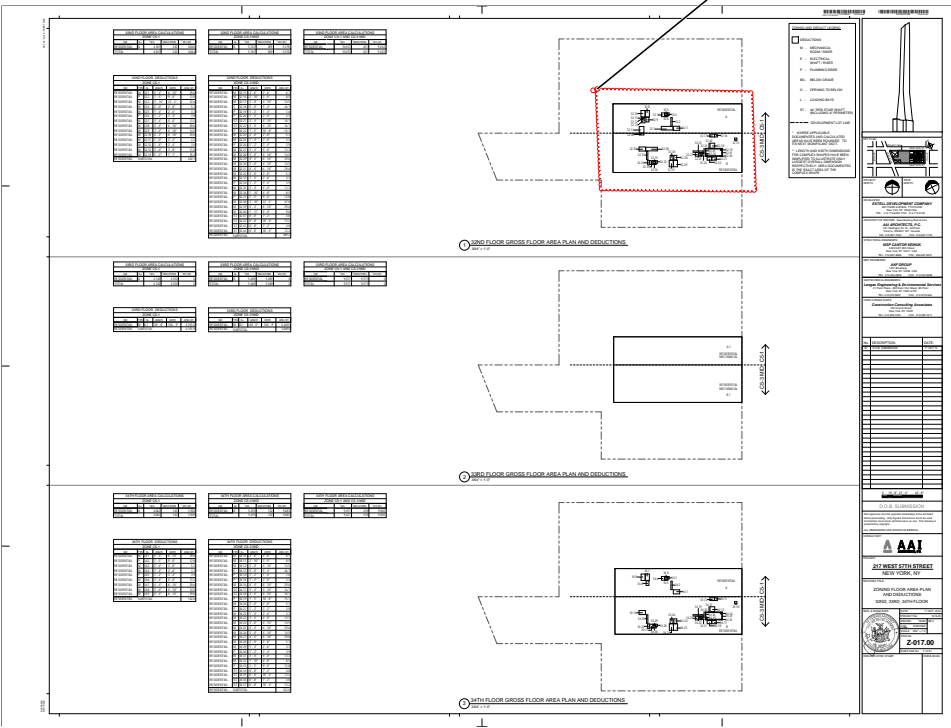
open

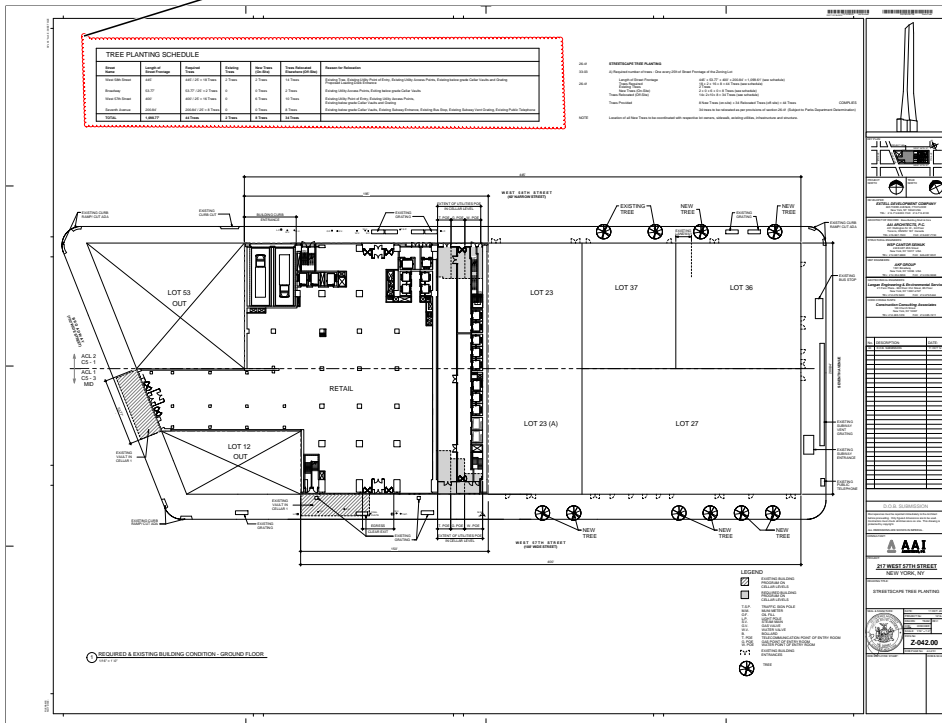
Author: dtitus Subject: Polygon Date: 1/8/2013 9:47:42 AM  
Please clarify deductions taken within stair inclosure. **TYP all floors.**  
8" for the stair perimeter, not sure what the additional 60+ sq. ft. is for per floor. ARCH/MH dwgs does not indicate any shaft enclosures within stair.

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







# 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. a regarding flood zone in accordance with Appendix G (Feb. 20, 2004). **(provide map on dwg. to verify compliance)**

BC 1801  
BC 1805 Verify and provide compliance for foundation plans.

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

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

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

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

Comply with TPPN 10/88 to avoid damage to historic landmark structures adjacent building (check all buildings within a 90' radius to find out if compliance is needed). Indicate on drawings to verify if compliance with TPPN 10/88 is needed.

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

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.





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 FPSC 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.

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

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

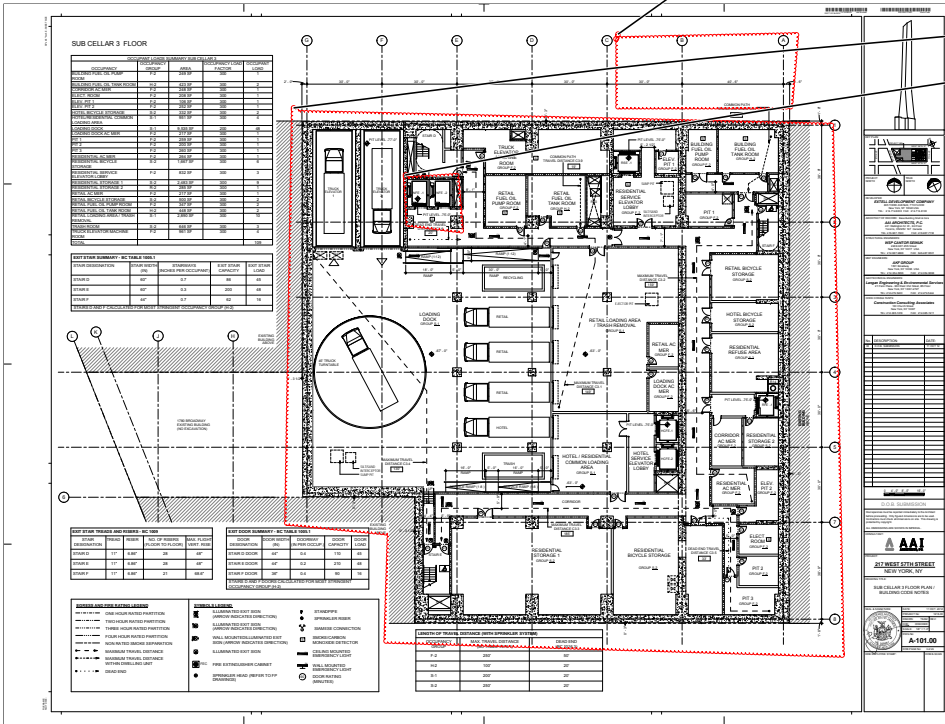


TABLE 403.1 Provide table for plumbing fixtures to comply with table. 403.1. Provide calculations within each space, etc. and show layout to verify compliance to BC 1101.2; ICC/ANSI A117.1-2003

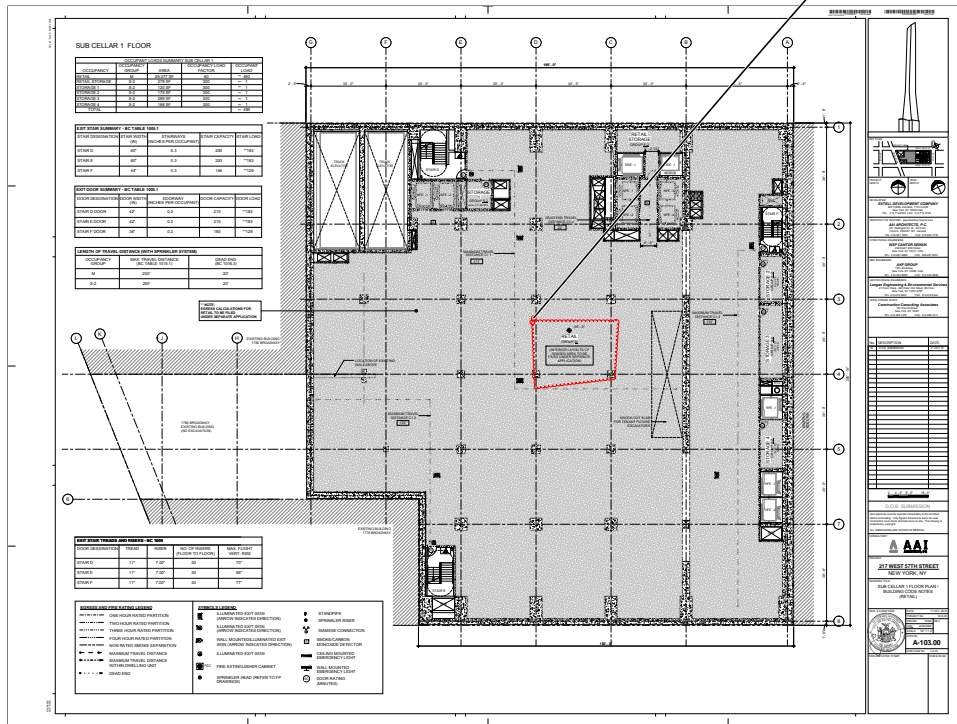
All nonresidential facilities to comply with BC 1109.

Water closets

Lavatories

Show all grab-bars including vertical

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







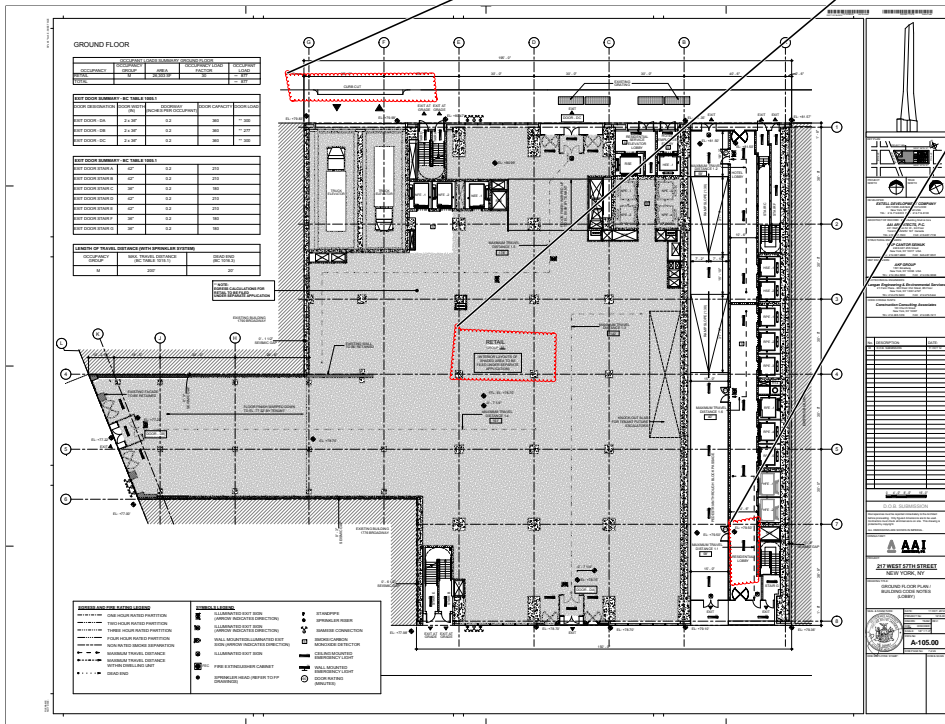
Author: dtitus Subject: Polygon Date: 1/2/2013 12:52:48 PM  
Provide curb cut details with plans and sections.

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.

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

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 12:56:20 PM  
Provide note to verify compliance with BC 1008.4.1; 1008.4.2; 1008.4.3; 1008.4.4.



Author: dtitus Subject: Polygon Date: 12/28/2012 12:22:53 PM

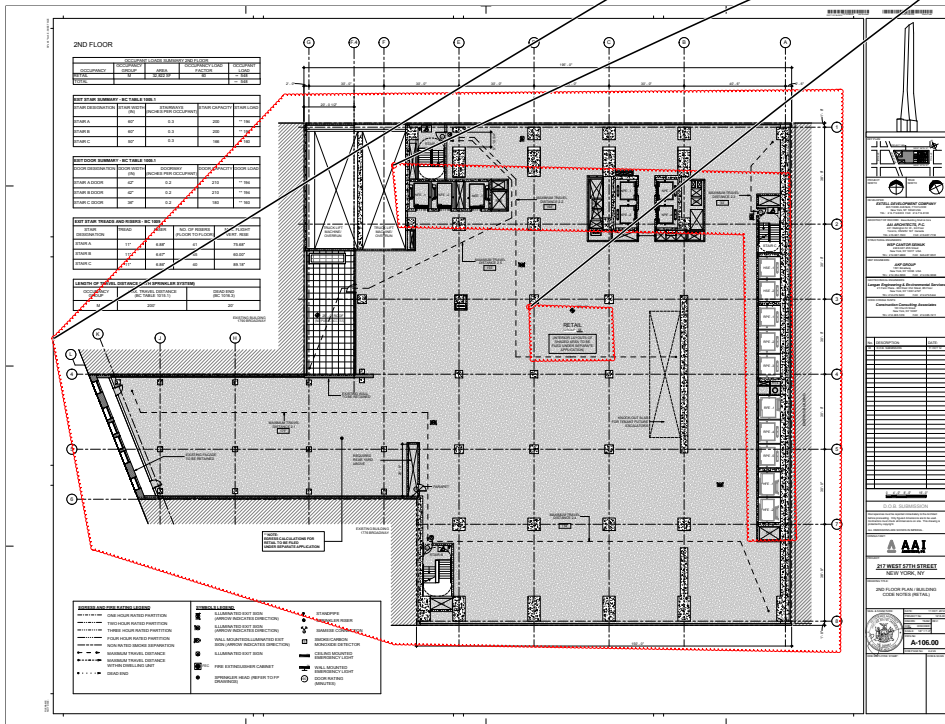
BC 1910, LL 17/95 **Earthquake**  
state on plan and show compliance with LL 17/95;  
separation (1" per 50 ft. height); (compliance must be verified on A & ST floor plans)  
earthquake code applicability & pounding notes;

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

Author: dtitus 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  
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)









Author: dtitus Subject: Polygon Date: 1/7/2013 10:18:50 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

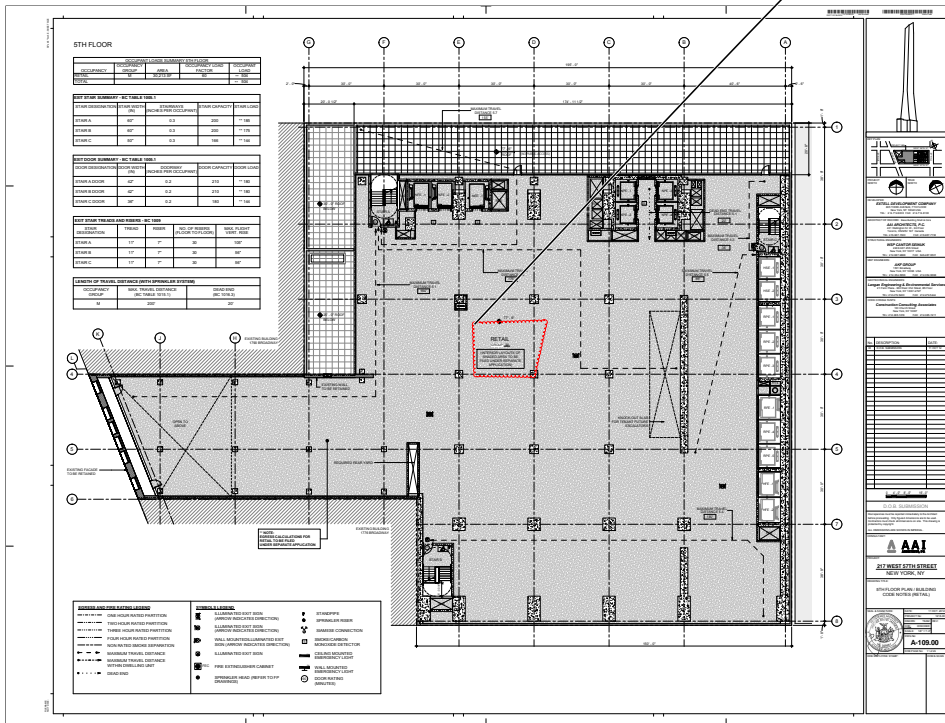
All nonresidential facilities to comply with BC 1109.

Water closets

### Lavatories

Show all grab-bars including vertical

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





Author: dtitus Subject: Polygon Date: 1/7/2013 9:33:18 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.

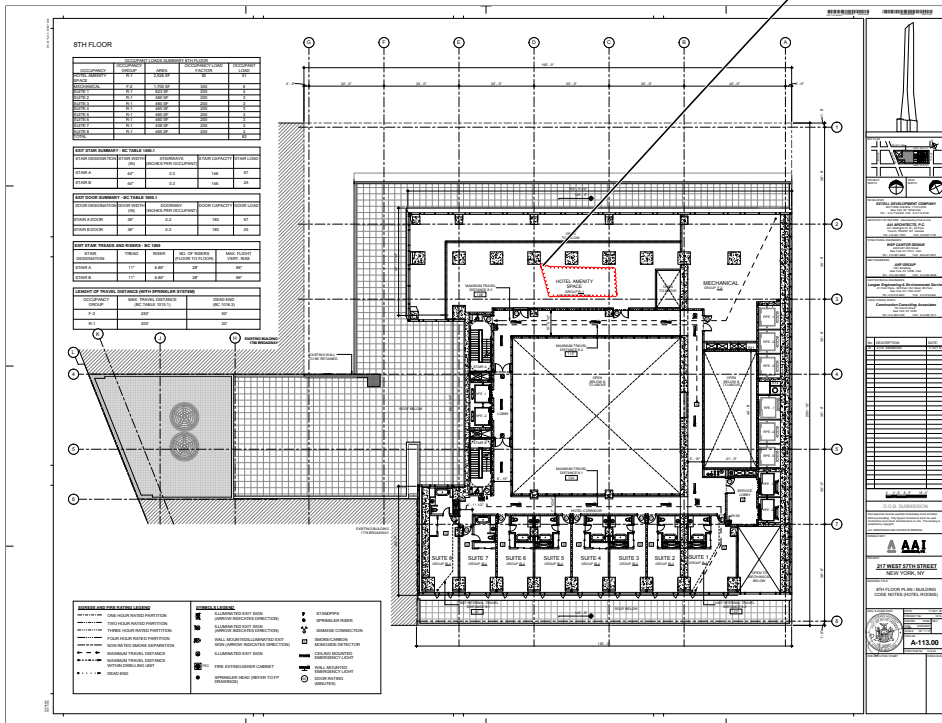
Water closets

Lavatories

Show all grab-bars including vertical

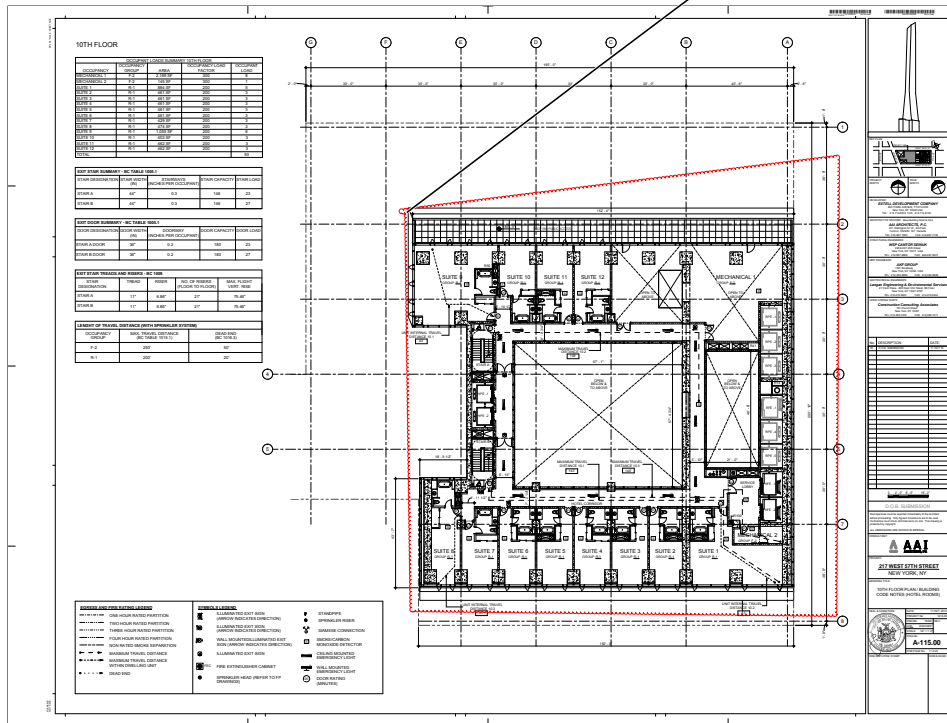
Required clearance around the water closet to comply with ICC/ANSI 2003 604.3

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: 1/7/2013 9:29:12 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

Indicate photo luminescent exit path markings as per BC 403.16.

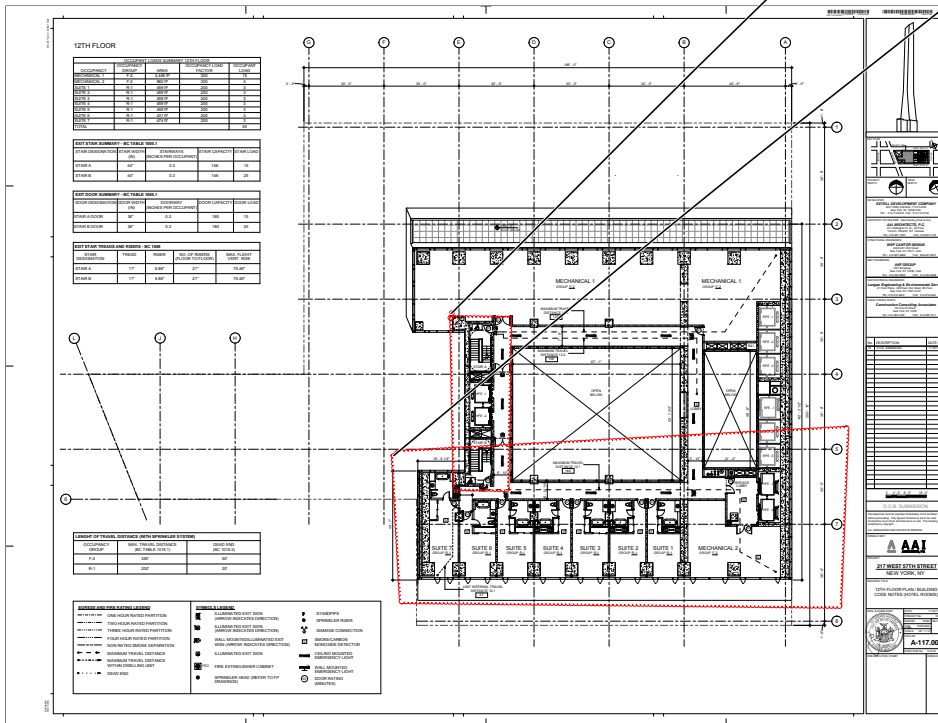
Provide exit lighting and directional signs (lighting) & (egress) as per BC 1006, BC 1011, BC 1026 (both EG and Construction plans)

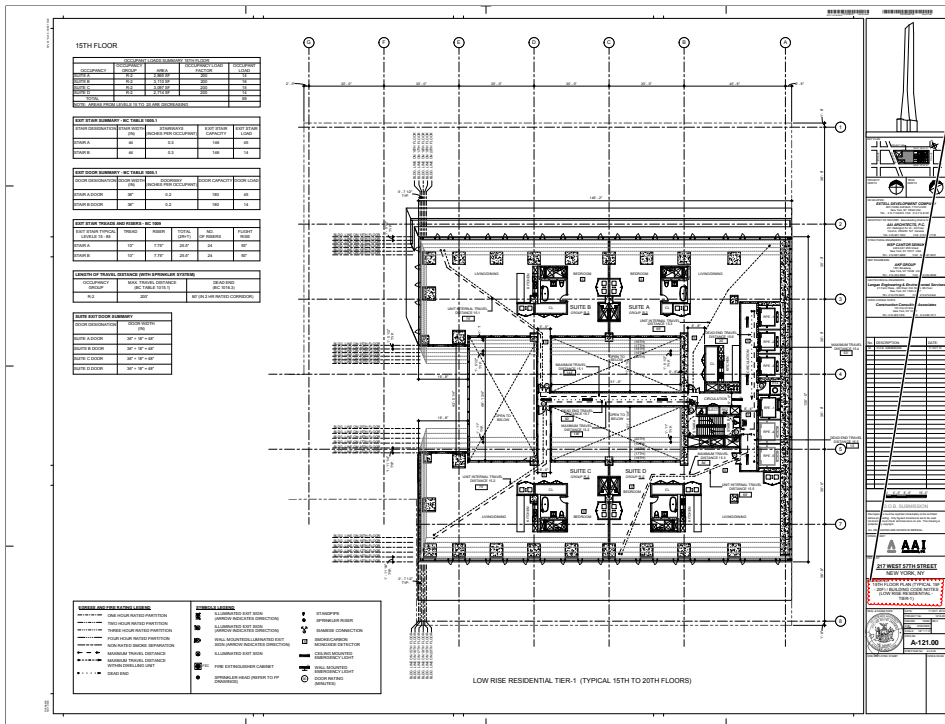
Author: dtitus Subject: Polygon Date: 1/4/2013 10:00:48 AM

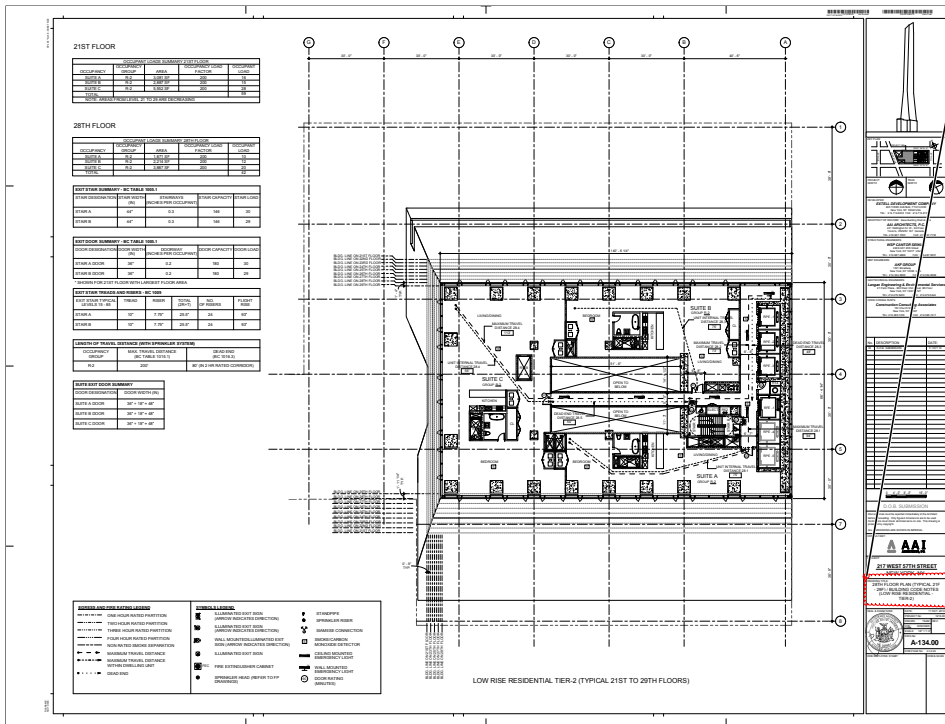
Group R-1 occupancies shall be provided with accessible features in accordance with Sections 1107.6.1.1 through 1107.6.1.3.

Show all grab-bars including vertical as per P102.8.3.1, (TYP)

Provide note within each accessible unit: unit or sleeping unit shall comply with the 2008 code and Chapter 1 through Chapter 10 of ICC A117.1.  
(TYP)







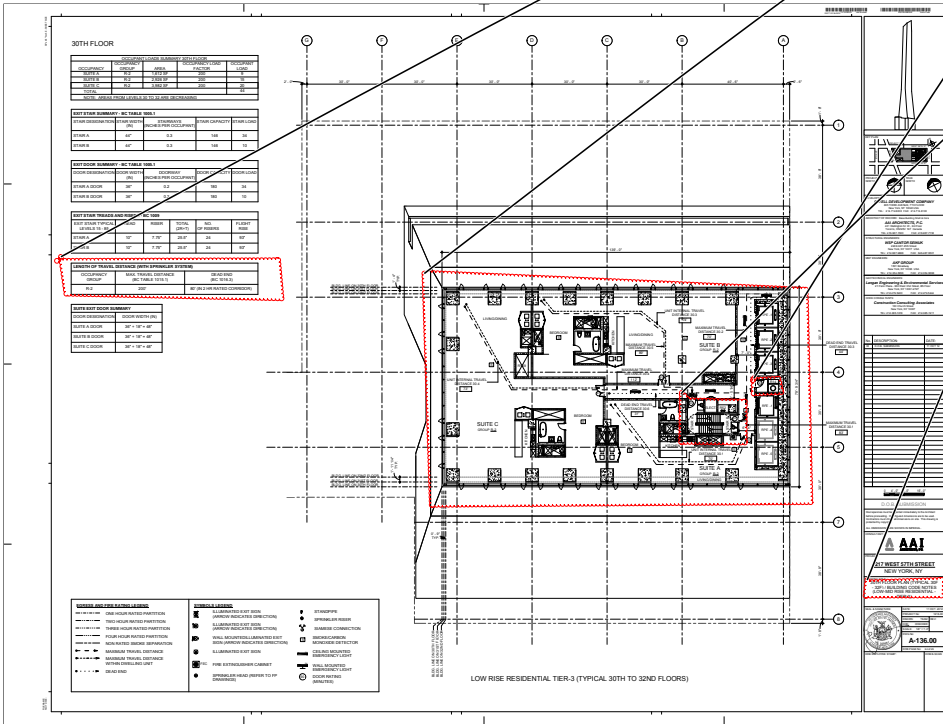
Author: dtitus Subject: Polygon Date: 1/7/2013 9:31:18 AM  
The common path of egress travel shall not exceed 125 feet as per BC 1013.3. The maximum length of exit access travel, measured from the most remote point within a story/space to the entrance to an exit along the natural and unobstructed path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

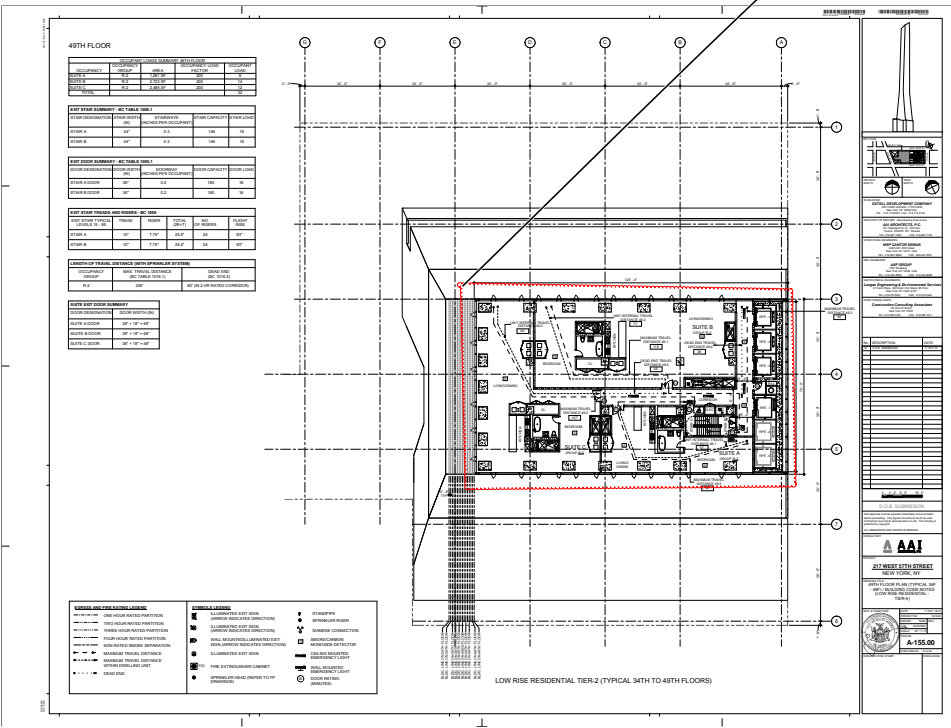
Author: dtitus Subject: Polygon Date: 1/4/2013 10:41:39 AM  
Provide note describing stairway door operation and stairway communications system as per BC 403.12  
Provide note describing smoke proof exit enclosures for compliance with BC 403.13.  
Provide note describing impact-resistant stairs enclosures 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





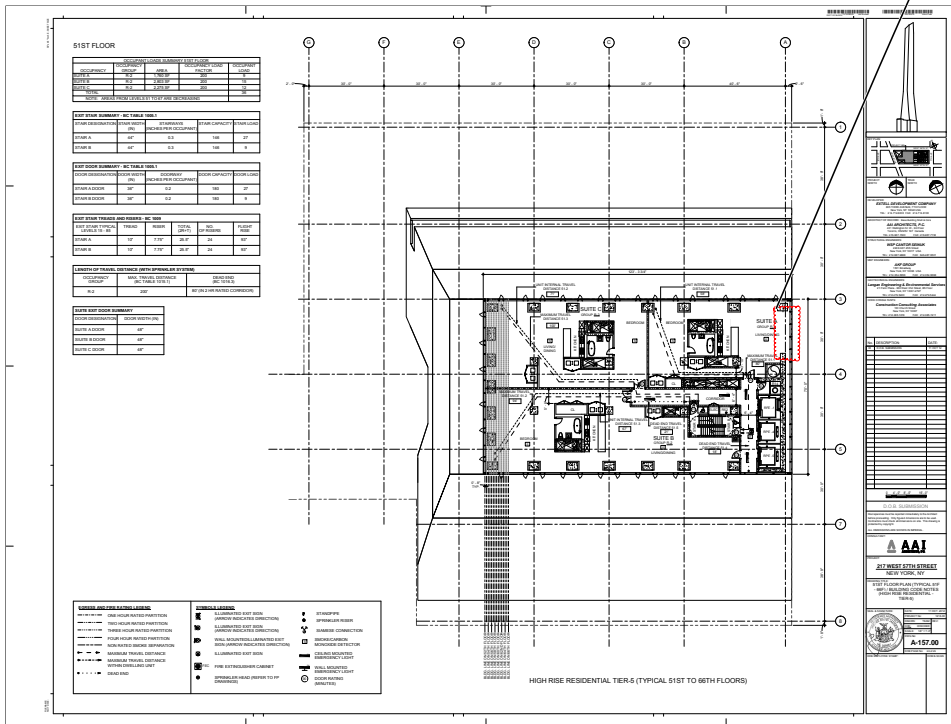
BC 1101.1, 1101.2, and  
ICC/ANSI A117.1-2003 Verify compliance with accessibility as per BC 1101  
Primary access- 1105  
Doors & maneuvering clearances-1107.2.1  
Residential bathrooms – 1107/ Appendix P  
Residential kitchens – 1107.  
Show all grab-bars including vertical as per P102.8.3.1,  
Walk-in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

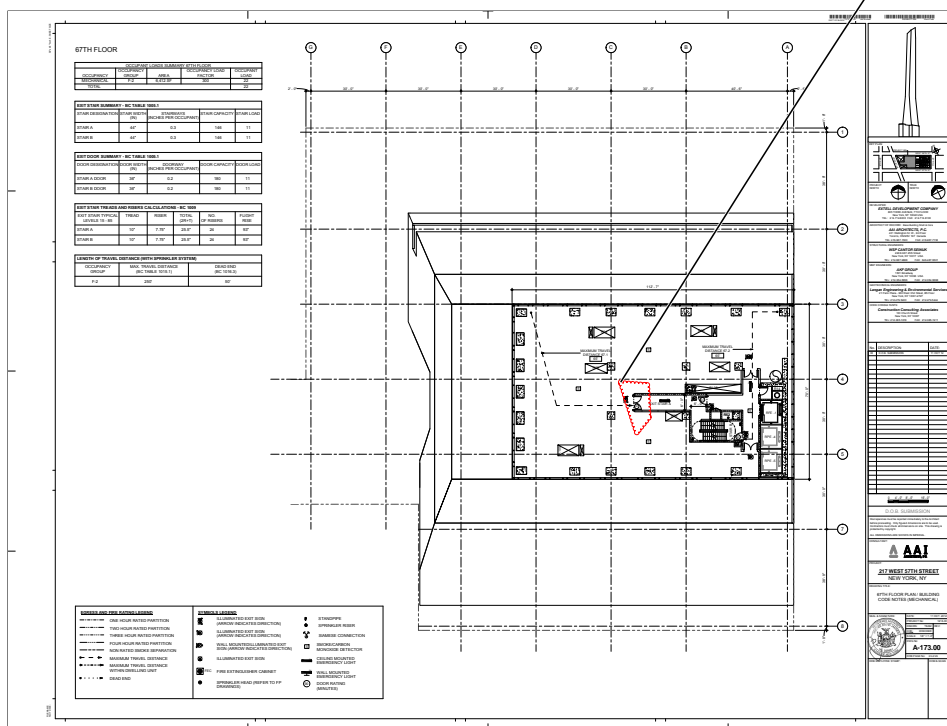




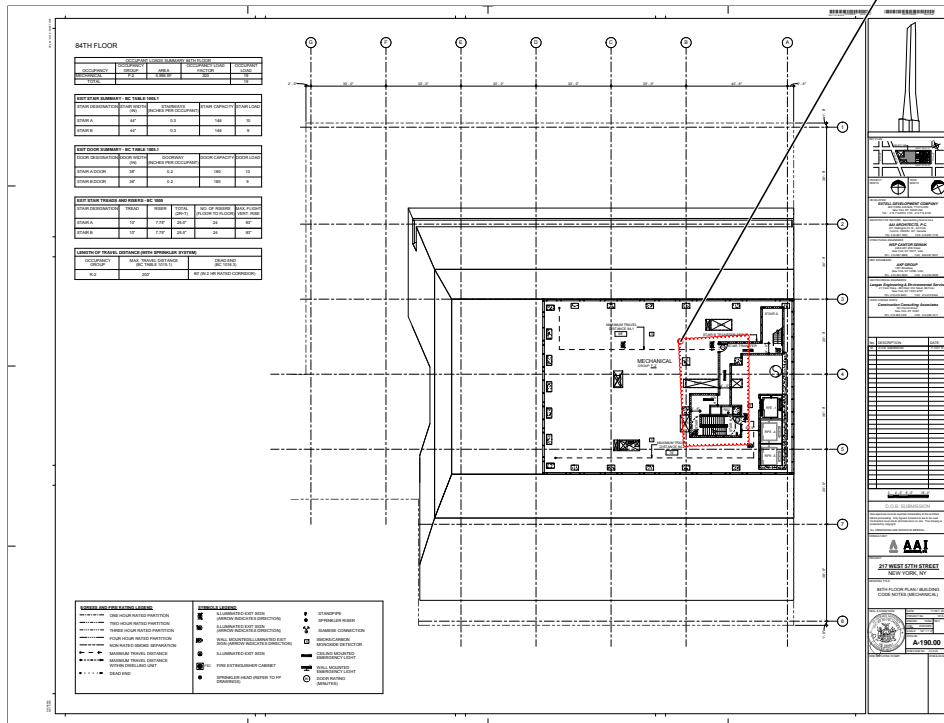


Provide fire protection of openings in exterior walls (BC 704.8, BC 705.8, BC 715.4).









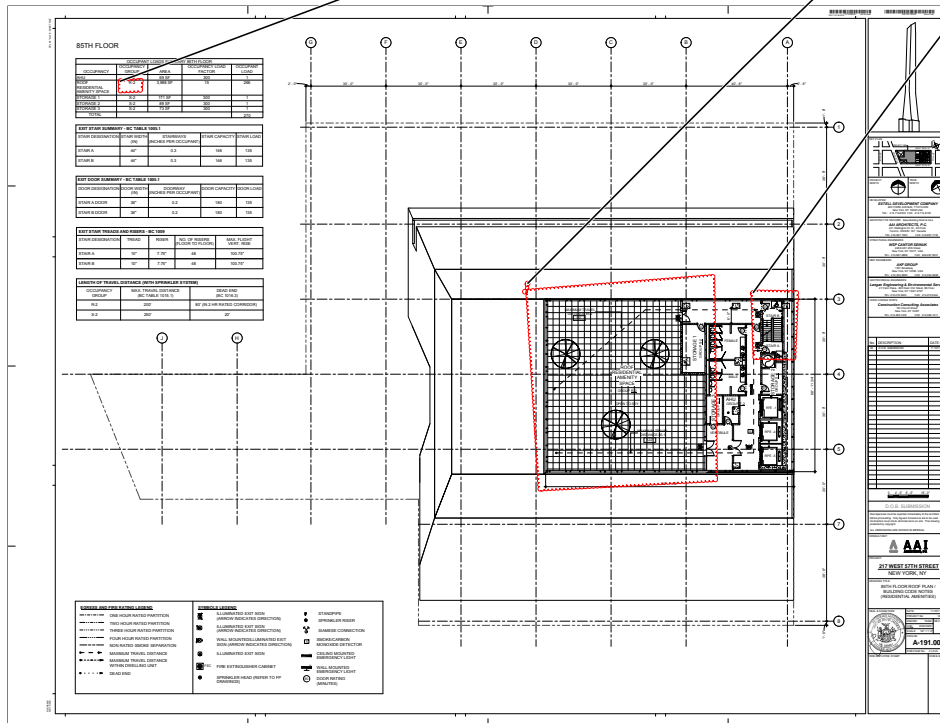
Author: dtitus      Subject: Polygon      Date: 1/4/2013 10:08:37 AM  
A-occupancy

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

BC 403.11.1 Emergency power systems for *assembly* occupancy

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







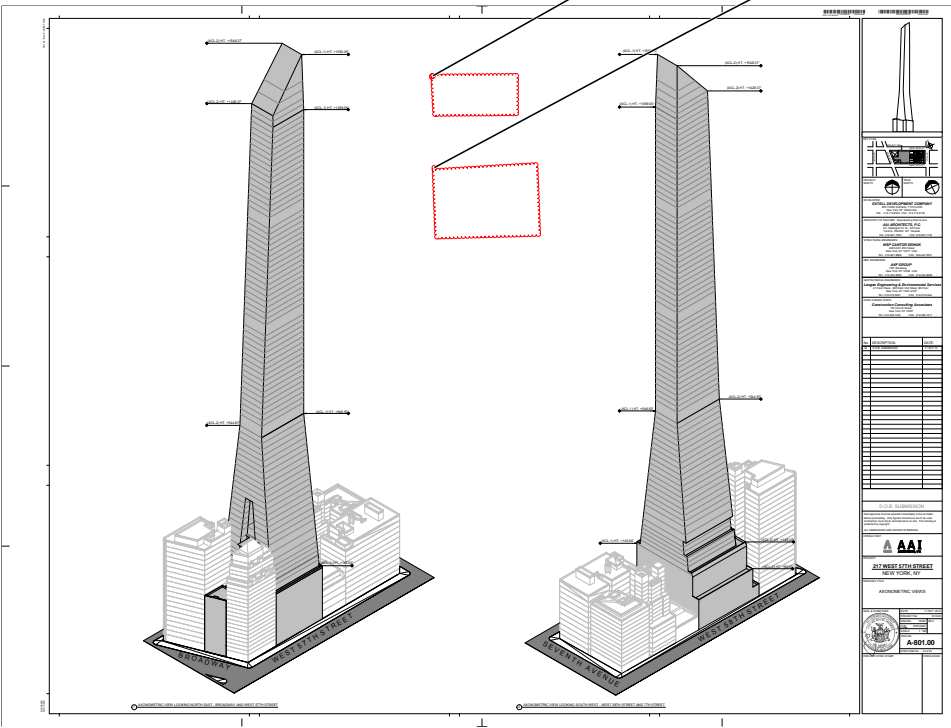
Author: dtitus Subject: Polygon Date: 1/7/2013 8:56:38 AM

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

Provide structural peer review report as per BC 1627.

Author: dtitus Subject: Polygon Date: 1/7/2013 10:00:12 AM

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

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

