

## Page: 1

11-18-14

VOLUME 2 OF 2 - ZONING

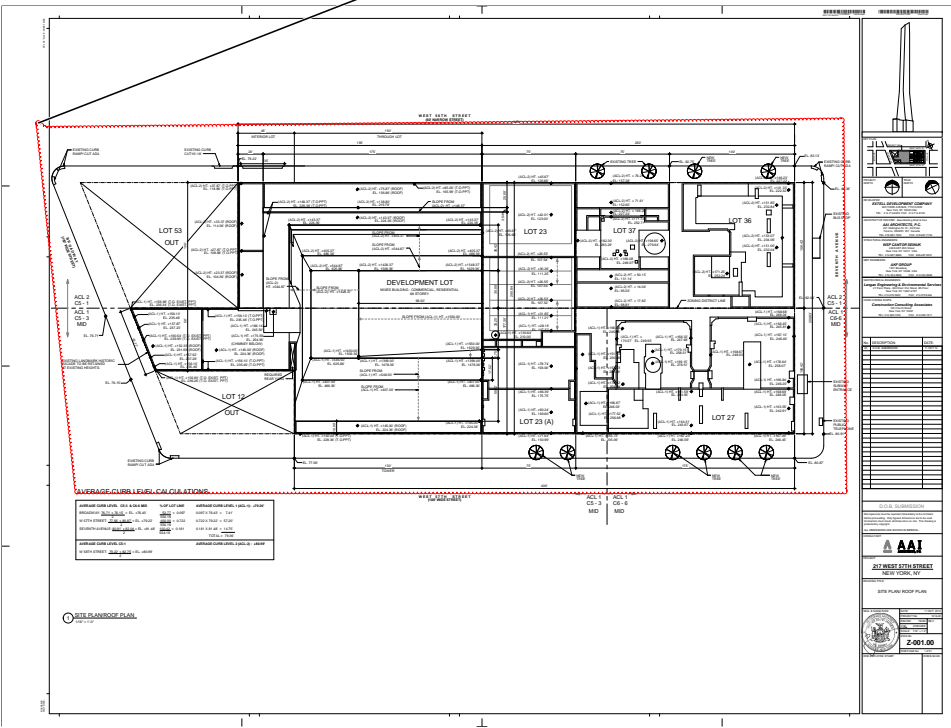
[illegible]

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







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	
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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

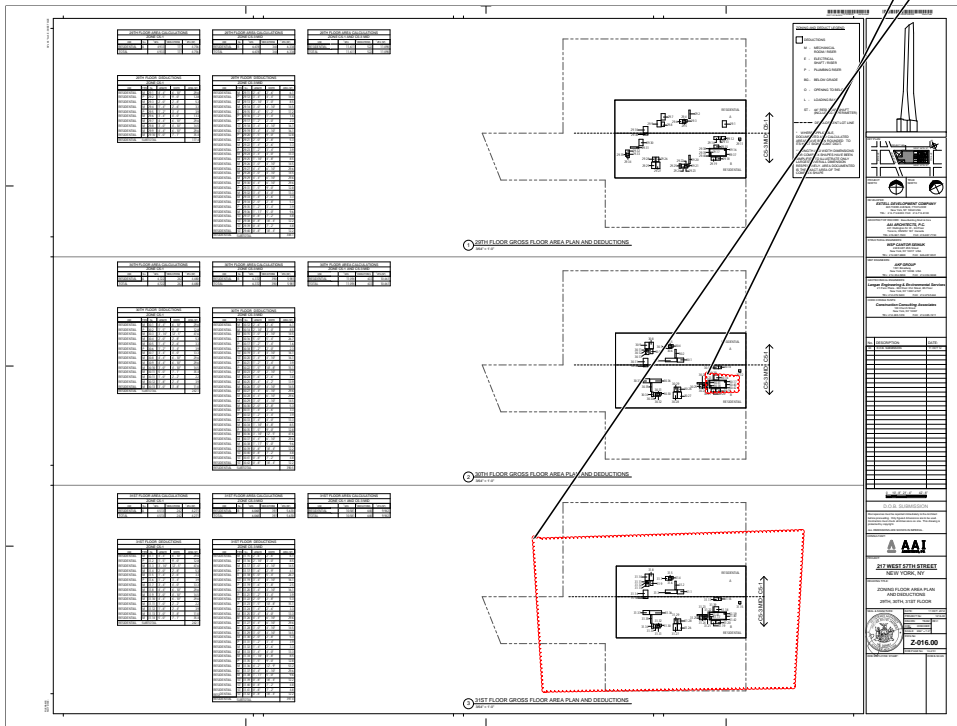
Please clarify deductions taken within stair inclosure. **TYP all floors**  
8" for the stair perimeter, not sure what the additional 60+ sq. ft. is for per floor. ARCH/MH dwgs does not indicate any shaft enclosures within stair.

04-16-13

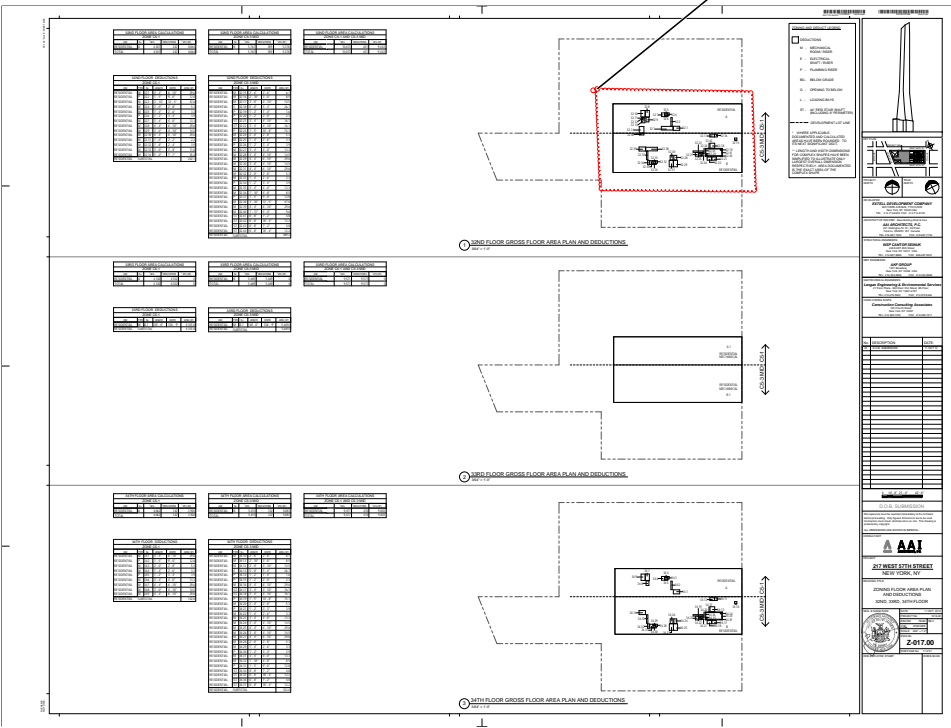
Author: dtitus Subject: Polygon Date: 1/8/2013 9:35:03 AM

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

03-11-13

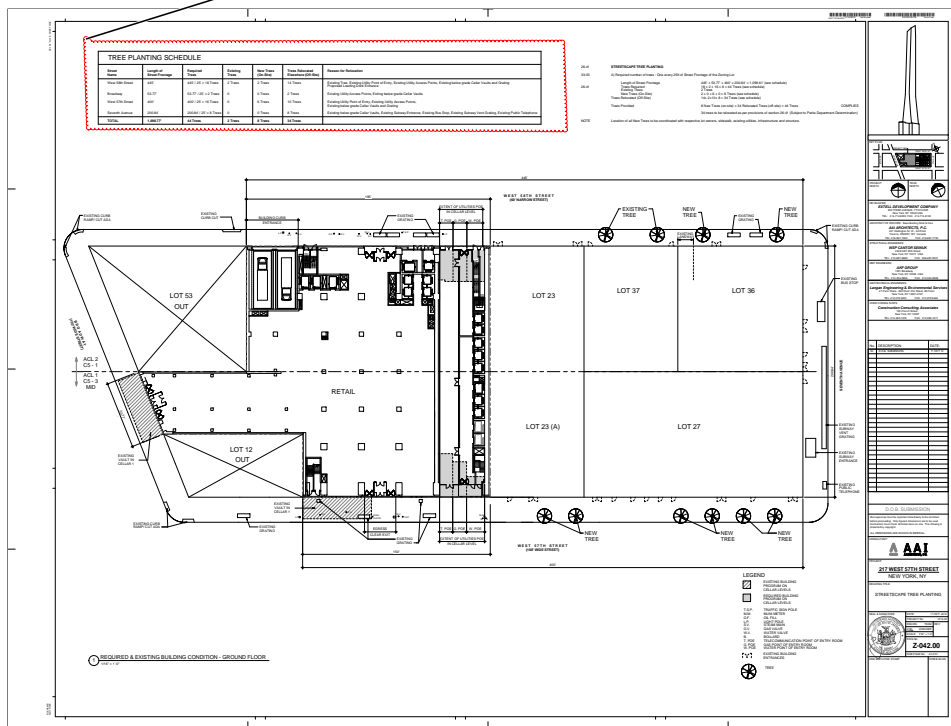


04-16-13



Subject: Polygon Date: 1/8/2013

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

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.

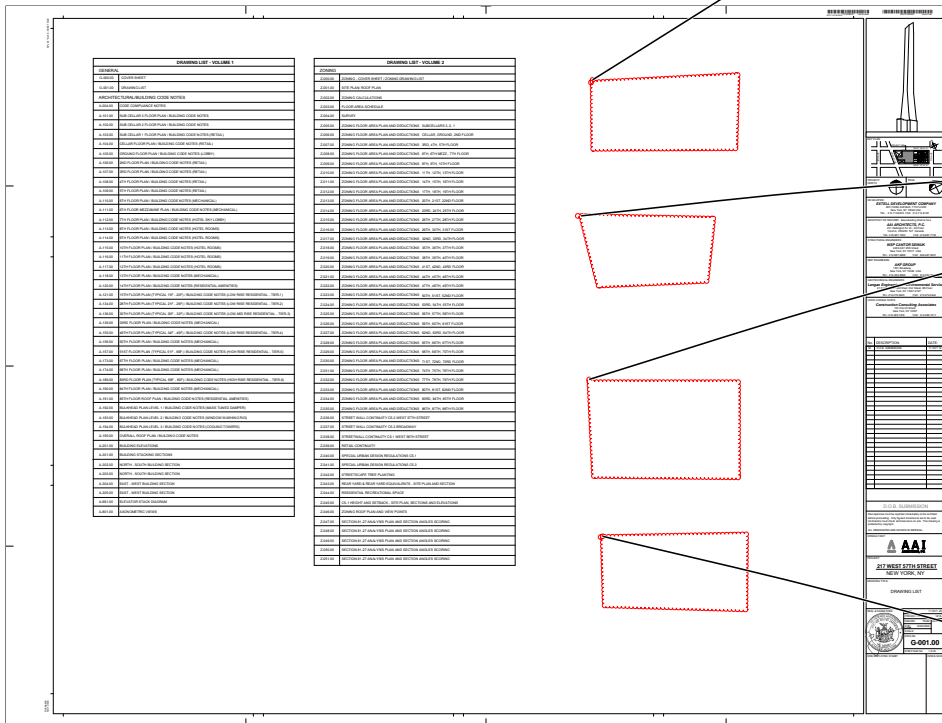
Supporting documentation: heating and cooling systems, including controls, are not provided such that they match the systems, equipment and performance criteria in the energy analysis.

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.



[illegible]



BC 1213  
BC 1207.3.1  
BC 707.13

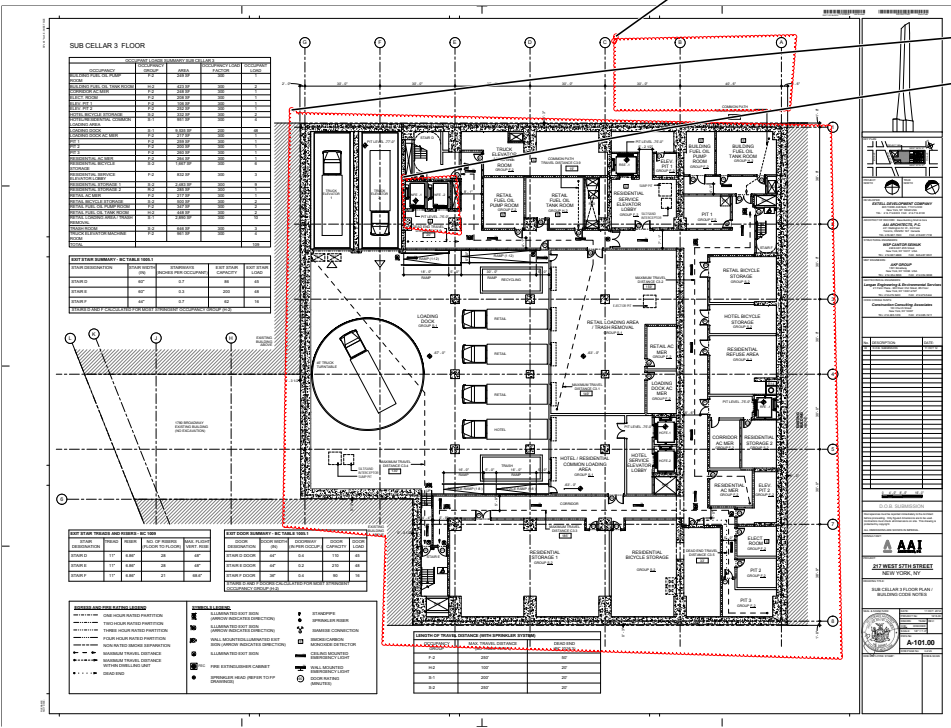
BC 903.2.10 Trash compactor is required for building which contains more than 12 units.

- 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 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.

open

04-03-13

04-03-13



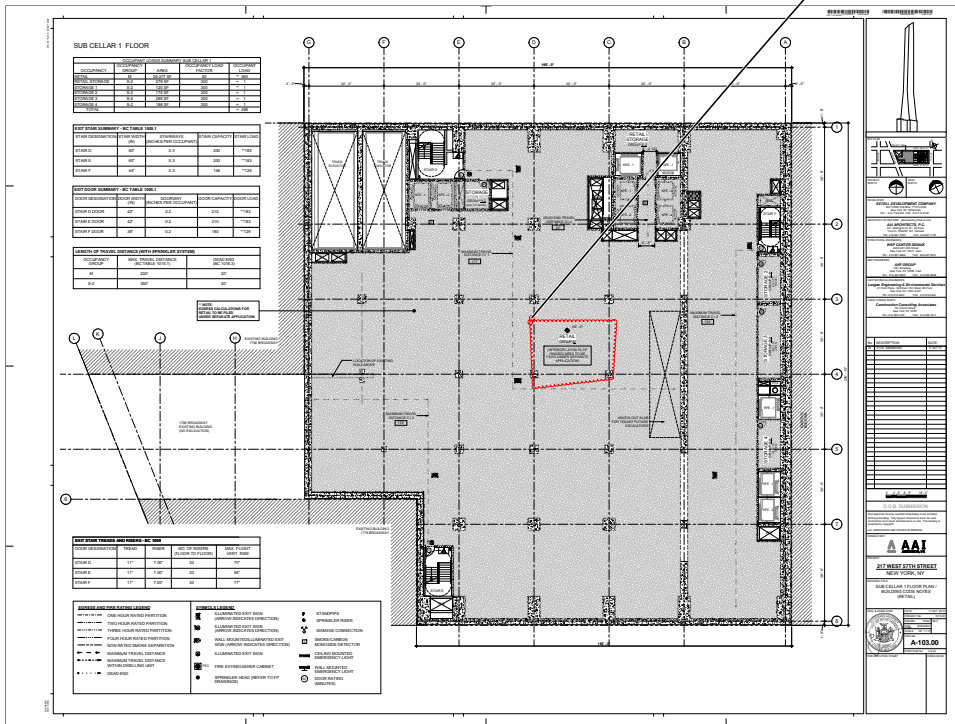
All nonresidential facilities to comply with BC 1109.

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: 1/7/2013 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

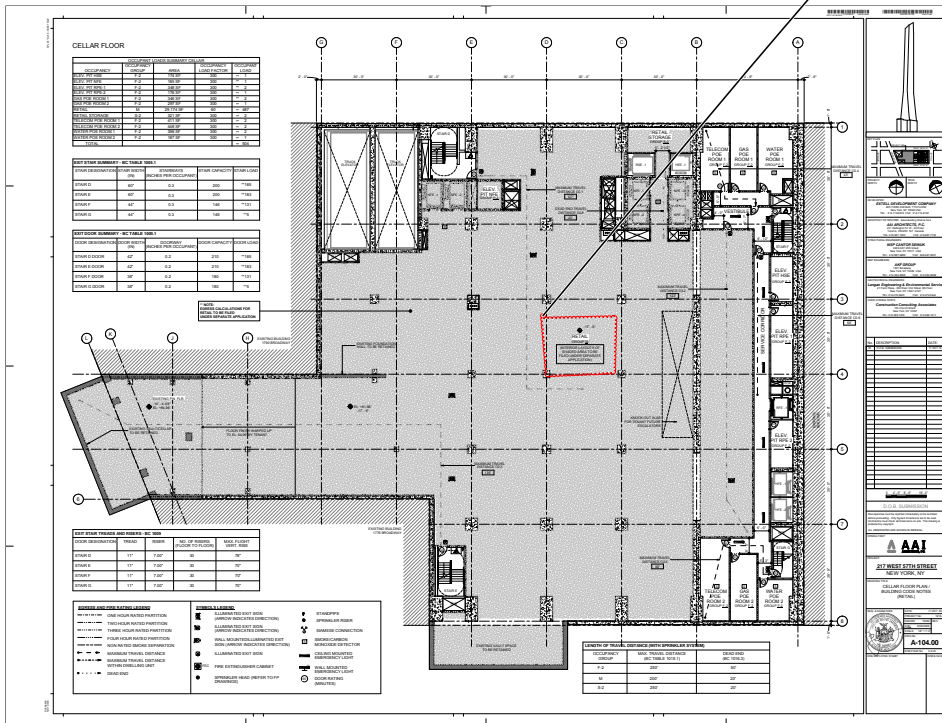
All nonresidential facilities to comply with BC 1109.

Water closets

### Lavatories

Show all grab-bars including vertical

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





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;

(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).

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)

04-16-15

open  
open  
open

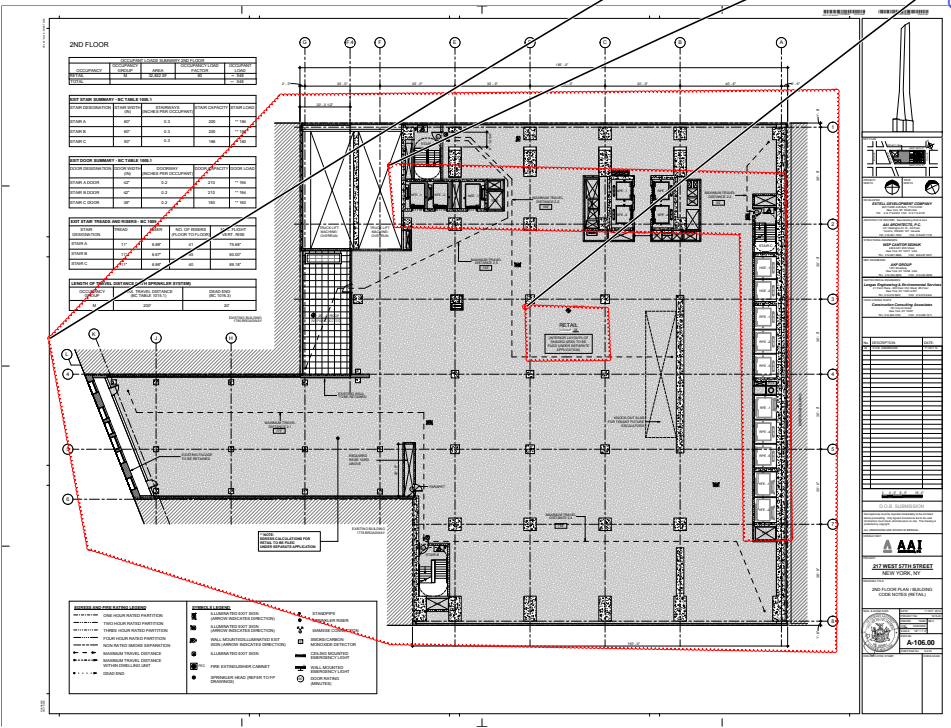




TABLE 403.1 Provide table for plumbing fixtures to comply with table. 403.1. Provide calculations within each space, etc. and show layout to verify compliance to BC 1101.2; ICC/ANSI A117.1-2003

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

open

open

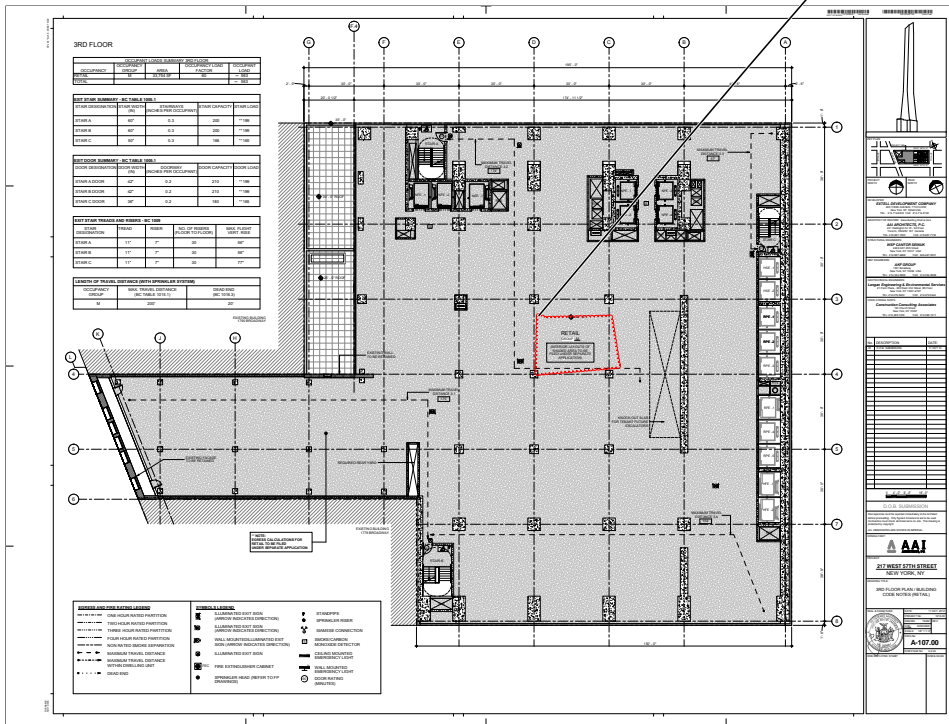


TABLE 403.1 Provide table for plumbing fixtures to comply with table 403.1. Provide calculations within each space, etc. and show layout to verify compliance to BC 1101.2; ICC/ANSI A117.1-2003

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

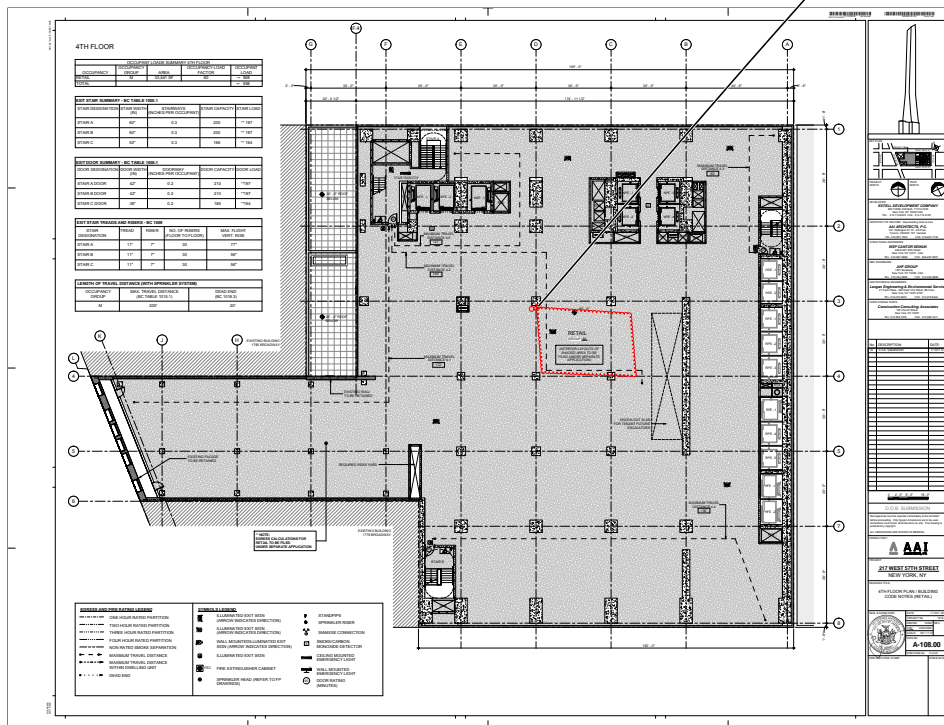


TABLE 403.1 Provide table for plumbing fixtures to comply with table 403.1. Provide calculations within each space, etc. and show layout to verify compliance to BC 1101.2; ICC/ANSI A117.1-2003

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

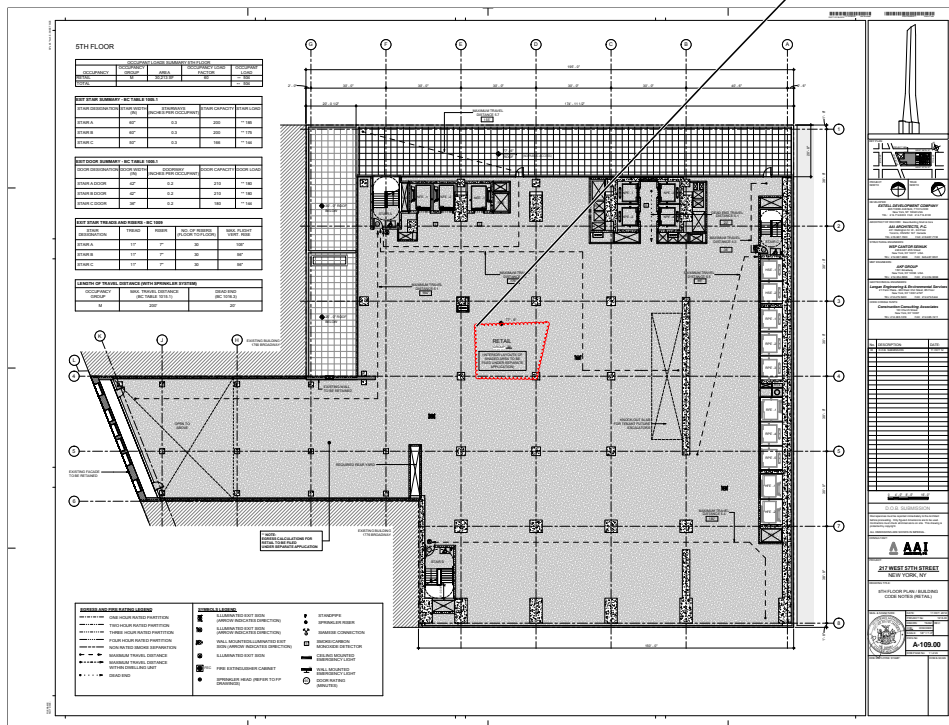






TABLE 403.1 Provide table for plumbing fixtures to comply with table. 403.1. Provide calculations within each space, etc. and show layout to verify compliance to BC 1101.2; ICC/ANSI A117.1-2003

All nonresidential facilities to comply with BC 1109.

Water closets

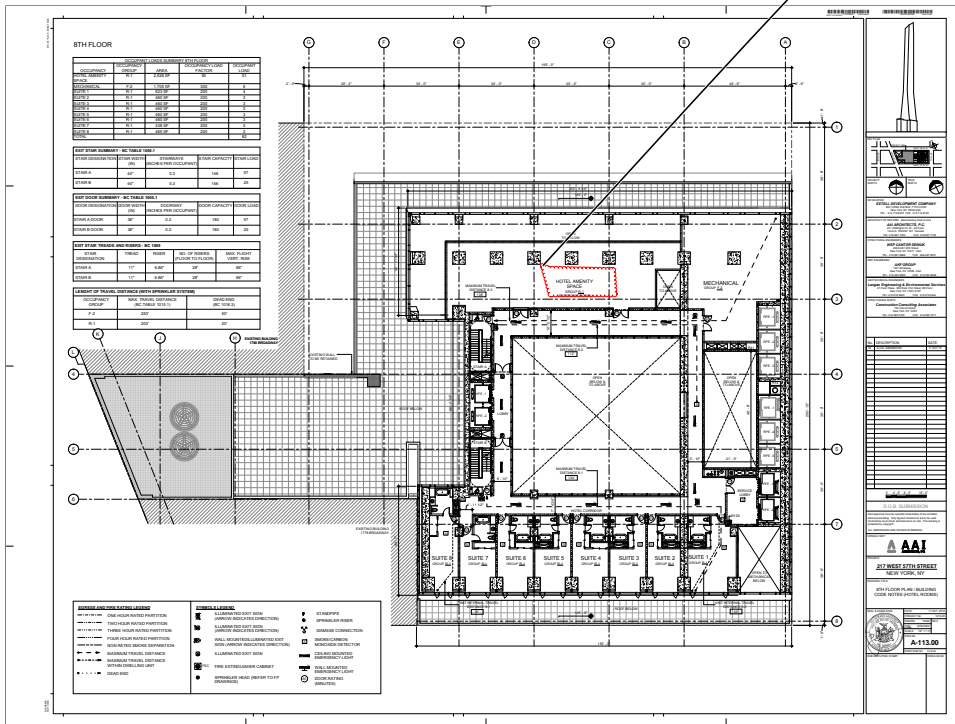
Lavatories

Show all grab-bars including vertical

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

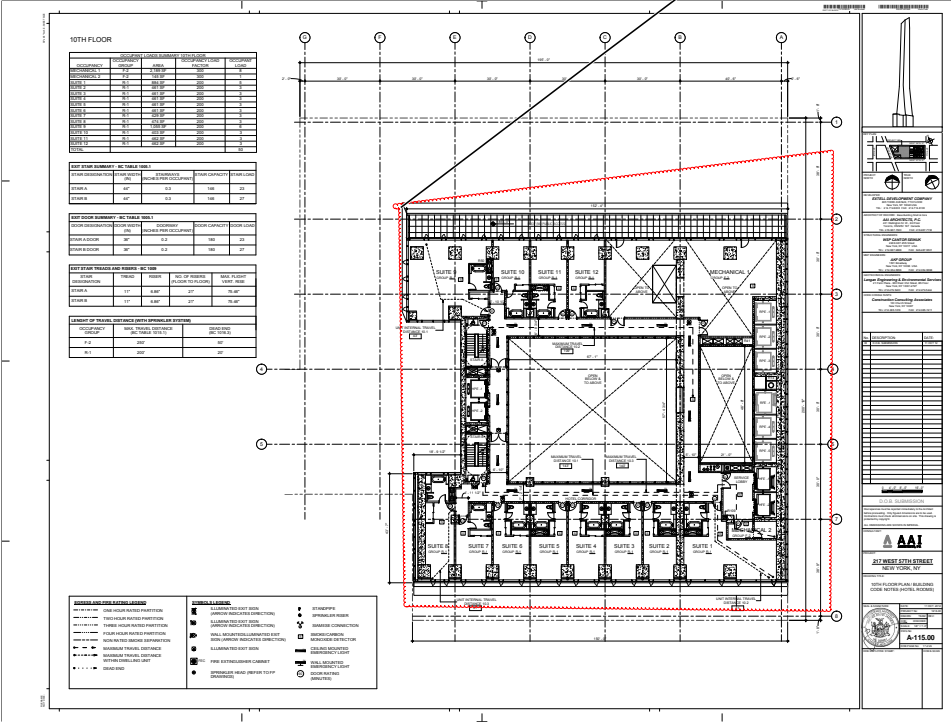
Provide exit lighting and directional signs (lighting) & (egress) as per BC 1006, BC 1011, BC 1026 (both EG and Construction plans)

04-16-13



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.

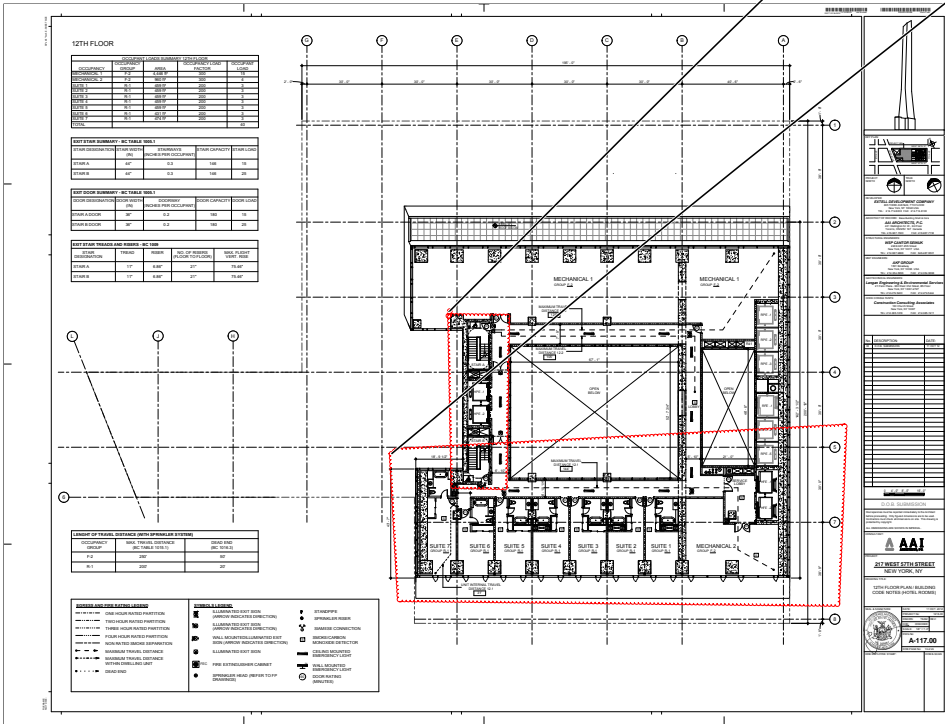
04-16-13



- 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

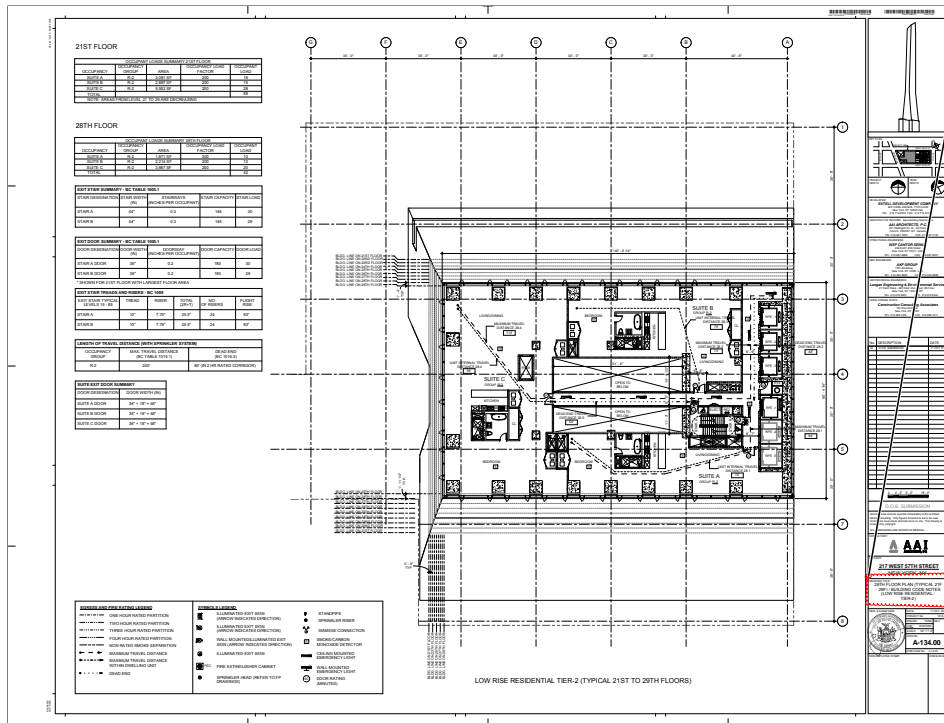
- Group R-1 occupancies shall be provided with accessible features in accordance with Sections 1107.6.1.1 through 1107.6.1.3.
- Show all grab-bars including vertical as per P102.8.3.1, (TYP)
- Provide note within each accessible unit or sleeping unit shall comply with the 2008 code and Chapter 1 through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

open





04-16-13



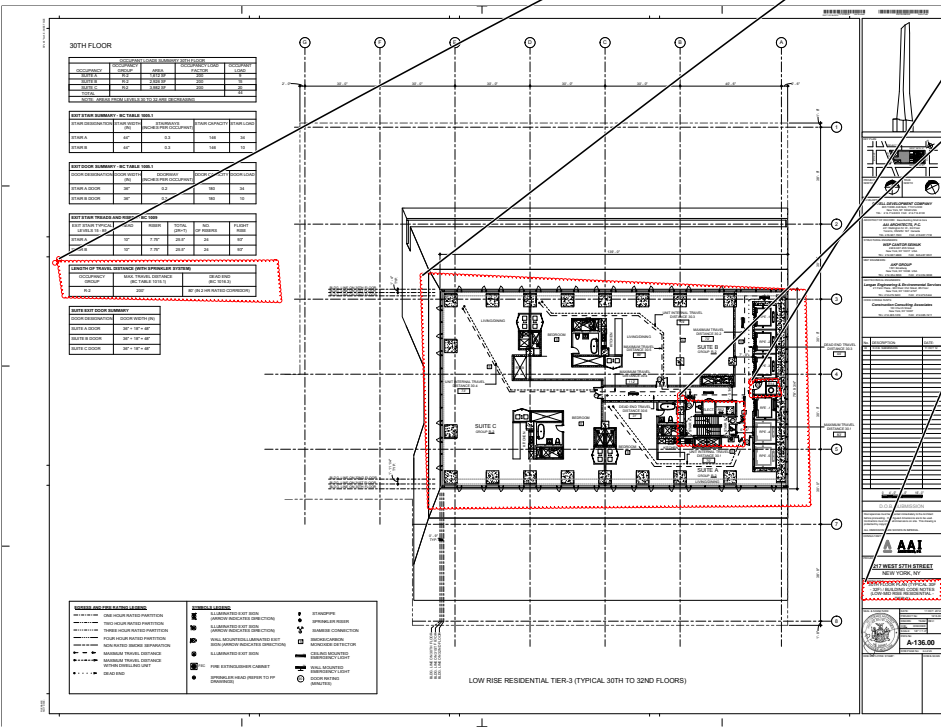
Author: dtitus Subject: Polygon Date: 1/7/2013 9:31:18 AM  
The common path of egress travel shall not exceed 125 feet as per BC 1013.3. The maximum length of exit access travel, measured from the most remote point within a story/space to the entrance to an exit along the natural and unobstructed path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

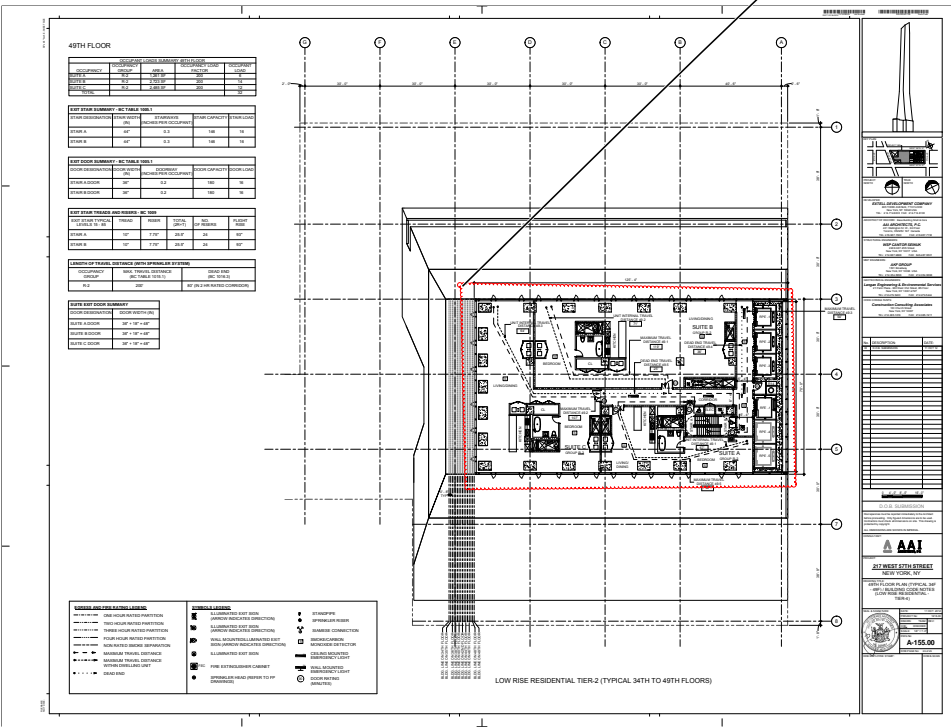
04-16-13





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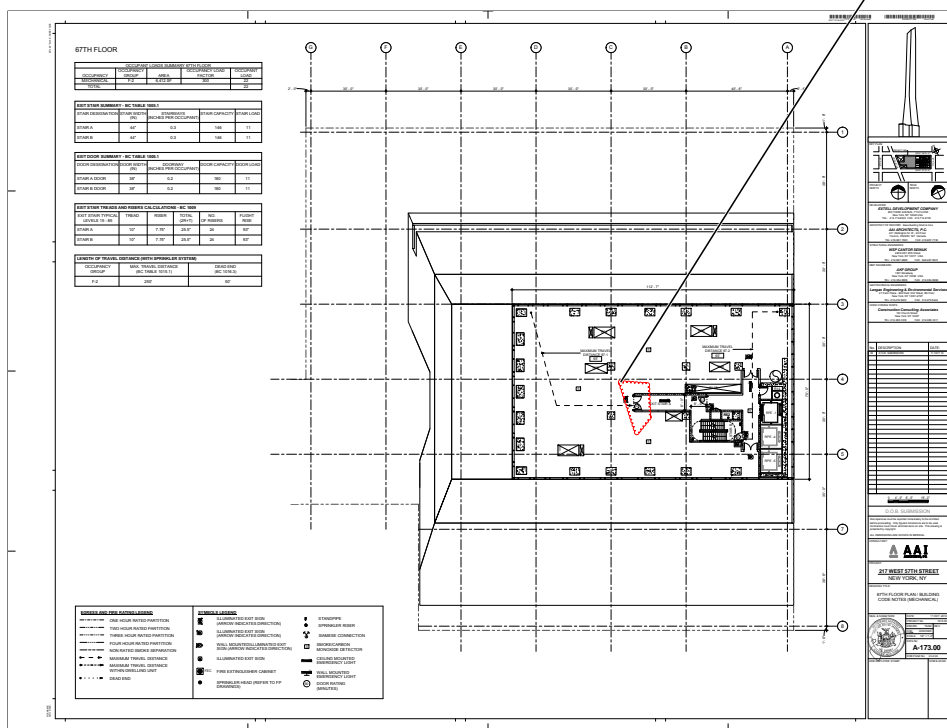
BC 1101.1, 1101.2, and  
ICC/ANSI A117.1-2003 Verify compliance with accessibility as per BC 1101  
Primary access- 1105  
Doors & maneuvering clearances-1107.2.1  
Residential bathrooms – 1107/ Appendix P  
Residential kitchens – 1107.  
Show all grab-bars including vertical as per P102.8.3.1,  
Walk-in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





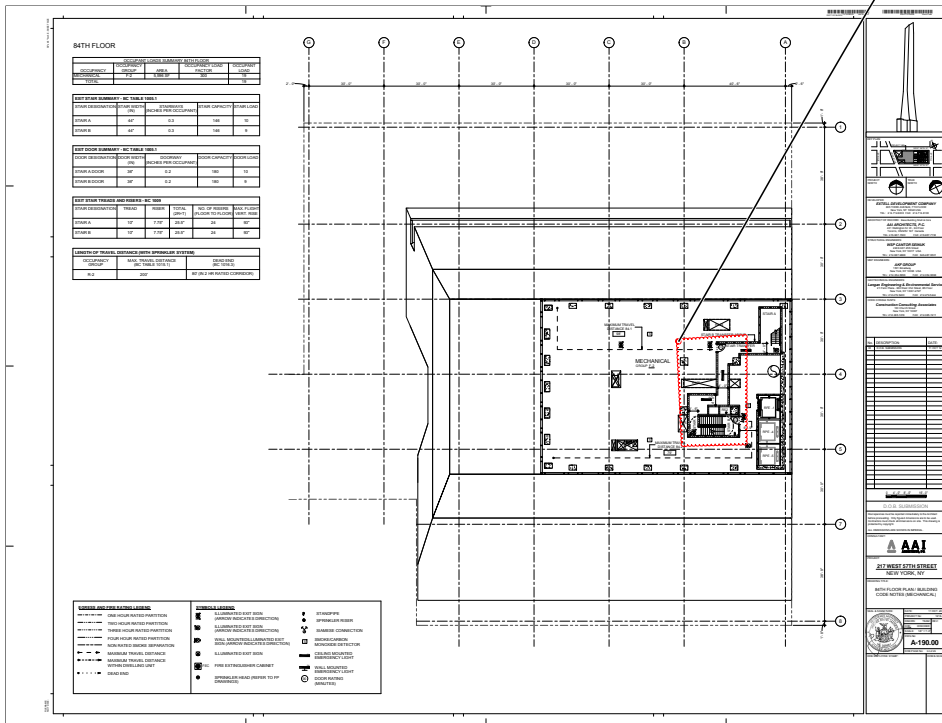


~~04-16-13~~





04-16-13



Author: dtius 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*

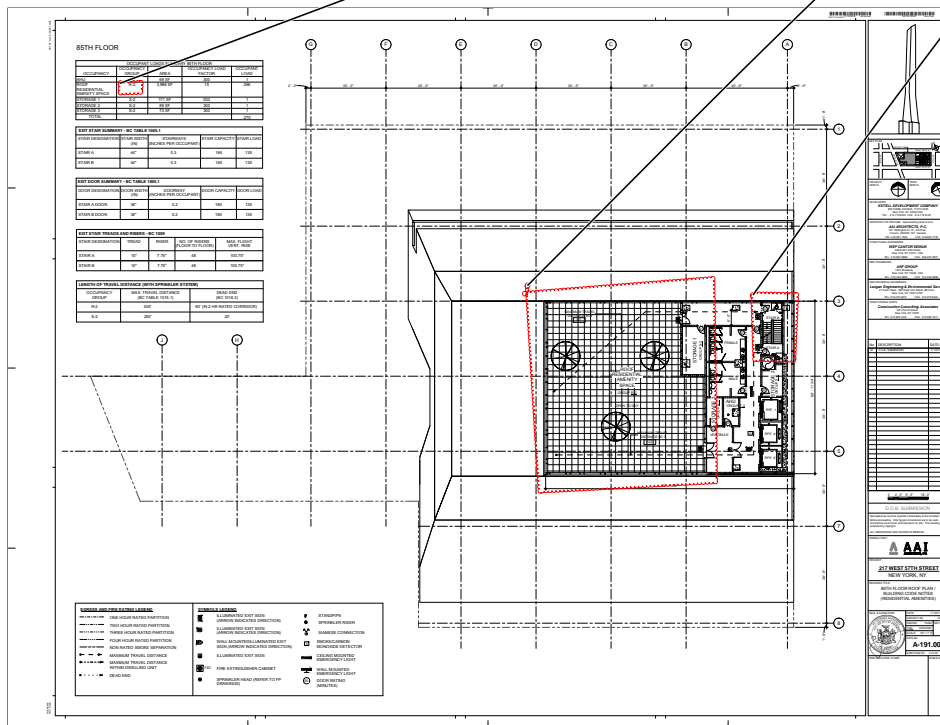
- 04-16-13
1. Exit signs and means of egress illumination required by chapter 10;2.  
3. emergency voice communications systems; and  
4. Electrically powered fire pumps, unless electrical power to the motor is taken ahead of the main from the street side of the service switch.

04-16-13

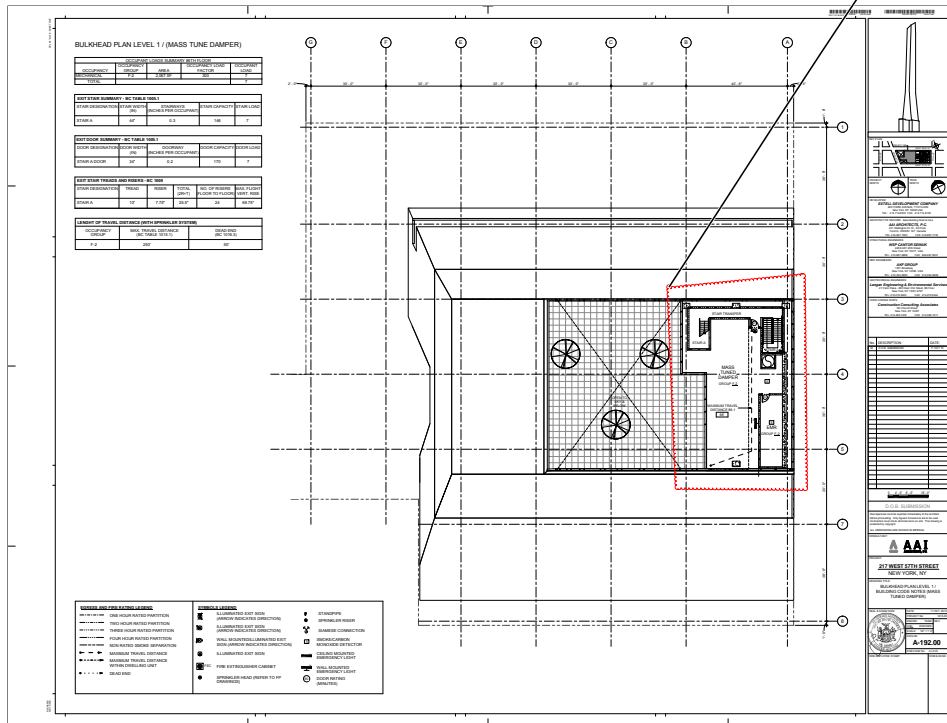
Author: dtitus Subject: Polygon Date: 1/2/2013 11:59:00 AM  
All interior stairs must lead to the roof as per BC 1009.12

All interior stairs must lead to the roof as per BC 1009.12

04-16-13



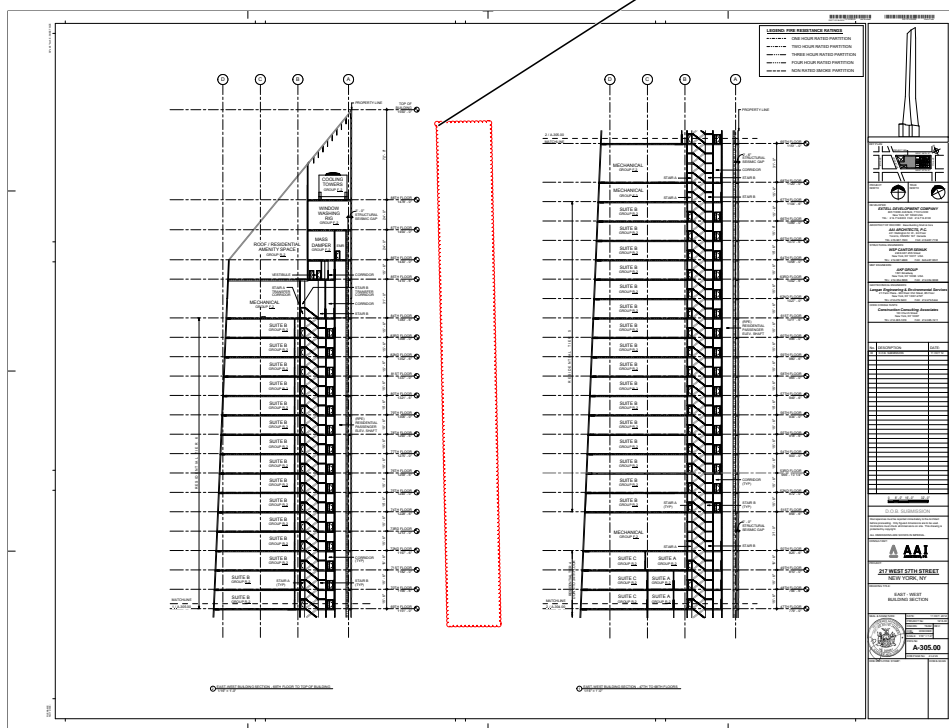
~~04-16-13~~ PW-1 / Sch "A" updated





Show compliance with the requirements for elevator clearances (top & bottom) and runbys for cars and counterweight.

open



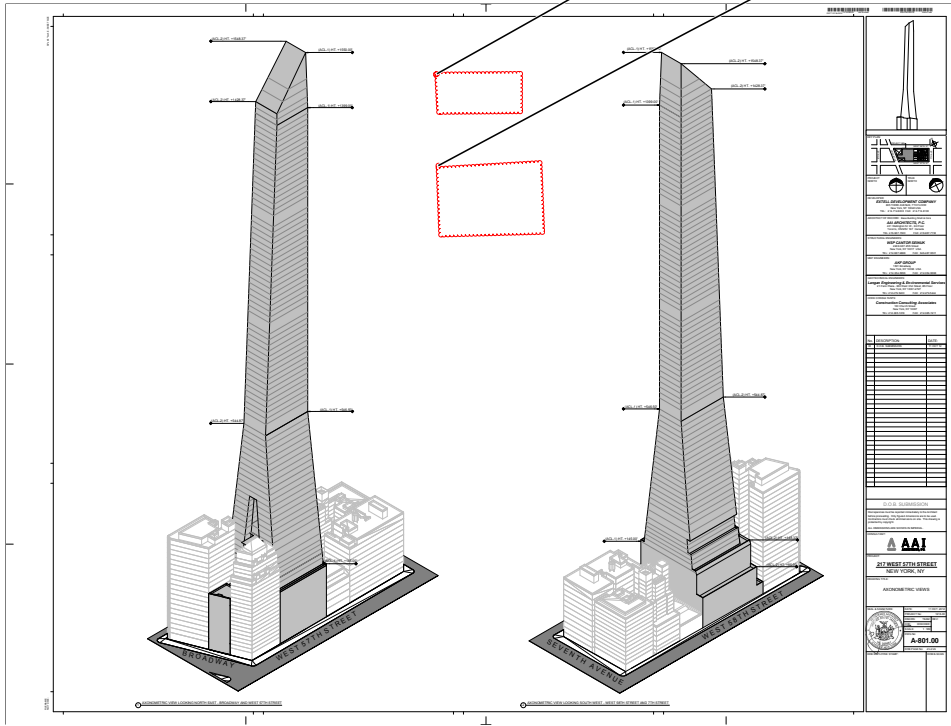
open  
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Provide all schedules windows, doors (indicate FPSC on all fire rated doors) etc.

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).

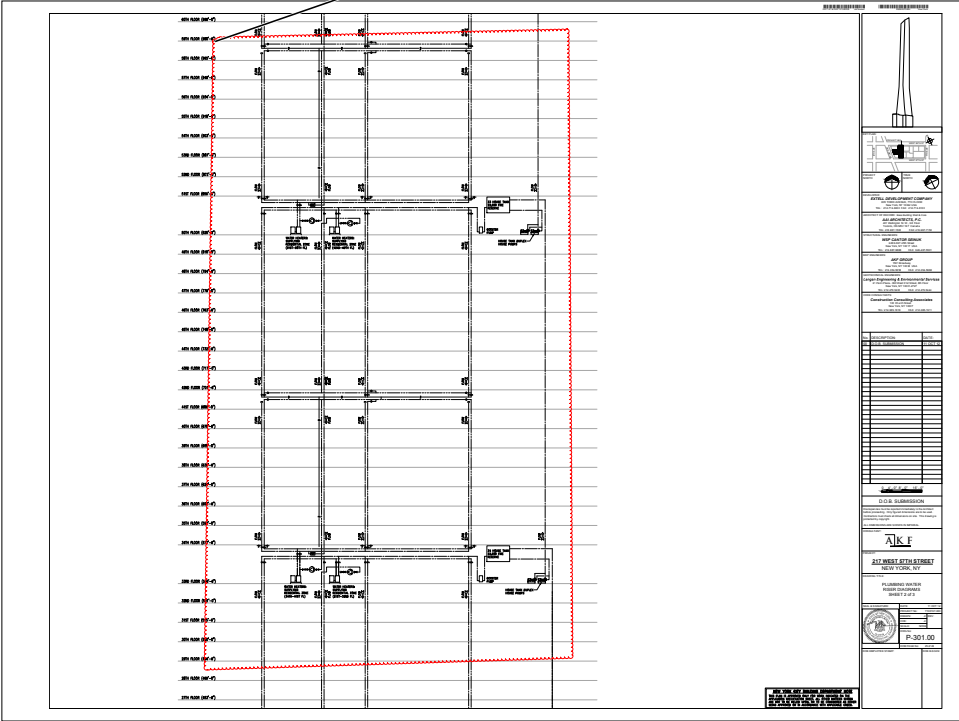


Summary of Comments on FP-401.00

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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

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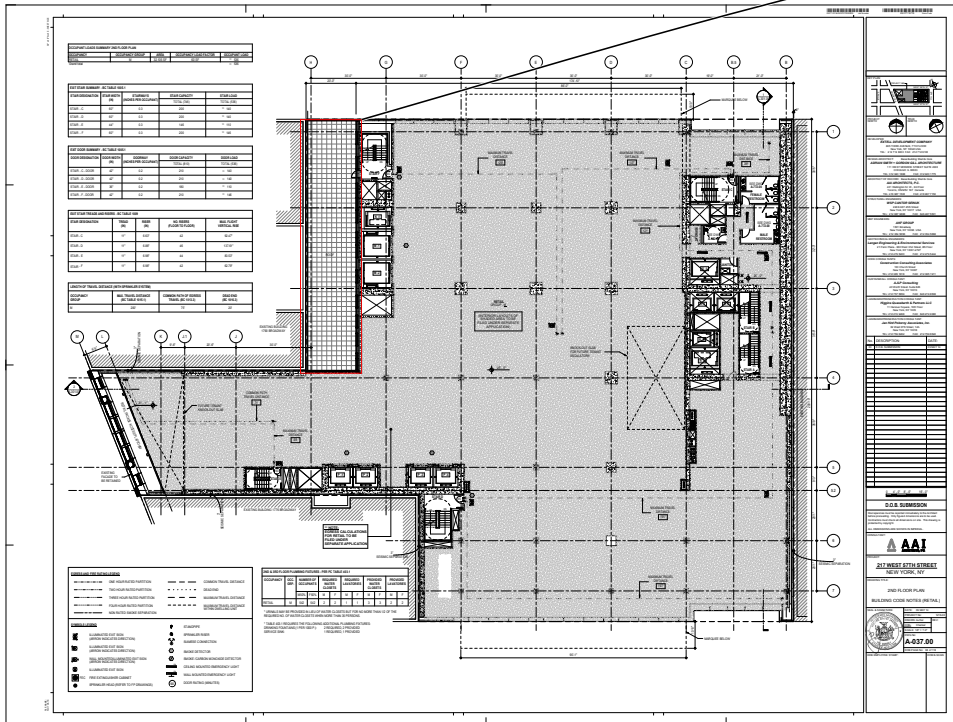
Author: dtitus Subject: Rectangle Date: 10/7/2014 7:38:16 AM

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

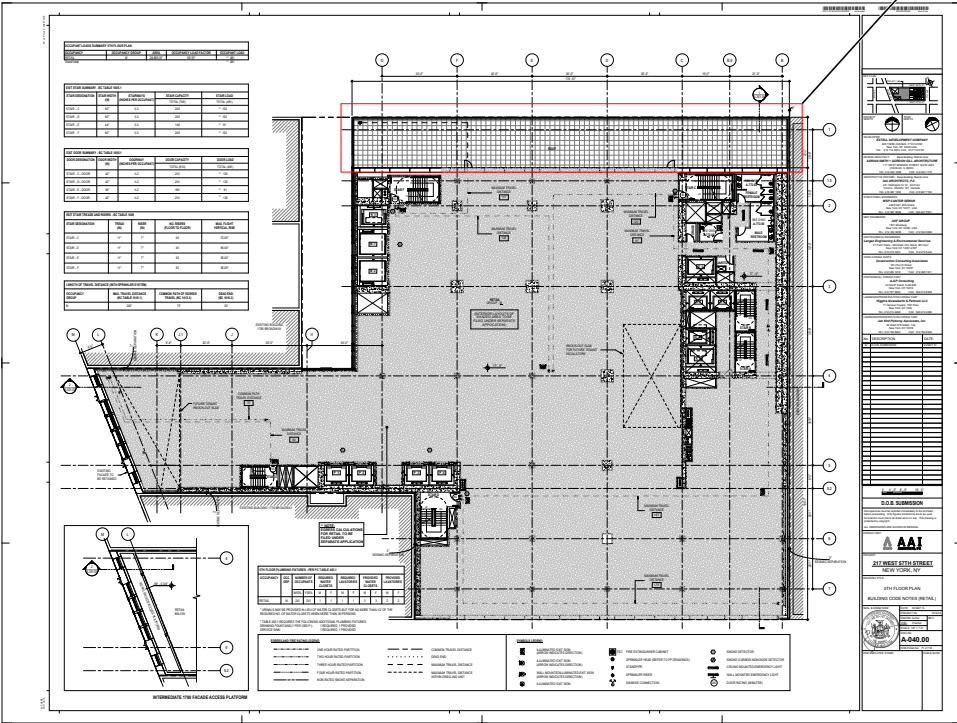
Provide the required number of exits per space, per maximum occupant load as per Table 1014.1.

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

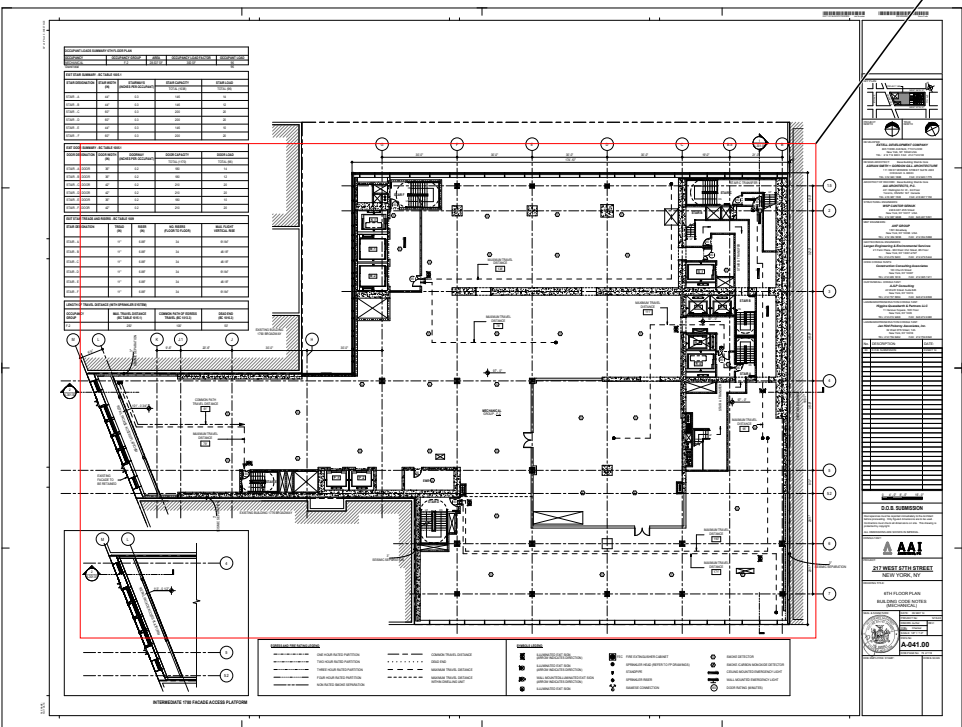
roof no occ. 11-18-14



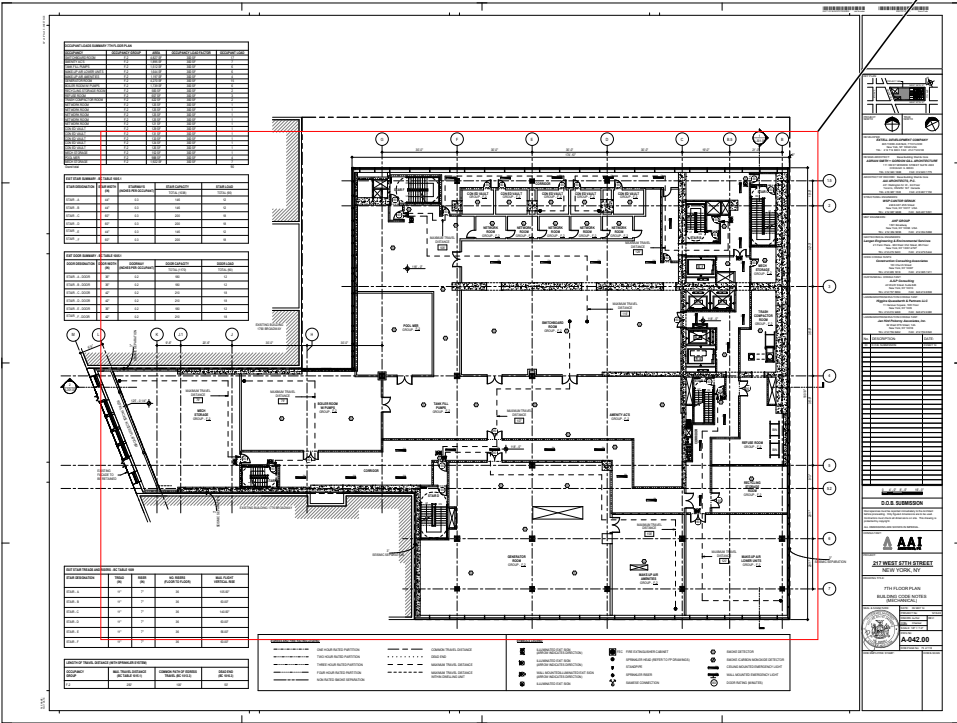
NO occ. 11-18-14



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~~

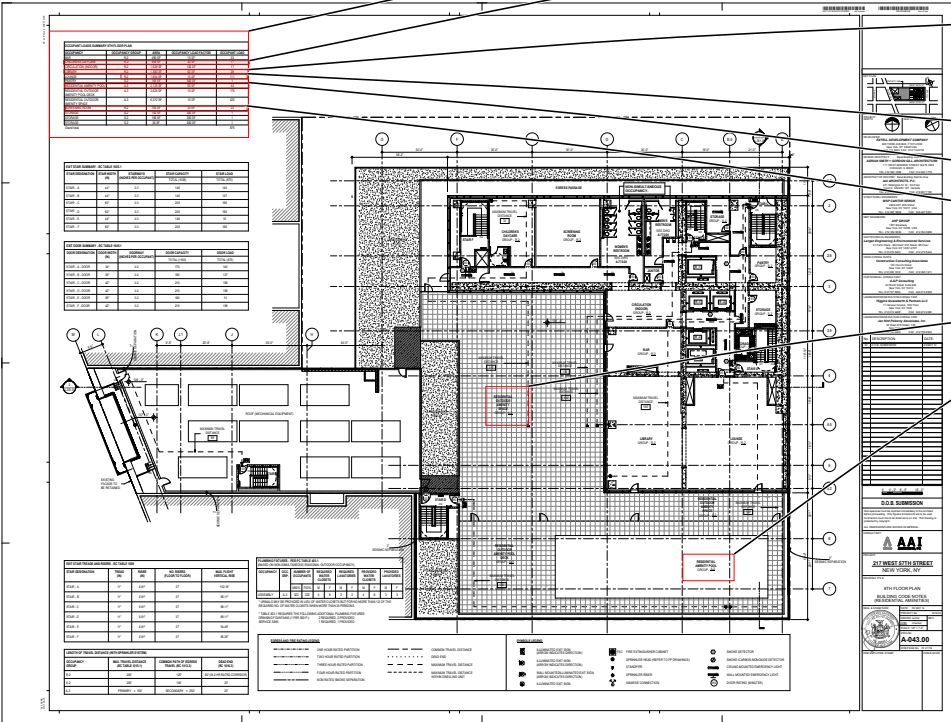
Provide the required number of exits per space, per maximum occupant load as per Table 1014.1. 01-12-15

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

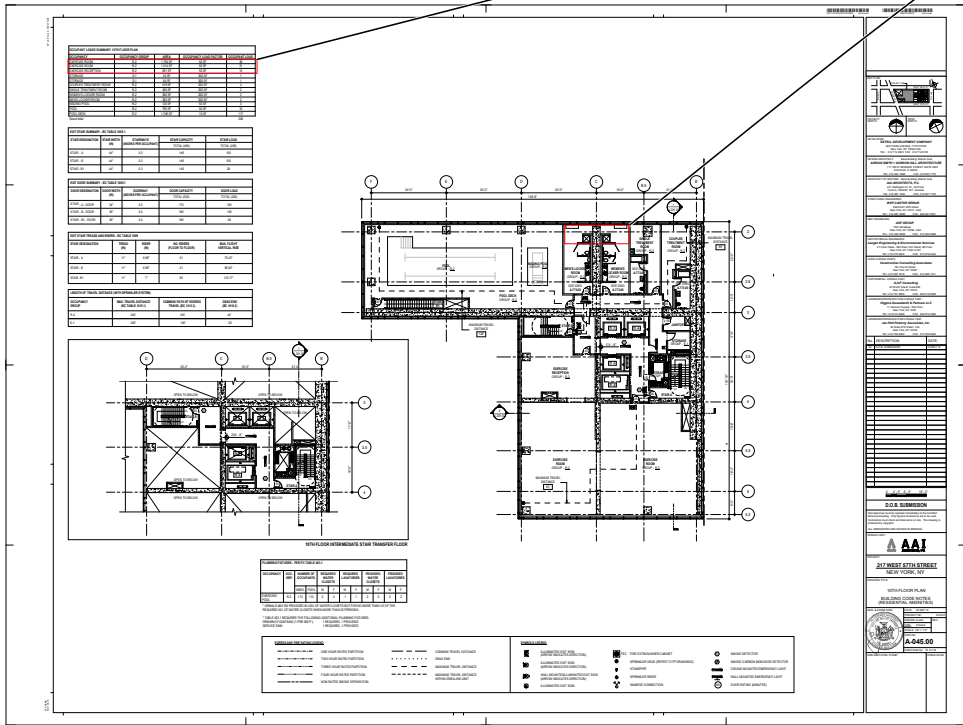
kitchen to be verified????

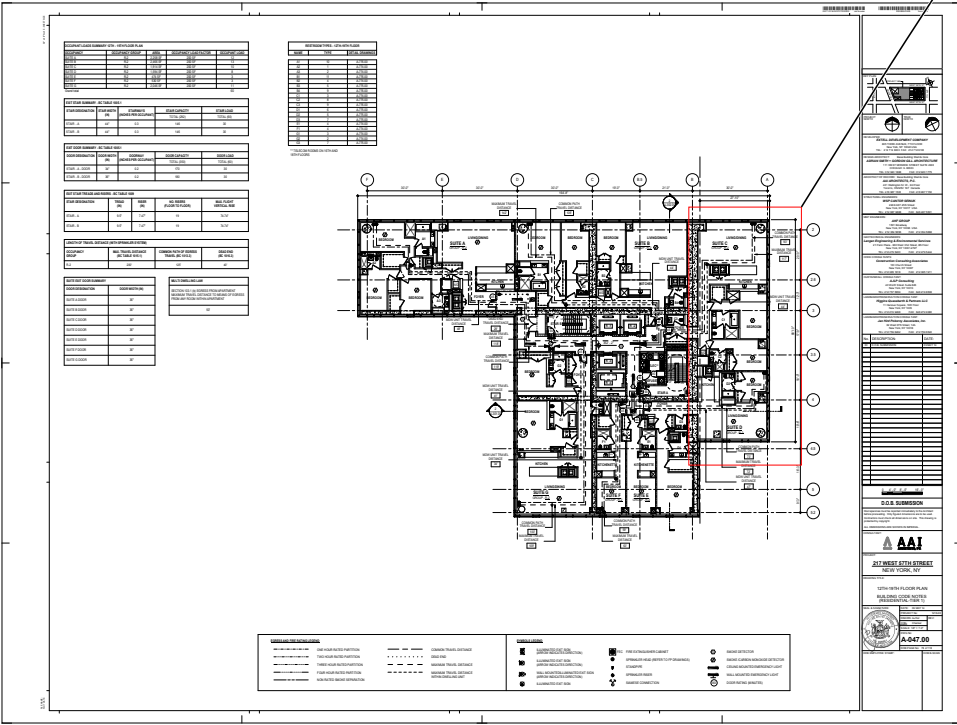




Author: dtitus Subject: Rectangle Date: 10/7/2014 9:10:59 AM  
one space A- occupancy.

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





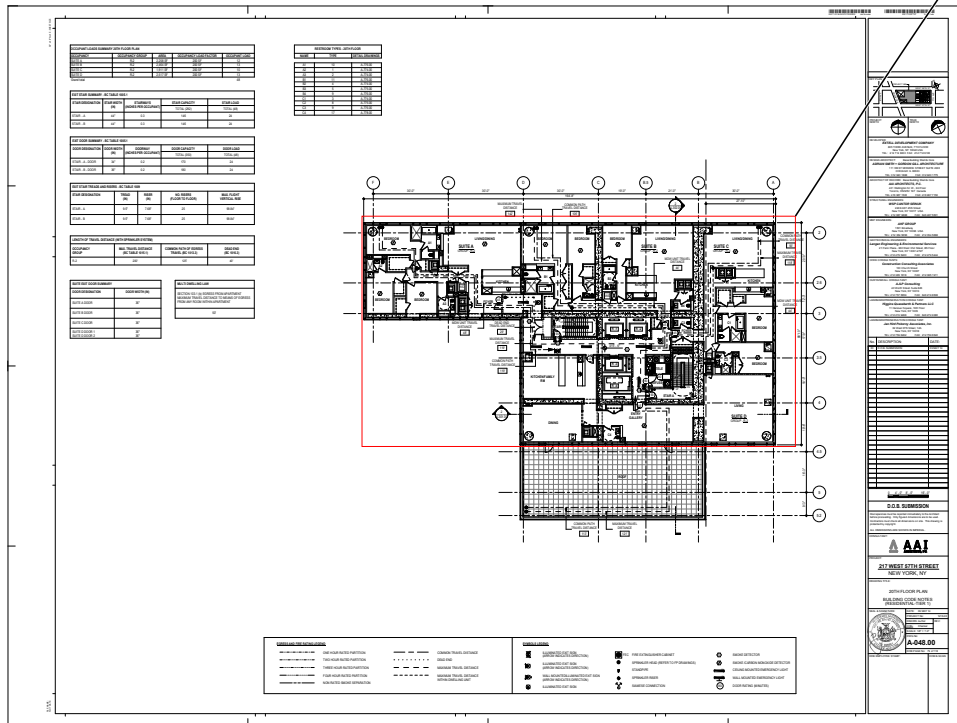
BC 1101.1, 1101.2, and  
ICC/ANSI A117.1-2003 Verify compliance with accessibility as per BC 1101  
1. Doors & maneuvering clearances-1107.2.1  
2. Residential bathrooms - 1107/ Appendix P  
3. Residential kitchens - 1107

~~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

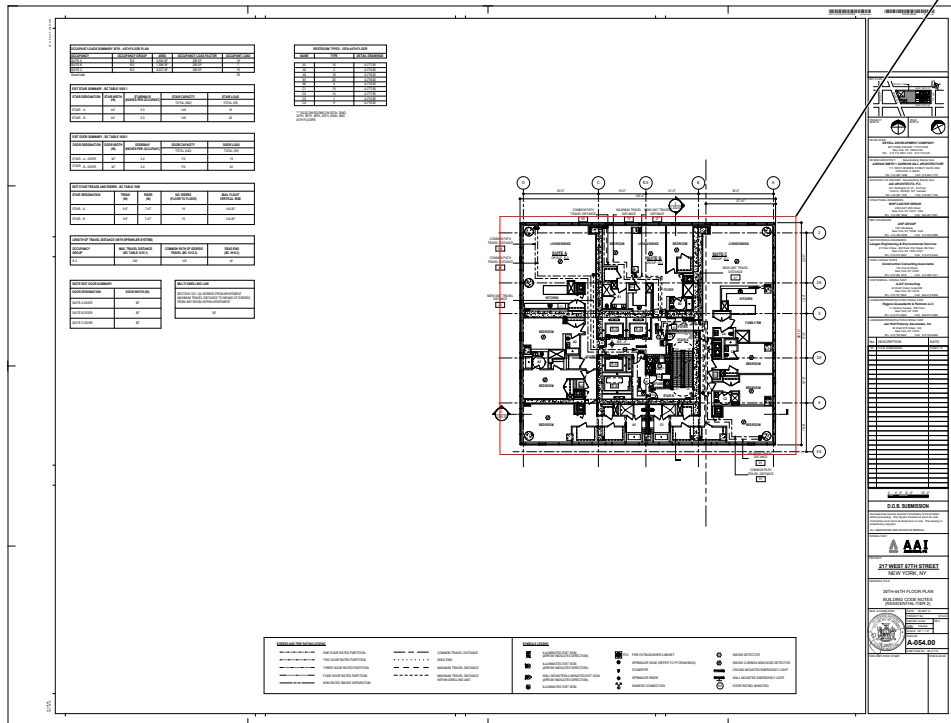
3.Residential kitchens – 1107.

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

5.Walk-in closets

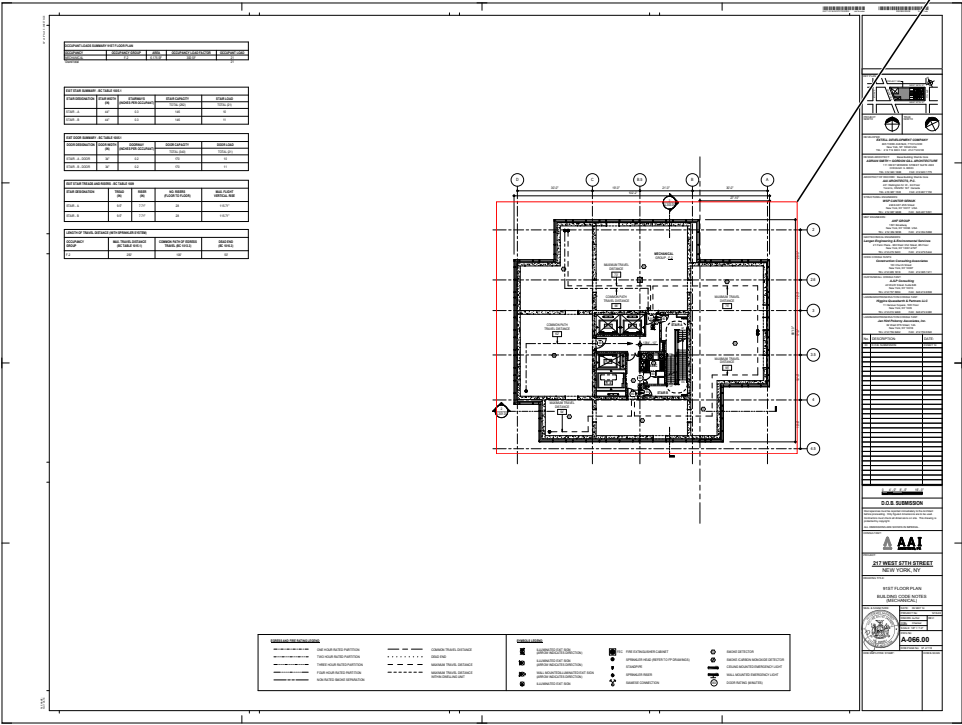
6.Access to W/D within units (Where washing machines or clothes dryers are provided within the dwelling or sleeping unit, such equipment shall comply with Section 611 (Washing Machines and Clothes Dryers) of ICC A117.1 and shall be front loading. Laundry equipment in accessible common-use areas as required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

11-26-14

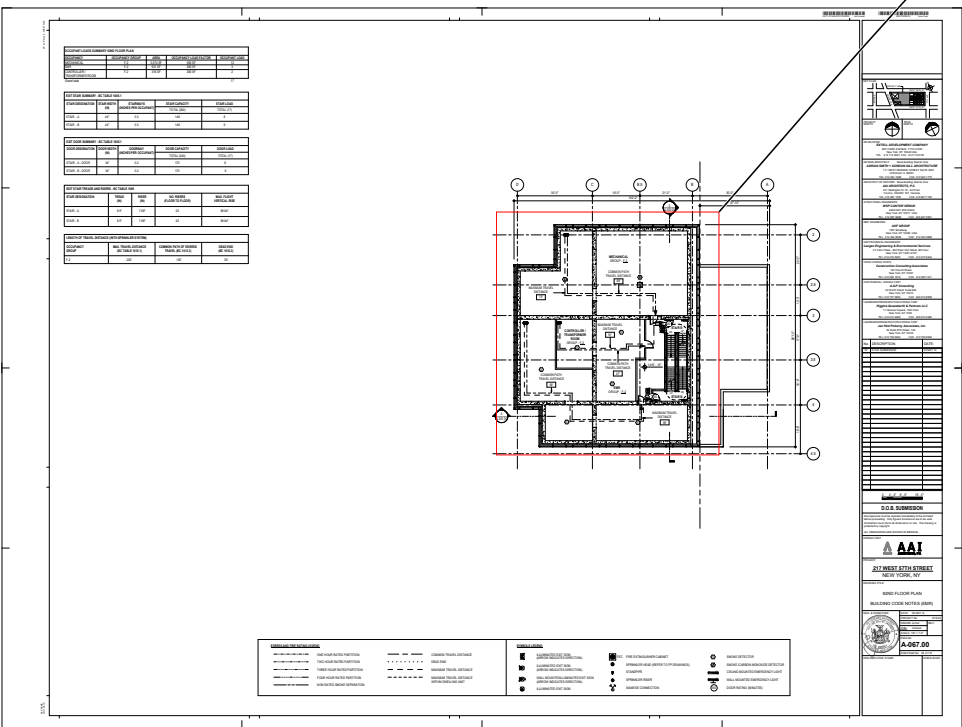


Author: dtitus Subject: Rectangle Date: 10/7/2014 9:24:08 AM  
Sufficient proof must be provided for entire fa deducted. Provide layout of heavy equipment for each floor in consideration to qualify for deductions.

11-26-14



11-26-14



open to the roof 11-26-14

