

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS, CODES AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT, NO WORK SHOWN SPECIFIED OR IMPLIED SHALL BE CONSTRUCTED TO CONFLICT WITH ANY GOVERNMENT AGENCY OR BUILDING AUTHORITY MANDATE.
2. NO WORK SHALL BEGIN UNTIL A BUILDING PERMIT HAS BEEN ISSUED.
3. GENERAL CONTRACTOR SHALL PROVIDE GENERAL LIABILITY INSURANCE, WORKMEN COMPENSATION INSURANCE AND DISABILITY INSURANCE BEFORE PERFORMING ANY WORK IN THIS BUILDING.
4. THE CONTRACTOR SHALL INSPECT THE SITE AND CHECK AND VERIFY EXISTING AND PROPOSED CONDITIONS BEFORE STARTING ANY WORK. THE CONTRACTOR SHALL BRING THE DISCREPANCIES TO THE ARCHITECT'S OR ENGINEER'S ATTENTION BY WRITING PRIOR TO SUBMIT ANY QUOTES OR ESTIMATES PRIOR TO COMMENCING WORK.
5. ALL NEW WORK CONFORMS TO THE NEW YORK STATE ENERGY CODE.
6. ALL FEES, PERMITS APPLICATIONS, INSPECTIONS, CERTIFICATES AND SIGN-OFF SHALL BE SECURED BY THE CONTRACTOR AND PAID FOR BY THE OWNER UNLESS OTHERWISE NOTED.
7. ALL NOTES HEREIN MENTIONED ALONG WITH THOSE ON THE VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND IS PART OF THE CONTRACT.
8. THE CONTRACTOR SHALL PROVIDE ALL THE LABOR AND MATERIAL NECESSARY FOR THE COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS.
9. THE CONTRACTOR SHALL CARRY OUT ALL THE WORK IN A FIRST CLASS WORKMAN-LIKE MANNER. HE SHALL MAINTAIN A SAFE, CLEAN JOB SITE AT ALL TIMES, FREE FROM DEBRIS ACCUMULATION, AND SHALL LEAVE THE JOB SITE BROOM CLEAN AT THE COMPLETION OF THE PROJECT.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO NEW OR EXISTING CONDITIONS CAUSED BY HIMSELF, HIS WORKMEN OR HIS SUBCONTRACTOR. HE SHALL REPAIR SUCH DAMAGE AT NO ADDITIONAL COST TO THE OWNER UNLESS OTHERWISE NOTED IN WRITING PRIOR TO STARTING WORK.
11. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (AISI, AISC, ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW, FREE FROM DEFECTS UNLESS OTHERWISE NOTED.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, STANDARDS AND GOOD PRACTICE. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROPERTY, THAT REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOUR. THE CONTRACTOR SHALL DEFEND, INDEMNIFY & HOLD THE ARCHITECT OR ENGINEER HARMLESS FROM ANY ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
14. THE ARCHITECT OR ENGINEER OF DESIGN HAS NOT BEEN RETAINED FOR ANY FILED SUPERVISION OR INSPECTION. HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE PLANS.
15. MATERIALS NOT SPECIFIED SUCH AS MAKE, STYLE, COLORS ETC. SHALL BE APPROVED BY THE OWNER PRIOR TO PURCHASING AND INSTALLATION BY CONTRACTORS.
16. THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER-BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

BUILDING DEPARTMENT NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY ADMINISTRATIVE BUILDING CODE EFFECTIVE 2014 AND AMENDMENTS THERETO.
2. GENERAL CONTRACTOR SHALL OBTAIN GENERAL LIABILITY INSURANCE, WORKMEN'S COMPENSATION INSURANCE AND DISABILITY INSURANCE BEFORE PERFORMING ANY WORK.
3. ALL NEW WORK SHALL CONFORM TO THE NEW YORK CITY ENERGY CONSERVATION CODE.
4. ALL FEES, PERMITS, APPLICATIONS, INSPECTIONS CERTIFICATION, SIGN-OFFS SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.
5. THE GENERAL CONTRACTOR SHALL PROVIDE ALL THE LABOR AND MATERIAL FOR THE COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
6. SAFETY OF PUBLIC AND PROPERTY DURING CONSTRUCTION OPERATIONS SHALL BE IN ACCORDANCE WITH ARTICLE 1B.
7. THE WORK SHOWN ON THE DRAWINGS DO NOT CHANGE USE, OCCUPANCY, AND EGRESS.

DEMOLITION NOTES:

1. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT OWNER'S PROPERTY AND PERSONNEL DURING THE DEMOLITION OPERATION.
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHOD FOR SUPPORTING EXISTING STRUCTURE DURING REMOVAL OF BEARING WALL AS SHOWN ON DRAWINGS OR ANY OTHER DEMOLITION ELSEWHERE ON THE PROJECT RELATED CONSTRUCTION. ADEQUATE SHORING DESIGNED BY A NEW YORK STATE-REGISTERED PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR SHALL BE PROPERLY INSTALLED PRIOR TO THE START OF DEMOLITION.
3. ALL DEMOLITION WORK SHALL CONFORM TO OSHA REQUIREMENTS, WHICH WILL INCLUDE INSTALLATION OF WARNING SIGNS, STAGING REFLECTOR AND OR VISIBILITY AIDS.
4. ALL DEBRIS SHALL BE REMOVED FOR OFF-SITE DISPOSAL IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL LAWS.
5. ITEMS IDENTIFIED BY THE OWNER FOR SALVAGE SHALL BE HAULED TO STORAGE LOCATION AS PER THE OWNER'S DIRECTION.
6. DEMOLITION CONTRACTOR SHALL LEAVE THE SITE CLEAN FREE OF DEBRIS. TRUCK TRACKS ON SIDE WALKS AND COURT YARD SHALL BE AVOIDED. WATER USED FOR SAW-CUTTING CONCRETE SHALL BE COLLECTED WITH THE AID OF WET & DRY INDUSTRIAL VACUUM TO ENSURE SITE CLEANLINESS.
7. AREA AROUND INDOOR DEMOLITION WORK SHALL BE COVERED WITH DUSTPROOF AND NOISE-PROOF PVC OR OTHER ACCEPTABLE ENCLOSURE WITH OSHA SPECIFIED INDEPENDENT VENTILATION SYSTEM.
8. ANY MASONRY WALLS, PARTITIONS, PIERS, BEAMS AND COLUMNS SHALL NOT BE DAMAGED DURING DEMOLITION UNLESS DIRECTED BY PROJECT ENGINEER
9. DO NOT DAMAGE ANY EXISTING POWER LINES AND UTILITY LINES DURING DEMOLITION.

SCOPE OF WORK:

1. CONSTRUCT NEW VERTICAL EXTENSION
2. REMOVE PARTITIONS
3. CONSTRUCT NEW STAIR
4. CONSTRUCT NEW PARTITIONS
5. INSTALL NEW PLUMBING FIXTURES
6. INSTALL NEW GAS FIXTURES

ASBESTOS NOTE:

IN THE EVENT OF ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE OR THE SUBSTANTIAL RISK THEREOF, CLIENT WILL HAVE THE DUTY TO INFORM THE ENGINEER OF SUCH RISKS KNOWN OR REASONABLY KNOWABLE TO THE CLIENT. IF ASBESTOS OR ANY OTHER TOXIC SUBSTANCE, OR RISKS TO EXPOSURE THEREOF IS DISCOVERED BY THE ENGINEER DURING WORK ON THE PROJECT, THE ENGINEER SHALL, IN ITS SOLE DISCRETION, HAVE THE RIGHT TO SUSPEND WORK ON THE PROJECT. THE CLIENT SHALL HAVE THE DUTY TO PROMPTLY RETAIN A QUALIFIED EXPERT TO SAFELY RENDER OR SUPERVISE THE REMOVAL OF SUCH ASBESTOS OR OTHER TOXIC SUBSTANCE. THE CLIENT SHALL INDEMNIFY AND HOLD ENGINEER, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY ON PART OF OR DAMAGE TO SUCH ENTITIES OR PERSONS INCLUDING THE COST OF LEGAL FEES AND EXPENSES, AS SUCH FEES AND EXPENSES ARE INCURRED, WHICH MAY RESULT FROM ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE ON THE PROJECT.

ENERGY CODE COMPLIANCE NOTE:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS IN COMPLIANCE WITH NYCCEC 2016.

FLOOD NOTE:

PROPERTY IS NOT IN SPECIAL FLOOD HAZARD AREA. AS PER FIRM MAP DATED 2007 AND 2013

LIST OF DRAWING:

1. T-001.00 PLOT PLAN, GENERAL NOTES
2. T-002.00 BUILDING CODE, CONSTRUCTION NOTES
3. T-003.00 ABBREVIATIONS AND SYMBOLS
4. T-004.00 HANDICAPPED NOTES
5. Z-100.00 ZONING INFORMATION
6. EN-001.00 ENERGY ANALYSIS REPORT
7. D-100.00 SUB-CELLAR DEMOLITION PLAN
8. D-101.00 CELLAR DEMOLITION PLAN
9. D-102.00 FIRST FLOOR DEMOLITION PLAN
10. D-103.00 SECOND FLOOR DEMOLITION PLAN
11. D-104.00 THIRD FLOOR DEMOLITION PLAN
12. D-105.00 FOURTH FLOOR DEMOLITION PLAN
13. D-106.00 FIFTH FLOOR DEMOLITION PLAN
14. D-107.00 SIXTH FLOOR DEMOLITION PLAN
15. D-108.00 ROOF DEMOLITION PLAN
16. A-100.00 SUB-CELLAR PROPOSED PLAN
17. A-101.00 CELLAR PROPOSED PLAN
18. A-102.00 FIRST FLOOR PROPOSED PLAN
19. A-103.00 SECOND FLOOR PROPOSED PLAN
20. A-104.00 THIRD FLOOR PROPOSED PLAN
21. A-105.00 FOURTH FLOOR PROPOSED PLAN
22. A-106.00 FIFTH FLOOR PROPOSED PLAN
23. A-107.00 SIXTH FLOOR PROPOSED PLAN
24. A-108.00 ROOF PROPOSED PLAN
25. A-109.00 BULKHEAD PROPOSED PLAN AND EMR PLAN/SECTION
26. A-200.00 ELEVATION
27. A-300.00 SECTION
28. A-301.00 SECTION2
29. A-302.00 WALL SECTION DETAIL
30. A-400.00 DETAIL

SPECIAL INSPECTION NOTES:

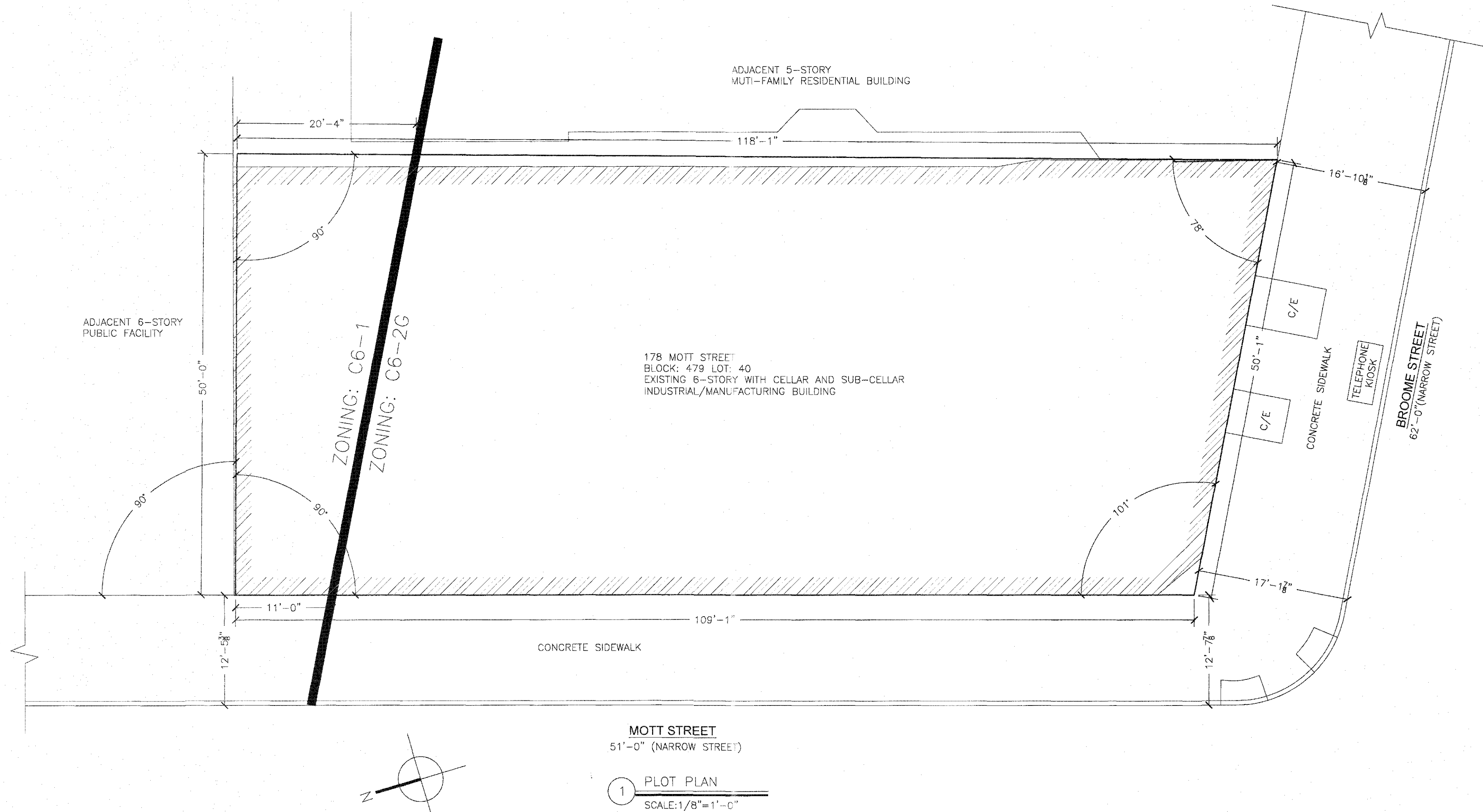
1. STRUCTURAL STEEL - WELDING
2. STRUCTURAL STEEL - DETAILS
3. STRUCTURAL STEEL - HIGH STRENGTH BOLTING
4. STRUCTURAL COLD-FORMED STEEL
5. CONCRETE - CAST-IN-PLACE
6. MASONRY
7. MECHANICAL SYSTEMS
8. STRUCTURAL STABILITY - EXISTING BUILDINGS
9. SPRINKLER SYSTEMS
10. STANDPIPE SYSTEMS
11. FIRE-RESISTANT PENETRATIONS AND JOINTS
12. PRELIMINARY
13. ENERGY CODE COMPLIANCE INSPECTIONS
14. FIRE-RESISTANCE RATED CONSTRUCTION

BC 1704.3.1
BC 1704.3.2
BC 1704.3.3
BC 1704.3.4
BC 1704.4
BC 1704.5
BC 1704.16
BC 1704.20.1
BC 1704.23
BC 1704.24
BC 1704.27
28-116.21, BC 110.2
BC 110.3.5
BC 110.3.4

ENERGY CODE PROGRESS INSPECTION

15. FENESTRATION U-FACTOR AND PRODUCT RATING
16. AIR SEALING AND INSULATION - VISUAL
17. HVAC AND SERVICE WATER HEATING EQUIPMENT
18. HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS
19. HVAC INSULATION AND SEALING
20. ELECTRICAL ENERGY CONSUMPTION
21. INTERIOR LIGHTING POWER
22. LIGHTING CONTROLS
23. MAINTENANCE INFORMATION

(IA3), (IA3)
(IA6), (IA6)
(IB3), (IB3)
(IB4), (IB4)
(IB5), (IB5)
(IC1), (IC1)
(IC2), (IC3)
(IC5), (IC5)
(ID1), (ID1)



PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

mw MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:



THIS DRAWING IS THE PROPERTY OF MW PROFESSIONAL ENGINEERING, P.C. HEREAFTER REFERRED TO AS "THE COMPANY". THIS DRAWING SHALL NOT BE USED FOR ANY PROJECT OR PURPOSE OTHER THAN THAT FOR WHICH IT IS ISSUED BY THE COMPANY. THIS DRAWING SHALL NOT BE COPIED WITHOUT WRITTEN PERMISSION OF THE COMPANY. THE COMPANY WILL NOT BE LIABLE FOR ANY DAMAGE OR INJURY CAUSED BY UNAUTHORIZED USE OF THE INFORMATION SHOWN ON THE DRAWING.

REV #	DATE	DESCRIPTION

DRAWING TITLE:

PLOT PLAN

PROJ. # MW618

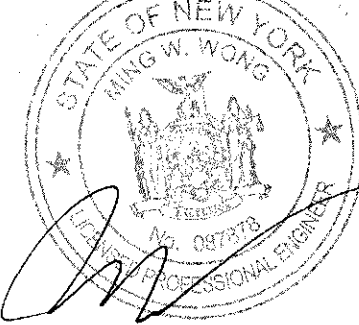
SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL

CHECKED BY: MW

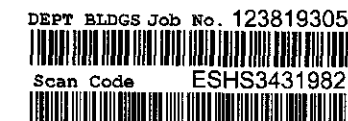
PROFESSIONAL SEAL:



DWG. #

T-001.00

DOB BARCODE



GENERAL NOTES

1. THE GENERAL NOTES AND CONSTRUCTION DOCUMENTS HEREWITH SHALL APPLY TO THE WORK OF THIS PROJECT, AND SHALL BE CAREFULLY REVIEWED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE EACH SUBCONTRACTOR'S PARTICULAR WORK WITH ALL OTHER SUBCONTRACTOR'S WORK ASSOCIATED WITH THIS PROJECT. THE GENERAL CONTRACTOR SHALL SUPPLY THE SUBCONTRACTOR WITH COMPLETE SETS OF DRAWINGS. ANY CONFLICTS AND/OR DISCREPANCIES BETWEEN TRADES SHALL BE BROUGHT TO ARCH'S ATTENTION FOR RESOLUTION.
2. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL CARRY WORKMEN'S COMPENSATION INSURANCE IN STATUTORY AMOUNTS AS REQUIRED BY LAW. LIABILITY, BODILY INJURY, AUTOMOTIVE, AND OTHER INSURANCES IN AMOUNTS AND FOR PERIODS SATISFACTORY TO THE GENERAL CONTRACTOR, TO THE FULLEST EXTENT PERMITTED BY LAW. THE GENERAL CONTRACTOR AND ALL OF HIS SUBCONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND HIS CONSULTING ENGINEERS AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, AND EXPENSES RESULTING FROM THE PERFORMANCE OF THE WORK ASSOCIATED WITH THIS PROJECT.
3. EXISTING CONDITIONS: BEFORE BIDDING, THE CONTRACTOR SHALL VISIT THE JOB SITE AND ASCERTAIN ALL EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK. FAILURE TO DO SO WILL NOT BE ACCEPTED AS A REASON FOR REQUESTING EXTRA PAY WHEN THE EXISTING CONDITIONS RESULT IN EXTRA MATERIALS. ANY EXISTING CONDITIONS FOUND BY THE CONTRACTOR WHICH WILL ADVERSELY AFFECT THE WORK SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETELY ASSESSED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
4. ALL WORK PERFORMED FOR THIS PROJECT SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES HAVING JURISDICTION. THE CONTRACTOR SHALL NOT LIMITED TO THOSE LISTED IN THE CODE DATA PORTION OF THE DRAWINGS AND WITH THE REQUIREMENTS OF THE UTILITY COMPANIES WHOSE SERVICES SHALL BE UTILIZED. ALL MODIFICATIONS REQUIRED BY THE BUILDING DEPARTMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO, OR AT THE TIME OF PERMITTING. ANY REQUIRED CHANGES WILL BE SHOWN, AS DETERMINED BY THE ARCHITECT, ON REVISED DRAWINGS ISSUED TO THE GENERAL CONTRACTOR.
5. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL MAKE ARRANGEMENTS FOR, OBTAIN, AND PAY FOR ALL PERMITS, TESTS, INSPECTIONS, AND APPROVALS REQUIRED OR HIS PORTION OF WORK.
6. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ALL MANDATORY BUILDING INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT TO BE MADE BY THE ARCHITECT OR ANY OF HIS ENGINEERS UPON ISSUANCE OF THE PERMIT. THE GENERAL CONTRACTOR MUST ENSURE THAT INSPECTIONS PROCESS IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF ALL CODES AND AGENCIES HAVING JURISDICTION.
7. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE TO AWARE OF ALL COMMENTS AND NOTES MADE BY THE BUILDING OFFICIAL UPON THE PERMITTED, SIGNED AND SEALED JOBSITE SET OF CONSTRUCTION DOCUMENTS, AND SHALL INCORPORATE ALL INFORMATION WITHIN THE APPLICABLE CONTRACTOR'S SCOPE OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO KEEP AN AS-BUILT SET OF CONSTRUCTION DOCUMENTS, AND TO NOTIFY THE ARCHITECT OF ANY AND ALL CHANGES MADE DUE TO FIELD DIRECTIVES BY THE BUILDING INSPECTORS. AT SUBSTANTIAL COMPLETION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL DELIVER THE AS-BUILT SET OF DRAWINGS TO THE ARCHITECT, WITH ALL AUTHORIZED FIELD CHANGES CLEARLY INDICATED IN RED INK OR PENCIL.
8. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE INDIVIDUALLY RESPONSIBLE FOR THE PROTECTION OF BUILDING OCCUPANTS FROM ALL HAZARDS ASSOCIATED WITH HIS PARTICULAR WORK. THE CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN ALL BARRICADES, BARRIERS, AND DUST CONTROL SYSTEMS NECESSARY TO PROTECT THE HEALTH AND SAFETY OF THE BUILDING OCCUPANTS.
9. WRITTEN DIMENSIONS AND NOTES ARE TYPICAL FOR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS. ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING ANY MATERIAL OR COMMENCING WITH ANY WORK.
10. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO PROPERLY COMPLETE THE WORK OF HIS CONTRACT. NO CONTRACTOR SHALL ENDANGER THE WORK OF ANY OTHER CONTRACTOR. ANY FEES/COSTS INCURRED TO REPAIR DEFECTIVE OR LIMITED WORK SHALL BE BORNE BY THE SUBCONTRACTOR RESPONSIBLE THEREFOR.
11. THE GENERAL CONTRACTOR SHALL SUBMIT PRODUCT APPROVALS, SHOP DRAWINGS, SAMPLES, AND EQUIPMENT SPECIFICATION SHEETS AS CALLED FOR IN THE CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: ELECTRICAL AND AIR CONDITIONING EQUIPMENT; PLUMBING FIXTURES AND BATHROOM ACCESSORIES; APPLIANCES AND FINISHES. ALL SUBMITTALS SHALL BE SUBMITTED AND DELIVERED TO THE OWNER SUFFICIENTLY IN ADVANCE TO ALLOW FOR REVIEW AND CORRECTION OR APPROVAL. PROCUREMENT AND/OR FABRICATION SHALL NOT COMMENCE UNTIL SUBMITTALS ARE REVIEWED AND APPROVED BY THE OWNER. THE ARCHITECT'S APPROVAL OF A SUBMITTAL THAT IS NOT IN CONFORMANCE WITH THE CONTRACTOR DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO CONFORM WITH THE CONTRACTOR DOCUMENTS.
12. ALL REQUIRED TESTS PERTAINING TO THIS PROJECT SHALL BE PERFORMED AT THE EXPENSE OF THE GENERAL CONTRACTOR, AND BY A LICENSED TESTING LABORATORY UNDER THE SUPERVISION OF A STATE REGISTERED ENGINEER. TEST RESULTS SHALL BE SUBMITTED EACH TIME A TEST IS COMPLETED.
13. THE GENERAL CONTRACTOR AND ALL APPLICABLE SUBCONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN THE PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS. THIS SHALL APPLY EVEN TO THOSE STRUCTURAL MEMBERS NOT INDICATED IN THE CONSTRUCTION DOCUMENTS.
14. NO STRUCTURAL MEMBER SHALL BE CUT, REMOVED, OR MODIFIED (UNLESS SPECIFIED IN THE CONSTRUCTION DOCUMENTS) WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR HIS ENGINEER.
15. ALL EXISTING DISTURBED OR DAMAGED SURFACES (I.E. DRYWALL, STUCCO, PAINT, ETC.), WITHIN THE AREA OF CONSTRUCTION, SHALL BE REPAIRED, AS NECESSARY, TO MATCH EXISTING FINISHES.
16. AFTER COMPLETION OF CONSTRUCTION, ALL WORK AREAS SHALL BE LEFT CLEAN AND FREE OF ANY PLASTER, PAINT SMEARS OR SPLATTERS, AND THE BUILDING IS TO BE BROOM CLEANED.
17. COORDINATION DRAWINGS: PREPARE COORDINATION DRAWINGS WHERE CAREFUL COORDINATION IS NEEDED FOR INSTALLATION OF PRODUCTS AND MATERIALS. FABRICATION BY SEPARATE ENTITIES. PREPARE COORDINATION DRAWINGS WHERE LIMITED SPACE AVAILABILITY NECESSITATES MAXIMUM UTILIZATION OF SPACE FOR EFFICIENT INSTALLATION OF DIFFERENT COMPONENTS.
 1. SHOW THE RELATIONSHIP OF COMPONENTS SHOWN ON SEPARATE SHOP DRAWINGS.
 2. INDICATE REQUIRED INSTALLATION SEQUENCES.
 3. COMPLY WITH REQUIREMENTS ALL SUBMITTAL AND SHOP DRAWING REQUIREMENTS.
18. COLD WEATHER CONSTRUCTION: THE GENERAL CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS AGAINST DAMAGE TO MATERIALS AND WORK INSTALLED IN COLD OR FREEZING WEATHER, BY PROVIDING ADEQUATE SPECIAL HEAT AND/OR COVERINGS TO PREVENT DAMAGE BY THE ELEMENTS. THE GROUND SURFACES UNDER FOOTINGS SHALL BE PROTECTED AGAINST FROST OR FREEZING.
19. ALL WORK SPECIFIED IN THE CONSTRUCTION DOCUMENTS, AND PERFORMED BY THE GENERAL CONTRACTOR OR HIS SUBCONTRACTORS, SHALL BE GIVEN A ONE (1) YEAR WARRANTY FROM THE DATE OF THE CITY OR COUNTY'S FINAL INSPECTION, AND WITH THE OWNER'S APPROVAL OF SATISFACTION. DURING THIS PERIOD, THE CONTRACTOR AGREES TO REPAIR AND/OR REPLACE, AS NECESSARY, ANY WORK PERFORMED UNDER HIS CONTRACT WHICH EFFECTIVE OR DAMAGED DUE TO CIRCUMSTANCES ASSOCIATED WITH THE WORKMANSHIP OF THE GENERAL CONTRACTOR'S WORK FORCE, OR THAT OF HIS SUBCONTRACTOR.
20. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF CONSTRUCTION AND REMAIN THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION OF THESE DRAWINGS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, IS STRICTLY PROHIBITED BY COPYRIGHT PROTECTION LAWS.
21. PLANS: DRAWINGS ARE BASICALLY DIAGRAMS INTENDED TO DEPICT APPROXIMATELY EQUIPMENT LOCATIONS AND ARRANGEMENTS, NOT TO SHOW EVERY MINOR DETAIL. WHERE MANUFACTURER'S NAMES AND PRODUCT NUMBERS ARE INDICATED ON THE DRAWINGS IT SHALL BE CONSIDERED TO MEAN THE ESTABLISHING OF QUALITY AND PERFORMANCE STANDARDS OF SUCH ITEMS. ALL OTHER PRODUCT SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. WHERE THERE IS A CONFLICT BETWEEN SPECIFICATIONS AND DRAWINGS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
22. INTERFERENCE: THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES SO THAT INTERFERENCE WITH EXISTING CONDITIONS, CONDUITS, PIPING, EQUIPMENT, ARCHITECTURAL AND STRUCTURAL MEMBERS BE AVOIDED. THE CONTRACTOR SHALL PROVIDE AN ALLOWANCE TO RELOCATE ANY EXISTING PLUMBING MAINS, HVAC RUNS, BRANCH LINES OR ANY OTHER NONSTRUCTURAL ELEMENTS THAT INTERFERE WITH PROPOSED ALLOWANCE.

CONSTRUCTION NOTES

1. GENERAL CONTRACTOR SHALL COORDINATE, SUPPLY AND INSTALL ANY BLOCKING AS REQUIRED FOR THE SECURITY, MILLWORK, FURNITURE INSTALLER OR OTHER VENDORS OR SUB-CONTRACTORS.
2. THE GENERAL CONTRACTOR AND ALL APPLICABLE SUBCONTRACTOR SHALL PROVIDE AND INSTALL 2X WOOD BACKING BETWEEN STUDS FOR ANY BASE AND WALL-MOUNTED CABINETS AND SURFACE-MOUNTED ACCESSORIES PRIOR TO THE INSTALLATION OF ANY WALLBOARD. PROVIDE BACKING EVEN IF CABINETS AND ACCESSORIES ARE "BY OT" CONTRACT OR "NOT IN CONTRACT". CONTRACTOR SHALL MARK LOCATION OF BACKING ON WALLBOARD FOR THE USE OF THE CABINET/EQUIPMENT INSTALLERS.
3. GENERAL CONTRACTOR AND MILLWORK SHALL INSPECT AND FIELD VERIFY ALL WALL THICKNESS FOR DOOR JAMBS AND WALL PENETRATIONS.
4. ALL DIMENSIONS ARE TO FINISHED SURFACE UNLESS OTHERWISE NOTED.
5. DO NOT SCALE DRAWINGS. IF REQUIRED DIMENSIONS ARE NOT INDICATED, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCH FOR RESOLUTION.
6. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION IN THE FIELD AND NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES IN THE PLANS. NOTIFICATION SHALL BE IN WRITING.
7. MILLWORK CONTRACTOR SHALL REVIEW ALL DWGS AND DETAILS FOR ALL MILLWORK.
8. GENERAL CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR APPROVAL.
9. MILLWORKER SHALL FIELD MEASURE EXACT FINISHED LOCATION F ALL MILLWORK AND ELECTRICAL RECEPTABLES AT THE JOBSITE PRIOR TO FABRICATION OF ANY MILLWORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS FOR RESOLUTION.
10. THE DRYWALL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER TRADES. WHERE DRYWALL CONSTRUCTION IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC., THIS CONTRACTOR SHALL PROVIDE ALL NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN FIRE OR SOUND RATING WHERE REQUIRED.
11. GENERAL CONTRACTOR SHALL COORDINATE ALL WOOD GROUNDS, STEEL SUPPORTS AND ANY OTHER ITEM THAT IS EMBEDDED INTO THE DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATES TO HIS WORK OR THE WORK OF ANY OTHER CONTRACTORS. ALL WOOD GROUNDS, BRIDGING, BRACING, FRAMING ETC., SHALL BE FIRE-RETARDED AS CALLED FOR BY THE BUILDING CODE AND GENERAL CONTRACTOR MUST SUBMIT AFFIDAVITS OF SUCH FIRE RETARDATION TO THE ARCHITECT.
12. WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AT COLUMNS, BEAMS, ROOF/FLOOR DECKS OR ANY OTHER SURFACE NEW FIREPROOFING SHALL BE INSTALLED TO COMPLY WITH THE RATED FIRE RATING. GENERAL CONTRACTOR IS TO VERIFY THIS CONDITION IN THE FIELD.
13. THE GENERAL CONTRACTOR IN COORDINATION WITH THE DRYWALL CONTRACTOR SHALL PROVIDE ALL LINE AND GRADE MARKINGS ON THE FINISHED FLOOR FOR ALL PARTITIONS FOR THE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH ANY WORK.
14. UNLESS OTHERWISE NOTED, ALL DIMENSIONS FOR PARTITIONS ARE FROM FINISH SURFACE TO FINISH SURFACE OR FROM FINISH SURFACE TO WINDOW MULLION.
15. ALL GYPSUM WALLBOARD PARTITIONS SHALL BE ERECTED AS SHOWN ON THE PLANS, DETAILS OR AS CALLED FOR IN THE SPECIFICATIONS (NOTES). ALL GYPSUM WALLBOARD PARTITION JOINTS SHALL BE LOCATED SO THAT PANELS EDGES FALL ON ALTERNATE STUDS. ALL JOINTS SHALL BE TAPED, SPACKLED AND FINISHED SMOOTH TO RECEIVE NEW WALL TREATMENT.
16. WALLS SHOWN ALIGNED WITH THE BASE BUILDING CORE STRUCTURE SHALL BE FLUSH AND SMOOTH WITH BASE BUILDING STRUCTURE AND SHALL BYPASS FACE OF COLUMNS OR MASONRY PARTITIONS WITH (1) LAYER OF 5/8" GYPSUM WALL-BOARD UNLESS NOTED OTHERWISE.
17. ALL DOORS IN DRYWALL OR MASONRY PARTITION SHALL BE SET 4" FROM OUTSIDE EDGE OF BUCK TO IMMEDIATE ADJACENT WALL, UNLESS OTHERWISE NOTED.
18. ALL JOINTS IN NEW PARTITIONS, AS WELL AS JUNCTURES BETWEEN EXISTING AND NEW PARTITIONS, SHALL BE TAPED AND SPACKLED AND FINISHED SMOOTH.
19. WHERE INDICATED ON THE CONSTRUCTION PLAN, THE DRYWALL CONTRACTOR SHALL INSTALL CONTINUOUS, FULL HEIGHT ACOUSTICAL INSULATION BLANKETS BETWEEN THE STUDS UP TO THE BOTTOM OF THE STRUCTURE ABOVE LEAVING NO VOIDS OR SPACES.
20. THE CONTRACTOR SHALL APPLY AT LEAST TWO CONTINUOUS 1/4" DIAMETER CAULKING BEADS AT THE FLOOR AND CEILING CHANNEL RUNNERS AND ABUTTING CONSTRUCTION PRIOR TO THE INSTALLATION OF THE GYPSUM BOARD PANELS.
21. THE GENERAL CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING FOR ALL WALL OPENINGS FOR DUCTWORK, RETURN AIR OPENINGS, ACCESS PANELS AND GRILLE OPENINGS ABOVE AND BELOW HUNG CEILINGS. THESE ARE TO BE COORDINATED WITH HVAC, ENGINEERING DRAWINGS AND THE GENERAL CONTRACTOR'S MECHANICAL CONTRACTOR'S SHOP DRAWINGS. ALL SPACES OR GAPS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND VIBRATION.
22. PROVIDE ALL NECESSARY CUT OUTS FOR THE INSTALLATION OF ELECTRICAL OUTLETS, SWITCHES AND/OTHER ELECTRICAL AND/OR MECHANICAL DEVICES.
23. WALLBOARD SHALL BE FURNISHED AND INSTALLED IN THE LONGEST AVAILABLE LENGTHS SO THE WALLBOARD PANELS SHALL EXTEND VERTICALLY IN ONE PIECE FROM FLOOR TO CEILING AND/OR SLABS, BEAMS OR DECKS ABOVE, AS REQUIRED.
24. TAPING AND SPACKLING SHALL BE 3 COAT APPLICATION.
25. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL CONTROLLED INSPECTIONS.
26. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE, AND PAY FOR ALL FEES ASSOCIATED WITH THE OBTAINING OF ALL PERMITS REQUIRED BY ALL GOVERNMENTAL AGENCIES. THE GENERAL CONTRACTOR SHALL FILE THE DRAWINGS WITH THE PROPER AGENCIES IF THIS IS NOT PERFORMED BY THE OWNER. COORDINATE WITH OWNER PRIOR TO SUBMITTING FINAL BID.
27. THE CONTRACTOR IS TO PREPARE THE JOBSITE PARTITION LAYOUT FOR APPROVAL BY ARCH PRIOR TO ERECTING PARTITIONS. PROVIDE THREE (3) DAYS PRIOR NOTICE TO ARCH.
28. THE CONTRACTOR SHALL TAPE OR MARK ON THE FLOOR SLAB AND/OR RAISED FLOOR, ALL FURNITURE SYSTEM PARTITIONS AND ELECTRICAL, TELEPHONE AND COMMUNICATION CABLE FEED FLOOR OUTLETS, FOR ARCH, APPROVAL PRIOR TO CORE DRILLING AND PLACEMENT OF OUTLETS.
29. ALL GYPSUM BOARD USED IN PARTITION TYPES TO BE FIRECODE, TYPE "X".
30. AT ALL POINTS WHERE PARTITION INTERSECTS WINDOW MULLION, THE CONTRACTOR SHALL PROVIDE SOUND BARRIER CONSTRUCTION AND A SOUNDPROOF FILLER INSTALLED WITHIN THE CONVECTOR ENCLOSURE THAT SHALL HAVE AN ACOUSTICAL PERFORMANCE BETWEEN CONTIGUOUS PERIMETER SPACES THAT IS APPROPRIATE FOR THE DRYWALL PARTITION AND CEILING CONSTRUCTION.
31. ALL METAL STUDS TO BE MINIMUM GAUGE OF "US GYPSUM" #ST20 STUDS OR EQUAL, UNLESS OTHERWISE NOTED OR REQUIRED.
32. WHERE INTERFERENCE CAUSED BY DUCTWORK PREVENTS SECURING METAL STUDS TO SLAB, SECURE STUDS TO BLACK IRON AND SECURE BLACK IRON TO SLAB IN AN APPROVED METHOD.
33. WHERE EXISTING PARTITIONS HAVE BEEN REMOVED, ADJOINING WALLS, FLOORING, CEILING, ETC. ARE TO BE PARCHED FLUSH AND MADE READY TO RECEIVE NEW FINISHES. ALL REMAINING EXISTING (AND CORE) WALLS, EXTERIOR WALLS AND COLUMNS ARE TO BE CHECKED FOR CRACKS, WAVES, IMPERFECTIONS AND ARE TO BE SCARPATCHED IF NECESSARY TO PROVIDE A SMOOTH EVEN FINISH.
34. SHEETROCK PARTITION AND JOINTS ARE TO BE TAPED AND SPACKLED FLUSH, READY FOR SPECIFIED FINISHING TREATMENT. ALL EXPOSED CORNERS ARE TO BE FITTED WITH METAL CORNER BEADS.
35. CONTRACTOR TO INCLUDE COSTS FOR FLASH PATCHING OF SLAB AND/OR CUTTING OF DOOR OR FRAMES ETC. TO ALLOW TRUE, LEVEL AND STRAIGHT INSTALLATION OF ALL DOORS, FRAMES AND OTHER FIXED ITEMS AND FINISHES.
36. CONTRACTOR IS RESPONSIBLE FOR COSTS TO REPAIR CONVECTOR/RADIATOR COVERS DAMAGED BY DEMOLITION OR NEW CONSTRUCTION.

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

mw MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:



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REV #	DATE	DESCRIPTION
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DRAWING TITLE:

GENERAL NOTE,
CONSTRUCTION NOTE,

PROJ. # MW618

SCALE: AS SHOWN

DRAWING DATE: 06/28/2019

DRAWN BY: JL

CHECKED BY: MW

PROFESSIONAL SEAL:



DWG. #

T-002.00

DOB BARCODE



A
AB. - ABOVE
Act. - ACOUSTICAL TILE
Ac.F.L. - ACOUSTICAL FORM LINING
Ac.MAS. - ACOUSTICAL MASONRY UNITS
A.D. - ACCESS DOOR
A.Dr. - AREA DRAIN
ADJ. - ADJUST (OR) ADJACENT
A.F.F. - ABOVE FINISHED FLOOR
A.F.G. - ABOVE FINISHED GRADE
ALUM. - ALUMINUM
APP'D. - APPROVED
ARCH. - ARCHITECT
ASPH. - ASPHALT
ASSEM. - ASSEMBLY
& - AND
@ - AT

B
B. - BOY'S
B.C. - BRICK COURSE (OR) BOOK CASE
BD. - BOARD
B.E.S. - BRONZE EXPANSION SADDLE
B.L. - BUILDING LINE
BLD'G. - BUILDING
BLK. - BLOCK
BM. - BEAM
B.O. - BOTTOM OF
B.O.C./B.C. - BOTTOM OF CURB
B.O.W./B.W. - BOTTOM OF WALL
BOT. - BOT.
B.S.&A. - BOARD OF STANDARDS AND APPEALS

C
CEM'T. - CEMENT
CL. - CENTER LINE
C.I. - CAST IRON
C.I.P. - CAST-IN-PLACE
CL'G. / CLOS. - CLOSET
CL'G. / CEL'G. - CEILING
COL. - COLUMN
CORR. - CORRIDOR
CONT./CONTIN. - CONTINUOUS
CONC. - CONCRETE
CONV. - CONVECTOR
C.R.P. - CONCRETE RUBBED AND PAINTED
C.T. - CERAMIC TILE
CU.FT. - CUBIC FEET

D
D.C. - DUST CHUTE
DEP. - DEPRESSED
DEPT. - DEPARTMENT
DET. - DETAIL
D.F. - DRINKING FOUNTAIN
D.H. - DOUBLE HUNG
DIA. - DIAMETER
DIM. - DIMENSION
DISP. - DISPENSER
DISP.CAB. - DISPLAY CABINET
DN. - DOWN
DO. - DITTO
DR. - DOOR
DRW./DRAW'G. - DRAWING

E
E.B.P. - EXPOSED BLOCK PAINTED
E.G. - ESTABLISHED GRADE
E.J./EXP. JT. - EXTERIOR WIRE MESH GUARD
EL./ELEV. - ELEVATION
ELEC. - ELECTRIC
ENCL. - ENCLOSURE
ENT. - ENTRANCE
EQ. - EQUAL
EQUIP. - EQUIPMENT
EXP. - EXPANSION
EXIST./EXIST'G. - EXISTING

F
F.C. - FURRED CEILING
F.C.C. - FLUSH CONCRETE CURB
F.D. / FL.DR. - FLOOR DRAIN
F.H. - FIRE HYDRANT
FIN. - FINISH
FL./FLR. - FLOOR
FLASH'G. - FLASHING
F.M.S. - FLUSH MARBLE SADDLE
FOUND. - FOUNDATION
F.P. - FIREPROOFING
F.P.S.C. - FIRE PROOF SELF CLOSING
FR. - FRAME
F.S. - FLOOR SINK
F.S.P. - FIRE STANDPIPE
FT'G. - FOOTING

G
GA. - GAUGE
GALV. - GALVANIZED
GB. - GLAZED BLOCK
G.C. - GENERAL CONTRACTOR
GL. - GLASS
GR. - GRILLE

G
GRNT. - GRANITE
G.T. - GLAZED TILE
G.V. - GAS VALVE
G.V.P. - GYPSUM VERMICULITE PLASTER
GYP.BD./GWB. - GYPSUM BOARD

H
H. - HIGH
H.C. - HUNG CEILING
HDCP - HANDICAPPED
HGT. - HEIGHT
H.M. - HOLLOW METAL
HORIZ. - HORIZONTAL
H.P. - HIGH POINT
H.R. - HAND RAIL
HR. - HOUR
H&V - HEATING & VENTILATION

I
I.D. - INSIDE DIAMETER
IG. - INTERIOR WIRE MESH GUARD
INSUL. - INSULATION

J

K
KP. - KICKPLATE

L
L. - LEADER
LAV. - LAVATORY
L.G. - LEGAL GRADE
LINO. - LINOLEUM
LOCK. - LOCKER
L.P. - LOW POINT
L.S. - LIMESTONE (OR) LOUDSPEAKER
LT. - LIGHT
L.W.C.B. - LIGHTWEIGHT CONCRETE BLOCK

M
M./MA./MTL. - METAL
MA. - METAL ACCESS DOOR
MAR. - MARBLE
MAT. - MATERIAL
MAX. - MAXIMUM
MECH. - MECHANICAL
M.F. - METAL FURRING
M.F.L.P. - METAL FURRING LATH & PLASTER
M.H. - MANHOLE
MIN. - MINIMUM
M.O. - MASONRY OPENING
MOV. - MOVABLE
M.P. - METAL PARTITION
M.S. - METAL STRIP

N
N.D. - NOMINAL DIAMETER
N.I.C. - NOT IN CONTRACT
NO. - NUMBER
NOM. - NOMINAL
N.T.S. - NOT TO SCALE

O
O.A.I. - OUTSIDE AIR INTAKE
O.C. - ON CENTER
O.D. - OUTSIDE DIAMETER
OP'G./OPEN'G. - OPENING

P
P. - PAINT
PART. - PARTITION
PAV. - PAVEMENT
P&D. - PLUMBING AND DRAINAGE
PERF. - PERFORATED
PL/PLAS. - PLASTER
PLATF. - PLATFORM
PRES. - PRESENT
PT. C.B. - PAINTED CONCRETE BLOCK
P.L./PROP LINE - PROPERTY LINE

Q
Q.T. - QUARRY TILE

R
R. - RADIUS
R. - RISER
RAIL'G. - RAILING
RAD. - RADIATOR
R.C.O. - RECESSED CONVECTOR OPENING
R.D. - ROOF DRAIN
REC. - RECESS
REINF. - REINFORCING
RET. - RETAINING
REV. - REVEAL
RM. - ROOM
R.M.S. - RAISED MARBLE SADDLE
R.O. - ROUGH OPENING
RUB. - RUBBER
R.P.Z. - REDUCE PRESSURE ZONE

S
S. - SINK
S.A.C. - SUSPENDED ACOUSTICAL CEILING
S.A.E. - SAME AS EXISTING
SAN. - SANITARY
SB. - SECURITY BARRIER
SECT. - SECTION
S.F.T. - STRUCTURAL FACING TILE
SH. /SHEL'V.G. - SHELVING
SH. - SHEET
SIM. - SIMILAR
SL. - SLEEVE
SPACE - SPACE
SPEC. - SPECIFICATION
SQ.FT. / S.F. - SQUARE FEET
S.R. - STORE ROOM
S.SK. - SLOP SINK
S.S./STL. - STAINLESS STEEL
ST. - STAFF
STD. - STANDARD
STL. - STEEL
STL.PL. - STEEL PLATE
STOR. - STORAGE
STRUCT./STRL. - STRUCTURAL
STD.DET. - STANDARD DETAIL
STY. - STORY
S.Y. - SQUARE YARD

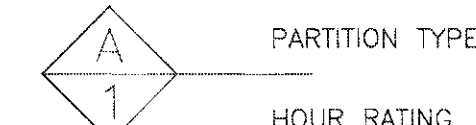
T
T. - TOILET
T&B. - TOP AND BOTTOM
T.C. / T.O.C. - TOP OF CURB
T.Y.R. - TYPICAL CLASSROOM
T.D. / T.O.D. - TOP OF DRAIN
TEL. - TELEPHONE
TERR. - TERRAZZO
T.F. / T.O.F. - TOP OF FENCE
TH. - THICKNESS
T.O. - TRIMMED OPENING
T.O.S. - TOP OF SLAB
TR. - TREAD
T.V.S. - TAPERED VINYL SADDLE
T.W. / T.O.W. - TOP OF WALL
TYP. - TYPICAL

U
U. - UNFINISHED
U.V. - UNIT VENTILATOR
U.O.N. - UNLESS OTHERWISE NOTED

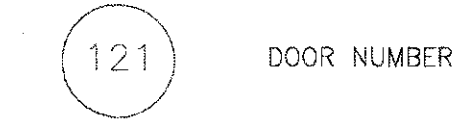
V
V. /VIN. - VINYL
V.C.T. - VINYL COMPOSITION TILE
VENT. - VENTILATOR
VERT. - VERTICAL
VEST. - VESTIBULE
V.M.C. - VINYL WALL COVERING

W
W/ - WITH
W.C. - WATER CLOSET
WO. - WOOD
W.F. - WIRE FENCE (OR) WIDE FLANGE
W.H. - WEEPHOLE
W.I. - WROUGHT IRON
W.M. - WIRE MESH
W.P. - WATERPROOFING
WT. - WEIGHT
W.W.F. - WELDED WIRE FABRIC
W.V. - WATER VALVE

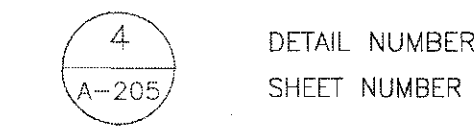
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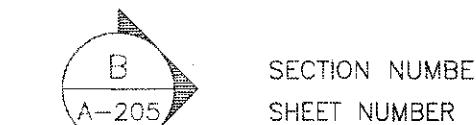
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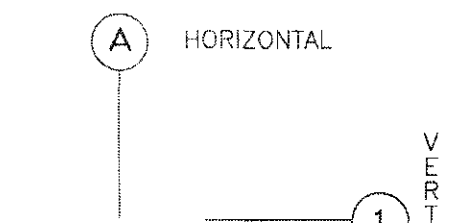
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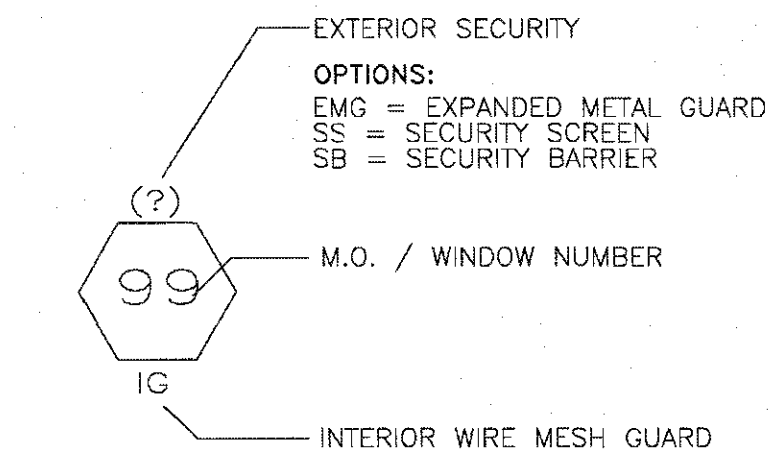
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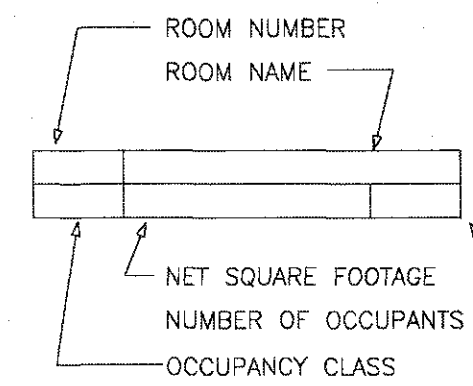
SECTIONS



COLUMN GRID



WINDOWS



ROOM DATA



DRAWING REVISIONS

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:



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REV #	DATE	DESCRIPTION

DRAWING TITLE:

ABBREVIATIONS AND SYMBOLS

PROJ. # MW 618

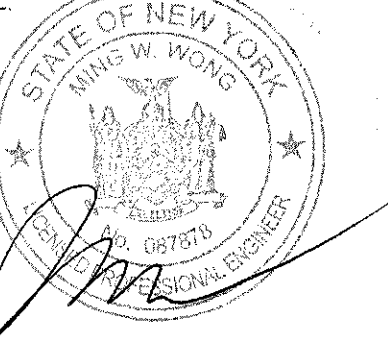
SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL

CHECKED BY: MW

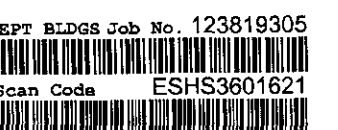
PROFESSIONAL SEAL:



DWG #

T-003.00

DOB BARCODE



HANDICAPPED ADAPTABILITY NOTES:

1. ALL DETAILS AND GENERAL NOTES PERTAINING TO HANDICAPPED ADAPTABILITY SHALL SUPERSEDE OTHER DETAILS AND NOTES HEREIN.
2. ALL COMPONENTS OF SPACES REQUIRED TO COMPLY WITH HANDICAPPED ADAPTABILITY NOT COVERED BY THE SCOPE OF THESE DOCUMENTS SHALL ALSO COMPLY WITH REQUIREMENTS OF RS4-6, THIS INCLUDES (BUT NOT LIMITED TO) INTERIOR FINISHES, CONTROLS FOR BATHROOM, KITCHEN AND HVAC APPLIANCES AND FOR LIFTS AND ELEVATORS; AND HARDWARE FOR DOORS, WINDOWS AND STORAGE AREAS.
3. DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A MINIMUM CLEAR OPENING OF 32 IN. WITH THE DOOR OPEN 90 DEGREES. MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP.
4. THE DOOR AND DOOR BUCK AT THE BATHROOM(S) SHALL BE DESIGNED AND CONSTRUCTED SO THAT REMOUNTING THE HINGES IS THE ONLY CHANGE REQUIRED TO SWING THE DOOR OUT.
5. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 IN. IN HEIGHT FOR EXTERIOR RESIDENTIAL SLIDING DOORS OR 1/2 IN. FOR OTHER TYPES OF DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.
6. IN DWELLING UNITS THE HEIGHT OF THE WATER CLOSETS SHALL BE AT LEAST 15 IN. AND NO MORE THAN 19 IN. MEASURED TO THE TOP OF THE TOILET SEAT.
7. STRUCTURAL REINFORCEMENT OR OTHER PROVISIONS SHALL BE MADE THAT WILL ALLOW INSTALLATION OF GRAB BARS IN THE LOCATIONS SHOWN IN THE DETAILS.
8. IF A CABINET IS PROVIDED UNDER THE LAVATORY, IT SHALL BE EASILY REMOVABLE FOR A WIDTH OF 30 IN. FINISHED FLOORING SHALL EXTEND UNDER THIS AREA TO THE WALL.
9. THE SINK AND SURROUNDING COUNTER IN ADAPTABLE DWELLING UNITS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
(a) THE SINK AND SURROUNDING COUNTER SHALL BE ADJUSTABLE OR REPLACEABLE AS A UNIT AT VARIABLE HEIGHTS BETWEEN 28 IN. AND 36 IN. MEASURED FROM THE FINISHED FLOOR TO THE TOP OF THE COUNTER SURFACE OR SINK RM. OR SHALL BE MOUNTED AT A FIXED HEIGHT NO GREATER THAN 34 IN. MEASURED FROM THE FINISHED FLOOR TO THE TOP OF THE COUNTER SURFACE OR SINK RM.
(b) WHERE SINKS ARE INSTALLED TO BE ADJUSTABLE IN HEIGHT, ROUGHEN PLUMBING SHALL BE LOCATED TO ACCEPT CONNECTIONS OF SUPPLY AND DRAINPIPS FOR SINKS MOUNTED AT THE HEIGHT OF 28 IN.
(c) BASE CABINETS, IF PROVIDED, SHALL BE REMOVABLE UNDER THE FULL 30 IN. MINIMUM FRONTAGE OF THE SINK AND SURROUNDING COUNTER, THE FINISHED FLOORING SHALL EXTEND UNDER THE COUNTER TO THE WALL.
(d) COUNTER THICKNESS AND SUPPORTING STRUCTURE SHALL BE 2 IN. MAXIMUM OVER THE REQUIRED CLEAR SPACE.
(e) THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS, HOT WATER PIPES AND DRAINPIPS UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVER.
10. OVERHEAD KITCHEN CABINETS (EXCEPT OVER STOVES, COOK TOPS AND PASS THROUGH) SHALL BE INSTALLED SO AS TO BE EASILY LOWERED TO A HEIGHT OF 48 IN. FROM FINISHED FLOOR TO TOP OF LOWEST SHELF.
11. IF A MEDICINE CABINET IS PROVIDED ABOVE THE LAVATORY, THEN THE BOTTOM OF THE MEDICINE CABINET SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 IN. ABOVE THE FLOOR, SECURELY AND SHALL NOT SLIP DURING USE.
12. AN IN-TUB SEAT OR A SEAT AT THE HEAD END OF THE TUB SHALL BE PROVIDED IN BATHTUBS. SEATS SHALL BE MOUNTED.
13. A SEAT SHALL BE PROVIDED IN SHOWER STALLS (SEE DETAIL). THE SEAT SHALL BE MOUNTED 17 IN. TO 19 IN. FROM THE BATHROOM FLOOR AND SHALL EXTEND THE FULL DEPTH OF THE STALL. THE SEAT SHALL BE ON THE WALL OPPOSITE THE CONTROLS.
14. A SHOWER SPRAY UNIT SHALL BE PROVIDED WITH A HOSE AT LEAST 60 IN. LONG THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HANDHOLD SHOWER. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD MOUNTED ON A VERTICAL BAR USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS.

15. THE 30 IN. KITCHEN WORK SURFACE SHOWN ON THE PLANS SHALL PROVIDE A WORK SURFACE THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
(a) THE COUNTER SHALL BE ADJUSTABLE OR REPLACEABLE AS A UNIT AS VARIABLE HEIGHTS 28 IN. AND 36 IN. MEASURED FROM THE FLOOR TO THE TOP COUNTER SURFACE, OR SHALL BE MOUNTED AT A FIXED HEIGHT, NO GREATER THAN 34 IN. MEASURED FROM THE FLOOR TO THE TOP OF THE COUNTER SURFACE.
(b) BASE CABINETS, IF PROVIDED, SHALL BE REMOVABLE UNDER THE FULL 30 IN. MINIMUM FRONTAGE COUNTER. THE FINISHED FLOOR SHALL EXTEND COUNTER TO THE WALL.
(c) COUNTER THICKNESS AND SUPPORTING STRUCTURE SHALL BE 2 IN. MAXIMUM OVER THE COUNTER TO THE WALL.
(d) THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SUCH COUNTERS.
16. WASHING MACHINES AND CLOTHES DRYERS IN COMMON-USE LAUNDRY ROOMS SHALL BE FRONT-LOADING.
17. CLOTHES RODS SHALL BE A MAXIMUM OF 54 IN. FROM THE FLOOR OR SHALL BE EASILY ADJUSTABLE TO THIS HEIGHT.
18. CHANGES IN GROUND LEVEL UP TO 1/4 IN. MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4 IN. AND 1/2 IN. SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
19. DOORS TO HAZARDOUS AREAS SHALL BE MADE IDENTIFIABLE TO THE TOUCH BY A TEXTURED SURFACE ON THE DOOR HANDLE, KNOB, PULL OR OTHER OPERATING HARDWARE. THIS TEXTURED SURFACE MAY BE MADE CONTACT SURFACE. (HAZARDOUS AREAS INCLUDE LOADING PLATFORMS, BOILER ROOMS, STAGES, ETC.).
20. DETECTABLE WARNING TEXTURES ON WALKING SURFACES AS SHOWN ON PLANS SHALL CONSIST OF EXPOSED AGGREGATE CONCRETE, CUSHIONED SURFACES MADE OF RUBBER OR PLASTIC, RAISED STRIPS, OR GROOVES, TEXTURES SHALL CONTRAST WITH THAT OF THE SURROUNDING SURFACE. RAISED STRIPS OR GROOVES SHALL COMPLY WITH RS 4-6. GROOVES MAY BE USED INDOORS ONLY.
21. AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR WHICHEVER IS LOUDER SOUND LEVEL FOR ALARM SIGNALS SHALL NOT EXCEED 120 DECIBELS.
SPACE BY AT LEAST 15 DECIBELS OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 30 SECOND BY 5 DECIBELS.
22. VISUAL ALARMS SHALL BE FLASHING LIGHTS ARRANGED TO FLASH IN CONJUNCTION WITH THE AUDIBLE EMERGENCY ALARMS. THE FLASHING FREQUENCY OF VISUAL ALARMS SHALL BE APPROXIMATELY 1 HZ. SPECIALIZED SYSTEMS USING ADVANCED TECHNOLOGY MAY BE HANDICAPPED USERS OF THE BUILDING OR FACILITY.
23. SENSORY ALARMS PROVIDED FOR PERSONS WITH HEARING IMPAIRMENTS SHALL BE CONNECTED TO THE BUILDING EMERGENCY SYSTEM OR THERE SHALL BE A STANDARD 110 VOLT ELECTRICAL RECEPTACLE INTO WHICH AN ALARM UNIT CAN BE CONNECTED TO BE ACTIVATED BY THE BUILDING ALARM SYSTEM INSTRUCTIONS FOR USE OF THE AUXILIARY ALARM OR CONNECTIONS SHALL BE PROVIDED.
24. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE (112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
FOLLOWING SPECIFICATIONS:
(a) BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF.
(b) SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, IF THE CONNECTION BETWEEN THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
(c) SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF (112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORT STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
(d) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT FROM THE APPLICATION OF 250 LBF (112N) SHALL BE LESS THAN THE SUPPORTING STRUCTURE.
(e) GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTING.

HANDICAPPED ACCESSIBILITY NOTES

1. THIS PROJECT SHALL COMPLY WITH ALL FEDERAL AMERICANS WITH DISABILITY ACT REGULATION LATEST ANSI AND ALL LOCAL ACCESSIBILITY REGULATIONS AND LOCAL CODE.
2. THRESHOLDS SHALL BE NO HIGHER THAN 1/2" ABOVE THE FLOOR. EDGE TO BE BEVELED WITH SLOPE NO GREATER THAN 1 IN 2.
3. DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE, MOUNTED 30" TO 44" ABOVE THE FLOOR AND BE OPERABLE WITH A MAXIMUM EFFORT OF 5 LBS FOR INTERIOR DOORS.
4. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ALL ENTRANCES AND WITH DIRECTIONAL SIGNS AS REQUIRED.
5. ACCESSIBLE DOORS MUST BE MINIMUM 3'-0" (WIDTH) X 6'-8" (HEIGHT) UON. MODIFY IF REQUIRED.
6. PROVIDE 18" CLEAR SPACE AT STRIKE/PULL SIDE ON 1ST FLOOR EXTERIOR AND INTERIOR DOORS. AND 12" CLEAR AT STRIKE/PUSH SIDE OF DOORS WITH CLOSERS.
7. FLOOR SHALL BE LEVEL THROUGHOUT.
8. SEE HANDICAP ACCESSIBILITY DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS. REFER TO DETAILS ON HANDICAP SHEETS WHICH SUPERSEDE ALL OTHER INFORMATION.

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

mw MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:



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PROJ #: MW619

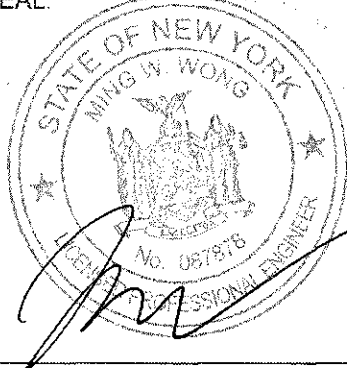
SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL

CHECKED BY: MW

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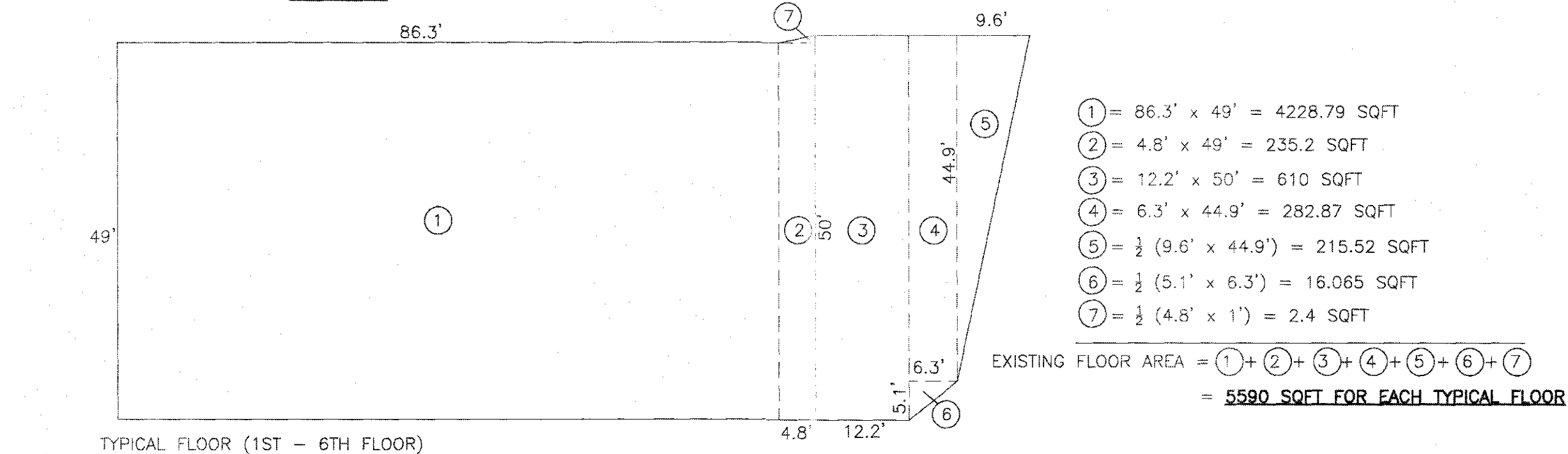


BASIC INFORMATION		
PROPERTY ADDRESS	178 MOTT STREET, NEW YORK, NY 10013	
BLOCK:	479	
LOT:	40	
ZONING DISTRICT:	C6-2G	
COMMERCIAL OVERLAY:	NONE	
SPECIAL DISTRICT:	L.I.	
ZONING MAP NUMBER:	12C	
LOT AREA:	5,697 SQFT.	
USE GROUP:	EXISTING	PROPOSED
SUB-CELLAR	17	6
CELLAR	17	6
1ST FLOOR	3 & 6	6
2ND FLOOR	17	6
3RD FLOOR	17	6
4TH FLOOR	17	6
5TH FLOOR	17	6
6TH FLOOR	17	6
ROOF	17	6

ANALYSIS		
	ZONING CODE PROVISION	PROPOSED
MAX FLOOR AREA RATIO (ZR 33-122)	6.00	34,010 / 5697 = 5.96
SIDE YARD (ZR 33-25)	NOT REQUIRED	NONE
REAR YARD WITHIN 100 FT OF STREET LINE (ZR 33-261)	NOT REQUIRED	NONE
MAX. FRONT WALLS (ZR 33-432)	85 FEET OR SIX STORIES 20' INITIAL SETBACK SKY EXPOSURE SLOPE=2.7:1	75 FEET / SIX STORIES 33' ON MOTT ST & 28' ON BROOME ST BUILDING WITHIN SKY EXPOSURE PLANE
ZONING DISTRICT ANALYSIS (ZR 77-11)	LOT AREA IN 6C-2G = 98.1'X50' = 4905 SF= 86% > 50% LOT AREA IN 6C-1 = (11'X50')+(0.5X9.5'X50') = 787 SF = 14% USE ZONING DISTRICT: 6C-2G	

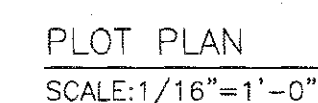


MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (BC 1004.1.1)				
FLOOR	AREA (SQ. FT)	FUNCTION OF SPACE	FLOOR AREA IN SQ. FT PER OCCUPANT	PROPOSED OCCUPANT ALLOWED
SUB CELLAR	1117 SQ. FT	STORAGE	300 GROSS	10
CELLAR	6558 SQ. FT	MERCANTILE ON OTHER FLOORS	60 GROSS	100
1 ST FLOOR	5590 SQ. FT	MERCANTILE ON GROUND FLOOR AREAS	30 GROSS	150
2ND FLOOR	5590 SQ. FT/FL	OFFICE	100 GROSS	60
3RD - 6TH FLOOR	5590 SQ. FT/FL	OFFICE	100 GROSS	50
ROOF TERRACE	1875 SQ. FT	ASSEMBLY WITHOUT FIXED SEATS (UNCONCENTRATED)	15 NET	40
TOTAL OCCUPANT ALLOWED: 10+100+150+60+(50X4)+40=			560	
MINIMUM REQUIRED EGRESS WIDTH (BC 1005.1)				
TOTAL WIDTH OF MEANS OF EGRESS		MINIMUM WIDTH FOR MULTIPLE MEANS OF EGRESS		PROPOSED DESIGN
150 X 0.3IN = 45IN		51 X 50% = 25.5 IN		44 IN
STAIRWAY WIDTH (BC 1009)				
MINIMUM WIDTH OF STAIRWAY			PROPOSED DESIGN	
44 IN			44 IN	
MINIMUM WIDTH OF DOOR (BC 1010)				
32 IN			51 IN	
EXIT ACCESS TRAVEL DISTANCE (BC 1016.1)				
OCCUPANCY	WITHOUT SPRINKLER SYSTEM		WITH SPRINKLER SYSTEM	PROPOSED DESIGN
M - MERCANTILE	150 FT		200 FT	60 FT
B - BUSINESS	200 FT		300 FT	56 FT
S-2 LOW-HAZARD STORAGE	200 FT		250 FT	56 FT
INTERIOR CORRIDOR FIRE-RESISTANCE RATING (BC 1018.1.1)				
OCCUPANCY	OCCUPANT LOAD SERVED BY INTERIOR CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (HOUR)		
		WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEM	PROPOSED DESIGN
B, M, S	GREATER THAN 30	1	0	2
MINIMUM WIDTH OF CORRIDOR (BC 1018.2)		PROPOSED CORRIDOR WIDTH		
44 IN		44 IN		
MINIMUM NUMBER OF EXIT FOR OCCUPANT (BC 1021.1)				
OCCUPANT LOAD (PERSONS PER STORY)		MINIMUM NUMBER OF EXITS PER STORY		PROPOSED NUMBER OF EXITS PER STORY
1-500		2		2



Isometric perspective drawing of a proposed building addition and existing structure. The drawing shows a multi-story building with a proposed addition on top. Key dimensions and labels include:

- SLOPE OF SKY EXPOSURE PLAN:** 27:1
- 20'-0" SETBACK** (multiple locations)
- PROPOSED ELEVATOR** (two locations)
- PROPOSED STAIRWELL**
- T.O. BULKHEAD:** 85'-0" and 108'-9 1/2"
- T.O. PAVERS:** 76'-9 1/2"
- PROPOSED ROOF:** 75'-0"
- Floor Levels (from top):**
 - SIXTH FLOOR: 60'-3"
 - FIFTH FLOOR: 49'-7"
 - FOURTH FLOOR: 38'-7"
 - THIRD FLOOR: 27'-7"
 - SECOND FLOOR: 15'-0"
 - BASE PLANE: 0'-0"
 - GROUND FLOOR: 0'-1"
- Building Dimensions:**
 - 104'-11 1/2" EXISTING BUILDING
 - 109'-1" ZONING LOT
 - 6'-10 1/2"
 - 45'-3" EXISTING BUILDING
 - 50'-1" ZONING LOT
- Street Dimensions:**
 - MOTT STREET: 51'-0" (NARROW STREET)
 - BROOME STREET: 62'-0" (NARROW STREET)
- Other Labels:** 85'-0" MAX FRONT WALL HEIGHT, EXISTING BUILDING.



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DEPT BLDGS Job No. 123819305
Scan Code ESHS4686121

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE, USING ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK CITY YEAR 2016 CHAPTER C3 AND C4.

TABLE I - PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE - COMMERCIAL BUILDINGS

	INSPECTION/TEST	PERIODIC (MINIMUM)	REFERENCE STANDARD (SEE ECC CHAPTER C5) OR OTHER CRITERIA	ECC OR OTHER CITATION
IIA	ENVELOPE INSPECTIONS			
IIA1	PROTECTION OF EXPOSED FOUNDATION INSULATION: INSULATION SHALL BE VISUALLY INSPECTED TO VERIFY PROPER PROTECTION WHERE APPLIED TO THE EXTERIOR OF BASEMENT OR CELLAR WALLS, CRAWL-SPACE WALLS AND/OR THE PERIMETER OF SLAB-ON-GRADE FLOORS.	AS REQUIRED DURING FOUNDATION WORK AND PRIOR TO BACKFILL	APPROVED CONSTRUCTION DOCUMENTS	C303.2.1; ASHRAE 90.1-5.8.1.7
IIA2	INSULATION PLACEMENT AND R-VALUES: INSULATION FOR EACH COMPONENT OF THE CONDITIONED SPACE ENVELOPE AND AT JUNCTIONS BETWEEN COMPONENTS SHALL BE VISUALLY INSPECTED TO ENSURE THAT THE R-VALUES ARE MARKED, THAT SUCH R-VALUES CONFORM TO THE R-VALUES IDENTIFIED IN THE CONSTRUCTION DOCUMENTS AND THAT THE INSULATION IS PROPERLY INSTALLED. CERTIFICATIONS FOR UNMARKED INSULATION SHALL BE SIMILARLY VISUALLY INSPECTED.	AS REQUIRED TO VERIFY CONTINUOUS ENCLOSURE WHILE WALLS, CEILINGS AND FLOORS ARE OPEN	APPROVED CONSTRUCTION DOCUMENTS	C303.1, C303.1.1, C303.1.2, C402.1, C402.2; ASHRAE 90.1-5.5, 5.6 OR 11; 5.8.1
IIA3	FENESTRATION U-FACTOR AND PRODUCT RATINGS U-FACTORS, SHGC AND VT VALUES OF INSTALLED FENESTRATION SHALL BE VERIFIED BY VISUAL INSPECTION FOR CONFORMANCE WITH THE U-FACTORS, SHGC AND VT VALUES IDENTIFIED IN THE CONSTRUCTION DOCUMENTS, EITHER BY VERIFYING THE MANUFACTURER'S NFRC LABELS OR, WHERE NOT LABELED, USING THE RATINGS IN ECC TABLES C303.1.3(1), (2) AND (3).	AS REQUIRED DURING INSTALLATION	APPROVED CONSTRUCTION DRAWINGS; NFRC 100, NFRC 200	C303.1, C303.1.3, C402.3; ASHRAE 90.1-5.5, 5.6 OR 11; 5.8.2
IIA4	FENESTRATION AIR LEAKAGE: WINDOWS AND SLIDING OR SWINGING DOOR ASSEMBLIES, EXCEPT SITE-BUILT WINDOWS AND/OR DOORS, SHALL BE VISUALLY INSPECTED TO VERIFY THAT INSTALLED ASSEMBLIES ARE LISTED AND LABELED TO THE REFERENCED STANDARD. FOR CURTAIN WALL, STOREFRONT GLAZING, COMMERCIAL ENTRANCE DOORS AND REVOLVING DOORS, THE TESTING REPORTS SHALL BE REVIEWED TO VERIFY THAT THE INSTALLED ASSEMBLY COMPLIES WITH THE STANDARD CITED IN THE APPROVED PLANS.	AS REQUIRED DURING INSTALLATION	NFRC 400, AAMA/WDMA/CSA 101/1.S.2/A440 ASTM E283; ANSI/DASMA 105	C402.4.3; ASHRAE 90.1-5.4.3.2
IIA5	FENESTRATION AREAS: DIMENSIONS OF WINDOWS, DOORS AND SKYLIGHTS SHALL BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C402.3; ASHRAE 90.1-5.5.4.2, 5.6 OR 11
IIA6	AIR SEALING AND INSULATION - VISUAL INSPECTION: OPENINGS AND PENETRATIONS IN THE BUILDING ENVELOPE INCLUDING SITE-BUILT FENESTRATION AND DOORS, SHALL BE VISUALLY INSPECTED TO VERIFY THAT A CONTINUOUS AIR BARRIER AROUND THE ENVELOPE FORMS AN AIR-TIGHT ENCLOSURE. THE PROGRESS INSPECTOR SHALL VISUALLY INSPECT TO VERIFY THAT MATERIALS AND/OR ASSEMBLIES HAVE BEEN TESTED AND MEET THE REQUIREMENTS OF THE RESPECTIVE STANDARDS, OR THAT THE BUILDING IS TESTED AND MEETS THE REQUIREMENTS OF THE STANDARD, IN ACCORDANCE WITH THE STANDARD(S) CITED IN THE APPROVED PLANS.	AS REQUIRED DURING ENVELOPE CONSTRUCTION	APPROVED CONSTRUCTION DOCUMENTS; ASTM E283;	C402.4; ASHRAE 90.1-5.4.3.1
IIA7	PROJECTION FACTORS: WHERE THE ENERGY ANALYSIS UTILIZED A PROJECTION FACTOR, THE PROJECTION DIMENSIONS OF OVERHANGS, EAVES OR PERMANENTLY ATTACHED SHADING DEVICES SHALL BE VERIFIED FOR CONFORMANCE WITH APPROVED PLANS BY VISUAL INSPECTION.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; INCLUDING ENERGY ANALYSIS	C402.3; ASHRAE 90.1-5.5.4, 5.6 OR 11
IIA8	LOADING DOCK WEATHERSEALS: DOCK SEALS SHALL BE VISUALLY VERIFIED.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C402.4.6; ASHRAE 90.1-5.4.3.3
IIA9	VESTIBULES: ENTRANCE VESTIBULES SHALL BE VISUALLY INSPECTED FOR PROPER OPERATION.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C402.3; ASHRAE 90.1-5.4.3.4
IIIC	ELECTRICAL POWER AND LIGHTING SYSTEMS			
IIIC1	ELECTRICAL ENERGY CONSUMPTION: THE PRESENCE AND OPERATION OF INDIVIDUAL METERS OR OTHER MEANS OF MONITORING INDIVIDUAL APARTMENTS SHALL BE VERIFIED BY VISUAL INSPECTION FOR ALL APARTMENTS AND WHERE REQUIRED IN A COVERED TENANT SPACE.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.7
IIIC2	LIGHTING IN DWELLING UNITS: LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE VISUALLY INSPECTED TO VERIFY COMPLIANCE WITH HIGH-EFFICACY REQUIREMENTS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.1; ASHRAE 90.1-9.1.1
IIIC3	INTERIOR LIGHTING POWER: INSTALLED LIGHTING SHALL BE VERIFIED FOR COMPLIANCE WITH THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS AND TRANSFORMERS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.5, C406.3; ASHRAE 90.1-9.1, 9.2, 9.5, 9.6; 1RCNY SS101-07(c) (3)(v)(C)4

	INSPECTION/TEST	PERIODIC (MINIMUM)	REFERENCE STANDARD (SEE ECC CHAPTER C5) OR OTHER CRITERIA	ECC OR OTHER CITATION
IIIC4	EXTERIOR LIGHTING POWER: INSTALLED LIGHTING SHALL BE VERIFIED FOR COMPLIANCE WITH SOURCE EFFICACY AND/OR THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS AND RELEVANT TRANSFORMERS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.6; ASHRAE 90.1-9.4.3; 1RCNY SS101-07(c) (3)(v)(C)4
IIIC5	LIGHTING CONTROLS: EACH TYPE OF REQUIRED LIGHTING CONTROLS, INCLUDING: • OCCUPANT SENSORS • MANUAL INTERIOR LIGHTING CONTROLS • LIGHT-REDUCTION CONTROLS • AUTOMATIC LIGHTING SHUT-OFF • DAYLIGHT ZONE CONTROLS • SLEEPING UNIT CONTROLS • EXTERIOR LIGHTING CONTROLS SHALL BE VERIFIED BY VISUAL INSPECTION AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONTROL SYSTEM NARRATIVES	C405.2; ASHRAE 90.1-9.4.1; (AS MODIFIED BY SECTION ECC A102)
IIIC6	EXIT SIGNS: INSTALLED EXIT SIGNS SHALL BE VISUALLY INSPECTED TO VERIFY THAT THE LABEL INDICATES THAT THEY DO NOT EXCEED MAXIMUM PERMITTED WATTAGE.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.4; ASHRAE 90.1-9.4.2
IIIC7	ELECTRIC MOTORS (INCLUDING BUT NOT LIMITED TO FAN MOTORS): WHERE REQUIRED BY THE CONSTRUCTION DOCUMENTS FOR ENERGY CODE COMPLIANCE, MOTOR LISTING OR LABELS SHALL BE VISUALLY INSPECTED TO VERIFY THAT THEY COMPLY WITH THE RESPECTIVE ENERGY REQUIREMENTS IN THE CONSTRUCTION DOCUMENTS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C403.2.10; ASHRAE 90.1-10.4
IIID	OTHER			
IIID1	MAINTENANCE INFORMATION: MAINTENANCE MANUALS FOR MECHANICAL SERVICE HOT WATER AND ELECTRICAL EQUIPMENT AND SYSTEMS REQUIRING PREVENTIVE MAINTENANCE SHALL BE REVIEWED FOR APPLICABILITY TO INSTALLED EQUIPMENT AND SYSTEMS BEFORE SUCH MANUALS ARE PROVIDED TO THE OWNER. LABELS REQUIRED FOR SUCH EQUIPMENT OR SYSTEMS SHALL BE INSPECTED FOR ACCURACY AND COMPLETENESS.	PRIOR TO SIGNOFF OR ISSUANCE OF CERTIFICATE OF OCCUPANCY	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING ELECTRICAL DRAWINGS WHERE APPLICABLE; ASHRAE GUIDELINE 4: PREPARATION OF OPERATING AND MAINTENANCE DOCUMENTATION FOR BUILDING SYSTEMS	C303.3, C408.2.5.2; ASHRAE 90.1-4.2.2.3, 6.7.2.2, 8.7.2, 9.7.2.2

THE NEW YORK CITY ENERGY CONSERVATION CODE 2016 (NYCECC) 2016 NYCECC TABULAR ANALYSIS - COMMERCIAL

NYCECC CITATION	PROVISION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE (ECC)	SUPPORTING DOCUMENTATION
C402.1.3, C402.2, TABLES C402.1.3, C402.1.4	ROOF ASSEMBLY - INSULATION ENTIRELY ABOVE ROOF DECK	NEW COMPOSITE METAL DECK ROOF	6" RIGID INSULATION (R-30) ABOVE DECK	MINIMUM R-30ci	A-300 (ROOF CONSTRUCTION DETAIL)
TABLES C402.1.3, C402.1.4 OR SECTION C402.2	WALLS, ABOVE-GRADE: MASS	8" CMU W/CONTINUOUS RIGID INSULATION AND STUCCO FINISH	2" RIGID INSULATION (R-10), 3.5" FIBERGLASS INSULATION (R-13) AND 8" CMU (R-1)	MINIMUM R-11.4ci	A-300 (EXTERIOR WALL DETAIL)
TABLES C402.1.3, C402.1.4 OR SECTION C402.2	BELOW-GRADE WALLS	THERMAL INSULATION ON THE INTERIOR OF CELLAR WALL	6.25" FIBERGLASS INSULATION (R-19) AND 8" CMU WALL (R-1)	MINIMUM R-7.5ci	A-300 (FOUNDATION WALL DETAIL)
TABLES C402.1.3, C402.1.4 OR SECTION C402.2	FLOORS: MASS	THERMAL INSULATION AT NEW CONCRETE FLOOR OF CELLAR	3" RIGID FORM INSULATION (R-15)	MINIMUM R-10.4ci	A-300 (FOUNDATION WALL DETAIL)
TABLES C402.1.3, C402.1.4 OR SECTION C402.2	FLOORS: JOIST/FRAMING	THERMAL INSULATION AT NEW STEEL-JOIST FLOOR OVER UNCONDITIONED SPACE	R-60 FIBERGLASS BATT CAVITY INSULATION	MINIMUM R-30	A-300 (ROOF CONSTRUCTION DETAIL)
C402.1.4, TABLES C402.1.3, C402.1.4	ASSEMBLY U-FACTOR, C-FACTOR OR F-FACTOR-BASED METHOD	8" BLOCK WALL WITH R-13 BATT INSULATION IN METAL STUDS & R-10 CONTINUOUS EXTERIOR INSULATION	MASS WALL U-FACTOR = 1/(1+13+10) = 0.042	MASS WALL: MAXIMUM U-FACTOR = 0.090	A-300 (EXTERIOR WALL DETAIL)
C402.4, TABLE C402.4	FENESTRATION (PRESCRIPTIVE)	FENESTRATION REQUIREMENTS	ALL WINDOWS ARE OPERABLE U-FACTOR = 0.40 SHGC = 0.40	MAXIMUM U-FACTOR = 0.38 (FIXED) MAXIMUM U-FACTOR = 0.40 (OPERABLE) MAXIMUM SHGC = 0.40	A-002, A-003 (FLOOR PLANS AND WINDOW SCHEDULE)
C402.4.1	MAXIMUM AREA	WINDOW TO WALL RATIO	FRONT: 18% REAR: 29%	30% MAXIMUM	A-005 (BUILDING ELEVATIONS CALCULATIONS)
C402.5	AIR LEAKAGE - THERMAL ENVELOPE (MANDATORY)	AIR LEAKAGE - THERMAL ENVELOPE	BUILDING THERMAL ENVELOPE TO COMPLY WITH SECTIONS C402.5.1 THROUGH C402.5.8.	THE THERMAL ENVELOPE OF THE BUILDING MUST COMPLY WITH SECTIONS C402.5.1 THROUGH C402.5.8. PRESSURE DIFFERENTIAL OF 0.3 INCH WATER GAUGE. AIR LEAKAGE RATE 0.40 CFM/SF MAXIMUM. MUST COMPLY WITH SECTIONS C402.5.5, C402.5.6, AND C402.5.7.	A-002, A-003 (AIR LEAKAGE NOTES)
C402.5.1	BARRIERS	AIR BARRIER MATERIAL	CONTINUOUS AIR BARRIER - ALL JOINTS TO BE SEALED WITH GASKET OR ADHESIVE.	A CONTINUOUS AIR BARRIER FOR THE OPAQUE BUILDINGS ENVELOPE SHALL COMPLY WITH SECTION C402.5.1.2.1 OR C402.5.1.2.2.	A-300 (AIR SEALING DETAILS)
C402.5.1.2.1	MATERIALS	MATERIALS	GYPSON BOARD WITH A THICKNESS OF NOT LESS THAN 1/2 INCH MEET THE REQUIREMENTS OF SECTION C402.5.1.2.1.	ITEMS 1 THROUGH 16 LISTED IN THIS SECTION MUST COMPLY WITH THE REQUIREMENTS OF THIS SECTION.	A-300 (PARTITION DETAILS)
C402.5.1.2.2	ASSEMBLIES	ASSEMBLIES	CONCRETE MASONRY WALLS COATED WITH EITHER ONE APPLICATION OF BLOCK FILLER OR TWO APPLICATIONS OF A SEALER COATING MEET THE REQUIREMENTS OF C402.5.1.2.2. PROVIDED JOINTS ARE SEALED AND THE REQUIREMENTS OF SECTION C402.5.1.1 ARE MET.	ITEMS 1 THROUGH 3 LISTED IN THIS SECTION MUST COMPLY WITH THE REQUIREMENTS OF THIS SECTION.	A-300 (EXTERIOR WALL DETAIL)
C402.5.2, TABLE C402.5.2	AIR LEAKAGE OF FENESTRATION	SWINGING ENTRANCE DOORS, FLOOR 1	SWINGING ENTRANCE DOORS - 0.20 CFM/SF OF DOOR AREA	MAX AIR LEAKAGE RATES: CURTAIN WALLS AND STOREFRONT GLAZING = 0.06 CFM/SF COMMERCIAL GLAZED SWINGING ENTRANCE DOORS AND REVOLVING DOORS = 1.0 CFM/SF OF DOOR AREA	A-002 (SEE AIR LEAKAGE NOTES)
C402.5.4	DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS, AND ELEVATOR LOBBIES	DOORS FROM CORRIDORS TO STAIRWELLS	ALL DOORS FROM CORRIDOR TO STAIRWAY TO BE GASKETED, WEATHERSTRIPPED OR SEALED.	ACCESS OPENINGS FROM CONDITIONED SPACE TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES SHALL MEET C402.5.2 OR BE GASKETED, WEATHERSTRIPPED, OR SEALED.	A-002, A-003 (SEE AIR LEAKAGE NOTES)
C402.5.5	AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS	AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS & SHAFTS REQUIREMENTS FOR DAMPERS	STAIRWAY ENCLOSURE AND SHAFTS DAMPERS AS REQUIRED.	DAMPERS MUST BE PROVIDED IN ACCORDANCE WITH SECTION C403.2.4.3.	A-002, A-003 (SEE AIR LEAKAGE NOTES)
C402.5.7	VESTIBULES	BUILDING ENTRANCE VESTIBULE	5' DEEP VESTIBULE @ BUILDING ENTRANCE, TWO SETS OF SWINGING DOORS WITH SELF-CLOSERS.	VESTIBULE PROVIDED AT DOOR SEPARATING CONDITIONED SPACE FROM THE EXTERIOR.	A-002 (1ST FLOOR PLAN)
C405.1	DWELLING UNIT LIGHTING	DWELLING UNIT LIGHTING FIXTURES	ALL LIGHTING FIXTURES CONTAIN HIGH EFFICACY LAMPS.	75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES, OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURE, OTHER THAN LOW VOLTAGE LIGHTING, SHALL BE HIGH-EFFICACY LAMPS.	EN-003, EN-004 (SEE NOTE)
C405.2	LIGHTING CONTROLS (MANDATORY)	INTERIOR LIGHTING CONTROLS INCLUDE OCCUPANCY SENSORS, DAYLIGHT RESPONSIVE CONTROLS, BI-LEVEL CONTROLS, AND AUTOMATIC SHUT-OFF	OCCUPANCY SENSORS AT STAIRWELLS, RESTROOMS AND STORAGE ROOMS.	LIGHTING SYSTEMS SHALL BE PROVIDED WITH CONTROLS AS SPECIFIED IN SECTIONS C405.2.1, C405.2.2, C405.2.3, C405.2.4 AND C405.2.5. EXCEPTIONS: LIGHTING CONTROLS ARE NOT REQUIRED FOR THE FOLLOWING: 1. AREAS DESIGNATED AS SECURITY OR EMERGENCY AREAS THAT ARE REQUIRED TO BE CONTINUOUSLY LIGHTED. 2. INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS & EXIT PASSAGEWAYS. 3. EMERGENCY EGRESS LIGHTING THAT IS NORMALLY OFF.	EN-003, EN-004 (SEE NOTE)
C405.2.1	OCCUPANT SENSOR CONTROLS	OCCUPANT SENSOR CONTROLS ARE PROVIDED IN EACH RESTROOM, STORAGE AREA, AND STAIRWELL	OCCUPANCY AND VACANCY SENSORS PROVIDED WITH 20 MINUTE SHUT OFF LIMIT	OCCUPANT SENSOR CONTROLS IN SPACES OTHER THAN WAREHOUSES SPECIFIED IN SECTION C405.2.1 SHALL COMPLY WITH THE FOLLOWING: 1. AUTOMATICALLY TURN OFF LIGHTS WITHIN 20 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE. 2. BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT POWER.	EN-003, EN-004 (SEE NOTE)
C405.2.5	EXTERIOR LIGHTING CONTROLS	EXTERIOR LIGHTING CONTROLS	LIGHTING ON THE FRONT & REAR FACADES SHALL HAVE CONTROLS THAT AUTOMATICALLY SHUT OFF THE LIGHTING AS A FUNCTION OF DAWN/DUSK & A SET OPEN & CLOSE TIME.	LIGHTING FOR EXTERIOR APPLICATIONS OTHER THAN EMERGENCY LIGHTING THAT IS INTENDED TO BE AUTOMATICALLY OFF DURING BUILDING OPERATION, LIGHTING SPECIFICALLY REQUIRED TO MEET HEALTH AND LIFE SAFETY REQUIREMENTS OR DECORATIVE GAS LIGHTING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF C405.2.5.	EN-003, EN-004 (SEE NOTE)
C405.3	EXIT SIGNS	EIGHT NEW LED EXIT SIGNS TO BE PROVIDED	5W PER SIDE	INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE.	EN-003, EN-004 (REFLECTED CEILING PLANS)
C405.4	INTERIOR LIGHTING POWER REQUIREMENTS	INTERIOR LIGHTING POWER REQUIREMENTS	LPD VALUE FOR BUILDING IS LESS THAN THE INTERIOR LIGHTING POWER CALCULATED UNDER SECTION C405.4.2.	THE TOTAL CONNECTED INTERIOR LIGHTING POWER SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 4-9.	EN-004 (INTERIOR LIGHTING AND POWER CALCULATION SCHEDULE)
C405.5	EXTERIOR LIGHTING (MANDATORY)	TOTAL CONNECTED LOAD OF PROPOSED EXTERIOR LIGHTING FOR LIGHTING ZONE 2	THE TOTAL EXT. LIGHTING POWER IS LESS THAN THE EXT. LIGHTING POWER AS PER SECTION C405.5.	THE EXTERIOR LIGHTING POWER ALLOWANCE SHALL BE DETERMINED IN ACCORDANCE WITH SECTION C405.5.1.	EN-004 (EXTERIOR LIGHTING AND POWER CALCULATION SCHEDULE)
C405.6	ELECTRICAL ENERGY CONSUMPTION (MANDATORY)	SEPARATE ELEC. METERS PROVIDED FOR EACH DWELLING UNIT	METER AT UNIT #1 THROUGH UNIT #7	EACH DWELLING UNIT LOCATED IN GROUP R-2 BUILDING SHALL HAVE A SEPARATE ELECTRICAL METER	EN-003 (CELLAR REFLECTED CEILING PLAN)
C405.8	ELECTRICAL MOTORS (MANDATORY)	ELECTRICAL MOTORS	ELECTRIC MOTORS ARE IN COMPLIANCE AS PER C405.8.	ELECTRIC MOTORS SHALL MEET THE MINIMUM EFFICIENCY REQUIREMENTS OF TABLE C405.8(1) THROUGH C405.8(4) WHEN TESTED AND RATED IN ACCORDANCE WITH THE DOE 10 CFR 431. THE EFFICIENCY SHALL BE VERIFIED THROUGH CERTIFICATION UNDER AN APPROVED CERTIFICATION PROGRAM OR, WHERE A CERTIFICATION PROGRAM DOES NOT EXIST, THE EQUIPMENT EFFICIENCY RATINGS SHALL BE SUPPORTED BY DATA FURNISHED BY THE MOTOR MANUFACTURER.	SEE MECHANICAL DRAWING.

PROJECT NAME

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

MW MW Professional Engineering, P.C.
CONSULTING ENGINEERS

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REV # DATE DESCRIPTION

DRAWING TITLE

ENERGY ANALYSIS

PROJ. # MW618

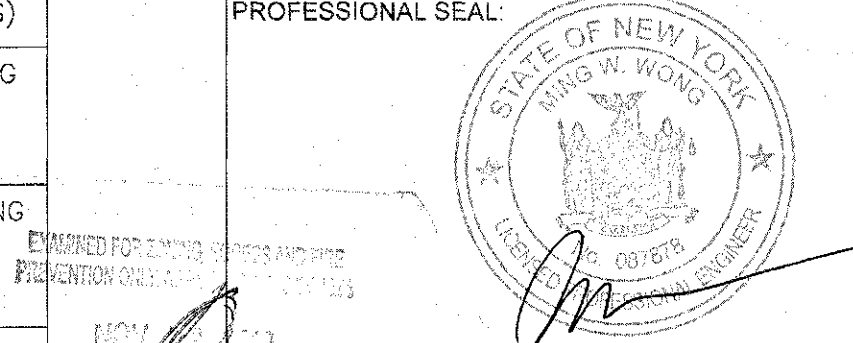
SCALE AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL

CHECKED BY: MW

PROFESSIONAL SEAL:



DWG. #

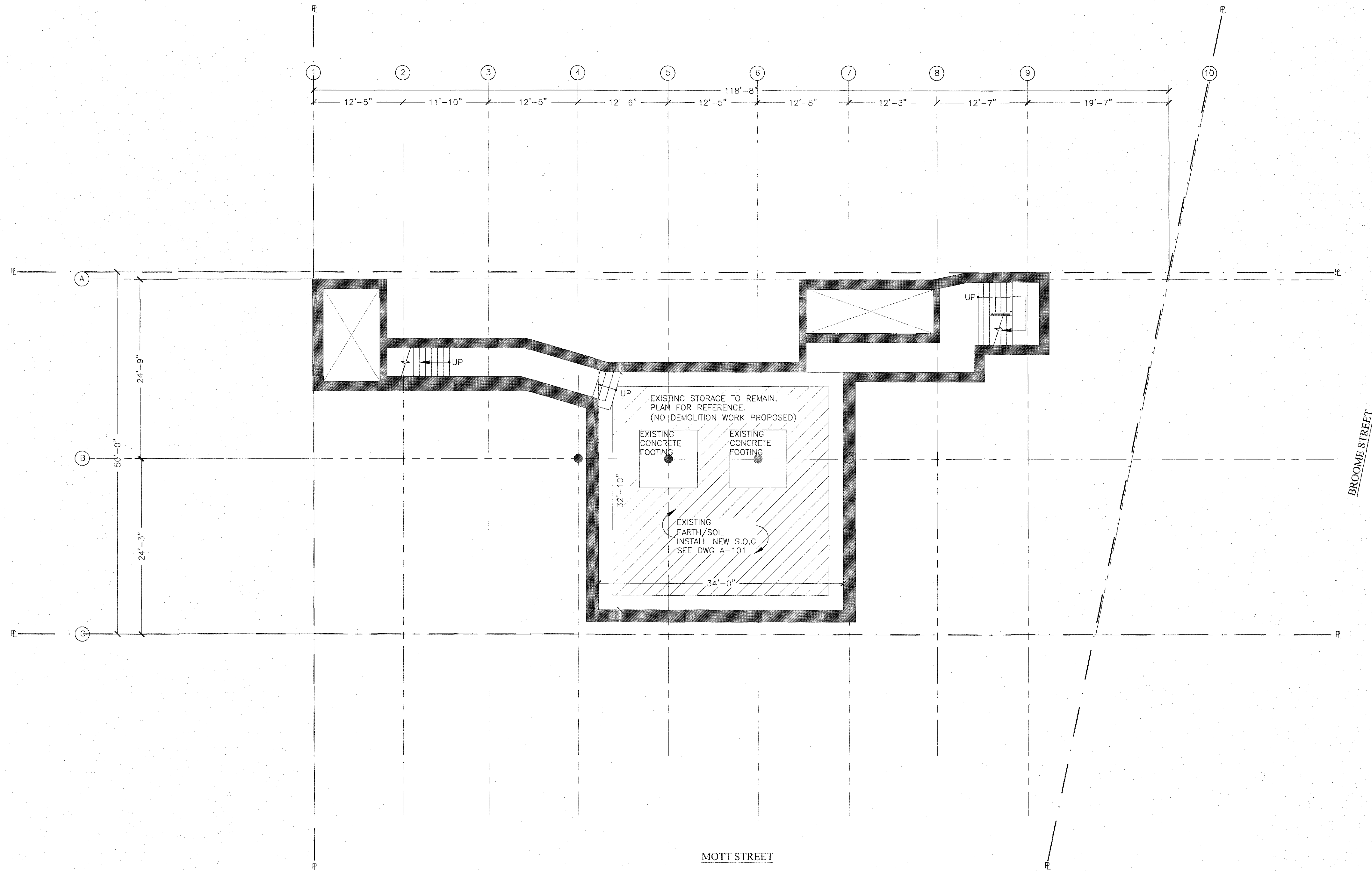
EN-001.00

DOB BARCODE



LEGEND

- EXISTING WALL TO REMAIN
- PROPERTY LINE
- EXISTING WALL TO REMOVE



1 SUB-CELLAR EXISTING PLAN
SCALE: 1/8"=1'-0"

NOTE:
THERE IS NO HVAC, PLUMBING AND SPRINKLER DEMOLITION WORK. FOR HVAC,
PLUMBING AND SPRINKLER PROPOSED WORK, SEE MEP DWG.

KENNETH FLADEN, R.A.

EXAMINED FOR RECORD AND FIRE
PREVENTION ONLY
NO. 13 2019

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
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DESIGN ENGINEER:

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CONSULTING ENGINEERS

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REV #	DATE	DESCRIPTION

DRAWING TITLE:

SUB-CELLAR
EXISTING PLAN

PROJ. # MW 618

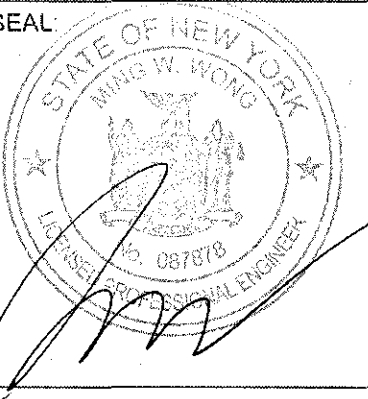
SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL

CHECKED BY: MW

PROFESSIONAL SEAL:



DWG. #

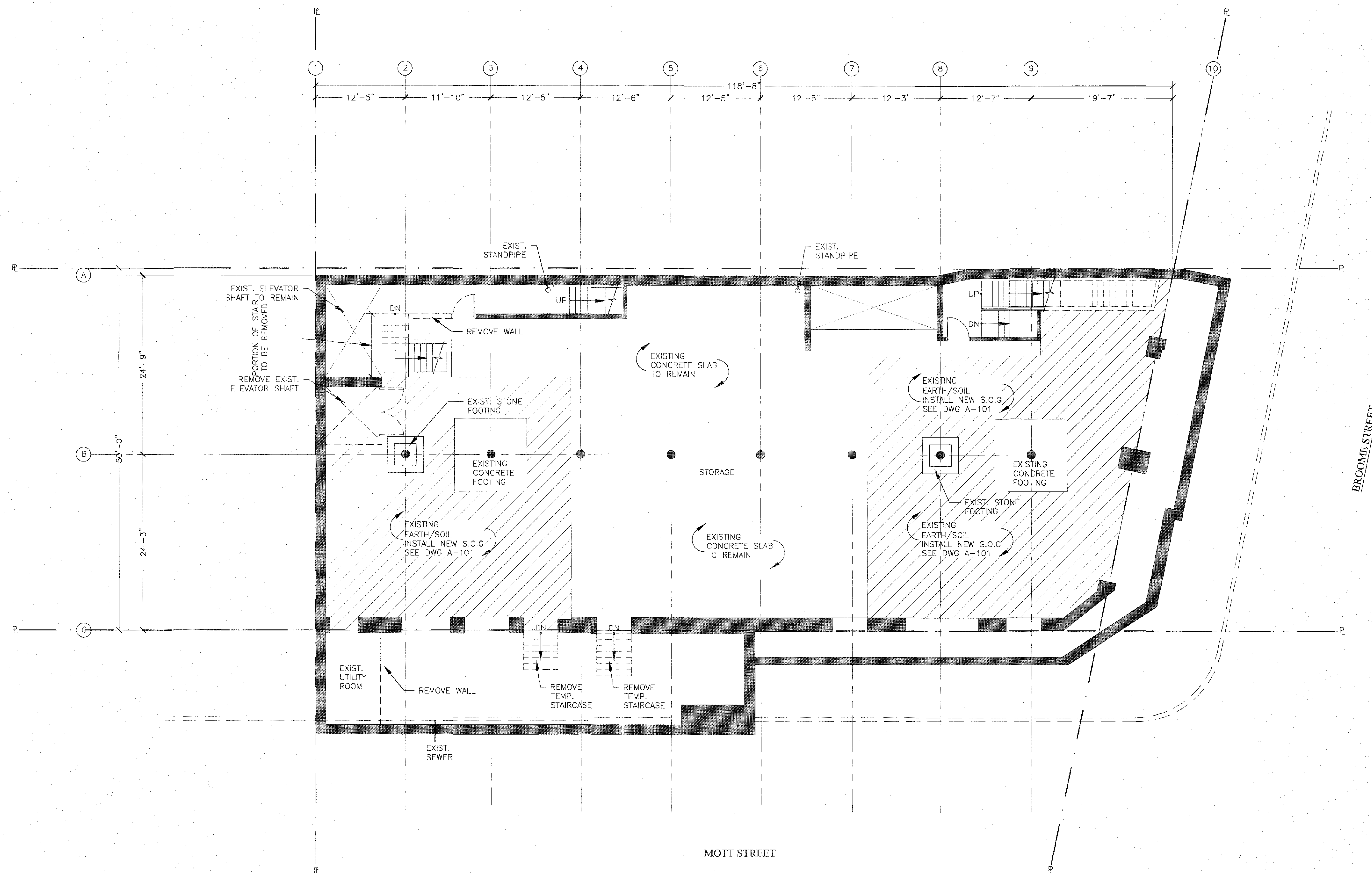
D-100.00

DOB BARCODE



LEGEND

- EXISTING WALL TO REMAIN
- PROPERTY LINE
- EXISTING WALL TO REMOVE



1 CELLAR DEMO PLAN
SCALE: 1/8" = 1'-0"

NOTE:
THERE IS NO HVAC, PLUMBING AND SPRINKLER DEMOLITION WORK. FOR HVAC,
PLUMBING AND SPRINKLER PROPOSED WORK, SEE MEP DWG.

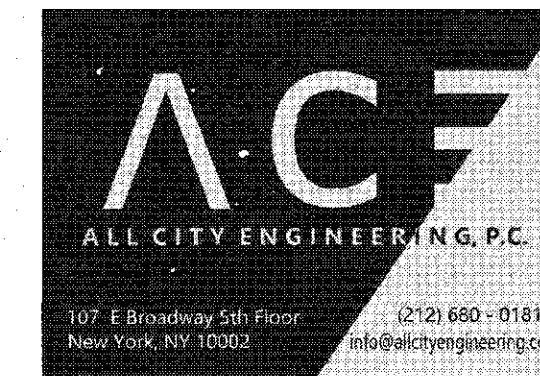
PROJECT NAME:

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NEW YORK, NY 10012
OFFICE CONVERSION**

DESIGN ENGINEER:

MW MW Professional Engineering, P.C.
CONSULTING ENGINEERS

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REV #	DATE	DESCRIPTION

DRAWING TITLE:

**CELLAR
DEMOLITION PLAN**

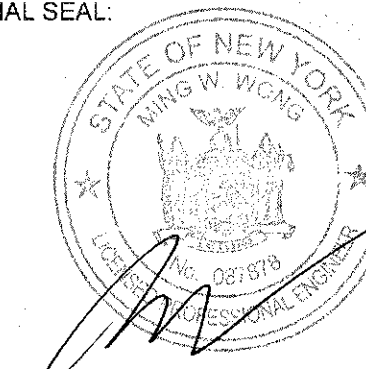
PROJ. #: MW 618

SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL CHECKED BY: MW

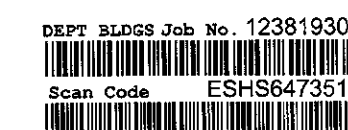
PROFESSIONAL SEAL:



DWG. #

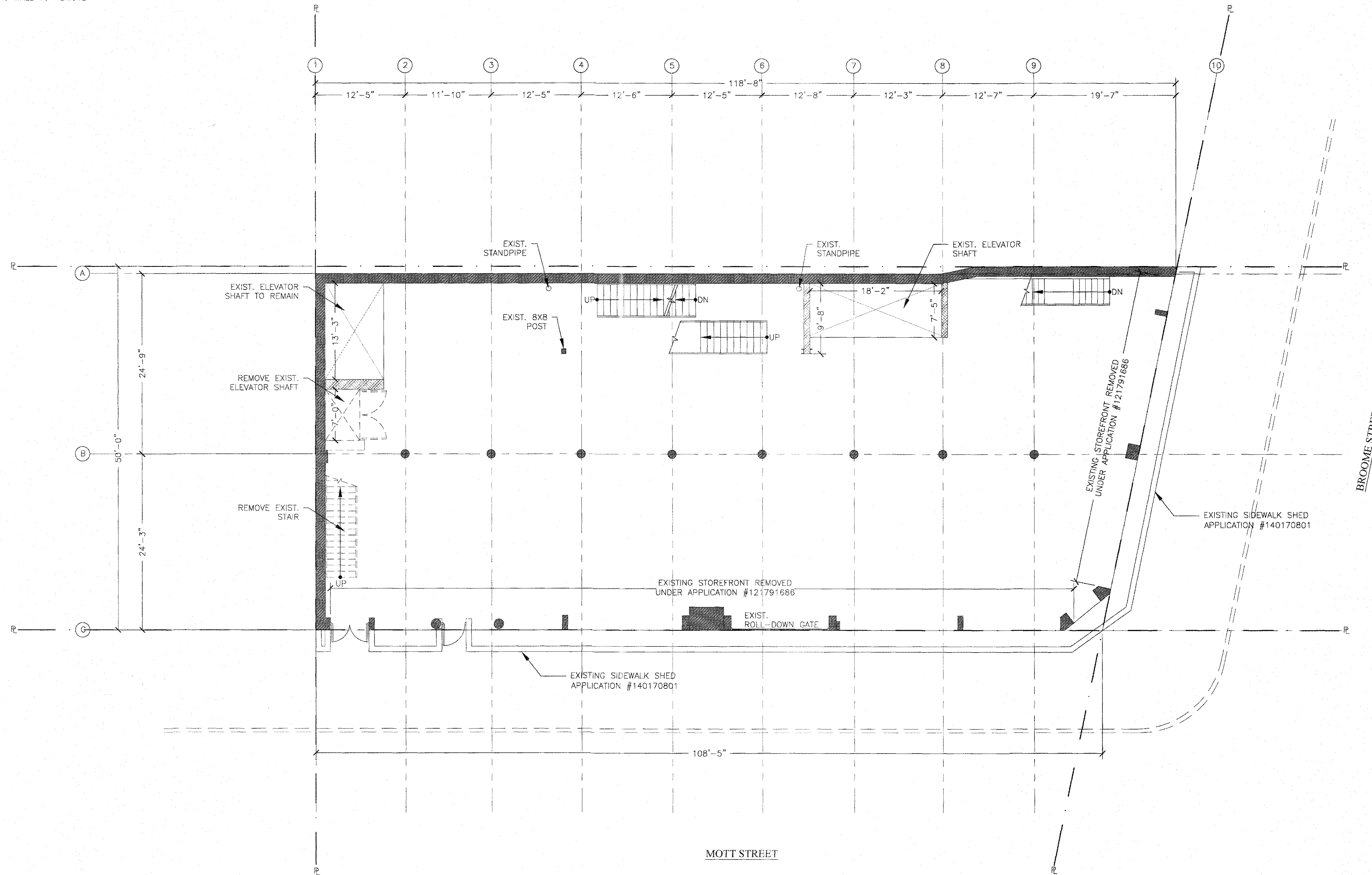
D-101.00

DOB BARCODE



LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TEMPORARY CONSTRUCTION FENCE
- PROPERTY LINE
- EXISTING WALL TO REMOVE



1 1ST FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"

NOTE:
THERE IS NO HVAC, PLUMBING AND SPRINKLER DEMOLITION WORK. FOR HVAC, PLUMBING AND SPRINKLER PROPOSED WORK, SEE MEP DWG.

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

MW MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:



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REV #	DATE	DESCRIPTION

DRAWING TITLE:

1ST FLOOR
DEMOLITION PLAN

PROJ. # MW 618

SCALE AS SHOWN

DRAWING DATE 06/26/2019

DRAWN BY: JL

CHECKED BY: MW

PROFESSIONAL SEAL:






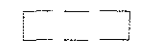
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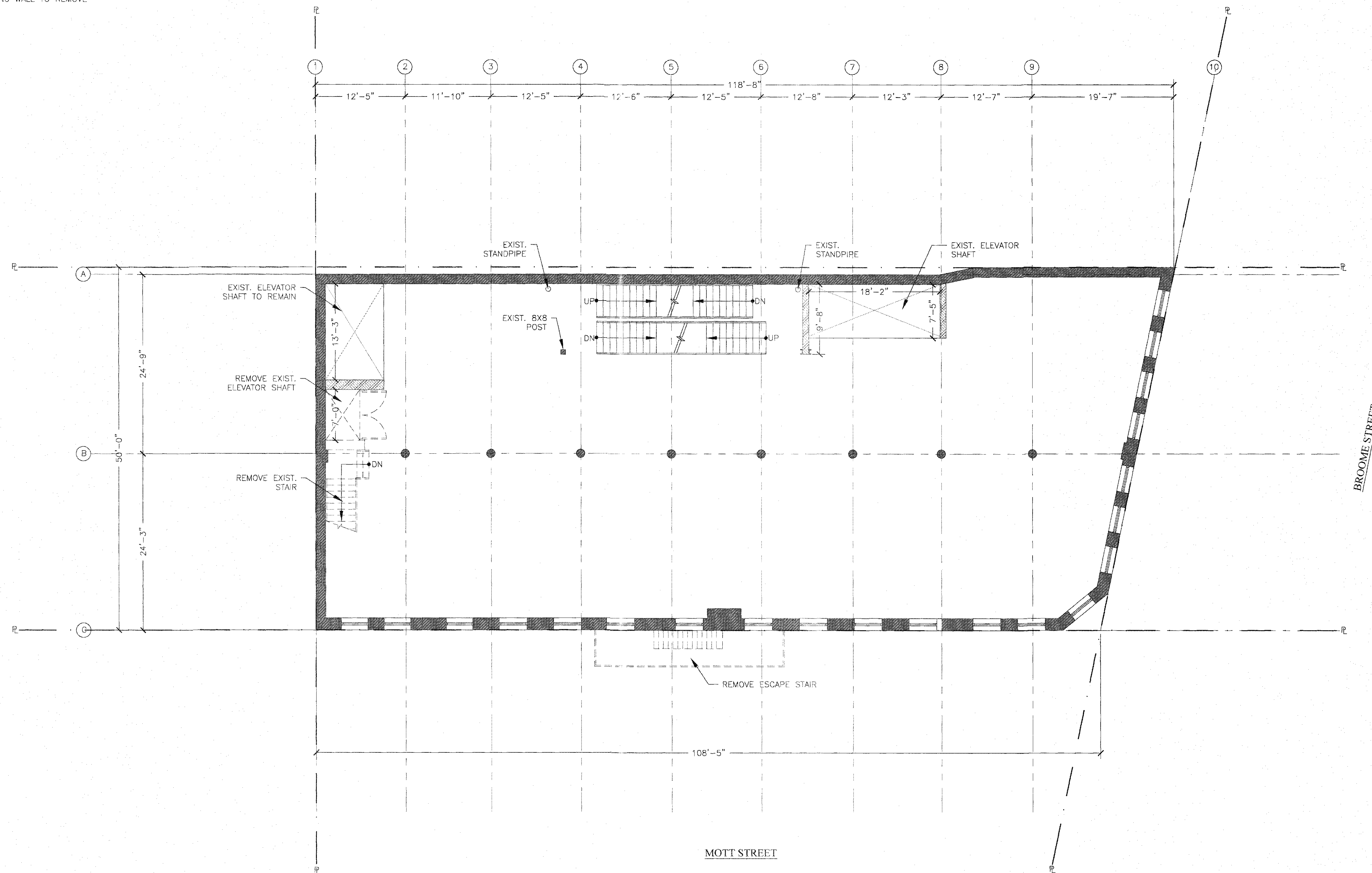
D-102.00

DOB BARCODE



LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING TEMPORARY CONSTRUCTION FENCE
-  PROPERTY LINE
-  EXISTING WALL TO REMOVE



1 2ND FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"

NOTE:
THERE IS NO HVAC, PLUMBING AND SPRINKLER DEMOLITION WORK. FOR HVAC,
PLUMBING AND SPRINKLER PROPOSED WORK, SEE MEP DWG.

PROJECT NAME:

**178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION**

DESIGN ENGINEER:

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CONSULTING ENGINEERS

MEP ENGINEER:



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REV. #	DATE	DESCRIPTION

DRAWING TITLE:

**2ND FLOOR
DEMOLITION PLAN**

PROJ. #: MW 618

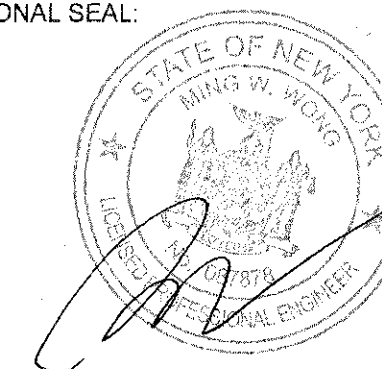
SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL

CHECKED BY: MW

PROFESSIONAL SEAL:



DWG. #

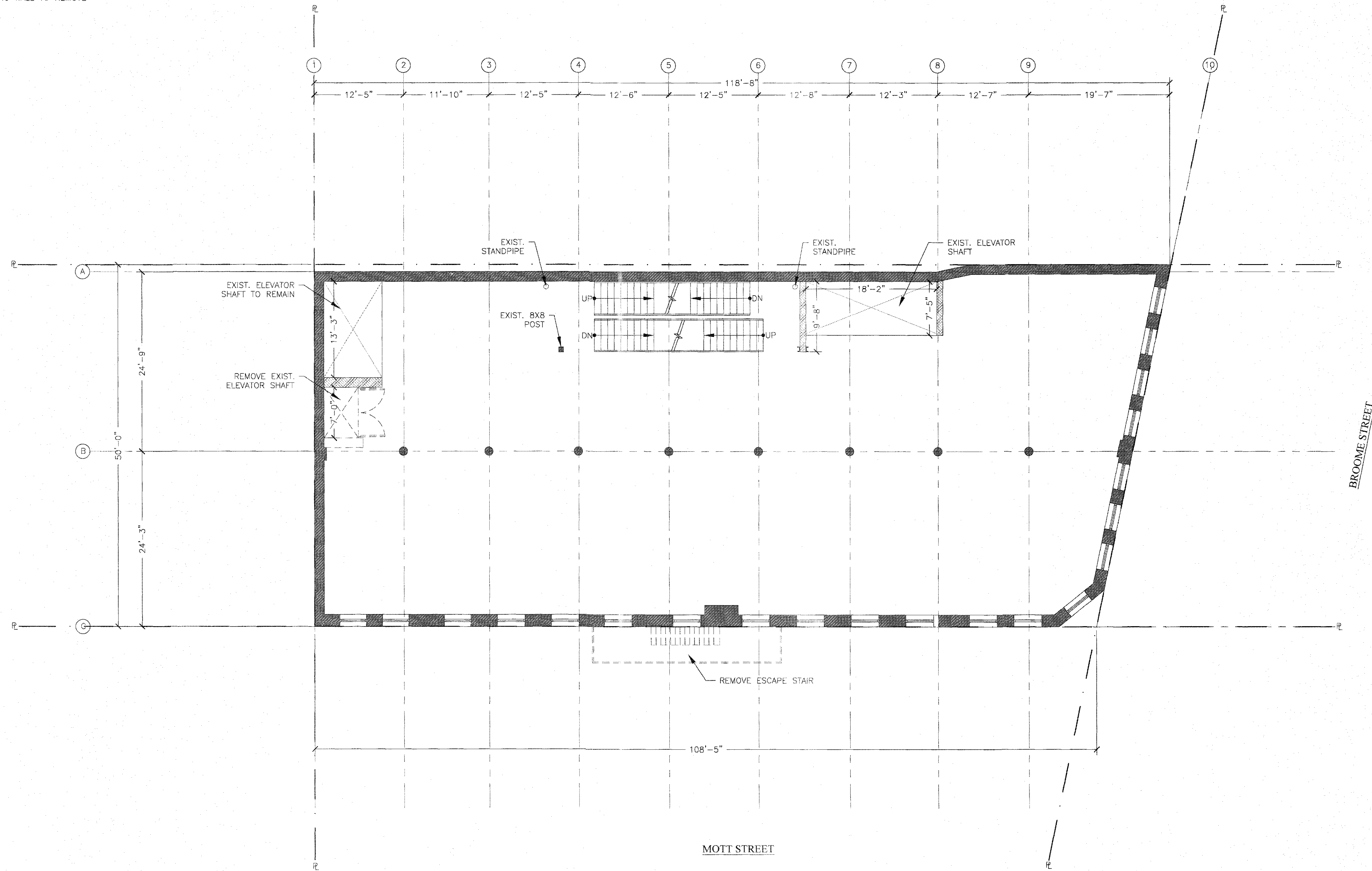
D-103.00

DOB BARCODE



LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TEMPORARY CONSTRUCTION FENCE
- PROPERTY LINE
- EXISTING WALL TO REMOVE



1 3RD FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"

NOTE:
THERE IS NO HVAC, PLUMBING AND SPRINKLER DEMOLITION WORK. FOR HVAC, PLUMBING AND SPRINKLER PROPOSED WORK, SEE MEP DWG.

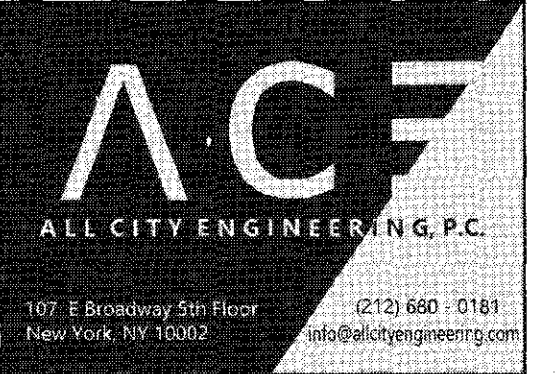
PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
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DESIGN ENGINEER:

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REV #	DATE	DESCRIPTION

DRAWING TITLE:

3RD FLOOR
DEMOLITION PLAN

PROJ. # MW 618

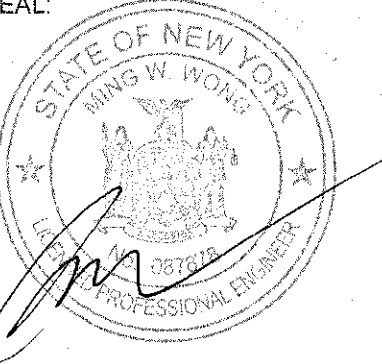
SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL

CHECKED BY: MW

PROFESSIONAL SEAL:



DWG. #

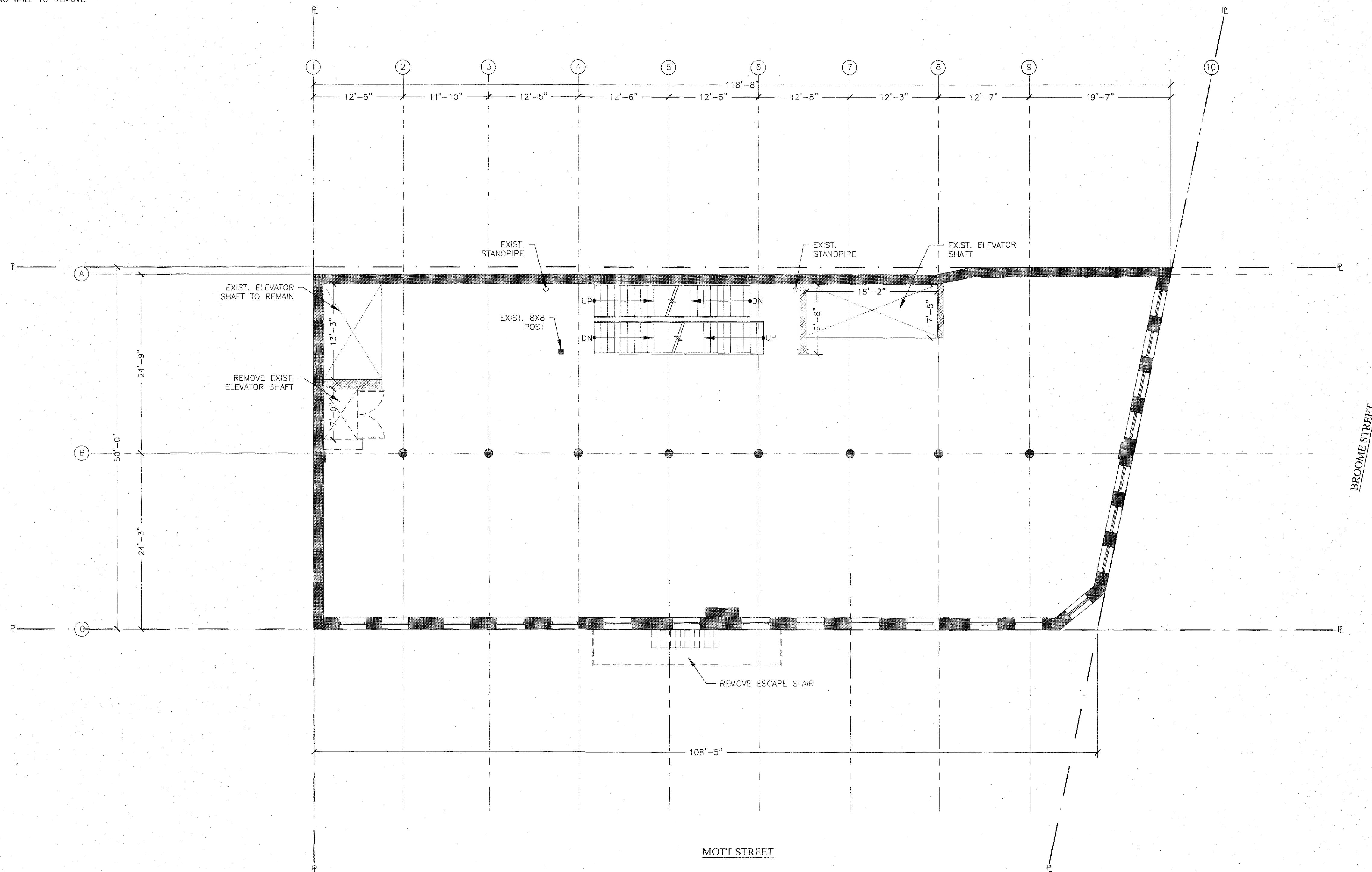
D-104.00

DOB BARCODE



LEGEND

- EXISTING WALL TO REMAIN
EXISTING TEMPORARY CONSTRUCTION FENCE
PROPERTY LINE
EXISTING WALL TO REMOVE



1 4TH FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"

NOTE:
THERE IS NO HVAC, PLUMBING AND SPRINKLER DEMOLITION WORK. FOR HVAC,
PLUMBING AND SPRINKLER PROPOSED WORK, SEE MEP DWG.

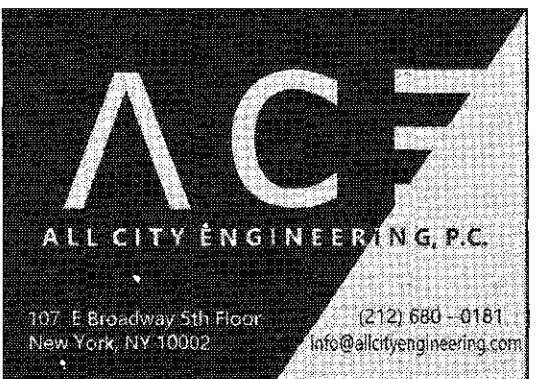
PROJECT NAME:

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OFFICE CONVERSION

DESIGN ENGINEER:

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CONSULTING ENGINEERS

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REV. #	DATE	DESCRIPTION

DRAWING TITLE:

4TH FLOOR
DEMOLITION PLAN

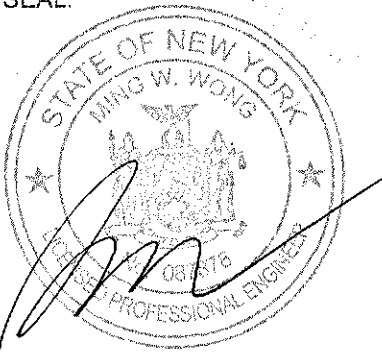
PROJ. # MW618

SCALE AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL CHECKED BY: MW

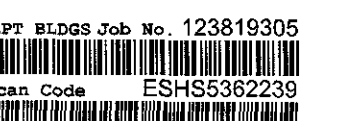
PROFESSIONAL SEAL:



DWG. #

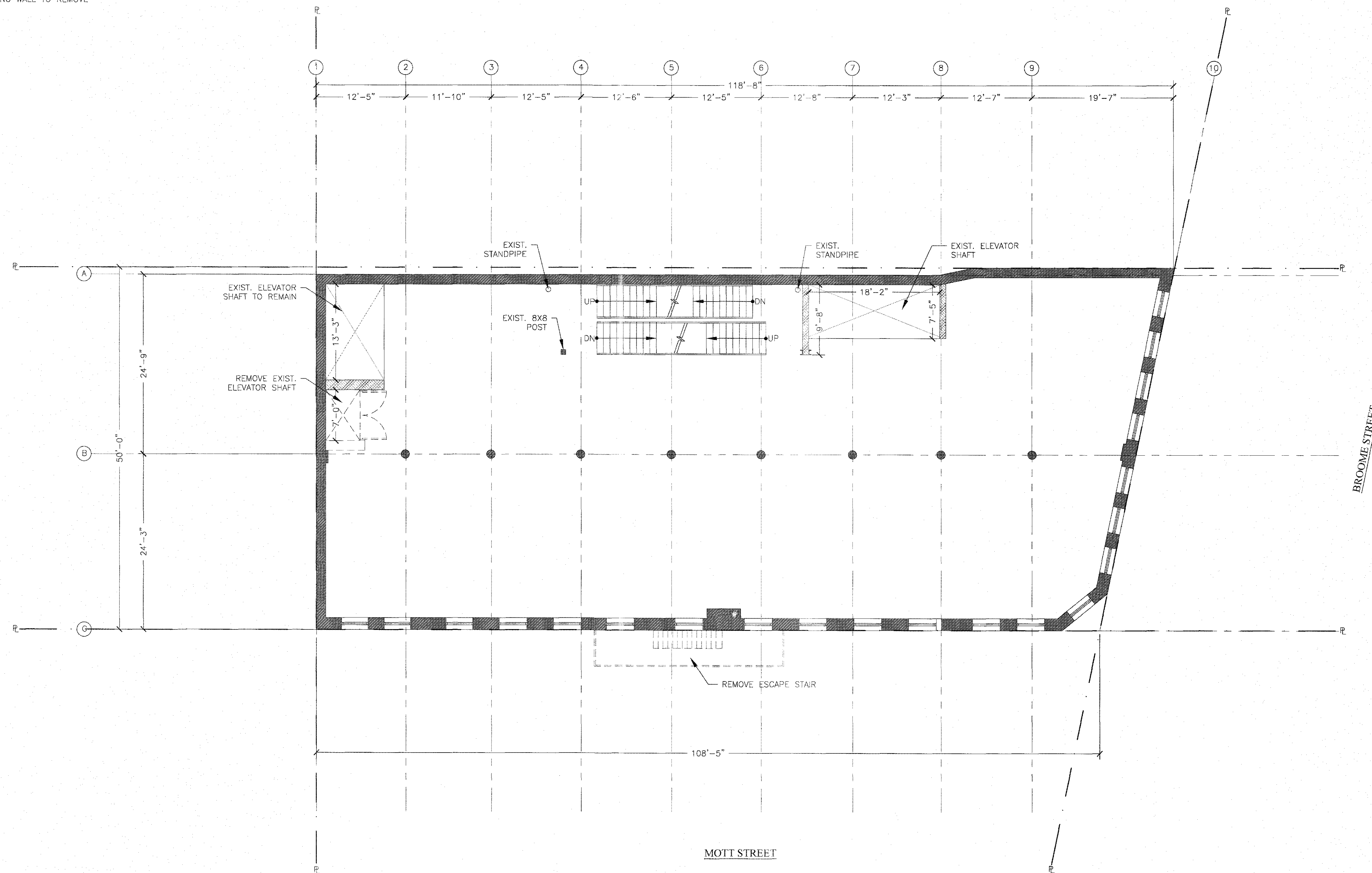
D-105.00

DOB BARCODE



LEGEND

- EXISTING WALL TO REMAIN
EXISTING TEMPORARY CONSTRUCTION FENCE
PROPERTY LINE
EXISTING WALL TO REMOVE



1 5TH FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"

NOTE:
THERE IS NO HVAC, PLUMBING AND SPRINKLER DEMOLITION WORK. FOR HVAC,
PLUMBING AND SPRINKLER PROPOSED WORK, SEE MEP DWG.

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

mw MW Professional Engineering, P.C.
CONSULTING ENGINEERS

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REV #	DATE	DESCRIPTION

DRAWING TITLE:

5TH FLOOR
DEMOLITION PLAN

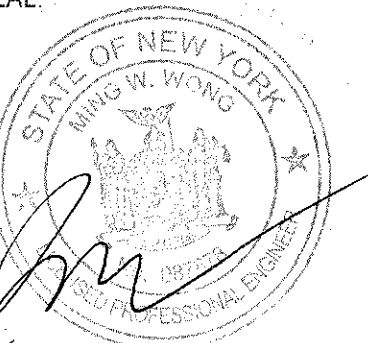
PROJ. #: MW 618

SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL CHECKED BY: MW

PROFESSIONAL SEAL:



DWG. #

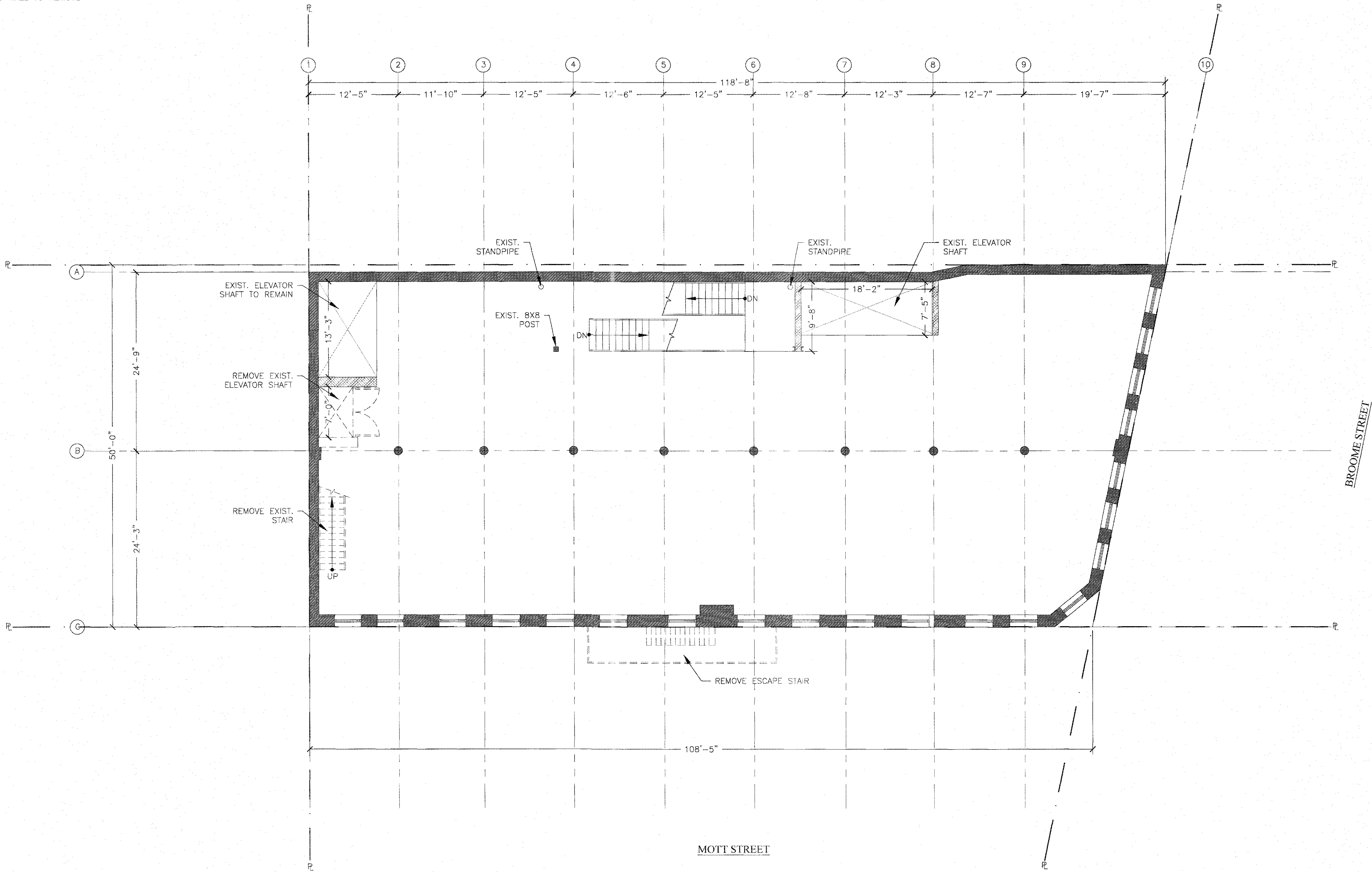
D-106.00

DOB BARCODE



LEGEND

- EXISTING WALL TO REMAIN
EXISTING TEMPORARY CONSTRUCTION FENCE
PROPERTY LINE
EXISTING WALL TO REMOVE



1 6TH FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"

NOTE:
THERE IS NO HVAC, PLUMBING AND SPRINKLER DEMOLITION WORK. FOR HVAC,
PLUMBING AND SPRINKLER PROPOSED WORK, SEE MEP DWG.

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

mw MW Professional Engineering, P.C.
CONSULTING ENGINEERS

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REV #	DATE	DESCRIPTION

DRAWING TITLE:

6TH FLOOR
DEMOLITION PLAN

PROJ. # MW 618

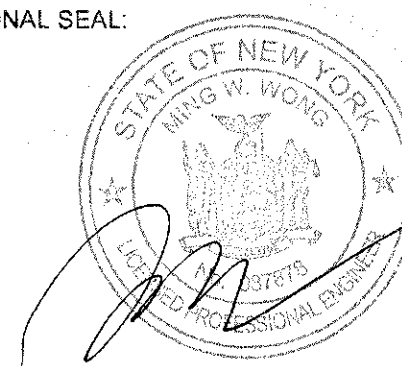
SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL

CHECKED BY: MW

PROFESSIONAL SEAL:



DWG. #

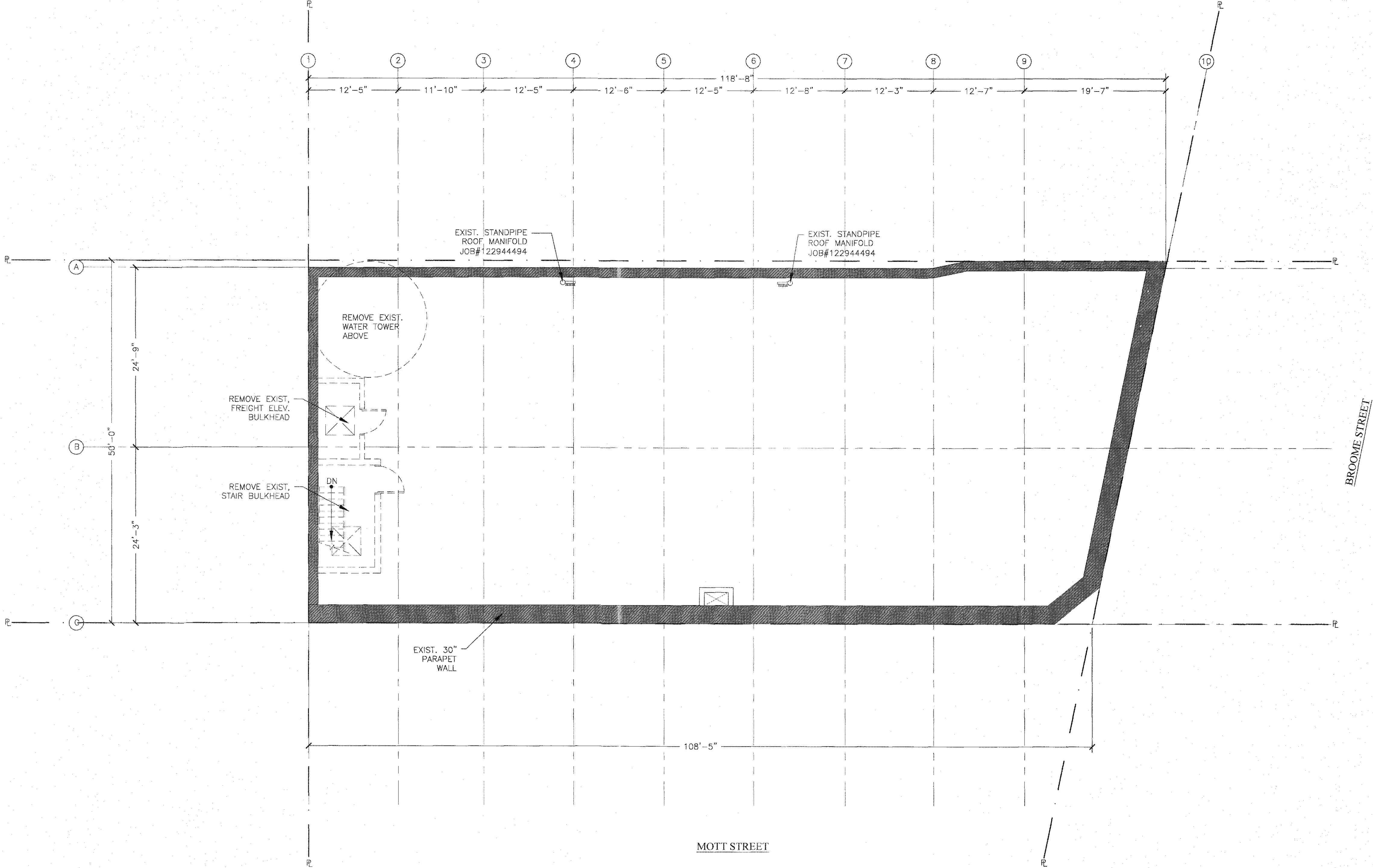
D-107.00

DOB BARCODE



LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TEMPORARY CONSTRUCTION FENCE
- PROPERTY LINE
- EXISTING WALL TO REMOVE



1 ROOF DEMO PLAN
SCALE: 1/8"=1'-0"

NOTE:
THERE IS NO HVAC, PLUMBING AND SPRINKLER DEMOLITION WORK. FOR HVAC,
PLUMBING AND SPRINKLER PROPOSED WORK, SEE MEP DWG.

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

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CONSULTING ENGINEERS

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REV #	DATE	DESCRIPTION

DRAWING TITLE:

ROOF
DEMOLITION PLAN

PROJ. #: MW 618

SCALE: AS SHOWN

DRAWING DATE: 05/26/2019

DRAWN BY: JL

CHECKED BY: MW

PROFESSIONAL SEAL:



DWG. #

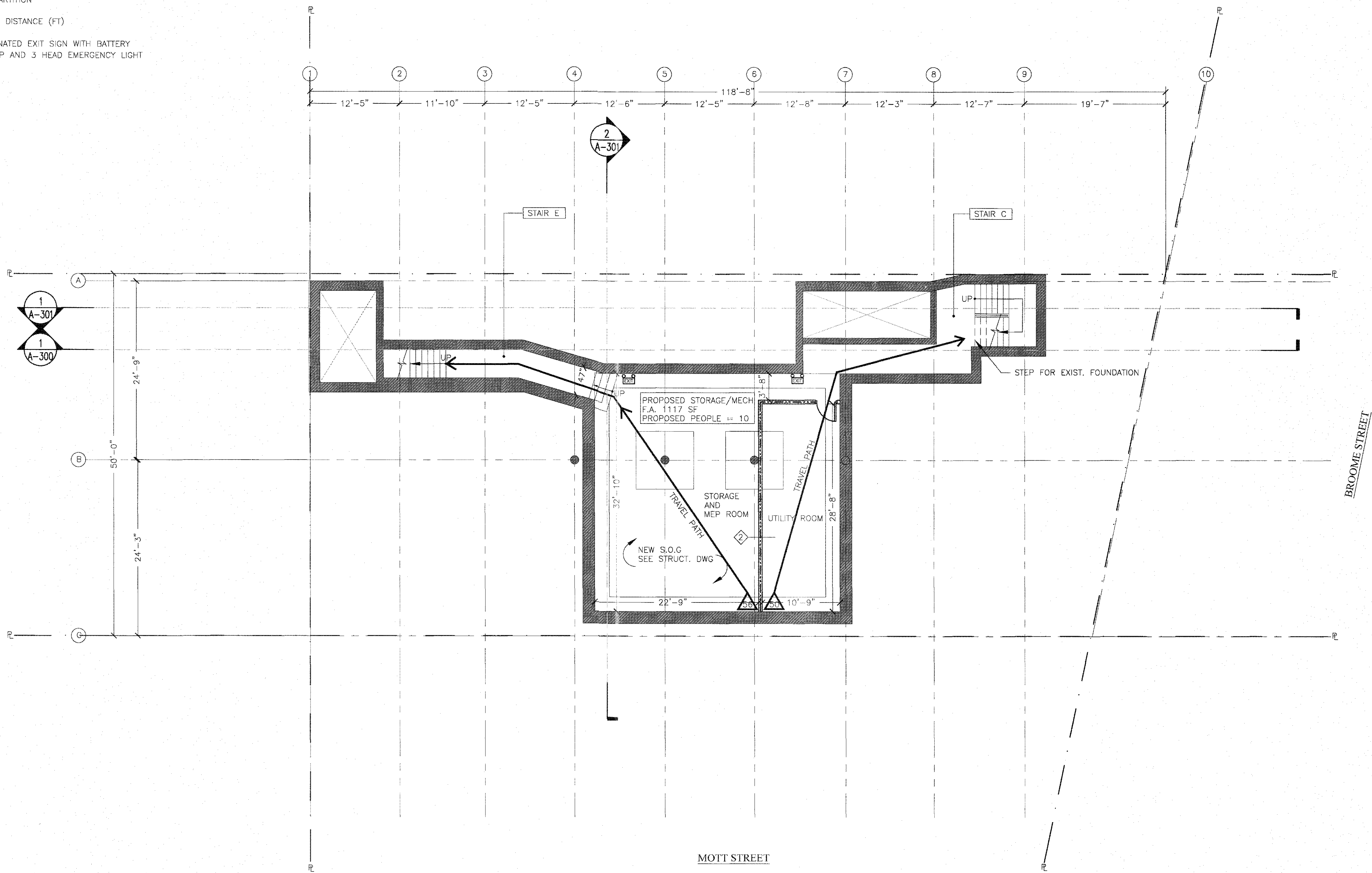
D-108.00

DOB BARCODE



LEGEND

- EXISTING WALL TO REMAIN
PROPERTY LINE
NEW 2-HR FIRE RATED PARTITION
NEW PARTITION
TRAVEL DISTANCE (FT)
ILLUMINATED EXIT SIGN WITH BATTERY BACKUP AND 3 HEAD EMERGENCY LIGHT



1 PROPOSED SUB-CELLAR PLAN
SCALE: 1/8" = 1'-0"

NOTE:
THERE IS NO HVAC, PLUMBING AND SPRINKLER WORK SHOWN ON THIS PAGE. FOR
HVAC, PLUMBING AND SPRINKLER PROPOSED WORK, SEE MEP DWG.

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

mw MW Professional Engineering, P.C.
CONSULTING ENGINEERS

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REV #	DATE	DESCRIPTION

DRAWING TITLE:

PROPOSED SUB-CELLAR
PLAN

PROJ. #: MW618

SCALE: AS SHOWN

DRAWING DATE: 08/28/2019

DRAWN BY: JL

CHECKED BY: MW

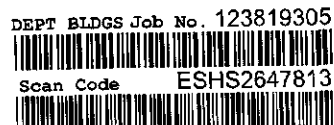
PROFESSIONAL SEAL:



DWG. #

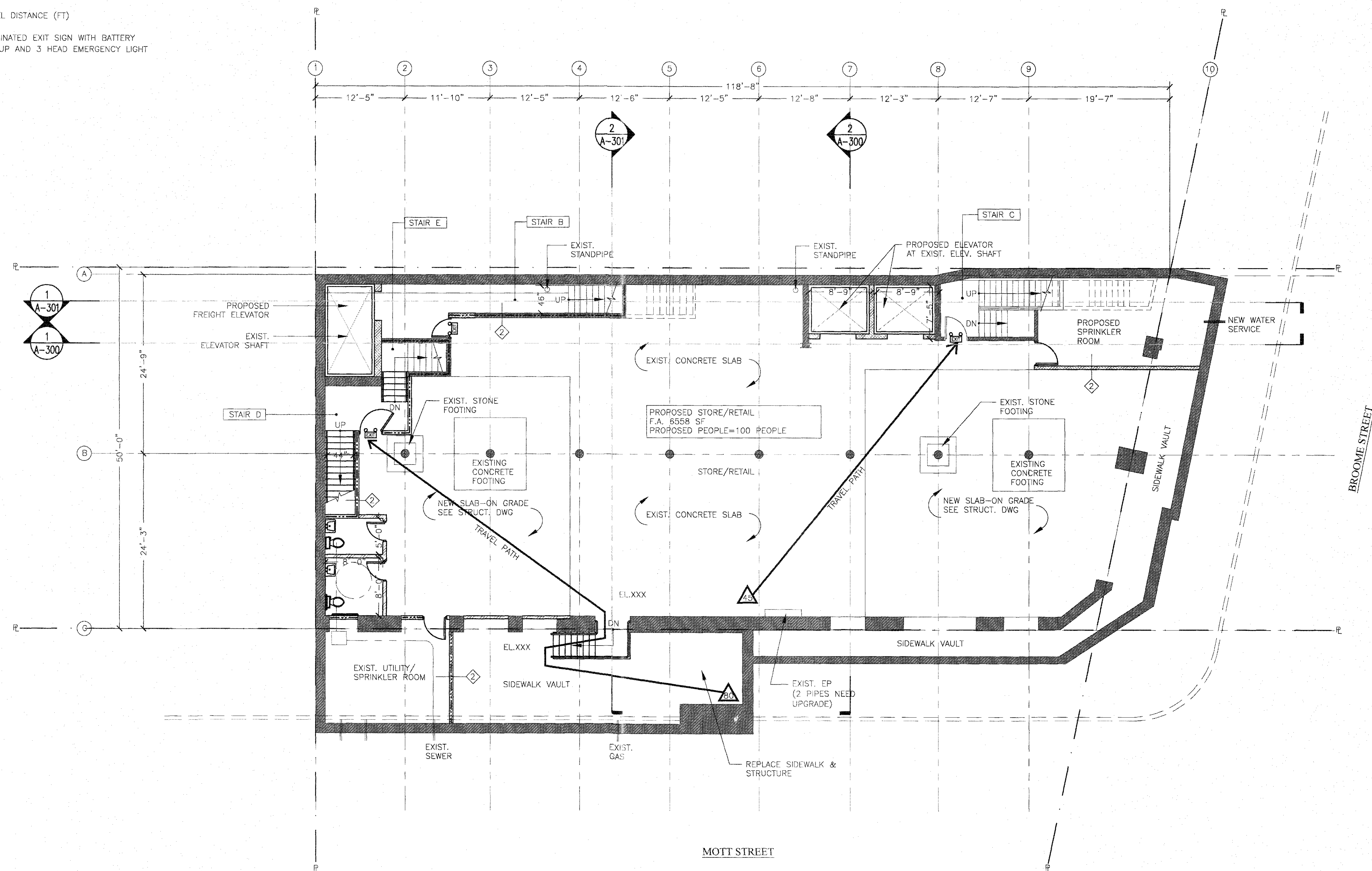
A-100.00

DOB BARCODE



LEGEND

- EXISTING WALL TO REMAIN
- PROPERTY LINE
- NEW 2-HR FIRE RATED PARTITION
- NEW PARTITION
- TRAVEL DISTANCE (FT)
- ILLUMINATED EXIT SIGN WITH BATTERY BACKUP AND 3 HEAD EMERGENCY LIGHT



1 PROPOSED CELLAR PLAN
SCALE: 1/8" = 1'-0"

NOTE:
THERE IS NO HVAC, PLUMBING AND SPRINKLER WORK SHOWN ON THIS PAGE. FOR
HVAC, PLUMBING AND SPRINKLER PROPOSED WORK, SEE MEP DWG.

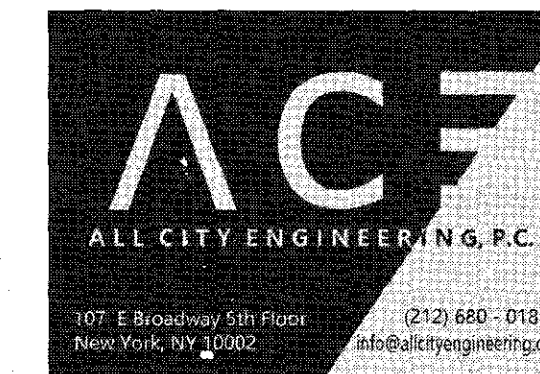
PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

MW MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:



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REV #	DATE	DESCRIPTION

DRAWING TITLE:

PROPOSED CELLAR
PLAN

PROJ. # MW 618

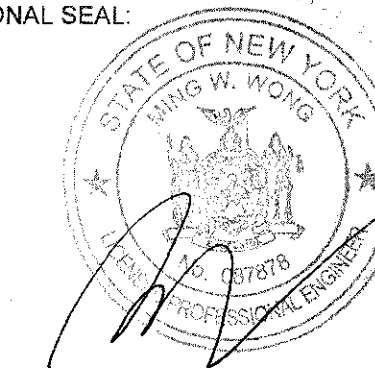
SCALE: AS SHOWN

DRAWING DATE: 09/26/2019

DRAWN BY: JL

CHECKED BY: MW

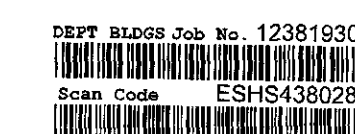
PROFESSIONAL SEAL:



DWG. #

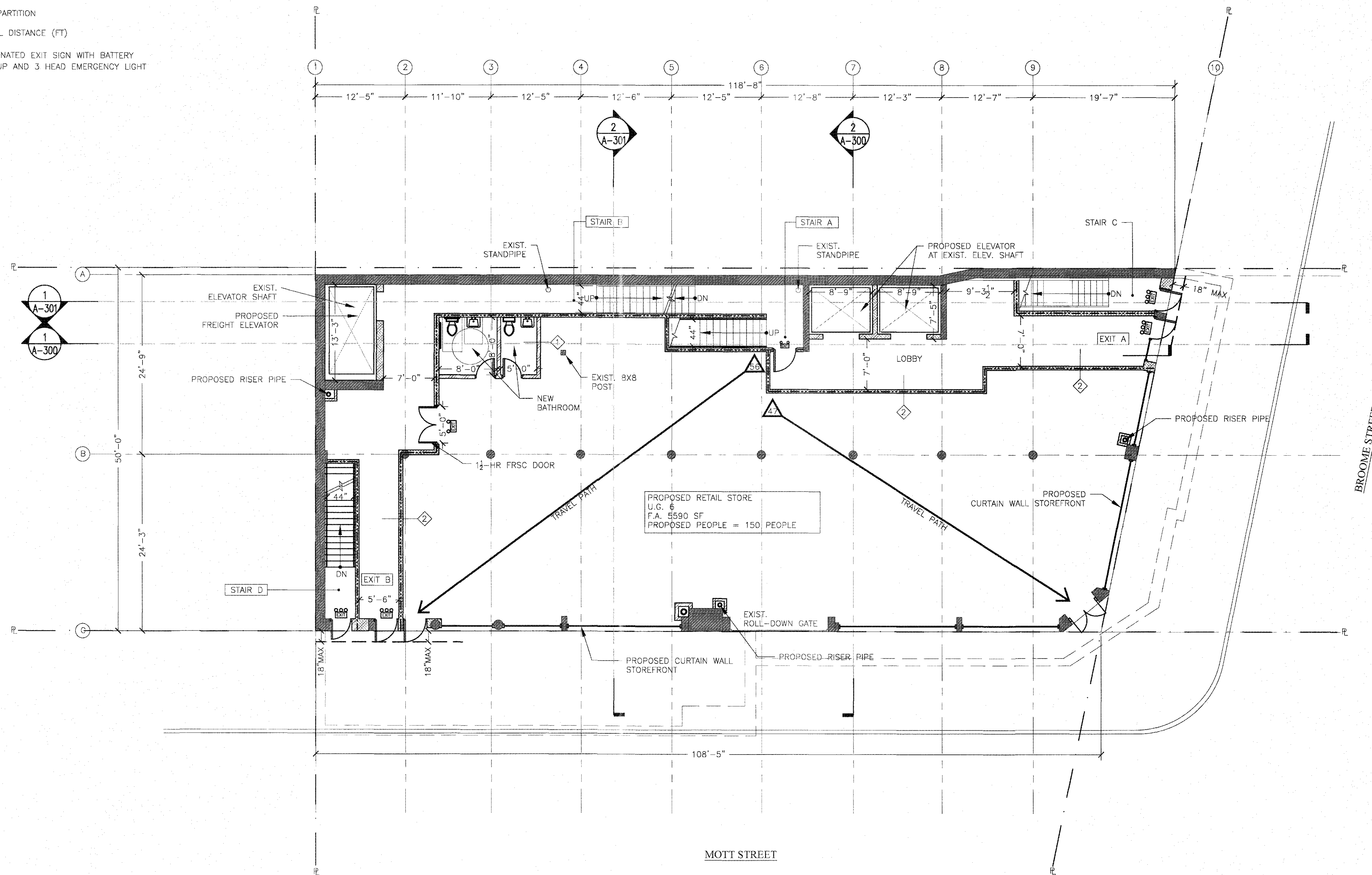
A-101.00

DOB BARCODE



LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TEMPORARY CONSTRUCTION FENCE
- PROPERTY LINE
- NEW 2-HR FIRE RATED PARTITION
- NEW PARTITION
- TRAVEL DISTANCE (FT)
- ILLUMINATED EXIT SIGN WITH BATTERY BACKUP AND 3 HEAD EMERGENCY LIGHT



1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE:
THERE IS NO HVAC, PLUMBING AND SPRINKLER WORK SHOWN ON THIS PAGE. FOR
HVAC, PLUMBING AND SPRINKLER PROPOSED WORK, SEE MEP DWG.

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

MW MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:



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REV #	DATE	DESCRIPTION

DRAWING TITLE:

PROPOSED 1ST FLOOR
PLAN

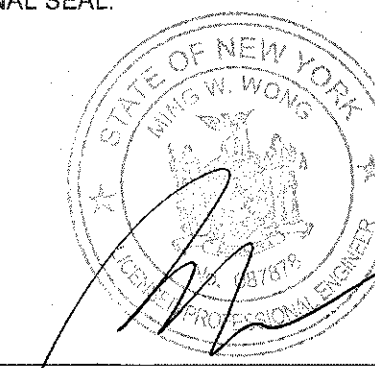
PROJ. # MW 618

SCALE AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL CHECKED BY: MW

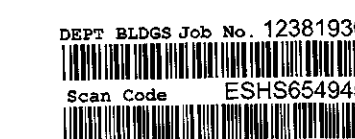
PROFESSIONAL SEAL:



DWG. #

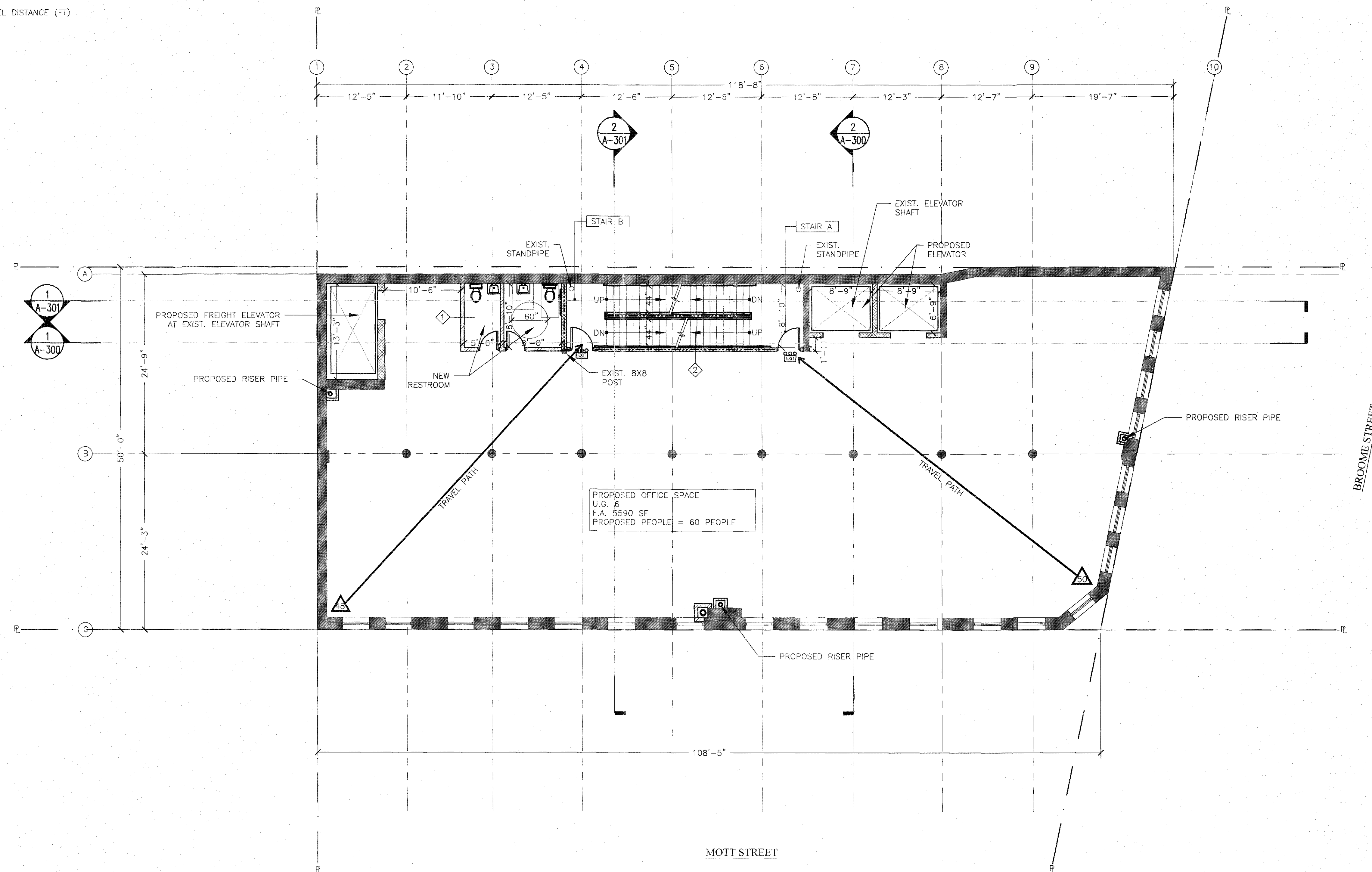
A-102.00

DOB BARCODE



LEGEND

- EXISTING WALL TO REMAIN
- PROPERTY LINE
- NEW 2-HR FIRE RATED PARTITION
- NEW PARTITION
- TRAVEL DISTANCE (FT)



1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

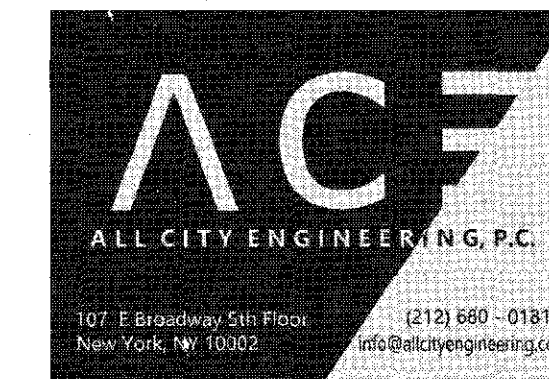
PROJECT NAME:

**178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION**

DESIGN ENGINEER:

MW MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:



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REV #	DATE	DESCRIPTION

DRAWING TITLE:

**PROPOSED 2ND
FLOOR PLAN**

PROJ. #: MW 618

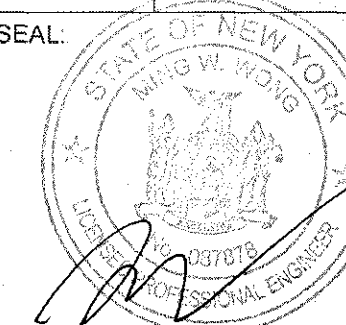
SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL

CHECKED BY: MW

PROFESSIONAL SEAL:









DWG. #

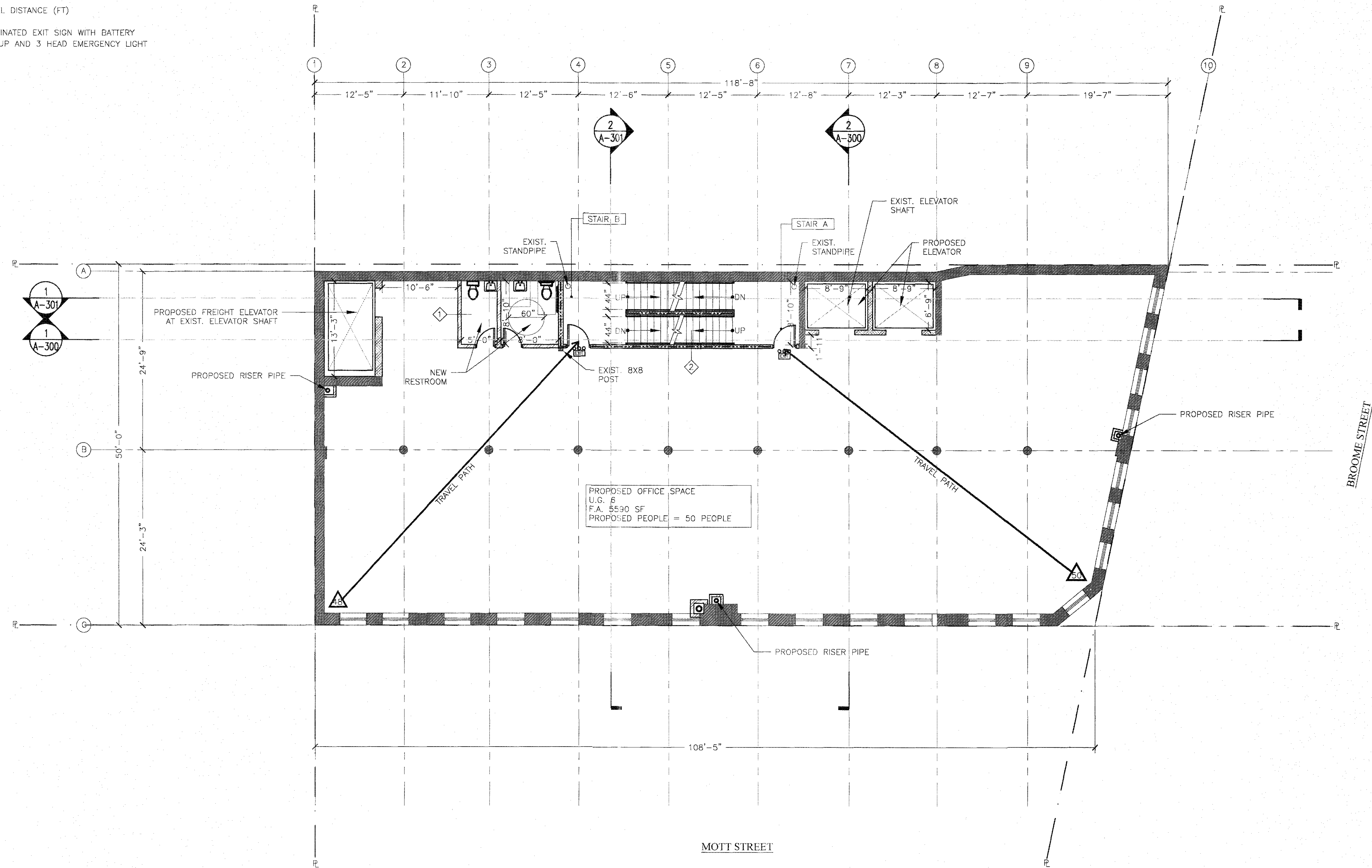
A-103.00

DOB BARCODE



LEGEND

-  EXISTING WALL TO REMAIN
-  PROPERTY LINE
-  NEW 2-HR FIRE RATED PARTITION
-  NEW PARTITION
-  TRAVEL DISTANCE (FT)
-  ILLUMINATED EXIT SIGN WITH BATTERY BACKUP AND 3 HEAD EMERGENCY LIGHT



1 PROPOSED 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT NAME:

**178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION**

DESIGN ENGINEER:

MW MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:



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REV #	DATE	DESCRIPTION

DRAWING TITLE:

**PROPOSED 3RD
FLOOR PLAN**

PROJ #: MW 618

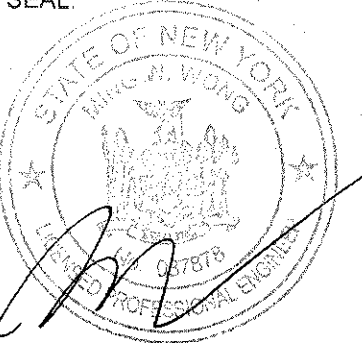
SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL

CHECKED BY: MW

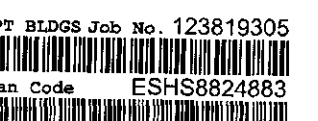
PROFESSIONAL SEAL:



DWG. #

A-104.00

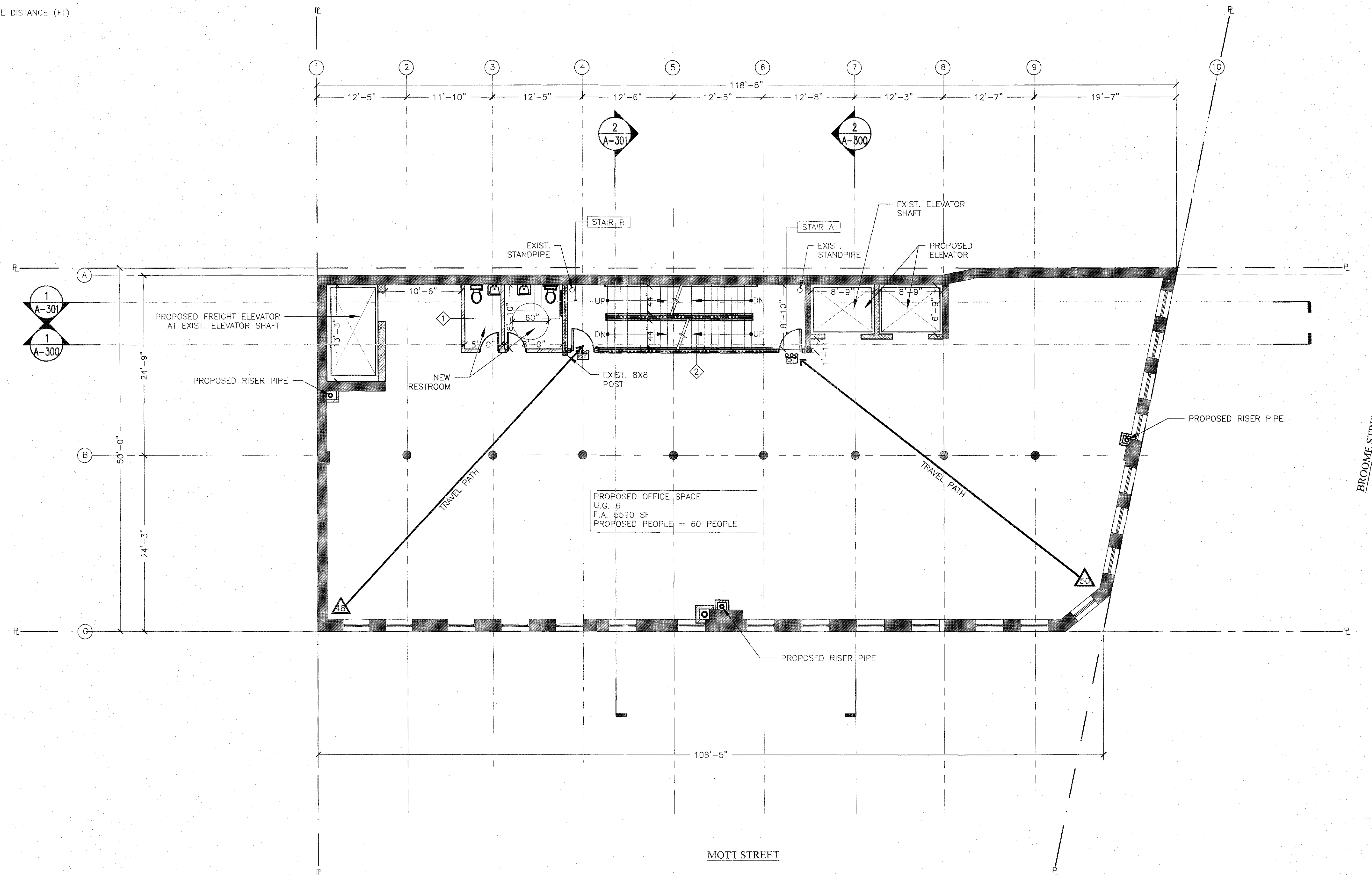
DOB BARCODE



KENNETH FLADEN, R.A.

LEGEND

- EXISTING WALL TO REMAIN
- PROPERTY LINE
- NEW 2-HR FIRE RATED PARTITION
- NEW PARTITION
- TRAVEL DISTANCE (FT)



1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

mw MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:



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REV #	DATE	DESCRIPTION

DRAWING TITLE:

PROPOSED 4TH
FLOOR PLAN

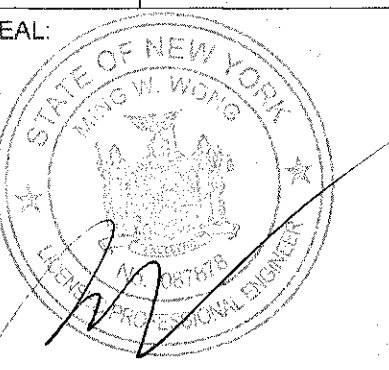
PROJ. # MW618

SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL CHECKED BY: MW

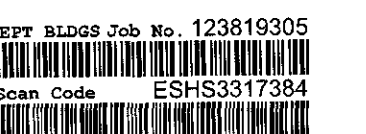
PROFESSIONAL SEAL:



DWG. #

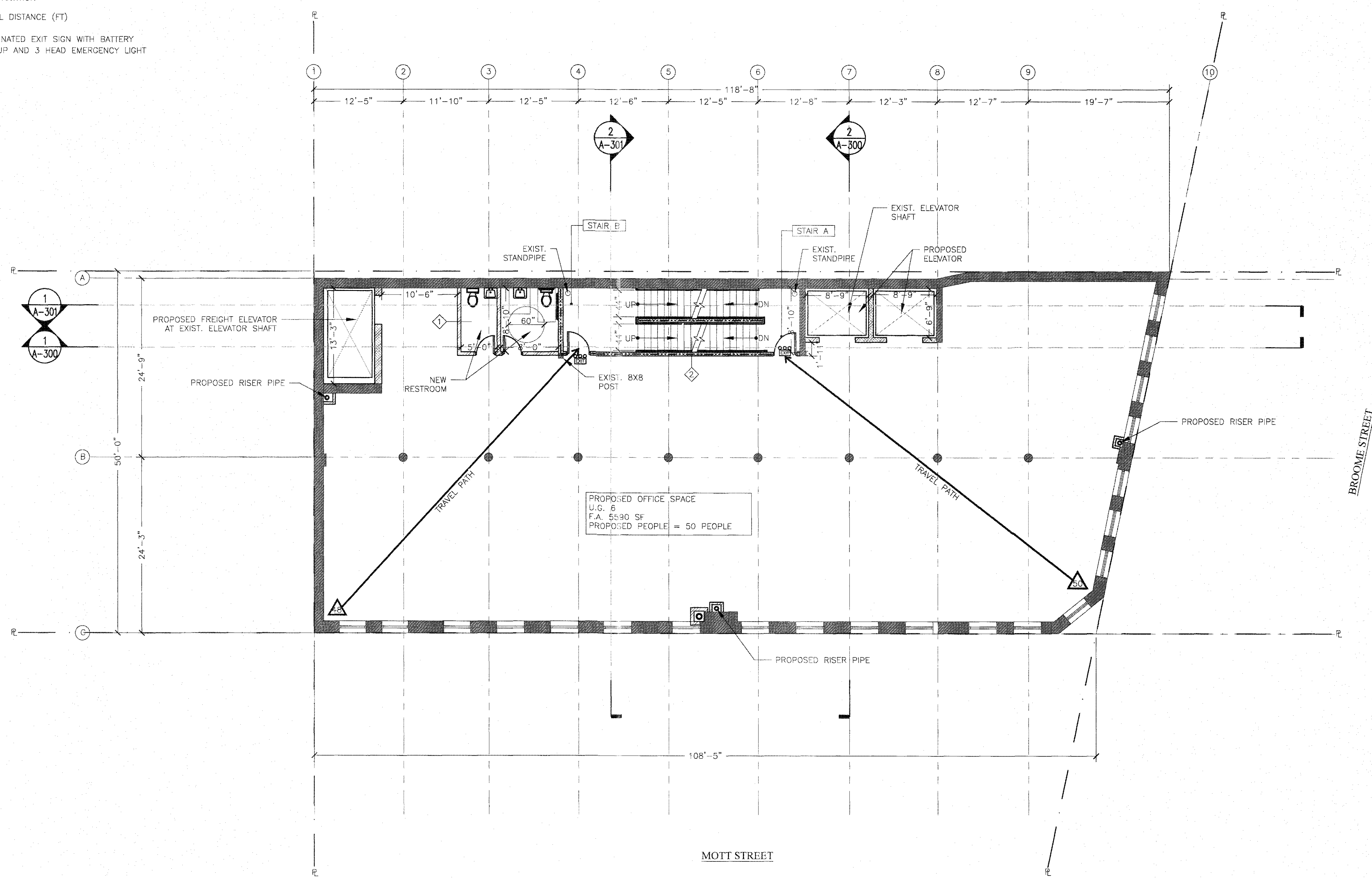
A-105.00

DOB BARCODE



LEGEND

- EXISTING WALL TO REMAIN
- PROPERTY LINE
- NEW 2-HR FIRE RATED PARTITION
- NEW PARTITION
- TRAVEL DISTANCE (FT)
- ILLUMINATED EXIT SIGN WITH BATTERY BACKUP AND 3 HEAD EMERGENCY LIGHT



1 PROPOSED 5TH FLOOR PLAN
SCALE: 1/8"=1'-0"

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

mw MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:

ACE
ALL CITY ENGINEERING, P.C.
107 E Broadway 5th Floor
New York, NY 10002
(212) 660-0181
ace@allcityengineers.com

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REV #	DATE	DESCRIPTION

DRAWING TITLE:

PROPOSED 5TH
FLOOR PLAN

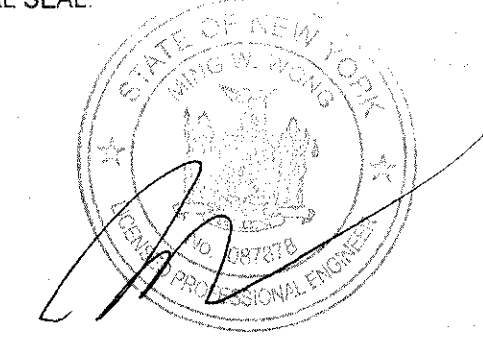
PROJ. # MW 618

SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL CHECKED BY: MW

PROFESSIONAL SEAL:



DWG. # A-106.00

DOB BARCODE
DEPT. RECORDS SUB NO. 123819305
ESHS4519180

**178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION**

mw MW Professional Engineering, P.C.
CONSULTING ENGINEERS



ACE
ALL CITY ENGINEERING, P.C.

107 E Broadway 5th Floor
New York, NY 10002

(212) 680 - 0181
info@allcityengineering.com







REV #:	DATE	DESCRIPTION:

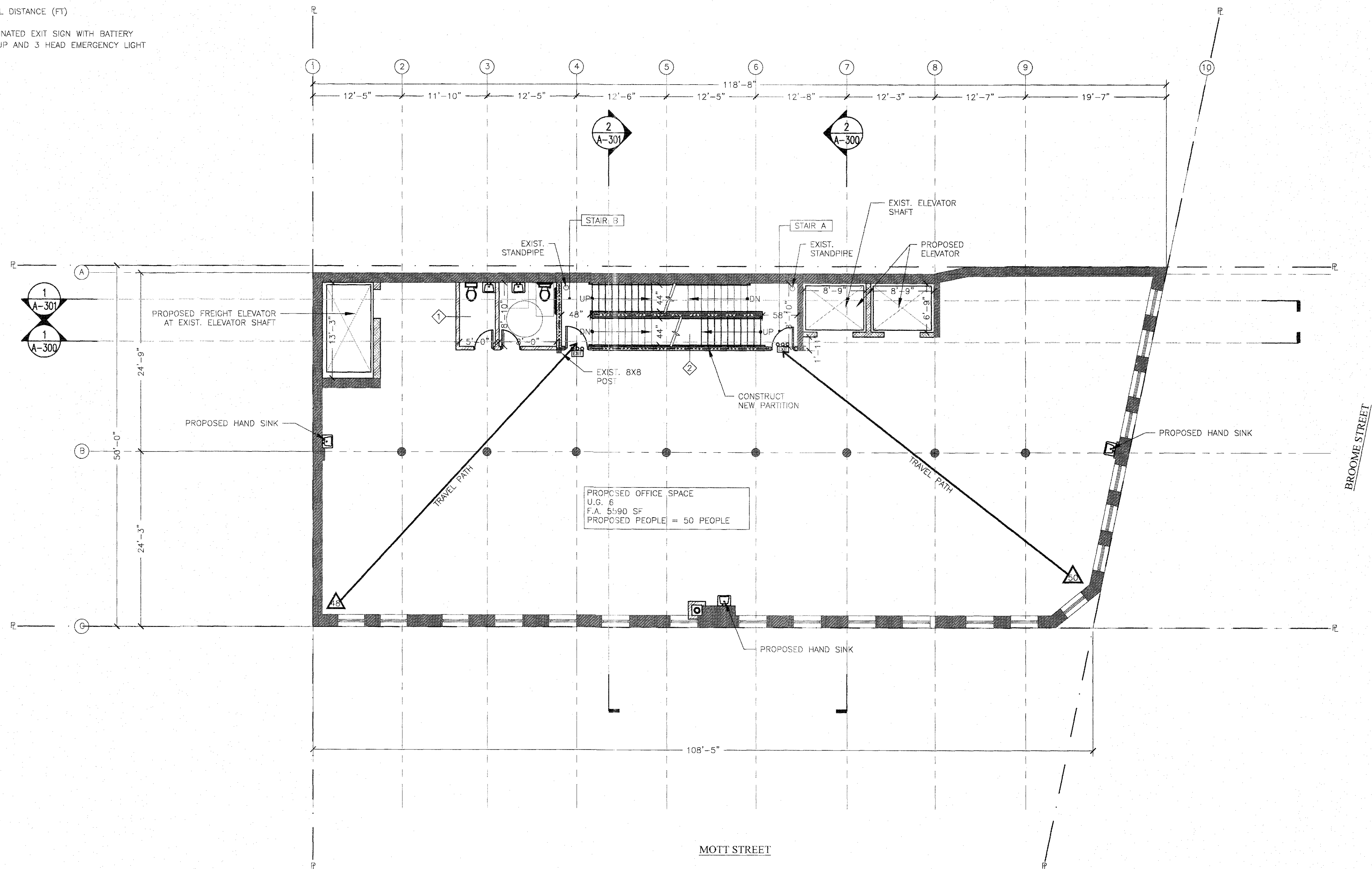
PROPOSED 6TH FLOOR PLAN

Professional Engineer Seal for Ming W. Wong, State of New York, License No. 047870. The seal is circular with the text "STATE OF NEW YORK" at the top, "MING W. WONG" in the center, and "LICENSE NO. 047870" at the bottom. The words "PROFESSIONAL ENGINEER" are written around the inner border. A signature is written across the seal.

A-107.00

DEPT BLDGS Job No. 123819305
Scan Code ESHS8421842

 EXISTING WALL TO REMAIN
 PROPERTY LINE
 NEW 2-HR FIRE RATED PARTITION
 NEW PARTITION
 TRAVEL DISTANCE (FT)
 ILLUMINATED EXIT SIGN WITH BATTERY BACKUP AND 3 HEAD EMERGENCY LIGHT



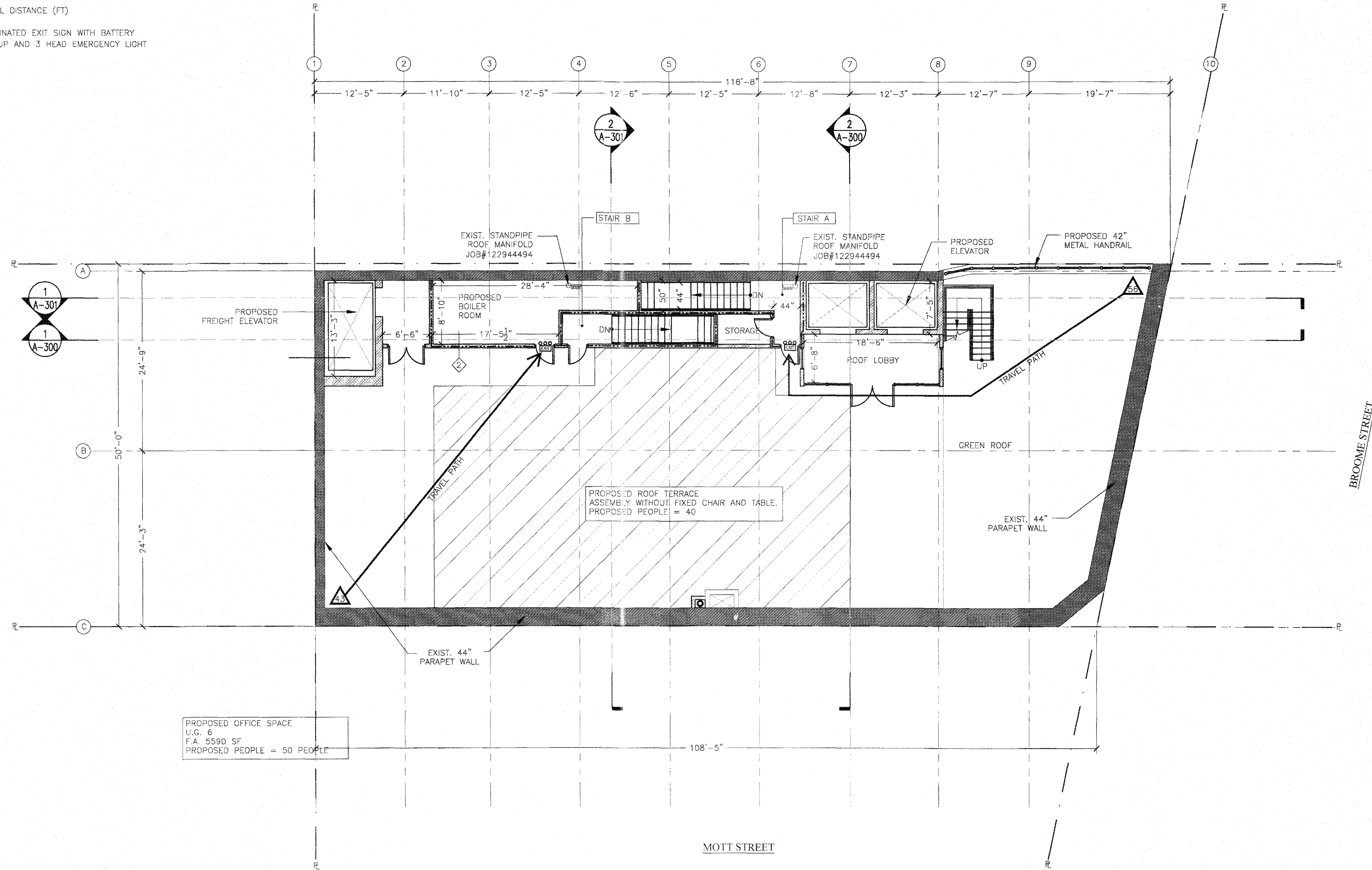
NOTE:
THERE IS NO HVAC, PLUMBING AND SPRINKLER WORK SHOWN ON THIS PAGE. FOR
HVAC, PLUMBING AND SPRINKLER PROPOSED WORK, SEE MEP DWG.

EXEMPTED FOR ZONING EGRESS AND FIRE
PREVENTION ONLY, AS PER ORD. NO. 2 OF 1975

RECEIVED

LEGEND

- EXISTING WALL TO REMAIN
- PROPERTY LINE
- NEW 2-HR FIRE RATED PARTITION
- NEW PARTITION
- TRAVEL DISTANCE (FT)
- ILLUMINATED EXIT SIGN WITH BATTERY BACKUP AND 3 HEAD EMERGENCY LIGHT



1 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTE:
THERE IS NO HVAC, PLUMBING AND SPRINKLER WORK SHOWN ON THIS PAGE. FOR
HVAC, PLUMBING AND SPRINKLER PROPOSED WORK, SEE MEP DWG.

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

MW MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:

ACE
ALL CITY ENGINEERING, P.C.
107 E Broadway 5th Floor
New York, NY 10002 (212) 680-0181
info@allcityengineering.com

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REV # DATE DESCRIPTION:

DRAWING TITLE:

PROPOSED ROOF
PLAN

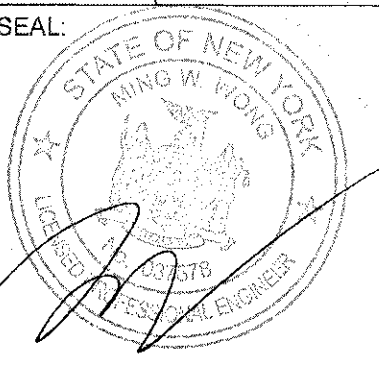
PROJ. # MW 616

SCALE: AS SHOWN

DRAWING DATE: 06/28/2019

DRAWN BY: JL CHECKED BY: MW

PROFESSIONAL SEAL:



DWG. #

A-108.00

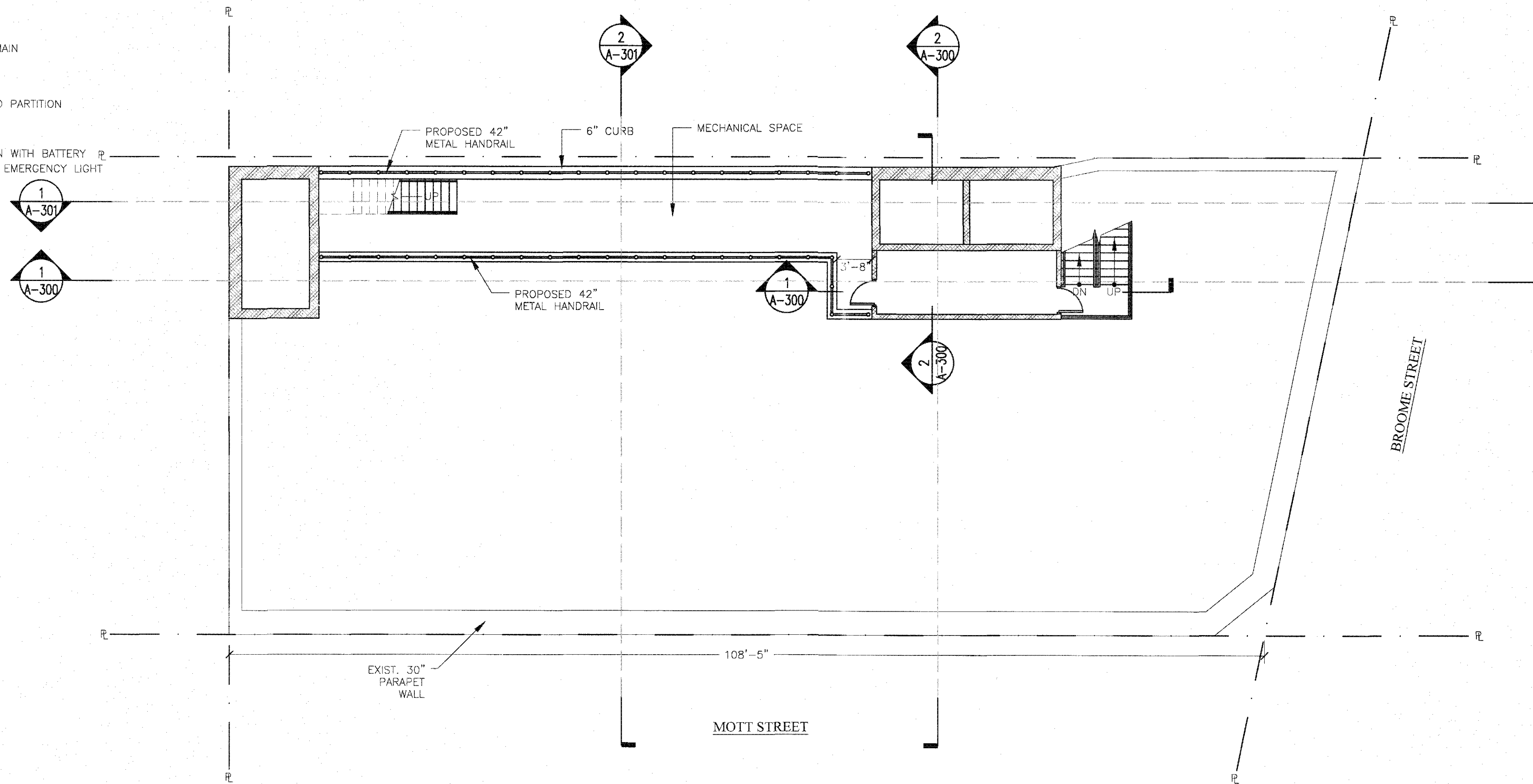
DOB BARCODE

DEPT BLDGS Job No. 123819305
Scan Code ESHS1323401

KENNETH FLADEN, P.E.

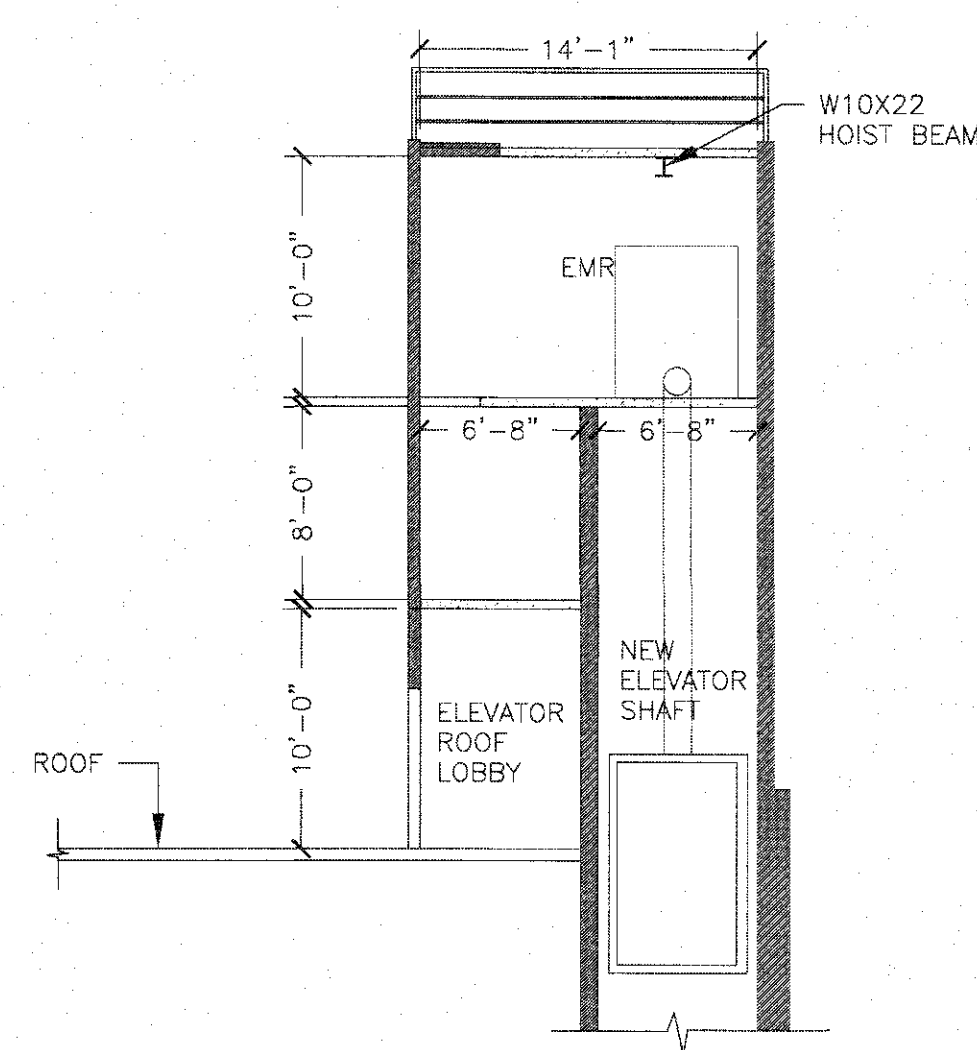
LEGEND

- EXISTING WALL TO REMAIN
- PROPERTY LINE
- NEW 2-HR FIRE RATED PARTITION
- NEW PARTITION
- ILLUMINATED EXIT SIGN WITH BATTERY BACKUP AND 3 HEAD EMERGENCY LIGHT

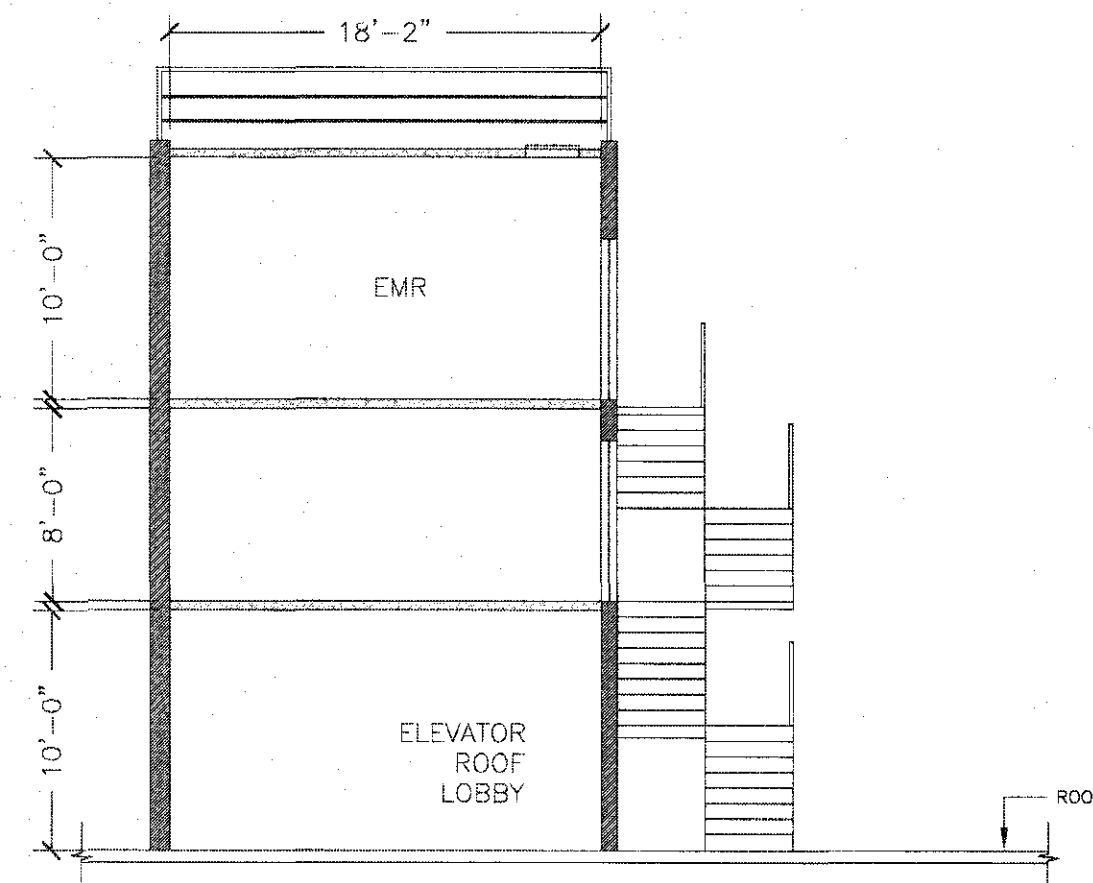


1 PROPOSED BULKHEAD PLAN
SCALE: 1/8" = 1'-0"

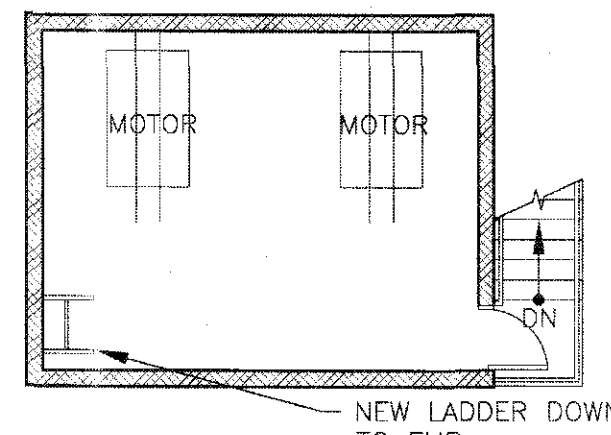
NOTE:
THERE IS NO HVAC, PLUMBING AND SPRINKLER WORK SHOWN ON THIS PAGE. FOR
HVAC, PLUMBING AND SPRINKLER PROPOSED WORK, SEE MEP DWG.



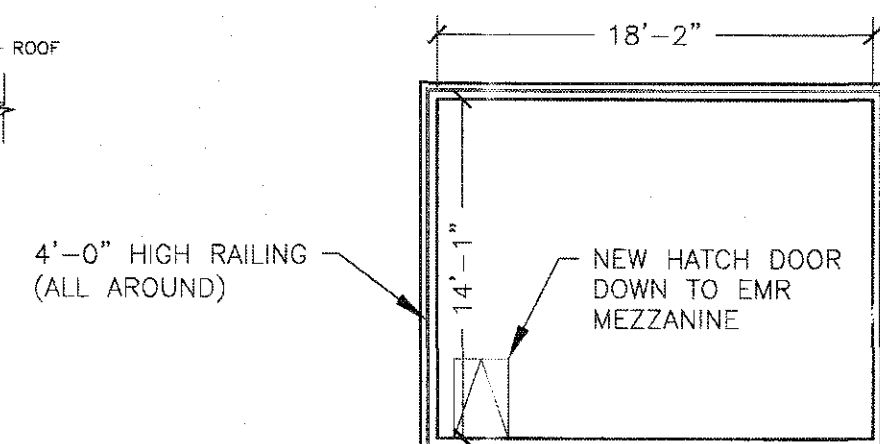
2 PROPOSED BULKHEAD SECTION 1
SCALE: 1/8" = 1'-0"



3 PROPOSED BULKHEAD SECTION 1
SCALE: 1/8" = 1'-0"



4 PROPOSED EMR PLAN
SCALE: 1/8" = 1'-0"



10 PROPOSED EMR ROOF PLAN
SCALE: 1/8" = 1'-0"

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

mw MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:



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REV #	DATE	DESCRIPTION

DRAWING TITLE:

PROPOSED BULKHEAD
PLAN

PROJ. #: MW618

SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL CHECKED BY: MW

PROFESSIONAL SEAL:



DWG. #

A-109.00

DOB BARCODE



PROJECT NAME

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

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CONSULTING ENGINEERS

MEP ENGINEER:



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REV #	DATE	DESCRIPTION

DRAWING TITLE:

ELEVATION

PROJ. # MW618

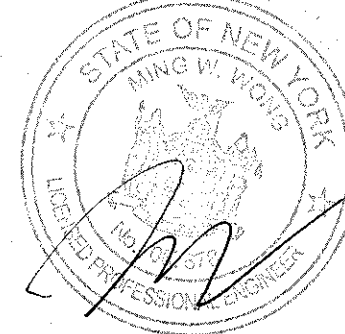
SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL

CHECKED BY: MW

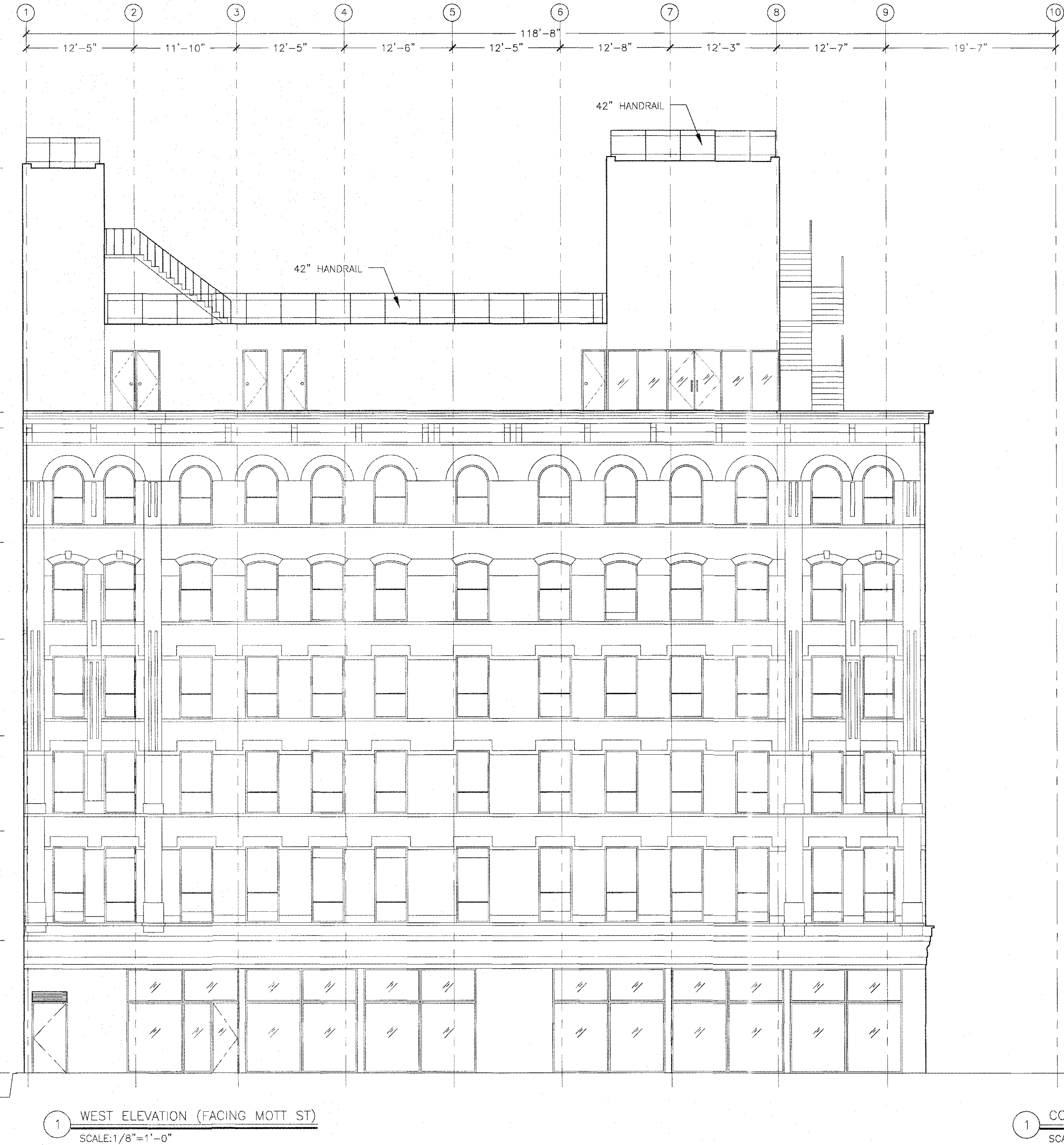
PROFESSIONAL SEAL:



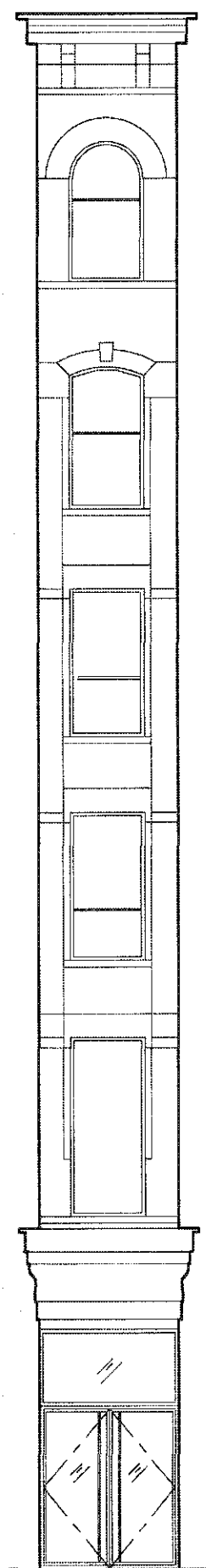
DWG. #

A-200.00

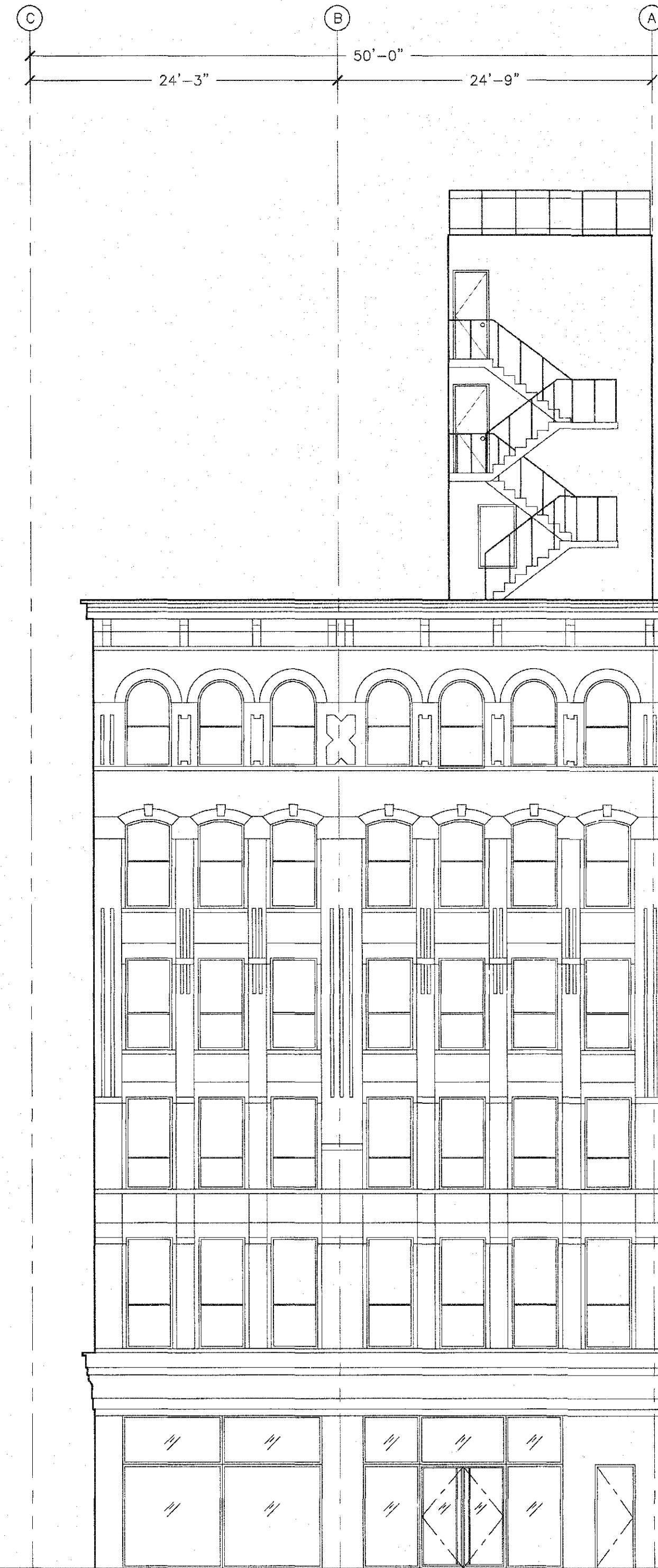
DOB BARCODE



1 WEST ELEVATION (FACING MOTT ST)
SCALE: 1/8"=1'-0"



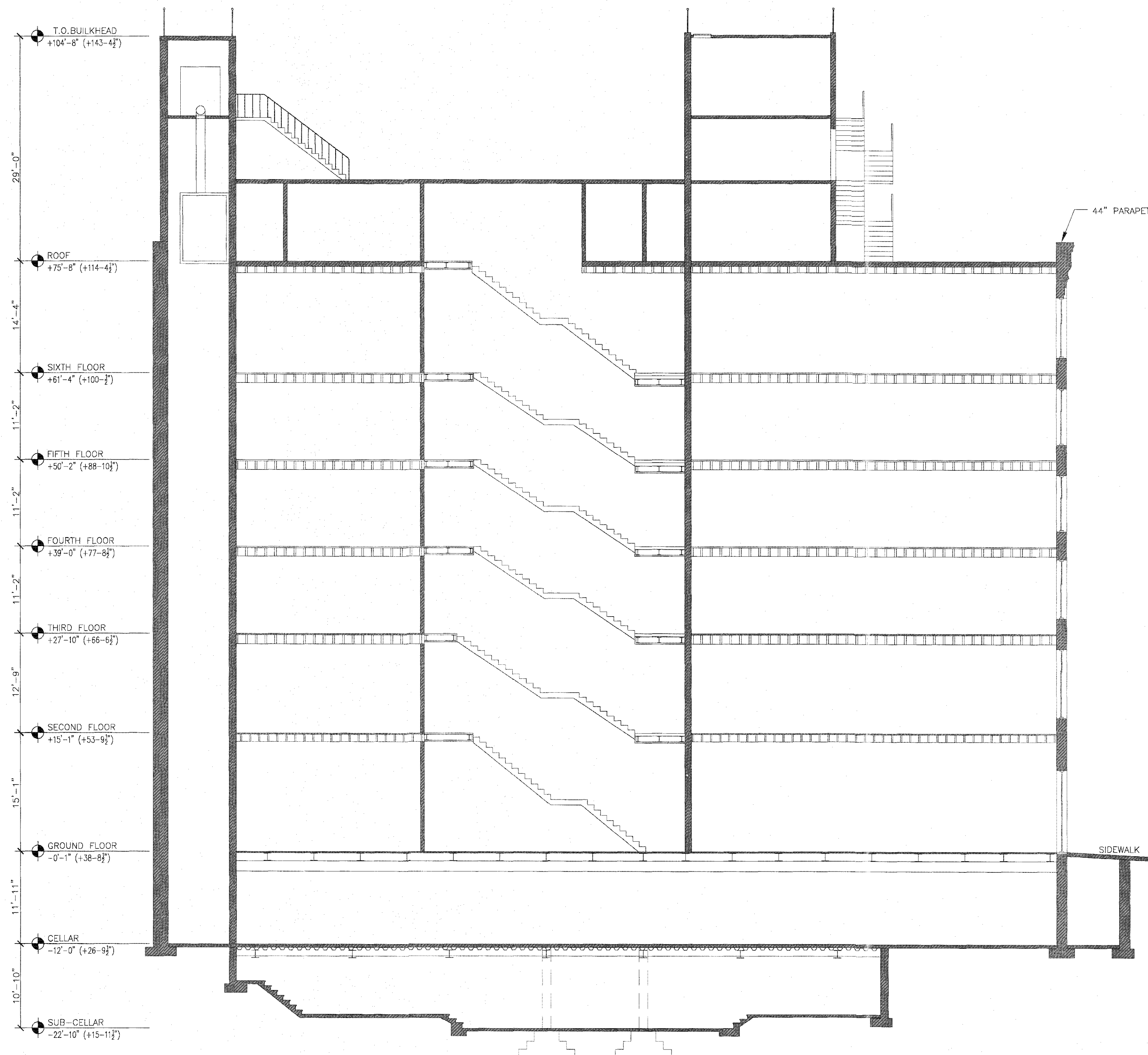
1 CORNER ELEVATION
SCALE: 1/8"=1'-0"



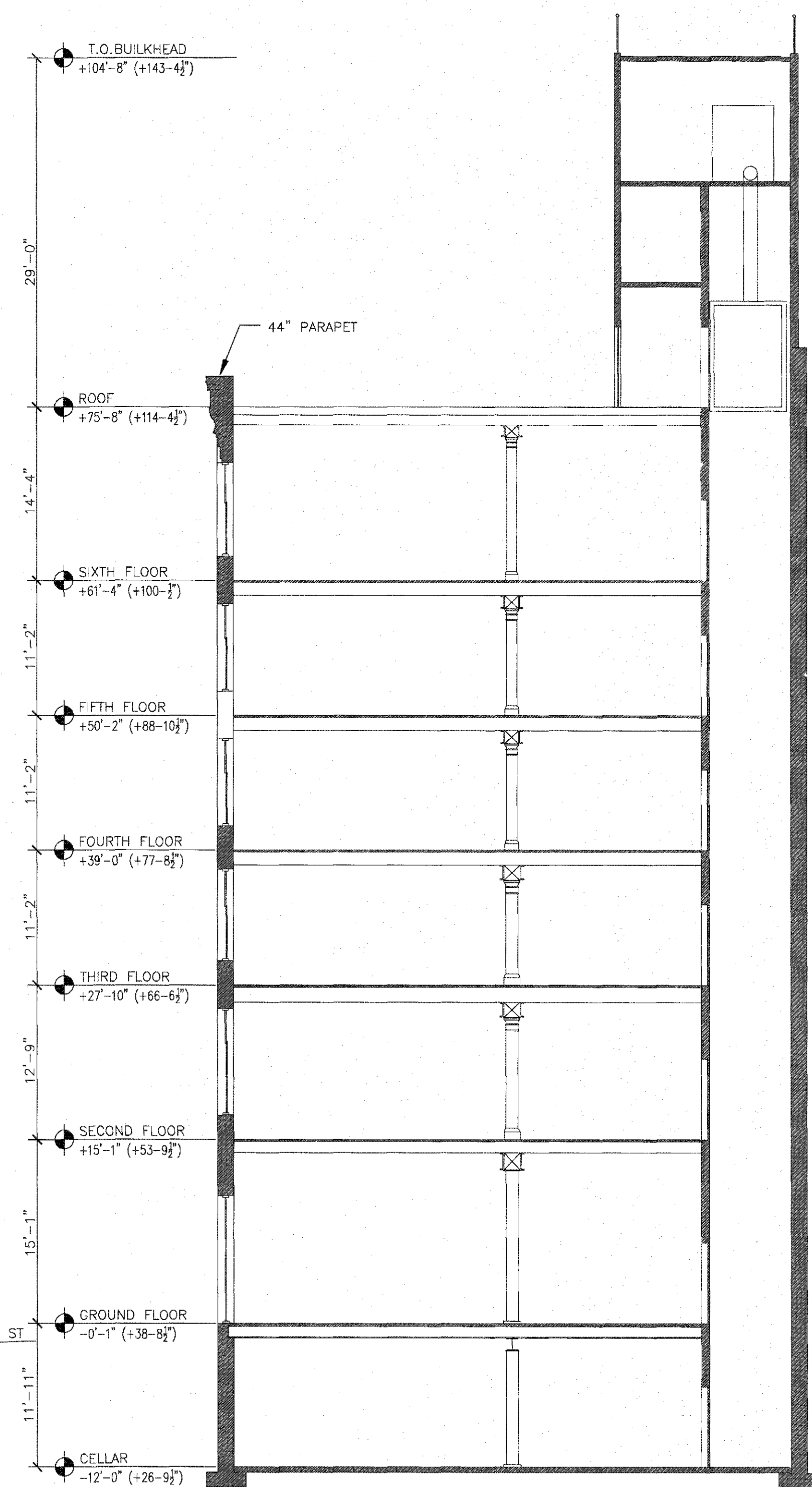
1 SOUTH ELEVATION (FACING GRAND ST)
SCALE: 1/8"=1'-0"

KENNETH FLADEN, R.A.

EXAMINED FOR THE FIRE DEPARTMENT
NOV 13 2019



1 LONGITUDINAL SECTION
SCALE: 1/8"=1'-0"



2 CROSS SECTION
SCALE: 1/8"=1'-0"

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

mw MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:



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REV #	DATE	DESCRIPTION

DRAWING TITLE:

SECTION 1

PROJ. #: MW 618

SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL

CHECKED BY: MW

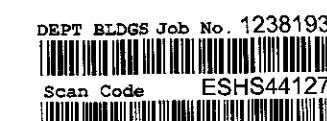
PROFESSIONAL SEAL:

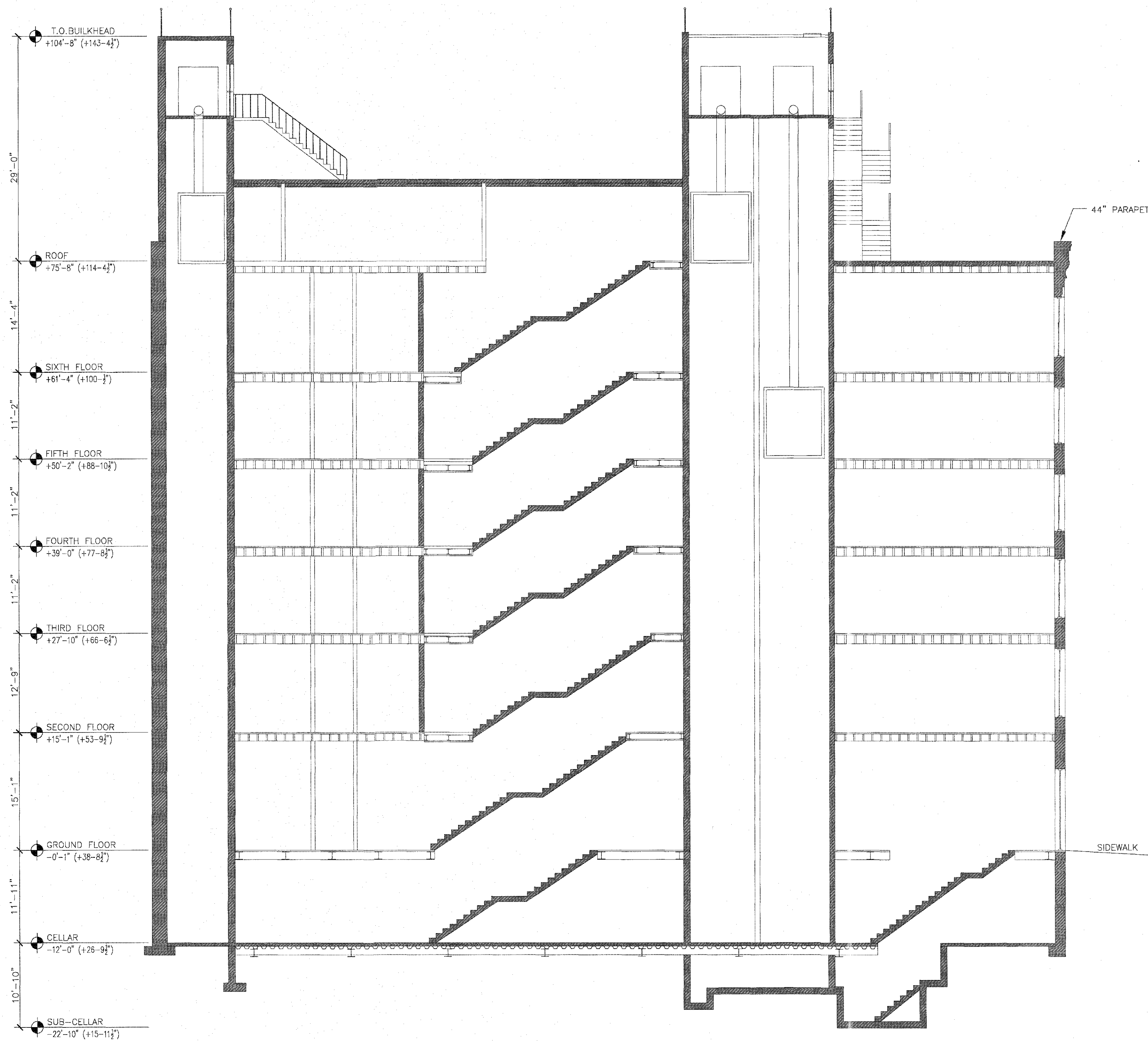


DWG. #

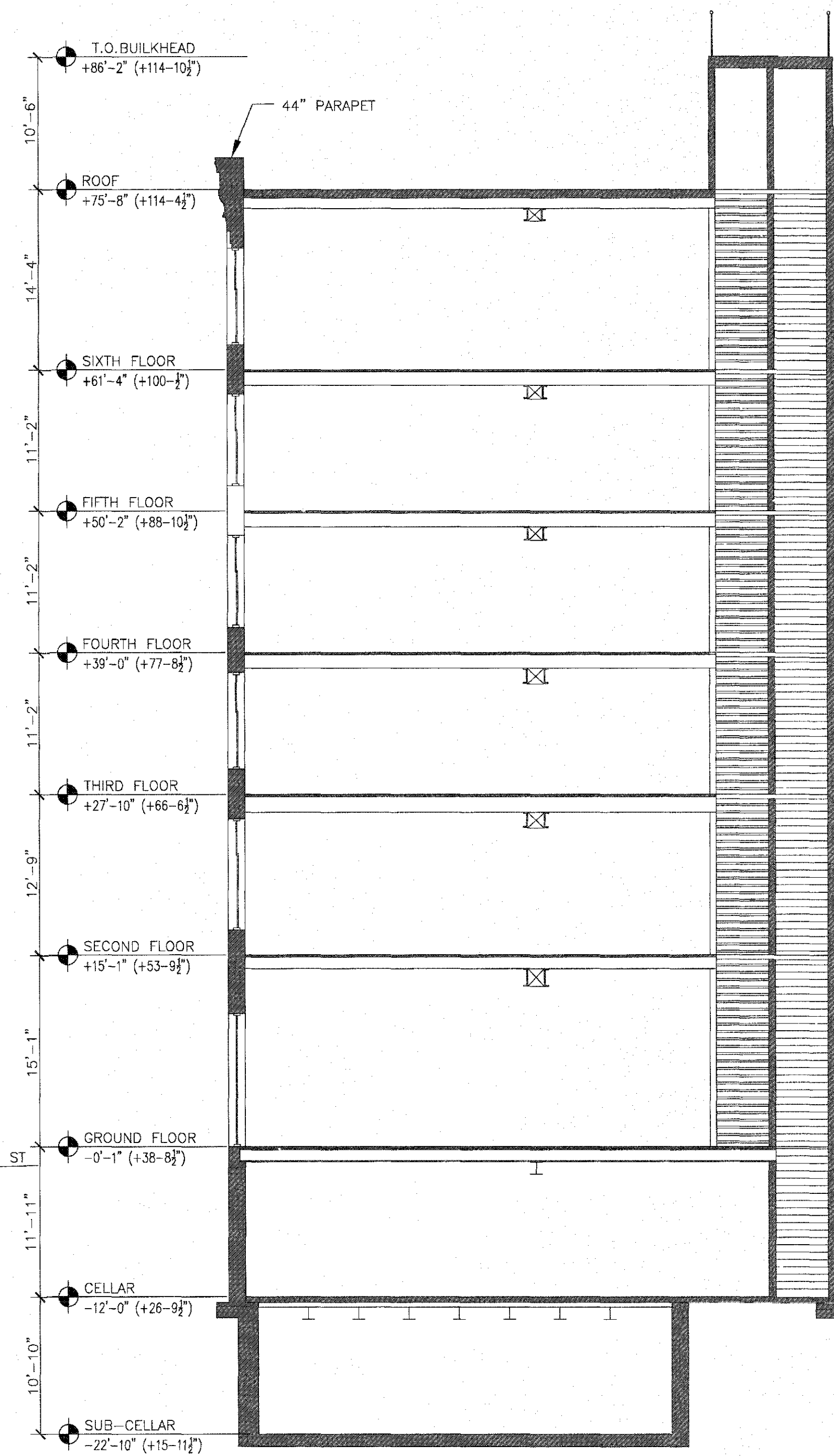
A-300.00

DOB BARCODE





1 LONGITUDINAL SECTION
SCALE: 1/8"=1'-0"



2 CROSS SECTION
SCALE: 1/8"=1'-0"

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

mw MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:



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REV #	DATE	DESCRIPTION

DRAWING TITLE:

SECTION 2

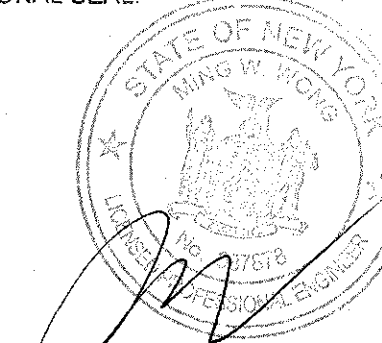
PROJ. #: MW 618

SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL CHECKED BY: MW

PROFESSIONAL SEAL:

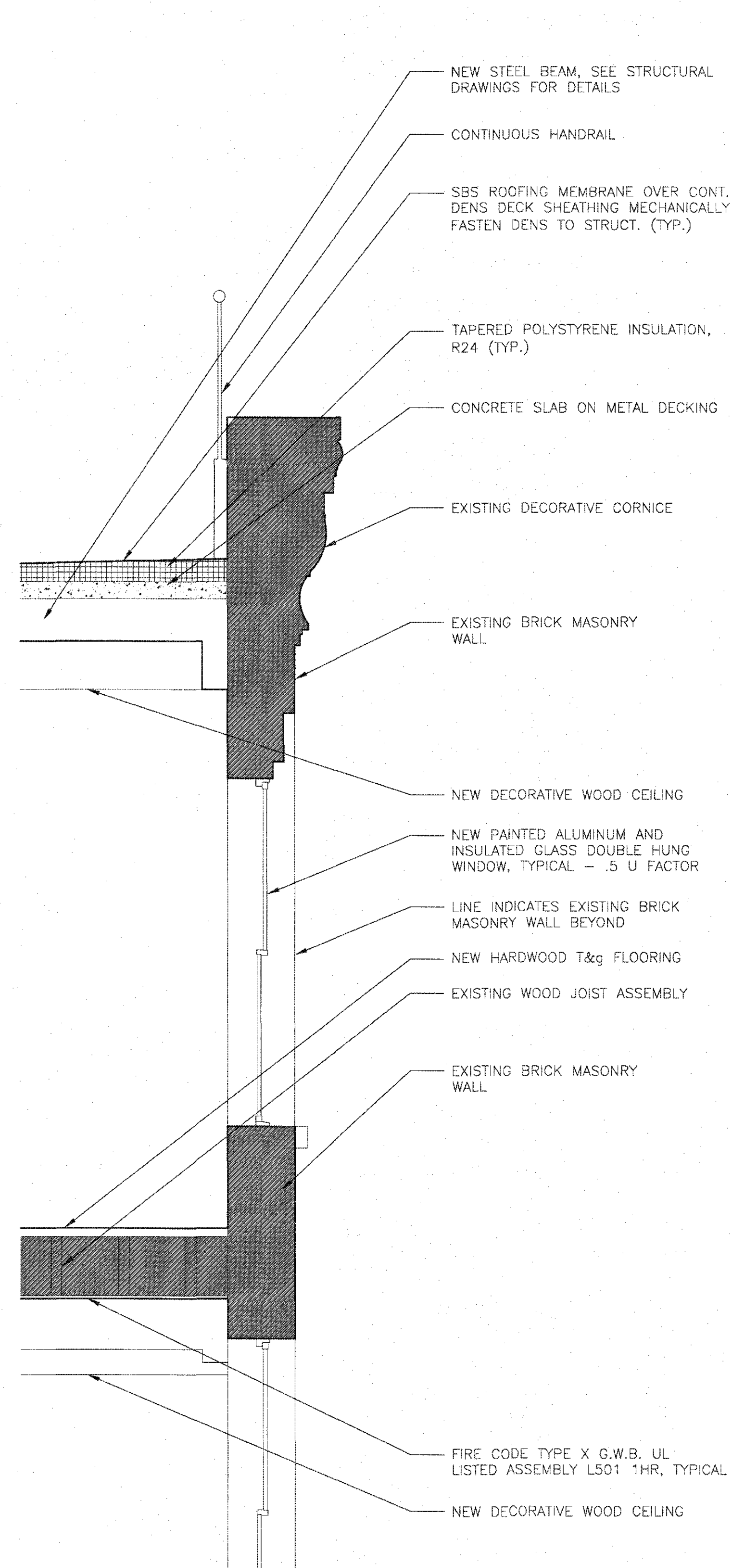


DWG. #

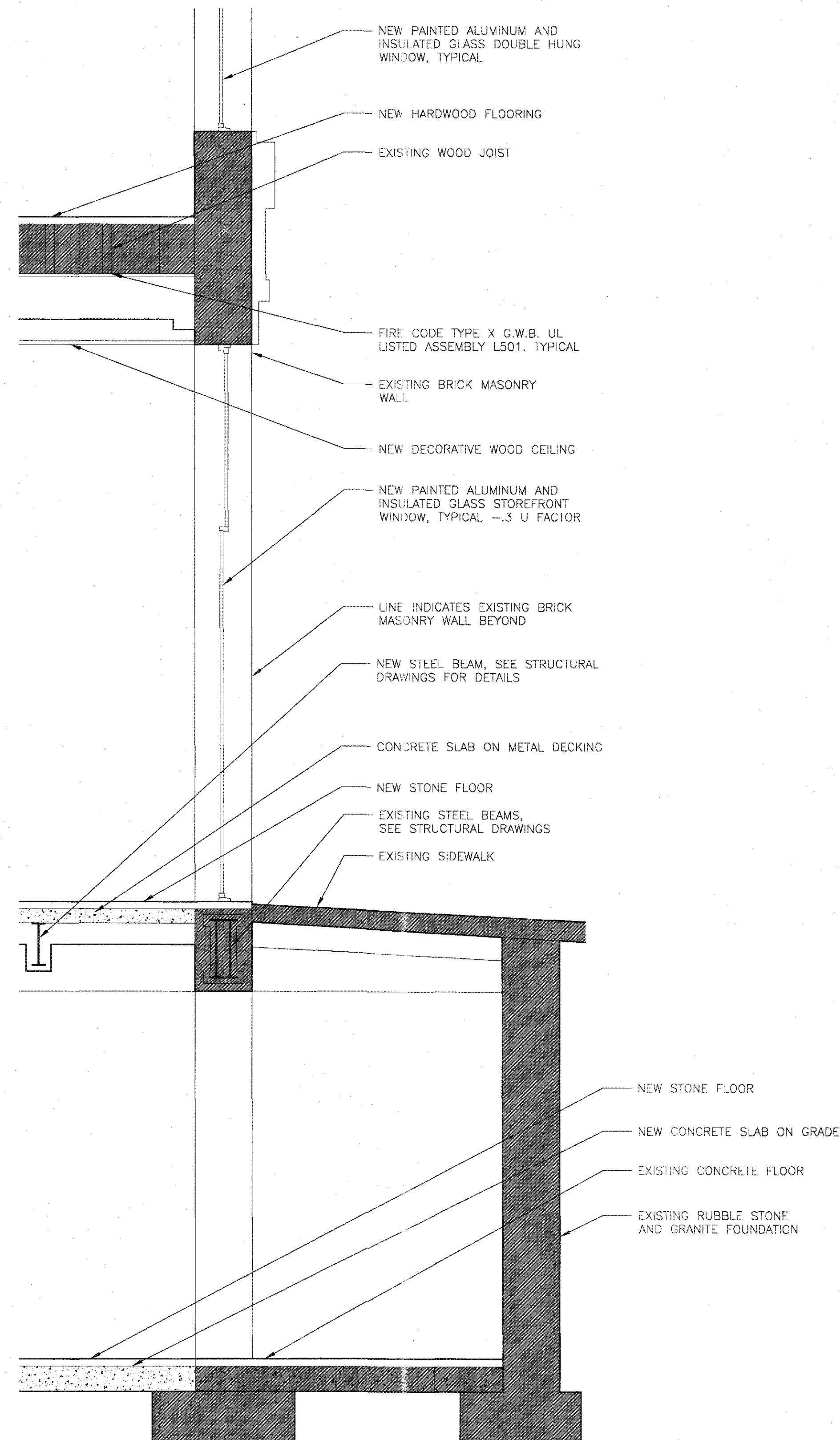
A-301.00

DOB BARCODE





1 WALL SECTION A
SCALE: 1/2" = 1'-0"



2 WALL SECTION B
SCALE: 1/2" = 1'-0"

PROJECT NAME:

178 MOTT STREET
NEW YORK, NY 10012
OFFICE CONVERSION

DESIGN ENGINEER:

MW MW Professional Engineering, P.C.
CONSULTING ENGINEERS

MEP ENGINEER:



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REV #	DATE	DESCRIPTION

DRAWING TITLE:

WALL SECTIONS
TYPICAL CONDITIONS

PROJ. # MW618

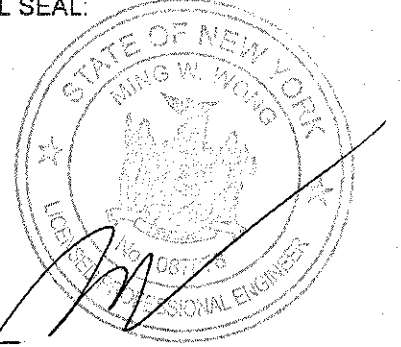
SCALE: AS SHOWN

DRAWING DATE: 06/26/2019

DRAWN BY: JL

CHECKED BY: MW

PROFESSIONAL SEAL:

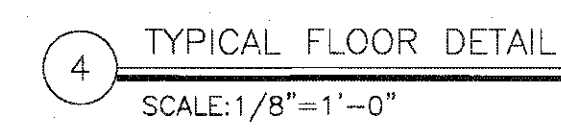
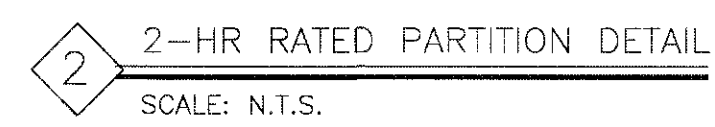


DWG. #

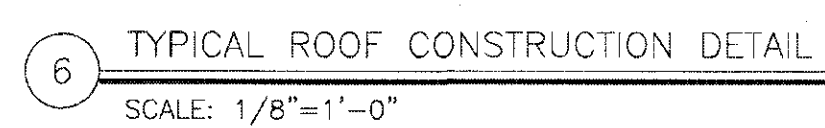
A-302.00

DOB BARCODE





NOTE: NEW CEILING BEING INSTALLED WILL COMPLY WITH RS5 OF NYC BC 1968.



SCALE: $1/8"=1'-0"$

SHEET 30 OF 30