

ABBREVIATIONS:

ABV	-ABOVE FINISHED FLOOR	FIX	-FIXTURE	PLUMB.	-PLUMBING
A.F.F.	-ACQUISITION	F.P.S.C	-FIRE PROTECT SELF CLOSER	RAD	-RADIUS
ACOUST	-ACOUSTICAL	FLR	-FLOOR	RECEP.	-RECEPTION
A/C	-AIR CONDITIONING	FLUOR	-FLOURESCENT	REF.	-REFRIGERATOR
ALUM	-ALUMINUM	GA	-GAUGE	(R)	-RELOCATE
APPROX	-APPROXIMATE	GL	-GLASS	RET.	-RETURN
BTWN	-BETWEEN	G.B.	-GRAB BAR	RM.	-ROOM
BLKG	-BLOCKING	G.W.B.	-GYPSUM WALL BOARD	R.O.	-ROUGH OPENING
BOT	-BOTTOM	H.W.D.	-HARD WOOD	SECT.	-SECTION
CAB	-CABINET	HT	-HEIGHT	SHWR.	-SHOWER
CASE	-CASEMENT	HRT	-HORIZONTAL	SM	-SHEET METAL
CLG	-CEILING	INT	-INTERIOR	SPECS.	-SPECIFICATIONS
CEM	-CEMENT	LAV	-LAVATORY	SO	-SQUARE
CL	-CLEAR	LT	-LIGHT	SS	-STAINLESS STEEL
C.O.	-CLEAN-OUT	MAT	-MATERIAL	STA.	-STATION
COL	-COLUMN	MANUF	-MANUFACTURER	STL	-STEEL
COMBO	-COMBINATION	MAX	-MAXIMUM	STRUCT	-STRUCTURE
CONC	-CONCRETE	MECH	-MECHANICAL	SUSP	-SUSPENDED
CONT	-CONTINUOUS	MTL	-METAL	TEL	-TELEPHONE
CORR	-CORNER GUARD	MIN	-MINIMUM	T.V.	-TELEVISION
CORR	-CORRIDOR	(N)	-NEW	TYP	-TYPICAL
CNTR	-COUNTER	N.I.C.	-NOT IN CONTRACT	V.I.F.	-VERIFY IN FIELD
DM	-DIMENSION	N.T.S.	-NOT TO SCALE	VEST.	-VESTIBULE
DR	-DOOR	O.C.	-ON CENTER	VISIT.	-VISITOR
DN	-DOWN	OPNG	-OPENING	U.C.	-UNDER COUNTER
ELEC.T.	-ELECTRICAL	O.H.	-OVERHEAD	WC	-WATER CLOSET
ELEV.	-ELEVATION	PART.	-PARTITION	W/	-WITH
EQUIP	-EQUIPMENT	PLAS	-PLASTER	W/O.	-WITHOUT
EXIST'G	-EXISTING	PL.LAM.	-PLASTIC LAMINATE	WD.	-WOOD
EXT	-EXTERIOR				
FIN	-FINISH				

ARCHITECTURAL DRAWINGS

DWG.#	TITLE	SCALE
T-001-00	COVER	N/A
T-002-00	GENERAL NOTES	N/A
A-001-00	EXISTING PARTIAL MEZZANINE FLOOR PLAN	N/A
A-002-00	PROPOSED ROOF PLAN	N/A
A-003-00	EXISTING & PROPOSED PARTIAL PLANS & SECTIONS	N/A
A-004-00	EXISTING & PROPOSED WINDOW SECTION	N/A
A-005-00	EXISTING SHINBONE ALLEY ELEVATION	N/A
A-006-00	PROPOSED SHINBONE ALLEY ELEVATION	N/A
A-007-00	SECTION STREET LEVEL VIEW	N/A
A-008-00	STREET VIEW #1	N/A
A-009-00	STREET VIEW #2	N/A
A-010-00	STREET VIEW #3	N/A

ISHAC DESIGN ARCHITECTS, PC
 One Harmon Plaza, SUITE 706
 Secaucus, NJ 07094 - PH# 212.947.2878

NOTE
 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 BEING EITHER APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

NOTE:
 WORK TO COMPLY WITH F.C. FOR ALL REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION.

FIRE CODE NOTES (F.C. 1401):
 THIS CHAPTER SHALL GOVERN FIRE SAFETY MEASURES DURING THE CONSTRUCTION, ALTERATION, OR DEMOLITION OF BUILDING, STRUCTURES, PREMISES AND FACILITIES. BUILDINGS, STRUCTURES, PREMISES AND FACILITIES UNDERGOING CONSTRUCTIONS, ALTERATION OR DEMOLITION SHALL COMPLY WITH THE FIRE SAFETY MEASURES SET FORTH IN THIS CHAPTER, AND SHALL ADDITIONALLY COMPLY WITH THE REQUIREMENTS OF **NFPA 241** AS TO MEASURES NOT SPECIFICALLY ADDRESSED HEREIN.

PERMITS SHALL BE REQUIRED AS SET FORTH IN SECTION 105.6.

IT SHALL BE UNLAWFUL AT A CONSTRUCTION SITE TO STORE, HANDLE OR USE PORTABLE FUELED HEATING DEVICES OR EQUIPMENT:

1.FOR PURPOSES OF HUMAN COMFORT OR ANY OTHER PURPOSE OTHER THAN CONSTRUCTION-RELATED CURING AND DRYING.
 2.UTILIZING A FLAMMABLE LIQUID AS A FUEL.

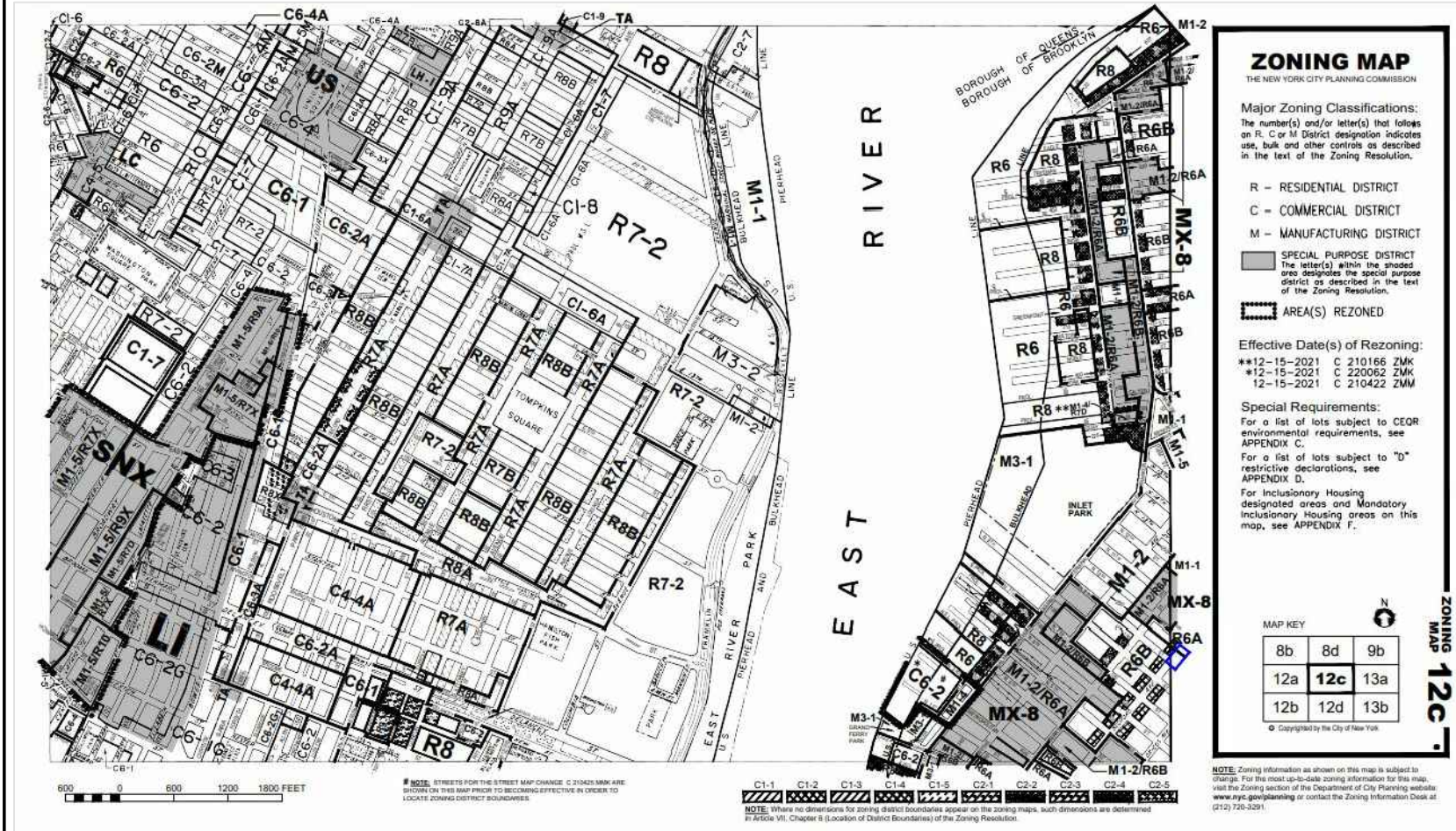
NOTE:
 STRUCTURAL DRAWINGS TO COMPLY W/ BC1615 & BC1616

NOTE:
 ALL FENESTRATION MUST HAVE A U VALUE OF 0.3 MAX.

REVISIONS

NUMBER	DATE	DESCRIPTION
	07/07/22	

SITE PLAN
 SCALE: 1" = 1/2"



DATA:
 BLOCK: 529
 LOT: 7504
 ZONE: M1-5B
 MAP: 12c
 COM. BD.: 102

JOB DESCRIPTION:
 CREATE 3 NEW WINDOWS ON MEZZANINE LEVEL ABOVE EXISTING WINDOWS. NO CHANGE IN OCCUPANCY USE OR EGRESS.

- GENERAL NOTES**
- All work shall be conform with all city and State laws and codes applicable to this job. No work shall commence until plans have been approved by all departments having jurisdiction.
 - All contractors on this job shall obtain all necessary permits and approvals and pay all required fees per local laws and regulations.
 - All contractors shall check and verify all conditions and dimensions on this job and report any discrepancies to the Architect before commencing work. Within 24 hours after the discovery of such discrepancy, the general contractor must notify the Architect in writing if such condition is causing or may cause a delay in the completion of the job.
 - Do not scale drawings; use indicated dimensions only.
 - Concealed spaces within partitions, walls, floors, roofs, stairs, furning, pipe spaces, column enclosures, etc. shall be fire stopped except where concealed space is sprinkler with non-combustible material that can be shaped, fitted and permanently secured in position.
 - All exits shall be kept readily accessible and unobstructed at all times.
- BUILDING DEPARTMENT NOTES**
- Prior to begin any construction work, the contractor shall obtain all required work permits.
 - All work shall conform to approved plans, all applicable codes and all building department rules and regulations. All construction shall be in compliance with these requirements.
 - The contractor shall properly protect and make safe adjacent property and adjacent spaces within the premises, as required by any job conditions throughout the course of the work.
 - Asbestos or materials process and procedures which contain or employ asbestos are prohibited.
 - All construction shall conform to or exceed accepted standards of superior workmanship.
 - The contractor shall provide proper certificates of insurance and workman's compensation to the owner to beginning of work.

AREA OF WORK

ITEM SUBJECT TO CONTROLLED INSPECTION	CODE / SECTION
TR-1	
- FIRE RESISTANT PENETRATIONS AND JOINTS	BC 1704.27
- ENERGY CODE COMPLIANCE INSPECTIONS	BC 110.3.5
- FIRE RESISTANCE RATED CONSTRUCTION	BC 110.3.4
- FINAL	28-116.2.4.2, BC 110.5
	DIRECTIVE 14 OF 1975, AND 1 RCNY 101-10

ITEM SUBJECT TO CONTROLLED INSPECTION	TABLE REFERENCE IN 1RCNY
TR-8	
- INSULATION PLACEMENT AND R VALUES	5000-01(H) (1) AND (2) (IA2), (IIA2)

N.Y.C. ENERGY CONSERVATION CODE NOTE:
 -TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE 2020 NYCCEC.

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 DO NOT SCALE PLANS
 CONTRACTOR TO PROMPTLY NOTIFY ARCHITECT OF ANY MATERIAL VARIATIONS BETWEEN FIELD CONDITIONS AND EXISTING CONDITIONS AS INDICATED IN CONTRACT DOCUMENTS.
 CONTRACTORS ARE TO VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS OF THE JOB BEFORE STARTING WORK, AND REPORT TO ENGINEER OF ANY DISCREPANCIES. PLANS ARE SUBJECT TO APPROVAL BY ALL CITY DEPARTMENTS HAVING JURISDICTION OVER SAME, NO SUPERVISION OR INSPECTION OF ANY KIND ARE PROVIDED HEREWITH, ALL DIMENSIONS ARE APPROXIMATE, ALL WORK TO COMPLY WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS.

PROJECT

SULTAN RESIDENCE
WINDOW RENOVATION
 1 BOND STREET, PH6B, NEW YORK, NY 10012

COVER

DOB. NOW (GC) :

SEAL & SIGNATURE	DATE: 03/28/22
	PROJECT No: 2M21-17
	DRAWING BY: L.V.
	CHK. BY: N.L.
	DWG. No: T-001-00
CADD FILE No: 2M21-17	1 OF 12

GENERAL NOTES 2020
SECTION BC 107 CONSTRUCTION DOCUMENTS

- The General Notes contained herein are part of the plans and specifications, and are to be complied with in all respects. more restrictive notes specified elsewhere are to take precedence over those listed below.
- All notes dimensions, details and job conditions are to be checks and verified. Any discrepancy shall be brought to attention of the bond prior to commencement of work.
- All required and necessary permits shall be secured from all municipal agencies having jurisdiction at the cost and expense of the contractor and prior start of work and it shall obtain approval of all completed work as required by New York City Administrative Code and all required agencies.
- Each contractor will be responsible for his work. The general contractor shall verify all dimensions and conditions at the building and will be responsible for the joining of work of all trades.
- All materials, assemblies and methods of construction not listed as controlled inspections shall be subjected to semi controlled inspection by persons superintending the construction signed all copies of all test and inspection reports shall be filed through the Architect with the department.
- The contractors shall familiarize himself with the requirements of Article 19 "Safety of Public and Property during construction" and shall be held responsible for the safe maintenance as prescribed therein until completion of the work.
- Contractor shall provide all shoring, bracing, barnacades, temporary fencing, partitions and excavations, etc. To accomplish all work in an approved manner, as per section C2G-1930.2.
- No drawings to be scaled, dimensions are to be used.
- The contractor or person who supervised or superintended the work is required to be present at the final inspection with the Building Department Inspector, C2G-120.G.
- The contractor shall upon completion of work see that job is broom swept weekly.
- All consecution shall be in accordance with rules and regulations of the New York City Building Code.
- The architect has not been retained to supervise construction or installation of any equipment.
- The owner shall be responsible for the safe maintenance of the building and its facilities C2G-105.O.
- All elevations refer to us, coast and geodetic survey mean sea level datum of 1929 C2G-113.3.
- At least 24 hours written notice shall be given to the commissioner before commencement of work C2G-118.5.
- Five days prior notice shall be given to adjoining property owner affected by foundations, earthwork or demolition work C2G-112.3 and C2G-113.3.
- An accurate and complete lot survey, made by licensed surveyor shall be submitted after completion of work showing the location of any building and/or any extension to an existing building. Showing elevation of first floor, finished grades or open spaces, established curb level, location of other structure on lot, location and boundaries of lot C2G-121.7.
- Posted occupancy and use. All buildings shall be posted with sign in a form prescribed by The Department Permanently Affixed, placed in conspicuous location public hall or corridor, stating live loads and occupants load on the building and all parts thereof C2G-122.1.
- No fire hydrant or utility light pole or tree to be within 5'-0" of spay or curb cut.
- Any altering grade exceeding 30 degrees slope shall have a retaining wall field as an amendment and approved by department of building before the start of such a wall.
- The street on which this building fronts is or will be improved to the satisfaction of The Department of Highways, required utilities shall also be installed.
- Sidewalk and roadway construction will conform to Department of Highways specifications. A separate approval for sidewalk construction, including width of sidewalk will be obtained from that department before such work is commenced.
- Building line, lot lines and building to be located by duly licensed city surveyor, all prior to start of any excavation or construction, including underground utilities.
- All excavation shall be kept substantially free of water during foundation construction work as per C2G-1105.5.
- Contractor shall obtain certificate of occupancy upon completion of work.
- Contractor shall verify all locations of utility lines, light poles, hydrants, etc. and report to the A / E any conditions not consistent with the drawings.
- Owner to retain architect or engineer who shall file signed copies of all controlled inspection and test reports with The Department of Buildings including compliance with code requirement as per C2G-106.3A.
- It shall be the contractors responsibility to comply with the requirements and standards of building code, zoning resolutions, BS and A, A.C.I. and any other government and non-government agencies specified on plans. It shall also be the contractors responsibilities to seek certification of the aforementioned sections, requirements and standard. It shall be assumed that the contractor is fully aware of and shall be held responsible for the items mentioned (Bldg. Code, zone res., # A,A.C.I., astm, NYC Energy Conservation Code, etc). Should there be no notification by contractor to the A / E.

- All materials not designated for controlled inspections shall be subject to semi-controlled inspection pursuant to section C2G-106.3B of the administrative code for structural lumber and plumbing materials, inspection reports, test reports or other documentation and certification by the person superintending the use of material shall be resubmitted to The Department prior to the issuance of certificate of occupancy.
- Application for certificate of occupancy and certificate of occupancy forms #24 and #54, if not filed with original application prior to approval shall be filed at such time that there will be no changes in building which may necessitate the submission of revised specification sheets.
- When excavation are 5'-0" or deeper, the sides shall be shored as per section C2G-1903.2A.
- Contractor to provide alarm system for site during construction.

CONCRETE NOTES

- All average concrete work including forms and reinforcement shall be continuously inspected at work site by qualified inspector under the supervision of licensed professional engineer, employed for the purpose by the owner. A record shall be kept on such inspection which shall cover the type, quality and quantity of concrete materials, including water, the mixing and placing of reinforcement steel, the size and dimension of concrete members, for compliance with the specifications and approved planes and a complete record of the process of the work and the temperature, including those of the concrete when placed and of the required above and tests required by sec. C2G-1460.O shall be filed with The Department of Buildings.
- Concrete to be mixed and placed as per NYC Building Code sec.C2G-1482.O through C2G-1490.O inclusive.
- Representative test cylinders shall be made and tested according to NYC Building Code sec. C2G-1460.O (3 per 50cy or day's pour).
- A report of all pouring of average concrete and of the results of the cylinder tests will be filed on the special amendment form with a separate amendment to report at intervals of not more than 10 days while pouring. The report of all cylinder tests made during period will accompany each such amendment.
- At the completion of the structure, the amendment entitled "Final report of controlled concrete work", form 10D will be filed.
- All reinforcement steel to be deformed bars of intermediate grade new billet steel ASTM A15 and A305. Allowable stress is 20,000 psi, all in accordance with C2G-1469.O and C2G-1470.O.
- Welded wire fabric for concrete reinforcement shall conform to the requirements of ASTM A105611 and NYC Building Code C2G-1469.O and C2G-1470.O.
- All continuous reinforcement bars shall be lapped 24x bar diameter at splices, bent around corners and hooked at non continuous ends, lap top bars at mid span between supports and bottom bars at supports.
- All cold weather concreting to be performed as per the recommendation of the ACI and the requirements of the NYC Building Department. Corrosive admixtures such as those containing calcium chloride may not be used.
- Minimum concrete protection for reinforcing steel to be 3" in footing and 1-1/2" in beams. For all concrete exposed to weather, minimum protection shall be 2".

FOUNDATION NOTES

- All footing to bear on soil of suitable bearing capacity.
- Footing shall be lowered if proper material does not occur at elevation determined for bottom of footing.
- All concrete for footing, piers, walls and buttresses shall be 2500 psi "average" stone concrete as per NYC Building Code, see general notes.
- See "concrete notes", #6.
- See "concrete notes", #8.
- See "concrete notes", #10.
- No back fill shall be placed against foundation wall until slab framing onto wall is placed.
- All concrete slabs on ground shall be "plain" concrete as per C2G-1474.O G" thick, unless otherwise shown, reinforced with 6x6-10/10 WWF. Two cylinders are required for each day's pour.
- Provide underpinning as required.
- All "Construction Notes" and "Concrete Notes" are applicable to the foundation.

STRUCTURAL STEEL

- All structural steel shall conform to the standard specification for structural steel for buildings, ASTM A36 serial designation.
- All design, fabrication and erection shall conform to the latest AISC specifications and NYC Building Code with the code governing.
- All framing details shall be designed in accordance with latest AISC specifications.
- All welding shall be in accordance with section C2G-514.O ABC and the rules for ARC and gas welding of the BS # A. A separate welding application shall be filed by the contractor before starting work.
- Contractor shall file an affidavit of the producer for the structural steel certifying that the steel meets the requirements of section C2G-322.O and C2G-368.O ABC.

- All rivets and bolts shall be 3/4" diameter unless specified otherwise all holes shall be 1.3.16" diameter and shall be punched or sub-punched and reamed or drilled, burning or drifting of holes shall not be permitted. Bolt material shall conform to ASTM A307.
- All connections to develop full strength of the member.
- All shop connections to be riveted or welded.
- All bearing ends of columns and stiffeners shall be milled.
- All structural steel shall be painted with one shop coat or red lead paint, unless otherwise noted.
- Column base plates to comply with section 1.21.3 AISC specifications.
- Seated connections to have 3-1/2" minimum bearing.

STRUCTURAL LUMBER

- All lumber shall be new and grade marked. All beams to be Douglas Fir (1450) stress grade.
- The design, transportation and erection of all structural lumber shall be in conformance with the "Timber Construction Manual" the attic.
- All structural lumber shall be machine rated for the following properties: fb)=1,250 psi; ft)=75psi; E = 1200 psi; = 875 psi; fc)=325 psi; (person); ft(c) = 825 psi (para)
- All lumber shall be kiln dried to a maximum moisture content of 15%.
- Sills, nailers and ledgers may be construction grade.
- The design, transportation and erection of all the plywood shall be in accordance with provisions of the American Plywood Association.
- Plywood for floors and wall shall be "structural I Ext-DEFA".
- Plywood for roofs shall be "structural I Ext-DEFA".
- Joists hangers shall be #18 gage galvanized steel.
- Nailing schedules shall be as follows, unless noted otherwise on the construction of documents:
 (A) Plywood over joists - 6" o/c minimum 1 Gd nails.
 (B) Plywood over all wall studs - 6" o/c at interior members; minimum 1 Gd nails 4" o/c at panel edges; minimum 1 Gd nails.
- All structural lumber that is exposed to weather, in contact with or within 18" of earth shall be pressure treated with an oil or water borne preservative. Pressure treatment shall be in accordance with the requirements of The American Wood Preservers Association.
- Where joists frame into headers; joists shall be hung with approved connectors.

LOAD BEARING CONCRETE MASONRY

- The design and erection of all load bearing concrete masonry shall conform to the requirements of the "specification for the design and construction of the load bearing concrete masonry", The National Concrete Masonry Association.
- Hollow load bearing units shall be in compliance with ASTM C90.
- Solid load bearing units shall be in conformance with ASTM C145.
- Mortar for all units shall be type "S".
- Horizontal joint reinforcements shall be trussed and galvanized trade name "Durowall".
- Walls faced with brick shall be constructed so that the course of the facing brick and that of the back-up block shall be brought level at least once in six courses of the facing brick and the facing brick shall be properly tied to the back-up by full header course of the facing brick or some other approved method.
- All masonry units shall be thoroughly wet before laying.
- Intersecting walls shall be anchored or bonded to each other in an approved manner.
- Face brick shall be laid at the same time as the back up brick.
- Masonry shall be anchored at maximum intervals of 4'-0".
- All exterior walls to be furred with incombustible materials and covered with gypsum wall board.

STRUCTURAL BRICK MASONRY

- The design and erection of all structural bricks shall be in conformance with the "Building Code requirements for Engineered brick masonry", The Brick Institute of America.
- Structural brick shall conform to ASTM C26, type MW.
- Mortar shall be type "S".
- Portland cement shall be in compliance with ASTM C150, type 1.
- Horizontal joint reinforcement shall be truss and galvanized, trade name "Durowall".

MISCELLANEOUS

- Smoke detecting / carbon monoxide devices shall conform to sub-chapter 17, Article 6 of the New York City Building Code.
- No dwelling unit shall equipped with smoke detecting / carbon monoxide devices receiving their primary power from the building wiring. There shall be no switches in the circuit other than the over current device protecting the branch.
- All smoke detectors used must be approved by the Board of Standards and Appeals. The devices must be either ionization of photoelectric as per Sec.27-981 of the New York City Building Code.
- Smoke detectors / carbon monoxide must be installed within 15'-0" of an entrance to a bedroom - wall or ceiling mounted as per 74-1980. Refer to construction plans A100's and reflecting ceiling plans as A300's for locations.

ENERGY CONSTRUCTIONS NOTES

- The thermal performance requirements (expressed as UO or R values) for each component for the building envelope are specified see THE NEW YORK CITY ENERGY CONSERVATION CODE 2020 (NYCECC)
- If any building envelope component does not conform to the applicable thermal performance requirements specified in tables mentioned above, the thermal performance of other building envelope components may be adjusted compensate the non conforming envelope component; provided, determined to be equal or less than the heat loss which would otherwise result from conformance to the requirements of above mentioned tables. For purposes of the determination, a heat loss for both the conforming envelope shall be established in accordance with paragraph (A) and (B) below.
 (A) The heat loss for the conforming envelope shall be that heat loss which would result from the design of a building in specified in a table 4-1A and B or 4-2 for each building envelope component and the actual areas for these components.
 (B) The heat loss for the non conforming building envelope shall be that heat loss which would result from the design the exception of the glazing area for purposes of developing the heat loss for the non-conforming envelope, the following glazing areas shall be used; Provided, however that if the actual glazing area of the building is greater than these percentages, the actual area shall be used:
 - One and two family dwelling - 24% of gross wall area;
 - Other residential, three stories and less - 33% of gross wall area;
 - Other residential, three stories and -42% of gross wall area;
 - Non residential - actual glazing area.
- All insulation which is capable of absorbing water shall be protected by a vapor barrier located on the winter warm side of the insulation.
- Manufactured doors and windows shall have air infiltration rates not exceeding the following:
 (A) Windows - CFM per linear foot of operable sash crack - 0.5
 (B) Doors - CFM per Sq.foot of door area
 Residential - sliding glass - 0.5; swinging - 1.0
 Non residential - swinging, sliding, revolving - 1.0
- Exterior joints around windows and door frames; opening between walls and root / ceiling and wall panels; opening at penetrations of utility services through walls, floors and roofs; and all other such openings in the building envelope shall be caulked, gasketed, weather-stripped or otherwise sealed. Site construction doors and windows shall be sealed as per above.
- Main entry door shall be vestibule type.
- Zoning for temporary control;
 (A) Building shall be provided with at least one thermostat for regulation of space temperature for each separate zone.
 (B) A readily accessible manual or automatic means of partially restrict or shut off the heating to each dwelling unit.
 (C) A switch or clock shall provide a readily accessible manual or automated means for reducing the energy required for heating and cooling periods of non-use or reduce need.
- Piping installation;
 (A) All piping installed to service building and within building shall be thermally insulated as per table 4-5 of NYSECC Code.
- Water Heaters, Boilers;
 (A) Efficiency standards for class one water heaters as per table 4-11A of NYSECC code.
 (B) Efficiency standards for class two water heaters as per table 4-22B of NYSECC code.
 (C) Insulation, temperature controls, shutdown, pump operation, conservation of hot water as per Sec.E404-3 of NYSECC code.
- The dwelling portion of the building shall be exempt from Sec. E405.3 lighting power equipment.
- All equipment shall be identified for indicate compliance with NYSECCC.
- Contractor shall be responsible for and comply with all the applicable laws, ordinance rules and regulations of the NYESCCC and shall provide all criteria as outlined in these General Notes as pertains to related equipment, materials and their installation at the job site.
- Insulation materials - NYC Admin. Code Sec. C2G-1409.3
- Design professional states that to the best of his knowledge and professional judgment that design has been made in accordance with Energy Code.
- Memo of September 26, 1984 pertaining to controlled inspections to be compiled with and a log shall be maintained at the job site indicating dates when controlled inspections, were performed, the identity of inspector and scope of work inspected.

The New York City Energy Conservation Code 2020 (NYCECC)

The undersigned, warren bohn, AIA, a licensed architect in the State of New York, hereby certified that these plans have been prepared under his supervision. All rules and regulations contained in **2020 (NYCECC)** have been incorporated on these drawings. Compliance by the contractor on all New York City Energy requirements will be verified during the construction period.

ISHAC DESIGN ARCHITECTS, PC
 One Harmon Plaza, SUITE 706
 Secaucus, NJ 07094 - PH# 212.947.2878

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REVISIONS

NUMBER	DATE	DESCRIPTION
	07/07/22	

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 DO NOT SCALE PLANS


CONTRACTOR TO PROMPTLY NOTIFY ARCHITECT OF ANY MATERIAL VARIATIONS BETWEEN FIELD CONDITIONS AND EXISTING CONDITIONS AS INDICATED IN CONTRACT DOCUMENTS. CONTRACTORS ARE TO VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS OF THE JOB BEFORE STARTING WORK, AND REPORT TO ENGINEER OF ANY DISCREPANCIES, PLANS ARE SUBJECT TO APPROVAL BY ALL CITY DEPARTMENTS HAVING JURISDICTION OVER SAME, NO SUPERVISION OR INSPECTION OF ANY KIND ARE PROVIDED HEREWITH, ALL DIMENSIONS ARE APPROXIMATE, ALL WORK TO COMPLY WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS.

PROJECT

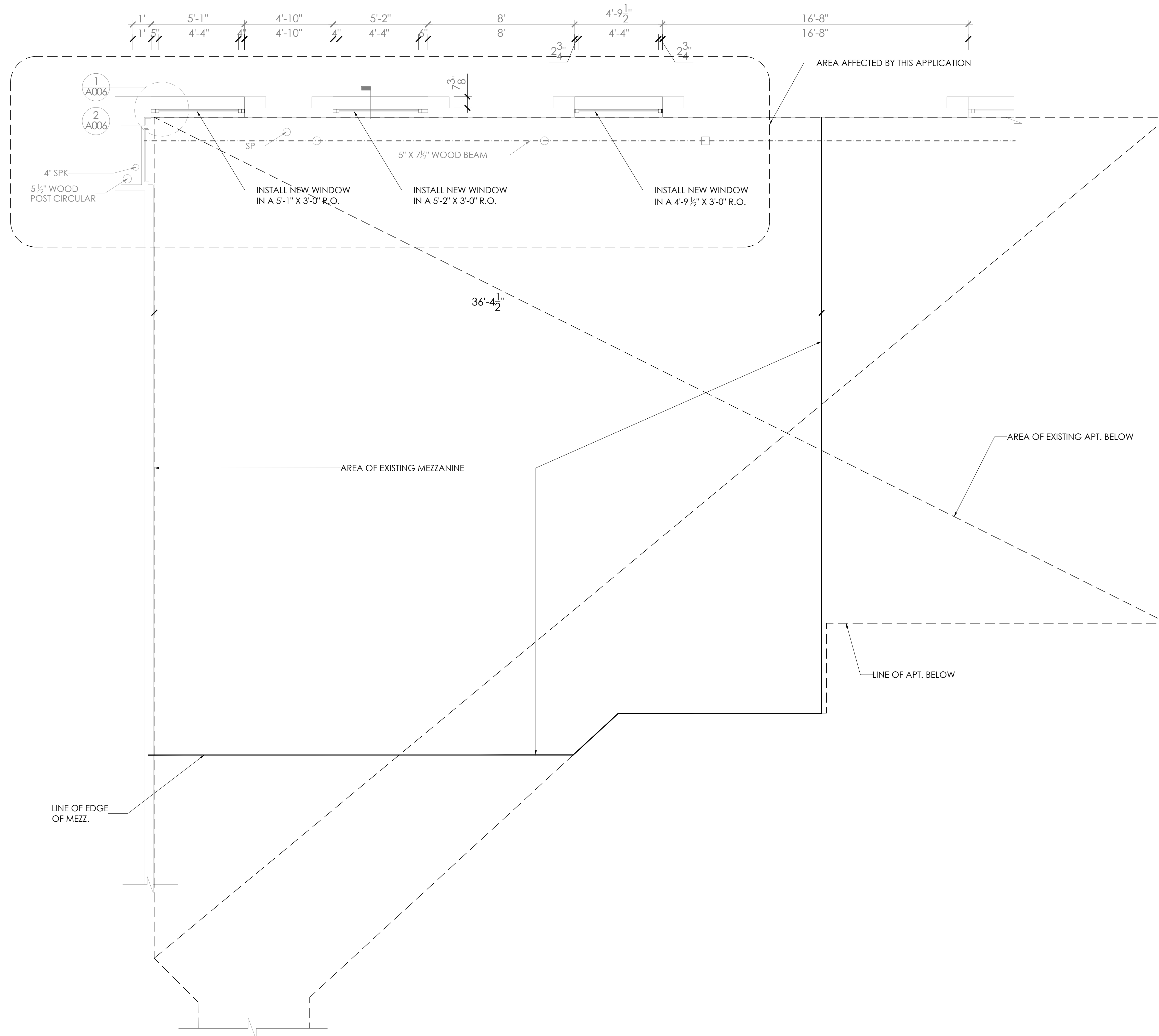
SULTAN RESIDENCE
WINDOW RENOVATION
 1 BOND STREET, PH6B, NEW YORK, NY 10012

GENERAL NOTES

DOB. NOW (GC) :

	DATE:	03/28/22
	PROJECT No:	2M21-17
	DRAWING BY:	L.V.
	CHK. BY:	N.I.
T-002-00		
CADD FILE No:	2M21-17	2 OF 12

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EXISTING PARTIAL MEZZANINE FLOOR PLAN (PROPOSED NEW WINDOWS)

SCALE : 3/8" = 1' - 0"

PROJECT
SULTAN RESIDENCE
WINDOW RENOVATION
 1 BOND STREET, PH6B, NEW YORK, NY 10012

EXISTING
 PARTIAL MEZZANINE FLOOR PLAN

DOB. NOW (GC) :

SEAL & SIGNATURE	DATE: 03/28/22
	PROJECT No: 2M21-17
	DRAWING BY: L.V.
	CHK. BY: N.L.
	DIWG. No: A-001-00
	CADD FILE No: 2M21-17

NOTE
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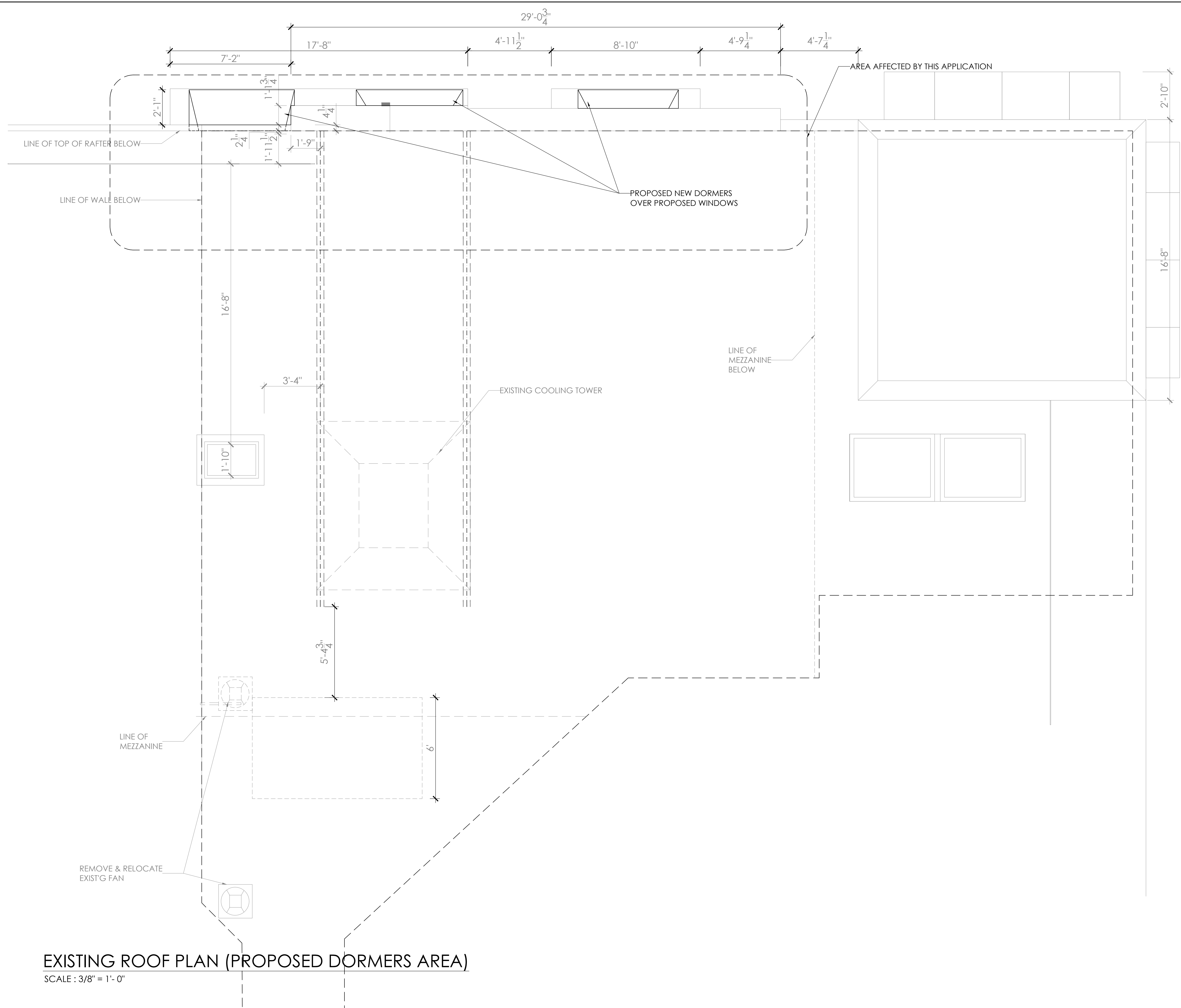
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PROJECT
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WINDOW RENOVATION
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PROPOSED ROOF PLAN

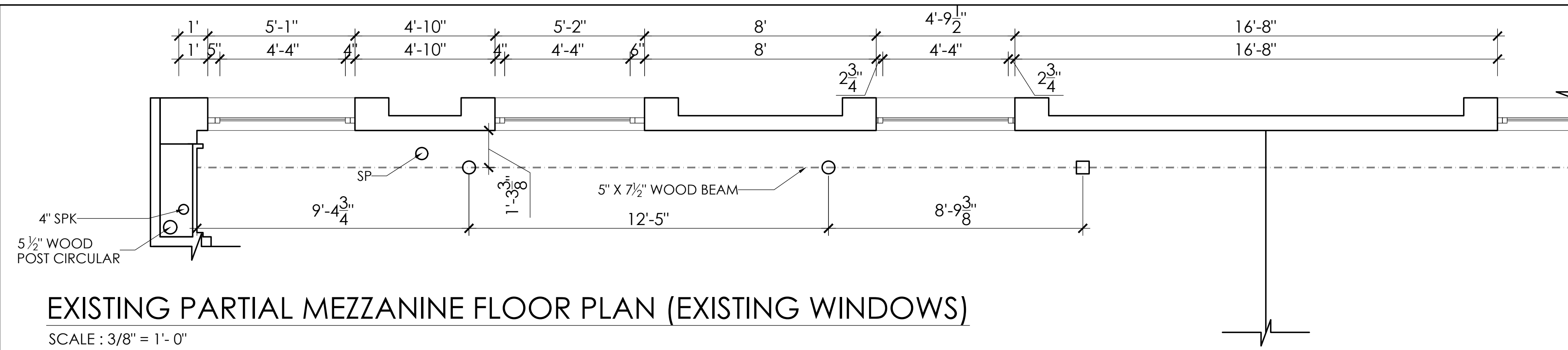
DOB. NOW (GC) :

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	PROJECT No: 2M21-17
	DRAWING BY: L.V.
	CHK. BY: N.L.
	DIWG. No: A-002-00
	CADD FILE No: 2M21-17



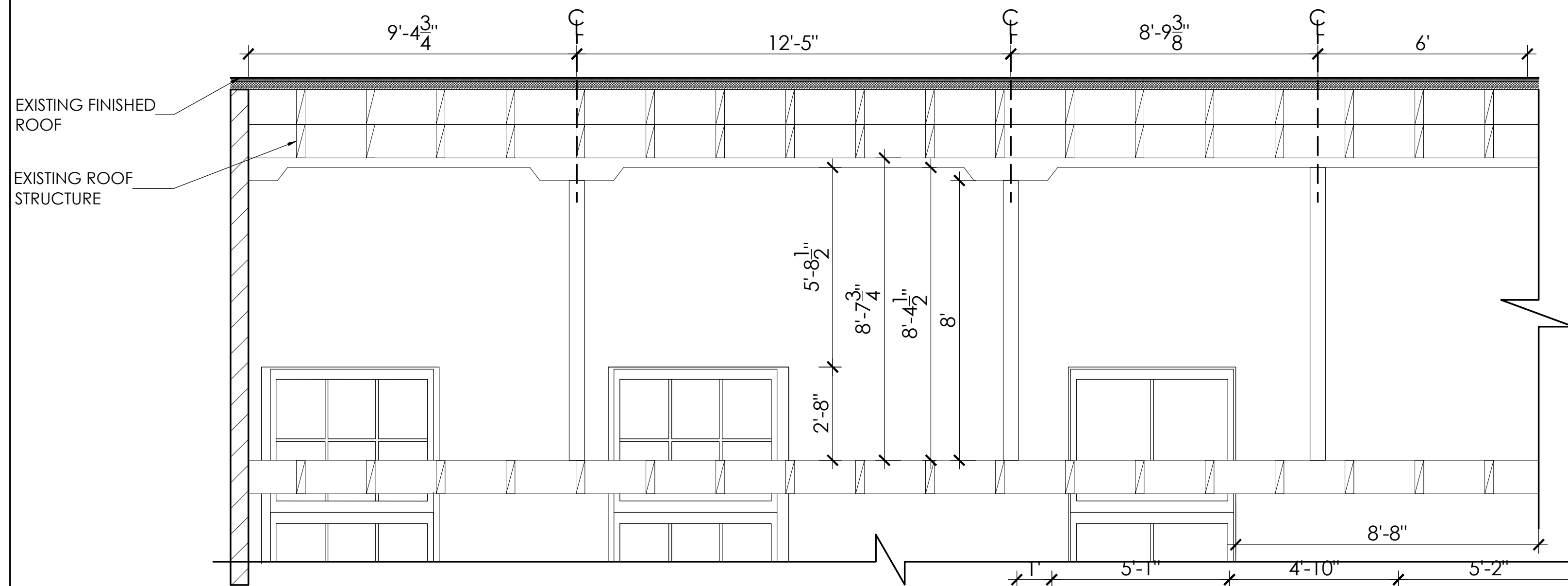
EXISTING ROOF PLAN (PROPOSED DORMERS AREA)
 SCALE : 3/8" = 1'- 0"

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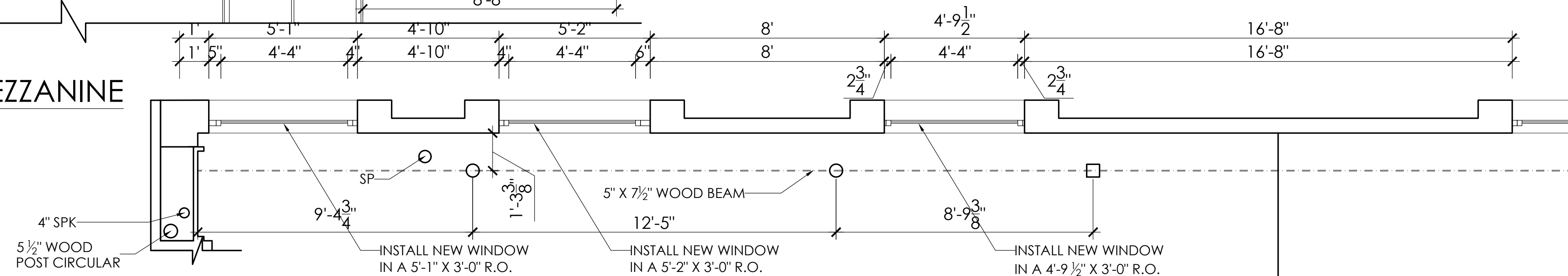
EXISTING PARTIAL MEZZANINE FLOOR PLAN (EXISTING WINDOWS)

SCALE : 3/8" = 1'-0"



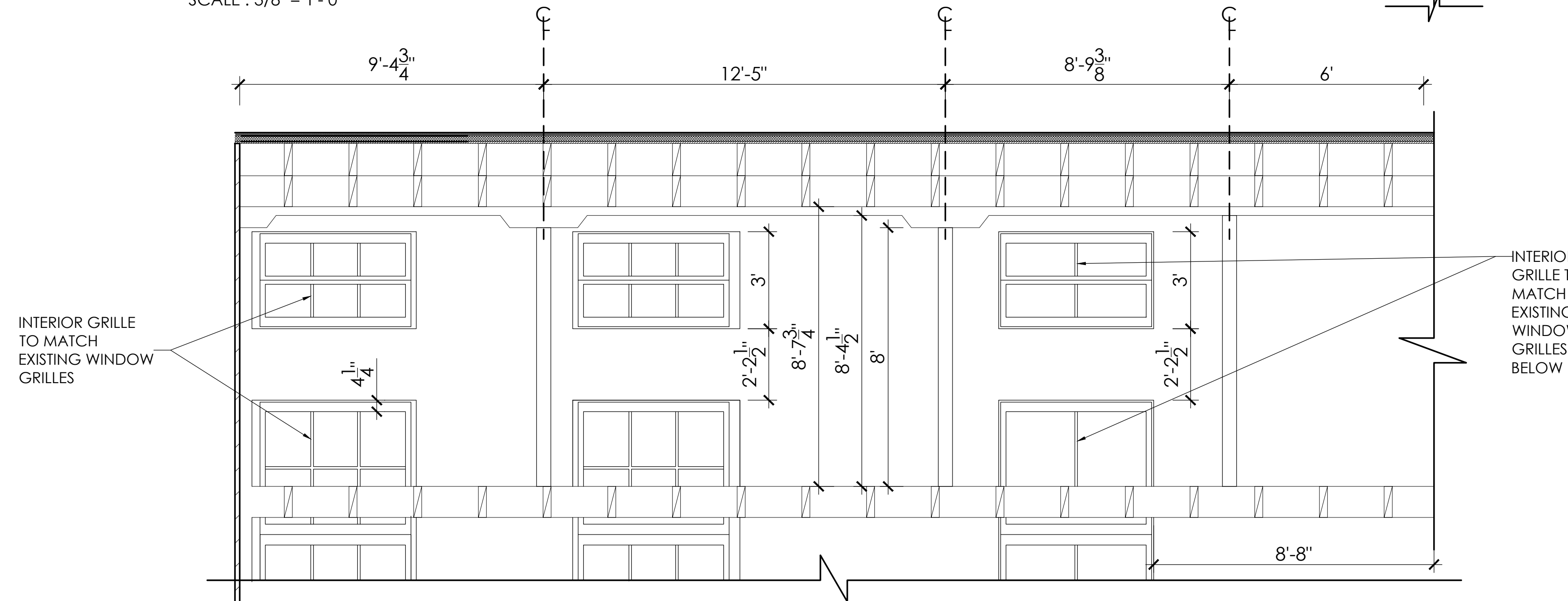
EXISTING PARTIAL ELEVATION THROUGH MEZZANINE

SCALE : 3/8" = 1'-0"



PROPOSED PARTIAL MEZZANINE FLOOR PLAN (PROPOSED NEW WINDOWS)

SCALE : 3/8" = 1'-0"



PROPOSED PARTIAL ELEVATION THROUGH MEZZANINE

SCALE : 3/8" = 1'-0"

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EXISTING & PROPOSED PARTIAL PLANS & SECTIONS

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	PROJECT No:	2M21-17
	DRAWING BY:	L.V.
	CHK. BY:	N.L.
	DWG. No:	A-003-00
	CADD FILE No:	2M21-17

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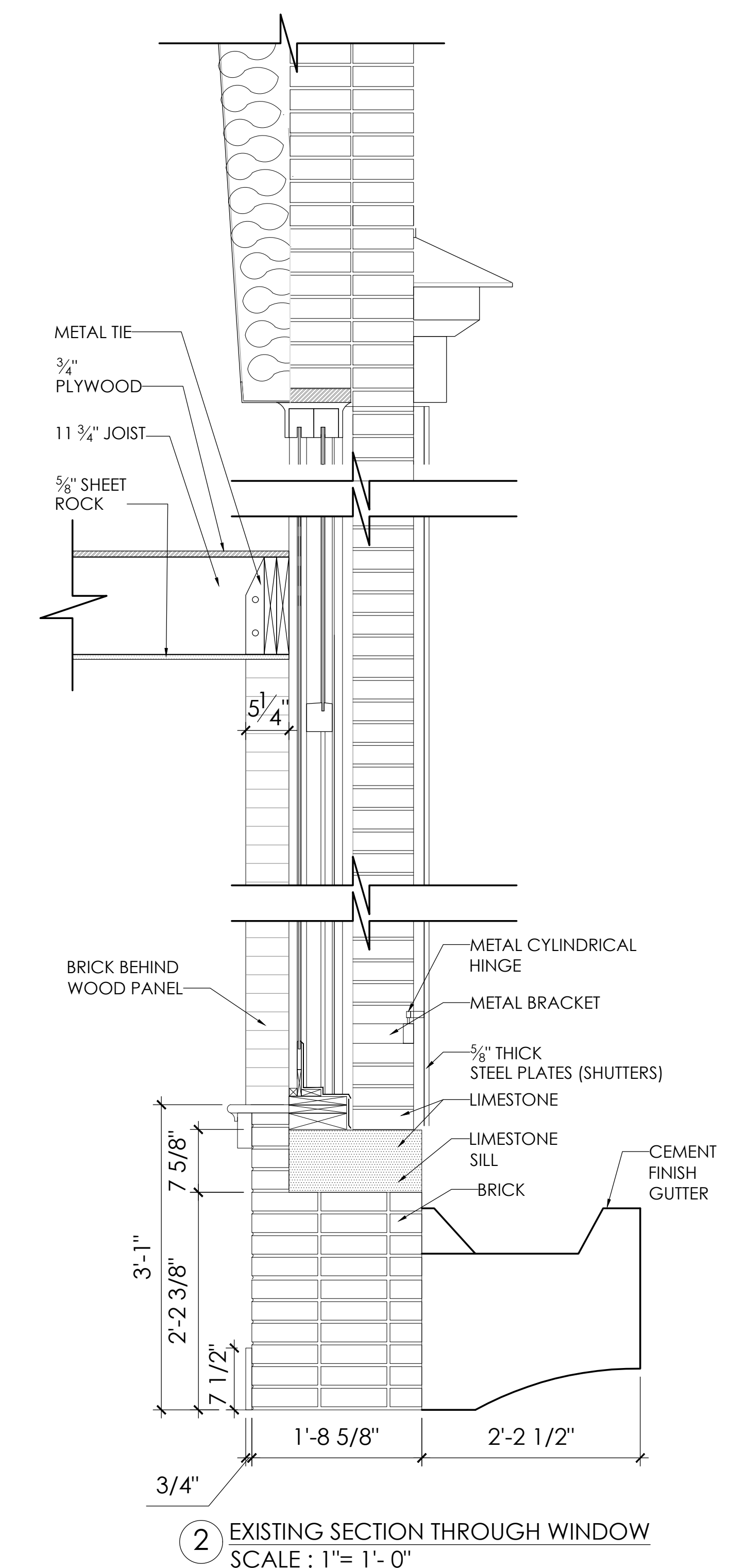
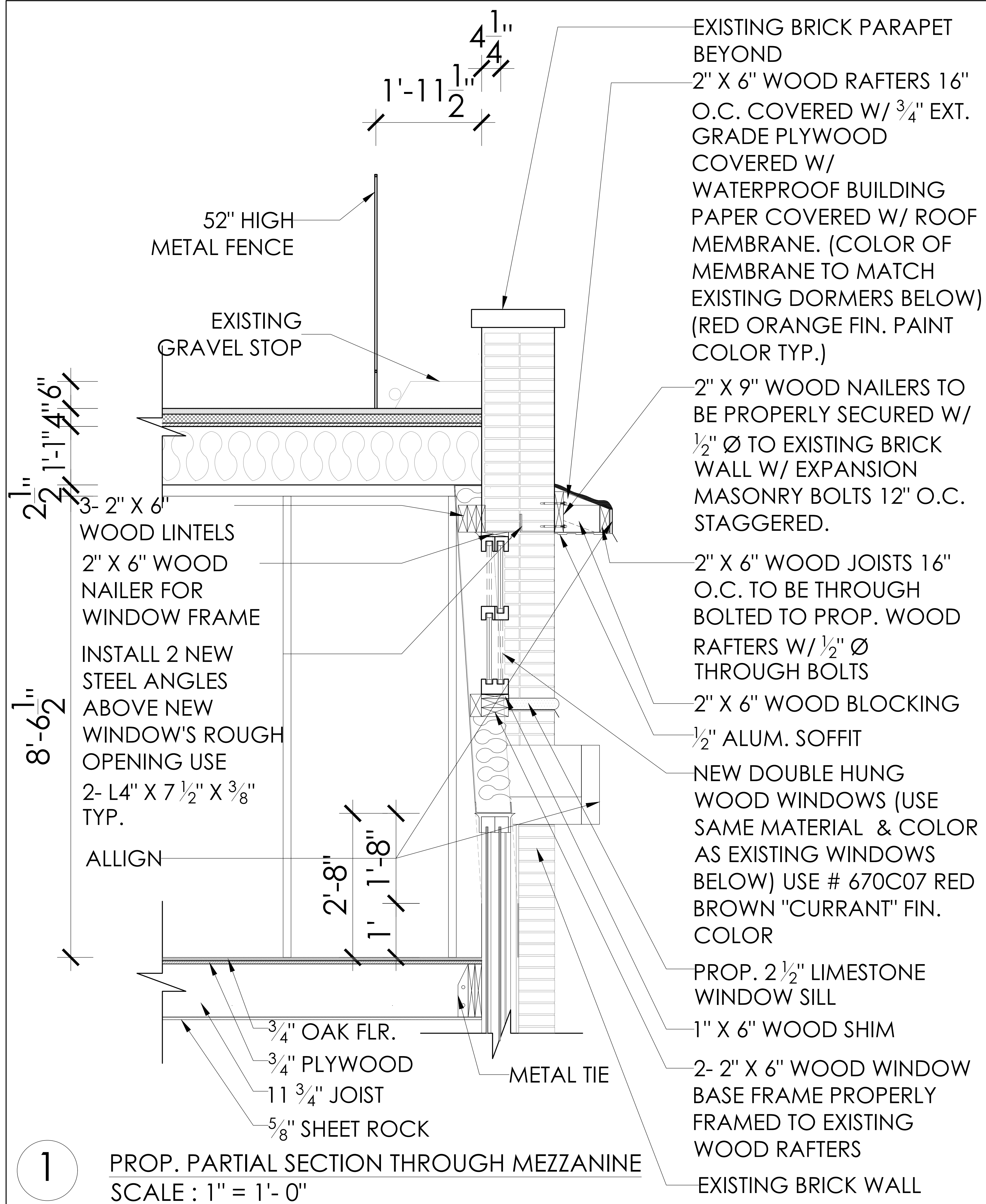
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PROJECT
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EXISTING & PROPOSED WINDOW SECTION

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	DRAWING BY: L.V.
	CHK. BY: N.I.
	DWG. No: A-004-00
CADD FILE No: 2M21-17	6 OF 12



2 EXISTING SECTION THROUGH WINDOW
 SCALE: 1" = 1'-0"

1

PROP. PARTIAL SECTION THROUGH MEZZANINE
 SCALE: 1" = 1'-0"



EXISTING ELEVATION ON SHINBONE ALLEY
 SCALE: 3/16" = 1'-0"

NOTE
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EXISTING
 SHINBONE ALLEY ELEVATION

DOB. NOW (GC) :

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	DRAWING BY:	L.V.
	CHK. BY:	N.I.
	DWG. No:	A-005-00
	CADD FILE No:	2M21-17



NOTE:
 INSTALL AT WINDOW GRILLES PROPOSED
 WINDOWS USING THE SAME WINDOW
 GRILLE DESIGNS AS EXISTING WINDOWS
 BELOW.

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PROPOSED
 SHINBONE ALLEY ELEVATION

DOB. NOW (GC) :

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	DRAWING BY: L.V.
	CHK. BY: N.L.
	DWG. No: A-006-00
	CADD FILE No: 2M21-17

PROPOSED ELEVATION ON SHINBONE ALLEY
 SCALE: 3/16" = 1'-0"

#1

BOND STREET

76'

AREA AFFECTED BY THIS APPLICATION AT ROOF OF PENTHOUSE APT. 6B

114'-5 1/4"

EXISTING 6 STORY TIMBER BLDG.

SHINBONE ALLEY

LAFAYETTE STREET

SHINBONE ALLEY

SITE PLAN
SCALE: 1" = 3/16"

LEGEND:

-  LOT LINE
-  LOCATION OF PICTURE VIEW POINT



VIEW #1

ISHAC DESIGN ARCHITECTS, PC
 One Harmon Plaza, SUITE 706
 Secaucus, NJ 07094 - PH# 212.947.2878

NOTE
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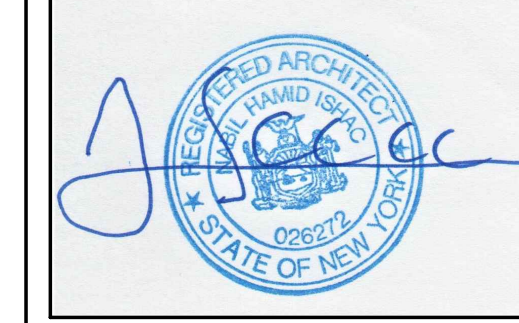
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PROJECT
SULTAN RESIDENCE
WINDOW RENOVATION
 1 BOND STREET, PH6B, NEW YORK, NY 10012

STREET VIEW #1

DOB. NOW (GC) :

SEAL & SIGNATURE	DATE: 03/28/22
	PROJECT No: 2M21-17
	DRAWING BY: L.V.
	CHK. BY: N.L.
	DWG. No: A-008-00
CADD FILE No: 2M21-17	10 OF 12

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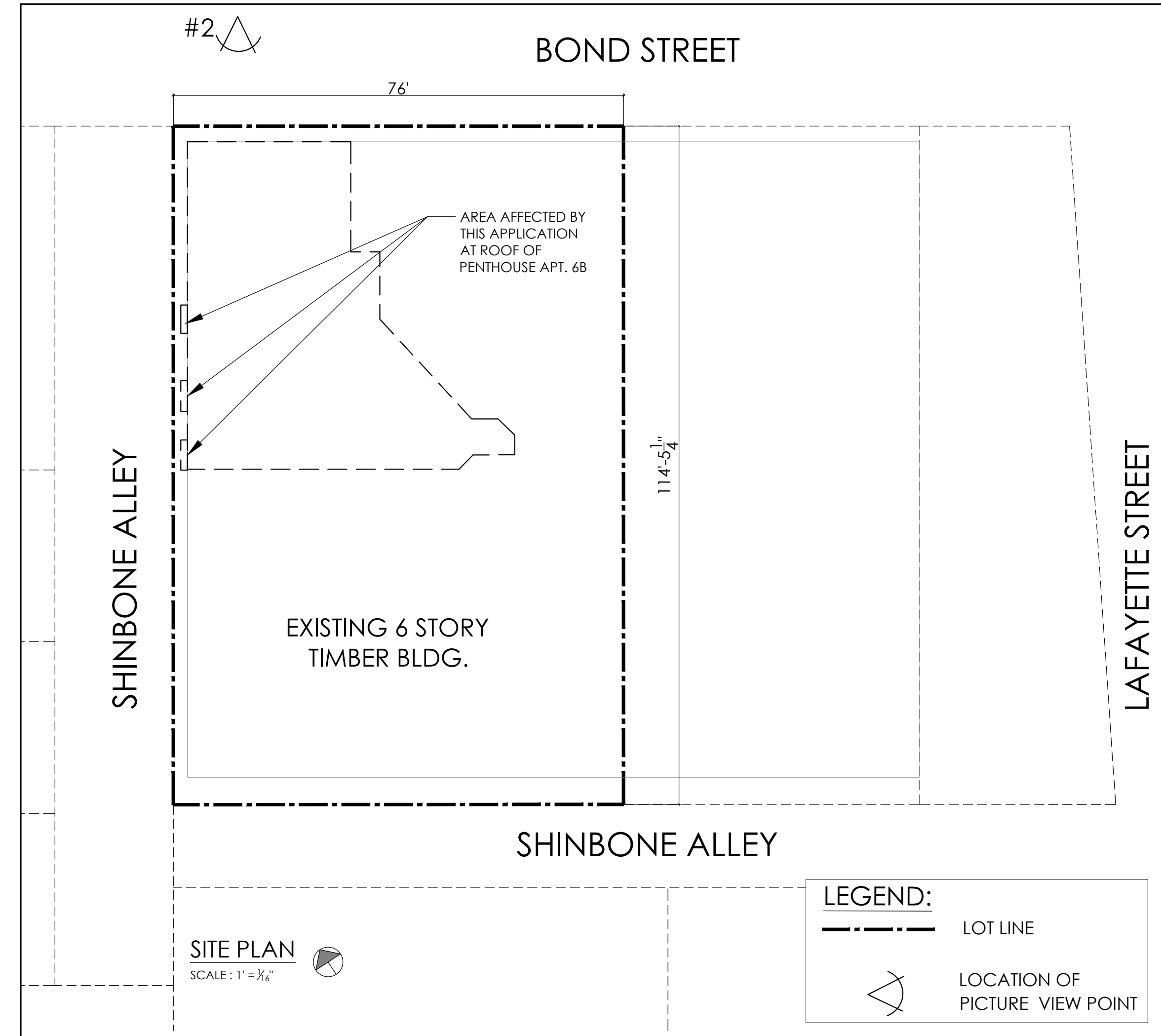
STREET VIEW #2

DOB. NOW (GC) :

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	DRAWING BY: L.V.
	CHK. BY: N.L.
	DWG. No: A-009-00



VIEW #2



BOND STREET #3

76'

AREA AFFECTED BY THIS APPLICATION AT ROOF OF PENTHOUSE APT. 6B

114'-5 1/4"

EXISTING 6 STORY TIMBER BLDG.

SHINBONE ALLEY

LAFAYETTE STREET

SHINBONE ALLEY

SITE PLAN
SCALE: 1" = 1/8"

LEGEND:
 - - - - - LOT LINE
 ◁ LOCATION OF PICTURE VIEW POINT



PROP. 3 WINDOWS BEYOND THE LINE OF VISION FROM THE STREET

VIEW #3

ISHAC DESIGN ARCHITECTS, PC
 One Harmon Plaza, SUITE 706
 Secaucus, NJ 07094 - PH# 212.947.2878

NOTE
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 1 BOND STREET, PH6B, NEW YORK, NY 10012

STREET VIEW #3

DOB. NOW (GC) :

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	DIWG. No: A-010-00
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