

43 BLEECKER STREET, NEW YORK, NY 10012

SCOPE OF WORK INTERIOR RENOVATION TO CREATE 13 UNITS INSIDE AN UNOCCUPIED 6-STORY WITH CELLAR BUILDING. LEGALIZE EXISITNG IMD USE. PARTITIONS AND PLUMBING AS PER PLANS.

DRAWING LIST

SHEET NUMBER	SHEET NAME	SHEET TITLE
1	T-001.00	COVER SHEET
2	Z-001.00	ZONING ANALYSIS
3	Z-100.00	GROSS FLOOR AREA DIAGRAMS
4	Z-101.00	RESIDENTIAL FLOOR AREA DEDUCTION DIAGRAMS
5	EX-100.00	EXISTING CONDITIONS / DEMOLITION PLANS
6	A-100.00	PROPOSED CELLAR FLOOR PLAN
7	A-101.00	PROPOSED FIRST FLOOR PLAN
8	A-102.00	PROPOSED SECOND FLOOR PLAN
9	A-103.00	PROPOSED THIRD FLOOR PLAN
10	A-104.00	PROPOSED FOURTH FLOOR PLAN
11	A-105.00	PROPOSED FIFTH FLOOR PLAN
12	A-106.00	PROPOSED SIXTH FLOOR PLAN
13	A-107.00	PROPOSED ROOF PLAN
14	A-108.00	PROPOSED TOP OF ROOF & ELEVATOR BULKHEAD PLAN
15	A-200.00	FRONT (SOUTH) ELEVATION
16	A-201.00	RIGHT (EAST) SIDE ELEVATION
17	A-202.00	REAR (NORTH) ELEVATION
18	A-203.00	LEFT SIDE (WEST) ELEVATION
19	A-500.00	PARTITION DETAILS
20	A-600.00	DOOR & WINDOW SCHEDULES

Grand total: 20

INSPECTIONS AND SEPARATE APPLICATIONS

AB.	ANCHOR BOLT	I.D.	INSIDE DIAMETER
ACT	ACOUSTICAL CEILING TILE	INSUL.	INSULATION
AD	AREA DRAIN	INT.	INTERIOR
A.F.F.	ABOVE FINISHED FLOOR	JAN.	JANITOR
AGGR.	AGGREGATE	JNT.	JOINT
AL.	ALUMINUM	JST.	JOIST
ALT.	ALTERNATE	KIT.	KITCHEN
APPROX.	APPROXIMATE	LAB.	LABORATORY
ARCH.	ARCHITECTURAL	LAM.	LAMINATE
		LAV.	LAVATORY
		LT.	LIGHT
BD.	BOARD	MAX.	MAXIMUM
BLDG.	BUILDING	MECH.	MECHANICAL
BLK	BLOCK	MEMB.	MEMBRANE
BLK'G.	BLOCKING	MFR.	MANUFACTURER
BM.	BEAM	M.H.	MANHOLE
BOT.	BOTTOM	MIN.	MINIMUM
BOC	BOTTOM OF CURB	MISC.	MISCELLANEOUS
BTWN.	BETWEEN	M.O.	MASONRY OPENING
B.U.R.	BUILT UP ROOFING	MTL.	METAL
B.W.	BOTH WAYS	MUL.	MULLION
		(N)	NORTH
CIP / PIP	CAST-IN-PLACE	N.I.C.	NOT IN CONTRACT
C.J.	CONTROL JOINT	NO.	NUMBER
CLG.	CEILING	NOM	NOMINAL .
CLKG.	CAULKING	N.T.S.	NOT TO SCALE
CLR.	CLEAR	O/	OVER
C.M.U.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	OH.	OVERHEAD
CONN.	CONNECTION	OPG.	OPENING
CONSTR.	CONSTRUCTION	OPP.	OPPOSITE
CONT.	CONTINUOUS	PBR	PRIMARY BEDROOM
C.T.	CERAMIC TILE	PCT.	PRE-CAST
		PL	PLATE
DEG.	DEGREE	P.LAM.	PLASTIC LAMINATE
DET./DTL.	DETAIL	PLAS	PLASTER
D.F.	DRINKING FOUNTAIN	PLYWD.	PLYWOOD
DIAG.	DIAGONAL	PR.	PAIR
DIA. Ø	DIAMETER	QT	QUARRY TILE
DN	DOWN	R.	RISER
DS.	DOWNSPOUT	R.D.	ROOF DRAIN
DWG.	DRAWING	REFR.	REFRIGERATOR
		REINF.	REINFORCED
(E)	EAST	REQ'D.	REQUIRED
EXIST.	EXISTING	RM	ROOM
EA.	EACH	R.O.	ROUGH OPENING
E.J.	EXPANSION JOINT	(S)	SOUTH
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	SBR	SECONDARY BEDROOM
		S.C.	SOLID CORE
EL./ELEV.	ELEVATION	SCHED.	SCHEDULE
ELEC.	ELECTRICAL	SECT.	SECTION
EMER.	EMERGENCY	S.F.	SQUARE FOOT
ENCL.	ENCLOSURE	SHT.	SHEET
EQ.	EQUAL	SIM.	SIMILAR
EQUIP.	EQUIPMENT	SPEC.	SPECIFICATION
E.W.	EACH WAY	SQ	SQUARE
E.W.C.	ELECTRIC WATER COOLER	S.S.	STAINLESS STEEL
EXP.	EXPANSION	STAGG.	STAGGERED
EXT.	EXTERIOR	STD.	STANDARD
		STIFF	STIFFENER STEEL
		STL.	STEEL
		STRUC.	STRUCTURAL
		SUSP.	SUSPENDED
		TOC	TOP OF CURB
		TOW	TOP OF WALL
		TR	TREAD
		T & B	TOP AND BOTTOM
		TER.	TERRAZZO
		T & G	TONGUE & GROOVE
		THK.	THICK
		TYP	TYPICAL .
		U	UNDER
		U.O.N.	UNLESS OTHERWISE NOTED
		VCT	VINYL COMPOSITION TILE
		VER	VERIFY
		VERT.	VERTICAL
		(W)	WEST
		W/	WITH
		W.C.	WATER CLOSET
		WD.	WOOD
		W/O	WITHOUT
		W.A.	WINDOW GUARD
		⊥	CENTERLINE
		▬	PROPERTY LINE

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH THE 2020 NYCECC ENERGY CONSERVATION CODE.

NO STRUCTURAL WORK PROPOSED UNDER THIS APPLICATION

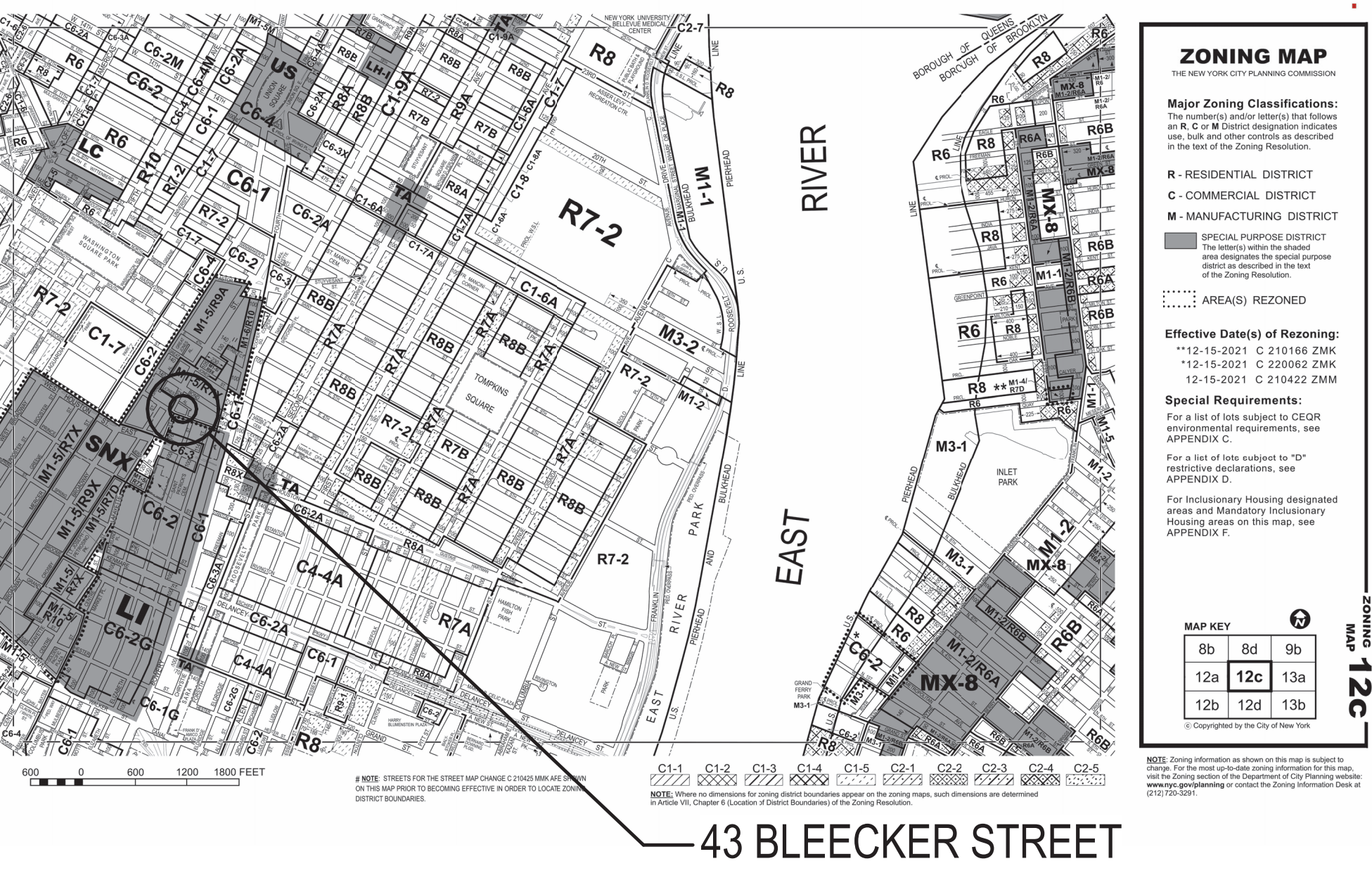
ABBREVIATION LIST

AB.	ANCHOR BOLT	I.D.	INSIDE DIAMETER
ACT	ACOUSTICAL CEILING TILE	INSUL.	INSULATION
AD	AREA DRAIN	INT.	INTERIOR
A.F.F.	ABOVE FINISHED FLOOR	JAN.	JANITOR
AGGR.	AGGREGATE	JNT.	JOINT
AL.	ALUMINUM	JST.	JOIST
ALT.	ALTERNATE	KIT.	KITCHEN
APPROX.	APPROXIMATE	LAB.	LABORATORY
ARCH.	ARCHITECTURAL	LAM.	LAMINATE
		LAV.	LAVATORY
		LT.	LIGHT
BD.	BOARD	MAX.	MAXIMUM
BLDG.	BUILDING	MECH.	MECHANICAL
BLK	BLOCK	MEMB.	MEMBRANE
BLK'G.	BLOCKING	MFR.	MANUFACTURER
BM.	BEAM	M.H.	MANHOLE
BOT.	BOTTOM	MIN.	MINIMUM
BOC	BOTTOM OF CURB	MISC.	MISCELLANEOUS
BTWN.	BETWEEN	M.O.	MASONRY OPENING
B.U.R.	BUILT UP ROOFING	MTL.	METAL
B.W.	BOTH WAYS	MUL.	MULLION
		(N)	NORTH
CIP / PIP	CAST-IN-PLACE	N.I.C.	NOT IN CONTRACT
C.J.	CONTROL JOINT	NO.	NUMBER
CLG.	CEILING	NOM	NOMINAL .
CLKG.	CAULKING	N.T.S.	NOT TO SCALE
CLR.	CLEAR	O/	OVER
C.M.U.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	OH.	OVERHEAD
CONN.	CONNECTION	OPG.	OPENING
CONSTR.	CONSTRUCTION	OPP.	OPPOSITE
CONT.	CONTINUOUS	PBR	PRIMARY BEDROOM
C.T.	CERAMIC TILE	PCT.	PRE-CAST
		PL	PLATE
DEG.	DEGREE	P.LAM.	PLASTIC LAMINATE
DET./DTL.	DETAIL	PLAS	PLASTER
D.F.	DRINKING FOUNTAIN	PLYWD.	PLYWOOD
DIAG.	DIAGONAL	PR.	PAIR
DIA. Ø	DIAMETER	QT	QUARRY TILE
DN	DOWN	R.	RISER
DS.	DOWNSPOUT	R.D.	ROOF DRAIN
DWG.	DRAWING	REFR.	REFRIGERATOR
		REINF.	REINFORCED
(E)	EAST	REQ'D.	REQUIRED
EXIST.	EXISTING	RM	ROOM
EA.	EACH	R.O.	ROUGH OPENING
E.J.	EXPANSION JOINT	(S)	SOUTH
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	SBR	SECONDARY BEDROOM
		S.C.	SOLID CORE
EL./ELEV.	ELEVATION	SCHED.	SCHEDULE
ELEC.	ELECTRICAL	SECT.	SECTION
EMER.	EMERGENCY	S.F.	SQUARE FOOT
ENCL.	ENCLOSURE	SHT.	SHEET
EQ.	EQUAL	SIM.	SIMILAR
EQUIP.	EQUIPMENT	SPEC.	SPECIFICATION
E.W.	EACH WAY	SQ	SQUARE
E.W.C.	ELECTRIC WATER COOLER	S.S.	STAINLESS STEEL
EXP.	EXPANSION	STAGG.	STAGGERED
EXT.	EXTERIOR	STD.	STANDARD
		STIFF	STIFFENER STEEL
		STL.	STEEL
		STRUC.	STRUCTURAL
		SUSP.	SUSPENDED
		TOC	TOP OF CURB
		TOW	TOP OF WALL
		TR	TREAD
		T & B	TOP AND BOTTOM
		TER.	TERRAZZO
		T & G	TONGUE & GROOVE
		THK.	THICK
		TYP	TYPICAL .
		U	UNDER
		U.O.N.	UNLESS OTHERWISE NOTED
		VCT	VINYL COMPOSITION TILE
		VER	VERIFY
		VERT.	VERTICAL
		(W)	WEST
		W/	WITH
		W.C.	WATER CLOSET
		WD.	WOOD
		W/O	WITHOUT
		W.A.	WINDOW GUARD
		⊥	CENTERLINE
		▬	PROPERTY LINE

LEGEND / SYMBOLS

	ELEVATION MARKER SYMBOL LOCATION DESCRIPTION
	ELEVATION ABOVE SEA LEVEL SPOT ELEVATION MARKER
	BUILDING ELEVATION SYMBO ELEVATION NO.
	DRAWING NO.
	NOTE: ARROW INDICATES THE VIEWING DIRECTION OF ELEVATION
	BUILDING SECTION CUT SYMBOL SECTION NO.
	DRAWING NO.
	NOTE: ARROW INDICATES THE VIEWING DIRECTION OF SECTION
	DOOR TAG SYMBOL DOOR TYPE - SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
	WINDOW TAG SYMBOL WINDOW TYPE - SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION
	PARTITION TAG SYMBOL SEE WALL PARTITION FOR ADDITIONAL INFORMATION
	SMOKE/CARBON ALARM
	CFM VENT
	FLOOR DRAIN

ZONING MAP



Consultant



HIGHRISE

132 32nd Street, Suite 205  
Brooklyn, NY 11232.  
P. 212-933-7473  
info@highrisegroupny.com

The architect shall not have control or charge of, and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant

NOEL WONG R.A.  
ADB Associates

5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address

43 BLEECKER ST,  
NEW YORK, NY 10012

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope

INTERIOR RENOVATION  
INSIDE A 6-STORY WITH  
CELLAR BUILDING

Revisions

No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.

M01034950-11

Seal



DOB APPROVAL STAMP

Sheet Title

COVER SHEET

T-001.00  
1 of 20

Drw. by:

Checked by:

Scale: 1/4" = 1'-0"

Date: 02/03/2025



BUILDING INFORMATION

ADDRESS:  
BLOCK:  
LOT:  
ZONE:  
MAP:  
USE GROUP:  
OCCUPANCY CLASS:  
CONSTRUCTION CLASS:

43 BLEECKER STREET, NEW YORK, NY 10012  
529  
62  
M1-5/R7X, SNX  
12c  
EXISTING: 9, PROPOSED: 9 AND 2  
EXISTING: COM (1938 CODE), PROPOSED: B, M, AND R2  
CLASS 1 (1938 CODE), NO CHANGE

ZONING ANALYSIS

LOT AREA	6,767 S.F.						
<u>Z.R. 123-632</u>	MAX. ALLOWABLE LOT COVERAGE:	NOT APPLICABLE					
	EXISTING LOT COVERAGE:	94%	6,340 S.F.				
<u>Z.R. 23-22</u> <u>Z.R. 123-622</u> <u>Z.R. 43-12</u> <u>Z.R. 123-623</u>	MAX ALLOWABLE COMMERCIAL FLOOR AREA: 5.0 x 6,767 S.F. = 33,835 S.F. MAX ALLOWABLE RESIDENTIAL FLOOR AREA: 6.0 x 6,767 S.F. = 40,602 S.F. MAX ALLOWABLE COMBINED (COMMERCIAL & RESIDENTIAL) FLOOR AREA: 6.0 x 6,767 S.F. = 40,602 S.F.						
	EXISTING FLOOR LEVEL	GROSS FLOOR AREA	COMMERCIAL FLOOR AREA	EXISTING RESIDENTIAL (IMD) FLOOR AREA	NEW RESIDENTIAL ZONING FLOOR AREA	RESIDENTIAL DEDUCTIONS (SEE Z-101)	TOTAL RESIDENTIAL ZONING FLOOR AREA
	CELLAR	6,941 S.F.	-	-	-	-	-
	FIRST FLOOR	6,340 S.F.	5,067 S.F.	359.27 S.F.	537.92 S.F.	375.81 S.F.	897.19 S.F.
	SECOND FLOOR	6,275 S.F.	-	2,678.09 S.F.	3,285.34 S.F.	311.57 S.F.	5,963.43 S.F.
	THIRD FLOOR	6,275 S.F.	-	977.00 S.F.	4,913.99 S.F.	384.01 S.F.	5,890.99 S.F.
	FOURTH FLOOR	6,275 S.F.	-	1041.92 S.F.	4,849.07 S.F.	384.01 S.F.	5,890.99 S.F.
	FIFTH FLOOR	6,275 S.F.	-	1065.19 S.F.	4,846.07 S.F.	363.74 S.F.	5,911.26 S.F.
	SIXTH FLOOR	6,275 S.F.	-	6,275 S.F.	-	378.89	5,896.11 S.F.
	TOTAL FLOOR AREA	44,656 S.F.	5,067 S.F.	12,396.47 S.F.	18,432.39 S.F.	2,198.03 S.F.	30,449.97 S.F.
	TOTAL COMMERCIAL FLOOR AREA: 5,067 S.F. ≤ 33,835 S.F. 0.75 ≤ 5.0 TOTAL RESIDENTIAL FLOOR AREA: 30,449.97 S.F. ≤ 40,602 S.F. 4.50 ≤ 6.0						
	TOTAL COMBINED FLOOR AREA: 35,516.97 S.F. > 40,602 S.F. 5.25 > 6.0						

EXPLANATION OF TERMS

GROSS FLOOR AREA: COMMERCIAL ZONING FLOOR AREA: EXISTING RESIDENTIAL (IMD) FLOOR AREA: NEW RESIDENTIAL ZONING FLOOR AREA: RESIDENTIAL DEDUCTIONS (SEE Z-101): TOTAL RESIDENTIAL ZONING FLOOR AREA:	GROSS FLOOR AREA OF THAT FLOOR, INDICATED ON SHEET Z-100 AREA DEDICATED TO COMMERCIAL USE AREA OF PREVIOUSLY DESIGNATED IMD UNITS, AS CALCULATED IN TABLE TO THE RIGHT "GROSS FLOOR AREA" MINUS COMMERCIAL, EXISTING RESIDENTIAL, AND DEDUCTIONS AREAS NOT COUNTED TOWARD ZONING FLOOR AREA (ZFA), DIAGRAMS SHEET Z-101 SUM OF "EXISTING RESIDENTIAL (IMD) FLOOR AREA" AND "NEW RESIDENTIAL ZONING FLOOR AREA"
---	---

ZR SECTION	ITEM	REQUIRED	PROPOSED
<b>BULK REGULATIONS</b>			
<u>Z.R. 143-23(b)</u>	MINIMUM BASE HEIGHT:	60'-0"	70'-0" EXISTING, NO CHANGE
	MAXIMUM BASE HEIGHT:	105'-0"	
	MAXIMUM BULDING HEIGHT:	145'-0"	70'-0" EXISTING, NO CHANGE
<u>Z.R. 23-433</u>	SETBACK	15'-0" (NARROW STREET)	N/A
<u>Z.R. 143-23(a)</u> <u>Z.R. 35-631</u>	STREET WALL	70% OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN 8' OF THE STREET LINE	ALIGNED WITH EXISTING ADJACENT BUILDING STREET WALL. EXISTING, NO CHANGE
<u>Z.R. 123-631</u>	FRONT YARD	NOT REQUIRED	N/A
<u>Z.R. 123-631</u>	SIDE YARD	NOT REQUIRED	N/A
<u>Z.R. 144-22</u>	REAR YARD	MINIMUM 20'-0"	6.4' EXISTING, NO CHANGE
<u>Z.R. 23-611</u> <u>Z.R. 43-03</u>	STREET TREE	1 PER 25' OF FRONTAGE	3 TREES PROPOSED OFF SITE
<u>Z.R. 27-131(a)(3)(v)</u>	MANDATORY INCLUSIONARY HOUSING - AFFORDABLE HOUSING FUND OPTION	CONVERSIONS THAT INCREASE DWELLING UNITS BY <25, AND RESIDENTIAL FA BY <25,000 SF MAY SATISFY MIH REQUIREMENTS WITH PAYMENT TO AFFORDABLE HOUSING FUND	11 DWELLING UNITS, 18,432 SF CONVERTED. OKAY TO COMPLY WITH AFFORDABLE HOUSING REQUIREMENTS VIA CONTRIBUTION TO AFFORDABLE HOUSING FUND
<u>Z.R. 27-131(a)(3)(i)</u>	MANDATORY INCLUSIONARY HOUSING - OPTION 1	AFFORDABLE FLOOR AREA TO BE PROVIDED AT A RATE OF 25% OF THE RESIDENTIAL FLOOR AREA (VIA PAYMENT TO AFFORDABLE HOUSING FUND, AS PER ABOVE)	PROPOSED RESIDENTIAL FLOOR AREA: 18,432 S.F. 25% 18,432 S.F. = 4,608 S.F.

HPD AREA TABLES

EXISTING FLOOR AREA (BY USE)

EXISTING FLOOR LEVEL	GROSS FLOOR AREA	COMMERCIAL FLOOR AREA	RESIDENTIAL/IMD FLOOR AREA
CELLAR	6,941 S.F.	-	-
FIRST FLOOR	6,340 S.F.	5,980.73 S.F.	359.27 S.F.
SECOND FLOOR	6,275 S.F.	3,596.91 S.F.	2,678.09 S.F.
THIRD FLOOR	6,275 S.F.	5,293.00 S.F.	977.00 S.F.
FOURTH FLOOR	6,275 S.F.	5,233.08 S.F.	1041.92 S.F.
FIFTH FLOOR	6,275 S.F.	5,209.81 S.F.	1065.19 S.F.
SIXTH FLOOR	6,275 S.F.	-	6,275 S.F.
TOTAL FLOOR AREA	44,656 S.F.	25,318.53 S.F.	12,396.47 S.F.

EXPLANATION OF TERMS

GROSS FLOOR AREA:	GROSS FLOOR AREA OF THAT FLOOR, INDICATED ON SHEET Z-100
COMMERCIAL FLOOR AREA:	AREA DEDICATED TO COMMERCIAL USE
RESIDENTIAL/IMD FLOOR AREA:	AREA OF PREVIOUSLY DESIGNATED IMD UNITS, AS CALCULATED IN TABLE BELOW

EXISTING IMD CALCULATIONS

EXISTING FLOOR LEVEL	GROSS FLOOR AREA	COMMON SPACE	EXISTING IMD (RESIDENTIAL) FLOOR AREA	EXISTING IMD (RESIDENTIAL) %	NET IMD/ EXISTING RESIDENTIAL
CELLAR	6,941 S.F.	-	-	-	-
FIRST FLOOR	6,340 S.F.	1,273 S.F.	-	28.22%	359.27 S.F.
SECOND FLOOR	6,275 S.F.	1,140.39 S.F.	2,191.39 S.F.	42.68%	2,678.09 S.F.
THIRD FLOOR	6,275 S.F.	1,093.72 S.F.	806.71 S.F.	15.57%	977.00 S.F.
FOURTH FLOOR	6,275 S.F.	1,018.33 S.F.	872.83 S.F.	16.60%	1041.92 S.F.
FIFTH FLOOR	6,275 S.F.	1,018.33 S.F.	892.33 S.F.	16.98%	1065.19 S.F.
SIXTH FLOOR	6,275 S.F.		6,275 S.F.	100%	6,275 S.F.
TOTAL FLOOR AREA	44,656 S.F.	5,543.77 S.F.	11,038.26 S.F.	1,819.14 S.F.	12,396.47 S.F.

EXPLANATION OF TERMS

GROSS FLOOR AREA: COMMON SPACE: EXISTING IMD (RESIDENTIAL) FLOOR AREA: EXISTING IMD (RESIDENTIAL) %: NET IMD/EXISTING RESIDENTIAL:	GROSS FLOOR AREA OF THAT FLOOR, INDICATED ON SHEET Z-100 AREA OF COMMON SPACE ON THAT FLOOR SERVING IMD AREA OF EXISTING IMD UNIT(S) PERCENTAGE OF THE FLOOR, EXCLUDING COMMON AREA, OCCUPIED BY IMD AREA OF IMD WITH ITS COMMON SPACE, ALLOCATED PROPORTIONALLY AS PER ZR 23-20
--	--

Consultant



132 32nd Street, Suite 205  
Brooklyn, NY 11232.  
P. 212-933-7473  
info@highrisegroupny.com

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant

NOEL WONG R.A.  
ADB Associates

5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address

43 BLEECKER ST,  
NEW YORK, NY 10012

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope

INTERIOR RENOVATION  
INSIDE A 6-STORY WITH  
CELLAR BUILDING

Revisions

No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.

M01034950-I1

Seal



DOB APPROVAL STAMP

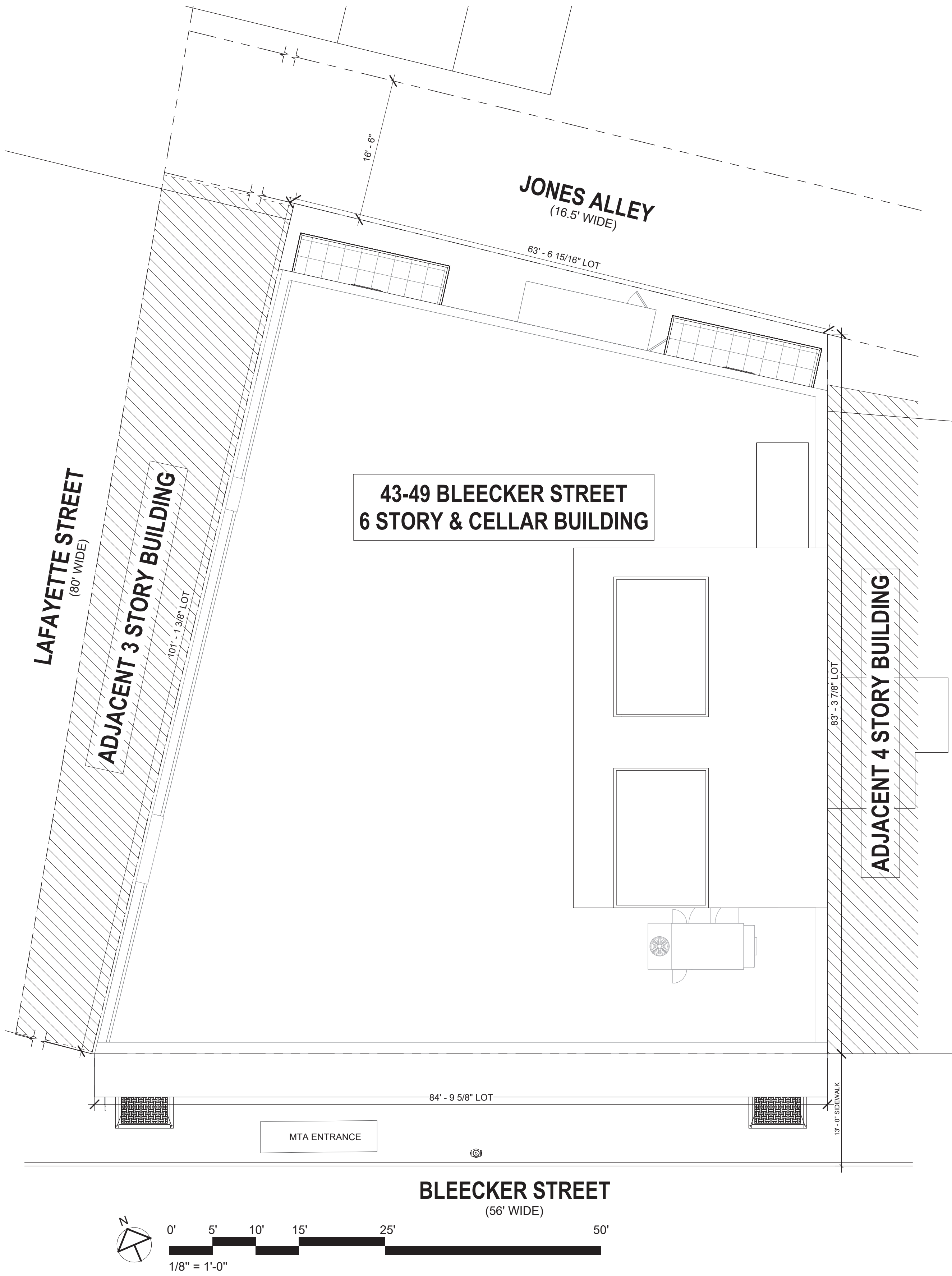
Sheet Title

ZONING ANALYSIS

Z-001.00

2 of 21

Drw. by:	.
Checked by:	
Scale:	3/4" = 1'-0"
Date:	02/03/2025



Consultant



HIGHRISE

132 32nd Street, Suite 205  
Brooklyn, NY 11232.  
P. 212-933-7473  
info@highrisegroupny.com

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant

NOEL WONG R.A.  
ADB Associates

5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address

43 BLEECKER ST,  
NEW YORK, NY 10012

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope

INTERIOR RENOVATION  
INSIDE A 6-STORY WITH  
CELLAR BUILDING

Revisions

No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.

M01034950-I1

Seal



DOB APPROVAL STAMP

Sheet Title

PLOT PLAN

Z-002.00

3 of 21

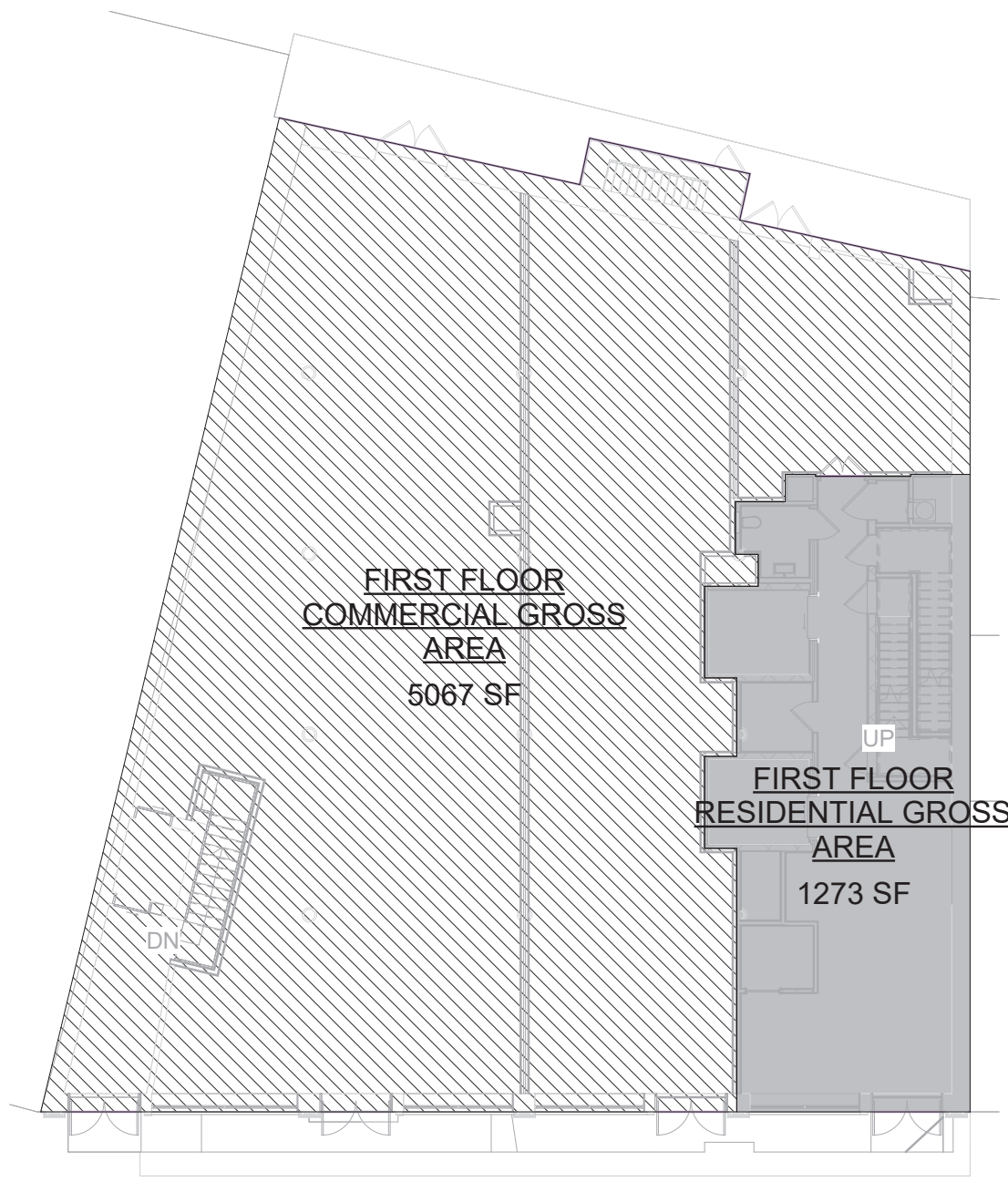
Drw. by: .

Checked by:

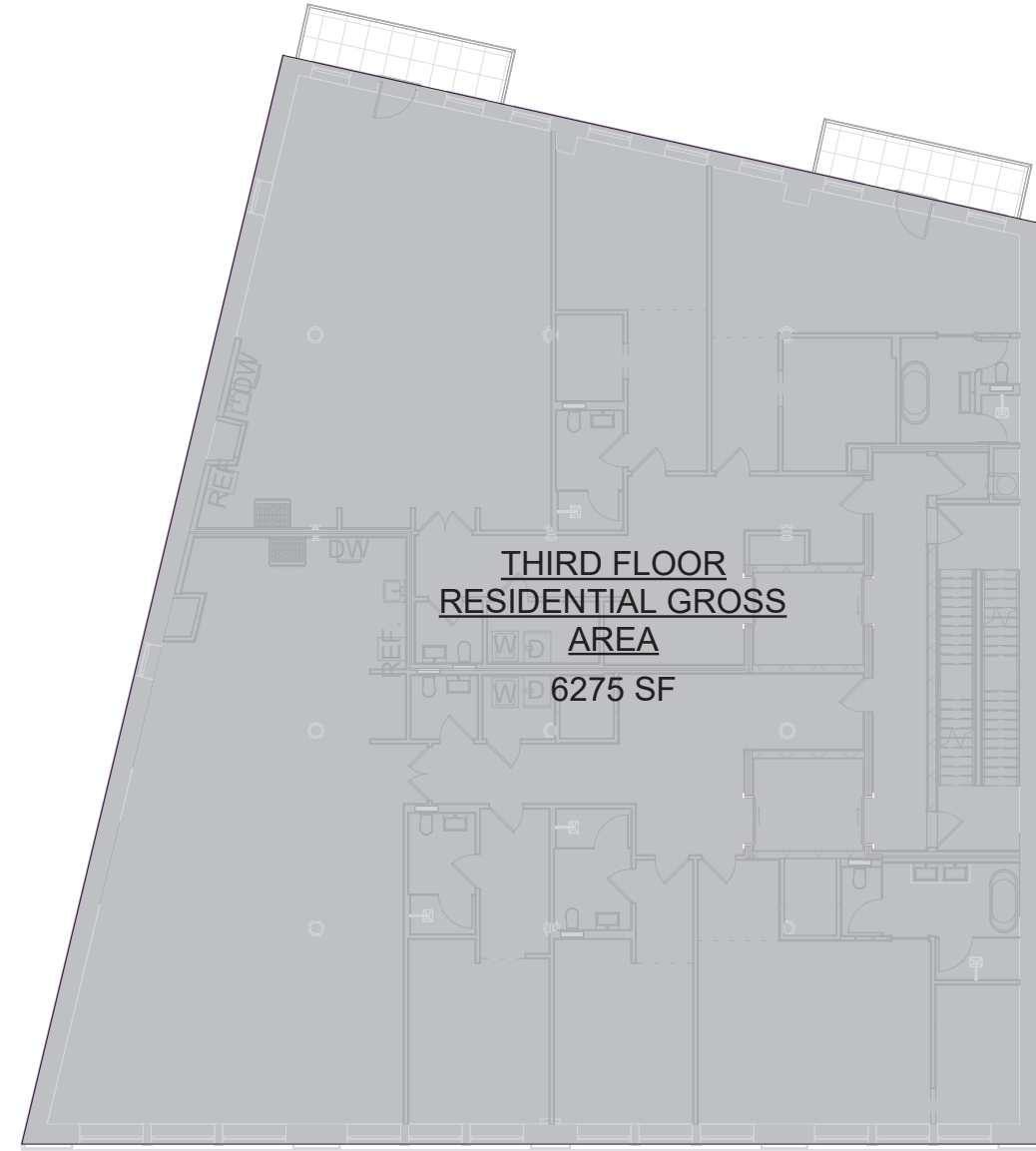
Scale: 1/8" = 1'-0"

Date: 02/03/2025

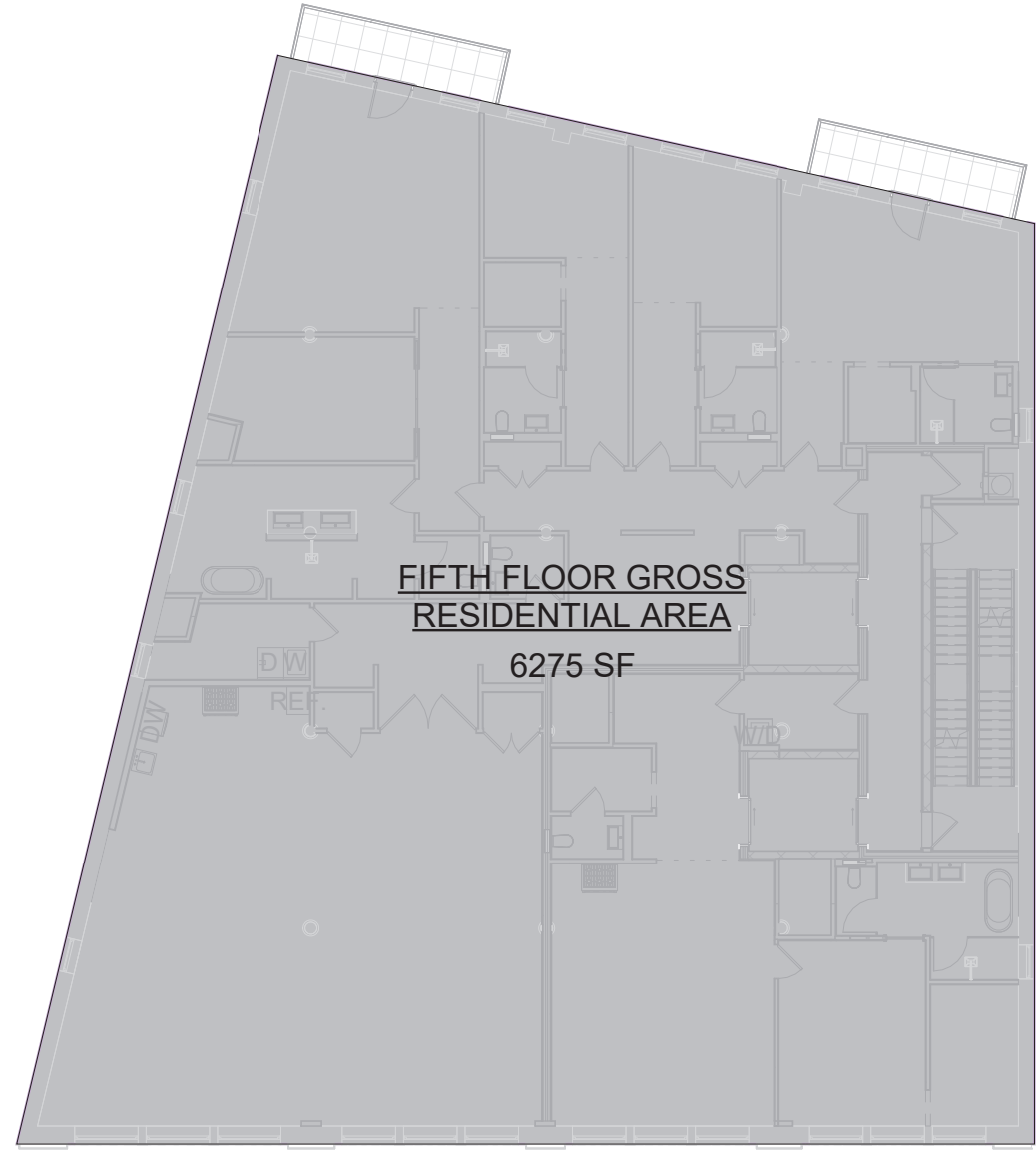




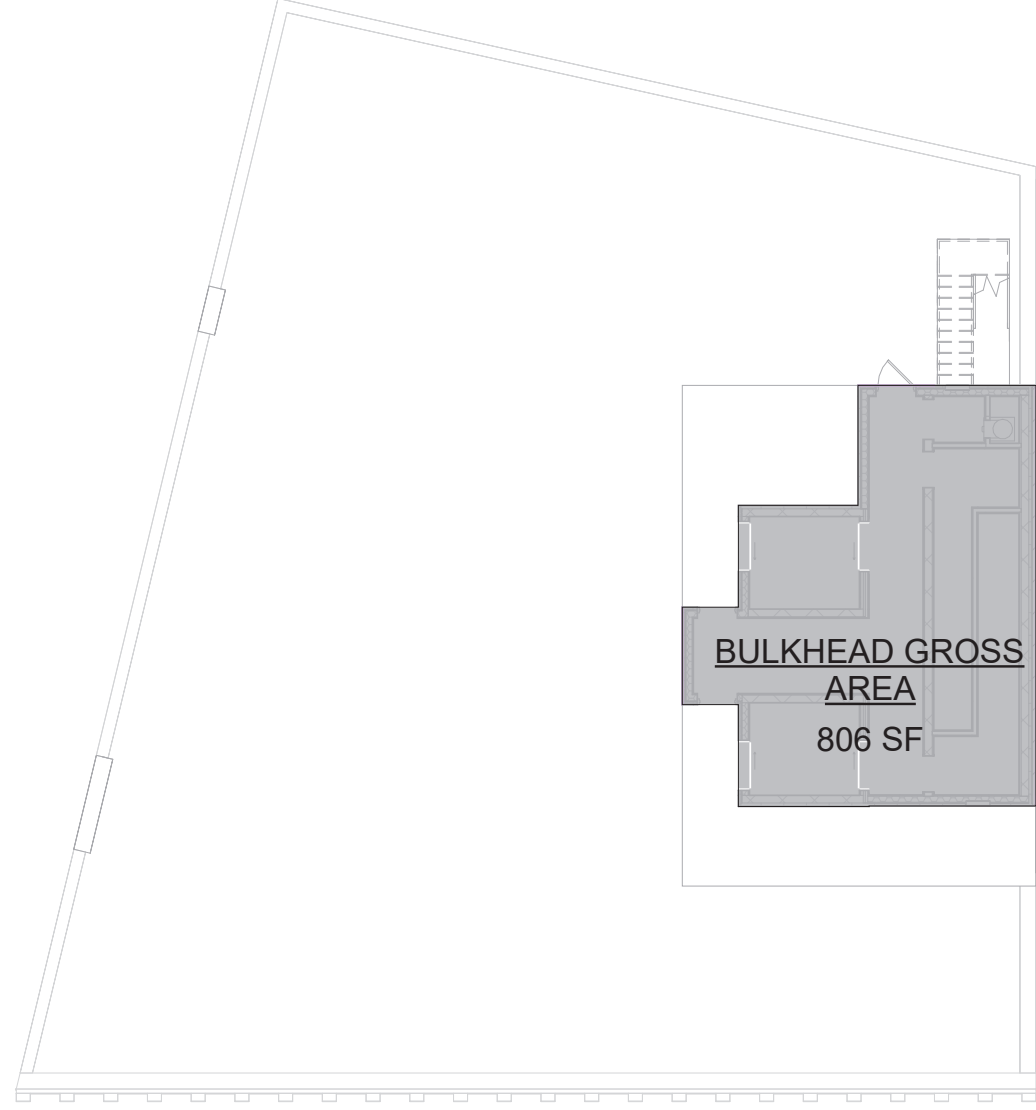
② FIRST FLOOR AREA PLAN  
1/16" = 1'-0"



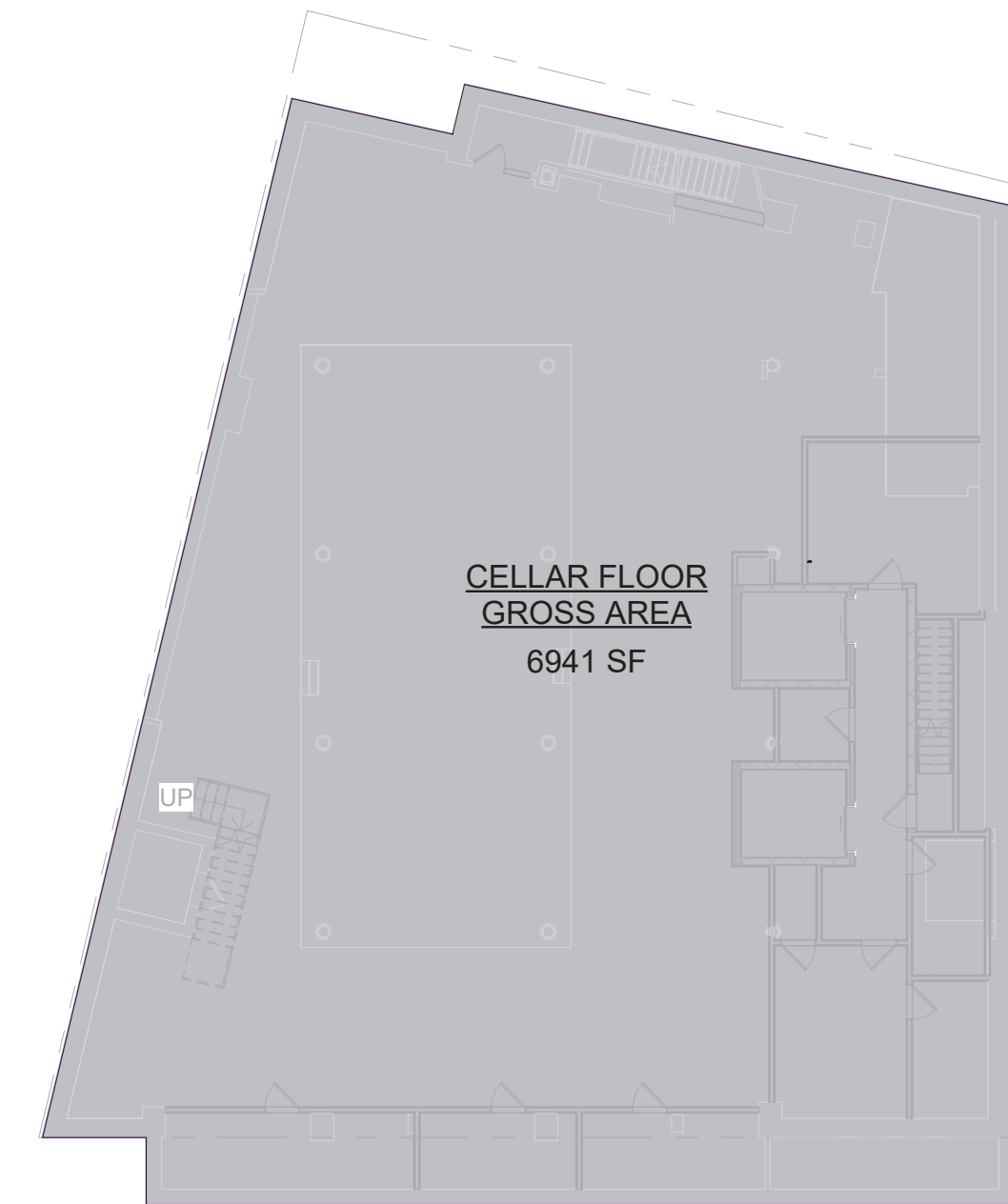
④ THIRD FLOOR AREA PLAN  
1/16" = 1'-0"



⑥ FIFTH FLOOR AREA PLAN  
1/16" = 1'-0"



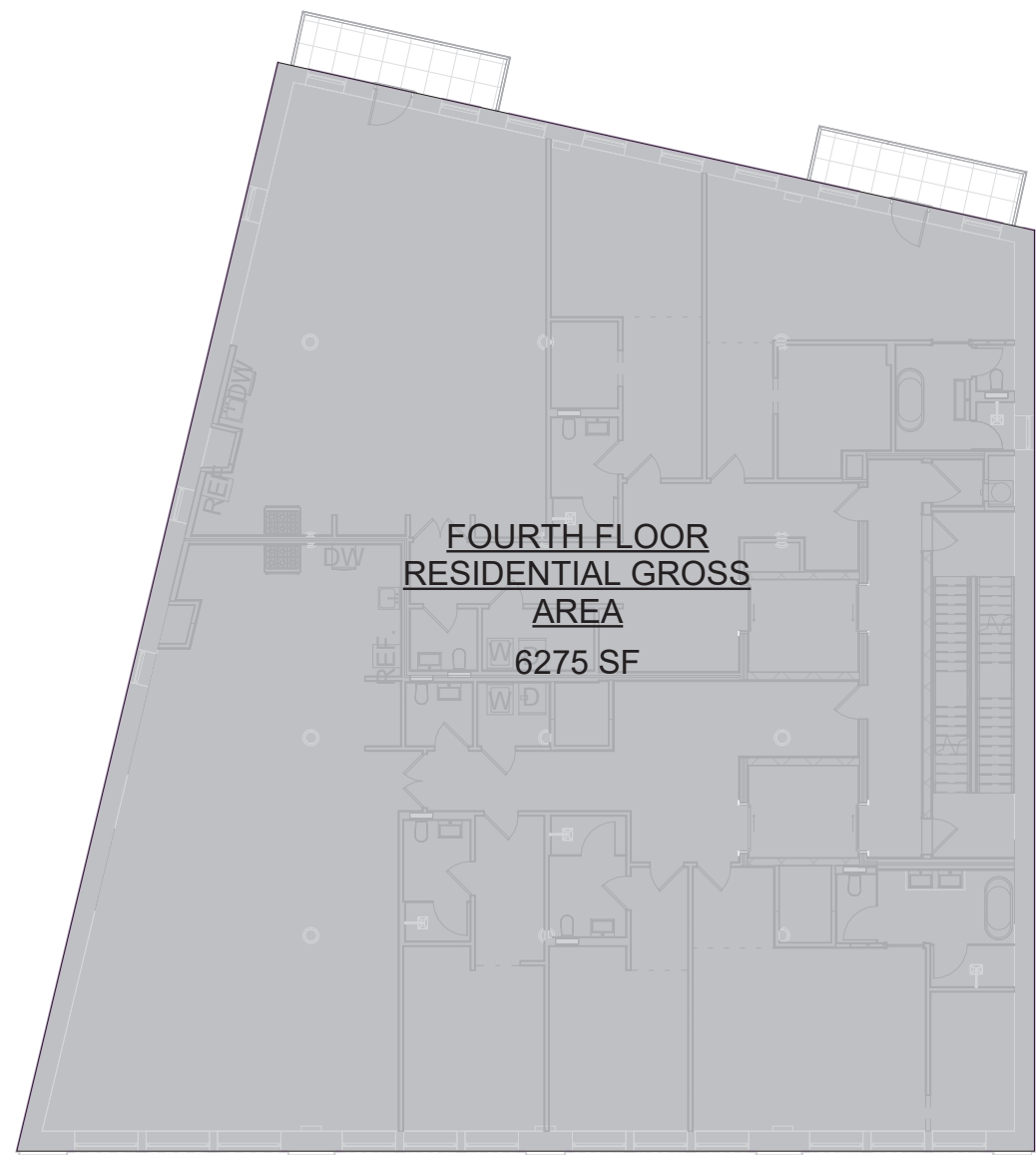
⑧ BULKHEAD AREA PLAN  
1/16" = 1'-0"



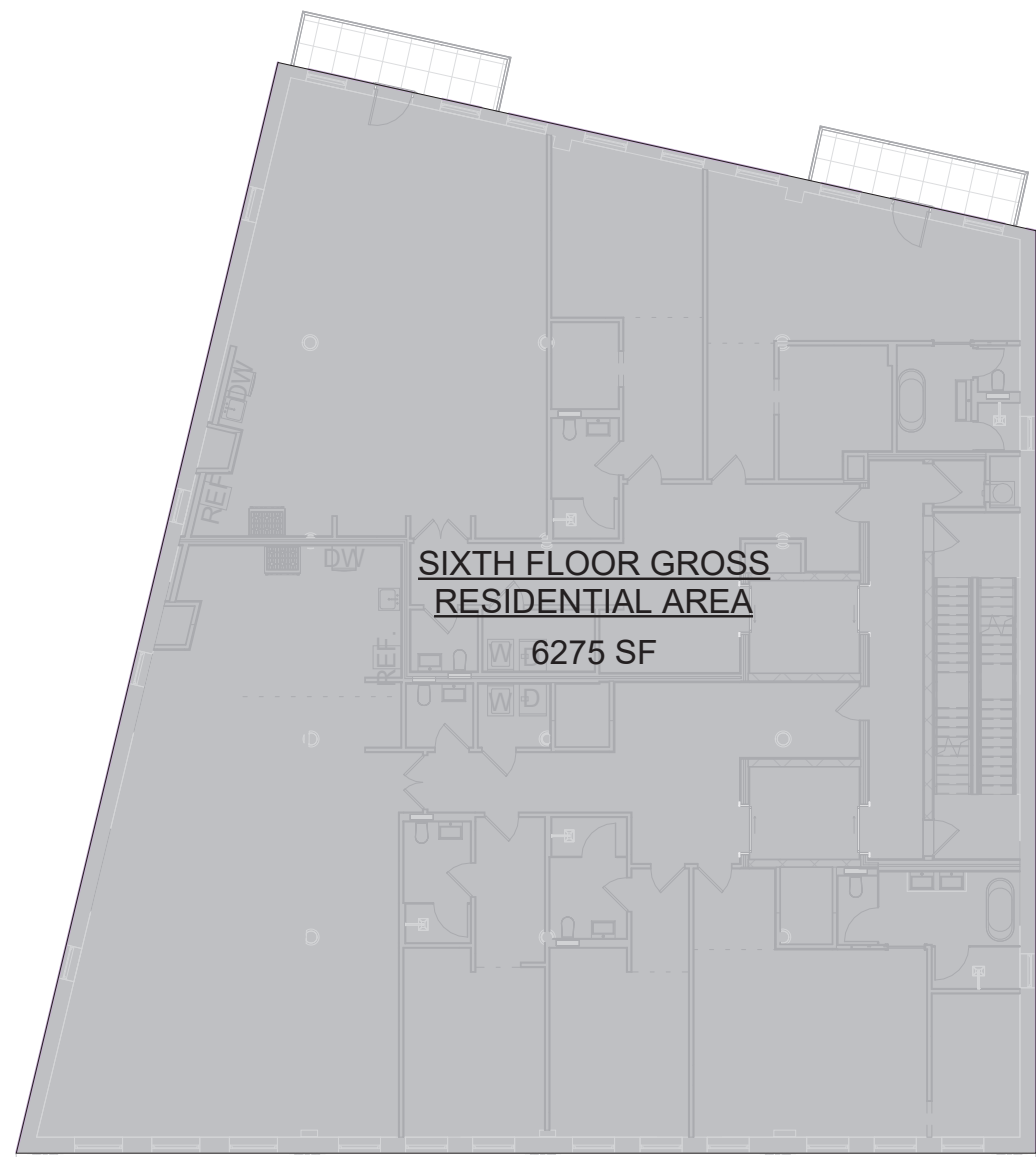
① CELLAR FLOOR AREA PLAN  
1/16" = 1'-0"



③ SECOND FLOOR AREA PLAN  
1/16" = 1'-0"



⑤ FOURTH FLOOR AREA PLAN  
1/16" = 1'-0"



⑦ SIXTH FLOOR AREA PLAN  
1/16" = 1'-0"

Consultant



132 32nd Street, Suite 205  
Brooklyn, NY 11232.  
P. 212-933-7473  
info@highrisegroupny.com

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant

**NOEL WONG R.A.**  
**ADB Associates**

5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address

**43 BLEECKER ST,**  
**NEW YORK, NY 10012**

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope

**INTERIOR RENOVATION**  
**INSIDE A 6-STORY WITH**  
**CELLAR BUILDING**

Revisions

No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.

**M01034950-I1**

Seal



DOB APPROVAL STAMP

Sheet Title

**GROSS FLOOR AREA**  
**DIAGRAMS**

**Z-100.00**

3 of 20

Drw. by: JD

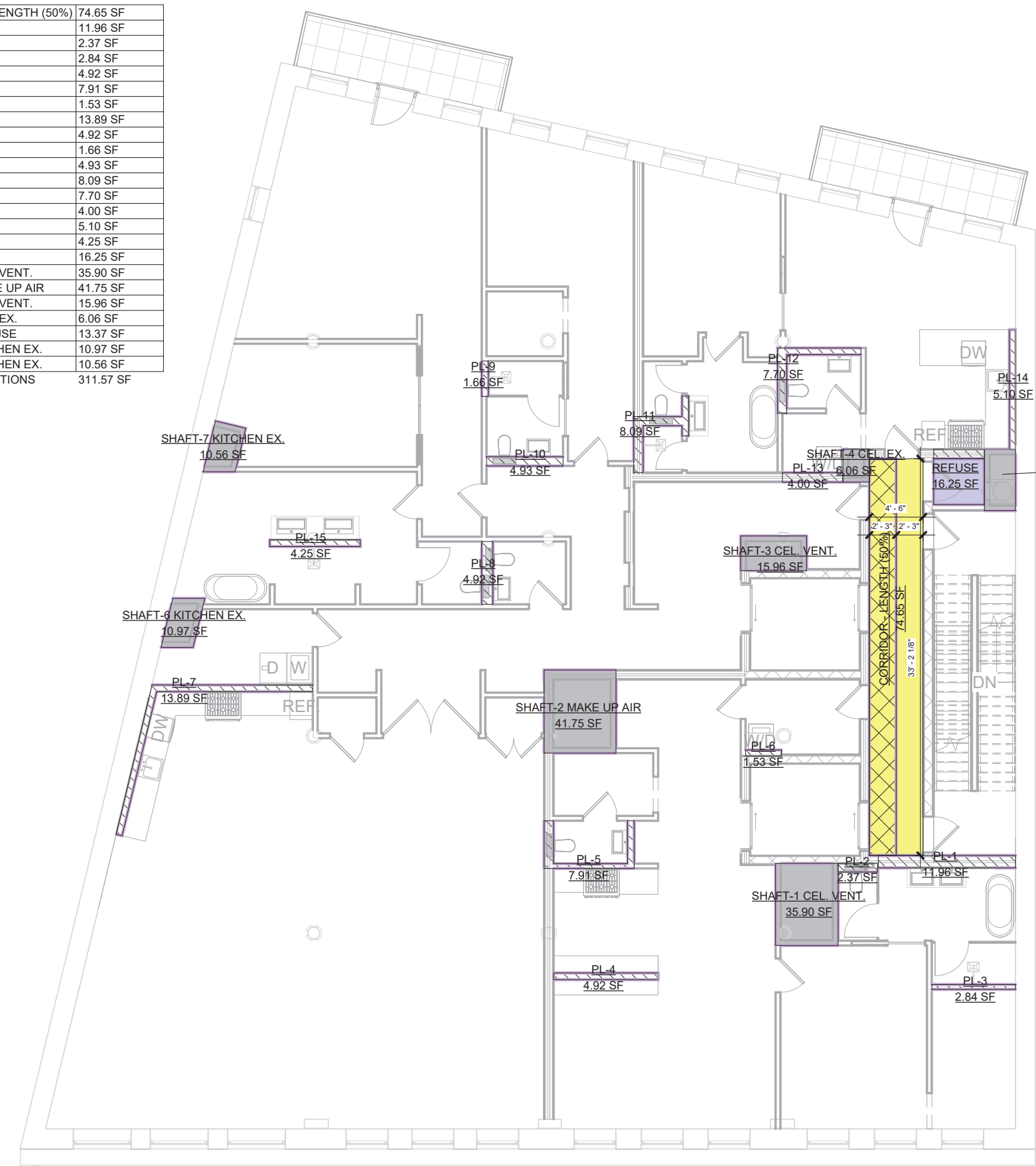
Checked by:

Scale: 1/16" = 1'-0"

Date: 02/03/2025

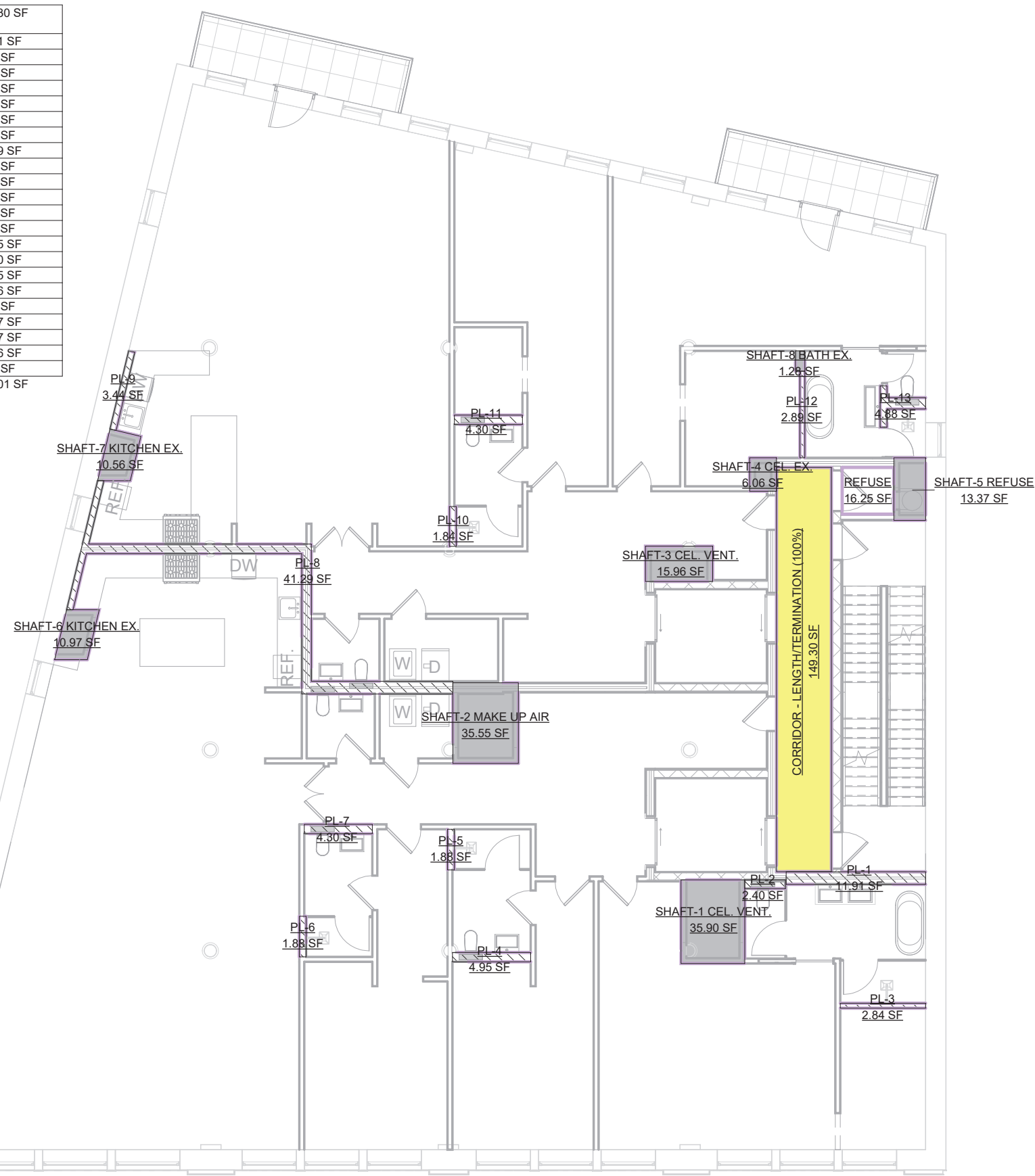


DEDUCTIONS - SECOND FLOOR		
Name	Area	
CORRIDOR - LENGTH (50%)	74.65 SF	
PL-1	11.96 SF	
PL-2	2.37 SF	
PL-3	2.84 SF	
PL-4	4.92 SF	
PL-5	7.91 SF	
PL-6	1.88 SF	
PL-7	13.89 SF	
PL-8	4.92 SF	
PL-9	1.66 SF	
PL-10	4.93 SF	
PL-11	8.09 SF	
PL-12	7.70 SF	
PL-13	4.00 SF	
PL-14	5.10 SF	
PL-15	4.25 SF	
REFUSE	16.25 SF	
SHAFT-1 CEL. VENT.	35.90 SF	
SHAFT-2 MAKE UP AIR	41.75 SF	
SHAFT-3 CEL. VENT.	15.96 SF	
SHAFT-4 CEL. EX.	6.06 SF	
SHAFT-5 REFUSE	13.37 SF	
SHAFT-6 KITCHEN EX.	10.97 SF	
SHAFT-7 KITCHEN EX.	10.56 SF	
TOTAL DEDUCTIONS	311.57 SF	



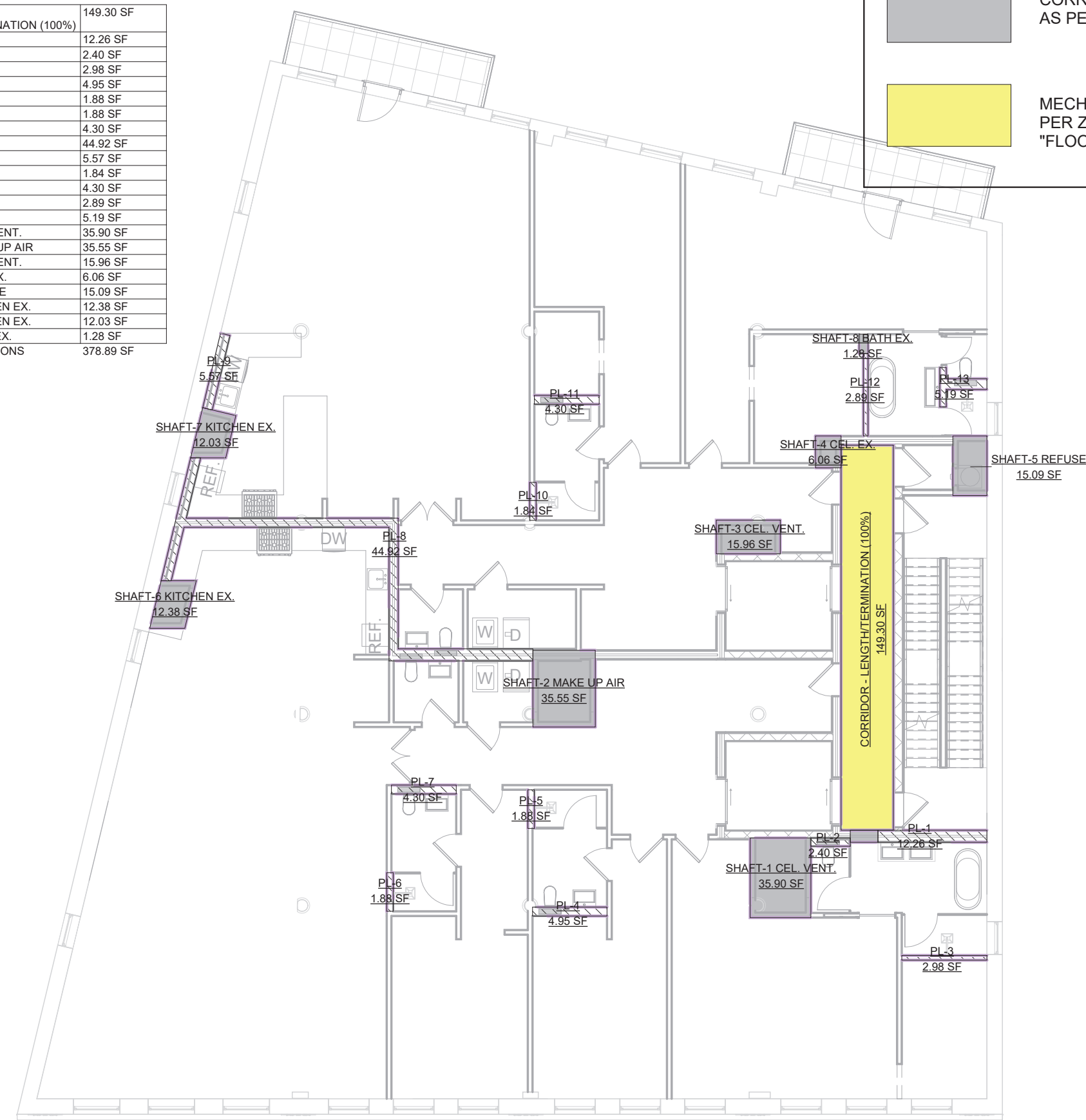
② SECOND FLOOR DEDUCTION PLAN  
3/32" = 1'-0"

DEDUCTIONS - FOURTH FLOOR		
Name	Area	
CORRIDOR - LENGTH/TERMINATION (100%)	149.30 SF	
PL-1	11.91 SF	
PL-2	2.40 SF	
PL-3	2.84 SF	
PL-4	4.95 SF	
PL-5	1.88 SF	
PL-6	1.88 SF	
PL-7	4.30 SF	
PL-8	41.29 SF	
PL-9	3.44 SF	
PL-10	1.84 SF	
PL-11	4.30 SF	
PL-12	2.89 SF	
PL-13	4.88 SF	
REFUSE	15.25 SF	
SHAFT-1 CEL. VENT.	35.90 SF	
SHAFT-2 MAKE UP AIR	35.55 SF	
SHAFT-3 CEL. VENT.	15.96 SF	
SHAFT-4 CEL. EX.	6.06 SF	
SHAFT-5 REFUSE	13.37 SF	
SHAFT-6 KITCHEN EX.	10.97 SF	
SHAFT-7 KITCHEN EX.	10.56 SF	
SHAFT-8 BATH EX.	1.28 SF	
TOTAL DEDUCTIONS	384.01 SF	



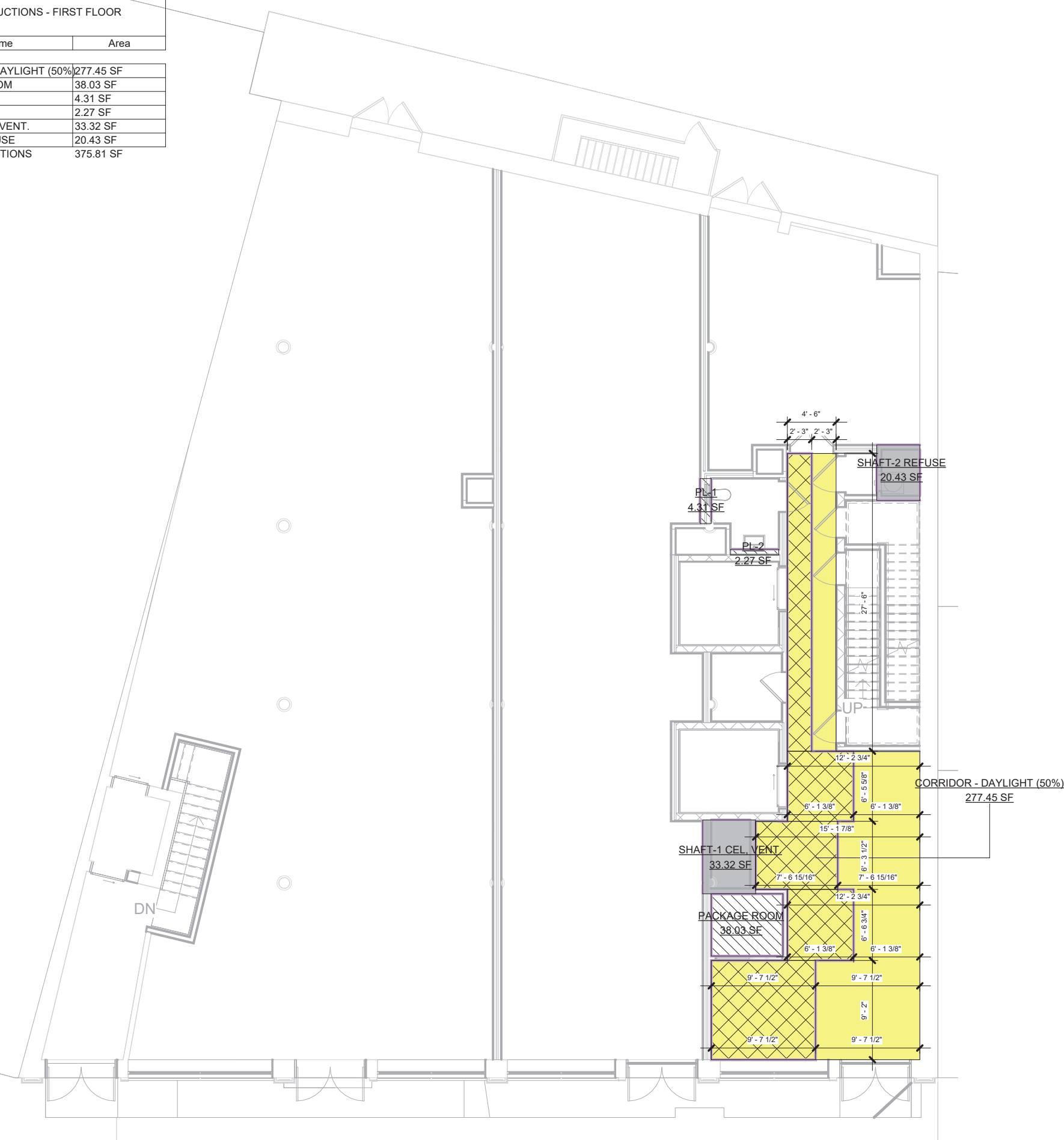
④ FOURTH FLOOR DEDUCTION PLAN  
3/32" = 1'-0"

DEDUCTIONS - SIXTH FLOOR		
Name	Area	
CORRIDOR - LENGTH/TERMINATION (100%)	149.30 SF	
PL-1	12.26 SF	
PL-2	2.40 SF	
PL-3	2.98 SF	
PL-4	4.95 SF	
PL-5	1.88 SF	
PL-6	1.88 SF	
PL-7	4.30 SF	
PL-8	44.92 SF	
PL-9	5.57 SF	
PL-10	1.84 SF	
PL-11	4.30 SF	
PL-12	2.89 SF	
PL-13	5.19 SF	
SHAFT-1 CEL. VENT.	35.90 SF	
SHAFT-2 MAKE UP AIR	35.55 SF	
SHAFT-3 CEL. VENT.	15.96 SF	
SHAFT-4 CEL. EX.	6.06 SF	
SHAFT-5 REFUSE	15.09 SF	
SHAFT-6 KITCHEN EX.	12.38 SF	
SHAFT-7 KITCHEN EX.	12.03 SF	
SHAFT-8 BATH EX.	1.28 SF	
TOTAL DEDUCTIONS	376.89 SF	



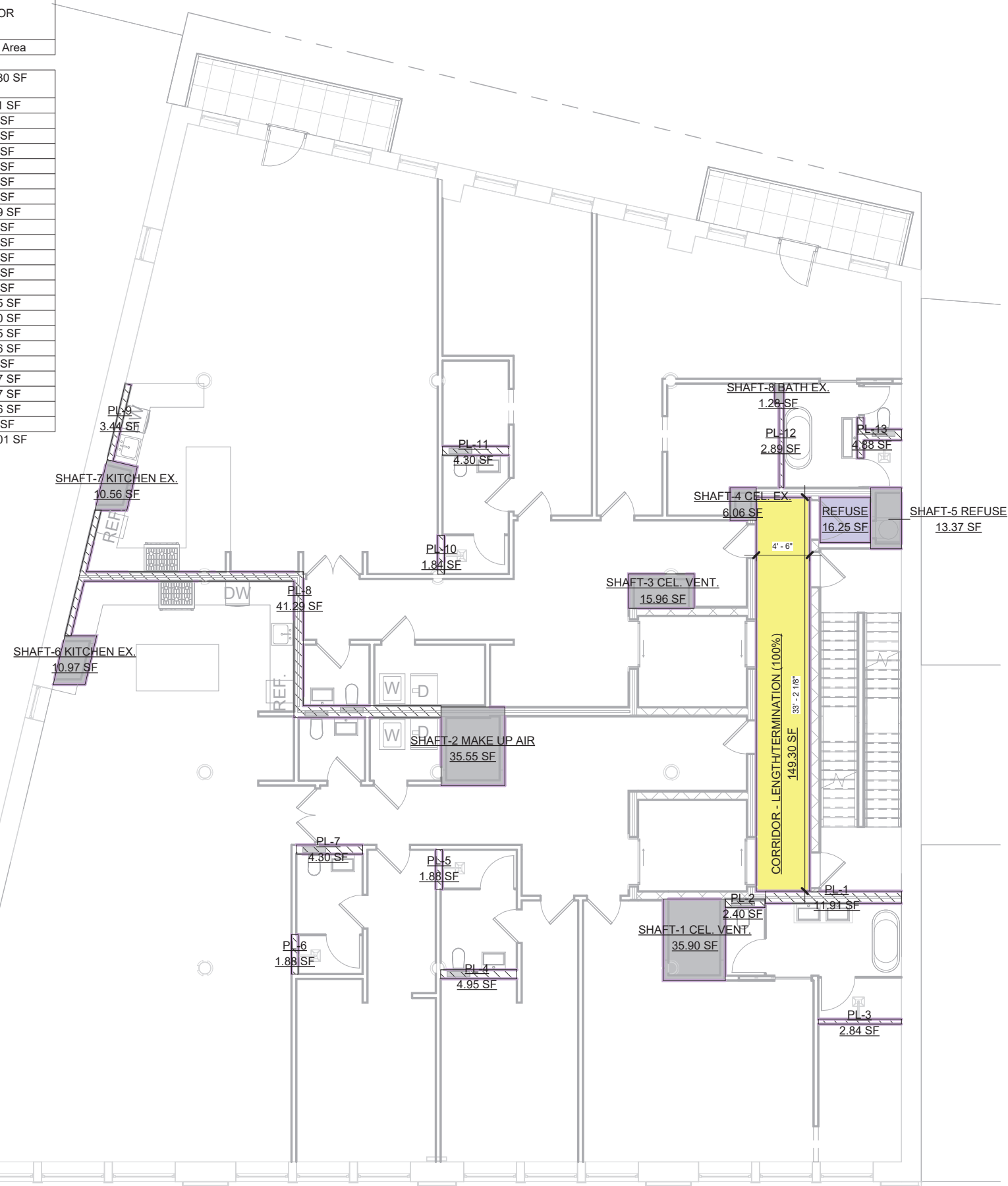
⑥ SIXTH FLOOR DEDUCTION PLAN  
3/32" = 1'-0"

DEDUCTIONS - FIRST FLOOR		
Name	Area	
CORRIDOR - DAYLIGHT (50%)	277.45 SF	
PACKAGE ROOM	38.03 SF	
PL-1	4.31 SF	
PL-2	2.27 SF	
SHAFT-1 CEL. VENT.	33.32 SF	
SHAFT-2 REFUSE	20.43 SF	
TOTAL DEDUCTIONS	375.81 SF	



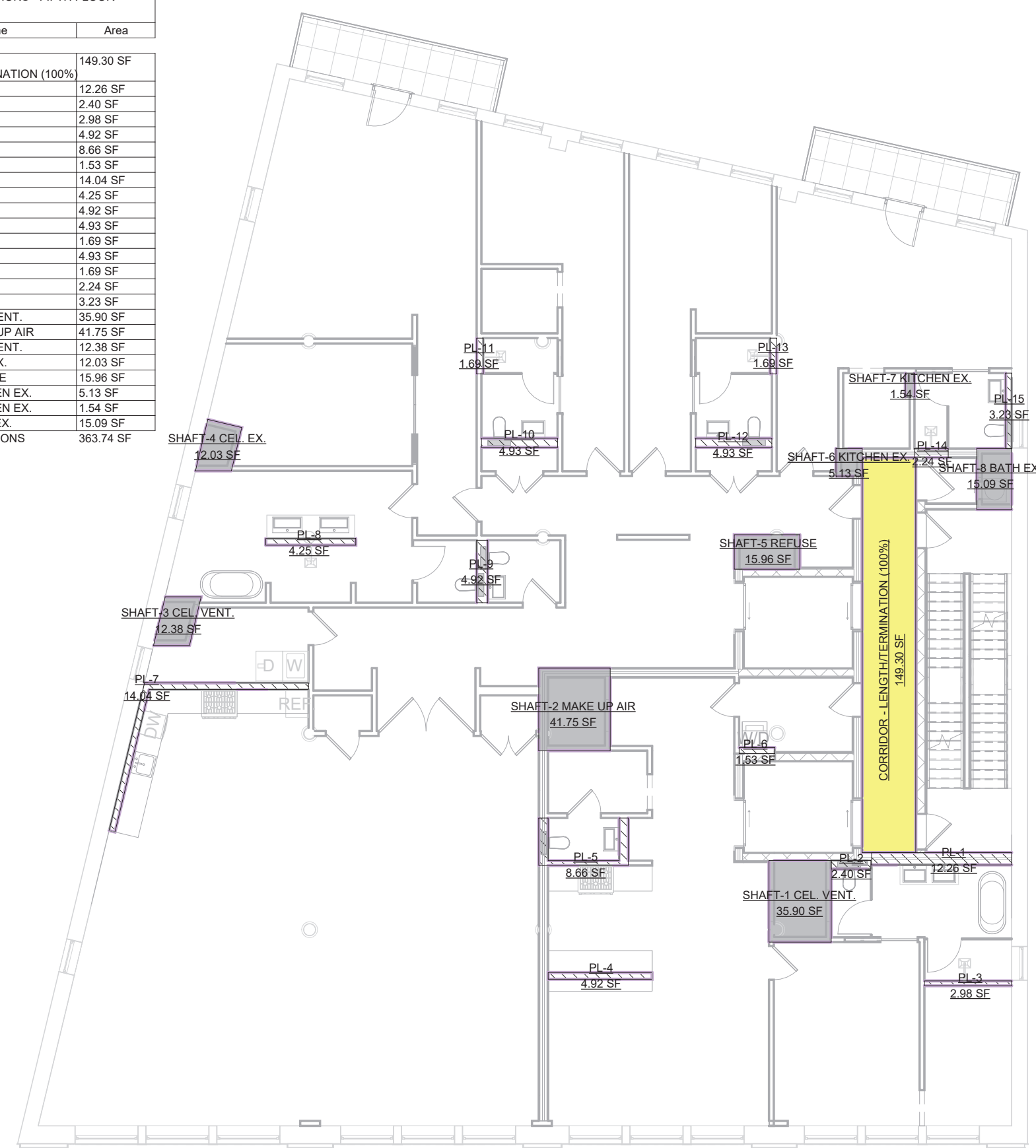
① FIRST FLOOR DEDUCTION PLAN  
3/32" = 1'-0"

DEDUCTIONS - THIRD FLOOR		
Name	Area	
CORRIDOR - LENGTH/TERMINATION (100%)	149.30 SF	
PL-1	11.91 SF	
PL-2	2.40 SF	
PL-3	2.84 SF	
PL-4	4.95 SF	
PL-5	1.88 SF	
PL-6	1.88 SF	
PL-7	4.30 SF	
PL-8	41.29 SF	
PL-9	3.44 SF	
PL-10	1.84 SF	
PL-11	4.30 SF	
PL-12	2.89 SF	
PL-13	4.88 SF	
REFUSE	16.25 SF	
SHAFT-1 CEL. VENT.	35.90 SF	
SHAFT-2 MAKE UP AIR	35.55 SF	
SHAFT-3 CEL. VENT.	15.96 SF	
SHAFT-4 CEL. EX.	6.06 SF	
SHAFT-5 REFUSE	13.37 SF	
SHAFT-6 KITCHEN EX.	10.97 SF	
SHAFT-7 KITCHEN EX.	10.56 SF	
SHAFT-8 BATH EX.	1.28 SF	
TOTAL DEDUCTIONS	384.01 SF	



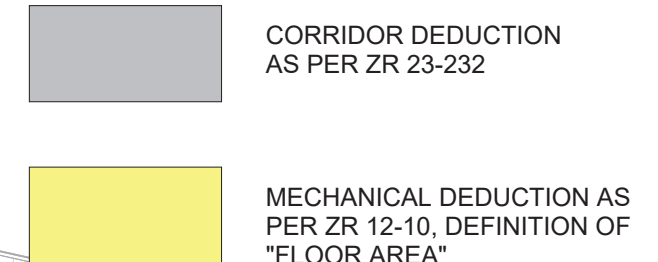
③ THIRD FLOOR DEDUCTION PLAN  
3/32" = 1'-0"

DEDUCTIONS - FIFTH FLOOR		
Name	Area	
CORRIDOR - LENGTH/TERMINATION (100%)	149.30 SF	
PL-1	12.26 SF	
PL-2	2.40 SF	
PL-3	2.98 SF	
PL-4	4.92 SF	
PL-5	8.66 SF	
PL-6	1.53 SF	
PL-7	14.04 SF	
PL-8	4.25 SF	
PL-9	4.92 SF	
PL-10	4.93 SF	
PL-11	1.69 SF	
PL-12	4.93 SF	
PL-13	1.69 SF	
PL-14	2.24 SF	
PL-15	3.23 SF	
SHAFT-1 CEL. VENT.	35.90 SF	
SHAFT-2 MAKE UP AIR	41.75 SF	
SHAFT-3 CEL. VENT.	12.38 SF	
SHAFT-4 CEL. EX.	12.03 SF	
SHAFT-5 REFUSE	15.96 SF	
SHAFT-6 KITCHEN EX.	5.13 SF	
SHAFT-7 KITCHEN EX.	1.54 SF	
SHAFT-8 BATH EX.	1.54 SF	
TOTAL DEDUCTIONS	363.74 SF	



⑤ FIFTH FLOOR DEDUCTION PLAN  
3/32" = 1'-0"

#### FLOOR AREA DEDUCTION LEGEND



Consultant



**HIGHRISE**

132 32nd Street, Suite 205  
Brooklyn, NY 11232.  
P. 212-933-7473  
info@highrisegroupny.com

The architect shall not have control or charge of, and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by their drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant

**NOEL WONG R.A.**  
**ADB Associates**

5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address

**43 BLEECKER ST,**  
**NEW YORK, NY 10012**

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope

**INTERIOR RENOVATION**  
**INSIDE A 6-STORY WITH**  
**CELLAR BUILDING**

Revisions

No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.

**M01034950-11**

Seal



DOB APPROVAL STAMP

Sheet Title

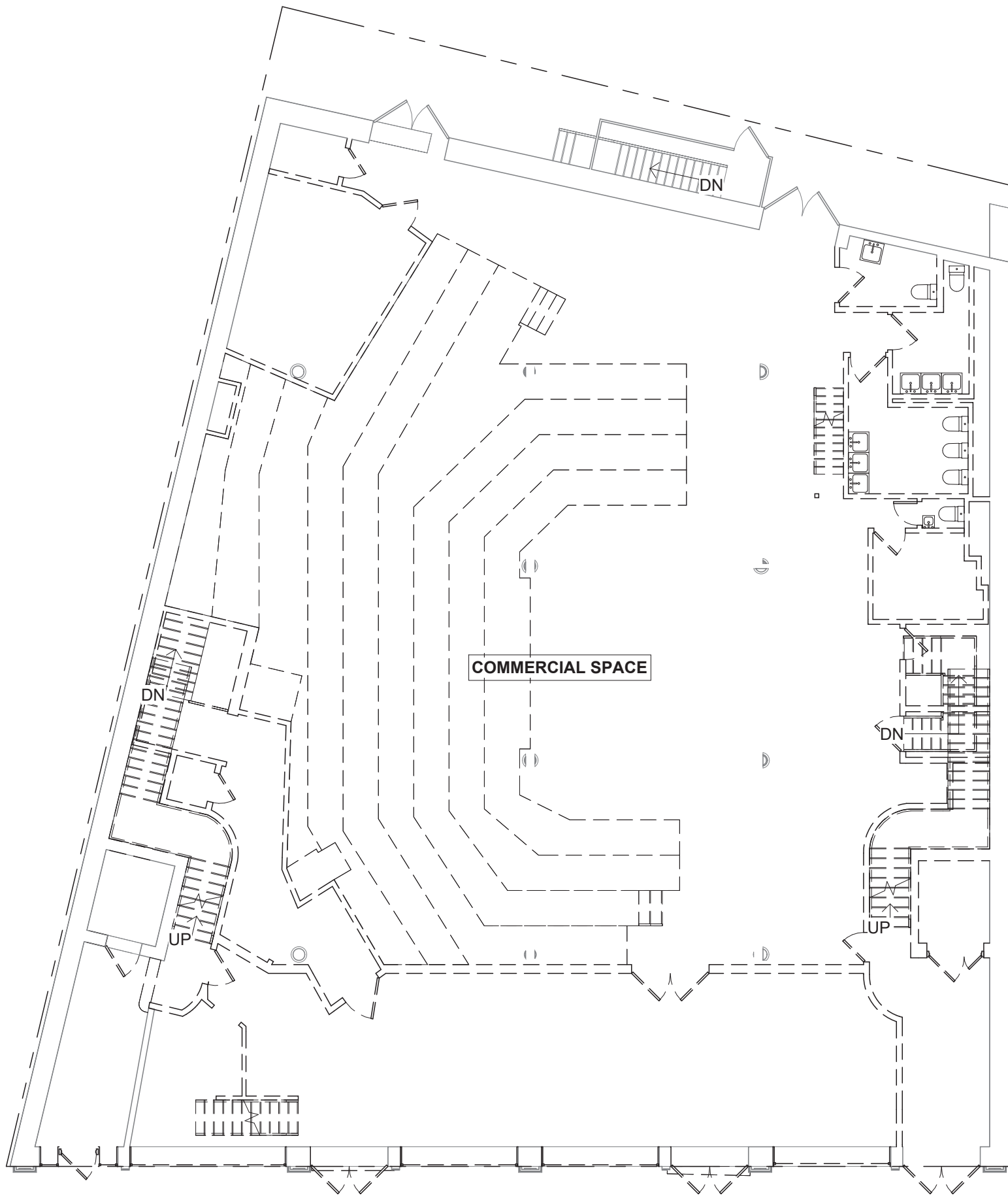
**RESIDENTIAL FLOOR AREA**  
**DEDUCTION DIAGRAMS**

**Z-101.00**

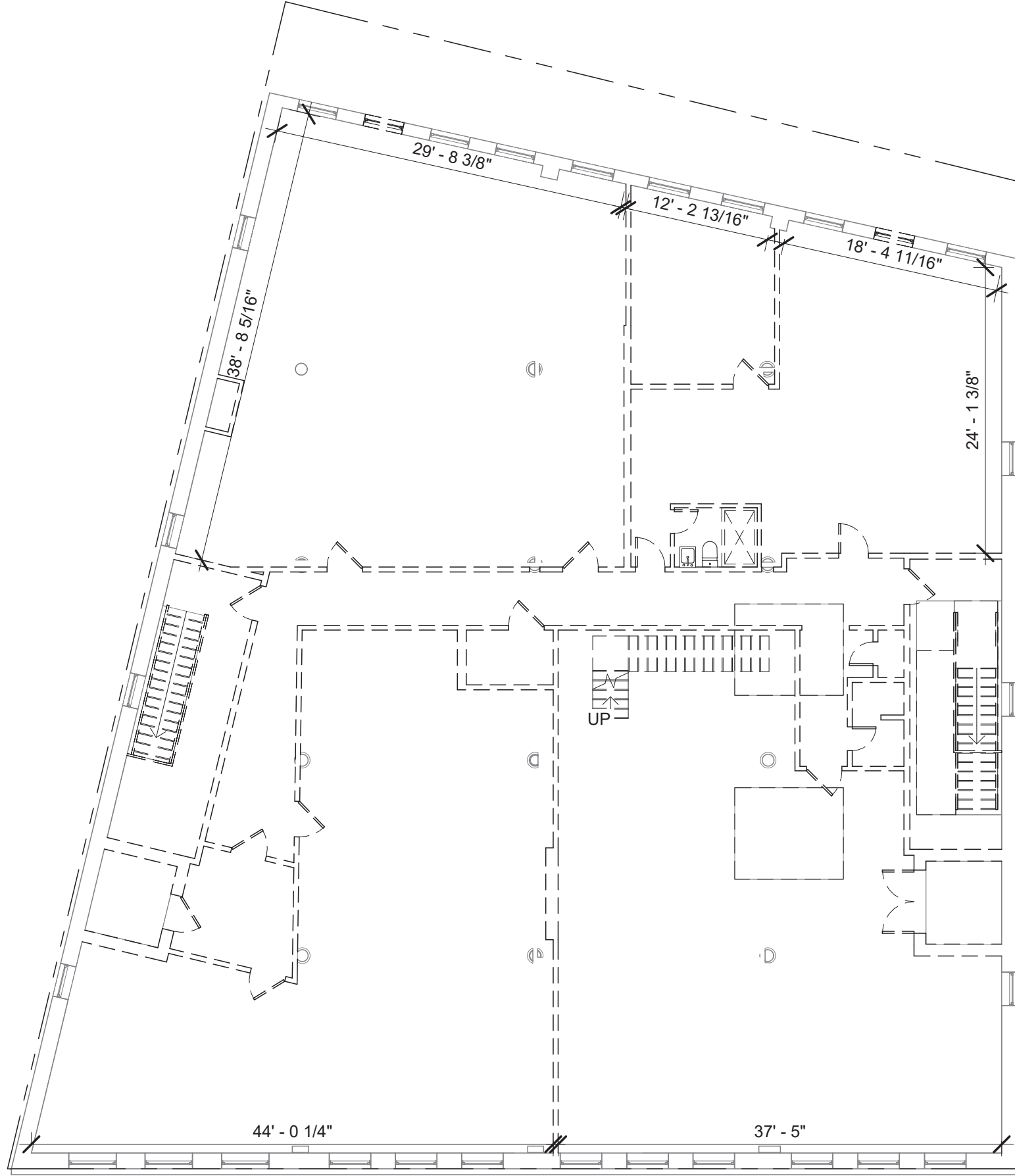
4 of 20

Drw. by:	JD
Checked by:	
Scale:	As indicated
Date:	02/03/2025

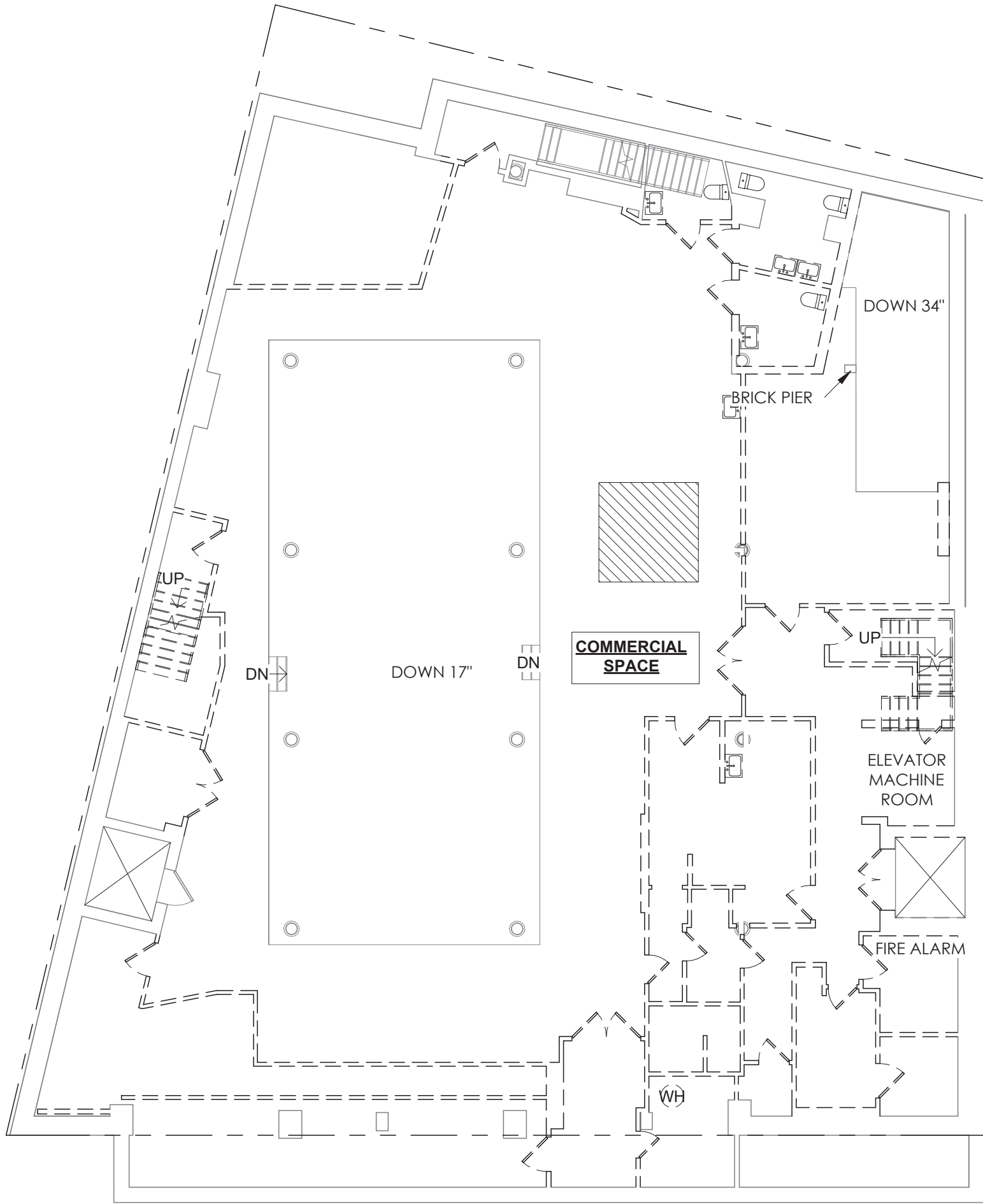




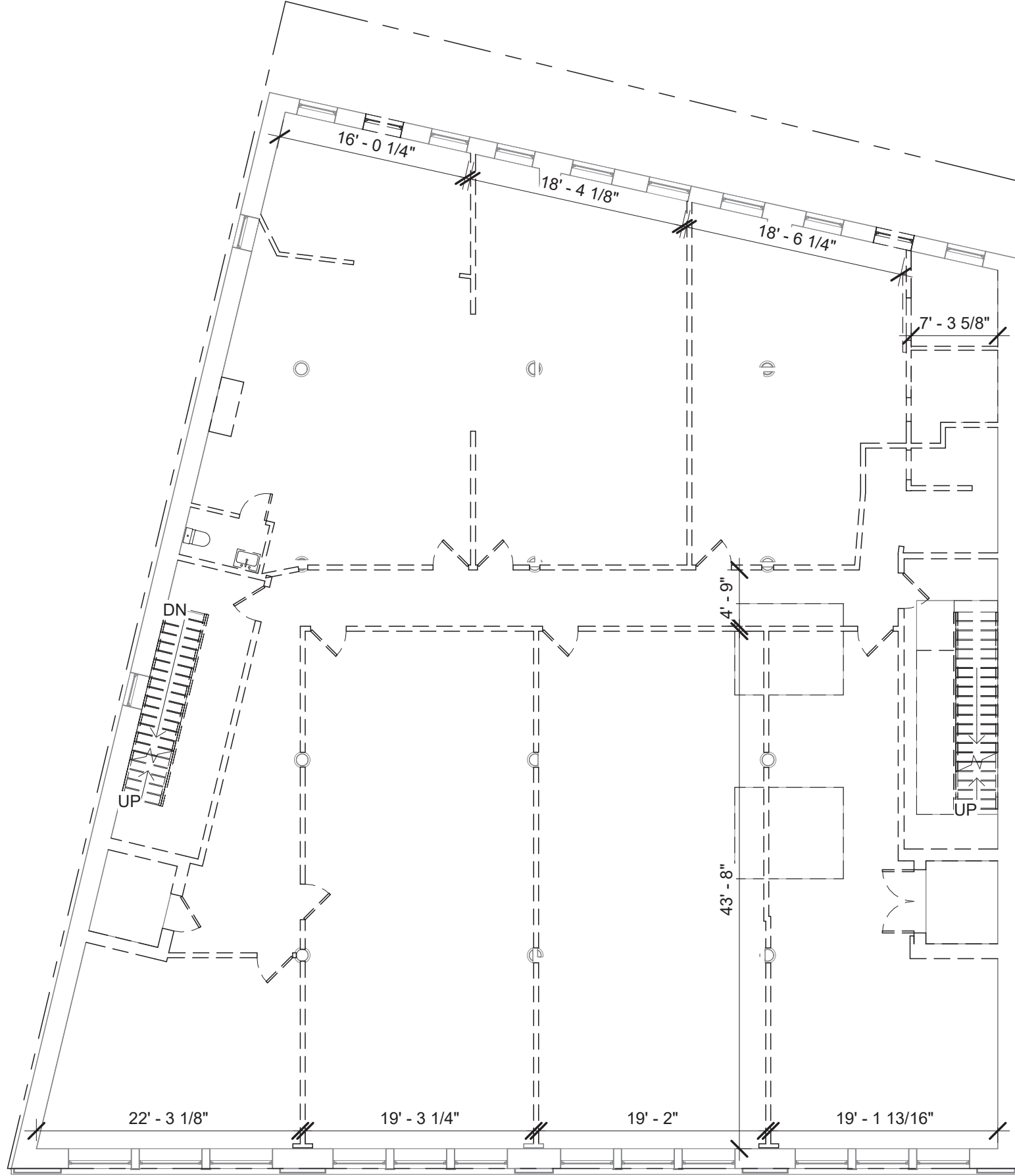
2 EXISTING FIRST FLOOR PLAN  
3/32" = 1'-0"



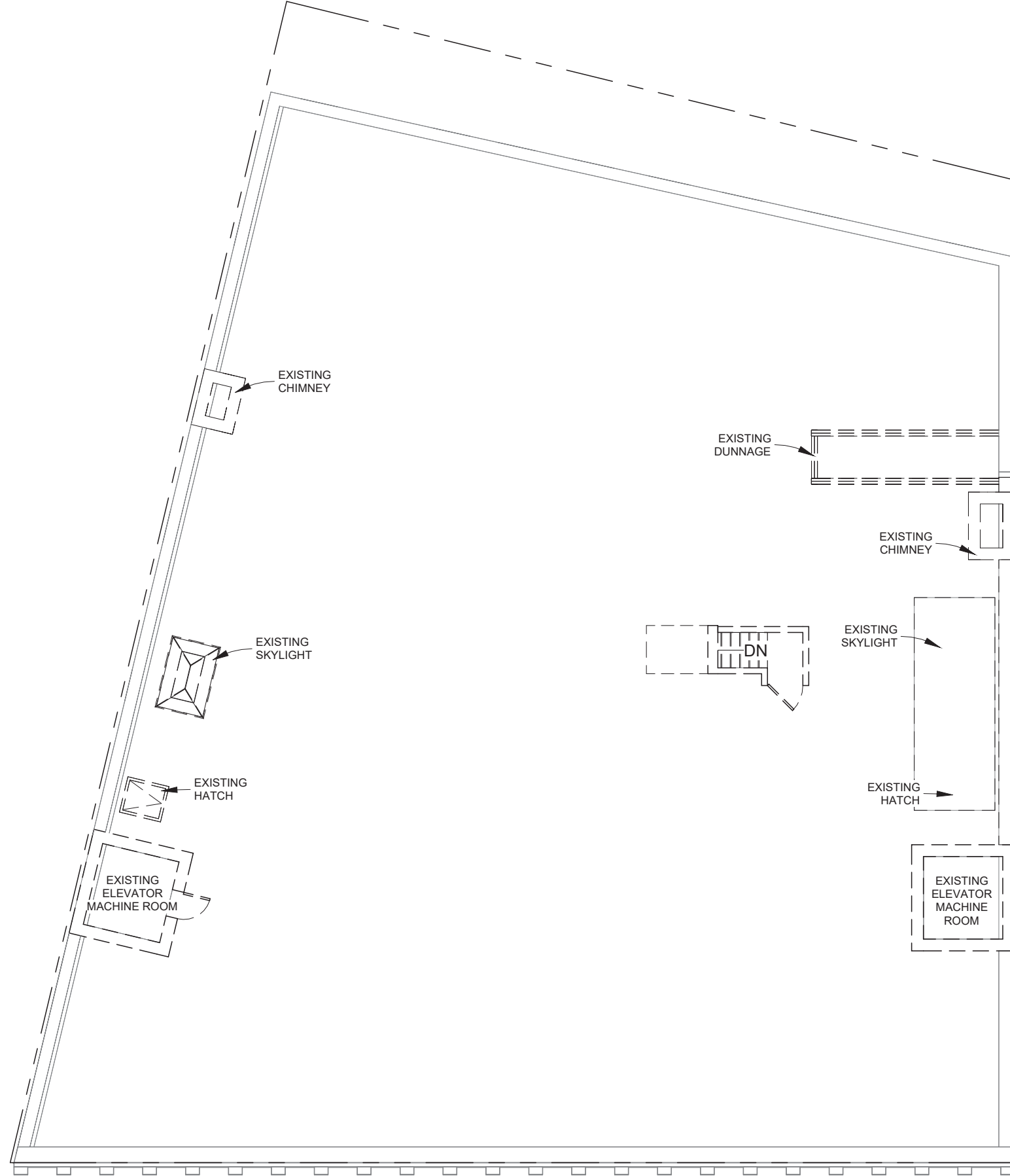
4 EXISTING SIXTH FLOOR PLAN  
3/32" = 1'-0"



1 EXISTING CELLAR FLOOR PLAN  
3/32" = 1'-0"



3 EXISTING 2ND-5TH FLOOR PLAN  
3/32" = 1'-0"



5 EXISTING ROOF PLAN  
3/32" = 1'-0"

LEGEND

- EXISTING TO REMAIN  
- - - - - EXISTING TO BE REMOVED

SEQUENCE OF WORK

- ALL FURNITURE AND DEBRIS TO BE REMOVED.
- SLEEPING LOFTS, MILLWORK, AND OTHER SUCH ELEMENTS TO BE REMOVED.
- FIXTURES, APPLIANCES, AND OTHER SUCH ELEMENTS TO BE REMOVED.
- ALL SUCH ITEMS TO BE SALVAGED OR DISCARDED AT OWNER'S DISCRETION.
- REMOVE NON-BEARING PARTITIONS ONLY (IF ANY WALL IS SUSPECTED TO BE LOAD-BEARING CONTRACTOR IS TO NOTIFY REGISTERED DESIGN PROFESSIONAL IMMEDIATELY).
- ALL UTILITIES THAT ARE REMOVED, SUCH AS PLUMBING OR ELECTRICAL, SHALL BE CAPPED AND SEALED IN A SAFE MANNER.

GENERAL NOTES

- WATER SUPPLY MUST BE DISCONNECTED PRIOR TO THE DEMOLITION OF ALL PLUMBING AND EQUIPMENT PIPING, FLOOR DRAINS AND PLUMBING FIXTURES.
- ALL UNUSED PLUMBING AND EQUIPMENT LINES MUST BE REMOVED AND CAPPED AT THE MAIN RISER OR BRANCH CONNECTION.
- REMOVE ALL ELECTRICAL CABLING AND CONDUIT BACK TO THE SOURCE.
- DEBRIS TO BE REMOVED VIA JONES ALLEY TO THE MAXIMUM EXENT FEASIBLE TO MINIMIZE DISRUPTIONS ON BLEECKER STREET.

Consultant



HIGHRISE

132 32nd Street, Suite 205  
Brooklyn, NY 11232.  
P. 212-933-7473  
info@highrisegroupny.com

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant

NOEL WONG R.A.  
ADB Associates

5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address

43 BLEECKER ST,  
NEW YORK, NY 10012

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope

INTERIOR RENOVATION  
INSIDE A 6-STORY WITH  
CELLAR BUILDING

Revisions

No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.

M01034950-I1

Seal



DOB APPROVAL STAMP

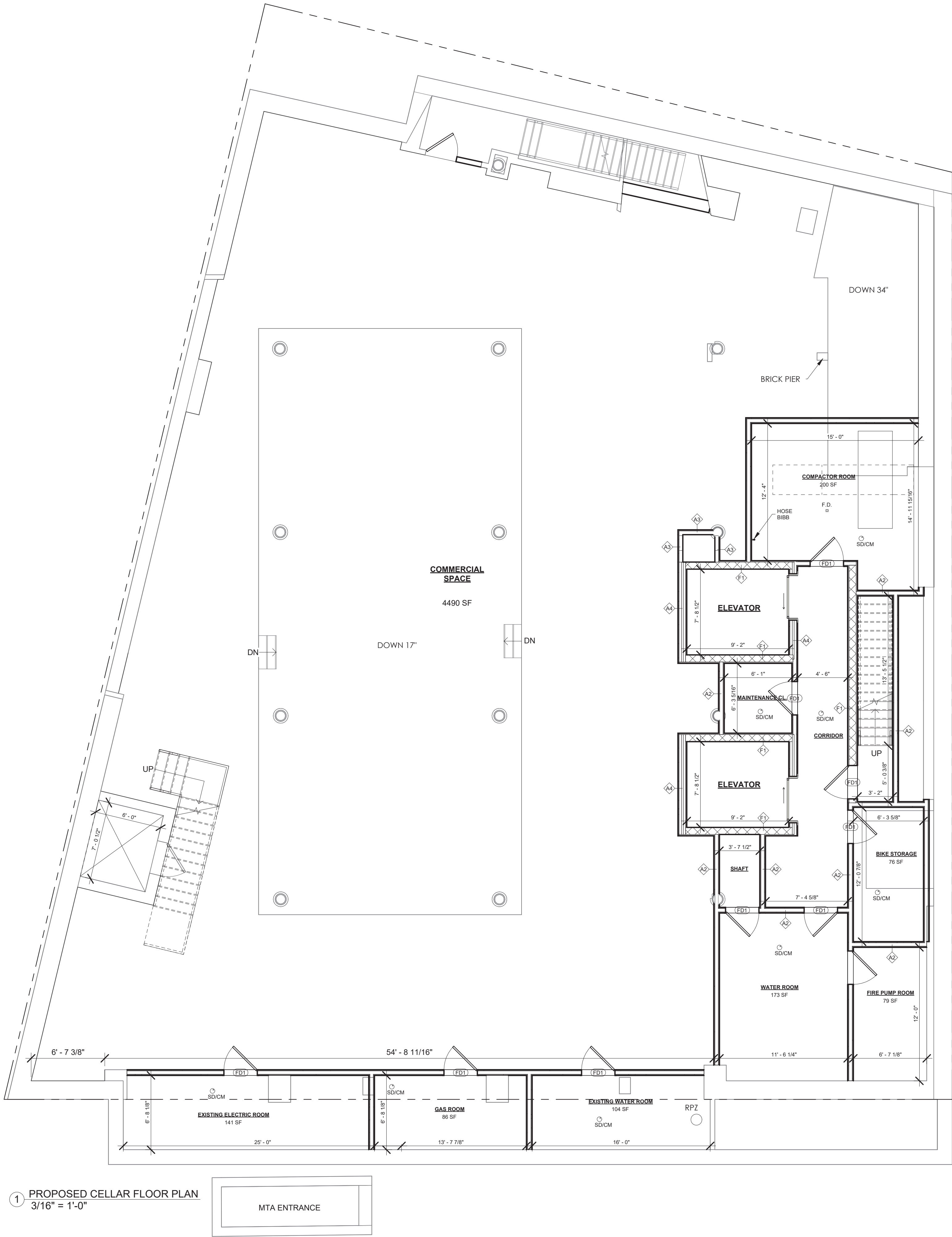
Sheet Title

EXISTING CONDITIONS /  
DEMOLITION PLANS

EX-100.00

5 of 20

Drw. by: .  
Checked by:  
Scale: As indicated  
Date: 02/03/2025



The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant  
**NOEL WONG R.A.**  
**ADB Associates**  
5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address  
**43 BLEECKER ST,**  
**NEW YORK, NY 10012**

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope  
**INTERIOR RENOVATION**  
**INSIDE A 6-STORY WITH**  
**CELLAR BUILDING**

Revisions		
No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.  
**M01034950-11**



DOB APPROVAL STAMP

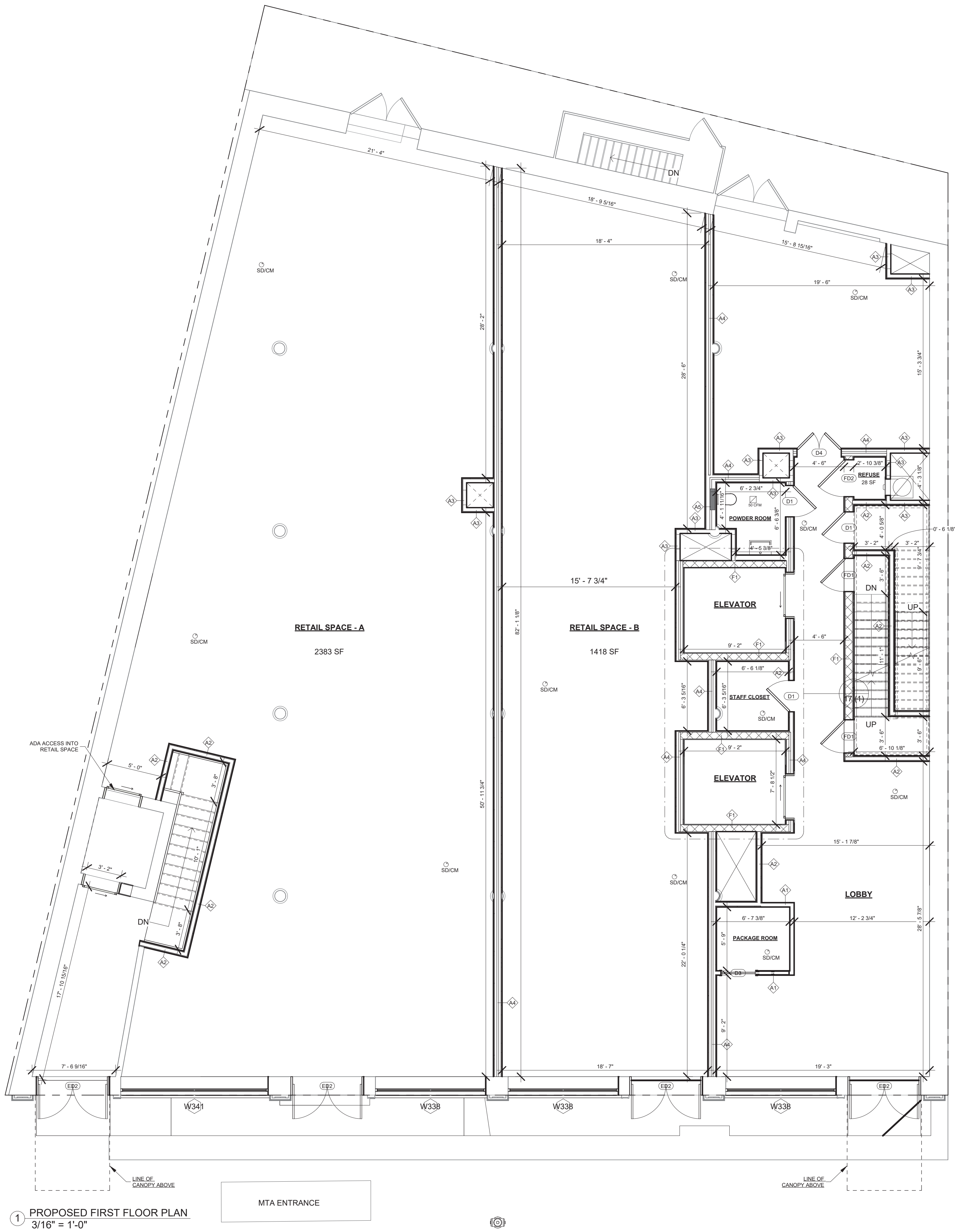
Sheet Title  
**PROPOSED CELLAR FLOOR**  
**PLAN**

**A-100.00**

6 of 20

Drw. by: .  
Checked by:  
Scale: 3/16" = 1'-0"  
Date: 02/03/2025





Consultant

**HIGHRISE**

132 32nd Street, Suite 205  
Brooklyn, NY 11232.  
P. 212-933-7473  
info@highrisegroupny.com

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant  
**NOEL WONG R.A.  
ADB Associates**  
5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address  
**43 BLEECKER ST,  
NEW YORK, NY 10012**

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope  
**INTERIOR RENOVATION  
INSIDE A 6-STORY WITH  
CELLAR BUILDING**

Revisions		
No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.  
**M01034950-11**



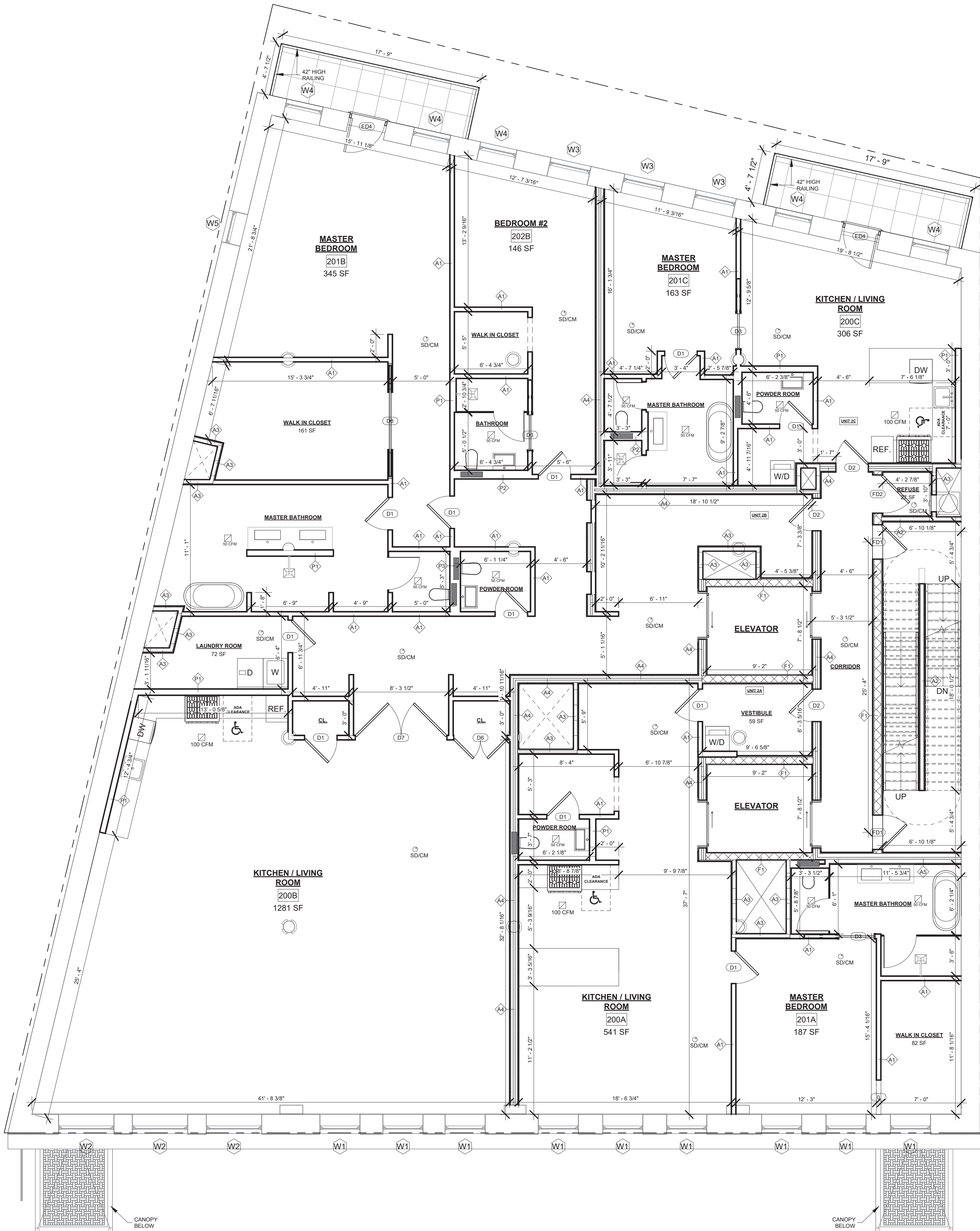
DOB APPROVAL STAMP

Sheet Title  
**PROPOSED FIRST FLOOR PLAN**

**A-101.00**  
7 of 20

Drw. by: JD  
Checked by:  
Scale: 3/16" = 1'-0"  
Date: 02/03/2025





1 PROPOSED SECOND FLOOR PLAN  
3/16" = 1'-0"

LIGHT & AIR - SECOND FLOOR						
Room	Number	Area	Light Required - 10%	Air Required - 5%	Proposed Light	Proposed Air
KITCHEN / LIVING ROOM	200A	541 SF	54.12 SF	27.06 SF	91 SF	45.50 SF
KITCHEN / LIVING ROOM	200B	1281 SF	128.08 SF	64.04 SF	216.67 SF	108.34 SF
KITCHEN / LIVING ROOM	200C	306 SF	30.62 SF	15.31 SF	84.5 SF	42.25 SF
MASTER BEDROOM	201A	187 SF	18.70 SF	9.35 SF	60.67 SF	30.34 SF
MASTER BEDROOM	201B	345 SF	34.45 SF	17.23 SF	84.5 SF	42.25 SF
MASTER BEDROOM	201C	163 SF	16.26 SF	8.13 SF	62.11 SF	31.06 SF
BEDROOM #2	202B	146 SF	14.58 SF	7.29 SF	59.23 SF	29.62 SF

The architect shall not have control or charge of, and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant  
**NOEL WONG R.A.**  
**ADB Associates**  
  
5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address  
**43 BLEECKER ST,**  
**NEW YORK, NY 10012**

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope  
**INTERIOR RENOVATION  
INSIDE A 6-STORY WITH  
CELLAR BUILDING**

Revisions		
No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.  
**M01034950-11**



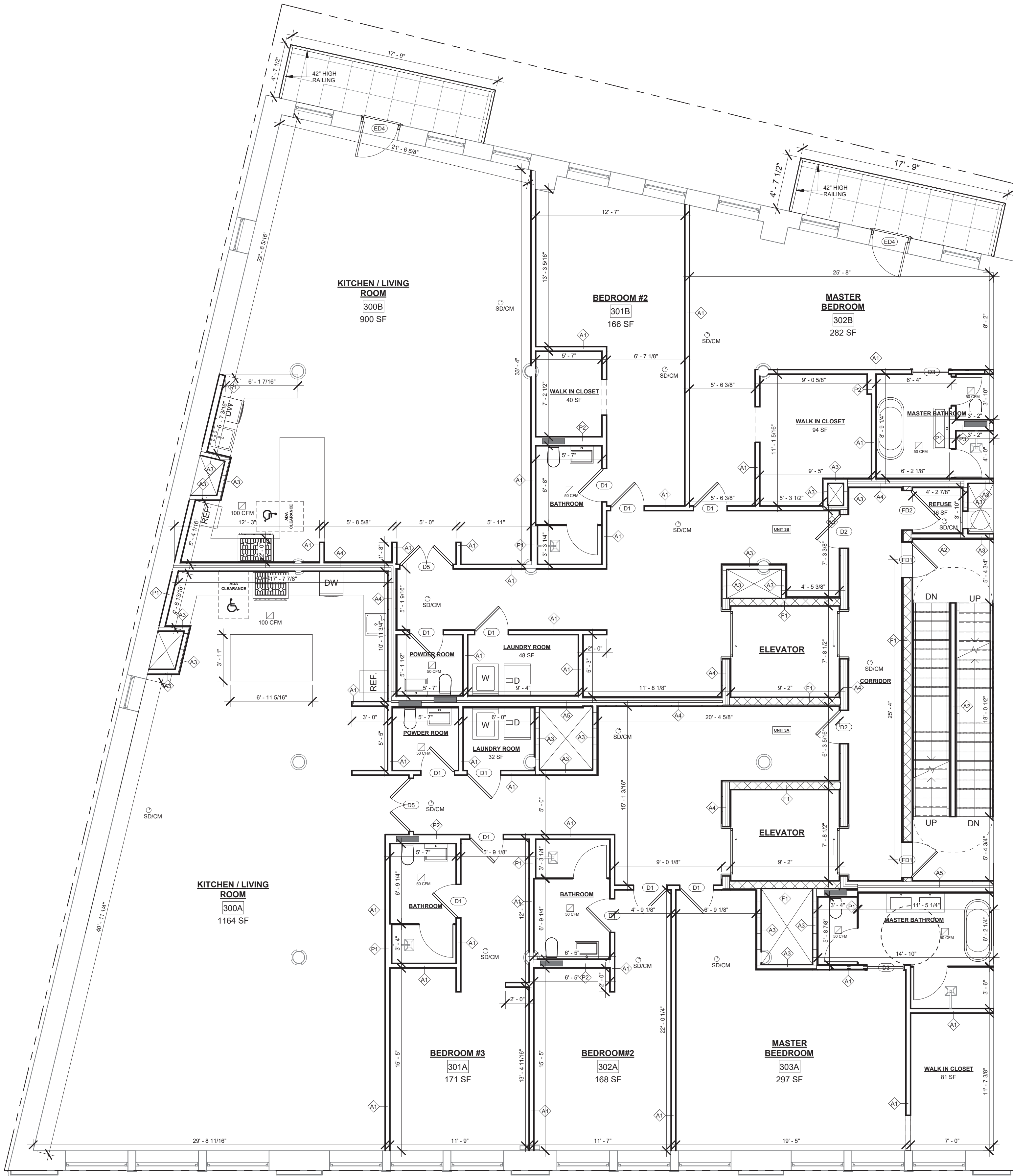
DOB APPROVAL STAMP

Sheet Title  
**PROPOSED SECOND FLOOR  
PLAN**

**A-102.00**  
8 of 20

Drw. by: JD  
Checked by:  
Scale: 3/16" = 1'-0"  
Date: 02/03/2025





LIGHT & AIR - THIRD FLOOR						
Room	Number	Area	Light Required - 10%	Air Required - 5%	Proposed Light	Proposed Air
KITCHEN / LIVING ROOM	300A	1164 SF	116.43 SF	58.21 SF	183.75 SF	91.88 SF
KITCHEN / LIVING ROOM	300B	900 SF	90.00 SF	45.00 SF	109.4 SF	54.70 SF
BEDROOM #3	301A	171 SF	17.09 SF	8.54 SF	81.36 SF	40.68 SF
BEDROOM #2	301B	166 SF	16.62 SF	8.31 SF	60.32 SF	30.16 SF
BEDROOM#2	302A	168 SF	16.80 SF	8.40 SF	81.36 SF	40.68 SF
MASTER BEDROOM	302B	282 SF	28.17 SF	14.08 SF	112.21 SF	56.11 SF
MASTER BEEDROOM	303A	297 SF	29.67 SF	14.83 SF	162.72 SF	81.36 SF

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant  
**NOEL WONG R.A.**  
**ADB Associates**  
  
5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address  
**43 BLEECKER ST,**  
**NEW YORK, NY 10012**

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope  
**INTERIOR RENOVATION  
INSIDE A 6-STORY WITH  
CELLAR BUILDING**

Revisions		
No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.  
**M01034950-11**



DOB APPROVAL STAMP

Sheet Title  
**PROPOSED THIRD FLOOR PLAN**

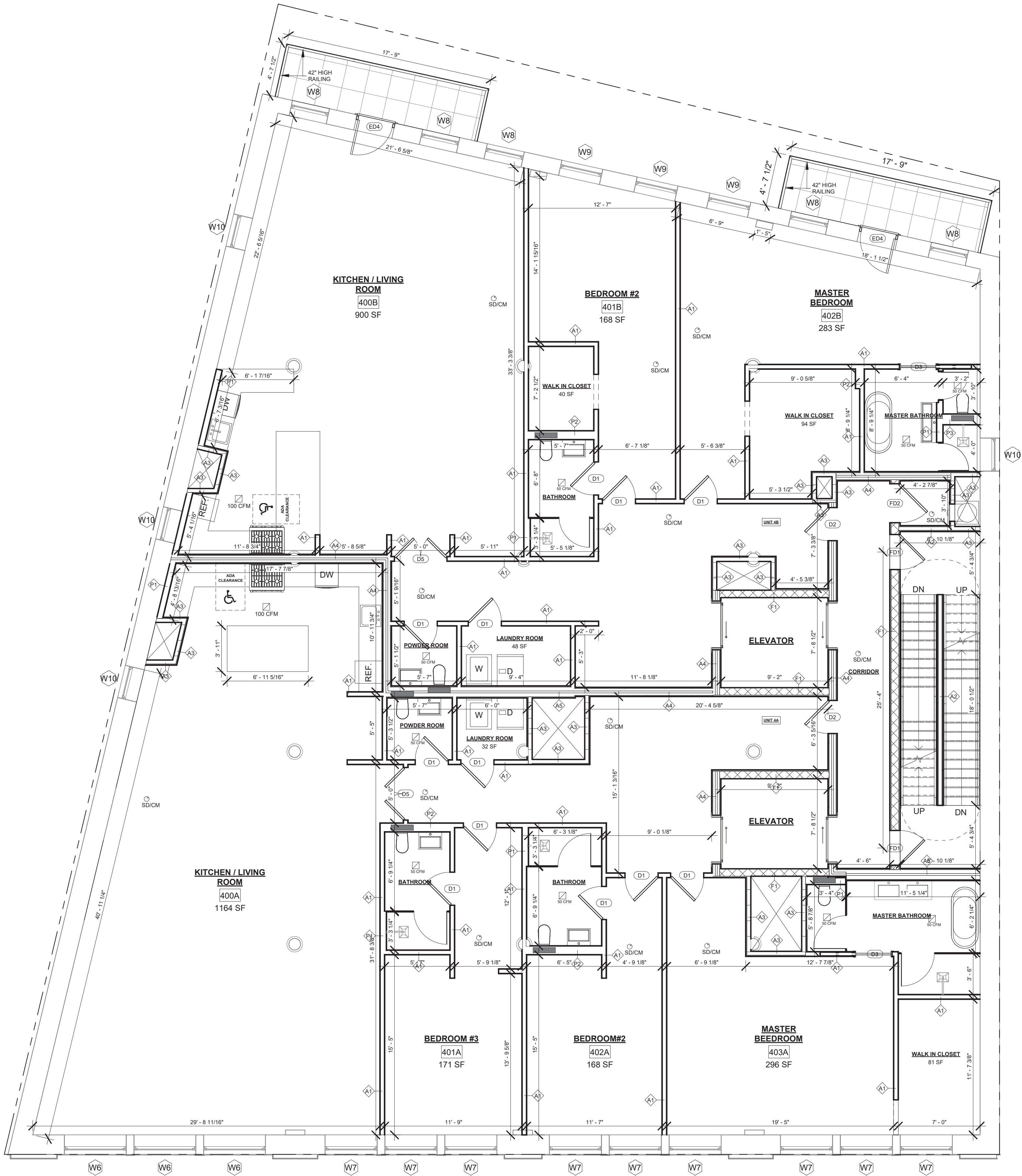
**A-103.00**

9 of 20

Drw. by: JD  
Checked by:  
Scale: 3/16" = 1'-0"  
Date: 02/03/2025

1 PROPOSED THIRD FLOOR PLAN  
3/16" = 1'-0"





1 PROPOSED FOURTH FLOOR PLAN  
3/16" = 1'-0"

LIGHT & AIR - FOURTH FLOOR						
Room	Number	Area	Light Required - 10%	Air Required - 5%	Proposed Light	Proposed Air
KITCHEN / LIVING ROOM	400A	1164 SF	116.36 SF	58.18 SF	183.75 SF	91.88 SF
KITCHEN / LIVING ROOM	400B	900 SF	90.00 SF	45.00 SF	109.4 SF	54.70 SF
BEDROOM #3	401A	171 SF	17.09 SF	8.54 SF	81.36 SF	40.68 SF
BEDROOM #2	401B	168 SF	16.78 SF	8.39 SF	60.32 SF	30.16 SF
BEDROOM#2	402A	168 SF	16.80 SF	8.40 SF	81.36 SF	40.68 SF
MASTER BEDROOM	402B	283 SF	28.29 SF	14.15 SF	112.21 SF	56.11 SF
MASTER BEEDROOM	403A	296 SF	29.60 SF	14.80 SF	122.04 SF	61.02 SF

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant  
**NOEL WONG R.A.**  
**ADB Associates**  
5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address  
**43 BLEECKER ST,**  
**NEW YORK, NY 10012**

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope  
**INTERIOR RENOVATION**  
**INSIDE A 6-STORY WITH**  
**CELLAR BUILDING**

Revisions		
No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.  
**M01034950-11**



DOB APPROVAL STAMP

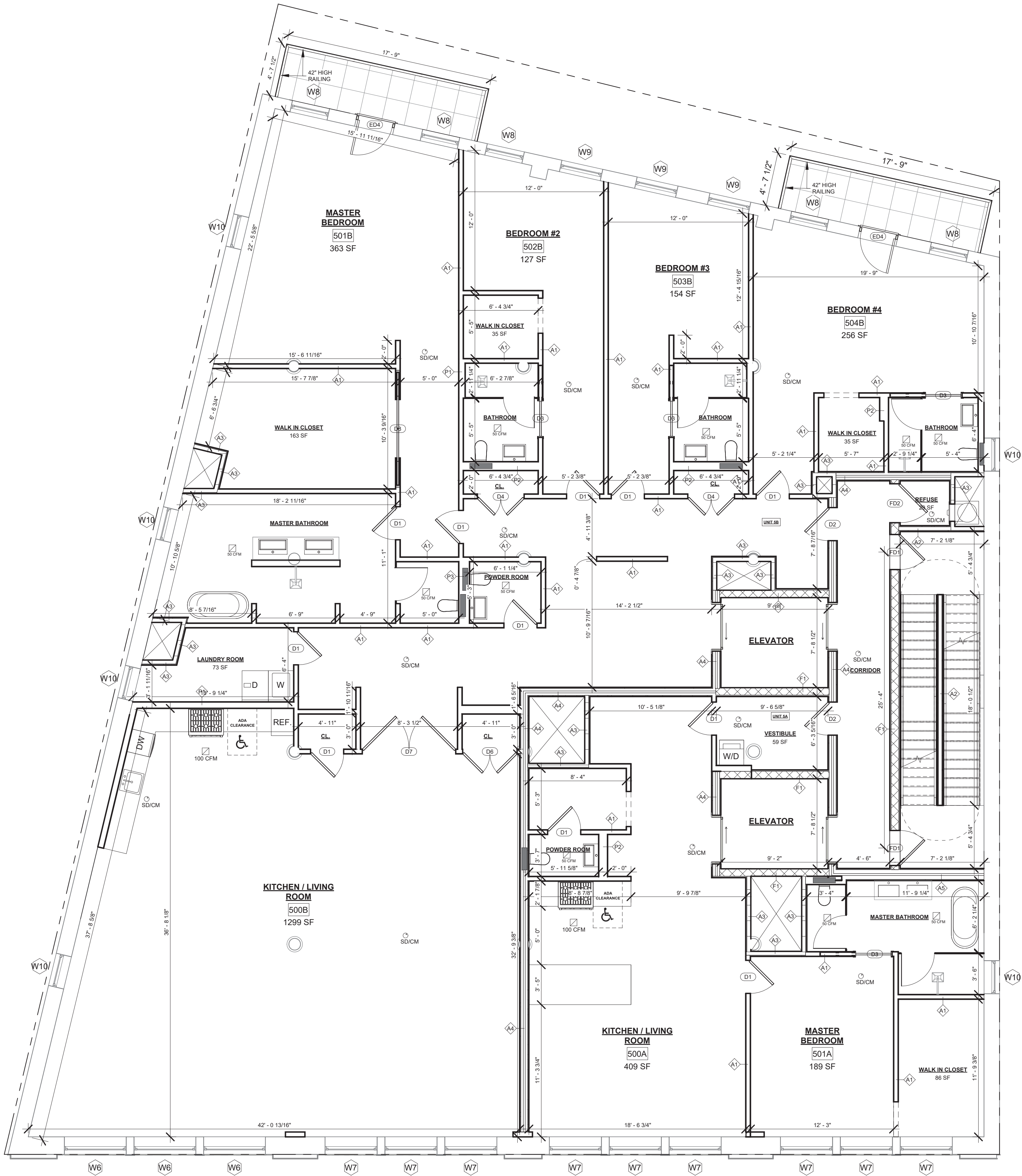
Sheet Title  
**PROPOSED FOURTH FLOOR**  
**PLAN**

**A-104.00**

10 of 20

Drw. by: JD  
Checked by:  
Scale: 3/16" = 1'-0"  
Date: 02/03/2025





LIGHT & AIR - FIFTH FLOOR						
Room	Number	Area	Light Required - 10%	Air Required - 5%	Proposed Light	Proposed Air
KITCHEN / LIVING ROOM	500A	409 SF	40.91 SF	20.45 SF	122.04 SF	61.02 SF
KITCHEN / LIVING ROOM	500B	1299 SF	129.88 SF	64.94 SF	265.11 SF	132.56 SF
MASTER BEDROOM	501A	189 SF	18.87 SF	9.44 SF	81.36 SF	40.68 SF
MASTER BEDROOM	501B	363 SF	36.26 SF	18.13 SF	82.05 SF	41.03 SF
BEDROOM #2	502B	127 SF	12.67 SF	6.33 SF	57.51 SF	28.76 SF
BEDROOM #3	503B	154 SF	15.36 SF	7.68 SF	60.32 SF	30.16 SF
BEDROOM #4	504B	256 SF	25.63 SF	12.82 SF	82.05 SF	41.03 SF

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant  
**NOEL WONG R.A.**  
**ADB Associates**  
  
5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address  
**43 BLEECKER ST,**  
**NEW YORK, NY 10012**

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope  
**INTERIOR RENOVATION**  
**INSIDE A 6-STORY WITH**  
**CELLAR BUILDING**

Revisions		
No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.  
**M01034950-11**



DOB APPROVAL STAMP

Sheet Title  
**PROPOSED FIFTH FLOOR PLAN**

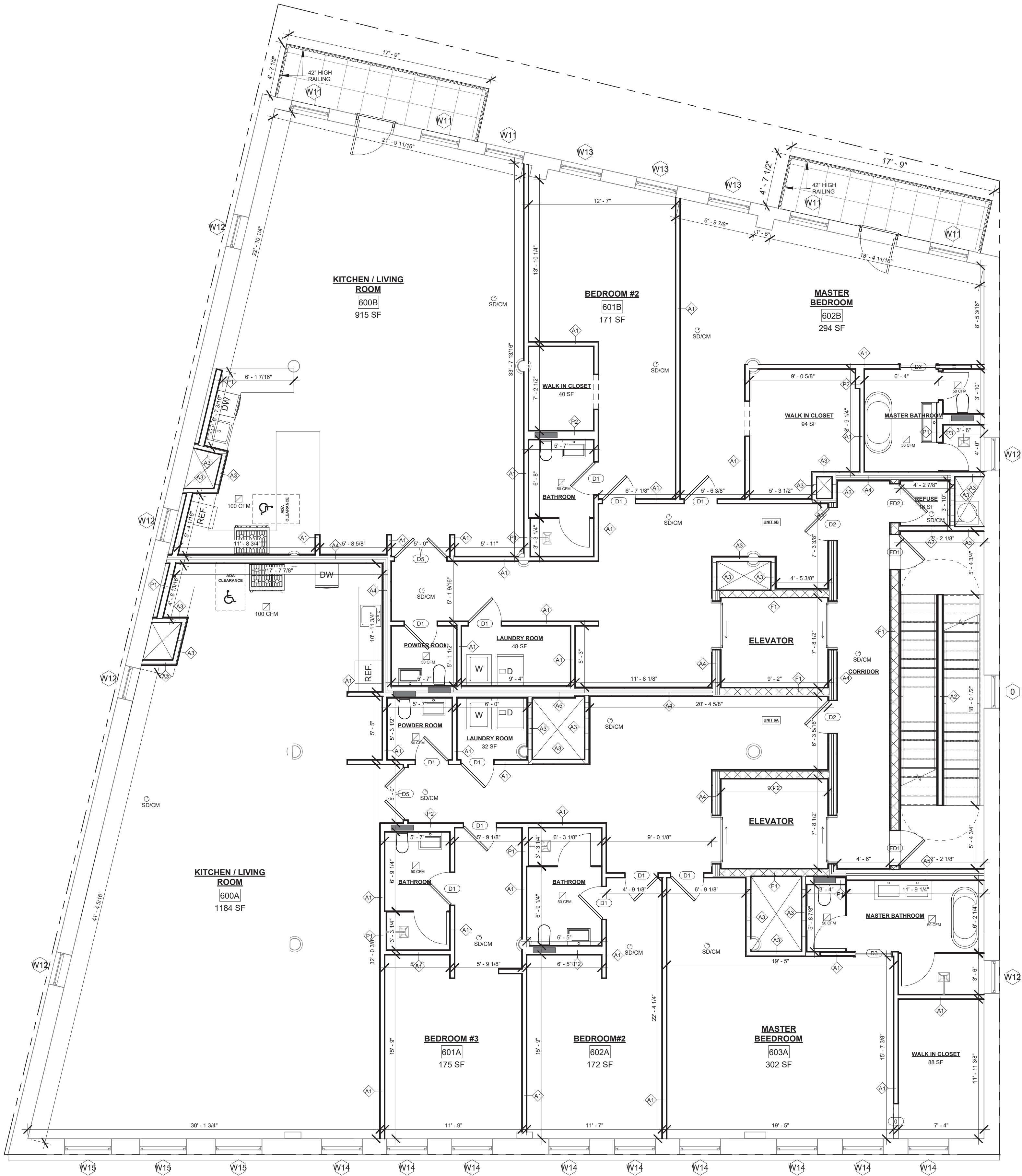
**A-105.00**

11 of 20

Drw. by: JD  
Checked by:  
Scale: 3/16" = 1'-0"  
Date: 02/03/2025

1 PROPOSED FIFTH FLOOR PLAN  
3/16" = 1'-0"





LIGHT & AIR - SIXTH FLOOR						
Room	Number	Area	Light Required - 10%	Air Required - 5%	Proposed Light	Proposed Air
KITCHEN / LIVING ROOM	600A	1184 SF	118.37 SF	59.19 SF	118.84 SF	59.42 SF
KITCHEN / LIVING ROOM	600B	915 SF	91.48 SF	45.74 SF	102.4 SF	51.20 SF
BEDROOM #3	601A	175 SF	17.49 SF	8.74 SF	53.66 SF	26.83 SF
BEDROOM #2	601B	171 SF	17.15 SF	8.57 SF	54.94 SF	27.47 SF
BEDROOM #2	602A	172 SF	17.18 SF	8.59 SF	53.66 SF	26.83 SF
MASTER BEDROOM	602B	294 SF	29.41 SF	14.70 SF	104.15 SF	52.08 SF
MASTER BEEDROOM	603A	302 SF	30.21 SF	15.10 SF	80.49 SF	40.25 SF

1 PROPOSED SIXTH FLOOR PLAN  
3/16" = 1'-0"

Consultant

**HIGHRISE**

132 32nd Street, Suite 205  
Brooklyn, NY 11232.  
P. 212-933-7473  
info@highrisegroupny.com

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant  
**NOEL WONG R.A.  
ADB Associates**  
5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address  
**43 BLEECKER ST,  
NEW YORK, NY 10012**

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope  
**INTERIOR RENOVATION  
INSIDE A 6-STORY WITH  
CELLAR BUILDING**

Revisions		
No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.  
**M01034950-11**



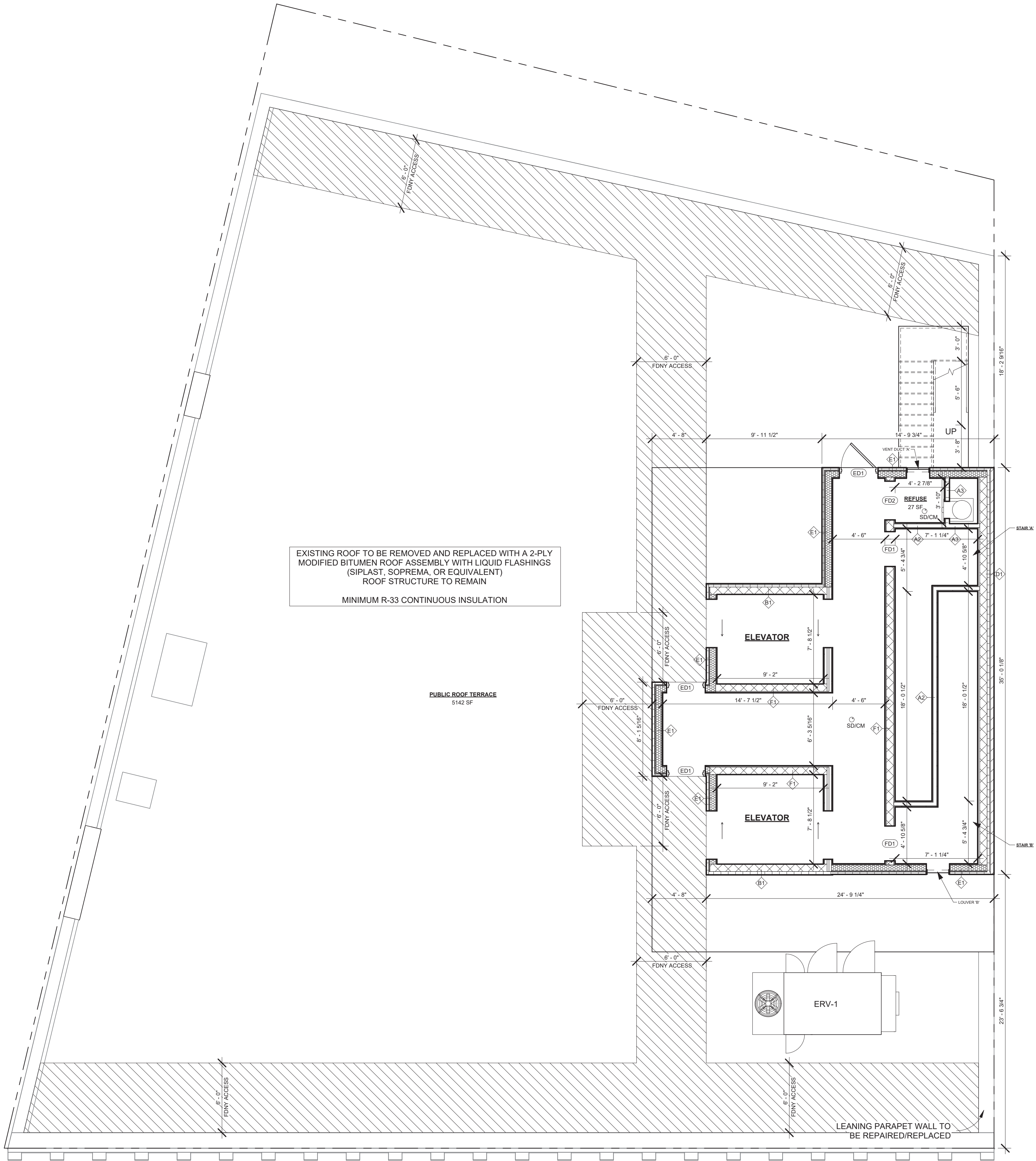
DOB APPROVAL STAMP

Sheet Title  
**PROPOSED SIXTH FLOOR PLAN**

**A-106.00**  
12 of 20

Drw. by: JD  
Checked by:  
Scale: 3/16" = 1'-0"  
Date: 02/03/2025





**713.12.1.1 SMOKE VENT CONSTRUCTION.**  
SMOKE VENTS MAY BE CONSTRUCTED AS WINDOWS, LOUVERS, SKYLIGHTS, VENT DUCTS, OR SIMILAR DEVICES, AND SHALL BE APPROVED FOR SUCH USE. WHERE A VENT DUCT IS INSTALLED, SUCH VENT DUCT SHALL BE ENCLOSED BY CONSTRUCTION HAVING THE SAME FIRE-RESISTANCE RATING AS REQUIRED FOR THE SHAFT ENCLOSURE.

**713.12.1.2 SMOKE VENT DIMENSIONS**  
THE EFFECTIVE VENTING AREA SHALL BE NOT LESS THAN 3.5 PERCENT OF THE MAXIMUM SHAFT AREA AT ANY FLOOR, BUT IN NO EVENT LESS THAN 72 SQUARE INCHES

**STAIR 'A' REQUIREMENTS:**  
STAIR SHAFT AREA 'A' = (4'-10 5/8" x 7'-1 1/4") + (18'-6 5/8" x 3'-2") = 93.46 S.F. = 13,458.24 S.I.)  
REQUIRED VENTING AREA = 3.5% X 93.46 S.F. = 3.27 S.F. = 470.88 S.I.  
PROVIDED VENT DUCT 'A': 24" x 20"= 3.33 S.F. (480 S.I.) ≥ 3470.88 S.I.

**STAIR 'B' REQUIREMENTS:**  
STAIR SHAFT AREA 'B' = (4'-10 5/8" x 7'-1 1/4") + (18'-6 5/8" x 3'-2") = 93.46 S.F. = 13,458.24 S.I.)  
REQUIRED VENTING AREA = 3.5% X 93.46 S.F. = 3.27 S.F. = 470.88 S.I.  
PROVIDED LOUVER 'B': 24" x 20"= 3.33 S.F. (480 S.I.) ≥ 3470.88 S.I.

AS PER BC.1512.2 SUSTAINABLE ROOF ZONE:  
EXCEPTION 5: RECREATIONAL SPACES THAT ARE  
PRINCIPAL TO THE USE OF THE BUILDING ON WHICH  
ROOFTOP IS LOCATED.

EXISTING ROOF TO BE REMOVED AND REPLACED WITH A 2-PLY  
MODIFIED BITUMEN ROOF ASSEMBLY WITH LIQUID FLASHINGS  
(SIPLAST, SOPREMA, OR EQUIVALENT)  
ROOF STRUCTURE TO REMAIN  
MINIMUM R-33 CONTINUOUS INSULATION

PUBLIC ROOF TERRACE  
5142 SF

ERV-1

LEANING PARAPET WALL TO  
BE REPAIRED/REPLACED

1 PROPOSED ROOF PLAN  
3/16" = 1'-0"

Consultant



HIGHRISE

132 32nd Street, Suite 205  
Brooklyn, NY 11232.  
P. 212-933-7473  
info@highrisegroupny.com

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant

NOEL WONG R.A.  
ADB Associates

5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address

43 BLEECKER ST,  
NEW YORK, NY 10012

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope

INTERIOR RENOVATION  
INSIDE A 6-STORY WITH  
CELLAR BUILDING

Revisions

No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.

M01034950-11

Seal



DOB APPROVAL STAMP

Sheet Title

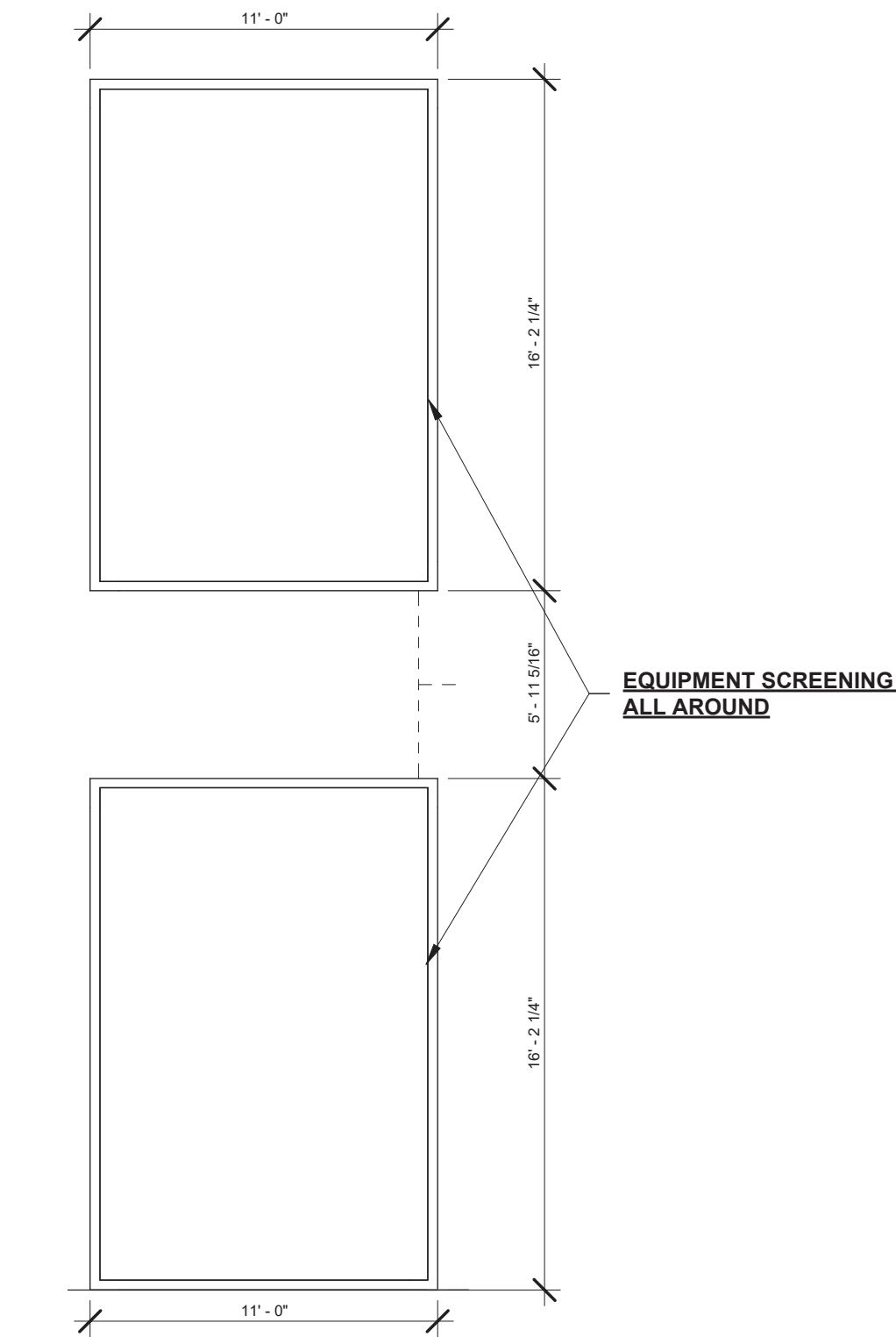
PROPOSED ROOF PLAN

A-107.00

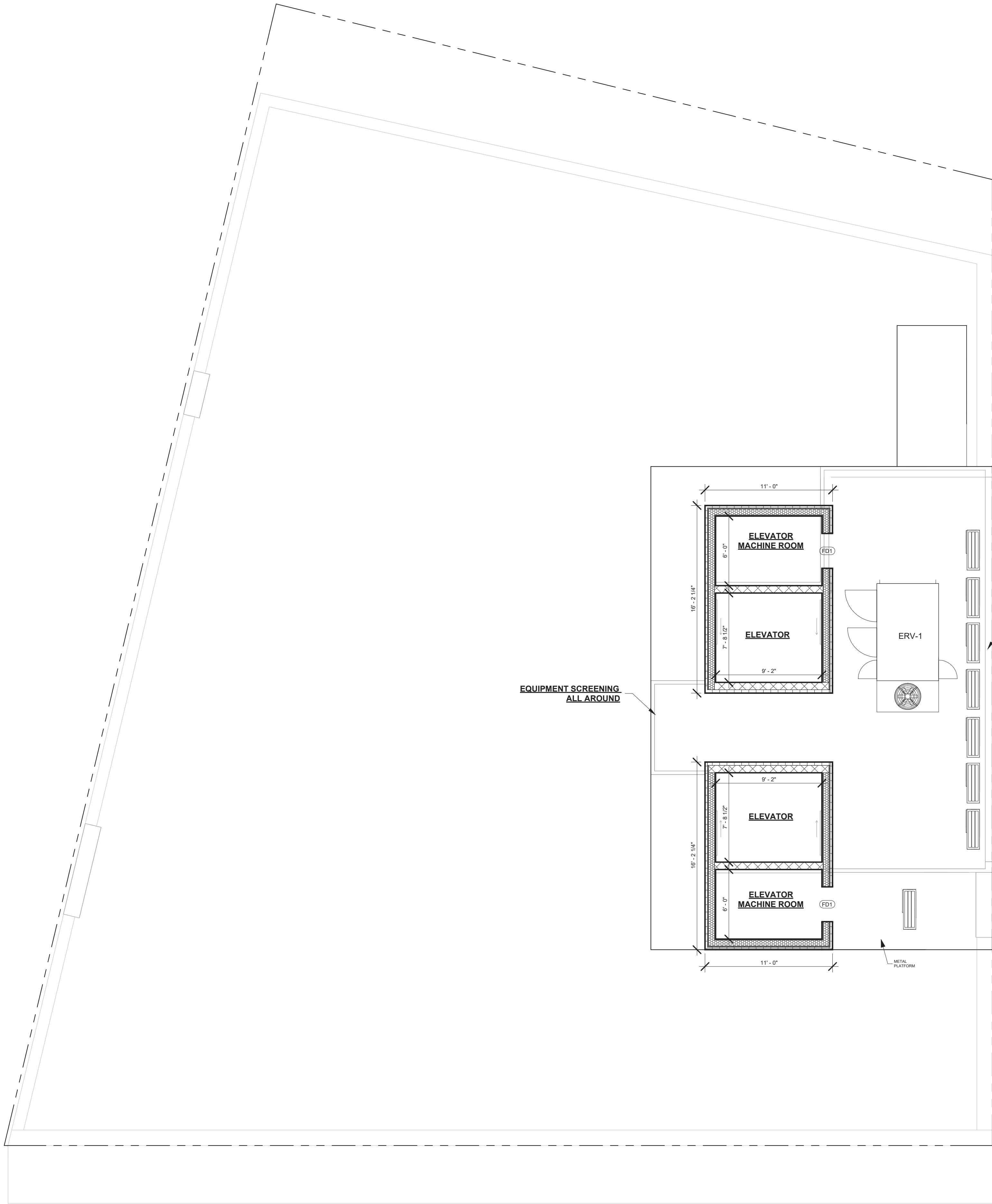
13 of 20

Drw. by: JD  
Checked by:  
Scale: 3/16" = 1'-0"  
Date: 02/03/2025





② PROPOSED T.O. ELEVATOR BULKHEAD  
3/16" = 1'-0"



① PROPOSED T.O. BULKHEAD PLAN  
3/16" = 1'-0"

Consultant



**HIGHRISE**

132 32nd Street, Suite 205  
Brooklyn, NY 11232.  
P. 212-933-7473  
info@highrisegroupny.com

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant

**NOEL WONG R.A.  
ADB Associates**

5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address

**43 BLEECKER ST,  
NEW YORK, NY 10012**

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope

**INTERIOR RENOVATION  
INSIDE A 6-STORY WITH  
CELLAR BUILDING**

Revisions

No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.

**M01034950-11**

Seal



DOB APPROVAL STAMP

Sheet Title

**PROPOSED TOP OF ROOF &  
ELEVATOR BULKHEAD PLAN**

**A-108.00**

14 of 20

Drw. by: JD

Checked by:

Scale: 3/16" = 1'-0"

Date: 02/03/2025



Consultant



**HIGHRISE**

132 32nd Street, Suite 205  
Brooklyn, NY 11232.  
P. 212-933-7473  
info@highrisegroupny.com

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant

**NOEL WONG R.A.  
ADB Associates**

5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address

**43 BLEECKER ST,  
NEW YORK, NY 10012**

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope

**INTERIOR RENOVATION  
INSIDE A 6-STORY WITH  
CELLAR BUILDING**

Revisions

No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.

**M01034950-I1**

Seal



DOB APPROVAL STAMP

Sheet Title

FRONT (SOUTH) ELEVATION

**A-200.00**

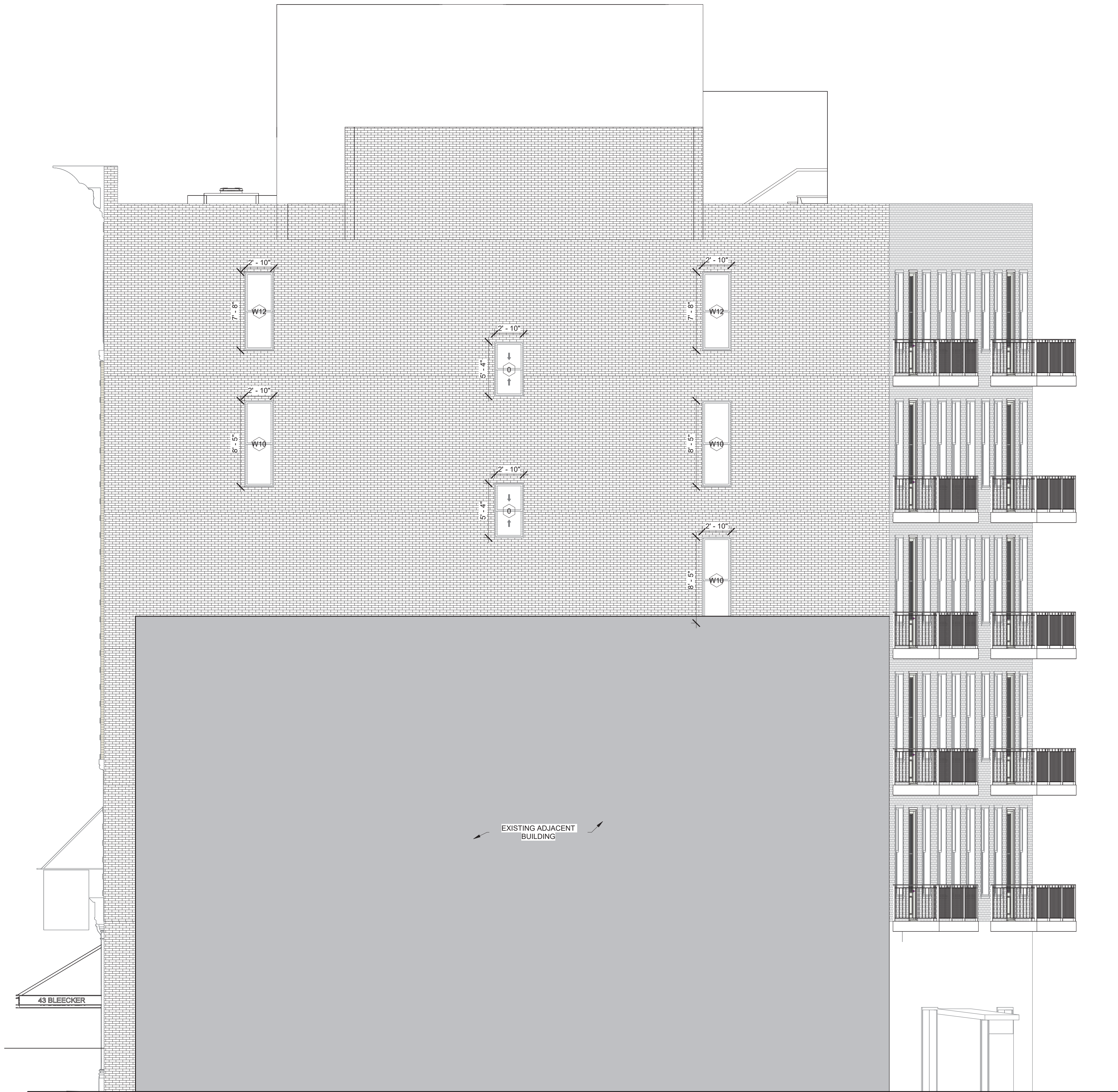
15 of 20

Drw. by: .  
Checked by:  
Scale: 3/16" = 1'-0"  
Date: 02/03/2025



1 FRONT (SOUTH) ELEVATION  
3/16" = 1'-0"





① RIGHT (EAST) ELEVATION  
3/16" = 1'-0"

Consultant



132 32nd Street, Suite 205  
Brooklyn, NY 11232.  
P. 212-933-7473  
info@highrisegroupny.com

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant

**NOEL WONG R.A.  
ADB Associates**

5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address

**43 BLEECKER ST,  
NEW YORK, NY 10012**

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope

**INTERIOR RENOVATION  
INSIDE A 6-STORY WITH  
CELLAR BUILDING**

Revisions

No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.

**M01034950-I1**

Seal



DOB APPROVAL STAMP

Sheet Title

RIGHT (EAST) SIDE ELEVATION

**A-201.00**

16 of 20

Drw. by: .  
Checked by: .  
Scale: 3/16" = 1'-0"  
Date: 02/03/2025



The architect shall not have control or charge of and shall not be responsible for the selection of methods, means, techniques, sequences or procedures, or for safety precautions or protection of the public, or for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified if any variations from the contract documents are shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

43 BLEECKER ST,  
NEW YORK, NY 10012

Block:	529
Lot:	62
Zone:	M1-5/R7X, SNX
Map:	12c
Use group:	9, 2
Occupancy:	B, M, R2
Construction class:	1 (1938)
Landmark:	Yes
BIN #:	1008451

## INTERIOR RENOVATION INSIDE A 6-STORY WITH CELLAR BUILDING

No.	Date	Remarks
2	01/16/25	Initial Filing

M01034950-I1

REAR (NORTH) ELEVATION

A-202.00

17 of 20

Drw. by:

Checked by:

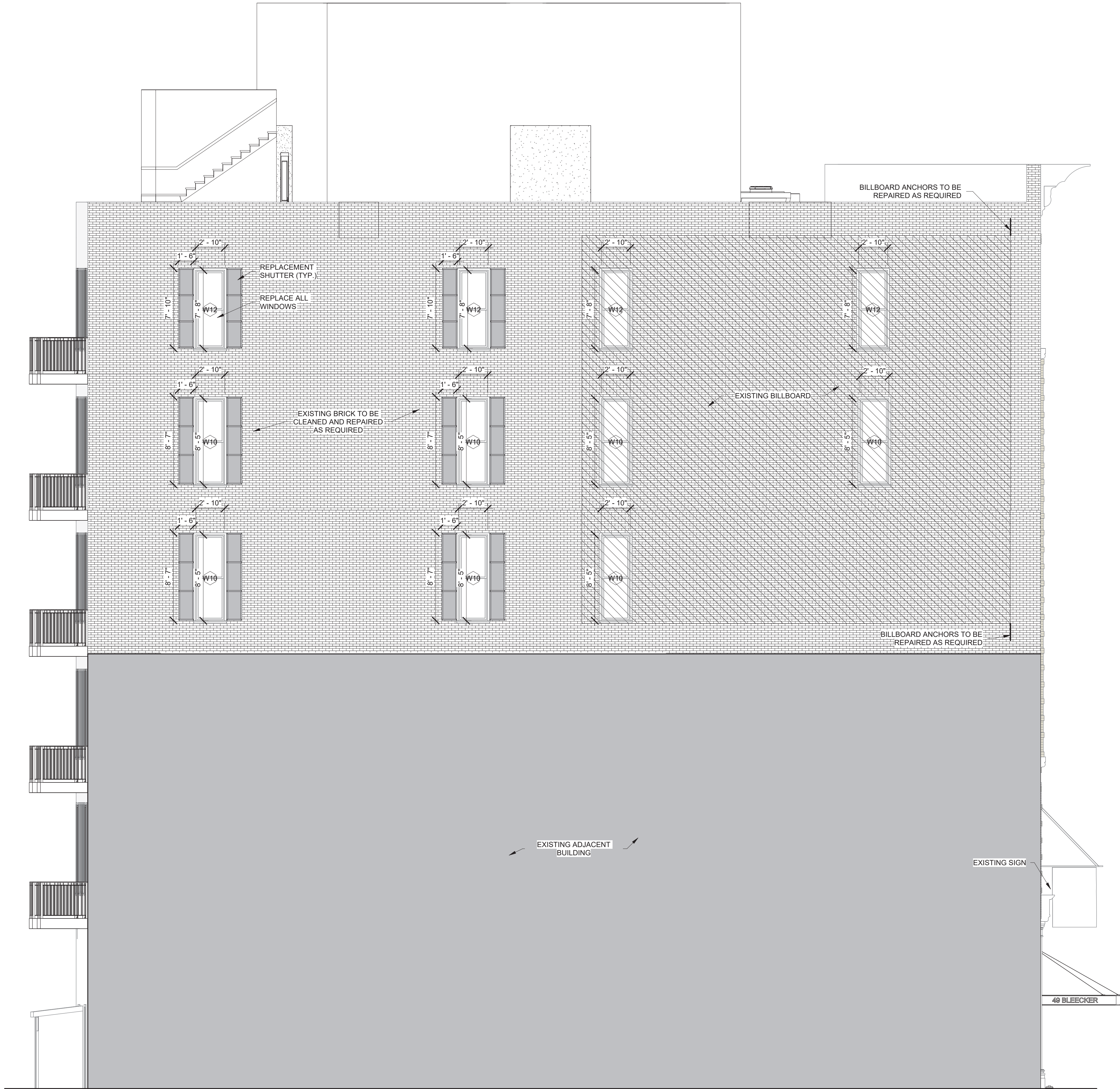
Scale:  $3/16" = 1'-0"$

Date: 02/03/2025



① REAR (NORTH) ELEVATION  
3/16" = 1'-0"





① LEFT (WEST) ELEVATION  
3/16" = 1'-0"

Consultant



**HIGHRISE**

132 32nd Street, Suite 205  
Brooklyn, NY 11232.  
P. 212-933-7473  
info@highrisegroupny.com

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant

**NOEL WONG R.A.  
ADB Associates**

5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address

**43 BLEECKER ST,  
NEW YORK, NY 10012**

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope

**INTERIOR RENOVATION  
INSIDE A 6-STORY WITH  
CELLAR BUILDING**

Revisions

No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.

**M01034950-I1**

Seal



DOB APPROVAL STAMP

Sheet Title

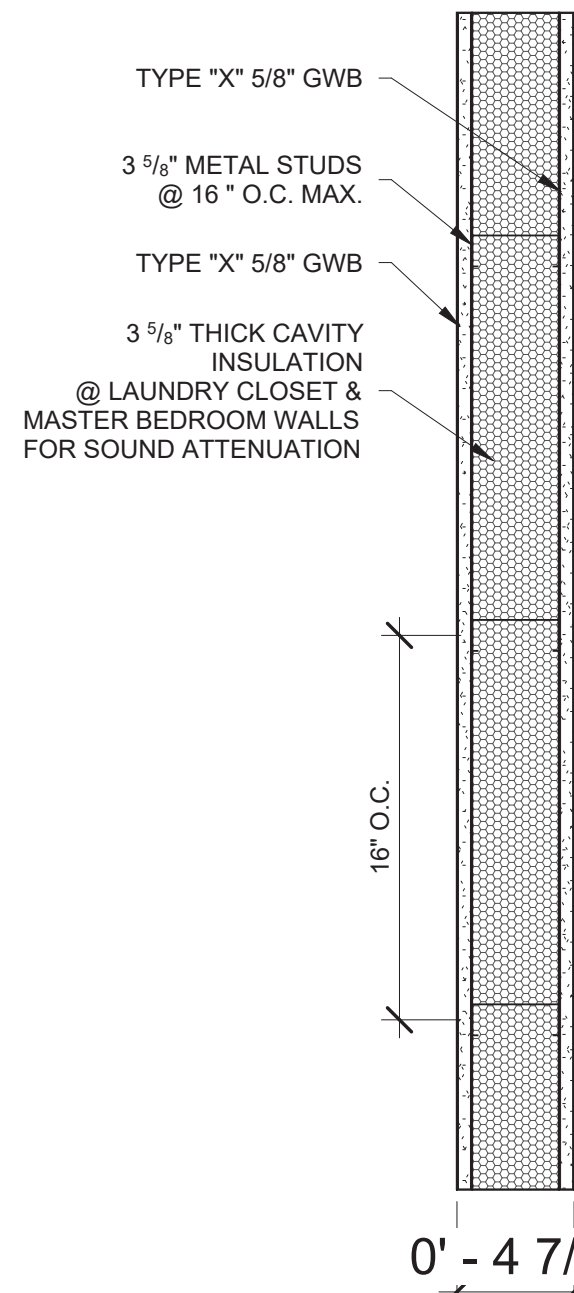
LEFT SIDE (WEST) ELEVATION

**A-203.00**

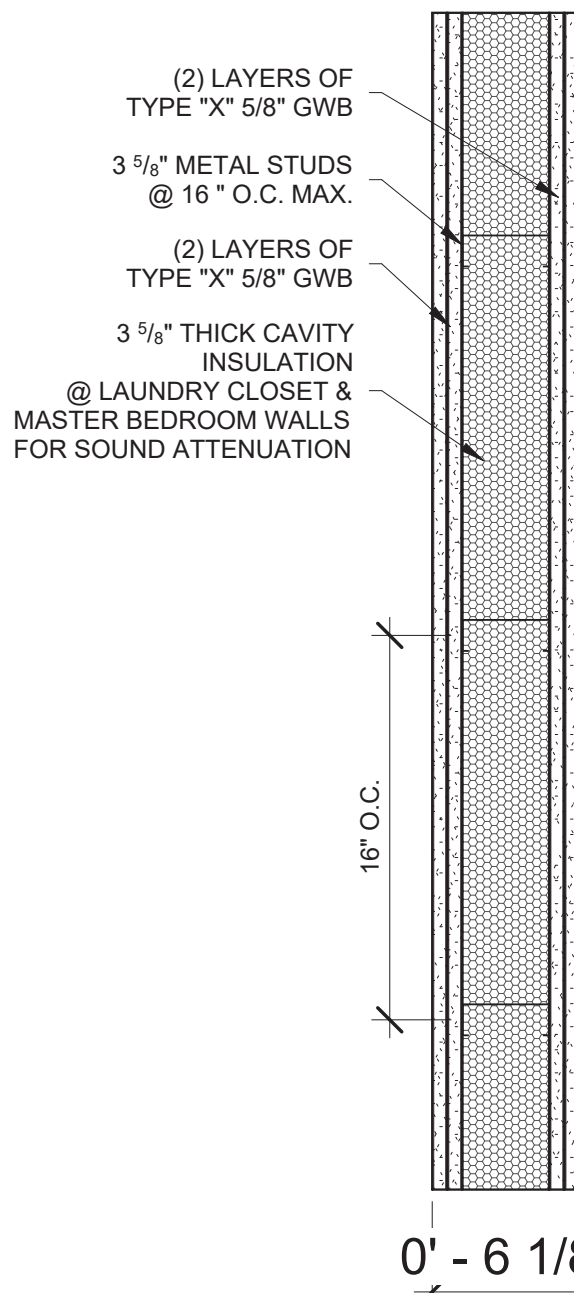
18 of 20

Drw. by: .  
Checked by:  
Scale: 3/16" = 1'-0"  
Date: 02/03/2025

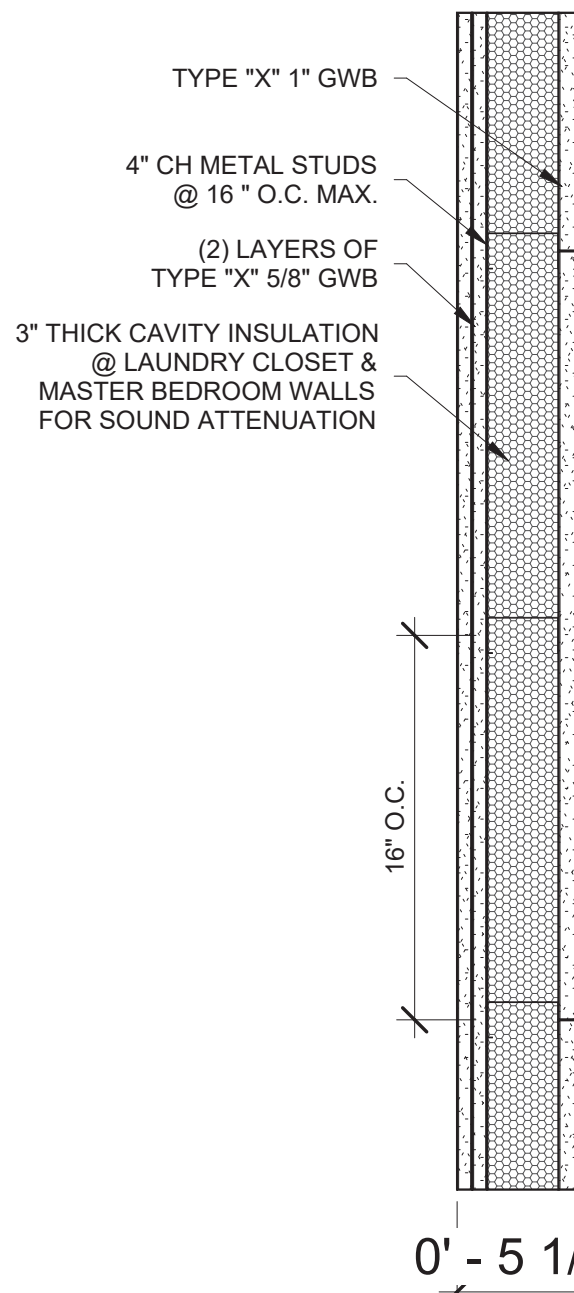




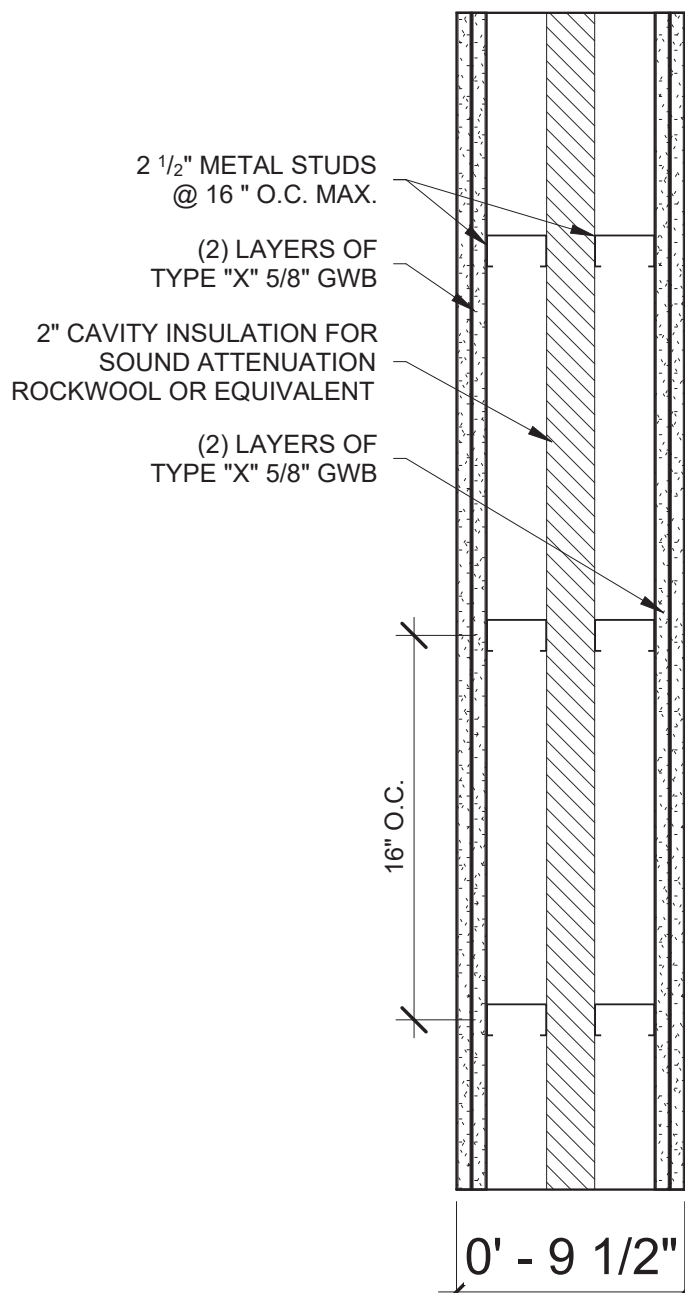
**4 7/8" THK. 1-HR RATED PARTITION**  
UL# U419 MEA # 81-98-M  
3 5/8" METAL STUDS, 20 GA. @ 16" O.C.  
WITH 1 LAYER 5/8" THICK GYPSUM  
WALL BOARD EACH SIDE  
STC RATING OF MIN. 50



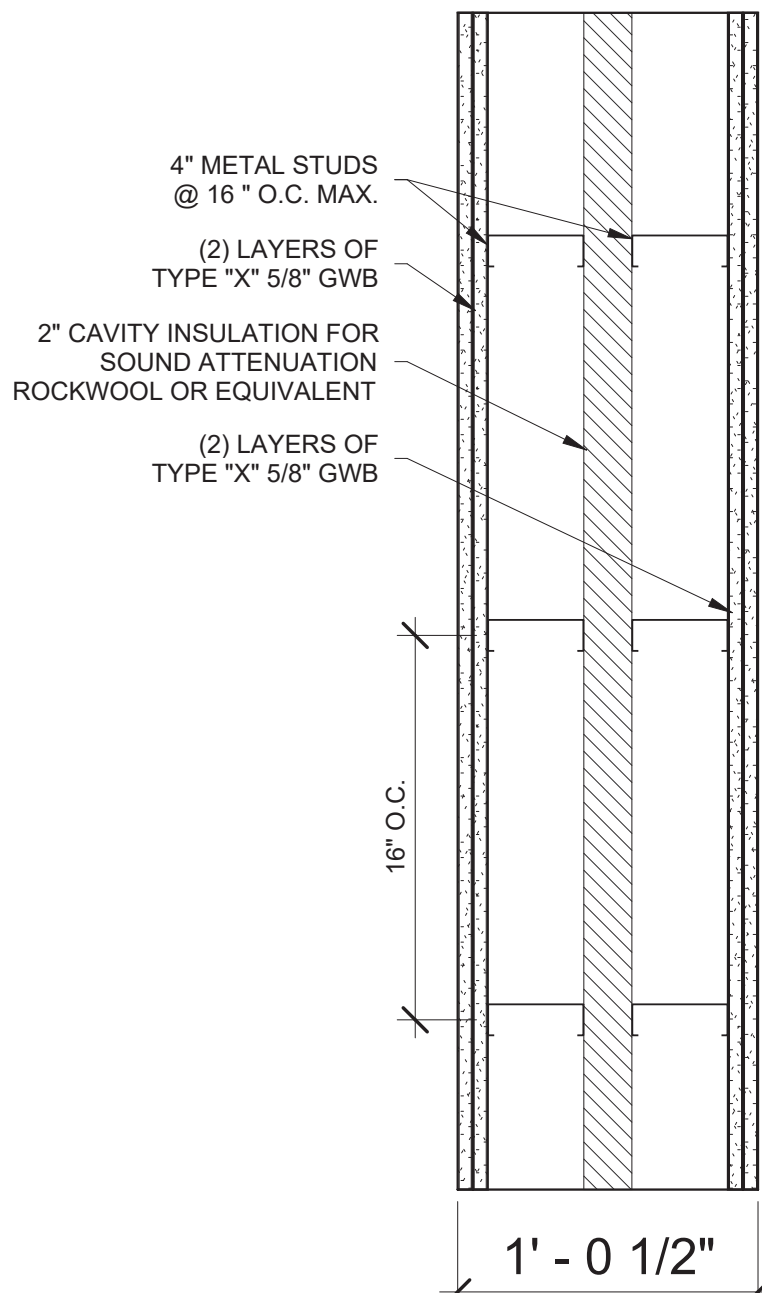
**6 1/8" THK. 2-HR RATED PARTITION**  
UL# U419 MEA # 81-98-M  
3 5/8" METAL STUDS, 20 GA. @ 16" O.C.  
WITH 2 LAYERS 5/8" THICK TYPE "X"  
GWB EACH SIDE  
STC RATING OF MIN. 50



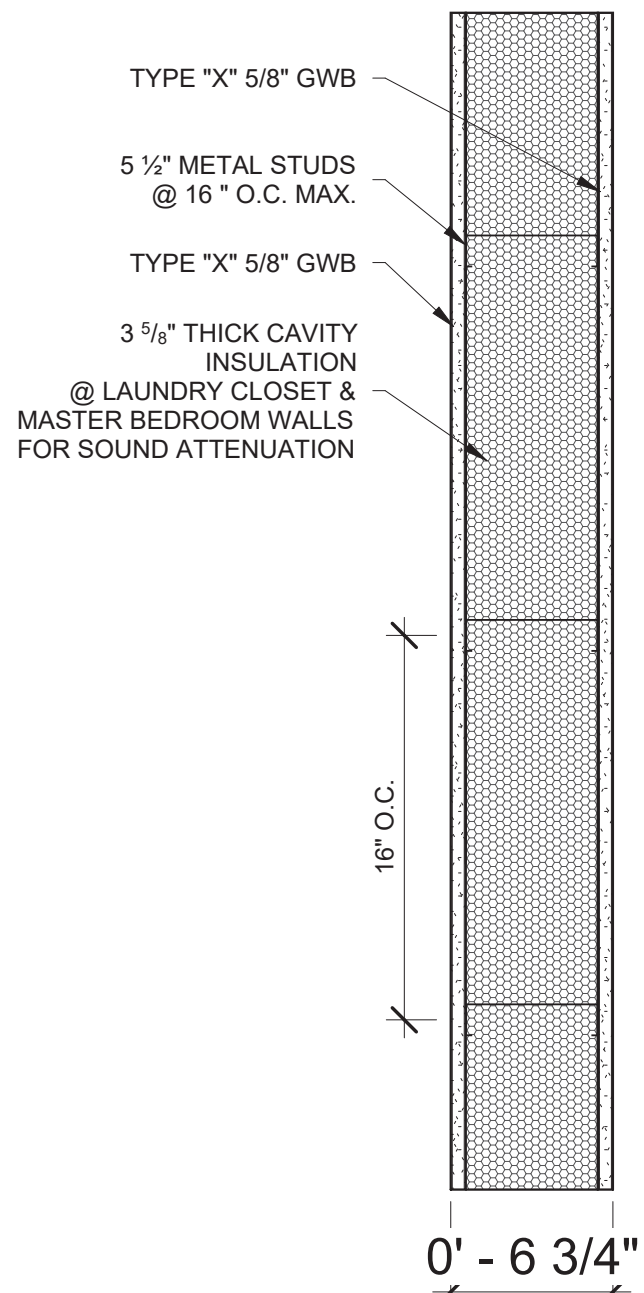
**5 1/4" THK. 2-HR RATED PARTITION**  
UL# U415  
4" CH METAL STUDS, 25 GA. @ 16" O.C.  
WITH 2 LAYERS 5/8" THICK GYPSUM  
WALL BOARD ON INTERIOR & 1" THICK  
TYPE 'X' GWB FACING SHAFT



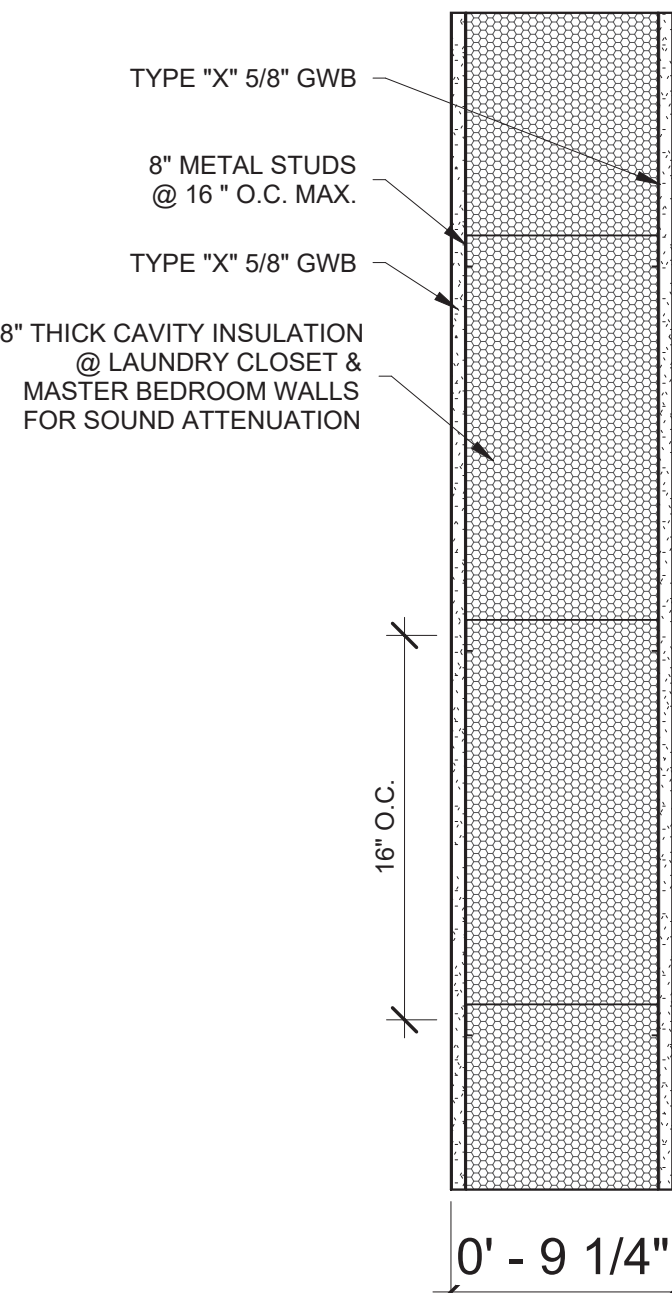
**9 1/2" THK. 2-HR RATED PARTITION**  
UL# U419  
3 5/8" METAL STUDS, 20 GA. @ 16" O.C.  
WITH 2 LAYERS 5/8" THICK TYPE "X"  
GWB EACH SIDE  
STC RATING OF MIN. 50



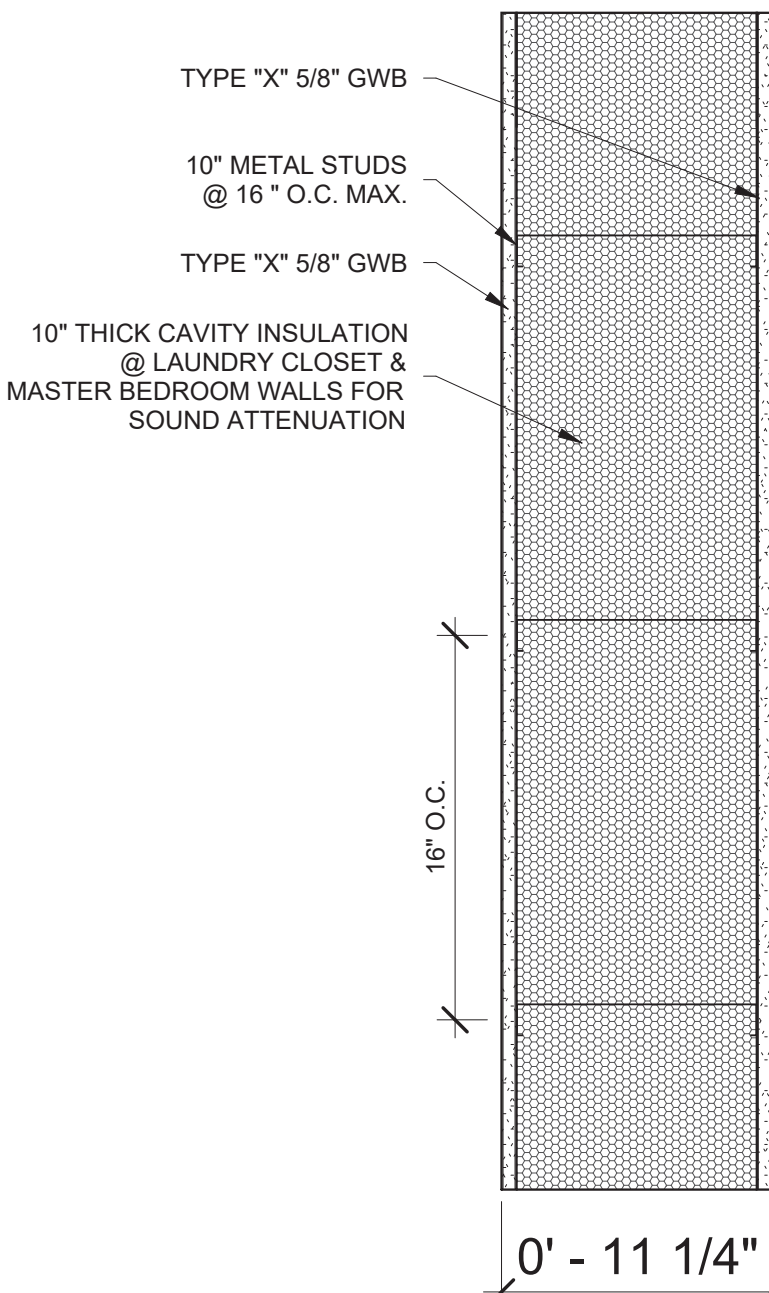
**6" THK. 2-HR RATED PARTITION**  
UL# U419 MEA # 81-98-M  
3 5/8" METAL STUDS, 20 GA. @ 16" O.C.  
WITH 2 LAYERS 5/8" THICK TYPE "X"  
GWB EACH SIDE  
STC RATING OF MIN. 50



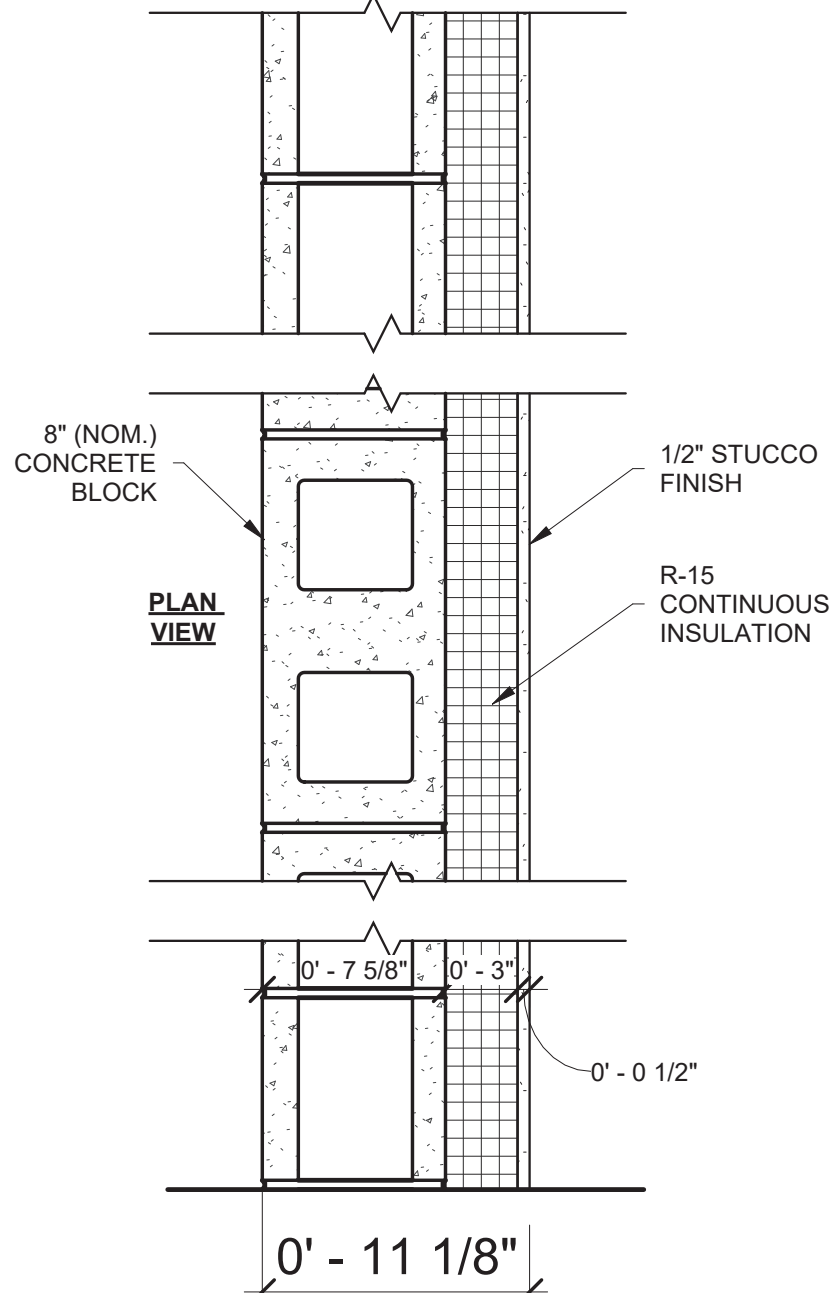
**6 3/4" THK. 1-HR RATED PARTITION**  
UL# U419 MEA # 81-98-M  
5 1/2" METAL STUDS @ 16" O.C. WITH  
1 LAYER 5/8" THICK TYPE "X" GWB  
EACH SIDE  
STC RATING OF MIN. 50



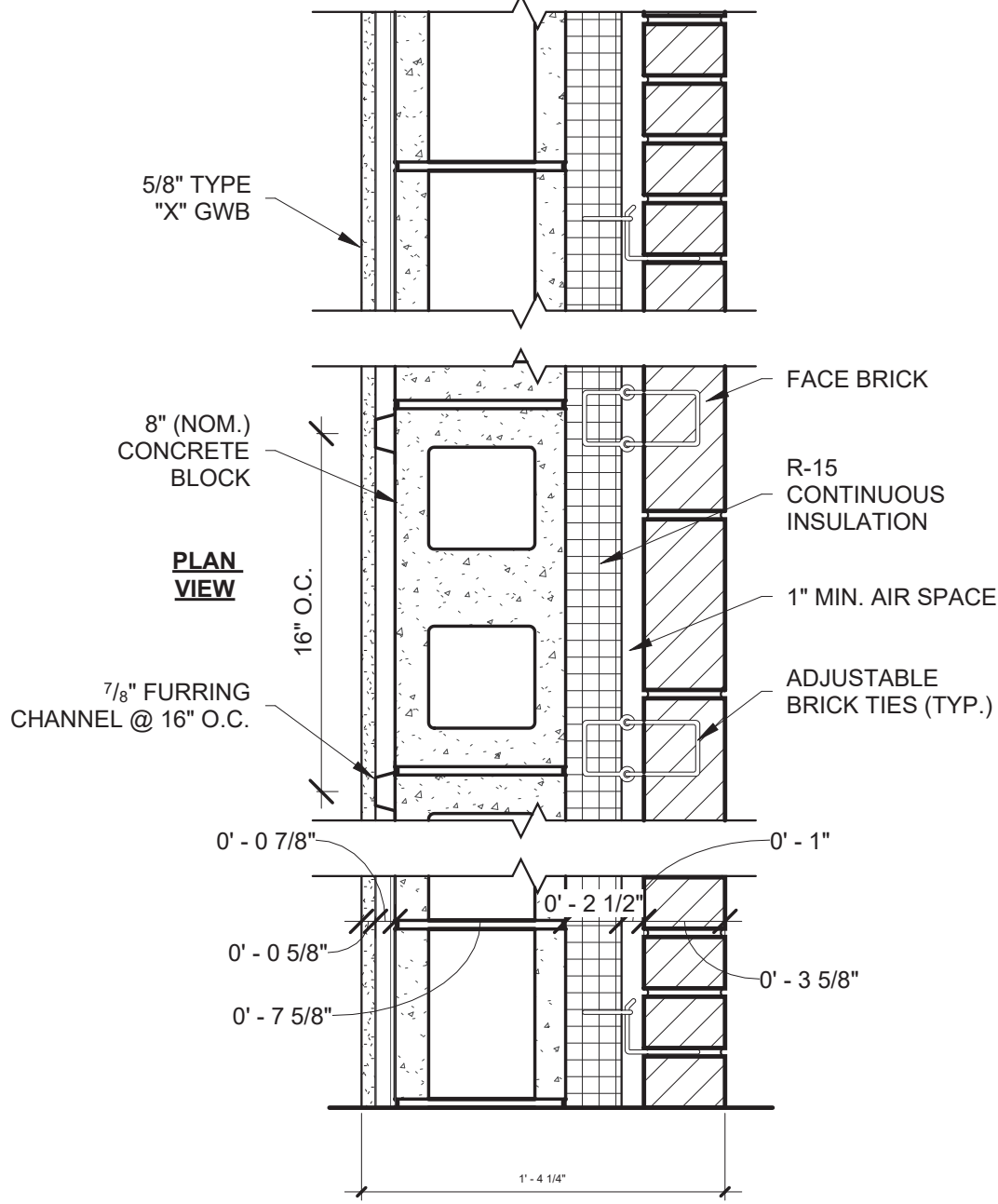
**9 1/4" THK. 1-HR RATED PARTITION**  
UL# U419 MEA # 81-98-M  
8" METAL STUDS @ 16" O.C. WITH 1  
LAYER 5/8" THICK TYPE "X" GWB  
EACH SIDE  
STC RATING OF MIN. 50



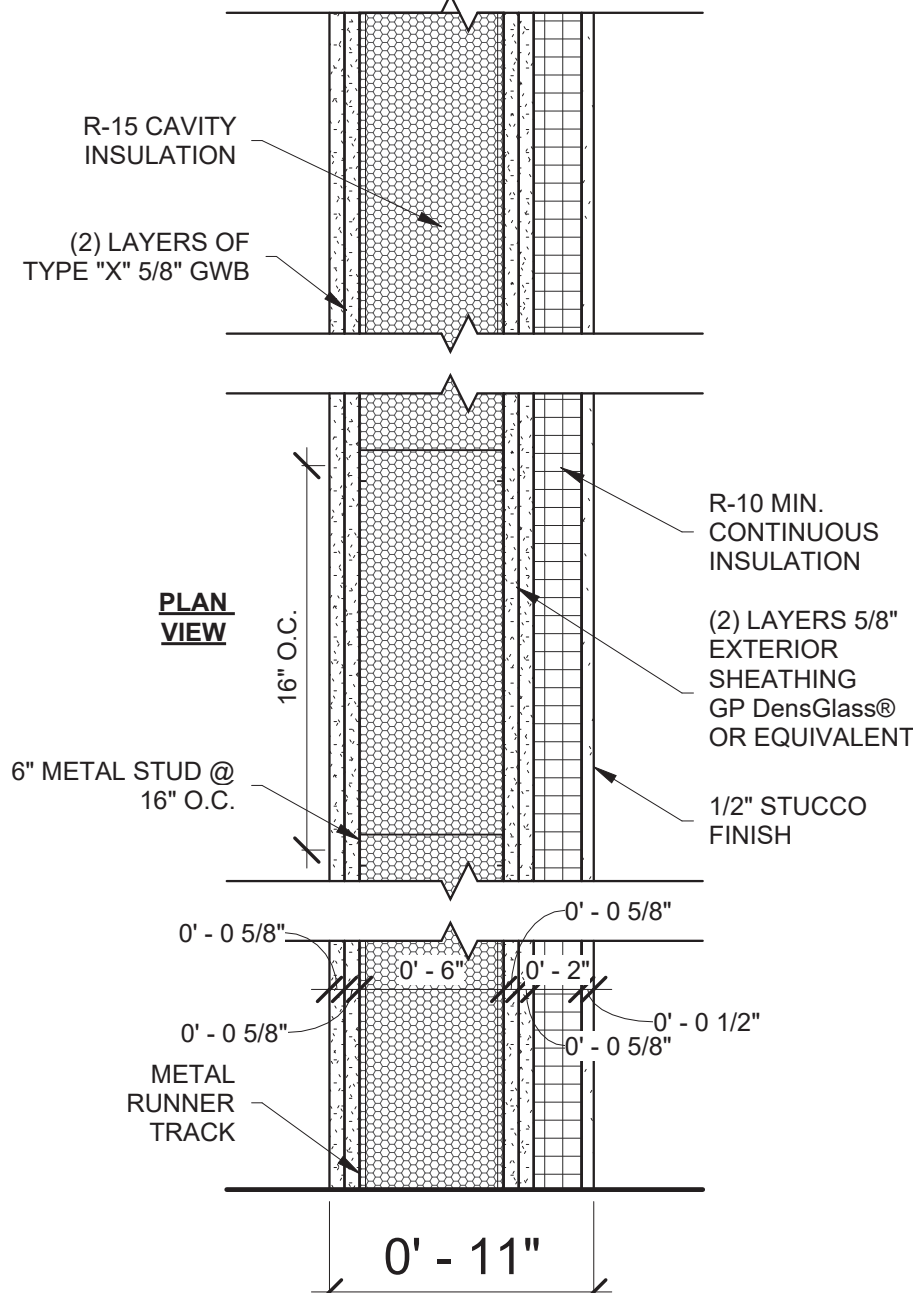
**11 1/4" THK. 1-HR RATED PARTITION**  
UL# U419 MEA # 81-98-M  
10" METAL STUDS @ 16" O.C. WITH 1  
LAYER 5/8" THICK TYPE "X" GWB  
EACH SIDE  
STC RATING OF MIN. 50



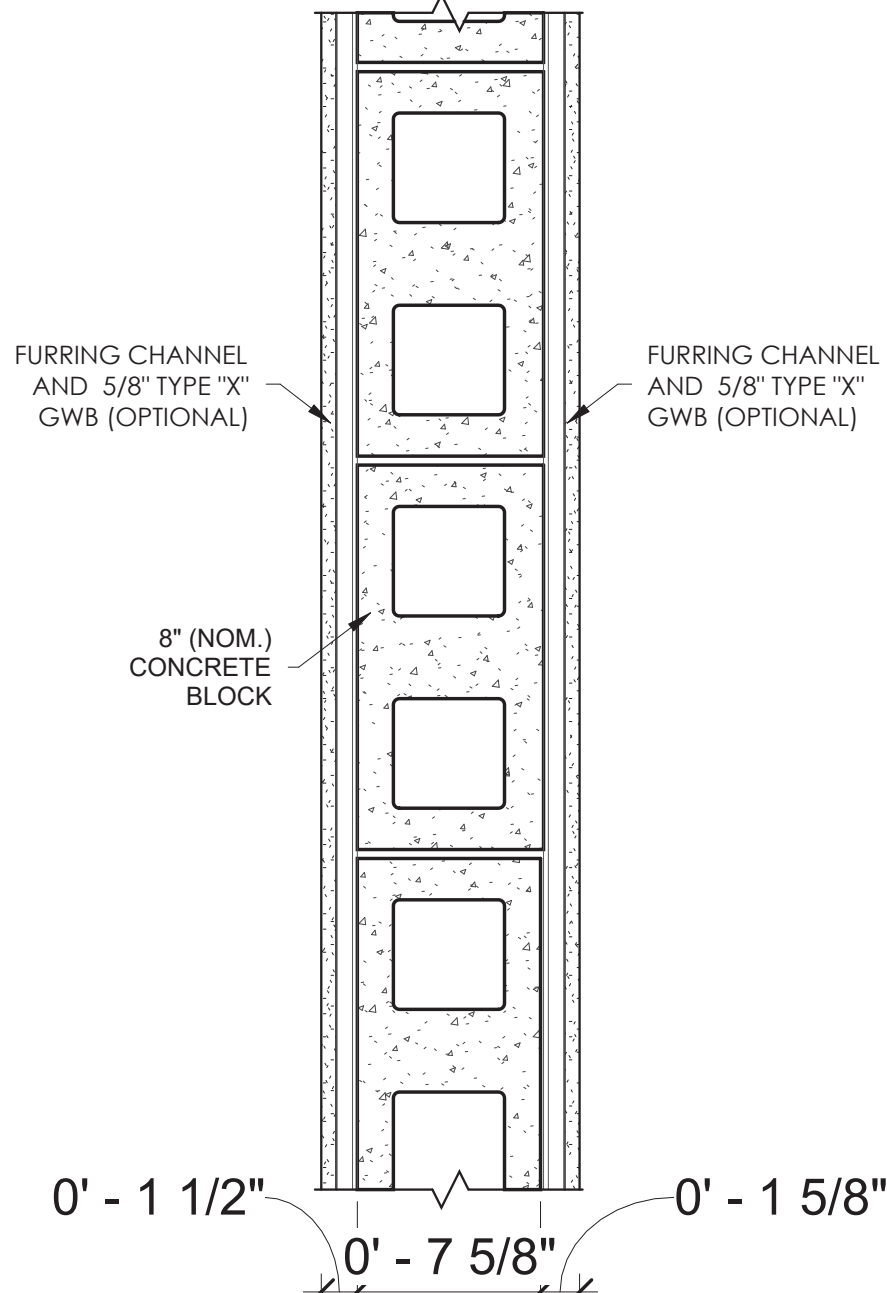
**4 HOUR RATED EXTERIOR STUCCO WALL**  
FIRE TEST REFERENCE: UL #U425  
8" (NOM.) CONCRETE BLOCK + R-15 MINIMUM  
CONTINUOUS INSULATION, STUCCO FINISH



**4 HOUR RATED EXTERIOR STUCCO WALL**  
FIRE TEST REFERENCE: UL #U425  
7/8" METAL STUDS @ 16" O.C.  
1 LAYER 5/8" TYPE "X" GYPSUM WALL BOARD ON  
INTERIOR, 8" (NOM.) CONCRETE BLOCK + R-15  
MINIMUM CONTINUOUS INSULATION, 1" AIR  
SPACE, FACE BRICK WITH BRICK TIES



**2 HOUR RATED EXTERIOR STUCCO WALL**  
FIRE TEST REFERENCE: GA WP 8122  
6" METAL STUDS @ 16" O.C. FILLED WITH R-15  
MIN. INSULATION (SPRAY FOAM OR BATT), 2  
LAYERS 5/8" TYPE "X" GYPSUM WALL BOARD ON  
INTERIOR, 2 LAYER 5/8" EXTERIOR SHEATHING  
(GP DensGlass® Fireguard® OR EQUIVALENT),  
+ 2 THICK R-10 MINIMUM CONTINUOUS  
INSULATION, EXTERIOR STUCCO FINISH



**7 1/2" THK. 4-HR RATED PARTITION**  
UL# U901  
8" (NOM.) CONCRETE BLOCK

**GENERAL PARTITION NOTES:**  
1. FIRE RATING BASED UPON UNDERWRITER'S  
LABORATORIES FIRE RESISTANCE DIRECTORY  
CERTIFICATES  
2. USE 5/8" TILE BACKER BOARD AT ALL AREAS TO  
RECEIVE TILE  
3. USE 5/8" GREENBOARD AT ALL WET AREAS NOT  
TO RECEIEVE TILE



The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

No.	Date	Remarks
2	01/16/25	Initial Filing





PROPOSED DOOR SCHEDULE							
TYPE MARK	COUNT	WIDTH	HEIGHT	U-FACTOR	SHGC	AIR INFILTRATION	REMARKS
D1	62	2'-10"	8'-0"				SINGLE DOOR
D2	11	2'-10"	8'-0"				APARTMENT DOORS 1 ½ HR F.P.S.C. MIN.
D3	14	3'-0"	8'-0"				POCKET DOOR
D4	3	4'-0"	8'-0"				DOUBLE DOOR
D5	6	4'-6"	8'-0"				DOUBLE DOOR
D6	2	4'-8"	8'-0"				DOUBLE DOOR
D7	2	8'-0"	8'-0"				DOUBLE DOOR
D8	2	10'-0"	8'-0"				DOUBLE POCKET DOOR
ED1	3	3'-0"	8'-0"	0.77	0.36	0.2 CFM/SF	EXTERIOR GLASS METAL FRAMED DOOR
ED2	4	6'-7"	8'-0"	0.77	0.36	0.2 CFM/SF	
ED3	2	3'-4"	10'-2"	0.77	0.36	0.2 CFM/SF	
ED4	8	3'-4"	10'-11"	0.77	0.36	0.2 CFM/SF	
FD1	26	3'-0"	8'-0"				METAL DOOR 1 ½ HR FIRE PROTECTED
FD2	7	3'-4"	7'-0"				METAL DOOR 1 ½ HR FIRE PROTECTED

EXISTING WINDOW SCHEDULE								
TYPE MARK	COUNT	SILL HEIGHT	WIDTH	HEIGHT	U-FACTOR	SHGC	AIR LEAKAGE	REMARKS
W1	9	2'-6"	3' - 6"	8' - 8"				EXISTING WINDOW TO REMAIN
W2	3	2'-6"	4' - 10"	8' - 8"				EXISTING WINDOW TO REMAIN
W3	3	2'-6"	3' - 7"	8' - 8"				EXISTING WINDOW TO REMAIN
W4	7	2'-6"	3' - 3"	8' - 8"				EXISTING WINDOW TO REMAIN
W5	1	2'-6"	2' - 10"	8' - 8"				EXISTING WINDOW TO REMAIN
W6	9	2'-6"	5' - 3 1/2"	8' - 5"				EXISTING WINDOW TO REMAIN
W7	27	2'-6"	4' - 5 1/2"	8' - 5"				EXISTING WINDOW TO REMAIN
W8	21	2'-6"	3' - 3"	8' - 5"				EXISTING WINDOW TO REMAIN
W9	9	2'-6"	3' - 7"	8' - 5"				EXISTING WINDOW TO REMAIN
W10	12	2'-6"	2' - 10"	8' - 5"				EXISTING WINDOW TO REMAIN
W11	7	2'-6"	3' - 4"	7' - 8"				EXISTING WINDOW TO REMAIN
W12	6	2'-6"	2' - 10"	7' - 8"				EXISTING WINDOW TO REMAIN
W13	3	2'-6"	3' - 7"	7' - 8"				EXISTING WINDOW TO REMAIN
W14	9	2'-6"	3' - 6"	7' - 8"				EXISTING WINDOW TO REMAIN
W15	3	2'-6"	4' - 0"	7' - 8"				EXISTING WINDOW TO REMAIN

Consultant



HIGHRISE

132 32nd Street, Suite 205  
Brooklyn, NY 11232.  
P. 212-933-7473  
info@highrisegroupny.com

The architect shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences or procedures, or for safety precautions and programs in connection with work, for the acts or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Written dimensions on this drawing shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

Applicant

NOEL WONG R.A.  
ADB Associates

5318 16th Avenue  
Brooklyn, NY 11204  
(718) 871-0382  
adb.wong@gmail.com

Project Address

43 BLEECKER ST,  
NEW YORK, NY 10012

Block: 529  
Lot: 62  
Zone: M1-5/R7X, SNX  
Map: 12c  
Use group: 9, 2  
Occupancy: B, M, R2  
Construction class: 1 (1938)  
Landmark: Yes  
BIN #: 1008451

Project Scope

INTERIOR RENOVATION  
INSIDE A 6-STORY WITH  
CELLAR BUILDING

Revisions

No.	Date	Remarks
2	01/16/25	Initial Filing

NYC DOB No.

M01034950-I1

Seal



DOB APPROVAL STAMP

Sheet Title

DOOR & WINDOW SCHEDULES

A-600.00

20 of 20

Drw. by: JD

Checked by:

Scale:

Date: 02/03/2025