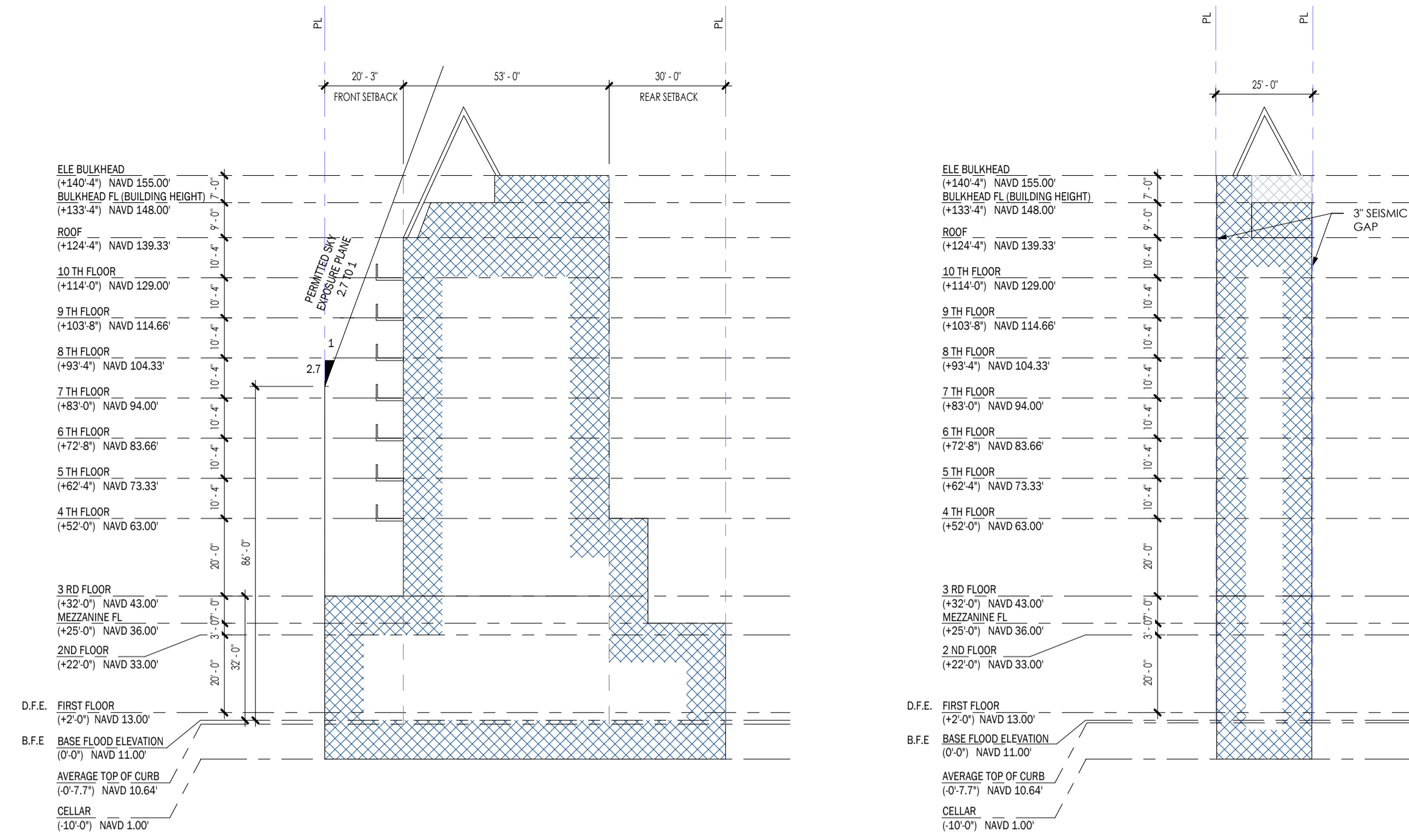


PROPOSED BUILDING



1 HEIGHT & SETBACK DIAGRAM
1/32" = 1'-0"

	CONSTRUCTION GROSS FLOOR AREA	BUILDING GROSS FLOOR AREA	USE		DEDUCTIONS	ENERGY BUILDING 5% DEDUCTION	ZONING FA		TOTAL ZONING FA
			RESIDENTIAL GROSS	COMMERCIAL GROSS			RESIDENTIAL	COMMERCIAL	
CELLAR	2,525 SQ.FT								0 SQ.FT
1ST FLOOR	2,119 SQ.FT	2,119 SQ.FT	697 SQ.FT	1,422 SQ.FT	10 SQ.FT	105.95 SQ.FT	697 SQ.FT	1,306.05 SQ.FT	2,003.05 SQ.FT
2 ND FLOOR	1,859 SQ.FT	1,859 SQ.FT	1,859 SQ.FT		1,859 SQ.FT		0 SQ.FT	0 SQ.FT	0 SQ.FT
3 RD FLOOR	1,510 SQ.FT	1,510 SQ.FT	356 SQ.FT	1,154 SQ.FT	10 SQ.FT	75.50 SQ.FT	356 SQ.FT	1,068 SQ.FT	1,424.5 SQ.FT
4 TH FLOOR	1,425 SQ.FT	1,425 SQ.FT	1,425 SQ.FT		40 SQ.FT	71.25 SQ.FT	1,313.75 SQ.FT		1,313.75 SQ.FT
5 TH FLOOR	1,425 SQ.FT	1,425 SQ.FT	1,425 SQ.FT		40 SQ.FT	71.25 SQ.FT	1,313.75 SQ.FT		1,313.75 SQ.FT
6 TH FLOOR	1,425 SQ.FT	1,425 SQ.FT	1,425 SQ.FT		40 SQ.FT	71.25 SQ.FT	1,313.75 SQ.FT		1,313.75 SQ.FT
7 TH FLOOR	1,425 SQ.FT	1,425 SQ.FT	1,425 SQ.FT		40 SQ.FT	71.25 SQ.FT	1,313.75 SQ.FT		1,313.75 SQ.FT
8 TH FLOOR	1,425 SQ.FT	1,425 SQ.FT	1,425 SQ.FT		40 SQ.FT	71.25 SQ.FT	1,313.75 SQ.FT		1,313.75 SQ.FT
9 TH FLOOR	1,425 SQ.FT	1,425 SQ.FT	1,425 SQ.FT		40 SQ.FT	71.25 SQ.FT	1,313.75 SQ.FT		1,313.75 SQ.FT
10 TH FLOOR	1,425 SQ.FT	1,425 SQ.FT	1,425 SQ.FT		40 SQ.FT	71.25 SQ.FT	1,313.75 SQ.FT		1,313.75 SQ.FT
MECHANICAL ROOF	930 SQ.FT	930 SQ.FT	930 SQ.FT		930 SQ.FT		0 SQ.FT		0 SQ.FT
BULKHEAD	1,088 SQ.FT	1,088 SQ.FT	1,088 SQ.FT		1,088 SQ.FT		0 SQ.FT		0 SQ.FT
TOTAL	20,006 SQ.FT	16,393 SQ.FT	14,905 SQ.FT	2,576 SQ.FT	4,177 SQ.FT	680.2 SQ.FT	10,249.25 SQ.FT	2,374.55 SQ.FT	12,623.8 SQ.FT

ZONING ANALYSIS

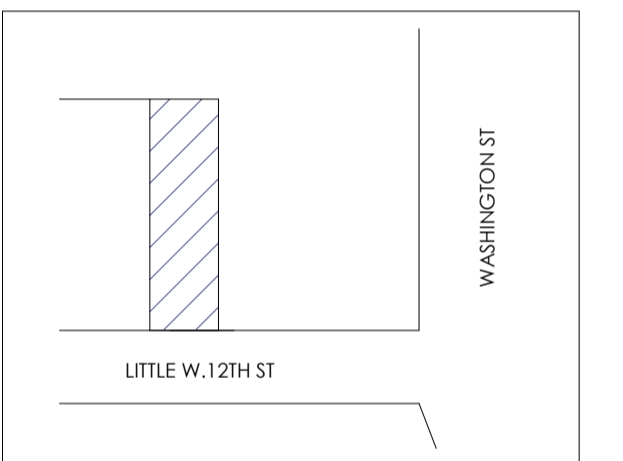
ZONING REGULATION	ZR SECTION	PERMITTED / REQUIRED BY UNDERLYING ZONING DISTRICT	PROPOSED	COMPLIANCE / LACK OF COMPLIANCE AND NOTES
PERMITTED USE	ZR 42-10	USE GROUP II - RESIDENTIAL IN M1-5 AND M1-6 DISTRICTS, EXCEPT FOR M1-6D DISTRICTS, LOCATED WITHIN THE RECTANGLE FORMED BY WEST 23RD STREET, FIFTH AVENUE, WEST 31 TH STREET, AND EIGHT AVENUE, NO NEW DWELLING UNITS SHALL BE PERMITTED. USE GROUP III - COMMUNITY FACILITIES USE GROUP VI - COMMERCIAL	USE GROUP II - RESIDENTIAL USE GROUP VI - SERVICE ESTABLISHMENTS (EATING AND DRINKING ESTABLISHMENT)	VARIANCE REQUIRED FOR USE GROUP II
FLOOR AREA	ZR 43-10	MAX PERMITTED FLOOR AREA RATIO = 5.0 X 2,581 SF = 12,905 SF MAX PERMITTED FLOOR AREA RATIO FOR COMMUNITY FACILITY =	RESIDENTIAL ZF: 10,249 SF COMMERCIAL ZF: 2,374 SF TOTAL ZF: 12,623 SF / 2,581 SF = 4.89 F.A.R.	COMPLIES
NUMBER OF DWELLING UNITS	ZR 23-22	FOR RESIDENTIAL USE IN R6-R10, FACTOR FOR DETERMINING MAX NUMBER OF DWELLING UNITS = 680 12,623 / 680 = 18.56 = 18 UNITS	7 UNITS	COMPLIES
YARDS	ZR 43-26	SIDE YARDS NO SIDE YARD IS REQUIRED. IF PROVIDED, AT LEAST 8FT	NONE PROVIDED	COMPLIES
	ZR 43-26	REAR YARDS MIN 30 FT	30' FT REAR YARD PROVIDED	COMPLIES
HEIGHT AND SETBACK REGULATIONS	ZR 43-43	MAX. BUILDING HEIGHT: 85 FT OR 6 STORIES, WHICHEVER IS LESS ABOVE SUCH MAX HEIGHT AND BEYOND THE INITIAL SETBACK DISTANCE, THE BUILDING SHALL NOT PENETRATE THE SKY EXPOSURE PLANE. SKY EXPOSURE PLANE, AFTER 85 FT SLOPE OVER ZONING LOT: ON NARROW STREET; VERTICAL DISTANCE = 2.7, HORIZONTAL DISTANCE = 1 INITIAL SETBACK DISTANCE: 20 FT ON NARROW STREET & 15 FT ON WIDE STREET	MAX BUILDING HEIGHT: 133'-4" INITIAL SETBACK DISTANCE: 20'-3"	SETBACK COMPLIES SKY EXPOSURE PLANE WAIVER REQ.
PERMITTED OBSTRUCTIONS	ZR 43-42	IN ALL M DISTRICTS, THE OBSTRUCTIONS SET FORTH IN SECTION 23-621 AS WELL AS THE FOLLOWING OBSTRUCTIONS SHALL BE PERMITTED TO PENETRATE A MAXIMUM HEIGHT LIMIT OR A SKY EXPOSURE PLANE SET FORTH IN SECTION 43-43. ZR 23-621: IN ALL RESIDENCE DISTRICTS, THE FOLLOWING OBSTRUCTIONS SHALL BE PERMITTED TO PENETRATE A MAXIMUM HEIGHT LIMIT OR SKY EXPOSURE PLANE. THESE ALLOWANCES ARE GENERALLY COMMON TO RESIDENCE, COMMERCIAL AND MANUFACTURING DISTRICTS. ZR 23-622: IN ALL RESIDENCE DISTRICTS, THE OBSTRUCTIONS SET FORTH IN SECTION 23-621 (GENERAL PERMITTED OBSTRUCTIONS), AS WELL AS THE FOLLOWING OBSTRUCTIONS, SHALL BE PERMITTED TO PENETRATE A MAXIMUM HEIGHT LIMIT OR SKY EXPOSURE PLANE. A) BALCONIES, UNENCLOSED, SUBJECT TO THE PROVISIONS OF SECTION 23-13.		
BALCONIES	ZR 23-13 ZR 23-132	IN THE DISTRICT R6-R10, BALCONIES MAY PROJECT INTO OR OVER ANY REQUIRED OPEN AREA WITHIN A PUBLICLY ACCESSIBLE OPEN AREA, A REAR YARD, AN INITIAL SETBACK DISTANCE, ANY OPEN AREAS NOT OCCUPIED BY TOWERS, ANY REQUIRED SIDE OR REAR SETBACKS, OR ANY REQUIRED OPEN SPACE, PROVIDED THAT SUCH BALCONY SHALL: A) NOT PROJECT BY A DISTANCE GREATER THAN 7FT AS MEASURED FROM THE PLANE SURFACE OF THE BUILDING WALL FROM WHICH IT PROJECTS. B) NOT PROJECT INTO THE MINIMUM REQUIRED DISTANCE BETWEEN BUILDINGS ON THE SAME ZONING LOT F) HAVE AN AGGREGATE WIDTH, AT THE LEVEL OF ANY STORY, NOT EXCEEDING 50% OF THE WIDTH AT THAT LEVEL OF THE PLANE SURFACE OF THE BUILDING WALL FROM WHICH IT PROJECTS.	BALCONY WIDTH: 7'-0"	COMPLIES
ACCESSORY OFF-STREET PARKING	ZR 44-01 ZR 25-20	EXCEPT AS OTHERWISE PROVIDED IN THIS SECTION, THE REGULATIONS OF THIS CHAPTER ON PERMITTED OR REQUIRED ACCESSORY OFF-STREET PARKING SPACES APPLY TO MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITIES USES. IN DISTRICT M1-5, FOR NON-RESIDENTIAL USE, NONE REQUIRED. THE RESIDENTIAL DISTRICT EQUIVALENCY IS UNKNOWN, SO IT IS UNCLER WHICH R DISTRICT WOULD APPLY TO DETERMINE THE PARKING REQUIREMENTS.	NONE PROVIDED	COMPLIES
BIYCLE PARKING	ZR 25-81	1 PER 2 DWELLING UNITS	4 PARKING SPOTS	COMPLIES
STREET TREE PLANTING	ZR 26-41	1 FOR EVERY 25'-0" FOR LOT FRONTAGE: 25 FT / 25 = 1 TREE REQUIRED		COMPLIES
FLOOD MAP	ZR 64-11	APPENDIX G STRUCTURAL OCCUPANCY CATEGORY II. MINIMUM ELEVATION OF LOWEST FLOOR: DFE = BFE	MINIMUM ELEVATION OF LOWEST FLOOR: DFE= 11'-0" + 2'-0" = 13'-0" BASE PLAN ELEVATION: 13'-0"	COMPLIES
FLOOD-RESISTANT BUILDING			MINIMUM ELEVATION OF LOWEST FLOOR: DFE= 11'-0" + 2'-0" = 13'-0" BASE PLAN ELEVATION: 13'-0"	COMPLIES
FLOOD-RESISTANT CONSTRUCTION ELEVATION			MINIMUM ELEVATION OF LOWEST FLOOR: DFE= 11'-0" + 2'-0" = 13'-0" BASE PLAN ELEVATION: 13'-0"	COMPLIES
FLOOD-RESISTANT CONSTRUCTION STANDARDS			MINIMUM ELEVATION OF LOWEST FLOOR: DFE= 11'-0" + 2'-0" = 13'-0" BASE PLAN ELEVATION: 13'-0"	COMPLIES
HIGH-RISK FLOOD ZONE			MINIMUM ELEVATION OF LOWEST FLOOR: DFE= 11'-0" + 2'-0" = 13'-0" BASE PLAN ELEVATION: 13'-0"	COMPLIES
MEASUREMENT OF HEIGHT	ZR 64-22	ALL HEIGHT MEASUREMENTS IN FLOOD ZONES, INCLUDING THE NUMBER OF STORIES PERMITTED, AS APPLICABLE, MAYBE MEASURED FROM THE REFERENCE PLANE.	BUILDING HEIGHTS ARE MEASURED FROM THE REFERENCE PLANE	COMPLIES
GROUND FLOOR USE	ZR 64-222	PARKING, STORAGE AND BUILDING ACCESS	PARKING GARAGE, STORAGE OR BUILDING ACCESS	

MARIN ARCHITECTS

57 W 38TH ST NEW YORK NY 10018
212 463 8480 INFO@MARINARCHITECTS.COM
CONSULTING ENGINEERS

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC REVISIONS OF ANY PORTIONS OF THESE DRAWINGS IN WHOLE OR IN PART BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF MARIN ARCHITECTS. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF MARIN ARCHITECTS. ALL COPYRIGHTS RESERVED © 2019.

KEY PLAN



CLIENT:

NOVAC NOURY

PROJECT NAME:

51 LITTLE W.12TH ST

PROJECT ADDRESS:

51 LITTLE WEST 12TH STREET
NEW YORK, NY 10014
BLOCK 645, LOT 21

DWG TITLE:

ZONING & BUILDING CODE ANALYSIS

SEAL

DATE:	10/15/25
PROJECT No:	JOB # 24868
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-001.00

DOB SCAN STICKER

BSA and General Notes:

- All work and site conditions shall substantially conform to drawings filed at Board of Standards and Appeals (BSA). All partitions and exits shall be approved by the Department of Buildings (DOB).
- DOB shall ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of the plans/configurations not related to the relief granted.
- No noise application at grade and no noise amplification devices will be added in outdoor areas.
- All signage shall comply with underlying zoning district regulations subject to DOB review and approval. BSA is not waiving signage requirements and no signage waivers are being requested.
- The BSA's approval of the instant plans does not constitute any waiver of any flood regulations that may apply to the Premises. The applicant must comply with all applicable flood regulations, including Article 6, Chapter 4, of the Zoning Resolution and Appendix G of the Building Code, as reviewed and approved by the Department of Buildings.
- The proposed project shall used electricity to power HVAC systems.
- Construction Protection Plan will be submitted to Landmarks Preservation Commission (LPC) for review prior to the start of construction.

GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW AND FAMILIARIZE HIMSELF WITH THE GENERAL NOTES AND SPECIFICATION DRAWINGS AND TO DETERMINE WHICH NOTES APPLY DIRECTLY TO HIS RESPONSIBILITY. ALL SEPARATE SUBTRADES WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL WORK INDICATED OR INFERRED ON THE DRAWINGS WILL BE DEEMED AND INCLUDED IN ALL CONTRACTORS' COSTS.
2. THE A/E SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF ANY AND ALL WORK.
3. THE GENERAL CONTRACTOR SHALL HAVE HAD EXPERIENCE ON AT LEAST THREE PROJECTS INVOLVING QUALITIES AND COMPLEXITIES OF AT LEAST EQUAL TO THOSE REQUIRED UNDER ALL DIVISIONS DETAILED IN THESE DRAWINGS.
4. THE FOLLOWING TERMS SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE "CONSTRUCTION SUBCONTRACTOR" "GENERAL CONTRACTOR," AND "CONTRACTOR."
5. EACH SUBCONTRACTOR PRIOR TO CONTRACTION, AND AS ANTICIPATED OR INFERRED PRIOR TO PRICING OR BIDDING SHALL VERIFY ALL JOB CONDITIONS, DIMENSIONS AND DETAILS.
6. ANY AND ALL WORKERS PERFORMING WORK ON THIS PROJECT SHALL BE SKILLED WORKMEN IN THEIR RESPECTIVE TRADES.
7. THE CONTRACTOR SHALL FULLY UNDERSTAND ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK ON ALL DRAWINGS.
8. ANY AND ALL WORK SHALL BE COMPLIANT WITH LOCAL AND MUNICIPAL BUILDING CODES THAT ARE APPLICABLE, AS WELL AS ALL REGULATORY AGENCIES INCLUDING, BUT NOT LIMITED TO, OSHA, ETC. GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.
9. SCHEDULING OF ALL WORK TO CONFORM TO THE CONSTRUCTION SCHEDULE AND COOPERATION WITH OTHER CONTRACTORS IN THE REQUIRED SEQUENTIAL INSTALLATION IS THE GENERAL CONTRACTORS RESPONSIBILITY AS APPROVED BY THE ARCHITECT.
10. 10. THE A/E AND THE OWNER RESERVE THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK OF THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES. HE SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK.
11. ALL WORK IS TO CONFORM TO CONSTRUCTION DRAWINGS AND SPECIFICATIONS AND SHALL BE NEW AND BEST QUALITY OF THE KINDS SPECIFIED.
12. THE CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION (A.I.A. DOCUMENT #G-704) UPON COMPLETION OF THE JOB.
13. DRAWINGS ARE NOT TO BE SCALED; DIMENSIONS GOVERN.
14. SUBMITTING IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO THE A/E FOR REVIEW AND APPROVAL SHALL BE THE CONTRACTORS RESPONSIBILITY. UNTIL A SIGNED AUTHORIZATION TO PROCEED IS RETURNED TO THE GENERAL CONTRACTOR, NO WORK IS TO PROCEED.
15. MATERIAL CHANGE REQUESTS WILL BE CONSIDERED BY THE A/E ON AN INDIVIDUAL BASIS. THE GENERAL CONTRACTOR SHALL SUBMIT SAMPLES AND CUTS FOR WRITTEN APPROVAL BY THE A/E PRIOR TO THE START OF ANY WORK. NO MATERIAL SUBSTITUTIONS SHALL BE MADE.
16. AS DIRECTED BY THE SUPPLIER/MANUFACTURER, IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARD PRACTICE ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED.
17. THE DELIVERY, HANDLING, AND INSTALLATION OF MATERIALS, EQUIPMENT, AND DEBRIS MUST BE ARRANGED TO AVOID ANY INCONVENIENCE AND ANNOYANCE TO OTHER TENANTS. DEMOLITION AND OTHER WORK WHICH CREATES DISTURBING NOISE MUST BE SCHEDULED WITH BUILDING MANAGEMENT AND PERFORMED DURING HOURS PERMITTED.
18. EQUIPMENT AND OTHER PROPERTY BELONGING TO THE BUILDING SHALL ALSO RECEIVE PROTECTION AND REFURBISHING IF DAMAGED IN THE COURSE OF CONSTRUCTION, TO THE SATISFACTION OF THE OWNER.
19. ALL SUBCONTRACTORS' SHOP DRAWINGS SHALL BE SUBMITTED TO THE A/E FOR APPROVAL THROUGH THE CONSTRUCTION MANAGER PRIOR TO WORK BEING PERFORMED, UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL ASSIGN ONE TOILET AREA FOR THE WORKMEN, AND THE G.C. SHALL BE RESPONSIBLE FOR CLEANING, MAINTAINING, AND UPON COMPLETION OF THE WORK, RESTORING IT TO ITS ORIGINAL CONDITION.
21. CONSTRUCTION PERSONNEL MUST CARRY PROPER IDENTIFICATION AT ALL TIMES.
22. ALL FIRE EXITS SHALL BE KEPT CLEAR AND ACCESSIBLE AT ALL TIMES.
23. ALL ELECTRIC HAND TOOLS MUST BE GROUNDED PROPERLY.
24. INDUSTRY STANDARD AND APPROVED PROTECTIVE EYE GOGGLES WILL BE WORN DURING ANY CUTTING, WHETHER BY HAND OR BY MECHANICAL MEANS, OF FLOORS, WALLS, AND ARCHES.
25. IN THE WORK AREAS ALL WINDOWS SHALL BE KEPT CLOSED.
26. ALL DAMAGED LADDERS, BAKERS, AND ROLLING SCAFFOLDING WILL BE IMMEDIATELY REMOVED FROM THE JOB SITE. ALL LADDERS, BAKERS, AND SCAFFOLDING SHALL BE IN GOOD OPERATING CONDITION.
27. FIRE EXTINGUISHERS MUST BE KEPT ON THE JOB SITE DURING CONSTRUCTION.
28. THOROUGH VACUUM CLEANING OF ALL CARPETED AREAS, CLEANING OF ALL FLOORING, MILLWORK, ETC. AND UNCOVERING AND VACUUMING OUT OF ALL CONNECTOR UNITS AFTER THE INSTALLATION IS COMPLETED, AND THE MAINTAINING OF CONDITIONS THROUGH THE TENANTS MOVE-IN IS THE RESPONSIBLE OF EACH CONTRACTOR.
29. 29. CLEAN UP AND REMOVAL FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, AND SALVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION AND/OR THE DELIVERY AND INSTALLATION OF ANY PRODUCTS, MATERIALS, OR EQUIPMENT IS THE RESPONSIBILITY OF EACH CONTRACTOR THAT IS PART OF HIS CONTRACT.
30. EACH CONTRACTOR SHALL MAINTAIN THE WORK AREA AND THE AREAS INVOLVED IN THE DELIVERY OF MATERIALS FOR CLEANLINESS BEFORE AND AFTER HIS MATERIAL DELIVERY.
31. HAVING A COMPETENT SUPERINTENDENT/FOREMAN ON THE PREMISES AT ALL TIMES WHEN WORK IS IN PROGRESS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
32. RESPONSIBILITY FOR ALL COSTS INCURRED FOR DAMAGES CAUSED BY HIS WORKFORCE/SUBCONTRACTORS LIES ON THE GENERAL CONTRACTOR.33. THE GENERAL CONTRACTOR IS TO INSTALL ADEQUATE PROTECTION OF BUILDING PAPER, MASONITE, OR THEIR APPROVED MATERIAL ON ALL.
33. FINISHED SURFACES AS DIRECTED BY THE BY ARCHITECT/B.S. PRIOR TO THE OWNER'S MOVING DATE, AND SHALL REMOVE SAME FOLLOWING COMPLETION OF THE MOVE.
34. G. C. SUBCONTRACTOR SHALL SECURE ALL PERMITS FORM ALL APPLICABLE AGENCIES HAVING JURISDICTION FOR EACH FOR THIS PROJECT.
35. OWNER SHALL ARRANGE WITH THE ARCHITECT OF RECORD, A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT ACCEPTABLE BY THE ARCHITECT OF RECORD TO EMPLOY HIS SERVICES FOR ALL ITEMS OF CONTROLLED INSPECTIONS AND PAY FOR SAME.
36. G.C. SHALL RETAIN ONLY LICENSED CONTRACTORS FOR PLUMBING, ELECTRICAL OR ANY OTHER TRADE THAT MAY REQUIRE LICENSING
37. G.C. OR HIS SUB-CONTRACTOR HAVING JURISDICTION SHALL CALL FOR ALL INSPECTIONS OF HIS WORK, GET WRITTEN SIGN-OFFS REQUIRED.

CONSTRUCTION NOTES:

38. AT THE TIME OF PERMIT SECURE, CONTRACTOR WILL BE FURNISHED WITH APPROVED PLANS AND APPLICATIONS FOR THIS PROJECT. SHOULD HE REQUIRE PRINTS OR SEPIAS FOR HIS OR HIS SUB-CONTRACTORS USE HE SHALL REIMBURSE THE ARCHITECT OF RECORD FOR SAME.
39. G.C. SHALL MAINTAIN ALL FORMS OF INSURANCE INCLUDING WORKMANS COMPENSATION AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
40. WHERE NECESSARY, OWNER SHALL PAY ALL COSTS CHARGED BY UTILITY COMPANIES FOR MAKING SERVICE CONNECTIONS, INCLUDING ALL INSTALLATION CHARGES NORMALLY ASSESSED AGAINST THE OWNER AND ALL COST OF INSPECTIONS OR TESTS BY UTILITY COMPANIES OR AUTHORITIES AND FINAL ADJUSTMENT OF FEES WITH LOCAL AUTHORITIES.
41. IT SHALL BE THE DUTY OF THE G. C./C. M. TO COMPLY AND TO REQUIRE ALL AGENTS OF THE G. C./C. M. TO COMPLY WITH ALL FEDERAL, STATE, COUNTY AND MUNICIPAL LAWS, ORDINANCES AND REGULATIONS IN THE CONSTRUCTION AND COMPLETION OF THE WORK HEREIN PROVIDED FOR. THE G. C./C. M. SHALL BE SOLELY RESPONSIBLE FOR AND SHALL SAVE THE OWNER HARMLESS FROM ANY AND ALL DAMAGES AND COSTS ON ACCOUNT OF ACCIDENTS OR INJURIES TO PERSONS OR PROPERTY OR PENALTIES THAT MAY BE OCCASIONED BY OR RESULT FROM THE FAILURE OR NEGLIGENCE OF THE G. C./ C. M. TO COMPLY WITH SAID FEDERAL, STATE, COUNTY AND MUNICIPAL LAWS, ORDINANCES AND REGULATIONS OR FROM ANY OTHER FAILURE OR NEGLIGENCE OF THE G. C./C. M. OR OF ANY AGENT OF THE CONTRACTOR IN THE PERFORMANCE OF THIS CONTRACT.
42. ALL WORK SHALL CONFORM TO THE LOCAL BUILDING CODE AND ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
43. CONTRACTOR SHALL PROVIDE ALL PERMITS AND SIGN OFFS FOR WORK TO BE PERFORMED.
44. THE FOLLOWING REQUIREMENTS ARE PART OF THE CONTRACT AND SHALL APPLY TO ALL WORK UNDER THE CONTRACT. THIS SPECIFICATION INCLUDES CERTAIN ITEMS OF GENERAL NATURE THAT APPLY TO THE WORK AS A WHOLE. SUCH REQUIREMENTS SHALL ALSO APPLY TO, AND BE MADE PART OF, EACH SECTION OF THE SPECIFICATIONS, AS THEY ARE APPLICABLE TO THE WORK OF THIS PROJECT.
45. THE CONTRACTOR SHALL MAINTAIN ALL FORMS OF INSURANCE INCLUDING WORKMANS COMPENSATION AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
46. THE CONTRACTORS ARE TO VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS AT SITE PRIOR TO PROCEEDING WITH THE WORK AND IMMEDIATELY NOTIFYING THE ARCHITECT AS TO ANY DISCREPANCIES.
47. THE CONTRACTOR SHALL PROVIDE ALL MEANS OF PROTECTION REQUIRED AND NEEDED FOR THE PROPERTY, ADJOINING PROPERTY, WORKERS AND PEDESTRIANS IN ACCORDANCE WITH THE LOCAL BUILDING CODE AND OTHER AGENCIES HAVING JURISDICTION. THIS PROTECTION SHALL BE MAINTAINED THROUGHOUT THE ENTIRE PERIOD OF THE WORK.
48. UNLESS OTHERWISE NOTED, ALL MATERIALS USED ON THE PROJECT SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KINDS.
49. ALL CONSTRUCTION IS TO BE CONFINED TO THE AREA OF WORK AND SHALL NOT CREATE ANY INCONVENIENCE SUCH AS DUST, DIRT, NOISE, ETC. TO ANY OTHER SPACE WITHIN THE BUILDING. CONTRACTOR TO PROVIDE PROTECTION TO ALL PROPERTY, WORKERS AND PEDESTRIANS IN ACCORDANCE WITH LOCAL BUILDING CODES, INCLUDING NO INTERRUPTION OF ESSENTIAL SERVICES INCLUDING HEAT, HOT WATER, ELECTRICITY AND SECURITY.
50. ALL REMOVAL WORK SHALL BE PERFORMED IN A NEAT AND ORDERLY MANNER AND THE WORK SHALL CONFORM TO THE LOCAL CODES, REGULATIONS AND OTHER AGENCIES HAVING JURISDICTION. ALL ITEMS REMOVED FROM THE PREMISES AND NOT SCHEDULED FOR REUSE SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE SITE.
51. ALL AREAS DISTURBED BY THE NEW WORK SHALL BE PATCHED TO MATCH EXISTING ADJACENT SURFACES.
52. ALL ELECTRICAL WORK TO BE DONE ACCORDING TO THE LOCAL ELECTRICAL CODE.
53. ALL WORK SHOWN IN DIAGRAMMATIC AND SHALL BE INSTALLED TO FIT ACTUAL BUILDING CONDITIONS. CONTRACTOR SHALL, AS PART OF CONTRACT, FURNISH ALL INCIDENTALS NECESSARY TO LEAVE EACH PART OF THE THE WORK COMPLETE AND READY FOR OPERATION.
54. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, NOTES, ETC. AT THE SITE AND REPORT TO THE ARCHITECT, ALL DISCREPANCIES AND OTHER CONDITIONS NOT NOTED BEFORE PROCEEDING WITH THE WORK.
55. WATER DISTRIBUTION SYSTEM PIPING SHALL BE COPPER PIPE, COPPER TUBING, OR AS PER PLUMBING DRAWINGS.
56. CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES, TO ARCHITECTS FOR APPROVAL.
57. ALL STRUCTURAL STEEL WORK SHALL CONFORM WITH ALL REQUIREMENTS OF THE LOCAL BUILDING CODE AND WITH AISC SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS, ELECTRICITY AND SECURITY.
58. PERSONNEL AND PROPERTY SHALL BE SAFEGUARDED AT ALL TIMES, WHEN HOISTING, PLACING, OR DELIVERING EQUIPMENT, MATERIALS AND TOOLS ALONG SIDE. OVER OR ON EXISTING STRUCTURES, THE G.C. SHALL BE REQUIRED TO EXERCISE ALL DUE SAFETY PRECAUTIONS TO PREVENT ACCIDENTS. THE G.C. SHALL BE RESPONSIBLE FOR ENFORCING ALL MEASURES NECESSARY TO PREVENT ACCIDENTS AND FIRES.
59. IT SHALL BE THE DUTY OF THE G. C. TO COMPLY AND TO REQUIRE ALL AGENTS OF THE G. C. TO COMPLY, WITH ALL FEDERAL, STATE, COUNTY AND MUNICIPAL LAWS, ORDINANCES AND REGULATIONS OR FROM ANY OTHER FAILURE OR NEGLIGENCE OF THE G.C. OR OF ANY AGENT OF THE CONTRACTOR IN THE PERFORMANCE OF THIS CONTRACT.
60. IN THE CONSTRUCTION AND COMPLETION OF THE WORK HEREIN PROVIDED FOR THE G. C. SHALL BE SOLELY RESPONSIBLE FOR AND SHALL SAVE THE OWNER HARMLESS FROM ANY AND ALL DAMAGES AND COSTS ON ACCOUNT OF ACCIDENTS OR INJURIES TO PERSONS OR PROPERTY OR PENALTIES THAT MAY BE OCCASIONED BY OR RESULT FROM THE FAILURE OR NEGLIGENCE OF THE G. C. TO COMPLY WITH SAID FEDERAL, STATE, COUNTY AND MUNICIPAL LAWS, ORDINANCES AND REGULATIONS OR FROM ANY OTHER FAILURE OR NEGLIGENCE OF THE G. C. OR OF ANY AGENT OF THE CONTRACTOR IN THE PERFORMANCE OF THIS CONTRACT.

REFLECTED CEILING NOTES:

1. SEE ENGINEERS DRAWINGS FOR ALL CEILING DIFFUSERS, DUCTWORK LAYOUTS, TRANSFER DUCTS, FUSIBLE LINK DAMPERS, ETC. CONSTRUCTION DRAWINGS INDICATE DIFFUSERS FOR LOCATION ONLY. WHERE DISCREPANCIES OCCUR BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS REGARDING LOCATIONS, ARCHITECTURAL DRAWINGS SHALL GOVERN.
2. CONTRACTOR SHALL PROVIDE A COMPOSITE CEILING PLAN AND NECESSARY SHOP DRAWINGS COORDINATING ALL TRADES, SHOWING THE LOCATION OF SUSPENSION MEMBERS, LIGHT FIXTURES, EMERGENCY AND EXIT LIGHTING, H.V.A.C. FIXTURES, DRAPERY POCKETS, FIRE DAMPERS, ACCESS DOORS, FASCIAS, SOFFITS AND AL OTHER ITEMS PENETRATING OR ATTACHED TO THE CEILING. (REF. CONTRACT SCOPE OF WORK.)
3. SEE ENGINEERS DRAWINGS FOR ADDITIONAL NOTES AND GENERAL INFORMATION.
4. SEE ENGINEERS DRAWINGS FOR ALL LIGHT FIXTURE CIRCUITING, EMERGENCY AND EXIT LIGHTING, SMOKE DETECTORS, STROBE LIGHTING, ALARM SPEAKERS, SWITCHING AND RELATED WORK. LIGHT SWITCHES AND DIMMERS AS INDICATED ON T/MG PLANS ARE FOR LOCATION ONLY. CONTRACTOR IS TO VERIFY ALL LIGHT FIXTURE WATTAGE (MAX.) AND PROVIDE PROPER NUMBER OF SWITCHES AT THAT LOCATION TO SERVICE INDICATED LIGHT FIXTURES.
5. NO CEILING BREAKS WILL BE PERMITTED WITHIN A ROOM, UNLESS OTHERWISE NOTED.
6. NOT USED.
7. ACCESS DOOR LOCATIONS TO BE REVIEWED IN THE FIELD PRIOR TO INSTALLATIONS, AND THEIR LOCATIONS TO BE APPROVED BY THE A/E.
8. SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS. MAINTAIN CEILING HEIGHT THROUGHOUT. NOTIFY ARCHITECT OF ANY COMPLIATIONS WITH HEIGHT.
9. CONTRACTOR TO CLEAN, RELAMP, AND REPLACE ALL FAULTY BALLASTS AND/OR BALLASTS NOT CONFIRMING TO THE LATEST LOCAL BUILDING CODE.
10. CONTRACTOR SHALL PROVIDE AND INSTALL SHALLOW DEPTH FIXTURES AS FIELD CONDITIONS NECESSITATE, WITH THE A/E'S APPROVAL.
11. ALL SWITCHES/DIMMERS TO BE MOUNTED AT 3" - 2" A.F.F. TO CENTER LINE OF SWITCH/DIMMER. MULTIPLE SWITCHES AND/OR DIMMERS TO GANGED AND PROVIDED WITH SINGLE GANG PLATE.
12. EACH CONTRACTOR TO PROVIDE INITIAL LAMPING OF ALL FIXTURES AND INSTALL APPROPRIATE LAMPS AS REQUIRED BY SPECIFIED LIGHT FIXTURE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPATIBILITY OF LIGHTING FIXTURES WITH THE SPECIFIED CEILING SYSTEM.
14. ALL FLUORESCENT FIXTURES SHALL HAVE WARM WHITE LAMPS, U.O.N. -SEE LIGHTING SCHEDULE.
15. NOT USED
16. CONTRACTOR TO PROVIDE APPROPRIATE SIZED CUT-OUT ABOVE CEILING WHERE PARTITION WALLS EXTEND TO SLAB ABOVE, AS REQUIRED FOR CIRCULATION OF RETURN AIR TO H.V.A.C. SYSTEM. FURNISH AND INSTALL FIRE DAMPERS AS REQUIRED TO MAINTAIN THE INTEGRITY OF RATED WALLS.
17. ALL EXHAUST FAN EQUIPMENT TO BE LOCATED OUTSIDE THE SPECIFIED ROOM AND DUCTED INTO THE SPACE TO THE CEILING REGISTER. ALL EXHAUST FANS TO BE CONTROLLED BY A (RED) PILOT LIGHT WALL MOUNTED SWITCH.
18. H.V.A.C. CONTRACTOR IS RESPONSIBLE TO BALANCE THE H.V.A.C. SYSTEM AFTER THE INSTALLATION IS COMPLETED AND IS TO SUBMIT A WRITTEN REPORT TO THE A/E'S OFFICE FOR REVIEW AND APPROVAL.
19. INSTALL DIRECTIONAL ACOUSTICAL TILE WITH THE GRAIN IN ONE DIRECTION ONLY IN ANY SINGLE SPACE, AS DIRECTED BY THE ARCHITECT.
20. SPRINKLER CONTRACTOR TO SUBMIT A LAYOUT SHOP DRAWING TO ARCHITECTS OFFICE FOR REVIEW AND APPROVAL OF ALL SPRINKLER HEAD LOCATIONS PRIOR TO FABRICATION OF ANY WORK.

COORDINATION

1. CONTRACTOR SHALL COORDINATE ALL TRADES AND MATERIALS REQUIRED, AND SHALL BE RESPONSIBLE FOR SCHEDULING ALL LABOR AND FOR COORDINATION WITH OWNER SUPPLIED ITEMS AND WORK.
2. CONTRACTOR SHALL PROVIDE SUPERVISION ADEQUATE FOR THE COMPLETION OF THE WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SITE CONDITIONS TO ENSURE ADEQUATE CLEARANCE FOR MOVING ALL MATERIALS, ASSEMBLIES AND EQUIPMENT TO AND FROM THE SITE AS REQUIRED.
4. EACH SUBCONTRACTOR SHALL IDENTIFY LONG LEAD ITEMS INDEPENDENTLY AND SHALL NOTIFY THE GENERAL CONTRACTOR TO ENSURE THAT PRODUCTS ARE ORDERED AND DELIVERED ON TIME. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY ITEMS REQUIRING LONG LEAD TIMES THAT MAY ADVERSELY EFFECT THE PROJECT SCHEDULE.
5. CONTRACTOR SHALL COORDINATE ALL WORK, TRADES AND SUBMITTALS WITH MANUFACTURERS LEAD TIMES TO ENSURE THAT ALL MATERIALS AND PRODUCTS ARE REVIEWED, ORDERED AND DELIVERED ON SCHEDULE. SUBSTITUTIONS SHALL NOT BE ACCEPTED FOR FAILURE TO COORDINATE SUBMITTALS OR ORDERS WITH MANUFACTURERS' LEAD TIMES.
6. CONTRACTOR SHALL WORK CLOSELY WITH THE OWNER TO COORDINATE DELIVERY AND INSTALLATION OF OWNER-SUPPLIED ITEMS AND WORK. CONTRACTOR SHALL PROVIDE FOR RECEIVING AND STORAGE OF OWNER-SUPPLIED EQUIPMENT, CASEWORK AND FURNITURE.
7. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL OWNER SCHEDULING REQUIREMENTS AND COMMUNICATE REGULARLY WITH THE BUILDING MANAGEMENT, CONTRACT OWNER, AND ARCHITECT.
8. CONTRACTOR SHALL BE RESPONSIBLE TO LAY OUT THE WORK AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES, I.E. PLUMBING, ELECTRICAL, ETC. OR OTHER DISRUPTIVE WORK WITH THE BUILDING OWNER AND ANY AFFECTED TENANTS TO MINIMIZE DISRUPTION. CONTRACTOR TO PROTECT ANY EFFECTED AREAS AND RESTORE FINISHED TO THEIR FORMER CONDITION.
9. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT UPON COMPLETION OF THE PARTITION LAYOUT CHALK LINES. NO STUD OR TRACK SHALL BE INSTALLED WITHOUT THE APPROVAL OF THE ARCHITECT.

SMOKE DETECTOR NOTE

1. SMOKE DETECTORS SHALL BE INSTALLED AS REQUIRED BY SUBCHAPTER 17 ARTICLE 6 ENTITLED "SMOKE DETECTING DEVICES"(C26-1705.01) IN DWELLING UNITS.
2. DETECTORS SHALL BE EITHER IONIZATION CHAMBER OR PHOTOELECTRIC TYPE TO COMPLY WITH RS17-11.
3. UNITS TO BE APPROVED BY THE BOARD OF STANDARDS AND APPEALS ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER OR LISTED BY AN ACCEPTABLE TESTING LABORATORY, SUCH AS, UNDERWRITERS LABORATORY, NORTHBROOK, ILLINOIS, MEA LAB.
4. UNITS SHALL BE INSTALLED IN AREAS DESIGNATED ON PLANS.THEY SHALL BE LOCATED ON OR NEAR THE CEILING AND WITHIN 15'-0" OF ANY ROOMS USED FOR SLEEPING PURPOSED, FOR DWELLING UNITS WITH MULTIPLE LEVELS, WHEN ANY LEVEL HAS ONLY ONE MEANS OF EGRESS, UNITS SHALL BE PROVIDED AT ALL LEVELS.
5. SMOKE DETECTORS SHALL BE INSTALLED AS FOLLOWS: (A) CEILING MOUNT-CLOSE EDGE OF UNIT SHALL BE MINIMUM OF 4" FROM ANY WALL (B) WALL MOUNT-CLOSEST EDGE OF UNIT SHALL BE MINIMUM OF 6"AND A MAXIMUM OF 12" FROM CEILING.

CARBON MONOXIDE DETECTING DEVICE NOTE

1. HARD WIRED CARBON MONOXIDE DETECTORS WITH BATTERY BACK-UP WILL BE PROVIDED IN EACH APARTMENT WITHIN FIFTEEN OF EVERY BEDROOM.
2. SUCH CARBON MONOXIDE DETECTING DEVICE MAY BE COMBINED WITH A SMOKE DETECTING DEVICE THAT COMPLIES WITH THE PROVISIONS OF THIS TITLE AND ANY APPLICABLE RULES PROMULGATED THERE UNDER 27-9812(g)
3. ALL CARBON MONOXIDE DETECTING DEVICES REQUIRED TO BE PROVIDED AND INSTALLED PURSUANT TO THIS ARTICLE SHALL BE OF A TYPE AUTHORIZED BY THE RULES PROMULGATED BY THE COMMISSIONER 27-9812(g)
4. KEEP AND MAINTAIN CARBON MONOXIDE DETECTING DEVICES IN GOOD REPAIR.
5. REPLACE ANY CARBON MONOXIDE DETECTING DEVICES WHICH HAS BEEN STOLEN, REMOVED, FOUND, MISSING OR RENDERED INOPERABLE PRIOR TO THE COMMENCEMENT OF A NEW OCCUPANCY OF A DWELLING UNIT.
6. KEEP SUCH RECORDS AS THE COMMISSIONER SHALL PRESCRIBE RELATING TO THE INSTALLATION AND MAINTENANCE OF CARBON MONOXIDE DETECTING DEVICES IN THE BUILDING AND MAKE SUCH RECORDS AVAILABLE TO THE COMMISSIONER UPON REQUEST

SURFACE STORMWATER MANAGEMENT

TREAT OR RETAIN ON SITE PRECIPITATION EQUIVALENT TO THE 60TH PERCENTILE PRECIPITATION EVENT, WHERE NOT FEASIBLE DUE TO GEOTECHNICAL ISSUES, SOIL CONDITIONS, OR THE SIZE OF THE SITE, TREAT OR RETAIN THE MAXIMUM VOLUME POSSIBLE.

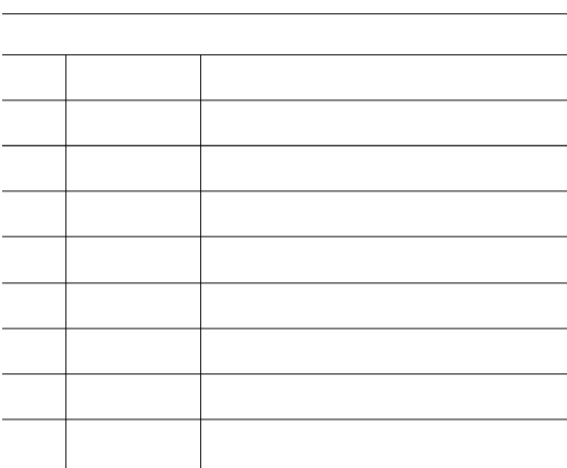
MINIMIZATION OF DISTURBANCE DURING STAGING AND CONSTRUCTION

1. STOCKPILE AND PROTECT HIGH-QUALITY TOPSOIL FROM EROSION, FOR REUSE.
2. CONTROL THE PATH AND VELOCITY OF RUNOFF WITH SILT FENCING OR COMPARABLE MEASURES.
3. PROTECT ERPS, ON-SITE STORM SEWER INLETS, WATERCOURSES AND WATER BODIES WITH STRAW BALES, SILT FENCING, SILT SACKS, ROCK FILTERS, OR COMPARABLE MEASURES.
4. PROVIDE SWALES TO DIVERT SURFACE WATER FROM HILLSIDES.
5. IDENTIFY AND PROTECT SIGNIFICANT, HIGH VALUE TREES DURING CONSTRUCTION (HEALTHY TREE WITH A DIAMETER AT BREAST HEIGHT GREATER THAN 6"). INSTALL TREE PROTECTION FENCING OUTSIDE THE CRITICAL ROOT ZONE.
6. IF SOIL IN A SLOPED AREA IS DISTURBED DURING CONSTRUCTION, USE TIERS, EROSION BLANKETS (GEOTEXTILE MATS), COMPOST BLANKETS, FILTER SOCKS AND BERMS, OR SOME COMPARABLE APPROACH, TO KEEP SOIL STABILIZED.

MARIN ARCHITECTS

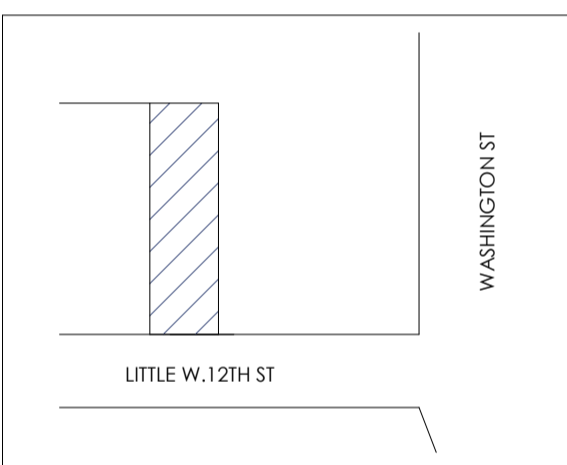
57 W 38TH ST NEW YORK NY 10018
212 463 8480 INFO@MARINARCHITECTS.COM

CONSULTING ENGINEERS



NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC REVISIONS OF ANY PORTIONS OF THESE DRAWINGS IN WHOLE OR IN PART BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF MARIN ARCHITECTS. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF MARIN ARCHITECTS. ALL COPYRIGHTS RESERVED © 2019.

KEY PLAN



CLIENT:

NOVAC NOURY

PROJECT NAME:

51 LITTLE W.12TH ST

PROJECT ADDRESS:

51 LITTLE WEST 12TH STREET
NEW YORK, NY 10014
BLOCK 645, LOT 21

DWG TITLE:

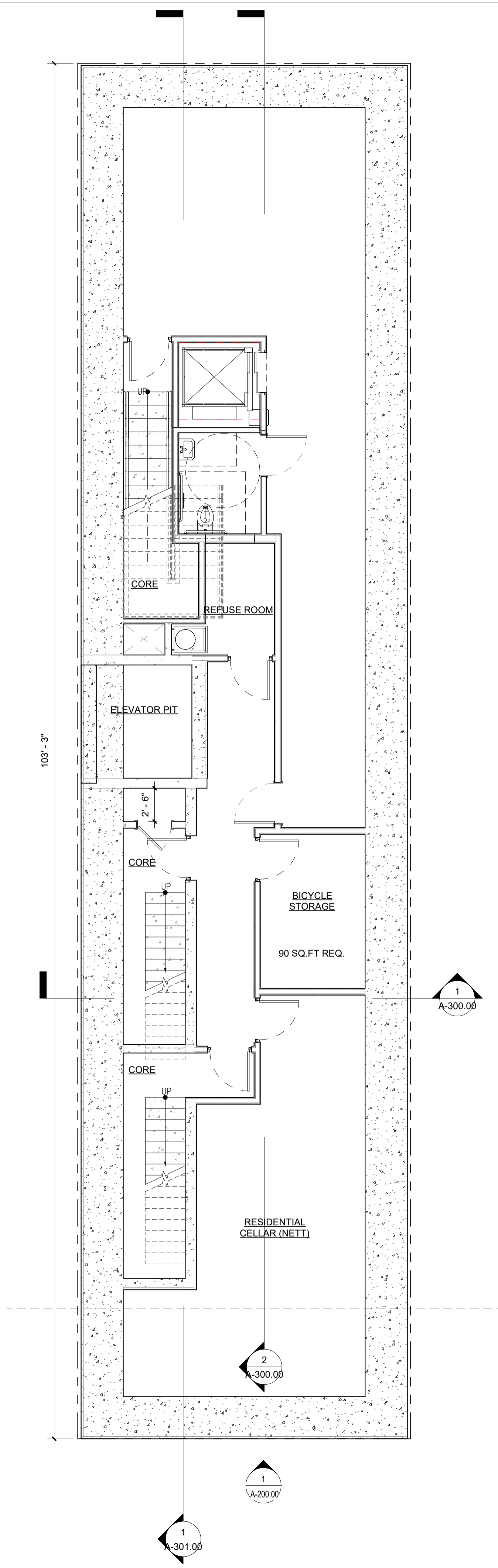
GENERAL NOTES

SEAL

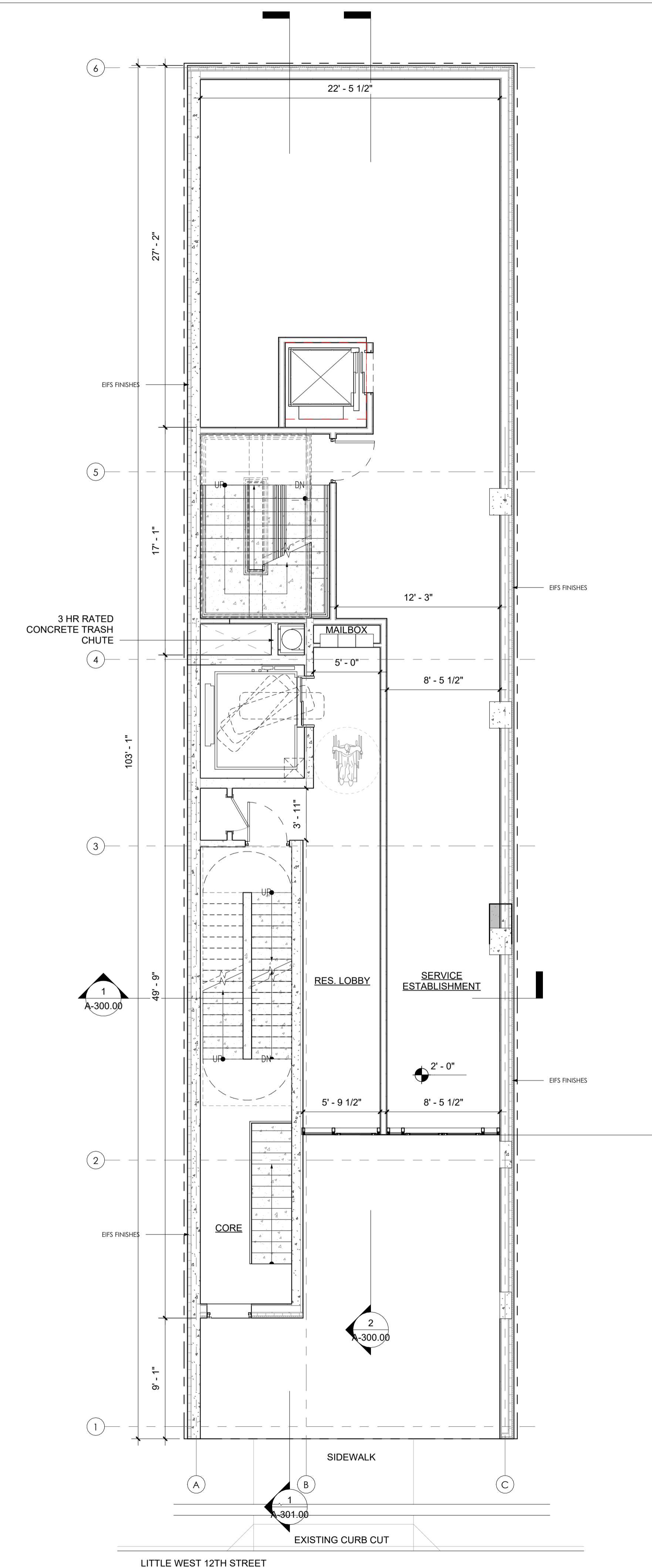


DATE: 10/15/25
PROJECT No: JOB # 24888
DRAWING BY: Author
CHK BY: Checker
DWG No:

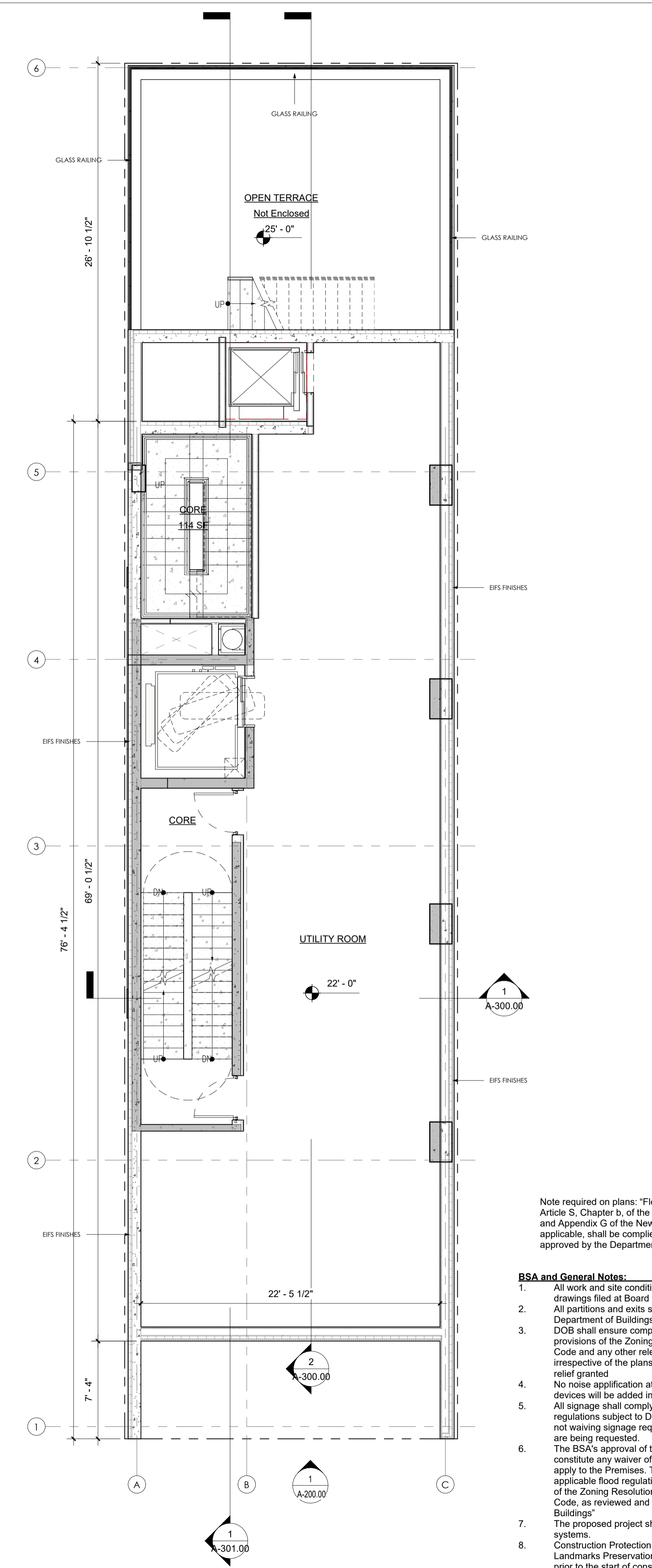
A-004.00



1 CELLAR FLOOR
3/16" = 1'-0"



2 GROUND / 1ST FLOOR
3/16" = 1'-0"



3 2ND FLOOR
3/16" = 1'-0"

Note required on plans: "Flood Regulations, Article S, Chapter b, of the Zoning Resolution and Appendix G of the New York City Building Code, as applicable, shall be complied with as reviewed and approved by the Department of Buildings."

BSA and General Notes:

- All work and site conditions shall substantially conform to drawings filed at Board of Standards and Appeals (BSA). All partitions and exits shall be approved by the Department of Buildings (DOB).
- DOB shall ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of the plans/configurations not related to the relief granted.
- No noise application at grade and no noise amplification devices will be added in outdoor areas.
- All signage shall comply with underlying zoning district regulations subject to DOB review and approval. BSA is not waiving signage requirements and no signage waivers are being requested.
- The BSA's approval of the instant plans does not constitute any waiver of any flood regulations that may apply to the Premises. The applicant must comply with all applicable flood regulations, including Article 6, Chapter 4, of the Zoning Resolution and Appendix G of the Building Code, as reviewed and approved by the Department of Buildings.
- The proposed project shall use electricity to power HVAC systems.
- Construction Protection Plan will be submitted to Landmarks Preservation Commission (LPC) for review prior to the start of construction.

NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC REVISIONS OF ANY PORTIONS OF THESE DRAWINGS IN WHOLE OR IN PART BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF MARIN ARCHITECTS. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF MARIN ARCHITECTS. ALL COPYRIGHTS RESERVED © 2019.

KEY PLAN



CLIENT:

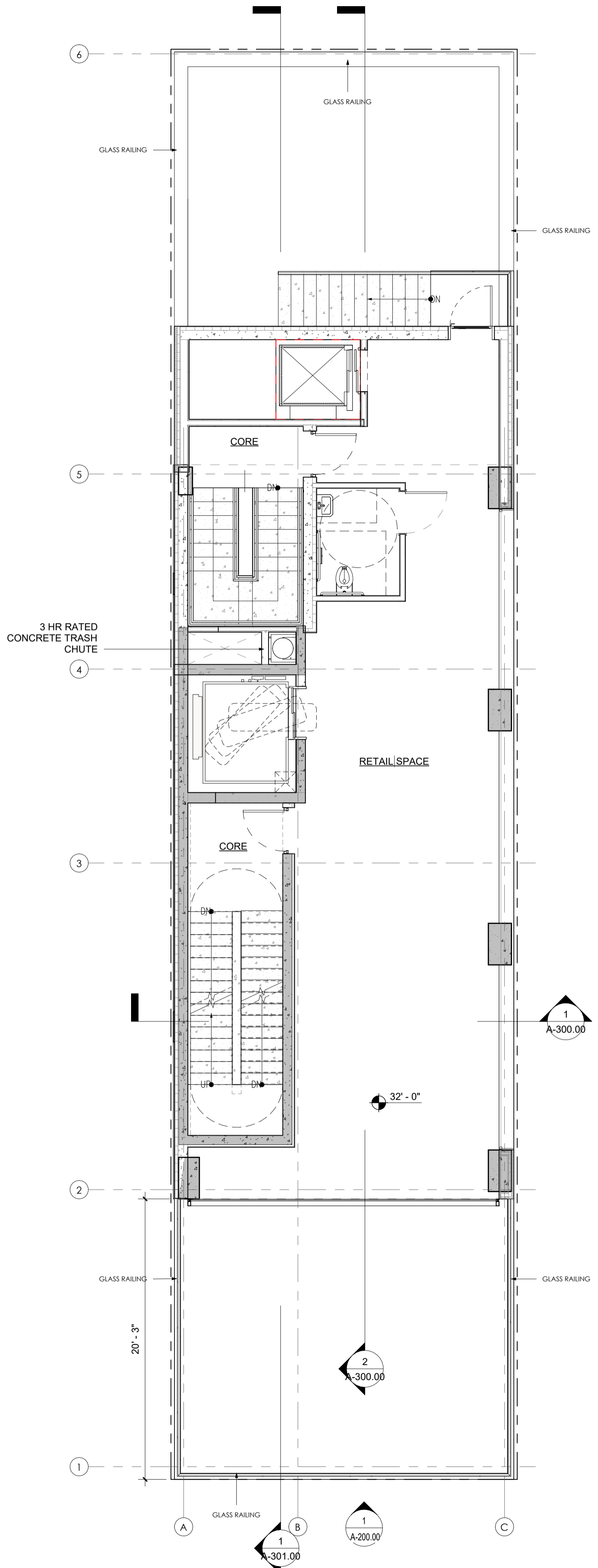
NOVAC NOURY

PROJECT NAME:
51 LITTLE W.12TH ST

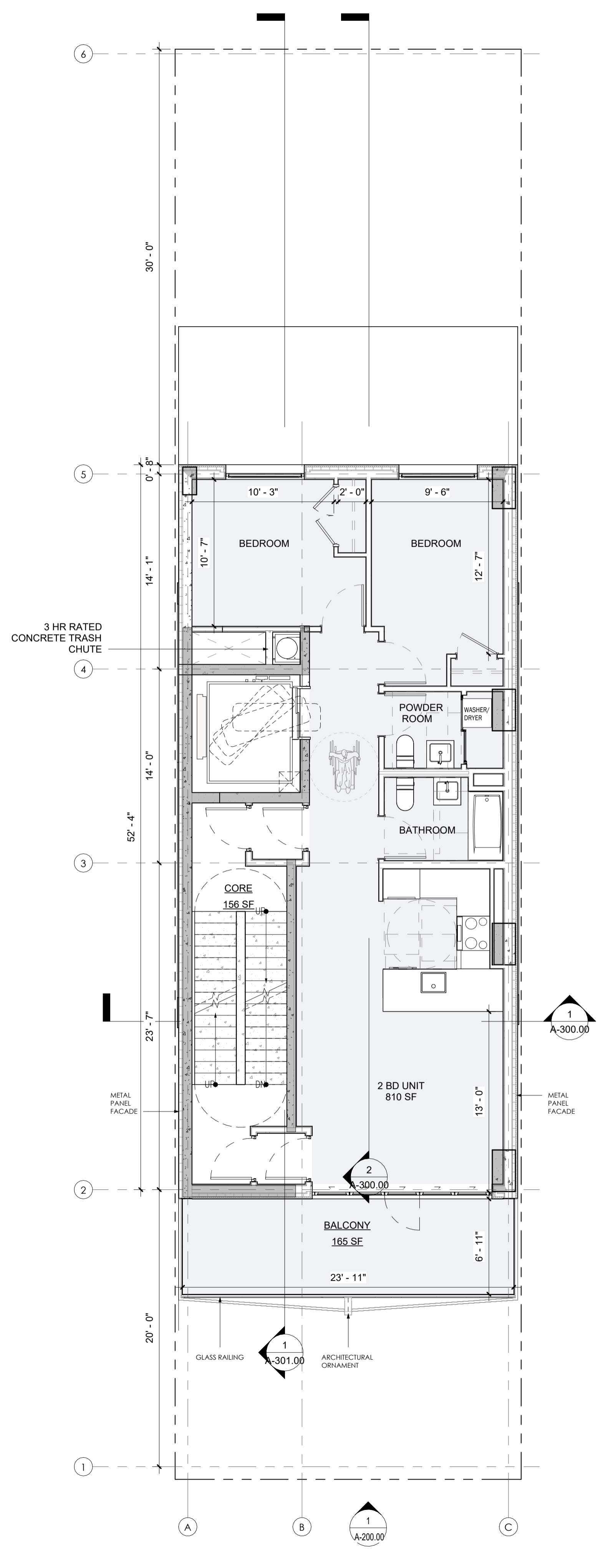
PROJECT ADDRESS:
**51 LITTLE WEST 12TH STREET
NEW YORK, NY 10014
BLOCK 645, LOT 21**

DWG TITLE:
CELLAR, 1ST, 2ND FLOOR

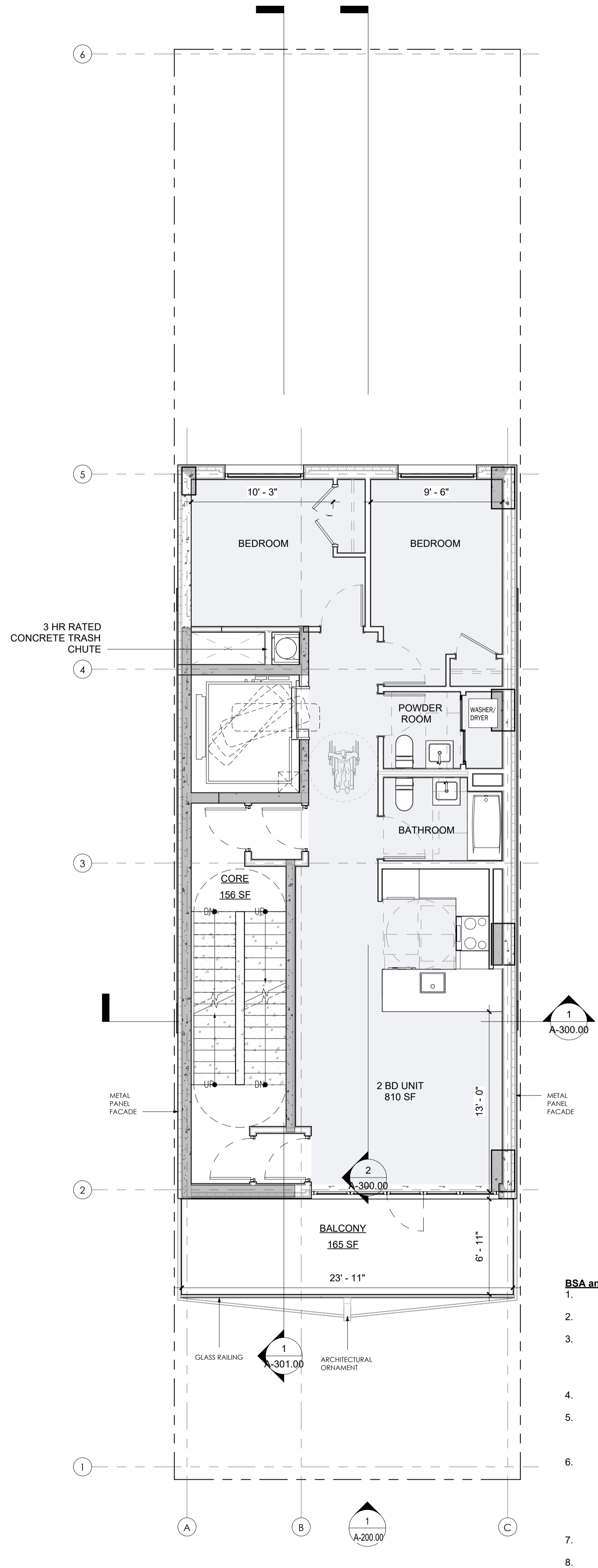
DATE:	10/15/25
PROJECT No:	JOB # 24868
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-100.00



1 3RD FLOOR
3/16" = 1'-0"



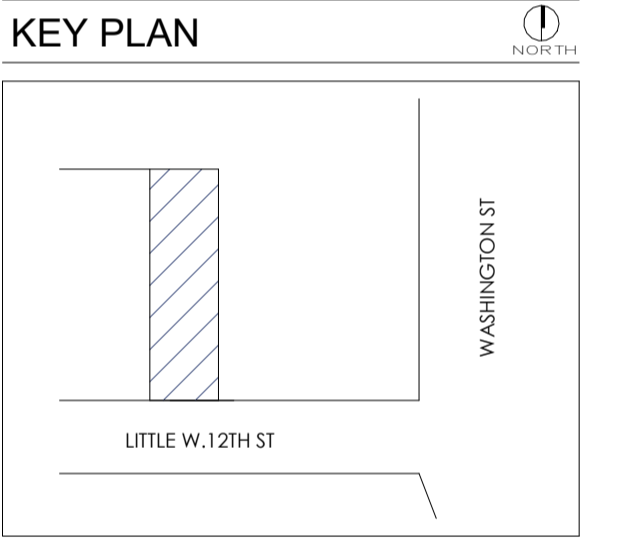
2 4TH FLOOR
3/16" = 1'-0"



3 5TH FLOOR
3/16" = 1'-0"

- BSA and General Notes:**
- All work and site conditions shall substantially conform to drawings filed at Board of Standards and Appeals (BSA).
 - All partitions and exits shall be approved by the Department of Buildings (DOB).
 - DOB shall ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of the plans/configurations not related to the relief granted.
 - No noise application at grade and no noise amplification devices will be added in outdoor areas.
 - All signage shall comply with underlying zoning district regulations subject to DOB review and approval. BSA is not waiving signage requirements and no signage waivers are being requested.
 - The BSA's approval of the instant plans does not constitute any waiver of any flood regulations that may apply to the Premises. The applicant must comply with all applicable flood regulations, including Article 6, Chapter 4, of the Zoning Resolution and Appendix G of the Building Code, as reviewed and approved by the Department of Buildings.
 - The proposed project shall used electricity to power HVAC systems.
 - Construction Protection Plan will be submitted to Landmarks Preservation Commission (LPC) for review prior to the start of construction.

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC REVISIONS OF ANY PORTIONS OF THESE DRAWINGS IN WHOLE OR IN PART BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF MARIN ARCHITECTS. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF MARIN ARCHITECTS. ALL COPYRIGHTS RESERVED © 2019.



CLIENT:
NOVAC NOURY

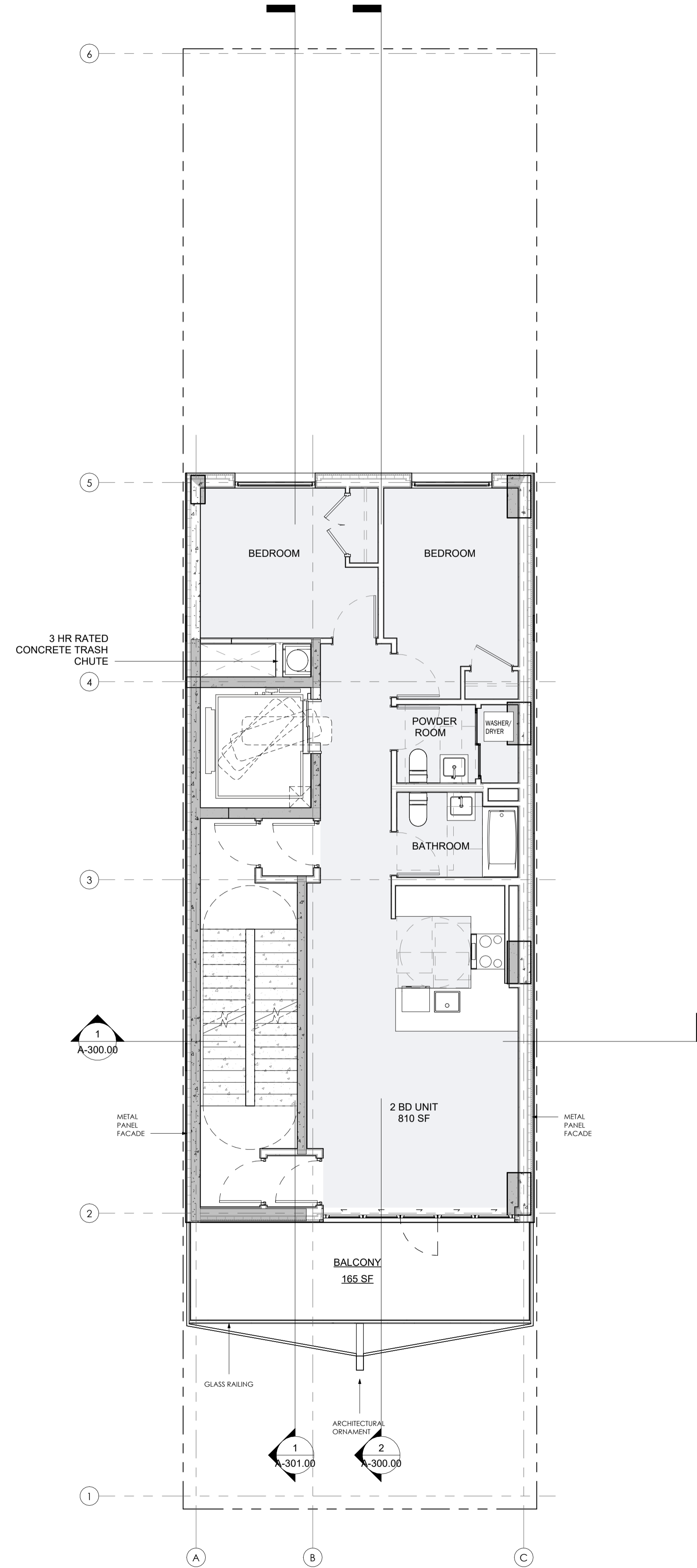
PROJECT NAME:
51 LITTLE W.12TH ST

PROJECT ADDRESS:
**51 LITTLE WEST 12TH STREET
NEW YORK, NY 10014
BLOCK 645, LOT 21**

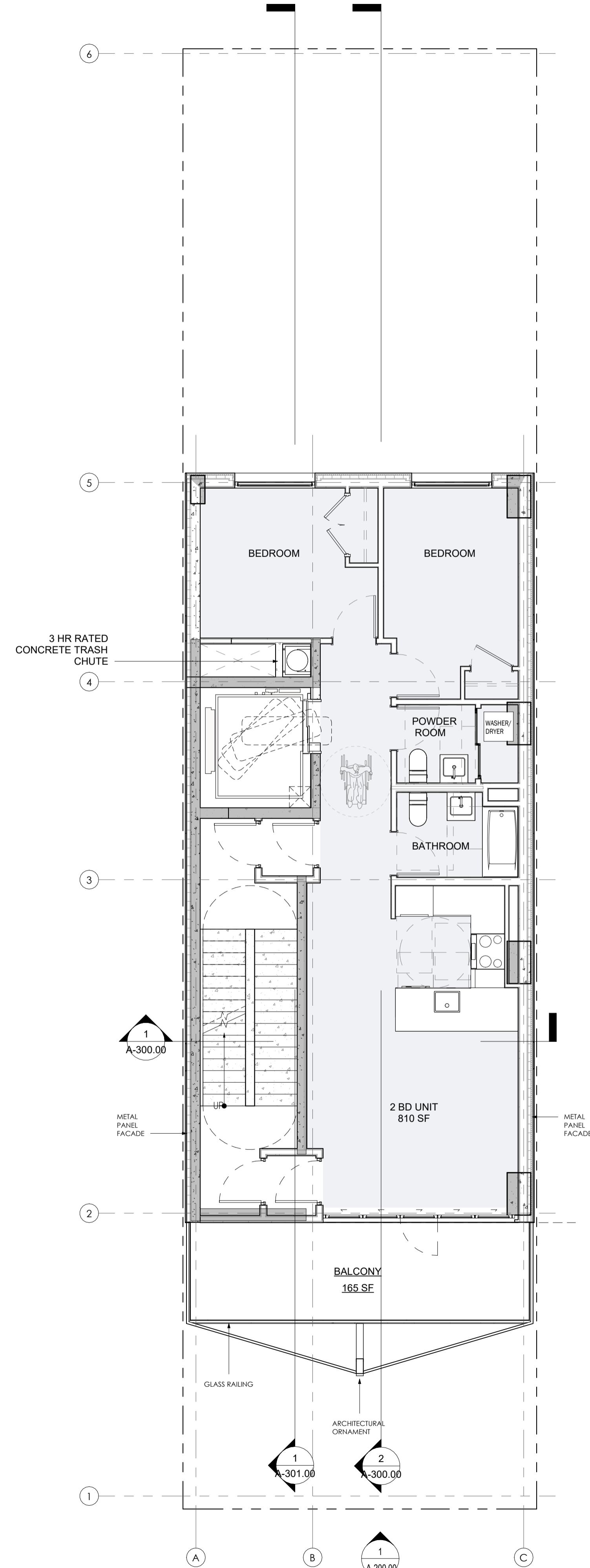
DWG TITLE:
3RD, 4TH, 5TH FLOOR

SEAL

DATE:	10/15/25
PROJECT No:	JOB # 24868
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-101.00



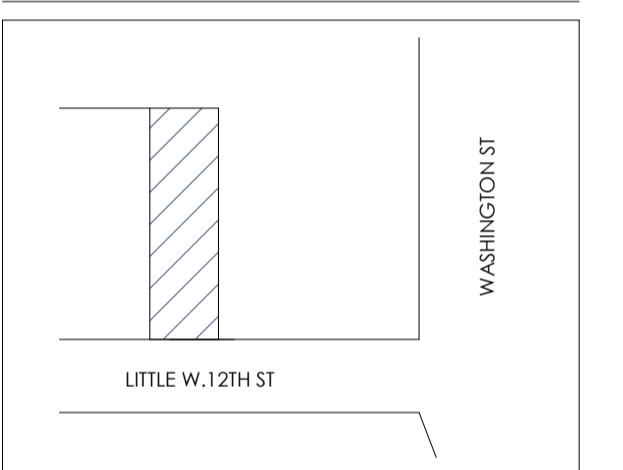
② 9TH FLOOR
3/16" = 1'-0"



① 10TH FLOOR
3/16" = 1'-0"

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC REVISIONS OF ANY PORTIONS OF THESE DRAWINGS IN WHOLE OR IN PART BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF MARIN ARCHITECTS. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF MARIN ARCHITECTS. ALL COPYRIGHTS RESERVED © 2019.

KEY PLAN



CLIENT:

NOVAC NOURY

PROJECT NAME:

51 LITTLE W.12TH ST

PROJECT ADDRESS:

**51 LITTLE WEST 12TH STREET
NEW YORK, NY 10014
BLOCK 645, LOT 21**

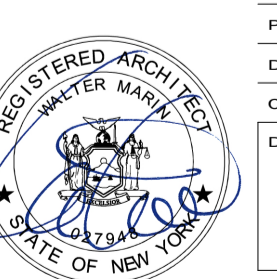
DWG TITLE:

9TH, 10TH FLOOR PLAN

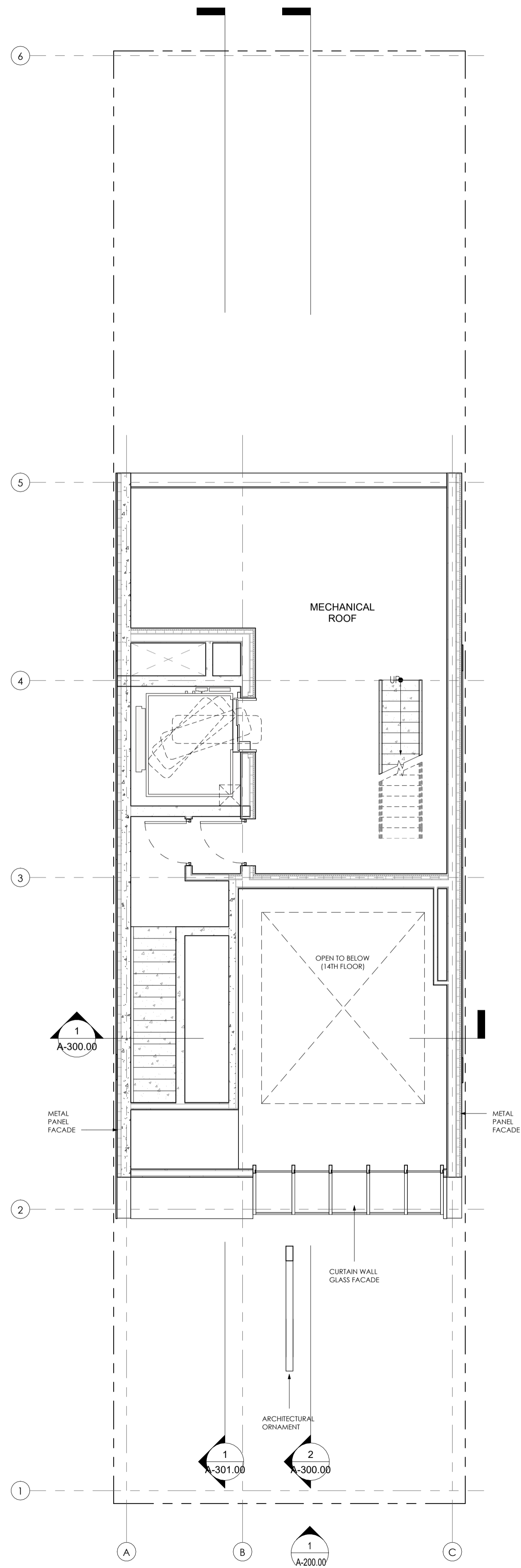
BSA and General Notes:

- All work and site conditions shall substantially conform to drawings filed at Board of Standards and Appeals (BSA).
- All partitions and exits shall be approved by the Department of Buildings (DOB).
- DOB shall ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of the plans/configurations not related to the relief granted.
- No noise application at grade and no noise amplification devices will be added in outdoor areas.
- All signage shall comply with underlying zoning district regulations subject to DOB review and approval. BSA is not waiving signage requirements and no signage waivers are being requested.
- The BSA's approval of the instant plans does not constitute any waiver of any flood regulations that may apply to the Premises. The applicant must comply with all applicable flood regulations, including Article 6, Chapter 4, of the Zoning Resolution and Appendix G of the Building Code, as reviewed and approved by the Department of Buildings.
- The proposed project shall used electricity to power HVAC systems.
- Construction Protection Plan will be submitted to Landmarks Preservation Commission (LPC) for review prior to the start of construction.

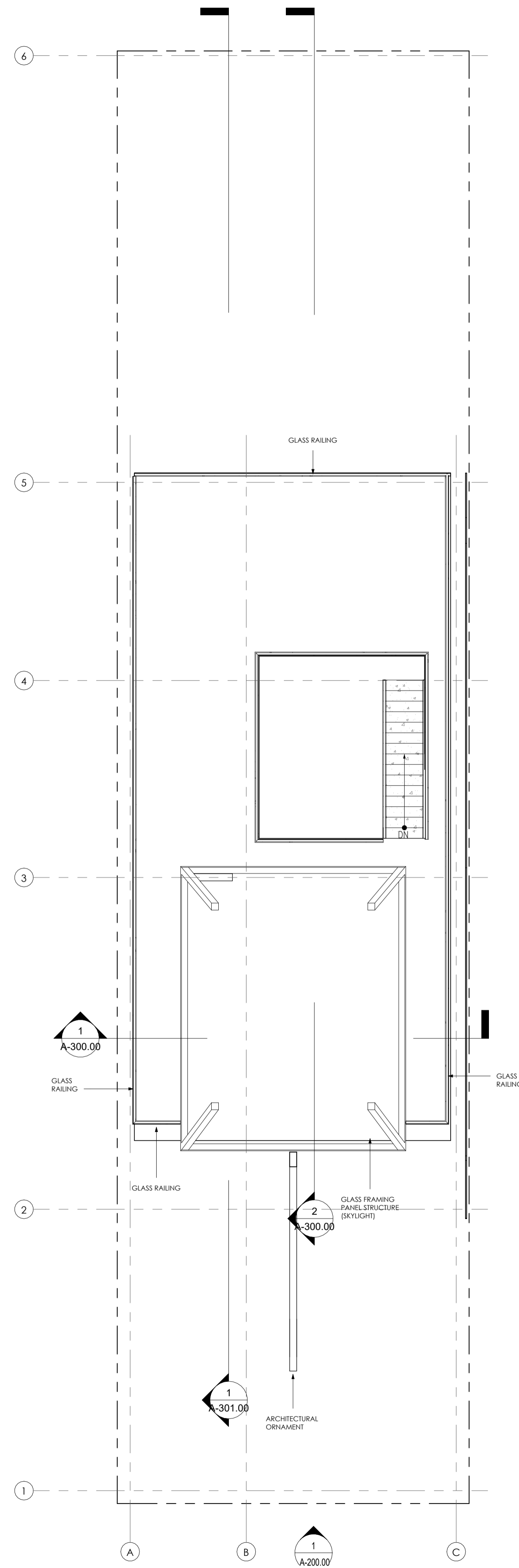
SEAL



DATE: 10/15/25
PROJECT No: JOB # 24868
DRAWING BY: Author
CHK BY: Checker
DWG No: **A-103.00**



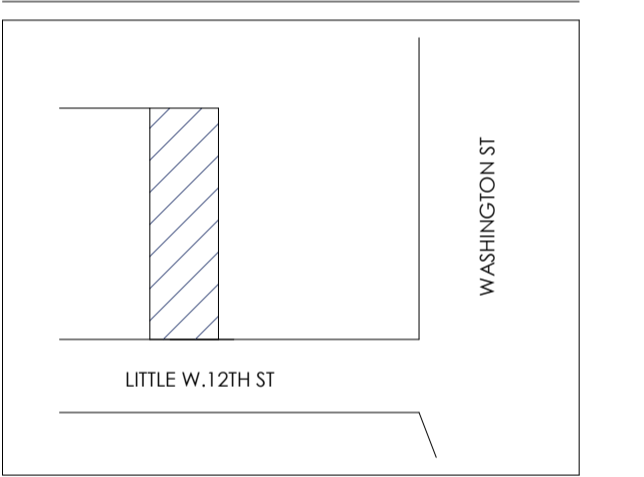
④ ROOF
3/16" = 1'-0"



② BULKHEAD
3/16" = 1'-0"

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC REVISIONS OF ANY PORTIONS OF THESE DRAWINGS IN WHOLE OR IN PART BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF MARIN ARCHITECTS. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF MARIN ARCHITECTS. ALL COPYRIGHTS RESERVED © 2019.

KEY PLAN



CLIENT:

NOVAC NOURY

PROJECT NAME:

51 LITTLE W.12TH ST

PROJECT ADDRESS:

**51 LITTLE WEST 12TH STREET
NEW YORK, NY 10014
BLOCK 645, LOT 21**

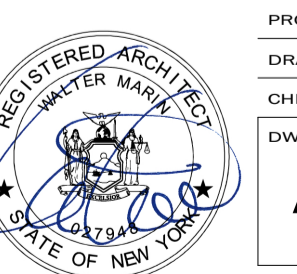
DWG TITLE:

ROOF, BULKHEAD FL PLAN

BSA and General Notes:

1. All work and site conditions shall substantially conform to drawings filed at Board of Standards and Appeals (BSA). All partitions and exits shall be approved by the Department of Buildings (DOB).
2. DOB shall ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of the plans/configurations not related to the relief granted.
3. No noise application at grade and no noise amplification devices will be added in outdoor areas.
4. All signage shall comply with underlying zoning district regulations subject to DOB review and approval. BSA is not waiving signage requirements and no signage waivers are being requested.
5. The BSA's approval of the instant plans does not constitute any waiver of any flood regulations that may apply to the Premises. The applicant must comply with all applicable flood regulations, including Article 6, Chapter 4, of the Zoning Resolution and Appendix G of the Building Code, as reviewed and approved by the Department of Buildings.
6. The proposed project shall use electricity to power HVAC systems.
7. Construction Protection Plan will be submitted to Landmarks Preservation Commission (LPC) for review prior to the start of construction.

SEAL



DATE: 10/15/25

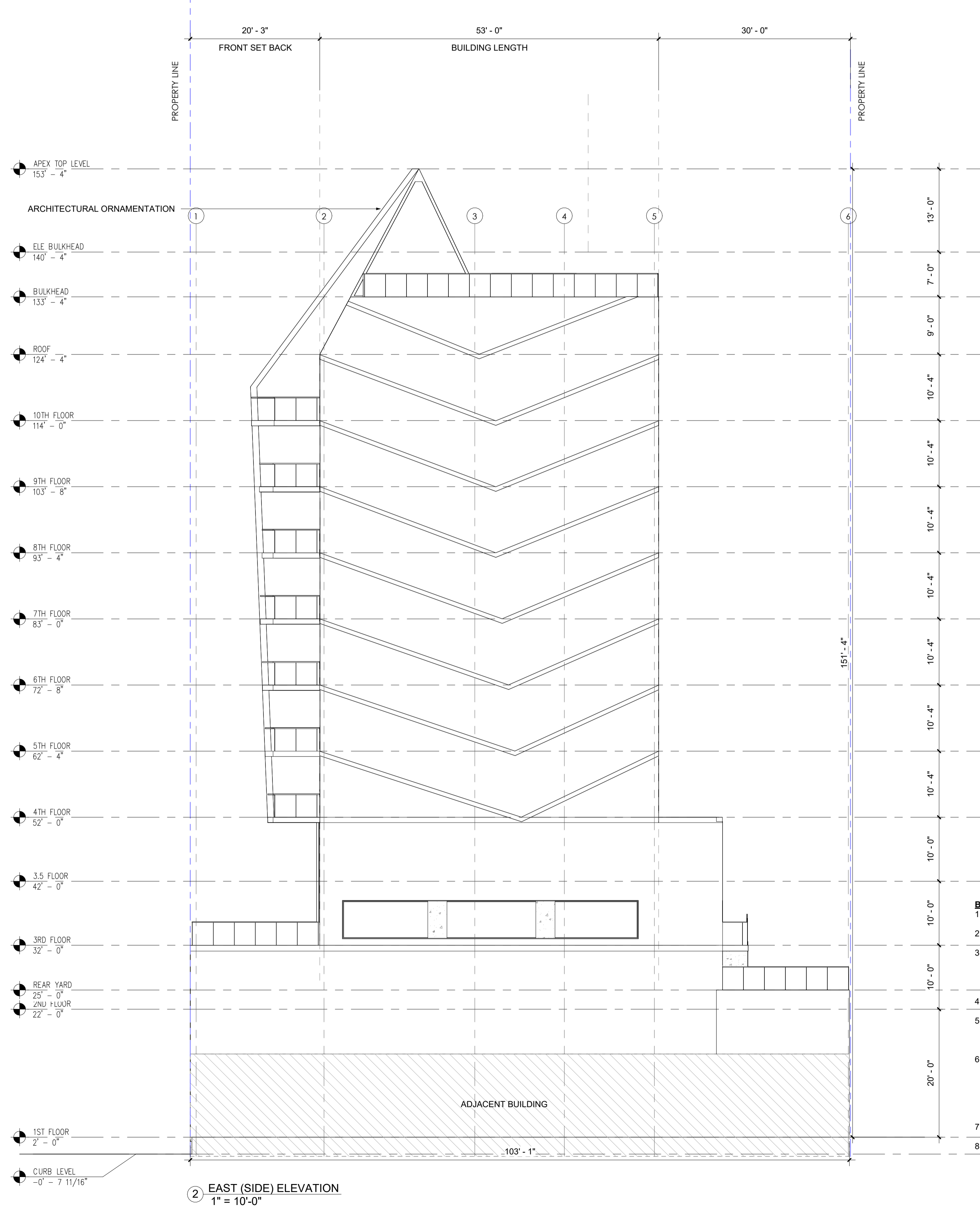
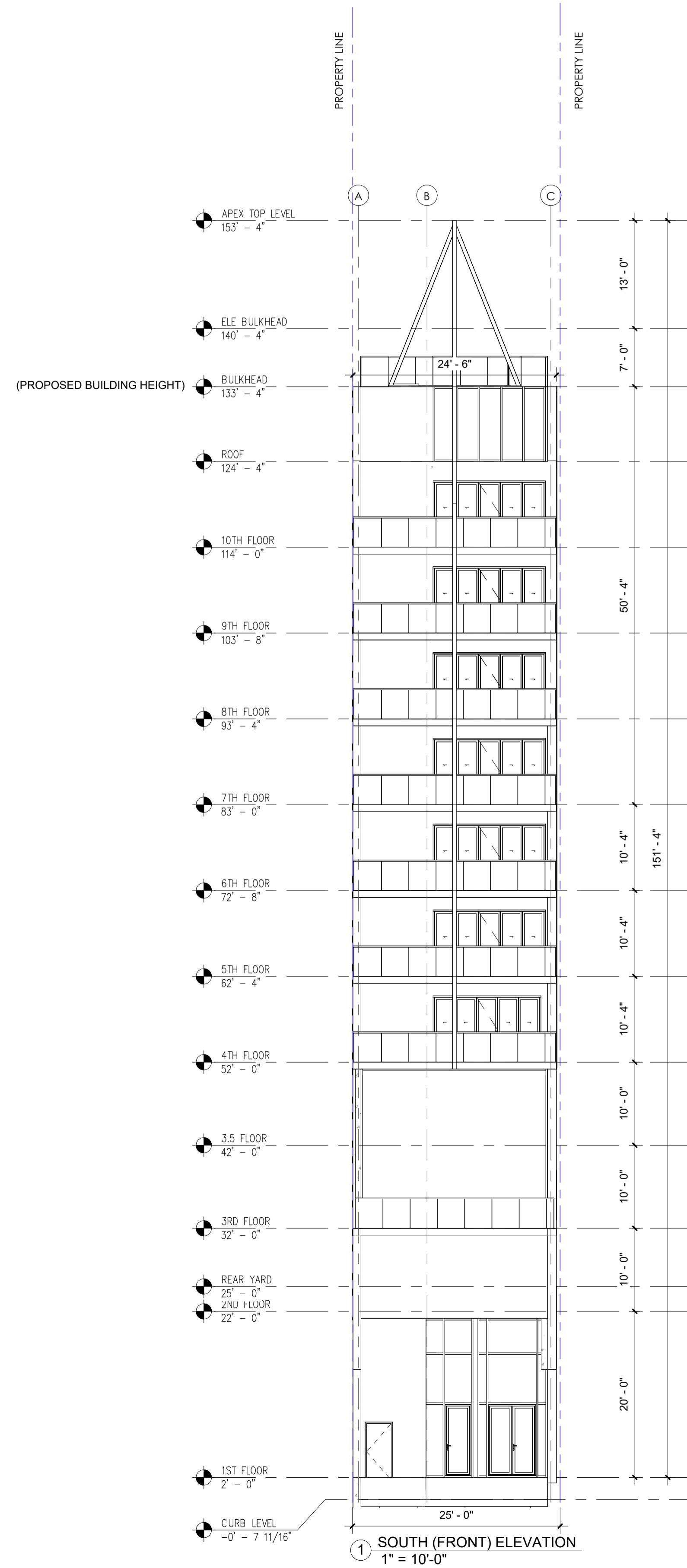
PROJECT No: JOB # 24868

DRAWING BY: Author

CHK BY: Checker

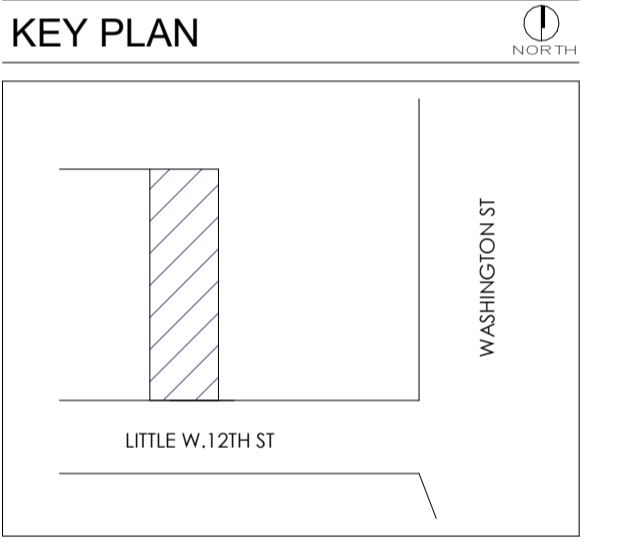
DWG No: A-104.00

A-104.00



- BSA and General Notes:**
1. All work and site conditions shall substantially conform to drawings filed at Board of Standards and Appeals (BSA).
 2. All partitions and exits shall be approved by the Department of Buildings (DOB).
 3. DOB shall ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of the plans/configurations not related to the relief granted.
 4. No noise application at grade and no noise amplification devices will be added in outdoor areas.
 5. All signage shall comply with underlying zoning district regulations subject to DOB review and approval. BSA is not waiving signage requirements and no signage waivers are being requested.
 6. The BSA's approval of the instant plans does not constitute any waiver of any flood regulations that may apply to the Premises. The applicant must comply with all applicable flood regulations, including Article 6, Chapter 4, of the Zoning Resolution and Appendix G of the Building Code, as reviewed and approved by the Department of Buildings.
 7. The proposed project shall used electricity to power HVAC systems.
 8. Construction Protection Plan will be submitted to Landmarks Preservation Commission (LPC) for review prior to the start of construction.

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC REVISIONS OF ANY PORTIONS OF THESE DRAWINGS IN WHOLE OR IN PART BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF MARIN ARCHITECTS. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF MARIN ARCHITECTS. ALL COPYRIGHTS RESERVED © 2019.



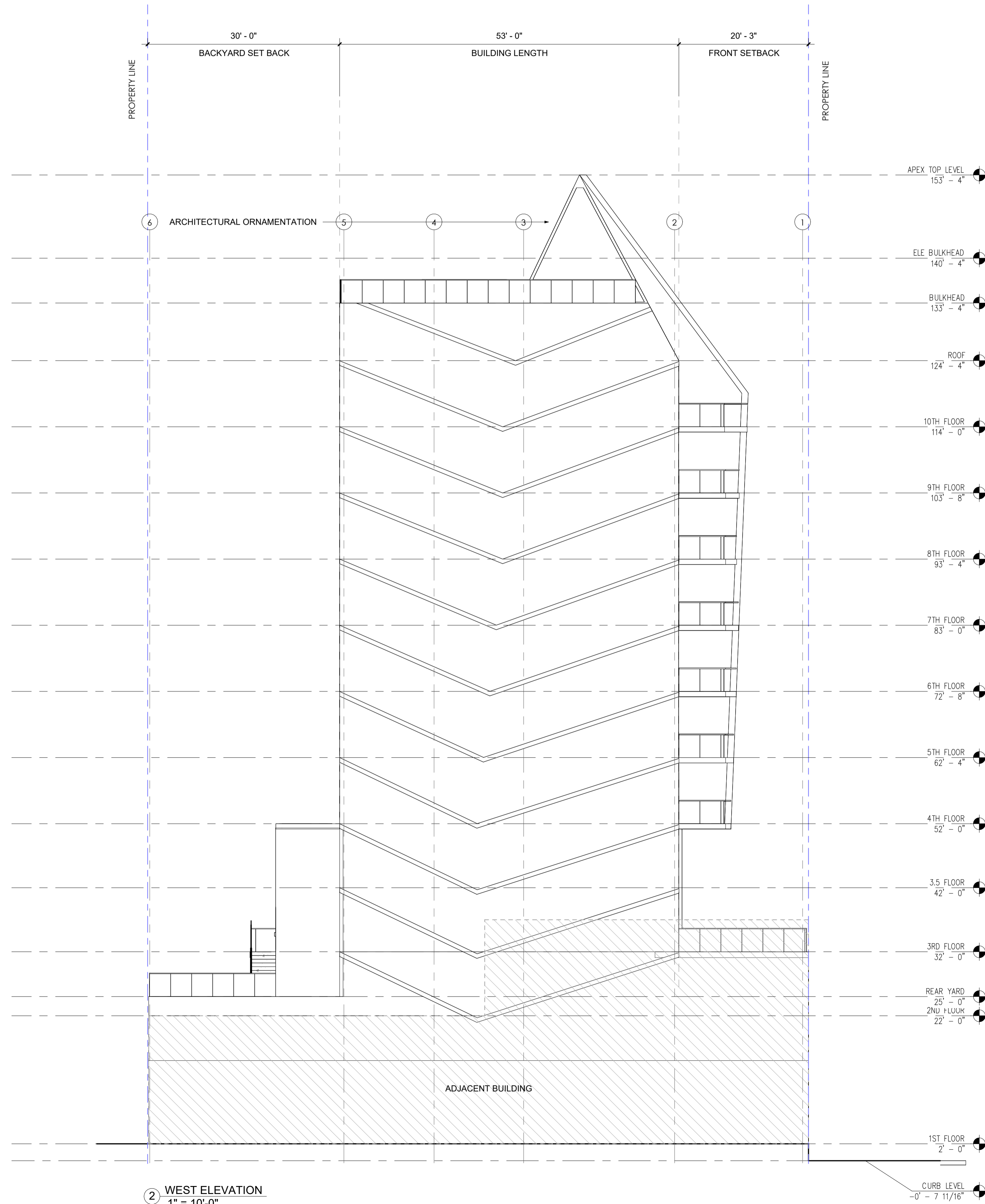
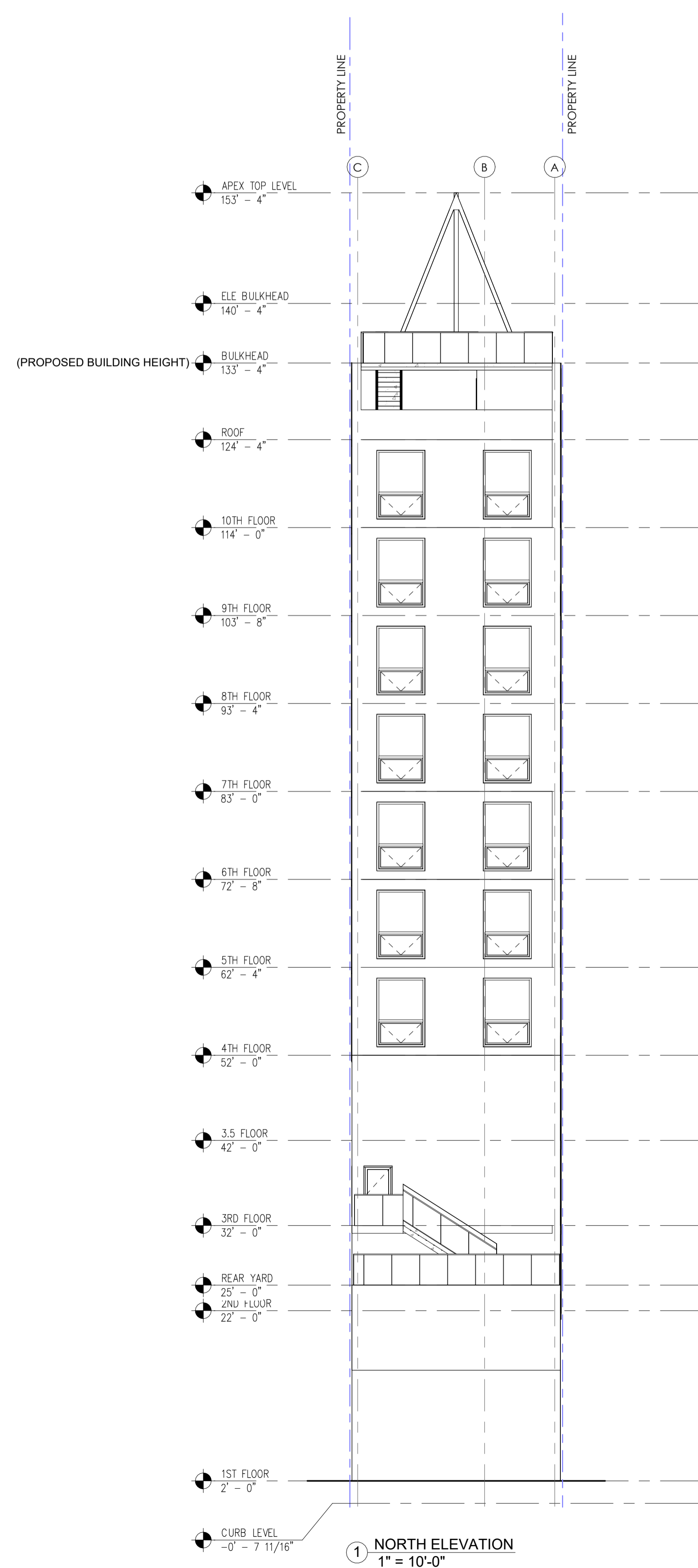
CLIENT:
NOVAC NOURY

PROJECT NAME:
51 LITTLE W.12TH ST

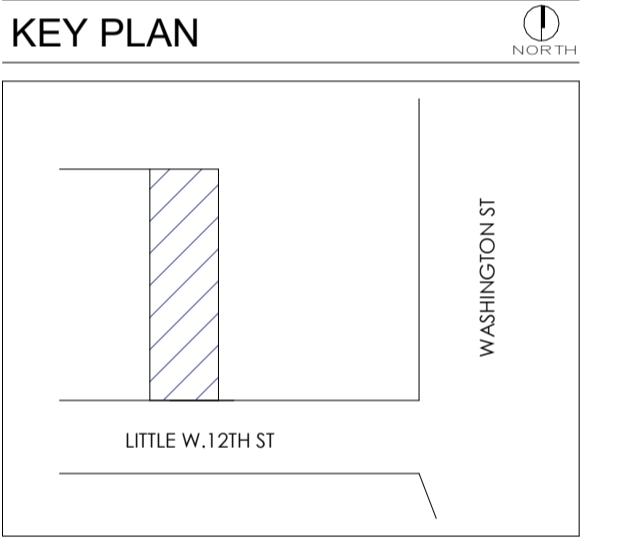
PROJECT ADDRESS:
**51 LITTLE WEST 12TH STREET
NEW YORK, NY 10014
BLOCK 645, LOT 21**

DWG TITLE:
SOUTH & EAST ELEVATION

DATE:	10/15/25
PROJECT No:	JOB # 24868
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-200.00



NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC REVISIONS OF ANY PORTIONS OF THESE DRAWINGS IN WHOLE OR IN PART BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF MARIN ARCHITECTS. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF MARIN ARCHITECTS. ALL COPYRIGHTS RESERVED © 2019.



CLIENT:
NOVAC NOURY

PROJECT NAME:
51 LITTLE W. 12TH ST

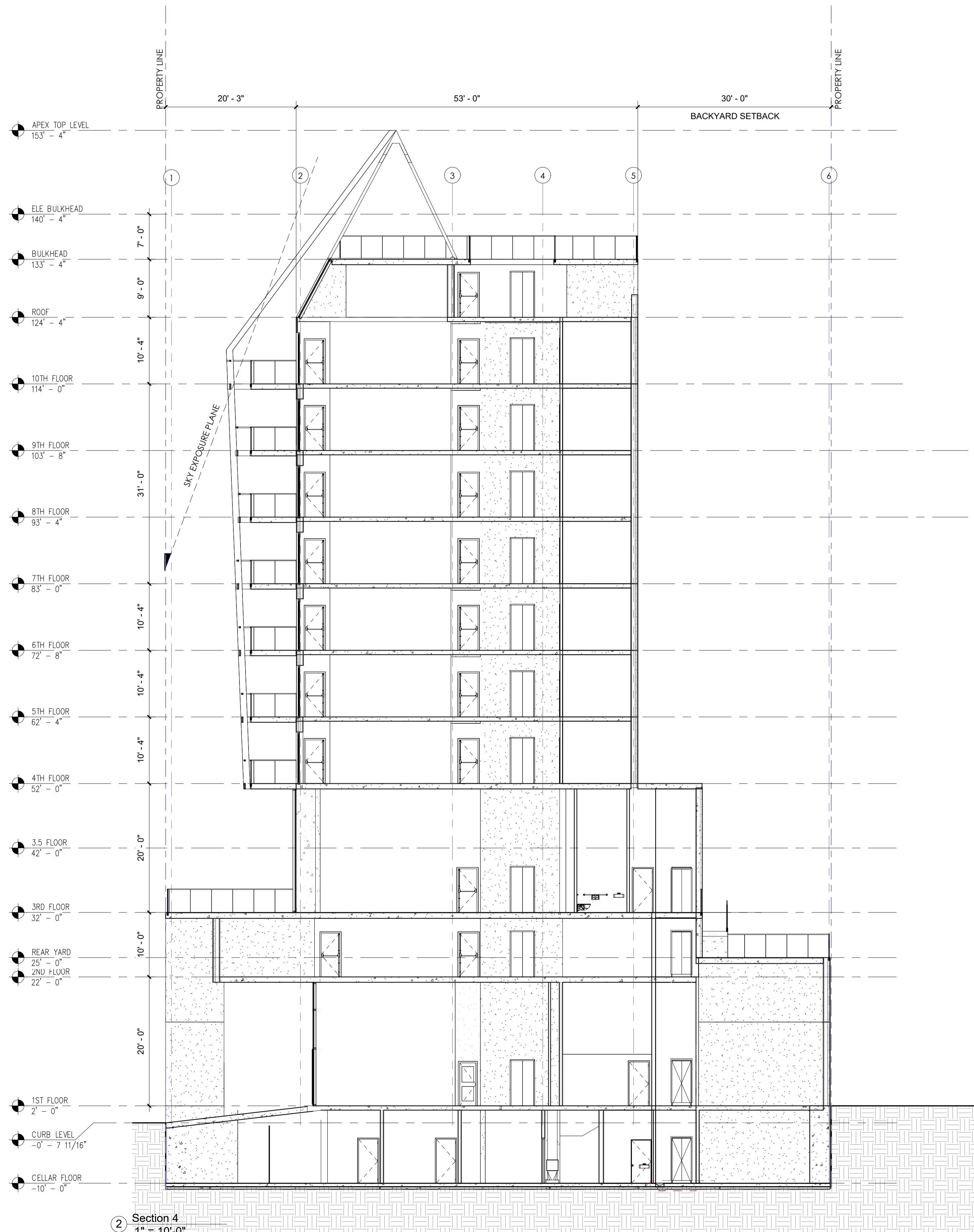
PROJECT ADDRESS:
**51 LITTLE WEST 12TH STREET
NEW YORK, NY 10014
BLOCK 645, LOT 21**

DWG TITLE:
NORTH & WEST ELEVATION

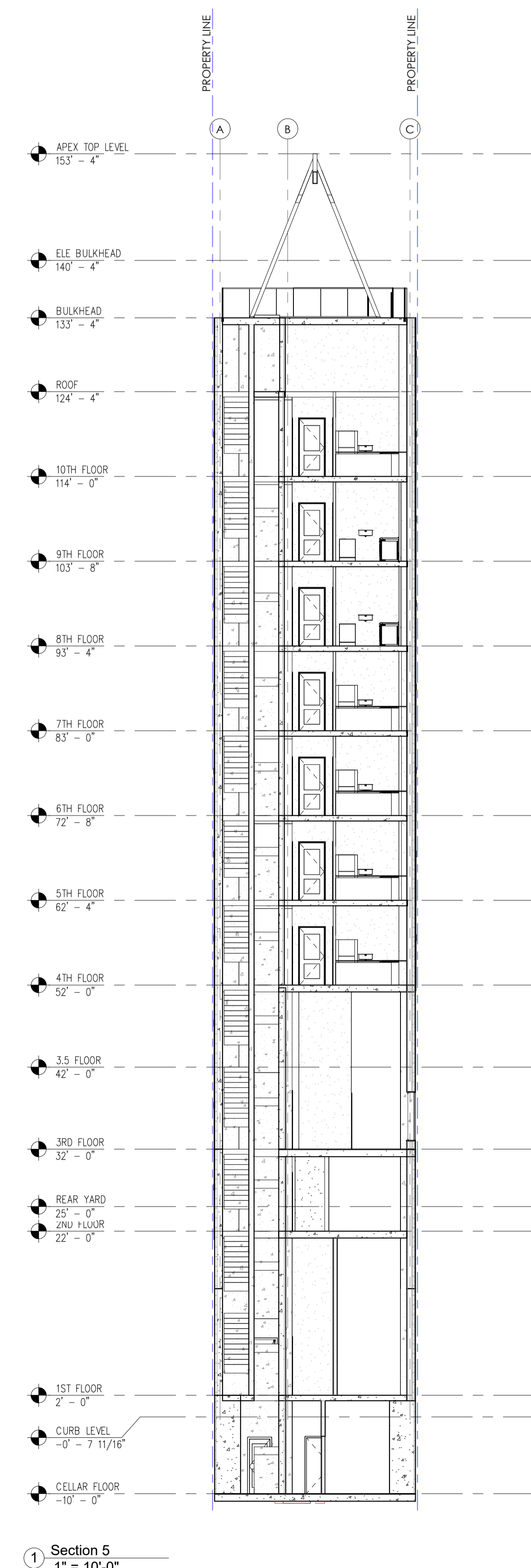
- BSA and General Notes:**
- All work and site conditions shall substantially conform to drawings filed at Board of Standards and Appeals (BSA). All partitions and exits shall be approved by the Department of Buildings (DOB).
 - DOB shall ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of the plans/configurations not related to the relief granted.
 - No noise application at grade and no noise amplification devices will be added in outdoor areas.
 - All signage shall comply with underlying zoning district regulations subject to DOB review and approval. BSA is not waiving signage requirements and no signage waivers are being requested.
 - The BSA's approval of the instant plans does not constitute any waiver of any flood regulations that may apply to the Premises. The applicant must comply with all applicable flood regulations, including Article 6, Chapter 4, of the Zoning Resolution and Appendix G of the Building Code, as reviewed and approved by the Department of Buildings.
 - The proposed project shall used electricity to power HVAC systems.
 - Construction Protection Plan will be submitted to Landmarks Preservation Commission (LPC) for review prior to the start of construction.

SEAL

DATE: 10/15/25
PROJECT No: JOB # 24868
DRAWING BY: Author
CHK BY: Checker
DWG No: **A-201.00**

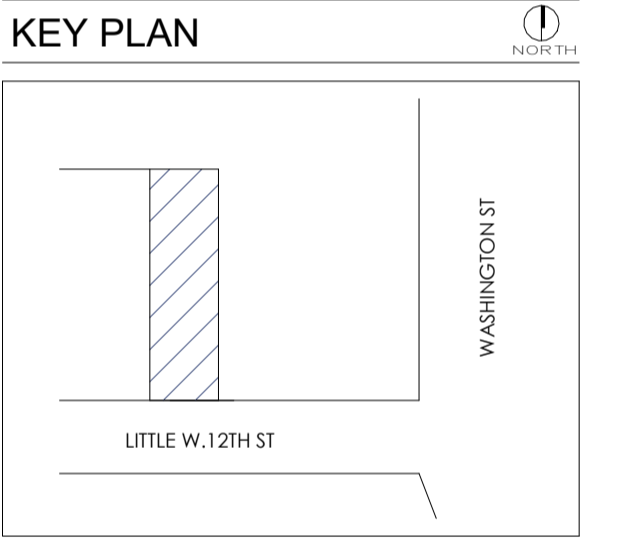


Section 4
1" = 10'-0"



Section 5
1" = 10'-0"

NO COPIES, TRANSMISSIONS, REPRODUCTIONS, OR ELECTRONIC REVISIONS OF ANY PORTIONS OF THESE DRAWINGS IN WHOLE OR IN PART BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF MARIN ARCHITECTS. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF MARIN ARCHITECTS. ALL COPYRIGHTS RESERVED © 2019.



KEY PLAN
NORTH

CLIENT:
NOVAC NOURY

PROJECT NAME:
51 LITTLE W.12TH ST

PROJECT ADDRESS:
**51 LITTLE WEST 12TH STREET
NEW YORK, NY 10014
BLOCK 645, LOT 21**

DWG TITLE:
SECTION A

- BSA and General Notes:**
- All work and site conditions shall substantially conform to drawings filed at Board of Standards and Appeals (BSA). All partitions and exits shall be approved by the Department of Buildings (DOB).
 - DOB shall ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of the plans/configurations not related to the relief granted.
 - No noise application at grade and no noise amplification devices will be added in outdoor areas.
 - All signage shall comply with underlying zoning district regulations subject to DOB review and approval. BSA is not waiving signage requirements and no signage waivers are being requested.
 - The BSA's approval of the instant plans does not constitute any waiver of any flood regulations that may apply to the Premises. The applicant must comply with all applicable flood regulations, including Article 6, Chapter 4, of the Zoning Resolution and Appendix G of the Building Code, as reviewed and approved by the Department of Buildings.
 - The proposed project shall use electricity to power HVAC systems.
 - Construction Protection Plan will be submitted to Landmarks Preservation Commission (LPC) for review prior to the start of construction.

DATE:	10/15/25
PROJECT No:	JOB # 24868
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-300.00

