DEPARTMENT OF BUILDINGS GENERAL NOTES

1. THIS APPLICATION INVOLVES A CHANGE IN OCCUPANCY, USE AND EGRESS.
2. ALL BUILDING REFERENCES ARE TO THE 2022 BUILDING CODE. IN ADDITION, BUILDING SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE HOUSING MAINTENANCE CODE.
3. THIS BUILDING IS SPRINKLERED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE AND OTHER APPLICABLE RULES AND REGULATIONS.
5. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES.
6. CONTRACTOR SHALL ARRANGE FOR ALL NECESSARY INSPECTIONS AND APPROVALS.
7. CONTRACTOR AND SUBCONTRACTORS SHALL PROVIDE ALL REQUIRED CERTIFICATES OF INSURANCE AND SHALL COMPLY WITH NEW YORK STATE WORKMEN'S COMPENSATION AND DISABILITY LAWS.
8. CONTRACTOR SHALL EXECUTE CARE AND CAUTION DURING DEMOLITION AND/OR EXCAVATION SO AS NOT TO DAMAGE EXISTING PIPES, CONDUITS, STRUCTURE, ETC. IF DAMAGE OCCURS, CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING IMMEDIATELY.
9. AT LEAST 24 HOUR WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK.
10. POSTED OCCUPANCY AND USE: THE BUILDING SHALL BE POSTED WITH A SIGN IN A FORM PRESCRIBED BY THE DEPARTMENT, PERMANENTLY AFFIXED, PLACED IN A CONSPICUOUS LOCATION IN A PUBLIC HALL OR CORRIDOR, STATING LIVE LOADS AND OCCUPANT LOADS IN THE BUILDING AND ALL PARTS THEREOF.
11. ALL MATERIALS, ASSEMBLIES, AND METHODS OF CONSTRUCTION REGULATED BY THE CODE AND NOT LISTED ABOVE SHALL BE SUBJECT TO SEMI-CONTROLLED INSPECTION BY THE PERSON SUPERINTENDING THE CONSTRUCTION, SIGNED COPIES OF ALL TEST AND INSPECTION REPORTS SHALL BE FILED THROUGH THE ARCHITECT, WITH THE EQUIPMENT.
12. FIRE RESISTANCE RATINGS: THE FIRE-RESISTANCE RATING OF BUILDING ELEMENTS, COMPONENTS OR ASSEMBLIES SHALL BE DETERMINED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E 119 OR UL 263 OR IN ACCORDANCE WITH SECTION 703.3. THE FIRE-RESISTANCE RATING OF PENETRATIONS AND FIRE-RESISTANT JOINT SYSTEMS SHALL BE DETERMINED IN ACCORDANCE WITH SECTIONS 714 AND 715, RESPECTIVELY.
13. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
14. ALL DOORS SHALL BE AT LEAST 6'-8" HIGH UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS BEFORE ANY WORK IS BEGUN, AND PAY FOR SAME.
16. SPACES AT FLOOR LEVEL AROUND ALL PLUMBING AND VENT CHASES ARE TO BE FILLED COMPLETELY WITH INCOMBUSTIBLE MATERIAL.

2022 DEMOLITION NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE, CHAPTER 33 AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
2. ALL EXISTING MEANS OF EGRESS ARE TO BE MAINTAINED CLEAR AND FREE OF OBSTRUCTIONS SUCH AS DEBRIS, TOOLS, BUILDING MATERIALS, ETC.
3. DISCONNECT ALL UTILITIES AS REQUIRED. AS PORTIONS OF THE PREMISES WILL BE OCCUPIED AND THE OWNER WILL CONTINUE TO OPERATE HIS BUSINESS IN A NORMAL MANNER, NO UTILITIES SHALL BE CUT OR REMOVED UNLESS OTHER TEMPORARY CONNECTIONS HAVE BEEN INSTALLED TO PROVIDE UNINTERRUPTED SERVICE.
4. CHOP OR CAREFULLY CUT HOLES FOR DUCTWORK, PIPING AND MECHANICAL EQUIPMENT. WHERE NEW HOLES ARE REQUIRED FOR PLUMBING, HVAC, OR ELECTRICAL IN EXISTING FLOORS AND CEILINGS THEY SHALL BE CUT USING TECHNIQUES WHICH WILL MINIMIZE DUST, VIBRATION, AND NOISE.
5. PROVIDE ALL TEMPORARY PROTECTION, INCLUDING DUST PROTECTION, FOR ALL INTERIOR SURFACES AND SPACES.
6. EXISTING MATERIALS REMOVED AND SCHEDULED FOR REUSE SHALL BE CAREFULLY HANDLED, STORED, AND PROTECTED. MATERIAL SO SCHEDULED WHICH BECOMES DAMAGED, SCARRED, OR UNSATISFACTORY AS JUDGED BY THE ARCHITECT, NO MATTER WHAT THE CAUSE, SHALL BE REPLACED WITH NEW MATERIAL AT NO COST TO THE OWNER.
7. REMOVE WALLS, CABINETWORK, DOORS AND FRAMES, DUCTWORK, PLUMBING FIXTURES, ETC. AS INDICATED ON DRAWINGS.

DUST MAINTENANCE

IN CONNECTION WITH ANY DEMOLITION, THE SHAREHOLDER SHALL COMPLY, AND CAUSE ITS CONTRACTORS/WORKERS TO COMPLY, WITH THE FOLLOWING PROCEDURE:

I EQUIPMENT

A. POLYETHYLENE SHEETING: PROVIDE 6.0 MILS THICK MINIMUM FLAME-RESISTANT POLYETHYLENE SHEETING THAT CONFORMS TO THE REQUIREMENTS SET BY THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 701, SMALL SCALE FIRE TEST FOR FLAME-RESISTANT TEXTILES AND FILMS. PROVIDE THE LARGEST SIZE POSSIBLE TO MINIMIZE SEAMS.

B. REINFORCED POLYETHYLENE SHEETING: PROVIDE 10 MILS THICK MINIMUM TRANSLUCENT NYLON REINFORCED OR WOVEN POLYETHYLENE, LAMINATED FLAME RESISTANT, POLYETHYLENE FILM THAT CONFORMS TO THE REQUIREMENTS SET BY THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 701, SMALL SCALE FIRE TEST FOR FLAME-RESISTANT TEXTILES AND FILMS. PROVIDE THE LARGEST SIZE POSSIBLE TO MINIMIZE SEAMS.

C. DUCT TAPE: PROVIDE DUCT TAPE IN 2" AND 3" WIDTH AS INDICATED, WITH AN ADHESION WHICH IS FORMULATED TO STICK AGGRESSIVELY TO SHEET POLYETHYLENE.

II CONSTRUCTION OF DUST CONTROL WORK AREAS

A. COMPLETELY ISOLATE WORK AREAS FROM OTHER PARTS OF THE BUILDING SO AS TO PREVENT DUST OR DEBRIS FROM PASSING BEYOND THE ISOLATED AREA.

B. INDIVIDUALLY SEAL ALL VENTILATION OPENINGS (SUPPLY AND EXHAUST), DOORWAYS, WINDOWS, CONVECTORS, DOOR GRILLS, AND OTHER OPENINGS INSIDE THE WORK AREA WITH DUCT TAPE ALONE OR WITH POLYETHYLENE SHEETING AT LEAST 6 MILS IN THICKNESS, TAPED SECURELY IN PLACE WITH DUCT TAPE. MAINTAINING SEAL UNTIL WORK IS COMPLETED. TAKE CARE IN SEALING CONVECTOR TO AVOID MELTING OR BURNING OF SHEETING.

C. COVER CARPETING IN PUBLIC HALL WITH ONE (1) LAYER OF REINFORCED POLYETHYLENE SHEETING AT LEAST 10 MILS IN THICKNESS. PLACE CORRUGATED CARDBOARD OR "MASONITE" SHEETING ON TOP OF POLYETHYLENE SHEETING.

D. SHEET PLASTIC: PROTECT SURFACES ON THE WORK AREA WITH ONE (1) LAYER OF PLASTIC SHEETING ON FLOOR AND WALLS.

E. COVER FLOOR OF THE WORK AREA WITH TWO (2) LAYERS OF POLYETHYLENE SHEETING, EACH AT LEAST 6 MILS IN THICKNESS, TURNED UP WALL AT LEAST 12 INCHES. FORM A SHARP RIGHT ANGLE BEND AT JUNCTION OF FLOOR AND WALL SO THAT THERE IS NO RADIUS WHICH COULD BE STEPPED ON CAUSING THE WALL ATTACHMENT TO BE PULLED LOOSE. DUCT TAPE ALL SEAMS IN FLOOR COVERING. LOCATE SEAM IN TOP LAYER SIX FEET FROM, OR AT RIGHT ANGLES TO, SEAM IN BOTTOM LAYER. INSTALL SHEETING SO THAT THE TOP LAYER CAN BE REMOVED INDEPENDENTLY OF THE BOTTOM LAYER.

F. COVER ALL PERIMETER WALLS IN WORK AREA WITH ONE LAYER OF POLYETHYLENE SHEETING, AT LEAST 6 MILS IN THICKNESS, MECHANICALLY SUPPORTED AND SEALED WITH DUCT TAPE (OVERLAP SHEETS 4"-6") IN THE SAME MANNER. TAPE ALL JOINTS INCLUDING THE JOINING WITH THE FLOOR COVERING WITH DUCT TAPE.

G. IN EXTREME DUST SITUATIONS, AT THE DISCRETION OF THE MANAGING AGENT OR SUPERINTENDENT, A DUST CONTROL ENCLOSURE SHALL BE CONSTRUCTED AT THE ENTRANCE TO THE WORK AREA. THE DUST CONTROL ENCLOSURE SHALL HAVE A FLAP OPENING (OF AT LEAST 5' HIGH X 3' WIDE) IN ONE VERTICAL SIDE ON THE ENCLOSURE BY SEALING AN EXTRA LAYER OF POLYETHYLENE SHEETING WITH DUCT TAPE TO THE TOP SIDE OF THE ENCLOSURE.

2022 SMOKE/CARBON MONOXIDE NOTES

1. SMOKE/CARBON MONOXIDE DETECTORS OR DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE HOUSING MAINTENANCE CODE, MULTIPLE DWELLING LAW, THE NEW YORK CITY BUILDING CODE, THE NEW YORK CITY ELECTRICAL CODE AND NFPA 72.
2. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MAY BE COMBINED PROVIDING THE DEVICES COMPLY WITH THE PROVISIONS OF TITLE 28 OF THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK AND UNDER ANY APPLICABLE RULES PROMULGATED THEREUNDER.
3. EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN ACCORDANCE WITH REFERENCE STANDARD UL 2034 AND UL 2075 OF THE NEW YORK CITY BUILDING CODE.
4. EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING ROOM AND IN THE IMMEDIATE VICINITY OR WITHIN 15' OF THE ENTRANCE TO THE SLEEPING ROOM; INSIDE EACH SLEEPING ROOM; AND ON EACH STORY WITHIN A DWELLING UNIT, INCLUDING BELOW STORIES AND PENTHOUSES PER 907.2.11.1 AND 908.7.1 THROUGH 908.7.4
5. EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE OF A TYPE THAT ALLOWS FOR READILY TESTING DEVICE.
6. DUPLEX UNITS SHALL HAVE A DEVICE LOCATED ON EACH LEVEL IF ONLY ONE MEANS OF EGRESS IS PROVIDED FROM EACH LEVEL.
7. CEILING MOUNTED DEVICES SHALL BE A MINIMUM DISTANCE OF 4" FROM ANY WALL.
8. WALL MOUNTED DEVICES SHALL BE A MINIMUM DISTANCE OF 4" TO A MAXIMUM OF 12" FROM THE CEILING.
9. EACH DWELLING SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE/CARBON MONOXIDE DETECTOR DEVICE RECEIVING PRIMARY POWER FROM A DEDICATED BRANCH CIRCUIT OR THE UNSWITCHED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING, AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTION SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION. 907.2.11.1 THROUGH 907.2.11.3.
10. EXISTING BUILDING THAT ARE NOT EQUIPPED WITH HARDWIRED CONNECTIONS SHALL BE SUPPLIED WITH BATTERY OPERATED DEVICES.
11. SUCH SMOKE/CARBON MONOXIDE DETECTOR MUST BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC DETECTOR TYPE AS PER NEW YORK CITY BUILDING CODE SEC. 907 AND 908.
12. A CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE/CARBON MONOXIDE DETECTORS MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT H.P.D. 10 DAYS AFTER INSTALLATION.
13. WRITTEN INFORMATION OF TESTING AND MAINTENANCE OF THE DEVICES SHALL BE PROVIDED TO THE DWELLING UNIT OWNER.
14. IN MULTIPLE DWELLINGS (R-2), SMOKE ALARMS SHALL BE ABLE TO SUPPORT VISIBLE ALARM PER ANSI A117.1

Legend

EP	Electrical panel
SD/CO	Smoke & carbon monoxide detector
TX	Toilet exhaust duct
KX	Kitchen exhaust duct
FPSC	Fire-rated self-closing door
SP	Sprinkler standpipe
AD	Area Drain
FD	Floor Drain
RD	Roof Drain
#	Wall Type (See Wall Type Details and fire rating)
# width / height — Sill ht.*	Window size indicator *sill height is measured above finished floor
# width / height	Door size indicator

DRAWING	NAME
GN-100.00	General Notes, Plot Plan
GN-101.00	Building Code Analysis & Details
GN-102.00	Wall Types
GN-103.00	Schedules
Z-100.00	Zoning Analysis
Z-101.00	Zoning Analysis
EN-100.00	Energy Analysis
EN-101.00	Energy Analysis
DM-100.00	Cellar & 1st Floor Demolition Plans
DM-101.00	2nd & 3rd Floor Demolition Plans
DM-102.00	4th & 5th Floor Demolition Plans
DM-103.00	Roof Demolition Plan
A-100.00	New Sub-Cellar & Cellar Proposed Floor Plans
A-101.00	1st Floor Proposed Plan
A-102.00	2nd & 3rd Proposed Floor Plans
A-103.00	4th & 5th Proposed Floor Plans
A-104.00	6th & 7th Proposed Floor Plans
A-105.00	Proposed Roof Plan
A-106.00	Sub-Cellar & Cellar Proposed RCP
A-107.00	1st Floor & 2nd Floor Proposed RCP
A-108.00	3rd Floor & 4th Floor Proposed RCP
A-109.00	5th Floor & 6th Floor Proposed RCP
A-110.00	7th Floor Proposed RCP
A-111.00	Fire rated shutter details
A-200.00	West Exterior Elevations
A-201.00	East Exterior Elevations
A-202.00	North Exterior Elevation
A-203.00	South Exterior Elevation
A-300.00	Building Section
A-400.00	Exterior Details
A-401.00	Exterior Details
A-402.00	Exterior Details
A-403.00	Exterior Details

THIS BUILDING IS NOT OCCUPIED.

THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE.

THIS PROJECT IS FILED WITH THE LANDMARKS PRESERVATION COMMISSION, NYC LANDMARKS PRESERVATION COMMISSION DOCKET, LPC 26-04703

SCOPE OF WORK: CONVERSION & ENLARGEMENT OF EXISTING 5 STORY + CELLAR CAST IRON & BRICK ART GALLERY, OFFICE AND JOINT LIVE WORK QUARTERS TO A 7 STORY SINGLE FAMILY RESIDENCE. NEW CERTIFICATE OF OCCUPANCY.

STRUCTURAL, SEQUENCING MEANS AND METHODS, MECHANICAL, PLUMBING AND SPRINKLER WORK FILED SEPARATELY.

SEPARATE APPLICATIONS

STRUCTURAL	M01208042-S6
FOUNDATION	M01208042-S7
SOE	M01208042I-S8
PLUMBING	M01208042-Z2
MECHANICAL	M01208042-Z1
SPRINKLER	M01208042-Z3
TEMP SPRINKLER	M01208042-Z4
DEMOLITION	M01213713-I1

CAST IRON FACADE RESTORATION TO BE FILED WITH HUB

SPECIAL INSPECTIONS

1. FIRE-RESISTANCE RATED CONSTRUCTION (BC110.3.4)
2. FIRE RESISTANCE PENETRATIONS AND JOINTS (BC1704.27)

PROGRESS INSPECTIONS

1. ENERGY CODE COMPLIANCE

SEE EN-100 FOR ENERGY CODE INSPECTIONS

ADDRESS: 142 Greene Street
BLOCK: 513
LOT: 7
ZONING DISTRICT: M1-5/R7X in the SNX District
ZONING MAP: 12c
STORIES: 7+ Cellar & SubCellar
USE GROUP: Single Family R-3 with C-VII partial 1st floor
CONSTRUCTION CLASSIFICATION: 1B
REVIEW UNDER 2022 BC
RISK CATEGORY: II

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DESIGN ARCHITECT:
JOSEPH DIRAND ARCHITECTURE

REVISED per DOB Objections: 11.17.25
Issued to DOB: 09.29.25

142 Greene Street
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019769 STATE OF NEW YORK

General Notes, Plot Plan

GN-100.00

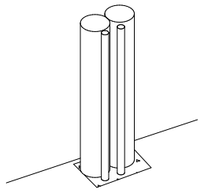
Sheet 1 of 32
Application Number: M01208042-I1

APPLICABLE CODES

Applicable Codes	NOTES	
2022 NYC Building Code		
2022 NYC Plumbing Code		
2022 NYC Mechanical Code		
2022 NYC Fuel and Gas Code		

2022 NYC BUILDING CODE SECTIONS

SECTION	DESCRIPTION	REQUIREMENT	PROVIDED
BC 310.5	Occupancy group	R-3: One-Family Dwelling	R-3: One-Family Dwelling
BC 504 - Table 504.3	Building height and area limitations	Building Height = 109' and 7 stories. Construction type permitted for fully sprinklered building: Type IA or IB	Type IB Construction provided
BC 403.2.1.2	High Rise Buildings		
	Columns	2 Hr	2 Hr
BC 601 - Table 601			
	Primary structural frame	2 Hr	2 Hr
	Bearing walls - interior	2 Hr	2 Hr
	Bearing walls - exterior	2 Hr	2 Hr
	Nonbearing walls and partitions - interior	0Hr	See plans
	Floor construction and secondary members	2 Hr	2 Hr
	Roof construction and secondary members	1 Hr	1 Hr
BC 602 - Table 602	Fire resistance rating for exterior walls based on fire separation distance		1 Hr
BC 705.8 - Table 705.8	Maximum Area of Openings in Exterior Walls	Not required for unprotected openings in exterior walls that have a fire separation distance of 30' or greater and the building is equipped with automatic sprinkler system.	
BC 708.4	Shaft Enclosure - Fire Resistance	*Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where penetrating three stories ore more and not less than 1 hours where penetrating fewer than 3 stories.*	2 Hr Rated Shaft Enclosure Provided - Complies
BC 708.12.1	Smoke venting of stair and other closed shafts	*All closed shafts, including vertical exit enclosures, having a floor area exceeding 4 square feet (0.37m2) shall be provided with a smoke vent in accordance with Sections 708.12.1.1 through 708.12.1.3.*	A 4sf window is being installed as the smoke vent
BC 708.12.1.1	Smoke vent construction	*Smoke vents may be constructed as windows, louvers, skylights, vent ducts, or similar devices. Where a vent duct is installed, such vent ducts shall be enclosed by construction having the same fire-resistance rating as required for the shaft enclosure.*	A 4sf window is being installed as the smoke vent
BC 708.12.1.3.2	Smoke vents located in an exterior wall	*Where the exterior wall serves as part of a shaft enclosure or where a smoke vent duct penetrates the exterior wall of the building, no openings shall be located in the wall within a distance of 30 feet (9144 mm) vertically above the vent opening, nor within 5 feet 1524mm) on either side of the vent opening.*	See Drawings - Complies
BC 712.1.2 and BC 1019.3 exception 3	4 Story open shaft permitted	Unconcealed vertical openings totally within an individual dwelling unit and connecting 4 stories or less, where such dwelling unit is fully sprinklered… shall be permitted	See Drawings - Complies
BC 1010.1.1.1	Minimum Door Width	Does not apply to R3	
BC 1010.1.1.3	Minimum Door Height	80" for Residential	See Drawings - Complies
BC 1011.2	Minimum Stair Width	36 inches	36 inches
BC 1011.3.1	Headroom	80" for Residential	80" provided
BC 1011.5.2	Sum of Treads & Risers	Per Exception 4.2 *The sum of two risers plus one tread exclusive of nosing shall be not less than 24 inches nor more than 25 1/2 inches.*	See Drawings - Complies
BC 1011.5.5.1	Nosing Profile	Nosings shall project not more than 1 1/4"	See Drawings - Complies
BC 1011.5.2	Dimensions of Treads & Risers	Per Exception 4.2 *The maximum riser height seal be 8 1/4 inches and the minimum tread depth shall be 9 inches plus nosing.*	See Drawings - Complies
BC 1011.8	Vertical Rise	A flight of stairs may not have a vertical rise greater than 12'	See Drawings - Complies
BC 1011.11.5	Handrail Quantity	One handrail for stairways within dwelling units	1 handrail provided
BC 1014.2	Handrail Height	Handrail Mounting Height to be between 34" min and 38" max	Handrail mounted at 34", see drawings - complies
BC 1015.2	Guards	Guards required on open-sided walking surfaces	3'-6" Guard provided - Complies
BC 1510	Bulkheads & penthouses	*Per Section 1510.2.1: Bulkheads and penthouses shall be constructed with walls, floors, and roof as required for the building.* *Exception 2: Bulkheads on buildings of Type I and II construction. The exterior walls and roofs of such…with a fire separation distance of more than 5 feet and less than 30 feet shall be of at least 1-hour fire-resistance-rated noncombustible construction. Walls and roofs with a fire separation distance of 30 feet or greater shall be of noncombustible construction. Interior framing and walls shall be of noncombustible construction.*	Complies
BC 1203.4.1.1	Habitable Spaces - Minimum Opening (Ventilation)	*The minimum openable area to the outdoors shall be 5 percent of the floor area of the habitable space being ventilated*	See Drawings - Complies
BC 1203.4.1.2.4	Maximum Depth of Room	30 feet, unless window opens onto a court complying with Section 1206.	See Drawings - Complies
BC 1205.2.1	Habitable Spaces - Minimum Opening (Natural Light)	*The minimum net glazed area shall not be less than 10 percent of the floor area of the room served. Every opening providing required natural light shall be at least 12 square feet of glazed area.*	See Drawings - Complies
BC 1205.2.7	Height of Glazed Areas	Per 1205.2.7.1 *Only that portion of glazed areas higher than 30 inches above the floor shall be considered as providing the required natural lighting.*	See Drawings - Complies
BC 3002.17	No elevator within stair shaft	Elevators shall not be in a common shaft enclosure with a stairway. This includes situations where a hall contiguous with a stair is used as part of the fire rated stair enclosure	See Drawings - Complies

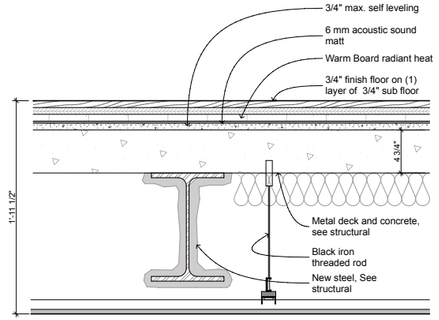


When opening up existing common chase walls to access plumbing lines, or when creating ANY hole in a floor or ceiling, the opening around the pipes, ducts or conduits must be properly firestopped. If voids are seen, stuff with min. 1" thick mineral wool batt insulation, firmly packed into the opening with its top surface recessed min 1" from top surface of floor or bottom surface of ceiling. Fill above insulation with firestopping caulk, min. depth 1" by 3M.

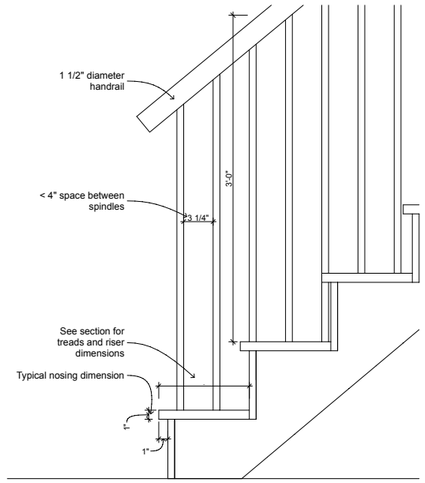
Firestopping must also be installed at all floor to ceiling and floor to floor joints at rated walls or shafts, in stairwells, etc.

Firestopping must be inspected by the Testing Agency signed on for TR-1 inspections. GC is responsible for notifying them to perform inspections before firestopping is concealed.

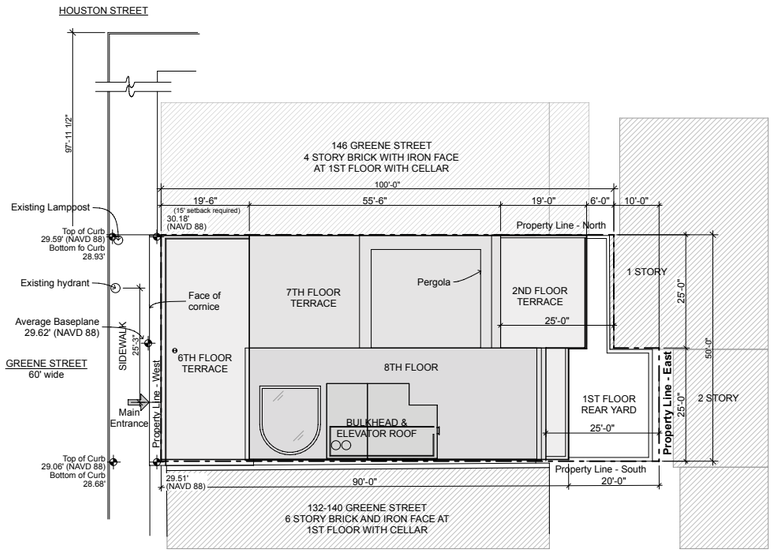
1 Firestopping Detail
SCALE: 3" = 1'-0"



2 Typical Interior Floor Assembly
SCALE: 1 1/2"= 1'-0"



3 Typical Stair Detail
SCALE: 1 1/2"= 1'-0"



4 Site Plan
SCALE: 1/16" = 1'-0"

ADDRESS: 142 Greene Street
BLOCK: 513
LOT: 7
ZONING DISTRICT: M1-5/R7X in the SNX District
ZONING MAP: 12c
STORIES: 8+ Cellar & SubCellar
USE GROUP: Single Family R-3 with Use Group VII on partial 1st floor
CONSTRUCTION CLASSIFICATION: 1B
REVIEW UNDER 2022 BC

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DESIGN ARCHITECT:
JOSEPH DIRAND ARCHITECTURE

REVISED per DOB Objections: 11.17.25
Issued to DOB: 09.29.25

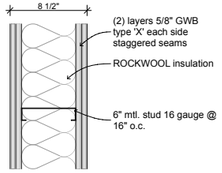
142 Greene Street
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019769 STATE OF NEW YORK

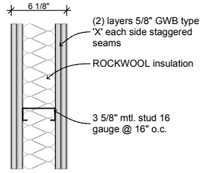
Building Code Analysis & Details

GN-101.00

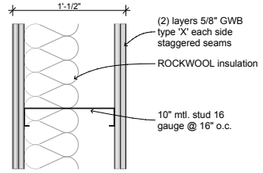
Application Number: M01208042-I1



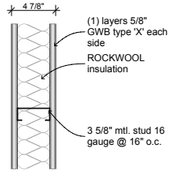
Wall Type A1
UL-U419; GA File No. 1200
Fire Rating: 2 HR
Acoustic Rating: 51 STC



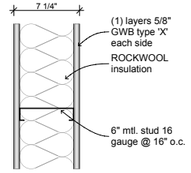
Wall Type A2
UL-U419; GA File No. 1200
Fire Rating: 2 HR
Acoustic Rating: 51 STC



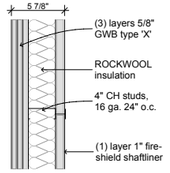
Wall Type A3
UL-U419; GA File No. 1200 Fire Rating: 2 HR
Acoustic Rating: 51 STC



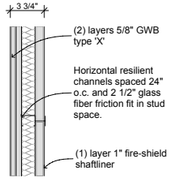
Wall Type B1
UL-U419; GA File No. 1200
Fire Rating: 1 HR
Acoustic Rating: 40-44 STC



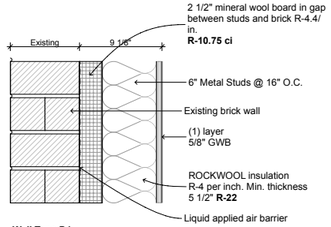
Wall Type B2
UL-U419; GA File No. 1200
Fire Rating: 1 HR
Acoustic Rating: 40-44 STC



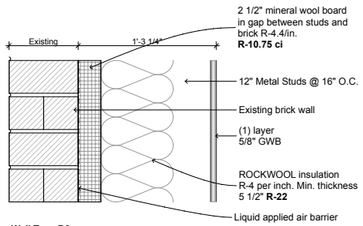
Wall Type C1
SHAFT WALL
UL-U415
Fire Rating: 2 HR
Acoustic Rating: 51 STC



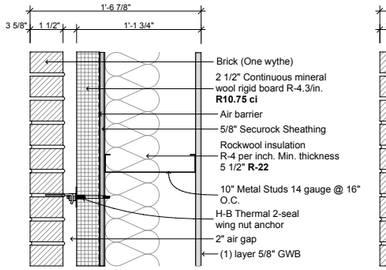
Wall Type C2
SHAFT WALL
UL-U428
Fire Rating: 2 HR
Acoustic Rating: 50-54 STC



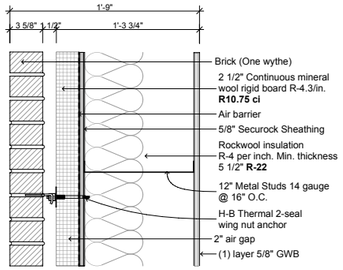
Wall Type D1
R-32.75



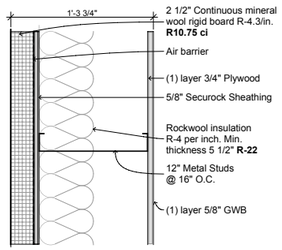
Wall Type D2
R-32.75



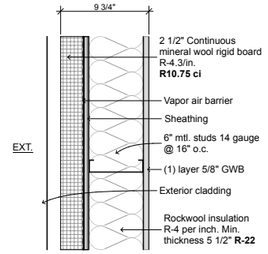
Wall Type E
EXTERIOR BRICK WALL
UL-V454
Fire Rating: 1Hr
R-32.75



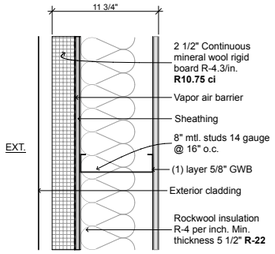
Wall Type E1
EXTERIOR BRICK WALL
UL-V454
Fire Rating: 1Hr
R-32.75



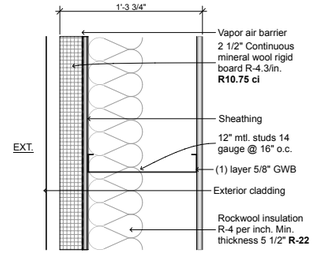
Wall Type F
CAST IRON ADJACENT
Fire Rating: 1Hr
R-32.75



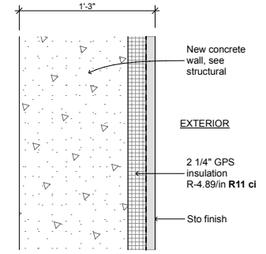
Wall Type G1
6TH & 7TH FLOOR WALLS
Fire Rating: 1Hr
R-32.75



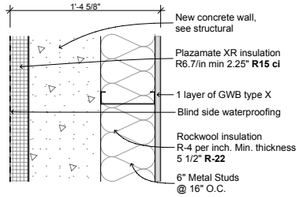
Wall Type G2
6TH & 7TH FLOOR WALLS
Fire Rating: 1Hr
R-32.75



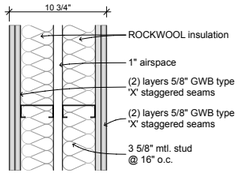
Wall Type G3
6TH & 7TH FLOOR WALLS
Fire Rating: 1Hr
R-32.75



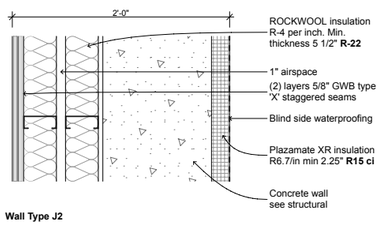
Wall Type H
NEW CONCRETE WALL ABOVE GRADE



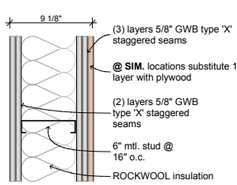
Wall Type I
NEW CONCRETE WALL BELOW GRADE
R-37



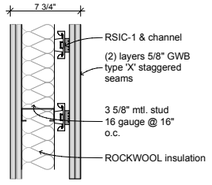
Wall Type J1
UL-U493
Fire Rating 2 HR
Acoustic Rating: 64



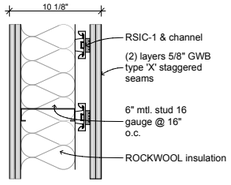
Wall Type J2



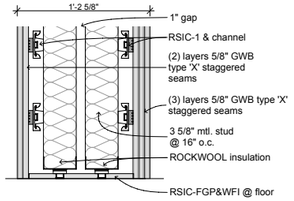
Wall Type K
UL-U419; GA File No. 1200
Fire Rating: 2 HR
Acoustic Rating: 55 STC



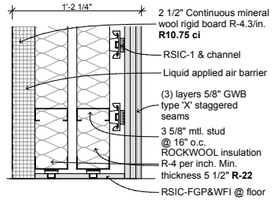
Wall Type L1
Acoustic Rating: 60 STC



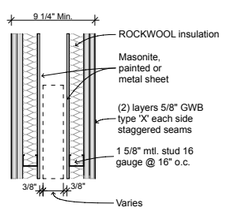
Wall Type L2
Acoustic Rating: 60 STC



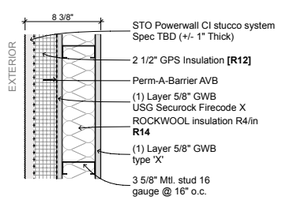
Wall Type M1
Acoustic Rating: - STC



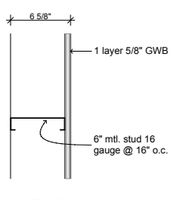
Wall Type M2



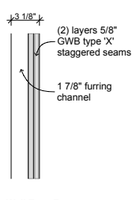
Wall Type N
Pocket Door



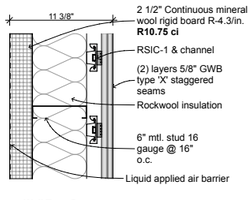
Wall Type O
1-Hour Rated, Exterior, Non-Load Bearing Wall
UL-U419



Wall Type Q
FURRING WALL



Wall Type R
FURRING AROUND COLUMNS



Wall Type S

1 Wall Types
SCALE: 1 1/2"= 1'-0"

JOSEPH VANCE ARCHITECTS
111 West 17th Street : New York, NY 10011
tel: 212-645-1278 www.jvarchitects.com

DESIGN ARCHITECT:
JOSEPH DIRAND ARCHITECTURE

Issued to DOB: 09.29.25

142 Greene Street
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

Wall Types

GN-102.00

Sheet 3 of 32
Application Number: M01208042-I1

(For all front facade windows - windows to match existing profile and size)

WINDOW SCHEDULE

Floor	ID#	Type	Width	Height	MFR	SHGC	U-Value	Int-Finish	Ext-Finish	Air Leakage	Comment
1st Floor											
	W1.01	Fixed Storefront	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.01 CMF//FT2	
	W1.02	Fixed Storefront	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.01 CMF//FT2	
	W1.03	Fixed Storefront	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.01 CMF//FT2	
	W1.04	Fixed Storefront	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.01 CMF//FT2	
	W1.05	Double Hung	4'-2 3/4"	6'-7"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W1.06	Double Hung	4'-2 3/4"	6'-7"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W1.07	Double Hung	4'-2 3/4"	6'-7"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W1.08	Double Hung	4'-2 3/4"	6'-7"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W1.09	Double Hung	4'-2 3/4"	6'-7"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
2nd Floor											
	W2.01	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W2.02	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W2.03	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W2.04	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W2.05	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W2.06	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W2.07	Double Hung	4'-2 3/4"	6'-9 3/4"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W2.08	Double Hung	4'-2 3/4"	6'-9 3/4"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W2.09	Double Hung	4'-2 3/4"	6'-9 3/4"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
3rd Floor											
	W3.01	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W3.02	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W3.03	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W3.04	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W3.05	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W3.06	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W3.07	Double Hung	4'-2 1/2"	8'-4"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W3.08	Double Hung	4'-2 1/2"	8'-4"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W3.09	Double Hung	4'-2 1/2"	8'-4"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W3.10	Double Hung	4'-2 1/2"	8'-4"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W3.11	Double Hung	4'-2 1/2"	8'-4"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W3.12	Double Hung	4'-2 1/2"	8'-4"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
4th Floor											
	W4.01	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W4.02	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W4.03	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W4.04	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W4.05	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W4.06	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W4.07	Double Hung	3'-0"	5'-5 1/2"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W4.08	Double Hung	3'-0"	5'-5 1/2"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W4.09	Double Hung	3'-0"	5'-5 1/2"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W4.10	Double Hung	4'-2 3/4"	7'-3"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W4.11	Double Hung	4'-2 3/4"	7'-3"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W4.12	Double Hung	4'-2 3/4"	7'-3"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W4.13	Double Hung	4'-2 3/4"	7'-3"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W4.14	Double Hung	4'-2 3/4"	7'-3"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W4.15	Double Hung	4'-2 3/4"	7'-3"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
5th Floor											
	W5.01	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W5.02	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W5.03	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W5.04	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W5.05	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W5.06	Double Hung	Matches Existing		Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W5.07	Casement	3'-0"	8'-10 3/4"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W5.08	Casement	3'-0"	8'-10 3/4"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W5.09	Double Hung	4'-2 5/8"	7'-5"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W5.10	Double Hung	4'-2 5/8"	7'-5"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W5.11	Double Hung	4'-2 5/8"	7'-5"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W5.12	Double Hung	4'-2 5/8"	7'-5"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W5.13	Double Hung	4'-2 5/8"	7'-5"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
	W5.14	Double Hung	4'-2 5/8"	7'-5"	Reilly	0.306	0.238	Wood/Paint	Wood/Paint	0.04 CFM/FT2	
6th Floor											
	W6.01	Fixed	6'-1 1/2"	10'-9 3/4"	Horus Bronze	0.306	0.306	Bronze	Bronze	0.20 CFM/FT2	
	W6.02	Fixed	6'-1 1/2"	10'-9 3/4"	Horus Bronze	0.306	0.306	Bronze	Bronze	0.20 CFM/FT2	
	W6.03	Fixed	6'-1 1/2"	10'-9 3/4"	Horus Bronze	0.306	0.306	Bronze	Bronze	0.20 CFM/FT2	
	W6.04	Casement	6'-1"	8'-5 1/4"	Horus Bronze	0.306	0.357	Bronze	Bronze	0.20 CFM/FT2	
	W6.05	Casement	6'-1"	8'-5 1/4"	Horus Bronze	0.306	0.357	Bronze	Bronze	0.20 CFM/FT2	
	W6.06	Casement	6'-1"	8'-5 1/4"	Horus Bronze	0.306	0.357	Bronze	Bronze	0.20 CFM/FT2	
	W6.07	Casement	6'-1"	8'-5 1/4"	Horus Bronze	0.306	0.357	Bronze	Bronze	0.20 CFM/FT2	
	W6.08	Casement	6'-1"	8'-5 1/4"	Horus Bronze	0.306	0.357	Bronze	Bronze	0.20 CFM/FT2	
7th Floor											
	W7.01	Fixed	7'-0"	9'-5 1/4"	Horus Bronze	0.306	0.306	Bronze	Bronze	0.20 CFM/FT2	
	W7.02	Fixed	7'-0"	9'-5 1/4"	Horus Bronze	0.306	0.306	Bronze	Bronze	0.20 CFM/FT2	
	W7.03	Casement	5'-11 1/2"	6'-7 1/2"	Horus Bronze	0.306	0.357	Bronze	Bronze	0.20 CFM/FT2	
	W7.04	Casement	6'-0"	6'-7"	Horus Bronze	0.306	0.357	Bronze	Bronze	0.20 CFM/FT2	

DOOR SCHEDULE

Floor	ID#	Manufacturer	Rating	Width	Height	THK	Door Type	Material	Casing Type	U-Factor	SHGC	Air Leakage	Comments
Sub Cellar													
	DSC.04	Interior Door	90 min.	3'-0"	7'-6"		Swing	Wood		-	-	-	Self Closing hardware
	DSC.05	Interior Door	90 min.	3'-0"	7'-6"		Swing	Wood		-	-	-	Self Closing hardware
	DSC.06	Interior Door	90 min.	3'-0"	7'-6"		Swing	Wood		-	-	-	Self Closing hardware
Cellar													
	D0.01	Interior Door	90 min.	3'-0"	7'-0"		Swing	Wood		-	-	-	Self Closing hardware
	D0.02	McKeon Side Sliding Fire Rated Door	90 min.				Sliding door			-	-	-	Sliding fire door with swinging egress door On fire alarm system
	D0.05	Interior Door	90 min.	3'-0"	7'-6"		Swing	Wood		-	-	-	Self Closing hardware
	D0.11	Interior Door	90 min.	3'-0"	7'-6"		Swing	Wood		-	-	-	Self Closing hardware
1st Floor													
	DX1.01	Reilly	-	5'-8 1/4"	8'-5 1/4"		Pair Swing	Wood		0.654	0.306	0.03cfm/ft2	Self Closing, fully weather stripped and sealed
	DX1.02	Reilly	-	5'-5 1/2"	9'-3 1/4"		Pair Swing	Wood		0.654	0.306	0.03cfm/ft2	Self Closing, fully weather stripped and sealed
	DX1.03	Reilly	-	3'-9"	9'-5 1/2"		Swing	Wood		0.654	0.306	0.03cfm/ft2	Self Closing, fully weather stripped and sealed
	D1.01	Interior Door	-	3'-0"	9'-0"		Swing	Wood		-	-	-	Self Closing hardware
	D1.02	Interior Door	-	3'-0"	9'-0"		Swing	Wood		-	-	-	Self Closing hardware
	D1.03	Interior Door	90 min.	5'-8"	9'-0"		Pair Swing	Wood		-	-	-	Self Closing hardware
	D1.04	McKeon Side Sliding Fire Rated Door	90 min.				Sliding door			-	-	-	Sliding fire door with swinging egress door On fire alarm system
	D1.09	Interior Door	90 min.	3'-0"	9'-0"		Swing	Wood		-	-	-	Self Closing hardware
	D1.20	Interior Door	90 min.	5'-8"	8'-5 1/8"		Pair Swing	Wood		-	-	-	Self Closing hardware
2nd Floor													
	DX2.01	Reilly	-	15'-7 3/4"	10'-6 1/4"		Sliding	Wood		0.654	0.306	0.03cfm/ft2	Self Closing, fully weather stripped and sealed
	D2.01	McKeon Side Sliding Fire Rated Door	90 min.				Sliding door			-	-	-	Sliding fire door with swinging egress door On fire alarm system
	D2.02	McKeon Side Sliding Fire Rated Door	90 min.				Sliding door			-	-	-	Sliding fire door with swinging egress door On fire alarm system
	D2.03	Interior Door	90 min.	3'-0"	9'-0"		Swing	Wood		-	-	-	Self Closing hardware
	D2.04	Interior Door	90 min.	3'-0"	9'-0"		Swing	Wood		-	-	-	Self Closing hardware
3rd Floor													
	D3.01	Interior Door	90 min.	3'-0"	9'-0"		Swing	Wood		-	-	-	Self Closing hardware
	D3.02	McKeon Side Sliding Fire Rated Door	90 min.				Sliding door			-	-	-	Sliding fire door with swinging egress door On fire alarm system
	D3.04	Interior Door	90 min.	2'-10"	9'-0"		Swing	Wood		-	-	-	Self Closing hardware
	D3.05	Interior Door	90 min.	2'-10"	9'-0"		Swing	Wood		-	-	-	Self Closing hardware
4th Floor													
	D4.01	Interior Door	90 min.	5'-4"	9'-0"		Pair Swing	Wood		-	-	-	Self Closing hardware
	D4.02	Interior Door	90 min.	3'-0"	5'-4"		Swing	Wood		-	-	-	Self Closing hardware
	D4.03	McKeon Side Sliding Fire Rated Door	90 min.				Sliding door			-	-	-	Sliding fire door with swinging egress door On fire alarm system
	D4.04	Interior Door	90 min.	3'-0"	9'-0"		Swing	Wood		-	-	-	Self Closing hardware
	D4.05	Interior Door	90 min.	3'-0"	9'-0"		Swing	Wood		-	-	-	Self Closing hardware
5th Floor													
	D5.01	Interior Door	90 min.	5'-2"	10'-0"		Pair Swing	Wood		-	-	-	Self Closing hardware
	D5.02	Interior Door	90 min.	3'-0"	9'-0"		Swing	Wood		-	-	-	Self Closing hardware
	D5.03	McKeon Side Sliding Fire Rated Door	90 min.				Sliding door			-	-	-	Sliding fire door with swinging egress door On fire alarm system
	D5.05	Interior Door	90 min.	3'-0"	9'-0"		Swing	Wood		-	-	-	Self Closing hardware
	D5.06	Interior Door	90 min.	3'-0"	9'-0"		Swing	Wood		-	-	-	Self Closing hardware
6th Floor													
	DX6.01	Horus Bronze		6'-0"	10'-8"		Swing	Bronze		0.654	0.306	0.03	
	DX6.02	Horus Bronze		6'-0"	10'-8"		Swing	Bronze		0.654	0.306	0.03	
	D6.01	McKeon Side Sliding Fire Rated Door	90 min.				Sliding door			-	-	-	Sliding fire door with swinging egress door On fire alarm system
	D6.03	Interior Door	90 min.	3'-0"	9'-0"		Swing	Wood		-	-	-	Self Closing hardware
7th Floor													
	DX7.01	Horus Bronze		13'-5 3/4"	9'-9 1/4"		Sliding	Bronze		0.654	0.306	0.03	
	DX7.02	Horus Bronze		8'-0"	9'-9 1/4"		Sliding	Bronze		0.654	0.306	0.03	
	DX7.03	Horus Bronze		4'-0"	9'-0"		Swing	Bronze		0.654	0.306	0.03	
	D7.01	McKeon Side Sliding Fire Rated Door	90 min.				Sliding door			-	-	-	Sliding fire door with swinging egress door On fire alarm system
	D7.03	Interior Door	90 min.	3'-0"	9'-0"		Swing	Wood		-	-	-	Self Closing hardware
Roof													
	DX8.01	Interior Door	90 min.	3'-0"	7'-0"		Swing	Wood		-	-	-	Self Closing hardware

JOSEPH VANCE ARCHITECTS

111 West 17th Street : New York, NY 10011
tel: 212-645-1278 www.jvarchitects.com

DESIGN ARCHITECT:
JOSEPH DIRAND ARCHITECTURE

Issued to DOB: 09.29.25

142 Greene Street
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

Schedules

GN-103.00

GENERAL INFORMATION			
Address	142 Greene Street		
Block	513		
Lot	7		
Zoning District	M1-5/R7X in the SNX Special Use District		
Use/Occupancy	**PROPOSED:** C Use Group 7 and R3	**EXIST:** Use Group 6 and 17D JLWQA	COMMERCIAL USES: [ZR 143-06] defers to [ZR 123]. [ZR 123-20] defers to [ZR 42]. [ZR 42-17] permits Use Group 7 Office use. RESIDENTIAL USES: [ZR 143-06] defers to [ZR 123]. [ZR 123-20] defers to Residence District Uses. [ZR 22-121] Permits single family use.
Use Location	C and R permitted on same floor		[ZR 143-06] defers to [ZR 123]. [ZR 123-31 (c)]
Street Width	60' (Greene Street Narrow Street)		
Community District	2		
Construction Class	**PROPOSED:** IB	**EXIST:** Class 3 Non-Fireproof	
Street Trees	(2) Required		[ZR 26-41] To be determined by the Landmarks Preservation Commission approval. Alternate compliance can be payment into Street Tree Fund if approved by the Department of Parks and Recreation

OPEN SPACE			
Lot Size	50' x 100' irregular		
Lot Area	5,250		sf
Lot Coverage			**NOT APPLICABLE in mixed use building this district** [ZR 123-632]
No rear yard required for 1st floor for Residential Use with no dwelling units			[ZR 143-22 (a)]
Required Rear Yard	**20'**		[ZR 143-22 (b)]
Rear Yard Provided	**25'**		**COMPLIES**

FLOOR AREA			
Max FAR Commercial	5		[ZR 143-06] defers to [ZR 123-623 (a) 1]
Max FAR Residential	5		[ZR 143-06] defers to [ZR 123-623 (a) 3] defers to [ZR 123-622]
Max. Allowable FAR Combined	5		[ZR 143-06] defers to [ZR 123-623 (a) 4]
Existing FAR Commercial	1.742		
Existing FAR Residential	2.507		
Existing combined FAR	4.250		
Proposed FAR Commercial	0.342		**COMPLIES**
Proposed FAR Residential	4.254		**COMPLIES**
Proposed TOTAL FAR	**4.596**		**COMPLIES**
Max Allowable Floor Area	26,250		
Proposed Floor Area	**24,129**		**COMPLIES**

DENSITY			
			NOT APPLICABLE [ZR 123-61) defers to [ZR 23] for residential bulk rules not superseded by [ZR 143 or 123]. [ZR 23-52] Density only applies to multiple dwelling residences. This project contains only a single residence

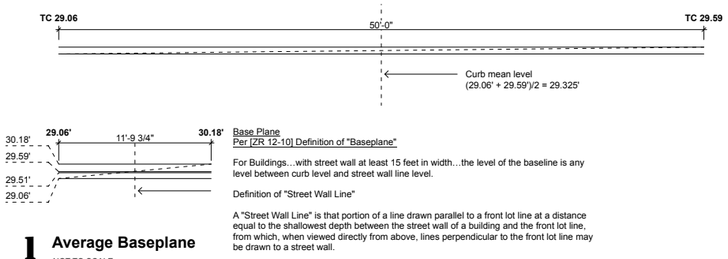
Street Wall Max Height	105'		[ZR 143-23]	See Zoning Diagram for Compliance	Complies
Set Back Required	15'		[ZR 23-433]	See Zoning Diagram for Compliance	Complies
Max Building Height	145'		[ZR 143-23]	See Zoning Diagram for Compliance	Complies
Stories	7, Cellar and Sub Cellar				
Street wall location	Existing cast iron facade in Landmark District to remain flush with buildings either side				

MANDATORY INCLUSIONARY HOUSING	
[ZR 143-04]	Does not apply. This project is a New Building not a Conversion
[ZR 27-131 (a) (3) (v)	This is a development that can pay into the Affordable Housing Fund. Such payment will be made.

PARKING					
	Parking permitted for 20% of dwelling units	Proposed (1) dwelling unit=0 parking	[ZR 123-70]	and Comprehensive Parking and Loading Regulations in the Manhattan Core	

STREETSCAPE			
			Ground floor Tier B per ZR 32-321
No dwelling units ground floor for 50% of width for depth of 30'. Residential vertical circulation is a permitted obstruction			
No increase in blank wall, no new curb cuts		[ZR 32-34]	Complies

ROOFTOP SCREENING			
Rooftop mechanical equipment to be screened		[ZR 26-52]	



1 Average Baseplane
NOT TO SCALE

Base Plane
Per [ZR 12-10] Definition of "Baseplane"

For Buildings…with street wall at least 15 feet in width…the level of the baseline is any level between curb level and street wall line level.

Definition of "Street Wall Line"

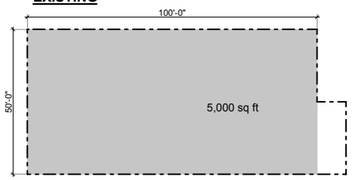
A "Street Wall Line" is that portion of a line drawn parallel to a front lot line at a distance equal to the shallowest depth between the street wall of a building and the front lot line, from which, when viewed directly from above, lines perpendicular to the front lot line may be drawn to a street wall.

Average Baseplane =
(30.18' + 29.06')/2 = 29.62'

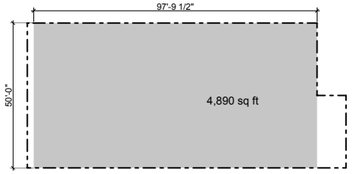
EXISTING LEVELS			PROPOSED LEVELS			GROSS FLOOR AREA						DEMOLITION				ZONING FLOOR AREA		
LEVEL	FLOOR TO FLOOR HEIGHT	ELEVATION (NAVD)	LEVEL	FLOOR TO FLOOR HEIGHT	ELEVATION (NAVD)	EXISTING	AREA REMOVED	AREA ADDED	PROPOSED	COMMERCIAL	RESIDENTIAL	COMMON AREA	COMMERCIAL	RESIDENTIAL		EXISTING	DEDUCTIONS	PROPOSED
			BH ROOF		142'-6"													
			ROOF	9'	133'-6"	0			0							0		0
			7	12'	121'-6"	0		1,520	1,520		1,520					0	38	1,482
ROOF		110'-11"	6	13'	108'-6"	0		2,855	2,855		2,855	4,578				0	38	2,817
5	15'-10"	92'-8"	5	15'-5 3/4"	93'	4,517	633	0	3,884		3,884	0	0	4,388		4,517	38	3,846
4	12'-10"	79'-8"	4	12'-11 1/4"	80'-1"	4,517	633	0	3,884		3,884	0	0	4,388		4,517	38	3,846
3	14'-1"	65'-6"	3	14'-1/4"	66'	4,517	633	0	3,884		3,884	0	0	4,388		4,517	38	3,846
2	14'-10"	50'-7"	2	15'-1 3/4"	50'-11"	4,517	633	0	3,884		3,884	0	4,388	0		4,517	38	3,846
1	20 3/4"	30'-7"	1	21'-2"	29'-9"	4,890	400	0	4,490	1,797	2,693	0	4,758	0		4,890	44	4,446
Cellar	16'-11"	13'-7"	Cellar	12'-6"	17'-3"	5,000	0	0	5,000		5,000	4,578	0	0			0	0
			Sub Cellar	11'-4"	5'-11"	0		3,430	3,430		5,000		0				0	0
					TOTAL ABOVE GRADE	22,958	2,932	4,375	24,401	1,797	22,604	0	9,146	13,164		22,958	272	24,129
					TOTAL INCLUDING BELOW GRADE	27,958		7,805	32,831		32,604	9,156	TOTAL DEMOLITION		31,466			

FA CHART

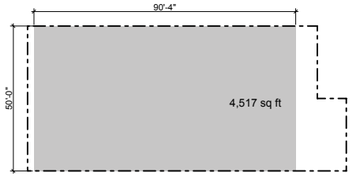
EXISTING



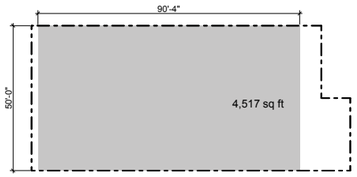
EXISTING CELLAR AREA CALCULATIONS
1ST FLOOR: 50'-0" x 100'-0" = **5,000 SQFT**



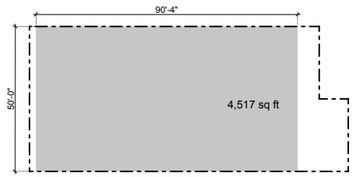
EXISTING 1ST FLOOR AREA CALCULATIONS
1ST FLOOR: 50'-0" x 97'-9 1/2" = **4,890 SQFT**



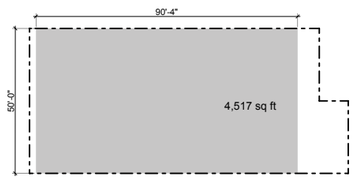
EXISTING 2ND FLOOR AREA CALCULATIONS
2ND FLOOR: 50'-0" X 90'-4" = **4,517 SQFT**



EXISTING 3RD FLOOR AREA CALCULATIONS
3RD FLOOR: 50'-0" X 90'-4" = **4,517 SQFT**



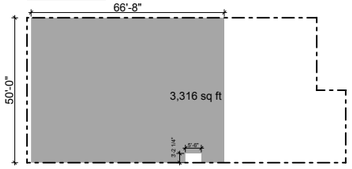
EXISTING 4TH FLOOR AREA CALCULATIONS
4TH FLOOR: 50'-0" X 90'-4" = **4,517 SQFT**



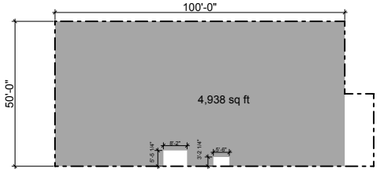
EXISTING 5TH FLOOR AREA CALCULATIONS
5TH FLOOR: 50'-0" X 90'-4" = **4,517 SQFT**

2 Zoning - Plan Diagrams
NOT TO SCALE

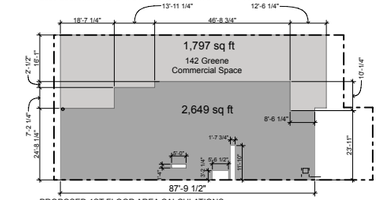
PROPOSED



PROPOSED SUB-CELLAR AREA CALCULATIONS
SUB-CELLAR: (50' x 66'-8") = 3,334 SQFT
Less deductions: (8'-2" x 5'-5 1/4) (5'-6 1/2" x 3'-2 1/4") TOTAL: **3,272 sf**

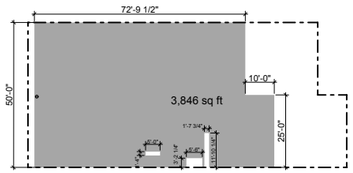


PROPOSED CELLAR AREA CALCULATIONS
CELLAR: (100' x 50') = 5,000 SQFT
Less deductions: (8'-2" x 5'-5 1/4) (5'-6 1/2" x 3'-2 1/4") TOTAL: **4,938 sf**

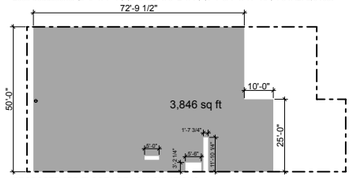


PROPOSED 1ST FLOOR AREA CALCULATIONS
1ST FLOOR COMMERCIAL: ((7' 2 1/4"+2' 1/2" + 16' 1")x18'-7 1/4") + ((2' 1/2" + 16' 1")x13'-11 1/4") + (16'-1" x 46'-8 3/4") + ((7' 2 1/4"+2' 1/2" + 16' 1")x12'-6 1/4") = **1,797 sf**

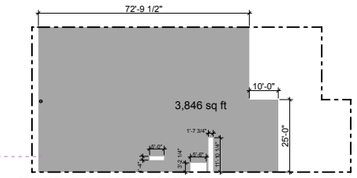
1ST FLOOR RESIDENTIAL: (24'- 8 1/4" x 18'-7 1/4") + ((24' 8 1/4" + 7' 2 1/4") x 13' 11 1/4") + ((24' 8 1/4" + 7' 2 1/4" + 2 1/2") x 46' 8 3/4") + (23' 11" x 8' 6 1/4")
Less deductions: (5'-0" x 1'-4") (5'-6 1/2" x 3'-2 1/4") (1'-7 3/4" x 11'-10") TOTAL: **2,649 sf**



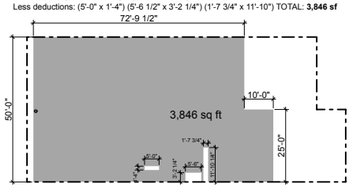
PROPOSED 2ND FLOOR AREA CALCULATIONS
2ND FLOOR: (50'-0" X 72'-9 1/2") + (25'-0" X 10'-0") = 3,890 SQFT
Less deductions: (5'-0" x 1'-4") (5'-6 1/2" x 3'-2 1/4") (1'-7 3/4" x 11'-10") TOTAL: **3,846sf**



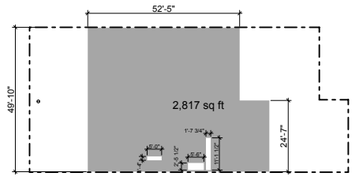
PROPOSED 3RD FLOOR AREA CALCULATIONS
3RD FLOOR: (50'-0" X 73'-0") + (25'-0" X 10'-0") = 3,890 sf
Less deductions: (5'-0" x 1'-4") (5'-6 1/2" x 3'-2 1/4") (1'-7 3/4" x 11'-10") TOTAL: **3,846 sf**



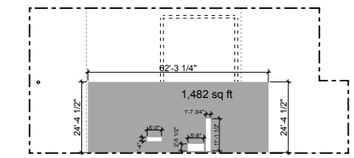
PROPOSED 4TH FLOOR AREA CALCULATIONS
4TH FLOOR: (50'-0" X 73'-0") + (25'-0" X 10'-0") = 3,890 sf
Less deductions: (5'-0" x 1'-4") (5'-6 1/2" x 3'-2 1/4") (1'-7 3/4" x 11'-10") TOTAL: **3,846 sf**



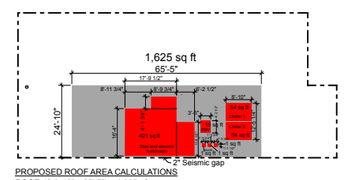
PROPOSED 5TH FLOOR AREA CALCULATIONS
5TH FLOOR: (50'-0" X 73'-0") + (25'-0" X 10'-0") = 3,890 sf
Less deductions: (5'-0" x 1'-4") (5'-6 1/2" x 3'-2 1/4") (1'-7 3/4" x 11'-10") TOTAL: **3,846 sf**



PROPOSED 6TH FLOOR AREA CALCULATIONS
6TH FLOOR: (49'-10" X 52'-5") + (24'-7" X 10'-0") = 2,855 SQFT
Less deductions: (5'-0" x 1'-4") (5'-6" x 2'-5 1/2") (1'-7 3/4" x 11'-1 1/2") TOTAL: **2,817 sf**



PROPOSED 7TH FLOOR AREA CALCULATIONS
7TH FLOOR: (24'- 4 1/2" x 62'-4 1/4") = 1,520 sf
Less deductions: (5'-0" x 1'-4") (5'-6" x 2'-5 1/2") (1'-7 3/4" x 11'-1 1/2") TOTAL: **1,482 sf**



PROPOSED ROOF AREA CALCULATIONS
ROOF: (24'- 10" x 65'-5") = **1,625 sf**
COMPLIANCE WITH BC 504.3:
Bulkheads: (16'-4" x 17'- 9 1/2") + (4'-1 3/4" x 8'-9 3/4") + (6'-2 1/2" x 11'-8 1/2") = 401sf
(2) Chillers: (8'-10" x 12'-5 1/4") = 108sf
(3) vertical ducts: = (1'-3 3/4" x 1'-1 1/2") + (1'-3 3/4" x 1'-1 1/2") + (1'-3 3/4" x 1'-1 1/2") = 3sf
ERV: (3'-6" x 4'-2 1/2") = 15sf
Total rooftop appurtenances = 527sf 1,625sf x 33 1/3 = 541sf. **COMPLIES**

JOSEPH VANCE ARCHITECTS
111 West 17th Street : New York, NY 10011
tel: 212-645-1278 www.jvarchitects.com

DESIGN ARCHITECT:
JOSEPH DIRAND ARCHITECTURE

REVISED per DOB Objections: 1.15.26
REVISED per DOB Objections: 12.8.25
REVISED per DOB Objections: 11.17.25
Issued to DOB: 09.29.25

142 Greene Street

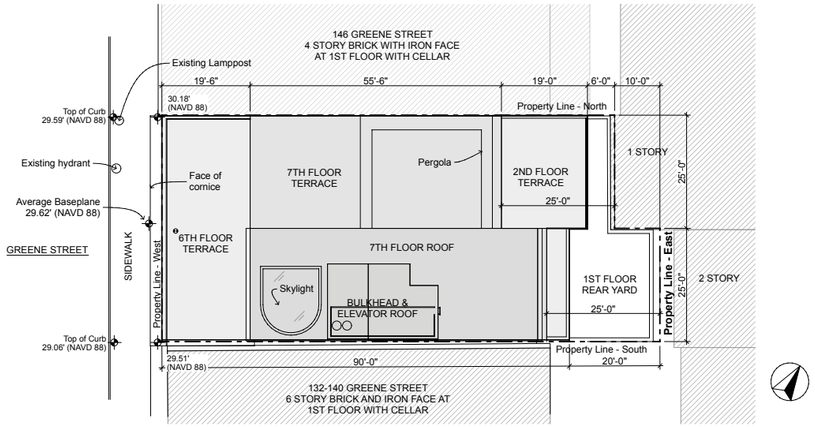
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019769 STATE OF NEW YORK

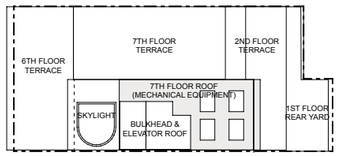
Zoning Analysis

Z-100.00

Application Number: M01208042-I1



1 **Zoning Plan**
SCALE: 1/16" = 1'-0"

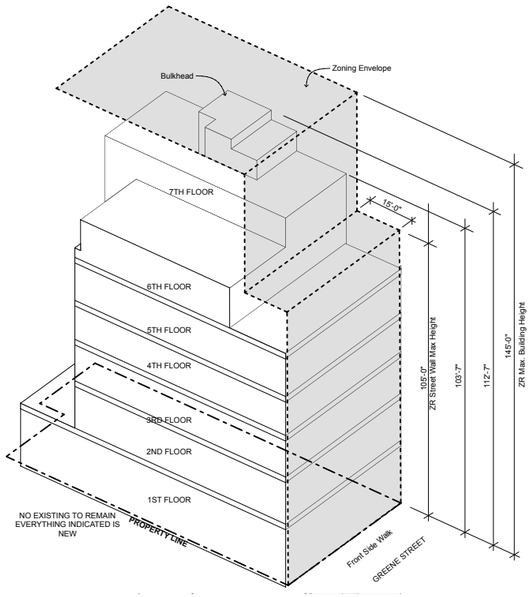


2 **Roof Plan**
NOT TO SCALE

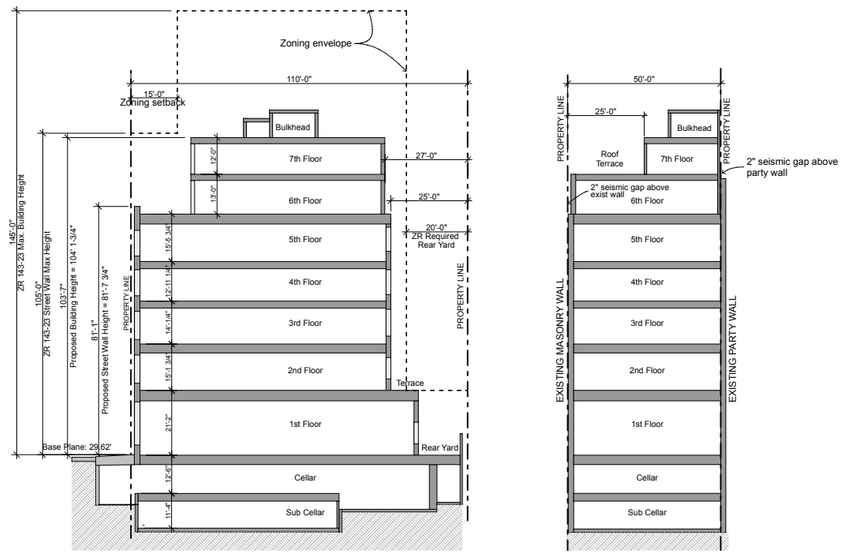
7th Floor Roof is exempt from sustainable roofing per BB 2019-10, II (C) (2)

"Areas occupied by rooftop structures, water towers, greenhouses, **mechanical equipment,** towers, antennas, parapets, guardrails, solar thermal systems, equipment access pathways and appurtenances."

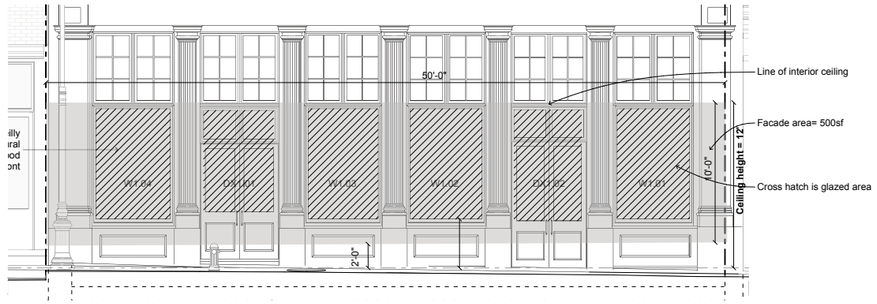
7th Floor Terrace is exempt as it will be listed on the Certificate of Occupancy as Recreation Accessory to the Dwelling Unit



3 **Axonometry**
NOT TO SCALE



4 **Zoning Sections**
NOT TO SCALE



5 **Tier B Street Frontage Facade Transparency**
SCALE: 3/16" = 1'-0"

Per ZR 32-321:
Ground floor street wall must be 50% transparent between a height of 2' and 12 or the height of the ground floor ceiling

Area of street wall as prescribed: 500sf
Area of glazing: 262sf = 52% **COMPLIES**

Note: Requirement for glazing to begin not higher than 2'-6" not possible as the facade is an existing facade in the Soho Historic District.
The NYC Landmarks Commissions requires the historic sill height be maintained.

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DESIGN ARCHITECT:
JOSEPH DIRAND ARCHITECTURE

REVISED per DOB Objections: 11.17.25
Issued to DOB: 09.29.25

142 Greene Street
New York, NY 10012

Zoning Analysis

Z-101.00

Application Number: M01208042-I1

THIS PROJECT WILL COMPLY WITH THE 2020 ENERGY CODE

Per Section C406: Additional Efficiency Package Selection: C406.8 Enhanced Envelope Performance

2020 NYCECC Commercial Envelope Tabular Analysis

NYCECC Citation	Provision	Item Description	Code Prescriptive Value (ECC)	Proposed Design Value	Supporting Documentation
C402.1.3, C402.2, Tables C402.1.3, C402.1.4	**Roof Assembly - Insulation entirely above roof deck**	*New steel and concrete roof deck*	*Minimum R-33ci + 15% per Section C406 (I4) = R-37.95*	*Roof & Roof Terraces: 5.25" Dupont Plazamatix XR R35 + Tapered XPS insulation min. R3 =* ***R38ci total***	*A-400 & A-401 Exterior Details*
Tables C402.1.3, C402.1.4 or Section C402.2	**Walls, above-grade: Metal framed**	*Steel-framed wall, stud sizes vary (min. 6") framing 16" O.C with brick veneer, cast iron or metal paneling*	*Minimum R-13 + R-8.5ci = 21.6 + 15% per Section C406 (I4) = R-24.84*	*R-22 Rockwool insulation between framing + R-10.75 ci installed on the exterior of the building =* ***R32.75 total***	*Wall Types GN-102, Details and Exterior Details A-400 & A-401*
Tables C402.1.3, C402.1.4 or Section C402.2	**Below-grade walls**	*Thermal insulation on the exterior of new basement wall.*	*Minimum R-10ci + 15% per Section C406 (I4) = R-11.5*	*2 1/4" Dupont Plazamate XR Rigid insulation installed on exterior of walls =* ***R15***	*Detail 4/A401 Exterior Details*
C402.2.9	**Continuous insulation**	*Parapet design*	*Parapet shall be wrapped with continuous insulation having minimum R-value equivalent to the adjacent wall assembly. Above-grade wall assembly - 10ci.*	*Parapet wrapped in 2 1/2" Rockwool insulation =* ***R10.75***	*See Drawings 1 and 2 "Thermal Envelope" on drawing EN-101*
C402.4, Table C402.4, Table C402.5.2	**Fenestration (Prescriptive)**	*Fenestration requirements*	*Window U-factor (table C402.4)* *Below 95 feet :* *Nonmetal openings Umax-0.28 -15%=. 238* *Metal frame fixed Umax-0.30 -15%=.255* *Metal framing operable Umax-0.40, -15%=.34* *Entrance doors Umax-0.77 -15%=. 654* *Above 95 feet:* *Metal frame fixed, Umax-0.36 -15%=.306* *Metal framing operable, Umax-0.42 -15%=.357* *Entrance doors Umax-0.77 -15%=.654* *Air Leakage (table C402.5.2)- Windows and doors - .20 cfm/ft,* *SHGCmax (table C402.4) 0.36 -15% = .306* *Skylights - Umax-0.48 -15% =.408* *SHGCmax 0.38 -15% = 323*	*Windows installed below 95 feet* *Nonmetal opening Umax.238* *Entrance doors Umax.654* *Windows installed above 95 feet* *Metal frame fixed Umax .306* *Metal frame operable Umax .357* *Windows Air leakage .04cfm/ft* *Storefront Air leakage .01 cfm/ft* *Swinging Entrance Doors .03cfm/ft* *Skylight U.408*	*GN-102 Window & door schedules*
C402.4.1, C404.4.1.2	**Fenestration (Prescriptive)**	*Maximum vertical openings to wall area and skylight to roof area*	*Vertical fenestration: 30% Maximum* *Skylight: 3% of Gross roof area*	*Vertical fenestration: 26.5% Proposed* *Skylight: 2.58% of roof area*	*See drawing 1 on EN-101*
C402.5	**Air leakage-thermal envelope (Mandatory)**	*Air leakage-thermal envelope*	*The thermal envelope of the building must comply with Sections C402.5.1 through C402.5.8.*		
C402.5.1	**Air barriers**	*Air barrier material*	*A continuous air barrier for the opaque buildings envelope shall comply with Section C402.5.1.2.1 or C402.5.1.2.2.*	*Continuous Barrier: All vertical surfaces Grace Products "Perm-A-Barrier" self adhesive air and vapor barrier applied to sheathing. Horizontal surfaces roofing membrane*	*See drawing 3 on EN-101 Air Barrier Continuity*
C402.5.7	**Vestibules**	*Building Entrance vestibule*	*Vestibule provided at door separating conditioned space from the exterior.*	*Both residential and commercial entrances will have vestibules with swinging doors with self-closers.*	*See Floor Plan A-101 and Door Schedule on GN-102*
C402.5.8	**Recessed lighting**	*Recessed luminaires in the thermal envelope*	*Recessed luminaires installed in the building thermal envelope shall be sealed to maximum air leakage 2 cfm.*	*No lighting will violate the thermal envelope*	*See Lighting information on A-106.00, A-107.00, A-108.00, A-109.00 and A-100.00*
C402.6	**Thermal bridges (Mandatory)**	*Thermal bridges*	*Clear-field thermal bridges are identified on drawings and pre-calculated assembly values are from ASHRAE 90.1 Appendix A.* *Point thermal bridges greater than Bin2 are identified.* *Linear thermal bridges are outlined in tabular format including each linear thermal bridge type, the aggregate length for each, the relevant detail and cross-section through each thermal bridge, and the Psi-value for each thermal bridge.*	*Clear-field thermal bridges: Table on sheet EN-101* *Point thermal bridges: See Table on sheet EN-101* *Linear thermal bridges: See Table on sheet EN-101*	*See 4 on EN-101 for tabular format of thermal bridges,details*
C405.3.2(1)	**Interior Lighting Power Allowances: Building Method**	*COMMERCIAL Power Allowances* *RESIDENTIAL: Exempt C405.3.2*	*Total interior lighting power allowance (watts)*	*Max allowed 989w, proposed 450w*	*See A-107.00 for lighting information*

NOTES:
1) SEE EN FILING FROM MECHANICAL/ELECTRICAL ENGINEER (FILED SEPARATELY) FOR OTHER ENERGY CODE COMPLIANCE FOR ELECTRICAL AND MECHANICAL

2) SEE EN FILING FOR ELEVATOR (FILED SEPARATELY) FOR ELEVATOR RELATED ENERGY CODE COMPLIANCE.

See drawings A-106.00, A-107.00, 108.00, 109.00 and 110.00 for Lighting Layouts and Energy Code compliance.

2020 NYCECC Progress Inspection

	Inspection/Test	Frequency (minimum)	Reference Standard (See ECC Chapter 6) or Other Criteria	ECC or Other Citation
IIA	**Envelope Inspections**			
IIA1	**Protection of exposed foundation insulation:** Insulation shall be visually inspected to verify proper protection where applied to the exterior of basement or cellar walls, crawl-space walls and/or the perimeter of slab-on-grade floors.	As required during foundation work and prior to backfill	Approved construction documents	C303.2.1; ASHRAE 90.1 – 5.8.1.7
IIA2	**Insulation placement and R-values:** Installed insulation for each component of the conditioned space envelope and at junctions between components shall be visually inspected to ensure that the R-values are marked, that such R-values conform to the R-values identified in the construction documents and that the insulation is properly installed. Certifications for unmarked insulation shall be similarly visually inspected.	As required to verify continuous enclosure while walls, ceilings and floors are open	Approved construction documents	C303.1, C303.1.1, C303.1.2, C402.1, C402.2; ASHRAE 90.1 –5.5, 5.6 or 11; 5.8.1
IIA3	**Fenestration U-factor and product ratings:** U-factors, SHGC and VT values of installed fenestration shall be visually inspected for conformance with the U-factors, SHGC and VT values identified in the construction drawings by verifying the manufacturer's NFRC labels or, where not labeled, using the ratings in ECC Tables C303.1.3(1), (2) and (3).	As required during installation	Approved construction documents; NFRC 100, NFRC 200	C303.1, C303.1.3, C402.3; ASHRAE 90.1 –5.5; 5.6 or 11; 5.8.2
IIA4	**Fenestration air leakage:** Windows and sliding or swinging door assemblies, except site-built windows and/or doors, shall be visually inspected to verify that installed assemblies are listed and labeled by the manufacturer to the referenced standard. For curtain wall, storefront glazing, commercial entrance doors and revolving doors, the testing reports shall be reviewed to verify that the installed assembly complies with the standard cited in the approved plans.	As required during installation; prior to final construction inspection	NFRC 400, AAMA/WDMA/CSA 101/I.S.2/A440 ASTM E283; ANSI/DASMA 105	C402.4.3; ASHRAE 90.1 –5.4.3.2
IIA5	**Fenestration areas:** Dimensions of windows, doors and skylights shall be verified by visual inspection.	Prior to final construction inspection	Approved construction documents	C402.3; ASHRAE 90.1 – 5.5.4.2, 5.6 or 11
IIA6	**Air sealing and insulation – visual inspection:** Openings and penetrations in the building envelope, including site-built fenestration and doors, shall be visually inspected to verify that a continuous air barrier around the envelope forms an air-tight enclosure.	As required during construction	Approved construction documents; ASTM E2178, ASTM E2357, ASTM E1677, ASTM E779, ASTM E283.	C402.4; ASHRAE 90.1 – 5.4.3.1
	The progress inspector shall visually inspect to verify that materials and/or assemblies have been tested and meet the requirements of the respective standards, or that the building is tested and meets the requirements of the standard, in accordance with the standard(s) cited in the approved plans.			
IIC	**Electrical Power and Lighting Systems**			
IIC1	**Electrical energy consumption:** The presence and operation of individual meters or other means of monitoring individual apartments shall be verified by visual inspection for all apartments and where required in a covered tenant space.	Prior to final electrical and construction inspection	Approved construction documents	C405.7
IIC2	**Lighting in dwelling units:** Lamps in permanently installed lighting fixtures shall be visually inspected to verify compliance with high-efficacy requirements.	Prior to final electrical and construction inspection	Approved construction documents	C405.1; ASHRAE 90.1 – 9.1.1
IIC3	**Interior lighting power:** Installed lighting shall be verified for compliance with the lighting power allowance by visual inspection of fixtures, lamps, ballasts and transformers.	Prior to final electrical and construction inspection	Approved construction documents	C405.5, C406.3; ASHRAE 90.1 –9.1, 9.2, 9.5, 9.6; 1RCNY §101-07(c)(3)(v)(C)4
IIC4	**Exterior lighting power:** Installed lighting shall be verified for compliance with source efficacy and/or the lighting power allowance by visual inspection of fixtures, lamps, ballasts and relevant transformers.	Prior to final electrical and construction inspection	Approved construction documents	C405.6; ASHRAE 90.1 – 9.4.2; 1RCNY §101-07(c)(3)(v)(C)4
IIC5	**Lighting controls**: Each type of required lighting controls, including: • occupant sensors • manual interior lighting controls • light-reduction controls • automatic lighting shut-off • daylight zone controls • sleeping unit controls • exterior lighting controls shall be verified by visual inspection and tested for functionality and proper operation.	Prior to final electrical and construction inspection	Approved construction documents, including control system narratives	C405.2; ASHRAE 90.1 – 9.4.1 (as modified by section ECC A102)
IIC6	**Exit signs:** Installed exit signs shall be visually inspected to verify that the label indicates that they do not exceed maximum permitted wattage.	Prior to final electrical and construction inspection	Approved construction documents	C405.4; ASHRAE 90.1 – 9.4.2
IIC7	**Electric motors (including but not limited to fan motors):** Where required by the construction documents for energy code compliance, motor listing or labels shall be visually inspected to verify that they comply with the respective energy requirements in the construction documents.	Prior to final electrical and construction inspection	Approved construction documents	C403.2.10; ASHRAE 90.1 – 10.4

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DESIGN ARCHITECT:
JOSEPH DIRAND ARCHITECTURE

REVISED per objections: 10.28.25
REVISED per objections: 10.16.25
Issued to DOB: 09.29.25

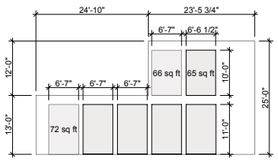
142 Greene Street
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

Energy Analysis

EN-100.00.

WEST ELEVATION

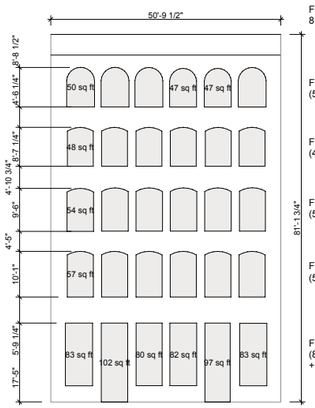


Facade Area:
(24'-10" x 13'-0") + (23'-5 3/4" x 25') = 909 sqft

Fenestration Area:
66 sqft + 65 sqft = 131 sqft

Fenestration Area:
72 sqft x 5 = 360 sqft

FACADE A
Total Facade Area: 909 sqft
Total Fenestration Area: 491 sqft



Facade Area:
81'-1 3/4" x 50'-9 1/2" = 4,123 sq ft

Fenestration Area:
(50 sq ft x 3) + (47 sq ft x 3) = 291 sq ft

Fenestration Area:
(48 sq ft x 6) = 288 sq ft

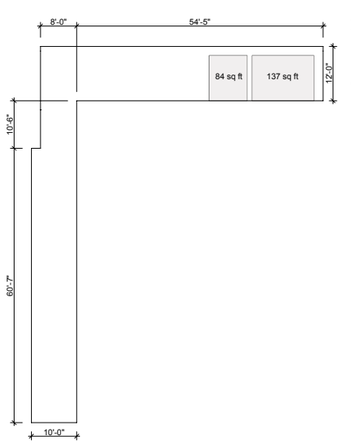
Fenestration Area:
(54 sq ft x 6) = 324 sq ft

Fenestration Area:
(57 sq ft x 6) = 342 sq ft

Fenestration Area:
(83 sq ft x 2) + 102 sq ft + 80 sq ft + 82 sq ft + 97 sq ft = 527 sq ft

FACADE B
Total Facade Area: 4,123 sqft
Total Fenestration Area: 1,712 sqft

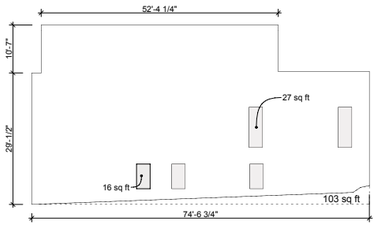
NORTH ELEVATION



Facade Area:
(60'-7" x 10') + (12' x 62'-5") + (8' x 10'-6") = 1,439 sqft

Fenestration Area:
84 sqft + 137 sqft = 221 sqft

FACADE C
Total Facade Area: 1,439 sqft
Total Fenestration Area: 221 sqft



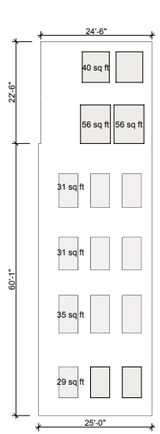
Facade Area:
(11'-4" x 52'-4") + (29' x 74'-6") - (103 sqft) = 2,619 sqft

Fenestration Area:
(27 sqft x 2) = 54 sqft

Fenestration Area:
(16 sqft x 3) = 48 sqft

FACADE D
Total Facade Area: 2,619 sqft
Total Fenestration Area: 102 sqft

EAST ELEVATION



Facade Area:
(59'-7" x 25') + (24'-6" x 24'-6") = 2,054 sqft

Fenestration Area:
(40 sqft x 2) = 80 sqft

Fenestration Area:
(56 sqft x 2) = 112 sqft

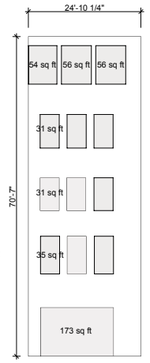
Fenestration Area:
(31 sqft x 3) = 93 sqft

Fenestration Area:
(31 sqft x 3) = 93 sqft

Fenestration Area:
(35 sqft x 3) = 105 sqft

Fenestration Area:
(29 sqft x 3) = 87 sqft

FACADE E
Total Facade Area: 2,054 sqft
Total Fenestration Area: 570 sqft



Facade Area:
71'-1" x 24'-10" = 1,754 sqft

Fenestration Area:
(56 sqft x 2) + 54 sqft = 166

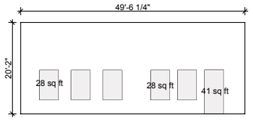
Fenestration Area:
(31 x 3) sqft = 93 sqft

Fenestration Area:
(31 sqft x 3) = 93 sqft

Fenestration Area:
(35 sqft x 3) = 105 sqft

Fenestration Area:
173 sqft

FACADE F
Total Facade Area: 1,754 sqft
Total Fenestration Area: 630 sqft

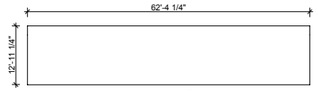


Facade Area:
20'-2" x 49'-6" = 999 sqft

Fenestration Area:
(28 sqft x 5) + 41 sqft = 181 sqft

FACADE G
Total Facade Area: 999 sqft
Total Fenestration Area: 181 sqft

SOUTH ELEVATION



Facade Area:
12'-11" x 62'-4" = 811 sqft

FACADE H
Total Facade Area: 811 sqft
Total Fenestration Area: 0 sqft

Max allowable fenestration area		
FACADES	FACADE AREA	FENESTRATION AREA
Facade A	909 SF	491 SF
Facade B	4,123 SF	1,712 SF
Facade C	1,439 SF	221 SF
Facade D	2,619 SF	102 SF
Facade E	2,054 SF	570 SF
Facade F	1,754 SF	630 SF
Facade G	999 SF	181 SF
Facade H	811 SF	0 SF
TOTAL	**14,708 SF**	**3,907 SF**

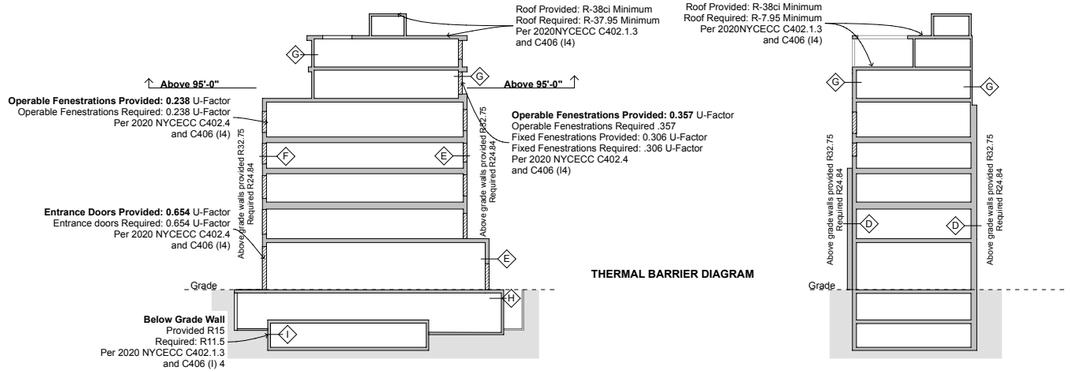
(3,907 SF / 14,708 SF) = 26.5% of total Facade Area
26.5% <30% = complies (Per '20 NYCECC C402.4.1)

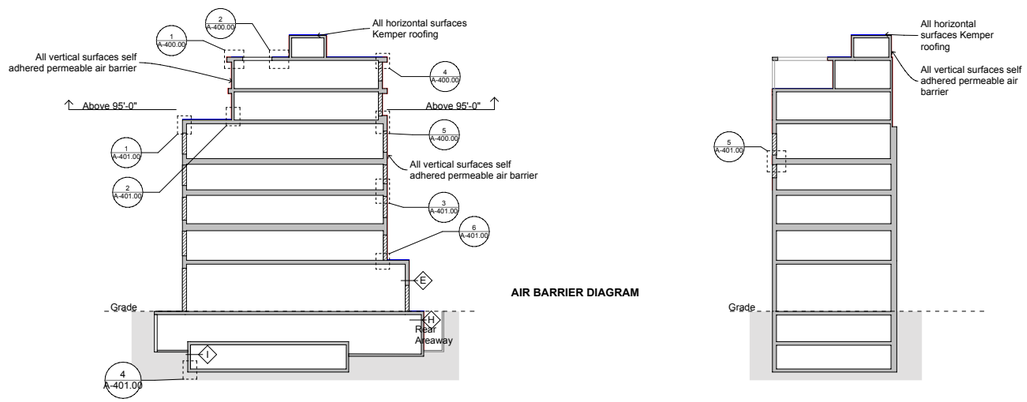
Max allowable skylight area	
DESCRIPTION	ROOF AREA
1st Floor Terrace	350 sq ft
2nd Floor Terrace	601 sq ft
6th Floor Terrace	1,027 sq ft
7th Floor Terrace	1,377 sq ft
7th Floor Roof	1,683 sq ft
Additional roof area	107 sq ft
TOTAL	**5,038 SF**

(130 SF / 5,038 SF) = 2.58% of total Roof Area
2.58% <3% Gross roof area = complies (Per '20 NYCECC C402.4.1.2)

1 Fenestration Diagrams

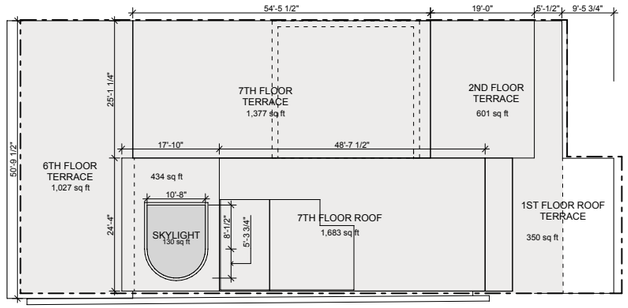
SCALE: 1/16" = 1'-0"





2 Thermal Envelope & Air Barrier Continuity Sections

NOT TO SCALE



3 Roof Area Calculations

NOT TO SCALE

CLEAR FIELD Thermal Bridges			
CFTB.no	Assembly/Thermal Bridge Description	Assembly ID in Energy Analysis	Section Detail Location
CFTB.1	Steel framed wall, blown cellulose insulation, Securerock sheathing, polyiso rigid exterior insulation, blown-in cellulose insulation and interior layer of gypsum board	-	Wall type G-GN-101.00
CFTB.2	Mass masonry wall, rigid continuous rockwool, metal studs, blown-in cellulose insulation, gyp bd.		Wall type D-GN-101.00
CFTB.3	Steel framed wall, blown-in cellulose insulation, Securock sheathing, polyiso rigid exterior insulation, brick veneer, interior layer of gypsum board		Wall type E-GN-101.00
CFTB.4	Concrete roof deck with R-35 ci		Detail 1/A-401.00

POINT Thermal Bridges				
PTB.no	Assembly/Thermal Bridge Description	Size (sq. inches)	Number of Occurences	Section Detail Location
PTB.1	Connection points c.i. facade to structure	4 sq/in each	35	1/A-401.00
PTB.2	North wall steel beam pockets	72	15	5/A-401.00

LINEAR Thermal Bridges						
LTB.no	Type of Thermal Bridge	Value [Btu/hr·ft· °F]	Value Source/ Calculation	Total Length [ft]	Assembly ID in Energy Analysis	Section Detail Location
LTB.1	Fenestration Perimeter	.032	Default value from Table C402.6	2,267	-	Elevations 1/ EN-100.00
LTB.2	Shelf Angle	0.41	Default value from Table C402.6	420	-	3 and 6 A-401.00
LTB.3	Parapet	0.42	Default value from Table C402.6	50	-	3 and 6 A-401.00

4 Thermal Bridges

NOT TO SCALE

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Issued to DOB: 09.29.25

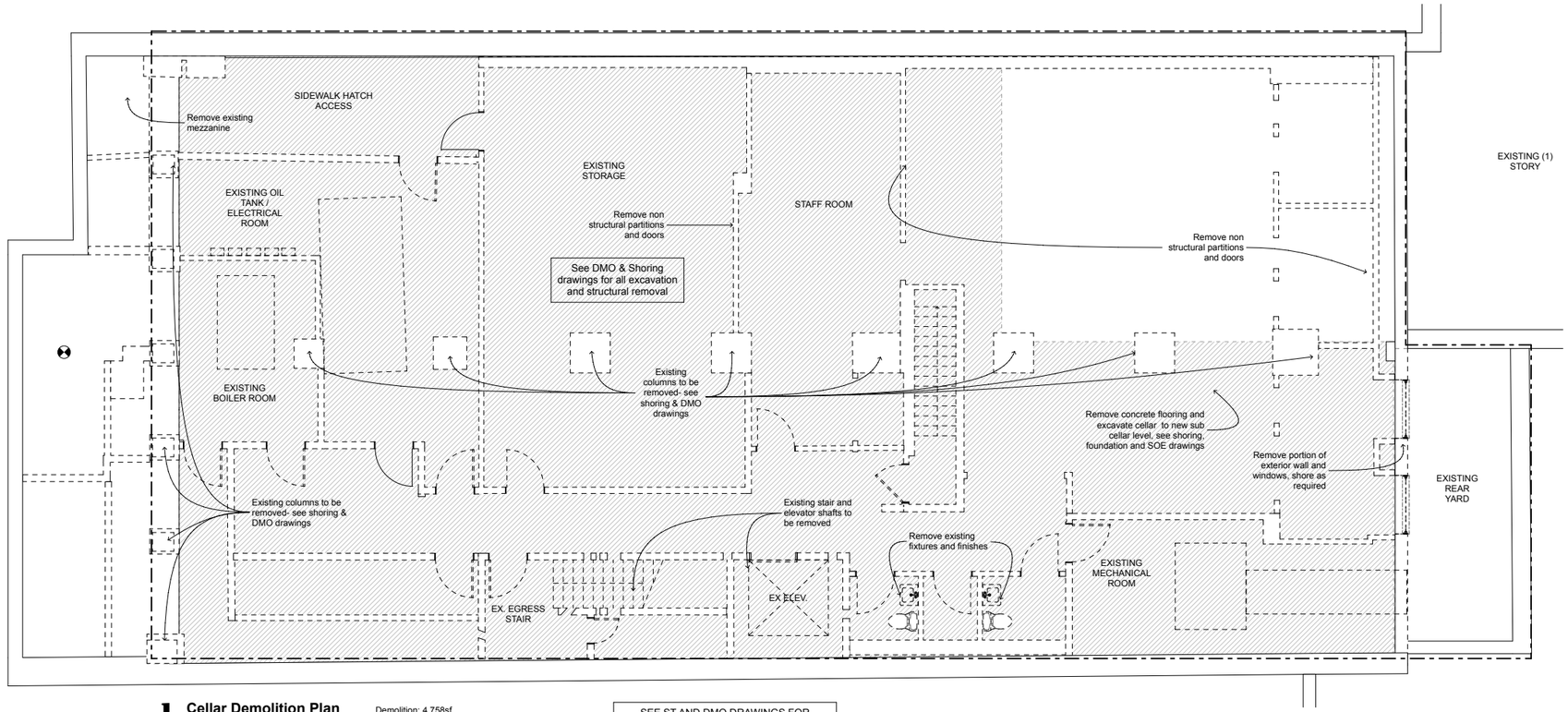
142 Greene Street
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

Energy Analysis

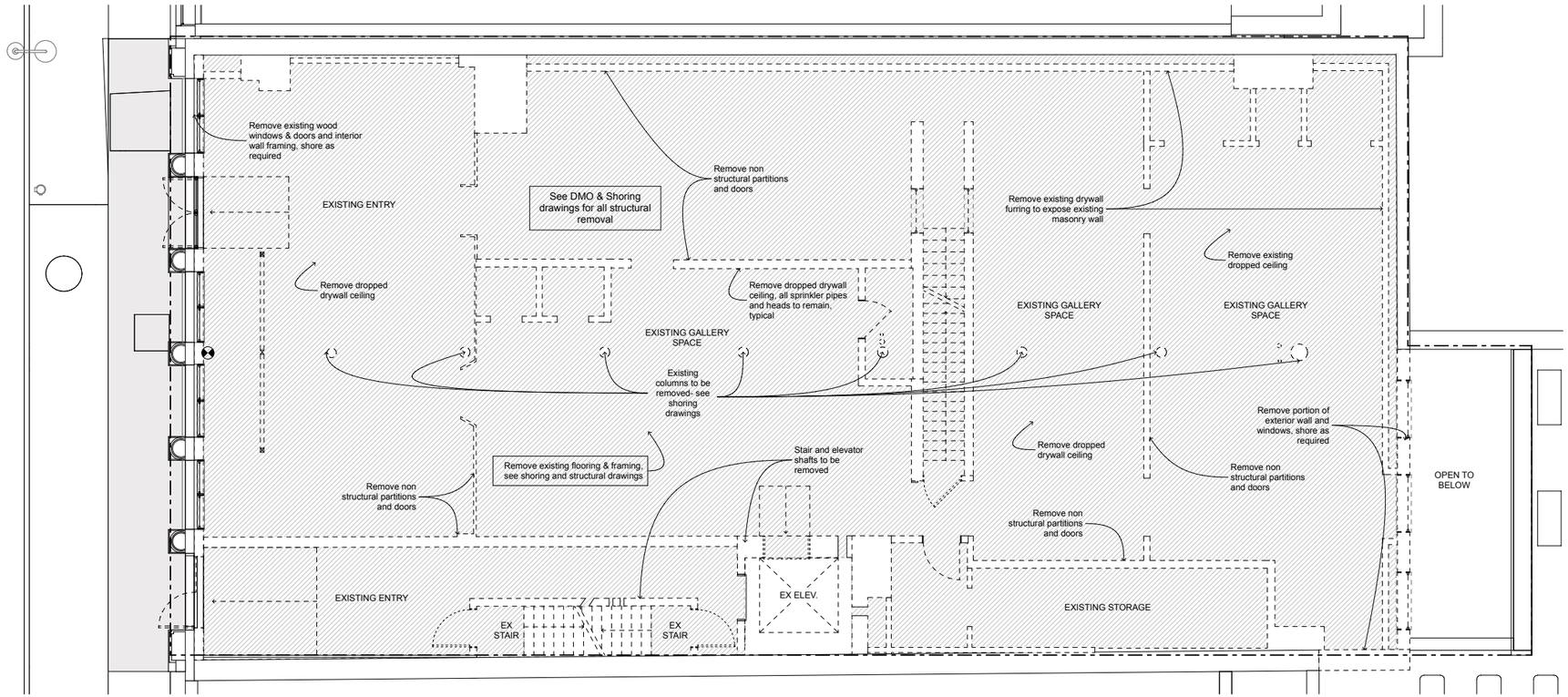
EN-101.00

Sheet 8 of 32
Application Number: M01208042-I1



1 **Cellar Demolition Plan** Demolition: 4,758sf
SCALE: 3/16" = 1'-0"

SEE ST AND DMO DRAWINGS FOR PROPOSED STRUCTURE AND DEMOLITION OPERATIONS



2 **1st Floor Demolition Plan** Demolition: COMMERCIAL 4,758sf
SCALE: 3/16" = 1'-0"

Wall Legend

- Existing walls to remain
- New wall. Refer to Wall tag reference for details
- New rated wall. Refer to Wall tag reference for details
- To be removed

0 4' 8' 12'

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REVISED per DOB Objections: 1.15.26
REVISED per DOB Objections: 11.17.25
Issued to DOB: 09.29.25

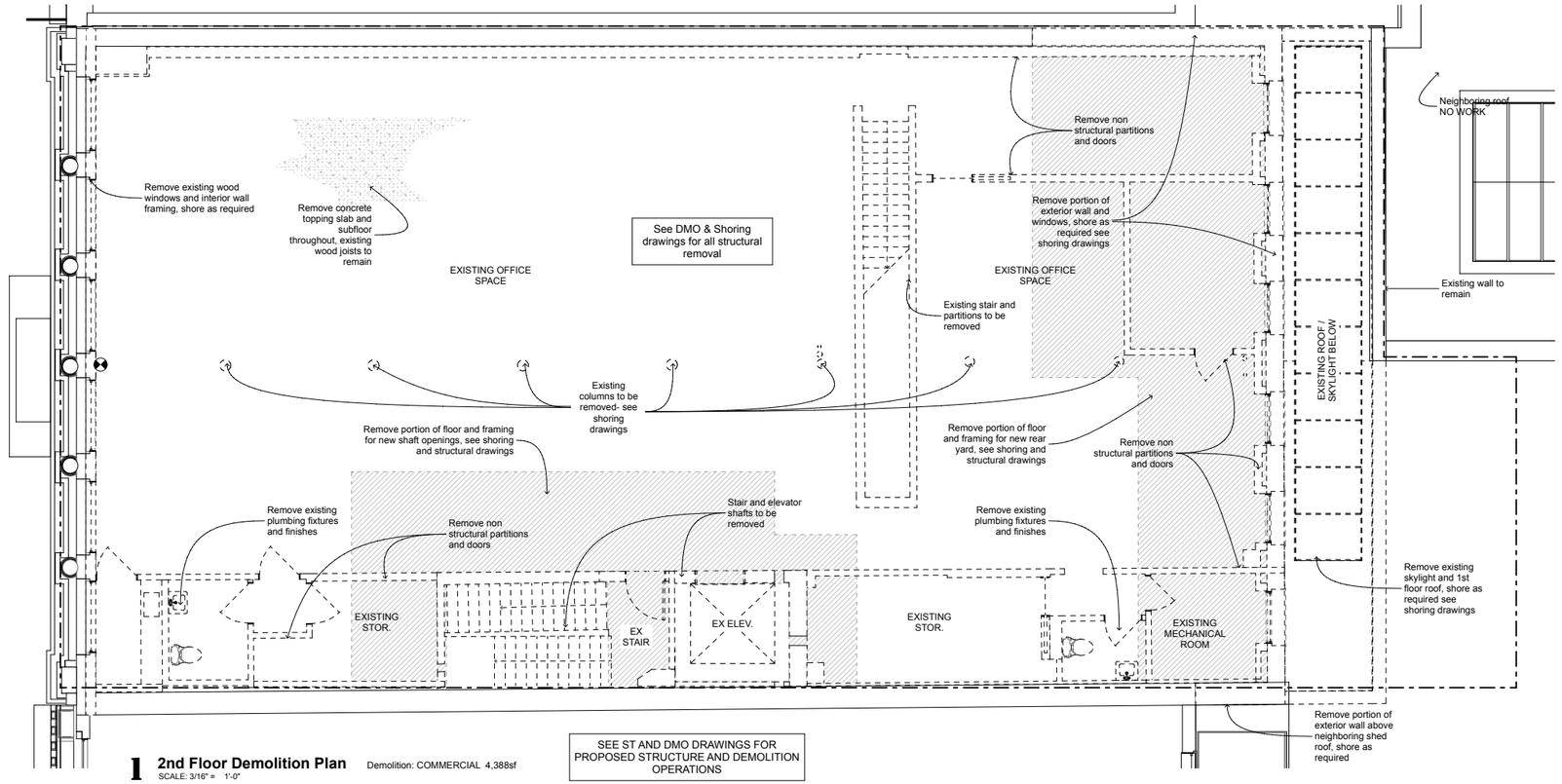
142 Greene Street
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019769 STATE OF NEW YORK

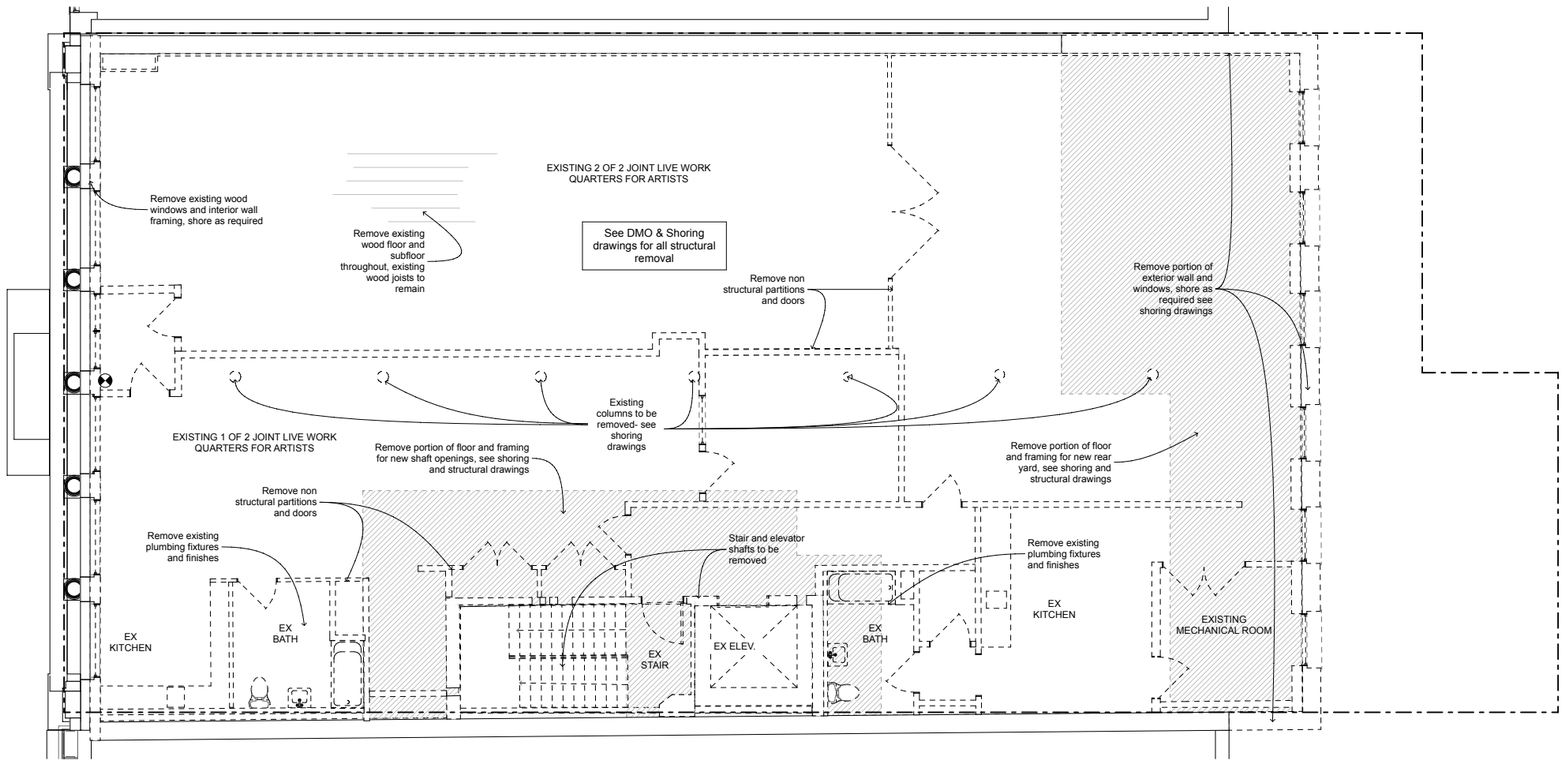
Cellar & 1st Floor Demolition Plans

DM-100.00

Application Number: M01208042-I1



1 **2nd Floor Demolition Plan** Demolition: COMMERCIAL 4,388sf
SCALE: 3/16" = 1'-0"



2 **3rd Floor Demolition Plan** Demolition: RESIDENTIAL 4,388sf
SCALE: 3/16" = 1'-0"

Wall Legend

- Existing walls to remain
- New wall. Refer to Wall tag reference for details
- New rated wall. Refer to Wall tag reference for details
- To be removed

0 4' 8' 12'

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DESIGN ARCHITECT:
JOSEPH DIRAND ARCHITECTURE

REVISED per DOB Objections: 11.17.25
Issued to DOB: 09.29.25

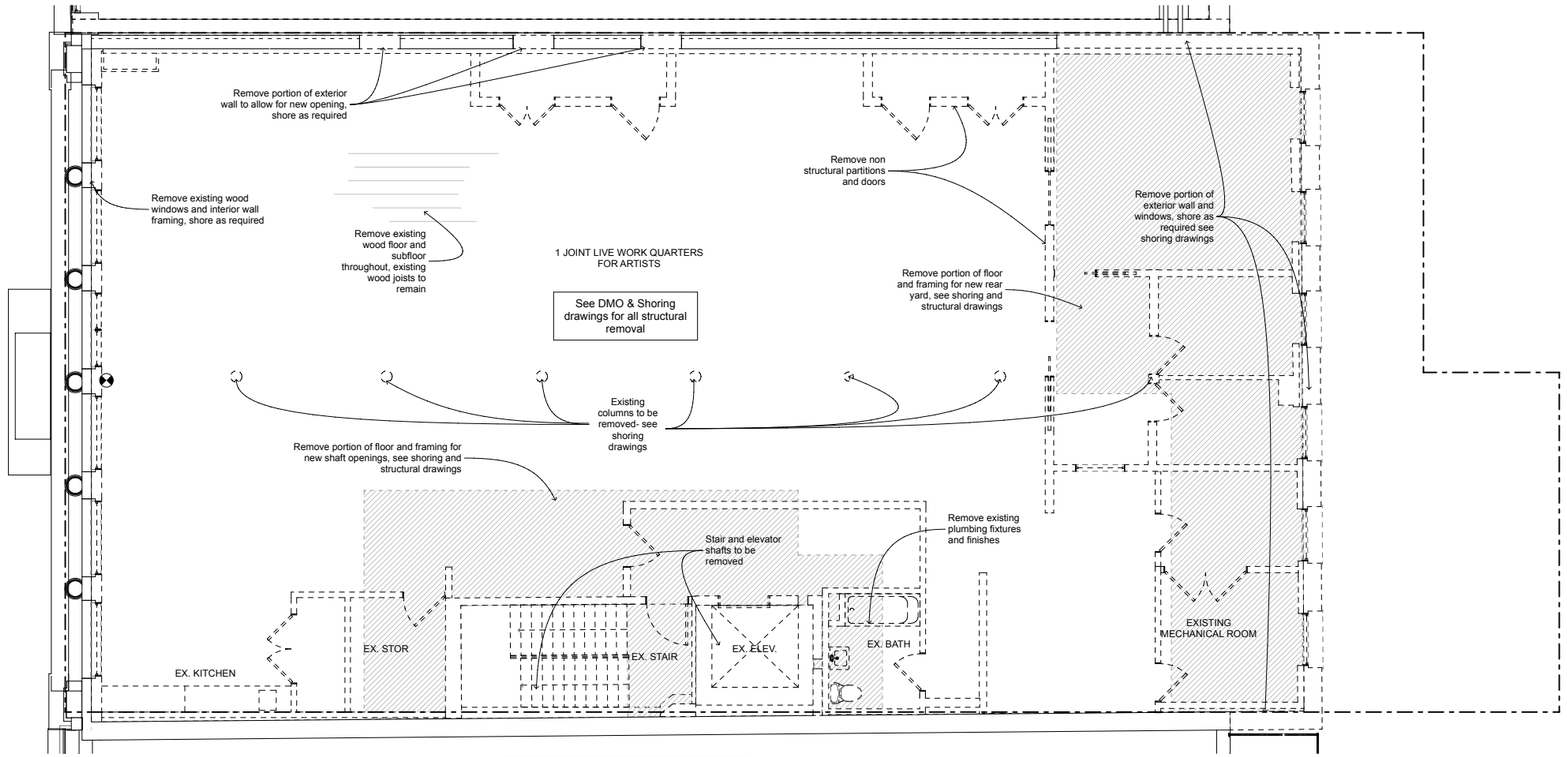
142 Greene Street
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019765 STATE OF NEW YORK

2nd & 3rd Floor Demolition Plans

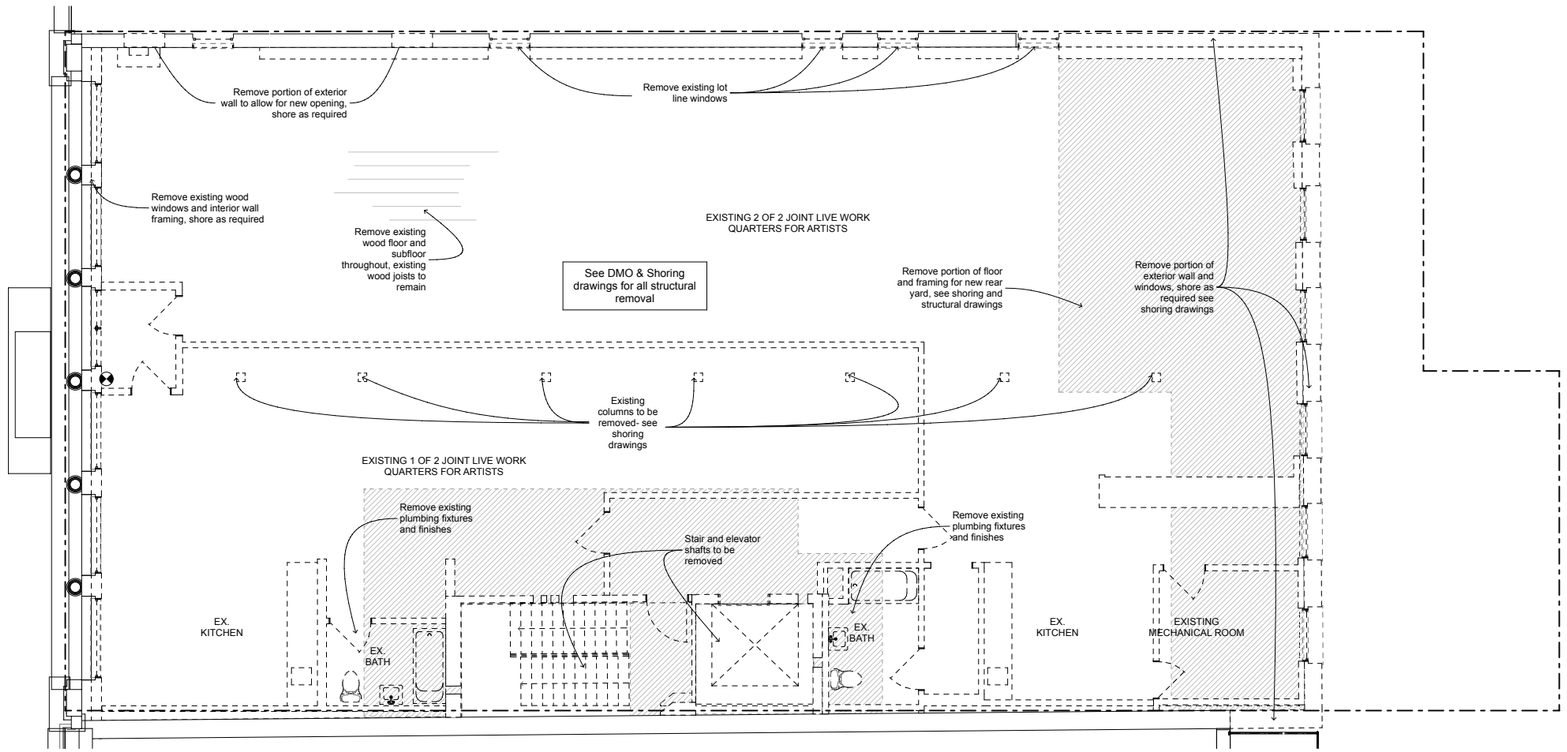
DM-101.00

Sheet 10 of 32
Application Number: M01208042-I1



SEE ST AND DMO DRAWINGS FOR PROPOSED STRUCTURE AND DEMOLITION OPERATIONS

1 **4th Floor Demolition Plan** Demolition: RESIDENTIAL 4,388sf
SCALE: 3/16" = 1'-0"



2 **5th Floor Demolition Plan** Demolition: RESIDENTIAL 4,388sf
SCALE: 3/16" = 1'-0"

Wall Legend

- Existing walls to remain
- New wall. Refer to Wall tag reference for details
- New rated wall. Refer to Wall tag reference for details
- To be removed

0 4' 8' 12'

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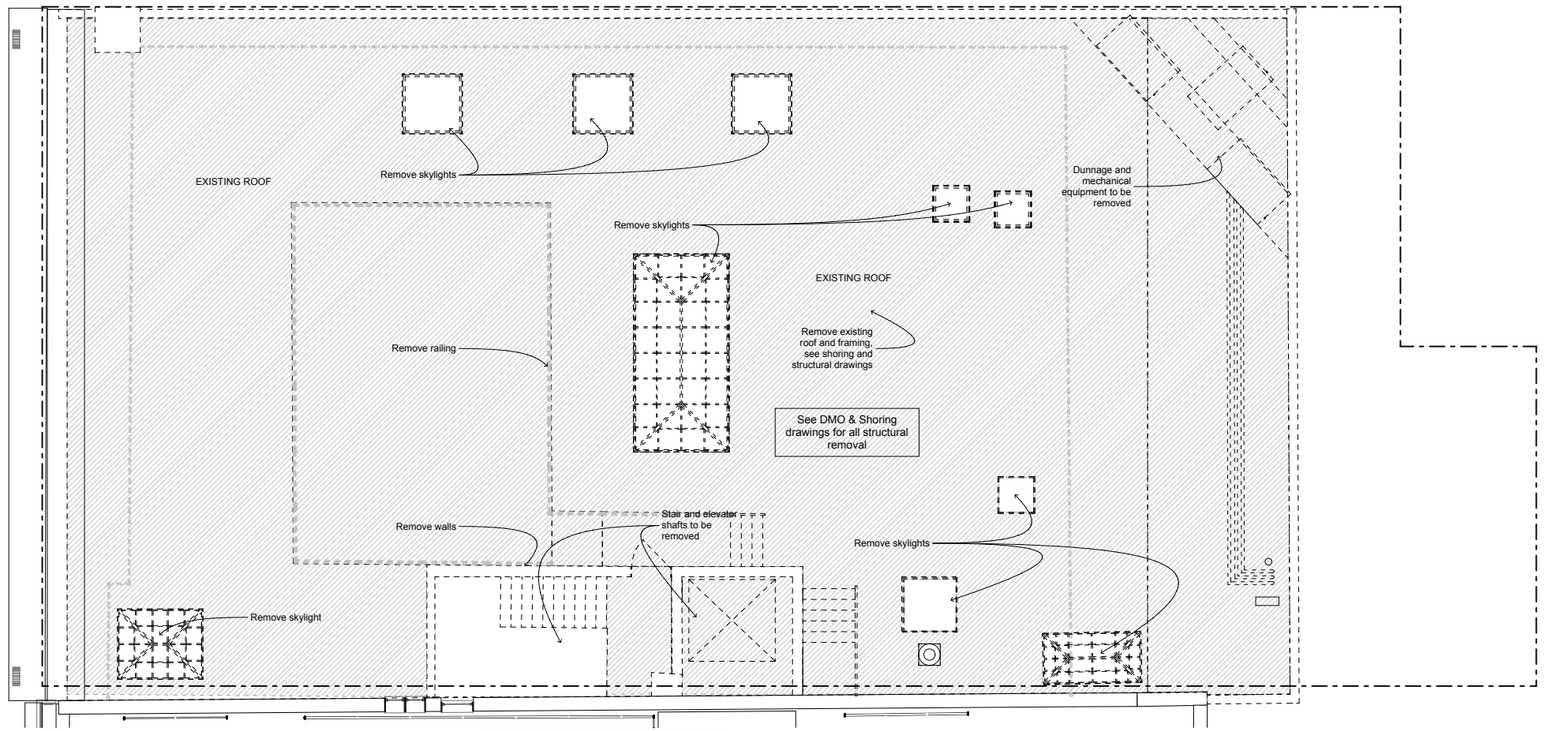
4th & 5th Floor Demolition Plans

DM-102.00

Sheet 11 of 32
Application Number: M01208042-I1



1 Roof Demolition Plan Demolition: 4,388sf
SCALE: 3/16" = 1'-0"

Wall Legend

- Existing walls to remain
- New wall. Refer to Wall tag reference for details
- New rated wall. Refer to Wall tag reference for details
- To be removed

0 4' 8' 12'

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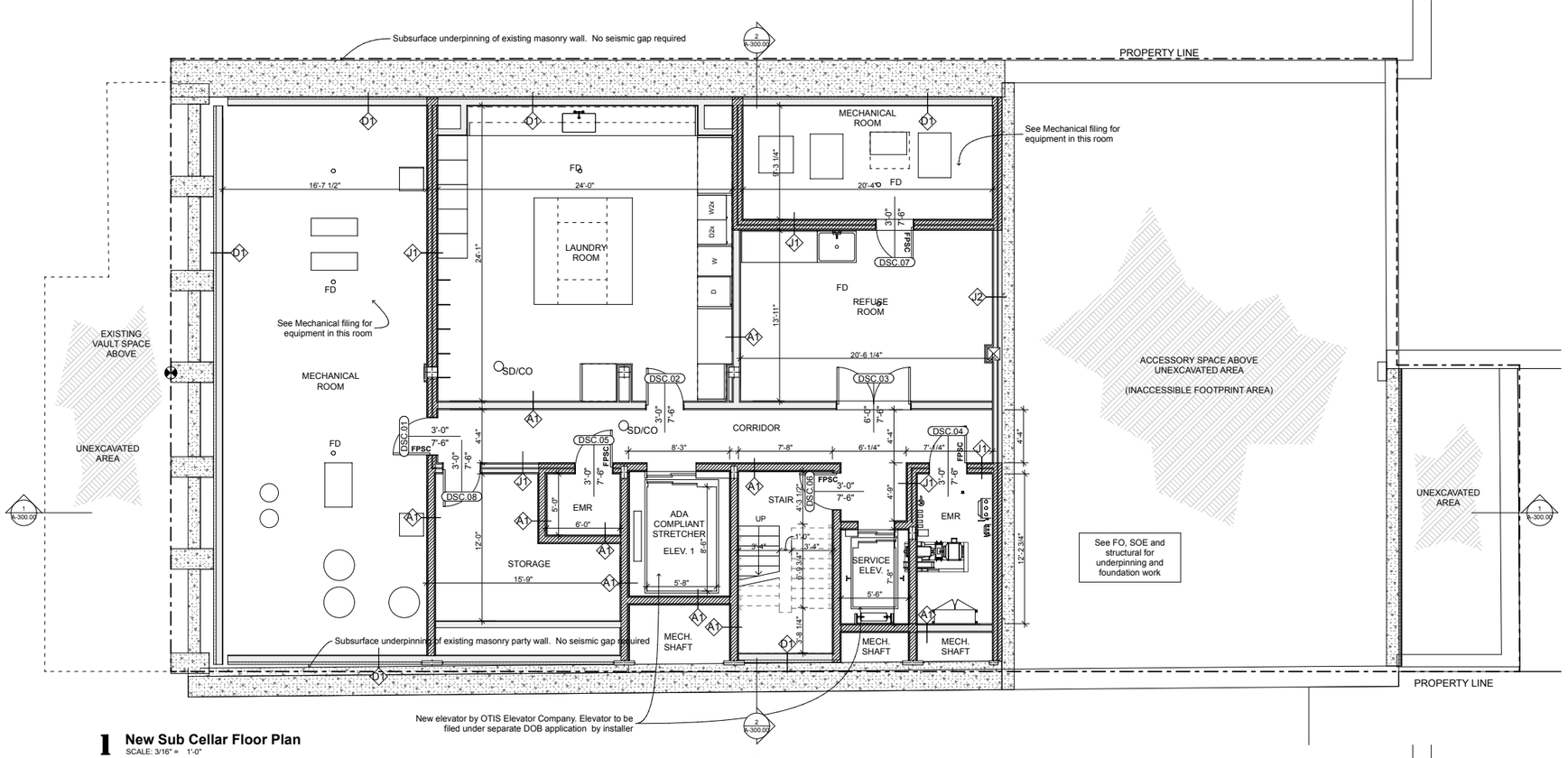
REGISTERED ARCHITECT JOSEPH EDWARD WINGER III 019769 STATE OF NEW YORK

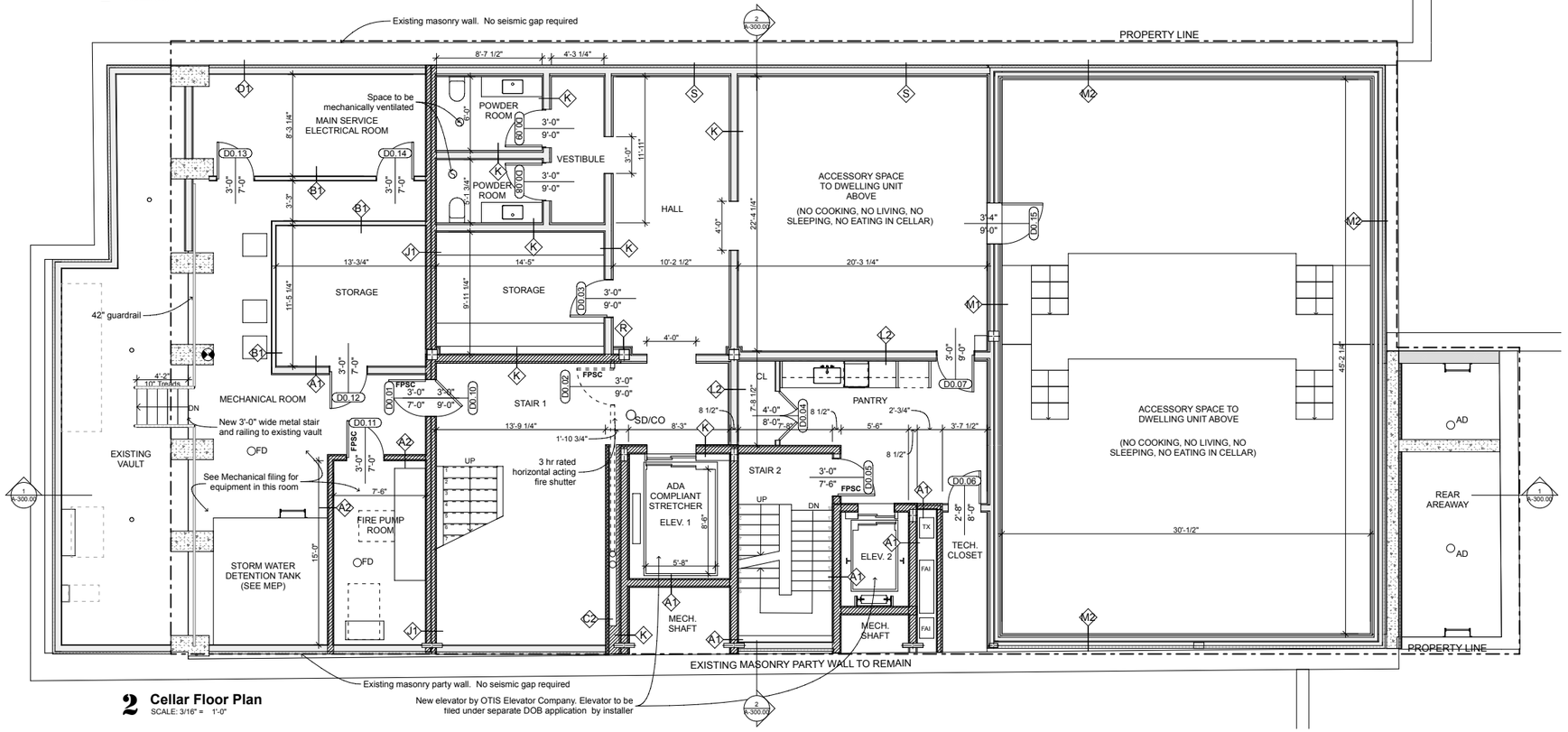
Roof Demolition Plan

DM-103.00

Sheet 12 of 32
Application Number: M01208042-I1



1 **New Sub Cellar Floor Plan**
SCALE: 3/16" = 1'-0"



2 **Cellar Floor Plan**
SCALE: 3/16" = 1'-0"

Legend

EP	Electrical panel
SD/CO	Smoke & carbon monoxide detector
	Toilet exhaust duct
KX	Kitchen exhaust duct
FPSC	Fire-rated self-closing door
SP	Sprinkler standpipe
AD	Area Drain
FD	Floor Drain
RD	Roof Drain
#	Wall Type (See Wall Type Details and fire rating)
# width / height	Window size indicator *sill height is measured above finished floor
# width / height	Door size indicator
FPSC	Fire Proof Self Closing

Wall Legend

- Existing walls to remain
- New wall. Refer to Wall tag reference for details
- New rated wall. Refer to Wall tag reference for details

0 4' 8' 12'

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JOSEPH DIRAND ARCHITECTURE

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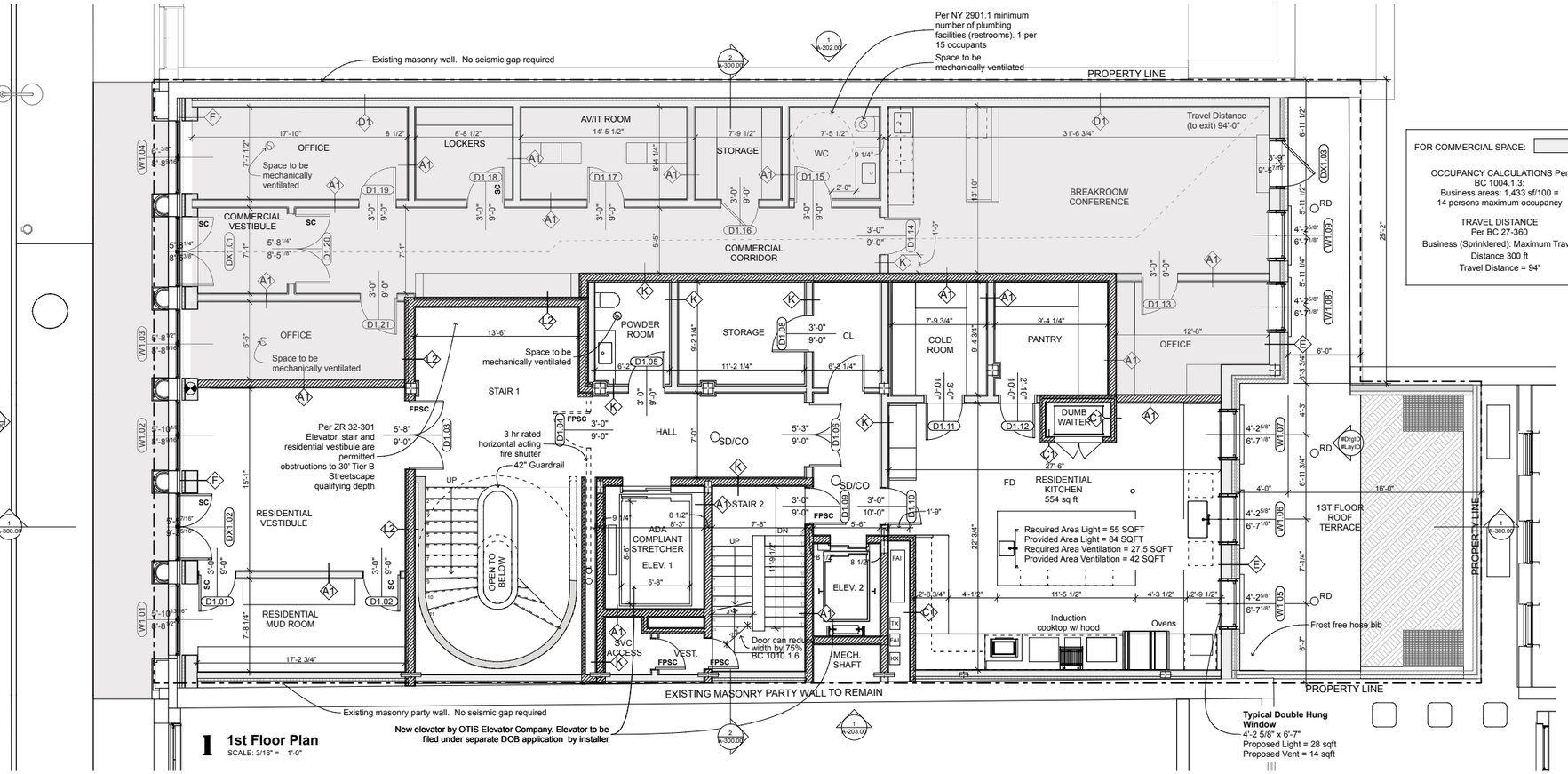
142 Greene Street
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019769 STATE OF NEW YORK

New Sub-Cellar & Cellar Proposed Floor Plans

A-100.00.

Sheet 13 of 32
Application Number: M01208042-I1



1 1st Floor Plan
SCALE: 3/16" = 1'-0"

FOR COMMERCIAL SPACE:

OCCUPANCY CALCULATIONS Per BC 1004.1.3:
Business areas: 1,433 sf/100 = 14 persons maximum occupancy

TRAVEL DISTANCE
Per BC 27-360
Business (Sprinklered): Maximum Travel Distance 300 ft
Travel Distance = 94'

Legend

EP	Electrical panel
SD/CO	Smoke & carbon monoxide detector
	Toilet exhaust duct
KX	Kitchen exhaust duct
FPSC	Fire-rated self-closing door
SP	Sprinkler standpipe
AD	Area Drain
FD	Floor Drain
RD	Roof Drain
#	Wall Type (See Wall Type Details and fire rating)
# width height	Window size indicator *sill height is measured above finished floor
# width	Door size indicator
FPSC	Fire Proof Self Closing

Wall Legend

- Existing walls to remain
- New wall. Refer to Wall tag reference for details
- New rated wall. Refer to Wall tag reference for details

0 4' 8' 12'

ICC ANSI 117.1 (2009)

01. PROPOSED WORK TO COMPLY WITH APPLICABLE REQUIREMENTS OF ICC ANSI 117.1 (2009) STANDARD FOR ACCESSIBLE AND USABLE FACILITIES

02. PROPOSED BATHROOM TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF ICC ANSI 117.1 (2009) HANDICAPPED ACCESS, INCLUDING:

03. NEW BATHROOM WALLS TO BE PROVIDED WITH BLOCKING, INSTALLED WITHIN THE WALLS, MAKING THEM ADAPTABLE TO GRAB BAR, HANDRAIL AND SHOWER SEAT ATTACHMENTS MEETING THE REQUIREMENTS OF FIGURES IN SECTION 604.5.

04. FIXTURES TO BE PROVIDED WITH REQUIRED CLEAR FLOOR SPACE AS PER THE REQUIREMENT OF SEC 304NEW FIXTURES TO BE SUBJECT TO THE REQUIREMENTS OF SEC 604 CONCERNING DIMENSIONS AND ADAPTABILITY, AS PER ATTACHED DETAILS.

05. BATHROOM DOOR BUCK SHALL BE PROVIDED TO ALLOW REMOUNTING OF DOOR ON SAME FRAME TO ACHIEVE ALTERNATIVE SWING.

06. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, AS PER 409, 607.5,

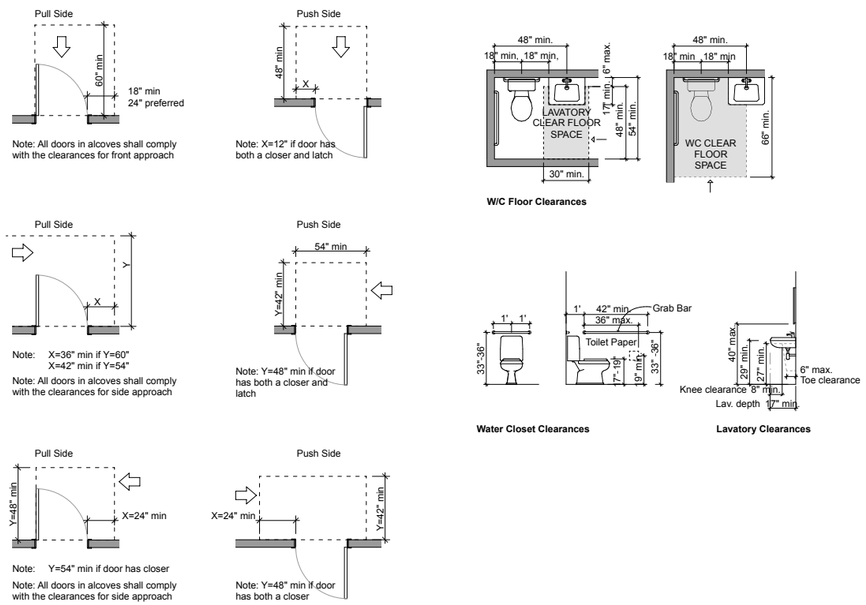
07. ACCESSIBLE ROUTES TO BE PROVIDED BETWEEN NEW FACILITIES, PROVIDING A MINIMUM OF 36 INCHES OF WIDTH ALONG THE ACCESSIBLE ROUTE AS PER SECTION 403.5, AND A MINIMUM OF 32 INCHES OF WIDTH AT DOORWAYS, AS PER 404.2.

08. EXISTING KITCHEN TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF ICC ANSI 117.1 (2009) INCLUDING:

08. A. CLEAR FLOOR SPACE OF A MINIMUM OF 40 INCHES.

08. B. A WORKSPACE OF 30 INCHES IN WIDTH WILL BE PROVIDED WITH ADJUSTABLE OR REPLACEABLE COUNTER VARIABLE BETWEEN 28 INCHES AND 36 INCHES. BASE CABINETS SHALL BE REMOVABLE UNDER THE FULL 30-INCH FRONTAGE OF THE COUNTER, AND A CLEAR FLOOR SPACE OF 30 INCHES BY 48 INCHES SHALL ALLOW A FORWARD APPROACH TO THE COUNTER.

08. C A SINK AND SURROUNDING COUNTER OF 30 INCHES IN WIDTH WILL BE PROVIDED WITH ADJUSTABLE OR REPLACEABLE COUNTER VARIABLE BETWEEN 28 INCHES AND 36 INCHES. ROUGH-IN PLUMBING SHALL BE LOCATED TO ACCEPT CONNECTIONS OF SUPPLY AND DRAIN PIPES FOR SINKS MOUNTED AT THE HEIGHT OF28 INCHES. BASE CABINETS SHALL BE REMOVABLE UNDER THE FULL 30-INCH FRONTAGE OF THE COUNTERAND A CLEAR FLOOR SPACE OF 30 INCHES BY 48 INCHES SHALL ALLOW A FORWARD APPROACH TO THE COUNTER. AT LEAST ONE SHELF OF ALL CABINETS AND STORAGE SHELVES MOUNTED ABOVE WORK COUNTERS SHALL HAVE A MAX HEIGHT OF 48 INCHES



2 Accessibility Diagrams for Commercial Spaces
SCALE: 1/4" = 1'-0"

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DESIGN ARCHITECT:
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REVISED per DOB Objections: 1.13.26
REVISED per DOB Objections: 11.17.25
Issued to DOB: 09.29.25

142 Greene Street
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019789 STATE OF NEW YORK

1st Floor Proposed Plan

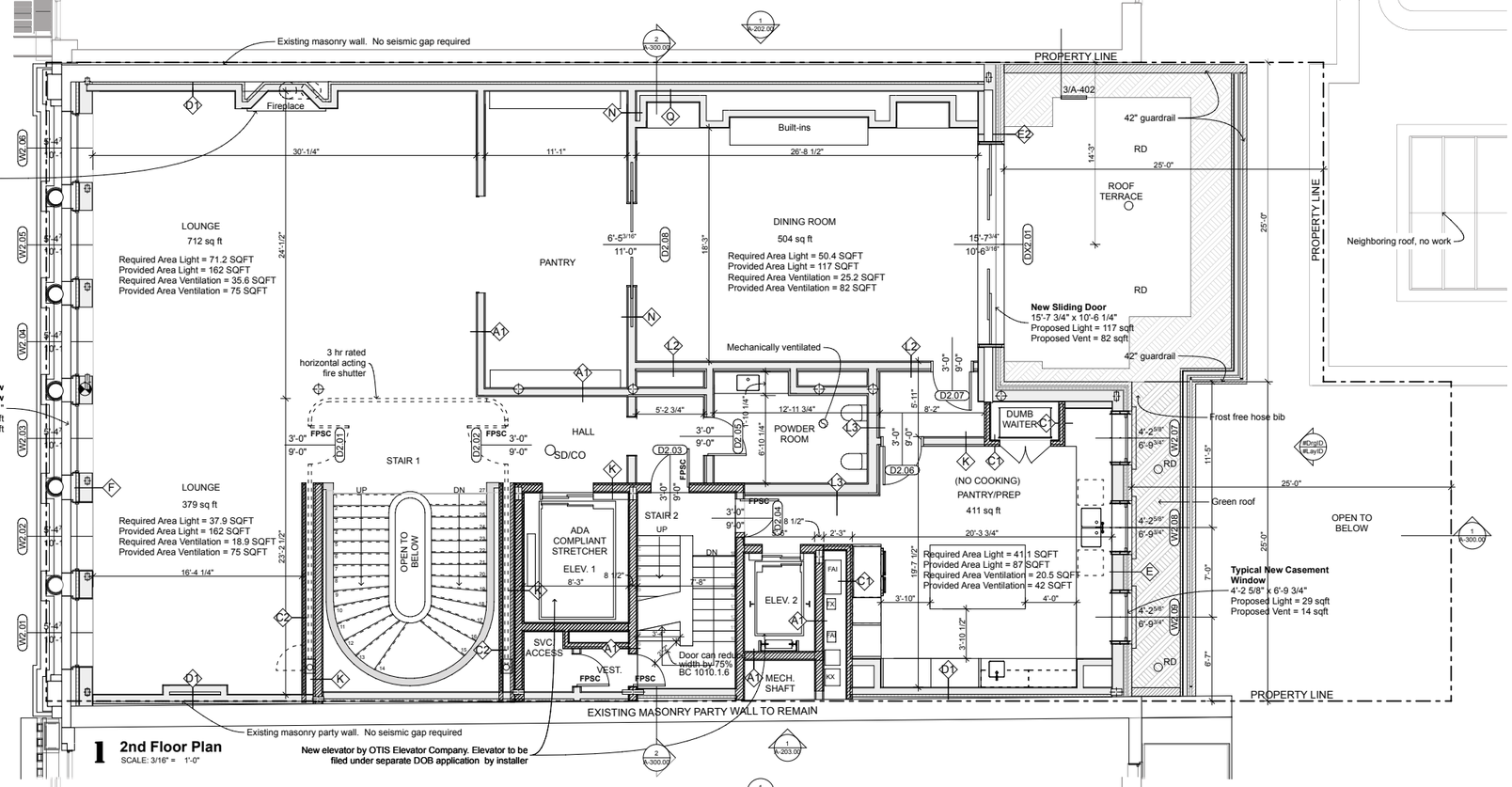
A-101.00

Sheet 14 of 32
Application Number: M01208042-I1

New custom pre-manufactured wood burning fireplace. Per code citations below new wood burning masonry fireplaces are permitted that burn only logs produced from renewable biomass. Such logs that comply include those manufactured by Duraflame, Rediflame and Tacoma.

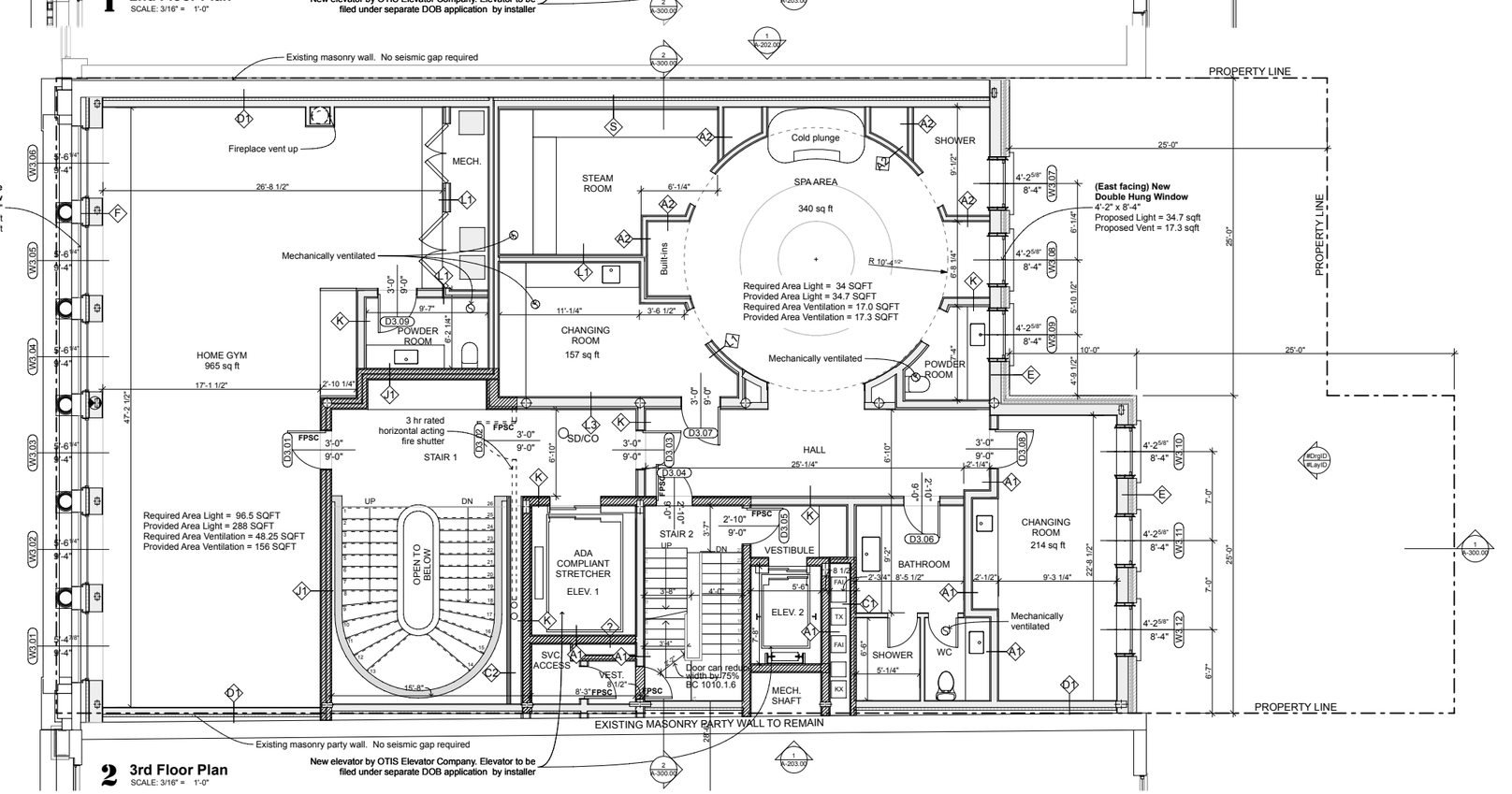
- 2022 NYC Mechanical code 901.3 "..no new solid fuel burning fireplaces or appliances shall be permitted except those that burn the types of fuel allowed by such code.
- 2022 NYC Air Pollution Code 24-149.2: "No person shall operate any new fireplace unless it is operated solely on natural gas or on renewable fuel as such term is defined in this code."
- 2022 NYC Air Pollution Code 24-104: "Renewable fuel means fuel produced from renewable biomass or captured from landfills or wastewater treatment."
- 2022 NYC Air pollution Code 24-104: "Renewable biomass means crops and crop residue from existing agricultural land, tree residues, animal waste materials".

Typical (west facing) New Double Hung Window
5'-5" x 10'-1"
Proposed Light = 53 sqft
Proposed Vent = 25 sqft



1 2nd Floor Plan
SCALE: 3/16" = 1'-0"

Typical (west facing) New Double Hung Window
5'-9" x 9'-4"
Proposed Light = 48 sqft
Proposed Vent = 26 sqft



2 3rd Floor Plan
SCALE: 3/16" = 1'-0"

Legend

EP	Electrical panel
SD/CO	Smoke & carbon monoxide detector
	Toilet exhaust duct
KX	Kitchen exhaust duct
FPSC	Fire-rated self-closing door
SP	Sprinkler standpipe
AD	Area Drain
FD	Floor Drain
RD	Roof Drain
#	Wall Type (See Wall Type Details and fire rating)
# width / height	Window size indicator *sill height is measured above finished floor
# width / height	Door size indicator
FPSC	Fire Proof Self Closing

Wall Legend

- Existing walls to remain
- New wall. Refer to Wall tag reference for details
- New rated wall. Refer to Wall tag reference for details

0 4' 8' 12'

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JOSEPH DIRAND ARCHITECTURE

REVISED per DOB Objections: 1.13.26
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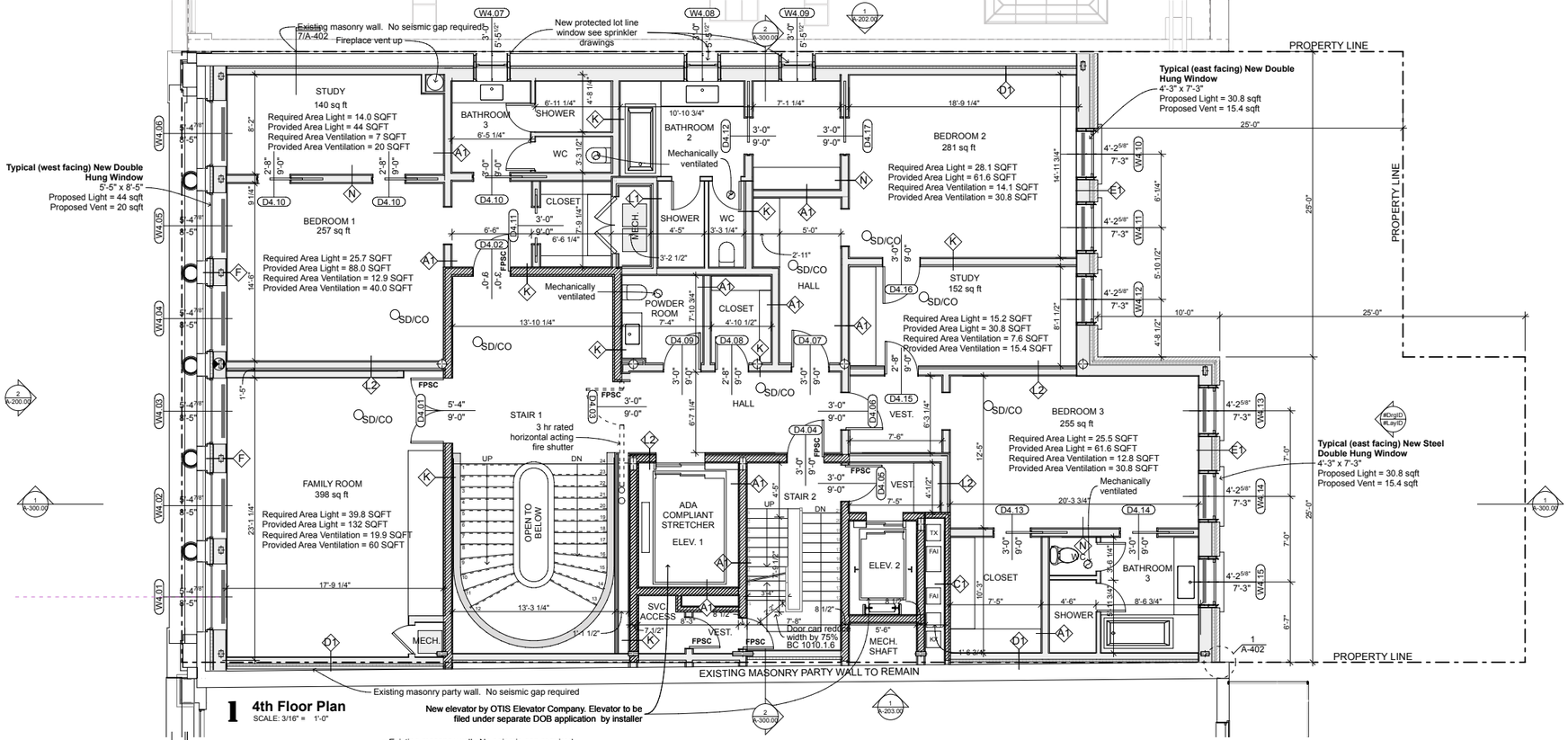
142 Greene Street
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

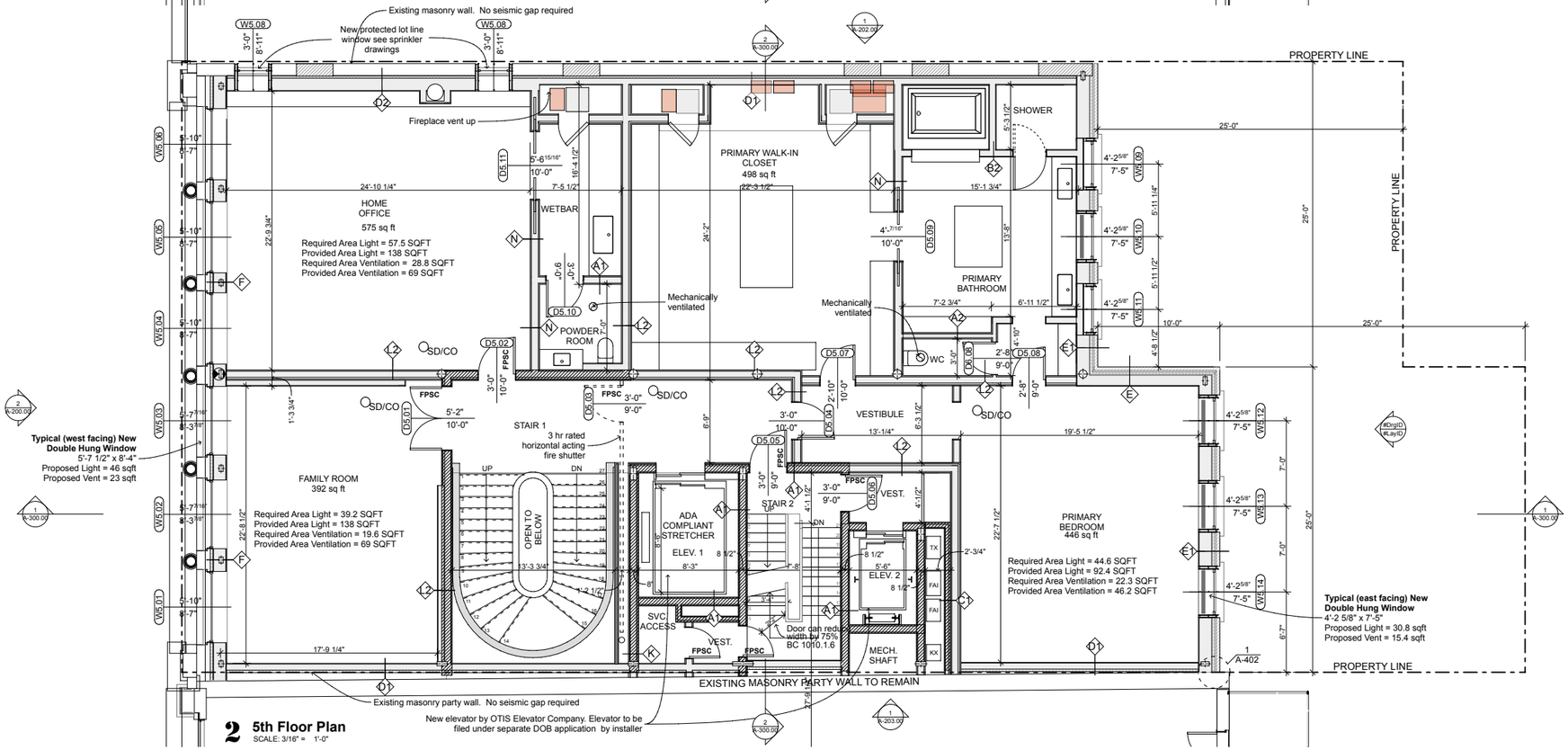
2nd & 3rd Proposed Floor Plans

A-102.00

Sheet 15 of 32
Application Number: M01208042-I1



1 **4th Floor Plan**
SCALE: 3/16" = 1'-0"



2 **5th Floor Plan**
SCALE: 3/16" = 1'-0"

Legend

EP	Electrical panel
SD/CO	Smoke & carbon monoxide detector
	Toilet exhaust duct
KX	Kitchen exhaust duct
FPSC	Fire-rated self-closing door
SP	Sprinkler standpipe
AD	Area Drain
FD	Floor Drain
RD	Roof Drain
#	Wall Type (See Wall Type Details and fire rating)
# width / height	Window size indicator *sill height is measured above finished floor
# width / height	Door size indicator
FPSC	Fire Proof Self Closing

Wall Legend

- Existing walls to remain
- New wall. Refer to Wall tag reference for details
- New rated wall. Refer to Wall tag reference for details

0 4' 8' 12'

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142 Greene Street
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

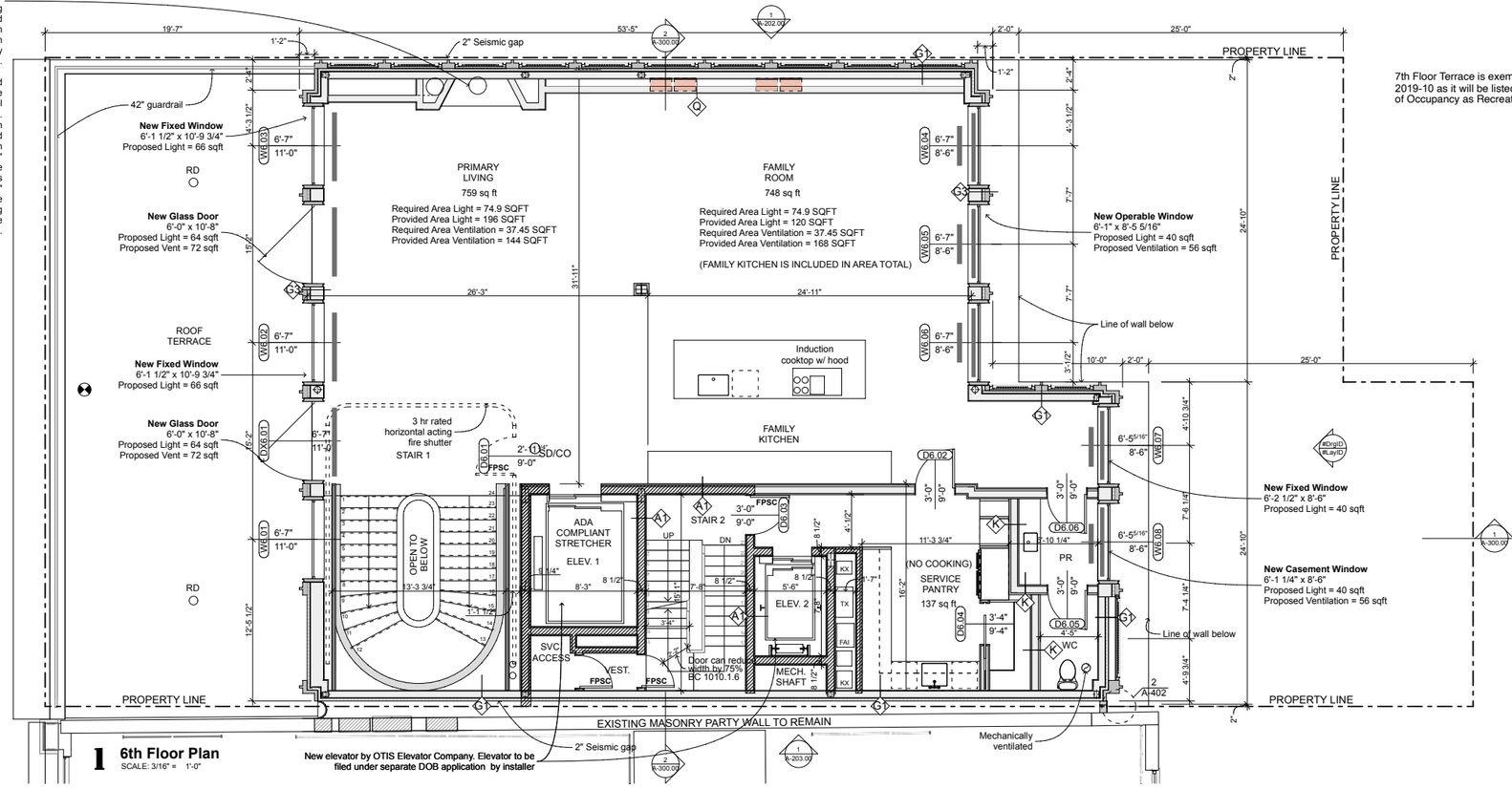
4th & 5th Proposed Floor Plans

A-103.00
Sheet 16 of 32
Application Number: M01208042-I1

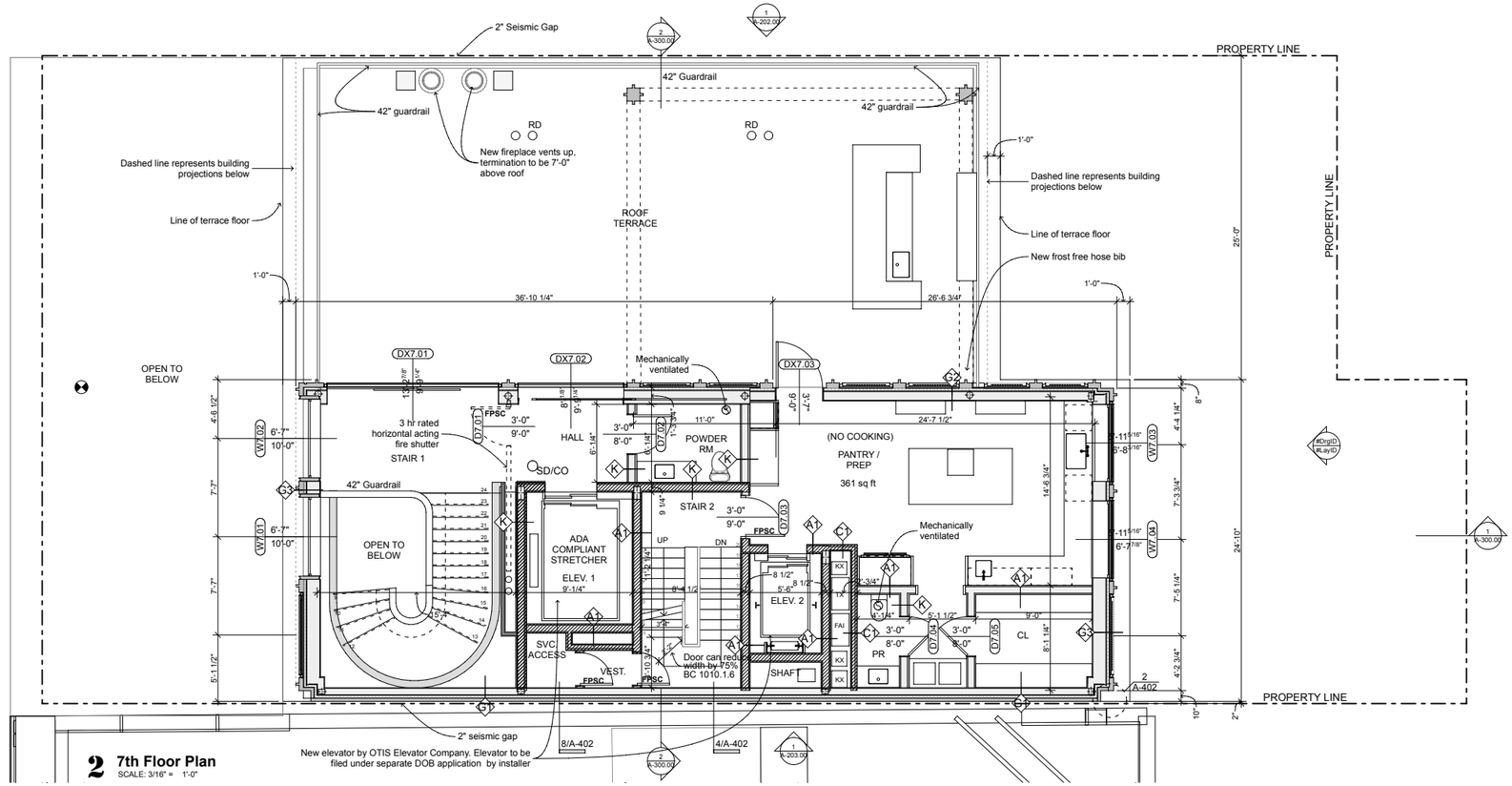
New custom pre-manufactured wood burning fireplace. Per code citations below new wood burning masonry fireplaces are permitted that burn only logs produced from renewable biomass. Such logs that comply include those manufactured by Duraflame, Rediflame and Tacoma.

- 2022 NYC Mechanical code 901.3 "..no new solid fuel burning fireplaces or appliances shall be permitted except those that burn the types of fuel allowed by such code.
- 2022 NYC Air Pollution Code 24-149.2: "No person shall operate any new fireplace unless it is operated solely on natural gas or on renewable fuel as such term is defined in this code."
- 2022 NYC Air Pollution Code 24-104: "Renewable fuel means fuel produced from renewable biomass or captured from landfills or wastewater treatment."
- 2022 NYC Air pollution Code 24-104: "Renewable biomass means crops and crop residue from existing agricultural land, tree residues, animal waste materials".

7th Floor Terrace is exempt from sustainable roofing per BB 2019-10 as it will be listed on the Certificate of Occupancy as Recreation Accessory to the Dwelling Unit



1 6th Floor Plan
SCALE: 3/16" = 1'-0"



2 7th Floor Plan
SCALE: 3/16" = 1'-0"

Legend

EP	Electrical panel
SD/CO	Smoke & carbon monoxide detector
	Toilet exhaust duct
KX	Kitchen exhaust duct
FPSC	Fire-rated self-closing door
SP	Sprinkler standpipe
AD	Area Drain
FD	Floor Drain
RD	Roof Drain
#	Wall Type (See Wall Type Details and fire rating)
# width / height	Window size indicator *sill height is measured above finished floor
# width / height	Door size indicator
FPSC	Fire Proof Self Closing

Wall Legend

- Existing walls to remain
- New wall. Refer to Wall tag reference for details
- New rated wall. Refer to Wall tag reference for details

0 4' 8' 12'

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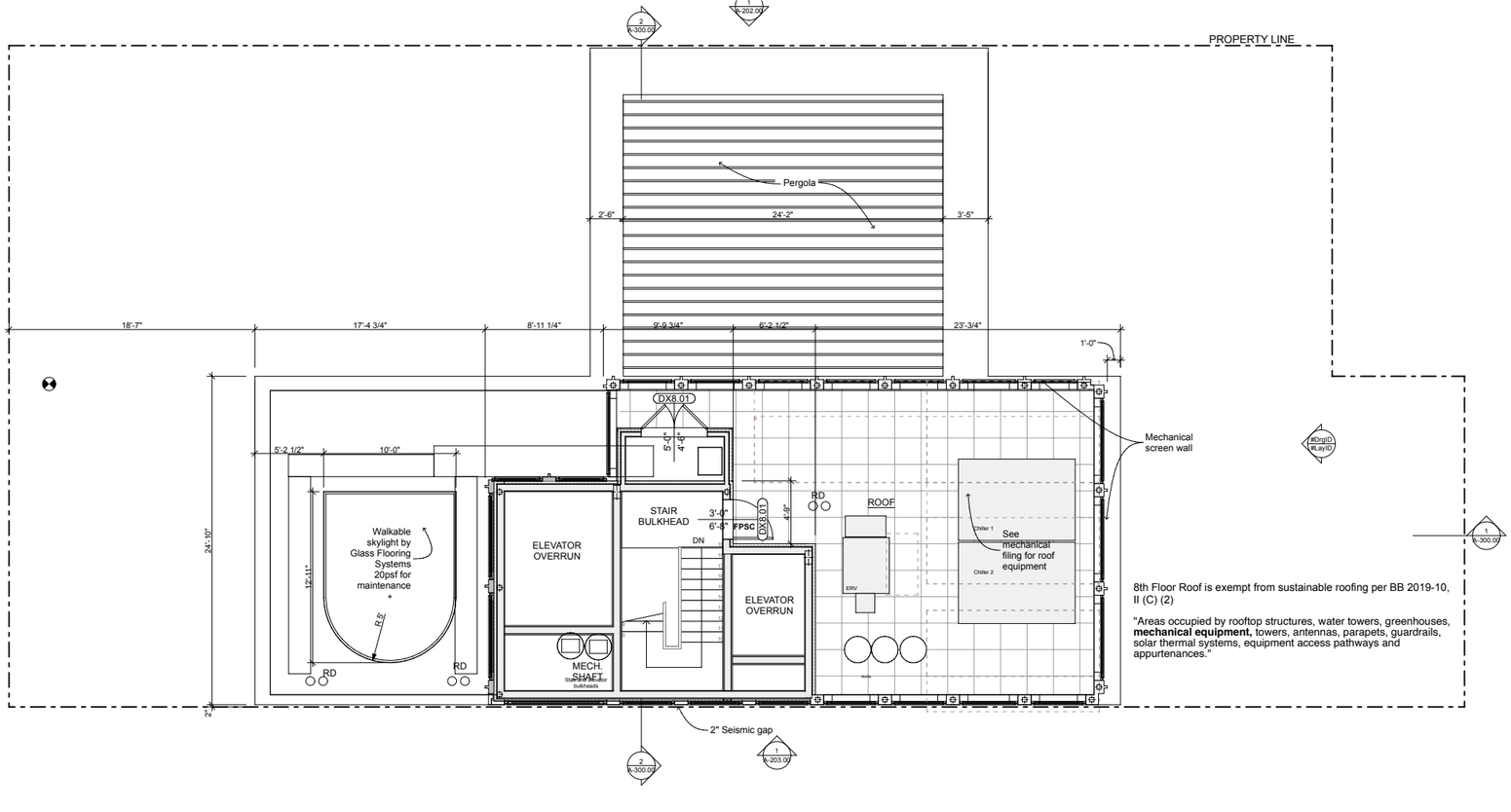
142 Greene Street
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019769 STATE OF NEW YORK

6th & 7th Proposed Floor Plans

A-104.00
Sheet 17 of 32
Application Number: M01208042-I1



8th Floor Roof is exempt from sustainable roofing per BB 2019-10, II (C) (2)

"Areas occupied by rooftop structures, water towers, greenhouses, **mechanical equipment,** towers, antennas, parapets, guardrails, solar thermal systems, equipment access pathways and appurtenances."

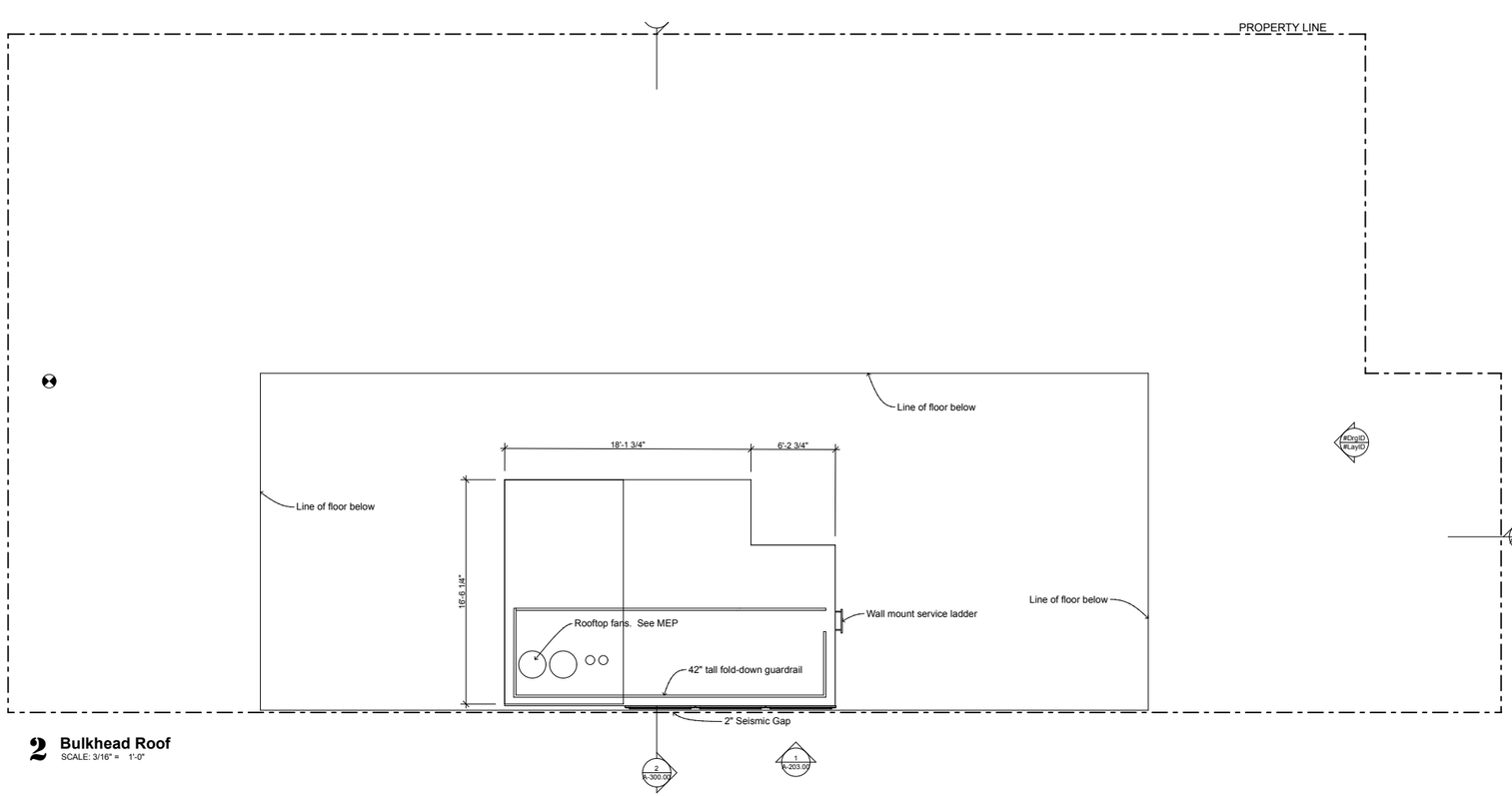
Legend

EP	Electrical panel
SD/CO	Smoke & carbon monoxide detector
	Toilet exhaust duct
KX	Kitchen exhaust duct
FPSC	Fire-rated self-closing door
SP	Sprinkler standpipe
AD	Area Drain
FD	Floor Drain
RD	Roof Drain
#	Wall Type (See Wall Type Details and fire rating)
# width / height	Window size indicator *sill height is measured above finished floor
# width / height	Door size indicator
FPSC	Fire Proof Self Closing

Wall Legend

- Existing walls to remain
- New wall. Refer to Wall tag reference for details
- New rated wall. Refer to Wall tag reference for details

0 4' 8' 12'



2 Bulkhead Roof
SCALE: 3/16" = 1'-0"

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142 Greene Street
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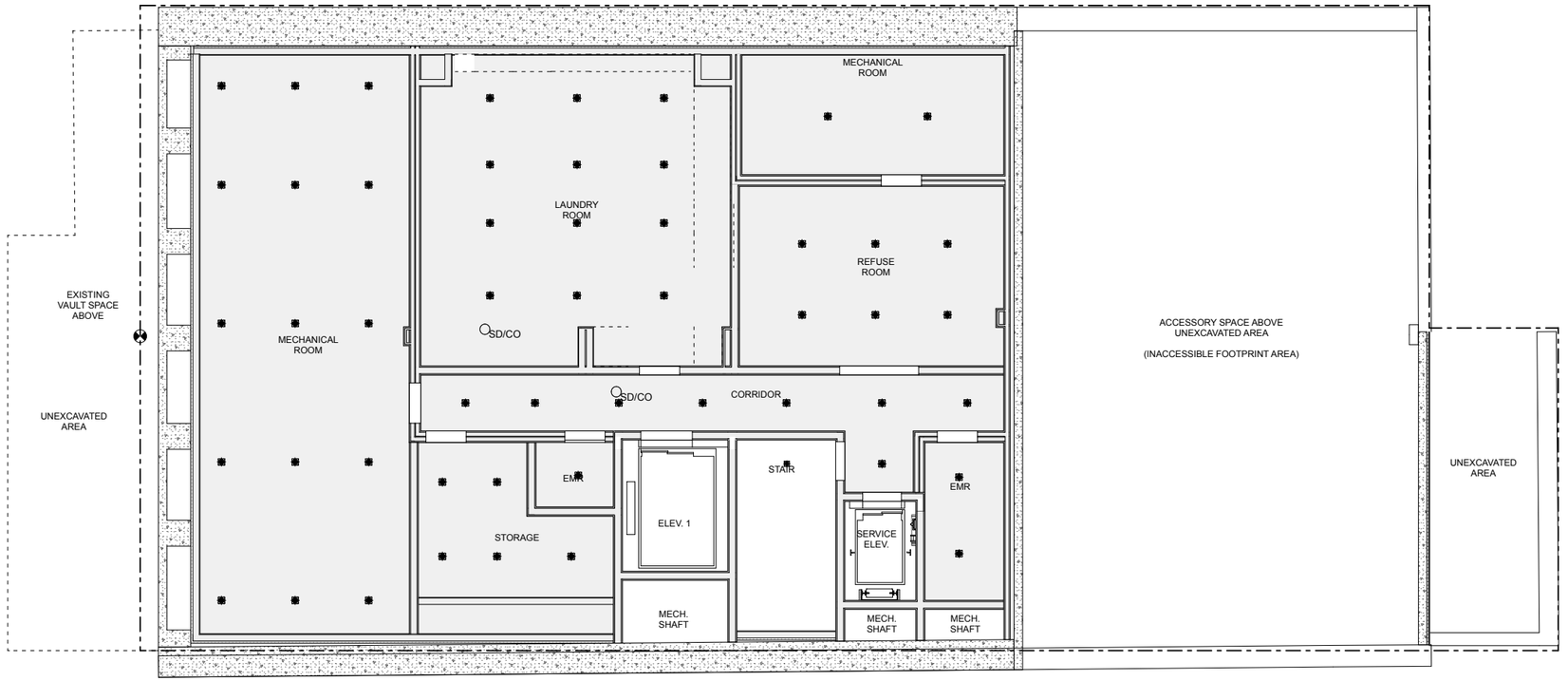
REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

Proposed Roof Plan

A-105.00

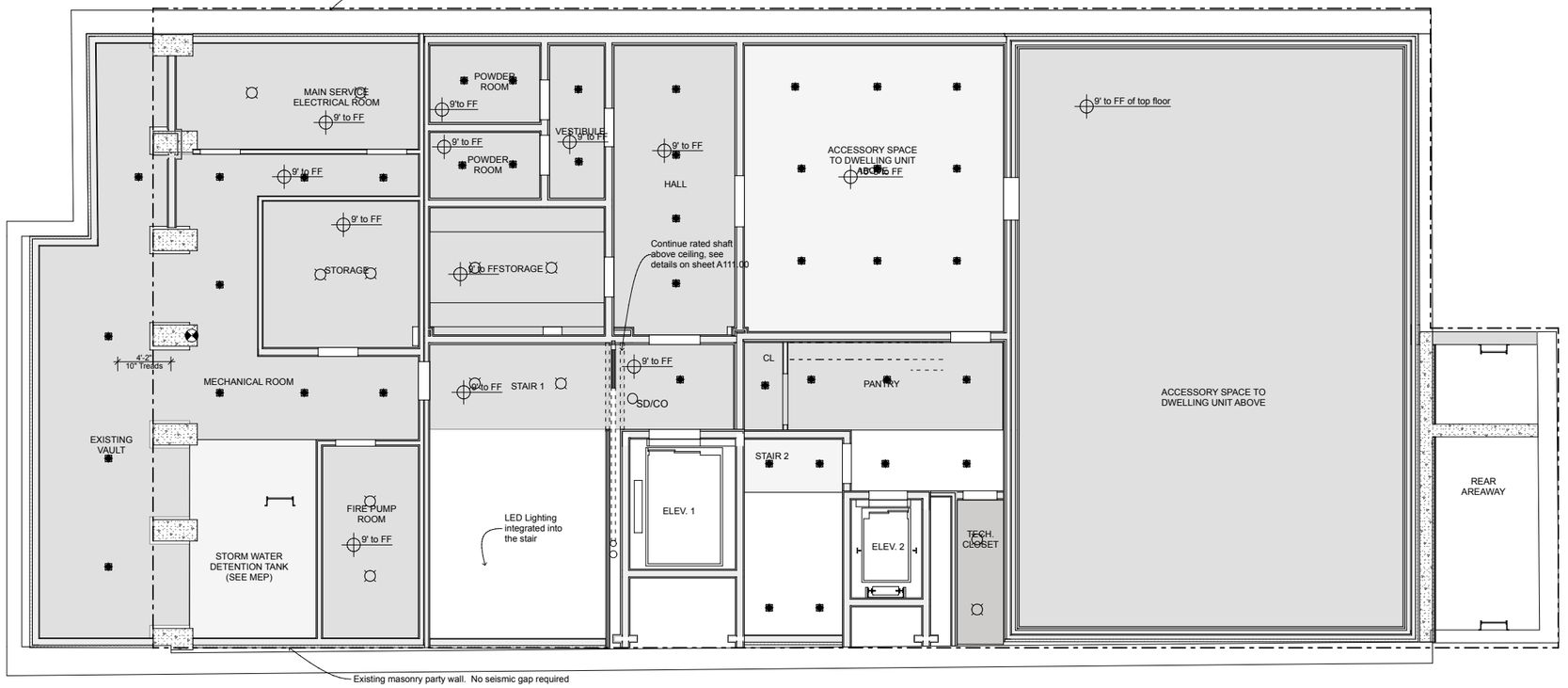
Sheet 18 of 32
Application Number: M01208042-I1



1 Sub Cellar Reflected Ceiling Plan

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

SUB CELLAR LIGHTING
TOTAL FIXTURES: 44
TOTAL HE FIXTURES: 44



2 Cellar Reflected Ceiling Plan

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

CELLAR LIGHTING
TOTAL FIXTURES: 54
TOTAL HE FIXTURES: 42

0 4' 8' 12'

Lighting Legend

	Wall Mounted decorative fixture Lamp: LED 500 lumens/12 watts (50 lumen/watt
	Ceiling Mounted decorative fixture Lamp: Watt per fixture (NON HE)
EX	Illuminated exit sign (LED min 65lumen/watt)
	Recessed Downlight Element 3" LED Lights. 900 lumens/ 17watts (LED 53 lumen/watt)
SD/CO	Combination hardwired smoke and Carbon monoxide detector w/ battery backup

Lighting Compliance

Total fixture count: 448 Total HE: 429 = 96%
All HE fixtures greater than 45 lumens/watt: COMPLIES

Lighting/Power control requirements Per C405.2

1st Floor Commercial
Commercial Lobby: Occupancy sensor with Manual ON
Commercial Corridor: Occupancy sensor with Manual ON
Break Room: Occupancy sensor with Manual ON
Office: Occupancy sensor with Manual ON
Lockers: Occupancy sensor with Manual ON
AV/IT Room: Occupancy sensor with Manual ON
WC: Occupancy sensor with Manual ON

Dwelling: Manual Control Per C405.1 and R404.1

NO LIGHTING WILL VIOLATE THE THERMAL ENVELOPE

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DESIGN ARCHITECT:
JOSEPH DIRAND ARCHITECTURE

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REVISED per objections: 10.28.25
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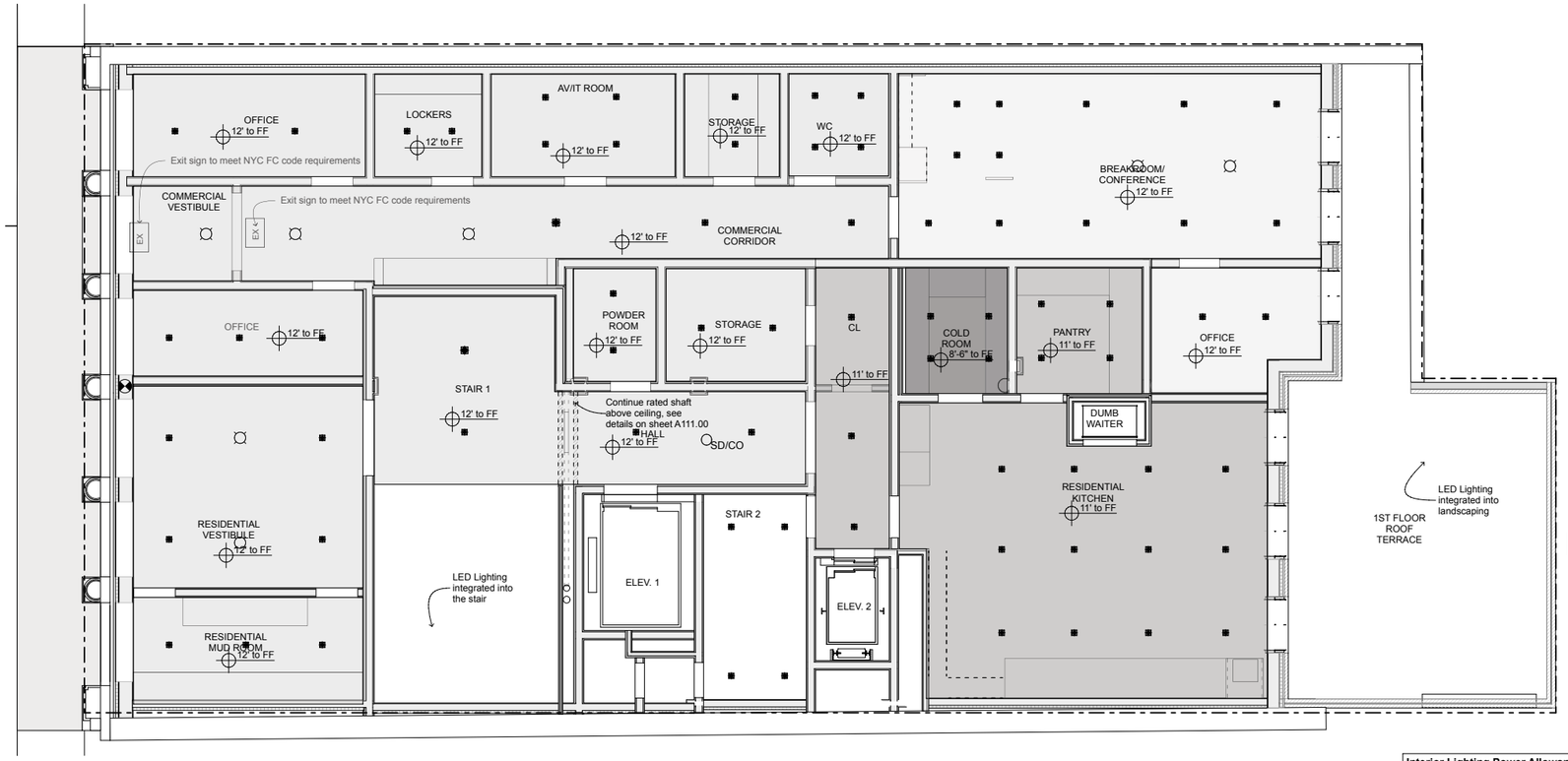
142 Greene Street
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

Sub-Cellar & Cellar Proposed RCP

A-106.00

Sheet 19 of 32
Application Number: M01208042-I1



1 **1st Floor Reflected Ceiling Plan**
SCALE: 3/16" = 1'-0"

1ST FLOOR LIGHTING
TOTAL FIXTURES: 35 Commercial Business. 45 Residence
TOTAL HE FIXTURES: 30 Commercial Business. 43 Residence

Lighting Legend

	Wall Mounted decorative fixture Lamp: LED 500 lumens/12 watts (50 lumen/watt
	Ceiling Mounted decorative fixture Lamp: Watt per fixture (NON HE)
EX	Illuminated exit sign (LED min 65lumen/watt)
	Recessed Downlight Element 3" LED Lights. 900 lumens/ 17watts (LED 53 lumen/watt)
SD/CO	Combination hardwired smoke and Carbon monoxide detector w/ battery backup

Lighting Compliance

Total fixture count: 448 Total HE: 429 = 96%
All HE fixtures greater than 45 lumens/watt: COMPLIES

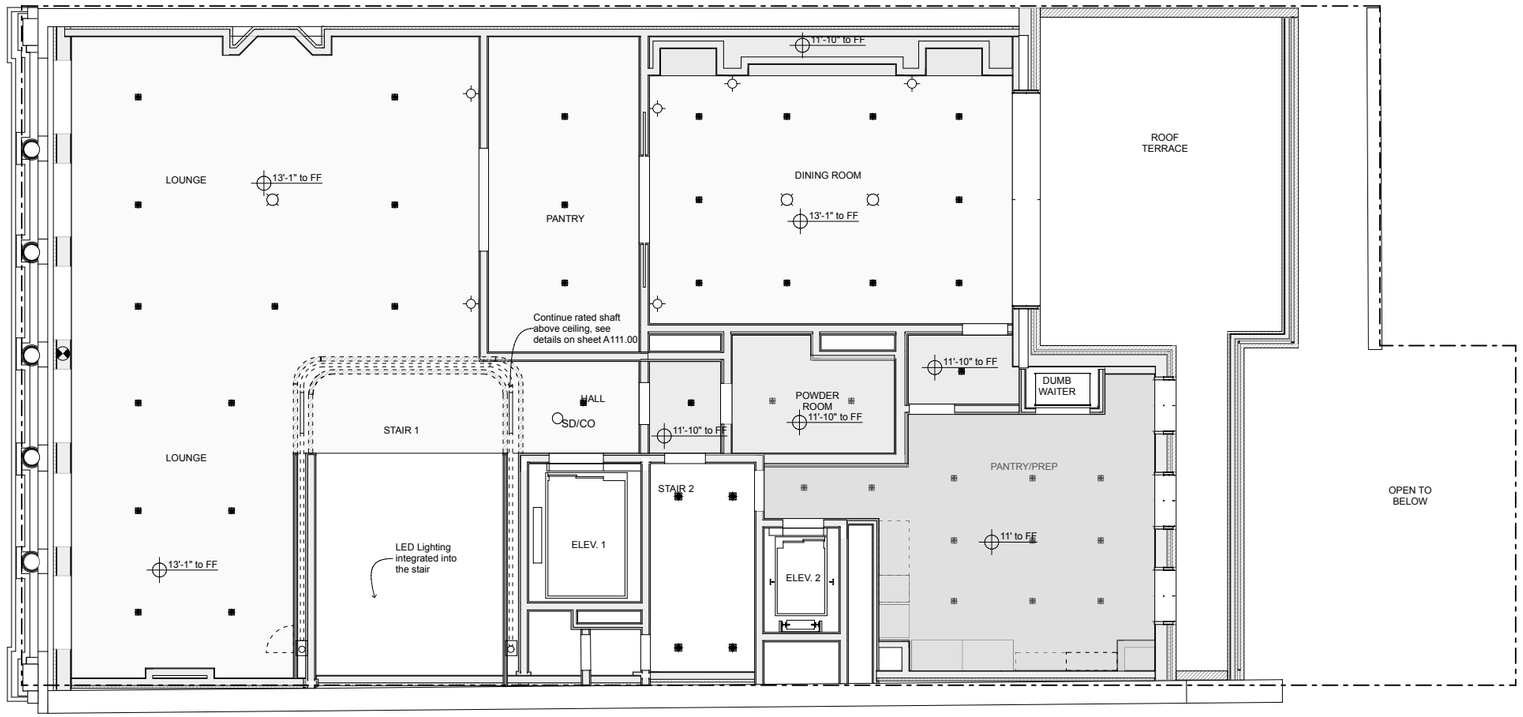
Lighting/Power control requirements Per C405.2

1st Floor Commercial
Commercial Lobby: Occupancy sensor with Manual ON
Commercial Corridor: Occupancy sensor with Manual ON
Break Room: Occupancy sensor with Manual ON
Office: Occupancy sensor with Manual ON
Lockers: Occupancy sensor with Manual ON
AV/IT Room: Occupancy sensor with Manual ON
WC: Occupancy sensor with Manual ON

Dwelling: Manual Control Per C405.1 and R404.1

NO LIGHTING WILL VIOLATE THE THERMAL ENVELOPE

Interior Lighting Power Allowances:	LPD watts/sq.ft	Area sq.ft	Max Allowance	Watts Proposed
Office	0.69	1,433 sq.ft	989 Watts	450 Watts



2 **2nd Floor Reflected Ceiling Plan**
SCALE: 3/16" = 1'-0"

2ND FLOOR LIGHTING
TOTAL FIXTURES: 52
TOTAL HE FIXTURES: 52

0 4' 8' 12'

JOSEPH VANCE ARCHITECTS
111 West 17th Street : New York, NY 10011
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DESIGN ARCHITECT:
JOSEPH DIRAND ARCHITECTURE

REVISED per DOB Objections: 1.13.26
REVISED per objections: 10.28.25
Issued to DOB: 09.29.25

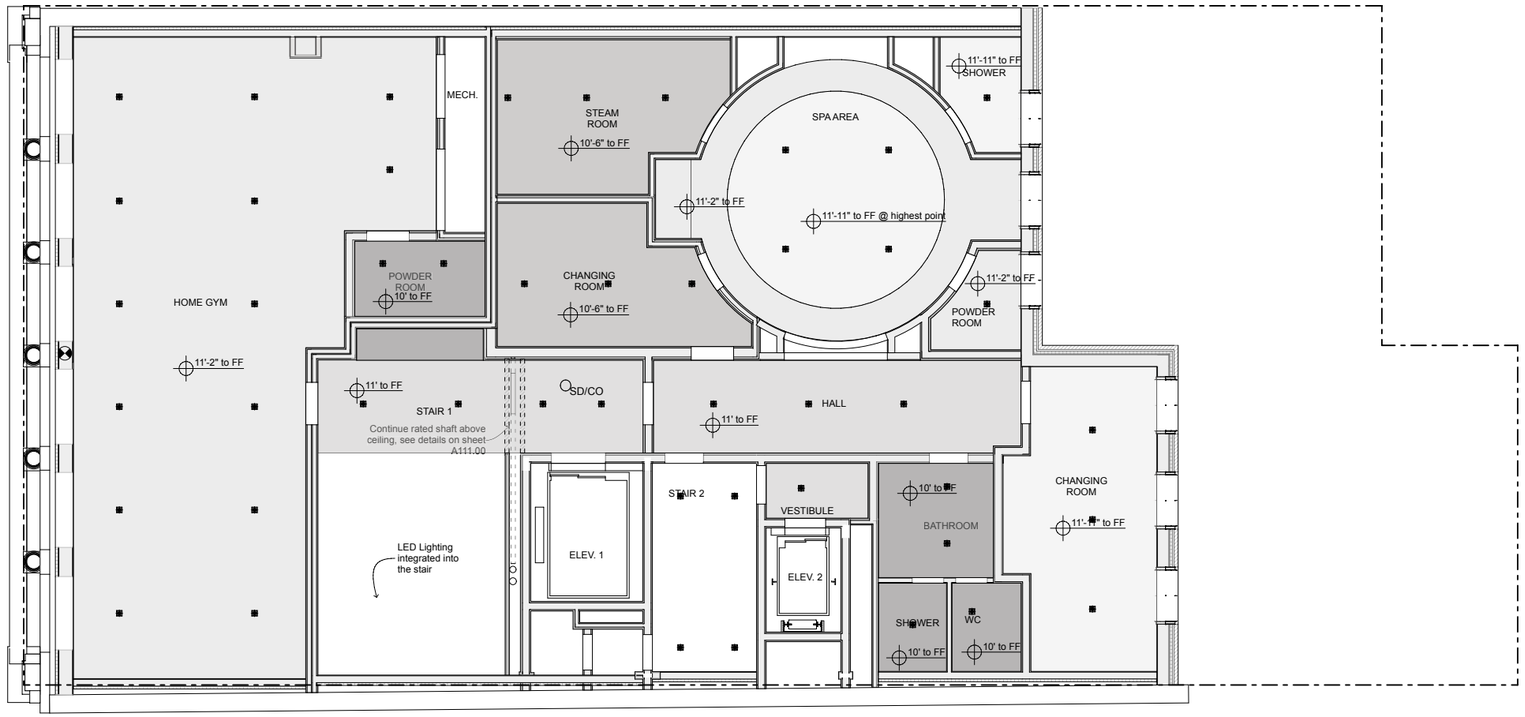
142 Greene Street
New York, NY 10012

REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

1st Floor & 2nd Floor Proposed RCP

A-107.00

Sheet 20 of 32
Application Number: M01208042-I1



1 **3rd Floor Reflected Ceiling Plan**
SCALE: 3/16" = 1'-0"

3RD FLOOR LIGHTING
TOTAL FIXTURES: 47
TOTAL HE FIXTURES: 47

2 **4th Floor Reflected Ceiling Plan**
SCALE: 3/16" = 1'-0"

4TH FLOOR LIGHTING
TOTAL FIXTURES: 53
TOTAL HE FIXTURES: 53

Lighting Legend

	Wall Mounted decorative fixture Lamp: LED 500 lumens/12 watts (50 lumen/watt
	Ceiling Mounted decorative fixture Lamp: Watt per fixture (NON HE)
EX	Illuminated exit sign (LED min 65lumen/watt)
	Recessed Downlight Element 3" LED Lights. 900 lumens/ 17watts (LED 53 lumen/watt)
SD/CO	Combination hardwired smoke and Carbon monoxide detector w/ battery backup

Lighting Compliance

Total fixture count: 448 Total HE: 429 = 96%
All HE fixtures greater than 45 lumens/watt: COMPLIES

Lighting/Power control requirements Per C405.2

1st Floor Commercial
Commercial Lobby: Occupancy sensor with Manual ON
Commercial Corridor: Occupancy sensor with Manual ON
Break Room: Occupancy sensor with Manual ON
Office: Occupancy sensor with Manual ON
Lockers: Occupancy sensor with Manual ON
AV/IT Room: Occupancy sensor with Manual ON
WC: Occupancy sensor with Manual ON

Dwelling: Manual Control Per C405.1 and R404.1

NO LIGHTING WILL VIOLATE THE THERMAL ENVELOPE

0 4' 8' 12'

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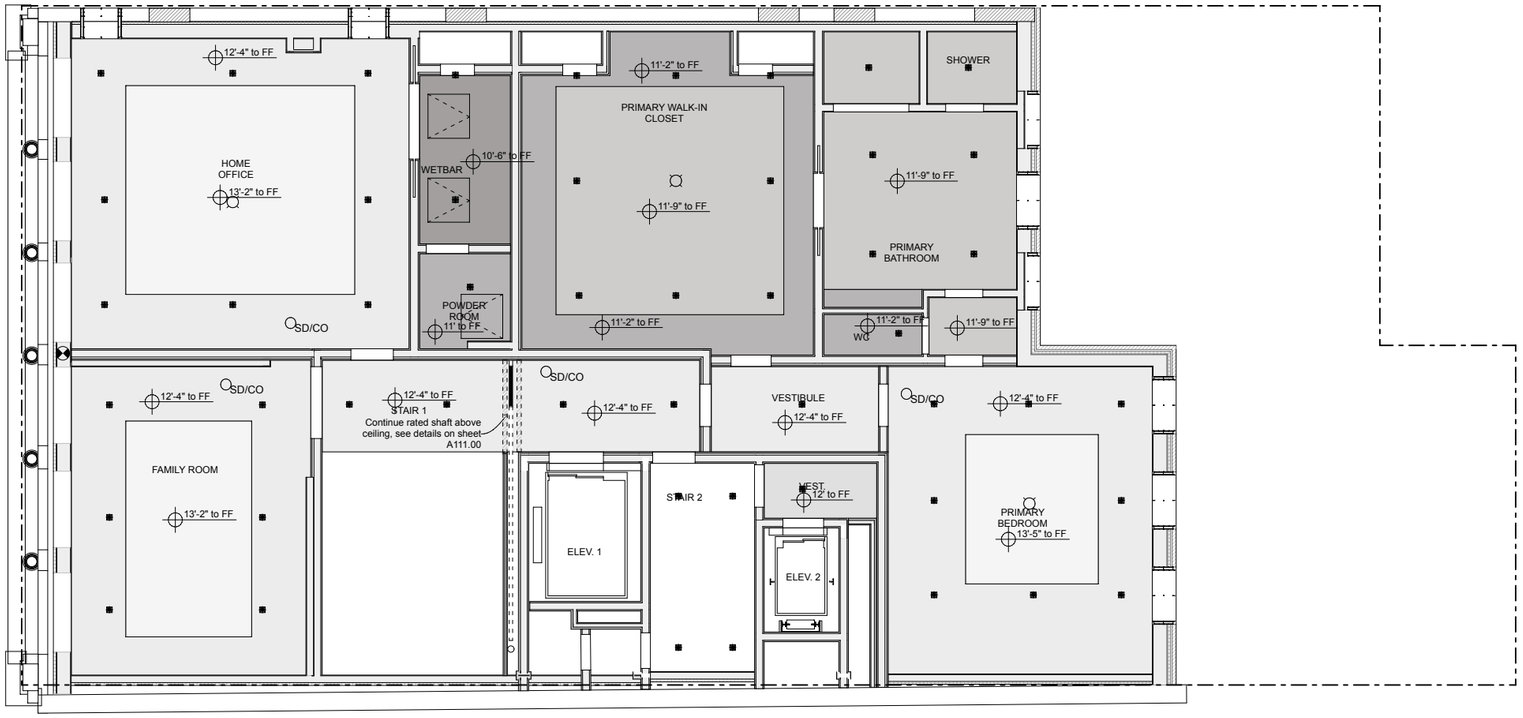
REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

3rd Floor & 4th Floor Proposed RCP

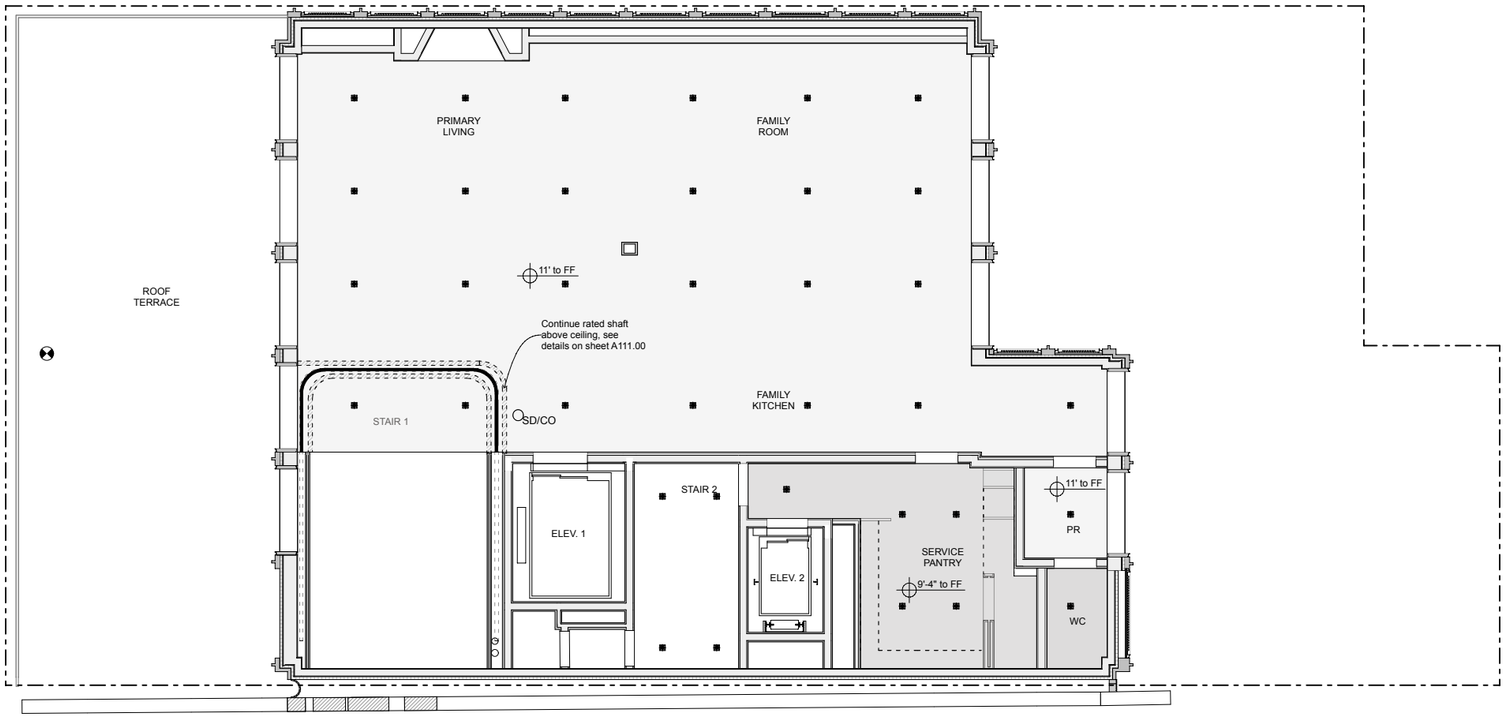
A-108.00

Sheet 21 of 32
Application Number: M01208042-I1



1 **5th Floor Reflected Ceiling Plan**
SCALE: 3/16" = 1'-0"

5TH FLOOR LIGHTING
TOTAL FIXTURES: 57
TOTAL HE FIXTURES: 57



2 **6th Floor Reflected Ceiling Plan**
SCALE: 3/16" = 1'-0"

6TH FLOOR LIGHTING
TOTAL FIXTURES: 40
TOTAL HE FIXTURES: 40

0 4' 8' 12'

Lighting Legend

	Wall Mounted decorative fixture Lamp: LED 500 lumens/12 watts (50 lumen/watt
	Ceiling Mounted decorative fixture Lamp: Watt per fixture (NON HE)
EX	Illuminated exit sign (LED min 65lumen/watt)
	Recessed Downlight Element 3" LED Lights. 900 lumens/ 17watts (LED 53 lumen/watt)
SD/CO	Combination hardwired smoke and Carbon monoxide detector w/ battery backup

Lighting Compliance

Total fixture count: 448 Total HE: 429 = 96%
All HE fixtures greater than 45 lumens/watt: COMPLIES

Lighting/Power control requirements Per C405.2

1st Floor Commercial
Commercial Lobby: Occupancy sensor with Manual ON
Commercial Corridor: Occupancy sensor with Manual ON
Break Room: Occupancy sensor with Manual ON
Office: Occupancy sensor with Manual ON
Lockers: Occupancy sensor with Manual ON
AV/IT Room: Occupancy sensor with Manual ON
WC: Occupancy sensor with Manual ON

Dwelling: Manual Control Per C405.1 and R404.1

NO LIGHTING WILL VIOLATE THE THERMAL ENVELOPE

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DESIGN ARCHITECT:
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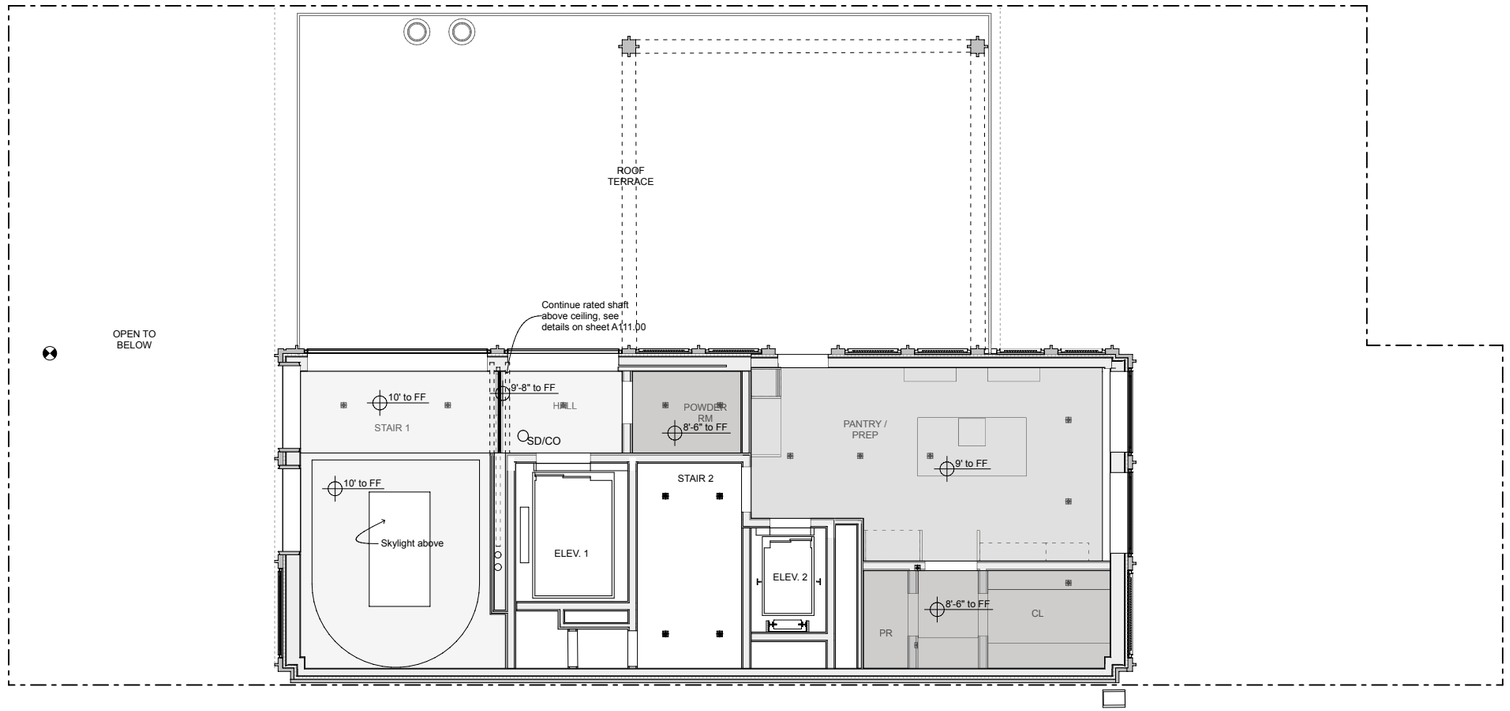
REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

5th Floor & 6th Floor Proposed RCP

A-109.00



1 **7th Floor Reflected Ceiling Plan**
SCALE: 3/16" = 1'-0"

7TH FLOOR LIGHTING
TOTAL FIXTURES: 17
TOTAL HE FIXTURES: 17

Lighting Legend

	Wall Mounted decorative fixture Lamp: LED 500 lumens/12 watts (50 lumen/watt
	Ceiling Mounted decorative fixture Lamp: Watt per fixture (NON HE)
EX	Illuminated exit sign (LED min 65lumen/watt)
	Recessed Downlight Element 3" LED Lights. 900 lumens/ 17watts (LED 53 lumen/watt)
SD/CO	Combination hardwired smoke and Carbon monoxide detector w/ battery backup

Lighting Compliance

Total fixture count: 448 Total HE: 429 = 96%
All HE fixtures greater than 45 lumens/watt: COMPLIES

Lighting/Power control requirements Per C405.2

1st Floor Commercial
Commercial Lobby: Occupancy sensor with Manual ON
Commercial Corridor: Occupancy sensor with Manual ON
Break Room: Occupancy sensor with Manual ON
Office: Occupancy sensor with Manual ON
Lockers: Occupancy sensor with Manual ON
AV/IT Room: Occupancy sensor with Manual ON
WC: Occupancy sensor with Manual ON

Dwelling: Manual Control Per C405.1 and R404.1

NO LIGHTING WILL VIOLATE THE THERMAL ENVELOPE

0 4' 8' 12'

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DESIGN ARCHITECT:
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REGISTERED ARCHITECT JOSEPH EDWARD VANCE 019760 STATE OF NEW YORK

7th Floor Proposed RCP

A-110.00

Sheet 23 of 32
Application Number: M01208042-I1