

51 LITTLE W.12TH STREET, NEW YORK 10014

PROJECT INFORMATION

SCOPE OF WORK

9 STORY RESIDENTIAL BUILDING

ZONING INFORMATION

ADDRESS: 51 LITTLE WEST. 12TH STREET, NEW YORK 10014
BLOCK: 645
LOT: 21
MAP: 8B
DISTRICT: M1-5
LOT AREA: 2,581 SF

BUILDING CODE INFORMATION

BUILDING CODE: 2022 NEW YORK CITY BUILDING CODE

CONSTRUCTION CLASS: I-B (NON COMBUSTIBLE 2 HR RATED)

OCCUPANCY CLASS: R-2 / M

PROP. BUILDING HEIGHT: 117'-6"

OF STORIES: 9 STORY BUILDING

FIRE PROTECTION: SPRINKLERED BUILDING

FIRE DISTRICT: INSIDE

FLOOD ZONE: PROPERTY IS IN SPECIAL FLOOD HAZARD AREA AS PER EFFECTIVE 2007 FIRM MAP AND 2013 PRELIMINARY MAP

ADDITIONAL NOTES:

- THIS BUILDING DOES NOT CONTAIN PREFABRICATED OR MODULAR CONSTRUCTION
- THIS BUILDING WILL NOT BE OCCUPIED DURING CONSTRUCTION
- THIS PROPERTY IS NOT LOCATED WITHIN 200 FEET OF ANY TRANSIT STRUCTURE
- THIS PROPERTY IS FULLY SPRINKLERED BUILDING AS PER BC 903.3.1.1 WITH FIRE
- AN E-DESIGNATION HAS BEEN PLACED ON THE ZONING MAP PURSUANT TO SECTION 11-15 OF THE NYC ZONING RESOLUTION FOR THE SUBJECT PROPERTY. HAZARDOUS MATERIALS ASSESSMENTS SHOULD BE COORDINATED THROUGH THE MAYOR'S OFFICE OF ENVIRONMENTAL REMEDIATION.
- ALARM INSTALLED IN ACCORDANCE TO 2022 NYC CONSTRUCTION CODE

NEW BUILDING - APPLICATION # B00836072-I1

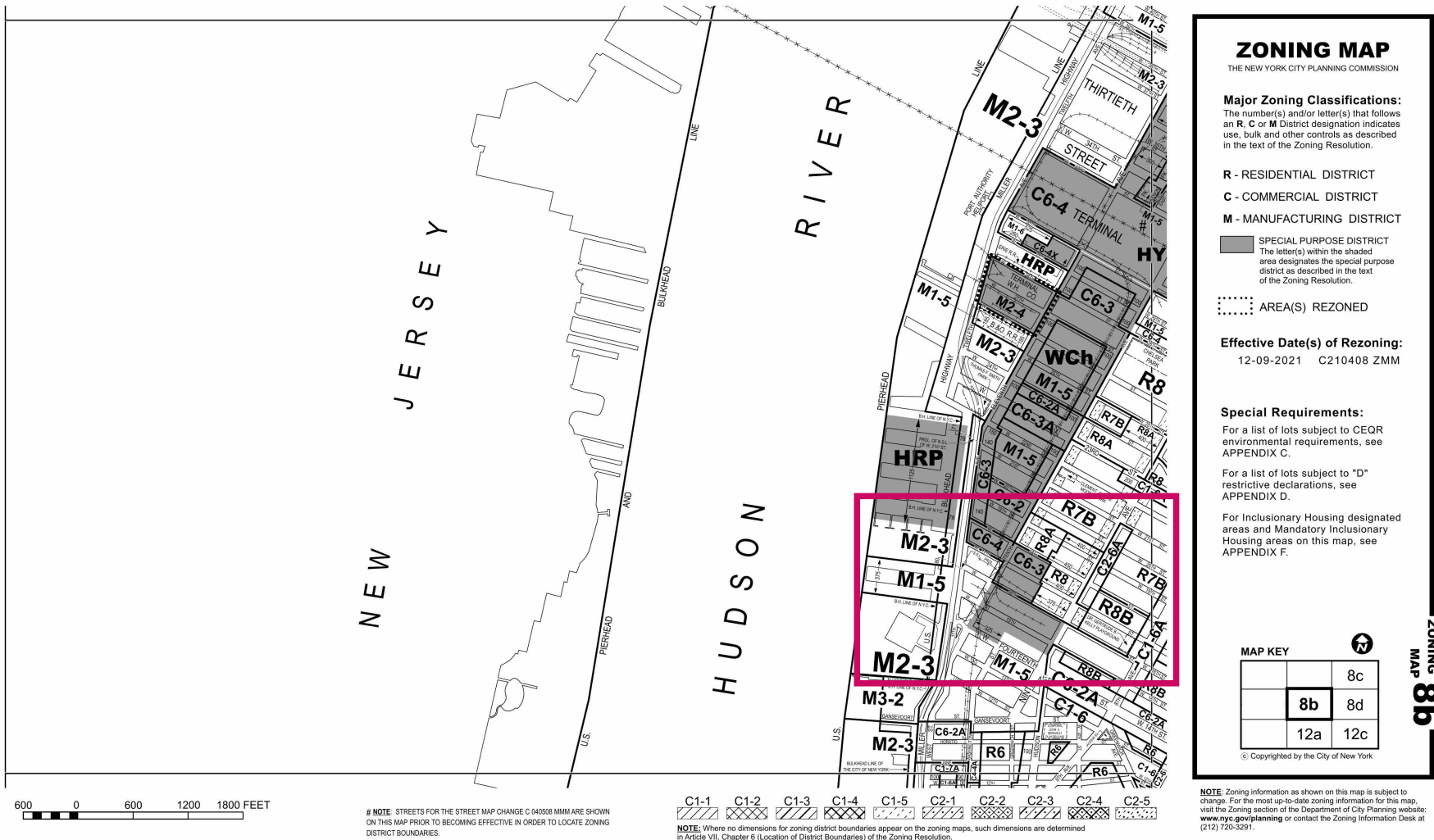
THE WORK TYPES TO BE FILED UNDER SEPARATE APPLICATIONS:

- BUILDING PAVERS PLAN #
- SPRINKLER & STANDPIPE #
- FIRE ALARM APP. #
- MECHANICAL. #
- PLUMBING. #
- FENCE #
- FOUNDATION #
- STRUCTURAL. #
- SOE #
- CURB CUT #
- ARCS #

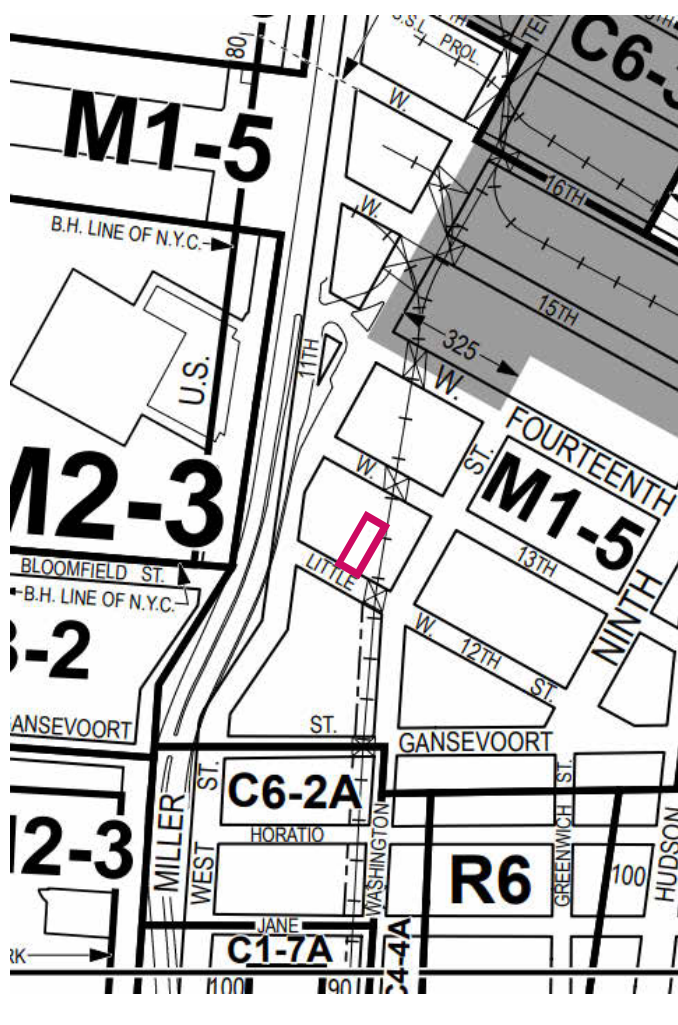
NYCECC COMPLIANCE STATEMENT

ENERGY CODE COMPLIANCE STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEVE AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 NEW YORK CITY ENERGY CONSERVATION CODE, USING CHAPTER C4



ZONING MAP



AREA OF WORK



MARIN ARCHITECTS

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KEY PLAN



CLIENT:

NOVAC NOURY

PROJECT NAME:

51 LITTLE W.12TH ST
PROPOSED RESTAURANT &
RESIDENTIAL SCENARIO

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

DWG TITLE:

COVER SHEET

SEAL

DATE: 10/15/25
PROJECT No: JOB # 24868
DRAWING BY: Author
CHK BY: Checker
DWG No: A-000.00

	BUILDING GROSS FLOOR AREA	USE		DEDUCTIONS			ZONING FA		TOTAL ZONING FA
		RESIDENTIAL GROSS	COMMERCIAL GROSS	BALCONY/ TERRACE	MEP	ENERGY BUILDING 5% DEDUCTION	RESIDENTIAL	COMMERCIAL	
CELLAR	2,525 SQ.FT								0 SQ.FT
1ST FLOOR	2,184 SQ.FT	711 SQ.FT	1,473 SQ.FT		10 SQ.FT	109.20 SQ.FT	711 SQ.FT	1,353.80 SQ.FT	2,064.80 SQ.FT
2 ND FLOOR	2,108 SQ.FT	1,622 SQ.FT		486 SQ.FT	1,078 SQ.FT		317 SQ.FT	227 SQ.FT	544 SQ.FT
3 RD FLOOR	2,039 SQ.FT	317 SQ.FT	1,687 SQ.FT	474 SQ.FT	40 SQ.FT	101.95 SQ.FT	277.70 SQ.FT	1,111.05 SQ.FT	1,388.75 SQ.FT
4 TH FLOOR	1,724 SQ.FT	1,724 SQ.FT		382.50 SQ.FT	40 SQ.FT	71.20 SQ.FT	1,230.30 SQ.FT		1,230.30 SQ.FT
5 TH FLOOR	1,424 SQ.FT	1,424 SQ.FT		165/2 = 82.5 SQ.FT	40 SQ.FT	71.20 SQ.FT	1,230.30 SQ.FT		1,230.30 SQ.FT
6 TH FLOOR	1,424 SQ.FT	1,424 SQ.FT		165/2 = 82.5 SQ.FT	40 SQ.FT	71.20 SQ.FT	1,230.30 SQ.FT		1,230.30 SQ.FT
7 TH FLOOR	1,424 SQ.FT	1,424 SQ.FT		165/2 = 82.5 SQ.FT	40 SQ.FT	71.20 SQ.FT	1,230.30 SQ.FT		1,230.30 SQ.FT
8 TH FLOOR	1,424 SQ.FT	1,424 SQ.FT		165/2 = 82.5 SQ.FT	40 SQ.FT	71.20 SQ.FT	1,230.30 SQ.FT		1,230.30 SQ.FT
9 TH FLOOR	1,424 SQ.FT	1,424 SQ.FT		165/2 = 82.5 SQ.FT	40 SQ.FT	71.20 SQ.FT	1,230.30 SQ.FT		1,230.30 SQ.FT
MECHANICAL ROOF	1,249 SQ.FT	1,249 SQ.FT			1,249 SQ.FT	-	0 SQ.FT		0 SQ.FT
BULKHEAD	1,115 SQ.FT	1,115 SQ.FT			1,115 SQ.FT	-	0 SQ.FT		0 SQ.FT
TOTAL	20,064 SQ.FT	13,858.70 SQ.FT	3,160 SQ.FT	1,755 SQ.FT	3,732 SQ.FT	638.35 SQ.FT	8,687.50 SQ.FT	2,691.85 SQ.FT	11,379.35 SQ.FT
									11,379.35 SQ.FT

ZONING REGULATION	ZR SECTION	PERMITTED / REQUIRED BY UNDERLYING ZONING DISTRICT		PROPOSED	COMPLIANCE / LACK OF COMPLIANCE AND NOTES
PERMITTED USE	ZR 42-10	IN M1-5 AND M1-6 DISTRICTS, EXCEPT FOR M1-6D DISTRICTS, LOCATED WITHIN THE RECTANGLE FORMED BY WEST 23RD STREET, FIFTH AVENUE, WEST 31 TH STREET, AND EIGHT AVENUE, NO NEW DWELLING UNITS SHALL BE PERMITTED. USE GROUP III - COMMUNITY FACILITIES USE GROUP VI - COMMERCIAL		USE GROUP II - RESIDENTIAL USE GROUP VI - SERVICE ESTABLISHMENTS (EATING AND DRINKING ESTABLISHMENT)	VARIANCE REQUIRED FOR USE GROUP II
FLOOR AREA	ZR 43-10	MAX PERMITTED FLOOR AREA RATIO = 5.0 X 2,581 SF = 12,905 SF MAX PERMITTED FLOOR AREA RATIO FOR COMMUNITY FACILITY = 6.5 X 2,581 SF = 16,776 SF		RESIDENTIAL ZFA: 8,687.50 SF COMMERCIAL ZFA: 2,691.85 SF TOTAL ZFA: 11,379.35 SF / 2,581 SF = 4.41 F.A.R.	VARIANCE REQUIRED FOR RESIDENTIAL ZFA
NUMBER OF DWELLING UNITS	ZR 23-22	FOR RESIDENTIAL USE IN R6-R10, FACTOR FOR DETERMINING MAX NUMBER OF DWELLING UNITS = 680 8,412.20 / 680 = 12.4 UNITS		6 UNITS	COMPLIES
YARDS	ZR 43-25	SIDE YARDS	NO SIDE YARD IS REQUIRED. IF PROVIDED, AT LEAST 8FT	NONE PROVIDED	COMPLIES
	ZR 43-26	REAR YARDS	MIN 20 FT	32' - 3" FT REAR YARD PROVIDED	COMPLIES
HEIGHT AND SETBACK REGULATIONS	ZR 43-43	MAX. BUILDING HEIGHT: 85 FT OR 6 STORIES, WHICHEVER IS LESS ABOVE SUCH MAX HEIGHT AND BEYOND THE INITIAL SETBACK DISTANCE, THE BUILDING SHALL NOT PENETRATE THE SKY EXPOSURE PLANE. SKY EXPOSURE PLANE, AFTER 85 FT SLOPE OVER ZONING LOT: ON NARROW STREET; VERTICAL DISTANCE = 2.7, HORIZONTAL DISTANCE = 1 INITIAL SETBACK DISTANCE: 20 FT ON NARROW STREET & 15 FT ON WIDE STREET		MAX BUILDING HEIGHT: 117'-6" INITIAL SETBACK DISTANCE: 20'-0"	COMPLIES
PERMITTED OBSTRUCTIONS	ZR 23-411 ZR 23-412	IN ALL M DISTRICTS, THE OBSTRUCTIONS SET FORTH IN SECTION 23-411 AS WELL AS THE FOLLOWING OBSTRUCTIONS SHALL BE PERMITTED TO PENETRATE A MAXIMUM HEIGHT LIMIT OR A SKY EXPOSURE PLANE SET FORTH IN SECTION 43-43. ZR 23-412: IN ALL RESIDENCE DISTRICTS, THE FOLLOWING OBSTRUCTIONS SHALL BE PERMITTED TO PENETRATE A MAXIMUM HEIGHT LIMIT OR SKY EXPOSURE PLANE. BALCONIES, UNENCLOSED, SUBJECT TO THE PROVISIONS OF SECTION 23-62 (BALCONIES) ZR 23-62: BALCONIES MAY PROJECT NOT GREATER THAN SEVEN FEET, FROM BUILDING WALL FROM WHICH IT PROJECTS.			
BALCONIES	ZR 23-62	IN THE DISTRICT R6-R10, BALCONIES MAY PROJECT INTO OR OVER ANY REQUIRED OPEN AREA WITHIN A PUBLICLY ACCESSIBLE OPEN AREA, A REAR YARD, AN INITIAL SETBACK DISTANCE, ANY OPEN AREAS NOT OCCUPIED BY TOWERS, ANY REQUIRED SIDE OR REAR SETBACKS, OR ANY REQUIRED OPEN SPACE, PROVIDED THAT SUCH BALCONY SHALL: A) NOT PROJECT BY A DISTANCE GREATER THAN 7FT AS MEASURED FROM THE PLANE SURFACE OF THE BUILDING WALL FROM WHICH IT PROJECTS. B) NOT PROJECT INTO THE MINIMUM REQUIRED DISTANCE BETWEEN BUILDINGS ON THE SAME ZONING LOT F) HAVE AN AGGREGATE WIDTH, AT THE LEVEL OF ANY STORY, NOT EXCEEDING 50% OF THE WIDTH AT THAT LEVEL OF THE PLANE SURFACE OF THE BUILDING WALL FROM WHICH IT PROJECTS.		BALCONY WIDTH: 6'-9"	COMPLIES
ACCESSORY OFF-STREET PARKING	ZR 13-10	NO PARKING SHALL BE REQUIRED WITHIN THE MANHATTAN CORE		NONE PROVIDED	COMPLIES
BICYCLE PARKING	ZR 25-81	1 PER 2 DWELLING UNITS		6 PARKING SPOTS	COMPLIES
STREET TREE PLANTING	ZR 26-41	1 FOR EVERY 25'-0" FOR LOT FRONTAGE: 25 FT / 25 = 1 TREE REQUIRED			COMPLIES
FLOOD MAP	ZR 64-11	APPENDIX G STRUCTURAL OCCUPANCY CATEGORY II. MINIMUM ELEVATION OF LOWEST FLOOR: DFE = BFE		MINIMUM ELEVATION OF LOWEST FLOOR: DFE= 11'-0" + 2'-0" = 13'-0" BASE PLAN ELEVATION: 13'-0"	COMPLIES
FLOOD-RESISTANT BUILDING				MINIMUM ELEVATION OF LOWEST FLOOR: DFE= 11'-0" + 2'-0" = 13'-0" BASE PLAN ELEVATION: 13'-0"	COMPLIES
FLOOD-RESISTANT CONSTRUCTION ELEVATION				MINIMUM ELEVATION OF LOWEST FLOOR: DFE= 11'-0" + 2'-0" = 13'-0" BASE PLAN ELEVATION: 13'-0"	COMPLIES
FLOOD-RESISTANT CONSTRUCTION STANDARDS				MINIMUM ELEVATION OF LOWEST FLOOR: DFE= 11'-0" + 2'-0" = 13'-0" BASE PLAN ELEVATION: 13'-0"	COMPLIES
HIGH-RISK FLOOD ZONE				MINIMUM ELEVATION OF LOWEST FLOOR: DFE= 11'-0" + 2'-0" = 13'-0" BASE PLAN ELEVATION: 13'-0"	COMPLIES
MEASUREMENT OF HEIGHT	ZR 64-22	ALL HEIGHT MEASUREMENTS IN FLOOD ZONES, INCLUDING THE NUMBER OF STORIES PERMITTED, AS APPLICABLE, MAYBE MEASURED FROM THE REFERENCE PLANE.		BUILDING HEIGHTS ARE MEASURED FROM THE REFERENCE PLANE	COMPLIES

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CLIENT:

PROJECT NAME:

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

DWG TITLE:

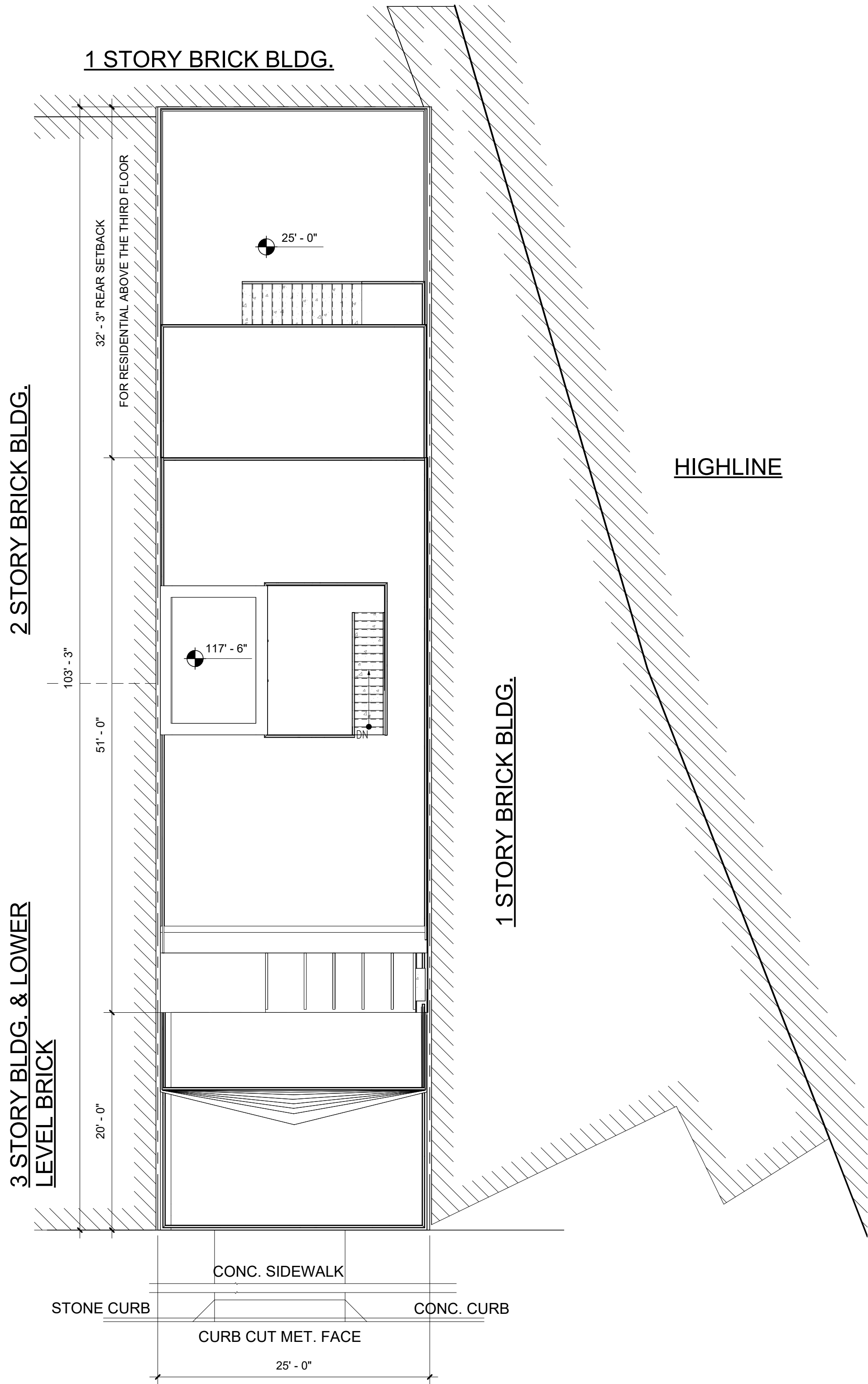
ZONING & BUILDING CODE ANALYSIS

SEAL

DATE:	10/15/25
PROJECT No:	JOB # 2485
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	

A-001.00

DOB BSCAN STICKER



LITTLE WEST 12TH STREET

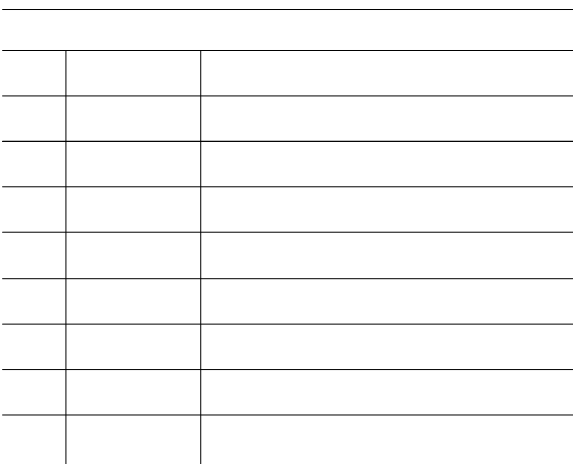
1 SITE PLAN
1/8" = 1'-0"

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

Additional Notes:
- An E-designation has been placed on the zoning map pursuant to section 11-15 of the NYC Zoning Resolution for the subject property. Hazardous materials assessments should be coordinated through the Mayor's Office of Environmental Remediation.

BSA AND GENERAL NOTES:

- ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BOARD OF STANDARDS AND APPEALS (BSA).
- ALL PARTITIONS AND EXITS SHALL BE APPROVED BY THE DEPARTMENT OF BUILDINGS (DOB).
- DOB SHALL ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION IRRESPECTIVE OF THE PLANS/CONFIGURATIONS NOT RELATED TO THE RELIEF GRANTED
- NO NOISE APPLIFICATION AT GRADE AND NO NOISE AMPLIFICATION DEVICES WILL BE ADDED IN OUTDOOR AREAS.
- ALL SIGNAGE SHALL COMPLY WITH UNDERLYING ZONING DISTRICT REGULATIONS SUBJECT TO DOB REVIEW AND APPROVAL. BSA IS NOT WAIVING SIGNAGE REQUIREMENTS AND NO SIGNAGE WAIVERS ARE BEING REQUESTED.
- THE BSA'S APPROVAL OF THE INSTANT PLANS DOES NOT CONSTITUTE ANY WAIVER OF ANY FLOOD REGULATIONS THAT MAY APPLY TO THE PREMISES. THE APPLICANT MUST COMPLY WITH ALL APPLICABLE FLOOD REGULATIONS, INCLUDING ARTICLE 6, CHAPTER 4, OF THE ZONING RESOLUTION AND APPENDIX G OF THE BUILDING CODE, AS REVIEWED AND APPROVED BY THE DEPARTMENT OF BUILDINGS"
- THE PROPOSED PROJECT SHALL USED ELECTRICITY TO POWER HVAC SYSTEMS.
- CONSTRUCTION PROTECTION PLAN WILL BE SUBMITTED TO LANDMARKS PRESERVATION COMMISSION (LPC) FOR REVIEW PRIOR TO THE START OF CONSTRUCTION.
- THE BSA IS NOT WAIVING ANY PERMITTED OBSTRUCTIONS, INCLUDING ZR SECTIONS 43-23 AND 43-42. DOB WILL DETERMINE WHETHER SUCH OBSTRUCTIONS ARE PERMITTED AS OF RIGHT.
- DOB TO REVIEW THE PROPOSED ZONING FLOOR AREA DEDUCTIONS. THIS BSA APPROVAL IS FOR A MAXIMUM ZONING FLOOR AREA OF 11,380 SF. DEDUCTIONS SHALL BE PURSUANT TO THE UNDERLYING REGULATIONS.



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KEY PLAN



CLIENT:

NOVAC NOURY

PROJECT NAME:

51 LITTLE W.12TH ST
PROPOSED RESTAURANT &
RESIDENTIAL SCENARIO

PROJECT ADDRESS:

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

DWG TITLE:

SITE PLAN

SEAL

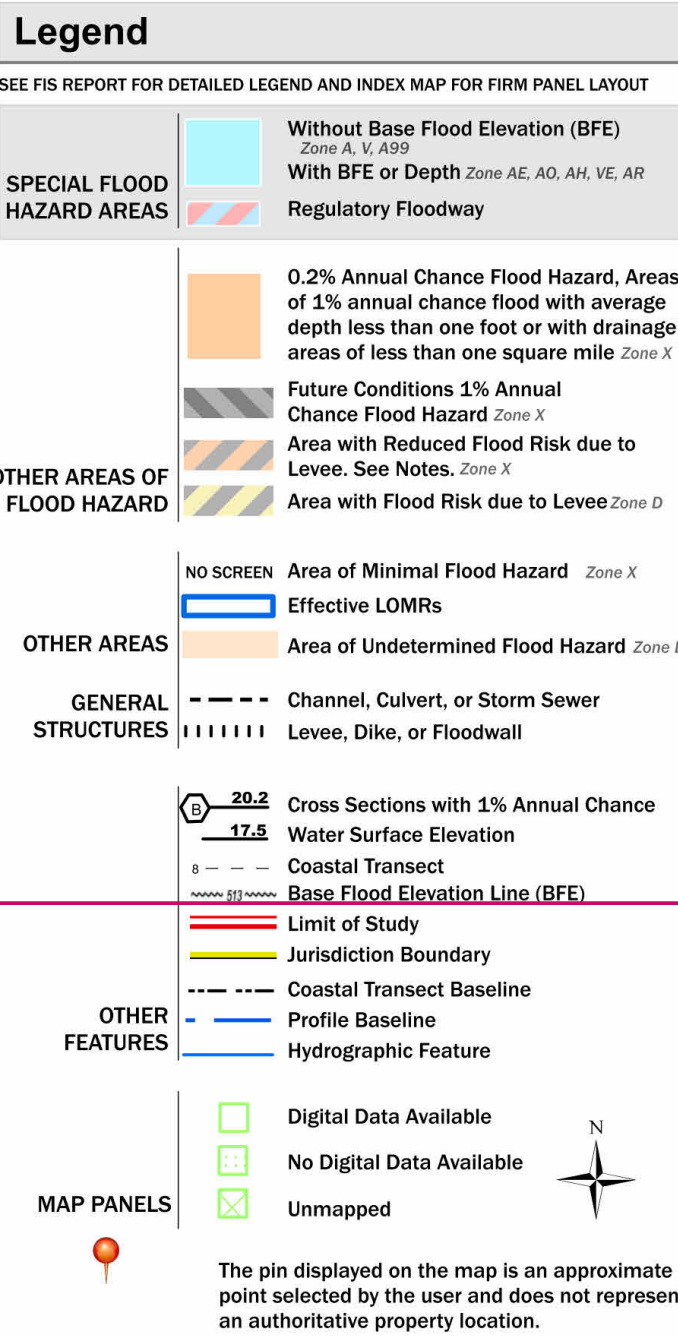
DATE: 10/15/25
PROJECT No: JOB # 24988
DRAWING BY: Author
CHK BY: Checker
DWG No:

A-002.00

[illegible]

ADDRESS: 51 LITTLE WEST. 12TH STREET, NEW YORK 10014
 BLOCK: 645
 LOT: 21
 MAP: 8B
 DISTRICT: M1-5
 LOT AREA: 2,581 SF

PROJECT LOCATION



This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PROJECT LOCATION

1. ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BOARD OF STANDARDS AND APPEALS (BSA).
2. ALL PARTICLES AND EXITS SHALL BE APPROVED BY THE DEPARTMENT OF BUILDINGS (DOB).
3. DOB SHALL ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION IRRESPECTIVE OF THE PLANS/CONFIGURATIONS NOT RELATED TO THE RELIEF GRANTED
4. NO NOISE APPLICATION AT GRADE AND NO NOISE AMPLIFICATION DEVICES WILL BE ADDED IN OUTDOOR AREAS.
5. ALL SIGNAGE SHALL COMPLY WITH UNDERLYING ZONING DISTRICT REGULATIONS SUBJECT TO DOB REVIEW AND APPROVAL. BSA IS NOT WAIVING SIGNAGE REQUIREMENTS AND NO SIGNAGE WAIVERS ARE BEING REQUESTED.
6. THE BSA'S APPROVAL OF THE INSTANT PLANS DOES NOT CONSTITUTE ANY WAIVER OF ANY FLOOD REGULATIONS THAT MAY APPLY TO THE PREMISES. THE APPLICANT MUST COMPLY WITH ALL APPLICABLE FLOOD REGULATIONS, INCLUDING ARTICLE 6, CHAPTER 4 OF THE ZONING RESOLUTION AND APPENDIX G OF THE BUILDING CODE, AS REVIEWED AND APPROVED BY THE DEPARTMENT OF BUILDINGS"
7. THE PROPOSED PROJECT SHALL USE ELECTRICITY TO POWER HVAC SYSTEMS.
8. CONSTRUCTION PROTECTION PLAN WILL BE SUBMITTED TO LANDMARKS PRESERVATION COMMISSION (LPC) FOR REVIEW PRIOR TO THE START OF CONSTRUCTION.
9. THE BSA IS NOT WAIVING ANY PERMITTED OBSTRUCTIONS, INCLUDING ZR SECTIONS 43-23 AND 43-42. DOB WILL DETERMINE WHETHER SUCH OBSTRUCTIONS ARE PERMITTED AS OF RIGHT.
10. DOB TO REVIEW THE PROPOSED ZONING FLOOR AREA DEDUCTIONS. THIS BSA APPROVAL IS FOR A MAXIMUM ZONING FLOOR AREA OF 11,380 SF. DEDUCTIONS SHALL BE PURSUANT TO THE UNDERLYING REGULATIONS.

CLIENT:

PROJECT NAME:

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

DWG TITLE:

FEMA MAPS & BUILDING CODE ANALYSIS

SEAL

DATE:	10/15/25
PROJECT No:	JOB # 24858
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	

A-003.00

GENERAL NOTES:

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

CONSTRUCTION NOTES:

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

REFLECTED CEILING NOTES:

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

SMOKE DETECTOR NOTE

- SMOKE DETECTORS SHALL BE INSTALLED AS REQUIRED BY SUBCHAPTER 17 ARTICLE 6 ENTITLED "SMOKE DETECTING DEVICES"(C26-1705.01) IN DWELLING UNITS.
- DETECTORS SHALL BE EITHER IONIZATION CHAMBER OR PHOTOELECTRIC TYPE TO COMPLY WITH RS17-11.
- UNITS TO BE APPROVED BY THE BOARD OF STANDARDS AND APPEALS ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER OR LISTED BY AN ACCEPTABLE TESTING LABORATORY, SUCH AS, UNDERWITERS LABORATORY, NORTHBROOK, ILLINOIS, MEA LAB.
- UNITS SHALL BE INSTALLED IN AREAS DESIGNATED ON PLANS.THEY SHALL BE LOCATED ON OR NEAR THE CEILING AND WITHIN 15'-0" OF ANY ROOMS USED FOR SLEEPING PURPOSED. FOR DWELLING UNITS WITH MULTIPLE LEVELS, WHEN ANY LEVEL HAS ONLY ONE MEANS OF EGRESS, UNITS SHALL BE PROVIDED AT ALL LEVELS.
- SMOKE DETECTORS SHALL BE INSTALLED AS FOLLOWS: (A) CEILING MOUNT-CLOSEST EDGE OF UNIT SHALL BE MINIMUM OF 4" FROM ANY WALL (B) WALL MOUNT-CLESET EDGE OF UNIT SHALL BE MINIMUM OF 6"AND A MAXIMUM OF 12" FROM CEILING.
- HARD WIRED CARBON MONOXIDE DETECTORS WITH BATTERY BACK-UP WILL BE PROVIDED IN EACH APARTMENT WITHIN FIFTEEN OF EVERY BEDROOM.
- SUCH CARBON MONOXIDE DETECTING DEVICE MAY BE COMBINED WITH A SMOKE DETECTING DEVICE THAT COMPLIES WITH THE PROVISIONS OF THIS TITLE AND ANY APPLICABLE RULES PROMULGATED THERE UNDER 27-9812(a)
- ALL CARBON MONOXIDE DETECTING DEVICES REQUIRED TO BE PROVIDED AND AND INSTALLED PURSUANT TO THIS ARTICLE SHALL BE OF A TYPE AUTHORIZED BY THE RULES PROMULGATED BY THE COMMISSIONER 27-9812(c)
- KEEP AND MAINTAIN CARBON MONOXIDE DETECTING DEVICES IN GOOD REPAIR.
- REPLACE ANY CARBON MONOXIDE DETECTING DEVICES WHICH HAS BEEN STOLEN, REMOVED, FOUND, MISSING OR RENDERED INOPERABLE PRIOR TO THE COMMENCEMENT OF A NEW OCCUPANCY OF A DWELING UNIT.
- KEEP SUCH RECORDS AS THE COMMISSIONER SHALL PRESCRIBE RELATING TO THE INSTALLATION AND MAINTENANCE OF CARBON MONOXIDE DETECTING DEVICES IN THE BUILDING AND MAKE SUCH RECORDS AVAILABLE TO THE COMMISSIONER UPON REQUEST

SURFACE STORMWATER MANAGEMENT

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

MINIMIZATION OF DISTURBANCE DURING STAGING AND CONSTRUCTION

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

BSA AND GENERAL NOTES:

- ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BOARD OF STANDARDS AND APPEALS (BSA).
- ALL PARTITIONS AND EXITS SHALL BE APPROVED BY THE DEPARTMENT OF BUILDINGS (DOB).
- DOB SHALL ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION IRRESPECTIVE OF THE PLANS/CONFIGURATIONS NOT RELATED TO THE RELIEF GRANTED
- NO NOISE APPLICATION AT GRADE AND NO NOISE AMPLIFICATION DEVICES WILL BE ADDED IN OUTDOOR AREAS.
- ALL SIGNAGE SHALL COMPLY WITH UNDERLYING ZONING DISTRICT REGULATIONS SUBJECT TO DOB REVIEW AND APPROVAL. BSA IS NOT WAIVING SIGNAGE REQUIREMENTS AND NO SIGNAGE WAIVERS ARE BEING REQUESTED.
- THE BSA'S APPROVAL OF THE INSTANT PLANS DOES NOT CONSTITUTE ANY WAIVER OF ANY FLOOD REGULATIONS THAT MAY APPLY TO THE PREMISES. THE APPLICANT MUST COMPLY WITH ALL APPLICABLE FLOOD REGULATIONS, INCLUDING ARTICLE 6, CHAPTER 4, OF THE ZONING RESOLUTION AND APPENDIX G OF THE BUILDING CODE, AS REVIEWED AND APPROVED BY THE DEPARTMENT OF BUILDINGS"
- THE PROPOSED PROJECT SHALL USED ELECTRICITY TO POWER HVAC SYSTEMS.
- CONSTRUCTION PROTECTION PLAN WILL BE SUBMITTED TO LANDMARKS PRESERVATION COMMISSION (LPC) FOR REVIEW PRIOR TO THE START OF CONSTRUCTION.
- THE BSA IS NOT WAIVING ANY PERMITTED OBSTRUCTIONS, INCLUDING ZR SECTIONS 43-23 AND 43-42. DOB WILL DETERMINE WHETHER SUCH OBSTRUCTIONS ARE PERMITTED AS OF RIGHT.
- DOB TO REVIEW THE PROPOSED ZONING FLOOR AREA DEDUCTIONS, THIS BSA APPROVAL IS FOR A MAXIMUM ZONING FLOOR AREA OF 11,380 SF, DEDUCTIONS SHALL BE PURSUANT TO THE UNDERLYING REGULATIONS.

Additional Notes:

- An E-designation has been placed on the zoning map pursuant to section 11-15 of the NYC Zoning Resolution for the subject property. Hazardous materials assessments should be coordinated through the Mayor's Office of Environmental Remediation.

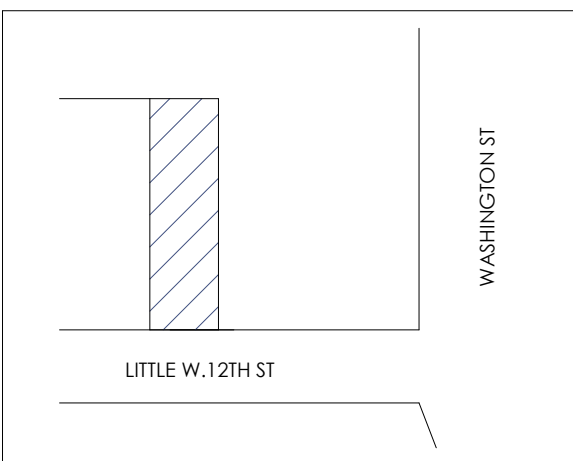
MARIN ARCHITECTS

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

CONSULTING ENGINEERS

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KEY PLAN



CLIENT:

NOVAC NOURY

PROJECT NAME:

51 LITTLE W.12TH ST
PROPOSED RESTAURANT &
RESIDENTIAL SCENARIO

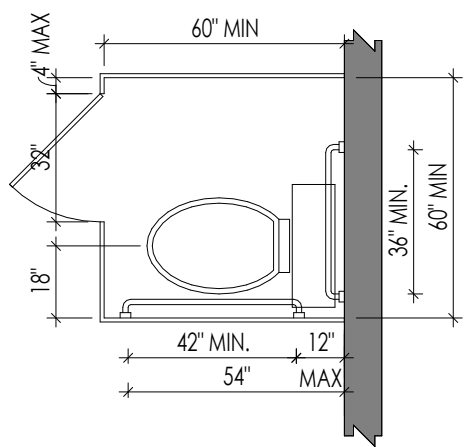
PROJECT ADDRESS:

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

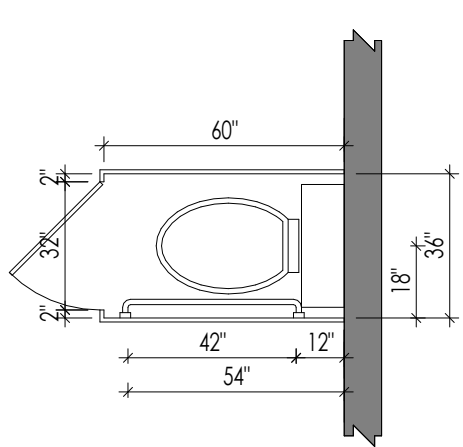
DWG TITLE:

GENERAL NOTES

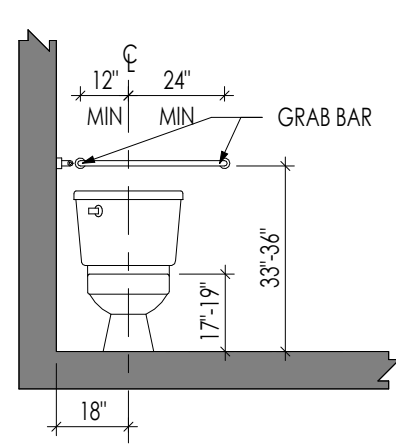
SEAL	DATE:	10/15/25
	PROJECT No:	JOB # 24988
	DRAWING BY:	Author
	CHK BY:	Checker
	DWG No:	A-004.00



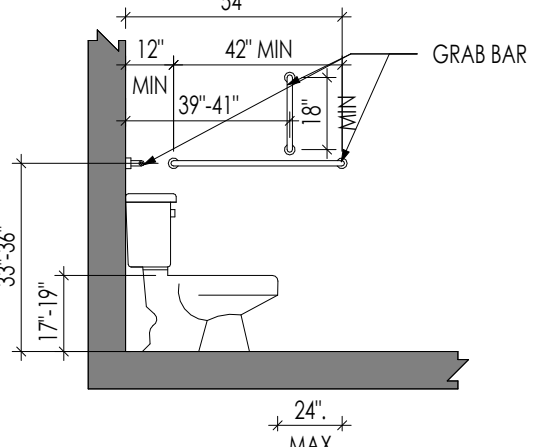
WHEEL CHAIR TOILET STALL CLEARANCES



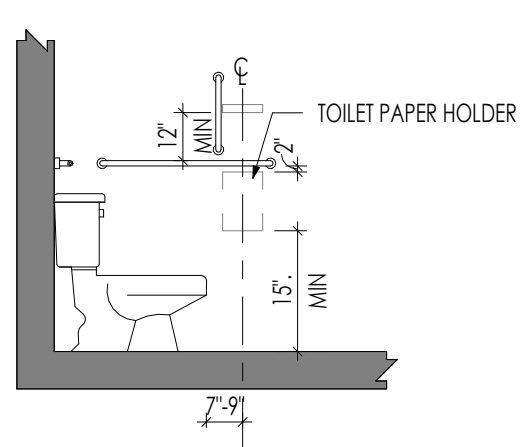
AMBULATORY TOILET STALL CLEARANCES



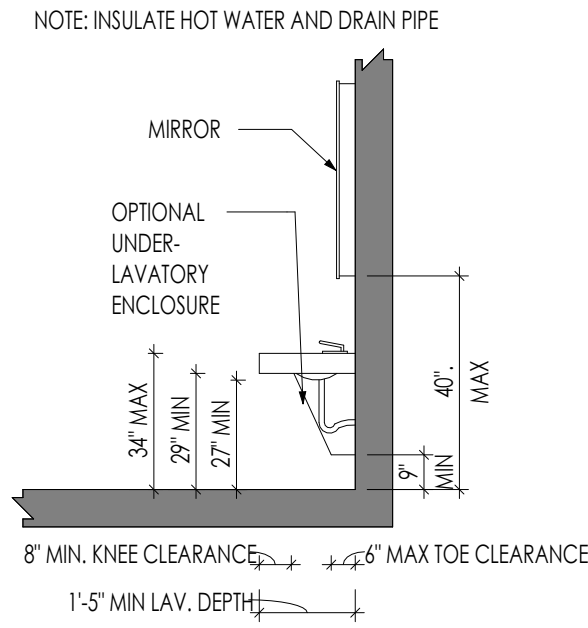
WATER CLOSETS BACK WALL



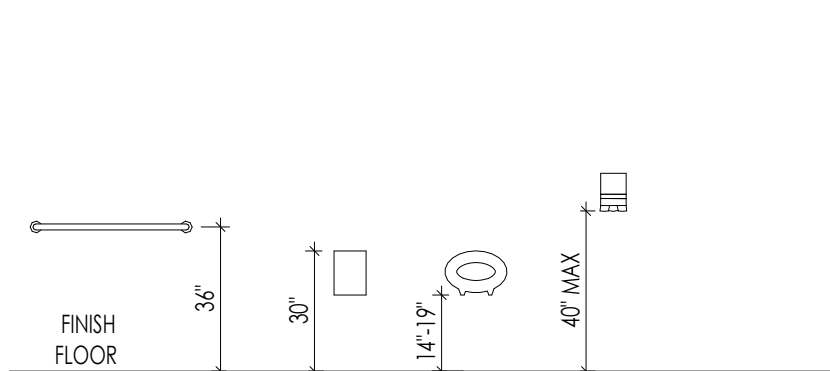
WATER CLOSETS SIDE WALL



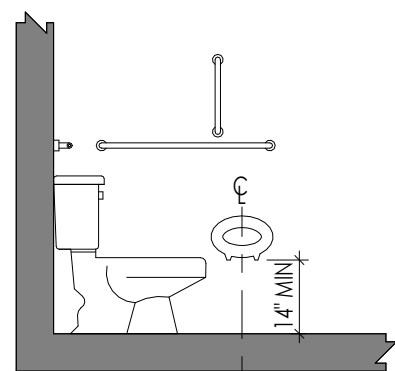
WATER CLOSETS: DISPENSER LOCATION



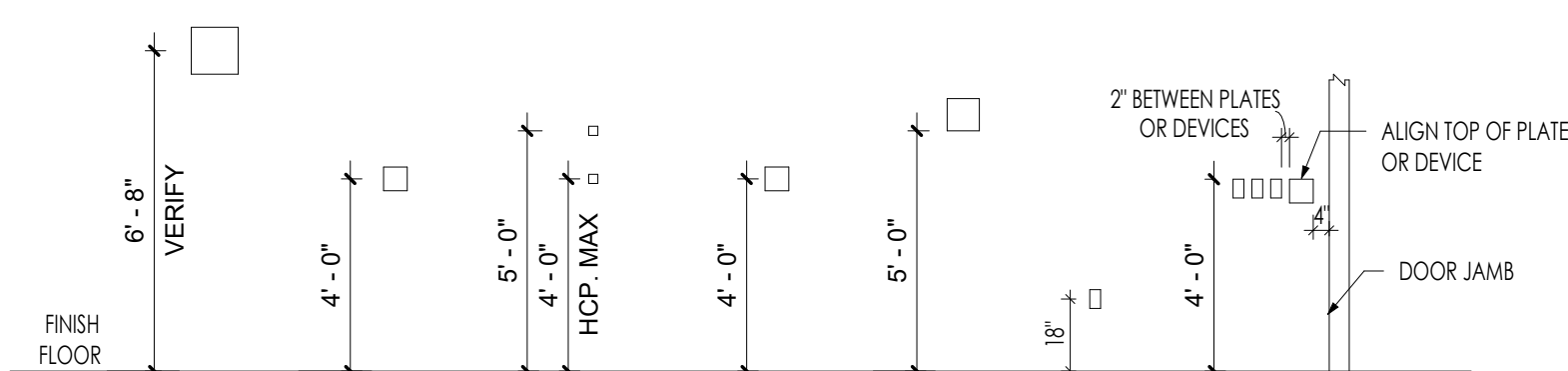
LAVATORY CLEARANCES



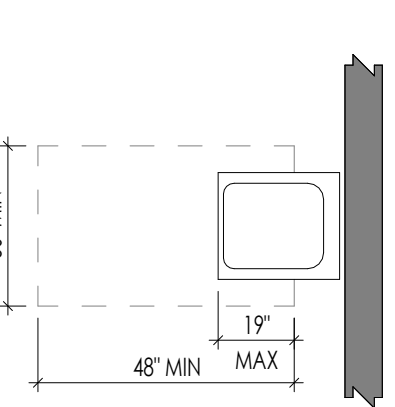
ACCESSORY MOUNTING HEIGHT



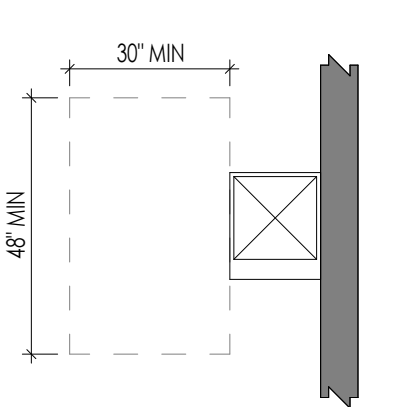
LOCATION OF TOILET PAPER DISPENSER



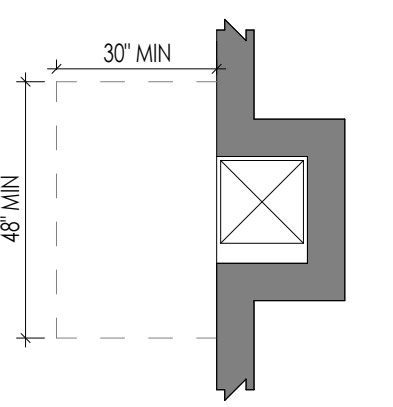
DEVICE MOUNTING HEIGHT



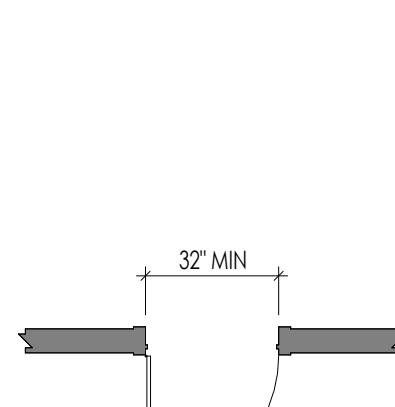
CLEAR SPACE AT LAVATORIES



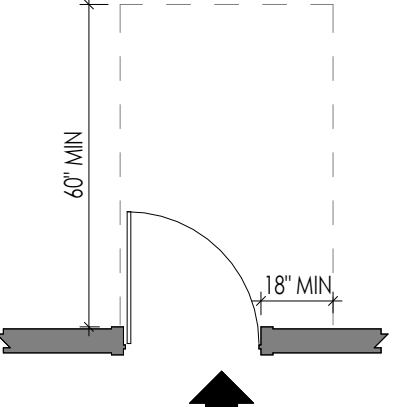
FREE-STANDING FOUNTAIN OR COOLER



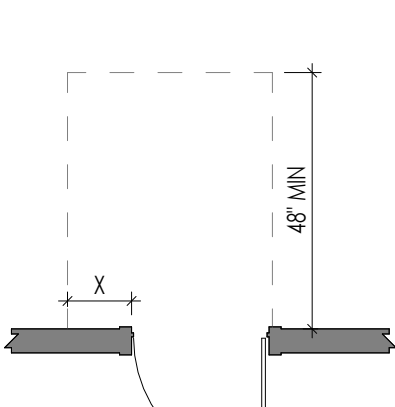
BUILT-IN FOUNTAIN OR COOLER
*NOT TO EXCEED FOUNTAIN DEPTH



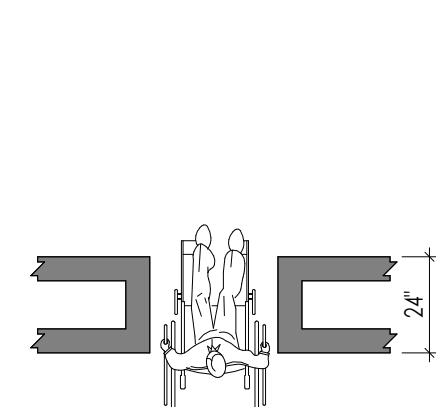
HINGED DOOR



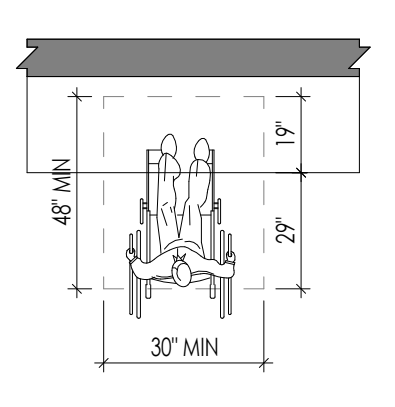
NOTE: X=12" IF DOOR HAS BOTH
A CLOSER & A LATCH



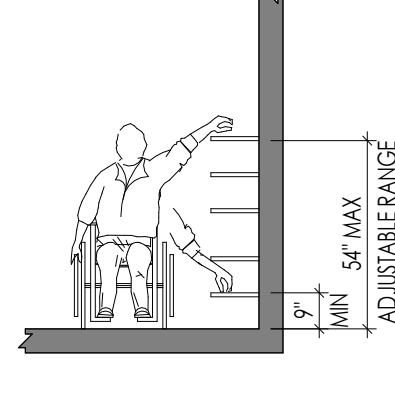
NOTE: X=12" IF DOOR HAS BOTH
A CLOSER & A LATCH



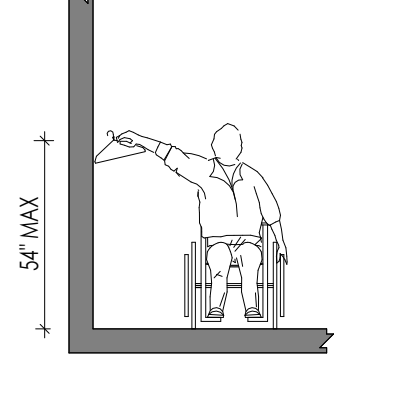
MAXIMUM DOORWAY DEPTH



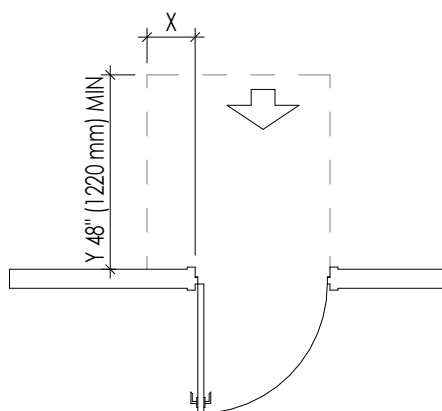
COUNTER WORK SURFACE



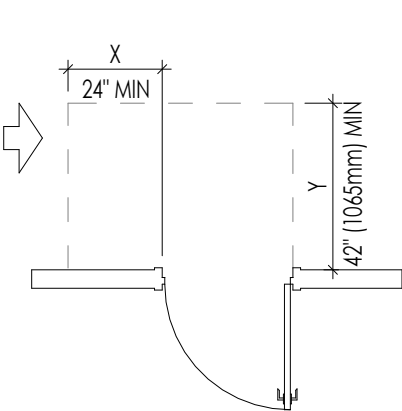
SHELVES



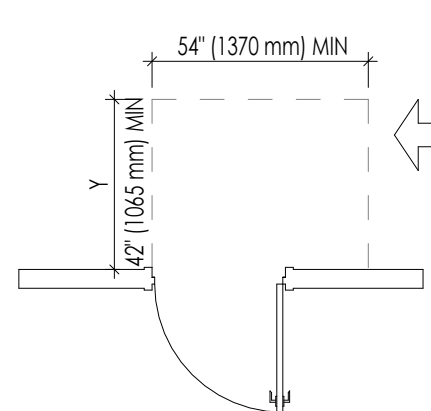
CLOSETS



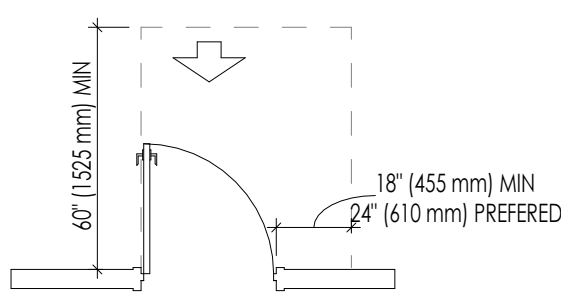
Note:
X = 12 in. (305 mm) if the door
has both a closer and a latch.
PUSH SIDE
FRONT APPROACHES - SWINGING DOORS



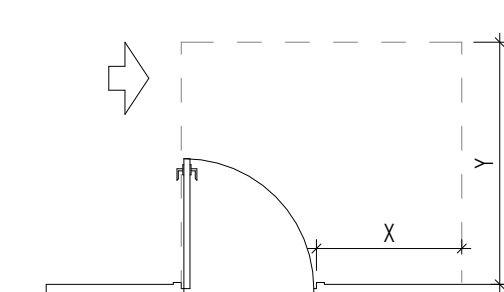
Note:
Y = 48 in. (1220 mm) minimum if the door
has both a closer and a latch.
PUSH SIDE
LATCH SIDE APPROACHES - SWINGING DOORS



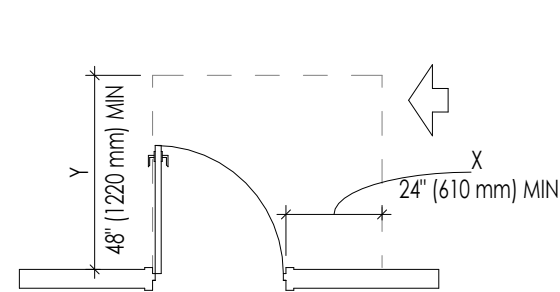
Note:
Y = 48 in. (1220 mm) minimum if the door
has both a closer and a latch.
PUSH SIDE
HINGE SIDE APPROACHES - SWINGING DOORS



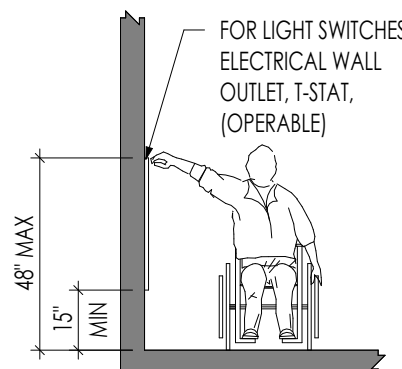
PULL SIDE
FRONT APPROACHES - SWINGING DOORS



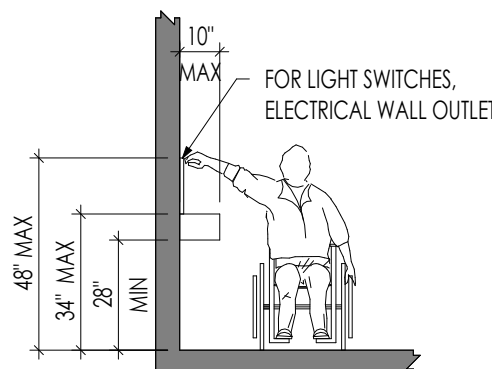
Note:
X = 36 in. (915 mm) if Y = 60 in. (1525 mm)
X = 42 in. (1065 mm) if Y = 54 in. (1370 mm)
PULL SIDE
LATCH SIDE APPROACHES - SWINGING DOORS



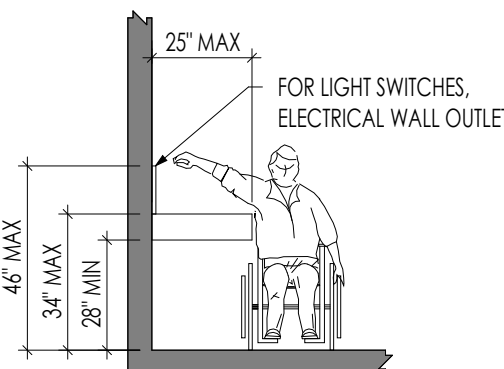
Note:
Y = 54 in. (1370 mm) minimum if
the door has a closer and a latch.
PULL SIDE
HINGE SIDE APPROACHES - SWINGING DOORS



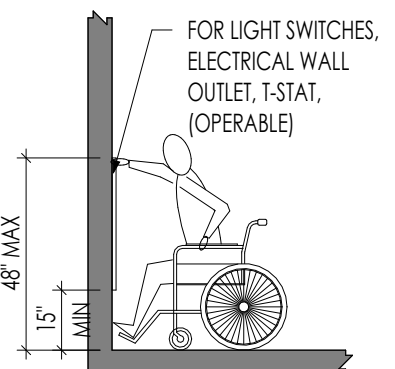
SIDE REACH WITH NO OBSTRUCTION



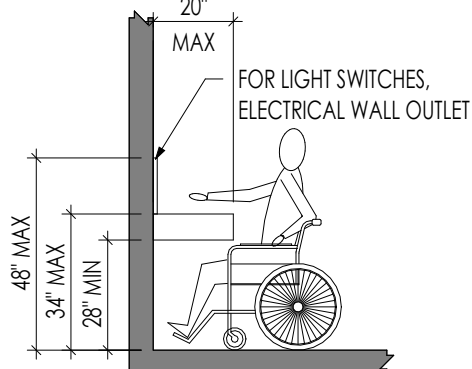
SIDE REACH WITH 10" MAX OBSTRUCTION



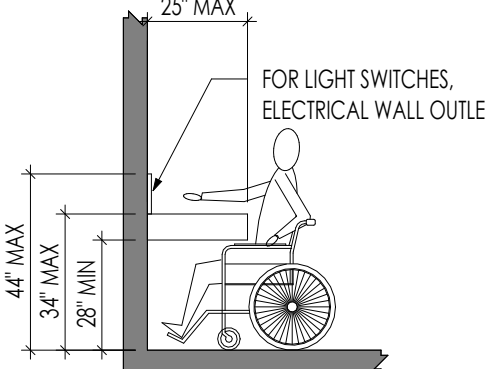
SIDE REACH WITH 25" MAX OBSTRUCTION



FORWARD REACH WITH NO OBSTRUCTION



FORWARD REACH WITH 20" MAX OBSTRUCTION



FORWARD REACH WITH 25" MAX OBSTRUCTION

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KEY PLAN



CLIENT:

NOVAC NOURY

PROJECT NAME:

51 LITTLE W.12TH ST
PROPOSED RESTAURANT &
RESIDENTIAL SCENARIO

PROJECT ADDRESS:

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

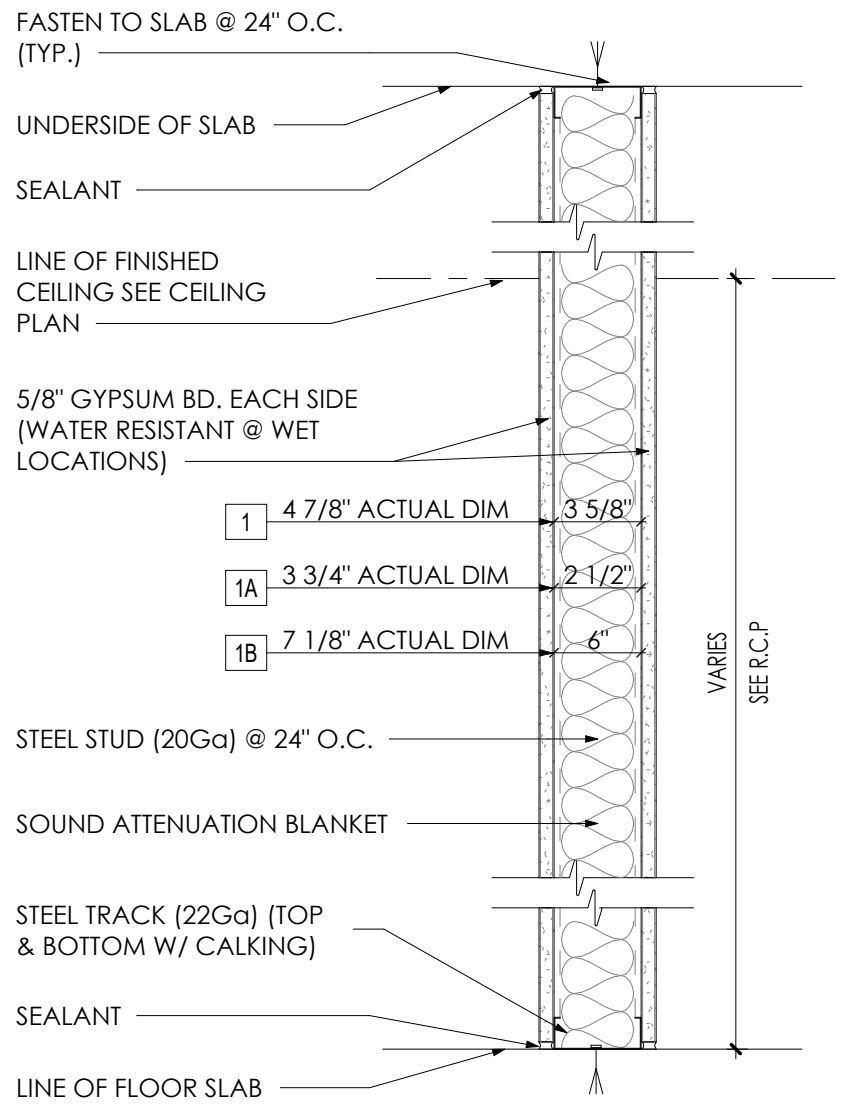
DWG TITLE:

ADA DETAILS

SEAL

DATE: 10/15/25
PROJECT No: JOB # 24988
DRAWING BY: Author
CHK. BY: Checker
DWG No:

A-010.00



- 1

1-HR RATED PARTITION w/ 2 1/2" STUDS

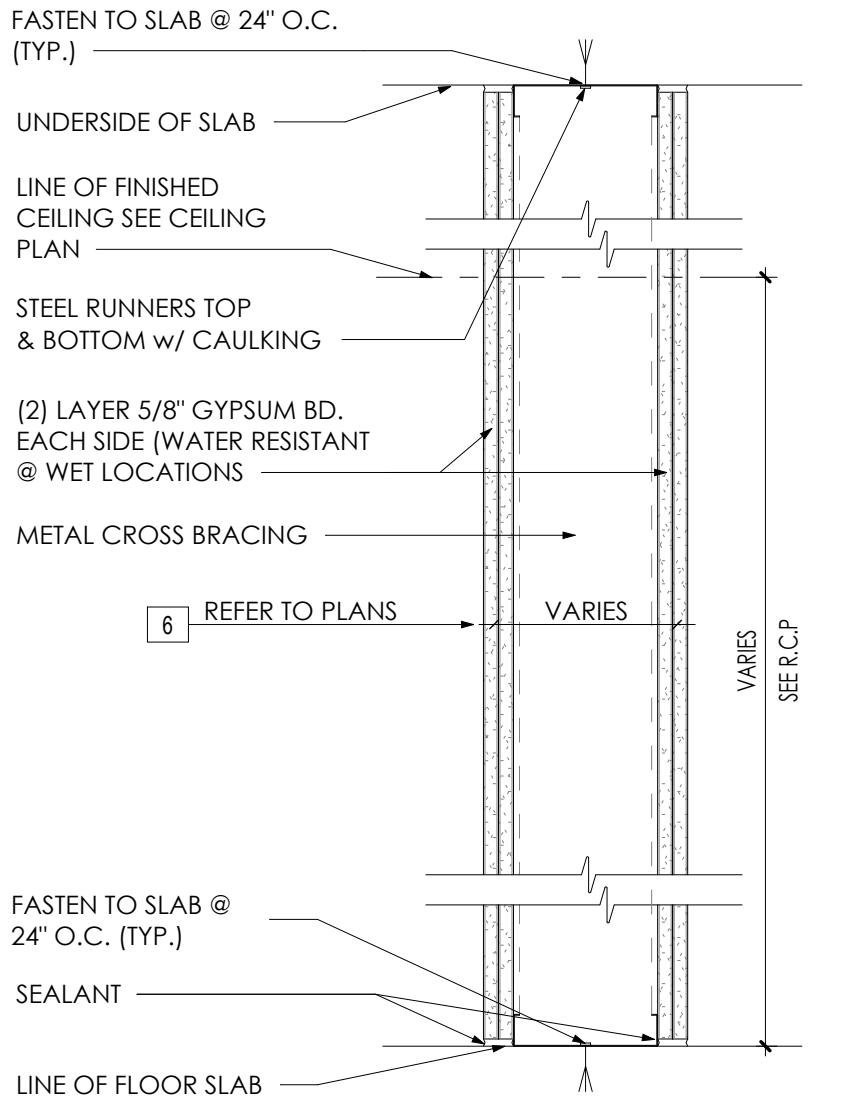
STC: 45 L.#: U407
- 1A

1-HR RATED PARTITION w/ 3 5/8" STUDS

STC: 53 L.#: U407
- 1B

1-HR RATED PARTITION w/ 6" STUDS

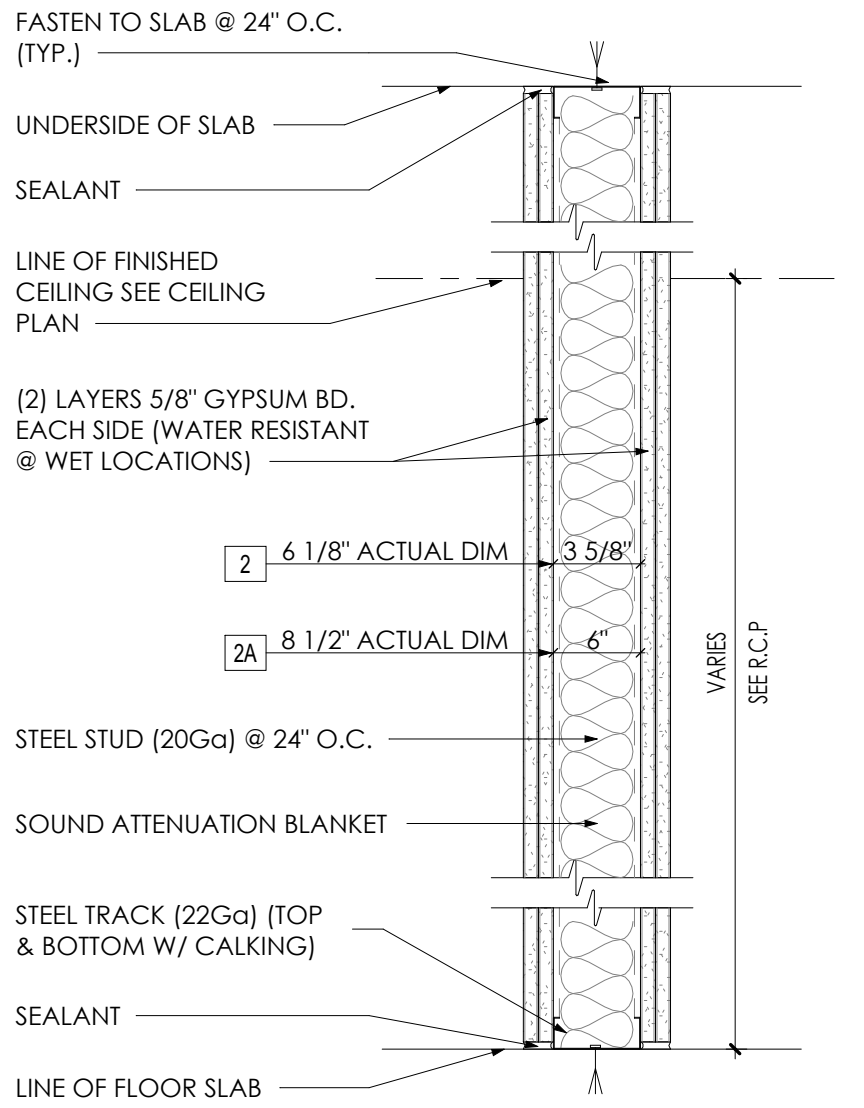
STC: 53 L.#: U407



- 6

PIPE CHASE

STC: 55



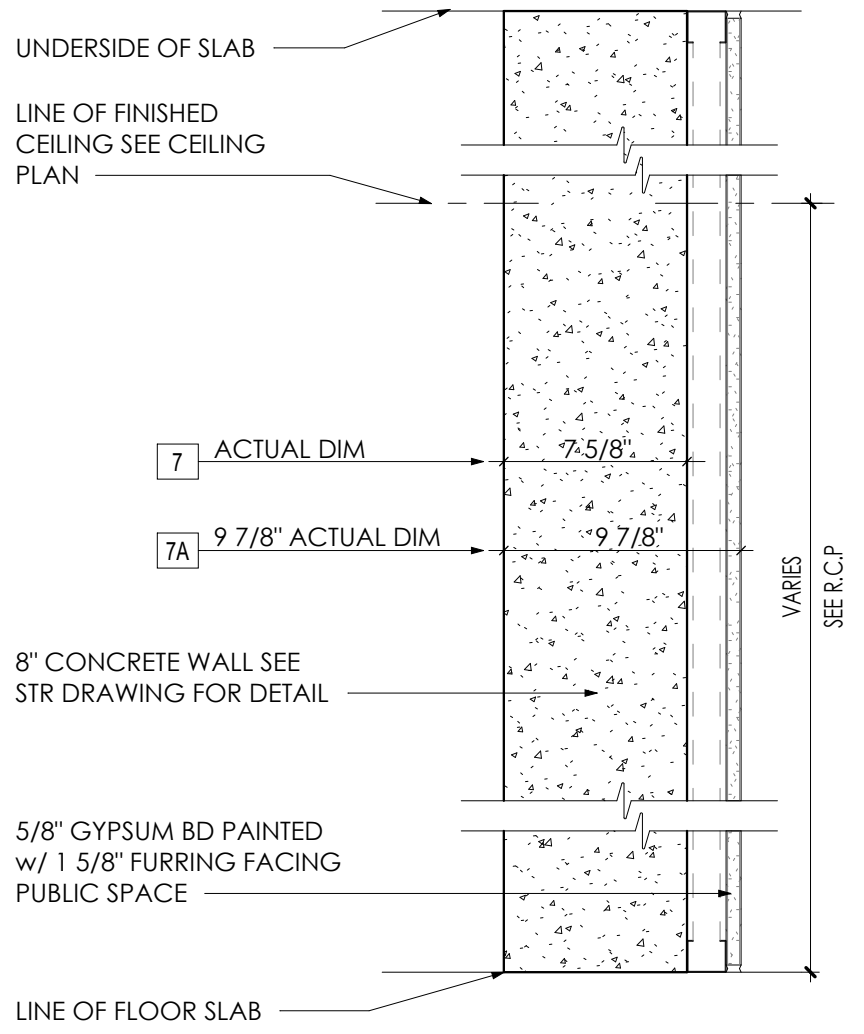
- 2

2-HR RATED PARTITION w/ 3 5/8" STUDS

STC: 53 L.#: U407
- 2A

2-HR RATED PARTITION w/ 6" STUDS

STC: 53 L.#: U407



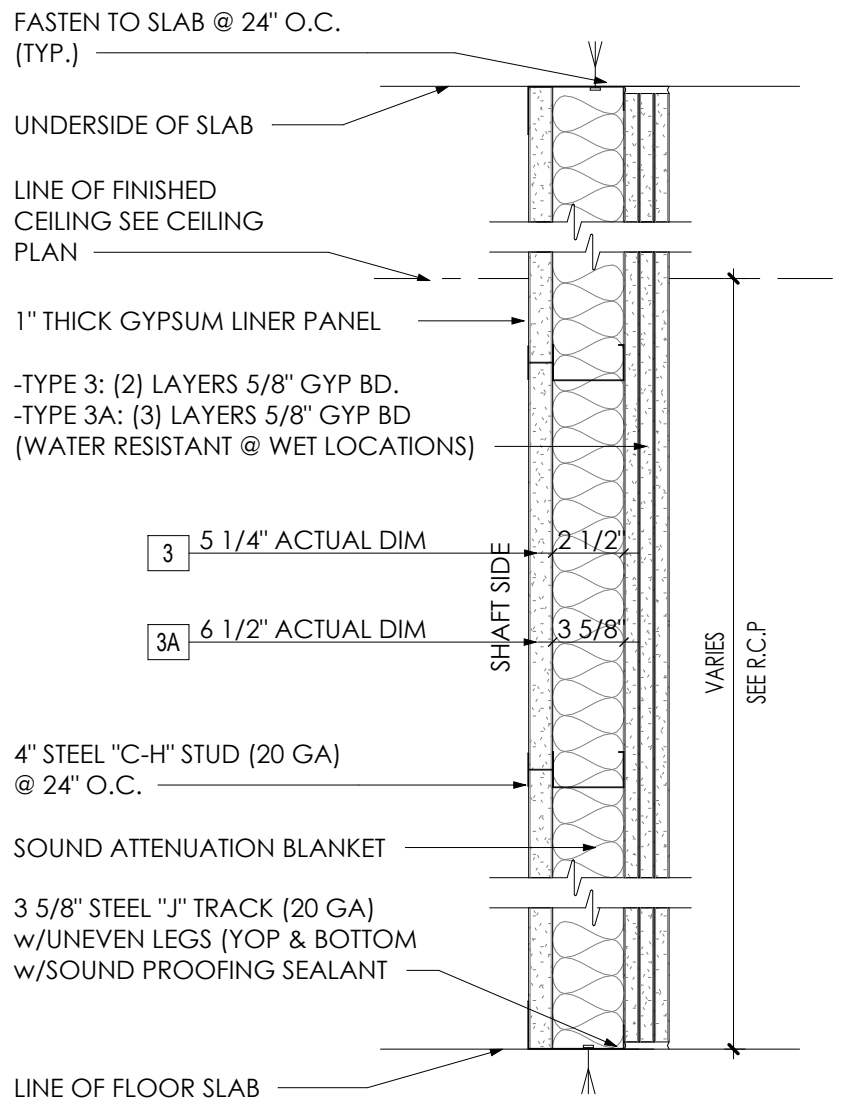
- 7

8" CONCRETE WALL

STC: 55
- 7A

8" CONCRETE WALL & FURRING

STC: 55



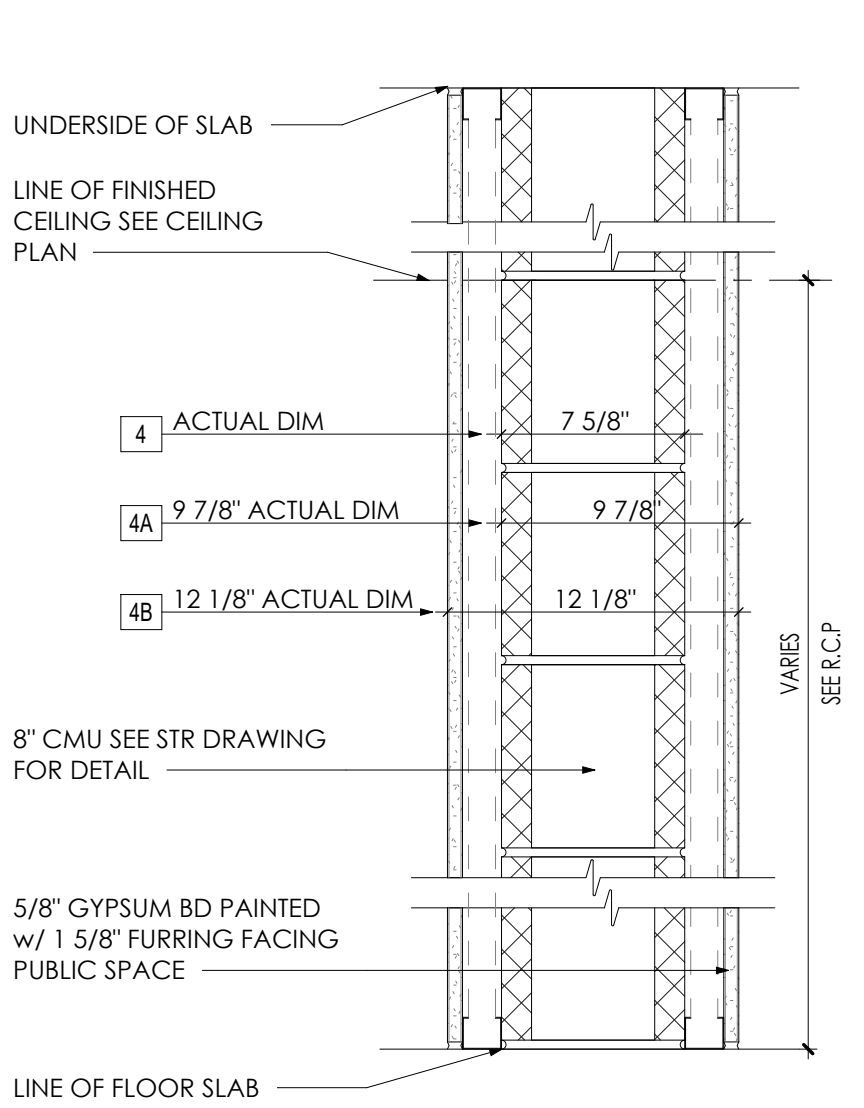
- 3

2-HR RATED SHAFT WALL w/ 2 1/2" STUDS

STC: 58 L.#: U415
- 3A

3-HR RATED SHAFT WALL w/ 3 5/8" STUDS

STC: 58 L.#: U415



- 4

8" CMU WALL

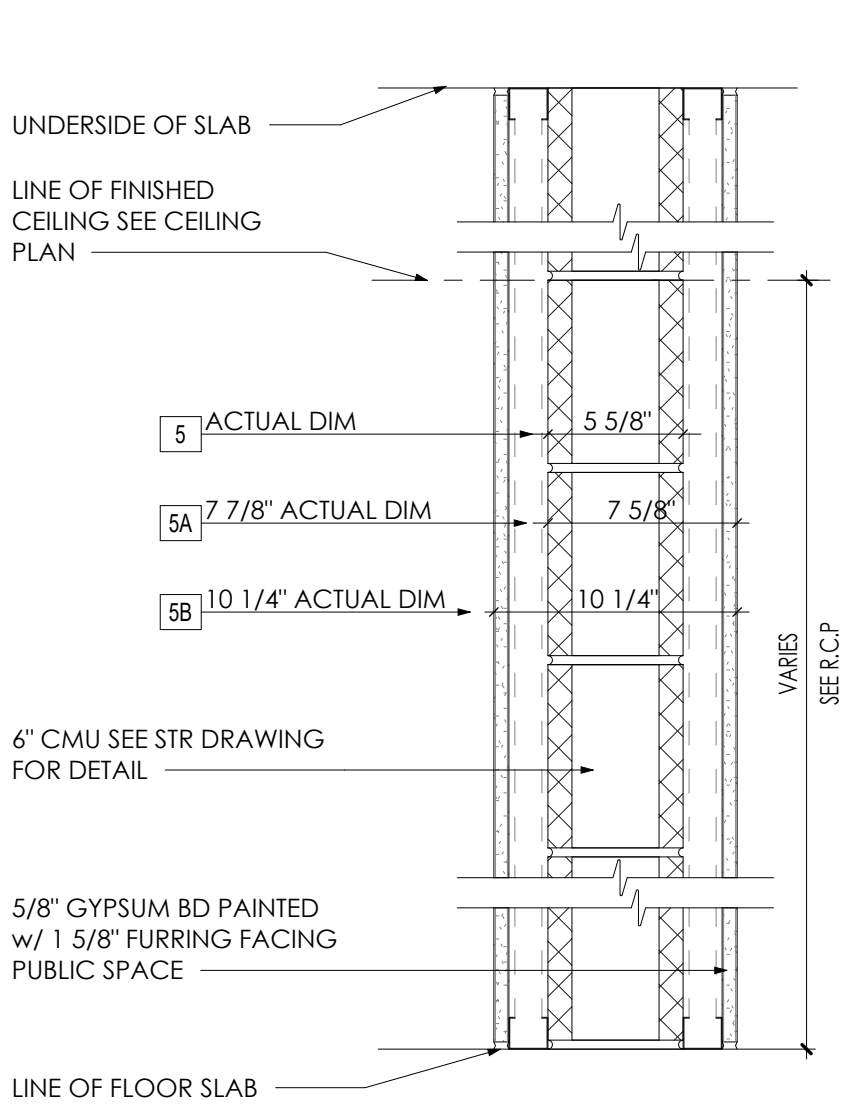
STC: 55
- 4A

8" CMU WALL & FURRING

STC: 55
- 4B

8" CMU WALL & FURRING BOTH SIDES

STC: 55



- 5

6" CMU WALL

STC: 55
- 5A

6" CMU WALL & FURRING

STC: 55
- 5B

6" CMU WALL & FURRING BOTH SIDES

STC: 55

MARIN ARCHITECTS

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

CONSULTING ENGINEERS

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KEY PLAN



CLIENT:

NOVAC NOURY

PROJECT NAME:

51 LITTLE W.12TH ST
PROPOSED RESTAURANT &
RESIDENTIAL SCENARIO

PROJECT ADDRESS:

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

DWG TITLE:

INTERIOR PARTITIONS

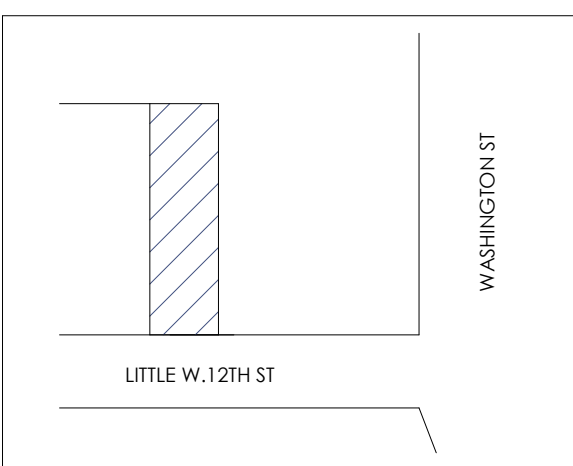
SEAL

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

A-011.00

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NEW YORK, NY 10014
BLOCK 645, LOT 21

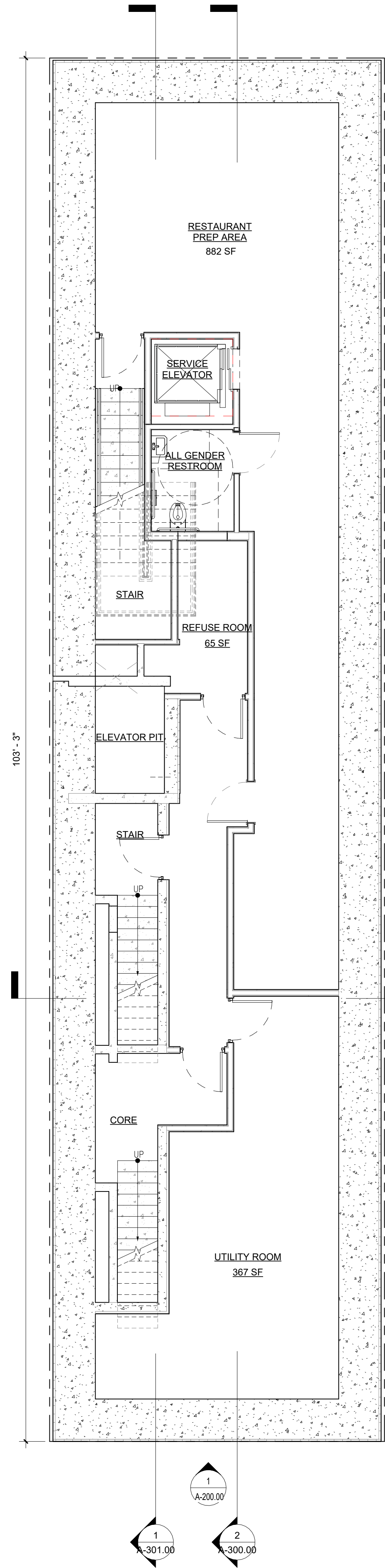
DWG TITLE:

CELLAR, 1ST, 2ND FLOOR

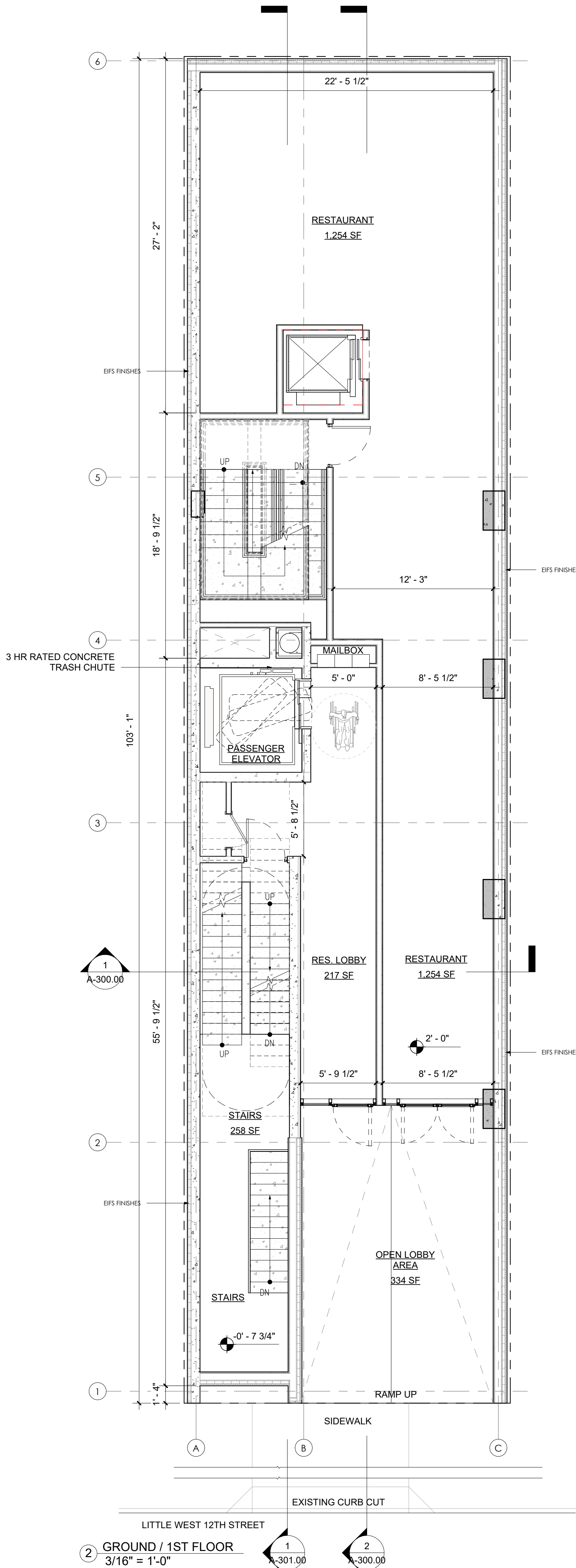
SEAL

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

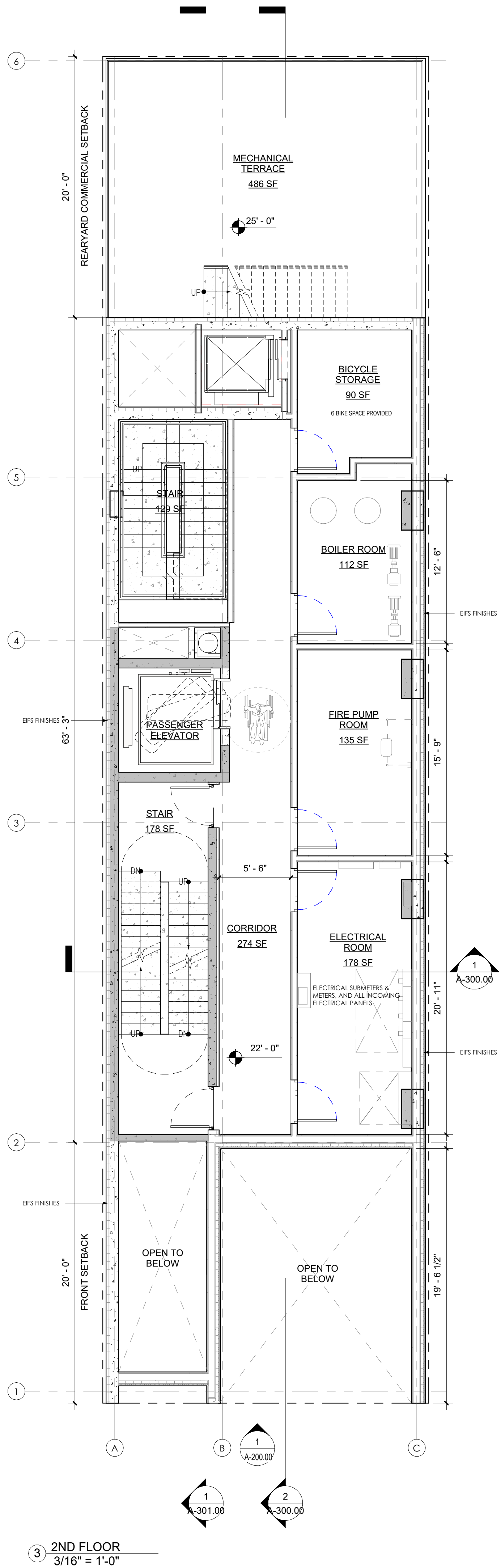
DOB BSCAN STICKER



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



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



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

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PROJECT ADDRESS:

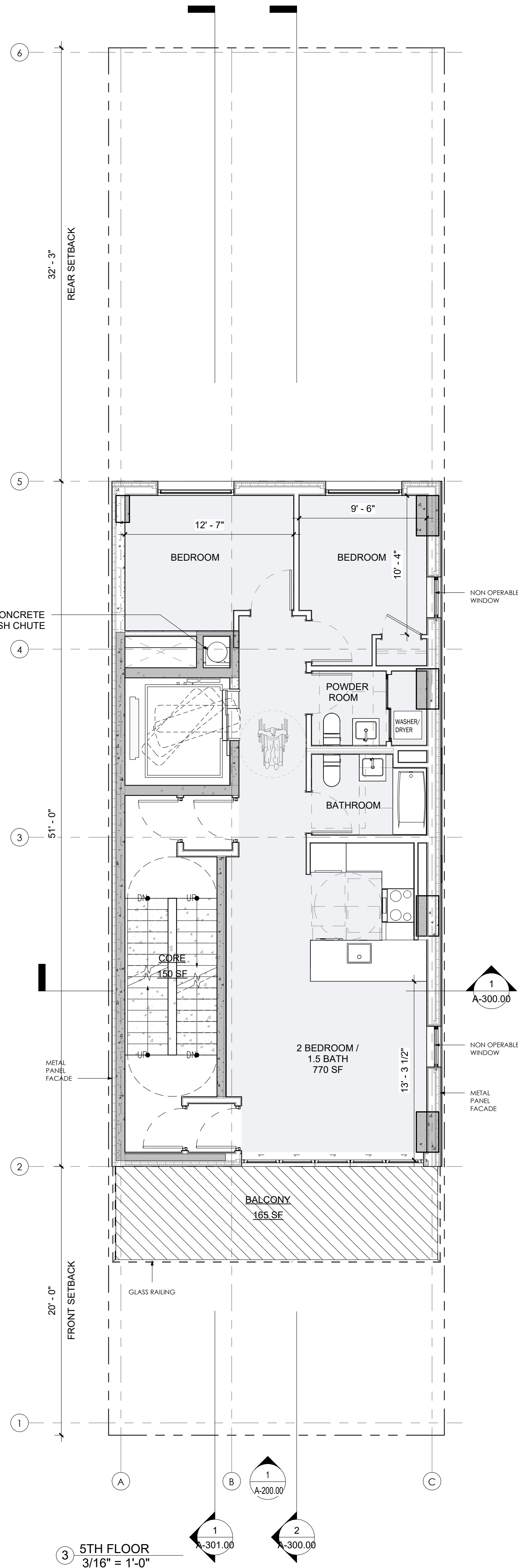
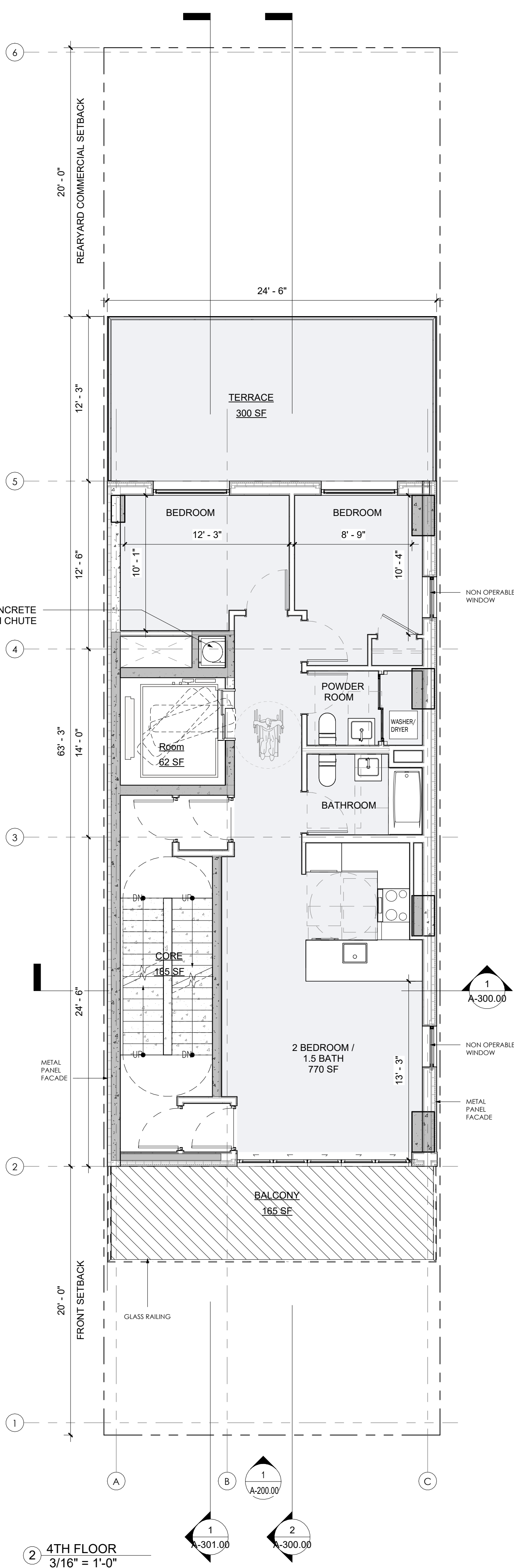
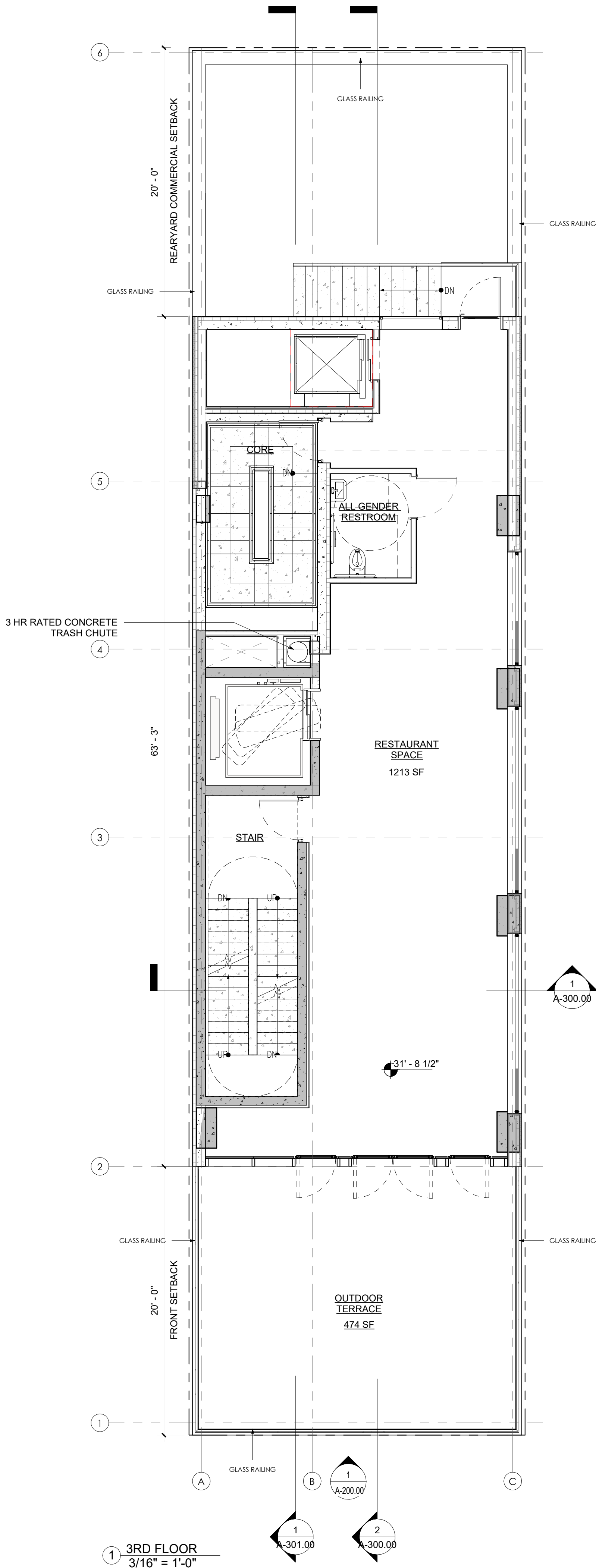
51 LITTLE WEST 12TH STREET
NEW YORK, NY 10014
BLOCK 645, LOT 21

DWG TITLE:

3RD, 4TH, 5TH FLOOR

SEAL

DATE: 10/15/25
PROJECT No: JOB # 24988
DRAWING BY: Author
CHK. BY: Checker
DWG No: A-101.00



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PROJECT ADDRESS:

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NEW YORK, NY 10014
BLOCK 645, LOT 21

DWG TITLE:

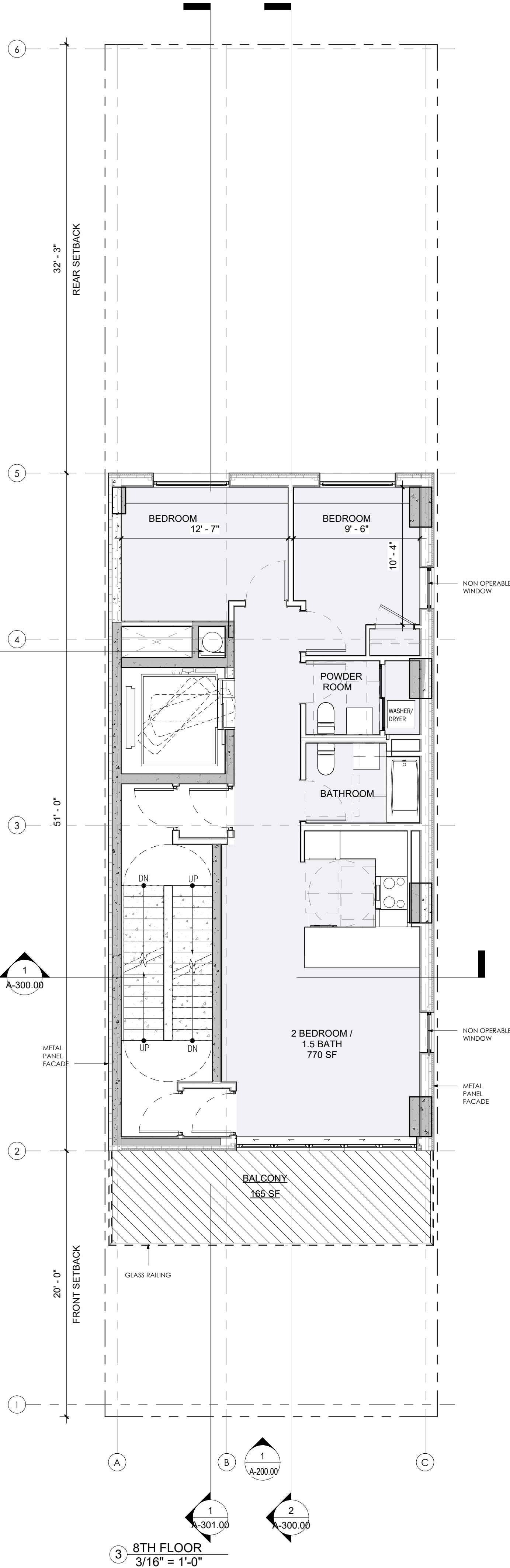
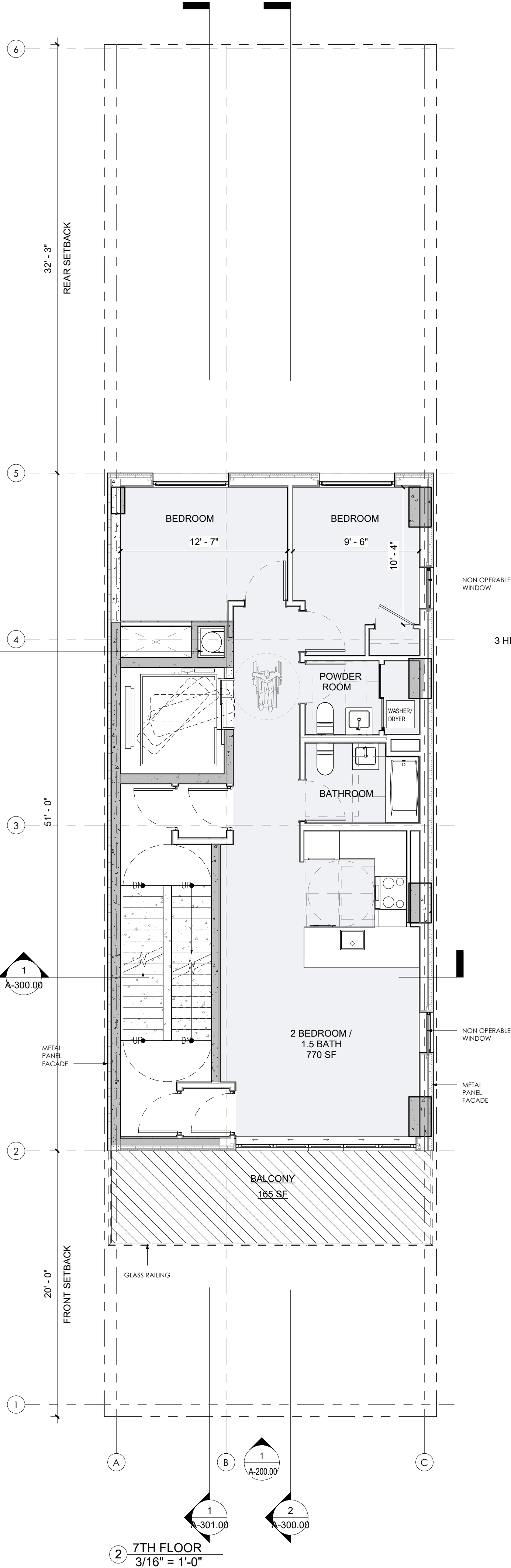
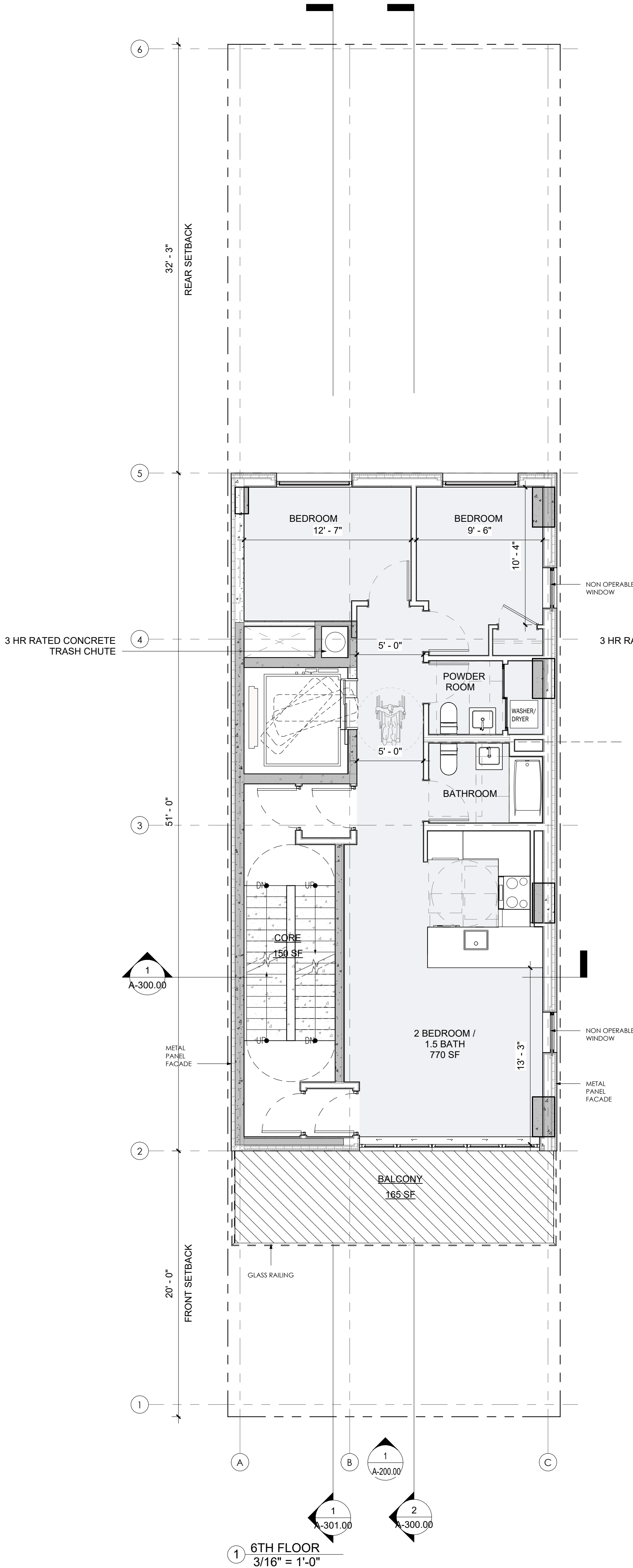
6TH, 7TH, 8TH FLOOR PLAN

SEAL

DATE: 10/15/25
PROJECT No: JOB # 24988
DRAWING BY: Author
CHK. BY: Checker
DWG No:

A-102.00

DOB BSCAN STICKER



NOTE REQUIRED ON PLANS:
FLOOD REGULATIONS, ARTICLE S, CHAPTER B, OF
THE ZONING RESOLUTION AND APPENDIX G OF THE
NEW YORK CITY BUILDING CODE, AS APPLICABLE,
SHALL BE COMPLIED WITH AS REVIEWED AND
APPROVED BY THE DEPARTMENT OF BUILDINGS.

BSA AND GENERAL NOTES:

- ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BOARD OF STANDARDS AND APPEALS (BSA).
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- ALL SIGNAGE SHALL COMPLY WITH UNDERLYING ZONING DISTRICT REGULATIONS SUBJECT TO DOB REVIEW AND APPROVAL. BSA IS NOT WAIVING SIGNAGE REQUIREMENTS AND NO SIGNAGE WAIVERS ARE BEING REQUESTED.
- THE BSA'S APPROVAL OF THE INSTANT PLANS DOES NOT CONSTITUTE ANY WAIVER OF ANY FLOOD REGULATIONS THAT MAY APPLY TO THE PREMISES. THE APPLICANT MUST COMPLY WITH ALL APPLICABLE FLOOD REGULATIONS, INCLUDING ARTICLE 6, CHAPTER 4, OF THE ZONING RESOLUTION AND APPENDIX G OF THE BUILDING CODE, AS REVIEWED AND APPROVED BY THE DEPARTMENT OF BUILDINGS
- THE PROPOSED PROJECT SHALL USED ELECTRICITY TO POWER HVAC SYSTEMS.
- CONSTRUCTION PROTECTION PLAN WILL BE SUBMITTED TO LANDMARKS PRESERVATION COMMISSION (LPC) FOR REVIEW PRIOR TO THE START OF CONSTRUCTION.
- THE BSA IS NOT WAIVING ANY PERMITTED OBSTRUCTIONS, INCLUDING ZR SECTIONS 43-23 AND 43-42. DOB WILL DETERMINE WHETHER SUCH OBSTRUCTIONS ARE PERMITTED AS OF RIGHT.
- DOB TO REVIEW THE PROPOSED ZONING FLOOR AREA DEDUCTIONS. THIS BSA APPROVAL IS FOR A MAXIMUM ZONING FLOOR AREA OF 11,380 SF. DEDUCTIONS SHALL BE PURSUANT TO THE UNDERLYING REGULATIONS.

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CLIENT:

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PROJECT NAME:

51 LITTLE W.12TH ST
PROPOSED RESTAURANT &
RESIDENTIAL SCENARIO

PROJECT ADDRESS:

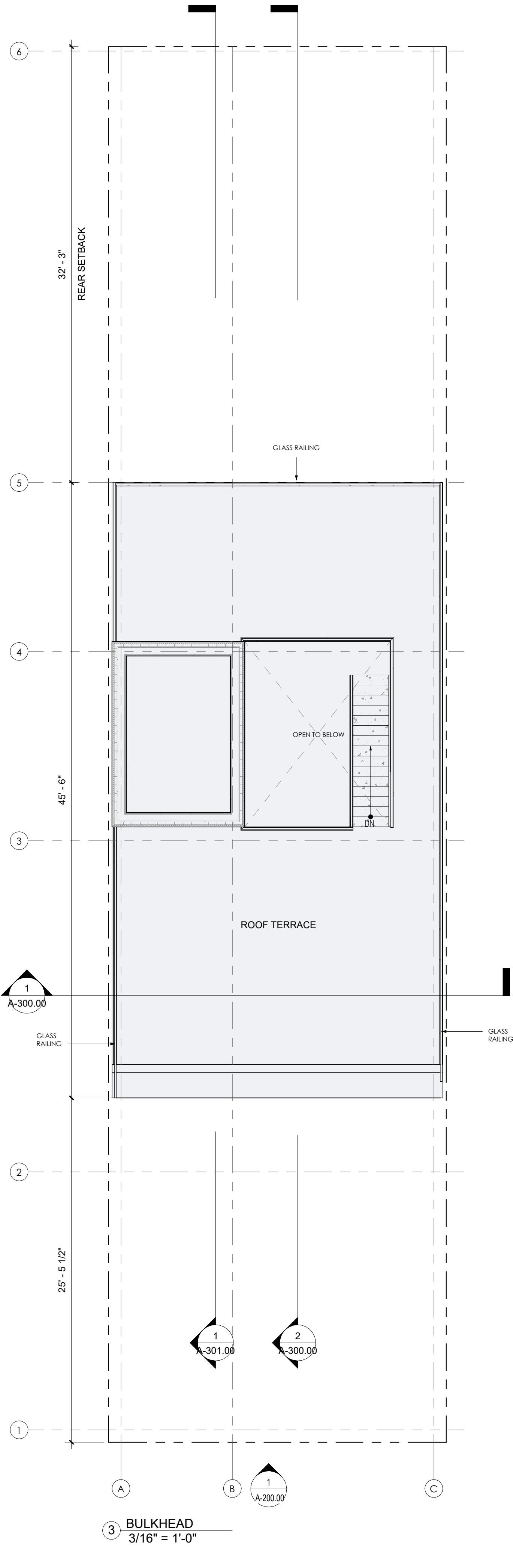
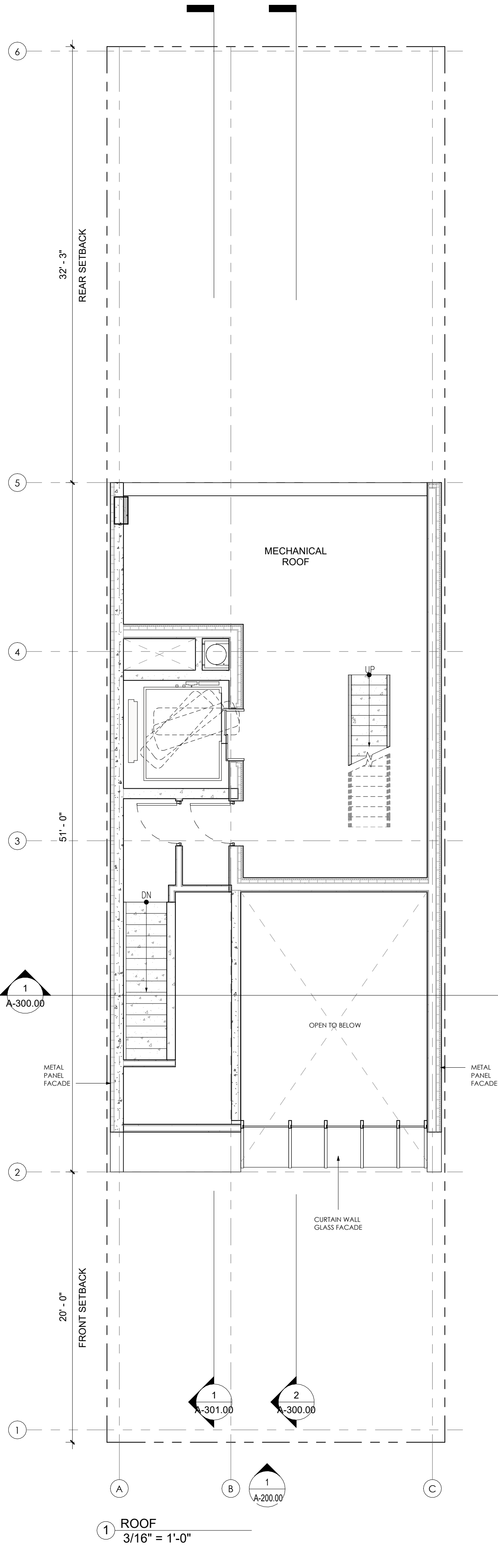
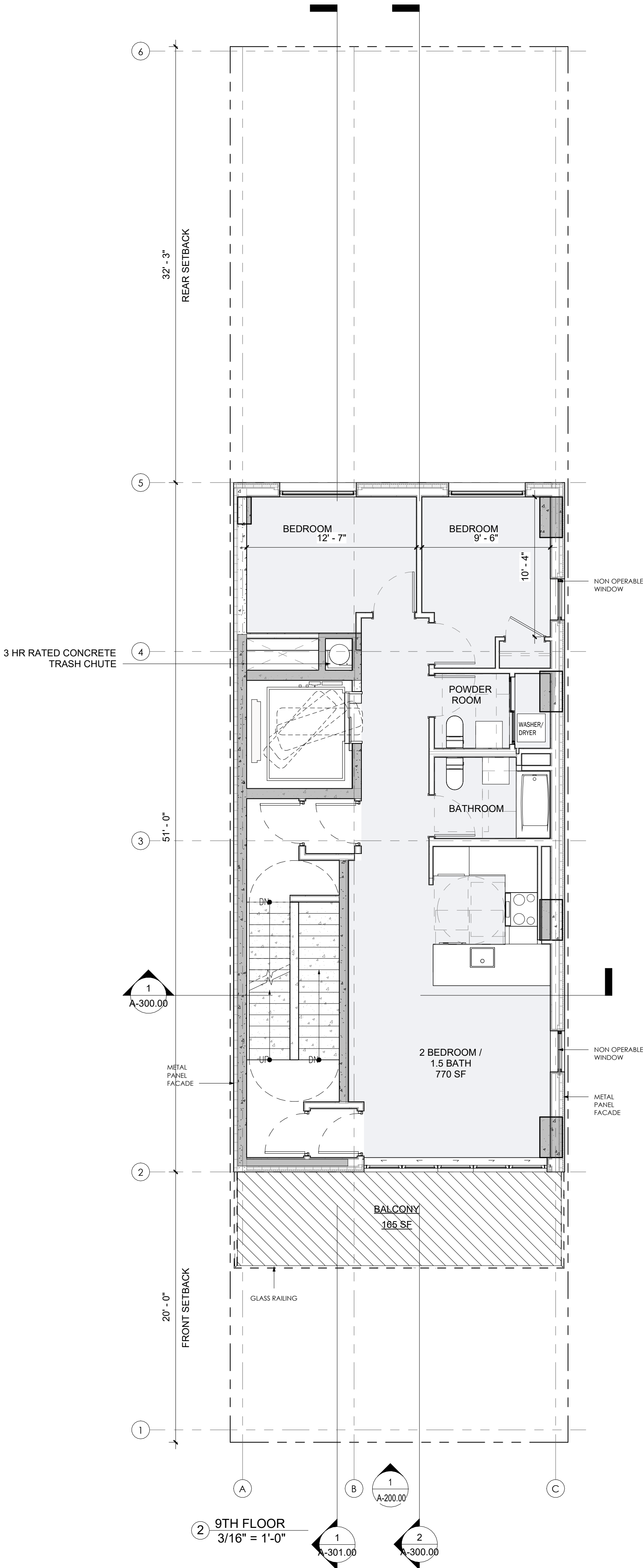
51 LITTLE WEST 12TH STREET
NEW YORK, NY 10014
BLOCK 645, LOT 21

DWG TITLE:

9TH, 10TH FLOOR PLAN

SEAL

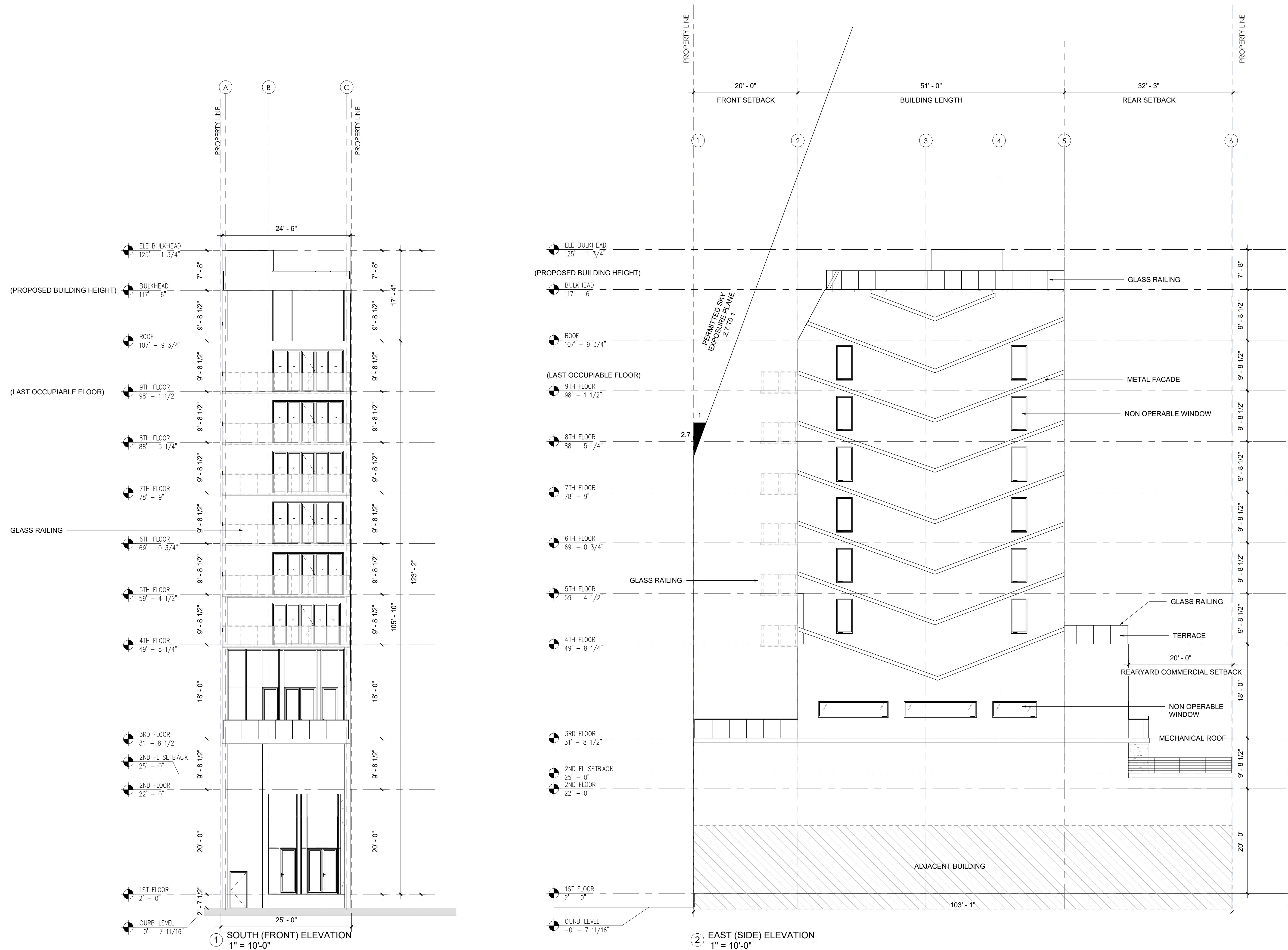
DATE: 10/15/25
PROJECT No: JOB # 24988
DRAWING BY: Author
CHK. BY: Checker
DWG No: A-103.00



NOTE REQUIRED ON PLANS:
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- DOB TO REVIEW THE PROPOSED ZONING FLOOR AREA DEDUCTIONS, THIS BSA APPROVAL IS FOR A MAXIMUM ZONING FLOOR AREA OF 11,380 SF. DEDUCTIONS SHALL BE PURSUANT TO THE UNDERLYING REGULATIONS.



BSA AND GENERAL NOTES:

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7. THE PROPOSED PROJECT SHALL USE ELECTRICITY TO POWER HVAC SYSTEMS.
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CLIENT:

NOVAC NOURY

PROJECT NAME:

51 LITTLE W.12TH ST

PROPOSED RESTAURANT & RESIDENTIAL SCENARIO

PROJECT ADDRESS:

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

DWG TITLE:

SOUTH & EAST ELEVATION

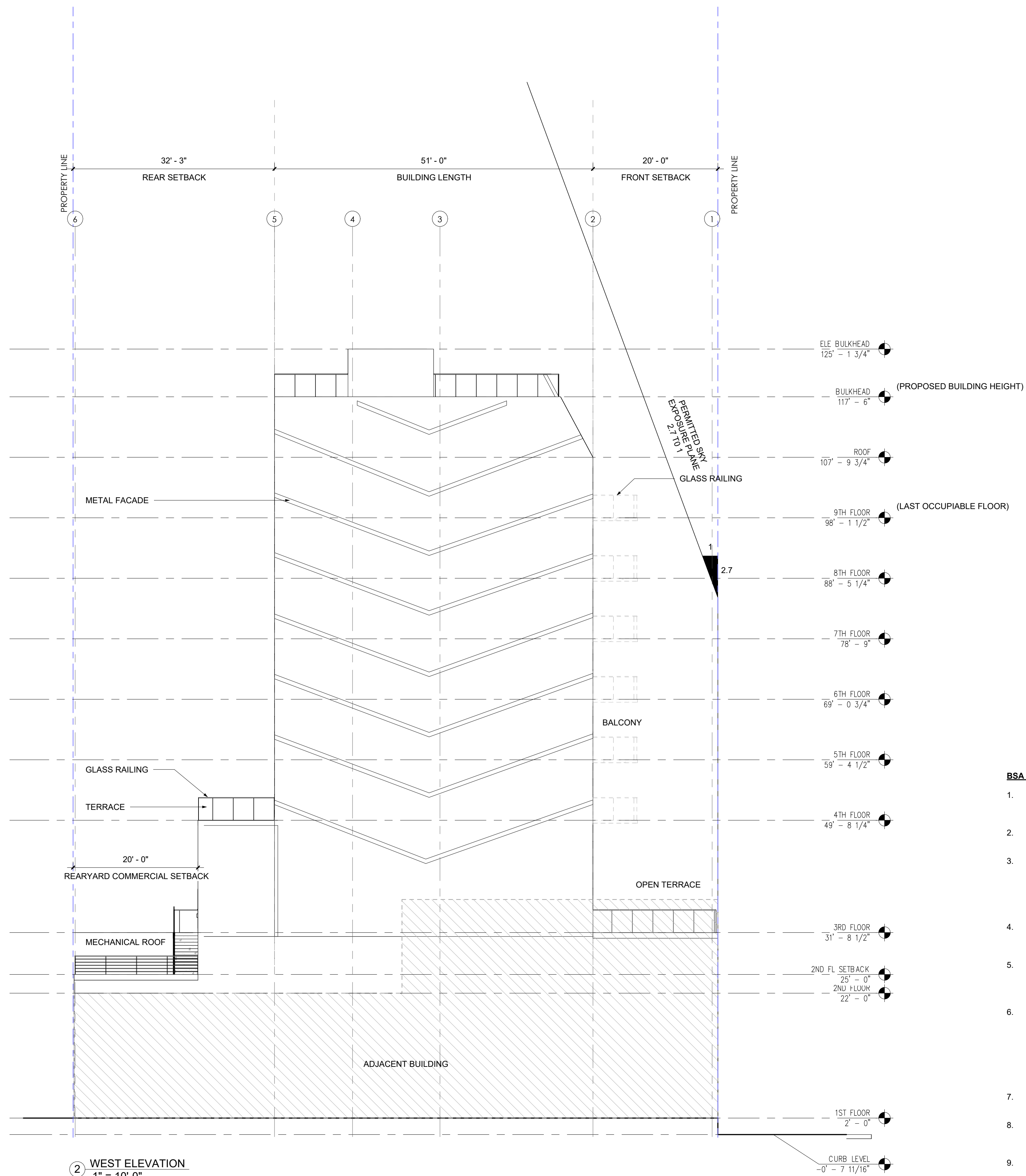
SEAL

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

A-200.00



① NORTH ELEVATION
1" = 10'-0"



② WEST ELEVATION
1" = 10'-0"

BSA AND GENERAL NOTES:

1. ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BOARD OF STANDARDS AND APPEALS (BSA).
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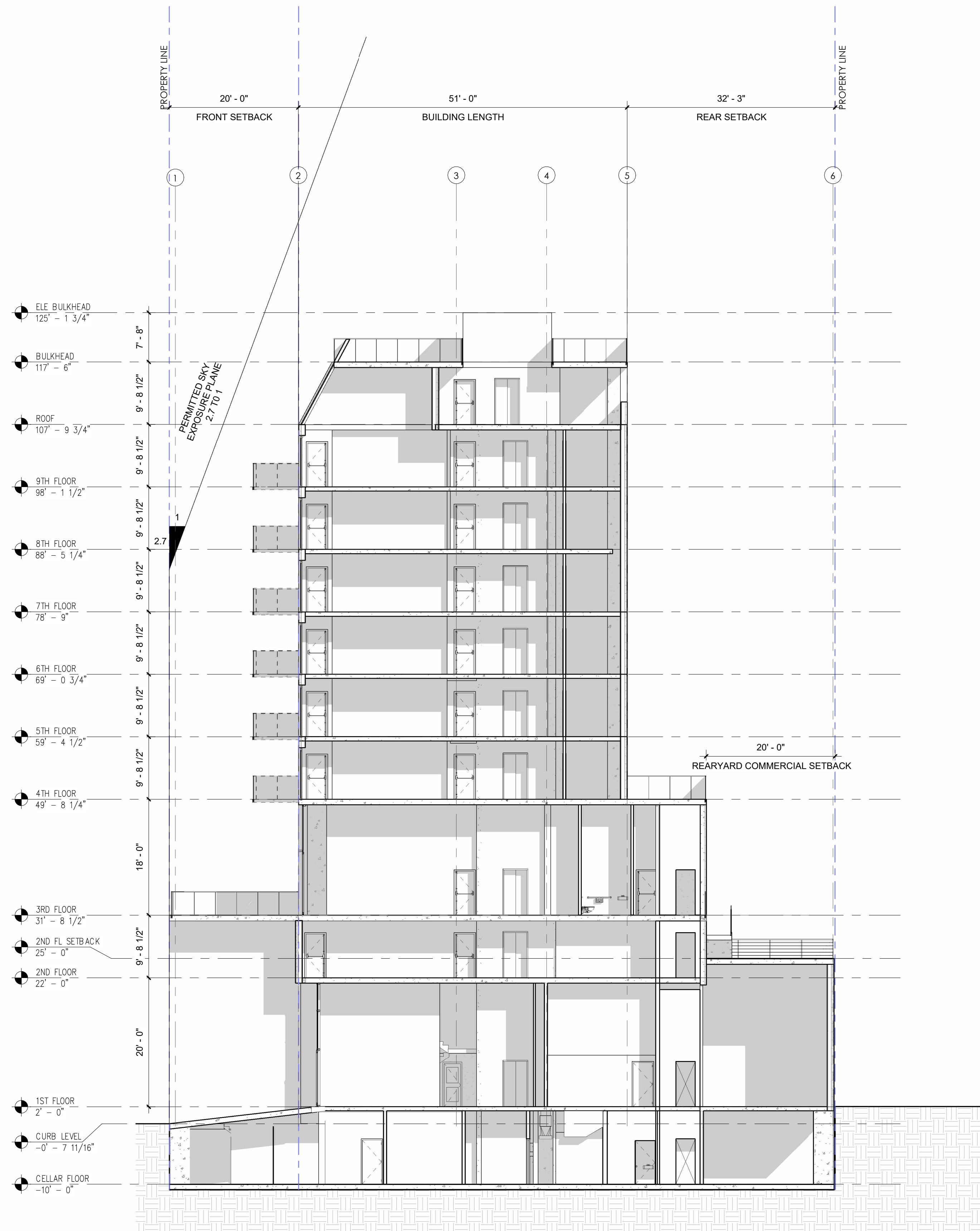
DWG TITLE:

NORTH & WEST ELEVATION

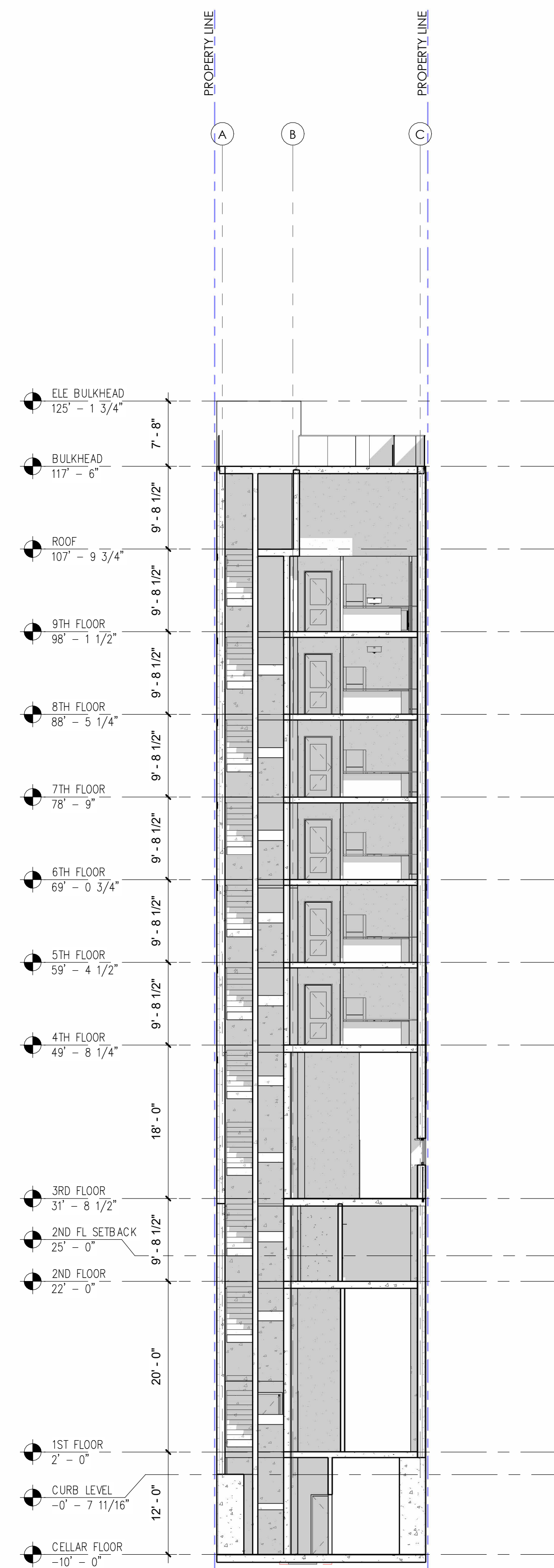
SEAL

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

A-201.00



2 Section 4
3/32" = 1'-0"



① Section 5
3/32" = 1'-0"

BSA AND GENERAL NOTES:

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CLIENT:

NOVAC NOURY

PROJECT NAME:

51 LITTLE W.12TH ST
PROPOSED RESTAURANT &
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PROJECT ADDRESS:

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

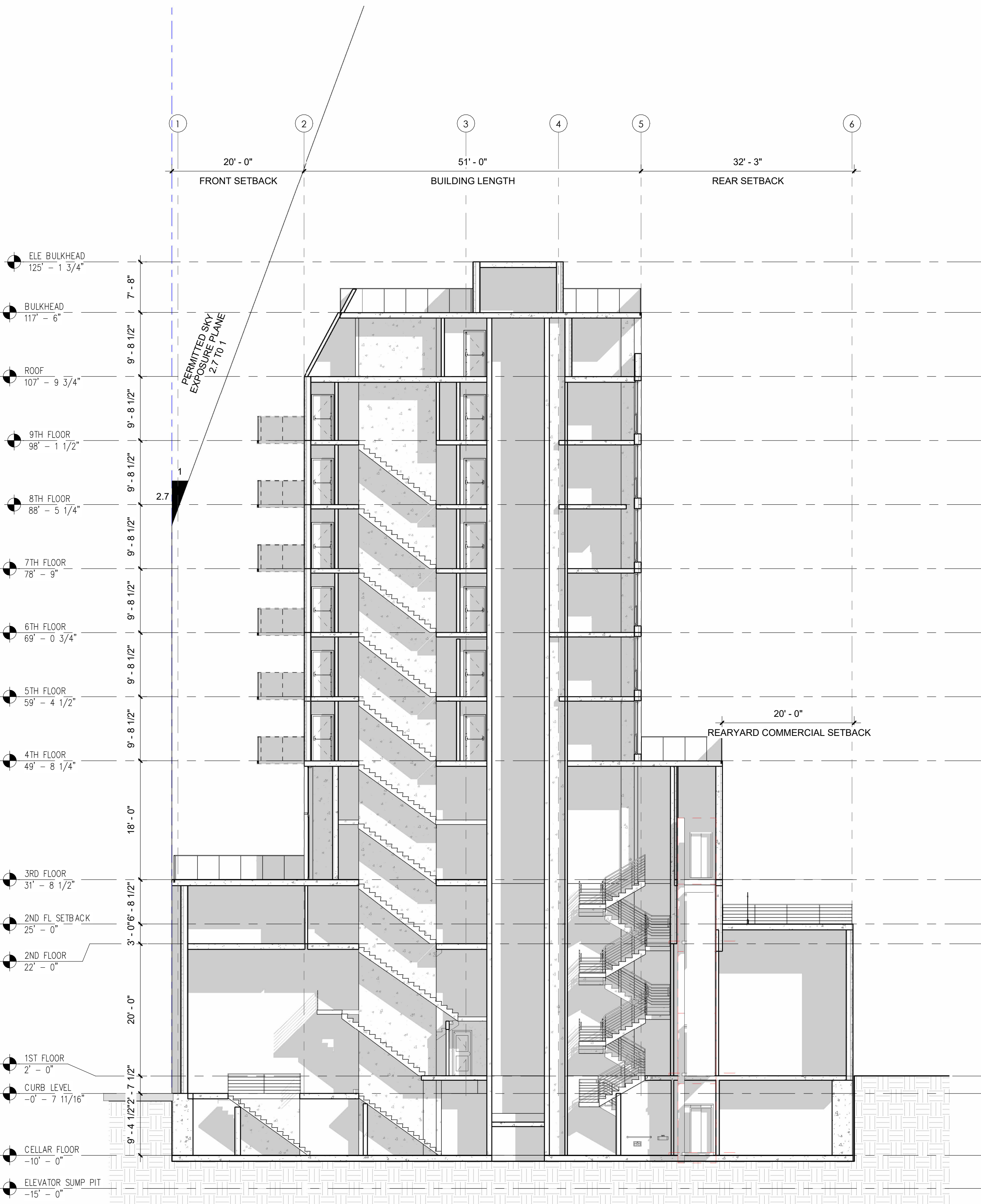
DWG TITLE:

SECTION A

SEAL

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

A-300.00



1 Section 3
3/32" = 1'-0"

BSA AND GENERAL NOTES:

- ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BOARD OF STANDARDS AND APPEALS (BSA).
- ALL PARTITIONS AND EXITS SHALL BE APPROVED BY THE DEPARTMENT OF BUILDINGS (DOB).
- DOB SHALL ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION IRRESPECTIVE OF THE PLANS/CONFIGURATIONS NOT RELATED TO THE RELIEF GRANTED
- NO NOISE APPLICATION AT GRADE AND NO NOISE AMPLIFICATION DEVICES WILL BE ADDED IN OUTDOOR AREAS.
- ALL SIGNAGE SHALL COMPLY WITH UNDERLYING ZONING DISTRICT REGULATIONS SUBJECT TO DOB REVIEW AND APPROVAL. BSA IS NOT WAIVING SIGNAGE REQUIREMENTS AND NO SIGNAGE WAIVERS ARE BEING REQUESTED.
- THE BSA'S APPROVAL OF THE INSTANT PLANS DOES NOT CONSTITUTE ANY WAIVER OF ANY FLOOD REGULATIONS THAT MAY APPLY TO THE PREMISES. THE APPLICANT MUST COMPLY WITH ALL APPLICABLE FLOOD REGULATIONS, INCLUDING ARTICLE 6, CHAPTER 4, OF THE ZONING RESOLUTION AND APPENDIX G OF THE BUILDING CODE, AS REVIEWED AND APPROVED BY THE DEPARTMENT OF BUILDINGS
- THE PROPOSED PROJECT SHALL USED ELECTRICITY TO POWER HVAC SYSTEMS.
- CONSTRUCTION PROTECTION PLAN WILL BE SUBMITTED TO LANDMARKS PRESERVATION COMMISSION (LPC) FOR REVIEW PRIOR TO THE START OF CONSTRUCTION.
- THE BSA IS NOT WAIVING ANY PERMITTED OBSTRUCTIONS, INCLUDING ZR SECTIONS 43-23 AND 43-42. DOB WILL DETERMINE WHETHER SUCH OBSTRUCTIONS ARE PERMITTED AS OF RIGHT.
- DOB TO REVIEW THE PROPOSED ZONING FLOOR AREA DEDUCTIONS. THIS BSA APPROVAL IS FOR A MAXIMUM ZONING FLOOR AREA OF 11,380 SF. DEDUCTIONS SHALL BE PURSUANT TO THE UNDERLYING REGULATIONS.

KEY PLAN



CLIENT:

NOVAC NOURY

PROJECT NAME:

**51 LITTLE W.12TH ST
PROPOSED RESTAURANT &
RESIDENTIAL SCENARIO**

PROJECT ADDRESS:

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

DWG TITLE:

SECTION B

SEAL

DATE: 10/15/25
PROJECT No: JOB # 24988
DRAWING BY: Author
CHK BY: Checker

DWG No:

A-301.00