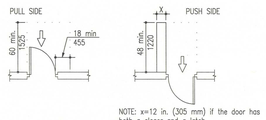
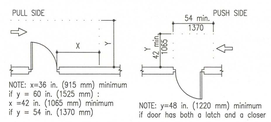
BARRIER FREE DESIGN ACCESSIBILITY STANDARDS

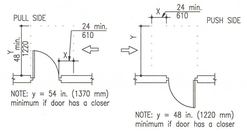


Front Approaches – Swinging Doors

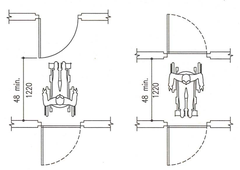


Hinge-side Approaches – Swinging Doors

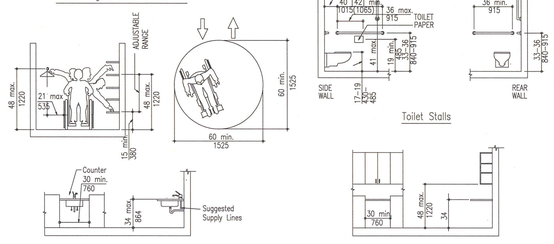
NOTE: All doors in alcoves shall comply with clearances for front approaches.



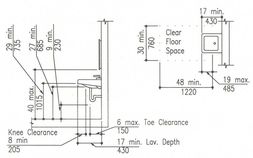
Latch-side Approaches – Swinging Doors



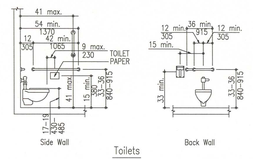
Two Hinged Doors in Series



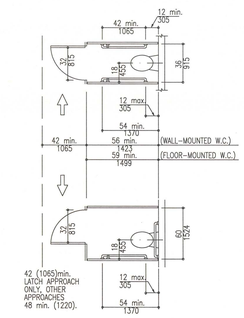
Base Height

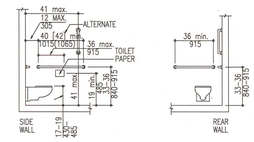


Lavatory Clearances



Toilets





Toilet Stalls

Cabinet Heights

NYC BUILDING CODE

1. WORK SHALL BE IN ACCORDANCE WITH THE N.Y.C. CONSTRUCTION CODES AND APPLICABLE REFERENCEED STANDARDS.
2. MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH ARTICLE 113.
3. THE 1st & 2nd FLOORS SHALL BE OF SINGLE TENANT OCCUPANCY FOR OFFICES (AND RELATED WORKSPACE).
4. NO FLOOR COMPARTMENTATION IS REQUIRED PER TABLE 601.
5. DOOR ASSEMBLIES AND OPENINGS IN FIRE RESISTANCE RATED CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 715 & TABLE 715.3.
   A. FIRE RATED ASSEMBLIES SHALL HAVE WELDED BUCKS.
   B. 1 HOUR FIRE RATED EXIT ENCLOSURES AND EXIT PASSAGEWAYS SHALL HAVE 1 HOUR SELF CLOSING DOORS.
6. PENETRATIONS THROUGH FIRE SEPARATIONS BY VENTILATING DUCTWORK OR CEILING PLENUM OPENINGS SHALL HAVE FIRE RATED DAMPERS EQUAL TO WALL RATINGS. WORK SHALL COMPLY WITH SECTION 716.2.
7. EXIT AND ACCESS REQUIREMENTS SHALL COMPLY WITH CHAPTER 10. MINIMUM CORRIDOR CLEARANCE SHALL BE 4'–0". MINIMUM AISLE WIDTH IN GENERAL OFFICE AREAS SHALL BE 3'–0".
8. EXIT LIGHTS AND SIGNS SHALL COMPLY WITH SECTION 1006.1 AND 1011 RESPECTIVELY.
9. INTERIOR FINISHES OVER 0.036" SHALL COMPLY WITH FLAMESPREAD INDEX AS PER SECTION 803.5
10. SUSPENDED CEILINGS SHALL COMPLY WITH SECTION 803.9.1.1. HANGERS, CHANNELS AND CROSSBARS SHALL BE COLD–ROLLED STEEL. CEILING TILES SHALL BE FIRE RESISTIVE OR RATED AS REQUIRED.
11. CEILING FIXTURES SHALL BE SUPPORTED AS PER APPENDIX R.
12. TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

APPLICABLE CODES

1. NYC 2008 Building Code
2. NYC 2008 Fire Code
3. NYC 2008 Plumbing Code
4. NYC 2007 Electrical Code
5. NYS 2010 Energy Code per LL1 of 2011 and LL 48 of 2010

APPLICABLE REFERENCE STANDARDS

1. The Americans with Disabilities Act
2. Rules of the Board of Standards and Appeals (BS&A)
3. All Special Inspections must be in accordance with Chapter 17.
4. Occupancy Groups

SECTION 304
Occupancy Group — Classification
B — Business

TABLE 601 CONSTRUCTION CLASSES
Construction Type IIIB — Noncombustible Exterior; Interior building elements of any material

Enclosure of vertical exits, exit passageways, hoistways and shafts per code section 602.3; 1 hour fire resistance rated enclosures per code sections 1019.0, 708.4 and table 715.3

Columns, girders, trusses (other than roof trusses) and framing supporting one floor — 0 HR. by code
supporting more than one floor — 1

Exit passageway enclosures must include walls, ceiling and floors of not less than 1 hour.

The supporting construction must be protected to afford the fire resistance rating of the fire barrier supported.

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS (CONTROLLED INSPECTIONS)

1	FIRESTOP, DRAFTSTOP, FIREBLOCK SYSTEMS	BC 1704.25	9	FUEL GAS PIPING (WELDING)	BC 1704.08
2	MASONRY	BC 1704.5	10	MECHANICAL VENTILATION, AIR CONDITIONING	BC 1704.15
3	STRUCTURAL STEEL – WELDING	BC 1704.3.1	11	MECHANICAL DEMOLITION	BC 1704.19
4	STRUCTURAL SAFETY – STRUCTURAL STABILITY	BC 1704.19			BC 3306.6
5	STRUCTURAL STEEL – ERECTION & BOLTING	BC 1704.3.2	12	HEATING SYSTEMS	BC 1704.23
		BC 1704.3.3	13	CHIMNEYS	BC 1704.24
6	WOOD – INSTALLATION OF PREFABRICATED I–JOISTS	BC 1704.6.4	14	ENERGY CODE COMPLIANCE INSPECTIONS	BC 109.3.5
7	CONCRETE TEST CYLINDERS	BC 1905.6	15	FIRE–RESISTANCE RATED CONSTRUCTION	BC 109.3.4
8	CONCRETE DESIGN MIX	BC 1905.3			

ALL SPECIAL INSPECTIONS, INCLUDING STRUCTURAL STABILITY AND FINAL INSPECTION WILL BE BY DDC

SPECIAL INSPECTIONS

1. Inspection of selected materials, equipment, installation, fabrication, erection or placement of components and connections made during the progress of the Work to ensure compliance with the Contract Documents and provisions of the New York City Construction Codes, shall be made by a Special Inspector. The City of New York will retain the services of the Special Inspector and bear the costs for the performance of Special Inspections in compliance with NYC Construction Codes requirements or as additionally may be called for in the project specifications, except as noted below for Form TR–3: Technical Report for Concrete Design Mix. The Special Inspector shall be an entity compliant with the requirements of the New York City Construction Codes.

2. Form TR3: technical report concrete design mix: the contractor shall be responsible for, and bear all costs associated with the filing and securing of approvals, if any for Form TR3: Technical Report Concrete Design Mix, including but not limited to, engaging the services of New York City licensed Concrete Testing Lab for the review and approval of concrete design mix, testing, signatures and professional seals, etc., compliant with NYC Department of Buildings requirements, for each design mix.

3. The Contractor shall notify the relevant Special Inspector in writing at least 72 hours before the commencement of any work requiring Special Inspection. The contractor shall be responsible for, and bear related costs to assure that all construction or work shall remain accessible and exposed for inspection purposes until the required inspection is completed.

4. Inspections and tests performed under "Special Inspection" shall not relieve the Contractor of the responsibility to comply with the Contract Documents, and that there is no warranty given to the Contractor by the City of New York in connection with such inspection and tests or certifications made under "Special Inspections".

5. The Contractor must coordinate with the Resident Engineer or DDC Project Manager to provide access and schedule the work for inspection by the Special Inspector.

NYC BUILDING CODE

APPLICABLE REFERENCE STANDARDS

1101.2 Standard.
CCI ANSI A117.1 (2008) with modifications.

1104.4 An accessible route is not required to stories above the level of exit discharge where the area is less than 2500 square feet.

APPENDIX D FIRE DISTRICTS – Borough of Brooklyn
Section D103.2
Nothing in Section D103.1 must prohibit other alterations within fire districts provided there is no change of occcupancy that is otherwise prohibited.

CHAPTER 8 INTERIOR FINISH REQUIREMENTS CLASS
TABLE 803.5 INTERIOR FINISH REQUIREMENTS CLASS

Group	Desig.	Exits & Shafts	Corridors	Rooms and enclosed spaces
Busness	B	A	A	C

CHAPTER 10 MEANS OF EGRESS
TABLE 1005.1, TABLE 1015.1, SECTION 1016.3
DETERMINATION OF EXIT AND ACCESS REQUIREMENTS

			Capacity		Corridor	
Occupancy	Group	Max Travel Dist.	Stairs	Other Components	Min Width (in.)	Max Dead End
Business	B	200	0.3 in/occ.	0.2 in/occ.	44	20 ft

Note: Building assumed to be unsprinklered

Occupant loads shall be determined by Table 1004.1.2:

FIRST FLOOR
Actual Occupancy Load — 19
Allowable Occupancy Load — 104

Second FLOOR
Actual Occupancy Load — 24
Allowable Occupancy Load — 30

Accessibility Requirements for Multilevel Building per 28.2–1104.4

CELLAR LEVEL = 1485 GSF – Mechanical Level – per NYC code section 28.2–1103.2.9 Equipment Spaces, Accessibility access is not required.

FIRST FLOOR = 2185 GSF – Level is accessible

SECOND FLOOR = 2074 GSF Level is less than 2500 sf and therefore access not required per 28.2–1104.4.

ZONING

Address: 299 DeGraw Street, Brooklyn
Zoning District: R6B
Zoning Map Number: 16C
Block: 414
Lot: 61
Building Height: 26'–0"
Stories: 2

Existing Use: Use Group 6 Public Facility (Fire House). Existing non–conforming use

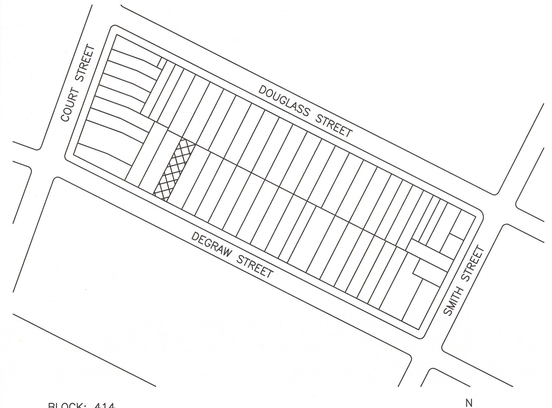
Proposed Use: Use Group 6 Office permitted as of right per section ZR 52–34. Existing non–conforming use in residential districts permitted per section ZR 52–34.

No change to existing floor area, yards or bulk.

Parking: Non existing, non provided. Existing non–complying condition in Use Group 6

Loading: Non required per section ZR 25–72

PLOT PLAN (NOT TO SCALE)



BLOCK: 414
LOT: 61
ZONING MAP: 16C

Project
BROOKLYN PHILHARMONIC MUSIC CENTER
299 DeGraw Street, Brooklyn, NY 11231

Prepared for
Brooklyn Philharmonic
55 Washington Street, Suite 656
Brooklyn, NY 11201

Contract No: 79.07250.09

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In Association with

NEW YORK CITY DEPARTMENT OF DESIGN + CONSTRUCTION

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Long Island City, NY 11101

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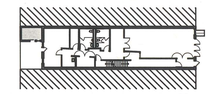
Structural Engineers
111 Broadway, 14th Floor
New York, NY 10006

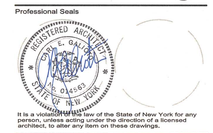
M-E Engineers
MEP Engineers
29 West 38th Street, 5th Floor
New York, NY 10018

Syska Hennessy Group
Lighting Consultant
11 West 42 Street
New York, NY 10036

Key Plan



Professional Seals



It is a violation of law of the State of New York for any person, unless acting under the direction of a licensed architect, to alter any item on these drawings.

No.	Issue Description	MM-DD-YYYY
01	ISSUED FOR FILING	06-14-2012
02	ISSUED FOR BID	07-20-2012

No.	Revision Description	MM-DD-YYYY

B-Scan

Drawn by SL Reviewed by SW
Project No 79.07250.09
Date June 1, 2011
CAPIS ID PV467BPHL

Sheet Title
BUILDING DEPARTMENT NOTES

Sheet Number
A–002.00

Original drawing is 42 x 30 Do not scale contents of this drawing