

19-23 COMMERCE STREET STOREFRONTS

GENERAL NOTES

- Drawings shall not be scaled for dimensional information.
- The contractor and all subcontractors shall verify all conditions and dimensions in the field and notify the architect of any discrepancies before proceeding with any work. No changes shall be made to any plan without prior comment of the architect.
- All dimensions are from finish face to finish face unless otherwise noted or shown.
- Contractor shall maintain a complete and current set of drawings, construction sketches, and sub-contractor shop drawings at the job site at all times.
- Where the alterations occur, or new and old work join, the immediate surfaces, ceilings, walls, and all finish trim shall be cut, removed, patched, repaired, or refurbished and left in as good a condition as existed prior to the commencement of work.
- Minor details not usually shown or specified yet necessary for proper construction of any part of the work shall be included in the work and the agreed cost of the work as if they were indicated in the drawings.
- All work shall be done in a first-class workmanlike manner by mechanics skilled in their respective trades.
- The contractor shall comply with all rules and regulations of the building owner and all city, state, and federal regulatory agencies having jurisdiction over the work.
- The contractor shall contact the building management to be advised of the rules of the building with respect to construction, when and how deliveries with respect to construction, when and how deliveries and/or removals can be made on regular or over-time, and, in general, any building requirements which will affect their work.
- The contractor shall submit to the designer all fabrication shop drawings and fixture cuts for review.
- The contractor shall furnish a system of temporary lights and water throughout the space under construction, if required.
- The contractor shall remove from the building all rubbish and waste materials for its or subcontractors' work.

DEMOLITION NOTES

- The contractor shall comply with the requirements of all-applicable federal, state and local safety and health regulations regarding the demolition of structures including ansi/nfpd 241- building construction and demolition operations.
- Provide interior shoring, bracing, or temporary supports to prevent movement, settlement or collapse of structures to be demolished and of adjacent facilities and construction to remain. Do not cutting of beams, slabs, columns or the like without prior notice and written approval of the architect.
- Remove existing facade elements as indicated on the drawings with dashed lines.
- Protect all existing work to remain. Protect all existing work from damage by impact.
- Prevent damage to structural elements.
- At juncture of work to remain and work demolished, make neat, straight, plumb, even cuts.
- Any damage incurred outside scope or work must be repaired.
- Remove all interior finish surfaces and all trim, etc.
- Keep passage ways and exterior spaces continuously clean.
- The contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. At the completion of the work, he shall remove all his waste materials from and about the project as well as all his tools, construction equipment, machinery and surplus materials. Utilities must be available at all time - notify managing agency of any planned stoppage in ample time.
- At completion of demolition leave all spaces and surfaces broom clean and free of all demolished materials.
- If the contractor fails to clean up at the completion of the work, the owner may do so and the cost thereof shall be charged to the contractor.
- Salvaged materials: the contractor is responsible to salvage and store off site for reuse all materials so designated on this plan. See list of "Items to be removed and stored off site" for each floor. All materials or fixtures demolished and not salvaged shall become property of the contractor and removed from the site immediately.
- Contractor to coordinate and schedule removal and replacement of windows with window fabricator and architect.

TENANTS SAFETY NOTES

- All work shall be performed in accordance with the Building Code of the City of New York and all other applicable codes and regulations.
- Construction shall be confined to the areas indicated on the approved documents and shall be performed in such a manner so as to create minimum disturbance to the current occupants.
- Dust Control: Work will be confined to the areas of approved construction. All reasonable measures will be taken to minimize the creation of dirt, dust, and other airborne particles, and to confine such matter to the areas of construction. The immediate construction area shall be periodically cleaned to avoid excess accumulation of dust and dirt.
- Construction operation will not involve extended interruption of heating, water, or electrical services to the tenants.
- Construction work will not block any required means of egress.
- Construction work will be conducted only during the hours of 8 a.m. to 5 p.m. Monday through Friday, except legal holidays.
- All building material stored at the site shall be stored in locked areas. Access to these areas shall be controlled by the Owner, or the General Contractor. All building material shall be stored in a neat, orderly manner.
- Fire Safety: building material, including combustible and flammable material, shall be stored in compliance with all applicable codes and regulations, and in accordance with manufacturer's suggestion. All such materials shall be stored in manufacturer's containers or other approved containers, as applicable.
- Electrical Safety: All electrical power shall be shut-off where there is exposed conduit; all electrical power in the construction shall be shut-off except during working hours; electrical power to the stairwell and boiler shall remain on for safety purposes.

FIRE STOPS

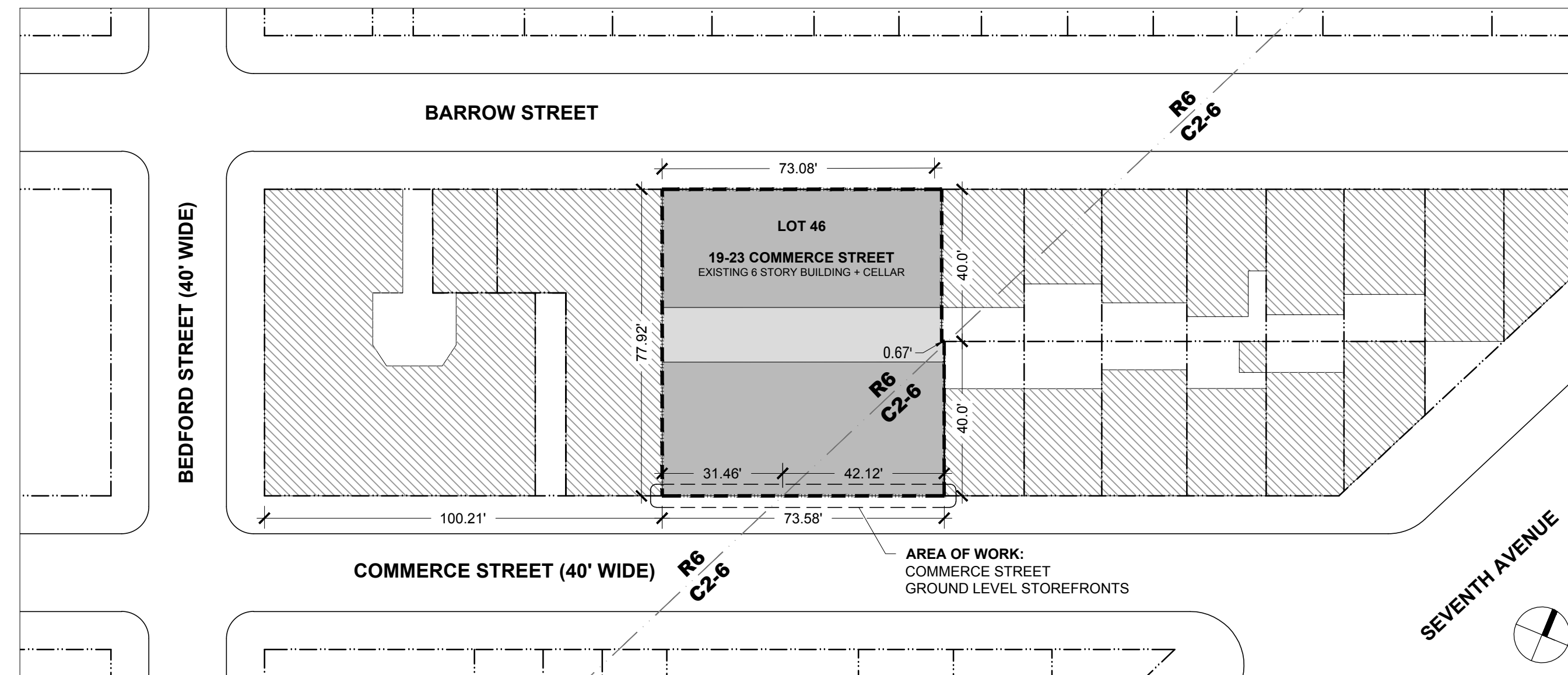
- Concealed spaces within partitions, walls, floors, roofs, stairs, furring, pipe spaces, column enclosures, etc. that would permit passage of flame, smoke, fumes, or hot gases from one floor to another floor or roof space, or from one concealed area to another, shall be firestopped to form an effective draft barrier, or shall be filled with noncombustible material in accordance with the requirements of this section. Firestopping shall not be required where a concealed space is sprinklered in accordance with the construction provisions of subchapter seventeen of this chapter, or is constructed as a shaft. [BC 27-345]
- Firestopping materials: In buildings of construction group I, firestopping or fill shall be of noncombustible material that can be shaped, fitted, and permanently secured in position. In buildings of construction group II, firestopping may be of combustible material consisting of wood not less than two inches nominal thickness with tight joints, two layers of one inch nominal thickness assembled so that there are no through joints or of one half inch exterior type plywood with joints backed, except that noncombustible firestopping shall be used in concealed spaces of fire divisions and where in contact with fireplaces, flues, and chimneys. Noncombustible firestopping may be masonry set in mortar, concrete, three-quarter inch thick mortar or plaster on noncombustible lath, plasterboard at least three-eighths of an inch thick, fire-rated wallboard at least five eighths of an inch thick, sheet metal at least No. 14 U.S. std. gage thick, solid web metal structural members, asbestos-cement board at least one-quarter of an inch thick, or equivalent rigid noncombustible material. Mineral, slag, or rockwool may be used for firestopping when compacted to a density of at least three and one half pounds per cubic foot into a confined space of least dimension not more than one-third its second dimension. [BC 27-345(a)]
- The performance of through-penetration fire stops shall be measured and specified according to reference standard RS 5-19. [BC 27-345(a)(1)]
- The commissioner may accept reference standard RS 5-19 test data results from an independent laboratory acceptable to the commissioner pursuant to subdivision (c) of section 27-131, when such data is submitted by a registered architect or licensed professional engineer to justify the usage of fire stops or the details of their installation not specified herein. [BC 27-345(a)(2)]
- Hollow partitions and furred spaces: All hollow partitions and furred out spaces shall be firestopped at each floor level. Firestops shall be the full thickness of the hollow space or furred out space. [BC 27-345(b)]
- Stairs: Concealed spaces within stair construction shall be firestopped between stringers at the top and bottom of each flight of stairs so as not to communicate with concealed spaces in the floor, roof or intermediate landing construction. [BC 27-345(c)]
- Ceiling spaces: Floor or roof assemblies required to have a fire-resistance [sic] rating shall have any concealed spaces therein firestopped in accordance with section 27-327 of this subchapter. [BC 27-345(d)]
- Exterior cornices: Exterior cornices and eaves, constructed of combustible materials or with combustible framing, shall be firestopped at the ends of fire divisions and party walls, and at maximum intervals of twenty feet. If not continuous, they shall have closed ends and at least four inches separation between adjoining sections. [BC 27-345(e)]
- Trim and finish: Where combustible trim and finish is permitted all hollow spaces shall be firestopped at ten foot intervals or shall be solidly filled with noncombustible materials. [BC 27-345(f)]
- Duct and pipe spaces: Ducts and pipes enclosed in construction that does not meet the requirements of this code for shaft construction shall be firestopped at every floor level. [BC 27-345(g)]
- Inspection of firestopping: The installation of all required firestopping shall be subject to the controlled inspection requirements of section 27-132 of article seven of subchapter one of this chapter, except that the architect or engineer need not be retained by the owner. Firestopping shall not be concealed from view until inspected. [BC 27-345(h)]

CONSTRUCTION CLASS NOTE

- C26-241.0 Class 3--Non-Fireproof structures.
- a. Class 3 non-fireproof structures are those which are made of incombustible materials or assemblies of materials inadequate to meet the fire resistive rating requirements of class 1 or class 2 structures, or in which the exterior walls are of masonry or reinforced concrete and the interior framing is partly or wholly of wood or unprotected iron or steel. The exterior walls of such structures shall be made of incombustible materials or assemblies of materials with a fire resistive rating of at least one hour when walls or* non-bearing, two hours when walls are non-bearing and protection of openings is required, and three hours when they are bearing walls; the floor above the cellar or basement and columns below such floors be constructed of incombustible materials or assemblies of materials having a fire resistive rating of three hours (except in residence structures three stories or forty feet in height), shafts and required stairway enclosures may be made of incombustible materials or assemblies having a fire resistive rating of at least one hour). The exterior walls if of masonry shall be as provided in sections C26-412.0 through C26-467.0
- b. This section shall not be construed as applying to private dwellings of forty feet and four stories or less in height (except as to exterior walls). (As amended by local Law 33 of 1948 in effect May 25, 1948.)
- c. Exterior walls of private dwellings of class 3, non-fireproof construction may be constructed of incombustible material having a fire resistive rating of at least one hour, provided the building does not exceed one story in height and that the building is separated by at least four feet from any lot line and from any other building. (Subd. c as added by Local Law 183 of 1953 in effect December 26, 1953.)
- d. Exterior walls of central station power generating plants where located at least 30 feet distant from common lot line may be of incombustible materials without specified fire resistive rating and may have interior steel without fireproofing. (Paragraph added to subd. c. by Local Law 59 of 1960 in effect September 21, 1960.)

ZONING CALCULATIONS

- No change to building height, bulk, size, or floor area.
- No change to use, occupancy, or egress.



1 LOT DIAGRAM

SCALE: 1:350

GENERAL DATA

Floors	1st Floor
Block	587
Lot	46
Zoning District	R6, C2-6
Zoning Map	12A
Community Board	102
Construction Class	Old Code Class 3 Non-Fireproof
Occupancy	Old Code Residential

LIST OF DRAWINGS

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2 AS-BUILT ELEVATION VIEWS FROM COMMERCE STREET



MKA

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№	DATE	ISSUE/REVISION	BY
	10/12/2016	LPC REVIEW	JC

PROJECT:
**19-23 COMMERCE STREET
NEW YORK, NY 10014
STOREFRONTS**

TITLE:
**LOT DIAGRAM, NOTES,
BUILDING INFO, AND
LIST OF DRAWINGS**

SEAL & SIGNATURE:	DATE:	03/29/2016
	PROJECT №:	21019
	DRAWING BY:	JC
	CHK BY:	PR
	SCALE:	AS NOTED

DWG №:

L1

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1 LPC DESIGNATION PHOTO



2 DETAIL: 23 COMMERCE STREET STOREFRONT BAYS



3 19 COMMERCE STREET STOREFRONT (1932, MUSEUM OF THE CITY OF NEW YORK)



4 PRIOR-TO-CONSTRUCTION: 23 COMMERCE STREET STOREFRONTS (© 2011 GOOGLE STREET VIEW)



5 PRIOR-TO-CONSTRUCTION: 19 COMMERCE STREET STOREFRONTS (© 2010 GOOGLE STREET VIEW)

№	DATE	ISSUE/REVISION	BY
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PROJECT:
 19-23 COMMERCE STREET
 NEW YORK, NY 10014
 STOREFRONTS

TITLE:
 PHOTOS:
 HISTORIC AND
 PRIOR-TO-CONSTRUCTION

SEAL & SIGNATURE:	DATE:	03/29/2016
	PROJECT №:	21019
	DRAWING BY:	JC
	CHK BY:	PR
	SCALE:	AS NOTED



1 GROUND FLOOR ELEVATION: LOOKING EAST



2 GROUND FLOOR ELEVATION: LOOKING WEST



3 23 COMMERCE STREET STOREFRONT ELEVATION



4 19-23 COMMERCE STREET CENTRAL ENTRANCE



5 19 COMMERCE STREET STOREFRONT ELEVATION

№	DATE	ISSUE/REVISION	BY
	10/12/2016	LPC REVIEW	JC

PROJECT:
19-23 COMMERCE STREET
NEW YORK, NY 10014
STOREFRONTS

TITLE:
PHOTOS:
AS-BUILT CONDITIONS

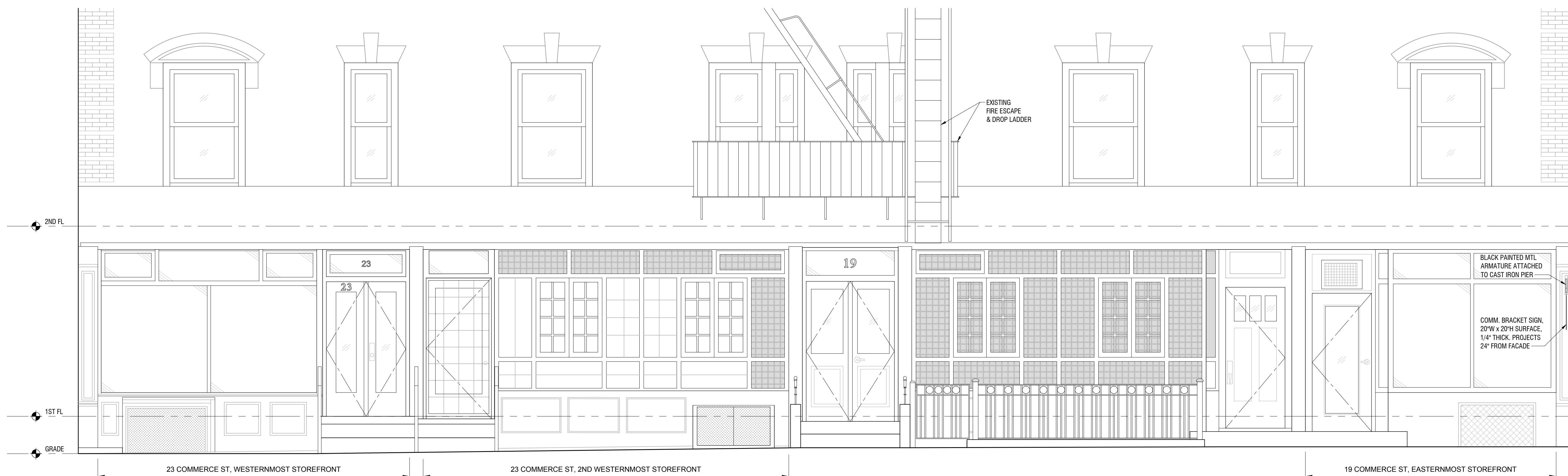
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	PROJECT №:	21019
	DRAWING BY:	JC
	CHK BY:	PR
	SCALE:	AS NOTED

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L3
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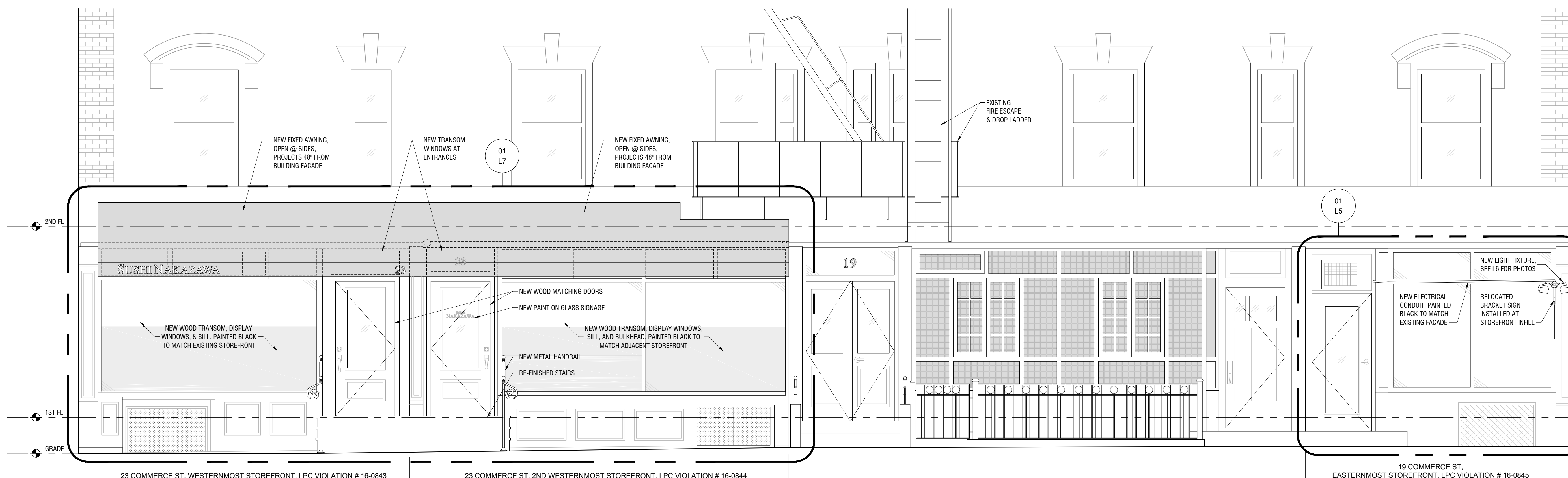
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SCOPE OF WORK FILED TO RESOLVE LPC VIOLATIONS
16-0843, 16-0844, 16-0845

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1 COMMERCE STREET PARTIAL ELEVATION: PRIOR-TO-CONSTRUCTION
SCALE: 3/8" = 1'-0"



2 COMMERCE STREET PARTIAL ELEVATION: AS-BUILT CONDITION
SCALE: 3/8" = 1'-0"

NO	DATE	ISSUE/REVISION	BY
1	10/11/2016	LPC REVIEW	JC

PROJECT:
**19-23 COMMERCE STREET
NEW YORK, NY 10014
STOREFRONTS**

TITLE:
**GROUND FLOOR
PARTIAL ELEVATIONS**

SEAL & SIGNATURE:	DATE:	03/29/2016
	PROJECT NO:	21019
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	SCALE:	AS NOTED

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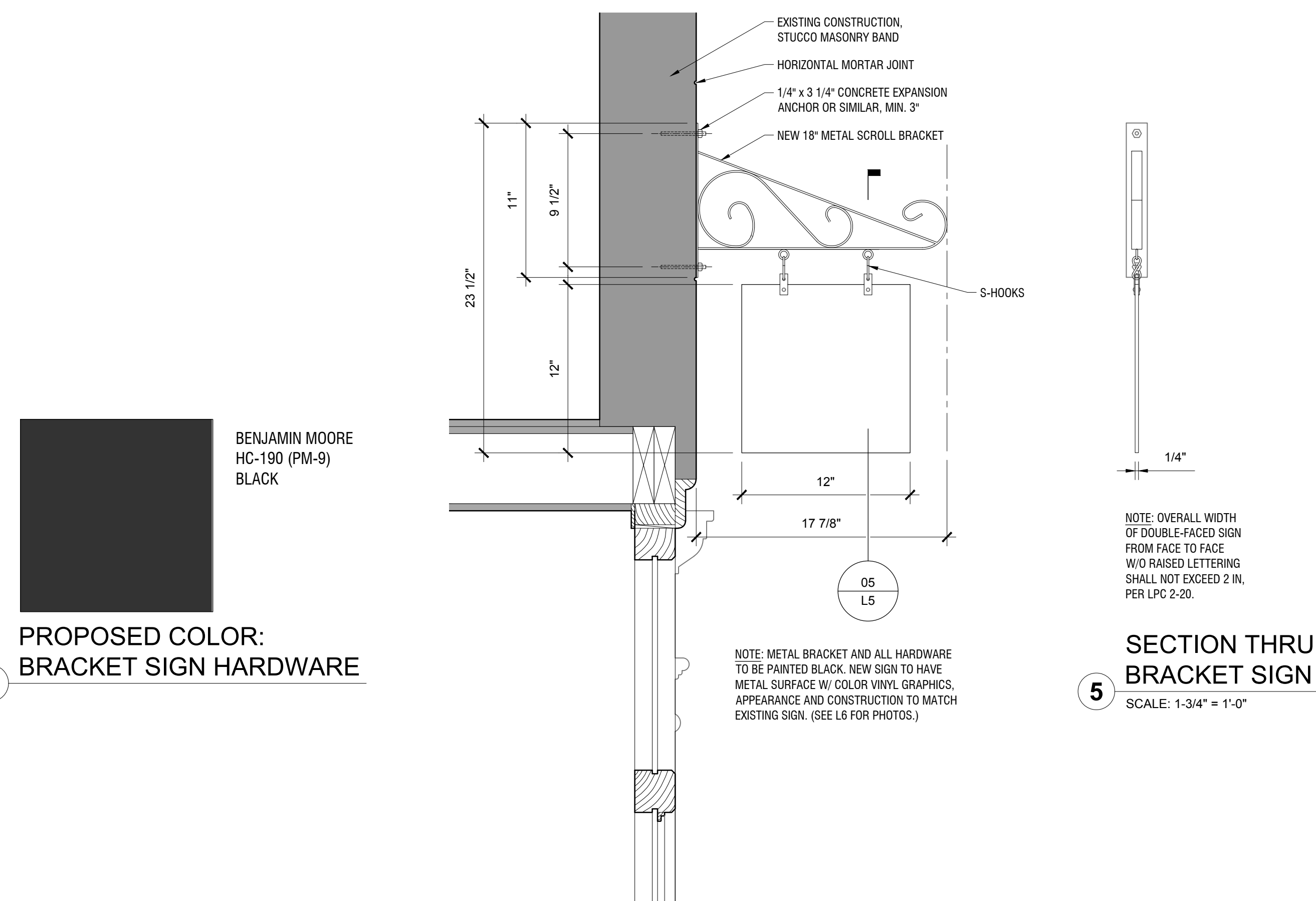
PROJECT:
**19-23 COMMERCE STREET
NEW YORK, NY 10014
STOREFRONTS**

TITLE:
**19 COMMERCE ST
STOREFRONT ELEVATIONS
AND DETAILS**

SEAL & SIGNATURE:	DATE:	03/29/2016
	PROJECT №:	21019
	DRAWING BY:	JC
	CHK BY:	PR
	SCALE:	AS NOTED

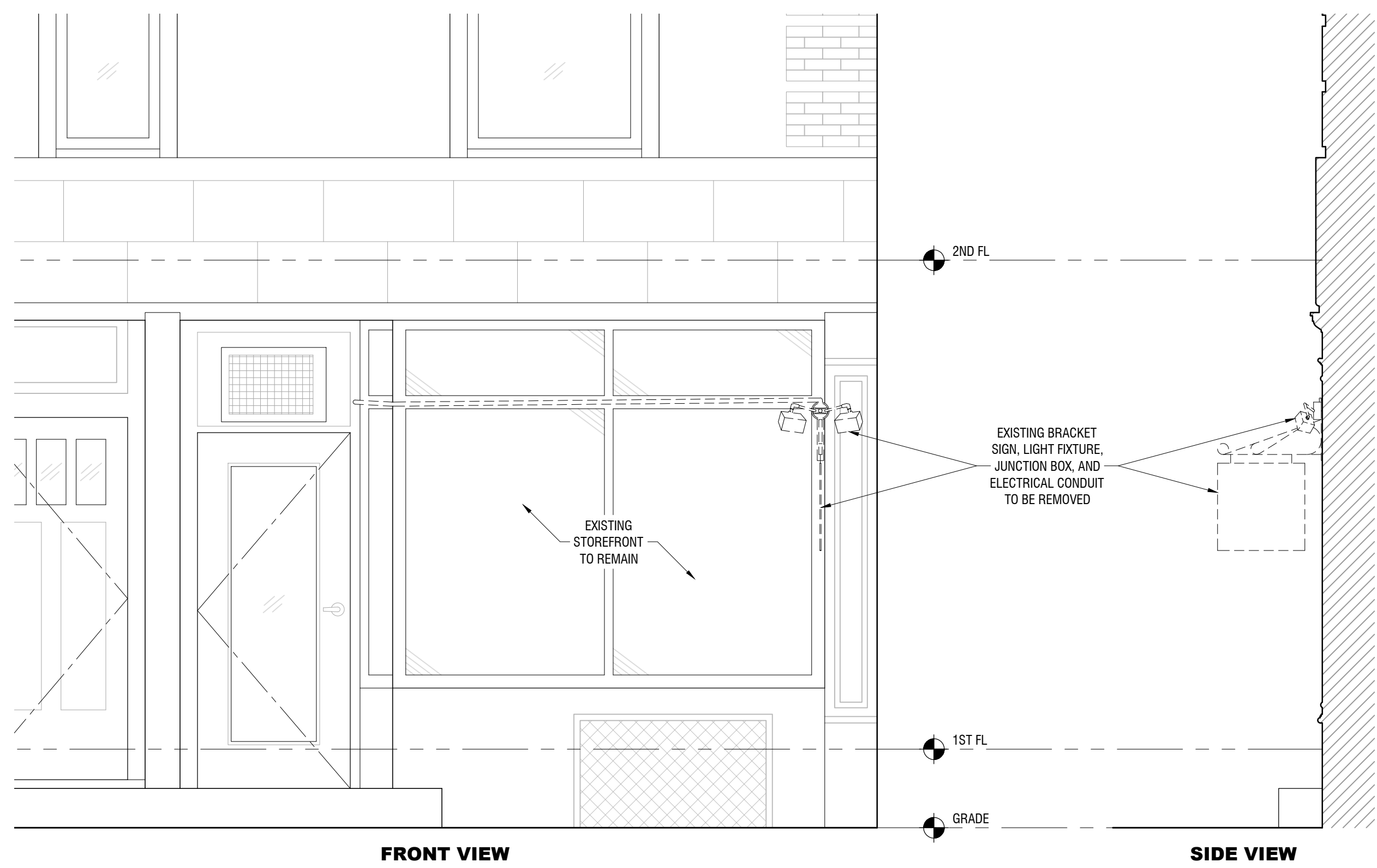
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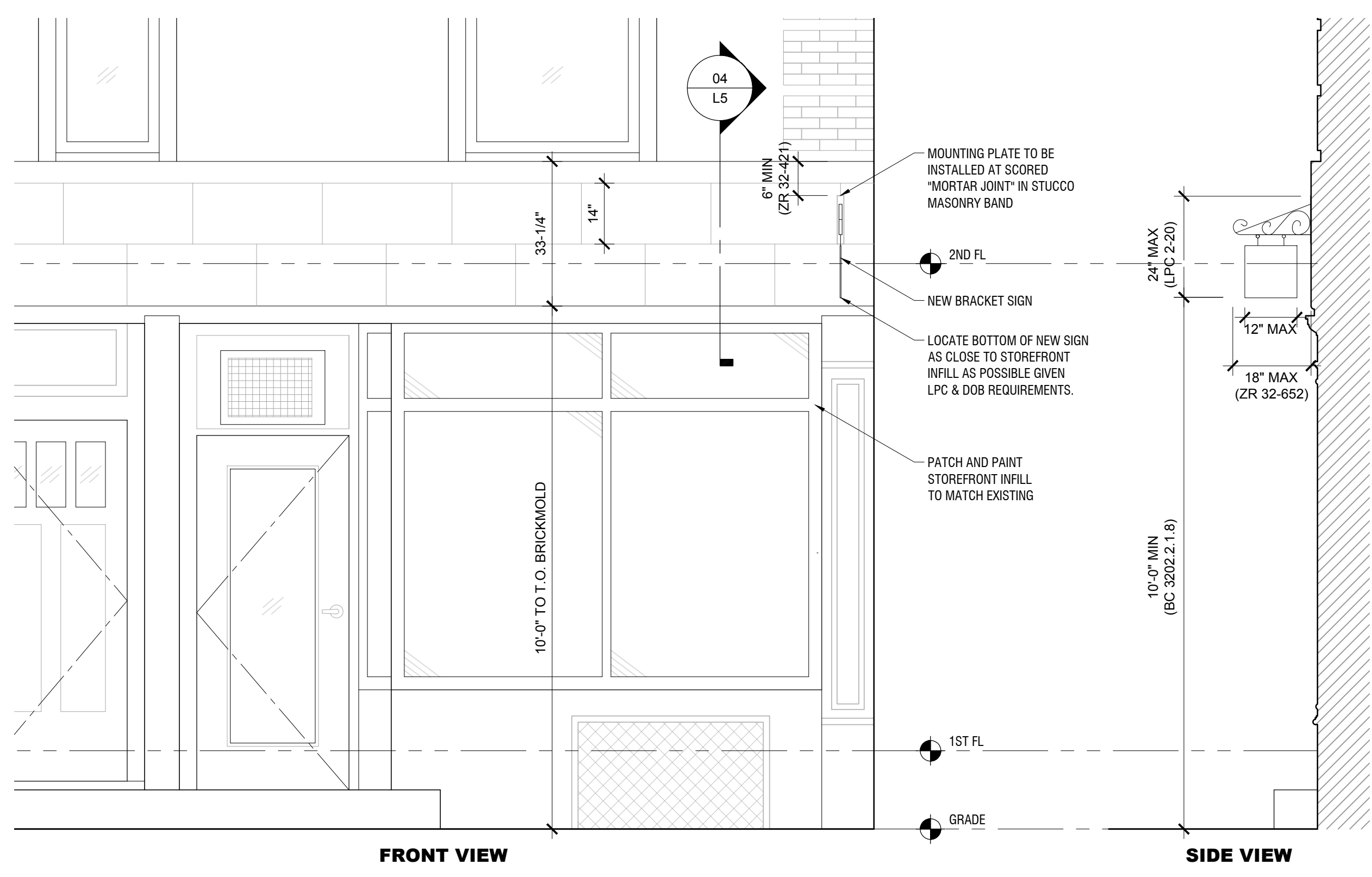


3
PROPOSED COLOR:
BRACKET SIGN HARDWARE
BENJAMIN MOORE
HC-190 (PM-9)
BLACK

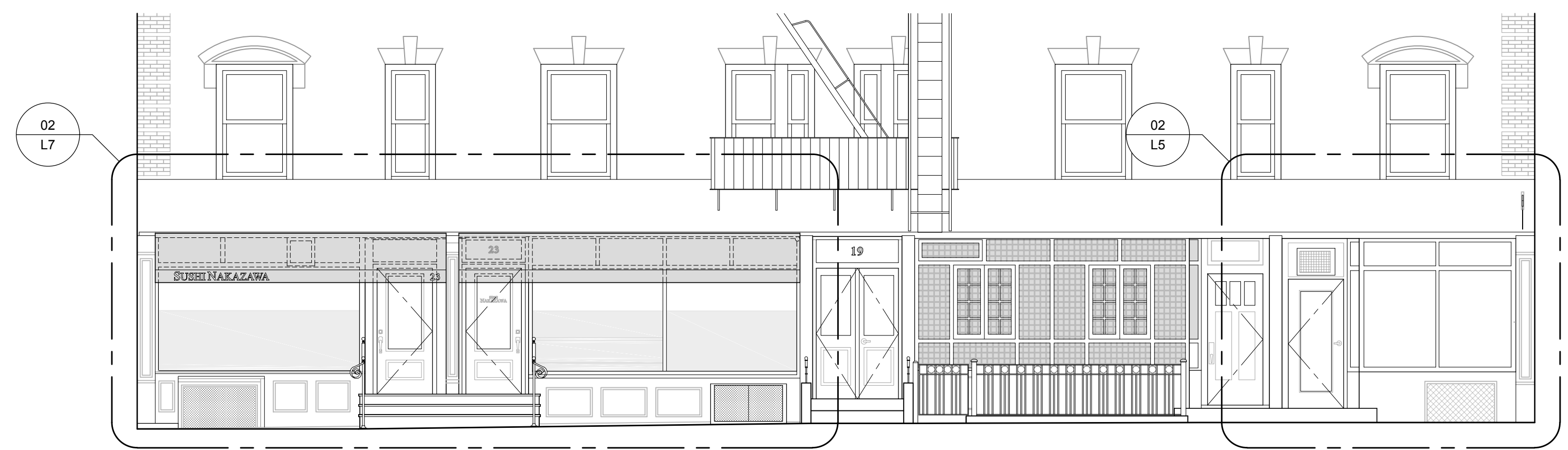
4 BRACKET SIGN DETAIL
SCALE: 1-3/4" = 1'-0"



1 EXISTING 19 COMMERCE STREET ELEVATIONS
SCALE: 1/2" = 1'-0"



2 PROPOSED 19 COMMERCE STREET ELEVATIONS
SCALE: 1/2" = 1'-0"



6 PROPOSED COMMERCE STREET GROUND FLOOR ELEVATION
SCALE: 3/16" = 1'-0"

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	10/11/2016	LPC REVIEW	JC

PROJECT:
**19-23 COMMERCE STREET
NEW YORK, NY 10014
STOREFRONTS**

TITLE:
**PHOTOS:
19 COMMERCE ST**

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	DRAWING BY:	JC
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	SCALE:	AS NOTED

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1 AS-BUILT: BRACKET SIGN & LIGHT FIXTURE



2 ADJACENT BUILDING



5 VIEW OF 19 COMMERCE STREET STOREFRONT: LOOKING WEST



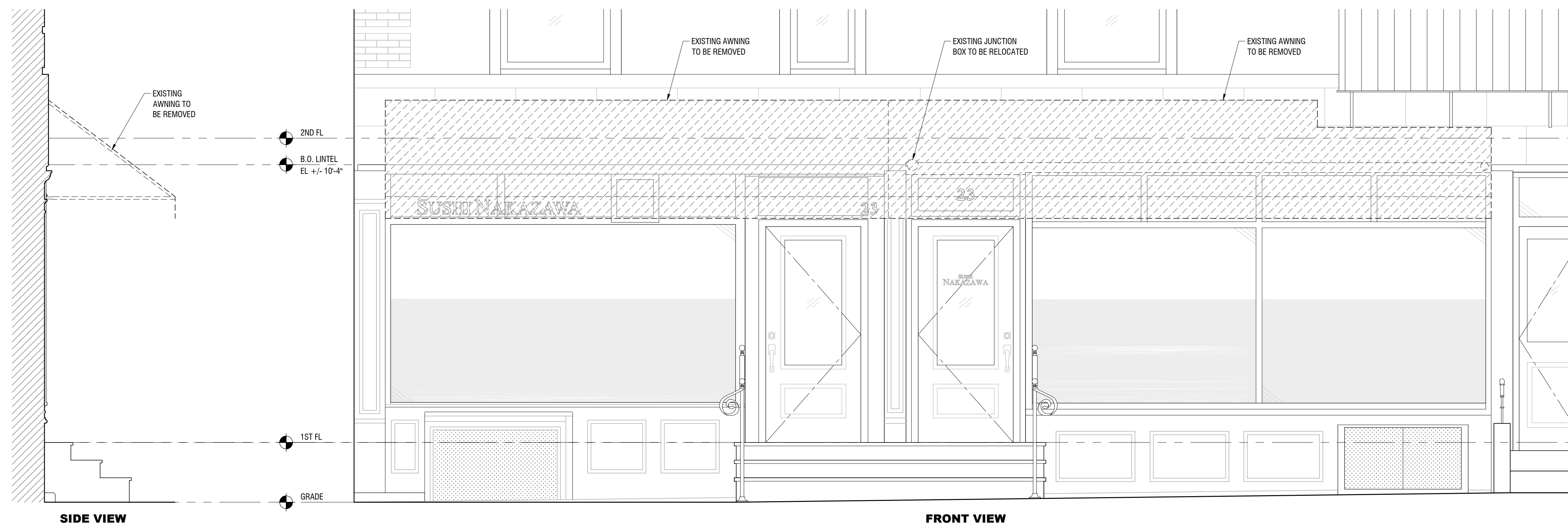
3 LPC DESIGNATION PHOTO:
MASONRY BAND AT 19 COMMERCE ST



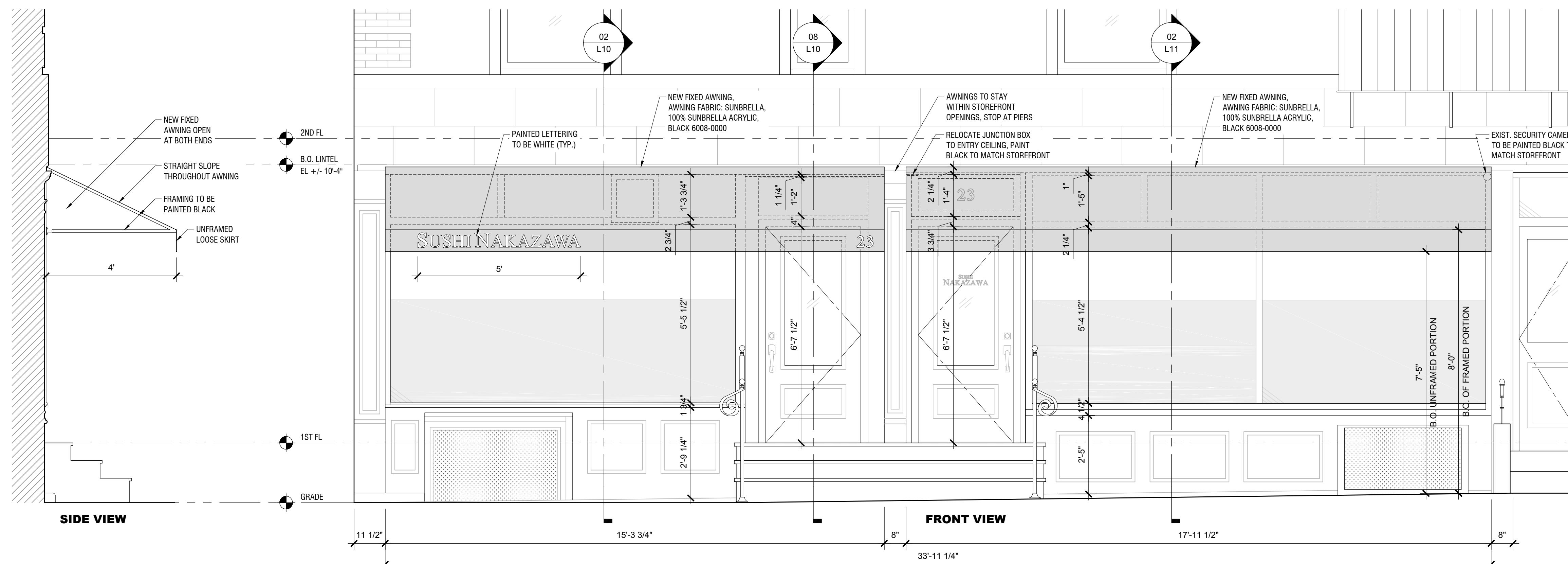
4 PROPOSED LOCATION OF NEW BRACKET SIGN



6 VIEW OF 19 COMMERCE STREET STOREFRONT: LOOKING EAST



1 EXISTING 23 COMMERCE STREET ELEVATIONS
SCALE: 1/2" = 1'-0"



2 PROPOSED 23 COMMERCE STREET ELEVATIONS
SCALE: 1/2" = 1'-0"

NOTES

- ① (2) NEW FIXED AWNINGS TO ALIGN WITH EACH OTHER AND MATCH IN MATERIAL, APPEARANCE, AND INSTALLATION.
- ② ALL ELECTRICAL WIRING FOR SECURITY CAMERA AND JUNCTION BOX TO BE INSTALLED THROUGH STOREFRONT INFILL. NO ELECTRICAL CONDUITS TO BE INSTALLED ON BUILDING FACADE.
- ③ PATCH AND PAINT STOREFRONT INFILL TO MATCH EXISTING AS REQUIRED.
- ④ PATCH AND REPAIR STUCCO MASONRY BAND TO MATCH ADJACENT SURFACE AS REQUIRED.

№	DATE	ISSUE/REVISION	BY
10/11/2016	LPC REVIEW	JC	JC

PROJECT:
19-23 COMMERCE STREET
NEW YORK, NY 10014
STOREFRONTS

TITLE:
23 COMMERCE ST
STOREFRONT ELEVATIONS

SEAL & SIGNATURE:	DATE:	03/29/2016
	PROJECT №:	21019
	DRAWING BY:	JC
	CHK BY:	PR
	SCALE:	AS NOTED

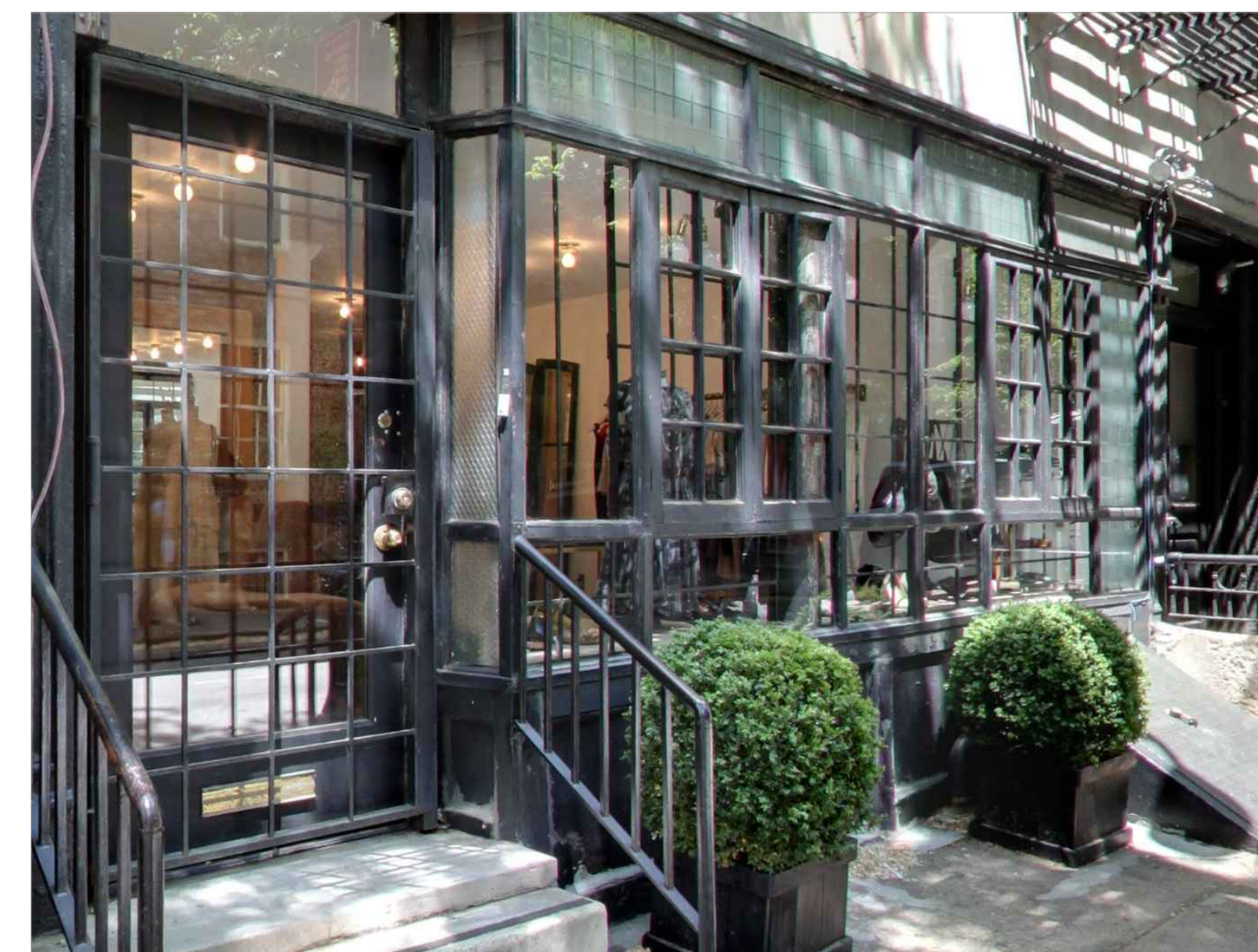
DWG №:
L7



1 PRIOR-TO-CONSTRUCTION:
WESTERNMOST STOREFRONT (© 2011 GOOGLE STREET VIEW)



2 PRIOR-TO-CONSTRUCTION:
ENTRANCE (© 2012 GOOGLE STREET VIEW)



3 PRIOR-TO-CONSTRUCTION: 2nd WESTERNMOST
STOREFRONT (© 2011 GOOGLE STREET VIEW)



4 AS-BUILT: WESTERNMOST STOREFRONT



5 AS-BUILT: ENTRANCES



6 AS-BUILT: 2ND WESTERNMOST STOREFRONT

Nº	DATE	ISSUE/REVISION	BY
	10/12/2016	LPC REVIEW	JC

PROJECT:
19-23 COMMERCE STREET
NEW YORK, NY 10014
STOREFRONTS

TITLE:
PHOTOS:
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STOREFRONTS

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	CHK BY: PR
	SCALE: AS NOTED

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PROJECT:
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 NEW YORK, NY 10014
 STOREFRONTS

TITLE:
 PHOTOS:
 23 COMMERCE ST
 STOREFRONTS

SEAL & SIGNATURE:	DATE:	03/29/2016
	PROJECT Nº:	21019
	DRAWING BY:	JC
	CHK BY:	PR
	SCALE:	AS NOTED

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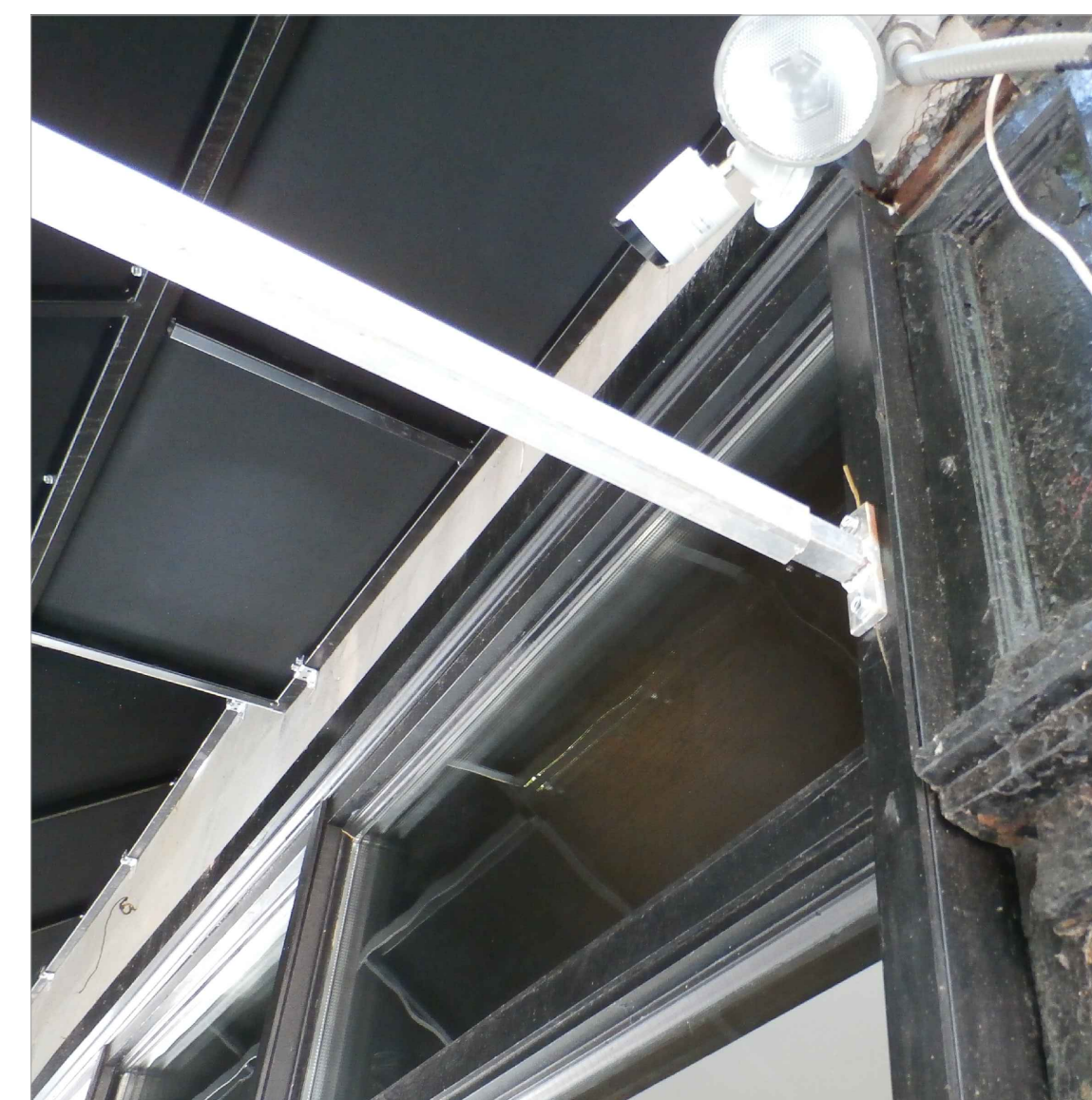
1 AS-BUILT: AWNING CONNECTION AT FRAMING



2 AS-BUILT: AWNING CONNECTION ABOVE ENTRANCE



3 AS-BUILT: AWNING CONNECTION AT TRANSOM



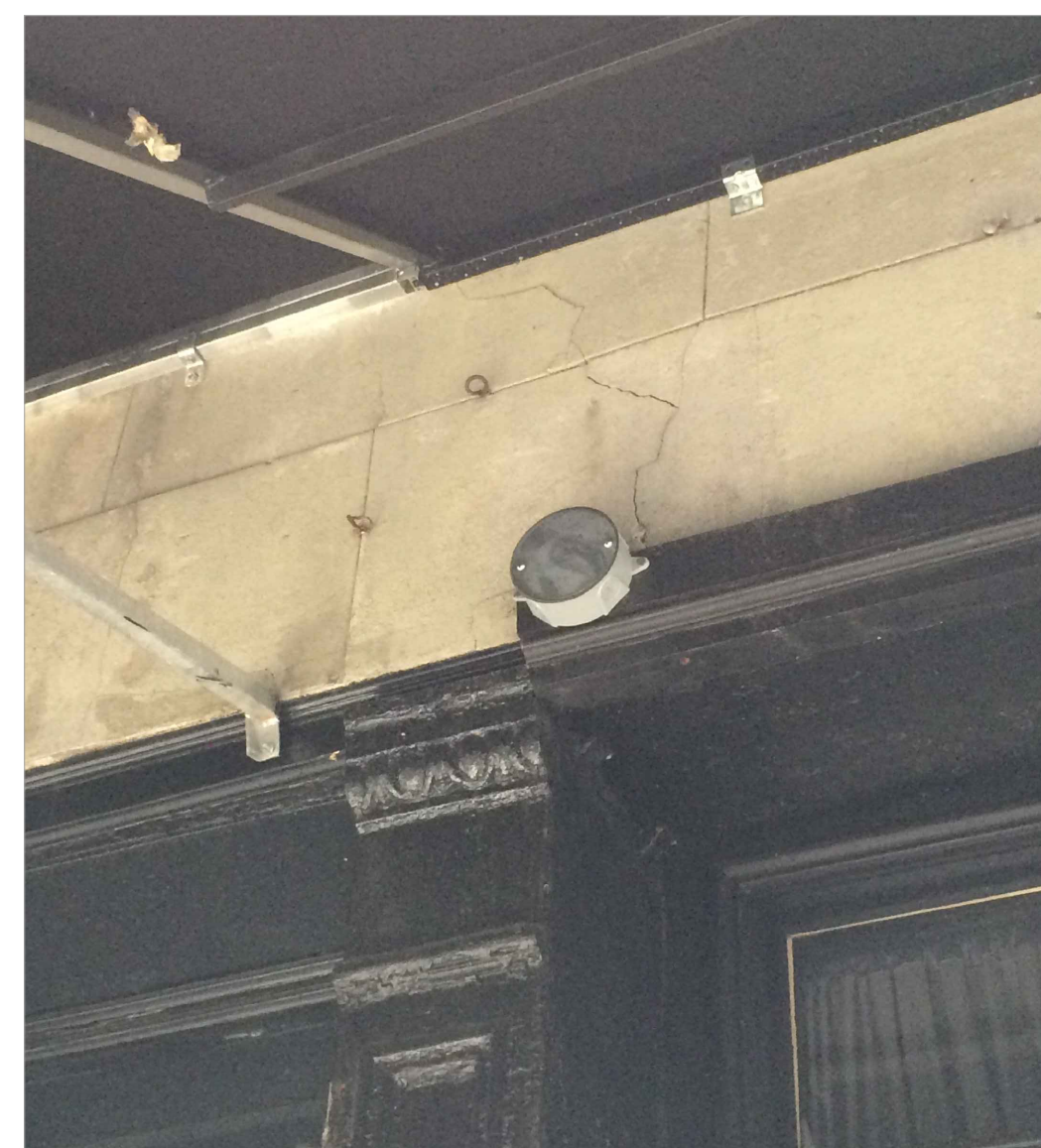
4 AS-BUILT: AWNING CONNECTION AT FRAMING



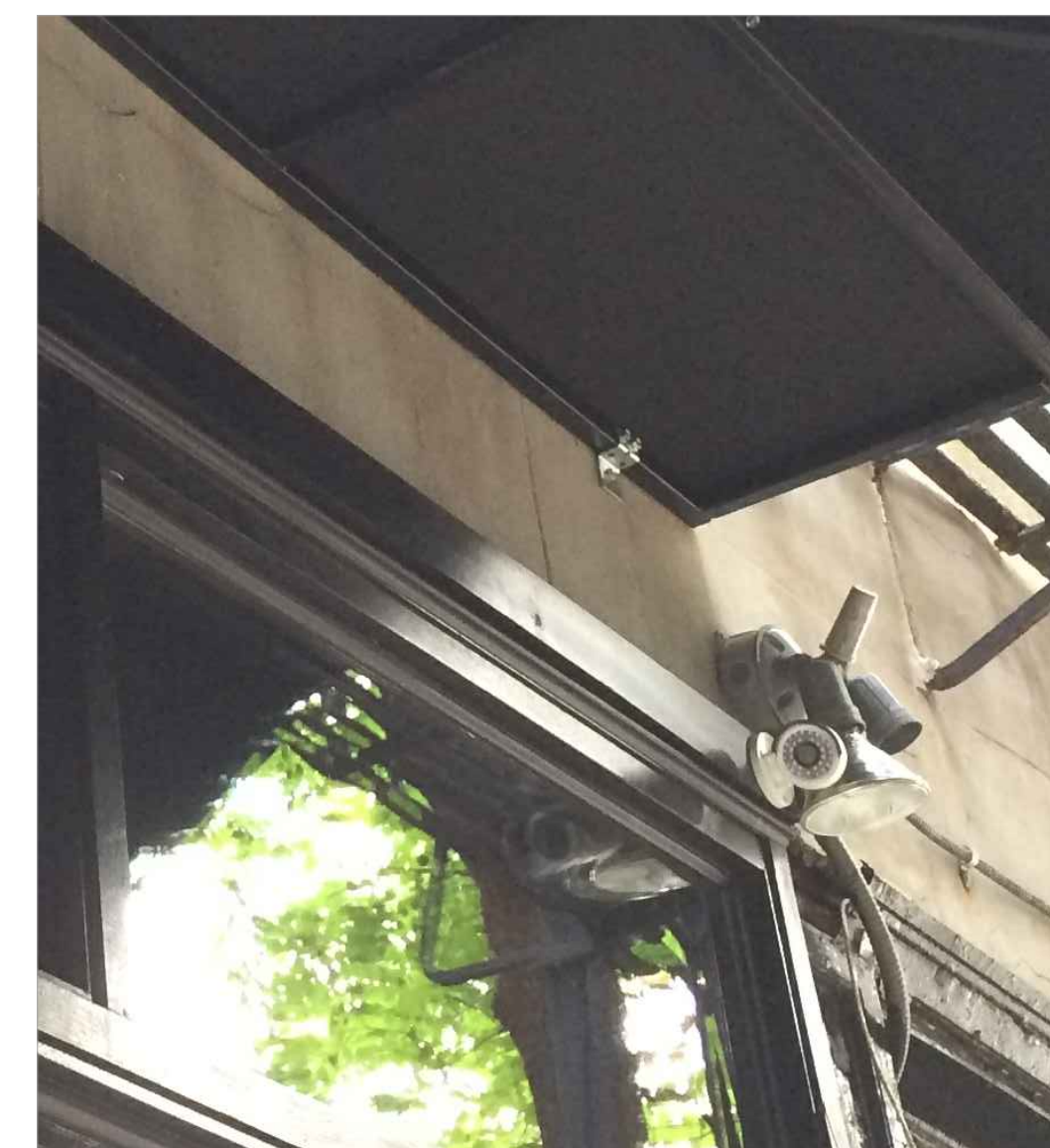
5 19 COMMERCE STREET HISTORIC WINDOWS



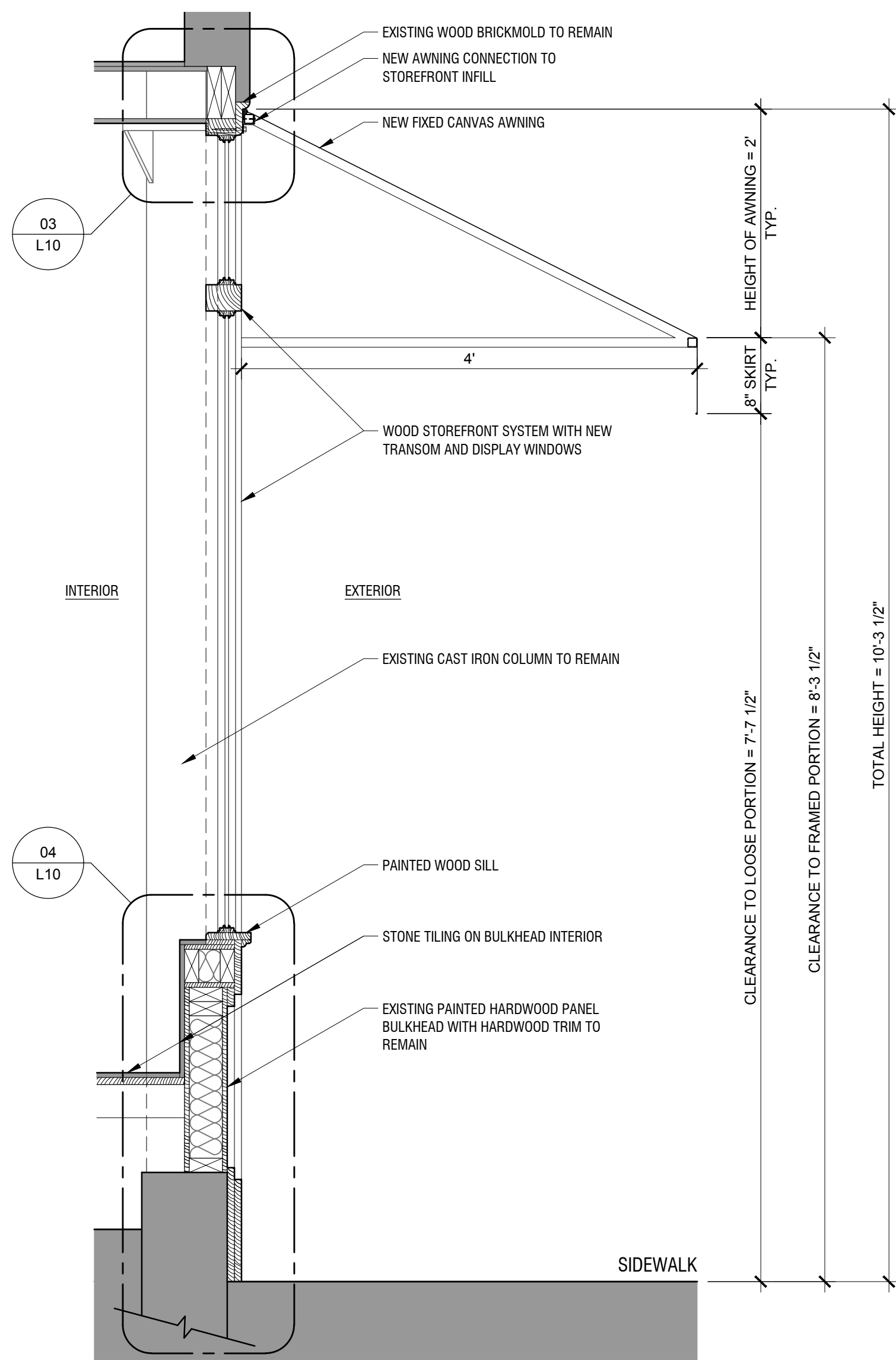
6 DETAIL: HISTORIC WINDOW PANE



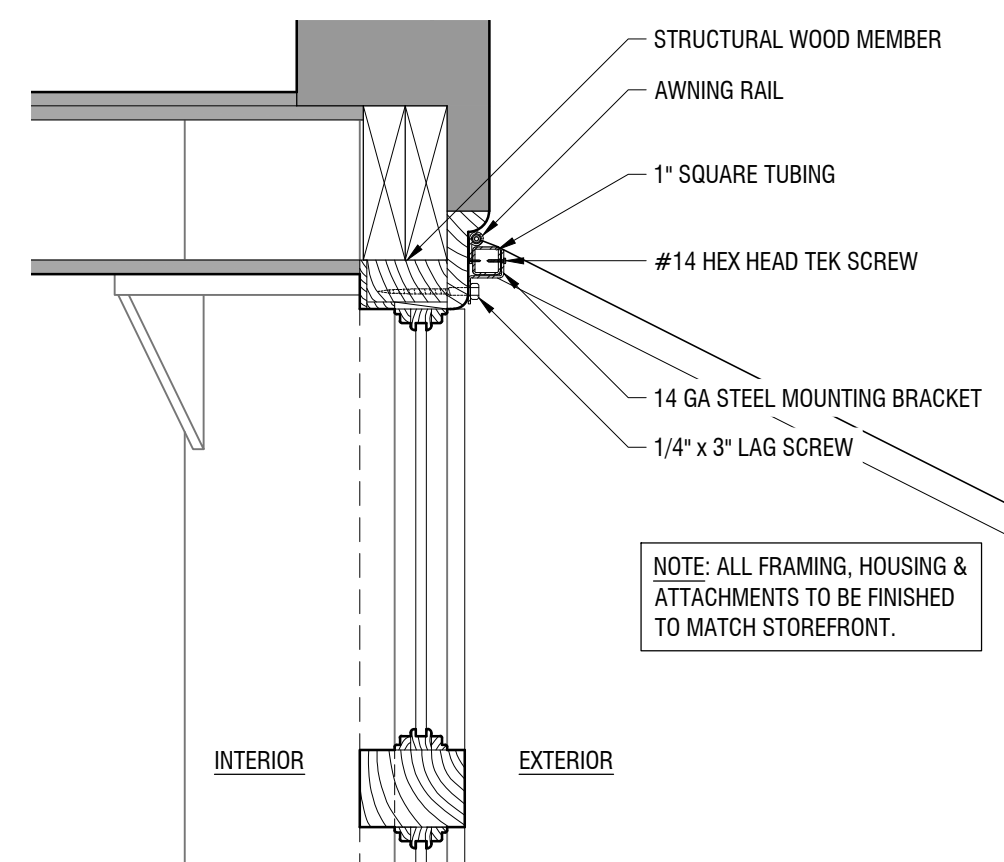
7 AS-BUILT: JUNCTION BOX



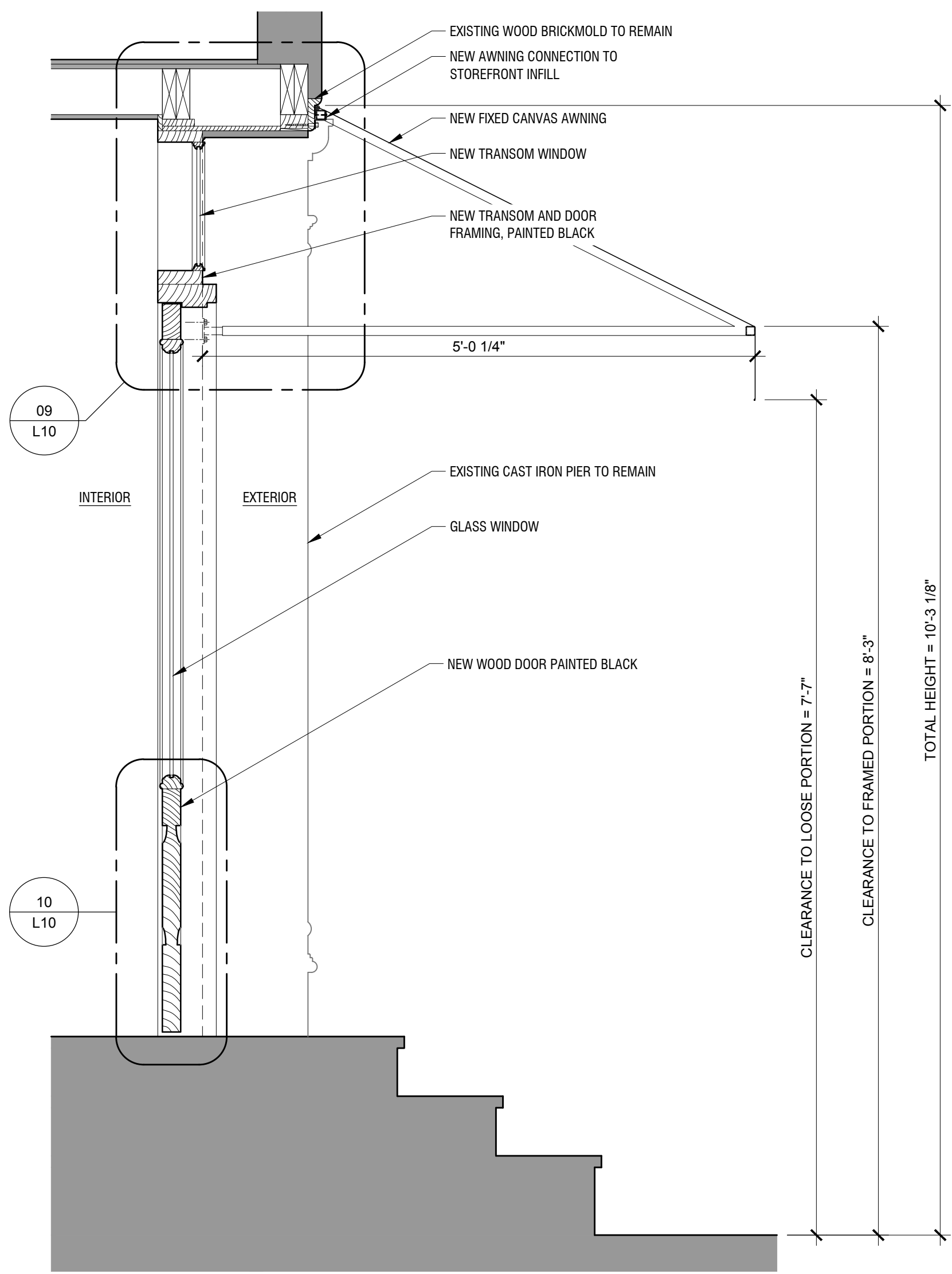
8 AS-BUILT: SECURITY CAMERA



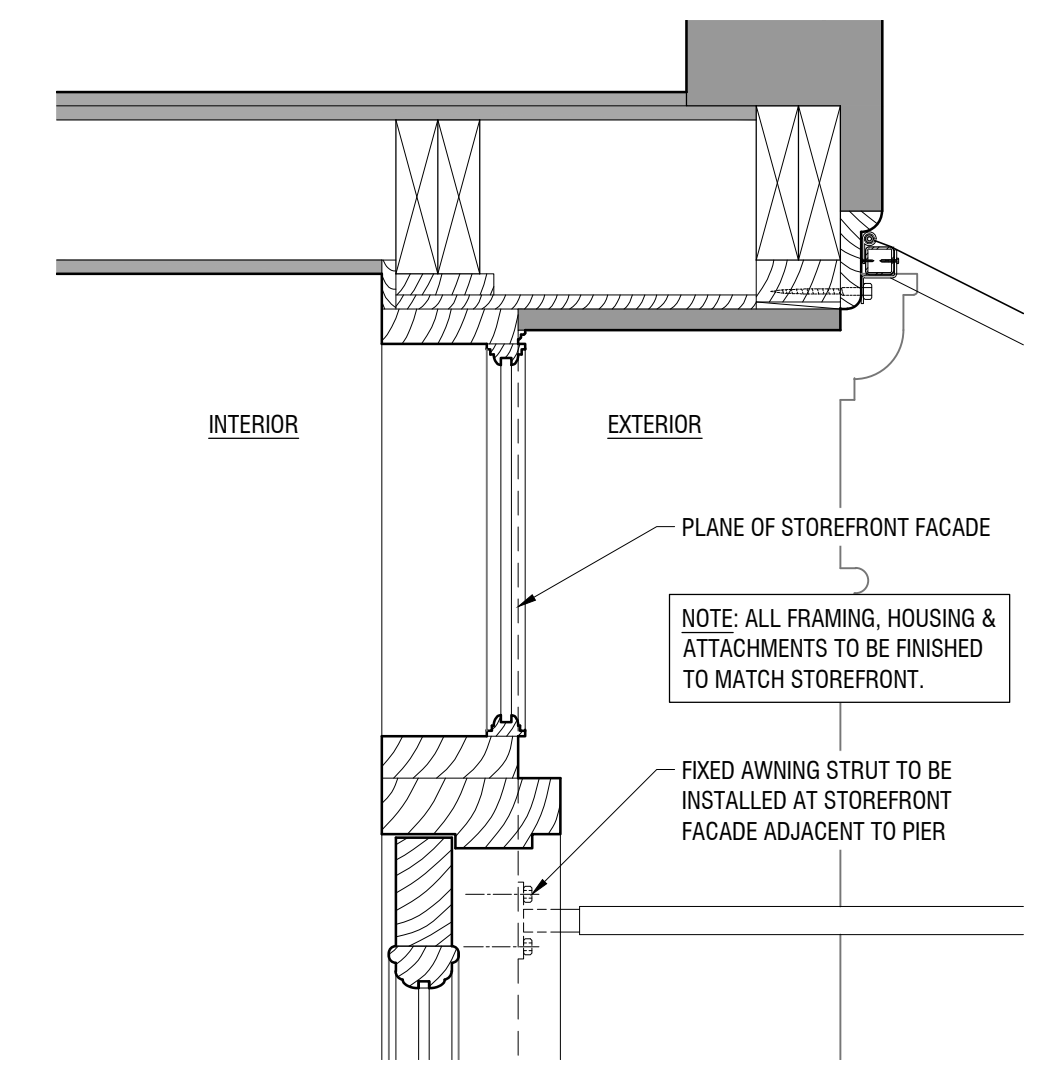
2 SECTION THRU STOREFRONT & AWNING
SCALE: 1" = 1'-0"



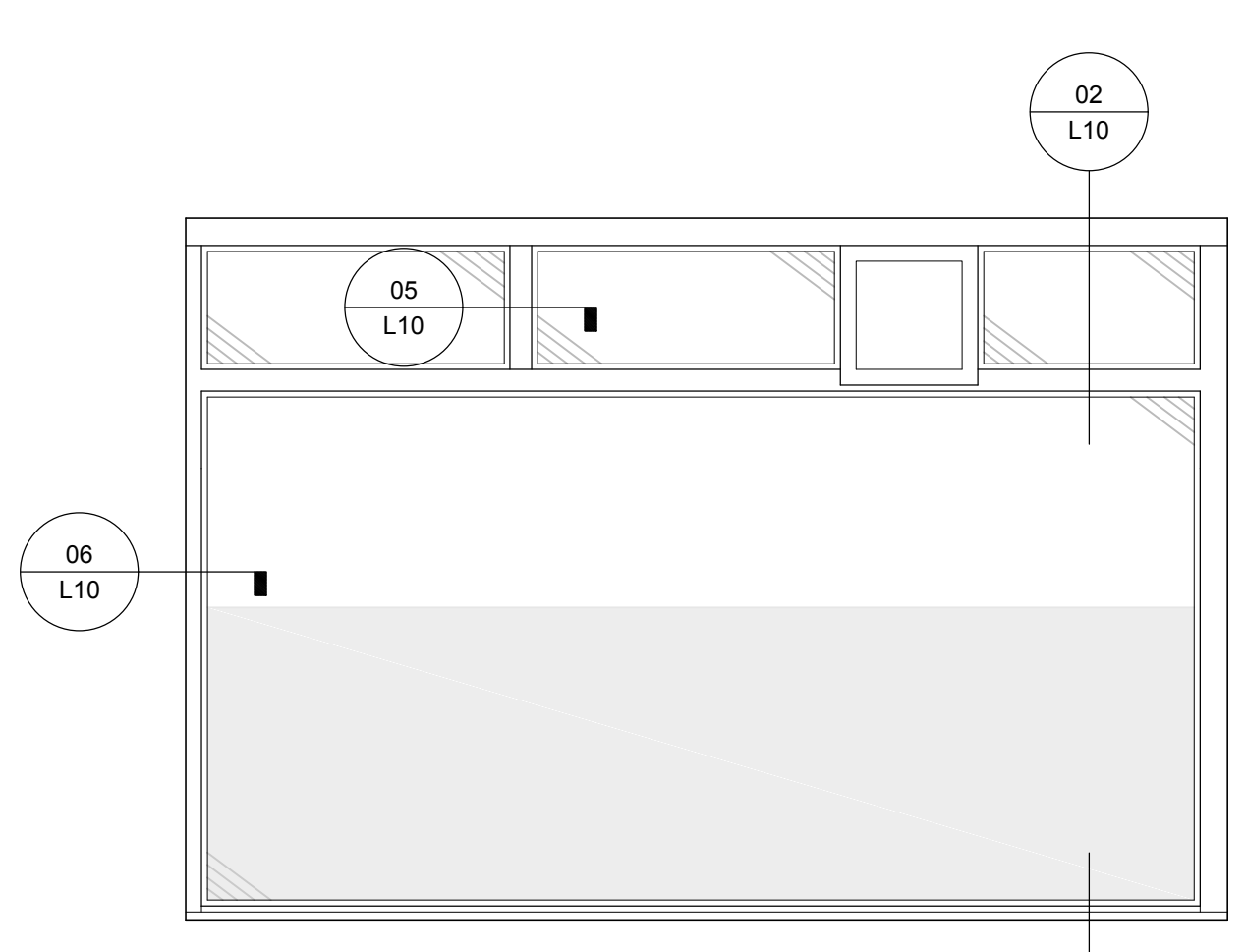
3 SECTION AT HEADER & TRANSOM BAR, TYP. AWNING INSTALLATION
SCALE: 1-3/4" = 1'-0"



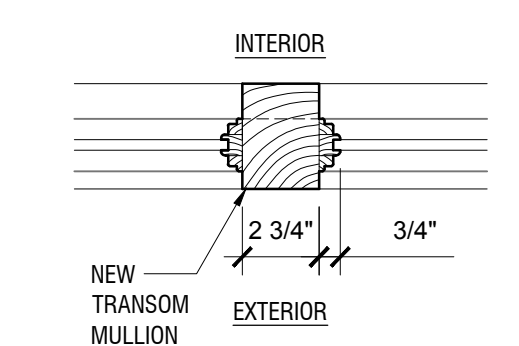
8 SECTION THROUGH ENTRANCE & AWNING (TYP.)
SCALE: 1" = 1'-0"



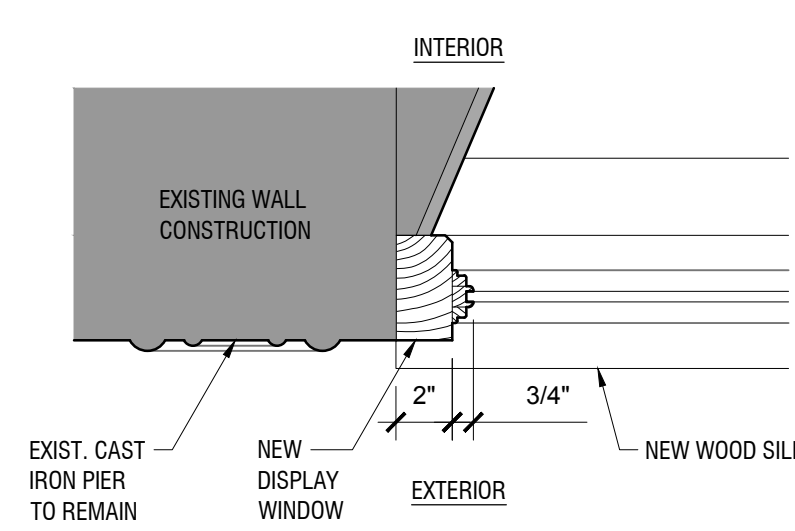
9 SECTION AT HEADER & TRANSOM BAR, TYP. AWNING INSTALLATION
SCALE: 1-3/4" = 1'-0"



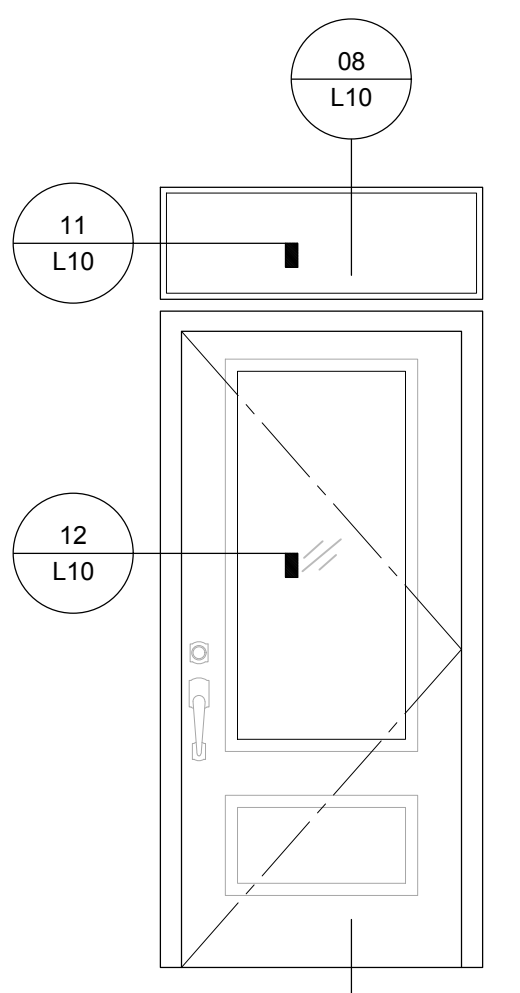
1 STOREFRONT WINDOW
SCALE: 1/2" = 1'-0"



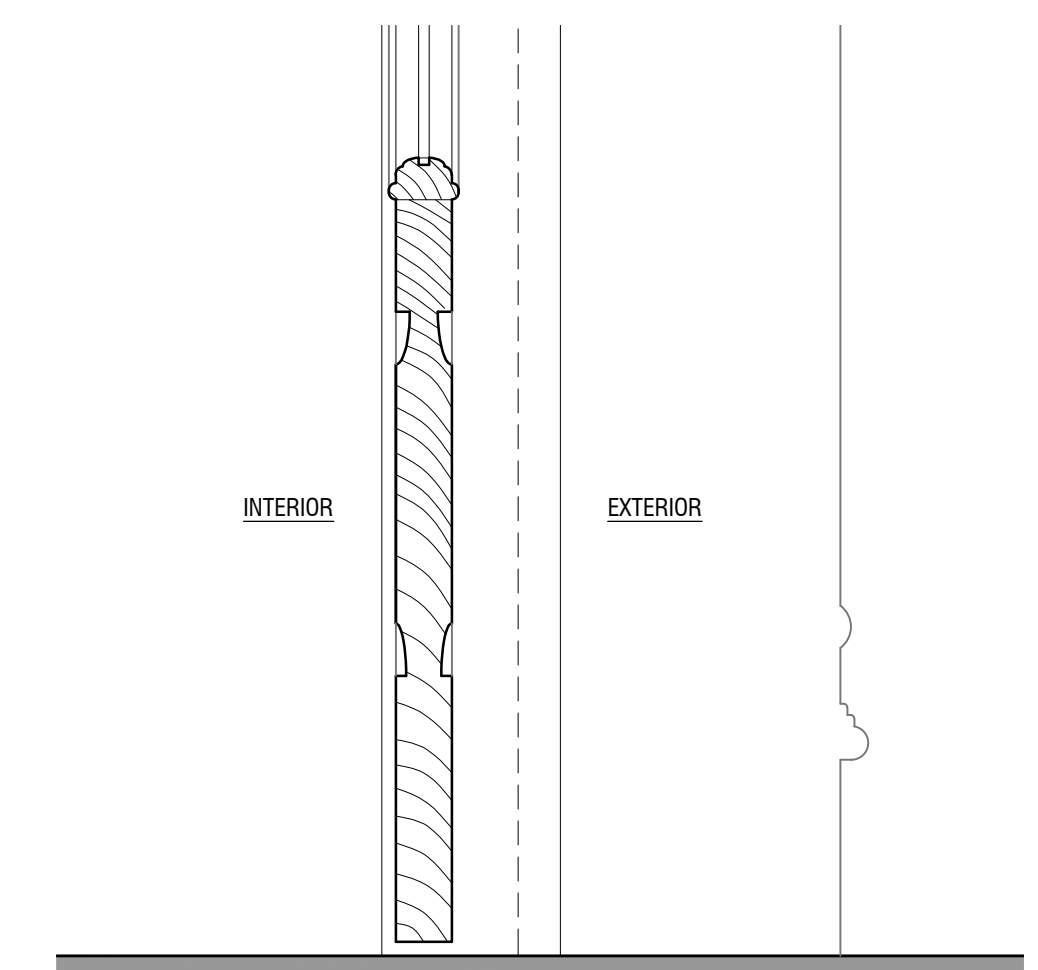
5 SECTION AT TRANSOM
SCALE: 1-3/4" = 1'-0"



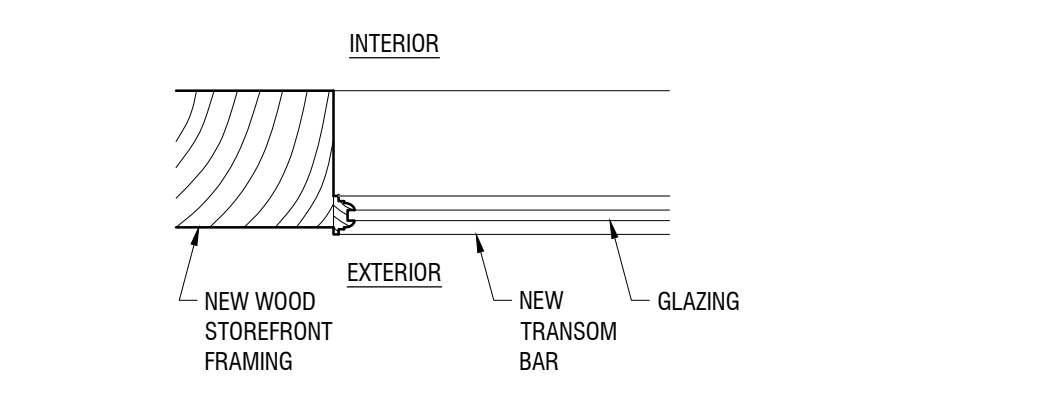
6 SECTION AT JAMB
SCALE: 1-3/4" = 1'-0"



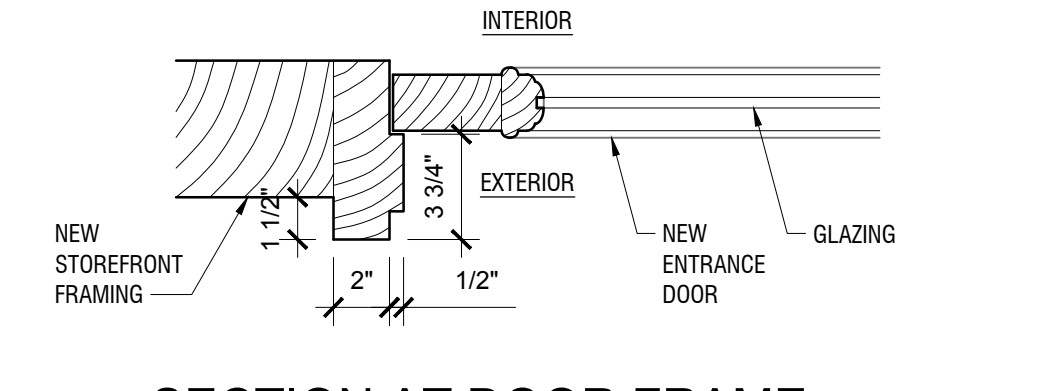
7 ENTRANCE DOOR
SCALE: 1/2" = 1'-0"



10 ENTRANCE DETAIL
SCALE: 1-3/4" = 1'-0"



11 SECTION AT TRANSOM
SCALE: 1-3/4" = 1'-0"



12 SECTION AT DOOR FRAME
SCALE: 1-3/4" = 1'-0"

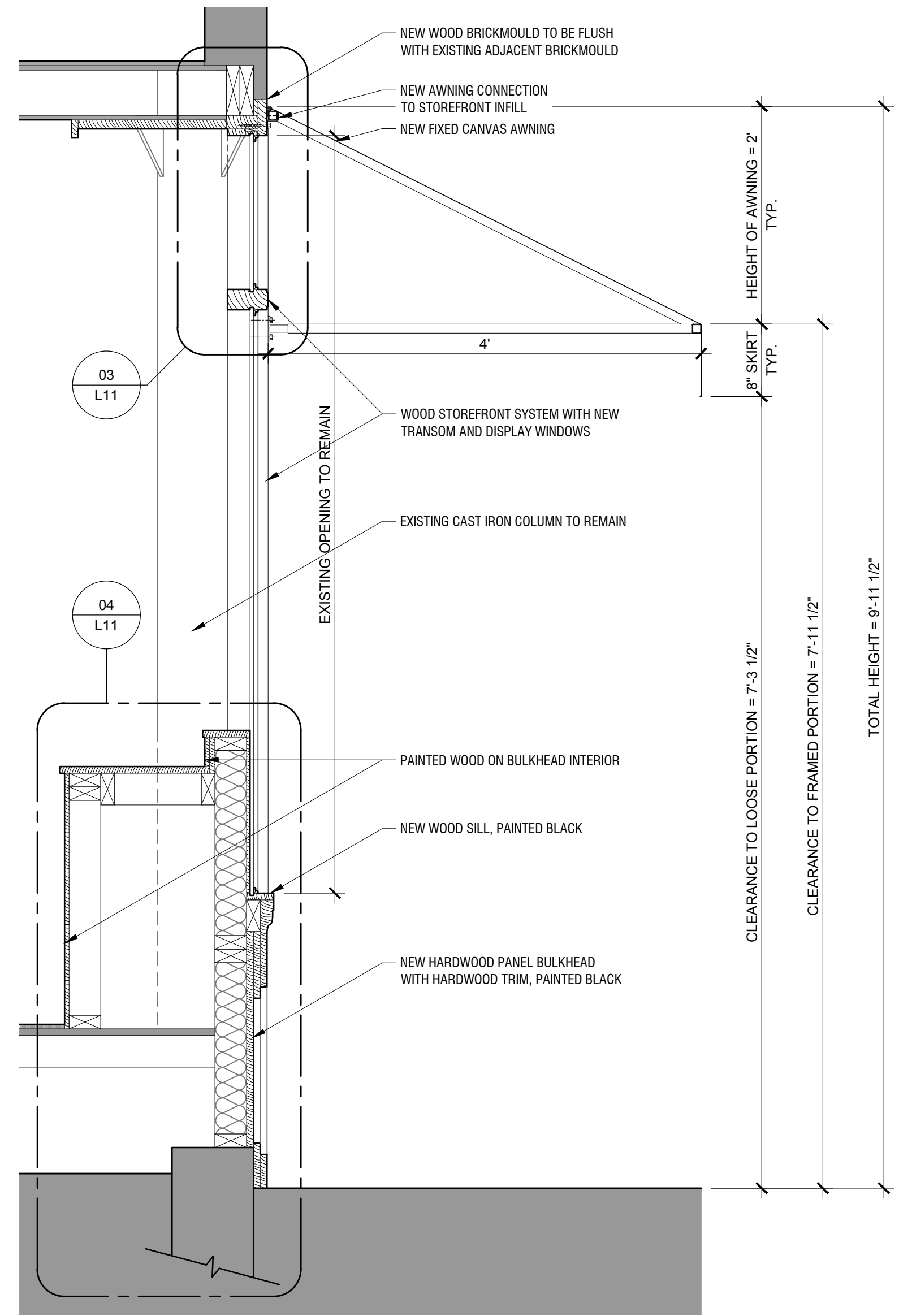
NO	DATE	ISSUE/REVISION	BY
10/12/2016	LPC REVIEW	JC	

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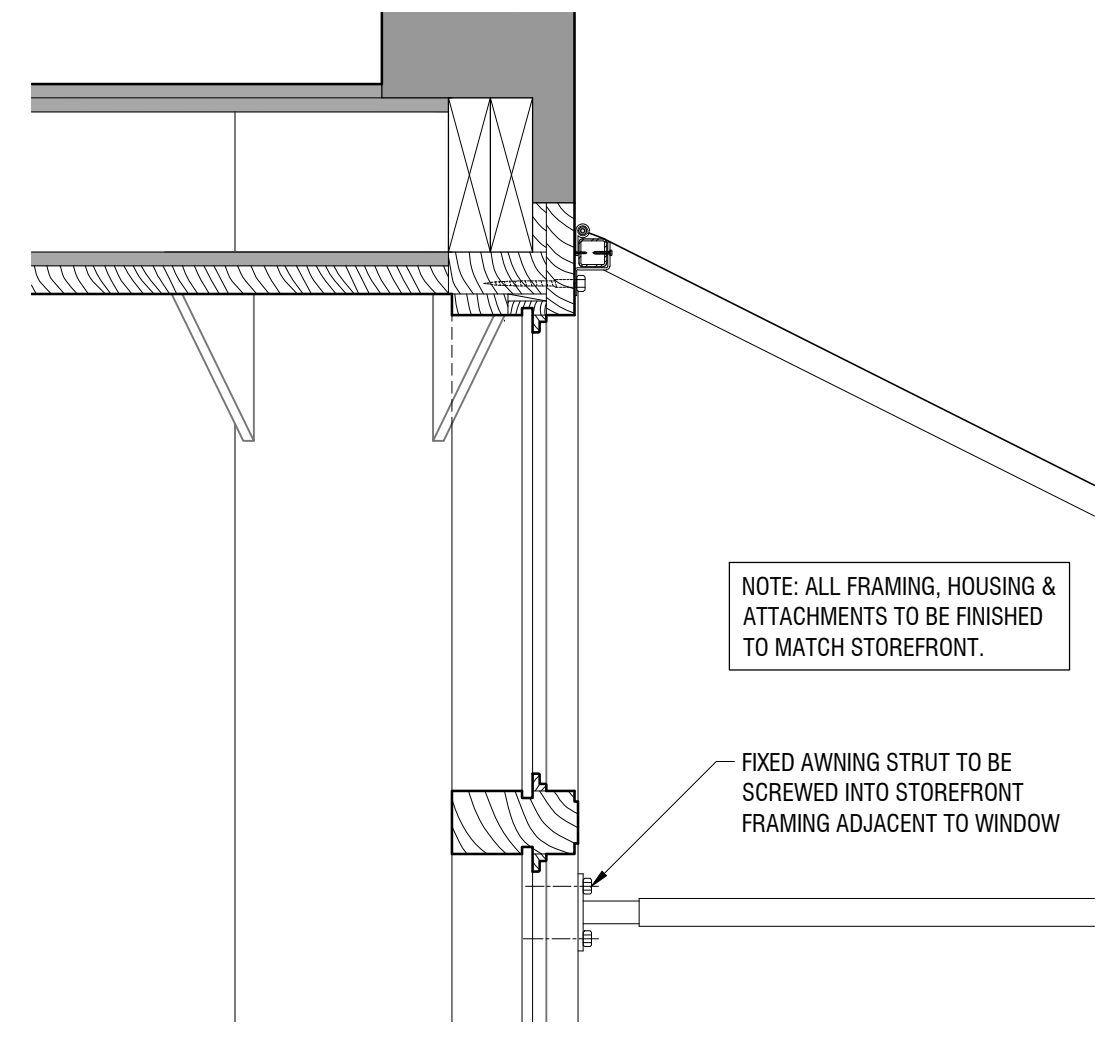
TITLE:
**SECTIONS AND DETAILS:
WESTERNMOST
STOREFRONT**

SEAL & SIGNATURE:	DATE:	03/29/2016
	PROJECT NO:	21019
	DRAWING BY:	JC
	CHK BY:	PR
	SCALE:	AS NOTED

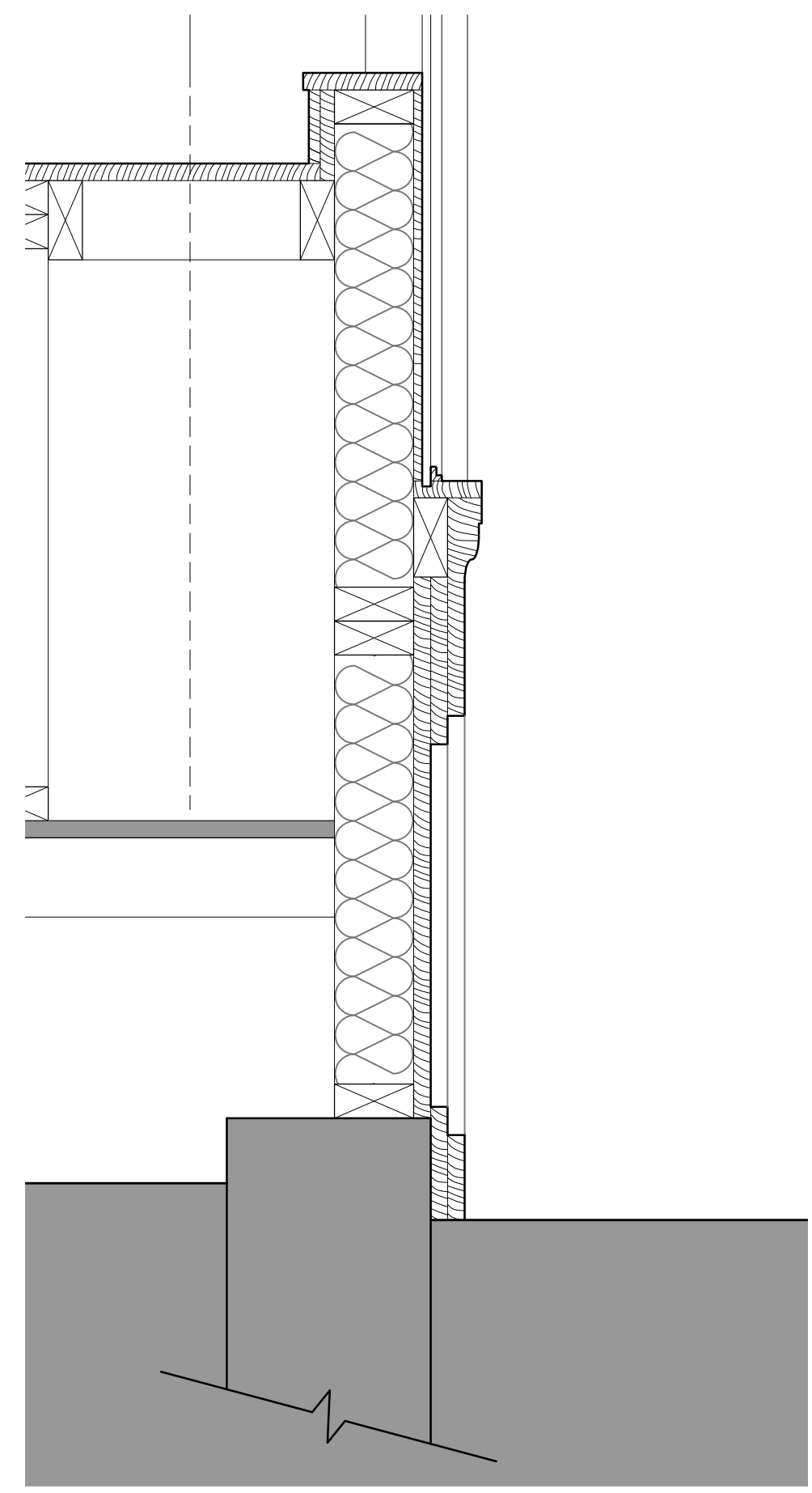
DWG NO:
L10



2 SECTION THRU STOREFRONT & AWNING
SCALE: 1" = 1'-0"



3 SECTION AT HEADER & TRANSOM BAR, TYP. AWNING INSTALLATION
SCALE: 1-3/4" = 1'-0"



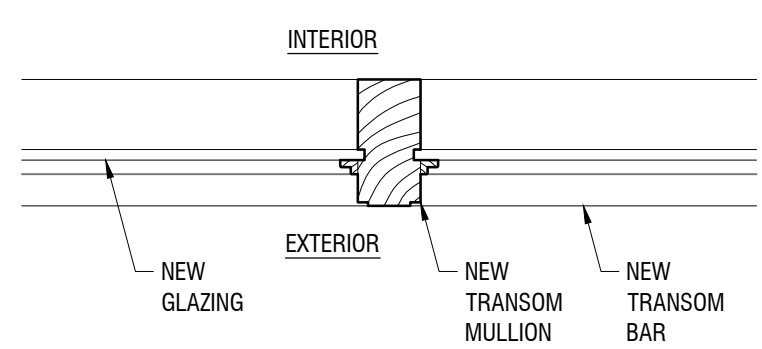
4 STOREFRONT DETAIL
SCALE: 1-3/4" = 1'-0"

BENJAMIN MOORE
HC-190 (PM-9)
BLACK

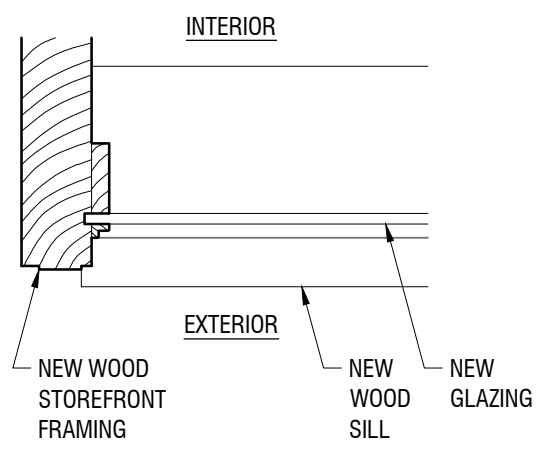
5 PROPOSED COLOR:
STOREFRONT INFILL
& AWNING HARDWARE

SUNBRELLA
BLACK 6008-0000
100% SUNBRELLA ACRYLIC

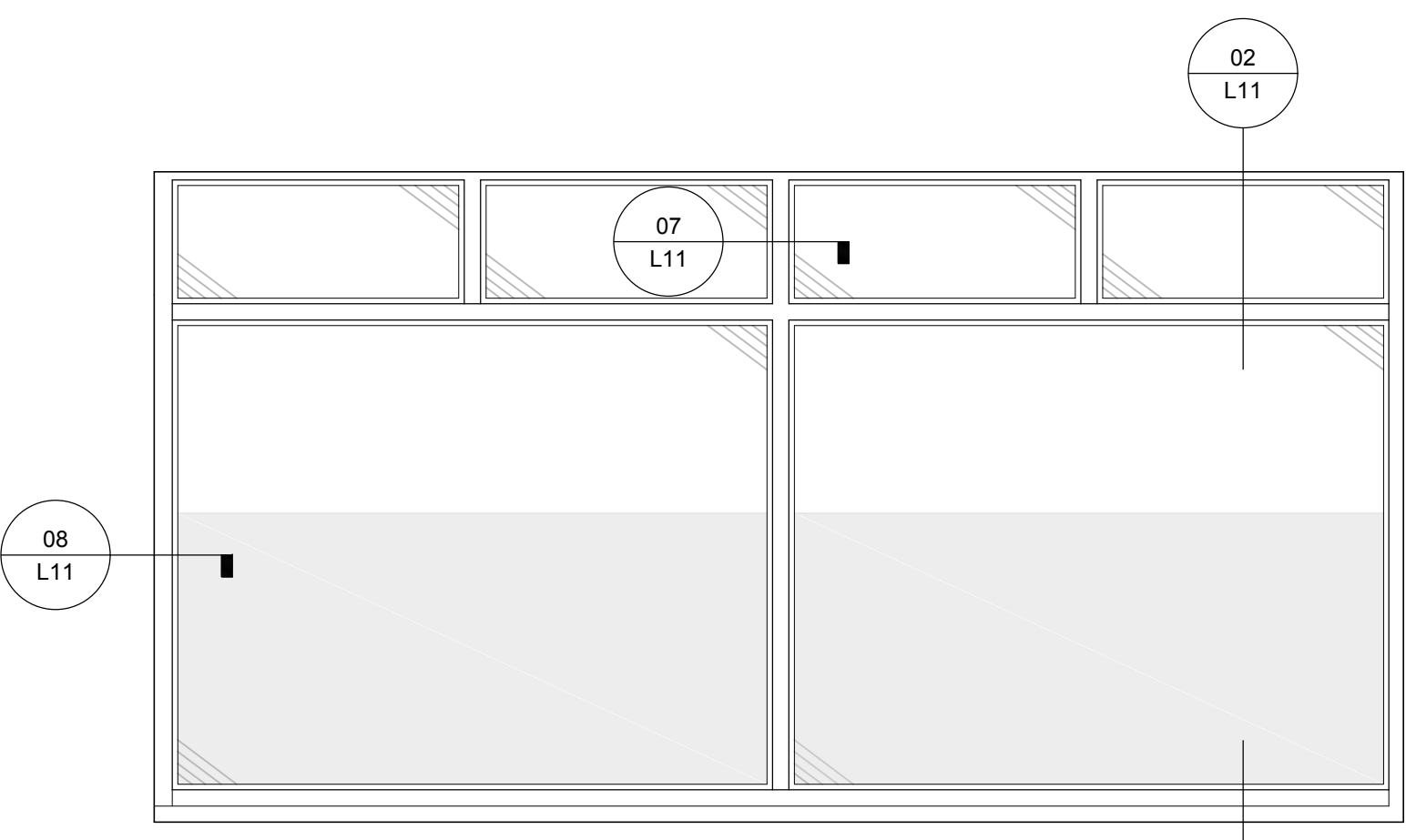
6 PROPOSED FABRIC:
STOREFRONT AWNINGS



7 SECTION AT TRANSOM
SCALE: 1-3/4" = 1'-0"



8 SECTION AT JAMB
SCALE: 1-3/4" = 1'-0"



1 STOREFRONT WINDOW
SCALE: 1/2" = 1'-0"

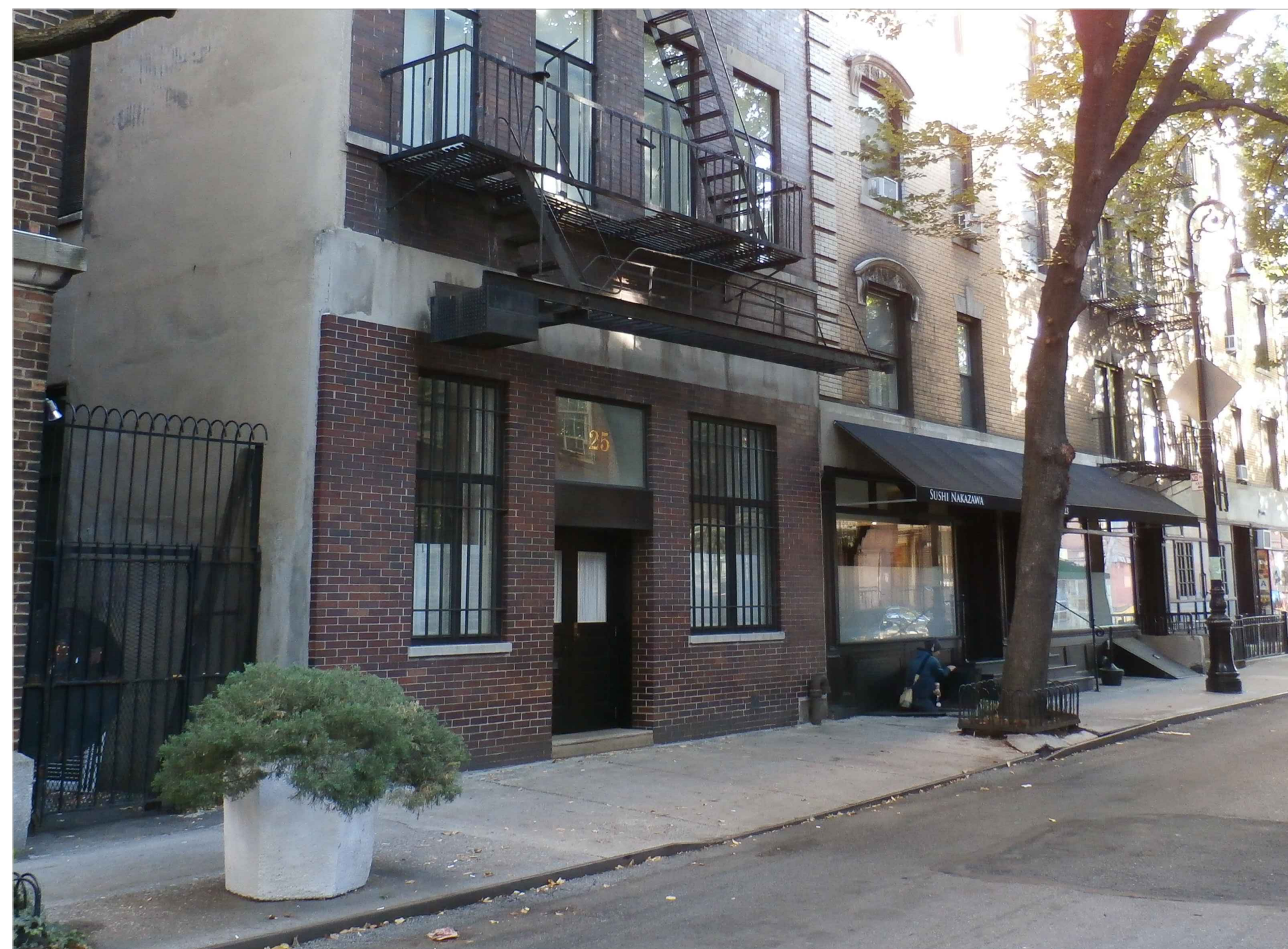
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TITLE:
**SECTIONS AND DETAILS:
2ND WESTERMOST
STOREFRONT**

SEAL & SIGNATURE:	DATE:	03/29/2016
	PROJECT №:	21019
	DRAWING BY:	JC
	CHK BY:	PR
	SCALE:	AS NOTED

DWG №:
L11



1 23 & 25 COMMERCE STREET



2 23 & 25 COMMERCE STREET



3 17 & 19 COMMERCE STREET



4 17 & 19 COMMERCE STREET

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TITLE:
PHOTOS:
ADJACENT BUILDINGS

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	PROJECT №:	21019
	DRAWING BY:	JC
	CHK BY:	PR
	SCALE:	AS NOTED

DWG №:

L12

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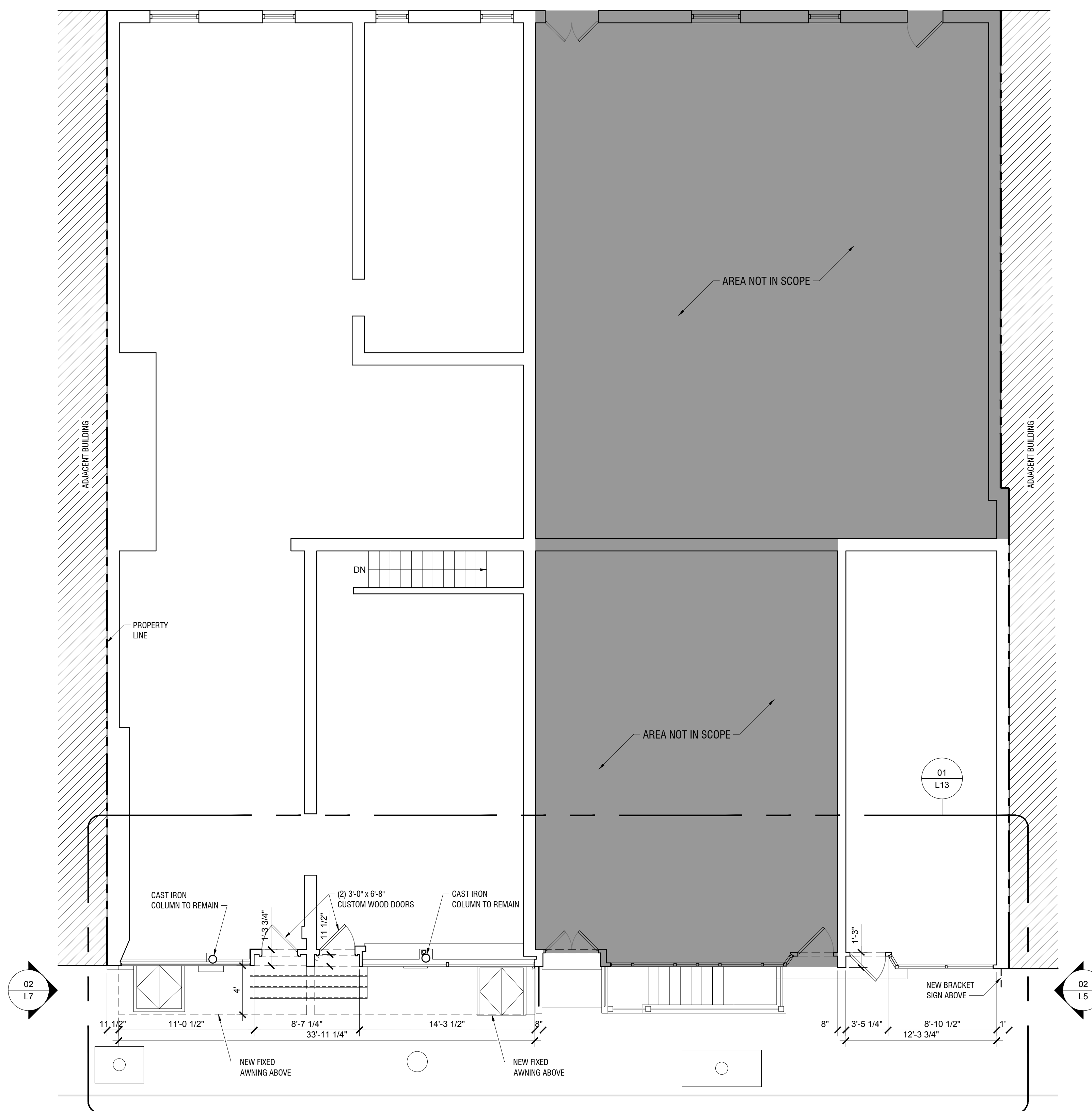
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MKA

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

COMMERCE STREET

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TITLE:
PROPOSED FLOOR PLAN

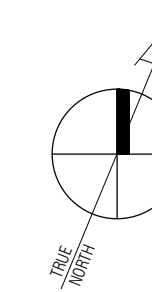
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	DRAWING BY:	JC
	CHK BY:	PR
	SCALE:	AS NOTED

DWG Nº:
L13

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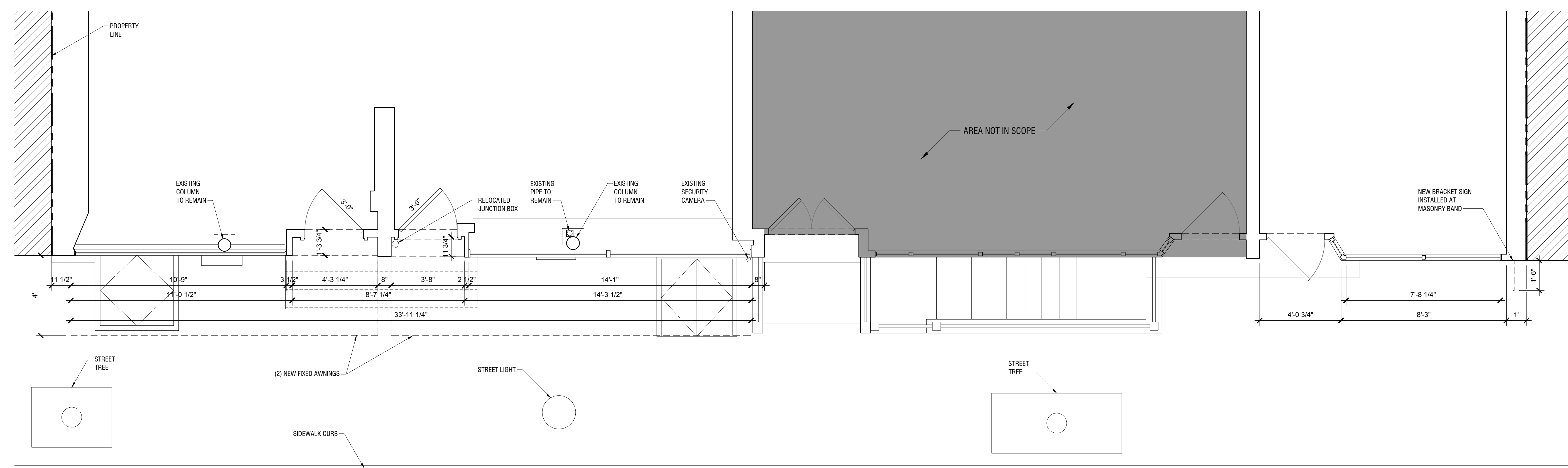
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1 ENLARGED FLOOR PLAN
SCALE: 3/8" = 1'-0"

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	SCALE:	AS NOTED

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