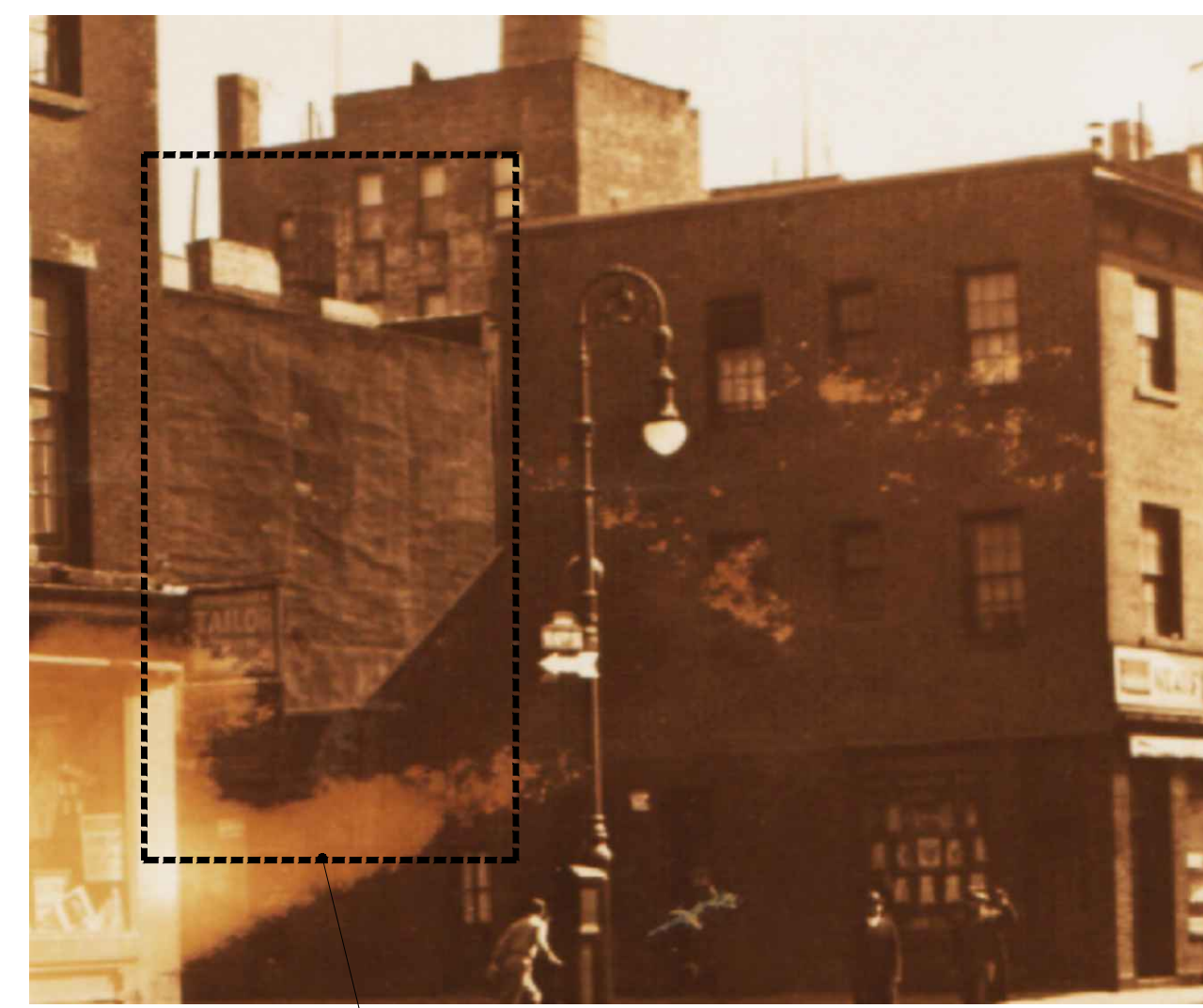




PHOTO 1940's TAX LOT PHOTO
N.T.S.



PHOTO 32 JANE ST. EAST FACADE
N.T.S.



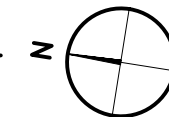
WEST FACADE OF
32 JANE STREET

PHOTO NYPL COLLECTION 1933 -WEST FACADE
N.T.S.

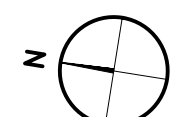


LOCATION OF WORK:
32 JANE STREET

1867 SANBORN MAP - ENLARGED
N.T.S.

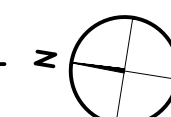


1904 SANBORN MAP - ENLARGED
N.T.S.



LOCATION OF WORK:
32 JANE STREET
LOT:
61
BLOCK:
615

CURRENT BLOCK MAP - ENLARGED
N.T.S.



PROJECT

32 JANE STREET, NEW YORK, NY 10014

FILING

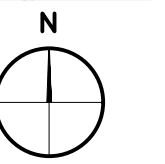
ALTERATION TYPE 1:
CONVERT EXISTING MULTIPLE FAMILY DWELLING WITH DOCTORS
OFFICE TO SINGLE FAMILY DWELLING. RENOVATE & RECONFIGURE
INTERIOR SPACES & REAR FACADE. INSTALL NEW STAIR & STAIR
BULKHEAD TO ROOF LEVEL. REPLACE/REPAIR REQUIRED FIRE
RATINGS.

LOCATION

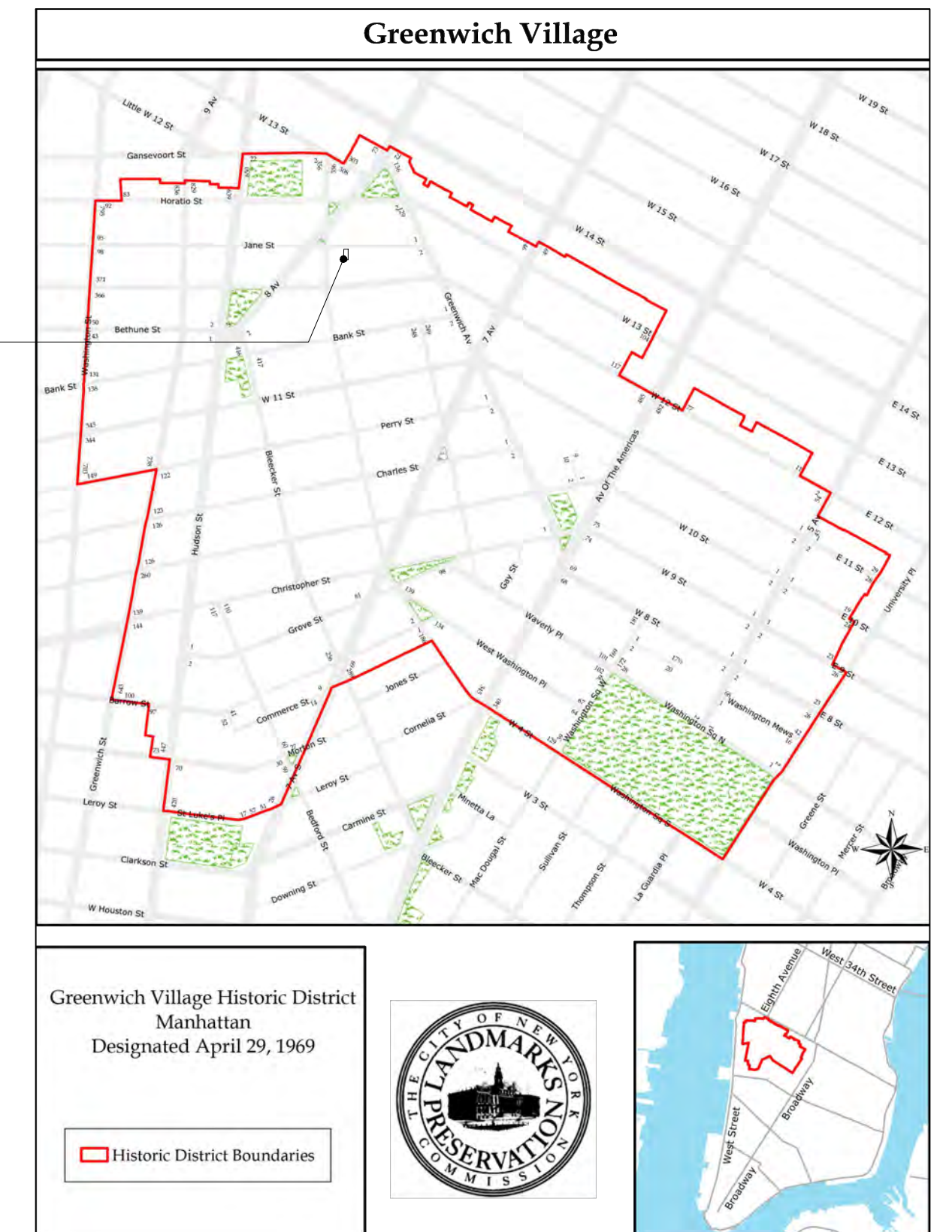
BLOCK: 615 ZONE: R6 / C1-6
LOT: 61 MAP: 8B



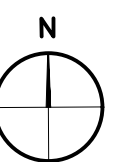
LOCATION OF WORK:
32 JANE STREET
LOT:
61
BLOCK:
615

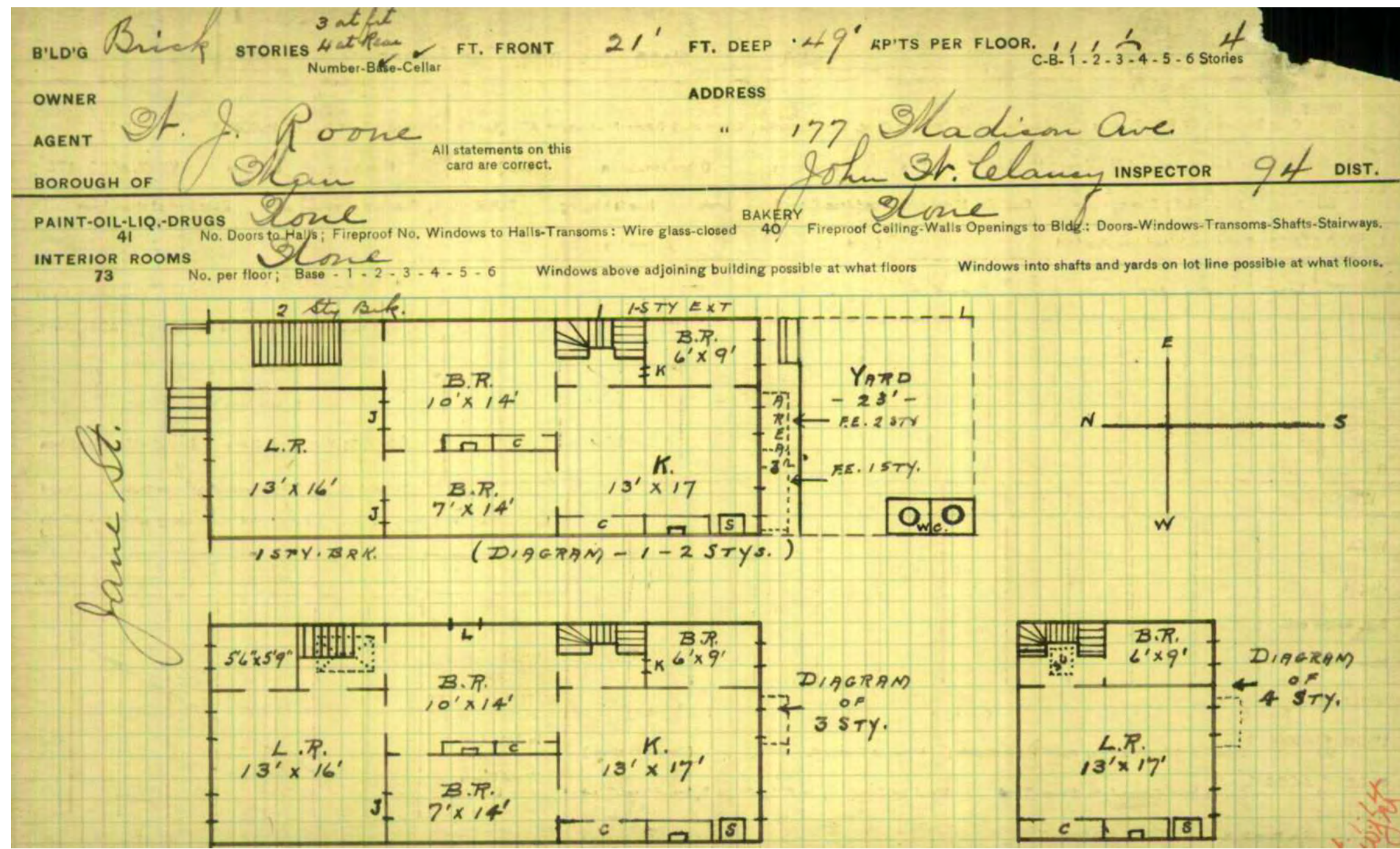


LOCATION PLAN
NO SCALE

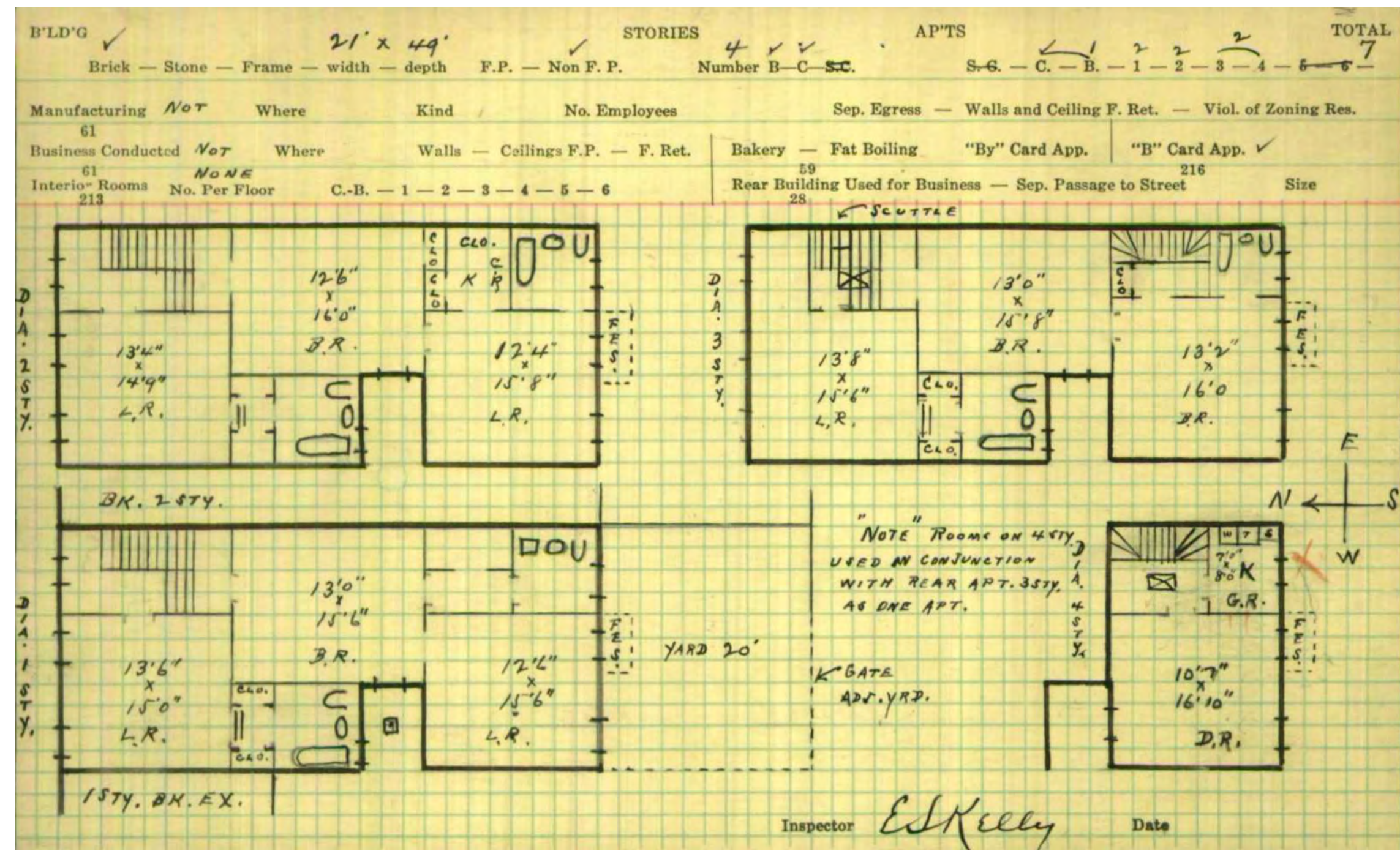


HISTORIC DISTRICT MAP
GREENWICH VILLAGE HISTORIC DISTRICT

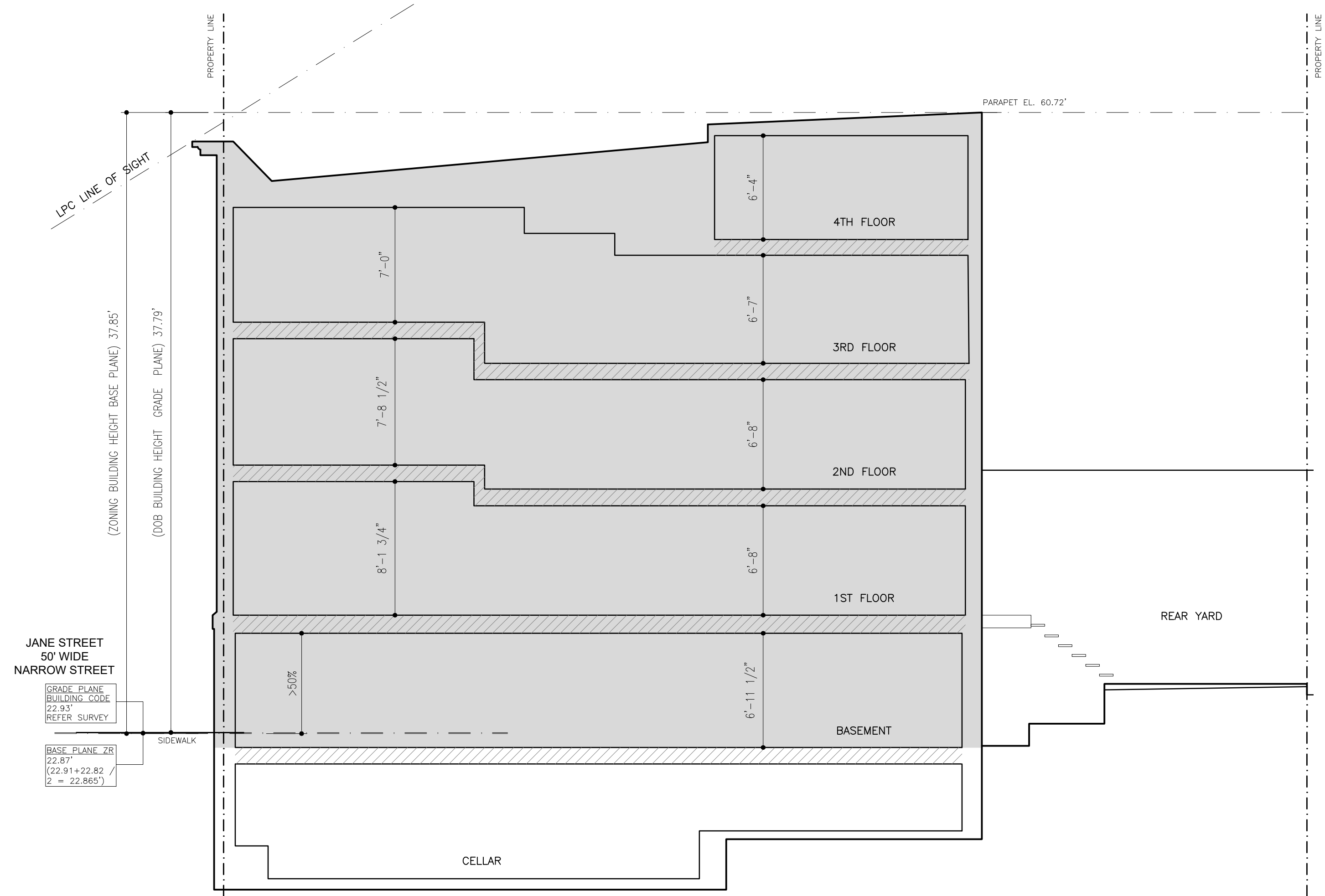




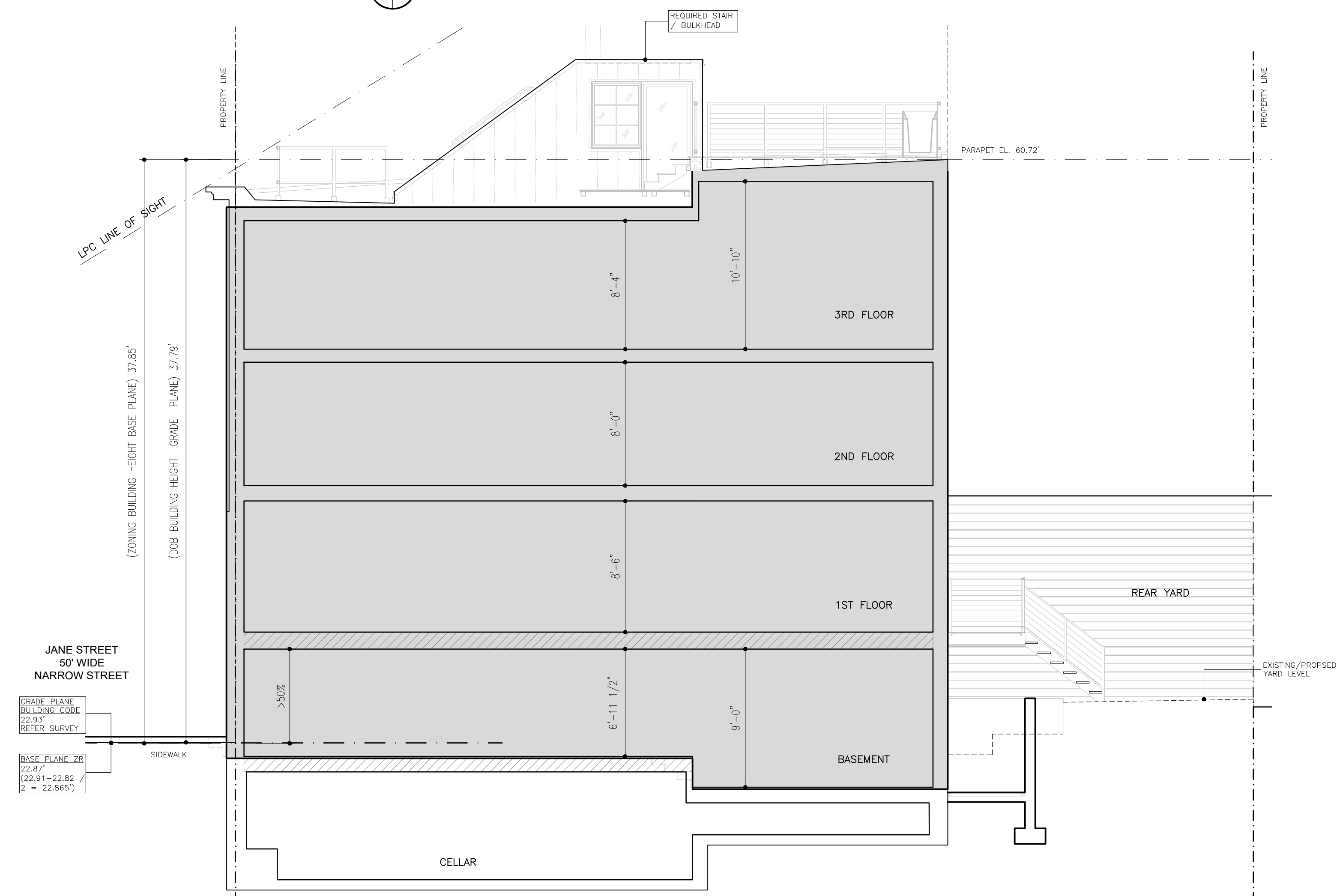
1914 I-CARD PLAN
N.T.S.



1932 I-CARD PLAN
N.T.S.



1 EXISTING: SECTION
3/16" = 1'-0"



2 PROPOSED: SECTION
3/16" = 1'-0"



1 PROPOSED: MOCK-UP VISIBILITY
N.T.S.



2 PROPOSED: RENDERINGS
N.T.S.



06 23 JANE ST.



07 9A JANE ST.



MACDOUGAL ST.



3 KEY PLAN
N.T.S. 



01 30 JANE ST.



02 22 JANE ST.



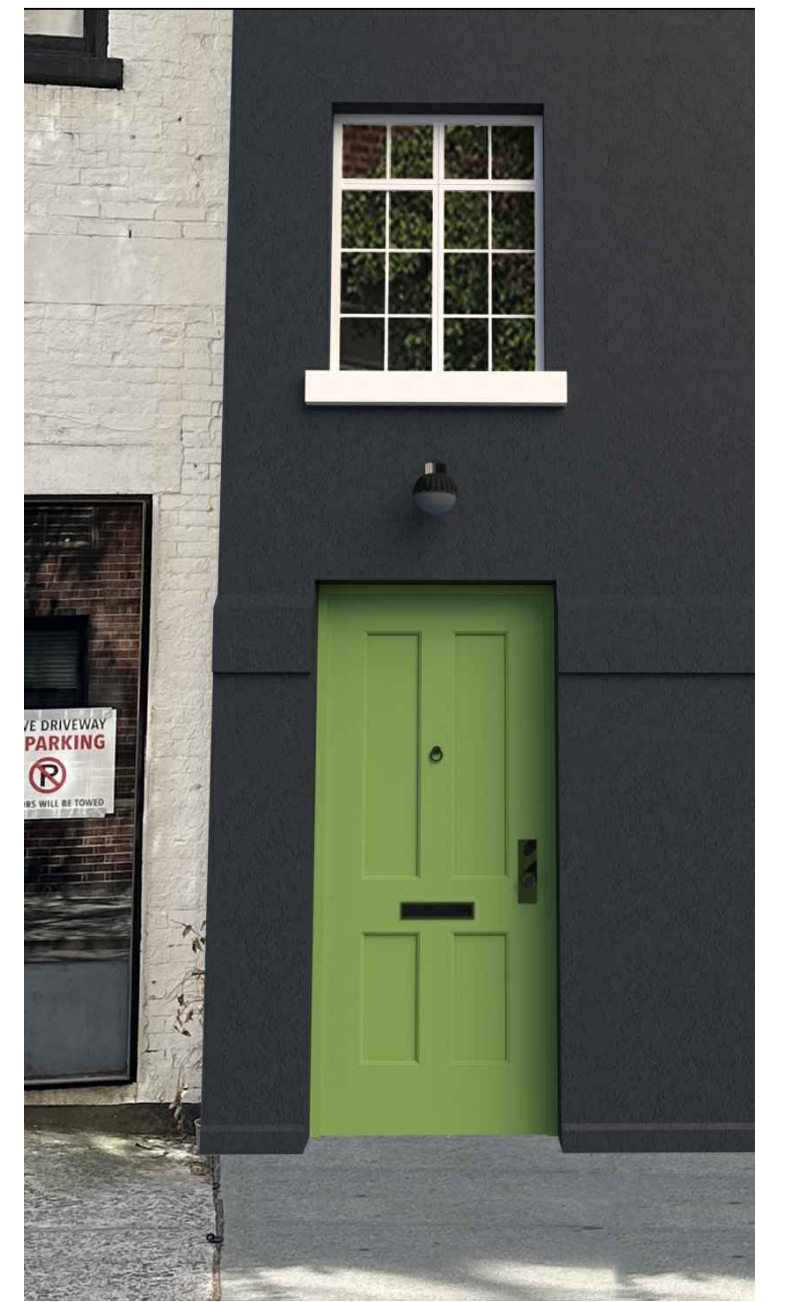
03 8 JANE ST.



04 6 JANE ST.



05 2 JANE ST.



2 PROPOSED: FRONT DOOR
N.T.S.

1 EXISTING: FRONT DOOR CONTEXT
N.T.S.

EXTERIOR MATERIALS / FINISHES

1. FRONT AND WEST FACADE:
 - 1.1. STRIP/REMOVE ALL WATERPROOFING/PAINT.
 - 1.2. SOUND TEST STUCCO FOR HOLLOW AREAS AND CRACKS.
 - 1.3. CHIP OUT CRACKS & HOLLOW AREAS TO SOUND BACKUP.
 - 1.4. APPLY IN-KIND THREE-COAT STUCCO PATCH FLUSH WITH EXISTING.
 - 1.5. REPAIR STUCCO ON ALL SILLS AND ARCHITECTURAL BANDING
 - 1.6. APPLY EDISON COATINGS ELASTOWALL 351 COATING WITH COLOR TO MATCH EXISTING COLORS
 - 1.6.1. FRONT FACADE: DARK GRAY (MATCH EXISTING)
 - 1.6.2. WEST FACADE: LIGHT GREY (MATCH EXISTING)
 - 1.7. CORNICE: STRIP AND REPAINT, COLOR WHITE
 - 1.8. WINDOW SILLS: STRIP AND REPAINT EXG. STONE SILLS, COLOR WHITE
 - 1.9. ENTRY DOOR: NEW DOOR COLOR FARROW & BALL #76 (FOLLY GREEN)
2. EAST FACADE:
 - 2.1. REMOVE METAL PANELS.
 - 2.2. APPLY TRADITIONAL 3 COAT STUCCO ON GALVANIZED LATH APPLIED TO EXISTING T&G. (SCRATCH, BROWN AND TINTED TOP COAT).
 - FINISH COLOR EAST FACADE: LIGHT GREY (MATCH EXG. WEST FACADE)
3. BULKHEAD:
 - 3.1. APPLY EXTERIOR SHEATHING TO NEW STUDS.
 - 3.2. APPLY STANDING SEAM METAL PANELS BY VMZINC
 - FINISH COLOR: QUARTZ-ZINC (MID. GRAY)
4. REAR FACADE:
 - 4.1. EXISTING BRICK TO REMAIN. PATCHED BRICK TO MATCH EXISTING. CLEAN / REPOINT.



1 ELEVATION: EXISTING/DEMO FRONT FACADE
1/4" = 1'-0"

2 ELEVATION: PROPOSED FRONT FACADE
1/4" = 1'-0"



PHOTO EXISTING FACADE 32 JANE ST.
N.T.S.



PHOTO 32 JANE ST. ENTRY
N.T.S.

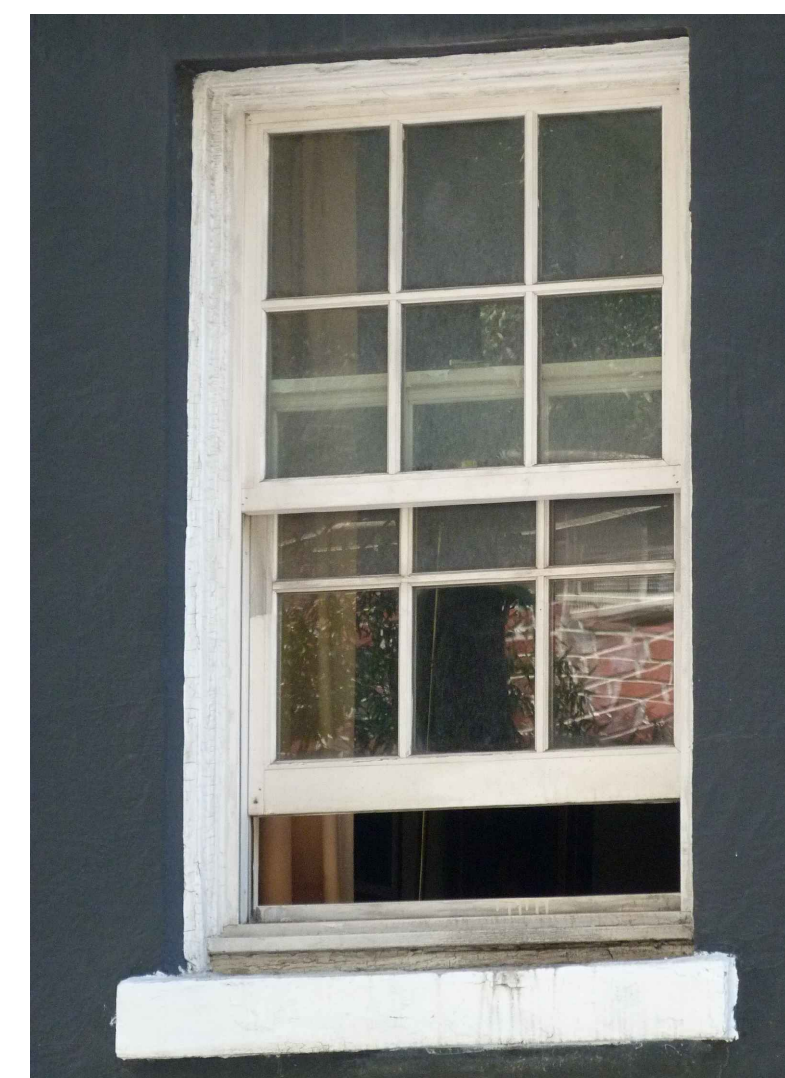


PHOTO 32 JANE ST. TYPICAL WINDOW
N.T.S.

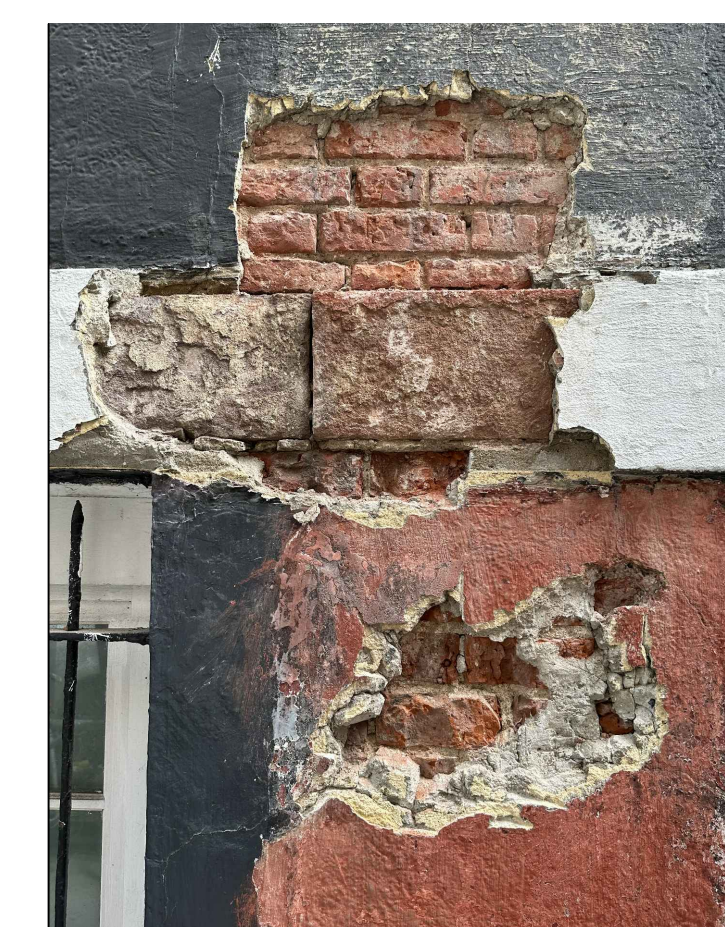


PHOTO 32 JANE ST. PROBE DETAIL
N.T.S.

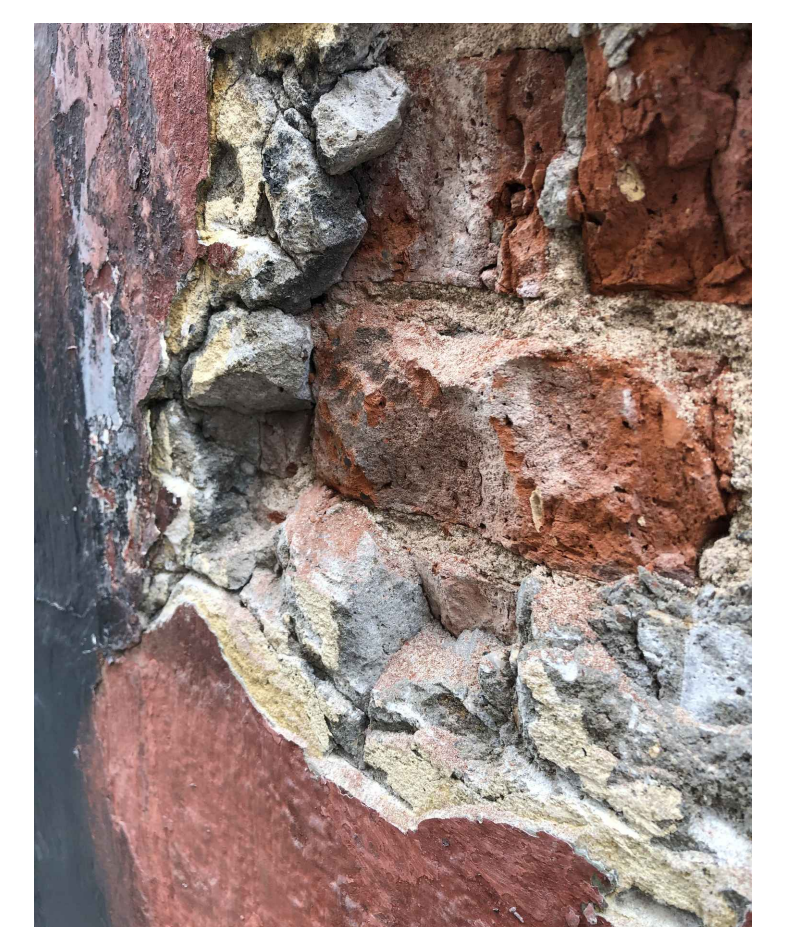
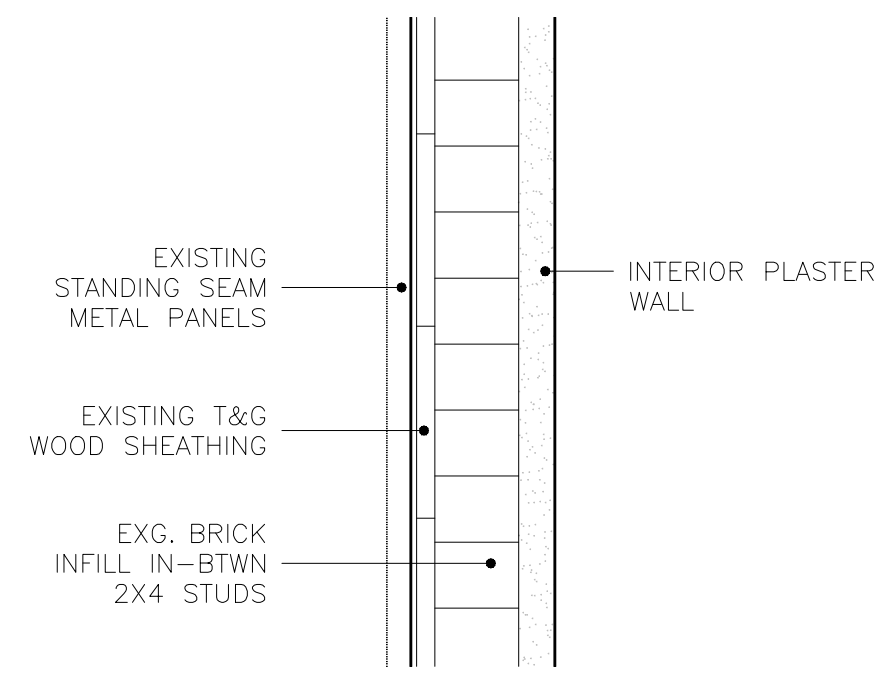


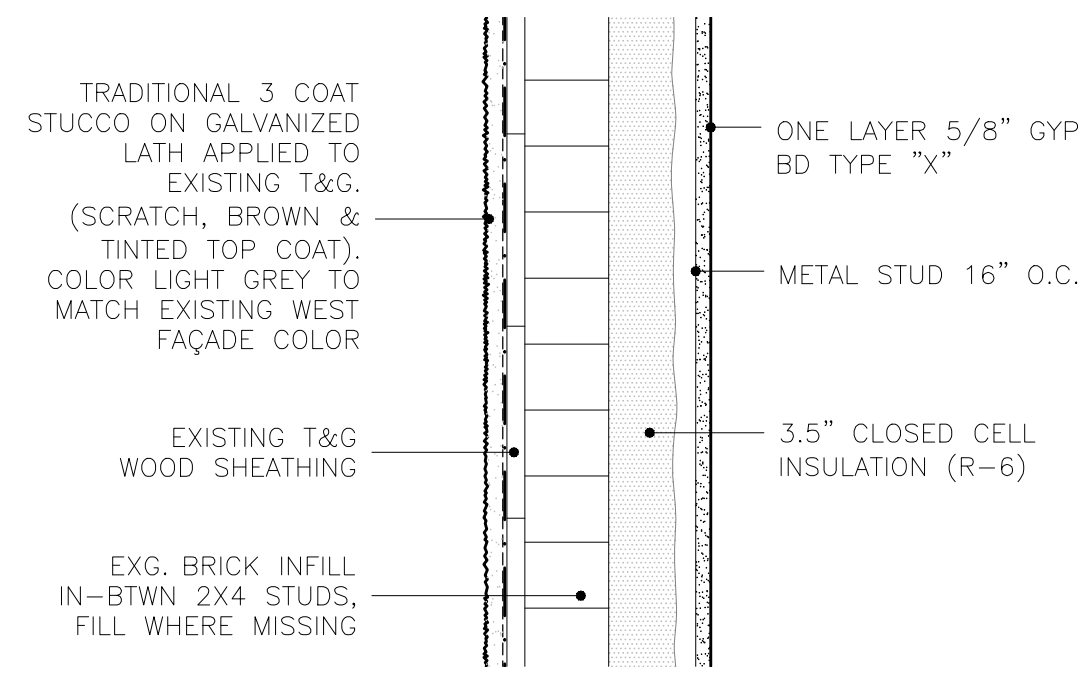
PHOTO 32 JANE ST. PROBE DETAIL
N.T.S.

32 JANE STREET, NEW YORK, NY. 10014 | 08.31.23 | P-0.5

MICHAEL SCHMITT ARCHITECT PC.
30 VESEY ST. PH. NEW YORK, NY. 10007
212.477.1322 www.studiomsa.com



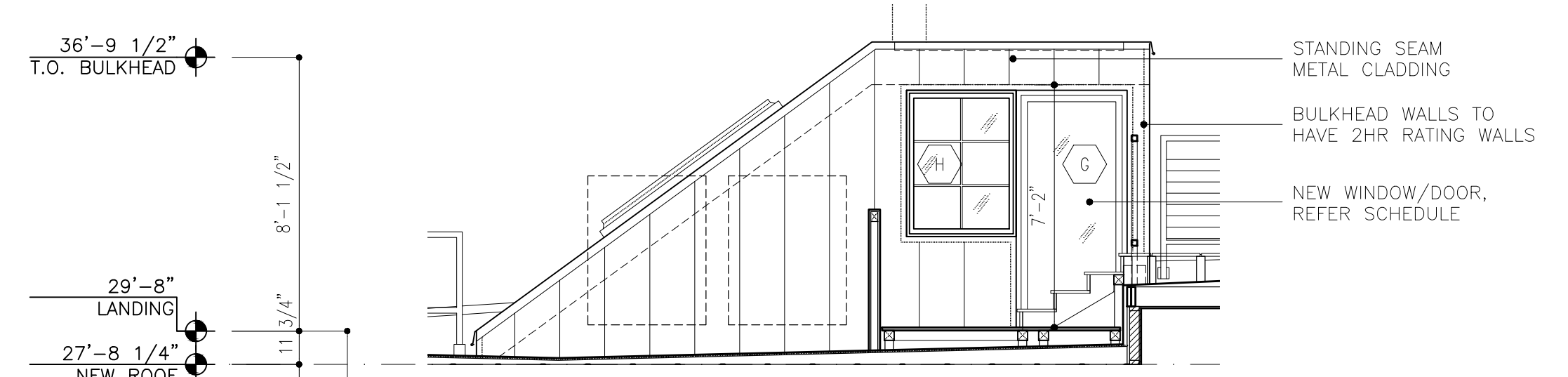
3 EXISTING: WALL
1 1/2" = 1'-0"



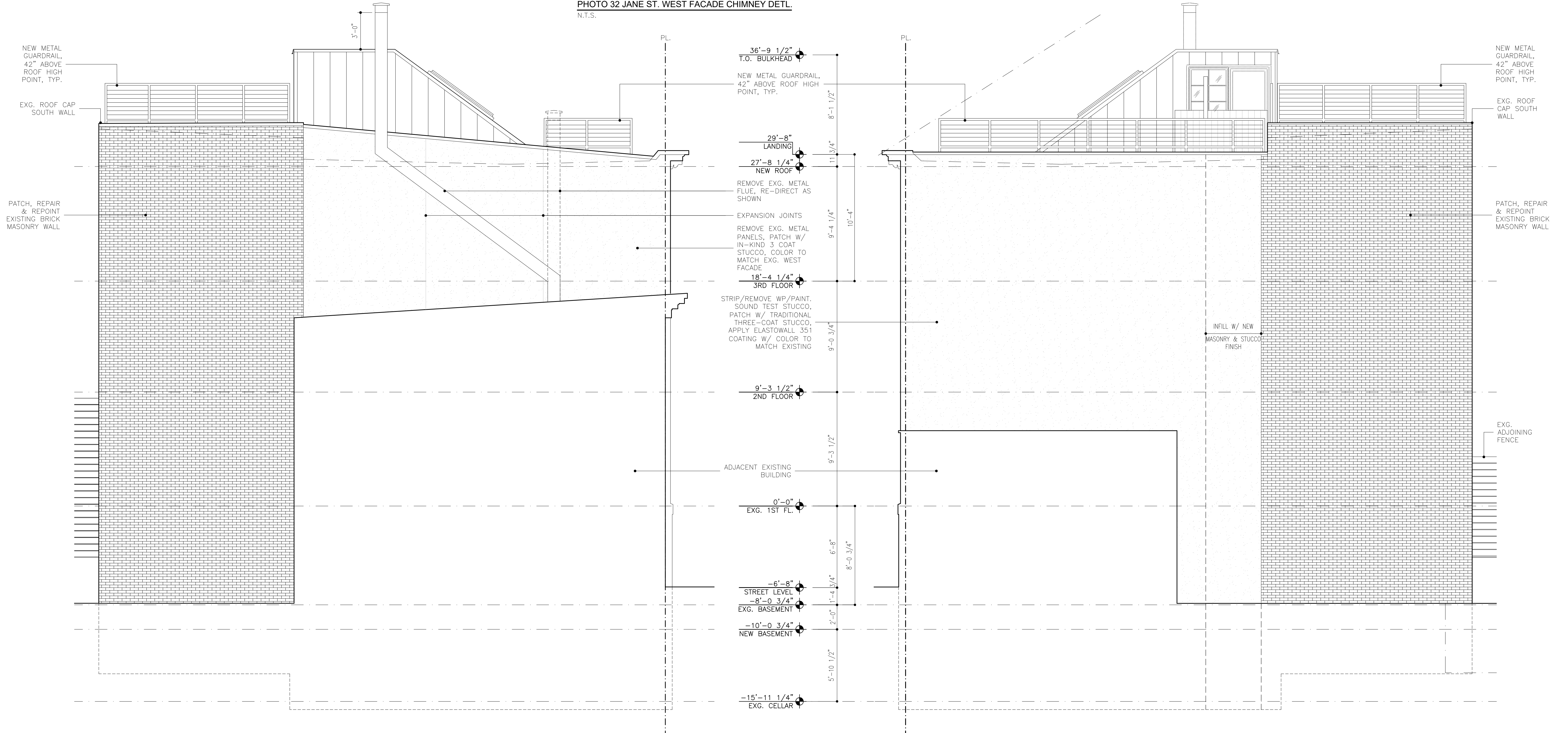
4 PROPOSED: WALL
1 1/2" = 1'-0"



PHOTO 32 JANE ST. WEST FACADE CHIMNEY DETL.
N.T.S.



3 ELEVATION: PROPOSED BULKHEAD FACADE
1/4" = 1'-0"



1 ELEVATION: PROPOSED EAST FACADE
1/4" = 1'-0"

2 ELEVATION: PROPOSED WEST FACADE
1/4" = 1'-0"



EAST VIEW V2



SOUTH VIEW V3



WEST VIEW V4



STREET WEST VIEW V5

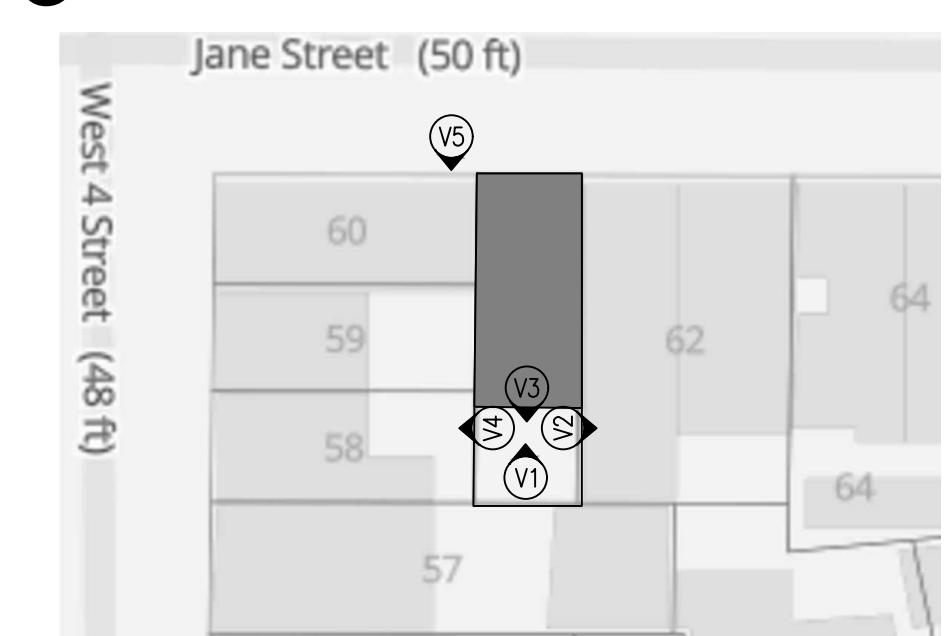


1 ELEVATION: EXISTING/DEMO REAR FACADE
1/4" = 1'-0"

2 ELEVATION: PROPOSED REAR FACADE
1/4" = 1'-0"



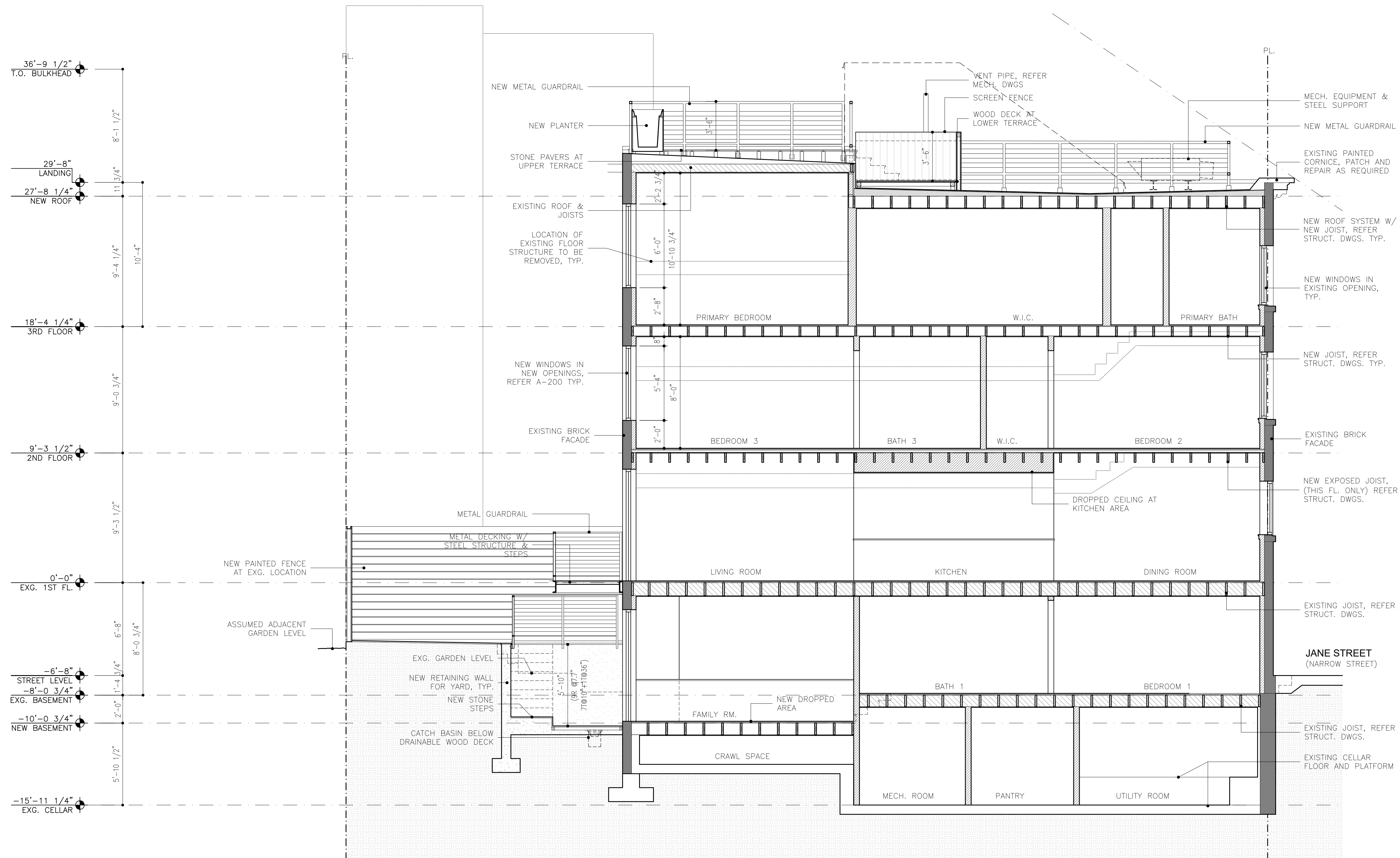
3 PHOTO: EXISTING REAR FACADE
N.T.S.



4 KEY PLAN
N.T.S.

SYMBOLS

EXISTING FLOOR STRUCTURE TO REMAIN



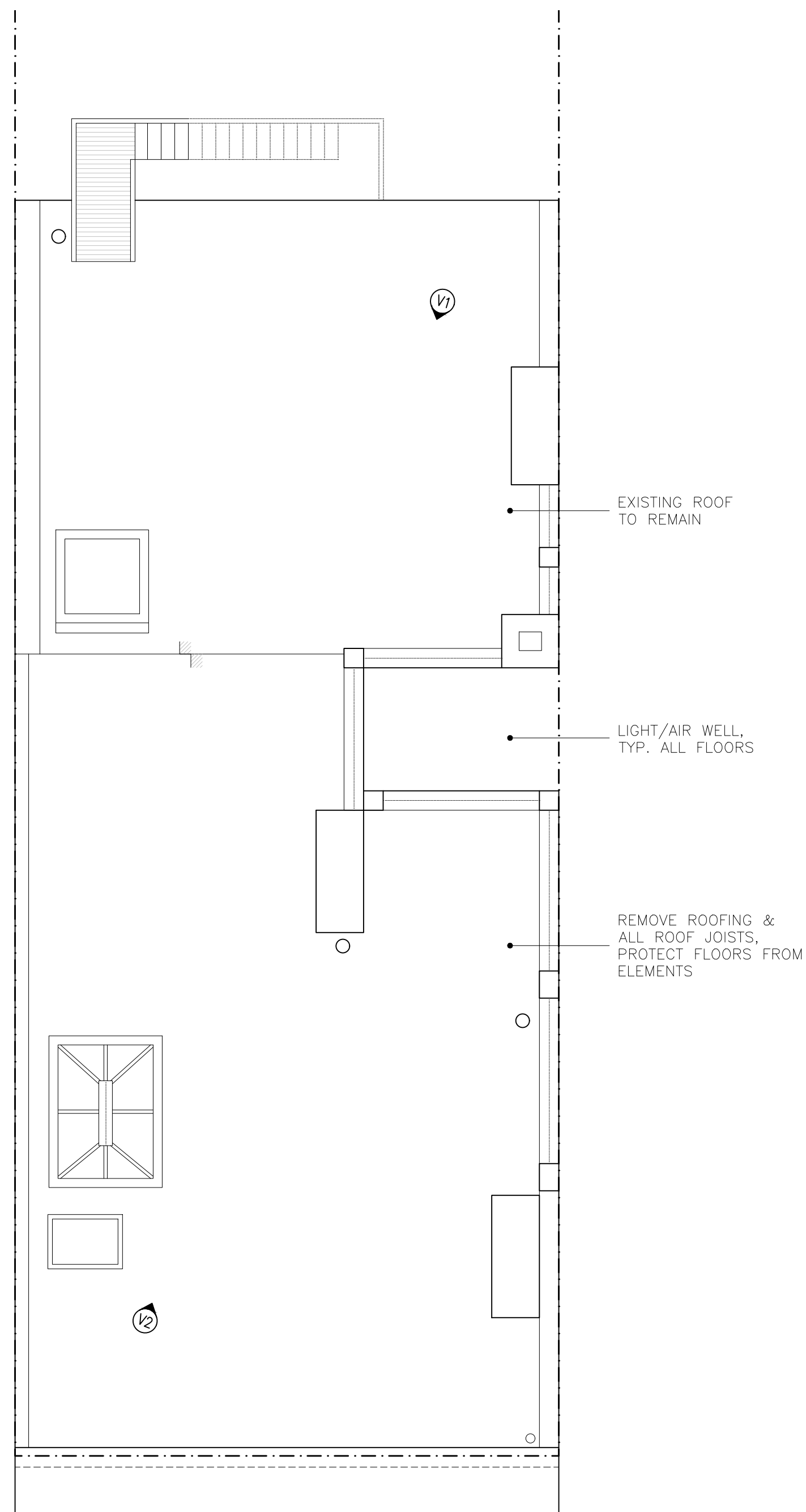
1 SECTION: NORTH - SOUTH 'B' (LOOKING WEST)
1/4" = 1'-0"



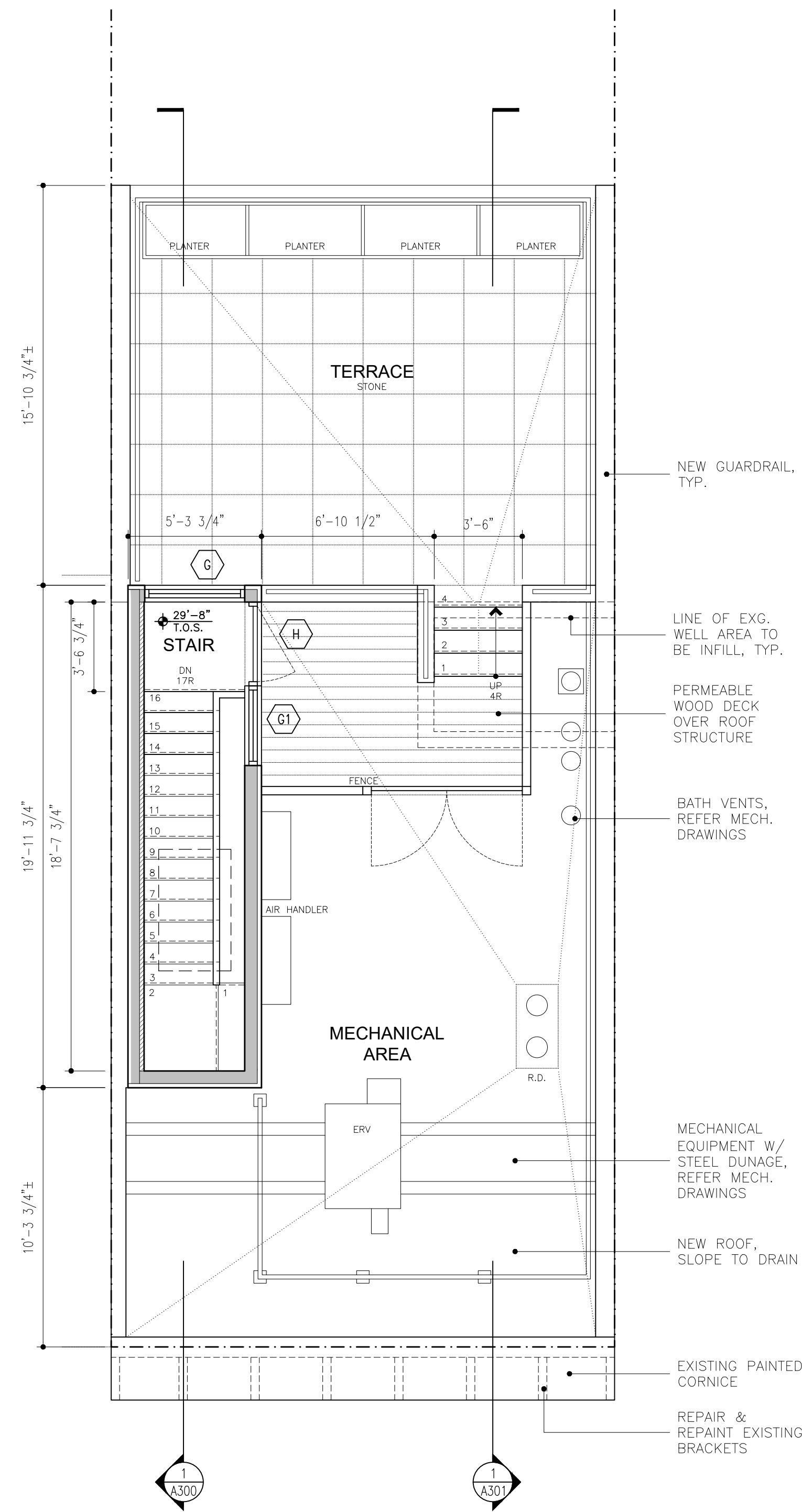
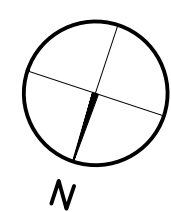
SOUTH VIEW V2



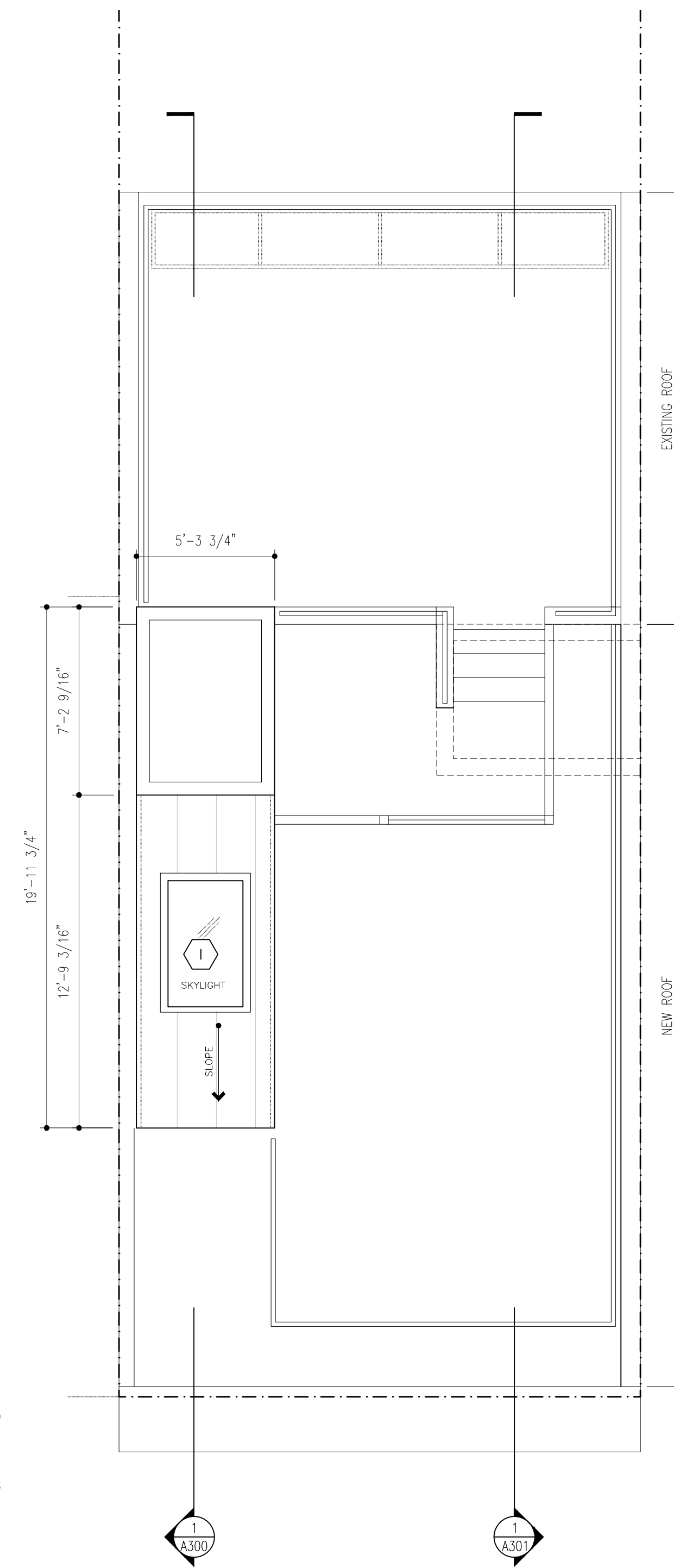
NORTH VIEW V1



1 PLAN: EXISTING ROOF
1/4" = 1'-0"



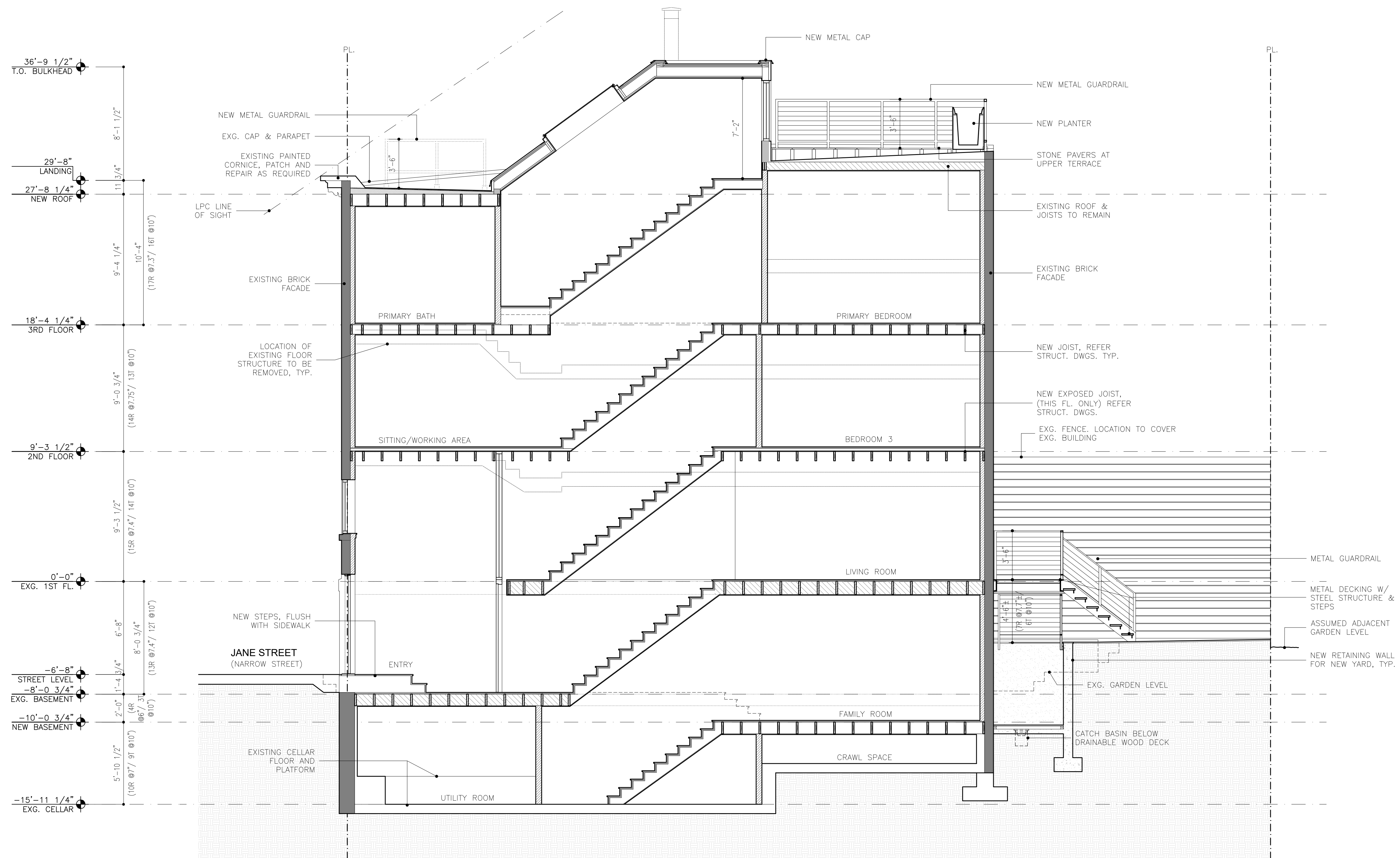
2 PLAN: CONSTRUCTION ROOF
1/4" = 1'-0"



3 PLAN: CONSTRUCTION BULKHEAD ROOF
1/4" = 1'-0"

SYMBOLS

EXISTING FLOOR STRUCTURE TO REMAIN



1 SECTION: NORTH - SOUTH 'A' (LOOKING EAST)
1/4" = 1'-0"

APPENDIX

2014 CONSTRUCTION CODE

USE GROUP: R-3

CONSTRUCTION TYPE: IIIA

TABLE 503 MAXIMUM BUILDING HEIGHT: 55'-0"
>37.79' (EXISTING/PROPOSED BUILDING HEIGHT)

MAXIMUM SQUARE FOOTAGE PERMITTED = 14,700
SQUARE FOOTAGE PROPOSED 3,649 < 14,700

MAXIMUM STORIES PERMITTED = 6 STORIES
EXISTING (BASEMENT & 4 STORIES) = 5 STORIES
PROPOSED (BASEMENT = 3 STORIES) = 4 STORIES
4 STORIES < 6 STORIES

504.3 ROOFTOP STRUCTURES:
ROOFTOP STRUCTURES INCLUDING BUT NOT LIMITED TO ROOF TANKS AND THEIR SUPPORTS, VENTILATING, AIR CONDITIONING, COMBINED HEAT AND POWER SYSTEMS AND SIMILAR BUILDING SERVICE EQUIPMENT, BULKHEADS, PENTHOUSES, GREENHOUSES, CHIMNEYS, AND PARAPET WALLS 4 FEET OR LESS IN HEIGHT SHALL NOT BE INCLUDED IN THE BUILDING HEIGHT OF THE BUILDING OR CONSIDERED AN ADDITIONAL STORY UNLESS THE AGGREGATE AREA OF ALL SUCH STRUCTURES, EXCLUSIVE OF ANY SOLAR THERMAL AND SOLAR (PHOTOVOLTAIC) COLLECTORS AND/OR PANELS AND THEIR SUPPORTING EQUIPMENT, EXCEEDS 33 1/3 PERCENT OF THE AREA OF THE ROOF OF THE BUILDING UPON WHICH THEY ARE ERRECTED. ROOFTOP STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 1509

PROPOSED ROOF AREA = 932 SF
PROPOSED BULKHEAD AREA = 153 SF
BULKHEAD IS 16.42% OF ROOF AREA
BULKHEAD IS < 33 1/3 OF ROOF AREA
BULKHEAD IS NOT A STORY

TABLE 601:
CONSTRUCTION CLASSIFICATION: TYPE III-A

-STRUCTURAL FRAMING: 1 HR
-BEARING WALLS EXTERIOR: 2 HR
-BEARING WALLS INTERIOR: 1 HR
(NON BEARING WALLS & PARTITIONS EXTERIOR; SEE TABLE 602)

-NON BEARING WALLS & PARTITIONS INTERIOR: 0 HR
-FLOOR CONSTRUCTION: 1 HR
-ROOF CONSTRUCTION: 1 HR

TABLE 602 NON BEARING WALLS & PARTITIONS EXTERIOR 1HR UNLESS SEPARATION IS < 30'

602.3 TYPE III CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS AND THE INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED BY THIS CODE. FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. EXCEPTIONS: DO NOT APPLY

EXISTING / PROPOSED EXTERIOR WALLS ARE MASONRY & INTERIOR MATERIALS ARE OF ANY MATERIAL PERMITTED.

705.11.1 PARAPET CONSTRUCTION: PARAPETS SHALL HAVE THE SAME FIRE RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES INCLUDING COUNTER FLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL NOT BE LESS THAN 30 INCHES ABOVE THE POINT WHERE THE ROOF SURFACE AND THE WALL INTERSECT, WHERE THE ROOF SLOPES TOWARD A PARAPET AT A SLOPE GREATER THAN TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (16.7 PERCENT SLOPE), THE PARAPET SHALL EXTEND TO THE SAME HEIGHT AS ANY PORTION OF THE ROOF WITHIN A FIRE SEPARATION DISTANCE WHERE PROTECTION OF WALL OPENINGS IS REQUIRED, BUT IN NO CASE SHALL THE HEIGHT BE LESS THAN 30 INCHES. COMPLIES

708.2 SHAFT ENCLOSURES REQUIRED
OPENINGS THROUGH A FLOOR/CEILING ASSEMBLY SHALL BE PROTECTED BY SHAFT ENCLOSURE COMPLYING WITH THIS SECTION.
EXCEPTIONS
16. WHERE PERMITTED BY OTHER SECTIONS OF THIS CODE.

PERMITTED BY SECTIONS 1022.1.3 STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R-1, R-2 OR R-3 OCCUPANCIES ARE NOT REQUIRED TO BE ENCLOSED.
COMPLIES.

708.4 FIRE-RESISTANCE RATING
SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE PENETRATING THREE STORIES OR MORE AND NOT LESS THAN 1 HOUR WHERE PENETRATING FEWER THAN THREE STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS OR CELLARS, BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS. SHAFT ENCLOSURES SHALL MEET THE REQUIREMENTS OF SECTION 703.2.

903.2.8 FIRE PROTECTION SYSTEMS SECTION BUILDING WILL BE FULLY SPRINKLED = COMPLIES.

1004.1.1 OCCUPANT LOAD TABLE MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT: 200 GROSS 932 SF (TYP. FLOOR PLATE) / 200 = 5 OCCUPANTS

1009.1 STAIRWAY WIDTH EXCEPTION #1: A WIDTH OF NOT LESS THAN 36" SHALL BE PERMITTED IN:
1.1 A STAIRWAY THAT SERVES AN OCCUPANT LOAD OF 50 OR LESS CUMULATIVE FOR ALL STORIES. COMPLIES. STAIRWAY PROVIDED IS 36" WIDE

1009.2 STAIRWAY HEADROOM EXCEPTION #1: IN GROUP R-2 AND GROUP R-3 OCCUPANCIES STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES. COMPLIES.

1009.4.2 STAIR TREADS AND RISERS EXCEPTION #6: IN GROUP R-3 OCCUPANCIES THE SUM OF TWO RISERS PLUS ONE TREAD EXCLUSIVE OF THE NOSING SHALL NOT BE LESS THAN 24" NOR MORE THAN 25.5". THE MAXIMUM RISER HEIGHT SHALL BE 8.25" AND THE MINIMUM TREAD DEPTH SHALL BE 9" PLUS NOSING. TREADS MAY BE UNDERCUT A DISTANCE EQUAL TO THE NOSING. A 1.25" NOSING SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11". THE GREATEST RISER HEIGHT, TREAD, DEPTH, AND NOSING PROJECTION, WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

1009.4.5 PROFILE EXCEPTION #3: IN GROUP R-3 OCCUPANCIES THE FOLLOWING SHALL APPLY: THE RADIUS CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GRATER THEN 9/16" INCH. SOLID RISERS ARE NOT REQUIRED PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF THE SPHERE WITH A DIAMETER OF 4". HOWEVER, THE OPENING BETWEEN TREADS IS NOT LIMITED ON STAIRWAYS WITH A TOTAL RISE OF 30" OR LESS.

1009.5 STAIRWAY LANDINGS: ...THE WIDTH OF THE LANDING SHALL NOT BE LESS WIDTH THAN THE WIDTH OF THE STAIRWAYS THEY SERVE. EVERY LANDING SHALL HAVE A MINIMUM DIMENSIONS MEASURES IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY.

1009.7 VERTICAL RISE: A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12'-0" BETWEEN FLOOR LEVELS OR LANDINGS.

1009.12 HANDRAILS EXCEPTION #2: STAIRWAYS WITHIN DWELLING UNITS, SPIRAL STAIRWAYS AND AISLE STAIRS SERVING SEATING ONLY ON ONE SIDE ARE PERMITTED

TO HAVE A HANDRAIL ON ONE SIDE ONLY.

1012.2 HEIGHT: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38". HANDRAIL PROVIDED IS 36" ABOVE NOSING. COMPLIES.

1011.12 STAIRWAY TO ROOF AND ROOF ACCESS
IN BUILDINGS FOUR OR MORE STORIES OR MORE THAN 40 FEET IN HEIGHT ABOVE GRADE, ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE THROUGH A STAIRWAY BULKHEAD COMPLYING WITH SECTION 1510.2. UNLESS THE ROOF HAS A SLOPE STEEPER THAN 20 DEGREES. ACCESS TO SETBACK ROOF AREAS MAY BE THROUGH A DOOR OR WINDOW OPENING TO THE ROOF. STAIRWAY TERMINATING AT THE LEVEL OF A SETBACK SHALL PROVIDE ACCESS TO THE SETBACK ROOF AREAS, EXCEPT WHERE THE SETBACK IS LESS THAN 4 FEET IN WIDTH AND 10 FEET IN LENGTH, MEASURED FROM THE INSIDE OF THE PARAPET WALL.

BUILDING IS 4 STORIES & STAIRWAY EXTENDS TO ROOF IN NEW STAIR BULKHEAD.

1012.8 PROJECTIONS: ON RAMPS, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36" MINIMUM. PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS AND RAMPS AT EACH HANDRAIL SHALL NOT EXCEED 4.5" AT OR BELOW THE HANDRAIL HEIGHT. PROJECTIONS INTO THE REQUIRED WIDTH SHALL NOT BE LIMITED ABOVE THE MINIMUM HEADROOM HEIGHT REQUIRED IN SECTION 1009.2. COMPLIES.

1014.3 COMMON PATH OF EGRESS TRAVEL: COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75'-0".

BUILDING IS 66' DEEP. ALL PATHS ARE < 75'.

TABLE 1015.1 SPACES W/ ONE EXIT OR EXIT ACCESS DOORWAY:
OCCUPANCY R = MAXIMUM OCCUPANT LOAD OF 20

PROPOSED OCCUPANT LOAD PER STORY IS 5

1016.1 EXIT ACCESS TRAVEL DISTANCE TABLE W/ SPRINKLER SYSTEM: 200' = COMPLIES

1021.2 SINGLE EXIT: BUILDINGS OF GROUP R-3 OCCUPANCY.

1022.1 ENCLOSURES REQUIRED (STAIRS): EXCEPTION #3 STAIRWAYS SERVING AND CONTAINED WITH A SINGLE RESIDENTIAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R-1, R-2 OR R-3 OCCUPANCIES ARE NOT REQUIRED TO BE ENCLOSED.

1509.8 PROTECTIVE GUARDS: BUILDINGS GREATER THAN 22' IN HEIGHT WITH ROOF SLOPES LESS THAN 2.4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (20-PERCENT SLOPE) SHALL BE PROVIDED WITH A PARAPET, RAILING, FENCE, OR COMBINATION THEREOF, NOT LESS THAN 42" IN HEIGHT. RAILINGS OR FENCES MAY BE LOCATED INWARD FROM THE FACE OF THE EXTERIOR WALL A DISTANCE NOT EXCEEDING 6 FEET. RAILINGS OR FENCES SHALL BE OF NON-COMBUSTIBLE MATERIALS, EXCEPT ON BUILDING OF TYPE V CONSTRUCTION. RAILINGS SHALL BE CONSTRUCTED TO COMPLY WITH THE REQUIREMENTS OF SECTIONS 1012 AND 1607.7. COMPLIES.

2405 SLOPED GLAZING & SKYLIGHTS.
2505.3.4 SCREENS SHALL NOT BE REQUIRED WITHIN INDIVIDUAL DWELLING UNITS IN R-2 AND R-3 WHERE FULLY TEMPERED GLASS IS USED...AS BOTH PANES IN AN INSULATING GLASS UNIT AND THE FOLLOWING CONDITIONS ARE MET:
4.1 EACH PANE OF THE GLASS IS 16 SQUARE FEET OR LESS.
4.2 THE HIGHEST POINT OF THE GLASS IS 12 FEET OR LESS ABOVE ANY WALKING SURFACE OR OTHER ACCESSIBLE AREA.
4.3 THE GLASS THICKNESS IS 3/8" INCH OR LESS.

3306 DEMOLITION:
3306.3.1 PERMIT HOLDER SHALL NOTIFY THE DEPARTMENT OF BUILDINGS VIA PHONE OR ELECTRONICALLY AT LEAST 24 BUT NOT MORE THAN 48 HOURS PRIOR TO THE COMMENCEMENT OF DEMOLITION WORK.

3306.3.2 NOTIFICATION WILL BE GIVEN TO ADJOINING PROPERTY OWNERS OF UPCOMING DEMOLITION OPERATIONS IN WRITING NOT LESS THAN 10 DAYS BEFORE HE SCHEDULED START OF DEMOLITION.

GENERAL 1201.1
THE PROVISIONS OF THIS CHAPTER SHALL GOVERN VENTILATION, TEMPERATURE CONTROL, LIGHTING, YARDS AND COURTS, SOUND TRANSMISSION, ROOM DIMENSIONS, SURROUNDING MATERIALS AND RODENT PROOFING ASSOCIATED WITH THE INTERIOR SPACES OF BUILDINGS.

TECHNICAL POLICY & PROCEDURE NOTICE #4/03 DECEMBER 17 2003

AN OPEN PORCH, VERANDA, PORTICO, TERRACE OR DECK SHALL BE CONSIDERED ACCEPTABLE FOR PROJECTION INTO A REQUIRED YARD IF THE FOLLOWING IS PROVIDED:

- THERE SHALL BE NO USEABLE BUILDING OR STORAGE SPACE UNDERNEATH.
- PROJECTION DOES NOT EXCEED EIGHT FEET BEYOND THE FACE OF THE BUILDING, EXCEPT THAT STEPS LEADING FROM A PORCH OR DECK MAY BE LOCATED BEYOND THIS UNIT.

DECKS MADE OF NONCOMBUSTIBLE MATERIAL(S) CAN BE LESS THAN THREE FEET FROM ANY PROPERTY LINE.

REAR YARD DECK IS LESS THAN 8' & MADE OF NON-COMBUSTIBLE MATERIAL.
COMPLIES

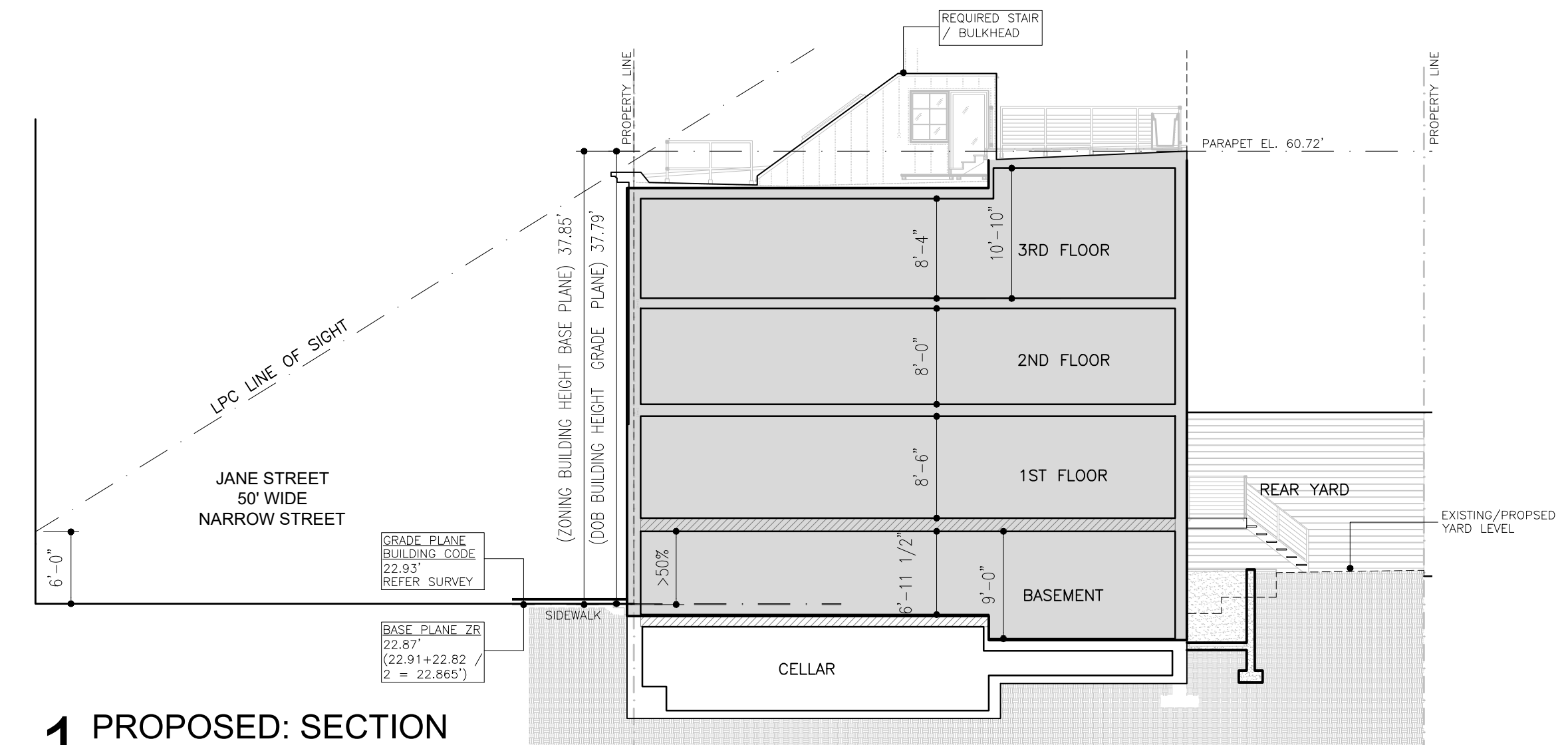
DEFINITIONS
ALTERATION: ANY CONSTRUCTION, ADDITION, CHANGE OF USE OR OCCUPANCY, OR RENOVATION TO A BUILDING OR STRUCTURE IN EXISTENCE. SEE SECTION 28-101.5 OF THE ADMINISTRATIVE CODE.

BASEMENT: A STORY PARTLY BELOW THE GRADE PLANE AND HAVING LESS THAN ONE-HALF ITS CLEAR HEIGHT (MEASURED FROM FINISHED FLOOR TO FINISHED CEILING) BELOW THE GRADE PLANE (SEE "STORY" IN SECTION 202 AND "STORY ABOVE GRADE PLANE" IN THIS SECTION). A BASEMENT SHALL BE CONSIDERED A STORY ABOVE GRADE PLANE.

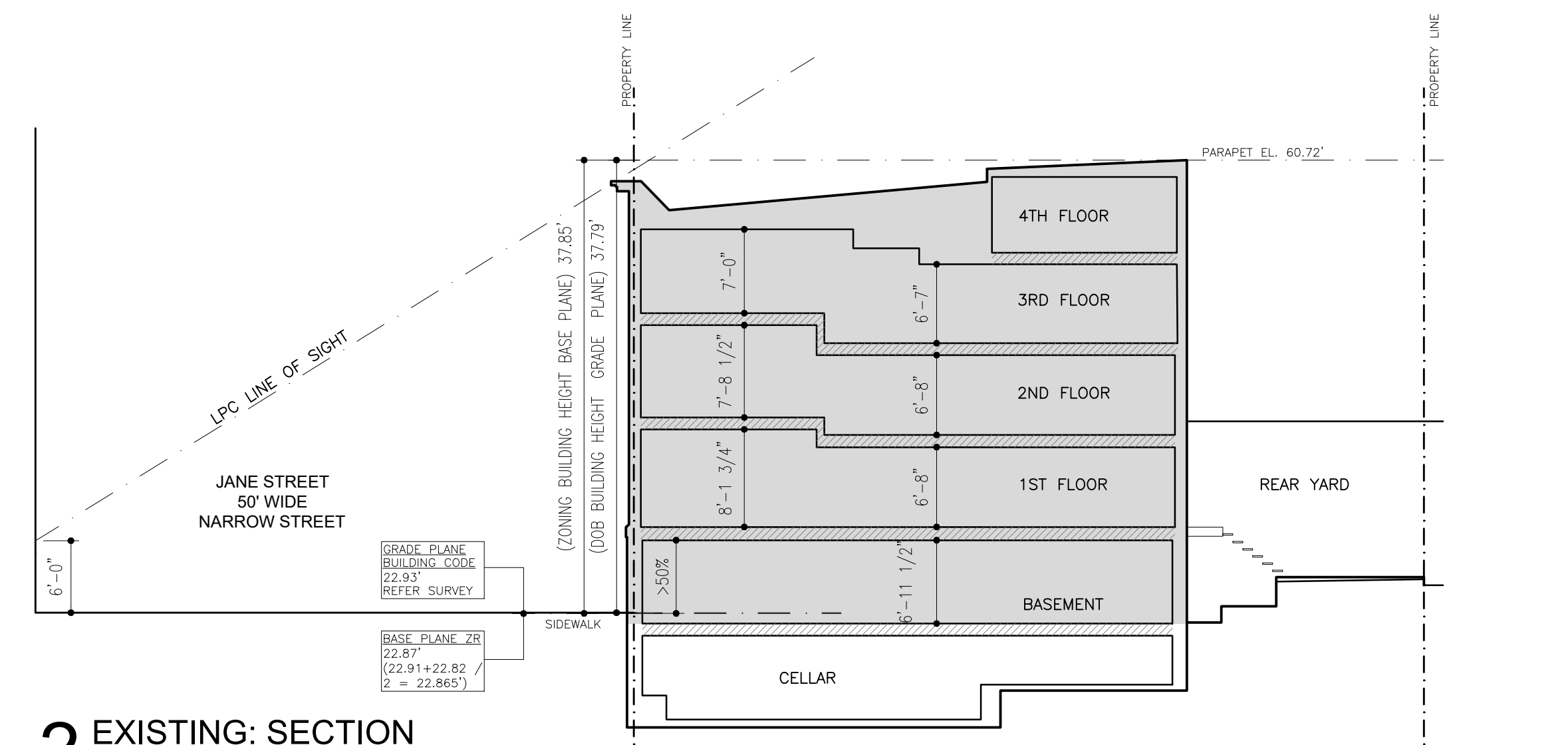
CELLAR: THAT PORTION OF A BUILDING THAT IS PARTLY OR WHOLLY UNDERGROUND, AND HAVING ONE-HALF OR MORE OF ITS CLEAR HEIGHT (MEASURED FROM FINISHED FLOOR TO FINISHED CEILING) BELOW THE GRADE PLANE. CELLARS SHALL NOT BE COUNTED AS STORIES IN MEASURING THE HEIGHT OF THE BUILDINGS.

GRADE PLANE: A REFERENCE PLANE REPRESENTING THE LEVEL OF THE CURB AS ESTABLISHED BY THE CITY ENGINEER IN THE BOROUGH PRESIDENT'S OFFICE, MEASURED AT THE CENTER OF THE FRONT OF A BUILDING. WHERE A BUILDING FACES ON MORE THAN ONE STREET, THE GRADE PLANE SHALL BE THE AVERAGE OF THE LEVELS OF THE CURBS AT THE CENTER OF EACH FRONT.

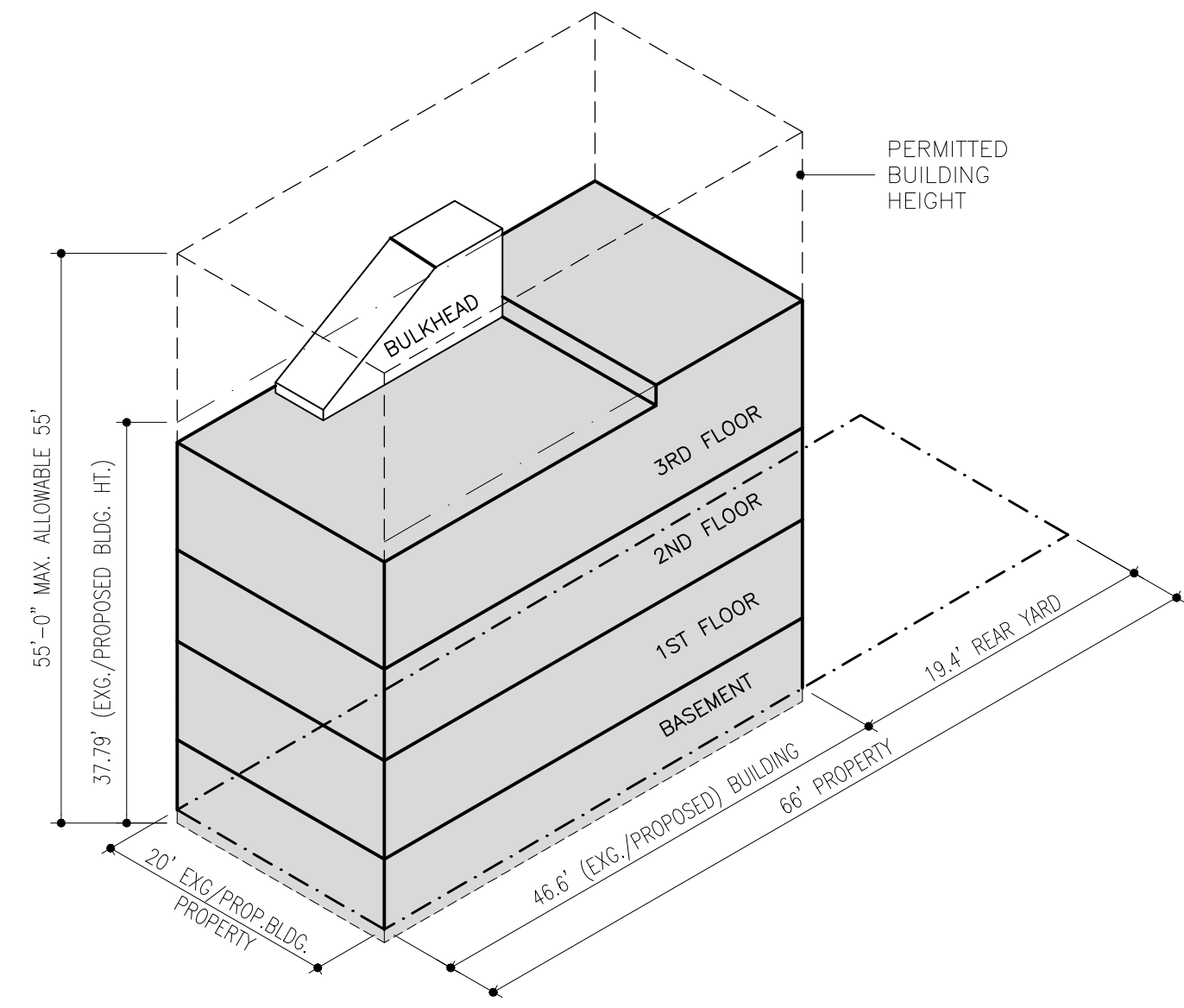
STORY: THAT PORTION OF A BUILDING INCLUDED BETWEEN THE UPPER SURFACE OF A FLOOR AND THE UPPER SURFACE OF THE FLOOR OR ROOF NEXT ABOVE (ALSO SEE "BASEMENT" AND "MEZZANINE"). IT IS MEASURED AS THE VERTICAL DISTANCE FROM TOP TO TOP OF TWO SUCCESSIVE TIERS OF BEAMS OR FINISHED FLOOR SURFACES AND, FOR THE TOPMOST STORY, FROM THE TOP OF THE FLOOR FINISH TO THE TOP OF THE CEILING JOISTS OR, WHERE THERE IS NOT A CEILING, TO THE TOP OF THE ROOF RAFTERS



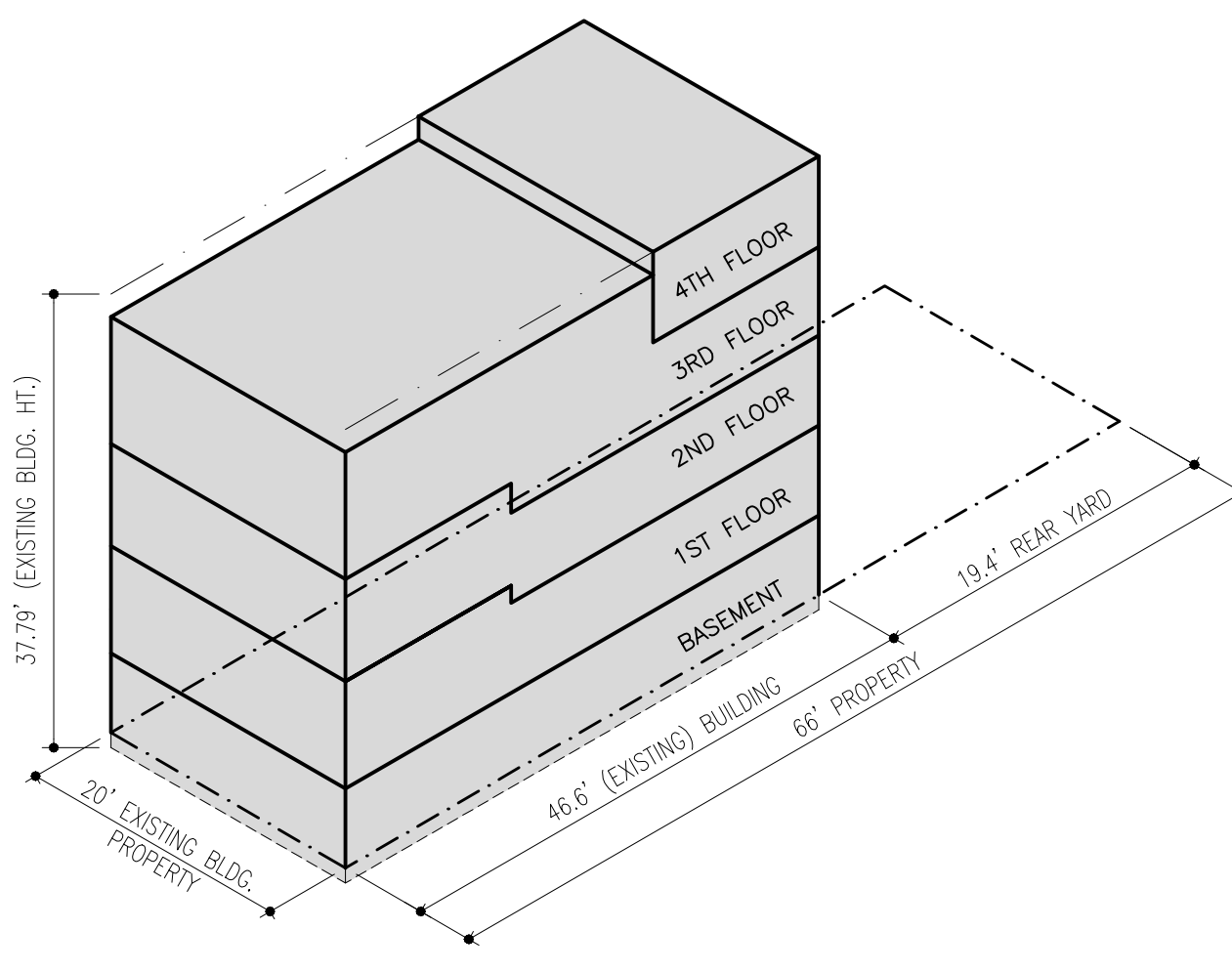
1 PROPOSED: SECTION
3/32" = 1'-0"



2 EXISTING: SECTION
3/32" = 1'-0"



3 PROPOSED: AXONOMETRIC
1/16" = 1'-0"



4 EXISTING: AXONOMETRIC
1/16" = 1'-0"

ZONING FLOOR AREA TABLE

LOCATION	EXISTING			PROPOSED			COMMENTS
	GROSS SF	DEDUCTION	ZONING SF	GROSS SF	DEDUCTION	ZONING SF	
BULKHEAD/ROOF	0	0	0	106 (RES)	106	0	NOT DEFINED AS "FLOOR AREA"
4TH FLOOR	338 (RES)	0	338 (RES)	0	0	0	
3RD FLOOR	900 (RES)	0	900 (RES)	932 (RES)	0	932 (RES)	
2ND FLOOR	900 (RES)	0	900 (RES)	932 (RES)	0	932 (RES)	
1ST FLOOR	900 (RES)	0	900 (RES)	849 (RES)	0	849 (RES)	
BASEMENT	138 (RES)	0	138 (RES)	936 (RES)	0	936 (RES)	
CELLAR	480 (UTIL)	936	0	936 (UTIL)	936	0	NOT DEFINED AS "FLOOR AREA"
TOTALS	4,701	936	3,765 *	4,691	1,042	3,696 *	

NOTE: * NO INCREASE IN ZONING FLOOR AREA PROPOSED

RECONSTRUCTION FLOOR AREA TABLE (54-41)

LOCATION	EXISTING FLOOR AREA	EXISTING FLOOR AREA TO REMAIN	RECON-STRUCTED FLOOR AREA	TOTAL PROPOSED FLOOR AREA
4TH FLOOR	338	0	0	0
3RD FLOOR	900	0	932	932
2ND FLOOR	900	0	932	932
1ST FLOOR	900	817	32	849
BASEMENT	727	573	363	936
CELLAR	936	936	0	936
TOTALS	4,701	2,326	2,365	4,691

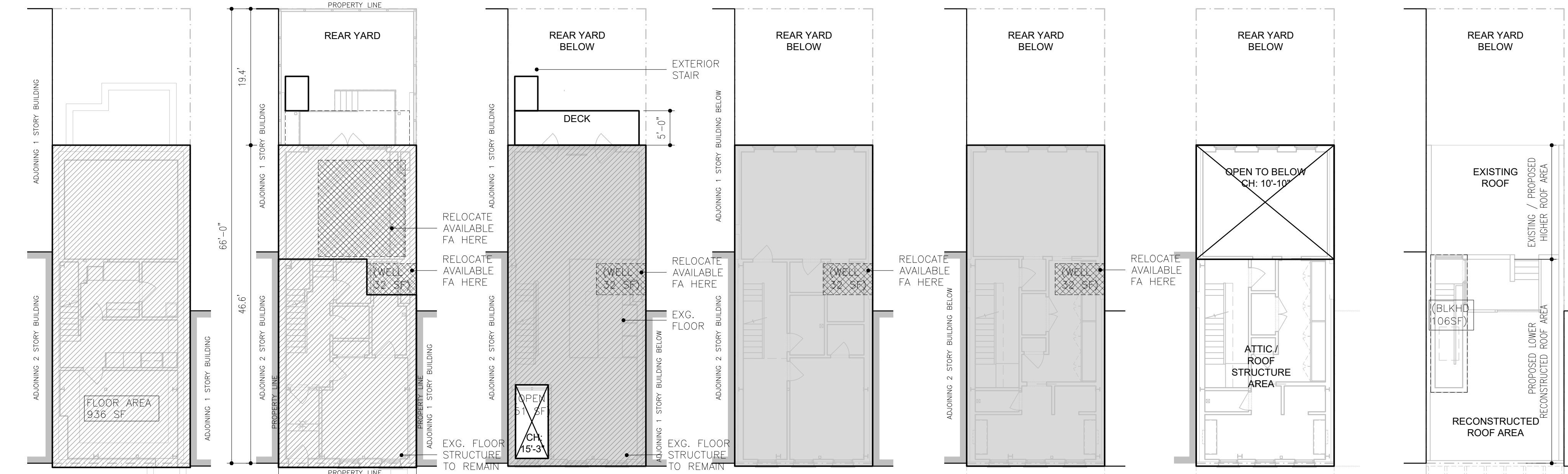
NOTE: 2,365 SF / 4,691 SF X 100 = 50% OF FLOOR AREA BEING RECONSTRUCTED

ZONING NOTES/ ANALYSIS

LOCATION: 32 JANE STREET, NEW YORK NY 10014 MANHATTAN
 BOROUGH: 615
 BLOCK: 61
 ZONING DISTRICT: R6 / C1-6
 MAP: 8b
 LANDMARK DISTRICT: GREENWICH VILLAGE HISTORIC DISTRICT
 LOT DIMENSION: 20' X 66'
 LOT AREA: 1,320 SF
 EXISTING BUILDING 20' X 46.6' (REFER SURVEY)
 JANE STREET IS 50 FEET WIDE THEREFOR A NARROW STREET
 LOT IS WITHIN 100 FEET OF CORNER (EAST PROPERTY LINE IS 55' FROM CORNER @ WEST 4TH STREET ALSO A NARROW STREET)
 22-10 R6 DISTRICT
 USE GROUPS PERMITTED 1, 2, 3, & 4
 USE PROPOSED USE GROUP 2 COMPLIES
 23-011 R6 R7 R8 R9 R10
 (c) IN THE DISTRICTS INDICATED WITHOUT A LETTER SUFFIX, THE OPTIONAL QUALITY HOUSING BULK REGULATIONS PERMITTED AS AN ALTERNATIVE
 23-153 FOR QUALITY HOUSING BUILDINGS R6 MAX LOT COVER FOR AND INTERIOR LOT: 60%
 23-156 R6 R7 R8 R9 R10
 (a) FOR SHALLOW INTERIOR ZONING LOTS THAT IS LESS THAN 90 FEET DEEP AT ANY POINT, THE MAX. LOT COVERAGE MAY BE INCREASED BY 1% FOR EVERY 5 FEET THE DEPTH OF SUCH LOT. LOT 1,320 SF, 66' DEEP.
 66' LOT / 5' = 13.2% + 60% (ALLOWED) = 73.2%
 73.2% OF 1,320SF = 966 SF LOT COVER PERMITTED
 PROPOSED LOT COVER IS 71%
 936 SF < 966 SF COMPLIES
 23-153 TABLE MAXIMUM FAR: 2.2
 LOT 1,320 SF X 2.2 = 2,904 SF PERMITTED
 EXISTING ZONING FLOOR AREA : 3,765SF
 PROPOSED ZONING FLOOR AREA : 3,696 SF
 NO INCREASE IN ZONING FLOOR AREA
 15-111 WHERE THE TOTAL FLOOR AREA ON THE ZONING LOT EXCEEDS THE MAXIMUM FLOOR AREA
 PERMITTED BY THE APPLICABLE DISTRICT REGULATIONS, SUCH EXCESS FLOOR AREA MAY BE CONVERTED IN ITS ENTIRETY TO RESIDENCES. COMPLIES
 23-541 WITHIN 100 FEET OF CORNERS
 NO REAR YARD REQUIRED
 19.4' REAR YARD EXISTING/PROPOSED COMPLIES
 23-641 FRONT SETBACKS:
 INITIAL SET BACK ON NARROW STREET 20'
 N/A BUILDING HEIGHT IS BELOW MAX. BASE HEIGHT
 23-662 MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATION R6 (ON NARROW ST. BEYOND 100' OF A WIDE ST.)
 MINIMUM BASE = 30'
 MAXIMUM BASE = 45'
 MAXIMUM BUILDING HEIGHT = 55'
 EXISTING/PROPOSED = 37.85'
 NO CHANGE IN BUILDING HEIGHT
 EXISTING/PROPOSED IS LESS THAN 55' COMPLIES
 FLOOR AREA: FLOOR IS THE SUM OF GROSS AREAS OF SEVERAL FLOORS OF THE BUILDING MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS.
 FLOOR AREA INCLUDES :
 -BASEMENT UNLESS SPECIFICALLY EXCLUDED.
 -ANY FLOOR SPACE USED FOR DWELLING PURPOSES NO MATTER WHERE LOCATED IN THE BUILDING UNLESS SPECIFICALLY EXCLUDED
 FLOOR AREA SHALL NOT INCLUDE:
 CELLAR EXCEPT WHERE SUCH SPACE IS USED FOR DWELLING PURPOSES (LOCATED IN CELLAR MECHANICAL, LAUNDRY, METER ROOM)
 BULKHEAD COMPLIES
 54-41 PERMITTED RECONSTRUCTION
 IF A NON-COMPLYING BUILDING IS DEMOLISHED TO THE EXTENT OF LESS THAN 75% OF ITS TOTAL FLOOR AREA, THE BUILDING MAY BE RECONSTRUCTED PROVIDED SUCH RECONSTRUCTION SHALL NOT CREATE A NEW NON-COMPLIANCE NOR INCREASE THE PRE-EXISTING DEGREE OF NON COMPLIANCE.
 NO MORE THAN 75% OF ITS TOTAL FLOOR AREA WILL BE RECONSTRUCTED.
 2,365 SF (50%) < 2,823 SF (75%) COMPLIES
 77-11 WHEN A ZONING LOT...IS DIVIDED BY A BOUNDARY BETWEEN DISTRICTS IN WHICH DIFFERENT USES ARE PERMITTED, THE USE REGULATIONS APPLICABLE TO THE DISTRICT IN WHICH MORE THAN 50% OF THE LOT AREA OF THE ZONING LOT IS LOCATED MAY APPLY TO THE ENTIRE ZONING LOT*
 C1-6 = 28% R-6=72% APPLICABLE DISTRICT FOR ENTIRE LOT = R-6
 PARKING
 25-261 FOR DEVELOPMENTS OR ENLARGEMENTS THE MAXIMUM NUMBER OF ACCESSORY OFF-STREET PARKING SPACES FOR WHICH REQUIREMENTS ARE WAIVED IS SET FORTH IN THE FOLLOWING TABLE: # SPACES 5 < 5 SPACES REQUIRED. WAIVED NO PARKING PROVIDED. COMPLIES

DIAGRAM KEY:

PROPOSED LOT COVER:
 73.2% ALLOWED=966 SF ALTERED BUILDING @ BASEMENT FLOOR= 936 SF
 936 / 1,350 = 69%
 PROPOSED LOT COVER 69% COMPLIES



AREA = 936 SF
 CELLAR/CRAWL SPACE
3 PROPOSED: AREA DIAGRAMS
 3/32" = 1'-0"

ZONING FLOOR AREA = 936 SF
 BASEMENT

ZONING FLOOR AREA = 881 SF
 1ST FLOOR

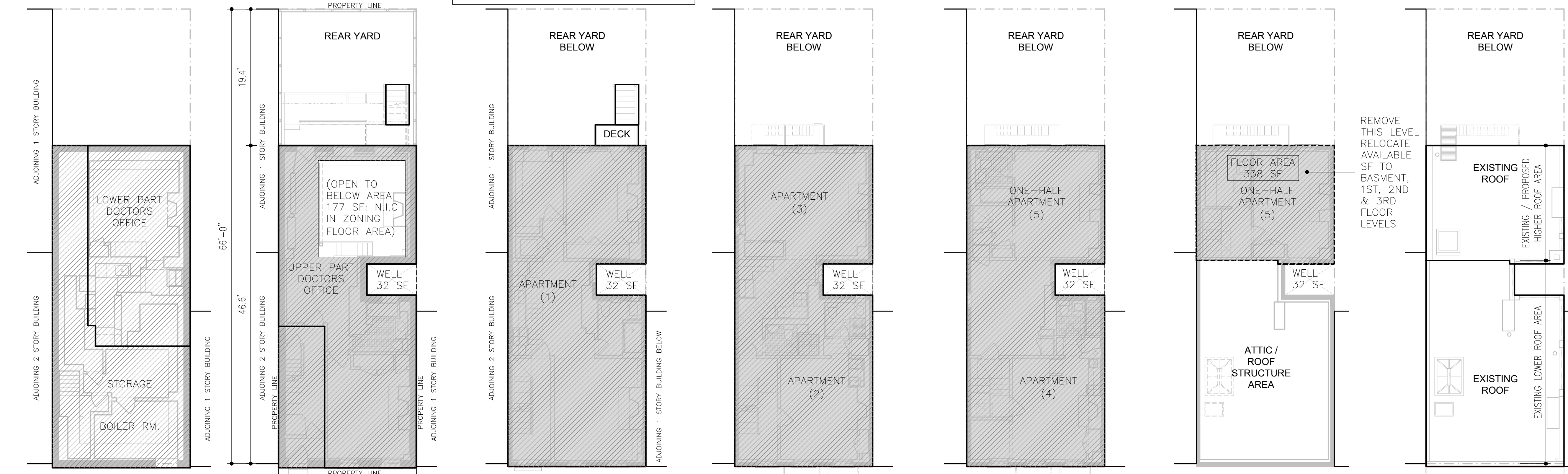
ZONING FLOOR AREA = 932 SF
 2ND FLOOR

ZONING FLOOR AREA = 932 SF
 3RD FLOOR

FLOOR AREA = 0
 (HIGH CEILING)

FLOOR AREA = 153 SF
 ROOF

EXISTING LOT COVER:
 EXISTING BUILDING @ BASEMENT FLOOR= 900 SF
 900 SF / 1,320 SF
 EXISTING LOT COVER = 68%



AREA = 936 SF
 CELLAR/CRAWL SPACE
1 EXISTING: AREA DIAGRAMS
 3/32" = 1'-0"

ZONING FLOOR AREA = 726 SF
 BASEMENT

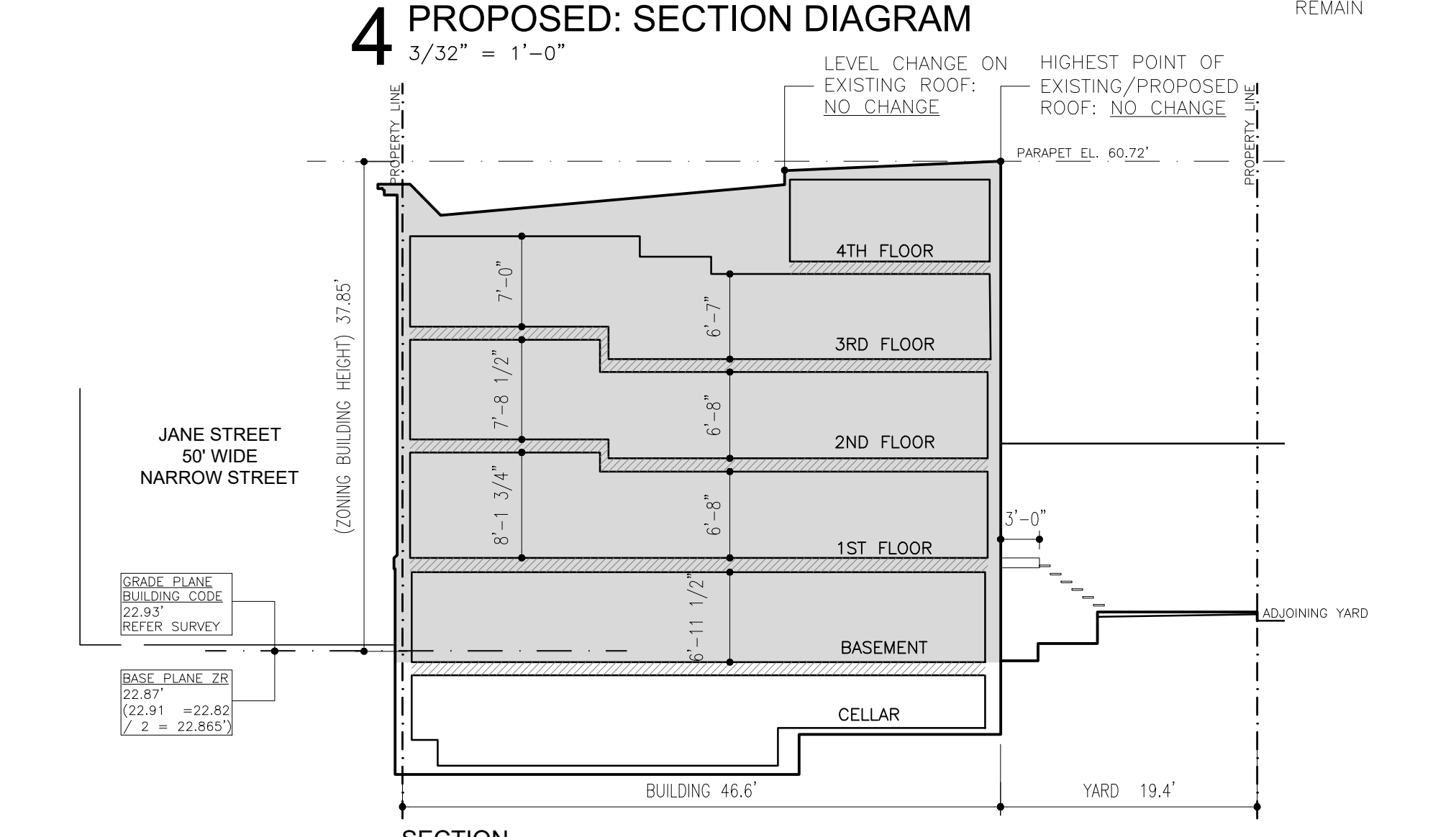
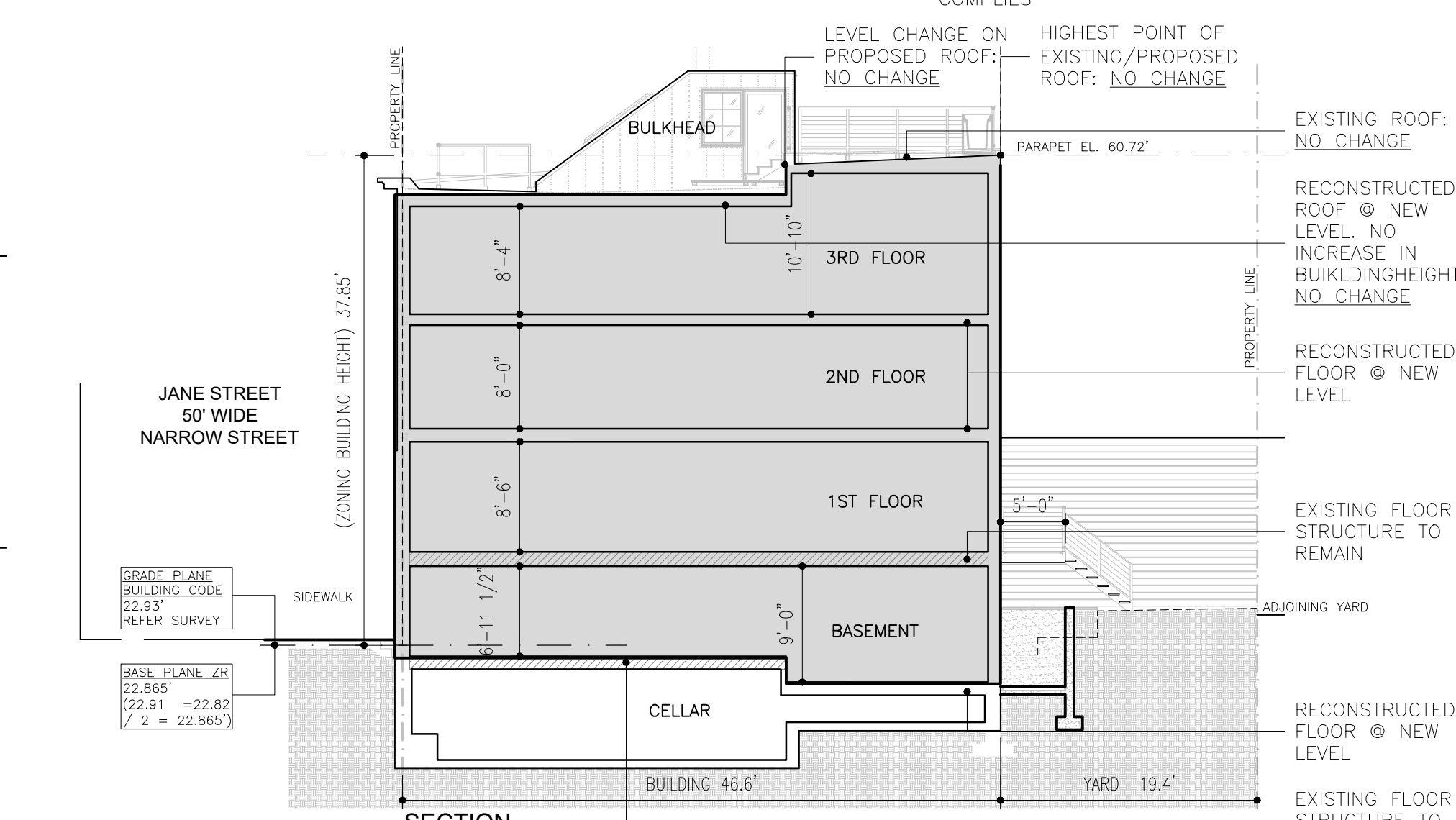
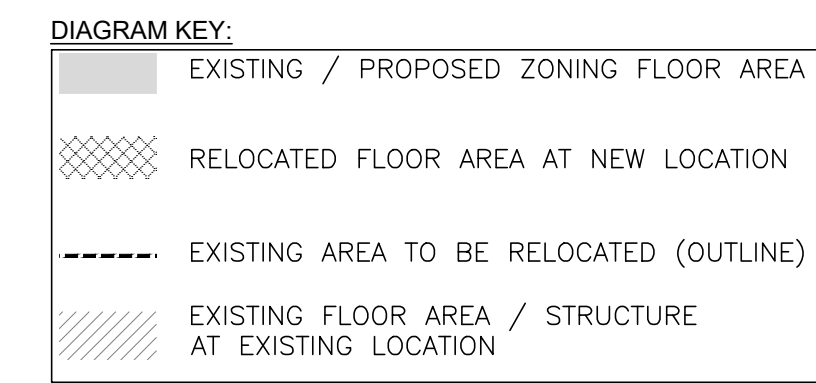
ZONING FLOOR AREA = 900 SF
 1ST FLOOR

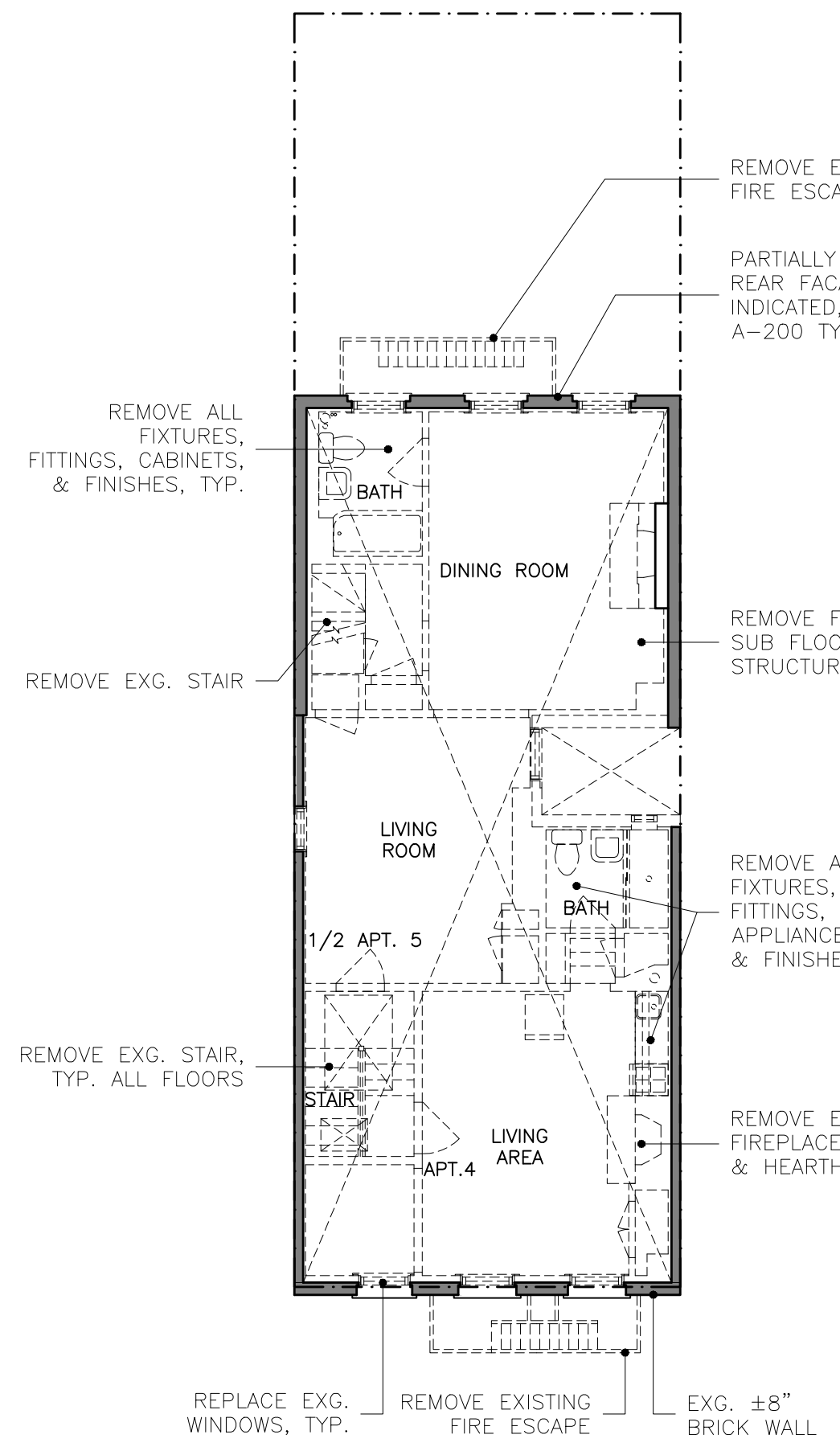
ZONING FLOOR AREA = 900 SF
 2ND FLOOR

ZONING FLOOR AREA = 900 SF
 3RD FLOOR

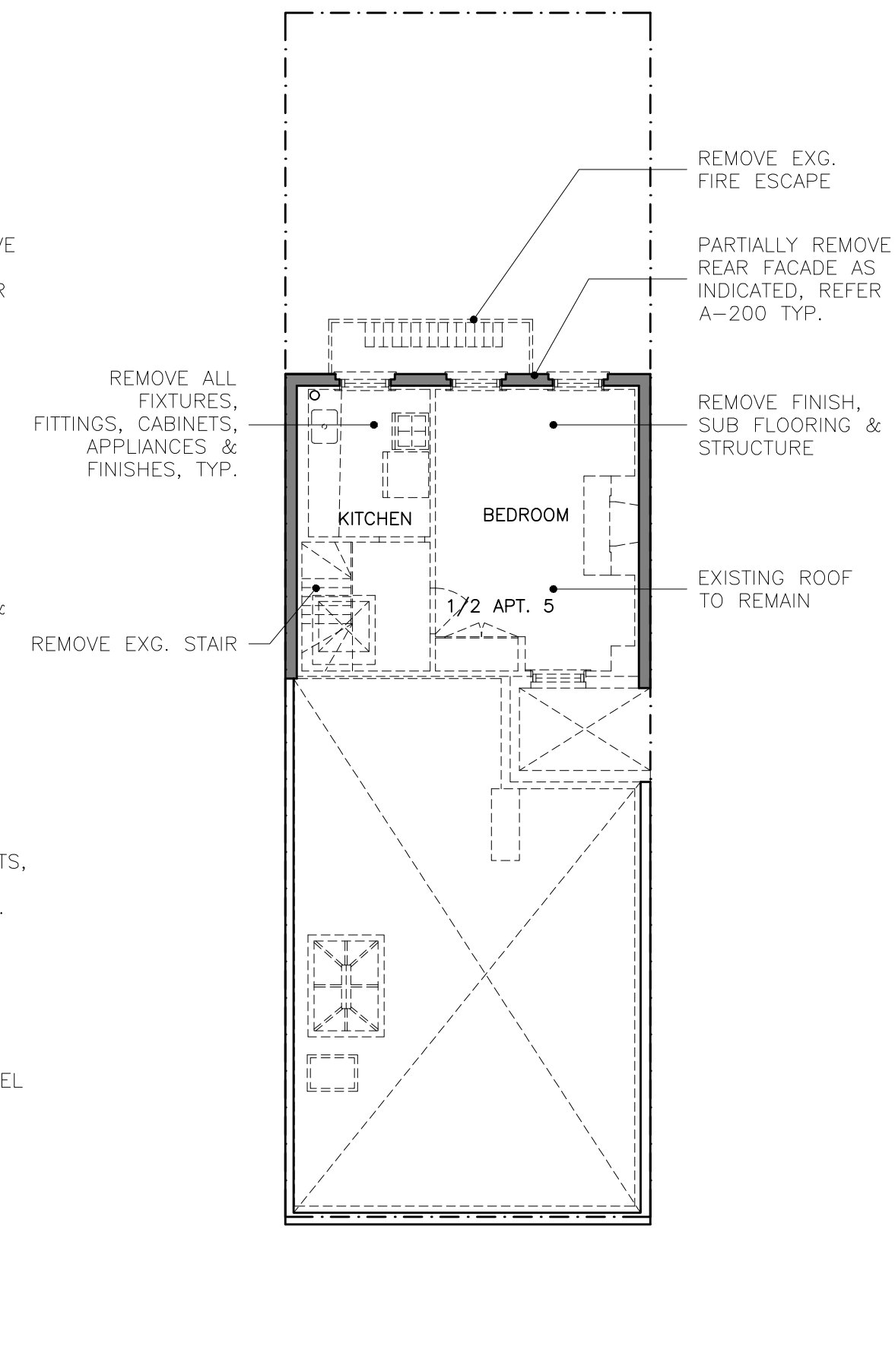
ZONING FLOOR AREA = 338 SF
 4TH FLOOR

FLOOR AREA = 0 SF
 ROOF

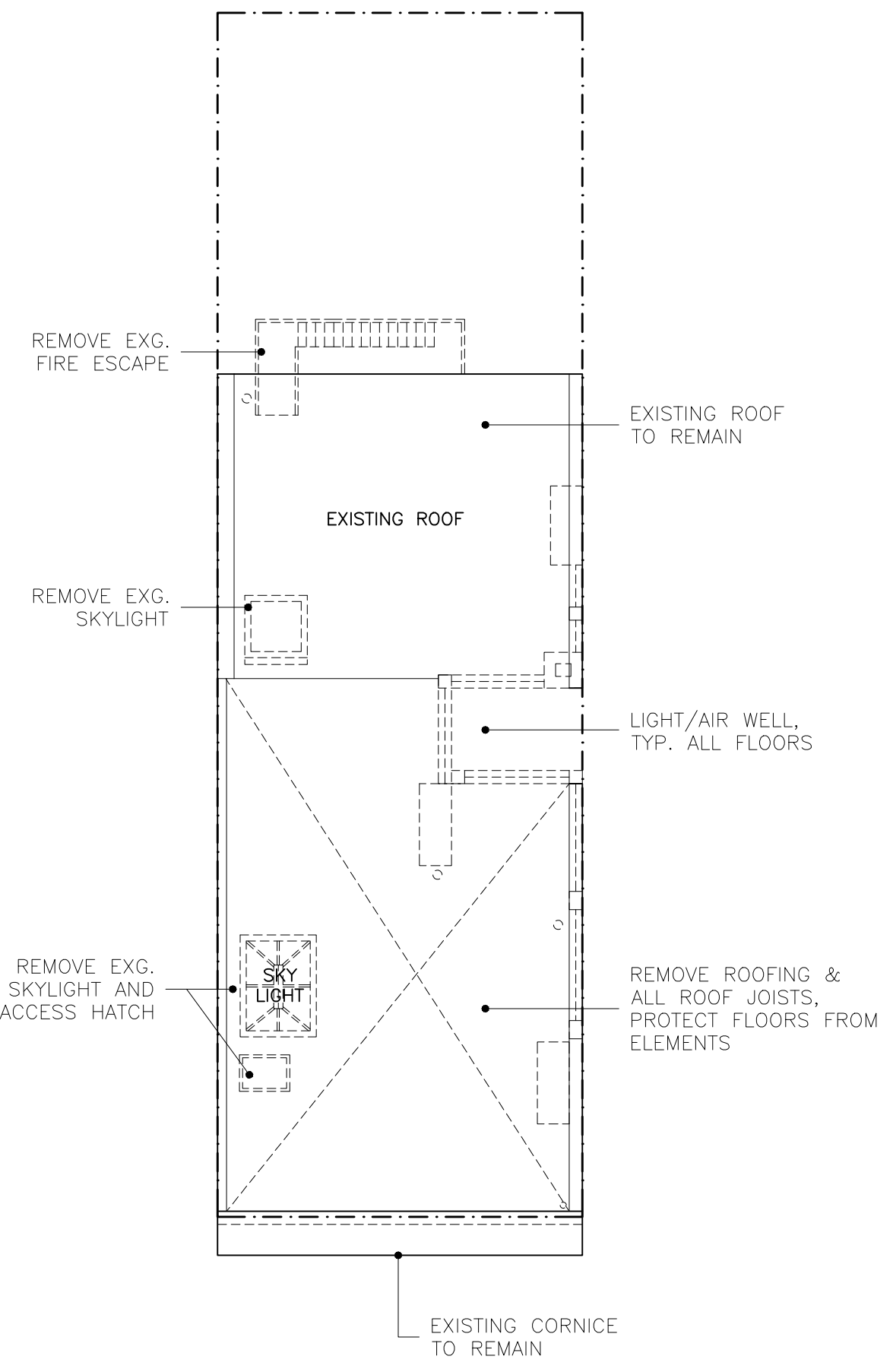




5 DEMO PLAN: 3RD FLOOR
1/8" = 1'-0"



6 DEMO PLAN: 4TH FLOOR
1/8" = 1'-0"



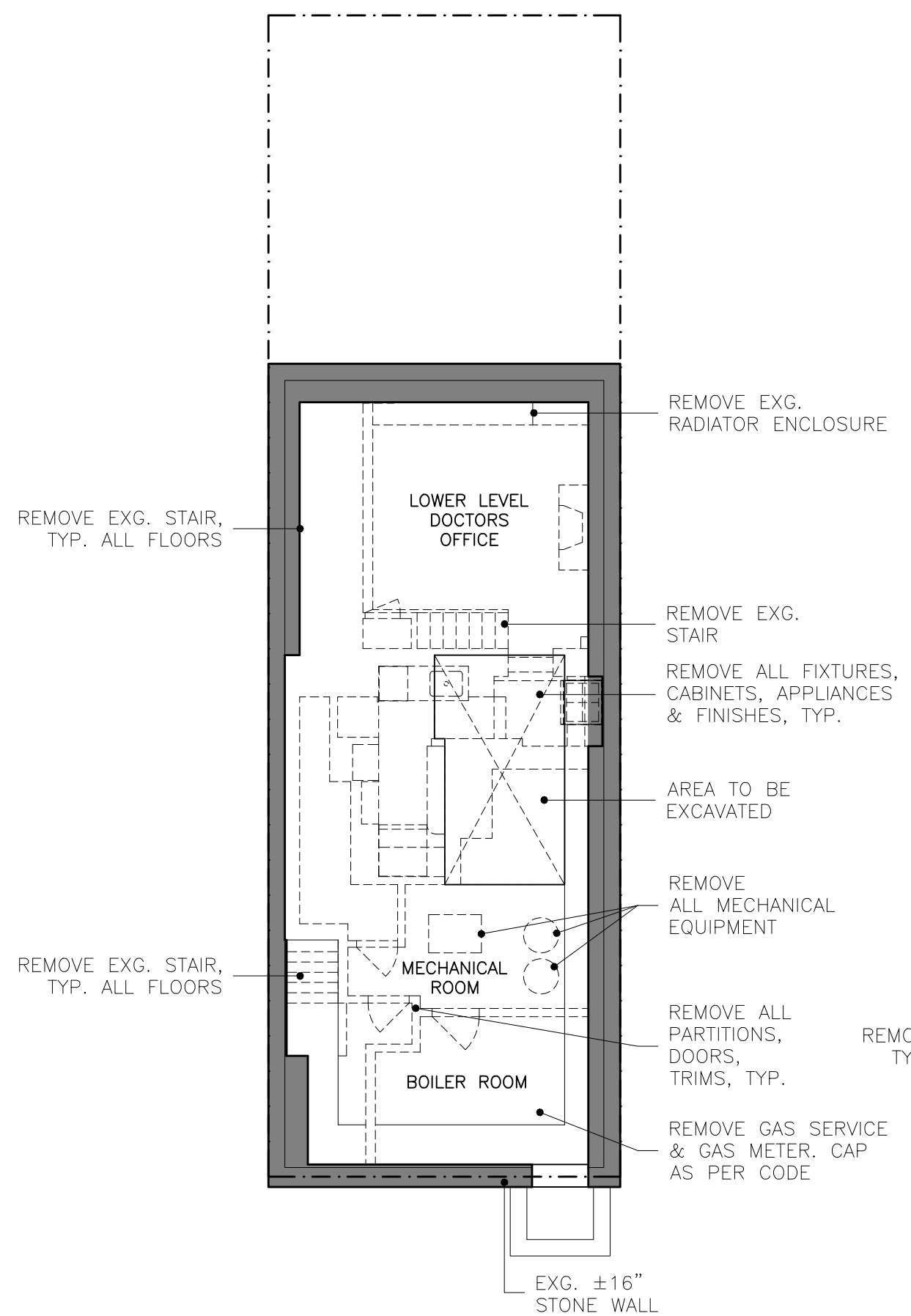
7 DEMO PLAN: ROOF
1/8" = 1'-0"

DEMOLITION NOTES

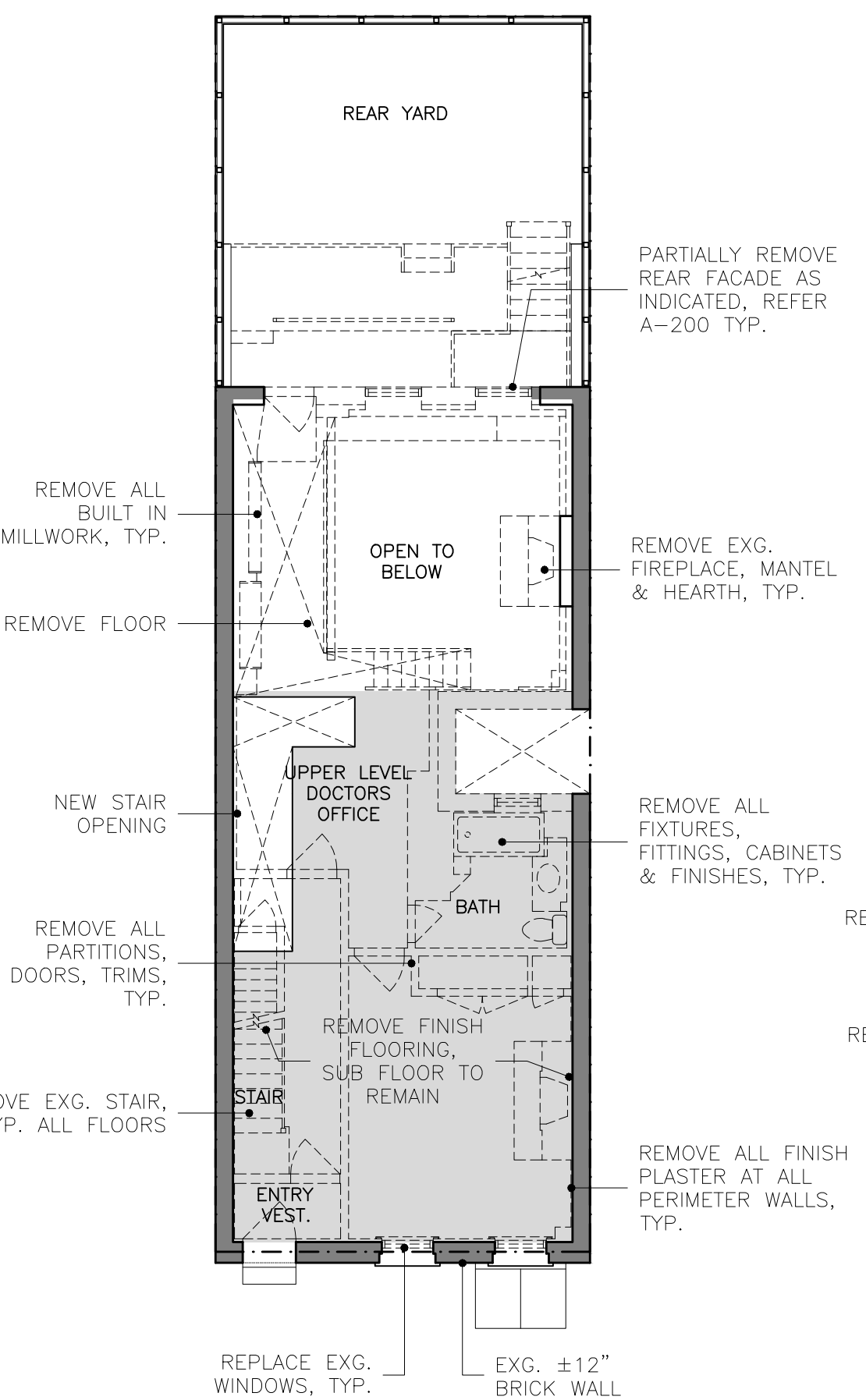
1. THE SCOPE OF PROPOSED WORK INCLUDES ALTERING AND REMOVING STRUCTURAL ELEMENTS — REFER TO STRUCTURAL DRAWINGS. DO NOT PROCEED WITH DEMOLITION UNTIL ALL REQUIRED SHORING IS IN PLACE & INSPECTED AS PER STRUCTURAL DWGS.
2. IF THE CONTRACTOR EXPOSES A CONDITION WHICH MAY BE UNSTABLE, CONTRACTOR TO STOP WORK AND IMMEDIATELY NOTIFY THE ARCHITECT/ ENGINEER.
3. ANY EXCAVATION ADJACENT TO NEIGHBORING PROPERTIES WHICH MAY JEOPARDIZE FOUNDATIONS/STRUCTURE OF ADJACENT PROPERTY IS TO BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER — REFER TO STRUCTURAL DRAWINGS.
4. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
5. REMOVE ALL PARTITIONS, DOORS, CABINERY, FIXTURES, ETC. INDICATED BY ----- OF PLAN.
6. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE JOB SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
7. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED AS PER THE REQUIREMENTS OF ARTICLE 19 OF THE NYC BUILDING CODE.
8. REMOVE OR RELOCATE ALL WIRING/ ELECTRICAL DEVICES, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. ALL ABANDONED PIPES & UTILITIES ON ALL FLOORS NEED TO BE REMOVED, CAPPED OR PLUGGED AS REQUIRED BY CODE.
9. REMOVE WINDOWS, DOORS, ROOF ETC. PROVIDE TEMPORARY, SECURE ENCLOSURES AS REQUIRED TO FULLY SECURE THE BUILDING DURING CONSTRUCTION.
10. COORDINATE ALL DEMOLITION WITH STRUCTURAL DRAWINGS AND WITH SPECIFICATIONS.

SYMBOLS

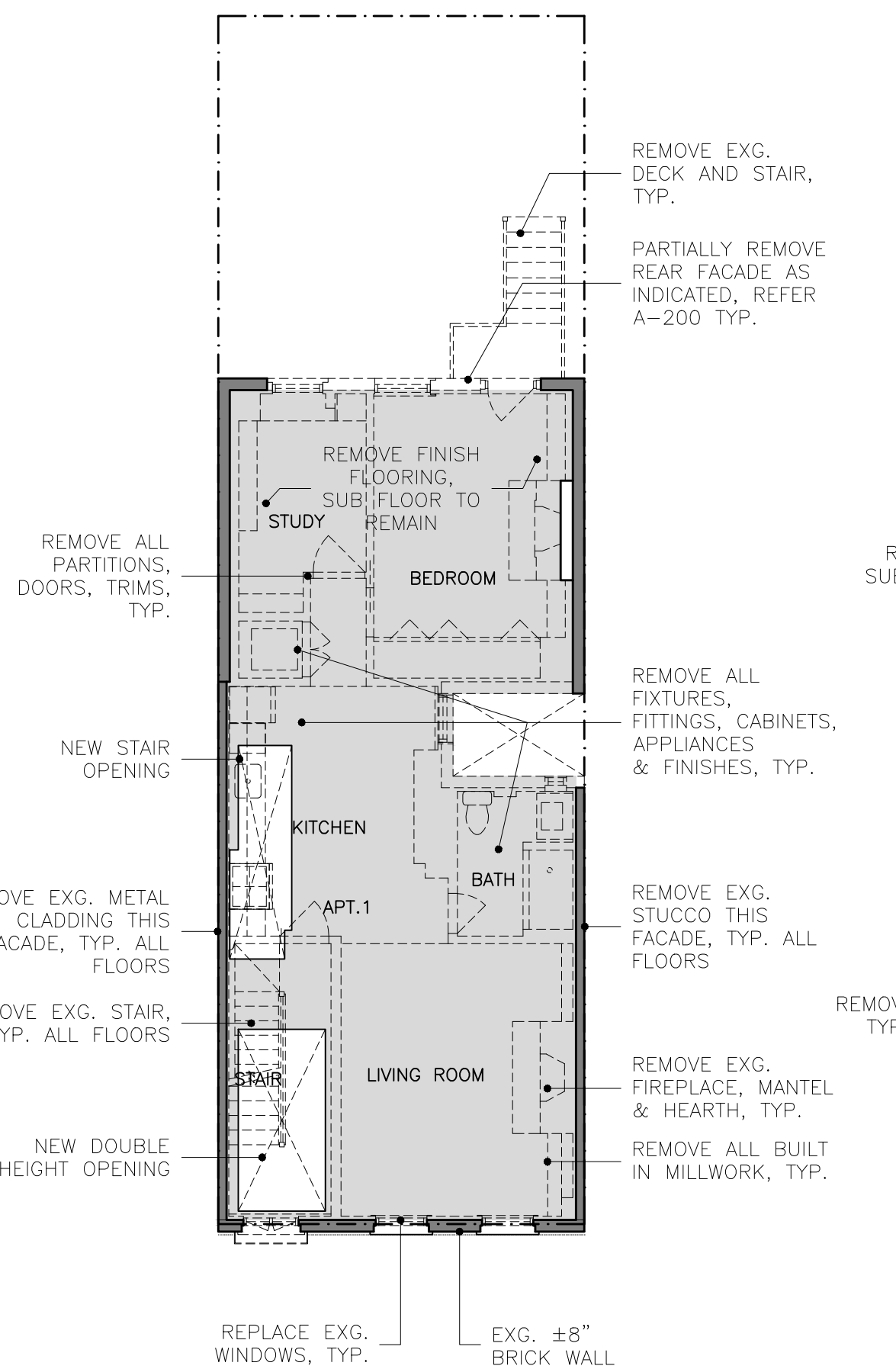
- EXISTING MASONRY WALL TO REMAIN
- █ EXISTING FLOOR STRUCTURE TO REMAIN



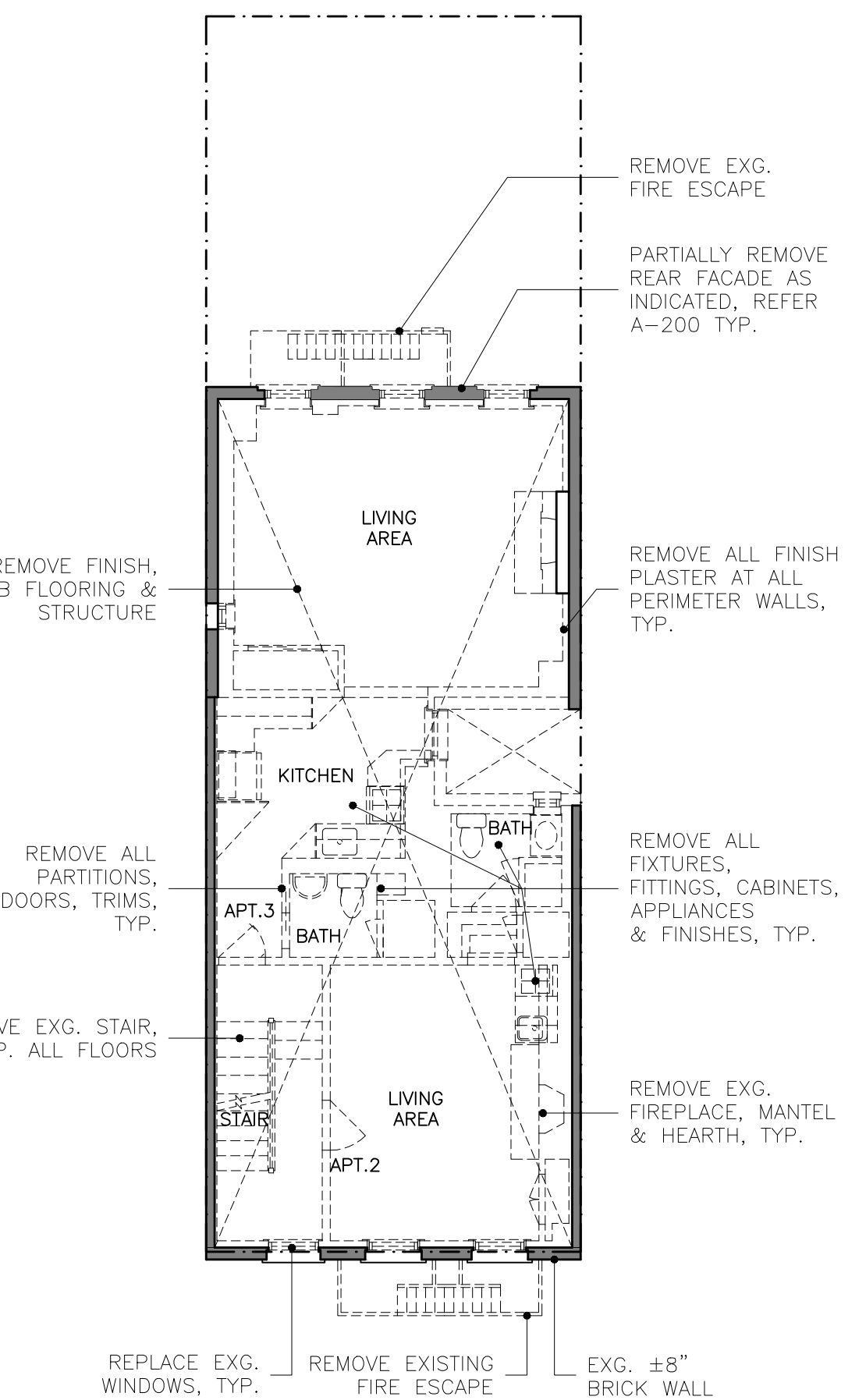
1 DEMO PLAN: CELLAR
1/8" = 1'-0"



2 DEMO PLAN: BASEMENT
1/8" = 1'-0"







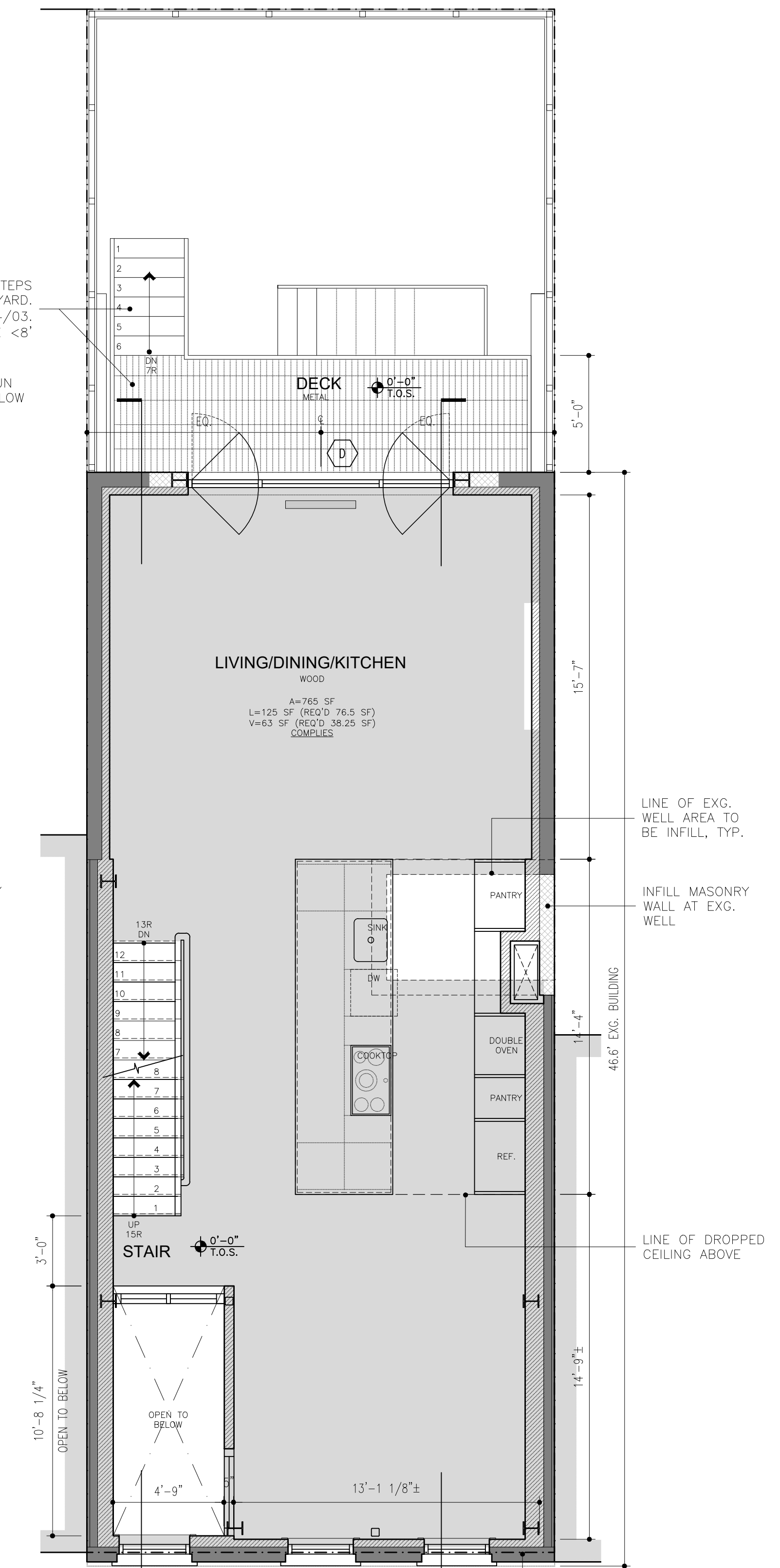
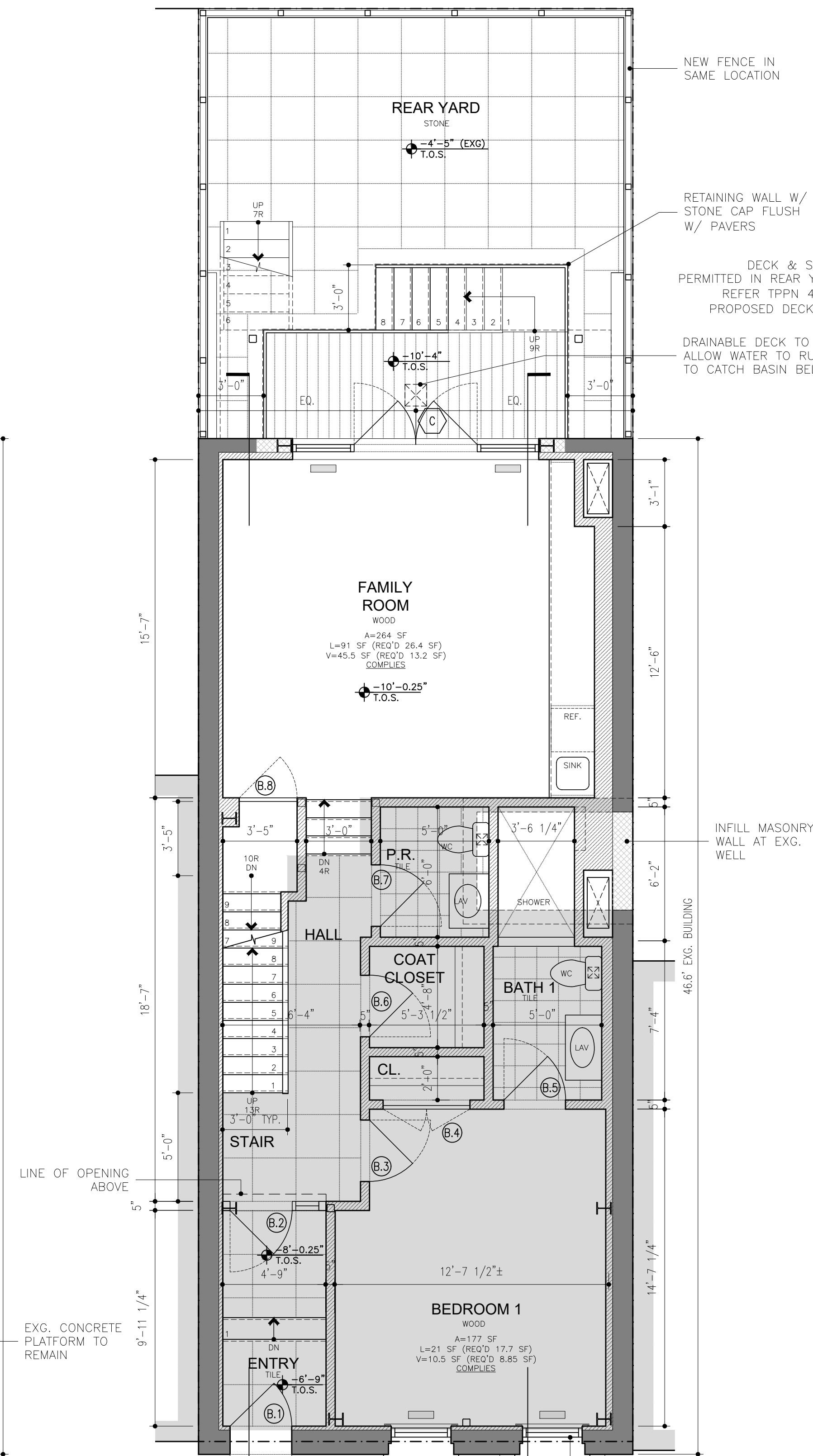
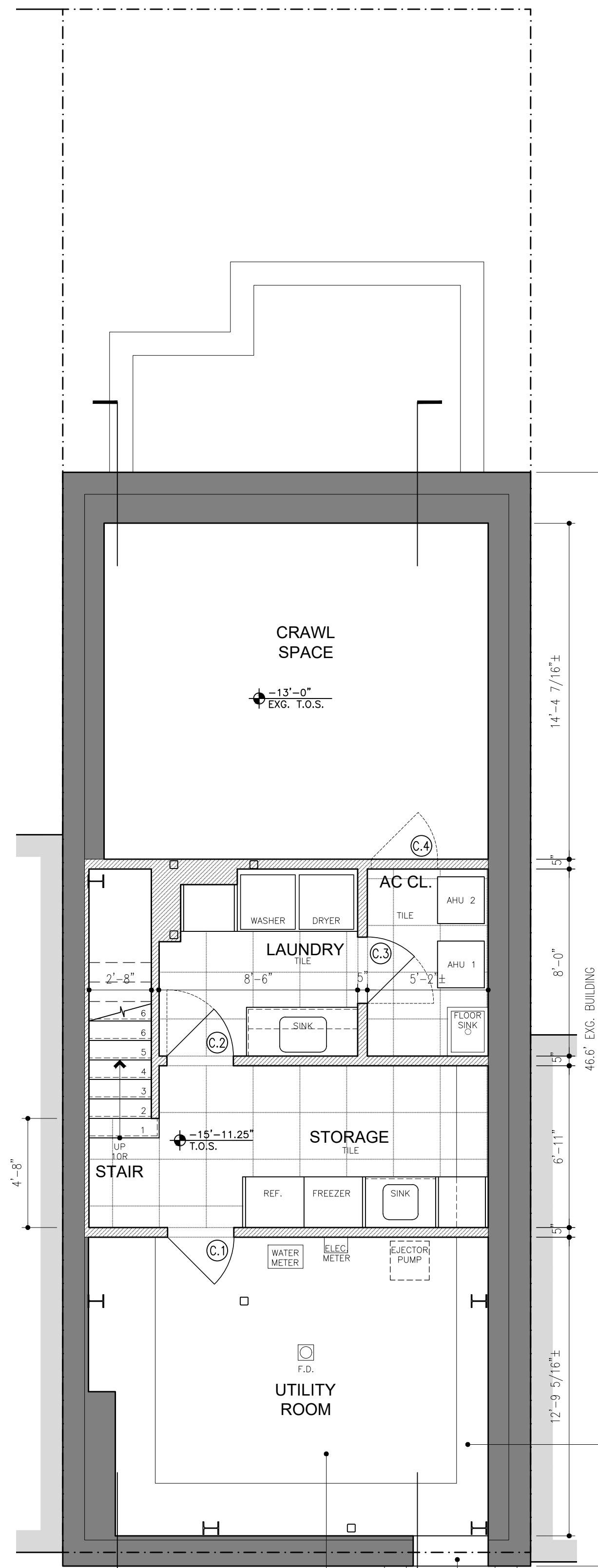
3 DEMO PLAN: 1ST FLOOR
1/8" = 1'-0"

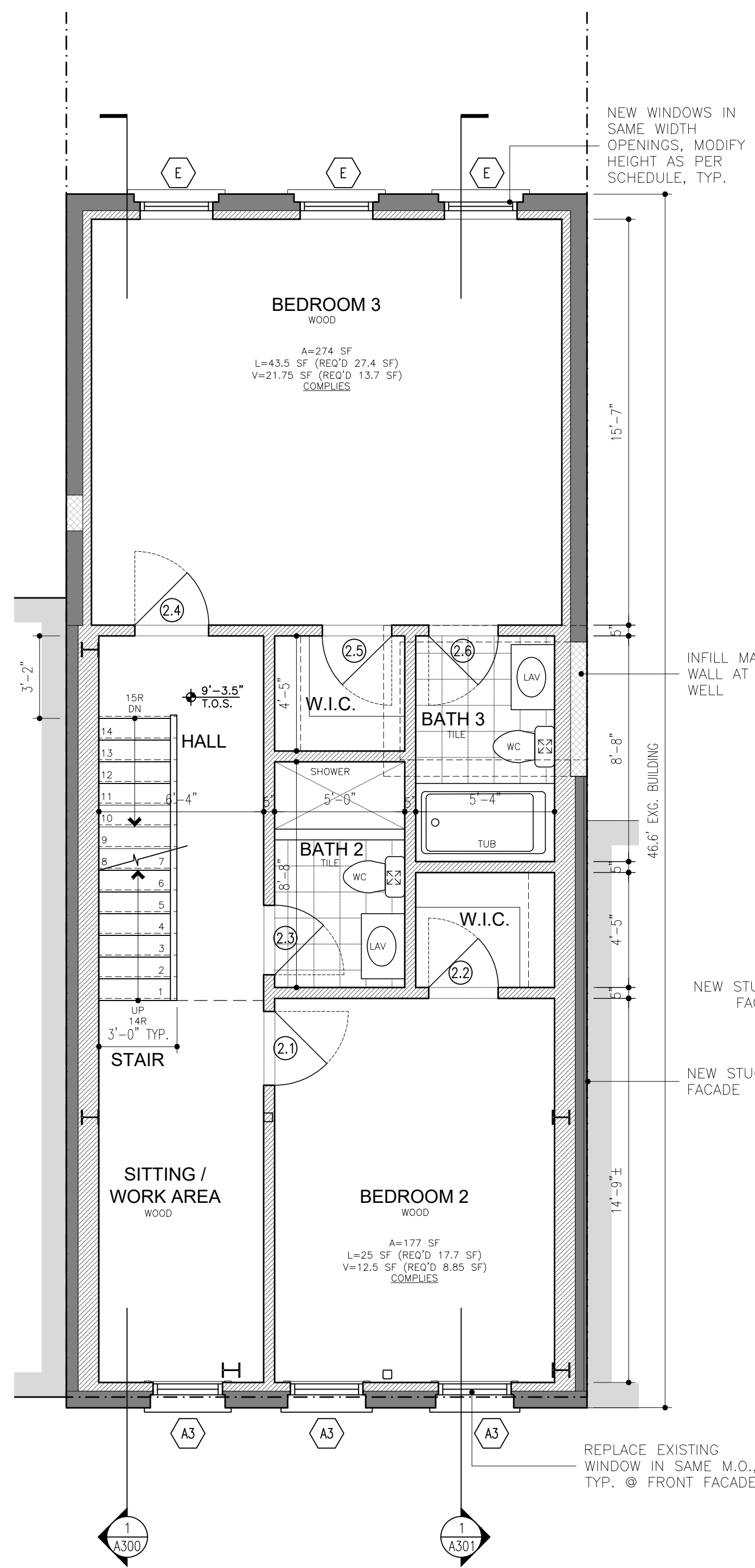


4 DEMO PLAN: 2ND FLOOR
1/8" = 1'-0"

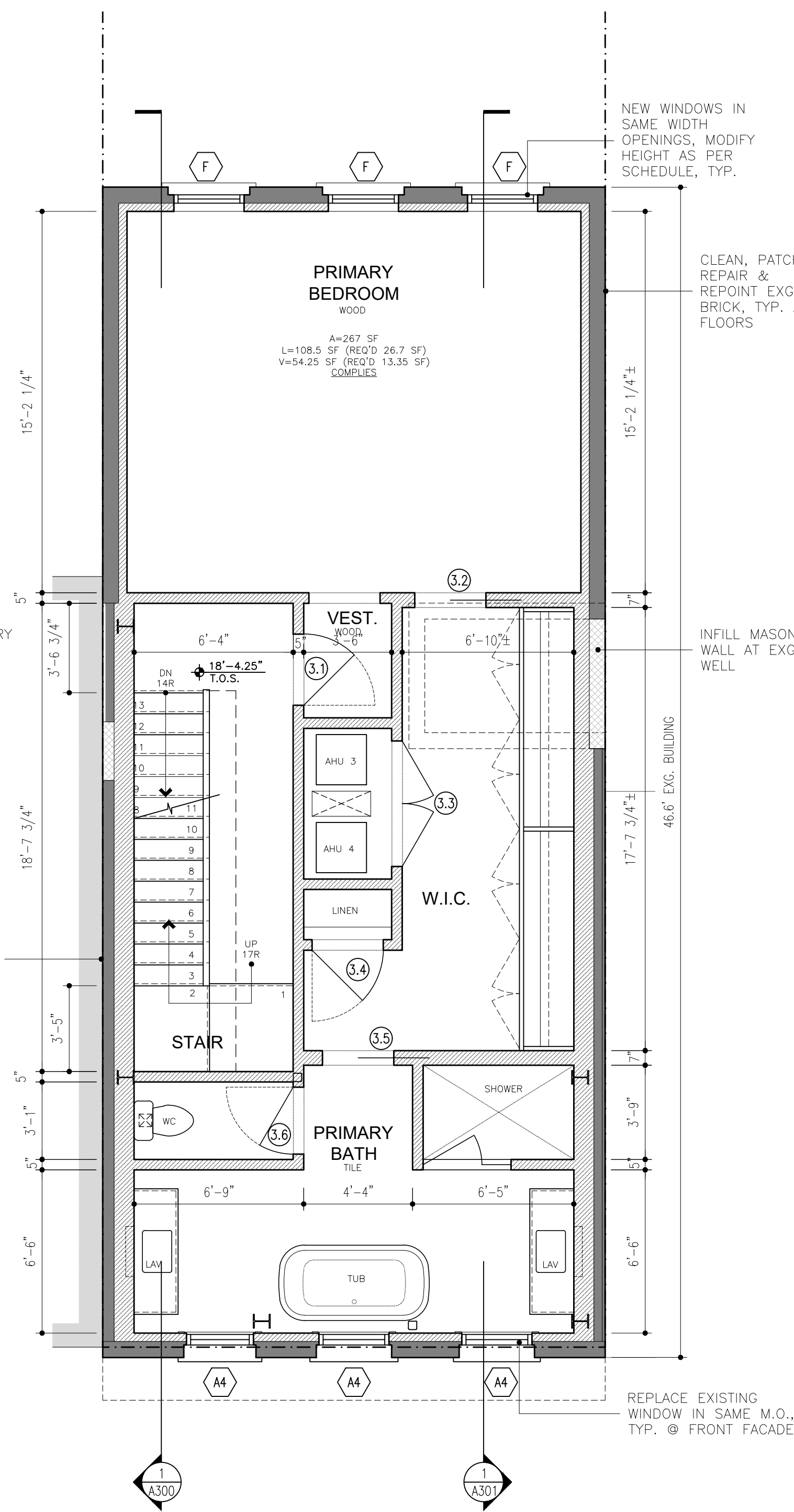
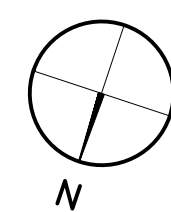
SYMBOLS

-  EXISTING MASONRY WALL TO REMAIN
-  NEW MASONRY WALL TO MATCH EXISTING
-  EXISTING FLOOR STRUCTURE TO REMAIN
-  NEW PARTITION: (1) LAYER FIRECODE 'X' 5/8" GWB ON 2 1/2" MTL. STUDS @16" O.C. W/ FULL BATT SOUND INSULATION. ALL WALLS TO HAVE SKIM COAT FINISH.

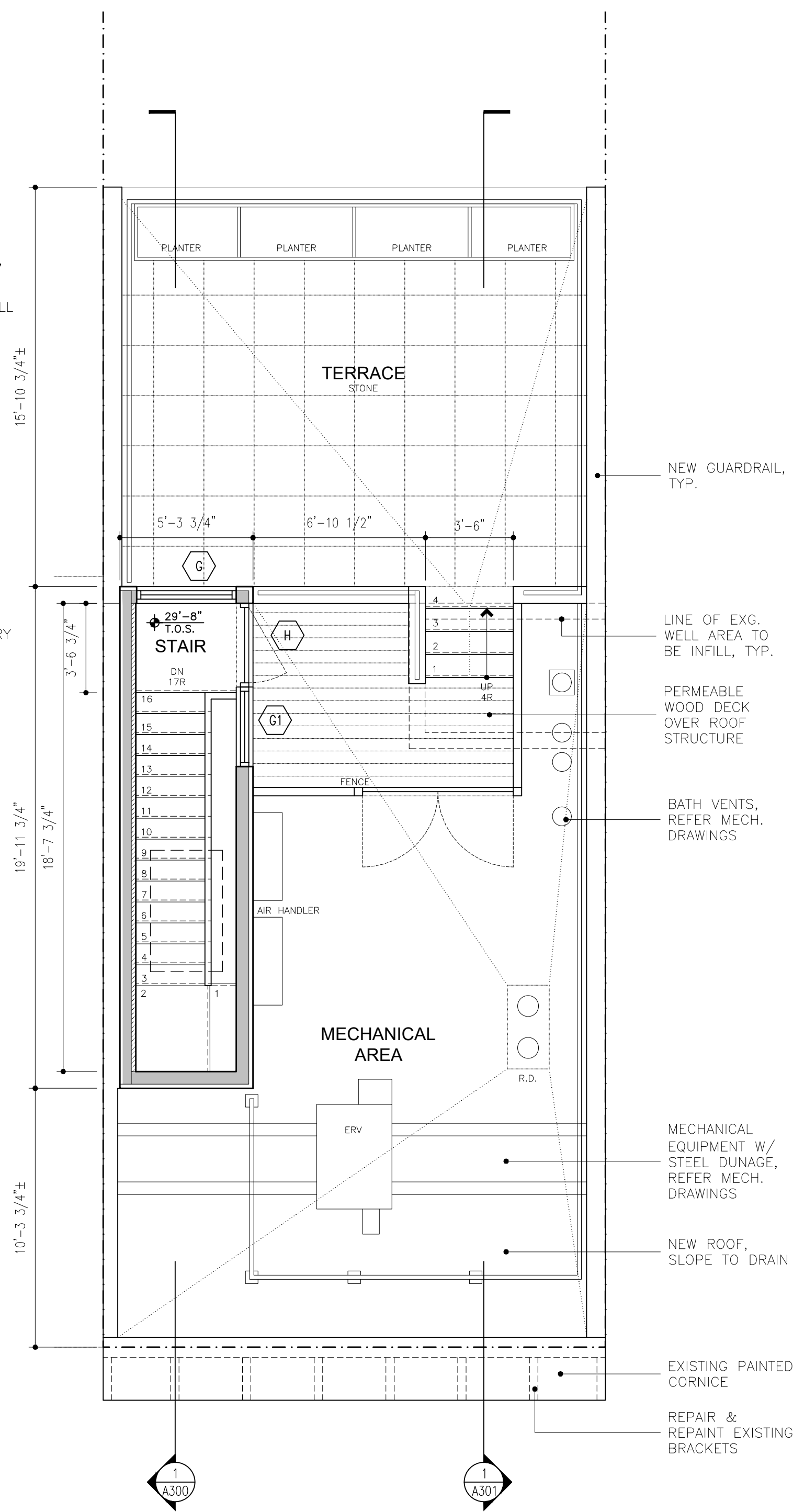




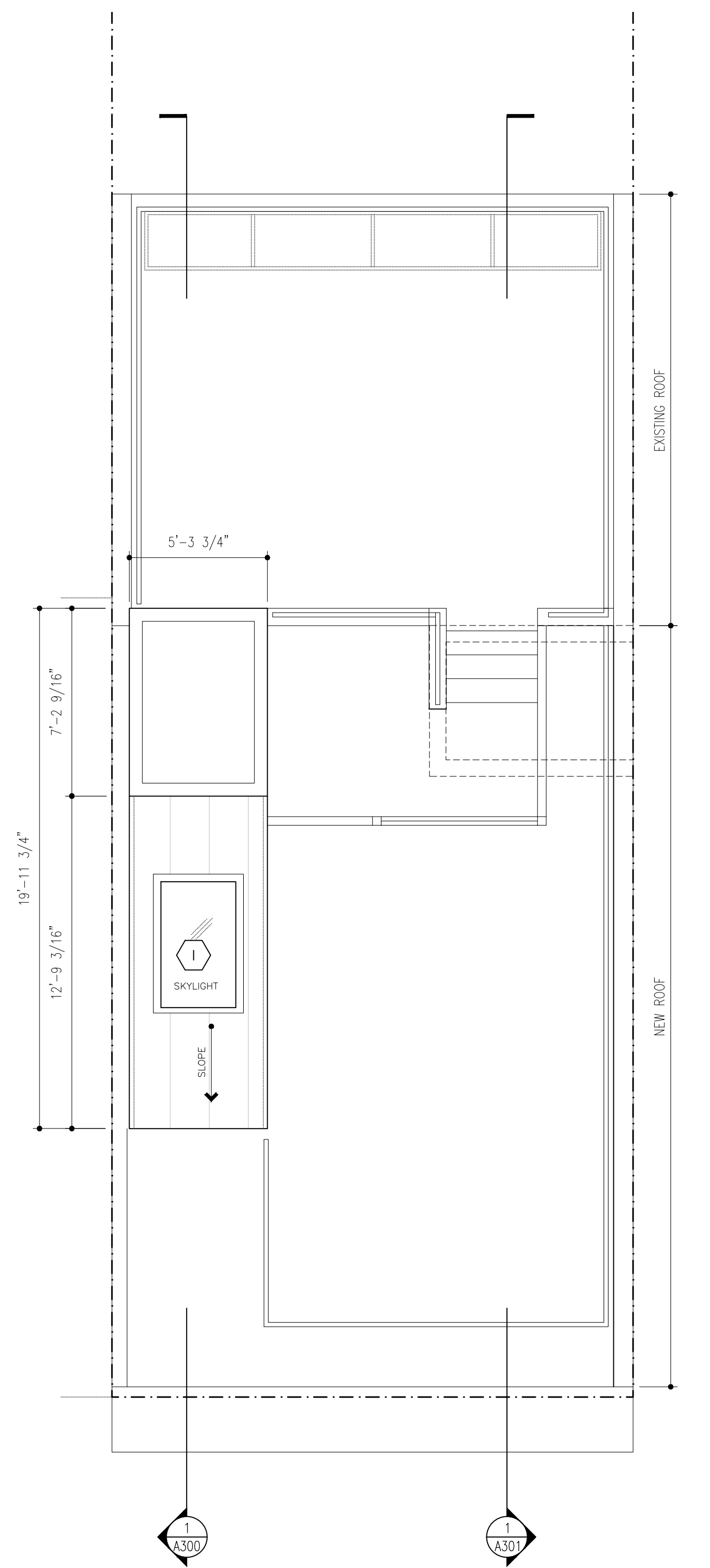
1 PLAN:CONSTRUCTION 2ND FLOOR
1/4" = 1'-0"



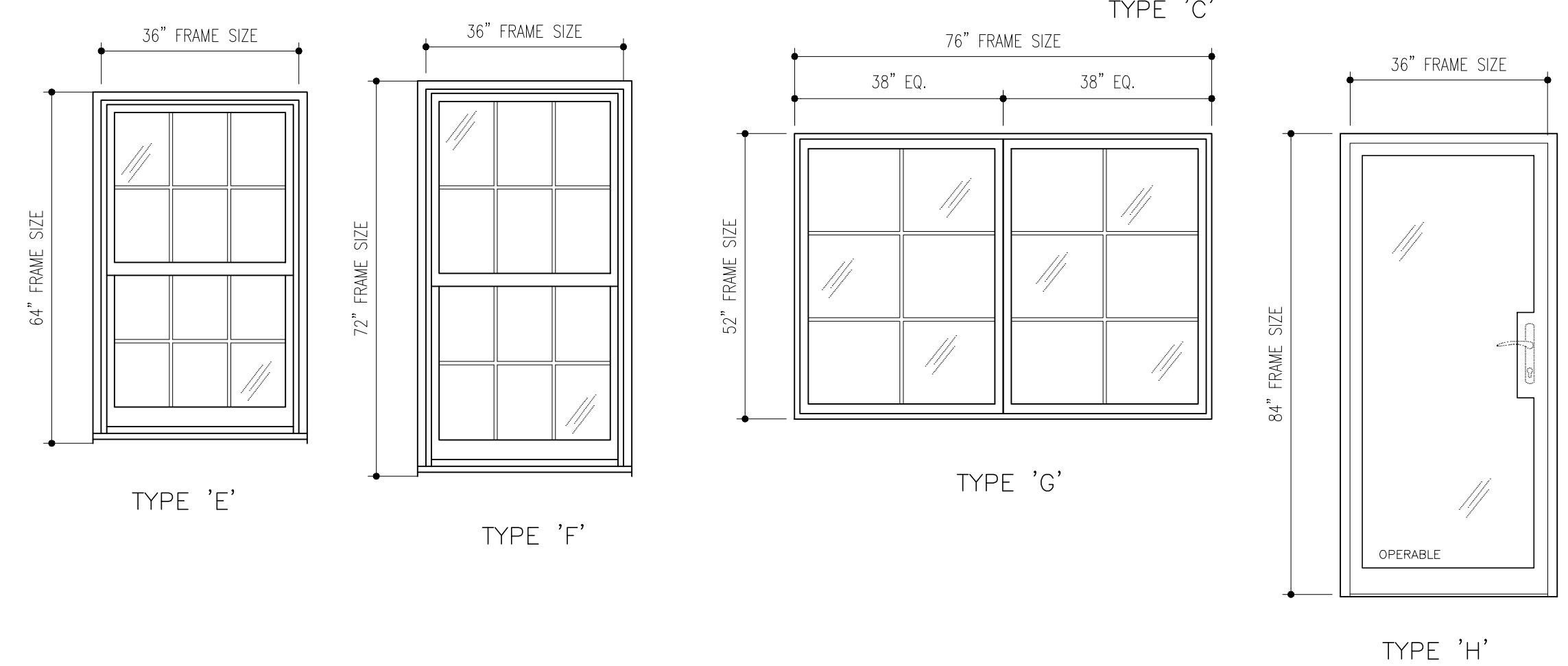
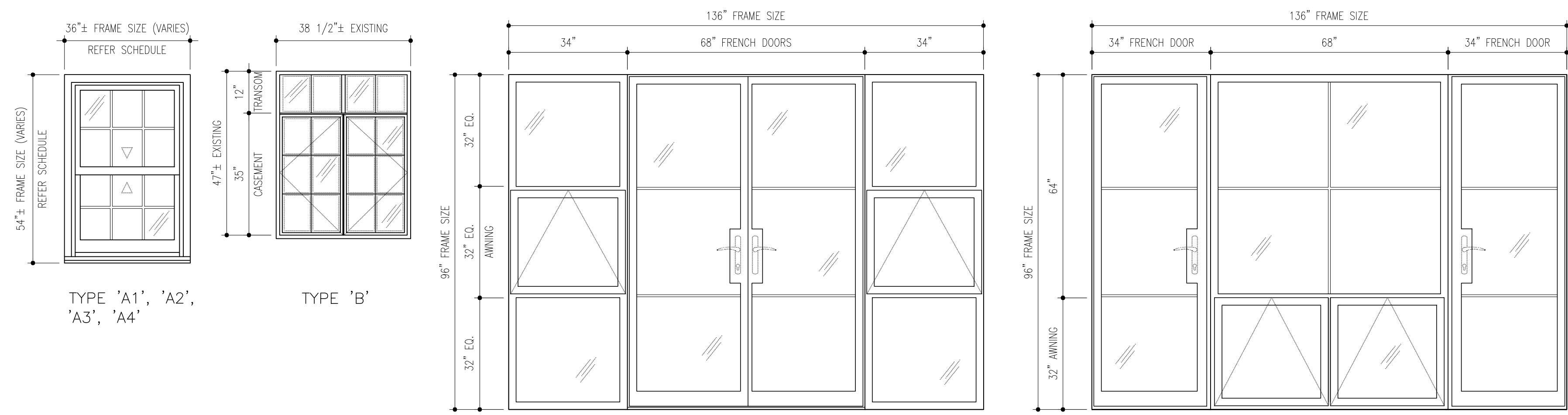
2 PLAN:CONSTRUCTION 3RD FLOOR
1/4" = 1'-0"



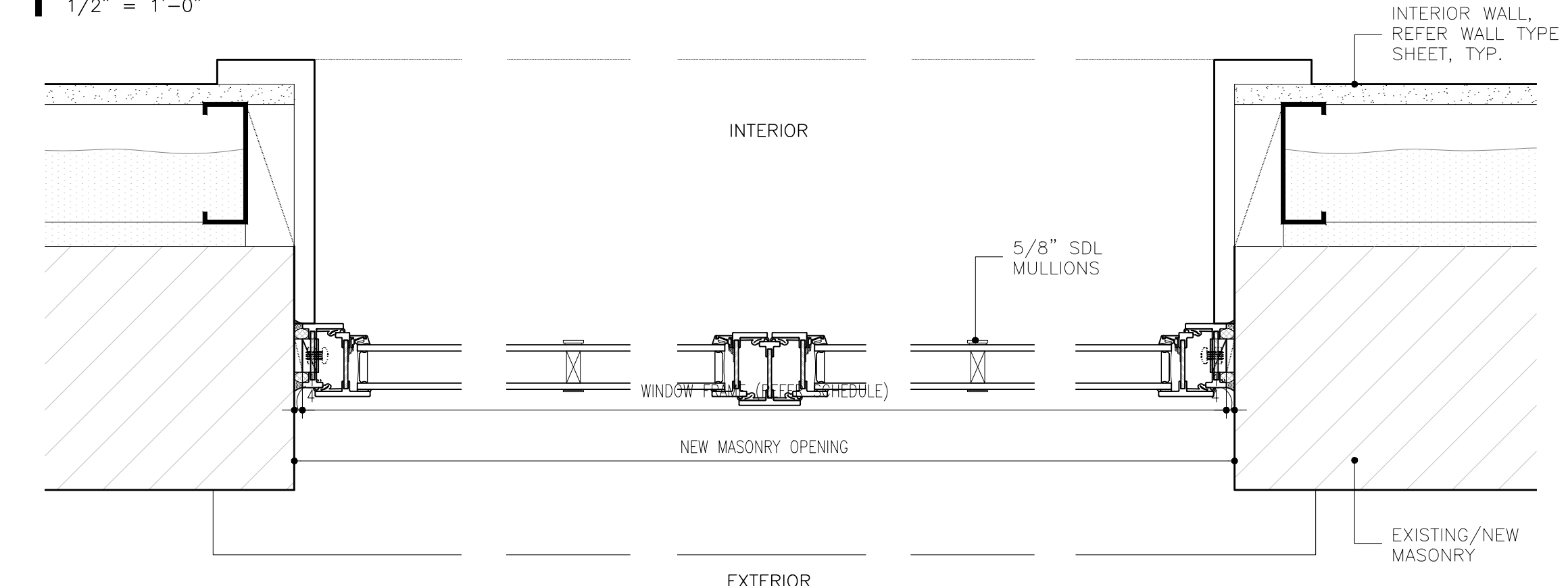
3 PLAN:CONSTRUCTION ROOF
1/4" = 1'-0"



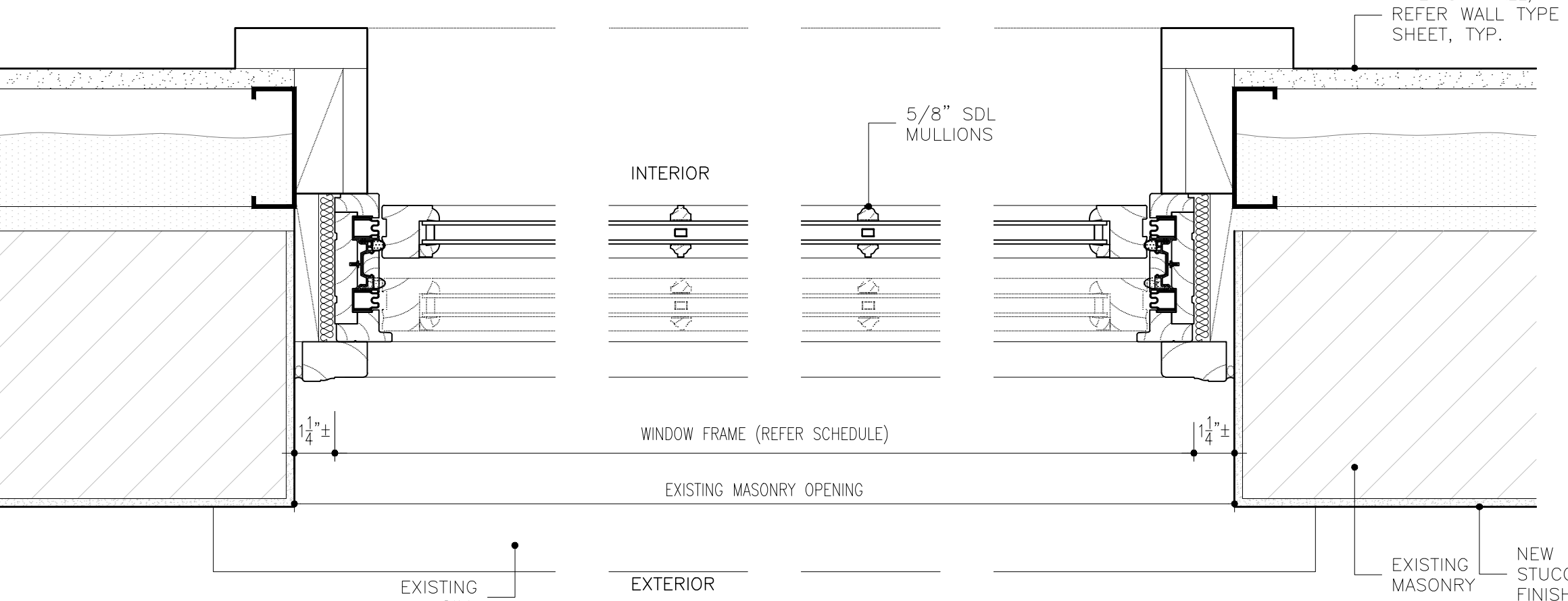
4 PLAN:CONSTRUCTION BULKHEAD ROOF
1/4" = 1'-0"



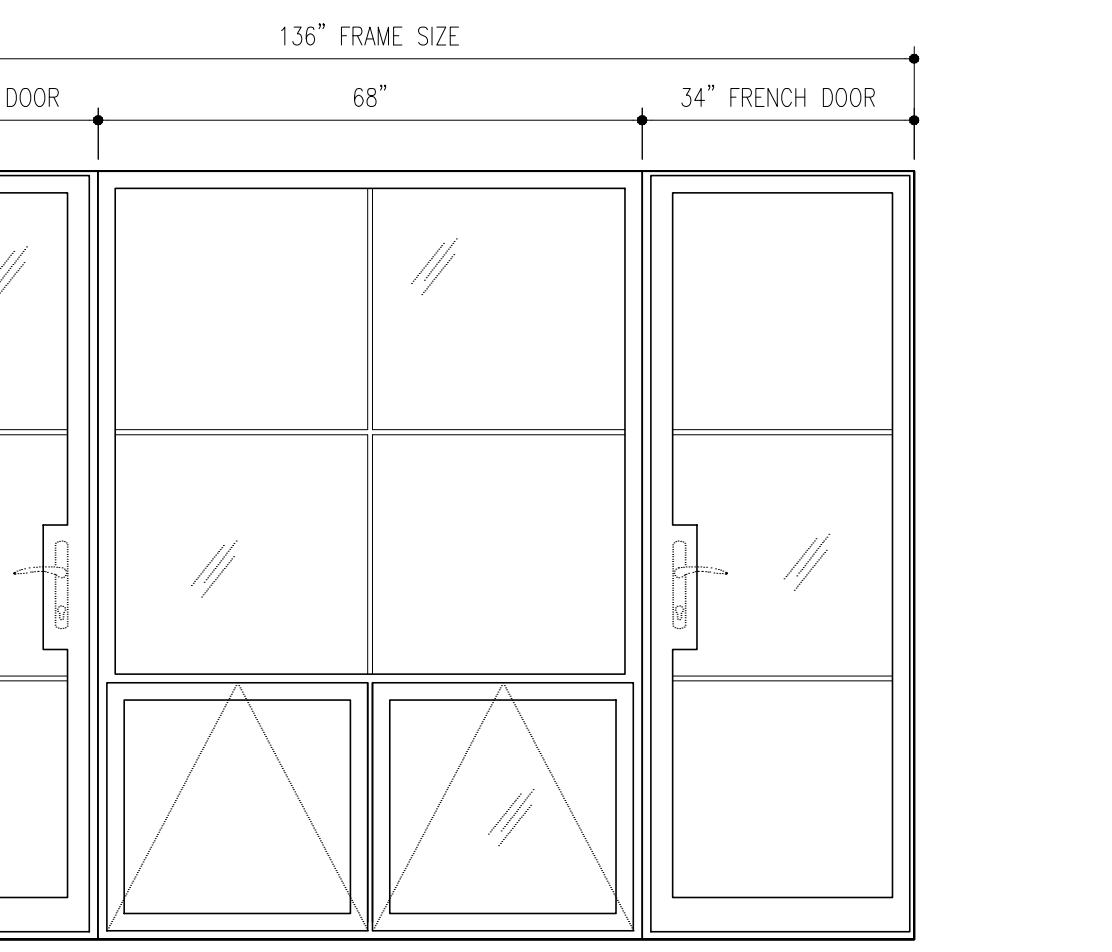
1 WINDOW TYPE ELEVATIONS
1/2" = 1'-0"



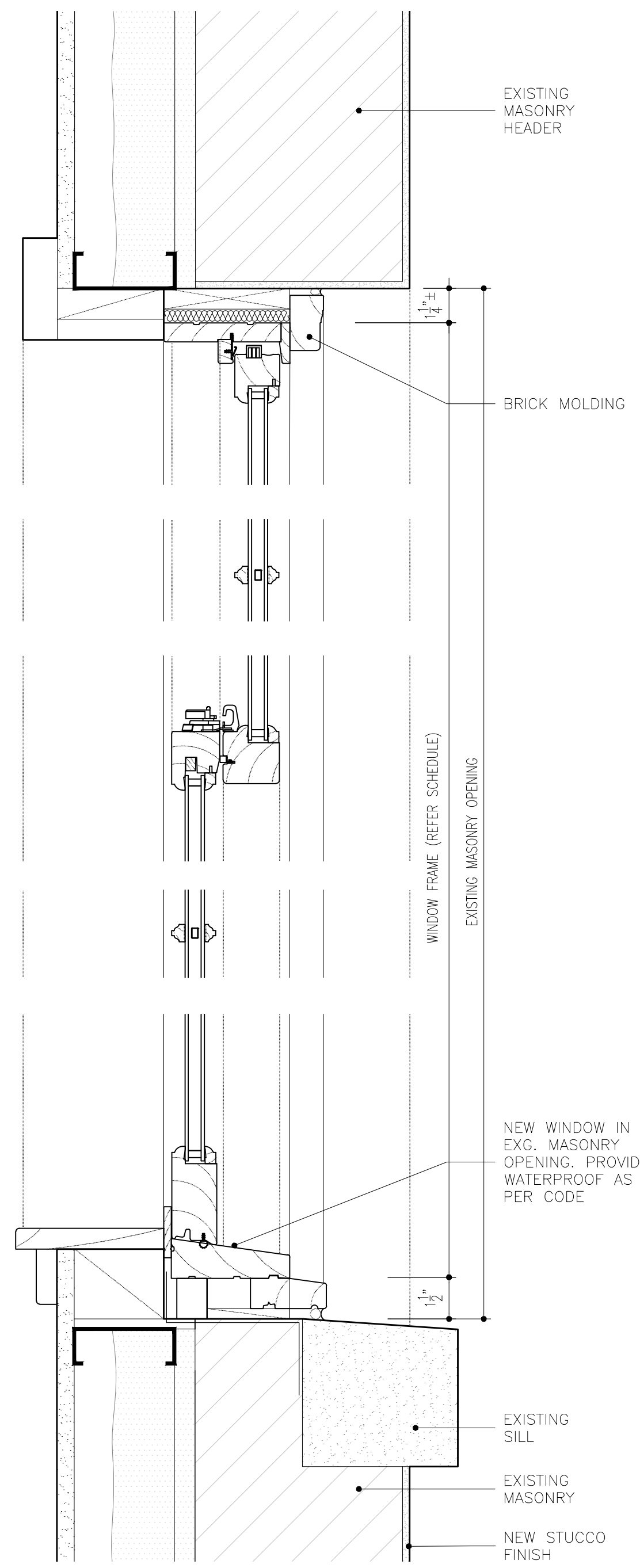
2 DETAIL: TYP. STEEL WINDOW JAMB/MULL (REAR ELEVATION)
3" = 1'-0"



3 DETAIL: TYP. WOOD WINDOW JAMB/MULL (DOUBLE HUNG)
3" = 1'-0"



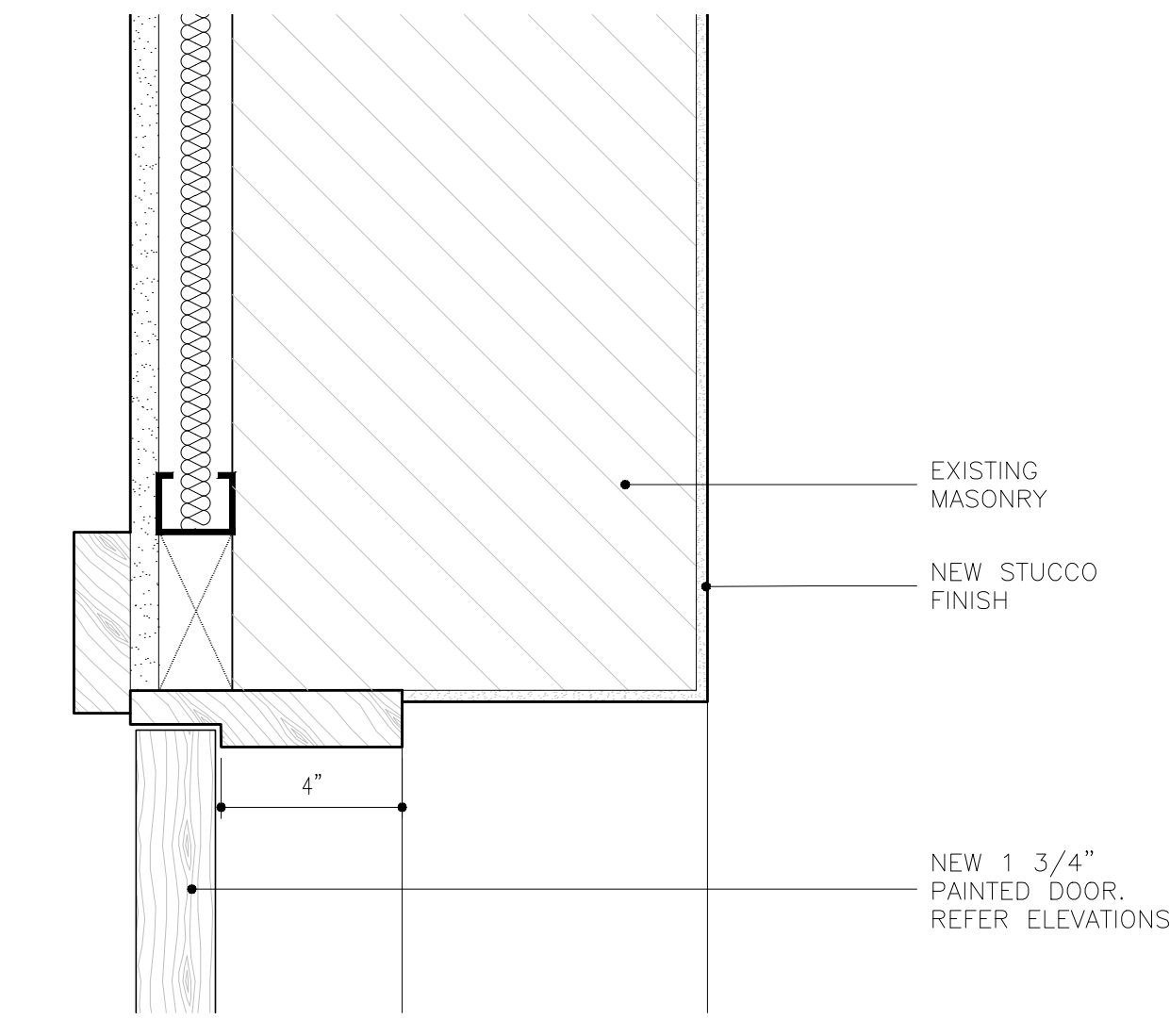
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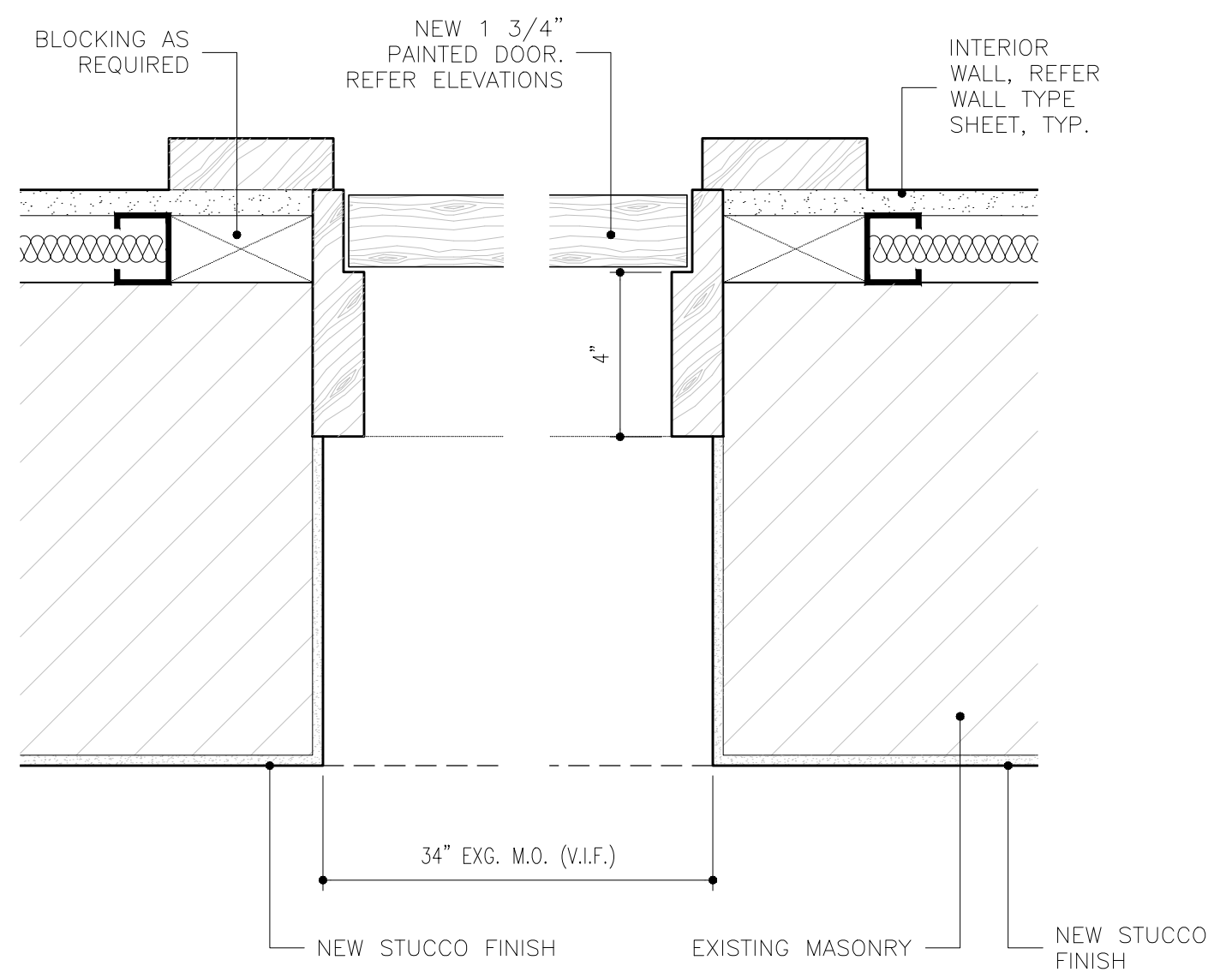
4 DETAIL: TYP. WOOD WINDOW HEAD/SILL
3" = 1'-0"

WINDOW TYPE SCHEDULE

WINDOW TYPE	W X H (FRAME SIZE)	WINDOW TYPE	UNIT MODEL NUMBER	FUNCTION	ADDITIONAL REMARKS
A	36"± X 50 1/2"±	DOUBLE HUNG	UWDH	SLIDING	VIF. EXG. MO. 6 LITES OVER 6 LITES
A2	36"± X 54"±	DOUBLE HUNG	UWDH	SLIDING	VIF. EXG. MO. 6 LITES OVER 6 LITES
A3	36"± X 59 1/2"±	DOUBLE HUNG	UWDH	SLIDING	VIF. EXG. MO. 6 LITES OVER 6 LITES
A4	36"± X 52"±	DOUBLE HUNG	UWDH	SLIDING	VIF. EXG. MO. 6 LITES OVER 6 LITES
B	38 1/2"± X 35"±	CASEMENT PICTURE	EXISTING	OUT-SWING	EXISTING WINDOW TO BE RESTORED
	38 1/2"± X 12"±	CASEMENT PICTURE	EXISTING	FIXED	EXISTING WINDOW TO BE RESTORED
C	34" X 32"	PICTURE	RTS430-FX	FIXED	UNIT MULLED
	34" X 32"	AWNING	RTS430-PO	OUT-SWING	UNIT MULLED
	68" X 96"	FRENCH DOOR	RTS430-OD	OUT-SWING	UNIT MULLED W/ 5/8" SIMULATED DIVIDED LITES
D	34" X 96"	FRENCH DOOR	RTS430-OD	OUT-SWING	UNIT MULLED W/ 5/8" SIMULATED DIVIDED LITES
	68" X 64"	PICTURE	RTS430-FX	FIXED	UNIT MULLED W/ 5/8" SIMULATED DIVIDED LITES
E	36" X 64"	AWNING	RTS430-PO	OUT-SWING	UNIT MULLED
	36" X 64"	DOUBLE HUNG	UWDH	SLIDING	6 LITES OVER 6 LITES
F	36" X 72"	DOUBLE HUNG	UWDH	SLIDING	6 LITES OVER 6 LITES
G	36" X 52"	PICTURE	RTS430-FX	FIXED	UNIT MULLED
H	36" X 84"	FRENCH DOOR	RTS430-OD	OUT-SWING	UNIT MULLED W/ 5/8" SIMULATED DIVIDED LITES
I	48" X 72"	FIXED SKYLIGHT	FS	FIXED	VELUX SKYMAX ROOF DECK MOUNTED FIXED SKYLIGHT



6 DETAIL: ENTRY DOOR HEAD
3" = 1'-0"



5 DETAIL: ENTRY DOOR JAMB
3" = 1'-0"

WINDOW NOTES (FOR PRICING ONLY)

1. VERIFY ALL WINDOW SIZES AND ROUGH OPENINGS WITH FIELD CONDITIONS.
2. SUBMIT SHOP DRAWINGS AND/OR SPECIFICATIONS FOR ALL NEW WINDOWS PRIOR TO FABRICATION.
3. DOUBLE HUNG WINDOWS ARE TO BE MARVIN ULTIMATE WOOD DOUBLE HUNG, WITH SIMULATED DIVIDED LITES. DIVIDED LITES ARE TO BE 5/8" SDL W/ SPACER IN GLAZING. INTERIOR PAINTED FINISH, EXTERIOR WOOD FINISH TO MATCH EXISTING.
4. REAR FACADE WINDOWS AND DOORS ARE TO BE STEEL OPTIMUM WINDOWS, DIVIDED LITES ARE TO BE 5/8" SDL W/ SPACER IN GLAZING. REFER SCHEDULE. COLOR BLACK.
5. GLAZING IS TO BE CLEAR INSULATED LOW E GLASS WITH ARGON.
6. PAINTED BRICK MOLDING #A228. COLOR TO MATCH WINDOW FRAME.
7. INTERIOR MARVIN WINDOW HARDWARE TO BE SATIN NICKEL FINISH SASH LOCK AND SASH LIFT.
7. INTERIOR STEEL WINDOW/DOOR FOLDING HANDLE/LOCKS/HARDWARE IN BLACK FINISH.
8. ALL WINDOWS ARE TO HAVE PAN FLASHING BELOW SILLS.
9. WEATHER STRIPPING/SEALING AS PER CODE.
10. ALL WINDOWS ARE TO HAVE STOPS PER NYC CODE TO PREVENT WINDOW FROM OPENING GREATER THAN 4".