

1968 NYC Building Code
Amended July 1, 2008

Table 3-1 & 3-2	Occupancy Classification	F-4 - ASSEMBLY (RESTAURANT)
Table 3-3	Construction Classification	II-B - COMBUSTIBLE (protected wood joist)
Table 4.1 & 4.2	Height Limitations (related to construction class)	75'-0" (Unsprinklered) 85'-0" (Sprinklered) Note: Sprinklers to be provided in all areas. (Local Law 26)
Table 3-4	Fire resistance requirements for building elements:	
	Structural Frame (Columns, girders, trusses)	1 hr
	Bearing Walls (Exterior)	1-1/2 hr
	Bearing Walls (Interior)	1 hr
	Nonbearing Walls (Exterior)	0 hr
	Nonbearing Walls (Interior)	0 hr
	Floor Construction including beams	1 hr
	Roof Construction	3/4 hr
	Enclosure of vertical exits, exit passageways, hoistways and shafts	2 hr
Table 5-4	Interior Finish Requirements Class:	
	Exits & shafts	A
	Corridors	B
	Rooms	B > 1500 SF C < 1500 SF
Table 6-1 & 8-1	Exit and Access Requirements: Places of Assembly, Group F-4	
	Maximum travel distance, Primary	85ft Note: In place of assembly equipped with automatic sprinklers, this distance may be increased by 50%.
	Maximum travel distance, Secondary	125ft Note: In place of assembly equipped with automatic sprinklers, this distance may be increased by 50%.
	Aisle & Cross Aisle	80 ft
	Capacity per one unit of width (per 22"):	
	Doors or Openings	50

	Stairs	60 persons
	Ramps, Corridors, Exit passageways	80 persons
	Minimum Corridor Width	44 inches
	Maximum Dead End	30'-0"
27-533	Travel Distance (Place of Assembly)	No path shall be permitted through rows of seating other than the first leg of travel from a seat to an aisle. The first 35 feet of a primary and secondary path may be common. Not more than 3 changes in direction shall be permitted in the path of travel to an exit. Travel distance shall be the sum of all distances of all segments of travel to an exit, computed as follows: First leg: Measured distance Second leg: Measured distance Third leg: 1.25 x Measured distance Fourth leg: 1.40 x Measured distance
Table 6-2	Occupant load	1251/per person (Dining)
Table 6-3	Maximum occupant load - spaces with one door:	Occupancy-F - 75 persons
Article 3	Location of Exits	
27-363 (2)	Remote location: Distance between exits	>30'-0" or 1/3 travel distance, whichever is greater
27-364	Exit Discharge:	All vertical exits shall extend in continuous closure to discharge directly or by the way of court or exit passageway to exterior space. Exits from above grade shall be separated from exits from below grade by 1 hr rated construction with 1/2 hr self closing doors.
27-366	Number of exits from floors:	Min. two independent exits, remote from each other from every floor of the bldg. When any Place of Assembly has an occupant load between 500-900 persons, there shall be provided three independent exits, remote from each other on each floor.
27-369 (h) 1	Interior Corridors	Interior corridors shall be completely enclosed with fire separations of one hour.
27-371	Exit Doors	Doors for required exits shall be self-closing, swinging doors. Exterior street floor doors having an exterior separation of more than 15 ft. need not have a fire protection rating.
27-371 (k)	Panic hardware	(1) Exit doors shall be equipped with fire bolts when providing an exit from: F2, F-3 and F-4 Places of Assembly having an occupant load exceeding 300 persons. (2) Fire bolts shall be of an approved type, and shall release when a pressure exceeding 15 lbs is applied to the releasing device in the direction of exit travel. The bars or panels shall extend at least 2/3 of the width of the door and shall be placed at least 30 inches, but no more than 44 inches above the floor.
27-375	Interior Stairs	(1) (g) Access stairs connecting not more than two stories which do not serve as a required exit may be constructed

27-375	Interior Stairs	without an enclosure. (1) (g) Access stairs connecting not more than two stories which do not serve as a required exit may be constructed without an enclosure.
27-376	Exterior Stairs	(c) Exterior stairs shall be roofed.
27-389	Designation of required means of egress	The location of required means of egress on every floor of every structure shall be clearly indicated with exit signs.
27-396.6	Emergency power.	Emergency power shall be provided in spaces classified in occupancy group F-4 having an occupant load of 300 or more persons.
27-541	Exit signs	All exit signs shall be clearly visible from all parts of the assembly spaces and shall be lighted.
27-542	Emergency lighting.	Emergency lighting sufficient to provide 5 foot candles at the floor level.

PROPERTY PROFILE

ADDRESS: 1 TAVERN ON THE GREEN, NEW YORK, 10023

USE AND OCCUPANCY CLASSIFICATION:

OLD CODE	2008 CODE	OCCUPANCY DISCRPTION
COMMERCIAL	A-2	EATING AND DRINKING ESTABLISHMENT WITH ENTERTAINMENT BANQUET SPACE
COMMERCIAL	A-5	OPEN SPACE EATING AND DRINKING ESTABLISHMENT WITH ENTERTAINMENT, BANQUET SPACE
	A-2	KITCHEN
COMMERCIAL	F-2	MECHANICAL AND ELECTRICAL ROOMS (ACCESSORY TO RESTAURANT)
COMMERCIAL	F-2	MECHANICAL(ACCESSORY TO RESTAURANT)
COMMERCIAL	F-2,S-2	MECHANICAL ROOMS, STORAGE (ACCESSORY TO RESTAURANT)
COMMERCIAL	B	OFFICES (ACCESSORY TO RESTAURANT)

CONSTRUCTION CLASSIFICATION: 2B - COMBUSTIBLE

BOROUGH: MANHATTAN

BLOCK: 1111

LOT: 1

ZONING MAP: 8c

HISTORICAL ZONING MAP: 8c

ZONE DISTRICT: PARK

COMMUNITY BOARD: 164

LANDMARK: YES

NATIONAL REGISTER OF HISTORIC PLACES: YES (SCENIC LANDMARK)

USN: 06101.000225

NO WORK APPLICATION. ALL WORK APPROVED UNDER THE FOLLOWING LIST OF RELATED DOB NUMBERS:

# 121183085	GENERAL CONSTRUCTION
# 121328973	GENERAL CONSTRUCTION
# 121333814	SPRINKLER
# 121786914	FIRE ALARM
# 121720290	PUBLIC ASSEMBLY
# 121183735	OIL TANK REMOVAL
# 121853707	FIRE SUPPRESSION SYSTEM / ANSUL
# 140148310	BOILERS

GENERAL NOTES:

1. ALL AREAS TO BE SPRINKLERED
2. NEW SMOKE BAFFLE AND SPRINKLERED CURTAIN AT KITCHEN
3. ALL TRAVEL DISTANCES ARE AS PER DOB ALTERATION # 121720290 PUBLIC ASSEMBLY
4. SEE ALT # 121328973 GENERAL CONSTRUCTION AND ALT # 121720290 PUBLIC ASSEMBLY FOR EMERGENCY LIGHTING FIXTURE DISTRIBUTION

Name	Level	Area	Customers	Staff	Total Area Occupancy	Comments
CENTER DINING	Ground Level	1450 SF	134	6	140	INTERIOR
KITCHEN - MAIN	Ground Level	3083 SF	0	10	10	INTERIOR
NORTH WING DINING/BAR/GIFT SHOP/COAT CHECK	Ground Level	1913 SF	144	8	152	INTERIOR
SOUTH WING DINING/BANQUET SPACE	Ground Level	1517 SF	118	12	130	INTERIOR
OFFICE - BACK	Mezzanine	152 SF	0	4	4	INTERIOR
OFFICE - FRONT	Mezzanine	253 SF	0	11	11	INTERIOR
OFFICE - MIDDLE	Mezzanine	100 SF	0	1	1	INTERIOR
Grand total		8467 SF	396	52	448	

Name	Level	Area	Customers	Staff	Total Area Occupancy	Comments
COURTYARD	Ground Level	4178 SF	438	14	452	EXTERIOR
ENTRY TERRACE	Ground Level	1732 SF	98	2	100	EXTERIOR
TAKE-OUT TERRACE	Ground Level	2307 SF	194	4	198	EXTERIOR
Grand total		8216 SF	730	20	750	

Name	Occupancy Type	Area	Occupant Load	Occupancy As Per Table 6-2	Proposed Occupancy
SOUTH WING DINING/BANQUET SPACE	Dining	1517 SF	12 SF	126	130
CENTER DINING	Dining	1450 SF	12 SF	121	140
NORTH WING DINING/BAR/GIFT SHOP/COAT CHECK	Dining	1913 SF	12 SF	159	152
KITCHEN - MAIN	Kitchen	3083 SF	200 SF	15	10
OFFICE - FRONT	Office	253 SF	100 SF	3	11
OFFICE - MIDDLE	Office	100 SF	100 SF	1	1
OFFICE - BACK	Office	152 SF	100 SF	2	4
COURTYARD	Dining	4178 SF	12 SF	348	452
ENTRY TERRACE	Dining	1732 SF	12 SF	144	100
TAKE-OUT TERRACE	Dining	2307 SF	12 SF	192	198
Grand total				1112	1198

ZONE:	LAVS	WCs	URINALS
INTERIOR:			
WOMEN'S WC	3	4	-
MENS WC	3	2	2
POWDER ROOM	1	1	-
GIFT SHOP WC	0	0	-
KITCHEN WC	1	1	-
TOTALS:	8	8	2
EXTERIOR:			
WOMEN'S WC	4	6	-
MENS WC	3	2	4
TOTALS:	7	8	4
GRAND TOTALS:	15	16	6

FIXTURE TYPE	MINIMUM REQUIRED AS PER TABLE 403.1 2008 CODE		ACTUAL QUANTITY PROVIDED	
	FEMALE	MALE	FEMALE	MALE
OCC. LOAD	599	599	599	599
WCS	1 PER 75 = 8	1 PER 75 = 8	11*	5*
URINALS		UP TO 1/2 # OF WCS		6
LAVS	1 PER 200 = 3	1 PER 200 = 3	8*	7*
WATER FOUNTAIN	NOT REQUIRED BECAUSE WATER IS SERVED	NOT REQUIRED BECAUSE WATER IS SERVED		
* THERE ARE TWO SINGLE OCCUPANCY RESTROOMS, 1 WC AND 1 LAV HAVE BEEN ALLOCATED EACH TO WOMEN AND ONE TO MEN				
QUANTITIES OF ALL FIXTURES PROVIDED EQUAL OR EXCEED REQUIRED MINIMUM				

	OCCUPANCY GROUP	MAX. TRAVEL DISTANCE WITHIN ASSEMBLY SPACE (FULLY SPRINKLERED - INSIDE)	
		PRIMARY	SECONDARY
ALLOWED	A-2 - INSIDE (F-4) 1968	85' x 1.5 = 127'-6"	125' x 1.5 = 187'-6"
PROPOSED	A-2 - INSIDE (F-4) 1968	60'-8", OK	102'-7", OK
ALLOWED	A-5 - OUTSIDE (F-2) 1968	175'	250'
PROPOSED	A-5 - OUTSIDE (F-2) 1968	124'-4", OK	105'-11", OK

DOOR #	EXIT WIDTH	UNIT PER EXIT WIDTH	TOTAL UNITS	PERSONS PER UNIT	MAX # OF PERSONS	EXIT CLASSIFICATION
BLDG. EXIT 1	78"	22"	3.5	50	175	CLASS 1
BLDG. EXIT 3	44"	22"	2	50	100	CLASS 2
BLDG. EXIT 4	44"	22"	2	50	100	CLASS 2
BLDG. EXIT 5	72"	22"	3	50	150	CLASS 2
BLDG. EXIT 6	36"	22"	1.5	50	75	CLASS 2
BLDG. EXIT 7	72"	22"	3	50	150	CLASS 2
Grand total					750	

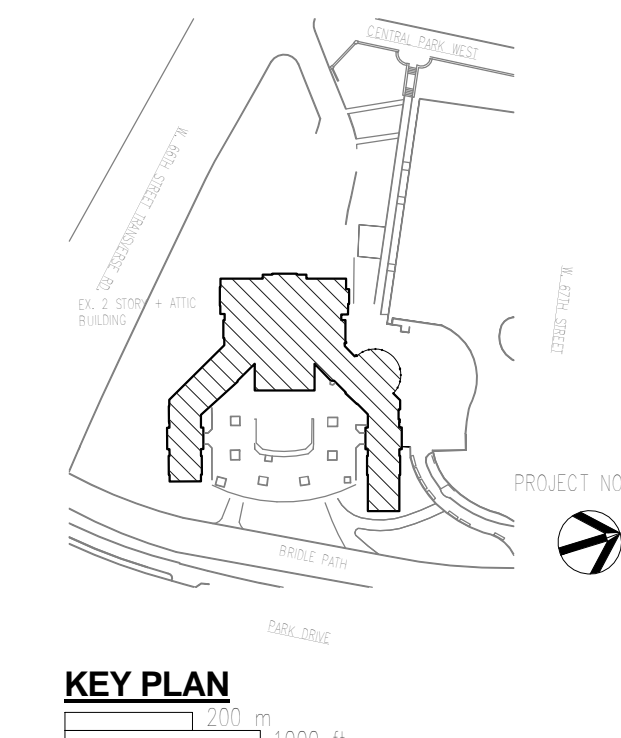
TOTAL INTERIOR EGRESS DOOR CAPACITY = 750 PERSONS
TOTAL INTERIOR OCCUPANT LOAD = 448 PERSONS
750 ≥ 448 = OK

GATE	EXIT WIDTH	UNIT PER EXIT WIDTH	TOTAL UNITS	PERSONS PER UNIT	MAX # OF PERSONS
EXTR. EXIT A	120"	22"	5	400	2000
EXTR. EXIT B	60"	22"	2.5	400	1000
EXTR. EXIT C	60"	22"	2.5	400	1000
EXTR. EXIT D	44"	22"	2	400	800
EXTR. EXIT E	44"	22"	2	400	800
EXTR. EXIT F	44"	22"	2	400	800
Grand total					6400

TOTAL EXTERIOR EGRESS DOOR CAPACITY = 6400 PERSONS
TOTAL EXTERIOR OCCUPANT LOAD = 750 PERSONS
6400 ≥ 750 = OK

EXIT OPENING CLASSIFICATION:
AS PER 27-534(d)1, NO LESS THAN 40% SHALL EGRESS THROUGH CLASS 1 EXIT.
CENTER DINING(140) + NORTH WING DINING(152) + SOUTH WING DINING(130) = 422 OCCUPANTS
422 OCCUPANTS x 40% = 169 MINIMUM ALLOWED THROUGH BUILDING EXIT 1
CLASS 1 ENTRANCE (BUILDING EXIT 1) = 175 PERSONS
175 > 169 = OK

SHEET NO.	SHEET NAME
A-001.00	NOTES AND SCHEDULES
A-002.00	GROUND LEVEL FLOOR PLAN
A-003.00	PLANS - CELLAR, MEZZANINE, SECOND FLOOR AND ATTIC
A-004.00	EGRESS / SEATING PLAN A
A-005.00	EGRESS / SEATING PLAN B



CONSULTANTS:

LEGEND

- TRAVEL DISTANCE
- - - 2 HR. RATED PARTITION
- SMOKE BAFFLE AND WATER CURTAIN

EMERGENCY LIGHTING

- EXIT SIGN - SINGLE FACE
- EXIT SIGN - DOUBLE FACE
- WM WALL MOUNTED FIXTURE
- CM CEILING MOUNTED FIXTURE

REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISION PER DOB	03/05/14
2	REVISION PER DOB	03/14/14

PROJECT NAME
TAVERN ON THE GREEN

FMS NUMBER
TAVREH

LOCATION
**1 TAVERN ON THE GREEN
NEW YORK, NY 10023**

CLIENT AGENCY (NAME AND ADDRESS):
**NEW YORK CITY DEPARTMENT OF DESIGN
AND CONSTRUCTION
30-30 THOMSON AVENUE L.I.C, NY 11101**

DRAWING TITLE:
NOTES AND SCHEDULES



DATE: 02/25/14

PROJECT NO: TAVREH

DRAWN BY: K. DAMALL Y

CHECKED BY: F. KUGLER

DRAWING NUMP: A-001.00

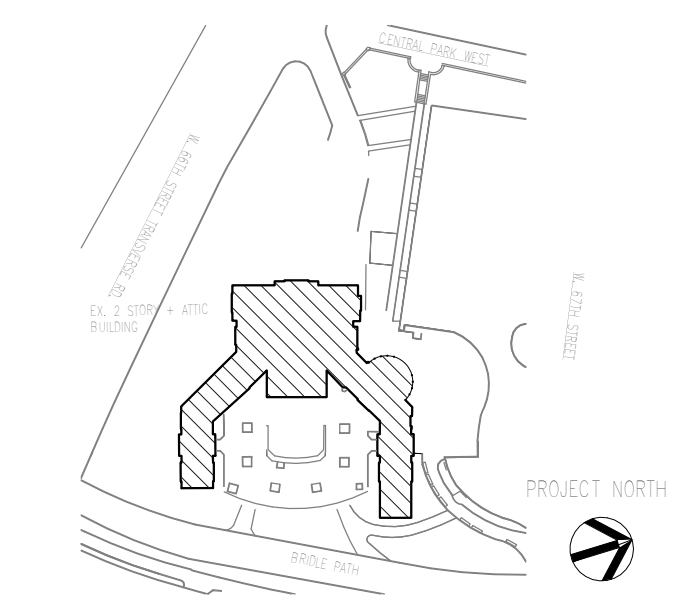
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1 OF 5

DOB APPROVAL STAMP



CONSULTANTS:



REVISIONS:

NO.	DESCRIPTION	DATE
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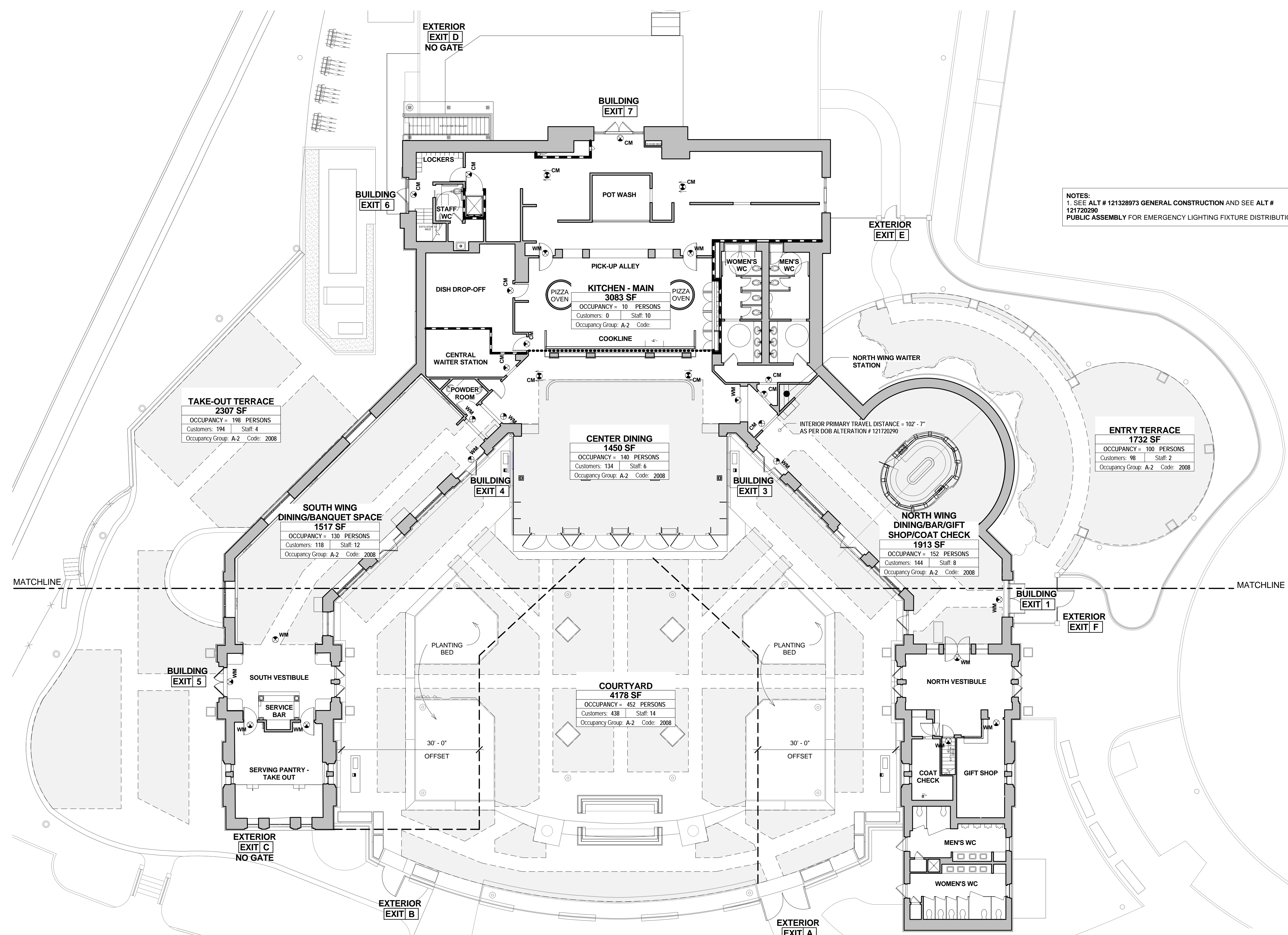
DRAWING TITLE:
GROUND LEVEL FLOOR PLAN



DATE: 02/25/14
PROJECT NO: TAVREH
DRAWN BY: K. DAMALLY
CHECKED BY: F. KUGLER
DRAWING NUMBER: A-002.00

A-002.00

B-SCAN LABEL:



NOTES:
1. SEE ALT # 121328973 GENERAL CONSTRUCTION AND SEE ALT # 121720290 PUBLIC ASSEMBLY FOR EMERGENCY LIGHTING FIXTURE DISTRIBUTION

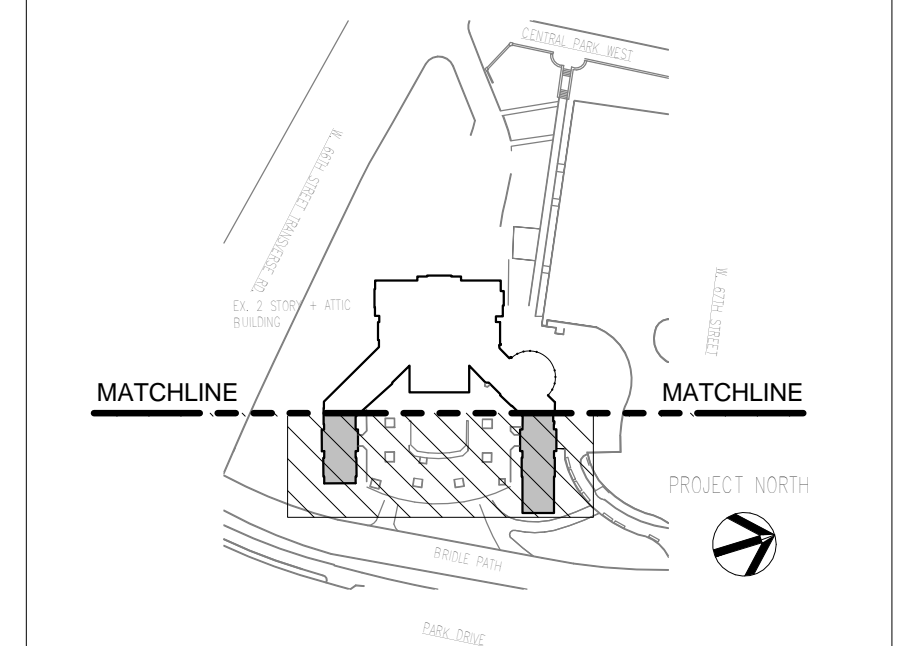
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DOB APPROVAL STAMP

1 GROUND FLOOR PLAN
3/32" = 1'-0"



CONSULTANTS:



KEY PLAN
1:200
1000 ft

REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISION PER DOB	03/05/14
2	REVISION PER DOB	03/14/14

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CLIENT AGENCY (NAME AND ADDRESS):
**NEW YORK CITY DEPARTMENT OF DESIGN
AND CONSTRUCTION
30-30 THOMSON AVENUE L.I.C, NY 11101**

DRAWING TITLE:
EGRESS / SEATING PLAN A

SEAL & SIGNATURE

DATE: **02/25/14**

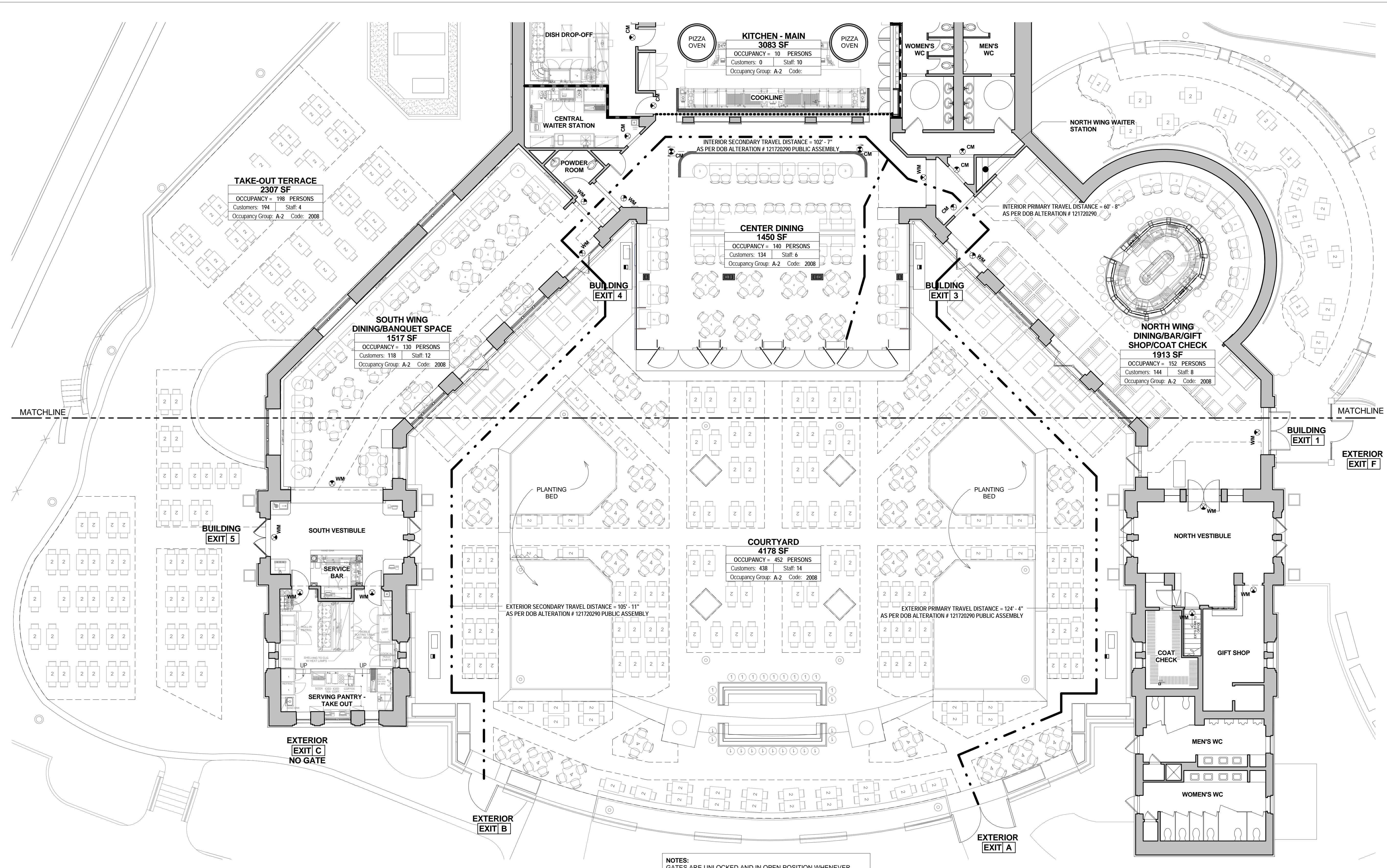
PROJECT NO.: **TAVREH**

DRAWN BY: **K. DAMALLY**

CHECKED BY: **F. KUGLER**

DRAWING NUMBER: **A-004.00**

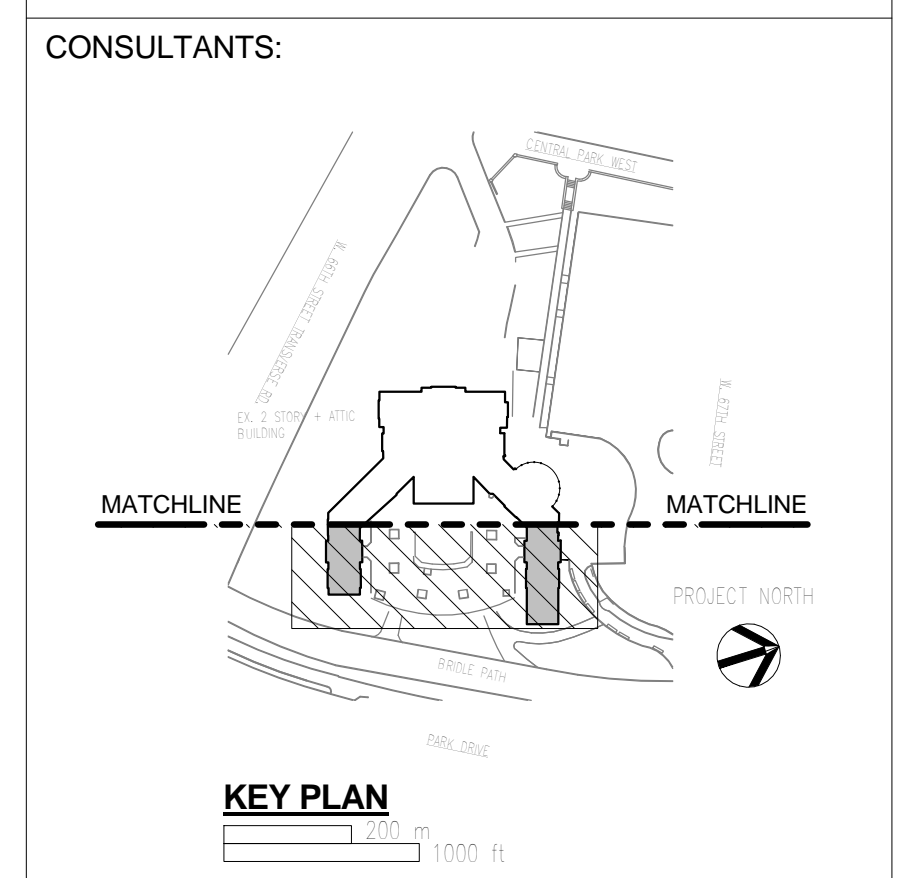
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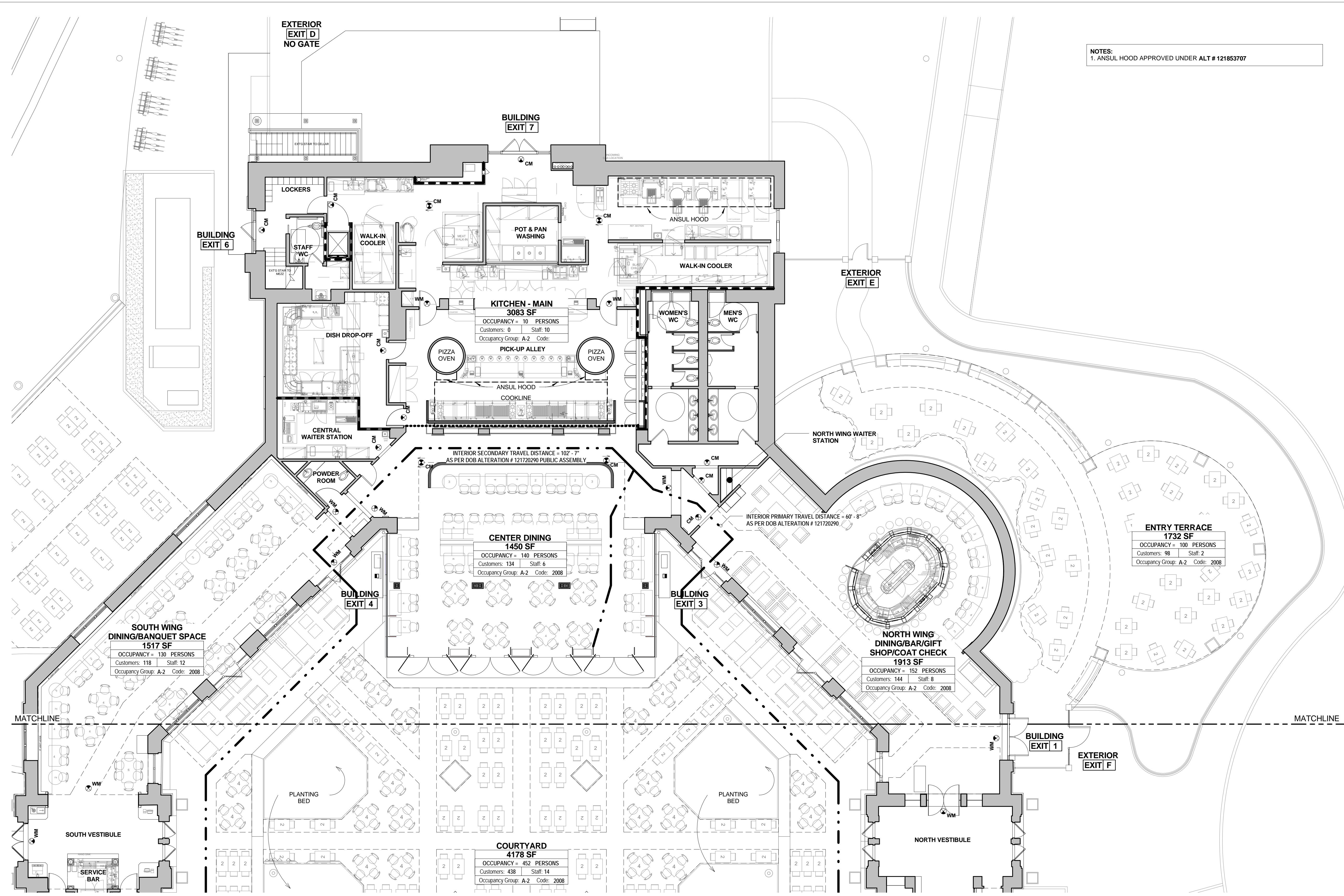
NOTES:
GATES ARE UNLOCKED AND IN OPEN POSITION WHENEVER RESTAURANT IS IN OPERATION

- LEGEND**
- TRAVEL DISTANCE
 - - - 2 HR. RATED PARTITION
 - SMOKE BAFFLE AND WATER CURTAIN
- EMERGENCY LIGHTING**
- ⊗ EXIT SIGN - SINGLE FACE
 - ⊕ EXIT SIGN - DOUBLE FACE
 - WM WALL MOUNTED FIXTURE
 - CM CEILING MOUNTED FIXTURE

DOB APPROVAL STAMP



NOTES:
1. ANSUL HOOD APPROVED UNDER ALT # 121853707



REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISION PER DOB	03/05/14
2	REVISION PER DOB	03/14/14

PROJECT NAME
TAVERN ON THE GREEN

FMS NUMBER
TAVREH

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CLIENT AGENCY (NAME AND ADDRESS)
**NEW YORK CITY DEPARTMENT OF DESIGN
AND CONSTRUCTION
30-30 THOMSON AVENUE L.I.C, NY 11101**

DRAWING TITLE:
EGRESS / SEATING PLAN B



DATE: **02/25/14**

PROJECT NO.: **TAVREH**

DRAWN BY: **K. DAMALLY**

CHECKED BY: **F. KUGLER**

DRAWING NUMBER: **A-005.00**

B-SCAN LABEL:

LEGEND

- TRAVEL DISTANCE
- 2 HR. RATED PARTITION
- SMOKE BAFFLE AND WATER CURTAIN

EMERGENCY LIGHTING

- EXIT SIGN - SINGLE FACE
- EXIT SIGN - DOUBLE FACE
- WM WALL MOUNTED FIXTURE
- CM CEILING MOUNTED FIXTURE

DOB APPROVAL STAMP