

COMPLETE TERRACE GUIDELINES AND SUBMISSION REQUIREMENTS:

In order to obtain approval for the installation of planters, decking, exterior cladding or other semi-permanent items on any of the building terraces or roofs, the Owner/Shareholder must supply in advance the following information to the Managing Agent for review by the Board of Directors and Building Architect if required:

A drawing at minimum 1/4" = 1'-0" scale showing the terrace/roof and the proposed layout of planters and/or other items. The plan shall show the calculated weight of each planter and the location relative to existing pavers, decking sleepers or other supports that bear directly on the roof membrane.

Unless a Registered Architect or Professional Engineer (RA/PE) is engaged to design the layout of planters and other elements on the terrace, the following limitations shall apply:

PLANTERS:

1. Planter boxes shall not exceed 9 cubic feet in size. Any combination of dimensions may be used to achieve this volume unless the dimensions create a footprint that exceeds the bearing capacity of the membrane system below. The maximum weight of any planter box with soil shall be 200 lbs. Planter box "fill" shall not exceed 65 lbs./SF gross weight for saturated soil (soil to consist of 1/3 perlite, 2/3 topsoil). Plants within planters shall be anchored with guy wires to planter box to prevent uprooting in high winds. The boxes shall be filled with styrofoam "peanuts" for drainage, in lieu of stones. The depth of the peanuts shall be a minimum of 4".

2. Boxes shall be arranged within the terrace perimeter with the following restrictions:

a) Planters shall be placed a minimum of 1'-0" away from any wall, drain, or other roof penetration (NOTE: Importantly, no planters shall be placed over removable pavers or decking covering drain locations),

b) Planters shall not block required egress from roof or terrace,

c) Planters shall be spaced so as not to create weight in excess of 30 lbs./SF over any area of 40 SF or more,

d) Planters shall not be placed/hung on any parapet, railing, raised roofing structure, penthouse wall, or other building element,

e) Planters shall not be placed directly upon a roof membrane or gravel ballast,

f) Nor shall the total gross weight of all planters placed on the terrace exceed 5 lbs per square foot on the total terrace area (thus a 500 SF terrace may have up to 2,500 lbs. of planters).

g) Nor shall the weight placed on the roofing system by any one support exceed 16 lbs. per square inch.

3. No plants shall be allowed to exceed 6'-0" in height. Plants that exceed this height limitation shall be tied back to the building in a manner designed by the Building Architect.

Complete Terrace Guidelines and Submission Requirements
300 West 23rd Street Owners Corporation
Page 2

4. Planter boxes shall be constructed of: a) treated or a “rot” resistant wood species, or b) plastic/resin material. No stone, concrete or clay containers are permitted due to weight considerations as well as moisture retention issues.
5. Any fasteners used are to be non-ferrous.
6. Drainage holes shall be provided at the bottom of all planters.

TRELLIS STRUCTURES:

1. No trellis is to exceed 12’-0” in height.
2. Trellis shall be open a minimum of 50% over their surface areas.
3. No trellis shall block the view of adjacent Unit Owners, unless written permission is given.
4. Trellis shall be physically attached to the building structure in a manner approved by the Building Architect. Again, any fasteners used must be non-ferrous.
5. Trellis to be constructed for easy removal, i.e. bolted connections in lieu of nailed.

FURNITURE:

1. Furniture to be stored in such manner as to prevent “blow-off” due to wind forces.
2. Canopies and umbrellas are to be physically attached to the building structure in a manner approved by the Building Architect. Note, new awnings are not likely to be approved; this rule applies to awnings already in place.

OTHER ISSUES:

In the case of some terraces additional capacity may be available due to the presence of structural beams and even columns within the field of the terrace. If these structural elements exist then larger sized plants may be allowable if placed directly on top of these points. In the case of a column point, the size of the planter can be large. Any Unit Owner considering increasing the weight of planters in these areas shall submit calculations by their RA/PE showing that the capacity of these elements is not exceeded. In no case shall the planters, however, exceed the crushing capacity of the roof system, which shall be calculated as 16 lbs. per square inch including existing pavers or other traffic surfaces. As a matter of course, no element of the roofing structure or membrane may be removed or altered to accommodate a planter or item of furniture or décor.

Complete Terrace Guidelines and Submission Requirements
300 West 23rd Street Owners Corporation
Page 3

Attachment - All methodologies of attachment of items on the terrace shall be submitted to the Building's RA/PE for review. The Unit Owner's RA/PE shall submit calculations showing attachment complies with NYC Building Code Requirements. The Building's RA/PE reserves the right to make changes to the submitted details with regards to their impact on common elements of the building, and the water tightness of the condition.

Crucially, the Unit Owner is responsible for the maintenance of all plant materials and containers and shall maintain all drains to be kept clear of dirt, leaves and other debris on a continuous basis. The Unit Owner is financially responsible for any and all damage to the building, other units or any property resulting from failure to keep drains clear and flowing at ALL TIMES. Violations are subject to the maximum penalty permitted under the Cooperatives by-laws and House Rules.

Ivy - In some terraces unit owners allow ivy to grow on their brick masonry walls. This practice is detrimental to the masonry joints. Ivy roots in the mortar joints and breaks apart the mortar allowing water to enter into the building. If unit owners desire ivy on the walls a wood trellis shall be installed.

Wood Decking - The Building Code of the City of New York limits the amount of wood decking to 20% of the roof area at that level. The Board of Directors may grant consent to a unit owner to install wood decking over a larger percentage of their terrace if other unit owners on the same level do not have wood decks on their terraces. Permission, however, will be granted on a case-by-case basis, with "revocable consent" on individual coverage that exceeds 20% of their personal area. Installation of wood decks shall be submitted with protection details for the waterproof membrane system.

Outdoor structures including greenhouses, sheds, large storage units are not permitted.

Outdoor carpeting is strictly prohibited for reasons of moisture retention.

Automatic watering systems are not permitted in any circumstance.

The Unit Owner is responsible to move, at their expense, the planters for roof inspections, replacement, and repairs, if so directed by the Board of Directors. The repair of damage to common building elements caused by the placement or moving of the planters shall be solely borne by the Unit Owner.

All drawings supplied by the Unit Owner with regards to the planter layout shall be maintained in a file by the Board of Directors and/or Building Management. Any elements not approved and shown on the plans shall be removed by the Unit Owner within two weeks of notification by the Board or its representative.