138 E. 50th St.
NEW YORK, NEW YORK
1359 BROADWAY, 14th FLOOR
NEW YORK, NY 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387
www.wspgroup.com/usa

228 East 45th ST.
New York, NY 10017
(212) 687-9888

20% (0.2) X 124 D.U.= 24.8 PARKING SPACES PERMITTED
20% OF DWELLING UNITS OR 200 SPACES, WHICHEVER IS LESS
25 SPACES PROVIDED

PARKING GARAGE
VALET ATTENDED

ACCESSORY OFF STREET PARKING
1/4"=1'-0"

SECTION AT SUBCELLAR PARKING SPACE
SCALE : 1/4" = 1'-0"

PARKING SPACE AT SUBCELLAR
SCALE : 1/4" = 1'-0"

E. 50TH STREET

E. 49TH STREET

13-11
ACCESSORY OFF STREET PARKING PROVIDED: 25 SPACES

ENCLOSURE AND SCREENING
PARKING SPACES SHALL BE COMPLETELY ENCLOSED
MIN 30' SCREENING  (MUST BE AT LEAST 50% TRANSPARENT)
CURB CUTS ARE NOT PERMITTED WITHIN 50' OF INTERSECTION,
NOR WITHIN 10' OF SIDE LOT LINE

13-221
RESERVOIR SPACES
NOT MORE THAN 25 SPACES PROVIDED, THEREFORE NO
RESERVOIR SPACES ARE REQUIRED

13-25(b)

SCALE: 1/4"=1'-0"
II. Required Recreational Space: 5,000 SF

REQUIRED REC. SPACE : (124 UNITS X 16.25 = 2,015.5 SF  < 5,000SF)

TOTAL ENCLOSED REC. SPACE : 2,673.7 SF > 2,500 SF (COMPLIES)

PROPOSED ENCLOSED REC. AREA : 1,311.9 SF > 1,250 SF (COMPLIES)

MAX PERMITTED ENCLOSED REC. AREA = 25% X 5,000 SF = 1,250 SF

PROPOSED OPEN RECREATIONAL AREA : 1,311.9 SF > 1,250 SF (COMPLIES)

MAX PERMITTED ROOFED REC. AREA = 50% X 5,000 SF = 2,500 SF

REMAINING RECREATION AREA : 5,403.1 SF TOTAL RECREATIONAL SPACE > 5,000 SF (COMPLIES)

II. Residential F.A.R Based on Proposed Recreation Area

RESIDENTIAL FLOOR AREA RATIO C6-4.5 :

1. REQUIRED: 1.25 X 5,000 SF = 6,250 SF
2. PROPOSED: Proposed FAR = Proposed Res. Floor Area / Lot Area

REQUIRED OPEN AREA = 50% X 5,000 SF = 2,500 SF

RECOMMENDED OPEN RECREATIONAL SPACE:

OPEN RECREATIONAL SPACE @ 2ND FLOOR : 543.7 SF
OPEN RECREATIONAL SPACE @ 3RD FLOOR : 543.7 SF
OPEN RECREATIONAL SPACE @ 1ST FLOOR MEZZ : 23.1 SF
OPEN RECREATIONAL SPACE @ 2ND FLOOR @ 3RD FLOOR : 9.3 SF
OPEN RECREATIONAL SPACE @ 2ND FLOOR : 4.9'
68TH FLOOR LIFE SAFETY PLAN
## 49TH/50TH FLOOR LIFE SAFETY PLAN

### LEGEND

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### BUILDING OCCUPANCY

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### BUILDING FEATURES

- Roof over first floor
- Various floor plans and elevations
- Code: 054

### BUILDING INFORMATION

- Design Architect: 322 Eighth Avenue, New York, NY 10001
- TEL.: (212) 417-9496
- FAX.: (212) 417-9497

---

### ZONING CONSULTANT

138 East 50th Street, New York, NY 10022

- TEL.: (212) 714-0280
- FAX.: (212) 714-0283

---

### EXTERIOR WALL CONSULTANT

CIVIL ENGINEER: Philip Habib & Associates

102 Madison Avenue, 11th Floor
New York, New York 10016

- TEL.: (212) 929-5656
- FAX: (212) 929-5605

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### DEVELOPMENT CONSULTING SERVICES

104 West 29th Street, 9th Floor
New York, New York 10001

- TEL.: (212) 244-4427
- FAX.: (212) 244-4497

---

### DOB EXPEDITOR

Jenkins & Huntington, Inc.

1251 Avenue of the Americas
New York, New York 10020

- TEL.: (212) 696-1818
- FAX.: (212) 696-4528

---

### ZONING CONSULTANT

330 West 42nd Street
New York, New York 10036

- TEL.: (212) 714-0280
- FAX.: (212) 714-0283

---

### VERTICAL TRANSPORTATION CONSULTANT

360 Park Avenue South, 15th Fl.
New York, New York 10010

- TEL.: (212) 689-5389
- FAX.: (212) 696-4528

---

### DOB EXPEDITOR

128 East 50th St., New York, NY

- TEL.: (212) 979-8400
- FAX.: (212) 979-8387

---

### Structural Engineer

SLCE Architects, LLP

Architect of Record

Owner/Developer

- 1359 Broadway, 14th Floor
  New York, NY 10018
- TEL.: (212) 979-8400
- FAX.: (212) 979-8387

---

### M.E.P. Engineer

- 228 East 45th St.
  New York, NY 10017
- TEL.: (212) 687-9888
- www.wspgroup.com/usa

---

### Vertical Transportation Consultant

- 1251 Avenue of the Americas
  New York, New York 10020
- TEL.: (212) 696-1818
- FAX.: (212) 696-4528

---

### Zoning Consultant

- 330 West 42nd Street
  New York, New York 10036
- TEL.: (212) 714-0280
- FAX.: (212) 714-0283

---

### Code Number

121186028

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### ISXED FOR P.A.A

01/22/2016

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1/4" = 1'-0"
Scale: 1/4" = 1'-0"
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**DRAWING TITLE:**
M.E.P.FP. ENGINEER:
STRUCTURAL ENGINEER:
SLCE Architects, LLP
ARCHITECT OF RECORD:
OWNER/DEVELOPER:
PROJECT:
FILE No:
KEY PLAN:
REVISION:
DATE:
NORTH:
D.O.B. NUMBER:
NB#:
VERTICAL TRANSPORTATION CONSULTANT:
ZONING CONSULTANT:
Development Consulting Services
DOB EXPEDITOR:
JAM Consultants, Inc.
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
DESIGN ARCHITECT :
07/29/2016

DOB - RESPONSE TO OBJECTIONS