45 BROAD STREET

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New York, NY 10016

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F 212.941.9440

Structural Engineer: WSP
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New York, NY 10017
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M.E.P. Engineer: BuroHappold Engineering
100 Broadway
New York, NY 10005
T 212.224.2025

Acoustic Consultant: Longman Lindsey
1410 Broadway, Suite 508
New York, New York 10018
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Landscape Architect: M. Paul Friedberg & Partners
120 Broadway, 20th Floor
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BMU Consultant: Lerch Bates
1430 Broadway, Suite 908
New York, NY 10018
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Pool Consultant: TRACE Pool Design
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White Plains, NY 10604
T 914.741.1115

Facade Engineer: BuroHappold Engineering
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New York, NY 10005
T 212.224.2025

Elevator Consultant: VDA (Van Deusen & Associates)
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New York, NY 10001
T 212.866.9090

Civil / Geotechnical: Langan
21 Penn Plaza
360 West 31st Street, 8th Floor
New York, NY 10001
T 212.479.5400

Lighting Design: Ventresca Designs
44-02 Eleventh Street, Suite 203
Long Island City, NY 11101
T 212.603.0033

DOB FILING - 07 FEBRUARY 2017
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© CETRA RUDY ARCHITECTURE DPC
ALL NEW WORK AND EXISTING CONDITIONS SHALL BE MADE TO CONFORM TO THE PROVISIONS OF THE CODE AND THE WORK AND ALL MATERIALS, PERSONNEL AND EQUIPMENT WITHIN THE AREA OF ITS OPERATIONS UNDER THE CONTRACT. SHOULD ANY CONDITION CONTRIBUTE TO THE REQUIRED FIRE-RESISTANCE RATING OF A COMPLEMENTARY AND WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY THE DRAWINGS UNLESS OTHERWISE STIPULATED.

3. THE CONTRACTOR SHALL CONDUCT A FIELD INVESTIGATION OF THE PROJECT TO CONDITIONS TO FULLY UNDERSTAND SCOPE OF WORK.

5. REGULARLY CLEAN THE PREMISES OF THE WORK TO PREVENT ACCUMULATION OF DUST OR STAINS.

20. INTERIOR REQUIRED EXIT STAIRS CONNECTING MORE THAN TWO FLOORS SHALL BE 3'-0" WIDE (BC 1008.1.1.1).

12. MODULAR ENCLOSURE OF AGGREGATE AREA OF SUCH OPENING SHALL NOT EXCEED 25 SQUARE INCHES IN SIZE, CENTERED WITHIN THE AGGREGATE OPENING.

15. INTERCOM OR BELL AND BUZZER SYSTEM TO BE INSTALLED AS PER SECTION C26-1028.1.2).

3. FINISH FLOORING IN ALL EXITS SHALL BE OF NON-COMBUSTIBLE MATERIAL (BC 804.4). 4. SWING OF STAIR DOORS SHALL NOT BLOCK STAIRS, LANDINGS, CORRIDORS OR EXIT OPENINGS.

509, AND SHALL BE CONTINUOUS THROUGH ANY CONCEALED SPACE IN FLOOR OR ROOF CONSTRUCTION.

THE CONTRACTOR SHALL COMPLY WITH ONE OF THE FOLLOWING:

a. IT SHALL CONFORM WITH NFPA FIRE STANDARDS OR,

b. IT SHALL CONFORM WITH THE RESTRICTIONS OF THIS CODE.

EMERGENCY LIGHTING AND EXIT SIGNS

LIGHTING SHALL BE MAINTAINED CONTINUOUSLY IN EXITS AND THEIR ACCESS HALLS OR CORRIDORS.

EXHAUST DUCTS SHALL BE LINED WITH DUCT LINING FOR AT LEAST 20 FEET, INLET Ducts shall be lined or insulated to prevent heat buildup.

11.B. NON-COMBUSTIBLE FIRESTOPPING MAY BE MASONRY SET IN MORTAR, AGGREGATE AREA OF SUCH OPENING SHALL NOT EXCEED 25 SQUARE INCHES IN SIZE, CENTERED WITHIN THE AGGREGATE OPENING.

20. GENERAL CONTRACTOR TO PROVIDE ALL ACCESS PANELS, RATED OR REPLACED AS NEEDED.

REQUIREMENTS FOR FIREPROOF CONSTRUCTION

THE CONTRACTOR SHALL COMPLY WITH ONE OF THE FOLLOWING:

a. IT SHALL CONFORM WITH NFPA FIRE STANDARDS OR,

b. IT SHALL CONFORM WITH THE RESTRICTIONS OF THIS CODE.

3. CEILINGS THAT CONTRIBUTE TO THE REQUIRED FIRE-RESISTANCE RATING OF A COMPLEMENTARY AND WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY THE DRAWINGS UNLESS OTHERWISE STIPULATED.

5. PROPER ELECTRIC LIGHTING EQUIPMENT WITHIN DWELLING TO BE PROVIDED AND GENERAL CONTRACTOR TO PROVIDE ALL ACCESS PANELS, RATED OR REPLACED AS NEEDED.

5. REGULARLY CLEAN THE PREMISES OF THE WORK TO PREVENT ACCUMULATION OF DUST OR STAINS.

10. ALL DOORS ENTERING REQUIRED EXIT STAIRS SHALL BE 3'-0" WIDE (BC 1008.1.1.1).

12. MODULAR ENCLOSURE OF AGGREGATE AREA OF SUCH OPENING SHALL NOT EXCEED 25 SQUARE INCHES IN SIZE, CENTERED WITHIN THE AGGREGATE OPENING.

15. INTERCOM OR BELL AND BUZZER SYSTEM TO BE INSTALLED AS PER SECTION C26-1028.1.2).

3. FINISH FLOORING IN ALL EXITS SHALL BE OF NON-COMBUSTIBLE MATERIAL (BC 804.4). 4. SWING OF STAIR DOORS SHALL NOT BLOCK STAIRS, LANDINGS, CORRIDORS OR EXIT OPENINGS.

5. REGULARLY CLEAN THE PREMISES OF THE WORK TO PREVENT ACCUMULATION OF DUST OR STAINS.

20. INTERIOR REQUIRED EXIT STAIRS CONNECTING MORE THAN TWO FLOORS SHALL BE 3'-0" WIDE (BC 1008.1.1.1).

21. VENTILATION OF EACH REQUIRED STAIR EXTENDING TO THE ROOF SHALL COMPLY WITH THE REQUIREMENTS FOR FIREPROOF CONSTRUCTION.

20. INTERIOR REQUIRED EXIT STAIRS CONNECTING MORE THAN TWO FLOORS SHALL BE 3'-0" WIDE (BC 1008.1.1.1).

12. MODULAR ENCLOSURE OF AGGREGATE AREA OF SUCH OPENING SHALL NOT EXCEED 25 SQUARE INCHES IN SIZE, CENTERED WITHIN THE AGGREGATE OPENING.

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12. MODULAR ENCLOSURE OF AGGREGATE AREA OF SUCH OPENING SHALL NOT EXCEED 25 SQUARE INCHES IN SIZE, CENTERED WITHIN THE AGGREGATE OPENING.
1. The site is within a flood hazard area, Zone AE (El 11).

2. Work is being designed to comply with Appendix G of 2014 building code.

3. Per BC Appendix G, Section G501, ASCE amended Section 1.1.1, contains space on the lowest floor that is not accessory to an R-2 residential portions of mixed-use buildings. Per BC 1604.5.1 where a structure is used for two or more occupancies the structure shall be assigned the classification of the highest structural occupancy category corresponding to the various occupancies. Per BC Appendix G, Amended ASCE 24 Table 1-1 Classification of Structures:

4. Per Appendix G, Amended ASCE 24 (amended by emergency rule 1/31/13) BC Table 2-1 Minimum elevation of the top of the lowest floor:

5. Per BC Appendix G, Amended ASCE 24 (amended by emergency rule 1/31/13) Table 5-1 Minimum elevation below which flood damage-resistant materials shall be used:

6. Dry Flood-proofing, per BC G304.1.2 (2) for Category II, the structure shall be dry flood-proofed to the design flood elevation (DFE=BFE+1) be blocked by flood shields, and such door shall be located at or accoradence with ASCE 24.

9. All new sanitary sewer facilities shall be in accordance with Chapter
RETURN AIR PANEL W/ HINGED ACCESS DOOR
SUPPLY AIR GRILL, REFER TO MECHANICAL DWGS FOR REGISTER SIZE. CUSTOM COLOR AND FINISH TO BE SELECTED BY ARCHITECT.

FINISH BASE AS SCHEDULED CONCRETE COMPOUND FINISH, TYP.
FINISH FLOOR TOP OF SLAB

THERMOSTAT - REFER TO MECHANICAL DRAWINGS FOR PLACEMENT
VERTICAL HEAT PUMP UNIT BEHIND LOCK, AS REQUIRED AT PUBLIC LOCATIONS

MAX. 1'-0"
MAX. TO TOP OF A.F.F. 4'-0" 6" 5' - 6" 3" 1' - 0"

ELEVATION SHELF SHELF ROD
SECTION 1' - 9" 1' - 6" EXTRA CLEAT AT UFAS APT ONLY 3' - 4" 5' - 9" 1' - 0" 6' - 9"

FLOORING MANUFACTURER): 3/4" (OR AS PER WOOD 1"

ARCHITECT \nCLIENT \nSTRUCTURAL ENGINEER \nMEP ENGINEER \nGEOTECHNICAL ENGINEER \nLANDSCAPE ARCHITECT \nSCALE PROJECT \nDOB \nPAGE NO. \nDOB \nFILE NO. \nDRAWING NO. \nLIGHTING DESIGNER \nCURTAIN WALL CONSULTANT

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Registered Architect
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212.477.6366

2016.04.29 DOB FILING
2016.09.30 DOB FILING
2016.12.09 DOB FILING

As indicated
1529.00
G-009.00

TYPICAL APARTMENT DETAILS

45 BROAD STREET NEW YORK NY 10004

121190772

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Area: 255,979.18 SF

Exist FAR: 3.95

Preliminary FAR: 14.97

Res FAR: 13.33%

Zoning: 1529.00

References:

- ZO-002.00
- ZO-003.00

45 BROAD STREET
NEW YORK, NY 10013
NOTES TO USERS

This map is a product of the Department of Buildings Flood Insurance Rate Map (FIRM) program. It is intended to provide information for building permit applicants, insurance companies, and the insurance industry. It is not intended to be used for flood damage mitigation planning.

The flood zone map should be used to determine the flood hazard area in which a particular building or land parcel is located. The flood zone map is based on the most current information available and is subject to change due to new information or changes in the mapping process.

Please refer to the Department of Buildings FIRM program web page for more information about the FIRM program and how to obtain flood zone maps.

- Flood Zone Compliance Inspection, per G105.2.1
- Final Elevation Inspection, per G105.3.2
- Flood Shield Inspection, per G105.3.1

All heating, ventilation, air conditioning, plumbing, electrical & other service facilities and equipment within the structure or site will be located or constructed so as to prevent water from entering or accumulating within the components during conditions of flooding in accordance with ASCE 24.

- Storm drainage shall be in accordance with ASCE 24 and minimize or eliminate damage to persons or property.
- Sidewalks and driveways shall comply with BC Section 303.7

9. All new sanitary sewer facilities shall be in accordance with Chapter 8, ASCE 24-All water facilities shall be in accordance with the provisions of Chapter 8, ASCE 24-
- Storm drainage shall be in accordance with ASCE 24 and minimize or eliminate damage to persons or property.
- Sidewalks and driveways shall comply with BC Section 303.7

10. Dry Flood-proofing, per BC G304.1.2 (2)
- For Category II, the structure shall be dry flood-proofed to the design
- Utilities and equipment shall be located within the dry flood-proof enclosure or be located at or above the DFE.

Per BC Amended ASCE 24 Section 6.2.2 at least one door located in close proximity to each required means of egress to the exterior is to be blocked by flood shields, and such door shall be located at or above the DFE specified in Table 6-1

11. Per ASCE 24 Section 7.5
- Storm drainage shall be in accordance with ASCE 24 and minimize or eliminate damage to persons or property.
- Sidewalks and driveways shall comply with BC Section 303.7

Flood Zone Notes:

1. The site is within a flood hazard area, Zone AE (El 11).
2. Work is being designed to comply with Appendix G of 2014 building code.
3. Per BC Appendix G, Section G501, ASCE amended Section 1.1.1, Coastal A-zone. All A zone areas shall be classified as flood hazard areas that are "other than coastal high hazard area or coastal A-zones.
4. Per NYC BC Appendix G, Section G201.2, a 'Non-Residential' building (for flood zone purposes) contains residential spaces but also contains space on the lowest floor that is not accessory to an R-2 occupancy. This building has B occupancies on the first floor that are not accessory to the R-2 occupancy, therefore, it is a 'Non-Residential' mixed use building.
5. Per BC 1604.5.1 where a structure is used for two or more occupancies the structure shall be assigned the classification of the occupancies. Per BC Appendix G, Amended ASCE 24 Table 1-1 Classification of Structures:

   The building is Category II.

6. Per Appendix G, Amended ASCE 24 (amended by emergency rule 1/31/13) BC Table 2-1 Minimum elevation of the top of the lowest floor:
- residential portions of mixed-use buildings the lowest floor shall be allowed to be below the minimum elevations if the structure complies with ASCE 24 section 6 Dry Flood-proofing rule 1/31/13)

Table 5-1 Minimum elevation below which flood damage-resistant materials shall be used:

Category II structures: DFE (DFE=BFE+1)

Per BC Appendix G, Amended ASCE (amended by emergency rule 1/31/13) Table 6-1 Minimum elevation of flood-proofing in A-zones:

Category II structures: DFE (DFE=BFE+1)

Per ASCE 7.1(2), the utilities and attendant equipment may be installed below the designated elevation if they are designed, constructed and installed to prevent floodwaters, including and backflow through the system, from entering or accumulating within the components.

Per BC Appendix G, Amended ASCE 24 (amended by emergency rule 1/31/13) Table 7-1 Minimum elevation of Utilities:

Category II structures: DFE (DFE=BFE+1). Building utilities (except gas meter) will be located above the DFE.

Per performed:
- Flood Zone Compliance Inspection, per G105.2.1
- Final Elevation Inspection, per G105.3.2
- Flood Shield Inspection, per G105.3.1

All heating, ventilation, air conditioning, plumbing, electrical & other service facilities and equipment within the structure or site will be located or constructed so as to prevent water from entering or accumulating within the components during conditions of flooding in accordance with ASCE 24.
# Architectural Drawings

**Architect:** John A. Cetra  
**State of New York:** Registered Architect  
**No. 018861**  
**Cetra Ruddy Architecture DPC**  
**584 Broadway Suite 401**  
**New York, NY 10012**  
**212.941.9801**

**WSP Group**  
**228 East 45th Street, 3rd Fl**  
**New York, NY 10017**  
**212.687.9888**

**BuroHappold Engineering**  
**100 Broadway**  
**New York, NY 10005**  
**212.334.2025**

**LANGAN**  
**21 Penn Plaza**  
**360 West 31st Street, 8th Fl**  
**New York, NY 10001**  
**212.479.5400**

**Madison 45 Broad Development, LLC**  
**105 Madison Avenue**  
**New York, NY 10016**  
**BuroHappold Engineering**  
**100 Broadway**  
**New York, NY 10005**  
**212.334.2025**

**Ventresca Design, LLC**  
**44-02 Eleventh St, Suite 203**  
**Long Island City, NY 11101**  
**212.600.0033**

**MPFP LLC / M. Paul Friedberg & Partners**  
**120 Broadway, Floor 20**  
**New York, NY 10005**  
**212.477.6366**

---

**Zoning Regulations**

- **2016.04.29 DOB FILING**
- **2016.09.30 DOB FILING**

---

**Building Information**

- **2017.02.07 DOB FILING**
- **DEPT OF BLDGS Job Number Scan Code**

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**Construction Drawings**

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**Architectural Drawings**

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**Structural Drawings**

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**Electrical Drawings**

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**Mechanical Drawings**

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**Preliminary Drawings**

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**Final Drawings**

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**As-Built Drawings**

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<td>As-Built Drawings</td>
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</table>
AREA = 8,950 GSF

STORM WATER DETENTION

4' - 8"

SE-7
PE-6

1.39' 57.25' 1.00'
1.00' 60.90' 1.00'
146.78'
154.79'

ZONING DEDUCTION PLAN

- CELLAR, SUB-CELLARS 1 & 2

FLOOR AREA SCHEDULE:

<table>
<thead>
<tr>
<th>GROSS FLOOR</th>
<th>FLOOR AREA</th>
<th>ZONING FLOOR</th>
<th>QUALITY HOUSING</th>
<th>EXTERIOR WALL DEDUCTION</th>
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<td>8,950.00 GSF</td>
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1. PER NYC LL 96, G102.2.1 "PRELIMINARY FLOOD INSURANCE STUDY AND RATE MAPS," UNTIL SUCH TIME THAT THE DEPARTMENT BY RULE ADOPTS REVISED FEMA FIS 360497 AND FEMA FIRMs 360497 WITH A FINAL EFFECTIVE DATE LATER THAN MAY 1, 2014, THE FOLLOWING FLOOD HAZARD MAPS AND SUPPORTING DATA ARE ALSO ADOPTED AS A REFERENCE STANDARD AND DECLARED A PART OF THIS APPENDIX 1.  FEMA PFIS 360497, 2. FEMA PFIRMs 360497.

PRELIMINARY FIRM PANEL MAP NUMBER 3604970184G, DATED 5 DECEMBER 2013 FOR PROJECT SITE.

2. FOR WALL TYPE SCHEDULE (WT-X), REFER TO EN-SERIES.

X-XX: DEDUCTED AREA (REFER TO SCHEDULE)
XX-X: EXTERIOR WALL DEDUCTED AREA (REFER TO SCHEDULE)

AREA = 1,200 GSF

FRSC, 'B' LABEL, TYP.

ELEC +406+131+80

1/8" = 1'-0"
1 FLOOR 33 - OUTDOOR AMENITY - ZONING DEDUCTION PLAN

2 FLOOR 34 - ZONING DEDUCTION PLAN

FLOOR AREA SCHEDULE:

<table>
<thead>
<tr>
<th>Level</th>
<th>GROSS FLOOR AREA</th>
<th>FLOOR AREA DEDUCTIONS</th>
<th>ZONING FLOOR AREA</th>
<th>QUALITY HOUSING DEDUCTIONS</th>
<th>EXTERIOR WALL DEDUCTION</th>
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<tbody>
<tr>
<td>33RD FLOOR - OUTDOOR AMENITY TERRACE</td>
<td>1,147.59 ZSF</td>
<td>52.41 SF</td>
<td>1,200.00 GSF</td>
<td>0.00 SF</td>
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<tr>
<td>34TH FLOOR - MECHANICAL</td>
<td>5,272.00 GSF</td>
<td>5,272.00 SF</td>
<td>5,272.00 SF</td>
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FLOOR AREA DEDUCTIONS_33RD FLOOR

LEVEL | DEDUCTION | TAG WIDTH X DEPTH = TOTAL
--- | ---------- | --------------------------
FLOOR 33 P1 | 5.94' X 1.26' = 7.47
FLOOR 33 P1 | 5.36' X 8.38' = 44.94

1/8" = 1'-0"
FLOOR AREA SCHEDULE:

<table>
<thead>
<tr>
<th>FLOOR AREA</th>
<th>QUALITY HOUSING DEDUCTIONS</th>
<th>ZONING DEDUCTIONS</th>
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<tbody>
<tr>
<td>5,272.00 GSF</td>
<td>0.00 SF</td>
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<tr>
<td>4,727.26 ZSF</td>
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NOTES

- For Wall Type Schedule (WT-X), refer to ENSERIES.
- For Wall Type Schedule (WT-XX), refer to ENSERIES.

LEGEND

- EXTERIOR WALL
- DEDUCTION
- NOT FLOOR AREA
- (REFER TO SCHEDULE)
- XX-X: Exterior Wall Deducted Area
- XX-XX: Deducted Area
- 1/8" = 1'-0"

REFERENCES

- A-144
- LIGHTING DESIGNER
- 174
- DOB FILE NO.
- 2016.09.30 DOB FILING
- 2016.12.09 DOB FILING

- 45 BROAD STREET
- NEW YORK, NY 10004
- 105 Madison Avenue
1.77' 4.31' 18.30' 36.00' 18.30' 4.31' 1.77'

1.92' 4.39' 20.27' 20.27' 4.39' 1.92'

PRELIMINARY FIRM PANEL MAP NUMBER 3604970184G, DATED 5 DECEMBER 2013 FOR PROJECT SITE.

FOR WALL TYPE SCHEDULE (WT-X), REFER TO EN-SERIES.
**NOTES**

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C.908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DEWS,

2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH

4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED.

5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.

6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.

7. PROJECT DATUM 0'-0" = NAVD'88 1.095

8. SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.

9. ALL DUCT SLAB OPENINGS ARE 1" LARGER THAN DUCT SIZE ON ALL FOUR SIDES.

10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH

11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 FD)

**LEGEND**

- ALL EXPOSED CONCRETE FLOORS, WALLS, AND SURFACES SHALL BE FINISHED, VOIDS FILLED, AND SEALED TO PROVIDE DUST-PROOF SURFACES

- MAX DEAD END 6" CURB TO WATERPROOFED HYDRANT

- 1' - 0" PARTITION OR WALL

- 1' - 6" EGRESS TRAVEL PATH

- +31.46 FD

- 1-HR FIRE RATED PARTITION OR WALL

- 2-HR FIRE RATED PARTITION OR WALL

- 3-HR FIRE RATED PARTITION OR WALL

- 5' - 0" PE-4 PE-5

- 3' - 3 1/2" SE-3 PE-1 PE-2

- 27' - 4 1/2" LAUNDRY ROOM

- ø5'-0" LAUNDRY ROOM

- 330 SF 6 R2-ACC2

- 1410 SF 4 R2-ACC2

- 1044 SF 3 R2-ACC2

- 1000 SF 1 1BR

- 664 SF 13 MECHANICAL

- 330 SF 6 PET SPA

- 150 SF 1

- 6" CURB TO SURROUND WASHER AND TILED TO MATCH FLOOR FINISH.

- AT LEAST TWO WASHER AND TWO DRYERS SHALL BE PROVIDED (IN.) AND TILED TO MATCH FLOOR FINISH.

- 300 13 MECHANICAL

- 50 OF 170 50 1 1BR

- 300 4 PET SPA

- 300 3 MECHANICAL

- 4 26 TOTAL

- 2 1/4" = 1'-0" SCALE PROJECT

- 45 BROAD STREET

- NEW YORK, NY 10004

- 105 Madison Avenue

- New York, NY 10016

- John A. Cetra

- CetraRuddy Architecture DPC

- 584 Broadway Suite 401

- One Penn Plaza 250 West 34th Street, 2nd Fl

- New York, NY 10012

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- MPFP LLC / M. Paul

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- MEP ENGINEER

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- New York, NY 10001

- STRUCTURAL ENGINEER

- Ventresca Design, LLC

- 44-02 Eleventh St, Suite 203

- Long Island City, NY 11101

- BuroHappold Engineering

- 100 Broadway

- New York, NY 10005

- LANDSCAPE ARCHITECT

- GEOTECHNICAL ENGINEER

- CURTAIN WALL CONSULTANT

- NOTES

- OPEN TO BELOW
NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C.908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DEWS, FOR LOCATIONS.

2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH THERMOSTATIC ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA EXCHANGER VALVE

3. FOR CONSTRUCTION

4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED.

5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.

6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.

7. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.

8. REFER TO STRUCTURAL FOR ALL DUNNAGE SIZING AND DESIGN, AND MECHANICAL FOR FIRE PUMP ROOM.

9. ALL DUCT SLAB OPENINGS ARE 1" LARGER THAN DUCT SIZE ON ALL FOUR SIDES.

10. ALL EXPOSED CONCRETE FLOORS, WALLS, AND SURFACES SHALL BE FINISHED, VOIDS FILLED, AND SEALED TO PROVIDE DUST-PROOF SURFACES FOR CONSTRUCTION.

11. REFER TO MECH.

12. REFER TO STRUCTURAL FOR ALL DUNNAGE REQUIREMENTS; TYP.

13. REFER TO MECH.

14. REFER TO APPENDIX A FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.

15. REFER TO STRUCTURAL FOR ALL DUNNAGE REQUIREMENTS; TYP.

16. REFER TO MECH.

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18. REFER TO STRUCTURAL FOR ALL DUNNAGE REQUIREMENTS; TYP.

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1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C.908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.

2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.

3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED

4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED

5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.

6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED

7. SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.

8. MAINTENANCE ACCESS ONLY; NO PUBLIC ACCESS (D)

9. (D) MAINTENANCE ACCESS ONLY;

10. TERRACE GUARDRAIL TO BE LATCH BOLTS AND LIGHT(S) SHALL BE PROVIED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING

11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH
NUMBER OF ALLOWED OCCUPANTS

2.2A

4.2

Madison 45 Broad
105 Madison Avenue
New York, NY 10016

John A. Cetra
CetraRuddy Architecture DPC
212.941.9801

BuroHappold Engineering
228 East 45th Street, 3rd Fl
New York, NY 10017
212.687.9888

MPFP LLC / M. Paul
212.477.6366

LANGAN

MEP ENGINEER
21 Penn Plaza
360 West 31st Street, 8th Fl
New York, NY 10001
212.479.5400

Ventresca Design, LLC
BuroHappold Engineering

3' - 5 3/4" 9' - 5 1/4" 2' - 4 1/2" 4' - 6 1/2" 2' - 3 3/4" 21' - 7 3/4" 12' - 0" 3' - 0" 14' - 3 1/2" 2' - 6" 4' - 6 1/2" 11' - 10" 3' - 5 3/4"

New York, NY 10005
212.334.2025

LANDSCAPE ARCHITECT

GEOTECHNICAL ENGINEER

18'
3' - 0"

NYCBC 705.8.1

12'
3' - 0"

PL
- 3 1/2"

12° 00' 00"

FOR LOCATIONS.

2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA

4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED

5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.

6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.

SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.

MAX. DISTANCE = 200'-0"

9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES

COMBINATION FIRE ALARM SPEAKER/STROBE

BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1

TRAVEL DISTANCE = 76'-9"

4' - 0"
3' - 9 1/4" 3' - 9 1/4" 3' - 10 1/2"

PARTITION OR WALL

CUSTOM MILLWORK TO BE

150 SF 1

GROSS AREA(OF UNIT LEVEL)

0.2A

UNIT OCCUPANCY TAG

UNIT TYPE

5.1A

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL

79° 00' 00"

8.2A

PARTITION OR WALL

EGRESS TRAVEL PATH

7' - 1 3/4"

14' - 10 1/2" 50' - 3" 7' - 2"

CUSTOM MILLWORK TO BE

15.2

CORRIDOR

DN

STRETCHER PER BC SECTION 3002.4.

79° 00' 00"

B

11-06

STAIR A

SE-1

DN

10.1

B

11-07

STAIR B

4.2

DN

A-501

79° 00' 00"
1. All apartments shall be provided with smoke / carbon monoxide detectors, complying with NYC B.C. 908.7. See reflected ceiling plans, A-200 series dwgs, for locations.

2. All kitchens and bathrooms to comply with accessibility requirements of ICC 1003-Type A, FHA.

4. All lot-line windows shall be sprinkled.

5. All common corridor walls shall be 2-HR fire rated; see partition schedule G-004.

6. All common corridor doors shall be 1 1/2 HR fire rated; see door schedule G-006.

7. Project datum 0'-0" = NAVD'88 1.0958. Refer to finish book (appendix A), schedules, and specifications for all public space finishes and furnishings.

8. All units compliant with 1004.1.2 is 200 SF floor area per occupant.

9. Exhaust systems Width of the entrance way per BC 1008.4.1.

10. All UFAS compliant units shall be equipped with combination fire alarm speaker/strobe.

11. Building entry doors and exterior exit doors will be equipped with heavy duty lock sets with auxiliary latch bolts and lights shall be provided at or near the outside of the front entranceway of the building providing not less than 5 foot candles (53.82 lux) intensity measured at the floor level for the full R-2 ACC2 open to below.

12. Fire tank room R-2 ACC2 min. distance = 15'-0".

13. Exit travel distance = 27'-10".

14. Max. distance = 200'-0".

15. 657 SF 3-HR fire rated partition or wall.

16. 10.5 ft 2.2A.

17. 4.2 ft 2.3A.

18. 2.2A.

19. 4.2 ft.

20. Overflow drain OD.

21. Roof drain floor drain RD.

22. Combination fire alarm speaker/strobe F.

23. Compact room FRSC, 'B' label, TYP.

24. Toilet exhaust TE.

25. Intercom IC.

26. 12' - 9 3/4" 10' - 0 1/4" 2' - 0".

27. Compact room.

28. Fire tank room.

29. 10.5 ft.

30. PE-1 PE-2.


32. 2' - 6" 25' - 4" 7' - 0 1/2" 2' - 6".

33. 2.2A.

34. 4.2 ft.

35. 2' - 6" 22' - 4" 4' - 5 1/2" 5' - 7" 2' - 6".

36. Partition or wall.

37. 10.5 ft.
1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTOR.

2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH NFPA CODE.

3. ALL DOORS THAT OPEN ONTO A 2-HOUR COORDIOR WALL SHALL BE EQUIPPED WITH FIRE BARRIER. ALL DOORS COMPLYING WITH NYCBC 705.4.3.1 MINIMUM READING.

4.2A 0.2A 0.2A 0.2A

8.2A 8.2A 8.2A 8.2A

5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED. 5.2A 5.2A 5.2A 5.2A

A-01B A-04B A-04B A-04B

A-02 A-03 A-03 A-03

A-04A A-04A A-04A A-04A

A-05 A-05 A-05 A-05

WIC BA-01F BA-01F BA-01F BA-01F

MB-05 MB-05 MB-05 MB-05

CL CL CL CL

TE IC IC IC IC

PL PL PL PL

R-22 R-22 R-22 R-22

LIVING/DINING LIVING/DINING LIVING/DINING LIVING/DINING

R-2 APARTMENT HOUSE 1 PER DWELLING UNIT; 1 AUTOMATIC CLOTHES DRYER PER DWELLING. 1 PER MALE/ FEMALE SHOWER.

NYCBC 2014 PC TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES.

3.3A 3.3A 3.3A 3.3A 3.3A 3.3A 3.3A 3.3A

DX DX DX DX DX DX DX DX

8 SHOWER PRIVACY DIVIDERS FOR MALE/ FEMALE BATHROOMS.

A-03B A-03B A-03B A-03B


A-05 A-05 A-05 A-05

WIC WIC WIC WIC

BA-01F BA-01F BA-01F BA-01F

MB-05 MB-05 MB-05 MB-05

CL CL CL CL

TE IC IC IC IC

PL PL PL PL

R-22 R-22 R-22 R-22

LIVING/DINING LIVING/DINING LIVING/DINING LIVING/DINING

R-2 APARTMENT HOUSE 1 PER DWELLING UNIT; 1 AUTOMATIC CLOTHES DRYER PER DWELLING. 1 PER MALE/ FEMALE SHOWER.

NYCBC 2014 PC TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES.

3.3A 3.3A 3.3A 3.3A 3.3A 3.3A 3.3A 3.3A

DX DX DX DX DX DX DX DX

8 SHOWER PRIVACY DIVIDERS FOR MALE/ FEMALE BATHROOMS.

A-03B A-03B A-03B A-03B


A-05 A-05 A-05 A-05

WIC WIC WIC WIC

BA-01F BA-01F BA-01F BA-01F

MB-05 MB-05 MB-05 MB-05

CL CL CL CL

TE IC IC IC IC

PL PL PL PL

R-22 R-22 R-22 R-22

LIVING/DINING LIVING/DINING LIVING/DINING LIVING/DINING

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3.3A 3.3A 3.3A 3.3A 3.3A 3.3A 3.3A 3.3A

DX DX DX DX DX DX DX DX

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A-03B A-03B A-03B A-03B


A-05 A-05 A-05 A-05

WIC WIC WIC WIC

BA-01F BA-01F BA-01F BA-01F

MB-05 MB-05 MB-05 MB-05

CL CL CL CL

TE IC IC IC IC

PL PL PL PL

R-22 R-22 R-22 R-22

LIVING/DINING LIVING/DINING LIVING/DINING LIVING/DINING

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3.3A 3.3A 3.3A 3.3A 3.3A 3.3A 3.3A 3.3A

DX DX DX DX DX DX DX DX

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A-03B A-03B A-03B A-03B


A-05 A-05 A-05 A-05

WIC WIC WIC WIC

BA-01F BA-01F BA-01F BA-01F

MB-05 MB-05 MB-05 MB-05

CL CL CL CL

TE IC IC IC IC

PL PL PL PL

R-22 R-22 R-22 R-22

LIVING/DINING LIVING/DINING LIVING/DINING LIVING/DINING

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NYCBC 2014 PC TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES.

3.3A 3.3A 3.3A 3.3A 3.3A 3.3A 3.3A 3.3A

DX DX DX DX DX DX DX DX

8 SHOWER PRIVACY DIVIDERS FOR MALE/ FEMALE BATHROOMS.

A-03B A-03B A-03B A-03B


A-05 A-05 A-05 A-05

WIC WIC WIC WIC

BA-01F BA-01F BA-01F BA-01F

MB-05 MB-05 MB-05 MB-05

CL CL CL CL

TE IC IC IC IC

PL PL PL PL

R-22 R-22 R-22 R-22

LIVING/DINING LIVING/DINING LIVING/DINING LIVING/DINING

R-2 APARTMENT HOUSE 1 PER DWELLING UNIT; 1 AUTOMATIC CLOTHES DRYER PER DWELLING. 1 PER MALE/ FEMALE SHOWER.

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3.3A 3.3A 3.3A 3.3A 3.3A 3.3A 3.3A 3.3A

DX DX DX DX DX DX DX DX

8 SHOWER PRIVACY DIVIDERS FOR MALE/ FEMALE BATHROOMS.

A-03B A-03B A-03B A-03B


A-05 A-05 A-05 A-05

WIC WIC WIC WIC

BA-01F BA-01F BA-01F BA-01F

MB-05 MB-05 MB-05 MB-05

CL CL CL CL

TE IC IC IC IC

PL PL PL PL

R-22 R-22 R-22 R-22

LIVING/DINING LIVING/DINING LIVING/DINING LIVING/DINING

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3.3A 3.3A 3.3A 3.3A 3.3A 3.3A 3.3A 3.3A

DX DX DX DX DX DX DX DX

8 SHOWER PRIVACY DIVIDERS FOR MALE/ FEMALE BATHROOMS.
1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.

2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.

3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED.

4. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.

5. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.

9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES

10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE

11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1
NOTES


2. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED

3. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED

4. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.

5. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.

7. SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.

9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES

10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE (TUNED MASS DAMPER - STRUCTURAL)

11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIDED AT OR NEAR PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX) INTENSITY MEASUREMENTS AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1

PL

15' - 0"

TRAVEL DISTANCE = 49'-1"

MAX. DISTANCE = 200'-0"

HEAT RECOVERY ROOM

R-2 ACC 300 2

MECHANICAL ROOM R-2 ACC 747 SF 300 3

MECHANICAL STORAGE R-2 ACC 597 SF 300 2

WATER PUMP ROOM R-2 ACC 488 SF 300 2

64TH FLOOR MEZZANINE - MASS DAMPER

EXIT CAPACITY

STAIR WIDTH

STAIR CAPACITY

EXIT DOOR WIDTH

PROVIDED (IN.)

PROVIDED (IN.)

W / .2 IN.

W / .3 IN.

STAIR A 36 180 44 147

STAIR B 36 180 44 147

TOTAL 72 360 88 294

174

73 OF 170

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LANDSCAPE ARCHITECT

GEOTECHNICAL ENGINEER

CURTAIN WALL CONSULTANT

NOTES
1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C.908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS,
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED;
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM 0'-0" = NAVD'88
8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND FURNISHINGS.
9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES
10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE
11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1

LEGEND
APARTMENT UNIT TAG
UNIT NAME
1BR 37 1000 SF
UNIT AREA
ZONING USE
R-22 150 SF 1 2.3A DN
EXIT SIGN
T-01
T-10 573 SF 2
STAIR A STAIR B PARTITION OR WALL
3-HR FIRE RATED
2-HR FIRE RATED
1-HR FIRE RATED
PARTITION OR WALL
EXIT DOOR WIDTH
STAIR CAPACITY
EXIT DOOR WIDTH
STAIR DOOR CAPACITY
EXIT CAPACITY
TOTAL 72 360 88 294

1/4" = 1'-0"
1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
2. FINISHED FLOOR IS 1.5" ABOVE TOP OF SLAB (A/SL) AT RESIDENTIAL UNITS, TYP. FINISHED FLOOR IS 1" ABOVE TOP OF SLAB (A/SL) AT COMMON RESIDENTIAL CORRIDORS, TYP.
3. WHEN GYP. BD IS DIRECTLY ATTACHED TO SLAB WITH 7/8" MTL. FURRING CHANNELS, THE MIN. DIMENSION IS 1 1/2" BELOW SLAB.
4. PROVIDE ACCESS DOORS FOR PLUMBING & MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING (M-SERIES AND P-SERIES) DRAWINGS FOR LOCATIONS.
5. REFER TO LIGHTING DRAWINGS AND SCHEDULE (LD-SERIES DRAWINGS) FOR ALL FIXTURE TYPES, LOCATIONS AND DESCRIPTIONS.
6. PROVIDE ACCESS DOORS FOR PLUMBING, ELECTRICAL, AND MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS.
7. PROVIDE CEILING FINISH AT THE UNDERSIDEOF EXPOSED CONCRETE CEILINGS - KADEX; REFER TO SPECIFICATIONS.
8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.
1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
2. FINISHED FLOOR IS 1.5" ABOVE TOP OF SLAB (A/SL) AT RESIDENTIAL UNITS, TYP. FINISHED FLOOR IS 1" ABOVE TOP OF SLAB (A/SL) AT COMMON RESIDENTIAL CORRIDORS, TYP.
3. WHEN GYP. BD IS DIRECTLY ATTACHED TO SLAB WITH 7/8" MTG. FURRING CHANNELS, THE MIN. DIMENSION IS 1 1/2" BELOW SLAB.
4. PROVIDE ACCESS DOORS FOR PLUMBING & MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING (M- SERIES AND P-SERIES) DRAWINGS FOR LOCATIONS.
5. REFER TO LIGHTING DRAWINGS AND SCHEDULE (LD-SERIES DRAWINGS) FOR ALL FIXTURE TYPES, LOCATIONS AND DESCRIPTIONS.
6. PROVIDE ACCESS DOORS FOR PLUMBING, ELECTRICAL, AND MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS.
7. PROVIDE CEILING FINISH AT THE UNDERSIDE OF EXPOSED CONCRETE CEILINGS - KADEX; REFER TO SPECIFICATIONS.
8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

WALL MOUNTED EMERGENCY POWER EXIT SIGN
8'-1" TOS
8'-0" AFF

CEILING HEIGHT ABOVE FINISH FLOOR

SMOKE / CARBON MONOXIDE DETECTOR
WALL MOUNTED AIR EXHAUST
WALL MOUNTED AIR SUPPLY

CONCRETE FINISH SYSTEM, PAINTED
ACOUSTIC CEILING TILE
DROPPED GYPSUM WALL BOARD CEILING
WOOD CEILING

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120 BROADWAY, FLOOR 20 NEW YORK, NY 10005 212.477.6366
1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
2. FINISHED FLOOR IS 1.5" ABOVE TOP OF SLAB (A/SL) AT RESIDENTIAL UNITS, TYP.
   FINISHED FLOOR IS 1" ABOVE TOP OF SLAB (A/SL) AT COMMON RESIDENTIAL CORRIDORS, TYP.
3. WHEN GYP. BD IS DIRECTLY ATTACHED TO SLAB WITH 7/8" MTL. FURRING CHANNELS, THE MIN. DIMENSION IS 1 1/2" BELOW SLAB.
4. PROVIDE ACCESS DOORS FOR PLUMBING & MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING (M-SERIES AND P-SERIES) DRAWINGS FOR LOCATIONS.
5. REFER TO LIGHTING DRAWINGS AND SCHEDULE (LD-SERIES DRAWINGS) FOR ALL FIXTURE TYPES, LOCATIONS AND DESCRIPTIONS.
6. PROVIDE ACCESS DOORS FOR PLUMBING, ELECTRICAL, AND MECHANICAL AS REQUIRED; REFER TO MECHANICAL DRAWINGS FOR LOCATIONS.
7. PROVIDE CEILING FINISH AT THE UNDERSIDEOF EXPOSED CONCRETE CEILINGS - KADEX; REFER TO SPECIFICATIONS.
8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.
1. Room heights shown above finish floor (AFF) unless otherwise noted.
2. Finished floor is 1.5" above top of slab (A/SL) at residential units, typ. Finished floor is 1" above top of slab (A/SL) at common residential corridors, typ.
3. When gyp. bd is directly attached to slab with 7/8" mtl. furring channels, the min. dimension is 1 1/2" below slab.
4. Provide access doors for plumbing & mechanical as required; refer to mechanical and plumbing (M-series and p-series) drawings for locations.
5. Refer to lighting drawings and schedule (LD-series drawings) for all fixture types, locations and descriptions.
6. Provide access doors for plumbing, electrical, and mechanical as required; refer to mechanical and plumbing drawings for locations.
7. Provide ceiling finish at the undersideof exposed concrete ceilings - KADex; refer to specifications.
8. Refer to fire alarm drawings for smoke detector.
1. Room heights shown above finish floor (AFF) unless otherwise noted.
2. Finished floor is 1.5" above top of slab (A/SL) at residential units, typ.
3. Finished floor is 1" above top of slab (A/SL) at common residential corridors, typ.
4. When GYP. BD is directly attached to slab with 7/8" MTl. Furring Channels, the min. dimension is 1 1/2" below slab.
5. Provide access doors for plumbing & mechanical as required; refer to mechanical and plumbing (M-series and P-series) drawings for locations.
6. Provide access doors for plumbing, electrical, and mechanical as required; refer to mechanical and plumbing drawings for locations.
7. Provide ceiling finish at the undersideof exposed concrete ceilings - KADEX; refer to specifications.
8. Refer to fire alarm drawings for smoke detector.

NOTES

WALL MOUNTED EMERGENCY POWER EXIT SIGN

8'-1" TOS
8'-0" AFF

CEILING HEIGHT ABOVE FINISH FLOOR

SD

SMOKE / CARBON MONOXIDE DETECTOR

WALL MOUNTED AIR EXHAUST

WALL MOUNTED AIR SUPPLY

CONCEALED SPRINKLER HEAD

SIDEWALL SPRINKLER HEAD

ARCHITECT

CLIENT

STRUCTURAL ENGINEER

MEP ENGINEER

GEOTECHNICAL ENGINEER

LANDSCAPE ARCHITECT

SCALE PROJECT

DOB

FILE NO.

DRAWING NO.

LIGHTING DESIGNER

CURTAIN WALL CONSULTANT

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2016.04.29 DOB FILING
2016.09.30 DOB FILING
2016.12.09 DOB FILING

1/4" = 1'-0"

1529.00

A-209.00

ES700216589

DEPT OF BLDGS Job Number Scan Code
1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.

2. FINISHED FLOOR IS 1.5" ABOVE TOP OF SLAB (A/SL) AT RESIDENTIAL UNITS, TYP. FINISHED FLOOR IS 1" ABOVE TOP OF SLAB (A/SL) AT COMMON RESIDENTIAL CORRIDORS, TYP.

3. WHEN GYP. BD IS DIRECTLY ATTACHED TO SLAB WITH 7/8" MTL. FURRING CHANNELS, THE MIN. DIMENSION IS 1 1/2" BELOW SLAB.

4. PROVIDE ACCESS DOORS FOR PLUMBING & MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING (M-SERIES AND P-SERIES) DRAWINGS FOR LOCATIONS.

5. REFER TO LIGHTING DRAWINGS AND SCHEDULE (LD-SERIES DRAWINGS) FOR ALL FIXTURE TYPES, LOCATIONS AND DESCRIPTIONS.

6. PROVIDE ACCESS DOORS FOR PLUMBING, ELECTRICAL, AND MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS.

7. PROVIDE CEILING FINISH AT THE UNDERSIDEOF EXPOSED CONCRETE CEILINGS - KADEX; REFER TO SPECIFICATIONS.

8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.
1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
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8. PROVIDE CEILING FINISH AT THE UNDERSIDEOF EXPOSED CONCRETE CEILINGS - KADEX; REFER TO SPECIFICATIONS.
9. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.
1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.

2. FINISHED FLOOR IS 1.5" ABOVE TOP OF SLAB (A/SL) AT RESIDENTIAL UNITS, TYP.
FINISHED FLOOR IS 1" ABOVE TOP OF SLAB (A/SL) AT COMMON RESIDENTIAL CORRIDORS, TYP.

3. WHEN GYP. BD IS DIRECTLY ATTACHED TO SLAB WITH 7/8" MTL. FURRING CHANNELS, THE MIN. DIMENSION IS 1 1/2" BELOW SLAB.

4. PROVIDE ACCESS DOORS FOR PLUMBING & MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING (M-SERIES AND P-SERIES) DRAWINGS FOR LOCATIONS.

5. PROVIDE ACCESS DOORS FOR PLUMBING, ELECTRICAL, AND MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS.

6. PROVIDE CEILING FINISH AT THE UNDERSIDEOF EXPOSED CONCRETE CEILINGS - KADEX; REFER TO SPECIFICATIONS.

7. REFER TO LIGHTING DRAWINGS AND SCHEDULE (LD-SERIES DRAWINGS) FOR ALL FIXTURE TYPES, LOCATIONS AND DESCRIPTIONS.

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LEGEND
- CONCRETE FINISH SYSTEM, PAINTED
- DROPPED GYPSUM WALL BOARD CEILING
- WOOD CEILING
- ACOUSTIC CEILING TILE
- SIDEWALL SPRINKLER HEAD
- CONCEALED SPRINKLER HEAD
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
NOTES

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WALL MOUNTED EMERGENCY POWER EXIT SIGN

WALL MOUNTED AIR EXHAUST
WALL MOUNTED AIR SUPPLY

CONCEALED SPRINKLER HEAD
SIDEWALL SPRINKLER HEAD

ARCHITECT
CLIENT
STRUCTURAL ENGINEER
MEP ENGINEER
GEOTECHNICAL ENGINEER
LANDSCAPE ARCHITECT
SCALE PROJECT
DOB
PAGE NO.
DRAWING NO.
LIGHTING DESIGNER
CURTAIN WALL CONSULTANT

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WALL MOUNTED EMERGENCY POWER EXIT SIGN
WALL MOUNTED AIR EXHAUST
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CONCEALED SPRINKLER HEAD
SIDEWALL SPRINKLER HEAD

CEILING LEGEND
CONCRETE FINISH SYSTEM, PAINTED
ACOUSTIC CEILING TILE
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2016.04.29 DOB FILING
2016.09.30 DOB FILING
2016.12.09 DOB FILING
1. Room heights shown above finish floor (AFF) unless otherwise noted.

2. Finished floor is 1.5" above top of slab (A/SL) at residential units, typ. Finished floor is 1" above top of slab (A/SL) at common residential corridors, typ.

3. When gyp. bd is directly attached to slab with 7/8" mtl. furring channels, the min. dimension is 1 1/2" below slab.

4. Provide access doors for plumbing & mechanical as required; refer to mechanical and plumbing (M-series and P-series) drawings for locations.

5. Refer to lighting drawings and schedule (LD-series drawings) for all fixture types, locations and descriptions.

6. Provide access doors for plumbing, electrical, and mechanical as required; refer to mechanical and plumbing drawings for locations.

7. Provide ceiling finish at the undersideof exposed concrete ceilings - KADex; refer to specifications.

8. Refer to fire alarm drawings for smoke detector.
1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
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- WOOD CEILING
- CONCRETE FINISH, PAINTED
- ACOUSTIC CEILING TILE

WALL MOUNTED EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

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WALL MOUNTED EMERGENCY POWER EXIT SIGN
8'-1" TOS
8'-0" AFF
CEILING HEIGHT ABOVE FINISH FLOOR

SMOKE / CARBON MONOXIDE DETECTOR
WALL MOUNTED AIR EXHAUST
WALL MOUNTED AIR SUPPLY
CONCEALED SPRINKLER HEAD
SIDEWALL SPRINKLER HEAD

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2016.04.29 DOB FILING
2016.09.30 DOB FILING
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1/4" = 1'-0"
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- AIR EXHAUST
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- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD
- WALL MOUNTED EXIT SIGN
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- SMOKE / CARBON MONOXIDE DETECTOR

WALL MOUNTED EXIT SIGN
8'-1"  TOS
8'-0"  AFF

WALL MOUNTED AIR EXHAUST
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2016.04.29 DOB FILING
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2017.02.07 DOB FILING

121190772

2016
174

97 OF 170
1. Room heights shown above finish floor (AFF) unless otherwise noted.
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5. Provide ceiling finish at the underside of exposed concrete ceilings - KADEX; refer to specifications.
6. Refer to fire alarm drawings for smoke detector.
7. Refer to lighting drawings and schedule (LD-series drawings) for all fixture types, locations and descriptions.
8. Refer to mechanical and plumbing drawings for locations.
1. ALL GLAZING WITHIN A 1'-6" HEIGHT ABOVE FINISH FLOOR TO BE TEMPERED SAFETY GLASS, PER NYC BUILDING CODE.

2. ALL GLAZING IN TERRACE DOORS TO BE TEMPERED SAFETY GLASS, PER NYC BUILDING CODE.

3. FOR CURTAIN WALL SCHEDULE, REFER TO AE-SERIES DRAWINGS.

4. FOR METAL PANEL SCHEDULE, REFER TO A-XXX THROUGH A-XXX DRAWINGS.

5. ALL OPERABLE WINDOWS MUST HAVE HARDWARE THAT IS BETWEEN 15-48 INCHES ABOVE FINISH FLOOR, AND OPERABLE WITHOUT TIGHT PINCHING OR TWISTING OF THE WRIST USING A FORCE NOT GREATER THAN 5LBS AS PER NYC BUILDING CODE 1107.2.4.

6. 2011 NYC ECC 502.4.1 WINDOW AND DOOR ASSEMBLIES. THE AIR LEAKAGE OF WINDOW AND SLIDING OR SWINGING DOOR ASSEMBLIES THAT ARE PART OF THE BUILDING ENVELOPE SHALL BE DETERMINED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440, OR NFRC 400 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER, AND SHALL NOT EXCEED 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT. EXCEPTION: SITE-CONSTRUCTED WINDOWS AND DOORS THAT ARE WEATHERSTRIPPED OR SEALED IN ACCORDANCE WITH SECTION 502.4.3.
1. All glazing within a 1'-6" height above finish floor to be tempered safety glass, per NYC building code.

2. All glazing in terrace doors to be tempered safety glass, per NYC building code.

3. For curtain wall schedule, refer to AE-SERIES drawings.

4. For metal panel schedule, refer to A-XXX through A-XXX drawings.

5. All operable windows must have hardware that is between 15-48 inches above finish floor, and operable without tight pinching or twisting of the wrist using a force not greater than 5lbs as per NYC building code 1107.2.4.

6. 2011 NYC ECC 502.4.1 Window and door assemblies. The air leakage of window and sliding or swinging door assemblies that are part of the building envelope shall be determined in accordance with AAMA/WDMA/CSA 101/I.S.2/A440, or NFRC 400 by an accredited, independent laboratory, and labeled and certified by the manufacturer, and shall not exceed 0.3 CFM per square foot, and swinging doors no more than 0.5 CFM per square foot. Exception: site-constructed windows and doors that are weatherstripped or sealed in accordance with section 502.4.3.
NOTES

1. ALL GLAZING WITHIN A 1'-6" HEIGHT ABOVE FINISH FLOOR TO BE TEMPERED SAFETY GLASS, PER NYCBUILDING CODE.

2. ALL GLAZING IN TERRACE DOORS TO BE TEMPERED SAFETY GLASS, PER NYC BUILDING CODE.

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6. 2011 NYC ECC 502.4.1 Window and Door Assemblies. The air leakage of window and sliding or swinging door assemblies that are part of the building envelope shall be determined in accordance with AAMA/WDMA/CSA 101/I.S.2/A440, or NFRC 400 by an accredited, independent laboratory, and labeled and certified by the manufacturer, and shall not exceed 0.3 CFM per square foot, and swinging doors no more than 0.5 CFM per square foot. Exception: site-constructed windows and doors that are weatherstripped or sealed in accordance with Section 502.4.3.
GT-01A TYPICAL CURTAIN WALL FIXED VISION GLASS ASSEMBLY

GT-02A TYPICAL CURTAIN WALL OPERABLE WINDOW ASSEMBLY

GT-03A TYPICAL CURTAIN WALL SHADOW BOX ASSEMBLY

GT-04A TYPICAL CURTAIN WALL SHADOW BOX AT SLAB
NOTES

1. ALL GLAZING WITHIN A 1'-6" HEIGHT ABOVE FINISH FLOOR TO BE TEMPERED SAFETY GLASS, PER NYC BUILDING CODE.

2. ALL GLAZING IN TERRACE DOORS TO BE TEMPERED SAFETY GLASS, PER NYC BUILDING CODE.

3. FOR CURTAIN WALL SCHEDULE, REFER TO AE-SERIES DRAWINGS.

4. FOR METAL PANEL SCHEDULE, REFER TO A-XXX THROUGH A-XXX DRAWINGS.

5. ALL OPERABLE WINDOWS MUST HAVE HARDWARE THAT IS BETWEEN 15-48 INCHES ABOVE FINISH FLOOR, AND OPERABLE WITHOUT TIGHT PINCHING OR TWISTING OF THE WRIST USING A FORCE NOT GREATER THAN 5LBS AS PER NYC BUILDING CODE 1107.2.4.

6. 2011 NYC ECC 502.4.1 WINDOW AND DOOR ASSEMBLIES. THE AIR LEAKAGE OF WINDOW AND SLIDING OR SWINGING DOOR ASSEMBLIES THAT ARE PART OF THE BUILDING ENVELOPE SHALL BE DETERMINED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440, OR NFRC 400 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER, AND SHALL NOT EXCEED 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT. EXCEPTION: SITE-CONSTRUCTED WINDOWS AND DOORS THAT ARE WEATHERSTRIPPED OR SEALED IN ACCORDANCE WITH SECTION 502.4.3.
NOTES

1. ELEVATOR SHAFTS AND EXIT STAIR ENCLOSURES 6 3/4"
2. STAIR DOOR OPERATION AND STAIRWAY BUILDING CODE 403.5.
3. EXIT ENCLOSURES SHALL COMPLY WITH NYC BUILDING CODE 403.5.
4. STAIR ENCLOSURES SHALL COMPLY WITH NYC +244.05
5. ALL EXIT LIGHTING, DIRECTIONAL LIGHTING, AND EGRESS SIGNAGE SHALL COMPLY WITH NYC BUILDING RESISTANT MATERIALS PER NYC BUILDING CODE 403.2.3.2

R3'-8"

LANDING

16'-0"

LANDING +235.38

A-502

VENTRESCA DESIGN, LLC
44-02 ELEVENTH ST, SUITE 203
LONG ISLAND CITY, NY 11101 212.600.0033

R3'-8"

LANDING 28 R @ 6 3/4" 13 T @ 10"

28 R @ 6 7/8" 7' - 10"

27 T @ 10"

15'-10"

27 T @ 10"

35 R @ 6 7/8"

17' - 0"

28 R @ 6 7/8" 27 T @ 10"

6' - 8"

75 R @ 7"

DN

2016.09.30 DOB FILING 2016.12.09 DOB FILING

6' - 8"

7" 1/4" = 1'-0"

16 PLAN - STAIR B @ 12TH FLOOR

13 PLAN - STAIR B @ 11TH FLOOR

14 PLAN - STAIR B @ 10TH FLOOR

15 PLAN - STAIR B @ 9TH FLOOR

11 PLAN - STAIR B @ 8TH FLOOR

12 PLAN - STAIR B @ 7TH FLOOR

14 PLAN - STAIR B @ 6TH FLOOR

13 PLAN - STAIR B @ 5TH FLOOR

14 PLAN - STAIR B @ 4TH FLOOR TO 7TH FLOOR

1529.00

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NOTES

2. STAIR DOOR OPERATION AND STAIRWAY COMMUNICATION SYSTEMS SHALL COMPLY WITH NYC BUILDING CODE 403.5.

3. EXIT ENCLOSURES SHALL COMPLY WITH NYC BUILDING CODE 403.5.

4. STAIR ENCLOSURES SHALL COMPLY WITH NYC BUILDING CODE 403.5.

5. ALL EXIT LIGHTING, DIRECTIONAL LIGHTING, AND EGRESS SIGNAGE SHALL COMPLY WITH NYC BUILDING CODE 1006, 1011, 1026.

6. ALL INTERIOR STAIR ENCLOSURE WALLS AND SKIM COAT, APPLIED TO EXPOSED CONCRETE SURFACES. REFER TO SPECIFICATION.

RESISTANT MATERIALS PER NYC BUILDING CODE CE 403.2.3.2.

SCHEDULE OF ACCESSIBILITY.

MIN. 36" CLEAR OPENING AS PER SECTION 305.7 AND FIGURE 307.3.1 OF POWER FAILURE.

RECYCLING BINS SHALL BE LOCATED WITHIN REACH RANGE WITH A MAXIMUM OF 48" A.F.F. TO TOP OF FIRE HOVER DOOR SPECIFICATION.

AUTOMATIC DOOR OPENER OPERABLE BY USE OF AND OCCUPANCY SENSOR FORCE NOT EXCEEDING 5 POUNDS WITH NO TIGHT OPENER LOCKS.

RETURN TO CLOSED POSITION IF THE ROOM IS OCCUPIED.

MIN. 36" CLEAR OPENING AS PER SECTION 305.7 AND FIGURE 307.3.1 OF POWER FAILURE.

RECYCLING BINS SHALL BE LOCATED WITHIN REACH RANGE WITH A MAXIMUM OF 48" A.F.F. TO TOP OF FIRE HOVER DOOR SPECIFICATION.

AUTOMATIC DOOR OPENER OPERABLE BY USE OF AND OCCUPANCY SENSOR FORCE NOT EXCEEDING 5 POUNDS WITH NO TIGHT OPENER LOCKS.

RETURN TO CLOSED POSITION IF THE ROOM IS OCCUPIED.
REFUSE CHUTES, METAL CHUTE SUPPORTS AND / OR METAL CHUTE BRACING SHALL BE FREE OF DIRECT CONTACT WITH THE SHAFT ENCLOSURE AND THE OPENINGS PROVIDED IN THE FLOOR CONSTRUCTION. METAL CHUTES SHALL BE RESILIENTLY ISOLATORS SHALL PROVIDE A MINIMUM STATIC DEFLECTION OF 0.3 INCHES AND ALL CHUTES SHALL BE PLUMBED AS PER BC SEC. 1207.3.1.

ROOMS AND TERMINATION ROOMS SHALL BE PROTECTED WITH STATE OF NEW YORK REGISTERED ARCHITECT NO. 018861.

CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS. OPENINGS INTO THE TERMINATION ROOM SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 1 ½ HOUR AND SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 3 HOURS. OPENINGS INTO THE TERMINATION ROOM SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 3 HOURS.

ROOM COMPLETELY SEPARATED FROM THE REMAINDER OF THE BUILDING'S SEWER. A HOSE CONNECTION SHALL BE PROVIDED WITHIN SUCH TERMINATION ROOM AS PER BC SEC. 1213.2.

9. REFUSE CHUTES SHALL EXTEND FROM THE REFUSE COLLECTION ROOM TO A HEIGHT OF AT LEAST SIX FEET ABOVE THE ROOF. A SPARK ARRESTOR SHALL BE PROVIDED AT THE TOP OF THE REFUSE CHUTE. REFUSE CHUTE MUST HAVE AN INSIDE DIMENSION OF AT LEAST 2 LAYERS OF 5/8" GYP.

10. CHUTE SHALL BE CONSTRUCTED STRAIGHT AND PLUMB, WITHOUT PROJECTIONS OF ANY KIND WITHIN THE CHUTE. REFUSE CHUTE MUST HAVE AN INSIDE DIMENSION OF AT LEAST 2 LAYERS OF 5/8" GYP.


2016.04.29 DOB FILING 2016.09.30 DOB FILING 2016.12.09 DOB FILING

SCREEN W/ 1" MAX OPENING 1/2" TH. BOND BREAKER TAPERED INSULATION 2.7" POLYISOCYANurate TAPERED INSULATION

2017.02.07 DOB FILING

SHEET METAL TRANSITION DUCT CONNECTED TO ALUMINUM LOUVER AND OPEN TO EXTERNAL BRACKET

2.7" DAMPING SHEET

TYPICAL RESIDENTIAL TRASH CHUTE SECTIONS AND DETAILS

SPACE PROVIDED BETWEEN 2MTL. PIECES ACTS AS DAMPING SHEET

TYPICAL STUCCO FLASHING WITH DRAWBAND 20" CMU HOPPER DOOR CLOSED OFF WHILE THE HOPPER IS BEING LOADED AND SO THAT THE AREA OF THE SERVICE HOPPER OPENING SHALL NOT ALLOW INSECTS OR RODENTS TO ENTER THE BUILDING. THE OWNER SHALL MAINTAIN RECORDS OF SUCH TREATMENTS WHICH SHALL BE WITNESSED BY A CONTRACTOR WHO IS LICENSED BY THE STATE OF NEW YORK.

4) SUFFICIENT LIGHTING SHALL BE PROVIDED SO THAT THE SIGNS ARE READABLE AT ALL TIMES.
KITCHEN OPTION 1: ALL WHITE AND GOLD ISLAND

KITCHEN OPTION 2: GOLD ISLAND AND CENTER CABINETS

KITCHEN OPTION 3: GOLD ISLAND AND WOOD CABINETS

NOTES

1. ALL DIMENSIONS ARE MEASURED ABOVE FINISH FLOOR.
2. REFER TO FINISH SCHEDULE AND SPECIFICATION FOR FURTHER INFORMATION AND ALTERNATES.
3. ELECTRICAL RECEPTACLES SHALL COMPLY WITH NYCBC 2014, ANSI, AND FHA REACH.

KITCHEN DESIGN INTENT

A-600.00

SCALE PROJECT PAGE NO.

DRAWING NO. LIGHTING DESIGNER

DOB FILE NO.

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NOTES

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2. REFER TO FINISH SCHEDULE AND SPECIFICATION FOR FURTHER INFORMATION AND ALTERNATES.

3. ELECTRICAL RECEPTACLES SHALL COMPLY WITH NYCBC 2014, ANSI, AND FHA REACH REQUIREMENTS.
1. All dimensions are measured above finish floor.
2. Refer to finish schedule and specification for further information and alternates.
3. Electrical receptacles shall comply with NYCBC 2014, ANSI, and FHA Reach requirements.

Architect: John A. Cetra
Client: Cetra Ruddy Architecture DPC
Structural Engineer: WSP Group
MEP Engineer: Buro Happold Engineering
Geotechnical Engineer: Langen
Landscape Architect: Ventresca Design, LLC
Lighting Designer: MPFP LLC / M. Paul Friedberg & Partners
Curtain Wall Consultant: Madison 45 Broad Development, LLC

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Page No.: DOB

Scale Project DOB

Date: 2016.04.29

As indicated

1529.00

A-602.00

ENLARGED KITCHEN PLANS AND ELEVATIONS

45 BROAD STREET
NEW YORK, NY 10004

File No.: 121190772

DEPT OF BLDGS Job Number Scan Code
NOTES

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1. **KITCHEN SINK**; REFER TO PLUMBING FIXTURE SPECIFICATION FOR MODELL AND TO SINK MANUFACTURER.

2. REFER TO FINISH SCHEDULE AND SPECIFICATION.

3. **FLOOR.**

   3' - 2" CUTO-OUT TEMPLATE

   SHELF ABOVE WORK SURFACE @ 48" A.F.F. TO MATCH KITCHEN CABINETS

4. REFER TO FINISH SCHEDULE.

5. COUNTERTOP W/ UNDERMOUNT SINK

6. COUNTERTOP W/ EASED EDGES OVER 3/4" PLYWOOD SUBTOP;

7. REFER TO FINISH SCHEDULE.

8. ELECTRICAL OUTLET

   REFER TO MEP DRAWINGS.

9. FACE FRAME

   CONCEALED, SELF-CLOSING HINGES, TYP.

10. MELAMINE, TYP.

   3/4" X 2" STIFFENER

   REMOVABLE SUBFRAME (1) LAYER GWB, TYP.

   ADJUSTABLE FULL DEPTH SHELVING

   CONCEALED, SELF-CLOSING HINGES, TYP.

   CABINET FINISH, TYP; REFER TO FINISH SCHEDULE.

   REMOVABLE FRONT CABINET FINISH, TYP; REFER TO FINISH SCHEDULE.

   INSTALL PROTECTIVE PANEL AROUND DRAINAGE PIPE

   WHEN FRONT IS REMOVED INSTALL PROTECTIVE PANEL

   NOTE: MAX 1' - 3" MIN.

   1' - 5"

   2' - 0" KNEE CLEARANCE

   3/4" X 2" STIFFENER

   REMOVABLE FRONT CABINET FINISH, TYP; REFER TO FINISH SCHEDULE.

   REFERENCE ONLY, FOR FUTURE USE

   NOTE:

   1' - 5"

   2' - 0" ELECTRICAL OUTLET

   REFER TO MEP & RCP FOR KITCHEN EXHAUST

   FINISHED CEILING

   METAL LAMINATE SOFFIT

   PROVIDE 1/4" TOLERANCE

   CONTINUOUS METAL Z-CLIPS W/ 20 GAUGE FLATSTOCK AS REQ'D

   ADJUSTABLE SHELVING

   METAL KICK WITH BLOCKING

   NOTE: CABINETS SHELVES SHALL BE FULL DEPTH

   3/4" X 2" STIFFENER

   REMOVABLE SUBFRAME

   ADJUSTABLE SHELVING

   3/4" X 2" STIFFENER

   METAL KICK WITH BLOCKING

   NOTE: CABINET SHELVES SHALL BE FULL DEPTH

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   3/4" X 2" STIFFENER

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NOTES
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2. BATHROOM SADDLE SHALL COMPLY WITH ANSI SECTION 303.
3. TYPICAL BATHROOM FINISHES ARE SHOWN FOR REFER TO PLANS AND FINISH SPECIFICATION FOR FURTHER INFORMATION AND ALTERNATES.
4. SHOWER ROD SHALL BE INSTALLED 6'-6" AFF., TYP.
5. REFER TO G-004 FOR TYPICAL MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES.
6. ALL DIMENSIONS ARE MEASURED ABOVE FINISH FLOOR (AFF).
7. THE HEIGHT OF THE WATER CLOSET SEAT SHALL BE 17" MIN. AND 19" MAX. ABOVE THE FLOOR, MEASURED TO THE TOP OF SEAT PER ANSI SECTION 604.4.
8. ALL BATHROOMS SHALL COMPLY WITH ACCESSIBLE ROUTE WALKING SURFACE, USER PASSAGE DOORWAY OPERABLE PARTS, AND REIFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS PER ICC A117.1-2009. REFER ALSO TO G-004.

TYPICAL BATHROOM PLAN, ELEVATIONS - OPTION 1 (DIAGONAL BLUE SAVOIE TILE)

TYPICAL BATHROOM PLAN, ELEVATIONS - OPTION 2 (VERTICAL WHITE TILES)
TYPICAL MASTER BATHROOM PLAN, ELEVATIONS - OPTION 1

TYPICAL MASTER BATHROOM PLAN, ELEVATIONS - OPTION 2

TYPICAL MASTER BATHROOM PLAN, ELEVATIONS - OPTION 3
NOTES

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REQ'D CLEARANCE AT WATER CLOSET WITH LAVATORY OVERLAP: 60" X 66"
REQ'D CLEAR FLOOR SPACE: 30" X 48"
REQ'D WHEELCHAIR SPACE FOR FORWARD APPROACH (BASE CABINET REMOVED)
NOTES

1. AS PER ANSI 1003.11.7.5 AND NYCBC P102.8.5, HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 309 OF ICC A117.1. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

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REQ'D CLEAR FLOOR SPACE: 30" X 48"

REQ'D WHEELCHAIR SPACE FOR FORWARD APPROACH (BASE CABINET REMOVED)

A-625
WHEELCHAIR SPACE FOR FORWARD APPROACH - BASE CABINET TO BE REMOVED
CLEARANCE AT WATER CLOSET WITH LAVATORY OVERLAP: 60" X 66"

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REQUIRED CLEARANCE AT WATER CLOSET WITH LAVATORY OVERLAP: 60" X 66"
REQUIRED CLEAR FLOOR SPACE: 30" X 48"
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WHEELCHAIR SPACE FOR FORWARD APPROACH (BASE CABINET TO BE REMOVED)
CLEARANCE AT WATER CLOSET WITH LAVATORY OVERLAP: 60" X 66"
NOTES

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10. REQUIRED CLEAR FLOOR SPACE: 30" X 48"

11. WHEELCHAIR SPACE FOR FORWARD APPROACH - BASE CABINET TO BE REMOVED.
A-629.00
ENLARGED MASTER BATHROOM
PLANS AND ELEVATIONS
1/2" = 1'-0"

BROAD STREET
NEW YORK, NY 10004

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A-629.00
ENLARGED MASTER BATHROOM
PLANS AND ELEVATIONS
1/2" = 1'-0"

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NEW YORK, NY 10004

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1. AS PER ANSI 1003.11.7.5 AND NYCBC P102.8.5, HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 309 OF ICC A117.1. FLUSH CONTROLS SHALL BE LOCATION ON THE OPEN SIDE OF THE WATER CLOSET.
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3. TYPICAL BATHROOM FINISHES ARE SHOWN FOR REFER TO PLANS AND FINISH SPECIFICATION FOR FURTHER INFORMATION AND ALTERNATES.
4. SHOWER ROD SHALL BE INSTALLED 6'-6" AFF., TYP.
5. REFER TO G-004 FOR TYPICAL MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES.
6. ALL DIMENSIONS ARE MEASURED ABOVE FINISH FLOOR (AFF).
7. THE HEIGHT OF THE WATER CLOSET SEAT SHALL BE 17" MIN. AND 19" MAX. ABOVE THE FLOOR, MEASURED TO THE TOP OF SEAT PER ANSI SECTION 604.4.
8. ALL BATHROOMS SHALL COMPLY WITH ACCESSIBLE ROUTE WALKING SURFACE, USER PASSAGE DOORWAY OPERABLE PARTS, AND REIFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS PER ICC A117.1-2009. REFER ALSO TO G-004.
NOTES
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REQ'D CLEARANCE AT WATER CLOSET WITH LAVATORY OVERLAP: 60" X 66"

REQ'D CLEAR FLOOR SPACE: 30" X 48"

REQ'D WHEELCHAIR SPACE FOR FORWARD APPROACH (BASE CABINET REMOVED)

SCALE PROJECT
DOB
PAGE NO.
FILE NO.
DRAWING NO.
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To elaborate further, the clearances and clear spaces specified in the notes are:

- **Required Clearance at Water Closet with Lavatory Overlap:** 60" x 66"
- **Required Clear Floor Space:** 30" x 48"
- **Required Wheelchair Space for Forward Approach (Base Cabinet Removed):** [Not explicitly specified in the visible notes, but typically involves clearances for wheelchair users to navigate around fixed elements]
BATHROOM DETAILS AND SCHEDULES

1. AS PER ANSI 1003.11.7.5 AND NYCBC P102.8.5, HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 309 OF ICC A117.1. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

2. BATHROOM SADDLE SHALL COMPLY WITH ANSI SECTION 303.

3. TYPICAL BATHROOM FINISHES ARE SHOWN FOR REFER TO PLANS AND FINISH SPECIFICATION FOR FURTHER INFORMATION AND ALTERNATES.

4. SHOWER ROD SHALL BE INSTALLED 6'-6" AFF., TYP.

5. REFER TO G-004 FOR TYPICAL MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES.

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AS INDICATED

1529.00

A-640.00