DEPT OF BLDGS 121395029 Job Number
E390051390M Scan Code

138 E. 50th St.

NEW YORK, NEW YORK

PROJECT:

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NEW YORK, NY

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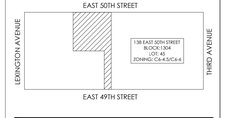
DATE:	REVISION:
01/22/2014	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:

0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

COVER SHEET

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOSEPH RUSSO No. 026222 STATE OF NEW YORK

DATE:	10-11-2013
PROJECT No:	2014-88
DRAWN BY:	J.R.
CHECKED BY:	J.S.D
DWG. No.:	A-001.01
SHEET. No.:	001 of 143

FILE No: T:\138 E 50th Street CONDO 2014\BIM\Revit Plans\Sheets\138 E 50th_A-001_COVER.dwg

DEPT OF BLDGS 321395028 Job Number
E-5480383643 Scan Code

138 E. 50th St.

NEW YORK, NEW YORK

ISSUED FOR PAA 01/22/16

ARCHITECTURAL DRAWINGS LIST

	SHEET NO.	SHEET TITLE
•	A-001.01	COVER
•	A-002.01	DRAWING LIST
•	A-003.01	GENERAL NOTES
•	A-004.01	HANDICAP DETAILS
•	A-005.01	SITE PLAN
•	Z-001.01	ZONING CALCULATIONS
•	Z-002.01	SURVEY
•	Z-003.01	SURVEY
•	Z-004.01	SECTION - SETBACK
•	Z-005.01	SECTION - SETBACK
•	Z-006.01	SECTION - SETBACK
•	Z-007.01	BICYCLE PARKING ANALYSIS
•	Z-008.01	PEDESTRIAN CIRCULATION
•	Z-009.01	OFF STREET PARKING
•	Z-010.01	RECREATION CIRCULATION
•	Z-020.01	SUBCELLAR - 1ST FLOOR MEZZ. GROSS AREA AND MECHANICAL DEDUCTIONS
•	Z-021.01	2ND-5TH GROSS AREA AND DEDUCTIONS
•	Z-022.01	6TH-15TH GROSS AREA AND DEDUCTIONS
•	Z-023.01	16TH-25TH GROSS AREA AND DEDUCTIONS
•	Z-024.01	26TH-31ST GROSS AREA AND DEDUCTIONS
•	Z-025.01	32ND-41ST GROSS AREA AND DEDUCTIONS
•	Z-026.01	42ND-47TH GROSS AREA AND DEDUCTIONS
•	Z-027.01	48TH-58TH GROSS AREA AND DEDUCTIONS
•	Z-028.01	59TH-62ND GROSS AREA AND DEDUCTIONS
•	Z-029.01	63RD-65TH GROSS AREA AND DEDUCTIONS
•	A-050.01	LIFE SAFETY - SUBCELLAR FLOOR PLAN
•	A-051.01	LIFE SAFETY - SUBCELLAR MEZZANINE FLOOR PLAN
•	A-052.01	LIFE SAFETY - CELLAR FLOOR PLAN
•	A-053.01	LIFE SAFETY - 1ST FLOOR PLAN
•	A-054.01	LIFE SAFETY - 1ST FLOOR MEZZ
•	A-055.01	LIFE SAFETY - 2ND FLOOR PLAN
•	A-056.01	LIFE SAFETY - 3RD FLOOR PLAN
•	A-057.01	LIFE SAFETY - 4TH FLOOR PLAN
•	A-058.01	LIFE SAFETY - 5TH FLOOR PLAN
•	A-059.01	LIFE SAFETY - 6-14TH FLOOR PLAN
•	A-060.01	LIFE SAFETY - 15TH FLOOR PLAN
•	A-061.01	LIFE SAFETY - 16TH FLOOR PLAN
•	A-062.01	LIFE SAFETY - 17TH FLOOR PLAN
•	A-063.01	LIFE SAFETY - 18TH-23RD FLOOR PLAN
•	A-064.01	LIFE SAFETY - 24TH-25TH FLOOR PLAN
•	A-065.01	LIFE SAFETY - 26TH FLOOR PLAN
•	A-066.01	LIFE SAFETY - 27TH FLOOR PLAN
•	A-067.01	LIFE SAFETY - 28TH-30TH FLOOR PLAN
•	A-068.01	LIFE SAFETY - 31ST FLOOR PLAN
•	A-069.01	LIFE SAFETY - 32ND FLOOR PLAN
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•	A-071.01	LIFE SAFETY - 38TH-40TH FLOOR PLAN
•	A-072.01	LIFE SAFETY - 41ST FLOOR PLAN
•	A-073.01	LIFE SAFETY - 42ND FLOOR PLAN
•	A-074.01	LIFE SAFETY - 43RD FLOOR PLAN
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•	A-076.01	LIFE SAFETY - 47TH FLOOR PLAN
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•	A-081.01	LIFE SAFETY - 59TH FLOOR PLAN
•	A-082.01	LIFE SAFETY - 60TH FLOOR PLAN
•	A-083.01	LIFE SAFETY - 61ST FLOOR PLAN
•	A-084.01	LIFE SAFETY - 62ND MECHANICAL
•	A-085.01	LIFE SAFETY - 63RD DAMPER
•	A-086.01	LIFE SAFETY - 64TH ROOF PLAN/ BMU/ EMR

ISSUED FOR PAA 01/22/16

ARCHITECTURAL DRAWINGS LIST

	SHEET NO.	SHEET TITLE
•	A-100.01	SUBCELLAR FLOOR PLAN
•	A-101.01	SUBCELLAR MEZZANINE FLOOR PLAN
•	A-102.01	CELLAR FLOOR PLAN
•	A-103.01	1ST FLOOR PLAN
•	A-104.01	1ST FLOOR MEZZ
•	A-105.01	2ND FLOOR PLAN
•	A-106.01	3RD FLOOR PLAN
•	A-107.01	4TH FLOOR PLAN
•	A-108.01	5TH FLOOR PLAN
•	A-109.01	6-14TH FLOOR PLAN
•	A-110.01	15TH FLOOR PLAN
•	A-111.01	16TH FLOOR PLAN
•	A-112.01	17TH FLOOR PLAN
•	A-113.01	18TH-23RD FLOOR PLAN
•	A-114.01	24TH-25TH FLOOR PLAN
•	A-115.01	26TH FLOOR PLAN
•	A-116.01	27TH FLOOR PLAN
•	A-117.01	28TH-30TH FLOOR PLAN
•	A-118.01	31ST FLOOR PLAN
•	A-119.01	32ND FLOOR PLAN
•	A-120.01	33RD-36TH FLOOR PLAN
•	A-121.01	37TH FLOOR PLAN
•	A-122.01	38TH-40TH FLOOR PLAN
•	A-123.01	41ST FLOOR PLAN
•	A-124.01	42ND FLOOR PLAN
•	A-125.01	43RD FLOOR PLAN
•	A-126.01	44TH-46TH FLOOR PLAN
•	A-127.01	47TH FLOOR PLAN
•	A-128.01	48TH FLOOR PLAN
•	A-129.01	49TH-56TH PLAN
•	A-130.01	57TH FLOOR PLAN
•	A-131.01	58TH FLOOR PLAN
•	A-132.01	59TH FLOOR PLAN
•	A-133.01	60TH FLOOR PLAN
•	A-134.01	61ST FLOOR PLAN
•	A-135.01	62ND MECHANICAL
•	A-136.01	63RD DAMPER
•	A-137.01	64TH ROOF PLAN/ BMU/ EMR
•	A-138.01	65TH BULKHEAD PLAN
•	A-200.01	BUILDING ELEVATIONS
•	A-201.01	BUILDING ELEVATIONS
•	A-202.01	BUILDING ELEVATIONS
•	A-203.01	BUILDING ELEVATIONS
•	A-204.01	BUILDING ELEVATIONS
•	A-205.01	BUILDING ELEVATIONS
•	A-206.01	BUILDING ELEVATIONS
•	A-207.01	BUILDING ELEVATIONS
•	A-208.01	BUILDING ELEVATIONS
•	A-209.01	BUILDING ELEVATIONS
•	A-210.01	BUILDING ELEVATIONS
•	A-300.01	BUILDING SECTIONS
•	A-301.01	BUILDING SECTIONS
•	A-302.01	BUILDING SECTIONS
•	A-303.01	WALL SECTIONS
•	A-304.01	WALL SECTIONS
•	A-360.01	ELEVATOR SECTION
•	A-361.01	ELEVATOR SECTION
•	A-365.01	TRASH CHUTE SECTION
•	A-401.01	WINDOW SCHEDULE
•	A-402.01	WINDOW SCHEDULE
•	A-403.01	WINDOW SCHEDULE
•	A-404.01	WINDOW SCHEDULE
•	A-405.01	WINDOW SCHEDULE
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•	A-412.01	DOOR SCHEDULE
•	A-413.01	DOOR SCHEDULE
•	A-414.01	DOOR SCHEDULE
•	A-415.01	DOOR SCHEDULE
•	A-420.01	PARTITION SCHEDULE
•	A-421.01	PARTITION SCHEDULE
•	A-422.01	PARTITION SCHEDULE
•	A-450.01	STAIR SECTIONS
•	A-451.01	STAIR SECTIONS
•	A-452.01	STAIR SECTIONS
•	A-453.01	STAIR SECTIONS
•	A-454.01	STAIR SECTIONS

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DATE:	REVISION:
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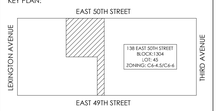
D.O.B. NUMBER:
NB#

NORTH:

0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

COVER SHEET

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOSEPH D. SCHWARTZ STATE OF NEW YORK

DATE:	12-11-2013
PROJECT NO:	2014-68
DRAWN BY:	J.R.
CHECKED BY:	J.S.D
DWG. No.:	A-002.01
SHEET. No.:	002 of 143

FILE No: I:\138 E 50th Street-CONDO\2014-68\Floor Plans\Sheets\138 E 50th_A-002_DRAWING LIST.dwg

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE 2014.
2. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES (ARTICLE 301 THRU ARTICLE 304).
3. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
   A. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD OR
   B. SHALL HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE TEST METHODS BY THE COMMISSIONER
   C. PREVIOUSLY APPROVED BY THE BOARD OF STANDARDS AND APPEALS, AND NOT AMENDED OR REPEALED BY THIS COMMISSIONER (BC §28-113.2.6)
4. AT LEAST 24, BUT NO MORE THAN 48 HOURS, WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK. (BC 3306.3.1)
5. WITHIN TEN DAYS PRIOR TO THE START OF WORK A WRITTEN NOTICE SHALL BE GIVEN TO ADJOINING LOT OWNER AFFECTED BY FOUNDATION, EARTHWORK OR DEMOLITION WORK. WORK. (BC 3304.3.2)
6. NO WORK TO BE DONE BEYOND THE BUILDING LINES WITHOUT APPROVAL OF THE DEPARTMENT OF HIGHWAYS.
7. SIDEWALKS TO BE LAID IN ACCORDANCE WITH RULES OF THE DEPARTMENT OF HIGHWAYS.
8. BORING DIAGRAM WILL BE FILED BEFORE CONSTRUCTION IS STARTED AS PER BC 1802.
9. AN ACCURATE AND COMPLETE FINAL SURVEY, MADE BY A LICENSED SURVEYOR SHALL BE SUBMITTED AFTER COMPLETION OF WORK SHOWING THE LOCATION OF NEW BUILD-ING ELEVATION OF FIRST FLOOR, FINISHED GRADES OF OPEN SPACES ESTABLISHED CURB LEVEL, LOCATION AND BOUNDARIES OF LOT. (BC §28-118.4)
10. ALL ELEVATIONS SHALL REFER TO THE DATUM IN USE BY THE DEPARTMENT OF HIGHWAYS, BOROUGH PRESIDENT OF MANHATTAN WHICH IS 2.75 ABOVE THE U.S. COAST AND GEODETIC SURVEY DATUM OF MEAN SEA LEVEL AT SANDY HOOK. (BC §28-104.7.6)
11. DIMENSIONS SHALL BE FIGURED RATHER THAN DETERMINED BY SCALE OR RULE. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS OR WITHIN THEMSELVES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING THE CONFLICT TO THE ARCHITECTS ATTENTION. THE ARCHITECT WILL DECIDE WHICH CONFLICTING REQUIREMENT GOVERNS.
12. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ARCHITECTS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS.
13. ALL CONSTRUCTION, DIMENSIONS AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.
14. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C.ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.
15. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGED, BREAKAGES, COLLAPSE, DISTORTIONS AND OFF-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
16. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS.
17. ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS, SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
18. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
19. POSTED OCCUPANCY AND USE, ALL BUILDING SHALL BE POSTED WITH A SIGN IN A FORM PRESCRIBED BY THE DEPARTMENT, PERMANENTLY AFFIXED, PLACED IN A CONSPICUOUS LOCATION IN PUBLIC HALL OR CORRIDOR, STATING, LIVE LOADS AND OCCUPANT LOADS IN THE BUILDING AND ALL PARTS THEREOF. OCCUPANCY GROUP R-3 IS EXEMPTED FROM THIS REQUIREMENT. (BC §28-118.19)
20. THE FOLLOWING ITEMS OF WORK SHALL BE SUBJECT TO SPECIAL INSPECTION, MADE AND WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER AND ACCEPTABLE TO ARCHITECT OF RECORD. TEST REPORTS AND CERTIFICATE OF INSPECTION SHALL BE FILED WITH THE BUILDING.
   A. TEST BORING OPERATIONS. BC 1802.5
   B. INSPECTION OF SUBGRADE PRIOR TO CONSTRUCTION. (BC 1704.7)
   C. UNDERPINNING OPERATION AND BRACING EXCAVATED SURFACE SHORING, EXTENDED MORE THAN 10 FEET BELOW LEGALLY ESTABLISHED GRADE, AND IN ACCORDANCE WITH THE DRAWINGS SUBMITTED TO AND APPROVED BY THIS OFFICE. (BC 1704.20.3)
   D. FIRESTOPPING OF:
      1. HOLLOW PARTITIONS AND FURRED SPACES.
      2. CONCEALED SPACES WITHIN STAIR CONSTRUCTION
      3. CEILING SPACES
      4. EXTERIOR CORNICES
      5. DUCT AND PIPE CHASES
   E. CONCRETE MATERIALS FOR STRUCTURAL ELEMENTS PROPORTIONED ON THE BASIS OF CALCULATED STRESSES 20% OR GREATER OF BASIC ALLOWABLE VALUE. (TABLE 1704.4)
   F. PLACING OF CONCRETE. (POURED CONCRETE) (TABLE 1704.32)
   G. VENTILATION AS PER SECTION BC 1704.16
   H. MASONRY FOR PLACEMENT, BEDDING AND SIZE. (BC 1704.5)
21. ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION REGULATED BY THE CODE AND NOT LISTED ABOVE SHALL BE SUBJECT TO SEMI-CONTROLLED INSPECTION BY THE PERSON SUPERINTENDING THE CONSTRUCTION. SIGNED COPIES OF ALL TEST AND INSPECTION REPORTS SHALL BE FILED THROUGH THE ARCHITECT WITH THE DEPARTMENT OF BUILDINGS.
22. ALL MATERIALS AND ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
   A. IT SHALL CONFORM WITH NFPA 251 "FIRE RESISTANCE RATINGS" OR,
   B. IT SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E-119-2000, "STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS" AND ACCEPTED BY THE COMMISSIONER, OR
   C. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE.
23. WHERE PIPES, WIRES, CONDUITS, DUCTS, ETC., PIERCE FIRE PROTECTION OF INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, SUCH PENETRATION SHALL NOT EXCEED 2 PERCENT OF ANY ONE FACE SUCH PROTECTION, AND SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES. (BC 704.8)
24. LINTELS SUPPORTING MASONRY WALLS OVER 4 FEET IN WIDTH SHALL BE FIRE PROTECTED WITH MATERIALS HAVING THE REQUIRED FIRE RESISTANCE-RATING OF THE WALL SUPPORTED. (BC 704.11)
25. CEILINGS THAT CONTRIBUTE TO THE REQUIRED FIRE RESISTANCE RATING OF A FLOOR OR ROOF ASSEMBLY SHALL BE CONTINUOUS BETWEEN FIRE DIVISIONS, FIRE SEPARATIONS OR VERTICAL PARTITIONS HAVING THE SAME FIRE RESISTANCE RATING AS THE CEILING. CONCEALED SPACE ABOVE SUCH CEILING, UNLESS SPRINKLERED, SHALL BE FIRESTOPPED AS PER SECTION BC 717 "CONCEALED SPACES".
26. OPENING PROTECTIVES INCLUDING FRAMES, SELF-CLOSING DEVICES AND HARDWARE, SHALL COMPLY WITH NFPA 252-99 "STANDARD METHODS OF FIRE TEST OF DOOR ASSEMBLIES" AND NFPA 257-00 "STANDARD METHODS OF FIRE TEST OF WINDOW AND GLASS BLOCK ASSEMBLIES" AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 257-00 "INSTALLATION OF FIRE DOORS AND WINDOW". OPENING PROTECTIVES SHALL BE LABELED CERTIFYING PERFORMANCE RATING, AND SHALL HAVE BEEN ACCEPTED BY THE COMMISSIONER.
27. ROOF SHALL BE COVERED WITH CLASS "A" ROOF COVERING MEETING THE REQUIREMENTS OF ASTM-E108 "STANDARD METHODS OF FIRE TESTS OF ROOF COVERINGS" - 2000, OR "FIRE CLASSIFICATIONS". (BC 1505)
28. FIRESTOPPING: CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING PIPE SPACES, COLUMN ENCLOSURES, ETC. SHALL BE FIRESTOPPED (EXCEPT WHERE CONCEALED SPACED IS SPRINKLERED OR IS CONSTRUCTED AS A SHAFT) AS PER BC 717 "CONCEALED SPACES".
29. INTERIOR FINISH; MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH THE SURFACE FLAME-SPREAD RATING OBTAINED AS PRESCRIBED IN ASTM E-84-2001 "STANDARD METHOD OF TEST FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS" AS PER BC802.
30. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
31. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE (EXCEPT THAT STAIRS LESS THAN 44 INCHES IN WIDTH), HAVING FINGER CLEARANCE OF 1 1/2 INCHES, PROJECTING NOT MORE THAN 3 1/2 INCHES INTO THE REQUIRED STAIR WIDTH.

   HEIGHT OF HANDRAIL SHALL BE BETWEEN 28" AND 34" ABOVE THE TREAD NOSING. HANDRAILS SHALL BE RETURNED TO WALLS AND POSTS AT THEIR TERMINATION. MATERIALS OF HANDRAILS SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 150. HANDRAILS SHALL BE DESIGNED TO RESISTS A SIMULTANEOUS APPLICATION OF A LATERAL FORCE OF 40 PLF AND A VERTICAL LOAD OF 50 PLF. LANDINGS AND PLATFORMS SHALL BE ENCLOSED ON SIDES BY WALL OR RAILINGS,AT LEAST 3'-0"HIGH. IN R-2 OCCUPANCY RISERS SHALL BE MAXIMUM 7 3/4" HIGH,TREADS MINIMUM 9 1/2" WIDE EXCLUSIVE OF NOSING AND THE SUM OF 2 RISERS PLUS ONE TREAD EXCLUSIVE OF NOSING SHALL BE NOT LESS THAN 24 OR MORE THAN 25 1/2".
32. TREAD STRINGERS AND LANDINGS SHALL BE BUILT OF/OR SURFACED WITH NONSKID MATERIALS.
33. VENTILATION OF EACH REQUIRED STAIR EXTENDING TO THE ROOF WILL COMPLY WITH BC 708.12.1
34. ILLUMINATION OF AT LEAST 2 FOOT CANDLES MEASURED AT THE FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY IN EXITS, EXIT DISCHARGES, AND IN PUBLIC CORRIDORS. IT SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL EXIT COMPONENTS OTHER THAN PUBLIC CORRIDORS. (BC 1006.2)
35. EXIT LIGHTING SHALL CONFORM TO SECTION BC 1006 "MEANS OF EGRESS ILLUMINATION".
36. LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. INSTALL DIRECTIONAL SIGNS TO SERVE AS GUIDE FROM ALL PORTIONS OF THE CORRIDOR OR FLOOR, SIGNS SHALL BE ON SEPARATE CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH. (BC 1011) OCCUPANCY CLASS R-2 IS EXEMPTED FROM THE REQUIREMENT.
37. EXIT SIGNS SHALL BE INTERNALLY LIGHTED AT ALL TIMES AND SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702. LETTERS SHALL BE RED NOT LESS THAN 6" HIGH. (BC 1011.4)
38. REQUIRED FOR MULTIPLE DWELLINGS, BUILDING ENTRANCE DOORS AND OTHER EXTERIOR DOORS SHALL BE PROVIDED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS TO PREVENT THE LATCH FROM BEING MANIPULATED BY OTHER THAN A KEY.
39. DOORS TO DWELLING UNITS SHALL BE REQUIRED WITH A HEAVY DUTY DEAD BOLT OR OPERABLE BY KEY FROM OUTSIDE AND THUMB TURN FROM INSIDE AND A CHAIN DOOR GUARD.
40. ALL TOILETS SHALL HAVE TILE FLOOR AND 6" BASE. WAINSCOT SHALL BE PROVIDED WHERE CALLED FOR ON DRAWINGS. (FOR FIN. MAT. SEE FINISH SCHEDULE) AS PER SECTION D26-31.03 H.M.C. AND SECTION 76 M.D.L.
41. ALL INTERIOR TOILETS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH SECTION BC 1203.4.1.3 OF THE BUILDING CODE.
42. ALL DOORS SHALL BE 6'-8" HIGH UNLESS OTHERWISE NOTED. (BC 1008.1.1.3)
43. ALL ELEVATOR DOORS SHALL HAVE ELECTRIC INTERLOCKS IN ACCORDANCE WITH BC 3002.1.2.
44. SUSPENDED CEILINGS SHALL COMPLY WITH SECTION BC 808.1.1.1, WITH METAL HANGERS, PURLINS AND RUNNERS AS REQUIRED.
45. ALL DOORS TO REQUIRED EXIT STAIRS IN R-2 SHALL COMPLY WITH BC 1008.1.1.
46. DOORS AND ASSEMBLIES SHALL HAVE THE FOLLOWING FIRE RESISTIVE RATINGS, (BC 709.1) DOORS TO STAIRS 1 1/2 HOUR, EXCEPT WHERE OTHERWISE NOTED. DOORS TO ELEVATOR SHAFT 1 1/2 HOUR.
47. CORRIDORS AND EXIT PASSAGEWAYS SHALL HAVE A MIN. CLEAR HEIGHT OF 7'-6" FOR AT LEAST 75% OF THE FLOOR AREA WITH NO POINT LESS THAN 7 FT. IN HEIGHT, PROJECTION BELOW THE CEILING SHALL NOT OBSTRUCT FULL VIEW OF EXIT SIGNS. (BC 1003)
48. ELEVATOR SHAFTS SHALL BE ENCLOSED WITH IMPACT RESISTANT CONSTRUCTION FOR 2 HOUR FIRE RATING IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE. (BC 708.1, BC 708.14,BC 3002)
49. INTERIOR REQUIRED STAIR SHALL BE ENCLOSED WITH 2 HOUR FIRE RATING IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE. (BC 1022.1)
50. ALL VENT DUCT SHAFTS SHALL BE ENCASED WITH 1 AND 2 HOUR ENCLOSURE. NO DUCT VENTS TO PASS THROUGH STAIR ENCLOSURES. 1 1/2 HOUR AUTOMATIC SELF-CLOSING FIRE DAMPERS TO BE INSTALLED IN VENT DUCTS WHEN THEY PIERCE PUBLIC CORRIDORS.
51. MASONRY MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF BC 2103 AND TO COMPLY WITH BC 1704.5 FOR CERTIFICATION.
52. ALL MASONRY TO COMPLY WITH WITH CHAPTER 21. BC 2109.6.
53. CONCRETE BLOCK SHALL COMPLY WITH BC 2103.
54. PARAPETS SHALL COMPLY WITH SECTIONS BC 705.11 AND BC 1509.8.
55. WHERE GLASS FACING IS USED, THICKNESS AND AREA COMPLIES WITH BC 2401.
56. INTERIOR WALLS, PARTITIONS, FLOOR AND CEILING CONSTUCTION AND MECHANICAL EQUIPMENT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BC 1207 TO PROVIDE MIN. PROTECTION FOR EACH DWELLING UNIT FROM EXTRANEOUS NOISES EMANATING FROM OTHER DWELLING UNITS AND FROM MECHANICAL EQUIPMENT IN ADDITION, EXTERIOR MECHANICAL EQUIPMENT SHALL CONFORM TO THE NOISE REDUCTION REQUIREMENTS OF TABLE 1207.2.1.
57. FIRE RATED PARTITIONS SHALL REST DIRECTLY UPON THE CONCRETE FLOOR CONSTRUCTION AND SHALL EXTEND TO THE CONCRETE CONSTRUCTION OF THE FLOOR OR ROOF ABOVE.
58. PIPE SPACE AND WALL FURRINGS SHALL CONSIST OF METAL CHANNELS AND 5/8" GYPSUM WALLBOARD EXCEPT AS OTHERWISE SHOWN.
59. A MINIMUM CEILING HEIGHT OF 8'-0" SHALL BE MAINTAINED IN ALL LIVING ROOMS.
60. WALLS, PARTITIONS AND FLOOR AND CEILING CONSTRUCTION-MIN.STC RATING 50 FOR AIRBORNE NOISE, MIN.35 STC RATING REQUIRED FOR APARTMENT ENTRANCE DOORS.
61. EQUIPMENT USE PERMITS, INSPECTIONS AND TESTS

   PERMITS SHALL BE OBTAINED FOR USE OF THE FOLLOWING EQUIPMENT:
   A. AIR CONDITIONING AND VENTILATION SYSTEMS (BC 1704.16)
   B. ELEVATORS
   C. FUEL BURNING AND FUEL OIL STORAGE EQUIPMENT
   D. PLUMBING PIPING
   E. STANDPIPE SYSTEMS (BC 1704.24)
   F. SPRINKLER SYSTEMS (BC 1704.23)

   EQUIPMENT REQUIRING USE PERMITS SHALL BE INSPECTED AND TESTED TO DETERMINE PROPER FUNCTIONING AND COMPLIANCE WITH THE BUILDING CODE AND OTHER APPLICABLE LAWS AND REGULATIONS. ALL INSPECTIONS AND TEST SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIRED INSPECTION AND TEST PROCEDURES; AND SIGNED COPIES OF REQUIRED INSPECTIONS AND TEST REPORTS SHALL BE FILED WITH THE DEPARTMENT OF BUILDINGS AND FORM PART OF THE PAPERS ACCOMPANYING THE PERMIT APPLICATION. IN THE CASE OF HEATING SYSTEM, A SIGNED STATEMENT BY ARCHITECT OR ENGINEER SHALL BE SUBMITTED WITH THE PERMIT APPLICATION, STATING THAT THE SYSTEM HAS BEEN OPERATED AND FUNCTIONS SATISFACTORY, AND THAT TO THE BEST OF KNOWLEDGE AND BELIEF, THE SYSTEM WILL MEET THE CODE TEMPERATURE REQUIREMENT.
62. SPRINKLER SYSTEM SHALL COMPLY WITH BC 1704.23 SEPARATE SPRINKLER APPLICATION SHALL BE FILED AND APPROVAL OBTAINED.
63. STANDPIPE WILL BE INSTALLED IN ACCORDANCE WITH BC 1704.24. SEPARATE STANDPIPE APPLICATION WILL BE FILED.
64. SEPARATE ELEVATOR APPLICATION WILL BE FILED.
65. VIEWING MIRRORS SHALL BE PROVIDED IN ELEVATORS AS PER SECTION D26-20.03 H.M.C. AND IN ACCORDANCE WITH BC 3001.6
66. MECHANICAL VENTILATION, AIR CONDITIONING AND REFRIGERATION
   A. ALL FINAL INSPECTION AND TESTS OF A REQUIRED VENTILATING SYSTEM SHALL BE MADE (THE ARCHITECT OR ENGINEER NEED NOT TO BE IN THE EMPLOY OF THE OWNER) AS PER BC 1704.16.
   B. ALL INSPECTION AND TEST OF A REFRIGERATION SYSTEM SHALL BE MADE (THE ARCHITECT OR ENGINEER NEED NOT TO BE IN THE EMPLOY OF THE OWNER) AS PER BC 1704.16.
67. HEATING AND COMBUSTION EQUIPMENT
   A. ALL FINAL INSPECTIONS AND TESTS FOR BOILERS SHALL BE SUBJECT TO THE PROVISIONS FOR CONTROLLED INSPECTION (SUCH INSPECTIONS AND TESTS, HOWEVER, MAY BE MADE BY DEPARTMENT INSPECTORS OR BY A DULY AUTHORIZED INSURANCE COMPANY INSPECTOR) PER BC 1704.25.
   B. ALL APPLICATIONS FOR EQUIPMENT USE PERMIT FOR HEATING SYSTEMS SHALL BE ACCOMPANIED BY A SIGNED STATEMENT BY AN ARCHITECT OR ENGINEER STATING THAT THE SYSTEM HAS BEEN OPERATED AND FUNCTIONS SATISFACT-ORY AND THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE SYSTEM WILL MEET THE CODE TEMPERATURE REQUIREMENTS PER BC 1704.25.
68. FIRE EXTINGUISHING EQUIPMENT
   A. PER BC 1704.24 INSPECTIONS AND TESTS OF STANDPIPES ARE SUBJECT TO CONTROLLED INSPECTION, IF APPLCANT DOES NOT CHOOSE TO HAVE TESTS WITNESSED BY REPRESENTATIVE OF DEPARTMENTS.
   B. PER BC 1704.23 INSPECTIONS AND TEST OF SPRINKLER SYSTEMS ARE SUBJECT TO CONTROLLED INSPECTION, IF APPLICANT DOES NOT CHOOSE TO HAVE TESTS WITNESSED BY REPRESENTATIVE.
69. INSPECTION DURING PROGRESS OF WORKS
   A. THE COMMISSIONER MAY ACCEPT SIGNED STATEMENTS BY ARCHITECTS AND ENGINEERS AND SUPPORTING INSPECTIONS AND TESTS REPORTS WITHOUT VERIFYING INSPECTION OR TEST BY DEPARTMENT INSPECTORS PER ARTICLE 116.
70. ALL PERMITS ISSUED BY THE DEPARTMENT OF BUILDINGS SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO THE PUBLIC INSPECTION FOR THE ENTIRE TIME OF THE PROSECUTION OF THE WORK OF THE USE AND OPERATION OF THE EQUIPMENT OR UNTIL THE EXPIRATION OF THE PERMIT.
71. A REFUSE STORAGE ROOM SHALL BE PROVIDED IN COMPLIANCE WITH SECTION 81 OF THE NY STATE MULTIPLE DWELLING LAW ,SECTION 27-2021 OF THE NYC HOUSING MAINTENANCE CODE, AND BC 708.13. IT SHALL BE COMPLETELY ENCLOSED IN A FIRE-RESISTANCE RATING OF 2 HR., WITH SELF-CLOSING PROTECTIVES HAVING A FIRE PROTECTION RATING OF 1 1/2 HR. (BC 1213.1)
72. REFUSE COLLECTING ROOM SHALL BE SPRINKLERED.
73. THE COMPACTING MACHINE SHALL BE LOCATED WITHIN THE REFUSE STORAGE ROOM OR IN A REFUSE CHUTE TERMINATION ROOM. (BC 1213.2)
74. COMPACTING EQUIPMENT SHALL MEET THE CRITERIA ND THE APPROVAL OF THE ENVIRONMENTAL PROTECTION ADMINISTRATION AND ALSO MUST MEET ALL THE REQUIREMENTS OF ANY OTHER AUTHORITY HAVING JURISDICTION.
75. REFUSE CHUTE SHALL BE CONSTRUCTED STRAIGHT AND PLUMB WITHOUT PROJECTIONS OF ANY KIND SUPPORTED ON 2 HR. FLOOR CONSTRUCTION. (BC 707.13.1)
76. REFUSE CHUTE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS AND ANY OTHER AUTHORITY HAVING JURISDICTION.
77. REFUSE CHUTE SHALL EXTEND THROUGH ROOF CONSTRUCTION AT LEAST 6'-0" ABOVE THE ROOF. (BC 707.5)
78. INSPECTION OF REQUIRED SPRINKLERS SHALL COMPLY WITH D26-21.07.
79. JANITORIAL SERVICES TO COMPLY WITH D 26-22.03.
80. OBLIGATIONS OF THE OWNER SHALL COMPLY WITH D 26-22.03.
81. CENTRAL HEAT, ELECTRIC OR GAS HEATING SYSTEM SHALL COMPLY WITH D 26-17.01. THE SUPPLY OF HOT WATER SHALL COMPLY WITH D 26-17.07.
82. PUBLIC HALL LIGHTING SHALL COMPLY WITH ARTICLE 14 ARTICLE 19 HMC.
83. MAIL SERVICE WILL BE PROVIDED IN ACCORDANCE WITH D26-21.05-D26-21.01 HMC.
84. STREET NUMBERS WILL BE PROVIDED IN ACCORDANCE WITH D 26-21.05.
85. FLOOR NUMBERS TO BE PROVIDED IN ACCORDANCE WITH D 26-21.05.
86. FLOOR NUMBERS TO BE PROVIDED ON ALL FLOORS IN STAIR HALL AND AT ELEVATOR LANDINGS IN ACCORDANCE WITH SECTION D26-21.03 AND RULES OF THE DEPARTMENT OF BUILDINGS.
87. ALL DUCT SHAFT OFFSETS SHALL BE ENCASED WITH 1 & 2 HOUR FIRE RATING.
88. PROVIDE SMOKE DETECTORS WITHIN APARTMENTS AS REQUIRED PER BC 908.7 D6-20.08 AND 607.2.3 OF THE NYC MECHANICAL CODE AND 907.2.10.2 POWER SOURCE. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM A DEDICATED BRANCH CIRCUIT OR THE UNSWITCHED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING, AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION.
89. RADIO AND TV WIRES AND ANTENNA SHALL COMPLY WITH SECTION 62 M.D.L. AND SHALL BE PLACED A MIN. OF 10'-0" ABOVE HIGHEST POINT ON ROOF.
90. BUILDING TO BE RATPROOFED IN ACCORDANCE WITH SECTION 80 M.D.L.
91. ALL CLEANING OF WINDOWS WILL BE IN CONFORMITY WITH THE WINDOW CLEANING CODE.
92. FIREPROOFING
   A. THE OCCUPANCY CLASSIFICATION OF THE BUILDING IS OCCUPANCY GROUP (O.G.) R-2, BC 310.1.2 AND CLASS "A" MULTIPLE DWELLING AS PER SECTION 4.8 M.D.L.
   B. THE VARIOUS OCCUPANCIES REQUIRED TO BE SEPARATED FROM EACH OTHER BY FIRE SEPARATING OR DIVISIONS AS PER BC 302.1 SHALL BE SO SEPARATED BY PARTITIONS HAVING THE REQUIRED FIRE RATING IN ACCORDANCE WITH BC 508.3.3.
   C. THE CONSTRUCTION CLASSIFICATION OF THE BUILDING IS CONSTRUCTION GROUP R-2 NON-COMBUSTIBLE TYPE 1B AND BC 602 IN ACCORDANCE WITH AREA AND HEIGHT LIMITATIONS AS SPECIFIED IN TABLE 503 AND BC 503. THE CONSTRUCTION ELEMENTS SHALL BE OF THE REQUIRED MINIMUM FIRE RESISTANCE RATINGS AS OUTLINED IN TABLE 601 AND DEFINED IN BC 602.
   D. PROVIDE SPRINKLERS FOR ENTIRE BUILDING.
93. EXIT DOORS SHALL BE READILY OPENABLE AT ALL TIMES FROM THE SIDE WHICH EGRESS IS TO BE MADE. DOORS OPENING INTO INTERIOR ENCLOSED STAIR SHALL NOT BE LOCKED FROM EITHER SIDE EXCEPT THAT DOORS MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE OUTDOORS AT THE STREET LEVEL.
94. ALL WIRE GLASS IN RATED DOORS AND WINDOWS WILL BE OF A TYPE APPROVED BY THE B.S.A.
95. FIRE DIVISION SHALL COMPLY WITH PROVISIONS OF TABLE 508.3.3 AND SHALL BE CONTINUOUS THROUGH ANY CONCEALED SPACE IN FLOOR OR ROOF CONSTRUCTION.
96. DIFFERENT TENANT STORES, APARTMENTS, ETC., NOT SEPARATED BY FIRE DIVISIONS SHALL BE SEPARATED BY FIRE SEPARATIONS, BUT NOT LESS THAN 1 HOUR SEPARATIONS SHALL CONTINUE THROUGH CONCEALED SPACES ABOVE. (TABLE 508.4)
97. OPENINGS IN FIRE DIVISIONS AND SEPARATIONS TO COMPLY WITH TABLE 508.3.3.
98. NO CONDUITS, PIPES, MEDICINE CABINETS, ETC. SHALL ENCROACH ON PARTITIONS ENCLOSING STAIRS OR ELEVATOR SHAFTS OR OTHER RATED PARTITIONS.
99. CONDUITS IN FIRE-RATED PARTITIONS WILL NOT EXCEED 3/4 INCH DIAMETER OUTLETS IN SUCH PARTITIONS WILL BE BACKED UP WITH APPROVED MATERIALS.
100. PENETRATION OF OPENINGS IN WALLS, PARTITIONS, OR FLOORS FOR PIPE SLEEVES, MEDICINE CABINETS, HAMPERS ELECTRIC DEVICES, ETC., SHALL BE PACKED & SEALED.
101. ALL VENT DUCT SHAFTS TO BE ENCLOSED WITH 1 OR 2 HOUR ENCLOSURES. NO DUCT VENTS TO PASS THROUGH STAIR ENCLOSURES. 1 1/2 HOUR AUTOMATIC SELF-CLOSING FIRE DAMPERS TO BE INSTALLED IN VENT DUCTS WHEN THEY PIERCE PUBLIC CORRIDORS.
102. FIRE PREVENTION APPLICATIONS WILL BE FILED IF REQUIRED FOR ALL INSTALLATIONS.
103. WOOD REQUIRED TO BE FIRE-RETARDANT-TREATED SHALL BE TESTED IN ACCORDANCE WITH ASTM E84-2001.
104. TOILET ROOM SIDE OF PARTITIONS SHALL BE 5/8" WATER RESISTANT GYPSUM WALLBOARD.
105. VENTILATION SHAFT WALLS 288 SQ.INCH OR OVER SHALL BE AS FOLLOWS: ONE LAYER OF 5/8" SHEETROCK FIRE CODE GYPSUM WALLBOARD EACH SIDE OVER 1" GYPSUM COREBOARD. TOTAL WIDTH= 2 1/4". INSTALLATION AS RECOMMENDED BY MANUFACTURER.
106. INTERIOR FINISH CLASS / REQUIRED FIRE RESISTANCE

INTERIOR FINISH CLASS	REQUIRED FIRE RESISTANCE
A STAIR ENCLOSURE(INCLUDING SEPARATION)	2 HR. REQUIRED FIRE RESISTANCE RATING
A ELEVATOR SHAFT	2 HR. REQUIRED FIRE RESISTANCE RATING
A DUCT SHAFT	1 & 2 HR. REQUIRED FIRE RESISTANCE RATING
A PUBLIC HALL(CORRIDOR)	1 HR. REQUIRED FIRE RESISTANCE RATING
A EXIT PASSAGEWAY(GRADE LEVEL)	2 HR. REQUIRED FIRE RESISTANCE RATING TABLE 508.3.3.
B&C INTERIOR PARTITIONS AND FURRING	0 HR. REQUIRED FIRE RESISTANCE RATING TABLE 508.3.3.
FLOOR CONSTRUCTION	2 HR. REQUIRED FIRE RESISTANCE RATING TABLE 508.3.3.

107. INTERIOR FINISH TO HAVE FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.1, AND ALL INTERIOR FINISH TO COMPLY WITH BC 803.
108. ALL COMBUSTIBLE FLOORING SHALL CONFORM WITH THE REQUIREMENTS OF BC 805.
109. FINISH FLOORING IN ALL EXITS SHALL BE OF NON-COMBUSTIBLE MATERIALS (BC 804)
110. BUILDING SPACE CLASSIFICATION / OCCUPANCY GROUP

BUILDING SPACE CLASSIFICATION	OCCUPANCY GROUP
BLDG. STORAGE	S-2
BOILER ROOM	S-2
ELECTRICAL SERVICE	S-2
REFUSE COLLECTION ROOM	S-2
SUPER'S WORKSHOP	S-2
TENANT'S LAUNDRY	R-2 ACCESSORY
TENANT'S STORAGE	S-2
RESIDENTIAL(APT. HOUSE)	R-2

111. ENERGY CONSERVATION CODE NOTES

   ALL PERTINENT DATA AND DESIGN CRITERIA REGARDING THE FOLLOWING CONFORM WITH THE 2014 THE NEW YORK CITY ENERGY CONSERVATION CODE (NYCECC).
   A. "U" VALUES OF THE ENVELOPE SUB-SYSTEM.
   B. DESIGN INSIDE AIR TEMPERATURE OF EACH ROOM THAT IS TO BE HEATED AND/OR COOLED. (72 DEG.F. FOR HEATING, 75 DEG.F. FOR COOLING.)
   C. DESIGN OUTDOOR AIR TEMPERATURE(15 DEG.F. WINTER, 89 DEG.F. SUMMER).
   D. DESIGN HEAT LOSS AND/OR GAIN THROUGH EACH EXTERIOR FACADE IN BTU/HR.
   E. "R" VALUES OF INSULATING MATERIALS.
   F. SIZE AND TYPE OF APPARATUS AND EQUIPMENT AND SYSTEM CONTROLS IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE CODE.
   G. ELECTRICAL LIGHTING AND POWER DESIGN DATA.
   H. FIRE PROTECTION CONSTRUCTION REQUIREMENTS, INCLUDING BUILDING CODE LIMITATIONS REGARDING USE OF INSULATION OR EQUIPMENT.
   I. ALL NECESSARY APPROVALS FOR ELECTRICAL WORK FROM THE BUREAU OF GAS AND ELECTRICITY WILL BE OBTAINED.
112. PHYSICAL DISABILITIES NOTES - BC Chapter 11: Accessibility & Appendix P (see separate sheet for more complete notes and details)
   A. THE PRIMARY ENTRANCES (RESIDENTIAL LOBBIES) SHALL BE ACCESSIBLE BC 1105.
   B. THERE SHALL BE AN UNOBSTRUCTED ACCESSIBLE ROUTE FROM RESIDENTIAL LOBBIES TO ALL APARTMENTS BC 1105.1.6.
   C. ALL SADDLES AT THE APARTMENT ENTRANCES AND BATHROOMS SHALL HAVE A MAX. HEIGHT OF 1/2" WITH A SLOP OF 2:1 MAX. FOR THE TOP 1/4" OF THE SADDLE.
   D. ALL APARTMENT KITCHENS AND BATHROOMS SHALL BE DESIGNED AND EQUIPPED TO BE HADICAPPED ADAPTABLE.
   E. ALL DOORS IN APARTMENTS SHALL BE A MINIMUM OF 2'-11"(2'-8"CLEAR MIN.)
113. SPECIAL INSPECTIONS:

   -STRUCTURAL STEEL - WELDING (BC 1704.3.1)
   -STRUCTURAL STEEL - DETAILS (BC 1704.3.2)
   -STRUCTURAL STEEL - HIGH STRENGTH BOLTING (BC 1704.3.3)
   -STRUCTURAL COLD-FORMED STEEL (BC 1704.3.4)
   -CONCRETE CAST-IN-PLACE (BC 1704.4)
   -MASONRY (BC 1704.5)
   -WALL PANELS, CURTAIN WALLS, AND VENEERS (BC 1704.10)
   -SPRAYED FIRE-RESISTANT MATERIALS (BC 1704.11)
   -MASTIC AND INTUMESCENT FIRE RESISTANT COATINGS (BC 1704.12)
   -SMOKE CONTROL SYSTEMS (BC 1704.15)
   -MECHANICAL SYSTEMS (BC 1704.16)
   -HIGH TEMPERATURE HOT WATER PIPING (WELDING) (BC 1704.18)
   -HIGH-PRESSURE FUEL-GAS PIPING (WELDING) (BC 1704.19)
   -STRUCTURAL STABILITY - EXISTING BUILDINGS (BC 1704.20.1)
   -SPRINKLER SYSTEMS (BC 1704.23)
   -STANDPIPE SYSTEMS (BC 1704.24)
   -HEATING SYSTEMS (BC 1704.25)
   -CHIMNEYS (BC 1704.26)
   -FIRE-RESISTANT PENETRATIONS AND JOINTS (BC 1704.27)
   -ALUMINUM WELDING (BC 1704.28)
   -EMERGENCY AND STANDBY POWER SYSTEMS (GENERATORS)(BC 1704.31)
   -POST-INSTALLED ANCHORS (BC 1704.32)
   -SEISMIC ISOLATION SYSTEMS (BC 1707.8)
   -CONCRETE DESIGN MIX (BC 1905.3, BC 1913.5)
   -CONCRETE SAMPLING AND TESTING (BC 1905.6, BC 1913.10)

   -ENERGY CODE COMPLIANCE INSPECTIONS:
   -INSULATION PLACEMENT AND R VALUES
   -FENESTRATION THERMAL VALUES AND RATINGS
   -FENESTRATION RATINGS FOR AIR LEAKAGE
   -AIR SEALING AND INSULATION VISUAL
   -AIR SEALING AND INSULATION TESTING
   -PROJECTION FACTORS
   -VESTIBULES
   -DAMPERS INTEGRAL TO THE BUILDING ENVELOPE
   -HVAC AND SERVICE WATER HEATING EQUIPMENT
   -HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS
   -DUCT PLENUM AND PIPING INSULATION AND SEALING
   -DUCT LEAKAGE TESTING
   -ELECTRICAL METERING
   -LIGHTING IN DWELLING UNITS
   -INTERIOR LIGHTING POWER
   -EXTERIOR LIGHTING POWER
   -LIGHTING CONTROLS
   -EXIT SIGNS
   -TANDEM WIRING
   -ELECTRICAL MOTORS
   -MAINTENANCE INFORMATION
   -PERMANENT CERTIFICATE

   ITEMS TO BE FILED SEPARATELY:
   a. SPRINKLER APPLICATION NO.
   b. STANDPIPE
   c. FIRE PROTECTION PLAN
   d. BUILDERS PAVEMENT PLAN APPLICATION NO. 122434160
   e. ELEVATOR
   f. MECHANICAL- APPLICATION NO. 121193234
   g. PLUMBING APPLICATION NO. 121193234
   h. STRUCTURAL APPLICATION NO. 121193234
   j. CURB CUT APPLICATION NO. 122490438 (WATT) APPLICATION NO. 122490410 (BROOME)
   k. TEMPORARY CONST. FENCE AND SHED
   l. BOILER
   m. MARQUEE
   n. FIRE ALARM APPLICATION NO. 122489217
114. THE BUILDING SITE IS NOT IN A FLOOD ZONE.
115. ELEVATOR TO COMPLY WITH B.C. 3003.3 REQUIREMENTS FOR ELEVATOR IN READINESS.
116. ELEVATOR TO COMPLY WITH B.C. 3002.4.2 REQUIREMENTS FOR ELEVATOR CAR FOR AMBULANCE STRETCHER
117. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT. FILED UNDER SEPARATE APPLICATION.
118. TRASH COMPACTOR ROOM REQUIREMENTS AS PER DOB REQUIREMENTS.
   PROVIDE TRASH COMPACTOR ROOM WITH:
   TRASH COMPACTOR ROOM LOCATION, CLEARLY MARKED "TRASH COMPACTOR ROOM" AND THE ROOM DIMENSIONS.
   TRASH COMPACTOR SIZE, DIMENSIONS AND LOCATION.
   CLEARANCE SPACE SURROUNDING THE TRASH COMPACTOR.
   SPRINKLER LOCATIONS IN THE TRASH COMPACTOR ROOM.
   ELECTRICAL POWER ACCESS TO FRESH AIR(VIA POWER VENTILATION OR WINDOW DUCT)
   FLOOR DRAIN CONNECTED TO THE BUILDING DRAIN IN THE TRASH COMPACTOR ROOM.
   HOSE BIB LOCATION IN THE TRASH COMPACTOR ROOM.
   A MINIMUM FIRE RESISTIVE RATING OF THREE HOURS FOR THE COMPACTOR ROOM WALLS AND CEILING MATERIAL ASSEMBLIES. (GYPSUM MASONRY MAY NOT BE USED.)
   A FIRE PROTECTIVE SELF-CLOSING DOOR WITH A MINIMUM FIRE RESISTIVE RATING OF 1½ HOURS.
   CONSTRUCTION DETAILS FOR WALL MATERIAL ASSEMBLIES.

   SOUND TRANSMISSION CLASS (STC) RATINGS AS REQUIRED FOR:
   i. all compactor room walls; and
   ii. all trash chute walls and trash disposal room walls.
   STC AND IMPACT INSULATING CLASS RATINGS FOR FLOOR CONSTRUCTION ABOVE THE COMPACTOR ROOM.
119. GENERAL HEIGHT AND AREA LIMITATIONS.
   BUILDING TO COMPLY WITH B.C. 503.1.
   R-2 MAIN OCCUPANCY CONSTRUCTION TYPE 1B
   UNLIMITED AREA PERMITTED
   UNLIMITED HEIGHT PERMITTED
120. PROVIDE CONSTRUCTION PROTECTION FOR THE RESISTANCE OF RODENT INGRESS AND INFESTATION AS PER APPENDIX F RODENT PROOFING B.C. F102
121. THIS PROJECT DOES NOT INCLUDE MODULAR CONSTRUCTION.

ABBREVIATIONS

A.C.	AIR CONDITIONER	I.D.	INSIDE DIAMETER
ACOUS.	ACOUSTIC	I.N.R.	IMPACT NOISE RATING
ABV.	ABOVE	INSUL.	INSULATION
ADJ.	ADJOINING	INT.	INTERIOR
ADJST.	ADJUSTABLE	JAN. CL.	JANITOR CLOSET
A.F.F.	ABOVE FINISHED FLOOR	JT.	JOINT
ALUM.	ALUMINUM	LAM.	LAMINATED
APPROX.	APPROXIMATE	LAV.	LAVATORY
APPVD.	APPROVED	L.CL./L.C.	LINEN CLOSET
B.C.	BRICK COURSE	LDR.	LEADER
BET.	BETWEEN	L.P.	LOW POINT
BLDG.	BUILDING	LT. WT.	LIGHT WEIGHT
BL'K.	BLOCK	MACH.	MACHINE
BOT.	BOTTOM	MAINT.	MAINTENANCE
B.R.	BEDROOM	MAS.	MASONRY
B.S.A.	BOARD OF STANDARDS & APPEALS	MAX.	MAXIMUM
C.	CARPET	MECH.	MECHANICAL
C.G.	CORNER GUARD	M.C.	MEDICINE CABINET
C.I.	CAST IRON	MET.	METAL
CAB.	CABINET	MIN.	MINIMUM
CEM.	CEMENT	MIRR.	MIRROR
CIND.	CINDER	M.O.	MASONRY OPENING
CLG.	CEILING	M.V.	MECHANICAL VENTILATION
CL.	CLOSET	N.I.C.	NOT IN CONTRACT
C.L.	CENTER LINE	NO. OR #	NUMBER
C.M.U.	CONCRETE MASONRY UNIT	NOM.	NOMINAL
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER
CONST.	CONSTRUCTION	OPG.	OPENING
CONT.	CONTINUOUS	P.	PAINT
CORR.	CORRIDOR	PL.	PLUMBING
C.T.	CERAMIC TILE	PART.	PARTITION
D.	DRYER	PART. E.	PARTITION END
D.A.	DINING ALCOVE OR AREA	PAV'T.	PAVEMENT
DET.	DETAIL	P.E.	PASSENGER ELEVATOR
DIA.	DIAMETER	PERF.	PERFORATED
DIAG.	DIAGONAL	PL.	PLATE
DIM.	DIMENSION	POL.	POLISH
DN.	DOWN	PRE. FAB.	PREFABRICATED
DR.	DRAIN	R.	RISERS
D.W.	DISHWASHER	RAD.	RADIUS
DWG.	DRAWING	R.D.	ROOF DRAIN
ELEC.	ELECTRIC	REF.	REFRIGERATOR
EL.	ELEVATION	REINF.	REINFORCED
ELEV.	ELEVATOR	REQ'D.	REQUIRED
ENGR.	ENGINEER	RESIST.	RESISTANT
EXH.	EXHAUST	R.C.	REFUSE CHUTE
EQUIP.	EQUIPMENT	RM.	ROOM
EXIST.	EXISTING	S.	SINK
EXP. JT.	EXPANSION JOINT	SCHED.	SCHEDULED
F.A.I.	FRESH AIR INTAKE	S.E.	SERVICE ELEVATOR
F.B.O.	FURNISHED BY OTHERS	SECT.	SECTION
FIN.	FINISH	SPECS.	SPECIFICATIONS
FL.	FLOOR	S.T.C.	SOUND TRANSMISSION CLASS
FL. DR. OR F.D.	FLOOR DRAIN	STL.	STEEL
FLASH.	FLASHING	ST. STL.	STAINLESS STEEL
F.P.S.C.	FIRE PROOF SELF-CLOSING	STOR.	STORAGE
F.S.P.	FIRE STANDPIPE	STRUC.	STRUCTURAL
FURR.	METAL FURRING	T.	TREAD
G.	GAS	T.	TOILET
GALV.	GALVANIZED	T.C.	TOP OF CURB
GA.	GAUGE	T.D.	TERRACE DRAIN
GWB	GYPSUM WALL BOARD	THK.	THICK
G.C.T.	GLAZED CERAMIC TILE	T.O.	TRIMMED OPENING
G.D.	GAS DRYER	T.O.P.	TOP OF PARAPET
GEN.	GENERAL	T.O.S.	TOP OF SLAB
GL.	GLASS	T.O.W.	TOP OF WALL
GR.	GRADE	TYP.	TYPICAL
GYP.	GYPSUM	VENT.	VENTILATION
H/HDCP	HANDICAPPED	VEST.	VESTIBULE
H.C.	HUNG CEILING	V.W.C.	VINYL WALL COVERING
HT.	HEIGHT	V.C.T.	VINYL COMPOSITE TILE
H.M.	HOLLOW METAL	W/	WITH
H.P.	HIGH POINT	W.C.	WATER CLOSET
HORIZ.	HORIZONTAL	WD.	WOOD
H.R.	HANDRAIL	W.GL.	WIRE GLASS
HR.	HOUR	W.P.	WATER PROOFING
		W.M.	WASHING MACHINE
		W.R.G.B.	WATER RESISTANT GYPSUM WALL BOARD
		W.B.	WALL BOARD

HOUSING MAINTENANCE CODE

THE OWNER SHALL COMPLY WITH AND PROVIDE PROVISIONS OF THE HOUSING MAINTENANCE CODE:

1.	27-2005	OWNER AND TENANT OBLIGATION
2.	27-2010, 2011, 2012	CLEANING
3.	27-2013	PAINTING
4.	27-2018	RODENT AND INSECT ERADICATION
5.	27-2021	RECEPTACLE FOR WASTE
6.	27-2023	COLLECTION OF WASTE
7.	27-2024	WATER SUPPLY
8.	27-2026, 2027	PLUMBING AND DRAINAGE
9.	27-2028, 2029, 2030, 2031, 2033	HEAT AND HOT WATER
10.	27-2034, 2035, 2036	GAS APPLIANCES
11.	27-2037, 2038, 2039, 2040	ARTIFICIAL LIGHTING
12.	27-2041, 2042, 2043, 2045	PEEPHOLES AND LOCKS
13.	27-2049	STREET NUMBER
14.	27-2047	APPROVED TYPE MAIL RECEPTACLE AND DIRECTORY AND REGULATION OF POST OFFICE DEPARTMENT
15.	27-2048	FLOOR SIGNS IN PUBLIC HALL STAIR
16.	27-2053	JANITORIAL SERVICES
17.	27-2057	LIGHTING AND VENTILATION
18.	27-2063	SANITARY FACILITIES
19.	27-2070	KITCHEN AND KITCHENETTES
20.	27-2074	MAXIMUM PERMITTED OCCUPANCY
21.	27-2081	OCCUPANCY OF CELLARS AND BASEMENTS
22.	27-2097	REGISTRATION STATEMENT
23.	27-2104	POSTING OF REGISTRATION IDENTIFICATION SIGN CONTAINING DWELLING SERIAL NUMBER.

SYMBOLS:

EARTH
CONCRETE
HOLLOW CONCRETE BLOCK
SOLID CONCRETE BLOCK
METAL
FINISHED WOOD
FIRE RETARDANT WOOD BLOCKING
SHIMS
RIGID INSULATION
BATT INSULATION
FACE BRICK
MARBLE
GRANITE
CARPET
TILE
GRAVEL

TABLE 601
FIRE RESISTANT RATING REQUIREMENT FOR BUILDING ELEMENTS FOR CLASS 1B CONSTRUCTION

BUILDING ELEMENT	RATING IN HOURS	
	REQUIRED	PROVIDED
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS AND TRUSSES	2	2
BEARING WALLS EXTERIOR	2	2
BEARING WALLS INTERIOR	2	2
NON-BEARING WALLS AND PARTITIONS--EXTERIOR	TABLE 602	
NON-BEARING WALLS AND PARTITIONS--INTERIOR	0	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	2	2
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	1	1

TABLE 602
FIRE RESISTANT RATING REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FOR CLASS 1B CONSTRUCTION; OCCUP. GROUP R

FIRE SEPARATION DISTANCE	RATING IN HOURS	
	REQUIRED	PROVIDED
< 5	1	1
≥ 5 < 10	1	1
≥ 10 < 30	1	1
≥ 30	0	0

LEGEND:

PROPERTY LINE
WORK NOT IN CONTRACT (N.I.C.)
CONTRACT LIMIT LINE
BREAK LINE
MEMBRANE WATERPROOFING
DETAIL NUMBER / SHEET NUMBER
SECTION NUMBER / SHEET NUMBER
APT. NUMBER
PARTITION TYPE SEE DWG A-XX
WALL TYPE SEE DWG A-XX
OPERABLE WINDOW
REVERSIBLE DOOR SWING
ELEVATION NUMBER / SHEET NUMBER
WINDOW NUMBER
COLUMN NUMBER
REVISION NUMBER
PARTITION TYPE
EXHAUST DUCT (TOILET)
EXHAUST DUCT (KITCHEN)
ILLUMINATED EXIT SIGN
HARDWIRED SMOKE /CO DETECTOR

MULTIPLE DWELLING LAW
(MULTIPLE DWELLING CLASSIFICATION - CLASS A)

ALL LOT LINE WINDOWS TO COMPLY WITH SEC. 277.1(b)MDL AND TABLE 601 THE BUILDING CODE.

WET PIPE SPRINKLER SYSTEM TO COMPLY WIHT MDL 277.4

THIS IS A FIRE PROOF BUILDING.

FLOOR/ CEILING IS OF 2HR CONSTR. AND COMPLIES WITH MDL 277.6

COMPLY WITH LIGHT AND AIR FOR UNITS AS PER SEC. 277.7 OF THE MDL

HARD WIRED SMOKE DETECTOR OUTSIDE EACH SLEEPING OR BEDROOM AREA IS PROVIDED AS PER SEC. 277.7g OF THE MDL

ALL STAIRWAYS MUST HAVE SKYLIGHTS AND VENTS AS PER MDL 277.10

ALL SHAFTS MUST COMPLY WITH MDL 277.11 (2hr)

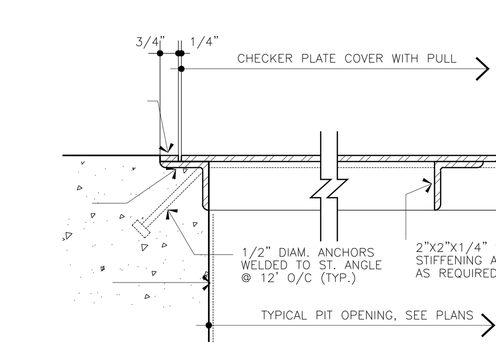
KITCHEN MUST COMPLY WITH MDL 277.12 AND MDL 33

BUILDING MUST COMPLY WITH MDL 277.13

EXISTING INTERIOR COLUMNS ARE PROTECTED AS PER MDL 277.14

ELEVATOR SHAFTS, DOORS AND VESTIBULES MUST COMPLY WITH MDL 277.15

BUILDING MUST COMPLY WITH MDL 278



3 EDGE DETAIL @ TYP. PIT FRAME
N.T.S.

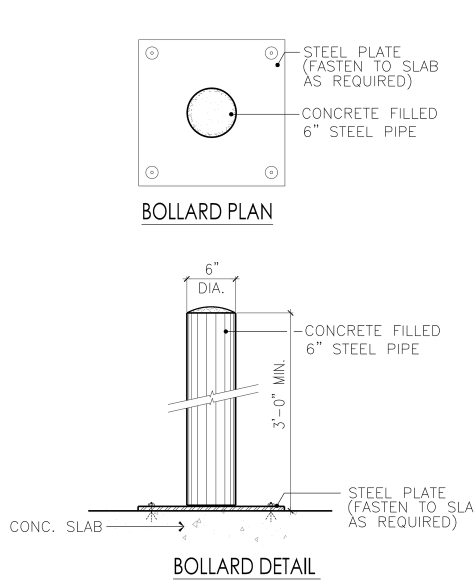
NEW YORK CITY DEPARTMENT OF HEALTH WINDOW GUARDS OR STOP REQUIREMENT

WINDOWS SHOULD NOT OPEN MORE THAN 4½ INCHES ABOVE THE WINDOW GUARD; WINDOW STOPPERS MUST BE PLACED ON WINDOW FRAMES TO PREVENT THE WINDOW FROM OPENING MORE THAN THE SPECIFIED (4½") HEIGHT. IN ADDITION, WINDOW GUARDS MUST BE INSTALLED USING ONE-WAY -R TAMPERPROOF SCREWS.

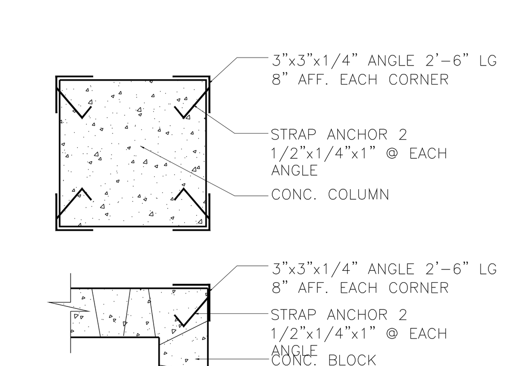
STRUCTURAL SEPARATIONS

ALL STRUCTURE SHALL BE SEPARATED FROM ADJACENT STRUCTURES. WHEN A STRUCTURE ADJOINS A PROPERTY LINE NOT COMMON TO A PUBLIC WAY (TYPICALLY SIDE OR REAR LOT LINES). TAT STRUCTURE SHALL ALSO BE SET BACK FROM PROPERTY LINE BY AT LEAST 1 INCH (25MM) FOR EACH 50 FEET (12 240) OF HEIGHT. FOR STRUCTURE IN SEISMIC DESIGN CATEGORIES D. REFER TO SECTION 1620.4.5 FOR ADDITIONAL REQUIREMENTS.

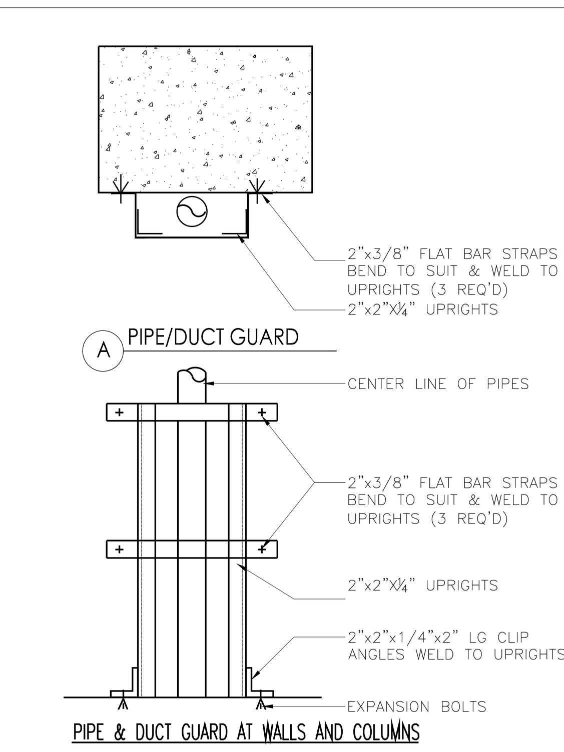
STRUCTURAL DESIGN TO COMPLY WITH BC1601, SEE S-001.00 FOR ADDITIONAL COMPLIANCE INFORMATION



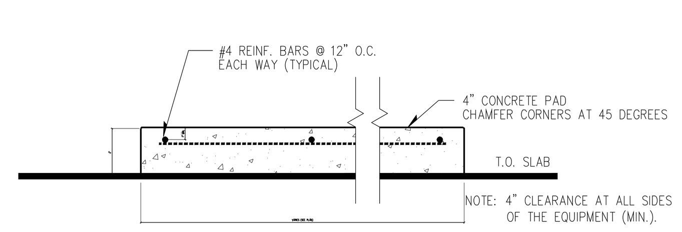
1 BOLLARD DETAILS
N.T.S.



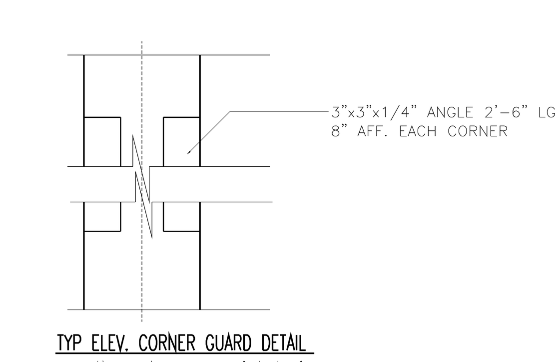
4 TYP CORNER GUARD DETAIL COL AND CONC. BLOCK



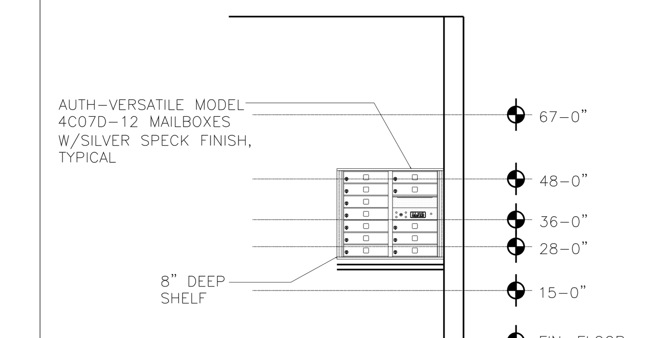
6 TYPICAL PIPE/DUCT GUARD DETAIL



2 CONCRETE PAD DETAIL
N.T.S.



5 TYPICAL PIPE/DUCT GUARD DETAIL



7 TYPICAL MAILBOX ELEVATION

DEPT OF BLDGS 121186028 Job Number
ES803861665 Scan Code

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

上海城投 sml 城投美国 SMI USA

ARCHITECT OF RECORD:
SLCEArchitects, LLP
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NEW YORK, NY 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

DESIGN ARCHITECT :
Pelli Clarke Pelli Architects
322 EIGHTH AVENUE
NEW YORK, NY 10001
TEL.: (212) 417-9496
FAX.: (212) 417-9497

STRUCTURAL ENGINEER:
WSP
228 East 45th ST.
New York, NY 10017
(212) 687-9888
www.wspgroup.com/usa

M.E.P.FP. ENGINEER:
MGE
MG Engineering D.P.C./ we engineer success
116 West 32nd Street, 12th Floor, New York, N.Y. 10001
P 212.643.9055 F 212.643.0503 www.mgedpc.net

CIVIL ENGINEER:
Philip Habib & Associates
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NEW YORK 10016
TEL.: (212) 929-5656
FAX: (212) 929-5605

DOB EXPEDITOR:
JAM Consultants, Inc.
104 WEST 29th STREET, 9th FLOOR
NEW YORK, NEW YORK 10001
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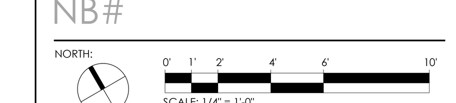
VERTICAL TRANSPORTATION CONSULTANT:
Jenkins & Huntington, Inc.
1251 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10020
TEL.: (212) 696-1818
FAX.: (212) 696-4528

ZONING CONSULTANT:
Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
TEL.: (212) 714-0280
FAX.: (212) 714-0283

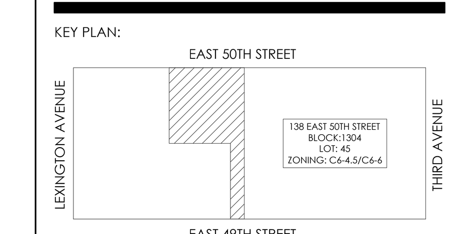
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#



KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
GENERAL NOTES, SYMBOLS LEGEND & ABBREVIATIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT ... LAUDENSLAGER ... No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: J.R.
CHECKED BY: J.S.D
DWG. No.:
A-003.01
SHEET. No.: 003 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Issued\16-0122 - ISSUED FOR PAA\CAD\138 E 50th_A-003_GENERAL NOTES.dwg

DOORWAY REQUIREMENTS

ICC/ANSI A117.1-2009

ANSI 404 Doors and Doorways.

ANSI 404.1 General.
Doors to accessible spaces and elements and along accessible routes shall comply with the requirements of ANSI 404.

ANSI 404.2.1 Double-Leaf Doors and Gates.
If doorways have two independently operated door leaves, then at least one leaf shall meet the specifications in ANSI 404.2.2 & 404.2.3. That leaf shall be an active leaf.

ANSI 404.2.2 Clear Width.
Doorways intended for user passage shall have a minimum clear opening of 32 in (815 mm) with the door open 90 degrees, measured between the face of the door and the stop (see Fig. 404.2.2 (a), (b), and (c)). Opening more than 24 in (610mm) in depth shall comply with 404.2.2 (see Fig. 404.2.2 (d)).

ANSI 404.2.3 Maneuvering Clearances at Doors.
Minimum maneuvering clearances at doors that are not automatic shall comply as shown in Fig. 404.2.3.1, 404.2.3.2., and 404.2.3.4. The floor or ground area within the required clearances shall be level and clear.

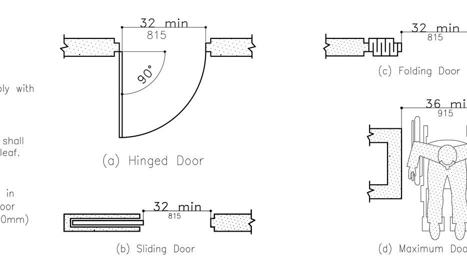


Fig. 404.2.2
Clear Doorway Width and Depth

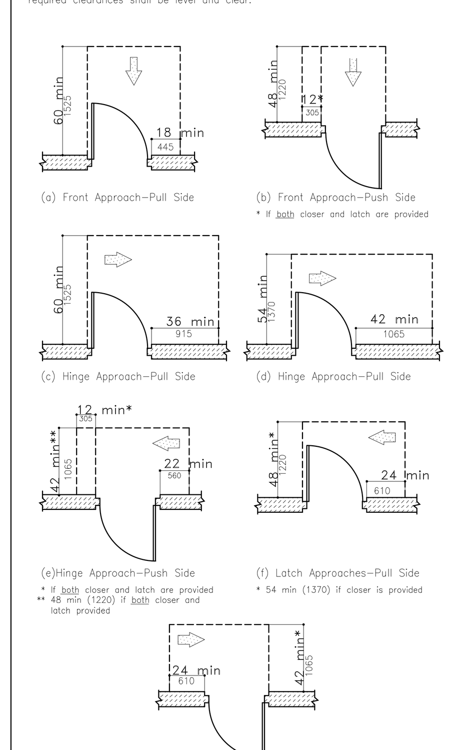


Fig. 404.2.3.1
Maneuvering Clearances at Manual Swinging Doors

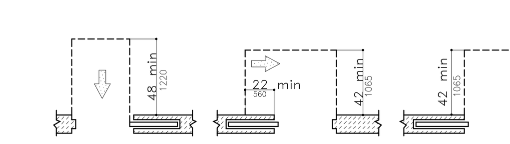


Fig. 404.2.3.2
Maneuvering Clearances at Sliding and Folding Door

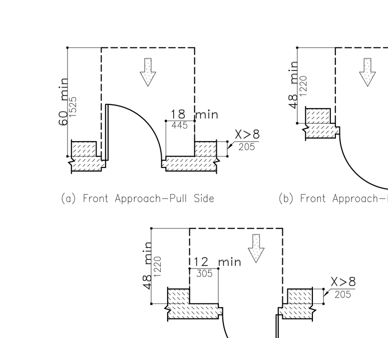


Fig. 404.2.3.4
Maneuvering Clearances at Recessed Doors

ANSI 404.2.4 Thresholds at Doorways.
Thresholds at doorways shall be 1/2 in (13mm) maximum in height. Raised thresholds and changes in level at doorways shall comply with ANSI 302 & 303.

ANSI 404.2.5 Two Doors in Series.
The minimum space between two hinged or pivoted doors in series shall be 48 in (1220 mm) plus the width of any door swinging into the space. The space between the doors shall provide a turning space complying with ANSI 304. (see Fig. 404.2.5)

ANSI 404.2.6 Door Hardware.
Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate. Operable parts of such hardware shall be 34 inches (865mm) minimum and 48" inches (1220mm) maximum above the floor. Where sliding doors are in fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTION: Locks used only for security purposes and not used for normal operation are permitted in any location

ANSI 404.2.7 Closing Speed.

ANSI404.2.7.1 Door Closers.
Closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to an open position of 12 degrees shall be 5 seconds minimum.

ANSI 404.2.7.2 Spring Hinges.
Door spring hinges shall be adjusted so that from the open position of 70 degrees, the door shall move to the closed position in 1.5 seconds minimum.

ANSI 404.2.8 Door-Opening Force.
The maximum force, expressed in pounds-force (lbf) and newtons (N), for pushing or pulling open a door shall be as follows:

(1) Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.

(2) Other doors:

(a) Interior hinged doors:	5.0 lbf (22.2 N)
(b) Sliding and Folding doors:	5.0 lbf (22.2 N)

These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in closed position.

ANSI 404.3 Automatic Doors.
If an automatic door is used, it shall comply with ANSI / BHMA A156.10 listed in ANSI 105.2.4.
Power-assist and low-energy doors shall comply with ANSI / BHMA A156.19 listed in ANSI 105.2.3.

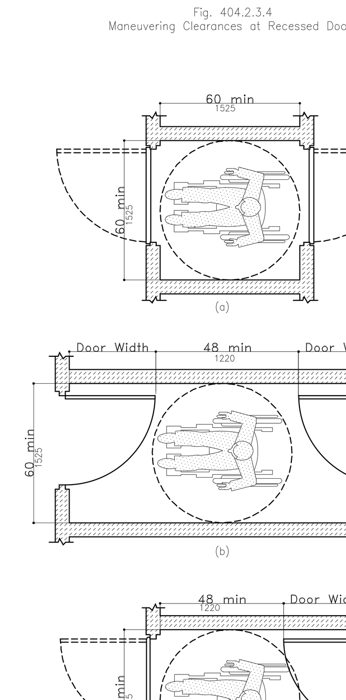


Fig. 404.2.5
Two Doors in a Series

ELEVATOR REQUIREMENTS

ICC/ANSI A117.1-2009

ANSI 407 Elevators.

ANSI 407.1 General.
Elevators shall comply with ANSI 407 and ASME A17.1 listed in ANSI 105.2.5. Elevators shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

ANSI 407.2.1 Call Controls.
Elevator call buttons or keypads shall comply with ANSI 407.2.1 & 309.4.

ANSI 407.2.1.1 Height.
Call buttons and keypads shall be located within one of the reach ranges specified in ANSI 308, measured to the centerline of the highest operable part.

ANSI 407.2.1.2 Size.
Call buttons shall be 3/4 inch (19mm) minimum in the smallest dimension.

ANSI 407.2.2 Hall Signals.

ANSI 407.2.2.1 Visible and Audible Signals.
A visible and audible signal shall be provided at eAch hoistway entrance to indicate which car is answering a call and the car's direction of travel.

ANSI 407.2.2.2 Visible Signals.
Visible signals shall have the following features:
(1) Visible signal fixtures shall be centered at 72 inches (1830mm) minimum above the floors.
(2) Visible signal elements shall be 2 1/2 inches (64mm) minimum measured along the vertical centerline of the element
(3) Signals shall be visible from the floor area adjacent to the hall call button.

ANSI 407.2.2.3 Audible Signals.
Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of travel.

ANSI 407.2.3 Hoistway Signs.

ANSI 407.2.3.1 Floor Designations.
Floor designations shall be provided in tactile characters complying with ANSI 703.3 located on both jambs of elevator hoistway entrances. Tactile chararcters shall be 2 inches (51mm) minimum in height. A tactile star shall be provdided on both jambs at the main entry level.

ANSI 407.3.3 Reopening Device.
Elevator doors shall be provided with a reopening device complying with ANSI 407.3.3 that shall stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person.

ANSI 407.3.3.1 Height.
The reopening device shall be actived by sensing an obstruction passing through the opening at 5 inches (125mm) nominal and 29 inches (735mm) nominal above the floor.

ANSI 407.3.3.2 Contact.
The reopening device shall not require physical contact to be activated, although contact shall be permitted before the door reverses.

ANSI 407.3.3.2 Duration.
The reopening device shall remain effective for 20 seconds minimum.

ANSI 407.3.4 Door and Signal Timing.
The minimum acceptable time from notification that a car is answering a call until the doors of that car start to close shall be calculated from the following equation:

$$T = \frac{D}{1.5\ ft/s} \quad \text{or} \quad T = \frac{D}{445\ mm/s} = 5 \text{ seconds minimum}$$

where T = total time in seconds and D = distance (in feet or millimeters) from the point in the lobby or corridor 60 in. (1525mm) directly in front of the farthest call button controlling the car to the centerline of its hoistway door.

EXCEPTION: For cars with in-car lanterns, T shall be permitted to begin when the signal is visible from the point 60 in. (1525mm) directly in front of the farthest call button and the audible signal is sounded.

ANSI 407.3.5 Door Delay.
The minimum time for elevator doors to remain fully open in response to a car call shall be 3 seconds.

ANSI 407.4 Elevator Car Requirements.

ANSI 407.4.1 Car Dimensions.
Inside dimensions of elevator cars shall comply with Table 407.4.1.

ANSI 407.4.2 Floor Surfaces.
Floor surfaces in elevator cars shall comply with ANSI 302.

ANSI 407.4.3 Platform to Hoistway Clearances. The clearance between the car platform sill and the edge of any hoistway landing shall be in compliance with ASME/ANSI A17.1 listed in ANSI 105.2.5.

ANSI 407.4.4 Leveling.
Each car shall be equipped with a self-leveling feature that will automatically bring and maintain the car at floor landings with a tolerance of 1/2 in (13mm) under rated loading to zero loading conditions.

ANSI 407.4.5 Illumination.
The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot-candles (54 lux) minimum.

ANSI 407.4.6 Elevator Car Controls.

ANSI 407.4.6.1 Location.
Controls shall be located within one of the reach ranges specified in ANSI 308.

ANSI 407.4.6.2 Buttons.
Car control buttons with floor designations shall be raised or flush. Buttons shall be 3/4 in (19mm) minimum in their smallest dimension.

ANSI 407.4.6.4 Emergency Controls.
Emergency controls shall have their centerlines 35 in (890mm) minimum above the floor. Emergency controls, including the emergency alarm, shall be grouped at the bottom of the panel.

ANSI 407.4.7 Designations and Indicators of Car Controls.
Car control buttons shall comply with the following features:

ANSI 407.4.7.1.1 Type.
Control buttons shall be identified by tactile characters complying with ANSI 703.3.

ANSI 407.4.7.1.2 Location.
Tactile character and braille designations shall be placed immediately to the left of the control button to which the designations apply.

ANSI 407.4.7.1.3 Symbols.
The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3.

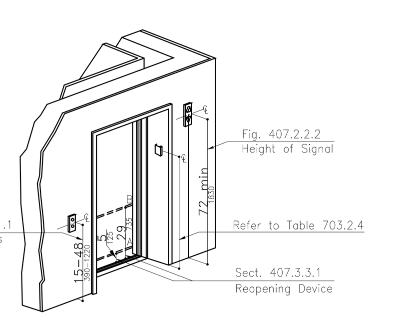
ANSI 407.4.7.1.4 Visible Indicators.
Buttons with floor designations shall be provided with visible indicators to show that a call has been registered. The visible indications shall extinguish when the car arrives at the designated floor.

ANSI 407.4.9 Car Position Indicators.
Audible and visible car position indicators shall be provided in elevator cars.

ANSI 407.4.9.1 Visible Indicators.
Characters shall be 1/2 in (13mm) minimum in height. Indicators shall be located above the car control panel or above the door. As the car passes a floor and when a car stops at a floor served by the elevator, the corresponding character shall illuminate.

ANSI 407.4.9.2 Audible Indicators.
The signal shall be an automatic verbal annunciator that announces the floor at which the car is about to stop. The verbal announcement indicating the floor shall be completed prior to the initiation of the door opening. The verbal annunciator shall be 10 dBA minimum above ambient, but shall not exceed 80 dBA, measured at the annunciator. It shall have a frequency of 300 Hz min. to 3,000 Hz max.

ANSI 407.4.10 Emergency Communications.
Emergency two-way communication systems between the elevator and a point outside the hoistway shall comply with ANSI 407.4.10 and ASME/ANSI A17.1 listed in ANSI 105.2.5. The highest operable part of a two-way communication system shall comply with ANSI 308. Tactile characters complying with ANSI 703.3 and symbols complying with ANSI 407.4.7.1.3 shall be provided adjacent to the device.



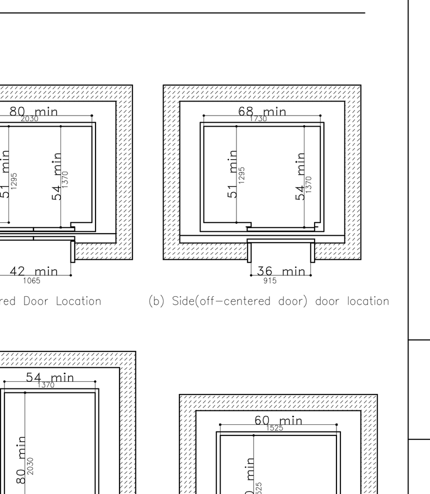


Fig. 407.4.1
Inside Dimensions of Elevator Cars

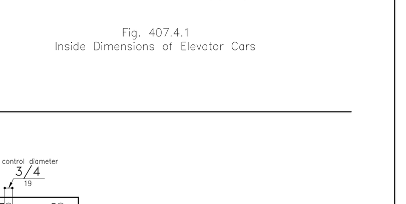


Fig. C407.4.6
Elevator Control Panel

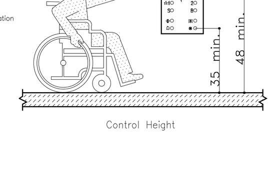


Fig. 407.2.2.2
Elevator Visible Signals

Key Function	Description of Tactile Symbol	Tactile Symbol
Enter or Proceed:	CIRCLE	○
Clear or Correct:	LEFT ARROW	←
Cancel:	"X"	X
Add Value:	PLUS SIGN	+
Decrease Value:	MINUS SIGN	–

Table 707.6.1
Tactile Symbols

ANSI 4.10 Platform Lifts.

ANSI 410.1 General.
Platform lifts shall comply with Section 410 and ASME/ANSI A18.1 listed in ANSI 105.2.6. Platform lifts shall not be attendant operated and shall provide unassisted entry and exit from the lift.

ANSI 410.2 Lift Entry.
Doors and gates shall be low energy power operated doors or gates complying with ANSI 404.3. Doors shall remain open for 20 seconds min. End door clear opening width shall be 32 in. (815 mm) min. Side door clear opening width shall be 42 in. (1065 mm) min. End ramps shall be 32 in. (815 mm) min. in width. Side ramps shall be 42 in. (1065 mm) min. in width.

ANSI 410.4 Platform to Runway Clearance.
The clearance between the platform sill and the edge of any runway landing shall be 1-1/4 in. (32 mm) max.

ANSI 410.5 Clear Floor Space.
Clear floor space of platform lifts shall comply with ANSI 305.

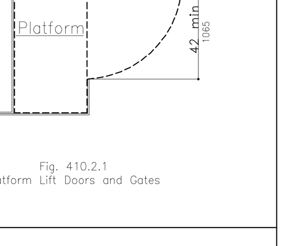


Fig. 410.2.1
Platform Lift Doors and Gates

DWELLING UNIT REQUIREMENTS

2014 NYC BUILDING CODE & ICC/ANSI A117.1-2009

BC1107 & ANSI Chapter 10 Dwelling Units and Sleeping Units.

ACCESSIBLE UNITS

ANSI 1002.1 General – Accessible units shall comply with ANSI 1002.

ANSI 1002.2 Primary Entrance.
The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bedroom.

ANSI 1002.3 Accessible Route.
Exterior spaces less than 30 inches (760 mm) in depth or width shall comply with ANSI 1002.3.1, 1002.3.3, 302, and 303.

ANSI 1002.3.1 Location.
At least one accessible route shall connect all spaces and elements that are a part of the unit. Where only one accessible route is provided, it shall not pass through bathrooms and toilet rooms, closets, or similar spaces.

ANSI 1002.3.2 Turning Space.
All rooms served by an accessible route shall provide a turning space complying with ANSI 304.

ANSI 1002.3.3 Components.
Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, ramps, elevators, and platform lifts.

ANSI 1002.5 Doors and Doorways.
The primary entrance door to the unit, and all other doorways intended for user passage, shall comply with ANSI 404.

ANSI 1002.6 Ramps.
Ramps shall comply with ANSI 405.

ANSI 1002.9 Operable Parts.
Lighting controls, electrical switches and receptacle outlets, environmental controls, appliance controls, operating hardware for operable windows, plumbing fixture controls, and user controls for security or intercom systems shall comply with ANSI 309. Refer to ANSI 1002.9 for listed exceptions.

ANSI 1002.10 Laundry Equipment.
Washing machines and clothes dryers shall comply with ANSI 611.

ANSI 1002.11 Toilet and Bathing Facilities.
Toilet and bathing facilities shall comply with ANSI 603 through 610 (refer to 'BATHROOM REQUIREMENTS' on this sheet).

ANSI 1002.12 Kitchens.
Kitchens shall comply with ANSI 804 (refer to 'KITCHEN REQUIREMENTS' on this sheet). At least one work surface, 30 in. (760 mm) min. for length, shall comply with ANSI 902.

ADAPTABLE UNITS (TYPE B) R-2 OCCUPANCIES.

BC1107.2 Design.
Dwelling units and sleeping units which are required to be Accessible Units or Type B units shall comply with this code including Appendix P where applicable, and the applicable provisions of Chapter 10 of ICC A117.1. Type B units in R-2 occupancies shall comply with BC1107.2.1 thru BC1107.2.8.

BC1107.6.2.1.1 Type B Units.
Every dwelling unit and sleeping unit shall be a Type B unit.

ANSI 1004.2 Primary Entrance.
Refer to ANSI 1002.2 on this sheet.

ANSI 1004.3 Accessible Route.
Refer to ANSI 1002.3.1 & 1002.3.3 on this sheet for locations and components. Accessible routes do not require a turning space anywhere within the unit. Refer to ANSI 1004.3 for listed exceptions to locations.

ANSI 1004.4 Walking Surface.
Walking surfaces that are part of an an accessible route shall have a clear width complying with Fig. 403.5.

BC1107.2.1 & BC1105.1.6.1 Type B unit doors and doorways in R-2 occupancy.
Doors and doorways shall comply with ANSI 1003.5. Refer to BC1107.2.1 for listed exceptions.

ANSI 1003.5 Doors and Doorways.
The primary entrance door to the unit, and all other doorways intended for user passage, shall comply with ANSI 404.

ANSI 1004.6 Ramps.
Ramps shall comply with ANSI 405.

BC P102.2 & ANSI 1004.9 Operable Parts.
Refer to ANSI 1002.9 on this sheet. Additional exceptions include controls or switches mounted on appliances and plumbing fixture controls.

BC1007.2.4 Type B unit operable windows in R-2 occupancy.
All operable windows in rooms or spaces in the dwelling unit or sleeping unit shall have operable parts complying with ANSI 309.

EXCEPTION: Compliance with BC1107.2.4 is not required in kitchenettes less than 80 SF ($7.2m^2$) in area and equipped with an accessible mechanical means of ventilation, and in bathrooms equipped with an accessible means of ventilation complying with NYC Mechanical Code.

BC1107.2.8 Laundry Equipment.
Washing machines and clothes dryers shall comply with ANSI 611 and shall be front loading (refer to 'LAUNDRY REQUIREMENTS' on this sheet).

BC1107.2.2 & ANSI 1004.11 Toilet and Bathing Facilities.
Toilet and bathing facilities shall comply with Appendix P of the NYC Building Code, ANSI 1004.11, and FHA (refer to 'BATHROOM REQUIREMENTS' on this sheet).

BC1107.2.3 Kitchens.
Primary kitchens shall comply with the requirements of BC1107.2.3.1 thru BC1107.2.3.4 and ANSI 1003.12 (refer to 'KITCHEN REQUIREMENTS' on this sheet). Secondary kitchens shall comply with ANSI 1004.12.

KITCHEN REQUIREMENTS

2014 NYC BUILDING CODE & ICC/ANSI A117.1-2009

ACCESSIBLE KITCHENS

ANSI 804.1 General.
Accessible kitchens and kitchenettes shall comply with ANSI 804.

ANSI 804.2 Clearance.

ANSI 804.2.1 Pass-through Kitchens.
Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 in. (1015 mm) min. Pass-through kitchens shall have two entries.

ANSI 804.2.2 U-Shaped Areas.
Clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60 in (1525 mm) min.

ANSI 804.3 Work Surface.
Work surfaces shall comply with ANSI 902.

ANSI 804.4 Sinks.
Sinks shall comply with ANSI 606.

ANSI 804.5 Storage.
At least 50 percent of shelf space in cabinets shall comply with ANSI 905.
905.1C – The provisions in this section are the minimum standards necessary to ensure that a storage facility is accessible when required by the administrative authority.

ANSI 804.6 Appliances.

ANSI 804.6.1 Clear Floor Space.
Clear floor space complying with ANSI 305 shall be provided at each kitchen appliance and are permitted to overlap.

ANSI 804.6.2 Operable Parts.
All appliance controls shall comply with ANSI 309.

EXCEPTIONS:
(1) Appliance doors and door latching devices shall not be required to comply with ANSI 309.4
(2) Bottom-hinged appliance doors, when in the open position, shall not be required to comply with ANSI 309.3.

ANSI 804.6.3 Dishwasher.
Provide a clear floor space adjacent to the dishwasher door. The dishwasher door in open position shall not obstruct the clear floor space for dishwasher or adjacent sink.

ANSI 804.6.4 Range or Cooktop.
Provide a clear floor space positioned for a parallel or forward approach. For a forward approach, provide knee and toe clearance complying with ANSI 306. The location of controls shall not require reaching across burners.

ANSI 804.6.5 Oven.
(1) Side-hinged door ovens shall have a work surface complying with ANSI 804.3 positioned adjacent to the latch side of the oven door.
(2) Bottom-hinged door ovens shall have a work surface complying with ANSI 804.3 positioned adjacent to one side of the door.
(3) Ovens shall have controls on the front panels.

ANSI 804.6.6 Refrigerator/Freezer.
Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer, 54 in (1370 mm) max above the floor. Provide a clear floor space for a parallel approach to the space dedicated to a refrigerator/freezer. The centerline of the clear floor space shall be offset 24 in. (610 mm) max from the centerline of the dedicated space.

ADAPTABLE KITCHENS

ANSI 1003.12 Kitchens.
Primary kitchens shall comply with the requirements of BC1107.2.3.1 thru BC1107.2.3.4 and ANSI 1003.12. Secondary kitchens shall comply with ANSI 1004.12.

ANSI 1003.12..1 Clearance.

ANSI 1003.12.1.1 Minimum Clearance.
Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 in. (1015 mm) min.

ANSI 1003.12.1.2 U-Shaped Areas.
Refer to ANSI 804.2.2 on this sheet.

ANSI 1003.12.3 Work Surface.
At least one section of counter shall provide a work surface 30 in. in length and 34 in. max above the floor. Cabinetry shall be permitted under the work surface if it can be removed. A counter that is adjustable to provide a work surface at variable heights, 29 in. min and 36 in. max, without cutting the counter shall be permitted.

ANSI 1003.12.4 Sinks.
Cabinetry shall be permitted to be under sink provided it can be removed. The front of the sink shall be 34 in. max above the floor, unless a counter that is adjustable at variable heights, 29 in. min and 36 in. max, without cutting the counter is provided.

BC1107.2.3.4 Kitchen and kitchenette storage.
Kitchen storage, except overhead cabinets, shall comply with ANSI 1003.12 and 905 (refer to Storage Requirements on this sheet). At least one storage shelf or cabinet shall be mounted 48 in max. above the work counters.

ANSI 1003.12.5 Storage.
A clear floor space for a parallel or forward approach shall be provided.

ANSI 1003.12.6 Appliances.
Shall comply with ANSI 804.6 on this sheet.

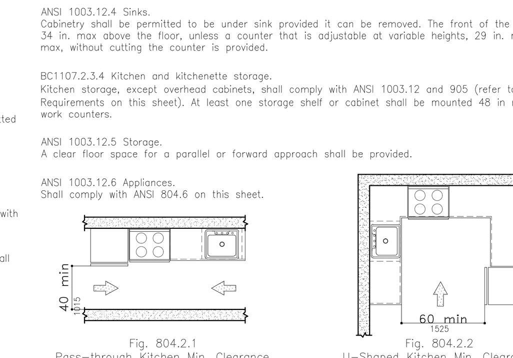


Fig. 804.2.1
Pass-through Kitchen Min. Clearance
(Accessible & Type B Units)

Fig. 804.2.2
U-Shaped Kitchen Min. Clearance
(Accessible & Type B Units)

Fig. 1003.12.3
Work Surface in Kitchen

Fig. 1003.12.4
Kitchen Sink

HANDRAIL AND GRAB BAR REQUIREMENTS

2014 NYC BUILDING CODE & ICC/ANSI A117.1-2009

BC1009.11 & ANSI 505 Handrails.

ANSI 505.1 General.
Handrails required by ANSI 405.8 for ramps, or ANSI 504.6 for stairs, shall comply with ANSI 505.

BC1109.11 & ANSI 505.2 Location.
Handrails shall be provided on both sides of stairs and ramps.

EXCEPTION: One handrail shall be allowed in enclosed exit stairs less than 44 in. (1118mm) that do not serve as an accessible means of egress. Refer to BC1009.11 for additional exceptions.

BC1009.11.4 & ANSI 505.3 Continuity.
Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. Other handrails shall comply with ANSI 505.10 & 307. Refer to BC1009.11.4 for listed exceptions.

BC1009.11.1 & ANSI 505.4 Height.
Top of gripping surfaces of handrails shall be 34 in. (865 mm) min and 38 in. (965 mm) max vertically above stair nosings, ramp surfaces, and walking surfaces; handrails shall remain at a consistent height.

BC1109.11.6 & ANSI 505.5 Clearance.
Clearance between handrail gripping surface and adjacent surfaces shall be 1-1/2 in. (38 mm) min.

BC1009.11.3 & ANSI 505.7 Cross Section.
Handrails shall have a cross section complying with ANSI 505.7.1 or 505.7.2. Edges shall have a min. radius of 0.01 in (0.25mm).

ANSI 505.7.1 Circular Cross Section.
Handrails with a circular cross section shall have an outside diameter of 1-1/4 in. (32 mm) min and 2 in. (51 mm) max.

ANSI 505.7.2 Noncircular Cross Sections.
Handrails with a noncircular cross section shall have a perimeter dimension of 4 in. (100 mm) min and 6-1/4 in. (160 mm) max, and a cross-section dimension of 2-1/4 in (57 mm) max.

ANSI 505.8 Surfaces.
Handrails, and any wall or other surfaces adjacent to them, shall be free of any sharp or abrasive elements. Edges shall be rounded.

BC1009.11.5 & ANSI 505.10 Handrail Extensions.
Handrails shall extend beyond and in the same direction of stair flights and ramp runs in accordance with ANSI 505.10.

EXCEPTIONS:
(1) Continuous handrails at the inside turn of stairs and ramps.
(2) Extensions not required for handrails in aisles serving seating where handrails are discontinuous.
(3) In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

ANSI 505.10.1 Top and Bottom Extension at Ramps.
Ramp handrails shall extend horizontally above the landing 12 in. (305 mm) min beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or floor, or shall be continuous to the handrail of an adjacent ramp run.

ANSI 505.10.2 Top Extension at Stairs.
At the top of a stair flight, handrails shall extend horizontally above the landing for 12 in. (305 mm) min beginning directly above the landing nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

ANSI 505.10.3 Bottom Extension at Stairs.
At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom tread nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

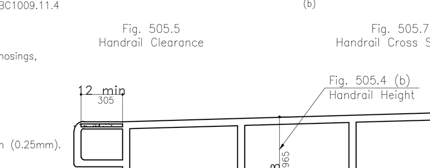


Fig. 505.5
Handrail Clearance

Fig. 505.7
Handrail Cross Section

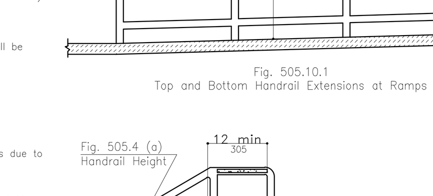


Fig. 505.10.1
Top and Bottom Handrail Extensions at Ramps

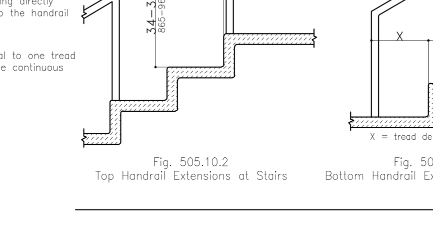


Fig. 505.10.2
Top Handrail Extensions at Stairs

Fig. 505.10.3
Bottom Handrail Extensions at Stairs

ANSI 609 Grab Bars.

ANSI 609.1 General.
Grab bars in accessible toilet or bathing facilities shall comply with ANSI 609.

ANSI 609.2 Cross Section.
Grab bars shall have a cross section complying with ANSI 609.2.1 or 609.2.2.

ANSI 609.2.1 Circular Cross Section.
Grab bars with a circular cross section shall have an outside diameter of 1-1/4 in. (32 mm) min and 2 in. (51 mm) max.

ANSI 609.2.2 Noncircular Cross Sections.
Grab bars with a noncircular cross section shall have a cross section dimension of 2 in. (51 mm) max, and a perimeter dimension of 4 in. (102 mm) min and 4.8 in. (122 mm) max.

ANSI 609.3 Spacing.
The space between the wall and the grab bar shall be 1 1/2 in. (38 mm). The space between the grab bar and projecting objects below and at the ends of the grab bar shall be 1 1/2 in. (38 mm) min. The space between the grab bar and projecting objects above the grab bar shall be 12 in. (305 mm) min.

EXCEPTIONS:
(1) Space between grab bars and shower controls, shower fittings, and other grab bars shall be permitted to be 1 1/2 in. (38 mm) min.
(2) Swing-up grab bars shall not be required to comply with ANSI 609.3.

ANSI 609.4 Position of Grab Bars.
Grab bars shall be installed in a horizontal position, 33 in. (840 mm) min and 36 in. (915 mm) max above the floor measured to the top of the gripping surface.

EXCEPTIONS:
(1) The lower grab bar on the back wall of a bathtub required by ANSI 607.4.1.1 or 607.4.2.1.
(2) Vertical grab bars required by ANSI 604.5.1, 607.4.1.2.2, 607.4.2.2.2, & 608.3.1.2.

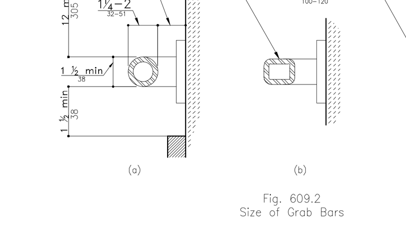


Fig. 609.2
Size of Grab Bars

LAUNDRY AND STORAGE REQUIREMENTS

2014 NYC BUILDING CODE & ICC/ANSI A117.1-2009

ANSI 611 Washing Machines and Clothes Dryers.

BC1007.2.8 Type B unit laundry equipment in R-2 Occupancy.
Where washing machines or clothes dryers are provided within the dwelling unit, it shall comply with ANSI 611 and be front loading (refer to BC1107.2.8 for exception).

ANSI 611.2 Clear Floor Space.
A clear floor space complying with Section 305, positioned for parallel approach, shall be provided centered on the appliance.

ANSI 611.3 Operable Parts.
Operable parts, including doors, lint screens, detergent and bleach compartments, shall comply with ANSI 309.

ANSI 611.4 Height.
Top loading machines shall have the door to the laundry compartment 36 in. (915 mm) max above the floor. Front loading machines shall have the bottom of the opening to the laundry compartment 15 in. (380 mm) min and 34 in. (865 mm) max.

ANSI 905 Storage Facilities

ANSI 905C Storage Facilities.
Storage facilities may include shelves, cabinets, clothes rods, mail boxes, storage lockers, etc.

ANSI 905.1 General.
Accessible storage facilities shall comply with ANSI 905.

ANSI 905.2 Clear Floor Space.
A clear floor space complying with ANSI 305.

ANSI 905.3 Height.
Accessible storage elements shall comply with at least one of the reach ranges specified in ANSI 308.

ANSI 905.4 Operable Parts.
Operable parts of storage facilities shall comply with ANSI 309.

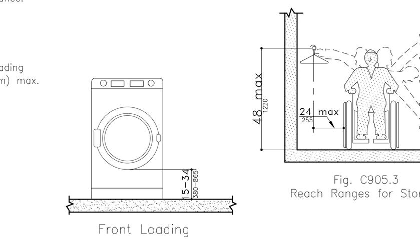


Fig. 611.4
Height of Laundry Equipment

Fig. C905.3
Reach Ranges for Storage

BATHROOMS REQUIREMENTS

2014 NYC BUILDING CODE & ICC/ANSI A117.1-2009

Toilet and Bathing Rooms.

ACCESSIBLE BATHROOMS

ANSI 603.1 General.
Accessible toilet and bathing rooms shall comply with ANSI 603.

ANSI 603.2 Clearances.

ANSI 603.2.1 Turning Space.
A turning space complying with ANSI 304 shall be provided within the room.

BC P102.5 & ANSI 603.2.2 Overlap.
Clear floor spaces shall be permitted to overlap.

BC P102.3 & ANSI 603.2.3 Door Swing.
Doors shall not swing into the clear floor space or clearance for any fixture.

EXCEPTION: Where the room is for individual use and clear floor space complying with ANSI 305.3 is provided within the room beyond the arc of the door swing.

BC P102.7 & ANSI 603.3 Mirrors.
Refer to Fig. 606.3 for mounting heights on this sheet.

ADAPTABLE BATHROOMS

BC1107.2.2 & ANSI 1004.11.3
Toilet and bathing rooms provided shall comply with either:

(1) Type B unit toilet and bathing facilities – BC (Option 'A' as per ANSI & FHA):
All such toilet and bathing facilities shall comply with Appendix P and ANSI 1004.11.3.1.
FHA: Within each toilet and bathing facility all fixtures in those bathrooms must be usable.

–or–

(2) Type A unit toilet and bathing facilities – BC exception & ANSI:
At least one toilet and bathing facility in the dwelling or sleeping unit is constructed in accordance with requirements of ANSI 1003.11 & 1003.3.2.

ANSI 1003.3.2 Turning Space.
A turning space complying with ANSI 304 shall be provided.

All other toilet and bathing facilities shall comply with ANSI 1004.3, 1004.4, 1004.9 (refer to DWELLING UNIT REQUIREMENTS: ADAPTABLE UNITS on this sheet) and 1004.11.2 (see below).

BC P102.4 & ANSI 1004.11.1 Knee and toe clearance.
Refer to ANSI 603.2.2 & 603.2.3 on this sheet. Clear floor space at fixtures shall be permitted to include knee and toe clearances complying with ANSI 306.

ANSI 1004.11.2 Reinforcements.
Reinforcement shall be provided for future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments.

Water Closets and Toilet Compartments.

ACCESSIBLE

ANSI 604.1 General.
Accessible water closets and compartments shall comply with ANSI 604. Compartments containing more than one plumbing fixture shall comply with ANSI 603. Wheelchair accessible compartments shall comply with ANSI 604.8.

ANSI 604.2 Location.
Refer to Fig. 604.3 on this sheet.

ANSI 604.3 Clearance.

ANSI 604.3.1 Size.
Refer to Fig. 604.3 on this sheet.

ANSI 604.3.2 Overlap.
Required clearance around the water closet shall be permitted to overlap the water closet, grab bars, paper dispensers, sanitary napkin receptacles, coat hooks, shelves, accessible routes, clear floor space at other fixtures and the turning space. No other fixtures or obstructions shall be within the required water closet clearance.

ANSI 604.4 Height.
Refer to Fig. 604.5.1 on this sheet.

BC P102.8.3 & ANSI 604.5 Grab Bars.
Refer to Fig. 604.5.1 & Fig. 604.5.2 on this sheet for locations. Grab bars shall comply with ANSI 609. Heights shall comply with ANSI 609.4.

BC P102.8.5 & ANSI 604.6 Flush Controls.
Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with ANSI 309. Flush controls shall be located on the open side of the water closet.

BC P102.8.6 & ANSI 604.7 Dispensers.
Refer to Fig. 604.7 on this sheet.

ADAPTABLE

Location and Clearance.

(1) Type B – BC (Option 'A' – ANSI & FHA): BC P102.8.1, BC P102.8.2, & ANSI 1004.11.3.1.2
Refer to Fig. 1004.11.3.1.2 on this sheet for locations and clearances.

(2) Type A – BC & ANSI: BC1107.2.2 & ANSI 1003.11
Refer to Fig. 1003.11.7 on this sheet for locations and clearances.

BC P102.8.3 Grab Bars.
Same as ACCESSIBLE requirements (refer to BC P102.8.3/ANSI 604.5 on this sheet). Grab bars are not required to be installed where reinforcement is installed for future installation of grab bars.

Flush Controls and Dispensers.
Same as ACCESSIBLE requirements (refer to BC P102.8.5/ANSI 604.6 & BC P102.8.6 / ANSI 604.7 on this sheet).

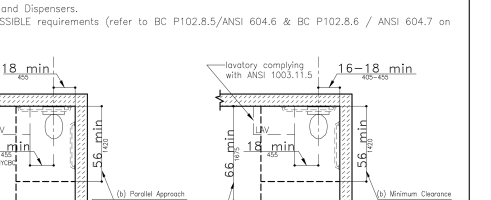


Fig. 1004.11.3.1.2
Water Closet Location and Clearances
(Type B)

Fig. 1003.11.7
Water Closet Location and Clearances
(Type A)

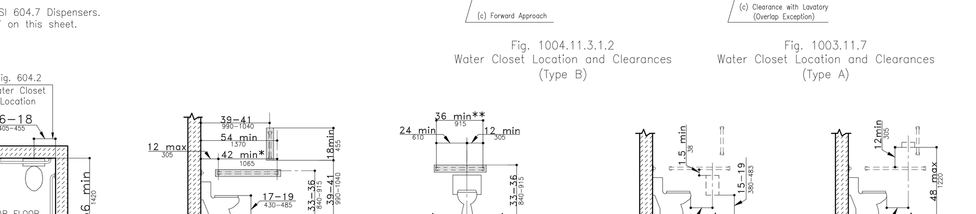


Fig. 604.3
Size of Clearance for Water Closet
at Accessible Bathrooms

Fig. 604.5.1
Side Wall Grab Bar
for Water Closet

Fig. 604.5.2
Rear Wall Grab Bar
for Water Closet

Fig. 604.7
Dispenser Location

Urinals.

ANSI 605.2 Height.
Refer to Fig. 605.2 on this sheet. Urinals shall be of the stall type or shall be of the wall hung type.

ANSI 605.3 Clear Floor Space.
A clear floor space complying with ANSI 305, positioned for forward approach.

ANSI 605.4 Flush Controls.
Flush controls shall be hand operated, complying with ANSI 309, or automatic.

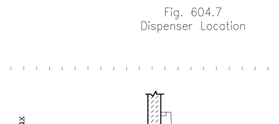


Fig. 605.2
Height of Urinals

Lavatories and Sinks.

ACCESSIBLE

ANSI 606.2 Clear Floor Space.
A clear floor space complying with ANSI 305, positioned for forward approach. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearance.

ANSI 606.3 Height.
Refer to Fig. 606.3 on this sheet..

ANSI 606.4 Faucets.
Faucets shall comply with ANSI 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

ANSI 606.6 Exposed Pipes and Surfaces.
Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact.

ANSI 606.7 Operable Parts.
Operable parts on towel dispensers and hand dryers shall comply with Table 606.7.

ADAPTABLE

BC P102.6 Lavatory.
Lavatories shall comply with ANSI 606 (refer to Lavatories and Sinks: ACCESSIBLE section on this sheet). A clear floor space complying with ANSI 305.5, positioned for a parallel approach and centered on the lavatory shall be provided.
Cabinetry shall be permitted under the lavatory:
(1) provided it can be removed without removal or replacement of the lavatory
(2) the finish floor extends under such cabinetry
(3) the walls behind and surrounding cabinetry are finished

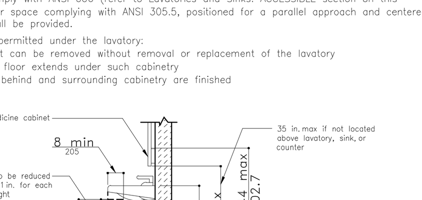


Fig. 606.3
Height of Lavatories and Sinks

Bathtubs.

ACCESSIBLE

ANSI 607.2 Clearance.
Refer to Fig. 607.2 on this sheet.

ANSI 607.3 Seat.
A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with ANSI 610.

ANSI 607.4 Grab Bars.
Grab bars shall comply with ANSI 609 and shall be provided in accordance with ANSI 607.4.1 or 607.4.2.

ANSI 607.5 Controls.
Refer to Fig. 607.5 on this sheet.

ANSI 607.6 Hand Shower.
A hand shower with a hose 59 in. (1500 mm) min. in length, that can be used as both a fixed shower head and as a hand shower, shall be provided. The hand shower shall have a control with a nonpositive shut-off feature. An adjustable-height hand shower mounted on a vertical bar shall be installed.

ANSI 607.7 Bathtub Enclosures.
Enclosures for bathtubs shall not obstruct controls or transfer from wheelchairs onto bathtub seats or into bathtubs. Enclosures on bathtubs shall not have tracks installed on the rim of the bathtub.

ANSI 607.8 Water Temperature.
Bathtubs shall deliver water that is 120 degrees F (49 degrees C) max.

ADAPTABLE

Bathtub.
Bathtubs shall comply with ANSI 607 (refer to Bathtubs: ACCESSIBLE section on this sheet). Bathtub seats shall not be required.

(1) Type B – B (Option 'A' – ANSI & FHA): BC P102.9.1 & ANSI 1004.11.3.1.3
Refer to Fig. 1004.11.3.1.2 on this sheet for clearances.

(2) Type A – BC & ANSI: BC1107.2.2 & ANSI 1003.11.8
Refer to Fig. 1003.11.8 on this sheet for clearances. Counter tops and cabinetry shall be permitted at the control end of the clearance, provided it can be removed and the floor finish extends under such cabinetry.

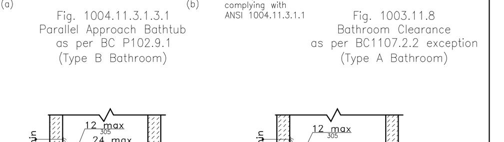


Fig. 1004.11.3.1.3.1
Parallel Approach Bathtub
as per BC P102.9.1
(Type B Bathroom)

Fig. 1003.11.8
Bathroom Clearance
as per BC1107.2.2 exception
(Type A Bathroom)

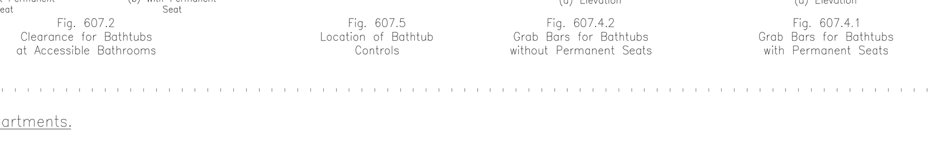


Fig. 607.2
Clearance for Bathtubs
at Accessible Bathrooms

Fig. 607.5
Location of Bathtub
Controls

Fig. 607.4.2
Grab Bars for Bathtubs
without Permanent Seats

Fig. 607.4.1
Grab Bars for Bathtubs
with Permanent Seats

Shower Compartments.

ACCESSIBLE

ANSI 608.2 Size and Clearances.

ANSI 608.2.1 Transfer-Type Shower Compartments.
Refer to Fig. 608.2.1 on this sheet.

ANSI 608.2.2 Standard Roll-in-Type Shower Compartments.
Refer to Fig. 608.2.2 on this sheet.

ANSI 608.2.3 Alternate Roll-in-Type Shower Compartments.
Refer to Fig. 608.2.3 on this sheet.

ANSI 608.3 Grab Bars.
Refer to Fig. 608.3.1, Fig. 608.3.2, and Fig. 608.3.3 on this sheet. Grab bars shall comply with ANSI 609.

ANSI 608.4 Seats.
A folding or non-folding seat shall be provided in transfer-type shower compartments. A seat shall be provided in an alternate roll-in-type shower compartment. In standard and alternate roll-in-type showers where a seat is provided, if the seat extends over the min. clear inside dimension required by ANSI 608.2.2 or 608.2.3, the seat shall be a folding seat. Seats shall comply with ANSI 610.

ANSI 608.5 Controls and Hand Showers.

ANSI 608.5.1 Transfer-Type Shower Compartments.
Refer to Fig. 608.5.1 on this sheet.

ANSI 608.5.2 Standard Roll-in-Type Shower Compartments.
Refer to Fig. 608.5.2 on this sheet.

ANSI 608.5.3 Alternate Roll-in-Type Shower Compartments.
Refer to Fig. 608.5.3 on this sheet.

ANSI 608.6 Hand Showers.
A hand shower with a hose 59 in (1500 mm) min in length shall be provided.

ANSI 608.7 Thresholds.
Thresholds in roll-in-type shower compartments shall be 1/2 in. (13 mm) max in height in accordance with ANSI 303. In transfer-type shower compartments, thresholds 1/2 in. (13 mm) max in height shall be beveled, rounded, or vertical.

ANSI 608.8 Shower Enclosures.
Enclosures for shower compartments shall not obstruct controls or transfer from wheelchairs onto shower seats.

ADAPTABLE

BC P102.9.2 Shower.
Showers shall comply with ANSI 608 (refer to Shower Compartments: ACCESSIBLE section on this sheet).

BC P102.9.2.1 Grab bars and seats.
Grab bars and seats for showers shall comply with ANSI 609 & 610 Grab bars and seats for showers are not required to be installed where reinforcement is provided for future installation.

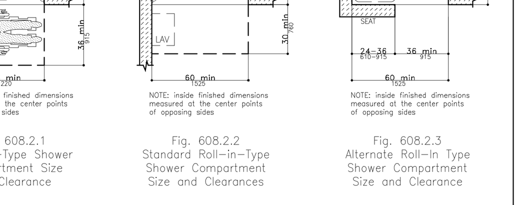


Fig. 608.2.1
Transfer-Type Shower
Compartment Size
and Clearance

Fig. 608.2.2
Standard Roll-in-Type
Shower Compartment
Size and Clearances

Fig. 608.2.3
Alternate Roll-In Type
Shower Compartment
Size and Clearance

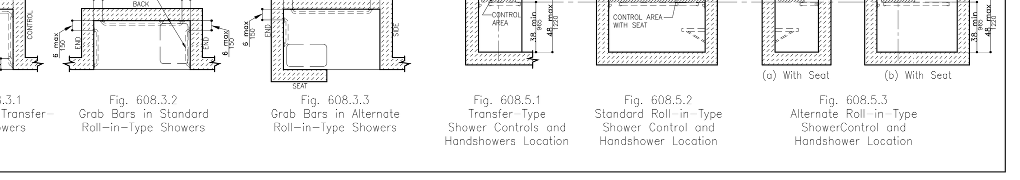


Fig. 608.3.1
Grab Bars in Transfer-Type Showers

Fig. 608.3.2
Grab Bars in Standard Roll-in-Type Showers

Fig. 608.3.3
Grab Bars in Alternate Roll-in-Type Showers

Fig. 608.5.1
Transfer-Type
Shower Controls and
Handshowers Location

Fig. 608.5.2
Standard Roll-in-Type
Shower Control and
Handshower Location

Fig. 608.5.3
Alternate Roll-in-Type
ShowerControl and
Handshower Location

PARKING REQUIREMENTS

2014 NYC BUILDING CODE & ICC/ANSI A117.1-2009

BC1106 Parking and Passenger Loading Facilities

BC1106.1 Required.
Where parking is provided 5% of the total number of parking spaces, but not less than one parking space, shall be accessible parking spaces except as otherwise required by BC1106.2 through 1106.4. Accessible parking spaces shall be designed and constructed in accordance with ANSI 502.

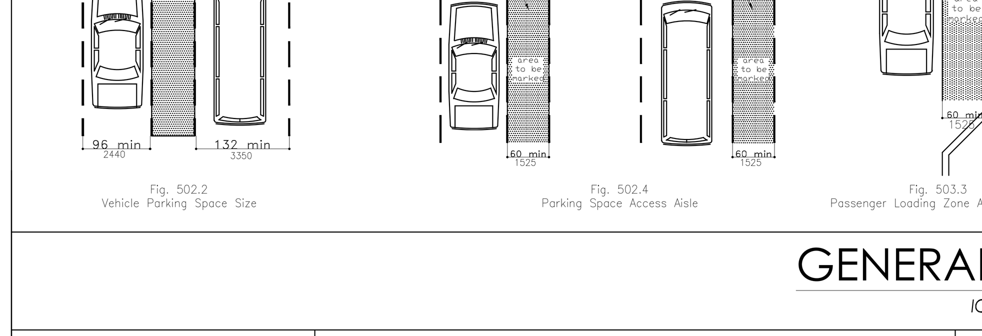


Fig. 502.2
Vehicle Parking Space Size

Fig. 502.4
Parking Space Access Aisle

Fig. 503.3
Passenger Loading Zone Access Aisle

GENERAL REQUIREMENTS

ICC/ANSI A117.1-2009

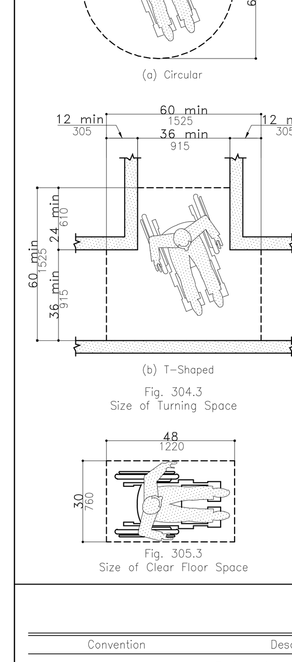


Fig. 304.3
Size of Turning Space

Fig. 305.3
Size of Clear Floor Space

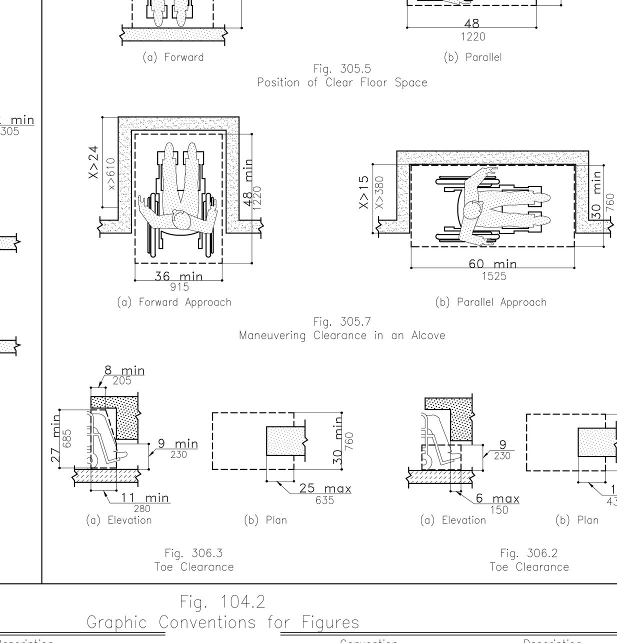


Fig. 305.5
Position of Clear Floor Space

Fig. 305.7
Maneuvering Clearance in an Alcove

Fig. 306.3
Toe Clearance

Fig. 306.2
Toe Clearance

Fig. 104.2
Graphic Conventions for Figures

Convention	Description	Convention	Description
36 / 916	Typical dimension line showing U.S. customary units (in inches) above the line and SI units (in millimeters) below	(arrow)	Direction of approach
6 / 150	Dimension for small measurements	- - - - -	Boundary of clear floor area
28–36 / 710–915	Dimension line showing range of with minimum – maximum	— – — ℄	Centerline

THE DRAWINGS PREPARED FOR THIS PROJECT HAVE BEEN COORDINATED TO COMPLY WITH THE 2014 N.Y.C. BUILDING CODE, FAIR HOUSING ACT, AND ICC ANSI A117.1

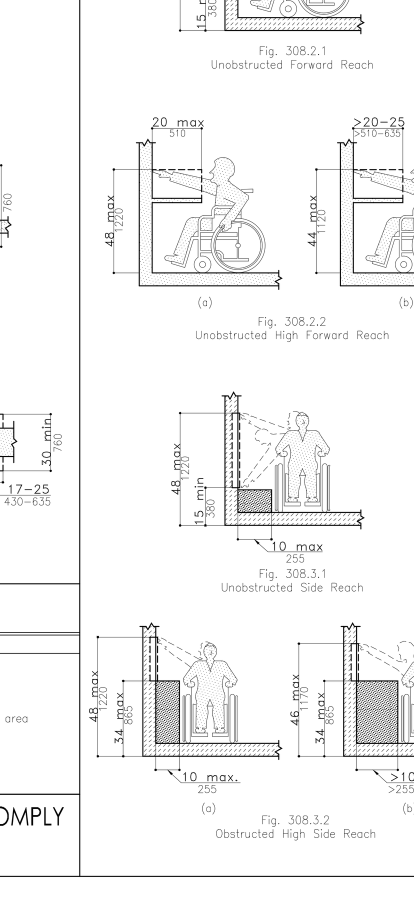


Fig. 308.2.1
Unobstructed Forward Reach

Fig. 308.2.2
Unobstructed High Forward Reach

Fig. 308.3.1
Unobstructed Side Reach

Fig. 308.3.2
Obstructed High Side Reach

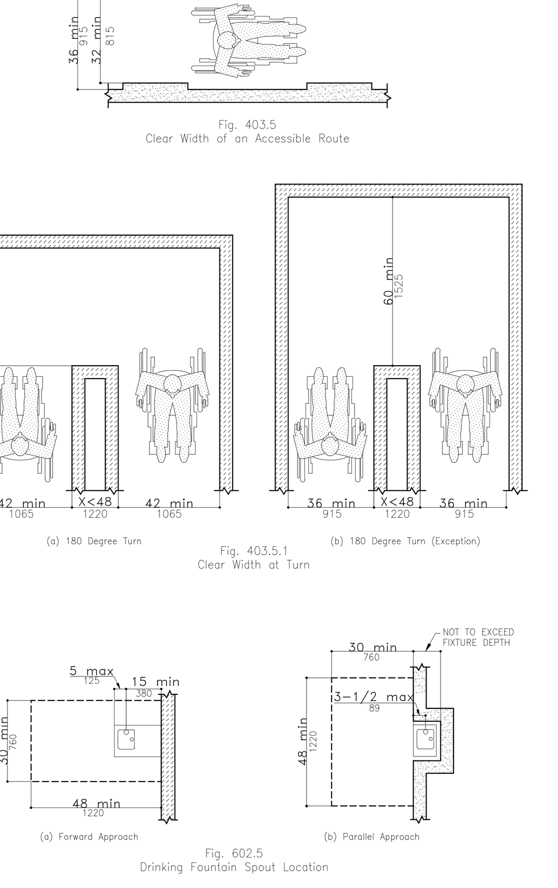


Fig. 403.5
Clear Width of an Accessible Route

Fig. 403.5.1
Clear Width at Turn

Fig. 602.5
Drinking Fountain Spout Location

DEPT OF BLDGS 121186028 Job Number
ES356666041 Scan Code

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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EXTERIOR WALL CONSULTANT:
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TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
ADA NOTES

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: J.R.
CHECKED BY: J.S.D
DWG. No.:
A-004.01
SHEET. No.: 004 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138 E 50th_A-004_HANDICAP DETAILS.dwg

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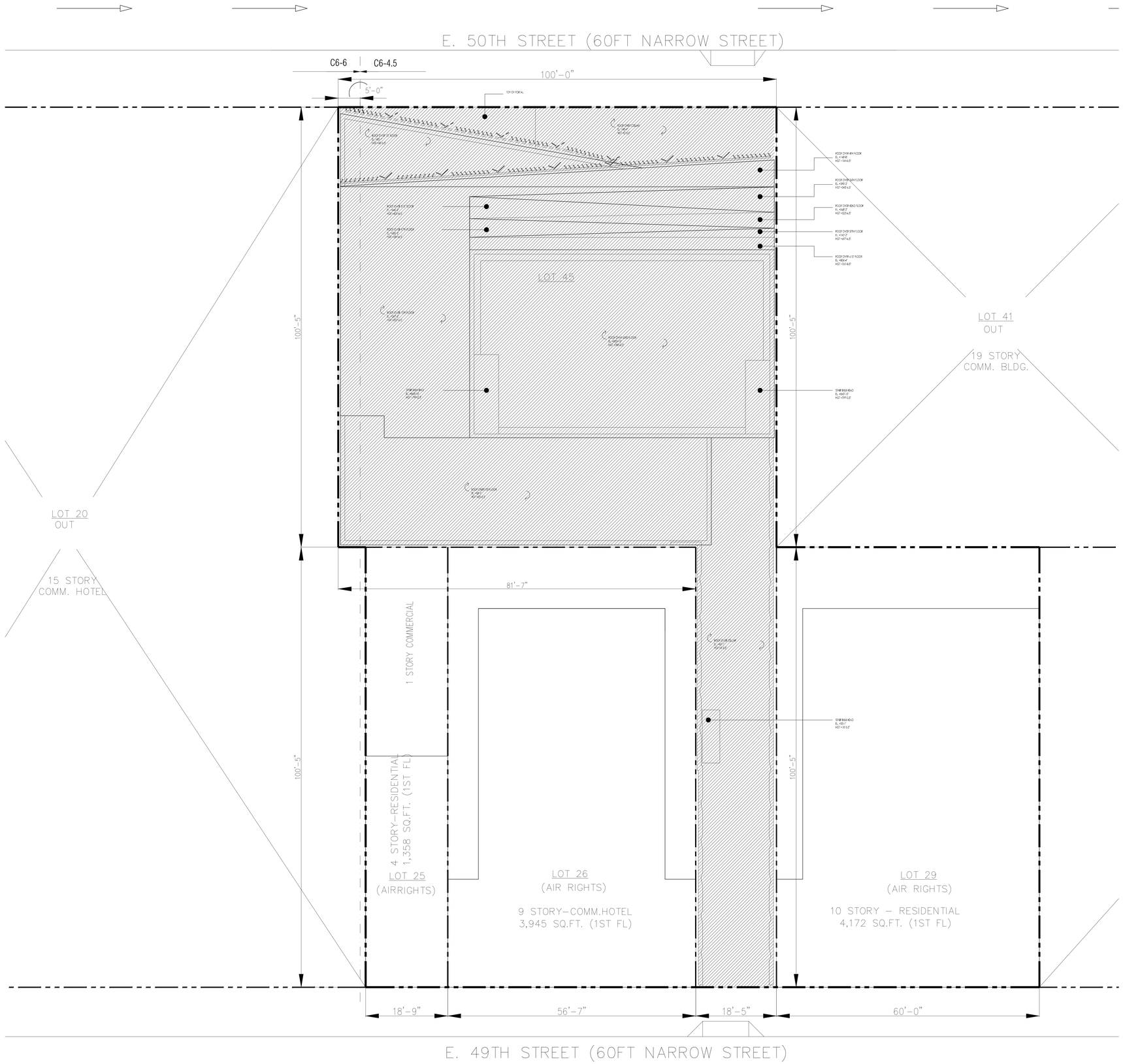

1 SITE PLAN
SCALE: 1/8"=1'-0"

0 10' 20' 40' 60' 100'

N

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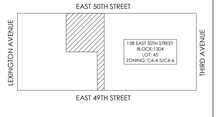
D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:


PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

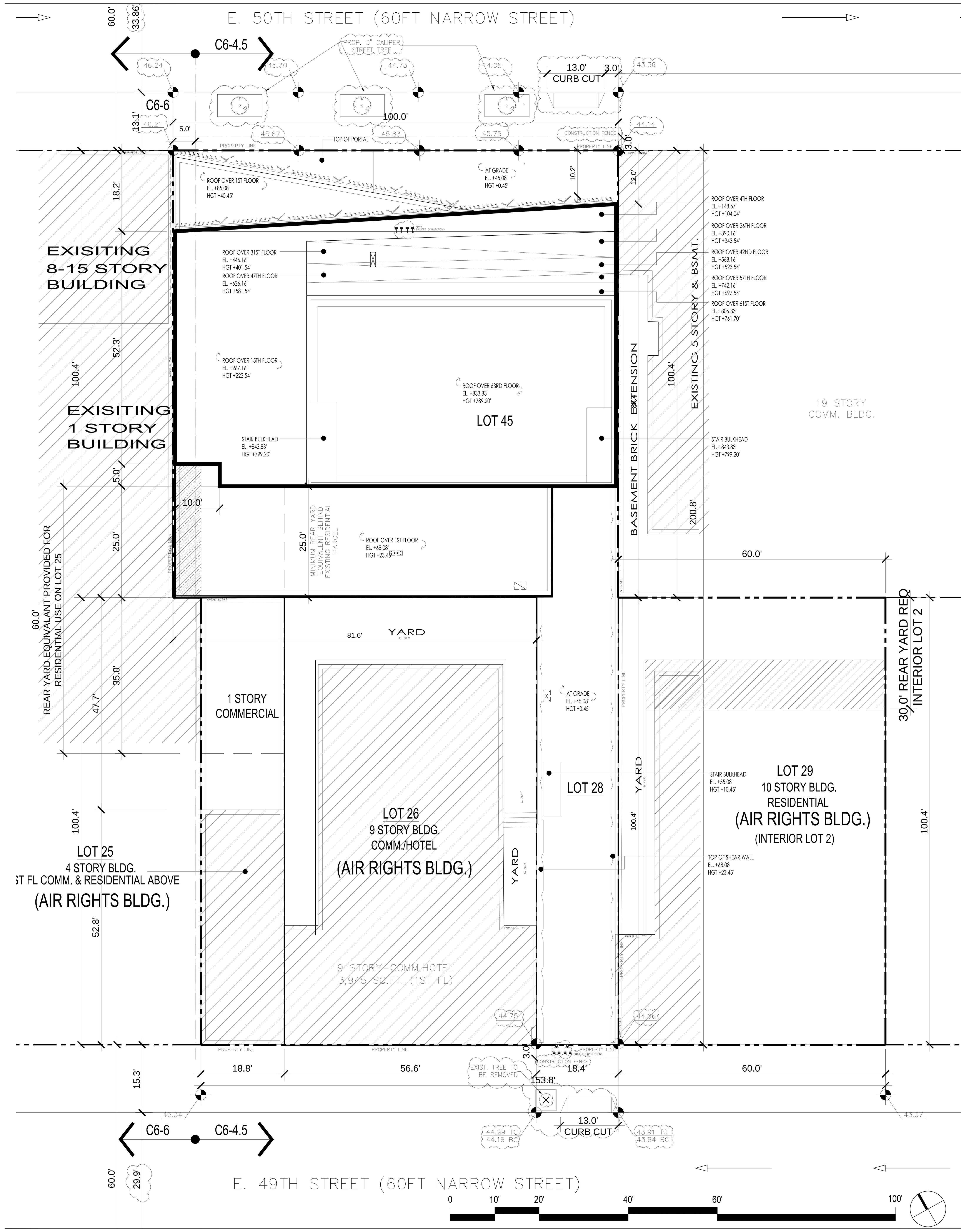
DRAWING TITLE:
SITE PLAN

SEAL & SIGNATURE:

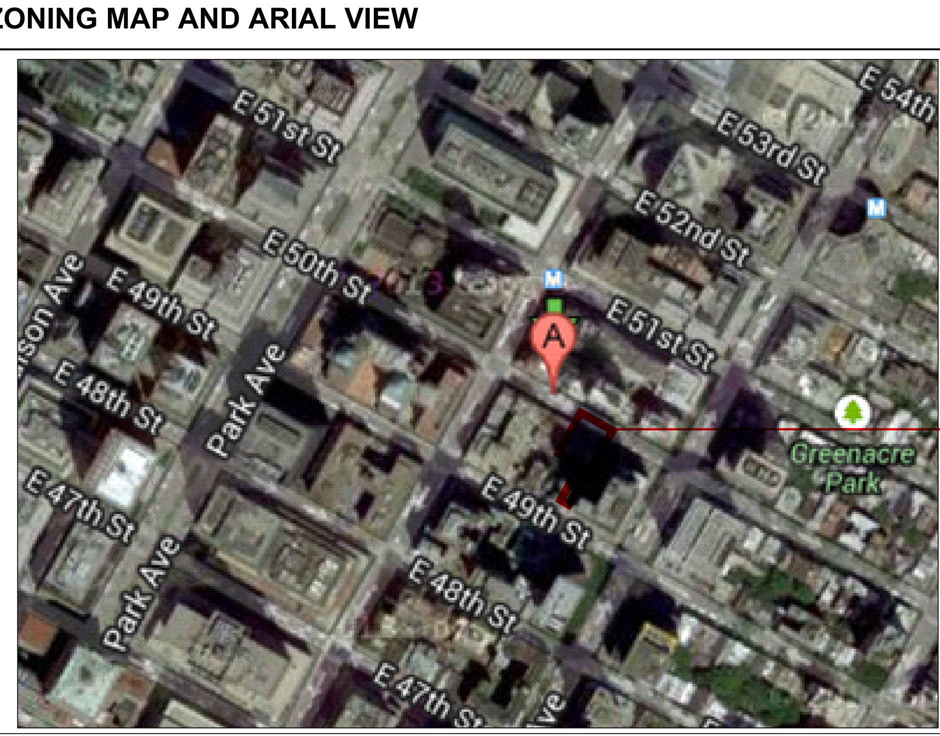
DATE:
PROJECT NO: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-005.01
SHEET. No.:
005 of 143

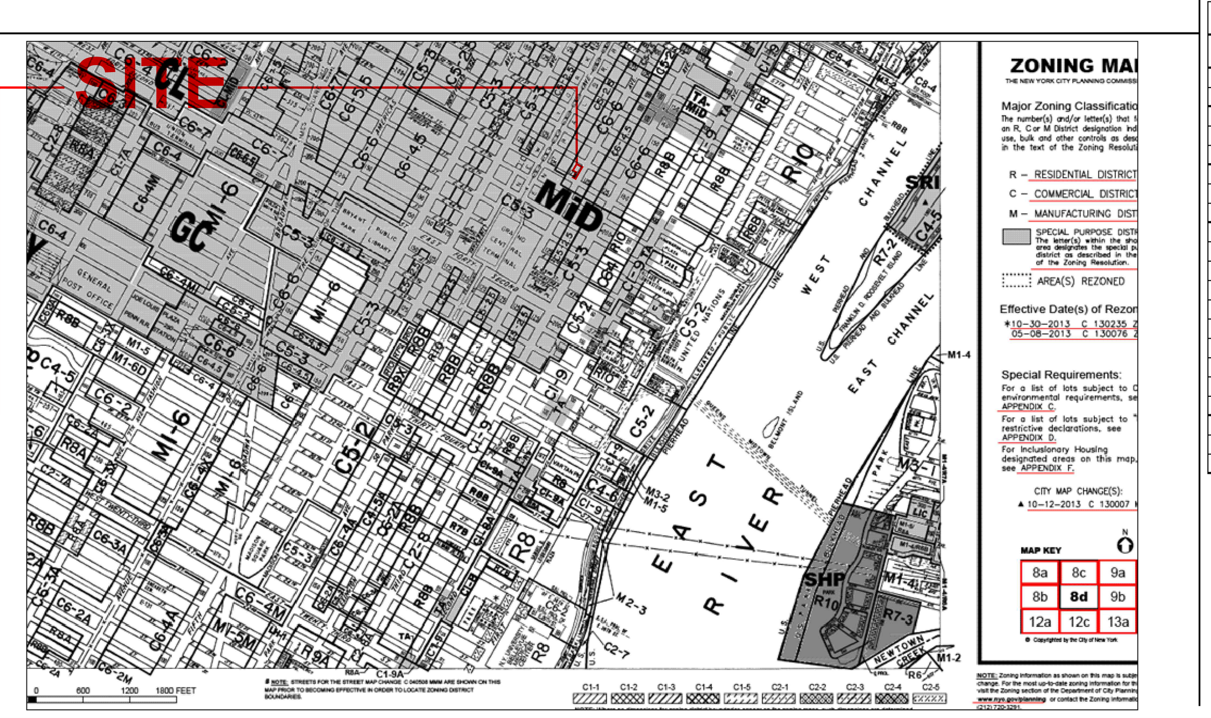
FILE No: T:\138 E 50th Street-CERUZZI (2014-88)\Revit Files\Revit\138E50thStreet_MASTER FILE.dwg

SITE PLAN



ZONING MAP AND ARIAL VIEW





FLOOR AREA SCHEDULE

PROPOSED BUILDING - FLOOR AREA SCHEDULE

Floor	Use	C6-6 Gross FA (SF)	C6-6 Deductions (SF)	C6-6 Zoning FA (SF)	C6-4.5 Gross FA (SF)	C6-4.5 Deductions (SF)	C6-4.5 Zoning FA (SF)	TOTAL Gross FA (SF)	TOTAL Deductions (SF)	TOTAL Zoning FA (SF)	D.U.
SUB-CELLAR	RETAIL										-
	ACC. RES	498.00	498.00	-	9,494.00	9,494.00	-	9,992.00	9,992.00	-	-
	TOTAL	498.00	498.00	-	9,494.00	9,494.00	-	9,992.00	9,992.00	-	-
SUB-CELLAR MEZZANINE	RETAIL										-
	ACC. RES.	90.70	90.70	-	9,901.30	9,901.30	-	9,992.00	9,992.00	-	-
	TOTAL	90.70	90.70	-	9,901.30	9,901.30	-	9,992.00	9,992.00	-	-
CELLAR	RETAIL	355.00	355.00	-	3,506.00	3,506.00	-	3,861.00	3,861.00	-	-
	RESIDENTIAL	94.00	94.00	-	7,858.00	7,858.00	-	7,952.00	7,952.00	-	-
	TOTAL	449.00	449.00	-	11,364.00	11,364.00	-	11,813.00	11,813.00	-	-
1ST FLOOR	RETAIL	452.23	93.18	359.05	4,229.13	-	4,229.13	4,681.36	93.18	4,588.18	-
	RESIDENTIAL	-		-	4,067.87	1,262.91	2,804.96	4,067.87	1,262.91	2,804.96	-
	TOTAL	452.23	93.18	359.05	8,297.00	1,262.91	7,034.09	8,749.23	1,356.09	7,393.14	-
1M	RETAIL	-	-	-	-	-	-	-	-	-	-
	RESIDENTIAL	242.80	242.80	-	2,003.00	480.28	1,522.72	2,245.80	723.08	1,522.72	-
	TOTAL	242.80	242.80	-	2,003.00	480.28	1,522.72	2,245.80	723.08	1,522.72	-
2	RETAIL	-	-	-	-	-	-	-	-	-	-
	RESIDENTIAL	-	-	-	3,463.00	97.60	3,365.40	3,463.00	97.60	3,365.40	-
	TOTAL	-	-	-	3,463.00	97.60	3,365.40	3,463.00	97.60	3,365.40	-
3rd FLOOR	RESIDENTIAL	-		-	3,463.00	1,146.56	2,316.44	3,463.00	1,146.56	2,316.44	-
4th FLOOR	RESIDENTIAL	244.43	244.43	-	5,815.22	5,815.22	-	6,059.65	6,059.65	-	-
5th FLOOR	RESIDENTIAL	235.72	2.59	233.13	5,389.28	265.35	5,123.93	5,625.00	267.94	5,357.06	4
6th FLOOR	RESIDENTIAL	235.72	2.59	233.13	5,389.28	263.04	5,126.24	5,625.00	265.63	5,359.37	4
7th FLOOR	RESIDENTIAL	235.72	2.59	233.13	5,389.28	263.04	5,126.24	5,625.00	265.63	5,359.37	4
8th FLOOR	RESIDENTIAL	235.72	2.59	233.13	5,389.28	263.04	5,126.24	5,625.00	265.63	5,359.37	4
9th FLOOR	RESIDENTIAL	235.72	2.59	233.13	5,389.28	263.04	5,126.24	5,625.00	265.63	5,359.37	4
10th FLOOR	RESIDENTIAL	235.72	2.59	233.13	5,389.28	263.04	5,126.24	5,625.00	265.63	5,359.37	4
11th FLOOR	RESIDENTIAL	235.72	2.59	233.13	5,389.28	263.04	5,126.24	5,625.00	265.63	5,359.37	4
12th FLOOR	RESIDENTIAL	235.72	2.59	233.13	5,389.28	263.04	5,126.24	5,625.00	265.63	5,359.37	4
13th FLOOR	RESIDENTIAL	235.72	2.59	233.13	5,389.28	263.04	5,126.24	5,625.00	265.63	5,359.37	4
14th FLOOR	RESIDENTIAL	235.72	2.59	233.13	5,389.28	263.04	5,126.24	5,625.00	265.63	5,359.37	4
15th FLOOR	RESIDENTIAL	235.72	2.59	233.13	5,389.28	294.41	5,094.87	5,625.00	297.00	5,328.00	4
16th FLOOR	RESIDENTIAL	-	-	-	3,896.00	211.56	3,684.44	3,896.00	211.56	3,684.44	1
17th FLOOR	RESIDENTIAL	-	-	-	3,896.00	211.08	3,684.92	3,896.00	211.08	3,684.92	2
18th FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.29	3,681.71	3,896.00	214.29	3,681.71	3
19th FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.29	3,681.71	3,896.00	214.29	3,681.71	3
20th FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.29	3,681.71	3,896.00	214.29	3,681.71	3
21st FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.29	3,681.71	3,896.00	214.29	3,681.71	3
22nd FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.29	3,681.71	3,896.00	214.29	3,681.71	3
23rd FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.29	3,681.71	3,896.00	214.29	3,681.71	3
24th FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.15	3,681.85	3,896.00	214.15	3,681.85	3
25th FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.15	3,681.85	3,896.00	214.15	3,681.85	3
26th FLOOR	RESIDENTIAL	-	-	-	3,689.00	3,689.00	-	3,689.00	3,689.00	-	0
27th FLOOR	RESIDENTIAL	-	-	-	3,689.00	234.64	3,454.36	3,689.00	234.64	3,454.36	2
28th FLOOR	RESIDENTIAL	-	-	-	3,689.00	263.69	3,425.31	3,689.00	263.69	3,425.31	2
29th FLOOR	RESIDENTIAL	-	-	-	3,689.00	263.69	3,425.31	3,689.00	263.69	3,425.31	2
30th FLOOR	RESIDENTIAL	-	-	-	3,689.00	263.69	3,425.31	3,689.00	263.69	3,425.31	2
31st FLOOR	RESIDENTIAL	-	-	-	3,689.00	131.61	3,557.39	3,689.00	131.61	3,557.39	2
32nd FLOOR	RESIDENTIAL	-	-	-	3,516.00	244.85	3,271.15	3,516.00	244.85	3,271.15	2
33rd FLOOR	RESIDENTIAL	-	-	-	3,516.00	253.58	3,262.42	3,516.00	253.58	3,262.42	2
34th FLOOR	RESIDENTIAL	-	-	-	3,516.00	253.58	3,262.42	3,516.00	253.58	3,262.42	2
35th FLOOR	RESIDENTIAL	-	-	-	3,516.00	253.58	3,262.42	3,516.00	253.58	3,262.42	2
36th FLOOR	RESIDENTIAL	-	-	-	3,516.00	253.58	3,262.42	3,516.00	253.58	3,262.42	2
37th FLOOR	RESIDENTIAL	-	-	-	3,516.00	253.58	3,262.42	3,516.00	253.58	3,262.42	2
38th FLOOR	RESIDENTIAL	-	-	-	3,516.00	252.97	3,263.03	3,516.00	252.97	3,263.03	2
39th FLOOR	RESIDENTIAL	-	-	-	3,516.00	252.97	3,263.03	3,516.00	252.97	3,263.03	2
40th FLOOR	RESIDENTIAL	-	-	-	3,516.00	252.97	3,263.03	3,516.00	252.97	3,263.03	2
41st FLOOR	RESIDENTIAL	-	-	-	3,516.00	217.46	3,298.54	3,516.00	217.46	3,298.54	2
42nd FLOOR	RESIDENTIAL	-	-	-	3,516.00	216.27	3,299.73	3,516.00	216.27	3,299.73	2
43rd FLOOR	RESIDENTIAL	-	-	-	3,389.00	208.14	3,180.86	3,389.00	208.14	3,180.86	2
44th FLOOR	RESIDENTIAL	-	-	-	3,389.00	239.43	3,149.57	3,389.00	239.43	3,149.57	2
45th FLOOR	RESIDENTIAL	-	-	-	3,389.00	239.43	3,149.57	3,389.00	239.43	3,149.57	2
46th FLOOR	RESIDENTIAL	-	-	-	3,389.00	239.43	3,149.57	3,389.00	239.43	3,149.57	2
47th FLOOR	RESIDENTIAL	-	-	-	3,389.00	3,389.00	-	3,389.00	3,389.00	-	0
48th FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
49th FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
50th FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
51st FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
52nd FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
53rd FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
54th FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
55th FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
56th FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
57th FLOOR	RESIDENTIAL	-	-	-	3,242.00	185.12	3,056.88	3,242.00	185.12	3,056.88	1
58th FLOOR	RESIDENTIAL	-	-	-	3,170.00	186.29	2,983.71	3,170.00	186.29	2,983.71	0
59th FLOOR	RESIDENTIAL	-	-	-	3,170.00	189.88	2,980.12	3,170.00	189.88	2,980.12	2
60th FLOOR	RESIDENTIAL	-	-	-	3,170.00	151.28	3,018.72	3,170.00	151.28	3,018.72	0
61st FLOOR	RESIDENTIAL	-	-	-	3,170.00	179.84	2,990.16	3,170.00	179.84	2,990.16	1
62nd FLOOR	RESIDENTIAL	-	-	-	2,972.00	2,972.00	-	2,972.00	2,972.00	-	0
63rd FLOOR	RESIDENTIAL	-	-	-	1,317.00	1,317.00	-	1,317.00	1,317.00	-	0
ROOF	ACC. RES.	-	-	-	431.00	431.00	-	431.00	431.00	-	0
TOTAL	RETAIL	452.23	93.18	359.05	4,229.13	-	4,229.13	4,681.36	93.18	4,588.18	124
	RESIDENTIAL	3,080.15	515.72	2,564.43	244,629.17	33,325.92	211,303.25	247,709.32	33,841.64	213,867.68	
	TOTAL	3,532.38	608.90	2,923.48	248,858.30	33,325.92	215,532.38	252,390.68	33,934.82	218,455.86	

EXISITNG LOT 25- FLOOR AREA SCHEDULE

Floor	Use	C6-4.5 Gross FA (SF)	Deductions (SF)	TOTAL Zoning FA (SF)	D.U.
CELLAR	RETAIL				
	RESIDENTIAL	1,831.00			
	TOTAL	1,831.00		1,831.00	
1ST FLOOR	RETAIL	1,358.00			
	RESIDENTIAL				
	TOTAL	1,358.00		1,358.00	
2ND FLOOR	RESIDENTIAL	989.00		989.00	
3rd FLOOR	RESIDENTIAL	989.00		989.00	
TOTAL	RETAIL				
	RESIDENTIAL				
	TOTAL	5,167.00		5,167.00	

EXISITNG LOT 26- FLOOR AREA SCHEDULE

Floor	Use	C6-4.5 Gross FA (SF)	Deductions (SF)	TOTAL Zoning FA (SF)	D.U.
CELLAR	RETAIL				
	HOTEL				
	TOTAL				
1ST FLOOR	RETAIL	1,034.00			
	HOTEL	2,902.00			
	TOTAL	3,945.00		3,945.00	
2ND FLOOR	HOTEL	3,937.00		3,937.00	
3rd FLOOR	HOTEL	3,937.00		3,937.00	
4th FLOOR	HOTEL	3,937.00		3,937.00	
5th FLOOR	HOTEL	3,937.00		3,937.00	
6th FLOOR	HOTEL	3,937.00		3,937.00	
7th FLOOR	HOTEL	3,937.00		3,937.00	
8th FLOOR	HOTEL	3,937.00		3,937.00	
9th FLOOR	HOTEL	3,937.00		3,937.00	
PENTHOUSE	HOTEL	2,038.00		2,038.00	
TOTAL	RETAIL	1,034.00			
	HOTEL	36,436.00			
	TOTAL	37,479.00		37,479.00	

EXISITNG LOT 29- FLOOR AREA SCHEDULE

Floor	Use	C6-4.5 Gross FA (SF)	Deductions (SF)	TOTAL Zoning FA (SF)	D.U.
CELLAR	RETAIL				
	RESIDENTIAL				
	TOTAL				
1ST FLOOR	RETAIL				
	RESIDENTIAL	4,172.00		4,172.00	
	TOTLA	4,172.00		4,172.00	
2ND FLOOR	RESIDENTIAL	4,172.00		4,172.00	
3rd FLOOR	RESIDENTIAL	4,172.00		4,172.00	
4th FLOOR	RESIDENTIAL	4,172.00		4,172.00	
5th FLOOR	RESIDENTIAL	4,172.00		4,172.00	
6th FLOOR	RESIDENTIAL	4,172.00		4,172.00	
7th FLOOR	RESIDENTIAL	4,172.00		4,172.00	
8th FLOOR	RESIDENTIAL	4,172.00		4,172.00	
9th FLOOR	RESIDENTIAL	4,172.00		4,172.00	
10th FLOOR	RESIDENTIAL	4,172.00		4,172.00	
PENTHOUSE	RESIDENTIAL	2,240.00		2,240.00	
TOTAL	RETAIL				
	RESIDENTIAL	43,960.00		43,960.00	
	TOTAL				

ALL INFORMATION OF EXISTING BUILDING WERE SURVEYED BY EARL B. LOVELL - SP BELCHER, INC ON APRIL 16TH, 2014

AVERAGE CURB LEVEL CALCULATION

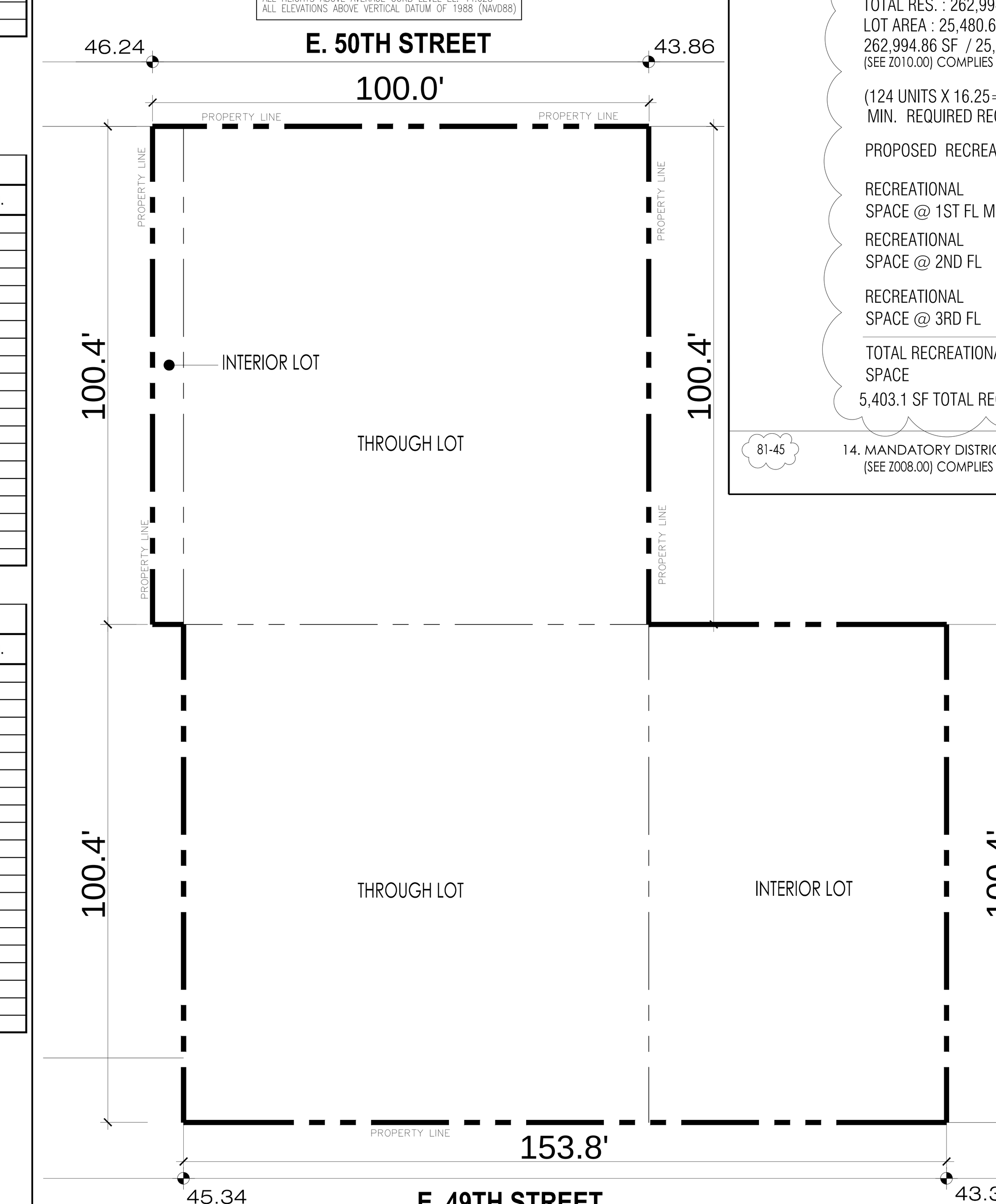
AVERAGE CURB LEVEL CALCULATION @ EAST 50TH STREET:

$\frac{46.24+43.86}{2} = 45.05'$ OR $45'\text{-}0\frac{5}{8}"$

AVERAGE CURB LEVEL CALCULATION @ 49TH STREET:

$\frac{45.34+43.37}{2} = 44.35'$ OR $44'\text{-}4\frac{3}{16}"$

NOTE:
ALL HEIGHTS ABOVE AVERAGE CURB LEVEL EL. 44.628'
ALL ELEVATIONS ABOVE VERTICAL DATUM OF 1988 (NAVD88)



ZONING CALCULATION

APPLICABLE SECTION	
	BLOCK: 1304 LOTS: 28, 45 (AIR RIGHT FROM LOT 25, 26 & 29)
MAP 8c	1. ZONING DISTRICT C6-4.5 / C6-6 (SPECIAL MIDTOWN DISTRICT)
	2. LOT AREA C6-6 : 502 SF C6-4.5 : 24,979 SF TOTAL : 25,480.65 SF
81-10	3. USE PERMITTED USE GROUPS 1-12 4. USES PROPOSED - EXISTING USES USE GROUP 2 - RESIDENTIAL USE GROUP 5 - HOTEL USE GROUP 6 - RETAIL - NEW USES USE GROUP 2 - RESIDENTIAL USE GROUP 6 - RETAIL
81-211 81-241	5. FLOOR AREA PERMITTED a) FAR PERMITTED C6-6 COM. & CF FAR :15 FAR C6-6 RES FAR :12 FAR C6-4.5 RES & CF FAR : 12 FAR b) FLOOR AREA PERMITTED C6-6 502 SF X 15 FAR = 7,530 SF C6-4.5 24,979 SF X 12 FAR = 299,748SF TOTAL = 307,278 SF
81-241	6. FLOOR AREA PROPOSED (SEE F.A. SCHEDULE ON Z-100) a) EXISTING BUILDINGS I. LOT 25 C6-4.5 COMMERCIAL = 0 SF RESIDENTIAL = 5,167 SF II. LOT 26 C6-4.5 COMMERCIAL = 37,479 SF RESIDENTIAL = 0 SF III. LOT 29 C6-4.5 COMMERCIAL = 0 SF RESIDENTIAL = 43,960 SF IV. TOTAL EXISTING C6-4.5 COMMERCIAL = 37,479 SF RESIDENTIAL = 49,127 SF SUB-TOTAL = 86,606 SF b) NEW BUILDING I. LOT 45 C6-6 COMMERCIAL = 359.05 SF RESIDENTIAL = 2,564.43 SF II. LOT 45 C6-4.5 COMMERCIAL = 4,229.13 SF RESIDENTIAL = 211,303.25 SF III. TOTAL NEW C6-4.5 & C6-6 COMMERCIAL = 4,588.18 SF RESIDENTIAL = 213,867.68 SF SUB-TOTAL = 218,455.86 SF C) TOTAL BOTH : COMMERCIAL = 42,067.18 SF RESIDENTIAL = 262,994.68 SF TOTAL = 305,061.86 SF ZFA
	7. YARD REGULATIONS (SEE Z006.00) COMPLIES
81-26	8. HEIGHT AND SETBACK REGULATIONS-DAYLIGHT COMPENSATION (SEE Z004.00) COMPLIES
36-62	9. ACCESSORY OFF STREET PARKING (SEE Z007.00) COMPLIES
13-11 (a)	PERMITTED PARKING FOR RESIDENCES (CB.6) 20% OF DWELLING UNITS OR 200 SPACES, WHICHEVER IS LESS 20% (0.2) X 124 D.U.= 24.8 PARKING SPACES PERMITTED 25 SPACES PROVIDED (SEE Z009.00) COMPLIES 8 (3 CAR STACKER) PROVIDED: 24 SPACES 24 SPACES + 1 SPACE= 25 SPACES PROVIDED
81-45	10. LOADING NEW COMMERCIAL FLOOR AREA 4,588.18 SF NO LOADING REQUIRED NO LOADING PROVIDED
25-80	11. BICYCLE PARKING (SEE Z007.00) COMPLIES
23-03 26-41 28-12 33-03	12. STREET TREE PLANTING REGULATIONS (SEE Z008.00) COMPLIES
81-241	13. RECREATION SPACE TOTAL RES. : 262,994.86 SF LOT AREA : 25,480.65 SF 262,994.86 SF / 25,480.65 = 10.3 FAR (SEE Z010.00) COMPLIES (124 UNITS X 16.25= 2,015.5 SF < 5,000SF) MIN. REQUIRED REC. SPACE 5,000 SF PROPOSED RECREATIONAL SPACE : RECREATIONAL SPACE @ 1ST FL MEZZ 2,130 SF RECREATIONAL SPACE @ 2ND FL 2,658.1 SF RECREATIONAL SPACE @ 3RD FL 615 SF TOTAL RECREATIONAL SPACE 5,235.6 SF 5,403.1 SF TOTAL RECREATIONAL SPACE > 5,000 SF (COMPLIES)
81-45	14. MANDATORY DISTRICT PLAN ELEMENTS (SEE Z008.00) COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

上海城投 sml 城投美国 SMI USA

ARCHITECT OF RECORD:
SLCEArchitects, LLP
1359 BROADWAY, 14th FLOOR
NEW YORK, NY 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

DESIGN ARCHITECT :
Pelli Clarke Pelli Architects
322 EIGHTH AVENUE
NEW YORK, NY 10001
TEL.: (212) 417-9496
FAX.: (212) 417-9497

STRUCTURAL ENGINEER:
WSP
228 East 45th ST.
New York, NY 10017
(212) 687-9888
www.wspgroup.com/usa

M.E.P.FP. ENGINEER:
MGE
MGEngineering D.P.C. / we engineer success
116 West 32nd Street, 12th Floor, New York, N.Y. 10001
P 212.643.9055 F 212.643.0503 www.mgedpc.net

CIVIL ENGINEER:
Philip Habib & Associates
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NEW YORK 10016
TEL.: (212) 929-5656
FAX: (212) 929-5605

DOB EXPEDITOR:
JAM Consultants, Inc.
104 WEST 29th STREET, 9th FLOOR
NEW YORK, NEW YORK 10001
TEL.: (212) 244-4427
FAX.: (212) 244-4497

VERTICAL TRANSPORTATION CONSULTANT:
Jenkins & Huntington, Inc.
1251 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10020
TEL.: (212) 696-1818
FAX.: (212) 696-4528

ZONING CONSULTANT:
Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
TEL.: (212) 714-0280
FAX.: (212) 714-0283

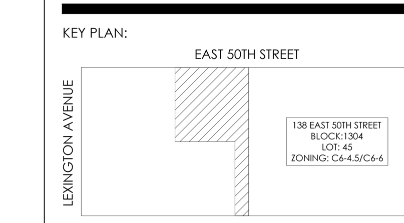
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
07/22/2016	DOB - RESPONSE TO OBJECTIONS
06/24/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
ZONING CALCULATION

SEAL & SIGNATURE:

REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
Z-001.01
SHEET. No.:

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Issued\16-0122 - ISSUED FOR PAA\CAD\138E50thCondo_Z001_Zoning Calculations.dwg

DEPT OF BLDGS 321095029 Job Number
E-FILING Scan Code

312094
314064

EAST 50TH STREET

PROJECTIONS BEYOND STREET LINE
LAMPS 2'-6" PROTECTIVE GATES 1'-8"
AWNING UP TO 4'-6" IRON GUARD 1'-7"
SIGNS UP TO 1'-6"

120'-0" TO LEXINGTON AVENUE

200'-0"

NO WALL, GRADE TO ROOF

IRON COLUMNS GRADE TO ROOF ATOP CONCRETE GABLES

CONCRETE WALL AT CELLAR CLEARING OR LINE

SNOW WINDOW FRONT AT 1ST. STORY

FIVE STORY & BASEMENT BRICK

EIGHT TO FIFTEEN STORY BRICK & LIMESTONE

SEVEN STORY CINDER BLOCK PARKING GARAGE

OLD BRICK CHIMNEY BONDED TO WALL FROM 6TH STORY TO ABOVE

CELLAR CONCRETE EXTENSION WITH CINDER BLOCK PARAPET WALLS.

CENTER LINE OF BLOCK

60'-0"

140'-0"

LOW YARD

WATER TANK

ACCESS DENIED FOR ELEVATIONS

FOUR STORY & BASEMENT BRICK

PENTHOUSE

THIRD AVENUE

50'-00"

100'-5"

81'-7"

56'-7"

18'-9"

18'-3" TO LEXINGTON AVENUE

FRONT WALL AT BASEMENT

CURB

PROJECTIONS BEYOND STREET LINE
FLAG POLE 6'-0" CANOPY 7'-6"

EAST 49TH STREET

NO:143 EAST 49TH STREET

BASEMENT	=	1831 SQ. FT
1ST FL.	=	1368 SQ. FT
2ND FL.	=	989 SQ. FT
3RD FL.	=	989 SQ. FT
GROSS FLAREA=		5,167 SQ. FT

MECHANICAL DEDUCTIONS

1'-1" x 2'-8" x 4	=	27 SQ. FT
1'-1" x 6'-0" x 4	=	26 SQ. FT
1'-6" DIA x 4	=	7 SQ. FT
1'-6" DIA x 4	=	7 SQ. FT
1'-8" DIA x 4	=	7 SQ. FT
NET FLOOR AREA=		5093 SQ. FT

LOT AREA = 1,883 SQ. FT.

NO: 145 EAST 49TH STREET

1ST FL.	=	3,945 SQ. FT
2ND FL.	=	3,937 SQ. FT
3RD FL.	=	3,937 SQ. FT
4TH FL.	=	3,937 SQ. FT
5TH FL.	=	3,937 SQ. FT
6TH FL.	=	3,937 SQ. FT
7TH FL.	=	3,937 SQ. FT
8TH FL.	=	3,937 SQ. FT
9TH FL.	=	3,937 SQ. FT
PENTHOUSE =		2,938 SQ. FT
GROSS FL. AREA=		37,479 SQ. FT
LOT AREA =		5,625 SQ. FT

NO: 155 EAST 49TH STREET

1ST FL.	=	4,172 SQ. FT
2ND FL.	=	4,172 SQ. FT
3RD FL.	=	4,172 SQ. FT
4TH FL.	=	4,172 SQ. FT
5TH FL.	=	4,172 SQ. FT
6TH FL.	=	4,172 SQ. FT
7TH FL.	=	4,172 SQ. FT
8TH FL.	=	4,172 SQ. FT
9TH FL.	=	4,172 SQ. FT
10TH FL.	=	4,172 SQ. FT
PENTHOUSE =		2,240 SQ. FT
GROSS FLOOR AREA=		45,960 SQ. FT.

MECHANICAL DEDUCTIONS

2'-11" x 2'-1 3/4" x 11	=	50 SQ. FT
2'-2 1/2" x 2'-8" x 4	=	54 SQ. FT
1'-10" x 1'-10" x 11	=	37 SQ. FT
2'-0" x 2'-8" x 4	=	54 SQ. FT
2'-2 1/2" x 2'-8" x 4	=	54 SQ. FT
1'-10" x 1'-10" x 11	=	37 SQ. FT
2'-4" x 2'-4" 11	=	60 SQ. FT
NET FLOOR AREA=		43,614 SQ. FT
LOT AREA =		16,025 SQ. FT

ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

NOTICE:
BEFORE USING ANY INFORMATION OR DRAWING ON THIS SITE, IT IS REQUIRED THAT APPLICATION BE MADE TO NEW YORK ONE CALL SYSTEM, INC. (1-800-272-4480) FOR LOCATION OF UTILITIES AS THEY EXIST IN THE AREA SHOWN ON THE SURVEY OR DRAWING. THE USER OF THIS INFORMATION AND/OR DRAWING AGREES TO HOLD HARMLESS AND INDEMNIFY SURVEYOR FROM ANY AND ALL LIABILITY ARISING FROM ANY FAILURE BY THE USER TO COMPLY WITH THE PROVISIONS OF SECTION 753 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING LIVE OR ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

CERTIFICATIONS INDICATED HEREON INDICATE THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE LICENSING RULES OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. AND THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY MAP CONFORMS TO THE CURRENT EXISTENCE OF THE LISTED ITEMS, EXCEPT FOR VARIATIONS OR EXCEPTIONS SHOWN OR NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THIS SURVEY IS CERTIFIED TO:
FIDELITY NATIONAL TITLE INSURANCE COMPANY. (NO:25870 & 25871)
50 LAX DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY,
50TH STREET FUNDING LLC; ITS SUCCESSORS AND/OR ASSIGNS.(7-23-2013)

ELEVATIONS AMENDED TO NAVD 1988 DATUM JUNE 3, 2014.
ADDITIONAL INFORMATION ADDED APRIL 16, 2014
ENCROACHMENTS IF ANY BELOW SURFACE NOT SHOWN HEREON
SURVEYED JUNE 14, 2013

EARL B. LOVELL - S.P. BELCHER, INC

LICENSED LAND SURVEYOR
11 PARK PLACE
VICE-PRESIDENT
NEW YORK, N.Y. 10007

STATE OF NEW YORK
JOSEPH PORCARO
050434
LICENSED LAND SURVEYOR

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

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400 PARK AVENUE, 5th FLOOR
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TEL.: (212) 300-1700

OWNER/INVESTOR:
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NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
BLOCK: 1304
LOT: 40
ZONING: C4-4.5/C6-6
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
ZONING CALCULATION

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
Z002.01
SHEET. No.: 6 OF 143

FILE No: T:\138 E 50th Street-CONCO (2014-88)\Floor Plans\Sheets\138E50thConcdo_2002_2003_Survey.dwg

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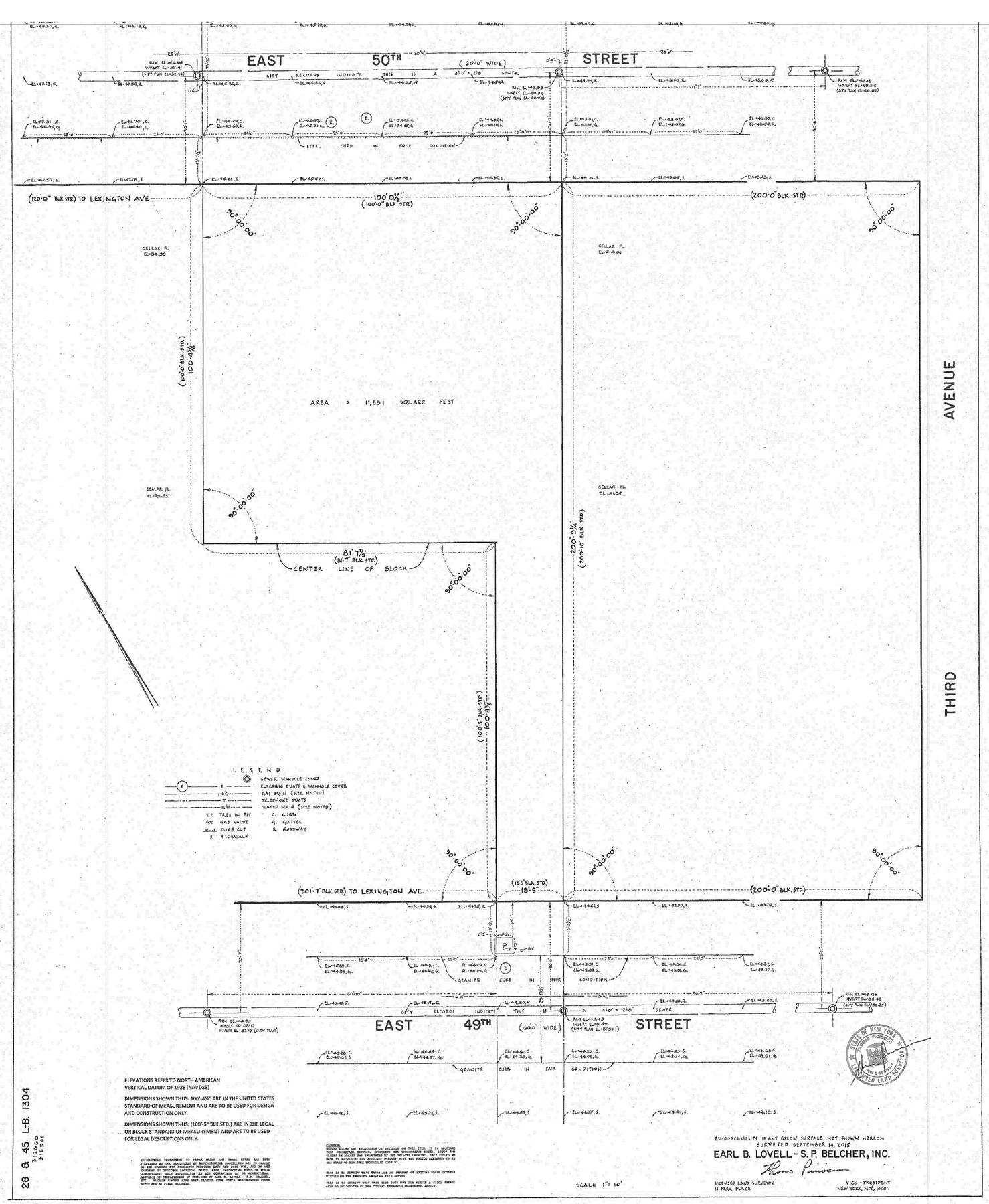

28 & 45 L.B. 1304
3.1.2016
3.16.16

ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

DIMENSIONS SHOWN THUS: 100'-4½" ARE IN THE UNITED STATES STANDARD OF MEASURMENT AND ARE TO BE USED FOR DESIGN AND CONSTRUCTION ONLY.

DIMENSIONS SHOWN THUS: (100'-5" BLK.STD.) ARE IN THE LEGAL OR BLOCK STANDARD OF MEASUREMENT AND ARE TO BE USED FOR LEGAL DESCRIPTIONS ONLY.

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THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA, AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ENCROACHMENTS IF ANY BELOW SURFACE NOT SHOWN HEREON
SURVEYED SEPTEMBER 14, 2015

EARL B. LOVELL - S.P. BELCHER, INC.
Thomas Paviour
LICENSED LAND SURVEYOR
11 PARK PLACE
VICE - PRESIDENT
NEW YORK, N.Y. 10007

SCALE 1" = 10'

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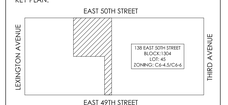

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
SURVEY

SEAL & SIGNATURE:

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PROJECT No: 2014-88
DRAWN BY: XX
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DWG. No.:
Z003.01
SHEET. No.: 6 of 143

FILE No: T:\138 E 50th Street\CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_ZZZZ_Z003_Survey.dwg

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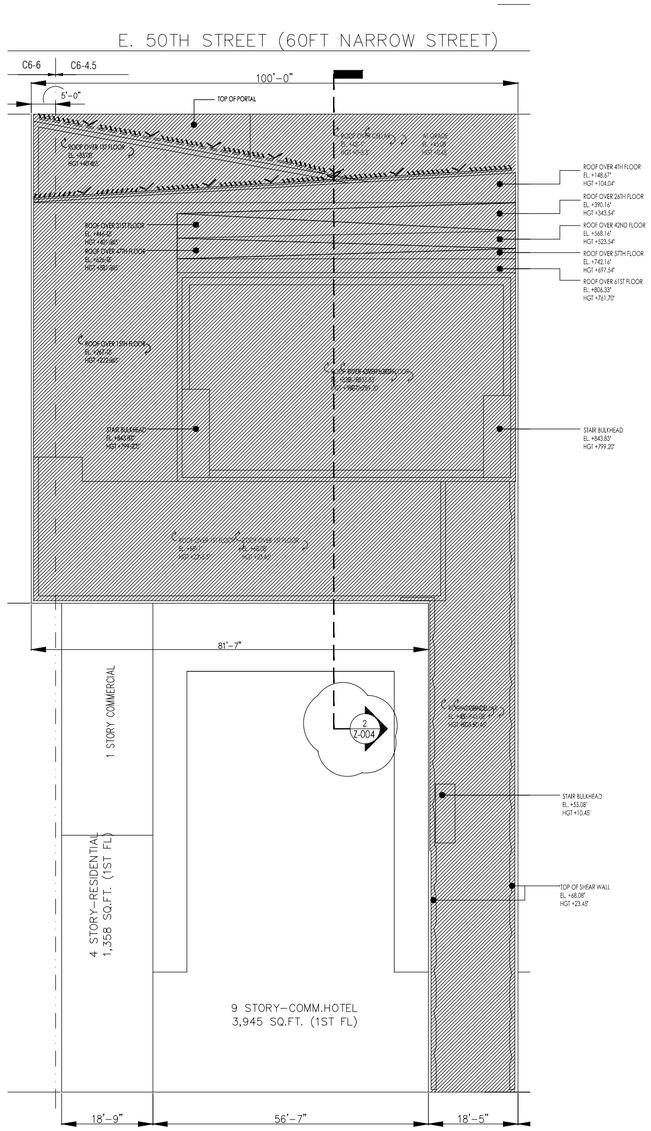

1 Z-004 **KEY PLAN**
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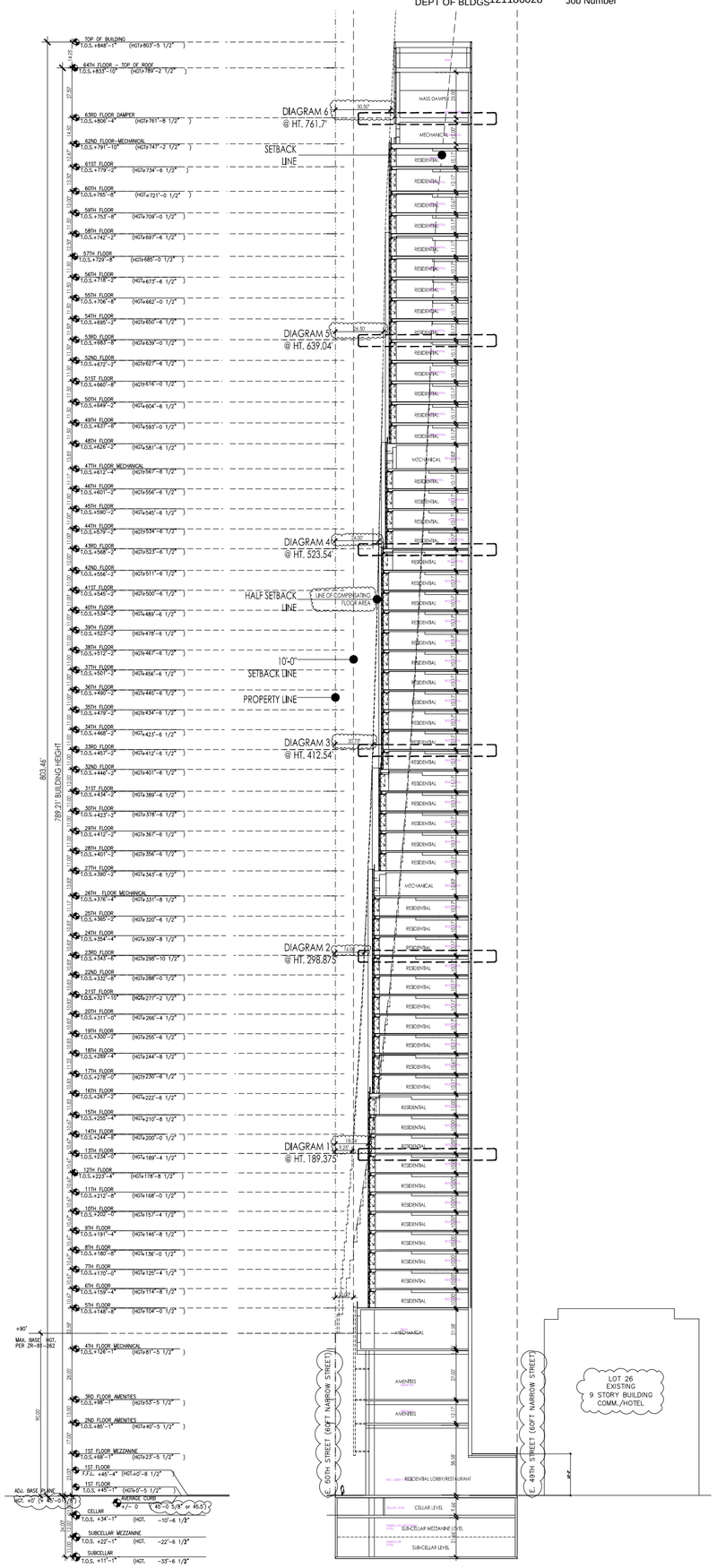

2 Z-004 **BUILDING SECTION A-A**
SCALE: NOT TO SCALE

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D.O.B. NUMBER:
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NORTH:
SCALE: 1/4" = 1'-0"

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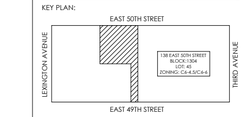

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
SECTION AND SETBACK

SEAL & SIGNATURE:

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PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: Z-004.01
SHEET. No.: 009 of 143

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ES615149507 Scan Code

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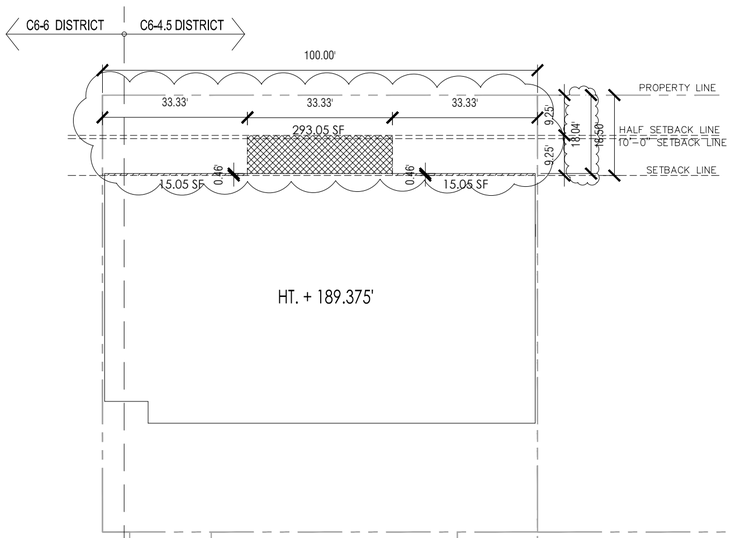
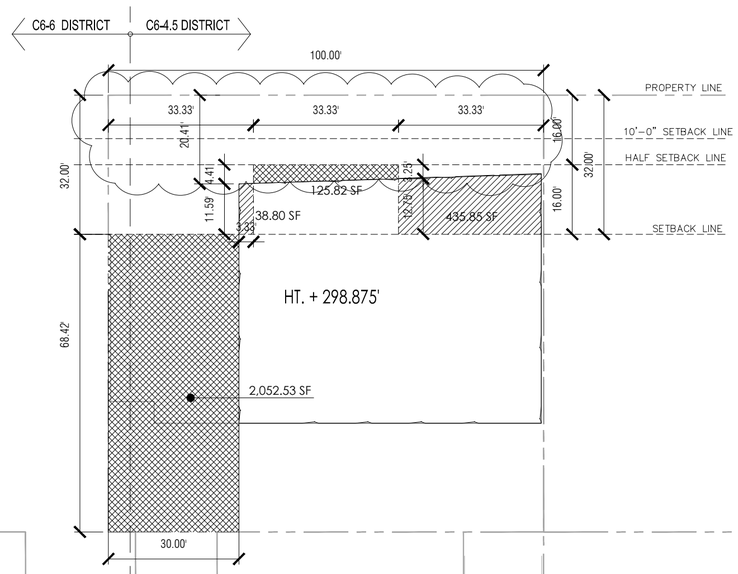
16.75+1.64=18.39 ⟶ 18.5

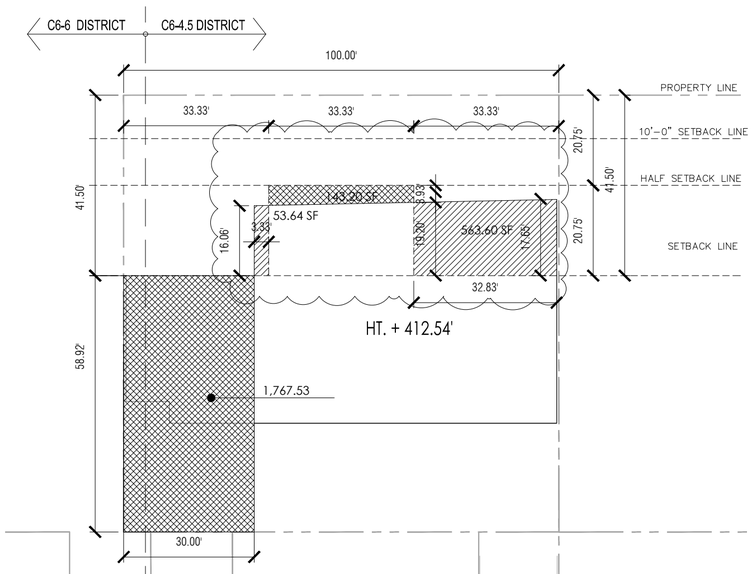
SETBACK @ HT. 298.875'
0.8875 X 1=0.8875
30.75+0.8875=31.63 ⟶ 32

SETBACK @ HT. 412.54'
0.254 X 0.75=0.19
41+0.19=41.19 ⟶ 41.5

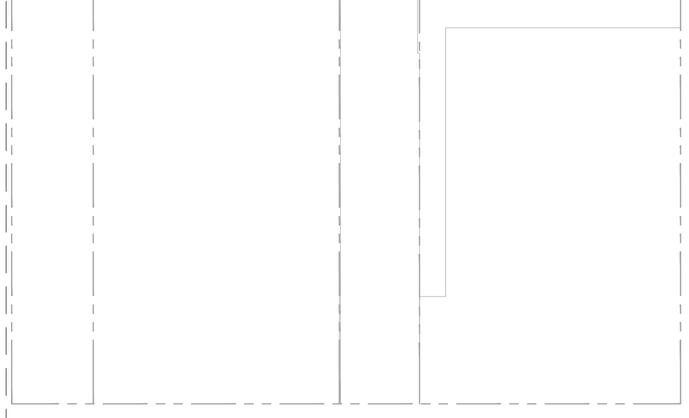
E. 50TH STREET



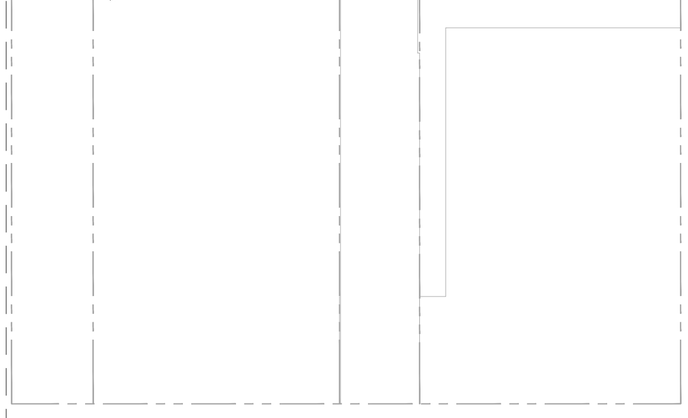




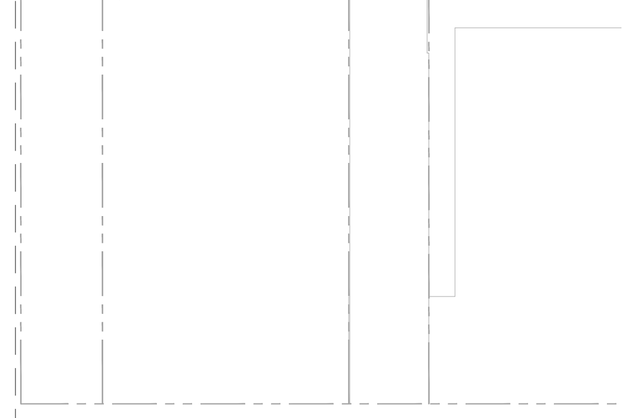
E. 49TH STREET



E. 49TH STREET



E. 49TH STREET



AREA OF ENCROACHMENT: 15.05 SF + 15.05 SF = 30.1 SF
AREA OF COMPENSATION: 293.05 SF

1 DIAGRAM 1 @ HT. 189.375'
N.T.S.

AREA OF ENCROACHMENT: 435.85 SF+538.80 SF=974.65 SF
AREA OF COMPENSATION: 125.82 SF + 2,052.53 SF = 2,178.35 SF

2 DIAGRAM 2 @ HT. 298.875'
N.T.S.

AREA OF ENCROACHMENT:53.64 SF+563.60 SF=617.24 SF
AREA OF COMPENSATION: 143.20 SF + 1,767.53 SF = 1,910.73 SF

3 DIAGRAM 3 @ HT. 412.54'
N.T.S.

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NEW YORK, NY

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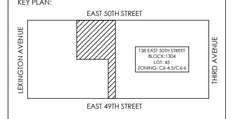
NORTH
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
SECTION AND SETBACK

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
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DWG. No.:
Z-005.01
SHEET No.: of 143

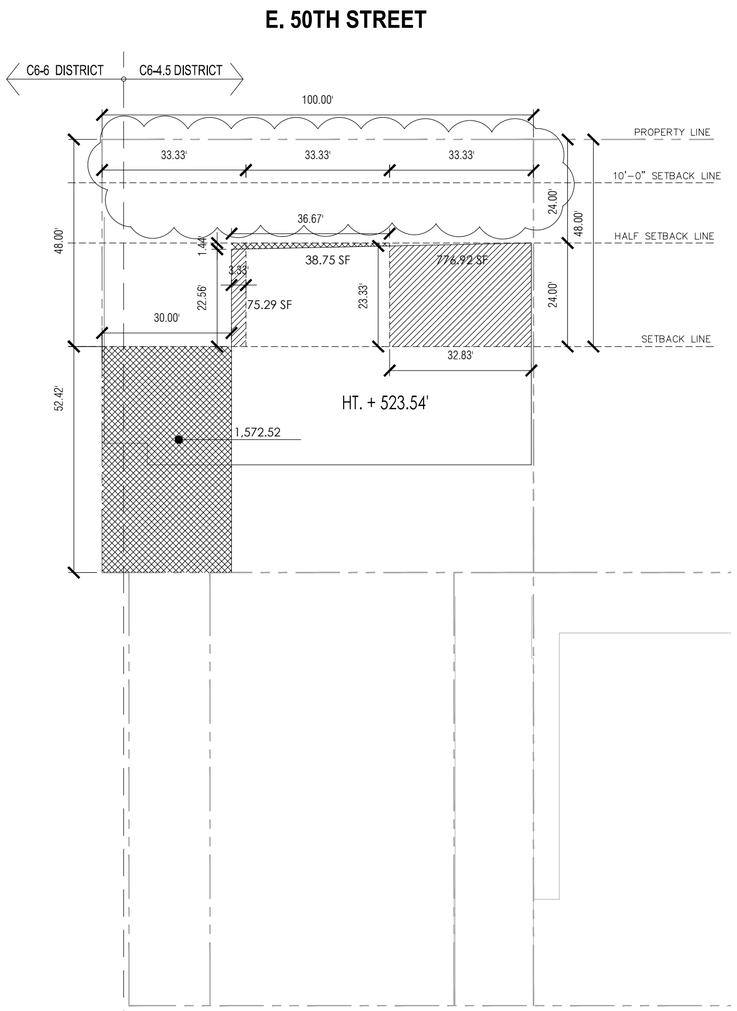
FILE No: T:\138 E 50th Street\CONDO 2014-88\Revit\1 WITZ- REVISED FOR 010

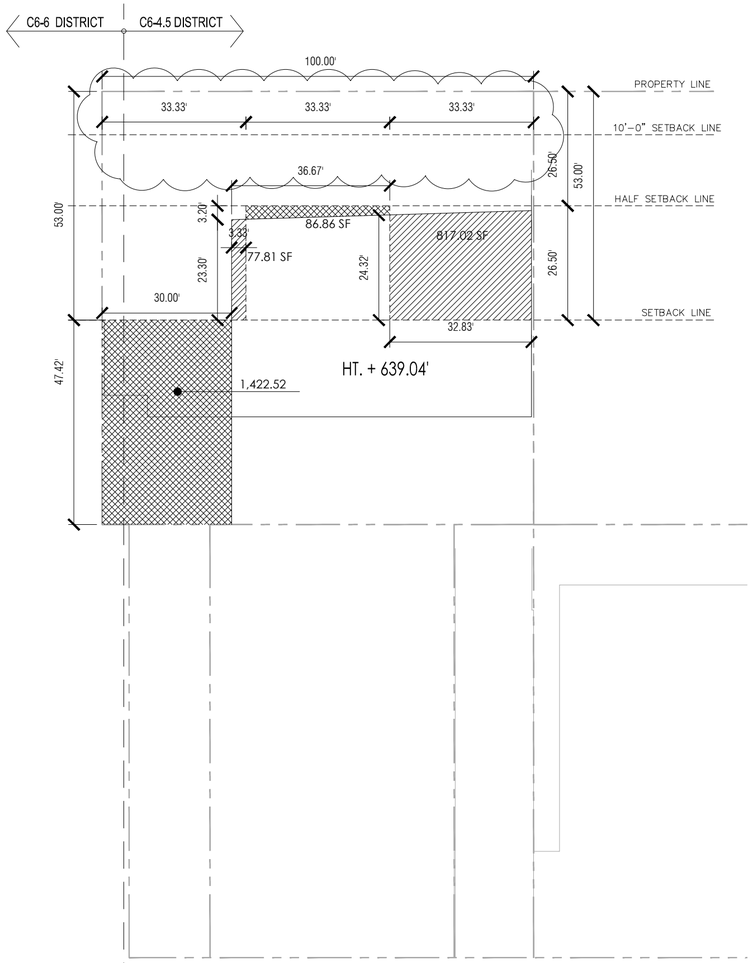
DEPT OF BLDGS 121186028 Job Number
ES421408049 Scan Code

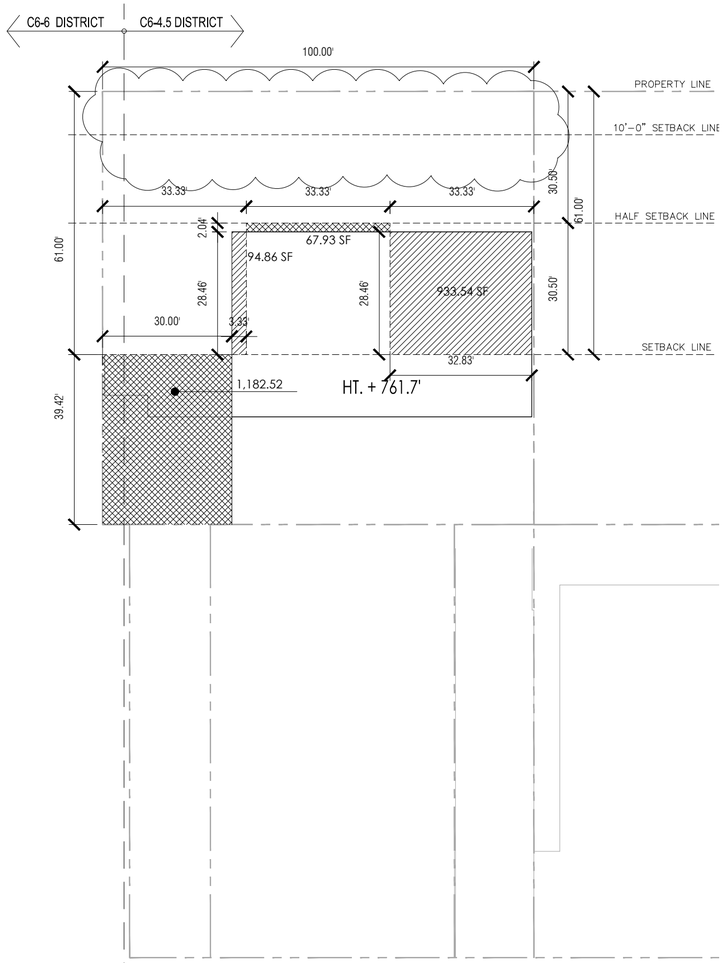
SETBACK @ HT. 523.54'
0.354 X 0.50=0.17
47.5+0.17=47.67 → 48

SETBACK @ HT. 639.04'
0.904 X 0.25=0.226
52.75+0.226=52.97 → 53

SETBACK @ HT. 761.7'
0.17 X 0.1=0.017
60.75+0.017=60.76 → 61







AREA OF ENCROACHMENT:75.29 SF+776.92 SF=852.21 SF
AREA OF COMPENSATION: 38.75 SF + 1,572.52 SF = 1,611.27 SF

4 DIAGRAM 4 @ HT. 523.54'
N.T.S.

AREA OF ENCROACHMENT:77.81 SF+817.02 SF=894.83 SF
AREA OF COMPENSATION: 86.86 SF + 1,422.52 SF = 1,509.38 SF

5 DIAGRAM 5 @ HT. 639.04'
N.T.S.

AREA OF ENCROACHMENT:94.86 SF+933.54 SF=1,028.4 SF
AREA OF COMPENSATION: 1,182.52 SF + 67.93 SF = 1,250.45 SF

6 DIAGRAM 6 @ HT. 761.7'
N.T.S.

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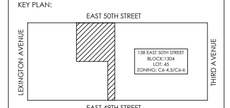


PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
SECTION AND SETBACK

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
Z-006.01
SHEET. No.: 011 of 143

FILE No: T:\138 E 50th Street-CONDO (07-448)\Issued\140122-ISSUED.PCF

DEPT OF BLDGS 121395029 Job Number
ES1547154144 Scan Code

ZONING ANALYSIS-BICYCLE PARKING

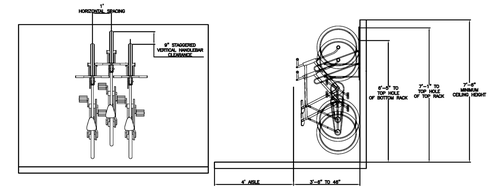
Applicable ZR Section	Item	Required/Permitted - C6-4.5/ C6-6	Proposed	Compliance
36-711	Enclosed Bicycle Parking Spaces	1 bicycle parking per 2 dwelling units is required in Use Group 2	68 bicycle parking spaces are provided for Residential use (124 dwelling units).	Complies
36-73	Restrictions on Operations, Size and Location of Bicycle Parking spaces	All enclosed bicycle parking spaces shall be fully enclosed and weather protected. Each bicycle space shall adjoin a rack or similar system for securing the bicycle. 15 s.f. of area shall be provided for each bicycle space. Fifteen square feet of area shall be provided for each bicycle space. However, the area for each bicycle space may be reduced by up to nine square feet per bicycle if the Commissioner of Buildings certifies that a layout has been submitted to adequately accommodate the specified number of bicycles. A plaque shall be placed at the exterior of the entry to the bicycle parking area with lettering at least 2 inches in height stating "Bicycle Parking".	All Bycicle Parking spaces are enclosed with the signage as required. 409SF / 62 = 6.59 SF per bicycle 62 SF x 15 = 930 SF 62 SF x 6 = 372 SF (Minimum)	Complies
36-75	Floor Area Exemption	Spaces provided for enclosed Bicycle Parking Spaces shall be excluded from the definition of floor area provided that: (a) Each space does not exceed 15 s.f. (b) the Bicycle Parking space provided meet the requirements of ZR 36-73	Floor area deduction of 408.55 SF has been applied to the project.	Complies

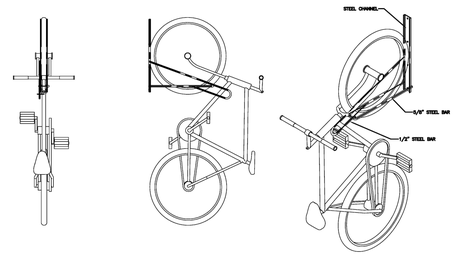
MADRAX BICYCLE RACK N.T.S.

BICYCLE PARKING PLAQUE N.T.S.

MADRAX BICYCLE RACK MOUNTING LAYOUT N.T.S.

MADRAX DIVISION
TRILARY, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM





PRODUCT: BSV-1-WM
DESCRIPTION: BIKE STORAGE VERTICAL, 1 BIKE, WALL MOUNT
DATE: 8-7-09
ENG: BLW

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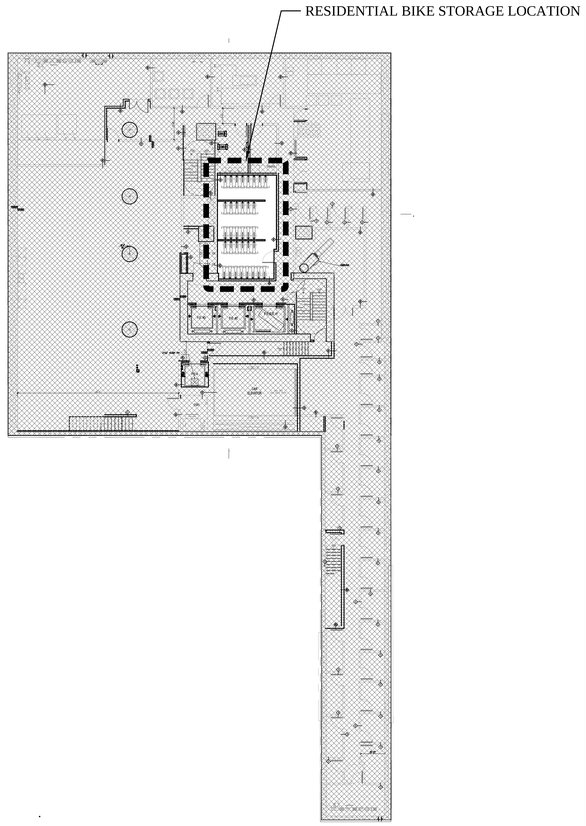
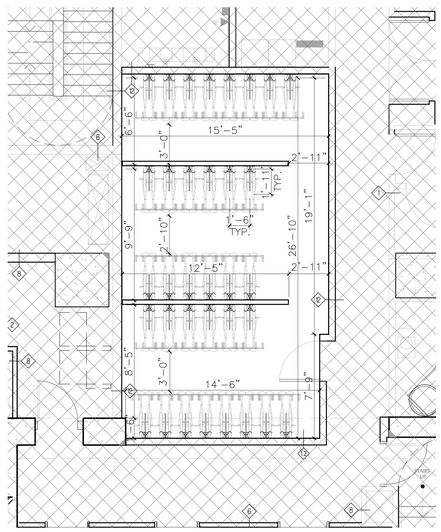
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

KEY MAP- CELLAR FLOOR N.T.S.



BICYCLE LOCATION AT CELLAR FLOOR -RESIDENTIAL 1/4"=1'-0"

BICYCLE STORAGE ROOM
REQUIRED SPACES : 62
PROVIDED SPACES: 68
REQ'D AREA: 62 X 15SF= 930SF
PROVIDED AREA: 409SF (REDUCTION REQUESTED)
SEE BICYCLE RACK SPECS FOR DETAILS



PROJECT:
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NEW YORK, NY

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sml
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NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
BLOCK: 1306
LOT: 45
ZONING: C6-4.5/C6-6
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
BICYCLE STORAGE /

SEAL & SIGNATURE:

DATE:
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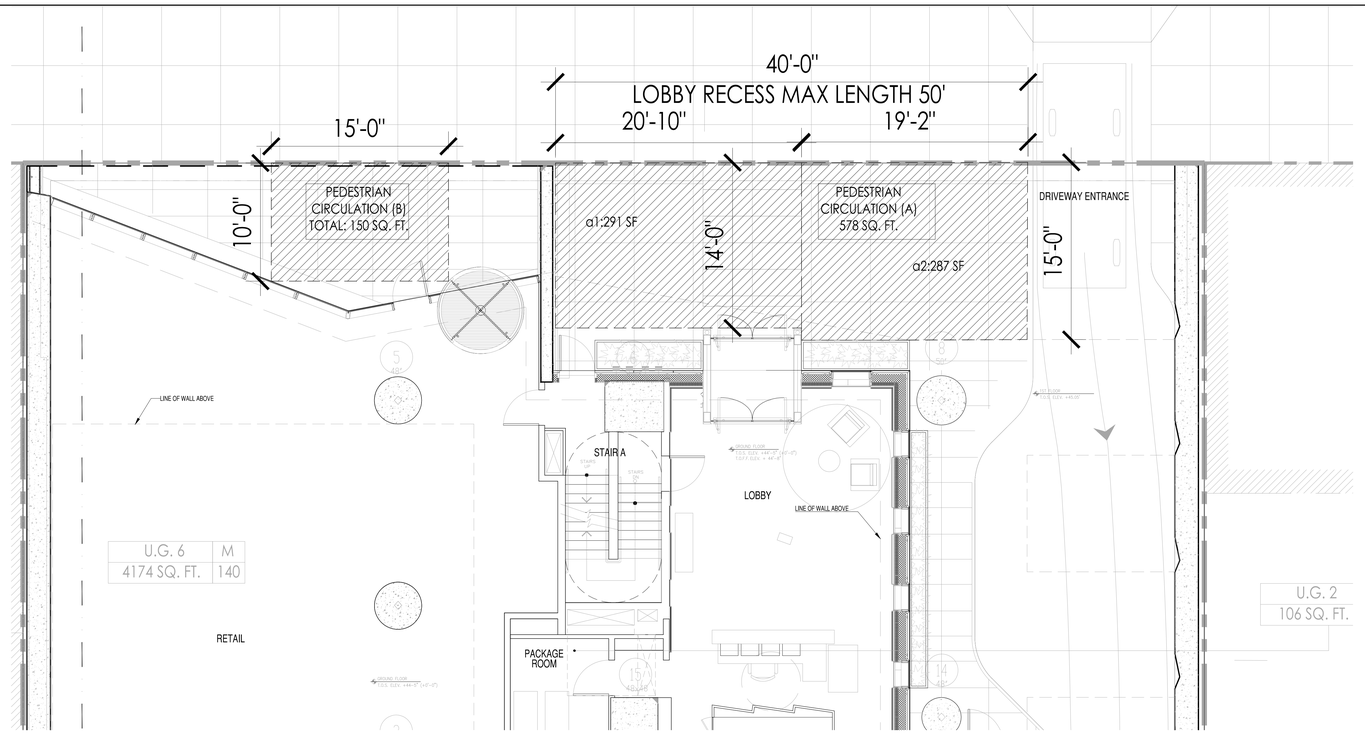
Z-007.01
SHEET. No.:

FILE No: 1:\138 E50 Street\CAD\Z-DRAWS\Plan Sheets\138E50thCerds_DEP_Bicycle Parking Info&Locs.dwg

DEPT OF BLDGS 421185028 Job Number
E3615500285 Scan Code

PEDESTRIAN CIRCULATION



1 Z-500 PEDESTRIAN CIRCULATION
NOT TO SCALE

LEGEND:
AREA OF PEDESTRIAN CIRCULATION

PEDESTRIAN CIRCULATION REGULATION

81-45
37-51 AMOUNT OF PEDESTRIAN CIRCULATION SPACE
THE MINIMUM AMOUNT OF PEDESTRIAN CIRCULATION SPACE TO BE PROVIDED FOR #DEVELOPMENTS# OR #ENLARGEMENTS# SHALL BE DETERMINED BY THE FOLLOWING TABLE:
MINIMUM PEDESTRIAN CIRCULATION SPACE REQUIREMENTS:

SIZE OF #ZONING LOT#	REQUIRED AREA OF PEDESTRIAN CIRCULATION SPACE
ABOVE 20,000 SQ. FT.	1 SQ. FT. PER 300 SQ. FT. OF NEW #FLOOR AREA#

37-53(b) A. REQUIRED: 1 SQUARE FOOT OF PEDESTRIAN CIRCULATION SPACE PER 300 SQUARE FOOT OF NEW FLOOR AREA.

218,455.86 SQ. FT. (NEW FLOOR AREA) DIVIDED BY 300 = 728 SQ. FT.

B. PROVIDED:

1) PEDESTRIAN CIRCULATION SPACE "A"
BUILDING ENTRANCE RECESS AREA (RES LOBBY)

a. DIMENSION

	MIN.	MAX.	PROVIDED
LENGTH	15'	50'	40'
DEPTH	10'	15'	15'
COMPLIES			

b. AREA a1+a2 =287+291= 578 SQ. FT.

2) PEDESTRIAN CIRCULATION SPACE "B"
BUILDING ENTRANCE RECESS AREA (RETAIL)

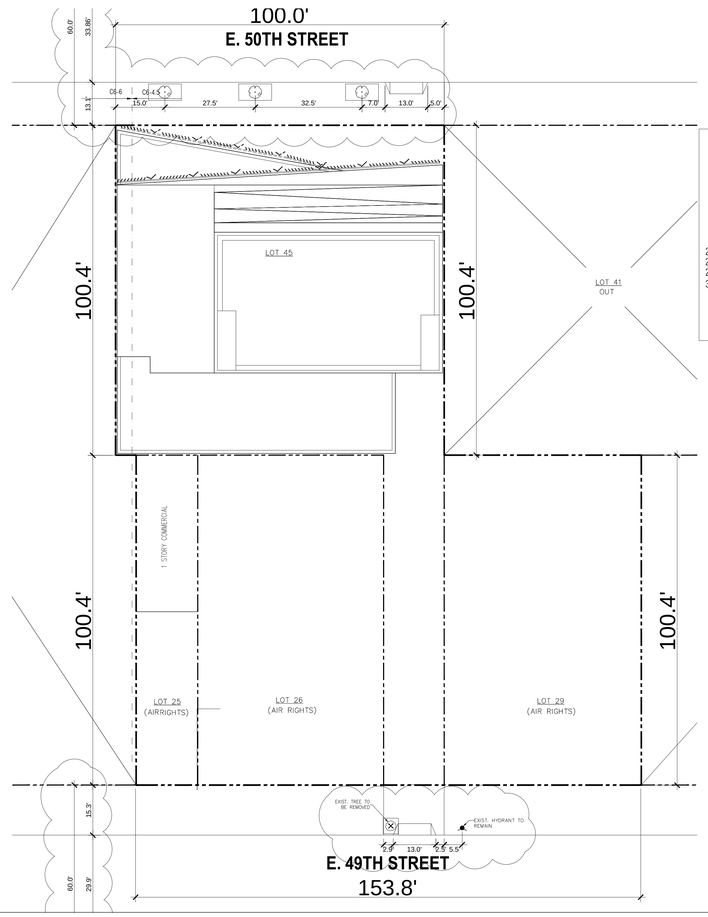
a. DIMENSION

	MIN.	MAX.	PROVIDED
LENGTH	15'	50'	15'
DEPTH	10'	15'	10'
COMPLIES			

b. AREA 150.00 SQ. FT.

TOTAL AREA OF PEDESTRIAN CIRCULATION SPACE PROVIDED:
578 SF + 150.00 SF = 728 SF COMPLIES

STREET TREE PLANTING



STREET TREE PLANTING REGULATION

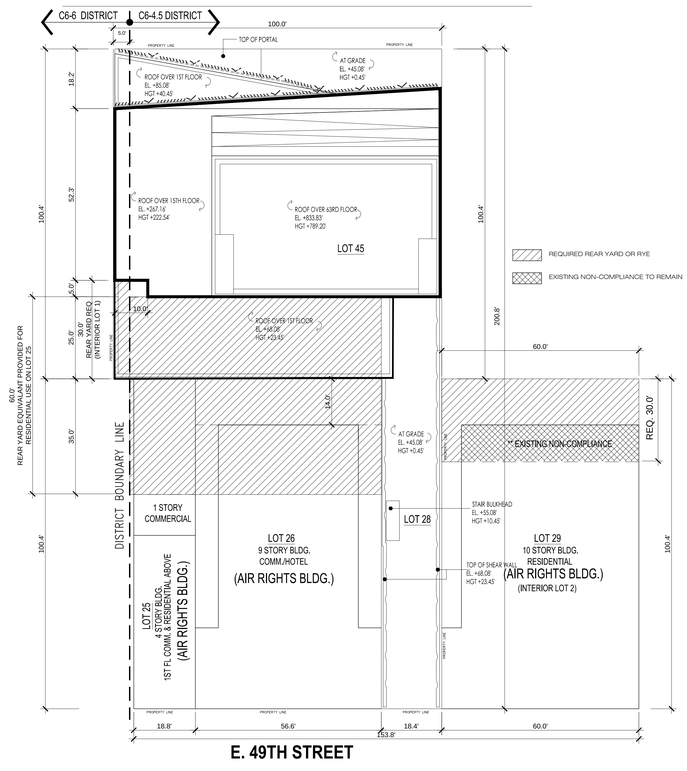
A. REQUIRED TREES
1 TREE/25' OF STREET FRONTAGE

EAST 50TH STREET:	100.00'
EAST 49TH STREET:	153.80'
TOTAL:	253.80'

253.80/25 = 10 TREES

23-03
26-41
28-12
33-03 B. TREES PROVIDED
3 TREES PROVIDED IN SIDEWALK ADJACENT TO ZONING LOT
7 ADDITIONAL TREES TO BE LOCATED OFF-SITE IN CONSULTATION WITH NYC PARKS DEPARTMENT
COMPLIES

REAR YARDS



REQUIRED REAR YARD OR RYE
EXISTING NON-COMPLIANCE TO REMAIN

REAR YARD REQUIREMENT

RESIDENTIAL:

23-47 30' REAR YARD

23-532(a) 60' RYE WITHIN 5' OF CENTERLINE OF BLOCK

35-53 RESIDENTIAL REAR YARDS AND RYEs BEGIN AT THE FLOOR LEVEL OF LOWEST DWELLING UNIT

COMMERCIAL:

33-26 20' REAR YARD

33-283 NO COMMERCIAL RYE REQUIRED IN C6 ZONES

35-53 RESIDENTIAL YARDS BEGIN AT LEVEL OF LOWEST DWELLING UNIT

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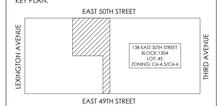
NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:


PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
PEDESTRIAN CALCULATION
TREE PLANTING & REAR YARD

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-68
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: Z-008.01
SHEET. No.: 013of 143

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Plot: 1/21/2016 2:58:00 PM Drawing Type: Architectural Plans

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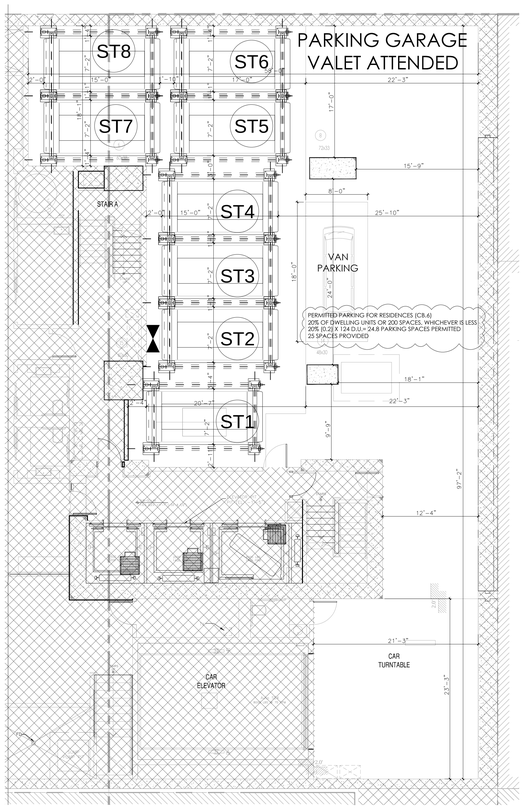
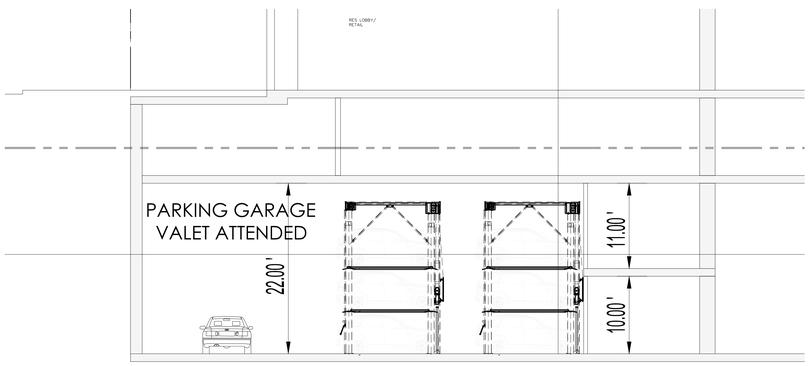
ES9964333US Scan Code

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

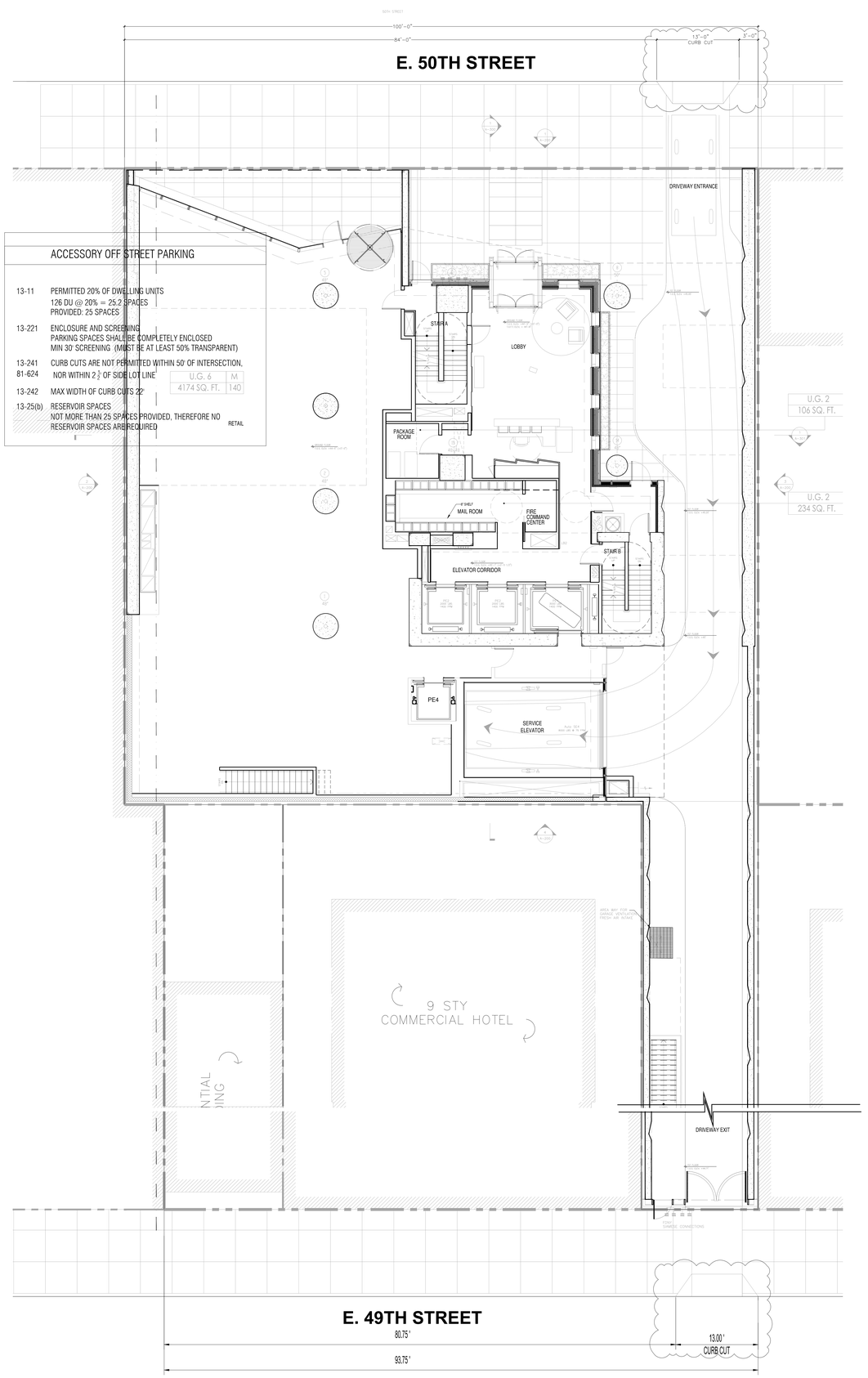


CAR STACKERS	
NUMBER	CAR COUNT
ST1	3
ST2	3
ST3	3
ST4	3
ST5	3
ST6	3
ST7	3
ST8	3
TOTAL	24

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



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



2 DRIVEWAY AT 1ST FLOOR
SCALE : 1/4" = 1'-0"

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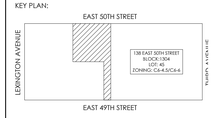

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
OFF STREET PARKING

SEAL & SIGNATURE:

DATE:
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Z-009.01
SHEET. No.: 014 of 143

FILE NO: I:\138 E 50th St\new\CAD\Z-009-OFF Street\Z-009-OFF Street Parking.dwg

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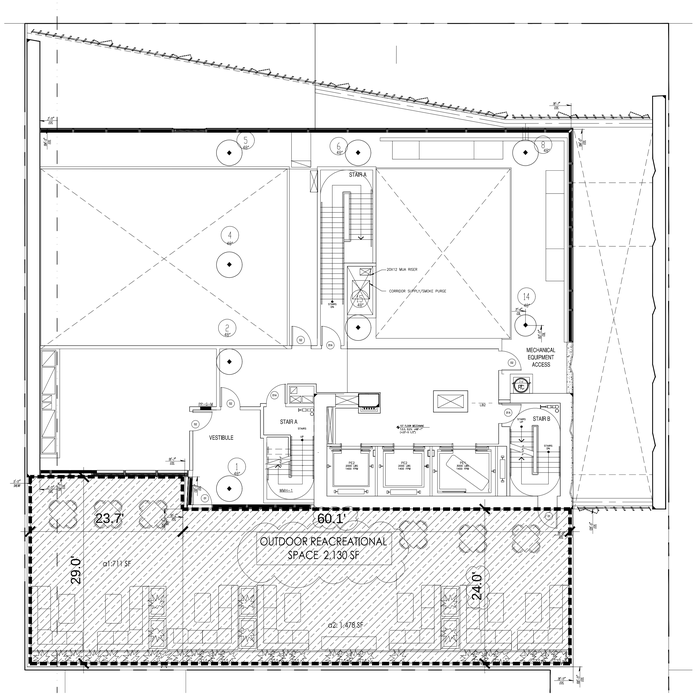
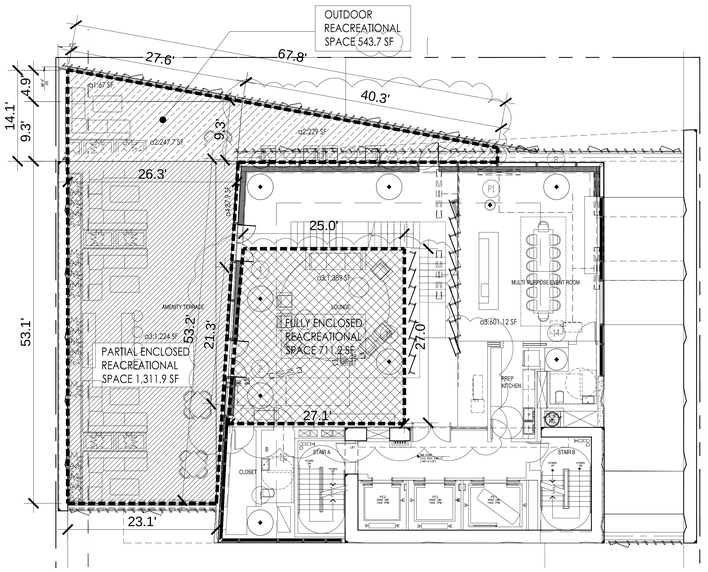


OPEN RECREATIONAL SPACE @ 1ST FL MEZZ : 2,130 SF

1 RECREATION SPACE AT 1ST FLOOR MEZZANINE
SCALE : 1/8" = 1'-0"

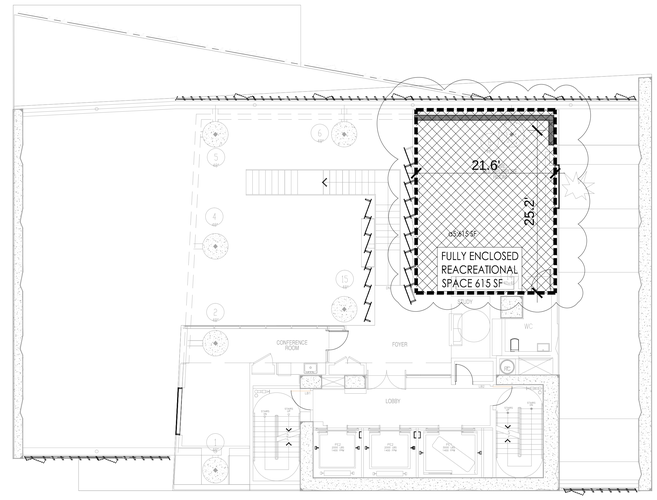


OPEN RECREATIONAL SPACE @ 2ND FLOOR : 543.7 SF

ROOFED RECREATIONAL SPACE @ 2ND FLOOR : 1,311.9 SF

ENCLOSED RECREATIONAL SPACE @ 2ND FLOOR : 711.2 SF

2 RECREATION SPACE AT 2ND FLOOR
SCALE : 1/8" = 1'-0"



ENCLOSED RECREATIONAL SPACE @ 3RD FLOOR : 615 SF

3 RECREATION SPACE AT 3RD FLOOR
SCALE : 1/8" = 1'-0"

RESIDENTIAL F.A.R BASED ON PROPOSED RECREATION AREA

81-241 (c) IN C6-4 DISTRICT WITHIN THE THEATER SUBDISTRICT WHERE A ZONING LOT HAS BEEN GRANTED BONUS FLOOR AREA OR OTHER FLOOR AREA ALLOWANCES IN ACCORDANCE WITH THE PROVISIONS OF SECTION81-741 (GENERAL PROVISIONS) SUCH ZONING LOT SHALL QUALIFY FOR A MAXIMUM RESIDENTIAL FLOOR AREA OF 12.0 IF THE DEVELOPMENT INCLUDES A RECREATIONAL SPACE FOR THE #RESIDENTIAL# OCCUPANTS IN AN AMOUNT NOT LESS THAN 16.25 SQUARE FEET FOR EACH #DWELLING UNIT#, OR A TOTAL AREA OF AT LEAST 5,000 SQUARE FEET, WHICHEVER IS GREATER.

I. RESIDENTIAL FLOOR AREA RATIO C6-4.5 :

PERMITTED MAX FAR = 12.0

PROPOSED FAR = PROPOSED RES. FLOOR AREA / LOT AREA
= 299,552 SF / 24,979 SF
= 11.9 % (COMPLIES)

II. RECREATIONAL SPACE :

REQUIRED RECREATIONAL SPACE :

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

PROPOSED RECREATIONAL SPACE :

RECREATIONAL SPACE @ 1ST FL MEZZ	2,130 SF
RECREATIONAL SPACE @ 2ND FL	2,658.1 SF
RECREATIONAL SPACE @ 3RD FL	615 SF
TOTAL RECREATIONAL SPACE	5,235.6 SF

5,403.1 SF TOTAL RECREATIONAL SPACE > 5,000 SF (COMPLIES)

81-24 (c) (2) BE DIRECTLY ACCESSIBLE FROM A LOBBY OR OTHER PUBLIC AREA SERVED BY THE RESIDENTIAL ELEVATORS;
(SEE A104.00, A105.00, A106.00)

81-24 (c) (3) BE LANDSCAPED, INCLUDING TREES OR SHRUBBERY, EXCEPT WHERE COVERED OR DEVELOPED WITH RECREATIONAL FACILITIES AND SEATING AREAS;
(SEE A104.00, A105.00, A106.00)

81-24 (c) (4) CONTAIN NOT LESS THAN 500 SQUARE FEET OF CONTINUOUS AREA ON A SINGLE LEVEL WITH NO DIMENSION OF LESS THAN 15 FEET;
(SEE 3/Z009.0)

81-24 (c) (5) HAVE NOT LESS THAN 50 PERCENT OF THE AREA OPEN FROM ITS LOWEST LEVEL TO THE SKY. THE REMAINING PORTION MAY BE ROOFED AND UP TO 50 PERCENT OF ITS PERIMETER MAY BE ENCLOSED. IN NO EVENT MAY MORE THAN 25 PERCENT OF THE REQUIRED RECREATIONAL SPACE BE FULLY ENCLOSED. ALL ENCLOSURES SHALL BE TRANSPARENT EXCEPT WHEN LOCATED WITHIN THE #BUILDING#. COVERED AREAS SHALL CONTAIN RECREATIONAL FACILITIES OR SEATING AREAS.

I. OPEN AREA :

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

PROPOSED OPEN RECREATIONAL AREA :

OPEN RECREATIONAL SPACE @ 1ST FL MEZZ	2,130 SF
OPEN RECREATIONAL SPACE @ 2ND FL	543.7 SF
TOTAL OPEN RECREATIONAL SPACE	2,673.7 SF > 2,500 SF (COMPLIES)

II. REMAINING RECREATION AREA :

MAX PERMITTED ROOFED REC. AREA = 50% X 5000 SF = 2,500 SF

PROPOSED ROOFED REC. AREA = 1,311.9 SF > 1,250 SF (COMPLIES) AT 2ND FLOOR

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

PROPOSED ENCLOSED REC. AREA :

ENCLOSED REC. SPACE @ 2ND FL	635 SF
ENCLOSED REC. SPACE @ 3RD FL	711.2 SF
TOTAL ENCLOSED REC. SPACE	1,346.2 SF = 1,250 SF (COMPLIES)
TOTAL REMAINING RECREATIONAL SPACE	2,658.1 SF >2,500 SF (COMPLIES)

A COPY OF REQUIREMENTS (c) (1) THOUGH (c) (5), AS SET FORTH IN THIS SECTION, SHALL BE PERMANENTLY POSTED IN A CONSPICUOUS PLACE WITHIN EACH RECREATIONAL SPACE.

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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400 PARK AVENUE, 5th FLOOR
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ARCHITECT OF RECORD:
SLCE*Architects, LLP*
1359 BROADWAY, 14th FLOOR
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www.wspgroup.com/usa

M.E.P.P. ENGINEER:
MGE
MGEngineering D.P.C. / we engineer success
116 West 32nd Street, 12th Floor, New York, N.Y. 10001
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ZONING CONSULTANT:
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330 WEST 42ND STREET
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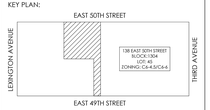
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

07/22/2016	DOB - RESPONSE TO OBJECTIONS
06/24/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.
DATE:	REVISION:

D.O.B. NUMBER:
NB#

NORTH: SCALE: 1/4" = 1'-0" (0 1 2 4 6 10)

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
RECREATION SPACE

SEAL & SIGNATURE:

REGISTERED ARCHITECT CHRISTOPHER JOSEPH CURRAN 022201 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
Z-010.01
SHEET. No.: 015of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Issued \6-07-22 - ISSUED FOR

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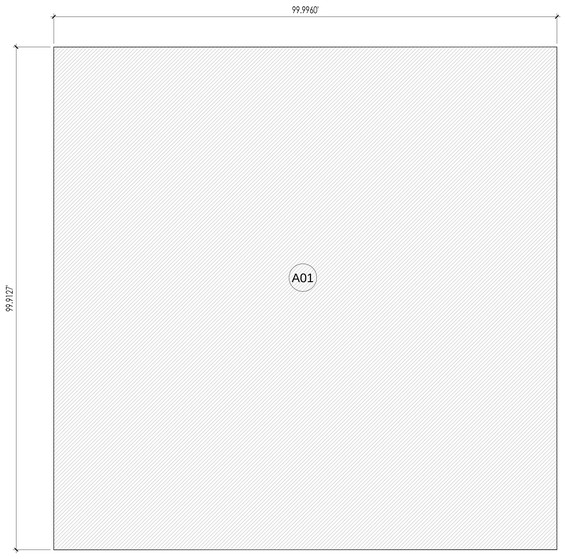
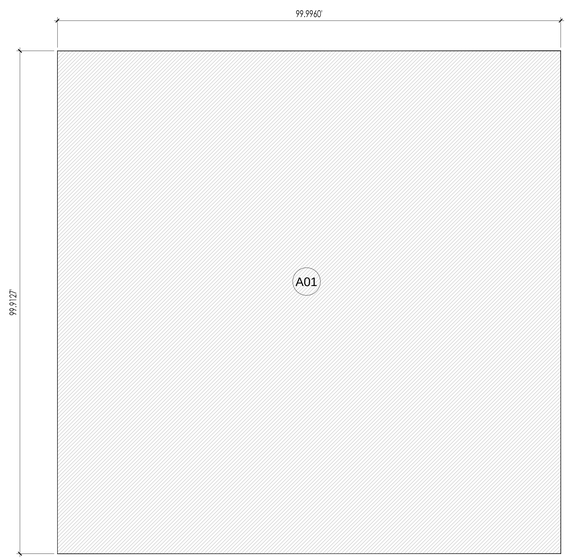


1 SUB-CELLAR FLOOR: GROSS FLOOR AREA
SCALE: 1/16" = 1'-0"

SUB-CELLAR FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	99.92	100.00	9,991.60
TOTAL:			9,992

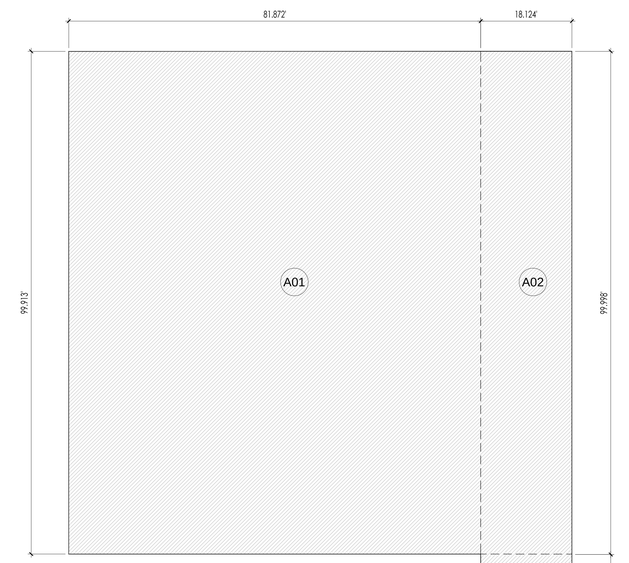
SUB-CELLAR FLOOR DEDUCTIONS					
DEDUCTIONS	MECHANICAL	PLUMBING	ELECTRICAL	STAIRS	OPENING
AREA (SF)	9,992				
TOTAL	9,992				



2 SUB-CELLAR MEZZANINE FLOOR : GROSS FLOOR AREA
SCALE: 2/16" = 1'-0"

SUB-CELLAR MEZZANINE FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	99.92	100.00	6,691.00
SUB-TOTAL:			6,691

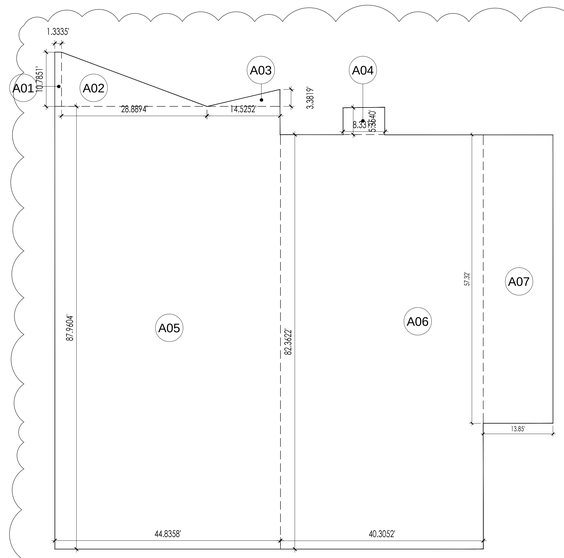
SUB-CELLAR MEZZANINE FLOOR DEDUCTIONS					
DEDUCTIONS	MECHANICAL	PLUMBING	ELECTRICAL	STAIRS	OPENING
AREA (SF)	6,691				
TOTAL (SF)	6,691				



3 CELLAR FLOOR: GROSS FLOOR AREA
SCALE: 1/16" = 1'-0"

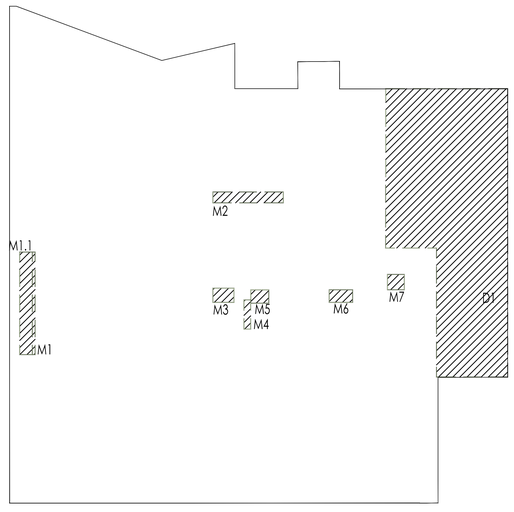
CELLAR FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	81.90	99.91	8,182.87
A02	18.12	100.00	1,812.36
A03	18.12	100.31	1,817.95
TOTAL:			11,813

CELLAR FLOOR DEDUCTIONS					
DEDUCTIONS	MECHANICAL	PLUMBING	ELECTRICAL	STAIRS	OPENING
AREA (SF)	11,813				
TOTAL (SF)	11,813				



4 FIRST FLOOR: GROSS FLOOR AREA
SCALE: 1/16" = 1'-0"

FIRST FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	1.33	10.79	14.38
A02	28.89	10.79	155.79
A03	14.53	3.38	24.56
A04	8.33	5.35	44.61
A05	44.84	87.96	3,943.77
A06	40.31	82.36	3,319.62
A07	13.85	57.32	793.88
TOTAL:			8,297



5 FIRST FLOOR: DEDUCTIONS
SCALE: 1/16" = 1'-0"

MECHANICAL DEDUCTIONS C6.6

DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M.1	7"	20'-4 5/8"	11.87 SF
M.2	2'-2 1/8"	13'-11 1/2"	30.34 SF
M.3	4'-2"	2'-10"	11.80 SF
M.4	5'-9 1/2"	1'-4"	7.72 SF
M.5	2'-8"	3'-7"	9.55 SF
M.6	4'-8"	2'-6"	11.66 SF
M.7	3'-0 3/4"	3'-4 1/8"	10.23 SF
			93.18 SF

MECHANICAL DEDUCTIONS C6-4.5

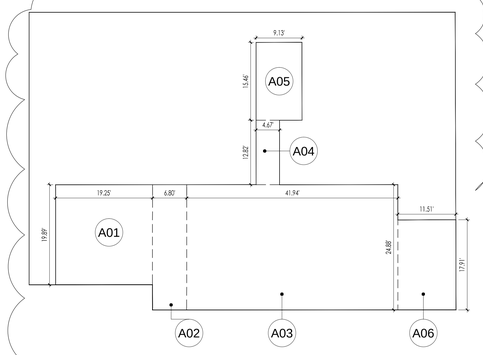
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M.1.1	2'-6"	20'-4 5/8"	51.00 SF
M.2	2'-2 1/8"	13'-11 1/2"	30.34 SF
M.3	4'-2"	2'-10"	11.80 SF
M.4	5'-9 1/2"	1'-4"	7.72 SF
M.5	2'-8"	3'-7"	9.55 SF
M.6	4'-8"	2'-6"	11.66 SF
M.7	3'-0 3/4"	3'-4 1/8"	10.23 SF
			132.31 SF

DRIVEWAY

DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
D.1	67'-3 3/4"	24'-2 7/8"	1130.60 SF
			1130.60 SF

LEGEND FOR DEDUCTIONS

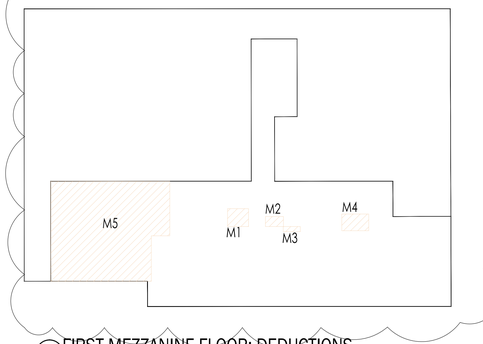
M	MECHANICAL
P	PLUMBING
E	ELECTRICAL
ST	STAIRS
OP	OPEN TO BELOW
	DEDUCTIONS



1ST FLOOR GROSS AREA = 8,297 SF
1ST FLOOR MEZZANINE GROSS AREA = 2,003 SF
⅓ OF FIRST FLOOR GROSS AREA= 8,297 SF/ 3 = 2,765 SF
2,003 < 2,765 SF COMPLIES

6 FIRST MEZZANINE FLOOR: GROSS FLOOR AREA
SCALE: 1/16" = 1'-0"

FIRST MEZZANINE FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	19.25	19.89	382.88
A02	6.80	24.88	169.18
A03	41.94	24.88	1,043.47
A04	4.67	12.82	59.87
A05	9.13	15.46	141.15
A06	11.51	17.91	206.14
TOTAL:			2,003



7 FIRST MEZZANINE FLOOR: DEDUCTIONS
SCALE: 1/16" = 1'-0"

MECHANICAL DEDUCTIONS

DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M.1	3'-6 5/8"	4'-1 7/8"	14.75 SF
M.2	3'-7"	2'-0"	7.17 SF
M.3	3'-4 3/4"	1'-0"	3.40 SF
M.4	3'-4"	5'-4"	17.78 SF
M.5	19'-10 5/8"	23'-7 7/8"	437.19 SF
			480.28 SF

PROJECT:

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NEW YORK, NY

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EXTERIOR WALL CONSULTANT:
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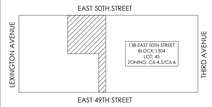
TEL.: (212) 689-5389

DATE:	REVISION:
06/24/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:


PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
FLOOR AREA AND DEDUCTIONS
SUB-CELLAR-1ST MEZZ. FLOOR PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT CITY OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: Z-020.01
SHEET. No.: 016 of 143

FILE No: 1:\3D \Z\138 East 50th ST\ARCH\Z\Z-020.01\Z-020.01(Mezz_Deductions).dwg

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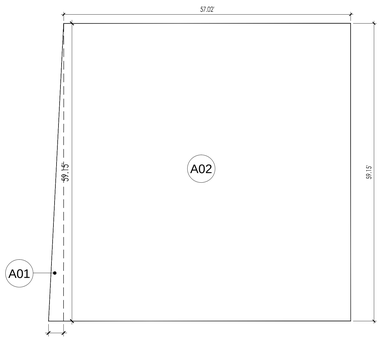
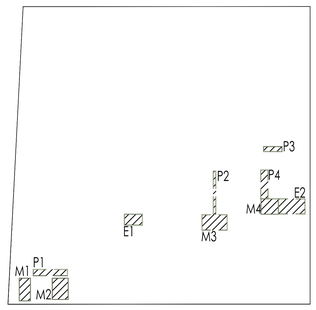
E500018J0103 Scan Code



1 SECOND FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"

2ND FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	3.00	59.15	88.73
A02	57.00	59.20	3,374.40
TOTAL:			3,463

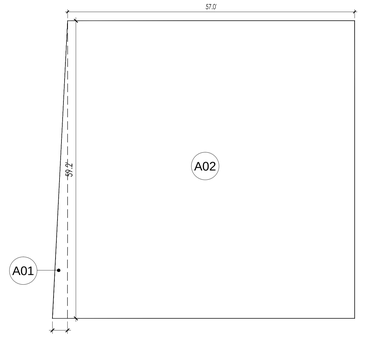


2 SECOND FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"

MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M.1	2'-2 3/4"	4'-6"	10.04 SF
M.2	4'-2 3/4"	3'-2"	13.39 SF
M.3	3'-1"	5'-0"	15.42 SF
M.4	3'-0 3/4"	3'-5 1/2"	10.59 SF
			49.43 SF

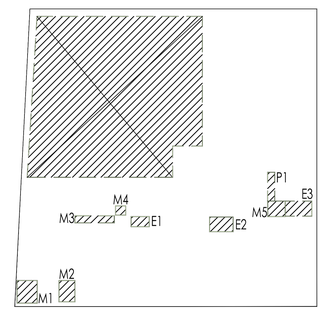
PLUMBING DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P.1	6'-9 1/2"	1'-3"	8.49 SF
P.2	6	8'-7 1/8"	4.30 SF
P.3	3'-8"	1'-0"	3.67 SF
P.4	1'-5 1/8"	5'-8 5/8"	8.17 SF
			24.62 SF

ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E.1	2'-2"	3'-7"	7.76 SF
E.2	2'-11 7/8"	5'-3 3/8"	15.79 SF
			23.55 SF



3 THIRD FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"

3RD FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	3.00	59.15	88.73
A02	57.00	59.20	3,374.40
TOTAL:			2,311



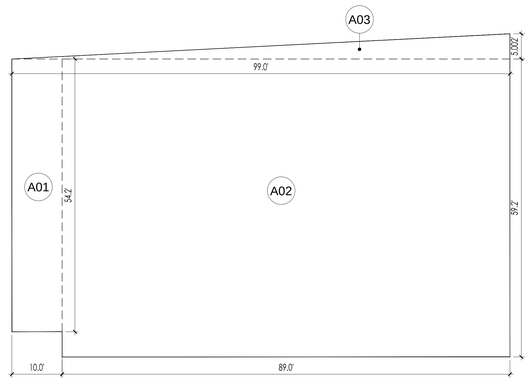
4 THIRD FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"

MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M.1	3'-11 7/8"	4'-6"	17.97 SF
M.2	4'-2 3/4"	3'-2"	13.39 SF
M.3	1'-5"	7'-10"	11.10 SF
M.4	1'-10"	2'-0"	3.67 SF
M.5	3'-0 3/4"	3'-5 1/2"	10.59 SF
			56.71 SF

PLUMBING DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P.1	1'-5 1/8"	5'-8 5/8"	8.17 SF
			8.17 SF

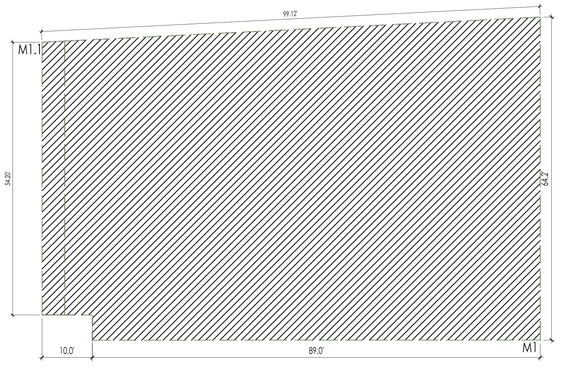
OPENING			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
O1	34'-0 1/2"	34'-4 1/4"	1045.12 SF
			1045.12 SF

ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E.1	2'-0"	3'-7"	7.16 SF
E.2	4'-8"	2'-11"	13.61 SF
E.3	2'-11 7/8"	5'-3 3/8"	15.79 SF
			36.56 SF



5 FOURTH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"

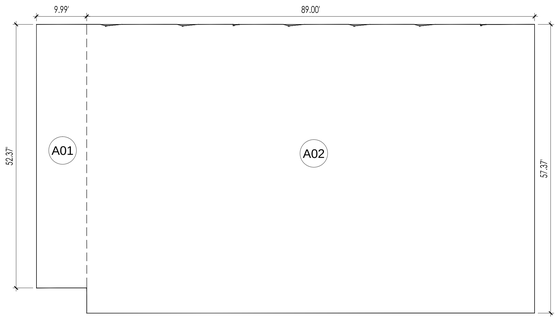
4TH FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	10.00	54.20	542.00
A02	89.02	59.20	5,269.98
A03	99.00	5.00	247.60
TOTAL:			6,060



6 FOURTH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"

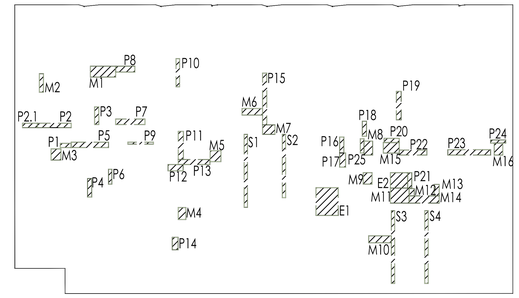
MECHANICAL DEDUCTIONS C6-6			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M.1	94'-6 3/4"	64'-3 3/4"	5815.22 SF
			5815.22 SF

MECHANICAL DEDUCTIONS C6-4.5			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M.1.1	54'-5 1/8"	4'-6"	244.43 SF
			244.43 SF



7 FIFTH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"

5TH FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	10.00	52.37	523.43
A02	89.02	57.37	5,107.34
SUB-TOTAL:			5,630.77
*CHEVRON DEDUCTION: (SUBTOTAL-CHEVRON)			5.45
TOTAL:			5,625



8 FIFTH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"

MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M. 1	5'-0"	2'-2"	10.83 SF
M. 2	10"	3'-8"	3.06 SF
M. 3	2'-3"	1'-11 1/2"	4.41 SF
M. 4	2'-4 1/2"	1'-6"	3.55 SF
M. 5	2'-2 1/8"	2'-1 7/8"	4.66 SF
M. 6	1'-3 3/8"	4'-1 1/4"	5.27 SF
M. 7	1'-10 1/2"	2'-5 3/8"	4.68 SF
M. 8	2'-9 1/4"	1'-8 1/2"	4.73 SF
M. 9	2'-3"	1'-9"	3.94 SF
M.10	4'-6"	1'-4 1/2"	6.18 SF
M.11	3'-0"	3'-8 1/2"	11.13 SF
M.12	1'-5 1/4"	1'-0 3/8"	1.47 SF
M.13	2'-3 3/8"	1'-0 3/8"	2.34 SF
M.14	6'-0"	1'-5 1/4"	8.59 SF
M.15	3'-2"	2'-1"	6.59 SF
M.16	1'-8 5/8"	2'-4 1/2"	4.08 SF
			85.41 SF

PLUMBING DEDUCTIONS C6-6			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P. 1	10"	2'-2"	1.81 SF
P. 2	6'-8 1/2"	10 1/2"	5.89 SF
P. 3	10"	3'-6"	2.91 SF
P. 4	3'-8"	10"	3.06 SF
P. 5	1'-1"	7'-5"	8.03 SF
P. 6	8"	2'-11 1/2"	1.97 SF
P. 7	5'-10"	1'-1"	6.32 SF
P. 8	3'-10"	1'-2"	4.47 SF
P. 9	5'-0 7/8"	5"	2.11 SF
P.10	8 1/2"	5'-7"	3.95 SF
P.11	5'-7"	1'-0"	5.58 SF
P.12	1'-3 3/8"	3'-0"	3.75 SF
P.13	1'-0"	6'-3 1/2"	6.29 SF
P.14	1'-2"	2'-6"	2.92 SF
P.15	10"	10'-3 1/2"	8.55 SF
P.16	10"	3'-2"	2.64 SF
P.17	1'-2"	2'-10"	3.31 SF
P.18	3'-0"	10"	2.50 SF
P.19	5'-7 7/8"	11 1/2"	5.43 SF
P.20	10"	3'-0"	2.50 SF
P.21	3'-0 3/8"	9 7/8"	2.48 SF
P.22	5'-6"	1'-0"	5.50 SF
P.23	8'-6"	1'-1"	9.21 SF
P.24	7 1/2"	3'-0"	1.88 SF
P.25	2'-10"	9"	2.13 SF
			105.18 SF

STAIR DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST1	8"	14'-6"	9.68 SF
ST2	8"	12'-6 7/8"	8.39 SF
ST3	8"	14'-5 1/2"	9.65 SF
ST4	8"	14'-5 1/2"	9.65 SF
			37.37 SF

ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E.1	5'-6 1/4"	4'-5"	24.39 SF
E.2	3'-5 1/8"	3'-0 3/8"	10.40 SF
			34.79 SF

PLUMBING DEDUCTIONS C6-4.5			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P.2.1	2'-11 1/2"	10 1/2"	2.60 SF
			2.60 SF

LEGEND FOR DEDUCTIONS

M	MECHANICAL
P	PLUMBING
E	ELECTRICAL
ST	STAIRS
OP	OPEN TO BELOW
	DEDUCTIONS

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
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228 East 45th ST.
New York, NY 10017
(212) 687-0888
www.wspgroup.com/usa

M.E.P./FP. ENGINEER:
MGE
MG Engineering D.P.C. / we engineer success
116 West 32nd Street, 12th Floor, New York, N.Y. 10001
P 212.643.9055 F 212.643.0503 www.mgedpc.net

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NEW YORK, NEW YORK 10001
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1251 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10020
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ZONING CONSULTANT:
Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
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FAX.: (212) 714-0283

EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
06/24/2014	DOB - RESPONSE TO OBJECTIONS
01/22/2014	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
BLOCK 1304
LOT: 45
ZONING: C6-4.5/C6-4
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

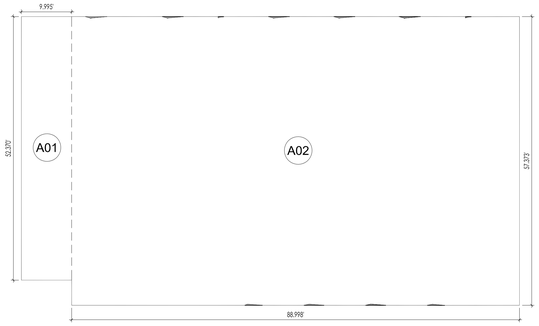
DRAWING TITLE:
FLOOR AREA AND DEDUCTIONS
2ND-5TH FLOOR PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHRISTOPHER M. CHAN STATE OF NEW YORK

DATE:
PROJECT No: 2014-68
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
Z-021.01
SHEET. No.: 017 of 143

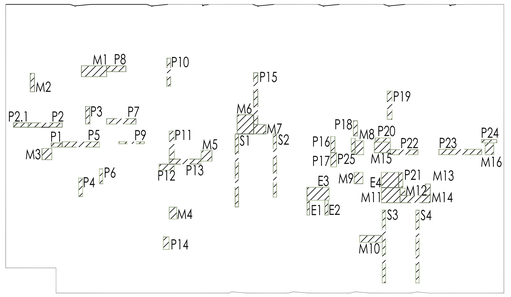
FILE No: I:\3D\Revit\2014\2014-68 East 50 ST. (SLCE)\Central\2014-68 East 50 ST. (SLCE) CENTRAL_2015_R14.rvt

DEPT OF BLDGS 121395029 Job Number
E-DOB-20251107 Application Number



6TH-14TH FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	10.00	52.37	523.43
A02	89.02	57.37	5,107.34
SUB-TOTAL:			5,630.77
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			5.45
TOTAL:			5,625

1 6TH-14TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M_1	5'-0"	2'-2"	10.83 SF
M_2	10"	3'-8"	3.06 SF
M_3	2'-3"	1'-11 1/2"	4.41 SF
M_4	2'-4 1/2"	1'-6"	3.55 SF
M_5	2'-2 1/8"	2'-1 7/8"	4.66 SF
M_6	3'-10 1/8"	3'-3 1/8"	12.54 SF
M_7	1'-10 1/2"	2'-5 3/8"	4.58 SF
M_8	2'-9 1/4"	1'-8 1/2"	4.73 SF
M_9	2'-3"	1'-9"	3.94 SF
M_10	4'-6"	1'-4 1/2"	6.18 SF
M_11	3'-0"	3'-8 1/2"	11.13 SF
M_12	1'-5 1/4"	1'-0 3/8"	1.47 SF
M_13	2'-3 3/8"	1'-0 3/8"	2.34 SF
M_14	6'-0"	1'-5 1/4"	8.59 SF
M_15	3'-2"	2'-1"	6.59 SF
M_16	1'-8 5/8"	2'-4 1/2"	4.08 SF
			92.68 SF

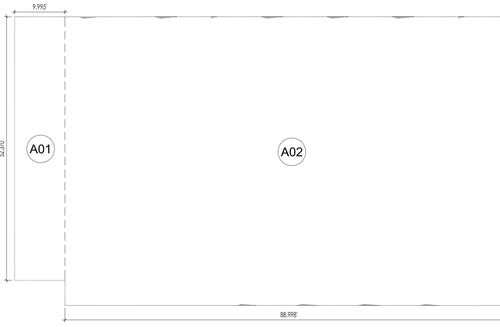
PLUMBING DEDUCTIONS C6-6			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P_1	10"	2'-2"	1.81 SF
P_2	6'-8 1/2"	10 1/2"	5.89 SF
P_3	10"	3'-6"	2.91 SF
P_4	3'-8"	10"	3.06 SF
P_5	1'-1"	7'-5"	8.03 SF
P_6	8"	2'-11 1/2"	1.97 SF
P_7	5'-10"	1'-1"	6.32 SF
P_8	3'-10"	1'-2"	4.47 SF
P_9	5'-0 7/8"	5"	2.11 SF
P_10	8 1/2"	5'-7"	3.95 SF
P_11	5'-7"	1'-0"	5.58 SF
P_12	1'-3 3/8"	3'-0"	3.75 SF
P_13	1'-0"	6'-3 1/2"	6.29 SF
P_14	1'-2"	2'-6"	2.92 SF
P_15	10"	10'-3 1/2"	8.55 SF
P_16	10"	3'-2"	2.64 SF
P_17	1'-2"	2'-10"	3.31 SF
P_18	3'-0"	10"	2.50 SF
P_19	5'-7 7/8"	11 1/2"	5.43 SF
P_20	10"	3'-0"	2.50 SF
P_21	3'-0 3/8"	9 7/8"	2.48 SF
P_22	5'-6"	1'-0"	5.50 SF
P_23	8'-6"	1'-1"	9.21 SF
P_24	7 1/2"	3'-0"	1.88 SF
P_25	2'-10"	9"	2.13 SF
			105.18 SF

STAIR DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST1	8"	14'-6"	9.68 SF
ST2	8"	12'-6 7/8"	8.39 SF
ST3	8"	14'-5 1/2"	9.65 SF
ST4	8"	14'-5 1/2"	9.65 SF
			37.37 SF

ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E1	2'-11 1/4"	5 7/8"	1.43 SF
E2	8"	2'-11 1/4"	1.96 SF
E3	2'-7 1/8"	4'-5"	11.44 SF
E4	3'-5 1/8"	3'-0 3/8"	10.40 SF
			25.21 SF

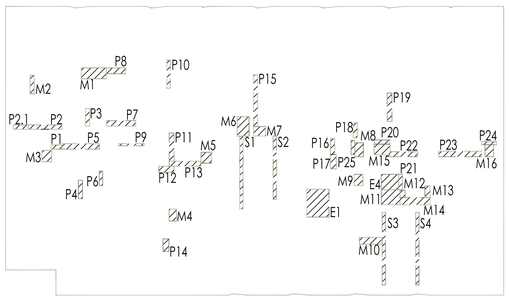
PLUMBING DEDUCTIONS C6-4.5			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 2.1	2'-11 1/2"	10 1/2"	2.60 SF
			2.60 SF

2 6TH-14TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



15TH FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	10.00	52.37	523.43
A02	89.02	57.37	5,107.34
SUB-TOTAL:			5,630.77
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			5.45
TOTAL			5,625

3 15TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



PARTIAL ELECTRICAL DEDUCTION
6TH,10TH,13TH FLOORS

MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M_1	5'-0"	2'-2"	10.83 SF
M_2	10"	3'-8"	3.06 SF
M_3	2'-3"	1'-11 1/2"	4.41 SF
M_4	2'-4 1/2"	1'-6"	3.55 SF
M_5	2'-2 1/8"	2'-1 7/8"	4.66 SF
M_6	3'-10 1/8"	2'-4 1/2"	9.11 SF
M_7	1'-10 1/2"	2'-5 3/8"	4.58 SF
M_8	2'-9 1/4"	1'-8 1/2"	4.73 SF
M_9	2'-3"	1'-9"	3.94 SF
M_10	4'-6"	1'-4 1/2"	6.18 SF
M_11	3'-0"	3'-8 1/2"	11.13 SF
M_12	1'-5 1/4"	1'-0 3/8"	1.47 SF
M_13	2'-3 3/8"	1'-0 3/8"	2.34 SF
M_14	6'-0"	1'-5 1/4"	8.59 SF
M_15	3'-2"	2'-1"	6.59 SF
M_16	1'-8 5/8"	2'-4 1/2"	4.08 SF
			89.26 SF

PLUMBING DEDUCTIONS C6-6			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P_1	10"	2'-2"	1.81 SF
P_2	6'-8 1/2"	10 1/2"	5.89 SF
P_3	10"	3'-6"	2.91 SF
P_4	3'-8"	10"	3.06 SF
P_5	1'-1"	7'-5"	8.03 SF
P_6	8"	2'-11 1/2"	1.97 SF
P_7	5'-10"	1'-1"	6.32 SF
P_8	3'-10"	1'-2"	4.47 SF
P_9	5'-0 7/8"	5"	2.11 SF
P_10	8 1/2"	5'-7"	3.95 SF
P_11	5'-7"	1'-0"	5.58 SF
P_12	1'-3 3/8"	3'-0"	3.75 SF
P_13	1'-0"	6'-3 1/2"	6.29 SF
P_14	1'-2"	2'-6"	2.92 SF
P_15	10"	10'-3 1/2"	8.55 SF
P_16	10"	3'-2"	2.64 SF
P_17	1'-2"	2'-10"	3.31 SF
P_18	3'-0"	10"	2.50 SF
P_19	5'-7 7/8"	11 1/2"	5.43 SF
P_20	10"	3'-0"	2.50 SF
P_21	3'-0 3/8"	9 7/8"	2.48 SF
P_22	5'-6"	1'-0"	5.50 SF
P_23	8'-6"	1'-1"	9.21 SF
P_24	7 1/2"	3'-0"	1.88 SF
P_25	2'-10"	9"	2.13 SF
			105.18 SF

ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E1	5'-6 1/4"	4'-5"	24.39 SF
E4	3'-5 1/8"	3'-0 3/8"	10.40 SF
			34.79 SF

ELECTRICAL DEDUCTIONS 7TH,10TH,13TH FLOORS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E1	2'-11 1/4"	5 7/8"	1.43 SF
E2	8"	2'-11 1/4"	1.96 SF
E3	2'-7 1/8"	4'-5"	11.44 SF
E4	3'-5 1/8"	3'-0 3/8"	10.40 SF
			25.21 SF

PLUMBING DEDUCTIONS C6-4.5			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 2.1	2'-11 1/2"	10 1/2"	2.60 SF
			2.60 SF

STAIR DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST1	8"	14'-6"	9.68 SF
ST2	8"	12'-6 7/8"	8.39 SF
ST3	8"	14'-5 1/2"	9.65 SF
ST4	8"	14'-5 1/2"	9.65 SF
			37.37 SF

LEGEND FOR DEDUCTIONS

M	MECHANICAL
P	PLUMBING
E	ELECTRICAL
ST	STAIRS
OP	OPEN TO BELOW
	DEDUCTIONS

4 15TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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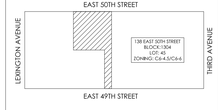
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

01/22/2016	ISSUED FOR P.A.A.	
DATE:	REVISION:	

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

FLOOR AREA AND DEDUCTIONS
6th-15th FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
Z-022.01
SHEET No.: 018 of 143

FILE NO: T:\2013\138 Street\CAD\Z-022-A&D Floor Plans\Drawings\Z-022.01_A+D-15.dwg

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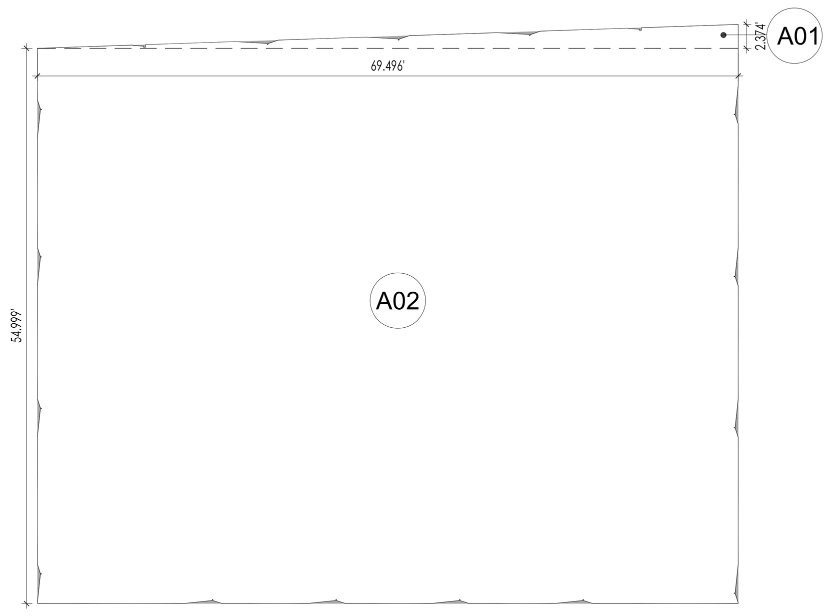
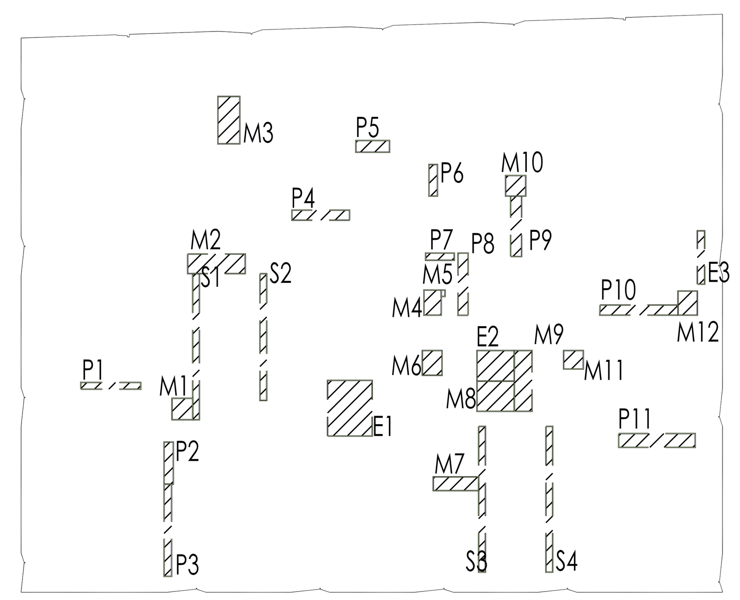


16TH FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.95	2.37	83.03
A02	69.50	55.00	3,822.21
SUB-TOTAL:			3,905.24
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			9.39
TOTAL			3,896

1 16TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



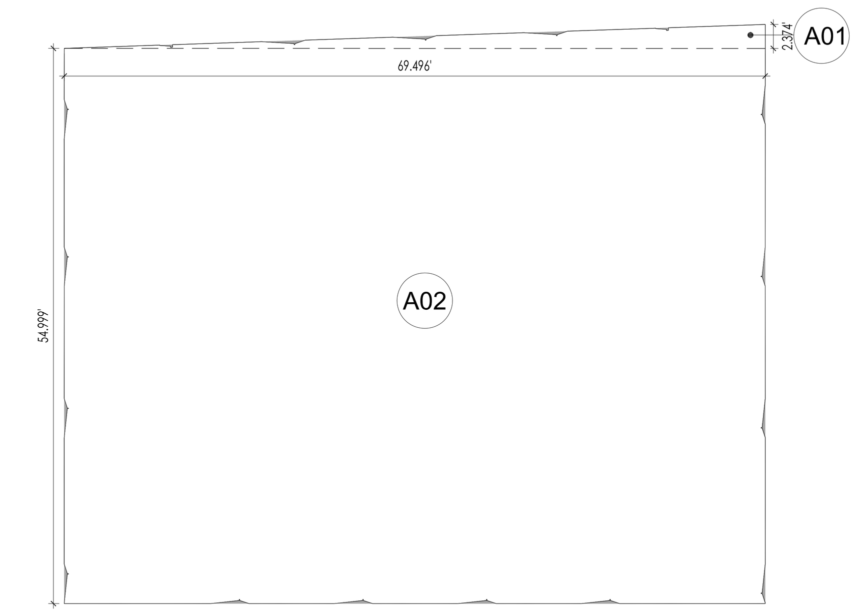
MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M 1	2'-1 1/2"	2'-0 1/2"	4.34 SF
M 2	5'-8 1/2"	1'-11 3/8"	11.12 SF
M 3	4'-8 1/2"	2'-2"	10.20 SF
M 4	2'-5 7/8"	1'-8 1/2"	4.25 SF
M 5	7 5/8"	4 1/2"	0.24 SF
M 6	2'-5 1/2"	1'-11 1/2"	4.81 SF
M 7	4'-6"	1'-4 1/2"	6.18 SF
M 8	3'-0"	3'-8 1/2"	11.13 SF
M 9	6'-0 3/8"	1'-9"	10.54 SF
M 10	2'-0 3/8"	2'-0"	4.06 SF
M 11	1'-11 1/2"	1'-10"	3.59 SF
M 12	2'-4 3/4"	1'-11"	4.59 SF
			75.05 SF

PLUMBING DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 1	8"	5'-11 1/4"	3.96 SF
P 2	11"	4'-2 1/8"	3.83 SF
P 3	9"	9'-1 3/4"	6.85 SF
P 4	5'-8 1/2"	1'-0"	5.71 SF
P 5	3'-4"	1'-2"	3.89 SF
P 6	3'-1 1/2"	10"	2.61 SF
P 7	2'-10"	8 1/2"	2.01 SF
P 8	1'-0"	6'-2"	6.16 SF
P 9	6'-0"	1'-1 1/8"	6.54 SF
P 10	7'-8 7/8"	1'-0"	7.73 SF
P 11	7'-7"	1'-4 1/2"	10.42 SF
			59.69 SF

STAIR DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST 1	8"	14'-6"	9.68 SF
ST 2	8"	12'-6 7/8"	8.39 SF
ST 3	8"	14'-5 1/2"	9.65 SF
ST 4	8"	14'-5 1/2"	9.65 SF
			37.37 SF

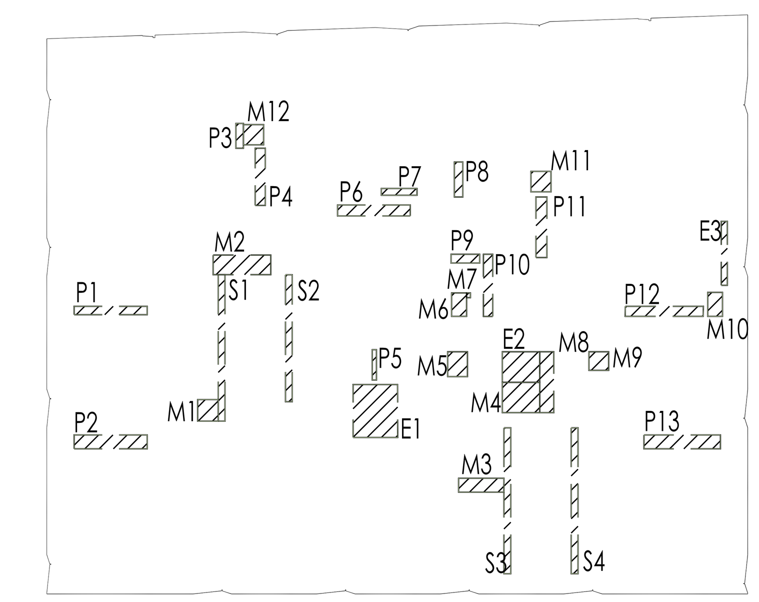
ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	5'-6 1/4"	4'-5"	24.39 SF
E 2	3'-8 3/8"	3'-0 3/8"	11.20 SF
E 3	5'-3 5/8"	8 3/4"	3.85 SF
			39.45 SF

2 16TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



17TH FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.95	2.37	83.03
A02	69.50	55.00	3,822.21
SUB-TOTAL:			3,905.24
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			9.39
TOTAL			3,896

3 17TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



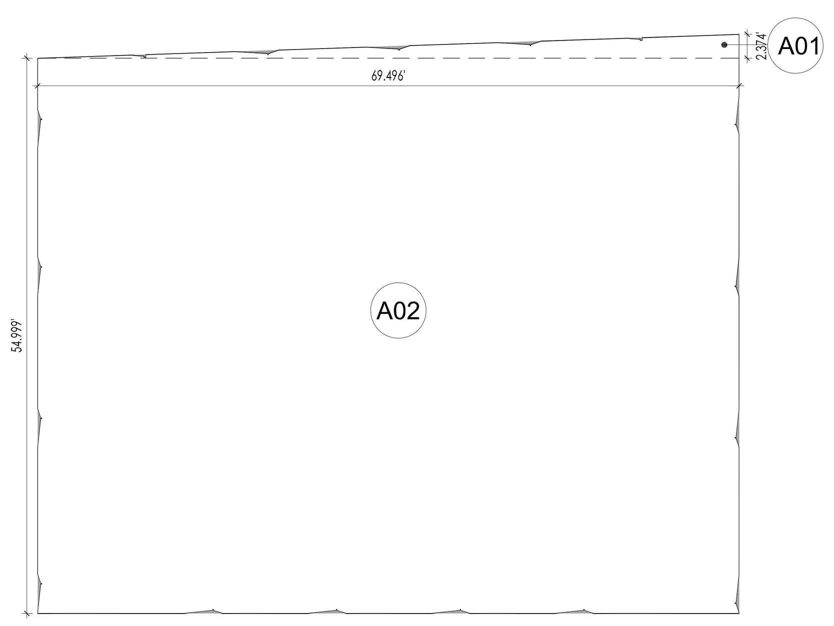
MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M 1	2'-1 1/2"	2'-0 1/2"	4.34 SF
M 2	5'-8 1/2"	1'-11 3/8"	11.12 SF
M 3	4'-6"	1'-4 1/2"	6.18 SF
M 4	3'-0"	3'-8 1/2"	11.13 SF
M 5	2'-5 1/2"	1'-11 1/2"	4.81 SF
M 6	2'-3 7/8"	1'-5 7/8"	3.46 SF
M 7	5 5/8"	4 1/2"	0.18 SF
M 8	6'-0 3/8"	1'-4 3/4"	8.43 SF
M 9	1'-11 1/2"	1'-10"	3.59 SF
M 10	1'-5 5/8"	2'-4 1/2"	3.50 SF
M 11	2'-0 3/8"	2'-0"	4.06 SF
M 12	1'-11 7/8"	2'-0"	3.99 SF
			64.78 SF

PLUMBING DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 1	10"	7'-3"	6.04 SF
P 2	1'-4 1/2"	7'-3"	9.97 SF
P 3	2'-5 1/2"	9"	1.84 SF
P 4	5'-8"	1'-0"	5.66 SF
P 5	3'-0 1/8"	5"	1.25 SF
P 6	7'-2 1/2"	1'-1"	7.81 SF
P 7	8"	3'-6 1/2"	2.36 SF
P 8	3'-5 5/8"	10"	2.89 SF
P 9	2'-10"	10 1/2"	2.48 SF
P 10	11"	6'-2"	5.68 SF
P 11	6'-0"	1'-1 1/8"	6.53 SF
P 12	7'-9 1/8"	1'-0"	7.74 SF
P 13	7'-7"	1'-4 1/2"	10.42 SF
			70.68 SF

STAIR DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST 1	8"	14'-6"	9.68 SF
ST 2	8"	12'-6 7/8"	8.39 SF
ST 3	8"	14'-5 1/2"	9.65 SF
ST 4	8"	14'-5 1/2"	9.65 SF
			37.37 SF

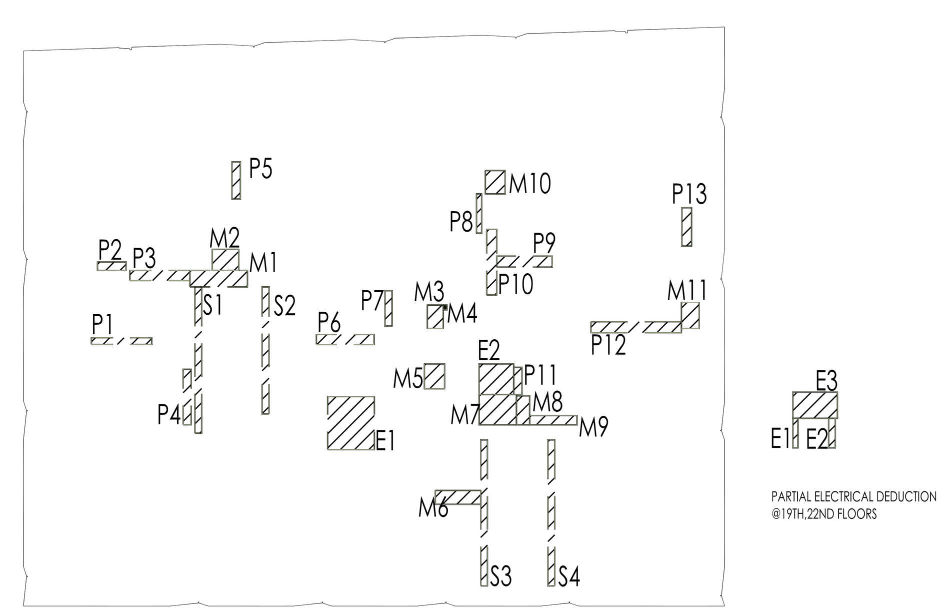
ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	5'-3"	4'-5"	23.18 SF
E 2	3'-8 1/2"	3'-0 3/8"	11.24 SF
E 3	6'-4"	7 1/4"	3.83 SF
			38.25 SF

4 17TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



18TH-23rd FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.95	2.37	83.03
A02	69.50	55.00	3,822.21
SUB-TOTAL:			3,905.24
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			9.39
TOTAL			3,896

5 18TH-23RD FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M 1	1'-7 5/8"	5'-8 1/2"	9.31 SF
M 2	2'-1"	2'-7 3/8"	5.45 SF
M 3	2'-3 7/8"	1'-7"	3.68 SF
M 4	5 5/8"	4 3/8"	0.17 SF
M 5	2'-5 1/2"	2'-0"	4.92 SF
M 6	1'-4 1/2"	4'-6"	6.18 SF
M 7	3'-8 3/8"	3'-0"	11.09 SF
M 8	2'-10 3/8"	1'-3 5/8"	3.73 SF
M 9	11"	4'-8 3/8"	4.32 SF
M 10	2'-3 5/8"	1'-11 1/2"	4.50 SF
M 11	2'-7"	1'-9 1/4"	4.56 SF
			57.90 SF

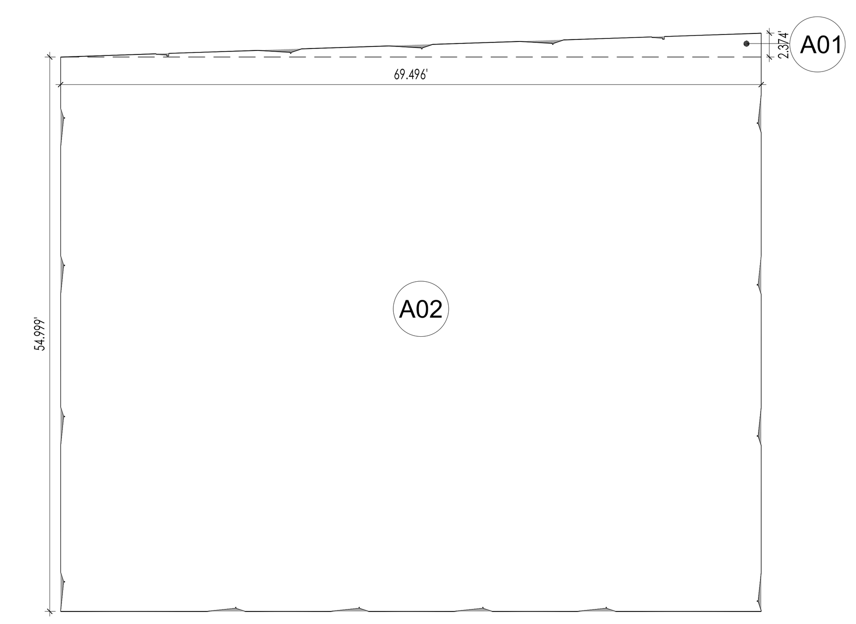
PLUMBING DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 1	8"	5'-11 3/4"	3.99 SF
P 2	9 7/8"	2'-10"	2.35 SF
P 3	1'-0 1/8"	5'-11 1/2"	5.99 SF
P 4	5'-5 7/8"	9 5/8"	4.39 SF
P 5	3'-8"	10"	3.06 SF
P 6	1'-0"	5'-8 5/8"	5.72 SF
P 7	3'-5 7/8"	8 1/2"	2.47 SF
P 8	3'-10 3/4"	6"	1.95 SF
P 9	1'-1"	5'-6"	5.96 SF
P 10	6'-6"	1'-0"	6.51 SF
P 11	2'-8 3/8"	9 7/8"	2.21 SF
P 12	8'-11 3/4"	1'-1"	9.73 SF
P 13	3'-9 1/2"	11 5/8"	3.67 SF
			57.99 SF

STAIR DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST 1	14'-6"	8"	9.68 SF
ST 2	8"	12'-6 7/8"	8.40 SF
ST 3	14'-5 1/2"	8"	9.65 SF
ST 4	8"	14'-5 1/2"	9.65 SF
			37.38 SF

ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	5'-3"	4'-7 3/4"	24.37 SF
E 2	3'-0 3/8"	3'-5 1/8"	10.40 SF
			34.76 SF

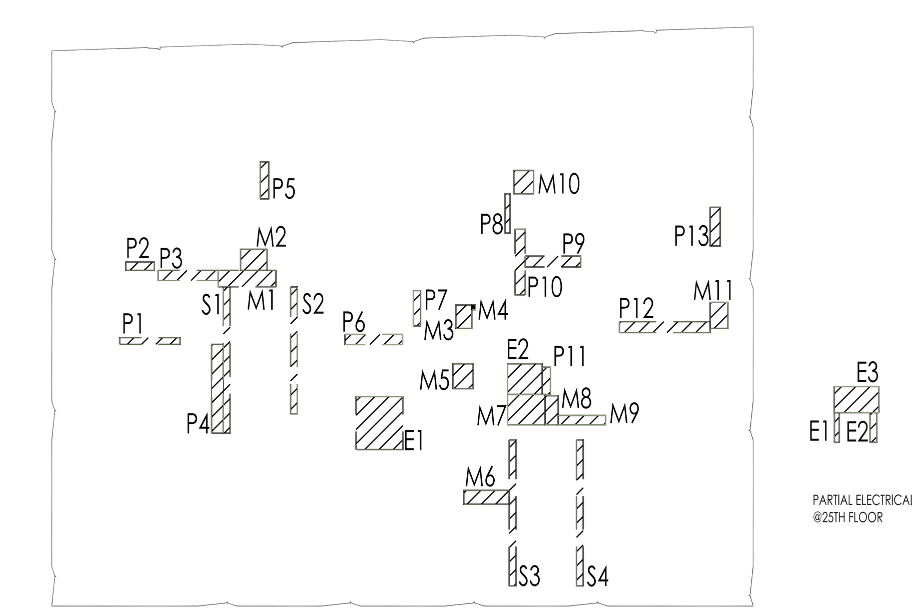
ELECTRICAL DEDUCTIONS 19TH, 22ND FLOORS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	2'-11 1/4"	6"	1.47 SF
E 2	3'-0 3/8"	3'-5 1/8"	10.40 SF
E 2	2'-11 1/4"	8"	1.96 SF
E 3	2'-7 1/8"	4'-5"	11.44 SF
			25.26 SF

6 18TH-23RD FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



24th-25th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.95	2.37	83.03
A02	69.50	55.00	3,822.21
SUB-TOTAL:			3,905.24
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			9.39
TOTAL			3,896

7 24TH-25TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M 1	5'-8 1/2"	1'-7 5/8"	9.31 SF
M 2	2'-1"	2'-7 1/2"	5.46 SF
M 3	2'-3 7/8"	1'-7"	3.68 SF
M 4	5 5/8"	4 3/8"	0.17 SF
M 5	2'-5 1/2"	2'-0"	4.92 SF
M 6	4'-6"	1'-4 1/2"	6.18 SF
M 7	3'-0"	3'-8 1/2"	11.13 SF
M 8	2'-10 3/8"	1'-3 5/8"	3.73 SF
M 9	4'-8 3/8"	11"	4.32 SF
M 10	1'-11 1/2"	2'-3 5/8"	4.50 SF
M 12	1'-9 1/4"	2'-7"	4.56 SF
			57.96 SF

PLUMBING DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 1	8"	5'-11 3/4"	3.99 SF
P 2	2'-10"	9 7/8"	2.35 SF
P 3	5'-11 1/2"	1'-0 1/8"	5.99 SF
P 4	8'-9 1/2"	1'-2"	10.26 SF
P 5	10"	3'-8"	3.06 SF
P 6	5'-8 5/8"	1'-0"	5.72 SF
P 7	8 1/2"	3'-5 7/8"	2.48 SF
P 8	1'-0"	6'-6"	6.51 SF
P 9	6"	3'-10 3/4"	1.95 SF
P 10	5'-6"	1'-1"	5.96 SF
P 11	2'-8 3/8"	9 7/8"	2.21 SF
P 12	1'-9 1/4"	2'-7"	4.56 SF
P 13	1'-0"	3'-10"	3.85 SF
			58.87 SF

STAIR DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST 1	8"	14'-6"	9.68 SF
ST 2	8"	12'-6 7/8"	8.39 SF
ST 3	8"	14'-5 1/2"	9.65 SF
ST 4	8"	14'-5 1/2"	9.65 SF
			37.37 SF

ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	5'-3"	4'-7 3/4"	24.35 SF
E 2	3'-5 1/8"	3'-0 3/8"	10.40 SF
			34.74 SF

ELECTRICAL DEDUCTIONS 25TH FLOOR			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	3'-5 1/8"	3'-0 3/8"	10.40 SF
E 2	2'-11 1/4"	5 7/8"	1.43 SF
E 3	8"	2'-11 1/4"	1.96 SF
E 4	2'-7 1/8"	4'-5"	11.44 SF
			25.21 SF

8 24TH-25TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"

LEGEND FOR DEDUCTIONS

M	MECHANICAL
P	PLUMBING
E	ELECTRICAL
ST	STAIRS
OP	OPEN TO BELOW
(hatched box)	DEDUCTIONS

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

上海城投 sml 城投美国 SMI USA

ARCHITECT OF RECORD:
SLCE*Architects, LLP*
1359 BROADWAY, 14th FLOOR
NEW YORK, NY 10018
TEL.: (212) 979-8400
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DESIGN ARCHITECT :
Pelli Clarke Pelli Architects
322 EIGHTH AVENUE
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TEL.: (212) 417-9496
FAX.: (212) 417-9497

STRUCTURAL ENGINEER:
WSP
228 East 45th ST.
New York, NY 10017
(212) 687-9888
www.wspgroup.com/usa

M.E.P.FP. ENGINEER:
MGE
MGEngineering D.P.C. / we engineer success
116 West 32nd Street, 12th Floor, New York, N.Y. 10001
P 212.643.9055 F 212.643.0503 www.mgedpc.net

CIVIL ENGINEER:
Philip Habib & Associates
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NEW YORK 10016
TEL.: (212) 929-5656
FAX: (212) 929-5605

DOB EXPEDITOR:
JAM Consultants, Inc.
104 WEST 29th STREET, 9th FLOOR
NEW YORK, NEW YORK 10001
TEL.: (212) 244-4427
FAX.: (212) 244-4497

VERTICAL TRANSPORTATION CONSULTANT:
Jenkins & Huntington, Inc.
1251 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10020
TEL.: (212) 696-1818
FAX.: (212) 696-4528

ZONING CONSULTANT:
Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
TEL.: (212) 714-0280
FAX.: (212) 714-0283

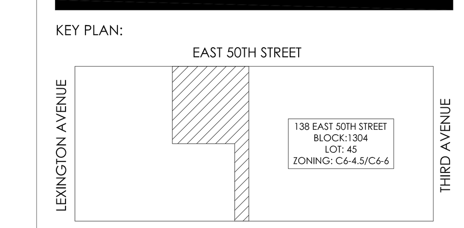
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
FLOOR AREA AND DEDUCTIONS
16th-25TH FLOOR PLAN

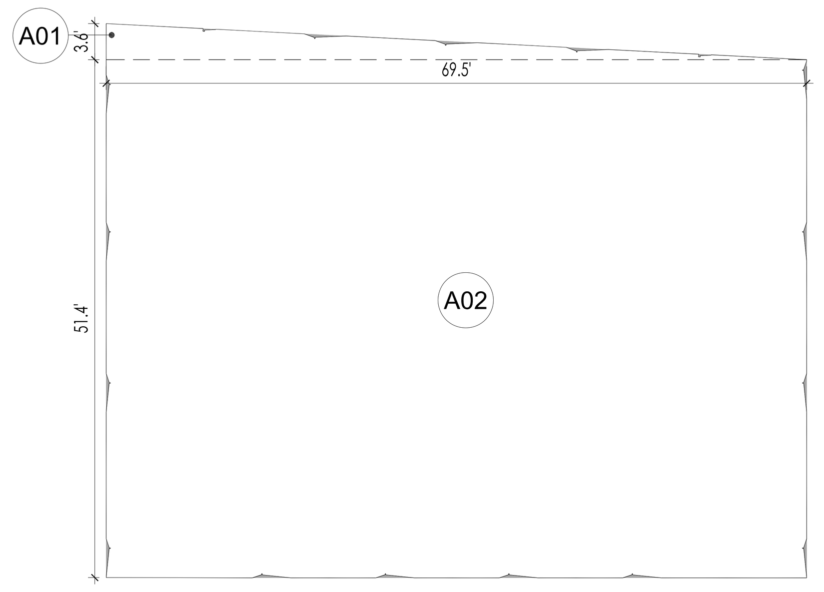
SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
Z-023.01
SHEET. No.: 019 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_Z023_16-25.dwg

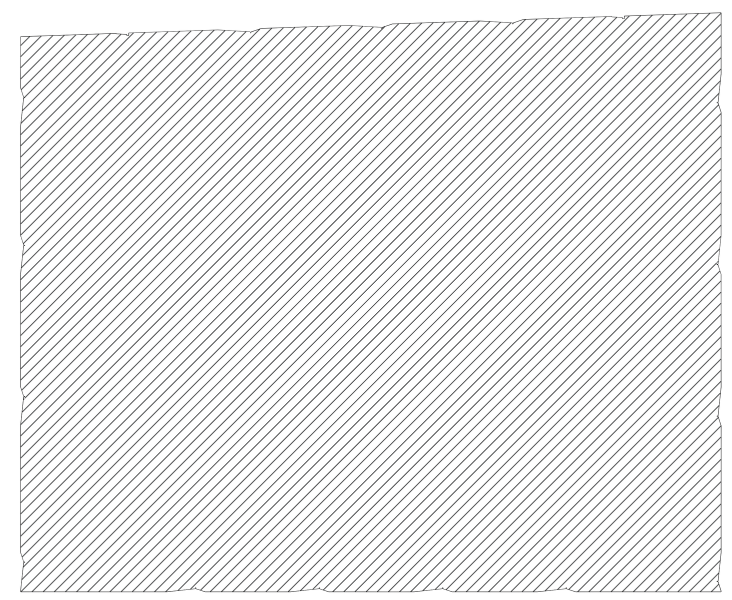
DEPT OF BLDGS 121186028 Job Number

ES808254584 Scan Code



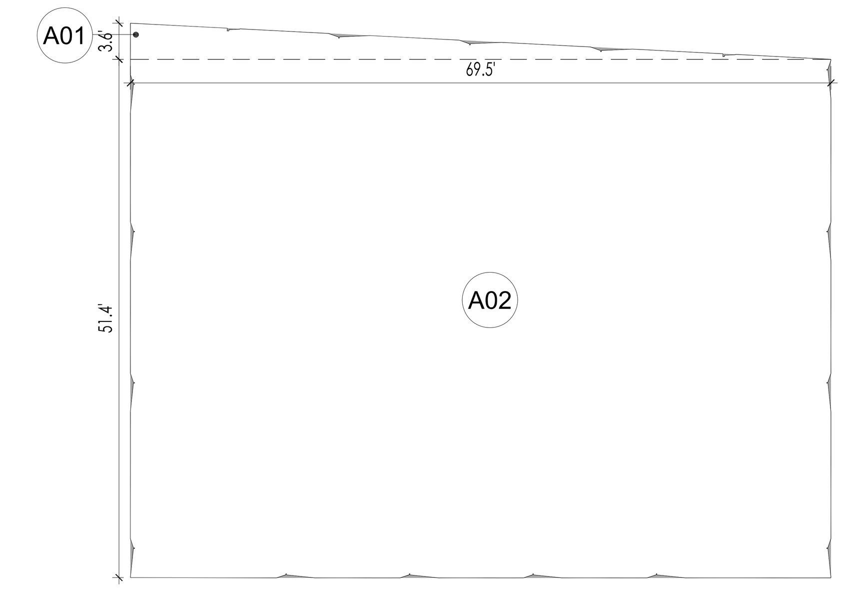
26th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	3.60	125.10
A02	69.50	51.41	3,572.85
SUB-TOTAL:			3,697.95
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			9.28
TOTAL			3,689

1 26TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



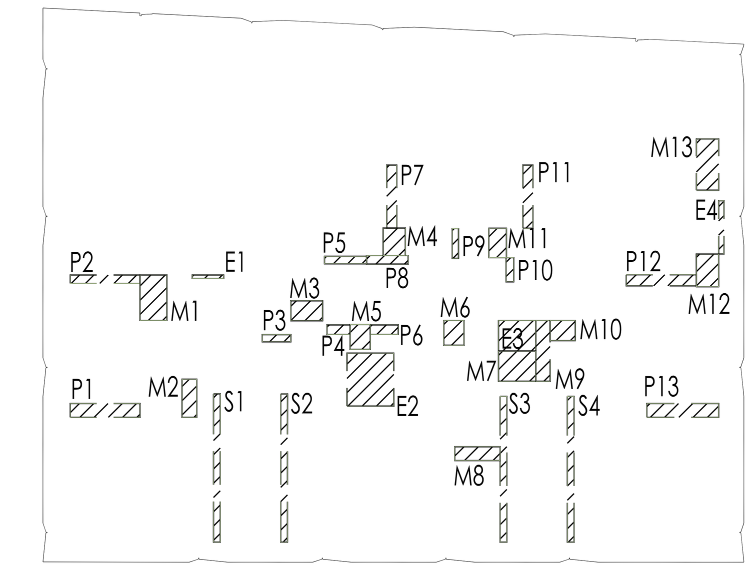
26TH FLOOR DEDUCTIONS					
DEDUCTIONS	MECHANICAL	PLUMBING	ELECTRICAL	STAIRS	OPENING
AREA (SF)	3,688.66				
TOTAL (SF)	3,689				

2 26TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



27th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	3.60	125.10
A02	69.50	51.41	3,572.85
SUB-TOTAL:			3,697.95
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			9.28
TOTAL			3,689

3 27TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



MECHANICAL DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
M 1	4'-6"	2'-8"	12.00 SF
M 2	1'-5 1/2"	3'-9 1/2"	5.53 SF
M 3	1'-11 7/8"	3'-1 3/4"	6.26 SF
M 4	2'-8 5/8"	2'-2 3/8"	5.98 SF
M 5	2'-5 1/2"	2'-0"	4.92 SF
M 6	2'-5 1/2"	2'-0"	4.92 SF
M 7	3'-0"	3'-8 1/2"	11.13 SF
M 8	4'-6"	1'-4 1/2"	6.18 SF
M 9	1'-5"	6'-0 3/8"	8.53 SF
M 10	2'-0"	2'-6"	5.00 SF
M 11	2'-11"	1'-9"	5.10 SF
M 12	2'-2 1/2"	3'-3"	7.18 SF
M 13	5'-1"	2'-2 1/2"	11.23 SF
			93.95 SF

PLUMBING DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
P 1	1'-4 1/2"	6'-11"	9.51 SF
P 2	10"	6'-11"	5.76 SF
P 3	8 1/2"	2'-10"	2.00 SF
P 4	2'-3 1/2"	11 1/4"	2.15 SF
P 5	9"	4'-2"	3.13 SF
P 6	2'-9 1/4"	11 1/4"	2.60 SF
P 7	1'-0"	6'-3"	6.26 SF
P 8	4'-1 1/2"	10 1/4"	3.54 SF
P 9	2'-11 1/2"	7 1/2"	1.85 SF
P 10	9 1/8"	2'-4 7/8"	1.83 SF
P 11	6'-3 1/8"	1'-0"	6.26 SF
P 12	6'-11 1/2"	1'-1 1/4"	7.68 SF
P 13	1'-4 1/2"	7'-1 1/2"	9.79 SF
			62.36 SF

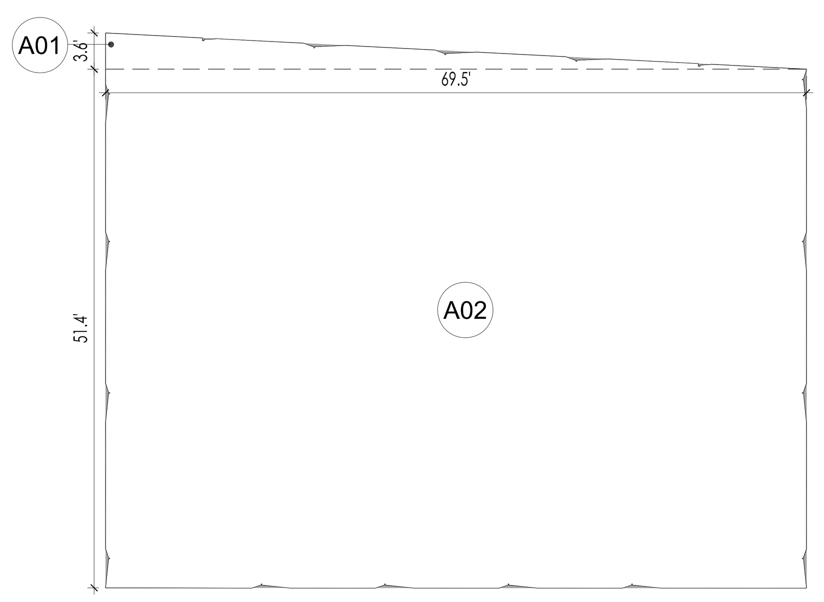
STAIR DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-5 1/2"	9.65 SF
ST 4	8"	14'-5 1/2"	9.65 SF
			38.93 SF

ELECTRICAL DEDUCTIONS

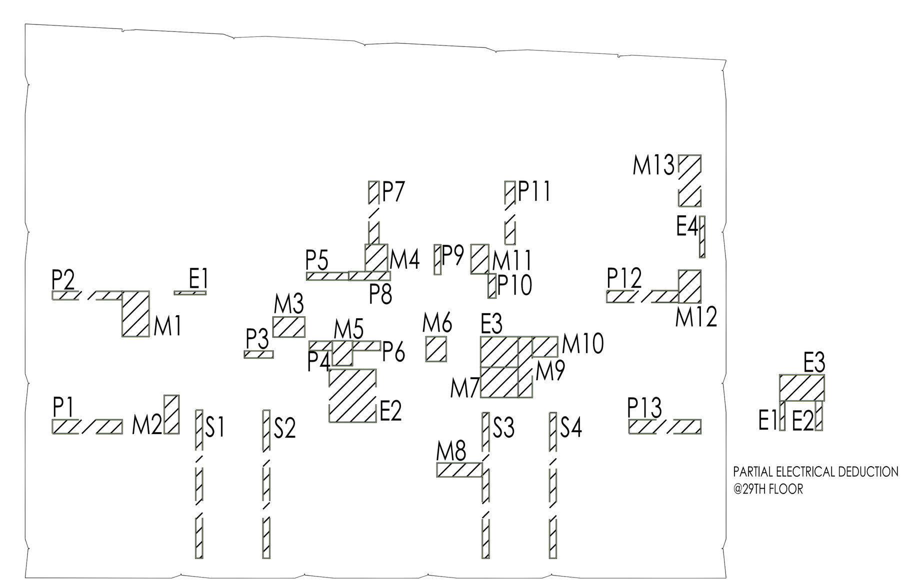
NUMBER	LENGTH	WIDTH	AREA (S.F.)
E 1	4"	3'-1 1/4"	1.04 SF
E 2	5'-3"	4'-7 3/4"	24.35 SF
E 3	3'-8 1/2"	3'-0 3/8"	11.24 SF
E 4	5'-3 1/2"	6 1/4"	2.77 SF
			39.40 SF

4 27TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



28th-30th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	3.60	125.10
A02	69.50	51.41	3,572.85
SUB-TOTAL:			3,697.95
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			9.28
TOTAL			3,689

5 28TH-30TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



MECHANICAL DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
M 1	4'-6"	2'-8"	12.00 SF
M 2	1'-5 1/2"	3'-9 1/2"	5.53 SF
M 3	1'-11 7/8"	3'-1 3/4"	6.26 SF
M 4	2'-8 5/8"	2'-2 3/8"	5.98 SF
M 5	2'-5 1/2"	2'-0"	4.92 SF
M 6	2'-5 1/2"	2'-0"	4.92 SF
M 7	3'-0"	3'-8 1/2"	11.13 SF
M 8	4'-6"	1'-4 1/2"	6.18 SF
M 9	1'-5"	6'-0 3/8"	8.53 SF
M 10	2'-0"	2'-6"	5.00 SF
M 11	2'-11"	1'-9"	5.10 SF
M 12	2'-2 1/2"	3'-3"	7.18 SF
M 13	5'-1"	2'-2 1/2"	11.23 SF
			93.95 SF

PLUMBING DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
P 1	1'-4 1/2"	6'-11"	9.51 SF
P 2	10"	6'-11"	5.76 SF
P 3	8 1/2"	2'-10"	2.00 SF
P 4	2'-3 1/2"	11 1/4"	2.15 SF
P 5	9"	4'-2"	3.13 SF
P 6	2'-9 1/4"	11 1/4"	2.60 SF
P 7	1'-0"	6'-3"	6.26 SF
P 8	4'-1 1/2"	10 1/4"	3.54 SF
P 9	2'-11 1/2"	7 1/2"	1.85 SF
P 10	9 1/8"	2'-4 7/8"	1.83 SF
P 11	6'-3 1/8"	1'-0"	6.26 SF
P 12	7'-1 3/8"	1'-2"	8.31 SF
P 13	1'-4 1/2"	7'-1 1/2"	9.79 SF
			63.00 SF

STAIR DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-5 1/2"	9.65 SF
ST 4	8"	14'-5 1/2"	9.65 SF
			38.93 SF

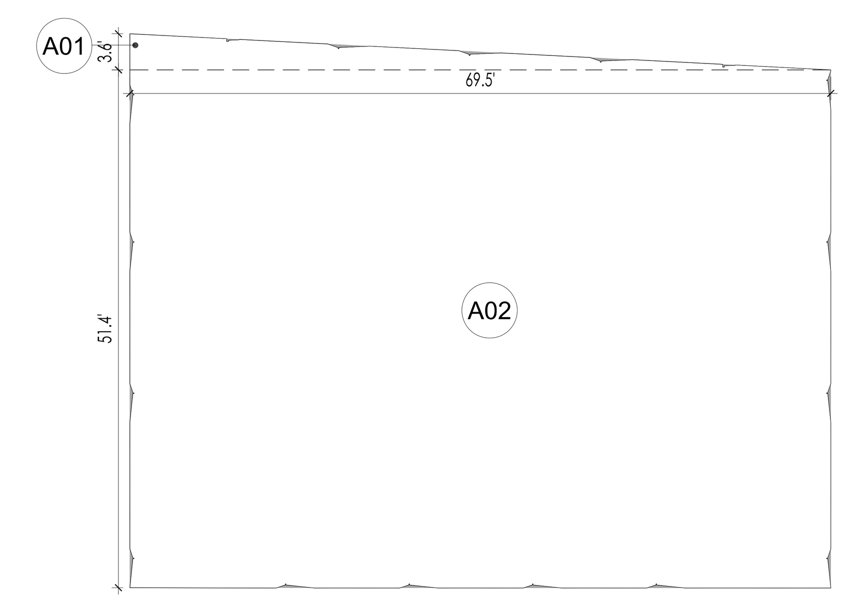
ELECTRICAL DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
E 1	4"	3'-1 1/4"	1.04 SF
E 2	5'-3"	4'-7 3/4"	24.35 SF
E 3	3'-8 1/2"	3'-0 3/8"	11.24 SF
E 4	4'-1 1/8"	6"	2.04 SF
			38.67 SF

ELECTRICAL DEDUCTIONS 29TH FLOOR

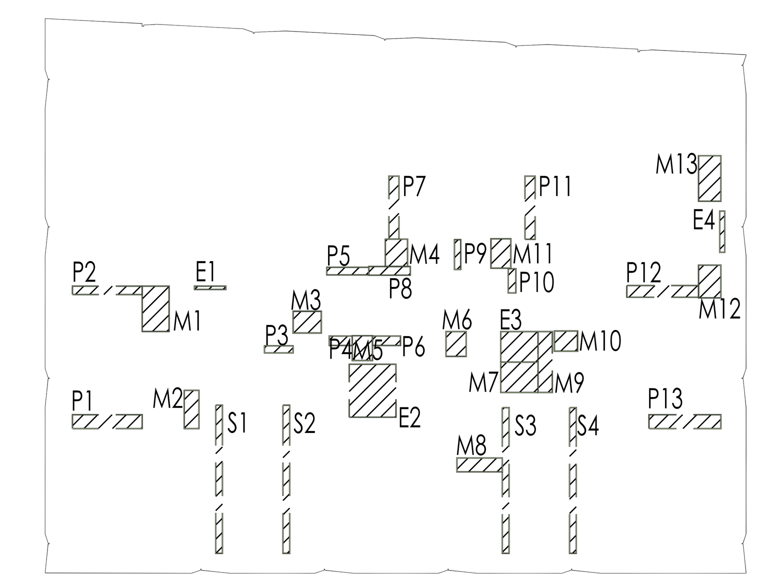
NUMBER	LENGTH	WIDTH	AREA (S.F.)
E 1	4"	3'-1 1/4"	1.04 SF
E 2	2'-11 1/4"	5 7/8"	1.43 SF
E 3	3'-8 1/2"	3'-0 3/8"	11.24 SF
E 3	8"	2'-11 1/4"	1.96 SF
E 4	4'-1 1/8"	6"	2.04 SF
E 4	2'-7 1/8"	4'-5"	11.44 SF
			29.14 SF

6 28TH-30TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



31th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	3.60	125.10
A02	69.50	51.41	3,572.85
SUB-TOTAL:			3,697.95
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			9.28
TOTAL			3,689

7 31ST FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



MECHANICAL DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
M 1	4'-6"	2'-8"	12.00 SF
M 2	1'-5 1/2"	3'-9 1/2"	5.53 SF
M 3	2'-1 7/8"	2'-9 5/8"	6.04 SF
M 4	2'-8 5/8"	2'-2 3/8"	5.98 SF
M 5	2'-5 1/2"	2'-0"	4.92 SF
M 6	2'-5 1/2"	2'-0"	4.92 SF
M 7	3'-0"	3'-8 1/2"	11.13 SF
M 8	4'-6"	1'-4 1/2"	6.18 SF
M 9	1'-5"	6'-0 3/8"	8.53 SF
M 10	2'-0"	2'-3 1/2"	4.58 SF
M 11	2'-11"	1'-11 1/2"	5.71 SF
M 12	2'-2 1/2"	3'-3"	7.18 SF
M 13	4'-6 1/4"	2'-2 1/2"	9.98 SF
			92.68 SF

PLUMBING DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
P 1	1'-4 1/2"	6'-11"	9.51 SF
P 2	10"	6'-11"	5.76 SF
P 3	8 1/2"	2'-10"	2.00 SF
P 4	2'-3 1/2"	11 1/4"	2.15 SF
P 5	9"	4'-2"	3.13 SF
P 6	2'-9 1/4"	11 1/4"	2.60 SF
P 7	1'-0"	6'-3"	6.26 SF
P 8	4'-1 1/2"	10 1/4"	3.54 SF
P 9	2'-11 1/2"	7 1/2"	1.85 SF
P 10	9 1/8"	2'-4 7/8"	1.83 SF
P 11	6'-3 1/8"	1'-0"	6.26 SF
P 12	7'-1 3/8"	1'-2"	8.31 SF
P 13	1'-4 1/2"	7'-1 1/2"	9.79 SF
			63.00 SF

STAIR DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-5 1/2"	9.65 SF
ST 4	8"	14'-5 1/2"	9.65 SF
			38.93 SF

ELECTRICAL DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
E 1	4"	3'-1 1/4"	1.04 SF
E 2	5'-3"	4'-7 3/4"	24.35 SF
E 3	3'-8 1/2"	3'-0 3/8"	11.24 SF
E 4	4'-1 1/8"	6"	2.04 SF
			38.67 SF

8 31ST FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"

LEGEND FOR DEDUCTIONS

M	MECHANICAL
P	PLUMBING
E	ELECTRICAL
ST	STAIRS
OP	OPEN TO BELOW
(hatched box)	DEDUCTIONS

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

上海城投 sml 城投美国 SMI USA

ARCHITECT OF RECORD:
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1359 BROADWAY, 14th FLOOR
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FAX.: (212) 417-9497

STRUCTURAL ENGINEER:
WSP
228 East 45th ST.
New York, NY 10017
(212) 687-9888
www.wspgroup.com/usa

M.E.P.FP. ENGINEER:
MGE
MGEngineering D.P.C./ we engineer success
116 West 32nd Street, 12th Floor, New York, N.Y. 10001
P 212.643.9055 F 212.643.0503 www.mgedpc.net

CIVIL ENGINEER:
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NEW YORK, NEW YORK 10016
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VERTICAL TRANSPORTATION CONSULTANT:
Jenkins & Huntington, Inc.
1251 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10020
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FAX.: (212) 696-4528

ZONING CONSULTANT:
Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
TEL.: (212) 714-0280
FAX.: (212) 714-0283

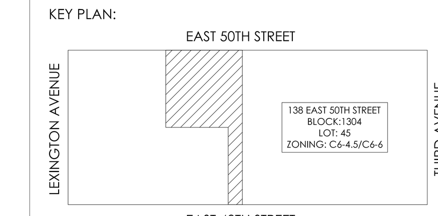
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:

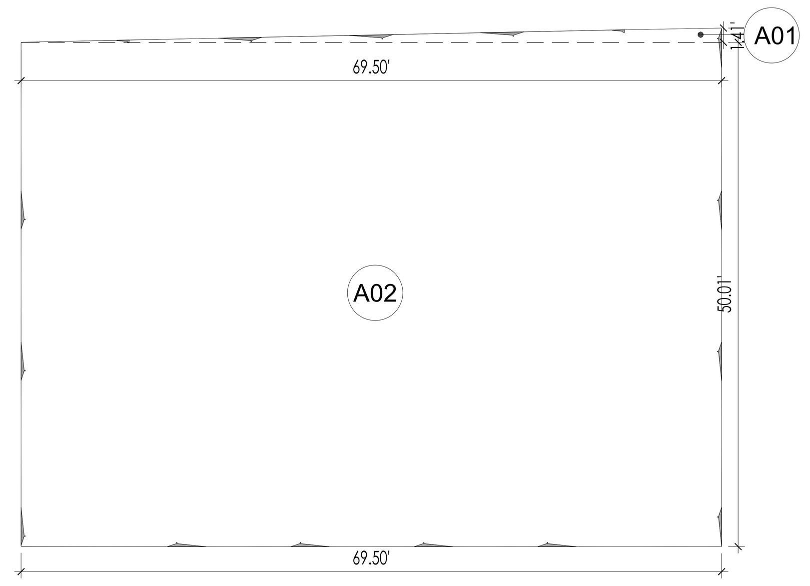


PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
FLOOR AREA AND DEDUCTIONS
26TH -31ST FLOOR PLAN

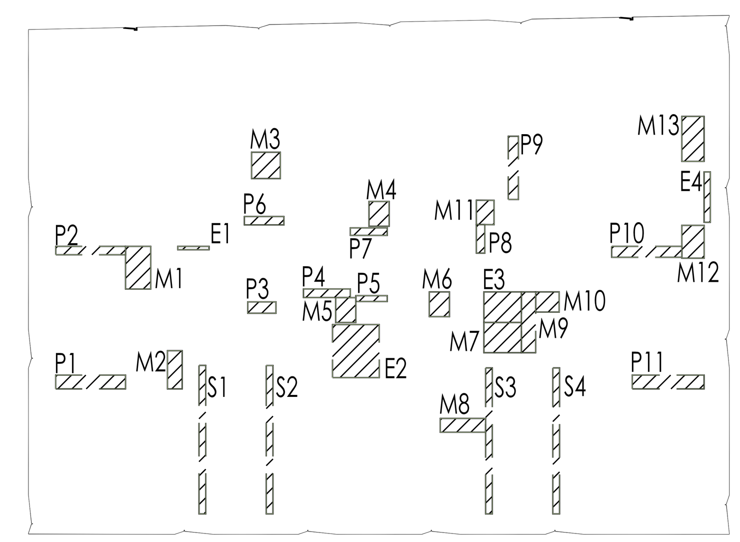
SEAL & SIGNATURE:
DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
Z-024.01
SHEET. No.: 020 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_2024_26-31.dwg



32ND FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	1.41	48.96
A02	69.50	50.01	3,475.54
SUB-TOTAL:			3,524.51
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			8.90
TOTAL			3,516

1 32ND FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



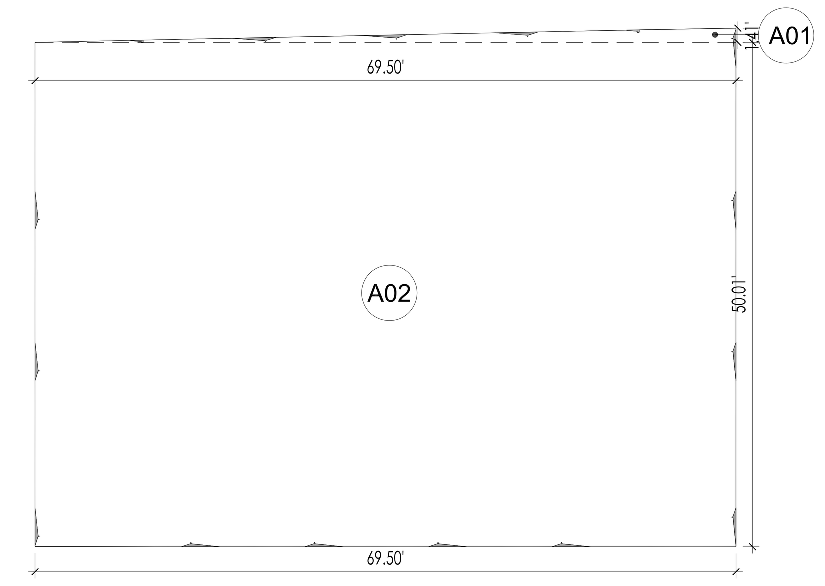
MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M 1	4'-2 3/4"	2'-6"	10.57 SF
M 2	1'-5 1/2"	3'-9 1/2"	5.53 SF
M 3	2'-7 3/8"	2'-10 1/4"	7.45 SF
M 4	2'-5 1/2"	2'-0"	4.92 SF
M 5	2'-5 1/2"	2'-0"	4.92 SF
M 6	2'-5 1/2"	2'-0"	4.92 SF
M 7	3'-0"	3'-8 1/2"	11.13 SF
M 8	4'-6"	1'-4 1/2"	6.18 SF
M 9	1'-5"	6'-0 3/8"	8.53 SF
M 10	2'-0"	2'-4"	4.67 SF
M 11	2'-5 1/8"	1'-9"	4.23 SF
M 12	2'-2 1/2"	3'-3"	7.18 SF
M 13	4'-5 1/2"	2'-2 1/2"	9.85 SF
			90.05 SF

PLUMBING DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 1	1'-4 1/2"	6'-11"	9.51 SF
P 2	10"	6'-11"	5.76 SF
P 3	1'-1 1/2"	2'-9 1/2"	3.14 SF
P 4	10 1/4"	4'-7 3/4"	3.97 SF
P 5	3'-1 1/2"	6 7/8"	1.80 SF
P 6	10"	3'-11"	3.26 SF
P 7	9"	3'-8"	2.75 SF
P 8	2'-10"	10"	2.36 SF
P 9	6'-3 1/8"	1'-0"	6.26 SF
P 10	6'-11 1/2"	1'-1"	7.54 SF
P 11	1'-4 1/2"	7'-1 1/2"	9.79 SF
			56.16 SF

STAIR DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-5 1/2"	9.65 SF
ST 4	8"	14'-5 1/2"	9.65 SF
			38.93 SF

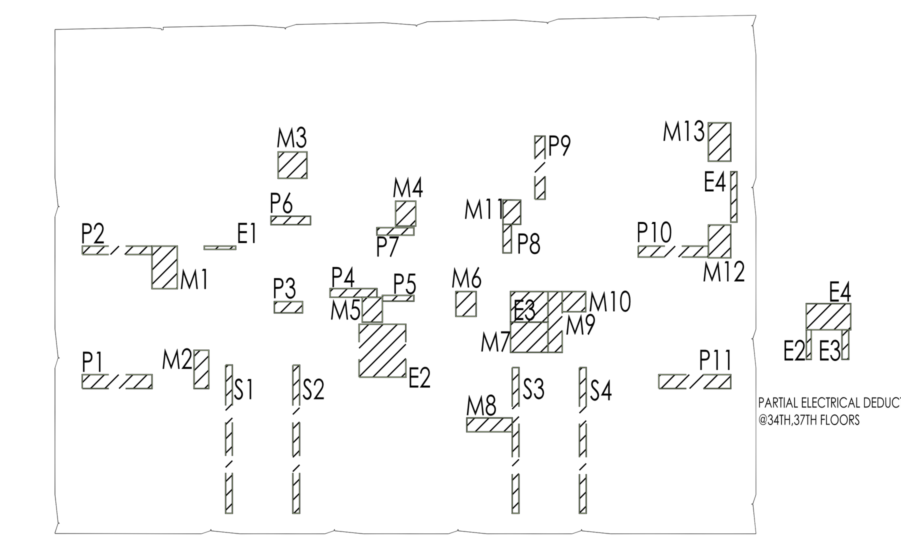
ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	4'-11 7/8"	7 3/8"	3.09 SF
E 2	3'-8 1/2"	3'-0 3/8"	11.24 SF
E 3	5'-3"	4'-7 3/4"	24.35 SF
E 4	4"	3'-1 1/4"	1.04 SF
			39.71 SF

2 32ND FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



33RD-37TH FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	1.41	48.96
A02	69.50	50.01	3,475.54
SUB-TOTAL:			3,524.51
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			8.90
TOTAL			3,516

3 33RD-37TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M 1	4'-2 3/4"	2'-6"	10.57 SF
M 2	1'-5 1/2"	3'-9 1/2"	5.53 SF
M 3	2'-7 3/8"	2'-10 1/4"	7.45 SF
M 4	2'-5 1/2"	2'-0"	4.92 SF
M 5	2'-5 1/2"	2'-0"	4.92 SF
M 6	2'-5 1/2"	2'-0"	4.92 SF
M 7	3'-0"	3'-8 1/2"	11.13 SF
M 8	4'-6"	1'-4 1/2"	6.18 SF
M 9	1'-5"	6'-0 3/8"	8.53 SF
M 10	2'-0"	2'-4"	4.67 SF
M 11	2'-5 1/8"	1'-9"	4.23 SF
M 12	2'-2 1/2"	3'-3"	7.18 SF
M 13	3'-9 5/8"	2'-2 1/2"	8.40 SF
			88.60 SF

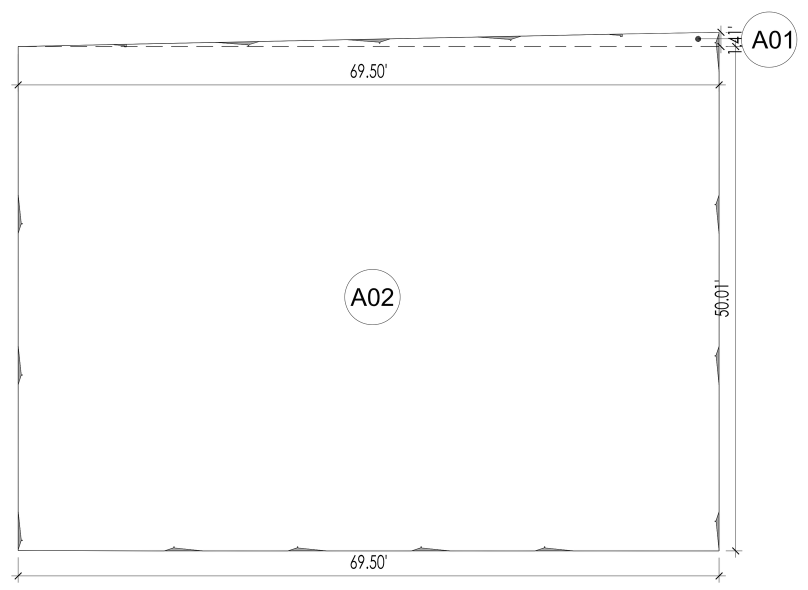
PLUMBING DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 1	1'-4 1/2"	6'-11"	9.51 SF
P 2	10"	6'-11"	5.76 SF
P 3	1'-1 1/2"	2'-9 1/2"	3.14 SF
P 4	10 1/4"	4'-7 3/4"	3.97 SF
P 5	3'-1 1/2"	6 7/8"	1.80 SF
P 6	10"	3'-11"	3.26 SF
P 7	9"	3'-8"	2.75 SF
P 8	2'-10"	10"	2.36 SF
P 9	6'-3 1/8"	1'-0"	6.26 SF
P 10	6'-11 1/2"	1'-1"	7.54 SF
P 11	1'-4 1/2"	7'-1 1/2"	9.79 SF
			56.16 SF

STAIR DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-5 1/2"	9.65 SF
ST 4	8"	14'-5 1/2"	9.65 SF
			38.93 SF

ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	4"	3'-1 1/4"	1.04 SF
E 2	5'-3"	4'-7 3/4"	24.35 SF
E 3	3'-8 1/2"	3'-0 3/8"	11.24 SF
E 4	4'-11 7/8"	7 3/8"	3.09 SF
			39.71 SF

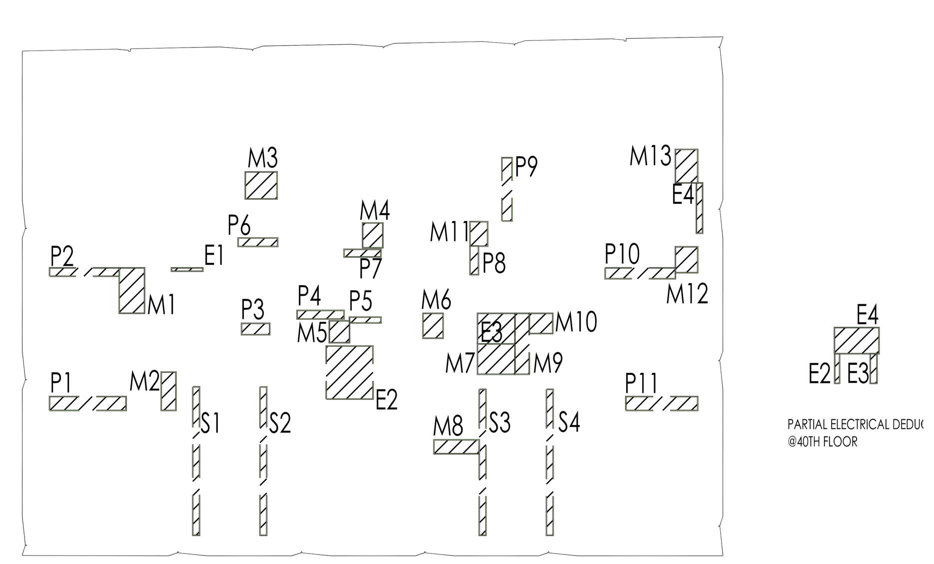
ELECTRICAL DEDUCTIONS 34TH, 37TH FLOORS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
1	4"	3'-1 1/4"	1.04 SF
2	2'-11 1/4"	5 7/8"	1.43 SF
3	3'-8 1/2"	3'-0 3/8"	11.24 SF
3	8"	2'-11 1/4"	1.96 SF
4	4'-11 7/8"	7 3/8"	3.09 SF
4	2'-7 1/8"	4'-5"	11.44 SF
			30.18 SF

4 33RD-37TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



38TH-40TH FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	1.41	48.96
A02	69.50	50.01	3,475.54
SUB-TOTAL:			3,524.51
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			8.90
TOTAL			3,516

5 38TH-40TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M 1	4'-6"	2'-6"	11.25 SF
M 2	1'-5 1/2"	3'-9 1/2"	5.53 SF
M 3	2'-7 7/8"	3'-2"	8.41 SF
M 4	2'-5 1/2"	2'-0"	4.92 SF
M 5	2'-2"	2'-0"	4.33 SF
M 6	2'-5 1/2"	2'-0"	4.92 SF
M 7	3'-0"	3'-8 1/2"	11.13 SF
M 8	4'-6"	1'-4 1/2"	6.18 SF
M 9	1'-5"	6'-0 3/8"	8.53 SF
M 10	2'-0"	2'-4"	4.67 SF
M 11	2'-5 1/8"	1'-9"	4.23 SF
M 12	2'-2 1/2"	2'-6 3/4"	5.67 SF
M 13	3'-3 3/4"	2'-2 1/2"	7.32 SF
			87.08 SF

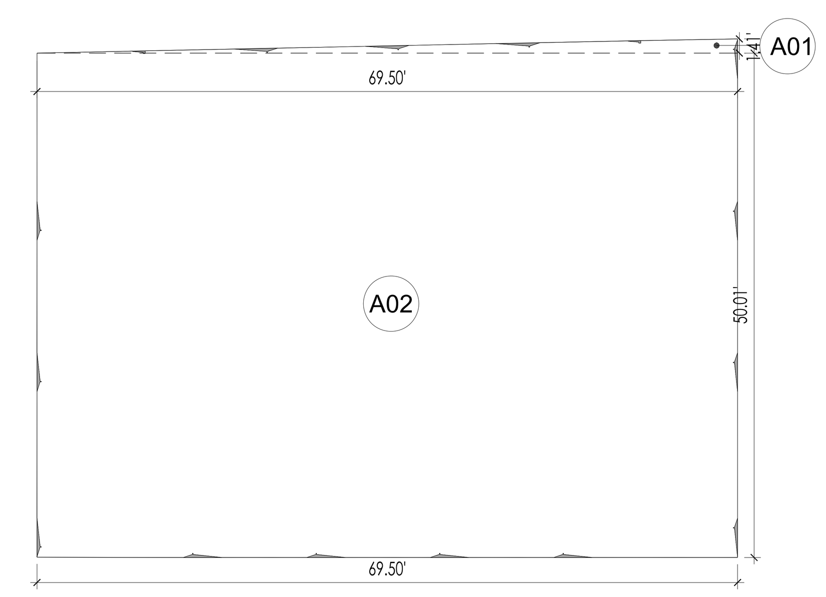
PLUMBING DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 1	1'-4 1/2"	7'-7"	10.43 SF
P 2	10"	6'-11"	5.76 SF
P 3	1'-1 1/2"	2'-9 1/2"	3.14 SF
P 4	10 1/4"	4'-7 3/4"	3.97 SF
P 5	3'-1 1/2"	6 7/8"	1.80 SF
P 6	10"	3'-11"	3.26 SF
P 7	9"	3'-8"	2.75 SF
P 8	2'-10"	10"	2.36 SF
P 9	6'-3 1/8"	1'-0"	6.26 SF
P 10	6'-11 1/2"	1'-1"	7.54 SF
P 11	1'-4 1/2"	7'-1 1/2"	9.79 SF
			57.07 SF

STAIR DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-5 1/2"	9.65 SF
ST 4	8"	14'-5 1/2"	9.65 SF
			38.93 SF

ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	4"	3'-1 1/4"	1.04 SF
E 2	5'-3"	4'-7 3/4"	24.35 SF
E 5	3'-8 1/2"	3'-0 3/8"	11.24 SF
E 6	4'-11 7/8"	7 3/8"	3.09 SF
			39.71 SF

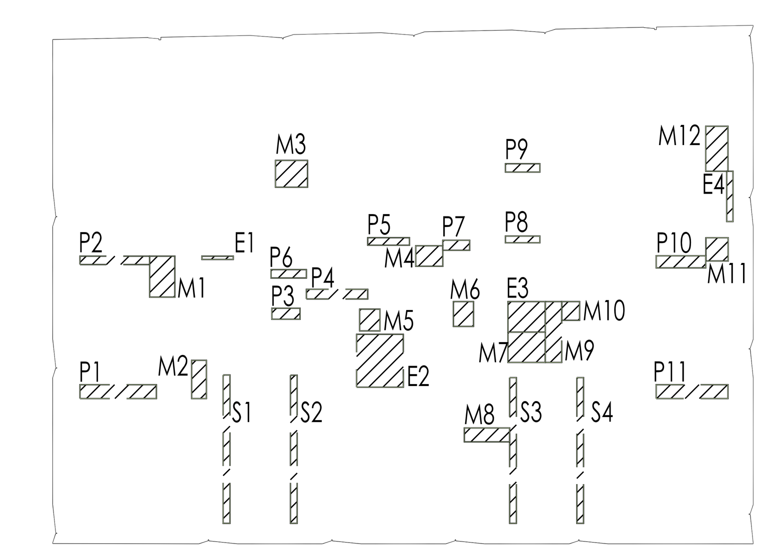
ELECTRICAL DEDUCTIONS 40TH FLOOR			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
1	4"	3'-1 1/4"	1.04 SF
2	2'-11 1/4"	5 7/8"	1.43 SF
3	8"	2'-11 1/4"	1.96 SF
4	2'-7 1/8"	4'-5"	11.44 SF
5	3'-8 1/2"	3'-0 3/8"	11.24 SF
6	4'-11 7/8"	7 3/8"	3.09 SF
			30.18 SF

6 38TH-40TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



41ST FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	1.41	48.96
A02	69.50	50.01	3,475.54
SUB-TOTAL:			3,524.51
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			8.90
TOTAL			3,516

7 41ST FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M 1	4'-0 3/4"	2'-6"	10.17 SF
M 2	1'-5 1/2"	3'-9 1/2"	5.53 SF
M 3	2'-7 7/8"	3'-2 1/8"	8.46 SF
M 4	2'-8 1/4"	2'-0 1/2"	5.47 SF
M 5	2'-2"	2'-0 1/8"	4.35 SF
M 6	2'-5 1/2"	2'-0"	4.92 SF
M 7	3'-0"	3'-8 1/2"	11.13 SF
M 8	4'-6"	1'-4 1/2"	6.18 SF
M 9	1'-7 1/2"	6'-0 3/8"	9.78 SF
M 10	1'-10 1/4"	1'-9 3/8"	3.30 SF
M 11	2'-2 1/2"	2'-3 5/8"	5.09 SF
M 12	4'-5 1/2"	2'-2 1/2"	9.85 SF
			84.23 SF

PLUMBING DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 1	1'-4 1/2"	7'-7"	10.43 SF
P 2	10"	6'-11"	5.76 SF
P 3	1'-1 1/8"	2'-9 1/2"	3.06 SF
P 4	11 1/2"	6'-1 1/8"	5.84 SF
P 5	9"	4'-1 3/4"	3.11 SF
P 6	10"	3'-6"	2.92 SF
P 7	1'-0"	2'-8"	2.67 SF
P 8	3'-5"	8"	2.28 SF
P 9	3'-5"	10"	2.85 SF
P 10	4'-11"	1'-2 3/8"	5.89 SF
P 11	1'-4 1/2"	7'-1 1/2"	9.79 SF
			54.59 SF

STAIR DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-5 1/2"	9.65 SF
ST 4	8"	14'-5 1/2"	9.65 SF
			38.93 SF

ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	4"	3'-1 1/4"	1.04 SF
E 2	5'-3"	4'-7 3/4"	24.35 SF
E 3	3'-8 1/2"	3'-0 3/8"	11.24 SF
E 4	4'-11 7/8"	7 3/8"	3.09 SF
			39.71 SF

8 41ST FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"

LEGEND FOR DEDUCTIONS

M	MECHANICAL
P	PLUMBING
E	ELECTRICAL
ST	STAIRS
OP	OPEN TO BELOW
▭	DEDUCTIONS

DEPT OF BLDGS 121186028 Job Number
ES660643321 Scan Code

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
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1359 BROADWAY, 14th FLOOR
NEW YORK, NY 10018
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Pelli Clarke Pelli Architects
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NEW YORK, NY 10001
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FAX.: (212) 417-9497

STRUCTURAL ENGINEER:
WSP
228 East 45th ST.
New York, NY 10017
(212) 687-9888
www.wspgroup.com/usa

M.E.P.FP. ENGINEER:
MGE
MGEngineering D.P.C./ we engineer success
116 West 32nd Street, 12th Floor, New York, N.Y. 10001
P 212.643.9055 F 212.643.0503 www.mgedpc.net

CIVIL ENGINEER:
Philip Habib & Associates
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NEW YORK, NEW YORK 10016
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FAX: (212) 929-5605

DOB EXPEDITOR:
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VERTICAL TRANSPORTATION CONSULTANT:
Jenkins & Huntington, Inc.
1251 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10020
TEL.: (212) 696-1818
FAX.: (212) 696-4528

ZONING CONSULTANT:
Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
TEL.: (212) 714-0280
FAX.: (212) 714-0283

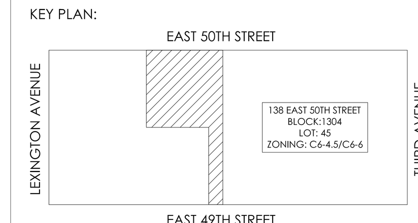
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
FLOOR AREA AND DEDUCTIONS
32th-41st FLOOR PLAN

SEAL & SIGNATURE:
DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
Z-025.01
SHEET. No.: 021 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_2025_32-41.dwg

DEPT OF BLDGS 121186028 Job Number
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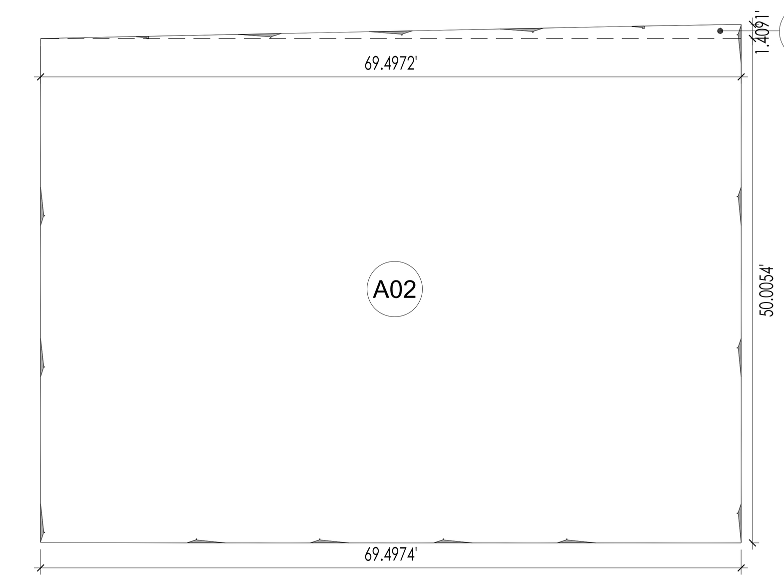
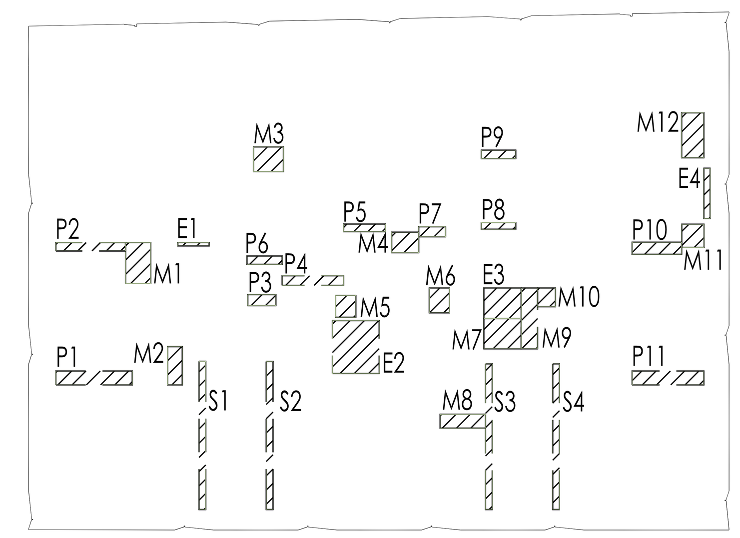


42NDFLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	1.41	48.96
A02	69.50	50.01	3,475.54
SUB-TOTAL:			3,524.51
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			8.90
TOTAL			3,516

1 42ND FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



MECHANICAL DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
M 1	4'-0 3/4"	2'-6"	10.17 SF
M 2	1'-5 1/2"	3'-9 1/2"	5.53 SF
M 3	2'-5 3/8"	2'-11 5/8"	7.28 SF
M 4	2'-8 1/4"	2'-0 1/2"	5.47 SF
M 5	2'-2"	2'-0 1/8"	4.35 SF
M 6	2'-5 1/2"	2'-0"	4.92 SF
M 7	3'-0"	3'-8 1/2"	11.13 SF
M 8	4'-6"	1'-4 1/2"	6.18 SF
M 9	1'-7 1/2"	6'-0 3/8"	9.78 SF
M 10	1'-10 1/4"	1'-9 3/8"	3.30 SF
M 11	2'-2 1/2"	2'-3 5/8"	5.09 SF
M 12	4'-5 1/2"	2'-2 1/2"	9.85 SF
			83.04 SF

PLUMBING DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
P 1	1'-4 1/2"	7'-7"	10.43 SF
P 2	10"	6'-11"	5.76 SF
P 3	1'-1 1/8"	2'-9 1/2"	3.06 SF
P 4	11 1/2"	6'-1 1/8"	5.84 SF
P 5	9"	4'-1 3/4"	3.11 SF
P 6	10"	3'-6"	2.92 SF
P 7	1'-0"	2'-8"	2.67 SF
P 8	3'-5"	8"	2.28 SF
P 9	3'-5"	10"	2.85 SF
P10	4'-11"	1'-2 3/8"	5.89 SF
P 11	1'-4 1/2"	7'-1 1/2"	9.79 SF
			54.59 SF

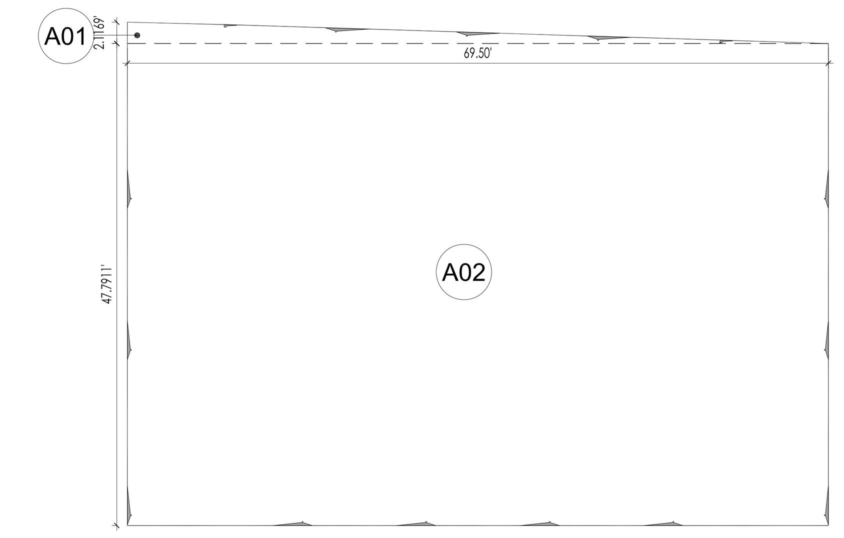
STAIR DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-5 1/2"	9.65 SF
ST 4	8"	14'-5 1/2"	9.65 SF
			38.93 SF

ELECTRICAL DEDUCTIONS

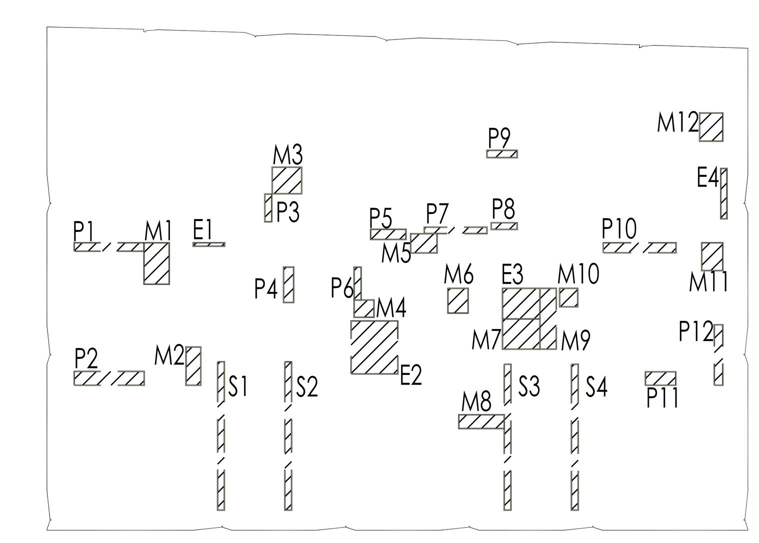
NUMBER	LENGTH	WIDTH	AREA (S.F.)
E 1	4"	3'-1 1/4"	1.04 SF
E 2	5'-3"	4'-7 3/4"	24.35 SF
E 3	3'-8 1/2"	3'-0 3/8"	11.24 SF
E 4	4'-11 7/8"	7 3/8"	3.09 SF
			39.71 SF

2 42ND FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



43RD FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	2.19	76.10
A02	69.50	47.79	3,321.35
SUB-TOTAL:			3,397.45
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			8.29
TOTAL			3,389

3 43RD FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



MECHANICAL DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
M 1	4'-1 1/4"	2'-6"	10.25 SF
M 2	1'-5 1/2"	3'-9 1/2"	5.53 SF
M 3	2'-7 1/2"	2'-11"	7.66 SF
M 4	1'-8 5/8"	1'-11 1/2"	3.35 SF
M 5	1'-11"	2'-7 1/2"	5.02 SF
M 6	2'-5 1/2"	2'-0"	4.92 SF
M 7	3'-0"	3'-8 1/2"	11.13 SF
M 8	4'-6"	1'-4 1/2"	6.18 SF
M 9	1'-7 1/2"	6'-0 3/8"	9.78 SF
M 10	1'-10"	1'-9 1/2"	3.30 SF
M 11	2'-9"	2'-1"	5.73 SF
M 12	2'-9 1/2"	2'-3 1/2"	6.40 SF
			79.25 SF

PLUMBING DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
P 1	10"	6'-11"	5.76 SF
P 2	1'-4 1/2"	6'-11 1/8"	9.53 SF
P 3	2'-8 7/8"	8 1/4"	1.87 SF
P 4	3'-6 1/8"	1'-0"	3.51 SF
P 5	1'-0"	3'-6"	3.50 SF
P 6	8 1/4"	3'-3 1/8"	2.24 SF
P 7	7 1/2"	6'-2 1/2"	3.91 SF
P 8	8"	2'-7"	1.72 SF
P 9	8 1/2"	3'-0"	2.12 SF
P10	11 7/8"	7'-2 5/8"	7.10 SF
P 11	1'-4"	3'-0"	3.99 SF
P12	6'-0"	10"	5.00 SF
			50.25 SF

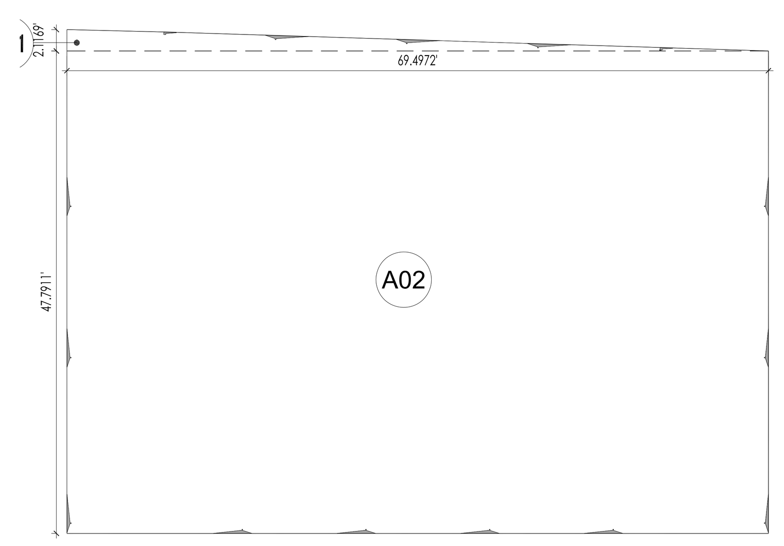
STAIR DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-5 1/2"	9.65 SF
ST 4	8"	14'-5 1/2"	9.65 SF
			38.93 SF

ELECTRICAL DEDUCTIONS

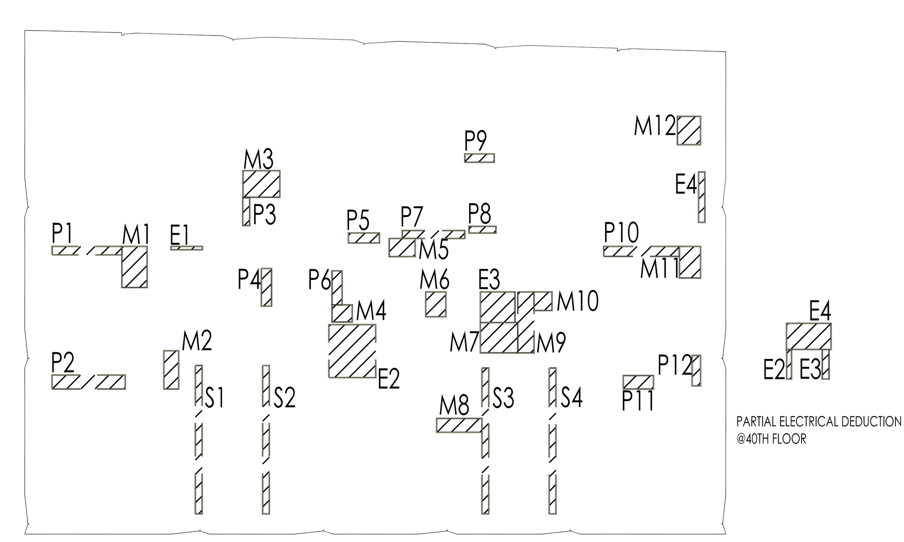
NUMBER	LENGTH	WIDTH	AREA (S.F.)
E 1	4"	3'-1 1/4"	1.04 SF
E 2	5'-3"	4'-7 3/4"	24.35 SF
E 3	3'-8 1/2"	3'-0 3/8"	11.24 SF
E 4	4'-11 7/8"	7 3/8"	3.09 SF
			39.71 SF

4 43RD FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



44th-46th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	2.19	76.10
A02	69.50	47.79	3,321.35
SUB-TOTAL:			3,397.45
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			8.29
TOTAL			3,389

5 44TH-46TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



MECHANICAL DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
M 1	4'-0 7/8"	2'-6"	10.18 SF
M 2	1'-5 1/2"	3'-9 1/2"	5.53 SF
M 3	2'-7 1/2"	3'-7 7/8"	9.59 SF
M 4	1'-8 3/8"	2'-0 1/8"	3.41 SF
M 5	1'-9 5/8"	2'-6 7/8"	4.61 SF
M 6	2'-5 1/2"	2'-0"	4.92 SF
M 7	3'-0"	3'-8 1/2"	11.13 SF
M 8	4'-6"	1'-4 1/2"	6.18 SF
M 9	1'-7 1/2"	6'-0 3/8"	9.78 SF
M 10	1'-10"	1'-9 3/8"	3.27 SF
M 11	3'-1 1/2"	2'-1"	6.51 SF
M 12	2'-9 1/2"	2'-3 1/2"	6.40 SF
			81.50 SF

PLUMBING DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
P 1	10"	6'-11"	5.76 SF
P 2	1'-4 1/2"	7'-3"	9.97 SF
P 3	2'-9 1/4"	8 1/4"	1.89 SF
P 4	3'-8 5/8"	1'-0"	3.72 SF
P 5	1'-0"	3'-0 7/8"	3.08 SF
P 6	1'-0"	3'-4 1/2"	3.38 SF
P 7	9 1/2"	6'-2 1/4"	4.90 SF
P 8	8"	2'-8"	1.78 SF
P 9	10"	2'-11"	2.43 SF
P10	11 7/8"	7'-5 7/8"	7.38 SF
P 11	1'-4"	3'-0"	3.99 SF
P12	3'-0 1/8"	10"	2.51 SF
			50.79 SF

STAIR DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-5 1/2"	9.65 SF
ST 4	8"	14'-5 1/2"	9.65 SF
			38.93 SF

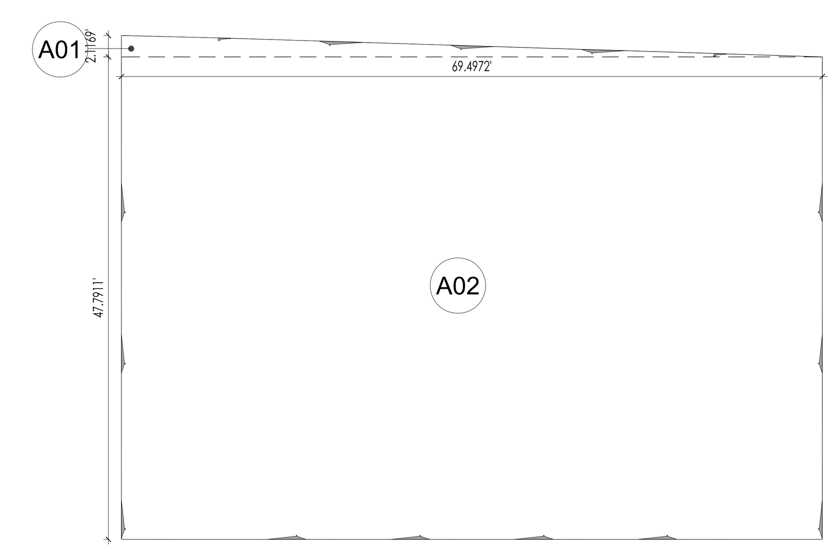
ELECTRICAL DEDUCTIONS

NUMBER	LENGTH	WIDTH	AREA (S.F.)
E 1	4"	3'-1 1/4"	1.04 SF
E 2	5'-3"	4'-7 3/4"	24.35 SF
E 3	3'-5 1/8"	3'-0 3/8"	10.40 SF
E 4	4'-11 7/8"	7 3/8"	3.09 SF
			38.87 SF

ELECTRICAL DEDUCTIONS 40TH FLOOR

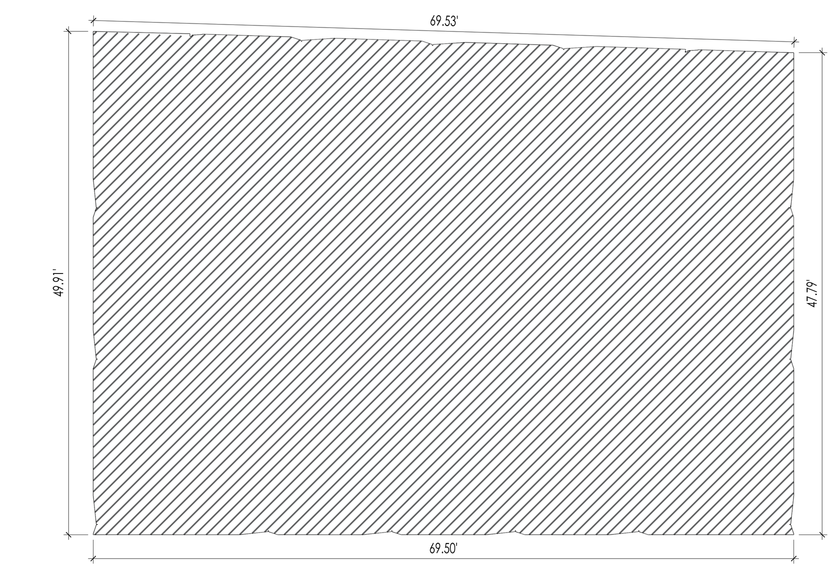
NUMBER	LENGTH	WIDTH	AREA (S.F.)
1	4"	3'-1 1/4"	1.04 SF
2	2'-11 1/4"	5 7/8"	1.43 SF
3	3'-5 1/8"	3'-0 3/8"	10.40 SF
3	8"	2'-11 1/4"	1.96 SF
4	4'-11 7/8"	7 3/8"	3.09 SF
4	2'-7 1/8"	4'-5"	11.44 SF
			29.34 SF

6 44TH-46TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



47th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	2.19	76.10
A02	69.50	47.79	3,321.35
SUB-TOTAL:			3,397.45
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			8.29
TOTAL			3,389

7 47TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



47TH FLOOR DEDUCTIONS					
DEDUCTIONS	MECHANICAL	PLUMBING	ELECTRICAL	STAIRS	OPENING
AREA (SF)	3,389.16				
TOTAL (SF)	3,389				

8 47TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"

LEGEND FOR DEDUCTIONS

M	MECHANICAL
P	PLUMBING
E	ELECTRICAL
ST	STAIRS
OP	OPEN TO BELOW
(hatched box)	DEDUCTIONS

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
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TEL.: (212) 300-1700

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FAX.: (212) 714-0283

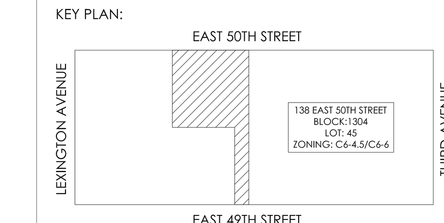
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
FLOOR AREA AND DEDUCTIONS
42ND-47TH FLOOR PLAN

SEAL & SIGNATURE:
DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
Z-026.01
SHEET. No.: 022 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_Z026_42-47.dwg

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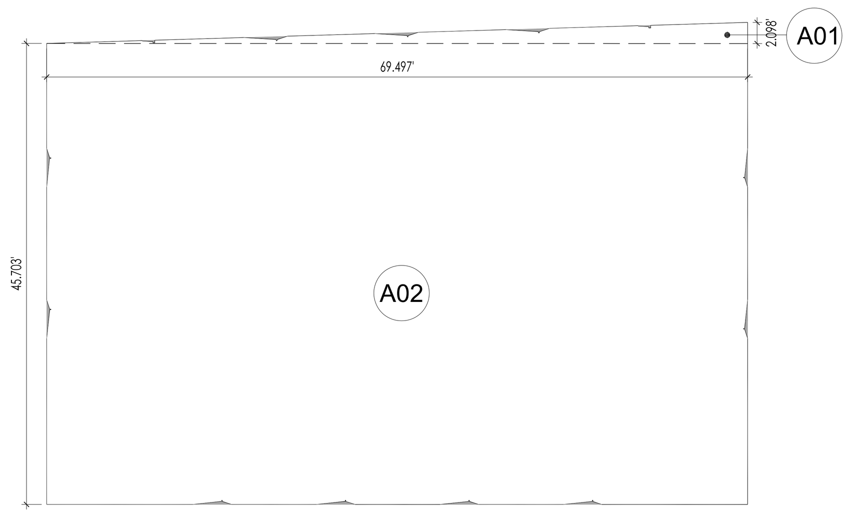
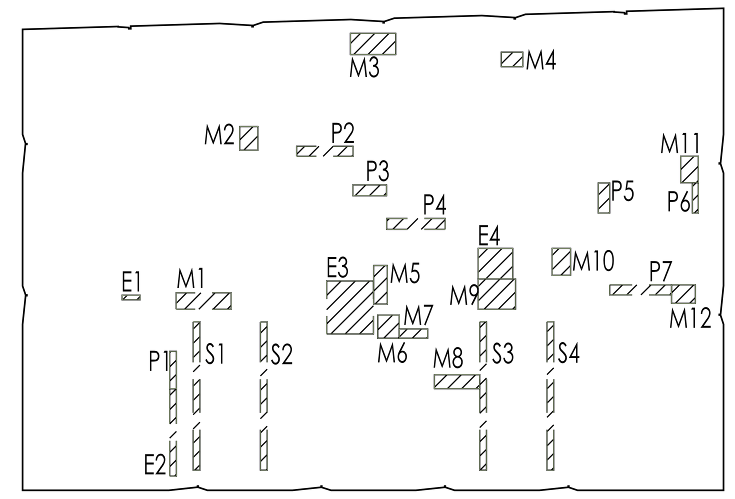
ES668798893 Scan Code



48th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	2.10	72.90
A02	69.50	45.70	3,176.23
SUB-TOTAL:			3,249.13
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			6.96
TOTAL			3,242

1 48TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



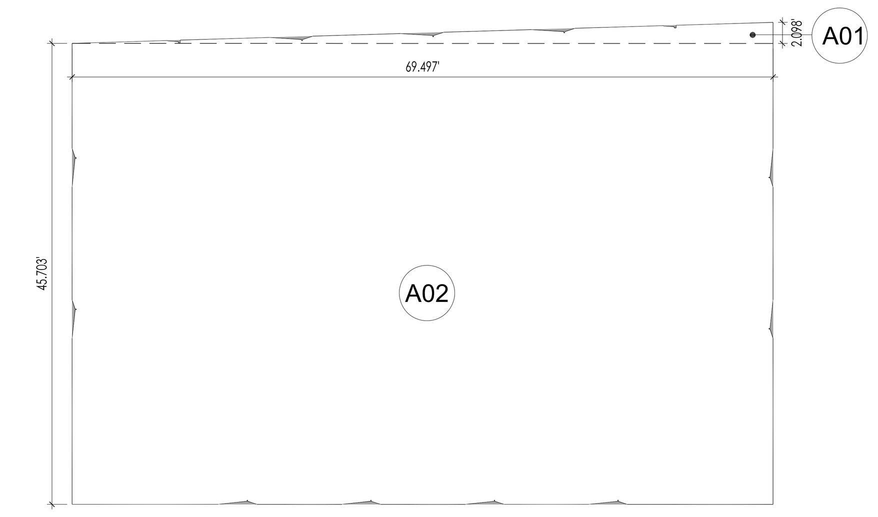
MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M 1	2'-7 1/2"	1'-9"	4.59 SF
M 1	1'-7 1/2"	5'-5 1/2"	8.87 SF
M 2	2'-4"	1'-9 3/4"	4.23 SF
M 3	2'-1 1/4"	4'-5 7/8"	9.43 SF
M 4	1'-5 1/4"	2'-1 5/8"	3.08 SF
M 5	3'-9 7/8"	1'-4 1/4"	5.19 SF
M 6	2'-1 1/2"	2'-3 1/2"	4.85 SF
M 7	11"	2'-10"	2.60 SF
M 8	4'-6"	1'-4 1/2"	6.18 SF
M 9	3'-0"	3'-8 1/2"	11.13 SF
M 10	2'-8"	1'-10"	4.88 SF
M 12	1'-10"	2'-4 1/2"	4.35 SF
			69.38 SF

PLUMBING DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 1	2'-7 1/2"	1'-9"	4.59 SF
P 2	8"	3'-8 3/8"	2.47 SF
P 3	1'-0"	5'-7 1/8"	5.60 SF
P 4	1'-0 7/8"	3'-4"	3.58 SF
P 5	5'-9 3/4"	1'-1"	6.29 SF
P 6	1'-1 1/2"	2'-11 7/8"	3.37 SF
P 7	6'-1 1/2"	1'-0"	6.13 SF
			32.02 SF

STAIR DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-8 1/2"	9.82 SF
ST 4	8"	14'-8 1/2"	9.82 SF
			39.26 SF

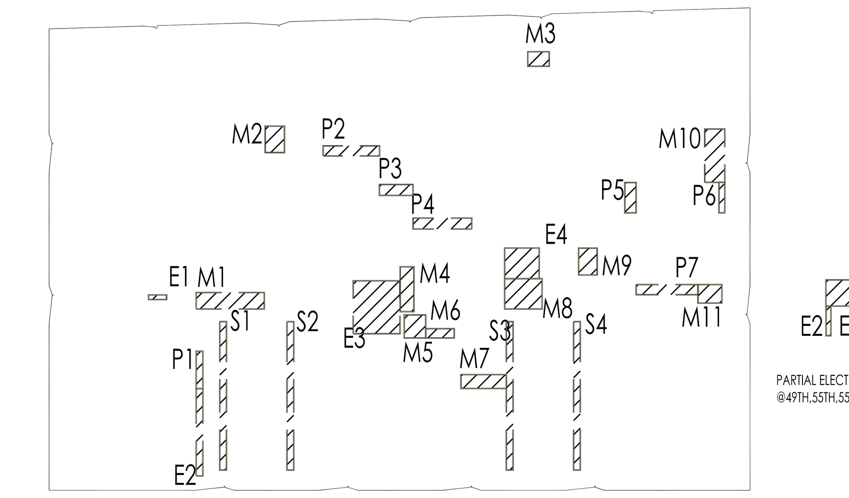
ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	5 1/2"	1'-9 3/8"	0.82 SF
E 2	8'-7 7/8"	8"	5.77 SF
E 3	5'-3"	4'-7 3/4"	24.35 SF
E 4	3'-5 1/8"	3'-0 3/8"	10.40 SF
			41.33 SF

2 48TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



49th-56th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	2.10	72.90
A02	69.50	45.70	3,176.23
SUB-TOTAL:			3,249.13
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			6.96
TOTAL			3,242

3 49TH-56TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



PARTIAL ELECTRICAL DEDUCTION @49TH,55TH,55TH FLOORS

MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M 31	1'-7 1/2"	6'-9"	10.97 SF
M 32	2'-7 1/2"	1'-10 7/8"	5.00 SF
M 34	1'-5 1/4"	2'-1 5/8"	3.08 SF
M 35	4'-5 3/8"	1'-4 1/4"	6.05 SF
M 36	2'-1 1/2"	2'-3 1/2"	4.85 SF
M 37	11"	2'-10"	2.60 SF
M 38	4'-6"	1'-4 1/2"	6.18 SF
M 39	3'-0"	3'-8 1/2"	11.13 SF
M 40	2'-8"	1'-10"	4.88 SF
M 41	5'-3 3/8"	2'-0"	10.55 SF
M 42	1'-10"	2'-4 1/2"	4.35 SF
			69.63 SF

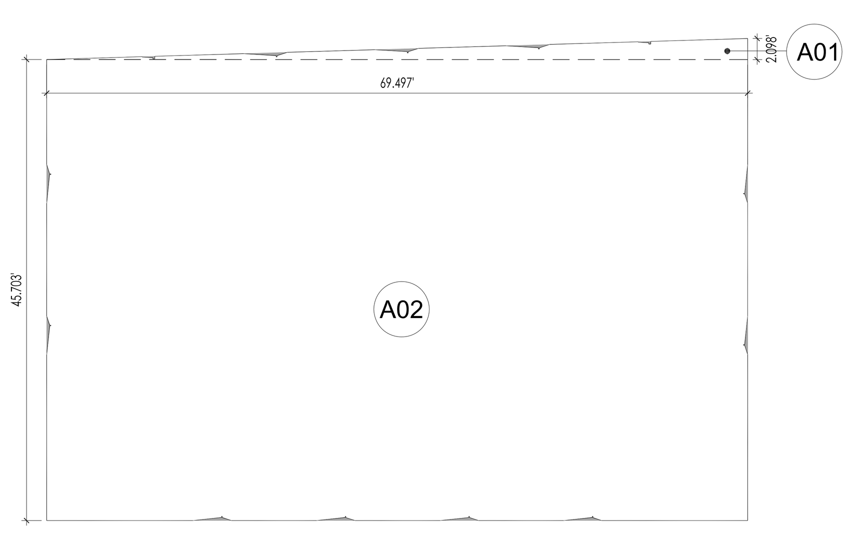
PLUMBING DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 41	5'-3 3/8"	2'-0"	10.55 SF
P 43	8"	3'-8 3/8"	2.47 SF
P 44	1'-0"	5'-7 1/8"	5.60 SF
P 45	1'-0 7/8"	3'-4"	3.58 SF
P 46	5'-9 3/4"	1'-1"	6.29 SF
P 47	1'-1 1/2"	2'-11 7/8"	3.37 SF
P 49	6'-1 1/2"	1'-0"	6.13 SF
			37.98 SF

STAIR DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST54	8"	14'-8 1/2"	9.82 SF
ST55	8"	14'-8 3/8"	9.81 SF
ST56	8"	14'-8 1/2"	9.82 SF
ST57	8"	14'-8 1/2"	9.82 SF
			39.26 SF

ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	5 1/2"	1'-9 3/8"	0.82 SF
E 2	8'-7 7/8"	8"	5.77 SF
E 3	5'-3"	4'-7 3/4"	24.35 SF
E 4	3'-5 1/8"	3'-0 3/8"	10.40 SF
			41.33 SF

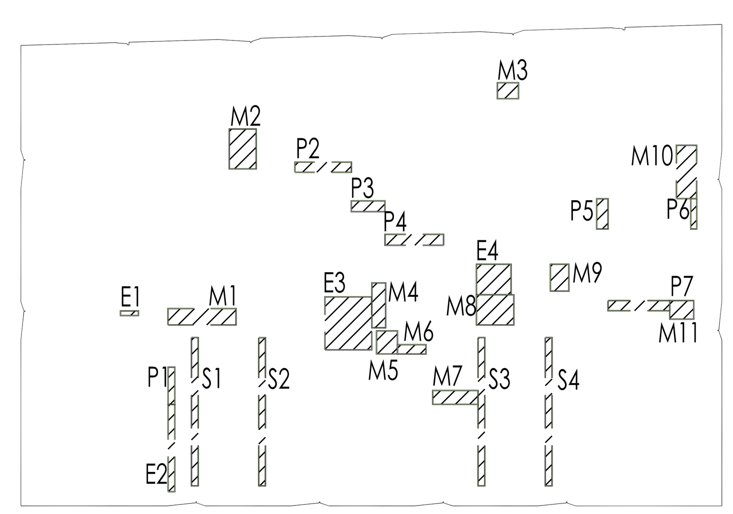
ELECTRICAL DEDUCTIONS 49TH,52ND,55TH FLOORS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	5 1/2"	1'-9 3/8"	0.82 SF
E 2	8'-7 7/8"	8"	5.77 SF
E 3	2'-11 1/4"	5 7/8"	1.43 SF
E 4	3'-5 1/8"	3'-0 3/8"	10.40 SF
E 4	8"	2'-11 1/4"	1.96 SF
E 5	2'-7 1/8"	4'-5"	11.44 SF
			31.80 SF

4 49TH-56TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



57th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	2.10	72.90
A02	69.50	45.70	3,176.23
SUB-TOTAL:			3,249.13
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			6.96
TOTAL			3,242

5 57TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



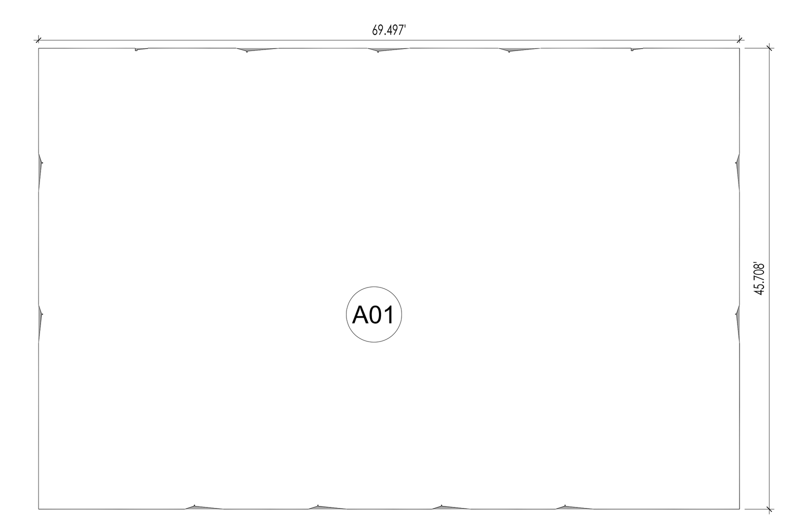
MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M 1	1'-7 1/2"	6'-9"	10.97 SF
M 2	3'-11 1/2"	2'-8"	10.56 SF
M 3	1'-6 7/8"	2'-1"	3.29 SF
M 4	4'-5 3/8"	1'-4 1/4"	6.05 SF
M 5	2'-1"	2'-3 1/2"	4.76 SF
M 6	11"	2'-10"	2.60 SF
M 7	4'-6"	1'-4 1/2"	6.18 SF
M 8	3'-0"	3'-8 1/2"	11.13 SF
M 9	2'-8"	1'-10"	4.88 SF
M 10	5'-3 1/2"	2'-0"	10.59 SF
M 11	1'-10"	2'-4 1/2"	4.35 SF
			75.34 SF

PLUMBING DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 1	8"	3'-8 3/8"	2.47 SF
P 2	1'-0"	5'-7 1/8"	5.60 SF
P 3	1'-0 7/8"	3'-4"	3.58 SF
P 4	5'-9 3/4"	1'-1"	6.29 SF
P 5	1'-1 1/2"	2'-11 7/8"	3.37 SF
P 6	3'-0 1/8"	7"	1.76 SF
P 7	6'-1 1/2"	1'-0"	6.13 SF
			29.19 SF

STAIR DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-8 1/2"	9.82 SF
ST 4	8"	14'-8 1/2"	9.82 SF
			39.26 SF

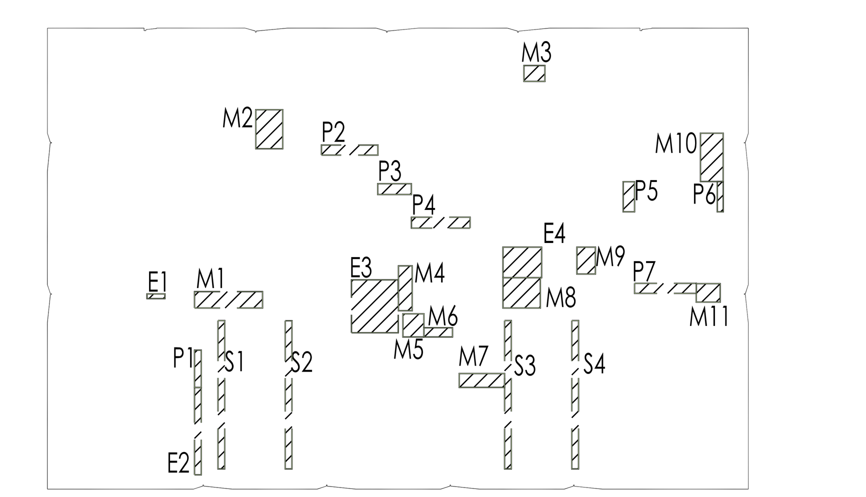
ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	5 1/2"	1'-9 3/8"	0.82 SF
E 2	8'-7 7/8"	8"	5.77 SF
E 3	5'-3"	4'-7 3/4"	24.35 SF
E 4	3'-5 1/8"	3'-0 3/8"	10.40 SF
			41.33 SF

6 57TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



58th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	45.71	3,176.58
SUB-TOTAL:			3,176.58
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			6.90
TOTAL			3,170

7 58TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M 1	1'-7 1/2"	6'-9"	10.97 SF
M 2	3'-10 3/8"	2'-8"	10.30 SF
M 3	1'-6 7/8"	2'-1"	3.29 SF
M 4	4'-5 3/8"	1'-4 1/4"	6.05 SF
M 5	2'-1"	2'-3 1/2"	4.76 SF
M 6	11"	2'-10"	2.60 SF
M 7	4'-6"	1'-4 1/2"	6.18 SF
M 8	3'-0"	3'-8 1/2"	11.13 SF
M 9	2'-8"	1'-10"	4.88 SF
M 10	4'-9 1/2"	2'-3"	10.79 SF
M 11	1'-10"	2'-4 1/2"	4.35 SF
			75.28 SF

PLUMBING DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 1	8"	3'-8 3/8"	2.47 SF
P 2	1'-0"	5'-7 1/8"	5.60 SF
P 3	1'-0 7/8"	3'-4"	3.58 SF
P 4	5'-9 3/4"	1'-1"	6.29 SF
P 5	1'-1 1/2"	2'-11 7/8"	3.37 SF
P 6	3'-0 1/8"	7"	1.76 SF
P 7	6'-1 1/2"	1'-0"	6.13 SF
			29.19 SF

STAIR DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-8 1/2"	9.82 SF
ST 4	8"	14'-8 1/2"	9.82 SF
			39.26 SF

ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	5 1/2"	1'-9 3/8"	0.82 SF
E 2	8'-7 7/8"	8"	5.77 SF
E 3	5'-3"	4'-7 3/4"	24.35 SF
E 4	3'-10"	3'-0 3/8"	11.62 SF
			42.56 SF

8 58TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"

LEGEND FOR DEDUCTIONS

M	MECHANICAL
P	PLUMBING
E	ELECTRICAL
ST	STAIRS
OP	OPEN TO BELOW
(hatched box)	DEDUCTIONS

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

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MGEngineering D.P.C. / we engineer success
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FAX.: (212) 696-4528

ZONING CONSULTANT:
Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
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FAX.: (212) 714-0283

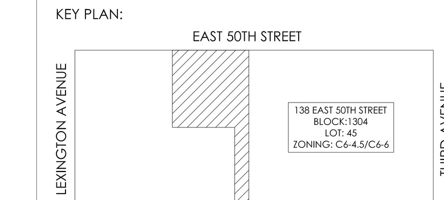
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

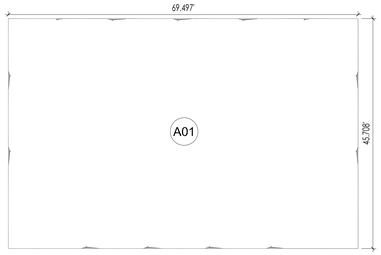
FLOOR AREA AND DEDUCTIONS
48TH-58TH FLOOR PLAN

SEAL & SIGNATURE:

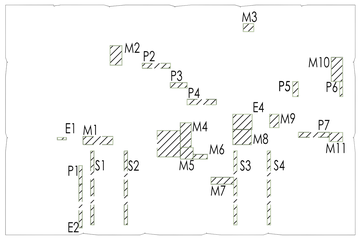
DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
Z-027.01
SHEET. No.: 023 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_Z027_48-56-58.dwg

DEPT OF BLDGS 121395029 Job Number
B1395849850 Work Order



59th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	45.71	3,176.58
SUB-TOTAL:			3,176.58
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			6.90
TOTAL			3,170



MECHANICAL DEDUCTIONS

DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M 1	1'-7 1/2"	5'-11 1/8"	9.64 SF
M 2	3'-10 3/8"	2'-4 3/8"	9.15 SF
M 3	1'-6 7/8"	2'-1"	3.29 SF
M 4	4'-11"	2'-2 1/4"	10.76 SF
M 5	2'-6 1/2"	2'-3 1/2"	5.82 SF
M 6	11 1/4"	2'-9 3/8"	2.61 SF
M 7	4'-6"	1'-4 1/2"	6.18 SF
M 8	3'-0"	3'-8 1/2"	11.13 SF
M 9	2'-8"	1'-10"	4.88 SF
M 10	4'-9 1/2"	2'-3"	10.79 SF
M 11	1'-10"	2'-8"	4.88 SF
			79.12 SF

PLUMBING DEDUCTIONS

DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 1	8"	3'-8 3/8"	2.47 SF
P 2	1'-0"	5'-7 1/8"	5.60 SF
P 3	1'-0 7/8"	3'-4"	3.58 SF
P 4	5'-9 3/4"	1'-1"	6.29 SF
P 5	1'-1 1/2"	2'-11 7/8"	3.37 SF
P 6	3'-0 1/8"	7"	1.76 SF
P 7	6'-1 1/2"	1'-0"	6.13 SF
			29.19 SF

STAIR DEDUCTIONS

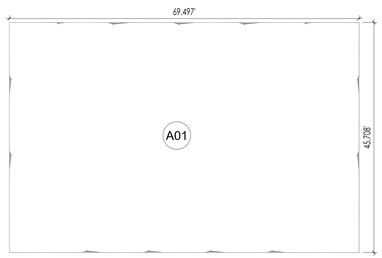
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-8 1/2"	9.82 SF
ST 4	8"	14'-8 1/2"	9.82 SF
			39.26 SF

ELECTRICAL DEDUCTIONS

DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	5 1/2"	1'-9 3/8"	0.82 SF
E 2	8'-7 7/8"	8"	5.77 SF
E 3	5'-3"	4'-7 1/8"	24.10 SF
E 4	3'-10"	3'-0 3/8"	11.62 SF
			42.31 SF

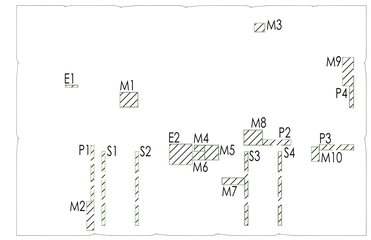
1 59TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"

2 59TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



60th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	45.71	3,176.58
SUB-TOTAL:			3,176.58
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			6.90
TOTAL			3,170

3 60TH FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"



MECHANICAL DEDUCTIONS

DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M 1	2'-11 3/8"	3'-7"	10.54 SF
M 2	5'-9 1/8"	1'-5 7/8"	8.61 SF
M 3	1'-8 7/8"	2'-1 1/8"	3.66 SF
M 4	1'-3"	2'-0 1/2"	2.55 SF
M 5	2'-9 1/2"	2'-11 1/2"	8.26 SF
M 6	2'-5 1/2"	1'-8 1/2"	4.20 SF
M 7	4'-6"	1'-4 1/2"	6.18 SF
M 8	3'-0"	3'-8 1/2"	11.12 SF
M 9	5'-8"	2'-3"	12.74 SF
			67.87 SF

PLUMBING DEDUCTIONS

DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 1	8"	11'-0"	7.32 SF
P 2	1'-1"	5'-7 3/4"	6.12 SF
P 3	1'-1"	6'-10"	7.40 SF
P 4	4'-4"	10"	3.61 SF
			24.46 SF

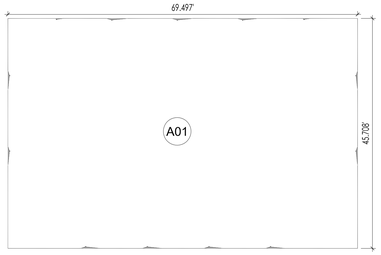
STAIR DEDUCTIONS

DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-8 1/2"	9.82 SF
ST 4	8"	14'-8 1/2"	9.82 SF
			39.26 SF

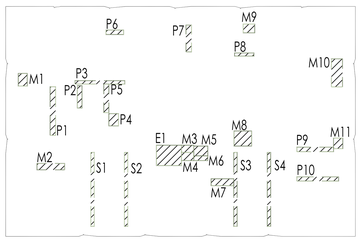
ELECTRICAL DEDUCTIONS

DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	5 1/2"	2'-5 3/4"	1.15 SF
E 2	4'-1"	4'-6 1/2"	18.54 SF
			19.69 SF

4 60TH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



61st FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	45.71	3,176.58
SUB-TOTAL:			3,176.58
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			6.90
TOTAL			3,170



MECHANICAL DEDUCTIONS

DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M 1	1'-9 1/4"	2'-6 1/4"	4.46 SF
M 2	5'-5 7/8"	1'-3 1/4"	6.98 SF
M 3	1'-5"	2'-5 1/2"	3.48 SF
M 4	2'-5 1/2"	1'-7 1/2"	3.99 SF
M 5	2'-9 1/2"	1'-11 1/2"	5.47 SF
M 6	11"	2'-9 1/2"	2.56 SF
M 7	4'-6"	1'-4 1/2"	6.18 SF
M 8	3'-0"	1'-6"	10.50 SF
M 9	1'-8 7/8"	2'-3 5/8"	4.01 SF
M 10	5'-7 1/8"	2'-2 3/8"	12.28 SF
M 11	2'-1 1/4"	1'-10"	3.87 SF
			63.80 SF

PLUMBING DEDUCTIONS

DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 1	9'-7 7/8"	1'-1"	10.49 SF
P 2	11 1/8"	4'-5 1/8"	4.10 SF
P 3	1'-0"	5'-8"	5.67 SF
P 4	2'-5 3/8"	1'-11"	4.70 SF
P 5	8 1/4"	9'-10 7/8"	6.86 SF
P 6	3'-6"	10 3/4"	3.14 SF
P 7	5'-4"	1'-1"	5.78 SF
P 8	7 1/2"	3'-10 1/8"	2.41 SF
P 9	11"	7'-3 1/2"	6.68 SF
P10	10"	8'-3 1/2"	6.91 SF
			56.74 SF

STAIR DEDUCTIONS

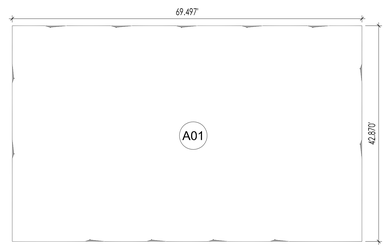
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-8 1/2"	9.82 SF
ST 4	8"	14'-8 1/2"	9.82 SF
			39.26 SF

ELECTRICAL DEDUCTIONS

DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E 1	4'-0 1/2"	4'-11 1/2"	20.04 SF
			20.04 SF

5 61ST FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"

6 61STTH FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"



62nd FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	42.87	2,979.47
SUB-TOTAL:			2,979.47
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			7.94
TOTAL			2,972

7 62ND FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"

62ND FLOOR DEDUCTIONS					
DEDUCTIONS	MECHANICAL	PLUMBING	ELECTRICAL	STAIRS	OPENING
AREA (SF)	2,972				
TOTAL (SF)	2,972				

8 62ND FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"

LEGEND FOR DEDUCTIONS

M	MECHANICAL
P	PLUMBING
E	ELECTRICAL
ST	STAIRS
OP	OPEN TO BELOW
	DEDUCTIONS

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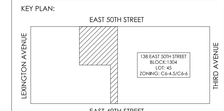
01/22/2014	ISSUED FOR P.A.A
DATE:	REVISION:

D.O.B. NUMBER:
NB#

NORTH:

SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
FLOOR AREA AND DEDUCTIONS
59th-62nd FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. NO.:
Z-028.01
SHEET No.: 024 of 143

FILE NO: 7:\138 E 50 th Street\ZAD\138 E 50th Floor Sheets\138E50thZoning_ZSR_FAR.dwg

DEPT OF BLDGS 121395029 Job Number

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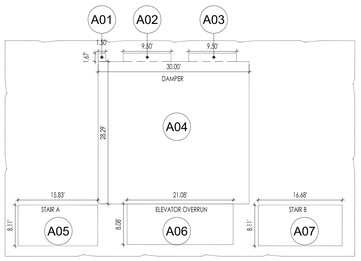
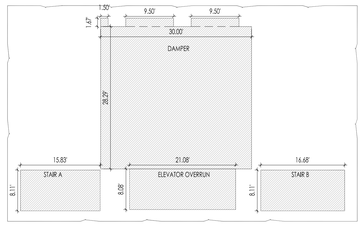


1 63RD FLOOR: GROSS FLOOR AREA

SCALE: 3/32" = 1'-0"

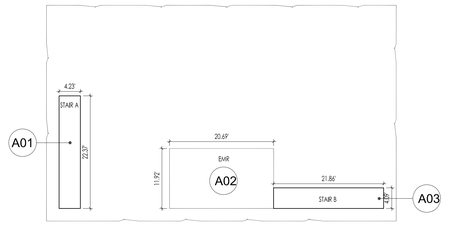
63rd FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	1.50	1.67	2.51
A02	9.50	1.67	15.87
A03	9.50	1.67	15.87
A04	30.00	28.29	848.70
A05	15.83	8.11	128.38
A06	21.08	8.08	170.33
A07	16.68	8.11	135.27
SUB-TOTAL:			1,317



2 63RD FLOOR: DEDUCTIONS

SCALE: 3/32" = 1'-0"

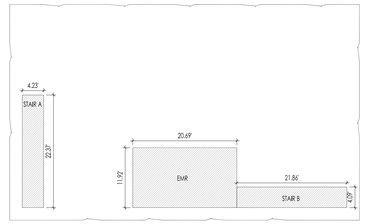
63RD FLOOR DEDUCTIONS					
DEDUCTIONS	MECHANICAL	PLUMBING	ELECTRICAL	STAIRS	OPENING
AREA (SF)	1,317				
TOTAL (SF)	1,317				



3 64TH FLOOR: GROSS FLOOR AREA

SCALE: 3/32" = 1'-0"

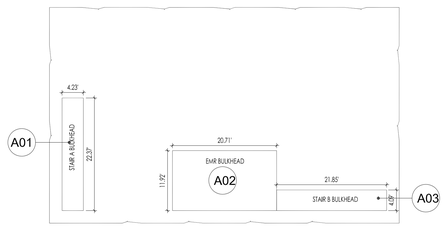
64th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	4.23	22.37	94.63
A02	20.69	11.92	246.62
A03	21.86	4.09	89.41
SUB-TOTAL:			431



4 64TH FLOOR: DEDUCTIONS

SCALE: 3/32" = 1'-0"

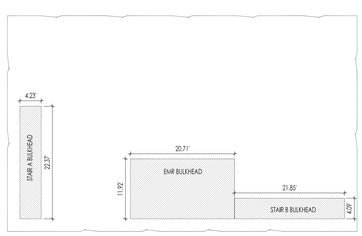
64TH FLOOR DEDUCTIONS					
DEDUCTIONS	MECHANICAL	PLUMBING	ELECTRICAL	STAIRS	OPENING
AREA (SF)	431				
TOTAL (SF)	431				



5 65TH FLOOR: GROSS FLOOR AREA

SCALE: 3/32" = 1'-0"

65th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	4.23	22.37	94.63
A02	20.71	11.92	246.86
A03	21.85	4.09	89.37
SUB-TOTAL:			431



6 65TH FLOOR: DEDUCTIONS

SCALE: 3/32" = 1'-0"

65TH FLOOR DEDUCTIONS					
DEDUCTIONS	MECHANICAL	PLUMBING	ELECTRICAL	STAIRS	OPENING
AREA (SF)	431				
TOTAL (SF)	431				

LEGEND FOR DEDUCTIONS

M	MECHANICAL
P	PLUMBING
E	ELECTRICAL
ST	STAIRS
OP	OPEN TO BELOW
	DEDUCTIONS

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
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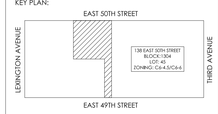
NORTH:

0 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

FLOOR AREA AND DEDUCTIONS
63rd-65th FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
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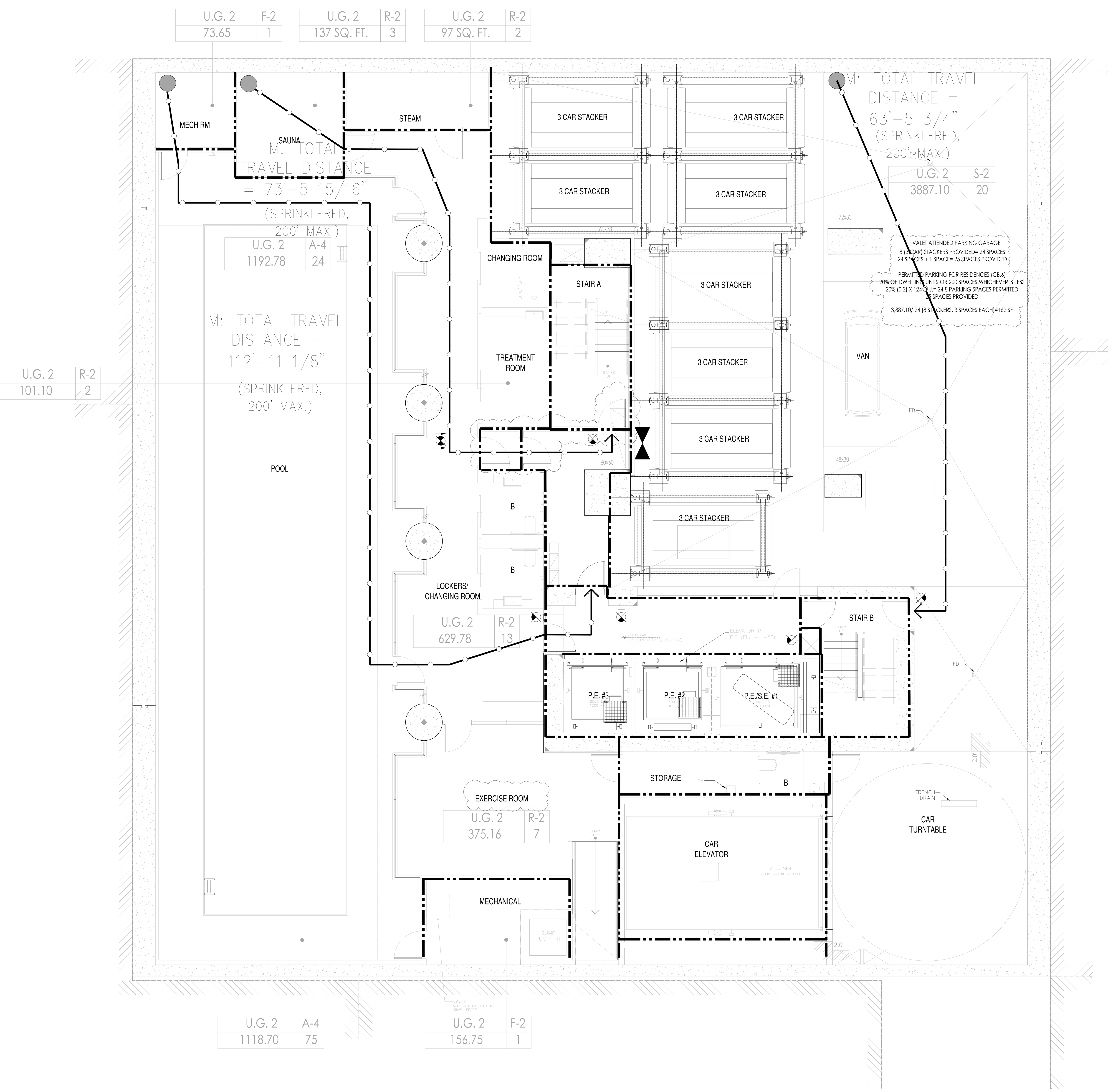
CHECKED BY: XX
DWG. No.:

Z-029.01

SHEET, No.: 025 of 143

FILE NO: T:\2013\13xxx\13002\[13-002_FloorPlans\Sheets\13002Cover_029.dwg



1 SUB-CELLAR LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY: EGRESS WIDTH FOR OCCUPANTS — DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	CORRIDORS: MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: S-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL	F-2	230	300 GROSS	2
PARKING	S-2	3887	200 GROSS	20
SUB TOTAL (1)				22

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
SAUNA/ STEAM/ TREATMENT ROOM	R-2	335	50 GROSS	7
POOL	A-3	1195	50 GROSS	24
POOL DECK (RES. AMENITY)	A-3	1118	50 GROSS	75
LOCKERS/CHANGING ROOMS (RES. AMENITY)	R-2	629	50 GROSS	13
GYM	R-2	375	50 GROSS	7
SUB TOTAL (2)				125

TOTAL NO. OF OCCUPANTS: 125 OCC.

DOOR WIDTH REQUIRED: 125 OCC. X 0.2" = 29.4"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 125 OCC. X 0.3" = 44.1"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 125 OCC. X 0.2" = 29.4"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

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ES870050402 Scan Code

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

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DATE:	REVISION:
07/29/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0" (0' 1' 2' 4' 6' 10')

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
EAST 49TH STREET
138 EAST 50TH STREET
BLOCK:1304
LOT: 45
ZONING: C6-4.5/C6-6

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
SUB-CELLAR FLOOR
LIFE SAFETY

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-050.01
SHEET. No.: 026 of 143

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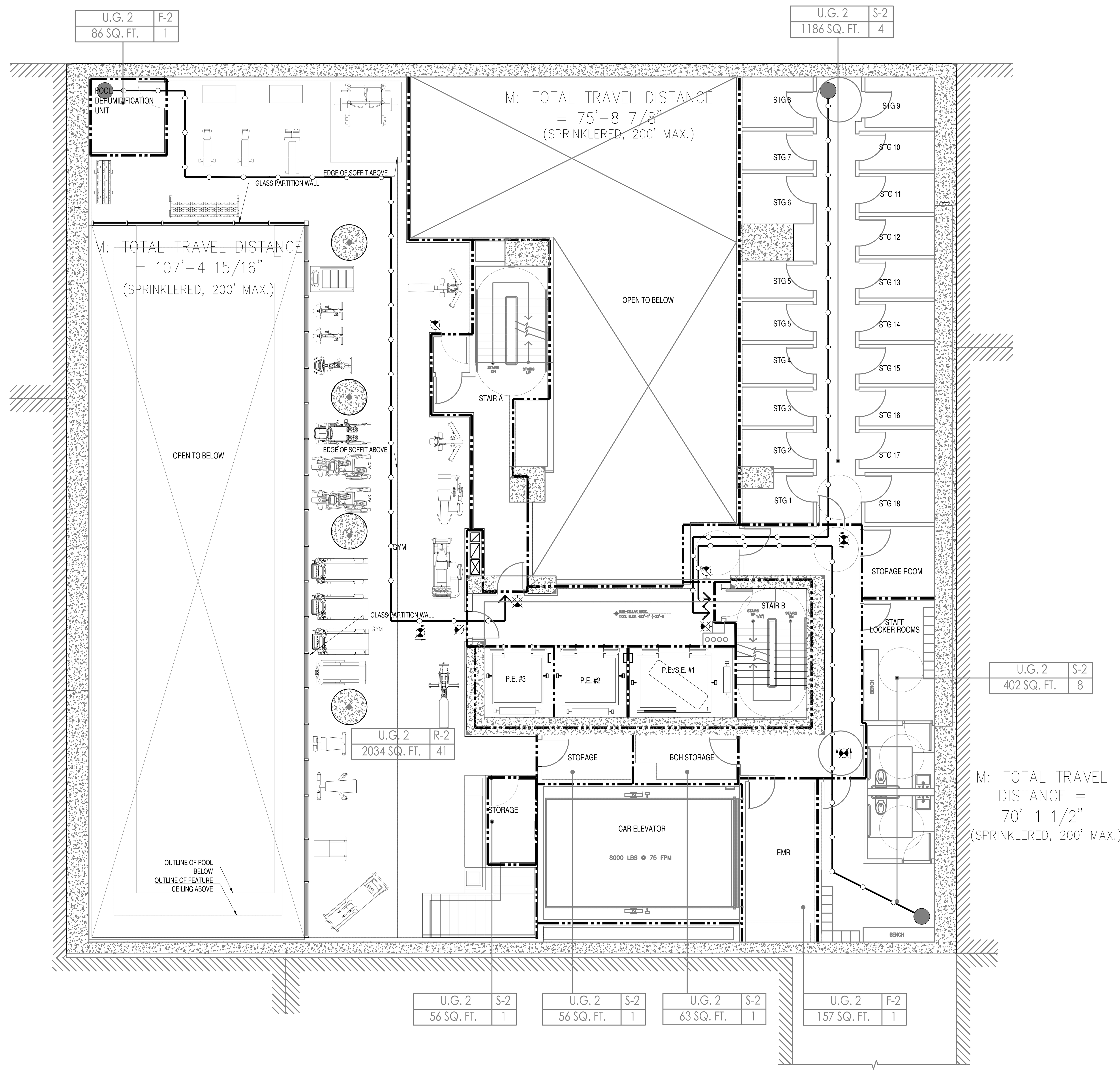

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45–MINUTE SELF–CLOSING DOORS)
- TWO HOUR RATED PARTITION (90–MINUTE SELF–CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF–CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6–6/ C6–4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A–2 & A–3
RESIDENTIAL	R–2
STORAGE	S–2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT–AS PER 2008 NYCBC–1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
		FEDERAL FAIR HOUSING ACT
HANDICAP LAWS AND GUIDELINES:		HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI–117.1–2003.
		AMERICANS WITH DISABILITIES ACT – PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R–2 APARTMENTS A–2 ASSEMBLY A–3 ASSEMBLY (ACCESSORY TO R–2) S–2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I–B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA – IB

5. FIRE PROTECTION

TABLE 601 FIRE–RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TYPE I–B — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS – EXTERIOR & INTERIOR	2 HRS.
NON–BEARING WALLS & PARTITIONS – EXTERIOR	2 HRS.
NON–BEARING WALLS & PARTITIONS – INTERIOR	0 HRS.
FLOOR CONSTRUCTION – SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION – SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A–400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE–RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S–2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R–2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY – EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R–2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S–2	250	0.2	0.3	0.2	44	20'	100'
A	150–P 250–S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'–0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R–2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F–2	300
COMPACTOR ROOM	S–2	300
STORM DETENTION ROOM	F–2	300
GAS METER ROOM	F–2	300
MECHANICAL ROOM	F–2	300
ATS ROOM	F–2	300
TELECOM ROOM	F–2	300
RESIDENTIAL STORAGE	S–2	300
ELECTRIC ROOM	F–2	300
PARKING GARAGE	S–2	200
EMPLOYESS LOCKERS	S–2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R–2	300
RES. AMENITY (BIKE ROOM)	S–2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R–2	50
RES. AMENITY (POOL)	A–4	50
RES. AMENITY (POOL DECK)	A–4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S–2	50
APARTMENTS	R–2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: S–2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
EMR	F–2	157	300 GROSS	1
POOL DEHUMIDIFICATION	F–2	86	300 GROSS	1
STAFF LOCKERS	S–2	402	50 GROSS	8
RESIDENTIAL STORAGE	S–2	1361	300 GROSS	4
SUB TOTAL (1)				14

OCCUPANCY: R–2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
GYM (RES. AMENITY)	R–2	2034	50 GROSS	40
SUB TOTAL (2)				40

TOTAL NO. OF OCCUPANTS: 54 OCC.

DOOR WIDTH REQUIRED: 54 OCC. X 0.2" = 10.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 54 OCC. X 0.3" = 16.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 54 OCC. X 0.2" = 10.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

DEPT OF BLDGS 121186028 Job Number
ES689832287 Scan Code

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

上海城投 sml 城投美国 SMI USA

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New York, NY 10017
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M.E.P.FP. ENGINEER:
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EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
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NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET BLOCK:1304 LOT: 45 ZONING: C6-4.5/C6-6
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

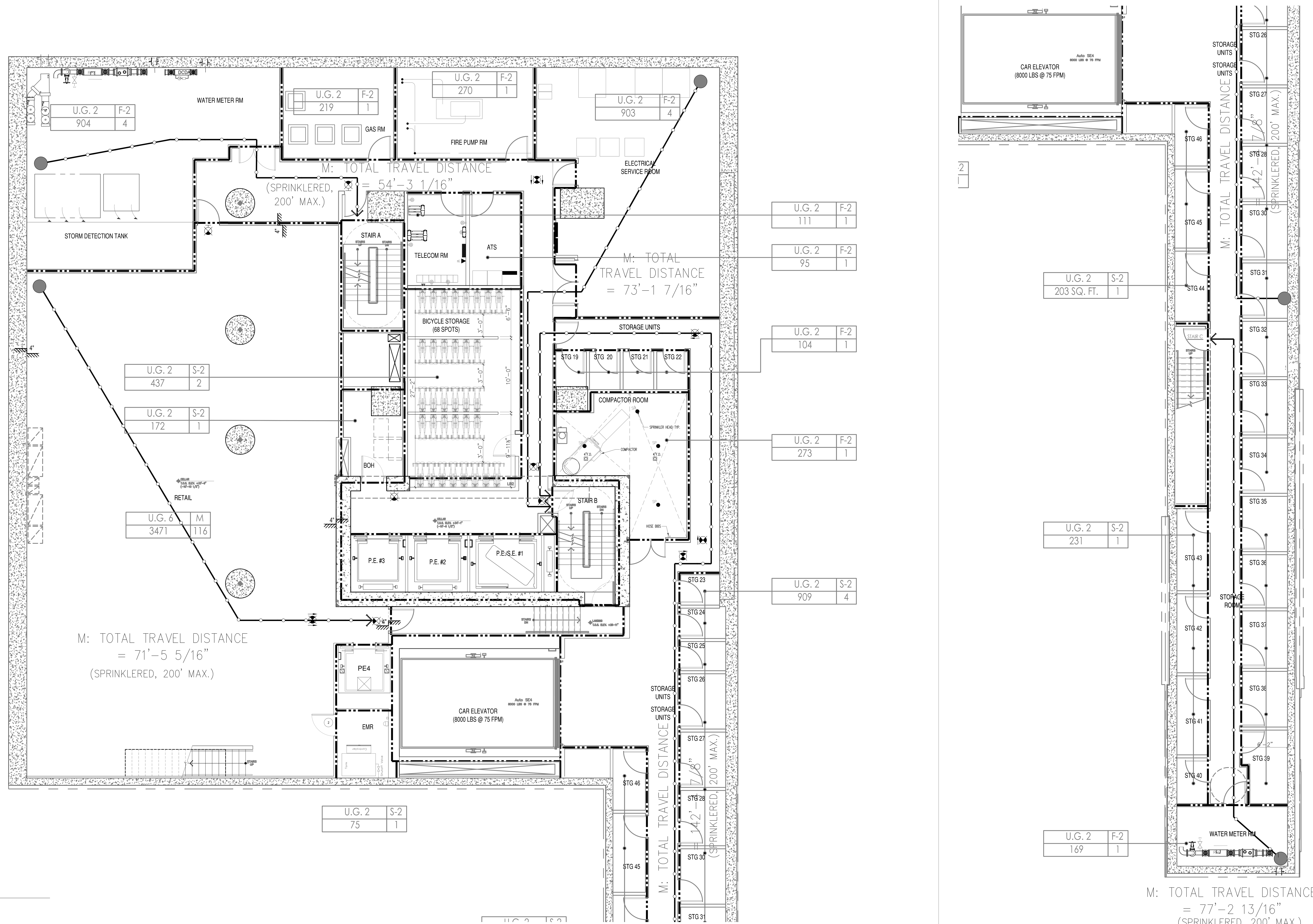
DRAWING TITLE:
SUBCELLAR MEZZANINE
LIFE SAFETY

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-051.01
SHEET. No.: 027 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A051_Life Safety_Subcellar Mezzanine.dwg

DEPT OF BLDGS 121186028 Job Number
ES736721672 Scan Code



LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TYPE I-B — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY – EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

TABLE 1004.1.1

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: S-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
RESIDENTIAL STORAGE	S-2	1447	300 GROSS	7
WATER METER/STORM DETENTION	F-2	1073	300 GROSS	5
COMPACTOR ROOM	S-2	273	300 GROSS	1
FIRE PUMP	F-2	270	300 GROSS	1
GAS METER ROOM	F-2	219	300 GROSS	1
ATS ROOM	F-2	95	300 GROSS	1
ELECTRIC ROOM	F-2	903	300 GROSS	3
TELECOM ROOM	F-2	111	300 GROSS	1
BIKE ROOM	F-2	437	300 GROSS	2
SUB TOTAL (1)				22

OCCUPANCY: M — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
RETAIL	M	3471	30 GROSS	115
SUB TOTAL (2)				115

TOTAL NO. OF OCCUPANTS: 137 OCC.

DOOR WIDTH REQUIRED: 137 OCC. X 0.2" = 27.4"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 137 OCC. X 0.3" = 41.1"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 137 OCC. X 0.2" = 27.4"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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NEW YORK, NY 10022
TEL.: (212) 300-1700

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FAX.: (212) 714-0283

EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
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NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
138 EAST 50TH STREET BLOCK:1304 LOT: 45 ZONING: C6-4.5/C6-6
THIRD AVENUE
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
CELLAR FLOOR
LIFE SAFETY

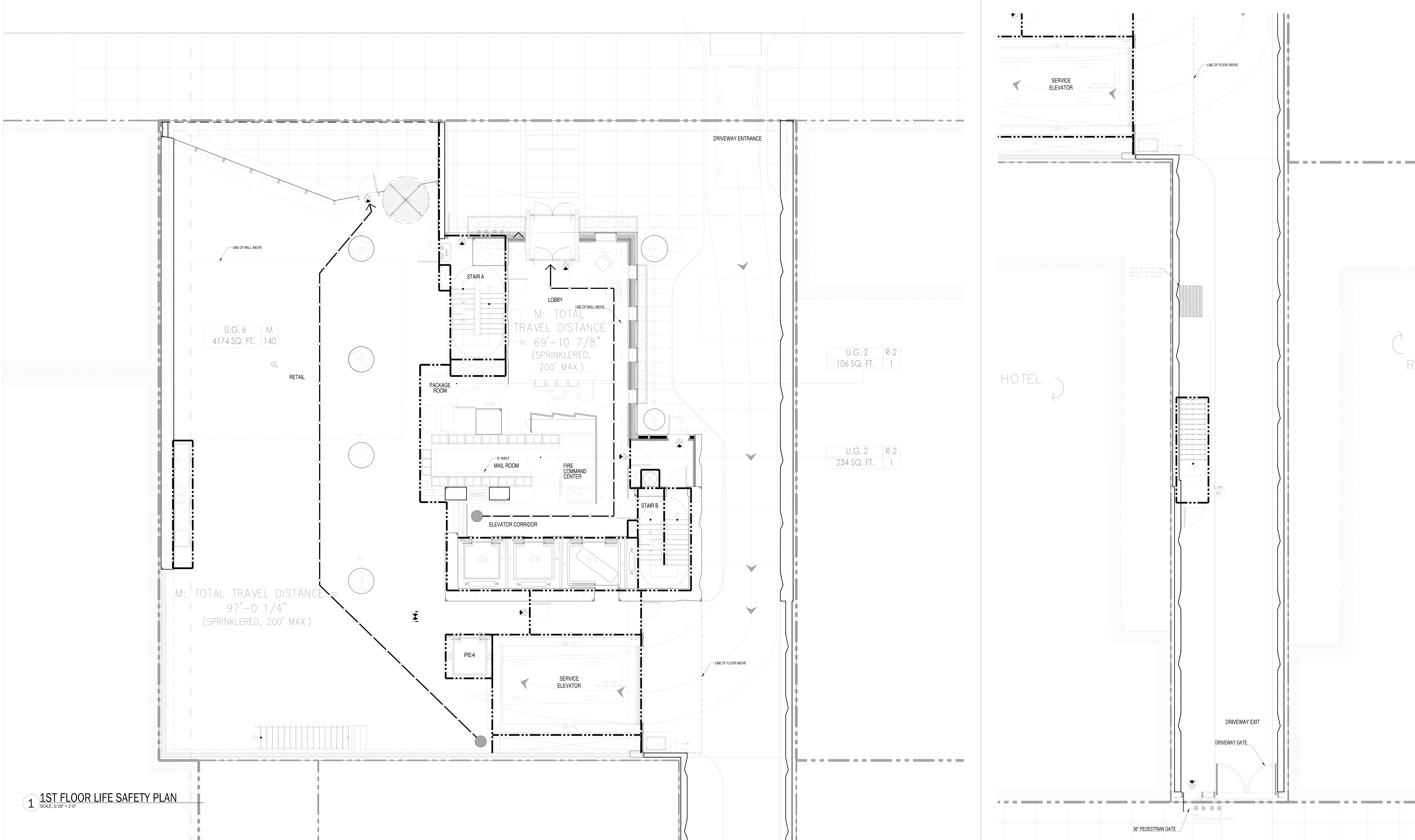
SEAL & SIGNATURE: REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-052.01
SHEET. No.: 028 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A052_Life Safety_Cellar.dwg

DEPT OF BLDGS 121186028 Job Number

ES937670498 Scan Code



1 1ST FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY — EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
PACKAGE ROOM	R-2	106	300 GROSS	1
MAIL ROOM	R-2	234	300 GROSS	1
SUB TOTAL (1)				2

OCCUPANCY: M — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
RETAIL	M	4174	30 GROSS	140
SUB TOTAL (2)				140

TOTAL NO. OF OCCUPANTS: 142 OCC.

DOOR WIDTH REQUIRED: 142 OCC. X 0.2" = 28.4"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 142 OCC. X 0.3" = 42.6"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 142 OCC. X 0.2" = 28.4"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
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NEW YORK, NY

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EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH: SCALE: 1/4" = 1'-0" (0' 1' 2' 4' 6' 10')

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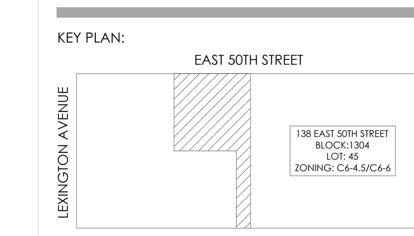


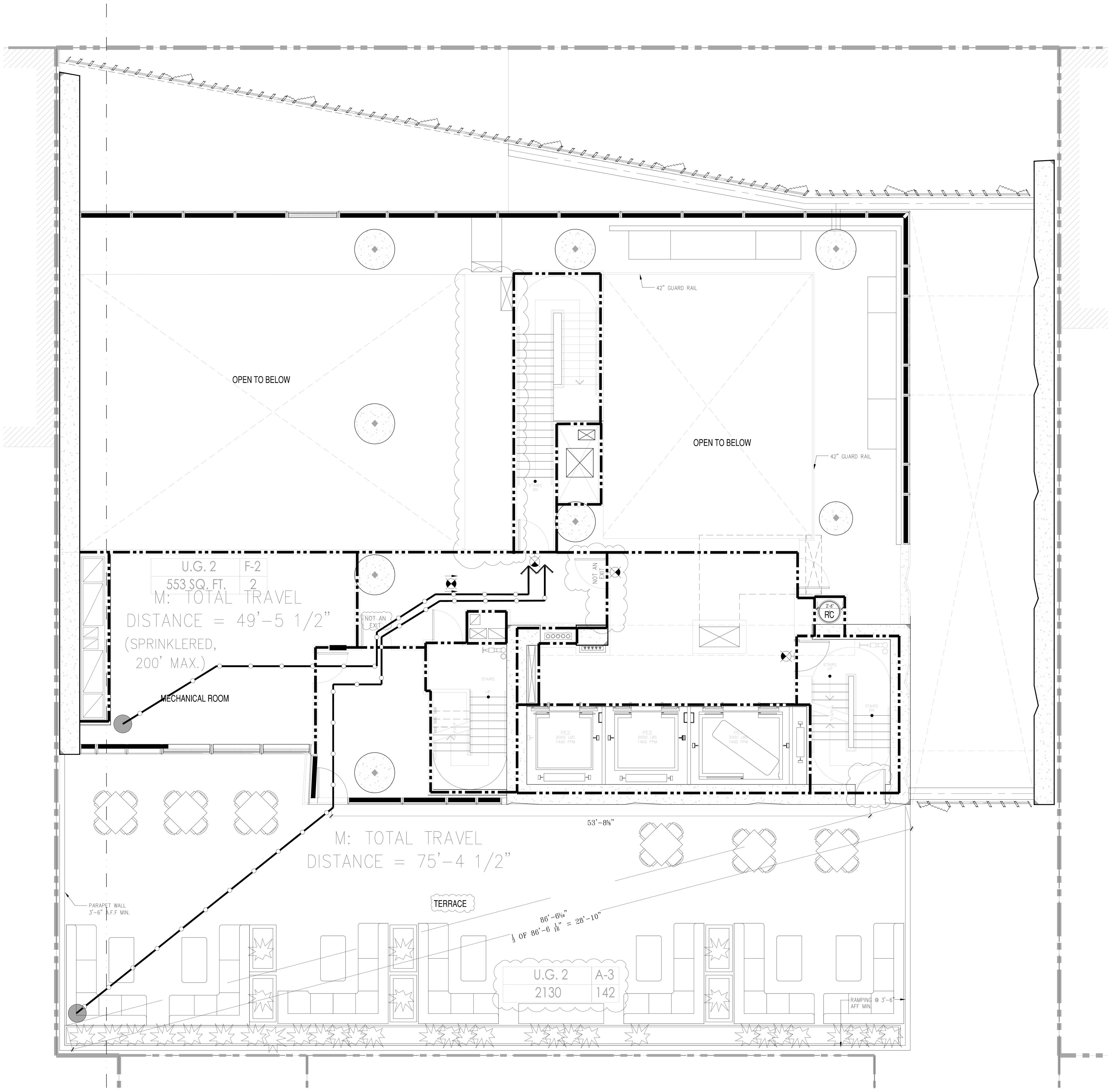
PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
1ST FLOOR PLAN
LIFE SAFETY

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-053.01
SHEET. No.: 029 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Issued\16-0122- ISSUED FOR PAA\CAD\138E50thCondo_A053_Life Safety_First Floor.dwg



1 1ST FLOOR MEZZANINE LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS: 138 EAST 50TH STREET, NEW YORK
BLOCK: 1304
ZONING DISTRICT: C6-6/ C6-4.5
ZONING MAP: 9b
LOT AREA: 25,480.65 SF
STORIES: 65
CONSTRUCTION: 65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY: EGRESS WIDTH FOR OCCUPANTS — DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

TABLE 1004.1.1

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: S-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL	F-2	553	300 GROSS	2
OCCUPANCY: R-2				
AMENITY TERRACE	A-3	2130	15 NET	142
SUB TOTAL				144

TOTAL NO. OF OCCUPANTS: 144 OCC.

DOOR WIDTH REQUIRED: 144 OCC. X 0.2" = 28.8"
DOOR WIDTH PROVIDED: (1) 36" = 36", COMPLIES

STAIR WIDTH REQUIRED: 144 OCC. X 0.3" = 43.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 144 OCC. X 0.2" = 28.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

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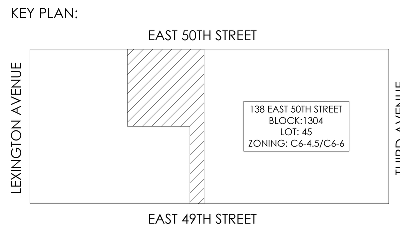
DATE:	REVISION:
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

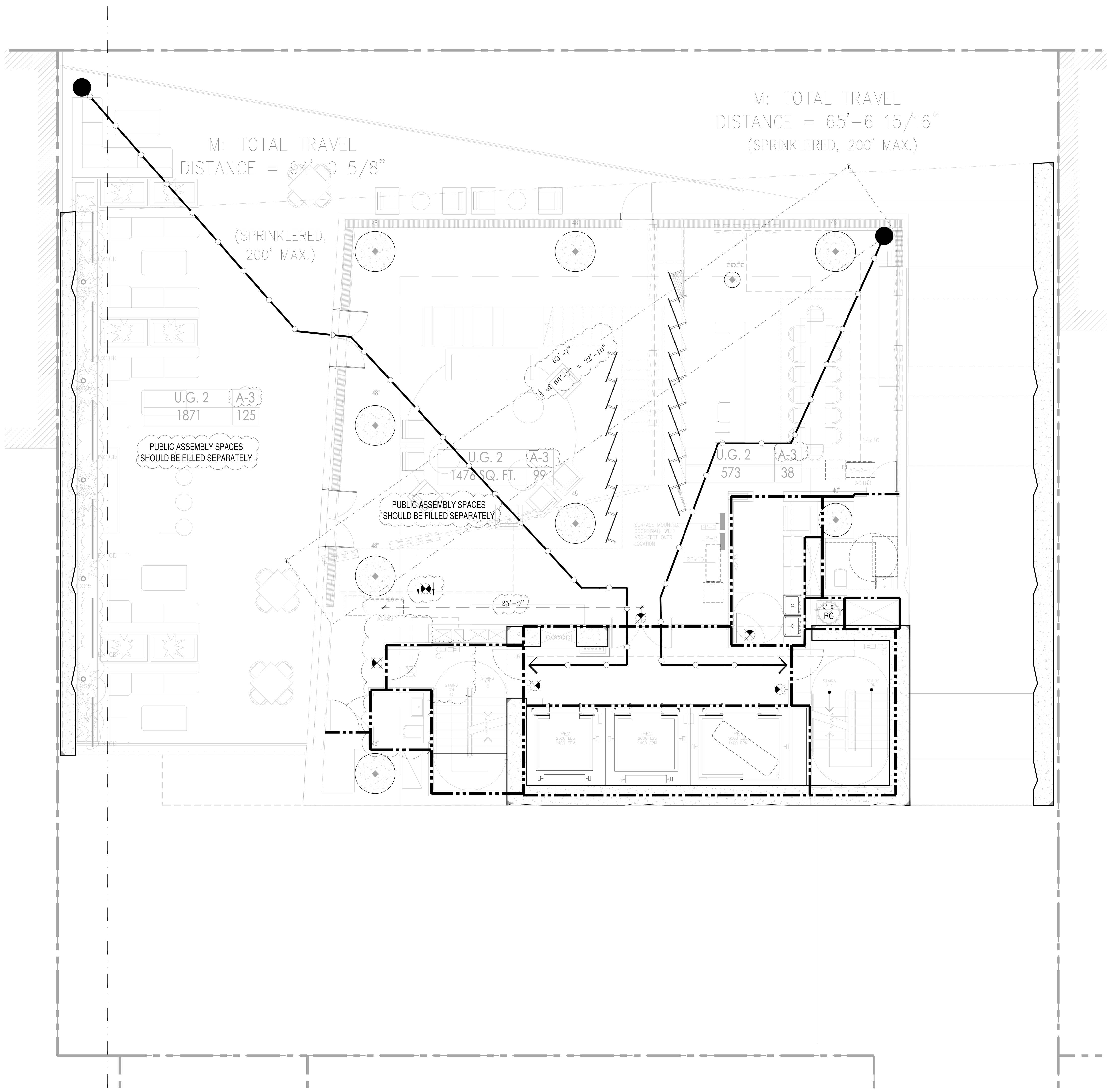
DRAWING TITLE:
FIRST FLOOR MEZZANINE
LIFE SAFETY

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-054.01

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Issued\16-0122 - ISSUED FOR PAA\CAD\138E50thCondo_A054_Life Safety_First Floor Mezzanine.dwg

DEPT OF BLDGS 121186028 Job Number
ES241730102 Scan Code



1 2ND FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT; HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003.; AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS; A-2 ASSEMBLY; A-3 ASSEMBLY (ACCESSORY TO R-2); S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	TABLE 602
COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY — EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	-	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P / 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
AMENITY TERRACE	A-3	1871	15 NET	125
LOUNGE	A-3	1476	15 NET	99
MULTI PURPOSE EVENT ROOM	A-3	573	15 NET	38
SUB TOTAL				262

TOTAL NO. OF OCCUPANTS: 262 OCC.

DOOR WIDTH REQUIRED: 262 OCC. X 0.2" = 52.4"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 226 OCC. X 0.3" = 67.8"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 262 OCC. X 0.2" = 52.4"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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MGEngineering D.P.C./ we engineer success
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330 WEST 42ND STREET
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FAX.: (212) 714-0283

EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
07/29/2016	DOB - RESPONSE TO OBJECTIONS
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
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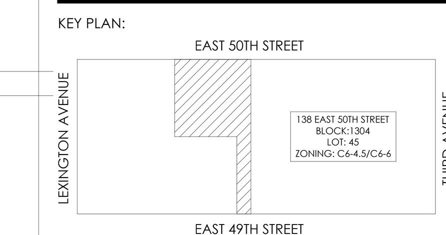
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
SECOND FLOOR LIFE SAFETY

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSLAGER No. 022227 STATE OF NEW YORK

DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
CHECKED BY:	XX
DWG. No.:	A-055.01
SHEET. No.:	031 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Issued\16-0122 - ISSUED FOR PAA\CAD\138E50thCondo_A055_Life Safety_Second Floor.dwg

DEPT OF BLDGS 121395028 Job Number
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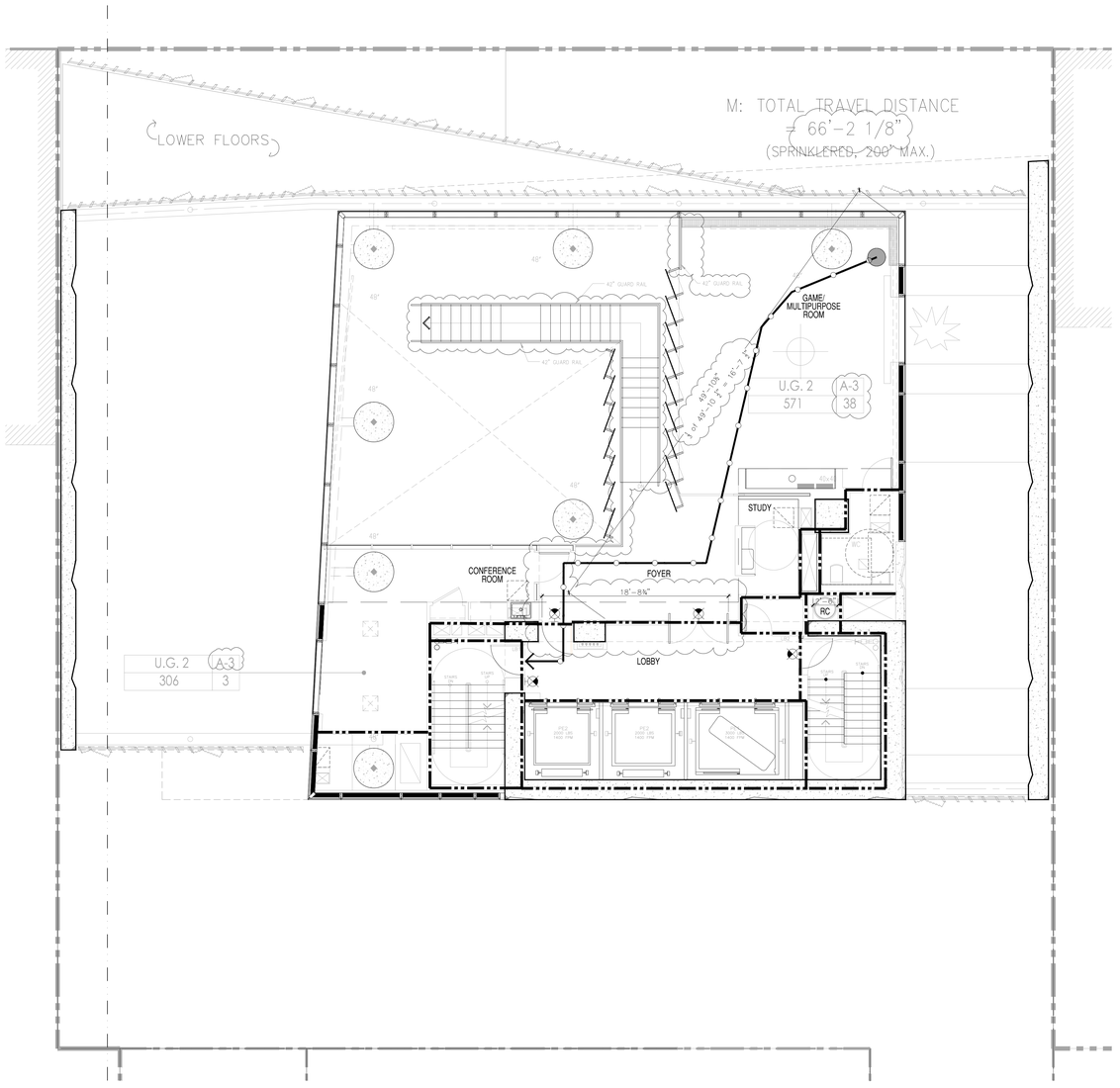

1 3RD FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS: 138 EAST 50TH STREET, NEW YORK
BLOCK: 1304
ZONING DISTRICT: C6-6/ C6-4.5
ZONING MAP: 9b
LOT AREA: 25,480.65 SF
STORIES: 65
CONSTRUCTION: 65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15. SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT – PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA – IB
5. FIRE PROTECTION		
TABLE 601 TYPE I-B	FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	TABLE 602
COLUMNS, GIRDERS, TRUSSES		2 HRS.
BEARING WALLS – EXTERIOR & INTERIOR		2 HRS.
NON-BEARING WALLS & PARTITIONS – EXTERIOR		2 HRS.
NON-BEARING WALLS & PARTITIONS – INTERIOR		0 HRS.
FLOOR CONSTRUCTION – SUPPORTING BEAMS & JOINTS		2 HRS.
ROOF CONSTRUCTION – SUPPORTING BEAMS & JOINTS		1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.
7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-F 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR).
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES: IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYEES LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
CONFERENCE ROOM	A-3	306	100 GROSS	3
GAME ROOM	A-3	571	15 NET	38
SUB TOTAL				41

TOTAL NO. OF OCCUPANTS: 41 OCC.
DOOR WIDTH REQUIRED: 41 OCC. X 0.2" = 8.2"
DOOR WIDTH PROVIDED: (5) 36" = 72", COMPLIES
STAIR WIDTH REQUIRED: 41 OCC. X 0.3" = 12.3"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES
CORRIDOR WIDTH REQUIRED: 41 OCC. X 0.2" = 8.2"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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DATE:	REVISION:
07/29/2016	DOB - RESPONSE TO OBJECTIONS
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1'-0" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
NEW YORK, NY
LOT: 40
ZONING: C6-4.5/C6-4
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
THIRD FLOOR
LIFE SAFETY

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-056.01
SHEET No.:
032 of 143

FILE No: 9:\138 E 50th Street-139006 (2014-88)\Issued_16-032 - ISSUED FOR PAA\All_138E50St\Code_A056_Life Safety_Third Floor.dwg

DEPT OF BLDGS 421395029 Job Number
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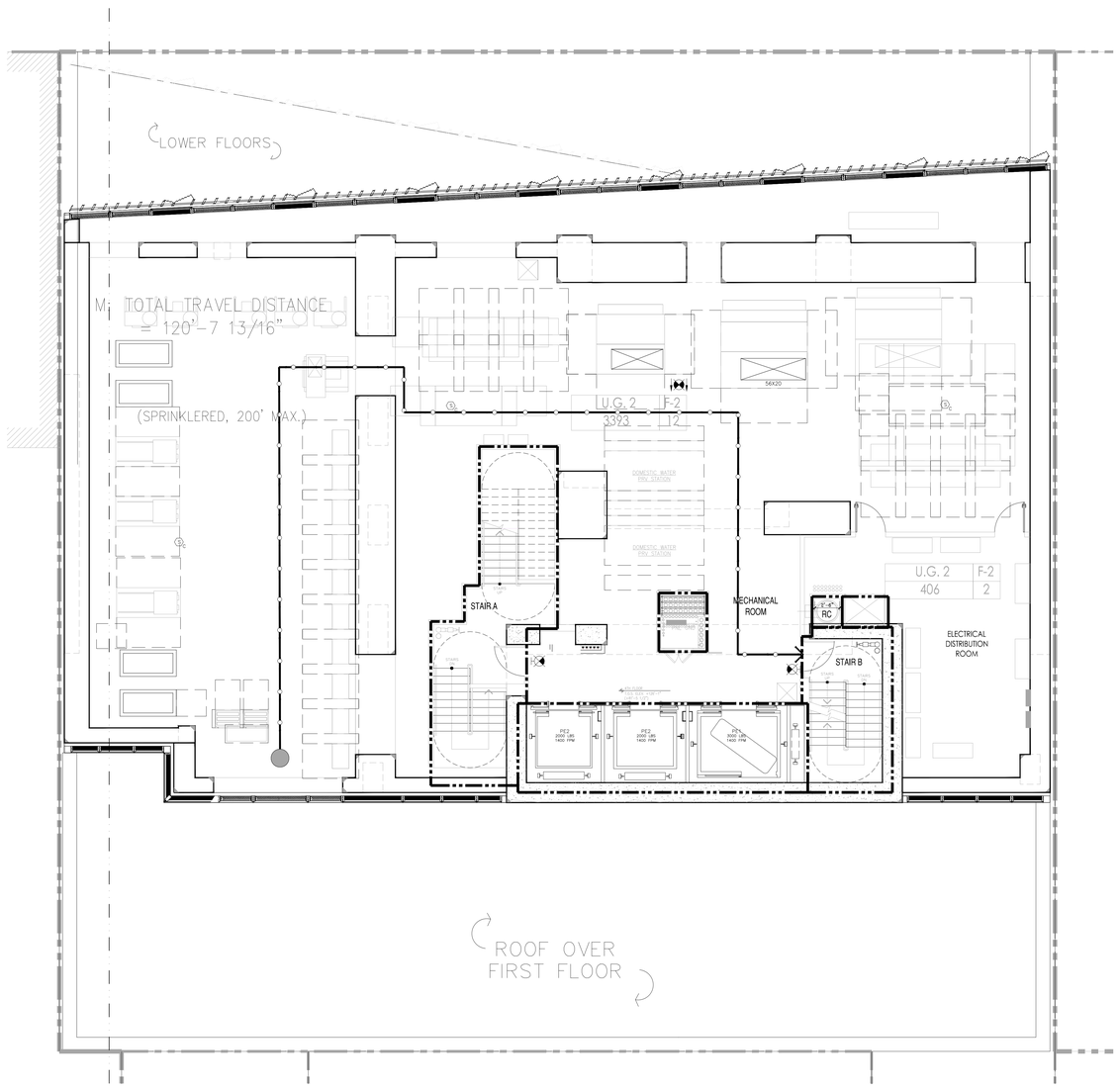

1 4TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY - AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING TYPE I-B ELEMENTS (HOURS) TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-F 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES, IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL-SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: S-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL	F-2	3393	300 GROSS	12
ELECTRICAL ROOM	F-2	406	300 GROSS	2
SUB TOTAL				14

TOTAL NO. OF OCCUPANTS: 14 OCC.

DOOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 14 OCC. X 0.3" = 4.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:

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NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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上海城投 SMI
城投美国 SMI USA

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330 WEST 42ND STREET
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FAX.: (212) 714-0283

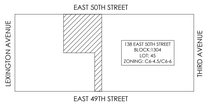
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

FOURTH FLOOR
LIFE SAFETY

SEAL & SIGNATURE:

DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
CHECKED BY:	XX
DWG. No.:	A-057.01
SHEET. No.:	033 of 143

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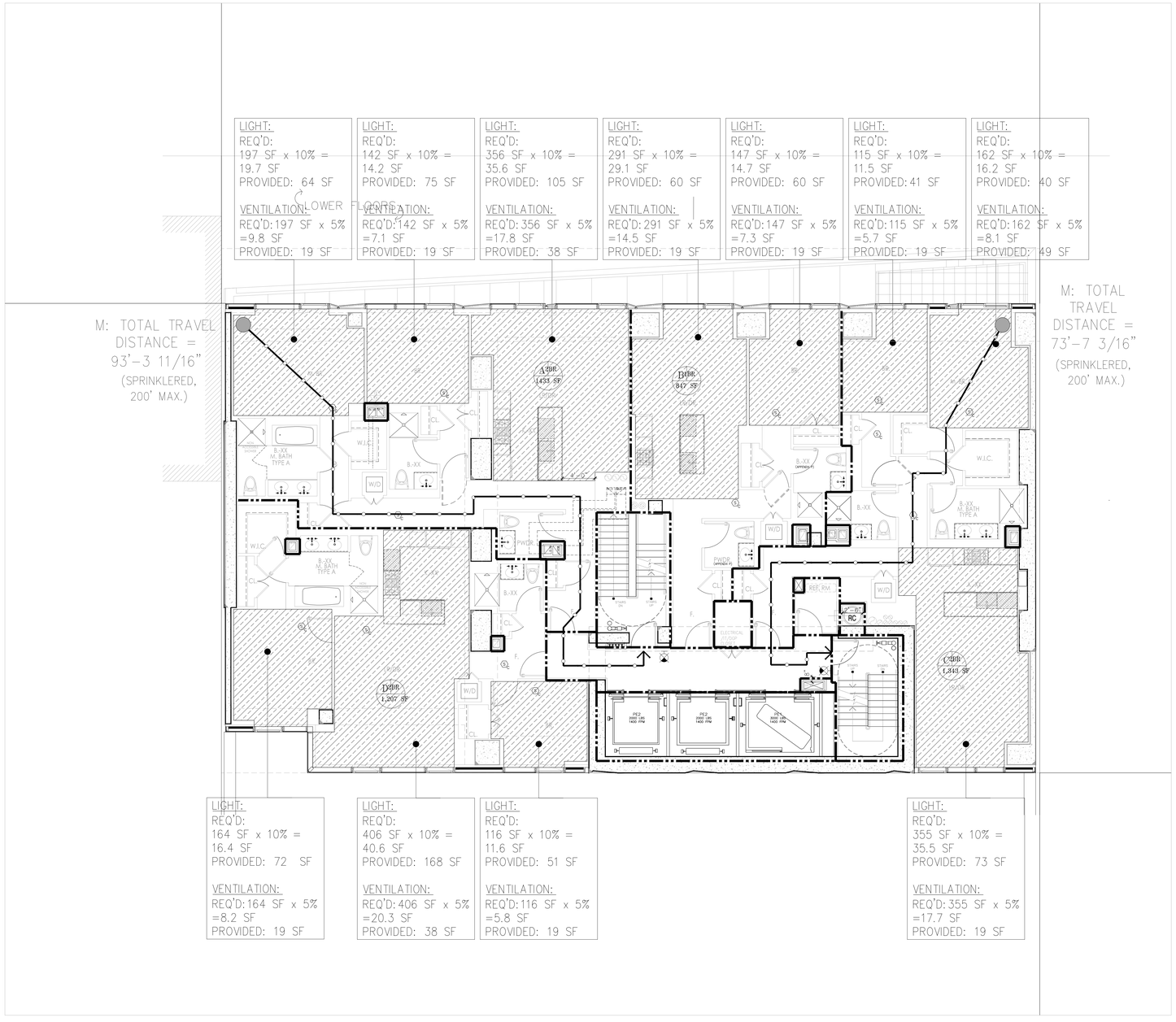

1 5TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A-2+A-3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT – PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA – IB
5. FIRE PROTECTION		

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TABLE 602

TYPE I-B	
COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS – EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS – EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS – INTERIOR	0 HRS.
FLOOR CONSTRUCTION – SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION – SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.3	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

TABLE 1004.1.1

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES, IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL-SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYEES LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** :ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	4,830	200 GROSS	24
SUB TOTAL (1)				24

TOTAL NO. OF OCCUPANTS: 24 OCC.

DOOR WIDTH REQUIRED: 24 OCC. X 0.2" = 4.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 24 OCC. X 0.3" = 7.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 24 OCC. X 0.2" = 4.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
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NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET BLOCK: 1304 LOT: 46 ZONING: C6-4.5/C6-4
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
5TH FLOOR
LIFE SAFETY PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-66
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-058.01
SHEET No.: 034 of 143

FILE No: T:\138 E 50th Street-CERUZZI (2014-66)\Floor Plans\Revit_138E50Condo_v-058 Life Safety_5.dwg

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
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ARCHITECT OF RECORD:
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FAX.: (212) 417-9497

STRUCTURAL ENGINEER:
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(212) 687-9888
www.wspgroup.com/usa

M.E.P.FP. ENGINEER:
MGE
MGEngineering D.P.C. / we engineer success
116 West 32nd Street, 12th Floor, New York, N.Y. 10001
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CIVIL ENGINEER:
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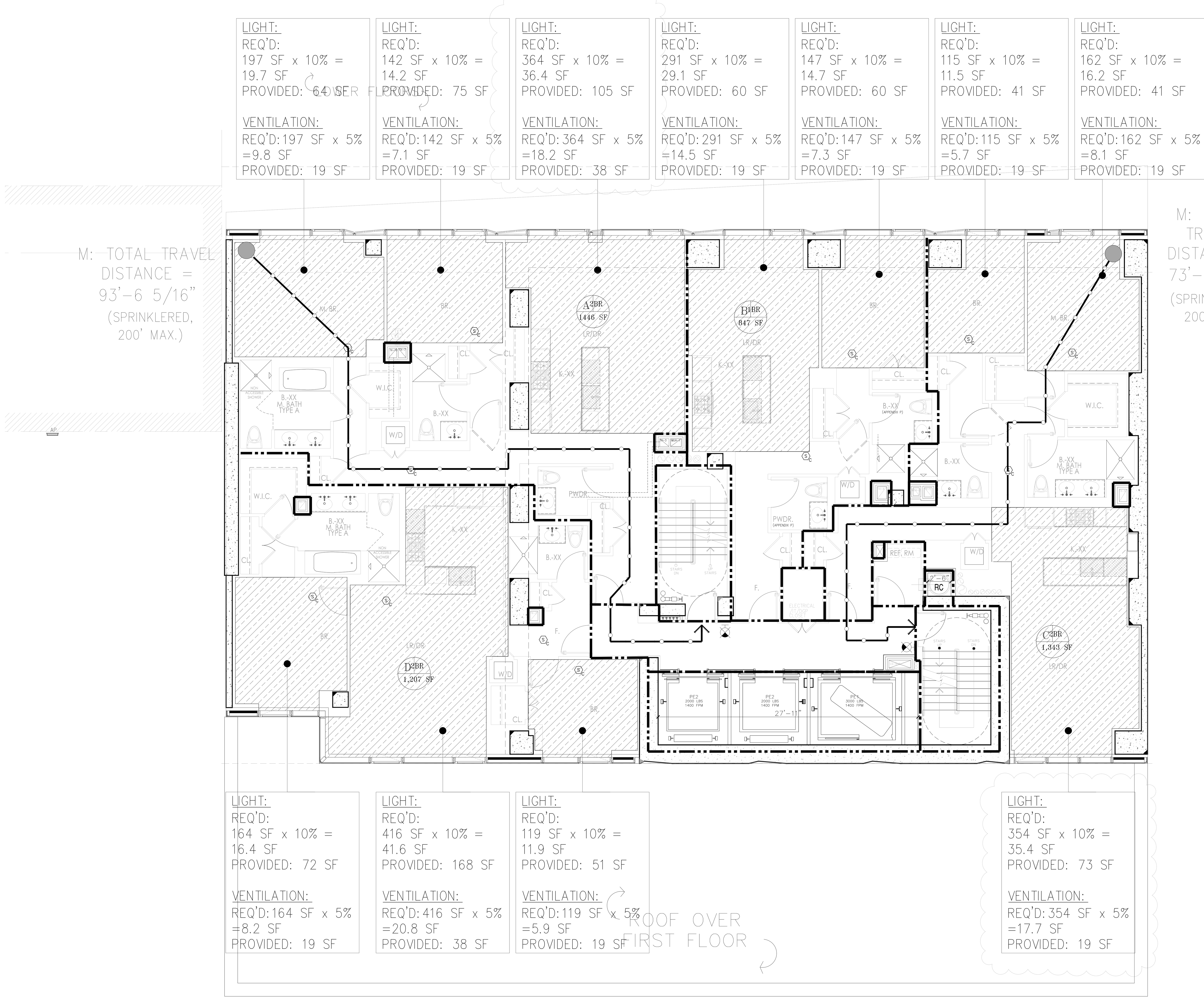
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DEPT OF BLDGS 121186028 Job Number ES120342945 Scan Code



1 6TH-14TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	-	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	4,830	200 GROSS	24
SUB TOTAL (1)				24

TOTAL NO. OF OCCUPANTS: 24 OCC.

DOOR WIDTH REQUIRED: 24 OCC. X 0.2" = 4.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 24 OCC. X 0.3" = 7.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

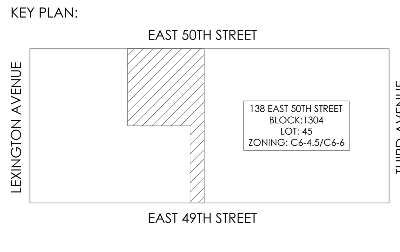
CORRIDOR WIDTH REQUIRED: 24 OCC. X 0.2" = 4.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:



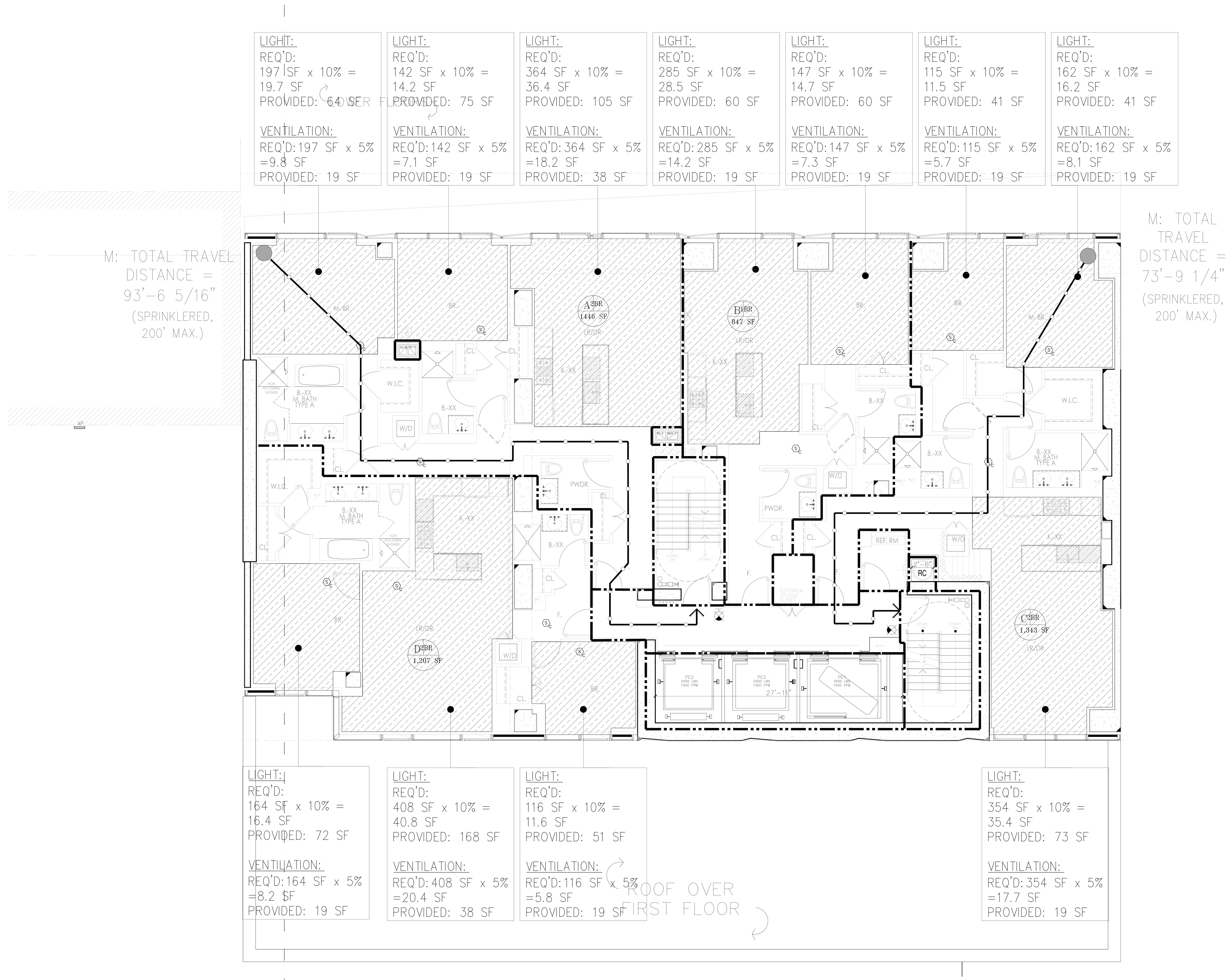
PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
6TH-14TH FLOOR PLANS
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER STATE OF NEW YORK No. 022227

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-059.01
SHEET. No.: 035 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-059 Life Safety_6-14.dwg



1 **15TH FLOOR LIFE SAFETY PLAN**
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL
GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY - EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	-	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	4,830	200 GROSS	24
SUB TOTAL (1)				24

TOTAL NO. OF OCCUPANTS: 24 OCC.

DOOR WIDTH REQUIRED: 24 OCC. X 0.2" = 4.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 24 OCC. X 0.3" = 7.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 24 OCC. X 0.2" = 4.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

DEPT OF BLDGS 121186028 Job Number
ES930833938 Scan Code

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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EXTERIOR WALL CONSULTANT:
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NEW YORK, NEW YORK 10010
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DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
EAST 49TH STREET
138 EAST 50TH STREET
BLOCK:1304
LOT: 45
ZONING: C6-4.5/C6-6

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

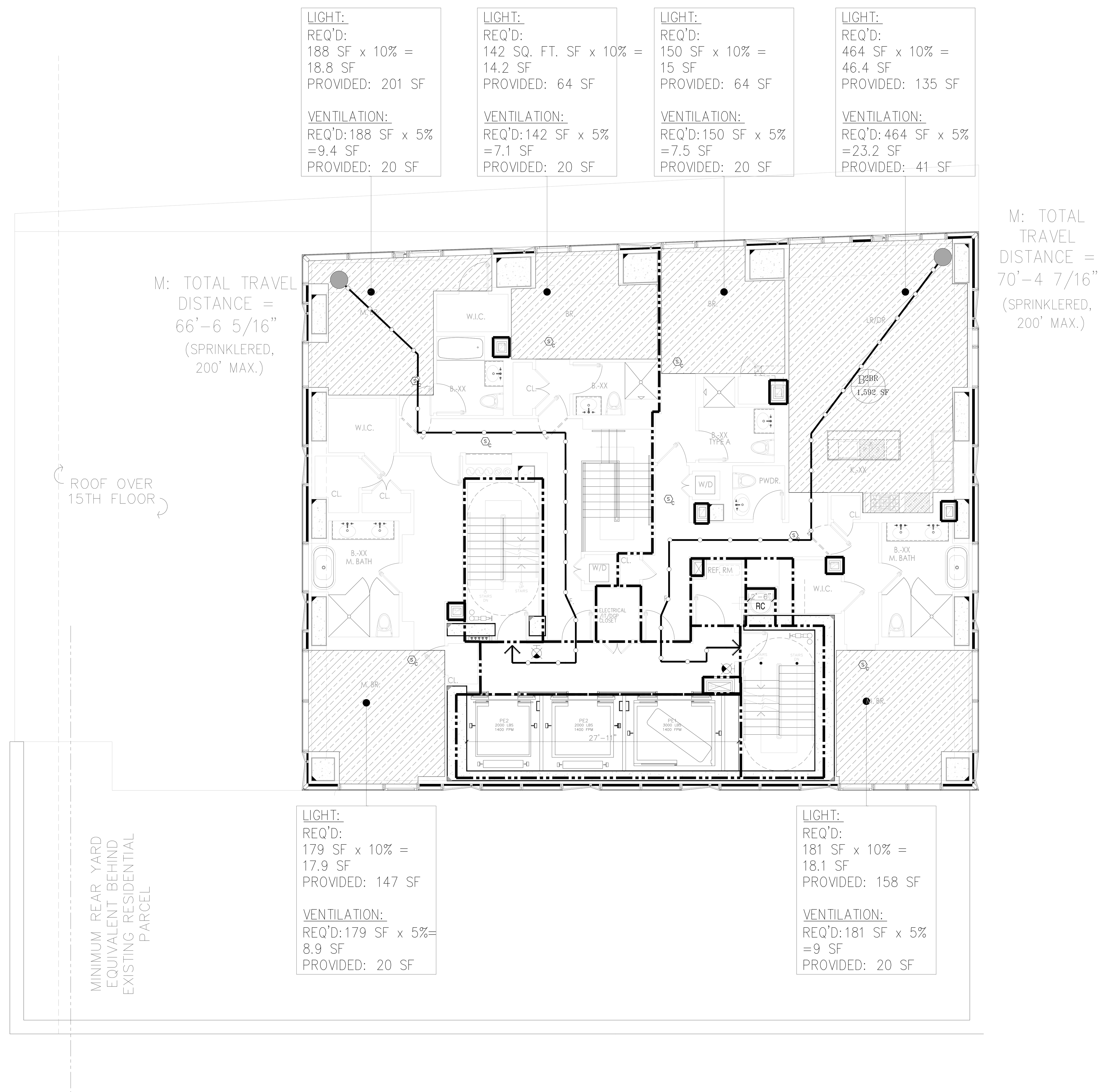
DRAWING TITLE:
15TH FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-060.01
SHEET. No.: 036 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-060 Life Safety_15.dwg

DEPT OF BLDGS121186028 Job Number
ES047026820 Scan Code



1 17TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT; HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS; A-2 ASSEMBLY; A-3 ASSEMBLY (ACCESSORY TO R-2); S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY – EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	3,161	200 GROSS	16
SUB TOTAL (1)				16

TOTAL NO. OF OCCUPANTS: 16 OCC.

DOOR WIDTH REQUIRED: 16 OCC. X 0.2" = 3.2"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 16 OCC. X 0.3" = 4.8"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 16 OCC. X 0.2" = 3.2"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

DEPT OF BLDGS 121186028 Job Number — ES418704141 Scan Code

PROJECT:
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NEW YORK, NY

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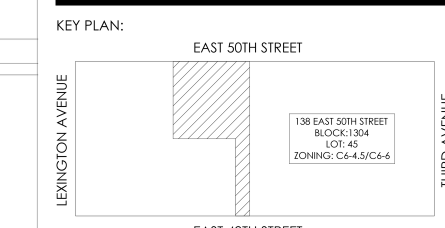
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



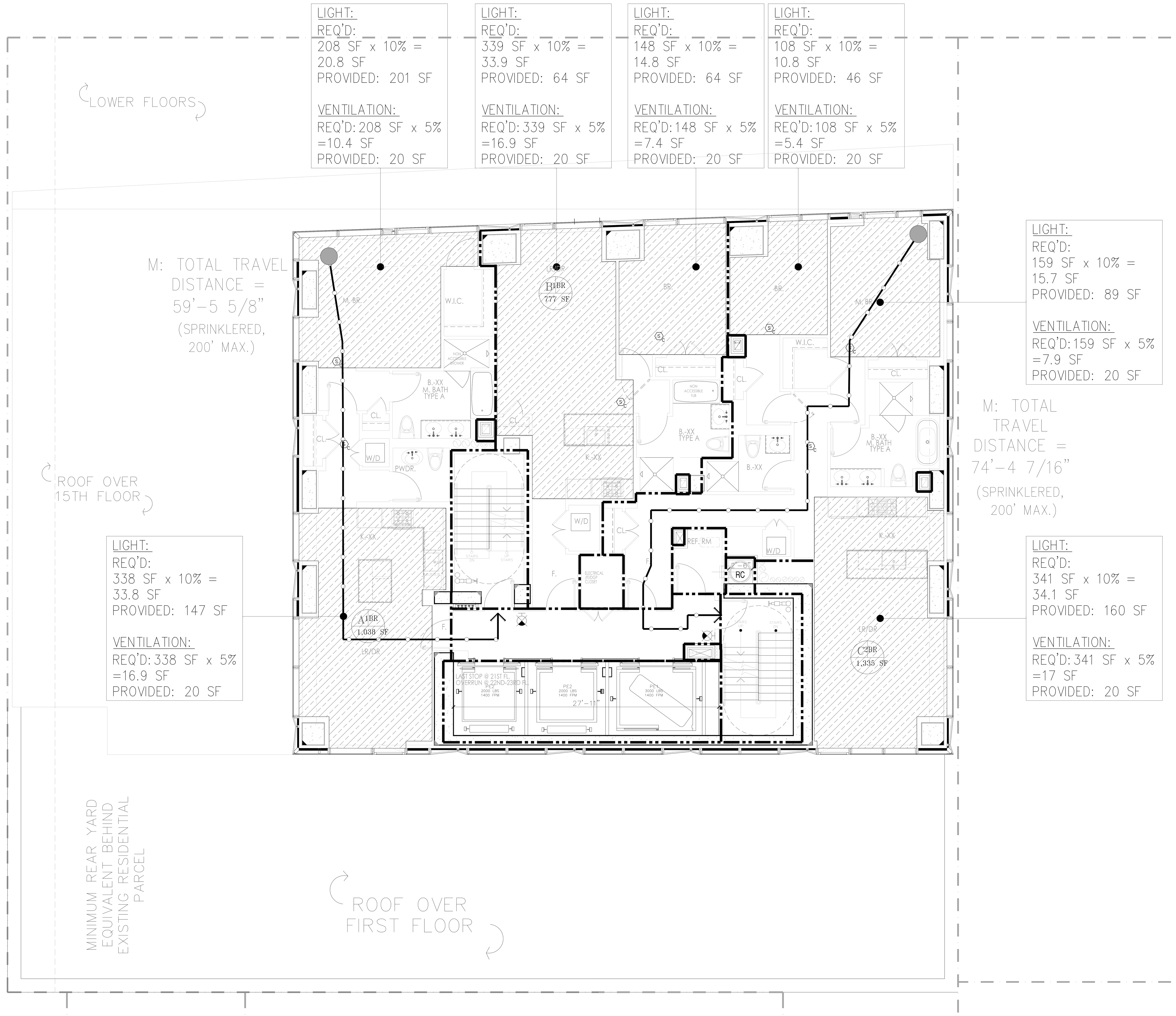
PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
17TH FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSLAGER No. 022227 STATE OF NEW YORK

DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
CHECKED BY:	XX
DWG. No.:	A-062.01
SHEET. No.:	038 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-062 Life Safety_17.dwg



1 18TH-23RD FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45–MINUTE SELF–CLOSING DOORS)
- TWO HOUR RATED PARTITION (90–MINUTE SELF–CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF–CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6–6/ C6–4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A–2 & A–3
RESIDENTIAL	R–2
STORAGE	S–2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT–AS PER 2008 NYCBC–1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT; HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI–117.1–2003.; AMERICANS WITH DISABILITIES ACT – PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R–2 APARTMENTS; A–2 ASSEMBLY; A–3 ASSEMBLY (ACCESSORY TO R–2); S–2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I–B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA – IB

5. FIRE PROTECTION

TABLE 601 TYPE I–B FIRE–RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS – EXTERIOR & INTERIOR	2 HRS.
NON–BEARING WALLS & PARTITIONS – EXTERIOR	2 HRS.
NON–BEARING WALLS & PARTITIONS – INTERIOR	0 HRS.
FLOOR CONSTRUCTION – SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION – SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A–400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE–RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S–2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R–2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY: EGRESS WIDTH FOR OCCUPANTS – DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R–2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S–2	250	0.2	0.3	0.2	44	20'	100'
A	150–P / 250–S	0.2	0.3	0.2	44	20'	30'

TABLE 1004.1.1

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'–0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R–2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F–2	300
COMPACTOR ROOM	S–2	300
STORM DETENTION ROOM	F–2	300
GAS METER ROOM	F–2	300
MECHANICAL ROOM	F–2	300
ATS ROOM	F–2	300
TELECOM ROOM	F–2	300
RESIDENTIAL STORAGE	S–2	300
ELECTRIC ROOM	F–2	300
PARKING GARAGE	S–2	200
EMPLOYESS LOCKERS	S–2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R–2	300
RES. AMENITY (BIKE ROOM)	S–2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R–2	50
RES. AMENITY (POOL)	A–4	50
RES. AMENITY (POOL DECK)	A–4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S–2	50
APARTMENTS	R–2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R–2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R–2	3,161	200 GROSS	16
SUB TOTAL (1)				16

TOTAL NO. OF OCCUPANTS: 16 OCC.

DOOR WIDTH REQUIRED: 16 OCC. X 0.2" = 3.2"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 16 OCC. X 0.3" = 4.8"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 16 OCC. X 0.2" = 3.2"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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TEL.: (212) 714-0280
FAX.: (212) 714-0283

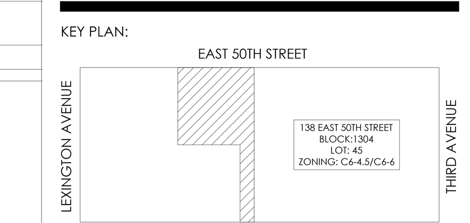
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
18TH–23RD FLOOR PLANS
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A–063.01
SHEET. No.: 039 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-063 Life Safety_18-23.dwg

DEPT OF BLDGS 121186028 Job Number
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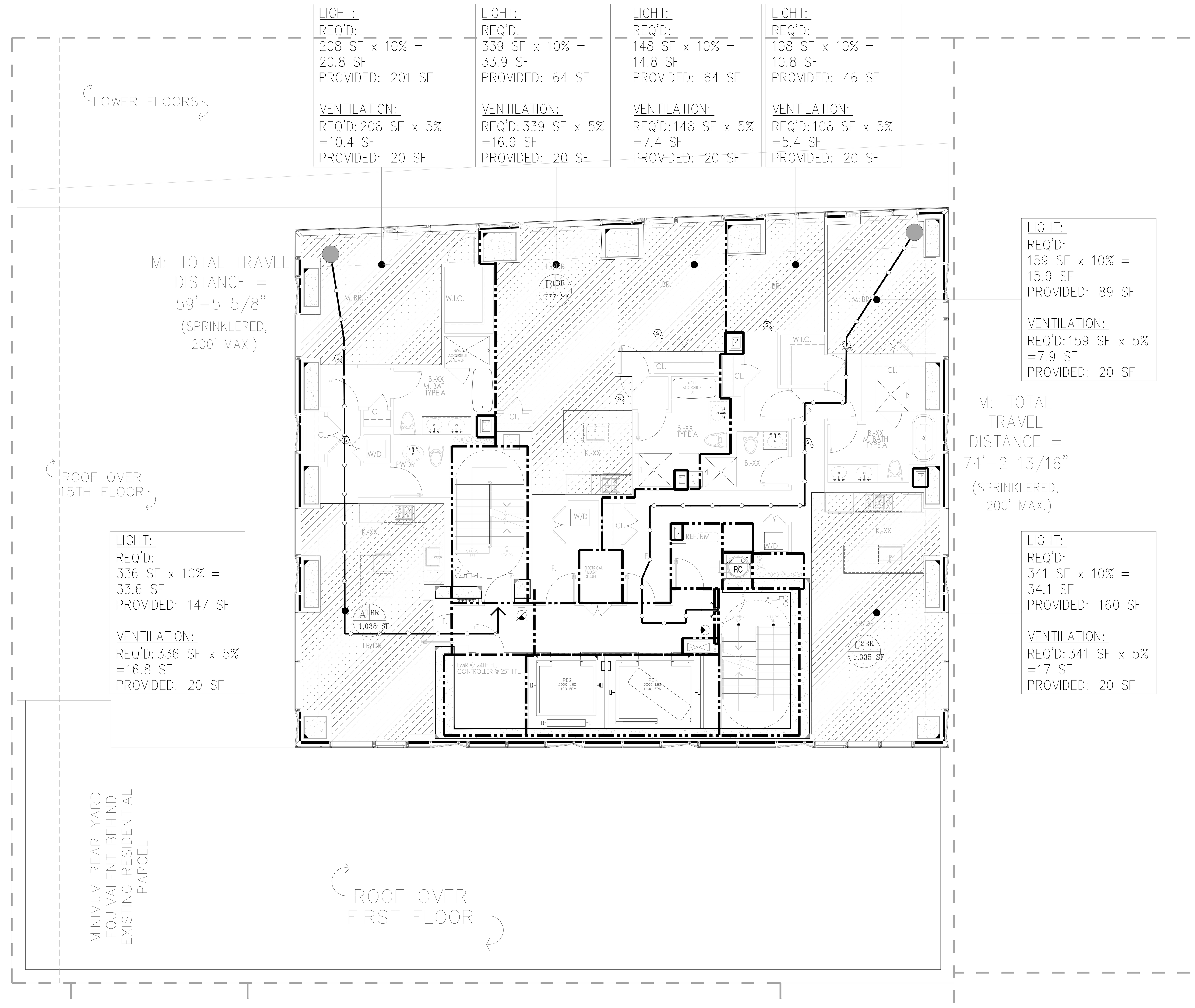

1 24TH-25TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45–MINUTE SELF–CLOSING DOORS)
- TWO HOUR RATED PARTITION (90–MINUTE SELF–CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF–CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS: 138 EAST 50TH STREET, NEW YORK
BLOCK: 1304
ZONING DISTRICT: C6–6/ C6–4.5
ZONING MAP: 9b
LOT AREA: 25,480.65 SF
STORIES: 65
CONSTRUCTION: 65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A–2 & A–3
RESIDENTIAL	R–2
STORAGE	S–2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT–AS PER 2008 NYCBC–1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT; HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI–117.1–2003.; AMERICANS WITH DISABILITIES ACT – PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R–2 APARTMENTS; A–2 ASSEMBLY; A–3 ASSEMBLY (ACCESSORY TO R–2); S–2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I–B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA – IB

5. FIRE PROTECTION

TABLE 601 TYPE I–B FIRE–RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS – EXTERIOR & INTERIOR	2 HRS.
NON–BEARING WALLS & PARTITIONS – EXTERIOR	2 HRS.
NON–BEARING WALLS & PARTITIONS – INTERIOR	0 HRS.
FLOOR CONSTRUCTION – SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION – SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A–400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE–RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S–2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R–2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R–2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S–2	250	0.2	0.3	0.2	44	20'	100'
A	150–P 250–S	0.2	0.3	0.2	44	20'	30'

TABLE 1004.1.1

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'–0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R–2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F–2	300
COMPACTOR ROOM	S–2	300
STORM DETENTION ROOM	F–2	300
GAS METER ROOM	F–2	300
MECHANICAL ROOM	F–2	300
ATS ROOM	F–2	300
TELECOM ROOM	F–2	300
RESIDENTIAL STORAGE	S–2	300
ELECTRIC ROOM	F–2	300
PARKING GARAGE	S–2	200
EMPLOYESS LOCKERS	S–2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R–2	300
RES. AMENITY (BIKE ROOM)	S–2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R–2	50
RES. AMENITY (POOL)	A–4	50
RES. AMENITY (POOL DECK)	A–4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S–2	50
APARTMENTS	R–2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R–2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R–2	3,161	200 GROSS	16
SUB TOTAL (1)				16

TOTAL NO. OF OCCUPANTS: 16 OCC.

DOOR WIDTH REQUIRED: 16 OCC. X 0.2" = 3.2"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 16 OCC. X 0.3" = 4.8"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 16 OCC. X 0.2" = 3.2"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
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NEW YORK, NY

OWNER/DEVELOPER:
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TEL.: (212) 714-0280
FAX.: (212) 714-0283

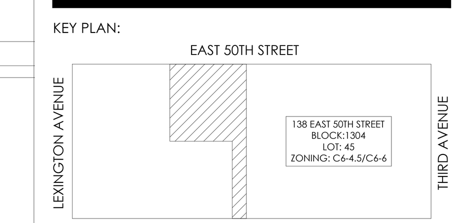
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
24TH–25TH FLOOR PLANS
LIFE SAFETY PLAN

SEAL & SIGNATURE:
DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A–064.01
SHEET. No.: 040 of 143

FILE No: T:\138 E 50th Street–CONDO (2014–88)\Floor Plans\Sheets\138E50thCondo_A–064 Life Safety_24–25.dwg

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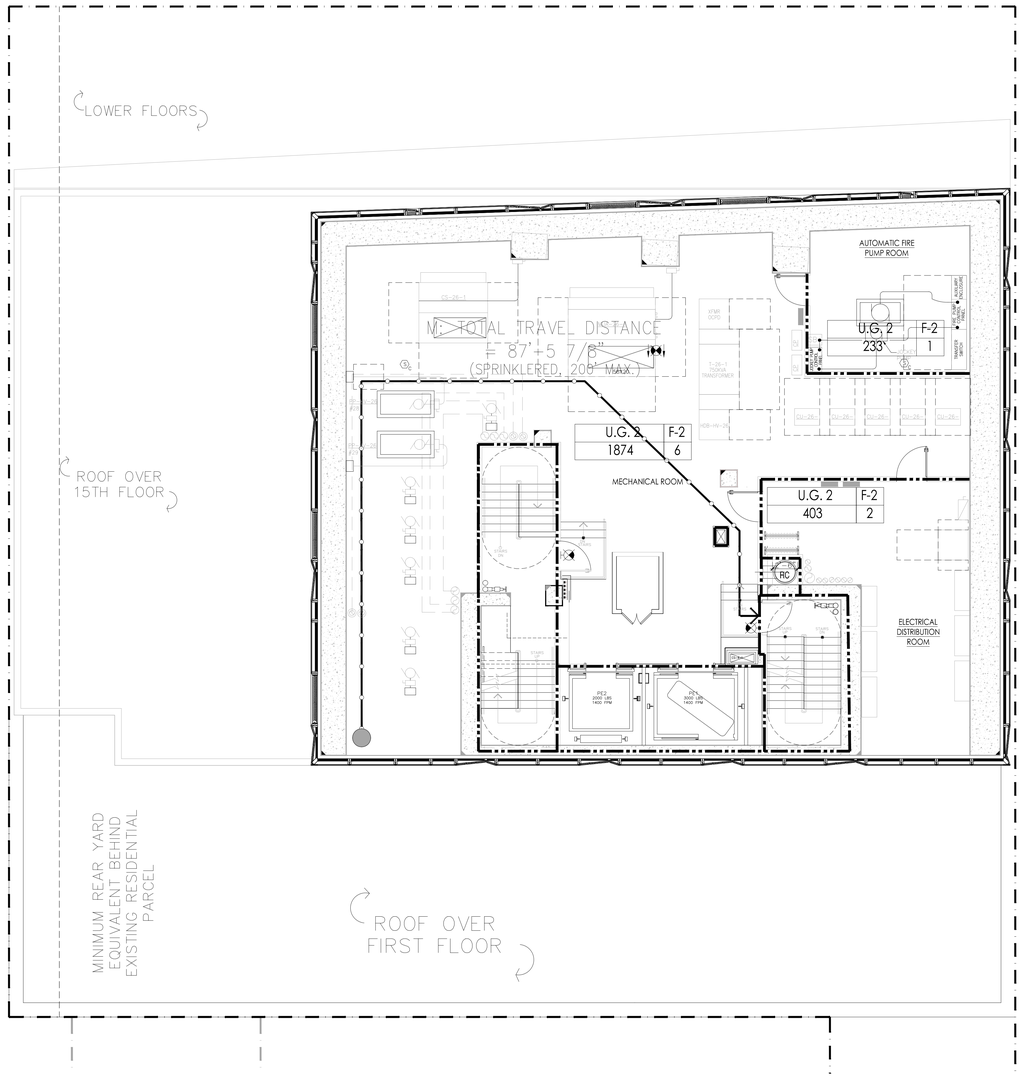

1 26TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS: 138 EAST 50TH STREET, NEW YORK
BLOCK: 1304
ZONING DISTRICT: C6-6/ C6-4.5
ZONING MAP: 9b
LOT AREA: 25,480.65 SF
STORIES: 65
CONSTRUCTION: 65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT – PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA – IB

5. FIRE PROTECTION

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TABLE 602

TYPE I-B	
COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS – EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS – EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS – INTERIOR	0 HRS.
FLOOR CONSTRUCTION – SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION – SUPPORTING BEAMS & JOINTS	1 HR.

• SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.
7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	~~150~~ 250	0.2	0.3	0.2	44	20'	30'

CODE

TABLE 1004.1.1

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016, WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYEES LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: S-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL	F-2	1,874	300 GROSS	6
ELECTRICAL ROOM	F-2	403	300 GROSS	2
FIRE PUMP	F-2	233	300 GROSS	1
SUB TOTAL				9

TOTAL NO. OF OCCUPANTS: 9 OCC.

DOOR WIDTH REQUIRED: 9 OCC. X 0.2" = 1.8"
DOOR WIDTH PROVIDED: (1) 36" = 36", COMPLIES

STAIR WIDTH REQUIRED: 9 OCC. X 0.3" = 2.7"
STAIR WIDTH PROVIDED: (2) 48" = 96", COMPLIES

CORRIDOR WIDTH REQUIRED: 9 OCC. X 0.2" = 1.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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ZONING CONSULTANT:
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NEW YORK, NEW YORK 10036
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EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
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TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET BLOCK: 1304 LOT: 45 ZONING: C6-4.5/C6-6
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

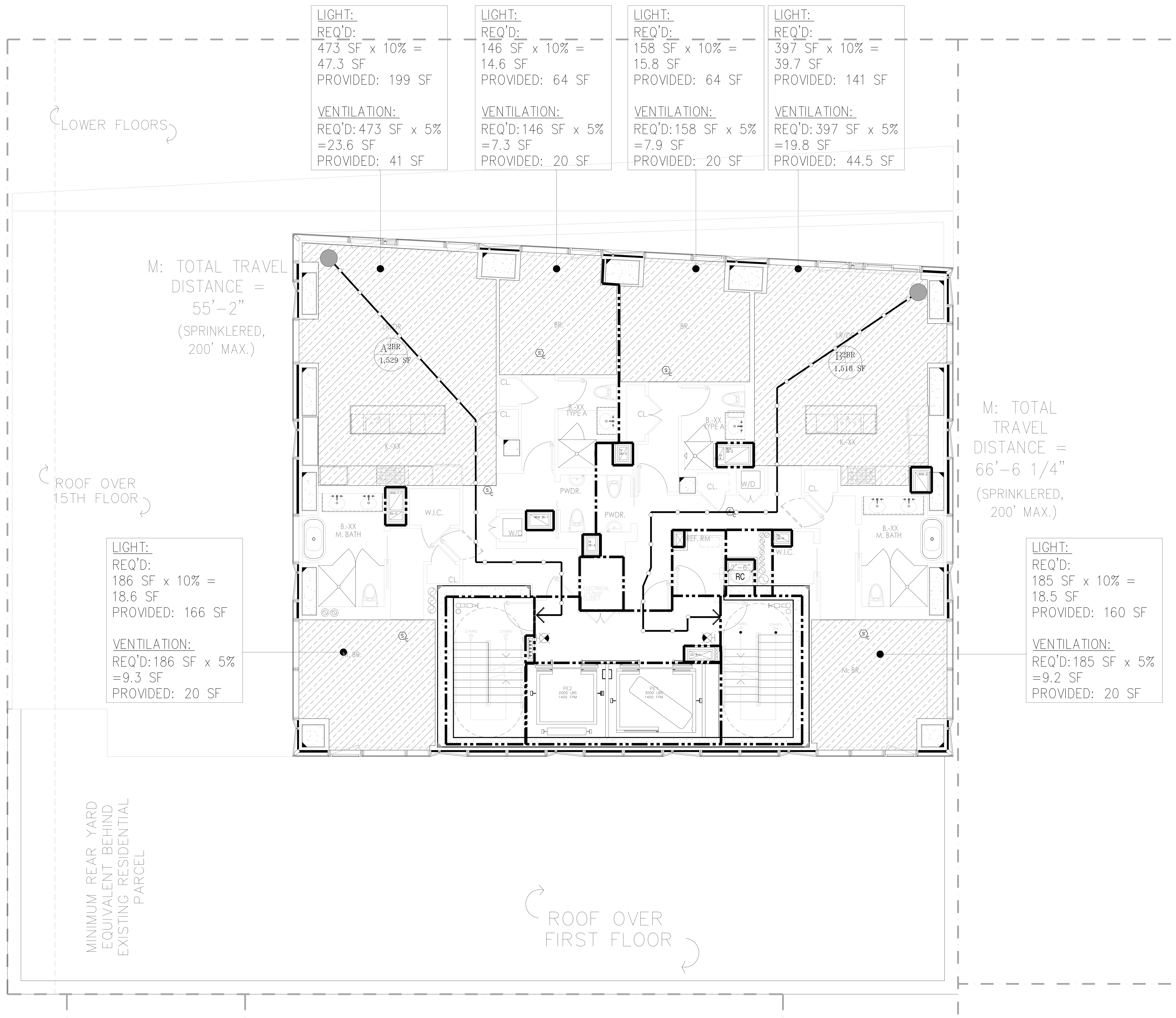
DRAWING TITLE:
26TH FLOOR PLANS
LIFE SAFETY PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-065.01
SHEET No.: 041 of 143

FILE No: S:\138 E 50th Street-C6006 (2014-88)\Floor Plans\Revit_138E50thStreet_A-065 Life Safety_26.dwg

DEPT OF BLDGS 121186028 Job Number
ES971909535 Scan Code



1 27TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT; HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003.; AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS; A-2 ASSEMBLY; A-3 ASSEMBLY (ACCESSORY TO R-2); S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TYPE I-B — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY: EGRESS WIDTH FOR OCCUPANTS — DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

TABLE 1004.1.1

CODE		
9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	3,047	200 GROSS	15
SUB TOTAL (1)				15

TOTAL NO. OF OCCUPANTS: 15 OCC.

DOOR WIDTH REQUIRED: 15 OCC. X 0.2" = 3"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 15 OCC. X 0.3" = 4.5"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 15 OCC. X 0.2" = 3"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
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NEW YORK, NY

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Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
EAST 49TH STREET
138 EAST 50TH STREET BLOCK:1304 LOT: 45 ZONING: C6-4.5/C6-6

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
27TH FLOOR PLANS
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-066.01
SHEET. No.: 042 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-066 Life Safety_27.dwg

DEPT OF BLDGS 121186028 Job Number
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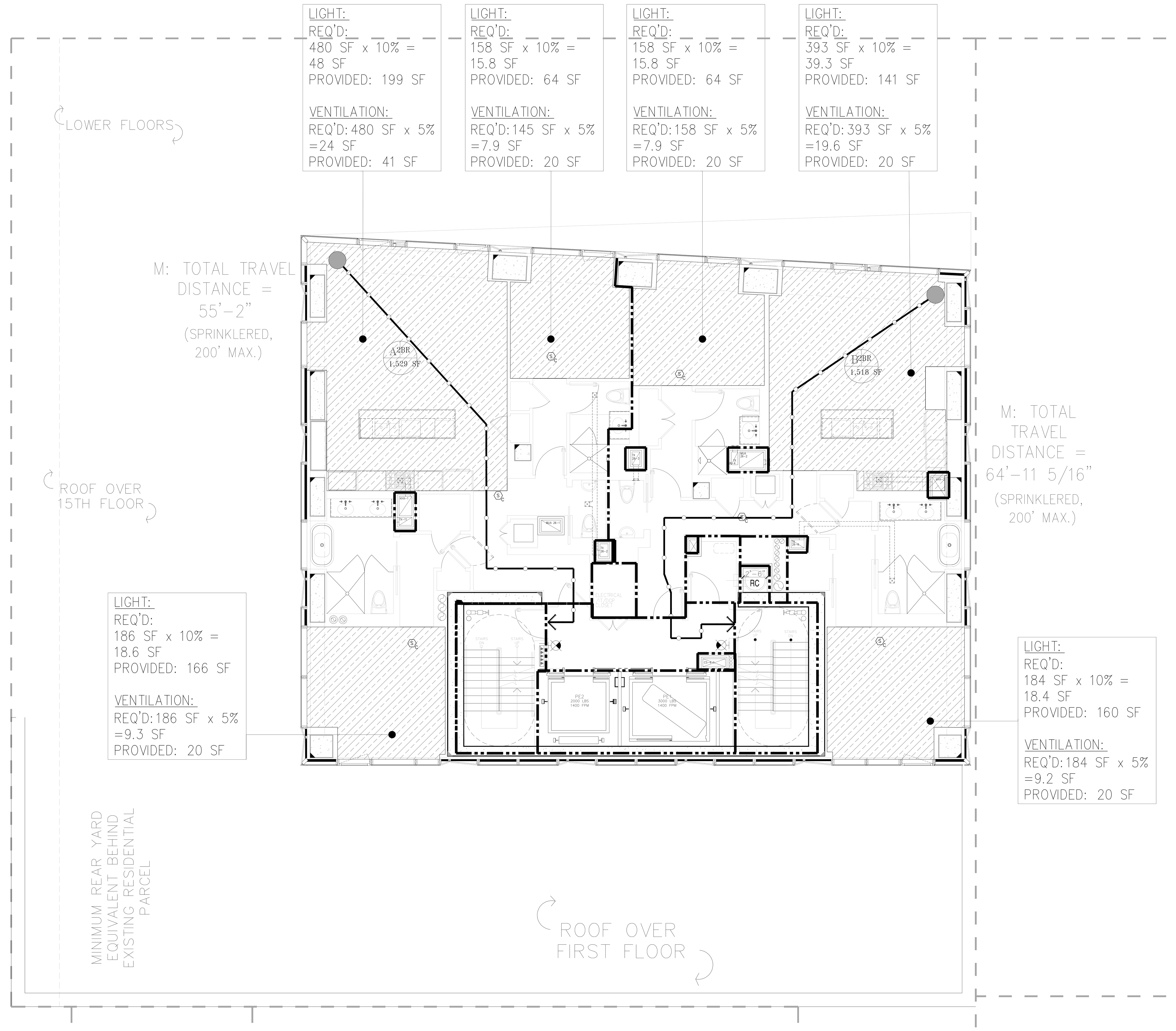

1 28TH-30TH FLOOR LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT; HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003.; AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS; A-2 ASSEMBLY; A-3 ASSEMBLY (ACCESSORY TO R-2); S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY – EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	-	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	3,047	200 GROSS	15
SUB TOTAL (1)				15

TOTAL NO. OF OCCUPANTS: 15 OCC.

DOOR WIDTH REQUIRED: 15 OCC. X 0.2" = 3"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 15 OCC. X 0.3" = 4.5"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 15 OCC. X 0.2" = 3"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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FAX.: (212) 714-0283

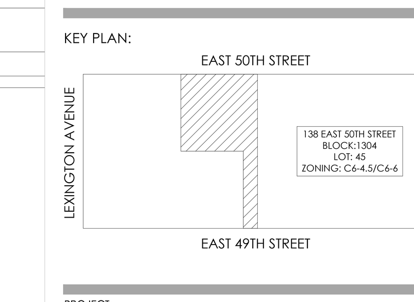
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER: NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

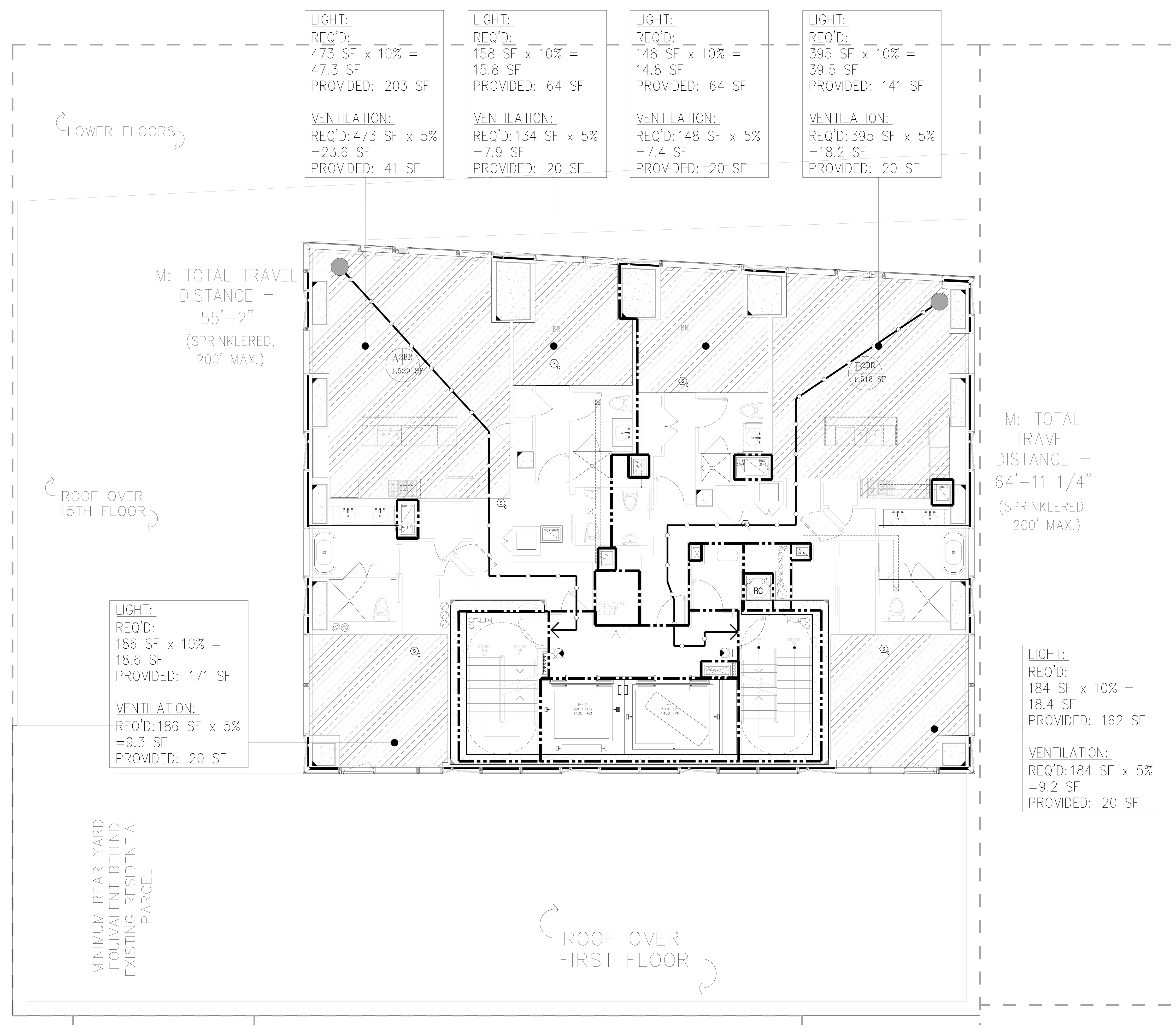
DRAWING TITLE:
28TH-30ST FLOOR PLANS
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
CHECKED BY:	XX
DWG. No.:	A-067.01
SHEET. No.:	043 of 143

FILE No: F:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-067 Life Safety_28-30.dwg

DEPT OF BLDGS 121186028 Job Number
ES542449131 Scan Code



1 31ST FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS DOORS	STAIRS	RAMPS	CORRIDORS MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	-	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	3,047	200 GROSS	15
SUB TOTAL (1)				15

TOTAL NO. OF OCCUPANTS: 15 OCC.

DOOR WIDTH REQUIRED: 15 OCC. X 0.2" = 3"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 15 OCC. X 0.3" = 4.5"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 15 OCC. X 0.2" = 3"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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上海城投 smi 城投美国 SMI USA

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EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
EAST 49TH STREET
138 EAST 50TH STREET BLOCK:1304 LOT: 45 ZONING: C6-4.5/C6-6

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

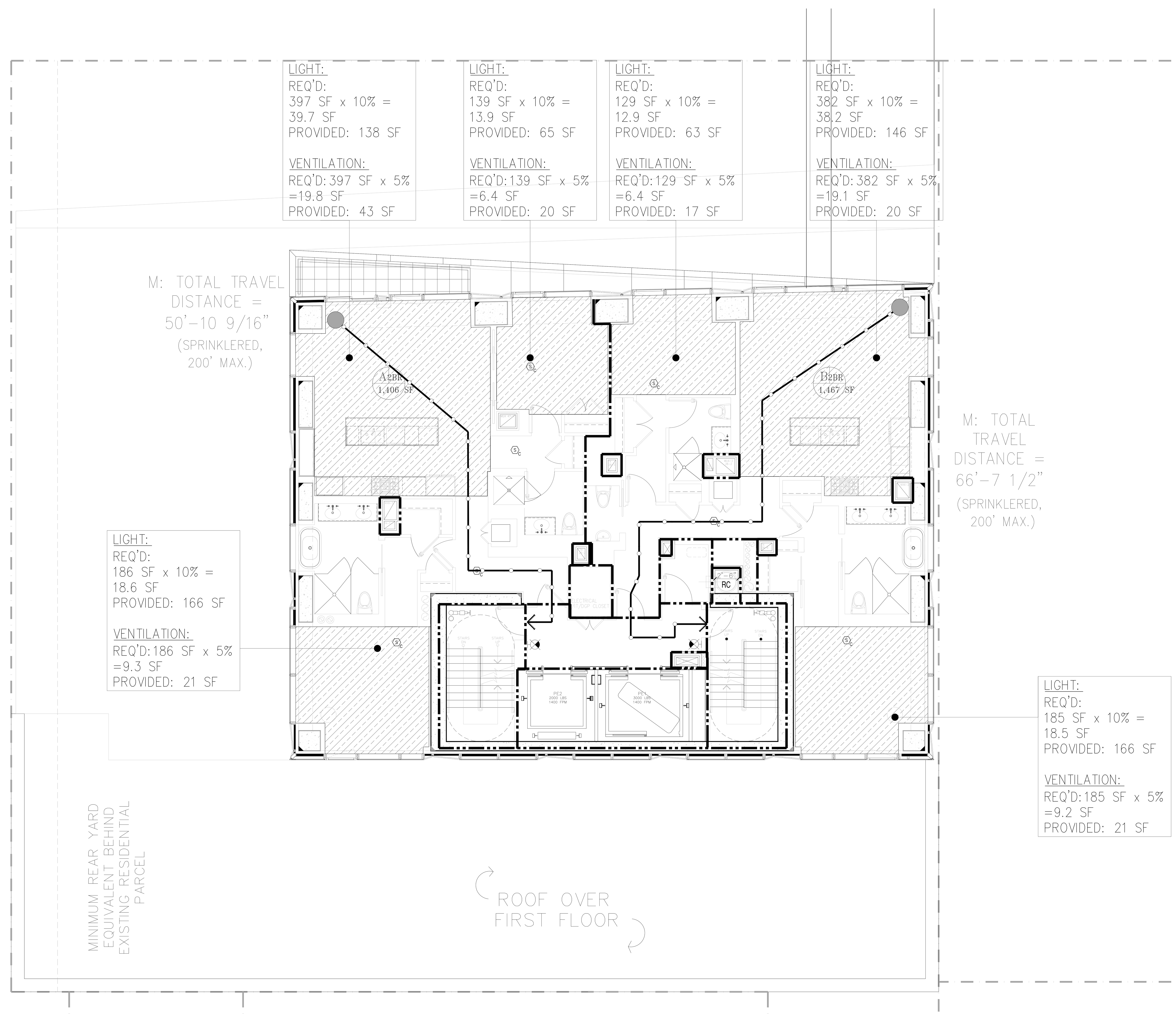
DRAWING TITLE:
31ST FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-068.01
SHEET. No.: 044 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-068 Life Safety_31.dwg

DEPT OF BLDGS 121186028 Job Number
ES902769032 Scan Code



1 32ND FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT; HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003; AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS; A-2 ASSEMBLY; A-3 ASSEMBLY (ACCESSORY TO R-2); S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY: EGRESS WIDTH FOR OCCUPANTS — DOORS	STAIRS	RAMPS	CORRIDORS — MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

TABLE 1004.1.1

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	2,873	200 GROSS	14
SUB TOTAL (1)				14

TOTAL NO. OF OCCUPANTS: 14 OCC.

DOOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 14 OCC. X 0.3" = 4.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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Development Consulting Services
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FAX.: (212) 714-0283

EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET / EAST 49TH STREET / LEXINGTON AVENUE / THIRD AVENUE
138 EAST 50TH STREET BLOCK:1304 LOT: 45 ZONING: C6-4.5/C6-6

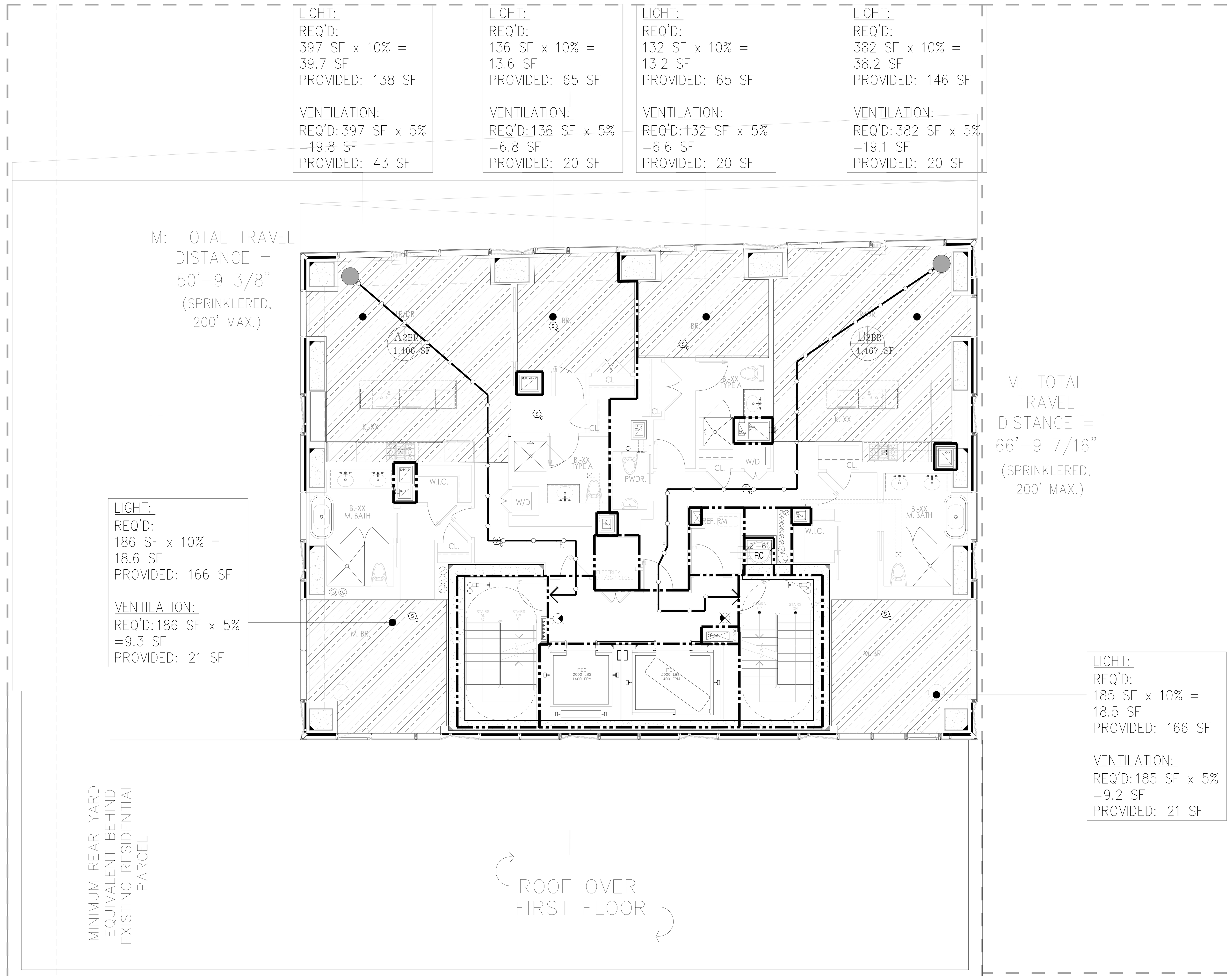
PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
32ND FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE: REGISTERED ARCHITECT ROBERT LAUDENSLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-069.01
SHEET. No.: 045 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-069 Life Safety_32.dwg



1 33RD-37TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY – EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	2,873	200 GROSS	14
SUB TOTAL (1)				14

TOTAL NO. OF OCCUPANTS: 14 OCC.

DOOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 14 OCC. X 0.3" = 4.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

DEPT OF BLDGS 121186028 Job Number
ES949541864 Scan Code

PROJECT:
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NEW YORK, NY

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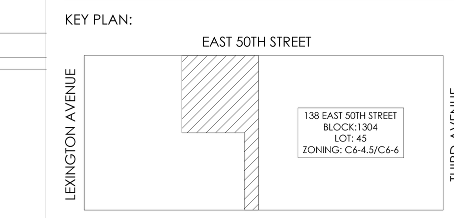
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
33RD-37TH FLOOR PLANS
LIFE SAFETY PLAN

SEAL & SIGNATURE:
DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-070.01
SHEET. No.: 046 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-070 Life Safety_33-37.dwg

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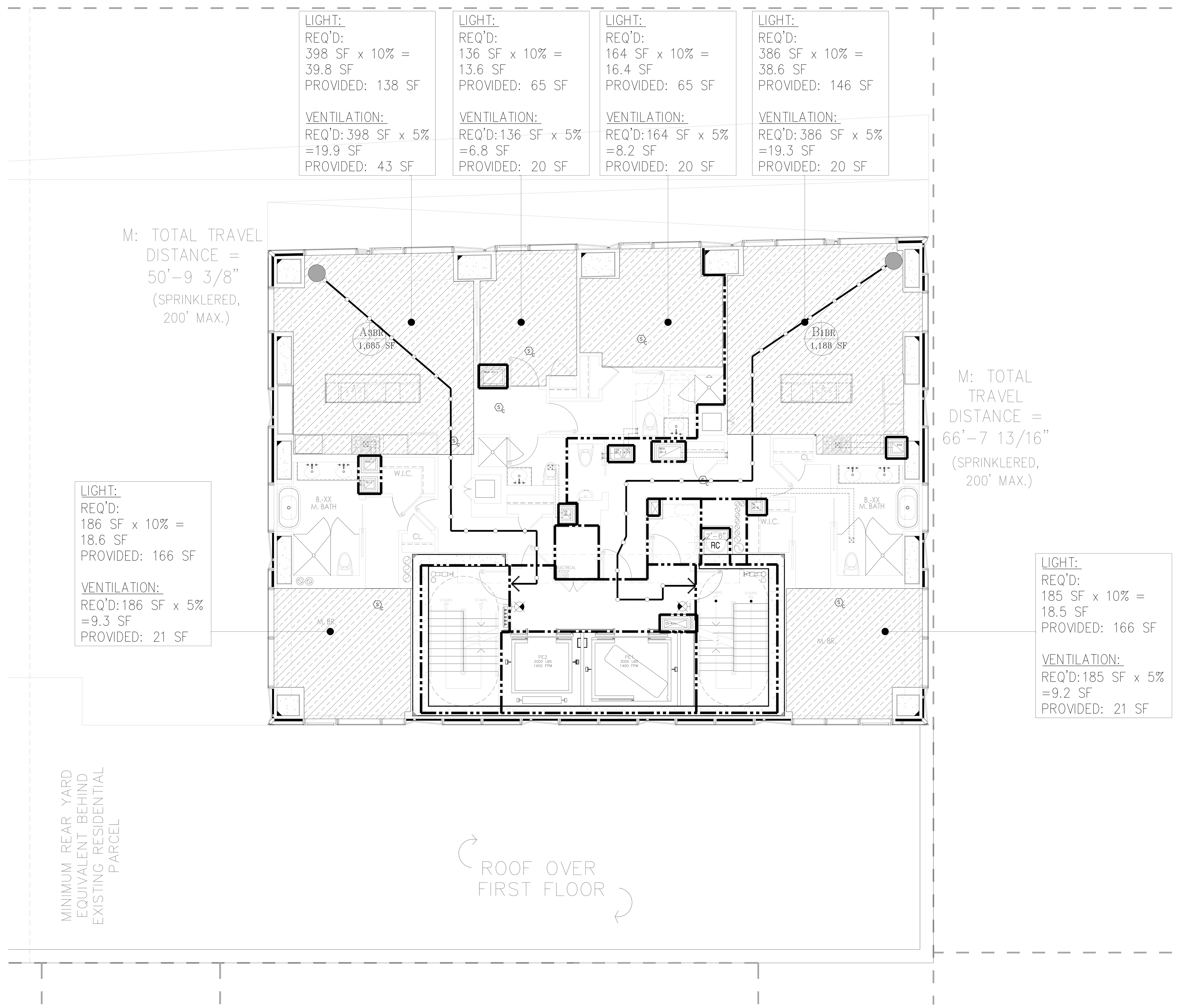

1 38TH-40TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY: EGRESS WIDTH FOR OCCUPANTS — DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	2,873	200 GROSS	14
SUB TOTAL (1)				14

TOTAL NO. OF OCCUPANTS: 14 OCC.

DOOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 14 OCC. X 0.3" = 4.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

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ZONING CONSULTANT:
Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
TEL.: (212) 714-0280
FAX.: (212) 714-0283

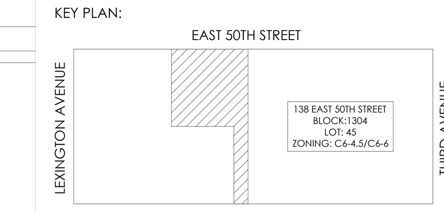
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

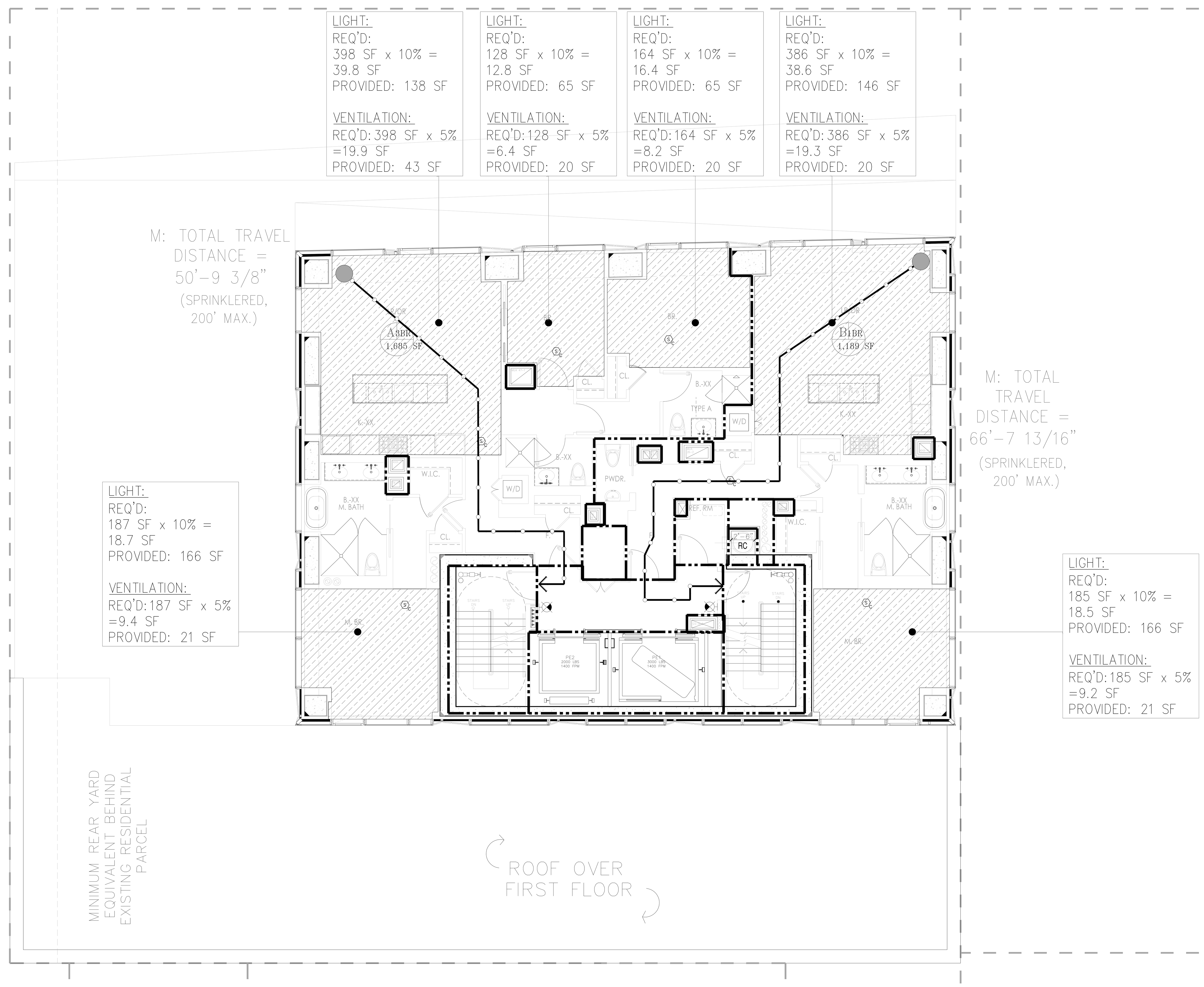
DRAWING TITLE:
38TH-40TH FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE: REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
CHECKED BY:	XX
DWG. No.:	A-071.01
SHEET. No.:	047 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-071 Life Safety_38-40.dwg

DEPT OF BLDGS 121186028 Job Number
ES399056384 Scan Code



1 41STFLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS: 138 EAST 50TH STREET, NEW YORK
BLOCK: 1304
ZONING DISTRICT: C6-6/ C6-4.5
ZONING MAP: 9b
LOT AREA: 25,480.65 SF
STORIES: 65
CONSTRUCTION: 65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT; HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS; A-2 ASSEMBLY; A-3 ASSEMBLY (ACCESSORY TO R-2); S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY — EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

TABLE 1004.1.1

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	2,873	200 GROSS	14
SUB TOTAL (1)				14

TOTAL NO. OF OCCUPANTS: 14 OCC.

DOOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 14 OCC. X 0.3" = 4.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

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EXTERIOR WALL CONSULTANT:
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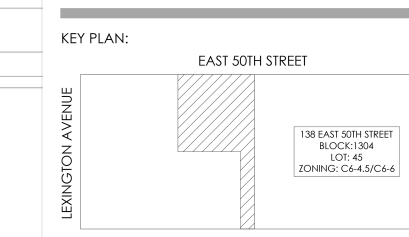
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:



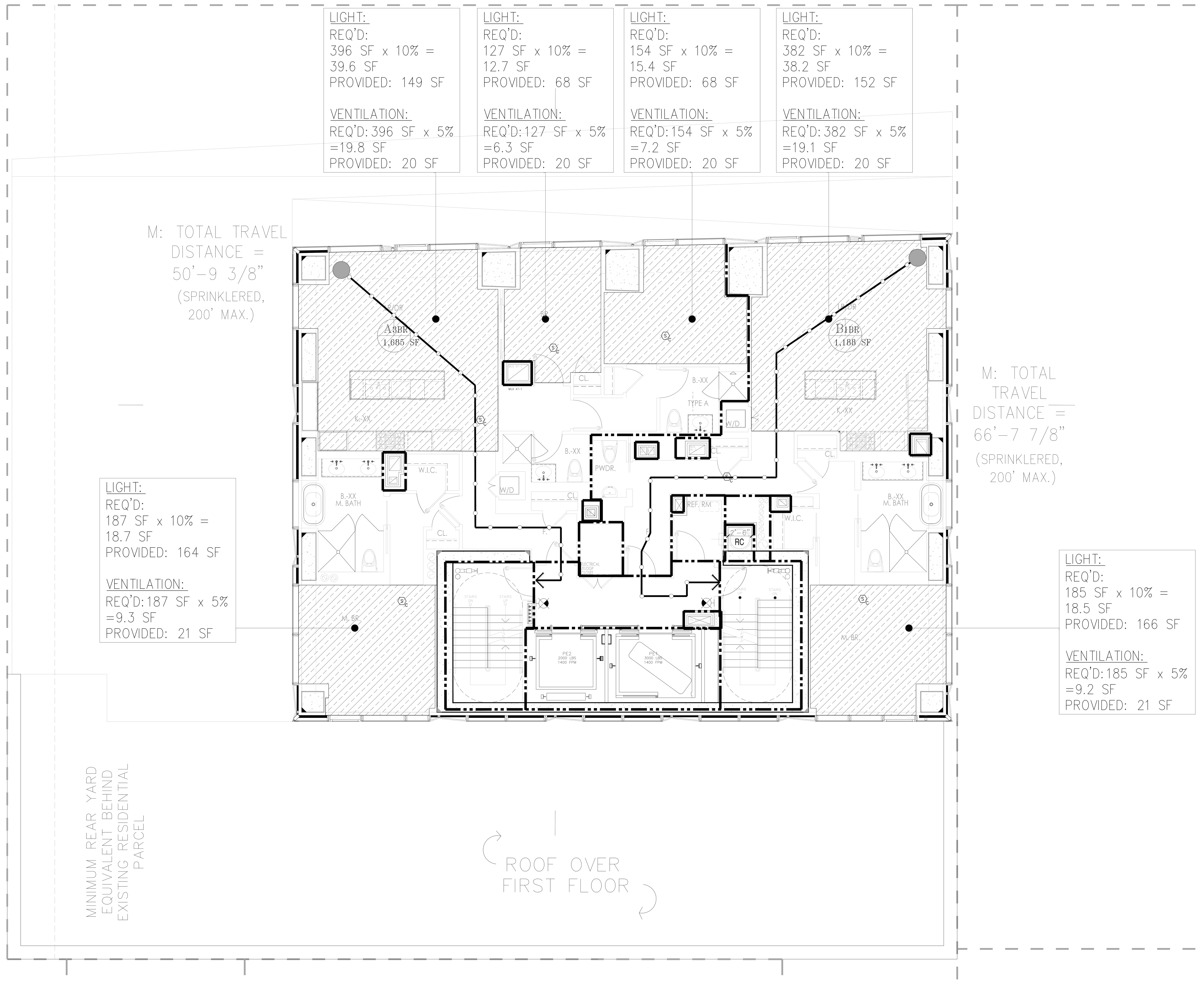
PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
41ST FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-072.01
SHEET. No.: 048 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-072 Life Safety_41.dwg



1 42ND FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY — EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	2,873	200 GROSS	14
SUB TOTAL (1)				14

TOTAL NO. OF OCCUPANTS: 14 OCC.

DOOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 14 OCC. X 0.3" = 4.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

DEPT OF BLDGS 121186028 Job Number
ES278557983 Scan Code

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
138 EAST 50TH STREET BLOCK:1304 LOT: 45 ZONING: C6-4.5/C6-6
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
42ND FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-073.01
SHEET. No.: 049 of 1[illegible]

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-073 Life Safety_42...

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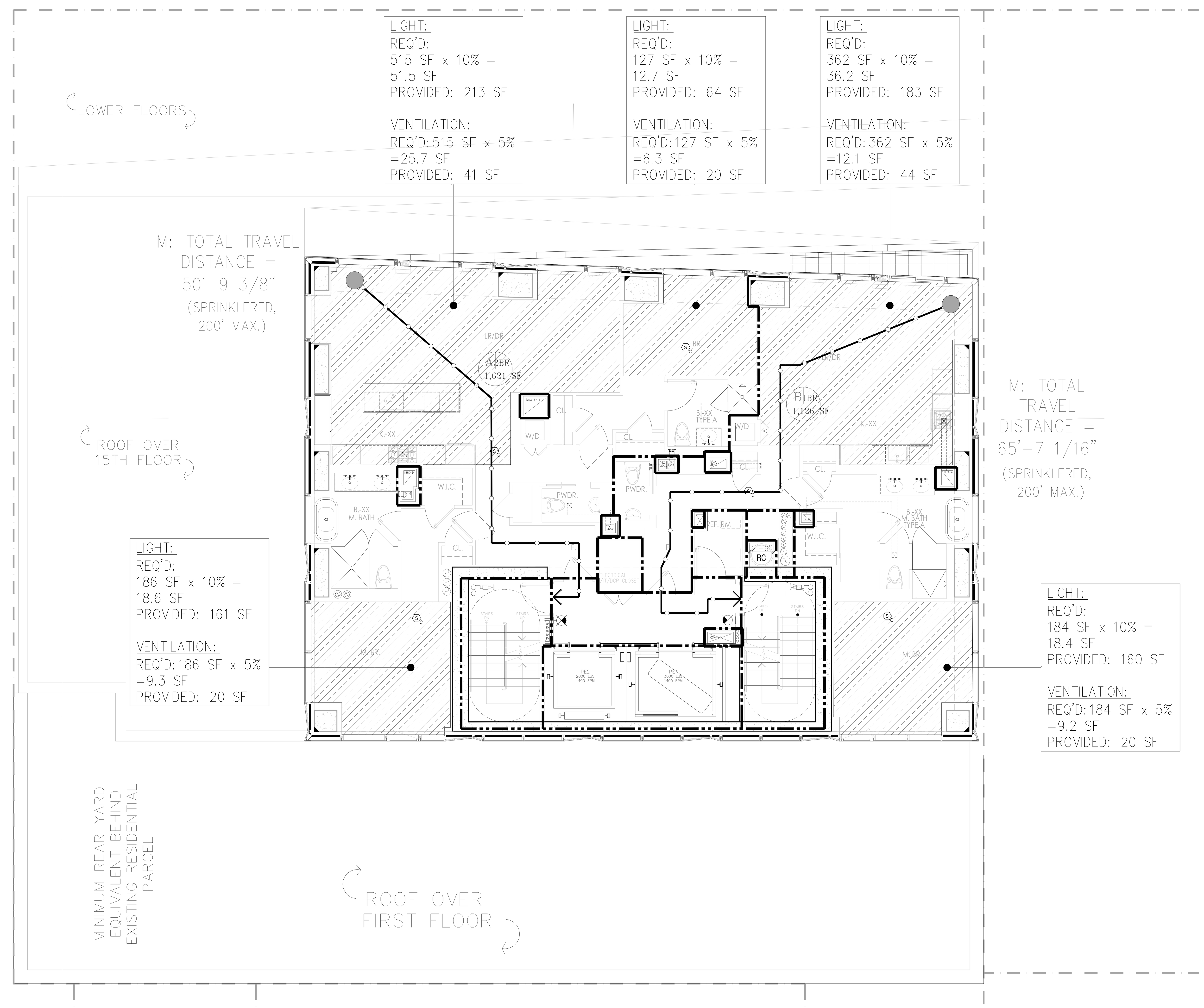

1 43RD FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45–MINUTE SELF–CLOSING DOORS)
- TWO HOUR RATED PARTITION (90–MINUTE SELF–CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF–CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6–6/ C6–4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A–2 & A–3
RESIDENTIAL	R–2
STORAGE	S–2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT–AS PER 2008 NYCBC–1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI–117.1–2003. AMERICANS WITH DISABILITIES ACT – PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R–2 APARTMENTS A–2 ASSEMBLY A–3 ASSEMBLY (ACCESSORY TO R–2) S–2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I–B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA – IB

5. FIRE PROTECTION

TABLE 601 TYPE I–B — FIRE–RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS – EXTERIOR & INTERIOR	2 HRS.
NON–BEARING WALLS & PARTITIONS – EXTERIOR	2 HRS.
NON–BEARING WALLS & PARTITIONS – INTERIOR	0 HRS.
FLOOR CONSTRUCTION – SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION – SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A–400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE–RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S–2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R–2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY – EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R–2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S–2	250	0.2	0.3	0.2	44	20'	100'
A	150–P 250–S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'–0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R–2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F–2	300
COMPACTOR ROOM	S–2	300
STORM DETENTION ROOM	F–2	300
GAS METER ROOM	F–2	300
MECHANICAL ROOM	F–2	300
ATS ROOM	F–2	300
TELECOM ROOM	F–2	300
RESIDENTIAL STORAGE	S–2	300
ELECTRIC ROOM	F–2	300
PARKING GARAGE	S–2	200
EMPLOYESS LOCKERS	S–2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R–2	300
RES. AMENITY (BIKE ROOM)	S–2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R–2	50
RES. AMENITY (POOL)	A–4	50
RES. AMENITY (POOL DECK)	A–4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S–2	50
APARTMENTS	R–2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R–2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R–2	2,747	200 GROSS	14
SUB TOTAL (1)				14

TOTAL NO. OF OCCUPANTS: 14 OCC.

DOOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 14 OCC. X 0.3" = 4.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

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NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

	DATE:	REVISION:
	01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER: NB#

NORTH:
SCALE: 1/4" = 1'-0" (0' 1' 2' 4' 6' 10')

KEY PLAN:

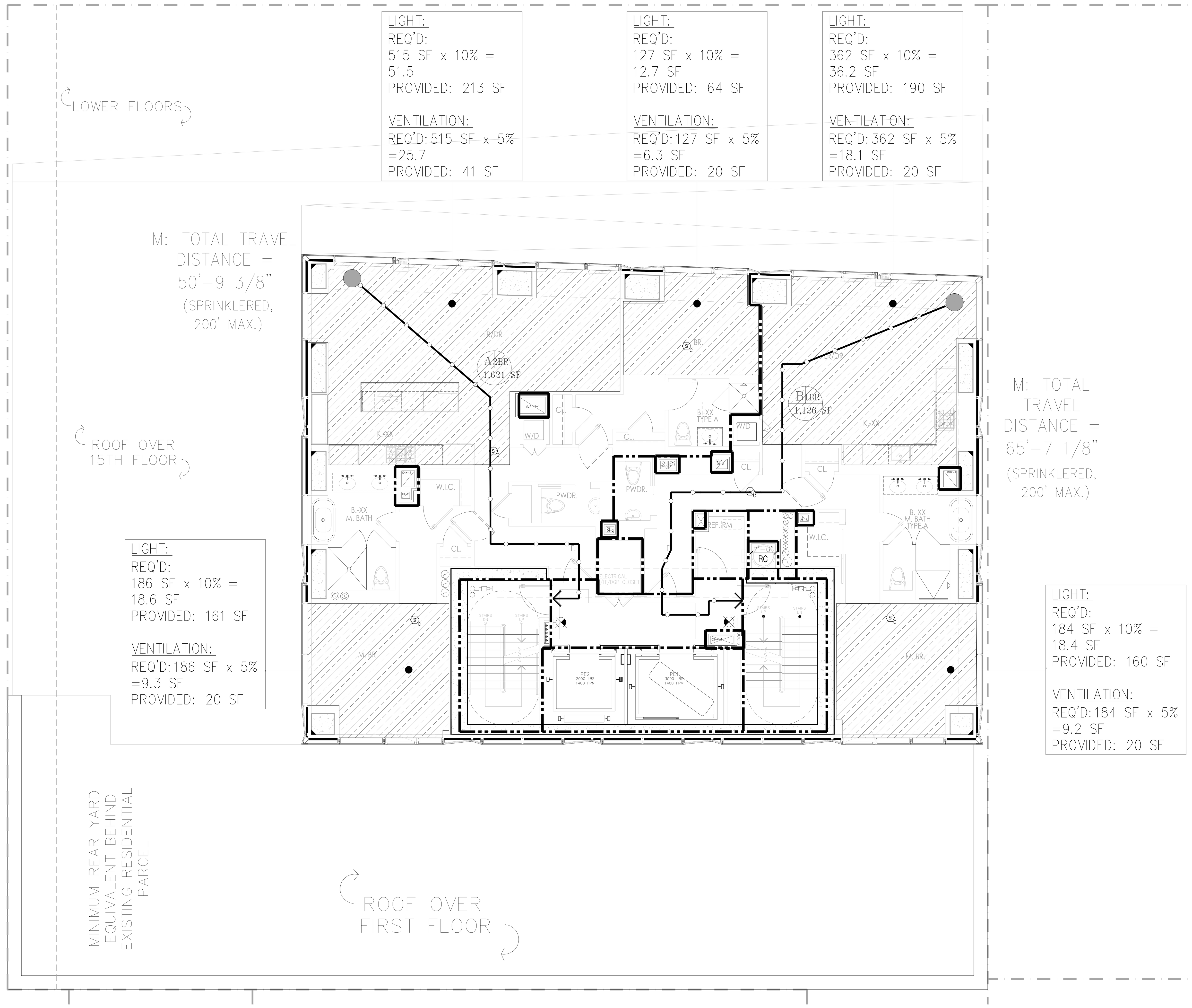
PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
43RD FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER STATE OF NEW YORK No. 022227

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A–074.01
SHEET. No.: 050 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-074 Life Safety_43.dwg



1 44TH-46TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY — EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	2,747	200 GROSS	14
SUB TOTAL (1)				14

TOTAL NO. OF OCCUPANTS: 14 OCC.

DOOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 14 OCC. X 0.3" = 4.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
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NEW YORK, NY

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EXTERIOR WALL CONSULTANT:
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NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET BLOCK:1304 LOT: 45 ZONING: C6-4.5/C6-6
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
44TH-46TH FLOOR PLANS
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-075.01
SHEET. No.: 051 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-075 Life Safety_44-46.dwg

DEPT OF BLDGS 121395029 Job Number

121783735 Application Number

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

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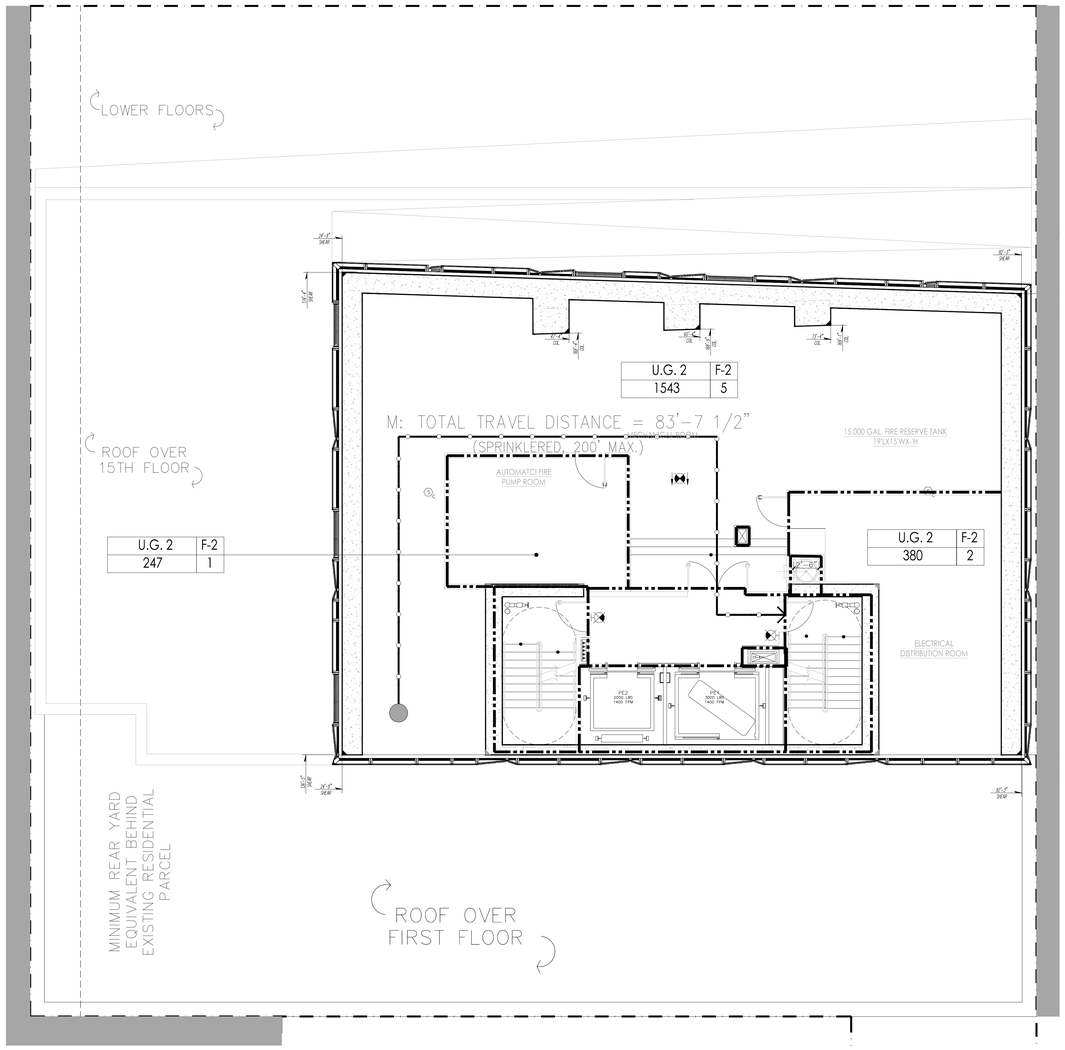


1 47TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT–AS PER 2008 NYCBC–1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI–117.1–2003. AMERICANS WITH DISABILITIES ACT – PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R–2 APARTMENTS A–2 ASSEMBLY A–3 ASSEMBLY (ACCESSORY TO R–2) S–2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I–B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA – IB
5. FIRE PROTECTION		
TABLE 601 TYPE I–B	FIRE–RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	TABLE 602
COLUMNS, GIRDERS, TRUSSES		2 HRS.
BEARING WALLS – EXTERIOR & INTERIOR		2 HRS.
NON–BEARING WALLS & PARTITIONS – EXTERIOR		2 HRS.
NON–BEARING WALLS & PARTITIONS – INTERIOR		0 HRS.
FLOOR CONSTRUCTION – SUPPORTING BEAMS & JOINTS		2 HRS.
ROOF CONSTRUCTION – SUPPORTING BEAMS & JOINTS		1 HR.

* SEE A–400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE–RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S–2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R–2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R–2	200	0.2	0.3	0.2	--	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S–2	250	0.2	0.3	0.2	44	20'	100'
A	150–P 250–S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'–0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R–2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F–2	300
COMPACTOR ROOM	S–2	300
STORM DETENTION ROOM	F–2	300
GAS METER ROOM	F–2	300
MECHANICAL ROOM	F–2	300
ATS ROOM	F–2	300
TELECOM ROOM	F–2	300
RESIDENTIAL STORAGE	S–2	300
ELECTRIC ROOM	F–2	300
PARKING GARAGE	S–2	200
EMPLOYEESS LOCKERS	S–2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R–2	300
RES. AMENITY (BIKE ROOM)	S–2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R–2	50
RES. AMENITY (POOL)	A–4	50
RES. AMENITY (POOL DECK)	A–4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S–2	50
APARTMENTS	R–2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: S–2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL	F–2	1,543	300 GROSS	5
ELECTRICAL ROOM	F–2	380	300 GROSS	2
FIRE PUMP ROOM	F–2	247	300 GROSS	1
SUB TOTAL				8

TOTAL NO. OF OCCUPANTS: 8 OCC.

DOOR WIDTH REQUIRED: 8 OCC. X 0.2" = 1.6"
DOOR WIDTH PROVIDED: (1) 36" = 36", COMPLIES

STAIR WIDTH REQUIRED: 8 OCC. X 0.3" = 2.4"
STAIR WIDTH PROVIDED: (2) 48" = 96", COMPLIES

CORRIDOR WIDTH REQUIRED: 8 OCC. X 0.2" = 1.6"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

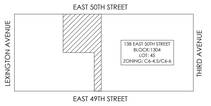
DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

NORTH:

0 1' 2 4 6 10
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

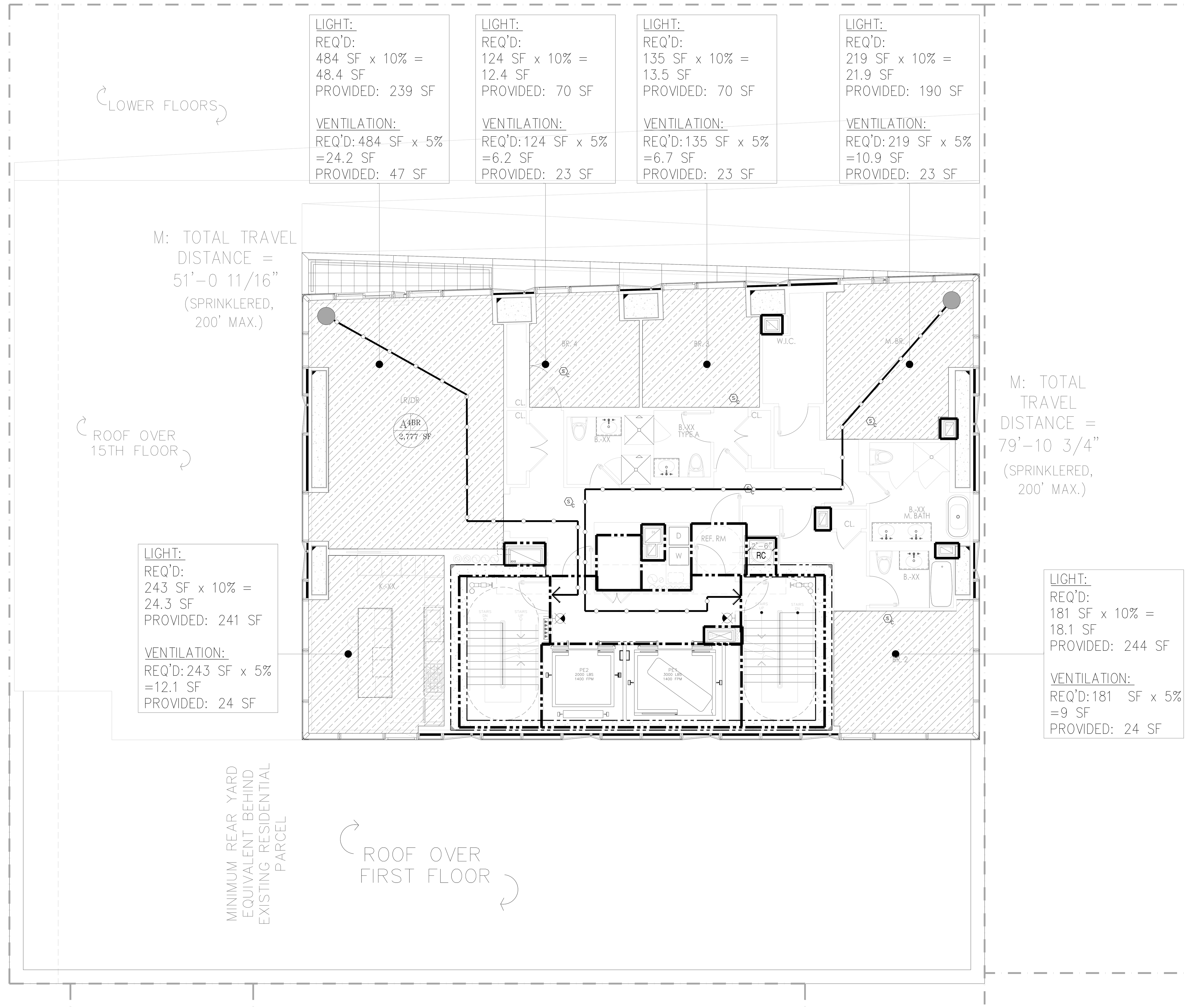
47TH FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A–076.01
SHEET No.: 052 of 143

FILE No: T:\138 E 50th Street-13800 (2014-88)\Floor Plans\Revit\138E50thCondo_A-076 Life Safety_07.dwg

DEPT OF BLDGS 121186028 Job Number
ES822523649 Scan Code



1 48TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT; HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003; AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS; A-2 ASSEMBLY; A-3 ASSEMBLY (ACCESSORY TO R-2); S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB
5. FIRE PROTECTION		

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY — EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	-	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P / 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	2,777	200 GROSS	14
SUB TOTAL (1)				14

TOTAL NO. OF OCCUPANTS: 14 OCC.

DOOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 14 OCC. X 0.3" = 4.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

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CERUZZI PROPERTIES, LLC
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ZONING CONSULTANT:
Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
TEL.: (212) 714-0280
FAX.: (212) 714-0283

EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
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NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
EAST 49TH STREET
138 EAST 50TH STREET BLOCK:1304 LOT: 45 ZONING: C6-4.5/C6-6

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

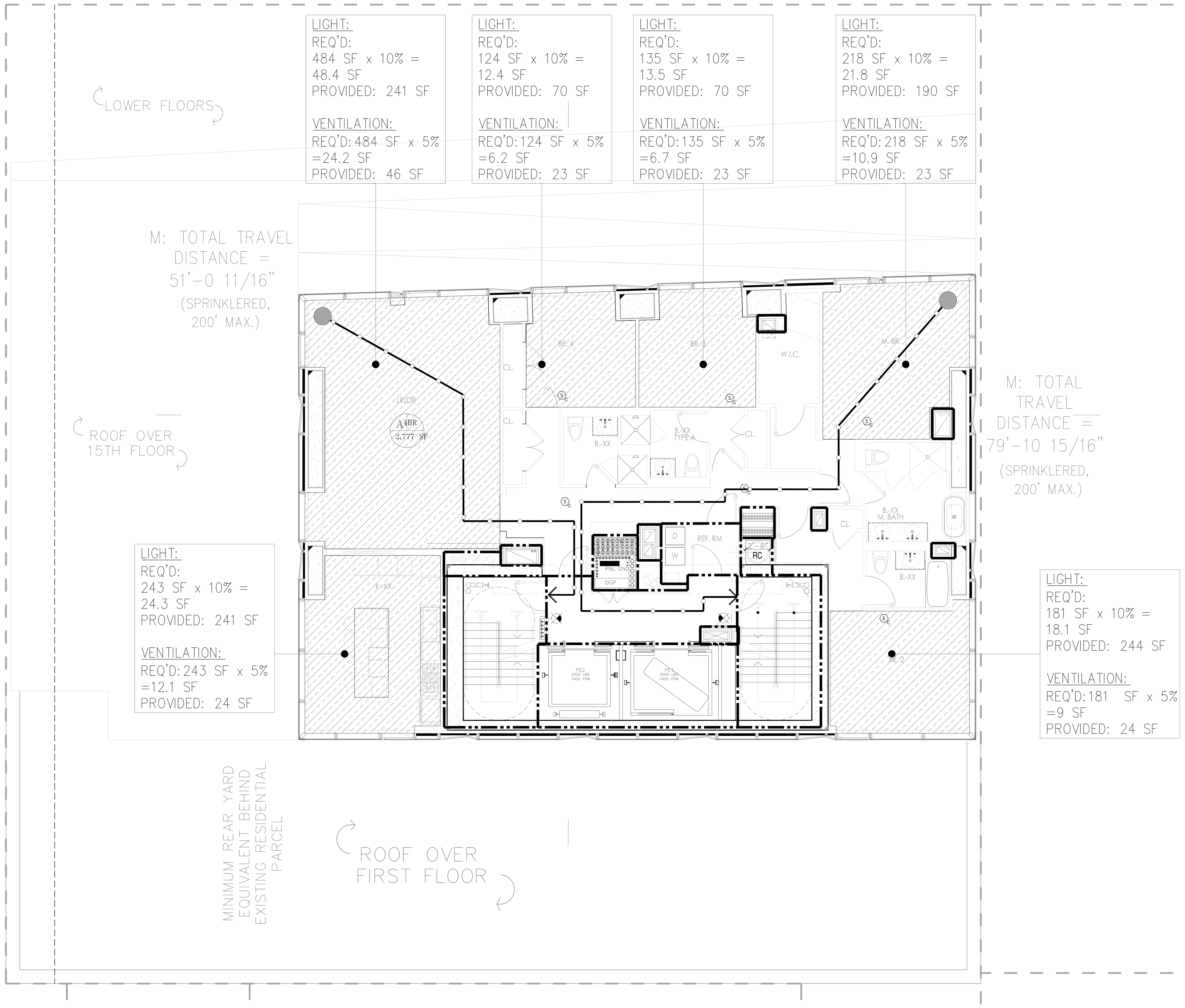
DRAWING TITLE:
48TH FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-077.01
SHEET. No.: 053 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-077 Life Safety_48.dwg

DEPT OF BLDGS 121186028 Job Number
ES150132062 Scan Code



1 49TH-56TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY — EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

TABLE 1004.1.1

CODE		
9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	2,777	200 GROSS	14
SUB TOTAL (1)				14

TOTAL NO. OF OCCUPANTS: 14 OCC.

DOOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 14 OCC. X 0.3" = 4.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
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NEW YORK, NY

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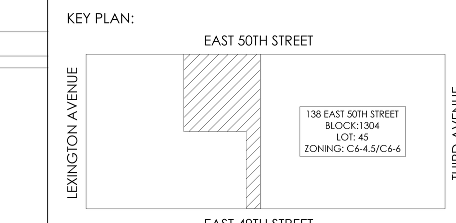
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
49TH-56TH FLOOR PLANS
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-078.01
SHEET. No.: 054 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-078 Life Safety_49-56.dwg

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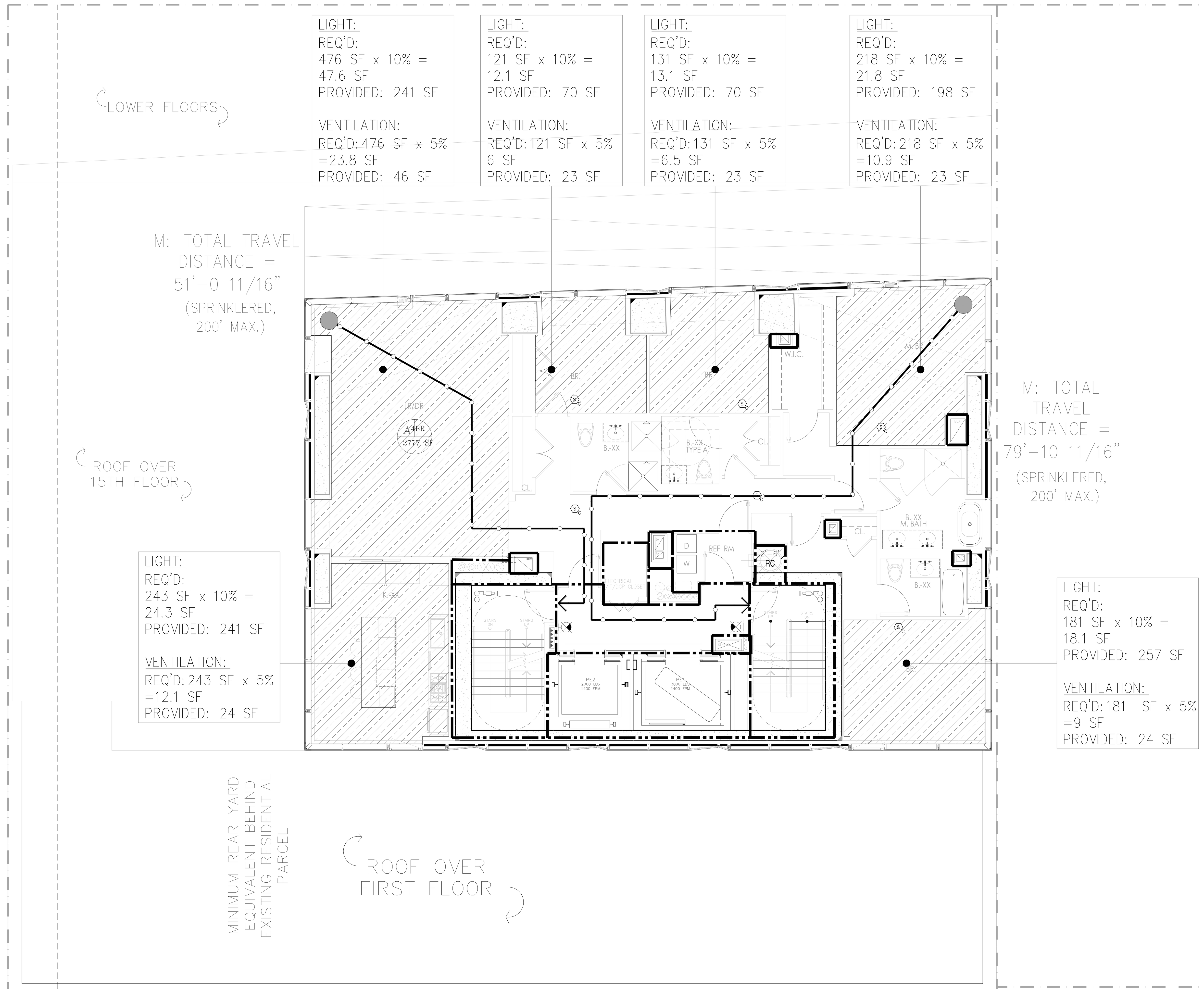

1 57TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT; HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS; A-2 ASSEMBLY; A-3 ASSEMBLY (ACCESSORY TO R-2); S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	TABLE 602
COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY: EGRESS WIDTH FOR OCCUPANTS — DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	2,777	200 GROSS	14
SUB TOTAL (1)				14

TOTAL NO. OF OCCUPANTS: 14 OCC.

DOOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 14 OCC. X 0.3" = 4.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 14 OCC. X 0.2" = 2.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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ZONING CONSULTANT:
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FAX.: (212) 714-0283

EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
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NEW YORK, NEW YORK 10010
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DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
EAST 49TH STREET
138 EAST 50TH STREET BLOCK:1304 LOT: 45 ZONING: C6-4.5/C6-6

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

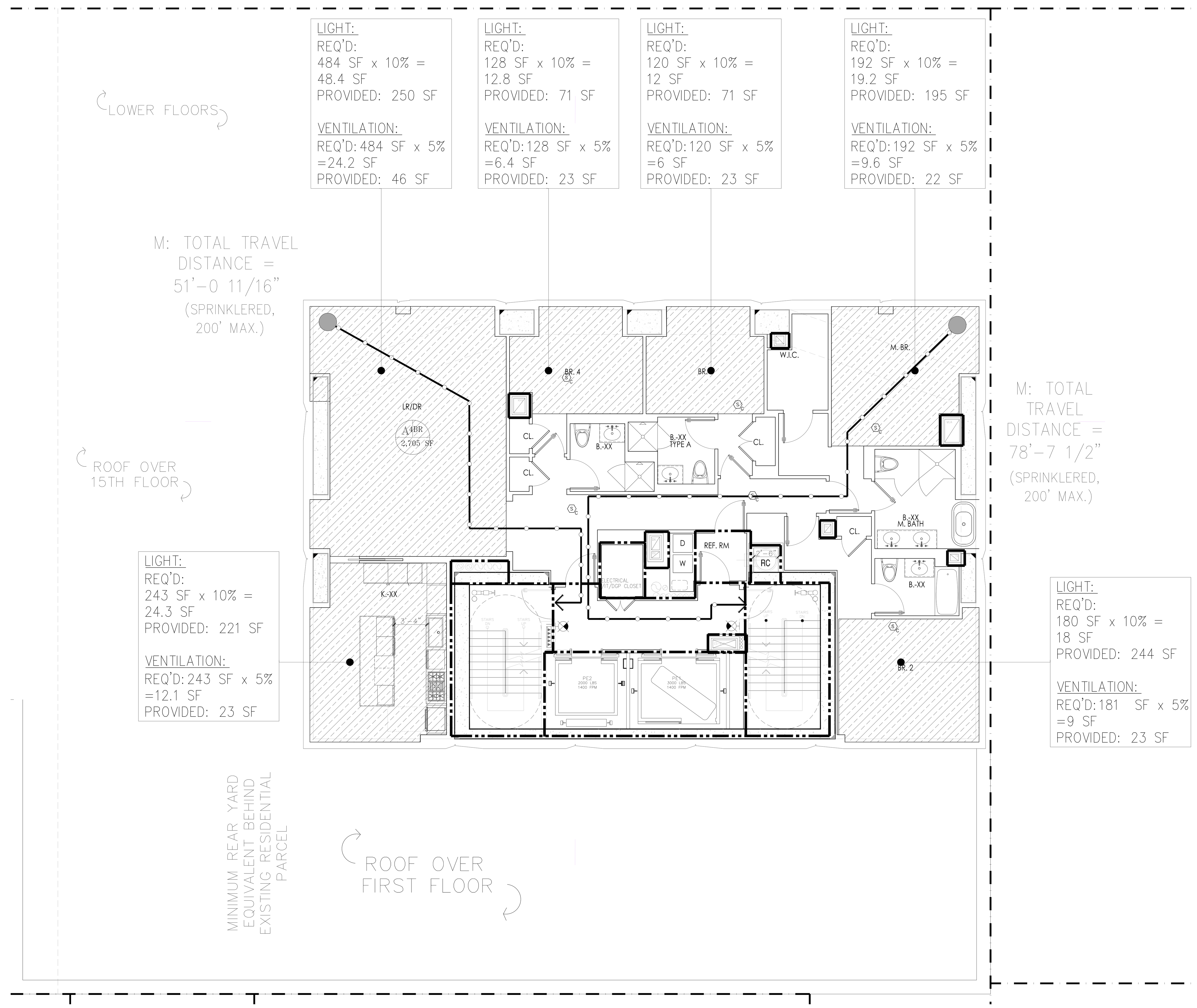
DRAWING TITLE:
57TH FLOOR PLANS
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-079.01
SHEET. No.: 055 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-079 Life Safety_57.dwg

DEPT OF BLDGS 121186028 Job Number
ES611594075 Scan Code



1 58TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT; HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS; A-2 ASSEMBLY; A-3 ASSEMBLY (ACCESSORY TO R-2); S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY - EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	-	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	2,705	200 GROSS	13
SUB TOTAL (1)				13

TOTAL NO. OF OCCUPANTS: 13 OCC.

DOOR WIDTH REQUIRED: 13 OCC. X 0.2" = 2.6"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 13 OCC. X 0.3" = 3.9"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 13 OCC. X 0.2" = 2.6"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
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NEW YORK, NY

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TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
EAST 49TH STREET
138 EAST 50TH STREET
BLOCK:1304
LOT: 45
ZONING: C6-4.5/C6-6

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
58TH FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-080.01
SHEET. No.: 056 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-080Life Safety_58.dwg

DEPT OF BLDGS 121186028 Job Number
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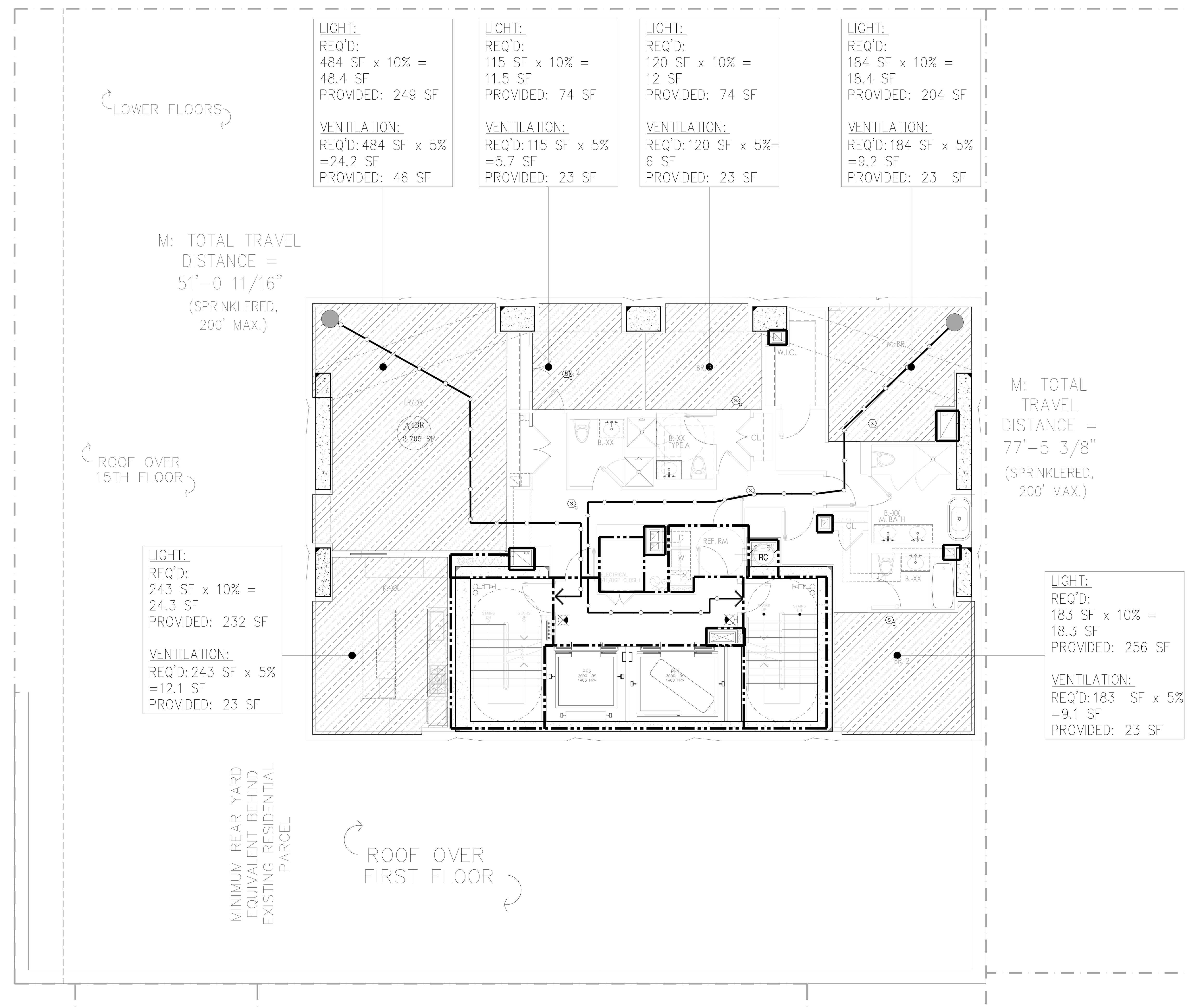

1 59TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT; HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003.; AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS; A-2 ASSEMBLY; A-3 ASSEMBLY (ACCESSORY TO R-2); S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY – EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	2,705	200 GROSS	13
SUB TOTAL (1)				13

TOTAL NO. OF OCCUPANTS: 13 OCC.

DOOR WIDTH REQUIRED: 13 OCC. X 0.2" = 2.6"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 13 OCC. X 0.3" = 3.9"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 13 OCC. X 0.2" = 2.6"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
TEL.: (212) 714-0280
FAX.: (212) 714-0283

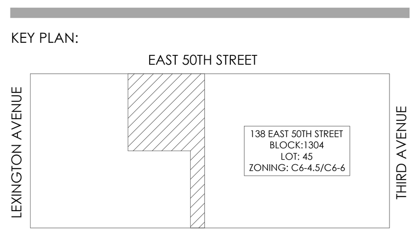
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

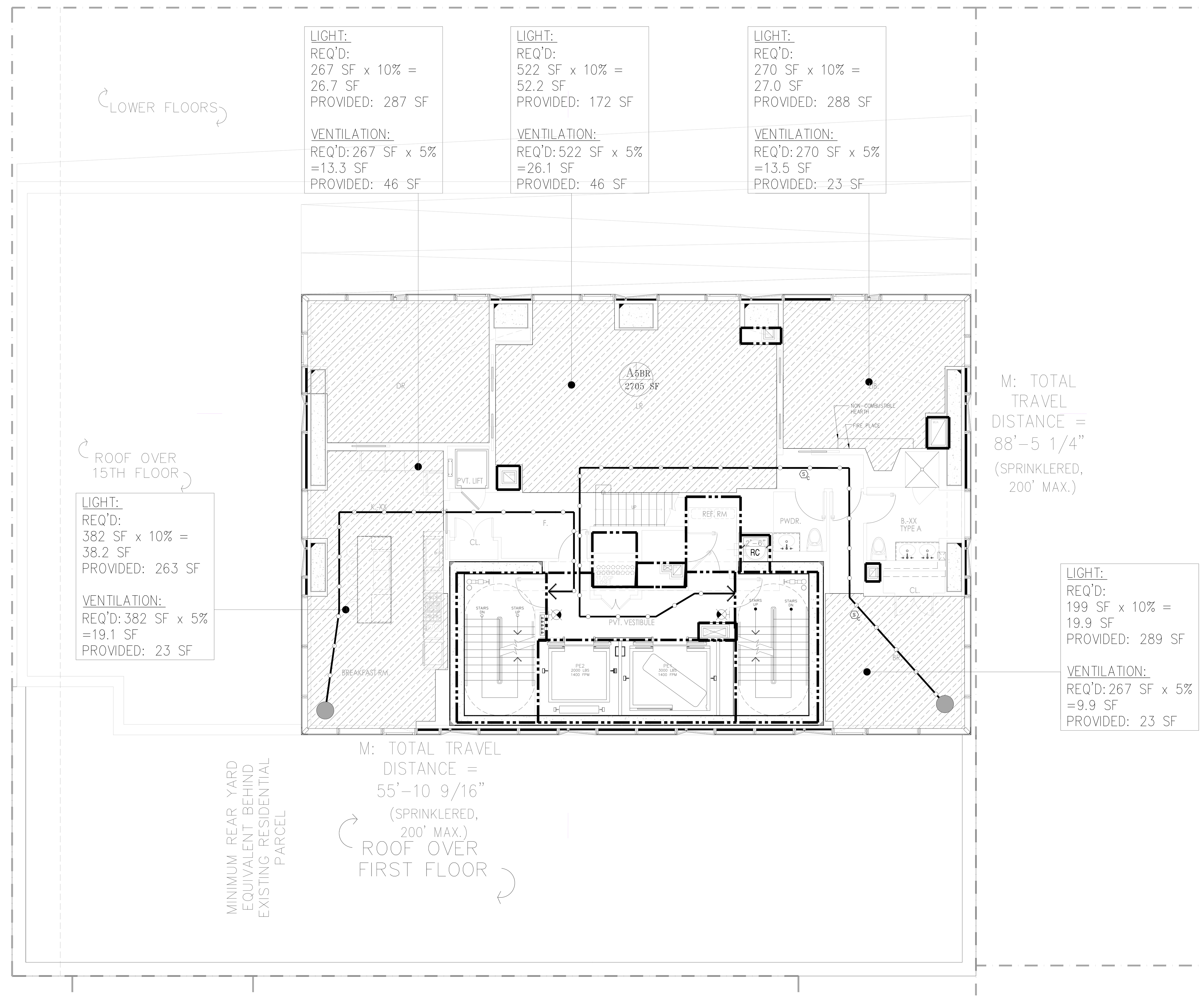
DRAWING TITLE:
59TH FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-081.01
SHEET. No.: 057 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-081 Life Safety_59.dwg

DEPT OF BLDGS 121186028 Job Number
ES479635832 Scan Code



1 60TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT; HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003; AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS; A-2 ASSEMBLY; A-3 ASSEMBLY (ACCESSORY TO R-2); S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY – EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

TABLE 1004.1.1

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	2,705	200 GROSS	13
SUB TOTAL (1)				13

TOTAL NO. OF OCCUPANTS: 13 OCC.

DOOR WIDTH REQUIRED: 13 OCC. X 0.2" = 2.6"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 13 OCC. X 0.3" = 3.9"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 13 OCC. X 0.2" = 2.6"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
EAST 49TH STREET
138 EAST 50TH STREET BLOCK:1304 LOT: 45 ZONING: C6-4.5/C6-6

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
60TH FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-082.01
SHEET. No.: 058 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Floor Plans\Sheets\138E50thCondo_A-082 Life Safety_60.dwg

DEPT OF BLDGS 121186028 Job Number
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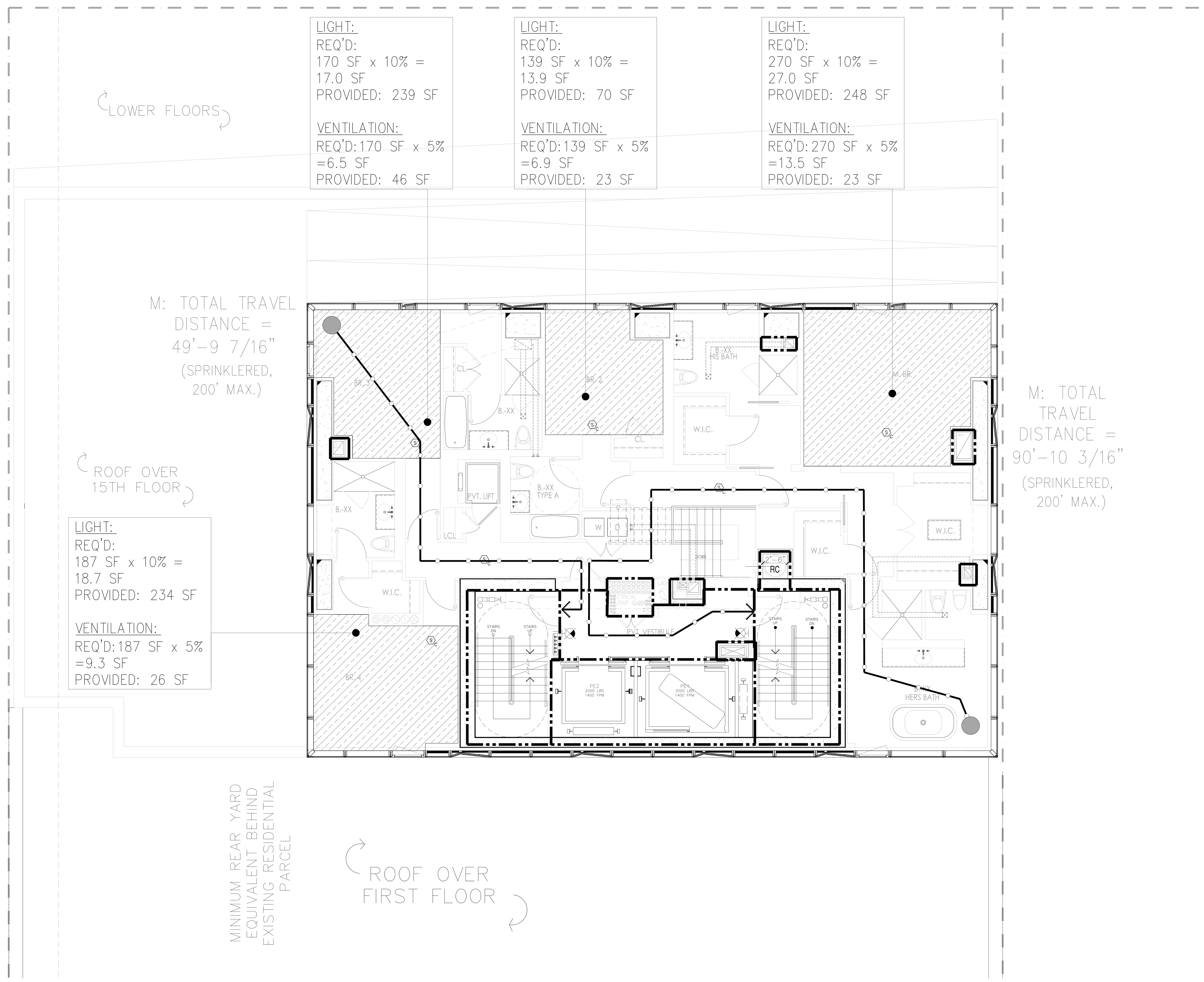

1 61ST FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45–MINUTE SELF–CLOSING DOORS)
- TWO HOUR RATED PARTITION (90–MINUTE SELF–CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF–CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6–6/ C6–4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A–2 & A–3
RESIDENTIAL	R–2
STORAGE	S–2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT–AS PER 2008 NYCBC–1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI–117.1–2003. AMERICANS WITH DISABILITIES ACT – PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R–2 APARTMENTS A–2 ASSEMBLY A–3 ASSEMBLY (ACCESSORY TO R–2) S–2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I–B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA – IB

5. FIRE PROTECTION

TABLE 601 TYPE I–B — FIRE–RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS – EXTERIOR & INTERIOR	2 HRS.
NON–BEARING WALLS & PARTITIONS – EXTERIOR	2 HRS.
NON–BEARING WALLS & PARTITIONS – INTERIOR	0 HRS.
FLOOR CONSTRUCTION – SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION – SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A–400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE–RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S–2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R–2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY – EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	CORRIDORS: MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R–2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S–2	250	0.2	0.3	0.2	44	20'	100'
A	150–P 250–S	0.2	0.3	0.2	44	20'	30'

TABLE 1004.1.1

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'–0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R–2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F–2	300
COMPACTOR ROOM	S–2	300
STORM DETENTION ROOM	F–2	300
GAS METER ROOM	F–2	300
MECHANICAL ROOM	F–2	300
ATS ROOM	F–2	300
TELECOM ROOM	F–2	300
RESIDENTIAL STORAGE	S–2	300
ELECTRIC ROOM	F–2	300
PARKING GARAGE	S–2	200
EMPLOYESS LOCKERS	S–2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R–2	300
RES. AMENITY (BIKE ROOM)	S–2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R–2	50
RES. AMENITY (POOL)	A–4	50
RES. AMENITY (POOL DECK)	A–4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S–2	50
APARTMENTS	R–2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R–2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R–2	2,705	200 GROSS	13
SUB TOTAL (1)				13

TOTAL NO. OF OCCUPANTS: 13 OCC.

DOOR WIDTH REQUIRED: 13 OCC. X 0.2" = 2.6"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 13 OCC. X 0.3" = 3.9"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 13 OCC. X 0.2" = 2.6"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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FAX.: (212) 696-4528

ZONING CONSULTANT:
Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
TEL.: (212) 714-0280
FAX.: (212) 714-0283

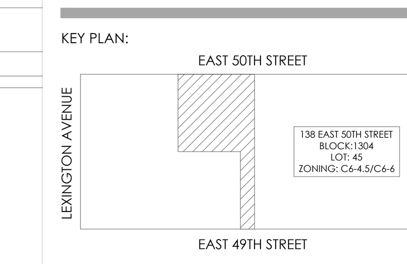
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0" (0' 1' 2' 4' 6' 10')

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
61ST FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE: REGISTERED ARCHITECT — ROBERT LAUDENSLAGER — No. 022227 — STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A–083.01
SHEET. No.: 059 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Issued\16-0122 - ISSUED FOR PAA\CAD\138E50thCondo_A-083Life Safety_61.dwg

DEPT OF BLDGS 421189628 Job Number
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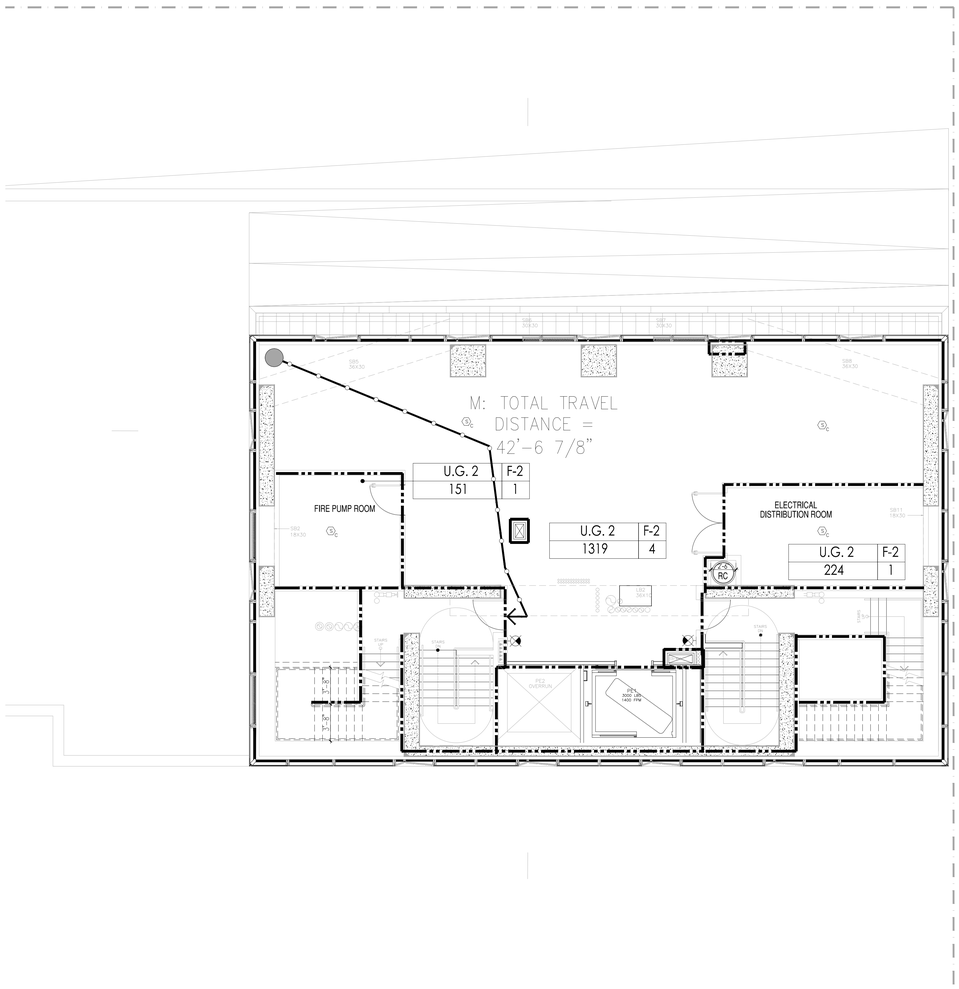

1 62ND FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS: 138 EAST 50TH STREET, NEW YORK
BLOCK: 1304
ZONING DISTRICT: C6-6/ C6-4.5
ZONING MAP: 9b
LOT AREA: 25,480.65 SF
STORIES: 65
CONSTRUCTION: 65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT – PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA – IB
5. FIRE PROTECTION		

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TABLE 602

TYPE I-B	
COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS – EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS – EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS – INTERIOR	0 HRS.
FLOOR CONSTRUCTION – SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION – SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-F 250-S	0.2	0.3	0.2	44	20'	30'

CODE

TABLE 1004.1.1

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL-SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 65F OF OPENABLE AREA

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYEES LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** :ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: S-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
FIRE PUMP ROOM	F-2	151	300 GROSS	1
ELECTRICAL ROOM	F-2	224	300 GROSS	1
SUB TOTAL				2

TOTAL NO. OF OCCUPANTS: 2 OCC.

DOOR WIDTH REQUIRED: 2 OCC. X 0.2" = 0.4"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 2 OCC. X 0.3" = 0.6"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 2 OCC. X 0.2" = 0.4"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:

138 EAST 50TH ST. NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

上海城投 smi 城投美国 SMI USA

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FAX.: (212) 714-0283

EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
BLOCK 1304
LOT 1
ZONING: C6-4.5/C6-6
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
62ND FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-084.01
SHEET. No.: 060 of 143

FILE No: 11\138 E 50th Street-C6506 (2014-88)\Revit Files\Revit_138E50thStreet_A-084 Life Safety_62.dwg

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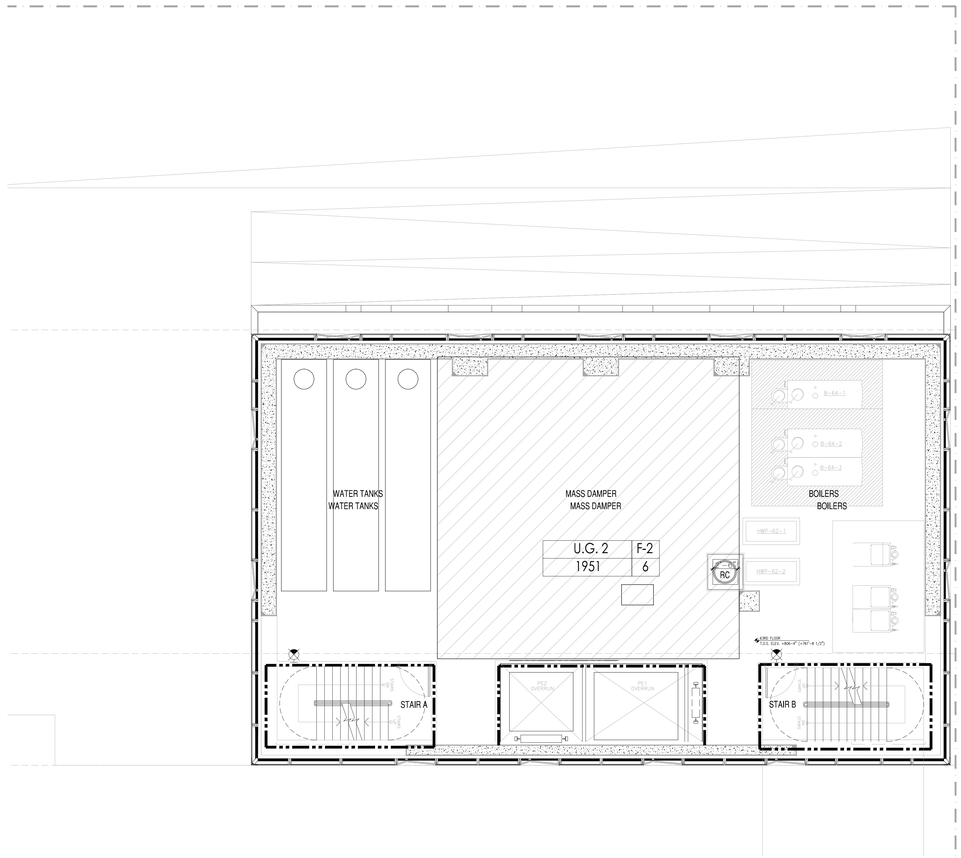

1 63RD FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT – PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA – IB
5. FIRE PROTECTION		

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING TYPE I-B ELEMENTS (HOURS) TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS – EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS – EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS – INTERIOR	0 HRS.
FLOOR CONSTRUCTION – SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION – SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-F 250-S	0.2	0.3	0.2	44	20'	30'

CODE

TABLE 1004.1.1

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL-SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYEES LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** :ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: S-2				PER TABLE 1004.1.2
	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL ROOM	F-2	1951	300 GROSS	6
SUB TOTAL				6

TOTAL NO. OF OCCUPANTS: 6 OCC.

DOOR WIDTH REQUIRED: 6 OCC. X 0.2" = 1.2"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 6 OCC. X 0.3" = 1.8"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 6 OCC. X 0.2" = 1.2"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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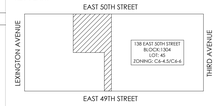
NORTH

0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
63RD FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No.: 2014-88
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SHEET. No.: 061 of 143

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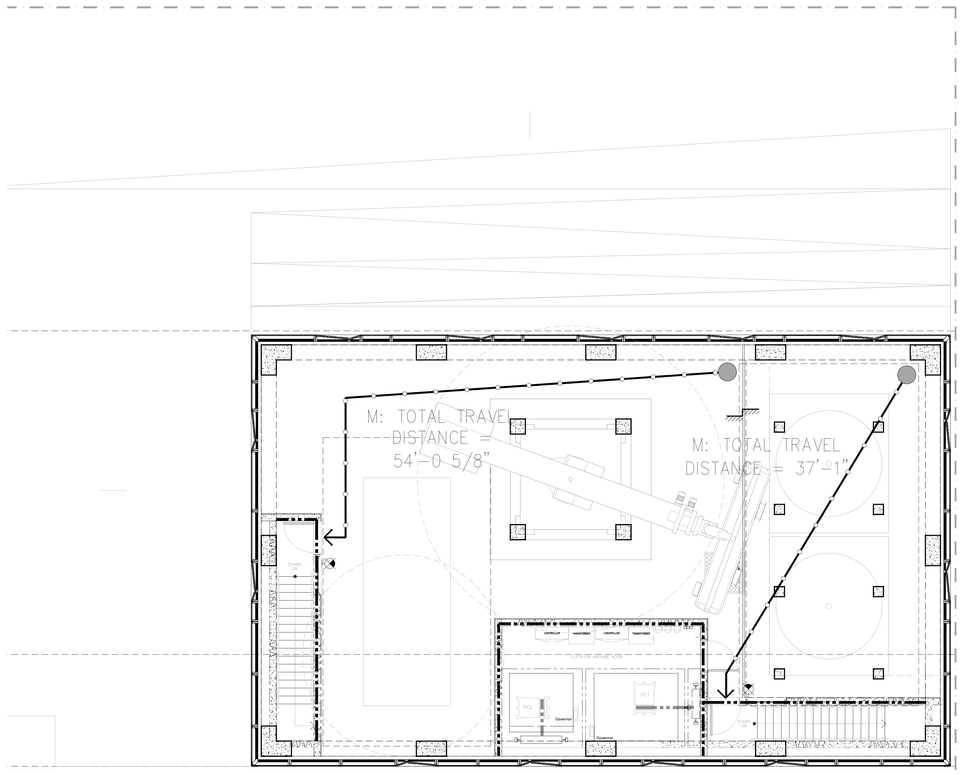

1 64TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- HABITABLE SPACE
- GENERAL TRAVEL DISTANCE
- TRAVEL DISTANCE WITHIN DWELLING UNIT
- DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-6/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2014 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT – PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	310	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA – IB
5. FIRE PROTECTION		

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING TYPE I-B ELEMENTS (HOURS) TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS – EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS – EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS – INTERIOR	0 HRS.
FLOOR CONSTRUCTION – SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION – SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-F 250-S	0.2	0.3	0.2	44	20'	30'

CODE

TABLE 1004.1.1

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL-SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYEES LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** :ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: S-2				PER TABLE 1004.1.2
	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL ROOM	F-2	1535	300 GROSS	5
EMR	F-2	276	300 GROSS	1
SUB TOTAL				6

TOTAL NO. OF OCCUPANTS: 6 OCC.

DOOR WIDTH REQUIRED: 6 OCC. X 0.2" = 1.2"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 6 OCC. X 0.3" = 1.8"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 6 OCC. X 0.2" = 1.2"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:

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KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
BLOCK 1304
LOT 9
ZONING: C6-4.5/C6-6
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
64TH FLOOR PLAN
LIFE SAFETY PLAN

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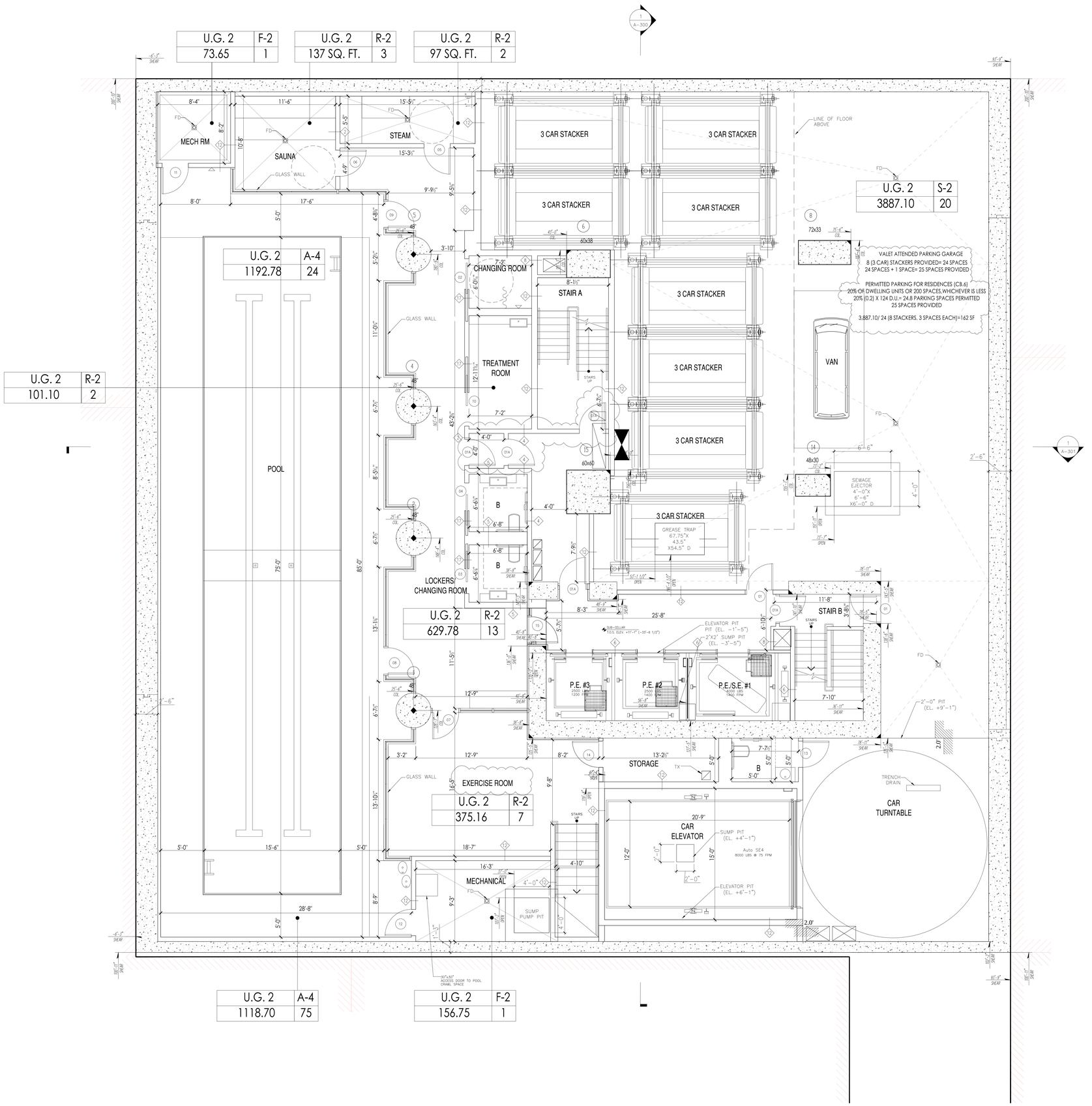

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07/01/2016	DOB - RESPONSE TO OBJECTIONS
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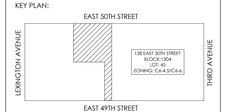

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U.G. 2	F-2
157 SQ. FT.	1

POOL DEHUMIDIFICATION UNIT

EDGE OF SOFFIT ABOVE

GLASS PARTITION WALL

OPEN TO BELOW

EXERCISE ROOM

GLASS PARTITION WALL

OUTLINE OF POOL BELOW

OUTLINE OF FEATURE CEILING ABOVE

OPEN TO BELOW

STAIR A

STAIRS DN

STAIRS UP

EDGE OF SOFFIT ABOVE

SUB-CELLAR MEZZ

STAIR B

P.E. #3

P.E. #2

P.E./S.E. #1

STORAGE

BOH STORAGE

STORAGE

IN-WALL HYDRATION STATION

TOWEL PICK UP/ DROPP OFF

ELEVATOR PIT ABOVE STORAGE RM

CAR ELEVATOR

22'-0"

8000 LBS @ 75 FPM

EMR

STG 8

STG 9

STG 7

STG 10

STG 6

STG 11

STG 12

STG 5

STG 13

STG 5

STG 14

STG 4

STG 15

STG 3

STG 16

STG 2

STG 17

STG 1

STG 18

STORAGE ROOM

STAFF LOCKER ROOMS

BENCH

BENCH

72x50

48x30

60x38

48x48

48"

40x38

1 A-300

1 A-301

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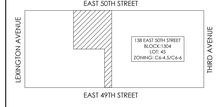

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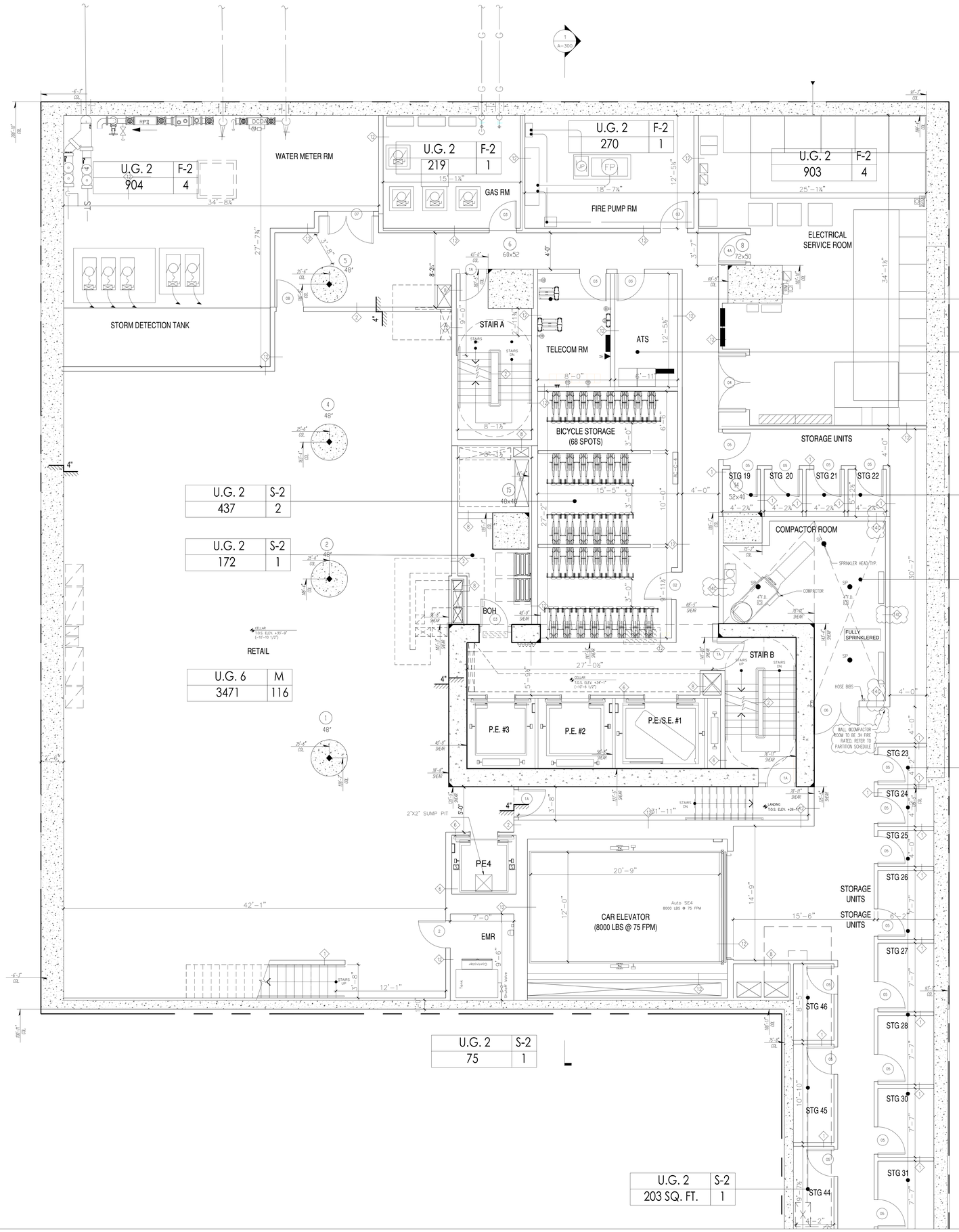

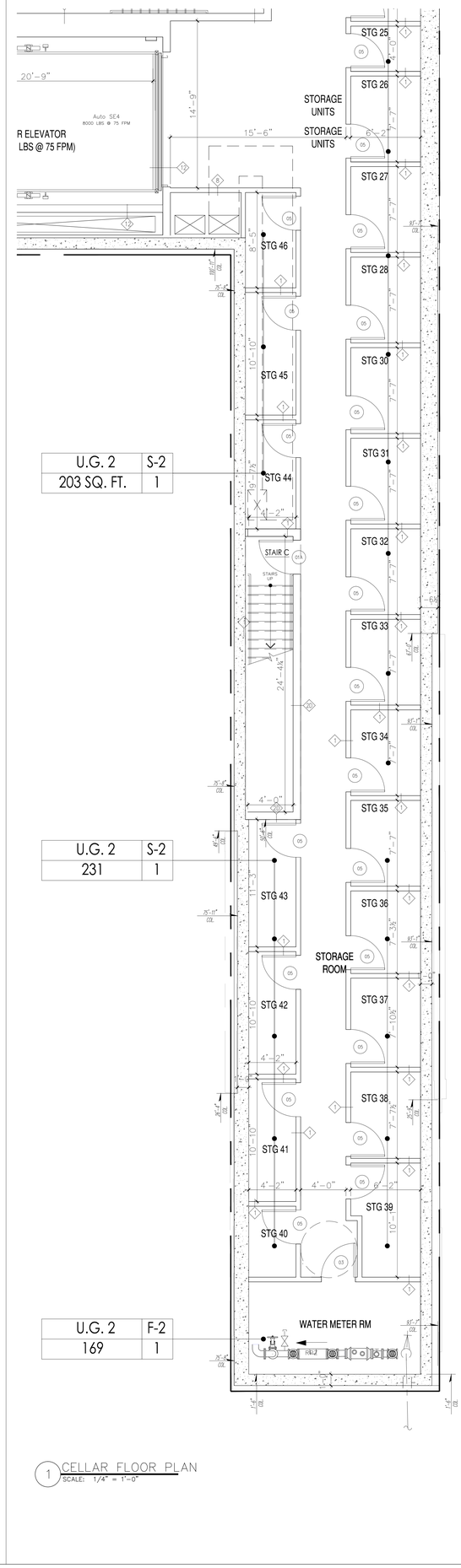

1 CELLAR FLOOR PLAN
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DATE:	REVISION:
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
138 EAST 50TH STRE
BLOCK: 1304
LOT: 49
ZONING: C4-4.5/C
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
CELLAR FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A102.
SHEET. No.: 06

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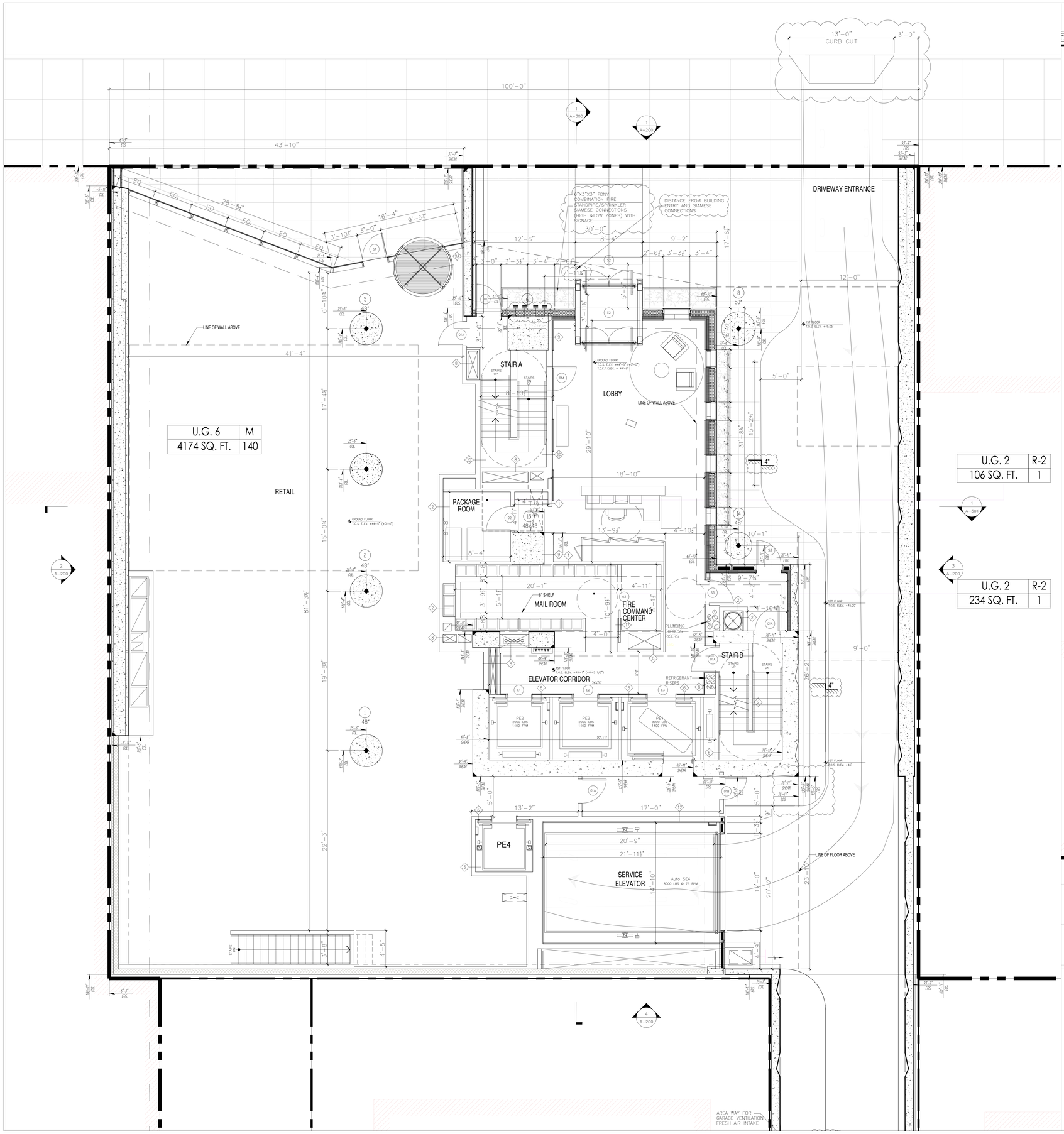

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
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DATE:	REVISION:
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04/04/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
138 EAST 50TH STREET
BLOCK: 1304
LOT: 1001
ZONING: C4-4.5/C4-4
THIRD AVENUE
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
1ST FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A103.01
SHEET. No.: 066 of 143

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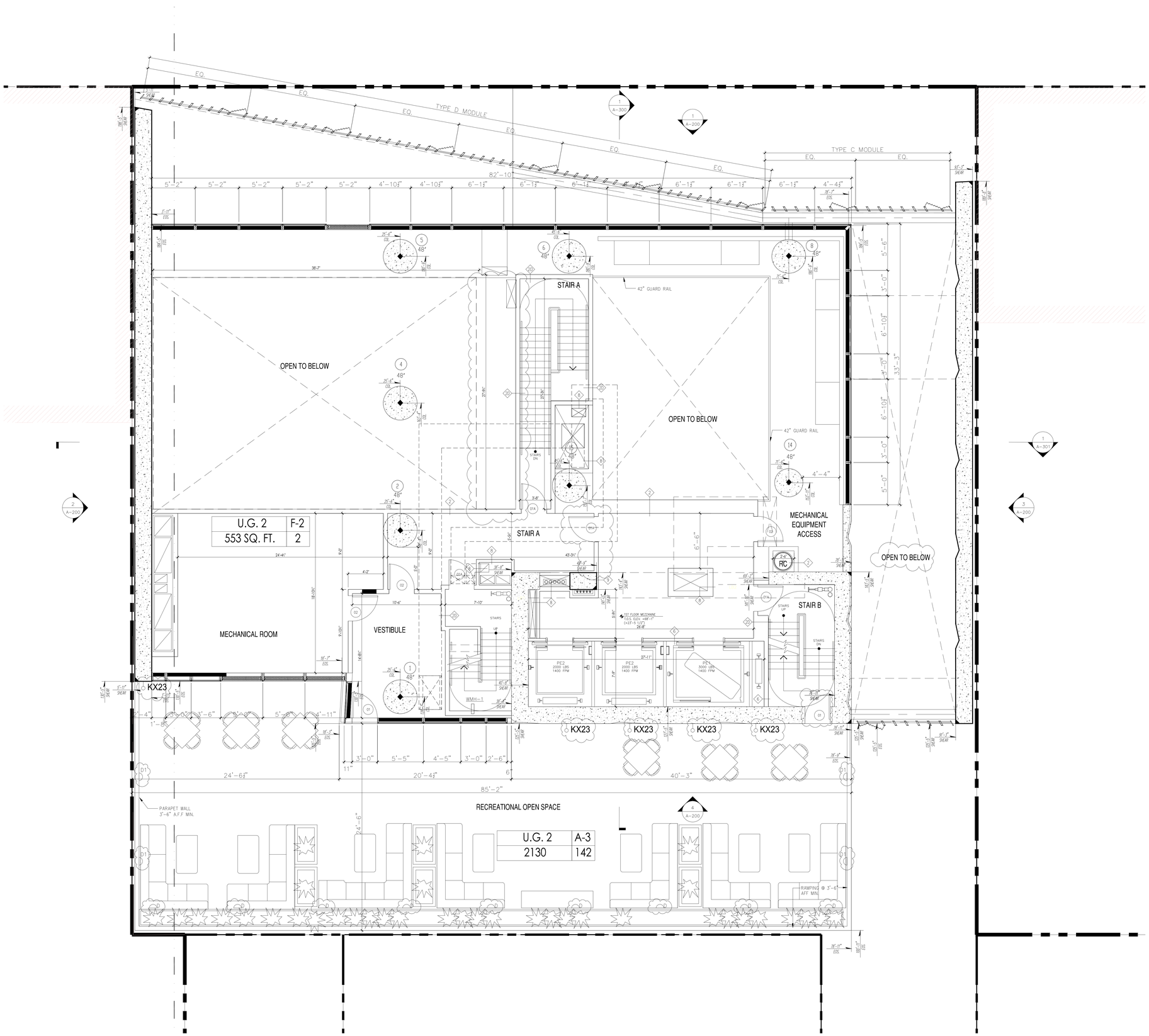

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

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CERUZZI PROPERTIES, LLC
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DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A
06/24/2016	DOB - RESPONSE TO OBJECTIONS
07/01/2016	DOB - RESPONSE TO OBJECTIONS

D.O.B. NUMBER:
NB#

NORTH
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
EAST 49TH STREET
138 EAST 50TH STREET BLOCK 1304 LOT 41 ZONING: C6-4.5/C6-4.6

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
1ST FLOOR MEZZANINE FLOOR PLAN

SEAL & SIGNATURE:

DATE:	
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DRAWN BY:	XX
CHECKED BY:	XX
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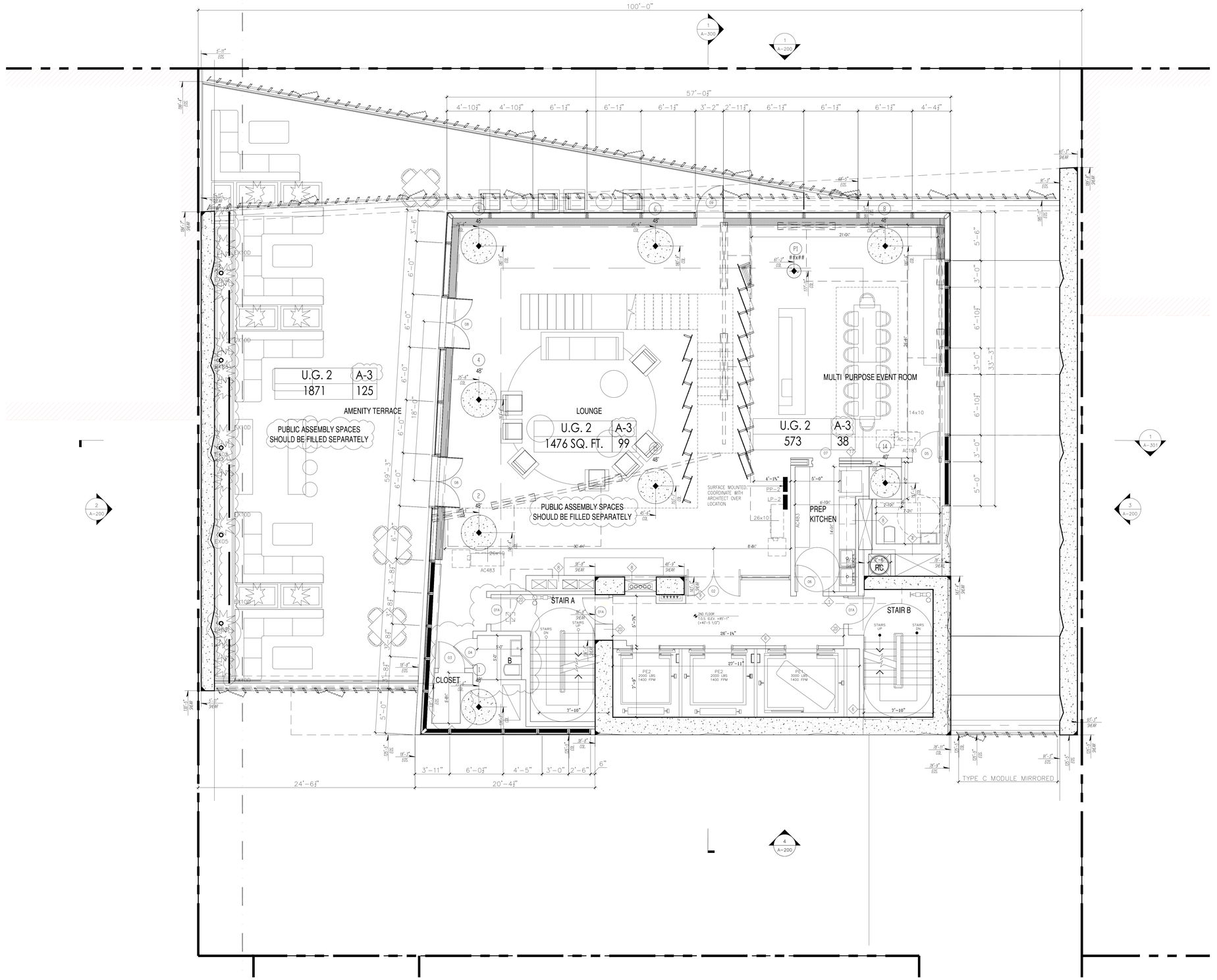

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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06/24/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A
DATE:	REVISION:

D.O.B. NUMBER:
NB#

NORTH
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
BLOCK: 1304
LOT: 45
ZONING: C4-4/C5-1-6
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
2ND FLOOR PLANS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
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SHEET No.: 068 of 143

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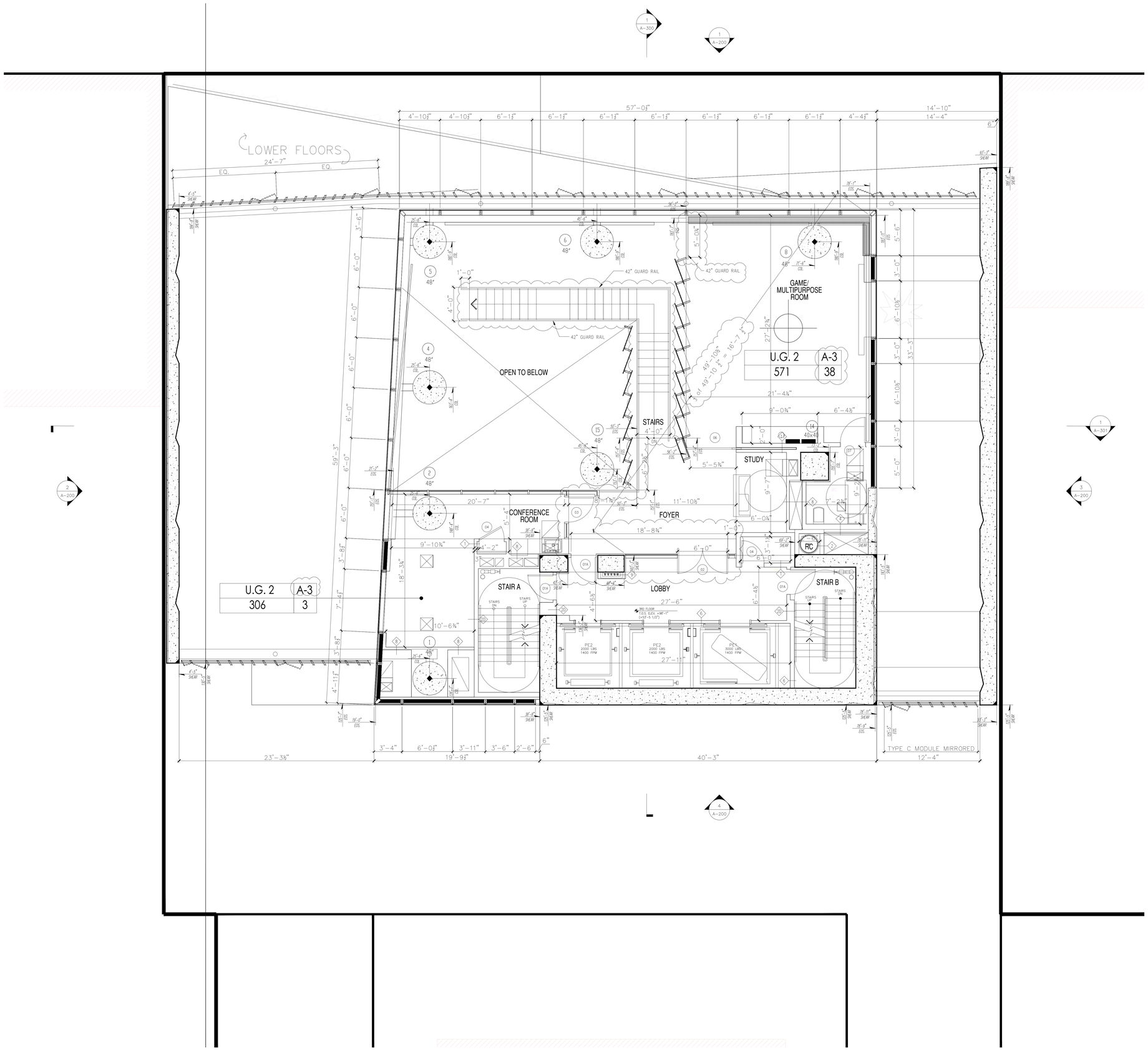

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

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DATE:	REVISION:
07/29/2016	DOB - RESPONSE TO OBJECTIONS
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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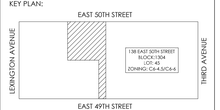
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

3RD FLOOR PLANS

SEAL & SIGNATURE:

DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
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DWG. No.:	A-106.01
SHEET, No.:	069 of 143

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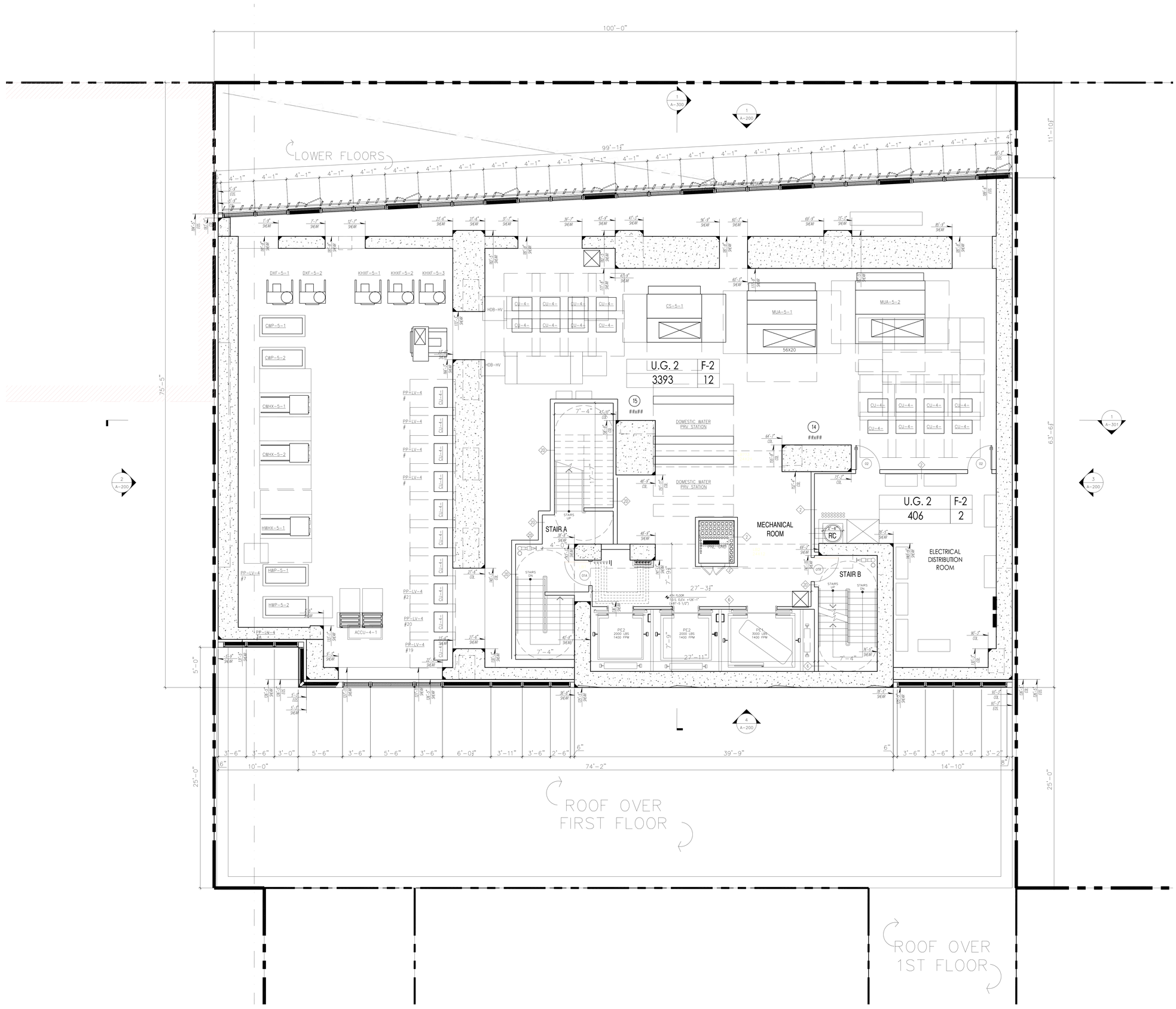

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH
0 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
BLOCK 1307
LOT 43
ZONING: C6-4.5/C6-6
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
4TH FLOOR PLANS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-107.01
SHEET. No.: 070 of 143

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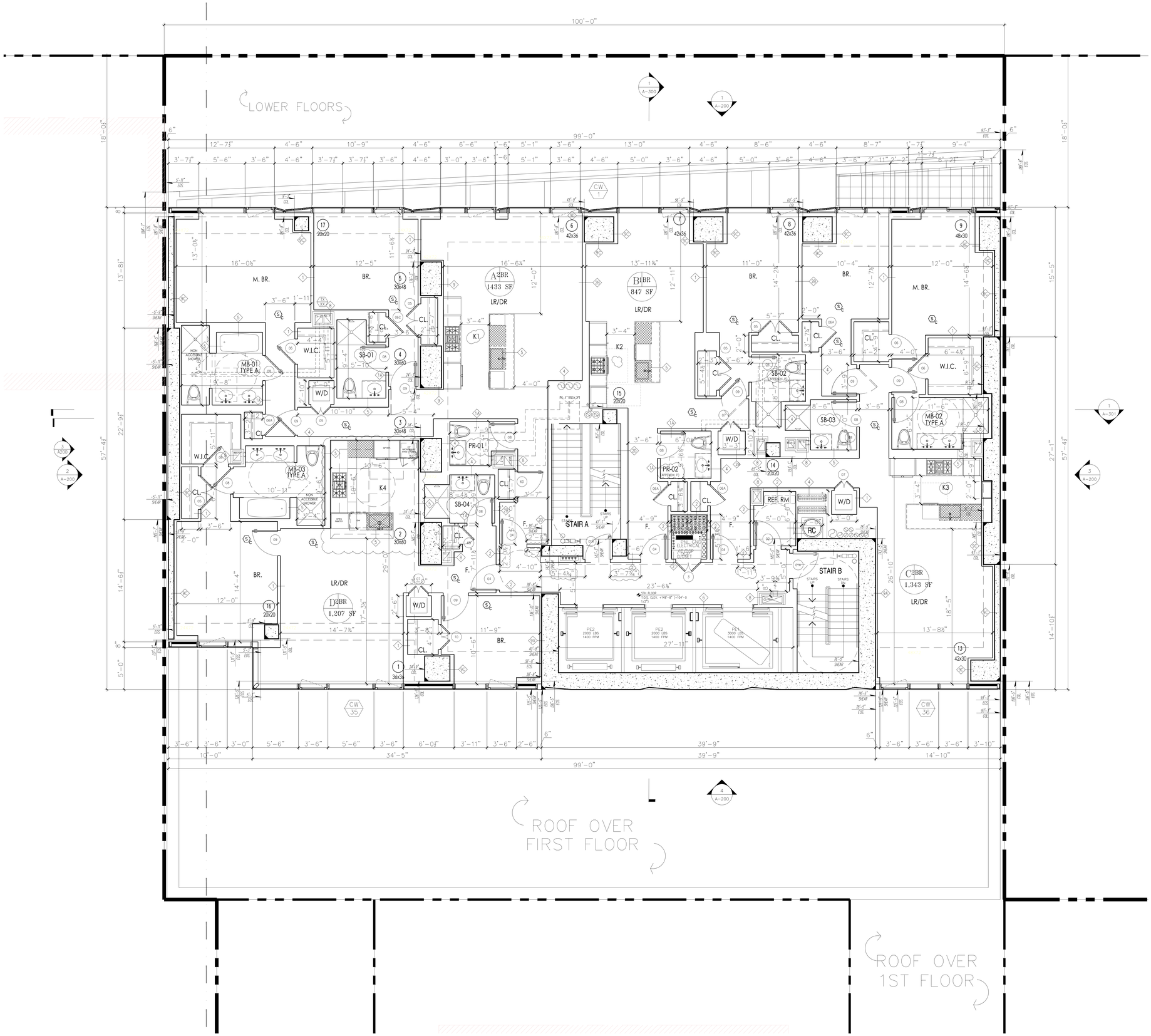

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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NORTH:
0' 1' 2' 4' 6' 10'
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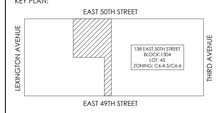
KEY PLAN:


PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
5TH FLOOR PLANS

SEAL & SIGNATURE:

DATE:
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DRAWN BY: XX
CHECKED BY: XX
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SHEET, No.: 071 of 143

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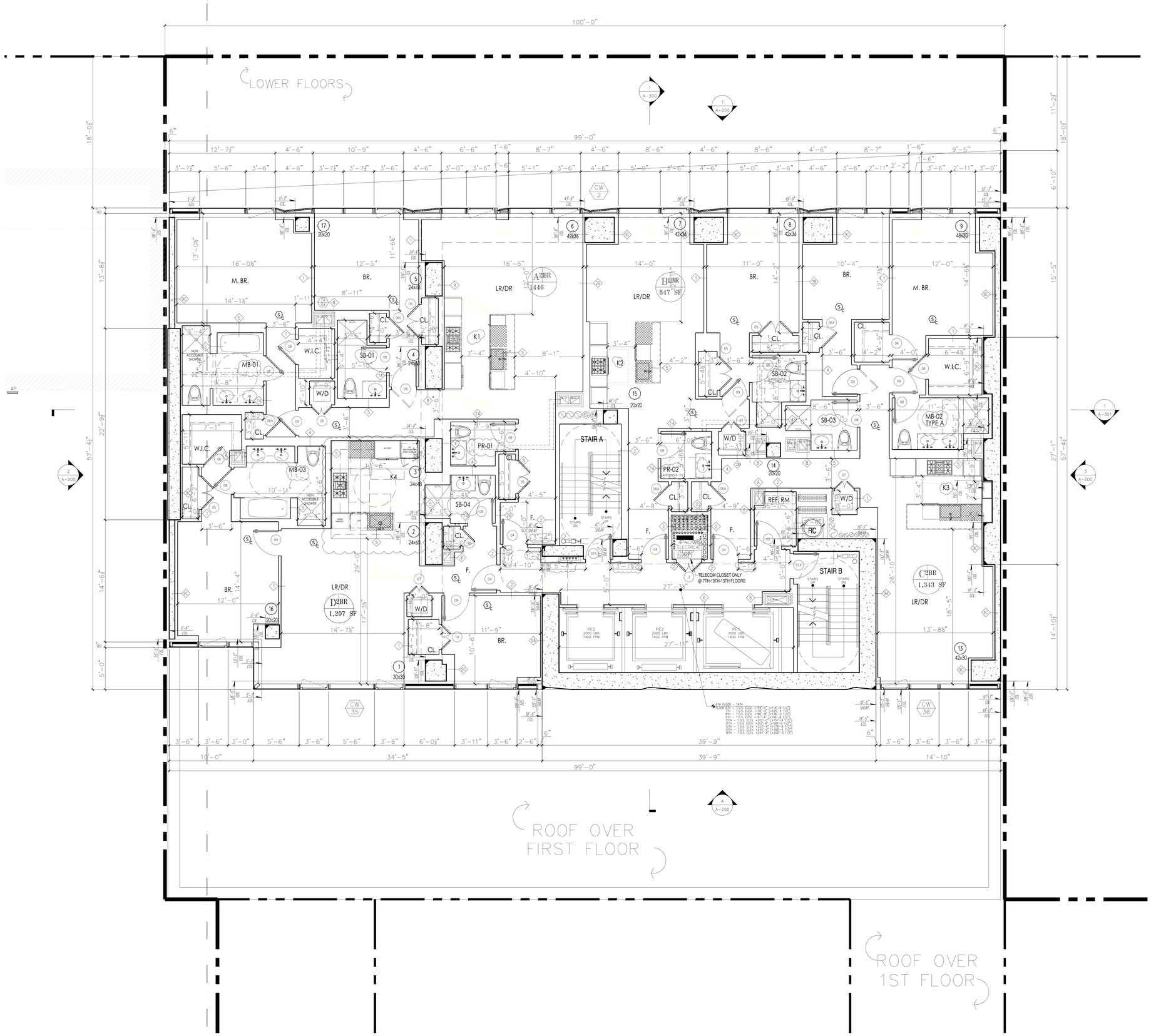

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
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DATE:	REVISION:
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
EAST 49TH STREET
138 EAST 50TH STREET
BLOCK 1304
LOT 1001
ZONING: C4-4, M1-5, C4-6

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
6TH-14TH FLOOR PLANS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-109.01
SHEET, No.: 072 of 143

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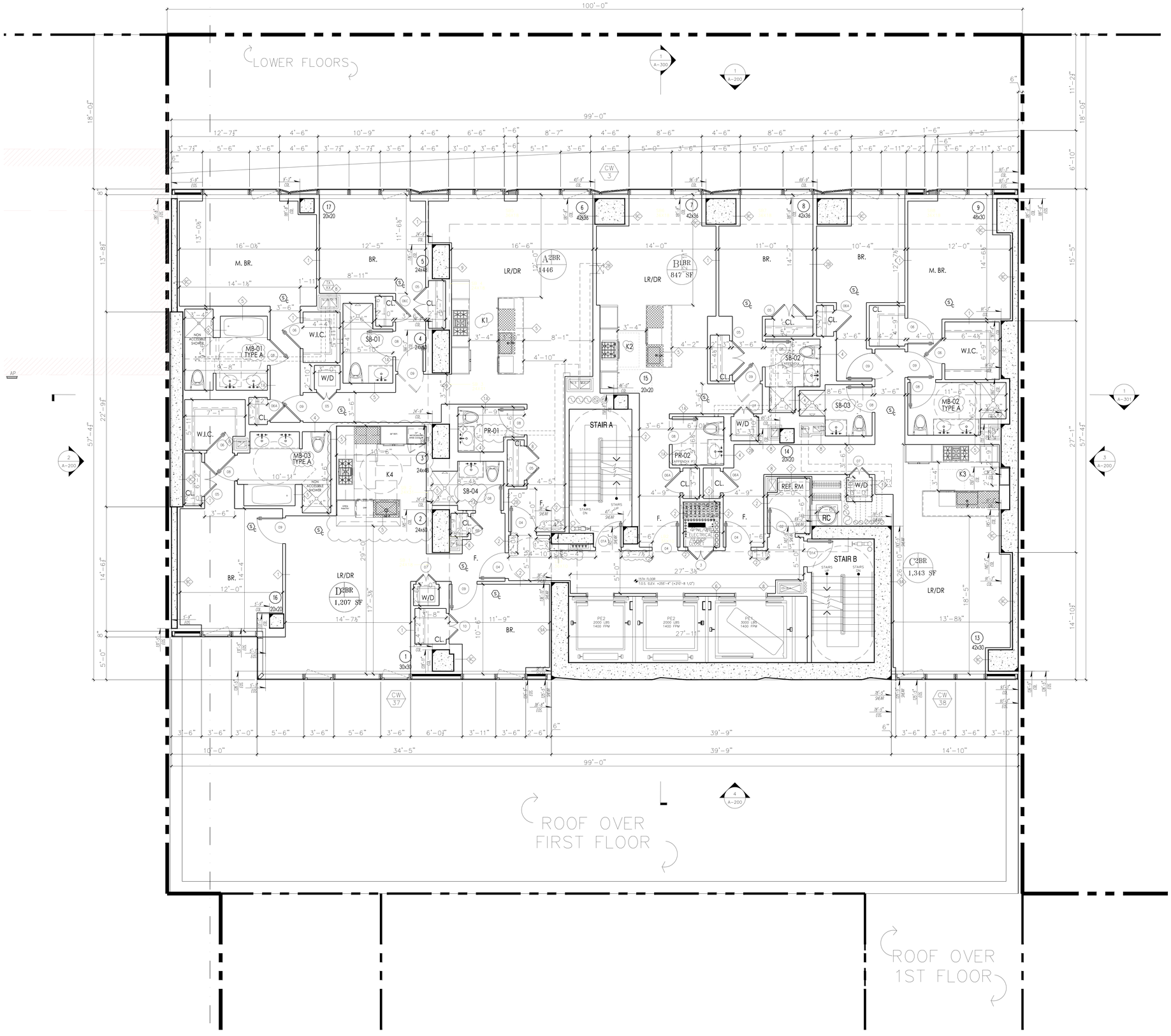

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

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07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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SCALE: 1/4" = 1'-0"

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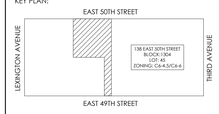

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
15TH FLOOR PLANS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
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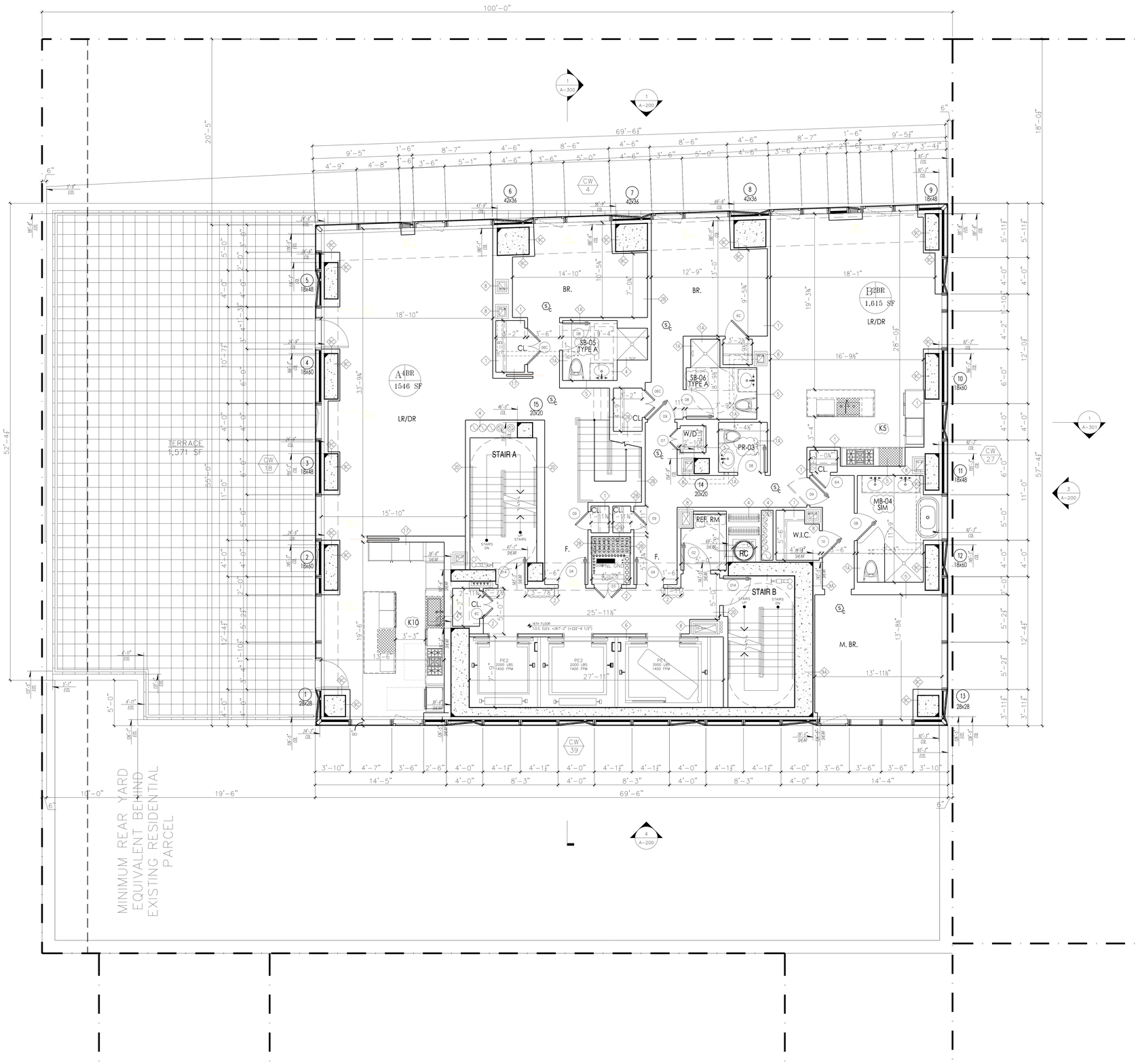

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

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DATE:	REVISION:
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

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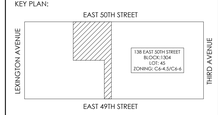
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
16TH FLOOR PLAN

SEAL & SIGNATURE:

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DWG. No.:
A-111.01
SHEET, No.: 074 of 143

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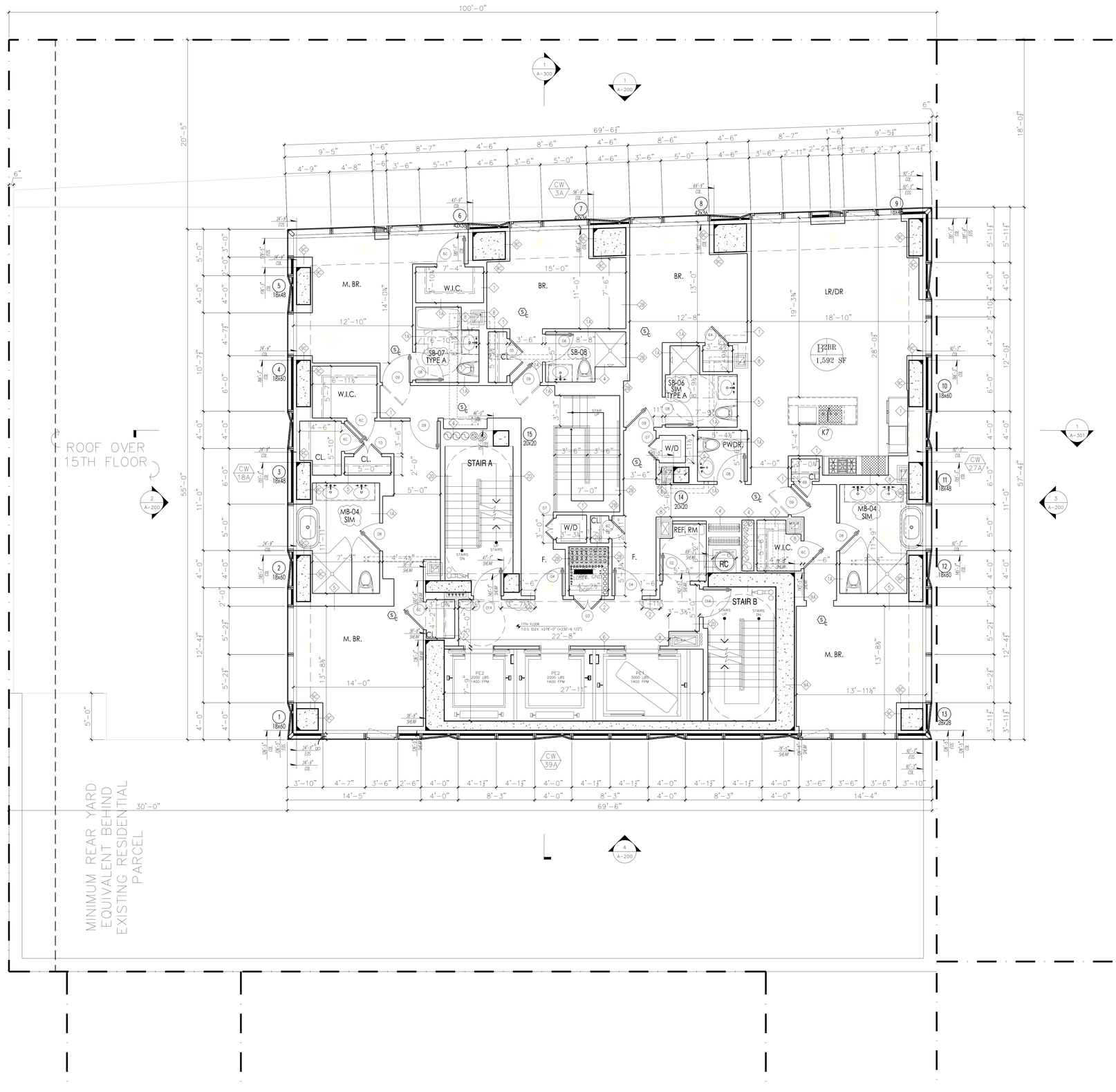

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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DATE:	REVISION:
07/01/2014	DOB - RESPONSE TO OBJECTIONS
01/22/2014	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
EAST 49TH STREET
138 EAST 50TH STREET BLOCK: 1308 LOT: 43 ZONING: C4-4/C5/C6-6

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
17TH FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-68
DRAWN BY: XX
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DWG. No.:
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SHEET, No.: 075 of 143

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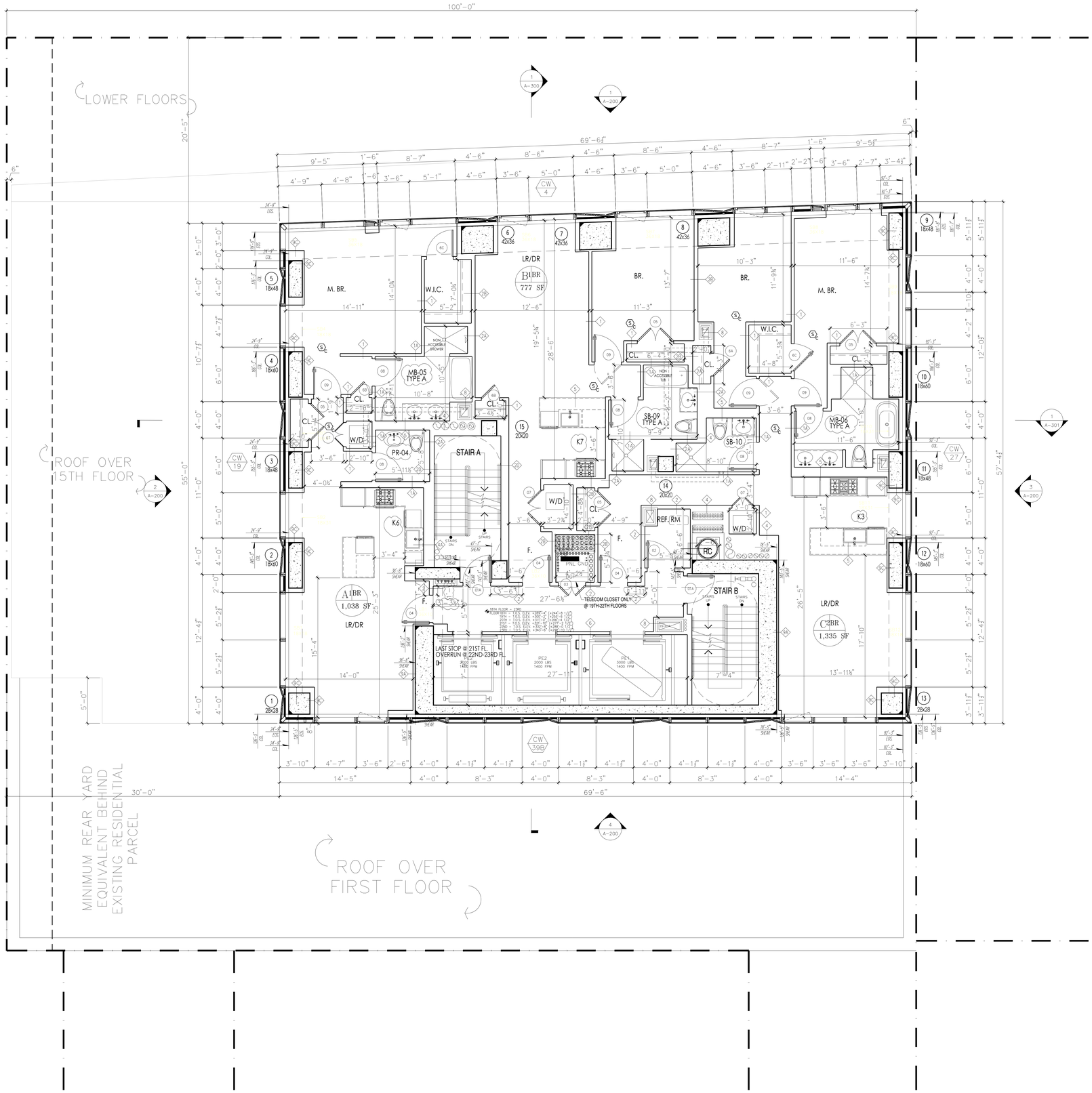

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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DATE:	REVISION:
07/01/2014	DOB - RESPONSE TO OBJECTIONS
01/22/2014	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
138 EAST 50TH STREET
BLOCK 1304
LOT 7501
ZONING: C4-4/C6-4
THIRD AVENUE
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
18TH-23RD FLOOR PLANS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-68
DRAWN BY: XX
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DWG. No.:
A-113.01
SHEET No.: 076 of 143

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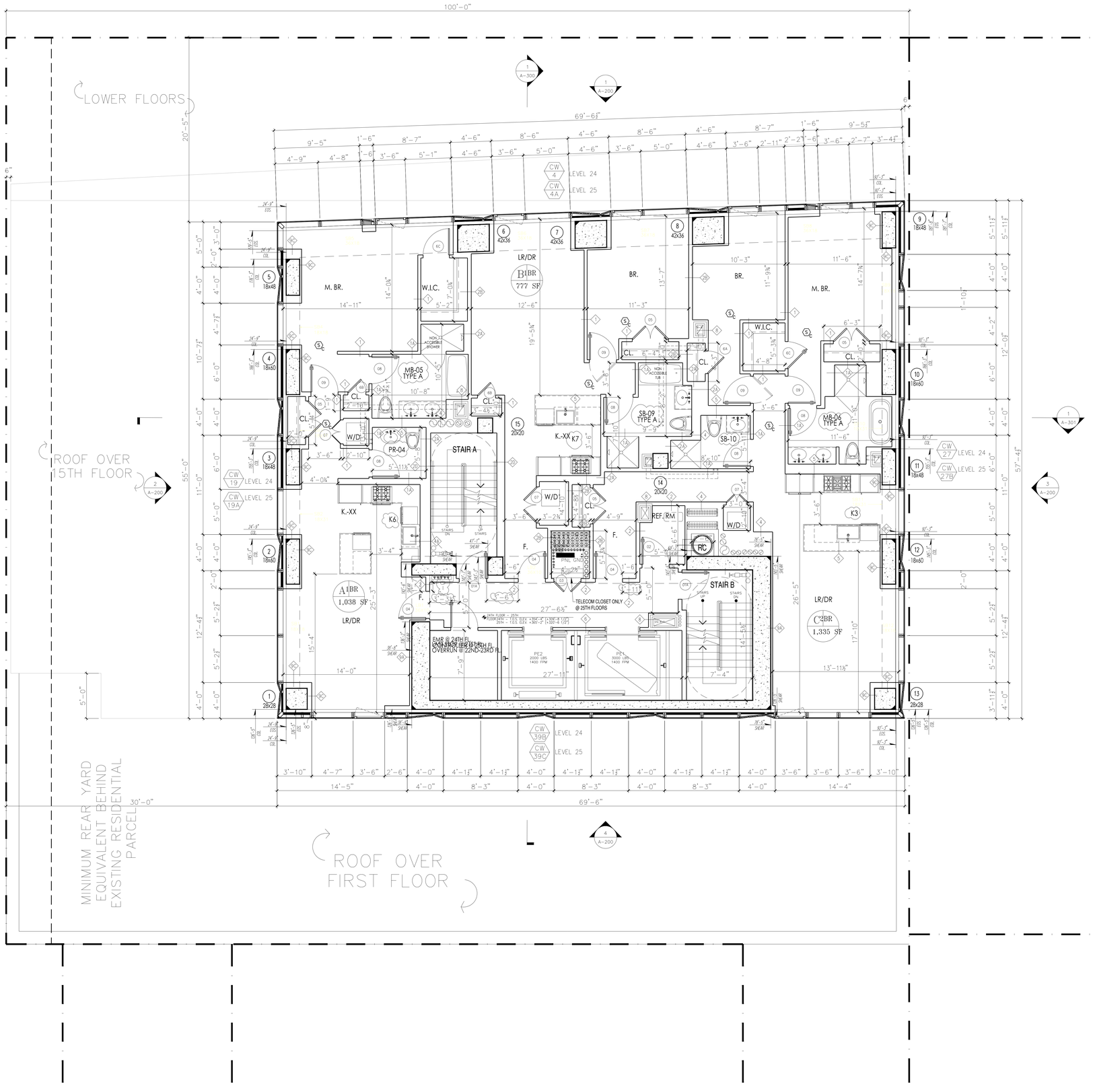

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

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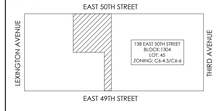

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
24TH-25TH FLOOR PLANS

SEAL & SIGNATURE:

DATE:
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DRAWN BY: XX
CHECKED BY: XX
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A-114.01
SHEET, No.:
077 of 143

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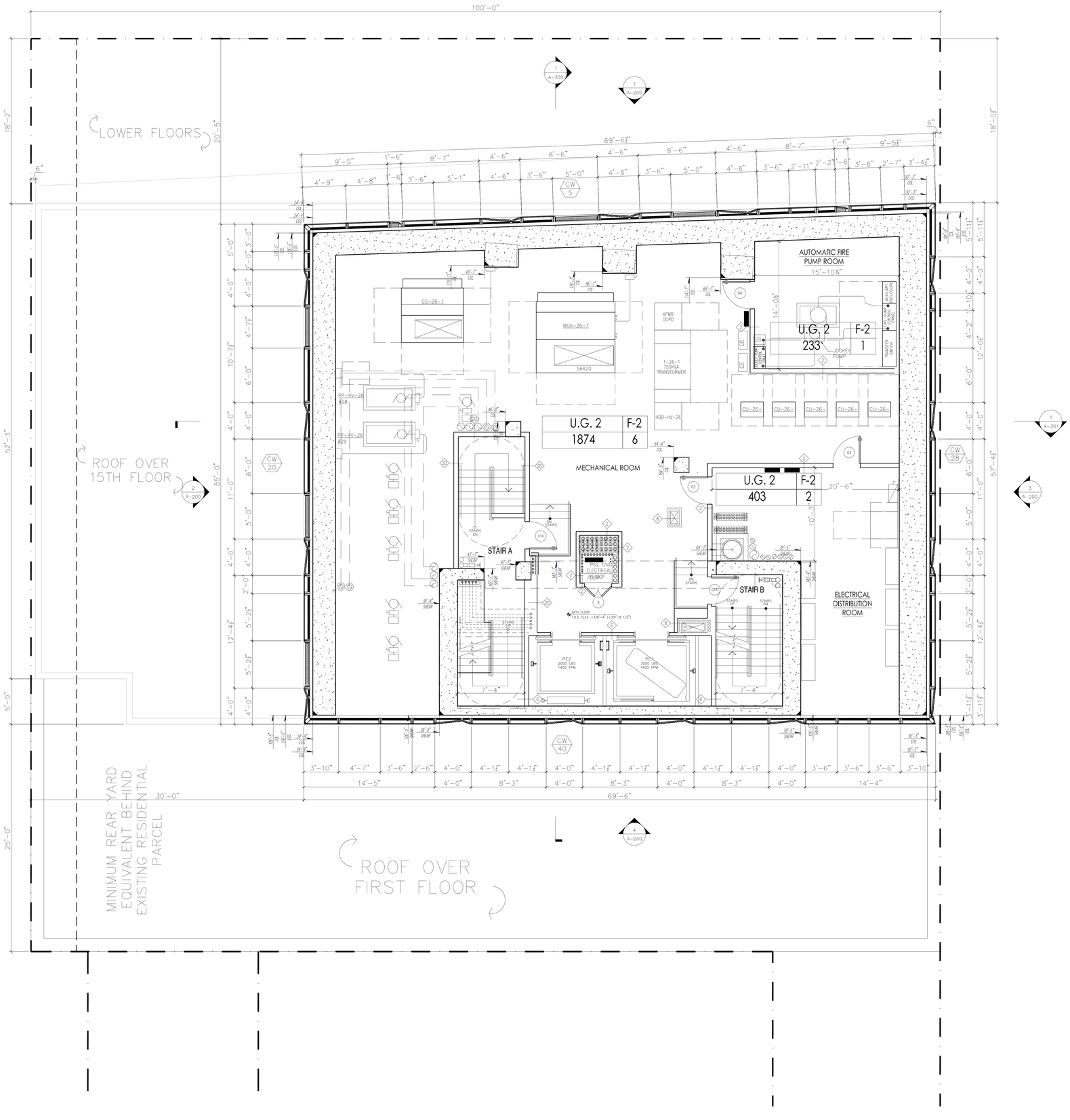

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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TEL.: (212) 689-5389

PRELIMINARY
NOT FOR CONSTRUCTION

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01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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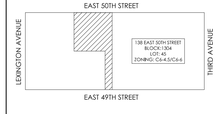
SCALE: 1'-0" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
26TH FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-115.01
SHEET. No.: 078 of 143

FILE No: T:\138 E 50th Street-12900 (2014-88)\Floor Plans\Revit\138E50thCondo_A115_26.dwg

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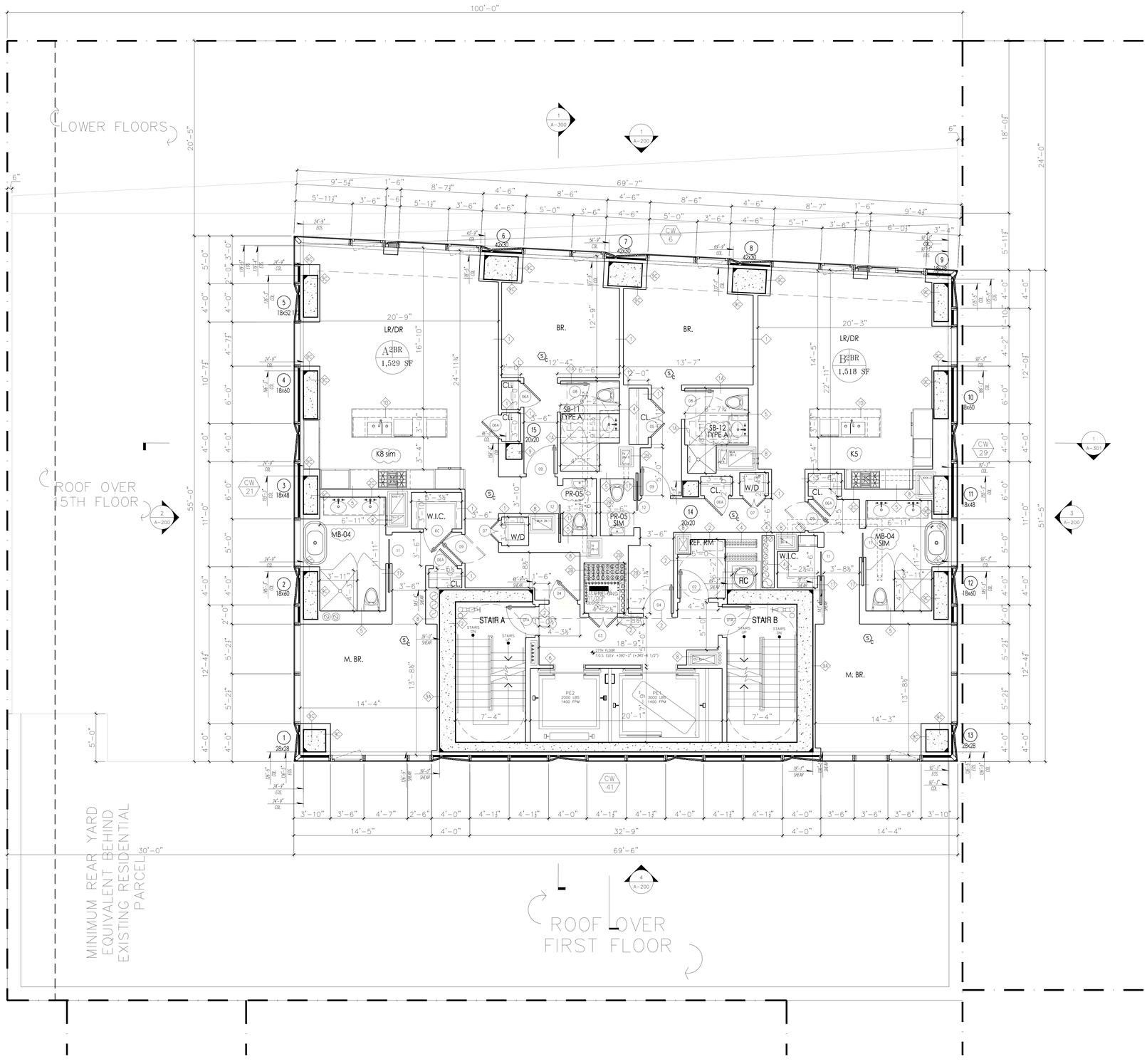

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

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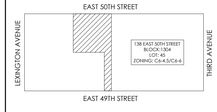
DATE	REVISION:
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
27TH FLOOR PLANS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-68
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-116.01
SHEET. No.: 079 of 143

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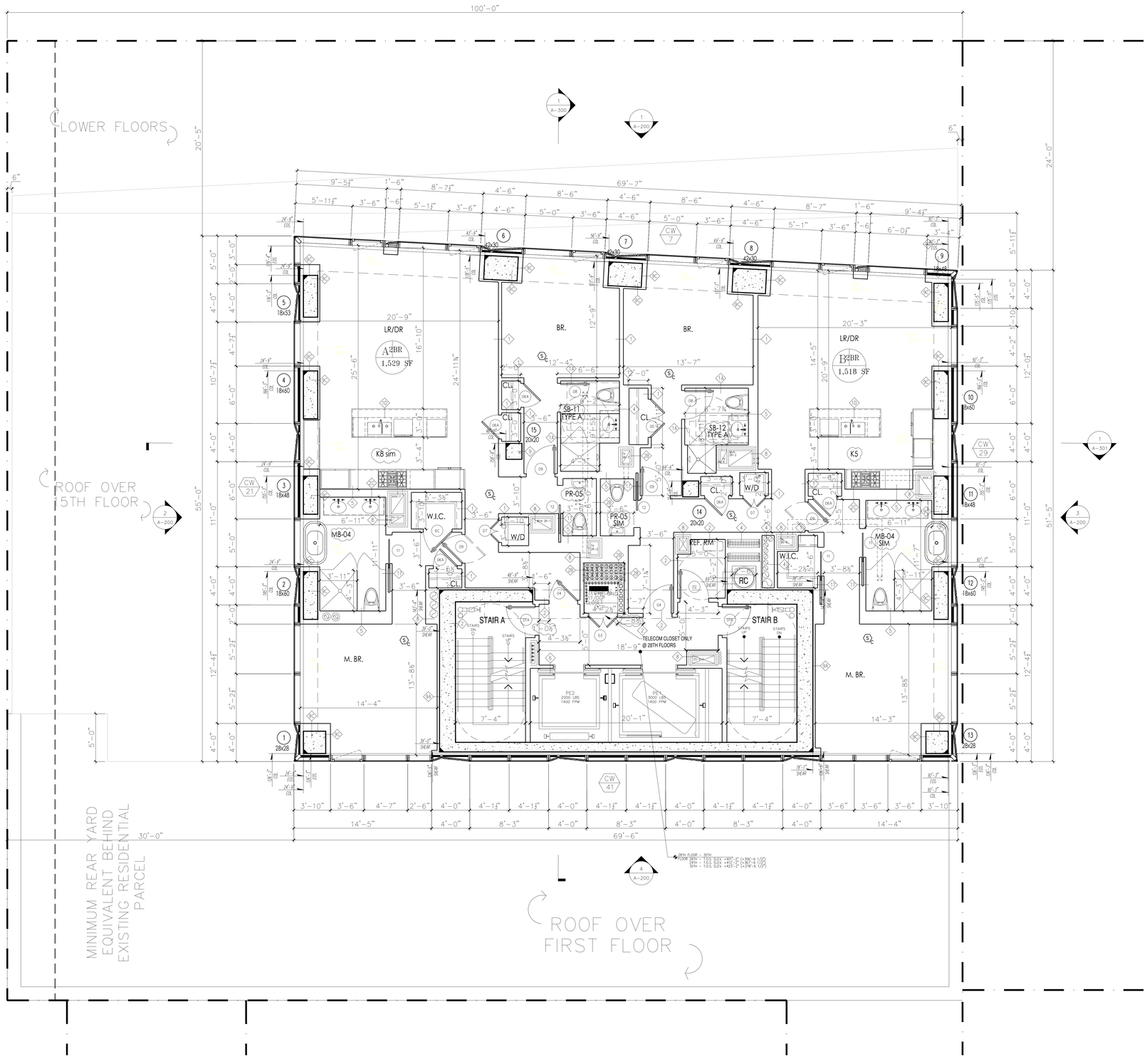

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
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DATE:	REVISION:

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
BLOCK: 1304
LOT: 45
ZONING: C4-4/C6-6
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
28TH-30TH FLOOR PLANS

SEAL & SIGNATURE:

DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
CHECKED BY:	XX
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SHEET. No.:	080 of 143

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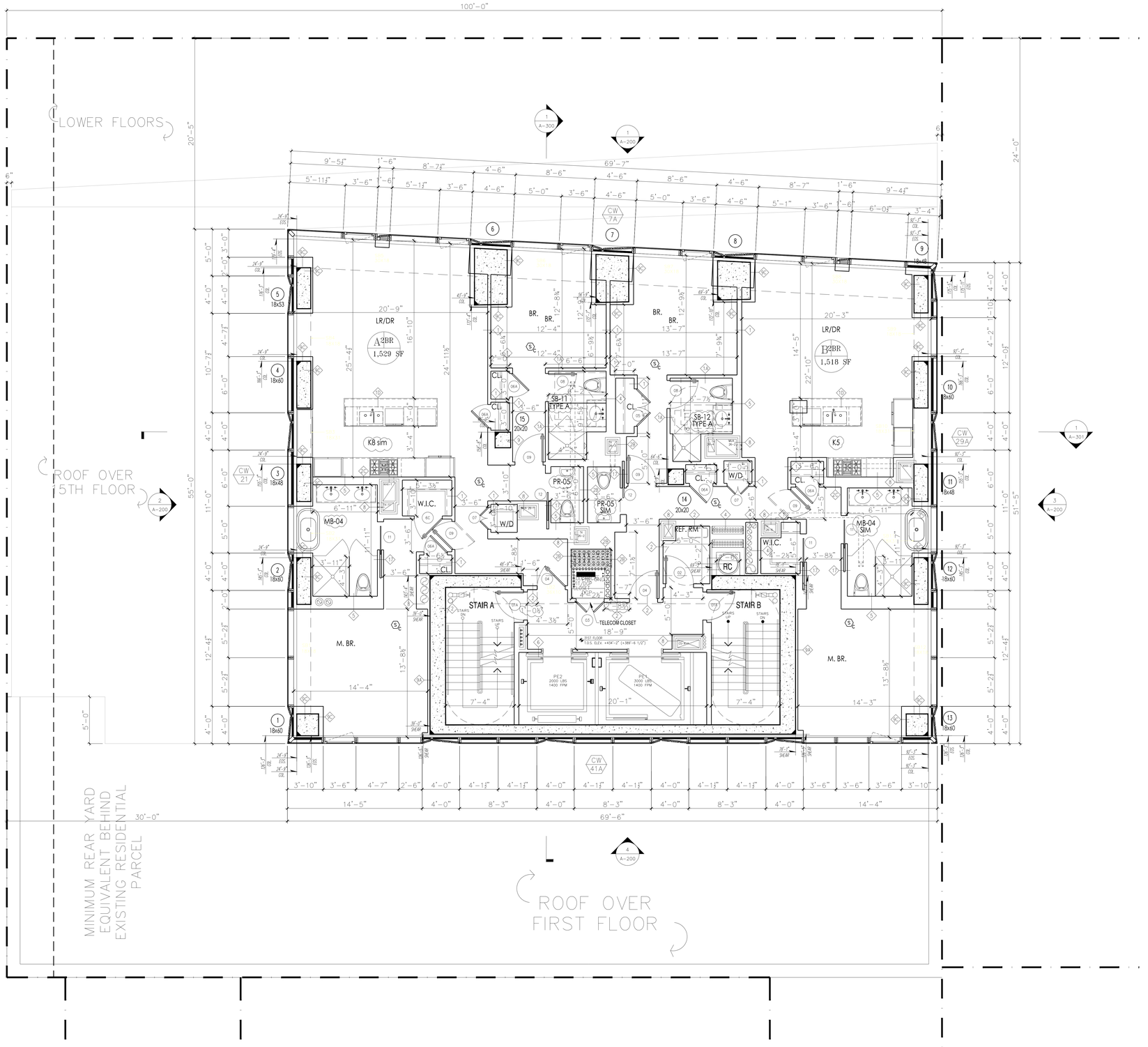

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138 EAST 50TH ST.
NEW YORK, NY

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D.O.B. NUMBER:

NB#

NORTH

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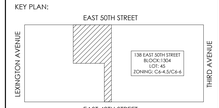
KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

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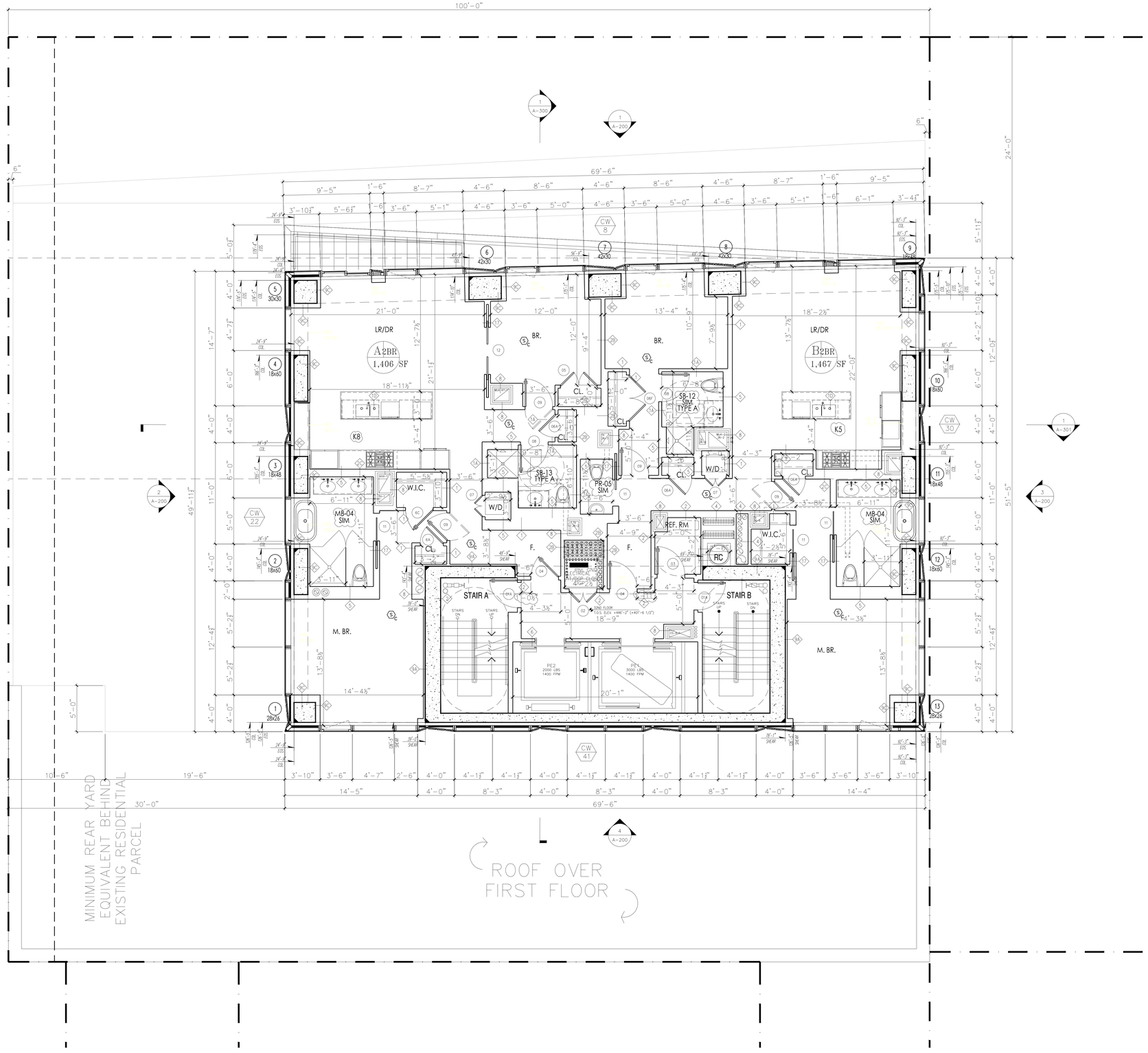

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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DATE:	REVISION:
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

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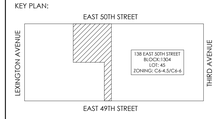

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
32ND FLOOR PLANS

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DATE:
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SHEET. No.: 082 of 143

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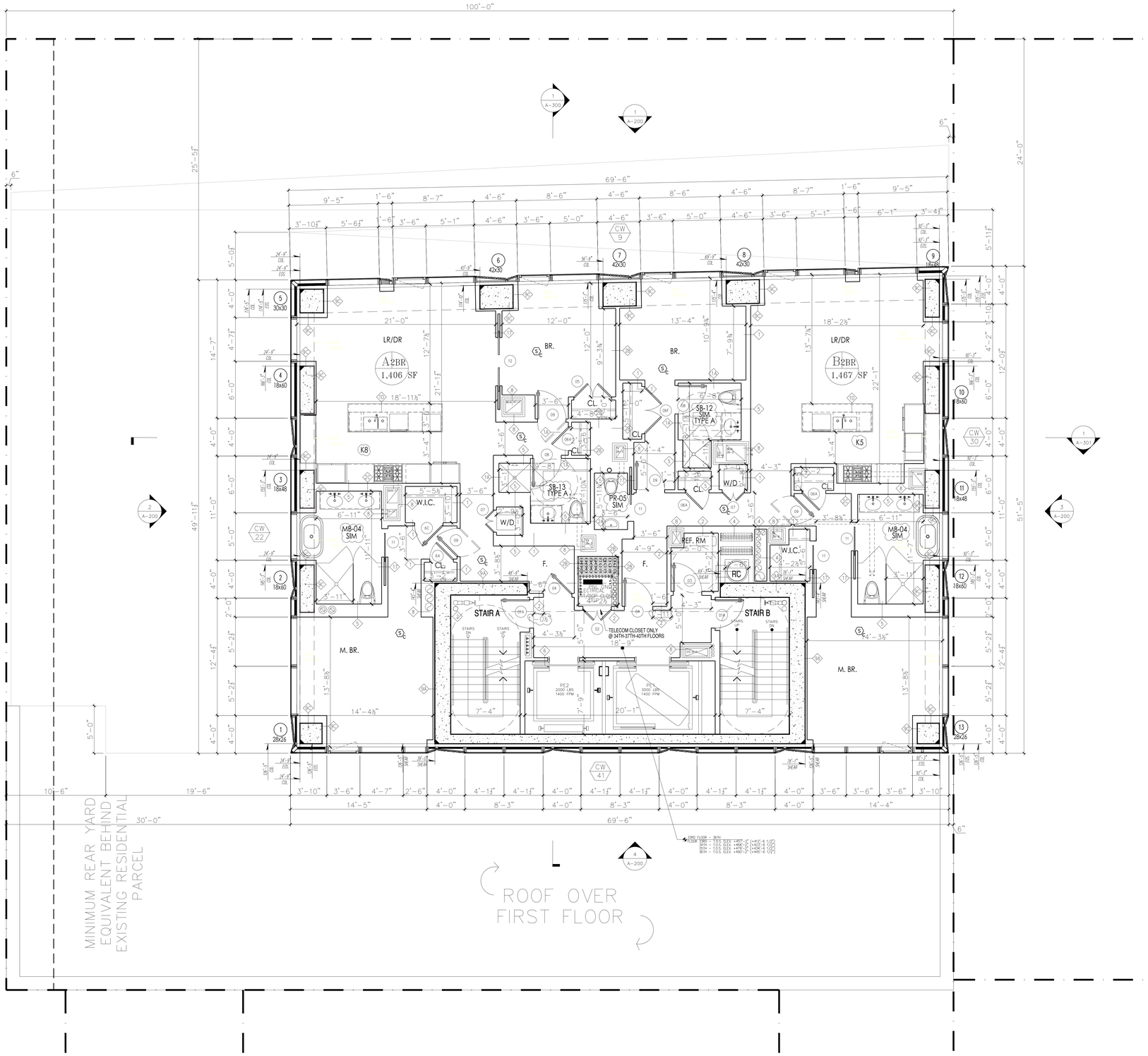

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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07/01/2016	DOB - RESPONSE TO OBJECTIONS	
01/22/2016	ISSUED FOR P.A.A	
	DATE:	REVISION:

D.O.B. NUMBER:
NB#

NORTH
SCALE: 1/4" = 1'-0"

KEY PLAN:

PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

33RD-36TH FLOOR PLANS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-120.01
SHEET No.: 083 of 143

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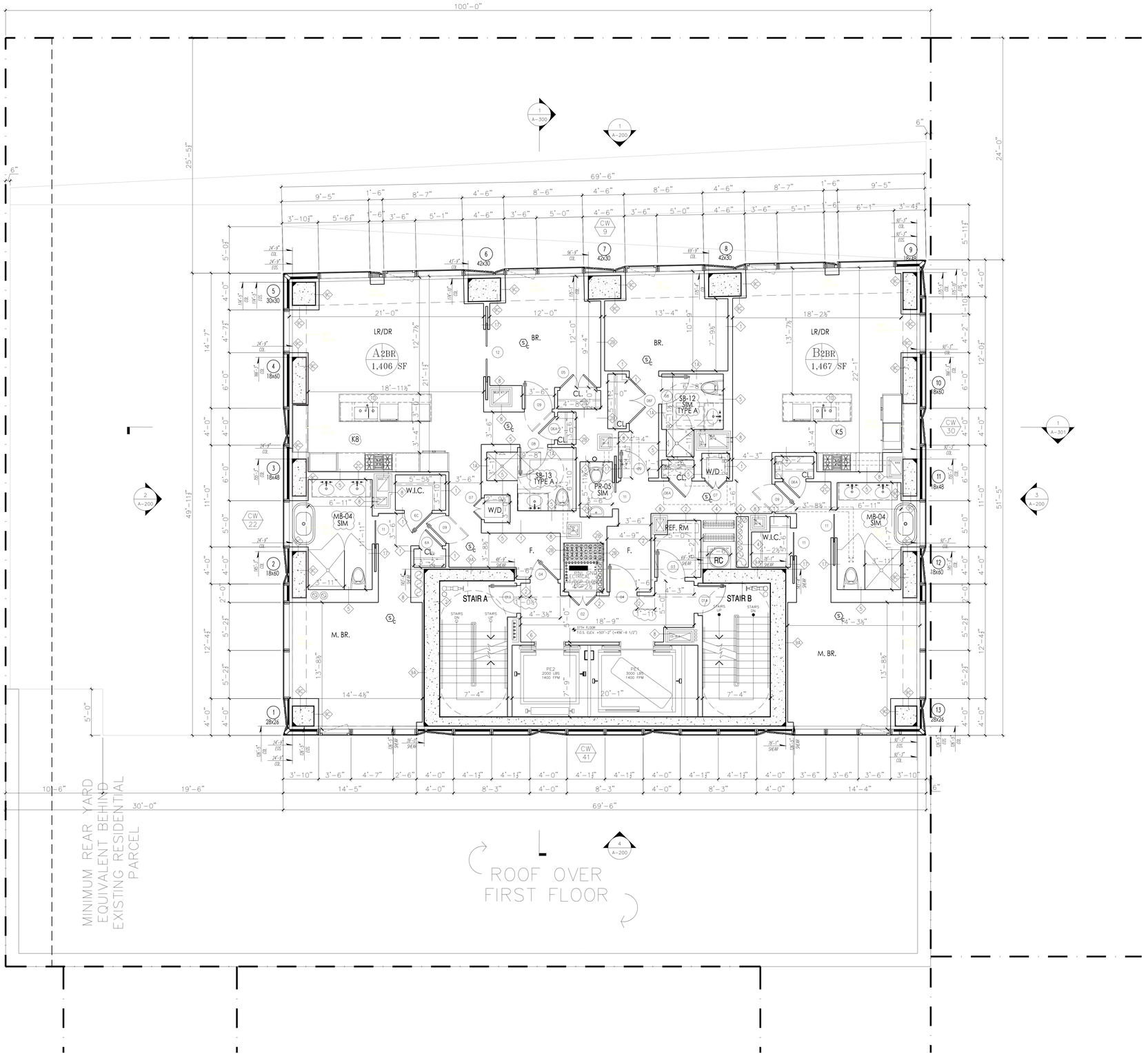

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:

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D.O.B. NUMBER:

NB#

NORTH:

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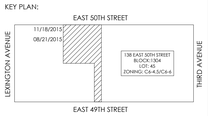
KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

37TH FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-121.01
SHEET. No.: 084 of 143

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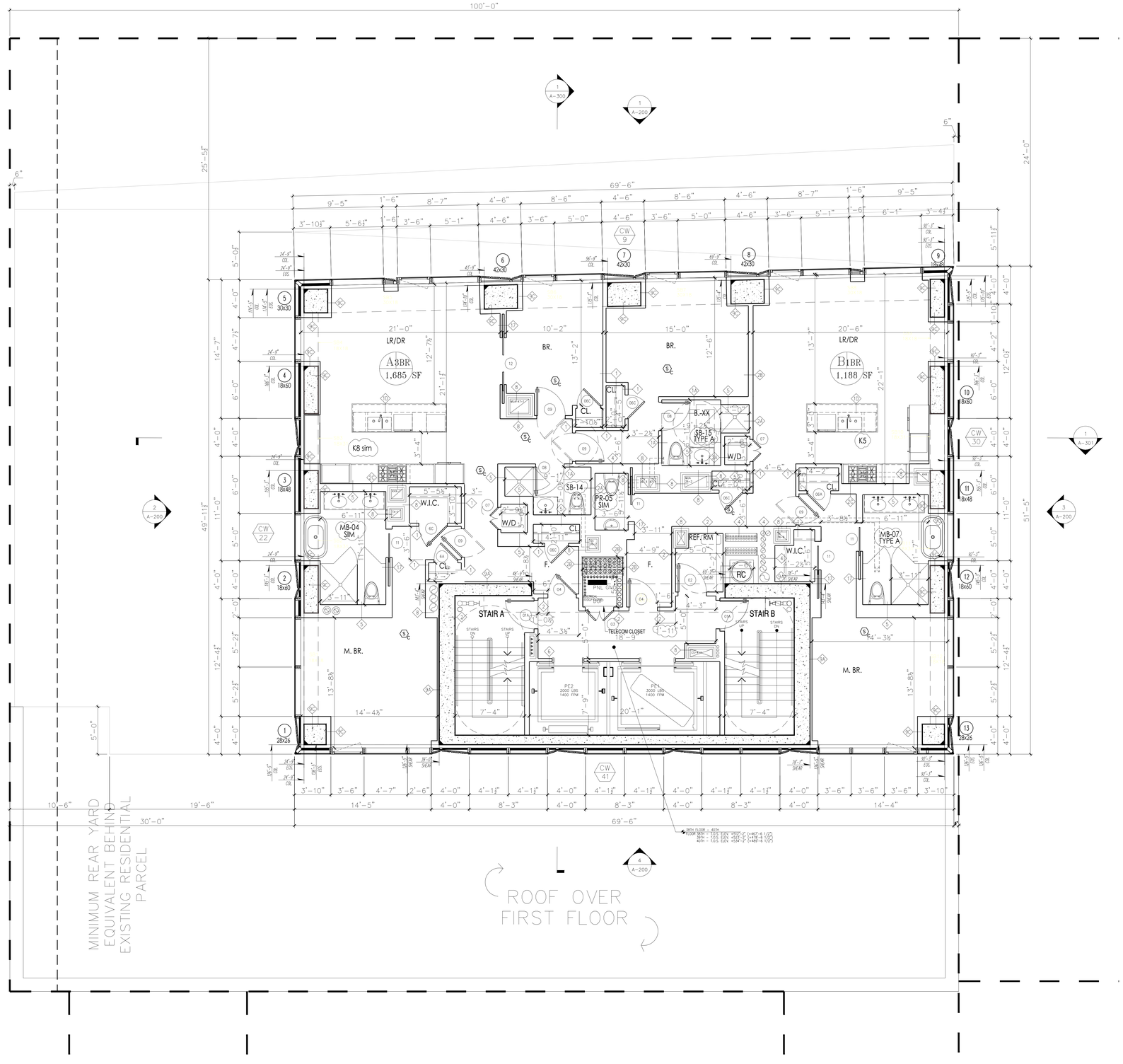

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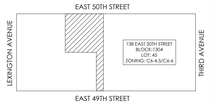
KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
38TH-40TH FLOOR PLANS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
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SHEET. No.: 085 of 143

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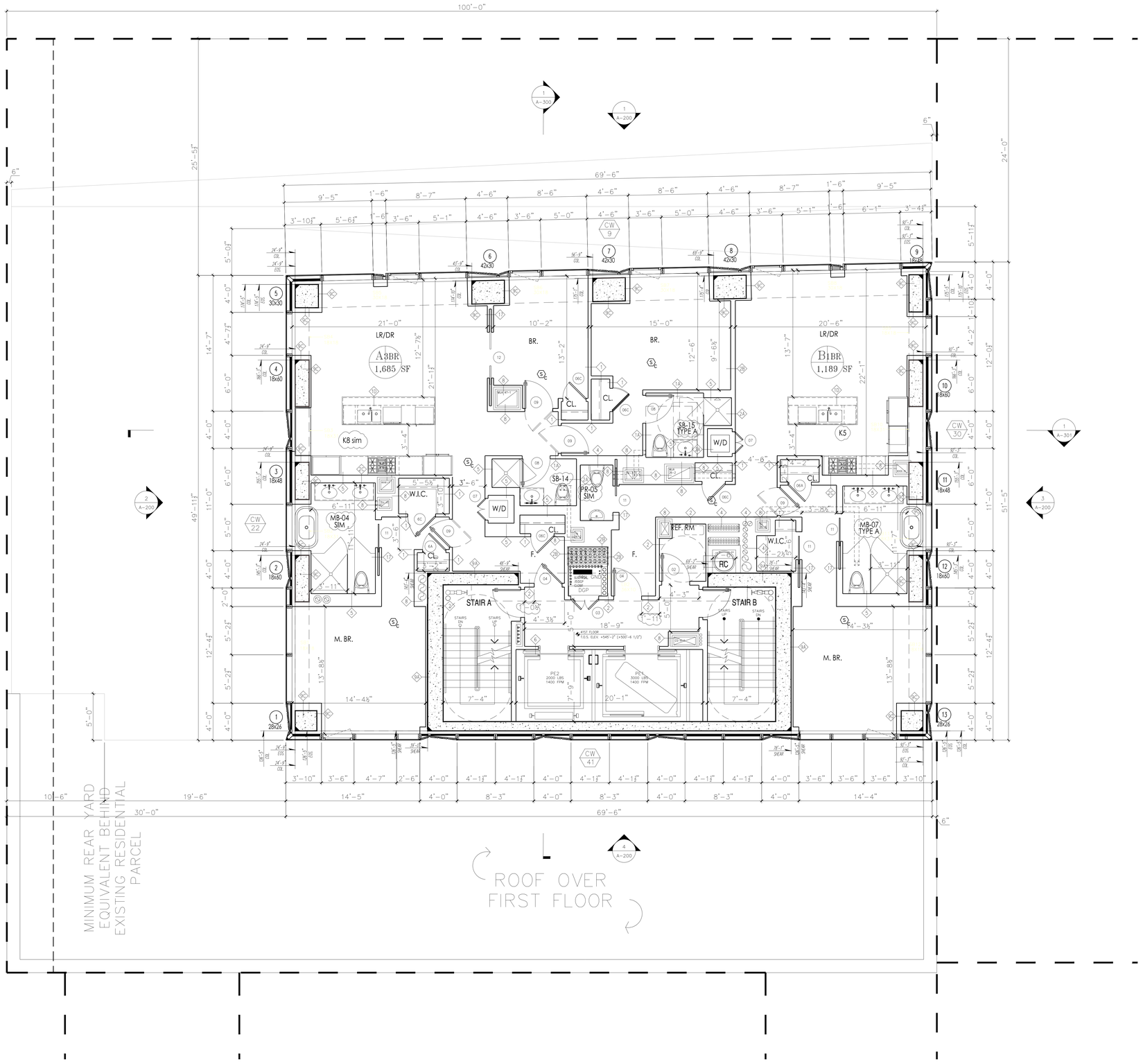

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:

CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
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DATE:	REVISION:
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:

NB#

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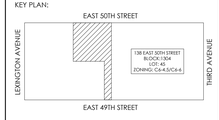

PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

41ST FLOOR PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOSEPH P. LOMBARDI 026441 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
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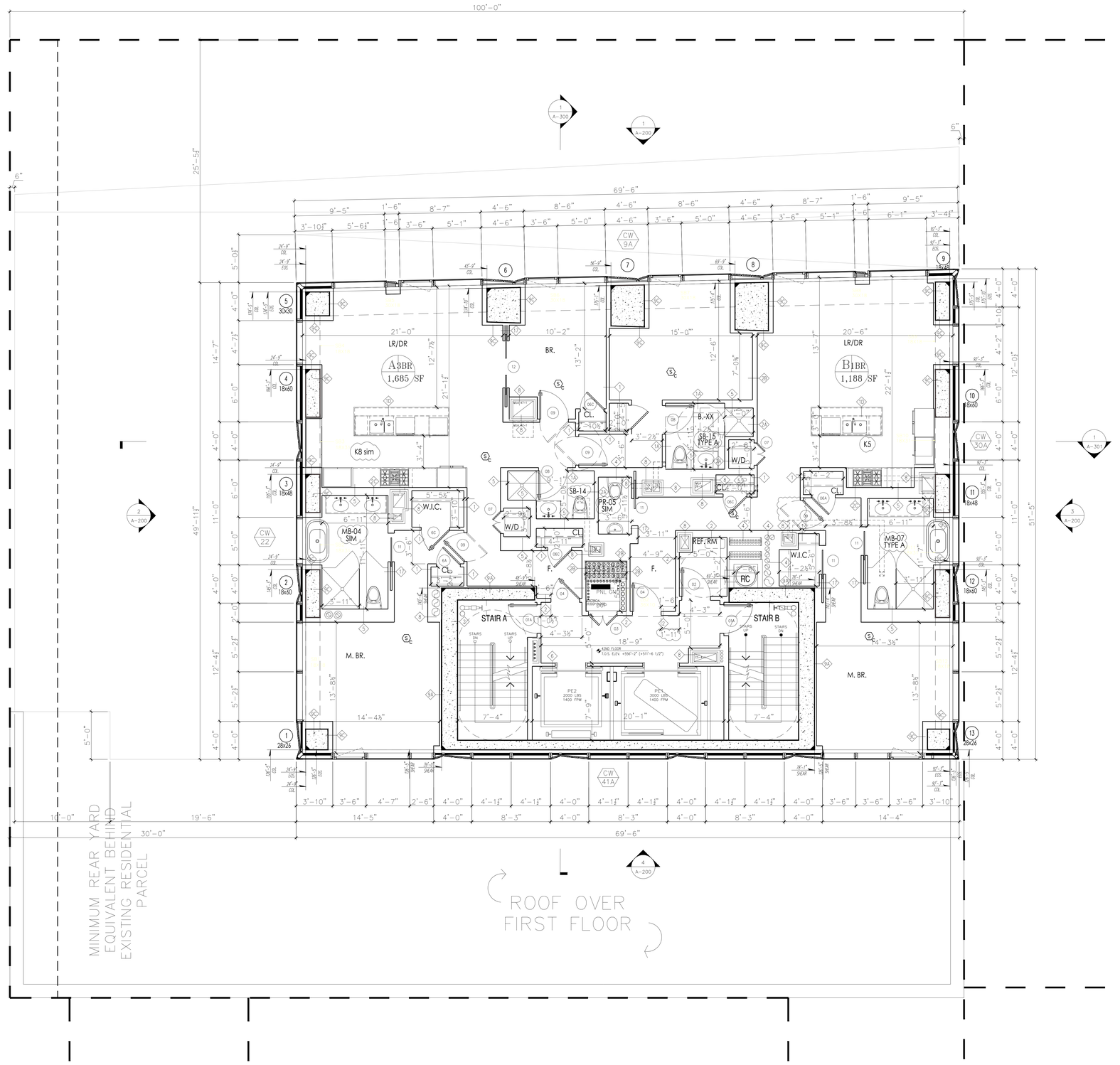

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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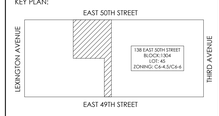

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138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
42ND FLOOR PLAN

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DATE:
PROJECT No: 2014-88
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DWG. No.: A-124.01
SHEET. No.: 087 of 143

FILE No: 15_138 E 50th Street-CERUZZI (2014-88)\Jamal\JS-0122 - ISSUED FOR PAA\FLOOR\138EASTSOUTH_A124_42.dwg

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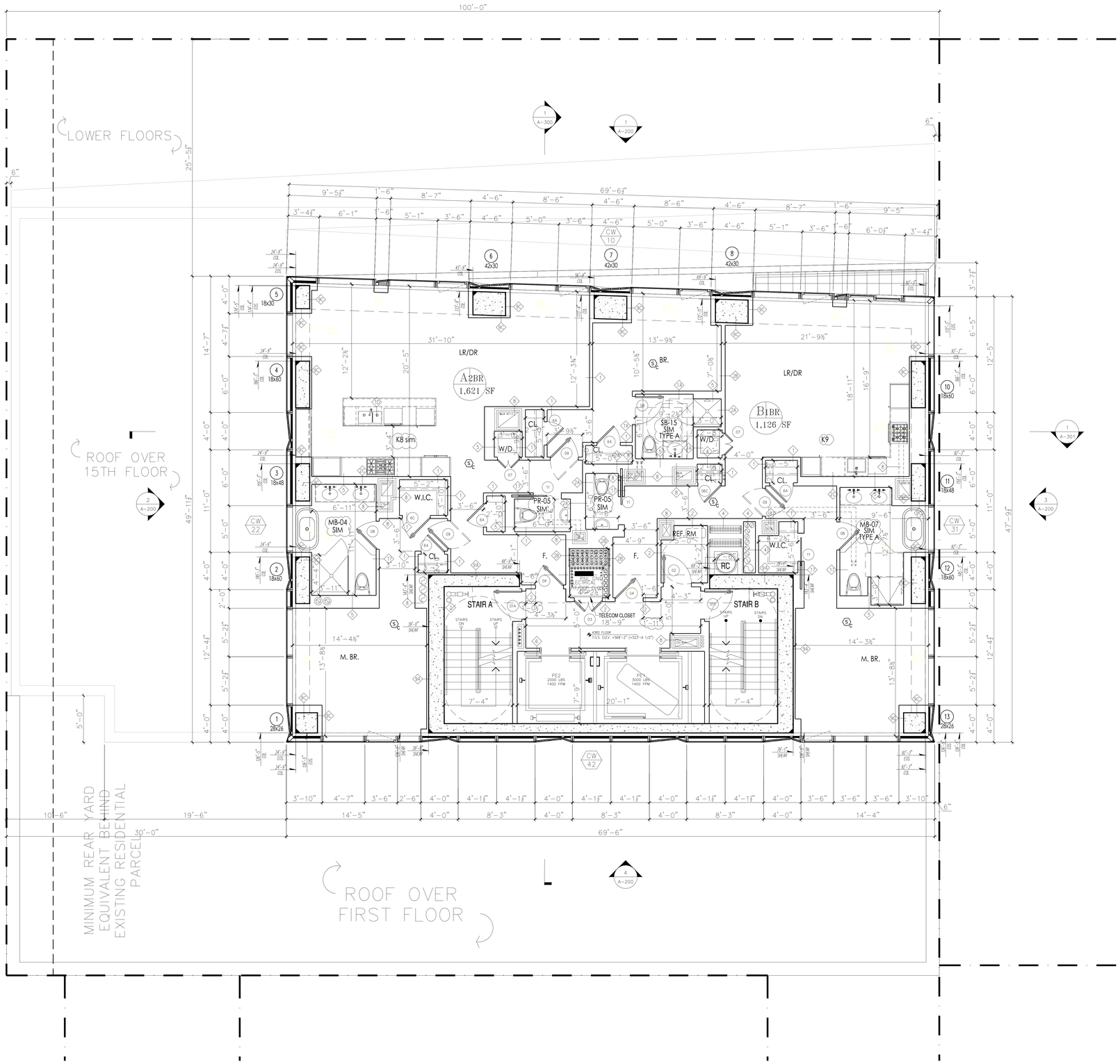

PROJECT:

138 EAST 50TH ST.
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01/22/2014	ISSUED FOR P.A.A
DATE:	REVISION:

D.O.B. NUMBER:

NB#

NORTH

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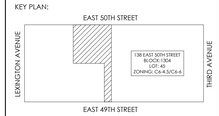

PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

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SHEET. No.: 088 of 143

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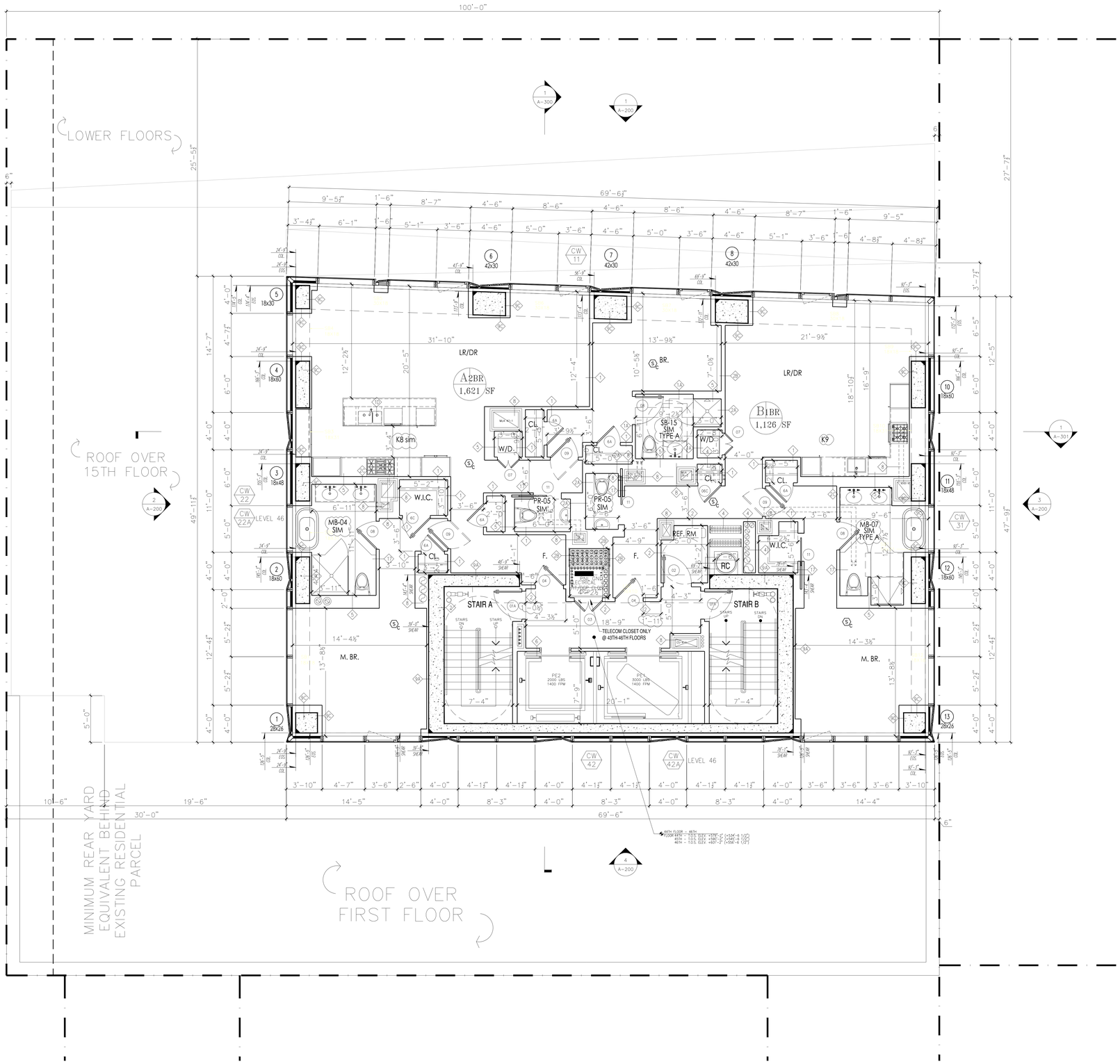

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

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DATE:	REVISION:
07/01/2014	DOB – RESPONSE TO OBJECTIONS
01/22/2014	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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SCALE: 1/4" = 1'-0"

KEY PLAN:

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
44TH–46TH FLOOR PLANS

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DATE:
PROJECT No: 2014-68
DRAWN BY: XX
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DWG. No.:
A–126.01
SHEET. No.: 089 of 143

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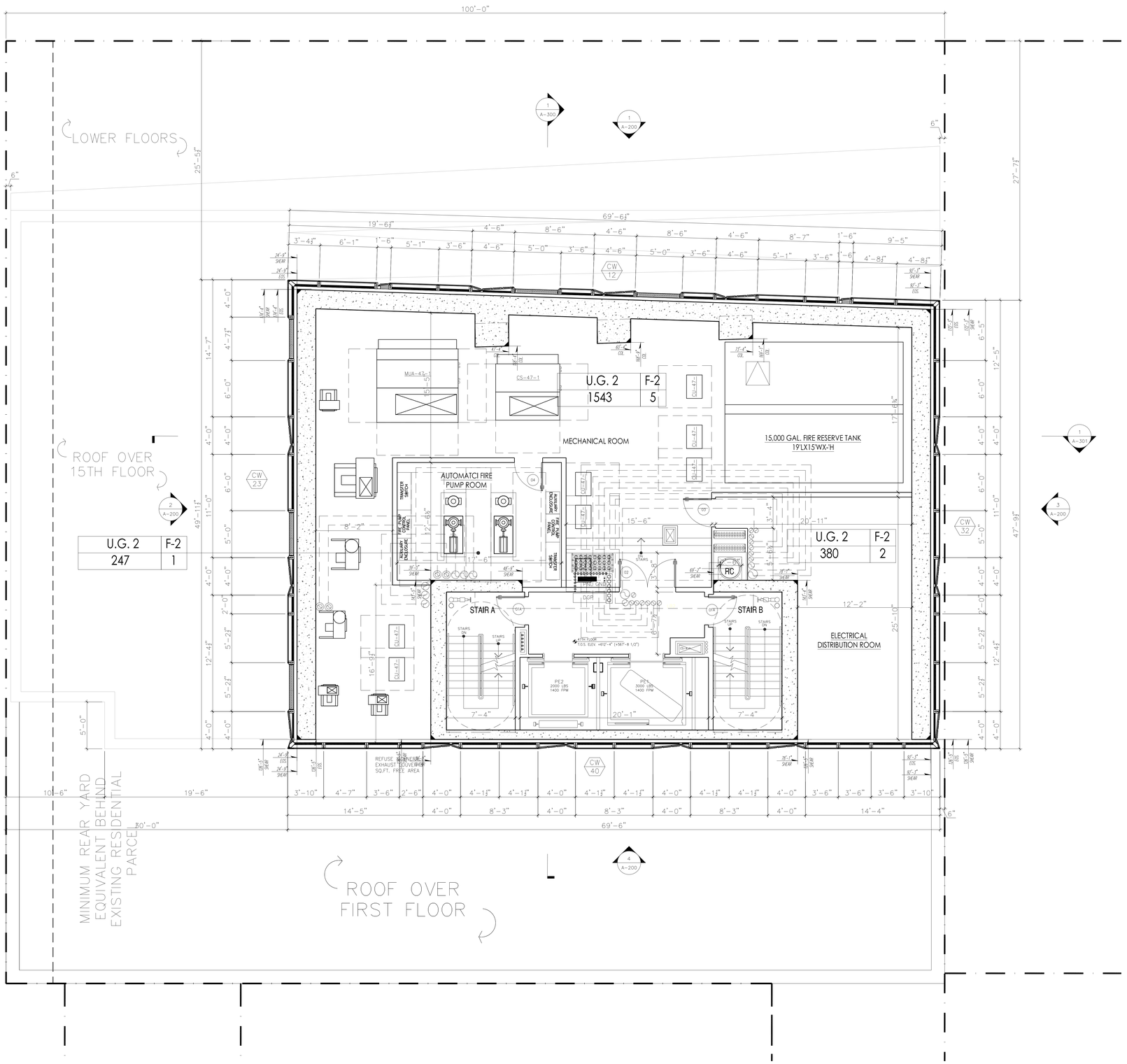

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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TEL.: (212) 689-5389

PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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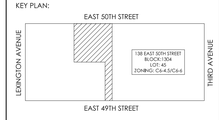

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
47TH FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-127.01
SHEET. No.: 090 of 143

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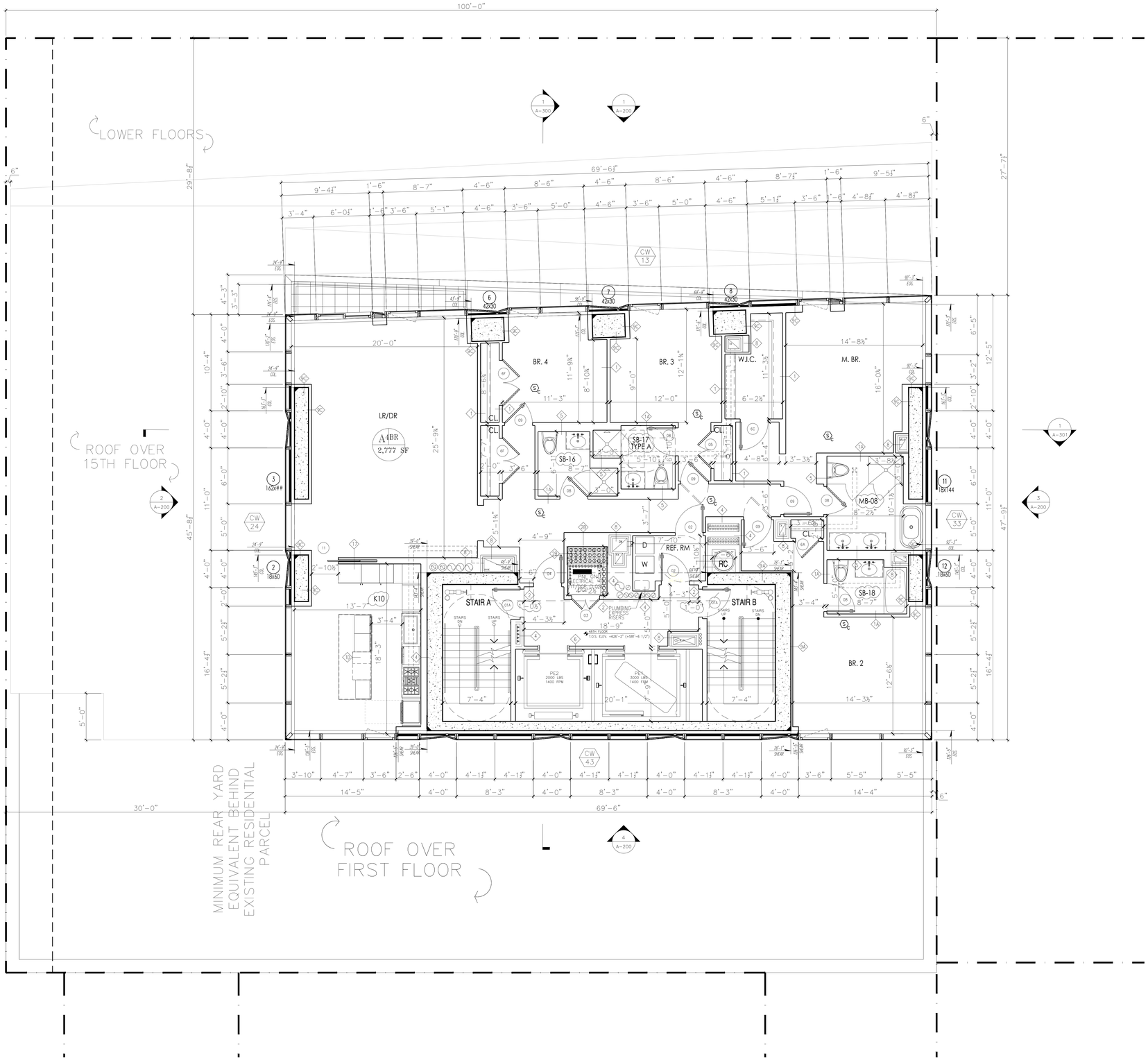

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:

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0' 1' 2' 4' 6' 10'
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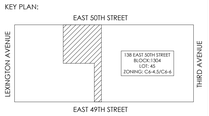
KEY PLAN:



PROJECT:

138 EAST 50TH STREET
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DRAWING TITLE:

48TH FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
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DWG. No.:
A-128.01
SHEET. No.: 091 of 143

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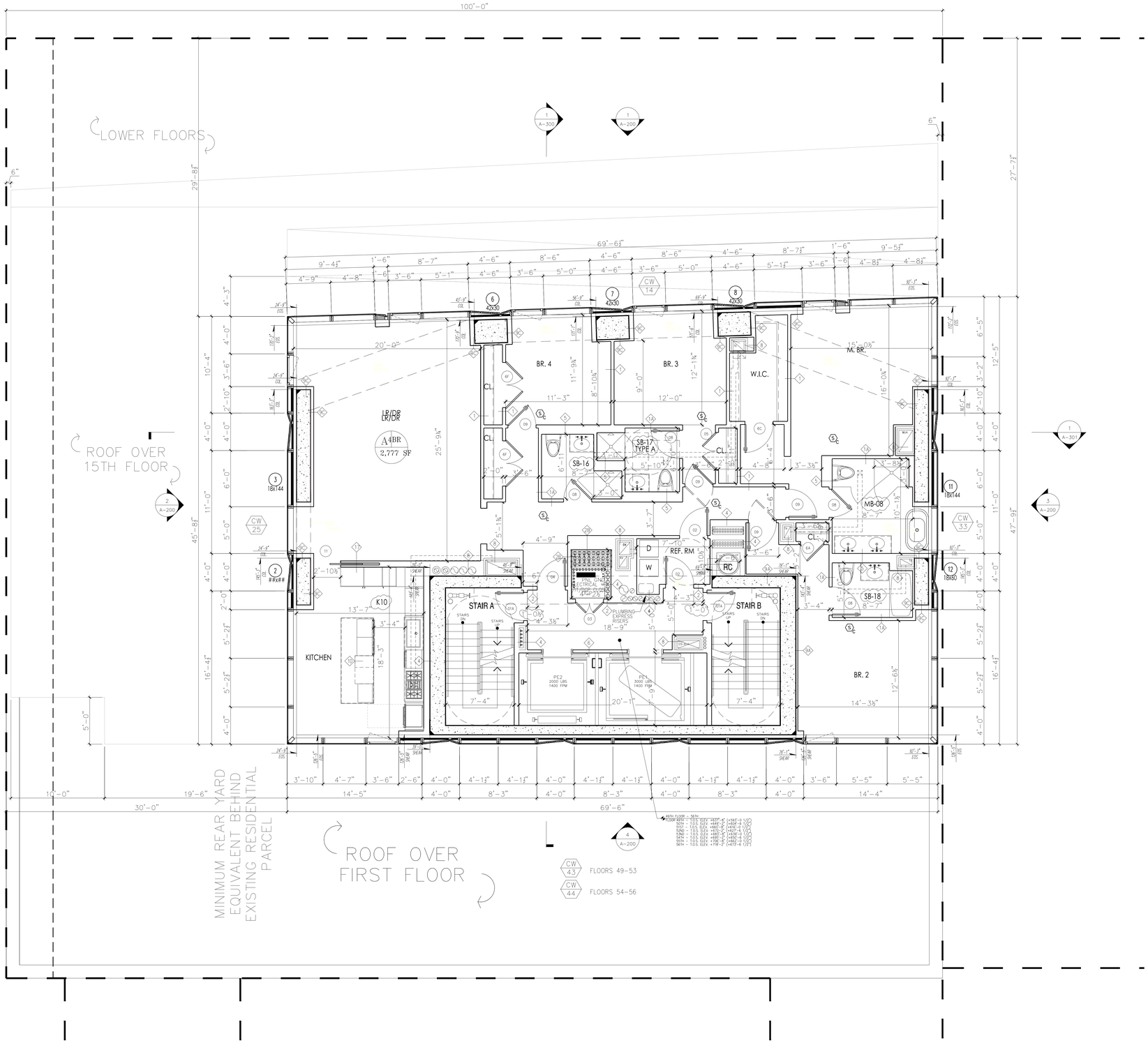

PROJECT:

138 EAST 50TH ST.
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FAX.: (212) 714-0283

EXTERIOR WALL CONSULTANT:

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TEL.: (212) 689-5389

	07/01/2016	DOB - RESPONSE TO OBJECTIONS
	01/22/2016	ISSUED FOR P.A.A
	DATE:	REVISION:

D.O.B. NUMBER:

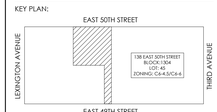
NB#

NORTH:

0' 1' 2' 4' 6' 10'

SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

49TH-56TH FLOOR PLANS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:

A-129.01

SHEET, No.: 092 of 143

FILE No: T:\138 E 50th Street-CERUZZI (2014-88)\Layout\A-0122 - ISSUED FOR P:\138\DRAWINGS\Arch\A-129.01.dwg

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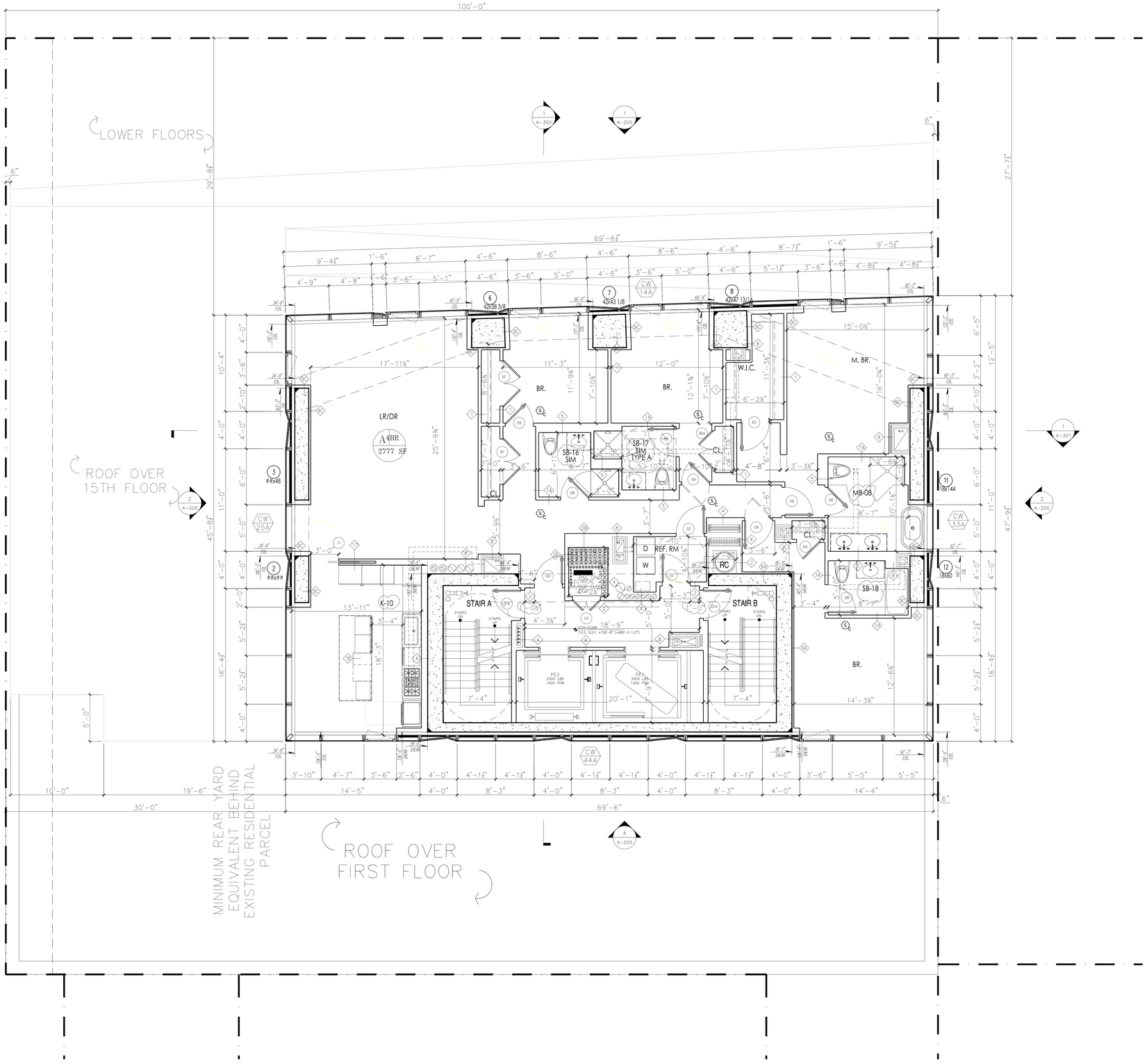

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:

CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

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FAX.: (212) 979-8387

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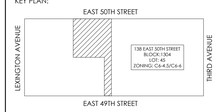
D.O.B. NUMBER:

NB#

NORTH

0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

57TH FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-130.01
SHEET, No.: 093 of 143

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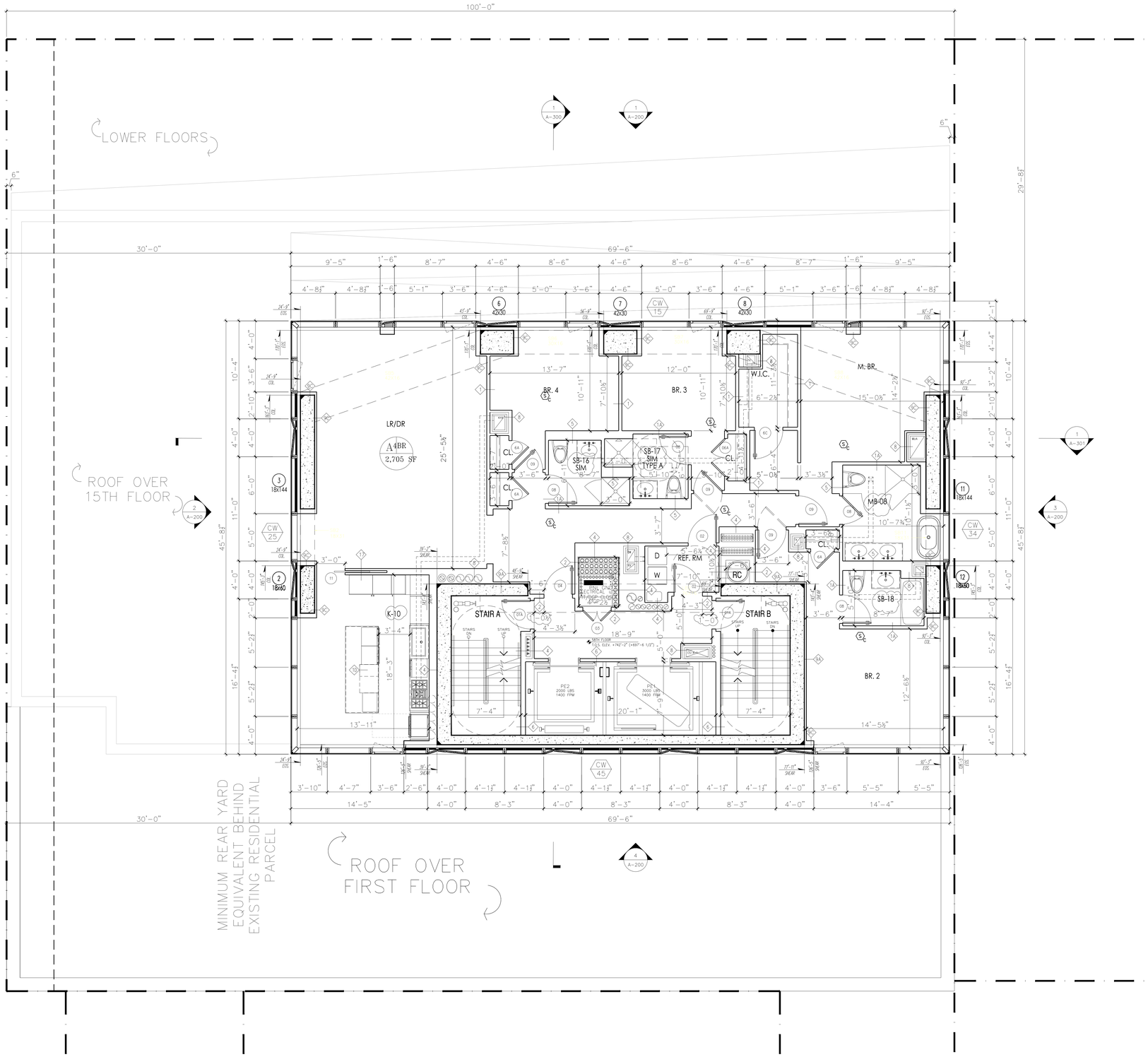

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

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01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
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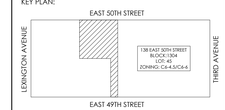
SCALE: 1/4" = 1'-0"

KEY PLAN:


PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

58TH FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-131.01
SHEET. No.: 094 of 143

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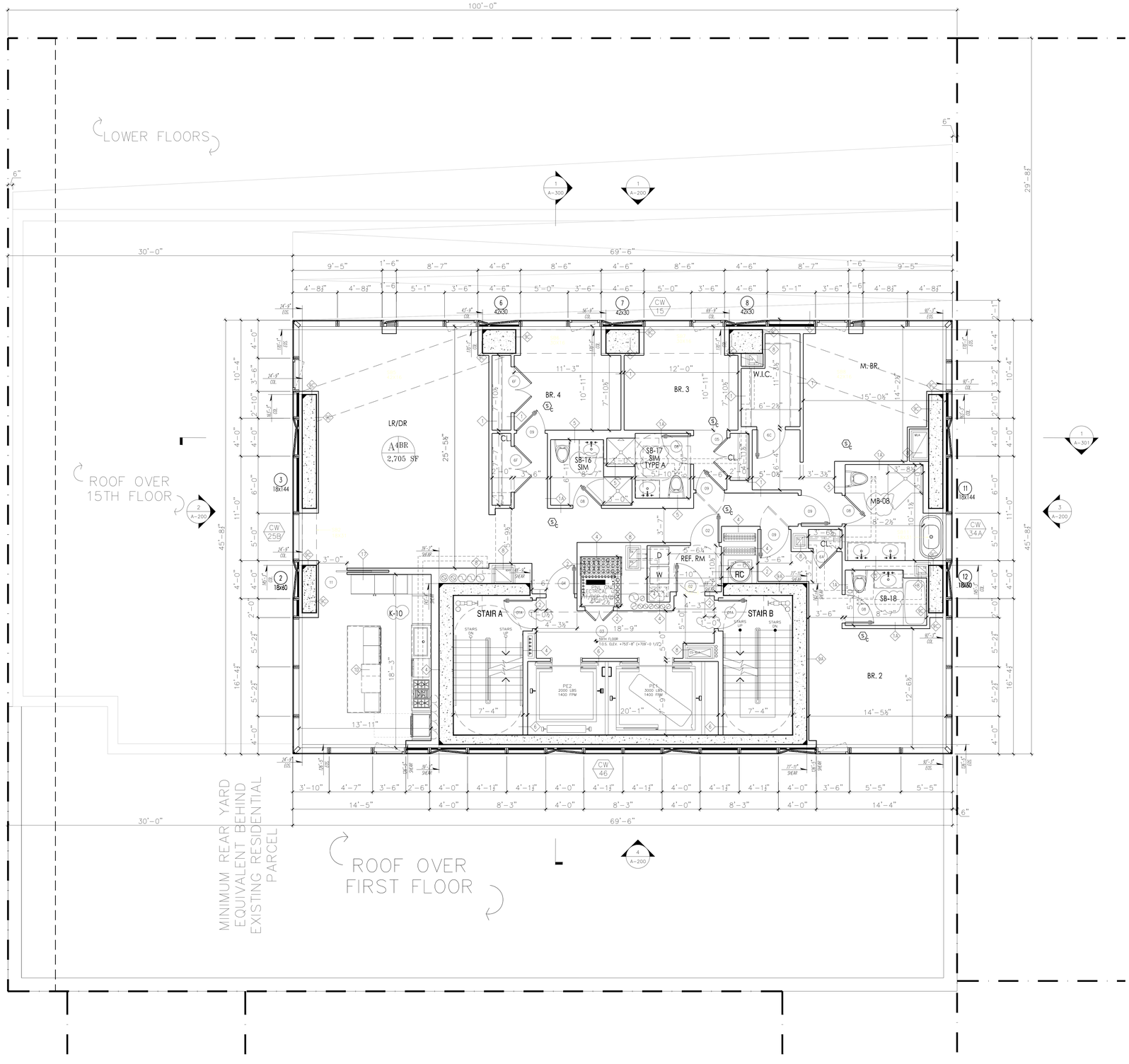

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:

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400 PARK AVENUE, 5th FLOOR
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NEW YORK, NEW YORK 10010
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DATE:	REVISION:
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:

NB#

NORTH:

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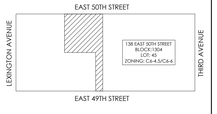
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

59TH FLOOR PLAN

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DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-132.01
SHEET No.: 095 of 143

FILE No: FLR E 50th Street-CYRIX [2014-88]\Issued\5-0122 - ISSUED PDF
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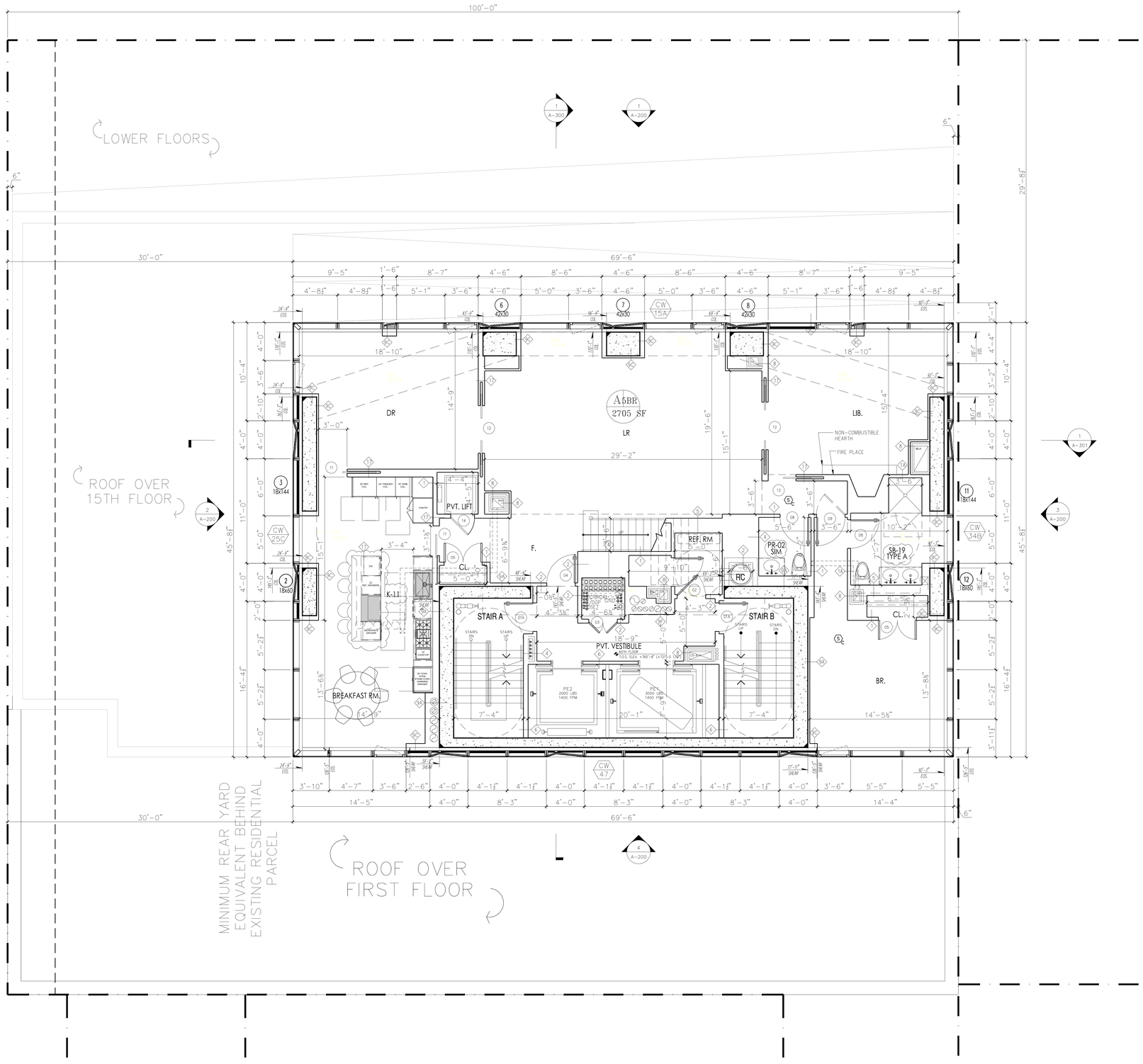

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
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TEL.: (212) 300-1700

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NEW YORK, NEW YORK 10010
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DATE:	REVISION:
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH
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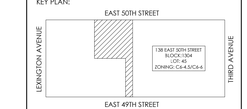
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
60TH FLOOR PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-133.01
SHEET, No.: 096 of 143

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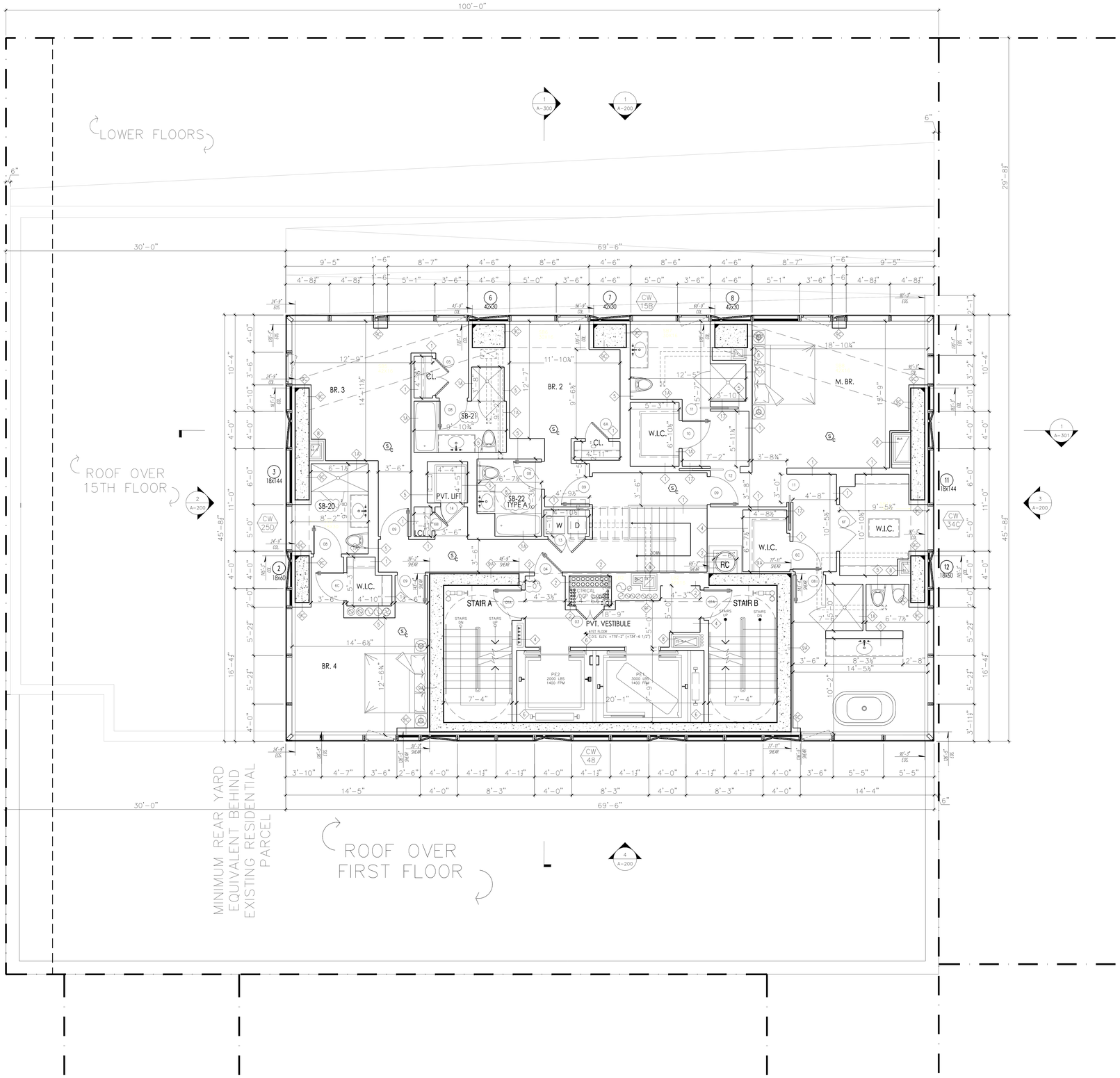

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
EAST 49TH STREET
138 EAST 50TH STREET
BLOCK 1 1934
LOT: 46
ZONING: C5-4.5/C5-4.5

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
61ST FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
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DWG. No.: A-134.01
SHEET No.: 097 of 143

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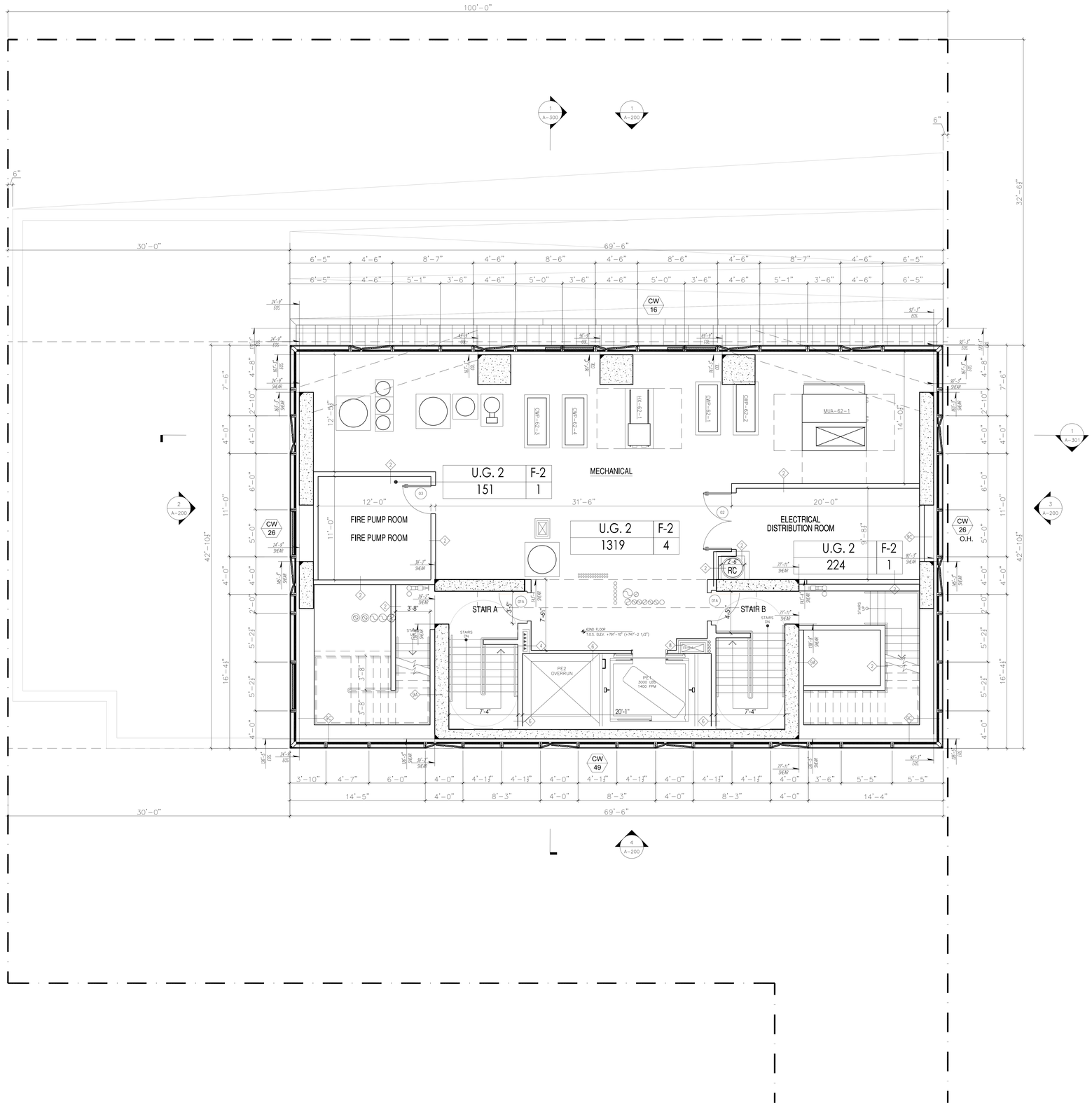

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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NEW YORK, NY 10022
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PRELIMINARY
NOT FOR CONSTRUCTION

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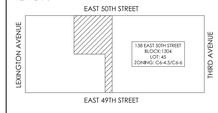


PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
62ND FLOOR PLAN
MECH. ROOM

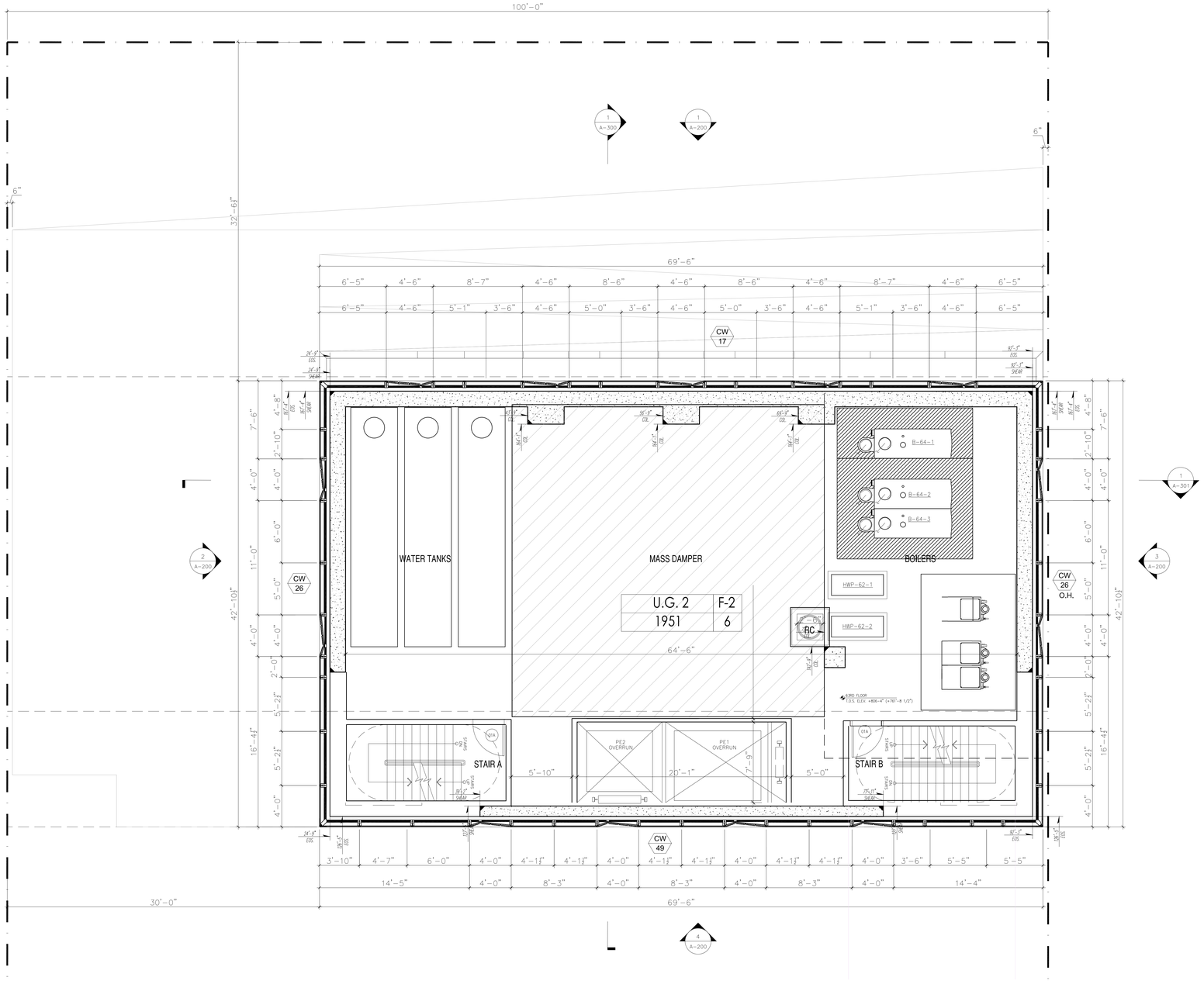
SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. NO.:
A135.01
SHEET: No.: 098 of 143

FILE No: T:\2015\15-2\revCDOC\15-2-B1\Rvt Files\Sheets\15B2SCsmb_A135_62ndDMEA.dwg

CITY OF BLDGS 121395029 Job Number

BSA/MEA/MISC Application



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Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

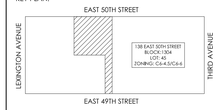
PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH
0 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
63RD FLOOR PLAN
DAMPER

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-136.01
SHEET. No.: 099 of 143

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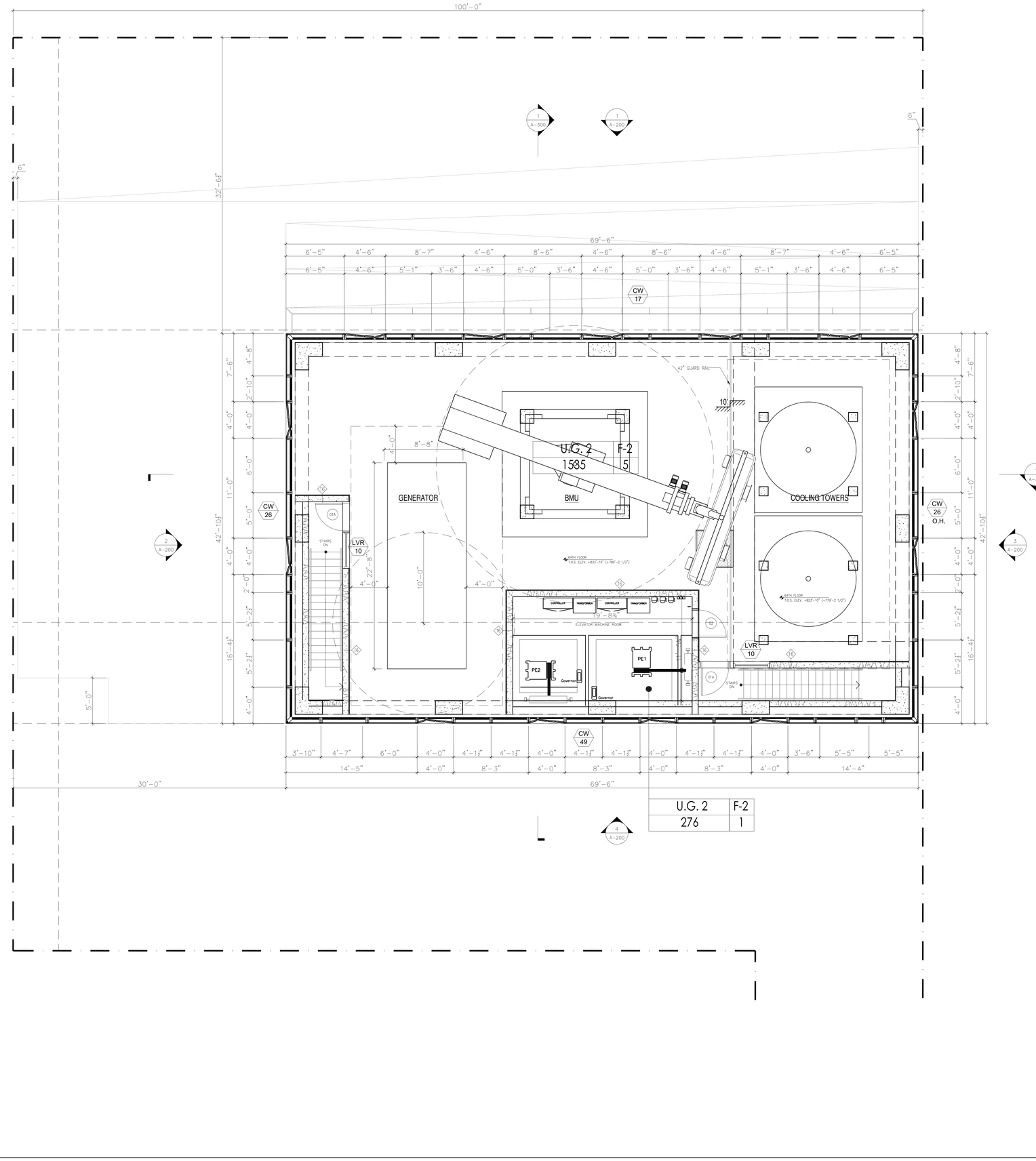

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

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D.O.B. NUMBER:
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NORTH
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SCALED: 1/4" = 1'-0"

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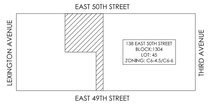


PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
64TH FLOOR PLAN
ROOF PLAN AND B.M.U AND EMR

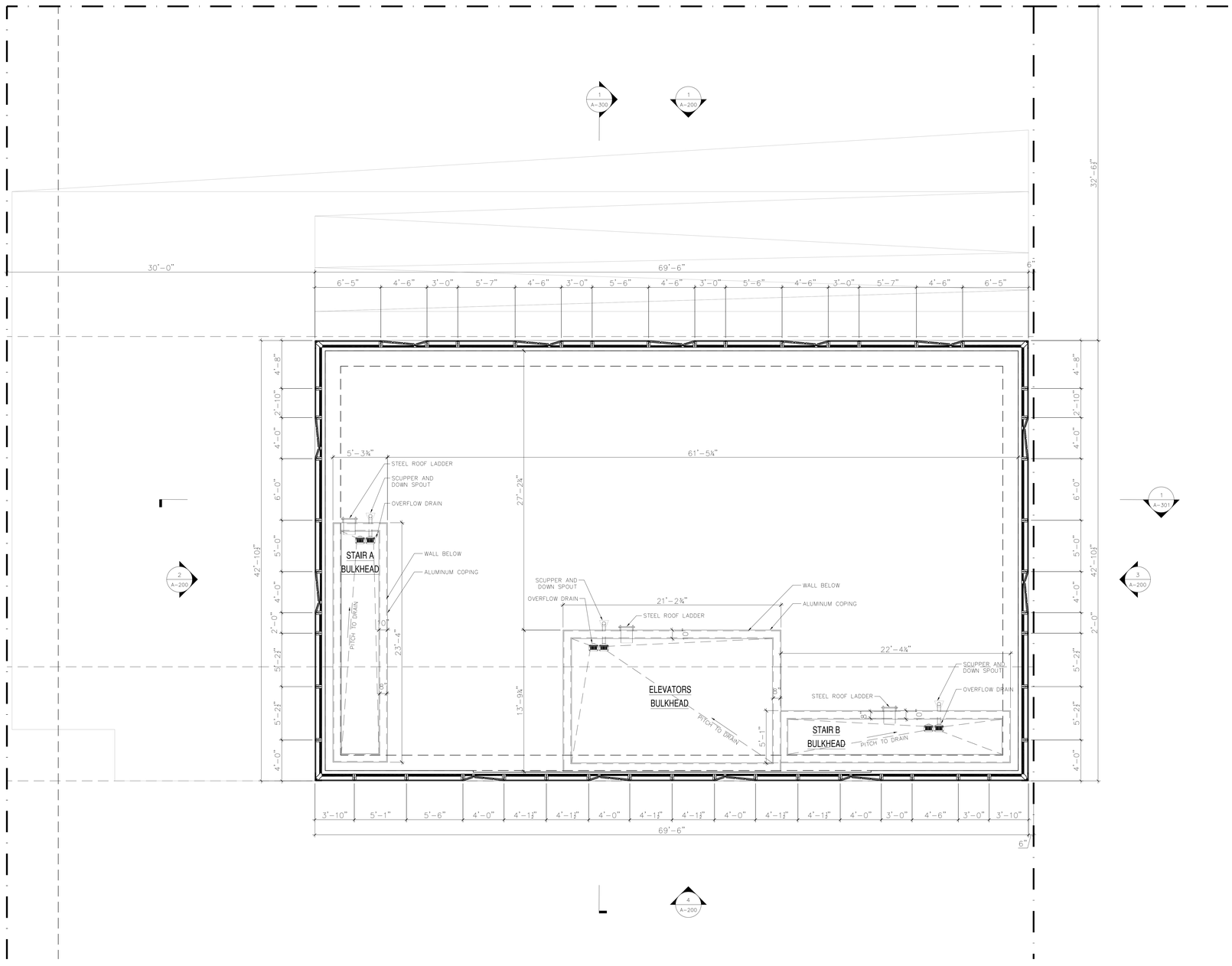
SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A137.01
SHEET. No.: 100 of 143

FILE No: I:\138 E 50 Street\CAD\2-2D wall\Work Plans\Sheets\138E50Cmstr_A137_64TOP PLAN AND BMU AND EMR.dwg

CITY OF BLDGS 121395029 Job Number

BSA#257-14-BZ Block/Lot



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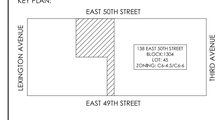
PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/28/2016	RESPONSE TO DOB EXTERIOR COORDINATION

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
BULKHEAD PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-138.01
SHEET No.: 101 of 143

FILE NO: T:\138 E 50th Street-13900 (2014-88)\Floor Plans\Revit\138E50thStreet_A138_BULKHEAD PLAN.dwg

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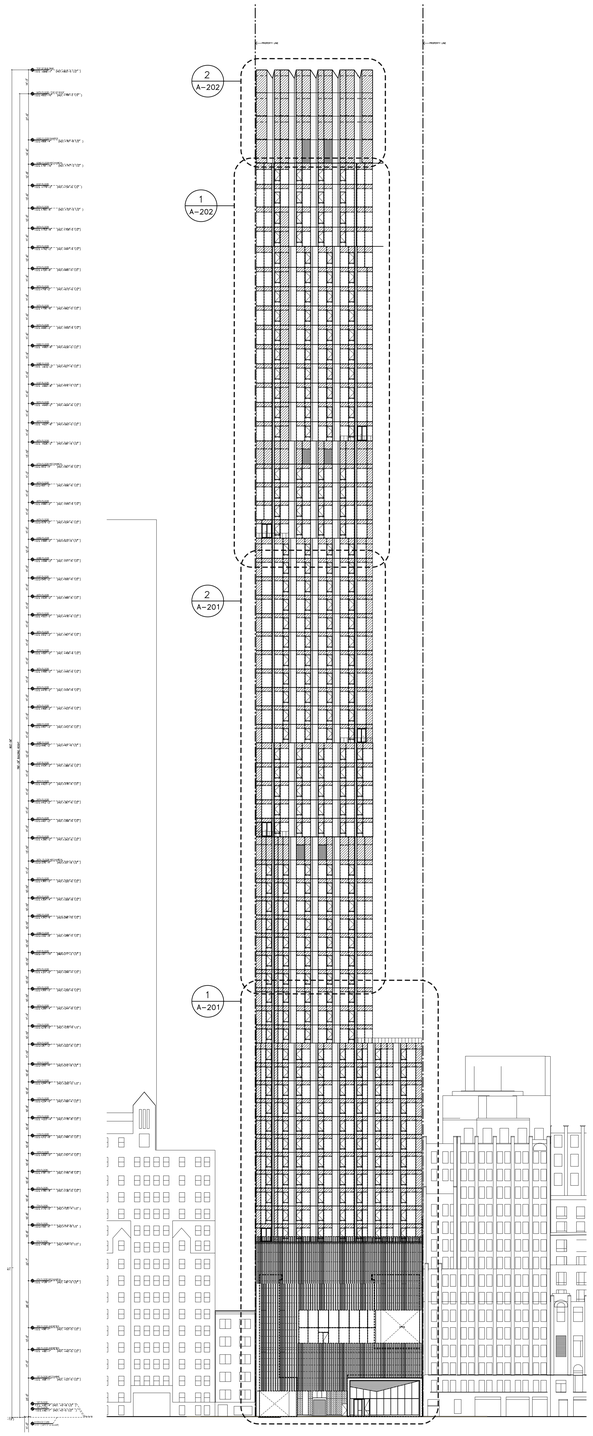
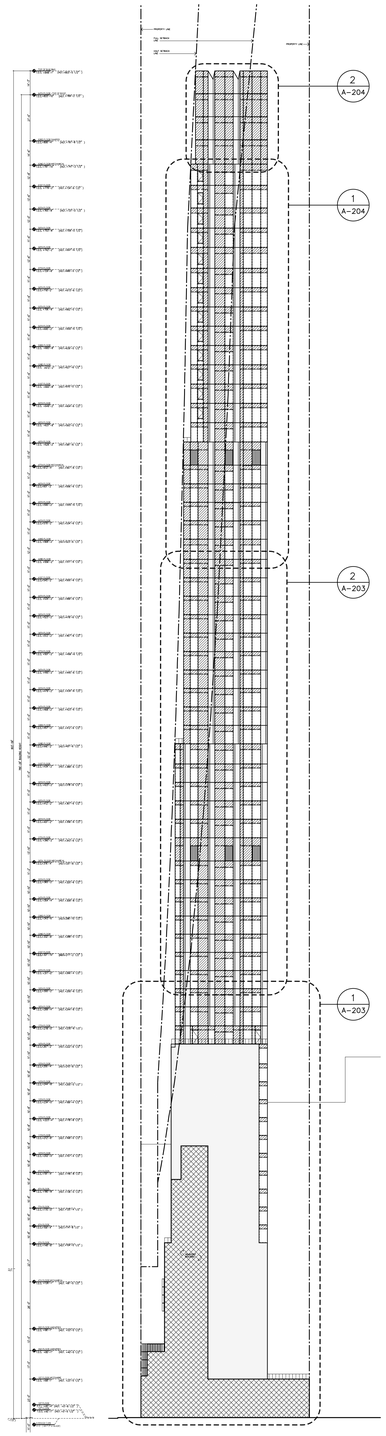


01 NORTH ELEVATION
SCALE: 1/32" = 1'-0"



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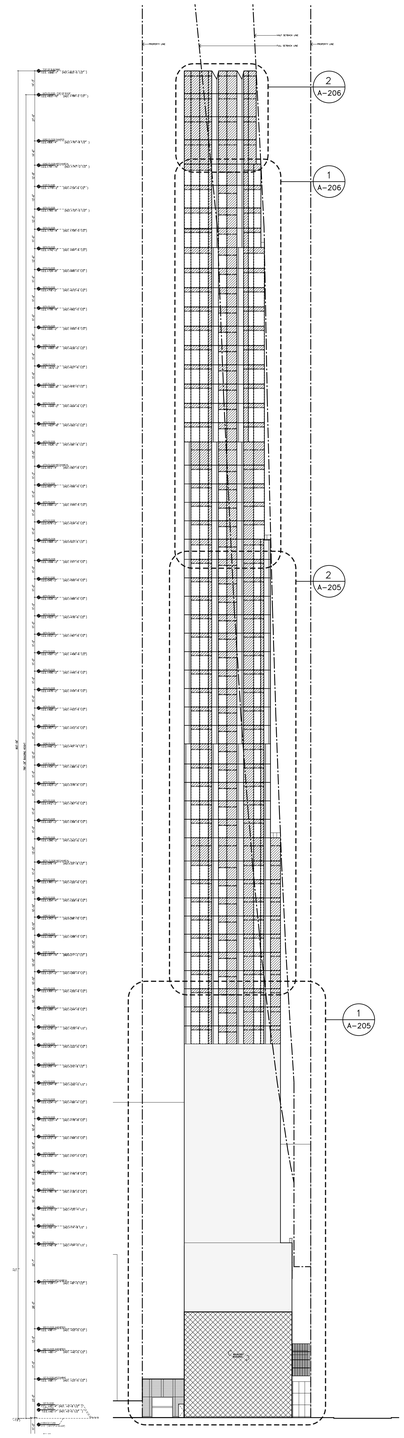

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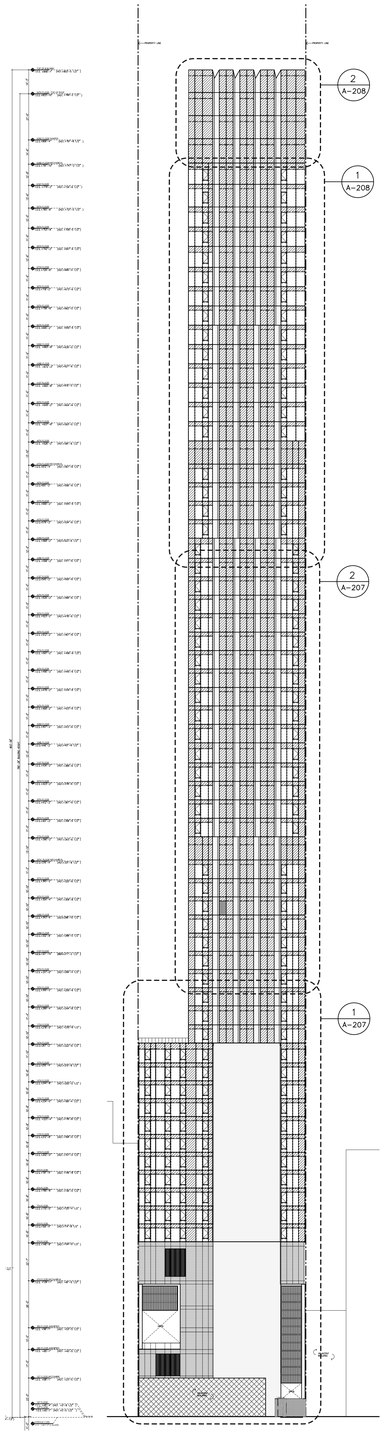

04 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

LEGEND

- VISION GLASS
- VISION GLASS W/ SHADOW BOX
- TERRA COTTA, TC-01
- TERRA COTTA, TC-02
- LOUVER
- INSULATED METAL PANEL
- CAST IN PLACE CONCRETE

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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PRELIMINARY
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DATE:	REVISION:
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D.O.B. NUMBER:
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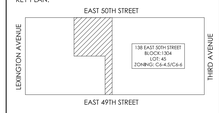
NORTH:

0 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
BUILDING ELEVATIONS

SEAL & SIGNATURE:

DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
CHECKED BY:	XX
DWG. No.:	A200.01
SHEET No.:	102 of 143

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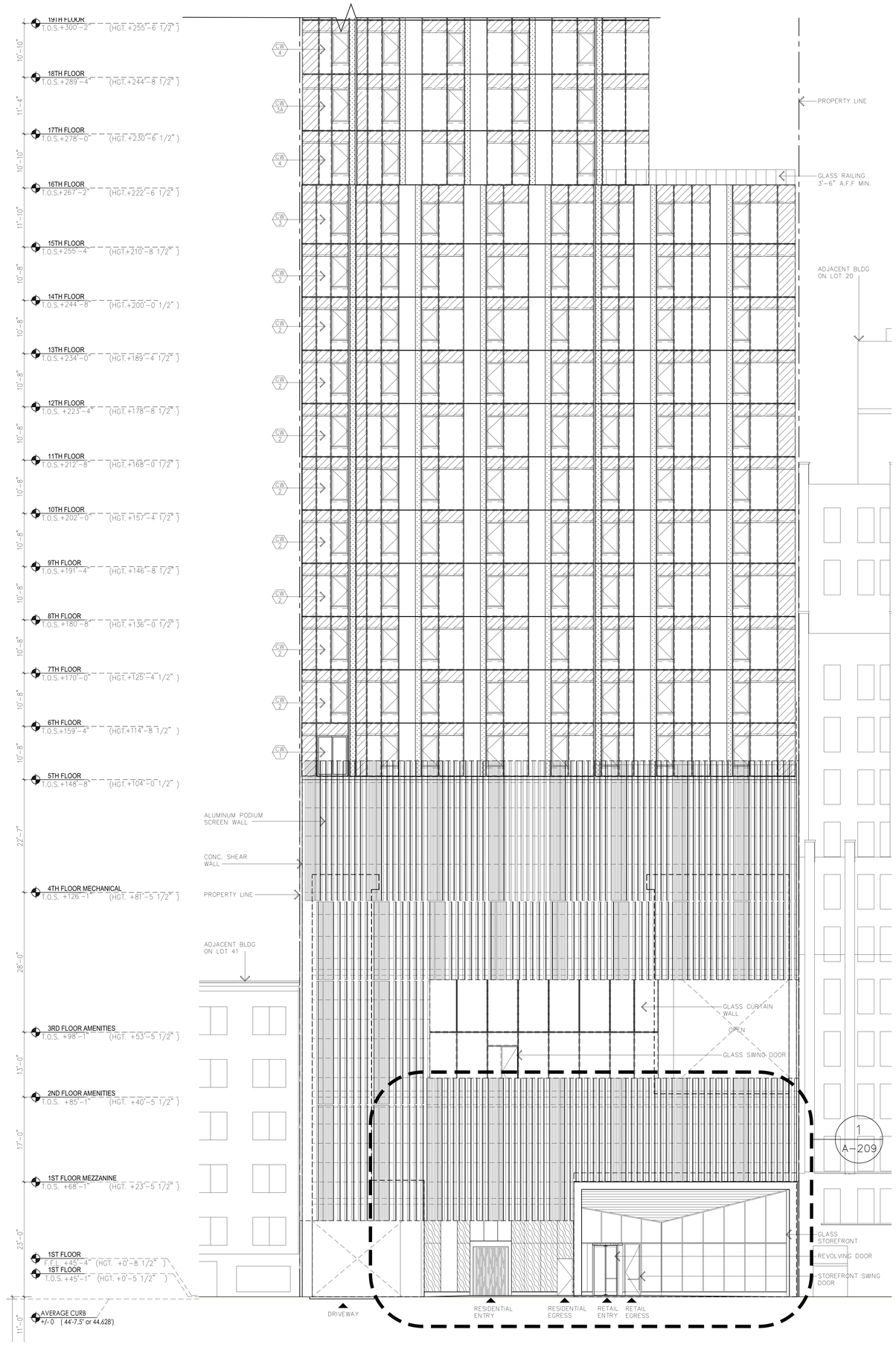
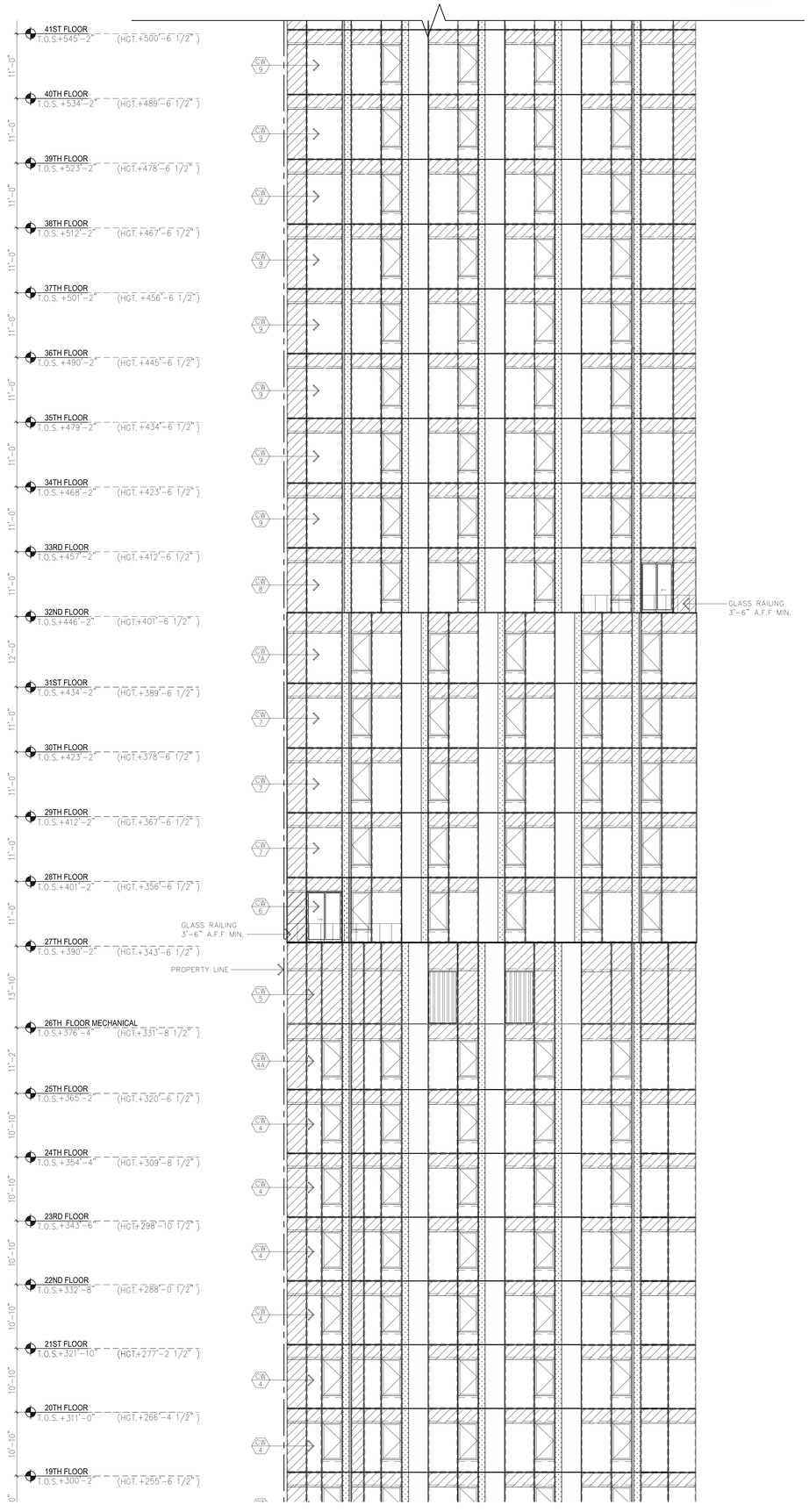
CITY OF BLDGS 121395028 Job Number
B1800/005/01 Work Order



01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND
- VISION GLASS
- VISION GLASS W/ SHADOW BOX
- TERRA COTTA, TC-01
- TERRA COTTA, TC-02
- LOUVER
- INSULATED METAL PANEL
- CAST IN PLACE CONCRETE

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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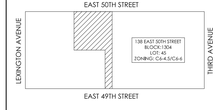
NORTH: SCALE: 1/4" = 1'-0" (0 1 2 4 6 10')

KEY PLAN:


PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
BUILDING ELEVATIONS - NORTH

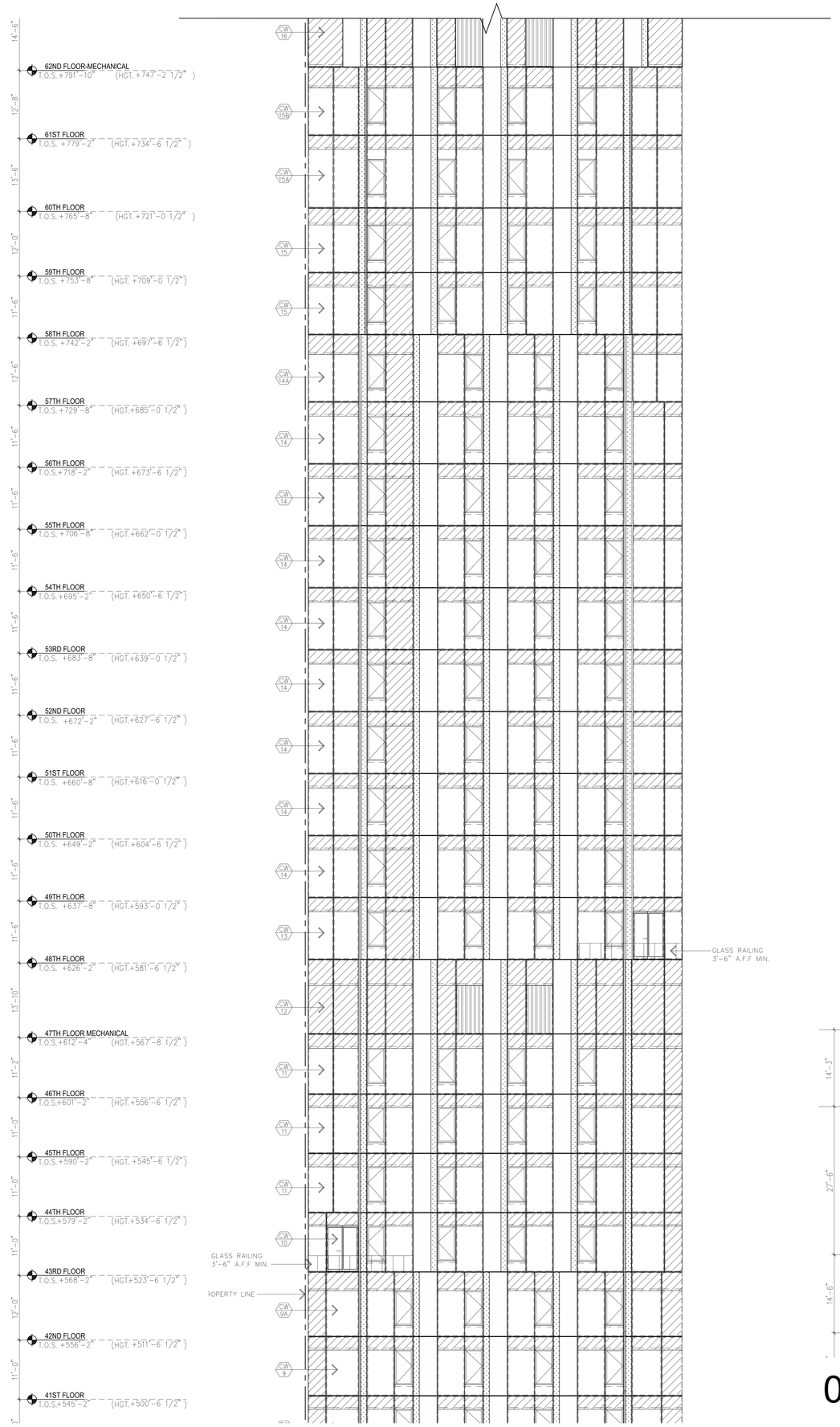
SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A201.01
SHEET No.: 103 of 143

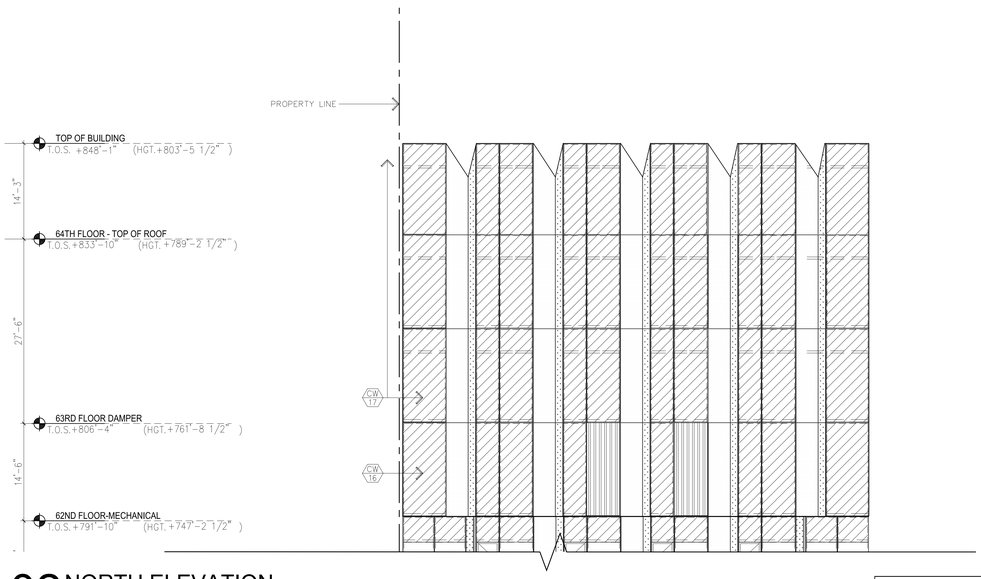
FILE NO: I:\2014\2014-88\Revit\2015\2014-88_Main Plan\Sheets\2B3DPC.nwc, 4/25/2016 8:51:40 AM, dwg

CITY OF BLOCK 1310 LOT 0026 Job Number

BS1 M20180905 Work Order



01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND

- VISION GLASS
- VISION GLASS W/ SHADOW BOX
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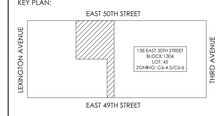

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
BUILDING ELEVATIONS - NORTH

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A202.01
SHEET: No.: 104 of 143

FILE NO: T:\2014\Sheet\2A02.01.vwf(Wed Nov 9 am) Sheet: 2B02.01 (mid_425.01), (LL&D 425.01) (425.01).dwg

DEPT OF BLDGS 121186028 Job Number

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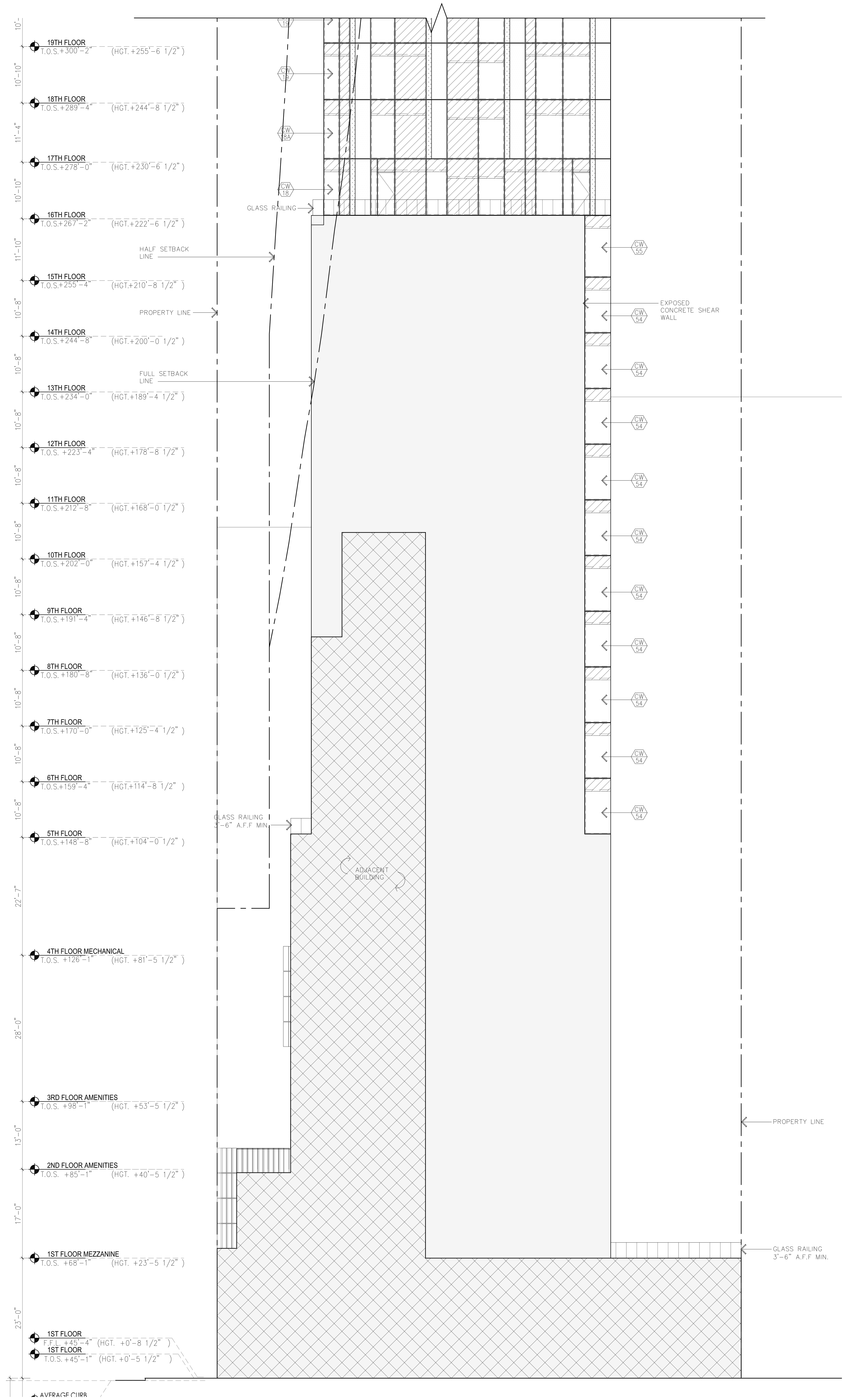
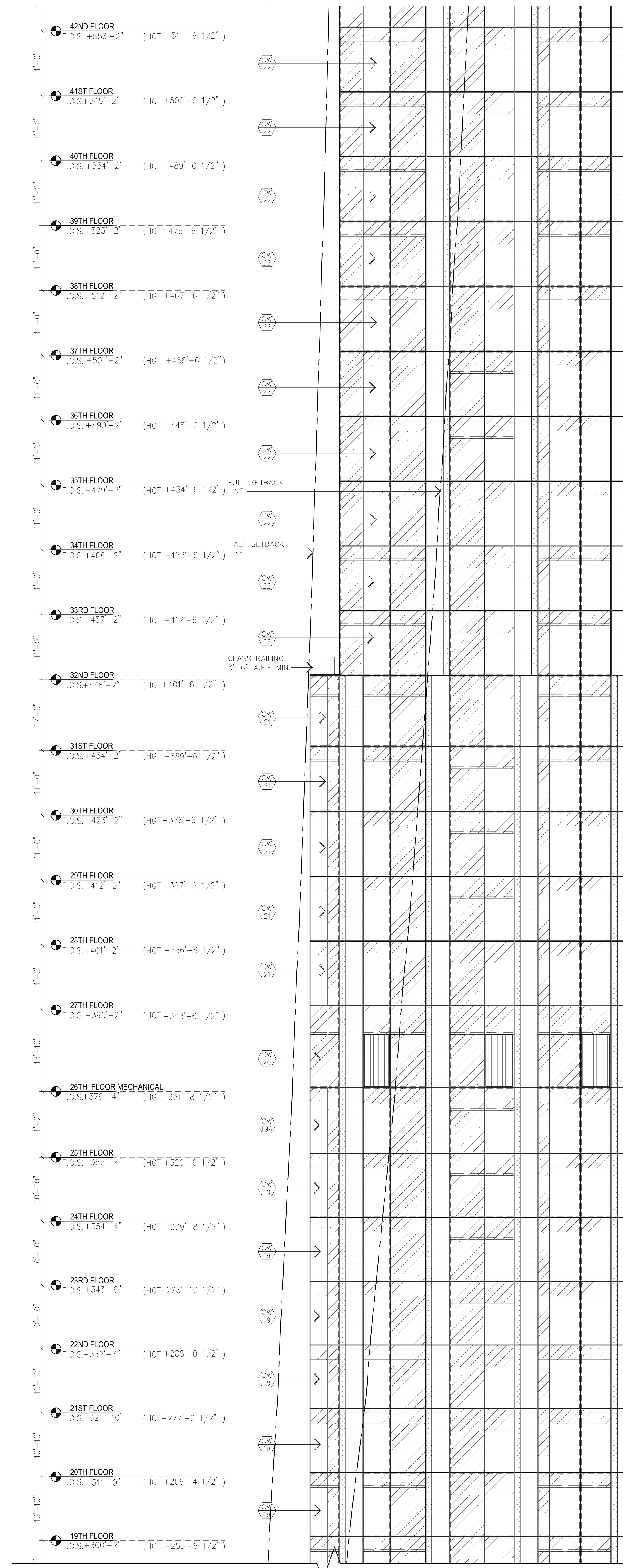


01 WEST ELEVATION

SCALE: 1/8" = 1'-0"



02 WEST ELEVATION

SCALE: 1/8" = 1'-0"

LEGEND

- VISION GLASS
- VISION GLASS W/ SHADOW BOX
- TERRA COTTA, TC-01
- TERRA COTTA, TC-02
- LOUVER
- INSULATED METAL PANEL
- CAST IN PLACE CONCRETE

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:

CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

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PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/29/2016	ISSUED FOR EXTERIOR COORDINATION

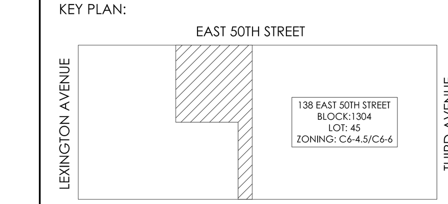
D.O.B. NUMBER:

NB#

NORTH:

0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

BUILDING ELEVATIONS - WEST

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:

A203.01

SHEET. No.: 105 of 143

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CITY OF BUILDINGS 121395029 Job Number
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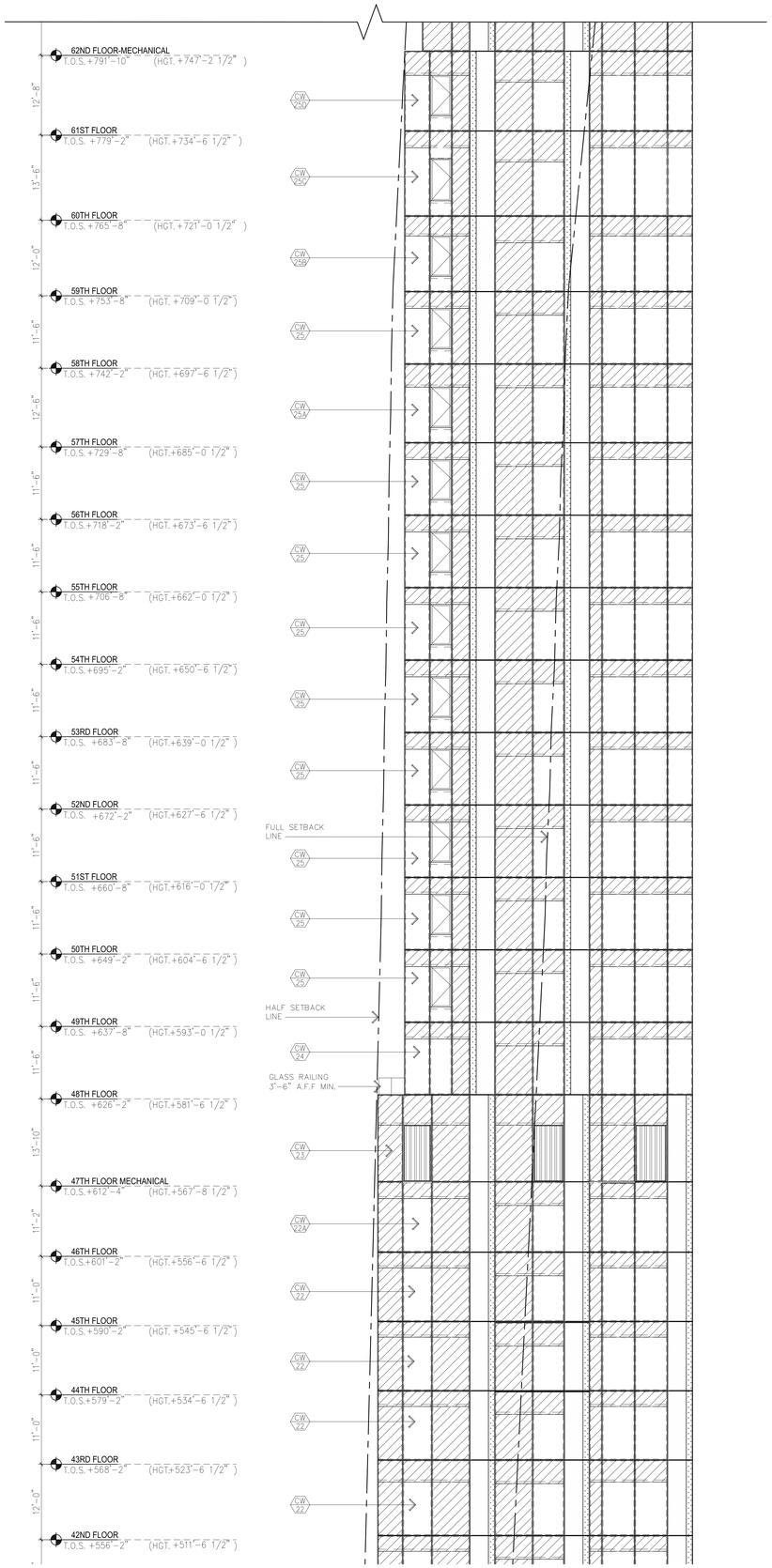
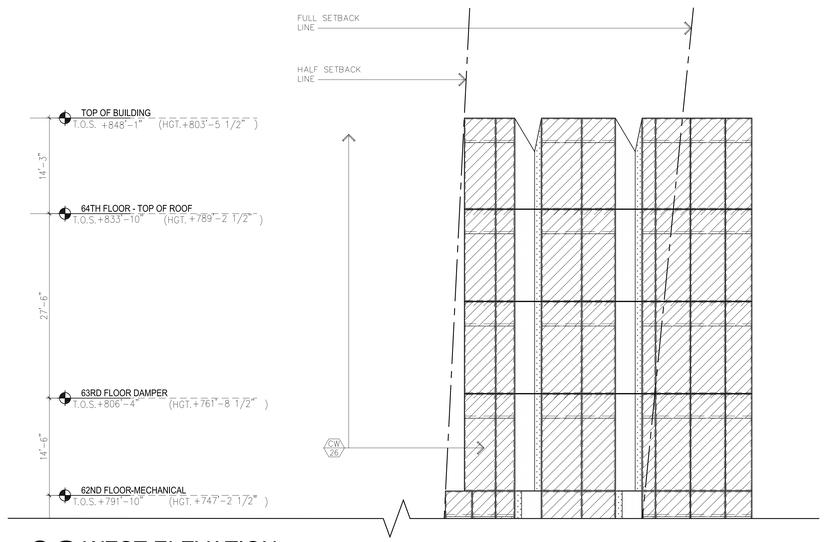


01 WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 WEST ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND
- VISION GLASS
- VISION GLASS W/ SHADOW BOX
- TERRA COTTA, TC-01
- TERRA COTTA, TC-02
- LOUVER
- INSULATED METAL PANEL
- CAST IN PLACE CONCRETE

PROJECT:
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NEW YORK, NY

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PRELIMINARY
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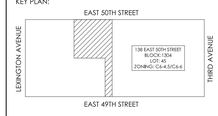
01/28/2016	ADDED FOR EXTERIOR COORDINATION

D.O.B. NUMBER:
NB#

NORTH
0 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:


PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
BUILDING ELEVATIONS - WEST

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A204.01
SHEET No.: 106 of 143

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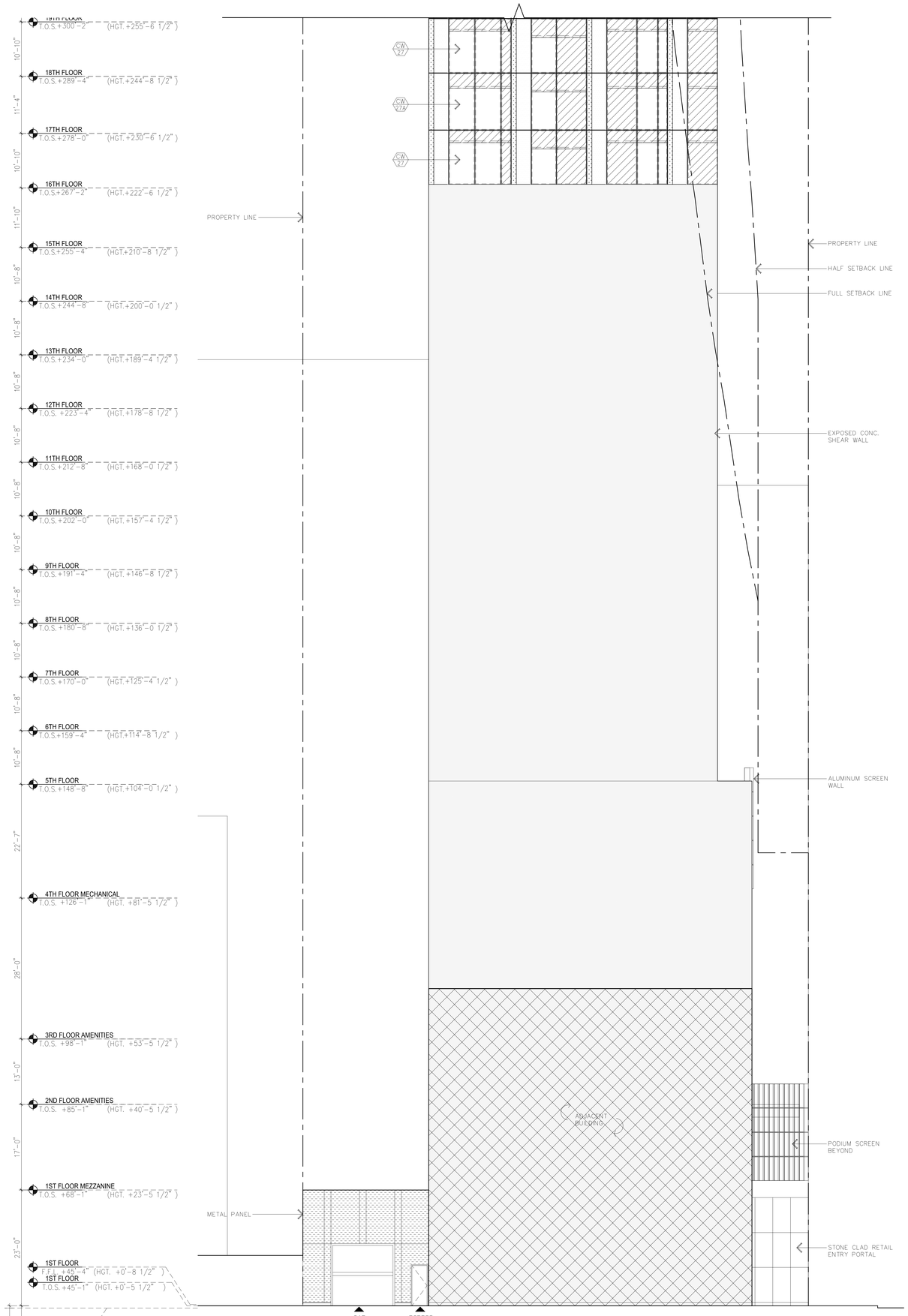
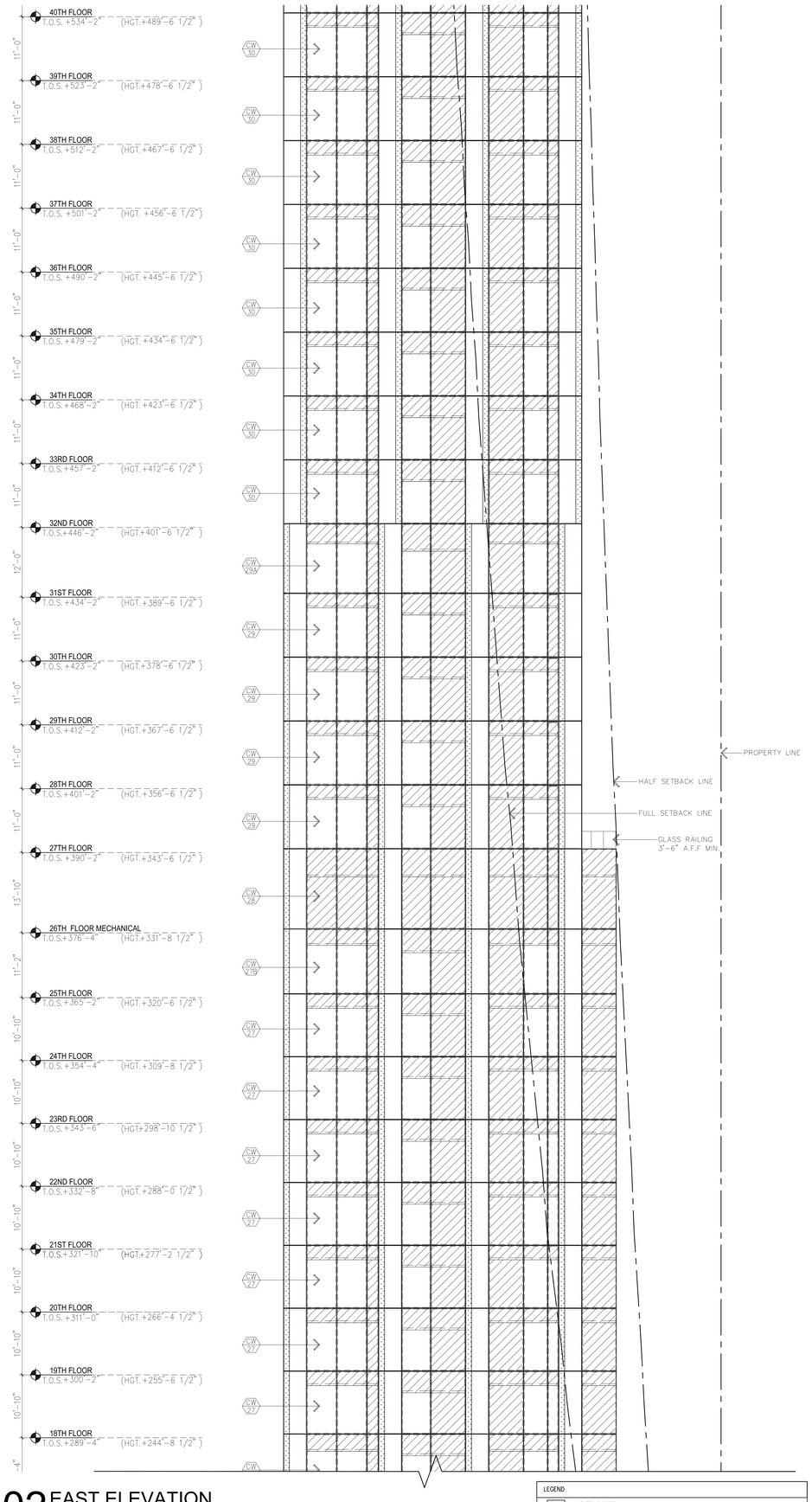
CITY OF BUILDINGS 121395029 Job Number
BSA/M/V/X/S Work Order



01 EAST ELEVATION
SCALE: 1/8" = 1'-0"



02 EAST ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND
- VISION GLASS
- VISION GLASS W/ SHADOW BOX
- TERRA COTTA, TC-01
- TERRA COTTA, TC-02
- LOUVER
- INSULATED METAL PANEL
- CAST IN PLACE CONCRETE

PROJECT:
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NEW YORK, NY

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PRELIMINARY
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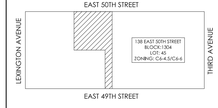
DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
BUILDING ELEVATIONS - EAST

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A205.01
SHEET No.: 107 of 143

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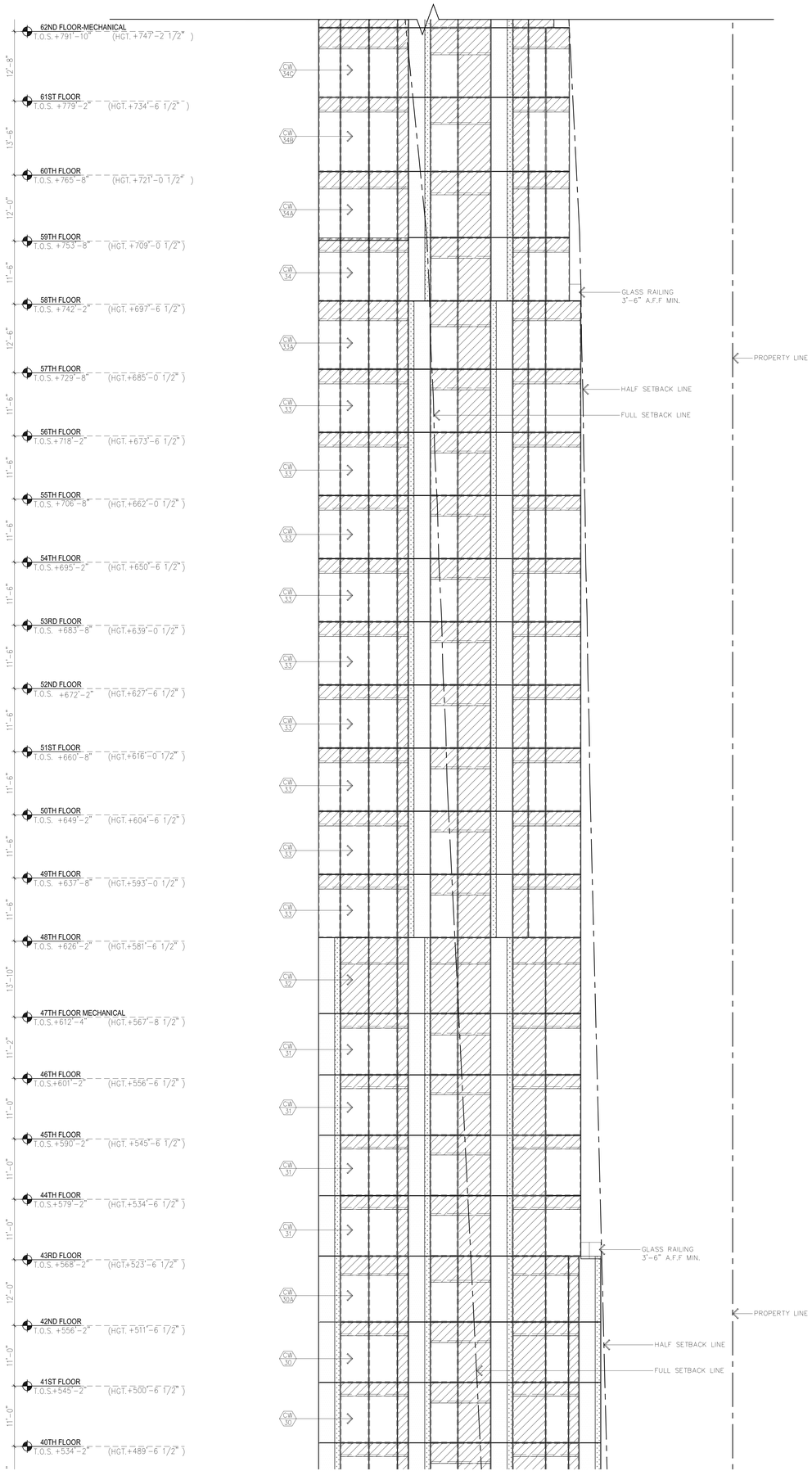
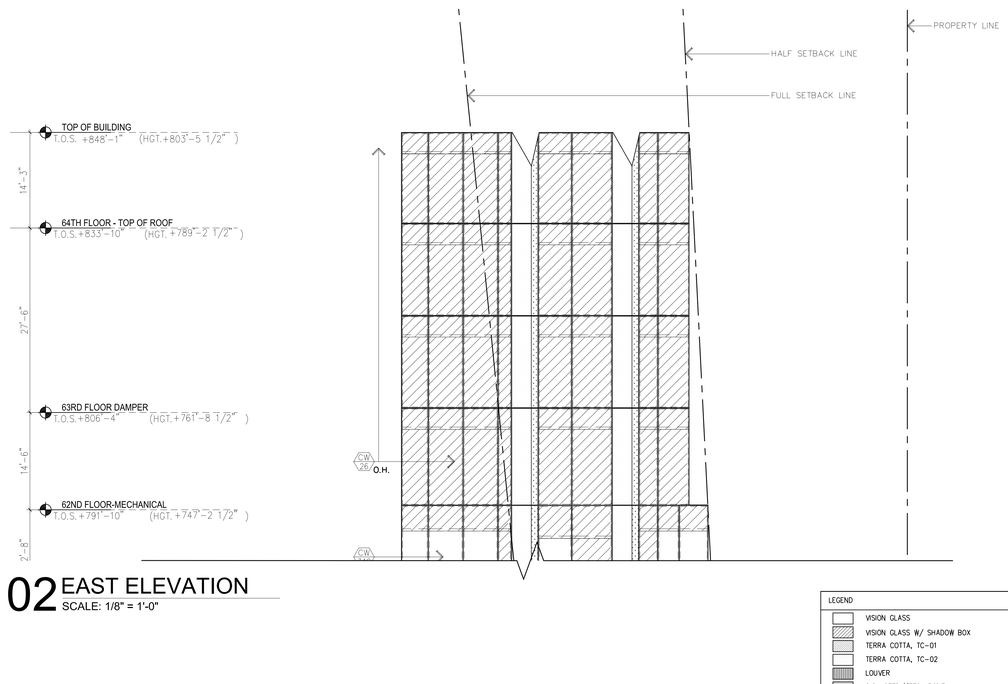
B1620/2015 Application Number



01 EAST ELEVATION
SCALE: 1/8" = 1'-0"



02 EAST ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND
- VISION GLASS
- VISION GLASS W/ SHADOW BOX
- TERRA COTTA, TC-01
- TERRA COTTA, TC-02
- LOUVER
- INSULATED METAL PANEL
- CAST IN PLACE CONCRETE

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

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PRELIMINARY
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D.O.B. NUMBER:
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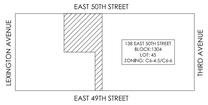
NORTH:
0 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
BUILDING ELEVATIONS - EAST

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A206.01
SHEET No.: 108 of 143

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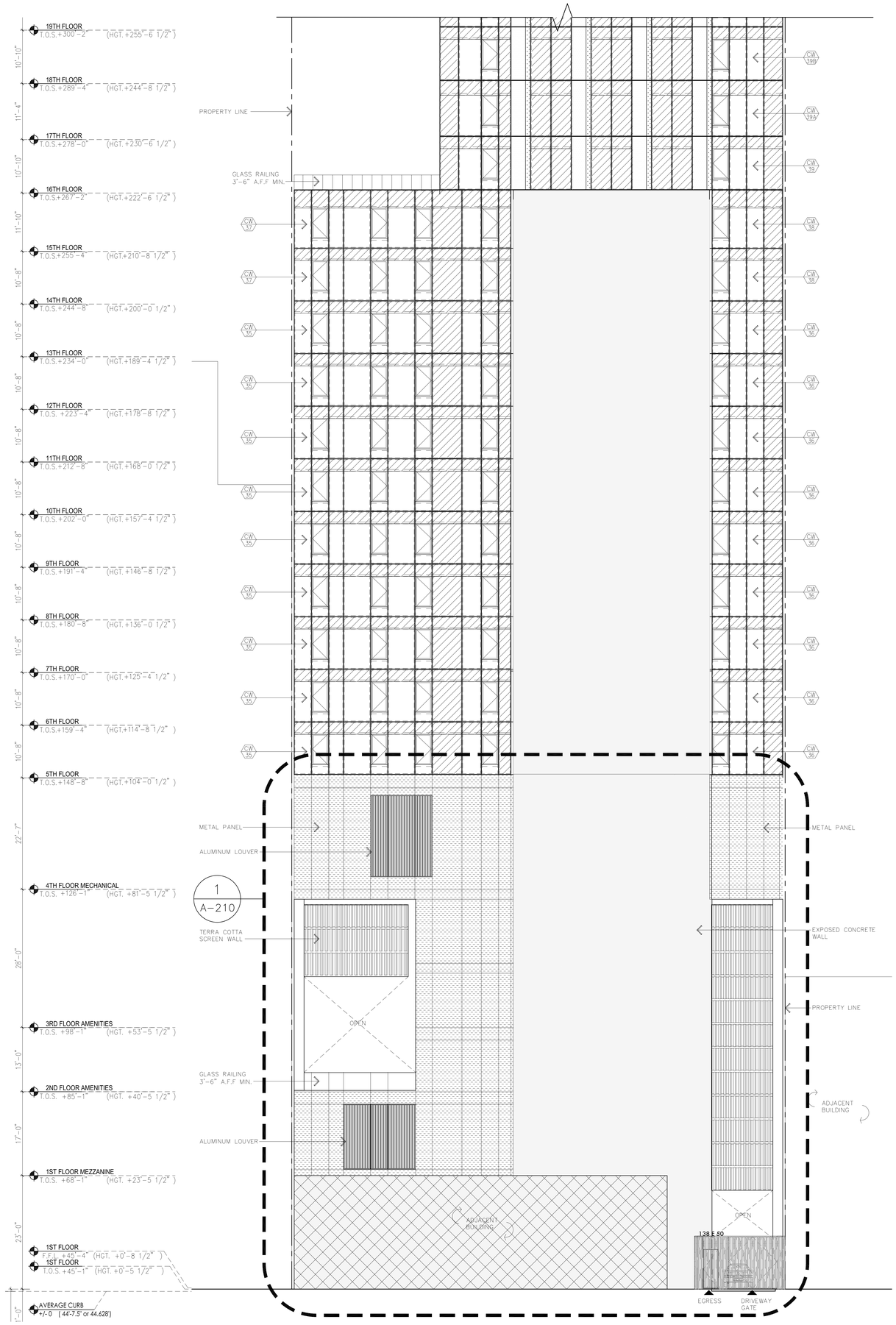
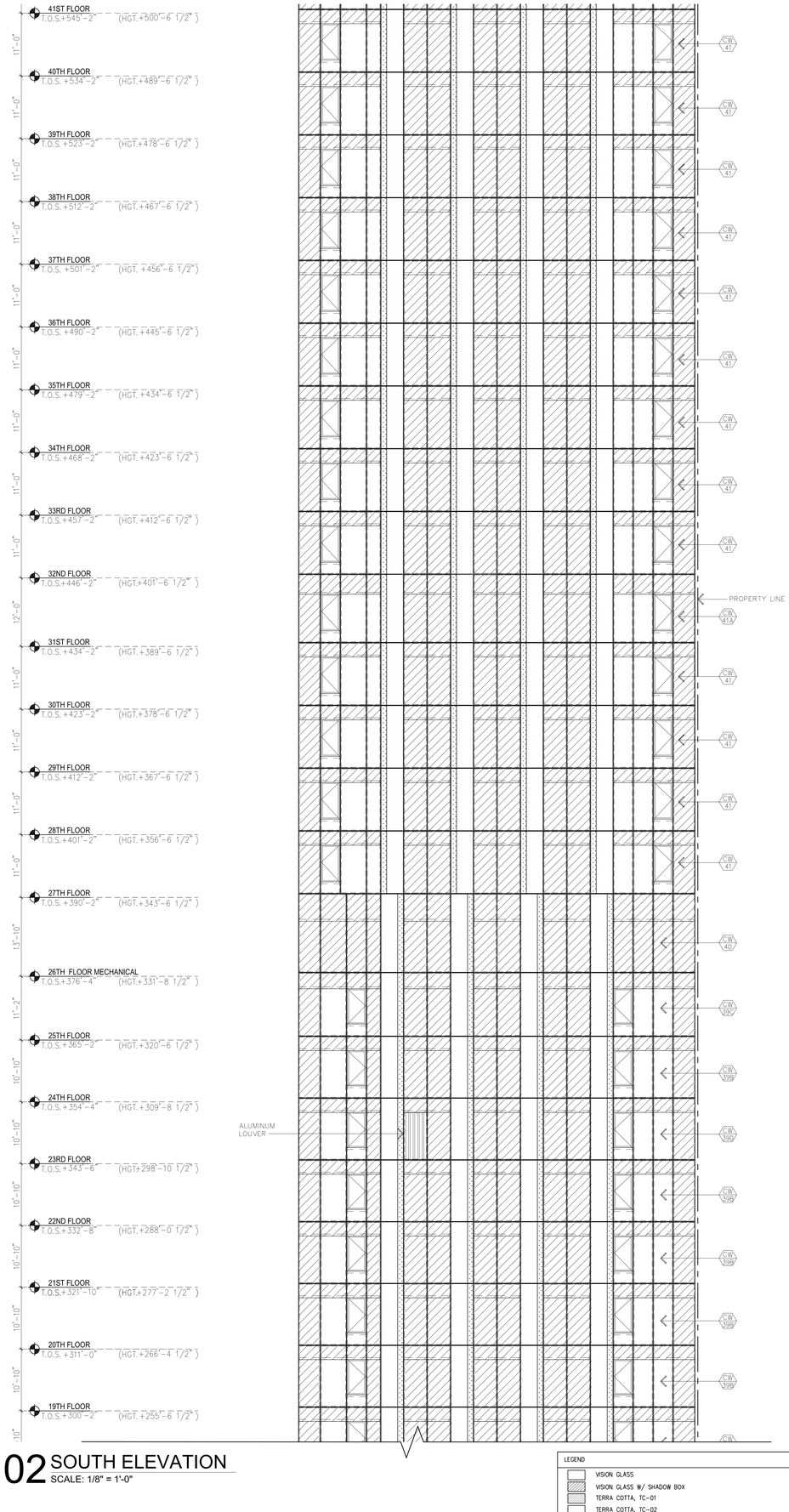


01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND
- VISION GLASS
- VISION GLASS W/ SHADOW BOX
- TERRA COTTA, TC-01
- TERRA COTTA, TC-02
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PROJECT:
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NEW YORK, NY

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D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
BUILDING ELEVATIONS - SOUTH

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A207.01
SHEET No.: 109 of 143

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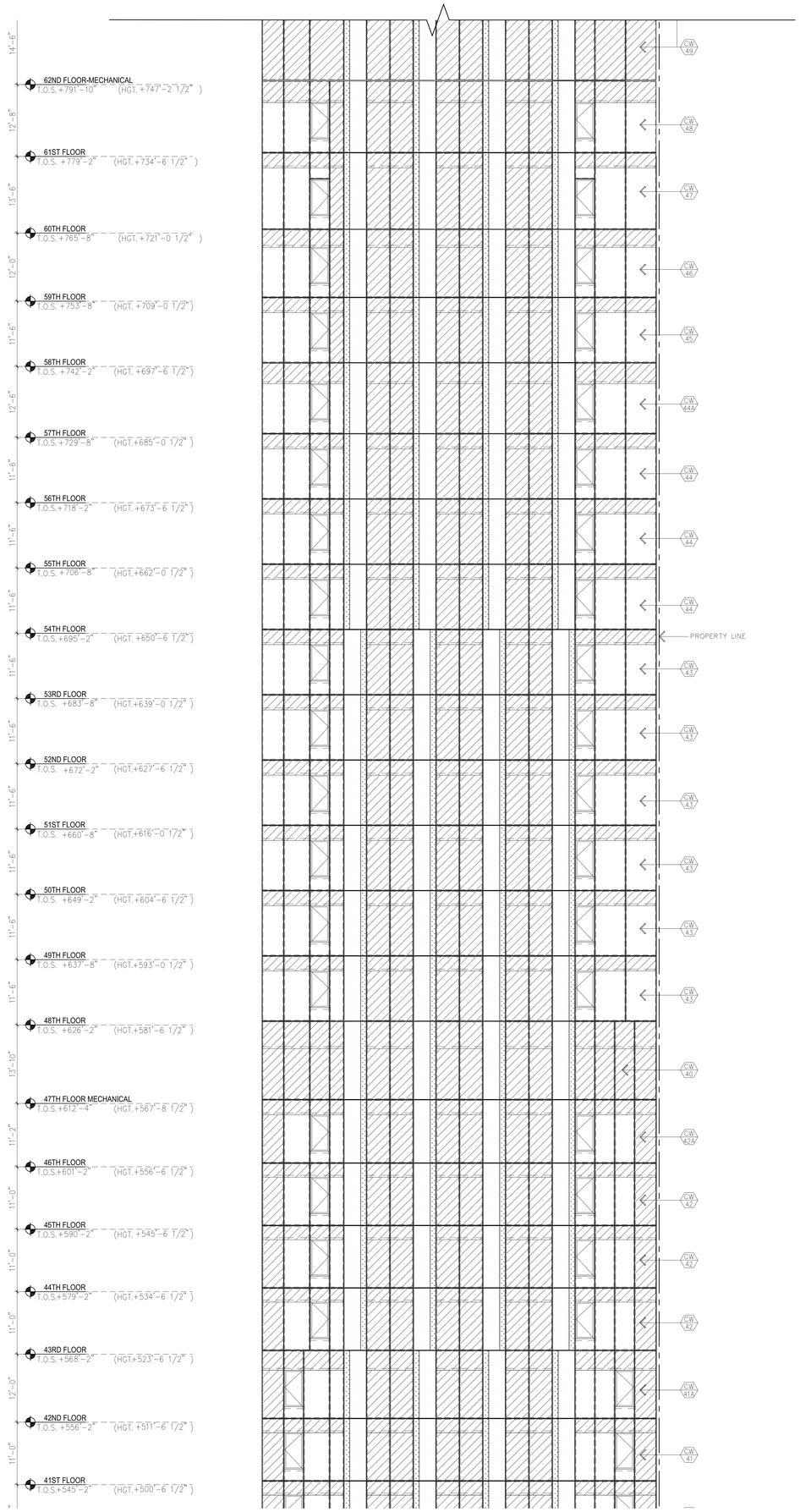
CITY OF BLDGS 121395029 Job Number



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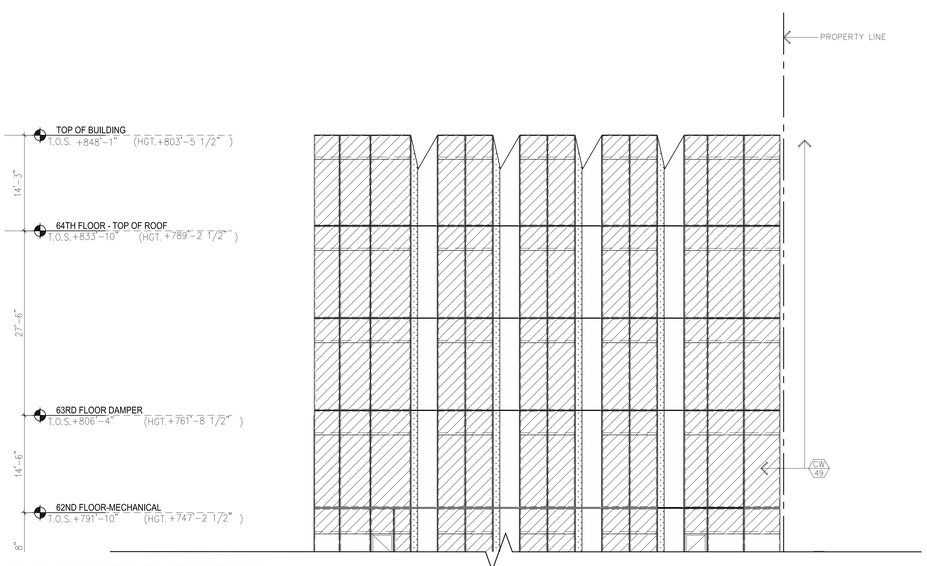

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E 1495620050 Book Page

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NEW YORK, NEW YORK 10036
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FAX.: (212) 714-0283

EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

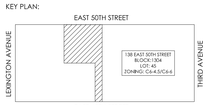
PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
BUILDING ELEVATIONS - SOUTH

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A208.01
SHEET No.: 110 of 143

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CITY OF BLDGS 121395029 Job Number

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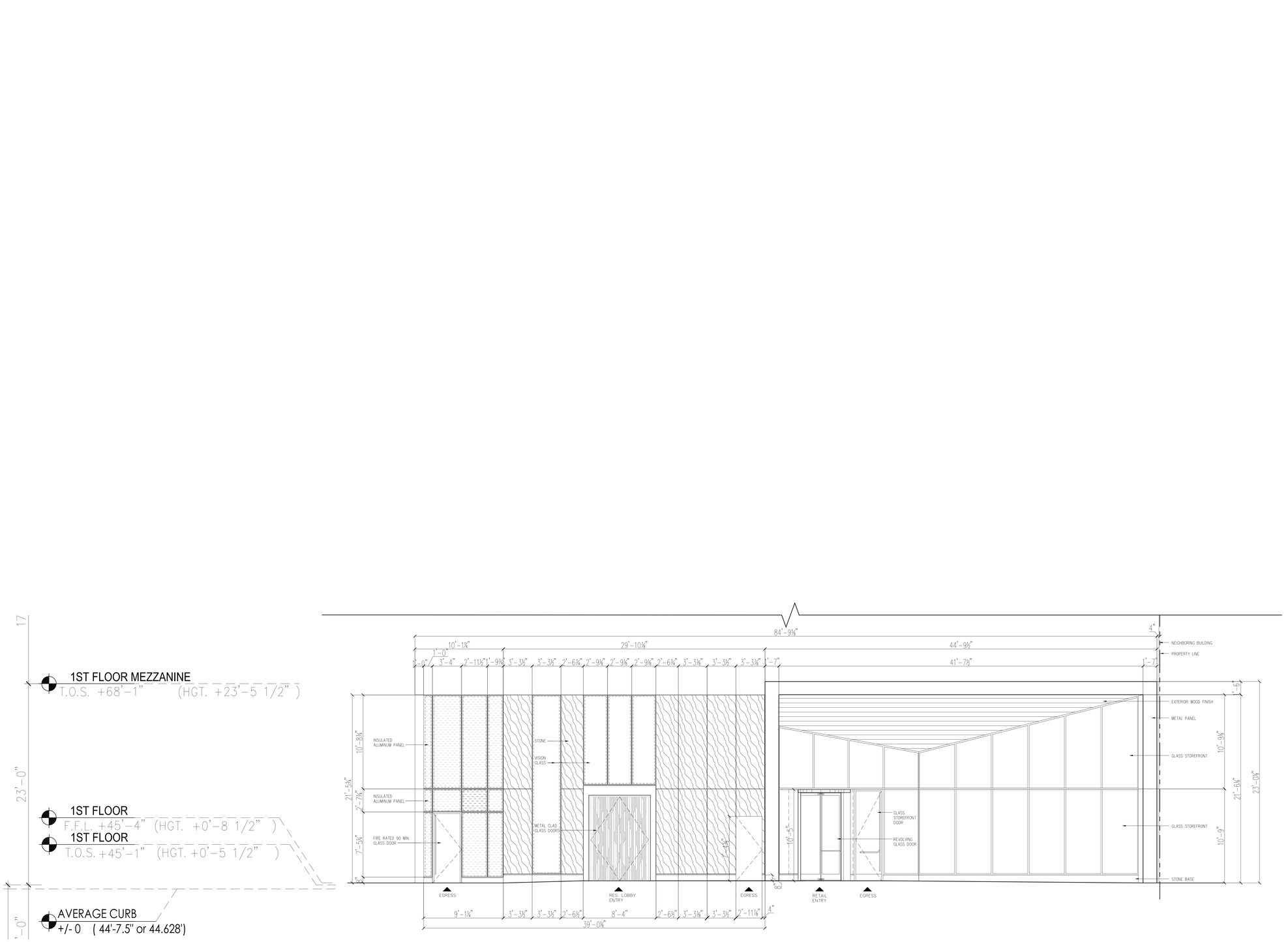

01 NORTH ELEVATION STOREFRONT

SCALE: 1/4" = 1'-0"

LEGEND

- VISION GLASS
- VISION GLASS W/ SHADOW BOX
- TERRA COTTA, TC-01
- TERRA COTTA, TC-02
- LOUVER
- INSULATED METAL PANEL
- CAST IN PLACE CONCRETE

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

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M.E.P.FP. ENGINEER:
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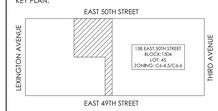
NORTH:

0 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
BUILDING ELEVATIONS - SOUTH

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A209.01
SHEET No.: 111of 143

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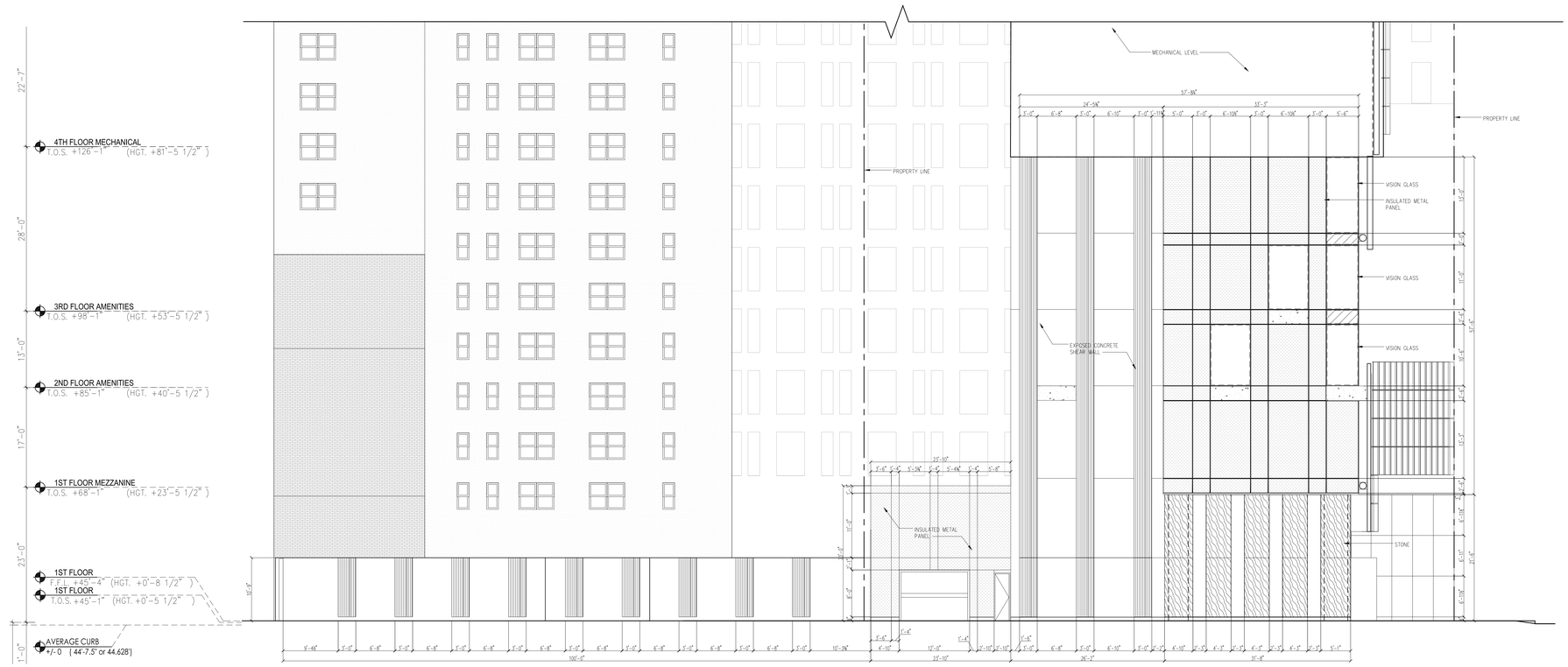
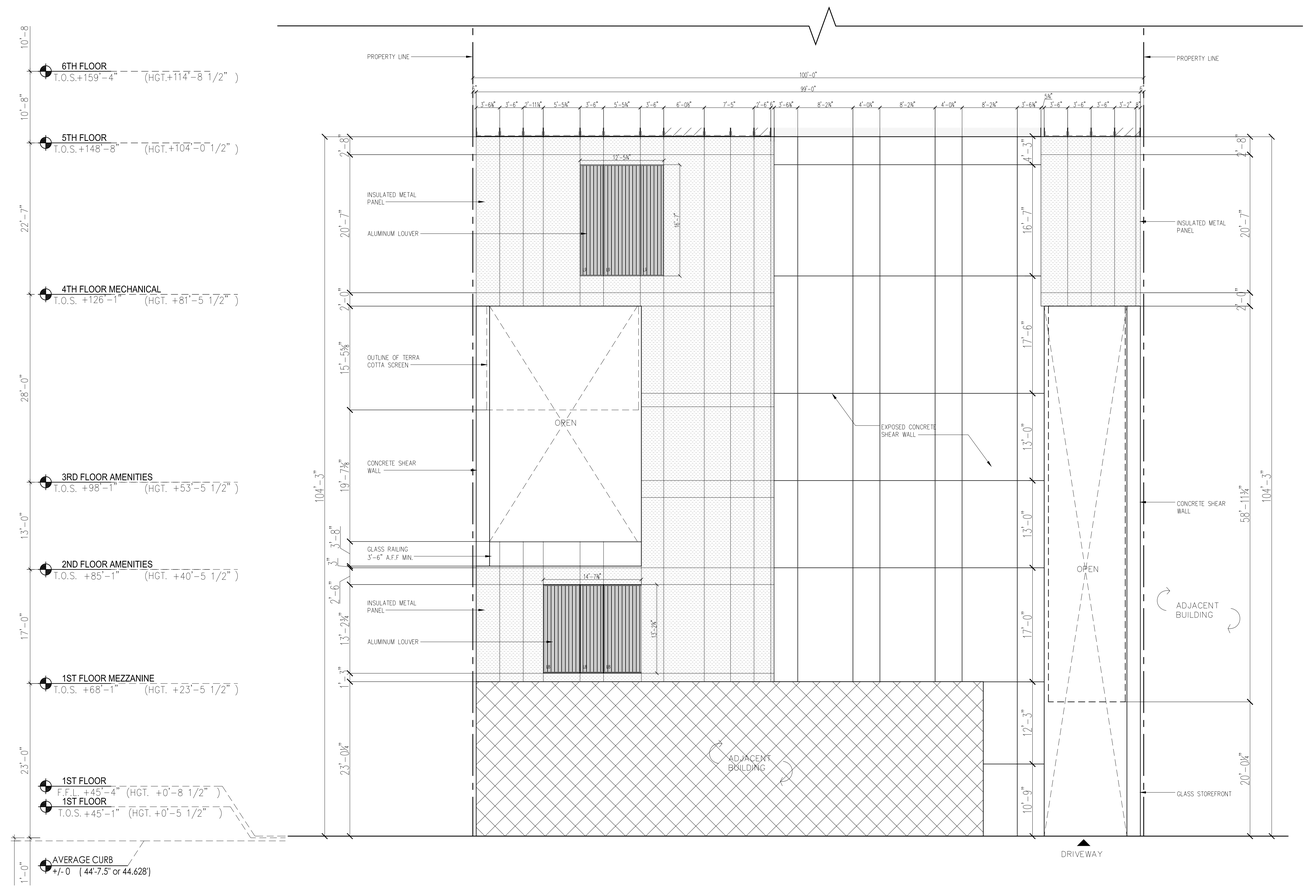
CITY OF BLDGS 121395029 Job Number
E-Designation



02 EAST ELEVATION
SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION W/O SCREEN
SCALE: 1/8" = 1'-0"

LEGEND
VISION GLASS
VISION GLASS W/ SHADOW BOX
TERRA COTTA, TC-01
TERRA COTTA, TC-02
LOUVER
INSULATED METAL PANEL
CAST IN PLACE CONCRETE

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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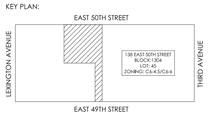
PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
BUILDING ELEVATIONS - SOUTH

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. NO.:
A210.01
SHEET No.: 112 of 143

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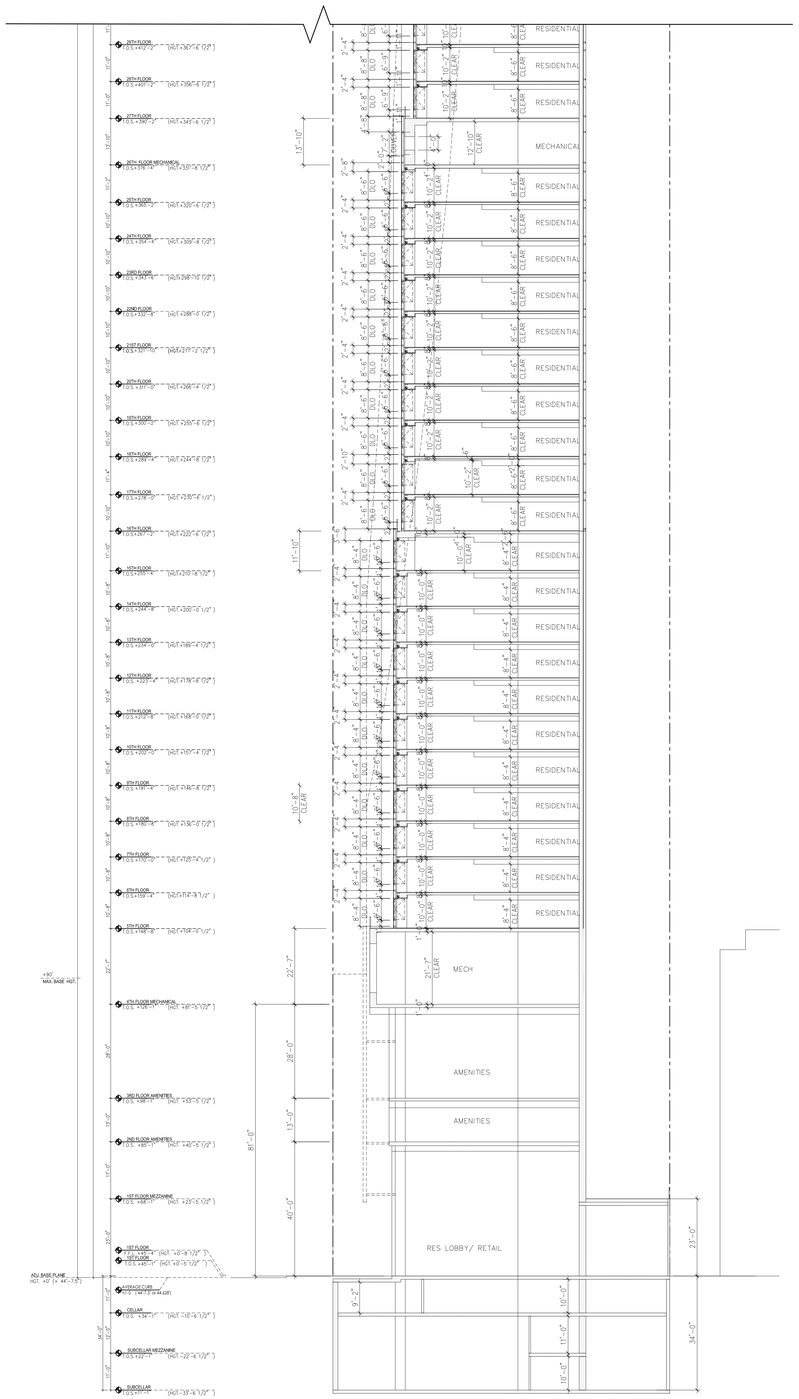
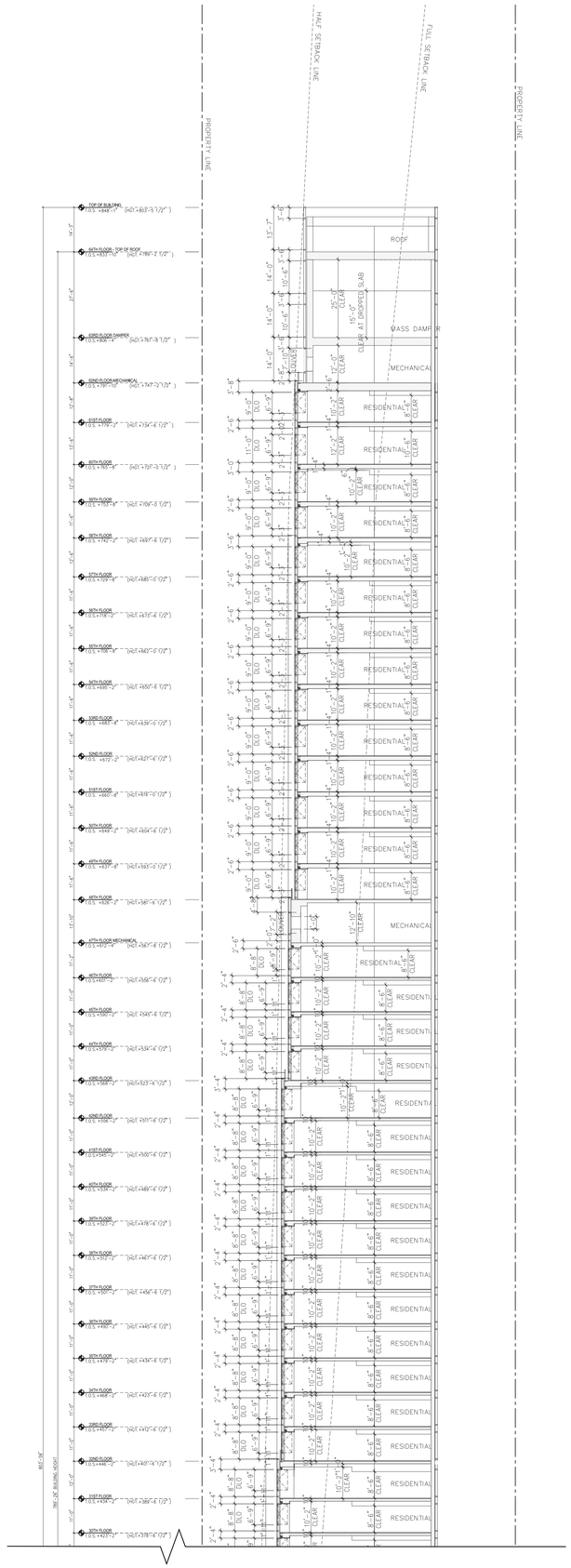
CITY OF BLOCK 1311 LOT 1 Job Number
Work Order





01 NORTH SOUTH SECTION
SCALE: 1/16" = 1'-0"

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
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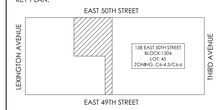
PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
BUILDING SECTION - NORTH/SOUTH

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A300.01
SHEET. No.: 113 of 143

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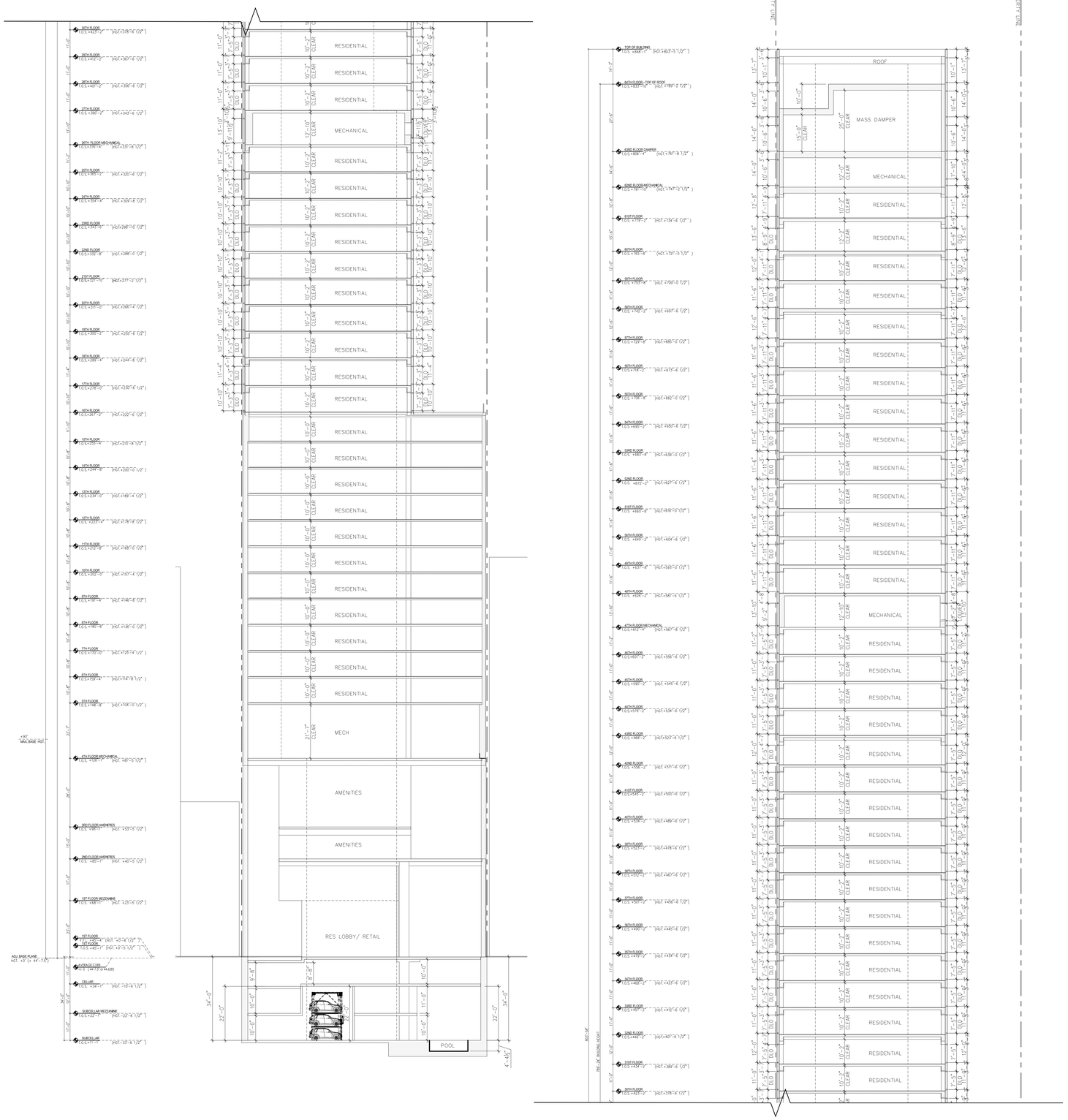
CERT OF BLDG 121395029 Job Number

121395029-01 Work Permit



01 EAST WEST SECTION

SCALE: 1/16" = 1'-0"

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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D.O.B. NUMBER:
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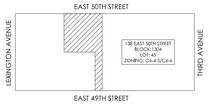
NORTH:

0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

BUILDING SECTION - EAST/ WEST

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A301.01
SHEET No.: 114 of 143

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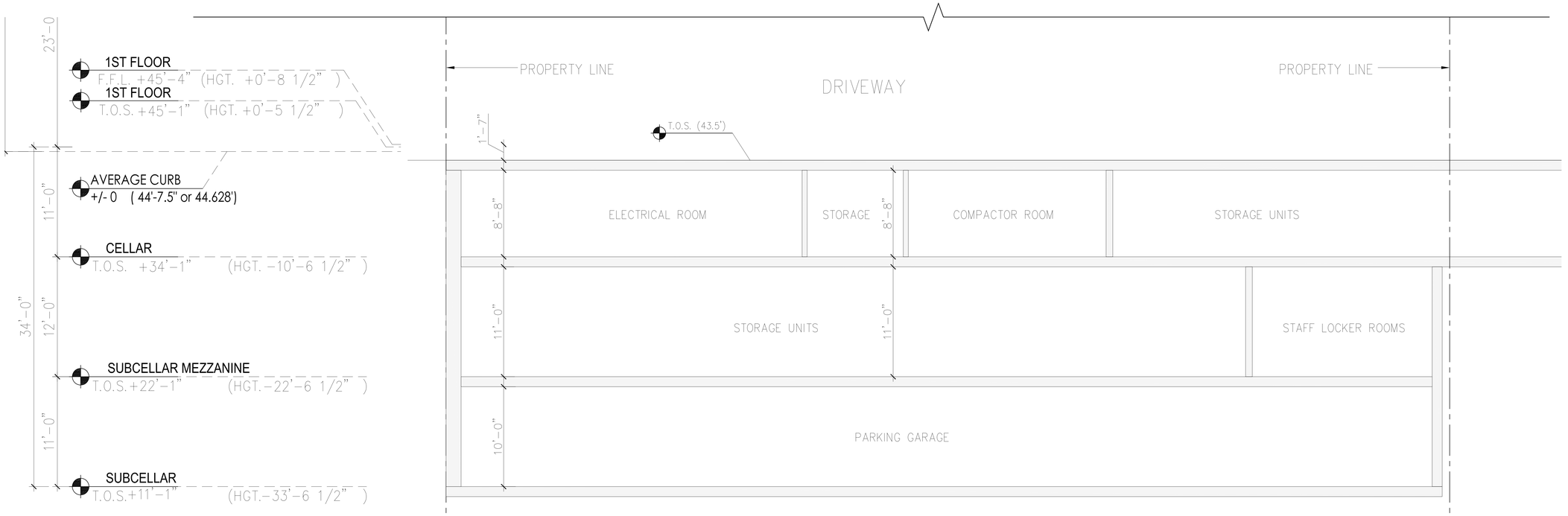
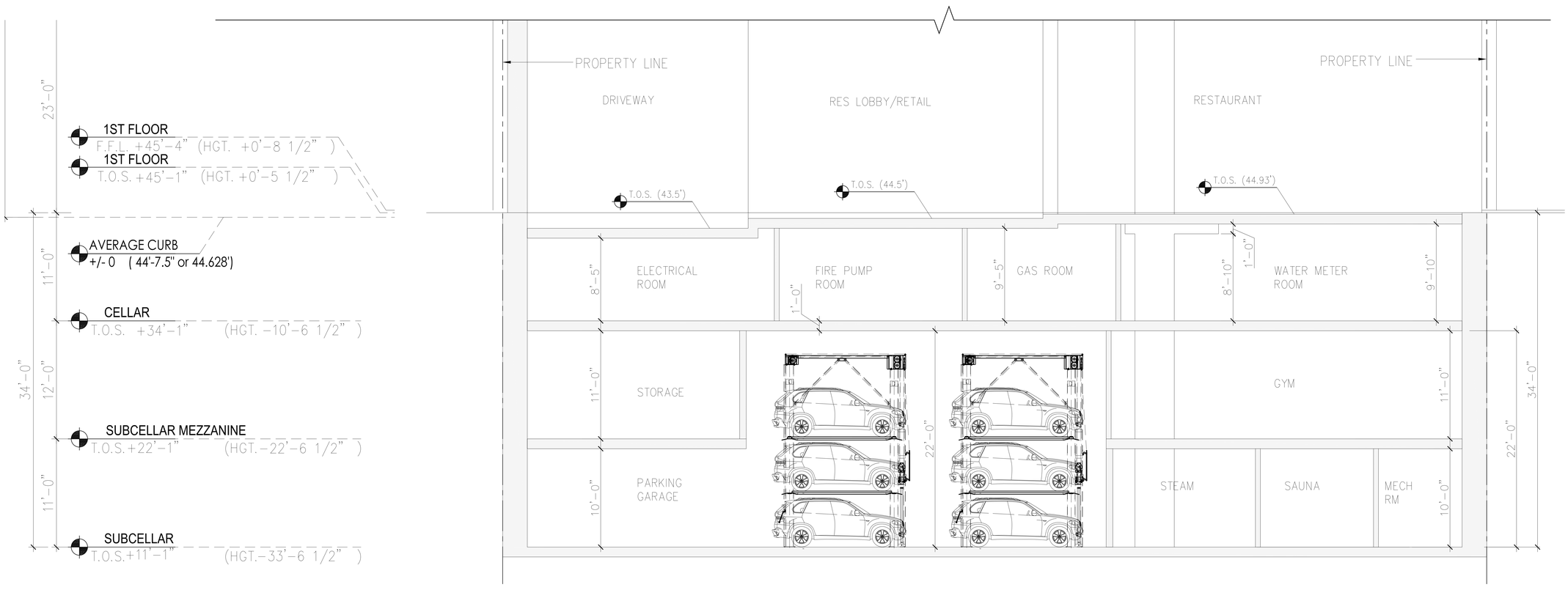


02 NORTH SOUTH SECTION
SCALE: 1/4" = 1'-0"



01 EAST WEST SECTION
SCALE: 1/4" = 1'-0"

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

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D.O.B. NUMBER:
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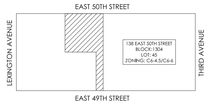
NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:


PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
BUILDING SECTIONS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. NO.:
A302.01
SHEET No.: 115 of 143

FILE No: I:\2014\2014-88\CAD\2014-88 Rev Nov\Sheet\138EAST.dwg, A302.01, 8/4/2016 8:30:58 AM, bng

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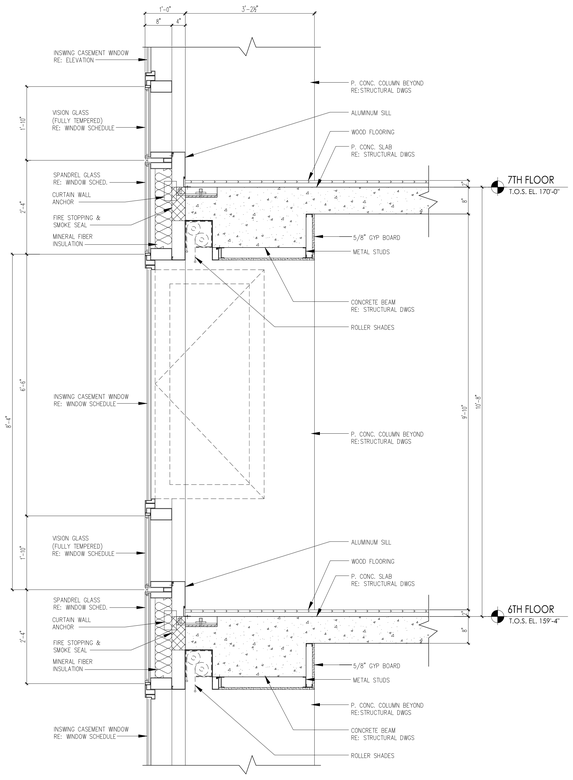

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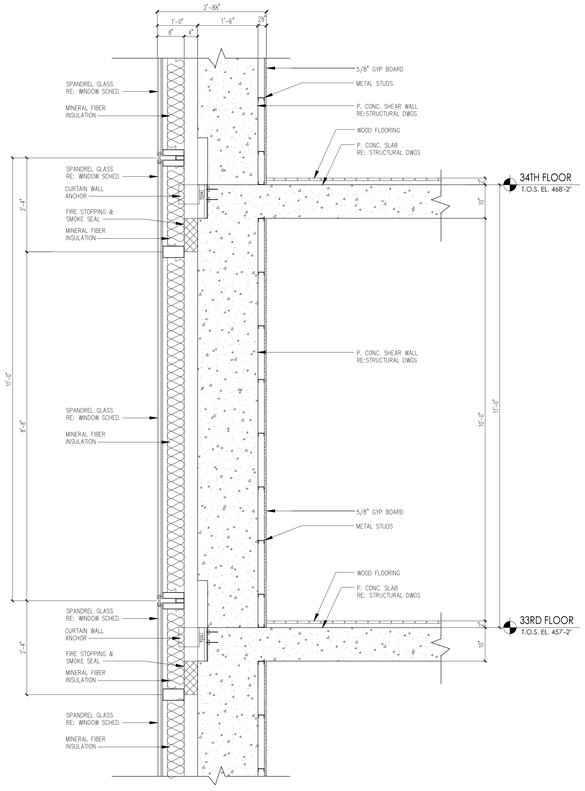

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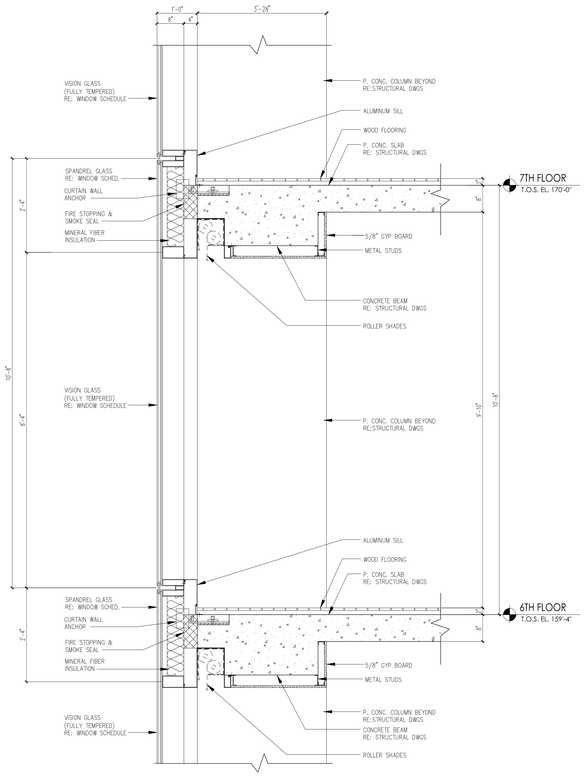
SCALE: 3/4" = 1'-0"



01 WALL SECTION A
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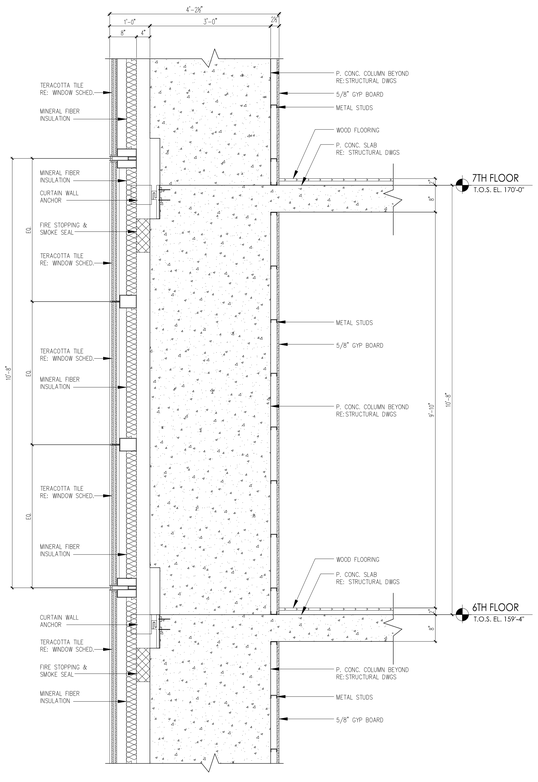

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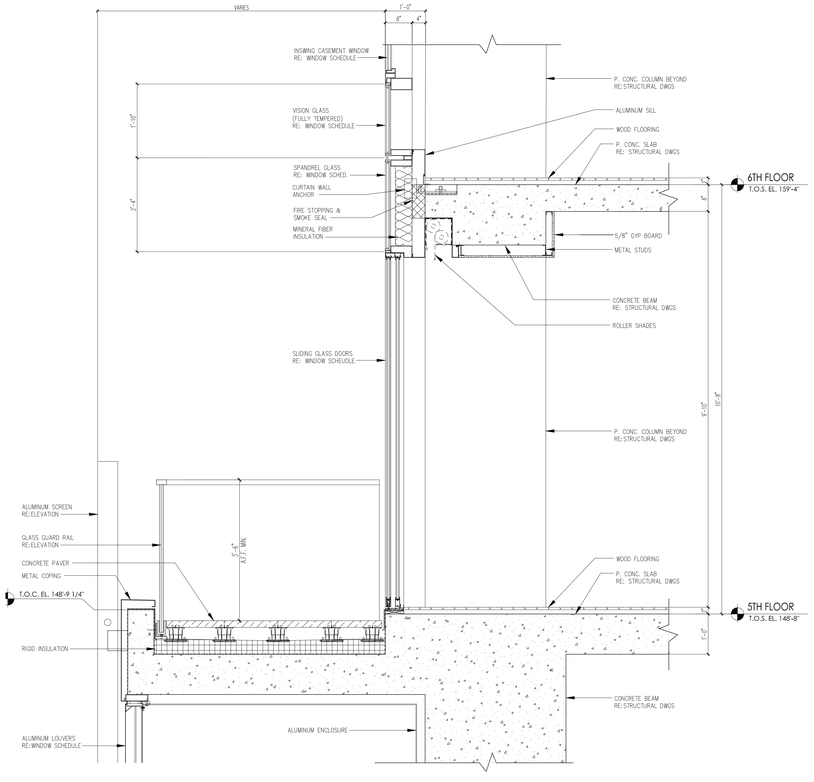

05 WALL SECTION E
SCALE: 3/4" = 1'-0"

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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P 212.643.9055 F 212.643.0503 www.mgedpc.net

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NEW YORK, NEW YORK 10016
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FAX: (212) 929-5605

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NEW YORK, NEW YORK 10020
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ZONING CONSULTANT:
Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
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EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

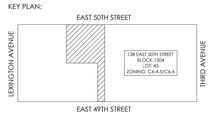
PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
WALL SECTIONS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A303.01
SHEET No.: 116 of 143

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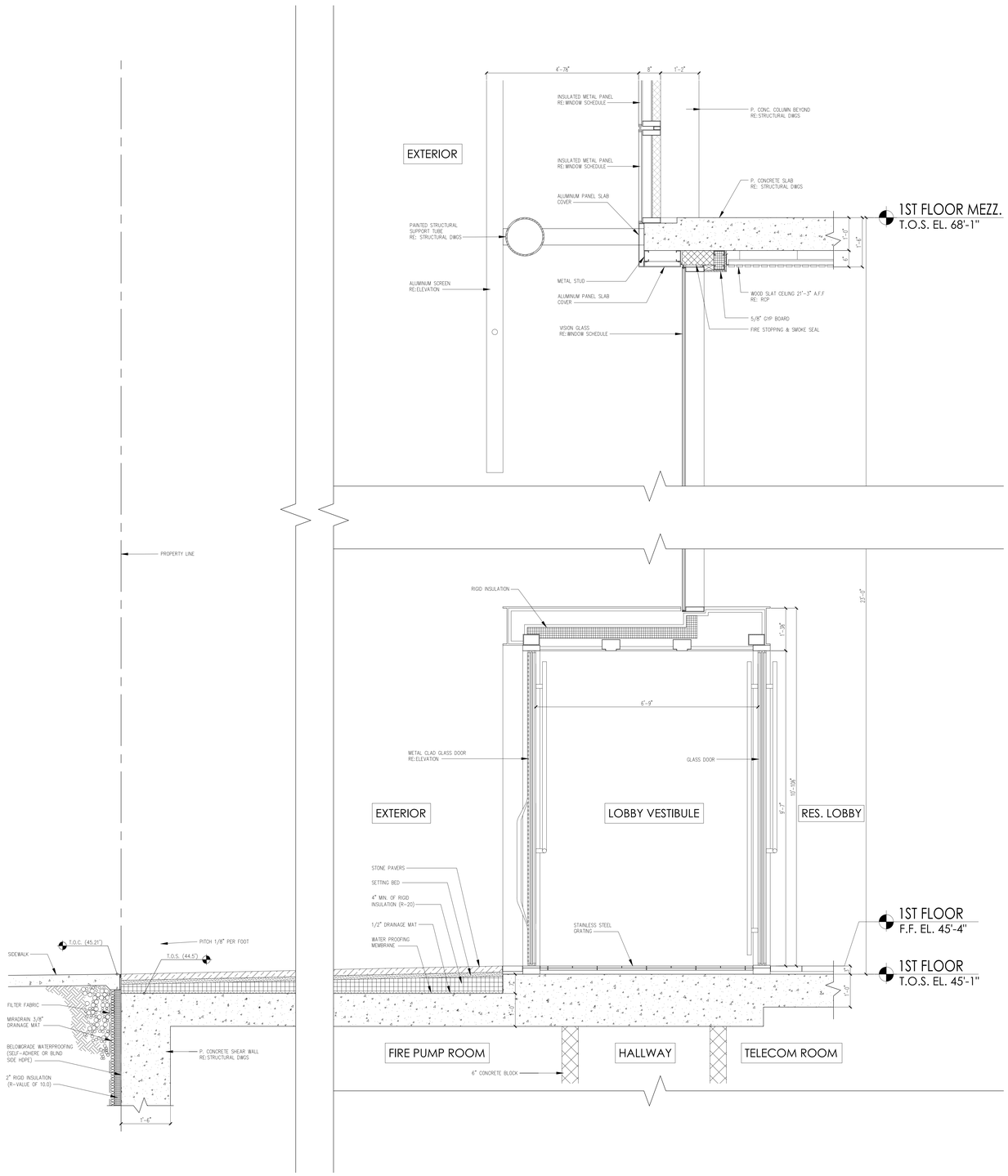

01 WALL SECTION H
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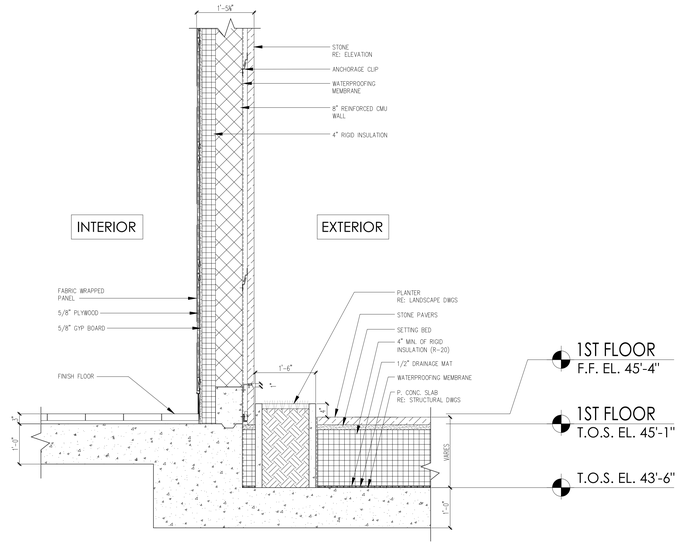

02 WALL SECTION I
SCALE: 3/4" = 1'-0"

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
450 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
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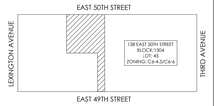
KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
WALL SECTIONS

SEAL & SIGNATURE:

DATE:
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DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A304.01
SHEET. No.: 117 of 143

FILE No: T:\2014\2014-88\Arch\CD\CD 2014-88 Rev Plans\Sheet\138 EPC Arch_4304-04.dwg, 2/2/2016 4:44:...

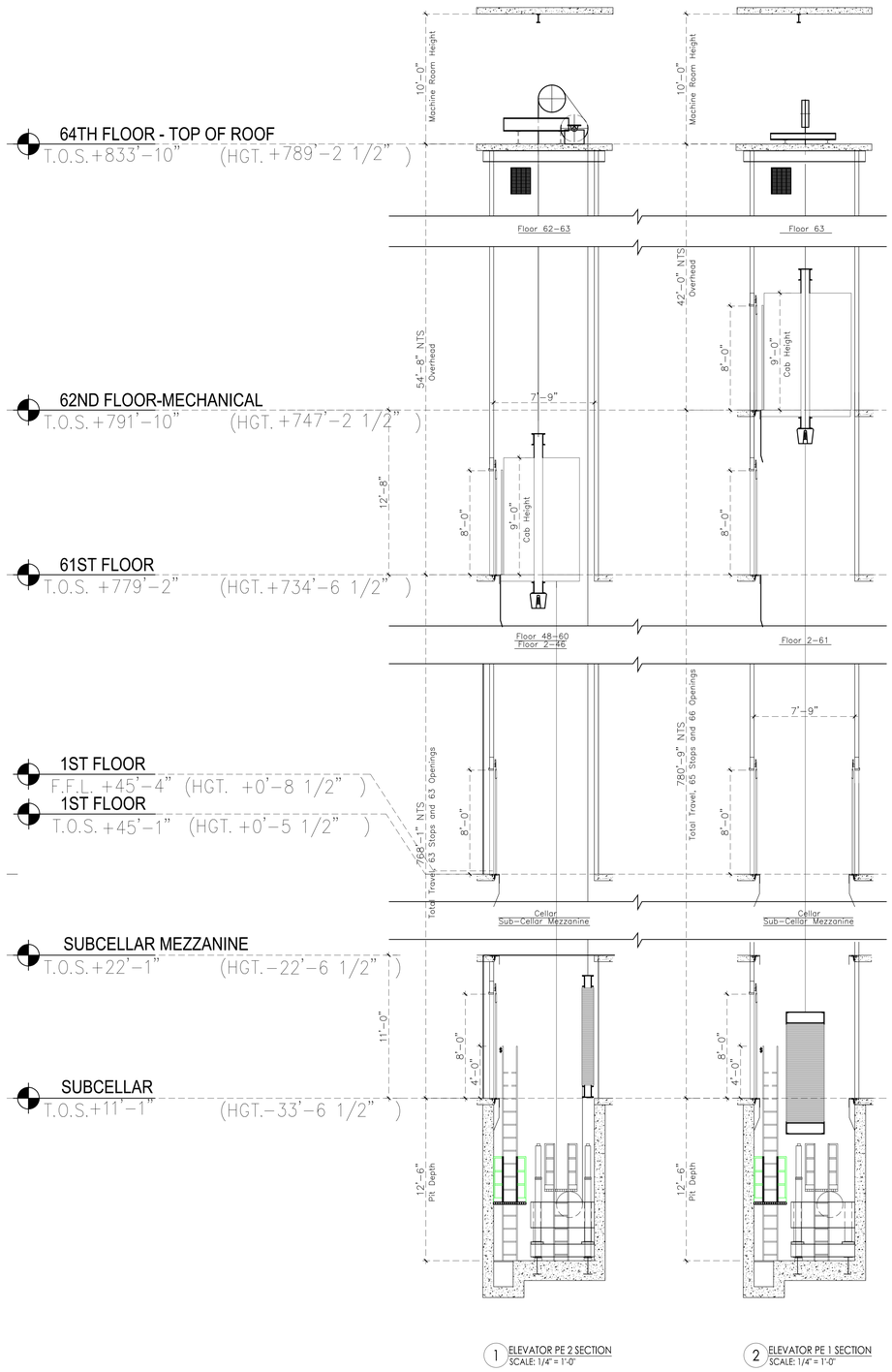
DEPT OF BLDGS 121395628 Job Number
B30602595B0 Scan Code

PE2	MACHINE ROOM REACTIONS (in lbs.)		
ON MACHINE/MOTOR RAIL			
A	21,900	B	38,500
C	14,600	D	29,100
Dynamic load per ANSI 17.1 Rule 2.9.2			

PE2	ELEVATOR REACTIONS (in lbs.)		
RAIL		PIT FLOOR	
R1	1,550	W	53,200
R2	800	X	29,300
R3	29,250	Y	45,200
		Z	29,600 (UP PULL)
FORCES HAVE BEEN DOUBLED FOR IMPACT			
FORCES W AND X WILL NOT OCCUR SIMULTANEOUSLY			

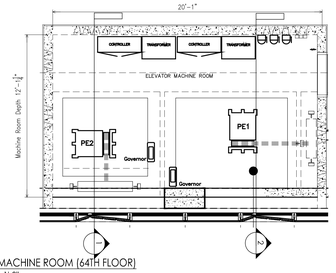
PE1	MACHINE ROOM REACTIONS (in lbs.)		
ON MACHINE/MOTOR RAIL			
A	28,200	B	49,700
C	18,900	D	37,600
Dynamic load per ANSI 17.1 Rule 2.9.2			

PE1	ELEVATOR REACTIONS (in lbs.)		
RAIL		PIT FLOOR	
R1	1,600	W	71,200
R2	850	X	39,200
R3	39,150	Y	60,500
		Z	40,500 (UP PULL)
FORCES HAVE BEEN DOUBLED FOR IMPACT			
FORCES W AND X WILL NOT OCCUR SIMULTANEOUSLY			

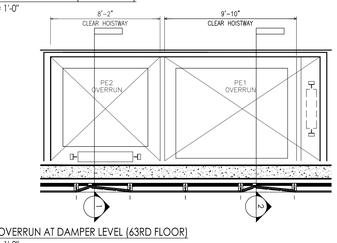


1 ELEVATOR PE 2 SECTION
SCALE: 1/4" = 1'-0"

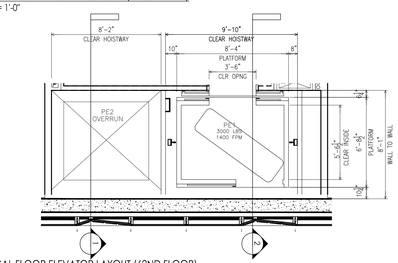
2 ELEVATOR PE 1 SECTION
SCALE: 1/4" = 1'-0"



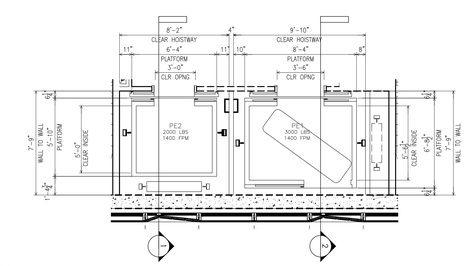
3F ELEVATOR MACHINE ROOM (64TH FLOOR)
SCALE: 1/4" = 1'-0"



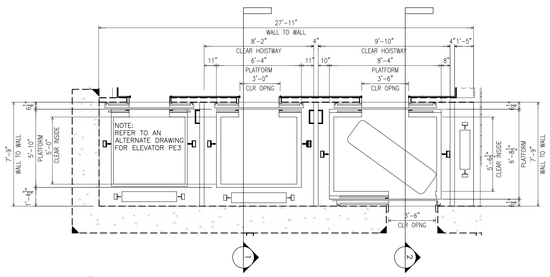
3E ELEVATOR OVERRUN AT DAMPER LEVEL (63RD FLOOR)
SCALE: 1/4" = 1'-0"



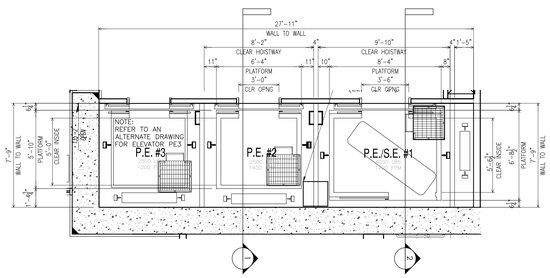
3D MECHANICAL FLOOR ELEVATOR LAYOUT (62ND FLOOR)
SCALE: 1/4" = 1'-0"



3C 61ST FLOOR ELEVATOR LAYOUT
SCALE: 1/4" = 1'-0"



3B GROUND FLOOR ELEVATOR LAYOUT
SCALE: 1/4" = 1'-0"



3A TYPICAL ELEVATOR LAYOUT
SCALE: 1/4" = 1'-0"

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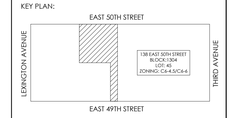
NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:


PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
ELEVATOR PLANS AND SECTIONS: PE 1-2

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY:
CHECKED BY:
DWG. No.:
A-360.01
SHEET. No.: 118 of 143

FILE No:

DEPT OF BLDGS 121395628 Job Number
E39595905615 Scan Code

MACHINE ROOM REACTIONS (in lbs.)			
ON MACHINE/MOTOR RAIL			
A	19,300	B	34,000
C	12,900	D	25,700
Dynamic load per ANSI 17.1 Rule 2.9.2			

ELEVATOR REACTIONS (in lbs.)			
RAIL		PIT FLOOR	
R1	1,550	W	50,400
R2	800	X	27,800
R3	27,700	Y	42,900
		Z	28,600 (UP PULL)
FORCES HAVE BEEN DOUBLED FOR IMPACT			
FORCES W AND X WILL NOT OCCUR SIMULTANEOUSLY			

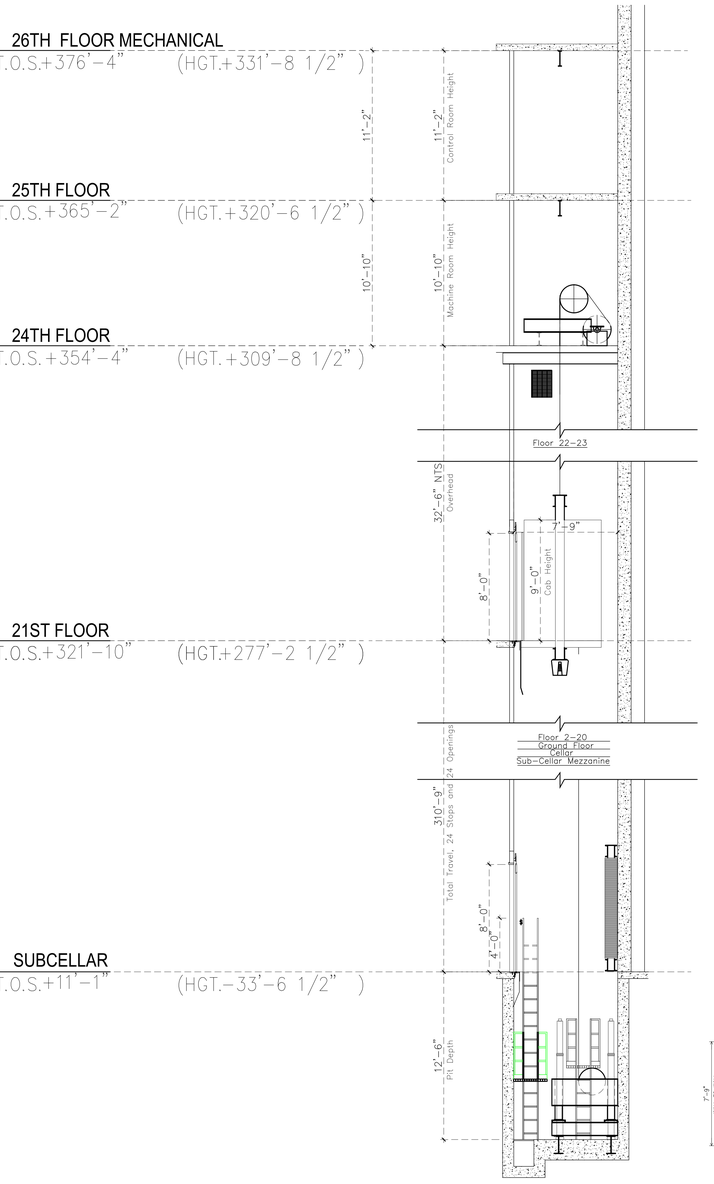
26TH FLOOR MECHANICAL
T.O.S.+376'-4" (HGT.+331'-8 1/2")

25TH FLOOR
T.O.S.+365'-2" (HGT.+320'-6 1/2")

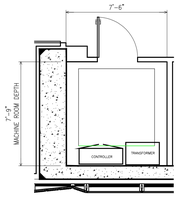
24TH FLOOR
T.O.S.+354'-4" (HGT.+309'-8 1/2")

21ST FLOOR
T.O.S.+321'-10" (HGT.+277'-2 1/2")

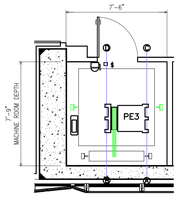
SUBCELLAR
T.O.S.+11'-1" (HGT.-33'-6 1/2")



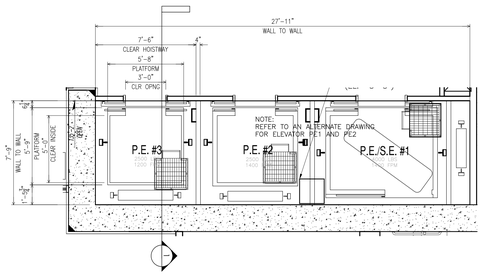
1 ELEVATOR PE 3 SECTION
SCALE: 1/4" = 1'-0"



1C CONTROL ROOM (25TH FLOOR)
SCALE: 1/4" = 1'-0"



1B ELEVATOR MACHINE ROOM (24TH FLOOR)
SCALE: 1/4" = 1'-0"



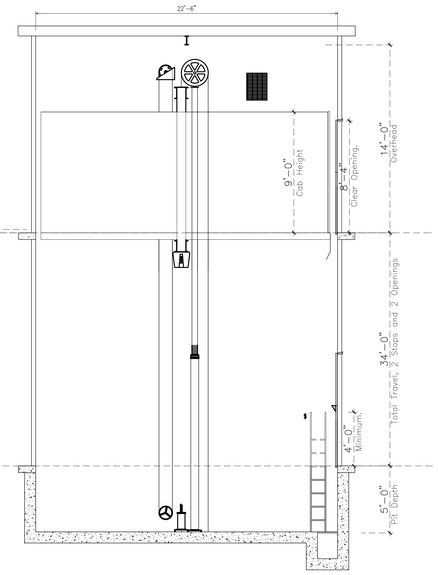
1A TYPICAL ELEVATOR LAYOUT
SCALE: 1/4" = 1'-0"

ELEVATOR REACTIONS (in lbs.)			
RAIL		IN PIT FLOOR	
R1	1,550	W	36,200
R2	800	X	8,100
R3	8,050	Z	18,100
FORCES HAVE BEEN DOUBLED FOR IMPACT			
FORCES W AND X WILL NOT OCCUR SIMULTANEOUSLY			

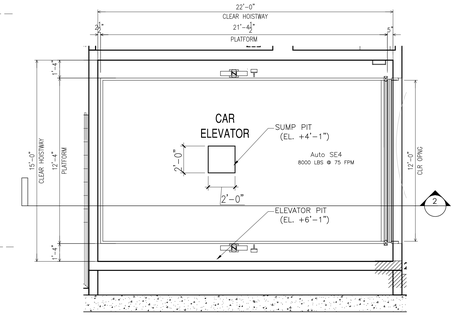
1ST FLOOR
F.F.L. +45'-4" (HGT. +0'-8 1/2")

1ST FLOOR
T.O.S. +45'-1" (HGT. +0'-5 1/2")

SUBCELLAR
T.O.S.+11'-1" (HGT.-33'-6 1/2")



3 ELEVATOR SE 5 SECTION
SCALE: 1/4" = 1'-0"



3A CAR ELEVATOR LAYOUT (SUB-CELLAR FLOOR)
SCALE: 1/4" = 1'-0"

ELEVATOR REACTIONS (in lbs.)			
RAIL		IN PIT FLOOR	
R1	1,350	W	13,800
R2	700	X	N/A
R3	N/A	Z	6,900
FORCES HAVE BEEN DOUBLED FOR IMPACT			
FORCES W AND X WILL NOT OCCUR SIMULTANEOUSLY			

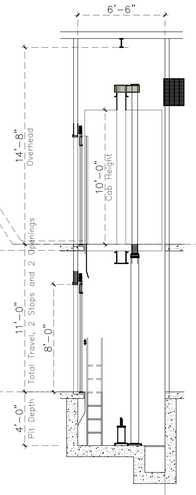
1ST FLOOR MEZZANINE
T.O.S. +68'-1" (HGT. +23'-5 1/2")

1ST FLOOR
F.F.L. +45'-4" (HGT. +0'-8 1/2")

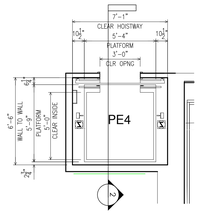
1ST FLOOR
T.O.S. +45'-1" (HGT. +0'-5 1/2")

AVERAGE CURB
+/- 0 (44'-7.5" or 44.628')

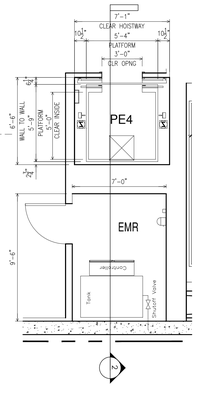
CELLAR
T.O.S. +34'-1" (HGT. -10'-6 1/2")



2 ELEVATOR PE 4 SECTION
SCALE: 1/4" = 1'-0"



2B ELEVATOR LAYOUT (GROUND FLOOR)
SCALE: 1/4" = 1'-0"



2A ELEVATOR MACHINE ROOM (CELLAR FLOOR)
SCALE: 1/4" = 1'-0"

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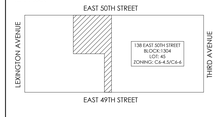


PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
ELEVATOR PLANS AND SECTIONS: PE3-4/SE5

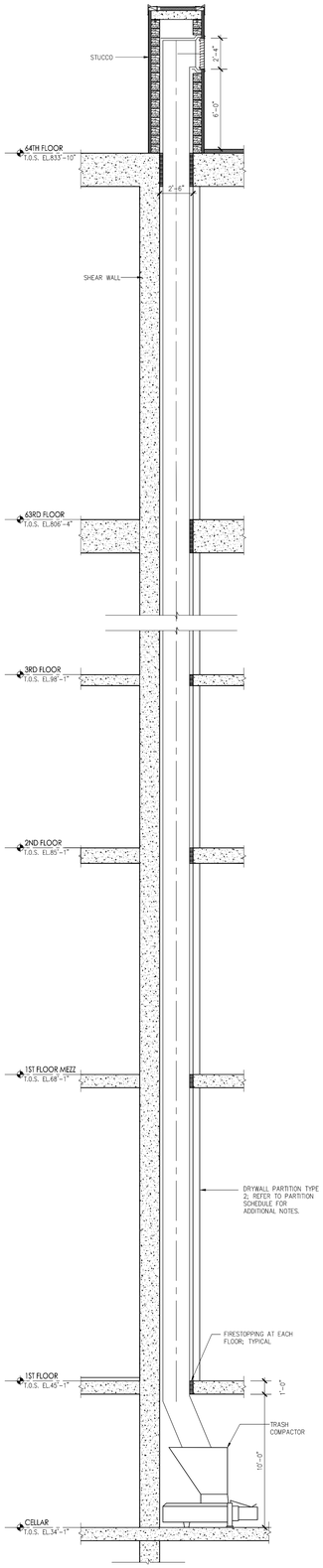
SEAL & SIGNATURE:

DATE:	
PROJECT No:	2014-88
DRAWN BY:	
CHECKED BY:	
DWG. No.:	A-361.01
SHEET. No.:	119 of 143

FILE No:

DEPT OF BLDGS 421395028 Job Number
B3906810137 Scan Code

1 CELLAR PLAN @ TRASH CHUTE
SCALE: 1/4" = 1'-0"



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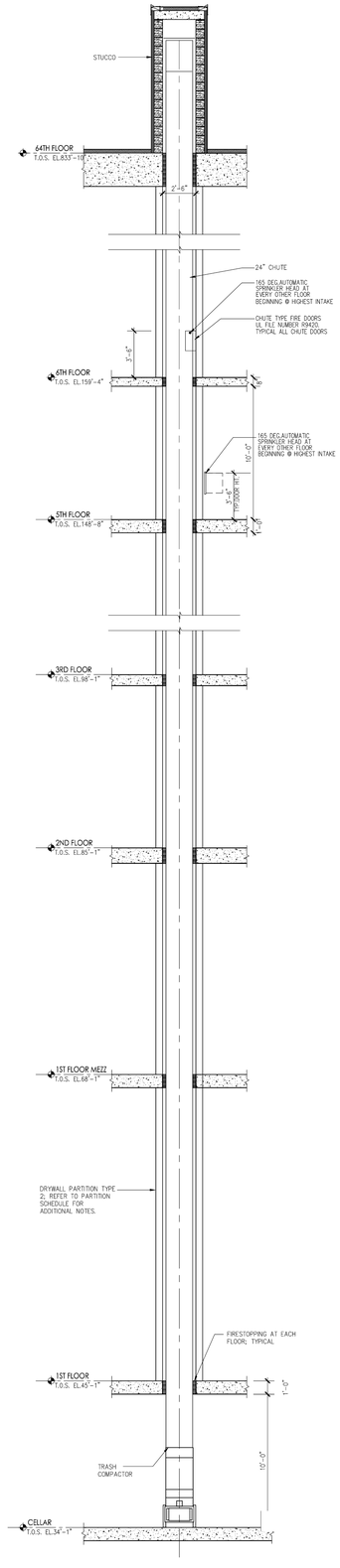

3 SECTION B-B
SCALE: 1/4" = 1'-0"

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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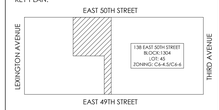
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

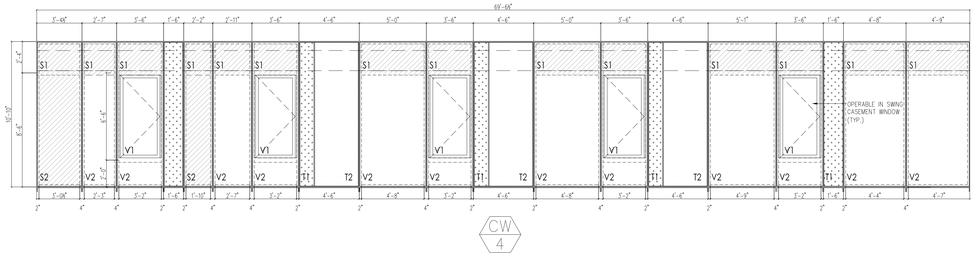
DRAWING TITLE:
TRASH CHUTE

SEAL & SIGNATURE:
REGISTERED ARCHITECT 029 CHRISTOPHER M. LOUIS STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY:
CHECKED BY:
DWG. No.: A-365.01
SHEET. No.: 120 of 143

FILE No:

CITY OF BLOCK 01195029 Job Number
E1601230029 Work Order



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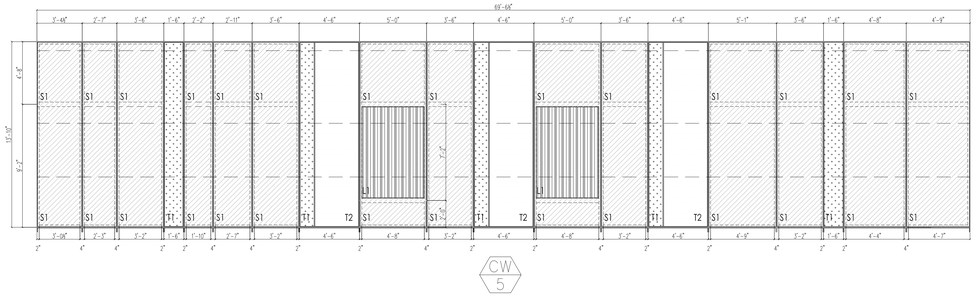

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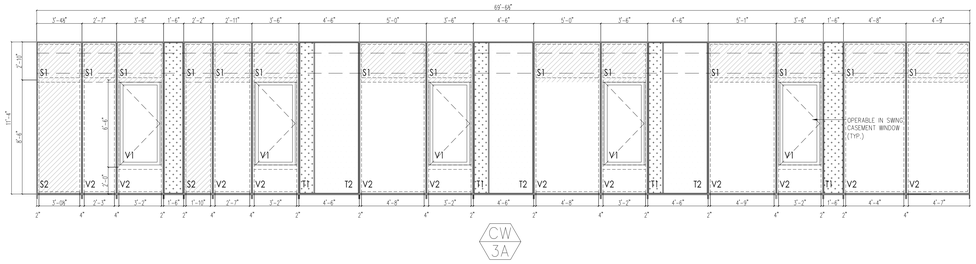

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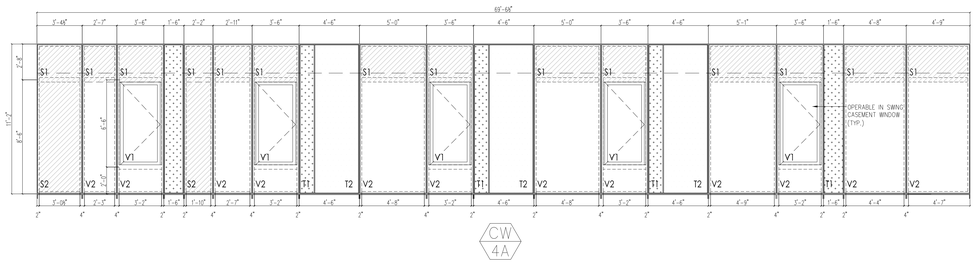

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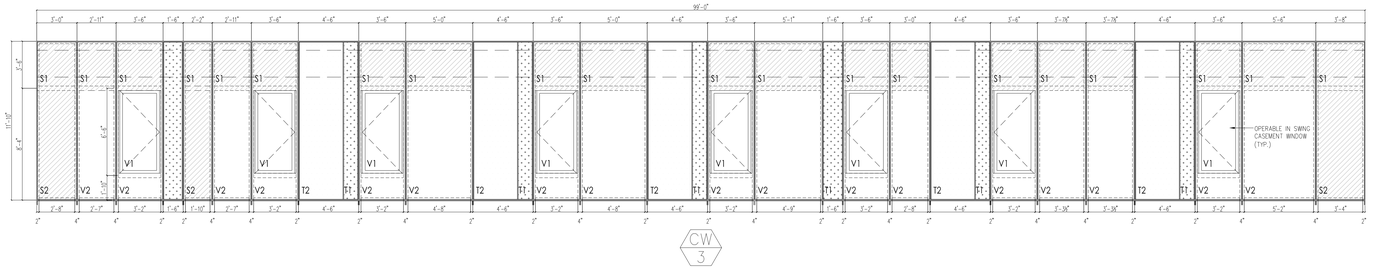

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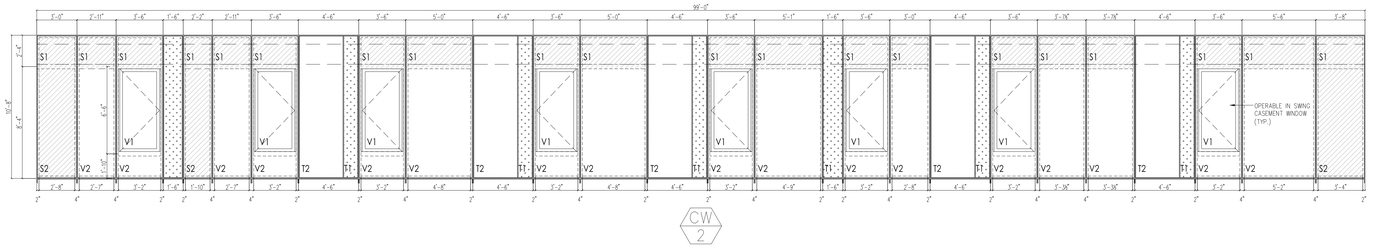

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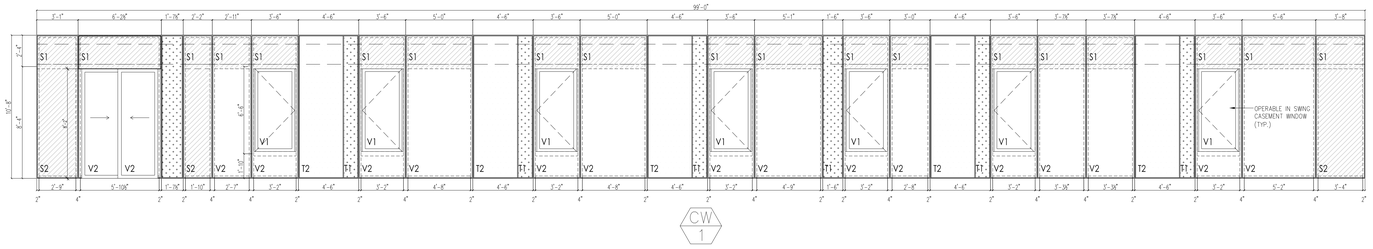

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08 LOUVER TYPE 7
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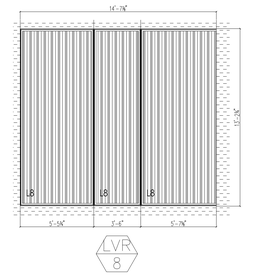

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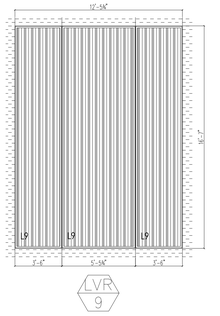

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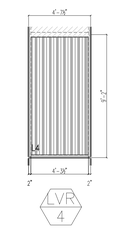

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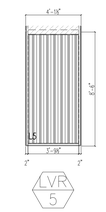

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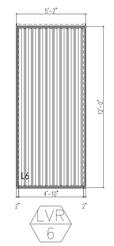

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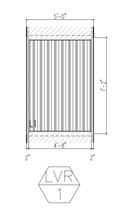

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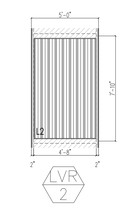

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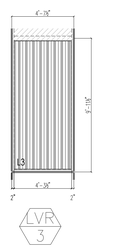

14 LOUVER TYPE 3
SCALE: 1/4" = 1'-0"

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NEW YORK, NY

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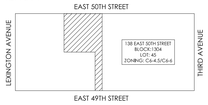
PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

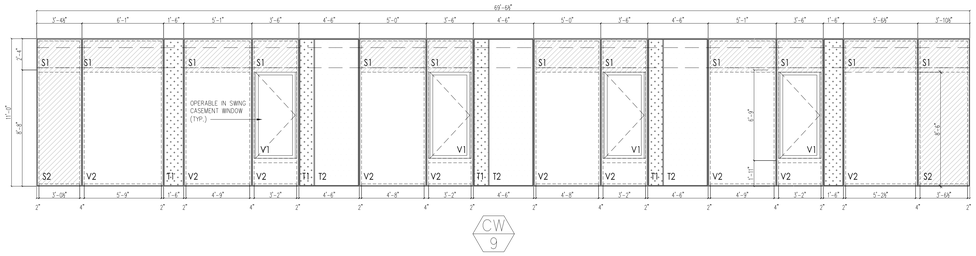
DRAWING TITLE:
WINDOW SCHEDULE

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A401.01
SHEET No.: 121 of 143

FILE No: T:\2014\14-088\CAD\2-2014\[Win Plan Sheets (3BEDRO).mcd], 4/21/2015 9:24:53 AM

CITY OF BLDGS 121395029 Job Number
B00130745 Work Order



05 WINDOW TYPE CW9 - 33-41 FLOORS - NORTH FACADE
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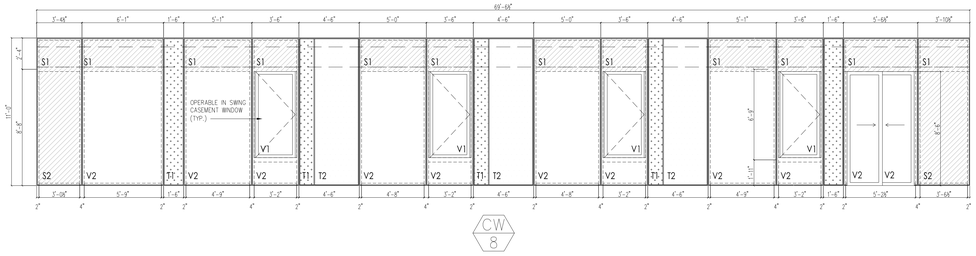

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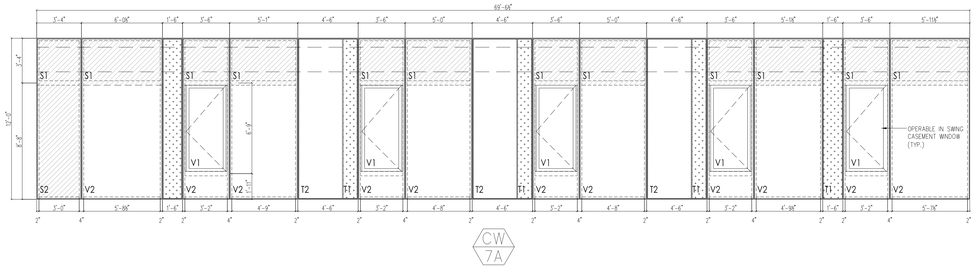

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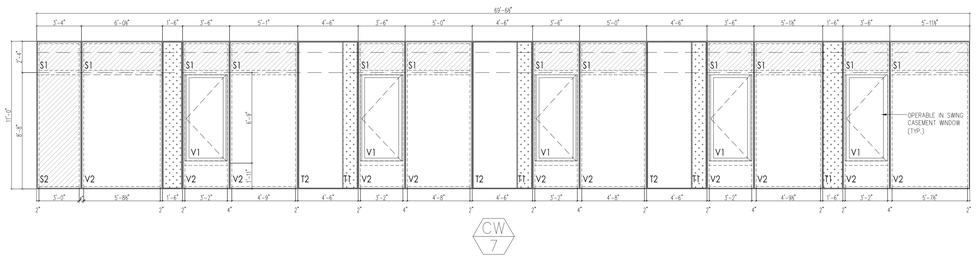

02 WINDOW TYPE CW7 - 28-30 FLOORS - NORTH FACADE
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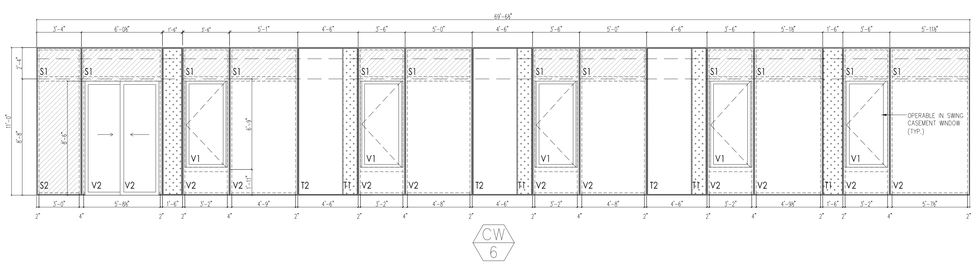

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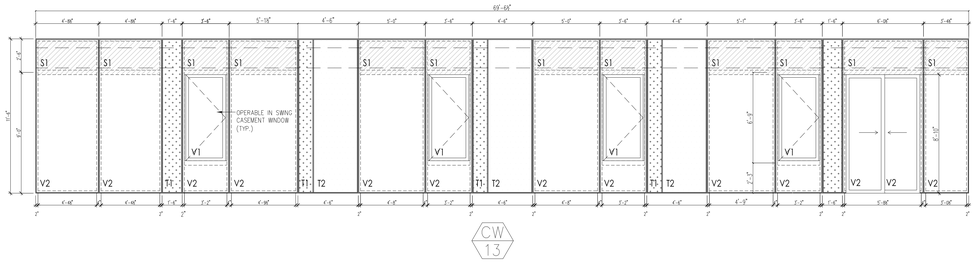

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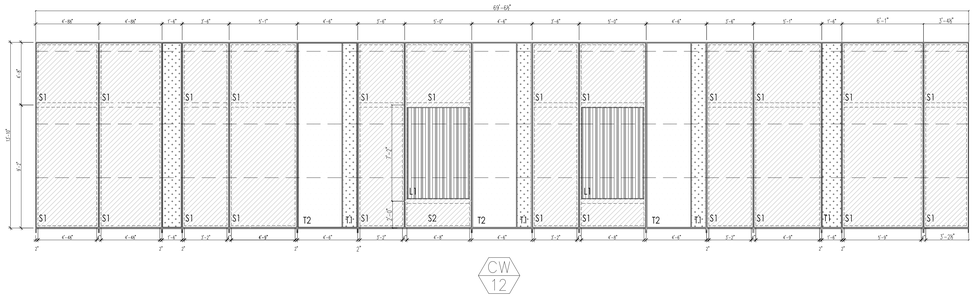

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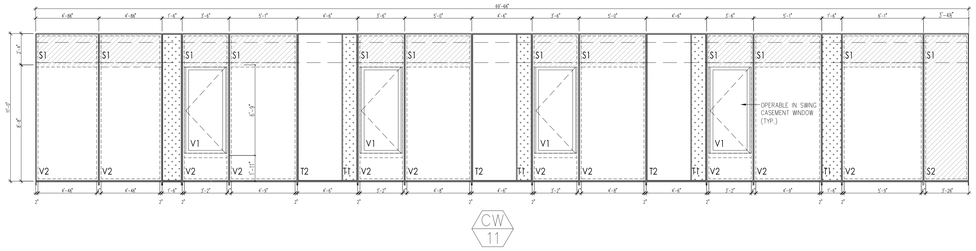

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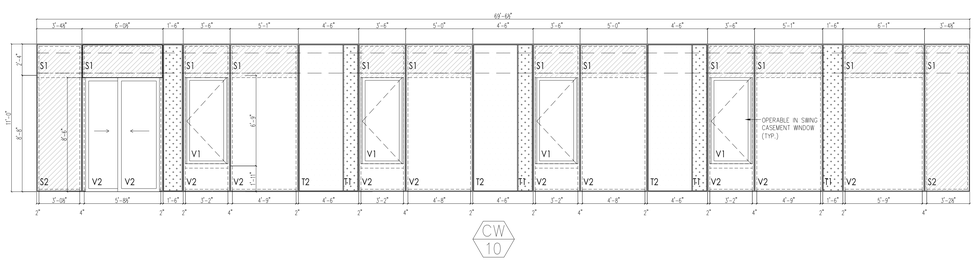

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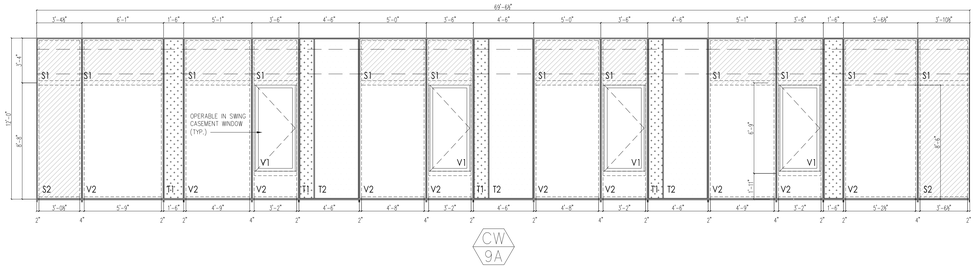

06 WINDOW TYPE CW9A - 42ND FLOOR - NORTH FACADE
SCALE: 1/4" = 1'-0"

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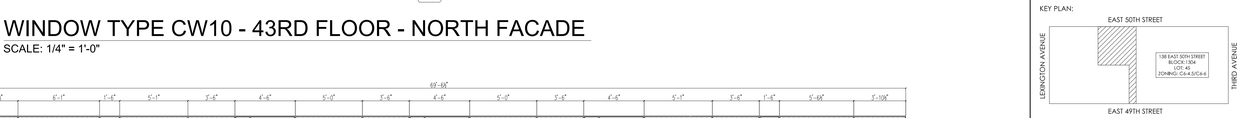
D.O.B. NUMBER:
NB#

NORTH:
0 1 2 4 6 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



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DWG. No.:
A402.01
SHEET No.: 122 of 143

FILE No: T:\2014\Sheet\2402\2014402Rev15\Sheets\2402ElCards_A402.dgn, 09/29/2015 10:53:33 AM

CITY OF BLOCK 1311 LOT 29 Job Number
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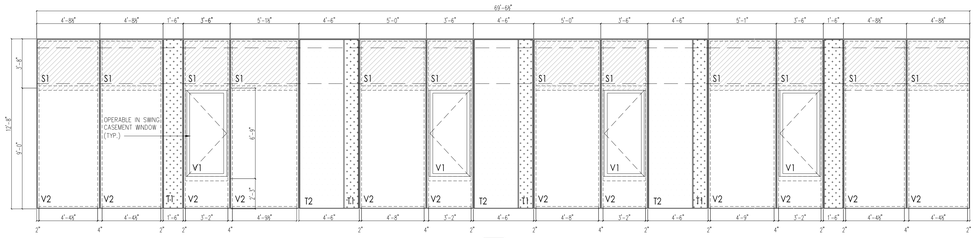
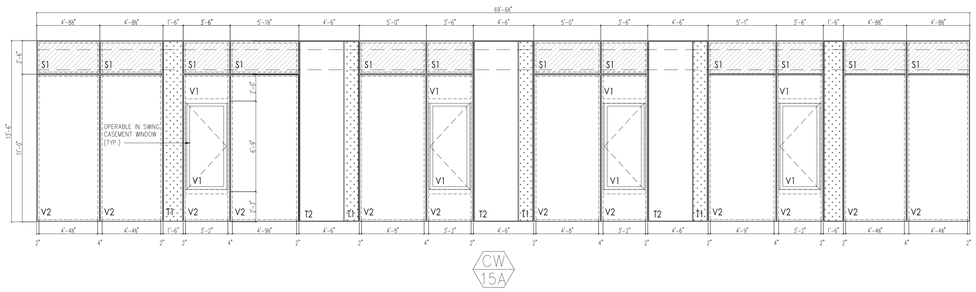
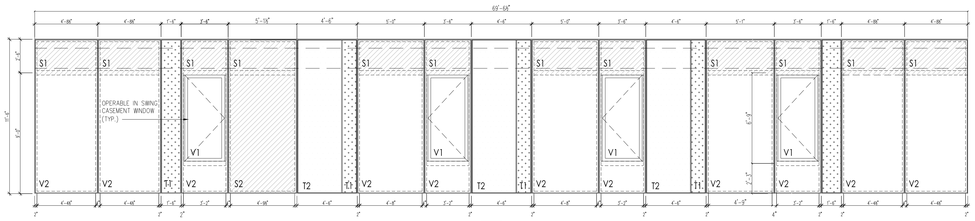


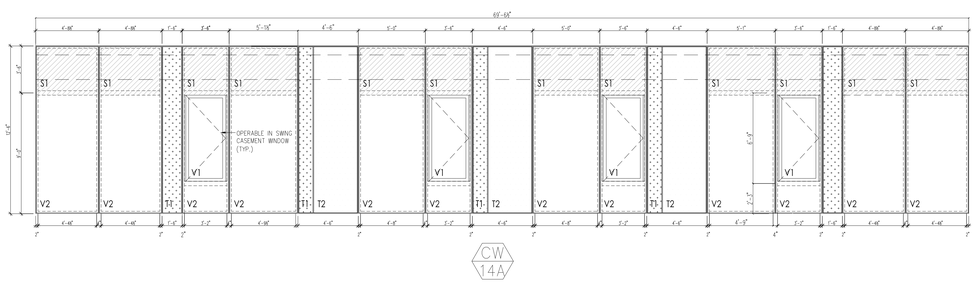
05 WINDOW TYPE CW15B - 61ST FLOOR - NORTH FACADE
SCALE: 1/4" = 1'-0"



04 WINDOW TYPE CW15A - 60TH FLOOR - NORTH FACADE
SCALE: 1/4" = 1'-0"



03 WINDOW TYPE CW15 - 58-59 FLOORS - NORTH FACADE
SCALE: 1/4" = 1'-0"



02 WINDOW TYPE CW14A - 57TH FLOOR - NORTH FACADE
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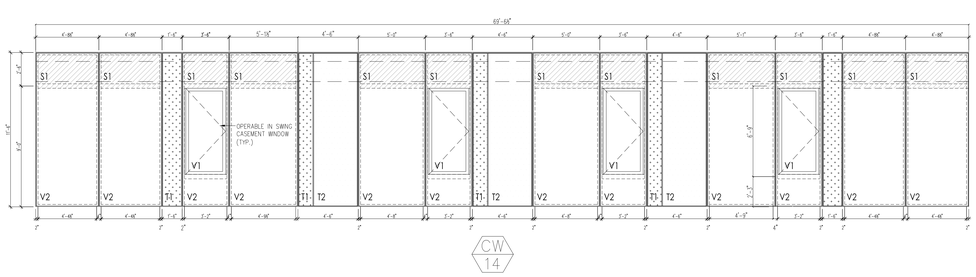

01 WINDOW TYPE CW14 - 49-56 FLOORS - NORTH FACADE
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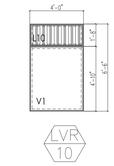
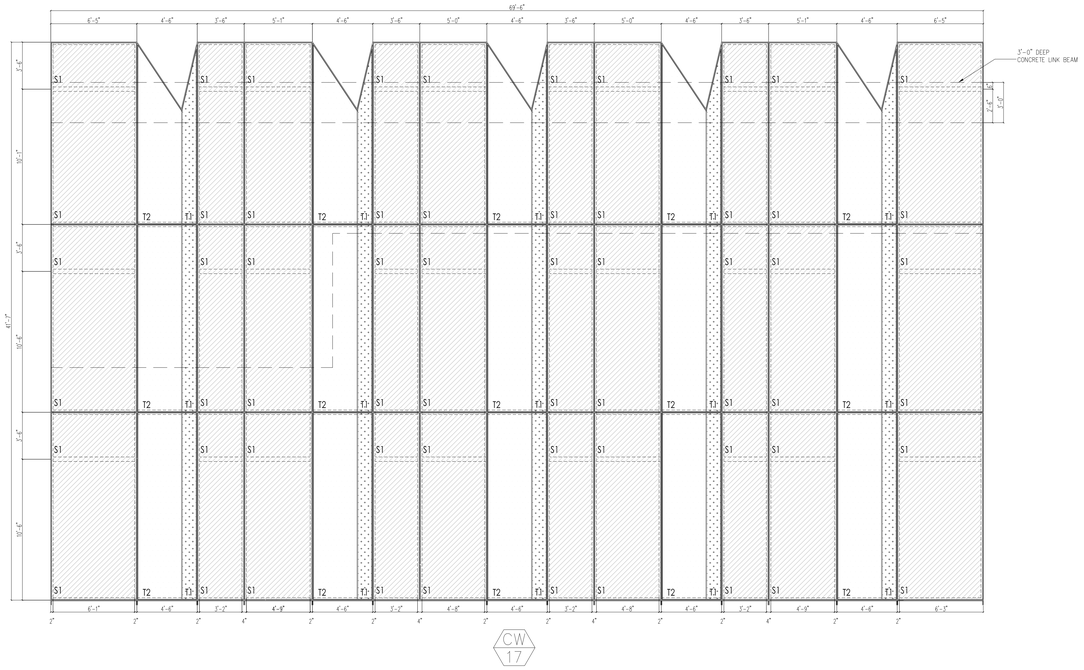


08 LOUVER TYPE 10
SCALE: 1/4" = 1'-0"



07 WINDOW TYPE CW17 - 63-ROOF - NORTH FACADE
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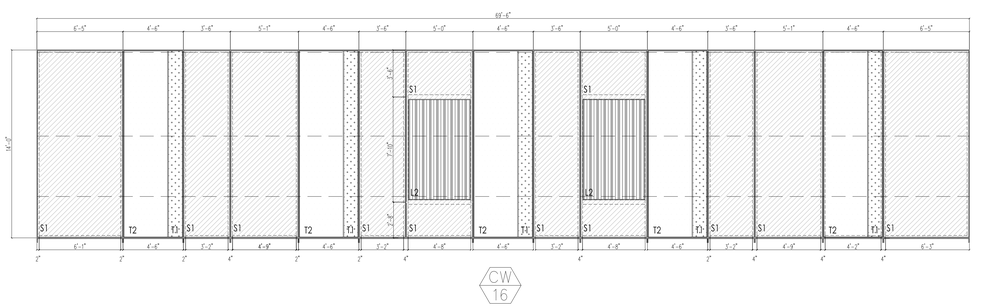

06 WINDOW TYPE CW16 - 62ND FLOOR - NORTH FACADE
SCALE: 1/4" = 1'-0"

PROJECT:

138 EAST 50TH ST.
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ZONING CONSULTANT:
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PRELIMINARY
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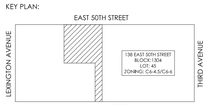
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

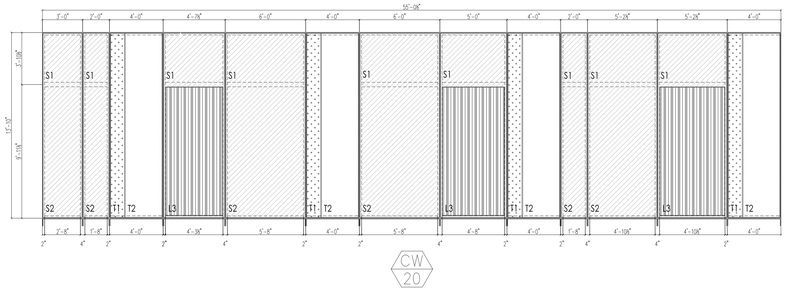
WINDOW SCHEDULE

SEAL & SIGNATURE:

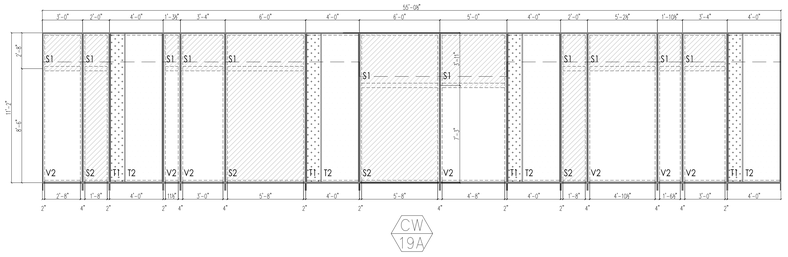
DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
CHECKED BY:	XX
DWG. No.:	A403.01
SHEET: No.:	123 of 143

FILE No: I:\138 E 50 Street CWD\12 Set\Illustrator files\sheet-1\BEBO\sht_A403.01_WDO SCHEDULE.dwg

CITY OF BLDGS 421390029 Job Number
E-Filing 421390029 Work Permit



05 WINDOW TYPE CW20 - 26TH FLOOR - WEST FACADE
SCALE: 1/4" = 1'-0"



04 WINDOW TYPE CW19A - 25TH FLOOR - WEST FACADE
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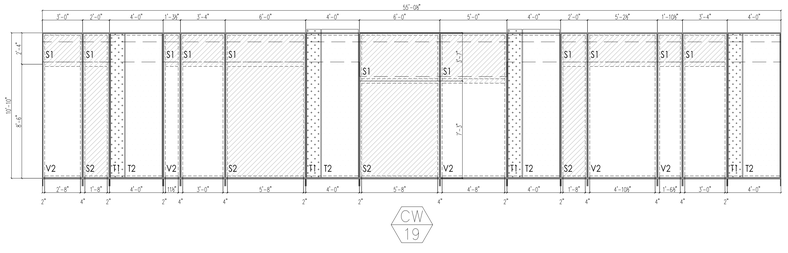
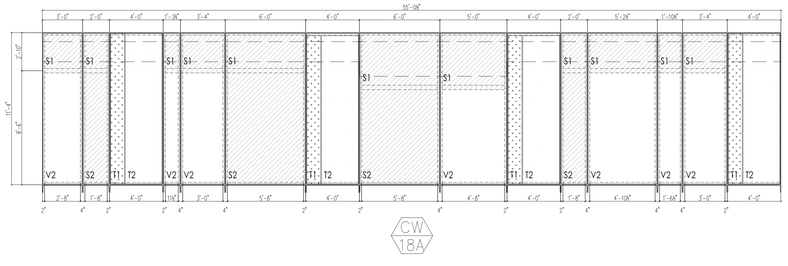


03 WINDOW TYPE CW19 - 18-24 FLOORS - WEST FACADE
SCALE: 1/4" = 1'-0"



02 WINDOW TYPE CW18A - 17TH FLOOR - WEST FACADE
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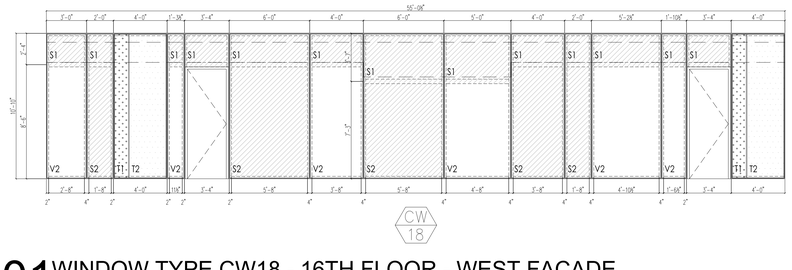
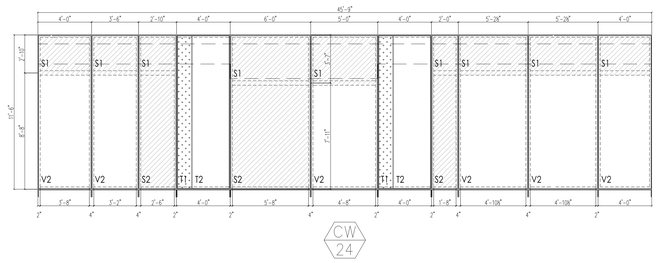


01 WINDOW TYPE CW18 - 16TH FLOOR - WEST FACADE
SCALE: 1/4" = 1'-0"



10 WINDOW TYPE CW24 - 48TH FLOOR - WEST FACADE
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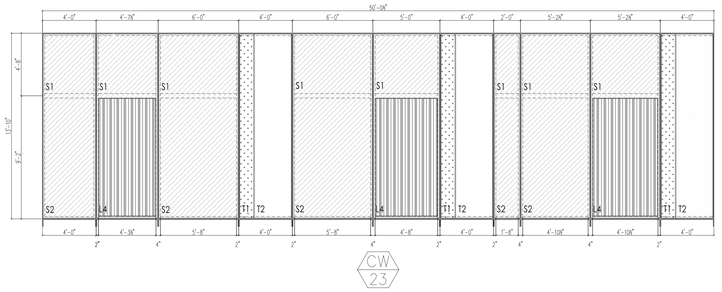
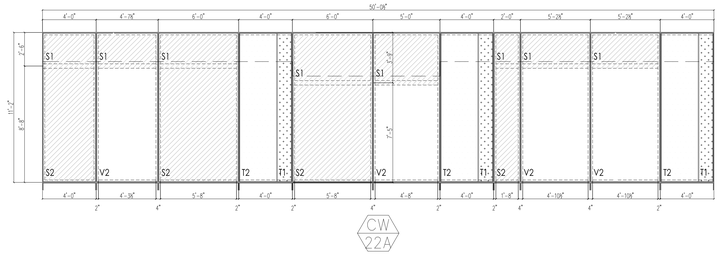


09 WINDOW TYPE CW23 - 47TH FLOOR - WEST FACADE
SCALE: 1/4" = 1'-0"



08 WINDOW TYPE CW22A - 46TH FLOOR - WEST FACADE
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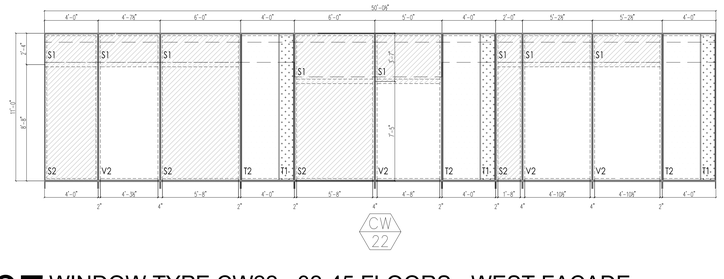
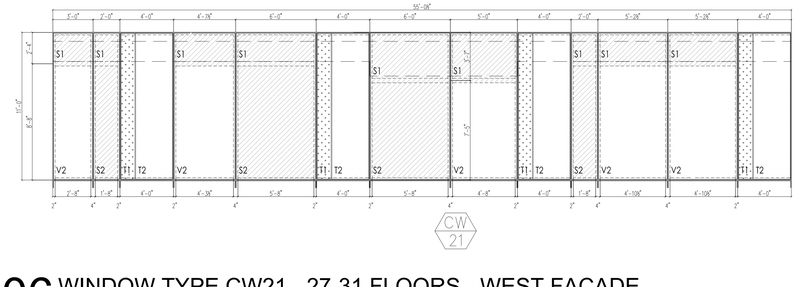


07 WINDOW TYPE CW22 - 32-45 FLOORS - WEST FACADE
SCALE: 1/4" = 1'-0"



06 WINDOW TYPE CW21 - 27-31 FLOORS - WEST FACADE
SCALE: 1/4" = 1'-0"

PROJECT:

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SCALE: 1/4" = 1'-0"

KEY PLAN:

PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

WINDOW SCHEDULE

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:

A404.01

SHEET: No.: 124 of 143

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CITY OF BLDGS 121395029 Job Number
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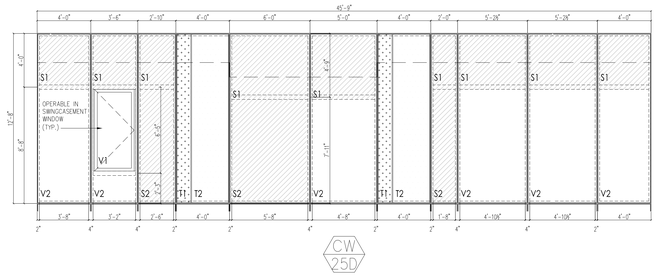
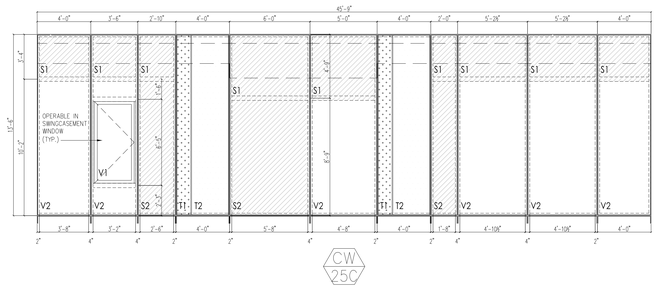


05 WINDOW TYPE CW25D - 61ST FLOOR - WEST FACADE
SCALE: 1/4" = 1'-0"



04 WINDOW TYPE CW25C - 60TH FLOOR - WEST FACADE
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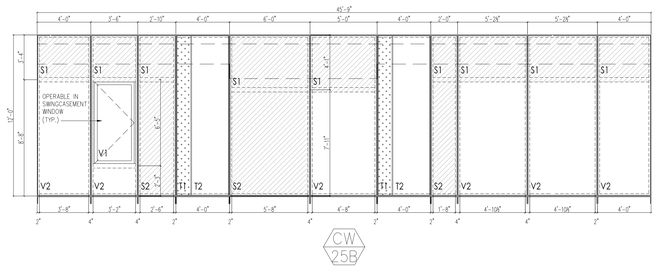

03 WINDOW TYPE CW25B - 59TH FLOOR - WEST FACADE
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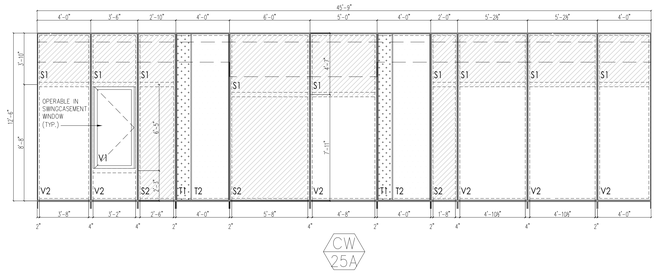
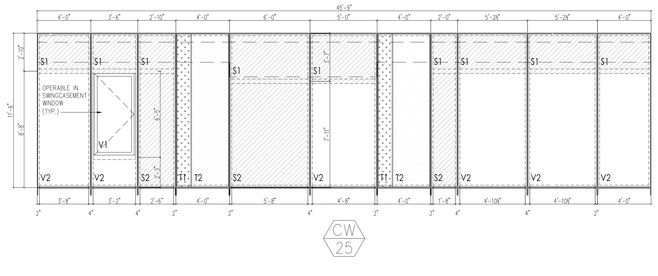
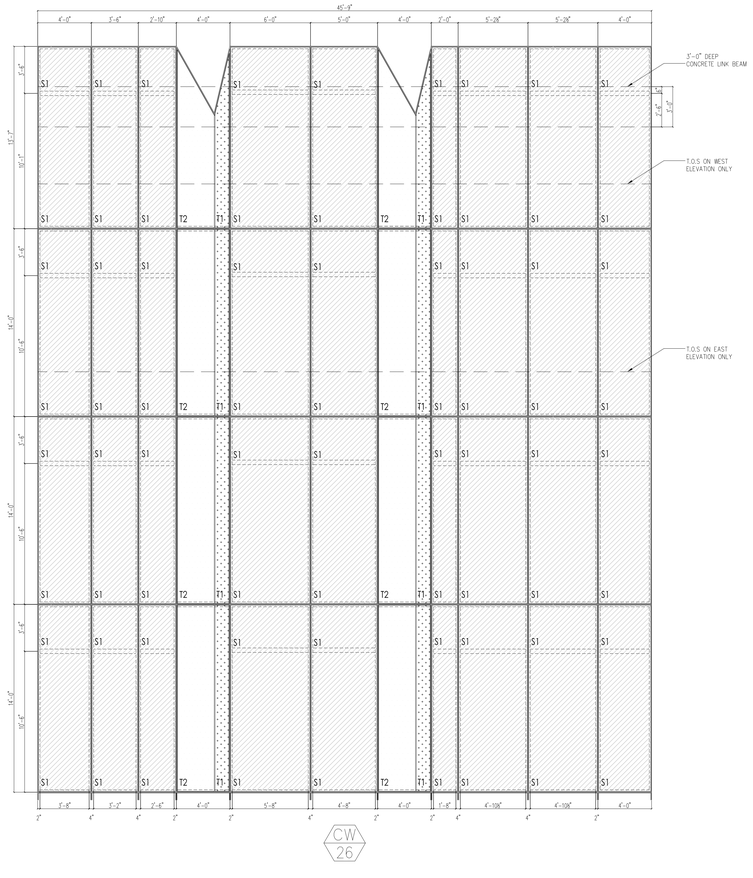


02 WINDOW TYPE CW25A - 57TH FLOOR - WEST FACADE
SCALE: 1/4" = 1'-0"



01 WINDOW TYPE CW25 - 49-56 FLOORS, 58TH FLOOR - WEST FACADE
SCALE: 1/4" = 1'-0"



06 WINDOW TYPE CW26 - 62-ROOF - WEST FACADE
SCALE: 1/4" = 1'-0"

PROJECT:

138 EAST 50TH ST.
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D.O.B. NUMBER:
NB#

NORTH:
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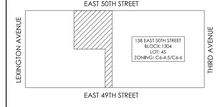
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
WINDOW SCHEDULE

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
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DWG. No.:
A405.01
SHEET No.: 125 of 143

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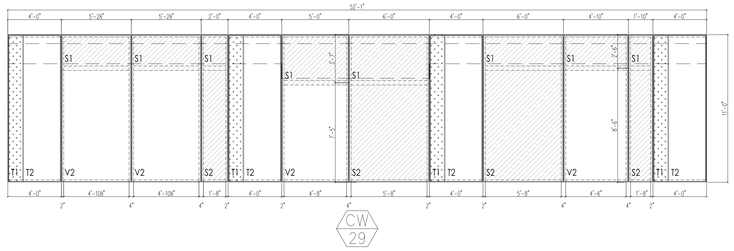
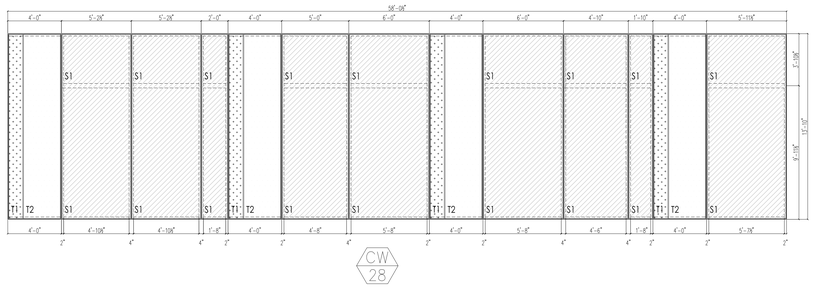


05 WINDOW TYPE CW29 - 27-30 FLOORS - EAST FACADE
SCALE: 1/4" = 1'-0"



04 WINDOW TYPE CW28 - 26TH FLOOR - EAST FACADE
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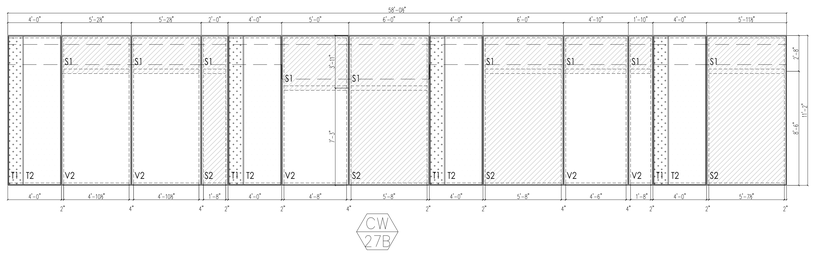
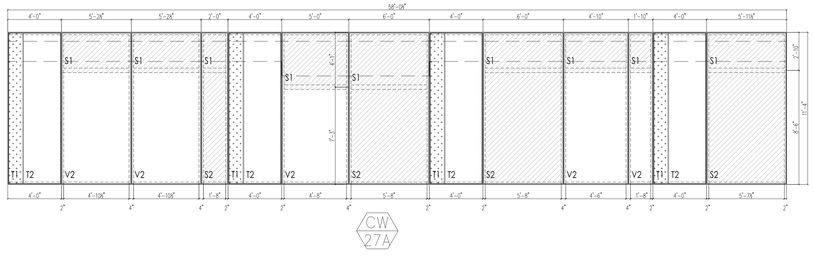
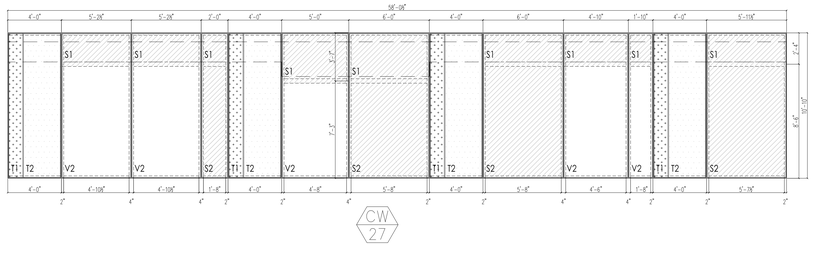


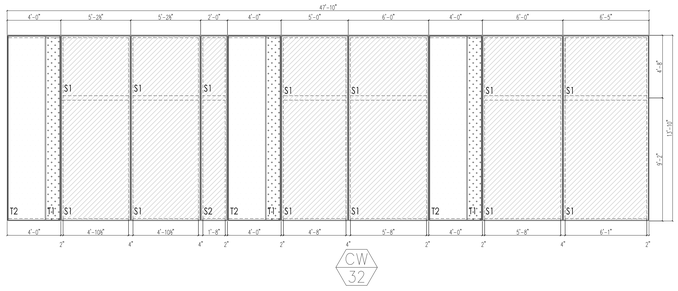
03 WINDOW TYPE CW27B - 25TH FLOOR - EAST FACADE
SCALE: 1/4" = 1'-0"



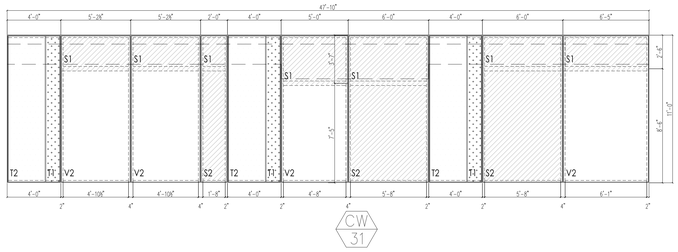
02 WINDOW TYPE CW27A - 17TH FLOOR - EAST FACADE
SCALE: 1/4" = 1'-0"



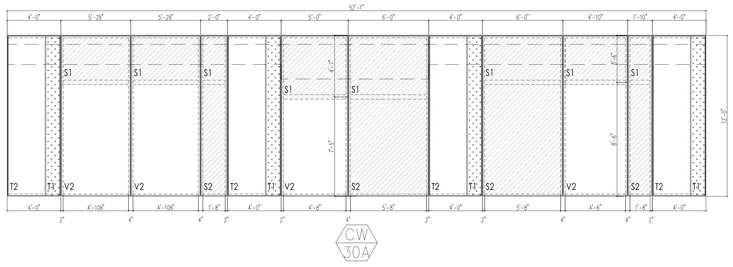
01 WINDOW TYPE CW27 - 16TH FLOOR, 18-24 FLOORS - EAST FACADE
SCALE: 1/4" = 1'-0"



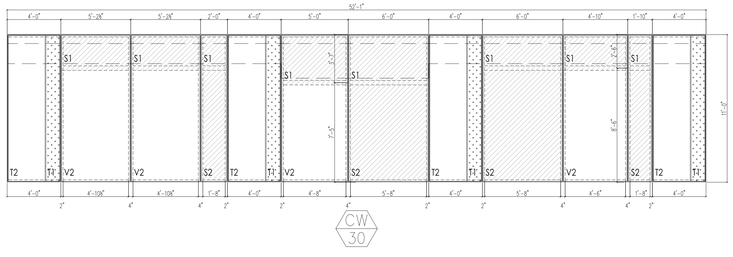
08 WINDOW TYPE CW32 - 47TH FLOOR - EAST FACADE
SCALE: 1/4" = 1'-0"



08 WINDOW TYPE CW31 - LEVELS 43-46 - EAST FACADE
SCALE: 1/4" = 1'-0"



08 WINDOW TYPE CW30A - 42ND FLOOR - EAST FACADE
SCALE: 1/4" = 1'-0"



07 WINDOW TYPE CW30 - 32-41 FLOORS - EAST FACADE
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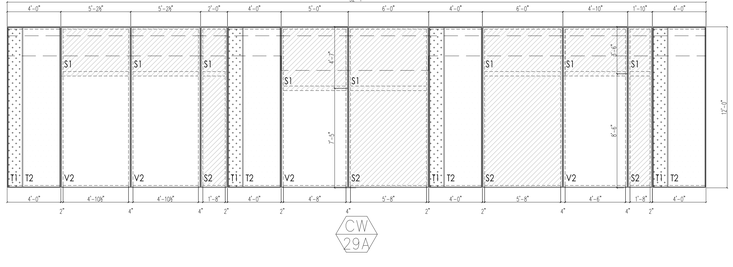

06 WINDOW TYPE CW29A - 31ST FLOOR - EAST FACADE
SCALE: 1/4" = 1'-0"

CITY OF BLOCK 1311 LOT 1001 Job Number
B1001 L1001

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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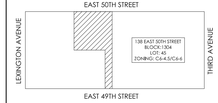
DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

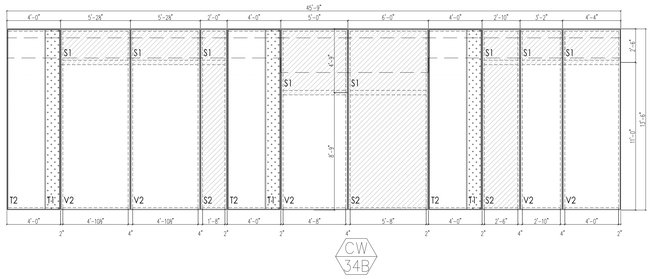
DRAWING TITLE:
WINDOW SCHEDULE

SEAL & SIGNATURE:

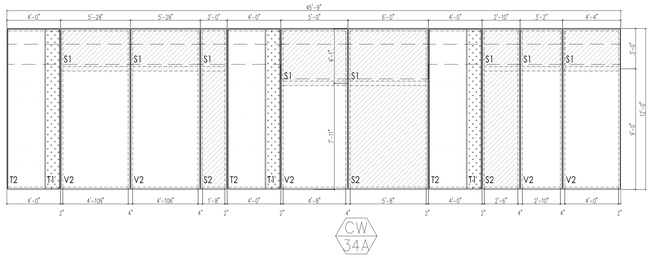
DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A406.01
SHEET No.: 126 of 143

FILE No: I:\2014 Dft \Issue Cd\A01-25 Addl Floor Plans\Sheets\138 50th Cond'o_A01-01-45_WINDOW SCHEDULE.dwg

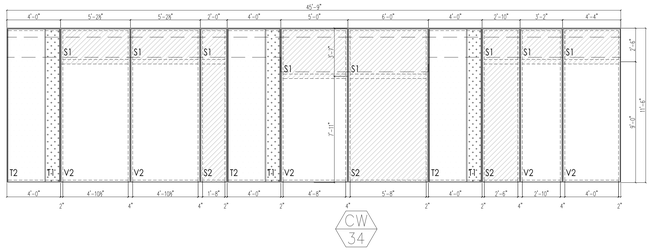
CITY OF BLDGS 121395029 Job Number
E-DOCUMENT 2121395029 Submission



05 WINDOW TYPE CW34B - 60TH FLOOR - EAST FACADE
SCALE: 1/4" = 1'-0"



04 WINDOW TYPE CW34A - 59TH FLOOR - EAST FACADE
SCALE: 1/4" = 1'-0"



03 WINDOW TYPE CW34 - 58TH FLOOR - EAST FACADE
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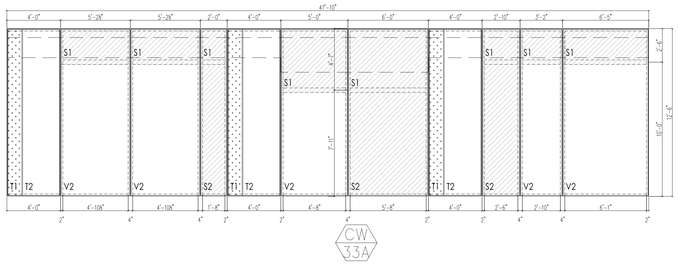

02 WINDOW TYPE CW33A - 57TH FLOOR - EAST FACADE
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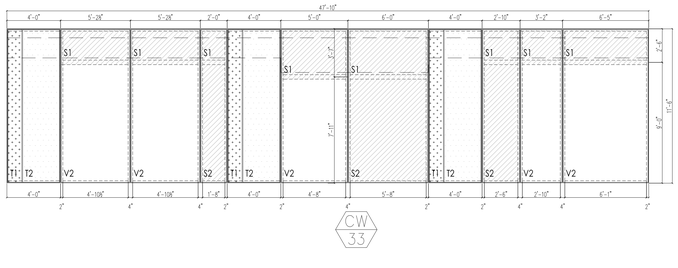

01 WINDOW TYPE CW33 - 48-56 FLOORS - EAST FACADE
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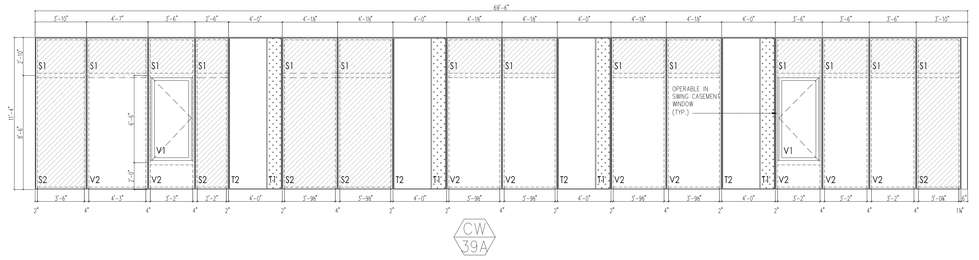

09 WINDOW TYPE CW39A - 17TH FLOOR - SOUTH FACADE
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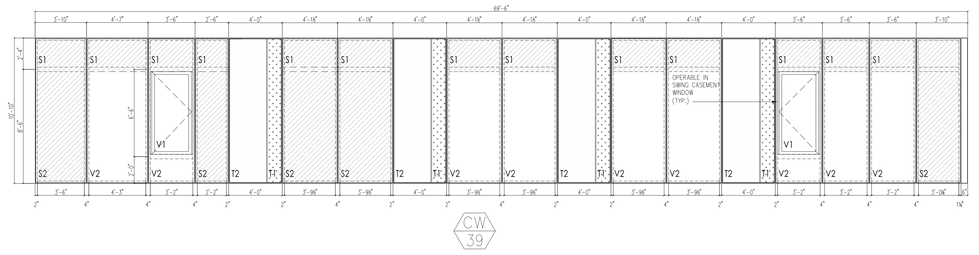

08 WINDOW TYPE CW39 - 16TH FLOOR - SOUTH FACADE
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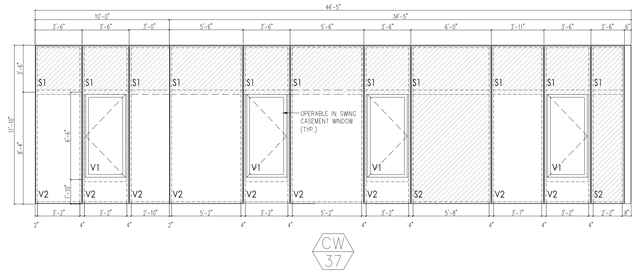

07 WINDOW TYPE CW37 - 15TH FLOOR - SOUTH FACADE
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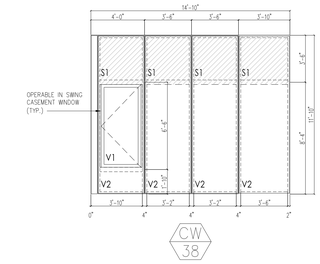

13 WINDOW TYPE CW38 - 15TH FLOOR - SOUTH FACADE
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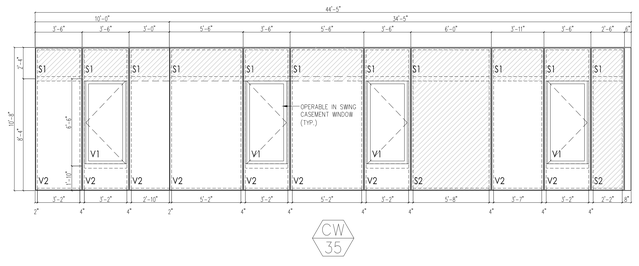

07 WINDOW TYPE CW35 - 5-14 FLOORS - SOUTH FACADE
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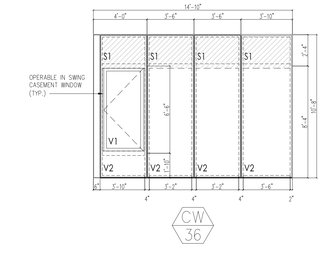

12 WINDOW TYPE CW36 - 5-14 FLOORS - SOUTH FACADE
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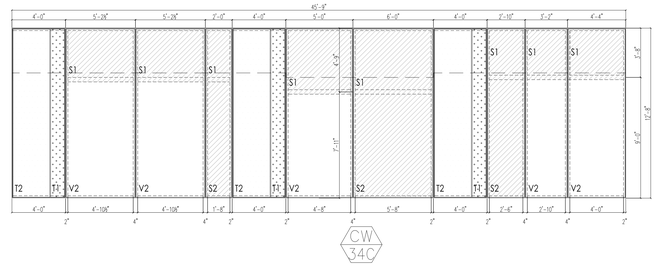

06 WINDOW TYPE CW34C - 61ST FLOOR - EAST FACADE
SCALE: 1/4" = 1'-0"

PROJECT:

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PRELIMINARY
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01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH
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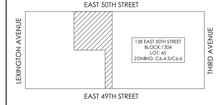
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

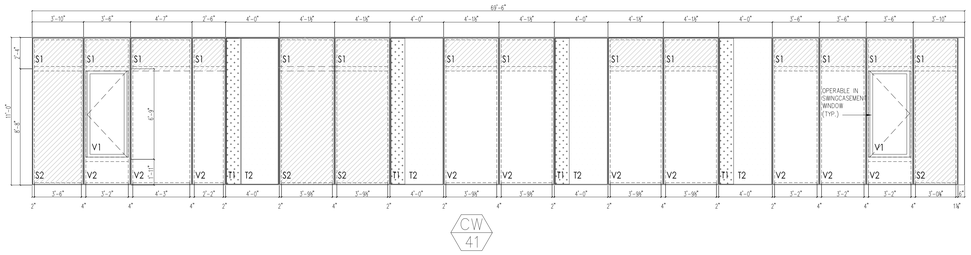
DRAWING TITLE:
WINDOW SCHEDULE

SEAL & SIGNATURE:

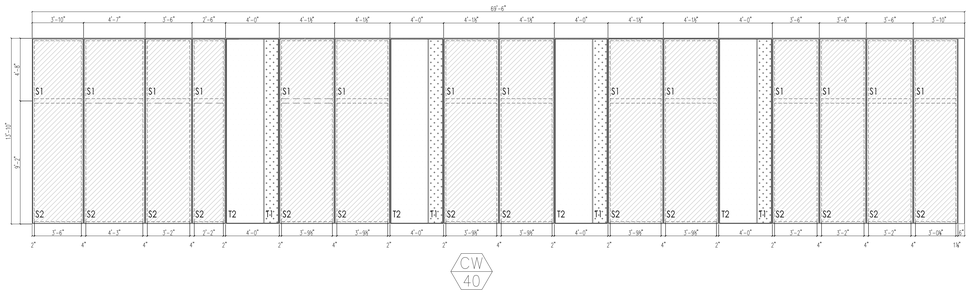
DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A407.01
SHEET. No.: 127 of 143

FILE No: I:\138 E 50 Street CZ\DOC 2014\BD Work Plan Sheets\138E50Cmstr_ref2-v45_WORK PLANS.dwg

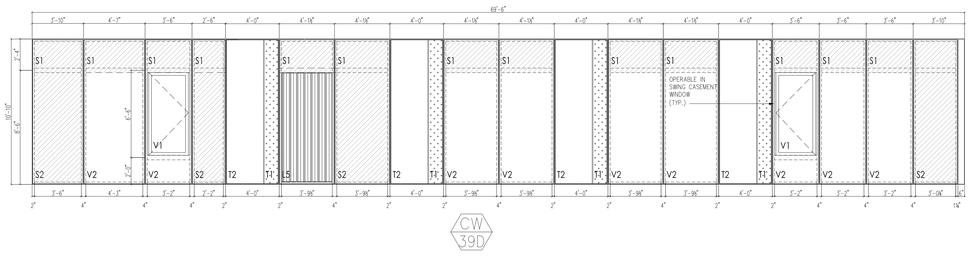
CITY OF BLDGS 421890628 Job Number
B3630624748 Work Order



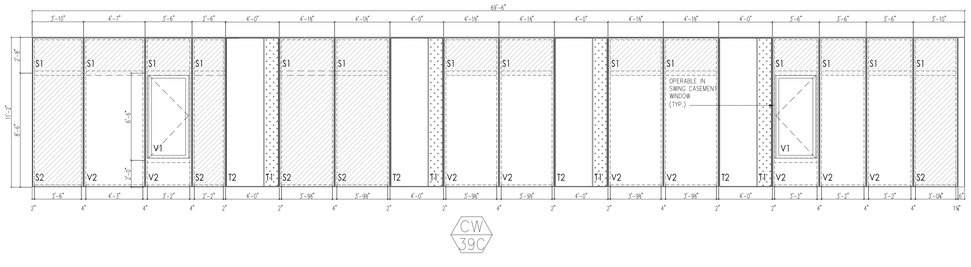
05 WINDOW TYPE CW41 - 27-30, 32-41 FLOORS - SOUTH FACADE
SCALE: 1/4" = 1'-0"



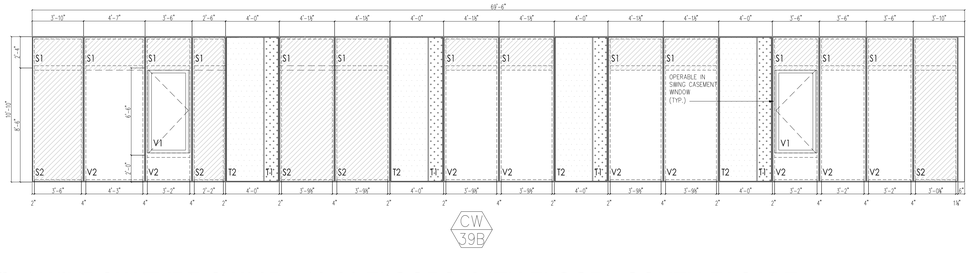
04 WINDOW TYPE CW40 - 26TH FLOOR, 47TH FLOOR - SOUTH FACADE
SCALE: 1/4" = 1'-0"



03 WINDOW TYPE CW39D - 23RD FLOOR - SOUTH FACADE
SCALE: 1/4" = 1'-0"



02 WINDOW TYPE CW39C - 25TH FLOOR - SOUTH FACADE
SCALE: 1/4" = 1'-0"



01 WINDOW TYPE CW39B - 18-22 FLOORS, 24TH FLOOR - SOUTH FACADE
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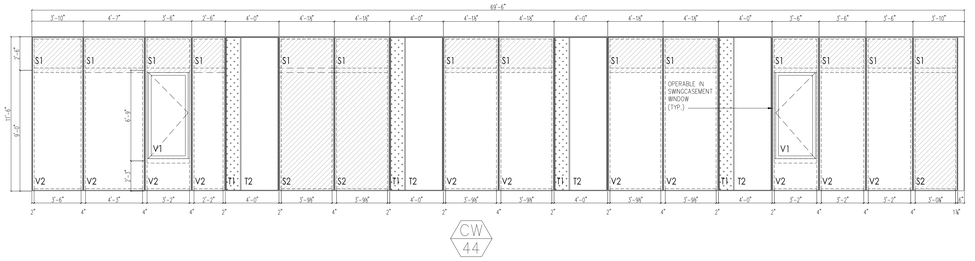
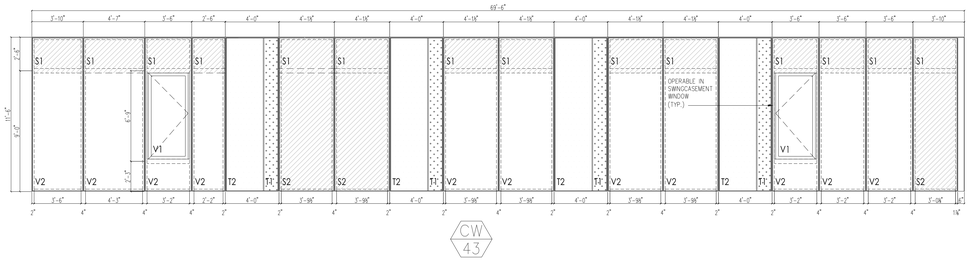


10 WINDOW TYPE CW44 - 54-56 FLOORS - SOUTH FACADE
SCALE: 1/4" = 1'-0"



09 WINDOW TYPE CW43 - 48-53 FLOORS - SOUTH FACADE
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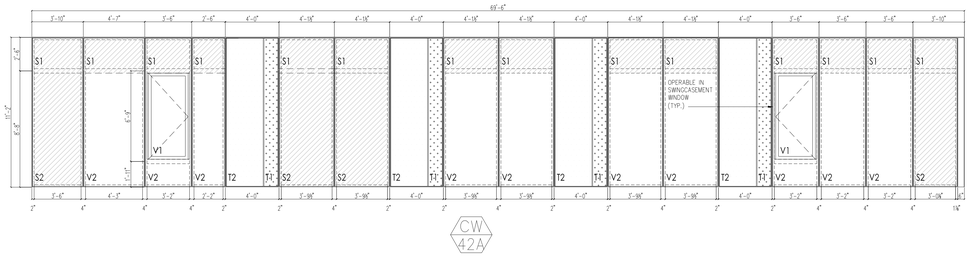
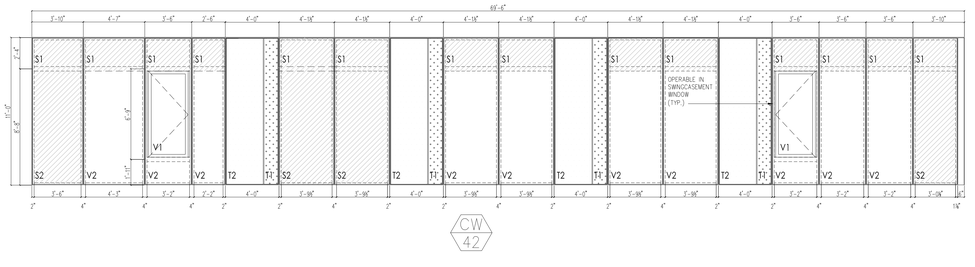


08 WINDOW TYPE CW42A - 46TH FLOOR - SOUTH FACADE
SCALE: 1/4" = 1'-0"



07 WINDOW TYPE CW42 - 43-45 FLOORS - SOUTH FACADE
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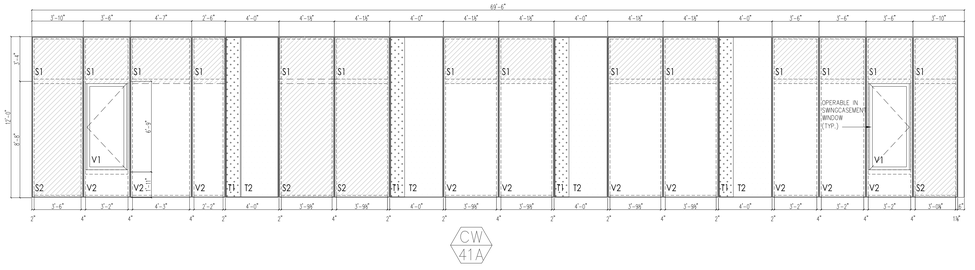

06 WINDOW TYPE CW41A - 31ST, 42ND FLOOR - SOUTH FACADE
SCALE: 1/4" = 1'-0"

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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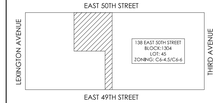
NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
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DRAWN BY: XX
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SHEET: No.: 128 of 143

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CITY OF BLOCK 1311/0029 Job Number
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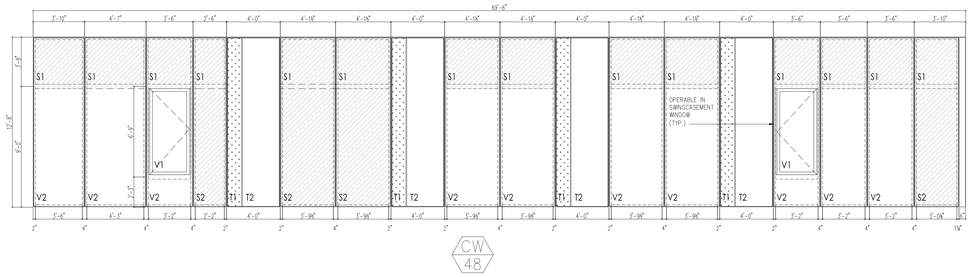
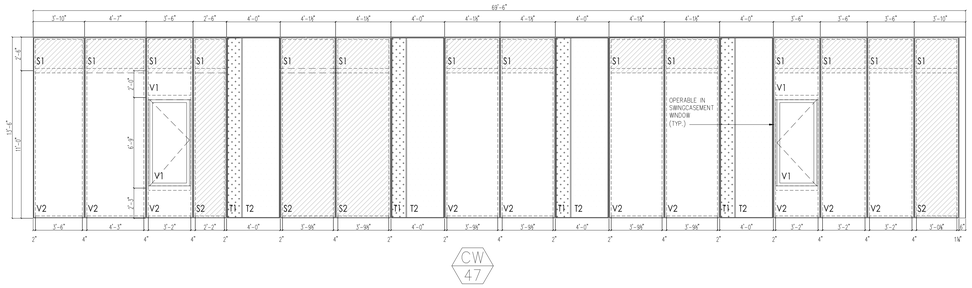
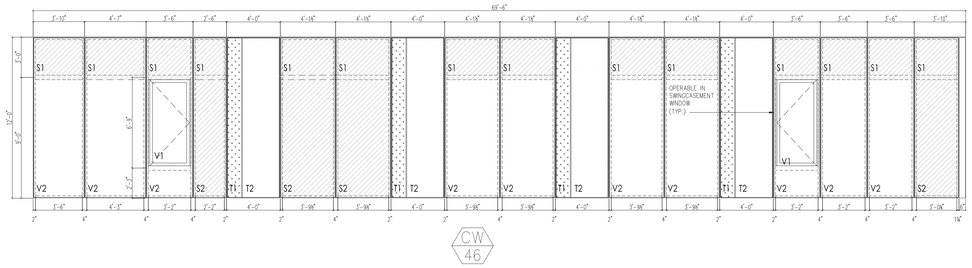


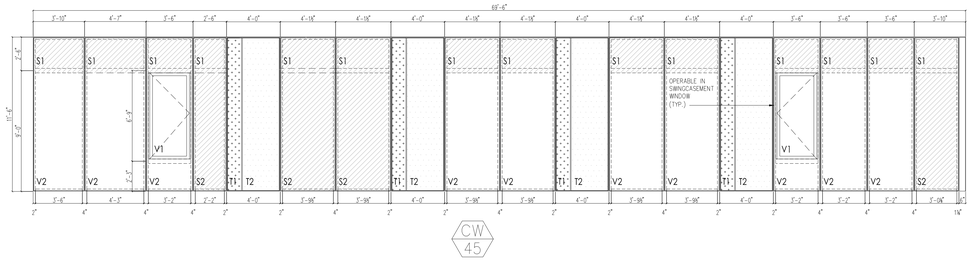
05 WINDOW TYPE CW48 - 61ST FLOOR - SOUTH FACADE
SCALE: 1/4" = 1'-0"



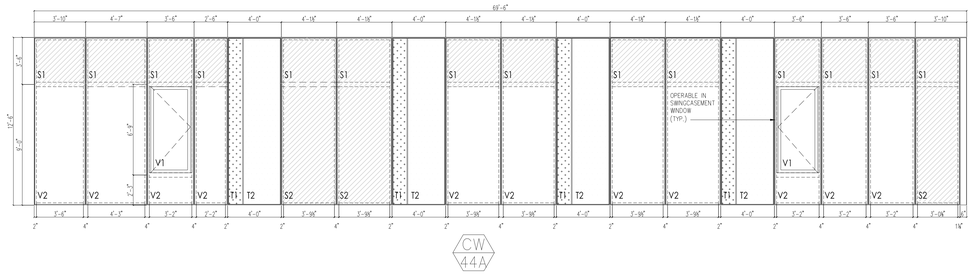
04 WINDOW TYPE CW47 - 60TH FLOOR - SOUTH FACADE
SCALE: 1/4" = 1'-0"



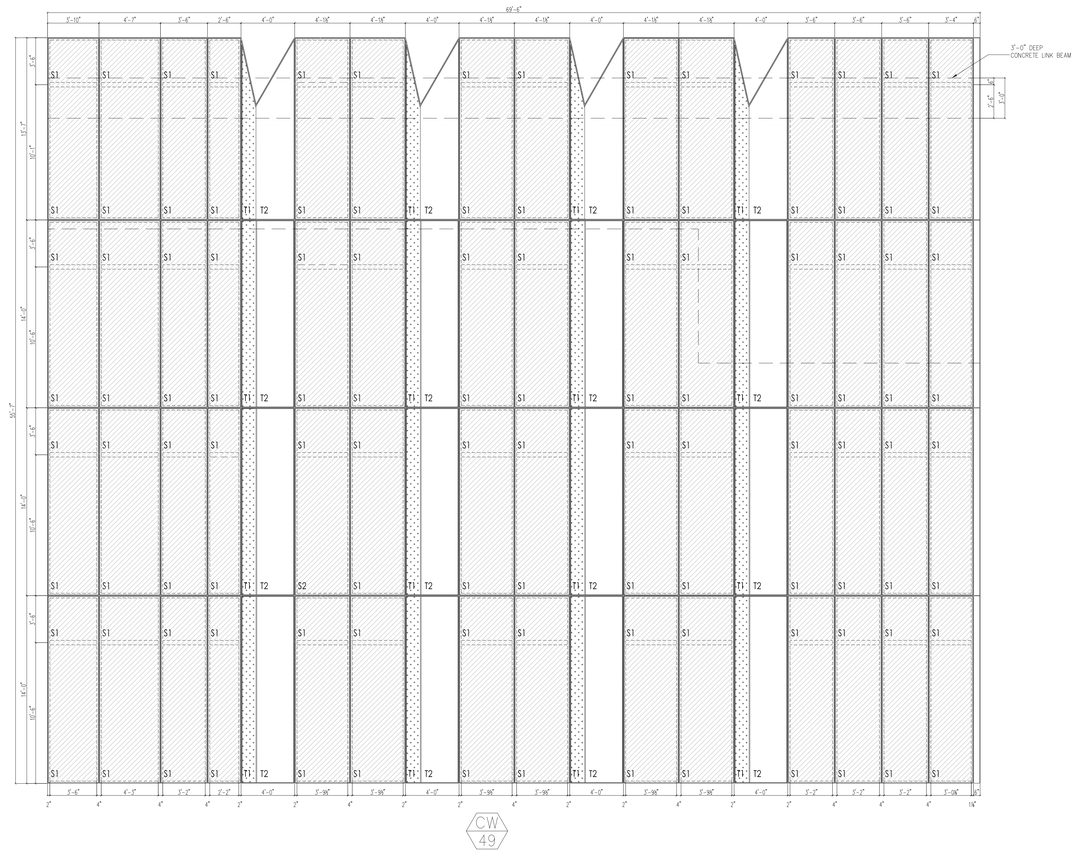
03 WINDOW TYPE CW46 - 59TH FLOOR - SOUTH FACADE
SCALE: 1/4" = 1'-0"



02 WINDOW TYPE CW45 - 58TH FLOOR - SOUTH FACADE
SCALE: 1/4" = 1'-0"



01 WINDOW TYPE CW44A - 57TH FLOOR - SOUTH FACADE
SCALE: 1/4" = 1'-0"



06 WINDOW TYPE CW49 - 62-ROOF - SOUTH FACADE
SCALE: 1/4" = 1'-0"

PROJECT:

138 EAST 50TH ST.
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M.E.P.FP. ENGINEER:
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MGEngineering D.P.C. / we engineer success
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360 PARK AVENUE SOUTH, 15TH FL.
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TEL.: (212) 689-5389

PRELIMINARY
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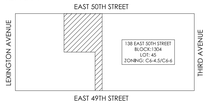
DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH
0 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
WINDOW SCHEDULE

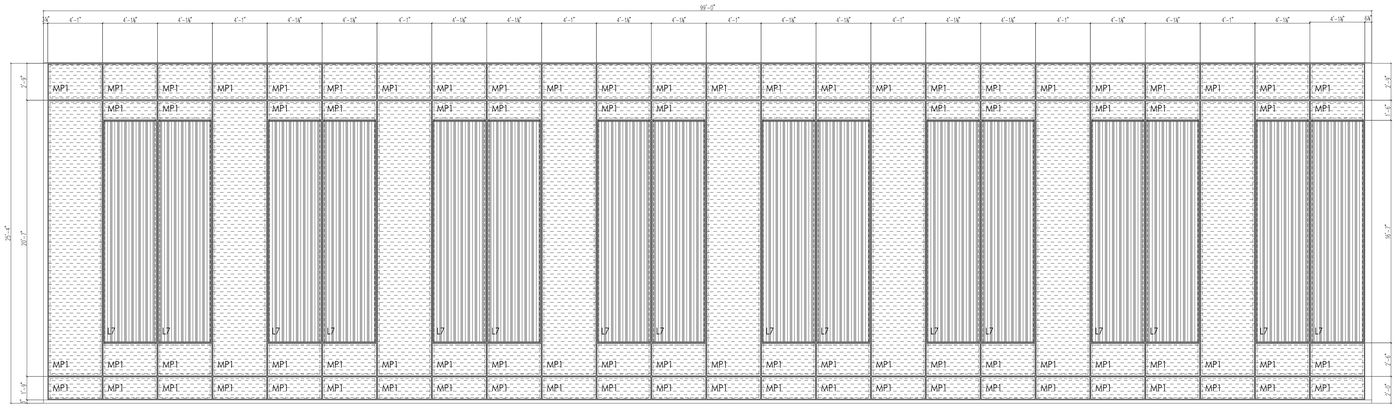
SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A409.01
SHEET. No.: 129 of 143

FILE No: 7:\138 E 50 Street\CAD\2-D\448 Rev Rev 2\sheets\138E50Cents_448 v45_49CW'S\CWS45.dwg

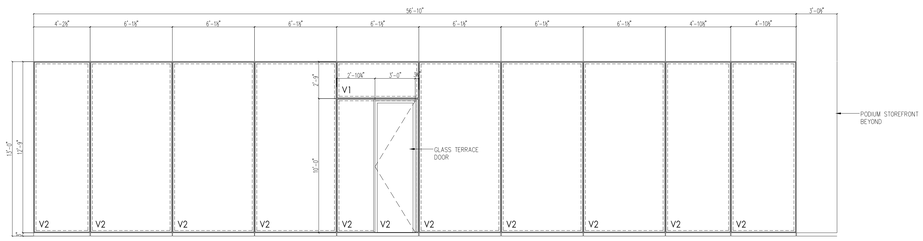
CITY OF BLDGS 421890628 Job Number
E-Filing 421520795 Work Permit

MATERIALS SCHEDULE	
V1	TYPICAL VISION GLASS
V2	TYPICAL TEMPERED VISION GLASS
S1	TYPICAL SPANDREL GLASS
S2	TYPICAL TEMPERED SPANDREL GLASS
T1	GLAZED SURFACE HIGH GLOSS FINISH TERRA COTTA CHEVRON
T2	GLAZED SURFACE, MATTE FINISH TERRA COTTA CHEVRON
MP1	INSULATED METAL PANEL
L#	ALUMINUM LOUVER – RE: LOUVER SCHEDULE A4.01



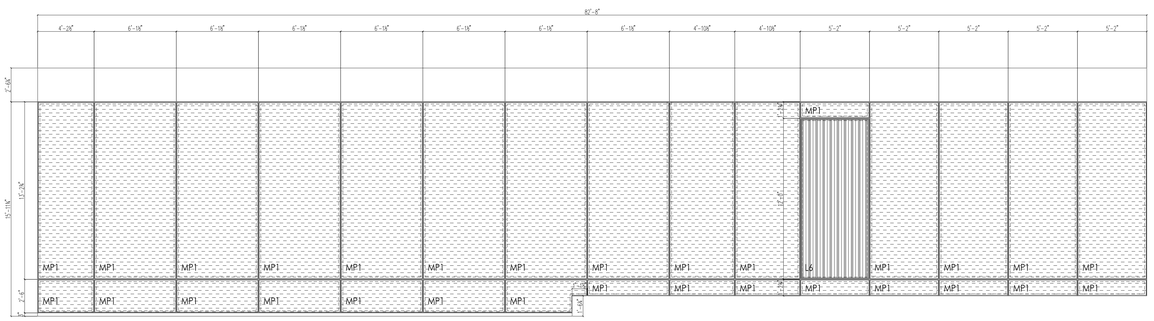
CW 53

03 WINDOW TYPE CW53 - 4TH FLOOR - NORTH FACADE
SCALE: 1/4" = 1'-0"



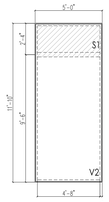
CW 51

02 WINDOW TYPE CW51 - 2ND FLOOR - NORTH FACADE
SCALE: 1/4" = 1'-0"



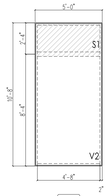
CW 50

01 WINDOW TYPE CW50 - 1ST FLOOR MEZZ - NORTH FACADE
SCALE: 1/4" = 1'-0"



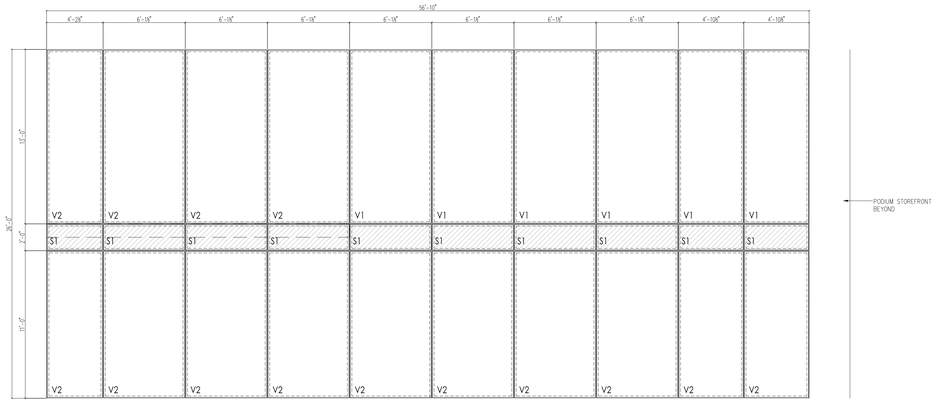
CW 55

07 WINDOW TYPE CW55 - 15TH FLOOR - WEST FACADE
SCALE: 1/4" = 1'-0"



CW 54

06 WINDOW TYPE CW54 - 6-14 FLOORS - WEST FACADE
SCALE: 1/4" = 1'-0"



CW 52

05 WINDOW TYPE CW52 - 3RD FLOOR - NORTH FACADE
SCALE: 1/4" = 1'-0"

PROJECT:
138 EAST 50TH ST.
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M.E.P.FP. ENGINEER:
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MGEngineering D.P.C. / we engineer success
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360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
BLOCK 1304
LOT 46
ZONING: C5-4.5/C6-6
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
WINDOW SCHEDULE

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A410.01
SHEET No.: 130 of 143

FILE No: I:\2014\14-88\Archi\CW\CW53-4th floor\Revit-138EASTnm_v2015_4RCH1CW53.dwg

DOOR SCHEDULE

FLOOR	DOOR NO.	LOCATION	WIDTH	HT.	THICK	MATERIAL	TYPE	JAMB/ HEAD	SADDLE	FPSC	HDWR	FINISH	REMARKS
SUB-CELLAR	SC-01	EGRESS EXTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	A	–	S-3	1 1/2 HR.			
	SC-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	SC-02	CHANGING ROOM	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	SC-03	W.C.	3'-0"	8'-0"	1 3/4"	WD	A1	5	PT-7C	1 1/2 HR.		PT-7C	
	SC-04	W.C.	3'-0"	8'-0"	1 3/4"	WD	A1	5	PT-7C	1 1/2 HR.		PT-7C	
	SC-05	STEAM ROOM	3'-0"	8'-0"	–	GLASS	E	9		1 1/2 HR.			
	SC-06	SAUNA	3'-0"	8'-0"	–	GLASS	E	9		1 1/2 HR.			
	SC-07	GYM ENTRY	3'-0"	8'-0"	1 3/4"	HM W/V.P.	A3	3	S-4	1 1/2 HR.		PT-16	
	SC-08	POOL	3'-0"	8'-0"	–	GLASS	E	9		1 1/2 HR.			
	SC-09	POOL	3'-0"	8'-0"	–	GLASS	E	9		1 1/2 HR.			
	SC-10	TREATMENT ROOM	3'-0"	8'-0"	–	GLASS	E	9		1 1/2 HR.			
	SC-11	STEAM/SAUNA MECH. ROOM	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	SC-12	POOL MECH. ROOM	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	SC-13	W.C.	3'-0"	8'-0"	1 3/4"	WD	A1	5	PT-7C	1 1/2 HR.		PT-7C	
	SC-14	ELECTRICAL STORAGE	3'-0"	8'-0"	1 3/4"	H.M.	A	6A	S-4	1 1/2 HR.			
	SC-15	LOCKERS/CHANGING ROOM	3'-0"	8'-0"	–	GLASS	E	9		1 1/2 HR.			
SUB-CELLAR MEZZANINE	SCM-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	SCM-02	STORAGE	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	SCM-03	STAFF LOCKERS	3'-0"	8'-0"	1 3/4"	H.M.	C	6A	S-1	1 1/2 HR.			
	SCM-04	W.C.	3'-0"	8'-0"	1 3/4"	WD	A1	5	PT-7C	1 1/2 HR.		PT-7C	
	SCM-05	EMR	3'-0"	8'-0"	1 3/4"	H.M.	A	1A	S-2	1 1/2 HR.			
	SCM-06	GYM ENTRY	3'-0"	8'-0"	1 3/4"	HM W/V.P.	A3	3	S-4	1 1/2 HR.		PT-16	
	SCM-07	POOL DEHUMIDIFICATION UNIT	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
CELLAR	C-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	C-02	BIKE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	A	6A	S-4	1 1/2 HR.			
	C-03	FIRE PUMP/GAS/WATER/TELECOM/ATS	3'-0"	8'-0"	1 3/4"	H.M.	A	1A	S-2	1 1/2 HR.			
	C-04	ELECTRICAL ROOM	5'-0"	8'-0"	1 3/4"	H.M.	A	6A	S-4	1 1/2 HR.			DOUBLE DOORS
	C-04A	ELECTRICAL ROOM	3'-0"	8'-0"	1 3/4"	H.M.	A	6A	S-4	1 1/2 HR.			
	C-05	STORAGE	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	C-06	COMPACTOR ROOM	3'-0"	8'-0"	1 3/4"	H.M.	A	6A	S-4	1 1/2 HR.			DOUBLE DOORS
	C-07	STORM DETENTION TANK/WATER METER	3'-0"	8'-0"	1 3/4"	H.M.	A	6A	S-4	1 1/2 HR.			DOUBLE DOORS
	C-08	RETAIL	3'-0"	8'-0"	1 3/4"	H.M.	A	1A	S-2	1 1/2 HR.			
FIRST FLOOR	1-S1	RETAIL LOBBY ENTRY	3'-0"	9'-0"	1 3/4"	SS	–	7	–	–			STOREFRONT, ADA HOLD OPEN
	1-S2	RESIDENTIAL LOBBY ENTRANCE	6'-0"	9'-6"	1 3/4"	SS	–	7	–	–			DOUBLE DOORS
	1-S3	DROP-OFF/VESTIBULE ENTRY	3'-0	9'-0"	–	GLASS	E	7	S-4	1 1/2 HR.			FIRE RATED GLASS
	1-01	EGRESS EXTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	A	–	S-3	1 1/2 HR.			
	1-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	1-01B	EGRESS INTERIOR	5'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	1-02	PACKAGE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	A	1A	S-4	1 1/2 HR.			
	1-03	FIRE COMMAND CENTER POCKET DOOR	4'-5"	8'-0"	1 3/4"	H.M.	A	1A	S-4	1 1/2 HR.			
	E-1	ELEVATOR P.E./S.E.#1	3'-6"	8'-0"	–	H.M.	R	17	–	–			
	E-2	ELEVATOR P.E.#2	3'-0"	8'-0"	–	H.M.	R	17	–	–			
	E-3	ELEVATOR P.E.#3	3'-0"	8'-0"	–	H.M.	R	17	–	–			
FIRST FLOOR MEZZANINE	1M-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	1M-02	MECHANICAL ROOM	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
SECOND FLOOR	2-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	2-02	ENTRANCE	6'-0"	8'-0"	–	GLASS	F	9	–	1 1/2 HR.			DOUBLE DOORS
	2-03	CLOSET	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			
	2-04	W/C	3'-0"	8'-0"	–	GLASS	E	5	PT-7C			PT-7C	
	2-05	W/C	3'-0"	8'-0"	1 3/4"	WD	A1	5	PT-7C			PT-7C	
	2-06	KITCHEN	3'-0"	8'-0"	–	GLASS		9	–				
	2-07	KITCHEN (POCKET DOOR)	3'-0"	8'-0"	1 3/4"	WD		10	–				
	2-08	TERRACE	5'-8"	8'-0"	1 3/4"					1 1/2 HR.			DOUBLE DOORS
	2-09	TERRACE	3'-0"	8'-0"	1 3/4"					1 1/2 HR.			
THIRD FLOOR	3-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	3-02	ENTRANCE	6'-0"	8'-0"	–	GLASS	F	9	–				DOUBLE DOORS
	3-03	CONFERENCE ROOM	3'-0"	8'-0"	–	GLASS	E	9	–				
	3-04	CLOSET	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			
	3-05	CLOSET	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	3-06	GAME ROOM/MULTI-PURPOSE POCKET	5'-11"	8'-0"	1 3/4"	WD	H	10	–				
	3-07	W/C	3'-0"	8'-0"	–	GLASS	E	5	PT-7C			PT-7C	
4 TH FLOOR	4-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
5TH-14TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
15TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
16TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS

DOOR SCHEDULE

FLOOR	DOOR NO.	LOCATION	WIDTH	HT.	THICK	MATERIAL	TYPE	JAMB/ HEAD	SADDLE	FPSC	HDWR	FINISH	REMARKS
17TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
18TH-23RD FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
24TH-25TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	EMR	3'-0"	8'-0"	1 3/4"	H.M.	A	1A	S-2	1 1/2 HR.			
26 TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	MECHANICAL ROOM	6'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1				DOUBLE DOORS
	T-03	ELECTRICAL ROOM	6'-0"	8'-0"	1 3/4"	H.M.	A	6A	S-4	1 1/2 HR.			DOUBLE DOORS
	T-04	MECHANICAL ROOM	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1				
27TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	–	GLASS	G	10	–	–			
	T-12	POCKET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	H	10	–	–			
28TH-30TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	–	GLASS	G	10	–	–			
	T-12	POCKET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	H	10	–	–			
31ST FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	–	GLASS	G	10	–	–			
	T-12	POCKET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	H	10	–	–			
32ND FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06F	CLOSET DOOR 5'-0"	5'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	–	GLASS	G	10	–	–			
	T-12	POCKET DOOR 2'-10"	2'-10"	8'-0"	1 3/4"	WD	H	10	–	–			

DOOR NOTES

1. ALL DOORS TO HAVE A ¾" UNDERCUT, UNLESS OTHERWISE NOTED.
2. ALL FIRE DOORS AT ALL LEVELS TO BE "TOTAL DOOR", OR APPROVED EQUAL WITH CONCEALED SYNCHRONIZED CLOSERS, MAGNETIC DOOR RELEASE AND FLUSH PANIC HARDWARE, UNLESS OTHERWISE NOTED.

DEPT OF BLDGS 121186028 Job Number
ES573779544 Scan Code

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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Vidaris, Incorporated
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NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

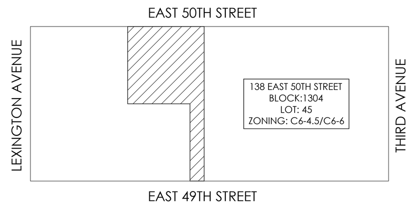
PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
DOOR SCHEDULE

SEAL & SIGNATURE:
DATE:
PROJECT No: 2014-88
DRAWN BY:
CHECKED BY:
DWG. No.:
A-411.01
SHEET. No.: 131 of 143
FILE No:

DOOR SCHEDULE

FLOOR	DOOR NO.	LOCATION	WIDTH	HT.	THICK	MATERIAL	TYPE	JAMB/HEAD	SADDLE	FPSC	HDWR	FINISH	REMARKS
33RD-36TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06F	CLOSET DOOR 5'-0"	5'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	–	GLASS	G	10	–	–			
	T-12	POCKET DOOR 2'-10"	2'-10"	8'-0"	1 3/4"	WD	H	10	–	–			
37TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06F	CLOSET DOOR 5'-0"	5'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	–	GLASS	G	10	–	–			
	T-12	POCKET DOOR 2'-10"	2'-10"	8'-0"	1 3/4"	WD	H	10	–	–			
38TH-40TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06F	CLOSET DOOR 5'-0"	5'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	–	GLASS	G	10	–	–			
	T-12	POCKET DOOR 2'-10"	2'-10"	8'-0"	1 3/4"	WD	H	10	–	–			
41ST FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06F	CLOSET DOOR 5'-0"	5'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	–	GLASS	G	10	–	–			
	T-12	POCKET DOOR 2'-10"	2'-10"	8'-0"	1 3/4"	WD	H	10	–	–			
42ND FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06F	CLOSET DOOR 5'-0"	5'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	–	GLASS	G	10	–	–			
	T-12	POCKET DOOR 2'-10"	2'-10"	8'-0"	1 3/4"	WD	H	10	–	–			
43RD FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06F	CLOSET DOOR 5'-0"	5'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	–	GLASS	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	H	10	–	–			
44TH-46TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06F	CLOSET DOOR 5'-0"	5'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	–	GLASS	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	H	10	–	–			

DOOR SCHEDULE

FLOOR	DOOR NO.	LOCATION	WIDTH	HT.	THICK	MATERIAL	TYPE	JAMB/HEAD	SADDLE	FPSC	HDWR	FINISH	REMARKS
47 TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	MECHANICAL ROOM	6'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1				DOUBLE DOORS
	T-03	ELECTRICAL ROOM	6'-0"	8'-0"	1 3/4"	H.M.	A	6A	S-4	1 1/2 HR.			DOUBLE DOORS
	T-04	FIRE PUMP ROOM	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1				
48H FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06F	CLOSET DOOR 4'-10"	4'-10"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 2'-10"	2'-10"	8'-0"	1 3/4"	WD	H	10	–	–			
48TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06F	CLOSET DOOR 4'-10"	4'-10"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 2'-10"	2'-10"	8'-0"	1 3/4"	WD	H	10	–	–			
49TH-56TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06F	CLOSET DOOR 4'-10"	4'-10"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 2'-10"	2'-10"	8'-0"	1 3/4"	WD	H	10	–	–			
57TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06F	CLOSET DOOR 4'-10"	4'-10"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	–	GLASS	G	10	–	–			
58TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06F	CLOSET DOOR 4'-10"	4'-10"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	–	GLASS	G	10	–	–			
59TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06F	CLOSET DOOR 4'-10"	4'-10"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	–	GLASS	G	10	–	–			
60TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	–	–			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	–	–			
	T-06F	CLOSET DOOR 4'-10"	4'-10"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	–			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	–			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	–	–			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	–	–			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	–	GLASS	G	10	–	–			
	T-12	POCKET DOOR 5'-0"	5'-0"	8'-0"	1 3/4"	WD	H	10	–	–			DOUBLE DOORS
	T-13	POCKET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	H	10	–	–			
	T-14	LIFT	2'-6"	8'-0"	–	H.M.	R	17					

DOOR NOTES

1. ALL DOORS TO HAVE A 3/4" UNDERCUT, UNLESS OTHERWISE NOTED.
2. ALL FIRE DOORS AT ALL LEVELS TO BE "TOTAL DOOR", OR APPROVED EQUAL WITH CONCEALED SYNCHRONIZED CLOSERS, MAGNETIC DOOR RELEASE AND FLUSH PANIC HARDWARE, UNLESS OTHERWISE NOTED.

DEPT OF BLDGS 121186028 Job Number

ES790196124 Scan Code

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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400 PARK AVENUE, 5th FLOOR
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WSP
228 East 45th ST.
New York, NY 10017
(212) 687-9888
www.wspgroup.com/usa

M.E.P.FP. ENGINEER:
MGE
MGEngineering D.P.C./ we engineer success
116 West 32nd Street, 12th Floor, New York, N.Y. 10001
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330 WEST 42ND STREET
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NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

PRELIMINARY
NOT FOR CONSTRUCTION

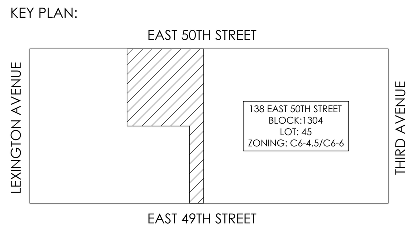
DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:

SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

DOOR SCHEDULE

SEAL & SIGNATURE:

REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY:
CHECKED BY:
DWG. No.:
A-412.01

FILE No:

DEPT OF BLDGS 321395028 Job Number
E350728105H Scan Code

DOOR SCHEDULE

FLOOR	DOOR NO.	LOCATION	WIDTH	HT.	THICK	MATERIAL	TYPE	JAMB/ HEAD	SADDLE	FPSC	HDWR	FINISH	REMARKS
61ST FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	REFUSE ROOM	3'-0"	8'-0"	1 3/4"	H.M.	C	3	S-1	1 1/2 HR.			WITH ADA HOLD OPEN
	T-03	ELECTRICAL	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1	1 1/2 HR.			
	T-04	APARTMENT ENTRY	3'-0"	8'-0"	1 3/4"	H.M.	B	3	S-1	1 1/2 HR.			
	T-05	CLOSET DOOR 4'-0"	4'-0"	8'-0"	1 3/4"	WD	D	1	--	--			DOUBLE DOORS
	T-06A	CLOSET DOOR 2'-6"	2'-6"	8'-0"	1 3/4"	WD	D	1	--	--			
	T-06B	CLOSET DOOR 2'-0"	2'-0"	8-0"	1 3/4"	WD	D	1	--	--			
	T-06C	CLOSET DOOR 3'-0"	3'-0"	8-0"	1 3/4"	WD	D	1	--	--			
	T-06D	CLOSET DOOR 2'-11"	2'-11"	8'-0"	1 3/4"	WD	D	1	--	--			
	T-06F	CLOSET DOOR 4'-10"	4'-10"	8'-0"	1 3/4"	WD	D	1	--	--			DOUBLE DOORS
	T-07	WASHER AND DRYER DOOR	2'-4"	8-0"	1 3/4"	WD	D1	3	S-2	--			DOUBLE DOORS
	T-08	BATHROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	S-1	--			
	T-09	BEDROOM DOOR	3'-0"	8'-0"	1 3/4"	WD	A1	1	--	--			
	T-10	CLOSET DOOR 3'-0"	3'-0"	8'-0"	1 3/4"	WD	D	1	--	--			DOUBLE DOORS
	T-11	POCKET DOOR 3'-0"	3'-0"	8'-0"	--	GLASS	G	10	--	--			
	T-12	POCKET DOOR 3'-2"	3'-2"	8'-0"	1 3/4"	WD	H	10	--	--			DOUBLE DOORS
	T-13	WASHER AND DRYER DOOR	5'-0'	8-0"	1 3/4"	WD	D1	3	S-2	--			DOUBLE DOORS
	T-14	LIFT	2'-6"	8'-0"	--	H.M.	R	17					
62ND FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
	T-02	ELECTRICAL ROOM	6'-0"	8'-0"	1 3/4"	H.M.	A	6A	S-4	1 1/2 HR.			DOUBLE DOORS
	T-03	FIRE PUMP ROOM	3'-0"	8'-0"	1 3/4"	H.M.	A	2	S-1				
63RD FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)
64TH FLOOR	T-01A	EGRESS INTERIOR	3'-0"	8'-0"	1 3/4"	H.M.	S	8	S-1	1 1/2 HR.			H.M. (TEMPERATURE RISE)

DOOR NOTES

1. ALL DOORS TO HAVE A ½" UNDERCUT, UNLESS OTHERWISE NOTED.
2. ALL FIRE DOORS AT ALL LEVELS TO BE "TOTAL DOOR", OR APPROVED EQUAL WITH CONCEALED SYNCHRONIZED CLOSERS, MAGNETIC DOOR RELEASE AND FLUSH PANIC HARDWARE, UNLESS OTHERWISE NOTED.

PROJECT:

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PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH
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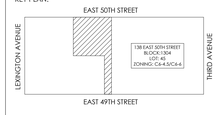
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

DOOR SCHEDULE

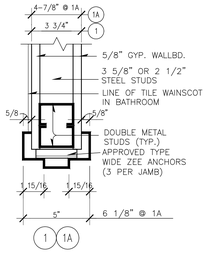
SEAL & SIGNATURE:

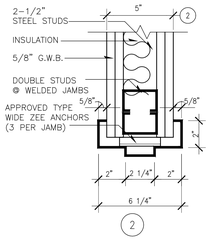
REGISTERED ARCHITECT STATE OF NEW YORK

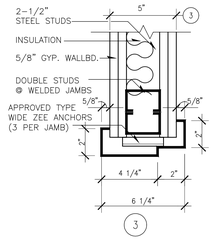
DATE:	
PROJECT No:	2014-88
DRAWN BY:	
CHECKED BY:	
DWG. No.:	A-413.01
SHEET. No.:	133 of 143

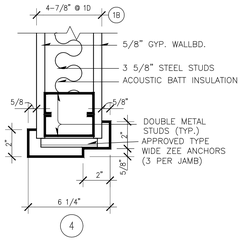
FILE No:

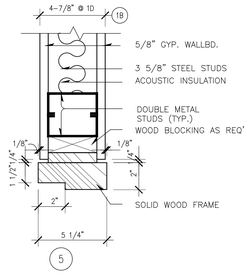
DEPT OF BLDGS 321395028 Job Number
E5942271251 Scan Code

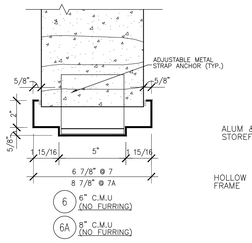


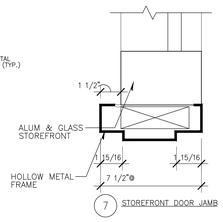


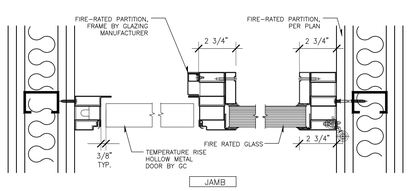


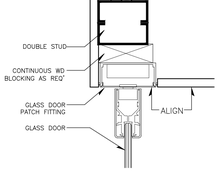


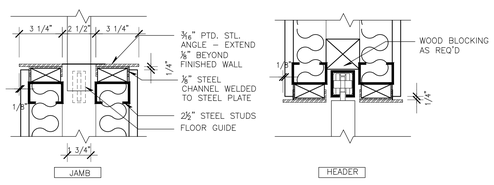


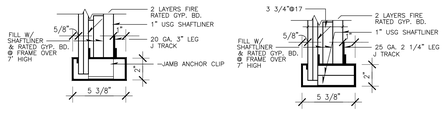


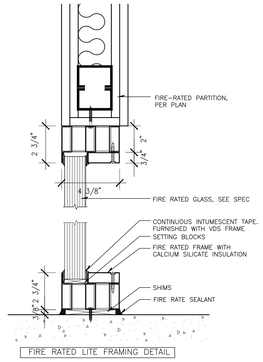


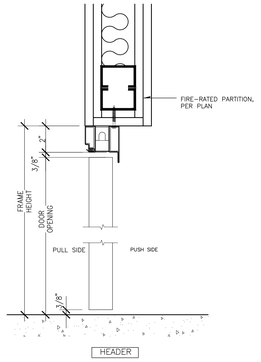












JAMB TYPES

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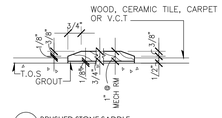
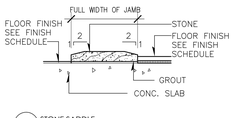
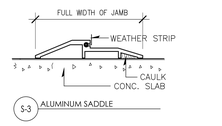
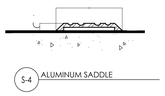
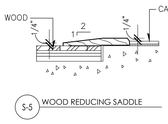




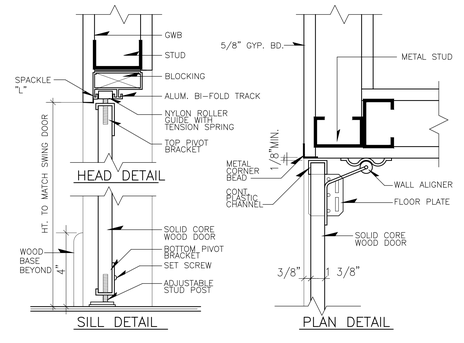






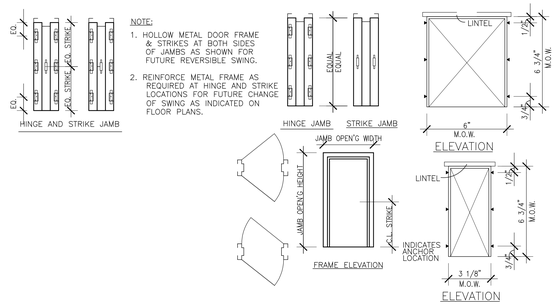
SADDLE TYPES

SCALE:3"=1'-0"



BI-FOLD DOOR DETAILS

SCALE: N.T.S.



FRAME DETAILS AT MASONRY OPENING

SCALE: N.T.S.

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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www.wspgroup.com/usa

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116 West 32nd Street, 12th Floor, New York, N.Y. 10001
P 212.643.9055 F 212.643.0503 www.mgedpc.net

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PRELIMINARY
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DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0" 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
138 EAST 50TH STREET BLOCK 1304 LOT 43 ZONING: C6-4.5/C6-4
THIRD AVENUE
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

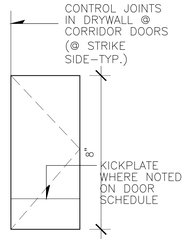
DRAWING TITLE:
DOOR DETAILS

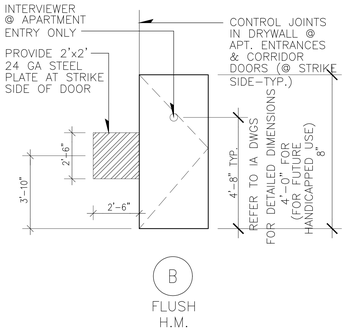
SEAL & SIGNATURE:
REGISTERED ARCHITECT ANDREW S. CLARKE 026 STATE OF NEW YORK

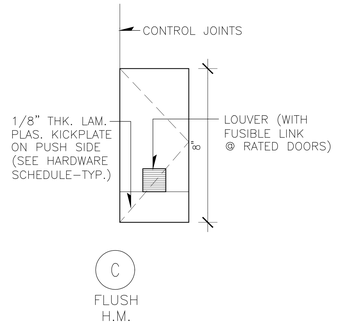
DATE:
PROJECT No: 2014-88
DRAWN BY:
CHECKED BY:
DWG. No.:
A-414.01
SHEET No.:
134 of 143

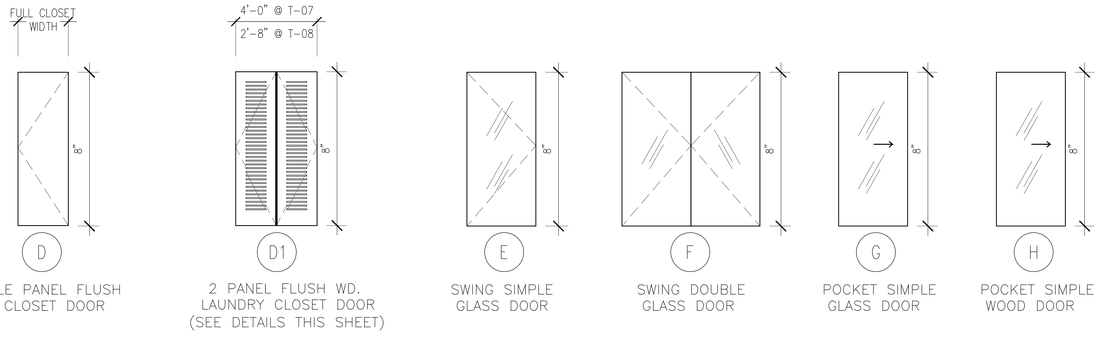
FILE No:

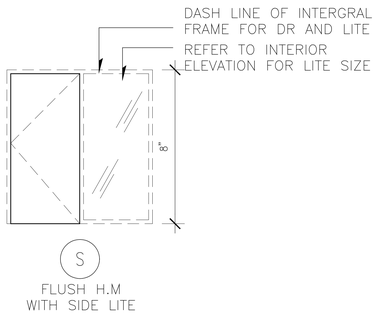
DEPT OF BLDGS 421186028 Job Number
E280067142SK Scan Code

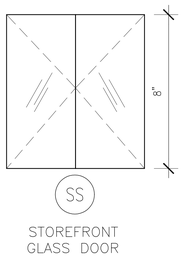


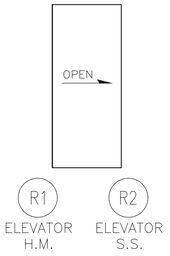












DOOR TYPES

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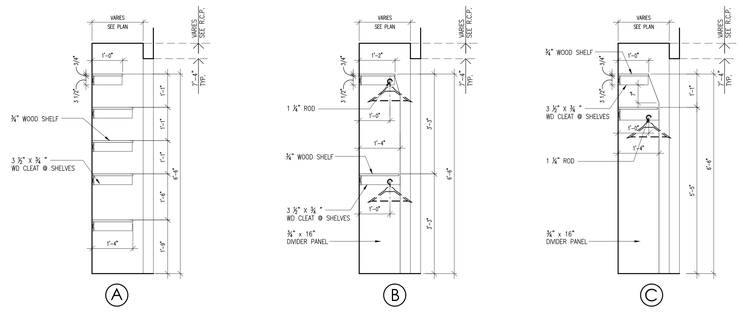

CLOSET SECTIONS

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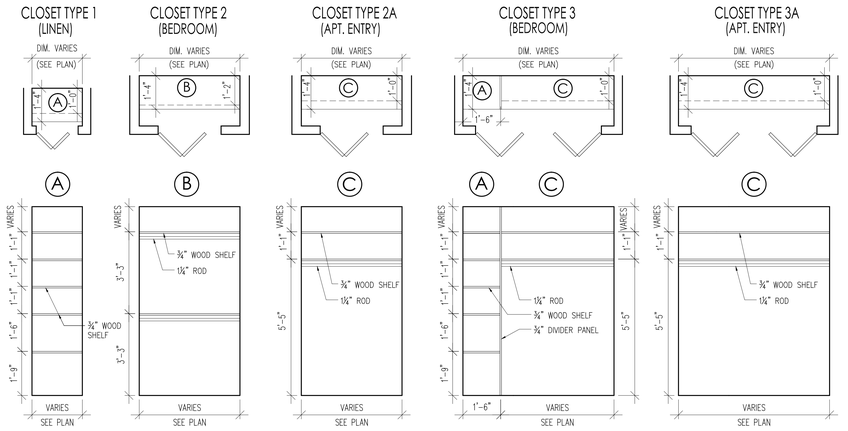

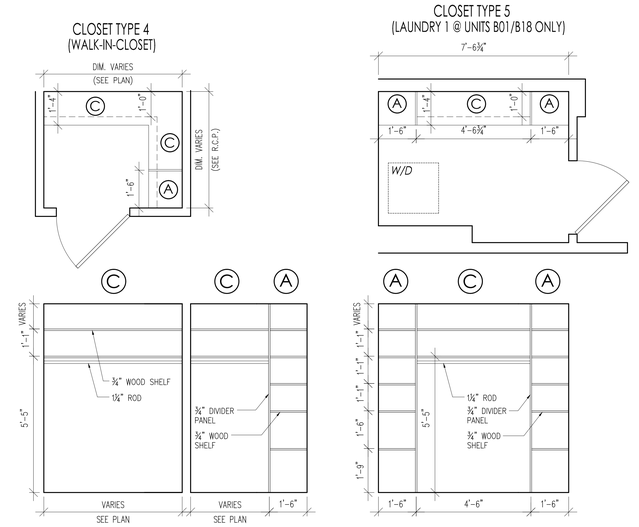

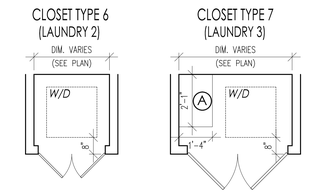

CLOSET TYPES

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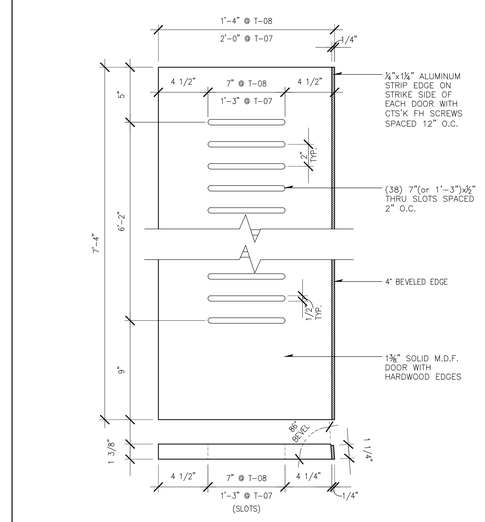

LAUNDRY DOOR DETAILS

SCALE: NOT TO SCALE

PROJECT:

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NEW YORK, NY

OWNER/DEVELOPER:
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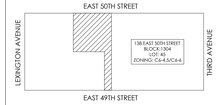
NORTH
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
DOOR ELEVATIONS AND CLOSETS

SEAL & SIGNATURE:

DATE:	
PROJECT No:	2014-68
DRAWN BY:	
CHECKED BY:	
DWG. No.:	A-415.01
SHEET No.:	135 of 143

FILE No:

DEPT OF BLDGS 121186028 Job Number

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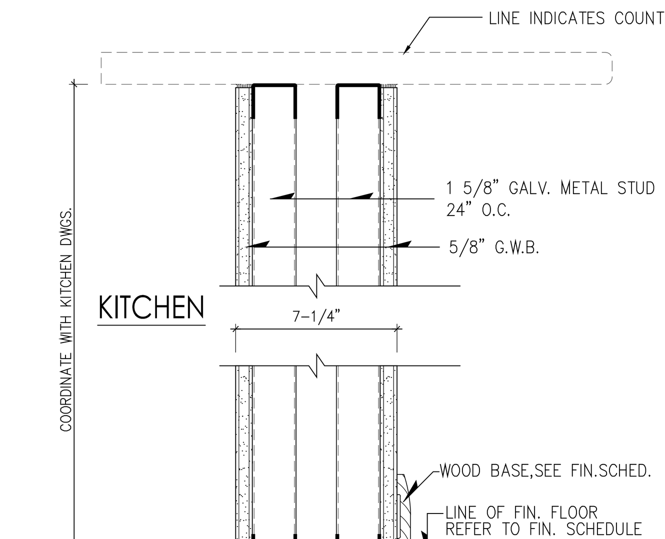


1D @ KITCHEN PASS-THRU
NO RATING

MAXIMUM CLEAR HEIGHTS ALLOWED FOR INTERIOR WALLS:

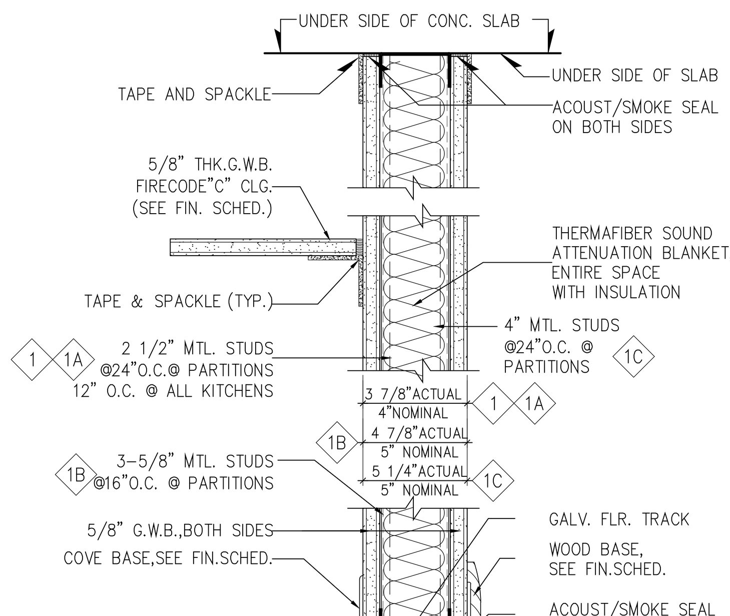
	1 5/8" STEEL STUD	2 1/2" STEEL STUD	3 1/2" STEEL STUD	3 5/8" STEEL STUD
24" O.C.	10'-3"	12'-6"	14'-4"	14'-8"
16" O.C.	11'-8"	14'-4"	16'-5"	16'-9"

IF CLEAR HEIGHT IS GREATER THAN INDICATED, A WIDER STEEL STUD MUST BE USED.

MAXIMUM CLEAR HEIGHTS ALLOWED FOR SHAFT WALLS:

	2 1/2" STEEL C-H STUD	4" STEEL C-H STUD	6" C-H STEEL STUD
24" O.C.	12'-11"	18'-7"	26'-6"

IF CLEAR HEIGHT IS GREATER THAN INDICATED, A WIDER STEEL STUD MUST BE USED.



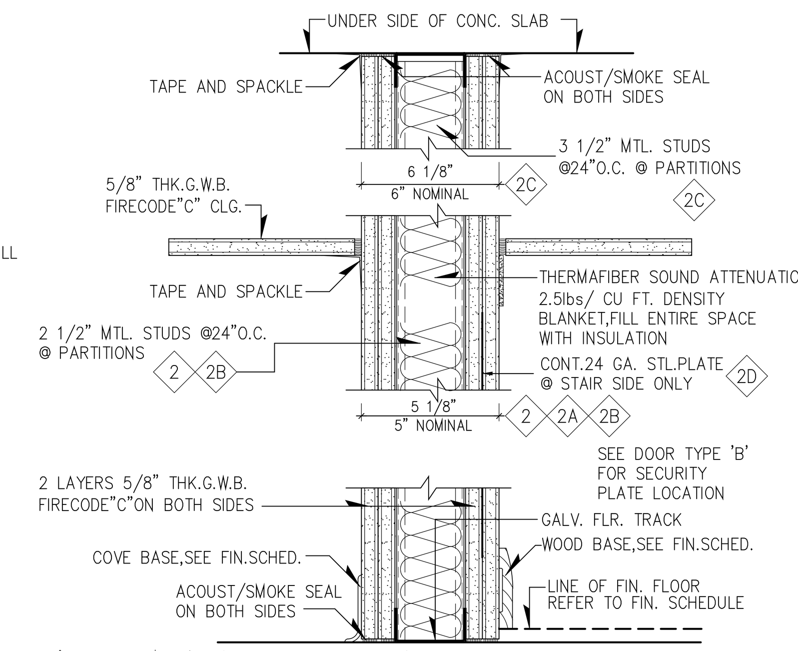
1 WITHIN APARTMENTS
NO RATING

1A W.R. GYP.BD. @ BATHROOMS
BATHROOM SIDE ONLY

1B PARTITION
3 5/8" METAL STUDS

1C PARTITION
20 GA. METAL STUDS

* NOTE :
PROVIDE: 20GA. EQUIVALENT FOR WALL PARTITIONS.
20GA. EQUIVALENT AT KITCHEN PASS THRU AND WALLS WHERE UPPER CABINETS ARE LOCATED.



2 BETWEEN APTS,CORR.& STAIRS
2HR.RATG.STC-53.BSA CAL.#542-68M,MEA#111-72M UL#U419

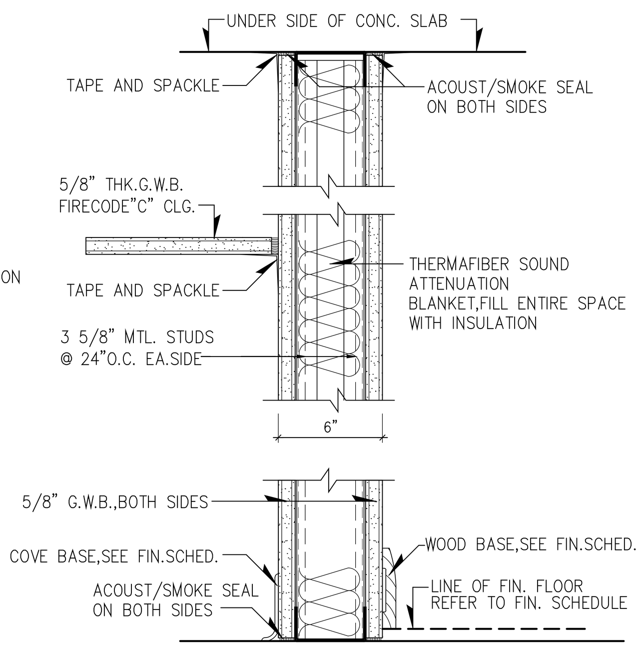
2A W.R. GYP.BD. @ BATHROOMS
BATHROOM SIDE ONLY

2B BETWEEN APARTMENTS
2HR.RATG.STC-53.BSA CAL.#542-68M,MEA#111-72M UL#U419
((2) LAYER 5/8" GYP - 2 1/2" METAL STUDS (2) LAYERS 5/8" GYP))

2C WALL BEHIND APT. RANGES
2HR. RATG. (3 5/8" METAL STUDS) *W.R. GYP. BOARD @ BATHROOM SIDE

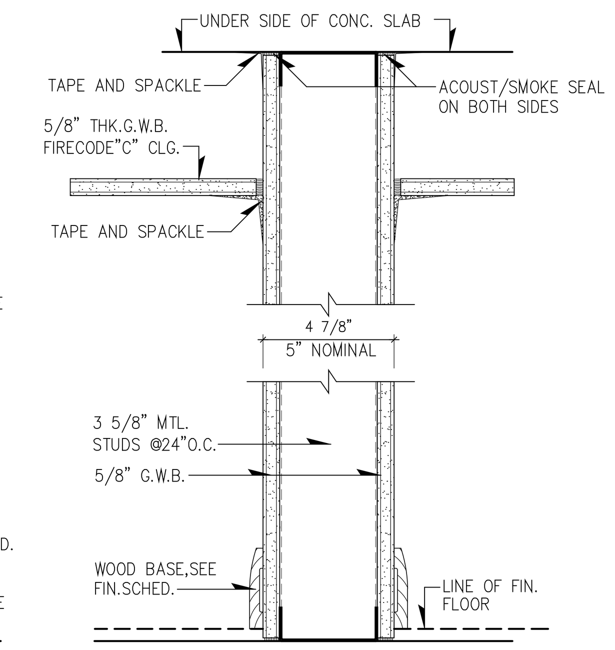
2D @ STAIRS /REFUSE CHUTE
2HR.RATG.STC-53.BSA CAL.#542-68M,MEA#111-72M UL#U419
STAIR WALLS USE 3 1/2" STUD

NOTE:
INSIDE LAYER ONLY @ STAIRS AND INSIDE ELECTRICAL CLOSETS AND COMMUNICATION CLOSETS SHALL BE MOLD RESISTANT BOARD



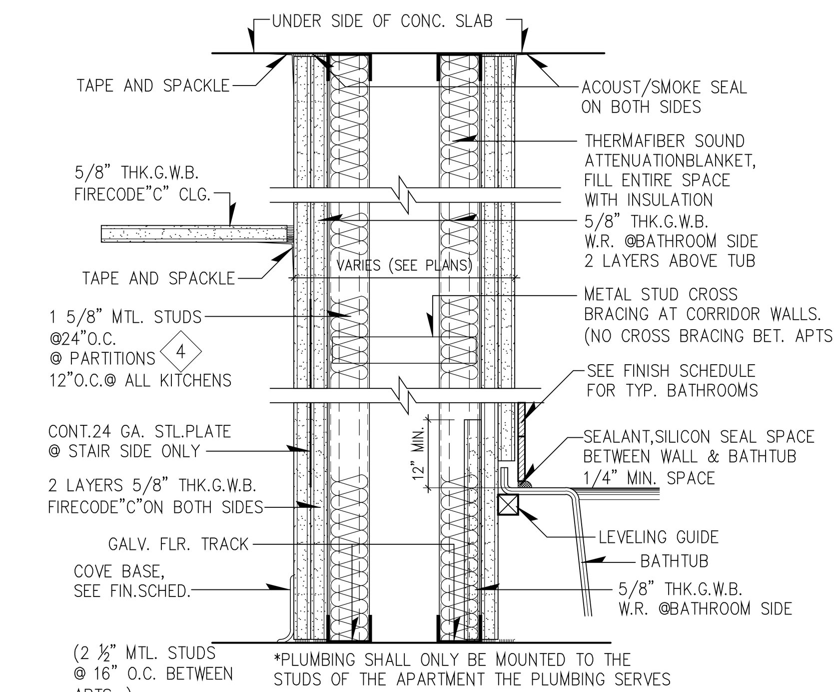
3 WITHIN APARTMENTS
@ ELEC.PANEL BD.WALL & @ NID BOX WALL

NOTE:
W.R. GYP.BD. @ BATHROOMS
BATHROOM SIDE ONLY



3A WITHIN APARTMENTS
@ C.J. & VZ PANEL BD.WALL

NOTE:
W.R. GYP.BD. @ BATHROOMS
BATHROOM SIDE ONLY



*PLUMBING SHALL ONLY BE MOUNTED TO THE STUDS OF THE APARTMENT THE PLUMBING SERVES

4 BATHROOMS & KITCHENS PIPE CHASE @ PUBLIC CORR. & BETWEEN APTS.
2 HR. FIRE RATING STC:50
BSA CAL #176-70-SM MEA #111-72M UL#U420

4a BATHROOMS & KITCHENS PIPE CHASE @ PUBLIC CORR. & BETWEEN APTS.
2 HR. FIRE RATING STC:50
BSA CAL #176-70-SM MEA #111-72M UL#U420
NOTE: NO CROSS BRACING

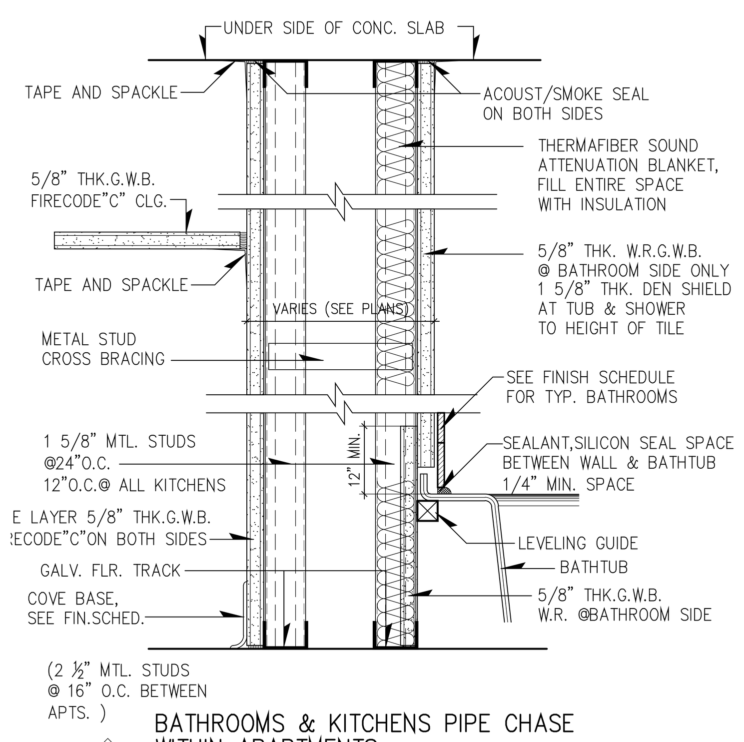
* NOTE :
TYPE 2 AND 2D AT STAIR & REFUSE CHUTE ENCLOSURES PER 1RCNY AND BC 1014-01, THE INTERIOR FACE GYP. BOARD IS TO BE IMPACT RESISTANT, LISTED BY AN APPROVED AGENCY TO ASTM 1629-06, IMPACT CLASSIFICATION LEVEL 2 AND THE BASE LAYER SHALL BE A MIN. ⅝" GYP. BOARD.

STUDS TO BE 3 ½" MIN. COLD FORMED STEEL FRAMING AT LEAST 20 GAUGE. VERTICALS ARE TO BE SPACED 24" O.C. MAX.

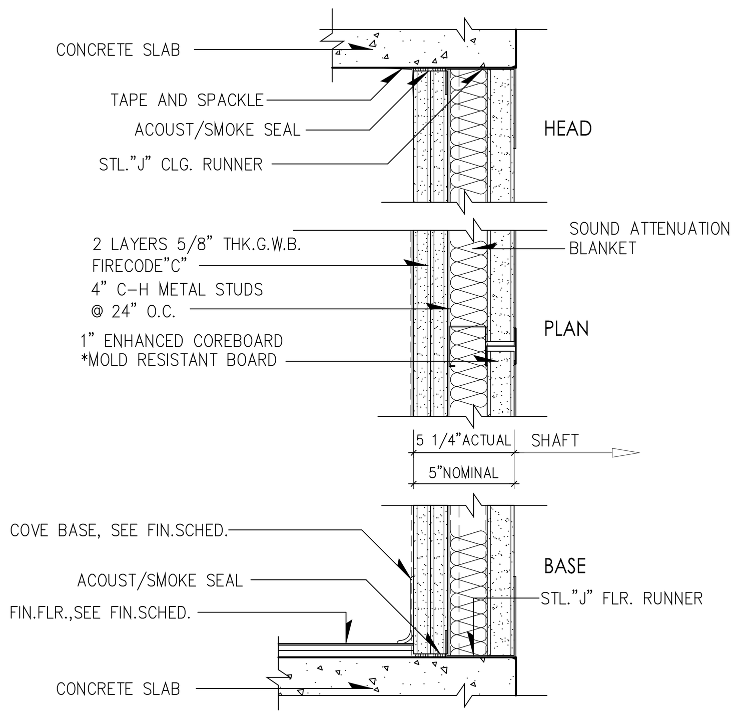
RUNNERS SHALL BE SECURELY ATTACHED TO THE FLOOR AND CEILING TO STRUCTURAL ELEMENT MEMBERS.

WALL BOARDS SHALL BE ATTACHED W/ NO. 8 SELF-DRILLING BUGLE-HEAD SCREWS 12" O.C. MAX. W/ A MIN. DEPTH OF ⅝" PENETRATION INTO THE WALL CAVITY.

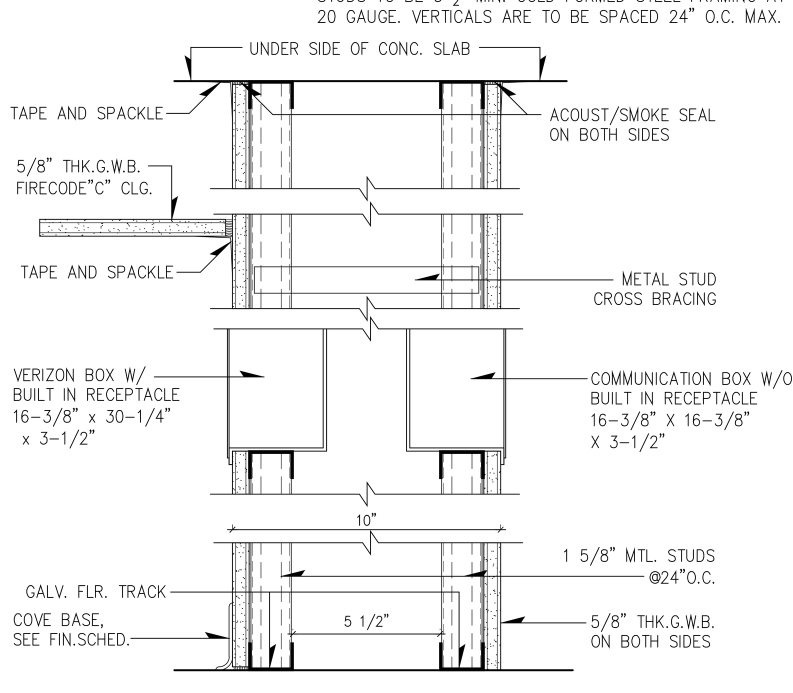
JOINTS BETWEEN ADJOINING SHEETS OF WALL BD. SHALL BE STAGGERED FROM BASE LAYER W/ FACE PANEL LAYER



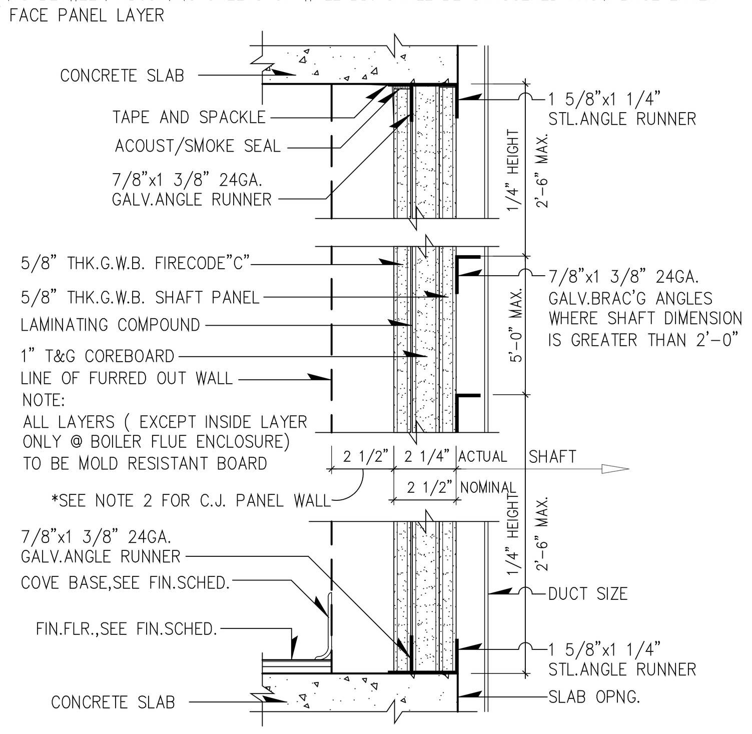
5 BATHROOMS & KITCHENS PIPE CHASE WITHIN APARTMENTS



6 ELEVATOR SHAFT WALL
2 HR. FIRE RATING
BSA CAL #354-76-SM UL#U438/U467

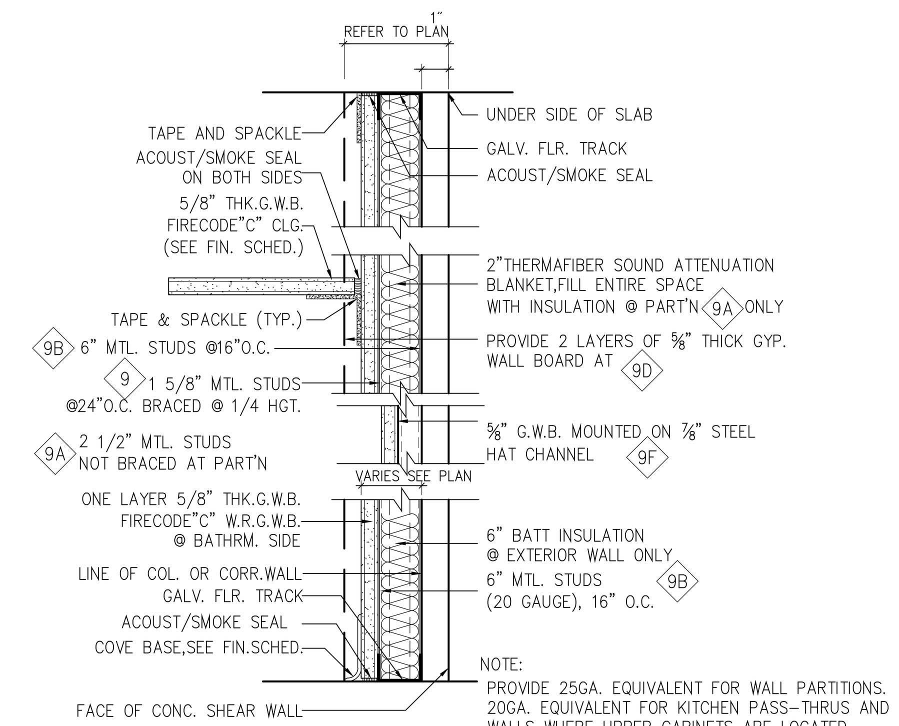


7 ABUTTING PANELS WITHIN APARTMENTS
COMMUNICATION & VERIZON BOXES



8 VENT SHAFT @ KITCHEN,BATHROOM, BOILER FLUE & CORRIDOR
2 HR. FIRE RATING
BSA CAL #898-47 -SM UL#U505

NOTE:
1. PROVIDE INSULATION AT THE DRYWALL PORTION OF BOILER FLUE ENCLOSURE.
2. AT C.J. PANEL LOCATION, PROVIDE 3 5/8" GLAV. METAL STUD.
3. AT APARTMENT PANEL PROVIDE 4" STUD.



NOTE:
PROVIDE 25GA. EQUIVALENT FOR WALL PARTITIONS. 20GA. EQUIVALENT FOR KITCHEN PASS-THRUS AND WALLS WHERE UPPER CABINETS ARE LOCATED.

9 FURRING AT COLUMNS
NO INSULATION REQ'D - NO RATING

9A FURRING AT STAIRS & ELEVATOR SHEAR WALLS **
(ADD THERMAFIBER SOUND ATTENUATION BLANKET BEHIND ELEVATOR, TRASH CHUTE AND DEMISING WALLS ONLY)

9B 6 1/2" FURRING
(ADD 6" BATT INSULATION AT EXTERIOR WALL & STAIRS ONLY)

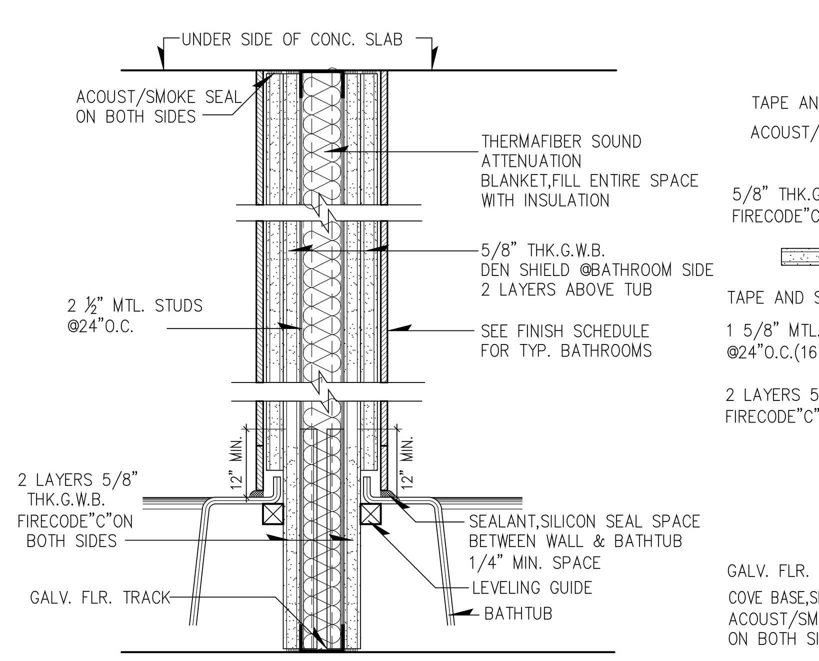
9C FURRING AT EXTERIOR WALL
2" INSULATION REQ'D

9D 2HR. FIRE RATED FURRING
2" INSULATION REQ'D

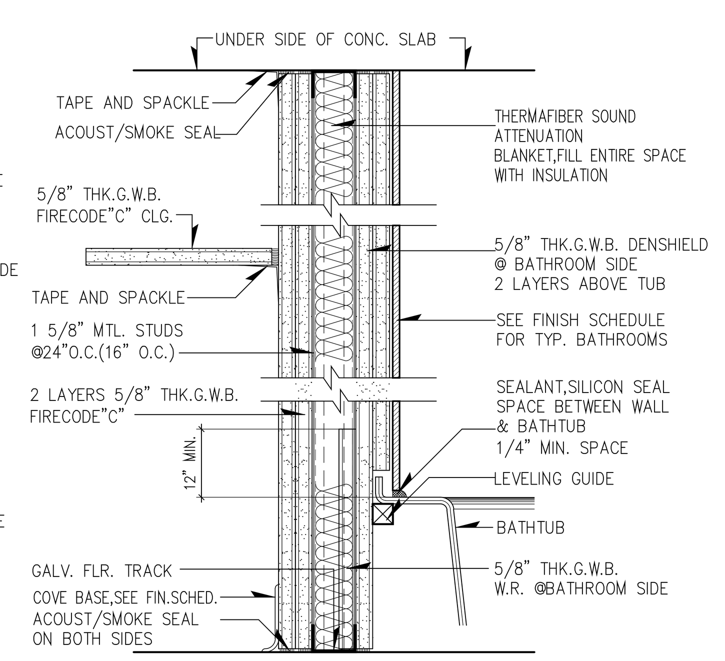
9E 2 1/2" FURRING
(WITH INSULATION)

9F 1 1/2" FURRING
NO INSULATION REQ'D - NO RATING

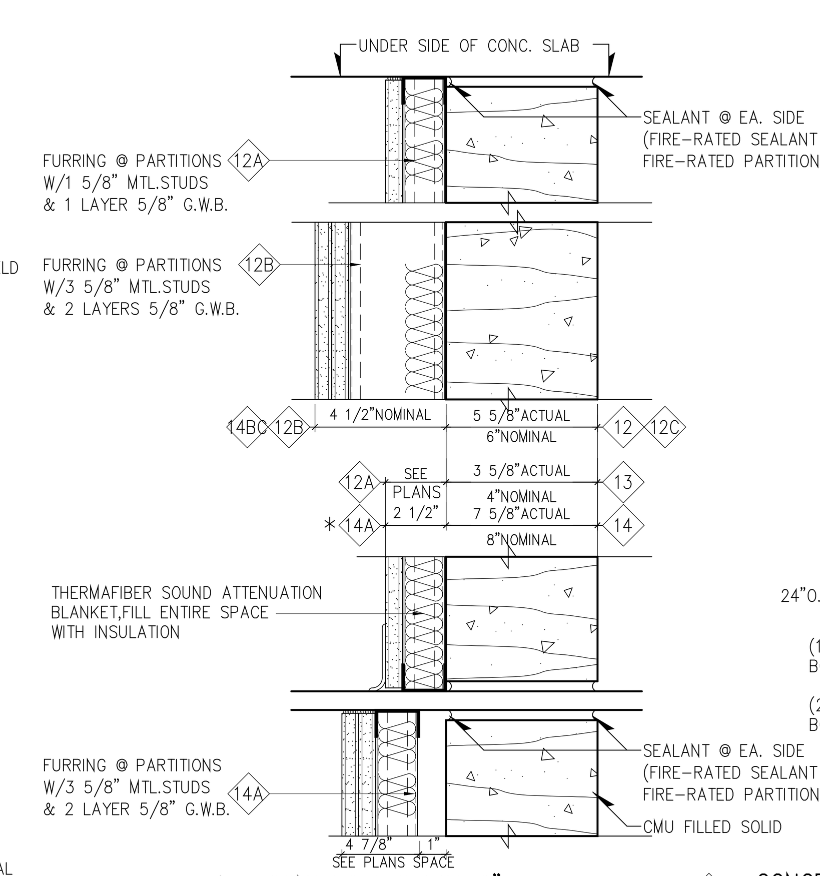
** NOTE: PARTITION TYPE '9A' AND '9D' ARE NOT BRACED TO ELEVATOR CONCRETE SHEAR WALL.
** 2-LAYERS OF ⅝" GYPSUM BOARD
***PROVIDE 4" FURRING AT NID BOX/ELECTRICAL PANEL WALL



10 BATHROOMS BETWEEN APARTMENTS
1 HR. FIRE RATING
BSA CAL #35-66SM-MEA #111-72M UL# U419



11 BATHROOM AT CORRIDORS & APARTMENTS
2 HR. FIRE RATING STC:53
BSA CAL #542-68M-MEA #111-72M UL# U419



12 CONCRETE BLOCK-6"
2 HR. FIRE RATING (FILL IN 100% SOLID)
BSA CAL #638-41-SM UL#U914

12A CONCRETE BLOCK-6"
2 HR. FIRE RATING (WITH 2 1/2" FURRING)
BSA CAL #638-41-SM UL#U914

12B CONCRETE BLOCK-6"
2 HR. FIRE RATING (WITH 5" FURRING)
BSA CAL #638-41-SM UL#U914

12C CONCRETE BLOCK-6" *
3 HR. FIRE RATING (FILL IN 100% SOLID)*
BSA CAL #638-41-SM UL#U914

12D CONCRETE BLOCK-6"
2 HR. FIRE RATING (2 1/2" FURRING ON BOTH SIDES)
BSA CAL #638-41-SM UL#U914

13 CONCRETE BLOCK-4"
2 HR. FIRE RATING
BSA CAL #638-41-SM UL#U914

* NOTE :
PROVIDE MOLD RESISTANT WALL BOARDS @ LAUNDRY ROOM.
PROVIDE ONE LAYER 5/8" W.R.G.W.B. @ BATHROOM SIDE
PROVIDE 4" FURRING AT NID BOX WALL

14 CONCRETE BLOCK-8"
2 HR. FIRE RATING
BSA CAL #638-41-SM UL#U914

14A CONCRETE BLOCK-8" *
2 HR. FIRE RATING (WITH 2 1/2" FURRING)
BSA CAL #638-41-SM UL#U914

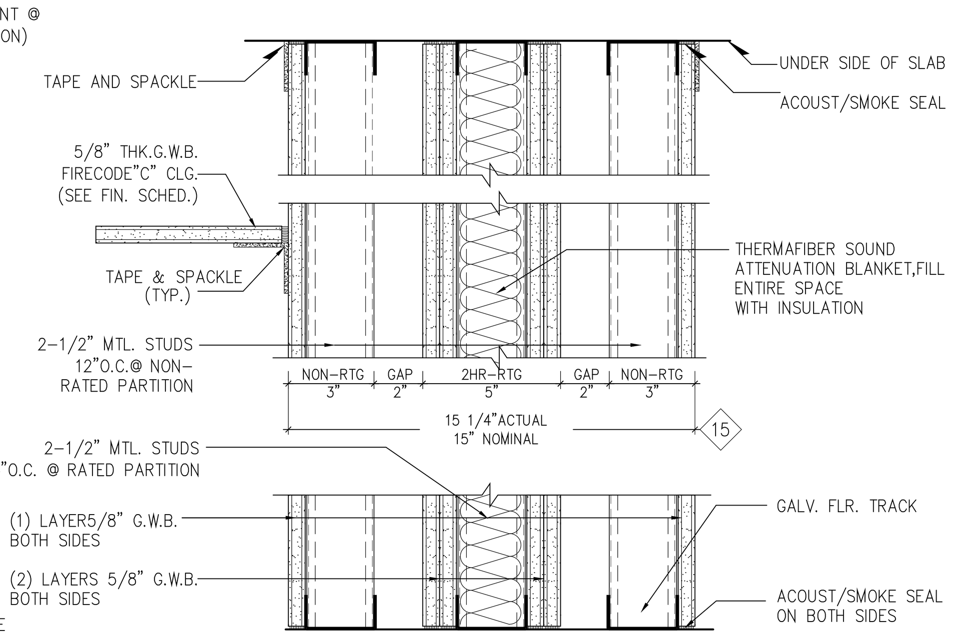
14B CONCRETE BLOCK-8" *
2 HR. FIRE RATING (WITH 4 1/2" FURRING)
BSA CAL #638-41-SM UL#U914

14C CONCRETE BLOCK-8" *
3 HR. FIRE RATING (70% SOLID CMU)
BSA CAL #638-41-SM UL#U914

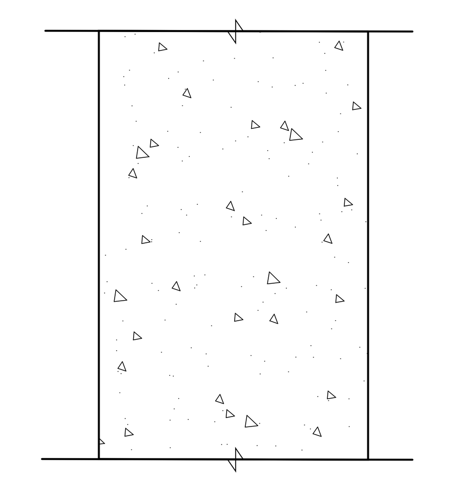
14D CONCRETE BLOCK-8"
2 HR. FIRE RATING (WITH 2 1/2" FURRING ON BOTH SIDES)
BSA CAL #638-41-SM UL#U914 (PROVIDE WR. GYP. @ BATHROOM SIDE)

14E CONCRETE BLOCK-8"
2 HR. FIRE RATING (FILLED SOLID)
BSA CAL #638-41-SM UL#U914 (PROVIDE WR. GYP. @ BATHROOM SIDE)

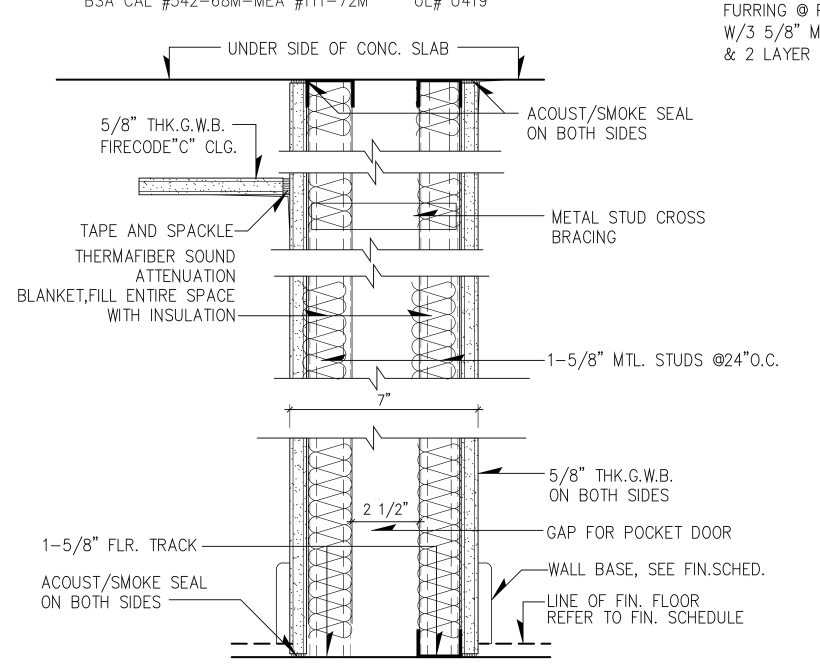
* NOTE :
PROVIDE MOLD RESISTANT WALL BOARDS @ LAUNDRY ROOM.



15 BETWEEN KITCHENS
5" NON-RATED, 5" 2 HR. RATING, 5" NON-RATED UL#U419



16 CONCRETE WALL- VARIOUS THICKNESSES



17 POCKET DOOR
NOT RATED, ACCOMODATING POCKET DOOR

NOTES :
1. PROVIDE 20 GAUGE METAL GROUNDS ON METAL STUDS AT ALL PARTITIONS TO RECEIVE KITCHEN AND BATHROOM CABINETS, HANDRAILS, GRAB BARS, MOLDINGS, ETC.
2. SEE MECHANICAL DRAWINGS FOR EXTENT OF HORIZONTAL FIRE RATED ENCLOSURES.

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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MGE
MGEngineering D.P.C./ we engineer success
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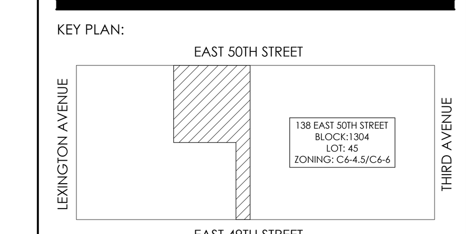
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



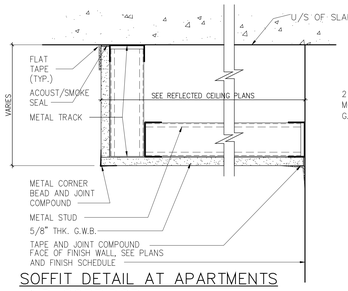
PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
PARTITION SCHEDULE

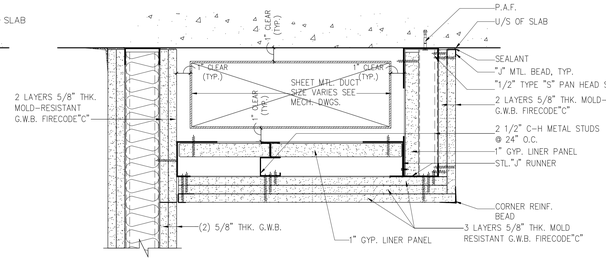
SEAL & SIGNATURE:
DATE:
PROJECT No: 2014-88
DRAWN BY:
CHECKED BY:
DWG. No.:
A-420.01
SHEET. No.: 136 of 143
FILE No:

DEPT OF BLDGS 121395628 Job Number
E395052500103 Scan Code

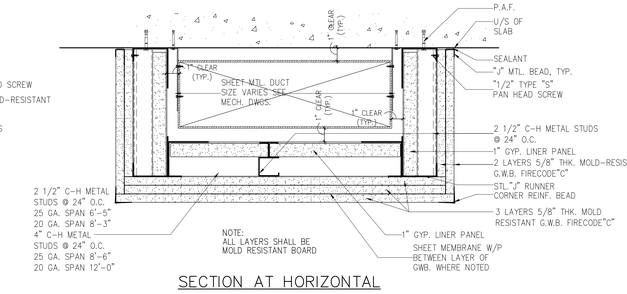
CEILING DETAILS



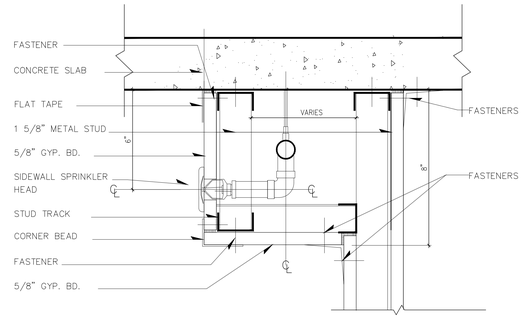
SOFFIT DETAIL AT APARTMENTS AND CORRIDOR
SCALE: 3"=1'-0"



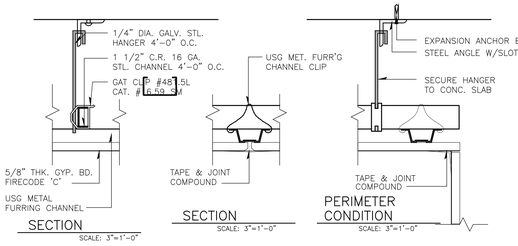
SECTION AT HORIZONTAL DUCT FIRE PROTECTION
2 HR. FIRE RATING SCALE: 3" = 1'-0"
BSA CAL. #277-83-SM

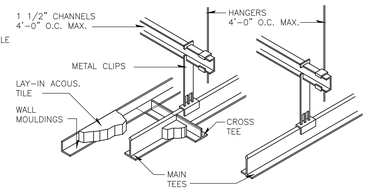


SECTION AT HORIZONTAL DUCT FIRE PROTECTION
2 HR. FIRE RATING SCALE: 3"=1'-0"
BSA CAL. #277-83-SM

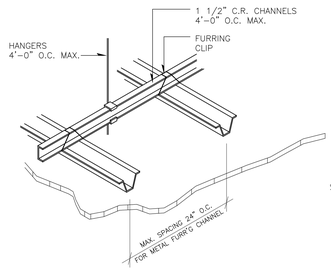


SOFFIT DETAIL AT APARTMENTS AT CORRIDORS WITH SIDEWALL SPRINKLER HEAD
SCALE: 3"=1'-0"

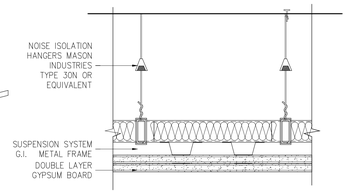




TYP. LAY-IN ACOUST/SMOKSEAL TILE CLG. DET.
SEE FINISH SCHEDULE
N.T.S.



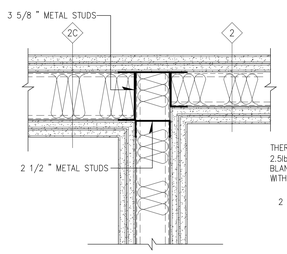
GYPSUM WALLBOARD HUNG CLG.DETAILS
N.T.S.



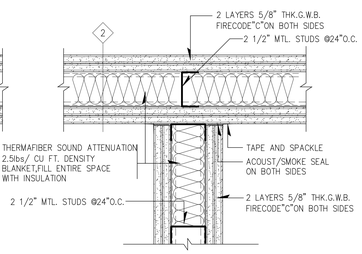
SOUND BARRIER SYSTEM AT EXERCISE ROOM
SCALE: 3"=1'-0"

HUNG CEILING DETAIL

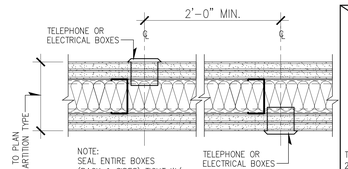
PARTITION PLAN DETAILS



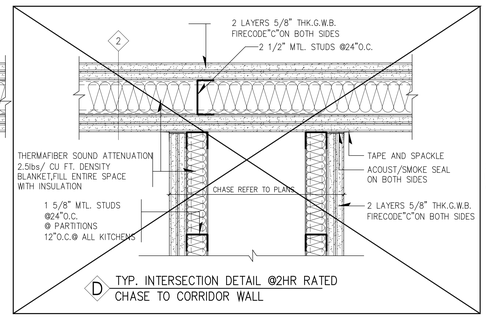
A TYP. DETAIL @ 2 1/2"-3 5/8" STUD WALL TRANSITIONS



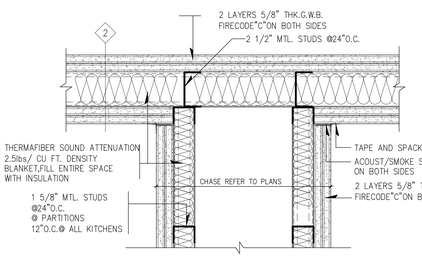
B TYP. DETAIL @2HR. "T" INTERSECTION



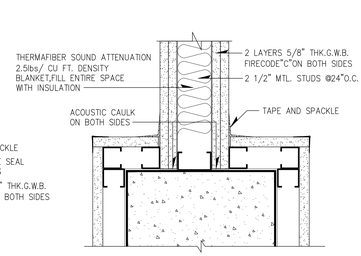
C PLAN DETAIL OF ADJACENT ELECTRICAL BOXES



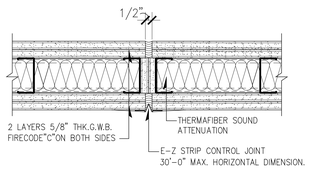
D TYP. INTERSECTION DETAIL @2HR RATED CHASE TO CORRIDOR WALL



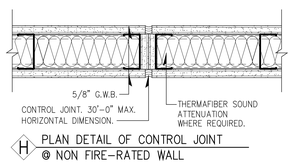
E TYP. INTERSECTION DETAIL @2HR RATED CHASE TO CORRIDOR WALL



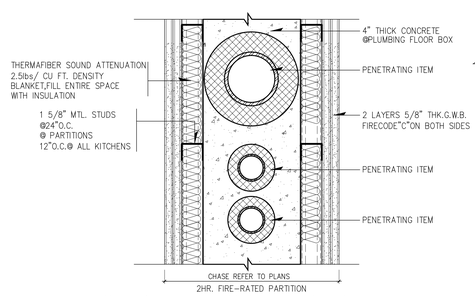
F DEMISING PARTITION AT EXTERIOR WALL/ COLUMN



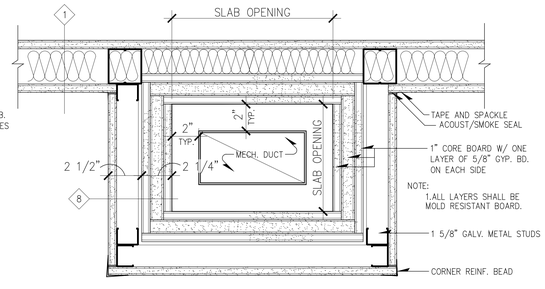
G PLAN DETAIL OF CONTROL JOINT @ 2HR FIRE-RATED WALL



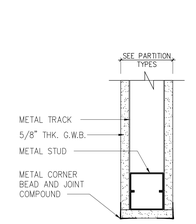
H PLAN DETAIL OF CONTROL JOINT @ NON FIRE-RATED WALL



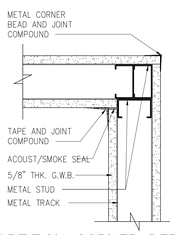
I PLAN DETAIL OF PENETRATION THRU CONCRETE SLAB @PLUMBING FLOOR BOX WITHIN A 2HR FIRE-RATED CHASE WALL
NOTE: FIRE-SAFE NOT REQUIRED AT PENETRATION



J PLAN DETAIL OF 2HR. RATED MECH. SHAFT ENCLOSURE



PARTITION END DETAIL
CORNER REINFORCING SCALE: 3"=1'-0"



PARTITION CORNER DETAIL
SCALE: 3"=1'-0"

NOTES :
1. PROVIDE 20 GAUGE METAL GROUNDS ON METAL STUDS AT ALL PARTITIONS TO RECEIVE KITCHEN AND BATHROOM CABINETS, HANDRAILS, GRAB BARS, MOLDINGS ETC.
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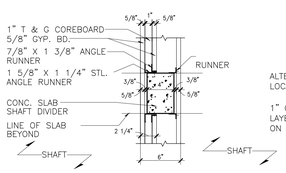
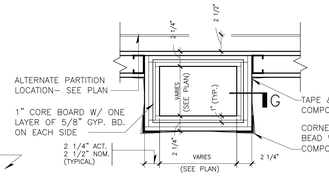
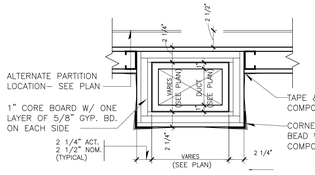


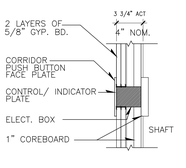
DETAIL @ BACK TO BACK T.V. SHAFTS
SCALE: 1 1/2"= 1'-0"



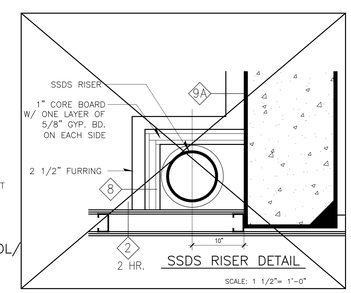
SHAFT WALL- NO LINER
SCALE: 1 1/2"= 1'-0"



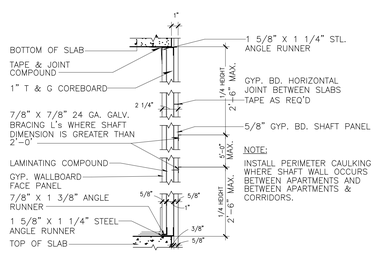
SHAFT WALL- METAL LINER
SCALE: 1 1/2"= 1'-0"



TYP. ELEVATOR CONTROL/ INDICATOR BOX DETAIL
SCALE 1 1/2" = 1'



SSDS RISER DETAIL
SCALE: 1 1/2"= 1'-0"



DETAIL @ T.V. SHAFT WALL
SCALE: 1 1/2"= 1'-0"

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PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET IN BLOCK 1304 IN LOT 7501 ZONING: C4-4/C4-5
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

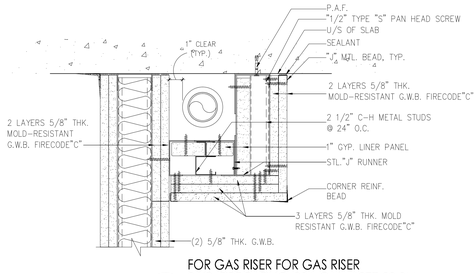
DRAWING TITLE:
PARTITION DETAILS

SEAL & SIGNATURE:
REGISTERED ARCHITECT STATE OF NEW YORK

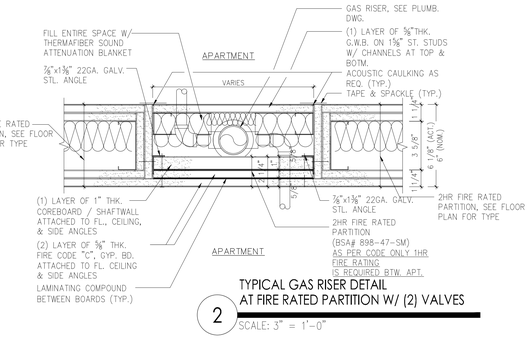
DATE:
PROJECT No: 2014-88
DRAWN BY:
CHECKED BY:
DWG. No.: A-421.00
SHEET No.: 137 of 143

FILE No:

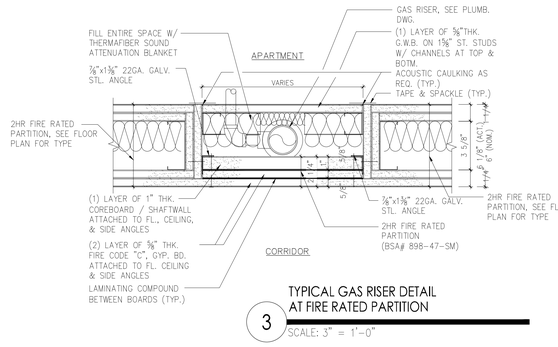
GAS PIPE RISER DETAILS



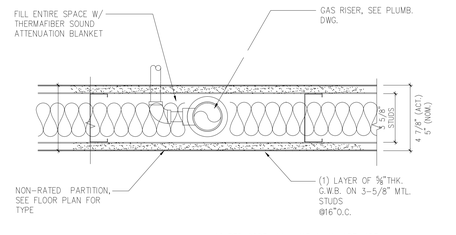
1 FOR GAS RISER FOR GAS RISER
2 HR. FIRE RATING: BSA CAL. #277-83-SM
SCALE: 3" = 1'-0"



2 TYPICAL GAS RISER DETAIL
AT FIRE RATED PARTITION W/ (2) VALVES
SCALE: 3" = 1'-0"

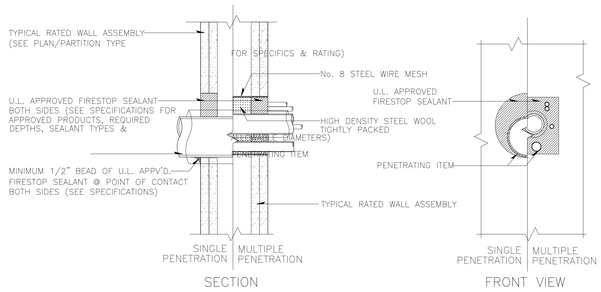


3 TYPICAL GAS RISER DETAIL
AT FIRE RATED PARTITION
SCALE: 3" = 1'-0"

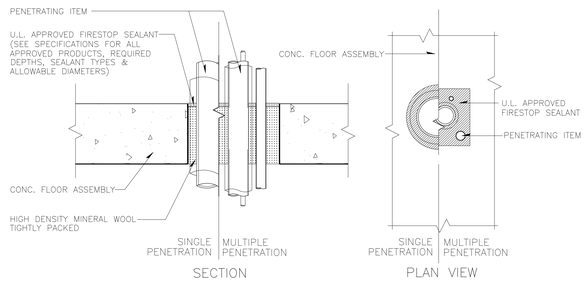


AS PER CODE, WALL WITHIN AN APT. ARE NOT REQUIRED TO BE FIRE RATED.

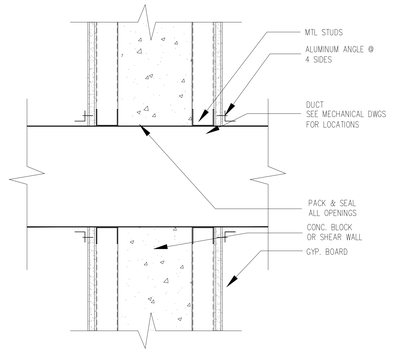
4 TYPICAL GAS RISER DETAIL
AT NON-RATED PARTITION WITHIN AN APT.
SCALE: 3" = 1'-0"



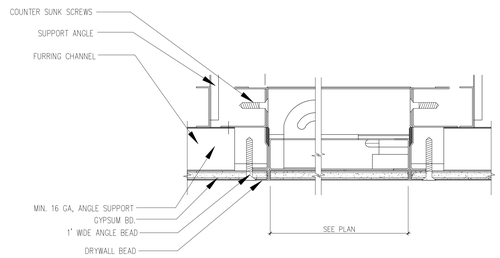
TYPICAL FIRESTOPING @ THROUGH WALL PENETRATIONS
NOTE: TYPICAL @ ALL THROUGH WALL PENETRATIONS IN ALL RATED PARTITIONS
N.T.S.



TYPICAL FIRESTOPING @ THROUGH FLOOR PENETRATIONS
NOTE: TYPICAL @ ALL THROUGH FLOOR PENETRATIONS
N.T.S.



HORIZONTAL DUCT PENETRATIONS



SECTION THRU CEILING ACCESS DOOR

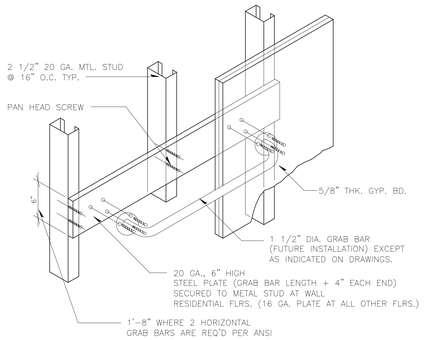
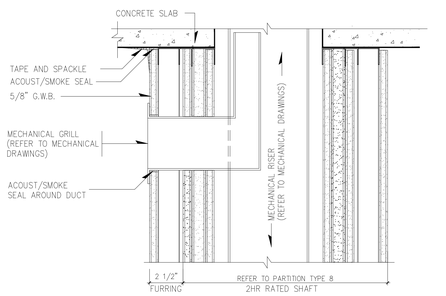
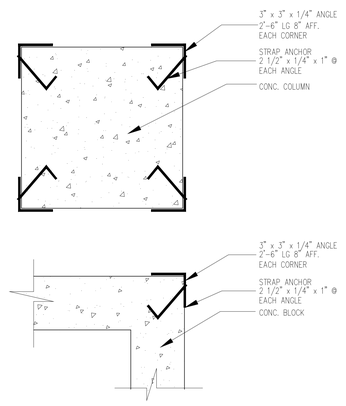


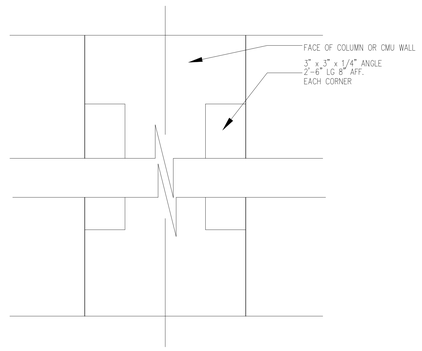
PLATE DETAIL FOR FUTURE & ACTUAL GRAB BAR INSTALLATION AT METAL STUD WALL
SEE BATHROOM ELEV. FOR LOCATION
N.T.S.



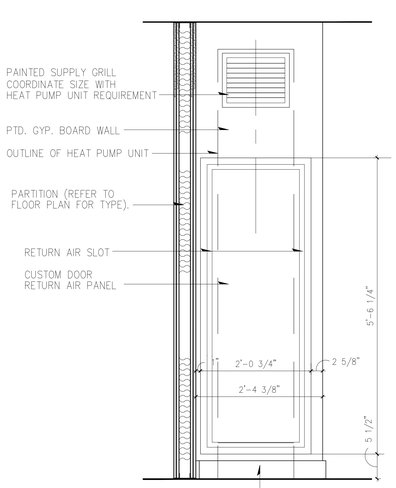
TYPICAL SEAL @VENT SHAFT COLLAR

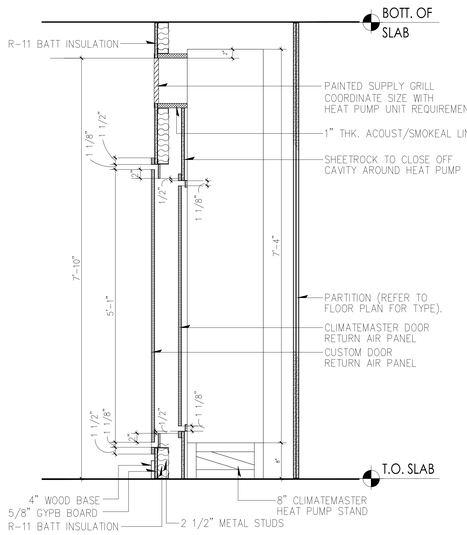


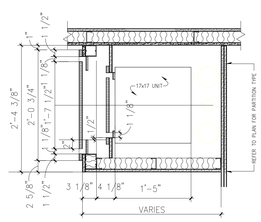
TYPICAL CORNER GUARD DETAIL
WHERE EXPOSED



TYPICAL CORNER GUARD DETAIL ELEVATION
WHERE EXPOSED







VERTICAL HEAT PUMP PLAN

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
450 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

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FAX.: (212) 979-8387

DESIGN ARCHITECT :
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FAX.: (212) 417-9497

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

M.E.P.FP. ENGINEER:
MGE
MGEngineering D.P.C./ we engineer success
116 West 32nd Street, 12th Floor, New York, N.Y. 10001
P 212.643.9055 F 212.643.0503 www.mgepc.net

CIVIL ENGINEER:
Philip Habib & Associates
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NEW YORK 10016
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FAX.: (212) 929-5605

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VERTICAL TRANSPORTATION CONSULTANT:
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1251 AVENUE OF THE AMERICAS
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FAX.: (212) 696-4528

ZONING CONSULTANT:
Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
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FAX.: (212) 714-0283

EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH
0 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET BLOCK 1304 LOT: 44 ZONING: C6-4.5/C4-6
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
PARTITION DETAILS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY:
CHECKED BY:
DWG. No.: A-422.01
SHEET. No.: 138 of 143

FILE No:

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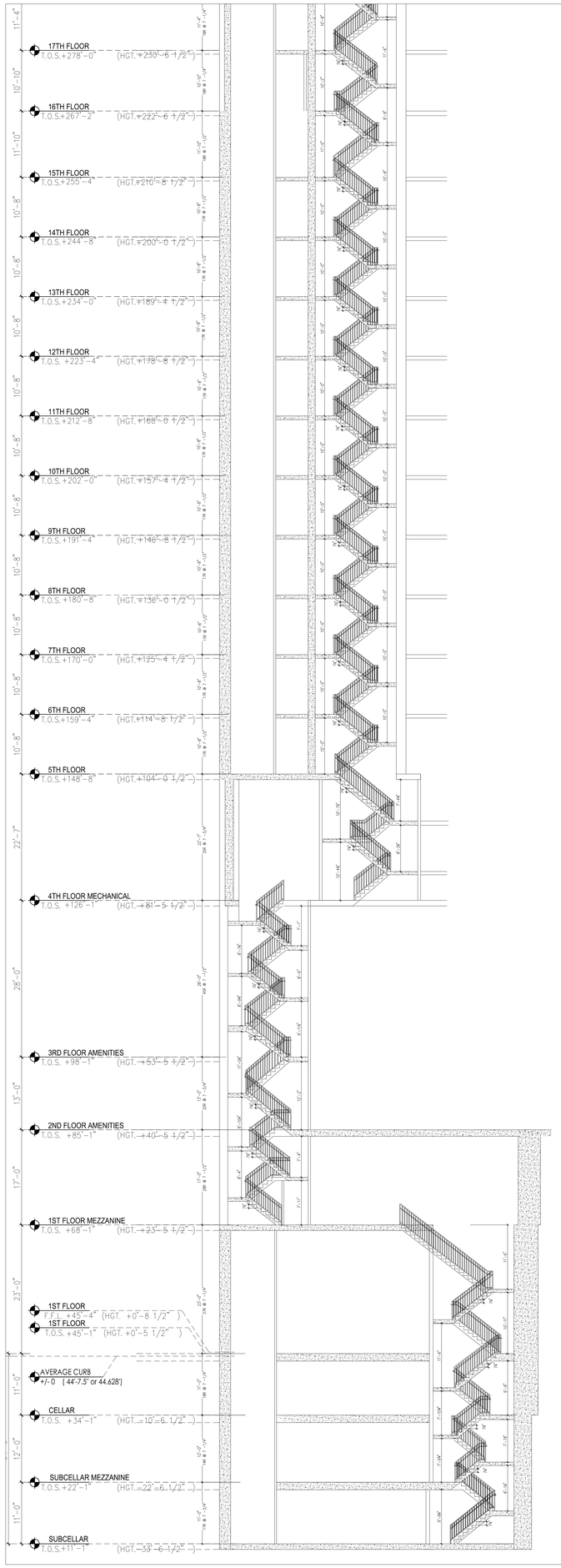

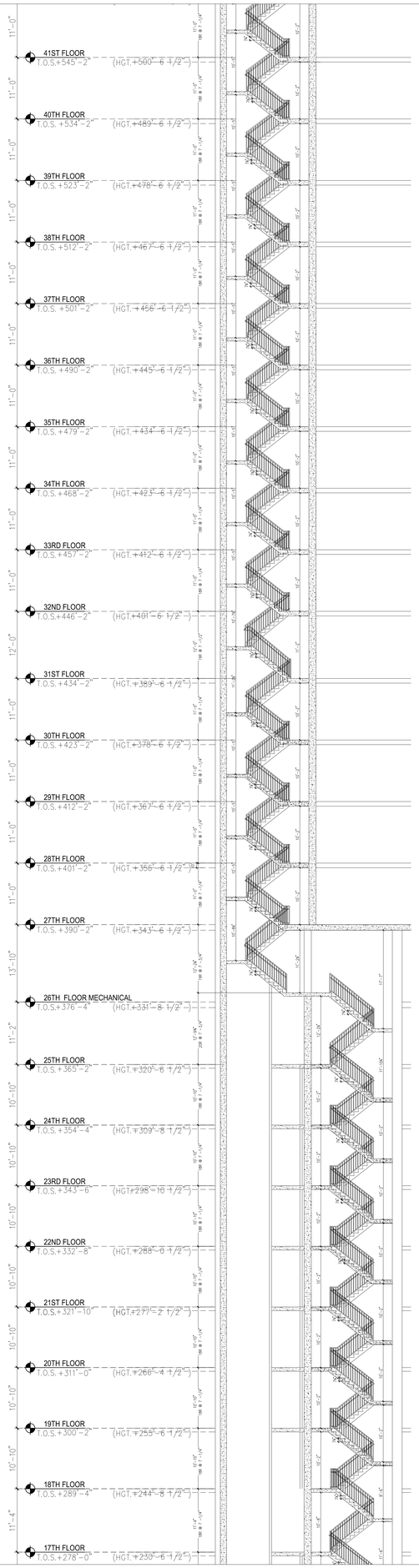

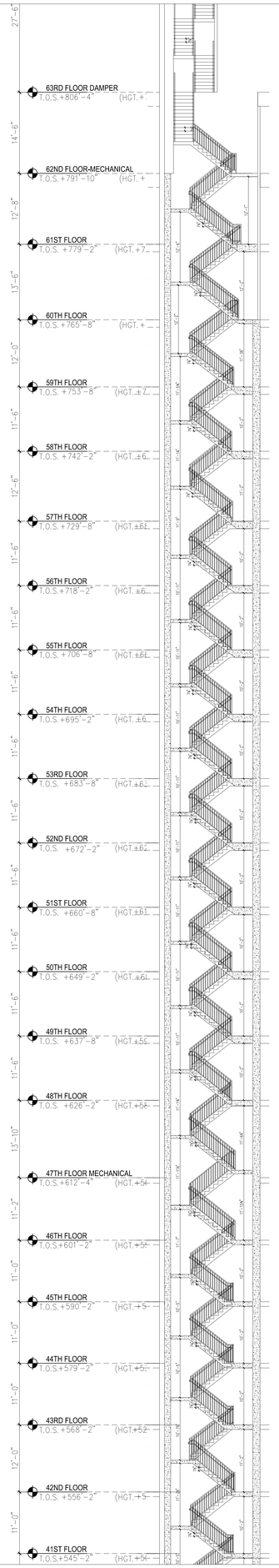

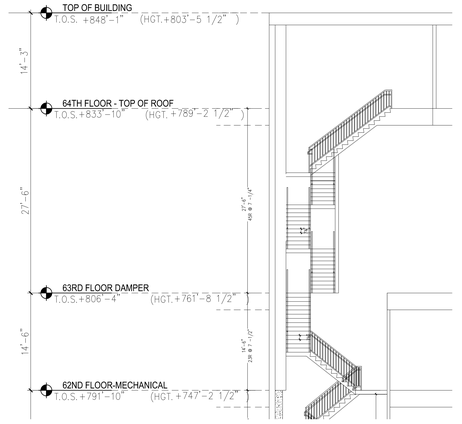

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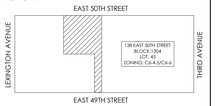
PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
STAIR "A"
SECTION

SEAL & SIGNATURE:

DATE:
PROJECT No.: 2014-68
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A450.01
SHEET. No.: 139 of 143

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DEPT OF BLDGS 121395028 Job Number

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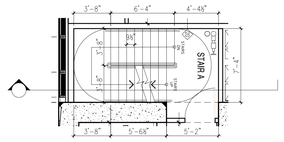
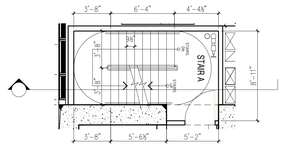


7A STAIR "A" 3RD LEVEL
SCALE: 3/16" = 1'-0"



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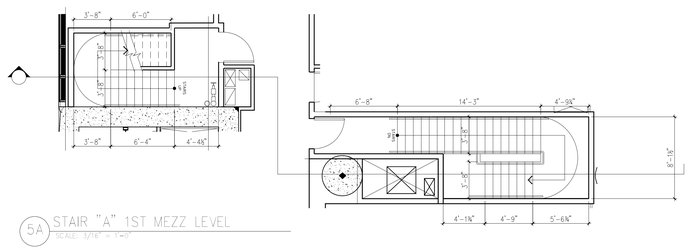
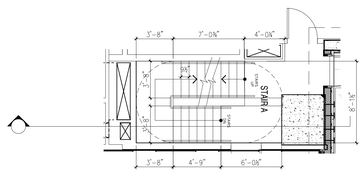


5A STAIR "A" 1ST MEZZ LEVEL
SCALE: 3/16" = 1'-0"



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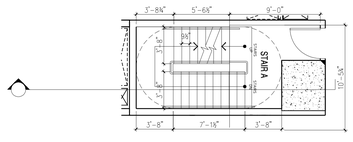

3A STAIR "A" CELLAR LEVEL
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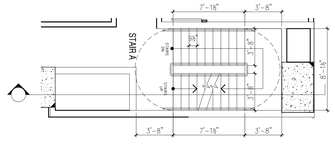

2A STAIR "A"SUB-CELLAR MEZZ LEVEL
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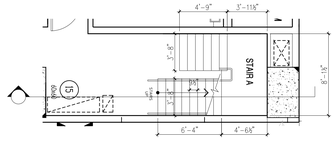

1A STAIR "A"SUB-CELLAR LEVEL
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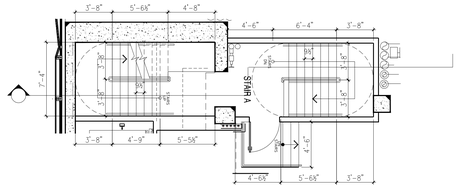

14A STAIR "A" 26TH LEVEL
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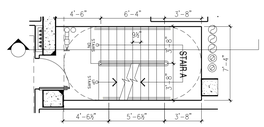

13A STAIR "A" 18TH-25TH LEVEL
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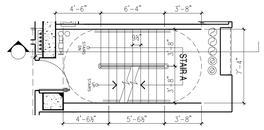

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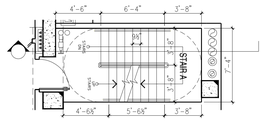

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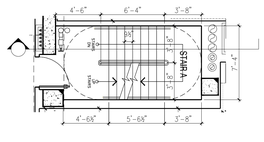

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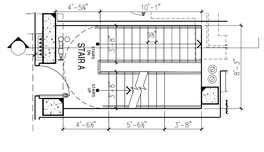

9A STAIR "A" 5TH LEVEL
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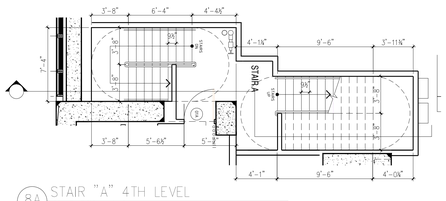

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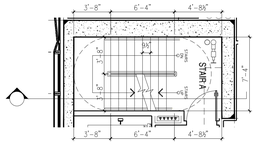

21A STAIR "A" 44TH-46TH LEVEL
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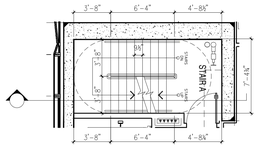

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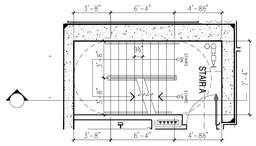

19A STAIR "A" 38TH-42ND LEVEL
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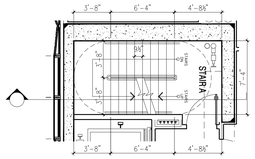

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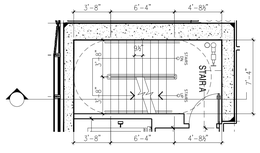

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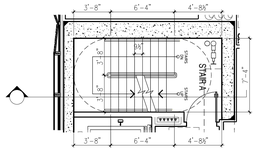

16A STAIR "A" 28TH-31ST LEVEL
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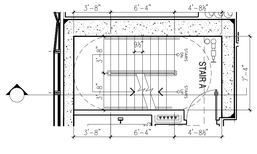

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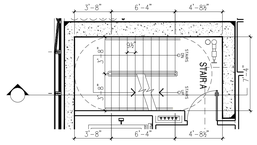

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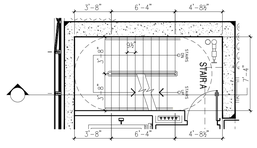

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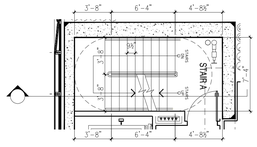
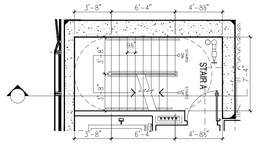
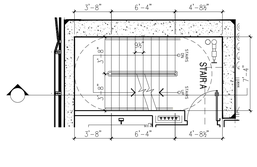


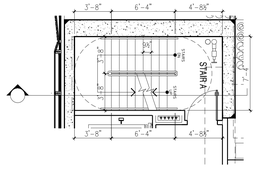
25A STAIR "A" 58TH LEVEL
SCALE: 3/16" = 1'-0"



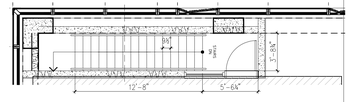
24A STAIR "A" 49TH-57TH LEVEL
SCALE: 3/16" = 1'-0"



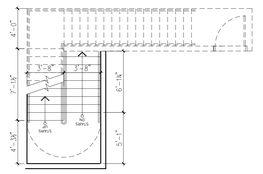
23A STAIR "A" 48TH LEVEL
SCALE: 3/16" = 1'-0"



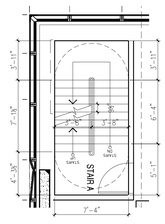
22A STAIR "A" 47TH LEVEL
SCALE: 3/16" = 1'-0"



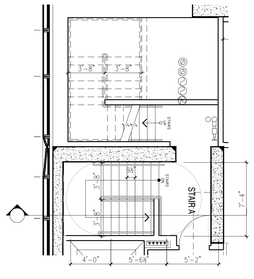
32A STAIR "A" 64TH LEVEL
SCALE: 3/16" = 1'-0"



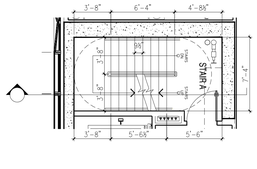
31A STAIR "A" TRANSITION LEVEL
SCALE: 3/16" = 1'-0"



30A STAIR "A" 63RD LEVEL
SCALE: 3/16" = 1'-0"



29A STAIR "A" 62ND LEVEL
SCALE: 3/16" = 1'-0"



28A STAIR "A" 61ST LEVEL
SCALE: 3/16" = 1'-0"

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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www.wspgroup.com/usa

M.E.P.FP. ENGINEER:
MGE
MGEngineering D.P.C./ we engineer success
116 West 32nd Street, 12th Floor, New York, N.Y. 10001
P 212.643.9055 F 212.643.0503 www.mgedpc.net

CIVIL ENGINEER:
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NEW YORK, NEW YORK 10016
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FAX: (212) 929-5605

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ZONING CONSULTANT:
Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
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EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
BLOCK: 1304
LOT: 65
ZONING: C6-4.5/C6-6
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
STAIR "A"
PLANS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A451.01
SHEET. No.: 140 of 143

FILE No: T:\2014\2014new\CAD\2014-88\Working Plans\Sheets\138EPC-Arch_A451-A4.2.0p Section.dwg

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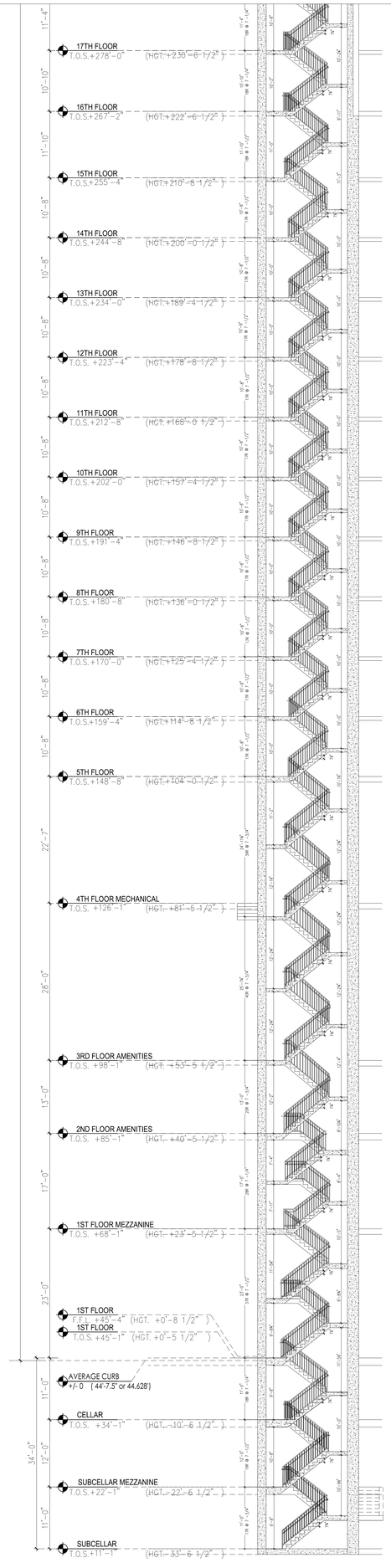
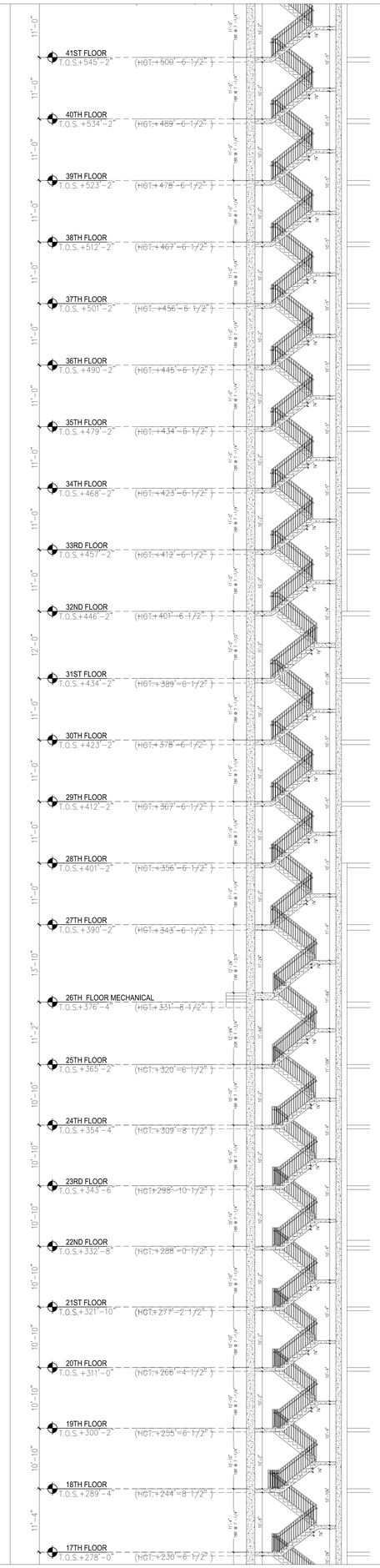
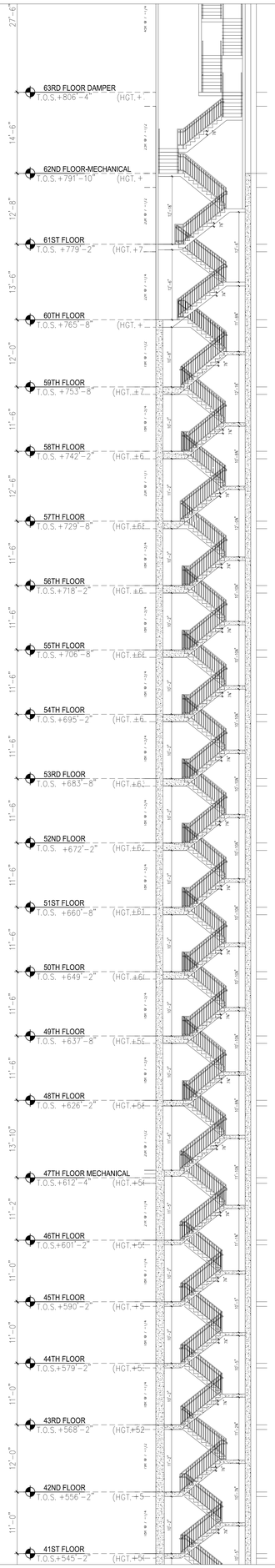
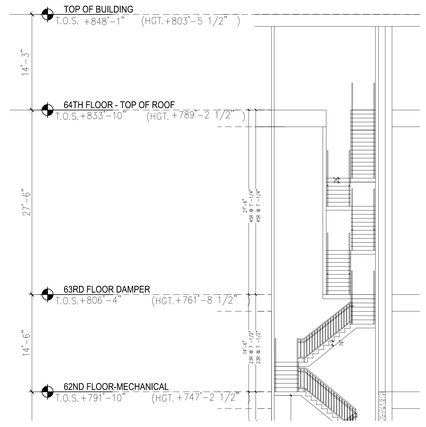
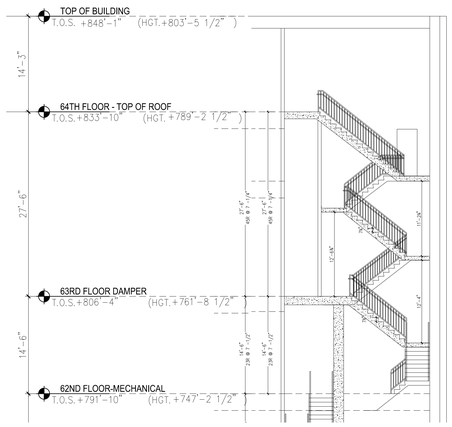




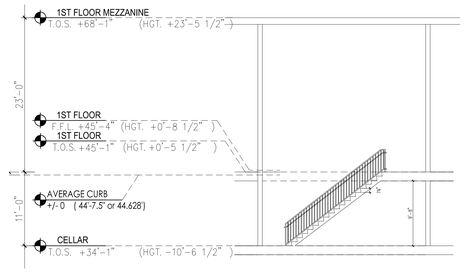


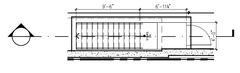


1 STAIR B SECTION 1
SCALE: 1/8" = 1'-0"

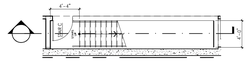


2 STAIR B SECTION 2
SCALE: 1/8" = 1'-0"





2C STAIR "C" 1ST LEVEL
SCALE: 1/4" = 1'-0"



1C STAIR "C" CELLAR LEVEL
SCALE: 1/4" = 1'-0"

3 STAIR C PLANS/SECTION
SCALE: 1/8" = 1'-0"

PROJECT:

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NEW YORK, NY

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M.E.P.FP. ENGINEER:
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MGEngineering D.P.C./ we engineer success
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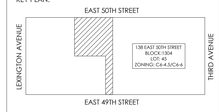
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
STAIR "B" - "C"
SECTION

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A450.01
SHEET. No.: 141 of 143

FILE No: T:\2014\Sheet\CAD\2014-88\Rev-Rpnt\Sheet\-SEB2PrCmb_v45-45.3\r3d\Section.dwg

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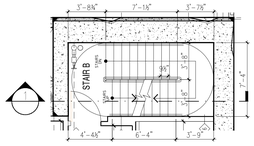
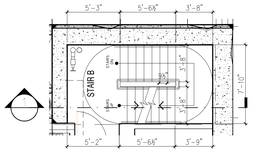
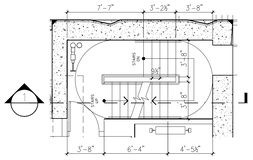


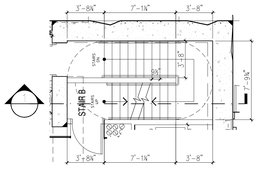
7B STAIR "B" 3RD LEVEL
SCALE: 3/16" = 1'-0"



6B STAIR "B" 2ND LEVEL
SCALE: 3/16" = 1'-0"



5B STAIR "B" 1ST MEZZ LEVEL
SCALE: 3/16" = 1'-0"



4B STAIR "B" 1ST LEVEL
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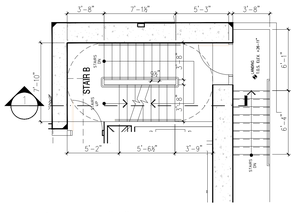
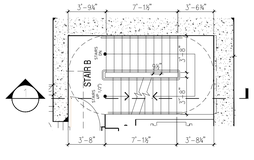
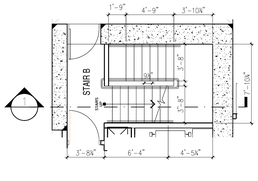


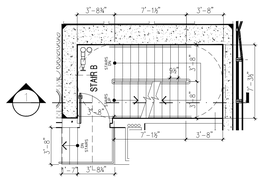
3B STAIR "B" CELLAR LEVEL
SCALE: 3/16" = 1'-0"



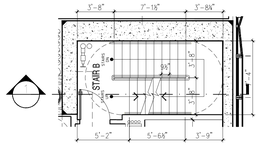
2B STAIR "B" SUB-CELLAR MEZZ LEVEL
SCALE: 3/16" = 1'-0"



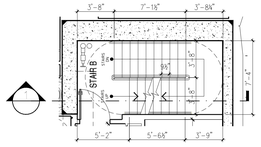
1B STAIR "B"SUB-CELLAR LEVEL
SCALE: 3/16" = 1'-0"



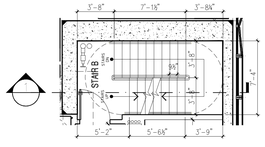
14B STAIR "B" 26TH LEVEL
SCALE: 3/16" = 1'-0"



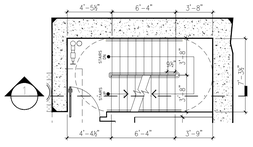
13B STAIR "B" 18TH-25TH LEVEL
SCALE: 3/16" = 1'-0"



12B STAIR "B" 17TH LEVEL
SCALE: 3/16" = 1'-0"



11B STAIR "B" 16TH LEVEL
SCALE: 3/16" = 1'-0"



10B STAIR "B" 6TH-15TH LEVEL
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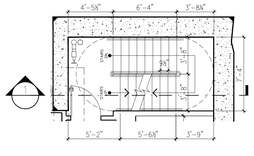
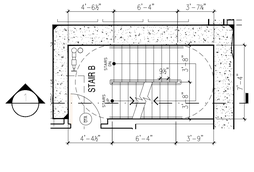
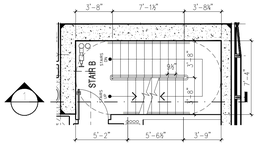


9B STAIR "B" 5TH LEVEL
SCALE: 3/16" = 1'-0"



8B STAIR "B 4TH LEVEL
SCALE: 3/16" = 1'-0"



21B STAIR "B" 44TH-46TH LEVEL
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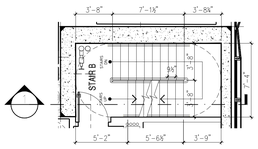

20B STAIR "B" 43RD LEVEL
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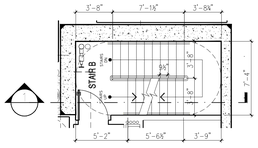

19B STAIR "B" 38TH-42ND LEVEL
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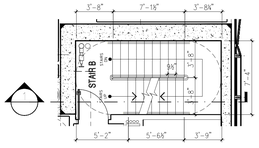

18B STAIR "B" 33RD-37TH LEVEL
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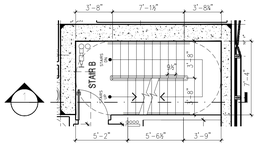

17B STAIR "B" 32ND LEVEL
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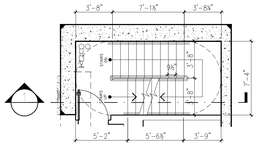
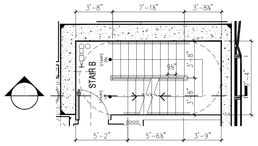
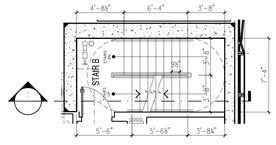


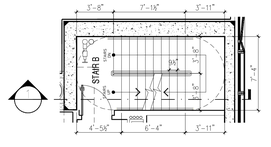
16B STAIR "B" 28TH-31ST LEVEL
SCALE: 3/16" = 1'-0"



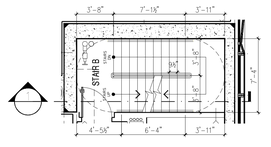
15B STAIR "B" 27TH LEVEL
SCALE: 3/16" = 1'-0"



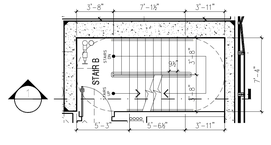
27B STAIR "B" 60TH LEVEL
SCALE: 3/16" = 1'-0"



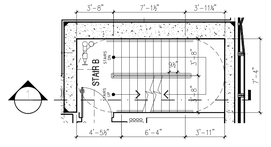
26B STAIR "B" 59TH LEVEL
SCALE: 3/16" = 1'-0"



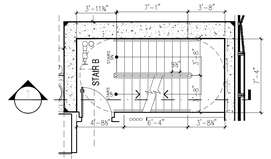
25B STAIR "B" 58TH LEVEL
SCALE: 3/16" = 1'-0"



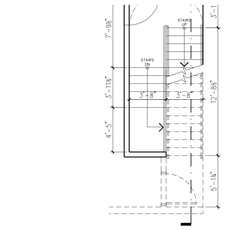
24B STAIR "B" 49TH-57TH LEVEL
SCALE: 3/16" = 1'-0"



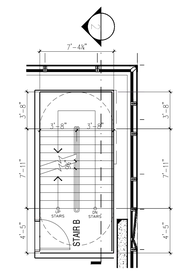
23B STAIR "B" 48TH LEVEL
SCALE: 3/16" = 1'-0"



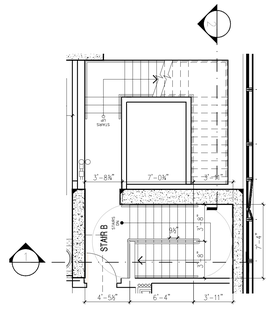
22B STAIR "B" 47TH LEVEL
SCALE: 3/16" = 1'-0"



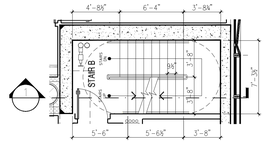
31B STAIR "B" TRANSITION LEVEL
SCALE: 3/16" = 1'-0"



30B STAIR "B" 63RD LEVEL
SCALE: 3/16" = 1'-0"



29B STAIR "B" 62ND LEVEL
SCALE: 3/16" = 1'-0"



28B STAIR "B" 61ST LEVEL
SCALE: 3/16" = 1'-0"

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
450 PARK AVENUE, 5th FLOOR
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1359 BROADWAY, 14th FLOOR
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WSP
228 East 45th ST.
New York, NY 10017
(212) 687-9888
www.wspgroup.com/usa

M.E.P.FP. ENGINEER:
MGE
MGEngineering D.P.C. / we engineer success
116 West 32nd Street, 12th Floor, New York, N.Y. 10001
P 212.643.9055 F 212.643.0503 www.mgedpc.net

CIVIL ENGINEER:
Philip Habib & Associates
102 MADISON AVENUE, 11TH FLOOR
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FAX: (212) 929-5605

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TEL.: (212) 244-4427
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Jenkins & Huntington, Inc.
1251 AVENUE OF THE AMERICAS
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FAX.: (212) 696-4528

ZONING CONSULTANT:
Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
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FAX.: (212) 714-0283

EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

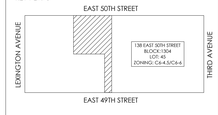
PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
STAIR "B"
PLANS

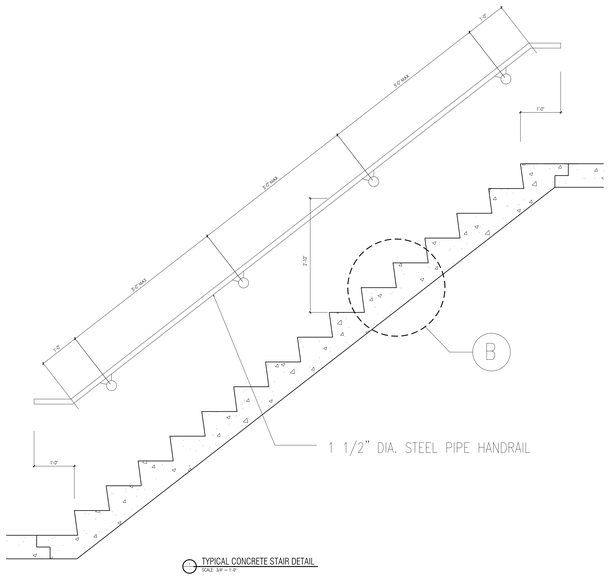
SEAL & SIGNATURE:

REGISTERED ARCHITECT
NEIL DAVID BHUTA
No. 026744
STATE OF NEW YORK

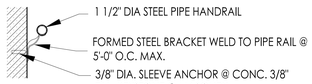
DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A453.01
SHEET. No.: 142 of 143

FILE No: I:\138 E 50th Street\2-DD\2014-88 Floor Plans\Sheet Files\STAIR Cross_A453-454_Stair Sections.dwg

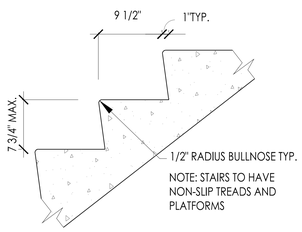
DEPT OF BLDGS 121395028 Job Number
E395587656 Scan Code



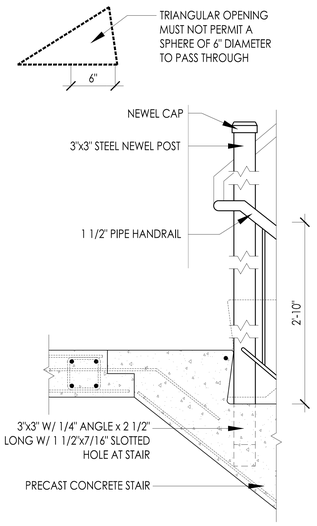
TYPICAL CONCRETE STAIR DETAIL
SCALE: 3/8" = 1'-0"

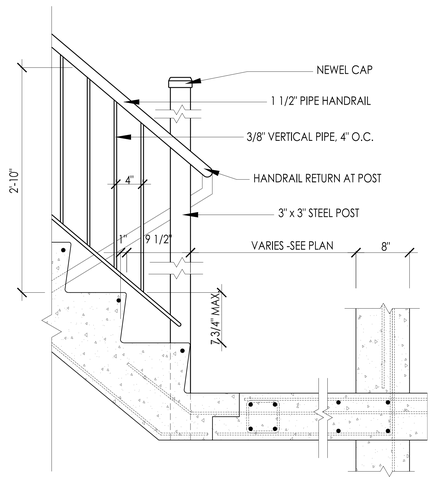


HANDRAIL DETAIL @ MASONRY WALL
SCALE: 1-1/2" = 1'-0"



B STAIR NOSING DETAIL, TYP.
SCALE: 1-1/2" = 1'-0"





D TYPICAL RAIL DETAIL
SCALE: 1 1/2" = 1'-0"

SHOP DWG. NOTES:

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS, MATERIAL & FINISH SAMPLES OF NEW RAILINGS, BRACKETS, TREADS, INSERTS & TRIM. ALL SHOP DRAWINGS, MATERIAL & FINISH SAMPLES TO BE SUBMITTED FOR REVIEW & APPROVAL BY ARCHITECT PRIOR TO ORDER, FABRICATION AND/OR INSTALLATION.
2. ALL PAINTED SURFACES TO RECEIVE (3) THREE COATS (TYPICAL) U.O.N.
3. ALL RAILINGS, FITTINGS, ETC. ARE TO MEET ALL REQUIRED HORIZONTAL LOADS AS REQ'D. BY THE NEW YORK CITY BLDG. CODE & OTHER GOVERNING CODES.
4. STAIR & RAILING CONTRACTORS SHALL FULLY INSPECT ALL FIELD CONDITIONS FOR COMPLETE SCOPE OF WORK & FIELD VERIFY ALL CONDITIONS, HEIGHTS, ETC. ANY DISCREPANCIES FOUND WITH THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID SUBMISSION.

2 DETAIL @ LANDING
SCALE: 1 1/2" = 1'-0"

3 DETAIL @ INTERM. LANDING
SCALE: 1 1/2" = 1'-0"

4 DETAIL @ INTERM. LANDING
SCALE: 1 1/2" = 1'-0"

COORDINATION NOTES
SCALE: N.T.S.

PROJECT:

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NEW YORK, NY

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MGEngineering D.P.C./ we engineer success
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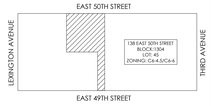
PRELIMINARY
NOT FOR CONSTRUCTION

DATE:	REVISION:
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
STAIR SECTION DETAILS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A454.01
SHEET. No.:
143 of 143

FILE No: I:\2014\14-88\Sheet\CN\A0.22-A481\Rev-Rev12\sheet\SEEDPlot\Plot_A454-01_StrSection.dwg

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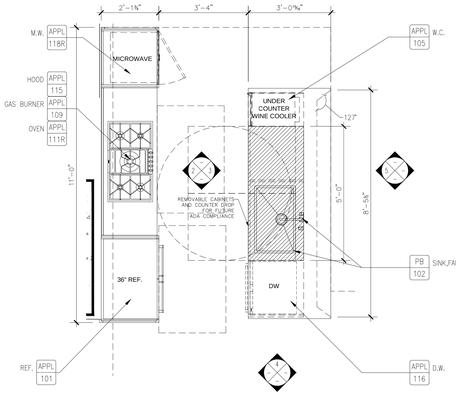
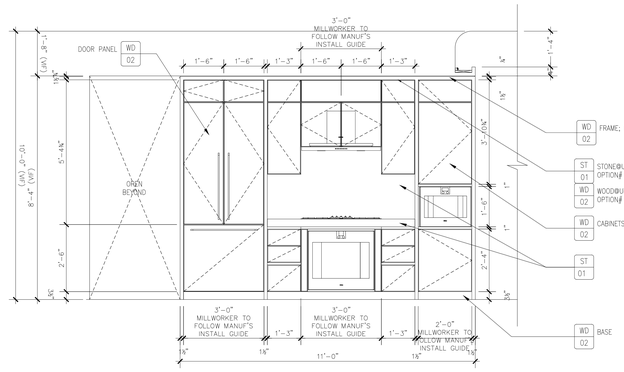
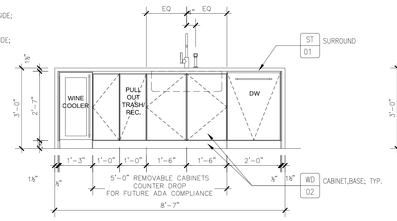
E391623140BS Scan Code



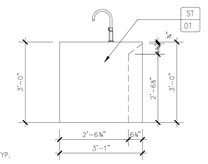
1 KITCHEN TYPE K1 (UNIT– A, 5F) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



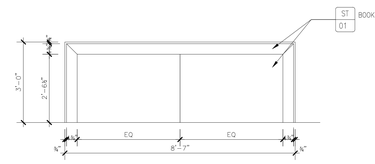
2 KITCHEN (K1) – ELEVATION
SCALE: 1/2" = 1'-0"



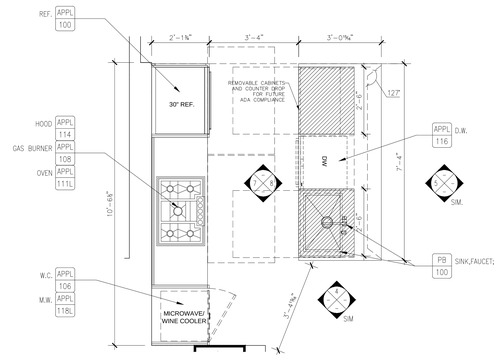
3 KITCHEN (K1) – ELEVATION
SCALE: 1/2" = 1'-0"



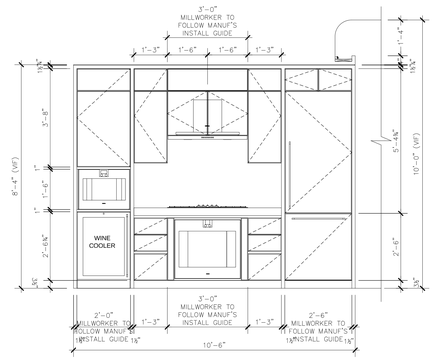
4 KITCHEN (K1) – ELEVATION
SCALE: 1/2" = 1'-0"



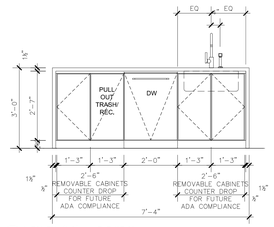
5 KITCHEN (K1) – ELEVATION
SCALE: 1/2" = 1'-0"



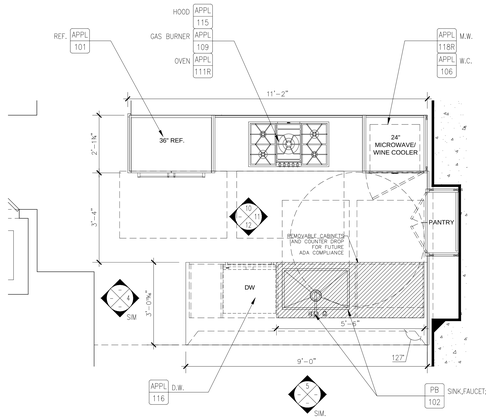
6 KITCHEN TYPE K2 (UNIT B, 5F) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



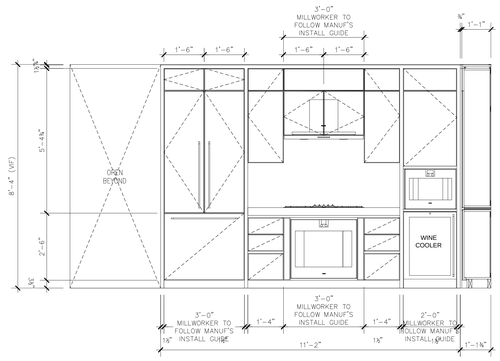
7 KITCHEN (K2) – ELEVATION
SCALE: 1/2" = 1'-0"



8 KITCHEN (K2) – ELEVATION
SCALE: 1/2" = 1'-0"



9 KITCHEN TYPE K3 (UNIT–C, 5F) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



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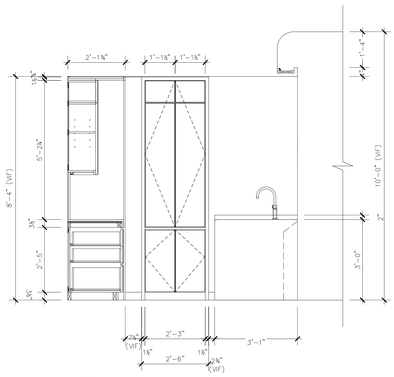
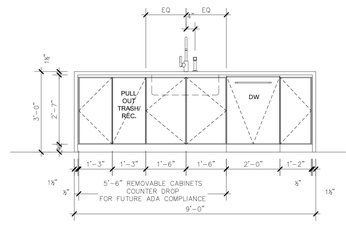
SCALE: 1/2" = 1'-0"



11 KITCHEN (K3) – ELEVATION
SCALE: 1/2" = 1'-0"



12 KITCHEN (K3) – ELEVATION
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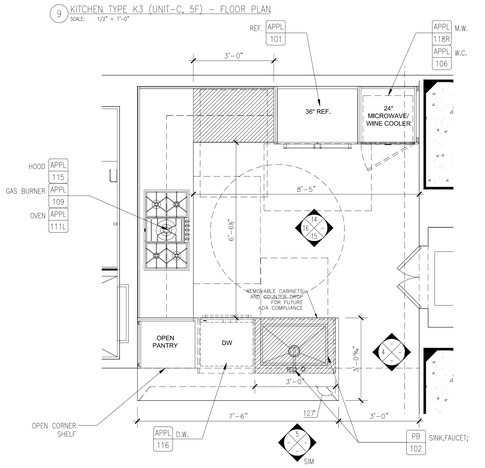
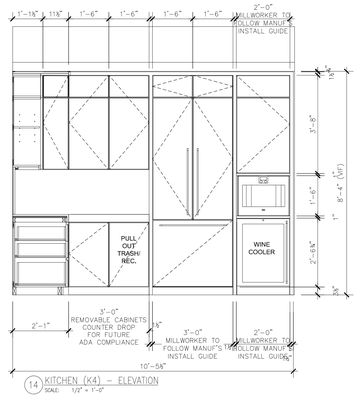
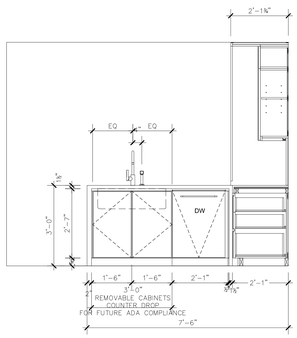


13 KITCHEN TYPE K4 (UNIT–D, 5F) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



14 KITCHEN (K4) – ELEVATION
SCALE: 1/2" = 1'-0"



15 KITCHEN (K4) – ELEVATION
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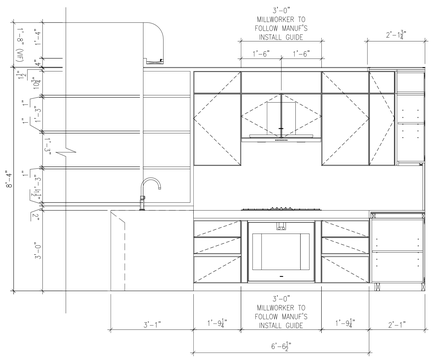

16 KITCHEN (K4) – ELEVATION
SCALE: 1/2" = 1'-0"

FINISH NOTE:

WO 02	WOOD – TYPICAL AT ALL MILLWORK CABINETS, FRAMES, BASEBOARD, APPLIANCE DOOR PANELS U.O.N
ST 01	STONE – TYPICAL AT COUNTER, APRON, SIDE/BAC SPLASH, ISLAND U.O.N.

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
TEL.: (212) 300-1700

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D.O.B. NUMBER:
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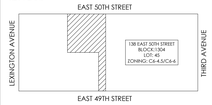
NORTH
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
KITCHEN ENLARGED PLAN & ELEVATIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT STATE OF NEW YORK

DATE:
PROJECT No: 2014.68
DRAWN BY: XX
CHECKED BY: XX
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A–760.00
SHEET. No.: 063 of 143

FILE No:

DEPT OF BLDGS 121395026 Job Number

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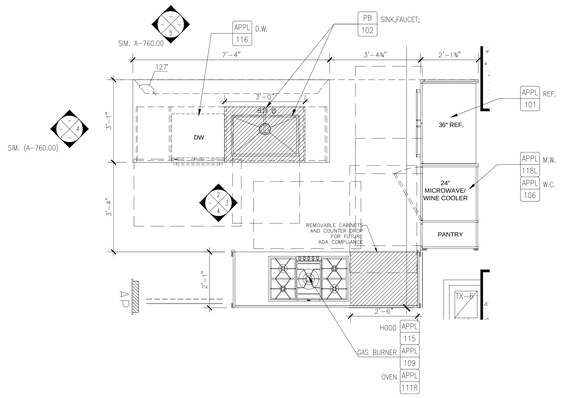

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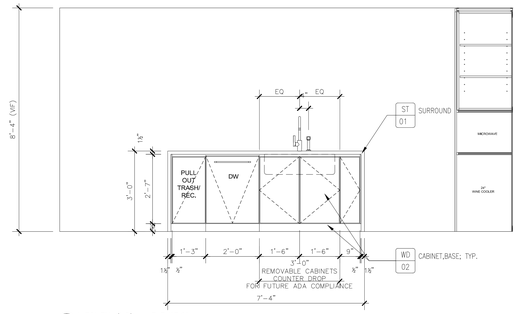

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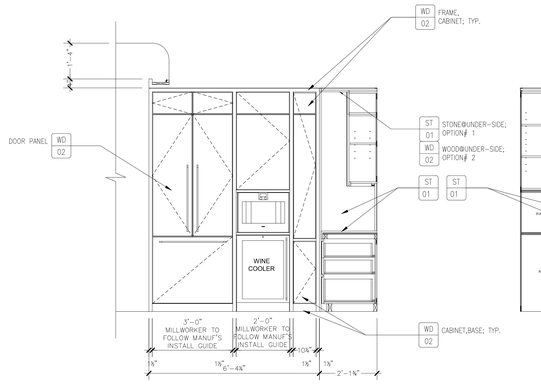

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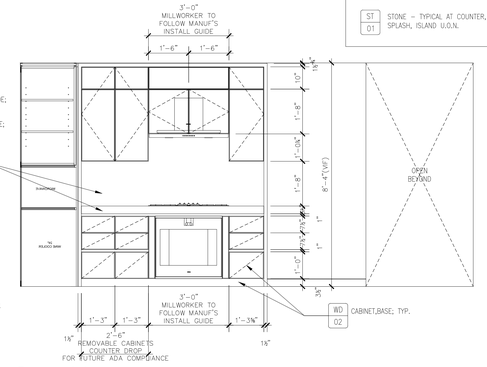

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SCALE: 1/2" = 1'-0"

FINISH NOTE:

WD 02	WOOD – TYPICAL AT ALL MILLWORK CABINETS, FRAMES, BASEBOARD, APPLIANCE DOOR PANELS U.O.N
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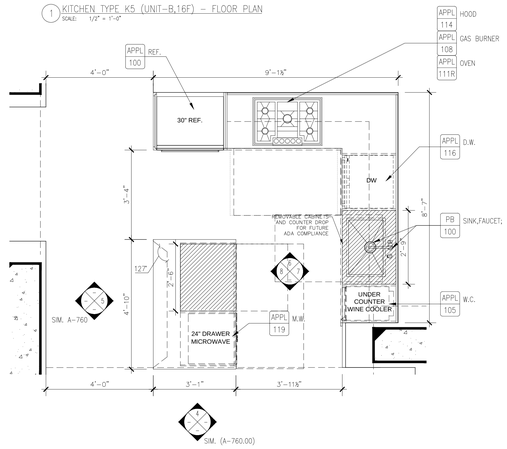

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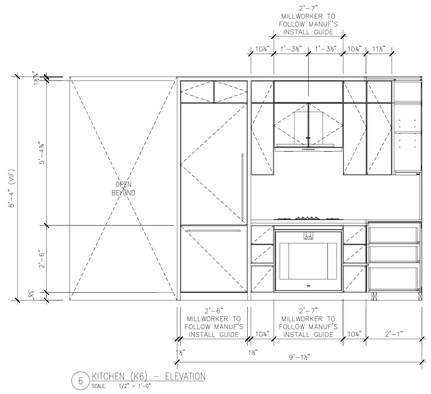

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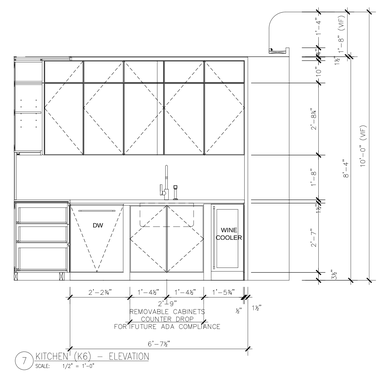

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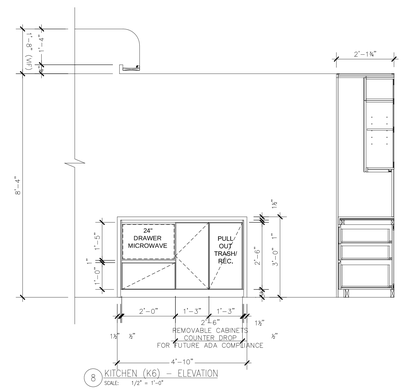

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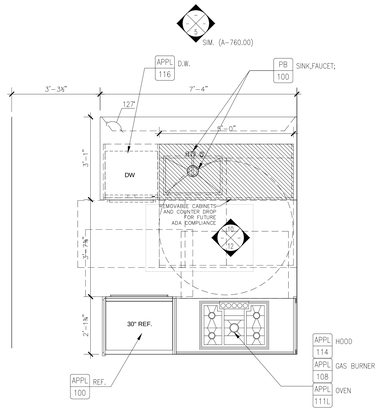

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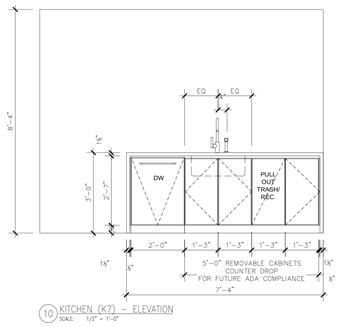

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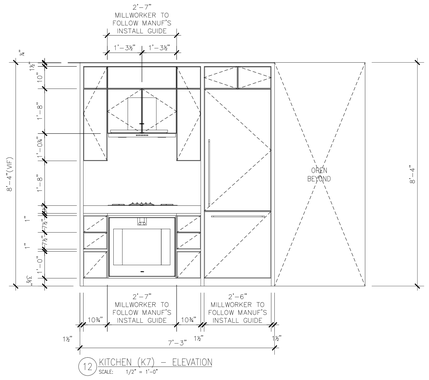

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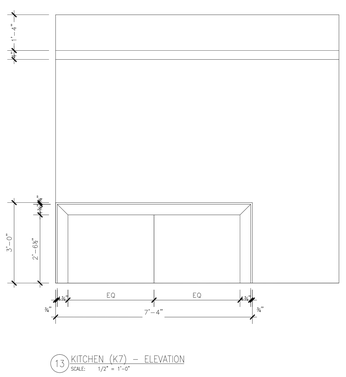

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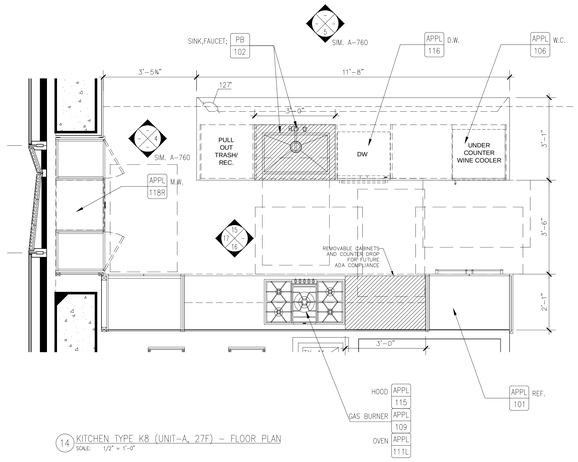
SCALE: 1/2" = 1'-0"



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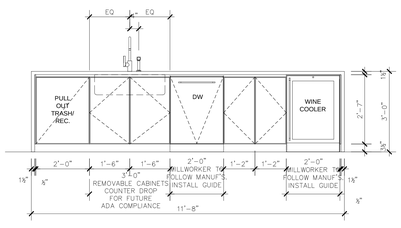

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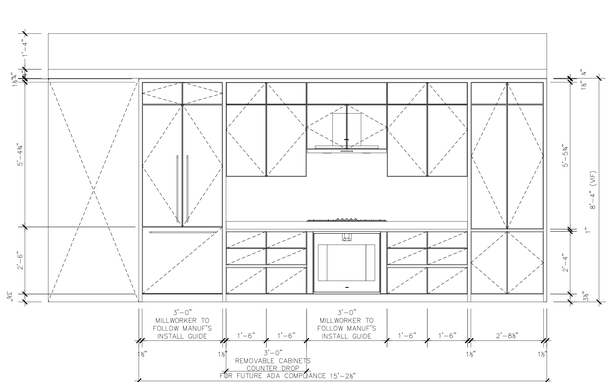

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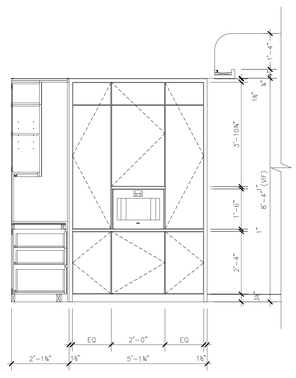
SCALE: 1/2" = 1'-0"



17 KITCHEN (K8) – ELEVATION
SCALE: 1/2" = 1'-0"

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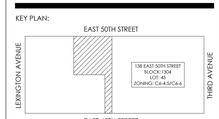
SCALE: 1/4" = 1'-0"

KEY PLAN:



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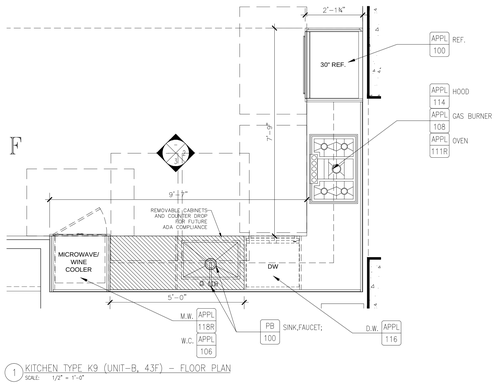

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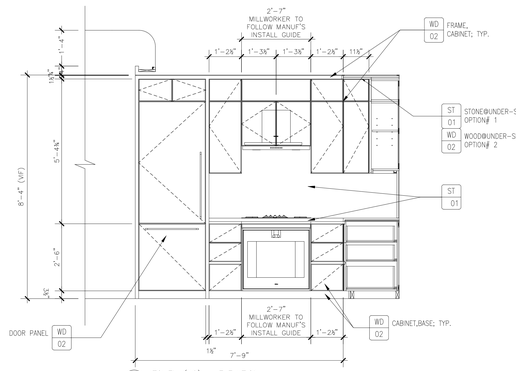

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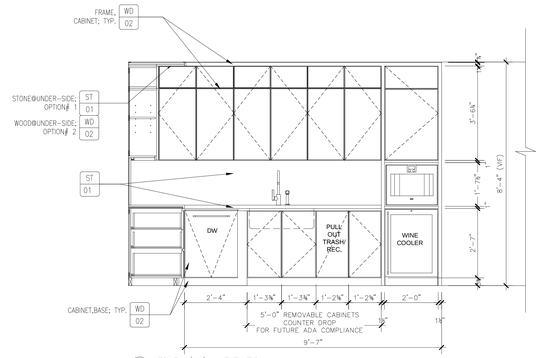

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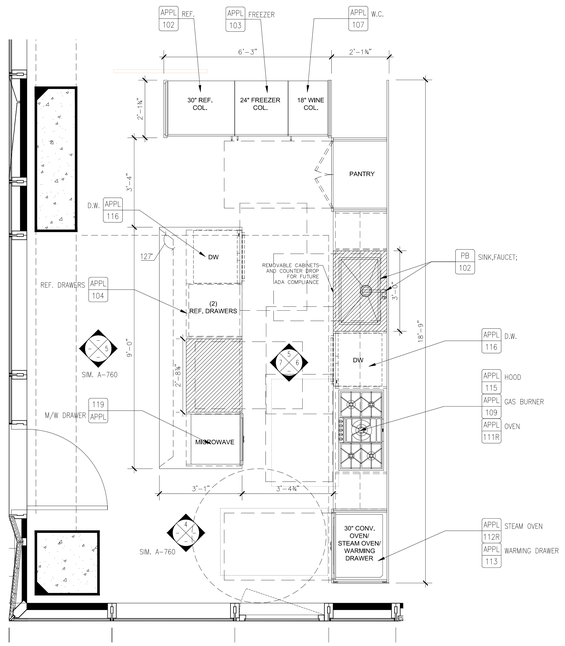

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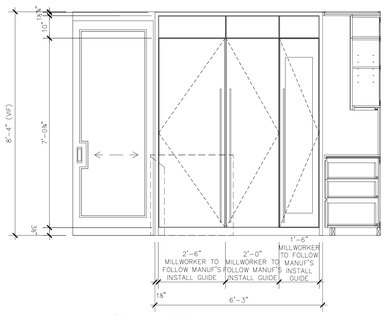

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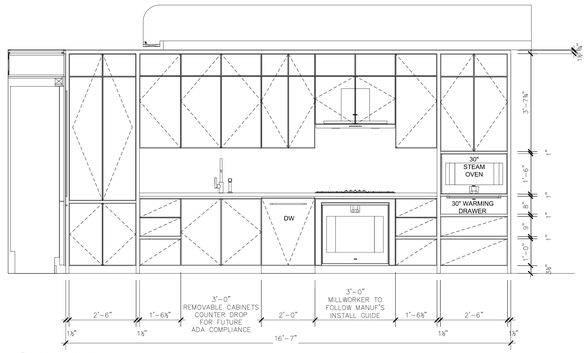

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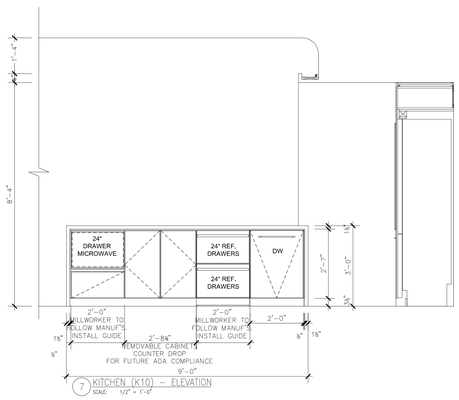

7 KITCHEN (K10) – ELEVATION
SCALE: 1/2" = 1'-0"

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ST 01	STONE – TYPICAL AT COUNTER, APRON, SIDE/BAC SPLASH, ISLAND U.O.N.

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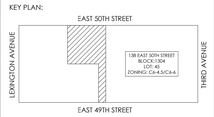

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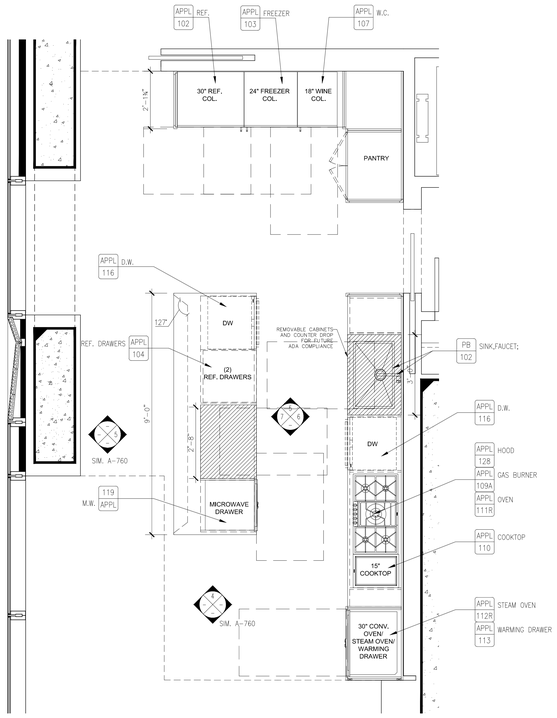

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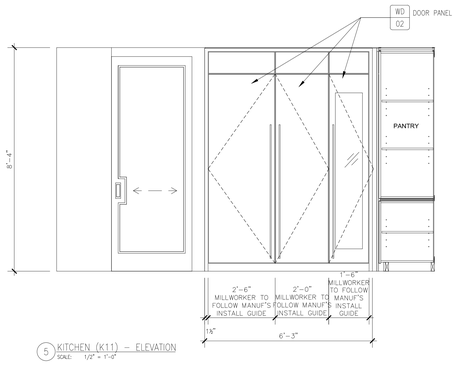

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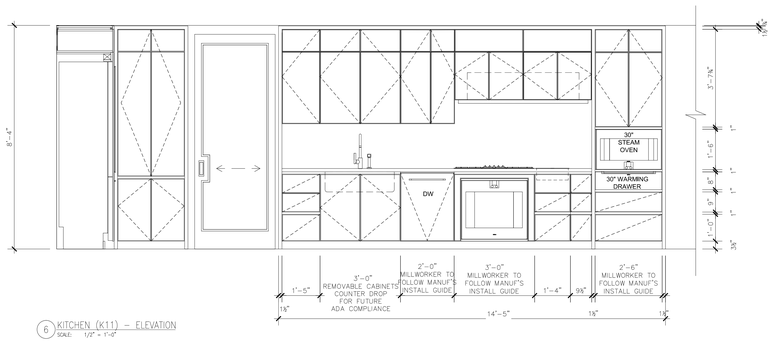

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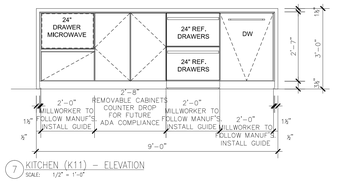

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EXTERIOR WALL CONSULTANT:
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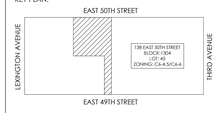
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
07/29/2016	DOB - RESPONSE TO OBJECTIONS

D.O.B. NUMBER:
NB#

NORTH
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

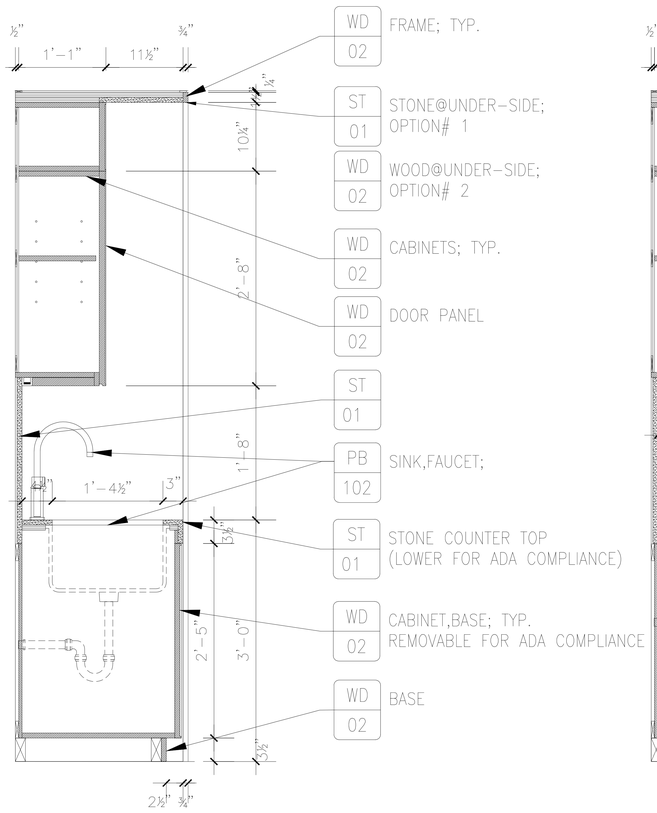
DRAWING TITLE:
KITCHEN ENLARGED PLAN & ELEVATIONS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-763.00
SHEET. No.: 063 of 143

FILE No:

DEPT OF BLDGS 121100528 Job Number
E302267XX02 Scan Code



2 SECTION – COUNTER AT SINK
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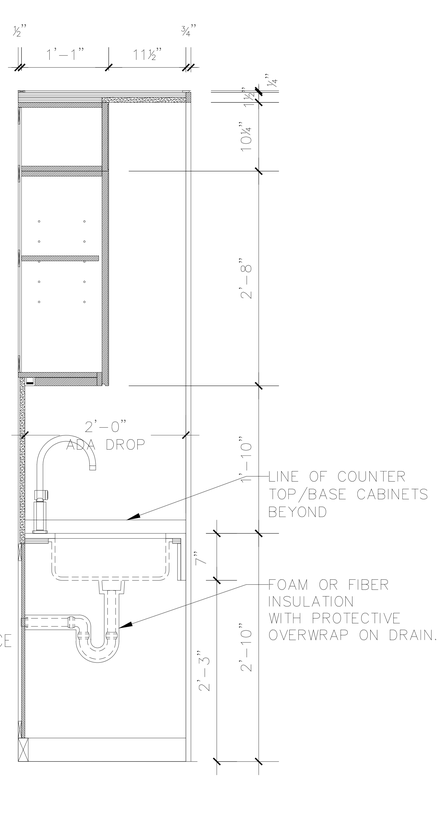

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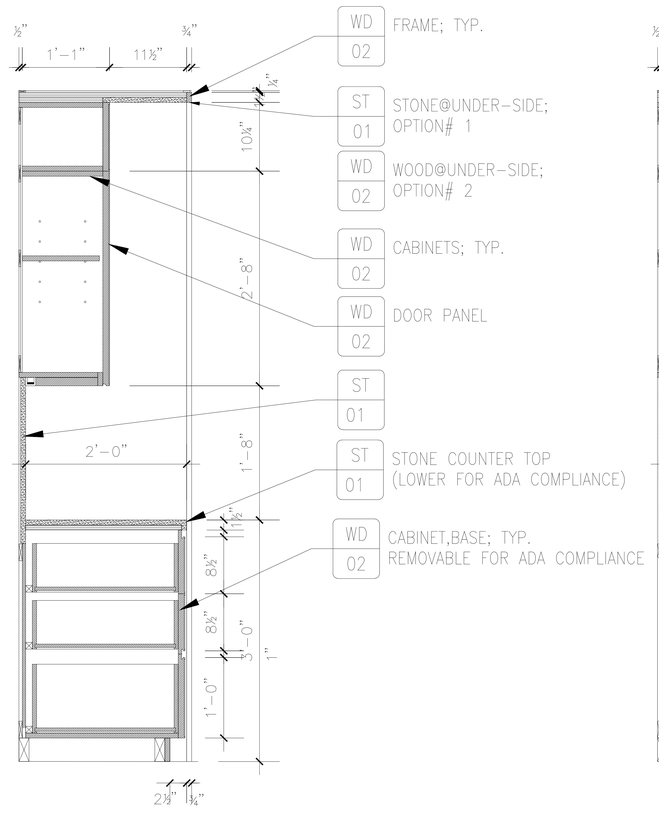

4A SECTION – COUNTER AT DRAWER (1 1/2" APRON)
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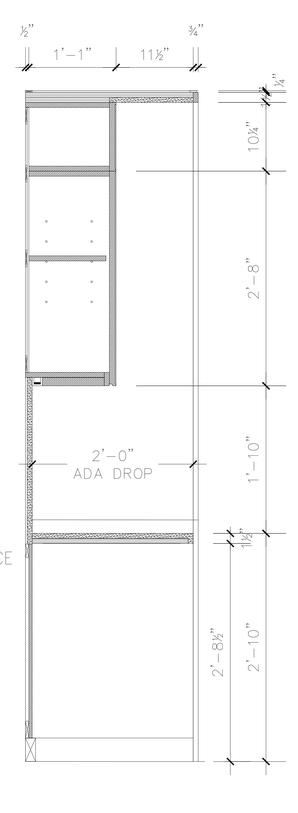

4A SECTION – ADA COMPLIANT COUNTER
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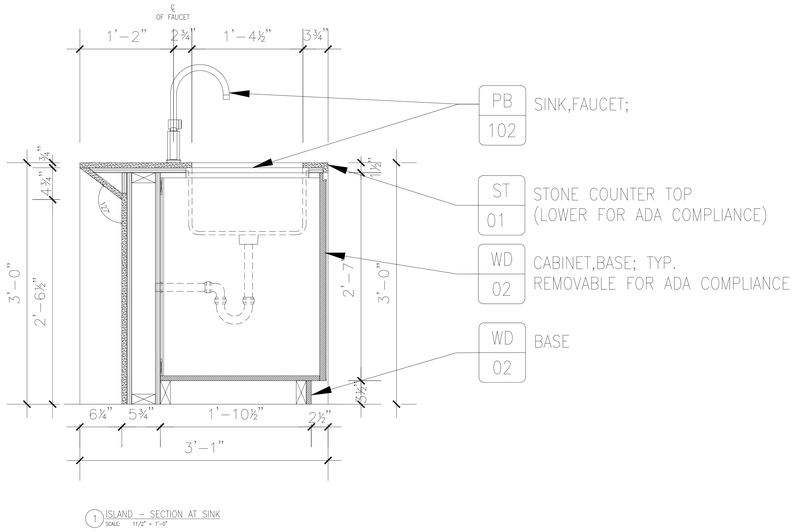
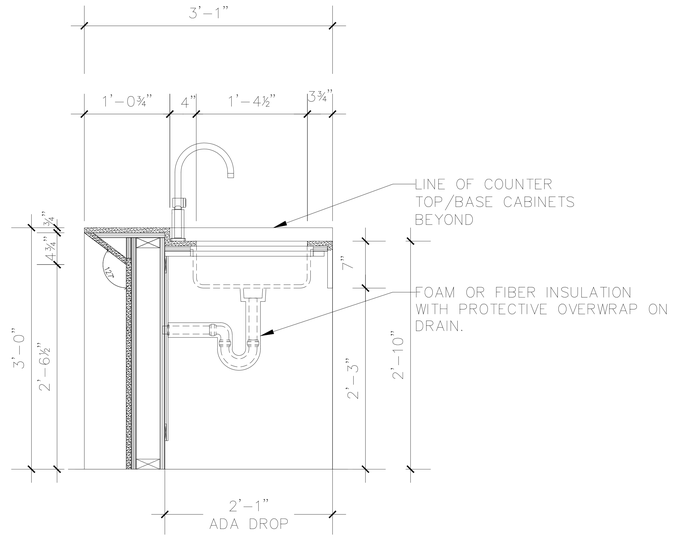


1 ISLAND – SECTION AT SINK
SCALE: 1½" = 1'-0"



1 ISLAND – SECTION AT ADA COMPLIANT SINK
SCALE: 1½" = 1'-0"

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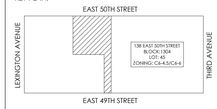

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
KITCHEN – DETAILS

SEAL & SIGNATURE:
REGISTERED ARCHITECT STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
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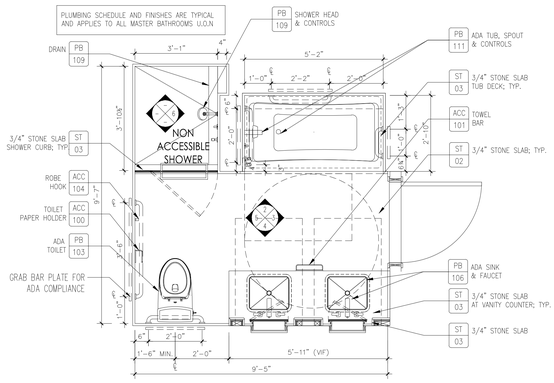
CHECKED BY: XX
DWG. No.:
A–764.00
SHEET. No.: 063 of 143

FILE No:

DEPT OF BLDGS 121395026 Job Number
B3342350501 Scan Code



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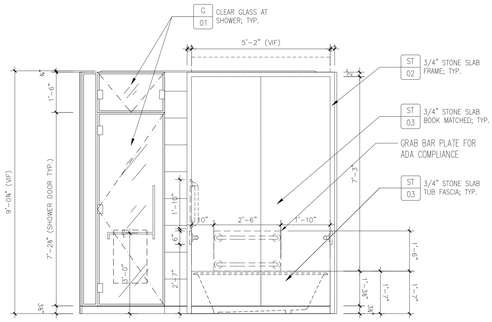

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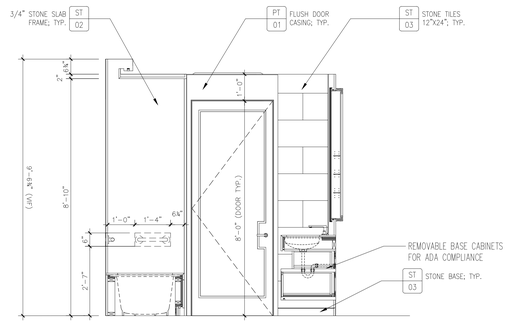

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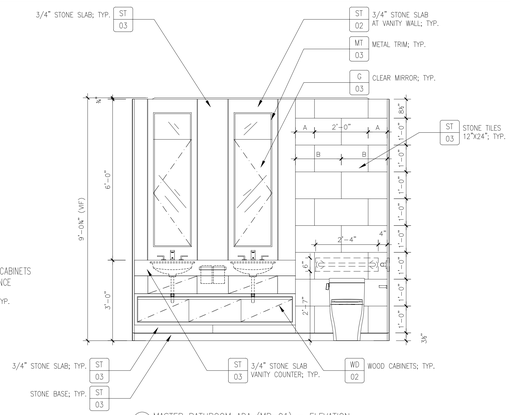

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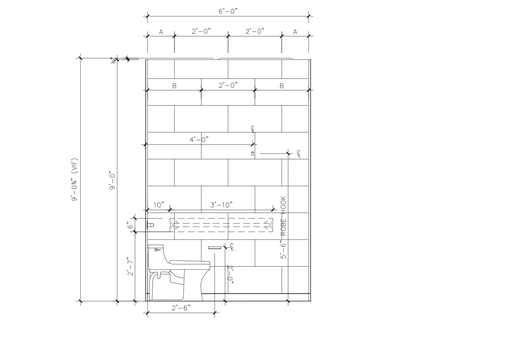

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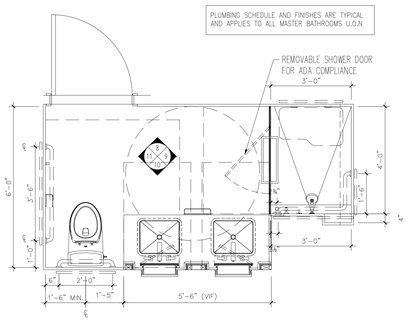
SCALE: 1/2" = 1'-0"



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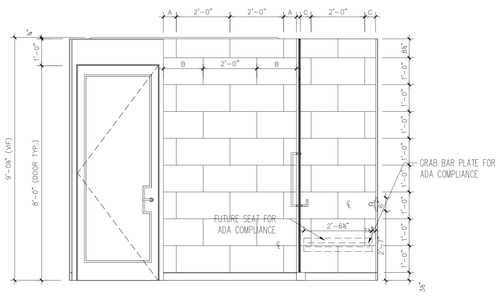

8 MASTER BATHROOM ADA (MB-02) – ELEVATION
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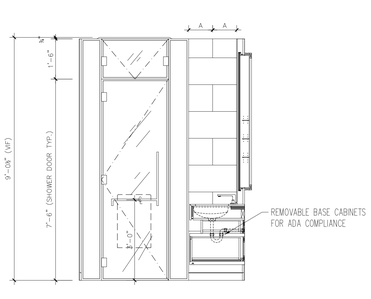

9 MASTER BATHROOM AD (MB-02) – ELEVATION
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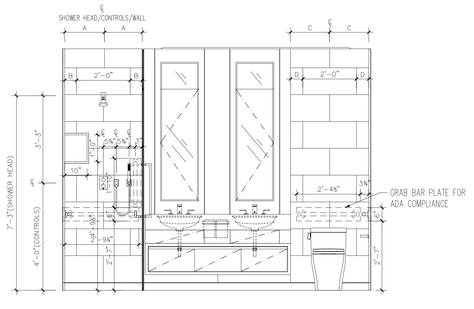

10 MASTER BATHROOM ADA (MB-02) – ELEVATION
SCALE: 1/2" = 1'-0"

11 MASTER BATHROOM ADA (MB-02) – ELEVATION
SCALE: 1/2" = 1'-0"

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SCALE: 1/4" = 1'-0"

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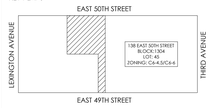

PROJECT:
138 EAST 50TH STREET
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DRAWING TITLE:
MASTER BATHROOMS
PLANS & ELEVATIONS

SEAL & SIGNATURE:

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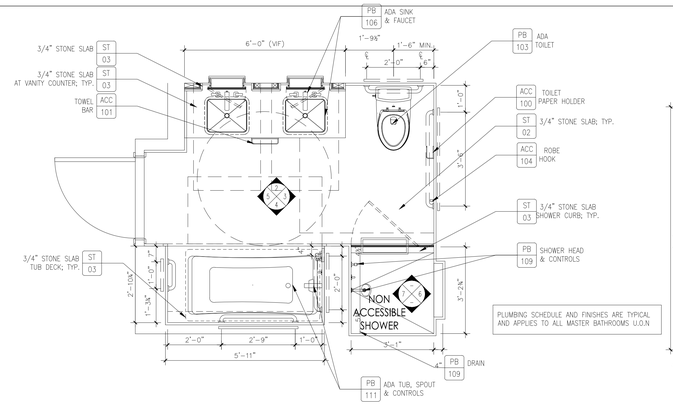

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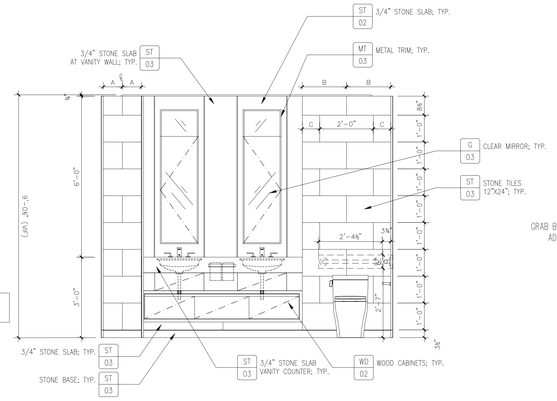

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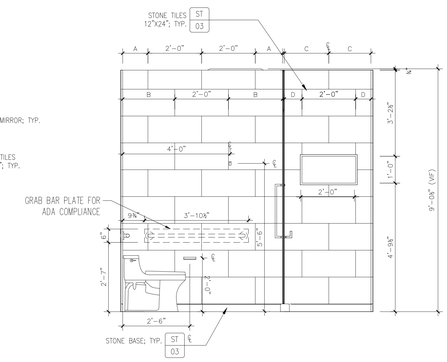

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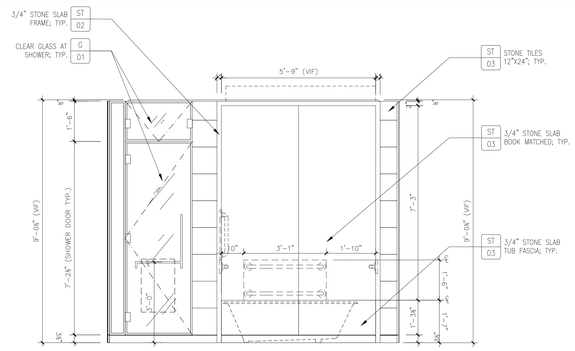

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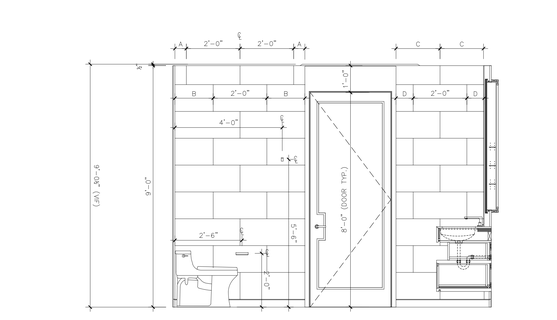
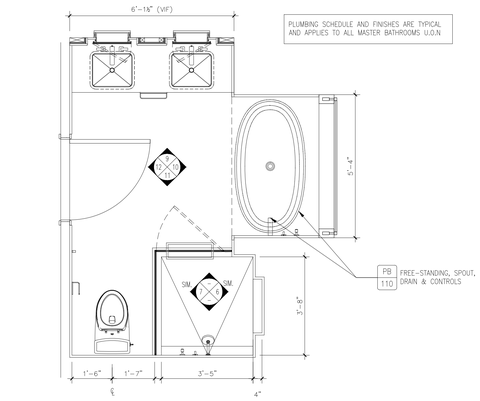


5 MASTER BATHROOM ADA (MB-03) – ELEVATION
SCALE: 1/2" = 1'-0"

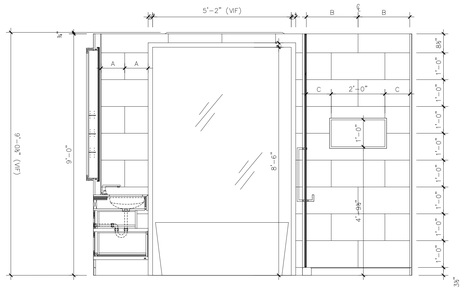
6 MASTER BATHROOM ADA (MB-03) – ELEVATION
SCALE: 1/2" = 1'-0"

7 MASTER BATHROOM ADA (MB-03) – ELEVATION
SCALE: 1/2" = 1'-0"



8 MASTER BATHROOM (MB-04) – FLOOR PLAN
SCALE: 1/2" = 1'-0"

9 MASTER BATHROOM (MB-04) – ELEVATION
SCALE: 1/2" = 1'-0"



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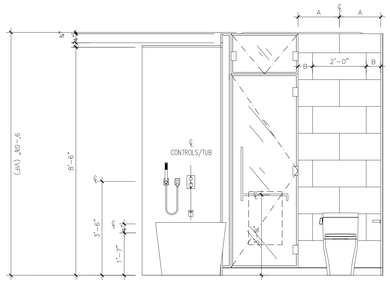

11 MASTER BATHROOM (MB-04) – ELEVATION
SCALE: 1/2" = 1'-0"

12 MASTER BATHROOM (MB-04) – ELEVATION
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E507465046 Scan Code

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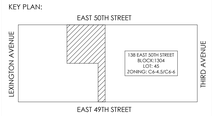

PROJECT:

138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:

MASTER BATHROOMS
PLANS & ELEVATIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT
CHRISTOPHER M. CHAPMAN
No. 026744
STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
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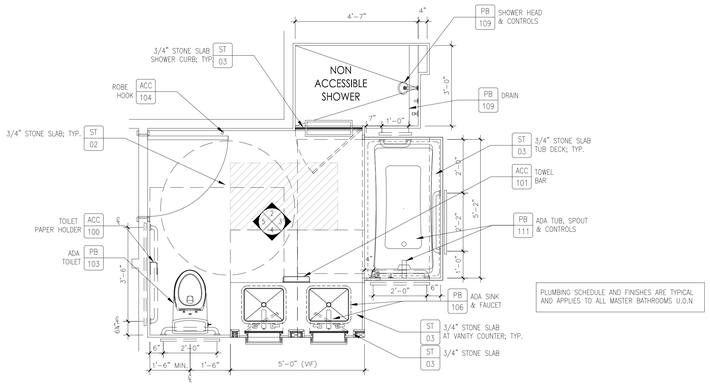
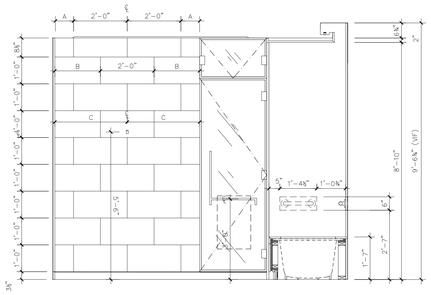


1 MASTER BATHROOM TYPE A (MB-05) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



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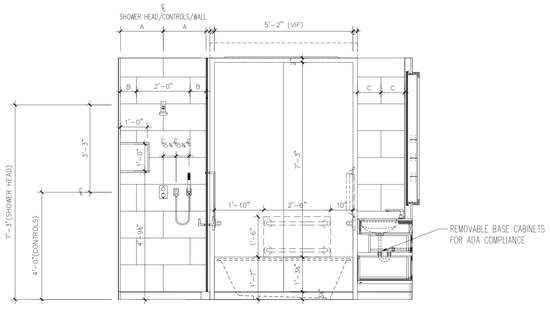
SCALE: 1/2" = 1'-0"



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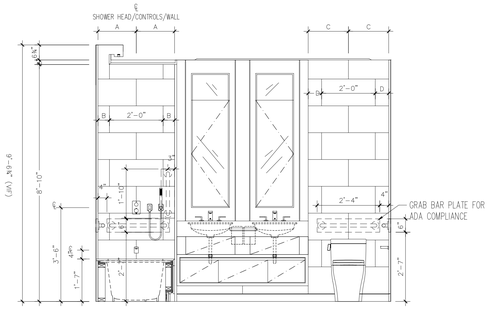

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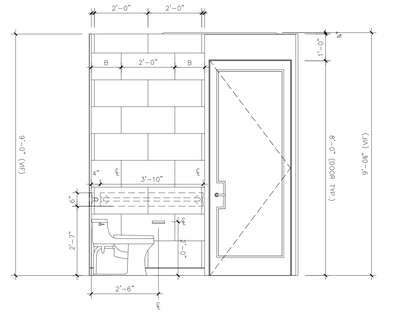

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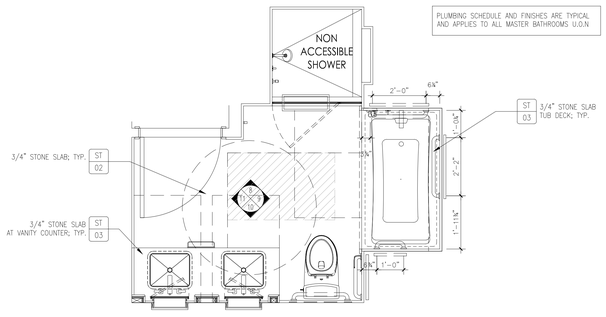

7 MASTER BATHROOM TYPE A (MB-06) – FLOOR PLAN
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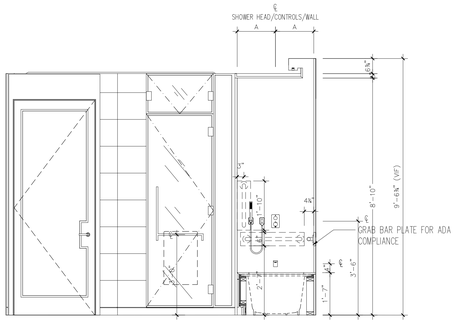

8 MASTER BATHROOM ADA (MB-06) – ELEVATION
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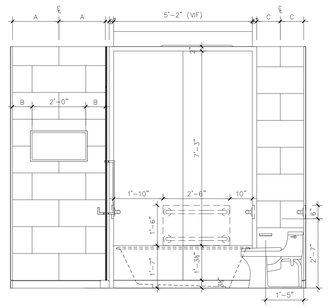

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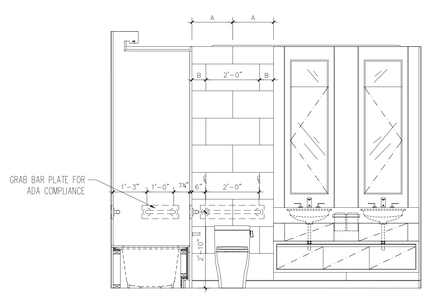

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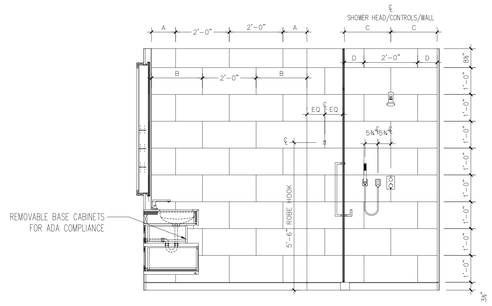

11 MASTER BATHROOM ADA (MB-06) – ELEVATION
SCALE: 1/2" = 1'-0"

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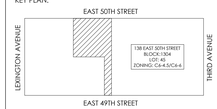
D.O.B. NUMBER:
NB#

NORTH
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:


PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
MASTER BATHROOMS
PLANS & ELEVATIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT STATE OF NEW YORK

DATE:	
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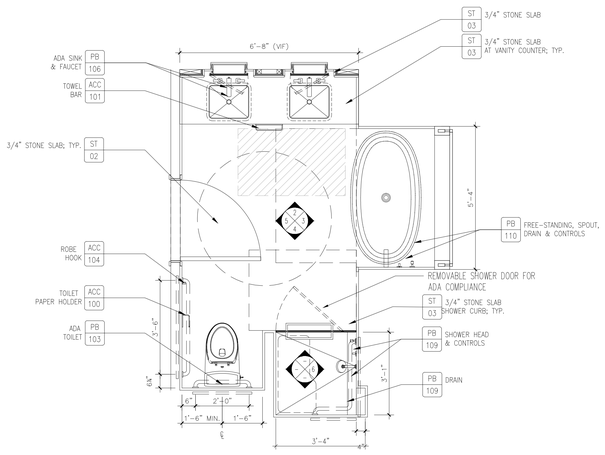
CHECKED BY:	XX
DWG. No.:	A-767.00
SHEET No.:	063 of 143

FILE No:

DEPT OF BLDGS 421890628 Job Number
E302119958 Scan Code

PLUMBING SCHEDULE AND FINISHES ARE TYPICAL AND APPLIES TO ALL MASTER BATHROOMS U.O.N



1 MASTER BATHROOM TYPE A (MB-07) – FLOOR PLAN
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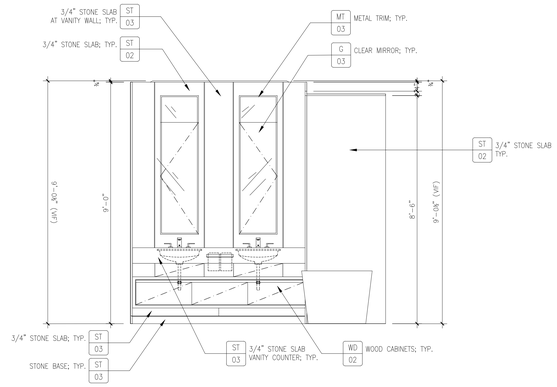

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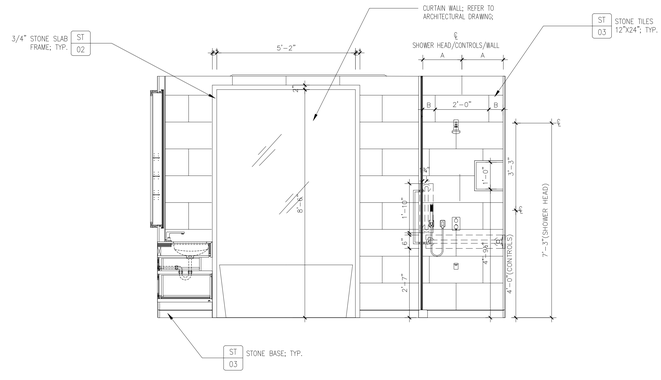

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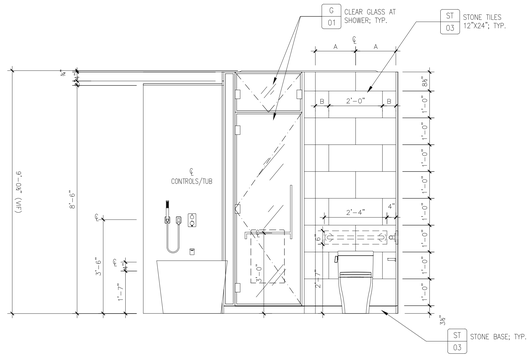

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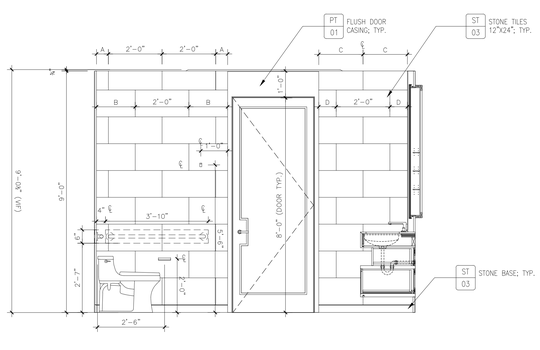
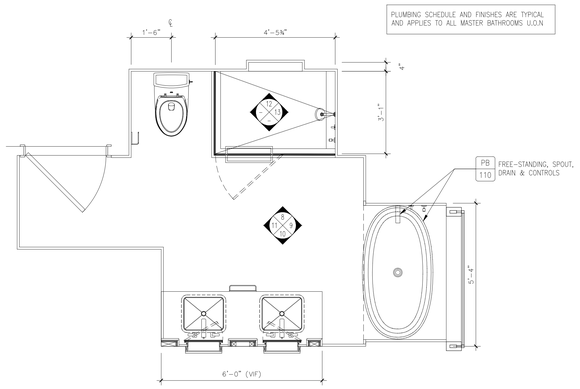


5 MASTER BATHROOM (MB-07) ADA – ELEVATION
SCALE: 1/2" = 1'-0"

PLUMBING SCHEDULE AND FINISHES ARE TYPICAL AND APPLIES TO ALL MASTER BATHROOMS U.O.N



7 MASTER BATHROOM (MB-08) – FLOOR PLAN
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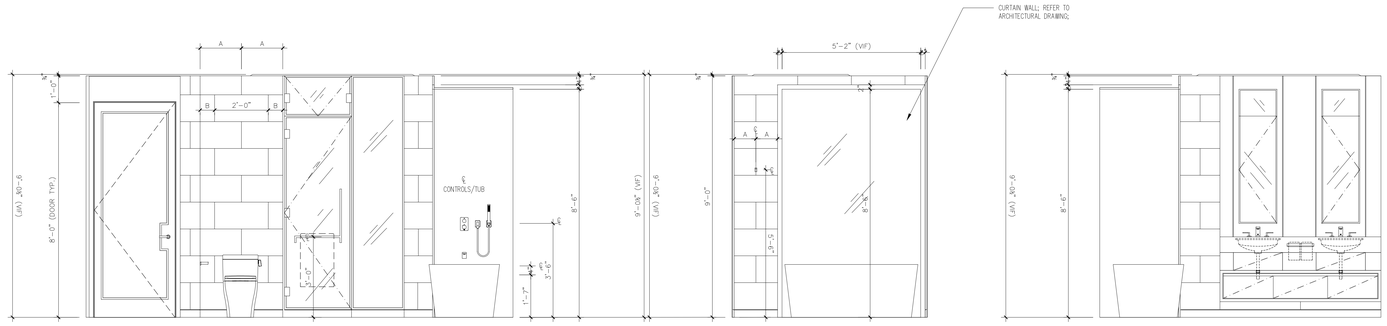
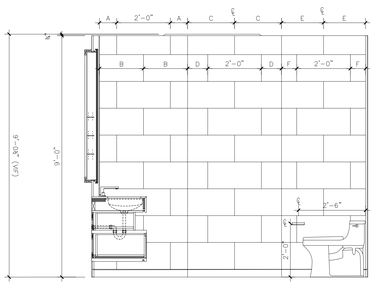


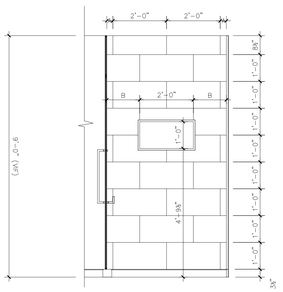
8 MASTER BATHROOM (MB-08) – ELEVATION
SCALE: 1/2" = 1'-0"

9 MASTER BATHROOM (MB-08) – ELEVATION
SCALE: 1/2" = 1'-0"

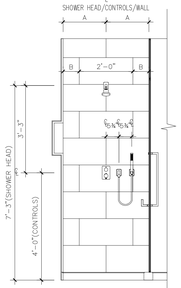
10 MASTER BATHROOM (MB-08) – ELEVATION
SCALE: 1/2" = 1'-0"



11 MASTER BATHROOM (MB-08) – ELEVATION
SCALE: 1/2" = 1'-0"



12 MASTER BATHROOM (MB-08) – ELEVATION
SCALE: 1/2" = 1'-0"



13 MASTER BATHROOM (MB-08) – ELEVATION
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NORTH
0' 1' 2' 4' 6' 10'
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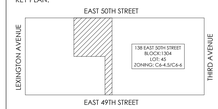

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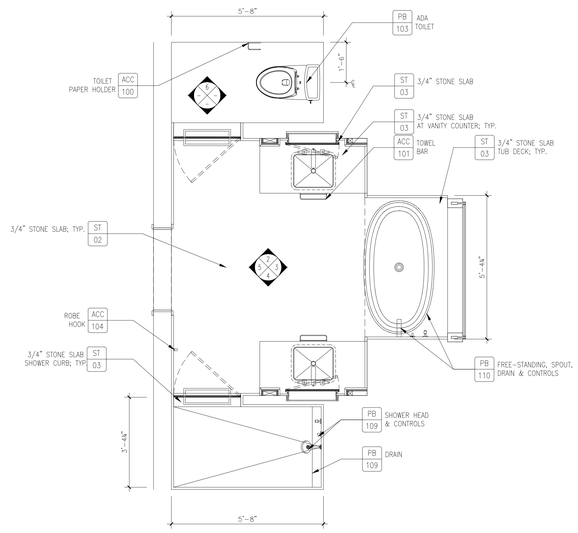
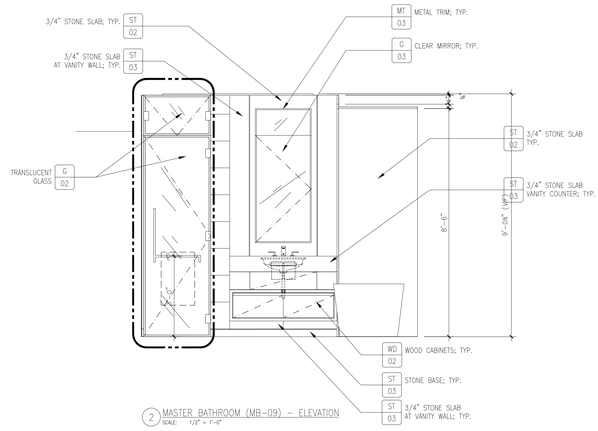
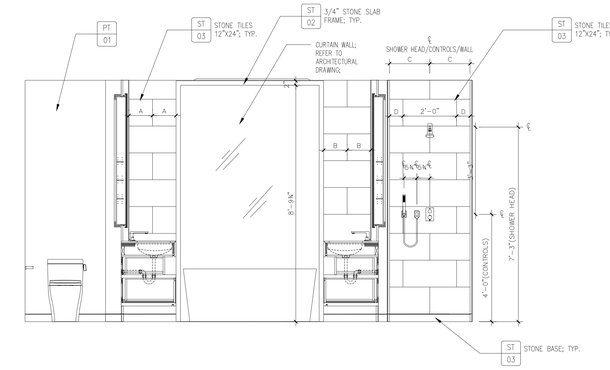


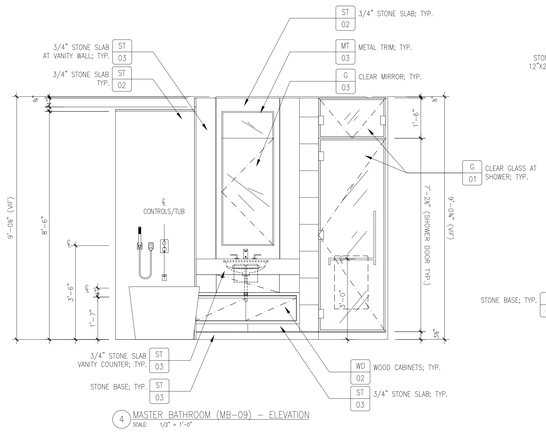
1 MASTER BATHROOM (MB-09) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



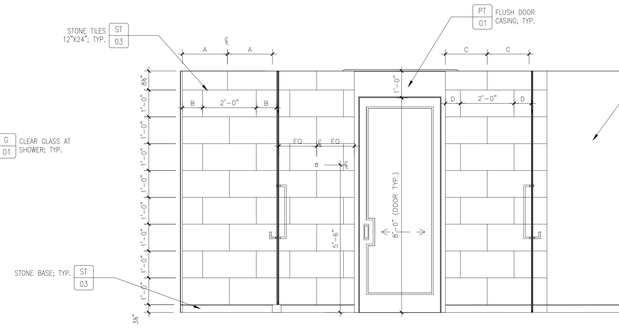
2 MASTER BATHROOM (MB-09) – ELEVATION
SCALE: 1/2" = 1'-0"



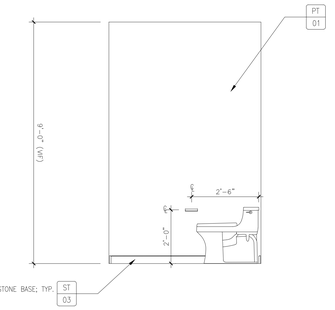
3 MASTER BATHROOM (MB-09) – ELEVATION
SCALE: 1/2" = 1'-0"



4 MASTER BATHROOM (MB-09) – ELEVATION
SCALE: 1/2" = 1'-0"



5 MASTER BATHROOM (MB-09) – ELEVATION
SCALE: 1/2" = 1'-0"



6 MASTER BATHROOM (MB-09) – ELEVATION
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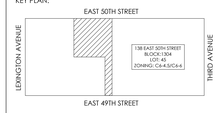
SCALE: 1/4" = 1'-0"

KEY PLAN:



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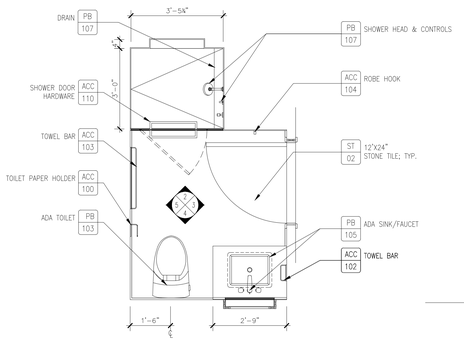

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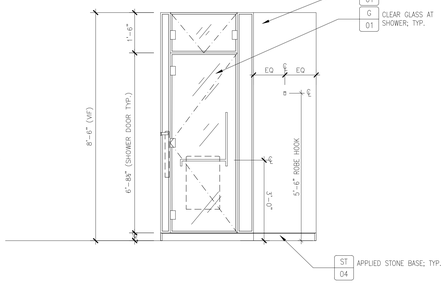

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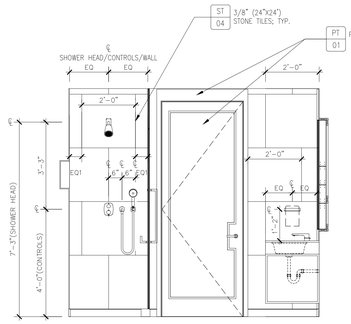
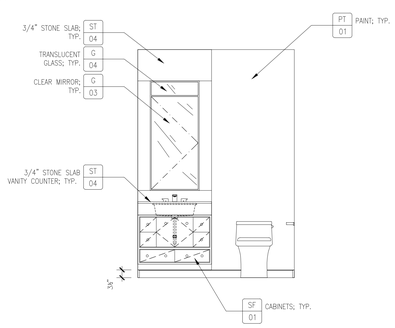
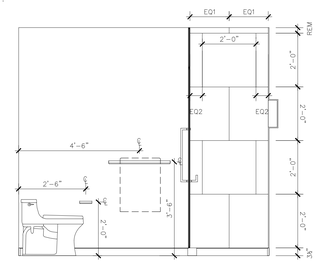


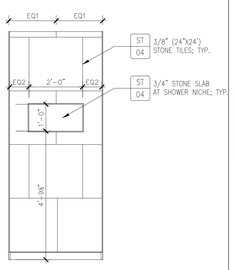
3 SECONDARY BATHROOM (SB-01) – ELEVATION
SCALE: 1/2" = 1'-0"



4 SECONDARY BATHROOM (SB-01) – ELEVATION
SCALE: 1/2" = 1'-0"

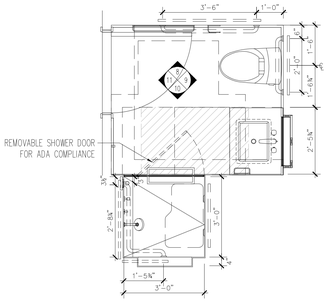


5 SECONDARY BATHROOM (SB-01) – ELEVATION
SCALE: 1/2" = 1'-0"

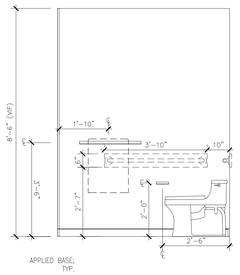


6 SECONDARY BATHROOM (SB-01) – ELEVATION
SCALE: 1/2" = 1'-0"

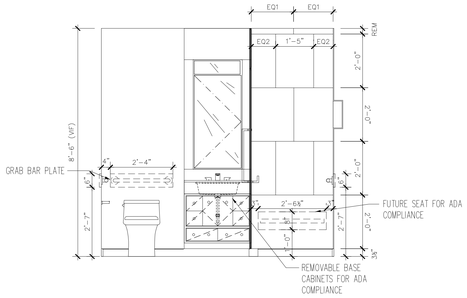
PLUMBING SCHEDULE AND FINISHES APPLY TO ALL SECONDARY BATHROOMS LISTED BELOW U.O.N.



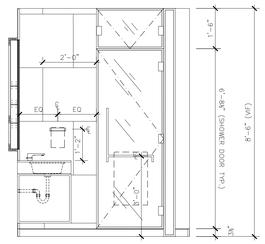
7 SECONDARY BATHROOM APPENDIX P (SB-02) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



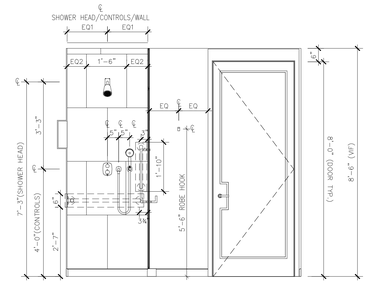
8 SECONDARY BATHROOM (SB-02) – ELEVATION
SCALE: 1/2" = 1'-0"



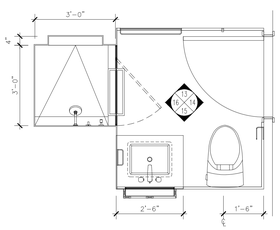
9 SECONDARY BATHROOM (SB-02) – ELEVATION
SCALE: 1/2" = 1'-0"



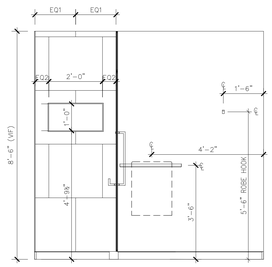
10 SECONDARY BATHROOM (SB-02) – ELEVATION
SCALE: 1/2" = 1'-0"



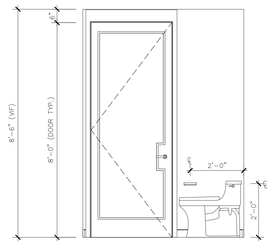
11 SECONDARY BATHROOM (SB-02) – ELEVATION
SCALE: 1/2" = 1'-0"



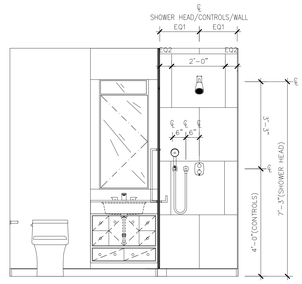
12 SECONDARY BATHROOM (SB-03) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



13 SECONDARY BATHROOM (SB-03) – ELEVATION
SCALE: 1/2" = 1'-0"



14 SECONDARY BATHROOM (SB-03) – ELEVATION
SCALE: 1/2" = 1'-0"



15 SECONDARY BATHROOM (SB-03) – ELEVATION
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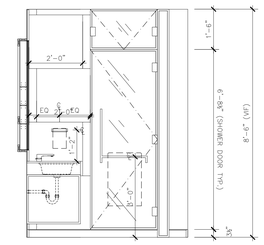
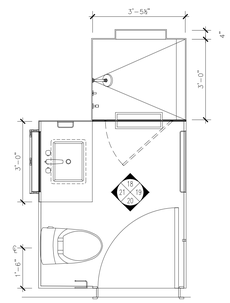


16 SECONDARY BATHROOM (SB-03) – ELEVATION
SCALE: 1/2" = 1'-0"



17 SECONDARY BATHROOM (SB-04) – FLOOR PLAN
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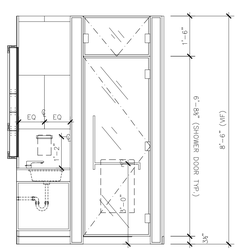
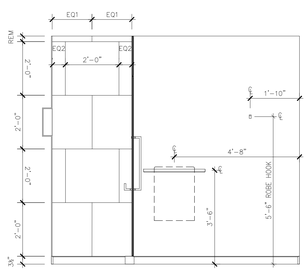
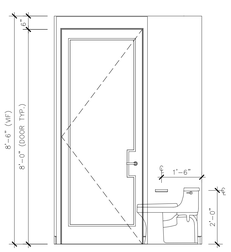


18 SECONDARY BATHROOM (SB-04) – ELEVATION
SCALE: 1/2" = 1'-0"



19 SECONDARY BATHROOM (SB-04) – ELEVATION
SCALE: 1/2" = 1'-0"



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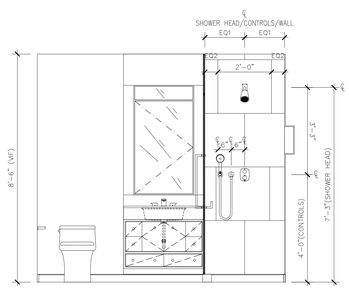
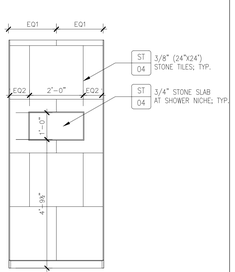


21 SECONDARY BATHROOM (SB-04) – ELEVATION
SCALE: 1/2" = 1'-0"



22 SECONDARY BATHROOM (SB-04) – ELEVATION
SCALE: 1/2" = 1'-0"

PROJECT:

138 EAST 50TH ST.
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Development Consulting Services
330 WEST 42ND STREET
NEW YORK, NEW YORK 10036
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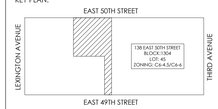
EXTERIOR WALL CONSULTANT:
Vidaris, Incorporated
360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
07/29/2016	DOB - RESPONSE TO OBJECTIONS

D.O.B. NUMBER:
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



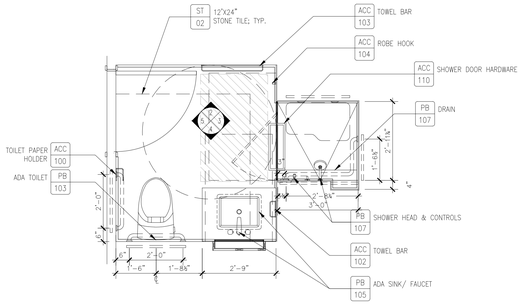
PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
SECONDARY BATHROOM PLANS & ELEVATIONS

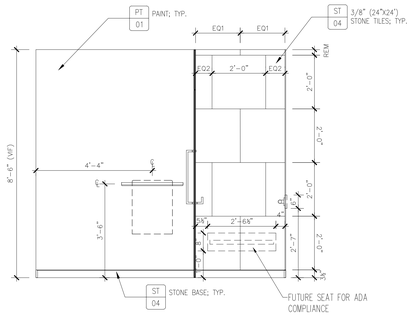
SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-770.00
SHEET. No.: 063 of 143

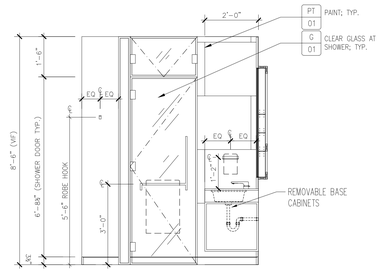
FILE No:



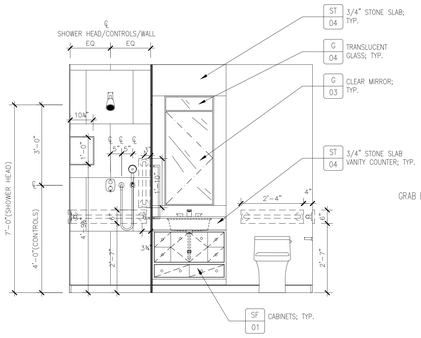
1 SECONDARY BATHROOM TYPE A (SB-05) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



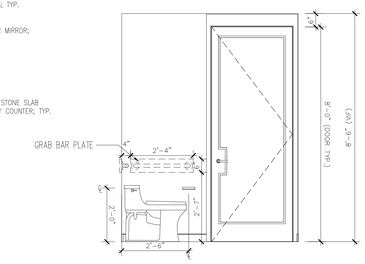
2 SECONDARY BATHROOM ADA (SB-05) – ELEVATION
SCALE: 1/2" = 1'-0"



3 SECONDARY BATHROOM ADA (SB-05) – ELEVATION
SCALE: 1/2" = 1'-0"

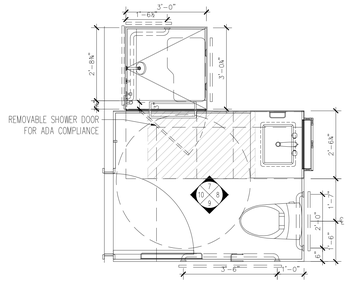


4 SECONDARY BATHROOM ADA (SB-05) – ELEVATION
SCALE: 1/2" = 1'-0"

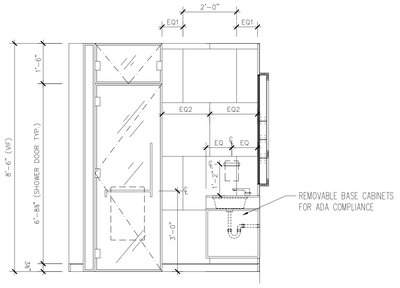


5 SECONDARY BATHROOM ADA (SB-05) – ELEVATION
SCALE: 1/2" = 1'-0"

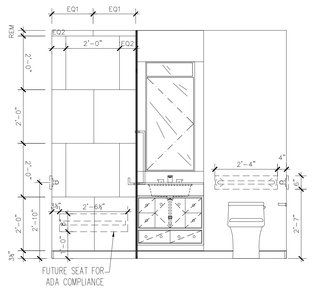
PLUMBING SCHEDULE AND FINISHES APPLY TO ALL SECONDARY BATHROOMS LISTED BELOW U.O.N.



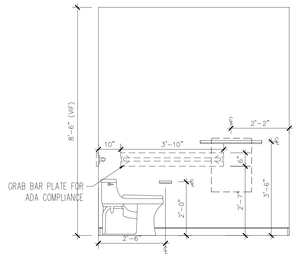
6 SECONDARY BATHROOM TYPE A (SB-06) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



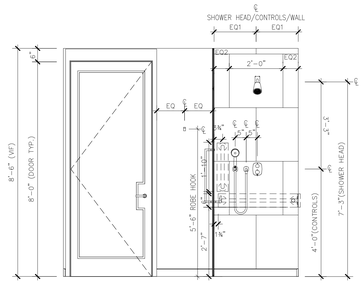
7 SECONDARY BATHROOM ADA (SB-06) – ELEVATION
SCALE: 1/2" = 1'-0"



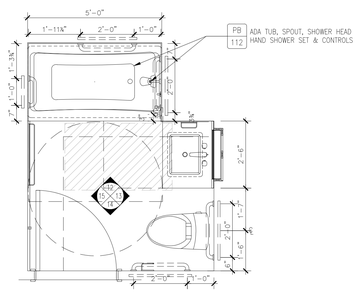
8 SECONDARY BATHROOM ADA (SB-06) – ELEVATION
SCALE: 1/2" = 1'-0"



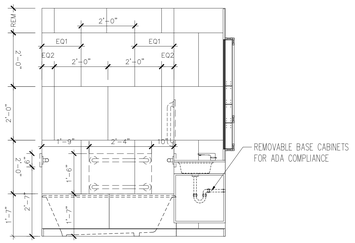
9 SECONDARY BATHROOM ADA (SB-06) – ELEVATION
SCALE: 1/2" = 1'-0"



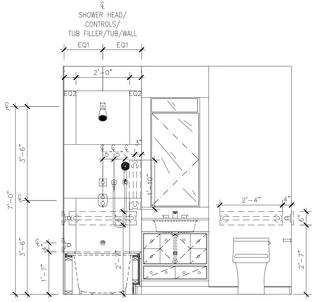
10 SECONDARY BATHROOM ADA (SB-06) – ELEVATION
SCALE: 1/2" = 1'-0"



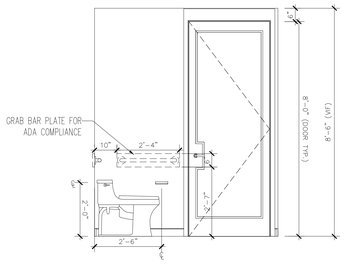
11 SECONDARY BATHROOM TYPE A (SB-07) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



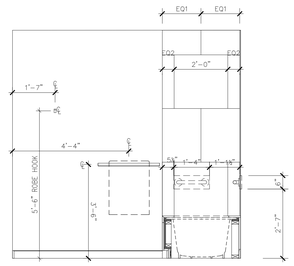
12 SECONDARY BATHROOM (SB-07) – ELEVATION
SCALE: 1/2" = 1'-0"



13 SECONDARY BATHROOM (SB-07) – ELEVATION
SCALE: 1/2" = 1'-0"



14 SECONDARY BATHROOM (SB-07) – ELEVATION
SCALE: 1/2" = 1'-0"



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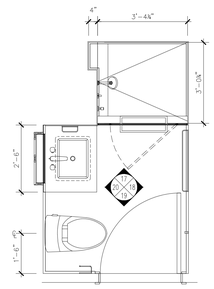
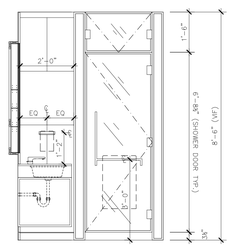
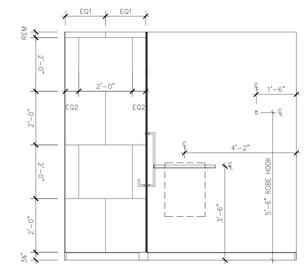
SCALE: 1/2" = 1'-0"



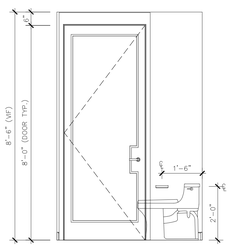
16 SECONDARY BATHROOM (SB-08) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



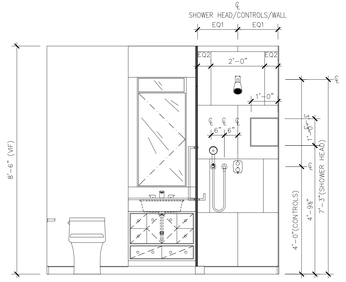
17 SECONDARY BATHROOM (SB-08) – ELEVATION
SCALE: 1/2" = 1'-0"



18 SECONDARY BATHROOM (SB-08) – ELEVATION
SCALE: 1/2" = 1'-0"



19 SECONDARY BATHROOM (SB-08) – ELEVATION
SCALE: 1/2" = 1'-0"



20 SECONDARY BATHROOM (SB-08) – ELEVATION
SCALE: 1/2" = 1'-0"

DEPT OF BLDGS 421186026 Job Number
B2333896905 Scan Code

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MGEngineering D.P.C. / we engineer success
116 West 32nd Street, 12th Floor, New York, N.Y. 10001
P 212.643.9055 F 212.643.0503 www.mgedpc.net

CIVIL ENGINEER:
Philip Habib & Associates
102 MADISON AVENUE, 11TH FLOOR
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NEW YORK, NEW YORK 10036
TEL.: (212) 714-0280
FAX.: (212) 714-0283

EXTERIOR WALL CONSULTANT:
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360 PARK AVENUE SOUTH, 15TH FL.
NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

DATE:	REVISION:
07/29/2016	DOB - RESPONSE TO OBJECTIONS

D.O.B. NUMBER:
NB#

NORTH
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
138 EAST 50TH STREET
BLOCK 1304
LOT 41
ZONING: C5-4.5/C6-6
THIRD AVENUE
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

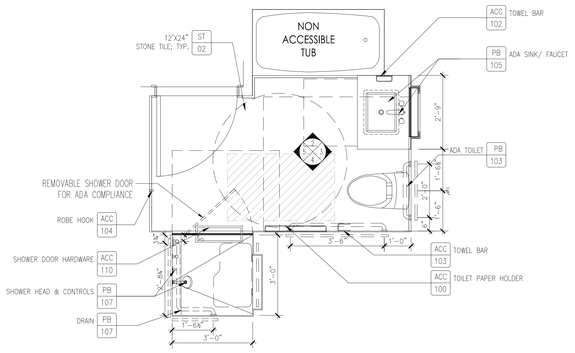
DRAWING TITLE:
SECONDARY BATHROOM PLANS & ELEVATIONS

SEAL & SIGNATURE:

DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
CHECKED BY:	XX
DWG. No.:	A-771.00
SHEET. No.:	063 of 143

FILE No:

DEPT OF BLDGS 421186028 Job Number
B3400009780 Scan Code



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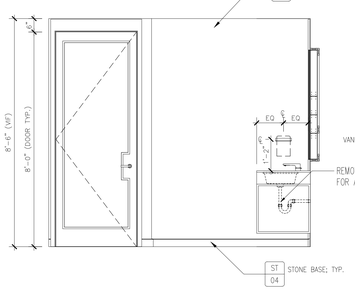

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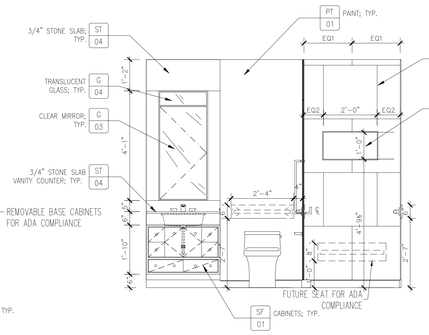

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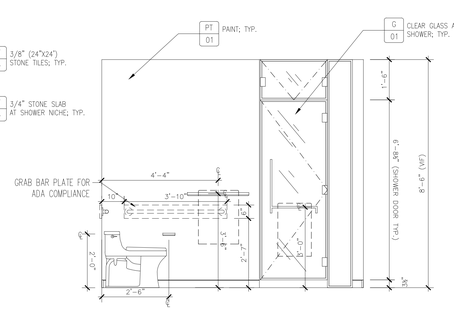

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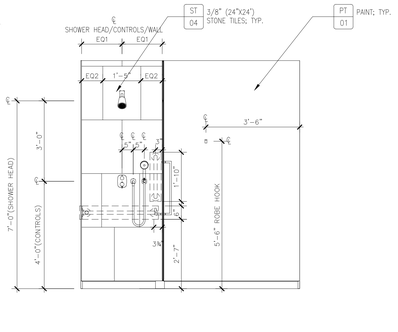
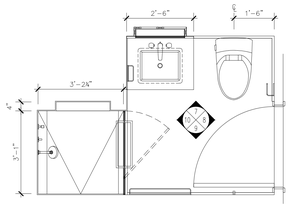


5 SECONDARY BATHROOM (SB-09) – ELEVATION
SCALE: 1/2" = 1'-0"

PLUMBING SCHEDULE AND FINISHES APPLY TO ALL SECONDARY BATHROOMS LISTED BELOW U.O.N.



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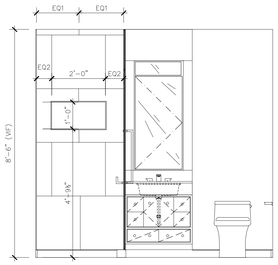

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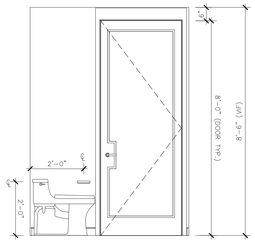

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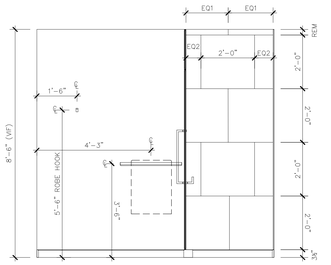

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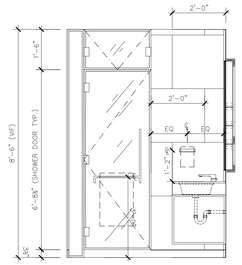

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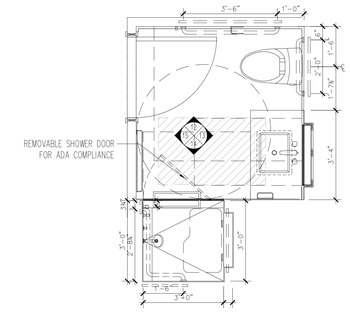

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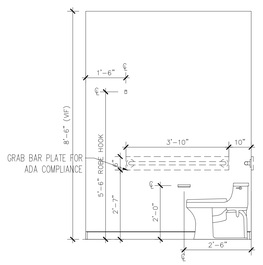

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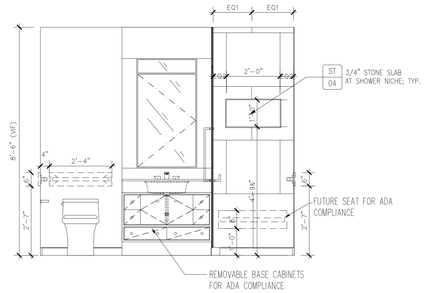

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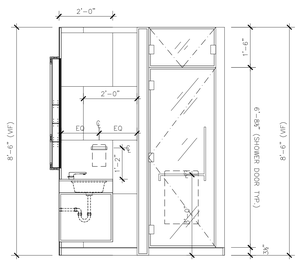

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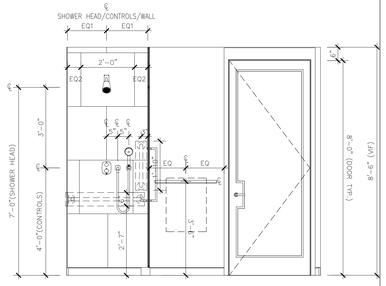

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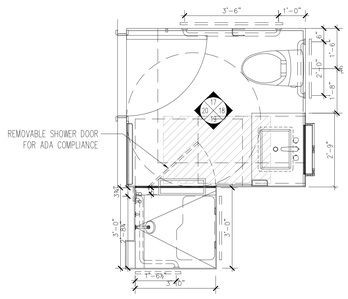

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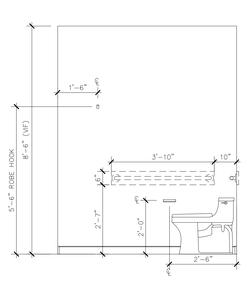

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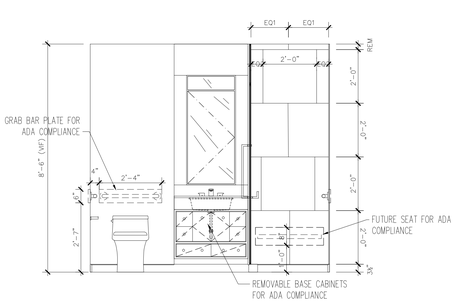

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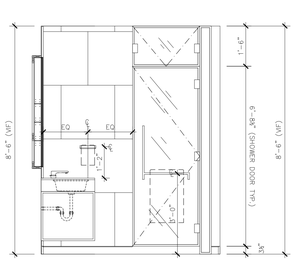
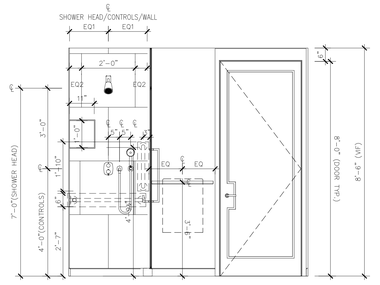


18 SECONDARY BATHROOM ADA (SB-12) – ELEVATION
SCALE: 1/2" = 1'-0"



18 SECONDARY BATHROOM ADA (SB-12) – ELEVATION
SCALE: 1/2" = 1'-0"

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

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DATE:	REVISION:
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D.O.B. NUMBER:
NB#

NORTH
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
BLOCK:1304
LOT: 41
ZONING: C6-4.5/C6-4
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
SECONDARY BATHROOM PLANS & ELEVATIONS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-772.00
SHEET. No.: 063 of 143

FILE No:

DEPT OF BLDGS 421265026 Job Number
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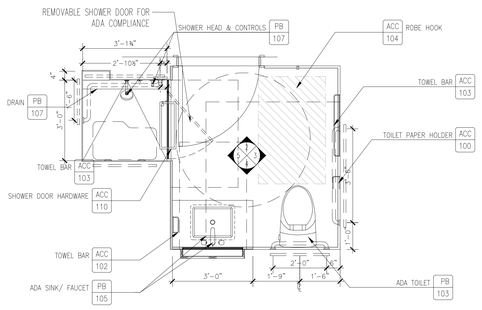

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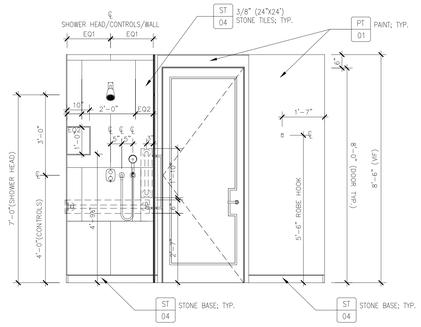
SCALE: 1/2" = 1'-0"



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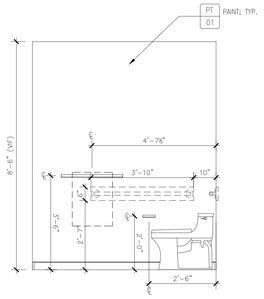

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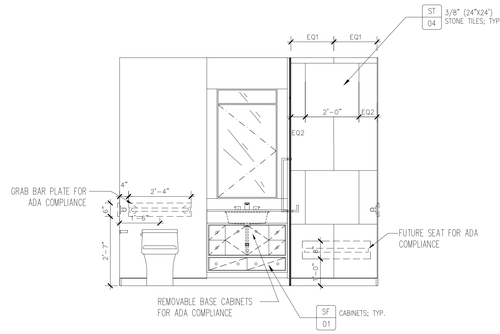

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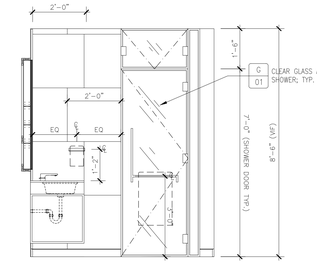
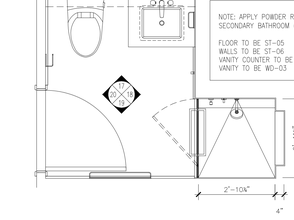


5 SECONDARY BATHROOM ADA (SB-13) – ELEVATION
SCALE: 1/2" = 1'-0"

PLUMBING SCHEDULE AND FINISHES APPLY TO ALL SECONDARY BATHROOMS LISTED BELOW U.O.N.



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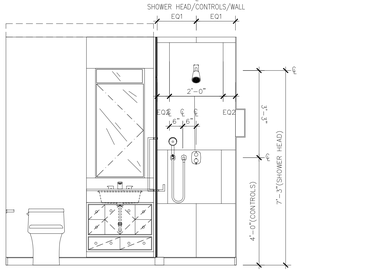

7 SECONDARY BATHROOM (SB-14) – ELEVATION
SCALE: 1/2" = 1'-0"

8 SECONDARY BATHROOM (SB-14) – ELEVATION
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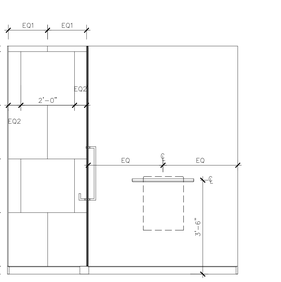

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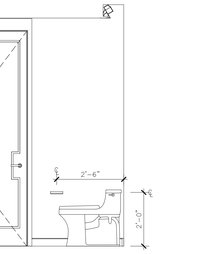

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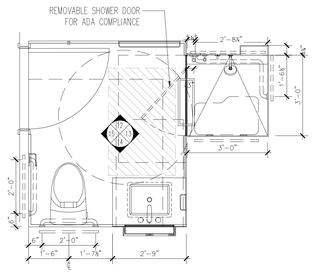

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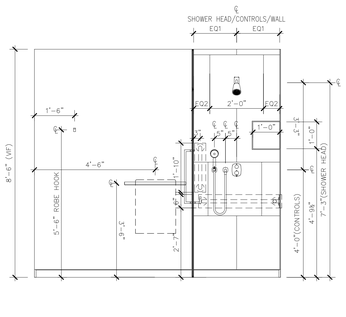

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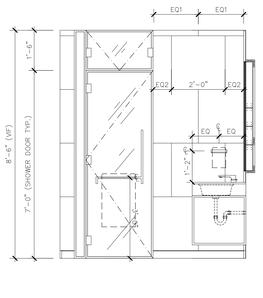

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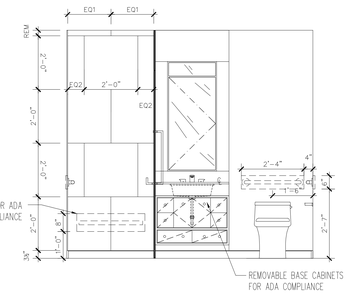

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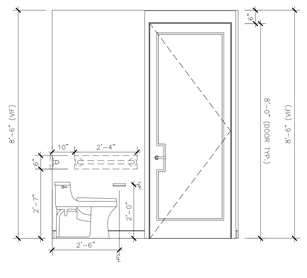
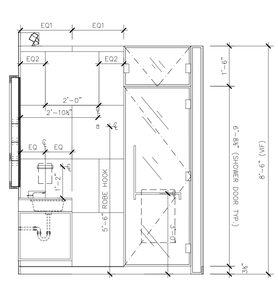


15 SECONDARY BATHROOM ADA (SB-15) – ELEVATION
SCALE: 1/2" = 1'-0"

16 SECONDARY BATHROOM (SB-16) – FLOOR PLAN
SCALE: 1/2" = 1'-0"

17 SECONDARY BATHROOM (SB-16) – ELEVATION
SCALE: 1/2" = 1'-0"



18 SECONDARY BATHROOM (SB-16) – ELEVATION
SCALE: 1/2" = 1'-0"

19 SECONDARY BATHROOM (SB-16) – ELEVATION
SCALE: 1/2" = 1'-0"

20 SECONDARY BATHROOM (SB-16) – ELEVATION
SCALE: 1/2" = 1'-0"

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NEW YORK, NY

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TEL.: (212) 300-1700

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FAX.: (212) 979-8387

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M.E.P.FP. ENGINEER:
MGE
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116 West 32nd Street, 12th Floor, New York, N.Y. 10001
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CIVIL ENGINEER:
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07/29/2016	DOB - RESPONSE TO OBJECTIONS
DATE:	REVISION:

D.O.B. NUMBER:
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NORTH
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
138 EAST 50TH STREET
BLOCK: 1304
LOT: 41
ZONING: C4-4.5/C6-6
THIRD AVENUE
EAST 49TH STREET

PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

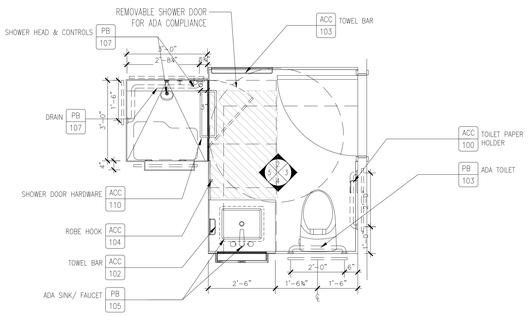
DRAWING TITLE:
SECONDARY BATHROOM PLANS & ELEVATIONS

SEAL & SIGNATURE:

DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
CHECKED BY:	XX
DWG. No.:	A-773.00
SHEET. No.:	063 of 143

FILE No:

DEPT OF BLDGS 421365026 Job Number
E3003359758 Scan Code



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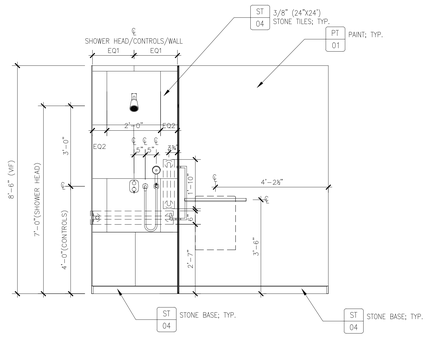

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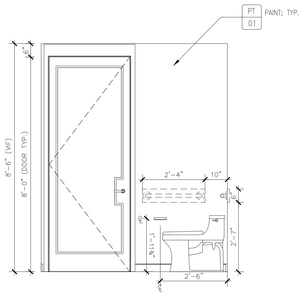

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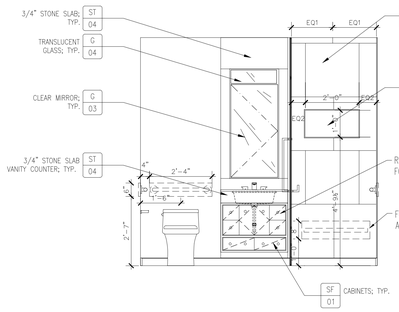

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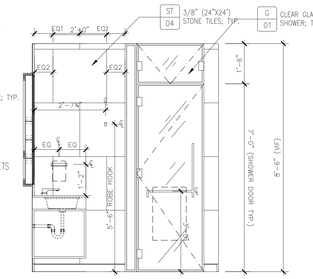

5 SECONDARY BATHROOM ADA (SB-17) – ELEVATION
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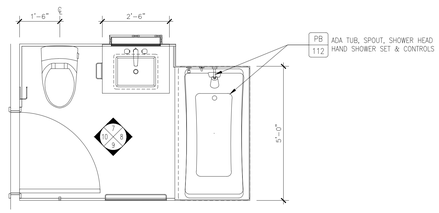
PLUMBING SCHEDULE AND FINISHES APPLY TO ALL SECONDARY BATHROOMS LISTED BELOW U.O.N.



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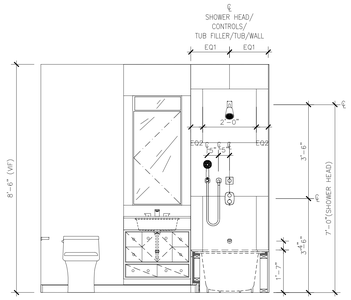

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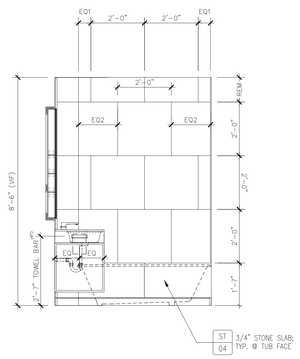

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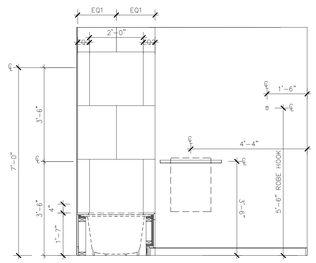

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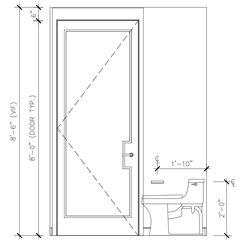

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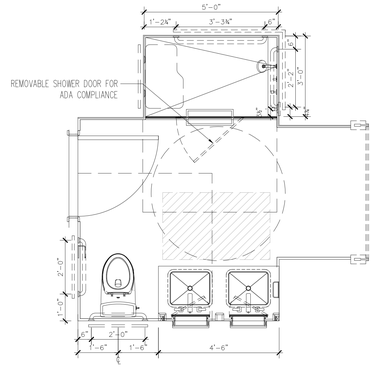

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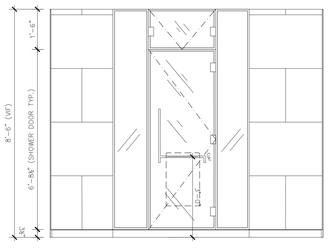

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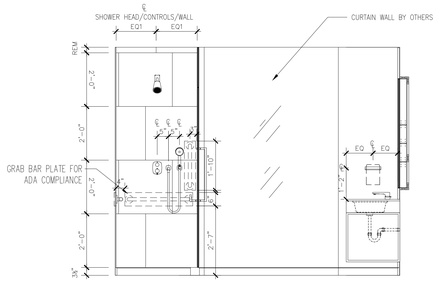

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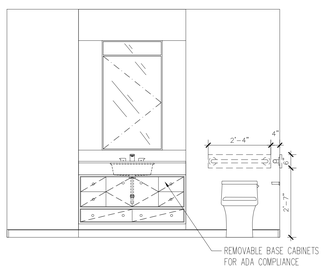

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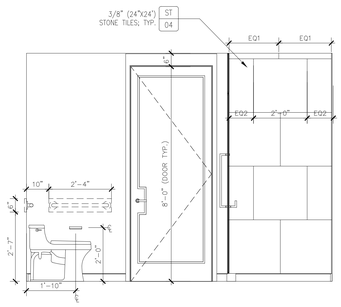

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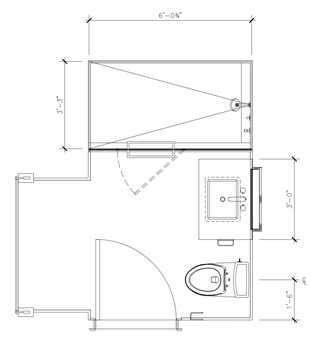

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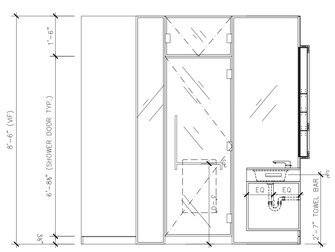

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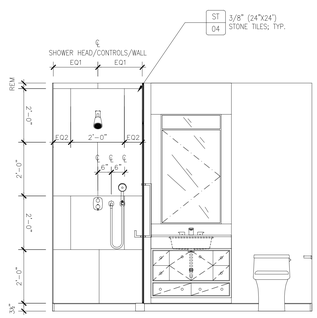

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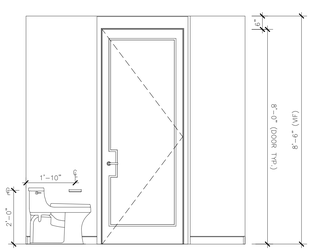

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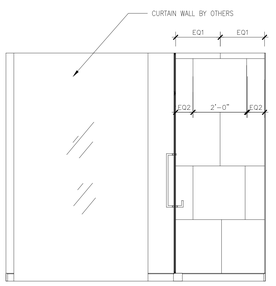

18 SECONDARY BATHROOM PENTHOUSE (SB-20) – ELEVATION
SCALE: 1/2" = 1'-0"

PROJECT:
138 EAST 50TH ST.
NEW YORK, NY

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KEY PLAN:
EAST 50TH STREET
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BLOCK: 1304
LOT: 44
ZONING: C4-4/C6-4
EAST 49TH STREET

PROJECT:
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SEAL & SIGNATURE:
REGISTERED ARCHITECT STATE OF NEW YORK

DATE:
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DWG. No.: A-774.00
SHEET. No.: 063 of 143

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DEPT OF BLDGS 321395028 Job Number
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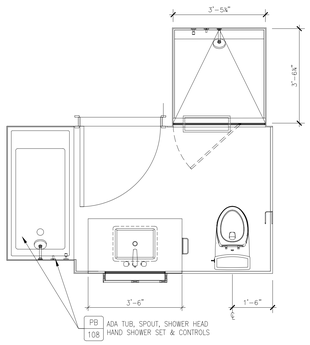

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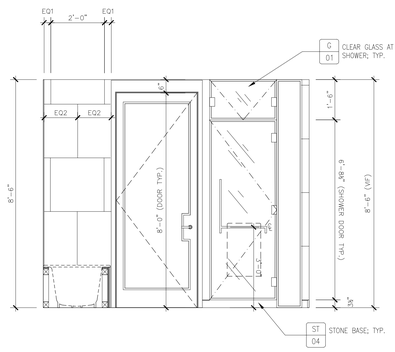
SCALE: 1/2" = 1'-0"



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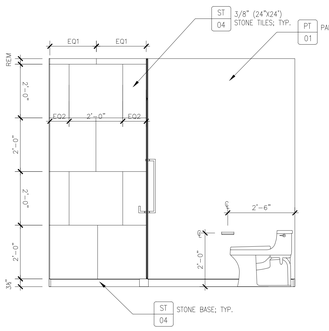
SCALE: 1/2" = 1'-0"



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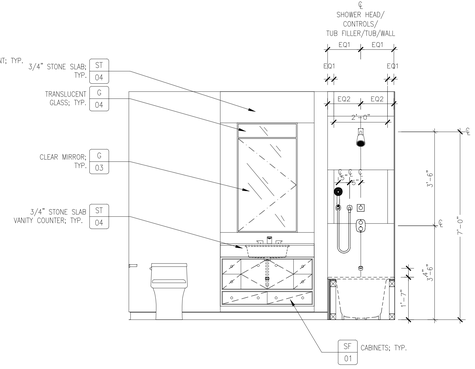
SCALE: 1/2" = 1'-0"



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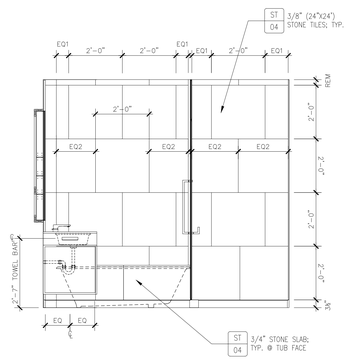

3 SECONDARY BATHROOM PENTHOUSE (SB-21) – ELEVATION
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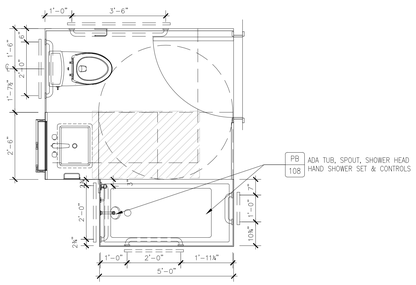

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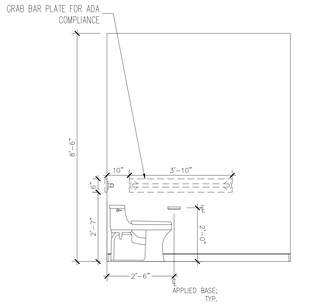

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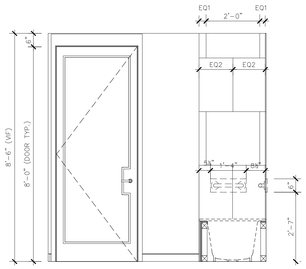

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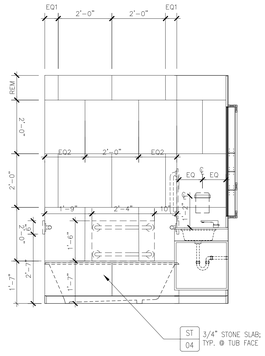

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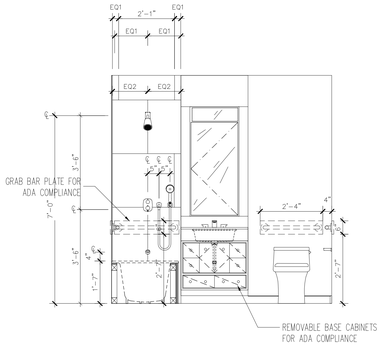

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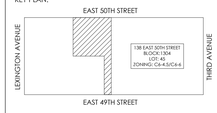

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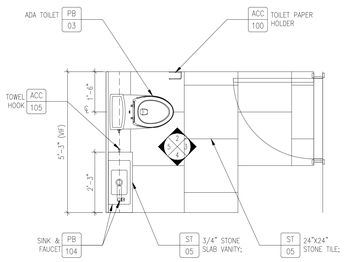
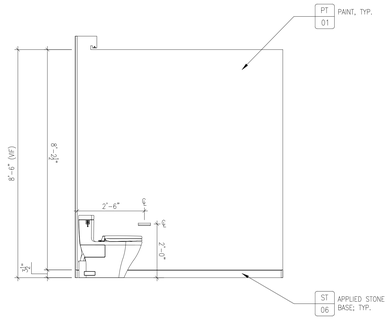
E386995905 Scan Code

PLUMBING SCHEDULE AND FINISHES ARE TYPICAL AND APPLIES TO ALL POWDER ROOMS U.O.N



1 POWDER ROOM (PR-01) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



2 POWDER ROOM (PR-01) – ELEVATION
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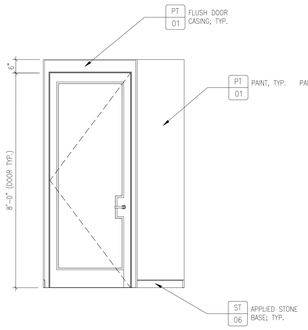
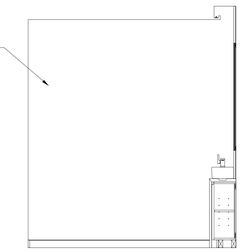
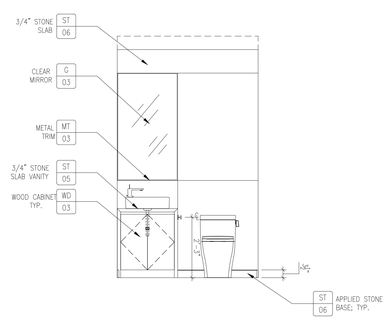


3 POWDER ROOM (PR-01) – ELEVATION
SCALE: 1/2" = 1'-0"

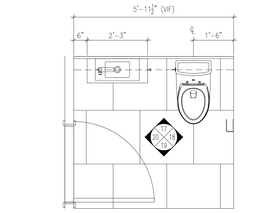


4 POWDER ROOM (PR-01) – ELEVATION
SCALE: 1/2" = 1'-0"

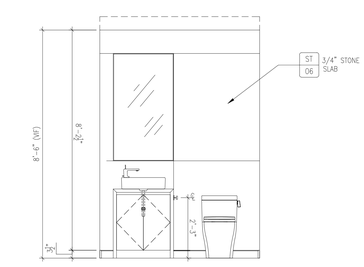


5 POWDER ROOM (PR-01) – ELEVATION
SCALE: 1/2" = 1'-0"

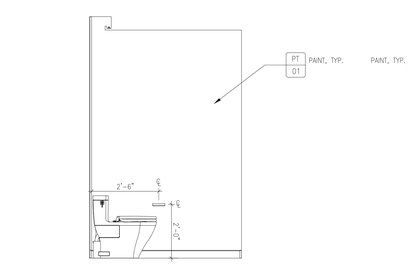
PLUMBING SCHEDULE AND FINISHES ARE TYPICAL AND APPLIES TO ALL POWDER ROOMS U.O.N



6 POWDER ROOM APPENDIX P (PR-02) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



7 POWDER ROOM ADA (PR-02) – ELEVATION
SCALE: 1/2" = 1'-0"



8 POWDER ROOM ADA (PR-02) – ELEVATION
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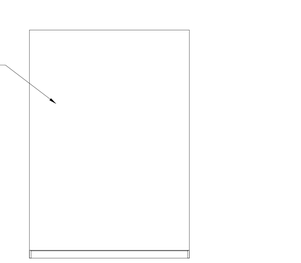
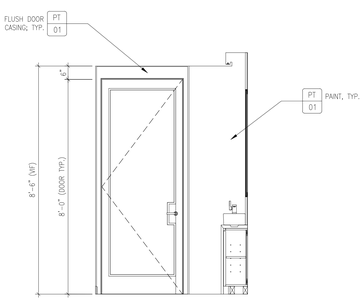


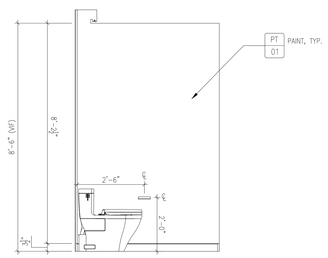
9 POWDER ROOM ADA (PR-02) – ELEVATION
SCALE: 1/2" = 1'-0"



10 POWDER ROOM ADA (PR-02) – ELEVATION
SCALE: 1/2" = 1'-0"

PLUMBING SCHEDULE AND FINISHES ARE TYPICAL AND APPLIES TO ALL POWDER ROOMS U.O.N

11 POWDER ROOM (PR-03) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



12 POWDER ROOM (PR-03) – ELEVATION
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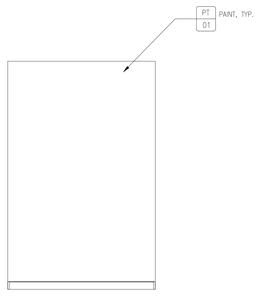
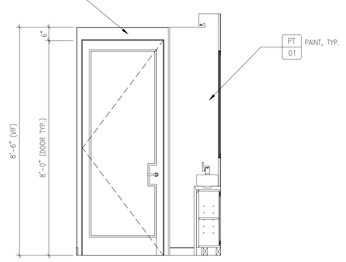
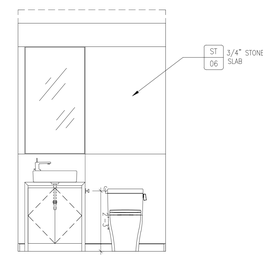


13 POWDER ROOM (PR-03) – ELEVATION
SCALE: 1/2" = 1'-0"



14 POWDER ROOM (PR-03) – ELEVATION
SCALE: 1/2" = 1'-0"



15 POWDER ROOM (PR-03) – ELEVATION
SCALE: 1/2" = 1'-0"

PLUMBING SCHEDULE AND FINISHES ARE TYPICAL AND APPLIES TO ALL POWDER ROOMS U.O.N

16 POWDER ROOM (PR-04) – FLOOR PLAN
SCALE: 1/2" = 1'-0"

17 POWDER ROOM (PR-04) – ELEVATION
SCALE: 1/2" = 1'-0"

18 POWDER ROOM (PR-04) – ELEVATION
SCALE: 1/2" = 1'-0"

19 POWDER ROOM (PR-04) – ELEVATION
SCALE: 1/2" = 1'-0"

20 POWDER ROOM (PR-04) – ELEVATION
SCALE: 1/2" = 1'-0"

PROJECT:

138 EAST 50TH ST.
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DATE:	REVISION:
07/29/2016	DOB - RESPONSE TO OBJECTIONS

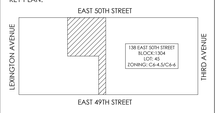
D.O.B. NUMBER:

NB#

NORTH

SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

138 EAST 50TH STREET
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DRAWING TITLE:

POWDER ROOM
PLANS & ELEVATIONS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:

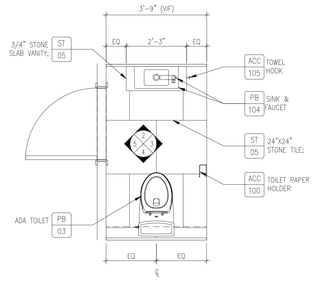
A–776.00

SHEET No.: 063 of 143

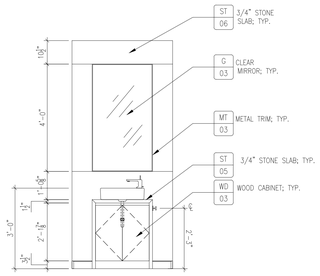
FILE No:

DEPT OF BLDGS 321180028 Job Number
E350575897DS Scan Code

PLUMBING SCHEDULE AND FINISHES ARE TYPICAL AND APPLIES TO ALL POWDER ROOMS U.O.N.



1 POWDER ROOM (PR-05) – FLOOR PLAN
SCALE: 1/2" = 1'-0"



2 POWDER ROOM (PR-05) – ELEVATION
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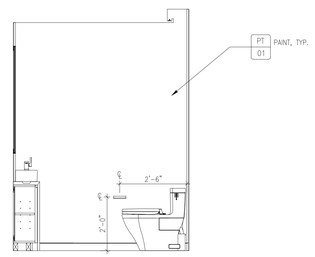

3 POWDER ROOM (PR-05) – ELEVATION
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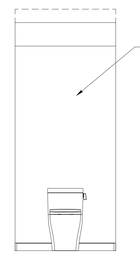

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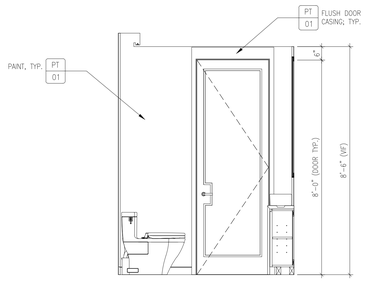

5 POWDER ROOM (PR-05) – ELEVATION
SCALE: 1/2" = 1'-0"

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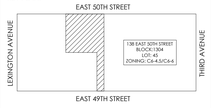
NB#

NORTH:
0' 1' 2' 4' 6' 10'
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:
138 EAST 50TH STREET
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PLANS & ELEVATIONS

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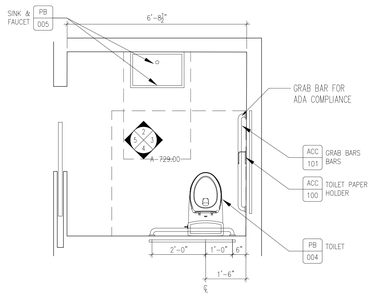
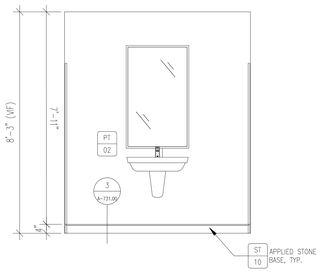
SHEET No.: 063 of 143

FILE No:

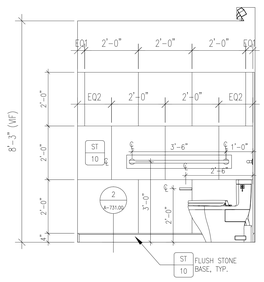
DEPT OF BLDGS 321395028 Job Number
ES3873439BS Scan Code



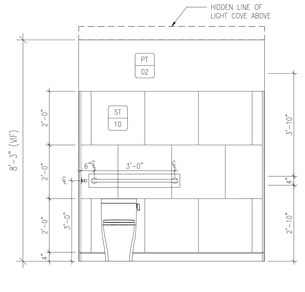
1 SUBCELLAR ADA RESTROOM PLAN
SCALE: 1/2" = 1'-0"



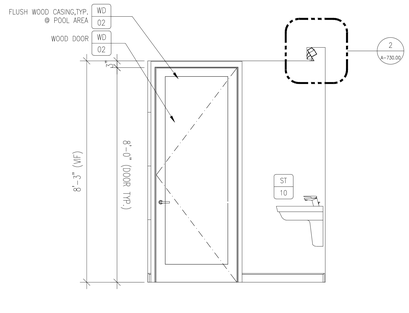
2 SUBCELLAR RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



3 SUBCELLAR RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



4 SUBCELLAR RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



5 SUBCELLAR RESTROOM ELEVATION
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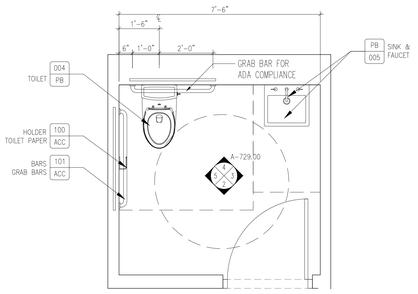

1 SUBCELLAR MEZZ ADA RESTROOM PLAN
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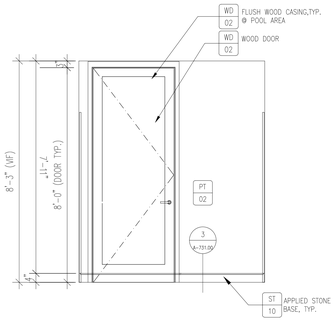
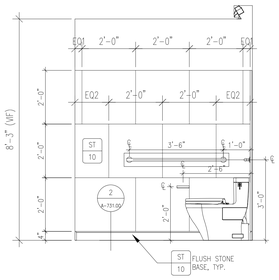


2 SUBCELLAR MEZZ ADA RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



3 SUBCELLAR MEZZ ADA RESTROOM ELEVATION
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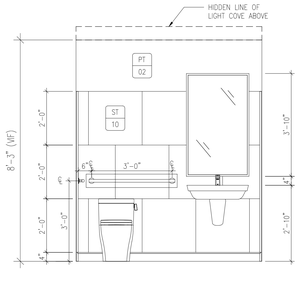

4 SUBCELLAR MEZZ ADA RESTROOM ELEVATION
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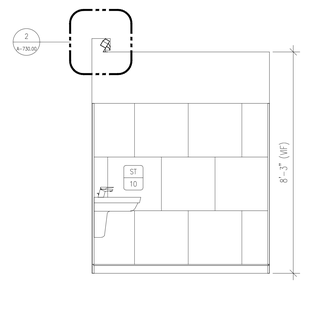

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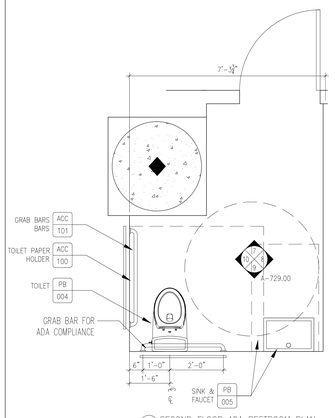
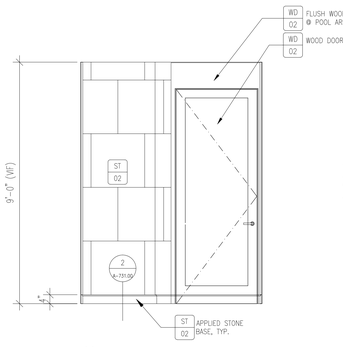


6 SECOND FLOOR ADA RESTROOM PLAN
SCALE: 1/2" = 1'-0"



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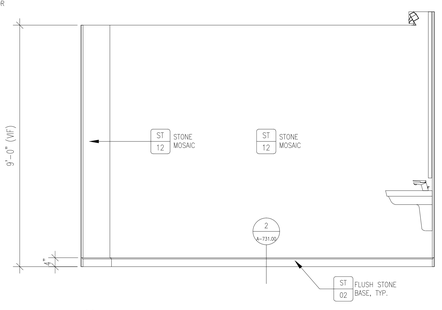
SCALE: 1/2" = 1'-0"



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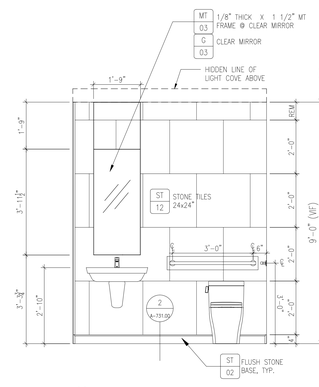
SCALE: 1/2" = 1'-0"



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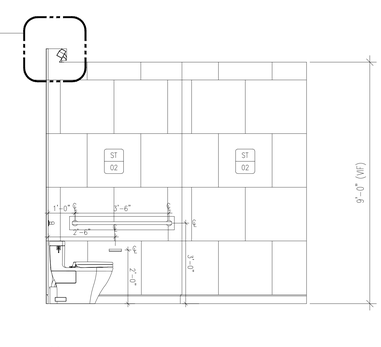
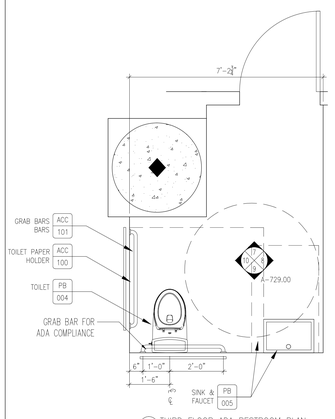
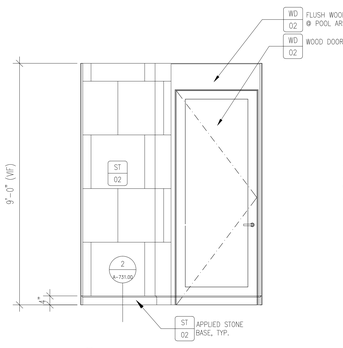


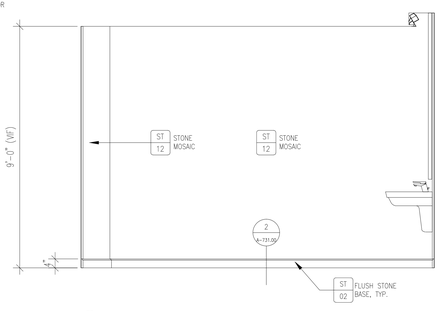
10 SECOND FLOOR RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



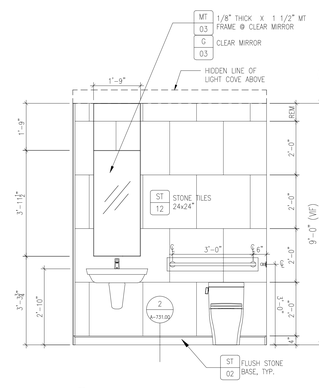
6 THIRD FLOOR ADA RESTROOM PLAN
SCALE: 1/2" = 1'-0"



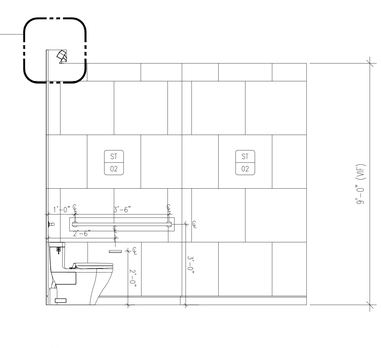
7 THIRD FLOOR RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



8 THIRD FLOOR RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



9 THIRD FLOOR RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



10 THIRD FLOOR RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"

PROJECT:

138 EAST 50TH ST.
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MGEngineering D.P.C. / we engineer success
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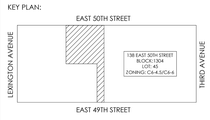
07/29/2014	DOB - RESPONSE TO OBJECTIONS

D.O.B. NUMBER:
NB#

NORTH:
SCALE: 1/4" = 1'-0"

KEY PLAN:


PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
PUBLIC RESTROOMS ELEVATIONS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-778.00
SHEET No.: 063 of 143

FILE No:

DEPT OF BLDGS 421395028 Job Number
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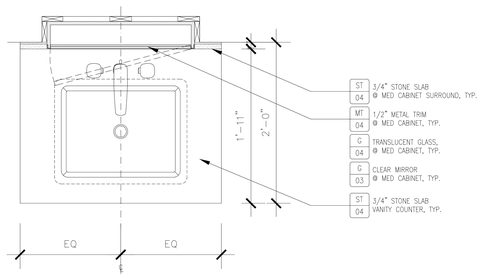
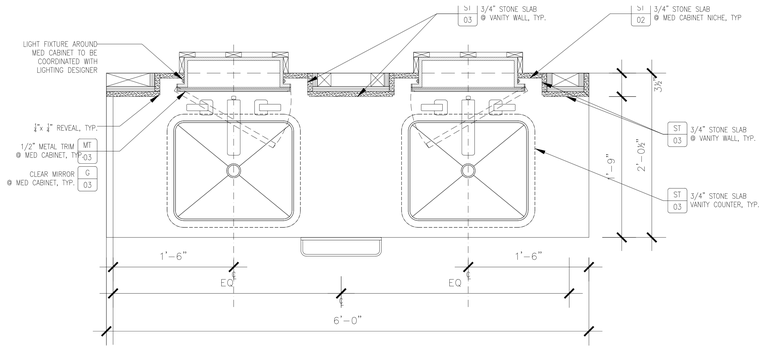
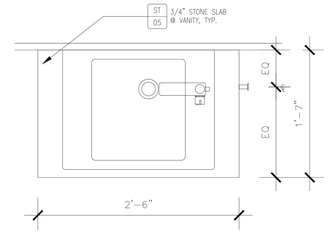


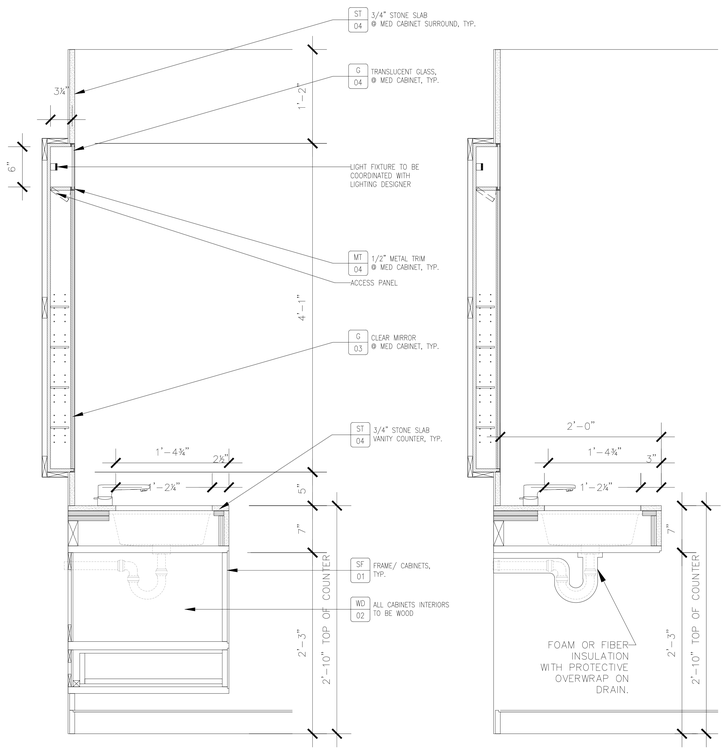
1 SECONDARY/ MASTER BATHROOM – VANITY PLAN (TYPICAL)
SCALE: 1½" = 1'-0"



1 MASTER BATHROOM – VANITY PLAN (TYPICAL)
SCALE: 1½" = 1'-0"

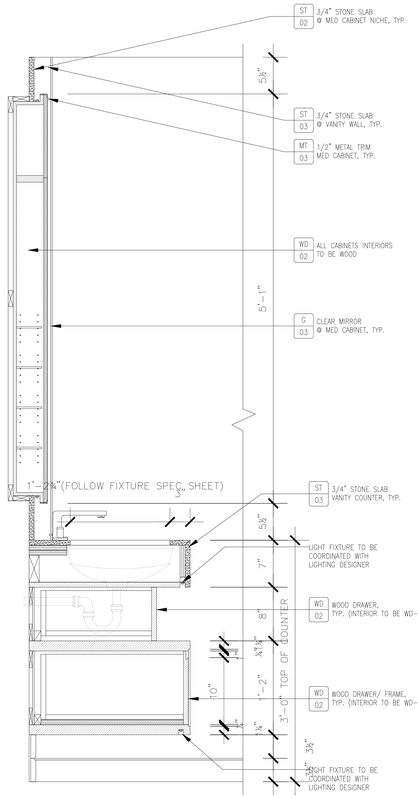


2 POWDER ROOM – VANITY PLAN (TYPICAL)
SCALE: 1½" = 1'-0"

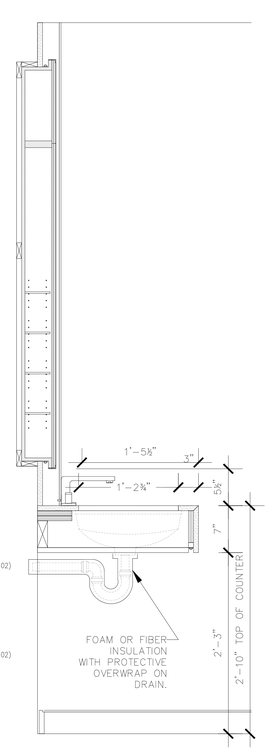


4 SECONDARY BATHROOM – VANITY SECTION (TYPICAL)
SCALE: 1½" = 1'-0"

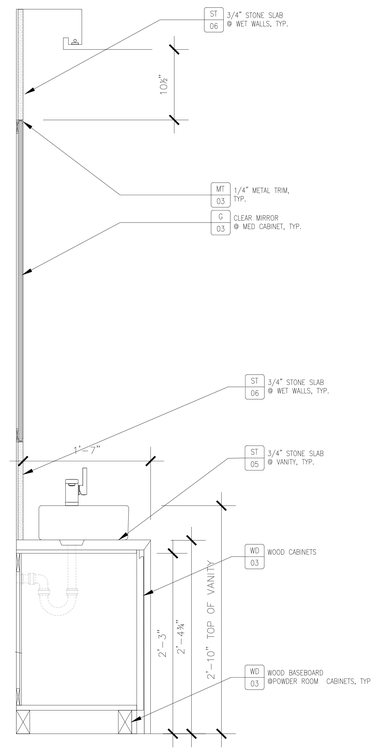
4 SECONDARY BATHROOM – VANITY SECTION (ADA)
SCALE: 1½" = 1'-0"



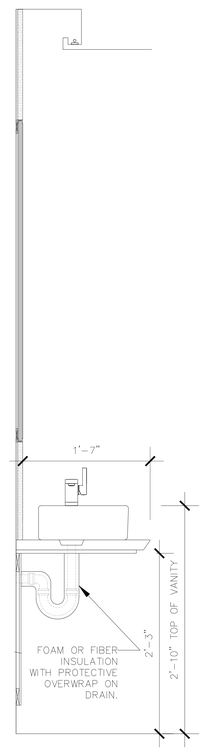
3 MASTER BATHROOM – VANITY SECTION (TYPICAL)
SCALE: 1½" = 1'-0"



3 MASTER BATHROOM – VANITY SECTION (ADA)
SCALE: 1½" = 1'-0"



6 POWDER ROOM – VANITY SECTION (TYPICAL)
SCALE: 1½" = 1'-0"



6 POWDER ROOM – VANITY SECTION (ADA)
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