DEPT OF BLDGS 121190772 Job Number
E3511742810 Scan Code

45 BROAD STREET

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DOB FILING - 07 FEBRUARY 2017

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2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

COVER SHEET

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PROJECT 1529.00

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DOB FILE NO. (AND SEQ.) 1 OF 174

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CETRA RUDDY ARCHITECTURE DPC

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SHEET NUMBER	SHEET NAME	2016.12.09 DOB FILING
T SERIES - COVER SHEET		
T-001	COVER SHEET	●
G SERIES - GENERAL		
G-001	DRAWING LIST	●
G-002	GENERAL NOTES	●
G-003	GENERAL NOTES, ABBREVIATIONS, SYMBOLS, BUILDING DEPARTMENT NOTES	●
G-004	ACCESSIBILITY	●
G-005	PARTITION TYPES	●
G-006	PARTITION FRAMING DETAILS	●
G-007	PARTITION DETAILS	●
G-008	PARTITION DETAILS	●
G-009	TYPICAL APARTMENT DETAILS	●
G-010	TYPICAL STEEL STAIR DETAILS	●
G-011	FINISH AND MATERIALS LIST	●
G-015	DOOR SCHEDULE	●
G-016	DOOR SCHEDULE	●
Z-000 SERIES - ZONING		
ZO-001	ZONING INFORMATION	●
ZO-002	ZONING CALCULATIONS	●
ZO-003	SURVEY	●
ZO-004	FIRM MAP - 2013	●
ZO-005	ZONING SITE SECTIONS	●
ZO-006	ZONING DEDUCTIONS - EXTERIOR WALL	●
ZO-007	BUILDING ENVELOPE TYPES AND PERFORMANCE DATA	●
ZO-008	WEST AND EAST ELEVATION DIAGRAMS - WALL TYPES	●
ZO-009	NORTH ELEVATION DIAGRAM - WALL TYPES	●
ZO-010	SOUTH ELEVATION DIAGRAM - WALL TYPES	●
ZO-011	QUALITY HOUSING	●
ZO-013	FIRM MAP - 2007	●
ZO-101	ZONING DEDUCTION PLAN - SUB-CELLAR 2, SUB-CELLAR 1, AND CELLAR FLOORS	●
ZO-102	ZONING DEDUCTION PLAN - GROUND, 2ND, AND TYPICAL PODIUM FLOOR	●
ZO-103	ZONING DEDUCTION PLAN - 9TH TO 11TH FLOORS	●
ZO-104	ZONING DEDUCTION PLAN - 12TH, 12M, AND TYPICAL TIER 1 PLANS	●
ZO-105	ZONING DEDUCTION PLAN - 32ND TO 34TH FLOORS	●
ZO-106	ZONING DEDUCTION PLAN - TYPICAL TIER 2 (35TH TO 50TH) AND 44TH FLOORS	●
ZO-107	ZONING DEDUCTION PLAN - 51ST TO 58TH FLOORS	●
ZO-108	ZONING DEDUCTION PLAN - TYPICAL DUPLEX AND SIMPLEX LEVELS	●
ZO-109	ZONING DEDUCTION PLAN - 64TH TO 65TH FLOORS	●
EN SERIES - ENERGY CODE		
EN-001.00	NYC ENERGY COMPLIANCE	●
EN-002.00	NYC ENERGY COMPLIANCE	●
EN-003.00	NYC ENERGY COMPLIANCE	●
EN-004.00	NYC ENERGY COMPLIANCE	●
ZO-007.00	BUILDING ENVELOPE TYPES AND PERFORMANCE DATA	●
ZO-008.00	WEST AND EAST ELEVATION DIAGRAMS - WALL TYPES	●
ZO-009.00	NORTH ELEVATION DIAGRAM - WALL TYPES	●
ZO-010.00	SOUTH ELEVATION DIAGRAM - WALL TYPES	●
A-100 SERIES - FLOOR PLANS		
A-090	SITE PLAN	●
A-098	SUB-CELLAR 2	●
A-099	SUB-CELLAR 1	●
A-100	CELLAR	●
A-101	GROUND FLOOR	●
A-101-1	a- GROUND FLOOR	●
A-101-2	b- GROUND FLOOR	●
A-102	2ND FLOOR PLAN - MECH	●
A-103	3RD TO 8TH FLOOR	●
A-109	9TH FLOOR	●
A-110	10TH FLOOR	●
A-111	11TH FLOOR	●
A-112	12TH FLOOR	●
A-112m	12TH M FLOOR	●
A-114	13TH TO 31ST FLOOR - TIER 1	●
A-132	32ND FLOOR - TIER 1-TRANSFER	●
A-133	33RD FLOOR - OUTDOOR	●
A-134	34TH FLOOR - MECH	●
A-134m	34TH FLOOR M	●
A-135	35TH TO 50TH FLOOR - TIER 2	●
A-143	43RD FLOOR - TIER 2 - TRANSFER	●
A-144	44TH FLOOR - MECH	●
A-151	51ST, 53RD, 55TH, 57TH FLOORS - TIER 2	●
A-152	52ND, 54TH, 56TH FLOORS - TIER 2	●
A-158	58TH FLOOR - TIER 2 - TRANSFER	●
A-159	59TH FLOOR - TIER 3 - DUPLEX - LOWER	●
A-160	60TH FLOOR - TIER 3 - DUPLEX - UPPER	●
A-163	63RD FLOOR - TIER 3 - SIMPLEX	●
A-164	64TH FLOOR - MECH	●
A-164m	64TH FLOOR MEZZANINE - MASS DAMPER	●
A-165	65TH FLOOR - COOLING TOWER/EMR	●
A-200 SERIES - RCPS		
A-198	SUB-CELLAR 2 - REFLECTED CEILING PLAN	●
A-199	SUB-CELLAR 1 - REFLECTED CEILING PLAN	●
A-200	CELLAR - REFLECTED CEILING PLAN	●
A-201	GROUND FLOOR - REFLECTED CEILING PLAN	●
A-202	2ND FLOOR - REFLECTED CEILING PLAN	●
A-203	3RD TO 8TH FLOOR - REFLECTED CEILING PLAN	●
A-209	9TH FLOOR - REFLECTED CEILING PLAN	●
A-210	10TH FLOOR - REFLECTED CEILING PLAN	●
A-211	11TH FLOOR - REFLECTED CEILING PLAN	●
A-212	12TH FLOOR MECHANICAL - REFLECTED CEILING PLAN	●
A-212m	12TH FLOOR MEZZANINE - REFLECTED CEILING PLAN	●
A-214	13TH TO 31ST FLOOR - TIER 1 - REFLECTED CEILING PLAN	●
A-232	32ND FLOOR - TIER 1 TRANSFER - REFLECTED CEILING PLAN	●
A-233	33RD RCP - OUTDOOR	●
A-234	34TH FLOOR - MECHANICAL - REFLECTED CEILING PLAN	●
A-235	35TH TO 50TH FLOORS - TIER 2 - REFLECTED CEILING PLAN	●
A-243	43RD FLOOR - TIER 2 TRANSFER - REFLECTED CEILING PLAN	●
A-244	44TH FLOOR MECHANICAL - REFLECTED CEILING PLAN	●
A-251	51ST FLOOR - TIER 2 DOUBLE HEIGHT LOWER - REFLECTED CEILING PLAN	●
A-252	52ND FLOOR - TIER 2 DOUBLE HEIGHT UPPER - REFLECTED CEILING PLAN	●
A-258	58TH FLOOR - TIER 2 TRANSFER - REFLECTED CEILING PLAN	●
A-259	59TH FLOOR - TIER 3 DUPLEX LOWER - REFLECTED CEILING PLAN	●
A-260	60TH FLOOR - TIER 3 DUPLEX UPPER - REFLECTED CEILING PLAN	●
A-263	63RD FLOOR - TIER 3 SIMPLEX - REFLECTED CEILING PLAN	●
A-264	64TH FLOOR - MECHANICAL - REFLECTED CEILING PLAN	●
A-300 SERIES - BLDG SECT & ELEV		
A-301.00	WEST AND SOUTH ELEVATIONS AND AXONOMETRIC VIEW	●
A-302	EAST AND NORTH ELEVATIONS AND AXONOMETRIC VIEW	●
A-303	BUILDING SECTIONS E-W	●
A-304	BUILDIN SECTION N-S	●
A-400 SERIES - EXTERIOR SHELL		
A-401.00	WT-01 (TIER 1) FLOOR 01 & 02-ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (EAST & WEST)	●
A-402	WT-01 (TIER 1) FLOOR 07 TO 09-ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (EAST & WEST)	●
A-411	WT-02 (TIER 1) FLOOR 09 TO 13 - ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (WEST)	●
A-412	WT-02 (TIER 1) FLOOR 09 TO 13 - ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (NORTH)	●
A-413	WT-02 (TIER 1) FLOOR 09 TO 13 - ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (EAST)	●
A-421	WT-03 (TIER 1) FLOOR 27 TO 28 - ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (WEST)	●
A-422	WT-03 (TIER 1) FLOOR 27 TO 28 - ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (NORTH)	●
A-423	WT-03 (TIER 1) FLOOR 27 TO 28 - ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (EAST)	●
A-424	WT-03 (TIER 1) FLOOR 29 TO 31 - ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (SOUTH)	●
A-431	WT-04 (TIER 1) FLOOR 32 TO 35 ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (WEST)	●
A-432	WT-04 (TIER 1) FLOOR 32 TO 35 ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (NORTH)	●
A-433	WT-04 (TIER 1) FLOOR 32 TO 35 ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (EAST)	●
A-434	WT-04 (TIER 1) FLOOR 32 TO 35 ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (SOUTH)	●
A-435	WT-04 (TIER 1) FLOOR 33 ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS	●
A-441	WT-05 (TIER 2) FLOOR 43TO 46 ENLARGED PARTIAL PLANS, BUILDING ELEVATIONS AND SECTION (WEST)	●
A-442	WT-05 (TIER 2) FLOOR 43 TO 46 ENLARGED PARTIAL PLANS AND BUILDING ELEVATION (NORTH)	●
A-443	WT-05 (TIER 2) FLOOR 43 TO 46 ENLARGED PARTIAL PLANS AND ELEVATIONS (EAST)	●
A-444	WT-05 (TIER 2) FLOOR 43 TO 46 ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (SOUTH)	●
A-451	WT-06 (TIER 3) FLOOR 58 TO 63 ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (WEST)	●
A-452	WT-06 (TIER 3) FLOOR 58 TO 63 ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (NORTH)	●
A-453	WT-06 (TIER 3) FLOOR 58 TO 63 ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (SOUTH)	●
A-454	WT-06 (TIER 3) FLOOR 58 TO 63 ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (EAST)	●
A-455	WT-06 (TIER 3) FLOOR 63 TO CROWN ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (WEST)	●
A-456	WT-06 (TIER 3) FLOOR 63 TO CROWN ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (NORTH)	●
A-457	WT-06 (TIER 3) FLOOR 63 TO CROWN ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (EAST)	●
A-458	WT-06 (TIER 3) FLOOR 63 TO CROWN ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (SOUTH)	●
A-471	ENLARGED CURTAIN WALL PLAN DETAILS	●
A-472	ENLARGED BUILDING WALL DETAILS	●
A-473	ENLARGED BUILDING WALL DETAILS	●
A-474	ENLARGED BUILDING WALL DETAILS	●
A-475	ENLARGED BUILDING WALL DETAILS	●
A-476	TYPICAL ROOFING DETAILS	●
A-481	WT-04 (TIER 1) ENLARGED CURTAIN WALL BUILDING ELEMENT PARTIAL ELEVATIONS AND SECTIONS	●
A-482	WT-04 (TIER 1) ENLARGED CURTAIN WALL BUILDING ELEMENT PARTIAL ELEVATIONS AND SECTIONS	●
A-483	WT-04 (TIER 1) ENLARGED CURTAIN WALL BUILDING ELEMENT PARTIAL ELEVATIONS AND SECTIONS	●
A-484	WT-04 (TIER 1) ENLARGED CURTAIN WALL BUILDING ELEMENT PARTIAL ELEVATIONS AND SECTIONS	●
A-485	WT-04 (TIER 1) ENLARGED OUTDOOR CEILING AND COLUMN ELEMENT PARTIAL ELEVATIONS AND SECTIONS	●
A-486	WT-04 (TIER 1) ENLARGED OUTDOOR CEILING AND COLUMN ELEMENT PARTIAL ELEVATIONS AND SECTIONS	●
A-487	WT-04 (TIER 1) ENLARGED OUTDOOR CEILING AND COLUMN ELEMENT PARTIAL ELEVATIONS AND SECTIONS	●

DRAWING LIST _ 2016.09.30 DOB FILING

SHEET NUMBER	SHEET NAME	2016.12.09 DOB FILING
A-500 SERIES - CORE		
A-501	CORE STAIR-STAIR A PLANS AND SECTION	●
A-502	CORE STAIR-STAIR B PLANS AND SECTION	●
A-503	CORE STAIR-STAIR A & B PLANS AND SECTION	●
A-504	CORE STAIR-STAIR A & B PLANS AND SECTION	●
A-532	TYPICAL RESIDENTIAL TRASH CHUTE SECTIONS AND DETAILS	●
A-561	SERVICE ELEVATOR SE1 AND PASSENGER ELEVATORS PE1 & PE2	●
A-562	PASSENGER ELEVATORS PE4 & PE5	●
A-563	PASSENGER ELEVATOR PE6 & SERVICE ELEVATOR SE7	●
A-600 SERIES - KITCHENS AND BATHS		
A-600	KITCHEN DESIGN INTENT	●
A-601.00	ENLARGED KITCHEN PLANS AND ELEVATIONS	●
A-602	ENLARGED KITCHEN PLANS AND ELEVATIONS	●
A-603	ENLARGED KITCHEN PLANS AND ELEVATIONS	●
A-604	ENLARGED KITCHEN PLANS AND ELEVATIONS	●
A-611	KITCHEN DETAILS AND SCHEDULES	●
A-620	BATHROOM FINISHES AND DESIGN INTENT	●
A-621	MASTER BATH FINISHES AND DESIGN INTENT	●
A-622	POWDER ROOM FINISHES AND DESIGN INTENT	●
A-623	ENLARGED BATHROOM PLANS AND ELEVATIONS	●
A-624	ENLARGED BATHROOM PLANS AND ELEVATIONS	●
A-625	ENLARGED BATHROOM PLANS AND ELEVATIONS	●
A-626	ENLARGED BATHROOM PLANS AND ELEVATIONS	●
A-627	ENLARGED BATHROOM PLANS AND ELEVATIONS	●
A-628	ENLARGED BATHROOM PLANS AND ELEVATIONS	●
A-629	ENLARGED MASTER BATHROOM PLANS AND ELEVATIONS	●
A-630	ENLARGED MASTER BATHROOM PLANS AND ELEVATIONS	●
A-631	ENLARGED MASTER BATHROOM PLANS AND ELEVATIONS	●
A-640	BATHROOM DETAILS AND SCHEDULES	●
A-700 SERIES - MAJOR SPACES		
A-702	ENLARGED MAIL ROOM PLAN AND ELEVATIONS	●
Grand total: 170		

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DOB FILING NO. 121190772

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SPECIAL INSPECTIONS

THE FOLLOWING ITEMS OF WORK SHALL BE SUBJECT TO CONTROLLED INSPECTIONS, MADE AND WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER AND ACCEPTABLE TO THE ARCHITECT OF RECORD. TEST REPORTS AND CERTIFICATES OF INSPECTION SHALL BE FILED WITH THE NYC BUILDING DEPARTMENT:

Description	Code Section	Type	Design Applicant
1 STRUCTURAL STEEL, WELDING OPERATIONS AND TENSIONING OF HIGH STRENGTH BOLTS	BC 1704.3	TR1	STRUCTURAL
2 STRUCTURAL STEEL WELDING	BC 1704.3.1	TR1	STRUCTURAL
3 STRUCTURAL STEEL HIGH-STRENGTH BOLTING		TR1	STRUCTURAL
4 STRUCTURAL STEEL - DETAILS	BC 1704.3.2	TR1	STRUCTURAL
5 STRUCTURAL COLD-FORMED STEEL	BC 1704.4	TR1	STRUCTURAL
6 CONCRETE MATERIALS FOR STRUCTURAL ELEMENTS PROPORTIONED IN ACCORDANCE WITH BC SECTION 1905	BC 1704.4	TR1	STRUCTURAL
7 CONCRETE DESIGN MIX (TR3)	BC 1905.6.3.1	TR3	STRUCTURAL
8 CONCRETE TEST CYLINDERS (TR2)	BC 1905.6.3.3	TR2	STRUCTURAL
9 CAST-IN-PLACE CONCRETE	TABLE 1704.4	TR1	STRUCTURAL
10 PRECAST CONCRETE	TABLE 1704.4	TR1	STRUCTURAL
11 PRE-STRESSED CONCRETE	TABLE 1704.4	TR1	STRUCTURAL
12 MASONRY	BC 1704.5	TR1	STRUCTURAL
13 STRUCTURAL WOOD FRAME INSPECTION	BC 1910.3	TR1	STRUCTURAL
14 WOOD - HIGH LOAD DIAPHRAGMS	BC 1704.6.1	TR1	STRUCTURAL
15 WOOD - METAL PLATE CONNECTED TRUSSES	BC 1704.6.2	TR1	STRUCTURAL
16 WOOD - PRE-FABRICATED I-JOISTS	BC 1704.6.3	TR1	STRUCTURAL
17 INSPECTION OF SUB-SURFACE CONDITIONS PRIOR TO CONSTRUCTION	BC 1704.7	TR1	GEOTECHNICAL
18 SUB-SURFACE - SOILS DENSITY DETERMINATION	BC 1704.7.2, 1704.7.3	TR1	GEOTECHNICAL
19 BORINGS/TEST PITS	BC 1704.7.4.1	TR1, TR4	STRUCTURAL
20 FOOTINGS AND DEEP FOUNDATIONS / PILES	BC 110.3.1, 1704.8	TR1	STRUCTURAL
21 HELICAL PILES	BC 1704.8.5	TR1	STRUCTURAL
22 VERTICAL MASONRY FOUNDATIONS / PIERS	BC 1704.9	TR1	STRUCTURAL
23 WALL PANELS, CURTAIN WALLS AND VENEERS	BC 1704.10	TR1	ARCHITECT
24 SPRAYED FIRE-RESISTANT MATERIALS	BC 1704.11	TR1	ARCHITECT
25 INTUMESCENT FIRE-RESISTANT COATINGS	BC 1704.12	TR1	ARCHITECT
26 EXT. INSULATION AND FINISH SYSTEMS (EIFS)	BC 1704.13	TR1	ARCHITECT
27 SMOKE CONTROL SYSTEMS	BC 1704.15	TR1	MECHANICAL
28 MECHANICAL SYSTEMS	BC 1704.16	TR1	MECHANICAL
29 FUEL STORAGE & FUEL PIPING SYSTEMS	BC 1704.17	TR8	PLUMBING
30 STEAM AND HIGH TEMPERATURE HOT WATER PIPING	BC 1704.18	TR8	PLUMBING
31 HIGH-PRESSURE GAS PIPING (WELDING)	BC 1704.19	TR8	PLUMBING
32 STRUCTURAL STABILITY (EXISTING BUILDINGS)	BC 1704.20	TR1	SHORING ENGINEER
33 EXCAVATIONS - SHEETING, SHORING, BRACING	BC 1704.20.2	TR1	SHORING ENGINEER
34 UNDERPINNING	BC 1704.20.3	TR1	SHORING ENGINEER
35 DEMOLITION (W/ MECH. EQUIPMENT)	BC 1704.20.4	TR1	
36 RAISING AND MOVING A BUILDING	BC 1704.20.5	TR1	
37 SOIL PERCOLATION TEST (DRYWELL)	BC 1704.21.1.2	TR1	PLUMBING
38 SOIL PERCOLATION TEST (SEPTIC)	BC 1704.21.1.2	TR1	PLUMBING
39 ON-SITE STORM DRAINAGE DISPOSAL AND DETENTION	BC 1704.21	TR1	PLUMBING
40 ON-SITE SEWAGE DISPOSAL	BC 1704.22	TR1	PLUMBING
41 SPRINKLER SYSTEMS	BC 1704.23	TR1	PLUMBING
42 STANDPIPE SYSTEM	BC 1704.24	TR1	PLUMBING
43 HEATING SYSTEMS/BOILERS	BC 1704.25; 1707.7	TR1	MECHANICAL
44 CHIMNEYS	BC 1704.26	TR1	ARCHITECT
45 FIRE-RESISTANT RATED CONSTRUCTION	BC 110.3.4	TR1	ARCHITECT
46 FIRE-RESISTANT PENETRATIONS AND JOINTS	BC CHAPTER 7; BC 1704.27	TR1	ARCHITECT
(1) HOLLOW PARTITIONS AND FURRED SPACES (2) CONCEALED SPACES WITHIN STAIR CONSTRUCTION			
(3) CEILING SPACES (4) DUCT AND PIPE CHASES			
47 ALUMINUM WELDING	BC 1704.28.1	TR1	ARCHITECT
48 FEMA FLOOD HAZARD ZONE	BC 110.3.2; 1704.29	TR1	ARCHITECT
49 PHOTOLUMINESCENT EXIT PATH MARKINGS	BC 1704.30	TR1	ARCHITECT, ELECTRICAL
50 EMERGENCY GENERATORS	BC 1704.31	TR1	ELECTRICAL
51 POST-INSTALLED ANCHORS	BC 1704.32	TR1	STRUCTURAL
52 SEISMIC ISOLATION SYSTEMS	BC 1707.8		ARCHITECT
53 EXTERIOR WINDOW AND DOOR ASSEMBLIES	BC 1715.5	TR8	ARCHITECT
54 ENERGY CODE COMPLIANCE (TR8)	BC 110.3.5	TR1	ARCHITECT, MECHANICAL
55 FINAL INSPECTION	BC 110.5	TR1	

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 DISTRUCTION. SIGNED COPIES OF ALL TEST AND INSPECTION REPORTS SHALL BE FILED THROUGH THE ARCHITECT, WITH THE DEPARTMENT OF BUILDINGS. BC 1704.1

Note: Review with Consultants and Project Manager to determine which tests are applicable to your project.

ENERGY CODE INSPECTIONS

TABLE II – PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE – COMMERCIAL BUILDINGS

COMMERCIAL BUILDINGS: THE PROGRESS INSPECTIONS AND TESTS DESCRIBED IN TABLE II SHALL BE PERFORMED FOR BUILDINGS REGULATED BY EITHER ECC CHAPTER 5 OR ASHRAE 90.1 AS APPLICABLE.

	Inspection/Test	Ref. Std. (ECC Ch. 6 or Other Criteria)	ECC or other Code
IIA1	PROTECTION OF EXPOSED FOUNDATION INSULATION: INSULATION SHALL BE VISUALLY INSPECTED TO VERIFY PROPER PROTECTION WHERE APPLIED TO THE EXTERIOR OF BASEMENT OR CELLAR WALLS, CRAWL SPACE WALLS AND / OR THE PERIMETER OF SLAB-ON-GRADE FLOORS.	APPD CD's	303.2.1; ASHRAE 90.1 – 5.8.1.7
	AS REQ'D. DURING FOUNDATION WORK AND PRIOR TO BACKFILL		
IIA2	INSULATION PLACEMENT AND R-VALUES: INSTALLED INSULATION FOR EACH COMPONENT OF THE CONDITIONED SPACE ENVELOPE AND JUNCTIONS BETWEEN COMPONENTS SHALL BE VISUALLY INSPECTED TO INSURE THAT THE R-VALUES ARE MARKED, AND CONFORM TO THE R-VALUES IDENTIFIED IN THE CONSTRUCTION DOCUMENTS, AND THAT THE INSULATION IS PROPERLY INSTALLED.	APPD CD's	303.1, 303.1.1, 303.1.2, 502.1, 502.2; ASHRAE 90.1 –5.5, 5.6 OR 11; 5.8.1
	AS REQ'D. TO VERIFY CONTINUOUS ENCLOSURE WHILE WALLS, FLOORS AND CEILINGS ARE OPEN		
IIA3	FENESTRATION THERMAL VALUES AND PRODUCT RATINGS: U-FACTORS AND SHGC VALUES OF INSTALLED FENESTRATION SHALL BE VISUALLY INSPECTED FOR CONFORMANCE WITH THE U-FACTORS AND SHGC VALUES IDENTIFIED IN THE CONSTRUCTION DRAWINGS BY VERIFYING THE MANUFACTURER'S NFRC LABELS OR, WHERE NOT LABELED, USING THE RATINGS IN ECC TABLES 303.1.3(1), (2) AND (3). WHERE ASHRAE 90.1 IS USED, VISIBLE LIGHT TRANSMITTANCE VALUES SHALL ALSO BE VERIFIED.	APPD CD's	303.1, 303.1.3, 502.3; ASHRAE 90.1 –5.5; 5.6 OR 11; 5.8.2
	AS REQUIRED DURING INSTALLATION		
IIA4	FENESTRATION AND DOOR ASSEMBLY PRODUCT RATINGS FOR AIR LEAKAGE: WINDOWS AND SLIDING OR SWINGING DOOR ASSEMBLIES, EXCEPT SITE-BUILT WINDOWS AND DOORS, SHALL BE VISUALLY INSPECTED TO VERIFY THAT INSTALLED ASSEMBLIES ARE LISTED AND LABELED TO THE REFERENCE STANDARD BY THE MANUFACTURER. FOR CURTAIN WALL, STOREFRONT GLAZING, COMMERCIAL ENTRANCE DOORS AND REVOLVING DOORS, THE TESTING REPORTS SHALL BE REVIEWED TO VERIFY THAT THE INSTALLED ASSEMBLY COMPLIES WITH THE STANDARD CITED IN THE APPROVED PLANS	NFRC 400, AAMA/WDMA/CSA 101/I.S.2/A440 ASTM E283; ANSI/DASMA 105	502.4; ASHRAE 90.1 –5.4.3.2
	AS REQUIRED DURING INSTALLATION; PRIOR TO FINAL CONSTRUCTION INSPECTION		
IIA5	FENESTRATION AREAS: DIMENSIONS OF WINDOWS, DOORS AND SKYLIGHTS SHALL BE VERIFIED BY VISUAL INSPECTION.	APPD CD's	502.3; ASHRAE 90.1 – 5.5.4, 5.6 OR 11
	PRIOR TO FINAL CONSTRUCTION INSPECTION		
IIA6	SEALING: OPENINGS AND PENETRATIONS IN THE BUILDING ENVELOPE, INCLUDING SITE-BUILT FENESTRATION AND DOORS, SHALL BE VISUALLY INSPECTED TO VERIFY THAT A CNTINUOUS AIR BARRIER AROUND THE ENVELOPE FORMS AN AIR-TIGHT ENCLOSURE. THE PROGRESS INSPECTOR SHALL VISUALLY INSPECT TO VERIFY THAT MATERIALS AND ASSEMBLIES HAVE BEEN TESTED AND MEET THE REQUIREMENTS OF THE RESPECTIVE STANDARDS, OR THAT THE BUILDING IS TESTED AND MEETS THE REQUIREMENTS OF THE STANDARDS CITED.	APPD CD's; ASTM E2178, ASTM E2357, ASTM E1677, ASTM E779, ASTM E283.	502.4.3, 502.4.7; ASHRAE 90.1 – 5.4.3.1
	AS REQ'D. DURING CONSTRUCTION		
IIA7	PROJECTION FACTORS: WHERE ENERGY ANALYSIS UTILIZED A PROJECTION FACTOR > 0, THE PROJECTION DIMENSIONSOF OVERHANGS, EAVES OR PERMANENTLY ATTACHED SHADING DEVICES SHALL BE VERIFIED FOR CONFORMANCE WITH THE PLANS.	APPD, CD's INCLUDING ENERGY ANALYSIS	502.3; ASHRAE 90.1 – 5.5.4, 5.6 or 11
	PRIOR TO FINAL CONSTRUCTION INSPECTION		
IIA8	LOADING DOCK WEATHERSEALS: WEATHERSEALS AT LOADING DOCKS SHALL BE VISUALLY INSPECTED.	APPD CD's	502.4.5; ASHRAE 90.1 – 5.4.3.3
	PRIOR TO FINAL CONSTRUCTION INSPECTION		
IIA9	BUILDING ENTRANCE VESTIBULES: REQUIRED ENTRANCE VESTIBULES SHALL BE INSPECTED FOR PROPER OPERATION.	APPD CD's	502.4.6; ASHRAE 90.1 – 5.4.3.4
	PRIOR TO FINAL CONSTRUCTION INSPECTION		

NYC HOUSING MAINTENANCE CODE - 2005

ALL NEW WORK AND EXISTING CONDITIONS SHALL BE MADE TO CONFORM TO THE PROVISIONS OF THE NYC HOUSING MAINTENANCE CODE, 2005 EDITION WITH AMENDMENTS AS FOLLOWS:

1. PAINTING OF PUBLIC PARTS AND WITH DWELLING TO COMPLY WITH SECTION 27-2013 H.M.C.
2. PREMISES TO BE MAINTAINED AND KEPT FREE OF RODENT AND INSECT INFESTATION AS PER SECTION 27-2018, 27-2019 H.M.C.
3. RECEPTACLES FOR COLLECTION OF WASTE MATTER TO BE PROVIDED AS PER SECTION 27-2021 H.M.C.
4. DRAINAGE OF ROOFS, COURTS AND YARDS TO COMPLY WITH SECTION 27-2027 H. M. C.
5. PROPER ELECTRIC LIGHTING EQUIPMENT WITHIN DWELLING TO BE PROVIDED AND MAINTAINED AS PER SECTION 27-2037 H.M.C.
6. PROPER ELECTRIC LIGHT TO BE PROVIDED AT OR NEAR THE FRONT ENTRANCE DOORS AND IN YARDS AND COURTS AS PER SECTION 27-2040 H.M.C. AND CONNECTED TO AUDIBLE LINE.
7. BOARD OF STANDARDS AND APPEALS APPROVED TYPE PEEPHOLES APPROXIMATELY 5 FEET ABOVE FINISHED FLOOR TO BE PROVIDED IN ENTRANCE DOORS AND DWELLING UNITS AS PER SECTION 27-2044 H. M. C., AND DEPARTMENT OF RULES AND REGULATIONS.
8. KEY LOCK IN THE ENTRANCE DOOR TO EACH DWELLING UNIT WITH AT LEAST ONE KEY TO BE PROVIDED BY OWNER AS PER SECTION 27-2043 H. M. C.
9. APPROVED TYPE MAIL RECEPTACLES AND DIRECTORY OF PERSONS LIVING IN DWELLING TO BE PROVIDED AS PER SECTION 27-2047 H. M. C. AND REGULATION OF POST OFFICE DEPARTMENT.
10. PROPER FLOOR SIGNS TO BE PROVIDED IN PUBLIC HALL NEAR STAIRS AND ELEVATOR AND WITHIN STAIR ENCLOSURES AS PER SECTION 27-2048 H. M. C. AND DEPARTMENT OF RULES AND REGULATIONS.
11. PROPER STREET NUMBERS TO BE PROVIDED IN FRONT OF THE DWELLING AS PER SECTION 27-2049 H. M. C. AND RULES AND REGULATIONS OF THE BOROUGH PRESIDENT.
12. ALL COMBUSTIBLE MATERIALS WITHIN ONE FOOT OF COOKING APPARATUS TO BE PROPERLY FIRE RETARDED AND MINIMUM 2 FOOT CLEARANCE MAINTAINED ABOVE COOKING SURFACE. COMBUSTIBLE MATERIAL BEYOND 2 FEET AND 3 FEET ABOVE EXPOSED COOLING SURFACE TO FIRE RETARDED. SECTION 27-2072 H. M. C., AND DEPARTMENT OF RULES AND REGULATIONS.
13. REGISTRATION STATEMENT TO BE FILED AS PER SECTION 27-2097, AND 27-2098 H. M. C.
14. REGISTRATION IDENTIFICATION SIGN CONTAINING DWELLING SERIAL NUMBER TO BE POSTED AS PER SECTION 27-2104 H. M. C.
15. INTERCOM OR BELL AND BUZZER SYSTEM TO BE INSTALLED AS PER SECTION C26-604.4., AND SHALL ALSO COMPLY WITH NYCBC 2014 1008.4.4

NYS MULTIPLE DWELLING LAW

1. MAINTENANCE AND OPERATION OF THE BUILDING IN ACCORDANCE WITH THESE PROVISIONS AND ALL OTHER APPLICABLE PROVISIONS OF THE NEW YORK STATE MULTIPLE DWELLING LAW , AMENDED THROUGH 2010, SHALL BE PROVIDED BY THE OWNER.
2. ALL NEW WORK AND EXISTING CONDITIONS SHALL BE MADE TO CONFORM TO THE APPLICABLE PROVISIONS OF THE MULTIPLE DWELLING LAW FOR CLASS "B" MULTIPLE DWELLINGS, 1929 EDITION WITH AMENDMENTS AS FOLLOWS:

Section	Description
	TITLE 1 - LIGHT & AIR
29	PAINTING OF COURTS AND SHAFTS
30	LIGHTING AND VENTILATION OF ROOMS
31	SIZE OF ROOMS
32	COOKING SPACES
35	ENTRANCE DOORS AND LIGHTS
36	WINDOWS AND SKYLIGHTS FOR PUBLIC HALLS AND STAIRS
37	ARTIFICIAL HALL LIGHTING
	TITLE 2- FIRE PROTECTION & SAFETY
50	ENTRANCE HALLS
50A	ENTRANCES: DOORS, LOCKS, AND INTERCOM SYSTEMS
51	SHAFTS, ELEVATORS AND DUMBWAITERS
51A	PEEPHOLES
51B	MIRRORS IN CONNECTION WITH SELF-SERVICE ELEVATORS
52	STAIRS
57	BELLS, MAIL RECEPTACLES
61	BUSINESS USES
62	PARAPETS, GUARD RAILINGS, AND WIRES
64	LIGHTING, GAS METERS, GAS AND OIL APPLIANCES
65	BOILER ROOMS
67	HOTELS AND OTHER CLASS A AND B DWELLINGS
68	SMOKE DETECTING DEVICES
	TITLE 3- SANITATION & HEALTH
75	WATER SUPPLY
76	WATER CLOSET AND BATH ACCOMMODATIONS
77	PLUMBING AND DRAINAGE
79	HEATING
80	CLEANLINESS
81	RECEPTACLES FOR WASTE MATTER
83	JANITOR OR HOUSEKEEPER
101	REQUIREMENTS FOR FIREPROOF CONSTRUCTION
102	STAIRS
103	EGRESS FROM APARTMENTS
104	BULKHEADS
105	SEPARATION AND VENTILATION OF STAIRS
106	CELLAR AND BASEMENT STAIRS
107	PUBLIC HALLS
108	PARTITIONS
115	INTERIOR WATER CLOSETS AND BATHROOMS
116	WATER CLOSETS IN CLASS B DWELLINGS
117	EMPLOYEES WATER CLOSETS

TENANT PROTECTION NOTES

1. CONTRACTOR SHALL PREPARE A TENANT PROTECTION PLAN FOR ALTERATIONS OF BUILDINGS IN WHICH ANY DWELLING UNIT WILL BE OCCUPIED DURING CONSTRUCTION. CONSTRUCTION WORK SHALL BE CONFINED TO THE AREA OF CONCERN AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO OTHER AREAS WITHIN THE BUILDING (NYC ADMIN. CODE 28.104.8.4).
2. EGRESS - CONSTRUCTION OPERATIONS WILL NOT BLOCK MEANS OF EGRESS FOR TENANTS IN THE BUILDING.
3. FIRE SAFETY - ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
4. HEALTH REQUIREMENTS - SPECIFY METHODS USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL, SANITARY FACILITIES AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS.
5. COMPLIANCE WITH HOUSING STANDARDS - COMPLY WITH NYC HOUSING MAINTENANCE CODE, NYS MULTIPLE DWELLING LAW.
6. STRUCTURAL SAFETY - NO STRUCTURAL WORK SHALL ENDANGER OCCUPANTS.
7. NOISE RESTRICTIONS - CONSTRUCTION OPERATION WILL BE CONFINED 7:00AM TO 6:00PM, MONDAY THROUGH FRIDAY, EXCEPT LEGAL HOLIDAYS.

NOISE CONTROL NOTES

1. WALLS, PARTITIONS, AND FLOOR-CEILING CONSTRUCTION SEPARATING DWELLING UNITS FROM EACH OTHER OR, FROM PUBLIC CORRIDORS, OR STAIRS SHALL HAVE SOUND TRANSMISSION CLASS (S.T.C.) RATING OF 50 FOR AIRBORNE NOISE BASED UPON LAB MEASUREMENTS MADE IN ACCORDANCE WITH ASTM E9 0. DWELLING UNIT ENTRANCE DOORS SHALL BE INSTALLED OF ASSEMBLIES HAVING AN STC RATING OF 30 (BC 1207.2).
2. FLOOR AND CEILING CONSTRUCTION SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC HALLS OR CORRIDORS SHALL HAVE A MINIMUM IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 50 (BC 1207.3).
3. IN ADDITION EXTERIOR MECHANICAL EQUIPMENT SHALL CONFORM TO THE NOISE REDUCTION REQUIREMENT OF SUB-ARTICLE 1207 2.2.
4. DUCTS SERVING DWELLING UNITS SHALL BE LINED WITH DUCT LINING FOR AT LEAST 20 FEET, UPSTREAM OF THE EXHAUST FAN INTAKE, OTHERWISE, AN APPROVED SOUND ATTENUATING DEVICE SHALL BE INSTALLED THEREIN. DUCT LINING SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 13 BLDG. CODE. ALL TOILET EXHAUST DUCTS SHALL BE LINED WITH DUCT LINING FOR AT LEAST 20 FEET, UPSTREAM OF THE EXHAUST FAN INTAKE, OTHERWISE, AN APPROVED SOUND ATTENUATING DEVICE SHALL BE INSTALLED THEREIN.

ENERGY CONSERVATION NOTES

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2011 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.
ITEMS TO CONFORM TO THE NY STATE ENERGY CONSERVATION CONSTRUCTION CODE 2011 EDITION INCLUDE:

1. "U" VALUES OF THE ENVELOPE SUBSYSTEM.
2. DESIGN INSIDE AIR TEMPERATURE OF EACH ROOM THAT IS TO BE HEATED AND/OR COOLED.
3. DESIGN HEAT LOSS AND/OR GAIN THROUGH EACH EXTERIOR FACADE IN BTU/HR.
4. "R" VALUES OF INSULATION MATERIALS.
5. SIZE AND TYPE OF APPARATUS AND EQUIPMENT AND SYSTEM CONTROLS AND OTHER PERTINENT DATA TO INDICATE CONFORMANCE WITH THE REQUIREMENTS OF THE CODE.
6. ELECTRICAL LIGHTING AND POWER DESIGN DATA.
7. ALL NECESSARY APPROVALS FOR ELECTRICAL WORK TO BE OBTAINED FROM THE BUREAU OF GAS & ELECTRICITY.
8. THE BUILDING THAT IS DESIGNED TO BE BOTH HEATED AND COOLED SHALL MEET THE MORE STRINGENT OF THE HEATING OR COOLING REQUIREMENTS FOR THE EXTERIOR ENVELOPE.
9. THE DESIGN SHALL NOT CREATE CONDITIONS OF ACCELERATED DETERIORATION FROM MOISTURE CONDENSATION.
10. WHEN A BUILDING HOUSES MORE THAN ONE OCCUPANCY, THE MAJOR USE SHALL BE CONSIDERED THE BUILDING OCCUPANCY.
11. FOR MECHANICAL SUPPLY AND EXHAUST VENTILATION SYSTEMS, THE OUTDOOR AIR QUALITIES TO BE USED AS THE BASIS FOR CALCULATION OF THE HEATING AND COOLING LOADS SHALL BE THOSE REQUIREMENTS OF THE APPLICABLE HEALTH OR LIFE SAFETY CODE OR, IN THE ABSENCE OF SUCH REQUIREMENTS, SHALL BE BASED ON GENERALLY ACCEPTED STANDARDS.

PROTECTION OF PERSONS & PROPERTY

1. PROTECT AND BE RESPONSIBLE FOR THE EXISTING BUILDING AND ADJOINING PROPERTY, AND THE WORK AND ALL MATERIALS, PERSONNEL AND EQUIPMENT WITHIN THE AREA OF ITS OPERATION AT CORRECT CONTRACT. SHOULD ANY DAMAGE OR DISTURBANCE OF THE EXISTING BUILDING OR ADJOINING PROPERTY OCCUR, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS AND CIRCUMSTANCES TO THE PERSON, AND SHALL MAKE ALL NECESSARY REPAIRS AND REPLACEMENTS AT ITS OWN EXPENSE, WITH NEW MATERIALS MATCHING THE EXISTING WORK IN EVERY RESPECT.
2. PROVIDE AND PAY FOR THE PUBLIC SIDEWALK PROTECTION, AND PROVIDE ADDITIONAL PROTECTION AS NECESSARY, IN ACCORDANCE WITH APPLICABLE GOVERNMENTAL STANDARDS, FOR THE ENTIRE CONSTRUCTION PERIOD. ARRANGE FOR REMOVAL OF ITS OPERATION AT CORRECT CONTRACT OR WORK HEREUNDER. WORK HEREUNDER IS EXTREMELY "WEATHER SENSITIVE". PROVIDE TEMPORARY WEATHER PROTECTION, WATERSTOPS, AND ANY OTHER MEASURES NECESSARY TO MAINTAIN THE WEATHER SOUNDNESS OF THE BUILDING, AND TO PROTECT THE WORK FROM DAMAGE DUE TO FREEZING DURING THE ENTIRE PROGRESS OF THE WORK. THE AREA OF THE WORK SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A DUST TIGHT SEPARATION.
5. REGULARLY CLEAN THE PREMISES OF THE WORK TO PREVENT ACCUMULATION OF DEBRIS AND TO PREVENT INTERFERENCE WITH THE WORK.
6. PROVIDE NECESSARY PROTECTIVE SUCH AS DROP CLOTHS, ETC, TO PROTECT THE SITE DURING THE COURSE OF WORK HEREUNDER.
7. BEFORE ANY HALT OR HIATUS IN THE WORK, SUCH AS A WEEKEND, HOLIDAY, ETC., ARRANGE FOR A PHYSICAL INSPECTION OF THE WORK BY A PARTY INDEPENDENT THE CONTRACTOR'S ON SITE SUPERVISOR AND A REPRESENTATIVE OF THE OWNER. THIS INSPECTION IS INTENDED TO IDENTIFY POTENTIAL LEAKAGE OR DAMAGE PROBLEMS WHICH MAY OCCUR DURING THE ABSENCE FROM THE SITE OF THE CONTRACTOR'S PERSONNEL, AND TO FORMULATE MEASURES TO MITIGATE ANY SUCH PROBLEMS.
8. THE CONTRACTOR SHALL PROVIDE A RESPONSIBLE MEMBER OF ITS ORGANIZATION WITH A TELEPHONE PAGING DEVICE, BY WHICH THE OWNER MAY COMMUNICATE WITH SUCH PERSON, ON A TWENTY-FOUR HOUR, SEVEN-DAY BASIS, IN THE EVENT OF PROBLEMS AT THE SITE OF THE WORK.

DEMOLITION NOTES

1. ALL FULL DEMOLITION AND PARTIAL DEMOLITION OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION BC3306 OF THE NEW YORK CITY BUILDING CODE.
2. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO COMPLETE ALL THE WORK SPECIFIED AND INDICATED ON THE DRAWINGS UNLESS OTHERWISE STIPULATED.
3. THE CONTRACTOR SHALL CONDUCT A FIELD INVESTIGATION OF THE PROJECT TO FAMILIARIZE THEM WITH THE SCOPE OF WORK PRIOR TO COMMENCING ANY WORK, ALL QUESTIONS AND DISCREPANCIES SHALL BE DIRECTED TO THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL EXERCISE CARE IN CARRYING OUT THE WORK SO AS TO MINIMIZE DAMAGE TO EXISTING WALLS, SURFACES, AND EQUIPMENT THAT ARE TO REMAIN. ALL AREAS IN SCOPE OR OUT OF SCOPE THAT ARE DAMAGED SHALL BE REPAIRED TO OWNER'S SATISFACTION, AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES NECESSARY TO ACCOMPLISH THE WORK UNLESS OTHERWISE STIPULATED.
6. ALL DEMOLITION WORK SHALL BE SCHEDULED TO MINIMIZE DISRUPTION TO ONGOING ADJACENT BUILDING OPERATIONS.
7. WHERE REQUIRED BY OWNER, SCHEDULE CERTAIN DEMOLITION TASKS DURING NON-OPERATIONAL HOURS AND/OR WEEKENDS. COORDINATE WITH PERSONS DESIGNATED BY THE OWNER.
8. DURING DEMOLITION, KEEP THE CONSTRUCTION SITE CLEAN, SAFE AND FREE OF DEBRIS.
9. INSTALL TEMPORARY DOORS, WINDOWS, AND WALLS AS REQUIRED FOR PROTECTION OF THE PREMISES DURING THE DEMOLITION AND CONSTRUCTION PROCESSES.
10. CONTRACTOR SHALL PROVIDE PLANS OF TEMPORARY CONSTRUCTION FOR ARCHITECT AND OWNER APPROVAL PRIOR TO COMMENCING DEMOLITION PHASE.
11. DURING DEMOLITION, MAINTAIN FIRE SAFETY SYSTEMS IN GOOD WORKING CONDITION.
12. EXISTING PLUMBING, STANDPIPE, SPRINKLERS, ELECTRICAL RISERS AND HEATING TO REMAIN MUST REMAIN UNDISTURBED AND OPERATIONAL DURING AND AFTER COMPLETION OF WORK HEREUNDER.
13. A DESIGNATED COLLECTION AND STORAGE AREA FOR RECYCLABLE MATERIALS MUST BE PROVIDED DURING DEMOLITION. LOCAL WASTE HANDLERS AND BUYERS MUST BE IDENTIFIED.

EMERGENCY LIGHTING AND EXIT SIGNS

1. EXIT SIGNS SHALL BE INTERNALLY LIGHTED EXIT SIGNS, LETTERS SHALL BE RED, THE BACKGROUND SHALL BE WHITE, LETTERS SHALL BE BLOCK LETTERING, AT LEAST 6" HIGH, 8" HIGH IN A OR R-1 OCCUPANCIES, WITH 34" STROKES (BC 1011.4).
2. ALL EXITS AND PUBLIC CORRIDORS SHALL BE PROTECTED WITH EMERGENCY LIGHTING. ILLUMINATION OF AT LEAST 1 FOOTCANDLE MEASURED AT THE FLOOR LEVEL. LIGHTING SHALL BE MAINTAINED CONTINUOUSLY IN EXITS AND THEIR ACCESS FACILITIES THROUGH TO STREET LEVEL (BC 1006.2).
3. EXIT LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM ANY OTHER CIRCUITS, TAKEN OFF AHEAD OF MAIN SWITCH.
4. EXIT LIGHTING SHALL BE ILLUMINATED AT ALL TIMES. FOR CONTINUED ILLUMINATION OF 90 MIN IN THE EVENT OF POWER LOSS, PROVIDE EMERGENCY POWER SYSTEM IN ACCORDANCE W/ CHAPTER 27 (BC 1006.3.1).
5. LOCATION OF EVERY EXIT ON FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS PLACED IF REQUIRED AT ANGLE WITH EXIT OPENING. INSTALL DIRECTIONAL SIGNS TO SERVE AS GUIDES FROM ALL PORTIONS OF THE CORRIDOR OPENING ON FLOOR (BC 1011.1).

MECHANICAL VENTILATION, AIR CONDITIONING AND REFRIGERATION

1. ALL INTERIOR TOILETS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH SECTION 1203.4.1.3 OF THE BUILDING CODE.
2. ALL VENT DUCT SHAFTS SHALL BE ENCLOSED WITH 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 PENETRATE RATED PUBLIC CORRIDORS (BC 716).
3. ALL FINAL INSPECTIONS AND TESTS OF A REQUIRED VENTILATING SYSTEM SHALL BE MADE (THE ARCHITECT OR ENGINEER NEED NOT BE IN THE EMPLOYMENT OF THE OWNER) AS PER SECTION 1704.16
4. ALL INSPECTION AND TESTS OF A REFRIGERATION SYSTEM SHALL BE MADE (THE ARCHITECT OR THE ENGINEER NEED NOT BE IN THE EMPLOYMENT OF THE OWNER) AS PER SECTION 1704.16

HEATING AND COMBUSTION

1. GAS APPLIANCES TO COMPLY WITH SECTION 54 M.D.L. C27-679.
2. 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 SECTION 1704.25.
3. 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 SATISFACTORILY AND THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE SYSTEM WILL MEET THE CODE TEMPERATURE REQUIREMENTS PER SECTION 1704.25.

F

45 BROAD STREET

NEW YORK NY 10004

ABBREVIATIONS	
@	AT
A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPD	APPROVED
APPROX	APPROXIMATE
APT	APARTMENT
ARCH	ARCHITECTURAL
ATOS	ABOVE TOP OF SLAB
AUTO	AUTOMATIC
B/B	BACK TO BACK
BC	BRICK COURSE
BD	BOARD
BITUM	BITUMINOUS
BL	BASE LINE
BLKG	BLOCKING
BM	BEAM
BOC	BOTTOM OF CURB
BOT	BOTTOM
BR	BEDROOM
BRKFT	BREAKFAST ROOM
BSA	BOARD OF STANDARD AND APPEALS
BSMT	BASEMENT
BTUH	BRITISH THERMAL UNIT PER HOUR
BTWN	BETWEEN
C TO C	CENTER TO CENTER
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIN
CCTV	CLOSED CIRCUIT TELEVISION
CEM	CEMENT
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLL	CONTRACT LIMIT LINE
CLO	CLOSET
CLR	CLEAR
cm	CENTIMETER
CMU	CONCRETE MASONRY UNIT
CO	COMPANY
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CP	CENTER POINT
CPT	CARPET
CS	CAST STONE
CSK	COUNTERSUNK
CT	CERAMIC TILE
CTR	CENTER
CU	CUBIC
CW	COLD WATER
CWR	CHILLED WATER RISER
DA	DINING ALCOVE OR DINING AREA
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DIR	DIRECTIONAL
DIV	DIVISION
DN	DOWN
DO	DOOR OPENING
DR	DINING ROOM
DR	DOOR
DS	DOWNSPOUT
DU	DWELLING UNIT
DW	DISH WASHER
DWG	DRAWING
DX	DRYER EXHAUST
E	EAST
EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRIC
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
ENTR	ENTRANCE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRICAL WATER COOLER
EXC	EXCAVATION
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
F	FOYER
FA	FIRE ALARM
FAI	FRESH AIR INTAKE
FBO	FURNISH BY OTHERS
FD	FLOOR DRAIN
FDTN	FOUNDATION
FE	FREIGHT ELEVATOR
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FH	FULL HEIGHT
FHC	FIRE HOSE CABINET
FHR	FIRE HOSE RACK
FIN	FINISH
FIXT	FIXTURE
FLASH	FLASHING
FLEX	FLEXIBLE
FLR	FLOOR
FLUOR	FLUORESCENT
FO	FINISH OPENING
FOB	FACE OF BUILDING
FP	FIREPROOF
FPSC	FIREPROOF SELF-CLOSING
FR	FIRE RATING
FR	FRAME
FSP	FIRE STANDPIPE
FT	FOOT (FEET)
FTG	FOOTING
FTR	FIN TUBE RADIATION
FURN	FURNISH/FURNITURE
FURR	FURRING
FX	FIRE EXTINGUISHER

ABBREVIATIONS	
G	GAS
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GL	GLASS
GR	GRADE
GRND	GROUND
GT	GREASE TRAP
GWB	GYPSUM WALLBOARD
GX	GENERAL EXHAUST
GYP	GYPSUM
GYP PLAS	GYPSUM PLASTER
HB	HOSE BIB
HC	HOLLOW CORE
HCLNG	HUNG CEILING
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HNDRL	HANDRAIL
HO	HOLD OPEN
HORIZ	HORIZONTAL
HP	HIGH POINT
HP	HORSE POWER
HR	HOUR
HT	HEIGHT
HTG	HEATING
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
HYD	HYDRANT
ID	INSIDE DIAMETER
IN	INCH(ES)
INCAND	INCANDESCENT
INCL	INCLUDE(D)
INSUL	INSULATION
INT	INTERIOR
INTERM	INTERMEDIATE
INV	INVERT
INV EL	INVERT ELEVATION
JAN	JANITOR
JAN CLO	JANITOR'S CLOSET
JT	JOINT
KD	KNOCK DOWN
KIT	KITCHEN
KO	KNOCK OUT
KP	KICK PLATE
KTTE	KITCHENETTE
KX	KITCHEN EXHAUST
LAM	LAMINATE(D)
LAUN	LAUNDRY
LAV	LAVATORY
LB(S)	POUND(S)
LD	LINEAR DIFFUSER
LDR	LEADER
LF	LINEAR FOOT
LIB	LIBRARY
LIN CL	LINEN CLOSET
LP	LOW POINT
LR	LIVING ROOM
LT	LIGHT
LT WT	LIGHTWEIGHT
m	METER
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MAX	MAXIMUM
MB	MASTER BATHROOM
M BR	MASTER BEDROOM
MC	MEDICINE CABINET
MDL	MULTIPLE DWELLING LAW
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
ML	MODULE LINE
mm	MILLIMETER
MO	MASONRY OPENING
MOD	MODIFIED
MP	MIDPOINT
MTD	MOUNTED
MTL	METAL
MULL	MULLION
MWP	MEMBRANE WATERPROOFING
N	NORTH
NC	NON-CORROSIVE
NFHB	NON-FREEZING HOSE BIB
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NYC	NEW YORK CITY
NYS	NEW YORK STATE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OVHD	OVERHEAD
P	PAINT
PA	PUBLIC ASSEMBLY
PC	PIECE
PE	PASSENGER ELEVATOR
PED	PEDESTRIAN
PERF	PERFORATED
PH	PUBLIC HALL
PL	PROPERTY LINE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLAT	PLATFORM
PLBG	PLUMBING
PLYWD	PLYWOOD
POL	POLISHED)
PR	PAIR
PR	POWDER ROOM
PREFAB	PREFABRICATED
PRKG	PARKING
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PTD	PAINTED
PTN	PARTITION
PVC	POLYVINYLCHLORIDE

ABBREVIATIONS	
PVG	PAVING
QT	QUARRY TILE
QTY	QUANTITY
R	RADIUS
R	RANGE
R	RISER
RAD	RADIATOR
RB	RUBBER BASE
RC	REFUSE CHUTE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECEP	RECEPTION
REF	REFERENCE
REF	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
RESIST	RESISTANT
REV	REVISION
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT-OF-WAY
S	SOUTH
S/S	STAINLESS STEEL
SA	SLEEPING AREA
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SD	SOAP DISPENSER
SE	SERVICE ELEVATOR
SECT	SECTION
SEP	SEPARATE
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SO	SLAB OPENING
SP	STANDPIPE
SPEC	SPECIFICATION
SPKR	SPEAKER
SPR	SPRINKLER
SQ	SQUARE
SS	SOLID SURFACE
STA	STATION
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SW	SHEAR WALL
SWBD	SWITCHBOARD
SYMM	SYMMETRICAL
T	TREAD
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TC	TRASH CHUTE
TEL	TELEPHONE
TER	TERRAZZO
THK	THICK
TO	TOP OF
TOC	TOP OF CURB
TOFF	TOP OF FINISH FLOOR
TOIL	TOILET
TOP	TOP OF PARAPET
TOPO	TOPOGRAPHY
TOS	TOP OF SLAB
TOSTL	TOP OF STEEL
TOW	TOP OF WALL
TV	TELEVISION
TX	TOILET EXHAUST
TYP	TYPICAL
UC	UNDER CUT
UNEX	UNEXCAVATED
UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
UTIL	UTILITY
VAC	VACANT
VCT	VINYL COMPOSITION TILE
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VOL	VOLUME
VWC	VINYL WALL COVERING
W	WEST
W CAB	WALL CABINET
W/	WITH
W/D	WASHER DRYER
W/O	WITHOUT
WASH	WASHING MACHINE
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WI	WROUGHT IRON
WIC	WALK IN CLOSET
WL	WORK LINE
WM	WIRE MESH
WP	WATERPROOFING
WP	WORK POINT
WR	WATER RESISTANT
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

SYMBOLS

- SIM 1 A101 — ELEVATION MARKER
- SIM 1 A101 — SECTION MARKER
- SIM 1 A101 — DETAIL TAG
- 1 2 3 4 A101 — INTERIOR ELEVATION MARKER
- NORTH ARROW
- A7 1 BR 1000 SF DUPLEX LOWER — UNIT TAG
- Room name 150 SF — ROOM TAG
- 1 — REVISION MARKER
- X — COLUMN NUMBER
- X 1i — SHEARWALL NUMBER
- COLUMN HOLD POINT - CENTER
- PLAN ORGIN
- 101 — DOOR NUMBER
- 1i — PARTITION TAG
- SPOT ELEVATION
- DUCT RISER TAG
- PLUMBING RISER TAG
- Name Elevation — LEVEL TAG; ARCHITECTURAL ELEVATION; DATUM ELEVATION
- 1i — WINDOW TAG
- ST-1A — FINISH TAG
- APPLIANCE OR FIXTURE DESIGNATION

LEGEND

- NEW WALL OR PARTITION
- EXISTING WORK TO REMAIN
- EXISTING WORK TO BE DEMOLISHED
- SOLID SHAFT WALL
- 2 HOUR RATED PARTITION
- EARTH
- GRAVEL
- CONCRETE
- CONCRETE MASONRY UNIT
- COMMON OR FACE BRICK
- BLUESTONE/ SLATE/ SOAPSTONE
- STONE
- STEEL AND OTHER METALS
- BRASS/ BRONZE
- ALUMINUM
- FINISHED WOOD
- FIRE RETARDANT PLYWOOD
- ROUGH CARPENTRY
- BLOCKING OR SHIMS
- GYPSUM BOARD/ PLASTER
- BATT INSULATION
- RIGID INSULATION

FLOOD ZONE NOTES

1. The site is within a flood hazard area, Zone AE (El 11)
2. Work is being designed to comply with Appendix G of 2014 building code.
3. Per BC Appendix G, Section G501, ASCE amended Section 1.1.1, no special flood hazard area in New York City shall be designated as a Coastal A-zone. All A zone areas shall be classified as flood hazard areas that are "other than coastal high hazard area or coastal A zones.
4. Per NYC BC Appendix G, Section G201.2, a 'Non-Residential' building (for flood zone purposes) contains residential spaces but also contains space on the lowest floor that is not accessory to an R-2 occupancy. This building has B occupancies on the first floor that are not accessory to the R-2 occupancy, therefore, it is a 'Non-Residential' mixed use building.
5. Per BC 1604.5.1 where a structure is used for two or more occupancies the structure shall be assigned the classification of the highest structural occupancy category corresponding to the various occupancies. Per BC Appendix G, Amended ASCE 24 Table 1-1 Classification of Structures:
The building is Category II.
6. Per Appendix G, Amended ASCE 24 (amended by emergency rule 1/31/13) BC Table 2-1 Minimum elevation of the top of the lowest floor:
Category II structures: DFE (DFE=BFE+1) except that in non-residential portions of mixed-use buildings the lowest floor shall be allowed to be below the minimum elevations if the structure complies with ASCE 24 section 6 Dry Flood-proofing
7. Per BC Appendix G, Amended ASCE 24 (amended by emergency rule 1/31/13) Table 5-1 Minimum elevation below which flood damage-resistant materials shall be used:
Category II structures: DFE (DFE=BFE+1)
Per BC Appendix G, Amended ASCE (amended by emergency rule 1/31/13) Table 6-1 Minimum elevation of flood-proofing in A-zones:
Category II structures: DFE (DFE=BFE+1)
Per ASCE 7.1(2), the utilities and attendant quipment may be installed below the designated elevation if they are designed, constructed and installed to prevent floodwaters, including and backflow through the system, from entering or accumulating within the components.
Per BC Appendix G, Amended ASCE 24 (amended by emergency rule 1/31/13) Table 7-1 Minimum elevation of Utilities:
Category II structures: DFE (DFE=BFE+1). Building utilities (except gas meter) will be located above the DFE.
8. Prior to sign-off, the following Special Inspections shall be performed:
- Flood Zone Compliance Inspection, per G105.2.1
- Elevation Progress Inspection, per G105.3 (1)
- Final Elevation Inspection, per G105.3 (2.2)
- Flood Shield Inspection, per G105.3.1

All heating, ventilation, air conditioning, plumbing, electrical & other service facilities and equipment within the structure or site will be located or constructed so as to prevent water from entering or accumulatin within the components during conditions of flooding in accordance with ASCE 24.
9. All new sanitary sewer facilities shall be in accordance with Chapter 8, ASCE 24
- All water facilities shall be in accordance with the provisions of Chapter 8, ASCE 24
- Storm drainage shall be in accordance with ASCE 24 and minimize or eliminate damage to persons or property
- Sidewalks and driveways shall comply with BC Section 303.7
10. Dry Flood-proofing, per BC G304.1.2 (2)
- For Category II, the structure shall be dry flood-proofed to the design flood elevation (DFE=BFE+1)
- Utilities and equipment shall be located within the dry flood-proof enclosure or be located at or above the DFE:
Per BC Amended ASCE 24 Section 6.2.2 at least one door located in close proximity to each required means of egress to the exterior is to be blocked by flood shields, and such door shall be located at or above the DFE specified in Table 6-1
11. Per ASCE 24 Section 7.5
- Residential Buildings: Traction elevator system electrical hoist motors and electrical control panel shall be located above the elevation specified in Table 7-1

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1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

GENERAL NOTES, ABBREVIATIONS, SYMBOLS, BUILDING DEPARTMENT NOTES

DRAWING NO. **G-003.00**

SCALE	1/4" = 1'-0"	PAGE NO.	4 OF 174
PROJECT	1529.00	JOB NUMBER	121190772

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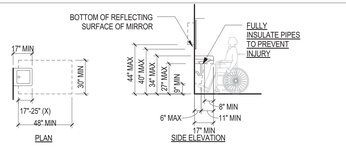
DEPT OF BUILDINGS 121190772 Job Number
E-399562767RE Scan Code

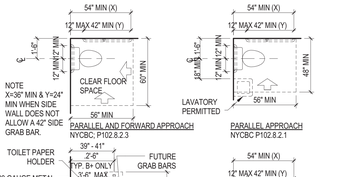
45 BROAD STREET

NEW YORK NY 10004

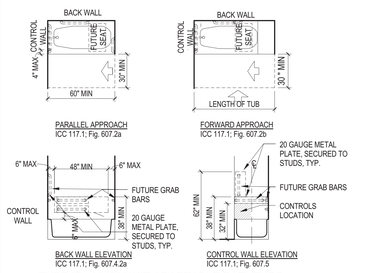
"TYPE B+ NYC" ADAPTABLE BATHROOMS



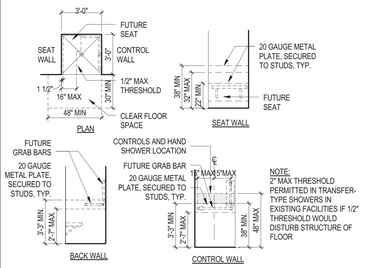
TYPE "B+NYC" UNIT ADAPTABLE LAVATORY



TYPE "B+ NYC" UNIT ADAPTABLE WATER CLOSET

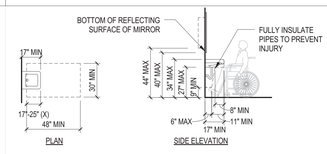


TYPE "B+ NYC" UNIT ADAPTABLE BATHTUBS

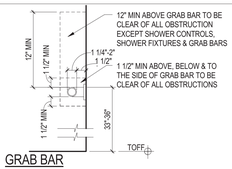


TYPE "B+ NYC" UNIT ADAPTABLE SHOWER

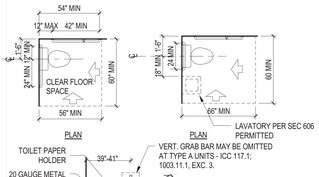
"TYPE A" ACCESSIBLE BATHROOMS

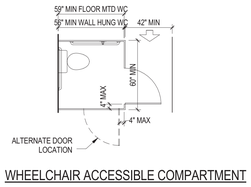


ACCESSIBLE LAVATORY CLEARANCES

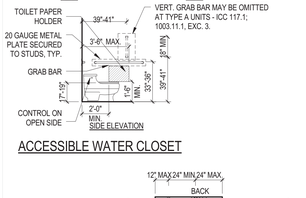


GRAB BAR

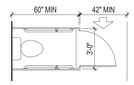




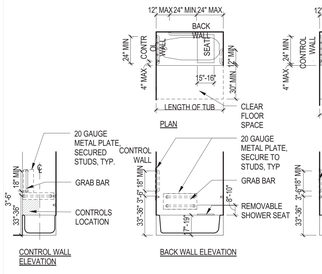
WHEELCHAIR ACCESSIBLE COMPARTMENT



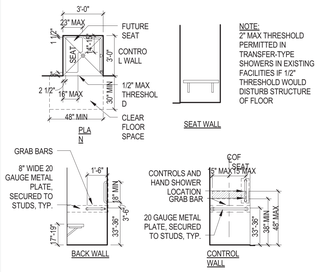
ACCESSIBLE WATER CLOSET



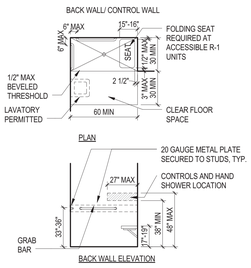
AMBULATORY ACCESSIBLE COMPARTMENT



ACCESSIBLE BATHTUBS

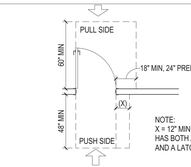


ACCESSIBLE SHOWERS - TRANSFER TYPE



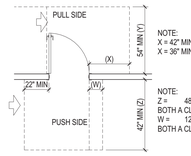
ACCESSIBLE SHOWERS - STANDARD ROLL-IN TYPE

CLEARANCES AT DOORS



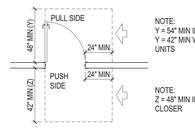
FRONT APPROACHES

REF. ICC 117.1; FIG. 404.2.3.2 (a,b)



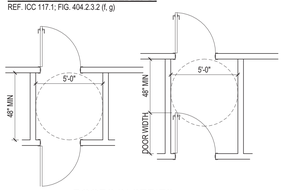
HINGE-SIDE APPROACHES

REF. ICC 117.1; FIG. 404.2.3.2 (c, d, e)



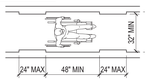
LATCH-SIDE APPROACHES

REF. ICC 117.1; FIG. 404.2.3.2 (f, g)



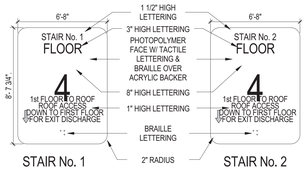
DOORS IN SERIES

ACCESSIBLE ROUTES



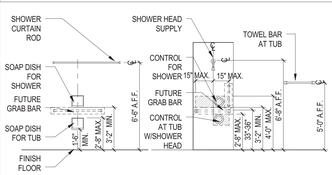
CLEAR WIDTH OF ACCESSIBLE ROUTE

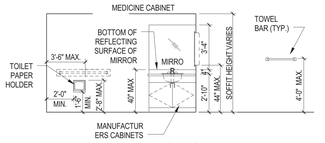
ADA SYMBOL AND SIGNAGE STANDARDS



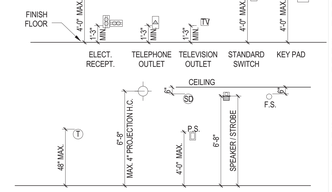
STAIR SIGN

ACCESSIBLE MOUNTING HEIGHTS

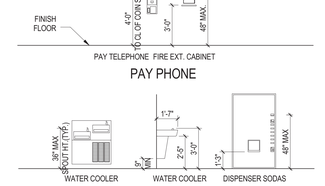




BATHROOMS



WALL MOUNTED FEATURES

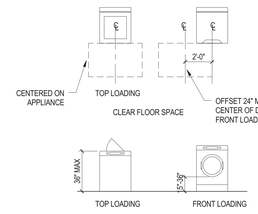


PAY PHONE

DRINKING FOUNTAIN

NOTES:
1.- SWITCHES & OUTLETS TO BE SET AS LOW AS POSSIBLE COMPLYING WITH NEC AND H/C CODES.
2.- SWITCHES & THERMOSTATS SHALL BE LOCATED ADJACENT TO A WALL EDGE OR A DOOR JAMB.
3.- SWITCHES SHALL BE GANGED WHENEVER POSSIBLE.
4.- OUTLETS @ FIRE-RATED WALLS SHALL BE OFF-SET, DO NOT PLACE BACK TO BACK

ACCESSIBILITY FOR LAUNDRY ROOMS



ALL APARTMENTS TO HAVE COMBINED WASHER DRYER OR SIDE BY SIDE WASHER AND DRYER COMPLIANT WITH ANSI SECT 611

ACCESSIBILITY NOTES

1. DESIGN: BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH NYC BUILDING CODE 2014 EDITION AND ICC/ANSI A117.1 2009 EDITION "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES" (NYCBC 1101.2).

2. GENERAL: IN ADDITION TO THE OTHER REQUIREMENTS OF THESE DOCUMENTS, OCCUPANCIES HAVING DWELLING UNITS OR SLEEPING UNITS SHALL BE PROVIDED WITH ACCESSIBLE FEATURES IN ACCORDANCE WITH SECTION 1107.01.

3. DWELLING UNITS AND SLEEPING UNITS WHICH ARE REQUIRED TO BE TYPE A ("FULLY ACCESSIBLE") UNITS OR TYPE B+ NYC ("ADAPTABLE") UNITS SHALL COMPLY WITH THIS CODE INCLUDING APPENDIX P WHERE APPLICABLE, AND THE APPLICABLE PROVISIONS OF CHAPTER 10 OF ICC A117.1, CONSISTENT WITH THE FEDERAL FAIR HOUSING ACT. IN ADDITION, TYPE B+ NYC UNITS IN R-2 OCCUPANCIES SHALL COMPLY WITH BC SECTION 1107.2.1 THROUGH 1107.2.8.

4. DWELLING UNITS SHALL COMPLY WITH REQUIREMENTS FOR ADAPTABILITY IN THE AREAS OF BATHROOM, KITCHEN AND STORAGE. AS WELL AS PROVIDING FOR THE REQUIRED ADAPTABILITY OF THE LOCAL SMOKE DETECTOR ALARM.

5. ENTRANCE DOORS TO DWELLING UNITS AND ALL DOORS INTENDED FOR USER PASSAGE MUST PROVIDE A MINIMUM OF 32" CLEAR WIDTH BETWEEN THE FACE OF THE DOOR - WHEN OPEN 90 DEGREES - AND THE OPPOSITE JAMB STOP. PROVIDE APPROACH AND MANEUVERABILITY CLEARANCES REQUIRED BY SECTION 404 OF ICC A117.1. AND THE DIAGRAMS PROVIDED ON THIS SHEET.

6. OPERATING HARDWARE AT ENTRANCE DOORS TO DWELLING UNITS AND ALL DOORS INTENDED FOR USER PASSAGE MUST COMPLY WITH ALL REQUIREMENTS OF ICC A117.1, INCLUDING BEING LOCATED BETWEEN 34" AND 48" ABOVE THE FINISHED FLOOR AND REQUIRING NO MORE THAN 5 LBS OF FORCE TO OPERATE.

7. ALL DOOR OPENINGS TO PROPOSED BATHROOMS SHALL PROVIDE A MINIMUM OF 32" CLEAR IN WIDTH BETWEEN THE FACE OF THE DOOR AND THE JAMB. ALL DOORS SHALL BE UNDERCUT AS REQUIRED TO PROVIDE FOR MARBLE SADDLES ½" MAX. IN HEIGHT WITH A MAX. BEVEL OF 1:2. ANY SADDLE SHALL PROVIDE FOR UNOBSTRUCTED ACCESS BY A PERSON IN A WHEELCHAIR TO THE BATHROOM (BC 1008.1.7).

8. BEDROOM DOORS INDICATED TO PROVIDE FOR FUTURE REVERSIBILITY MUST BE PROVIDED WITH MORTISED HINGE AND LATCH BLANKS TO PERMIT FUTURE REVERSAL OF THE DOOR WITH COMMON HANDTOOLS AND NO ALTERATIONS TO THE DOOR OR FRAME (BC 1107.2.1, EXC. 3).

9. ALL TOILET AND BATHING FACILITIES IN DWELLING UNITS MUST COMPLY WITH ALL REQUIREMENTS OF NYCBC APPENDIX P UNLESS AT LEAST ONE BATHROOM IN THE DWELLING UNIT COMPLIES WITH THE REQUIREMENTS FOR A TYPE A BATHROOM PER ICC A117.1-2009 (BC 1003.11).

10. WATER CLOSETS SHALL BE INSTALLED TO A MINIMUM OF 15" AND A MAXIMUM OF 19" ABOVE THE FLOOR FOR SEAT HEIGHT IN COMPLIANCE WITH BC P102.8.4.

11. REINFORCEMENT FOR THE POSSIBLE FUTURE INSTALLATION OF GRAB BARS SHALL BE PROVIDED FOR AS INDICATED ON THE DRAWINGS. PROVIDE FOR TOILET PAPER DISPENSER WHICH SHALL BE INSTALLED WITHIN REACH OF WATER CLOSET AS PER BC P102.8.6.

12. LAVATORIES SHALL BE INSTALLED AS PER 606.3 OF ICC A117.1 TO A MAXIMUM HEIGHT OF 34".

13. NO CABINET SHALL BE PROVIDED UNDER LAVATORY, OR IF PROVIDED IT MUST BE MADE TO BE REMOVABLE . PROVIDE A MINIMUM CLEAR WIDTH OF 30" UNDER THE LAVATORY WHEN REMOVED, AND FLOOR AND WALL FINISHES MUST BE PROVIDED UNDER AND BEHIND IT.

14. MEDICINE CABINETS WITH MIRRORS IF INSTALLED SHALL BE A MAXIMUM HEIGHT OF 40" ABOVE THE FLOOR (BC P102.7).

15. AT BATHTUBS IN TYPE B+ NYC UNITS, REINFORCEMENT FOR THE POSSIBLE FUTURE INSTALLATION OF GRAB BARS SHALL BE PROVIDED FOR AS INDICATED ON THE DRAWINGS. CONTROLS FOR BATHTUB SHALL BE INSTALLED BETWEEN THE RIM OF THE TUB AND THE CENTERLINE OF THE END WALL OF THE TUB ENCLOSURE AND NO MORE THAN 32" ABOVE THE FINISHED FLOOR ADJACENT TO THE BATHTUB (607.4 ICC A117.1).

16. AT SHOWERS IN TYPE B+ NYC UNITS, REINFORCEMENT FOR THE POSSIBLE FUTURE INSTALLATION OF GRAB BARS SHALL BE PROVIDED FOR AS INDICATED ON THE DRAWINGS. CONTROLS FOR SHOWER SHALL BE INSTALLED AT LEAST 38" AND NO MORE THAN 48" ABOVE THE FINISHED FLOOR ADJACENT TO THE SHOWER (608.3 ICC A117.1).

17. KITCHEN COUNTER TOPS SHALL BE INSTALLED AT A MAXIMUM HEIGHT OF 36" AS NOTED IN BC 1107.2.3.1. KITCHENS SHALL BE PROVIDED WITH REMOVABLE BASE CABINETS UNDER THE KITCHEN SINK AND AT A 30" WIDE WORK SURFACE AS INDICATED ON THE DRAWINGS. THE SINK AND SURROUNDING COUNTER AND THE COUNTER AT THE DESIGNATED 30" WIDE WORKSURFACE SHALL BE ADJUSTABLE IN HEIGHT BETWEEN A HEIGHT OF 29" AND 36" ABOVE THE ADJACENT FINISHED FLOOR. UPPER CABINETS TO BE MADE ADJUSTABLE ABOVE KITCHEN SINK AND 30" WIDE DESIGNATED WORK SURFACE (BC 1107.2.3).

18. PROVIDE FOR NEW REFRIGERATORS / FREEZERS TO BE SELF-DEFROSTING TYPE APPROVED FOR USE IN THE CITY OF NEW YORK AS BC 1107.2.3.3.

19. KITCHEN SINK SHALL HAVE A MAXIMUM DEPTH OF 6 1/2". KITCHEN SINK SHALL BE STAINLESS STEEL MATERIAL. LEVER TYPE OR PUSH TYPE CONTROLS SHALL BE ACCEPTABLE.

20. PROVIDE FOR NEW RANGES/ OVENS TO BE SELF-CLEANING, APPROVED TYPE FOR USE IN THE CITY OF NEW YORK PER SECTION 1003.12.5.4 & 1003.12.5.5 OF ICC A117.1. ACCESSIBLE WORK SURFACE SHALL BE LOCATED DIRECTLY ADJACENT TO RANGES/ OVENS (SEE DRAWING).

21. MAXIMUM HEIGHT OF AT LEAST ONE SHELF OF OVERHEAD CABINET ABOVE COUNTERTOP SHALL BE 48" AS PER BC 1107.2.3.5. DOOR PULLS OR HANDLES SHALL BE MOUNTED AS CLOSE TO THE BOTTOM OF OVERHEAD CABINET DOORS AS POSSIBLE. DOOR PULLS OR HANDLES FOR BASE CABINETS SHALL BE MOUNTED AS CLOSE TO THE TOP OF THE CABINET AS POSSIBLE.

22. OPERABLE PARTS OF ALL WINDOWS IN DWELLING UNITS SHALL BE LOCATED AT LEAST 15" AND NO MORE THAN 48" ABOVE THE ADJACENT FINISHED FLOOR AND SHALL REQUIRE NO MORE THAN 5 LBS OF FORCE TO OPERATE. ADAPTIVE CONTROLS MAY BE PROVIDED IF REQUESTED BY OCCUPANT, AT OWNER'S COST (BC 1107.2.4).

23. APARTMENT WILL BE PROVIDED WITH ADAPTABLE SMOKE ALARM DEVICE COMPLYING WITH SECTION 1006.2 OF ICC A117.1. PROVIDE FOR BOTH AUDIBLE AND VISUAL WARNING IN THE EVENT OF AN EMERGENCY. AUDIBLE ALARMS SHALL COMPLY WITH NFPA 72 LISTED IN SECTION 105.2.2.

24. VISUAL ALARM SHALL BE FLASHING LIGHTS ARRANGED TO FLASH IN CONJUNCTION WITH THE AUDIBLE EMERGENCY ALARMS AND COMPLYING WITH SECTION 1006.4 OF ICC A117.1. SPECIALIZED SYSTEMS USING ADVANCED TECHNOLOGY MAY BE SUBSTITUTED IF EQUIVALENT PROTECTION IS AFFORDED HANDICAPPED USERS OF THE BUILDING.

25. ALL LIGHT SWITCHES, ELECTRICAL OUTLETS AND OTHER CONTROLS SHALL BE MOUNTED NO HIGHER THAN 48" AND LOWER THAN 15" ABOVE THE FINISHED FLOOR LEVEL. INTERCOMS, SWITCHES, ELECTRICAL OUTLETS AND OTHER CONTROLS SHALL BE MOUNTED NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FINISHED FLOOR LEVEL. INTERCOMS, SWITCHES, OUTLETS, CONTROLS, EMERGENCY ALARMS SHALL ALL COMPLY WITH THE ABOVE REQUIREMENTS (BC 1109.12; SECTION 309; 1002.9 AND 1004.9 OF ICC A117.1).

26. IN THE CASE OF AN OBSTRUCTED HIGH FORWARD REACH, CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT NOT LESS THAN THE REQD. REACH DEPTH OVER THE OBSTRUCTION: HIGH FORWARD REACH SHALL BE 48" MAX., WHERE REACH DEPTH IS 20" MAX. WHERE REACH DEPTH EXCEEDS 20", HIGH FORWARD REACH SHALL BE 44" MAX. AND THE REACH DEPTH 25" MAX. (ICC A117.1; 308.2.2).

26. IN THE CASE OF AN OBSTRUCTED SIDE REACH WHERE CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAX AND THE DEPTH 24" MAX. HIGH SIDE REACH SHALL BE 48" MAX., WHERE REACH DEPTH IS 10" MAX, WHERE REACH DEPTH EXCEEDS 10", HIGH SIDE REACH SHALL BE 46" MAX, AND THE REACH DEPTH 24" MAX. (ICC A117.1; 308.3.2).

27. LAUNDRY EQUIPMENT: WHERE PROVIDED IN SPACES REQUIRED TO BE ACCESSIBLE, WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH THIS SECTION. WHERE LAUNDRY EQUIPMENT IS PROVIDED WITHIN A DWELLING OR SLEEPING UNIT, NOT FOR PUBLIC USE OR COMMON USE, SUCH EQUIPMENT SHALL COMPLY WITH SECTION 1107.2.8 (BC E105.3).

28. WASHING MACHINES: IN COMMUNAL FACILITIES WHERE THREE OR FEWER WASHING MACHINES ARE PROVIDED, AT LEAST ONE SHALL COMPLY WITH ICC A117.1, INCLUDING SECTION 611 (WASHING MACHINES AND CLOTHES DRYERS), AND SHALL BE FRONT LOADING. WHERE MORE THAN THREE WASHING MACHINES ARE PROVIDED, AT LEAST TWO SHALL COMPLY WITH ICC A117.1, INCLUDING SECTION 611 AND SHALL BE FRONT LOADING (BC E105.3.1).

29. CLOTHES DRYERS: IN COMMUNAL FACILITIES WHERE THREE OR FEWER CLOTHES DRYERS ARE PROVIDED, AT LEAST ONE SHALL COMPLY WITH ICC A117.1, INCLUDING SECTION 611 (WASHING MACHINES AND CLOTHES DRYERS), AND SHALL BE FRONT LOADING. WHERE MORE THAN THREE CLOTHES DRYERS ARE PROVIDED, AT LEAST TWO SHALL COMPLY WITH ICC A117.1, INCLUDING SECTION 611, AND SHALL BE FRONT LOADING (BC E15.3.2).

30. SAFE HARBOR: HUD FAIR HOUSING ACT DESIGN MANUAL.

ELEVATOR ACCESSIBILITY

1. GENERAL: PASSENGER ELEVATORS ON ACCESSIBLE ROUTES SHALL COMPLY WITH ANSI/ASME A17.1-CURRENT EDITION, "SAFETY CODE FOR ELEVATORS". THIS STANDARD DOES NOT PRECLUDE THE USE OF RESIDENTIAL ELEVATORS OR WHEELCHAIR LIFTS WHEN APPROPRIATE AND APPROVED BY ADMINISTRATIVE AUTHORITIES. FREIGHT ELEVATORS SHALL NOT BE CONSIDERED AS MEETING THE REQUIREMENTS OF THIS SECTION UNLESS THE ONLY ELEVATORS PROVIDED ARE USED AS COMBINATION PASSENGER AND FREIGHT ELEVATORS.

2. AUTOMATIC OPERATIONS: ELEVATOR OPERATION SHALL BE AUTOMATIC. EACH CAR SHALL BE EQUIPPED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO FLOOR LANDINGS WITHIN A TOLERANCE OF 1/2" (13mm) UNDER RATED LOADING TO ZERO LOADING CONDITIONS. THIS SELF-LEVELING FEATURE SHALL BE AUTOMATIC AND INDEPENDENT OF THE OPERATING DEVICE AND SHALL CORRECT FOR OVER-TRAVEL OR UNDER-TRAVEL.

3. HALL CALL BUTTONS: CALL BUTTONS IN ELEVATOR LOBBIES AND HALLS SHALL BE CENTERED AT 42" (1065mm) ABOVE THE FLOOR. SUCH CALL BUTTONS SHALL HAVE VISUAL SIGNALS TO INDICATE WHEN EACH CALL IS REGISTERED AND WHEN EACH CALL IS ANSWERED. CALL BUTTONS SHALL BE A MINIMUM OF 3/4" (19mm) IN THE SMALLEST DIMENSION. THE BUTTON DESIGNATING THE UP DIRECTION SHALL BE ON TOP (FIG. 407.2.1.1; 407.2.2.2).

4.RAISED CHARACTERS ON HOISTWAY ENTRANCES: ALL ELEVATOR HOISTWAY ENTRANCES SHALL HAVE RAISED FLOOR DESIGNATIONS PROVIDED ON BOTH JAMBS. THE CENTERLINE OF THE CHARACTERS SHALL BE 60" (1525mm) FROM THE FLOOR. SUCH CHARACTERS SHALL BE A NOMINAL 2 INCHES (51mm) IN HEIGHT AND SHALL COMPLY WITH 407.2.3. PERMANENTLY APPLIED PLATES ARE ACCEPTABLE IF THEY ARE PERMANENTLY FIXED TO THE JAMBS (FIG. 407.2.3.1).

5. FLOOR PLAN OF ELEVATOR CARS: THE FLOOR AREA OF ELEVATOR CARS SHALL PROVIDE SPACE FOR WHEEL CHAIR USERS TO ENTER THE CAR, MANEUVER WITHIN REACH OF CONTROLS, AND EXIT FROM THE CAR. ACCEPTABLE DOOR OPENING AND INSIDE DIMENSIONS SHALL BE AS SHOWN IN FIG. 407.4.1. THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF ANY HOISTWAY LANDING SHALL BE NO GREATER THAN 1-1/4" (32mm) (407.4.3).

6. FLOOR SURFACES: FLOOR COVERINGS SHALL COMPLY WITH 407.4.2.

7. ILLUMINATION LEVELS: THE LEVELS OF ILLUMINATION AT THE CAR CONTROLS, PLATFORM, AND THE CAR THRESHOLD AND LANDING SILL SHALL BE AT LEAST 5 FOOT-CANDLES (53.8 LUX).

8. CAR CONTROLS: ELEVATOR CONTROL PANELS SHALL HAVE THE FOLLOWING FEATURES:
A. ALL BUTTONS SHALL BE AT LEAST 3/4" (19mm) IN THEIR SMALLEST DIMENSION. THEY MAY BE RAISED, FLUSH OR RECESSED.
B. BUTTONS SHALL BE ARRANGED WITH NUMBERS IN ASCENDING ORDER AND SHALL READ FROM LEFT TO RIGHT.

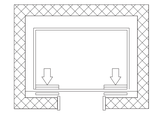
9.TACTILE AND VISUAL CONTROL INDICATORS: ALL CONTROL BUTTONS SHALL BE DESIGNATED BY RAISED STANDARD ALPHABET CHARACTERS FOR LETTERS, ARABIC CHARACTERS FOR NUMERALS, OR STANDARDS SYMBOLS,AS SHOWN IN TABLE 407.4.7.1.3 AND AS REQUIRED IN ANSI/ASME A17.1. RAISED CHARACTERS AND SYMBOLS SHALL COMPLY WITH 407.4.6. THE CALL BUTTON FOR THE MAIN ENTRY FLOOR SHALL BE DESIGNATED BY A RAISED STAR AT THE LEFT OF THE FLOOR DESIGNATION. ALL RAISED DESIGNATIONS FOR CONTROL BUTTONS SHALL BE PLACED IMMEDIATELY TO THE LEFT OF THE BUTTON TO WHICH THEY APPLY. FLOOR BUTTONS SHALL BE PROVIDED WITH VISUAL INDICATORS TO SHOW WHEN EACH CALL IS REGISTERED. THE VISUAL INDICATORS SHALL BE EXTINGUISHED WHEN EACH CALL IS ANSWERED.

10. HEIGHT: ALL FLOOR BUTTONS SHALL BE NO HIGHER THAN 48" (1220mm) FOR FRONT APPROACH. EMERGENCY CONTROLS, INCLUDING THE EMERGENCY ALARM AND EMERGENCY STOP, SHALL BE GROUPED AT THE BOTTOM OF THE PANEL AND SHALL HAVE THEIR CENTERLINES NO LESS THEN 35" (890mm) ABOVE THE FLOORS (407.4.6.4.1).

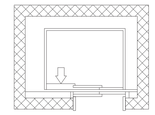
11. LOCATION: CONTROLS SHALL BE LOCATED ON A FRONT WALL IF CARS HAVE CENTER OPENING DOORS, AND AT THE SIDE WALL OR AT THE FRONT WALL NEXT TO THE DOOR IF CARS HAVE SIDE OPENING DOORS.

12. CAR POSITION INDICATORS: IN ELEVATOR CARS, A VISUAL CAR POSITION INDICATOR SHALL BE PROVIDED ABOVE THE CAR CONTROL PANEL OR OVER THE DOOR TO SHOW THE POSITION OF THE ELEVATOR IN THE HOISTWAY. AS THE CAR PASSES OR STOPS AT A FLOOR SERVED BY THE ELEVATORS, THE CORRESPONDING NUMERAL SHALL ILLUMINATE AND AN AUDIBLE SIGNAL SHALL SOUND. NUMERALS SHALL BE A MINIMUM OF 1/2" (13mm) HIGH. THE AUDIBLE SIGNAL SHALL BE NO LESS THAN 20 DECIBELS WITH A FREQUENCY NO HIGHER THAN 1500Hz. AN AUTOMATIC VERBAL ANNOUNCEMENT OF THE FLOOR NUMBER AT WHICH A CAR STOPS OR AT WHICH A CAR PASSES MAY BE SUBSTITUTED FOR THE AUDIBLE SIGNAL.

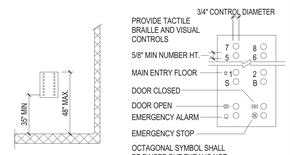
13. EMERGENCY COMMUNICATIONS. IF PROVIDED, CAR EMERGENCY SIGNALING DEVICES BETWEEN THE ELEVATOR AND A POINT OUTSIDE THE HOISTWAY SHALL COMPLY WITH ANSI/ASME A17.1. THE HIGHEST OPERABLE PART OF A TWO-WAY COMMUNICATION SYSTEM SHALL BE A MAXIMUM OF 48" (1220mm) FOR FORWARD APPROACH. IF THE SYSTEM IS LOCATED IN A CLOSED COMPARTMENT, THE COMPARTMENT DOOR HARDWARE SHALL COMPLY WITH 407.4.10. IT SHALL BE IDENTIFIED BY RAISED SYMBOLS AND LETTERING COMPLYING WITH LENGTH OF THE CORD FROM THE PANEL TO THE HANDSET SHALL BE AT LEAST 29" (735mm). THE CAR EMERGENCY SIGNALING DEVICE SHALL NOT BE LIMITED TO VOICE COMMUNICATION. IF INSTRUCTIONS FOR USE ARE PROVIDED, ESSENTIAL INFORMATION SHALL BE PRESENTED IN BOTH TACTILE AND VISUAL FORM.

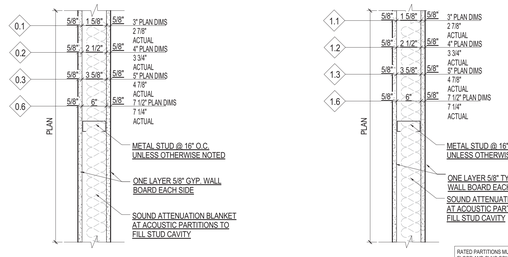


(C) ALTERNATE LOCATIONS OF PANEL WITH CENTER OPENING DOOR



(D) ALTERNATE LOCATIONS OF PANEL WITH SIDE OPENING DOOR


3/4" CONTROL DIAMETER
PROVIDE TACTILE BRAILLE AND VISUAL CONTROLS
5/8" MIN NUMBER HT.
MAIN ENTRY FLOOR
DOOR CLOSED
DOOR OPEN
EMERGENCY ALARM
EMERGENCY STOP
OCTAGONAL SYMBOL SHALL BE RAISED BUT THE X IS NOT
35" MIN
48" MAX
CONTROL PANEL HEIGHTS
CONTROL PANEL DETAI



PARTITION GENERAL NOTES

1. LIMITING HEIGHTS OF PARTITIONS AS NOTED BELOW PROVIDE GENERAL GUIDELINES BASED ON INDUSTRY STANDARDS. REFER TO MANUFACTURER'S DATA TO CONFIRM THAT STUD SIZE AND GAUGE MEET THE REQUIREMENTS OF THE ARCHITECTURAL SPECIFICATIONS.
   - A. DRYWALL SHAFT SYSTEMS AT ELEVATORS TO WITHSTAND A LATERAL LOADING OF 10 LBS. PER SQ. FT. WITH DEFLECTION LIMITED TO L/240 OF THE PARTITION HEIGHT.
   - B. STANDARD DRYWALL ASSEMBLIES TO WITHSTAND A LATERAL LOADING OF 5 LBS. PER SQ. FT. WITH DEFLECTION LIMITED TO L/240 OF THE PARTITION HEIGHT.
   - C. DRYWALL ASSEMBLIES AT TILE FINISH TO HAVE A DEFLECTION LIMIT OF L/360.
2. PROVIDE WATER & MOLD RESISTANT GYPSUM WALL BOARD AT ALL WET LOCATIONS SUCH AS BUT NOT LIMITED TO EXTERIOR STORAGE CLOSETS, LOCKER ROOMS, BATHROOMS, TOILET ROOMS, POWDER ROOMS, AND JANITOR CLOSETS.
3. PROVIDE CEMENTITIOUS BACKER BOARD IN LIEU OF GWBAT TUB AND SHOWER SURROUNDS AND AT WALLS TO RECEIVE STONE.
4. PROVIDE TYPE "X" SHEETROCK AT RATED PARTITIONS.
5. ALL 5/8" TYPE 'X' SHEETROCK IS BASED ON USG FIRECODE "X" MEETING THE REQUIREMENTS OF ASTM C1396. EQUIVALENT FIRE RATED SHEETROCK FOR OTHER SPECIFIED MANUFACTURERS, AS LISTED IN SPECIFICATIONS, ARE ACCEPTABLE.
6. WHERE FIRE RATED PARTITIONS MEET OR PASS BY NON-RATED PARTITIONS THE RATED ASSEMBLY MUST BE CONTINUOUSLY MAINTAINED.
7. PARTITION FRAMING & FURRING MEMBERS: ASTM C 645, 20 GAUGE (MIN.) THICKNESS OF BASE METAL.
8. STUDS TO BE 12" OC AT KITCHEN CABINETS AND ELECTRICAL PANELS.
9. BOTTOM TRACK OF ALL PARTITIONS TO MATCH GAUGE OF STUD. SECURE TO SLAB.
10. PROVIDE METAL BACKING BEHIND GWB FOR ALL RAILING, KITCHEN CABINET INSTALLATION, FUTURE HANDICAPPED BARS IN ALL BATHROOMS & OTHER ITEMS SUPPORTED ON DRYWALL PARTITIONS.
11. ELECTRICAL AND SERVICE OUTLETS FOR ADJACENT ROOMS ARE TO BE POSITIONED MINIMUM 24 INCHES APART AND IN SEPARATE STUD SPACES.
12. PROVIDE CONTINUOUS ACOUSTICAL (NON-HARDENING) CAULKING BEADS ON EACH SIDE OF THE BOTTOM STUD RUNNER AT THE THREE-WAY INTERSECTION BETWEEN THE RUNNER, FLOOR AND DRYWALL.
13. IN ALL ACOUSTICAL PARTITIONS, PROVIDE ACOUSTICAL CAULKING TO CLOSE GAPS BETWEEN ALL SERVICE OUTLETS (ELECTRICAL, TELEPHONE, DATA, ETC.), ANY PENETRATIONS AND DRYWALL.
14. ALL PARTITIONS WHICH DENOTE STC RATINGS (STC) MUST BE CONSTRUCTED TO MEET SOUND TRANSMISSION CLASS RATINGS.
15. REFER TO TYPICAL PARTITION DETAIL SHEETS FOR PARTITION HEAD AND BASE CONDITIONS.
16. STUD WALL CONSTRUCTION AT STAIRS IN NEW YORK CITY IN RESIDENTIAL AND BUSINESS OCCUPANCIES IS TO COMPLY WITH THE BCNY 1014-01 MASONRY EQUIVALENT EXIT ENCLOSURE REQUIREMENT. THE LAYER OF WALL BOARD FACING THE STAIR SHALL BE TYPE "AND SHALL MEET THE REQUIREMENTS OF IMPACT CLASSIFICATION LEVEL 2 IN ACCORDANCE WITH ASTM C 1629-06. STUDS SHALL BE A MINIMUM OF 3-1/2" WIDE AND SHALL HAVE AT LEAST 20 GAUGE THICKNESS OF BASE METAL.
17. UL LISTINGS ARE TO ILLUSTRATE DESIGN INTENT. CONSTRUCTOR MAY SUBMIT ALTERNATE MANUFACTURER'S DATA FOR REVIEW PROVIDED THEY MEET THE PERFORMANCE CRITERIA INDICATED BY THE UL LISTING.
18. PARTITION HEIGHT LIMITS ARE BASED ON 20 GAUGE STUDS SPACED AT 16" O.C. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ENGINEERING CALCULATIONS, AND MAY OPT TO CHANGE STUD SIZES OR WEIGHTS WITH SUPPORTING CALCULATIONS STAMPED BY A PROFESSIONAL ENGINEER.

0.1 NON-RATED PARTITION - 1 5/8" STUDS (UL DES. U419, 465)
FOR 20 GA. STUDS @ 5 PSF LOAD - 9'-6" FLOOR CLG. HT. MAX. (8'-7" MAX @ LOCATIONS W/ TILE)
0.2 NON-RATED PARTITION - 2 1/2" STUDS (UL DES. U419, 465)
FOR 20 GA. STUDS @ 5 PSF LOAD - 13'-11" FLOOR CLG. HT. MAX. (12'-2" MAX @ LOCATIONS W/ TILE)
0.3 NON-RATED PARTITION - 3 5/8" STUDS (UL DES. U419, 465)
FOR 20 GA. STUDS @ 5 PSF LOAD - 14'-6" FLOOR CLG. HT. MAX. (16'-2" MAX @ LOCATIONS W/ TILE)
0.6 NON-RATED PARTITION - 6" STUDS (UL DES. U419, 465)
FOR 20 GA. STUDS @ 5 PSF LOAD - 27'-7" FLOOR CLG. HT. MAX. (23'-10" MAX @ LOCATIONS W/ TILE)

NOTES:
1. PARTITIONS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB ON EACH SIDE OF METAL STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
2. AT TUB AND SHOWER SURROUNDS AT WALLS RECEIVING STONE USE CEMENTITIOUS BACKER BOARD.
3. AT PARTITIONS DENOTED WITH "A", FILL STUD CAVITY WITH ACOUSTICAL BATT INSULATION AND SEAL TOP AND BOTTOM AND ALL PENETRATIONS AS NOTED IN ACOUSTICAL DETAILS 0.6A

1.1 1 HR-RATED PARTITION - 1 5/8" STUDS (UL DES. U419, 465)
FOR 20 GA. STUDS @ 5 PSF LOAD - 9'-6" FLOOR CLG. HT. MAX. (8'-6" MAX @ LOCATIONS W/ TILE)
1.2 1 HR-RATED PARTITION - 2 1/2" STUDS (UL DES. U419, 465)
FOR 20 GA. STUDS @ 5 PSF LOAD - 11'-7" FLOOR CLG. HT. MAX. (10'-2" MAX @ LOCATIONS W/ TILE)
1.3 1-HR-RATED PARTITION - 3 5/8" STUDS (UL DES. U419, 465)
FOR 20 GA. STUDS @ 5 PSF LOAD - 14'-9" FLOOR CLG. HT. MAX. (12'-9" MAX @ LOCATIONS W/ TILE)
1.6 1-HR-RATED PARTITION - 6" STUDS (UL DES. U419, 465)
FOR 20 GA. STUDS @ 5 PSF LOAD - 21'-7" FLOOR CLG. HT. MAX. (18'-10" MAX @ LOCATIONS W/ TILE)

NOTES:
1. PARTITIONS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB TYPE "X" ON EACH SIDE OF METAL STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
2. USE 3/4" TYPE 'X' GWB AT WALL FRAMED WITH 1 5/8" STUDS (UL 419).
3. AT TUB AND SHOWER SURROUNDS AND AT WALLS RECEIVING STONE USE CEMENTITIOUS BACKER BOARD (UL ASSEMBLY U443) FOR RATED PARTITIONS.
4. AT PARTITIONS DENOTED WITH "A", FILL STUD CAVITY WITH ACOUSTICAL BATT INSULATION AND SEAL TOP AND BOTTOM AND ALL PENETRATIONS AS NOTED IN ACOUSTICAL DETAILS.

2.1 2 HR-RATED PARTITION - 1 5/8" STUDS (UL DES. U411, 419)
FOR 20 GA. STUDS @ 5 PSF LOAD - 9'-8" FLOOR CLG.HT. MAX. (8'-7" MAX @ LOCATIONS W/ TILE)
2.2 2 HR-RATED PARTITION - 2 1/2" STUDS (UL DES. U411, 419)
FOR 20 GA. STUDS @ 5 PSF LOAD - 11'-7" FLOOR CLG. HT. MAX. (10'-6" MAX @ LOCATIONS W/ TILE)
2.3 2-HR-RATED PARTITION - 3 5/8" STUDS (UL DES. U411, 419)
FOR 20 GA. STUDS @ 5 PSF LOAD - 14'-6" FLOOR CLG. HT. MAX. (12'-6" MAX @ LOCATIONS W/ TILE)
2.6 2-HR-RATED PARTITION - 6" STUDS (UL DES. U411, 419)
FOR 20 GA. STUDS @ 5 PSF LOAD - 21'-7" FLOOR CLG. HT. MAX. (18'-10" MAX @ LOCATIONS W/ TILE)

NOTES:
1. PARTITIONS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" TYPE "X" GWB ON EACH SIDE OF METAL STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
2. AT 2 HR RATED PARTITIONS AT TUB AND SHOWER SURROUNDS AND AT WALLS RECEIVING STONE USE CEMENTITIOUS BACKER BOARD (UL ASSEMBLY U443).
3. AT PARTITIONS DENOTED WITH "A", FILL STUD CAVITY WITH ACOUSTICAL BATT INSULATION AND SEAL TOP AND BOTTOM AND ALL PENETRATIONS AS NOTED IN ACOUSTICAL DETAILS.

3.2 1 HR SHAFT WALL, 2 1/2" CH STUDS (UL DES.U415)
FOR 20 GA. STUDS @ 7.5 PSF: 11'-6" FLOOR CLG. HT. MAX. (10'-0" MAX @ LOCATIONS W/ TILE) (STC 39)
3.4 1 HR SHAFT WALL, 4" CH STUDS (UL DES U415, 437)
FOR 20 GA. STUDS @ 7.5 PSF: 15'-9" FLOOR TO CLG. HT. MAX. (13'-10" MAX AT LOCATIONS W/ TILE)
3.6 1 HR SHAFT WALL, 6" CH STUDS (UL DES. U415)
FOR 20 GA. STUDS @ 7.5 PSF: 21'-0" FLOOR TO CLG. HT. MAX. (19'-2" MAX @ LOCATIONS W/ TILE)

NOTES:
1. SHAFT WALL TO BE AS FOLLOWS: 1 LAYERS OF 5/8"GWB TYPE 'X' ON CORRIDOR SIDE & 1" GWB LINER PANEL ON SHAFT SIDE OF CH METAL STUDS @ 16" O.C., W/SOUND ATTENUATION BLANKET INSULATION TO FILL STUD CAVITY.
2. PROVIDE ADDITIONAL INTERIOR FURRING PARTITION (W/ EXTRA LAYER OF 5/8" GWB ON 1 5/8" METAL STUDS @ 16" OC) AT ELEVATOR ALCOVE OR CORRIDOR WHEN ELECTRICAL BOXES ARE NEEDED.
3. FOR WALLS AT STAIRS PROVIDE IMPACT RESISTANT WALL BOARD TO MEET NYC BUILDING CODE REQUIREMENTS (SEE NOTES THIS PAGE).

4.2 2 HR SHAFT WALL, 2 1/2" CH STUDS (UL DES U415) (STC 48)
FOR 20 GA. STUDS @ 7.5 PSF: 11'-3" FLOOR CLG. HT. MAX. (10'-1" MAX @ LOCATIONS W/ TILE)
4.4 2 HR SHAFT WALL, 4" CH STUDS (UL DES U415, 438) (STC 50)
FOR 20 GA. STUDS @ 7.5 PSF: 15'-9" FLOOR TO CLG. HT. MAX. (14'-1" MAX AT LOCATIONS W/ TILE)
4.6 2 HR SHAFT WALL, 6" CH STUDS (UL DES. U415) (STC 50)
FOR 25 GA. STUDS @ 7.5 PSF: 19'-0" FLOOR TO CLG. HT. MAX. (17'-8" MAX @ LOCATIONS W/ TILE)
16.2 3 HR SHAFT WALL, 2 1/2" CH STUDS (UL DES U415) (STC 48)
FOR 20 GA. STUDS @ 7.5 PSF: 11'-3" FLOOR CLG. HT. MAX. (10'-1" MAX @ LOCATIONS W/ TILE)
16.4 3 HR SHAFT WALL, 4" CH STUDS (UL DES U415, 438) (STC 50)
FOR 20 GA. STUDS @ 7.5 PSF: 15'-9" FLOOR TO CLG. HT. MAX. (14'-1" MAX @ LOCATIONS W/ TILE)
16.6 3 HR SHAFT WALL, 6" CH STUDS (UL DES. U415) (STC 50)
FOR 25 GA. STUDS @ 7.5 PSF: 19'-0" FLOOR TO CLG. HT. MAX. (17'-8" MAX @ LOCATIONS W/ TILE)

NOTES:
1. SHAFT WALL TO BE AS FOLLOWS: 2 LAYERS OF 5/8"GWB TYPE 'X' ON CORRIDOR SIDE & 1" GWB LINER PANEL ON SHAFT SIDE OF CH METAL STUDS @ 16" O.C., W/SOUND ATTENUATION BLANKET INSULATION TO FILL STUD CAVITY.
2. PROVIDE ADDITIONAL INTERIOR FURRING PARTITION (W/ EXTRA LAYER OF 5/8" GWB ON 1 5/8" METAL STUDS @ 16" OC) AT ELEVATOR ALCOVE OR CORRIDOR WHEN ELECTRICAL BOXES ARE NEEDED.
3. FOR WALLS AT STAIRS PROVIDE IMPACT RESISTANT WALL BOARD TO MEET NYC BUILDING CODE REQUIREMENTS (SEE NOTES THIS PAGE).

5.1 NON-RATED CHASE PARTITION - 1 5/8" STUDS
FOR 20 GA. STUDS @ 5 PSF LOAD - 9'-8" FLOOR CLG.HT. MAX. (8'-7" MAX @ LOCATIONS W/ TILE) (STC 52)
5.2 NON-RATED CHASE PARTITION - 2 1/2" STUDS
FOR 20 GA. STUDS @ 5 PSF LOAD - 11'-7" FLOOR CLG. HT. MAX. (10'-2" MAX @ LOCATIONS W/ TILE) (STC 52)
5.3 NON-RATED CHASE PARTITION - 3 5/8" STUDS
FOR 20 GA. STUDS @ 5 PSF LOAD - 14'-0" FLOOR CLG. HT. MAX. (12'-9" MAX @ LOCATIONS W/ TILE) (STC 52)

NOTES:
1. PARTITIONS TO BE AS FOLLOWS: 1 LAYER OF 5/8" WATER RESISTANT GWB ON EACH SIDE OF METAL STUDS @ 16" OC UNLESS OTHERWISE NOTED.
2. AT CHASE WALL PARTITIONS AT TUB AND SHOWER SURROUNDS AND AT WALLS RECEIVING STONE USE CEMENTITIOUS BACKER BOARD.
3. AT PARTITIONS DENOTED WITH "A", FILL STUD CAVITY WITH ACOUSTICAL BATT INSULATION AND SEAL TOP AND BOTTOM AND ALL PENETRATIONS AS NOTED IN ACOUSTICAL DETAILS.

6.1 1 HOUR RATED CHASE PARTITION - 1 5/8" STUDS (UL DES.U420)
FOR 20 GA. STUDS @ 5 PSF LOAD - 9'-8" FLOOR CLG. HT. MAX. (8'-7" MAX @ LOCATIONS W/ TILE) (STC 52)
6.2 1 HOUR RATED CHASE PARTITION - 2 1/2" STUDS (UL DES.U420)
FOR 20 GA. STUDS @ 5 PSF LOAD - 11'-7" FLOOR CLG. HT. MAX. (10'-2" MAX @ LOCATIONS W/ TILE) (STC 52)
6.3 1 HOUR RATED CHASE PARTITION - 3 5/8" STUDS (UL DES.U420)
FOR 20 GA. STUDS @ 5 PSF LOAD - 14'-9" FLOOR CLG. HT. MAX. (12'-9" MAX @ LOCATIONS W/ TILE) (STC 52)

7.1 2 HOUR RATED CHASE PARTITION - 1 5/8" STUDS (UL DES.U420)
FOR 20 GA. STUDS @ 5 PSF LOAD - 9'-8" FLOOR CLG. HT. MAX. (8'-7" MAX @ LOCATIONS W/ TILE) (STC 52)
7.2 2 HOUR RATED CHASE PARTITION - 2 1/2" STUDS (UL DES.U420)
FOR 20 GA. STUDS @ 5 PSF LOAD - 11'-7" FLOOR CLG. HT. MAX. (10'-2" MAX @ LOCATIONS W/ TILE) (STC 52)
7.3 2 HOUR RATED CHASE PARTITION - 3 5/8" STUDS (UL DES.U420)
FOR 20 GA. STUDS @ 5 PSF LOAD - 14'-9" FLOOR CLG. HT. MAX. (12'-9" MAX @ LOCATIONS W/ TILE) (STC 52)

NOTES:
1. PARTITIONS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" TYPE 'X' WATER RESISTANT GWB ON EACH SIDE OF METAL STUDS @ 16" OC UNLESS OTHERWISE NOTED.
2. AT CHASE WALL PARTITIONS AT TUB AND SHOWER SURROUNDS AND AT WALLS RECEIVING STONE USE TYPE 'X' CEMENTITIOUS BACKER BOARD AS TOP LAYER TO RECEIVE TILE.
3. AT PARTITIONS DENOTED WITH "A", FILL STUD CAVITY WITH ACOUSTICAL BATT INSULATION AND SEAL TOP AND BOTTOM AND ALL PENETRATIONS AS NOTED IN ACOUSTICAL DETAILS.

8 LAMINATED GWB PARTITION
8.0 INTERIOR FURRING W/7/8" CHANNEL
8.1 INTERIOR FURRING, 1 5/8" STUDS
8.2 INTERIOR FURRING, 2 1/2" STUDS
8.3 INTERIOR FURRING, 3 5/8" STUDS
8.6 INTERIOR FURRING, 6" STUDS

NOTES:
1. INTERIOR FURRING TO BE AS FOLLOW: 5/8" GYP TYPE 'X' OVER METAL STUD @ 16" O.C.
2. INTERIOR FURRING STUDS SHALL BE BACK-BRACED EVERY OTHER STUD

9.2 FURRING @ EXTERIOR WALL, 2 1/2" STUDS
9.3 FURRING @ EXTERIOR WALL, 3 5/8" STUDS
9.6 FURRING @ EXTERIOR WALL, 6" STUDS

NOTES:
1. INTERIOR FURRING TO BE AS FOLLOW: 5/8" GYP TYPE 'X' OVER METAL STUD @ 16" O.C.
2. INTERIOR FURRING STUDS SHALL BE BACK-BRACED EVERY OTHER STUD.
3. PROVIDE 3" MIN. FOIL-FACED BATT INSULATION, 6" BATTS AT 6" STUDS

10.1 2 HR-RATED 6" CMU PARTITION (UL DES. U906)
10.2 2 HR-RATED 8" CMU PARTITION (UL DES. U905)
10.3 2 HR-RATED 10" CMU PARTITION (UL DES. U905)
10.4 2 HR-RATED 12" CMU PARTITION (UL DES. U937)
10.5 3 HR RATED 8" CMU PARTITION (UL DES. U904)
10.6 4 HR RATED 8" CMU PARTITION (UL DES. U901)
10.7 4 HR RATED 12" CMU PARTITION (UL DES. U901)

NOTES:
1. SEE STRUCTURAL DRAWINGS FOR REBAR SIZE, SPACING , GROUTING AND CMU HEIGHT LIMITS.
2. PARTITIONS CONSTRUCTED OF CMU WITH EXPANDED CLAY, SHALE OR SLATE AGGREGATES.
3. REFER TO MANUFACTURER'S DATA TO CONFIRM FIRE RATING OF CMU.

11.2 1 HR RATED ACOUSTIC PARTITION - 2 1/2" STUDS (UL DES. U452)
FOR 20 GA. STUDS @ 5 PSF LOAD - 11'-7" FLOOR CLG. HT. MAX. (10'-2" MAX @ LOCATIONS W/ TILE) (STC 58)
11.3 1 HR RATED ACOUSTIC PARTITION - 3 5/8" STUDS (UL DES. U454)
FOR 20 GA. STUDS @ 5 PSF LOAD - 14'-9" FLOOR CLG. HT. MAX. (12'-2" MAX @ LOCATIONS W/ TILE) (STC 58)
11.6 1 HR RATED ACOUSTIC PARTITION - 6" STUDS (UL DES. U454)
FOR 20 GA. STUDS @ 5 PSF LOAD - 21'-7" FLOOR CLG. HT. MAX. (18'-10" MAX @ LOCATIONS W/ TILE) (STC 59)

NOTES:
1. PARTITION TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB TYPE 'X' ON RESILIENT CHANNELS ON ONE SIDE OF METAL STUD; 2 LAYERS OF 5/8"TYPE 'X' GWB ON OTHER SIDE OF METAL STUD @ 16" O.C.
2. 1/2" RESILIENT CHANNEL RUNS HORIZONTALLY SPACED AT 24 O.C. WITH OPEN LEG FACING UP.
3. FILL STUD CAVITY WITH ACOUSTICAL BATT INSULATION.

12.2 13.2 1 1/4" 2 1/2" 1 1/4" 8" PLAN DIMS 9" ACTUAL
12.3 13.3 1 1/4" 3 5/8" 1 1/4" 9 1/2" PLAN DIMS 9 5/8" ACTUAL
12.6 13.6 1 1/4" 6" 1 1/4" 9" PLAN DIMS 9" ACTUAL
PLAN
TWO LAYERS 5/8" TYPE 'X' GYP. WALL BOARD
METAL STUD @ 16" O.C. UNLESS OTHERWISE NOTED
1/2" RESILIENT CHANNEL SPACED @ 24" O.C. RUNNING HORIZONTALLY. OPEN LEG FACING UP
TWO LAYERS 5/8" TYPE 'X' GYP. WALL BOARD
SOUND ATTENUATION BLANKET AT ACOUSTIC PARTITIONS TO FILL STUD CAVITY
RATED PARTITIONS MUST TERMINATE AT RATED FLOOR AND CLNG CONSTRUCTION. REFER TO TYPICAL DETAIL SHEETS FOR HEAD AND BASE CONDITIONS

12.2 NON-RATED ACOUSTIC PARTITION - 2 1/2" STUDS
FOR 20 GA. STUDS @ 5 PSF LOAD - 11'-7" FLOOR CLG. HT. MAX. (10'-0" MAX @ LOCATIONS W/ TILE) (STC 61)
12.3 NON-RATED ACOUSTIC PARTITION - 3 5/8" STUDS
FOR 20 GA. STUDS @ 5 PSF LOAD - 14'-0" FLOOR CLG. HT. MAX. (12'-8" MAX @ LOCATIONS W/ TILE) (STC 61)
12.6 NON-RATED ACOUSTIC PARTITION - 6" STUDS
FOR 20 GA. STUDS @ 5 PSF LOAD - 21'-7" FLOOR CLG. HT. MAX. (18'-10" MAX @ LOCATIONS W/ TILE) (STC 61)
13.2 1 HR RATED ACOUSTIC PARTITION - 2 1/2" STUDS (UL DES. U454)
FOR 20 GA. STUDS @ 5 PSF LOAD - 11'-7" FLOOR CLG. HT. MAX. (10'-0" MAX @ LOCATIONS W/ TILE) (STC 61)
13.3 1 HR RATED ACOUSTIC PARTITION - 3 5/8" STUDS (UL DES. U454)
FOR 20 GA. STUDS @ 5 PSF LOAD - 14'-0" FLOOR CLG. HT. MAX. (12'-0" MAX @ LOCATIONS W/ TILE) (STC 61)
13.6 1 HR RATED ACOUSTIC PARTITION - 6" STUDS (UL DES. U454)
FOR 20 GA. STUDS @ 5 PSF LOAD - 21'-7" FLOOR CLG. HT. MAX. (18'-10" MAX @ LOCATIONS W/ TILE) (STC 61)

NOTES:
1. PARTITION TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GYP TYPE 'X' ON RESILIENT CHANNELS ON ONE SIDE OF METAL STUD; 2 LAYERS OF 5/8"TYPE 'X' GWB ON OTHER SIDE OF METAL STUD @ 16" O.C.
2. 1/2" RESILIENT CHANNEL RUNS HORIZONTALLY SPACED AT 24 O.C. WITH OPEN LEG FACING UP.
3. FILL STUD CAVITY WITH ACOUSTICAL BATT INSULATION.

14.2 15.2 1 7/8" 2 1/2" 1 1/4" 8" PLAN DIMS 9 1/8" ACTUAL
14.3 15.3 1 7/8" 3 5/8" 1 1/4" 9 1/2" PLAN DIMS 9 1/4" ACTUAL
14.6 15.6 1 7/8" 6" 1 1/4" 10" PLAN DIMS 9 5/8" ACTUAL
PLAN
TWO LAYERS 5/8" TYPE 'X' GYP. WALL BOARD
METAL STUD @ 16" O.C. UNLESS
1/2" RESILIENT CHANNEL SPACED @ 24" O.C. RUNNING HORIZONTALLY. OPEN LEG FACING UP
THREE LAYERS 5/8" TYPE 'X' GYP. WALL BOARD
SOUND ATTENUATION BLANKET AT ACOUSTIC PARTITIONS TO FILL STUD CAVITY
RATED PARTITIONS MUST TERMINATE AT RATED FLOOR AND CLNG CONSTRUCTION. REFER TO TYPICAL DETAIL SHEETS FOR HEAD AND BASE CONDITIONS

14.2 1 HR RATED ACOUSTIC PARTITION - 2 1/2" STUDS (UL DES. U419, 455)
FOR 20 GA. STUDS @ 5 PSF LOAD - 11'-7" FLOOR CLG. HT. MAX. (10'-0" MAX @ LOCATIONS W/ TILE) (STC 62)
14.3 1 HR RATED ACOUSTIC PARTITION - 3 5/8" STUDS (UL DES. U419, 455)
FOR 20 GA. STUDS @ 5 PSF LOAD - 14'-0" FLOOR CLG. HT. MAX. (12'-9" MAX @ LOCATIONS W/ TILE) (STC 62)
14.6 1 HR RATED ACOUSTIC PARTITION - 6" STUDS (UL DES. U419, 455)
FOR 20 GA. STUDS @ 5 PSF LOAD - 21'-7" FLOOR CLG. HT. MAX. (18'-10" MAX @ LOCATIONS W/ TILE) (STC 62)
15.2 2 HR RATED ACOUSTIC PARTITION - 2 1/2" STUDS (UL DES. U419, 455)
FOR 20 GA. STUDS @ 5 PSF LOAD - 11'-7" FLOOR CLG. HT. MAX. (10'-0" MAX @ LOCATIONS W/ TILE) (STC 62)
15.3 2 HR RATED ACOUSTIC PARTITION - 3 5/8" STUDS (UL DES. U419, 455)
FOR 20 GA. STUDS @ 5 PSF LOAD - 14'-0" FLOOR CLG. HT. MAX. (12'-9" MAX @ LOCATIONS W/ TILE) (STC 62)
15.6 2 HR RATED ACOUSTIC PARTITION - 6" STUDS (UL DES. U419, 455)
FOR 20 GA. STUDS @ 5 PSF LOAD - 21'-7" FLOOR CLG. HT. MAX. (18'-10" MAX @ LOCATIONS W/ TILE) (STC 62)

NOTES:
1. PARTITION TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GYP TYPE 'X' ON RESILIENT CHANNELS ON ONE SIDE OF METAL STUD; 3 LAYERS OF 5/8"TYPE 'X' GWB ON OTHER SIDE OF METAL STUD @ 16" O.C.
2. 1/2" RESILIENT CHANNEL RUNS HORIZONTALLY SPACED AT 24 O.C. WITH OPEN LEG FACING UP.
3. FILL STUD CAVITY WITH ACOUSTICAL BATT INSULATION.
4. PARTITION CAN BE USED UP TO 3 HOUR RATING PER UL 419 REPORT.

17 7" PLAN DIMS 6 3/4" ACTUAL
SOUND ATTENUATION BLANKET AT ACOUSTIC PARTITIONS TO ONE LAYER 5/8" GYP. WALL BOARD
STUDS TURNED FLAT TO FRAME POCKET
BOXED STEEL STUDS AT JAMB
STAGGER STUDS TO MEET DIMENSION OF WALL

17 NON-RATED POCKET DOOR PARTITION - 3 5/8" STUDS
FOR 20 GA. STUDS @ 5 PSF LOAD - 14'-9" FLOOR CLG. HT. MAX. (12'-9" MAX @ LOCATIONS W/ TILE)

NOTES:
1. PARTITION TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB EACH SIDE OF STAGGERED METAL STUDS, FRAME POCKET W/ STUDS TURNED FLAT OR 1 5/8" STUDS @ 16 O.C.

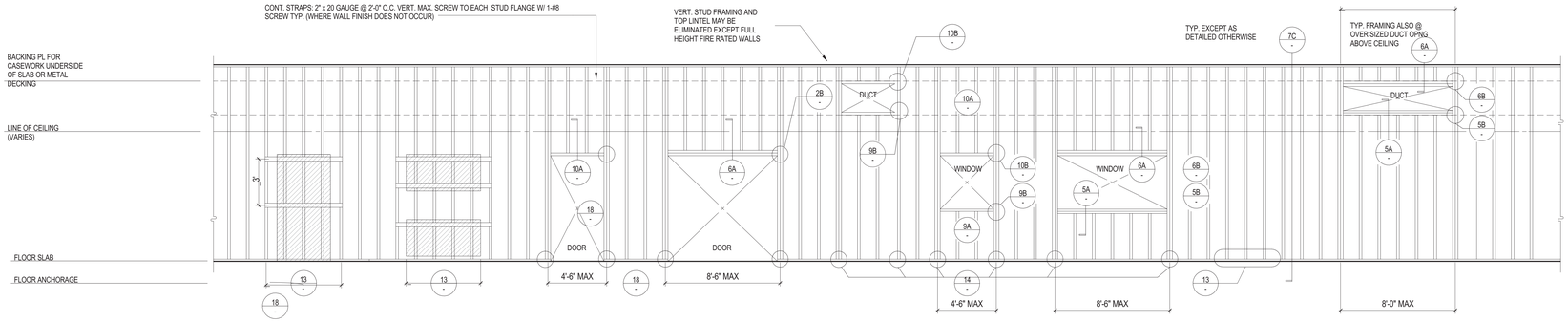
18.2 18.3 18.6 1 7/8" 2 1/2" 1 1/4" 8 1/2" PLAN DIMS 8 1/8" ACTUAL
1 7/8" 3 5/8" 1 1/4" 9 1/2" PLAN DIMS 9 1/4" ACTUAL
1 7/8" 6" 1 1/4" 10" PLAN DIMS 9 5/8" ACTUAL
PLAN
TWO LAYERS 5/8" TYPE 'X' GYP. WALL BOARD
METAL STUD @ 16" O.C. UNLESS
1/2" RESILIENT CHANNEL SPACED @ 24" O.C. RUNNING HORIZONTALLY. OPEN LEG FACING UP
THREE LAYERS 5/8" TYPE 'X' GYP. WALL BOARD
SOUND ATTENUATION BLANKET AT ACOUSTIC PARTITIONS TO FILL STUD CAVITY
RATED PARTITIONS MUST TERMINATE AT RATED FLOOR AND CLNG CONSTRUCTION. REFER TO TYPICAL DETAIL SHEETS FOR HEAD AND BASE CONDITIONS

18.2 3 HR RATED ACOUSTIC PARTITION - 2 1/2" STUDS (UL DES. U419, 455)
FOR 20 GA. STUDS @ 5 PSF LOAD - 11'-7" FLOOR CLG. HT. MAX. (10'-0" MAX @ LOCATIONS W/ TILE) (STC 62)
18.3 3 HR RATED ACOUSTIC PARTITION - 3 5/8" STUDS (UL DES. U419, 455)
FOR 20 GA. STUDS @ 5 PSF LOAD - 14'-0" FLOOR CLG. HT. MAX. (12'-0" MAX @ LOCATIONS W/ TILE) (STC 62)
18.6 3 HR RATED ACOUSTIC PARTITION - 6" STUDS (UL DES. U419, 455)
FOR 20 GA. STUDS @ 5 PSF LOAD - 21'-7" FLOOR CLG. HT. MAX. (18'-10" MAX @ LOCATIONS W/ TILE) (STC 62)

NOTES:
1. PARTITION TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB TYPE 'X' ON RESILIENT CHANNELS ON ONE SIDE OF METAL STU

45 BROAD STREET

NEW YORK NY 10004



1 FRAMING DIAGRAM

GENERAL NOTES:

A. ALL STUD FRAMING SHALL BE 20 GA. @ 16" O.C. TYP, OR 16 GA AT MEDIUM OR HEAVY DUTY BACKING PLATE CONDITIONS U.N.O.

B. ALL STUDS SHALL BE "C" STUDS W/ STIFFENED FLANGES, EXCEPT FOR FRAMING AT SHAFT WALLS WHICH SHALL BE "CH" STUDS.

C. TOP AND BOTTOM TRACKS SHALL BE SAME GAUGE AS STUDS, EXCEPT AT SUSPENDED PARTITIONS. (REFER TO DETAILS) NESTING TRACKS SHALL BE 16 GAUGE, U.N.O.

D. ALL STUD FRAMING SHALL BE FULL HEIGHT, TO THE UNDERSIDE OF THE ROOF OR FLOOR DECK ABOVE, UNLESS NOTED OTHERWISE.

E. WHERE CONDITIONS IN THE FIELD OCCUR WHICH MAKE IT DIFFICULT TO FRAME A PARTITION FULL HEIGHT, THE ARCHITECT MAY, AT HIS DISCRETION, ALLOW THE CONTRACTOR TO FRAME THE PARTITION AT A LOWER HEIGHT PROVIDED THAT IT'S BRACED IN ACCORDANCE WITH THE DETAILS PROVIDED HEREIN, OR AS DIRECTED BY THE ARCHITECT.

F. DOUBLE STUDS AT THE SIDES OF OPENINGS SHALL NOT BE CUT FOR ANY REASON

G. WHERE WELDING OF THE BACKING PLATES TO THE STUDS BURNS THROUGH EITHER THE STUD, PLATE OR BOTH, THE DAMAGED MATERIAL SHALL BE REPLACED WITH NEW MATERIAL.

H. PROVIDE SCREWS AT SIZE INDICATED BY KEYNOTE, LENGTH AS REQUIRED

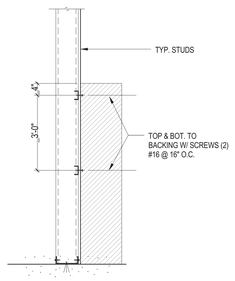
J. SEE SHEET(S) A561 FOR ACOUSTICAL REQUIREMENTS.

K. PROVIDE MEDIUM TO HEAVY DUTY BACKING PLATES SPANNING A MINIMUM OF (3) STUDS AT THE FOLLOWING:

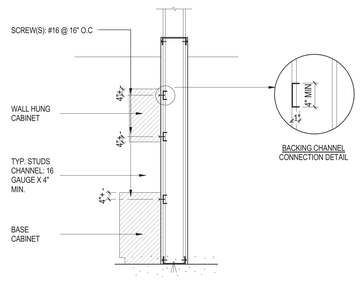
HANDRAILS, WALL AND BASE CABINETS, TELEPHONE SHELVES COUNTERS, FIRE EXTINGUISHER CABINETS, SHOWER SEATS, URINAL PARTITIONS, CLOSET RODS

L. PROVIDE MEDIUM TO LIGHT DUTY BACKING PLATES AT THE FOLLOWING:

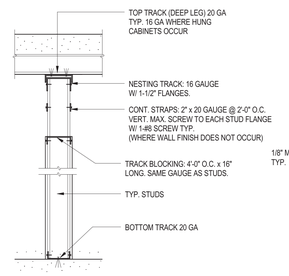
PAPER TOWEL DISPENSERS, SOAP DISHES, SOAP DISPENSERS



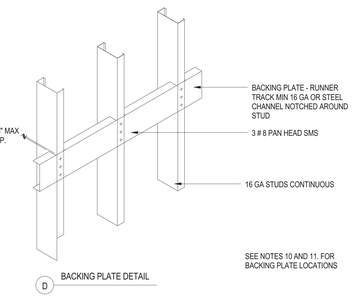
A DETAIL APPLIED TO LOCKER, SHELVING @ HEADWALL, ETC.



B TYPICAL STUD WALL WITH CABINETRY

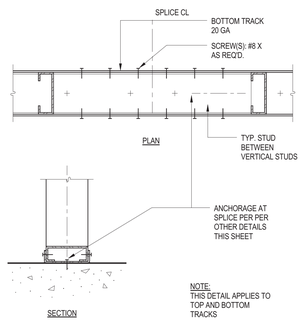


C TYPICAL STUD WALL

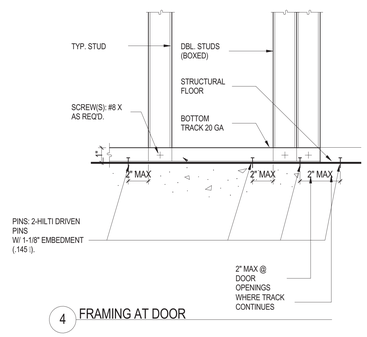


D BACKING PLATE DETAIL

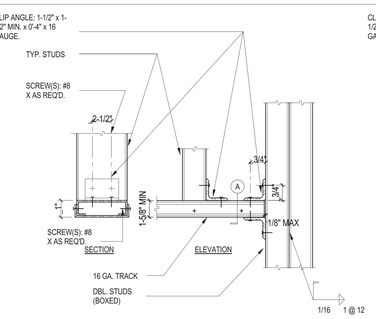
2 FRAMING DETAILS



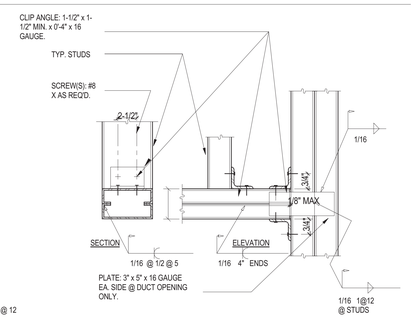
3 FRAMING AT SPLICE



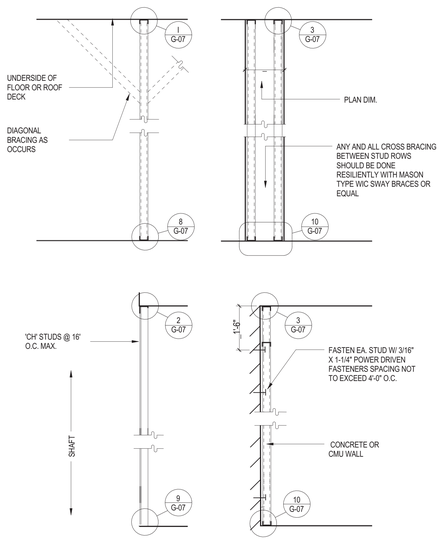
4 FRAMING AT DOOR



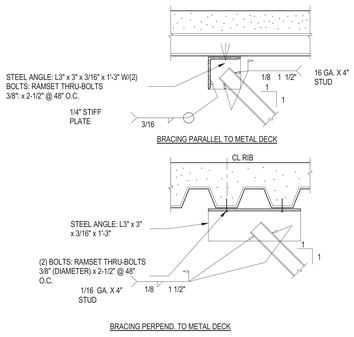
5 FRAMING AT SMALL OPENING



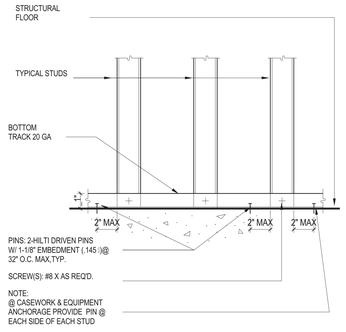
6 FRAMING AT LARGE OPENING



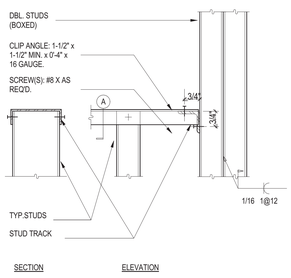
7 FRAMING DIAGRAMS



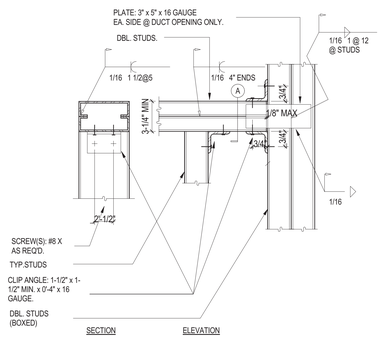
8 BRACING ANCHORAGE DETAIL



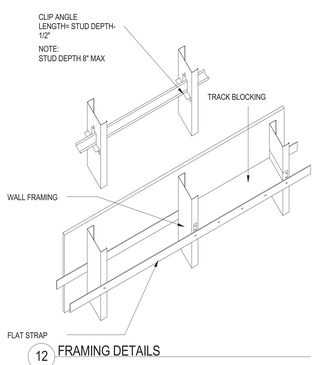
9 TYPICAL FRAMING



10 FRAMING AT SMALL OPENINGS



11 FRAMING AT LARGE OPENING



12 FRAMING DETAILS

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121183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

PARTITION FRAMING DETAILS

DRAWING NO. **G-006.00**

SCALE	1" = 1'-0"	SHEET NO.	7 OF 174
PROJECT	1529.00	DOB FILE NO.	121190772

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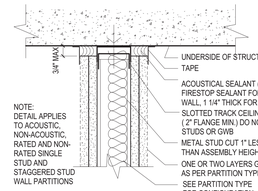
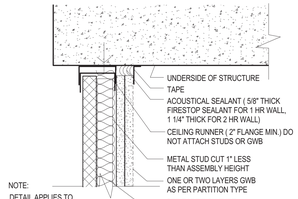


1 SECTION @ TYPICAL GWB PARTITION HEAD
SCALE 3"=1'-0"
UL HW-S-0039 OR APPROVED EQUAL AT RATED PARTITIONS



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SCALE 3"=1'-0"
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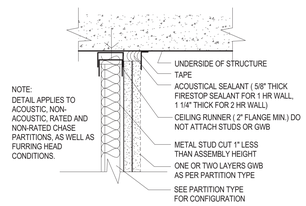
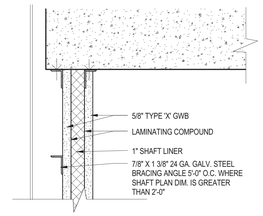
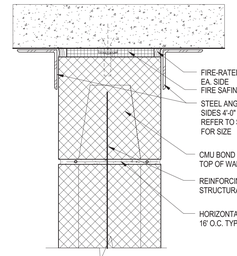


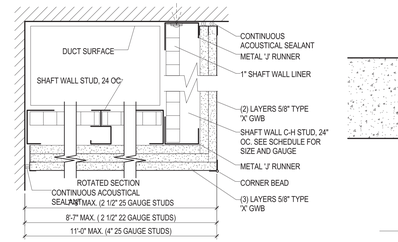
3 SECTION @ TYPICAL CHASE OR FURRING PARTITION HEAD
SCALE 3"=1'-0"
UL HW-S-0039 OR APPROVED EQUAL



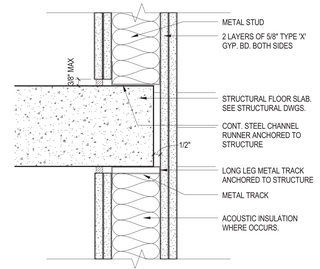
4 SECTION @ SOLID SHAFT WALL HEAD AT CONC SLAB
SCALE 3"=1'-0"



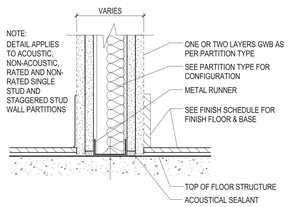
5 SECTION @ RATED CMU PARTITION HEAD
SCALE 3"=1'-0"



6 SECTION @ 2 HR RATED DUCT ENCLOSURE
SCALE 3"=1'-0"



7 SLAB EDGE AT RATED STAIR WALL
SCALE 3"=1'-0"



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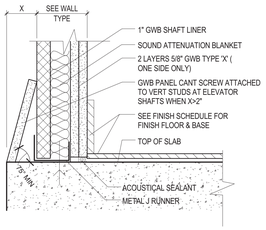
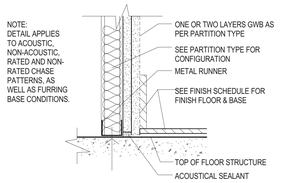
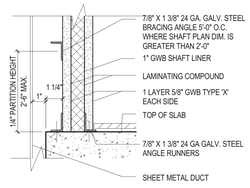


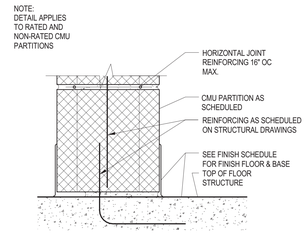
9 SECTION @ C-H STUD SHAFT WALL AT CONC SLAB
SCALE 3"=1'-0"



10 SECTION @ TYPICAL CHASE AND FURRING PARTITION BASE
SCALE 3"=1'-0"



11 SECTION @ SOLID SHAFT WALL BASE AT CONC SLAB
SCALE 3"=1'-0"



12 SECTION @ CMU PARTITION BASE
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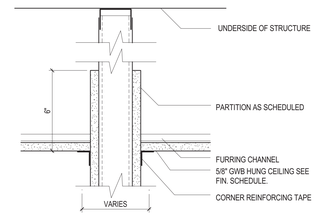

13 SECTION @ NON-RATED PARTITION WITH HUNG GWB OR ACOUSTIC CEILING
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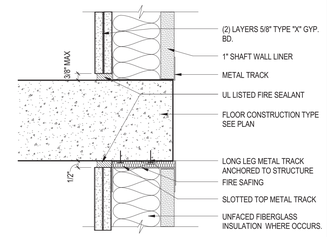
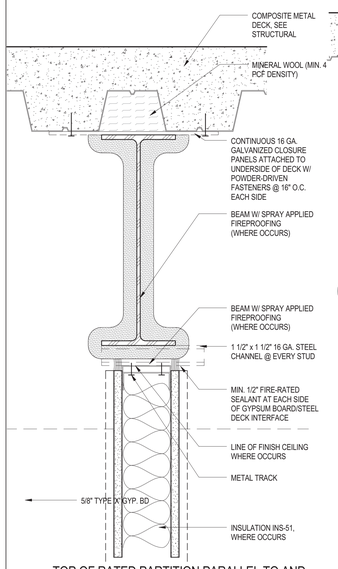
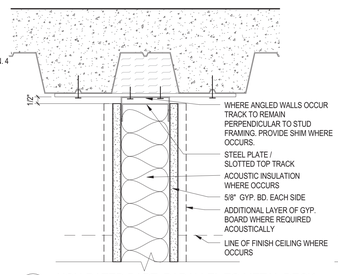


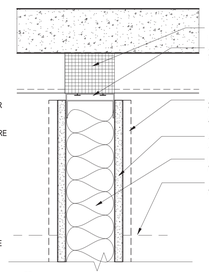
14 SLAB EDGE AT RATED SHAFT WALL
SCALE 3"=1'-0"



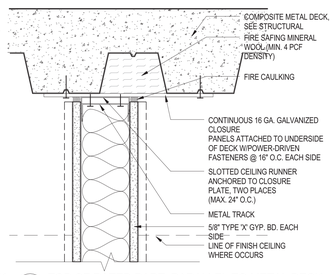
22 TOP OF RATED PARTITION PARALLEL TO AND UNDER BEAM



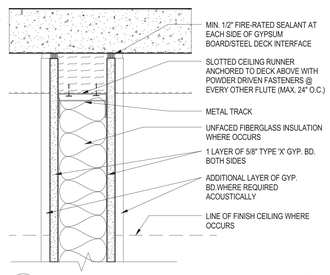
16 NON-RATED PART. PARALLEL TO METAL DECK



17 TOP OF NON-RATED PART. PERP. TO METAL DECK



18 TOP OF RATED PART. PARALLEL TO METAL DECK



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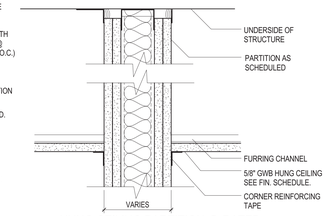
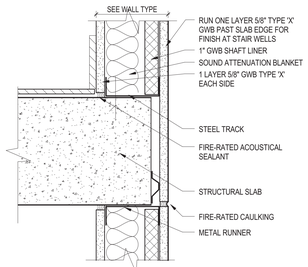
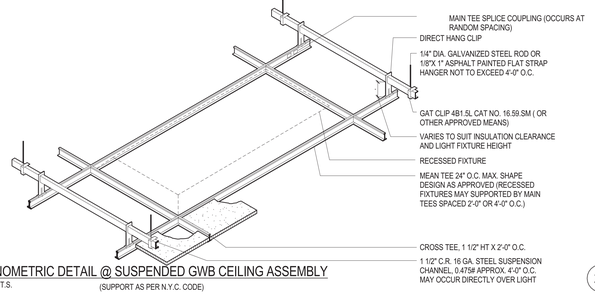


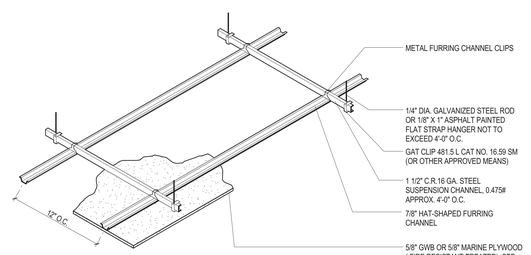
20 HUNG CEILING PARTITION @ RATED DEMISING WALL
SCALE 3"=1'-0"



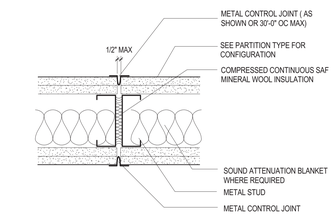
21 SECTION @ SHAFT WALL AT STAIRWELL
SCALE 3"=1'-0"



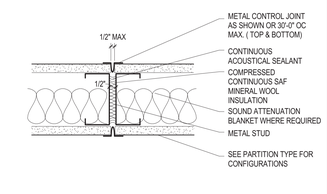
23 AXONOMETRIC DETAIL @ SUSPENDED GWB CEILING ASSEMBLY
SCALE N.T.S.
(SUPPORT AS PER N.Y.C. CODE)



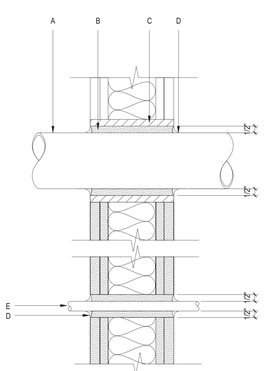
24 AXONOMETRIC DETAIL @ SUSPENDED GWB CEILING ASSEMBLY
SCALE N.T.S.
(SUPPORT AS PER N.Y.C. CODE)



25 PLAN DETAIL @ CONTROL JOINT - 2 HOUR RATED
SCALE 3"=1'-0"



26 PLAN DETAIL @ CONTROL JOINT - 1 HOUR RATED
SCALE 3"=1'-0"



A. PENETRATING PIPE OR CONDUIT WITH DIAMETER GREATER THAN OR EQUAL TO 1"

B. 1/2" THICK SELF-SEAL, CLOSED CELL ELASTOMERIC PIPE INSULATION (USE MINERAL WOOL AT FIRE-RATED PARTITIONS)

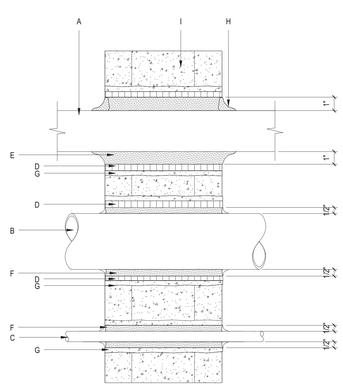
C. METAL PIPE SLEEVE

D. ACOUSTICAL SEALANT (USE FIRE-RATED ACOUSTICAL SEALANT AT RATED WALLS), PACKED AIRTIGHT

E. PENETRATING PIPE OR CONDUIT WITH DIAMETER LESS THAN 1"

SEE SPECIFICATION:
PENETRATIONS OF GYPSUM BOARD PARTITIONS

27 PIPE OR CONDUIT PENETRATIONS OF GWB PARTITIONS



A. PENETRATING DUCT

B. PIPE OR CONDUIT WITH DIAMETER GREATER THAN OR EQUAL TO 1"

C. PIPE OR CONDUIT, WITH DIAMETER LESS THAN 1"

D. METAL PIPE SLEEVE OR METAL STUD

E. 1" THICK, CLOSED CELL ELASTOMERIC SHEET INSULATION (USE MINERAL WOOL AT FIRE-RATED PARTITIONS)

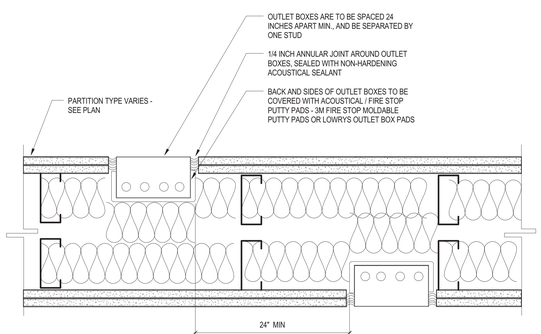
F. 1/2" THICK, SELF-SEAL, CLOSED CELL NEOPRENE PIPE INSULATION (USE MINERAL WOOL AT FIRE-RATED PARTITIONS)

G. GROUT

H. ACOUSTICAL SEALANT (USE FIRE-RATED ACOUSTICAL SEALANT AT RATED WALLS), PACKED AIRTIGHT

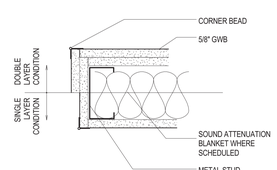
I. CONCRETE MASONRY UNIT OR POURED CONCRETE WALL

28 PIPE OR CONDUIT PENETRATIONS OF CMU PARTITIONS



SEE SPECIFICATION:
PENETRATIONS OF GYPSUM BOARD PARTITIONS

29 OUTLET BOX SPACING & PENETRATION DETAIL



4 PLAN DETAIL @ TERMINAL OR FINISH OPENING
SCALE 3"=1'-0"

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1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

PARTITION DETAILS

DRAWING NO. **G-007.00**

PROJECT	1529.00	SCALE	3" = 1'-0"
DOB PLAN NO.	121190772	SHEET NO.	8 OF 174

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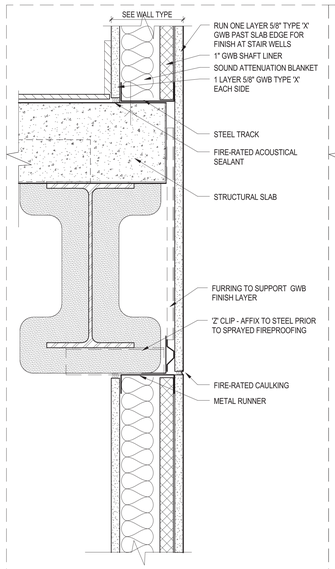
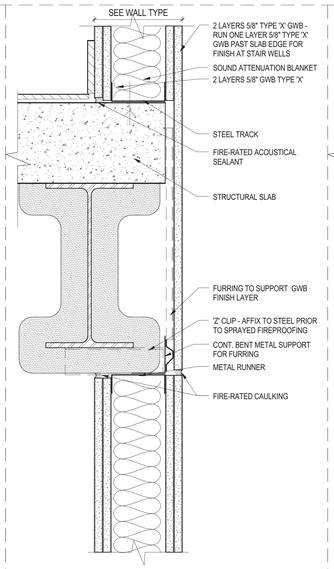


1 SECTION @ SHAFT WALL AT STAIRWELL
SCALE 3"=1'-0"



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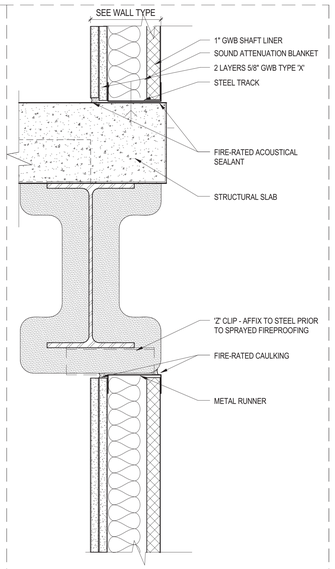
SCALE 3"=1'-0"



3 SECTION @ SHAFT WALL
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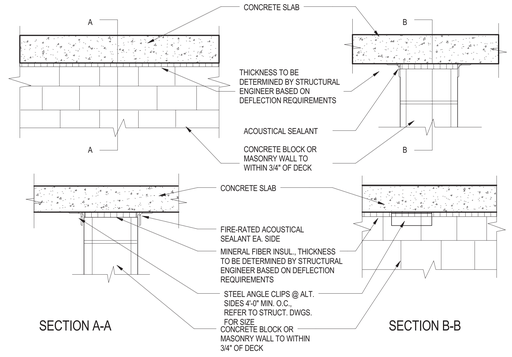
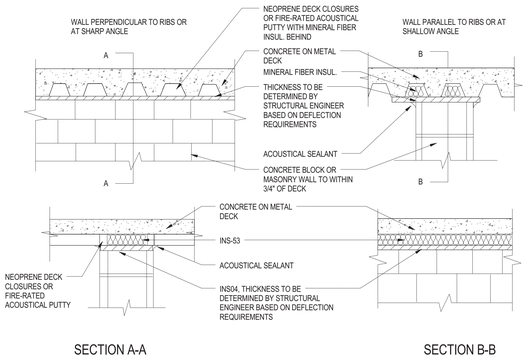
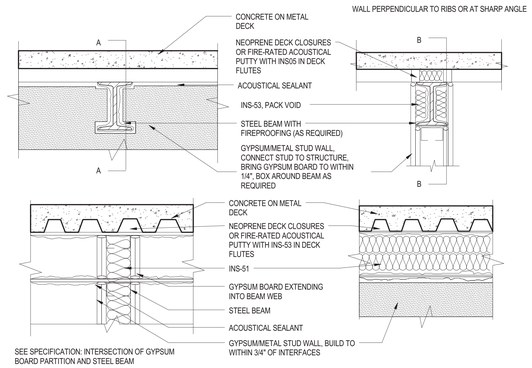


6 TOP OF RATED CMU PARTITION AT CONCRETE SLAB

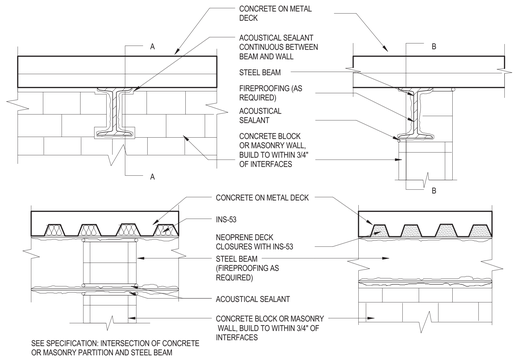


SEE SPECIFICATION: INTERSECTION OF CONCRETE OR MASONRY PARTITION AND METAL DECK

7 TOP OF RATED CMU PARTITION AT METAL DECK



9 TOP OF RATED GWB PARTITION AT STEEL BEAM



10 TOP OF RATED CMU PARTITION AT STEEL BEAM

45 BROAD STREET

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2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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PARTITION DETAILS

DRAWING NO. **G-008.00**

SCALE	3" = 1'-0"	SHEET NO.	9 OF 174
PROJECT NO.	1529.00	DOB PLAN NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
E300050906 Scan Code

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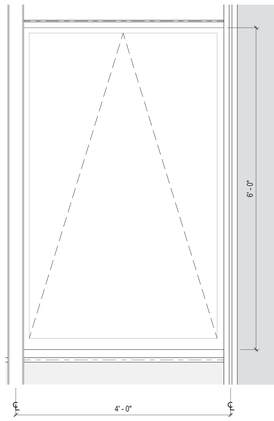
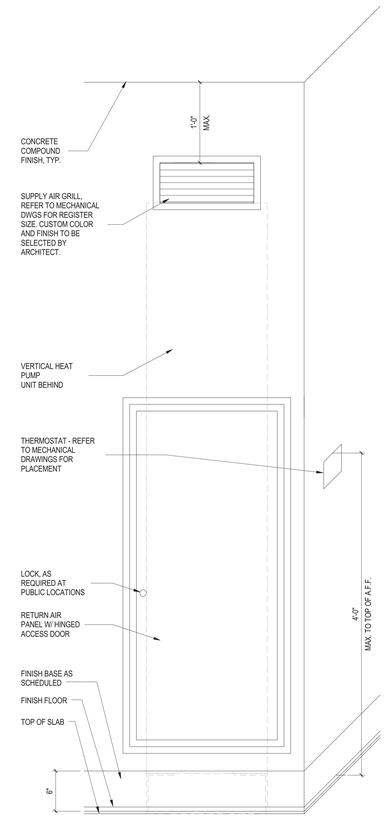
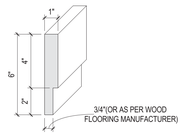


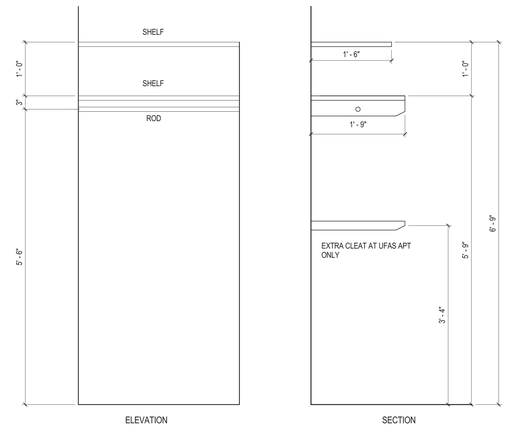
4 ENLARGED TYPICAL OPERABLE VENT
1" = 1'-0"



1 05_WSHP ELEVATION
1 1/2" = 1'-0"



3 TYPICAL INTERIOR RESIDENTIAL BASE PROFILE
3" = 1'-0"



2 05_CLOSET DETAILS
1" = 1'-0"

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

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2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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TYPICAL APARTMENT DETAILS

DRAWING NO. **G-009.00**

SCALE	As indicated	SHEET	10 OF174
PROJECT	1529.00	DOB FILE NO.	121190772

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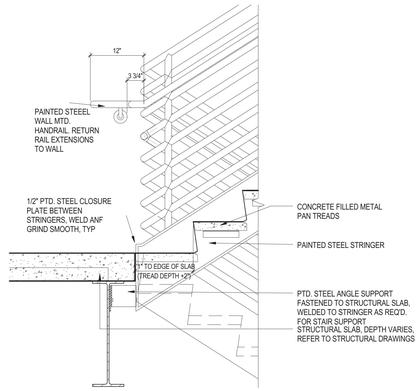
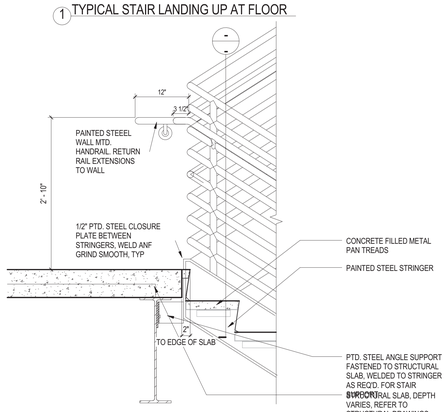
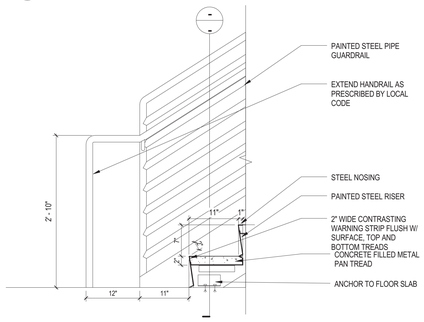


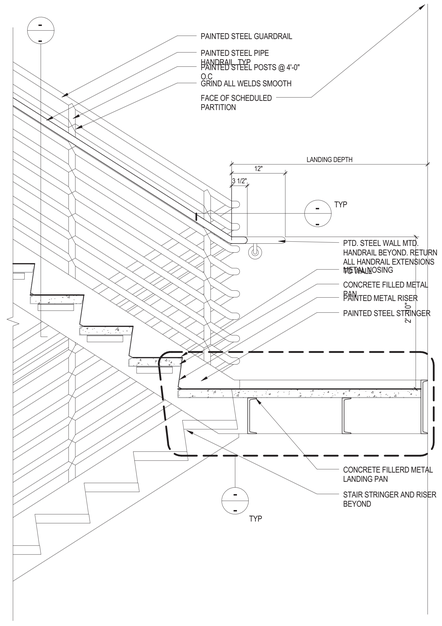
1 TYPICAL STAIR LANDING UP AT FLOOR



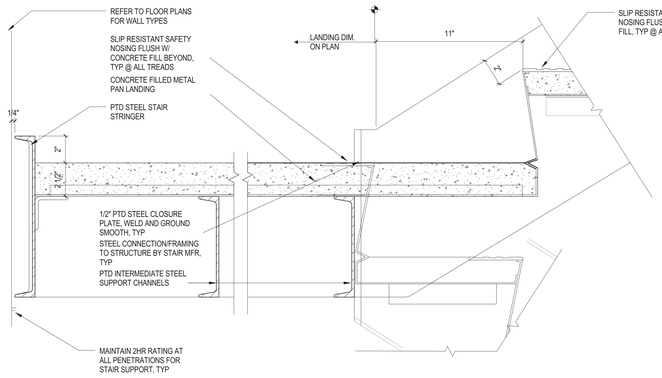
2 TYPICAL STAIR LANDING UP AT FLOOR



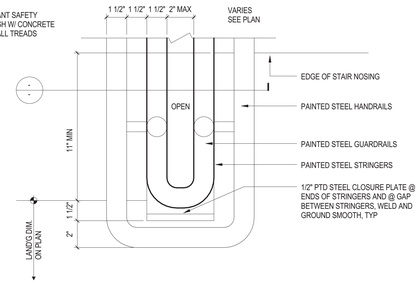
3 TYPICAL STAIR LANDING AT FLOOR



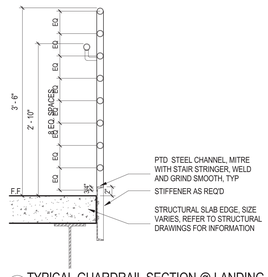
4 TYPICAL STAIR INTERMEDIATE LANDING



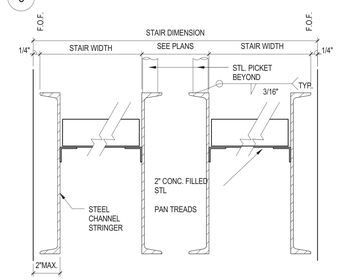
5 INTERMEDIATE LANDING



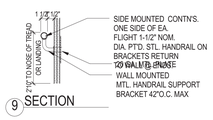
6 TYP. INSIDE RAILING PLAN VIEW



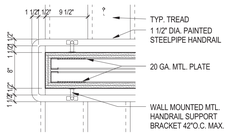
11 TYPICAL GUARDRAIL SECTION @ LANDING



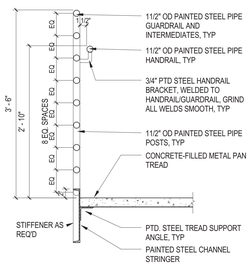
7 STRINGER CROSS SECTION



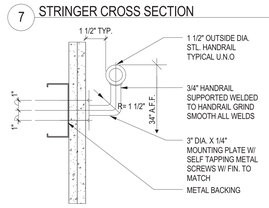
9 SECTION



10 PLAN



12 TYPICAL GUARDRAIL SECTION @ STRINGER



NOTE:
THE MOUNTING OF HANDRAILS SHALL BE SUCH THAT THE COMPLETE HANDRAIL AND SUPPORTING STRUCTURE ARE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL.

8 TYP. HANDRAIL BRACKET SUPPORT

1 10_TYPICAL STEEL STAIR A DETAILS
1" = 1'-0"

2 10_TYPICAL STEEL STAIR B DETAILS
3" = 1'-0"

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2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

TYPICAL STEEL STAIR DETAILS

DRAWING NO. **G-010.00**

SCALE	As indicated	SHEET NO. / TOTAL NO.	11 OF174
PROJECT	1529.00	JOB NO.	121190772

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2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRA RUDDY

FINISH AND MATERIALS LIST

DRAWING NO. **G-011.00**

SCALE

PROJECT 1529.00

SHEET NO. 12 OF 174

DOB FILING / PAGE NO. 121190772

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CetraRuddy ARCHITECTURE D.P.C. | **45 BROAD STREET** Finishes and Materials List (NOT FOR CONSTRUCTION) | ISSUED FOR DESIGN DEVELOPMENT 22 April 2016

DIVISION 3 - CONCRETE						
MATERIAL	TYPE	SPEC	MFR	PRODUCT	COLOR	LOCATION	REMARKS
CAST IN PLACE CONCRETE - 033000							
STRUCTURAL CONCRETE FINISHES	CONC-01	033000, 3.9		SMOOTH TROWELED		EXPOSED SURFACES, U.N.O.	
	CONC-02	033000, 3.9		FINE BROOM FINISH		EXTERIOR CONCRETE PAVING	
	CONC-03	033000, 3.10.C		SLIP RESISTIVE FINISH		STAIR TREADS AND EXIT PATHS	
CONCRETE SEALER	CONC-04	033000, 2.11.H	EUCLID CHEMICAL CO.	EUCO GUARD VOX		ALL CONCRETE WALL AND FLOOR SURFACES TO RECEIVE PAINT	
CONCRETE DAM COAT	CONC-05		NORTHLAND	SACKING AND PARGING MIX		ALL EXPOSED CONCRETE WALLS AT STAIRWELL INTERIOR, AND ALL OTHER LOCATIONS AS NOTED ON DRAWINGS	PAINT WALL AFTER SACKING AND PARGING COMPONENT
CONC. COLUMN COVER							
PRECAST ARCHITECTURAL CONCRETE							
PRECAST ARCHITECTURAL CONCRETE							
PRECAST CONCRETE SPECIALTIES							
CONCRETE BOLLARDS							
CONCRETE STAIR TREADS							
CONCRETE PARKING BUMPERS							
PRECAST CONCRETE PAVERS	PC-01	074241, 2.6	HANOVER	GLADER WHITE ROOF PAVER	TO BE SELECTED BY ARCHITECT		2 X 2 PAVER SIZE, ALL PAVERS ON THIS PROJECT SHALL COMPLY WITH HIGH WIND LOADING AND UPLIFT REQUIREMENTS AS OUTLINED IN WIND TUNNEL ANALYSIS.
PRECAST CONCRETE LANDSCAPE ELEMENTS	PC-02	034610		PRECAST PANELS W/ SMOOTH "NU-CAST" FINISH	CUSTOM COLOR AS SELECTED BY LANDSCAPE ARCHITECT	EXTERIOR LANDSCAPE ELEMENTS AT COURTYARD AND ROOF LANDSCAPED AREAS	
GLASS FIBER REINFORCED CONCRETE							
COLUMN COVERS							
GROUTS							

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DIVISION 4 - MASONRY						
MATERIAL	TYPE	SPEC	MFR	PRODUCT	COLOR	LOCATION	REMARKS
MASONRY UNITS - 042000							
CONCRETE MASONRY	CMU	042000, 2.1.A		CMU UNITS AS SHOWN ON THE DRAWINGS		CMU PARTITIONS AS SCHEDULED ON THE DRAWINGS	
STONE - 044000							
EXTERIOR STONE CLADDING	ST-01	044200, 2.1		GRANITE, HONED		STONE WATER TABLE AT BUILDING BASE	
INTERIOR STONE							
STONE FABRICATIONS							SEE DIVISION 12
STONE COUNTERTOPS							SEE DIVISION 12
MANUFACTURED STONE							
CAST STONE	CS-1	047200, 2.1	DURA ART STONE CONTINENTAL CAST STONE		COLOR SELECTED BY ARCHITECT	CAST SILLS AT STOREFRONT	

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DIVISION 5 - METALS						
MATERIAL	TYPE	SPEC	MFR	PRODUCT	COLOR	LOCATION	REMARKS
STRUCTURAL METAL FRAMING - 051200							
ARCHITECTURALLY-EXPOSED STEEL FRAMING				TREMEC ENDURA-SHIELD OVER BISHOP-BISTEEL INVERTED TEE FRAMING	COLOR TO BE SELECTED BY ARCHITECT	STEEL AND GLASS GARGOYLE AT COURTYARD	
ARCHITECTURALLY-EXPOSED ALUMINUM FRAMING							
COLD-FORMED METAL FRAMING - 054000							
COLD-FORMED METAL FRAMING - 054000		054000, 2.1	MARINO/WARE, DALEMCGR, DIETRICH		GALVANIZED COLD-FORMED C-SHAPED STUDS AND EXTERIOR FRAMING		EXTERIOR ENCLOSURE
METAL FABRICATIONS - 055000							
METAL DAYTIME GRATES		055000, 2.6 B		HIGH PERFORMANCE COATING ON STEEL SUBSTRATE	COLOR SELECTED BY ARCHITECT		
METAL LADDERS		055000, 2.6 B		STEEL SECTIONS, GALVANIZED FINISH G-90	GALVANIZED, U.N.O.		
METAL GRATINGS		055000, 2.6 G		STEEL SECTIONS, GALVANIZED FINISH G-90	GALVANIZED, U.N.O.		
METAL RAILINGS		055000, 2.6 C		HIGH PERFORMANCE COATING ON STEEL RAILINGS	COLOR SELECTED BY ARCHITECT		
METAL NOSINGS					COLOR SELECTED BY ARCHITECT	CAST-IN-PLACE NOSINGS AT CONCRETE STAIR TREADS	
ORNAMENTAL METAL - 057000							
DECORATIVE METAL RAILINGS		055200, 2.1		DECORATIVE ALUMINUM RAILINGS	POWDER COAT FINISH - CUSTOM COLOR TO BE SELECTED BY ARCHITECT		
GLASS DECORATIVE RAILINGS		057510, 2.1		TEMPERED GLASS RAILINGS	CLEAR TEMPERED GLASS W/ STAINLESS TOP RAIL	PUBLIC AND AMENITY TERRACES	
METAL FINISHES							
ALUMINUM FACED COMPOSITE WALL PANELS	MF-01	074214, 2.2 A	ALUCOBOND	INSULATED METAL PANEL, KYNAR FLUOROPOLYMER 3-COAT	COLOR TO BE SELECTED BY ARCHITECT	BUILDING EXTERIOR	REFER TO MF-01
ALUMINUM FACED COMPOSITE WALL PANELS - OPTION 2	MT-01A	074214, 2.2 A	ALUCOBOND	KYNAR FLUOROPOLYMER 3-COAT	COLOR TO BE SELECTED BY ARCHITECT	BUILDING EXTERIOR	REFER TO MF-01
STAINLESS STEEL PANELS EXTERIOR GALVANIZED STEEL	MT-02	074214, 2.4 C		GALVANIZED		ROOF AND MAINTENANCE AREAS	
CURTAIN WALL CASEMENT WINDOW FRAME, AND STOREFRONT	MT-04	084401, 2.3 A.2		KYNAR FLUOROPOLYMER 3-COAT	COLOR TO BE SELECTED BY ARCHITECT	EXTERIOR WINDOW WALL AND STOREFRONT	
EXTERIOR CEILING PANELS	MT-05			KYNAR FLUOROPOLYMER 3-COAT	COLOR TO BE SELECTED BY ARCHITECT	EXTERIOR CEILING & SOFFIT	
DRAFT POSTS				KYNAR FLUOROPOLYMER 3-COAT	COLOR TO BE SELECTED BY ARCHITECT	EXTERIOR EXPOSED PERMANENT DRAFT AT MECHANICAL ROOFTOPS	
INTERIOR METAL FINISHES							
BRONZE TYP. CUSTOM MIRROR FRAME	MT-101			BRONZE FINISH	BRONZE	MASTER BATHROOM MIRROR FRAME	MATCH ARCHITECT'S SAMPLE
ORNAMENTAL METAL	MT-102					LOBBY	
METAL PANEL	MT-103			STAINLESS STEEL		ELEVATOR CABS, TYPICAL	WITH FINGERPRINT-PROOF COATING
ARCHITECTURAL METAL MESH	MT-105		CAMBRIDGE	ARCHITECTURAL METAL MESH		ELEVATOR CABS, TYPICAL	
	MT-151						

CetraRuddy ARCHITECTURE D.P.C. | **45 BROAD STREET** Finishes and Materials List (NOT FOR CONSTRUCTION) | ISSUED FOR DESIGN DEVELOPMENT 22 April 2016

DIVISION 6 - WOOD & PLASTICS						
MATERIAL	TYPE	SPEC	MFR	PRODUCT	COLOR	LOCATION	REMARKS
FINISH CARPENTRY - 062000							
RESIDENTIAL UNIT INTERIOR DOORS	8A-01				COLOR TO BE SELECTED BY ARCHITECT	RESIDENTIAL UNITS	REFER TO DOV. 8 SEE ENLARGED PROFILE 3/D-808
ARCHITECTURAL WOODWORK - 064023							
LAMINATE	LAC-101	064023	RIF KITCHENS	LAMINATE	WHITE LACQUER	RESIDENTIAL KITCHEN CABINETS	CONTACT FED-MARTIN, 917-352-6830, FMARTIN@RIFTCHEKNY.COM
WOOD VENEER	WV-101			WHITE OAK WOOD FINELINO			EXTERIOR SIDE OF FOUNDATION WALLS
WOOD VENEER	WV-103	064023	RIF KITCHENS	WOOD VENEER	MATCH DESIGNER SAMPLE	RESIDENTIAL KITCHEN CABINETS	CONTACT FED-MARTIN, 917-352-6830, FMARTIN@RIFTCHEKNY.COM
METAL VENEER	MT-102	064023	RIF KITCHENS	METAL PANEL VENEER	BRONZE LAMINATE	RESIDENTIAL KITCHEN CABINETS	CONTACT FED-MARTIN, 917-352-6830, FMARTIN@RIFTCHEKNY.COM
PLASTIC FABRICATIONS							
SIMULATED STONE FABRICATIONS	SS-X				CAESARSTONE		SEE DIV. 12
SOLID SURFACING FABRICATIONS	SS-X				CORIAN		SEE DIV. 12

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DIVISION 7 - THERMAL & MOISTURE PROTECTION						
MATERIAL	TYPE	SPEC	MFR	PRODUCT	COLOR	LOCATION	REMARKS
WATERPROOFING AIR & VAPOR BARRIERS - 072700							
SHEET MEMBRANE WATERPROOFING	MP-01	072701	GRACE			PREPRUFE 300R, PREPRUFE 160R,	UNDER CELLAR SLAB, CELLAR WALLS WHERE EXPOSED TO HYDROSTATIC PRESSURE AND SITE DRAINAGE
SHEET MEMBRANE WATERPROOFING	MP-01A	072701	GRACE			BITUTHENE 4000	VERTICAL FLASHING ABOVE CELLAR WALLS
CEMENTITIOUS WATERPROOFING	MP-02	072720				VYPEX	ELEVATOR PITS
BELOW GRADE EXPANSION JOINT	MP-03	071522.1	AARMAK			AARMAK 88 HP	EXTERIOR SIDE OF FOUNDATION WALLS
WATERPROOFING AT CONCRETE TANKS	MP-04	071410	C-M INDUSTRIES			TWO-COMPONENT, ASPHALT MODIFIED POLYURETHANE WATERPROOFING	WATERPROOFING AT CONCRETE WATER TANKS COVER
INSULATION - 072100							
EXTRUDED POLYSTYRENE BOARD INSULATION	IN-01	072100	DOW, OWENS CORNING, PACTIV	STYROFOAM PERMATE	2" BOARDS, 4" UNDER SLAB, UNLESS OTHERWISE NOTED	AT FOUNDATION WALLS	
FOIL-FACED BLACK BOARD INSULATION	IN-04	072100	DOW	CAVITHATE	2" BOARDS, UNLESS OTHERWISE NOTED	BEHIND STONE BASE AT STOREFRONT	
MINERAL FIBER BOARD INSULATION	IN-03	072100	ROXUL	CAVITYROCK DD	2" BOARDS AT METAL PANEL, 2" AT MASONRY VENEER, UNLESS OTHERWISE NOTED	AT EXTERIOR WALLS	
FOIL-FACED GLASS FIBER BOARD INSULATION	IN-05	072100	OWENS CORNING, JOHNS MANVILLE, CERTAINTEED	FIBERGLASS FLAME SPREAD 25	2" FOIL FACED BATTS	AT EXTERIOR WALLS WHERE NOTED	
UNFACED MINERAL WOOL BOARD INSULATION	IN-06	084001, 2.12	OWENS CORNING, JOHNS MANVILLE, CERTAINTEED	THERMAFIBER	2" BOARDS AT BLACK WOVEN FACE, UNLESS OTHERWISE NOTED	INSULATED BRACKPANS AT STOREFRONT AND WINDOWS	
EXTRUDED ROOF POLYSTYRENE BOARD INSULATION	IN-02	072100, 2.1B.3	DOW, OWENS CORNING, PACTIV	STYROFOAM DECORMATE	2" BOARDS AT ADDL. BUILD-UP WHERE NOTED ON DRAWINGS FOR 4" MIN. THICKNESS, UNLESS OTHERWISE NOTED	AT TERRACES, ROOF AND COURTYARD	
ACOUSTIC INSULATION	IN-08	092900	OWENS CORNING, JOHNS MANVILLE, CERTAINTEED			2" ACOUSTICAL BATTS @ ACOUSTICALLY RATED WALLS, OTHER THICKNESSES NOTED ON DRAWINGS TO FILL STUD CAVITIES	PIN COLLOUT ENCLOSURES AT RESIDENCE
DUCT LINER	IN-09	092900	JOHNS MANVILLE	PERMACOTE LINACOUSTIC R-300	2" THICK WITH BLACK SCRIM FACE, UNLESS OTHERWISE NOTED		
AIR & VAPOR BARRIERS - 072600							
UNDERSLAB VAPOR BARRIER	MP-05	072600	GRACE	VI-CORPRUFE 12D		UNDER FLOOR SLABS WHERE WATER TABLE	
WEATHER RESISTIVE BARRIER	WRB-01	072701, 2.1B.1	W.R. GRACE	PERMA-BARRIER		APPLIED ON BUILDING EXTERIOR: GYPSUM SHEATHING, CONCRETE OR CMU, BEHIND MASONRY VENEER, BEHIND AND METAL PANEL CLADDING	
PERMEABLE WEATHER RESISTIVE BARRIER	WRB-02	072701, 2.1B.2	W.R. GRACE	PERMA-BARRIER VAPOR PERMEABLE SHEET		FOR USE AT TALL PARAPETS TO LIMIT CONDENSATION IN UNVENTILATED CAVITIES	
HIGH-TEMPERATURE WEATHER RESISTIVE BARRIER	WRB-03	072701, 2.1B.4	W.R. GRACE	GRACE ICE & WATER SHIELD-HT		FOR USE BEHIND METAL PANEL OR SUPPORTS	
ALUMINUM FACED WEATHER RESISTIVE BARRIER	WRB-04	072701, 2.1B.5	W.R. GRACE	PERMA-BARRIER ALUMINUM WALL MEMBRANE		FOR USE WHERE AIR BARRIER MAY BE EXPOSED TO UV	
ROOFING & CLADDING PANEL SYSTEMS - 074200							
ALUMINUM FACED COMPOSITE WALL PANELS	MF-01	074214, 2.2 A	ALUCOBOND		COLOR TO BE SELECTED BY ARCHITECT	BUILDING EXTERIOR	
CORRUGATED METAL PANELS	MF-02	074214	ATAS INTERNATIONAL INC.	ATAS CFALINE PANEL, CFR	COLOR TO BE SELECTED BY ARCHITECT	BUILDING EXTERIOR, PODIUM	
CUSTOM PERFORATED CURVED METAL PANEL CEILING	MF-03				COLOR AND FINISH TO BE SELECTED BY ARCHITECT	EXTERIOR CEILING AT 58TH FLOOR AMENITY SPACE	COORDINATE WITH AND SHALL COMPLY WITH WIND TUNNEL ANALYSIS AND RESULTS
SUSPENDED METAL PAN CEILINGS	MF-04	074214	ARMSTRONG	METALWORKS, VECTOR	COLOR TO BE SELECTED BY ARCHITECT		
SEMI-EXPOSED COLD FLUID APPLIED WATERPROOFING							
SEMI-EXPOSED COLD FLUID APPLIED WATERPROOFING	MP-06	071400, 2.1B.1	KEMPER	MM 6125		BUILDING ROOF W/ CONCRETE PAVERS	INCL. ACCESSORY ROOFING & LANDSCAPE ELEMENTS SHALL BE COMPATIBLE WITH KEMPER, TYP.
	MP-07	071400, 2.1B.2	KEMPER	MM 6125 IN GARDEN ROOF ASSEMBLY		BUILDING ROOF W/ LANDSCAPE IMPROVEMENTS, DECKING PAVERS	INCL. ACCESSORY ROOFING & LANDSCAPE ELEMENTS SHALL BE COMPATIBLE WITH KEMPER, TYP.
FLASHING & SHEET METAL - 76000							

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SHEET METAL FLASHING	SM-200, 2.1		STAINLESS STEEL			STAINLESS STEEL CAP FLASHING, ALL AND THROUGH-WALL FLASHING	SHALL COMPLY WITH WIND TUNNEL ANALYSIS AND RESULTS
ROOF & WALL SPECIALTIES - 077000							
ROOF PAVERS			HANOVER				
APPLIED FIREPROOFING - 078100							
SPRAYED CEMENTITIOUS FIREPROOFING	FP-01	078100, 2.1	CARBOLINE, WR GRACE	PYROLITE 15, MONOKOTE TYPE MK6		AT CONCEALED STEEL FRAMING	
SPRAYED CEMENTITIOUS FIREPROOFING, MEDIUM DENSITY	FP-02	078100, 2.2	CARBOLINE, WR GRACE	PYROLITE 20, MONOKOTE TYPE Z106/1		AT INTERIOR EXPOSED STEEL FRAMING	
SPRAYED CEMENTITIOUS FIREPROOFING, HIGH DENSITY	FP-03					AT EXTERIOR EXPOSED STEEL FRAMING	
INTUMESCENT FIREPROOFING COATINGS - EXTERIOR		078123, 2.2	INTL PAINT, CARBOLINE, PPG, ALB	THERMAR 1020	TOPCOAT TENDATHANE 1029	EXTERIOR EXPOSED STEEL FRAMING WHERE NOTED ON DRAWINGS AND/OR AS REQUIRED BY CODE	
INTUMESCENT FIREPROOFING COATINGS - INTERIOR	FP-04	078123, 2.1	WR GRACE, INTL PAINT, CARBOLINE, ALB	MONOKOTE INTUMESCENT 96-0067	TOPCOAT TENDATHANE 1029 OR THEMEC COLOR TO BE SELECTED BY ARCHITECT	INTERIOR EXPOSED STEEL FRAMING WHERE NOTED ON DRAWINGS AND/OR AS REQUIRED BY CODE	
JOINT PROTECTION - 079000							
JOINT GASKETS	EJ-01	079501	EMSEAL	EMSHIELD	COLOR TO BE SELECTED BY ARCHITECT	BETWEEN PROPOSED BUILDING AND EXISTING ADJACENT STRUCTURE	TO BE COMPATABLE WITH KEMPER ROOFING SYSTEM
EXPANSION JOINT COVER ASSEMBLIES	EJ-02	079501	STURA INC.	REDLINE WATERPROOFING EXPANSION JOINT	COLOR TO BE SELECTED BY ARCHITECT	AT ROOF AND TERRACE	
EXPANSION JOINT COVER ASSEMBLIES	EJ-03	079501	JOHNS MANVILLE	EXPANCO FLASH	COLOR TO BE SELECTED BY ARCHITECT	AT EXTERIOR WALL	
EXPANSION JOINT COVER ASSEMBLIES	EJ-05	079501	C/S GROUP	KB	COLOR TO BE SELECTED BY ARCHITECT	AT ROOF AND TERRACE	
EXPANSION JOINT COVER ASSEMBLIES	EJ-101		C/S GROUP	0SR-2892(*)	COLOR TO BE SELECTED BY ARCHITECT	AT INTERIOR FLOOR	
EXPANSION JOINT COVER ASSEMBLIES	EJ-102		C/S GROUP	UF-460(*)	COLOR TO BE SELECTED BY ARCHITECT	AT INTERIOR PARTITION	
EXPANSION JOINT COVER ASSEMBLIES	EJ-103		C/S GROUP	0TM-2892(*)	COLOR TO BE SELECTED BY ARCHITECT	AT INTERIOR CEILING	

CetraRuddy ARCHITECTURE D.P.C. | **45 BROAD STREET** Finishes and Materials List (NOT FOR CONSTRUCTION) | ISSUED FOR DESIGN DEVELOPMENT 22 April 2016

DIVISION 8 - DOORS & WINDOWS						
MATERIAL	TYPE	SPEC	MFR	PRODUCT	COLOR	LOCATION	REMARKS
DOORS & FRAMES - 081000							
ALL HOLLOW METAL DOORS & FRAMES					COLOR AND FINISH TO BE SELECTED BY ARCHITECT	PREFINISHED IN GLOSS WHITE	RESIDENTIAL ENTRY DOOR, TYP.
ENTRY DOOR FRAME/HEADER MANUFACTURED SYSTEM			TRE-PIU, RIMADESIO		PREFINISHED IN GLOSS WHITE		TYPICAL INTERIOR DOORS AT RESIDENTIAL UNITS
TYPICAL INTERIOR DOOR FRAME/HEADER SYSTEM			TRE-PIU, RIMADESIO		PREFINISHED IN GLOSS WHITE		
TYPICAL INTERIOR DOOR MANUFACTURED SLIDING DOOR SYSTEM			TRE-PIU, RIMADESIO		PREFINISHED IN GLOSS WHITE		
SOLID CORE WOOD DOORS			MARSHFIELD, ALDORN HARDWOOD, EGGERS HARDWOOD		PAINT GRADE FINISH		
OVERHEAD COILING GRILLES			HORMANN				
OVERHEAD COILING SHUTTERS			HORMANN				
ACOUSTICALLY RATED DOOR & FRAME					COLOR TO BE SELECTED BY ARCHITECT		
ACCESS DOORS & FRAMES - 081100							
ACCESS DOORS			AARP INC.	AARP BISTRIP FIRE RATED ACCESS DOORS W/ TAPE IN FLANGE	PAINT TO MATCH SURROUNDING AREA	FIRE-RATED WALLS	
			AARP INC.	SYSTEM - FLUSH MOUNTED CONCEALED METAL ACCESS DOOR W/ REINFORCED FACING	PAINT TO MATCH SURROUNDING AREA	NON-RATED WALLS OR CEILINGS	
			WIND LOCK	STEALTH ACCESS PANEL	TAPE IN COMPONENT, CUSTOM COLOR TO BE SELECTED BY ARCHITECT TO MATCH SURROUNDINGS (CEILING, STAIR, STAINLESS STEEL	FOR USE IN NON-RATED FINISH AREAS	
			ACODOR	LIF-5800 WALL OR CEILING ACCESS DOOR		FOR USE IN TOILET ROOMS OR OTHER DAMP AREAS	
WATERPROOF GASKETED DOOR					STAINLESS STEEL	AT TENANT STORAGE	CELLAR LEVELS
ENTRANCES, STOREFRONTS - 084000							
ALUMINUM FRAME GLASS ENTRANCE DOORS	DR-04						
ALUMINUM FRAME GLASS ENTRANCE DOORS	DR-03						
TEMPERED GLASS ENTRANCE DOORS	DR-02						
SLIDING ALUMINUM FRAMED TRIPLE-GLAZED DOORS							
AUTOMATIC GLASS REVOLVING DOOR	DR-01		BLAS	KARUSSEL UNIDEN LOUR 4-LEAF REVOLVING DOOR TYPE 3-LEAF	CUSTOM COLOR TO BE SELECTED BY ARCHITECT, PVDF SKLOSS LEVEL 30	MAIN LOBBIES	ELECTRIFIED; SEE DRAWINGS AND SPECIFICATION.
WINDOWS - 085000							
FIDUCIAR BUILDING STOREFRONT AND COMMERCIAL	WT-01		KAWNEER	1600 SS SERIES	COLOR AND FINISH TO BE SELECTED BY ARCHITECT, PVDF SKLOSS LEVEL 30	LOBBY STOREFRONT	
AMENITY AND GARDEN LEVEL - TIER 1	WT-02		TOP ARCHITECTURAL	CUSTOM STEEL BUILT CURTAIN WALL SYSTEM	COLOR AND FINISH TO BE SELECTED BY ARCHITECT, PVDF SKLOSS LEVEL 30	RETAIL / LOBBY STOREFRONT	STEEL REINFORCED
RESIDENTIAL TOWER - TIER 1	WT-03		OLD CASTLE	SIGNATURE SERIES UNIT WALL	COLOR AND FINISH TO BE SELECTED BY ARCHITECT, PVDF SKLOSS LEVEL 30	EXTERIOR WALLS	CASEMENT WINDOW
OUTDOOR RECREATION AND MECHANICAL	WT-04		KAWNEER 1600 SS CURTAIN WALL SYSTEM	RELIANCE TM	COLOR AND FINISH TO BE SELECTED BY ARCHITECT, PVDF SKLOSS LEVEL 30		
RESIDENTIAL TOWER - TIER 2	WT-05		OLD CASTLE	SIGNATURE SERIES UNIT WALL	COLOR AND FINISH TO BE SELECTED BY ARCHITECT, PVDF SKLOSS LEVEL 30	EXTERIOR WALLS	CASEMENT WINDOW
RESIDENTIAL TOWER - TIER 3	WT-06		TOP ARCHITECTURAL	SIGNATURE SERIES 1-2 WITH STRUCTURAL STEEL SUPPORT		EXTERIOR WALLS	
SKYLIGHTS - 086000							
ALUMINUM FRAME WINDOWS	SK-01	086301	SUPER SKY SYSTEMS	TOTAL FLASH GLAZING SYSTEM		POOL	
			SENTECH	VETRA PATCH A-SERIES			
			SKYLINE	SKYLITES			
FINISH HARDWARE - 087000 (REFER TO HARDWARE SPECIFICATION FOR COMPLETE LISTING)							

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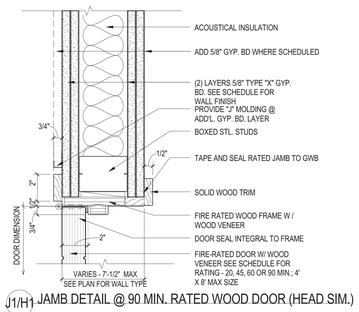
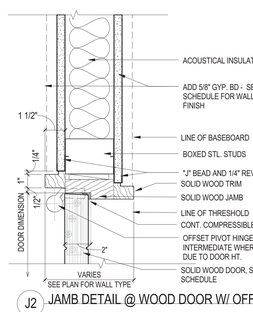
DOOR LEVER HANDLES	HW-1	087100	DUNAR	ZZ2B-CR - TWIST WITH MATCHING ROUND ROSETTE	CROMIO/POLISHED CHROME	RESIDENTIAL DOORS	TYPICAL DOOR LEVER AND ROSE OPTION
	HW-2	064623	VALLE & VALLI	R-1206 SERIE BESS WITH MATCHING ROUND ROSE	25 - POLISHED CHROME	RESIDENTIAL DOORS	TYPICAL DOOR LEVER AND ROSE OPTION
	HW-3	064624	THE PIU, RIMADESIO			RESIDENTIAL DOORS	FOR MANUFACTURED DOORS THROUGH THE PIU, RIMADESIO
CABINET FINGER PULL	HW-4	064625		FULL WETH - FINGER PULL	COLOR TO BE SELECTED BY ARCHITECT	RESIDENCE BATHROOM CABINETS	
AUTOMATIC DOOR OPERATORS					COLOR TO BE SELECTED BY ARCHITECT	AT ADA DESIGNATED ENTRANCE DOOR	
GLAZELITE							
GLASS - 088000							
EXTERIOR GLASS							
INSULATED GLASS UNIT - 5/16" MIN. THICKNESS GLASS / 1/2" AIR SPACE / 5/16" MIN. THICKNESS	GL-01/07	088000	GUARDIAN	VISION GLAZING (FIXED) CURVED VISION GLAZING (FIXED) VISION GLAZING (OPERABLE)	SUPERNEUTRAL 68(R), BRONZE OUTBOARD	BUILDING EXTERIOR WALL	LOW-E ON #2 SURFACE, INSULATED UNIT W/ LOW IRON GLASS, TEMPERED WHERE REQD. FOR ALL WALL TYPES, U.N. (07-01 ON SH. SCHEDULE)
	GL-02	088000					
TRIPLE-GLAZED IGU - 5/8" MIN. THICKNESS GLASS / 1/2" AIR SPACE / 5/8" MIN. THICKNESS GLASS	GL-03	088000	GUARDIAN		MATCH TO GL-01/07-01	TRIPLE-GLAZED EXTERIOR WALL AT THE POOL	LOW-E ON #2 SURFACE, INSULATED UNIT W/ LOW IRON GLASS, TEMPERED WHERE REQD.
TEMPERED GLASS - VARYING THICKNESSES	GL-04	088000	GUARDIAN		MATCH TO GL-01/07-01	TRIPLE-GLAZED EXTERIOR WALL SHADOW BOX AT THE POOL	LOW-E ON #2 SURFACE, INSULATED UNIT W/ LOW IRON GLASS, TEMPERED WHERE REQD.
	GL-05	088000	GUARDIAN		MATCH TO GL-01/07-01	TRIPLE GLAZING SKYLIGHT	LOW-E ON #4 SURFACE, INSULATED UNIT W/ LOW IRON GLASS, TEMPERED WHERE REQD.
TEMPERED GLASS - VARYING THICKNESSES	GL-06	088000	GUARDIAN		MATCH TO GL-01/07-01	DOOR TO TERRACE	LOW-E ON #2 SURFACE, INSULATED UNIT W/ LOW IRON GLASS, TEMPERED WHERE REQD.
TEMPERED GLASS - VARYING THICKNESSES	GL-12	088000	GUARDIAN		MATCH TO GL-01/07-01	LOBBY & STOREFRONT ENTRANCE DOOR	INSULATED UNIT W/ LOW IRON GLASS, TEMPERED WHERE REQD.
TEMPERED GLASS - VARYING THICKNESSES	GL-13	088000	GUARDIAN		MATCH TO GL-01/07-01	REVOLVING ENTRANCE DOOR	
TEMPERED GLASS - 3/4" THK.	GL-20	057510	GUARDIAN		MATCH TO GL-01/07-01	EXTERIOR GLASS GUARD RAILS AT TERRACES AND ROOF	ALL GLASS GUARDRAILS SHALL COMPLY WITH NYCBC AND UPLIFT/HIGH WIND LOADING REQUIREMENTS AS OUTLINED IN WIND TUNNEL ANALYSIS.
INTERIOR GLASS							
	GL-101			CLEAR GLASS			
	GL-102			SMART GLASS			
	GL-103		BENDHEIM GLASS	GALAXY 10361	ARTINTECH CR-19		
LOUVERS - 089000							
4" STORMPROOF LOUVER	LVR-01	089601, 2.1 B	C/S GROUP		U-COAT KYNAR TO MATCH STOREFRONT, PVDF SKLOSS LEVEL 30, CUSTOM PREMIUM COLOR TO BE SELECTED BY ARCHITECT	MECHANICAL LOUVER	
4" INSULATED ALUMINUM LOUVER WITH DECORATIVE PERFORATED SCREEN PANEL AT EXTERIOR			C/S GROUP	ARCHITECTURAL PERFORM LOUVER / STORM RESISTANT PL 5700	U-COAT KYNAR, PVDF SKLOSS LEVEL 30, CUSTOM PREMIUM COLOR TO BE SELECTED BY ARCHITECT	MECHANICAL LOUVER	
2" ALUMINUM STORM LOUVER WITH DECORATIVE PERFORATED SCREEN PANEL AT EXTERIOR			C/S GROUP	ARCHITECTURAL PERFORM LOUVER / STORM RESISTANT PL 5700	U-COAT KYNAR, PVDF SKLOSS LEVEL 30, CUSTOM PREMIUM COLOR TO BE SELECTED BY ARCHITECT	MECHANICAL LOUVER	
4" SCREEN LOUVER	LVR-03

45 BROAD STREET

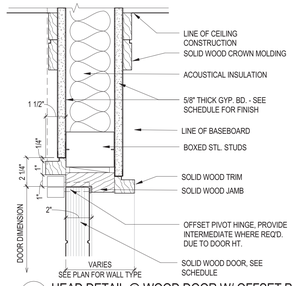
NEW YORK NY 10004



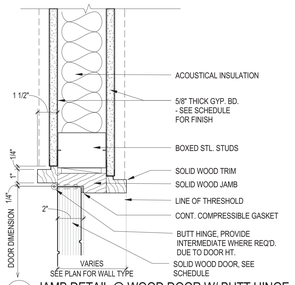
J1/H1 JAMB DETAIL @ 90 MIN. RATED WOOD DOOR (HEAD SIM.)



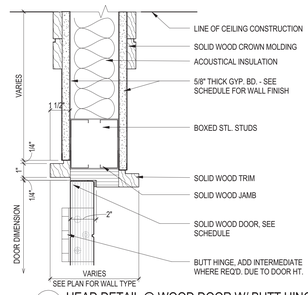
J2 JAMB DETAIL @ WOOD DOOR W/ OFFSET PIVOT



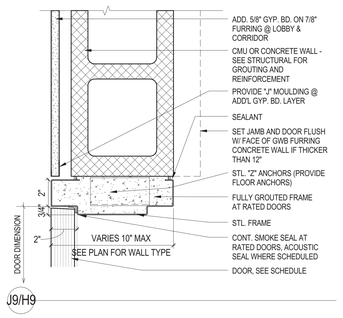
H2 HEAD DETAIL @ WOOD DOOR W/ OFFSET PIVOT



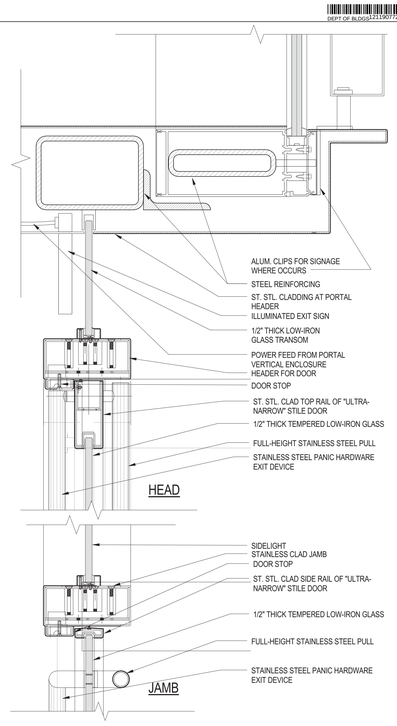
J3 JAMB DETAIL @ WOOD DOOR W/ BUTT HINGE



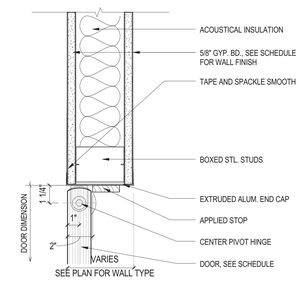
H3 HEAD DETAIL @ WOOD DOOR W/ BUTT HINGE



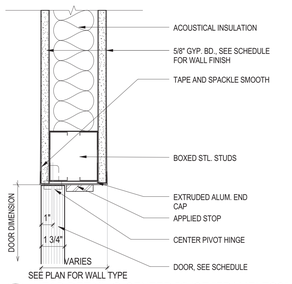
J9/H9



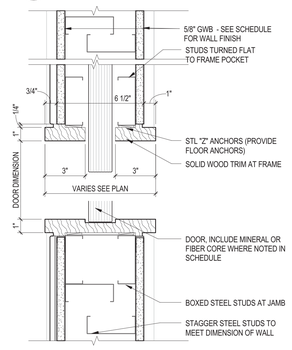
J8/H8 HEAD & JAMB DETAIL @ ALUM. FRAME "ULTRA NARROW" STILE DOOR



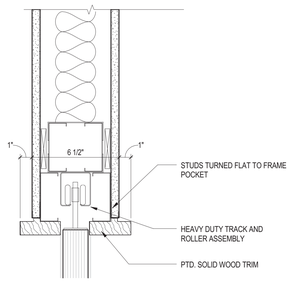
J4 JAMB DETAIL @ CENTER PIVOT "FRAMELESS" DOOR



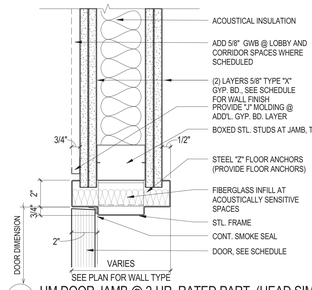
H4 HEAD DETAIL @ CENTER PIVOT "FRAMELESS" DOOR



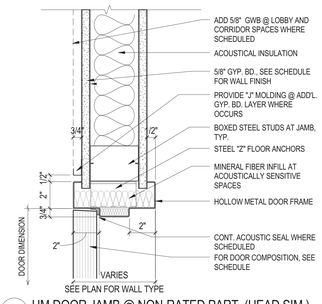
J5 SLIDING POCKET DOOR -JAMB DETAIL



H5 SLIDING POCKET DOOR - HEAD DETAIL

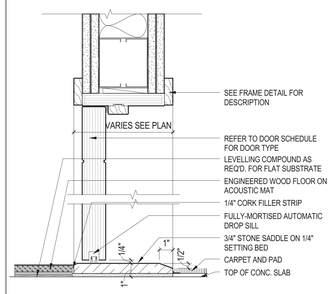


J6/H6 HM DOOR JAMB @ 2-HR. RATED PART. (HEAD SIM.)

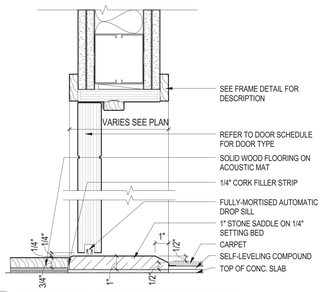


J7/H7 HM DOOR JAMB @ NON-RATED PART. (HEAD SIM.)

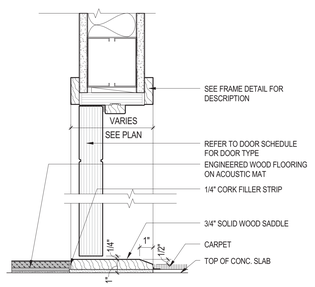
4 1529_DOOR DETAILS - WOOD DOORS - WOOD FRAMES Copy 1
3" = 1'-0"



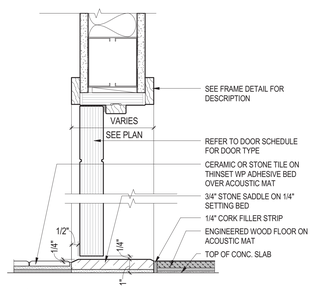
S1 STONE SILL - ENGINEERED WOOD TO CARPET



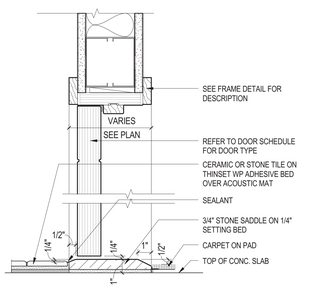
S2 STONE SILL - SOLID WOOD TO CARPET



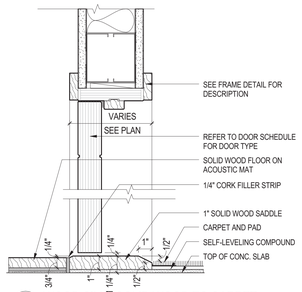
S3 WOOD SILL - ENGINEERED WOOD TO CARPET



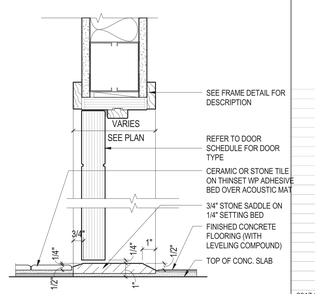
S4 STONE SILL - TILE TO ENGINEERED WOOD



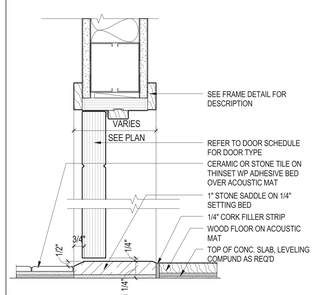
S5 STONE SILL - TILE TO CARPET



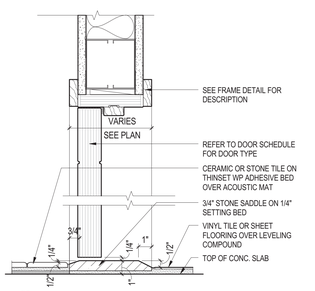
S6 WOOD SILL - SOLID WOOD TO CARPET



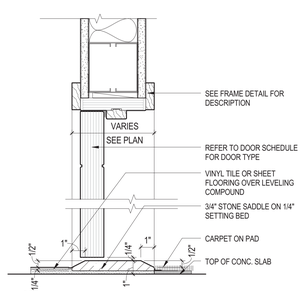
S14 STONE SILL - CONCRETE TO TILE



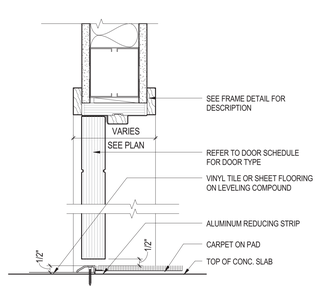
S7 STONE SILL - TILE TO SOLID WOOD



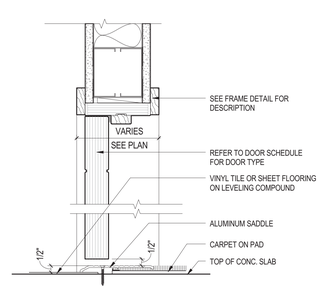
S8 STONE SILL - VCT TO TILE



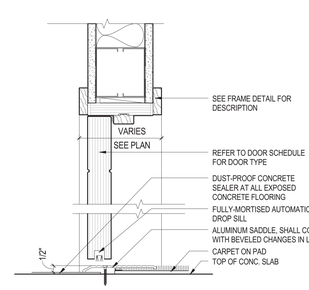
S9 STONE SILL - VCT TO CARPET



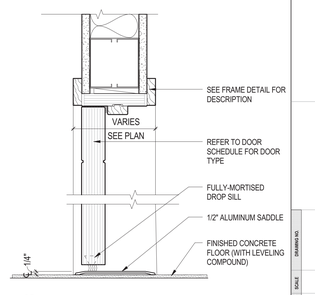
S10 SILL DETAIL - VCT TO CARPET



S11 SILL DETAIL - VCT TO CARPET



S12 SILL DETAIL - CONCRETE TO CARPET



S13 ALUMINUM SILL - CONCRETE TO CONCRETE

2 TYPICAL THRESHOLD CONDITIONS
3" = 1'-0"

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

Madison 45 Broad Development, LLC
105 Madison Avenue
New York, NY 10016

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

BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

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

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

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

BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

NOTES

1. ALL DOOR HEIGHTS ARE FROM FINISH FLOOR. ALL FRAME HEIGHTS MUST BE INCREASED FOR THE THICKNESS OF THE FINISH FLOOR ABOVE THE STRUCTURAL SLAB.

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

3. HARDWARE MUST NOT INCLUDE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST AS PER ANSI 404.2.6

4. SLOPE FINISH FLOOR 1/2" TO MEET THRESHOLD CONDITION AT EXPOSED CONCRETE AS NECESSARY, TYP.

5. ALL EXPOSED CONCRETE SHALL BE FINISHED WITH A DUST-PROOF, NON-SLIP SEALER.

6. ALL BACK OF HOUSE DOORS LOCATED ON CELLAR AND SUB-CELLAR LEVELS SHALL BE EQUIPPED WITH 12" KICKPLATES, BOTH SIDES.

7. ALL SADDLES AND THRESHOLDS SHALL COMPLY WITH NYCBC/ANSI/FHA BEVELED CHANGES IN LEVEL.

8. PROVIDE SMOKE SEAL S/DROP SILL WHERE NECESSARY TO COMPLY WITH NYCBC.

9. IN ACCORDANCE WITH NYCBC 2014 3007.6 EXCEPTION 2.
ALL DOORS THAT OPEN ONTO A 2-HOUR COORDIOR SHALL BE EQUIPPED WITH FIRE BARRIER. ALL DOORS SHALL BE SMOKE AND DRAFT CONTROLLED DOORS COMPLYING WITH NYCBC 705.4.3.1

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

DOOR SCHEDULE

DRAWING NO. **G-015.00**

PROJECT	1529.00	SCALE	As indicated
DOB JOB NO.	121190772	SHEET NO.	13 OF174

CETRARUDDY ARCHITECTURE DPC
584 BROADWAY NEW YORK NY 10012 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDY.COM

121190772

45 BROAD STREET

NEW YORK NY 10004

DOOR SCHEDULE - CELLAR 3

	DOOR TAG	LOCATION FROM	LOCATION TO	JAMB OPENING WIDTH	JAMB OPENING HEIGHT	FRAME DATA MATERIAL	FRAME DATA HEAD	FRAME DATA JAMB	FRAME DATA FINISH	DOOR DATA TYPE	DOOR DATA MATERIAL	DOOR DATA THICKNESS	DOOR DATA FINISH	SADDLE / THRESHOLD	HARDWARE SET	FIRE RATING (FPSC)	REMARKS	ELECTRIFIED
	C3-01	MECHANICAL	CELLAR 3 CORRIDOR	5' - 0"	8' - 0"	HM	H9	J9	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR		
	C3-02	FUEL OIL ROOM	CELLAR 3 CORRIDOR	5' - 0"	8' - 0"	HM	H9	J9	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR		
	C3-03	CELLAR 3 CORRIDOR	ATTENDED TENANT STORAGE	3' - 0"	8' - 0"	HM	H9	J9	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR		
	C3-04	CELLAR 3 CORRIDOR	ATTENDED TENANT STORAGE	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR		
	C3-05	STAIR C	CELLAR 3 CORRIDOR	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD	S13		1 1/2 HR		
	C3-06	CELLAR 3 CORRIDOR	STAIR D	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD	S13		1 1/2 HR	FRSC, 'B' LABEL	
	C3-07	GAS BOOSTER ROOM	MECHANICAL	3' - 0"	8' - 0"				PTD			1 3/4"	PTD			1 1/2 HR		

DOOR SCHEDULE - CELLAR 2

	DOOR TAG	LOCATION FROM	LOCATION TO	JAMB OPENING WIDTH	JAMB OPENING HEIGHT	FRAME DATA MATERIAL	FRAME DATA HEAD	FRAME DATA JAMB	FRAME DATA FINISH	DOOR DATA TYPE	DOOR DATA MATERIAL	DOOR DATA THICKNESS	DOOR DATA FINISH	SADDLE / THRESHOLD	HARDWARE SET	FIRE RATING (FPSC)	REMARKS	ELECTRIFIED
CELLAR LEVELS	C2-01	STAIR C	CELLAR 2 CORRIDOR	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD	S13		1 1/2 HR		
	C2-02	CELLAR 2 CORRIDOR	STAFF LOCKERS (MENS)	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S14		1 1/2 HR		
	C2-03	CELLAR 2 CORRIDOR	STAFF LOCKERS (WOMENS)	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S14		1 1/2 HR		
	C2-04	CELLAR 2 CORRIDOR	SUPER'S OFFICE	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S14		1 1/2 HR		
	C2-05	CELLAR 2 CORRIDOR	PET SPA	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD	S14		1 1/2 HR		
	C2-06	CELLAR 2 CORRIDOR	POOL MECHANICAL	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR		
	C2-07	POOL B.O.H.	CELLAR 2 CORRIDOR	3' - 0"	8' - 0"	HM	H9	J9	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR		
	C2-08	CELLAR 2 CORRIDOR	ATTENDED BICYCLE STORAGE (128 SPACES) W/ FIXIT STATION	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD	S13		1 1/2 HR		
	C2-09	POOL B.O.H.	POOL MECHANICAL	3' - 0"	8' - 0"	HM	H9	J9	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR		
	C2-10	WOMENS WC	STAFF LOCKERS (WOMENS)	3' - 0"	8' - 0"	HM	H7	J7	PTD	A	HM	1 3/4"	PTD			UNRATED		
	C2-11	MENS WC	STAFF LOCKERS (MENS)	3' - 0"	8' - 0"	HM	H7	J7	PTD	A	HM	1 3/4"	PTD			UNRATED		
	C2-12	BUILDING STORAGE	CELLAR 2 CORRIDOR	5' - 0"	8' - 0"	HM	H9	J9	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR		
	C2-13	CELLAR 2 CORRIDOR	LAUNDRY	3' - 0"	8' - 0"	HM	H9	J9	PTD	C	HM	1 3/4"	PTD	S14		1 1/2 HR		
	C2-14	CELLAR 2 CORRIDOR	STAIR D	3' - 0"	8' - 0"	HM	H9	J9	PTD	C	HM	1 3/4"	PTD	S13		1 1/2 HR	FRSC, 'B' LABEL	

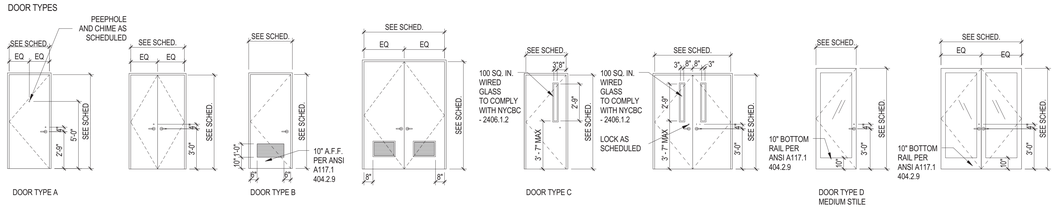
DOOR SCHEDULE - CELLAR 1

	DOOR TAG	LOCATION FROM	LOCATION TO	JAMB OPENING WIDTH	JAMB OPENING HEIGHT	FRAME DATA MATERIAL	FRAME DATA HEAD	FRAME DATA JAMB	FRAME DATA FINISH	DOOR DATA TYPE	DOOR DATA MATERIAL	DOOR DATA THICKNESS	DOOR DATA FINISH	SADDLE/ THRESHOLD	HARDWARE SET	FIRE RATING (FPSC)	REMARKS	ELECTRIFIED
FLOOR 1	C1-01	CELLAR 1 CORRIDOR	TREATMENT ROOM	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S14		1 1/2 HR		
	C1-02	POOL	CELLAR 1 CORRIDOR	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR		
	C1-03	BATH	CELLAR 1 CORRIDOR	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR		
	C1-04	SAUNA	POOL	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR		
	C1-05	STEAM	POOL	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR		
	C1-06	POOL	CELLAR 1 CORRIDOR	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR		
	C1-07	POOL	LOCKER ROOM	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR		
	C1-08	CELLAR 1 CORRIDOR	LOCKER ROOM	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR		
	C1-09	CELLAR 1 CORRIDOR	LOCKER ROOM	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR		
	C1-10	POOL	LOCKER ROOM	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR		
	C1-11	CELLAR 1 CORRIDOR	MECHANICAL	5' - 0"	8' - 0"	HM	H9	J9	PTD	A	HM	1 3/4"	PTD			1 1/2 HR	FRSC, 'B' LABEL	
	C1-12	CELLAR 1 CORRIDOR	CELLAR 1 CORRIDOR	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR		
	C1-13	CELLAR 1 CORRIDOR	STAIR D	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR	FRSC, 'B' LABEL	
	1-01	SERVICE ENTRY VESTIBULE	BROAD STREET	6' - 0"	8' - 0"	HM	H8	J8	PTD	E	HM	1 3/4"	PTD					
	1-02	PACKAGE ROOM	MAIL ROOM	3' - 0"	8' - 0"	HM	H7	J7	PTD	A	HM	1 3/4"	PTD					
	1-03	STAIR A	STAIR A	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD	S13		1 1/2 HR		
	1-04	COMMERCIAL VESTIBULE	ENTRY PLAZA	6' - 0"	8' - 0"	HM	H8	J8	PTD	F	HM	1 3/4"	PTD					
	1-05	COMMERCIAL LOBBY	COMMERCIAL VESTIBULE	6' - 0"	8' - 0"	HM	H8	J8	PTD	F	HM	1 3/4"	PTD					
	1-06	SERVICE ENTRY VESTIBULE	RESIDENTIAL LOBBY	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR		
	1-08	STAIR B	REAR GARDEN	3' - 0"	8' - 0"	HM	H9	J9	PTD	C	HM	1 3/4"	PTD	S14		1 1/2 HR	FRSC, 'B' LABEL	
	1-09	RESIDENTIAL LOBBY	ENTRY PLAZA	3' - 0"	8' - 0"	HM	H6	J6	PTD	F	HM	1 3/4"	PTD	S14		1 1/2 HR		
	1-10	STAIR A	RESIDENTIAL LOBBY	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD	S13		1 1/2 HR		
	1-11	STAIR B	STAIR B	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD	S14		1 1/2 HR		
FLOOR 2	2-01	CORRIDOR	STAIR A	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR	FRSC, 'B' LABEL	
	2-02	ATS ROOM	CORRIDOR	5' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR	FRSC, 'B' LABEL	
	2-03	CORRIDOR	WATER ROOM	5' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR	FRSC, 'B' LABEL	
	2-04	CORRIDOR	FIRE PUMP ROOM	5' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR	FRSC, 'B' LABEL	
	2-05	MDF ROOM	CORRIDOR	5' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR	FRSC, 'B' LABEL	
	2-06	CORRIDOR	EMERGENCY ELECTRICAL ROOM	5' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR	FRSC, 'B' LABEL	
	2-08	CORRIDOR	WATER ROOM	5' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR	FRSC, 'B' LABEL	
	2-09	CORRIDOR	ATS ROOM	5' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR	FRSC, 'B' LABEL	
	2-10	CORRIDOR	BOILER ROOM	5' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR	FRSC, 'B' LABEL	
	2-11	CORRIDOR	GENERATOR ROOM	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR	KICKPLATES BOTH SIDES	
	2-12	CORRIDOR	STAIR B	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR	KICKPLATES BOTH SIDES	
	2-13	CORRIDOR	COMPACTOR ROOM	5' - 0"	8' - 0"	HM	H9	J9	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR	FRSC, 'B' LABEL	
FLOORS 3-8	3-01	OPEN OFFICE	STAIR A	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD	S12		1 1/2 HR	FRSC, 'B' LABEL	
	3-02	TOILET ROOM	OPEN OFFICE	3' - 0"	8' - 0"	HM	H7	J7	PTD	A	HM	1 3/4"	PTD	S5		UNRATED		
	3-03	OPEN OFFICE	STAIR B	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD	S12		1 1/2 HR	FRSC, 'B' LABEL	
	3-04	OPEN OFFICE	TOILET ROOM	3' - 0"	8' - 0"	HM	H7	J7	PTD	A	HM	1 3/4"	PTD	S11		UNRATED		
	3-05	TOILET ROOM	OPEN OFFICE	3' - 0"	8' - 0"	HM	H7	J7	PTD	A	HM	1 3/4"	PTD	S5		UNRATED		
	3-06	OPEN OFFICE	TOILET ROOM	3' - 0"	8' - 0"	HM	H7	J7	PTD	A	HM	1 3/4"	PTD	S11		UNRATED		
	3-07	OPEN OFFICE	REFUSE STORAGE	3' - 2"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S12		1 1/2 HR	ELECTRIFIED, ON HOLD-OPEN	Y
FLOOR 9	9-01			3' - 0"	8' - 0"	HM	H6	J6	PTD			1 3/4"	PTD			1 1/2 HR	FRSC, 'B' LABEL	
	9-02			3' - 0"	8' - 0"	HM	H6	J6	PTD			1 3/4"	PTD			1 1/2 HR	FRSC, 'B' LABEL	
	9-03		CORRIDOR	3' - 0"	8' - 0"	HM	H6	J6	PTD			1 3/4"	PTD			1 1/2 HR	FRSC, 'B' LABEL	
	9-04	CORRIDOR		3' - 2"	8' - 0"	HM	H6	J6	PTD			1 3/4"	PTD			1 1/2 HR	ELECTRIFIED, ON HOLD-OPEN	
	9-05	CORRIDOR		3' - 0"	8' - 0"	HM	H6	J6	PTD			1 3/4"	PTD			1 1/2 HR	FRSC, 'B' LABEL	
	9-06	CORRIDOR	TOILET ROOM	3' - 0"	8' - 0"				PTD			1 3/4"	PTD					
	9-07	CORRIDOR	TOILET ROOM	3' - 0"	8' - 0"				PTD			1 3/4"	PTD					
	9-08	CORRIDOR	MECHANICAL	3' - 0"	8' - 0"				PTD			1 3/4"	PTD			1 1/2 HR	KICKPLATES BOTH SIDES	
	9-09	STORAGE	CORRIDOR	3' - 0"	8' - 0"				PTD			1 3/4"	PTD			1 1/2 HR	KICKPLATES BOTH SIDES	
	9-10	GARDEN	CORRIDOR	6' - 0"	8' - 0"				PTD			1 3/4"	PTD					
	9-11	CORRIDOR		3' - 0"	8' - 0"				PTD			1 3/4"	PTD			1 1/2 HR	KICKPLATES BOTH SIDES	
	9-12	CORRIDOR		3' - 0"	8' - 0"				PTD			1 3/4"	PTD			1 1/2 HR	KICKPLATES BOTH SIDES	
	9-13			5' - 0"	8' - 0"				PTD			1 3/4"	PTD			1 1/2 HR		
	9-14			5' - 0"	8' - 0"				PTD			1 3/4"	PTD			1 1/2 HR		
FLOOR 10	10-01	CORRIDOR	DEMO KITCHEN	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR		
	10-03	LIBRARY	GAME ROOM	3' - 0"	8' - 0"	WD	H6	J6	PTD	A	WD	1 3/4"	PTD			1 1/2 HR		
	10-04	LIBRARY	GAME ROOM	3' - 0"	8' - 0"	WD	H6	J6	PTD	A	WD	1 3/4"	PTD			1 1/2 HR		
	10-05	CORRIDOR	STAIR A	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD			1 1/2 HR	FRSC, 'B' LABEL	
	10-06	CORRIDOR	LOUNGE	2' - 10 31/32"	15' - 0"	HM			PTD	E	GL							
	10-07	CORRIDOR	TOILET ROOM	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD					
	10-08	GAME ROOM	LOUNGE	3' - 3 23/32"	15' - 0"	WD			PTD		GL							
	10-09	CORRIDOR	REFUSE ROOM	3' - 2"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR	ELECTRIFIED, ON HOLD-OPEN	
	10-10	CORRIDOR	STAIR B	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD			1 1/2 HR	FRSC, 'B' LABEL	
	10-11	CORRIDOR	LOUNGE	2' - 8 15/32"	15' - 0"	WD			PTD		GL							
	10-12	LIBRARY	CORRIDOR	6' - 0"	8' - 0"	HM			PTD		WD	1 3/4"	PTD					
	10-13	DEMO KITCHEN	LIBRARY	3' - 0"	8' - 0"	WD	H5	J5	PTD	J	WD	1 3/4"	PTD					
	10-14	LIBRARY	DEMO KITCHEN	3' - 0"	8' - 0"	WD	H5	J5	PTD	J	WD	1 3/4"	PTD					
	10-15	CORRIDOR	STORAGE	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR	KICKPLATES BOTH SIDES	
	10-16	ELEC. CLOSET	STORAGE	5' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR		
FLOOR 11	11-01	CORRIDOR	STAIR A	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD			1 1/2 HR	FRSC, 'B' LABEL	
	11-02	CORRIDOR	TOILET ROOM	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD					
	11-03	FITNESS CENTER	YOGA/TRAINING	3' - 0"	8' - 0"	HM			PTD	E	GL	1 3/4"	PTD					
	11-04	CORRIDOR	REFUSE ROOM	3' - 2"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR	ELECTRIFIED, ON HOLD-OPEN	
	11-05	CORRIDOR	STAIR B	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD			1 1/2 HR	FRSC, 'B' LABEL	
	11-06	CORRIDOR	FITNESS CENTER	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD					
	11-07	FITNESS CENTER	CORRIDOR	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD					
	11-08	ELEC. CLOSET	STORAGE	5' - 0"	8' - 0"	HM	H6	J6	PTD		HM	1 3/4"	PTD			1 1/2 HR		
	11-09	CORRIDOR	STORAGE	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD			1 1/2 HR	KICKPLATES BOTH SIDES	
	2080	CORRIDOR		3' - 0"	8' - 0"				PTD			1 3/4"	PTD					

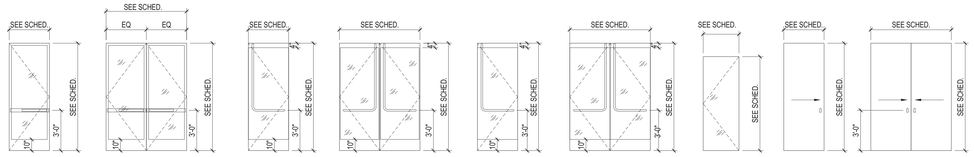
DOOR SCHEDULE - TYPICAL TOWER FLOORS

	DOOR TAG	LOCATION	JAMB OPENING WIDTH	JAMB OPENING HEIGHT	FRAME DATA MATERIAL	FRAME DATA HEAD	FRAME DATA JAMB	FRAME DATA FINISH	DOOR DATA TYPE	DOOR DATA MATERIAL	DOOR DATA THICKNESS	DOOR DATA FINISH	SADDLE / THRESHOLD	HARDWARE SET	FIRE RATING (FPSC)	REMARKS
TYPICAL TOWER FLOORS (12-83)	A-01	APARTMENT ENTRY	3' - 0"	8' - 0"	HM	H1	J1	PTD	A	HM	1 3/4"	PTD	S1		1 1/2 HR	MANUFACTURED, PRE-FINISHED DOOR ASSEMBLY WITH PEEPCHIME- SEE FINISH SCHEDULE
	A-02	APARTMENT BEDROOM	3' - 0"	8' - 0"	WD	H3	J3	PTD	A	WD	1 3/4"	PTD				
	A-03	APARTMENT BATH	3' - 0"	8' - 0"	WD	H3	J3	PTD	A	WD	1 3/4"	PTD	S4			
	A-03A	APARTMENT BATH - FRAMELESS	3' - 0"	8' - 0"	WD	H4	J4	PTD	A	WD	1 3/4"	PTD	S4			
	A-03B	APARTMENT BATH POCKET DR	3' - 0"	6' - 0"	WD	H5	J5	PTD	A	WD	1 3/4"	PTD	S4			
	A-03C	APARTMENT BATH POCKET DR	6' - 0"	8' - 0"	WD	H5	J5	PTD	A	WD	1 3/4"	PTD	S4			
	A-03D	APARTMENT BATH POCKET DR	3' - 0"	8' - 0"	WD	H5	J5	PTD	A	WD	1 3/4"	PTD	S4			
	A-04	APARTMENT CLOSET	3' - 0"	8' - 0"	WD	H3	J3	PTD	A	WD	1 3/4"	PTD				
	A-04A	APARTMENT CLOSET	4' - 0"	8' - 0"	WD	H3	J3	PTD	A	WD	1 3/4"	PTD				
	A-04B	APARTMENT CLOSET	5' - 0"	8' - 0"	WD	H3	J3	PTD	A	WD	1 3/4"	PTD				
	A-04C	APARTMENT CLOSET	2' - 10"	8' - 0"	WD	H3	J3	PTD	A	WD	1 3/4"	PTD				
	A-04D	APARTMENT CLOSET	2' - 4"	8' - 0"	WD	H3	J3	PTD	A	WD	1 3/4"	PTD				
	A-04E	APARTMENT CLOSET	2' - 6"	8' - 0"	WD	H3	J3	PTD	A	WD	1 3/4"	PTD				
	A-04F	APARTMENT CLOSET	2' - 4"	8' - 0"	WD	H3	J3	PTD	A	WD	1 3/4"	PTD				
	A-04G	APARTMENT CLOSET	2' - 0"	6' - 0"	WD	H3	J3	PTD	A	WD	1 3/4"	PTD				
	A-05	APARTMENT WASHER/DRYER	2' - 6"	8' - 0"	WD	H3	J3	PTD	B	WD	1 3/4"	PTD				UNDERCUT FOR VENTILATION
	A-05B	APARTMENT WASHER/DRYER	2' - 4"	8' - 0"	WD	H3	J3	PTD	B	WD	1 3/4"	PTD				UNDERCUT FOR VENTILATION
	A-05C	APARTMENT WASHER/DRYER	2' - 8"	8' - 0"	WD	H3	J3	PTD	B	WD	1 3/4"	PTD				UNDERCUT FOR VENTILATION
	T-01	EGRESS STAIR	3' - 0"	8' - 0"	HM	H6	J6	PTD	C	HM	1 3/4"	PTD	S12		1 1/2 HR	FRSC, 'B' LABEL
	T-02	REFUSE ROOM	3' - 2"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S9		1 1/2 HR	ELECTRIFIED, ON HOLD-OPEN
	T-03	ELECTRICAL CLOSET	5' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S12		1 1/2 HR	
	T-10	MECHANICAL ROOM	3' - 0"	8' - 0"	HM	H6	J6	PTD	A	HM	1 3/4"	PTD	S13		1 1/2 HR	KICKPLATES BOTH SIDES

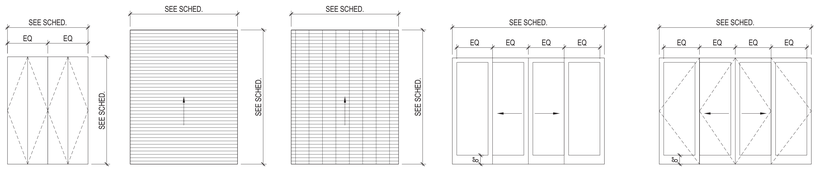
DOOR TYPES



DOOR TYPE A | DOOR TYPE B | DOOR TYPE C | DOOR TYPE D MEDIUM STILE

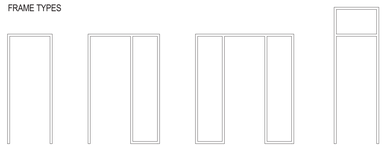


DOOR TYPE E NARROW STILE | DOOR TYPE F "ULTRA" NARROW STILE | DOOR TYPE G "ULTRA" NARROW STILE | DOOR TYPE H SHOWER ENCLOSURE | DOOR TYPE J

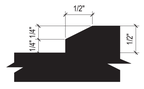


DOOR TYPE K | DOOR TYPE L | DOOR TYPE M | DOOR TYPE N | DOOR TYPE P

FRAME TYPES



FRAME TYPE A | FRAME TYPE B | FRAME TYPE C | FRAME TYPE D



2 BEVELED CHANGES IN LEVEL
12" = 1'-0"

2 TYP BEVELED CHANGES IN LEVEL
12" = 1'-0"

1 15_DOOR SCHEDULE
1/4" = 1'-0"

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NOTES

1. ALL DOOR HEIGHTS ARE FROM FINISH FLOOR. ALL FRAME HEIGHTS MUST BE INCREASED FOR THE THICKNESS OF THE FINISH FLOOR ABOVE THE STRUCTURAL SLAB.

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

3. HARDWARE MUST NOT INCLUDE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST AS PER ANSI 404.2.6

4. SLOPE FINISH FLOOR 1/2" TO MEET THRESHOLD CONDITION AT EXPOSED CONCRETE AS NECESSARY, TYP.

5. ALL EXPOSED CONCRETE SHALL BE FINISHED WITH A DUST-PROOF, NON-SLIP SEALER.

6. ALL BACK OF HOUSE DOORS LOCATED ON CELLAR AND SUB-CELLAR LEVELS SHALL BE EQUIPPED WITH 12" KICKPLATES, BOTH SIDES.

7. ALL SADDLES AND THRESHOLDS SHALL COMPLY WITH NYCBC/ANSI/FHA BEVELED CHANGES IN LEVEL.

8. PROVIDE SMOKE SEALS/DROP SILL WHERE NECESSARY TO COMPLY WITH NYCBC.

9. IN ACCORDANCE WITH NYCBC 2014 3007.6 EXCEPTION 2,
ALL DOORS THAT OPEN ONTO A 2-HOUR COORDIOR SHALL BE EQUIPPED WITH FIRE BARRIER. ALL DOORS SHALL BE SMOKE AND DRAFT CONTROLLED DOORS COMPLYING WITH NYCBC 705.4.3.1

REGISTERED ARCHITECT JOHN CETRA 018861 STATE OF NEW YORK

121419

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

DOOR SCHEDULE

DRAWING NO. **G-016.00**

SCALE	As indicated	SHEET / PAGE NO.	14 OF174
PROJECT	1529.00	DOB / BLDG. FILE NO.	121190772

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45 BROAD STREET

NEW YORK NY 10004

ZONING ANALYSIS - 45 BROAD STREET

ADDRESS:	45 BROAD STREET
BLOCK:	25
LOT(S):	7 AND 10
LOT AREA:	23,797.00 SF
ZONING MAP:	12b
DISTRICT:	C5-5 (R10 EQUIVALENT) / SPECIAL LOWER MANHATTAN DISTRICT, HISTORIC AND COMMERCIAL CORE
COMMUNITY BOARD:	MN1

APPLICABLE ZR SECTION	REQUIREMENT
91-11	USED PERMITTED
32-00	1-6, 7B, 7E, 8A, 8B, 9-11, 12A(LIMITED), 12B, 12C,12E
	USED PROPOSED UG 2: RESIDENTIAL UG 3: EXISTING SCHOOL UG 6: OFFICES
91-21	FAR PERMITTED
91-22	COMMERCIAL - 15.00 FAR
91-23	RESIDENTIAL - 10.00 FAR

FLOOR AREA PERMITTED

BASIC		
COMMERCIAL & CF:	15.00 FAR	356,955 ZFA
RESIDENTIAL:	10.00 FAR	237,970 ZFA
MAX TOTAL:	15.00 FAR	356,955 ZFA

FLOOR AREA PROPOSED (15 FAR AS OF RIGHT)

EXISTING 35 BROAD STREET:		
COMMUNITY FACILITY:	(3.95 FAR)	93,894 ZFA
PROPOSED		
COMMERCIAL:	(2.06 FAR)	48,928 ZFA
RESIDENTIAL:	(8.97 FAR)	213,542 ZFA
TOTAL:	(11.02 FAR)	262,325 ZFA
TOTAL ALL DISTRICTS:		
COMMERCIAL:	(2.06 FAR)	48,928 ZFA
COMMUNITY FACILITY:	(3.95 FAR)	93,894 ZFA
RESIDENTIAL:	(8.97 FAR)	213,542 ZFA
TOTAL:	(14.97 FAR)	356,364 ZFA

35-40 23-20	DENSITY REGULATIONS 680 FACTOR FOR DWELLING UNITS 213,542 (RES ZFA PROPOSED) / 680 = 314 MAX DWELLING UNITS PERMITTED 150 DWELLING UNITS PROPOSED; COMPLIES.
13-10	OFF-STREET PARKING NONE REQUIRED IN MANHATTAN CORE, NONE PROVIDED
13-42 36-62	OFF-STREET LOADING RESIDENTIAL - NONE REQUIRED; NONE PROVIDED COMMERCIAL - NONE REQUIRED FOR OFFICE AREA BELOW 100,000 SF; NONE PROVIDED.
25-80 36-711	BICYCLE PARKING REQUIRED: RESIDENTIAL UG 2: ENCLOSED BICYCLE PARKING - 1 PER 2 DWELLING UNITS REQUIRED 150 UNITS/2 = 75 BICYCLE PARKING SPACES REQUIRED. (SEE ZO-011 FOR LAYOUT) COMMERCIAL UG 6: ENCLOSED BICYCLE PARKING - 1 PER 7,500 ZFA 48,928 ZFA PROPOSED COMMERCIAL / 7,5000 ZFA = 6.52 = 7 BICYCLE PARKING SPACES REQUIRED. (SEE ZO-011 FOR LAYOUT) PROVIDED: 170 TOTAL BICYCLE PARKING SPACES RESIDENTIAL UG 2: 156 SPACES PROVIDED X 95F = 1,404 SF REQUIRED PARKING AREA, 1,160 SF PROVIDED / DEDUCTED (1,180SF / 156 = 7.44 SF PER BICYCLE PARKING SPACE) COMMERCIAL UG 6: 14 SPACES PROVIDED X 9 SF = 126 SF REQUIRED PARKING AREA, 242 SF PROVIDED

BLOCK 25, LOT 7

USE GROUP 2
CONSTRUCTION CLASSIFICATION 1A

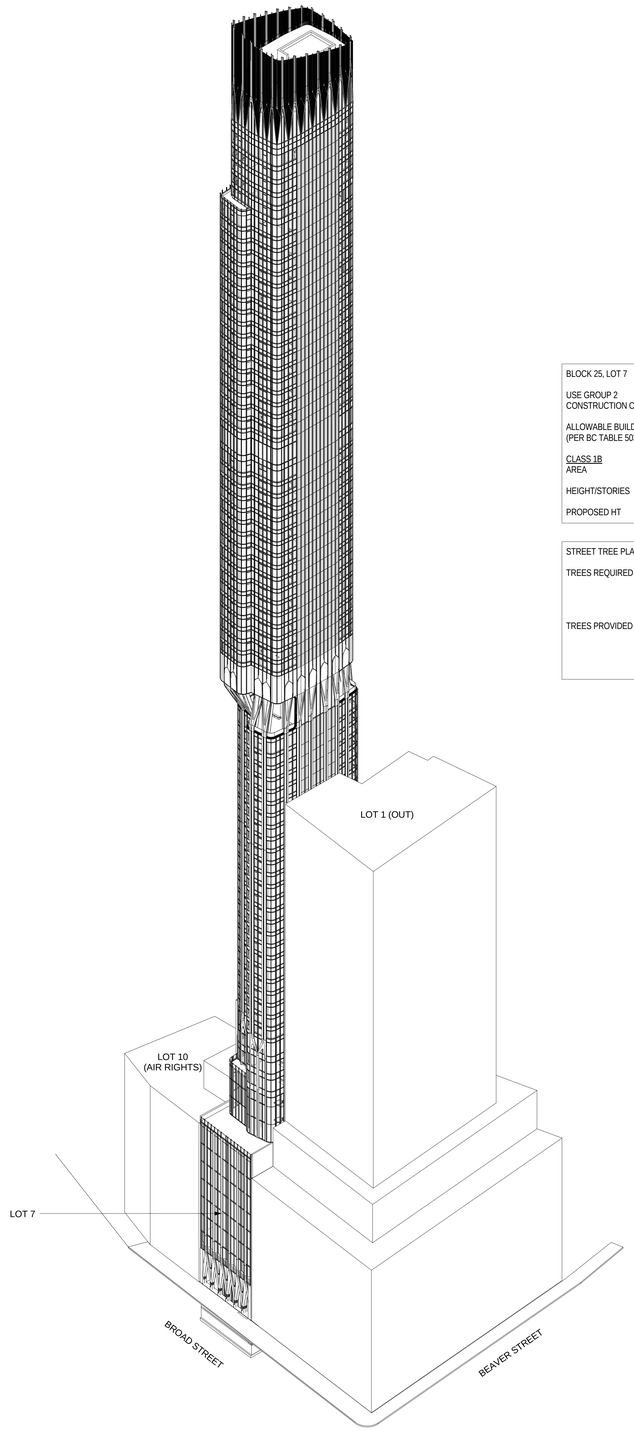
ALLOWABLE BUILDING AREA AND HEIGHT
(PER BC TABLE 503)

CLASS 1B	PERMITTED	PROPOSED
AREA	UNLIMITED	7,998 MAX GSF ON ANY FLOOR OF LOT 7
HEIGHT/STORIES	UNLIMITED	(3) CELLARS + 66 STORIES + BULKHEAD
PROPOSED HT	UNLIMITED	1,115'-6"

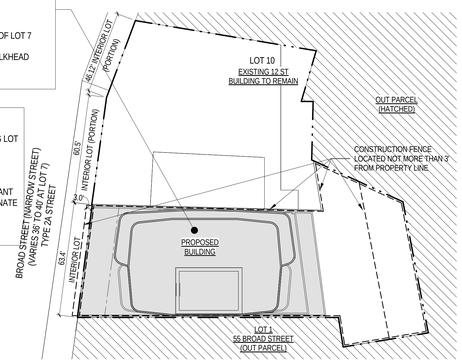
STREET TREE PLANTING

TREES REQUIRED = 1 TREE PER 25' OF STREET FRONTAGE PER ZONING LOT
= 63.4' (LOT 7) + 60.5' (LOT 10) + 45.9' (LOT 10)
= 169.8' TOTAL FRONTAGE LOT 7 + LOT 10
= 169.8 / 25' = 6.79, 7 TREES REQUIRED

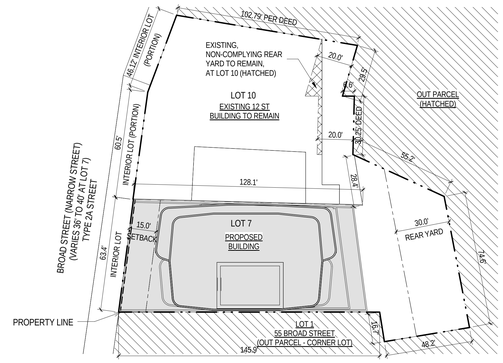
TREES PROVIDED = 0 DUE TO SITE CONSTRAINTS. REQUESTING TO PLANT THE SEVEN (7) MISSING STREET TREES IN AN ALTERNATE LOCATION, DETERMINED BY THE NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION.



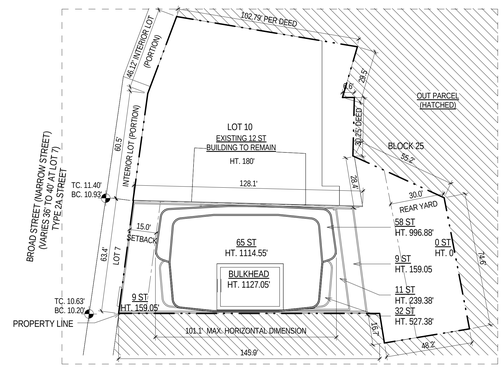
5 AXONOMETRIC-SOUTHWEST VIEW



7 ZONING PLOT PLAN
1" = 30'-0"



8 ZONING YARD DIAGRAM
1" = 30'-0"
SEE ALSO G-002, TAX MAP



6 ZONING SITE PLAN
1" = 30'-0"

HEIGHT AND SETBACK REGULATIONS:

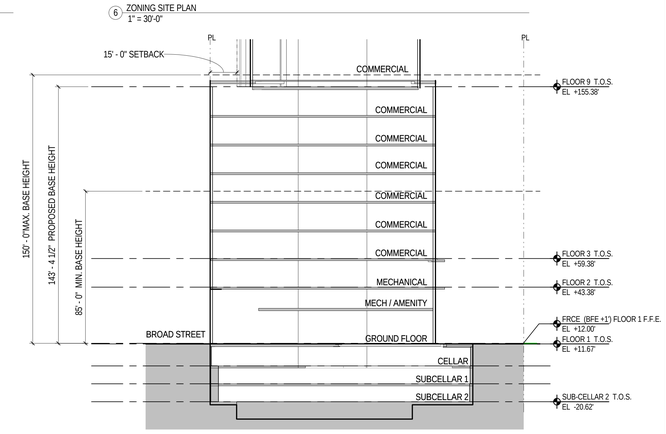
APPLICABLE ZR SECTION	REQUIREMENT
91-31(a)(2)	STREET WALL LOCATION AND HEIGHT AND SETBACK REGULATIONS MIN. BASE HEIGHT: 85' MAX. BASE HEIGHT: 150' MAX. BUILDING HEIGHT: UNLIMITED BASE HEIGHT PROPOSED: 144'; COMPLIES.
91-32	SETBACK REGULATIONS ZONING LOT AREA 15,000 SF TO 30,000 SF - 15' REQUIRED SETBACK 15' SETBACK PROVIDED; COMPLIES.
64-131	FLOOD RESISTANT CONSTRUCTION ELEVATION BASE FLOOD ELEVATION+1' = DFE / FRCE 11' + 1' = EL. 12' DFE / FRCE AVERAGE CURB LEVEL (10.20' + 10.83') / 2 = 10.56'

STREET WALL REGULATIONS:

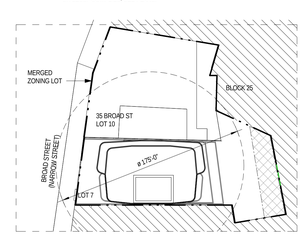
APPLICABLE ZR SECTION	REQUIREMENT
91-31(b)	STREET WALL REGULATIONS - STREET WALL TYPE 2A STREET WALLS SHALL EXTEND ALONG THE ENTIRE STREET FRONTAGE. AT LEAST 70% OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE AT THE STREET LINE. REMAINING 30% MAY BE LOCATED BEYOND STREET LINE BUT MUST COMPLY WITH THE FOLLOWING: RESIDENTIAL PORTIONS SHALL COMPLY WITH OUTER COURT REGULATIONS OF ART II CH 3 ALL OTHER PORTIONS SHALL COMPLY WITH OUTER COURT REGULATIONS OF ART II CH 4 PEDESTRIAN CIRCULATION SPACES SHALL COMPLY WITH ART III CH 7

LOT COVERAGE REGULATIONS:

APPLICABLE ZR SECTION	REQUIREMENT
91-33	LOT COVERAGE 75% - MAX BASE HEIGHT TO 300' (FLOORS 9 TO 18) 17,847.75 SF TOTAL PERMITTED 5,578SF AT 10TH FLOOR (LOT 7) + 11,194 (LOT 10) = 16,678 SF TOTAL PROVIDED; COMPLIES. 60% - 300' AND ABOVE (FLOORS 18 AND ABOVE) 14,278.20 SF TOTAL PERMITTED 5,285 SF AT TYP. TIER 2 FLOOR TOTAL PROVIDED, COMPLIES. MAXIMUM HORIZONTAL DIMENSION FOR TALL BUILDINGS ANY PORTION OF BUILDING ABOVE 300' SHALL HAVE A MAXIMUM HORIZONTAL DIMENSION OF 175' OR LESS. COMPLIES; SEE PLANS.

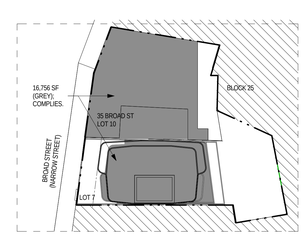


1 ENLARGED BASE SECTION - EAST/WEST
1" = 30'-0"



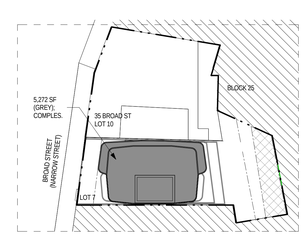
4 SITE CONTROLS
1" = 50'-0"

LOT 10:	11,194 SF
LOT 7:	12,603 SF
MERGED ZONING LOT:	23,797 SF



3 LOT COVERAGE COMPLIANCE - MAX BASE HT TO 300'
1" = 50'-0"

LOT 10:	11,194 SF
LOT 7:	5,562 SF (MAX LOT COV @ 10TH FLOOR)
MERGED ZONING LOT:	16,756 SF PROVIDED; COMPLIES. (17,847.75 SF PERMITTED)



2 LOT COVERAGE COMPLIANCE - 300' AND ABOVE
1" = 50'-0"

LOT 10:	0 SF
LOT 7:	5,272 SF (MAX LOT COV @ TIER 2 FLOORS)
MERGED ZONING LOT:	5,272 SF PROVIDED; COMPLIES. (14,278.20 SF PERMITTED)

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LIFESAFETY/CODE/FIRE

NOTES

1. PER NYC LL 96, G102.2.1 "PRELIMINARY FLOOD INSURANCE STUDY AND RATE MAPS," UNTIL SUCH TIME THAT THE DEPARTMENT BY RULE ADOPTS REVISED FEMA FIS 360497 AND FEMA FIRMs 360497 WITH A FINAL EFFECTIVE DATE LATER THAN MAY 1, 2014, THE FOLLOWING FLOOD HAZARD MAPS AND SUPPORTING DATA ARE ALSO ADOPTED AS A REFERENCE STANDARD AND DECLARED A PART OF THIS APPENDIX 1. FEMA PFIS 360497 2. FEMA PFIRMs 360497,

PRELIMINARY FIRM PANEL MAP NUMBER 3504970184G, DATED 5 DECEMBER 2013 FOR PROJECT SITE.

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

LEGEND

ZONING DEDUCTION TAG

X-XX: DEDUCTED AREA (REFER TO SCHEDULE)

NOT FLOOR AREA (REFER TO SCHEDULE)

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

REGISTERED ARCHITECT JOHN CETRA STATE OF NEW YORK 018861

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

ZONING INFORMATION

DRAWING NO. **ZO-001.00**

SCALE	As indicated	SHEET NO.	15 OF 170
PROJECT NO.	1529.00	JOB NO.	121190772

CETRARUDDY ARCHITECTURE DPC
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121492

DEPT OF BLDGS 121190772 Job Number | E305950039 Scan Code

45 BROAD STREET

NEW YORK NY 10004

15 FAR

	FLOOR	FAR/FL	USE	NO. OF UNITS/FL	GROSS FLOOR AREA	COMMERCIAL GFA	RESIDENTIAL GFA	MECHANICAL DEDUCTIONS	QH DEDUCTIONS	STAIR DEDUCTIONS	BICYCLE STORAGE	ZONE GREEN	COMMERCIAL ZFA	RESIDENTIAL ZFA	TOTAL ZONING FLOOR AREA
					GROSS FLOOR AREA - OPTION B			ESTIMATED DEDUCTIONS					ZONING FLOOR AREA		
									PER ZO-SERIES			8" DEDUCTION			
				0											
TOP OF BUILDING	66	0.00	M	0	4,439.00		0.00	4,439.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
COOLING	65	0.00	M	0	4,439.00		0.00	4,439.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MASS DAMPER	64M	0.00	M	0	4,439.00		0.00	4,439.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MECH	64	0.00	M	0	4,439.00		0.00	4,439.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	63	0.17	R	1	4,439.00		4,439.00	136.55	76.74	40.94	0.00	169.75	0.00	4,015.02	4,015.02
TIER 3	62	0.12	R	0	3,325.00		3,325.00	127.91	114.21	40.94	0.00	169.75	0.00	2,872.19	2,872.19
NO. FLOORS	61	0.17	R	2	4,439.00		4,439.00	166.99	97.13	40.94	0.00	169.75	0.00	3,964.19	3,964.19
5	60	0.12	R	0	3,325.00		3,325.00	127.91	114.21	40.94	0.00	169.75	0.00	2,872.19	2,872.19
	59	0.17	R	2	4,439.00		4,439.00	166.99	97.13	40.94	0.00	169.75	0.00	3,964.19	3,964.19
	58	0.16	R	2	4,374.00		4,374.00	202.14	109.30	38.72	0.00	191.02	0.00	3,832.82	3,832.82
	57	0.20	R	3	5,272.00		5,272.00	212.11	115.55	38.72	0.00	191.02	0.00	4,714.60	4,714.60
	56	0.16	R	2	4,374.00		4,374.00	202.14	109.30	38.72	0.00	191.02	0.00	3,832.82	3,832.82
	55	0.20	R	3	5,272.00		5,272.00	212.11	115.55	38.72	0.00	191.02	0.00	4,714.60	4,714.60
TIER 2 UPPER	54	0.16	R	2	4,374.00		4,374.00	202.14	109.30	38.72	0.00	191.02	0.00	3,832.82	3,832.82
NO. FLOORS	53	0.20	R	3	5,272.00		5,272.00	212.11	115.55	38.72	0.00	191.02	0.00	4,714.60	4,714.60
14	52	0.16	R	2	4,374.00		4,374.00	202.14	109.30	38.72	0.00	191.02	0.00	3,832.82	3,832.82
	51	0.20	R	3	5,272.00		5,272.00	212.11	115.55	38.72	0.00	191.02	0.00	4,714.60	4,714.60
	50	0.20	R	3	5,272.00		5,272.00	197.23	115.55	40.94	0.00	191.02	0.00	4,727.26	4,727.26
	49	0.20	R	3	5,272.00		5,272.00	197.23	115.55	40.94	0.00	191.02	0.00	4,727.26	4,727.26
					0.00			197.23	115.55	40.94	0.00	191.02			
	48	0.20	R	3	5,272.00		5,272.00	197.23	115.55	40.94	0.00	191.02	0.00	4,727.26	4,727.26
					0.00			197.23	115.55	40.94	0.00	191.02			
	47	0.20	R	3	5,272.00		5,272.00	197.23	115.55	40.94	0.00	191.02	0.00	4,727.26	4,727.26
					0.00			197.23	115.55	40.94	0.00	191.02			
	46	0.20	R	3	5,272.00		5,272.00	197.23	115.55	40.94	0.00	191.02	0.00	4,727.26	4,727.26
					0.00			197.23	115.55	40.94	0.00	191.02			
	45	0.20	R	3	5,272.00		5,272.00	197.23	115.55	40.94	0.00	191.02	0.00	4,727.26	4,727.26
MECH	44	0.00	M		5,272.00		0.00	5,272.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	43	0.20	R	3	5,272.00		5,272.00	197.23	115.55	40.94	0.00	191.02	0.00	4,727.26	4,727.26
								197.23	115.55	40.94	0.00	191.02			
	42	0.20	R	3	5,272.00		5,272.00	197.23	115.55	40.94	0.00	191.02	0.00	4,727.26	4,727.26
								197.23	115.55	40.94	0.00	191.02			
	41	0.20	R	3	5,272.00		5,272.00	197.23	115.55	40.94	0.00	191.02	0.00	4,727.26	4,727.26
								197.23	115.55	40.94	0.00	191.02			
TIER 2 LOWER	40	0.20	R	3	5,272.00		5,272.00	197.23	115.55	40.94	0.00	191.02	0.00	4,727.26	4,727.26
								197.23	115.55	40.94	0.00	191.02			
NO. FLOORS:	39	0.20	R	3	5,272.00		5,272.00	197.23	115.55	40.94	0.00	191.02	0.00	4,727.26	4,727.26
								197.23	115.55	40.94	0.00	191.02			
9	38	0.20	R	3	5,272.00		5,272.00	197.23	115.55	40.94	0.00	191.02	0.00	4,727.26	4,727.26
								197.23	115.55	40.94	0.00	191.02			
	37	0.20	R	3	5,272.00		5,272.00	197.23	115.55	40.94	0.00	191.02	0.00	4,727.26	4,727.26
								197.23	115.55	40.94	0.00	191.02			
	36	0.20	R	3	5,272.00		5,272.00	197.23	115.55	40.94	0.00	191.02	0.00	4,727.26	4,727.26
	35	0.20	R	3	5,272.00		5,272.00	197.23	115.55	40.94	0.00	191.02	0.00	4,727.26	4,727.26
MECH MEZZANINE	34M	0.00	M	0	5,272.00		0.00	5,272.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MECH	34	0.00	M	0	5,272.00		0.00	5,272.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TRANSFER/OUTDOOR	33	0.05	M	0	4,427.00		1,200.00	52.41	0.00	0.00	0.00	0.00	0.00	1,147.59	1,147.59
	32	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
								181.69	147.76	38.72	0.00	179.49			
	31	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
								181.69	147.76	38.72	0.00	179.49			
	30	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
								181.69	147.76	38.72	0.00	179.49			
	29	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
								181.69	147.76	38.72	0.00	179.49			
	28	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
								181.69	147.76	38.72	0.00	179.49			
	27	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
TIER 1	26	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
NO. FLOORS:	25	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
20	24	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
	23	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
	22	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
	21	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
	20	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
	19	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
	18	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
	17	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
	16	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
	15	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
	14	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
	13	0.16	R	4	4,427.00		4,427.00	181.69	147.76	38.72	0.00	179.49	0.00	3,879.34	3,879.34
MECH	12	0.00	M		4,672.00		0.00	4,672.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AMENITY	11	0.06	R		4,690.00	0.00	4,690.00	194.64	2,952.00	0.00	0.00	187.52	0.00	1,355.85	1,355.85
AMENITY	10	0.10	R		5,562.00	0.00	5,562.00	230.82	2,746.00	0.00	0.00	205.75	0.00	2,379.43	2,379.43
GARDEN	9	0.22	C		5,784.00	5,449.00	335.00	226.66	0.00	0.00	0.00	205.03	5,017.31	335.00	5,352.31
	8	0.31	C		7,698.00	7,363.00	335.00	78.98	0.00	0.00	0.00	253.19	7,030.83	335.00	7,365.83
COMMERCIAL	7	0.31	C		7,698.00	7,363.00	335.00	78.98	0.00	0.00	0.00	253.19	7,030.83	335.00	7,365.83
NO. FLOORS:	6	0.31	C		7,698.00	7,363.00	335.00	78.98	0.00	0.00	0.00	253.19	7,030.83	335.00	7,365.83
6	5	0.31	C		7,698.00	7,363.00	335.00	78.98	0.00	0.00	0.00	253.19	7,030.83	335.00	7,365.83
	4	0.31	C		7,698.00	7,363.00	335.00	78.98	0.00	0.00	0.00	253.19	7,030.83	335.00	7,365.83
	3	0.31	C		7,698.00	7,363.00	335.00	78.98	0.00	0.00	0.00	253.19	7,030.83	335.00	7,365.83
MECH	2	0.00	M		7,998.00		0.00	7,998.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1 MEZZANINE	1.5	0.07	R/M		5,045.00	228.00	4,817.00	1,149.13	664.00	0.00	1,125.00	262.34	228.00	1,616.53	1,699.33
GROUND	1	0.24	R/C		6,287.00	1,498.00	4,789.00	201.93	0.00	0.00	0.00	262.34	1,498.00	4,324.73	5,822.73
CELLAR 1	0	0.00	R		8,950.00	0.00	8,950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CELLAR 2	0	0.00			8,950.00	0.00	8,950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CELLAR 3	0	0.00			8,950.00	0.00	8,950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTALS		11.02		**150**	**377,246.00 SF**	**51,353.00 SF**	**276,424.00 SF**	**60,825.05 SF**	**14,459.12 SF**	**2,546.90 SF**	**1,125.00 SF**	**14,472.80 SF**	**48,928.29 SF**	**213,542.28 SF**	**262,325.37 SF**

3.95 existing
14.97 total

PRELIMINARY

	MAX COMM	MAX RES	MAX ZFA
5,979.18 REQUIRED QH Rec Space	96,482.00	237,970.00	263,061.00
7,019.00 PROVIDED QH rec space at floors 10/11		*(24,427.72)*	(735.63)
5,698.00 DEDUCTED FA at floors 10/11	**2.06**	***8.97***	11.02
			14.97

QH RECREATION SPACE

REQUIRED RECREATION SPACE = 2.8% OF TOTAL RESIDENTIAL FLOOR AREA (213,397)
= .028 X 213,542 SF
= 5,979 SF REQUIRED
PROVIDED RECREATION SPACE = 7,019 SF TOTAL PROVIDED ON FLOOR 10 (3,711 SF) AND FLOOR 11 (3,308 SF); REFER TO 4/ZO-011 AND 5/ZO-011
5,698 SF DEDUCTED FROM FLOOR AREA CALCULATION.
REFER ALSO TO ZO-011

UNIT DISTRIBUTION AND MIX

FLOOR	0 BR	0+ BR	1 BR	2 BR	3 BR	4 BR	TOTAL UNITS/FL
66	TOP OF BUILDING						
65	COOLING TOWER						
64M	MASS DAMPER						0
64	MECHANICAL						0
63						1	1
62							0
61						2	2
60							0
59						2	2
58				1	1		2
57				2	1		3
56				1	1		2
55				2	1		3
54				1	1		2
53				2	1		3
52				1	1		2
51				2	1		3
50				2	1		3
49				2	1		3
48				2	1		3
47				2	1		3
46				2	1		3
45				2	1		3
44	MECHANICAL						
43				2	1		3
42				2	1		3
41				2	1		3
40				2	1		3
39				2	1		3
38				2	1		3
37				2	1		3
36				2	1		3
35				2	1		3
34M	MECHANICAL						
34							
33	TRANSFER / OUTDOOR						
32		1	2	1			4
31		1	2	1			4
30		1	2	1			4
29		1	2	1			4
28		1	2	1			4
27		1	2	1			4
26		1	2	1			4
25		1	2	1			4
24		1	2	1			4
23		1	2	1			4
22		1	2	1			4
21		1	2	1			4
20		1	2	1			4
19		1	2	1			4
18		1	2	1			4
17		1	2	1			4
16		1	2	1			4
15		1	2	1			4
14		1	2	1			4
13		1	2	1			4
12	MECHANICAL						
11	AMENITY						
10	AMENITY						
9	GARDEN						
8	COMMERCIAL						
7	COMMERCIAL						
6	COMMERCIAL						
5	COMMERCIAL						
4	COMMERCIAL						
3	COMMERCIAL						
2							
1	LOBBIES						
0	CELLAR						
FLOOR	0 BR	0+ BR	1 BR	2 BR	3 BR	4 BR	TOTAL
	0	**20**	**40**	**62**	**23**	**5**	**150**
	0.00%	**13.33%**	**26.67%**	**41.33%**	**15.33%**	**3.33%**	**100.00%**
	13.33%						

PRELIMINARY

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1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

ZONING CALCULATIONS

DRAWING NO. **ZO-002.00**

SCALE

PROJECT 1529.00

DOB TAB NO. 121190772

PAGE NO. 16 OF 174

CETRARUDDY ARCHITECTURE DPC
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EDRS: G:\MASON ARCHITECTS\45 DPC

DEPT OF BLDGS 121190772 Job Number
E397005R46 Scan Code

45 BROAD STREET

NEW YORK NY 10004

LEGAL DESCRIPTION
LOT No.10

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY SIDE OF BROAD STREET, DISTANT 106 FEET 8 INCHES SOUTHERLY FROM THE SOUTHEASTERLY CORNER OF BROAD STREET AND EXCHANGE PLACE, WHICH POINT IS OPPOSITE THE NORTHERLY FACE OF THE NORTHERLY WALL OF THE NORTHERLY BUILDING ON THE PREMISES HEREIN DESCRIBED;

THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF BROAD STREET, 46 FEET 7½ INCHES TO AN ANGLE IN THE EASTERLY SIDE OF BROAD STREET;

THENCE SOUTHERLY STILL ALONG THE EASTERLY SIDE OF BROAD STREET, 60 FEET 7 INCHES TO A POINT ON THE EASTERLY SIDE OF BROAD STREET, DISTANT 154 FEET 3 INCHES NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF BROAD STREET AND THE NORTHERLY SIDE OF BEAVER STREET, WHICH POINT IS OPPOSITE THE SOUTHERLY FACE OF THE SOUTHERLY WALL OF THE SOUTHERLY BUILDING ON THE PREMISES HEREIN DESCRIBED;

THENCE EASTERLY ALONG THE SAID SOUTHERLY FACE OF SAID WALL, 128 FEET 5½ INCHES TO THE WESTERLY FACE OF THE WESTERLY WALL OF THE BUILDING ADJOINING ON THE EAST;
THENCE NORTHERLY ALONG SAID WESTERLY FACE OF SAID LAST MENTIONED WALL AND ON A LINE WHICH MAKES AN INTERIOR ANGLE WITH THE LAST MENTIONED COURSE OF 79 DEGREES 28 MINUTES 0 SECONDS, 31 FEET 2 INCHES TO THE NORTHERLY FACE OF THE NORTHERLY WALL OF THE SOUTHERLY BUILDING ON THE PREMISES HEREIN DESCRIBED;

THENCE NORTHERLY ON A LINE WHICH MAKES AN INTERIOR ANGLE WITH THE LAST MENTIONED COURSE OF 190 DEGREES 7 MINUTES 50 SECONDS, 16 FEET 11¼ INCHES;

THENCE NORTHERLY ALONG A LINE WHICH MAKES AN INTERIOR ANGLE WITH THE LAST MENTIONED COURSE OF 178 DEGREES 39 MINUTES, 13 FEET 4½ INCHES TO THE NORTHERLY FACE OF THE INDEPENDENT WALL OF THE REAR BUILDING ON PREMISES KNOWN AS 39 BROAD STREET;

THENCE WESTERLY ALONG THE SAME AND ON A LINE WHICH MAKES AN INTERIOR ANGLE WITH THE LAST MENTIONED COURSE, 91 DEGREES 42 MINUTES 0 SECONDS, 6 FEET 2½ INCHES TO THE EASTERLY FACE OF THE EASTERLY WALL OF THE REAR BUILDING ON THE PREMISES KNOWN AS 35 BROAD STREET;

THENCE NORTHERLY ALONG THE SAME AND ON A LINE WHICH MAKES AN EXTERIOR ANGLE WITH THE LAST MENTIONED COURSE OF 75 DEGREES 12 MINUTES 0 SECONDS, 29 FEET 6¼ INCHES TO THE NORTHERLY SIDE OF THE NORTHERLY WALL OF THE SAID BUILDING;

THENCE WESTERLY ALONG THE SAME AND ALONG THE NORTHERLY FACE OF THE NORTHERLY WALL OF THE FRONT BUILDING ON THE PREMISES KNOWN AS 35 BROAD STREET AND ON A LINE WHICH MAKES AN INTERIOR ANGLE WITH THE LAST MENTIONED COURSE OF 83 DEGREES 15 MINUTES 50 SECONDS, 102 FEET 9½ INCHES TO THE POINT OR PLACE OF BEGINNING.

LEGAL DESCRIPTION
LOT No.7

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT THE FOLLOWING ONE (1) COURSE AND DISTANCE FROM THE CORNER FORMED BY THE INTERSECTION OF EASTERLY SIDE OF BROAD STREET AND THE NORTHERLY SIDE OF BEAVER STREET:
(1) NORTHERLY ALONG THE SAID EASTERLY SIDE OF BROAD STREET (30.81 FEET TO THE POINT OR PLACE OF BEGINNING;

RUNNING THENCE FROM SAID POINT OF BEGINNING EASTERLY ALONG A LINE WHICH FORMS AN ANGLE ON ITS NORTHERLY SIDE WITH SAID EASTERLY SIDE OF BROAD STREET OF 82 DEGREES 30 MINUTES 12 SECONDS AND ALONG THE NORTHERLY FACE OF NORTHERLY WALLS OF BUILDINGS ADJOINING ON THE SOUTH, A DISTANCE OF 130.87 FEET TO THE EASTERLY FACE OF THE BUILDING ADJOINING ON THE WEST;

THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE ON ITS WESTERLY SIDE WITH THE PRECEDING COURSE OF 99 DEGREES 06 MINUTES 25 SECONDS AND ALONG THE EASTERLY FACE OF THE EASTERLY WALL OF THE BUILDING ADJOINING ON THE WEST, A DISTANCE OF 16.75 FEET TO THE NORTHERLY FACE OF THE BUILDING ADJOINING TO THE SOUTH;

THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE ON ITS NORTHERLY SIDE WITH THE PRECEDING COURSE OF 89 DEGREES 28 MINUTES 45 SECONDS AND ALONG THE NORTHERLY FACE OF THE BUILDING ADJOINING TO THE SOUTH AND AN OPEN SPACE, A DISTANCE OF 68.22 FEET TO A POINT IN SAID OPEN SPACE;

THENCE NORTHERLY THROUGH SAID OPEN SPACE WHICH FORMS AN ANGLE ON ITS WESTERLY SIDE WITH THE PRECEDING COURSE OF 88 DEGREES 29 MINUTES 00 SECONDS, A DISTANCE OF 74.47 FEET TO A POINT IN SAID OPEN SPACE;

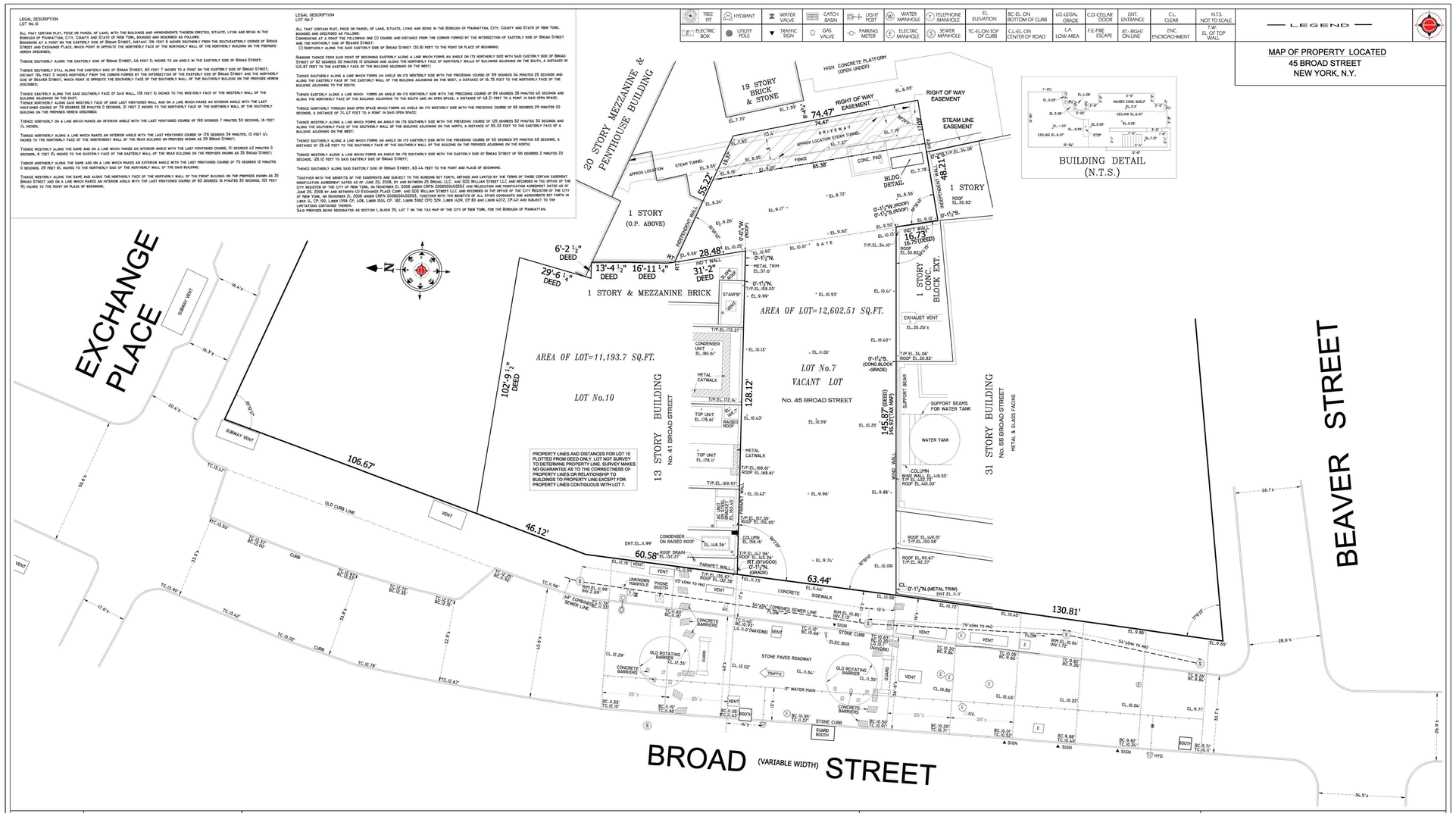
THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE ON ITS SOUTHERLY SIDE WITH THE PRECEDING COURSE OF 125 DEGREES 52 MINUTES 30 SECONDS AND ALONG THE SOUTHERLY FACE OF THE SOUTHERLY WALL OF THE BUILDING ADJOINING ON THE NORTH, A DISTANCE OF 55.22 FEET TO THE EASTERLY FACE OF A BUILDING ADJOINING ON THE WEST;

THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE ON ITS EASTERLY SIDE WITH THE PRECEDING COURSE OF 55 DEGREES 59 MINUTES 45 SECONDS, A DISTANCE OF 28.48 FEET TO THE SOUTHERLY FACE OF THE SOUTHERLY WALL OF THE BUILDING ON THE PREMISES ADJOINING ON THE NORTH;

THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE ON ITS SOUTHERLY SIDE WITH THE EASTERLY SIDE OF BROAD STREET OF 90 DEGREES 2 MINUTES 20 SECONDS, 128.12 FEET TO SAID EASTERLY SIDE OF BROAD STREET;

THENCE SOUTHERLY ALONG SAID EASTERLY SIDE OF BROAD STREET, 63.44 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH THE BENEFITS OF THE EASEMENTS AND SUBJECT TO THE BURDENS SET FORTH, DEFINED AND LIMITED BY THE TERMS OF THOSE CERTAIN EASEMENT MODIFICATION AGREEMENT DATED AS OF JUNE 25, 2008, BY AND BETWEEN 25 BROAD, LLC, AND 505 WILLIAM STREET LLC AND RECORDED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK, ON NOVEMBER 21, 2008 UNDER CRFN 2008000505552 AND RELOCATION AND MODIFICATION AGREEMENT DATED AS OF JUNE 20, 2008 BY AND BETWEEN 45 EXCHANGE PLACE CORP. AND 505 WILLIAM STREET LLC AND RECORDED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK, ON NOVEMBER 21, 2008 UNDER CRFN 2008000505553, TOGETHER WITH THE BENEFITS OF ALL OTHER EASEMENTS AND AGREEMENTS SET FORTH IN LIBER 14, CP.190, LIBER 1749 CP. 108, LIBER 1826 CP. 182, LIBER 5026 CPO 329, LIBER 14009, CP.50 AND LIBER 14072, CP.141 AND SUBJECT TO THE LIMITATIONS CONTAINED THEREIN.
SAID PREMISES BEING DESIGNATED AS SECTION 1, BLOCK 25, LOT 7 ON THE TAX MAP OF THE CITY OF NEW YORK, FOR THE BOROUGH OF MANHATTAN.



DATE	DESCRIPTION
JANUARY 21, 2016	ARCHITECTURAL SURVEY
SEPT. 21, 2016	ARCHITECTURAL SURVEY UPDATE
JANUARY 18, 2017	ADDED LEGAL DESCRIPTIONS OF LOTS 7 & 10

BLOCK 25
LOT 7
SECTION 1
COUNTY NEW YORK
DWG BY A.G.
CHK'D BY J.A.

NOTE:
Unauthorized alterations or additions to this survey is a violation of section 7209 of the New York State education law. Copies of this survey map not bearing the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy. Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Guarantees or certification are not transferable to additional institutions or subsequent owners.

CAUTION:
1) Before performing any digging or drilling on this site, it is required that subsurface services, including the underground mains be marked and identified by the utility involved in compliance with industrial code 53 of New York State.
2) All elevations refer to North American Vertical Datum of 1988 (NAVD 88 Datum)
3) Underground utility information shown was obtained from various companies and city agencies and is not guaranteed for accuracy or completeness.
4) This is to certify that there are no apparent streams nor natural water courses in the property as shown on this survey.

SCALE: 1"= 10'
GRAPHIC SCALE

STATE OF NEW YORK · LICENSED LAND SURVEYOR · 050301

EMPIRE STATE LAYOUT, INC.

TEL 516-679-7970
FAX 516-679-7971

2209 MERRICK ROAD
SUITE 202
MERRICK, NY 11566

MANHATTAN OFFICE
TEL. 212-868-1000

VISIT US AT: WWW.EMPIRESTATELAYOUT.COM

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Registered Architect
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CetraRuddy Architecture DPC
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New York, NY 10016

STRUCTURAL ENGINEER
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New York, NY 10017
212.687.9888

MEP ENGINEER
BuroHappold Engineering
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New York, NY 10005
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GEOTECHNICAL ENGINEER
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SURVEY ENGINEER
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Long Island City, NY 11101
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LANDSCAPE ARCHITECT
BuroHappold Engineering
100 Broadway
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212.334.2025

CERTIFIED FIRE CONS. TAR.

REGISTERED ARCHITECT JOHN CARL CETRA 018661 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

SURVEY

DRAWING NO. ZO-003.00

PROJECT	SCALE		17 OF 170
1529.00		DOB FILE NO.	121190772

CETRARUDDY ARCHITECTURE DPC
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121190772

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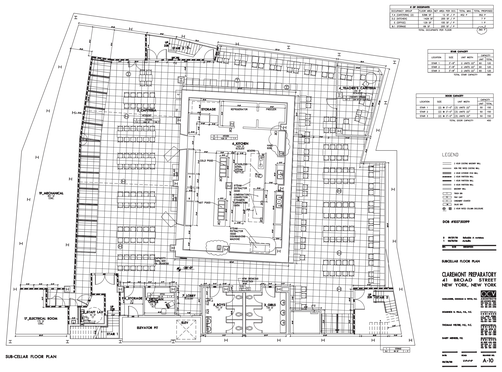

SUB-CELLAR FLOOR PLAN

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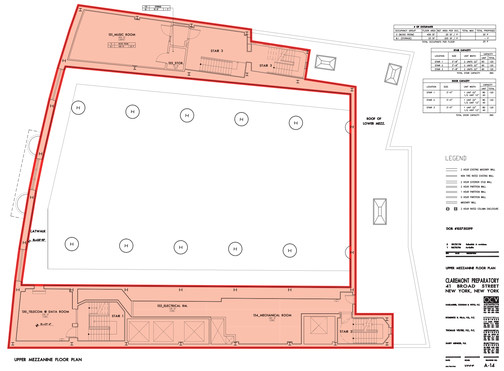
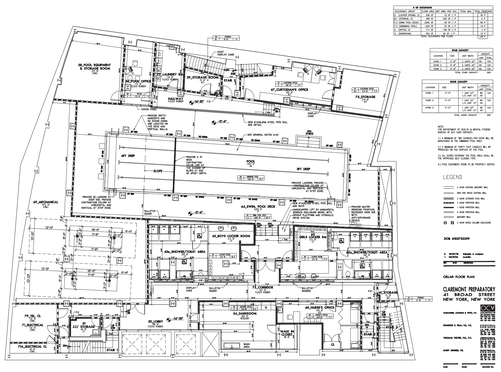
(BELOW GRADE)



UPPER MEZZANINE FLOOR PLAN

2,393 SF



CELLAR FLOOR PLAN

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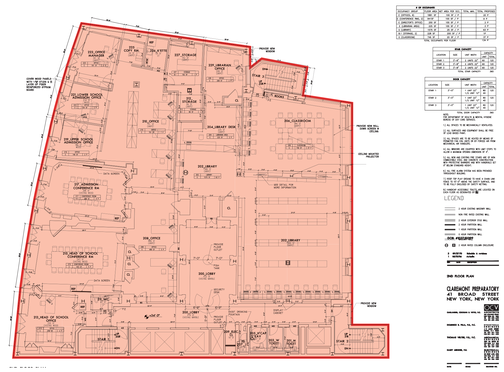
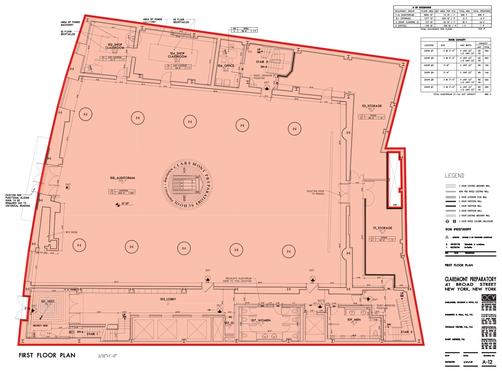


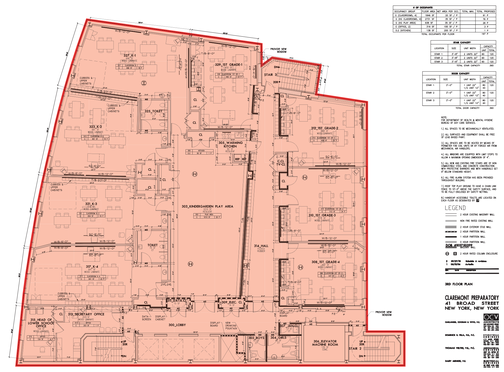
3RD FLOOR PLAN

9,395 SF



FIRST FLOOR PLAN

11,015 SF



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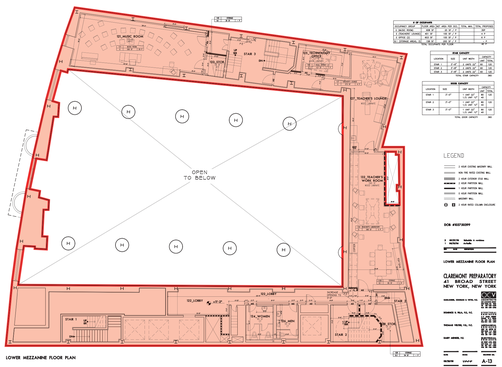
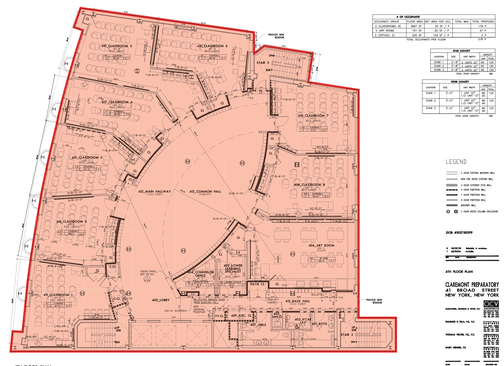
9,395 SF



LOWER MEZZANINE FLOOR PLAN

5,239 SF



4TH FLOOR PLAN

9,210 SF

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture, DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	CLIENT	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
STRUCTURAL ENGINEER	**WSP Group** One Penn Plaza 250 West 34th Street, 2nd Fl New York, NY 10119 212.687.9888	MEP ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
LIGHTING DESIGNER	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

127.0200

PRELIMINARY - NOT FOR CONSTRUCTION

2017.05.04 DOB FILING

CETRARUDDY

LOT 10 - KEYPLANS

DRAWING NO.

ZO-150

PROJECT - SCALE: 1529.00

JOB NO. 121190772

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584 BROADWAY NEW YORK, NEW YORK 10012 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDY.COM

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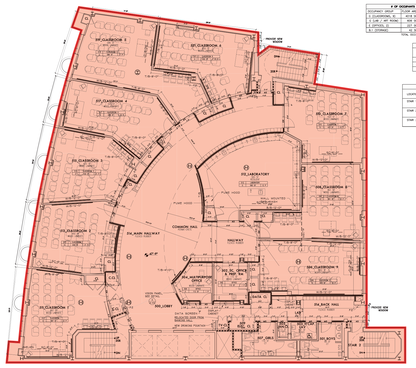

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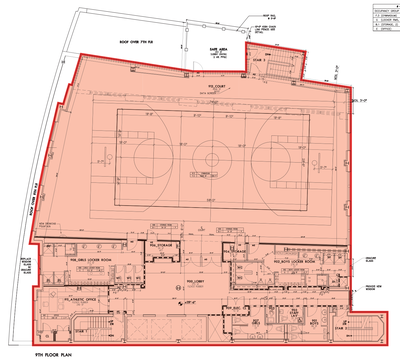

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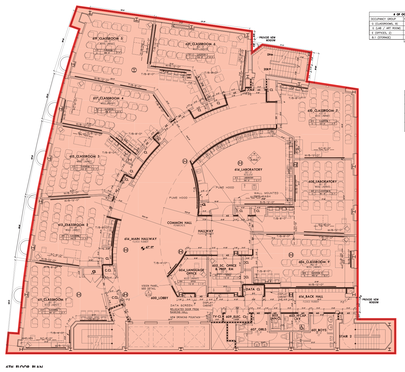

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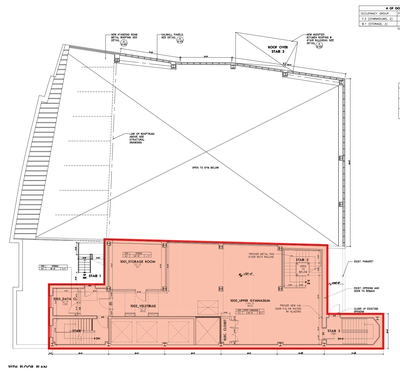

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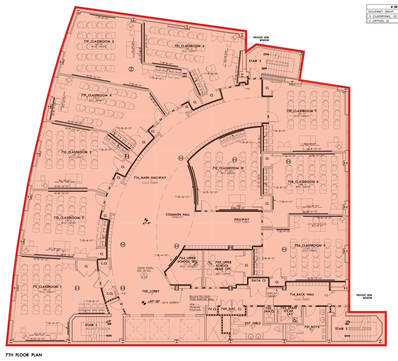

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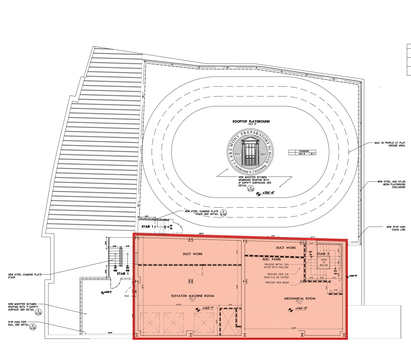

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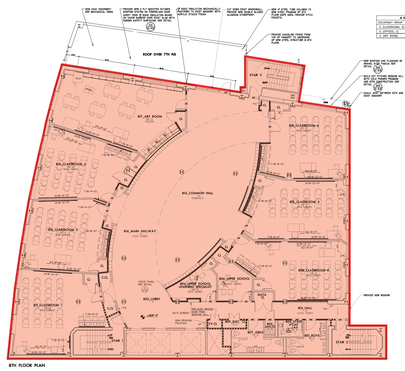

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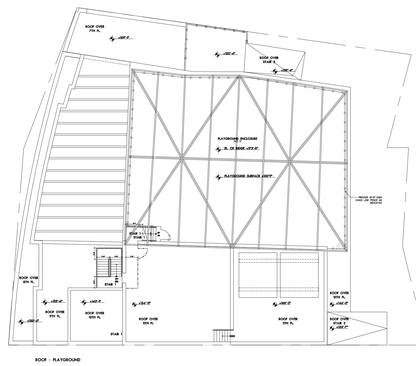

0 SF

TOTAL ZFA:
93,894 SF

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT **John A. Cetra** State of New York Registered Architect No. 018861 **CetraRuddy Architecture, DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	CLIENT **Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
STRUCTURAL ENGINEER **WSP Group** One Penn Plaza 250 West 34th Street, 2nd Fl New York, NY 10119 212.687.9888	MEP ENGINEER **BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL ENGINEER **LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT **MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
LIGHTING DESIGNER **Ventresca Design, LLC** 44-02 Eleventh St. Suite 203 Long Island City, NY 11101 212.500.0033	CURTAIN WALL CONSULTANT **BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

REGISTERED ARCHITECT JOHN CETRA NO. 018861 STATE OF NEW YORK

127-020

PRELIMINARY - NOT FOR CONSTRUCTION

2017.05.04 DOB FILING

CETRARUDDY

LOT 10 - KEYPLANS

DRAWING NO. **ZO-151**

PROJECT 1529.00 | DATE 2017.05.04 | JOB NO. 121190772

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WWW.CETRARUDDY.COM

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DEPT OF BUILDINGS 121190772 Job Number

E3251253499 Scan Code

45 BROAD STREET

NEW YORK NY 10004

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York Long Island State Plane FIPSZONE 3104. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York (DoITT). This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated April 2008.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

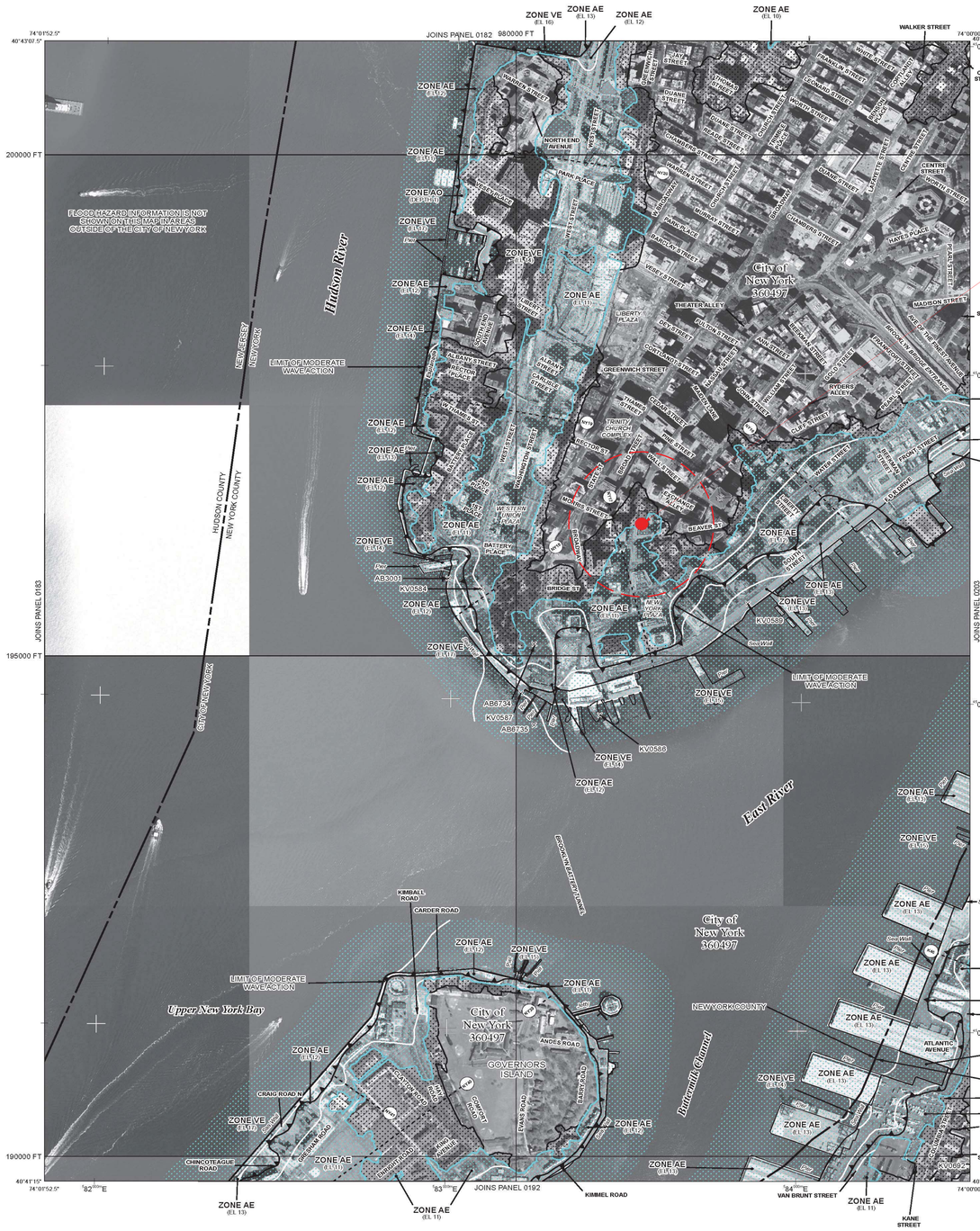
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

The AE Zone category has been divided by a **Limit of Moderate Wave Action (LIMWA)**. The LIMWA represents the approximate landward limit of the 1.5 - foot breaking wave. The effects of wave hazards between the VE Zone and the LIMWA (or between the shoreline and the LIMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Limit of Moderate Wave Action

513 — Base Flood Elevation line and value; elevation in feet*

(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

(A)—(A) Cross section line

(23)———(23) Transect line

Culvert, Flume, Penstock or Aqueduct

Road or Railroad Bridge

Footbridge

87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

4376000 N — 1000-meter Universal Transverse Mercator grid values, zone 18

600000 FT — 5000-foot grid values: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic projection

DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)

● M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

INITIAL NFIP MAP DATE
June 28, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS
June 11, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE
November 16, 1983

FLOOD INSURANCE RATE MAP REVISIONS

For descriptions of revisions see Notice to Users page in the Flood Insurance Study report.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0184G

FIRM

FLOOD INSURANCE RATE MAP

CITY OF,
NEW YORK
NEW YORK
BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES

PANEL 184 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0184	G

PRELIMINARY
DECEMBER 5, 2013

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
3604970184G

MAP REVISED

Federal Emergency Management Agency

FLOOD ZONE NOTES

1. The site is within a flood hazard area, Zone AE (El 11).
2. Work is being designed to comply with Appendix G of 2014 building code.
3. Per BC Appendix G, Section G501, ASCE amended Section 1.1.1, no special flood hazard area in New York City shall be designated as a Coastal A zone. All A zone areas shall be classified as flood hazard areas that are "other than coastal high hazard area or coastal A zones.
4. Per NYC BC Appendix G, Section G201.2, a 'Non-Residential' building (for flood zone purposes) contains residential spaces but also contains space on the lowest floor that is not accessory to an R-2 occupancy. This building has B occupancies on the first floor that are not accessory to the R-2 occupancy, therefore, it is a 'Non-Residential' mixed use building.
5. Per BC 1604.5.1 where a structure is used for two or more occupancies the structure shall be assigned the classification of the highest structural occupancy category corresponding to the various occupancies. Per BC Appendix G, Amended ASCE 24 Table 1-1 Classification of Structures:
The building is Category II.
6. Per Appendix G, Amended ASCE 24 (amended by emergency rule 1/31/13) BC Table 2-1 Minimum elevation of the top of the lowest floor:
Category II structures: DFE (DFE=BFE+1) except that in non-residential portions of mixed-use buildings the lowest floor shall be allowed to be below the minimum elevations if the structure complies with ASCE 24 section 6 Dry Flood-proofing
7. Per BC Appendix G, Amended ASCE 24 (amended by emergency rule 1/31/13) Table 5-1 Minimum elevation below which flood damage-resistant materials shall be used:
Category II structures: DFE (DFE=BFE+1)
Per BC Appendix G, Amended ASCE (amended by emergency rule 1/31/13) Table 6-1 Minimum elevation of flood-proofing in A-zones:
Category II structures: DFE (DFE=BFE+1)
Per ASCE 7.1(2), the utilities and attendant quipment may be installed below the designated elevation if they are designed, constructed and installed to prevent floodwaters, including and backflow through the system, from entering or accumulating within the components.
Per BC Appendix G, Amended ASCE 24 (amended by emergency rule 1/31/13) Table 7-1 Minimum elevation of Utilities:
Category II structures: DFE (DFE=BFE+1). Building utilities (except gas meter) will be located above the DFE.
8. Prior to sign-off, the following Special Inspections shall be performed:
- Flood Zone Compliance Inspection, per G105.2.1
- Elevation Progress Inspection, per G105.3 (1)
- Final Elevation Inspection, per G105.3 (2.2)
- Flood Shield Inspection, per G105.3.1
All heating, ventilation, air conditioning, plumbing, electrical & other service facilities and equipment within the structure or site will be located or constructed so as to prevent water from entering or accumulatin within the components during conditions of flooding in accordance with ASCE 24.
9. All new sanitary sewer facilities shall be in accordance with Chapter 8, ASCE 24
- All water facilities shall be in accordance with the provisions of Chapter 8, ASCE 24
- Storm drainage shall be in accordance with ASCE 24 and minimize or eliminate damage to persons or property
- Sidewalks and driveways shall comply with BC Section 303.7
10. Dry Flood-proofing, per BC G304.1.2 (2)
- For Category II, the structure shall be dry flood-proofed to the design flood elevation (DFE=BFE+1)
- Utilities and equipment shall be located within the dry flood-proof enclosure or be located at or above the DFE.
Per BC Amended ASCE 24 Section 6.2.2 at least one door located in close proximity to each required means of egress to the exterior is to be blocked by flood shields, and such door shall be located at or above the DFE specified in Table 6-1
11. Per ASCE 24 Section 7.5
- Residential Buildings: Traction elevator system electrical hoist motors and electrical control panel shall be located above the elevation specified in Table 7-1

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2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

1274183

CETRARUDDY

FIRM MAP - 2013

DRAWING NO. ZO-004.00

SCALE	DOB FILING	PANEL
1/4" = 1'-0"		18 OF174
1529.00	121190772	

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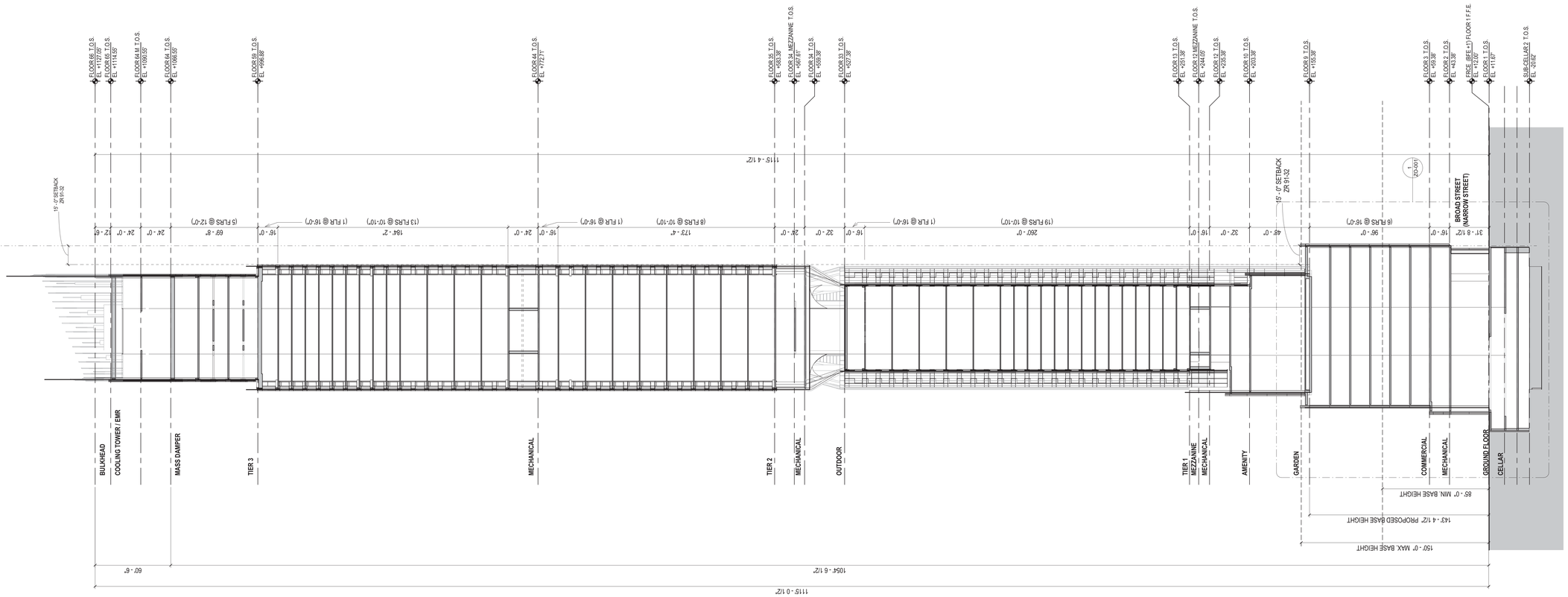
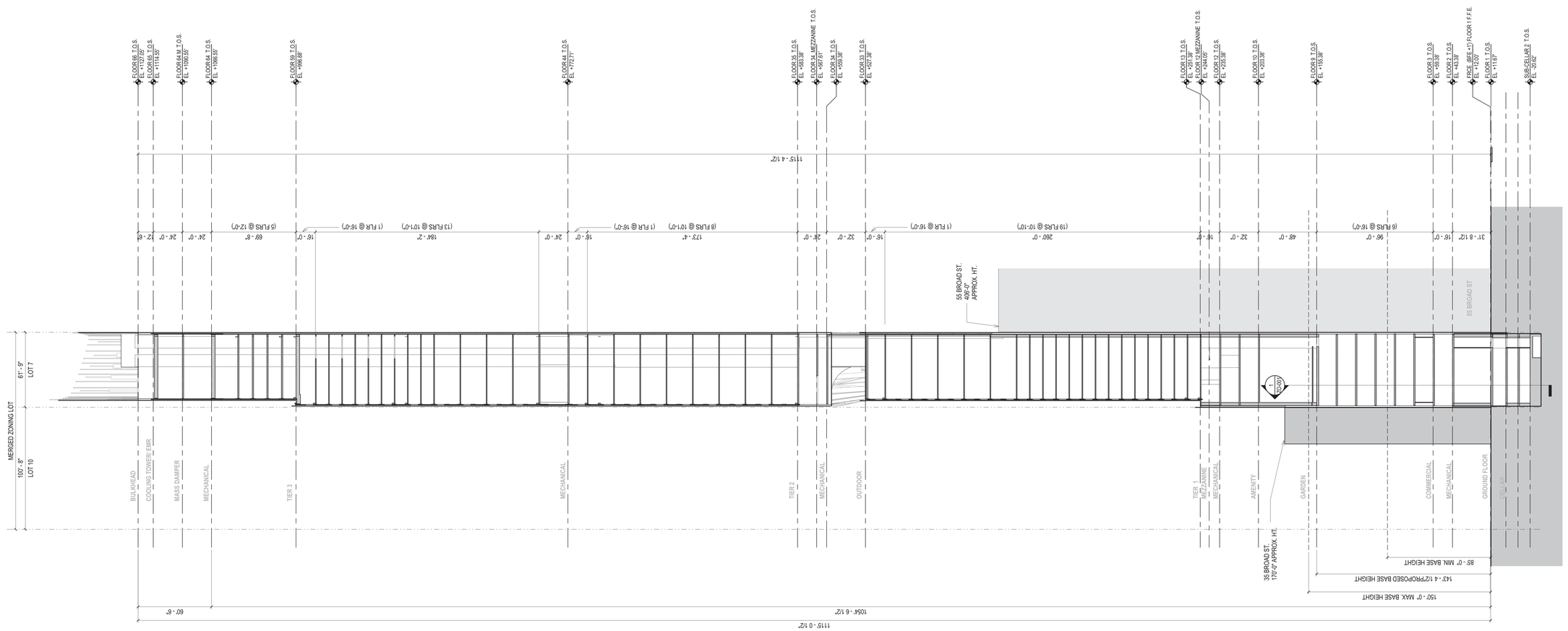
DEPT OF BLDGS 121190772 Job Number
E3527439997S Scan Code



1 ZONING-BUILDING SECTION E-W
1/32" = 1'-0"



2 ZONING-BUILDING SECTION N-S
1/32" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

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1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

ZONING SITE SECTIONS

DRAWING NO. **ZO-005.00**

SCALE	DOB / PAGE NO.
1/32" = 1'-0"	19 OF174
PROJECT 1529.00	DOB / PAGE NO. 121190772

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BUROHAPPOLD ENGINEERING

Project: 45 Broad	Project No.: 34871.000
Design/Check : AG/MR	Date: 20-Apr-16
Subject: Zone Green	**PRELIMINARY**

Wall Type	Wall Type	Proposed Envelope			NYECC Envelope		
		Area (sf) *approx.*	U-Value	Area Weighted	Area (sf) *approx.*	U-Value	Area Weighted
Opaque							
WT-01 MP-01	Podium - Metal Panel _ Insulated Metal Panel Wall	1442.340	0.030	42.927	1442.340	0.084	121.157
WT-01 MW-01	Podium - Masonry Wall _ Existing Wall	37707.883	0.100	3770.788	37707.883	0.104	3921.620
WT-02 GT-03-A	Amenity & Garden Levels - Glazing Window System _ Vision Glazing Shadow Box Spandrel	1720.860	0.030	51.216	1720.860	0.064	110.135
WT-02 GT-03-B	Amenity & Garden Levels - Glazing Window System _ Curved Vision Glazing Shadow Box Spandrel	459.180	0.030	13.666	459.180	0.064	29.388
WT-02 GT-04-A	Amenity & Garden Levels - Glazing Window System _ Vision Glazing Shadow Box Spandrel - Shear Wall	122.840	0.030	3.656	122.840	0.064	7.862
WT-02 GT-04-B	Amenity & Garden Levels - Glazing Window System _ Curved Vision Glazing Shadow Box Spandrel - Shear Wall	56.192	0.030	1.672	56.192	0.064	3.596
WT-02 MP-01	Amenity & Garden Levels - Metal Panel _ Insulated Metal Panel Wall	8486.800	0.030	252.583	8486.800	0.064	543.155
WT-02 ML-01	Amenity & Garden Levels - Louver _ Inactive Blank Off Louver	117.950	0.030	3.510	117.950	0.064	7.549
WT-02 MW-01	Amenity & Garden Levels - Masonry Wall _ Existing Wall	8824.300	0.100	882.430	8824.300	0.104	917.727
WT-03 GT-03-A	Residential Tower (Tier 1) - Glazing Window System _ Vision Glazing Shadow Box Spandrel	6400.580	0.030	190.493	6400.580	0.064	409.637
WT-03 GT-03-B	Residential Tower (Tier 1) - Glazing Window System _ Curved Vision Glazing Shadow Box Spandrel	2785.220	0.030	82.893	2785.220	0.064	178.254
WT-03 GT-04-A	Residential Tower (Tier 1) - Glazing Window System _ Vision Glazing Shadow Box Spandrel	2008.860	0.030	59.790	2008.860	0.064	128.573
WT-03 GT-04-B	Residential Tower (Tier 1) - Glazing Window System _ Curved Vision Glazing Shadow Box Spandrel - Shear Wall	875.440	0.030	26.055	875.440	0.064	56.028
WT-03 MP-01	Residential Tower (Tier 1) - Metal Panel _ Insulated Metal Panel Wall	19177.300	0.030	570.753	19177.300	0.064	1227.347
WT-03 MW-01	Residential Tower (Tier 1) - Masonry Wall _ Existing Wall	9524.300	0.100	952.430	9524.300	0.104	990.527
WT-04 GT-04-A	Outdoor Recreation - Glazing Window System _ Vision Glazing Shadow Box Spandrel - Shear Wall	1011.780	0.030	30.113	1011.780	0.064	64.754
WT-04 GT-04-B	Outdoor Recreation - Glazing Window System _ Curved Vision Glazing Shadow Box Spandrel - Shear Wall	999.380	0.030	29.743	999.380	0.064	63.960
WT-04 MP-01	Outdoor Recreation - Metal Panel _ Insulated Metal Panel Wall	5465.320	0.030	162.658	5465.320	0.064	349.780
WT-04 ML-01	Outdoor Recreation - Louver _ Inactive Blank Off Louver	3398.890	0.030	101.157	3398.890	0.064	217.529
WT-05 GT-03-A	Residential Tower (Tier 2) - Glazing Window System _ Vision Glazing Shadow Box Spandrel	10755.174	0.030	320.094	10755.174	0.064	688.331
WT-05 GT-03-B	Residential Tower (Tier 2) - Glazing Window System _ Curved Vision Glazing Shadow Box Spandrel	3315.285	0.030	98.669	3315.285	0.064	212.178
WT-05 GT-04-A	Residential Tower (Tier 2) - Glazing Window System _ Vision Glazing Shadow Box Spandrel - Shear Wall	26607.050	0.030	791.876	26607.050	0.064	1702.851
WT-05 GT-04-B	Residential Tower (Tier 2) - Glazing Window System _ Curved Vision Glazing Shadow Box Spandrel - Shear Wall	1150.849	0.030	34.251	1150.849	0.064	73.654
WT-05 MP-01	Residential Tower (Tier 2) - Metal Panel _ Insulated Metal Panel Wall	13802.210	0.030	410.780	13802.210	0.064	883.341
WT-05 ML-01	Residential Tower (Tier 2) - Louver _ Inactive Blank Off Louver	5228.657	0.030	155.615	5228.657	0.064	334.634
WT-06 GT-03-A	Residential Tower (Tier 3) - Glazing Window System _ Vision Glazing Shadow Box Spandrel	1856.856	0.030	55.264	1856.856	0.064	118.839
WT-06 GT-03-B	Residential Tower (Tier 3) - Glazing Window System _ Curved Vision Glazing Shadow Box Spandrel	306.619	0.030	9.126	306.619	0.064	19.624
WT-06 GT-04-A	Residential Tower (Tier 3) - Glazing Window System _ Vision Glazing Shadow Box Spandrel - Shear Wall	960.944	0.030	28.600	960.944	0.064	61.500
WT-06 GT-04-B	Residential Tower (Tier 3) - Glazing Window System _ Curved Vision Glazing Shadow Box Spandrel - Shear Wall	65.216	0.030	1.941	65.216	0.064	4.174
WT-06 MP-01	Residential Tower (Tier 3) - Metal Panel _ Insulated Metal Panel Wall	4135.929	0.030	123.093	4135.929	0.064	264.699
WT-06 ML-01	Residential Tower (Tier 3) - Louver _ Inactive Blank Off Louver	9420.753	0.030	280.380	9420.753	0.064	602.928
Total Opaque		188191.057		9538.225	188191.057		14315.334

BUROHAPPOLD ENGINEERING

Project: 45 Broad	Project No.: 34871.000
Design/Check : AG/MR	Date: 20-Apr-16
Subject: Zone Green	**PRELIMINARY**

Wall Type	Wall Type	Proposed Envelope			NYECC Envelope		
		Area (sf) *approx.*	U-Value	Area Weighted	Area (sf) *approx.*	U-Value	Area Weighted
Fenestrations							
WT-01 GT-01-A	Podium - Glazing Window System _ Vision Glazing - Fixed	16300.511	0.360	5868.184	16300.511	0.500	8150.255
WT-01 GT-05	Podium - Glazing Window System _ Vision Glazing Door/ Storefront	200.000	0.360	72.000	200.000	0.850	170.000
WT-02 GT-01-A	Amenity & Garden Levels - Glazing Window System _ Vision Glazing - Fixed	1658.190	0.360	596.948	1658.190	0.500	829.095
WT-02 GT-01-B	Amenity & Garden Levels - Glazing Window System _ Curved Vision Glazing - Fixed	350.120	0.360	126.043	350.120	0.500	175.060
WT-02 GT-02	Amenity & Garden Levels - Glazing Window System _ Vision Glazing - Operable	0.000	0.360	0.000	0.000	0.550	0.000
WT-02 GT-05	Amenity & Garden Levels - Glazing Window System _ Vision Glazing Door / Stick System	5723.280	0.360	2060.381	5723.280	0.850	4864.788
WT-03 GT-01-A	Residential Tower (Tier 1) - Glazing Window System _ Vision Glazing - Fixed	12547.870	0.360	4517.233	12547.870	0.500	6273.935
WT-03 GT-01-B	Residential Tower (Tier 1) - Glazing Window System _ Curved Vision Glazing - Fixed	8638.300	0.360	3109.788	8638.300	0.500	4319.150
WT-03 GT-02	Residential Tower (Tier 1) - Glazing Window System _ Vision Glazing - Operable	8008.700	0.360	2883.132	8008.700	0.550	4404.785
WT-05 GT-01-A	Residential Tower (Tier 2) - Glazing Window System _ Vision Glazing - Fixed	27860.395	0.360	10029.742	27860.395	0.500	13930.198
WT-05 GT-01-B	Residential Tower (Tier 2) - Glazing Window System _ Curved Vision Glazing - Fixed	11750.451	0.360	4230.162	11750.451	0.500	5875.226
WT-05 GT-02	Residential Tower (Tier 2) - Glazing Window System _ Vision Glazing - Operable	10063.923	0.360	3623.012	10063.923	0.550	5535.158
WT-06 GT-01-A	Residential Tower (Tier 3) - Glazing Window System _ Vision Glazing - Fixed	7680.960	0.360	2765.146	7680.960	0.500	3840.480
WT-06 GT-01-B	Residential Tower (Tier 3) - Glazing Window System _ Curved Vision Glazing - Fixed	1553.313	0.360	559.193	1553.313	0.500	776.657
WT-06 GT-02	Residential Tower (Tier 3) - Glazing Window System _ Vision Glazing - Operable	1916.000	0.360	689.760	1916.000	0.550	1053.800
Total Fenestrations		112336.013		40440.965	112336.013		59144.786
Total		300527.070			300527.070	0.064	
Fenestration to Total Wall Ratio		0.374			0.374		
Area Weighted Average of all Above Ground Assemblies		0.166			0.244		
Relationship of Proposed to Prescriptive Assembly						68%	
Pass ZoneGreen Target 2?						**PASS**	
Area Weighted Average of all Above Ground Opaque Assemblies		0.051			0.076		
Relationship of Proposed to Prescriptive Assembly						67%	
Pass ZoneGreen Target 1?						**PASS**	

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1274183

2017.02.07	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

ZONING DEDUCTIONS - EXTERIOR WALL

DRAWING NO. **ZO-006.00**

SCALE

PROJECT 1529.00

DOB PLAN EXAM. NO. 121190772

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BUROHAPPOLD ENGINEERING

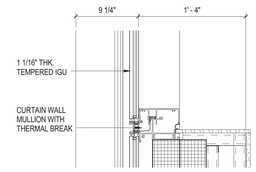
Project: 45 Broad		Project No.: 94871	
Design/Check: AG/MR		Date: 29-Apr-16	
Subject: Zone Green			PRELIMINARY

Zone	Location	System Type	ID	Component	Description	Manufacturer	Thermal Performance: Visible Light - Glazing: Transmission %	Reflectance % Int	Reflectance % Ext	SHGC - Glazing	U - Value - Glazing: Summer	Winter	Combined	R - Value: R - In	R - Out	Area (SF) approx: West	South (Shadow Box)	South (Metal Panel)	East	North
WT-01	Podium (Building Storefront and Commercial) Commercial)	Glazing Window System Kawneer 1600 SS Curtain Wall System	GT-01-A	Vision Glazing - Fixed	1 5/16" thk. Tempered IGU at Storefront	Guardian - Bronze SN68#3	41	9	7	0.31	0.28	0.29	0.36			8113.26	0.00	0.00	8187.25	0.00
			GT-05	Vision Glazing Door/ Storefront	1 5/16" thk. Tempered Glass at Door System	Guardian	79	9	7	0.31	0.28	0.29	0.36			200.00	0.00	0.00	0.00	0.00
		Metal Panel	MP-01	Insulated Metal Panel Wall	1/4" thk. Aluminum Metal Panel attached to Metal sub-structural support	Alucobond Aluminum									33.6	322.34	1129.00	1129.00	0.00	0.00
		Masonry Wall	MW-01	Existing Wall	2" Rigid Insulation										19	0.00	19963.79	19963.79	0.00	17744.19
		Roofing Assembly	RF-01	Terrace Assembly at 8 Floor	Light Weight Concrete, Cold Fluid Applied Waterproofing Membrane, Drainage mat, 5" Rigid insulation, Filter, Adjustable Pedestal, 1 1/4in. Paver - TBD	Kemper									25	1537.29	0.00	0.00	712.66	0.00
WT-03	Amenity & Garden Levels (Tier 1)	Glazing Window System - SteelBuilt Curtain Wall System	GT-01-A	Vision Glazing - Fixed	1 5/16" thk. Tempered IGU at Garden/Tier 1	Guardian - Bronze SN68#3	41	9	7	0.31	0.28	0.29	0.36			931.00	118.19	118.19	868.00	340.00
			GT-01-B	Curved Vision Glazing - Fixed	1 5/16" thk. Tempered IGU at Garden/Tier 1	Guardian - Bronze SN68#3	41	9	7	0.31	0.28	0.29	0.36			0.00	116.71	116.71	0.00	233.41
			GT-02	Vision Glazing - Operable	1 5/16" thk. Tempered IGU at Garden/Tier 1	Guardian - Bronze SN68#3	41	9	7	0.31	0.28	0.29	0.36			0.00	0.00	0.00	0.00	0.00
			GT-03-A	Vision Glazing Shadow Box Spandrel	4" + 4" Semi - Rigid Insulation										33.6	380.00	135.00	135.00	1012.00	193.86
			GT-03-B	Curved Vision Glazing Shadow Box Spandrel	4" + 4" Semi - Rigid Insulation										33.6	0.00	153.47	153.47	0.00	305.71
			GT-04-A	Vision Glazing Shadow Box Spandrel - Shear Wall	4" + 4" Semi - Rigid Insulation										33.6	42.53	17.33	17.33	33.33	24.68
			GT-04-B	Curved Vision Glazing Shadow Box Spandrel - Shear Wall	4" + 4" Semi - Rigid Insulation										33.6	0.00	17.28	17.28	0.00	38.91
			GT-05	Vision Glazing Door / Stick System	1 5/16" thk. Tempered Glass at Door System	Guardian	79	9	7	0.31	0.28	0.29	0.36			1549.19	682.81	682.81	2577.59	922.87
		Metal Panel	MP-01	Insulated Metal Panel Wall	1/4" thk. Aluminum Metal Panel attached to Metal sub-structural support	Alucobond Aluminum									33.6	1353.30	0.00	0.00	0.00	7132.90
		Louver	ML-01	Inactive Blank Off Louver	2" thk. Insulated Aluminum Louver with Decorative Perforated Screen Panel at Exterior	C/S Architectural Perform Louver / Storm Resistant: PL-5700									33.6	0.00	117.95	117.95	0.00	0.00
			ML-02	Active Louver	2" thk. Aluminum Storm Louver with Decorative Perforated Screen Panel at Exterior	C/S Architectural Perform Louver / Storm Resistant: PL-5700									0	0.00	0.00	928.79	0.00
		Masonry Wall	MW-01	Existing Wall	2" Rigid Insulation										19	0.00	8824.30	8824.30	0.00	0.00
		Roofing Assembly	RF-01	Terrace Assembly at 13 Floor	Light Weight Concrete, Cold Fluid Applied Waterproofing Membrane, Drainage mat, 5" Rigid insulation, Filter, Adjustable Pedestal, 1 1/4in. Paver - TBD	Kemper									25	223.61	0.00	0.00	0.00	0.00
WT-09	Residential Tower (Tier 3)	Glazing Window System - Old Castle Signature Series	GT-01-A	Vision Glazing - Fixed	1 5/16" thk. Tempered IGU at Tier 1	Guardian - Bronze SN68#3	41	9	7	0.31	0.28	0.29	0.36			1649.69	4918.59	4918.59	930.47	5988.30
			GT-01-B	Curved Vision Glazing - Fixed	1 5/16" thk. Tempered IGU at Tier 1	Guardian - Bronze SN68#3	41	9	7	0.31	0.28	0.29	0.36			0.00	2879.30	2879.30	0.00	5759.00
			GT-02	Vision Glazing - Operable	1 5/16" thk. Tempered IGU at Tier 1	Guardian - Bronze SN68#3	41	9	7	0.31	0.28	0.29	0.36			1434.99	0.00	0.00	2175.90	4398.80
			GT-03-A	Vision Glazing Shadow Box Spandrel	4" + 4" Semi - Rigid Insulation										33.6	866.79	1407.93	1407.93	866.79	3259.10
			GT-03-B	Curved Vision Glazing Shadow Box Spandrel	4" + 4" Semi - Rigid Insulation										33.6	0.00	811.22	811.22	0.00	1974.00
			GT-04-A	Vision Glazing Shadow Box Spandrel	4" + 4" Semi - Rigid Insulation										33.6	270.23	2834.00	440.00	270.23	1028.59
			GT-04-B	Curved Vision Glazing Shadow Box Spandrel - Shear Wall	4" + 4" Semi - Rigid Insulation										33.6	0.00	252.93	252.93	0.00	622.54
		Metal Panel	MP-01	Insulated Metal Panel Wall	1/4" thk. Aluminum Metal Panel attached to Metal sub-structural support	Alucobond Aluminum									33.6	4172.80	3464.00	5858.00	4172.80	5173.70
		Masonry Wall	MW-01	Existing Wall	2" Rigid Insulation										19	0.00	9524.30	9524.30	0.00	0.00

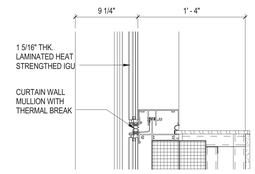
BUROHAPPOLD ENGINEERING

Project: 45 Broad		Project No.: 94871	
Design/Check: AG/MR		Date: 29-Apr-16	
Subject: Zone Green			PRELIMINARY

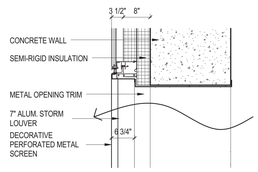
Zone	Location	System Type	ID	Component	Description	Manufacturer	Thermal Performance: Visible Light - Glazing: Transmission %	Reflectance % Int	Reflectance % Ext	SHGC - Glazing	U - Value - Glazing: Summer	Winter	Combined	R - Value: R - In	R - Out	Area (SF) approx: West	South (Shadow Box)	South (Metal Panel)	East	North
WT-04	Outdoor Recreation & 39 Floor Mechanical	Glazing Window System	GT-04-A	Vision Glazing Shadow Box Spandrel - Shear Wall	4" + 4" Semi - Rigid Insulation										33.6	0.00	435.48	435.48	0.00	576.30
			GT-04-B	Curved Vision Glazing Shadow Box Spandrel - Shear Wall	4" + 4" Semi - Rigid Insulation										33.6	0.00	666.61	666.61	0.00	332.77
		Metal Panel	MP-01	Insulated Metal Panel Wall	1/4" thk. Aluminum Metal Panel attached to Metal sub-structural support	Alucobond Aluminum									33.6	793.86	2345.59	2345.59	793.86	1518.80
		Louver	ML-01	Inactive Blank Off Louver	2" thk. Insulated Aluminum Louver with Decorative Perforated Screen Panel at Exterior	C/S Architectural Perform Louver / Storm Resistant: PL-5700									33.6	905.88	606.33	606.33	905.88	977.80
			ML-02	Active Louver	2" thk. Aluminum Storm Louver with Decorative Perforated Screen Panel at Exterior	C/S Architectural Perform Louver / Storm Resistant: PL-5700									0	0.00	0.00	0.00	0.00	418.00
		Roofing Assembly	RF-01	Terrace Assembly at 38 Floor	Light Weight Concrete, Cold Fluid Applied Waterproofing Membrane, Drainage mat, 5" Rigid insulation, Filter, Adjustable Pedestal, 1 1/4in. Paver - TBD	Kemper									25	2966.76				
		Ceiling Assembly	CA-01	Outdoor Ceiling Assembly	Air / Waterproofing Membrane, 5" Rigid Insulation, Ceiling Skin - (Metal Panel) - TBD By CCB										25	2966.76				
WT-05	Residential Tower (Tier 2)	Glazing Window System - Old Castle Signature Series	GT-01-A	Vision Glazing - Fixed	1 5/16" thk. Tempered IGU at Tier 2	Guardian - Bronze SN68#3	41	9	7	0.31	0.28	0.29	0.36			3680.35	11771.46	11771.46	3680.35	8728.24
			GT-01-B	Curved Vision Glazing - Fixed	1 5/16" thk. Tempered IGU at Tier 2	Guardian - Bronze SN68#3	41	9	7	0.31	0.28	0.29	0.36			0.00	7844.05	7844.05	0.00	3906.40
			GT-02	Vision Glazing - Operable	1 5/16" thk. Tempered IGU at Tier 2	Guardian - Bronze SN68#3	41	9	7	0.31	0.28	0.29	0.36			1693.32	0.00	0.00	1693.32	6257.29
			GT-03-A	Vision Glazing Shadow Box Spandrel	4" + 4" Semi - Rigid Insulation										33.6	1607.83	3312.46	3312.46	1607.83	4227.05
			GT-03-B	Curved Vision Glazing Shadow Box Spandrel	4" + 4" Semi - Rigid Insulation										33.6	0.00	2221.92	2221.92	0.00	1983.37
			GT-04-A	Vision Glazing Shadow Box Spandrel - Shear Wall	4" + 4" Semi - Rigid Insulation										33.6	6935.91	14118.69	1158.00	6935.91	11577.23
			GT-04-B	Curved Vision Glazing Shadow Box Spandrel - Shear Wall	4" + 4" Semi - Rigid Insulation										33.6	0.00	763.81	763.81	0.00	387.04
		Metal Panel	MP-01	Insulated Metal Panel Wall	1/4" thk. Aluminum Metal Panel attached to Metal sub-structural support	Alucobond Aluminum									33.6	0.00	0.00	13802.21	0.00	0.00
		Louver	ML-01	Inactive Blank Off Louver	2" thk. Insulated Aluminum Louver with Decorative Perforated Screen Panel at Exterior	C/S Architectural Perform Louver / Storm Resistant: PL-5700									33.6	922.70	1743.15	1743.15	922.70	1649.12
			ML-02	Active Louver	2" thk. Aluminum Storm Louver with Decorative Perforated Screen Panel at Exterior	C/S Architectural Perform Louver / Storm Resistant: PL-5700									0	0.00	0.00	0.00	0.00	703.00
WT-06	Residential Tower (Tier 3)	Glazing Window System - Old Castle Signature Series	GT-01-A	Vision Glazing - Fixed	1 5/16" thk. Tempered IGU at Tier 3	Guardian - Bronze SN68#3	41	9	7	0.31	0.28	0.29	0.36			1605.00	1939.86	1939.86	1605.00	2544.00
			GT-01-B	Curved Vision Glazing - Fixed	1 5/16" thk. Tempered IGU at Tier 3	Guardian - Bronze SN68#3	41	9	7	0.31	0.28	0.29	0.36			0.00	785.96	785.96	0.00	768.25
			GT-02	Vision Glazing - Operable	1 5/16" thk. Tempered IGU at Tier 3/ IGU Operable Window	Guardian - Bronze SN68#3	41	9	7	0.31	0.28	0.29	0.36			534.00	0.00	0.00	534.00	848.00
			GT-03-A	Vision Glazing Shadow Box Spandrel	4" + 4" Semi - Rigid Insulation										33.6	431.52	379.26	379.26	431.52	623.56
			GT-03-B	Curved Vision Glazing Shadow Box Spandrel	4" + 4" Semi - Rigid Insulation										33.6	0.00	159.54	159.54	0.00	156.98
			GT-04-A	Vision Glazing Shadow Box Spandrel - Shear Wall	4" + 4" Semi - Rigid Insulation										33.6	80.68	2421.00	92.53	80.68	707.04
			GT-04-B	Curved Vision Glazing Shadow Box Spandrel - Shear Wall	4" + 4" Semi - Rigid Insulation										33.6	0.00	37.62	37.62	0.00	27.60
		Metal Panel	MP-01	Insulated Metal Panel Wall	1/4" thk. Aluminum Metal Panel attached to Metal sub-structural support	Alucobond Aluminum									33.6	380.46	522.30	2852.11	380.46	522.30
		Louver	ML-01	Inactive Blank Off Louver	2" thk. Insulated Aluminum Louver with Decorative Perforated Screen Panel at Exterior	C/S Architectural Perform Louver / Storm Resistant: PL-5700									33.6	1313.00	3987.00	3987.00	1313.00	2797.75
			ML-02	Active Louver	2" thk. Aluminum Storm Louver with Decorative Perforated Screen Panel at Exterior	C/S Architectural Perform Louver / Storm Resistant: PL-5700									0	562.92	0.00	0.00	562.92	1199.04



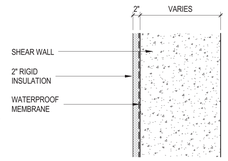
1 GT-01A FIXED VISION GLAZING
1 1/2" = 1'-0"
U VALUE - OVERALL ASSEMBLY: 0.36 BTU/HR/FT2/°F



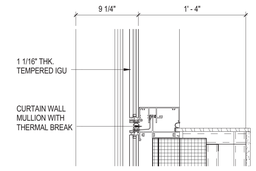
5 GT-01B CURVED VISION GLAZING FIXED
1 1/2" = 1'-0"
U VALUE - OVERALL ASSEMBLY: 0.36 BTU/HR/FT2/°F



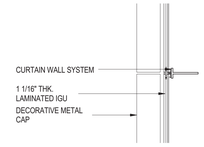
9 ML-02 ACTIVE LOUVER
3/4" = 1'-0"
CONTINUOUS SEMI-RIGID INSULATION; R=N/A



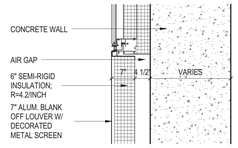
12 MW-01 MASONRY WALL
3/4" = 1'-0"
CONTINUOUS SEMI-RIGID INSULATION; R=10



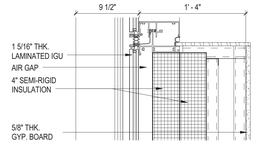
2 GT-02 OPERABLE VISION GLAZING
1 1/2" = 1'-0"
U VALUE - OVERALL ASSEMBLY: 0.36 BTU/HR/FT2/°F



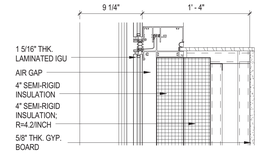
6 GT-05 VISION GLAZING STICK SYSTEM
3/4" = 1'-0"
U VALUE - OVERALL ASSEMBLY: 0.36 BTU/HR/FT2/°F



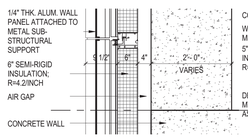
10 ML-01 INACTIVE LOUVER
3/4" = 1'-0"
CONTINUOUS SEMI-RIGID INSULATION; R=25.2



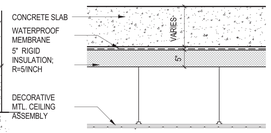
3 GT-03A VISION GLAZING SHADOW BOX SPANDREL
1 1/2" = 1'-0"
CONTINUOUS SEM-RIGID INSULATION: R=33.6



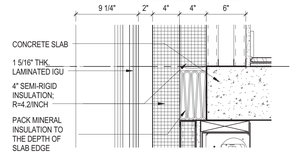
7 GT-03B CURVED VISION GLAZING SHADOW BOX SPANDREL
1 1/2" = 1'-0"
CONTINUOUS SEM-RIGID INSULATION: R=33.6



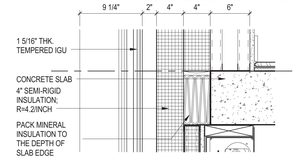
11 MP-01 METAL PANEL
3/4" = 1'-0"
CONTINUOUS SEMI-RIGID INSULATION; R=25.2



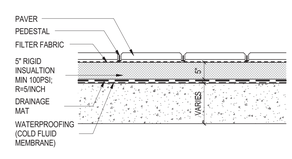
13 CA-01 OUTDOOR CEILING ASSEMBLY
3/4" = 1'-0"
CONTINUOUS RIGID INSULATION; R=25



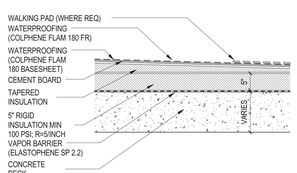
4 GT-04A VISION GLAZING SHADOW BOX SPANDREL - SHEAR WALL
1 1/2" = 1'-0"
CONTINUOUS SEM-RIGID INSULATION: R=33.6



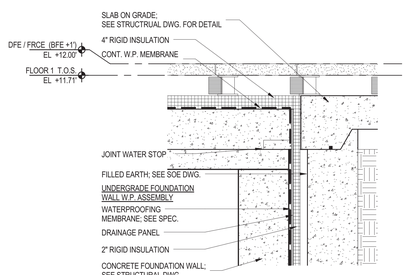
8 GT-04B CURVED VISION GLAZING SHADOW BOX SPANDREL - SHEAR WALL
1 1/2" = 1'-0"
CONTINUOUS SEM-RIGID INSULATION: R=33.6



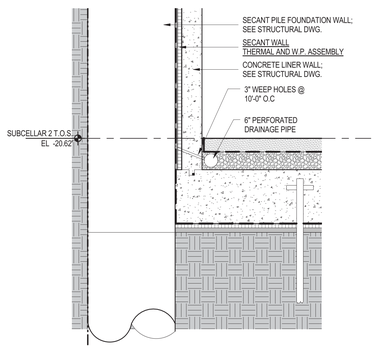
21 RF-01 TERRACE ASSEMBLY
3/4" = 1'-0"
CONTINUOUS RIGID INSULATION: R=25



22 RF-02 BULKHEAD ROOF ASSEMBLY
3/4" = 1'-0"
CONTINUOUS RIGID INSULATION: R=25



31 ENLARGED FOUNDATION WALL DETAIL AT REAR YARD
3/4" = 1'-0"



32 TYP. FOUNDATION WALL SECTION
1/2" = 1'-0"

45 BROAD STREET

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EXTERIOR WALL TYPES

- GT-01A
- GT-01B
- GT-02
- GT-03A
- GT-03B
- GT-04A
- GT-04B
- GT-05
- MP-01
- ML-01
- ML-02
- MW-01
- CA-01
- RF-01
- RF-02

- SEE EN-101 FOR WALL SECTION DETAILS

REGISTERED ARCHITECT JOHN CETRA 018861 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

BUILDING ENVELOPE TYPES AND PERFORMANCE DATA

DRAWING NO. ZO-007.00

PROJECT	SCALE	DOB	PAGE NO.
1529.00	As indicated	121190772	21 OF174

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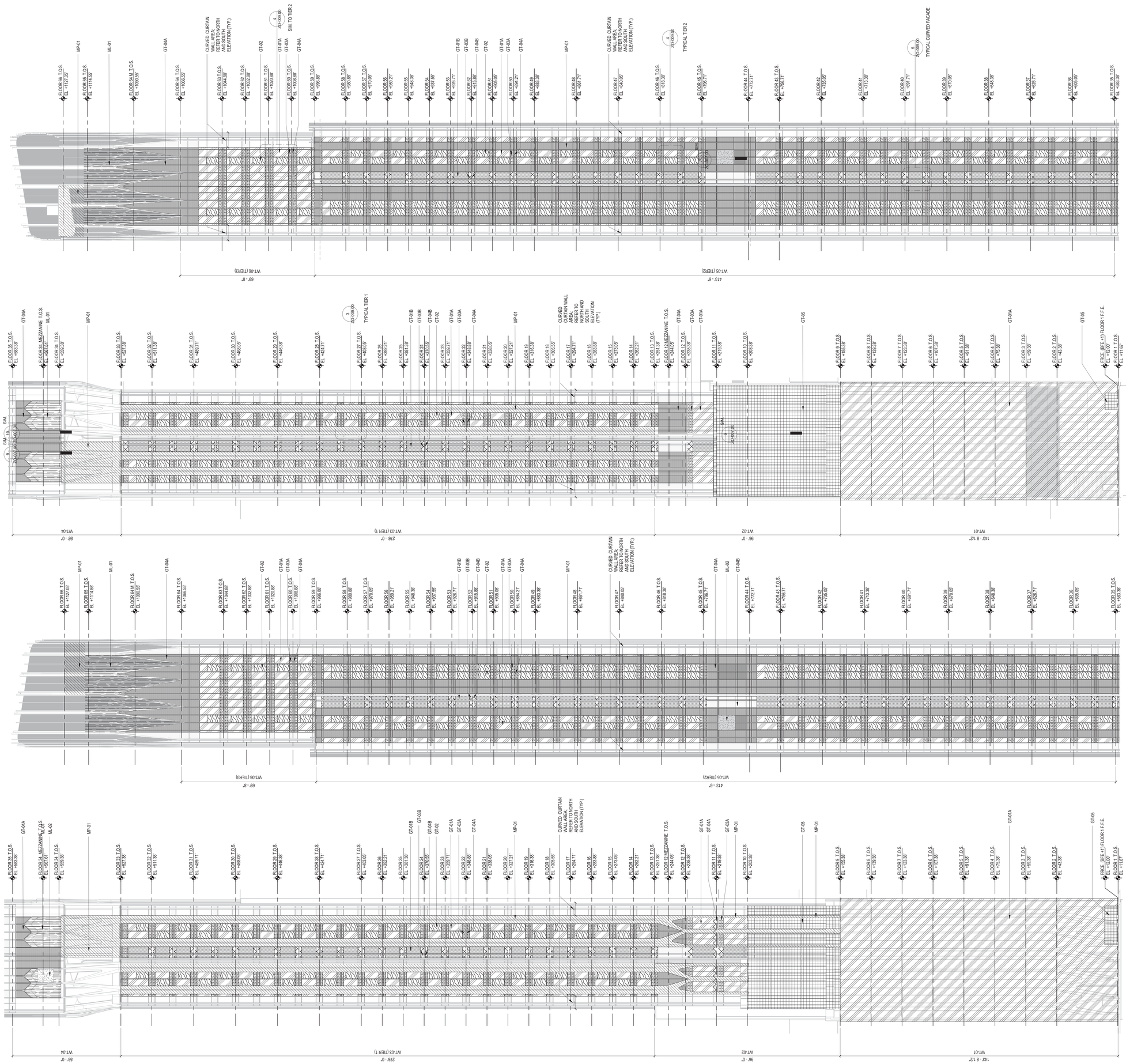
DEPT OF BLDGS 121190772 Job Number
E365113433US Scan Code



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NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018861 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
STRUCTURAL ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
SIGNAGE/EXTERIOR LIGHTS	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.800.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

EXTERIOR WALL TYPES

- GT-01A
- GT-01B
- GT-02
- GT-03A
- GT-03B
- GT-04A
- GT-04B
- GT-05
- MP-01
- ML-01
- ML-02
- MW-01
- CA-01
- RF-01
- RF-02

- SEE EN-101 FOR WALL SECTION DETAILS

REGISTERED ARCHITECT JOHN CETRA 018861 STATE OF NEW YORK

1214183

2017.02.07	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WEST AND EAST ELEVATION DIAGRAMS - WALL TYPES

DRAWING NO. **ZO-008.00**

PROJECT	SCALE	DOB JOB NO.	PAGE NO.
1529.00	As indicated	121190772	22 OF174

CETRARUDDY ARCHITECTURE DPC
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EDR: C:\Revit\Cetra\Cetra_Central_R2017.rvt

DEPT OF BLDGS 121190772 Job Number
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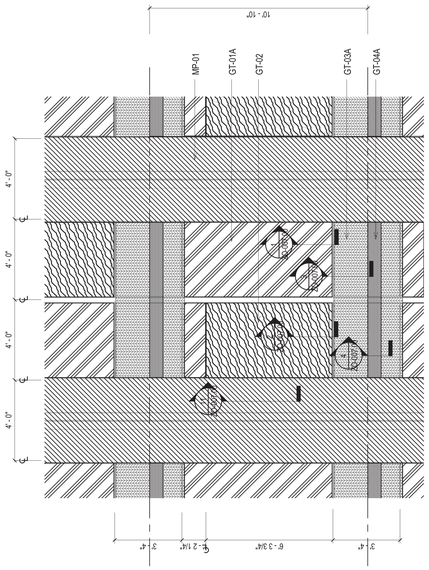
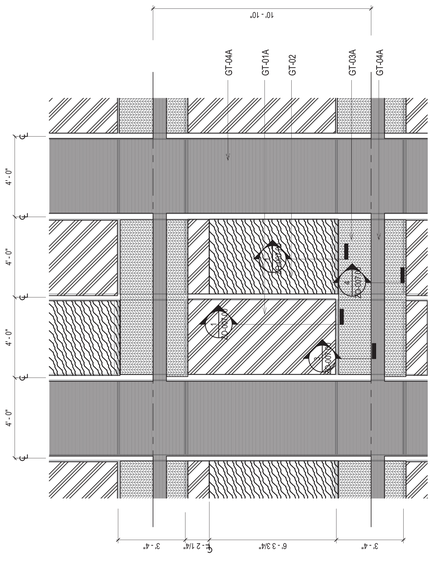
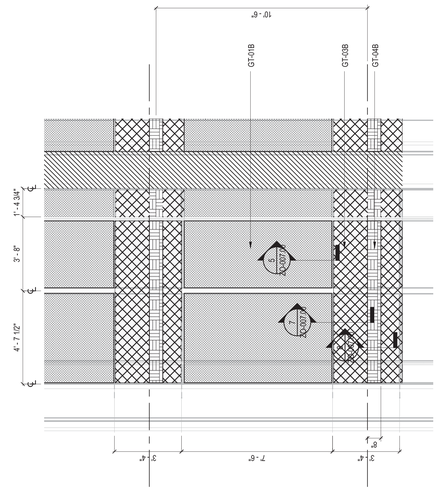


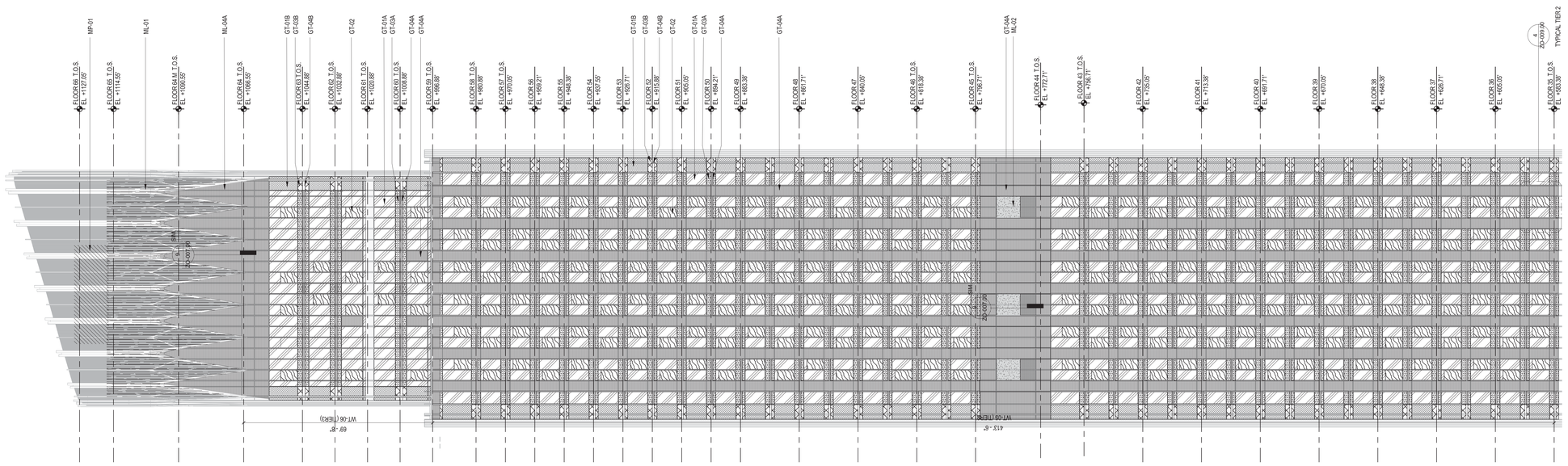
3 PARTIAL ELEVATION TYPICAL TIER 1
3/8" = 1'-0"



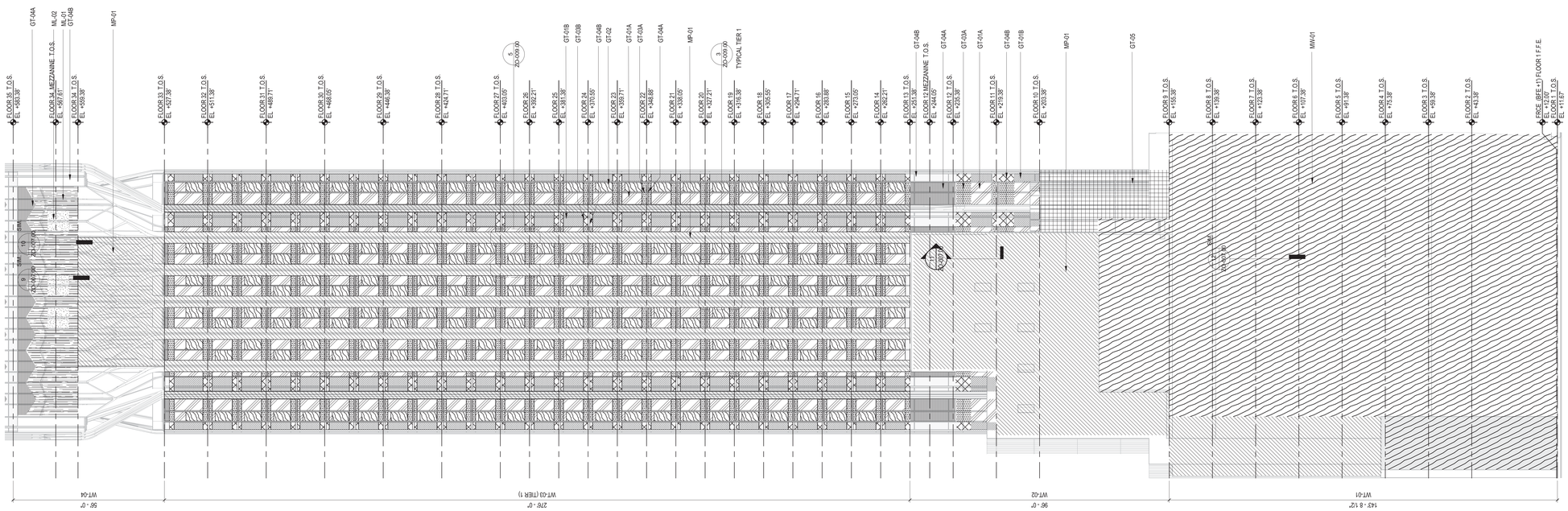
4 PARTIAL ELEVATION TYPICAL TIER 2
3/8" = 1'-0"



5 PARTIAL ELEVATION TYPICAL AT CURVED FACADE
3/8" = 1'-0"



2 PARTIAL NORTH ELEVATION
1/16" = 1'-0"



1 PARTIAL NORTH ELEVATION
1/16" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	CIVIL ENGINEER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
STRUCTURAL ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
MECHANICAL, PLUMBING & SPRINKLER CONSULTANT	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
SURVEYOR / ENGINEER	**Ventresca Design, LLC** 144-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

EXTERIOR WALL TYPES

- GT-01A
- MP-01
- GT-01B
- ML-01
- GT-02
- ML-02
- GT-03A
- MW-01
- GT-03B
- CA-01
- GT-04A
- RF-01
- GT-04B
- RF-02
- GT-05

- SEE EN-101 FOR WALL SECTION DETAILS

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1374183

2017.02.07	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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NORTH ELEVATION DIAGRAM - WALL TYPES

DRAWING NO. **ZO-009.00**

SCALE	As indicated	SHEET / PAGE NO.	23 OF174
PROJECT	1529.00	DOB JOB NO.	121190772

CETRARUDDY **ARCHITECTURE DPC**
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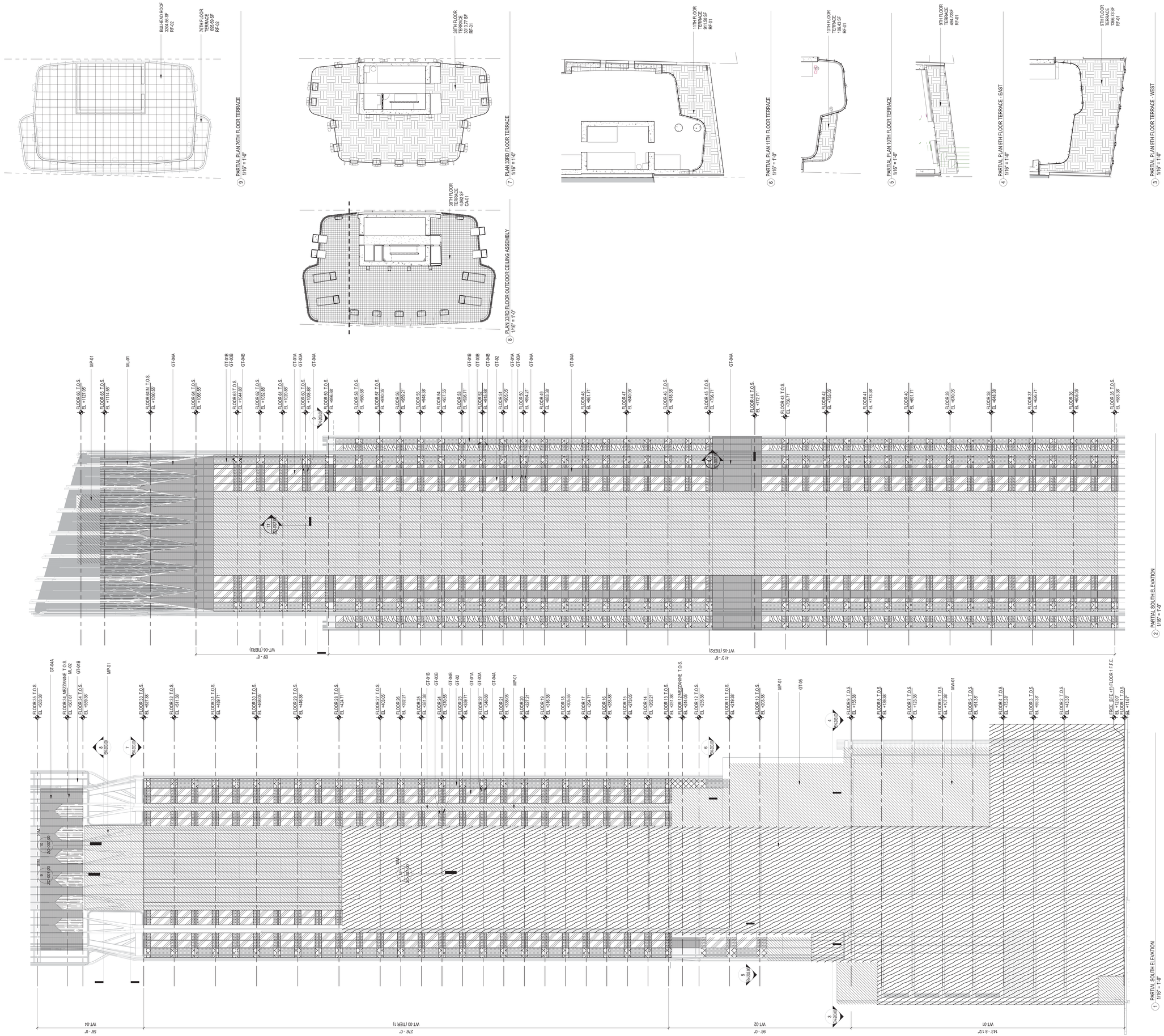
WWW.CETRARUDDY.COM

CADD: C:\STANDARD ARCHITECTURE.DPC

DEPT OF BLDGS 121190772 Job Number
E397762229US Scan Code



45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018861 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	DEVELOPER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
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GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
LIGHTING DESIGNER	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.800.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

EXTERIOR WALL TYPES

- GT-01A
- GT-01B
- GT-02
- GT-03A
- GT-03B
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- GT-04B
- GT-05
- MP-01
- ML-01
- ML-02
- MW-01
- CA-01
- RF-01
- RF-02

- SEE EN-101 FOR WALL SECTION DETAILS

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

1224183

2017.02.07	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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SOUTH ELEVATION DIAGRAM - WALL TYPES

DRAWING NO. **ZO-010.00**

SCALE	DOB FILE NO.	PAGE NO.
As indicated		24 OF174
1529.00		121190772

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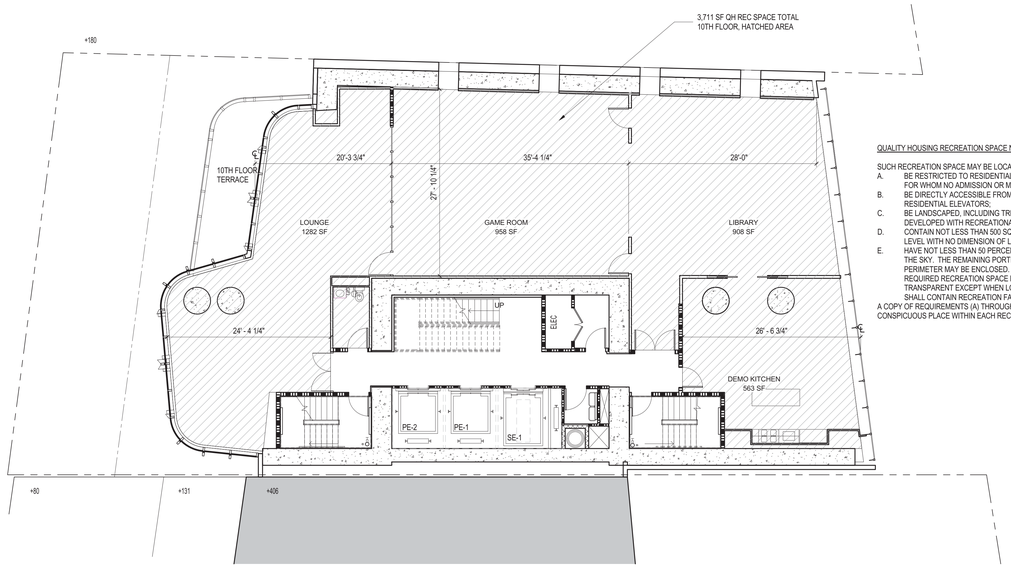
DWG: 121190772-ZO-010.00 CETRARUDDY ARCHITECTURE DPC



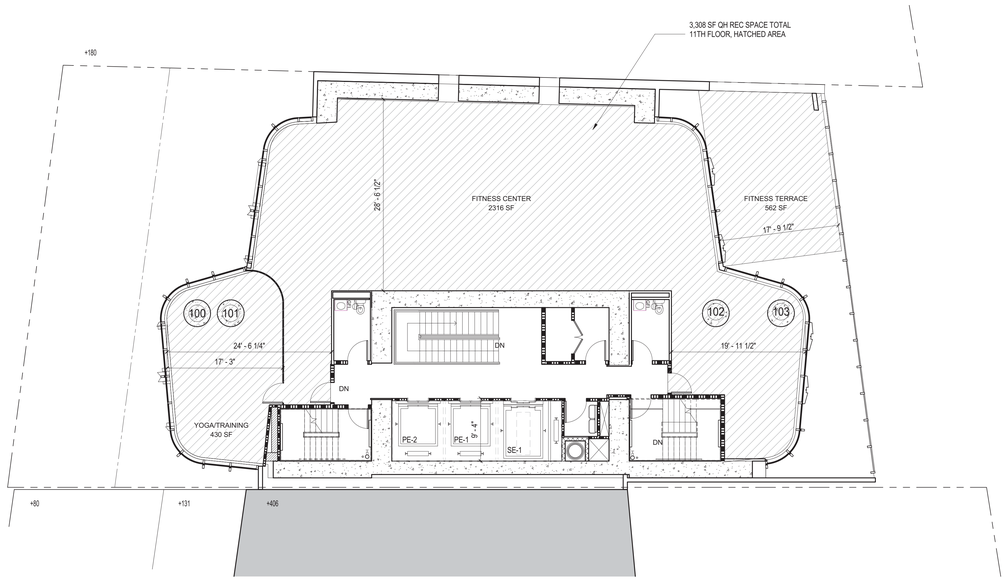
4 FLOOR 10- QUALITY HOUSING - AMENITY
1/8" = 1'-0"
REFERENCE: A-110

QUALITY HOUSING RECREATION SPACE NOTES:

SUCH RECREATION SPACE MAY BE LOCATED AT ANY LEVEL, INCLUDING A ROOF, AND SHALL:

A. BE RESTRICTED TO RESIDENTIAL OCCUPANTS OF THE BUILDING AND THEIR GUESTS FOR WHOM NO ADMISSION OR MEMBERSHIP FEES MAY BE CHARGED;
B. BE DIRECTLY ACCESSIBLE FROM A LOBBY OR OTHER PUBLIC AREA SERVED BY THE RESIDENTIAL ELEVATORS;
C. BE LANDSCAPED, INCLUDING TREES OR SHRUBBERY, EXCEPT WHERE COVERED OR DEVELOPED WITH RECREATIONAL FACILITIES AND SEATING AREAS;
D. CONTAIN NOT LESS THAN 500 SQUARE FEET OF CONTINUOUS AREA ON A SINGLE LEVEL WITH NO DIMENSION OF LESS THAN 15 FEET; AND
E. 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 REQUIRED RECREATION SPACE BE FULLY ENCLOSED. ALL ENCLOSURES SHALL BE TRANSPARENT EXCEPT WHEN LOCATED WITHIN THE BUILDING. COVERED AREAS SHALL CONTAIN RECREATION FACILITIES OR SEATING AREAS.

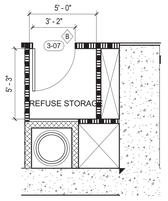
A COPY OF REQUIREMENTS (A) THROUGH (E) SHALL BE PERMANENTLY POSTED IN A CONSPICUOUS PLACE WITHIN EACH RECREATION SPACE.



5 FLOOR 11 - QUALITY HOUSING - AMENITY
1/8" = 1'-0"
REFERENCE: A-111

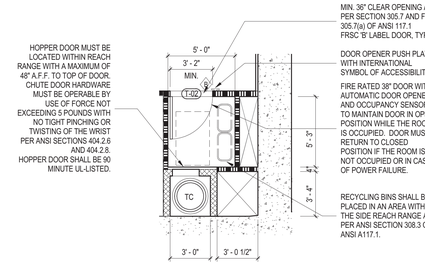
QUALITY HOUSING CALCULATIONS - 45 BROAD STREET

ZR	DESCRIPTION	APPLICABILITY
28-00	**GENERAL PURPOSE**	**GENERAL NOTES**
28-01	APPLICABILITY TO THIS CHAPTER	
28-02	DEFINITIONS	
28-03	QUALITY HOUSING PROGRAM ELEMENTS	
28-10	**NEIGHBORHOOD IMPACT**	
28-11	BULK REGULATIONS	
26-41	STREET TREE PLANTING	
	TREES REQUIRED = 1 TREE PER 25' OF STREET FRONTAGE PER ZONING LOT (MERGED ZONING LOT 7 + LOT 10) = 63.4' (LOT 7) + 60.5' (LOT 10) = 45.9' (LOT 10) = 169.8' TOTAL FRONTAGE LOT 7 + LOT 10 = 169.8 / 25' = 6.79, 7 TREES REQUIRED	
	TREES PROVIDED = 0 DUE TO SITE CONSTRAINTS. REQUESTING TO PLANT THE SEVEN (7) MISSING STREET TREES IN AN ALTERNATE LOCATION, DETERMINED BY THE NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION.	
28-20	**BUILDING INTERIOR**	
28-21	SIZE OF DWELLING UNIT	COMPLIES - SEE FLOOR PLANS
	MINIMUM DWELLING UNIT (D.U.) SIZE = 400 SF MINIMUM D.U. SIZE PROVIDED = 650 SF (UNIT C, TIER 1)	
28-22	WINDOWS	COMPLIES - SEE WINDOW SCHEDULE
	ALL RESIDENTIAL WINDOWS TO BE DOUBLE GLAZED	
28-23	REFUSE STORAGE AND DISPOSAL	COMPLIES - SEE FLOOR PLANS
	REFUSE DISPOSAL ROOM TO BE PROVIDED ON EACH STORY THAT HAS ENTRANCES TO D.U.'S. MINIMUM SIZE = 12 SF MINIMUM DIMENSION = 3'-0"	
	REFUSE STORAGE ROOM TO BE PROVIDED IN AN ENCLOSED AREA WITHIN THE ZONING LOT FOR RESIDENCES @ 2.9 CU. FT. PER D.U. TOTAL REFUSE STORAGE REQUIRED = 150 DU'S X 2.9 CU. FT. = 435 CU. FT.	
	TOTAL REFUSE STORAGE PROVIDED =4,736 CU. FT.	
	REFUSE STORAGE ROOM TO BE PROVIDED IN AN ENCLOSED AREA WITHIN THE ZONING LOT - LOCATED ON SUB-CELLAR 2.	
28-24	LAUNDRY FACILITIES	COMPLIES. SEE ZO-011 AND ZO-002
	LAUNDRY REQUIRED = NONE LAUNDRY PROVIDED = (1) CENTRAL FACILITY PROVIDED ON 1M. 11 WASHERS PROVIDED, 6 DRYERS PROVIDED. 664 SF DEDUCTION TAKEN.	
28-25	DAYLIGHT IN CORRIDORS	NOT MANDATORY, NO DEDUCTION TAKEN.
	50% OF A CORRIDOR'S FLOOR AREA MAY BE DEDUCTED IF A WINDOW WITH A CLEAR, NON-TINTED, GLAZED AREA OF AT LEAST 20 SF IS PROVIDED THAT IS: A. DIRECTLY VISIBLE FROM 50% OF THE CORRIDOR OR FROM THE VERTICAL CIRCULATION CORE, AND: B. AT LEAST 20 FEET FROM A WALL OR SIDE OR REAR LOT LINE	



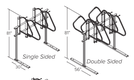
8 TYPICAL COMMERCIAL REFUSE ROOM - PLAN DETAIL
1/4" = 1'-0"

ZR	DESCRIPTION	APPLICABILITY
28-30	**RECREATION SPACE & PLANTING AREAS**	
28-31	QH RECREATION SPACE	COMPLIES
	REQUIRED RECREATION SPACE = 2.8% OF TOTAL RESIDENTIAL FLOOR AREA (213,397) = .028 X 213,542 SF = 5,979 SF REQUIRED	
	PROVIDED RECREATION SPACE = 7,019 SF TOTAL PROVIDED ON FLOOR 10 (3,711 SF) AND FLOOR 11 (3,308 SF); REFER TO ZO-011 AND SZO-011 5,698 SF DEDUCTED FROM FLOOR AREA CALCULATION - REFER TO ZO-002	
28-32	STANDARDS FOR RECREATION SPACE A. ALL RECREATION SPACE SHALL BE ACCESSIBLE TO THE RESIDENTS OF THE BUILDING B. MINIMUM DIMENSION = 15 FT. MINIMUM SIZE = 225 SF (OUTDOOR) = 300 SF (INDOOR) C. OUTDOOR RECREATION SPACE SHALL BE OPEN TO THE SKY EXCLUDING BUILDING PROJECTIONS NOT TO EXCEED 7' IN DEPTH D. INDOOR RECREATION SPACE SHALL HAVE WINDOWS THAT MEASURE NOT LESS THAN 9.5% OF THE TOTAL FLOOR SPACE OF THE ROOM AND MEET REQUIREMENTS OF SECTIONS 24-60.	COMPLIES
28-33	PLANTING AREAS	COMPLIES
	AREAS BETWEEN THE STREET WALL AND THE STREET LINE SHALL BE PLANTED EXCEPT FOR ENTRANCES AND EXITS TO THE BUILDING AND ADJACENT TO COMMERCIAL AREAS.	
28-40	**SAFETY & SECURITY**	
28-41	DENSITY OF CORRIDOR	COMPLIES; DEDUCTION TAKEN.
	IF THE NUMBER OF DWELLING UNITS SERVED BY THE VERTICAL CIRCULATION CORE IS 8 OR LESS, IN THE R10 ZONE, 50% OF THE SQUARE FEET OF THE CORRIDOR MAY BE DEDUCTED FROM THE FLOOR AREA.	
	MAX. NUMBER OF DWELLING UNITS ON ANY FLOOR IS 4 (TIER 1).	
28-50	**PARKING FOR QUALITY HOUSING**	
28-51	SCREENING	N.A. - NO PARKING PROVIDED.
	ALL OPEN ACCESSORY PARKING SHALL BE SCREENED FROM DWELLING UNITS, ADJACENT ZONING LOTS AND STREETS AS PER ZR SECTION 25-66.	
28-52	SPECIAL REGULATIONS FOR OFF-SITE ACCESSORY PARKING	N.A.
	OFF-SITE ACCESSORY PARKING MAY BE UNENCLOSED PROVIDED THE ZONING LOT DOES NOT CONTAIN A RESIDENTIAL USE.	
28-53	ON-SITE ACCESSORY OFF STREET PARKING SPACES ARE NOT PERMITTED BETWEEN THE STREET LINE AND THE STREET WALL.	N.A.



3 TYPICAL RESIDENTIAL REFUSE ROOM - PLAN DETAIL
1/4" = 1'-0"
REFUSE ROOM PER NYC DEPARTMENT OF BUILDINGS, FIGURE 2, FROM JULY 3, 2007.

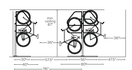
ULTRA SPACE SAVER SQUARED
Submittal Sheet



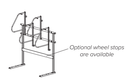
CAPACITY Modular construction
1 biker per arm

MATERIALS Hanger is 1" square tube with steel slider head with tamperproof locking bolts.
Upright is 2" square tube.
Feet are AISI C3 x 41 galvanized steel channel. Crossbeams are 2" sched. 40 powdercoated pipe.

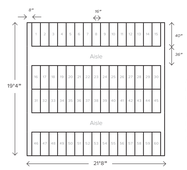
FINISHES
- ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps:
  1. Sandblast
  2. Epoxy primer electrostatically applied to exterior
  3. Final thick TGIC polyester powder coat
- ☐ **Galvanized** An after fabrication hot-dipped galvanized finish is our standard option.



MOUNT OPTIONS
- ☐ **Floor Mount** Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.
- ☐ **Wall Mount** A wall mounted unit which contains special brackets is also available.



WHEEL STOPS
- ☐ Include optional wheelstops



As a general rule of thumb, this space can fit approximately 60 bicycles.

The Ultra Space Saver Squared parks one bike every 13" with a typical bike extending out 40" from the wall.

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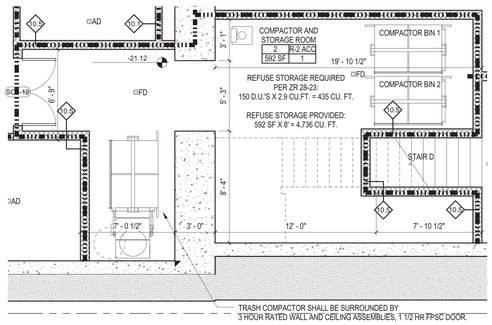
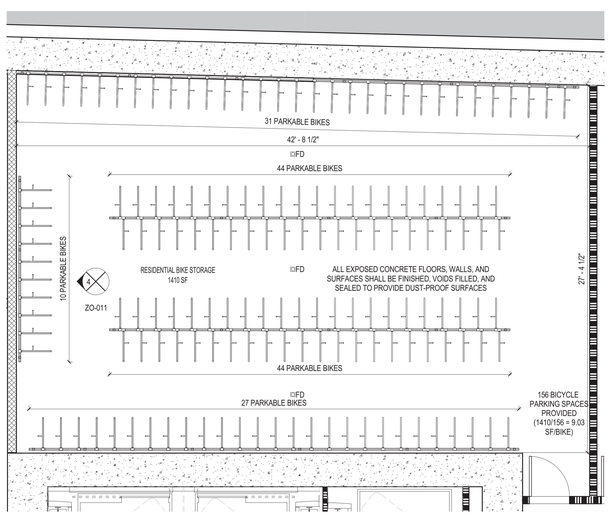
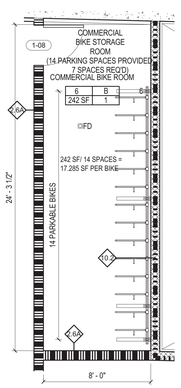


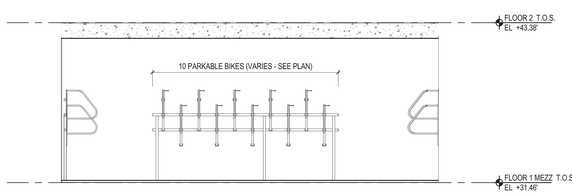
2 SUB-CELLAR 2
1/4" = 1'-0"



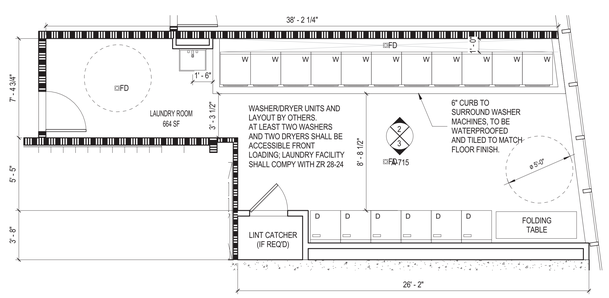
1 RESIDENTIAL BICYCLE STORAGE ROOM
1/4" = 1'-0"



6 GROUND FLOOR
1/4" = 1'-0"



7 TYP. BICYCLE PARKING MODULE SPECIFICATION
1/4" = 1'-0"
DERO ULTRA SPACE SAVER BICYCLE RACK



8 FLOOR 1 MEZZ FOR ZONING SHEET LAUNDRY ROOM
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

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212.600.0033

CERTIFIED FIRE CODE PLAN
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212.334.2025

NOTES

1. PER NYC LL 96, G102.2.1 "PRELIMINARY FLOOD INSURANCE STUDY AND RATE MAPS," UNTIL SUCH TIME THAT THE DEPARTMENT BY RULE ADOPTS REVISED FEMA FIS 360497 AND FEMA FIRMs 360497 WITH A FINAL EFFECTIVE DATE LATER THAN MAY 1, 2014, THE FOLLOWING FLOOD HAZARD MAPS AND SUPPORTING DATA ARE ALSO ADOPTED AS A REFERENCE STANDARD AND DECLARED A PART OF THIS APPENDIX 1. FEMA PFIS 360497. 2. FEMA PFIRMs 360497.

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

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

LEGEND

ZONING DEDUCTION TAG

X-XX: DEDUCTED AREA (REFER TO SCHEDULE)

NOT FLOOR AREA (REFER TO SCHEDULE)

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274192

2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

QUALITY HOUSING

SHEET NO. **ZO-011.00**

SCALE	As indicated	SHT.	25 OF 171
PROJECT	1529.00	DOB PLAN NO.	121190772

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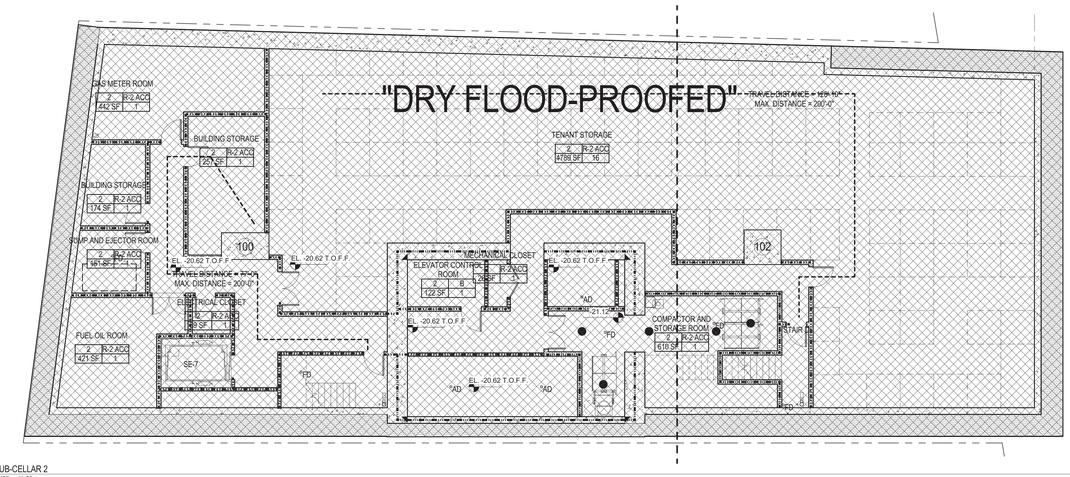
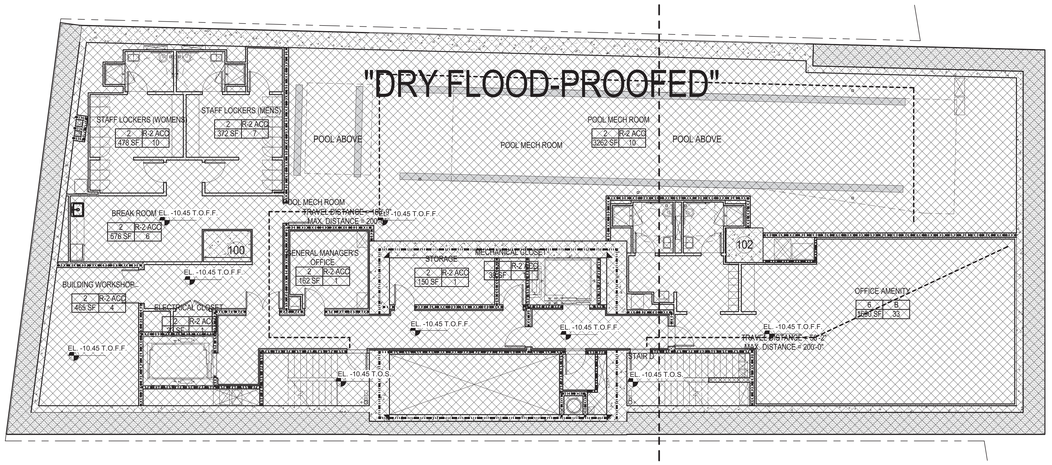
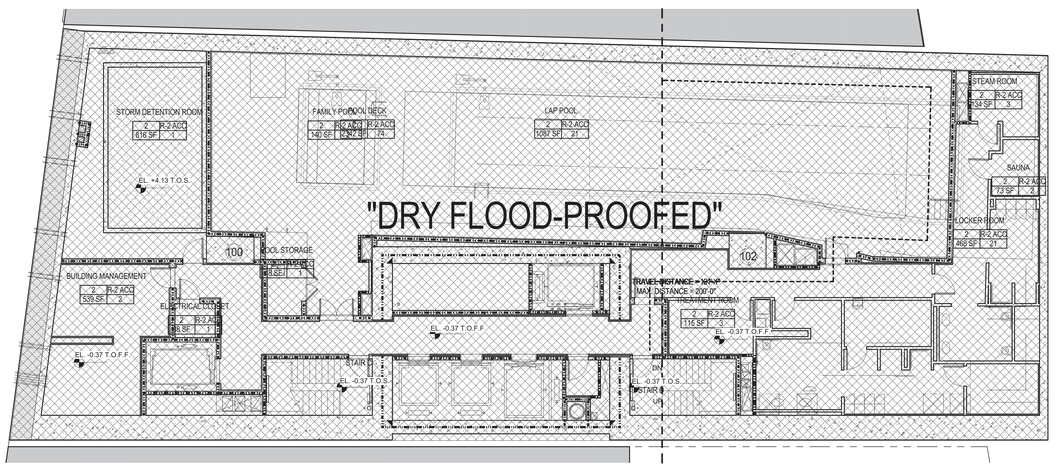
DEPT OF BLDGS 121190772 Job Number
E320128995 Scan Code



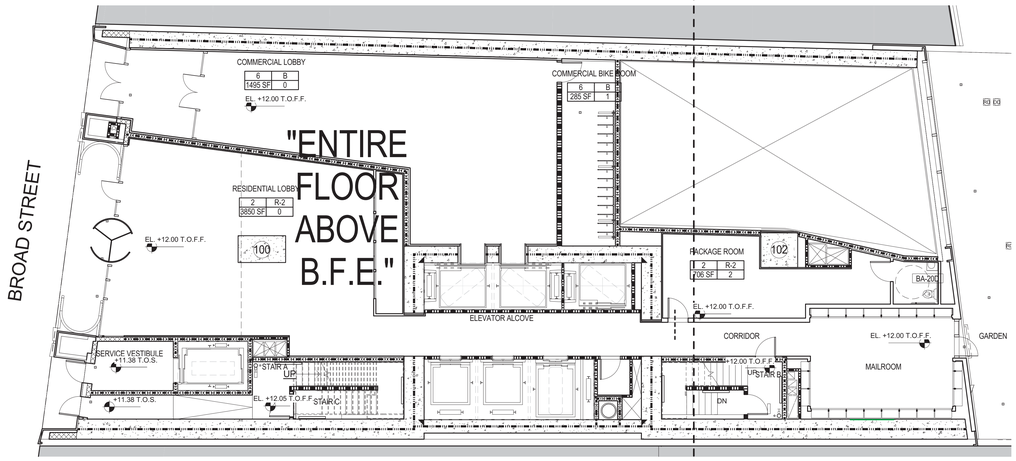
1 SUB-CELLAR 2
1/8" = 1'-0"



2 SUB-CELLAR 1
1/8" = 1'-0"



3 FLOOD ZONE DIAGRAM_CELLAR LEVEL
1/8" = 1'-0"



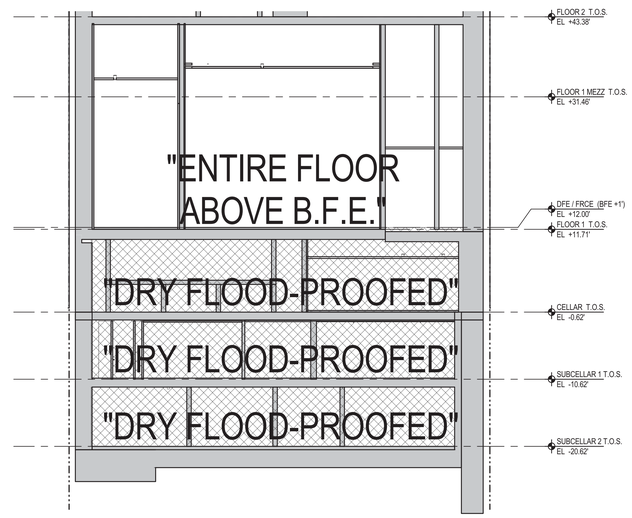
4 GROUND FLOOR
1/8" = 1'-0"

GROUND FLOOR MAIN ENTRIES ARE AT ELEVATION +12' DFE / FRCE FINISH FLOOR.
SERVICE ENTRY IS AT ELEVATION +11.38' DFE / FRCE

ALL FLOORS BELOW ELEVATION +11 BFE SHALL BE "DRY FLOODPROOFED" BY MEANS OF INTEGRATED REMOVABLE FLOOD BARRIER SYSTEM.

ALL SHADED AREAS (FOUNDATION WALLS AND PRESSURE SLAB AT FOUNDATION) ARE DESIGNED TO WITHSTAND HYDROSTATIC AND HYDRODYNAMIC WATER PRESSURE UP TO THE DESIGN FLOOD ELEVATION +12' (BASE FLOOD ELEVATION (EL. +11') + 1' = EL. + 12' DFE / FRCE) PER STRUCTURAL AND GEOTECH.

STAIRS AT THE GROUND FLOOR TO SUB-CELLAR 2 ARE OF CONCRETE CONSTRUCTION.



5 FLOOD ZONE DIAGRAM - SECTION
1/8" = 1'-0"

FLOOD ZONE NOTES, CON'T

AREAS SHADED ARE LOCATED BELOW THE B.F.E. AND SHALL BE "DRY FLOODPROOFED" PER BC G106.4

1. THERE ARE NO WET-FLOODPROOFED SPACES IN THIS PROJECT. PER BC G106.2, G106.3
2. AREAS SHADED ARE LOCATED BELOW THE D.F.E. AND SHALL BE "DRY FLOODPROOFED" PER BC G106.4, SPACES ARE LABELED AS "DRY FLOODPROOFED".
3. THERE ARE NO DWELLING UNITS BELOW THE D.F.E.; CRFN NUMBER IS NOT REQUIRED.
4. GROUND FLOOR AREA SUBJECT IS ABOVE THE B.F.E. AND NOT SUBJECT TO FLOODING.
5. ALL SHADED AREAS (FOUNDATION WALLS AND PRESSURE SLAB AT FOUNDATION) ARE DESIGNED TO WITHSTAND HYDROSTATIC AND HYDRODYNAMIC WATER PRESSURE UP TO THE DESIGN FLOOD ELEVATION +12' (BASE FLOOD ELEVATION (EL. +11') + 1' = EL. + 12' DFE / FRCE) PER STRUCTURAL AND GEOTECH.
6. ALL BUILDING MATERIALS INCLUDING FINISHES IN SHADED AREA SHALL BE FLOOD-RESISTANT MATERIALS AND COMPLY WITH APPENDIX G.
7. FLOOD VENTS ON BUILDING PLANS AND ELEVATIONS ARE NOT REQUIRED PER APPENDIX G, GROUND FLOOR IS LOCATED ABOVE B.F.E.
8. SIDE WALLS, STEPS, AND RAMPS SHALL BE DESIGNED TO RETAIN WATER PRESSURE FROM HYDROSTATIC AND HYDRODYNAMIC WATER LOADS IMPOSED, ASSUMING WATER HEIGHT UP TO B.F.E.
9. FLOOR SLABS SHALL BE DESIGNED TO RETAIN WATER PRESSURE FROM HYDROSTATIC AND HYDRODYNAMIC WATER LOADS IMPOSED, ASSUMING WATER HEIGHT UP TO B.F.E.
10. FOUNDATION WALL THICKNESS SHALL BE DESIGNED TO RETAIN WATER PRESSURE FROM HYDROSTATIC AND HYDRODYNAMIC WATER LOADS IMPOSED, ASSUMING WATER HEIGHT UP TO B.F.E.
11. ALL ENTRANCES AT THE GROUND FLOOR OF THIS PROJECT ARE LOCATED ABOVE THE B.F.E.
12. ALL STAIRS AT THE GROUND FLOOR AND BELOW ARE OF CONCRETE CONSTRUCTION.
13. FLOOD BARRIER STORAGE PROVIDED IN BUILDING STORAGE ROOM, SUB-CELLAR 2.

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FLOOD ZONE NOTES

1. The site is within a flood hazard area, Zone AE (EI 11).
2. Work is being designed to bring the building into compliance with Appendix G of 2014 building code. Work proposed in this application is a substantial improvement as defined by Section BC G201.2 and 1 RCNY 3606-01
3. Per BC Appendix G, Section G501, ASCE amended Section 1.1.1, no special flood hazard area in New York City shall be designated as a Coastal A-zone. All A zone areas shall be classified as flood hazard areas that are "other than coastal high hazard area or coastal A zones.
4. Per NYC BC Appendix G, Section G201.2, a 'Non-Residential' building (for flood zone purposes) contains residential spaces but also contains space on the lowest floor that is not accessory to an R-2 occupancy. This building has B occupancies on the first floor that are not accessory to the R-2 occupancy, therefore, it is a 'Non-Residential' mixed use building.
5. Per NYC BC Appendix G, Section G201, the lowest floor of the existing building is the basement.
6. Portions of the building at grade used for building access are wet flood-proofed per ASCE 24-05
7. Per BC 1604.5.1 where a structure is used for two or more occupancies the structure shall be assigned the classification of the highest structural occupancy category corresponding to the various occupancies. Per BC Appendix G, Amended ASCE 24 Table 1-1 Classification of Structures:
The building is Category II. Existing EMS facility in building is office space and not considered an 'essential facility.'
8. Per Appendix G, Amended ASCE 24 (amended by emergency rule 1/31/13) BC Table 2-1 Minimum elevation of the top of the lowest floor:
Category II structures: DFE (DFE=BFE+1) except that in non-residential portions of mixed-use buildings the lowest floor shall be allowed to be below the minimum elevations if the structure complies with ASCE 24 section 6 Dry Flood-proofing
9. Per BC Appendix G, Amended ASCE 24 (amended by emergency rule 1/31/13) Table 5-1 Minimum elevation below which flood damage-resistant materials shall be used:
Category II structures: DFE (DFE=BFE+1)
Per BC Appendix G, Amended ASCE (amended by emergency rule 1/31/13) Table 6-1 Minimum elevation of flood-proofing in A-zones:
Category II structures: DFE (DFE=BFE+1)
Per ASCE 7 1(2), the utilities and attendant equipment may be installed below the designated elevation if they are designed, constructed and installed to prevent floodwaters, including and backflow through the system, from entering or accumulating within the components.
Per BC Appendix G, Amended ASCE 24 (amended by emergency rule 1/31/13) Table 7-1 Minimum elevation of Utilities:
Category II structures: DFE (DFE=BFE+1). Building utilities (except gas meter) will be located above the DFE.
10. Prior to sign-off, the following Special Inspections shall be performed:
- Flood Zone Compliance Inspection, per G105.2.1
- Elevation Progress Inspection, per G105.3 (1)
- Final Elevation Inspection, per G105.3 (2.2)
- Flood Shield Inspection, per G105.3.1

All heating, ventilation, air conditioning, plumbing, electrical & other service facilities and equipment within the structure or site will be located or constructed so as to prevent water from entering or accumulatin within the components during conditions of flooding in accordance with ASCE 24.
11. - All new sanitary sewer facilities shall be in accordance with Chapter 8, ASCE 24
- All water facilities shall be in accordance with the provisions of Chapter 8, ASCE 24
- Storm drainage shall be in accordance with ASCE 24 and minimize or eliminate damage to persons or property
- Sidewalks and driveways shall comply with BC Section 303.7
12. Dry Flood-proofing, per BC G304.1.2 (2)
- For Category II, the structure shall be dry flood-proofed to the design flood elevation (DFE=BFE+1)
- Utilities and equipment shall be located within the dry flood-proof enclosure or be located at or above the DFE.
Per BC Amended ASCE 24 Section 6.2.2 at least one door located in close proximity to each required means of egress to the exterior is to be blocked by flood shields, and such door shall be located at or above the DFE specified in Table 6-1
13. Per ASCE 24 Section 7.5
- Residential Buildings: Traction elevator system electrical hoist motors and electrical control panel shall be located above the elevation specified in Table 7-1

REGISTERED ARCHITECT JOHN CETRA 018661 STATE OF NEW YORK

PRELIMINARY - NOT FOR CONSTRUCTION

1274192

2016.12.09 DOB FILING

CETRARUDDY

FLOOD ZONE PLAN DIAGRAMS

DRAWING NO. **ZO-012.00**

SCALE As indicated

PROJECT 1529.00

DOB FILING PLAN NO. 121190772

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NEW YORK NY 10004

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' National Geodetic Vertical Datum of 1929 (NGVD 29). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York State Plane FIPSZONE 3104. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York. This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated 2004.

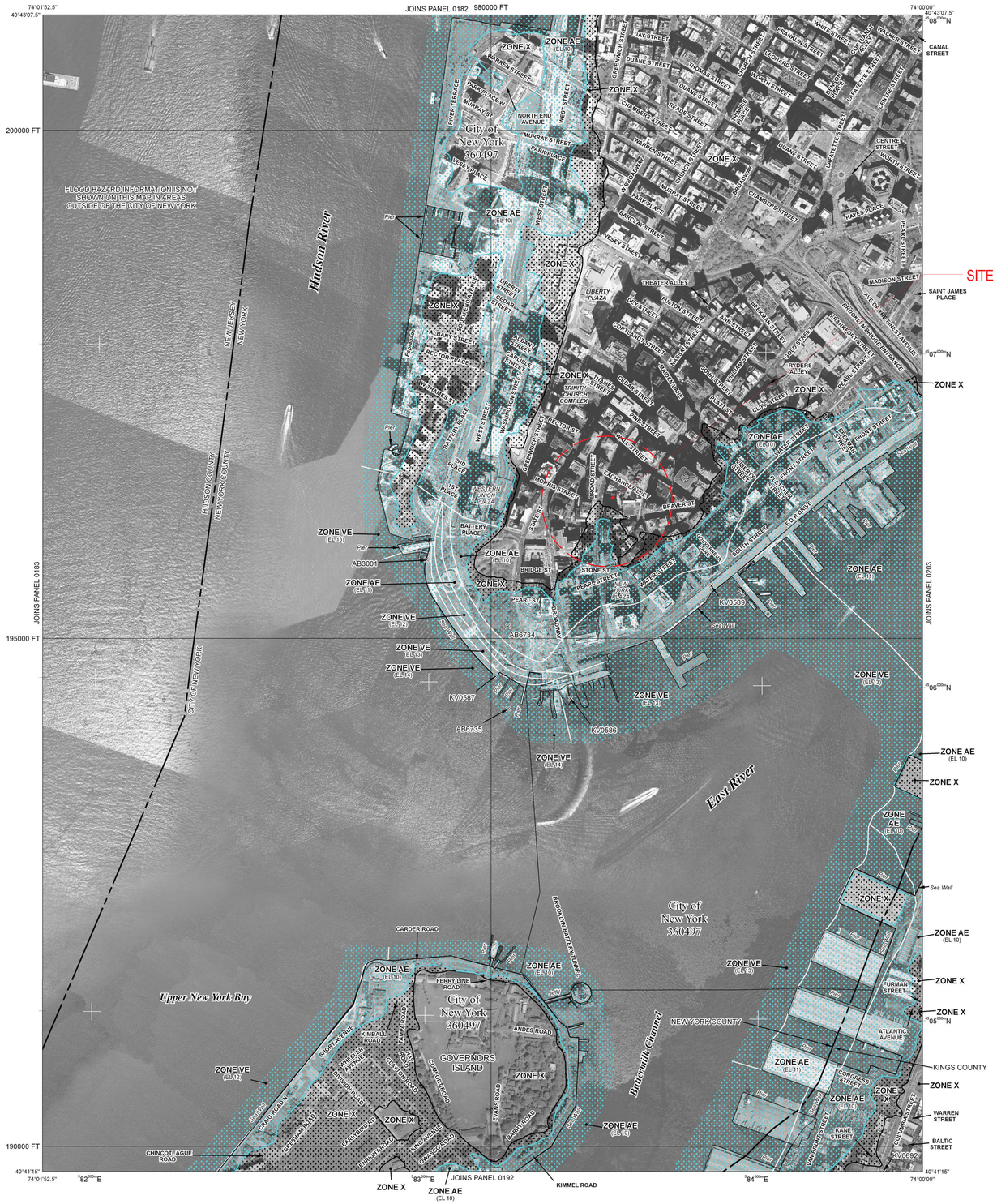
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map showing the layout of map panels for this jurisdiction.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the National Geodetic Vertical Datum of 1929

A — A	Cross section line
23 - - - - - 23	Transect line
87°07'45", 32°22'30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
4076000mN	1000-meter Universal Transverse Mercator grid values, zone 18
600000 FT	5000-foot grid ticks: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic projection
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
●M1.5	River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

INITIAL NFIP MAP DATE
June 28, 1974
FLOOD HAZARD BOUNDARY MAP REVISIONS
June 11, 1976
FLOOD INSURANCE RATE MAP EFFECTIVE
November 16, 1983
FLOOD INSURANCE RATE MAP REVISIONS
September 5, 2007 - to change Special Flood Hazard Areas, to reflect updated topographic information, and to update map format

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0184F

FIRM

FLOOD INSURANCE RATE MAP

CITY OF
NEW YORK,
NEW YORK
BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES

PANEL 184 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0184	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
3604970184F

MAP REVISED
SEPTEMBER 5, 2007

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2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

FIRM MAP - 2007

DRAWING NO. **ZO-013.00**

PROJECT 1529.00 | SCALE | DOB FILE NO. 121190772 | PAGE NO. 27 OF174

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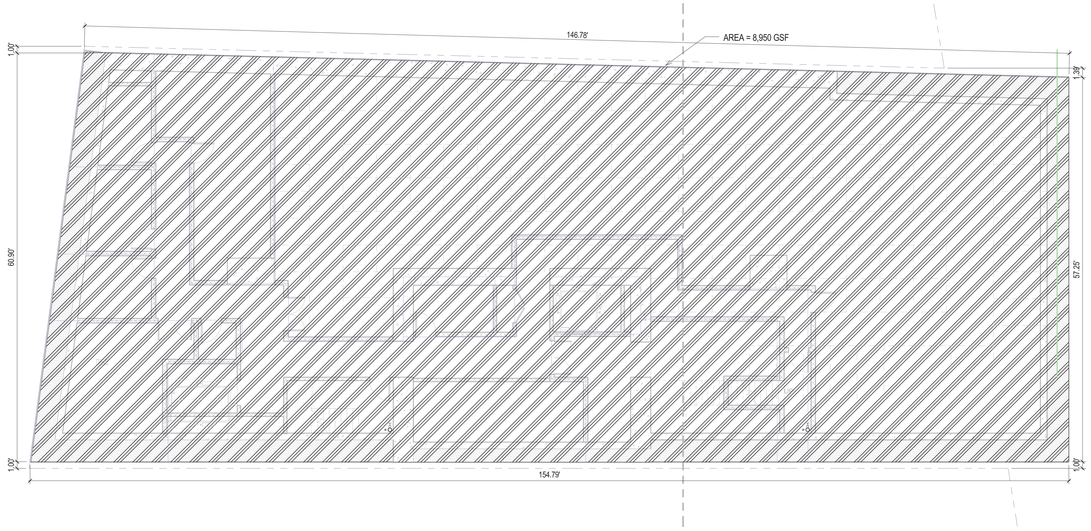
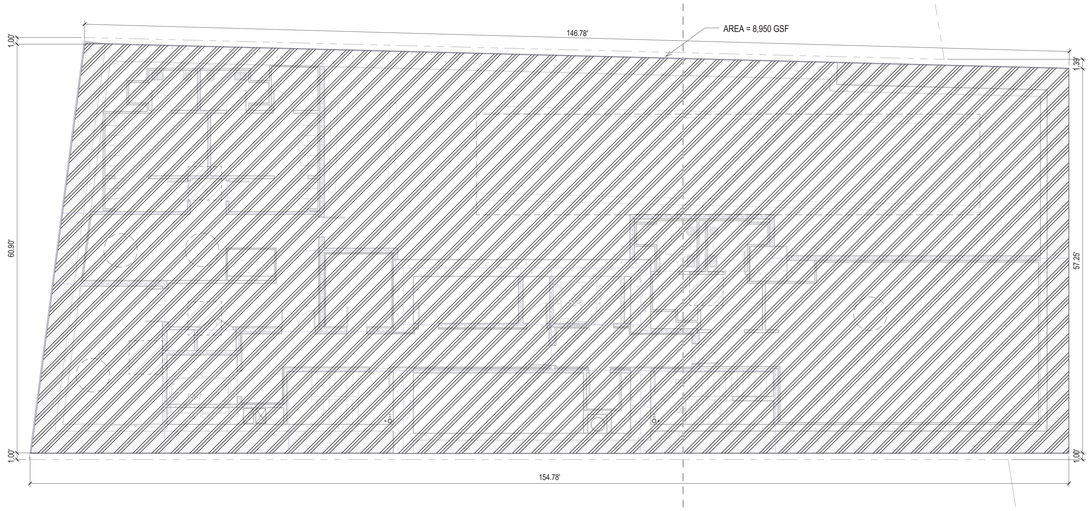
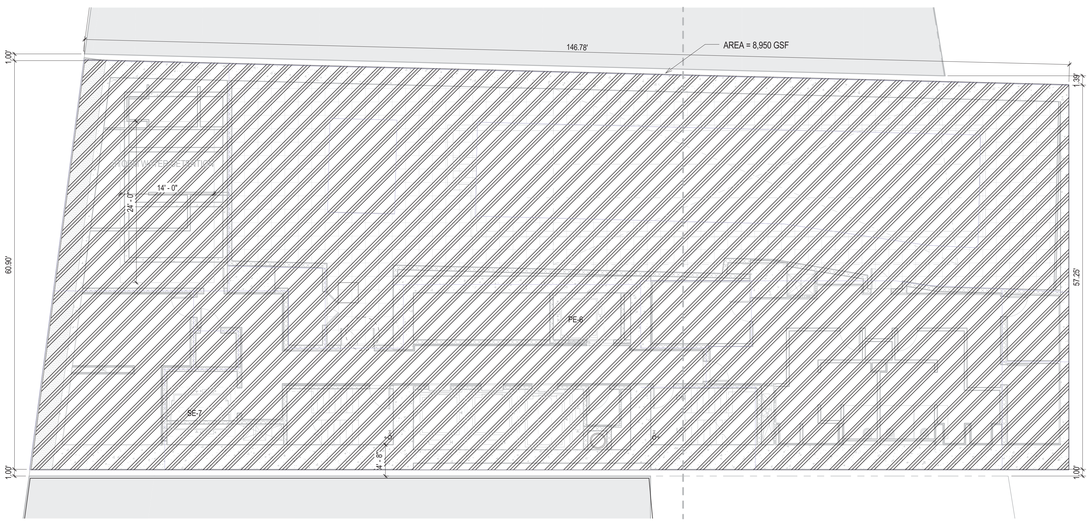
E354857003 Scan Code



1 SUB-CELLAR 2
1/8" = 1'-0"



2 SUB-CELLAR 1
1/8" = 1'-0"



3 CELLAR
1/8" = 1'-0"

FLOOR AREA SCHEDULE: SUB-CELLAR 2

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
8,950.00 GSF	8,950.00 SF	0.00 SF	0.00 SF	0.00 ZSF

FLOOR AREA SCHEDULE: SUB-CELLAR 1

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
8,950.00 GSF	8,950.00 SF	0.00 SF	0.00 SF	0.00 ZSF

FLOOR AREA SCHEDULE: CELLAR

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
8,950.00 GSF	8,950.00 SF	0.00 SF	0.00 SF	0.00 ZSF

45 BROAD STREET

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NOTES

1. PER NYC LL 96, G102.2.1 "PRELIMINARY FLOOD INSURANCE STUDY AND RATE MAPS," UNTIL SUCH TIME THAT THE DEPARTMENT BY RULE ADOPTS REVISED FEMA FIS 360497 AND FEMA FIRMs 360497 WITH A FINAL EFFECTIVE DATE LATER THAN MAY 1, 2014, THE FOLLOWING FLOOD HAZARD MAPS AND SUPPORTING DATA ARE ALSO ADOPTED AS A REFERENCE STANDARD AND DECLARED A PART OF THIS APPENDIX 1. FEMA PFIS 360497 2. FEMA PFIRMs 360497,

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

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

LEGEND

ZONING DEDUCTION TAG

X-XX: DEDUCTED AREA (REFER TO SCHEDULE)

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

PRELIMINARY - NOT FOR

1274183

2017.02.07 DOB FILING

2016.04.22 ISSUED FOR DESIGN DEVELOPMENT

CETRARUDDY

ZONING DEDUCTION PLAN - CELLAR, SUB-CELLARS 1 & 2

DRAWING NO. **ZO-101.00**

SCALE	As indicated	SHEET NO.	28 OF 174
PROJECT NO.	1529.00	DOB PLAN NO.	121190772

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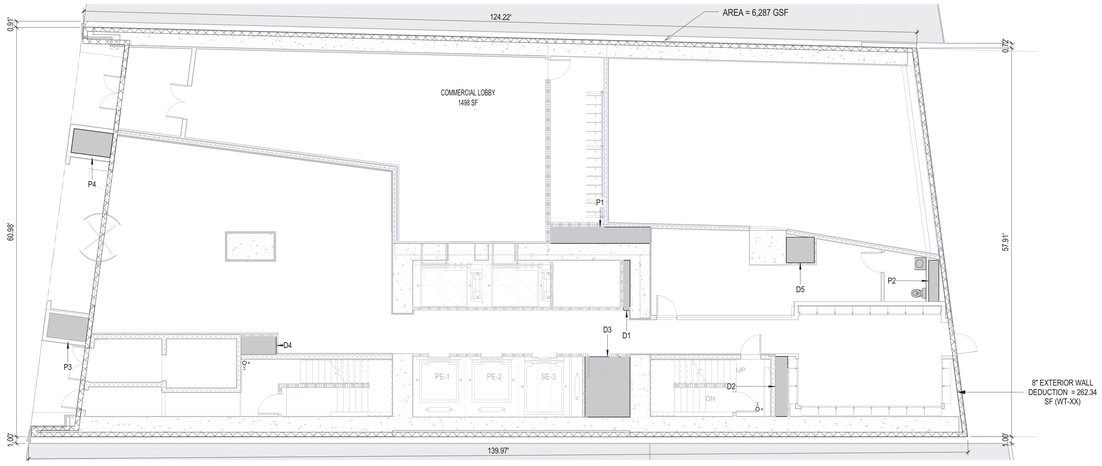


3 FLOOR 1 - ZONING DEDUCTION PLAN
1/8" = 1'-0"

FLOOR AREA SCHEDULE:

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
6,287.00 GSF	201.93 SF	262.34 SF	0.00 SF	5,822.73 ZSF

FLOOR AREA DEDUCTIONS_1ST FLOOR

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 1	D1	0' - 11 15/16"	X	7' - 6"	=	7.45
FLOOR 1	D2	1' - 10"	X	8' - 11 1/2"	=	16.42
FLOOR 1	D3	6' - 8 1/2"	X	9' - 0"	=	60.37
FLOOR 1	D4	5' - 2 27/32"	X	2' - 8"	=	13.97
FLOOR 1	D5	4' - 2"	X	3' - 9 21/32"	=	15.86
FLOOR 1	P1	14' - 10 7/16"	X	2' - 5 11/32"	=	36.38
FLOOR 1	P2	1' - 6 9/32"	X	6' - 1 29/32"	=	9.38
FLOOR 1	P3	5' - 10 1/2"	X	3' - 7"	=	21.05
FLOOR 1	P4	5' - 10 1/2"	X	3' - 7"	=	21.05
						201.93

FLOOR AREA SCHEDULE: 1M

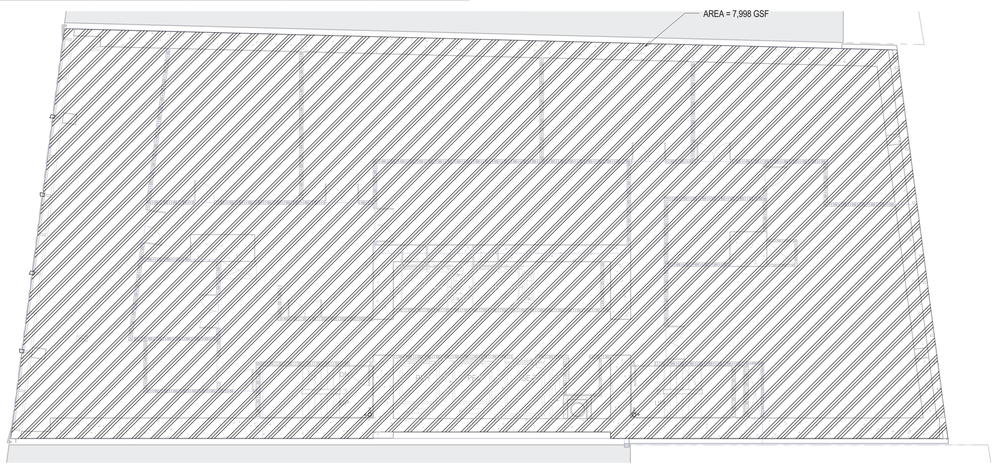
GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
5,045.00 GSF	2,274.13 SF	262.34 SF	664 SF	1,699.33 ZSF

FLOOR AREA DEDUCTIONS_1M

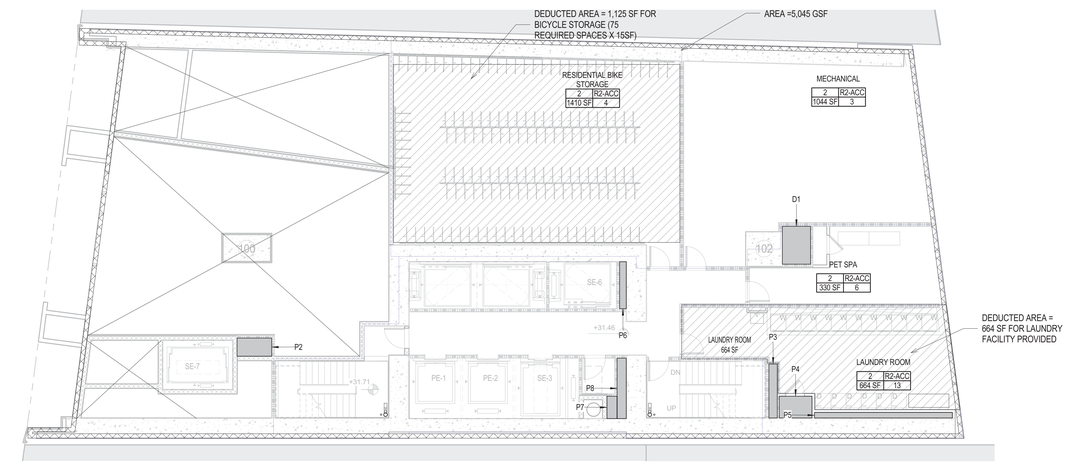
Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 1 MEZZ	D1	4' - 2 1/2"	X	5' - 7 27/32"	=	23.79
FLOOR 1 MEZZ	P2	5' - 2"	X	2' - 8 1/2"	=	13.99
FLOOR 1 MEZZ	P3	1' - 3"	X	8' - 0 1/2"	=	10.05
FLOOR 1 MEZZ	P4	4' - 10 1/2"	X	3' - 3"	=	15.84
FLOOR 1 MEZZ	P5	20' - 6 1/2"	X	0' - 10"	=	17.12
FLOOR 1 MEZZ	P6	0' - 11 15/16"	X	7' - 0"	=	6.96
FLOOR 1 MEZZ	P7	1' - 6"	X	3' - 4"	=	5
FLOOR 1 MEZZ	P8	1' - 4 1/2"	X	9' - 0"	=	12.38
						105.13

FLOOR AREA SCHEDULE: 2ND FLOOR - MECHANICAL

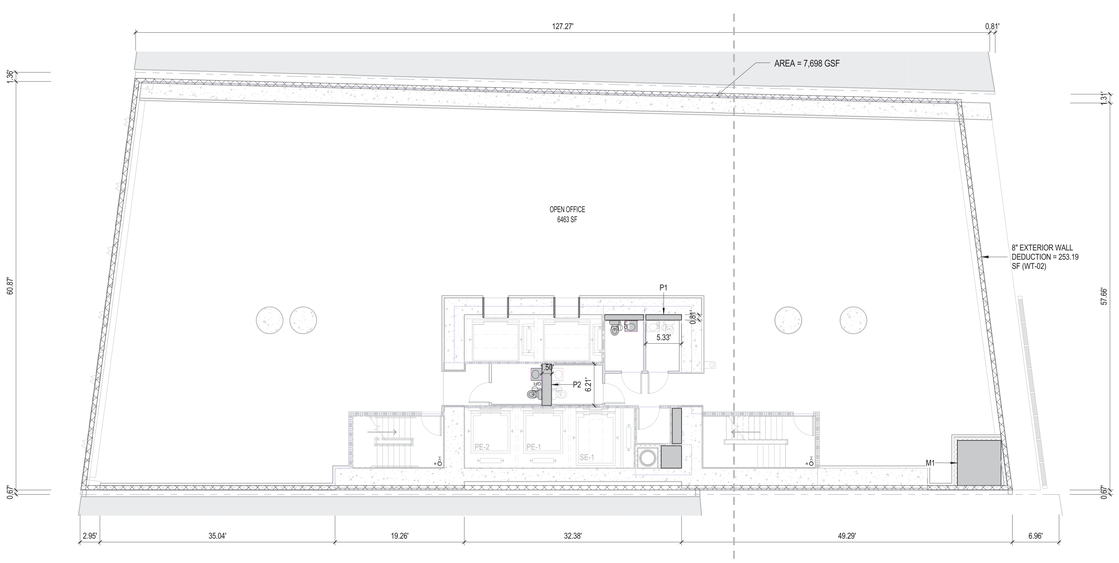
GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
7,998.00 GSF	7,998.00 SF	0.00 SF	0.00 SF	0.00 ZSF



1 FLOOR 2 - ZONING DEDUCTION PLAN
1/8" = 1'-0"



4 FLOOR 1 - MEZZANINE
1/8" = 1'-0"



3 FLOORS 3 TO 8 - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-103

FLOOR AREA SCHEDULE: 3RD TO 8TH FLOOR - TYPICAL PODIUM LEVELS

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
7,698.00 GSF	78.98 SF	253.19 SF	0.00 SF	7,365.83 ZSF

FLOOR AREA DEDUCTIONS_3RD TO 8TH FLOORS

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 3	M1	6.51'	X	6.72'	=	43.79
FLOOR 3	P1	5.33'	X	0.81'	=	4.33
FLOOR 3	P1	5.79'	X	0.81'	=	4.7
FLOOR 3	P2	1.42'	X	6.21'	=	8.8
FLOOR 3	P2	3.04'	X	3.33'	=	10.14
FLOOR 3	P2	1.38'	X	5.25'	=	7.22
						78.98

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NOTES

1. PER NYC LL 96, G102.2.1 "PRELIMINARY FLOOD INSURANCE STUDY AND RATE MAPS," UNTIL SUCH TIME THAT THE DEPARTMENT BY RULE ADOPTS REVISED FEMA FIS 360497 AND FEMA FIRMs 360497 WITH A FINAL EFFECTIVE DATE LATER THAN MAY 1, 2014, THE FOLLOWING FLOOD HAZARD MAPS AND SUPPORTING DATA ARE ALSO ADOPTED AS A REFERENCE STANDARD AND DECLARED A PART OF THIS APPENDIX 1. FEMA PFIS 360497 2. FEMA PFIRMs 360497.

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

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

LEGEND

ZONING DEDUCTION TAG

X-XX: DEDUCTED AREA (REFER TO SCHEDULE)

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

PRELIMINARY - NOT FOR CONSTRUCTION

1274183

2017.02.07 DOB FILING

2016.04.22 ISSUED FOR DESIGN DEVELOPMENT

CETRARUDDY

ZONING DEDUCTION PLAN - GROUND, 2ND, AND TYPICAL PODIUM FLOOR

DRAWING NO. **ZO-102.00**

SCALE: As indicated

PROJECT: 1529.00

DOB PLAN NO.: 29 OF 174

DOB PLAN NO.: 121190772

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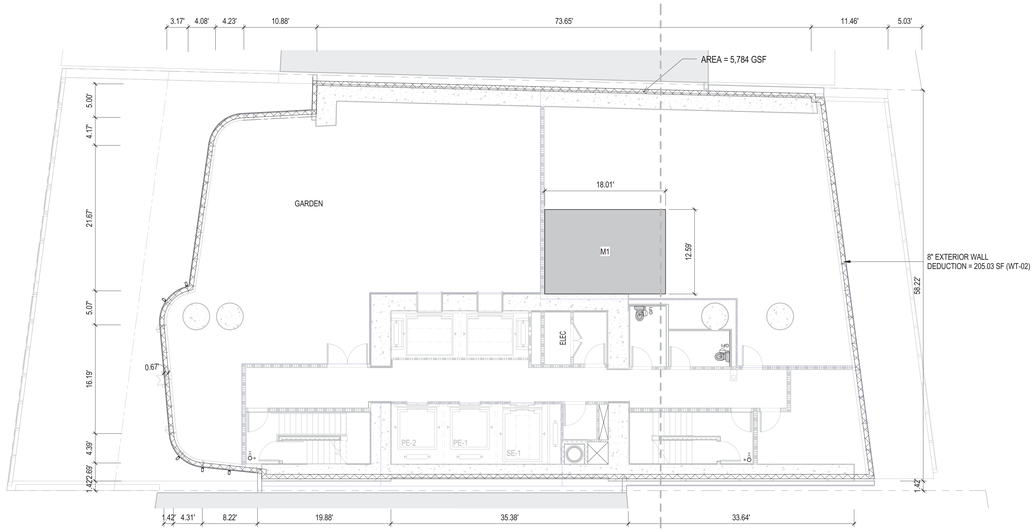
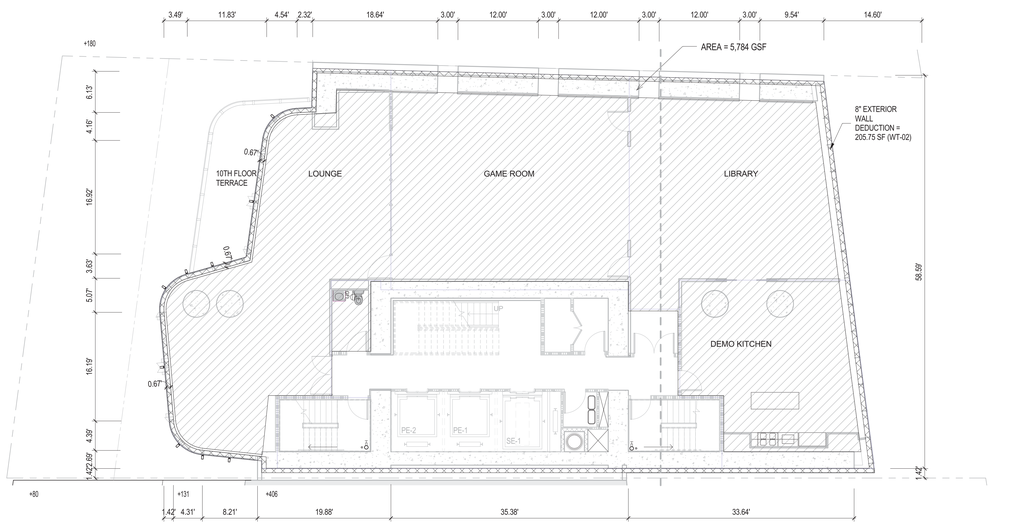
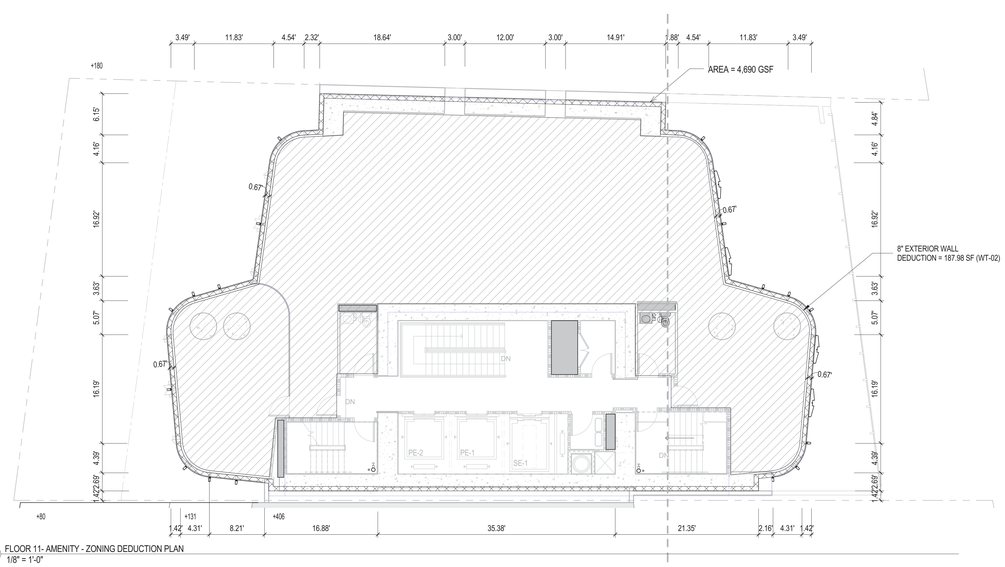


1 FLOOR 9 - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-109



2 FLOOR 10- AMENITY - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-110



3 FLOOR 11- AMENITY - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-111

FLOOR AREA SCHEDULE: 9TH FLOOR - COMMERCIAL

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
5,784.00 GSF	226.66 SF	205.03 SF	0.00 SF	5,352.31 ZSF

FLOOR AREA DEDUCTIONS_9TH FLOOR

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 9	M1	18.01'	X	12.59'	=	226.66
						226.66

FLOOR AREA SCHEDULE: 10TH FLOOR - RESIDENTIAL AMENITY

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
5,562.00 GSF	230.82 SF	205.75 SF	3,513.00 SF	1,612.43 ZSF

FLOOR AREA DEDUCTIONS_10TH FLOOR

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL

FLOOR AREA SCHEDULE: 11TH FLOOR - RESIDENTIAL AMENITY

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
4,690.00 GSF	194.64 SF	187.52 SF	2,854.00 SF	1,453.84 ZSF

FLOOR AREA DEDUCTIONS_11TH FLOOR

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 11	P1	5' - 11 1/4"	X	1' - 3 3/32"	=	7.47
FLOOR 11	P1	1' - 9 13/32"	X	1' - 3 3/32"	=	2.24
FLOOR 11	P1	0' - 11"	X	6' - 9 15/32"	=	6.22
FLOOR 11	P1	5' - 2 1/16"	X	7' - 11"	=	40.93
FLOOR 11	P1	5' - 7 1/2"	X	0' - 11 19/32"	=	5.43
FLOOR 11	P1	5' - 7 1/4"	X	0' - 11 3/32"	=	5.18
FLOOR 11	P1	3' - 10 15/16"	X	8' - 0 1/2"	=	31.46
FLOOR 11	P1	0' - 11"	X	8' - 6 3/8"	=	7.82
FLOOR 11	P1	1' - 4 1/2"	X	5' - 3 5/16"	=	7.26
						114.01

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

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

LEGEND

ZONING DEDUCTION TAG

X-XX: DEDUCTED AREA (REFER TO SCHEDULE)

NOT FLOOR AREA (REFER TO SCHEDULE)

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

REGISTERED ARCHITECT JOHN CETRA 018861 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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ZONING DEDUCTION PLAN - 9TH TO 11TH FLOORS

DRAWING NO. **ZO-103.00**

PROJECT	SCALE	DOB JOB NO.	PAGE NO.
1529.00	As indicated	121190772	30 OF174

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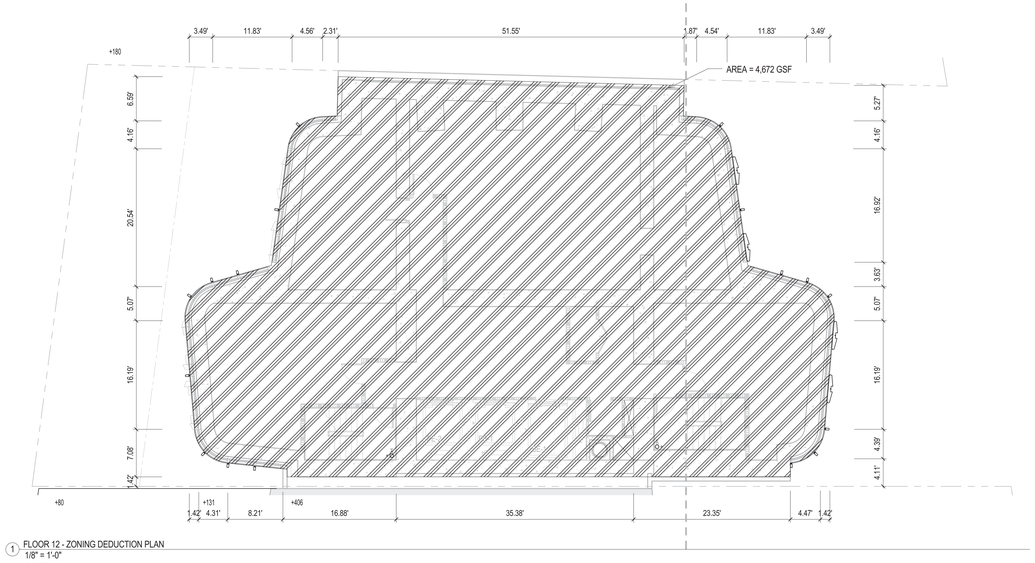
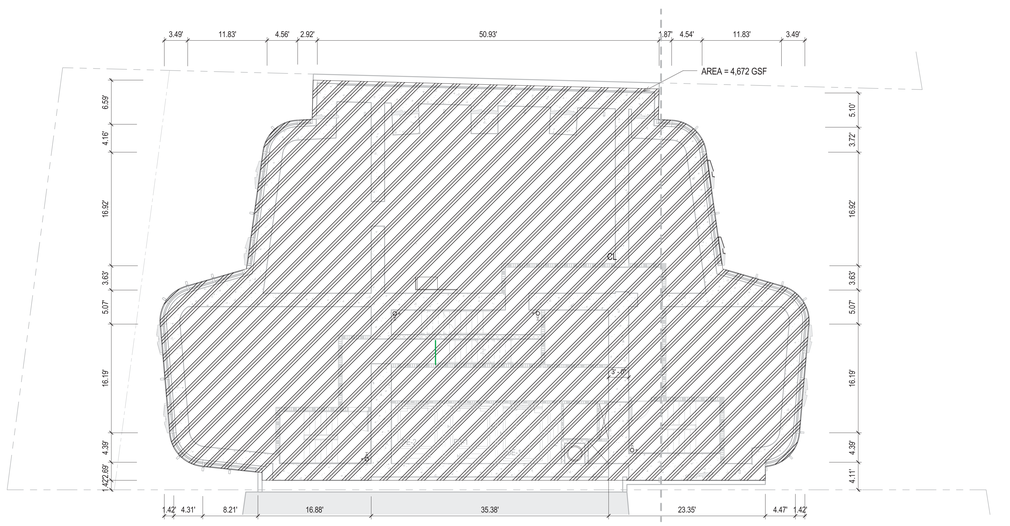
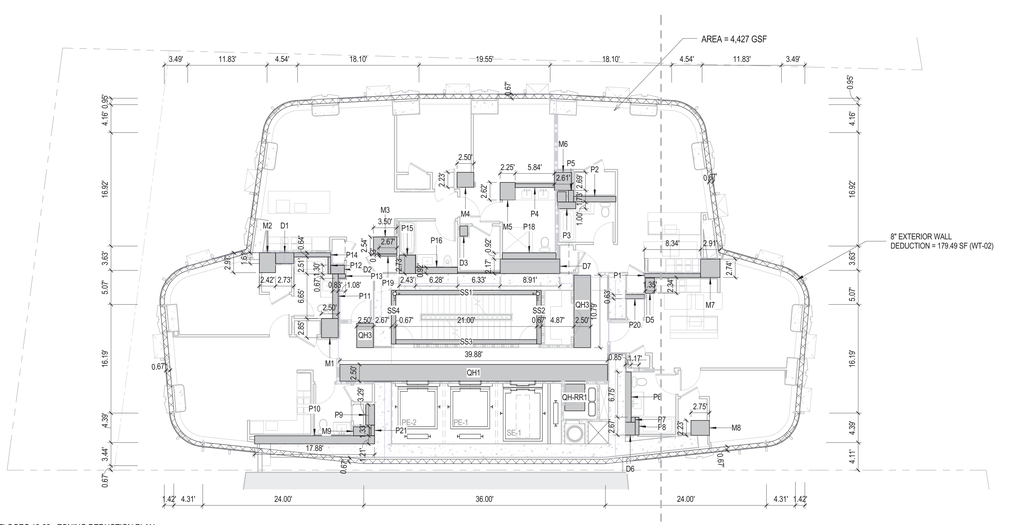


1 FLOOR 12 - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-112



2 FLOOR 12M - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-112M



3 FLOORS 13-32 - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-114

FLOOR AREA SCHEDULE: 12TH FLOOR MECHANICAL

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
4,672.00 GSF	4,672.00 SF	0.00 SF	0.00 SF	0.00 ZSF

FLOOR AREA SCHEDULE: 12TH FLOOR MECHANICAL MEZZANINE

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
4,672.00 GSF	4,672.00 SF	0.00 SF	0.00 SF	0.00 ZSF

FLOOR AREA SCHEDULE: 13TH TO 32ND FLOORS - TIER 1

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
4,427.00 GSF	220.41 SF	179.49 SF	147.76 SF	3,879.34 ZSF

QUALITY HOUSING DEDUCTIONS_13TH TO 32ND FLOORS

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 14	QH1	2.50'	X	39.88'	=	99.69
FLOOR 14	QH3	2.50'	X	10.79'	=	26.98
FLOOR 14	QH3	2.50'	X	3.64'	=	9.09
FLOOR 14	QH-RR1	4.00'	X	3.00'	=	12
						147.76

FLOOR AREA DEDUCTIONS_13TH TO 32ND FLOORS

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 14	D1	2.73'	X	1.61'	=	4.42
FLOOR 14	D2	2.04'	X	1.30'	=	2.66
FLOOR 14	D3	1.17'	X	1.50'	=	1.75
FLOOR 14	D4	1.32'	X	1.51'	=	2
FLOOR 14	D5	1.35'	X	2.26'	=	3.06
FLOOR 14	D6	1.46'	X	1.92'	=	2.79
FLOOR 14	D7	8.91'	X	2.17'	=	19.31
FLOOR 14	M1	2.50'	X	2.85'	=	7.13
FLOOR 14	M2	2.42'	X	2.97'	=	7.19
FLOOR 14	M3	3.50'	X	2.54'	=	8.89
FLOOR 14	M4	2.50'	X	2.23'	=	5.57
FLOOR 14	M5	2.25'	X	2.62'	=	5.9
FLOOR 14	M6	2.61'	X	2.69'	=	7.03
FLOOR 14	M7	2.91'	X	2.74'	=	7.95
FLOOR 14	M8	2.75'	X	2.23'	=	6.12
FLOOR 14	M9	2.42'	X	1.33'	=	3.22
FLOOR 14	P1	8.34'	X	0.59'	=	4.88
FLOOR 14	P2	6.28'	X	0.83'	=	5.23
FLOOR 14	P3	2.68'	X	0.99'	=	2.66
FLOOR 14	P4	5.84'	X	0.58'	=	3.41
FLOOR 14	P5	0.79'	X	1.73'	=	1.37
FLOOR 14	P6	0.85'	X	7.50'	=	6.4
FLOOR 14	P7	0.60'	X	0.75'	=	0.45
FLOOR 14	P8	0.56'	X	2.67'	=	1.5
FLOOR 14	P9	1.31'	X	3.04'	=	3.99
FLOOR 14	P10	17.88'	X	1.21'	=	21.6
FLOOR 14	P11	0.83'	X	6.65'	=	5.55
FLOOR 14	P12	0.38'	X	2.51'	=	0.95
FLOOR 14	P13	1.08'	X	0.67'	=	0.72
FLOOR 14	P14	5.48'	X	0.64'	=	3.48
FLOOR 14	P15	2.43'	X	2.73'	=	6.62
FLOOR 14	P16	6.28'	X	0.92'	=	5.76
FLOOR 14	P17	6.33'	X	0.21'	=	1.32
FLOOR 14	P18	8.00'	X	0.92'	=	7.33
FLOOR 14	P19	2.67'	X	0.33'	=	0.89
FLOOR 14	P20	2.83'	X	0.63'	=	1.77
FLOOR 14	P21	0.52'	X	1.58'	=	0.82
FLOOR 14	SS1	21.00'	X	0.67'	=	14
FLOOR 14	SS2	0.67'	X	8.00'	=	5.36
FLOOR 14	SS3	21.00'	X	0.67'	=	14
FLOOR 14	SS4	0.67'	X	8.00'	=	5.36
						220.41

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NOTES

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

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

LEGEND

ZONING DEDUCTION TAG

X-XX: DEDUCTED AREA (REFER TO SCHEDULE)

NOT FLOOR AREA (REFER TO SCHEDULE)

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1224183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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ZONING DEDUCTION PLAN - 12TH, 12M, AND TYPICAL TIER 1 PLANS

DRAWING NO. **ZO-104.00**

SCALE		DOB JOB NO.	PAGE NO.
As indicated			31 OF174
1529.00		121190772	

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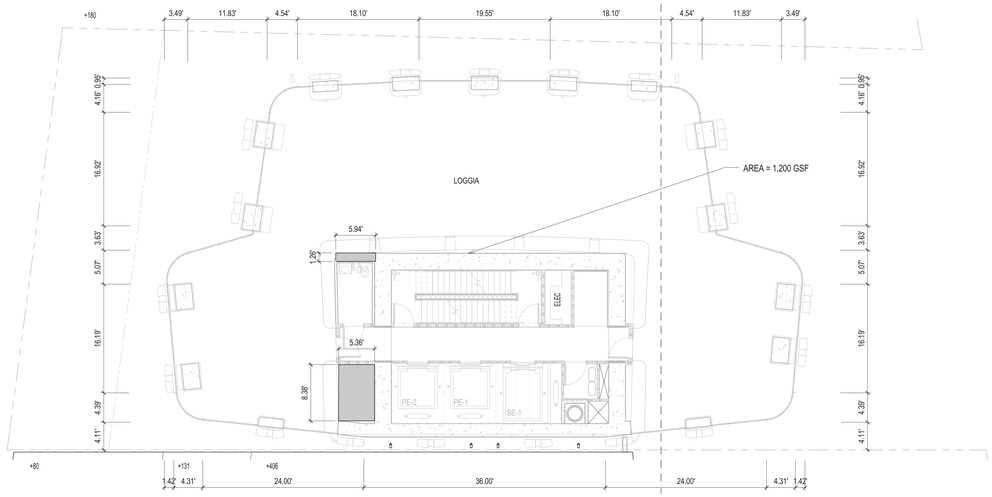
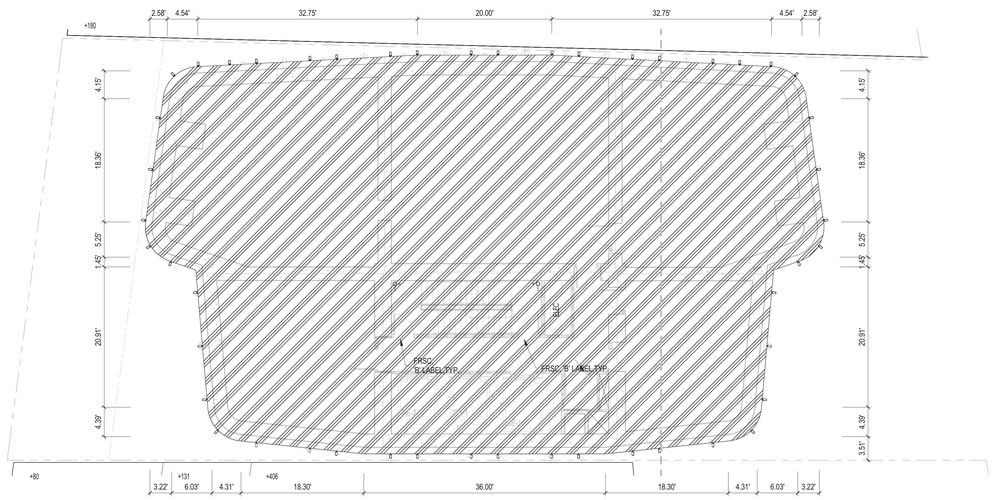


1 FLOOR 33 - OUTDOOR AMENITY - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-133



2 FLOOR 34 - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-134

FLOOR AREA SCHEDULE: 33RD FLOOR - OUTDOOR AMENITY TERRACE

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
1,200.00 GSF	52.41 SF	0.00 SF	0.00 SF	1,147.59 ZSF

FLOOR AREA DEDUCTIONS_33RD FLOOR

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 33	P1	5.94'	X	1.26'	=	7.47
FLOOR 33	P1	5.36'	X	8.38'	=	44.94
						52.41

FLOOR AREA SCHEDULE: 34TH FLOOR - MECHANICAL

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
5,272.00 GSF	5,272.00 SF	0.00 SF	0.00 SF	0.00 ZSF

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NOTES

1. PER NYC LL 96, G102.2.1 "PRELIMINARY FLOOD INSURANCE STUDY AND RATE MAPS," UNTIL SUCH TIME THAT THE DEPARTMENT BY RULE ADOPTS REVISED FEMA FIS 360497 AND FEMA FIRMs 360497 WITH A FINAL EFFECTIVE DATE LATER THAN MAY 1, 2014, THE FOLLOWING FLOOD HAZARD MAPS AND SUPPORTING DATA ARE ALSO ADOPTED AS A REFERENCE STANDARD AND DECLARED A PART OF THIS APPENDIX 1. FEMA PFIS 360497, 2. FEMA PFIRMs 360497.

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

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

LEGEND

ZONING DEDUCTION TAG

X-XX: DEDUCTED AREA (REFER TO SCHEDULE)

NOT FLOOR AREA (REFER TO SCHEDULE)

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

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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ZONING DEDUCTION PLAN - 32ND TO 34TH FLOORS

DRAWING NO. **ZO-105.00**

SCALE	As indicated	SHEET NO.	32 OF174
PROJECT	1529.00	DOB FILE NO.	121190772

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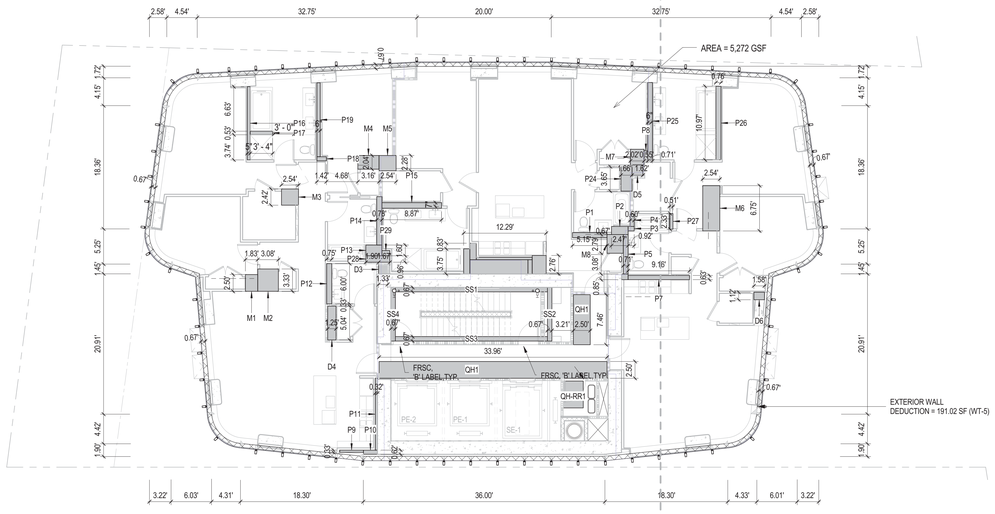
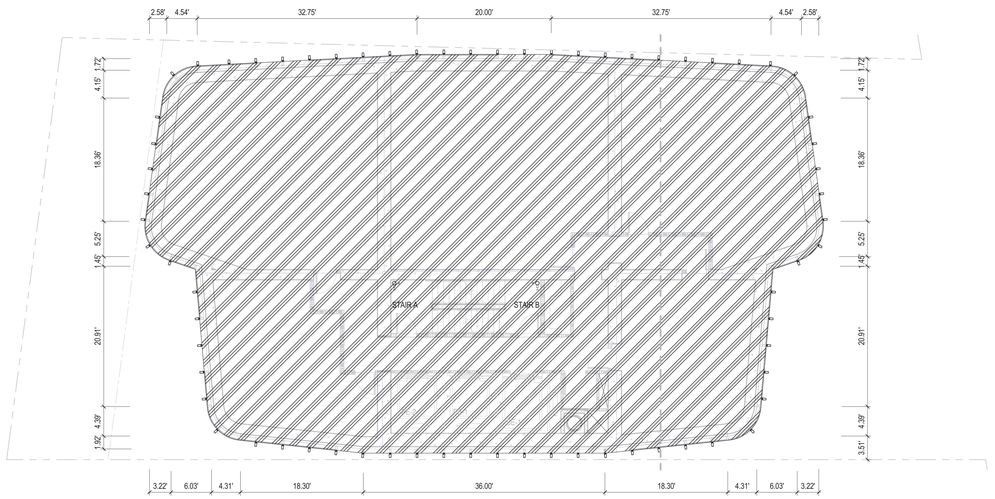


1 FLOORS 35-50- ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-135



2 FLOOR 44 - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-144

FLOOR AREA SCHEDULE: 35TH TO 50TH FLOORS - TIER 2

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
5,272.00 GSF	238.17 SF	191.02 SF	115.55 SF	4,727.26 ZSF

QUALITY HOUSING DEDUCTIONS_35TH TO 50TH FLOORS

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 35	QH1	2.50'	X	33.96'	=	84.9
FLOOR 35	QH1	2.50'	X	7.46'	=	18.65
FLOOR 35	QH-RR1	4.00'	X	3.00'	=	12
						115.55

FLOOR AREA DEDUCTIONS_35TH TO 50TH FLOORS

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 35	D1	8.66'	X	2.13'	=	18.4
FLOOR 35	D2	2.08'	X	2.76'	=	5.75
FLOOR 35	D3	1.33'	X	1.33'	=	1.78
FLOOR 35	D4	1.25'	X	5.04'	=	6.3
FLOOR 35	D5	1.62'	X	1.67'	=	2.69
FLOOR 35	D6	1.58'	X	1.12'	=	1.76
FLOOR 35	M1	1.83'	X	2.50'	=	4.58
FLOOR 35	M2	3.08'	X	3.33'	=	10.28
FLOOR 35	M3	2.54'	X	2.42'	=	6.14
FLOOR 35	M4	3.16'	X	2.04'	=	6.45
FLOOR 35	M5	2.54'	X	2.28'	=	5.8
FLOOR 35	M6	2.54'	X	6.75'	=	17.16
FLOOR 35	M7	2.02'	X	2.33'	=	4.71
FLOOR 35	M8	2.42'	X	2.79'	=	6.76
FLOOR 35	P1	5.15'	X	0.76'	=	3.91
FLOOR 35	P2	2.47'	X	1.21'	=	2.98
FLOOR 35	P3	0.92'	X	0.67'	=	0.62
FLOOR 35	P4	0.60'	X	1.85'	=	1.12
FLOOR 35	P5	0.71'	X	5.88'	=	4.19
FLOOR 35	P6	0.97'	X	0.85'	=	0.82
FLOOR 35	P7	9.16'	X	0.63'	=	5.75
FLOOR 35	P8	0.55'	X	1.40'	=	0.77
FLOOR 35	P9	3.53'	X	0.33'	=	1.18
FLOOR 35	P10	2.09'	X	0.62'	=	1.3
FLOOR 35	P11	0.32'	X	10.71'	=	3.46
FLOOR 35	P12	0.75'	X	6.00'	=	4.5
FLOOR 35	P13	2.40'	X	1.60'	=	3.85
FLOOR 35	P14	0.78'	X	7.21'	=	5.61
FLOOR 35	P15	8.87'	X	0.84'	=	7.48
FLOOR 35	P16	0.43'	X	10.91'	=	4.64
FLOOR 35	P17	3.34'	X	0.53'	=	1.78
FLOOR 35	P18	1.42'	X	0.61'	=	0.87
FLOOR 35	P19	0.50'	X	11.02'	=	5.51
FLOOR 35	P20	0.92'	X	3.75'	=	3.43
FLOOR 35	P21	0.96'	X	2.46'	=	2.36
FLOOR 35	P22	8.33'	X	0.38'	=	3.12
FLOOR 35	P23	0.63'	X	2.13'	=	1.34
FLOOR 35	P24	1.66'	X	3.65'	=	6.04
FLOOR 35	P25	0.71'	X	11.53'	=	8.14
FLOOR 35	P26	0.76'	X	10.97'	=	8.37
FLOOR 35	P27	0.51'	X	2.33'	=	1.2
FLOOR 35	P28	3.57'	X	0.96'	=	3.42
FLOOR 35	P29	1.17'	X	0.78'	=	0.91
FLOOR 35	SS1	22.66'	X	0.67'	=	15.11
FLOOR 35	SS2	0.67'	X	8.00'	=	5.36
FLOOR 35	SS3	22.66'	X	0.67'	=	15.11
FLOOR 35	SS4	0.67'	X	8.00'	=	5.36
						238.17

FLOOR AREA SCHEDULE: 44TH FLOOR - MECHANICAL

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
5,272.00 GSF	5,272.00 SF	0.00 SF	0.00 SF	0.00 ZSF

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NOTES

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

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

LEGEND

ZONING DEDUCTION TAG

X-XX: DEDUCTED AREA (REFER TO SCHEDULE)

NOT FLOOR AREA (REFER TO SCHEDULE)

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1724183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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ZONING DEDUCTION PLAN - TYPICAL TIER 2 (35TH TO 50TH) AND 44TH FLOORS

DRAWING NO. **ZO-106.00**

SCALE	As indicated	DWG SHEET NO.	33 OF174
PROJECT	1529.00	JOB FILE NO.	121190772

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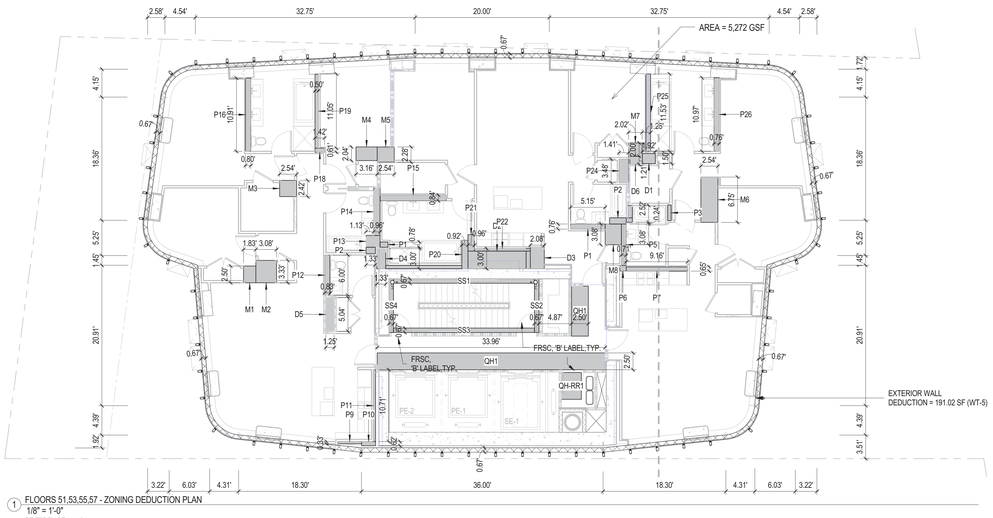
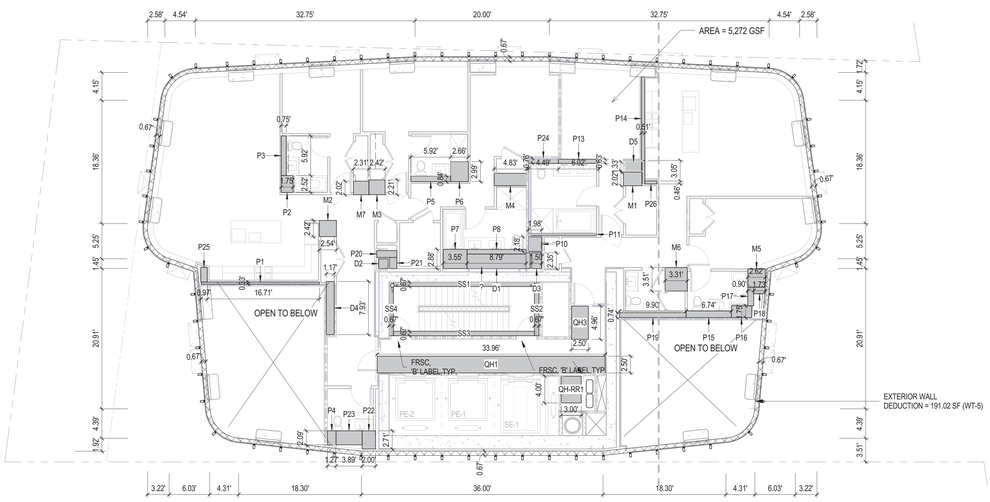


1 FLOORS 51,53,55,57 - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-151



2 FLOORS 52,54,56,58 - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-152, A-158

FLOOR AREA SCHEDULE: 51ST, 53RD, 55TH AND 57TH FLOORS

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
5,272.00 GSF	250.83 SF	191.02 SF	115.55 SF	4,714.60 ZSF

QUALITY HOUSING DEDUCTIONS_51ST, 53RD, 55TH AND 57TH FLOORS

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 51	QH1	2.50'	X	33.96'	=	84.9
FLOOR 51	QH1	2.50'	X	7.46'	=	18.65
FLOOR 51	QH-RR1	4.00'	X	3.00'	=	12
						115.55

FLOOR AREA DEDUCTIONS_51ST, 53RD, 55TH AND 57TH FLOORS

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 51	D1	1.92'	X	1.50'	=	2.88
FLOOR 51	D2	8.66'	X	2.63'	=	22.74
FLOOR 51	D3	2.08'	X	3.26'	=	6.79
FLOOR 51	D4	1.33'	X	3.00'	=	4
FLOOR 51	D5	1.25'	X	5.04'	=	6.3
FLOOR 51	D6	1.67'	X	1.21'	=	2.01
FLOOR 51	M1	1.83'	X	2.50'	=	4.58
FLOOR 51	M2	3.08'	X	3.33'	=	10.28
FLOOR 51	M3	2.54'	X	2.42'	=	6.14
FLOOR 51	M4	3.16'	X	2.04'	=	6.45
FLOOR 51	M5	2.54'	X	2.28'	=	5.8
FLOOR 51	M6	2.54'	X	6.75'	=	17.16
FLOOR 51	M7	2.02'	X	2.00'	=	4.04
FLOOR 51	M8	2.42'	X	3.08'	=	7.47
FLOOR 51	P1	5.15'	X	0.76'	=	3.91
FLOOR 51	P1	1.17'	X	0.78'	=	0.91
FLOOR 51	P2	2.47'	X	0.92'	=	2.26
FLOOR 51	P2	1.38'	X	0.96'	=	1.32
FLOOR 51	P3	0.92'	X	0.67'	=	0.62
FLOOR 51	P3	0.51'	X	2.33'	=	1.2
FLOOR 51	P4	0.60'	X	1.85'	=	1.12
FLOOR 51	P5	0.71'	X	6.17'	=	4.4
FLOOR 51	P6	0.97'	X	0.85'	=	0.82
FLOOR 51	P7	9.16'	X	0.63'	=	5.75
FLOOR 51	P8	0.55'	X	1.25'	=	0.69
FLOOR 51	P9	3.53'	X	0.33'	=	1.18
FLOOR 51	P10	2.09'	X	0.62'	=	1.3
FLOOR 51	P11	0.32'	X	10.71'	=	3.46
FLOOR 51	P12	0.75'	X	6.00'	=	4.5
FLOOR 51	P13	2.09'	X	1.75'	=	3.66
FLOOR 51	P14	0.96'	X	7.06'	=	6.77
FLOOR 51	P15	9.86'	X	0.84'	=	8.32
FLOOR 51	P16	0.80'	X	10.91'	=	8.75
FLOOR 51	P17	11.35'	X	0.50'	=	5.68
FLOOR 51	P18	1.42'	X	0.61'	=	0.87
FLOOR 51	P19	0.50'	X	11.02'	=	5.51
FLOOR 51	P20	0.92'	X	4.25'	=	3.89
FLOOR 51	P21	0.96'	X	2.46'	=	2.36
FLOOR 51	P22	8.33'	X	0.38'	=	3.12
FLOOR 51	P23	0.63'	X	2.63'	=	1.66
FLOOR 51	P24	1.42'	X	3.48'	=	4.93
FLOOR 51	P25	0.71'	X	11.53'	=	8.14
FLOOR 51	P26	0.76'	X	10.97'	=	8.37
FLOOR 51	SS1	20.99'	X	0.67'	=	14
FLOOR 51	SS2	0.67'	X	8.00'	=	5.36
FLOOR 51	SS3	20.99'	X	0.67'	=	14
FLOOR 51	SS4	0.67'	X	8.00'	=	5.36
						250.83

FLOOR AREA SCHEDULE: 52ND, 54TH, 56TH, AND 58TH

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
4,374.00 GSF	240.86 SF	191.02 SF	109.30 SF	3,832.82 ZSF

QUALITY HOUSING DEDUCTIONS_52ND, 54TH, 56TH, AND 58TH FLOORS

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 52	QH1	2.50'	X	33.96	=	84.9
FLOOR 52	QH3	2.50'	X	4.96	=	12.4
FLOOR 52	QH-RR1	4.00'	X	3.00	=	12
						109.3

FLOOR AREA DEDUCTIONS_52ND, 54TH, 56TH, AND 58TH FLOORS

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 52	D1	8.79	X	2.17	=	19.05
FLOOR 52	D2	1.42	X	1.46	=	2.07
FLOOR 52	D3	1.50	X	2.35	=	3.53
FLOOR 52	D4	1.17	X	7.93	=	9.25
FLOOR 52	D5	2.35	X	1.33	=	3.13
FLOOR 52	M1	2.75	X	2.02	=	5.56
FLOOR 52	M2	2.54	X	2.42	=	6.14
FLOOR 52	M3	2.42	X	2.21	=	5.34
FLOOR 52	M4	4.83	X	1.84	=	8.87
FLOOR 52	M5	2.62	X	2.72	=	7.14
FLOOR 52	M6	3.31	X	3.51	=	11.63
FLOOR 52	M7	2.31	X	2.02	=	4.67
FLOOR 52	P1	17.61	X	0.33	=	5.88
FLOOR 52	P2	1.75	X	2.52	=	4.41
FLOOR 52	P3	0.75	X	5.92	=	4.44
FLOOR 52	P4	1.27	X	2.09	=	2.66
FLOOR 52	P5	5.94	X	0.82	=	4.88
FLOOR 52	P6	2.66	X	2.99	=	7.94
FLOOR 52	P7	3.55	X	2.88	=	10.21
FLOOR 52	P8	8.79	X	0.71	=	6.23
FLOOR 52	P9	0.61	X	2.35	=	1.44
FLOOR 52	P10	1.98	X	2.18	=	4.32
FLOOR 52	P11	10.09	X	0.34	=	3.47
FLOOR 52	P12	0.40	X	3.51	=	1.41
FLOOR 52	P13	6.02	X	0.63	=	3.77
FLOOR 52	P14	0.51	X	12.46	=	6.36
FLOOR 52	P15	6.74	X	1.00	=	6.74
FLOOR 52	P16	3.03	X	1.75	=	5.31
FLOOR 52	P17	0.90	X	2.78	=	2.49
FLOOR 52	P18	1.73	X	0.96	=	1.66
FLOOR 52	P19	9.90	X	0.74	=	7.32
FLOOR 52	P20	3.00	X	1.03	=	3.09
FLOOR 52	P21	1.08	X	1.67	=	1.81
FLOOR 52	P22	2.00	X	2.71	=	5.43
FLOOR 52	P23	3.89	X	2.09	=	8.12
FLOOR 52	P24	4.49	X	0.76	=	3.41
FLOOR 52	P25	0.97	X	2.18	=	2.12
FLOOR 52	P26	1.82	X	0.46	=	0.84
FLOOR 52	SS1	21.00	X	0.67	=	14
FLOOR 52	SS2	0.67	X	8.00	=	5.36
FLOOR 52	SS3	21.00	X	0.67	=	14
FLOOR 52	SS4	0.67	X	8.00	=	5.36
						240.86

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NOTES

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

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

LEGEND

ZONING DEDUCTION TAG

X-XX: DEDUCTED AREA (REFER TO SCHEDULE)

NOT FLOOR AREA (REFER TO SCHEDULE)

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

ZONING DEDUCTION PLAN - 51ST TO 58TH FLOORS

DRAWING NO. **ZO-107.00**

SCALE	As indicated	SHEET NO.	34 OF174
PROJECT NO.	1529.00	DOB JOB NO.	121190772

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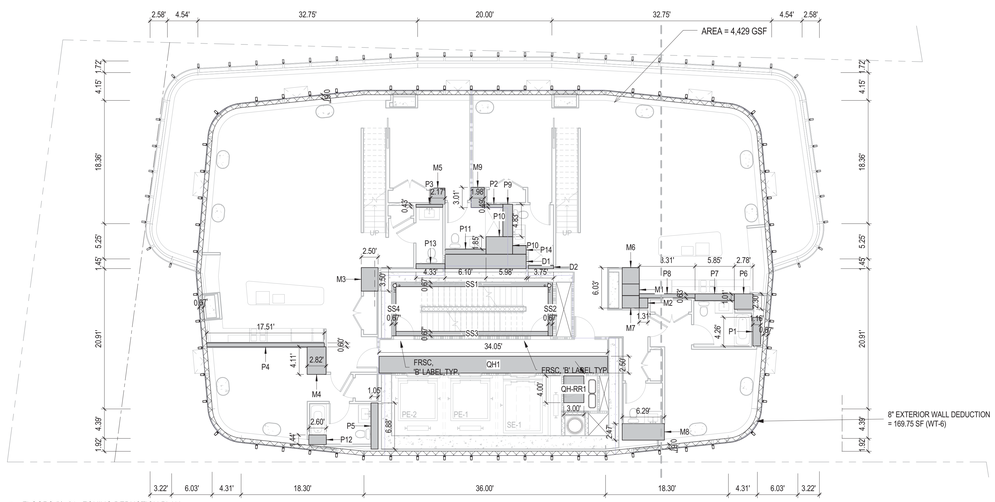
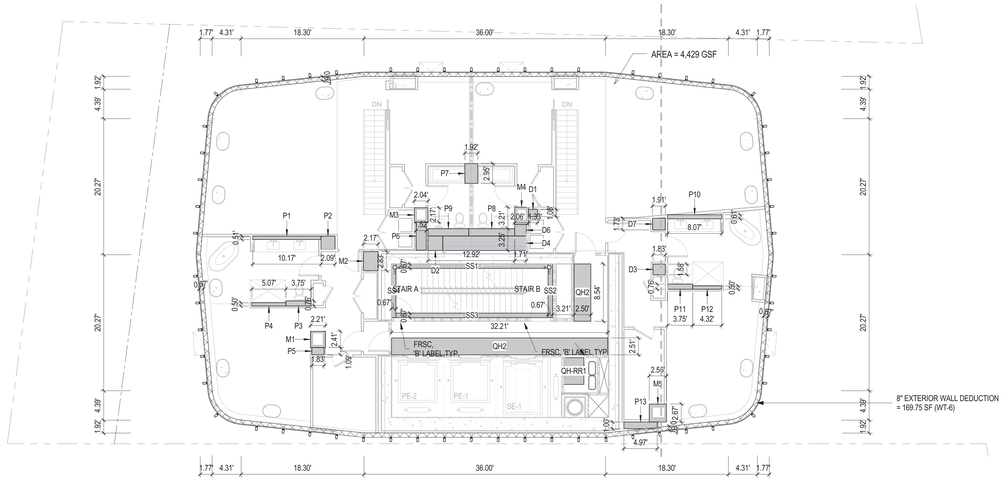
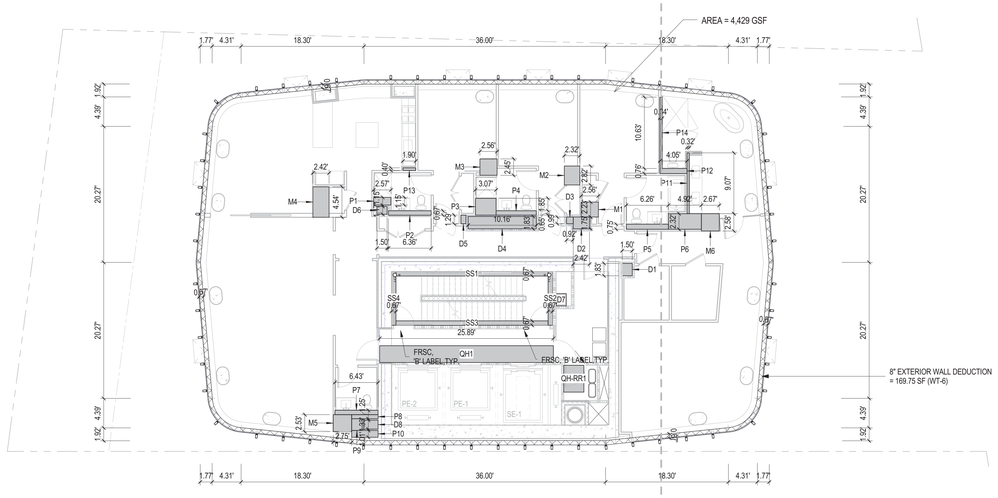


1 FLOORS 59, 61 - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-159



2 FLOORS 60, 62 - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-160



3 FLOOR 63 - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-163

FLOOR AREA SCHEDULE: 59TH AND 61ST FLOORS

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
4,429.00 GSF	207.93 SF	169.75 SF	97.13 SF	3,954.19 ZSF

QUALITY HOUSING DEDUCTIONS_59TH, 61ST FLOORS

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 59	QH1	2.50'	X	34.05'	=	85.13
FLOOR 59	QH-RR1	4.00'	X	3.00'	=	12
						97.13

FLOOR AREA DEDUCTIONS_69TH, 71ST FLOORS

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 59	D1	12.08'	X	2.16'	=	26.13
FLOOR 59	D2	3.75'	X	0.49'	=	1.84
FLOOR 59	M1	2.54'	X	1.73'	=	4.39
FLOOR 59	M2	1.29'	X	1.50'	=	1.94
FLOOR 59	M3	2.50'	X	3.50'	=	8.75
FLOOR 59	M4	2.82'	X	4.11'	=	11.6
FLOOR 59	M5	2.17'	X	2.42'	=	5.24
FLOOR 59	M6	2.54'	X	2.44'	=	6.2
FLOOR 59	M7	2.54'	X	1.87'	=	4.74
FLOOR 59	M8	6.29'	X	2.47'	=	15.53
FLOOR 59	M9	1.98'	X	3.01'	=	5.96
FLOOR 59	P1	1.16'	X	4.26'	=	4.93
FLOOR 59	P2	2.70'	X	0.49'	=	1.33
FLOOR 59	P3	4.00'	X	0.43'	=	1.71
FLOOR 59	P4	17.51'	X	0.60'	=	10.47
FLOOR 59	P5	1.05'	X	6.88'	=	7.21
FLOOR 59	P6	2.78'	X	2.30'	=	6.41
FLOOR 59	P7	5.85'	X	1.01'	=	5.93
FLOOR 59	P8	8.31'	X	0.63'	=	5.19
FLOOR 59	P9	1.44'	X	4.83'	=	6.95
FLOOR 59	P10	3.96'	X	2.61'	=	10.35
FLOOR 59	P11	6.10'	X	0.76'	=	4.64
FLOOR 59	P12	2.60'	X	1.44'	=	3.75
FLOOR 59	P13	4.33'	X	0.75'	=	3.25
FLOOR 59	P14	2.02'	X	1.26'	=	2.55
FLOOR 59	SS1	22.66'	X	0.67'	=	15.11
FLOOR 59	SS2	0.67'	X	8.00'	=	5.36
FLOOR 59	SS3	22.66'	X	0.67'	=	15.11
FLOOR 59	SS4	0.67'	X	8.00'	=	5.36
						207.93

FLOOR AREA SCHEDULE: 60TH AND 62ND FLOORS

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
3,325.00 GSF	168.85 SF	169.75 SF	114.21 SF	2,872.19 ZSF

QUALITY HOUSING DEDUCTIONS_60TH, 62ND FLOORS

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 60	QH2	2.50'	X	8.54'	=	21.35
FLOOR 60	QH2	32.21'	X	2.51'	=	80.86
FLOOR 60	QH-RR1	4.00'	X	3.00'	=	12
						114.21

FLOOR AREA DEDUCTIONS_60TH, 62ND FLOORS

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 60	D1	1.33'	X	1.08'	=	1.44
FLOOR 60	D2	2.20'	X	2.16'	=	4.77
FLOOR 60	D3	1.83'	X	1.58'	=	2.9
FLOOR 60	D4	12.42'	X	2.16'	=	26.86
FLOOR 60	D6	1.71'	X	1.71'	=	2.93
FLOOR 60	D7	1.91'	X	1.73'	=	3.3
FLOOR 60	M1	2.21'	X	2.42'	=	5.33
FLOOR 60	M2	2.17'	X	2.83'	=	6.14
FLOOR 60	M3	2.04'	X	2.17'	=	4.42
FLOOR 60	M4	2.06'	X	2.58'	=	5.33
FLOOR 60	M5	2.56'	X	2.67'	=	6.85
FLOOR 60	P1	10.17'	X	0.51'	=	5.19
FLOOR 60	P2	2.09'	X	1.98'	=	4.14
FLOOR 60	P3	3.75'	X	0.76'	=	2.85
FLOOR 60	P4	5.07'	X	0.50'	=	2.54
FLOOR 60	P5	1.83'	X	1.09'	=	1.99
FLOOR 60	P6	1.52'	X	4.15'	=	6.31
FLOOR 60	P7	1.92'	X	2.95'	=	5.66
FLOOR 60	P8	6.84'	X	1.08'	=	7.42
FLOOR 60	P9	6.08'	X	1.08'	=	6.59
FLOOR 60	P10	8.07'	X	0.61'	=	4.95
FLOOR 60	P11	3.75'	X	0.76'	=	2.85
FLOOR 60	P12	4.32'	X	0.50'	=	2.16
FLOOR 60	P13	4.97'	X	1.00'	=	4.99
FLOOR 60	SS1	22.66'	X	0.67'	=	15.11
FLOOR 60	SS2	0.67'	X	8.00'	=	5.36
FLOOR 60	SS3	22.66'	X	0.67'	=	15.11
FLOOR 60	SS4	0.67'	X	8.00'	=	5.36
						168.85

FLOOR AREA SCHEDULE: 63RD FLOOR - SIMPLEX

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
4,439.00 GSF	177.49 SF	169.75 SF	76.74 SF	4,015.02 ZSF

QUALITY HOUSING DEDUCTIONS_63RD FLOOR

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 63 T.O.S.	QH1	2.50'	X	25.89'	=	64.74
FLOOR 63 T.O.S.	QH-RR1	4.00'	X	3.00'	=	12
						76.74

FLOOR AREA DEDUCTIONS_63RD FLOOR

Level	DEDUCTION TAG	WIDTH	X	DEPTH	=	TOTAL
FLOOR 63 T.O.S.	D1	1.83'	X	1.50'	=	2.75
FLOOR 63 T.O.S.	D2	1.75'	X	2.42'	=	4.23
FLOOR 63 T.O.S.	D3	0.99'	X	1.00'	=	0.99
FLOOR 63 T.O.S.	D4	1.83'	X	10.16'	=	18.63
FLOOR 63 T.O.S.	D5	1.29'	X	0.74'	=	0.96
FLOOR 63 T.O.S.	D6	1.17'	X	1.50'	=	1.75
FLOOR 63 T.O.S.	D7	1.83'	X	1.50'	=	2.75
FLOOR 63 T.O.S.	D8	1.33'	X	2.17'	=	2.89
FLOOR 63 T.O.S.	M1	2.23'	X	2.56'	=	5.7
FLOOR 63 T.O.S.	M2	2.82'	X	2.32'	=	6.54
FLOOR 63 T.O.S.	M3	2.45'	X	2.56'	=	6.26
FLOOR 63 T.O.S.	M4	4.54'	X	2.42'	=	10.98
FLOOR 63 T.O.S.	M5	2.53'	X	2.75'	=	6.95
FLOOR 63 T.O.S.	M6	2.58'	X	2.67'	=	6.89
FLOOR 63 T.O.S.	P1	1.15'	X	2.57'	=	2.95
FLOOR 63 T.O.S.	P2	0.67'	X	6.36'	=	4.24
FLOOR 63 T.O.S.	P3	2.50'	X	3.07'	=	7.68
FLOOR 63 T.O.S.	P4	0.65'	X	6.00'	=	3.88
FLOOR 63 T.O.S.	P5	0.75'	X	6.26'	=	4.7
FLOOR 63 T.O.S.	P6	2.32'	X	4.92'	=	11.42
FLOOR 63 T.O.S.	P7	0.65'	X	6.43'	=	4.15
FLOOR 63 T.O.S.	P8	0.61'	X	3.94'	=	2.39
FLOOR 63 T.O.S.	P9	1.75'	X	1.56'	=	2.73
FLOOR 63 T.O.S.	P10	1.01'	X	3.94'	=	3.99
FLOOR 63 T.O.S.	P11	0.32'	X	9.07'	=	2.91
FLOOR 63 T.O.S.	P12	4.05'	X	0.76'	=	3.08
FLOOR 63 T.O.S.	P13	1.90'	X	0.40'	=	0.75
FLOOR 63 T.O.S.	P14	0.32'	X	10.63'	=	3.41
FLOOR 63 T.O.S.	SS1	22.66'	X	0.67'	=	15.11
FLOOR 63 T.O.S.	SS2	0.67'	X	8.00'	=	5.36
FLOOR 63 T.O.S.	SS3	22.66'	X	0.67'	=	15.11
FLOOR 63 T.O.S.	SS4	0.67'	X	8.00'	=	5.36
						177.49

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NOTES

1. PER NYC LL 96, G102.2.1 "PRELIMINARY FLOOD INSURANCE STUDY AND RATE MAPS," UNTIL SUCH TIME THAT THE DEPARTMENT BY RULE ADOPTS REVISED FEMA FIS 360497 AND FEMA FIRMs 360497 WITH A FINAL EFFECTIVE DATE LATER THAN MAY 1, 2014, THE FOLLOWING FLOOD HAZARD MAPS AND SUPPORTING DATA ARE ALSO ADOPTED AS A REFERENCE STANDARD AND DECLARED A PART OF THIS APPENDIX 1. FEMA PFIS 360497
2. FEMA PFIRMs 360497.

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

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

LEGEND

ZONING DEDUCTION TAG

X-XX: DEDUCTED AREA (REFER TO SCHEDULE)

NOT FLOOR AREA (REFER TO SCHEDULE)

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

REGISTERED ARCHITECT JOHN CETRA STATE OF NEW YORK 018661

121190772

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

ZONING DEDUCTION PLAN - TYPICAL DUPLEX AND SIMPLEX LEVELS

DRAWING NO. **ZO-108.00**

SCALE	As indicated	SHEET NO. / PAGE NO.	35 OF174
PROJECT	1529.00	JOB / BLDG.	121190772

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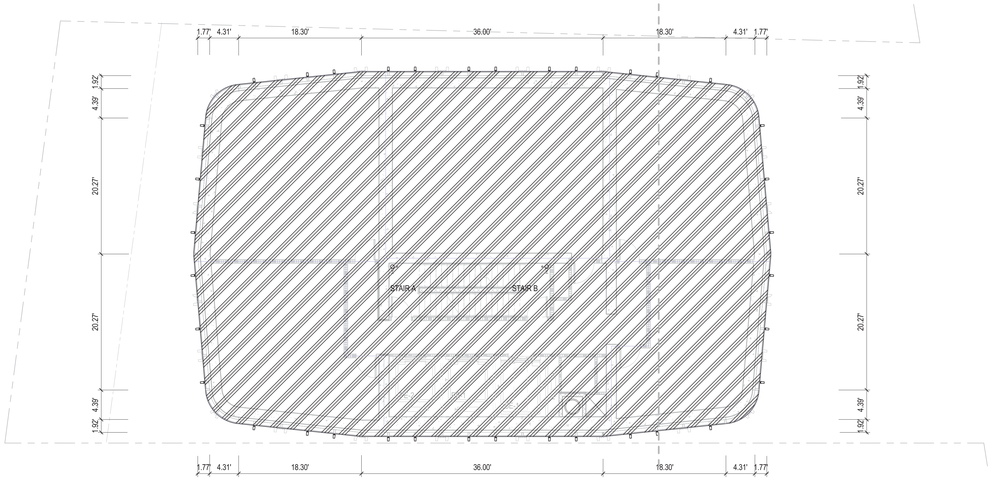
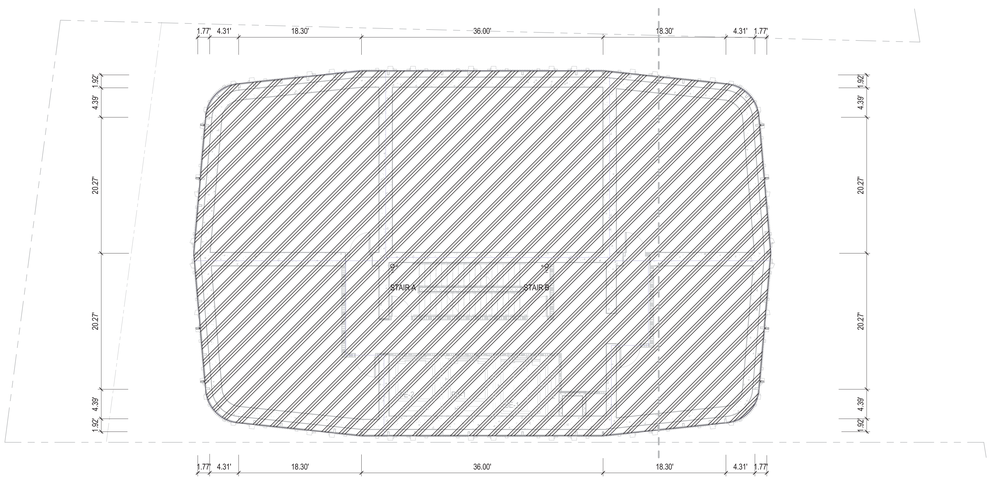
EDR: C:\1529\ZO\ZO-108.DWG, DPC

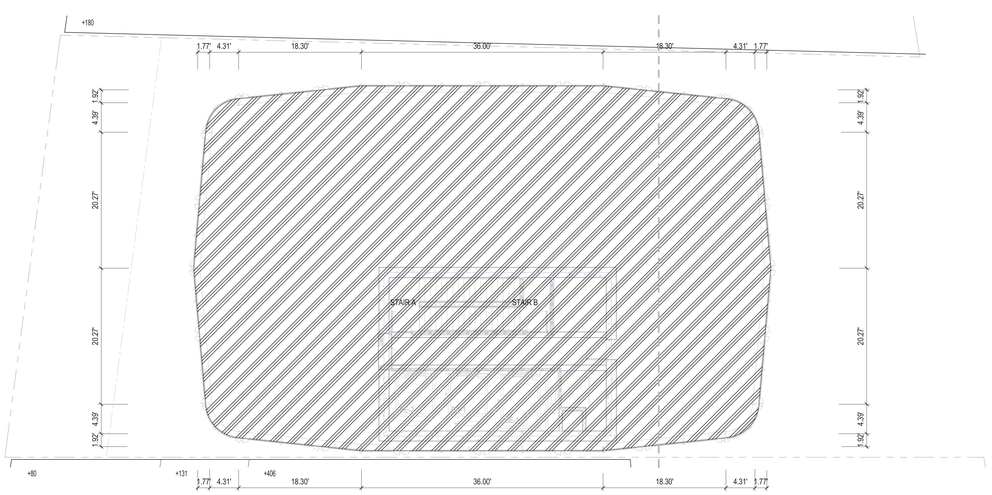
DEPT OF BLDGS 121190772 Job Number
E397663139 Scan Code



1 FLOOR 64 - MECHANICAL - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-164



2 FLOOR 64M - TUNED MASS DAMPER - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-164M



3 FLOOR 65 - COOLING TOWER/EMR - ZONING DEDUCTION PLAN
1/8" = 1'-0"
REFERENCE: A-165

FLOOR AREA SCHEDULE: 64TH FLOOR - MECHANICAL

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
4,439.00 GSF	4,439.00 SF	0.00 SF	0.00 SF	0.00 ZSF

FLOOR AREA SCHEDULE: 64M FLOOR - MECHANICAL

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
4,439.00 GSF	4,439.00 SF	0.00 SF	0.00 SF	0.00 ZSF

FLOOR AREA SCHEDULE: 65TH FLOOR - MECHANICAL

GROSS FLOOR AREA	FLOOR AREA DEDUCTIONS	EXTERIOR WALL DEDUCTION	QUALITY HOUSING DEDUCTIONS	ZONING FLOOR AREA
4,439.00 GSF	4,439.00 SF	0.00 SF	0.00 SF	0.00 ZSF

N

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NOTES

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

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

LEGEND

ZONING DEDUCTION TAG

X-XX: DEDUCTED AREA (REFER TO SCHEDULE)

NOT FLOOR AREA (REFER TO SCHEDULE)

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

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

121419.3

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

ZONING DEDUCTION PLAN - 64TH TO 65TH FLOORS

DRAWING NO. **ZO-109.00**

SCALE	DOB FILE NO.
As indicated	36 OF174
PROJECT 1529.00	121190772

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NYC Buildings

EN1: Energy Cost Budget Worksheet

Must be typewritten

Do not submit separately. Must be incorporated in the drawing set

1. Location Information *Required for **all** applications.*

House No(s) 45 **Street Name** *Broad Street*
Borough **Block** **Lot** **BIN** **CB No.**
Work on Floor(s) **Apt/Condo No(s)**

2. Applicant Information *Required for **all** applications.*

Last Name *McGough* **First Name** *Michael* **Middle Initial** *F*
Business Name *Burorisppoold Consulting Engineers* **Business Telephone** *(212) 334-2025*
Business Address *100 Broadway, 23rd Floor* **Business Fax** *(212) 334-5528*
City *NEW YORK* **State** *NY* **Zip** *10005* **Mobile Telephone**
E-Mail *michael.mcgough@burohappold.com* **License Number** *075451*

3. Energy Modeling Information

Energy Modeling Protocol (check one): ✓Section 11 CCB ☐Appendix G PRM

Modeling Software & version: IES VE 2014 Version 2014.2.1.0 Weather File: USANYNewYorkLaGuardiaAP725030TMY3.epw

Total Modeled Square Feet:	374,590	Conditioned Square Feet:	346,627
Proposed Unmet Load Hours:	0	Baseline Unmet Load Hours:	0
Proposed Site EUI (kBtu/sf):	66.5423	Baseline Site EUI (kBtu/sf):	78.8146

Falsification of any statement is a misdemeanor under the NYC Administrative Building Code and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both.

Name (please print) MICHAEL MCGOUGH

Signature Date 9/28/16

STATE OF NEW YORK · MICHAEL F. MCGOUGH · No. 075451 · LICENSED PROFESSIONAL ENGINEER

P.E. / R.A. Seal (apply seal, then sign and date over seal)

4. Purchased Energy Rates

Fuel	Utility Rate Provider/Rate Structure (i.e ConEd)	Virtual Utility Rate (¢/unit)	Baseline Design Total Charge ($)	Virtual Utility Rate ($/unit)	Proposed Design Total Charge ($)	Supporting Doc. Location	Model Output Report	Notes
Electric	Con Commercial	0.1608/kWh	$ 730,285.61	0.1608/kWh	$ 698,139.29			
Gas	Con Commercial	0.8084/therm	$ 115,774.92	0.8084/therm	$ 81,415.07			
Steam								
Other								
TOTAL			$ 844,060.53		$ 779,554.36			

5. Energy Modeling Usage Summary

	Baseline Model			Proposed Model				
	Electric Usage (kwh)	Gas/Steam Usage (MMBTU's)	Other Usage (i.e. chilled water) (indicate units)	Electric Usage (kwh)	Gas/Steam Usage (MMBTU's)	Other Usage (i.e. chilled water) (indicate units)	Model Output Location (Report)	Notes
Interior Lighting	1452317.74			1220063.38				
Misc. Equip.	689164.53			689164.53				
Space Heat	741084.01	9730.66		519649.09	6338.82			
Space Cool	911705.56			991546.65				
Heat Rejection	150642.39			121686.47				
Pumps & Misc.	15813.92			17058.06				
Vent Fans	952830.22			798860.95				
Dom. Hot Water		4315.66			3712.42			
Exterior Lighting				393.89				
Exterior Misc.								
TOTAL	4543362.42	14046.29		4364223.96	10051.24			

6a. Above-Grade Wall & Fenestration Areas

		Baseline Case			Proposed Case					Model Output Report	Notes
Above-Grade Wall Area by Orientation	Orientation	Window + Wall Area (ft²)	Vertical Glazing Area (ft²)	(%)	Window + Wall Area (ft²)	Vertical Glazing Area (ft²)	(%)	Supporting Doc. Location			
	North	105812	42640.23	40.31	105812	44324	41.89				
	East	52106	15230.145	29.49	52566	32678	62.15				
	South	108627	23279	21.43	108627	23279	21.43				
	West	52711	30908.145	58.63	52711	33278	63.14				
	Total	**319748**	**127057.5**	40.00	**319748**	**132559**	41.46				
Roof & Skylight Area	Roof + Skylight Area (ft²)	Skylight Area (ft²)	(%)	Roof + Skylight Area (ft²)	Skylight Area (ft²)	(%)	Supporting Doc. Location				
	Total 11700	0	0%	11700	0	0%					

6b. Overhead Fenestration

Model Input Parameter	Category (Roof/Non-Roof)	Baseline Case: Description (from ASHRAE)	Back U-Factor	SHGC	VLT	Proposed Case: Description (from design)	Back U-Factor	SHGC	VLT	Supporting Doc. Location	Model Output Report	Notes
Vertical	Non-Residential	Metal Framing (curtainwall/storefront)	U-0.55	0.40	0.70	458 - Metal Framing (storefront U-0.50, SHGC 0.40, VLT 0.70)	U-0.50	0.40	0.70			
Vertical	Non-Residential	Metal Framing (curtainwall/storefront)	U-0.50	0.40	0.70	459 - Non-IECC G1-0548 Guardian Certain Wall (U-0.36, SHGC-0.35, VLT-0.50)	U-0.36	0.35	0.45			
Vertical	Non-Residential	Metal Framing (entrance door)	U-0.85	0.40	0.70	460 - Metal Framing Entrance Door	U-0.85	0.40	0.70			
Vertical	Residential	Metal Framing (all other)	U-0.55	0.40	0.70	458 - IECC G1-0548 Guardian Curtain Wall (U-0.36, SHGC-0.35, VLT-0.45)	U-0.36	0.35	0.45			
Vertical	Residential	Metal Framing (curtainwall/storefront)	U-0.50	0.40	0.70	459 - IECC G1-0548 Guardian Curtain Wall (U-0.36, SHGC-0.35, VLT-0.450)	U-0.36	0.35	0.45			
Vertical												
Vertical												
Vertical												
Skylight												
Skylight												
Shading Devices						(+/- any permanent or auto-controlled shading devices)						

How were the Proposed case framed assembly fenestration U-factors determined? (Choose one)
☐NFRC testing for site-assembled fenestration
☐NFRC testing for manufactured fenestration assemblies
☐Table A8.2 (windows) and Table A8.1 (skylights)
☐LBNL Window 5 or Window 6 calculations
✓Energy simulation includes separate frame and glazing
☐Other *(Describe)*

6c. Wall Types

Model Input Parameter	Space-Conditioning Category	Baseline Case: Description	U-factor/ C-factor/ F-factor	Proposed Case: Description	Assembly U-factor/ C-factor/ F-factor	Supporting Doc Location	Model Output Report
Roof Construction	Non-Residential	Insulation Entirely Above Deck	U-0.048	458 - Cold Fluid Applied Waterproof Membrane Roof (U-0.048, R-19)	U-0.0588		
		Solar Reflectance	SR +0.70	Solar Reflectance	SR +0.70		
Roof Construction	Residential	Insulation Entirely Above Deck	U-0.048	458 - Cold Fluid Applied Waterproof Membrane Roof (U-0.048, R-19)	U-0.0588		
		Solar Reflectance	SR +0.70	Solar Reflectance	SR +0.70		
Above-Grade Exterior Wall Construction	Non-Residential	Steel Framed	U-0.064	458 - Shadow Box Sandwich (U-0.13, R-16.8)	U-0.15		
	Non-Residential	Steel Framed	U-0.064	458 - Aluminum metal panel (U-0.10, R-15)	U-0.10		
	Non-Residential	Mass	U-0.104	458 - 0.951-A External Concrete Wall 90.1(U-0.4568, R-0)	U-0.4568		
	Non-Residential	Mass	U-0.104	458 - Shadow Box Sandwich with Concrete backup MW (U-0.1103, R-14.8)	U-0.1343		
	Non-Residential	Mass	U-0.104	458 - Wind Floor External Concrete Wall Core (U-0.4568, R-0)	U-0.4568		
	Residential	Steel Framed	U-0.064	458 - Shadow Box Sandwich (U-0.13, R-16.8)	U-0.15		
Below-Grade Exterior Wall Construction	Non-Residential	Below-Grade Wall	C-1.140	458 - Below Grade Concrete Wall (C-1.14)	C-1.140		
Exposed Floor Construction	Non-Residential	Mass	U-0.087	458 - Wind Floor External Concrete Wall Core (U-0.4568, R-0)	U-0.4568		
Slab-On-Grade Floor	Non-Residential	Unheated	F-0.730	501 - Ground Contact Con 500 (F-0.73, R-1.42 H-48 in)	F-0.73		
Opaque Doors							

☐All proposed roofs, above-grade exterior walls, below-grade exterior walls, exposed floors, slab-on-grade floors, and opaque doors were modeled as-designed and with assembly U-factors/C-factors/F-factors consistent with ASHRAE 90.1 Appendix A values.

6d. Interior LPD-Space Method

Space Type (Table 9.6.1) or Building Area Type (Table 9.5.1)	Total Area Space/Bldg Type (ft²)	Baseline Case: Auto. Controls (Yes/No)	Daylight Ctrls (Yes/No)	Modeled LPD (W/ft2)	Proposed Case: Auto. Controls (Yes/No)	Daylight Ctrls (Yes/No)	Modeled LPD (W/ft2)	Supporting Doc. Location	Model Output Report	Notes
Atrium - first 40ft in height	66			0.00			0.00			
Audiences/seating area - auditorium	4,376			0.78			0.32			
Corridor/transition	30,141			0.66			0.54			
Locker Room	1,858			0.75			0.14			
Electrical/Mechanical	35,528			0.95			0.25			
Gymnasium/Fitness Center-Fitness Area	4,044			0.72			1.09			
Gymnasium/Exercise Center-Playing Area	3,206			1.20			0.48			
Hospital-Physical Therapy	492			0.91			0.95			
Hotel Guest Rooms	179,852			1.11			1.11			
Storage	17,498			0.63			0.24			
Library - Reading Area	829			0.93			0.90			
Lobby	2,948			0.90			1.15			
Lounge/Recreation	3,215			0.72			1.14			
Office - Enclosed	506			1.11			0.16			
Office - Open Plan	37,855			0.98			0.98			
Post Office-Sorting Area	286			0.94			0.50			
Restrooms	1,638			0.98			0.98			
Stairway	21,803			0.60			0.57			
Total	346,415			0.97			0.84			

The lighting power is calculated using the (check one) ✓space by space method or ☐building area method .

6e. Exterior Lighting Power

	Baseline Design (Watts)	Proposed Design Watts	Supporting Doc. Location	Model Output Report
Footprint Lighting Power				
Non-Tradeable Lighting Power				
TX Allowance				
Total Lighting Power				

* Use the tab labeled "Ext. LPD Calculator" to automatically fill in the table above

6f. Process/Receptacle Equipment

Space Type (or Equipment Type)	Space Area (or # Units)	Equipment Power Density (W/ft2 or Watts/Unit)	Modeling Parameters/ Schedule	Baseline Modeled identically? Yes/No	Supporting Doc. Location	Model Output Report
	sqft	W/sf				
SPACE: Atrium - First three floors	66	0.00	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2004	Yes		
SPACE: Audiences/ Seating area	4,376	0.78	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2004	Yes		
SPACE: Corridor/ Transition	39338	0.66	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2004	Yes		
SPACE: Dressing/ Locker/ Fitting room	1858	0.75	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2004	Yes		
SPACE: Electrical/ Mechanical	35528	0.95	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2004	Yes		
SPACE: Gymnasium/ Exercise center - Exercise area	4044	0.72	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2004	Yes		
SPACE: Gymnasium/ Exercise center - Playing area	3206	1.20	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2004	Yes		
SPACE: Hospital - Physical therapy	492	0.91	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2004	Yes		
SPACE: Hotel/ Motel/ Guest rooms	154814	0.50	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2013	Yes		
SPACE: Inactive storage	19432	0.00	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2013	Yes		
SPACE: Library - Reading area	829	1.00	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2004	Yes		
SPACE: Lobby	2948	0.90	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2013	Yes		
SPACE: Lounge/ Recreation	3215	1.00	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2004	Yes		
SPACE: Office - Enclosed	506	1.00	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2007	Yes		
SPACE: Office - Open plan	37855	1.00	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2007	Yes		
SPACE: Post office - Sorting area	286	0.94	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2007	Yes		
SPACE: Restrooms	1638	0.98	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2007	Yes		
SPACE: Stairs - Active	24954	1.00	Normalized Schedules per ASHRAE Standard 90.1-2005, as referenced in the User's Manual for ANSI/ASHRAE/IESNA Standard 90.1-2007	Yes		
TOTAL	400,987	0.84				

6g. Service Hot Water Systems

Model Input Parameter	Baseline Design	Units	Proposed Design	Units	Supporting Doc. Location	Model Output Report
System Type & Fuel	Natural Gas Fired Boilers		Natural Gas Fired Boilers			
Input Rating	>300 and <12,500	kBtu/h	17664	kBtu/h		
Efficiency	80	%	93	%		
Storage Volume	79000	Gal	79000	Gal		
Storage Temperature	140	°F	140	°F		
Peak HW Demand		GPM		GPM		
Number of Primary DHW Pumps		#		#		
Primary DHW Pump Power		kW		kW		
Primary DHW Pump Control						

6h. HVAC Air-Side

	Air-Side HVAC Systems					
	HVAC System / Group (BASELINE DESIGN)		HVAC System / Group (PROPOSED DESIGN)			
	Description	Units	Description	Units	Supporting Doc. Location	Model Output Report
System Description	ECB System 6: Water-source HP		Energy Recovery Unit with Water-Source Heat Pumps			
System Designation(s)						
# of Similar Systems	1		1			
Total Cooling Capacity	380	kBTU/h	368	kBTU/h		
*Table 6.8.1 Unitary Cooling Capacity Range	<135	kBTU/h	<135	kBTU/h		
*Unitary Cooling Eff. (EER or SEER)	12.0	EER	12.0	EER		
*Unitary Cooling Part-load Eff (if applicable)		IEER		IEER		
Total Heating Capacity	270	kBtu/h	380	kBtu/h		
*Table 6.8.1 Unitary Heating Capacity Range	<135	kBtu/h	<135	kBtu/h		
*Unitary Heating Efficiency	4.20	COP	4.20	COP		
*Fan Control	Constant Volume		Variable Speed Drive			
Supply Airflow	6,774	cfm	4,872	cfm		
Outdoor Airflow	4,062	cfm	4,022	cfm		
*Demand Control Ventilation	No		No			
*Economizer High-Limit Shutoff (°F)	No economizer requirjment per Table 6.5.1		No economizer			
Exhaust Air Energy Recovery Systems	Not required per Section 6.5.6.1		No exhaust air energy recovery			
*Exhaust Air Energy Recovery Effectiveness			80%			
Supply Fan Power	4.3	kW	5.2	kW		
Return/Relief Fan Power		kW		kW		
Exhaust Fan Power		kW		kW		
System Fan Power		kW		kW		
Allowed Fan Power:		kW		kW		
Other (describe)						
Other (describe)						
Other (describe)						
Other (describe)						

Each individual system may be entered separately, or multiple systems may be grouped together if all input parameters indentified with an (*) are similar.

6i. HVAC Air-Side (Continued)

	Air-Side HVAC Systems					
	HVAC System / Group (BASELINE DESIGN)		HVAC System / Group (PROPOSED DESIGN)			
	Description	Units	Description	Units	Supporting Doc. Location	Model Output Report
System Description	ECB System 6: Water-source HP		Energy Recovery Unit with Water-Source Heat Pumps			
System Designation(s)						
# of Similar Systems	2		2			
Total Cooling Capacity	1,220	kBTU/h	1,337	kBTU/h		
*Table 6.8.1 Unitary Cooling Capacity Range	<135	kBTU/h	<135	kBTU/h		
*Unitary Cooling Eff. (EER or SEER)	12.0	EER	12.0	EER		
*Unitary Cooling Part-load Eff (if applicable)		IEER		IEER		
Total Heating Capacity	945	kBtu/h	1,300	kBtu/h		
*Table 6.8.1 Unitary Heating Capacity Range	<135	kBtu/h	<135	kBtu/h		
*Unitary Heating Efficiency	4.20	COP	4.20	COP		
*Fan Control	Constant Volume		Variable Speed Drive			
Supply Airflow	15,429	cfm	16,447	cfm		
Outdoor Airflow	16,447	cfm	16,447	cfm		
*Demand Control Ventilation	No		No			
*Economizer High-Limit Shutoff (°F)	No economizer requirjment per Table 6.5.1		No economizer			
Exhaust Air Energy Recovery Systems	Yes		Yes			
*Exhaust Air Energy Recovery Effectiveness	50%		80%			
Supply Fan Power	9.4	kW	17.5	kW		
Return/Relief Fan Power		kW		kW		
Exhaust Fan Power		kW		kW		
System Fan Power		kW		kW		
Allowed Fan Power:		kW		kW		
Other (describe)						
Other (describe)						
Other (describe)						
Other (describe)						

Each individual system may be entered separately, or multiple systems may be grouped together if all input parameters indentified with an (*) are similar.

6j. HVAC Air-Side (Continued)

	Air-Side HVAC Systems					
	HVAC System / Group (BASELINE DESIGN)		HVAC System / Group (PROPOSED DESIGN)			
	Description	Units	Description	Units	Supporting Doc. Location	Model Output Report
System Description	ECB System 6: Water-source HP		Energy Recovery Unit with Water-Source Heat Pumps			
System Designation(s)						
# of Similar Systems	1		1			
Total Cooling Capacity	227	kBTU/h	221	kBTU/h		
*Table 6.8.1 Unitary Cooling Capacity Range	<135	kBTU/h	<135	kBTU/h		
*Unitary Cooling Eff. (EER or SEER)	12.0	EER	12.0	EER		
*Unitary Cooling Part-load Eff (if applicable)		IEER		IEER		
Total Heating Capacity	163	kBtu/h	228	kBtu/h		
*Table 6.8.1 Unitary Heating Capacity Range	<135	kBtu/h	<135	kBtu/h		
*Unitary Heating Efficiency	4.20	COP	4.20	COP		
*Fan Control	Constant Volume		Variable Speed Drive			
Supply Airflow	4,119	cfm	2,927	cfm		
Outdoor Airflow	2,927	cfm	2,927	cfm		
*Demand Control Ventilation	No		No			
*Economizer High-Limit Shutoff (°F)	No economizer requirjment per Table 6.5.1		No economizer			
Exhaust Air Energy Recovery Systems	Yes		Yes			
*Exhaust Air Energy Recovery Effectiveness	50%		80%			
Supply Fan Power	1.6	kW	3.1	kW		
Return/Relief Fan Power		kW		kW		
Exhaust Fan Power		kW		kW		
System Fan Power		kW		kW		
Allowed Fan Power:		kW		kW		
Other (describe)						
Other (describe)						
Other (describe)						
Other (describe)						

Each individual system may be entered separately, or multiple systems may be grouped together if all input parameters indentified with an (*) are similar.

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PRELIMINARY - NOT FOR CONSTRUCTION

2017.02.07	DOB FILING
2016.04.22	ISSUED FOR DESIGN DEVELOPMENT

CETRARUDDY

NYC ENERGY COMPLIANCE

DRAWING NO. **EN-001.00**

SCALE

PROJECT

DOB PLAN EXAM. PLAN NO.

37 OF 1:174

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CETRARUDDY ARCHITECTURE DPC

G	HVAC Air-Side (Continued)						
Air-Side HVAC Systems							
	HVAC System / Group (BASELINE DESIGN)		HVAC System / Group (PROPOSED DESIGN)				
	Description	Units	Description	Units	Supporting Doc. Location	Model Output Report	
System Description	ECB System 6: Water-source HP		Energy Recovery Unit with Water-Source Heat Pumps				
System Designation(s)							
# of Similar Systems	1		1				
Total Cooling Capacity	532	kBTU/h	645	kBTU/h			
*Table 6.8.1 Unitary Cooling Capacity Range	<135	kBTU/h	<135	kBTU/h			
*Unitary Cooling Eff. (EER or SEER)	12.0	EER	12.0	EER			
*Unitary Cooling Part-load Eff. (if applicable)		IEER		IEER			
Total Heating Capacity	512	kBtu/h	644	kBtu/h			
*Table 6.8.1 Unitary Heating Capacity Range	<135	kBtu/h	<135	kBtu/h			
*Unitary Heating Efficiency	4.20	COP	4.20	COP			
*Fan Control	Constant Volume		Variable Speed Drive				
Supply Airflow	9,832	cfm	9,832	cfm			
Outdoor Airflow	9,832	cfm	9,832	cfm			
*Demand Control Ventilation	No		No				
*Economizer High-Limit Shutoff (Y)	No economizer requirement per Table 6.5.1		No economizer				
Exhaust Air Energy Recovery Systems	Yes		Yes				
*Exhaust Air Energy Recovery Effectiveness	50%		80%				
Supply Fan Power	3.1	kW	3.1	kW			
Return/Relief Fan Power		kW		kW			
Exhaust Fan Power		kW		kW			
System Fan Power		kW		kW			
Allowed Fan Power:		kW		kW			
Other (describe)							
Other (describe)							
Other (describe)							
Other (describe)							

Each individual system may be entered separately, or multiple systems may be grouped together if all input parameters indentified with an (*) are similar.

G	HVAC Air-Side (Continued)						
Air-Side HVAC Systems							
	HVAC System / Group (BASELINE DESIGN)		HVAC System / Group (PROPOSED DESIGN)				
	Description	Units	Description	Units	Supporting Doc. Location	Model Output Report	
System Description	ECB System 11: Packaged rooftop AC		ECB System 11: Packaged rooftop AC				
System Designation(s)							
# of Similar Systems	133		133				
Total Cooling Capacity	1,531	kBTU/h	1,531	kBTU/h			
*Table 6.8.1 Unitary Cooling Capacity Range	< 65	kBTU/h	< 65	kBTU/h			
*Unitary Cooling Eff. (EER or SEER)	13.0	SEER	13.0	SEER			
*Unitary Cooling Part-load Eff. (if applicable)		IEER		IEER			
Total Heating Capacity	1,020	kBtu/h	1,020	kBtu/h			
*Table 6.8.1 Unitary Heating Capacity Range							
*Unitary Heating Efficiency	0.80	Et	0.80	Et			
*Fan Control	Constant Volume		Variable Speed Drive				
Supply Airflow	44,466	cfm	44,466	cfm			
Outdoor Airflow	3,157	cfm	3,157	cfm			
*Demand Control Ventilation	No		No				
*Economizer High-Limit Shutoff (Y)	No economizer requirement per Table 6.5.1		No economizer requirement per Table 6.5.1				
Exhaust Air Energy Recovery Systems							
*Exhaust Air Energy Recovery Effectiveness	Not required per Section 6.5.6.1		Not required per Section 6.5.6.1				
Supply Fan Power	133.4	kW	133.4	kW			
Return/Relief Fan Power		kW		kW			
Exhaust Fan Power		kW		kW			
System Fan Power		kW		kW			
Allowed Fan Power:		kW		kW			
Other (describe)							
Other (describe)							
Other (describe)							
Other (describe)							

Each individual system may be entered separately, or multiple systems may be grouped together if all input parameters indentified with an (*) are similar.

G	HVAC Water-Side CHW					
Chilled Water						
Model Input Parameter	HVAC System / Group (BASELINE DESIGN)		HVAC System / Group (PROPOSED DESIGN)			
	Description	Units	Description	Units	Supporting Doc. Location	Model Output Report
# and Type of Chillers (and capacity of chiller if more than 1 type or size)	One (1) Reciprocating					
Total Chiller Capacity	59	Tons				
Chiller Efficiency - Full Load	0.780	kW/Ton				
Chiller Efficiency - Part Load	0.630	IPLV				
Chilled Water (CHW) Supply Temp	44	°F		°F		
CHW ΔT	12	°F		°F		
CHW Supply Temp Reset Parameters	Based on outdoor dry-bulb temperature using the following schedule: 44°F at 80°F and above, 54°F at 60°F and below, and ramped linearly between 44°F and 54°F at temperatures between 80°F and 60°F.					
CHW Loop Configuration	Primary only					
Number of Primary CHW Pumps	1	#		#		
Primary CHW Pump Power	1					
Primary CHW Pump Flow		gpm		gpm		
Primary CHW Pump Control						
Number of Secondary CHW Pumps		#		#		
Secondary CHW Pump Power						
Secondary CHW Pump Flow		gpm		gpm		
Secondary CHW Pump Control						
Water-Side Economizer						
Water-Side Energy Recovery						
Other (describe)						
Other (describe)						
Other (describe)						
Other (describe)						

G	HVAC Water-Side CW&CT					
Cooling Tower & Condenser Water						
Model Input Parameter	HVAC System / Group (BASELINE DESIGN)		HVAC System / Group (PROPOSED DESIGN)			
	Description	Units	Description	Units	Supporting Doc. Location	Model Output Report
Number of Cooling Towers/Fluid Coolers	Two (2) Cooling Towers (70 Tons, 1035 Tons)		One (1) Cooling Tower (645 Tons)			
Cooling Tower Fan Power	2.6, 38	kW	23.8	kW		
Cooling Tower Fan Control	Two-speed, Variable-speed		Variable-speed			
Condenser Water (CW) Leaving Temp	70	°F	70	°F		
CW ΔT	10	°F	10	°F		
CW Loop Temp Reset Parameters	Condenser water design supply temperature shall be 85°F or 10°F approach above wet-bulb temperature, whichever is lower, with a design temperature rise of 10°F. The tower shall be controlled to maintain a 70°F leaving water temperature where weather permits, floating up to leaving water temperature at design conditions/		Condenser water design supply temperature shall be 85°F or 10°F approach above wet-bulb temperature, whichever is lower, with a design temperature rise of 10°F. The tower shall be controlled to maintain a 70°F leaving water temperature where weather permits, floating up to leaving water temperature at design conditions/			
Number of CW Pumps	1, 1	#	1	#		
CW Pump Power	3 1, 33.2	kW	23.8	kW		
CW Pump Flow	696, 1642	gpm	1257	gpm		
CW Pump Control	Constant Speed		Variable-speed			
Other (describe)						
Other (describe)						
Other (describe)						
Other (describe)						

G	HVAC Water-Side HW&Steam					
Hot Water or Steam						
Model Input Parameter	HVAC System / Group (BASELINE DESIGN)		HVAC System / Group (PROPOSED DESIGN)			
	Description	Units	Description	Units	Supporting Doc. Location	Model Output Report
Number and Type of Boilers	Two (2) Sets of Natural Draft (System 6, System 2). Equally sized for each system		Five (5) Condensing Natural Gas Boilers			
Total Boiler Capacity	4028, 2082	kBtu/h	6000	kBtu/h		
Boiler Efficiency	80%	EF	95%	EF		
Hot Water or Steam (HWS) Supply Temp	180	°F	140	°F		
HWS ΔT	20	°F	30	°F		
HWS Temp Reset Parameters	Hot water supply temperature shall be reset based on outdoor dry-bulb temperature using the following schedule: 180°F at 20°F and below, 150°F at 50°F and above, and linearly reset between 180°F and 150°F at temperatures between 20°F and 50°F.		Hot water supply temperature shall be reset based on outdoor dry-bulb temperature using the following schedule: 140°F at 20°F and below, 120°F at 50°F and above, and linearly reset between 140°F and 120°F at temperatures between 20°F and 50°F.			
HWS Loop Configuration	Primary only		Primary Secondary			
Number of Primary HHW Pumps	4	#	4	#		
Primary HHW Pump Power	3.8, 1.4	kW	6.4	kW		
Primary HHW Pump Flow	202, 84	gpm	962	gpm		
Primary HHW Pump Control	Variable-speed, Constant-speed		Variable-speed			
Number of Secondary HHW Pumps		#		#		
Secondary HHW Pump Power						
Secondary HHW Pump Flow		gpm		gpm		
Secondary HHW Pump Control						
Other (describe)						
Other (describe)						
Other (describe)						
Other (describe)						

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STRUCTURAL ENGINEER
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LANGAN
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STATE OF NEW YORK
JOHN A. CETRA
No. 018861
LICENSED PROFESSIONAL ARCHITECT

PRELIMINARY - NOT FOR CONSTRUCTION

2017.02.07	DOB FILING
2016.04.22	ISSUED FOR DESIGN DEVELOPMENT

CETRARUDDY

NYC ENERGY COMPLIANCE

DRAWING NO. **EN-002.00**

PROJECT | SCALE | DOB FILE NO. | PAGE NO. 38 OF 174

CETRARUDDY ARCHITECTURE DPC
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CETRARUDDY ARCHITECTURE DPC

160927 - 45 Broad Street DOB Compliance.mit

General info | Space summary | Advisory messages | Proposed vs baseline | Energy type summary | On site renewables | Exceptional calc measure | Report

INTEGRATED ENVIRONMENTAL SOLUTIONS LTD IES

1.1 General Information

Gross E/A Actual Annual Energy

Gross Footprint

Gross Building

Responsible Individual: Tommy Zakrzewski

Company name: BuroHappold Engineering

Simulation program:
Integrated Environmental Solutions
Virtual Environment Version 2014

Energy Code:
ASHRAE 90.1 - 2010 11. Energy Cost Budget Method

Model data:

Project file	160927 - 45 Broad Street DOB Compliance.mit
Model floor area[1]	374930.46 ft2
Building floor area[2]	374930.46 ft2
Building volume[3]	4999617.85 ft3
Number of conditioned rooms	477
No of floors	64

Heating calculation data:

Principal heating source	Electricity
Results file	45 Broad.htg
Calculated	4/22/2016 10:23

Cooling calculation data:

Principal cooling source	Electricity
Results file	45 Broad.clg
Calculated	4/22/2016 10:24

Design weather:

Source	ASHRAE design weather database
Weather location	New York Laguardia Arport , New York
Weather file	USAN\NewYorkLaGuardiaAP725030TMY3.epw

Climate zone:

ASHRAE 90.1	4A
Koeppen-Geiger	Cfa

Construction:

New construction %	100
Existing construction %	0

This report produces output in accordance with the ASHRAE 90.1-2009 Submittal Template, NECB Section 3 Performance Rating Method.

The Virtual Environment software has been accredited in accordance with Section 11.2 Simulation Capabilities/Accreditation of ASHRAE 90.1 – 2007.

The baseline building and proposed building in this project's energy simulation form part the calculations presented in this report as described in Section 11 of ASHRAE 90.1 – 2007.

The report outputs that enquirers with the following 90.1 sections:
1.1 General Info
1.2 - Space Summary
1.3 - Advisory messages
1.4 - Comparison of proposed design versus baseline design energy model inputs
1.5 - Energy type summary
1.6 - On site renewable energy (if applicable)
1.7 - Exceptional calculation measure summary (if applicable)
1.8 - Performance rating method compliance report

1. 'Model floor area' is the total floor area of all rooms in the building regardless of whether they are conditioned.

2. 'Building floor area' is the total area of all floors for which 'Include in building floor area' is ticked in 'Room Data' used for room metrics in this report.

3. 'Building volume' is the total volume of all zones for which 'Include in building floor area' is ticked in 'Room Data'.

1.2 - Space Summary

Energy Saving E/A (Yes)

Building Use (Occupancy type)	Conditioned Area	Un-conditioned Area	Total Area
	m^2	m^2	m^2
A-Z	**Hi:Lo**	**Hi:Lo**	**Hi:Lo**
SPACE: Atrium - First three floors	66	0	66
SPACE: Audience/ Seating area	4,278	0	4,278
SPACE: Corridor/ Transition	30,141	0	30,141
SPACE: Dressing/ Locker/ Fitting room	1,858	0	1,858
SPACE: Electrical/ Mechanical	34,837	0	34,837
SPACE: Elevators - Equipment	691	0	691
SPACE: Gymnasium/ Exercise center - Exercise area	4,044	0	4,044
SPACE: Gymnasium/ Exercise center - Playing area	2,230	0	2,230
SPACE: Hotel/ Motel/ Guest rooms	1,200	0	1,200
SPACE: Hotel/ Motel/ Guest rooms	179,852	0	179,852
SPACE: Inactive storage	17,998	0	17,998
SPACE: Library - Reading area	829	0	829
SPACE: Lobby	2,948	0	2,948
SPACE: Lounge/ Recreation	3,215	0	3,215
SPACE: Office - Enclosed	506	0	506
SPACE: Office - Open plan	37,855	0	37,855
SPACE: Post office - Sorting area	286	0	286
SPACE: Restrooms	1,638	0	1,638
SPACE: Stairs - Active	21,899	0	21,899
SPACE: Void/Plenum	0	28,293	28,293
Totals	**346,537**	**28,293**	**374,830**

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1.3 - Advisory Messages

Advisory Summary (Yes/No)

Advisory Messages:	Proposed Building	Baseline Building	Difference
Number of hours heating loads not met:	0.0	0.0	0.0
Number of hours cooling loads not met:	0.0	0.0	0.0
Number of warning messages:	0	0	0.0
Number of error messages:	0	0	0.0
Number of defaults overridden:	0	0	0.0

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1.4 - Comparison of Proposed versus Baseline Design

Gross Exterior E/A (Yes/No) E/A (Yes/No)

Model input parameter Construction	Proposed Description	Proposed Input U value	Baseline Description	Baseline Input U value
Exterior wall construction	45B - Shadow Box Spandrel (U-0.15; R-16.8)	0.156	CZA Ext Wall (Non-Res) - Steel Framed: R-13.0 + 7.5 (2.3 + 1.3); U=0.064 (0.365)	0.064
Exterior wall construction	45B - Aluminum metal panel (U-0.10; R-15)	0.100	CZA Ext Wall (Non-Res) - Steel Framed: R-13.0 + 7.5 (2.3 + 1.3); U=0.064 (0.365)	0.064
Exterior wall construction	45B - PLRG1-8 External Concrete Wall NS (U-0.4364; R-0)	0.101	CZA Ext Wall (Non-Res) - Mass Wall: R-9.5 (1.7); U=0.104 (0.590)	0.104
Exterior wall construction	45B - Shadow Box Spandrel with Concrete Backup MER (U-0.1363; R-16.3)	0.134	CZA Ext Wall (Non-Res) - Mass Wall: R-9.5 (1.7); U=0.104 (0.590)	0.104
Exterior wall construction	45B - Wind Floor External Concrete Wall Core (U-0.4364; R-0)	0.456	CZA Ext Wall (Non-Res) - Mass Wall: R-9.5 (1.7); U=0.104 (0.590)	0.104
Exterior wall construction	45B - Shadow Box Spandrel (U-0.15; R-16.8)	0.150	CZA Ext Wall (Res) - Steel Framed: R-13.0 + 7.5 (2.3 + 1.3); U=0.064 (0.365)	0.064
Exterior wall construction	45B - Shadow Box Spandrel (U-0.15; R-16.8)	0.150	CZA Ext Wall (Res) - Steel Framed: R-13.0 + 7.5 (2.3 + 1.3); U=0.064 (0.365)	0.064
Exterior wall construction	45B - Below Grade Concrete Wall (C-1.14)	1.140	ASHRAE ExteriorWall-Below Ground C=1.14	1.140
Roof construction	45B - Cold Fluid-Applied Waterproof Membrane Roof (U-0.0398; R-25)	0.038	CZA Roof (Non-Res) - Inv Above Deck: R-30 (3.5); U=0.048 (0.213)	0.048
Roof construction	45B - Cold Fluid-Applied Waterproof Membrane Roof (U-0.0398; R-25)	0.038	CZA Roof (Res) - Inv Above Deck: R-30 (3.5); U=0.048 (0.213)	0.048
Floor/slab construction	45B - Wind Floor Exposed Floor (U-0.1218; R-15)	0.121	CZA Floor (Non-Res) - Mass: R-8.3 (1.5); U=0.087 (0.496)	0.087
Floor/slab construction	45B - Exposed Floor Shadow Box Spandrel (U-0.15; R-16.8)	0.150	CZA Floor (Res) - Mass: R-13.4 (1.8); U=0.074 (0.400)	0.074
Floor/slab construction	45B - Ground contact floor (F-0.73)	0.730	Ground contact floor: 2=F-0.73/Floor perim.(429.5995)/Floor area(8756.240)	0.730
Window to gross wall ratio	Overall	41% Overall		40%
Window to gross wall ratio	North / South / East / West	42 / 21 / 62 / 61 %	North / South / East / West	40 / 21 / 59 / 59 %
Fenestration U-Value (North)	45B - RESI GT-01 AB Guardian Curtain Wall (U-0.36; SHGC-0.31; VLT-0.410)	0.360	CZA Window (Non-Res/Heat framing /curtainwall/clamp)(U-0.55Ω (W); SHGC=0.40)	0.500
Fenestration U-Value (non-North)	45B - RESI GT-01 AB Guardian Curtain Wall (U-0.36; SHGC-0.31; VLT-0.410)	0.360	CZA Window (Non-Res/Heat framing /curtainwall/clamp)(U-0.55Ω (W); SHGC=0.40	0.400

Fenestration SHGC North	45B - RESI GT-01AB Guardian Curtain Wall (U-0.36, SHGC-0.31, VLT-0.410)	0.310	CZA Window (Non-Res/Metal framing (curtainwall/storefront)-U-5.50)(.84), SHGC=0.40	0.400	
Fenestration SHGC non-North	45B - RESI GT-01AB Guardian Curtain Wall (U-0.36, SHGC-0.31, VLT-0.410)	0.310	CZA Window (Non-Res/Metal framing (curtainwall/storefront)-U-5.50)(.84), SHGC=0.40	0.400	
Fenestration Visual Light Transmittance (N)	45B - RESI GT-01AB Guardian Curtain Wall (U-0.36, SHGC-0.31, VLT-0.410)	0.410	CZA Window (Non-Res/Metal framing (curtainwall/storefront)-U-5.50)(.84), SHGC=0.40	0.760	
Fenestration Visual Light Transmittance	45B - RESI GT-01AB Guardian Curtain Wall (U-0.36, SHGC-0.31, VLT-0.410)	0.410	CZA Window (Non-Res/Metal framing (curtainwall/storefront)-U-5.50)(.84), SHGC=0.40	0.760	

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1.4 - Lighting Summary

Model Input parameter MEP	Description	Proposed Input (area weighted)	Description	Baseline Input (area weighted)
Other Lighting Controls				
Interior lighting power density	Total power density (W/ft²)	0.97	Total power density (W/ft²)	0.97
Day lighting controls	Radiance simulation	Yes	Radiance simulation	Yes
Exterior lighting power	Total power consumption (W)	0.00	Total power consumption (W)	0.00
Process lighting	Total power density (W/ft²)	0.00	Total power density (W/ft²)	0.00
Receptacle equipment	Total power density (W/ft²)	0.57	Total power density (W/ft²)	0.57
Elevators/escalators	Total power density (W/ft²)	115.00	Total power density (W/ft²)	115.00
Refrigeration equipment	Total power density (W/ft²)	0.00	Total power density (W/ft²)	0.00
Cooking equipment	Total power density (W/ft²)	0.00	Total power density (W/ft²)	0.00
Data processing/centre equipment	Total power density (W/ft²)	0.00	Total power density (W/ft²)	0.00

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1.5 - Mechanical & Electrical Summary

Model Input parameter HVAC	Description	Proposed Performance SCop / SSEER Ctrn / SFP / kW	Description	Baseline Performance SCop / SSEER Ctrn / SFP / kW
Primary HVAC system				
Other HVAC system				
Fan supply power				
Fan power				
Economizer control				
Demand control ventilation				
Unitary equip cooling efficiency				
Unitary equip heating efficiency				
Chiller				
Chilled water loop and pump				
Boiler				
Hot water loop and pump				
Cooling tower				
Condenser water loop and pump				

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1.5 - Energy Type Summary

Energy Type Proposed / baseline design	Utility rate description	Units of Energy	Units of demand
Electricity	Flat Rate	kBtu	MBH
Natural Gas	Flat Rate	kBtu	MBH
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

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1.6 - On Site Renewable Energy

Renewable Source	Back up Energy Type	Annual Energy Generated (kBtu)	Rated Capacity (MBH)	Renewable Energy Cost (USD)
Photovoltaic Panels	Electricity	0.00	0.00	0.00
Wind Power	Electricity	0.00	0.00	0.00
Combined Heat and Power (electricity)	Electricity	0.00	0.00	0.00
Solar Water Heating	Electricity	0.00	0.00	0.00

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1.7 - Exceptional Calculation Measures

The Energy Analysis does not include exception calculation method (s)

ASHRAE 90.1 - 2007, G2.5

1.8.1 Baseline Performance

End Use	Process	Baseline Design Energy Type	Units of Annual Energy & peak demand	Baseline 0 rotation	Baseline 90 rotation	Baseline 180 rotation	Baseline 270 rotation	Baseline Solution
Internal Lighting	No	Electricity	Energy use kBtu	4,955,308.13	4,955,308.13	4,955,308.13	4,955,308.13	4,955,308.13
Internal Lighting	No	Electricity	Demand MBH	976.25	976.25	976.25	976.25	976.25
Exterior Lighting	Yes	Electricity	Energy use kBtu	1,343.83	1,343.83	1,343.83	1,343.83	1,343.83
Exterior Lighting	Yes	Electricity	Demand MBH	0.27	0.27	0.27	0.27	0.27
Space Heating (Fossil Fuel)	No	Gas	Energy use kBtu	9,730,596.19	9,730,596.19	9,730,596.19	9,730,596.19	9,730,596.19
Space Heating (Fossil Fuel)	No	Gas	Demand MBH	7,254.33	7,254.33	7,254.33	7,254.33	7,254.33
Space Heating	No	Electricity	Energy use kBtu	2,528,582.37	2,528,582.37	2,528,582.37	2,528,582.37	2,528,582.37
Space Heating	No	Electricity	Demand MBH	3,441.22	3,441.22	3,441.22	3,441.22	3,441.22
Space Cooling	No	Electricity	Energy use kBtu	3,110,739.44	3,110,739.44	3,110,739.44	3,110,739.44	3,110,739.44
Space Cooling	No	Electricity	Demand MBH	2,898.78	2,898.78	2,898.78	2,898.78	2,898.78
Pumps	No	Electricity	Energy use kBtu	53,957.12	53,957.12	53,957.12	53,957.12	53,957.12
Pumps	No	Electricity	Demand MBH	126.87	126.87	126.87	126.87	126.87
Heat Rejection	No	Electricity	Energy use kBtu	515,015.43	515,015.43	515,015.43	515,015.43	515,015.43
Heat Rejection	No	Electricity	Demand MBH	271.14	271.14	271.14	271.14	271.14
Fans Interior	No	Electricity	Energy use kBtu	1,988,616.71	1,988,616.71	1,988,616.71	1,988,616.71	1,988,616.71
Fans Interior	No	Electricity	Demand MBH	397.30	397.30	397.30	397.30	397.30
Fans Parking Garage	No	Electricity	Energy use kBtu	0.00	0.00	0.00	0.00	0.00
Fans Parking Garage	No	Electricity	Demand MBH	0.00	0.00	0.00	0.00	0.00
Service Water Heating (Fossil Fuel)	No	Gas	Energy use kBtu	4,315,680.91	4,315,680.91	4,315,680.91	4,315,680.91	4,315,680.91
Service Water Heating (Fossil Fuel)	No	Gas	Demand MBH	659.75	659.75	659.75	659.75	659.75
Service Water Heating	No	Electricity	Energy use kBtu	0.00	0.00	0.00	0.00	0.00
Service Water Heating	No	Electricity	Demand MBH	0.00	0.00	0.00	0.00	0.00
Combined Heat and Power (heat)	No	Gas	Energy use kBtu	0.00	0.00	0.00	0.00	0.00
Combined Heat and Power (heat)	No	Gas	Demand MBH	0.00	0.00	0.00	0.00	0.00
Receptacle Equipment	Yes	Electricity	Energy use kBtu	2,333,594.23	2,333,594.23	2,333,594.23	2,333,594.23	2,333,594.23
Receptacle Equipment	Yes	Electricity	Demand MBH	482.49	482.49	482.49	482.49	482.49
Interior Lighting Process	No	Electricity	Energy use kBtu	0.00	0.00	0.00	0.00	0.00
Interior Lighting Process	No	Electricity	Demand MBH	0.00	0.00	0.00	0.00	0.00
Refrigeration	No	Electricity	Energy use kBtu	0.00	0.00	0.00	0.00	0.00
Refrigeration	No	Electricity	Demand MBH	0.00	0.00	0.00	0.00	0.00
Data Centre Equipment	No	Electricity	Energy use kBtu	0.00	0.00	0.00	0.00	0.00
Data Centre Equipment	No	Electricity	Demand MBH	0.00	0.00	0.00	0.00	0.00
Cooking (Fossil Fuel)	No	Gas	Energy use kBtu	0.00	0.00	0.00	0.00	0.00
Cooking (Fossil Fuel)	No	Gas	Demand MBH	0.00	0.00	0.00	0.00	0.00
Cooking	No	Electricity	Energy use kBtu	0.00	0.00	0.00	0.00	0.00
Cooking	No	Electricity	Demand MBH	0.00	0.00	0.00	0.00	0.00
Elevators Escalators	Yes	Electricity	Energy use kBtu	17,835.16	17,835.16	17,835.16	17,835.16	17,835.16
Elevators Escalators	Yes	Electricity	Demand MBH	5.95	5.95	5.95	5.95	5.95
Other Processes	No	Electricity	Energy use kBtu	0.00	0.00	0.00	0.00	0.00
Other Processes	No	Electricity	Demand MBH	0.00	0.00	0.00	0.00	0.00
Total Annual Energy Use kBtu/year				29,551,288.62	29,551,288.62	29,551,288.62	29,551,288.62	**29,551,288.62**
Total Process Energy Use kBtu/year								**3,350,773.22**

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1.8.1 (b) Baseline Energy Costs

Energy Type	Baseline 0 rotation (USD)	Baseline 90 rotation (USD)	Baseline 180 rotation (USD)	Baseline 270 rotation (USD)	Baseline Building Performance (USD)
Electricity	730,285.61	730,285.61	730,285.61	730,285.61	730,285.61
Gas	113,774.92	113,774.92	113,774.92	113,774.92	113,774.92
-	0.00	0.00	0.00	0.00	0.00
-	0.00	0.00	0.00	0.00	0.00
-	0.00	0.00	0.00	0.00	0.00
-	0.00	0.00	0.00	0.00	0.00
-	0.00	0.00	0.00	0.00	0.00
-	0.00	0.00	0.00	0.00	0.00
-	0.00	0.00	0.00	0.00	0.00
-	0.00	0.00	0.00	0.00	0.00
-	0.00	0.00	0.00	0.00	0.00
Total Baseline Costs:	844,060.53	844,060.53	844,060.53	844,060.53	**844,060.53**

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1.8.2 Performance Rating Table - PRM Compliance

End Use	Process	Proposed Design Energy Type	Proposed Design Units	Proposed Building Results	Baseline Design Units	Baseline Building Results	Percent Savings %
Internal Lighting	No	Electricity	Energy use kBtu	4,183,328.26	Energy use kBtu	4,955,308.13	15.6
Internal Lighting	No	Electricity	Demand MBH	917.15	Demand MBH	976.25	6.1
Exterior Lighting	Yes	Electricity	Energy use kBtu	1,343.83	Energy use kBtu	1,343.83	0.0
Exterior Lighting	Yes	Electricity	Demand MBH	0.27	Demand MBH	0.27	0.0
Space Heating (Fossil Fuel)	No	Gas	Energy use kBtu	6,336,821.74	Energy use kBtu	9,730,596.19	34.9
Space Heating (Fossil Fuel)	No	Gas	Demand MBH	4,841.74	Demand MBH	7,254.33	33.3
Space Heating	No	Electricity	Energy use kBtu	1,773,042.56	Energy use kBtu	2,528,582.37	29.9
Space Heating	No	Electricity	Demand MBH	2,294.81	Demand MBH	3,441.22	33.3
Space Cooling	No	Electricity	Energy use kBtu	3,383,157.16	Energy use kBtu	3,110,739.44	-8.8
Space Cooling	No	Electricity	Demand MBH	2,427.18	Demand MBH	2,898.78	16.3
Pumps	No	Electricity	Energy use kBtu	58,205.62	Energy use kBtu	53,957.12	-7.9
Pumps	No	Electricity	Demand MBH	179.94	Demand MBH	126.87	-41.8
Heat Rejection	No	Electricity	Energy use kBtu	346,954.05	Energy use kBtu	515,015.43	32.6
Heat Rejection	No	Electricity	Demand MBH	180.49	Demand MBH	271.14	33.4
Fans Interior	No	Electricity	Energy use kBtu	2,720,029.12	Energy use kBtu	1,988,616.71	-37.0
Fans Interior	No	Electricity	Demand MBH	455.46	Demand MBH	397.30	-14.6
Fans Parking Garage	No	Electricity	Energy use kBtu	0.00	Energy use kBtu	0.00	0.0
Fans Parking Garage	No	Electricity	Demand MBH	0.00	Demand MBH	0.00	0.0
Service Water Heating (Fossil Fuel)	No	Gas	Energy use kBtu	3,712,415.20	Energy use kBtu	4,315,680.91	14.0
Service Water Heating (Fossil Fuel)	No	Gas	Demand MBH	567.53	Demand MBH	659.75	14.0
Service Water Heating	No	Electricity	Energy use kBtu	0.00	Energy use kBtu	0.00	0.0
Service Water Heating	No	Electricity	Demand MBH	0.00	Demand MBH	0.00	0.0
Combined Heat and Power (heat)	No	Gas	Energy use kBtu	0.00	Energy use kBtu	0.00	0.0
Combined Heat and Power (heat)	No	Gas	Demand MBH	0.00	Demand MBH	0.00	0.0
Receptacle Equipment	Yes	Electricity	Energy use kBtu	2,333,594.23	Energy use kBtu	2,333,594.23	0.0
Receptacle Equipment	Yes	Electricity	Demand MBH	482.49	Demand MBH	482.49	0.0
Interior Lighting Process	No	Electricity	Energy use kBtu	0.00	Energy use kBtu	0.00	0.0
Interior Lighting Process	No	Electricity	Demand MBH	0.00	Demand MBH	0.00	0.0
Refrigeration	No	Electricity	Energy use kBtu	0.00	Energy use kBtu	0.00	0.0
Refrigeration	No	Electricity	Demand MBH	0.00	Demand MBH	0.00	0.0
Data Centre Equipment	No	Electricity	Energy use kBtu	0.00	Energy use kBtu	0.00	0.0
Data Centre Equipment	No	Electricity	Demand MBH	0.00	Demand MBH	0.00	0.0
Cooking (Fossil Fuel)	No	Gas	Energy use kBtu	0.00	Energy use kBtu	0.00	0.0
Cooking (Fossil Fuel)	No	Gas	Demand MBH	0.00	Demand MBH	0.00	0.0
Cooking	No	Electricity	Energy use kBtu	0.00	Energy use kBtu	0.00	0.0
Cooking	No	Electricity	Demand MBH	0.00	Demand MBH	0.00	0.0
Elevators Escalators	Yes	Electricity	Energy use kBtu	17,835.16	Energy use kBtu	17,835.16	0.0
Elevators Escalators	Yes	Electricity	Demand MBH	5.95	Demand MBH	5.95	0.0
Other Processes	No	Electricity	Energy use kBtu	0.00	Energy use kBtu	0.00	0.0
Other Processes	No	Electricity	Demand MBH	0.00	Demand MBH	0.00	0.0
Total Annual Energy Use kBtu/year				24,873,733.62		29,551,288.62	**15.8**
Total Process Energy Use kBtu/year				2,950,773.22		3,350,773.22	**8.0**

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1.8.2 (b) Energy Cost & Consumption by energy Type - PRM Compliance

Energy Type	Units	Proposed Design Energy Use	Proposed Design Cost (USD)	Baseline Design Energy Use	Baseline Design Cost (USD)	Percent Savings Energy Use	Percent Savings Cost
Electricity	kBtu	14,822,490.13	698,139.23	15,505,002	730,285.61	4.40	4.40
Natural Gas	kBtu	10,051,243.49	81,415.67	14,046,286	113,774.92	28.44	28.44
Subtotal (Model Outputs):		24,873,733.62	779,554.36	29,551,288.62	844,060.53	15.83	7.64

On site Renewable Energy	Energy Generated (kBtu)	Renewable Energy Cost (USD)	Narrative
Photovoltaic Panels	0.00	0.00	Generated from source
Wind Power	0.00	0.00	Generated from source
Combined Heat and Power	0.00	0.00	Generated from source
Solar Water Heating	0.00	0.00	Generated from source

Exceptional Calculations	Energy Savings	Cost Savings	Narrative

Summary	Units	Proposed Design Energy Use	Proposed Design Cost (USD)	Baseline Design Energy Use	Baseline Design Cost (USD)	Percent Savings Energy Use	Percent Savings Cost
Total	kBtu	24,873,733.62	779,554.36	29,551,288.62	844,060.53	15.83	7.64

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Percent Savings	
Energy use	Cost
15.83	7.64

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STATE OF NEW YORK · No. 018861 · LICENSED PROFESSIONAL ARCHITECT

PRELIMINARY - NOT FOR CONSTRUCTION

2017.02.07	DOB FILING
2016.04.22	ISSUED FOR DESIGN DEVELOPMENT

CETRARUDDY

NYC ENERGY COMPLIANCE

DRAWING NO. **EN-003.00**

SCALE

PROJECT

DOB PERMIT

PAGE NO. 39 OF 174

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	Inspection/Test	Periodic (minimum)	Reference Standard (See ECC Chapter C5) or Other Criteria	ECC or Other Citation
IIA	**Envelope Inspections**			
IIA1	**Protection of exposed foundation insulation:** Insulation shall be visually inspected to verify proper protection where applied to the exterior of basement or cellar walls, crawl-space walls and/or the perimeter of slab-on-grade floors.	As required during foundation work and prior to backfill	Approved construction documents	C303.2.1; ASHRAE 90.1 – 5.8.1.7
IIA2	**Insulation placement and R-values:** Installed insulation for each component of the conditioned space envelope and at junctions between components shall be visually inspected to ensure that the R-values are marked, that such R-values conform to the R-values identified in the construction documents and that the insulation is properly installed. Certifications for unmarked insulation shall be similarly visually inspected.	As required to verify continuous enclosure while walls, ceilings and floors are open	Approved construction documents	C303.1; C303.1.1, C303.1.2, C402.1; C402.2; ASHRAE 90.1 –5.5, 5.6 or 11; 5.8.1
IIA3	**Fenestration U-factor and product ratings:** U-factors, SHGC and VT values of installed fenestration shall be visually inspected for conformance with the U-factors, SHGC and VT values identified in the construction drawings by verifying the manufacturer's NFRC labels or, where not labeled, using the ratings in ECC Tables C303.1.3(1), (2) and (3).	As required during installation	Approved construction documents; NFRC 100, NFRC 200	C303.1, C303.1.3, C402.3; ASHRAE 90.1 –5.5; 5.6 or 11; 5.8.2
IIA4	**Fenestration air leakage:** Windows and sliding or swinging door assemblies, except site-built windows and/or doors, shall be visually inspected to verify that installed assemblies are listed and labeled by the manufacturer to the referenced standard. For curtain wall, storefront glazing, commercial entrance doors and revolving doors, the testing reports shall be	As required during installation; prior to final construction inspection	NFRC 400, AAMA/WDMA/CSA 101/I.S.2/A440 ASTM E283; ANSI/DASMA 105	C402.4.3; ASHRAE 90.1 –5.4.3.2

	Inspection/Test	Periodic (minimum)	Reference Standard (See ECC Chapter C5) or Other Criteria	ECC or Other Citation
	reviewed to verify that the installed assembly complies with the standard cited in the approved plans.			
IIA5	**Fenestration areas:** Dimensions of windows, doors and skylights shall be verified by visual inspection.	Prior to final construction inspection	Approved construction documents	C402.3; ASHRAE 90.1 – 5.5.4.2, 5.6 or 11
IIA6	**Air sealing and insulation – visual inspection:** Openings and penetrations in the building envelope, including site-built fenestration and doors, shall be visually inspected to verify that a continuous air barrier around the envelope forms an air-tight enclosure. The progress inspector shall visually inspect to verify that materials and/or assemblies have been tested and meet the requirements of the respective standards, or that the building is tested and meets the requirements of the standard, in accordance with the standard(s) cited in the approved plans.	As required during construction	Approved construction documents; ASTM E2178, ASTM E2357, ASTM E1677, ASTM E779, ASTM E283.	C402.4; ASHRAE 90.1 – 5.4.3.1
IIA7	Not Required.			
IIA8	Not Required.			
IIA9	**Vestibules**: Required entrance vestibules shall be visually inspected for proper operation.	Prior to final construction inspection	Approved construction documents	C402.4.7; ASHRAE 90.1 – 5.4.3.4
IIB	**Mechanical and Service Water Heating Inspections**			
IIB1	Not Required.			
IIB2	**Shutoff dampers**: Dampers for stair and elevator shaft vents and other outdoor air intakes and exhaust openings integral to the building envelope shall be visually	As required during installation	Approved construction documents; AMCA 500D	C403.2.4.4; ASHRAE 90.1 – 6.4.3.4

	Inspection/Test	Periodic (minimum)	Reference Standard (See ECC Chapter C5) or Other Criteria	ECC or Other Citation
	inspected to verify that such dampers, except where permitted to be gravity dampers, comply with approved construction drawings. Manufacturer's literature shall be reviewed to verify that the product has been tested and found to meet the standard.			
IIB3	**HVAC and service water heating equipment:** Equipment sizing, efficiencies and other performance factors of all major equipment units, as determined by the applicant of record, and no less than 15% of minor equipment units, shall be verified by visual inspection and, where necessary, review of manufacturer's data. Pool heaters and covers shall be verified by visual inspection.	Prior to final plumbing and construction inspection	Approved construction documents	C403.2, C404.2, C404.7, C406.2; ASHRAE 90.1 – 6.3, 6.4.1, 6.4.2, 6.8; 7.4, 7.8
IIB4	**HVAC and service water heating system controls:** No less than 20% of each type of required controls and economizers shall be verified by visual inspection and tested for functionality and proper operation. Such controls shall include, but are not limited to: • Thermostatic • Set point overlap restriction • Off-hour • Shutoff damper • Snow-melt system • Demand control systems • Outdoor heating systems • Zones • Economizers • Air systems • Variable air volume fan • Single Zone Cooling Systems • Hydronic systems • Heat rejection equipment fan speed • Complex mechanical	After installation and prior to closing shafts, ceilings and walls	Approved construction documents, including control system narratives; ASHRAE Guideline 1: The HVAC Commissioning Process where applicable	C403.2.4, C403.2.5.1, C403.2.11, C403.3, C403.4, C404.3, C404.6, C404.7; ASHRAE 90.1 – 6.3, 6.4, 6.5, 7.4.4, 7.4.5

	Inspection/Test	Periodic (minimum)	Reference Standard (See ECC Chapter C5) or Other Criteria	ECC or Other Citation
	systems serving multiple zones • Ventilation • Energy recovery systems • Hot gas bypass limitation • Temperature • Service water heating • Hot water system • Pool heater and time switches • Exhaust hoods • Radiant heating systems. • HVAC Control in Group R-1 Sleeping Rooms **Controls with seasonally dependent functionality:** Controls whose complete operation cannot be demonstrated due to prevailing weather conditions typical of the season during which progress inspections will be performed shall be permitted to be signed off for the purpose of a Temporary Certificate of Occupancy with only a visual inspection, provided, however, that the progress inspector shall perform a supplemental inspection where the controls are visually inspected and tested for functionality and proper operation during the next immediate season thereafter. The owner shall provide full access to the progress inspector within two weeks of the progress inspector's request for such access to perform the progress inspection. For such supplemental inspections, the Department shall be notified by the approved progress inspection agency of any unresolved deficiencies in the installed work within 180 days of such supplemental inspection.			

	Inspection/Test	Periodic (minimum)	Reference Standard (See ECC Chapter C5) or Other Criteria	ECC or Other Citation
IIB5	**HVAC insulation and sealing:** Installed duct and piping insulation shall be visually inspected to verify proper insulation placement and values. Joints, longitudinal and transverse seams and connections in ductwork shall be visually inspected for proper sealing.	After installation and prior to closing shafts, ceilings and walls	Approved construction documents; SMACNA Duct Construction Standards, Metal and Flexible	C403.2.7, C403.2.8, C404.5, MC 603.9; ASHRAE 90.1 – 6.3, 6.4.4, 6.8.2, 6.8.3; 7.4.3
IIB6	**Duct leakage testing:** For duct systems designed to operate at static pressures in excess of 3 inches w.g. (746 Pa), representative sections, as determined by the progress inspector, totaling at least 25% of the duct area, per ECC C403.2.7.1.3, shall be tested to verify that actual air leakage is below allowable amounts.	After installation and sealing and prior to closing shafts, ceilings and walls	Approved construction documents; SMACNA HVAC Air Duct Leakage Test Manual	C403.2.7.1.3; ASHRAE 90.1 – 6.4.4.2.2
IIC	**Electrical Power and Lighting Systems**			
IIC1	**Electrical energy consumption:** The presence and operation of individual meters or other means of monitoring individual apartments shall be verified by visual inspection for all apartments and where required in a covered tenant space.	Prior to final electrical and construction inspection	Approved construction documents	C405.7
IIC2	**Lighting in dwelling units:** Lamps in permanently installed lighting fixtures shall be visually inspected to verify compliance with high-efficacy requirements.	Prior to final electrical and construction inspection	Approved construction documents	C405.1; ASHRAE 90.1 – 9.1.1
IIC3	**Interior lighting power:** Installed lighting shall be verified for compliance with the lighting power allowance by visual inspection of fixtures, lamps, ballasts and transformers.	Prior to final electrical and construction inspection	Approved construction documents	C405.5; C406.3; ASHRAE 90.1 –9.1, 9.2, 9.5, 9.6; 1RCNY §101-07(c)(3)(v)(C)4
IIC4	**Exterior lighting power:** Installed lighting shall be verified for compliance with source efficacy and/or the lighting power allowance by visual inspection of fixtures, lamps, ballasts and relevant transformers.	Prior to final electrical and construction inspection	Approved construction documents	C405.6; ASHRAE 90.1 –9.4.3; 1RCNY §101-07(c)(3)(v)(C)4

	Inspection/Test	Periodic (minimum)	Reference Standard (See ECC Chapter C5) or Other Criteria	ECC or Other Citation
IIC5	**Lighting controls**: Each type of required lighting controls, including: • occupant sensors • manual interior lighting controls • light-reduction controls • automatic lighting shut-off • daylight zone controls • sleeping unit controls • exterior lighting controls shall be verified by visual inspection and tested for functionality and proper operation.	Prior to final electrical and construction inspection	Approved construction documents, including control system narratives	C405.2; ASHRAE 90.1 – 9.4.1 (as modified by section ECC A102)
IIC6	**Exit signs:** Installed exit signs shall be visually inspected to verify that the label indicates that they do not exceed maximum permitted wattage.	Prior to final electrical and construction inspection	Approved construction documents	C405.4; ASHRAE 90.1 – 9.4.2
IIC7	**Electric motors (including but not limited to fan motors):** Where required by the construction documents for energy code compliance, motor listing or labels shall be visually inspected to verify that they comply with the respective energy requirements in the construction documents.	Prior to final electrical and construction inspection	Approved construction documents	C403.2.10; ASHRAE 90.1 – 10.4
IID	**Other**			
IID1	**Maintenance information:** Maintenance manuals for mechanical, service hot water and electrical equipment and systems requiring preventive maintenance shall be reviewed for applicability to installed equipment and systems before such manuals are provided to the owner. Labels required for such equipment or systems shall be inspected for accuracy and completeness.	Prior to sign-off or issuance of Final Certificate of Occupancy	Approved construction documents, including electrical drawings where applicable; ASHRAE Guideline 4: Preparation of Operating and Maintenance Documentation for Building Systems	C303.3, C408.2.5.2; ASHRAE 90.1 – 4.2.2.3, 6.7.2.2, 8.7.2, 9.7.2.2

(i) Energy Analysis of Constructed Conditions. In accordance with Section 28-104.3 of the Administrative Code and section ECC 103.4, if constructed work differs from the last-approved full energy analysis, an as-built energy analysis shall be submitted to the Department, listing the actual values used in the building for all applicable Energy Code-regulated items and demonstrating that the building complies with the Energy Code. Such energy analysis shall be signed and sealed by a registered design professional. The progress inspector shall certify that to the best of his or her knowledge and belief the building as built complies with such signed and sealed energy analysis and construction drawings for energy code compliance; where no trade-offs have been used among disciplines, more than one registered design professional may sign and seal the elements of the energy analysis. The energy analysis shall be approved or accepted by the Department prior to sign-off.

IN ACCORDANCE WITH ARTICLE 116 OF TITLE 28 AND SECTION BC 109, CONSTRUCTION SHALL BE SCHEDULED TO ALLOW REQUIRED PROGRESS INSPECTIONS TO TAKE PLACE, AND ROOFS, CEILINGS, EXTERIOR WALLS, INTERIOR WALLS, FLOORS, FOUNDATIONS, BASEMENTS AND ANY OTHER CONSTRUCTION SHALL NOT BE COVERED OR ENCLOSED UNTIL REQUIRED PROGRESS INSPECTIONS ARE COMPLETED OR THE PROGRESS INSPECTOR INDICATES THAT SUCH COVERING OR ENCLOSURE MAY PROCEED. AT
EACH STAGE OF CONSTRUCTION, AS APPLICABLE. CONSTRUCTIONS WHICH FAIL INSPECTION SHALL BE REMEDIED AT THE CONTRACTOR'S SOLE COST AND RETESTED UNTIL PASSING RESULTS ARE ACHIEVED. CONTRACTOR SHALL INCLUDE A PROPOSAL FOR THE SERVICES OF A PROGRESS INSPECTOR TO BE HIRED DIRECTLY BY THE OWNER WITH HIS BID.

WARNING, CREDIT TO OWNER MAY BE REQUIRED. THE CONTRACTOR SHALL CREDIT TO THE OWNER ANY ADDITIONAL FEES CHARGED TO THE OWNER BY THE PROGRESS INSPECTOR FOR REPEATED TESTS.

IN ACCORDANCE WITH SECTION 28-104.3 OF THE ADMINISTRATIVE CODE AND SECTION ECC 103.4, IF CONSTRUCTED WORK DIFFERS FROM THE LAST-APPROVED FULL ENERGY ANALYSIS, AN AS-BUILT ENERGY ANALYSIS SHALL BE SUBMITTED TO THE DEPARTMENT, LISTING THE ACTUAL VALUES USED IN THE BUILDING FOR ALL APPLICABLE ENERGY CODE-REGULATED ITEMS AND DEMONSTRATING THAT THE BUILDING COMPLIES WITH THE ENERGY CODE. SUCH ENERGY ANALYSIS SHALL BE SIGNED AND SEALED BY A REGISTERED DESIGN PROFESSIONAL. THE PROGRESS INSPECTOR SHALL CERTIFY THAT TO THE BEST OF HIS OR HER KNOWLEDGE AND BELIEF THE BUILDING AS BUILT COMPLIES WITH SUCH SIGNED AND SEALED ENERGY ANALYSIS AND CONSTRUCTION DRAWINGS FOR ENERGY CODE COMPLIANCE; WHERE NO TRADE-OFFS HAVE BEEN USED AMONG DISCIPLINES, MORE THAN ONE REGISTERED DESIGN PROFESSIONAL MAY SIGN AND SEAL THE ELEMENTS OF THE ENERGY ANALYSIS. THE ENERGY ANALYSIS SHALL BE APPROVED OR ACCEPTED BY THE DEPARTMENT PRIOR TO SIGN-OFF.

WARNING, CREDIT TO OWNER MAY BE REQUIRED. IF AS BUILT ENERGY MODELING IS REQUIRED DUE TO VARIATION FROM THE ENERGY PARAMETERS OF THE DESIGN DOCUMENTS BY THE CONTRACTOR, THE CONTRACTOR SHALL CREDIT TO THE OWNER THE COST INCURRED BY THE OWNER FOR AS BUILT ENERGY MODELING AS IT PERTAINS TO THE CONTRACTOR'S DEVIATION. WHEN SUBSTITUTING PRODUCTS WHOSE ENERGY PERFORMANCE IS WORSE THAN THOSE SPECIFIED, THE CONTRACTOR SHALL OBTAIN A PROPOSAL FOR AS-BUILT ENERGY MODELING FOR THE OWNER AND SUBMIT SAME WITH THE SUBSTITUTED ITEM.

THIS PROJECT EXCEEDS 50,000 SQUARE FEET. COMISSIONING IS REQUIRED IN ACCORDANCE WITH ASHRAE 90.1-2010.6.7.2.4 AS MODIFIED BY 2014 NYC ECC C408. HEATING, COOLING, VENTILATION AND PLUMBING SYSTEMS AND THEIR PRESSURE, TEMPERATURE, FLOW AND OTHER CONTROLS SHALL BE COMMISSIONED. COMMISSIONING IS REQUIRED FOR BOTH MECHANICAL AND ELECTRONIC CONTROL SYSTEMS.

I, MICHAEL MCGOUGH, TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, BELIEVE THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE OF NEW YORK CITY USING ASHRAE 90.1-2010 AS MODIFIED BY APPENDIX A OF NYC ECC.

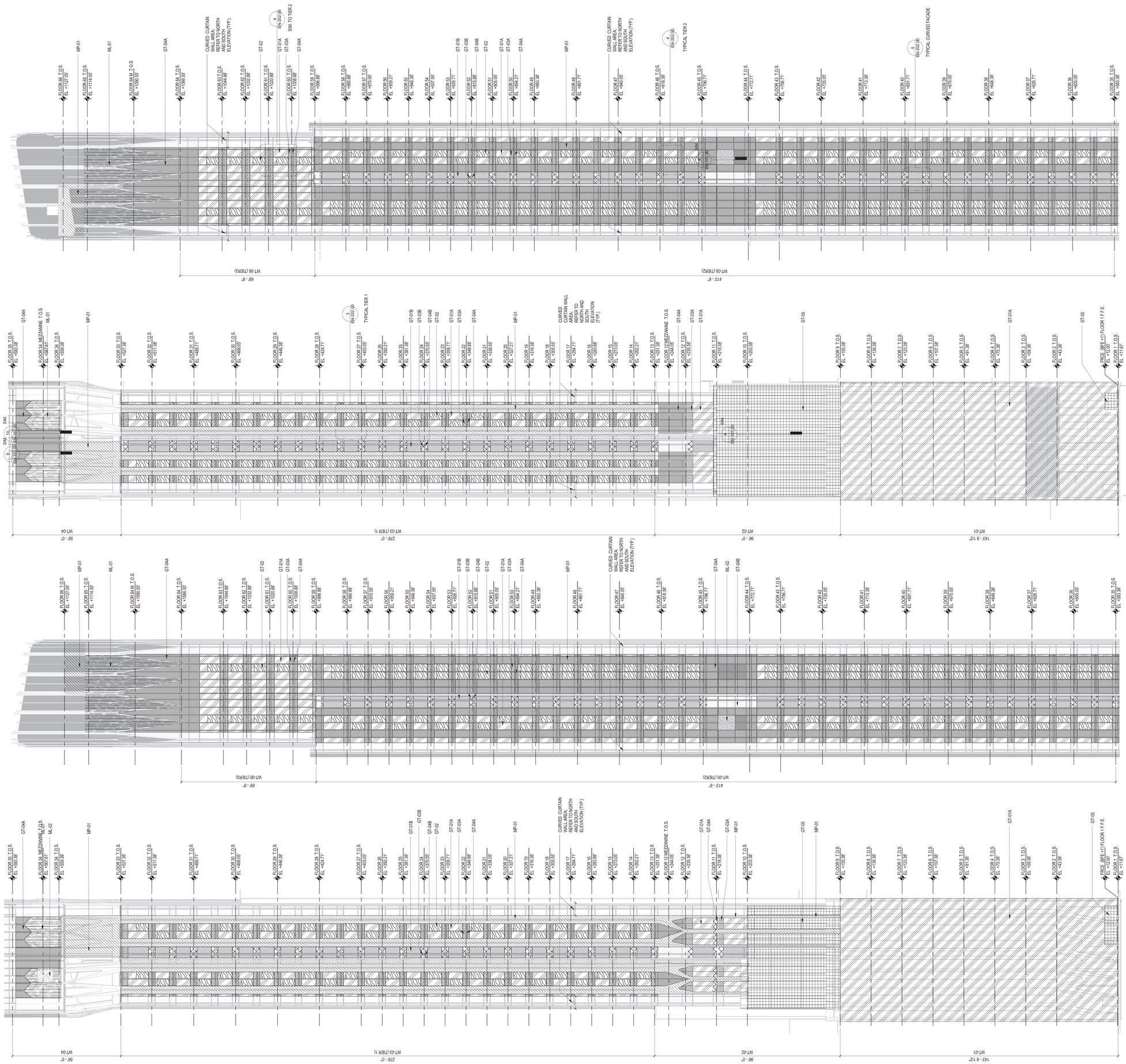
STATE OF NEW YORK · MICHAEL J. MCGOUGH · No. 075451 · LICENSED PROFESSIONAL ENGINEER

SIGNATURE AND SEAL DATE: 9/28/16 TITLE: PRINCIPAL

PART 1 - GENERAL
1.1 RELATED DOCUMENTS
A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 01 SPECIFICATION SECTIONS, AND THE MECHANICAL GENERAL REQUIREMENTS APPLY TO THIS SECTION.
B. ALSO REFERENCE OTHER 230930X SECTIONS.
1.2 SUMMARY
A. THIS SECTION INCLUDES CONTROL SEQUENCES FOR HVAC SYSTEMS, SUBSYSTEMS, AND EQUIPMENT. PLEASE REFER TO THE PROJECT DRAWINGS AND DOCUMENTS. PLEASE REFERENCE IN PARTICULAR THE M-750 SERIES DRAWINGS FOR CONTROLS DIAGRAMS OF SPECIFIC SYSTEMS AND BETTER UNDERSTANDING OF THE DESCRIPTION OF THE SEQUENCE OF OPERATION HEREIN.
B. THE AUTOMATIC TEMPERATURE CONTROLS CONTRACTOR SHALL PROVIDE THE CONTROLS DEVICES AND PROGRAM THE SEQUENCES DESCRIBED HEREIN UNLESS SPECIFICALLY NOTED AS BEING PROVIDED BY OTHERS.
C. ALL BMS COMPONENTS SHALL SPEAK BACNET/IP. BACNET MS/TP OR MODBUS.
D. THE AUTOMATIC TEMPERATURE CONTROLS CONTRACTOR SHALL MAP ALL CONTROL POINTS WHICH ARE PROVIDED BY FACTORY EQUIPMENT CONTROLLERS.
E. THE AUTOMATIC TEMPERATURE CONTOLS CONTRACTOR SHALL NOT BYPASS ANY FACTORY CONTROLLERS WHICH PROVIDE EQUIPMENT CONTROL RELATED TO SAFETY LISTINGS.
1.3 SUBMITTALS
A. ALSO REFERENCE OTHER 230930X SECTIONS.
B. SEQUENCE OF OPERATION TO BE PROGRAMMED
1. THE SEQUENCES IDENTIFIED HEREIN ARE THE ENGINEER'S DESCRIPTION OF THE DESIRED MANNER OF OPERATION OF THE SYSTEMS WITHIN THE PROJECT AND MUST BE READ IN THE CONTEXT OF THE OTHER PROJECT DOCUMENTS.
2. CONTRACTOR SHALL READ AND INTERPRET THESE SEQUENCES AND PREPARE FOR ENGINEER'S REVIEW A MORE DETAILED SEQUENCE CORRESPONDING TO THE EXACT PARAMETERS OF THE PROGRAM TO BE ENTERED INTO CONTROLLERS. WHERE SELF-TUNING ALGORITHMS OR PREPROGRAMMED BLOCKS ARE USED, REFERENCE MAY BE MADE TO THESE BLOCKS OF CODE OR PROGRAMS TOGETHER WITH A SUBMISSION CLEARLY DOCUMENTING THE FEATURES AND OPERATION OF THE CODE BLOCK/PROGRAM AND THE STANDARD SEQUENCE OF OPERATION FOR THAT PROGRAM.
3. FOR CONTROLLERS THAT DO NOT UTILIZE CUSTOM PROGRAMMING, FOR EXAMPLE: FAN COIL CONTROLLERS, THE MANUFACTURER'S SEQUENCE THAT DESCRIBES THE INTENDED OPERATION OF THE APPLICATION SPECIFIC CONTROLLER SHALL BE SUBMITTED FOR REVIEW.
4. THE LEVEL OF DETAIL OF ALL SEQUENCES SUBMITTED SHALL EXCEED THE ENGINEER'S SEQUENCE AND SHALL BE SUFFICIENT FOR THE COMMISSIONING AGENT TO FULLY FIELD VERIFY THE CORRECT OPERATION OF ALL FACTORY AND CUSTOM PROGRAMMING IN THE CONTROLLER.
5. SUBMISSIONS OF SEQUENCES FOR REVIEW THAT ARE OR ARE VERBATIM OR NEARLY VERBATIM REPRODUCTIONS OF ENGINEER'S SEQUENCES MAY BE REJECTED AT ENGINEER'S DISCRETION AS BEING UNACCEPTABLE FOR REVIEW.
6. INCOMPLETE DOCUMENTATION OF THE SEQUENCE OF OPERATION TO BE PROGRAMMED, INCLUDING WITHHOLDING ADEQUATE DOCUMENTATION OF THE BEHAVIOR OF CANNED OR VENDOR STANDARD PROGRAMS ON THE BASIS OF THAT INFORMATION BEING "PROPRIETARY" SHALL BE SUFFICIENT GROUNDS FOR ENGINEER TO WITHHOLD APPROVAL.
7. A TEXT SEQUENCE SHALL BE PRESENTED FOR REVIEW. THE ENTIRE TEXT SEQUENCE SHALL EXIST WITHIN THE COMMENTED CODE. A COPY OF THE COMMENTED CODE OR GRAPHICAL PROGRAMMING LANGUAGE WITH THE RELEVANT PORTIONS OF THE SEQUENCE OF OPERATION IDENTIFIED TO EACH BLOCK OF CODE SHALL BE SUBMITTED FOR RECORD FOLLOWING APPROVAL OF TEXT SEQUENCES AND SHALL FORM PART OF THE AS BUILT SUBMISSION.
PART 2 - PRODUCTS (NOT APPLICABLE)
PART 3 - EXECUTION
3.1 GENERAL
A. GENERAL SAFETY AND CONTROL PROVISIONS
1. PROVIDE BASE BUILDING WEATHER STATION FOR NETWORK WEATHER PARAMETERS
2. ENTHALPY WHEELS SERVE AS PREHEAT COILS FOR ALL AHUS ON THIS PROJECT. ON A TRIP OF A MANUAL RESET FREEZE STAT SET TO 35°F ON THE LEAVING SIDE OF THE WHEEL, THE AIR HANDLER FANS SHALL STOP AND OUTSIDE AIR AND EXHAUST DAMPERS SHALL SHUT. THE COIL VALVE SHALL MODULATE TO MAINTAIN 80°F AT THE COIL DISCHARGE SENSOR. OPERATOR RESET IS REQUIRED.
3. VENTILATING UNITS WITHOUT ENTHALPY WHEELS SHALL START THEIR COIL DISCHARGE AIR PROGRAMS AND ACHIEVE THE SETPOINT TEMPERATURE AT THE DISCHARGE SENSOR PRIOR TO STARTING FANS AND OPENING DAMPERS. FREEZE STATS ON THESE UNITS SHALL BE DOWNSTREAM OF HEATING COILS AND HEATING COIL RETURN WATER.
4. ALL FANS SHALL WAIT TO START UNTIL THE ASSOCIATED DISCHARGE/INTAKE DAMPERS PROVE AN OPEN POSITION. ALL DAMPERS SHALL WAIT 30 SECONDS TO CLOSE AFTER THE ASSOCIATED FAN HAS SHUT DOWN.
5. WHERE ANY MODE OF FAN OPERATION OTHER THAN SHUTTING OFF OR CONTINUING TO RUN ON ALTERNATE POWER IS ASSOCIATED WITH LIFE SAFETY OR EMERGENCY SYSTEMS SUCH AS ACTIVE SMOKE CONTROL, THE CONTROLLER SHALL BE PART OF THE FAS, AND THE BMS VENDOR SHALL ENGAGE THE FAS VENDOR TO PROVIDE THE REQUIRED CONTROLLER TO COMMAND THE POSITION OF FSDS, AND START OR STOP FANS TO IMPLEMENT AN ACTIVE SMOKE CONTROL SEQUENCE OF OPERATION.
6. PREOCCUPIED SEQUENCES SHALL NOT COMMENCE SIMULTANEOUSLY. WHERE MULTIPLE ZONES SERVED BY THE SAME AIR HANDLER ARE SCHEDULED TO STEP INTO PRE-OCCUPIED MODE SIMULTANEOUSLY, THE ZONES SHALL BE SEQUENCED WITH A 30 SECOND (ADJ) DELAY BETWEEN ONE ZONE AND THE NEXT STEPPING INTO PRE-OCCUPIED MODE. SUCH A DELAY SHALL HAVE THE EFFECT OF LENGTHENING THE PRE-OCCUPIED MODE OF THE FIRST ZONE RATHER THAN SHORTENING THE LENGTH OF PRE-OCCUPIED MODE OF THE LAST ZONE.
7. WHERE MULTIPLE AIR HANDLERS ARE SCHEDULED TO START IN PRE-OCCUPIED MODE SIMULTANEOUSLY, THE AIR HANDLERS SHALL START ONE AT A TIME WITH A 2 MINUTE (ADJ) DELAY BETWEEN EACH START. THE FIRST AIR HANDLER SHALL START AHEAD OF SCHEDULE THE TOTAL NUMBER OF MINUTES OF DELAY THAT WILL BE APPLIED TO THE LAST AIR HANDLER SO THAT ALL AIR HANDLERS ARE STARTED BY THE APPOINTED TIME.
8. ALL VAV BOX DAMPERS SHALL MAINTAIN THEIR CURRENT POSITION WHEN PRIMARY AIR FLOW IS STOPPED AND UNTIL IT IS RESTARTED.
9. ALL SUPPLY FANS OVER 2000 CFM SHALL SHUT DOWN BASED ON AN INPUT FROM THE FIRE ALARM SYSTEM TO THE CONTROLLER (FOR STATUS) AND TO THE STARTER OR VFD AS APPLICABLE AND FROM THE DUCT SMOKE DETECTOR ASSOCIATED WITH THE FAN. OPERATOR RESET IS REQUIRED.
10. ALL AIR RETURN SYSTEMS AND BRANCHES CARRYING OVER 15000 CFM SHALL ADDITIONALLY BE EQUIPPED WITH SMOKE DETECTORS TO SHUT DOWN THE ASSOCIATED AIR HANDLERS. OPERATOR RESET IS REQUIRED.
11. AHU FANS SHALL SHUT DOWN ON HIGH DISCHARGE STATIC OR LOW INLET STATIC. ONCE FANS HAVE SHUT DOWN AHU SHALL OPERATE AS IF FREEZE PROTECTION HAS TRIPPED (OA, EA DAMPERS CLOSED, MAINTAIN 70°F DISCHARGE/MIXED TEMP). OPERATOR RESET IS REQUIRED.
12. ALL POINTS SHALL HAVE THE CAPABILITY OF BEING PROGRAMMED WITH ALARMS BY THE OPERATOR THROUGH A GRAPHICAL INTERFACE.
13. VARIABLE FREQUENCY DRIVES SHALL BE PROGRAMMED WITH PROHIBITED FREQUENCIES AND FREQUENCY RANGES IN ACCORDANCE WITH THE WRITTEN INSTRUCTIONS OF THE DRIVEN EQUIPMENT MANUFACTURER AND THE RESULTS OF FIELD TESTING FOR UNANTICIPATED RESONANCE.
14. VARIABLE FREQUENCY DRIVES SHALL NOT OUTPUT LESS THAN 15 HZ OR GREATER THAN 60 HZ CONTINUOUSLY UNLESS ALLOWED BY THE MOTOR MANUFACTURER AND MOTOR LISTING, FOR EXAMPLE DIRECT DRIVE FANS WITH MOTORS SPECIFICALLY SELECTED FOR AN OVERSPEED APPLICATION MAY BE RUN UP TO THE SELECTED FAN RPM WHICH MAY BE ASSOCIATED WITH DRIVE FREQUENCIES HIGHER THAN 60 HZ. ADEQUATE COOLING FOR AND SAFE OPERATION OF MOTORS SHALL BE ENSURED AT ALL OPERATING SPEEDS IN ACCORDANCE WITH ALL APPLICABLE SAFETY STANDARDS.
15. ALL OUTSIDE AIR DAMPERS ON AIR HANDLERS WITHOUT ENTHALPY WHEELS SHALL NOT OPEN FASTER THAN 5% PER MINUTE WHEN OUTSIDE AIR TEMPERATURES ARE BELOW 38°F. AT OTHER TIMES OUTSIDE AIR DAMPERS SHALL NOT OPEN FASTER THAN 20% PER MINUTE.
16. ALL COIL VALVES SHALL MODULATE OPEN (RUN DISCHARGE AIR SEQUENCE FOR VALVE) FOR 1 MINUTE PRIOR TO OUTSIDE AIR DAMPER OPENING AND SUPPLY AIR FANS STARTING WHEN OUTSIDE AIR TEMPERATURES ARE BELOW 38°F OR ABOVE 75°F.
17. COILS EQUIPPED WITH COIL RECIRCULATION PUMPS SHALL RUN THOSE PUMPS WHEN FREEZE STATS TRIP. WHEN THE VALVE IS COMMANDED GREATER THAN 15% OPEN OR WHEN THE OA TEMPERATURE IS LESS THAN 38°F.
18. ALL PUMPS SHALL OPERATE AT LEAST 5 MINUTES PER WEEK. A MINIMUM NUMBER OF VALVES SHALL BE OPENED AUTOMATICALLY DURING PUMP EXERCISING TO PERMIT CORRECT OPERATION OF THE PUMP AND PREVENT OVERHEATING OF THE IMPELLER AND CAVITATION.
19. ALL VALVES SHALL CYCLE OPEN AND IMMEDIATELY CLOSED AT LEAST ONCE PER WEEK IF THE VALVE HAS NOT MOVED FOR OTHER REASONS. THIS VALVE EXERCISE PROGRAM SHALL NOT OCCUR DURING OCCUPANCY AND SHALL NOT OPERATE MORE THAN ONE VALVE CYCLE AT ONCE. THE BMS OPERATOR SHALL HAVE CONTROL OF THE FREQUENCY AND TIME OF DAY RESTRICTIONS ON THE OPERATION OF THIS PROGRAM. THE EXERCISE PROGRAM SHALL BE TIMED TO ACHIEVE ONE FULL VALVE STROKE OPEN AND CLOSED OF EXERCISED VALVES.
20. OPTIMUM STOP/SETBACK SEQUENCES MAY NOT DISCONTINUE VENTILATION AIR FLOW PRIOR TO SCHEDULED UNOCCUPANCY.
B. GENERAL MONITORING
1. THE CONTROLS CONTRACTOR SHALL REFERENCE THE LEED REQUIREMENTS OF THE PROJECT, THE ENTIRE MECHANICAL SET, THE ELECTRICAL LIGHTING DRAWINGS, THE SINGLE LINE ELECTRICAL POWER DIAGRAMS, THE ELECTRICAL PANEL SCHEDULES, THE AS-BUILT ELECTRICAL PANEL SCHEDULES AND PROVIDE ALL TRENDING REQUIRED FOR THE POINTS, PROCEDURES, MONITORING AND CALCULATIONS DESCRIBED THEREIN.
2. ALL POINTS USED FOR NORMAL CONTROL SHALL BE VISIBLE IN THE NORMAL OPERATING GRAPHICS.
3. ALL POINTS IN ALARM SHALL BE VISIBLE IN THE ASSOCIATED SYSTEM GRAPHICS. THE OPERATOR INTERFACE SHALL ALLOW PROGRAMMING OF ALARM RANGES OF ANY CONTROLLED VARIABLE SELECTABLE AS A PERCENTAGE DEVIANCE FROM THE SETPOINT OR A FIXED RANGE/LIMIT TO EXCEED.
4. ALL POINTS MADE AVAILABLE OVER A NETWORK INTERFACE BY A CONTROLLER SHALL BE VISIBLE THROUGH THE BMS WHETHER OR NOT SPECIFICALLY REFERENCED, THESE POINTS MAY APPEAR IN A TABULAR LISTING OR IN A HIERARCHICAL MENU AND DO NOT NEED TO BE DISPLAYED IN NORMAL OPERATING GRAPHICS UNLESS OTHERWISE NOTED, HOWEVER THEY NEED TO BE AVAILABLE FOR INSPECTION AND TRENDING BY THE OPERATOR.
C. GENERAL CONDITIONS OF THE PROVISION OF THESE SEQUENCES
1. ALL CONTROL SETPOINTS AND RESET CURVES NOTED HEREIN ARE ADJUSTABLE. THE OPERATOR MAY ADJUST FROM THE SUGGESTED SETPOINTS NOTED HEREIN AND ON THE DRAWINGS WITHIN REASON AND BASED ON EXPERIENCE. EVALUATION OF OPERATION, AND THE CAPABILITY OF THE EQUIPMENT. WHERE LIMITS TO ADJUSTABILITY ARE NOTED, THE LIMITS SHALL REQUIRE A HIGHER LEVEL OF SECURITY TO BYPASS.
2. THE QUANTITY OF POINTS FOR EACH PIECE OF EQUIPMENT PROVIDED SHALL BE THE LARGEST OF THE SUGGESTED MINIMUM POINTS LISTS PRESENTED HEREIN, THE NUMBER OF POINTS INDICATED ON THE CONTROL DIAGRAMS AND BY SENSORS LOCATED ON OTHER DRAWINGS FOR THE RELEVANT EQUIPMENT OR ROOMS. AND THE NUMBER OF POINTS DETERMINED BY THE CONTRACTOR TO BE REQUIRED TO IMPLEMENT THE SEQUENCE OF OPERATIONS USING THE CONTRACTOR'S SOFTWARE.
3. THE USE OF THE WORD "MODULATION", "MODULATE" OR ANY GRAMMATICAL DERIVATIVES SHALL ONLY BE CONSTRUED TO REFER TO CONTROL BY FULLY TUNED AND CALIBRATED PID LOOPS OR LEARNING CONTROL LOOPS WHICH SHALL SUCCESSFULLY SELF-TUNE. PERFORMANCE SHALL BE AS FOLLOWS UNLESS ANOTHER STANDARD IS REFERENCED BY THE COMMISSIONING AGENT. THE EMCS VENDOR MAY PROPOSE ITS OWN STANDARD SUBJECT TO ENGINEER AND COMMISSIONING AGENT APPROVAL WHERE THE STANDARDS BELOW CANNOT BE ACHIEVED.
A. FOR LOW INERTIA SYSTEMS (COIL DISCHARGE AIR TEMPERATURE) SETTLING TIME SHALL BE WITHIN 45 SECONDS OF AN INCREMENTAL SET POINT CHANGE AND 5 MINUTES OF A MODE CHANGE.
B. FOR FAST RESPONDING SYSTEMS (VAV BOXES, MIXING DAMPERS, CFM SET POINTS, ETC.) ACTUATOR SETTLING TIME SHALL BE WITHIN 30 SECONDS OF AN INCREMENTAL SET POINT CHANGE AND 1 MINUTE OF A MODE CHANGE.
C. ACTUATOR FLUCTUATIONS AFTER SETTLING AND DURING STEADY STATE OPERATION SHALL BE LIMITED TO TOTAL TRAVEL OF 5% OF FULL RANGE MOTION PER 1 MINUTE AND SHALL NOT EXCEED AN OVERALL AMPLITUDE OF 2% OF FULL RANGE MOTION WITHIN 1 MINUTE.
3.2 DEFAULT SETPOINTS
A. SPACE TEMPERATURE CONTROL
1. SPACE HEATING: 70°F
2. SPACE COOLING: 75°F
3. SETBACK SPACE HEATING: 65°F
4. SETBACK SPACE COOLING: 80°F
5. MINIMUM DEADBAND BETWEEN AUTOMATIC SELECTION OF HEATING AND COOLING MODES: 5°F
B. UTILITY ROOMS AND ROBOTIC PARKING INFRASTRUCTURE
1. SPACE HEATING 55°F (ADJ 45-60°F)
C. NATATORIUM
1. SPACE HEATING 77°F
2. SPACE COOLING 82°F
3. MAXIMUM SPACE HUMIDITY: 60%
D. PRESSURES
1. DUCTWORK: SETPOINT SHALL BE IDENTIFIED BY TAB CONTRACTOR
2. PIPING: SETPOINT SHALL BE COORDINATED WITH TAB CONTRACTOR
E. PIPING TEMPERATURES:
1. REFERENCE EQUIPMENT SCHEDULES AND SEQUENCES
3.3 EXHAUST FANS
A. VAV EXHAUST FANS (DOMESTIC KITCHEN AND DOMESTIC DRYER)
1. FAN RUNS CONTINUOUSLY ON NORMAL AND EMERGENCY POWER TO MAINTAIN A SLIGHT NEGATIVE PRESSURE IN THE EXHAUST RISER. PRESSURE SHALL BE MEASURED 2/3RDS DOWN THE RISER AND THE INITIAL SETPOINT SHALL BE -0.02" W.C. (ADJ 0.01-0.08)
2. FAN FAILURE SHALL ALARM WITHIN THE BMS AND REMOTELY BY EMAIL AND SMS ONCE EVERY HOUR UNTIL OPERATION IS RESTORED.
B. GENERAL EXHAUST FANS
1. GENERAL EXHAUST FANS SERVING BACK OF HOUSE SPACES SHALL OPERATE CONTINUOUSLY.
3.5 AIR HANDLING UNIT CONTROL
A. GENERAL CONTROL LOOPS
1. FAN VFDS WHERE PROVIDED SHALL VARY FAN SPEED ACCORDING TO A PID OR LEARNING LOOP TO MAINTAIN THE STATIC PRESSURE OR SUPPLY AIR SETPOINT BY ADJUSTING ITS OUTPUT FREQUENCY AND VOLTAGE. OUTPUT FREQUENCY SHALL N

DEPT OF BLDGS 121130073 Job Number
E2016045755 Scan Code

DEPT OF BLDGS 121190772 Job Number
E377262839K Scan Code



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SIGNAGE/EXTERIOR LIGHTING	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.800.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

EXTERIOR WALL TYPES

GT-01A	MP-01
GT-01B	ML-01
GT-02	ML-02
GT-03A	MW-01
GT-03B	CA-01
GT-04A	RF-01
GT-04B	RF-02
GT-05	

- SEE EN-101 FOR WALL SECTION DETAILS

2017.02.07	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WEST AND EAST ELEVATION DIAGRAMS - WALL TYPES

DRAWING NO.	EN-201.00		
SCALE	As indicated	SHEET / PAGE NO.	42 OF174
PROJECT NO.	1529.00	DOB JOB NO.	121190772

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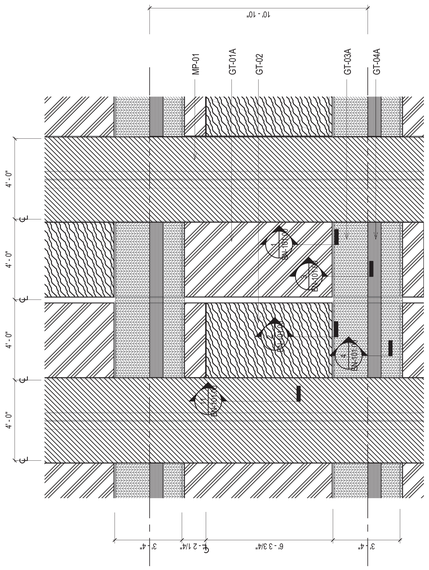
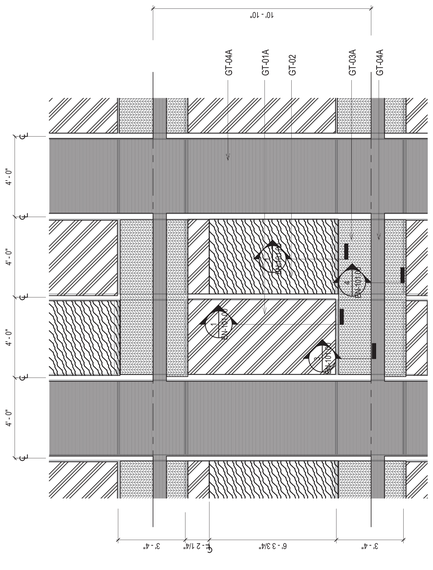
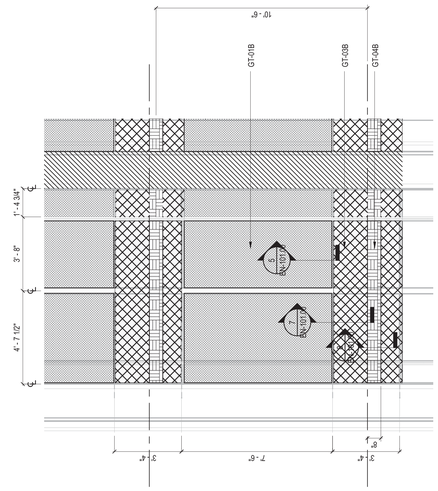


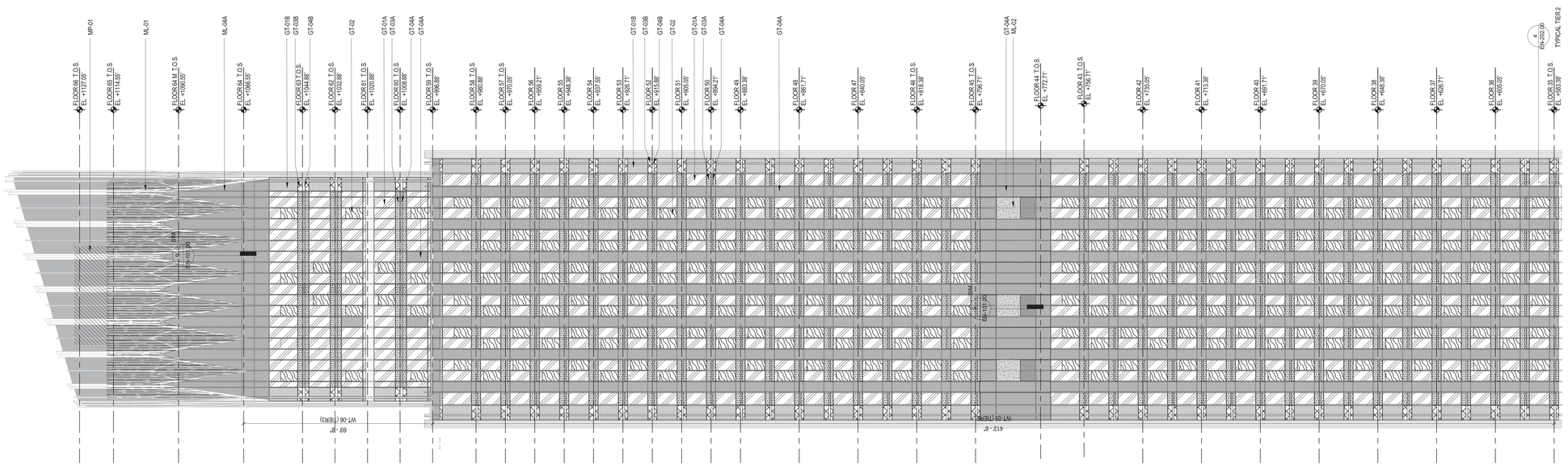
3 PARTIAL ELEVATION TYPICAL TIER 1
3/8" = 1'-0"



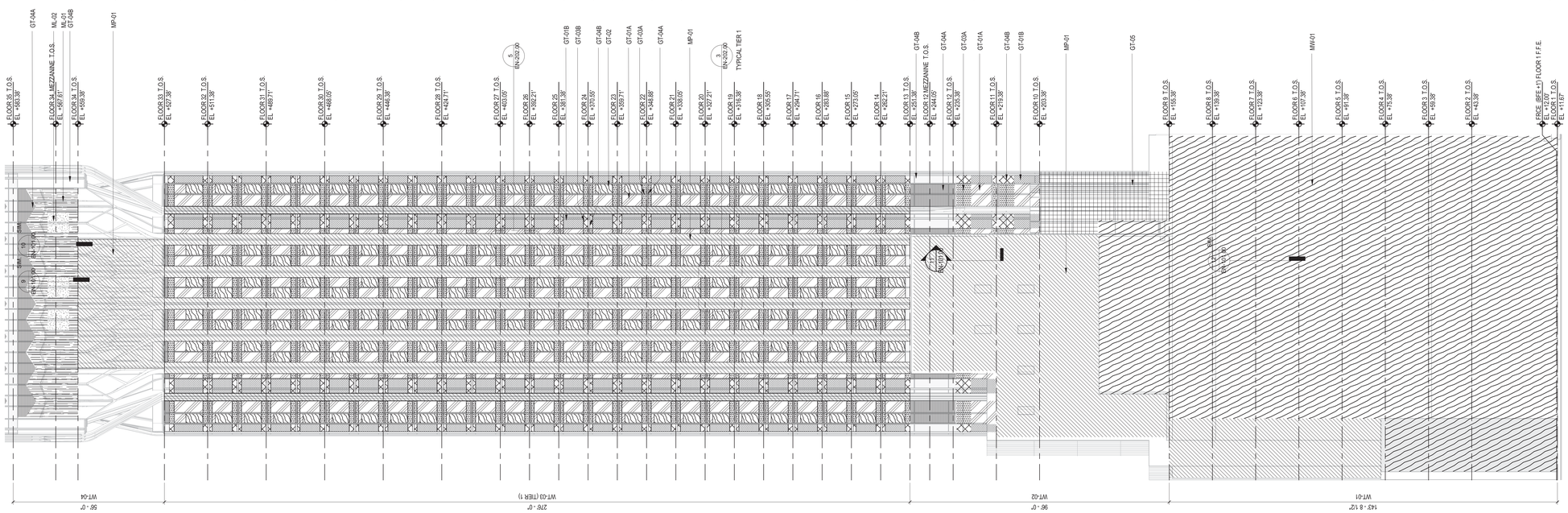
4 PARTIAL ELEVATION TYPICAL TIER 2
3/8" = 1'-0"



5 PARTIAL ELEVATION TYPICAL AT CURVED FACADE
3/8" = 1'-0"



2 PARTIAL NORTH ELEVATION
1/16" = 1'-0"



1 PARTIAL NORTH ELEVATION
1/16" = 1'-0"

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EXTERIOR WALL TYPES

- GT-01A
- MP-01
- GT-01B
- ML-01
- GT-02
- ML-02
- GT-03A
- MW-01
- GT-03B
- CA-01
- GT-04A
- RF-01
- GT-04B
- RF-02
- GT-05

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REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

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2016.09.30	DOB FILING
2016.04.29	DOB FILING

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NORTH ELEVATION DIAGRAM - WALL TYPES

DRAWING NO. **EN-202.00**

PROJECT	SCALE	DATE	PAGE NO.
1529.00	As indicated	121190772	43 OF174

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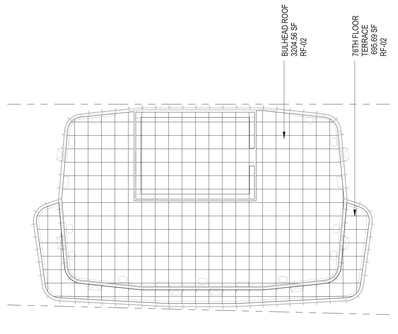
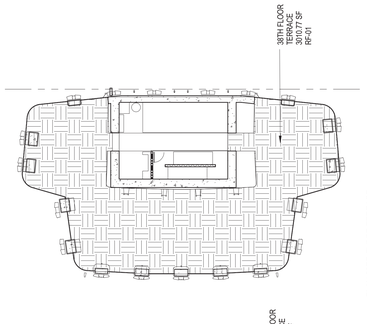
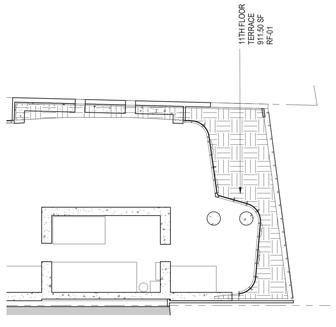


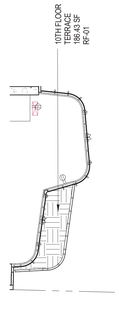
9 PARTIAL PLAN 76TH FLOOR TERRACE
1/16" = 1'-0"



7 PLAN 33RD FLOOR TERRACE
1/16" = 1'-0"

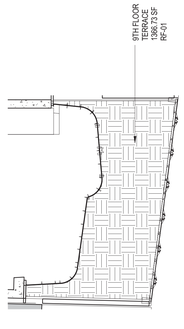


6 PARTIAL PLAN 11TH FLOOR TERRACE
1/16" = 1'-0"

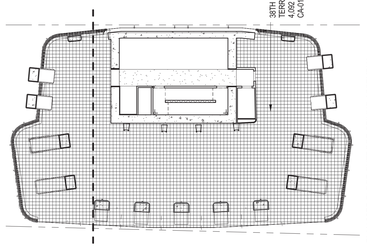


5 PARTIAL PLAN 10TH FLOOR TERRACE
1/16" = 1'-0"

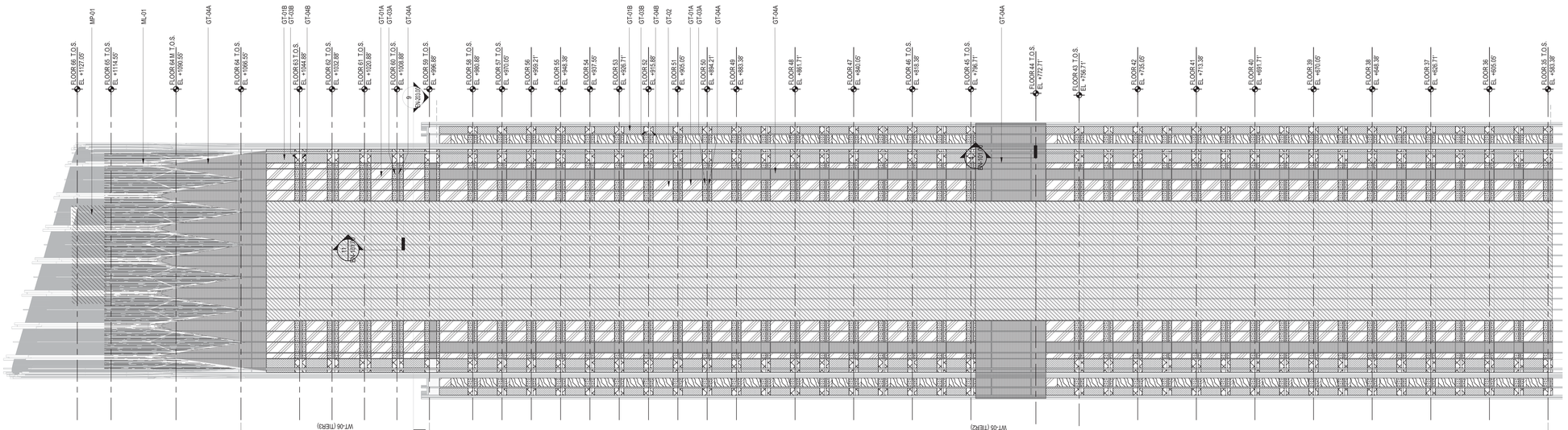
4 PARTIAL PLAN 9TH FLOOR TERRACE - EAST
1/16" = 1'-0"



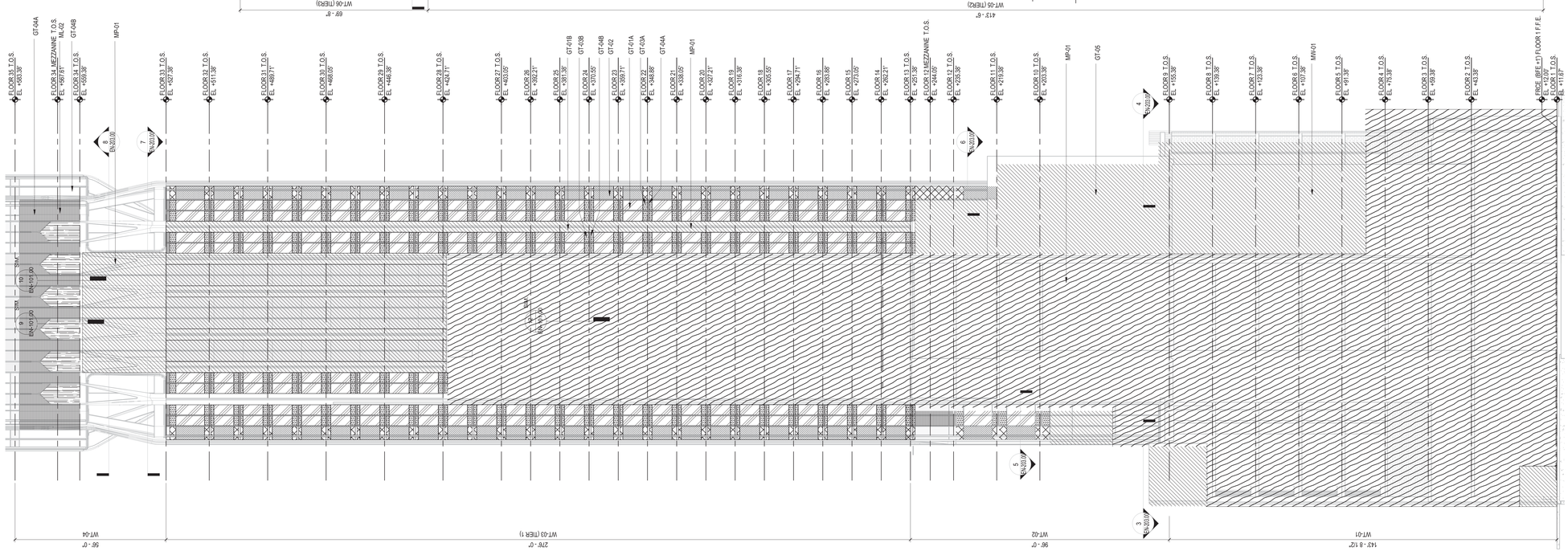
3 PARTIAL PLAN 9TH FLOOR TERRACE - WEST
1/16" = 1'-0"



8 PLAN 33RD FLOOR OUTDOOR CEILING ASSEMBLY
1/16" = 1'-0"



2 PARTIAL SOUTH ELEVATION
1/16" = 1'-0"



1 PARTIAL SOUTH ELEVATION
1/16" = 1'-0"

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EXTERIOR WALL TYPES

- GT-01A
- GT-01B
- GT-02
- GT-03A
- GT-03B
- GT-04A
- GT-04B
- GT-05
- MP-01
- ML-01
- ML-02
- MW-01
- CA-01
- RF-01
- RF-02

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121419

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2016.09.30	DOB FILING
2016.04.29	DOB FILING

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SOUTH ELEVATION DIAGRAM - WALL TYPES

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PROJECT	SCALE	DOB FILE NO.	PAGE NO.
1529.00	As indicated	121190772	44 OF174

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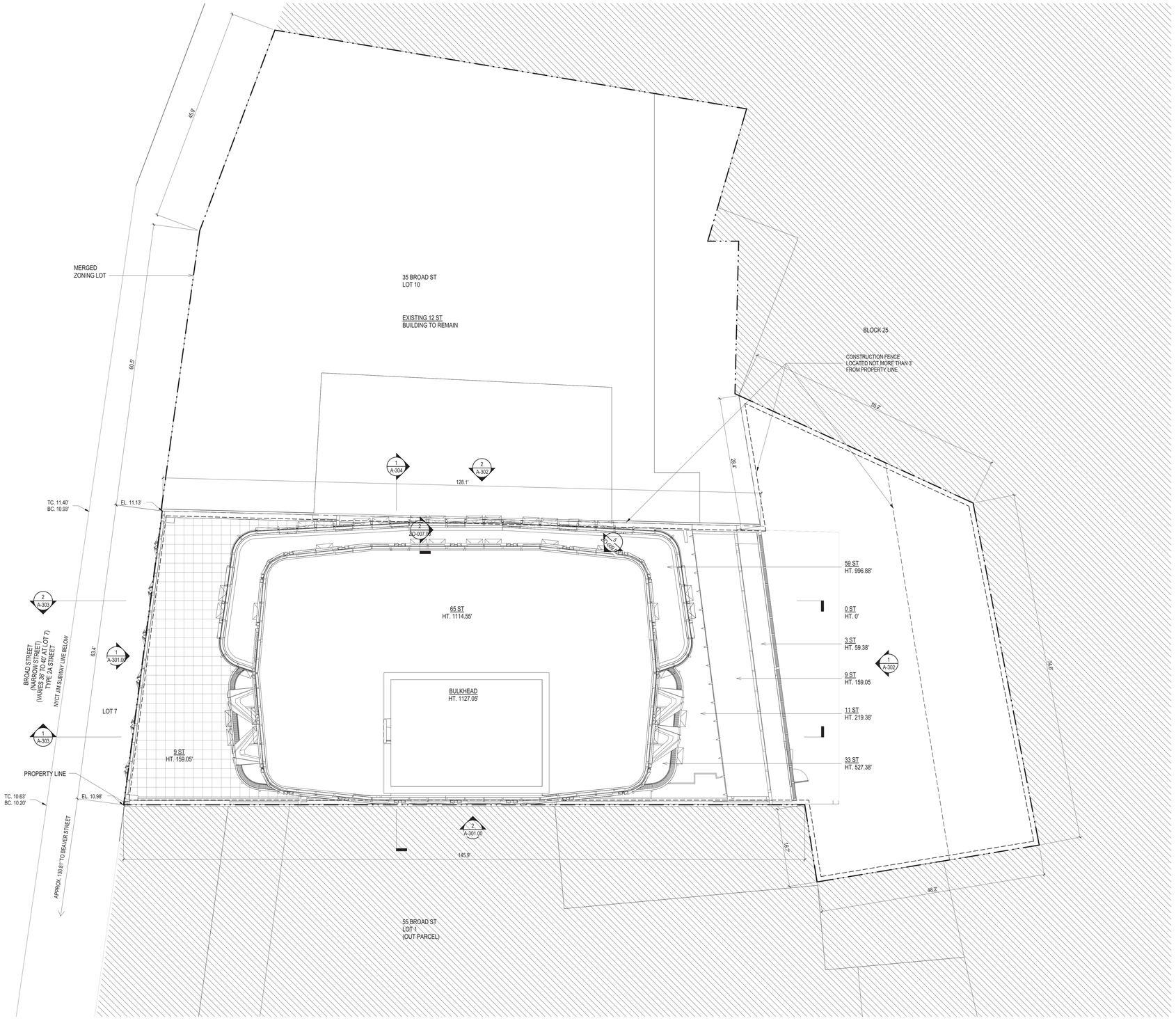

1 SITE PLAN
1/8" = 1'-0"

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2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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SITE PLAN

DRAWING NO.	A-090.00		
SCALE	1/8" = 1'-0"	SHEET NO.	45 OF174
PROJECT	1529.00	DOB FILE NO.	121190772

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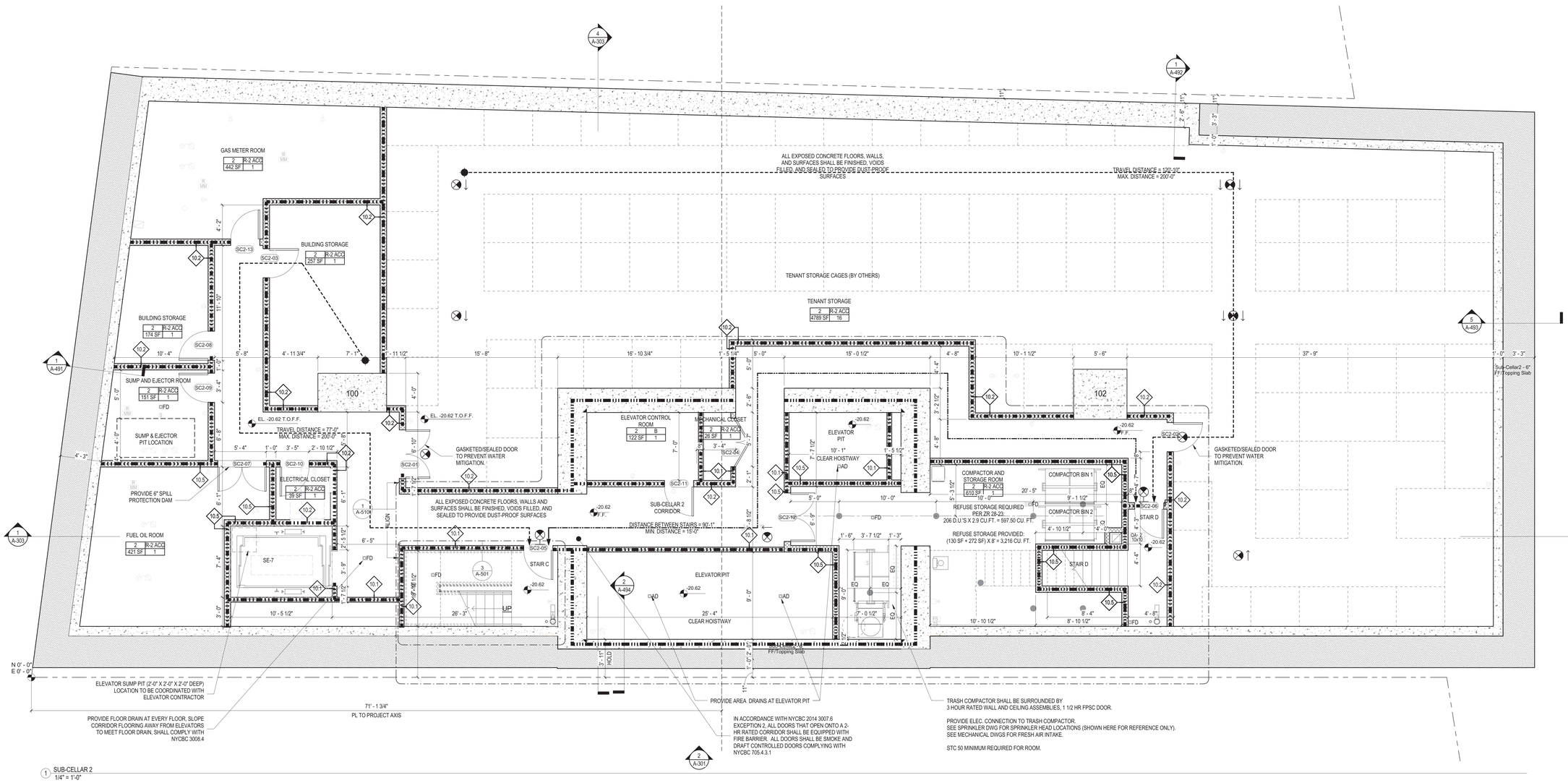

1 SUB-CELLAR 2
1/4" = 1'-0"

NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED.
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED.
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM 0'-0" = NAVD'88 1.095
8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES.
10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE.
11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1.
12. EXPANSION JOINTS SHALL COMPLY WITH BC 1601, 1613.7. 3D COMPUTATIONAL ANALYSIS PERFORMED AND PROVIDED BY STRUCTURAL ENGINEER TO JUSTIFY EXPANSION JOINTS SHOWN.

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 — 1BR — 1000 SF — UNIT TYPE — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 — R-2 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — 150 SF
NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN A. CETRA No. 018661 STATE OF NEW YORK

PRELIMINARY - NOT FOR CONSTRUCTION

1274192

2017.02.07	DOB FILING
2017.01.31	DESIGN DEVELOPMENT RESUBMISSION
2016.11.07	FOUNDATION AND EXCAVATION FOR BID
2016.04.22	ISSUED FOR DESIGN DEVELOPMENT

CETRARUDDY

OCCUPANT LOAD SCHEDULE - SUB-CELLAR 2

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
ELEVATOR CONTROL ROOM	B	122 SF	300	1
BUILDING STORAGE	R-2 ACC		300	2
COMPACTOR AND STORAGE ROOM	R-2 ACC	610 SF	300	1
MECHANICAL CLOSET	R-2 ACC	39 SF	300	1
FUEL OIL ROOM	R-2 ACC	421 SF	300	1
GAS METER ROOM	R-2 ACC	442 SF	300	1
ELECTRICAL CLOSET	R-2 ACC	26 SF	300	1
SUMP AND EJECTOR ROOM	R-2 ACC	151 SF	300	1
TENANT STORAGE	R-2 ACC	4789 SF	300	16
Grand total: 10				25

EXIT CAPACITY

EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR C	36	180	44	147
STAIR D	36	180	44	147
TOTAL	72	360	88	294

N

SUB-CELLAR 2

DRAWING NO. **A-098.00**

SCALE 1/4" = 1'-0"

PROJECT 1529.00

DOB NUMBER 121190772

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WWW.CETRARUDDY.COM

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Long Island City, NY 11101
212.600.0033

CERTIFIED FIRE / CODE / ZONING
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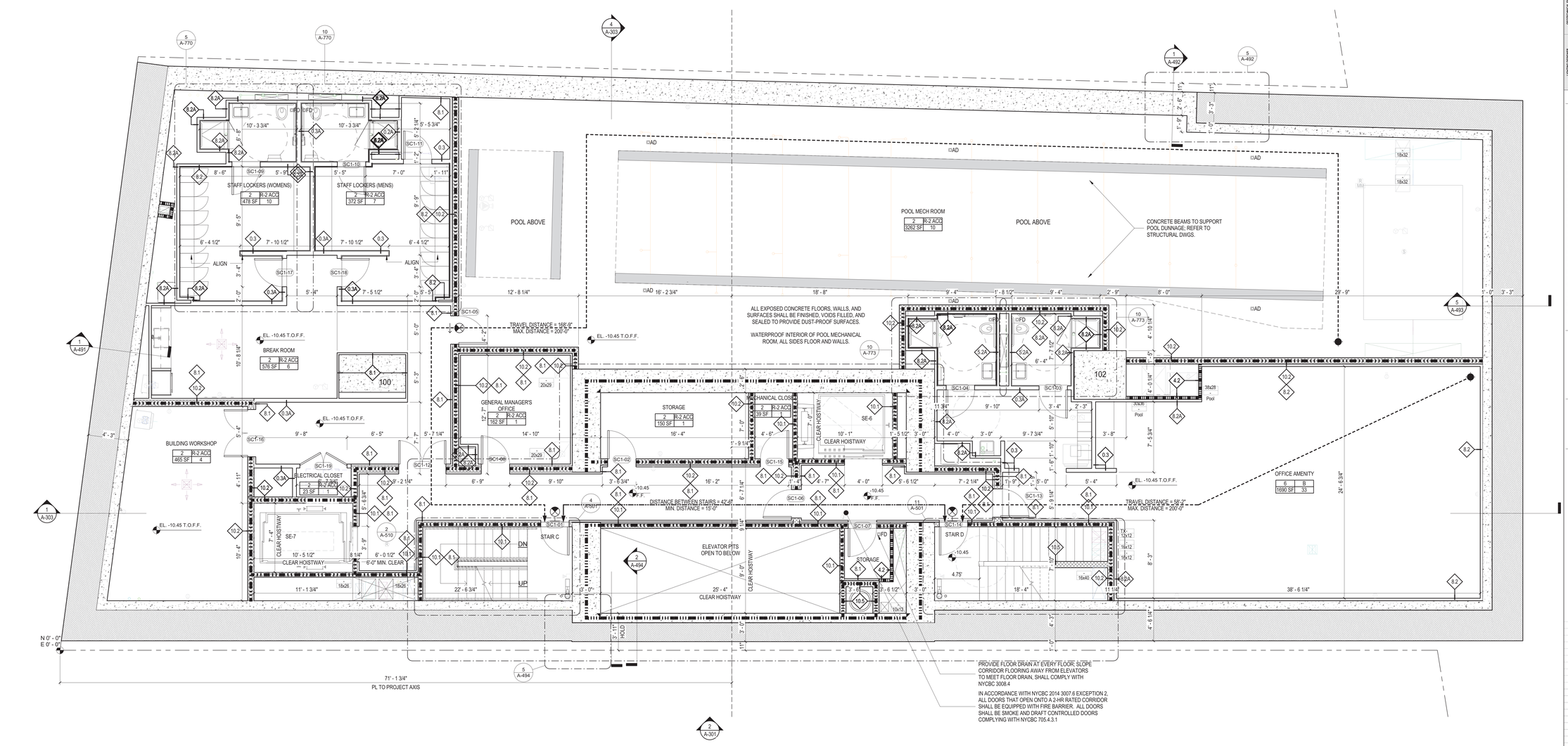

1 SUB-CELLAR 1
1/4" = 1'-0"

NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B. AND UFAS. SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED.
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED.
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM 0'-0" = NAVD'88 1.095
8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES.
10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE.
11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1.
12. EXPANSION JOINTS SHALL COMPLY WITH BC 1601, 1613.7. 3D COMPUTATIONAL ANALYSIS PERFORMED AND PROVIDED BY STRUCTURAL ENGINEER TO JUSTIFY EXPANSION JOINTS SHOWN.

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 (1BR, 1000 SF) — UNIT TYPE; UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 | R-2 | 150 SF | 1 — OCCUPANCY GROUP

GROSS AREA (OF UNIT LEVEL) — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
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- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

PRELIMINARY - NOT FOR CONSTRUCTION

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CETRARUDDY

OCCUPANT LOAD SCHEDULE - SUB-CELLAR 1

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
OFFICE AMENITY	B	1690 SF	100	33
BREAK ROOM	R-2 ACC	576 SF	100	6
BUILDING WORKSHOP	R-2 ACC	465 SF	50	4
ELECTRICAL CLOSET	R-2 ACC	23 SF	300	1
GENERAL MANAGER'S OFFICE	R-2 ACC	162 SF	100	1
MECHANICAL CLOSET	R-2 ACC	39 SF	300	1
POOL MECHANICAL ROOM	R-2 ACC	3262 SF	300	10
STAFF LOCKERS (MENS)	R-2 ACC	372 SF	50	7
STAFF LOCKERS (WOMENS)	R-2 ACC	478 SF	50	10
STORAGE	R-2 ACC	150 SF	300	1
Grand total: 10				74

EXIT CAPACITY				
EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR C	36	180	44	147
STAIR D	36	180	44	147
TOTAL	72	360	88	294

N

SUB-CELLAR 1

DRAWING NO. **A-099.00**

SCALE 1/4" = 1'-0"

PROJECT 1529.00

DOB FILE NO. 121190772

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121190772

DEPT OF BLDGS 121190772 Job Number
E350335045 Scan Code

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NEW YORK NY 10004

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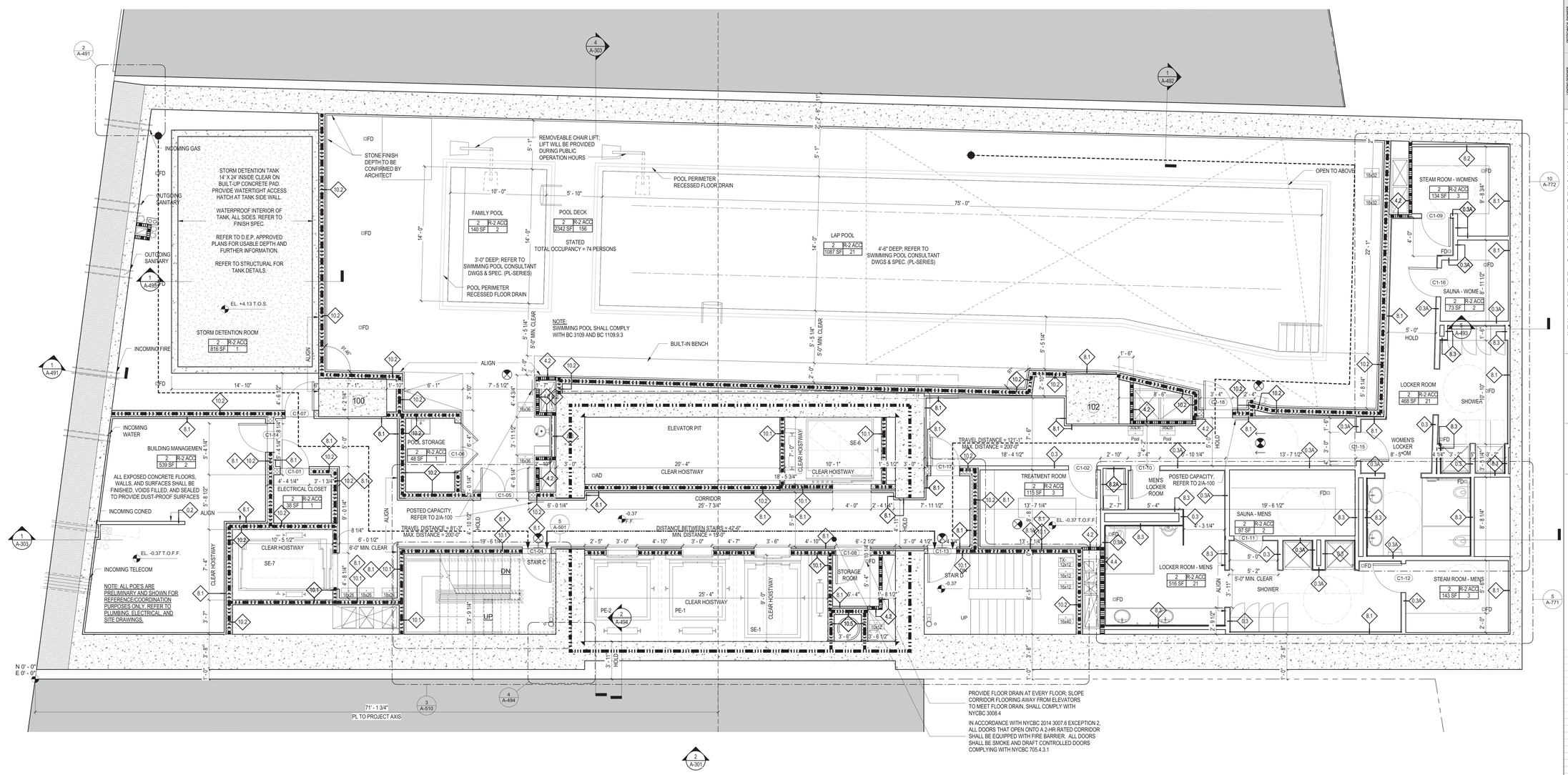
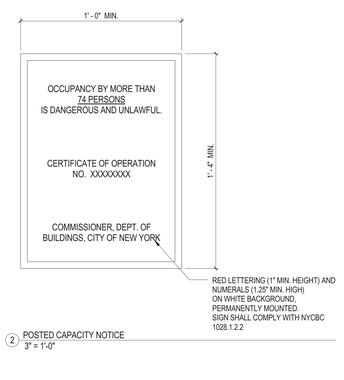


1 CELLAR
1/4" = 1'-0"



2 POSTED CAPACITY NOTICE
3" = 1'-0"

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE/ FEMALE	LAVATORIES MALE/ FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER	PROVIDED
2	BUSINESS (SEE SECTION 403.2, 403.5, AND 403.6)	B	BUILDINGS FOR THE TRANSACTION OF BUSINESS, PROFESSIONAL SERVICES, OTHER SERVICES INVOLVING MECHANDISE, OFFICE BUILDINGS, BANKS, LIGHT INDUSTRIAL AND SIMILAR USES	2 FIXTURES PER 21-45 PERSONS	2 FIXTURES PER 26-50 PERSONS	-	1 PER 100	1 SERVICE SINK	YES
7	RESIDENTIAL	R-2	APARTMENT HOUSE	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	-	1 KITCHEN SINK PER DWELLING UNIT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS	YES
1	RESIDENTIAL ACCESSORY	R-2 ACC	POOL, INDOOR ACTIVITIES	1 PER 200	1 PER 150	- (2 SHOWERS PER MALE/FEMALE SHOWN)	1 PER 1000	1 SERVICE SINK	YES

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY	STATED OCCUPANCY	ACTUAL PROPOSED OCCUPANCY
BUILDING MANAGEMENT	R-2 ACC	539	200	2		2
ELECTRICAL CLOSET	R-2 ACC	38	300	1		1
FAMILY POOL	R-2 ACC	140	50	2	2	2
LAP POOL	R-2 ACC	1087	50	21	21	21
LOCKER ROOM - WOMENS	R-2 ACC	468	50	21		21
LOCKER ROOM	R-2 ACC	516	50	21		21
POOL DECK	R-2 ACC	2342	15	156	51	51
POOL STORAGE	R-2 ACC	48	300	1		1
SAUNA - MENS	R-2 ACC	97	50	2		2
SAUNA - WOMENS	R-2 ACC	73	50	2		2
STEAM ROOM - MENS	R-2 ACC	143	50	3		3
STEAM ROOM - WOMENS	R-2 ACC	134	50	3		3
STORM DETENTION ROOM	R-2 ACC	816	300	1		1
TREATMENT ROOM	R-2 ACC	115	50	3		3
				239	74 (POOL ROOM)	**134 TOTAL PROPOSED**

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STAIR C	36	180	44	147
STAIR D	36	180	44	147
TOTAL	72	360	88	294

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4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED.
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12. EXPANSION JOINTS SHALL COMPLY WITH BC 1601, 1613.7. 3D COMPUTATIONAL ANALYSIS PERFORMED AND PROVIDED BY STRUCTURAL ENGINEER TO JUSTIFY EXPANSION JOINTS SHOWN.

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 — UNIT TYPE (SR) — 1000 SF — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — R-2 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — 150 SF — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
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- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
- RD ROOF DRAIN
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- F/S COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
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REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

PRELIMINARY - NOT FOR CONSTRUCTION

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2016.04.22	ISSUED FOR DESIGN DEVELOPMENT

CETRARUDDY

CELLAR

DRAWING NO. **A-100.00**

SCALE: As indicated

PROJECT: 1529.00

DOB JOB NO.: 121190772

CETRARUDDY ARCHITECTURE DPC
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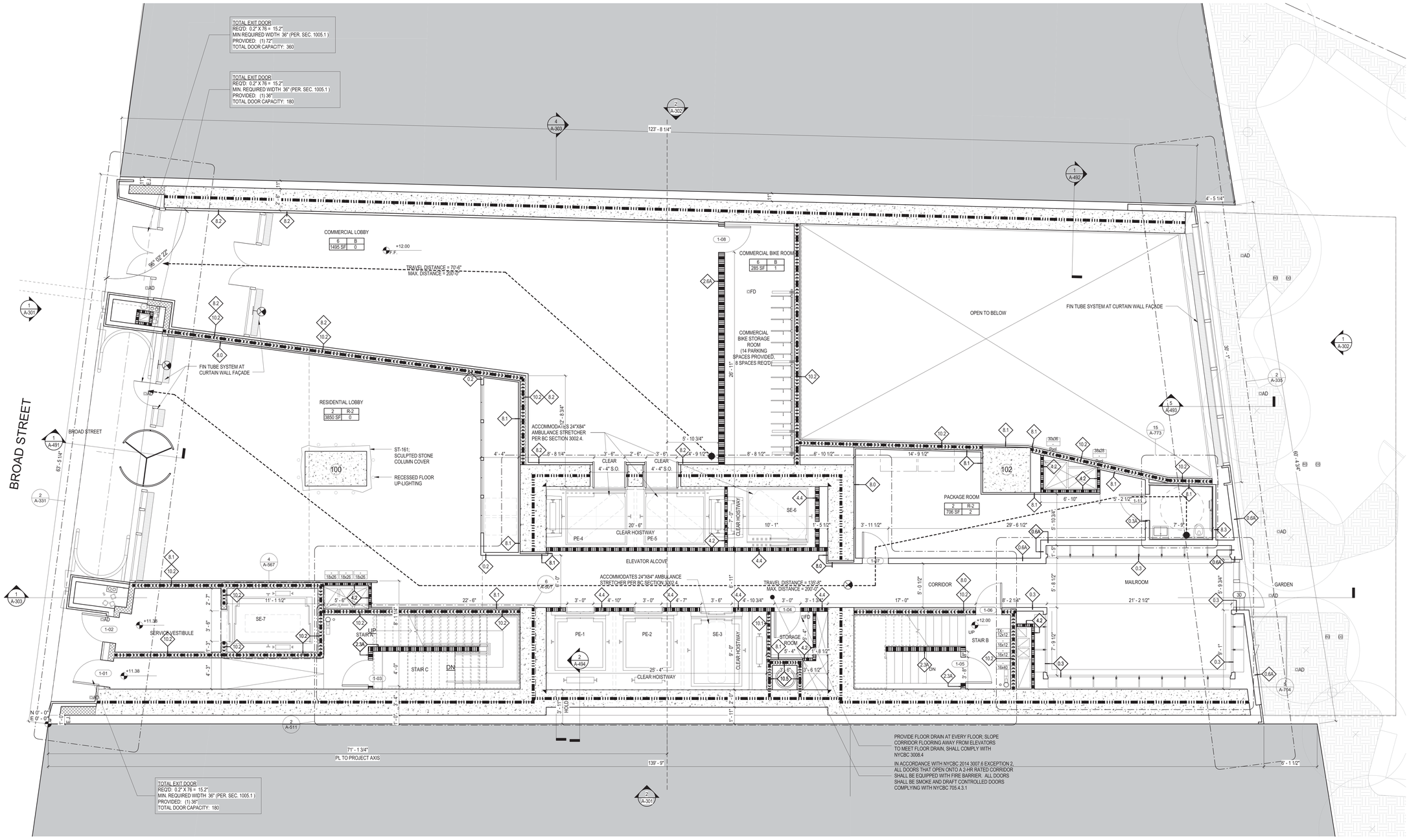
DEPT OF BLDGS 121190772 Job Number | E3790797935 Scan Code

45 BROAD STREET

NEW YORK NY 10004



1 GROUND FLOOR
1/4" = 1'-0"

OCCUPANT LOAD SCHEDULE - GROUND FLOOR				
SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
COMMERCIAL BIKE ROOM	B	285 SF	200	1
COMMERCIAL LOBBY	B	1495 SF	0	0
PACKAGE ROOM	R-2	706 SF	300	2
RESIDENTIAL LOBBY	R-2	3850 SF	0	0
Grand total: 4				3

EXIT CAPACITY				
EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .2 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

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NOTES

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2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED.
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED.
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
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8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
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12. EXPANSION JOINTS SHALL COMPLY WITH BC 1601, 1613.7. 3D COMPUTATIONAL ANALYSIS PERFORMED AND PROVIDED BY STRUCTURAL ENGINEER TO JUSTIFY EXPANSION JOINTS SHOWN.

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 (1BR, 1000 SF) — UNIT TYPE; UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 R-2 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — 150 SF — 1 — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
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REGISTERED ARCHITECT JOHN CETRA STATE OF NEW YORK No. 018661

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CETRARUDDY

GROUND FLOOR

DRAWING NO. **A-101.00**

PROJECT 1529.00 | SCALE 1/4" = 1'-0" | DOB FILING NO. 121190772 | PAGE NO.

CETRARUDDY ARCHITECTURE DPC
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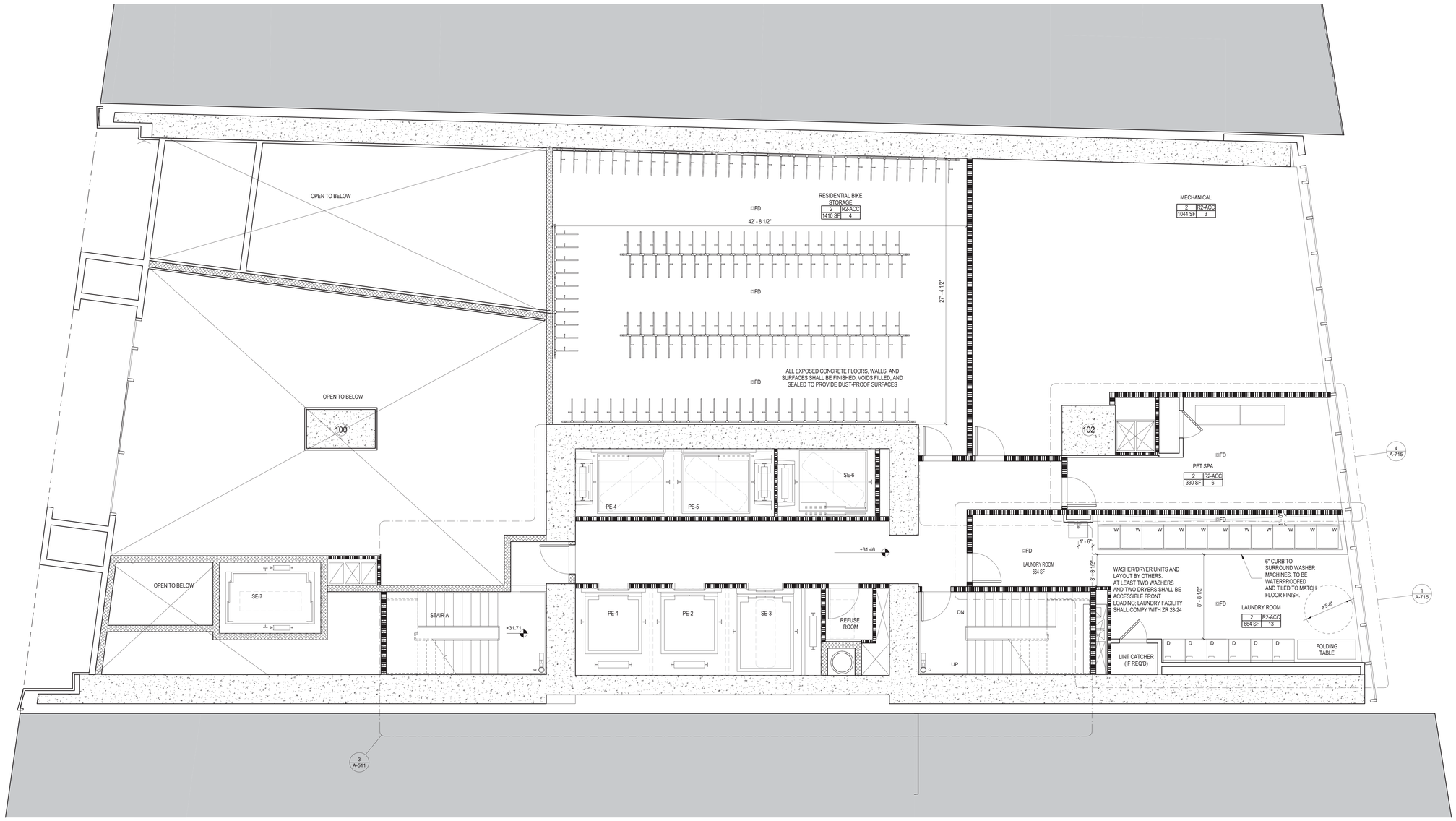
DEPT OF BLDGS 121190772 Job Number
E326193796 Scan Code



1 FLOOR 1 MEZZ
1/4" = 1'-0"

OCCUPANT LOAD SCHEDULE - 1ST FLOOR MEZZ				
SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
LAUNDRY ROOM	R2-ACC	664 SF	50	13
MECHANICAL	R2-ACC	1044 SF	300	3
PET SPA	R2-ACC	330 SF	50	6
RESIDENTIAL BIKE STORAGE	R2-ACC	1410 SF	300	4
Grand total: 4				26

EXIT CAPACITY				
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2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED.
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED.
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM (0'-0" = NAVD'88 1.095
8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
9. ALL DUCT SLAB OPENINGS ARE 1" LARGER THAN DUCT SIZE ON ALL FOUR SIDES.
10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE.
11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1.

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 — UNIT TYPE 1BR — 1000 SF — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 — OCCUPANCY GROUP R-2
GROSS AREA (OF UNIT LEVEL) — 150 SF — NUMBER OF ALLOWED OCCUPANTS 1

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

PRELIMINARY - NOT FOR 1274183

2017.02.07 DOB FILING

CETRARUDDY

GROUND FLOOR MEZZANINE

DRAWING NO. **A-102.00**

SCALE 1/4" = 1'-0" | SHEET NO. 50 OF174

PROJECT 1529.00 | DOB FILE NO. 121190772

CETRARUDDY ARCHITECTURE DPC
584 BROADWAY NEW YORK NY 10012 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDYCOM

G:\05 CETRARUDDY ARCHITECTURE DPC

DEPT OF BLDGS 121190772 Job Number
E395949334 Scan Code

45 BROAD STREET

NEW YORK NY 10004

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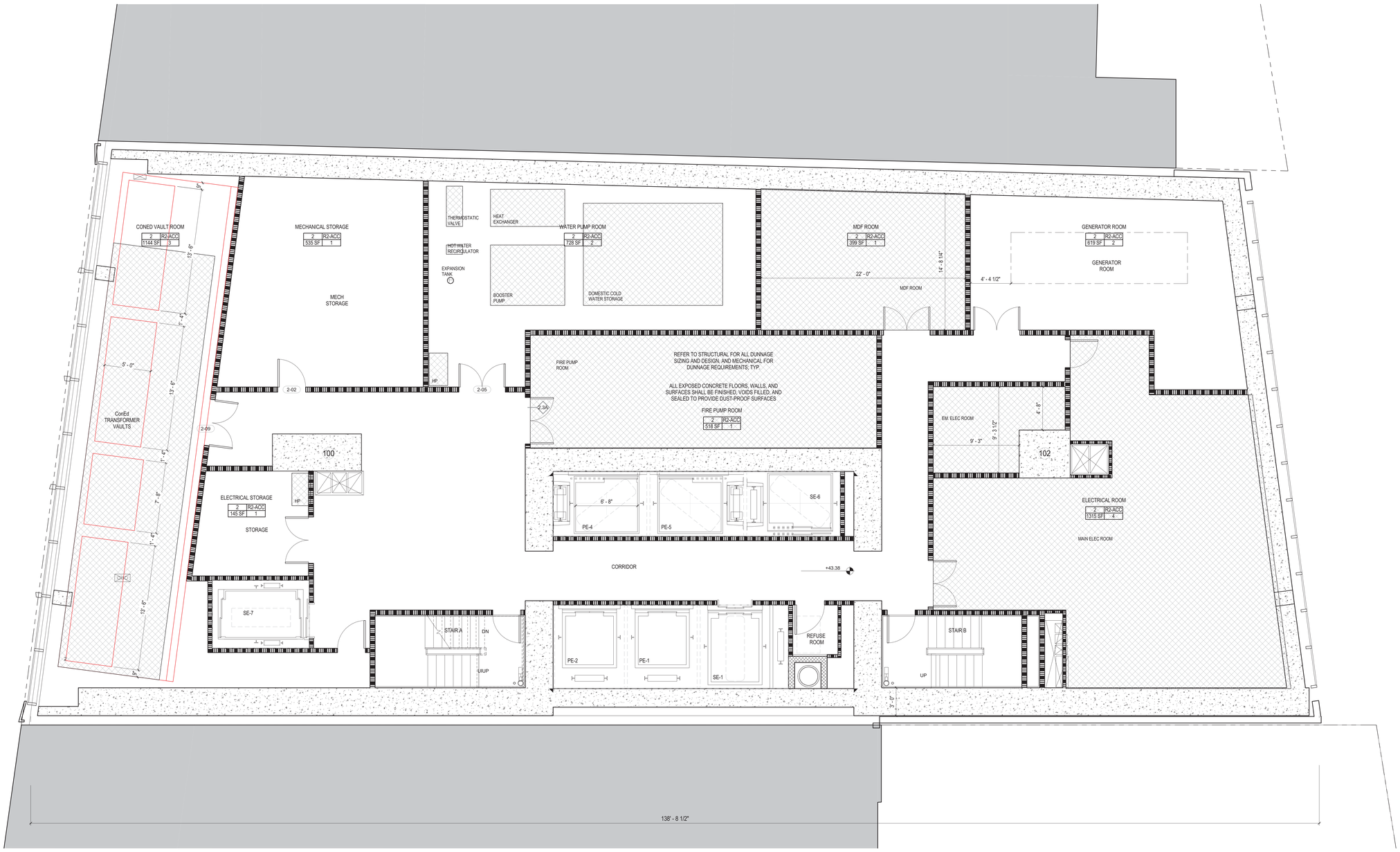

1 2ND FLOOR PLAN - MECH
1/4" = 1'-0"

OCCUPANT LOAD SCHEDULE - 2ND FLOOR				
SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
CONED VAULT ROOM	R2-ACC	1144 SF	300	3
ELECTRICAL ROOM	R2-ACC	1315 SF	300	4
ELECTRICAL STORAGE	R2-ACC	145 SF	300	1
FIRE PUMP ROOM	R2-ACC	518 SF	300	1
GENERATOR ROOM	R2-ACC	619 SF	300	2
MDF ROOM	R2-ACC	399 SF	300	1
MECHANICAL STORAGE	R2-ACC	535 SF	300	1
WATER PUMP ROOM	R2-ACC	728 SF	300	2
Grand total: 8				15

EXIT CAPACITY				
EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DEWS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
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4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED.
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6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
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8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
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LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 — UNIT TYPE 1BR — 1000 SF — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 R-2 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — 150 SF 1 — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

PRELIMINARY - NOT FOR CONSTRUCTION

2017.02.07	DOB FILING
2016.04.22	ISSUED FOR DESIGN DEVELOPMENT

CETRARUDDY

2ND FLOOR PLAN - MECH

DRAWING NO. **A-103.00**

SCALE 1/4" = 1'-0" — DOB FILE NO. 121190772 — DOB PLAN NO. 51 OF174

PROJECT 1529.00

CETRARUDDY ARCHITECTURE DPC
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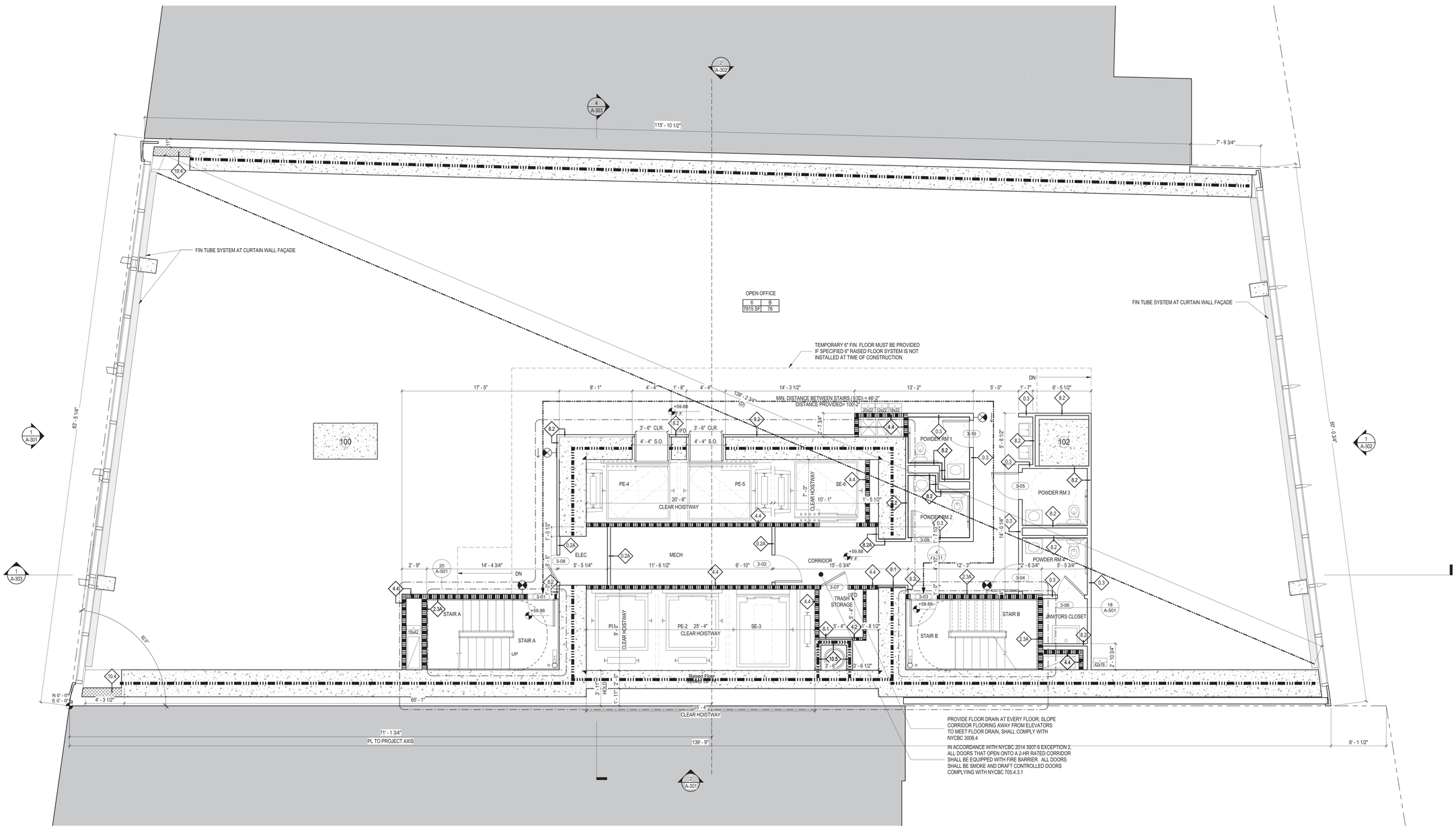
CETRA RUDDY ARCHITECTURE DPC

DEPT OF BLDGS 121190772 Job Number
E524772076 Scan Code



1 3RD TO 8TH FLOOR COMMERCIAL
1/4" = 1'-0"

OCCUPANT LOAD SCHEDULE - 3RD-8TH FLOORS COMMERCIAL				
SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
OPEN OFFICE	B	7815 SF	100	78
Grand total: 1				78

EXIT CAPACITY				
EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE/ FEMALE	LAVATORIES MALE/ FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER	PROVIDED
2	BUSINESS (SEE SECTION 403.2, 403.5, AND 403.6)	B	BUILDINGS FOR THE TRANSACTION OF BUSINESS, PROFESSIONAL SERVICES, OTHER SERVICES INVOLVING MECHANDISE, OFFICE BUILDINGS, BANKS, LIGHT INDUSTRIAL AND SIMILAR USES	1 FIXTURES PER 1-20 PERSONS	1 FIXTURES PER 1-25 PERSONS	-	1 PER 100	1 SERVICE SINK	YES

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT
John A. Cetra
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MEP/FP/SPRINKLER
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212.334.2025

SHORING/FOUNDATION/SUPERSTRUCTURE
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LANDSCAPE ARCHITECT
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ENERGY ANALYSIS/LIGHT
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Long Island City, NY 11101
212.600.0033

CURTAIN WALL CONSULTANT
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
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4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED.
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6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
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LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 — UNIT TYPE 1BR — 1000 SF — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 — OCCUPANCY GROUP R-2
GROSS AREA (OF UNIT LEVEL) — 150 SF — NUMBER OF ALLOWED OCCUPANTS 1

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- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
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- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
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- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SD SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA NO. 018661 STATE OF NEW YORK

PRELIMINARY - NOT FOR CONSTRUCTION

2017.01.31	DESIGN DEVELOPMENT RESUBMISSION
2016.04.22	ISSUED FOR DESIGN DEVELOPMENT

CETRARUDDY

3RD TO 8TH FLOOR COMMERCIAL

DRAWING NO. **A-104.00**

SCALE: As indicated

PROJECT: 1529.00 | DOB JOB NO.: 121190772

CETRARUDDY ARCHITECTURE DPC
584 BROADWAY NEW YORK, NEW YORK 10012 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDY.COM

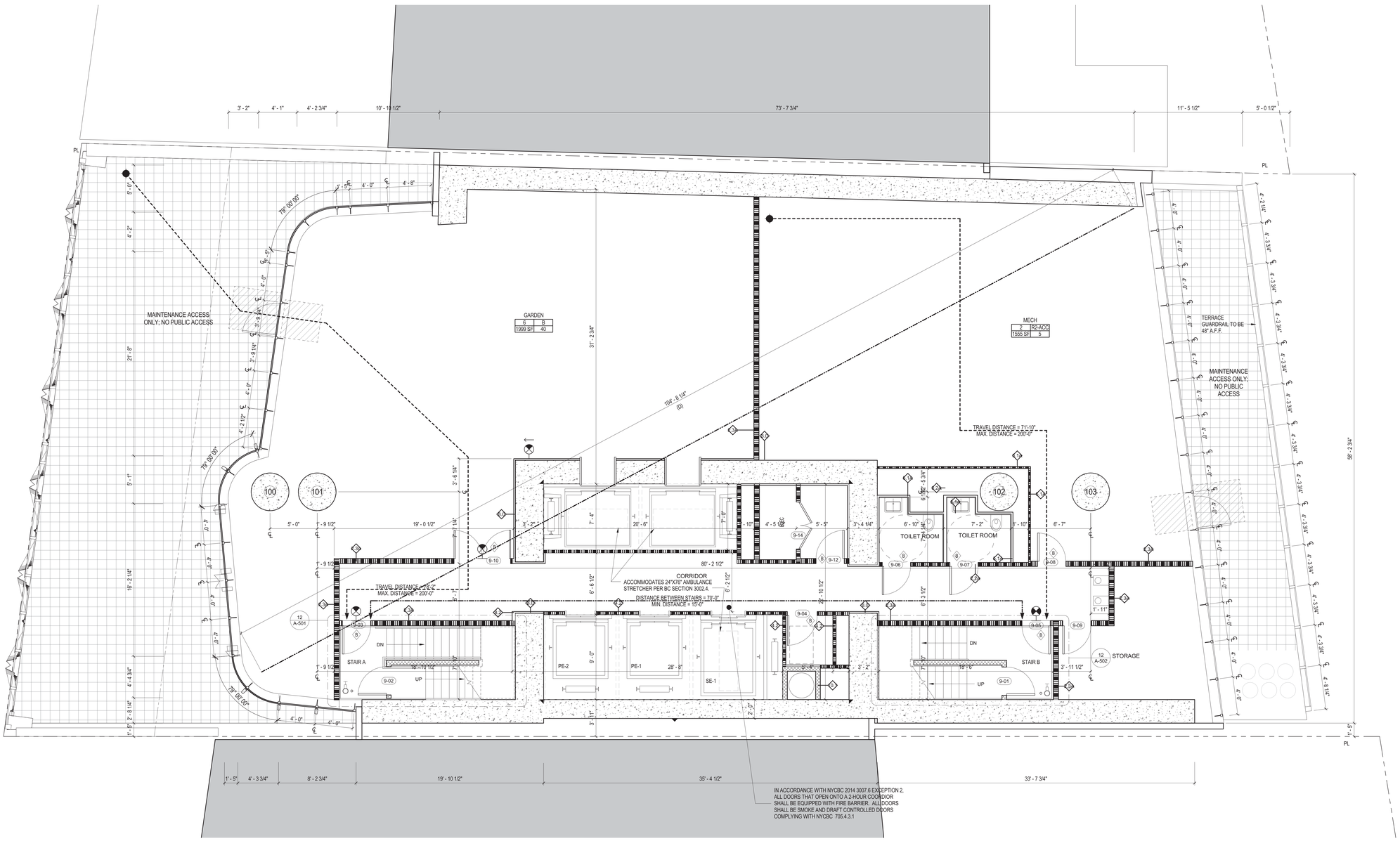
CETRARUDDY ARCHITECTURE DPC

DEPT OF BLDGS 121190772 Job Number
E3411400085 Scan Code

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT **John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER **Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
STRUCTURAL ENGINEER **WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP ENGINEER **BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL ENGINEER **LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT **MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
LIGHTING DESIGNER **Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT **BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025



1 FLOOR 9 - GARDEN
1/4" = 1'-0"

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE/ FEMALE	LAVATORIES MALE/ FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER	PROVIDED
2	BUSINESS (SEE SECTION 403.2, 403.5, AND 403.6)	B	BUILDINGS FOR THE TRANSACTION OF BUSINESS, PROFESSIONAL SERVICES, OTHER SERVICES INVOLVING MECHANDISE, OFFICE BUILDINGS, BANKS, LIGHT INDUSTRIAL AND SIMILAR USES	1 FIXTURES PER 1-20 PERSONS	1 FIXTURES PER 1-25 PERSONS	-	1 PER 100	1 SERVICE SINK	YES

OCCUPANT LOAD SCHEDULE - 9TH FLOOR

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
GARDEN	B	1999 SF	50	40
MECH	R2-ACC	1555 SF	300	5
Grand total: 2				45

EXIT CAPACITY

EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
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LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 (UNIT TYPE: 198, 1000 SF) — UNIT TYPE / UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 / R-2
GROSS AREA (OF UNIT LEVEL) — 150 SF / 1 — OCCUPANCY GROUP / NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
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- EXIT SIGN
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- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274.02

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

9TH FLOOR

DRAWING NO. **A-109.00**

SCALE 1/4" = 1'-0" | SHEET 53 OF 174

PROJECT 1529.00 | JOB NO. 121190772

CETRARUDDY ARCHITECTURE DPC
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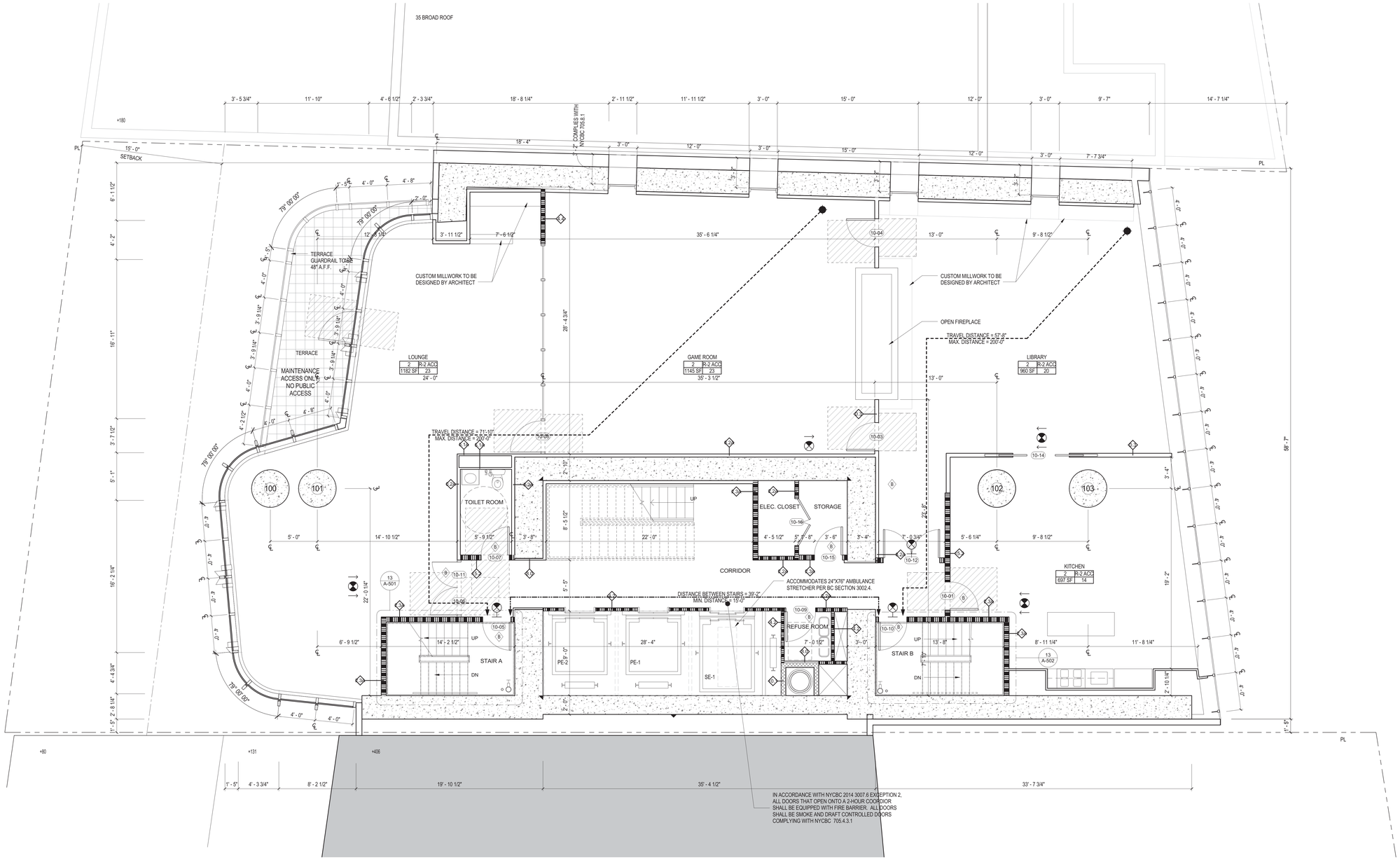
EDR9 - CETRARUDDY ARCHITECTURE DPC

DEPT OF BLDGS 121190772 Job Number
E302062988 Scan Code



1 FLOOR 10_Amenity
1/4" = 1'-0"

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

7	RESIDENTIAL	R-2, ACCESSORY	ACCESSORY TO RESIDENTIAL	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	-	1 KITCHEN SINK PER DWELLING UNIT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS	YES

OCCUPANT LOAD SCHEDULE - 10TH FLOOR

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
GAME ROOM	R-2 ACC	1145 SF	50	23
LIBRARY	R-2 ACC	697 SF	50	14
LIBRARY	R-2 ACC	960 SF	50	20
LOUNGE	R-2 ACC	1182 SF	50	23
Grand total: 4				80

EXIT CAPACITY

EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

N

45 BROAD STREET

NEW YORK NY 10004

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Registered Architect
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Long Island City, NY 11101
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CERTIFIED WALL CONSULTANT
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100 Broadway
New York, NY 10005
212.334.2025

NOTES

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4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
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6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM 0'-0" = NAVD'88 1.095
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LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 — 1BR — 1000 SF — UNIT TYPE — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 — 150 SF — R-2 — 1 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F/S COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

121190772

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

10TH FLOOR

DRAWING NO. **A-110.00**

SCALE 1/4" = 1'-0" | DOB JOB NO. 121190772 | PAGE NO. 54 OF 170

PROJECT 1529.00

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DEPT OF BLDGS 121190772 Job Number
E350532739 Scan Code

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NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
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5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM 0'-0" = NAVD'88 1.095
8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES
10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE
11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S); SHALL BE PROVIED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX). INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 — 1BR — 1000 SF — UNIT TYPE — UNIT AREA

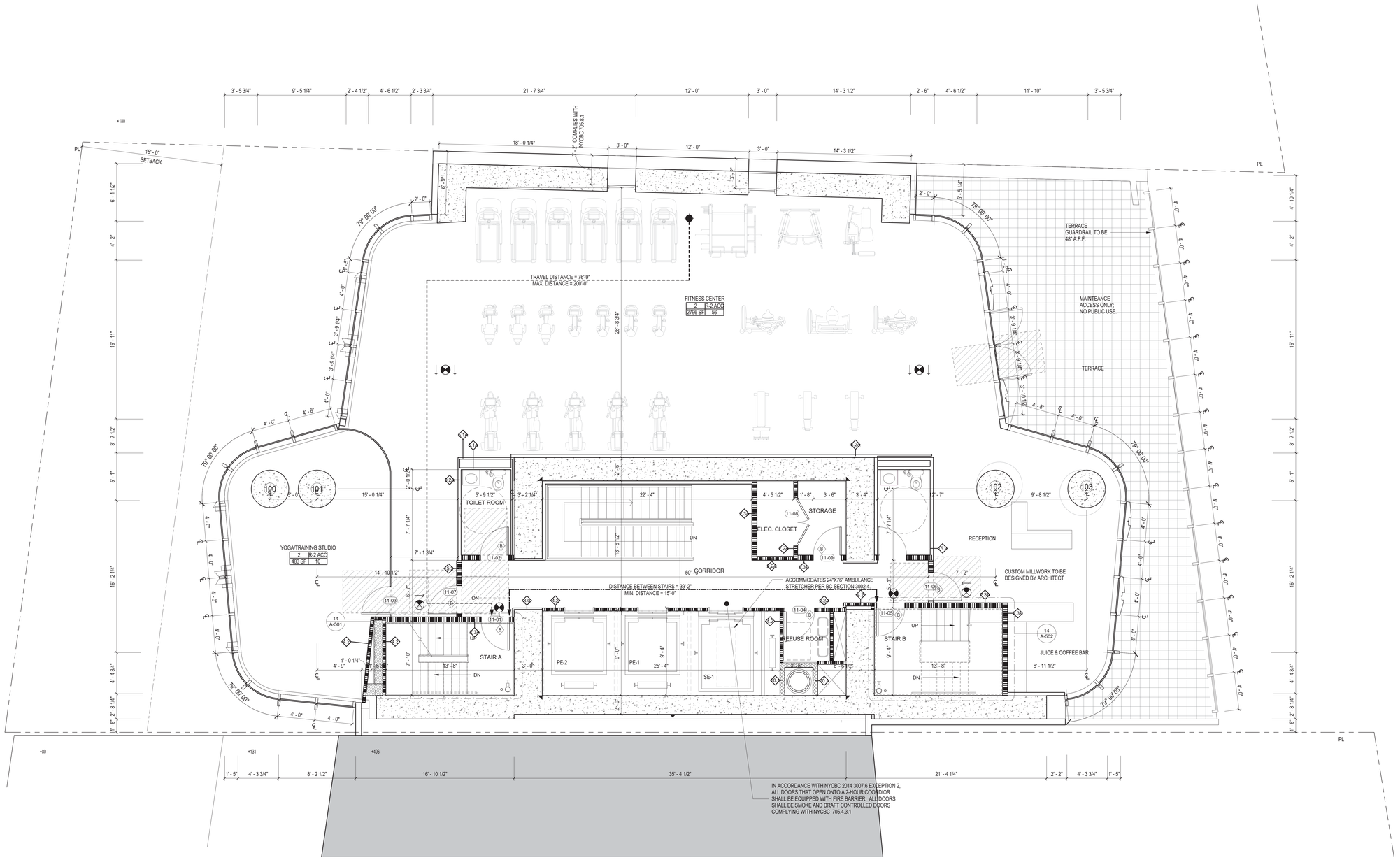
OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 — R-2 — 150 SF — 1 — OCCUPANCY GROUP

GROSS AREA (OF UNIT LEVEL) — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OVERFLOW DRAIN
- ROOF DRAIN
- FLOOR DRAIN
- COMBINATION FIRE ALARM SPEAKER/STROBE
- INTERCOM
- TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR



1 FLOOR 11_ Amenity
1/4" = 1'-0"

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE/ FEMALE	LAVATORIES MALE/ FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER	PROVIDED
2	BUSINESS (SEE SECTION 403.2, 403.5, AND 403.6)	B	BUILDINGS FOR THE TRANSACTION OF BUSINESS, PROFESSIONAL SERVICES, OTHER SERVICES INVOLVING MECHANDISE, OFFICE BUILDINGS, BANKS, LIGHT INDUSTRIAL, AND SIMILAR USES	2 FIXTURES PER 21-45 PERSONS	2 FIXTURES PER 26-50 PERSONS	-	1 PER 100	1 SERVICE SINK	YES
7	RESIDENTIAL	R-2	APARTMENT HOUSE	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	-	1 KITCHEN SINK PER DWELLING UNIT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS	YES

OCCUPANT LOAD SCHEDULE - 11TH FLOOR

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
FITNESS CENTER	R-2 ACC	2796 SF		56
LOUNGE	R-2 ACC	483 SF		10
Grand total: 2				66

EXIT CAPACITY

EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

N

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

11TH FLOOR

DRAWING NO. **A-111.00**

SCALE 1/4" = 1'-0"

DOB SHEET NO. 55 OF 174

PROJECT 1529.00

DOB FILE NO. 121190772

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1274183

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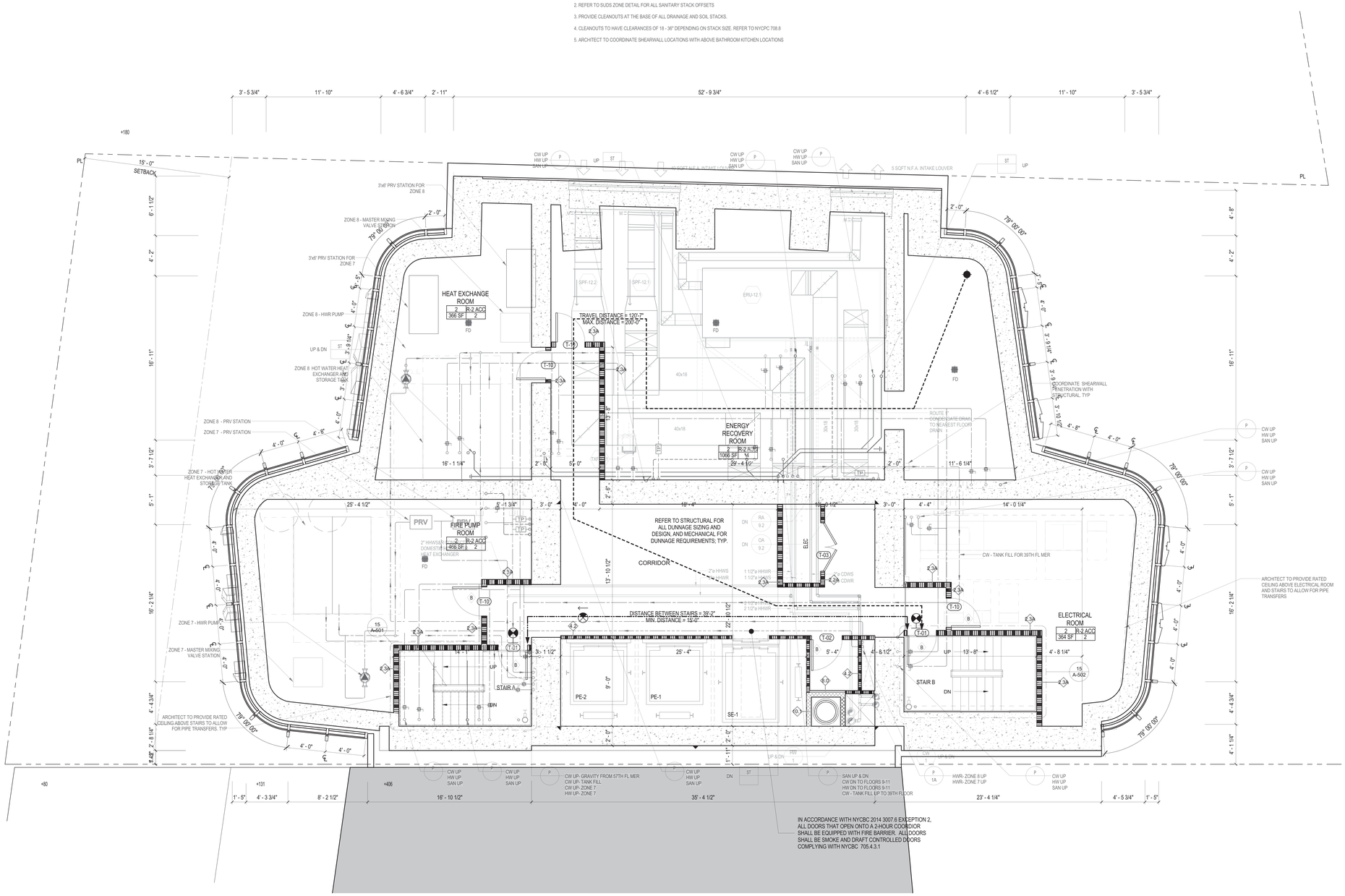
DEPT OF BLDGS 121190772 Job Number
E390260909 Scan Code

NOTES

1. PROVIDE RISER CONTROL VALVES FOR EACH RISER.
2. REFER TO SUDS ZONE DETAIL FOR ALL SANITARY STACK OFFSETS
3. PROVIDE CLEANOUTS AT THE BASE OF ALL DRAINAGE AND SOIL STACKS.
4. CLEANOUTS TO HAVE CLEARANCES OF 18 - 36" DEPENDING ON STACK SIZE. REFER TO NYCPC 708.8
5. ARCHITECT TO COORDINATE SHEARWALL LOCATIONS WITH ABOVE BATHROOM KITCHEN LOCATIONS



1 FLOOR 12_Mech
1/4" = 1'-0"

OCCUPANT LOAD SCHEDULE - 12TH FLOOR				
SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY

EXIT CAPACITY				
EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

45 BROAD STREET

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NOTES

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4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
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8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
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LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 — 1BR — 1000 SF — UNIT TYPE — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 — R-2 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — 150 SF — 1 — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

121190772

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

12TH FLOOR

DRAWING NO. **A-112.00**

PROJECT	SCALE	DOB FILE NO.	PAGE NO.
1529.00	1/4" = 1'-0"	121190772	56 OF 174

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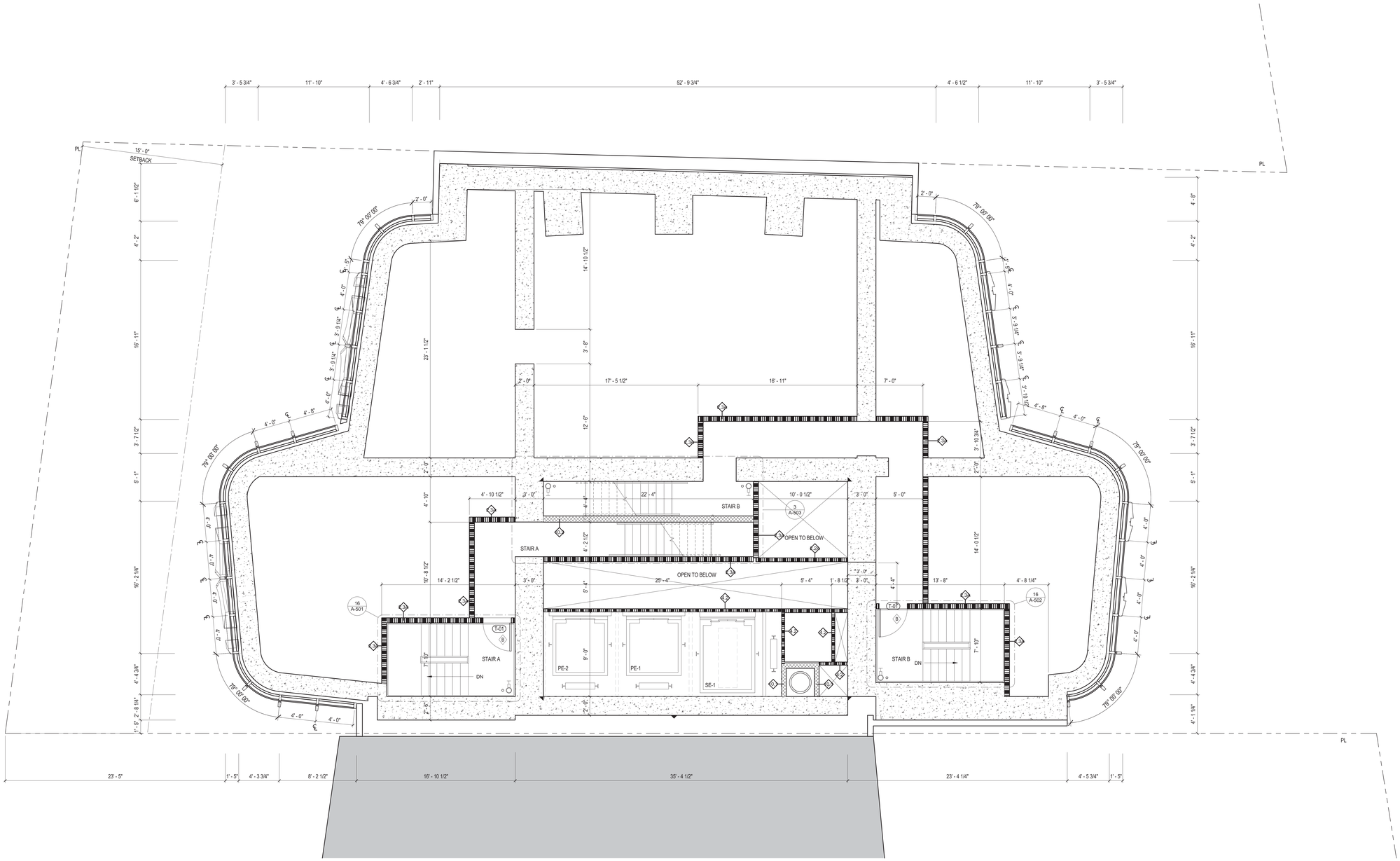
DEPT OF BLDGS 121190772 Job Number
E-507 1099090 Scan Code



1 FLOOR 12_Mezzanine
1/4" = 1'-0"

OCCUPANT LOAD SCHEDULE - 12TH FLOOR MEZZANINE				
SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY

EXIT CAPACITY				
EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

45 BROAD STREET

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NOTES

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

APARTMENT UNIT TAG

UNIT NAME — 37 | 191 | 1000 SF — UNIT TYPE — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 | R-2 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — 150 SF | 1 — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
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REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

12TH M FLOOR

DRAWING NO. **A-113.00**

SCALE	1/4" = 1'-0"	SHEET NO.	57 OF174
PROJECT NO.	1529.00	DOB JOB NO.	121190772

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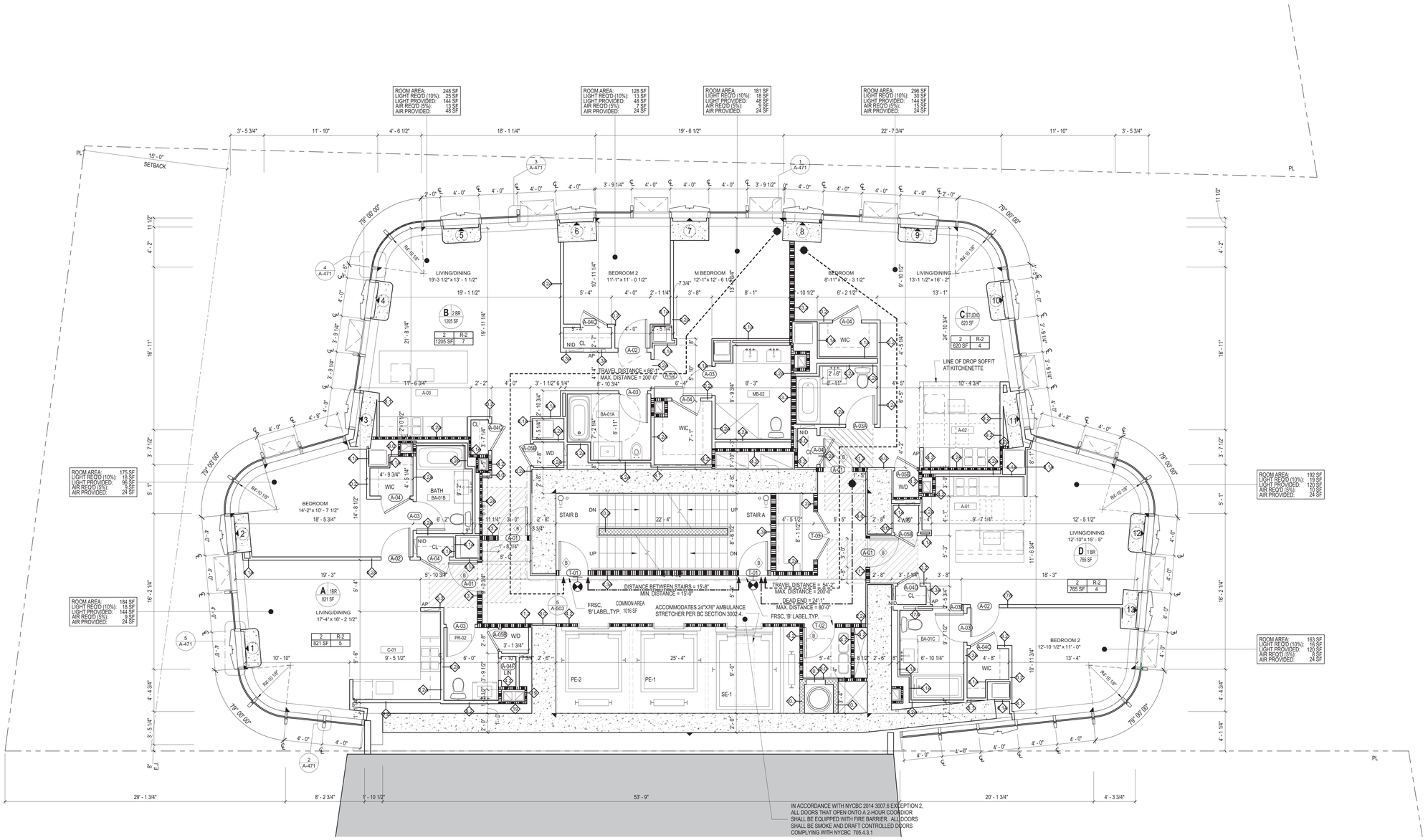
DEPT OF BLDGS 121190772 Job Number | ES3143177650 Scan Code

45 BROAD STREET

NEW YORK NY 10004



1 FLOOR 14 ,TIER 1 (Lower)
1/4" = 1'-0"

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE/ FEMALE	LAVATORIES MALE/ FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER	PROVIDED
7	RESIDENTIAL	R-2	APARTMENT HOUSE	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	-	1 KITCHEN SINK PER DWELLING UNIT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS	YES

OCCUPANT LOAD SCHEDULE - 13TH TO 36TH FLOOR - TIER 1

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
UNIT A	R-2	821 SF	200	5
UNIT B	R-2	1205 SF	200	7
UNIT C	R-2	620 SF	200	4
UNIT D	R-2	765 SF	200	4
Grand total: 4				20

EXIT CAPACITY

EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

N

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6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM (0'-0" = NAVD'88 1.095
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LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 — 1BR — 1000 SF — UNIT TYPE — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 — R-2 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — 150 SF — 1 — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
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- EXIT SIGN
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REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

13TH TO 31ST FLOOR - TIER 1

DRAWING NO. A-114.00

SCALE 1/4" = 1'-0"

PROJECT 1529.00

DOB FILE NO. 121190772

PAGE NO. 58 OF 174

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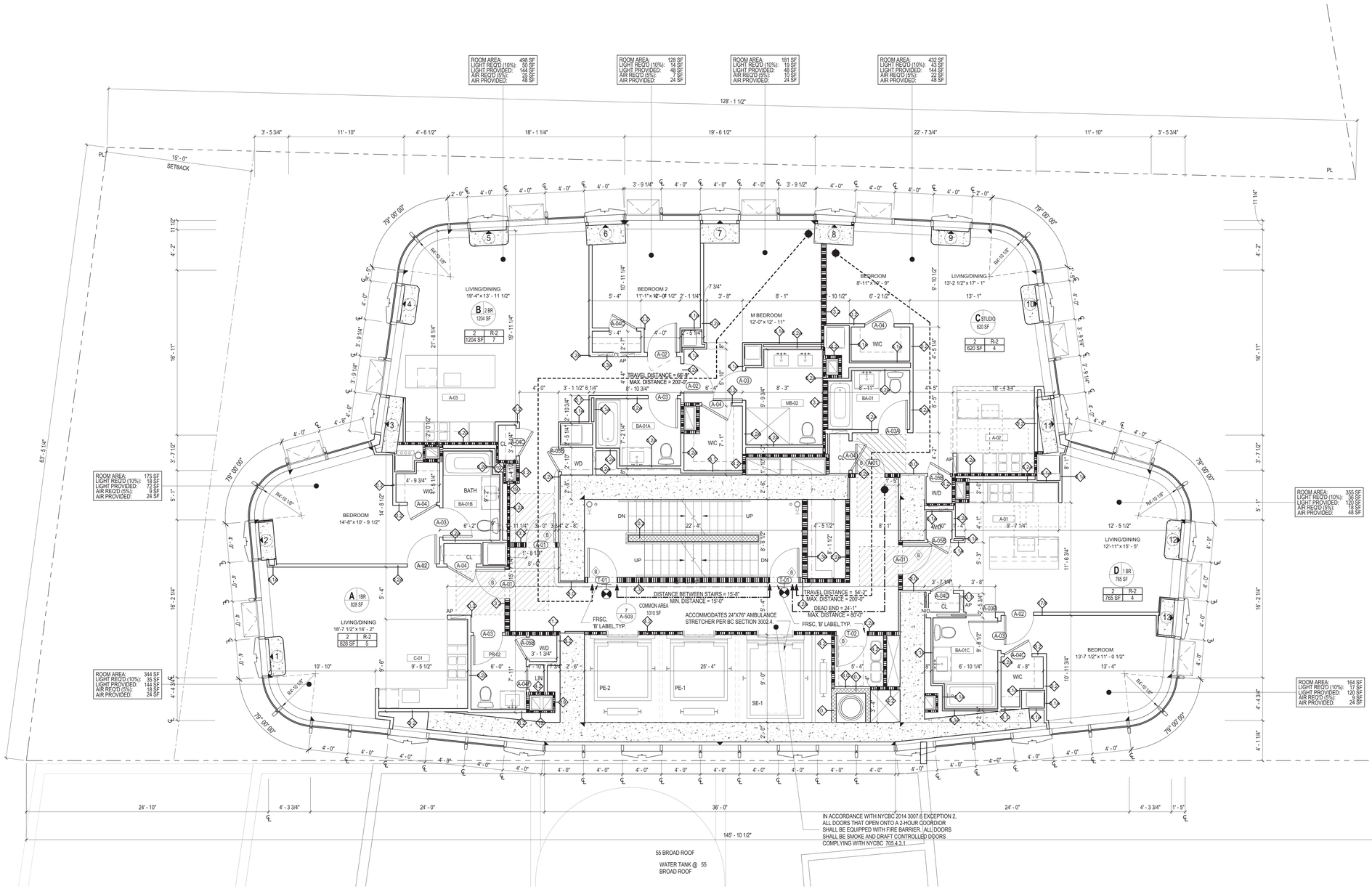

1 FLOOR 32_TIER 1 (Transfer)
1/4" = 1'-0"

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE/ FEMALE	LAVATORIES MALE/ FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER	PROVIDED
7	RESIDENTIAL	R-2	APARTMENT HOUSE	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	-	1 KITCHEN SINK PER DWELLING UNIT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS	YES

OCCUPANT LOAD SCHEDULE - 32ND FLOOR - TIER 1

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
UNIT A	R-2	828 SF	200	5
UNIT B	R-2	1204 SF	200	7
UNIT C	R-2	620 SF	200	4
UNIT D	R-2	765 SF	200	4
Grand total: 4				20

EXIT CAPACITY

EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

N

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CURTAIN WALL CONSULTANT
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NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM 0'-0" = NAVD'88 1.095
8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES
10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE.
11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 1BR 1000 SF — UNIT TYPE — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 R-2 150 SF 1 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA STATE OF NEW YORK 018661

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

32ND FLOOR - TIER 1-TRANSFER

DRAWING NO. A-132.00

SCALE 1/4" = 1'-0"

PROJECT 1529.00

DOB FILE NO. 121190772

PAGE NO. 59 OF 174

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DEPT OF BLDGS 121190772 Job Number
E300205849 Scan Code

45 BROAD STREET

NEW YORK NY 10004

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GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
EXTERIOR ENVELOPE CONSULTANT	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CERTIFIED FIRE CODE CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

NOTES

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LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 | 1BR — UNIT TYPE; 1003 SF — UNIT AREA

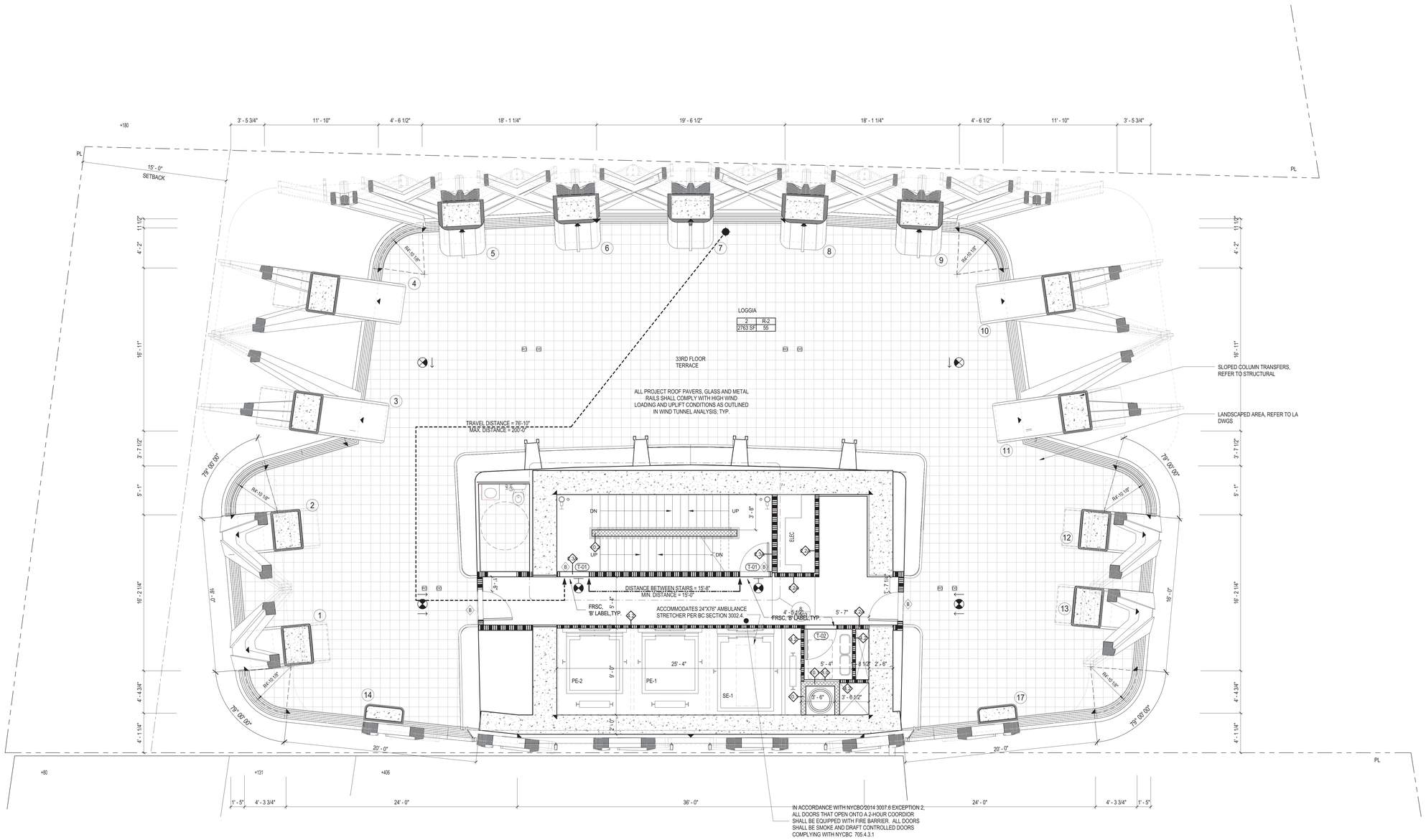
OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 | R-2 — OCCUPANCY GROUP

GROSS AREA (OF UNIT LEVEL) — 150 SF | 1 — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR



1 FLOOR 33_Outdoor
1/4" = 1'-0"

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE/ FEMALE	LAVATORIES MALE/ FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER	PROVIDED
7	RESIDENTIAL	R-2	APARTMENT HOUSE	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	-	1 KITCHEN SINK PER DWELLING UNIT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS	YES

OCCUPANT LOAD SCHEDULE - 33RD FLOOR

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
OUTDOOR AMENITY SPACE	R-2	2763 SF	50	55
Grand total: 1				55

EXIT CAPACITY

EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / 2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

N

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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33RD FLOOR - OUTDOOR

DRAWING NO. **A-133.00**

SCALE 1/4" = 1'-0" | SHT. 60 OF174

PROJECT 1529.00 | JOB NO. 121190772

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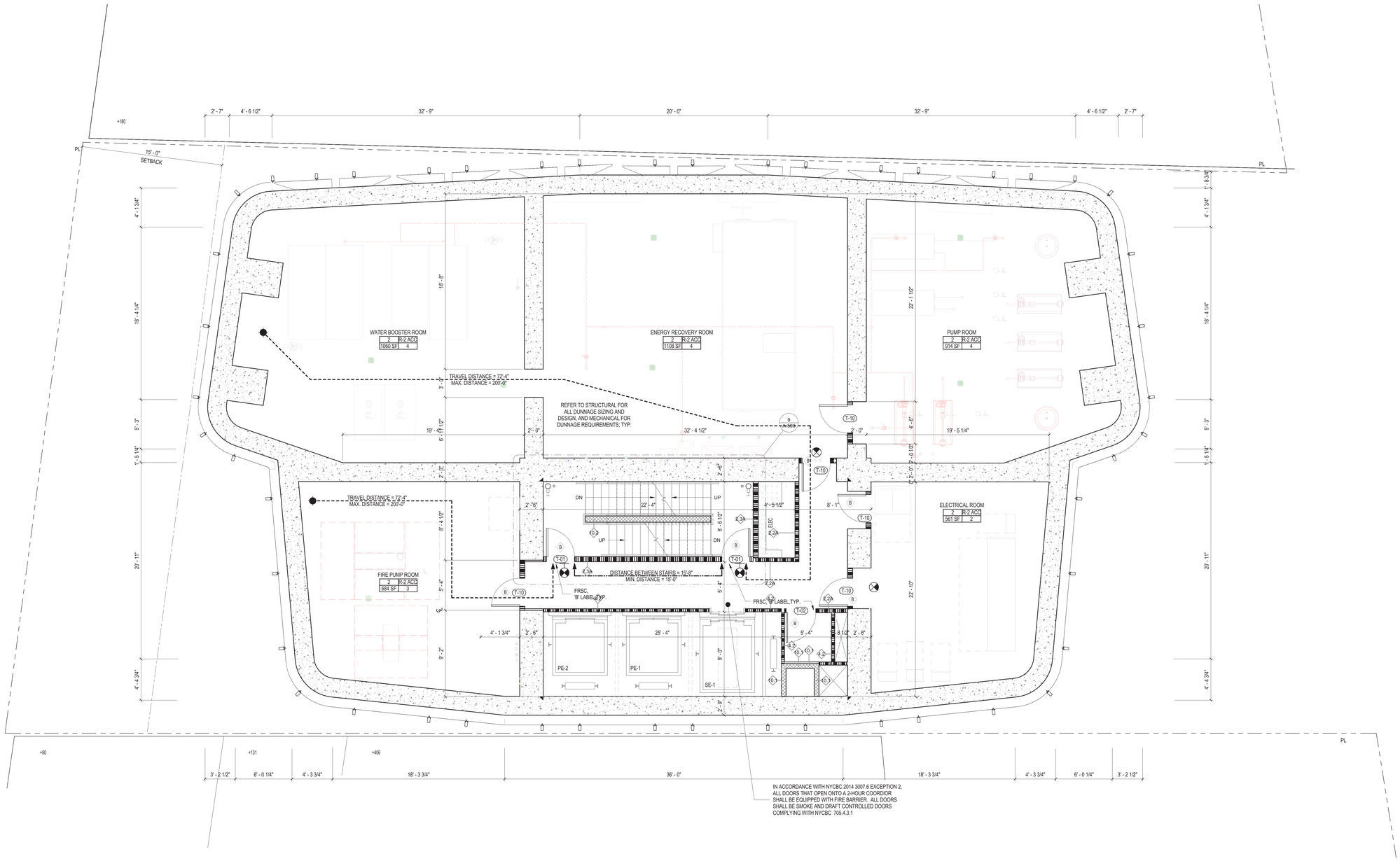
E3571953051 Scan Code



IN ACCORDANCE WITH NYCBC 2014 3007.6 EXCEPTION 2, ALL DOORS THAT OPEN ONTO A 2-HOUR COORDIOR SHALL BE EQUIPPED WITH FIRE BARRIER. ALL DOORS SHALL BE SMOKE AND DRAFT CONTROLLED DOORS COMPLYING WITH NYCBC 705.4.3.1

1 FLOOR 34_Mech
1/4" = 1'-0"

OCCUPANT LOAD SCHEDULE - 34TH FLOOR - MECHANICAL				
SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
ELECTRICAL ROOM	R-2 ACC	561 SF	300	2
ENERGY RECOVERY ROOM	R-2 ACC	1108 SF	300	4
FIRE PUMP ROOM	R-2 ACC	684 SF	300	3
PUMP ROOM	R-2 ACC	914 SF	300	4
WATER BOOSTER ROOM	R-2 ACC	1060 SF	300	4
Grand total: 5				17

EXIT CAPACITY				
EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

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NOTES

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LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 (SR) 1000 SF — UNIT TYPE — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 / 150 SF — R-2 / 1 — OCCUPANCY GROUP

GROSS AREA (OF UNIT LEVEL) — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OF OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA 018661 STATE OF NEW YORK

1224183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

34TH FLOOR - MECH

DRAWING NO. **A-134.00**

SCALE	DOB FILE NO.	PAGE NO.
1/4" = 1'-0"		61 OF174
1529.00	121190772	

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DEPT OF BLDGS 121190772 Job Number
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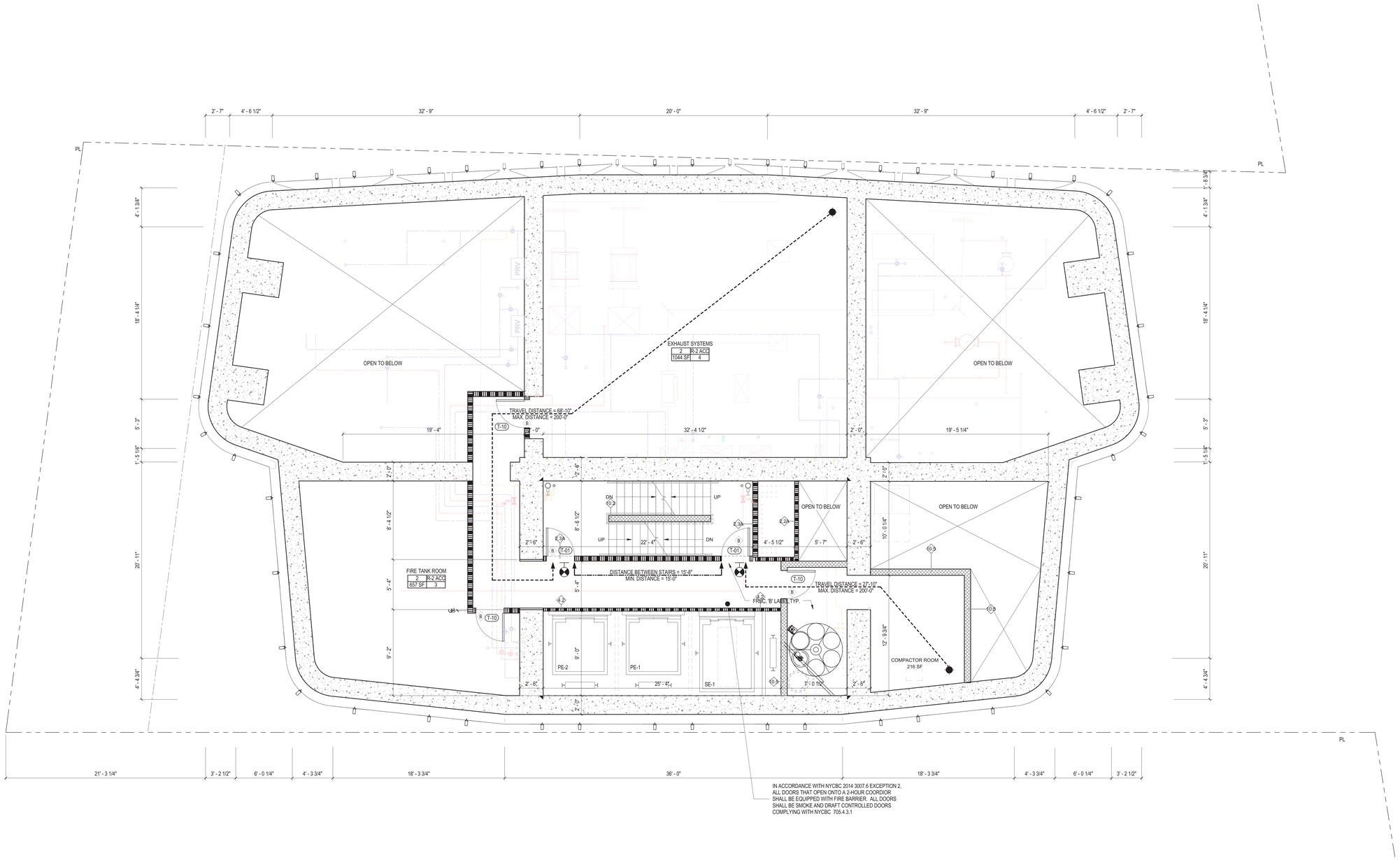

IN ACCORDANCE WITH NYCBC 2014 3007.6 EXCEPTION 2, ALL DOORS THAT OPEN ONTO A 2-HOUR COORDIOR SHALL BE EQUIPPED WITH FIRE BARRIER. ALL DOORS SHALL BE SMOKE AND DRAFT CONTROLLED DOORS COMPLYING WITH NYCBC 705.4.3.1

OCCUPANT LOAD SCHEDULE - 34TH FLOOR - MECHANICAL MEZZ				
SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
EXHAUST SYSTEMS	R-2 ACC	1044 SF	300	4
FIRE TANK ROOM	R-2 ACC	657 SF	300	3
Grand total: 2				7

EXIT CAPACITY				
EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

EXIT CAPACITY - TYPICAL TOWER STAIRS
1/4" = 1'-0"

45 BROAD STREET

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NOTES

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LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 / 1BR / 1000 SF — UNIT TYPE, UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 | R-2
GROSS AREA (OF UNIT LEVEL) — 150 SF | 1 — OCCUPANCY GROUP, NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
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- IC INTERCOM
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REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

34TH FLOOR M

DRAWING NO. **A-135.00**

PROJECT	SCALE	DOB	PAGE NO.
1529.00	1/4" = 1'-0"	121190772	62 OF174

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DEPT OF BLDGS 121190772 Job Number
E364414735 Scan Code

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NEW YORK NY 10004

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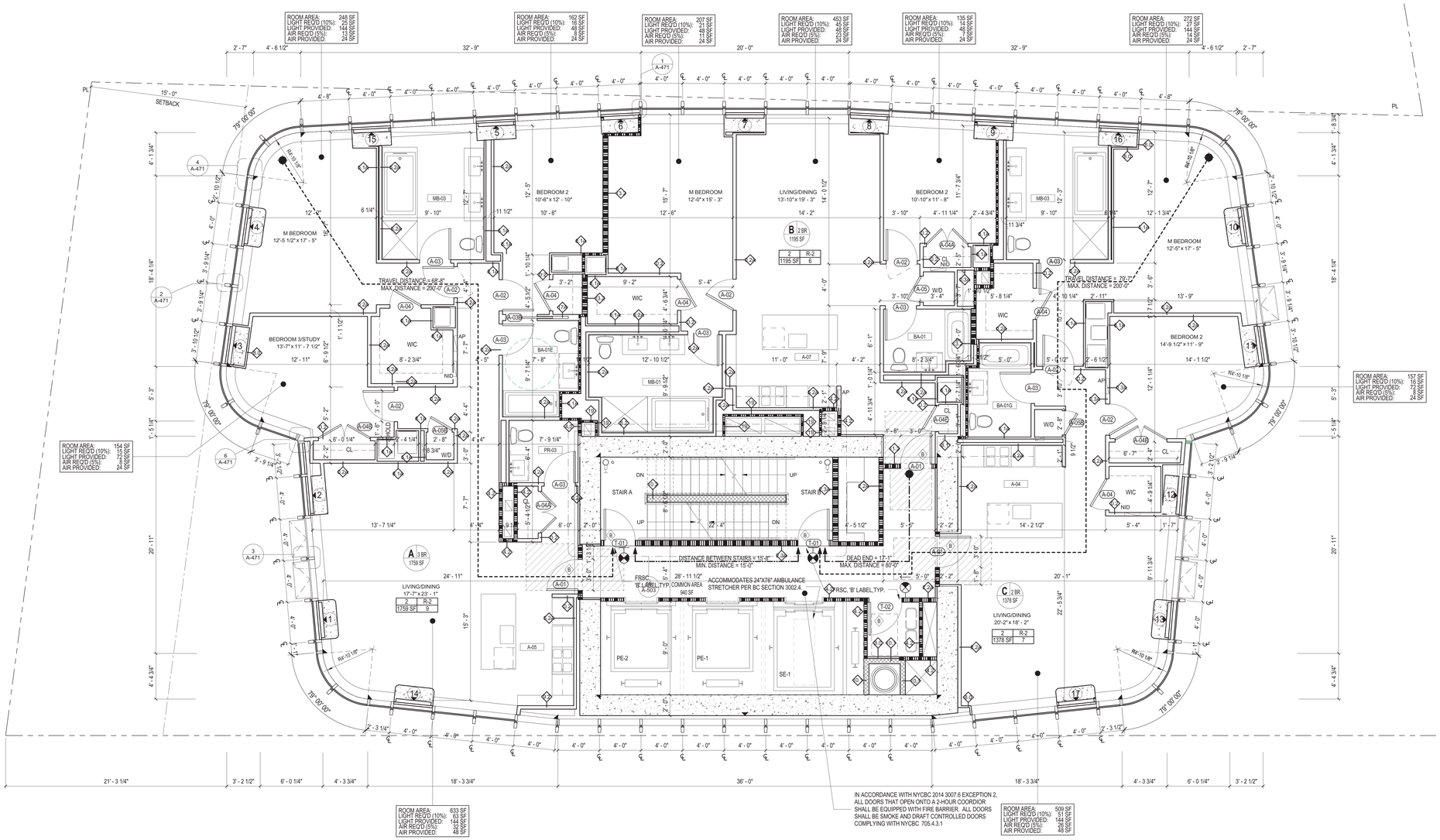

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1 FLOOR 35_TIER 2
1/4" = 1'-0"

NOTES

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8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES
10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE.
11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 (1BR, 1000 SF) — UNIT TYPE; UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 | R-2 — OCCUPANCY GROUP

GROSS AREA (OF UNIT LEVEL) — 150 SF — 1 — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1374183

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE/ FEMALE	LAVATORIES MALE/ FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER	PROVIDED
7	RESIDENTIAL	R-2	APARTMENT HOUSE	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	-	1 KITCHEN SINK PER DWELLING UNIT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS	YES

OCCUPANT LOAD SCHEDULE - 35TH TO 50TH FLOOR - TIER 2

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
UNIT A	R-2	1759 SF	200	9
UNIT B	R-2	1195 SF	200	6
UNIT C	R-2	1378 SF	200	7
Grand total: 3				22

EXIT CAPACITY				
EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

2017.02.07 DOB FILING
2016.12.09 DOB FILING
2016.09.30 DOB FILING
2016.04.29 DOB FILING

CETRARUDDY

35TH TO 50TH FLOOR - TIER 2

DRAWING NO. **A-136.00**

SCALE	1/4" = 1'-0"	SHEET	63 OF174
PROJECT	1529.00	DOB FILE NO.	121190772

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DEPT OF BLDGS 121190772 Job Number

E3579953918 Scan Code

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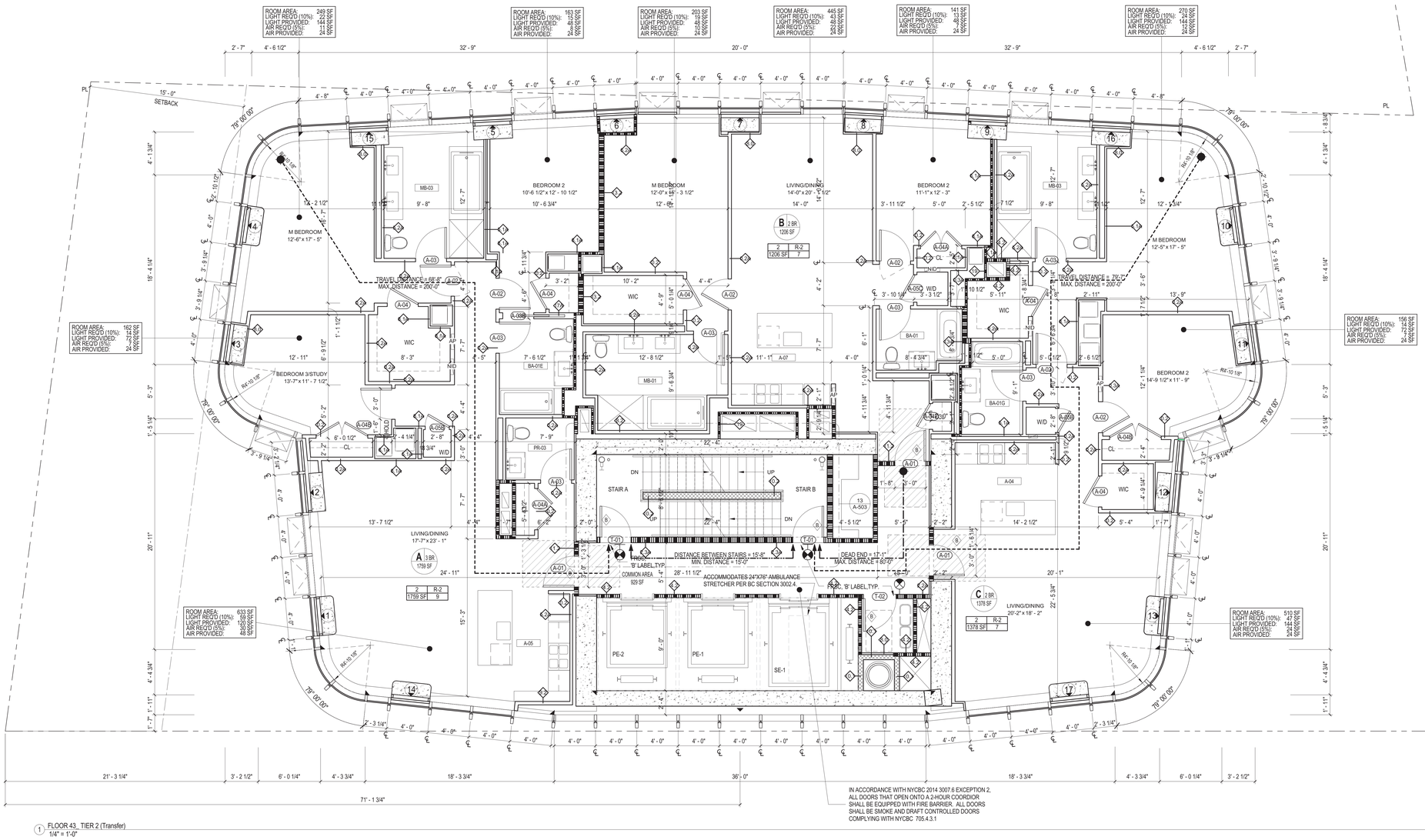

1 FLOOR 43_ TIER 2 (Transfer)
1/4" = 1'-0"

NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM 0'-0" = NAVD'88 1.095
8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES
10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE
11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 — UNIT TYPE
SR — 1000 SF — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 — R-2 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — 150 SF — 1 — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OVERFLOW DRAIN
- ROOF DRAIN
- FLOOR DRAIN
- F — COMBINATION FIRE ALARM SPEAKER/STROBE
- IC — INTERCOM
- TE — TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA STATE OF NEW YORK No. 018861

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE/ FEMALE	LAVATORIES MALE/ FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER	PROVIDED
7	RESIDENTIAL	R-2	APARTMENT HOUSE	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	-	1 KITCHEN SINK PER DWELLING UNIT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS	YES

OCCUPANT LOAD SCHEDULE - 43RD FLOOR - TIER 2

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
UNIT A	R-2	1759 SF	200	9
UNIT B	R-2	1206 SF	200	7
UNIT C	R-2	1378 SF	200	7
Grand total: 3				23

EXIT CAPACITY

EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

43RD FLOOR - TIER 2 - TRANSFER

DRAWING NO. **A-143.00**

SCALE 1/4" = 1'-0" | DOB SHEET NO. 64 OF 174

PROJECT 1529.00 | DOB FILING NO. 121190772

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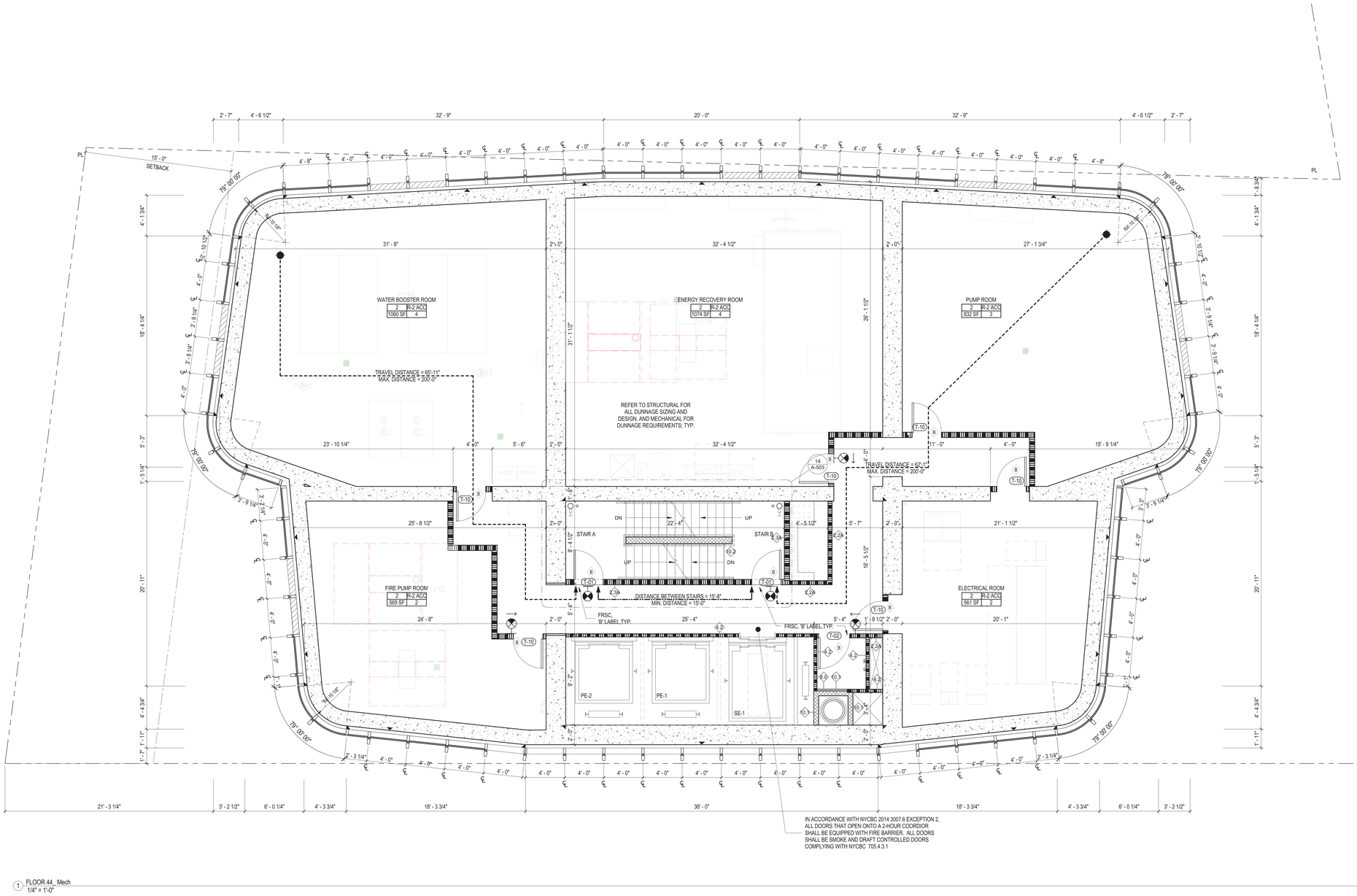
1274183

DEPT OF BLDGS 121190772 Job Number
E3021937903 Scan Code



1 FLOOR 44_ Mech
1/4" = 1'-0"

OCCUPANT LOAD SCHEDULE - 44TH FLOOR - MECHANICAL				
SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
ELECTRICAL ROOM	R-2 ACC	561 SF	300	2
ENERGY RECOVERY ROOM	R-2 ACC	1074 SF	300	4
FIRE PUMP ROOM	R-2 ACC	569 SF	300	2
PUMP ROOM	R-2 ACC	832 SF	300	3
WATER BOOSTER ROOM	R-2 ACC	1060 SF	300	4
Grand total: 5				15

EXIT CAPACITY				
EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

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NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
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LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 | 1BR | 1000 SF — UNIT TYPE; UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 | R-2 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — 150 SF | 1 — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

44TH FLOOR - MECH

DRAWING NO. **A-144.00**

PROJECT	SCALE	DOB	PAGE NO.
1529.00	1/4" = 1'-0"	121190772	65 OF174

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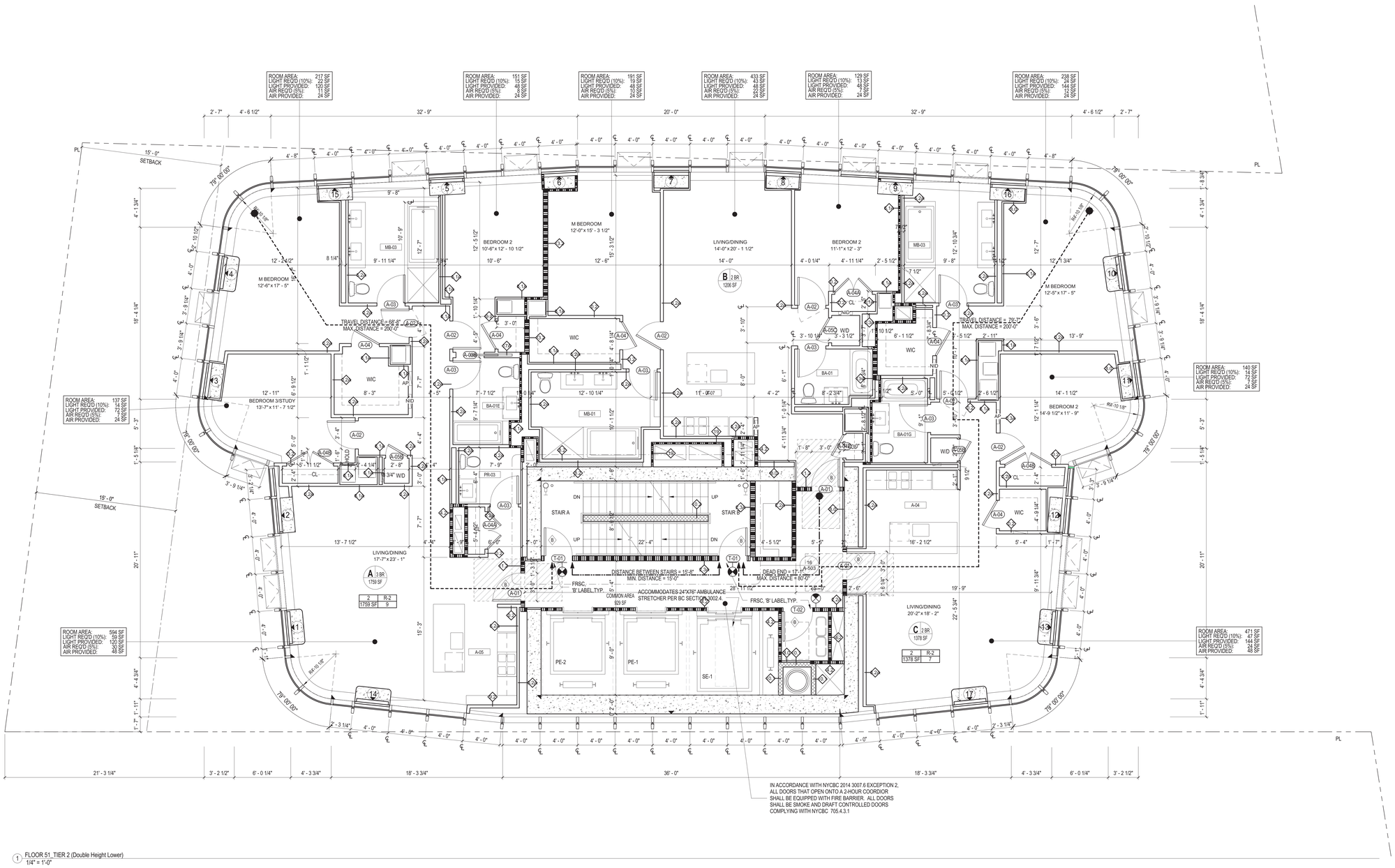

IN ACCORDANCE WITH NYCBC 2014 3007.6 EXCEPTION 2, ALL DOORS THAT OPEN ONTO A 2-HOUR COORDIOR SHALL BE EQUIPPED WITH FIRE BARRIER. ALL DOORS SHALL BE SMOKE AND DRAFT CONTROLLED DOORS COMPLYING WITH NYCBC 705.4.3.1

1 FLOOR 51_TIER 2 (Double Height Lower)
1/4" = 1'-0"

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE/ FEMALE	LAVATORIES MALE/ FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER	PROVIDED
7	RESIDENTIAL	R-2	APARTMENT HOUSE	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	-	1 KITCHEN SINK PER DWELLING UNIT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS	YES

OCCUPANT LOAD SCHEDULE - 51ST, 53RD, 55TH AND 57TH FLOORS - TIER 2

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
UNIT A	R-2	1759 SF	200	9
UNIT B	R-2	1206 SF	200	6
UNIT C	R-2	1378 SF	200	7
Grand total: 3				22

EXIT CAPACITY

EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM 0'-0" = NAVD88 1.095
8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES
10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE
11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX). INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 — 1BR — 1000 SF — UNIT TYPE — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — 2 / 150 SF — R-2 / 1 — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- CO OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F/S COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

51ST, 53RD, 55TH, 57TH FLOORS - TIER 2

DRAWING NO. **A-151.00**

SCALE 1/4" = 1'-0" | DOB SHEET NO. 66 OF174

PROJECT 1529.00 | DOB FILE NO. 121190772

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DEPT OF BLDGS 121190772 Job Number
E357553105 Scan Code

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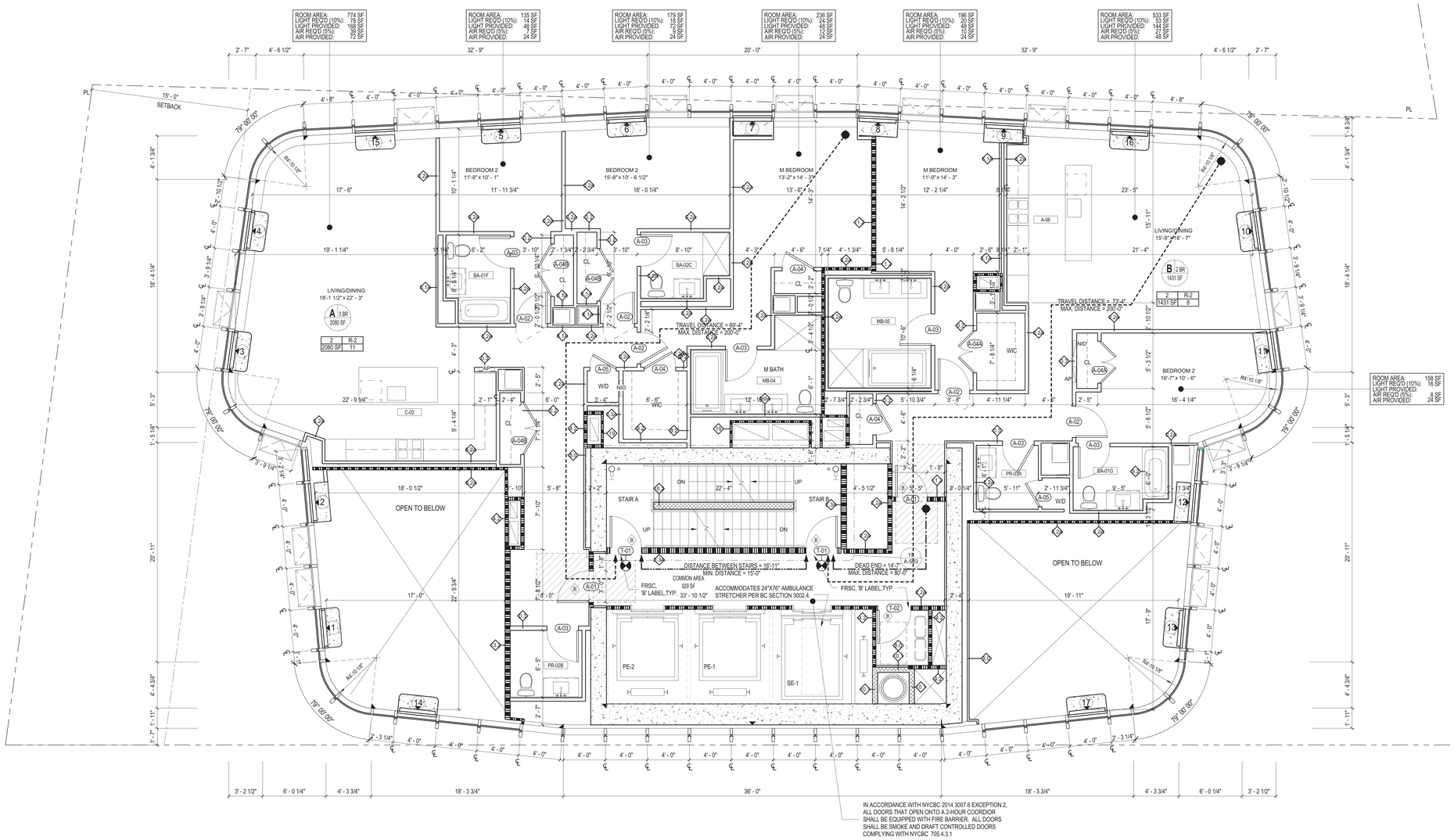

IN ACCORDANCE WITH NYCBC 2014 3007.6 EXCEPTION 2, ALL DOORS THAT OPEN ONTO A 2-HOUR COORDIOR SHALL BE EQUIPPED WITH FIRE BARRIER. ALL DOORS SHALL BE SMOKE AND DRAFT CONTROLLED DOORS COMPLYING WITH NYCBC 705.4.3.1

1 FLOOR 52, TIER 2 (Double Height Upper)
1/4" = 1'-0"

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE/ FEMALE	LAVATORIES MALE/ FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER	PROVIDED
7	RESIDENTIAL	R-2	APARTMENT HOUSE	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	-	1 KITCHEN SINK PER DWELLING UNIT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS	YES

OCCUPANT LOAD SCHEDULE - 52ND, 54TH, 56TH FLOORS - TIER 2

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
UNIT A	R-2	2080 SF	200	11
UNIT B	R-2	1431 SF	200	8
Grand total: 2				19

EXIT CAPACITY				
EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / 2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM 0'-0" = NAVD88 1.095
8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES
10. ALL LFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE
11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX). INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 — 1BR — 1000 SF — UNIT TYPE — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 — R-2 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — 150 SF — 1 — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OF OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA STATE OF NEW YORK No. 018661

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

52ND, 54TH, 56TH FLOORS - TIER 2

DRAWING NO. **A-152.00**

PROJECT 1529.00 | SCALE 1/4" = 1'-0" | DOB FILE NO. 121190772 | PAGE NO. 67 OF 174

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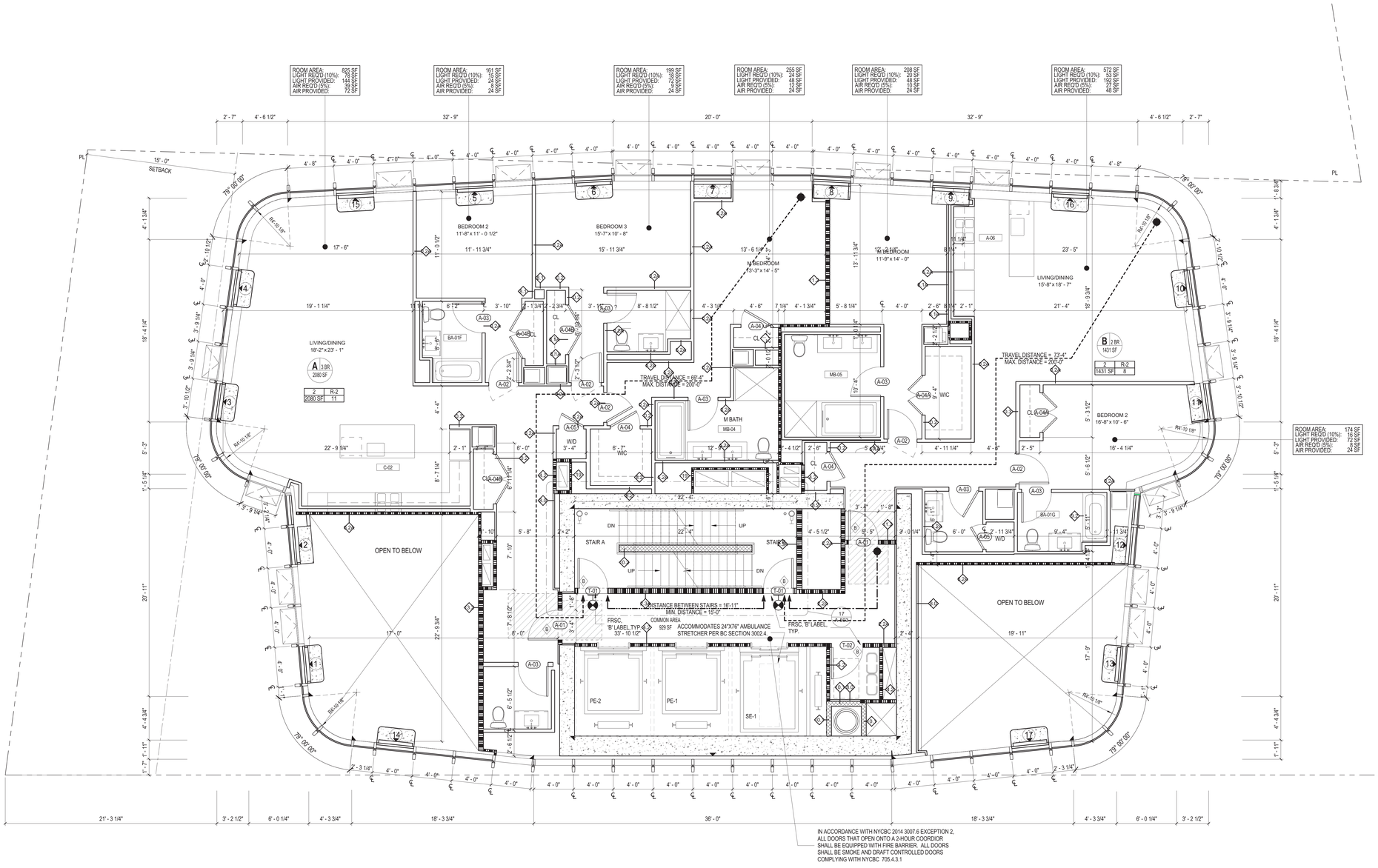
1274183

DEPT OF BLDGS 121190772 Job Number | E350061806 Scan Code

45 BROAD STREET

NEW YORK NY 10004



IN ACCORDANCE WITH NYCBC 2014 3007.6 EXCEPTION 2, ALL DOORS THAT OPEN ONTO A 2-HOUR COORDIOR SHALL BE EQUIPPED WITH FIRE BARRIER. ALL DOORS SHALL BE SMOKE AND DRAFT CONTROLLED DOORS COMPLYING WITH NYCBC 705.4.3.1

1 FLOOR 58_TIER 2 (Transfer)
1/4" = 1'-0"

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE/ FEMALE	LAVATORIES MALE/ FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER	PROVIDED
7	RESIDENTIAL	R-2	APARTMENT HOUSE	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	-	1 KITCHEN SINK PER DWELLING UNIT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS	YES

OCCUPANT LOAD SCHEDULE - 58TH FLOOR - TIER 2

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
UNIT A	R-2	2080 SF	200	11
UNIT B	R-2	1431 SF	200	8
Grand total: 2				19

EXIT CAPACITY

EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

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NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM (0'-0" = NAVD'88 1.095
8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES
10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE.
11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 (18R) 1000 SF — UNIT TYPE; UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 | R-2 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — 150 SF | 1 — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

124183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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58TH FLOOR - TIER 2 - TRANSFER

DRAWING NO. **A-158.00**

SCALE 1/4" = 1'-0" | DOB PAGE NO. 68 OF174

PROJECT 1529.00 | DOB JOB NO. 121190772

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DEPT OF BLDGS 121190772 Job Number

E3040653328 Scan Code

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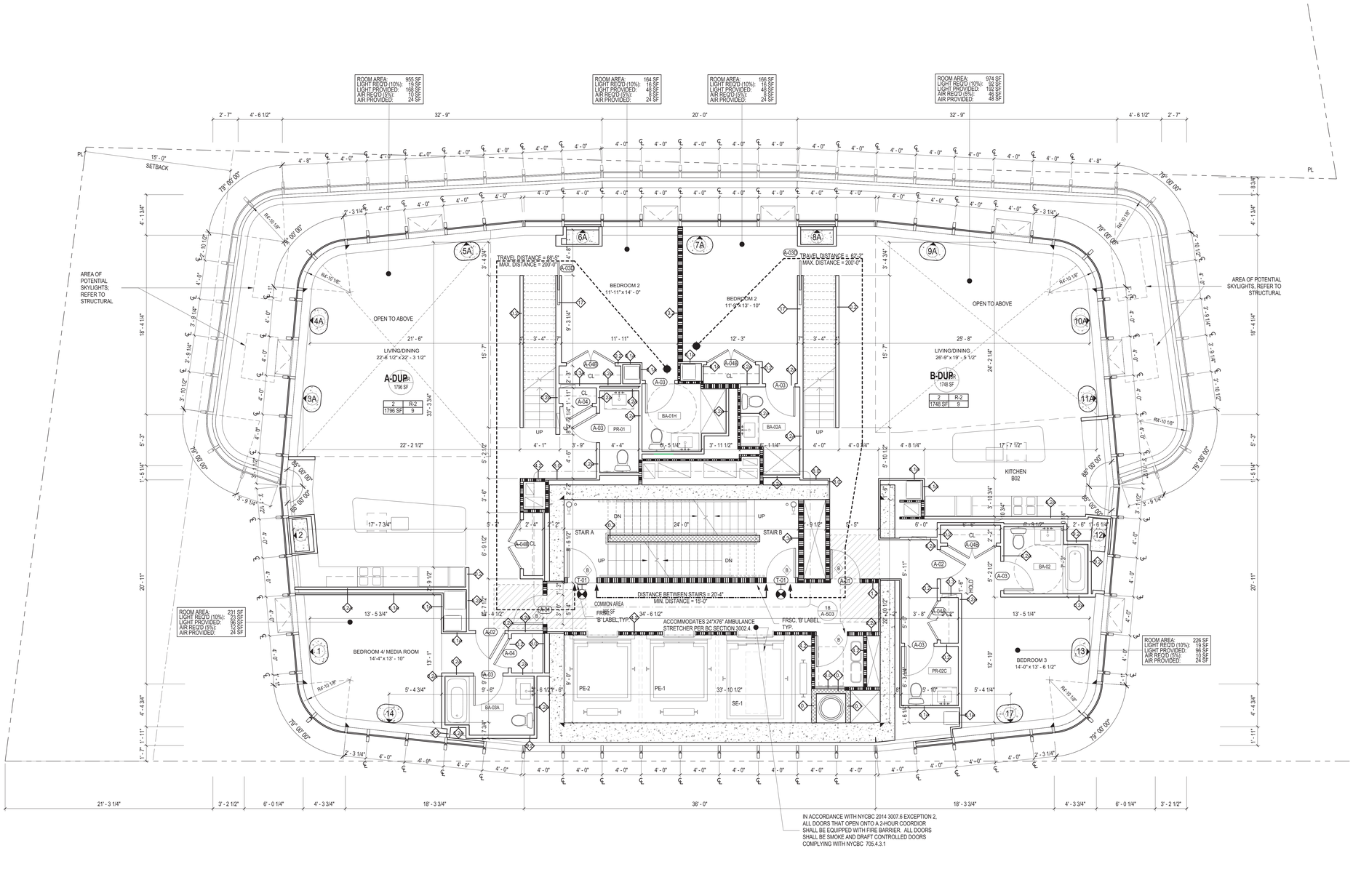

1 FLOOR 59_TIER 3 (Duplex Lower)
1/4" = 1'-0"

NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS . SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM (0'-0" = NAVD'88 1.095
8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES
10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE
11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 (1BR, 1000 SF) — UNIT TYPE; UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 | R-2 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — 150 SF | 1 — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

121190772

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE/ FEMALE	LAVATORIES MALE/ FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER	PROVIDED
7	RESIDENTIAL	R-2	APARTMENT HOUSE	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	-	1 KITCHEN SINK PER DWELLING UNIT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS	YES

OCCUPANT LOAD SCHEDULE - 59TH AND 61TH FLOORS - TIER 3 DUPLEX - LOWER

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
UNIT A	R-2	1796 SF	200	9
UNIT B	R-2	1748 SF	200	9
Grand total: 2				18

EXIT CAPACITY

EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

CETRARUDDY

59TH FLOOR - TIER 3 - DUPLEX - LOWER

DRAWING NO. **A-159.00**

SCALE 1/4" = 1'-0" | DOB FILE NO. 69 OF174

PROJECT 1529.00 | DOB JOB NO. 121190772

CAD: C:\PROJECT\ARCHITECTURE.DPC

DEPT OF BLDGS 121190772 Job Number
E525192589 Scan Code

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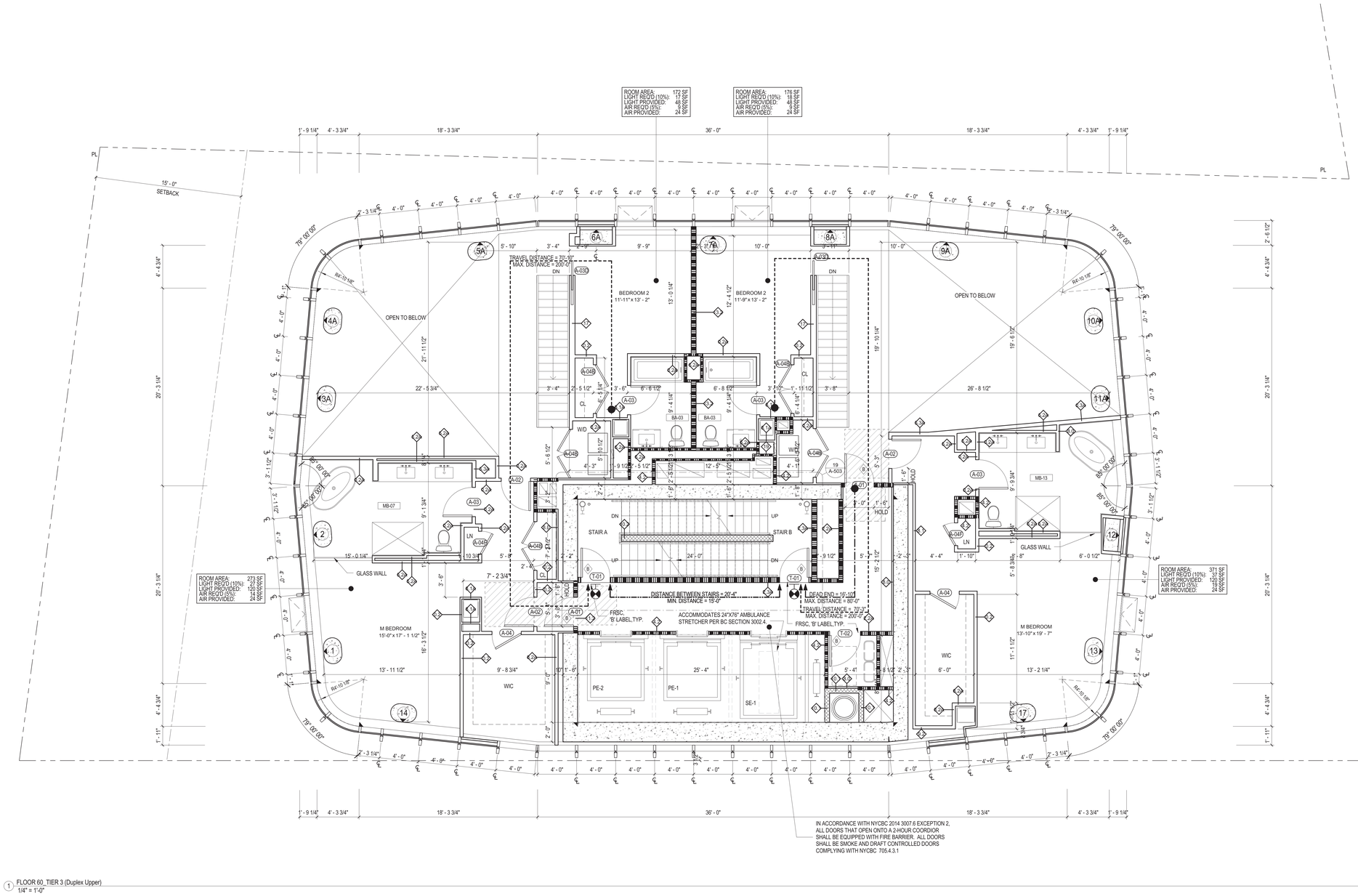

1 FLOOR 60_TIER 3 (Duplex Upper)
1/4" = 1'-0"

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE/ FEMALE	LAVATORIES MALE/ FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER	PROVIDED
7	RESIDENTIAL	R-2	APARTMENT HOUSE	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	-	1 KITCHEN SINK PER DWELLING UNIT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS	YES

EXIT CAPACITY

EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM 0'-0" = NAVD'88 1.095
8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES
10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE
11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX). INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 — 1BR — 1000 SF — UNIT TYPE — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 — R-2 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — 150 SF — 1 — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

60TH FLOOR - TIER 3 - DUPLEX - UPPER

DRAWING NO. **A-160.00**

SCALE	1/4" = 1'-0"	SHT.	70 OF174
PROJECT	1529.00	DOB PLAN NO.	121190772

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NOTES

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4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
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6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM 0'-0" = NAVD88 1.095
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LEGEND

APARTMENT UNIT TAG

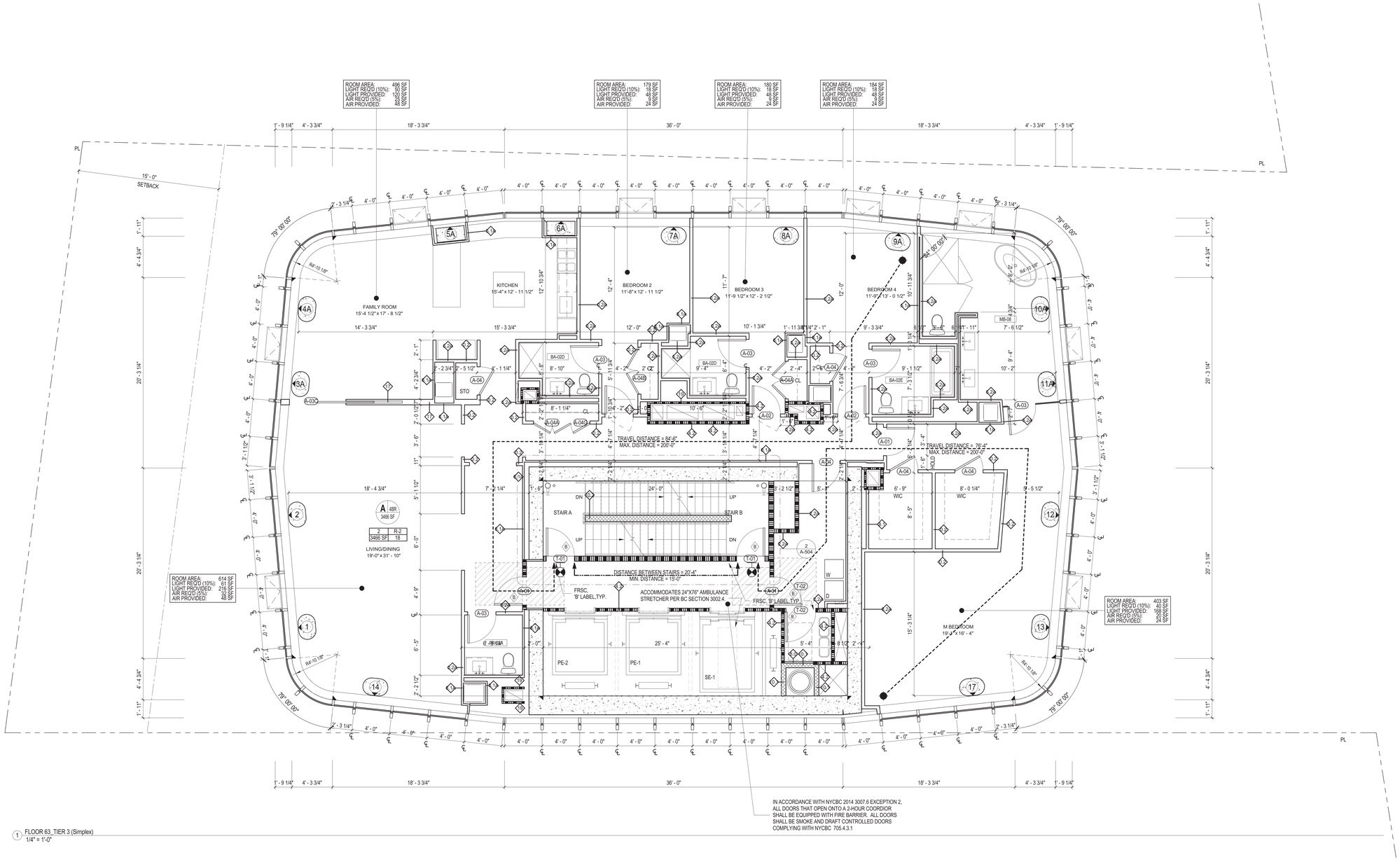
UNIT NAME — 37 (R 189, 1000 SF) — UNIT TYPE; UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 | R-2 | 150 SF | 1 — OCCUPANCY GROUP; GROSS AREA (OF UNIT LEVEL); NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OF OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR



1 FLOOR 63_TIER 3 (Simplex)
1/4" = 1'-0"

NYCBC 2014 PC TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS MALE/ FEMALE	LAVATORIES MALE/ FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN	OTHER	PROVIDED
7	RESIDENTIAL	R-2	APARTMENT HOUSE	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	-	1 KITCHEN SINK PER DWELLING UNIT; 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS	YES

OCCUPANT LOAD SCHEDULE - 63RD FLOOR - TIER 3 SIMPLEX

SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
UNIT A	R-2	3466 SF	200	18
Grand total: 1				18

EXIT CAPACITY

EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

63RD FLOOR - TIER 3 - SIMPLEX

DRAWING NO. **A-163.00**

SCALE	1/4" = 1'-0"	SHEET NO.	71 OF174
PROJECT	1529.00	DOB FILE NO.	121190772

CETRARUDDY ARCHITECTURE DPC
584 BROADWAY NEW YORK NY 10012 T 212 941 9801 F 212 941 9440
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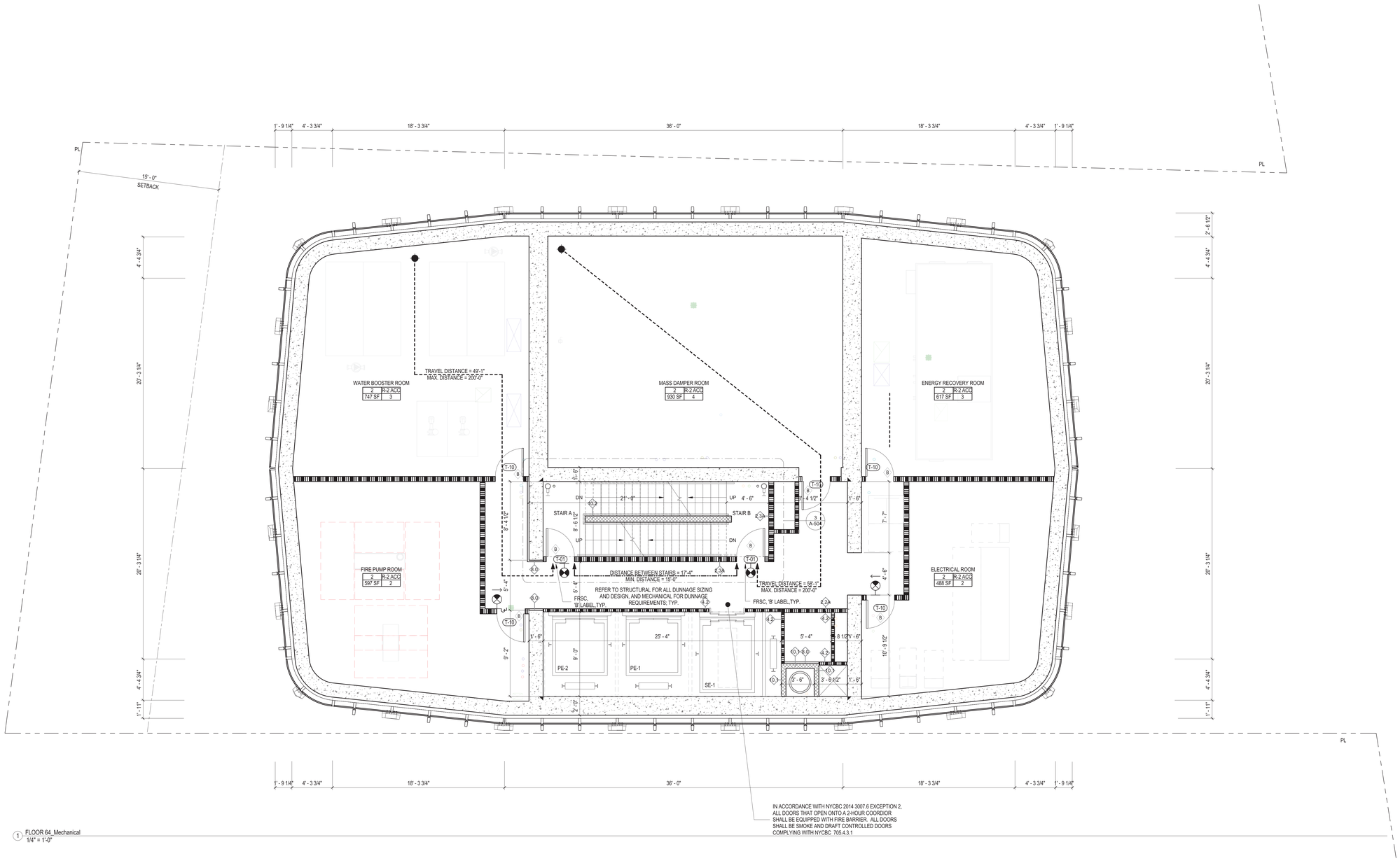
1271183

DEPT OF BLDGS 121190772 Job Number
E387.063A300 Scan Code



IN ACCORDANCE WITH NYCBC 2014 3007.6 EXCEPTION 2, ALL DOORS THAT OPEN ONTO A 2-HOUR COORDIOR SHALL BE EQUIPPED WITH FIRE BARRIER. ALL DOORS SHALL BE SMOKE AND DRAFT CONTROLLED DOORS COMPLYING WITH NYCBC 705.4.3.1

1 FLOOR 64_Mechanical
1/4" = 1'-0"

OCCUPANT LOAD SCHEDULE - 64TH FLOOR - MECHANICAL				
SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
ELECTRICAL ROOM	R-2 ACC	488 SF	300	2
ENERGY RECOVERY ROOM	R-2 ACC	617 SF	300	3
FIRE PUMP ROOM	R-2 ACC	597 SF	300	2
MASS DAMPER ROOM	R-2 ACC	930 SF	300	4
WATER BOOSTER ROOM	R-2 ACC	747 SF	300	3
Grand total: 5				14

EXIT CAPACITY				
EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

N

45 BROAD STREET

NEW YORK NY 10004

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NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM 0'-0" = NAVD'88 1.095
8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES
10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE
11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 | 1BR | 1000 SF — UNIT TYPE, UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 | R-2 | 150 SF | 1 — OCCUPANCY GROUP

GROSS AREA (OF UNIT LEVEL) — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F FIRE / S STROBE — COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

64TH FLOOR - MECH

DRAWING NO. **A-164.00**

SCALE 1/4" = 1'-0"

PROJECT 1529.00

DOB FILE NO. 121190772

PAGE NO. 72 OF174

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DEPT OF BLDGS 121190772 Job Number
E395950004 Scan Code

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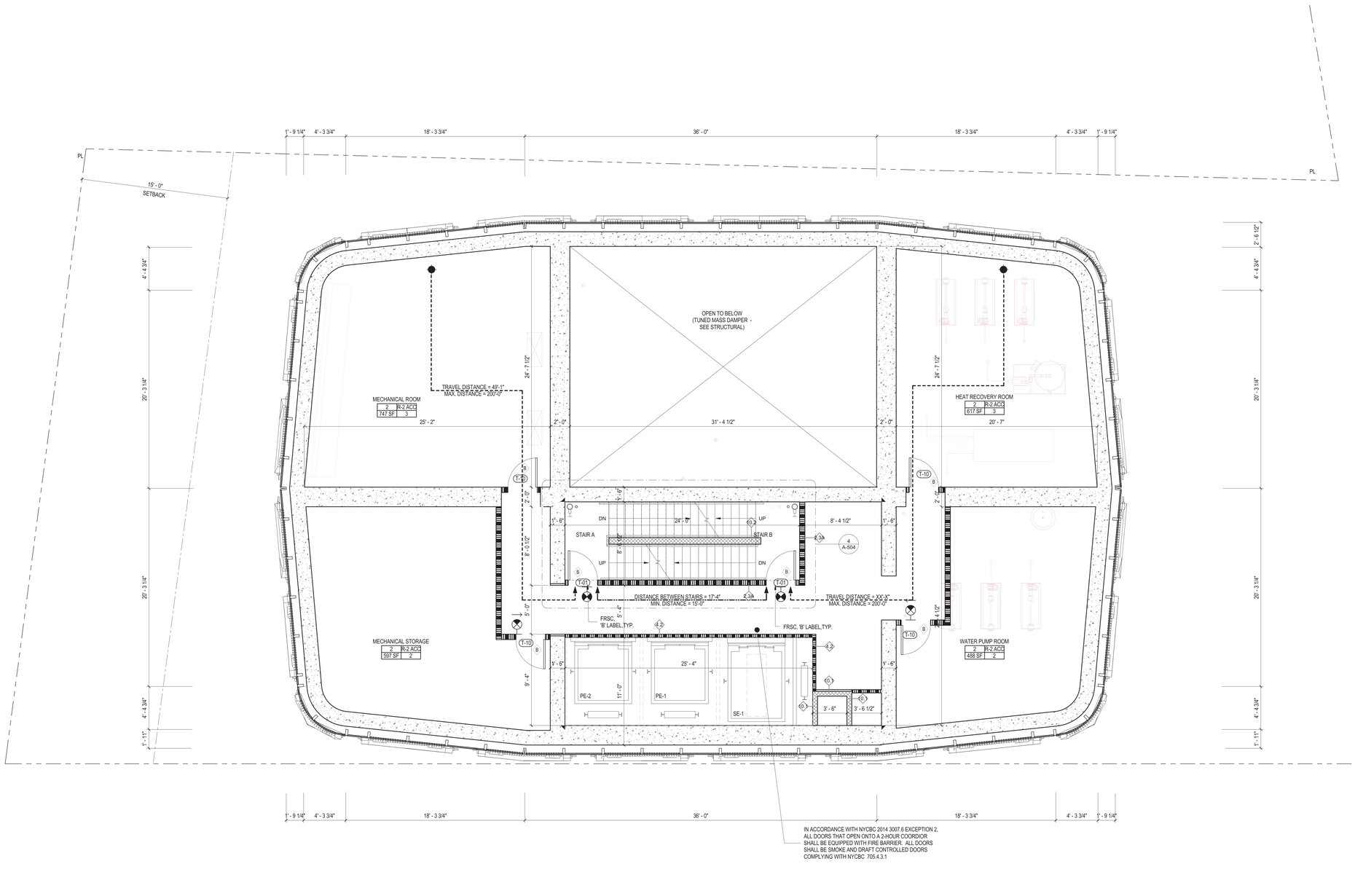
GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
LIGHTING DESIGNER	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025



1 FLOOR 64_Mezzanine
1/4" = 1'-0"

NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
2. ALL KITCHEN AND BATHROOMS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS OF ICC 1003-TYPE A, FHA SPECIFICATION B, AND UFAS. SEE A-600 SERIES DRAWINGS.
3. ALL LOT-LINE WALLS SHALL BE 2-HR FIRE RATED
4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM 0'-0" = NAVD'88 1.095
8. REFER TO FINISH BOOK (APPENDIX A), SCHEDULES, AND SPECIFICATIONS FOR ALL PUBLIC SPACE FINISHES AND FURNISHINGS.
9. ALL DUCT SLAB OPENINGS ARE 2" LARGER THAN DUCT SIZE ON ALL FOUR SIDES
10. ALL UFAS COMPLIANT UNITS SHALL BE EQUIPPED WITH COMBINATION FIRE ALARM SPEAKER/STROBE
11. BUILDING ENTRY DOORS AND EXTERIOR EXIT DOORS WILL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS AND LIGHT(S) SHALL BE PROVIED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (53.82 LUX). INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCE WAY PER BC 1008.4.1

LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 | 1BR | 1000 SF — UNIT TYPE, UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 | R-2 | 150 SF | 1 — OCCUPANCY GROUP

GROSS AREA (OF UNIT LEVEL) — NUMBER OF ALLOWED OCCUPANTS

- 3-HR FIRE RATED PARTITION OR WALL
- 2-HR FIRE RATED PARTITION OR WALL
- 1-HR FIRE RATED PARTITION OR WALL
- EGRESS TRAVEL PATH
- MAX DEAD END
- EXIT SIGN
- NON FREEZE WALL HYDRANT
- OD OVERFLOW DRAIN
- RD ROOF DRAIN
- FD FLOOR DRAIN
- F COMBINATION FIRE ALARM SPEAKER/STROBE
- IC INTERCOM
- TE TOILET EXHAUST
- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1224183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

64TH FLOOR MEZZANINE - MASS DAMPER

DRAWING NO. **A-165.00**

SCALE	1/4" = 1'-0"	DOB PLAN NO.	73 OF174
PROJECT NO.	1529.00	DOB JOB NO.	121190772

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OCCUPANT LOAD SCHEDULE - 64TH FLOOR MEZZANINE- MECHANICAL

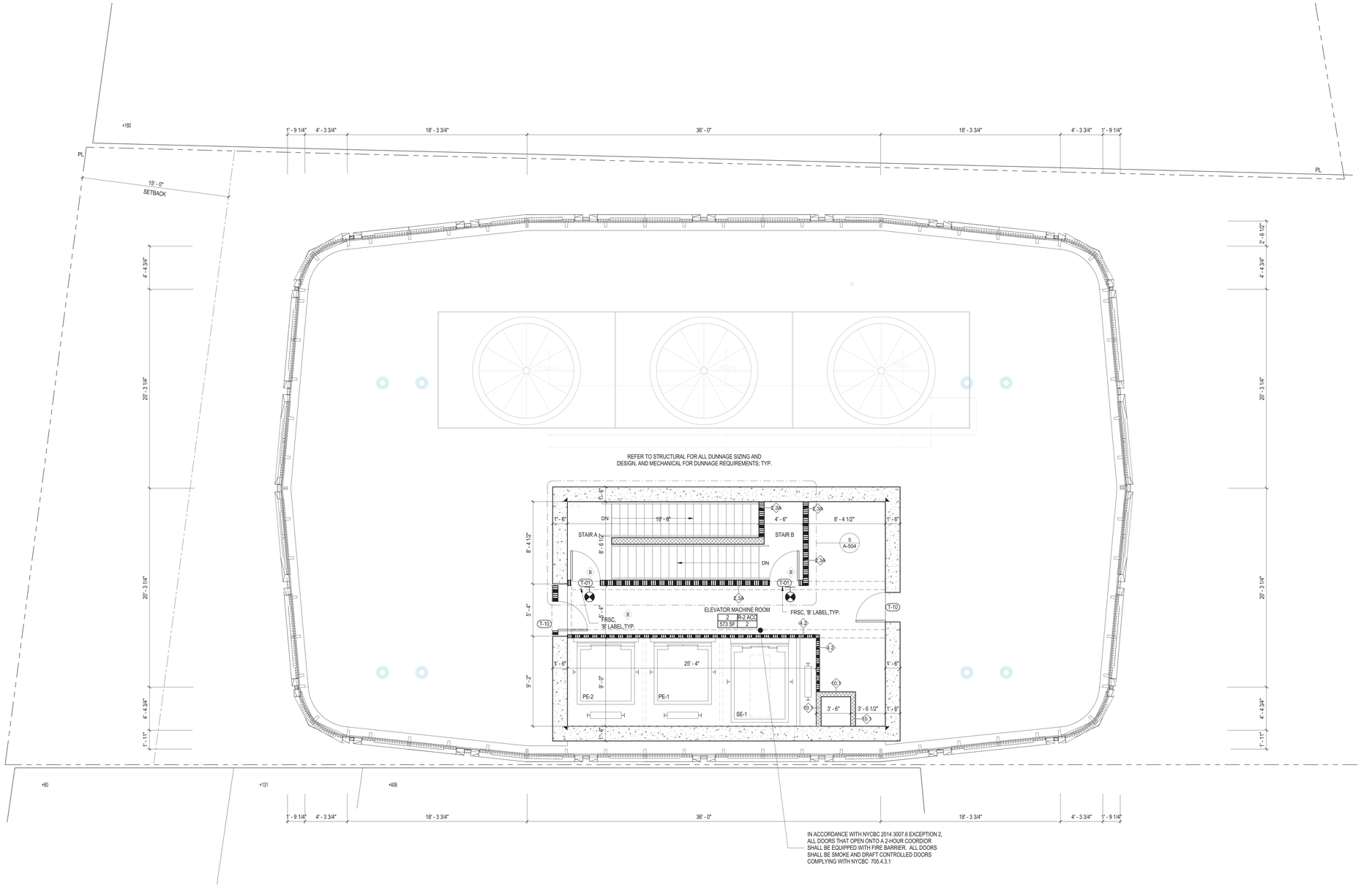
SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
HEAT RECOVERY ROOM	R-2 ACC	617 SF	300	3
MECHANICAL ROOM	R-2 ACC	747 SF	300	3
MECHANICAL STORAGE	R-2 ACC	597 SF	300	2
WATER PUMP ROOM	R-2 ACC	488 SF	300	2
Grand total: 4				10

EXIT CAPACITY

EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / .2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

N

DEPT OF BLDGS 121190772 Job Number
E366663405 Scan Code



1 FLOOR 65_Cooling Tower/ EMR
1/4" = 1'-0"

OCCUPANT LOAD SCHEDULE - 65TH FLOOR - EMR				
SPACE	OCCUPANCY GROUP	AREA	AREA PER OCCUPANT	OCCUPANCY
ELEVATOR MACHINE ROOM	R-2 ACC	573 SF	300	2
Grand total: 1				2

EXIT CAPACITY				
EXIT	DOOR WIDTH PROVIDED (IN.)	DOOR CAPACITY (W / 2 IN.)	STAIR WIDTH PROVIDED (IN.)	STAIR CAPACITY (W / .3 IN.)
STAIR A	36	180	44	147
STAIR B	36	180	44	147
TOTAL	72	360	88	294

N

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212.334.2025

NOTES

1. ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE / CARBON MONOXIDE DETECTORS, COMPLYING WITH NYC B.C. 908.7. SEE REFLECTED CEILING PLANS, A-200 SERIES DWGS, FOR LOCATIONS.
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4. ALL LOT-LINE WINDOWS SHALL BE SPRINKLERED
5. ALL COMMON CORRIDOR WALLS SHALL BE 2-HR FIRE RATED; SEE PARTITION SCHEDULE G-004.
6. ALL COMMON CORRIDOR DOORS SHALL BE 1 1/2 HR FIRE RATED; SEE DOOR SCHEDULE G-006.
7. PROJECT DATUM (0'-0" = NAVD'88 1.095
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LEGEND

APARTMENT UNIT TAG

UNIT NAME — 37 | SR | 1000 SF — UNIT TYPE — UNIT AREA

OCCUPANCY LOAD CALCULATION FOR RESIDENTIAL USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

UNIT OCCUPANCY TAG

ZONING USE GROUP — 2 | R-2 | 150 SF | 1 — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — NUMBER OF ALLOWED OCCUPANTS

3-HR FIRE RATED PARTITION OR WALL
2-HR FIRE RATED PARTITION OR WALL
1-HR FIRE RATED PARTITION OR WALL
EGRESS TRAVEL PATH
MAX DEAD END
EXIT SIGN
NON FREEZE WALL HYDRANT
OVERFLOW DRAIN
ROOF DRAIN
FLOOR DRAIN
COMBINATION FIRE ALARM SPEAKER/STROBE
INTERCOM
TOILET EXHAUST
SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

65TH FLOOR - COOLING TOWER/EMR

DRAWING NO. **A-166.00**

SCALE 1/4" = 1'-0" | SHEET NO. 74 OF174

PROJECT 1529.00 | JOB NO. 121190772

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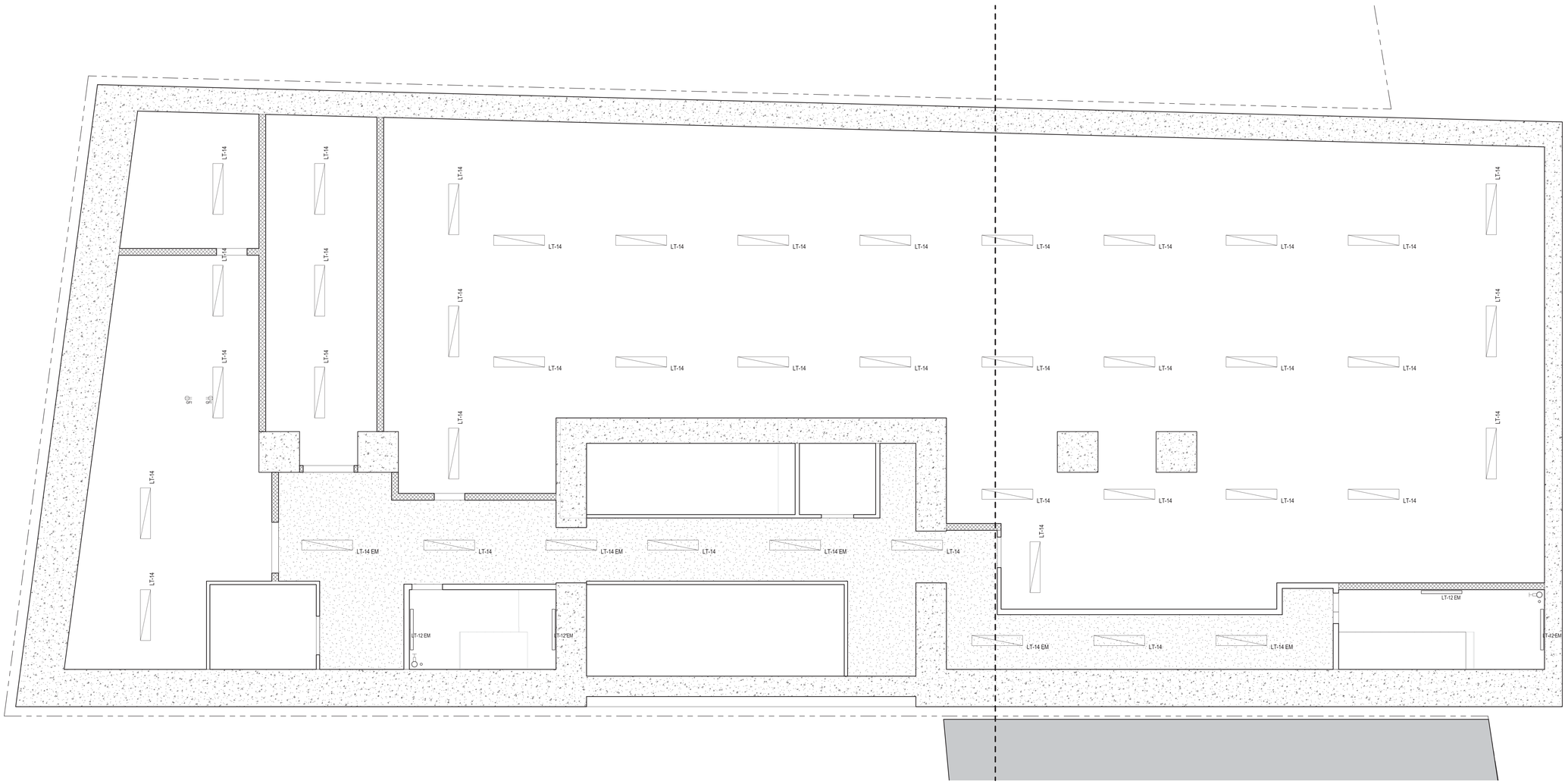
DEPT OF BLDGS 121190772 Job Number E364667997 20 Scan Code



1 SUB-CELLAR 2
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

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EXPERT	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CERTIFIED FALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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SUB-CELLAR 2 - REFLECTED CEILING PLAN

DRAWING NO. **A-198.00**

SCALE	1/4" = 1'-0"	DOB PAGE NO.	75 OF174
PROJECT	1529.00	DOB JOB NO.	121190772

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DEPT OF BLDGS 121190772 Job Number

E355653419 Scan Code

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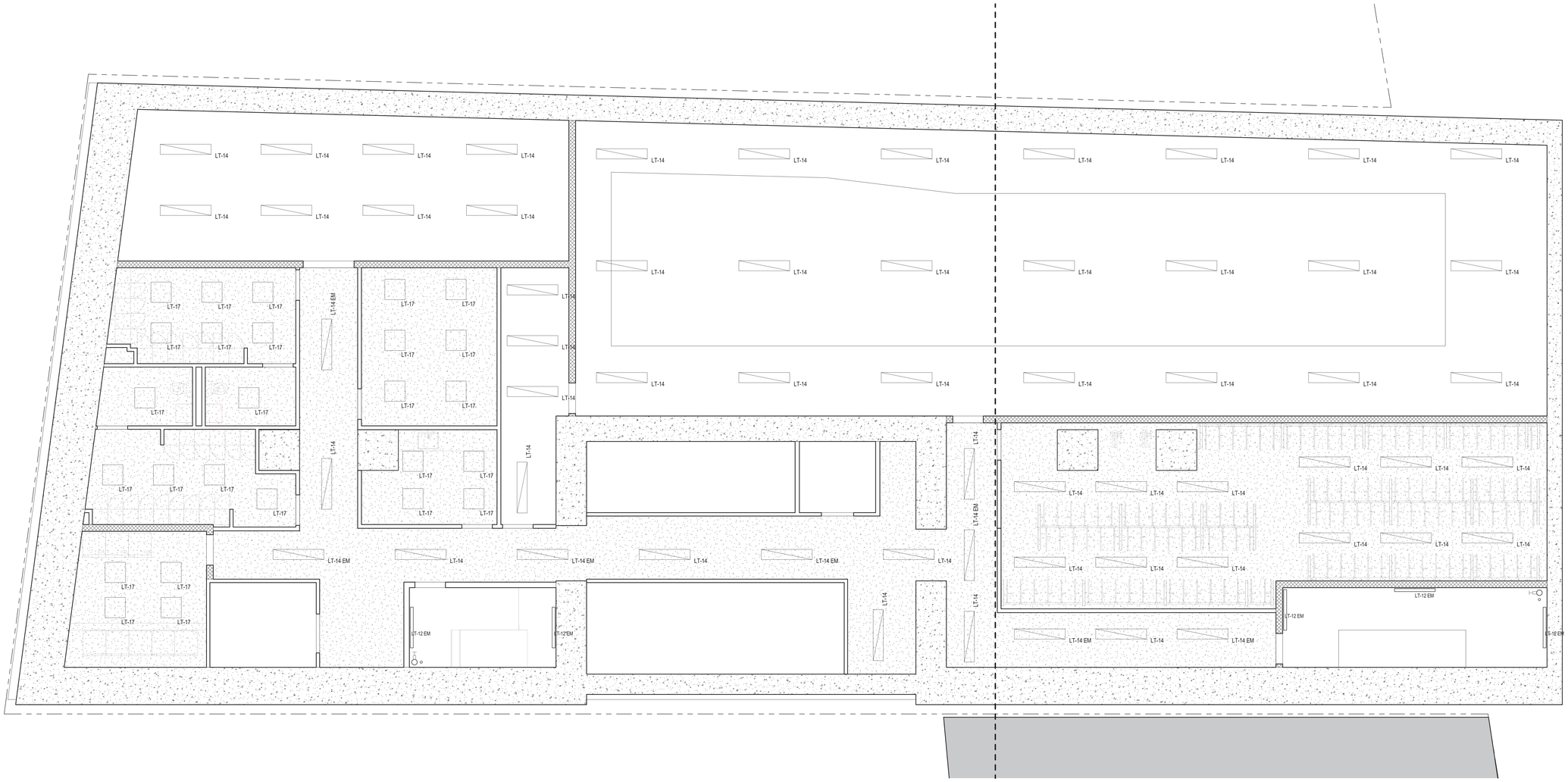

1 SUB-CELLAR 1
1/4" = 1'-0"

REGISTERED ARCHITECT JOHN CETRA 018861 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

SUB-CELLAR 1 - REFLECTED CEILING PLAN

DRAWING NO. **A-199.00**

SCALE	1/4" = 1'-0"	DOB PAGE NO.	76 OF 174
PROJECT	1529.00	DOB FILE NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
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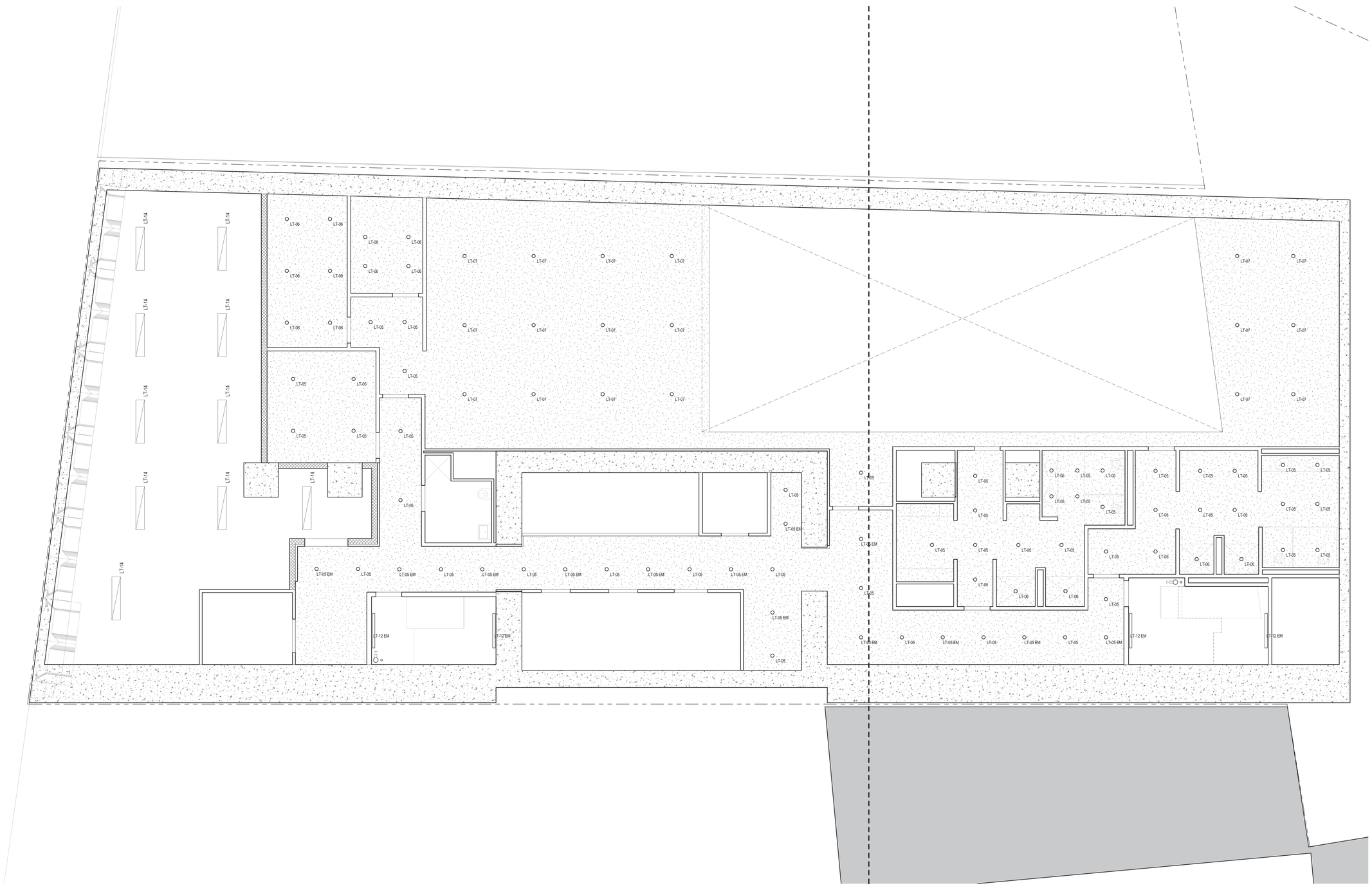

45 BROAD STREET

NEW YORK NY 10004

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100 Broadway
New York, NY 10005
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NOTES

1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.

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

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

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

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

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

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

8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS	CEILING HEIGHT TOP OF SLAB
8'-0" AFF	CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

CELLAR - REFLECTED CEILING PLAN

DRAWING NO. **A-200.00**

SCALE	1/4" = 1'-0"	DOB PAGE NO.	77 OF174
PROJECT	1529.00	DOB JOB NO.	121190772

CETRARUDDY ARCHITECTURE DPC
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WWW.CETRARUDDY.COM

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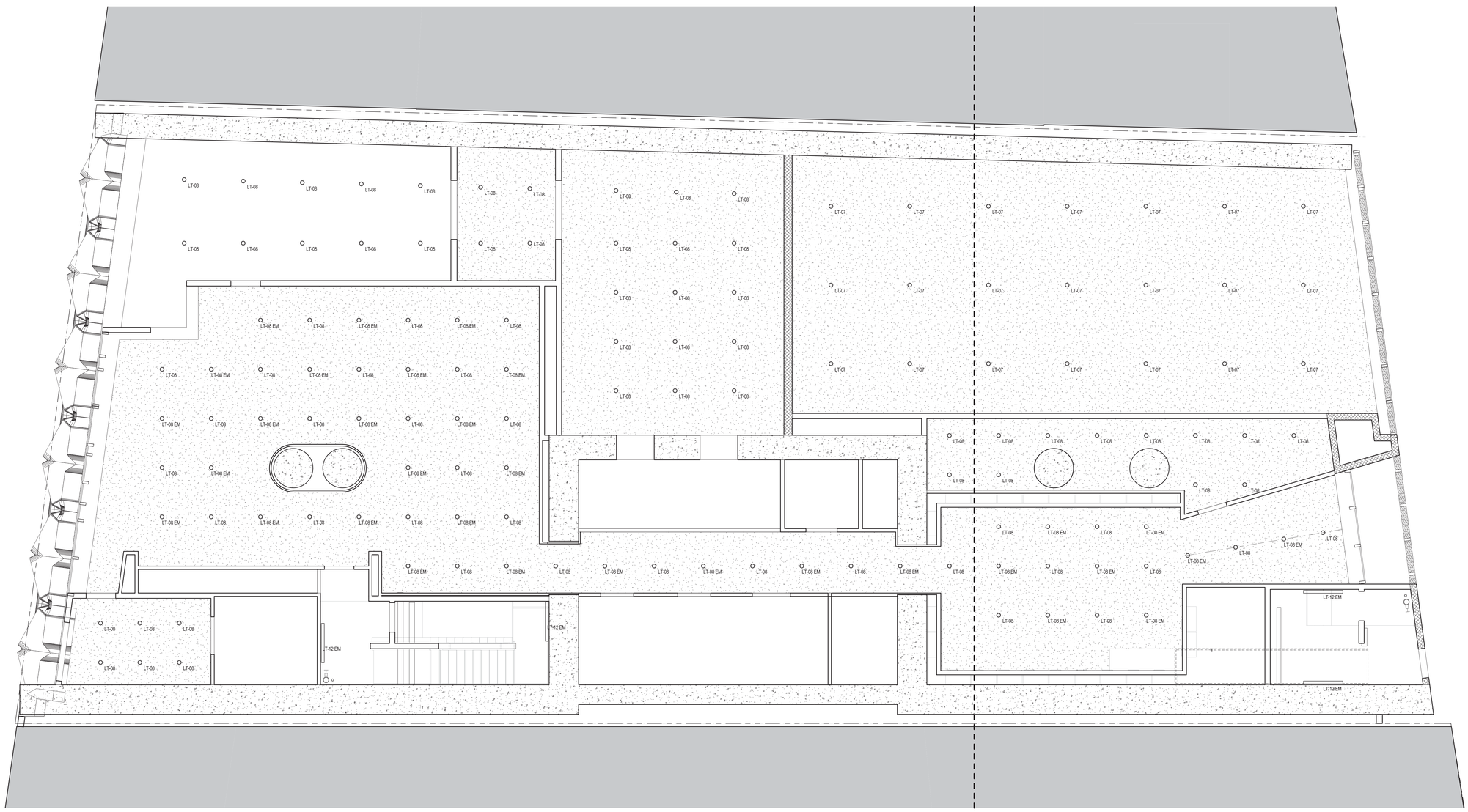
DEPT OF BLDGS 121190772 Job Number
E302495395 Scan Code



45 BROAD STREET

NEW YORK NY 10004

ARCHITECT
John A. Cetra
State of New York
Registered Architect
No. 018861

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New York, NY 10016

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212.687.9888

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STRUCTURAL ENGINEER
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ACOUSTICS ENGINEER
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Long Island City, NY 11101
212.600.0033

CURTAIN WALL CONSULTANT
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

NOTES

1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.

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

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

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

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

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

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

8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS	CEILING HEIGHT TOP OF SLAB
8'-0" AFF	CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA 018861 STATE OF NEW YORK

12741B3

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

GROUND FLOOR - REFLECTED CEILING PLAN

DRAWING NO. **A-201.00**

SCALE	1/4" = 1'-0"	DOB PAGE NO.	78 OF174
PROJECT NO.	1529.00	DOB JOB NO.	121190772

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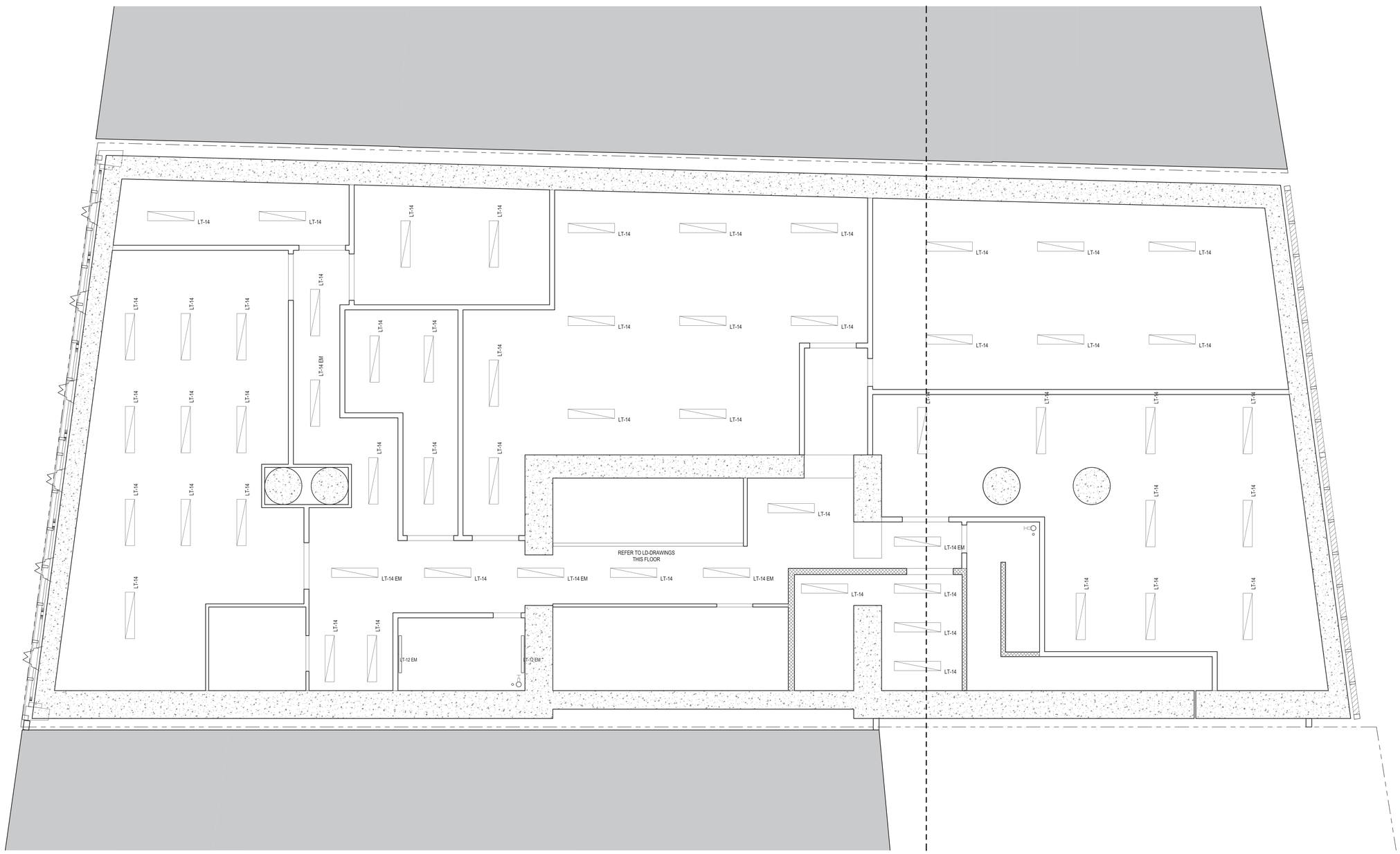
DEPT OF BLDGS 121190772 Job Number E326971256X Scan Code



1 FLOOR 2_Mech
1/4" = 1'-0"

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NEW YORK NY 10004

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

8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS 8'-0" AFF	CEILING HEIGHT TOP OF SLAB CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

2ND FLOOR - REFLECTED CEILING PLAN

DRAWING NO. **A-202.00**

SCALE	1/4" = 1'-0"	SHEET NO.	79 OF174
PROJECT	1529.00	DOB FILE NO.	121190772

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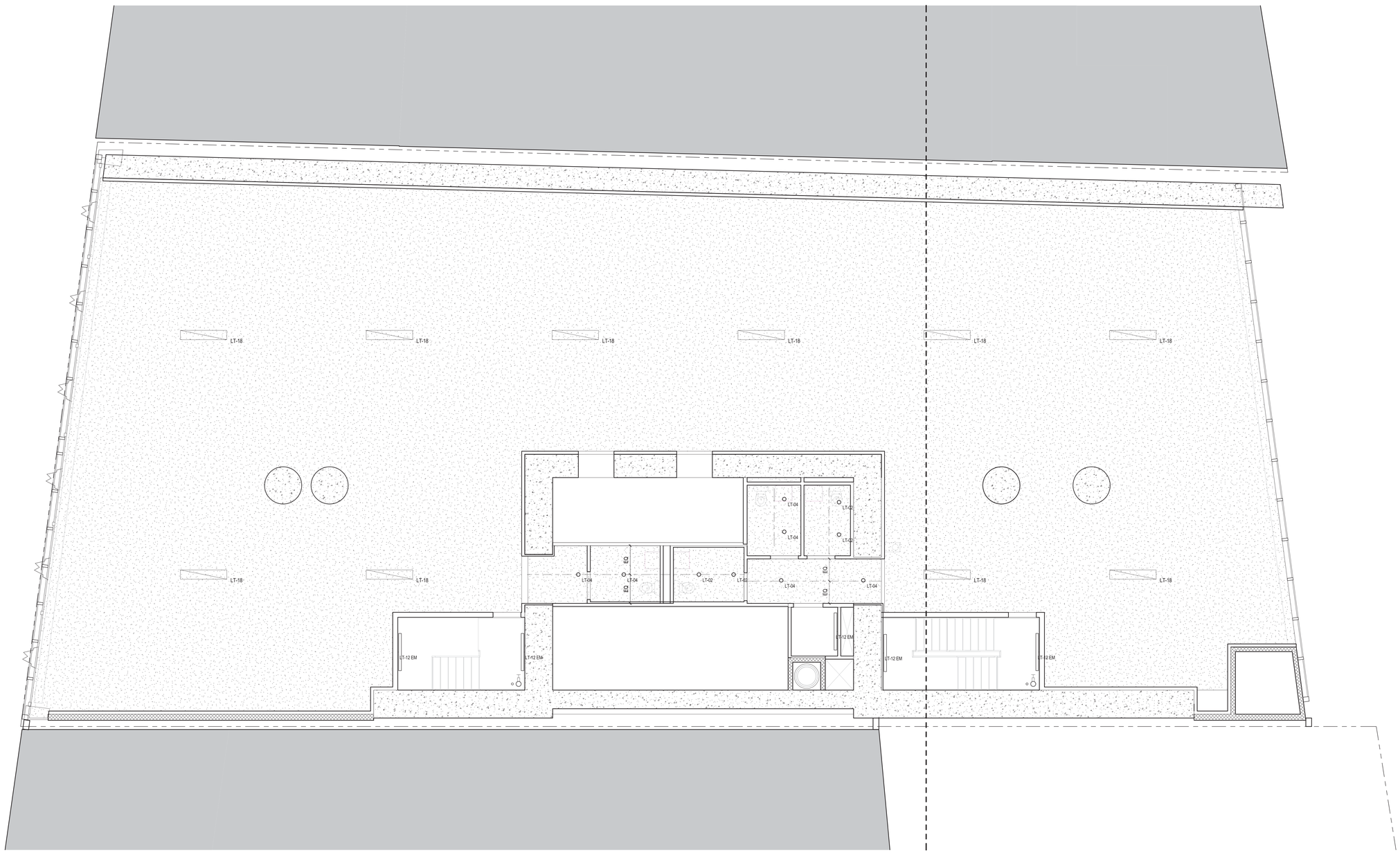
DEPT OF BLDGS 121190772 Job Number

E5300948105 Scan Code



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8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS 8'-0" AFF	CEILING HEIGHT TOP OF SLAB CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

3RD TO 8TH FLOOR - REFLECTED CEILING PLAN

DRAWING NO. **A-203.00**

SCALE	1/4" = 1'-0"	SHEET NO.	80 OF174
PROJECT	1529.00	JOB FILING NO.	121190772

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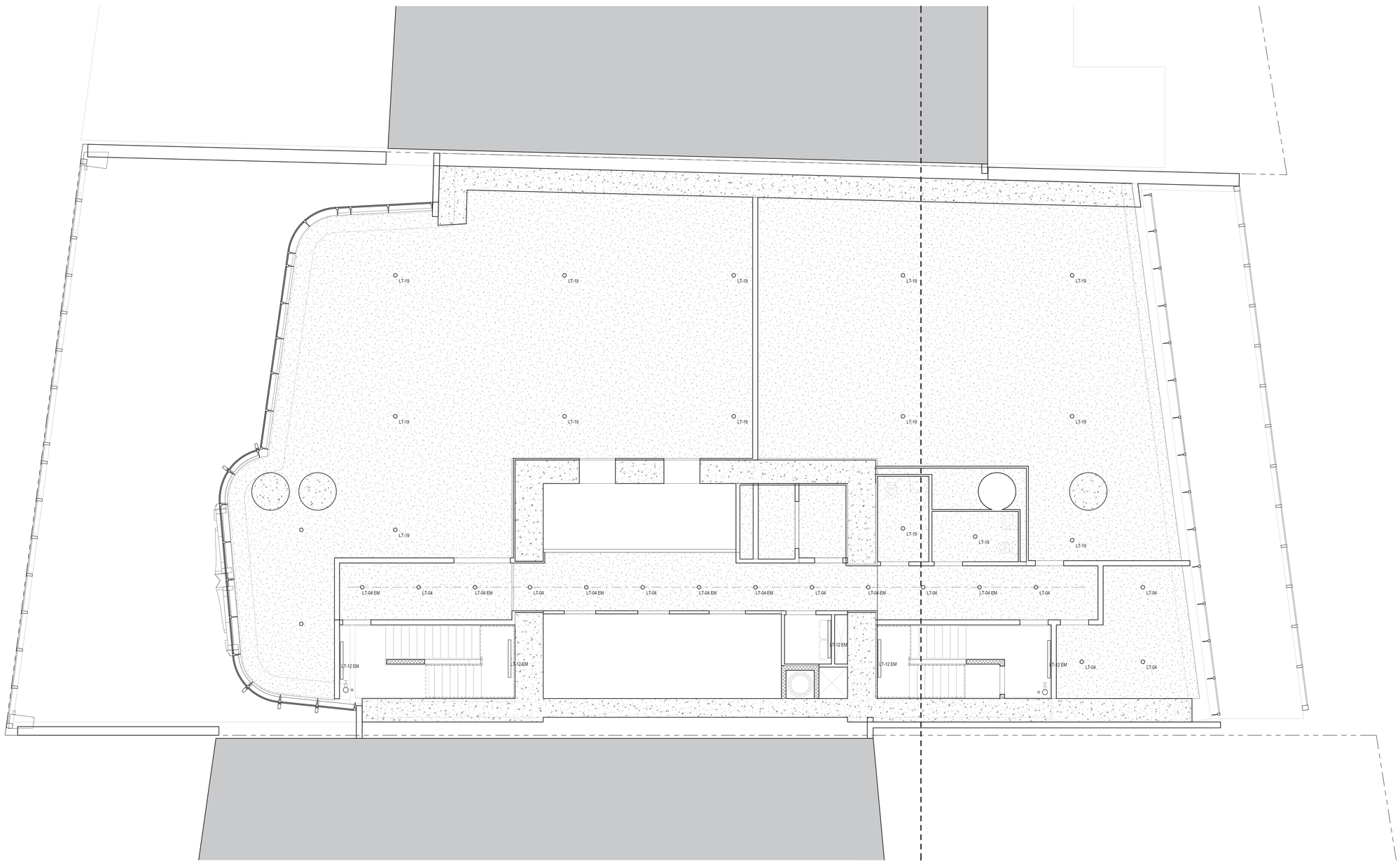
EDITS: 2016-09-30 11:00:00 AM BY: CETRARUDDY-ARCHITECTURE.DPC

DEPT OF BLDGS 121190772 Job Number | E5700035089 Scan Code



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212.334.2025

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8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS 8'-0" AFF	CEILING HEIGHT TOP OF SLAB CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

9TH FLOOR - REFLECTED CEILING PLAN

DRAWING NO. **A-209.00**

SCALE	1/4" = 1'-0"	JOB / PAGE NO.	81 OF174
PROJECT	1529.00	JOB / ELK NO.	121190772

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WWW.CETRARUDDY.COM

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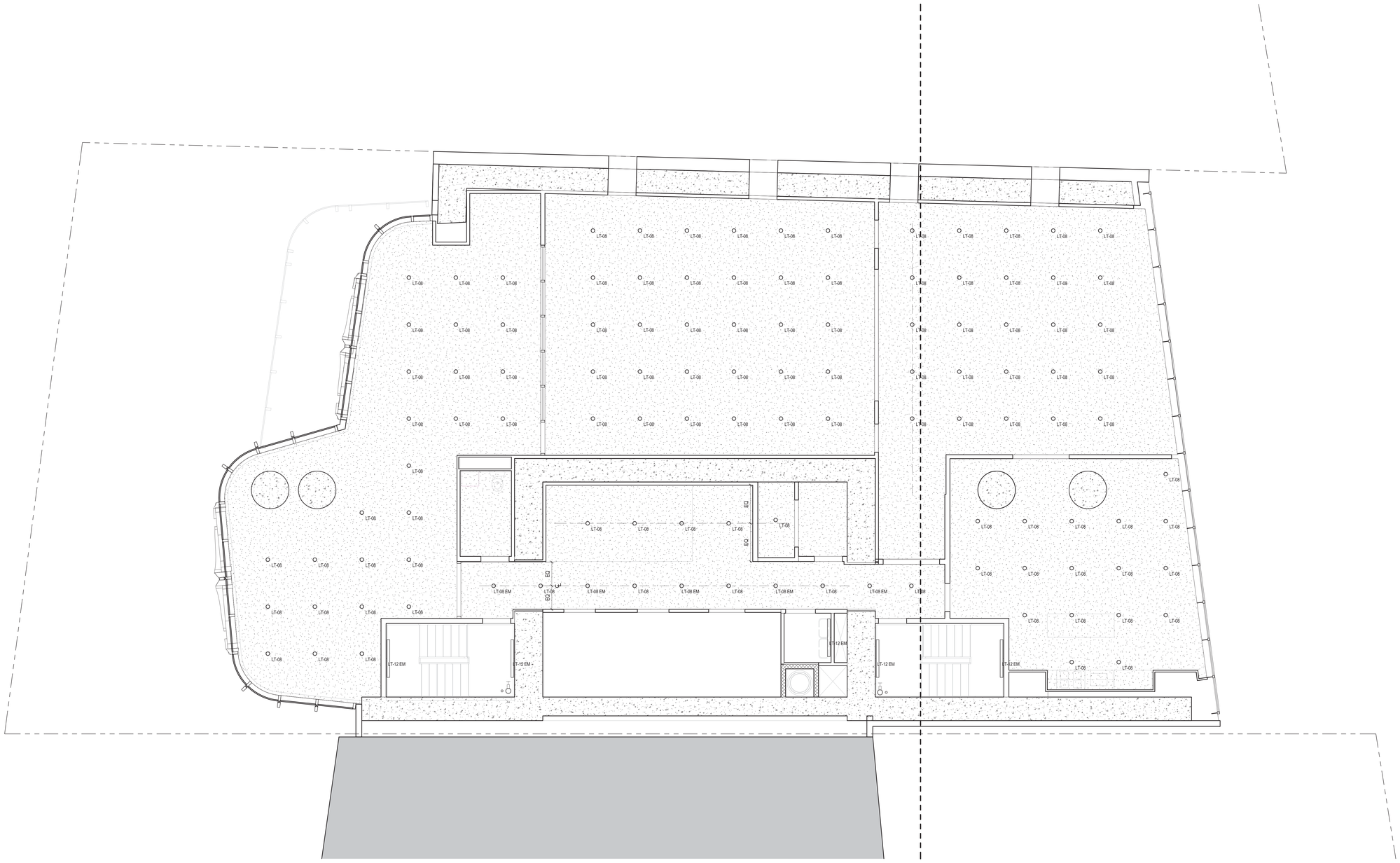
DEPT OF BLDGS 121190772 Job Number | E399952195 Scan Code



45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
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GEOTECHNICAL/SHORING	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
ENERGY/HVAC/LIGHT	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

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LEGEND

CEILING TAG

8'-1" TOS 8'-0" AFF	CEILING HEIGHT TOP OF SLAB CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
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- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

10TH FLOOR - REFLECTED CEILING PLAN

DRAWING NO.	A-210.00		
SCALE	1/4" = 1'-0"	SHEET NO. / TOTAL NO.	82 OF174
PROJECT	1529.00	JOB / PLAN NO.	121190772

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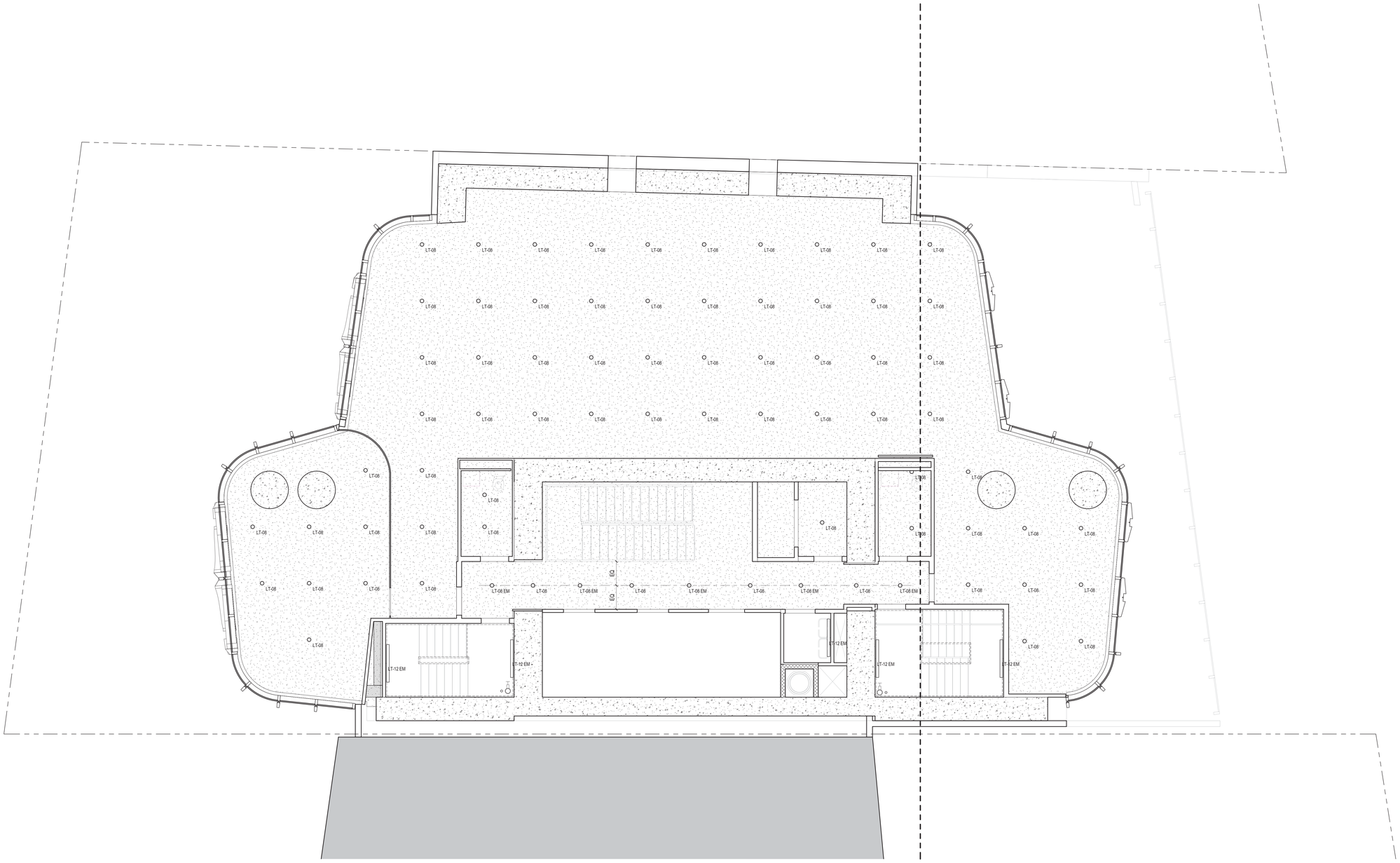
DEPT OF BLDGS 121190772 Job Number
E5226760667 Scan Code



1 FLOOR 11_Amenity
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

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LEGEND

CEILING TAG

8'-1" TOS 8'-0" AFF	CEILING HEIGHT TOP OF SLAB CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
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- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

11TH FLOOR - REFLECTED CEILING PLAN

DRAWING NO. **A-211.00**

SCALE	1/4" = 1'-0"	SHEET NO.	83 OF174
PROJECT	1529.00	DOB FILE NO.	121190772

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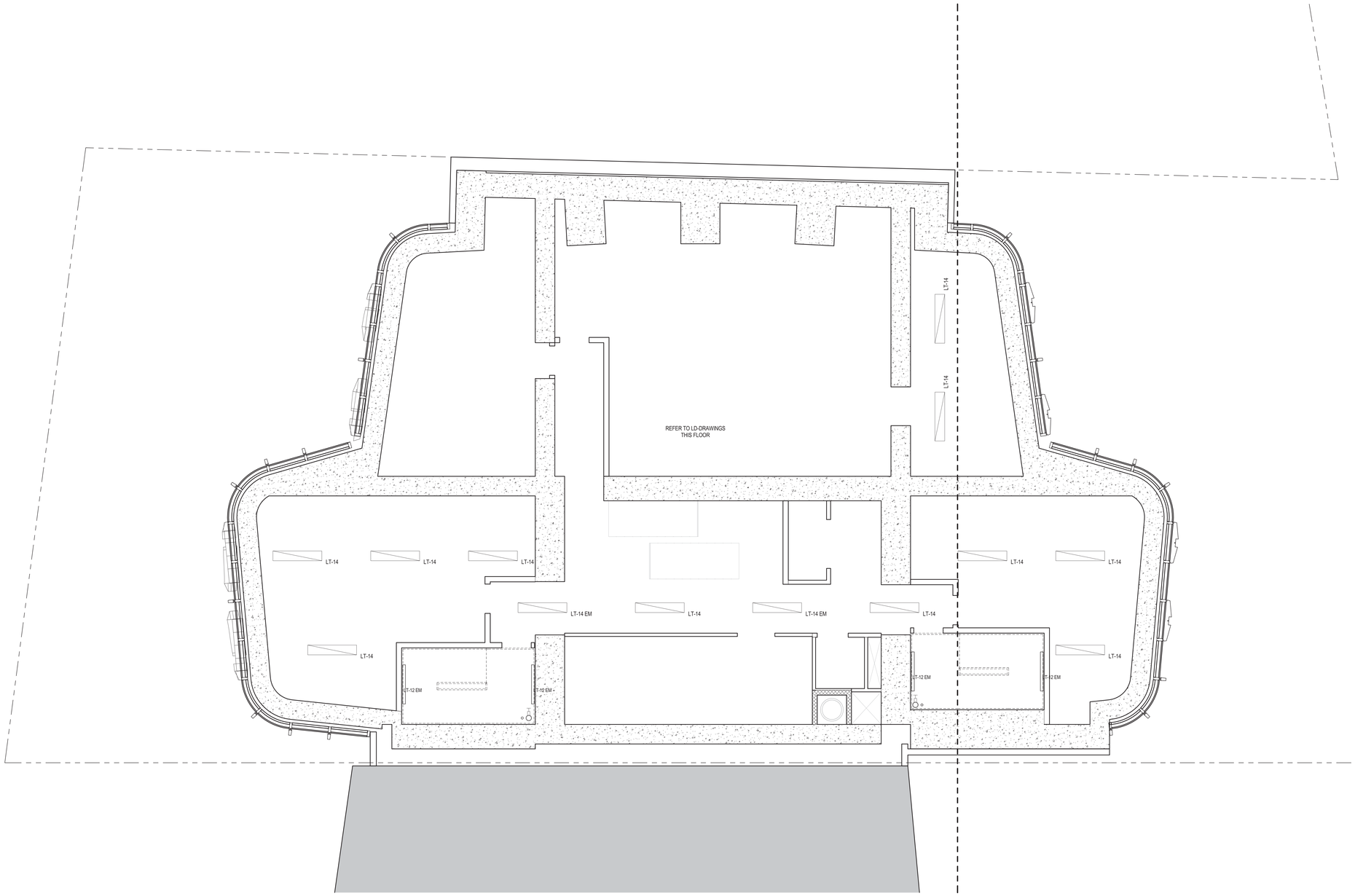
DEPT OF BLDGS 121190772 Job Number
E5201166480 Scan Code



45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP/FP/SPRINKLER/STRUCTURAL	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP/FP/SPRINKLER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL/SHORING	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
EXTERIOR FACADE LIGHTING	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

NOTES

1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.

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

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

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

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

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

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

8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS 8'-0" AFF	CEILING HEIGHT TOP OF SLAB CEILING HEIGHT ABOVE FINISH FLOOR

- (SD) SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

12TH FLOOR MECHANICAL - REFLECTED CEILING PLAN

DRAWING NO.	A-212.00		
SCALE	1/4" = 1'-0"	SHEET NO.	84 OF174
PROJECT NO.	1529.00	DOB FILE NO.	121190772

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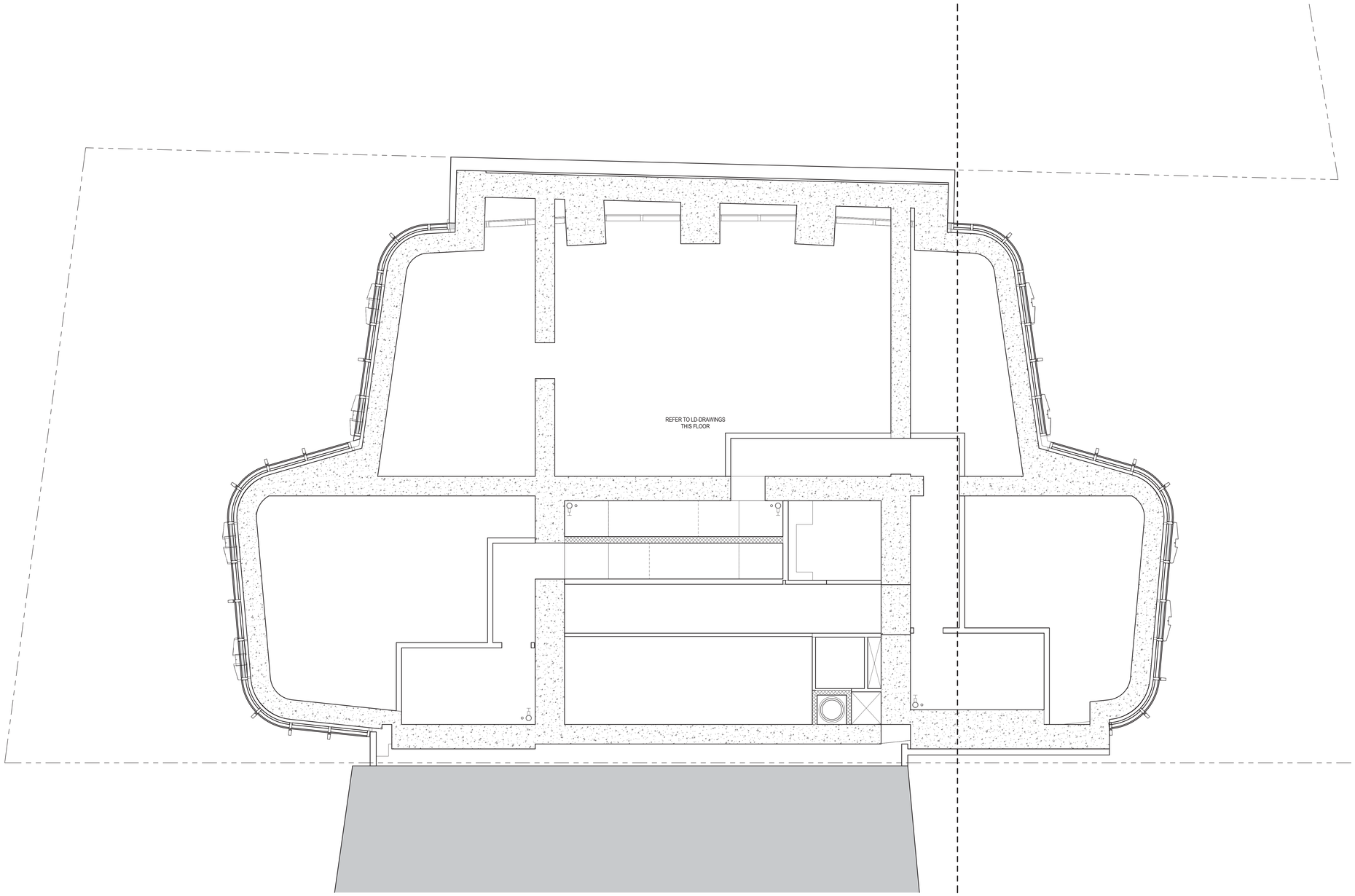
DEPT OF BLDGS 121190772 Job Number
E384333956 Scan Code



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CURTAIN WALL CONSULTANT
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212.334.2025

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

8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS	CEILING HEIGHT TOP OF SLAB
8'-0" AFF	CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

12TH FLOOR MEZZANINE - REFLECTED CEILING PLAN

DRAWING NO. **A-213.00**

SCALE	1/4" = 1'-0"	DOB PAGE NO.	85 OF174
PROJECT	1529.00	DOB FILE NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
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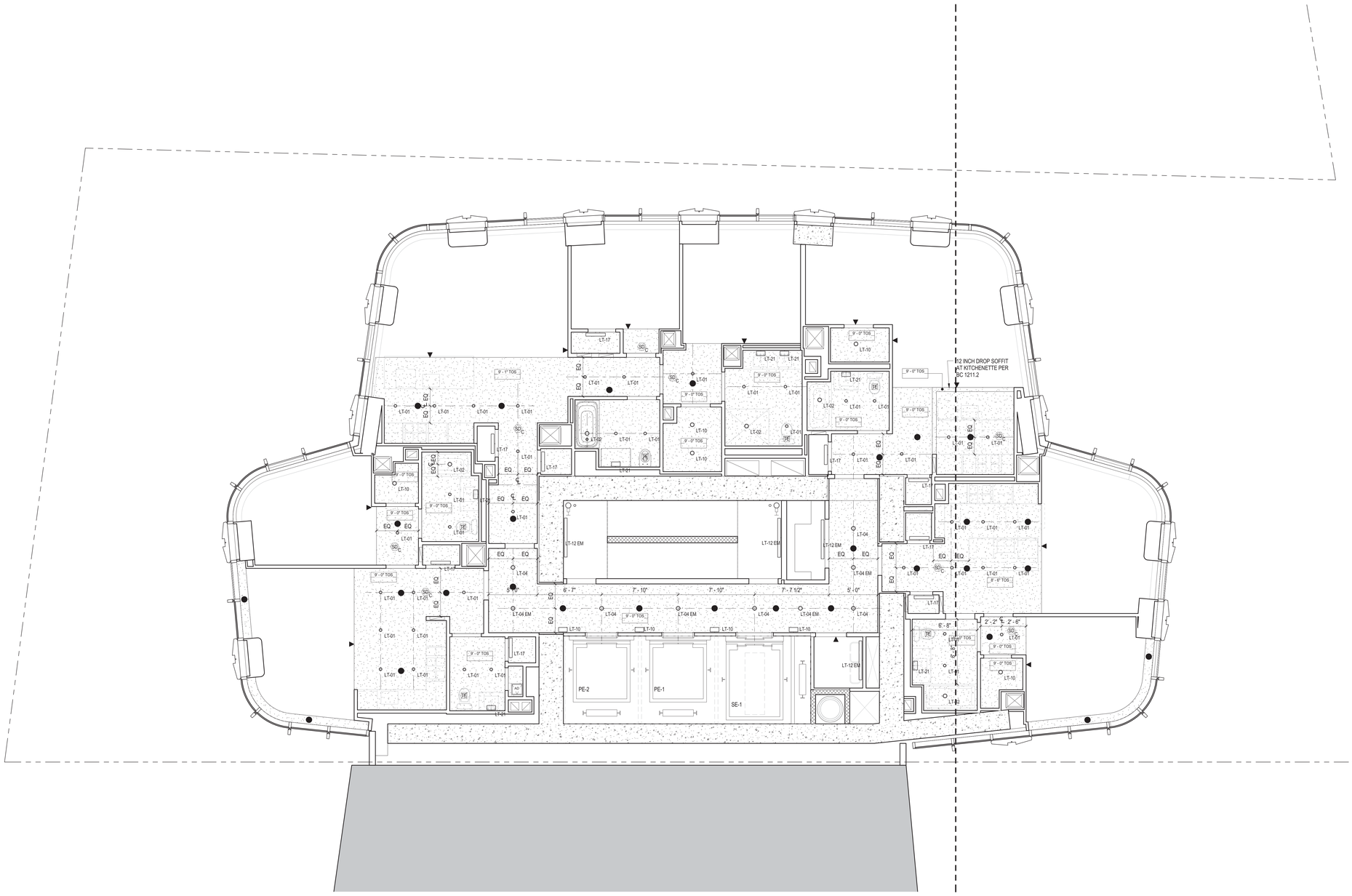

45 BROAD STREET

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ENVIRON.GRAPHIC LIGHT	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONS.TANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

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8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS 8'-0" AFF	CEILING HEIGHT TOP OF SLAB CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

121183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

13TH TO 31ST FLOOR - TIER 1 - REFLECTED CEILING PLAN

DRAWING NO. **A-214.00**

SCALE	1/4" = 1'-0"	SHT. NO.	86 OF174
PROJECT	1529.00	DOB FILE NO.	121190772

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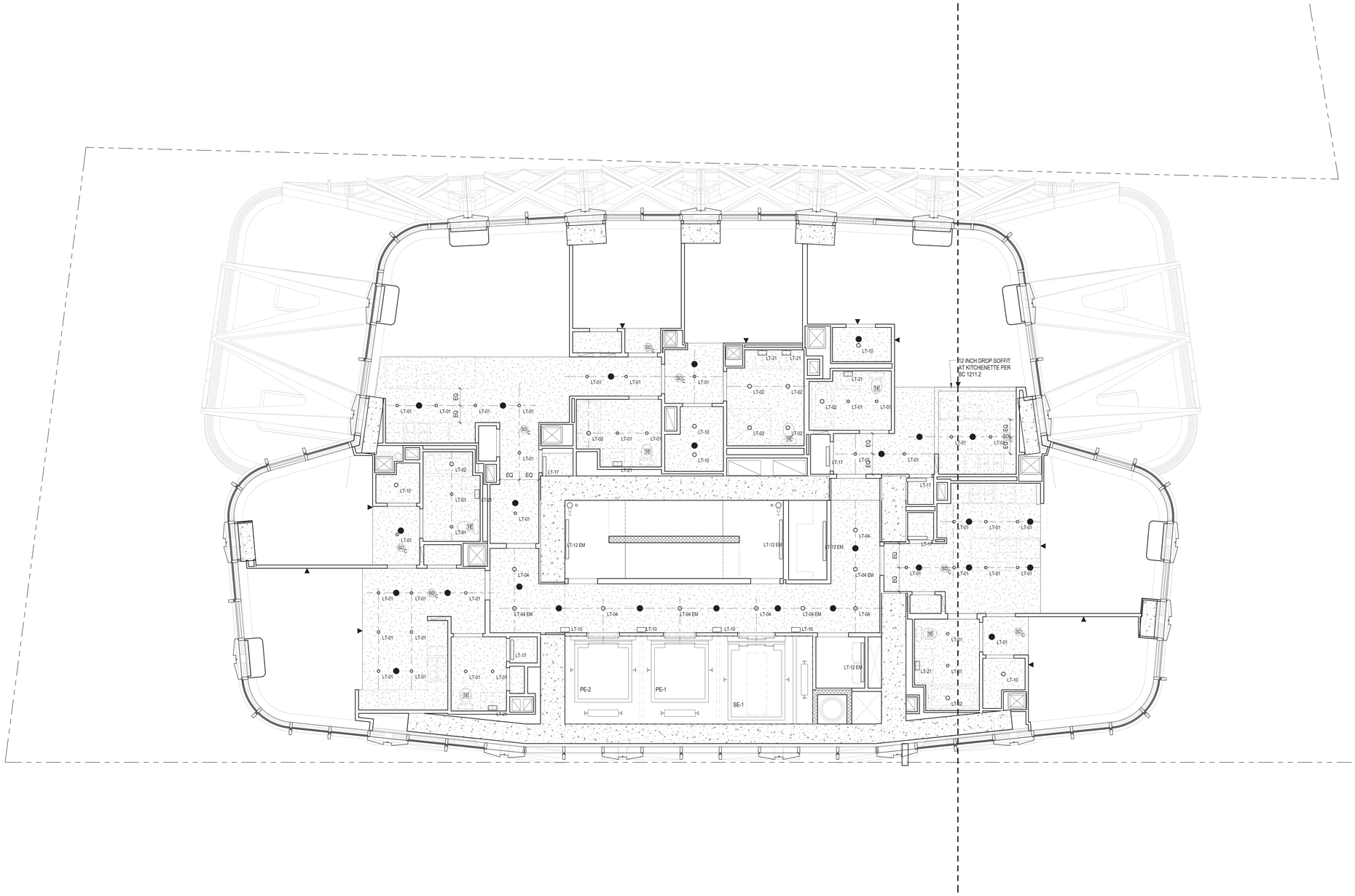
DEPT OF BLDGS 121190772 Job Number E350528289 Scan Code



45 BROAD STREET

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CURTAIN WALL CONSULTANT
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212.334.2025

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8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS	CEILING HEIGHT TOP OF SLAB
8'-0" AFF	CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

32ND FLOOR - TIER 1 TRANSFER - REFLECTED CEILING PLAN

DRAWING NO. **A-232.00**

SCALE	1/4" = 1'-0"	SHEET NO.	87 OF174
PROJECT	1529.00	DOB FILING	121190772

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DEPT OF BLDGS 121190772 Job Number
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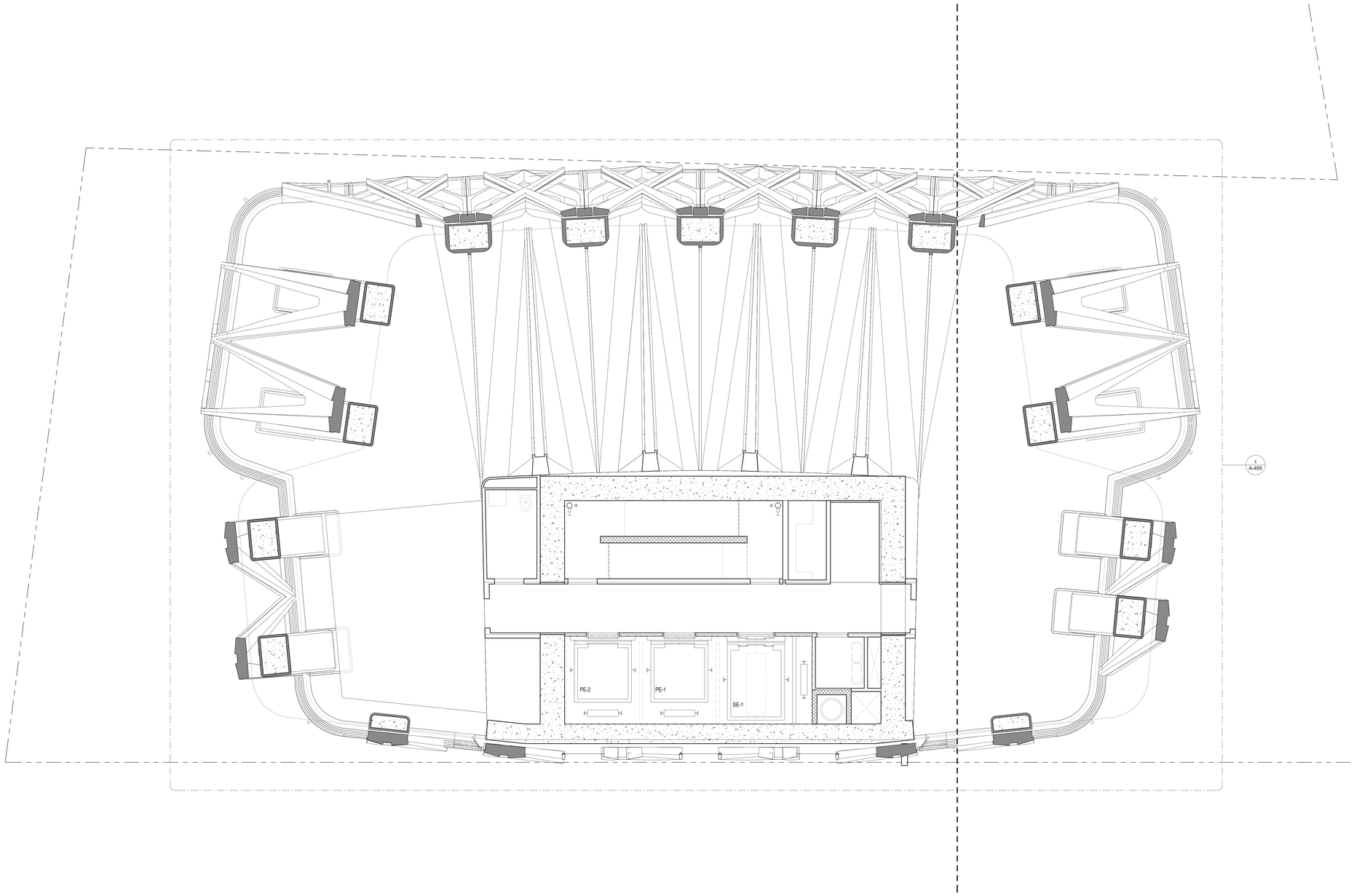

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP/FP/STRUCTURAL ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
AUDIO/VISUAL LIGHTING DESIGNER	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CERTIFIED FALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

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8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS 8'-0" AFF	CEILING HEIGHT TOP OF SLAB CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

33RD RCP - OUTDOOR

DRAWING NO. **A-233.00**

SCALE	1/4" = 1'-0"	SHEET NO.	88 OF 174
PROJECT	1529.00	DOB FILE NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
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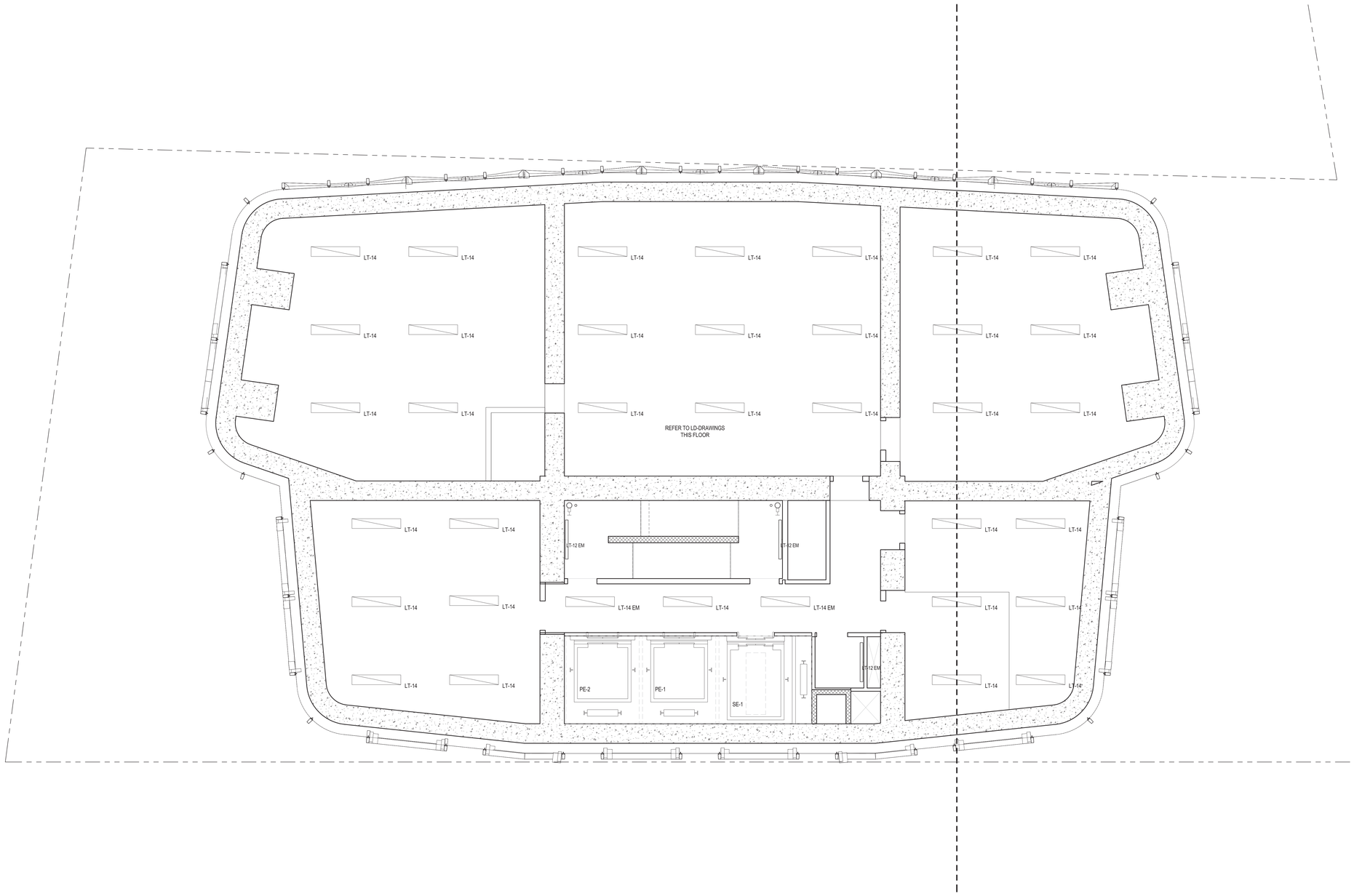

45 BROAD STREET

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LEGEND

CEILING TAG

8'-1" TOS	CEILING HEIGHT TOP OF SLAB
8'-0" AFF	CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
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- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA LIC. NO. 018861 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

34TH FLOOR - MECHANICAL - REFLECTED CEILING PLAN

DRAWING NO. **A-234.00**

SCALE	1/4" = 1'-0"	SHEET NO. / PAGE NO.	89 OF174
PROJECT NO.	1529.00	JOB NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
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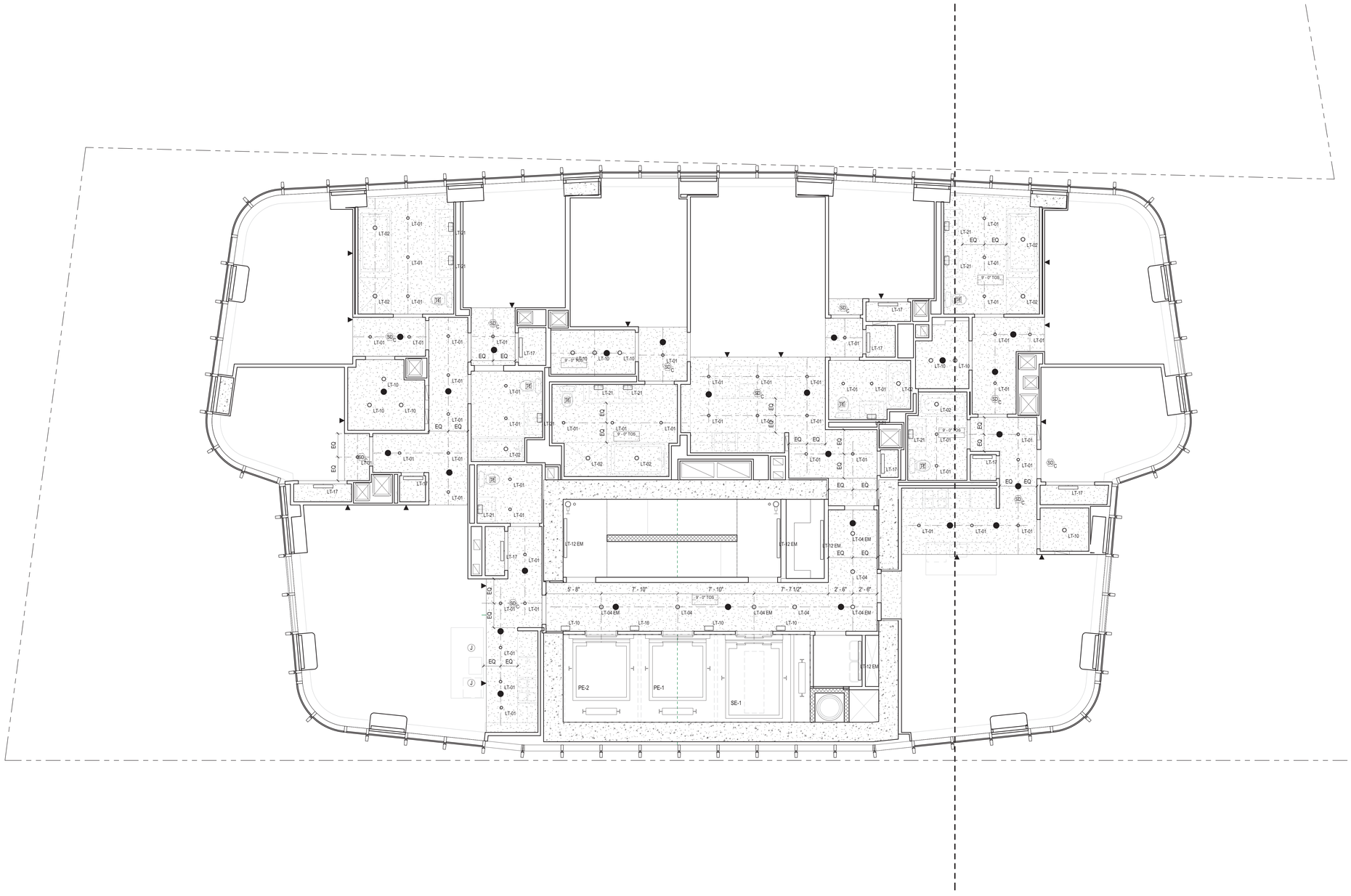

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT
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Registered Architect
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360 West 31st Street, 8th Fl
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212.479.5400

LANDSCAPE ARCHITECT
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New York, NY 10005
212.477.6366

EXPERT WATERPROOFING
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44-02 Eleventh St, Suite 203
Long Island City, NY 11101
212.600.0033

CURTAIN WALL CONSULTANT
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

NOTES

1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.

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

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

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

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

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

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

8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS	CEILING HEIGHT TOP OF SLAB
8'-0" AFF	CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

35TH TO 50TH FLOORS - TIER 2 - REFLECTED CEILING PLAN

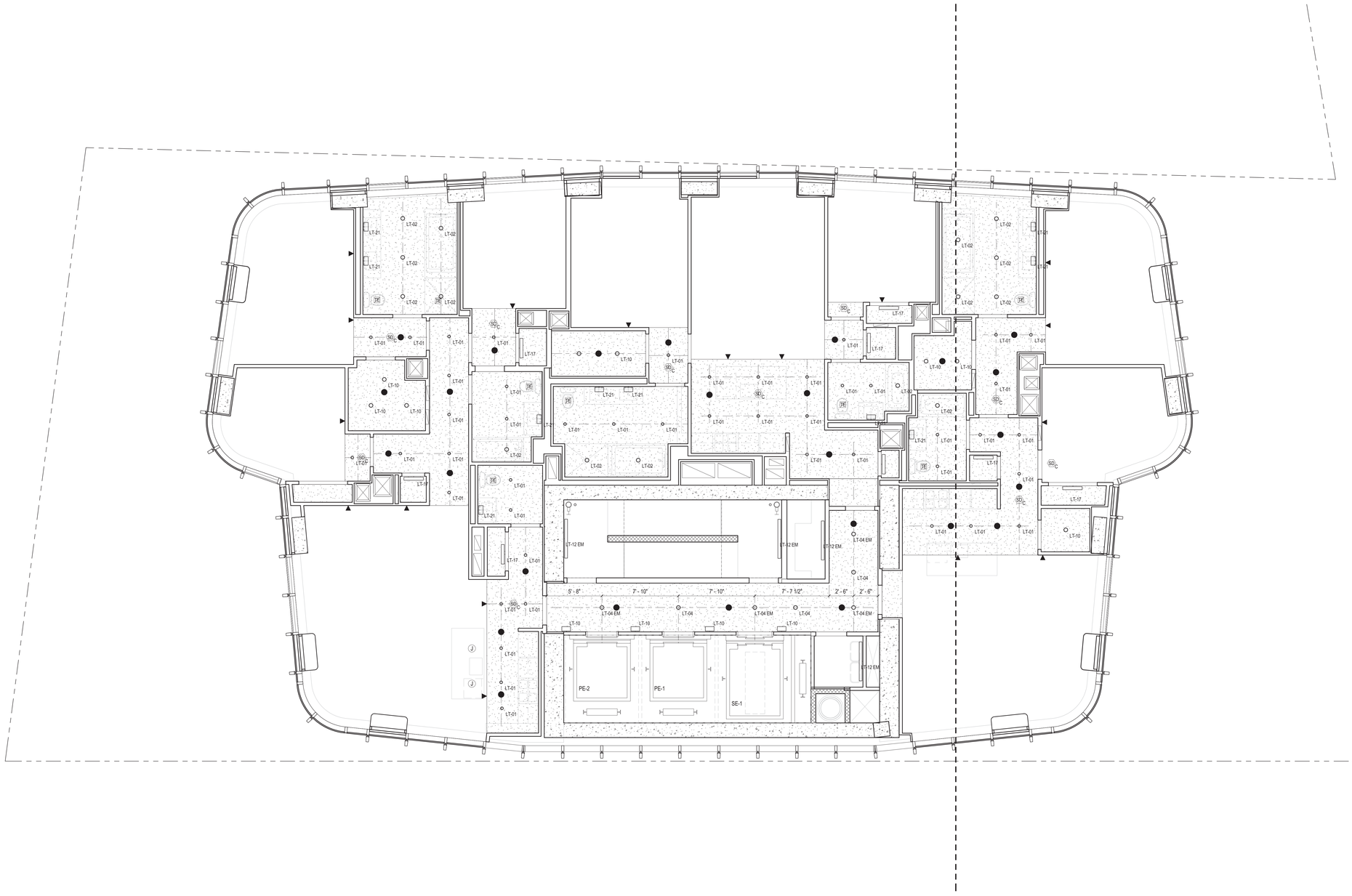
DRAWING NO. **A-235.00**

SCALE	1/4" = 1'-0"	SHE. NO.	90 OF174
PROJECT	1529.00	DOB FILE NO.	121190772

CETRARUDDY ARCHITECTURE DPC
584 BROADWAY NEW YORK NY 10012 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDY.COM

DATE: 12/14/2017 1:40:00 PM

DEPT OF BLDGS 121190772 Job Number
E3S7AF506399 Scan Code



45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP/FP/SPRINKLER/STRUCTURAL	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
SURVEYOR	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
ACOUSTICAL CONSULTANT	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

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8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS 8'-0" AFF	CEILING HEIGHT TOP OF SLAB CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

43RD FLOOR - TIER 2 TRANSFER - REFLECTED CEILING PLAN

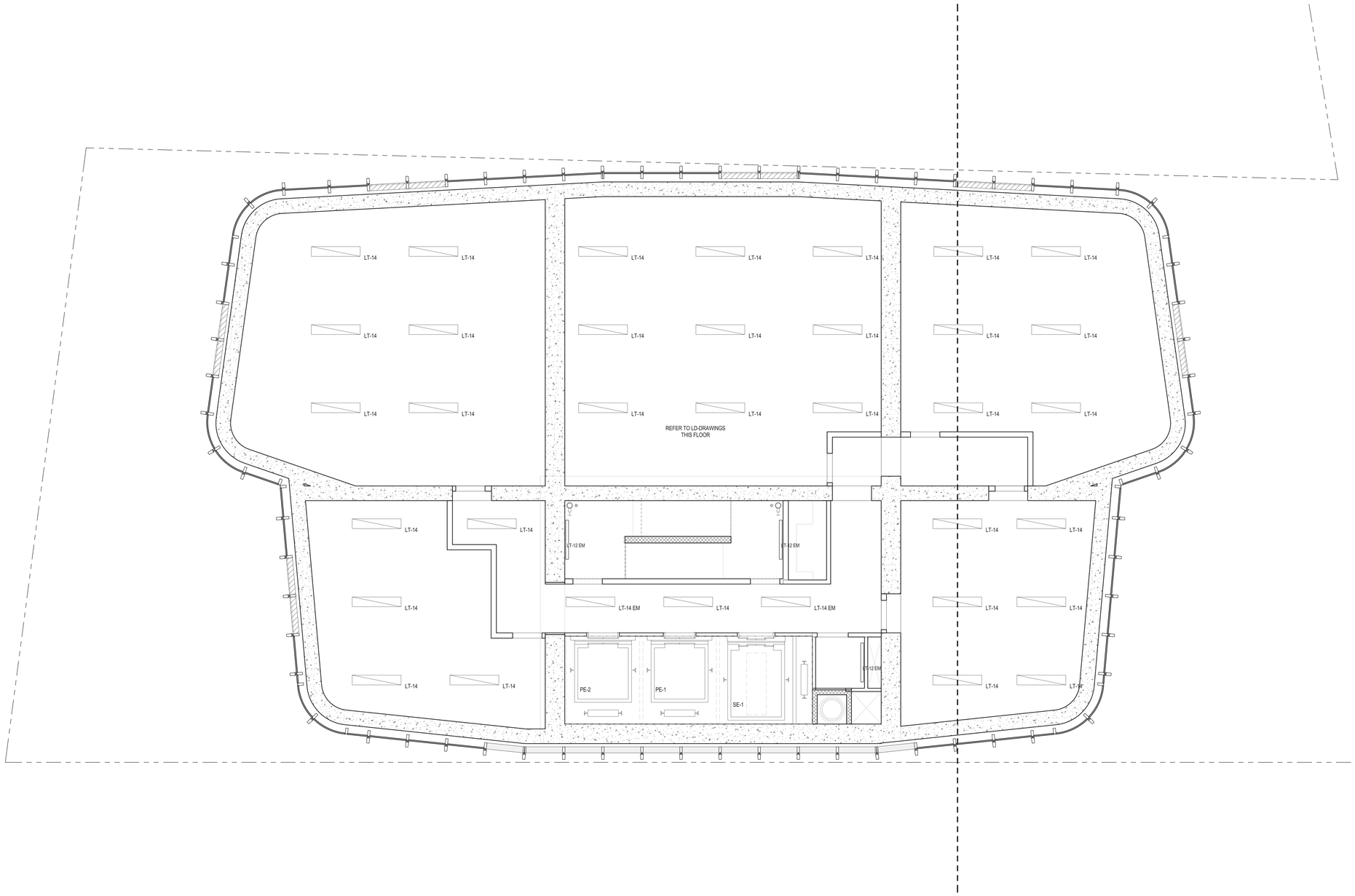
DRAWING NO. **A-243.00**

SCALE	1/4" = 1'-0"	SHEET NO.	91 OF174
PROJECT	1529.00	JOB FILE NO.	121190772

CETRARUDDY ARCHITECTURE DPC
584 BROADWAY NEW YORK NY 10012 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDY.COM

EDITS: 121190772-01-AR-243.00.DWG

DEPT OF BLDGS 121190772 Job Number
E3646053060 Scan Code



1 FLOOR 44_Mech
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP/FP/STRUCTURAL ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
EXPERT FACADE LIGHT	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

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8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS 8'-0" AFF	CEILING HEIGHT TOP OF SLAB CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

44TH FLOOR MECHANICAL - REFLECTED CEILING PLAN

DRAWING NO.	A-244.00		
SCALE	1/4" = 1'-0"	SHEET NO.	92 OF174
PROJECT	1529.00	DOB FILING NO.	121190772

CETRARUDDY ARCHITECTURE DPC
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DEPT OF BLDGS 121190772 Job Number
E350441434 Scan Code

45 BROAD STREET

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Long Island City, NY 11101
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CURTAIN WALL CONSULTANT
BuroHappold Engineering
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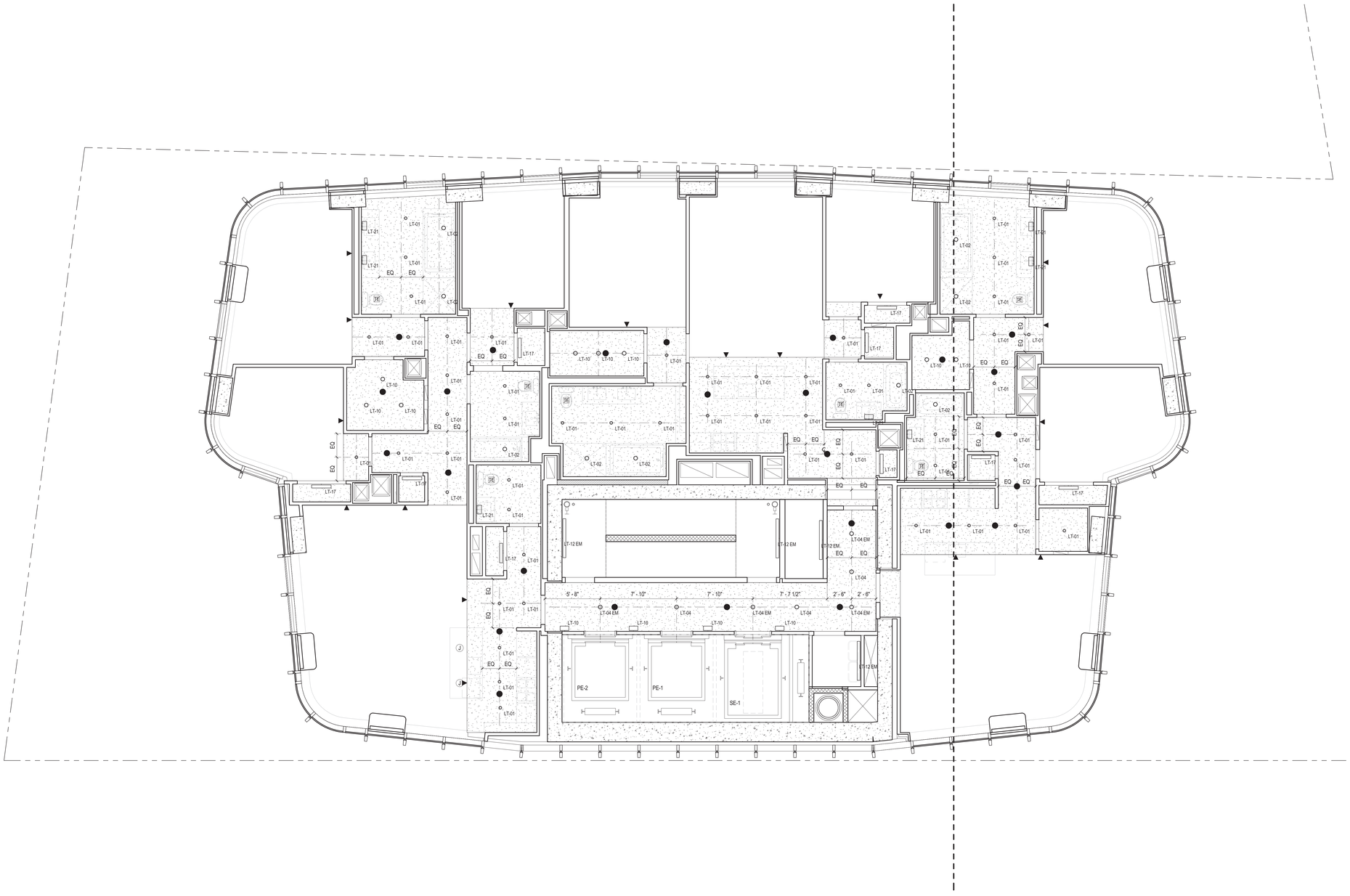
New York, NY 10005
212.334.2025



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8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS 8'-0" AFF	CEILING HEIGHT TOP OF SLAB CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

51ST FLOOR - TIER 2 DOUBLE HEIGHT LOWER - REFLECTED CEILING PLAN

DRAWING NO. **A-251.00**

SCALE	1/4" = 1'-0"	SHEET NO.	93 OF174
PROJECT	1529.00	DOB FILE NO.	121190772

CETRARUDDY ARCHITECTURE DPC
584 BROADWAY NEW YORK NY 10012 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDY.COM

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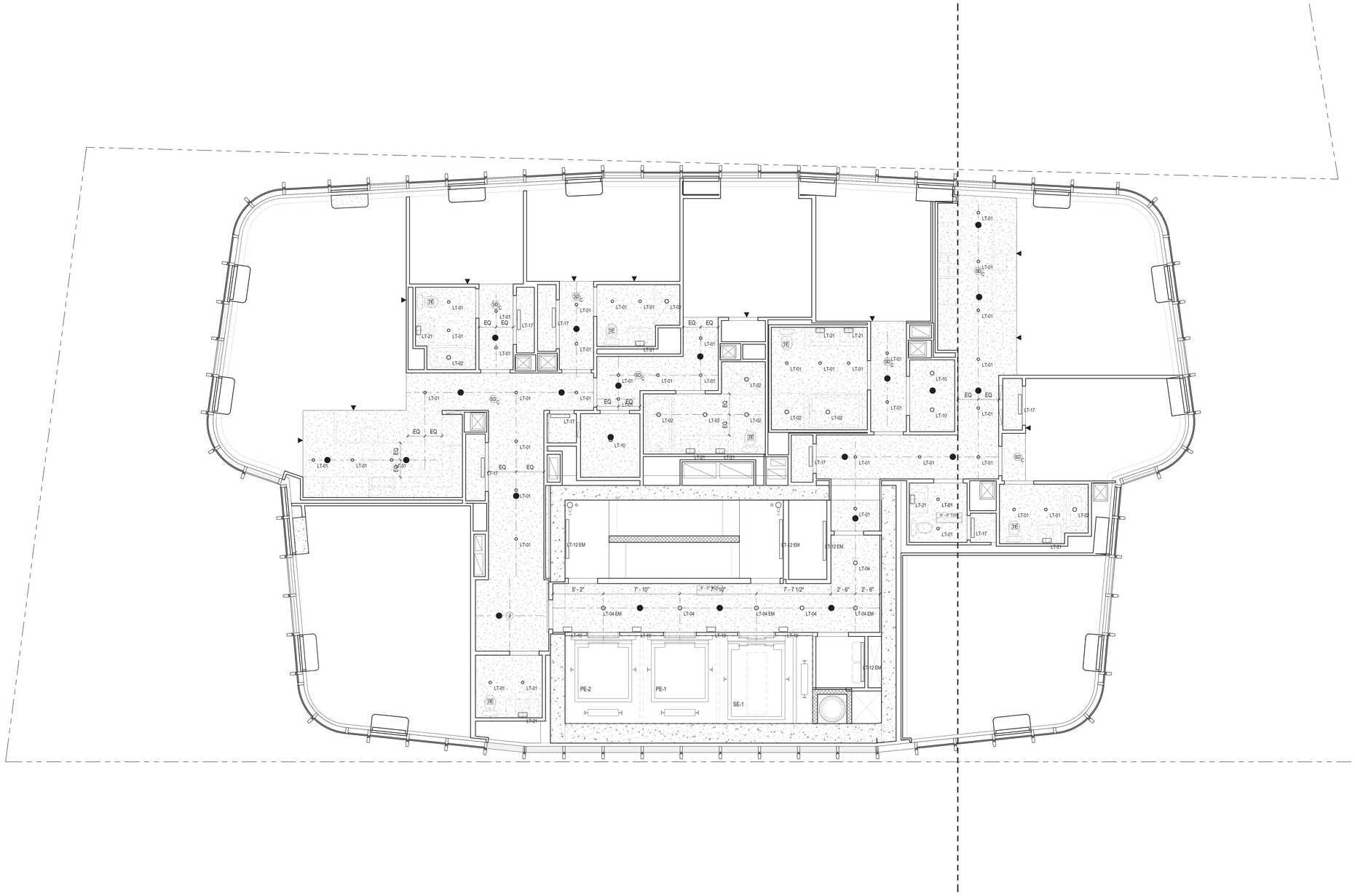
DEPT OF BLDGS 121190772 Job Number
E3640730389D Scan Code



1 FLOOR 52_TIER 2 (Double Height Upper)
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT
John A. Cetra
State of New York
Registered Architect
No. 018861

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MEP ENGINEER
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SITE ENGINEER
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STRUCTURAL ENGINEER
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ACOUSTICAL CONSULTANT
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Long Island City, NY 11101
212.600.0033

CURTAIN WALL CONSULTANT
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

NOTES

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8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS 8'-0" AFF	CEILING HEIGHT TOP OF SLAB CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

121419.3

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

52ND FLOOR - TIER 2 DOUBLE HEIGHT UPPER - REFLECTED CEILING PLAN

DRAWING NO. **A-252.00**

SCALE	1/4" = 1'-0"	OF PAGE NO.	94 OF174
PROJECT NO.	1529.00	DOB FILE NO.	121190772

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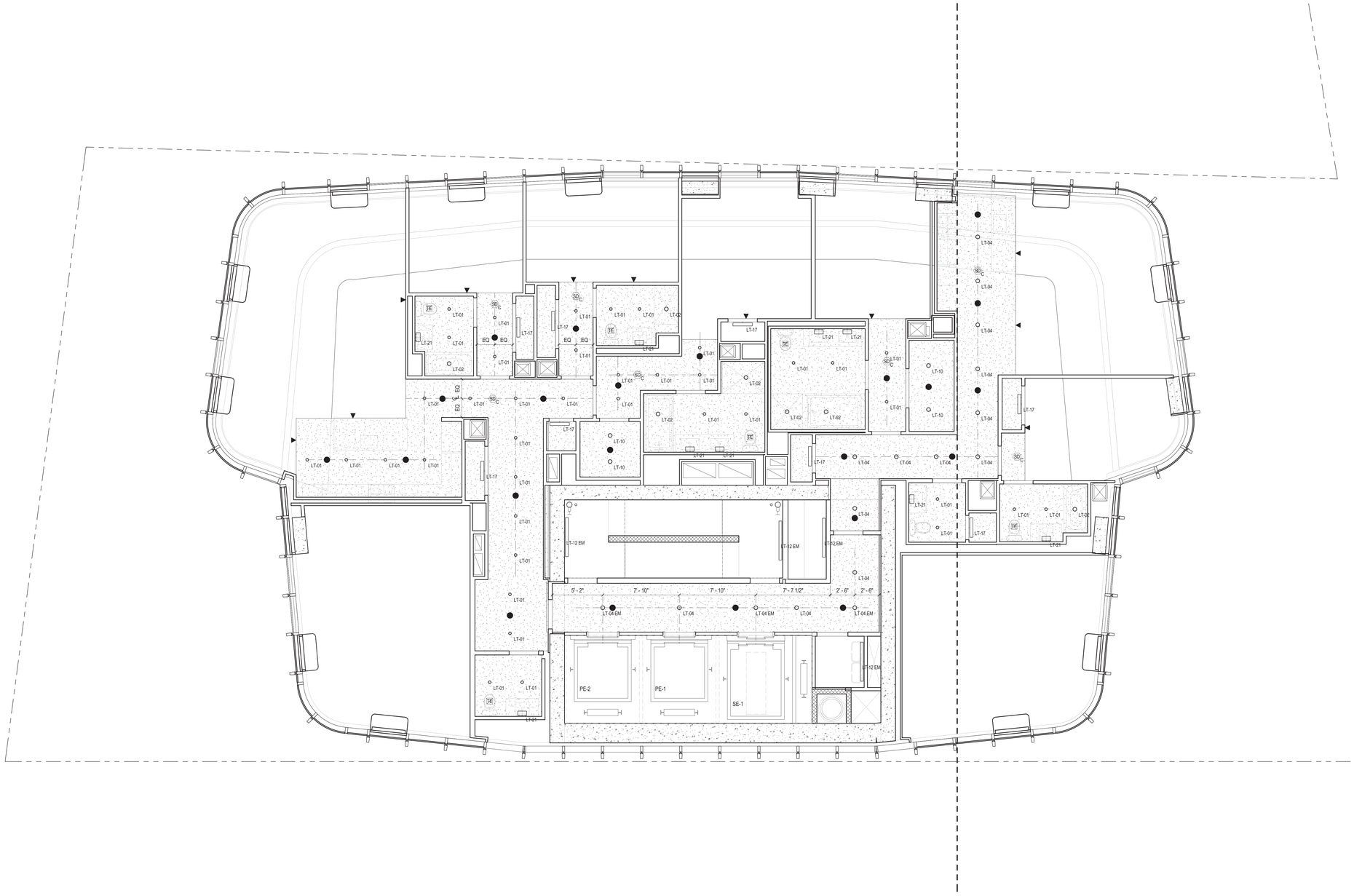
DEPT OF BLDGS 121190772 Job Number
E350420696 Scan Code



45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP & FIRE PROTECTION ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	INT DESIGNER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
STRUCTURAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
SIGNAGE/WAYFINDING/LIGHT	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

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LEGEND

CEILING TAG

8'-1" TOS	CEILING HEIGHT TOP OF SLAB
8'-0" AFF	CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
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CEILING LEGEND

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

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

58TH FLOOR - TIER 2 TRANSFER - REFLECTED CEILING PLAN

DRAWING NO.	A-258.00		
SCALE	1/4" = 1'-0"	JOB PAGE NO.	95 OF174
PROJECT	1529.00	DOB FILE NO.	121190772

CETRARUDDY **ARCHITECTURE DPC**
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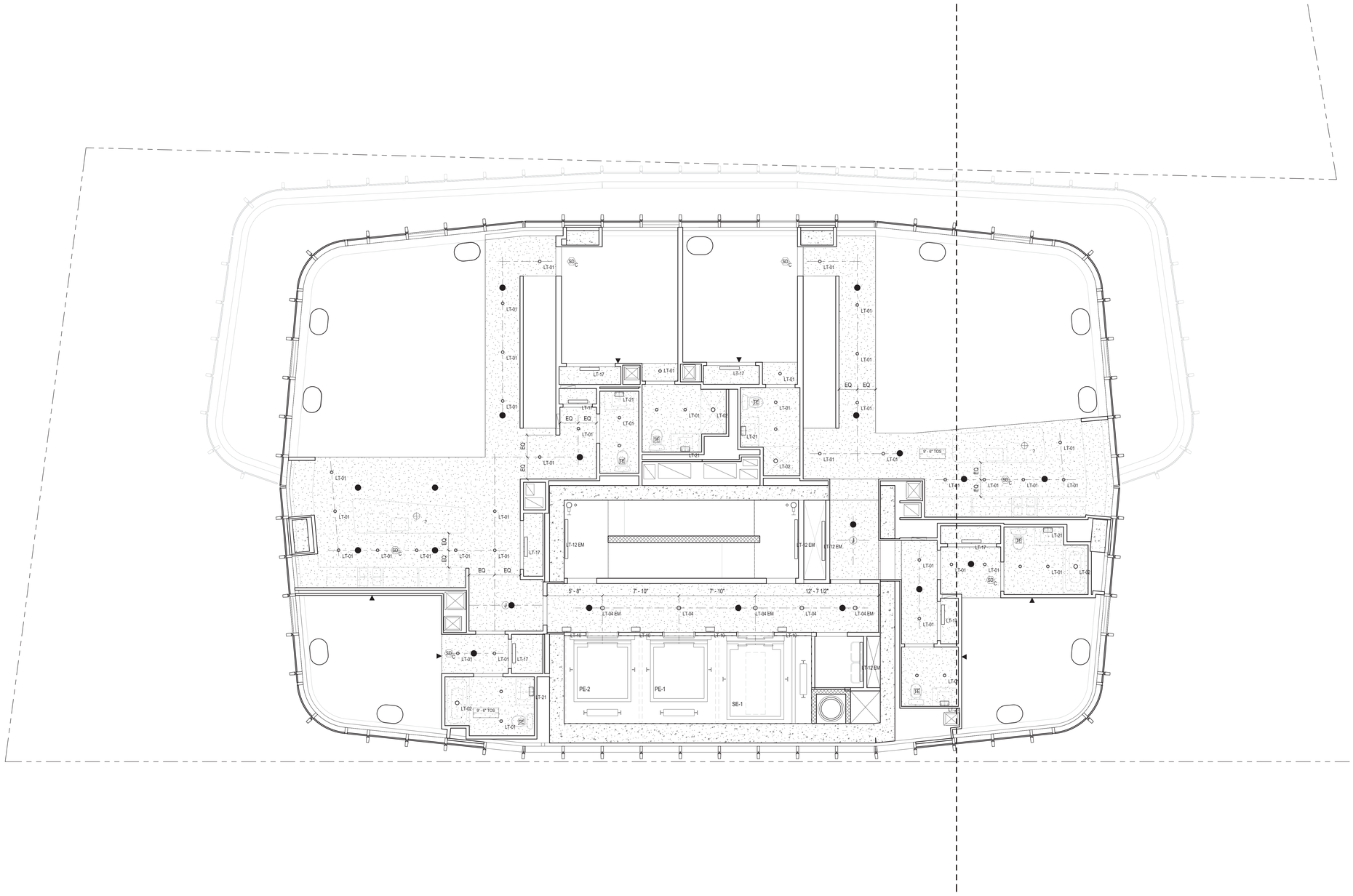
DEPT OF BLDGS 121190772 Job Number
E363377956 Scan Code



45 BROAD STREET

NEW YORK NY 10004

ARCHITECT
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No. 018661

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

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

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

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

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

8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS	CEILING HEIGHT TOP OF SLAB
8'-0" AFF	CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

59TH FLOOR - TIER 3 DUPLEX LOWER - REFLECTED CEILING PLAN

DRAWING NO. **A-259.00**

SCALE	1/4" = 1'-0"	DOB PLAN NO.	96 OF174
PROJECT	1529.00	DOB PLAN NO.	121190772

CETRARUDDY **ARCHITECTURE DPC**
584 BROADWAY NEW YORK,NY 10012 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDY.COM

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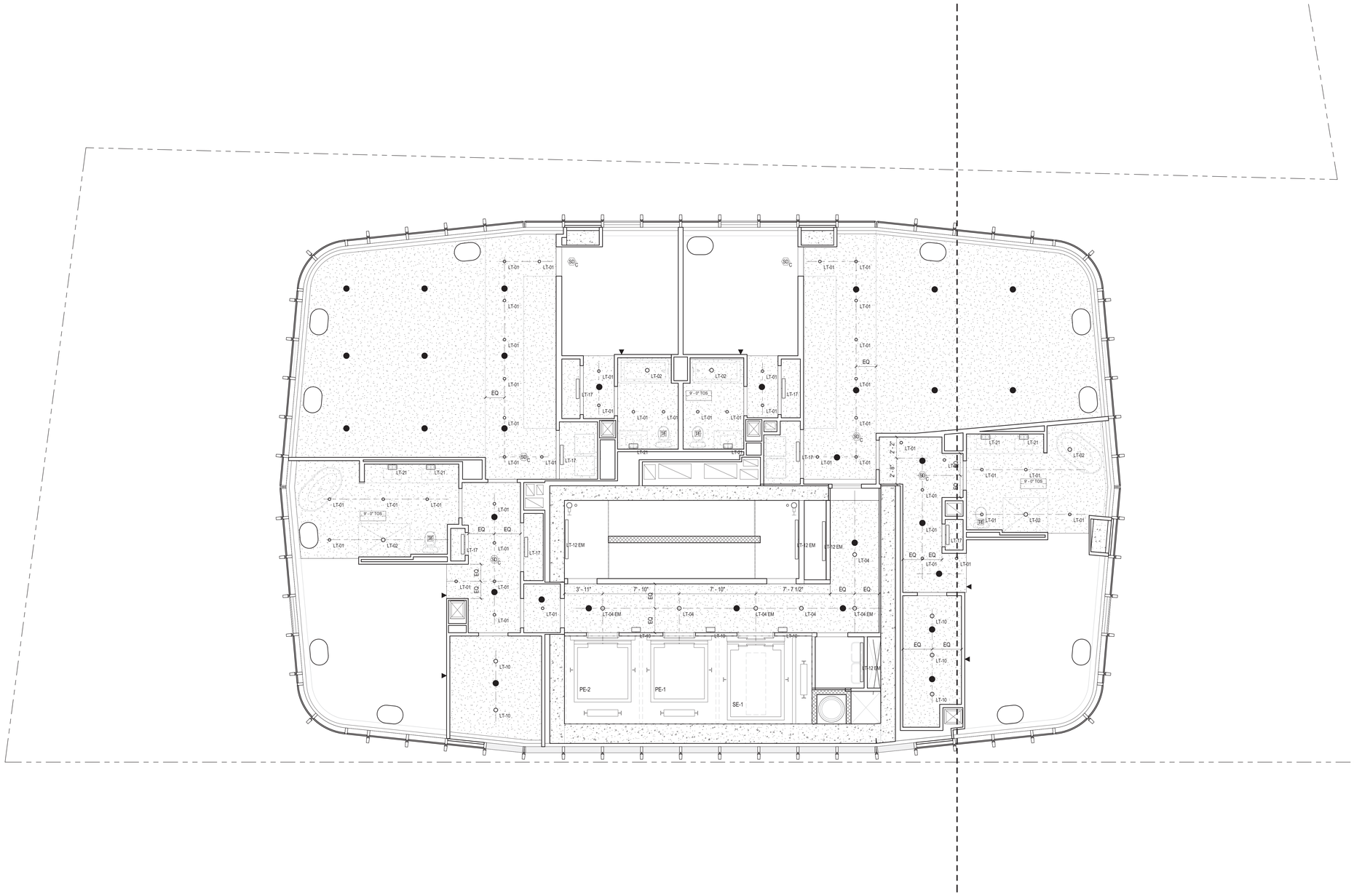
DEPT OF BLDGS 121190772 Job Number | E522543485 Scan Code



45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP/FP/SPRINKLER/STRUCTURAL	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	INT DESIGNER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
ELEVATOR/VERTICAL TRANSPORTATION	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
AUDIO/VISUAL/LIGHT	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

NOTES

1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.

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

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

8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS	CEILING HEIGHT TOP OF SLAB
8'-0" AFF	CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

60TH FLOOR - TIER 3 DUPLEX UPPER - REFLECTED CEILING PLAN

DRAWING NO. **A-260.00**

SCALE	1/4" = 1'-0"	SHEET NO.	97 OF174
PROJECT	1529.00	DOB FILING NO.	121190772

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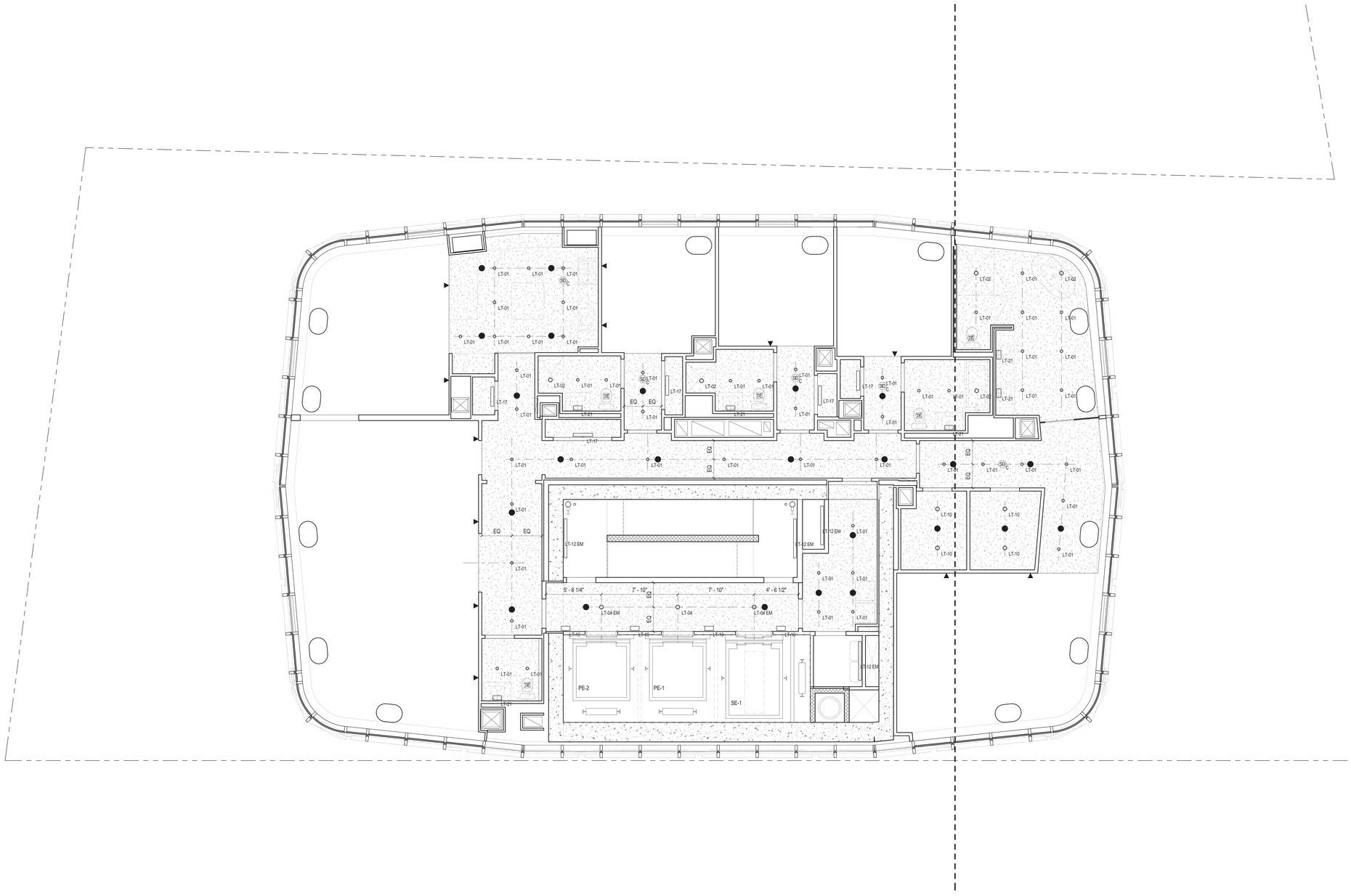
DEPT OF BLDGS 121190772 Job Number | E3636622189 Scan Code



45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP/FP/STRUCTURAL	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP/FP/STRUCTURAL	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
SURVEYOR/CIVIL/GEOTECH	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
EXPERTS/ENERGY	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CERTIFIED WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

NOTES

1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.

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

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8. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR.

LEGEND

CEILING TAG

8'-1" TOS 8'-0" AFF	CEILING HEIGHT TOP OF SLAB CEILING HEIGHT ABOVE FINISH FLOOR

- SD — SMOKE / CARBON MONOXIDE DETECTOR
- WALL MOUNTED EMERGENCY POWER EXIT SIGN
- WALL MOUNTED AIR EXHAUST
- WALL MOUNTED AIR SUPPLY
- AIR EXHAUST
- AIR SUPPLY
- CONCEALED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

CEILING LEGEND

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

REGISTERED ARCHITECT JOHN CETRA LICENSE NO. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

63RD FLOOR - TIER 3 SIMPLEX - REFLECTED CEILING PLAN

DRAWING NO. **A-263.00**

SCALE	1/4" = 1'-0"	SHEET NO. / TOTAL NO.	98 OF174
PROJECT	1529.00	DOB FILE NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
E385213253N Scan Code

45 BROAD STREET

NEW YORK NY 10004

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

OWNER
Madison 45 Broad Development, LLC
105 Madison Avenue
New York, NY 10016

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

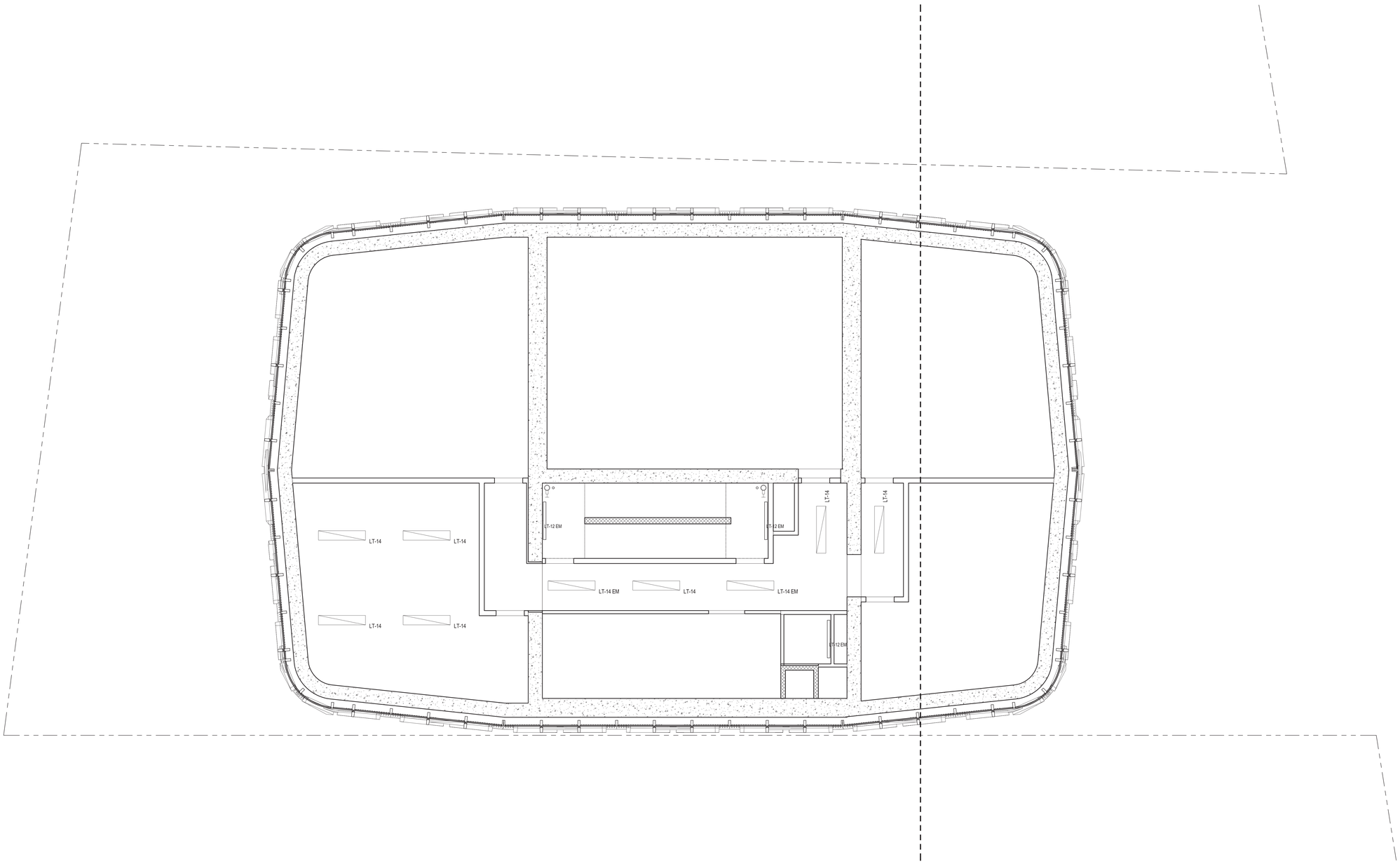
MEP ENGINEER
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

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

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

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

CURTAIN WALL CONSULTANT
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025



1 FLOOR 64_Mechanical
1/4" = 1'-0"

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

1214183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

64TH FLOOR - MECHANICAL - REFLECTED CEILING PLAN

DRAWING NO. **A-264.00**

SCALE	1/4" = 1'-0"	SHEET NO.	99 OF 174
PROJECT	1529.00	DOB FILE NO.	121190772

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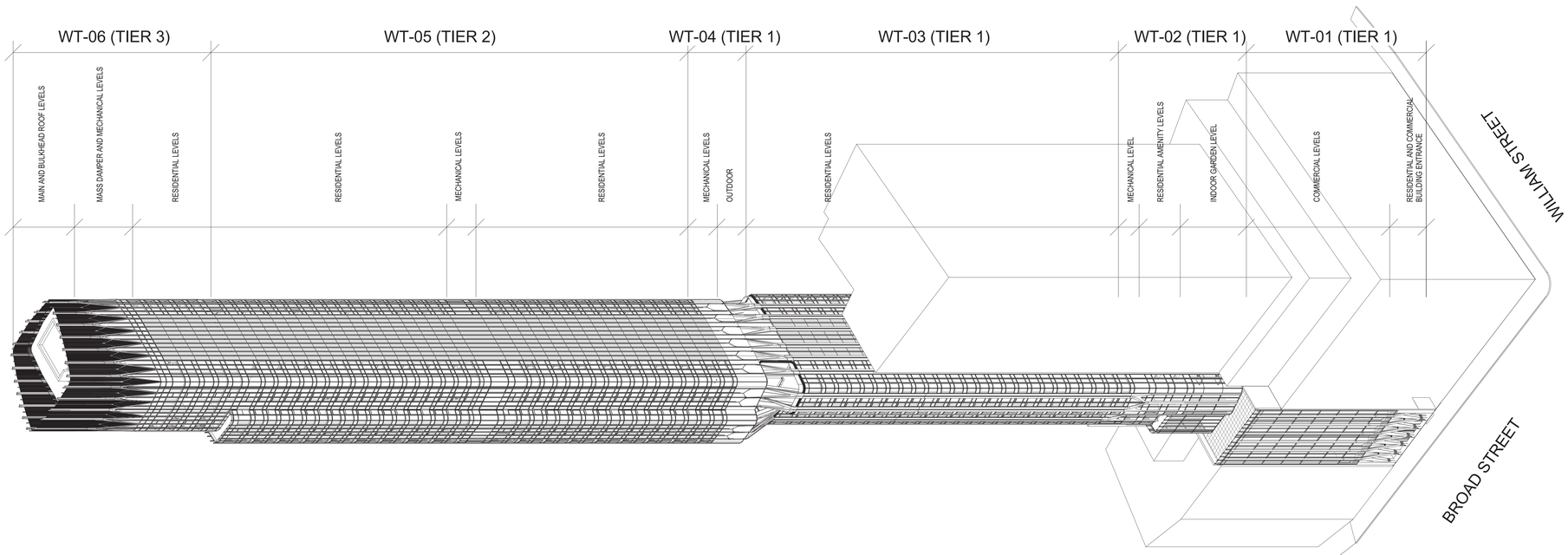
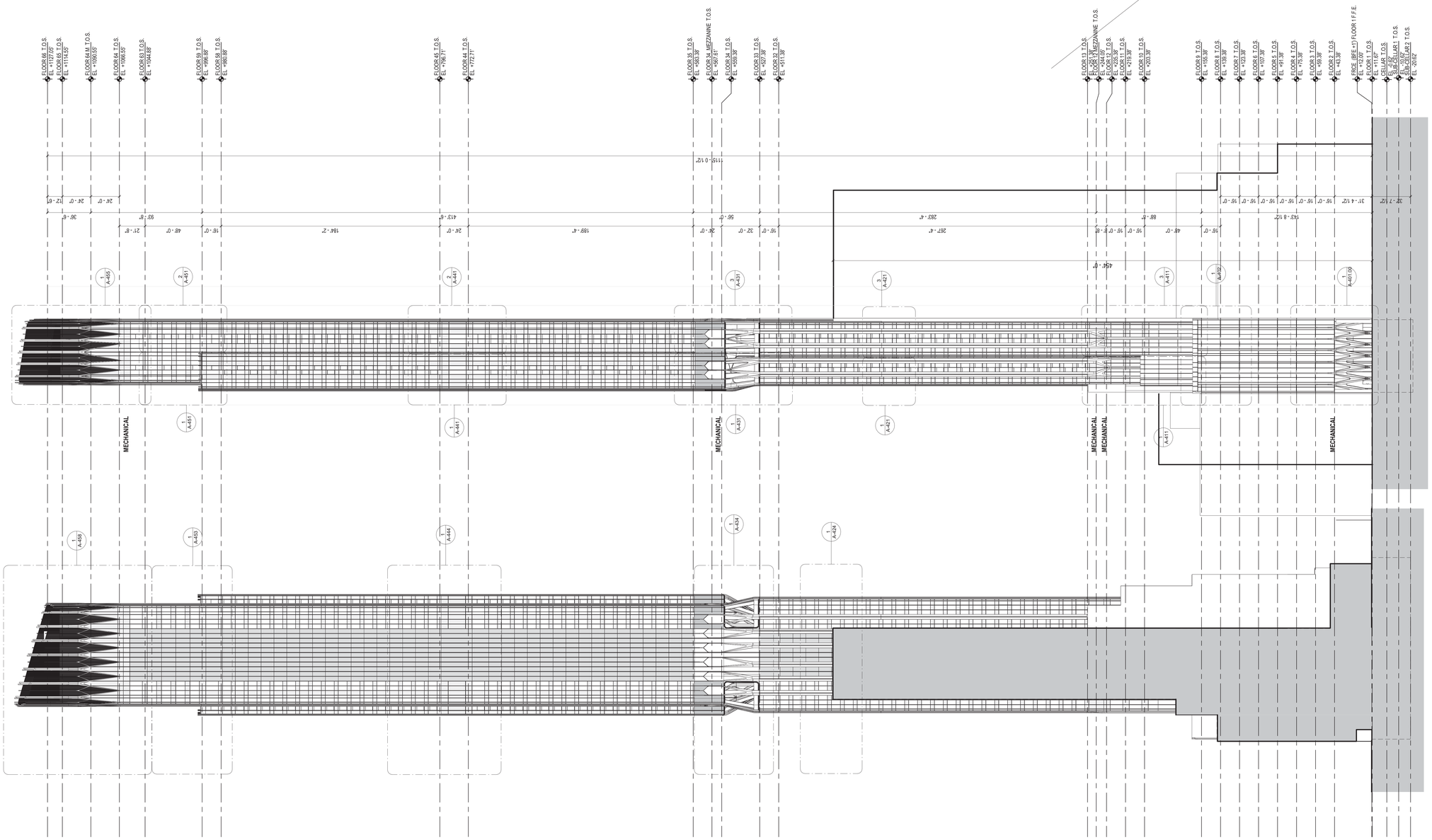
DEPT OF BLDGS 121190772 Job Number
E/S/09/104/08 Scan Code



3 SOUTHWEST ISOMETRIC VIEW (NOT TO SCALE)



1 WEST ELEVATION-Building
1/32" = 1'-0"

2 SOUTH ELEVATION-Building
1/32" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP/FP/STRUCTURAL ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL/SHORING ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
SURVEYOR/CIVIL ENGINEER	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.800.0033	CERTIFIED FULL CODE PLAN	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

NOTES

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

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

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

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

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

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

REGISTERED ARCHITECT JOHN CETRA REG. NO. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

WEST AND SOUTH ELEVATIONS AND AXONOMETRIC VIEW

DRAWING NO. **A-301.00**

SCALE	As indicated	SHEET NO.	100 OF174)
PROJECT	1529.00	DOB FILE NO.	121190772

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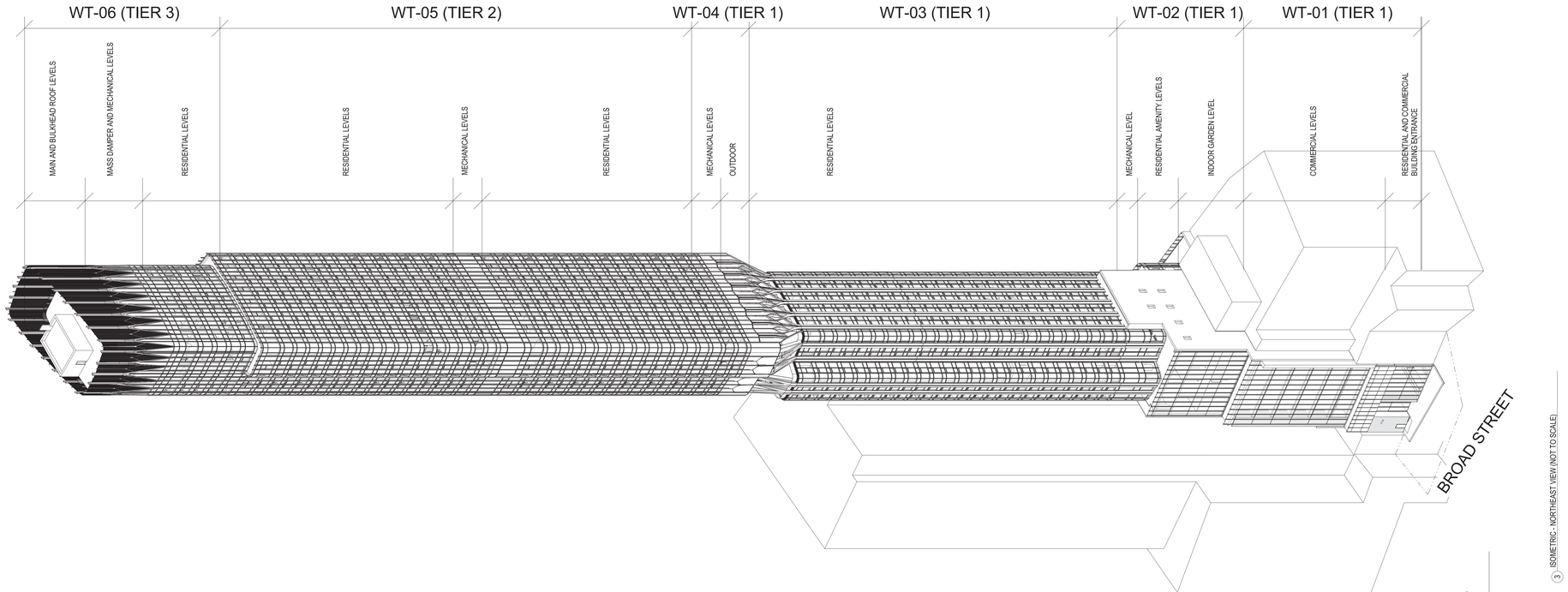
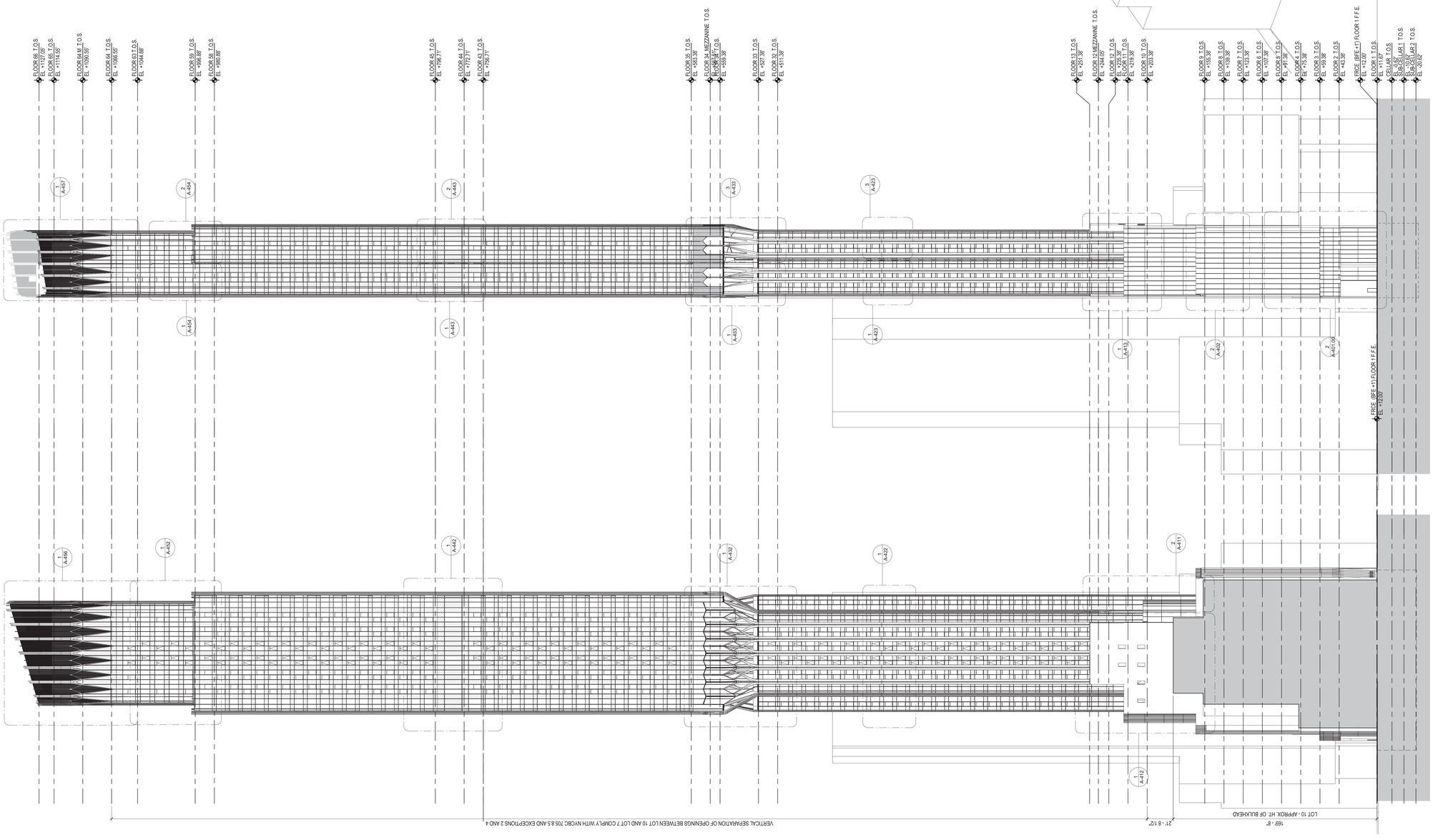
DEPT OF BLDGS 121190772 Job Number
E3841053108 Scan Code



3 ISOMETRIC - NORTHEAST VIEW (NOT TO SCALE)



1 EAST ELEVATION
1/32" = 1'-0"

2 NORTH ELEVATION-Building
1/32" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018861 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
STRUCTURAL ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
EXPERT ELECTRICAL LIGHT	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.800.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

NOTES

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

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

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

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

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

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REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

EAST AND NORTH ELEVATIONS AND AXONOMETRIC VIEW

DRAWING NO. **A-302.00**

PROJECT	SCALE	DOB FILING	SHEET NO.
1529.00	As indicated	121190772	101 OF174

CETRARUDDY ARCHITECTURE DPC
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DEPT OF BLDGS 121190772 Job Number | E3911389480 Scan Code

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018861 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
STRUCTURAL ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
LIGHTING DESIGNER	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

NOTES

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

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

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

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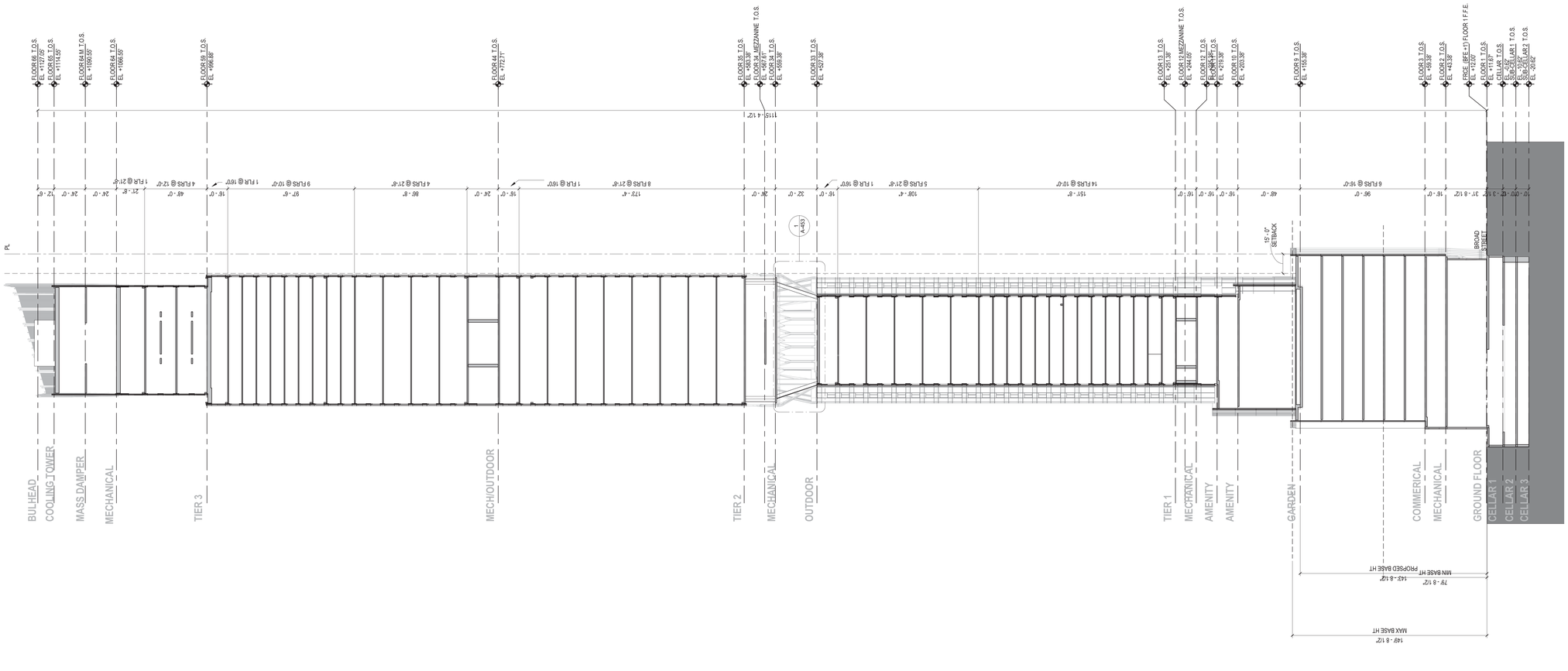
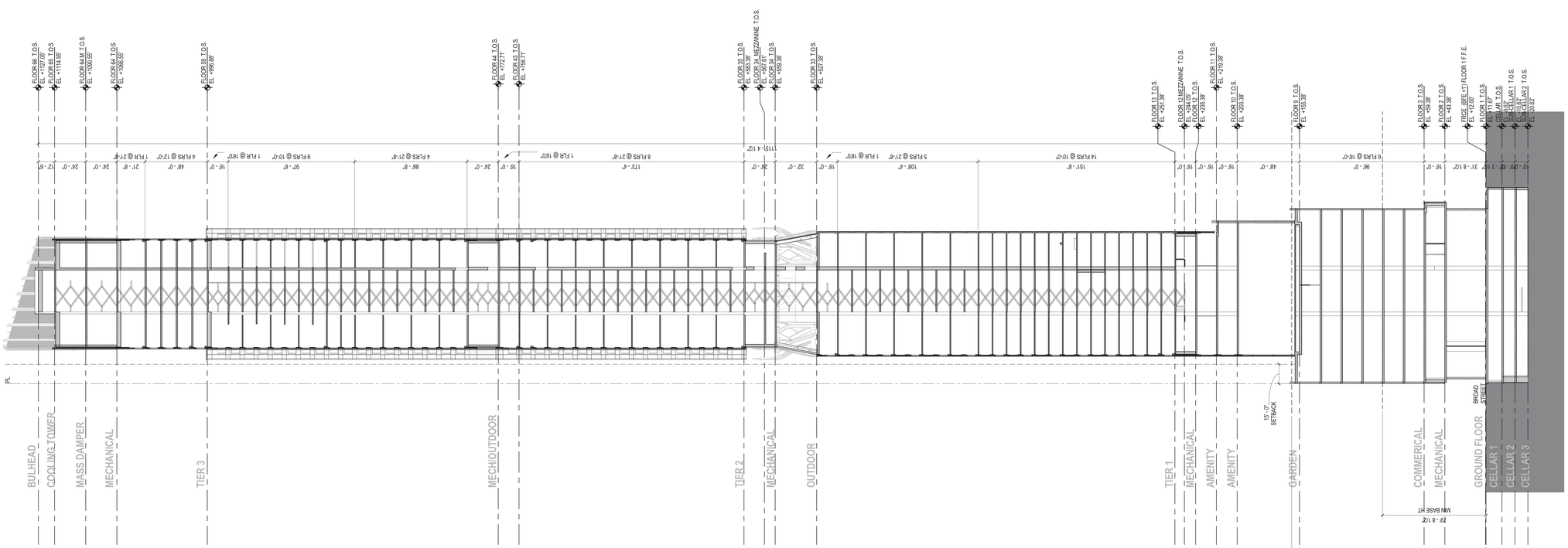


2 BUILDING SECTION E-W 2
1/32" = 1'-0"



1 BUILDING SECTION E-W 1
1/32" = 1'-0"

REGISTERED ARCHITECT JOHN CETRA 018861 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

BUILDING SECTIONS E-W

DRAWING NO.

A-303.00

PROJECT	SCALE	DRAWING NO.
1529.00	As indicated	102 Of174)
	DOB FILE NO.	121190772

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WWW.CETRARUDDY.COM

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DEPT OF BLDGS 121190772 Job Number
E3508152570 Scan Code

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT
John A. Cetra
State of New York
Registered Architect
No. 018861

CetraRuddy Architecture DPC
584 Broadway Suite 401
New York, NY 10012
212.941.9801

OWNER
Madison 45 Broad Development, LLC

105 Madison Avenue
New York, NY 10016

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

MEP ENGINEER
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

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

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

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

CURTAIN WALL CONSULTANT
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

NOTES

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

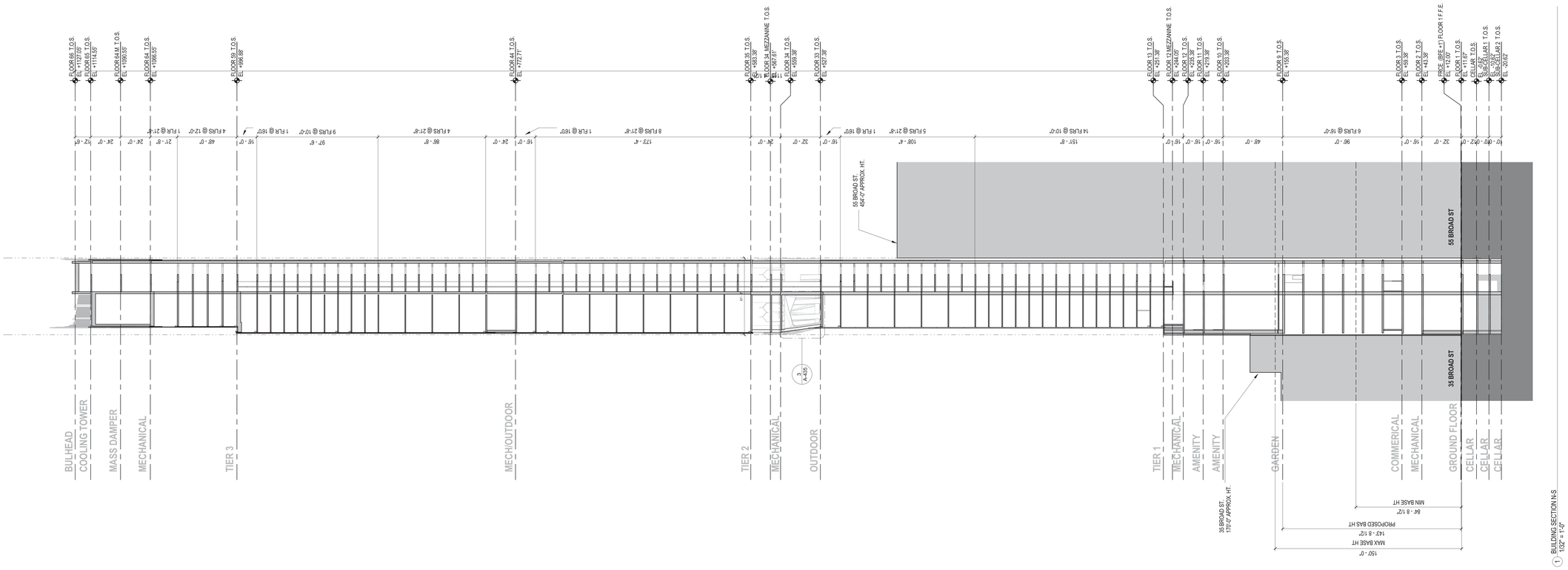
2. ALL GLAZING IN TERRACE DOORS TO BE TEMPERED SAFETY GLASS, PER NYC BUILDING CODE.

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

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

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

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



1 BUILDING SECTION N-S
1/32" = 1'-0"

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

BUILDIN SECTION N-S

DRAWING NO. **A-304.00**

PROJECT	SCALE	DOB	PAGE NO.
1529.00	As indicated	121190772	103 Of174)

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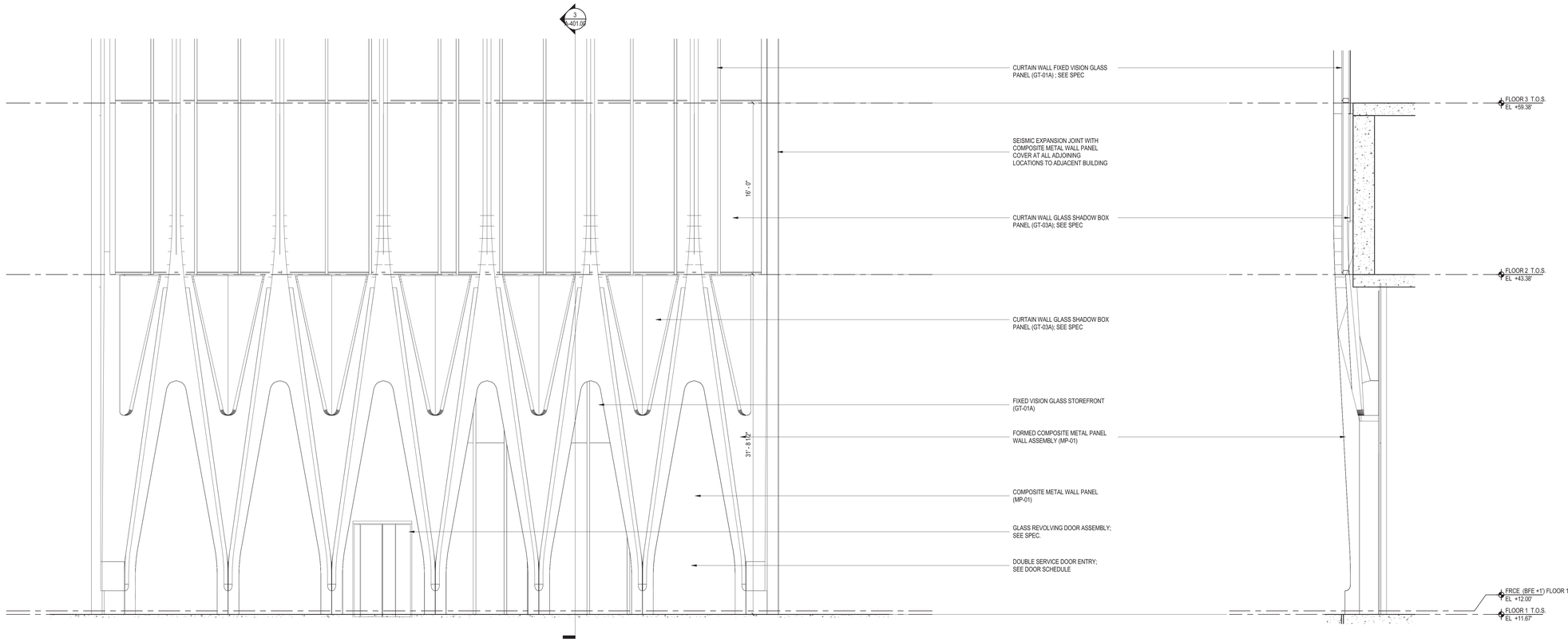
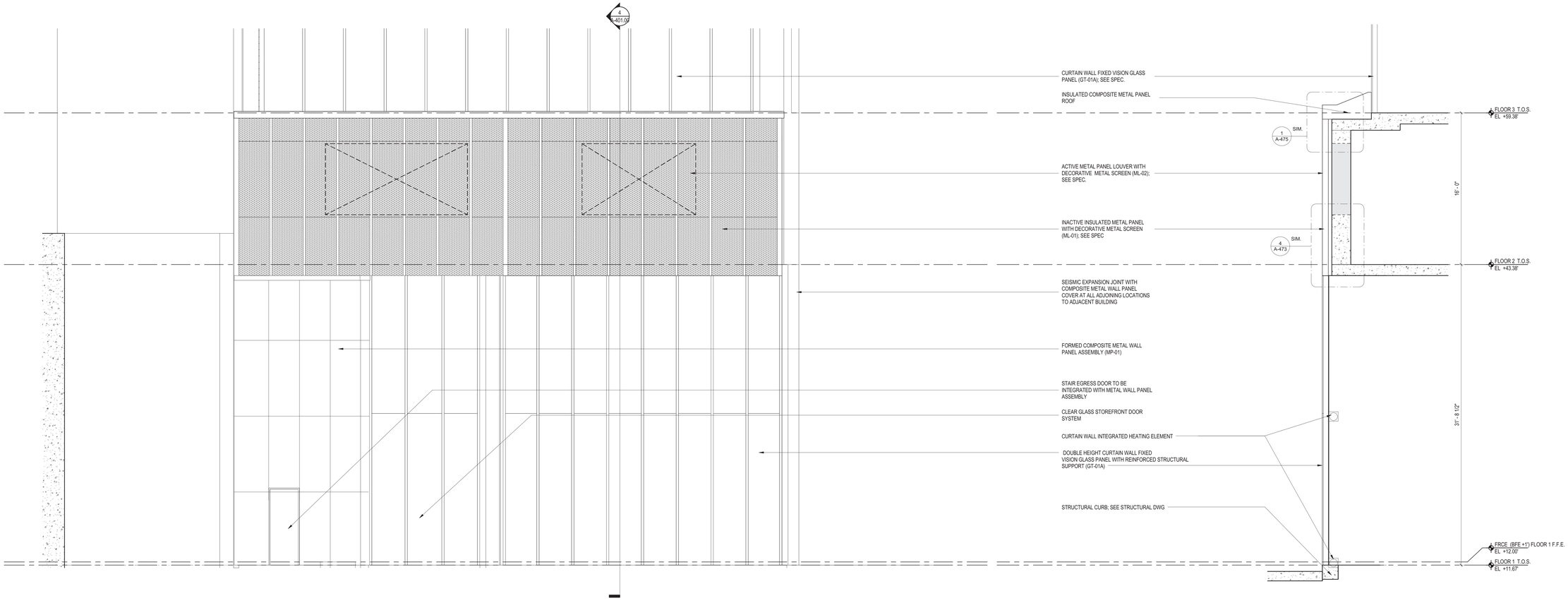
1274183

DEPT OF BLDGS 121190772 Job Number
E3705399149 Scan Code



1 WT-01 ENLARGED PARTIAL BUILDING ELEVATION AT FLOOR 1 TO 3
1/4" = 1'-0"

3 WT-01 ENLARGED WALL SECTION
1/4" = 1'-0"



2 WT-01 ENLARGED PARTIAL BUILDING ELEVATION AT FLOOR 1 TO 3
1/4" = 1'-0"

4 WT-01 ENLARGED WALL SECTION
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018861 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP/FP/SPRINKLER/STRUCTURAL	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
SHORING/GEOTECHNICAL	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
SIGNAGE/LIGHTING	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

NOTES

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

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

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1221183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-01 (TIER 1) FLOOR 01 & 02-ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (EAST & WEST)

DRAWING NO. **A-401.00**

SCALE	1/4" = 1'-0"	SHEET NO.	104 OF174)
PROJECT	1529.00	DOB FILE NO.	121190772

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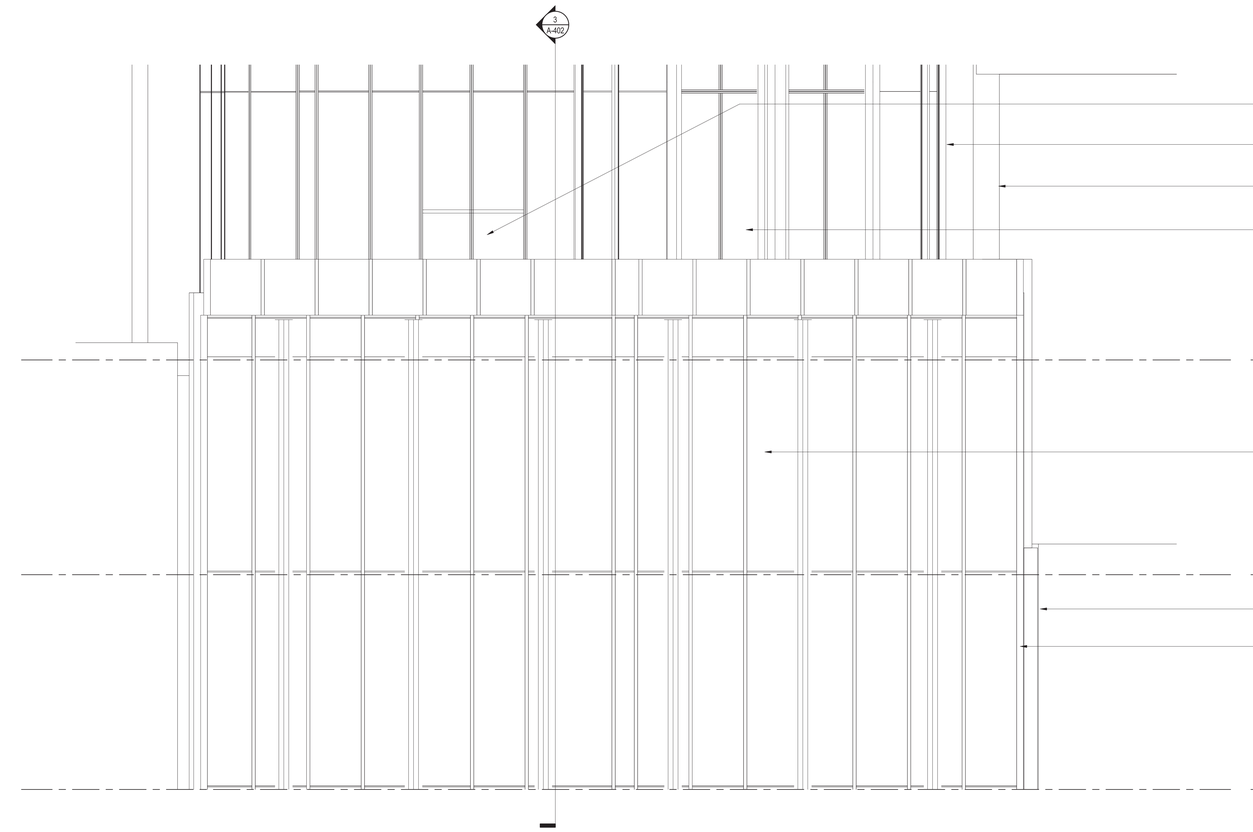
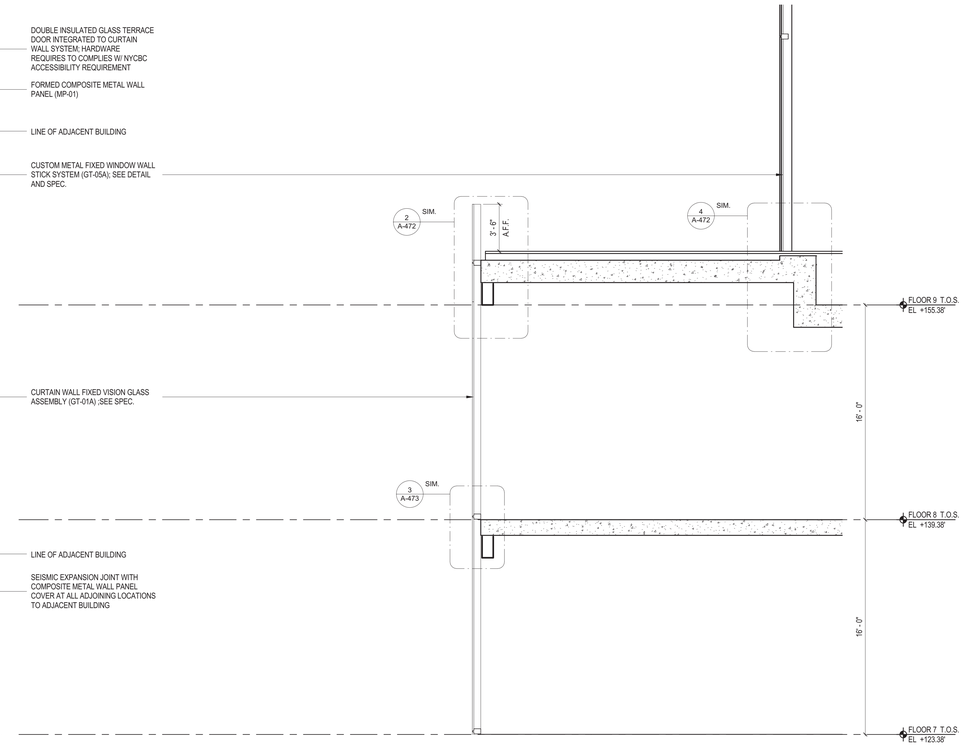
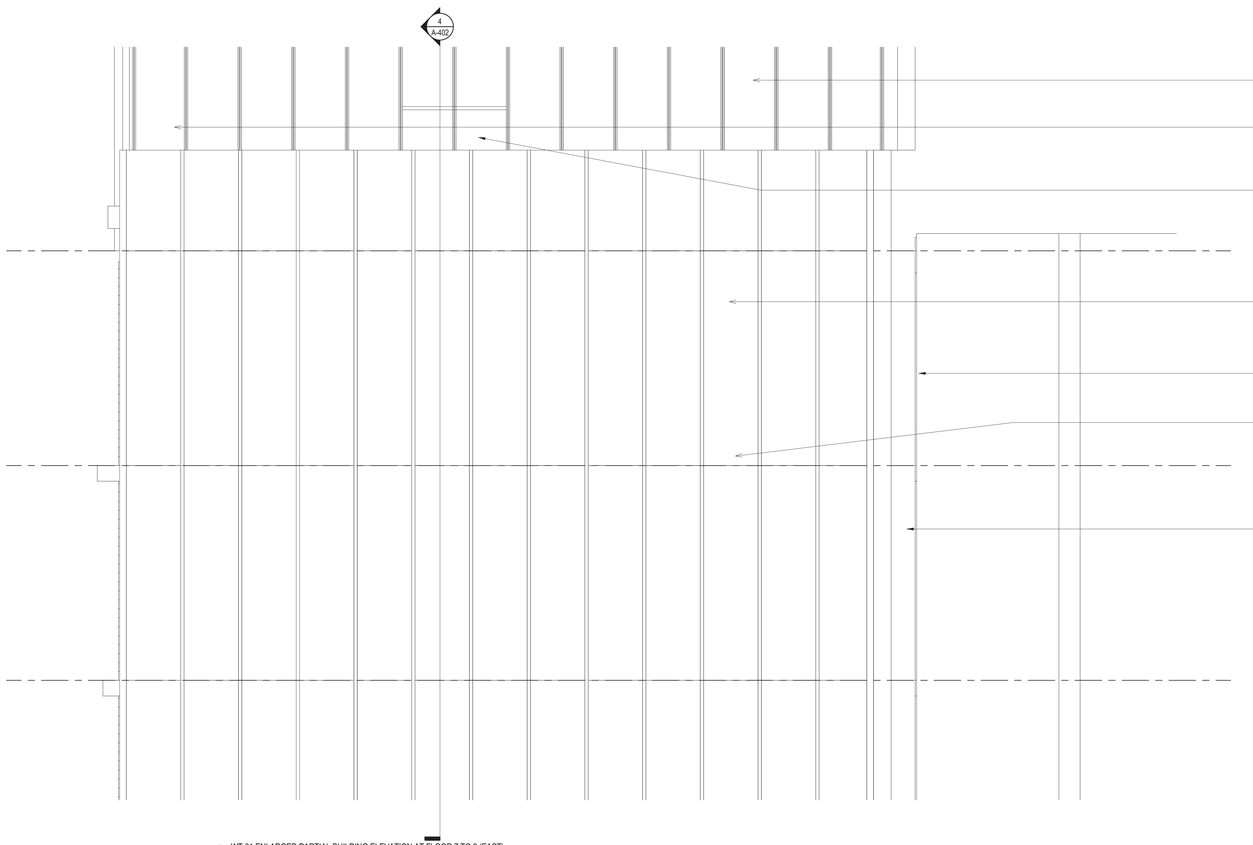
DEPT OF BLDGS 121190772 Job Number
E350680599 Scan Code



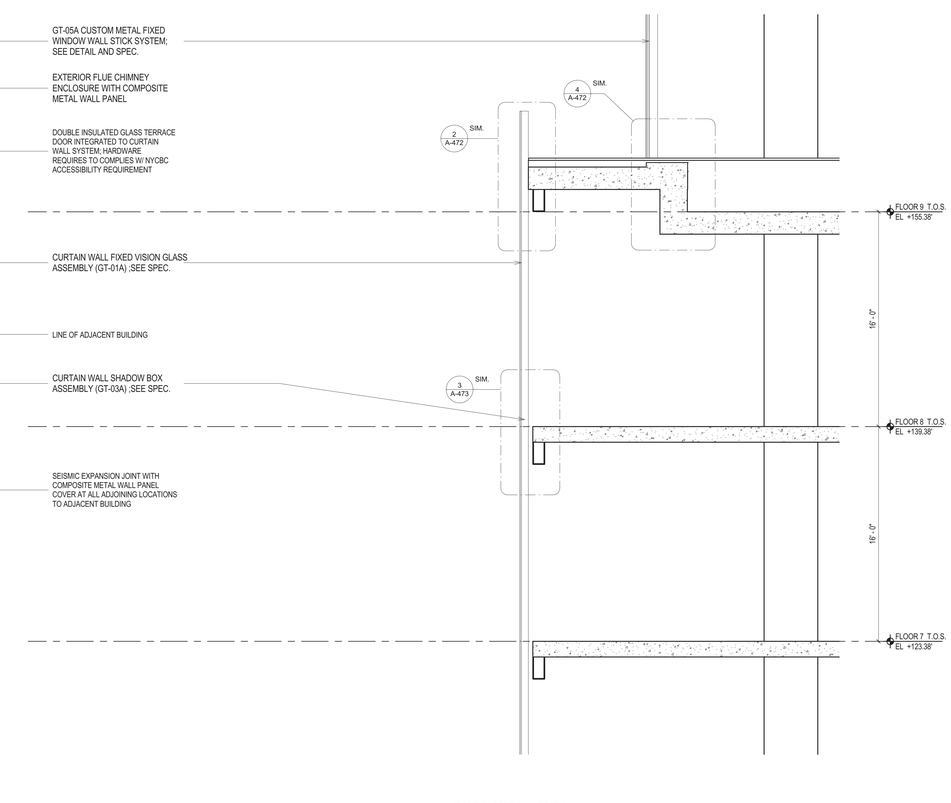
1 WT-01 ENLARGED PARTIAL BUILDING ELEVATION AT FLOOR 7 TO 9 (WEST)
1/4" = 1'-0"



3 WT-01 ENLARGED WALL SECTION
1/4" = 1'-0"



2 WT-01 ENLARGED PARTIAL BUILDING ELEVATION AT FLOOR 7 TO 9 (EAST)
1/4" = 1'-0"



4 WT-01 ENLARGED WALL SECTION
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
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GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
EXTERIOR LIGHTING DESIGNER	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

NOTES

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

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REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

WT-01 (TIER 1) FLOOR 07 TO 09-ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (EAST & WEST)

DRAWING NO. **A-402.00**

PROJECT	SCALE	DOB	PAGE NO.
1529.00	1/4" = 1'-0"	121190772	105 Of174)

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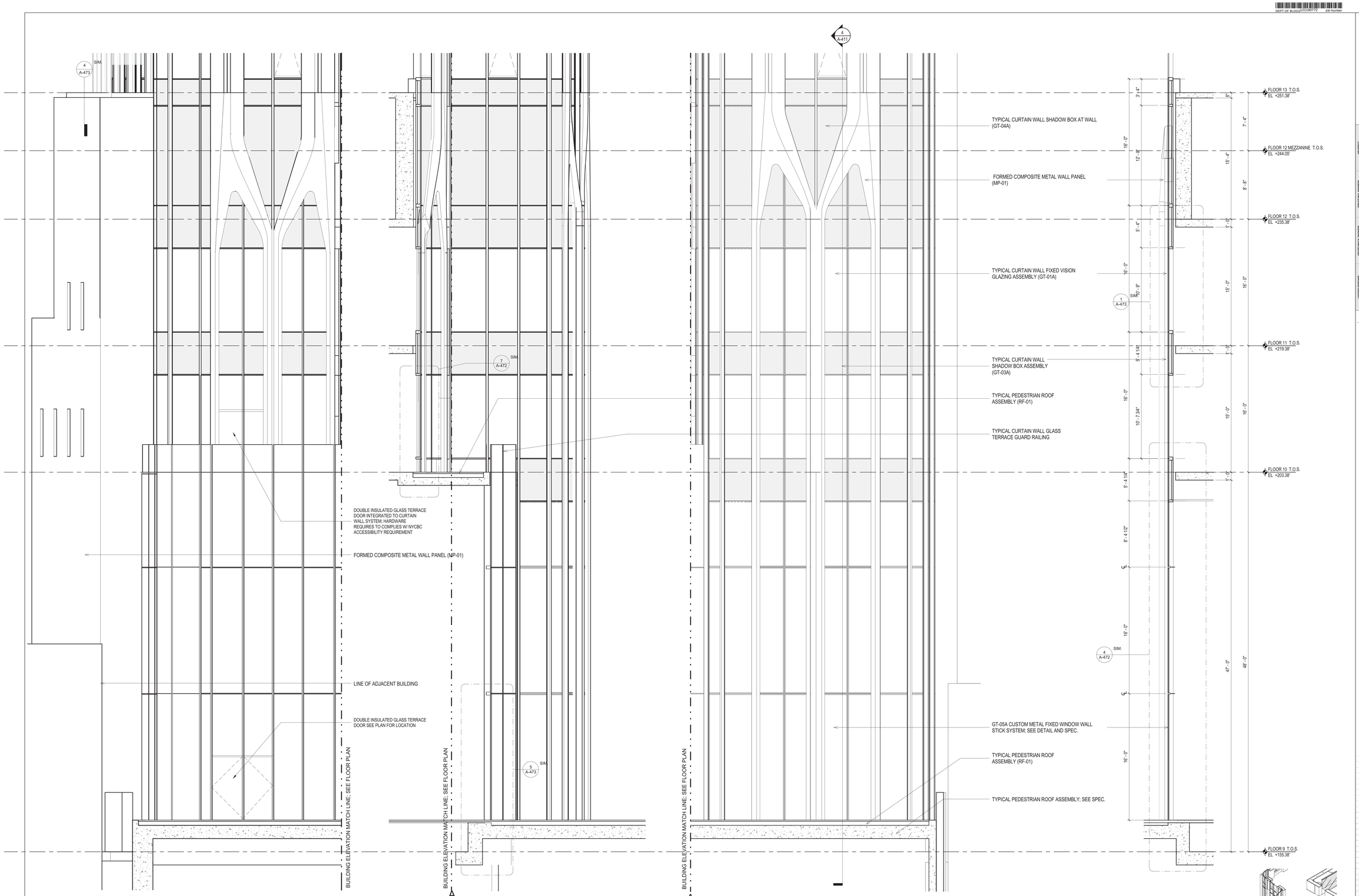
DEPT OF BLDGS 121190772 Job Number
ES 70713396 Scan Code



1 WT-02 ENLARGED ELEVATION AT FLOOR 9 TO 12
1/4" = 1'-0"

2 WT-02 ENLARGED ELEVATION AT FLOOR 9 TO 12
1/4" = 1'-0"

3 WT-02 ENLARGED ELEVATION AT FLOOR 9 TO 12
1/4" = 1'-0"

4 WT-02 ENLARGED WALL SECTION
1/4" = 1'-0"

5 WT-02 ENLARGED PARTIAL PLAN FLOOR 9
1/4" = 1'-0"

6 WT-02 ENLARGED PARTIAL PLAN FLOOR 9
1/4" = 1'-0"

7 PARTIAL ISOMETRIC VIEW (NOT TO SCALE)

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP/FIRE PROTECTION	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP/FIRE/FP	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
STRUCTURAL/GEOTECHNICAL	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
SIGNAGE/LIGHTING	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

NOTES

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REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

121193

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-02 (TIER 1) FLOOR 09 TO 13 - ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (WEST)

DRAWING NO.	A-411.00		
SCALE	1/4" = 1'-0"	SHEET NO.	106 OF174
PROJECT	1529.00	DOB FILE NO.	121190772

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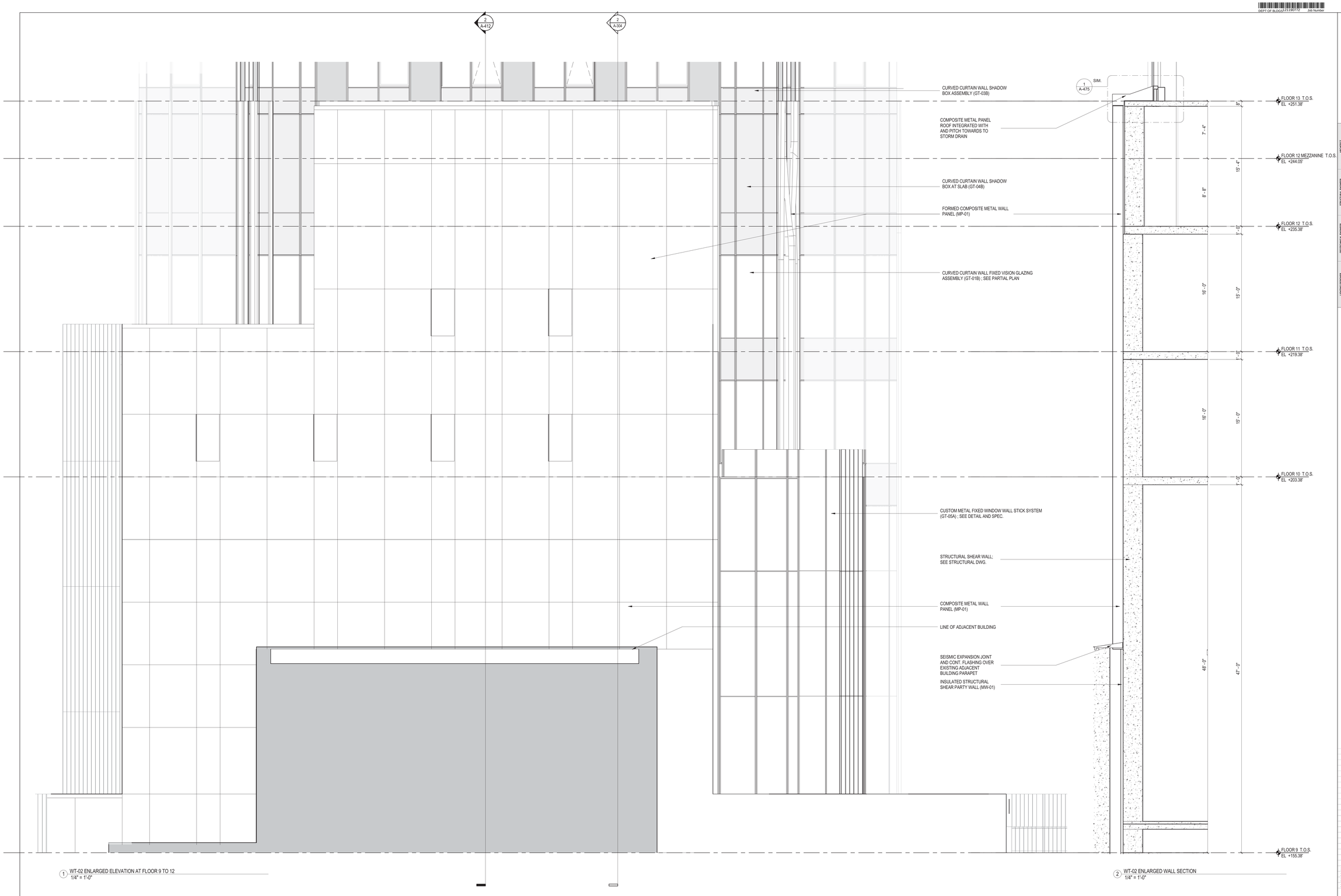
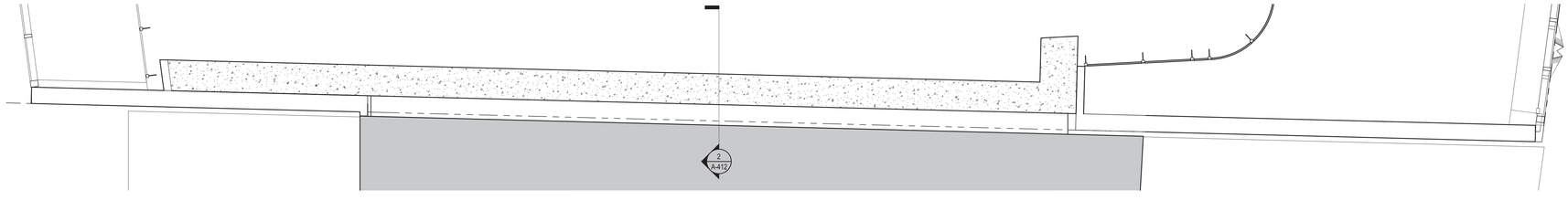
DEPT OF BLDGS 121190772 Job Number
E300623439B9 Scan Code



1 WT-02 ENLARGED ELEVATION AT FLOOR 9 TO 12
1/4" = 1'-0"

2 WT-02 ENLARGED WALL SECTION
1/4" = 1'-0"



3 WT-02 ENLARGED PARTIAL PLAN FLOOR 9
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018861 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
STRUCTURAL ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
EXPERT ELECTRICAL LIGHT	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-02 (TIER 1) FLOOR 09 TO 13 - ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (NORTH)

DRAWING NO. **A-412.00**

SCALE	1/4" = 1'-0"	DOB FILE NO. / PAGE NO.	107 OF174)
PROJECT	1529.00		121190772

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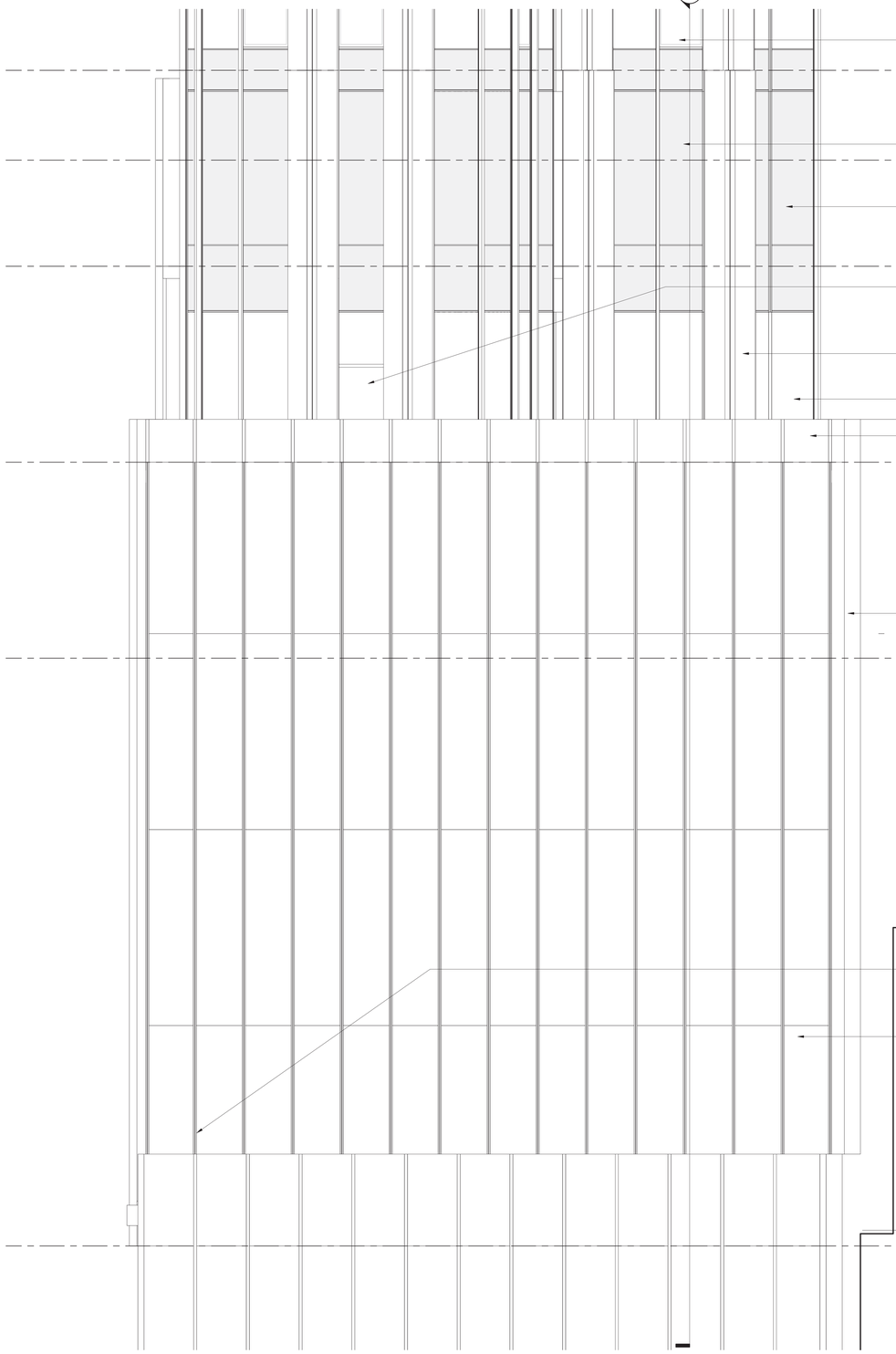
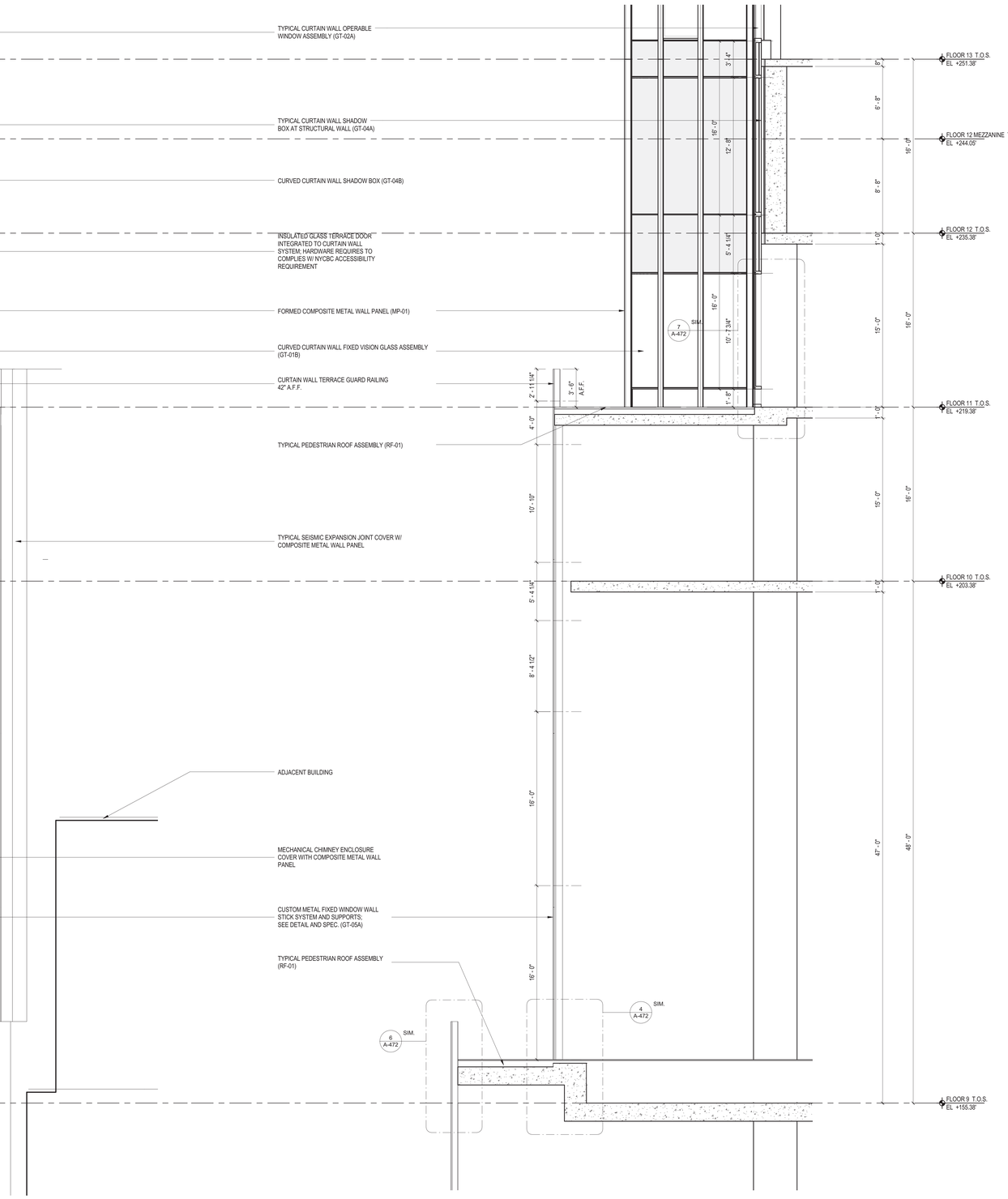
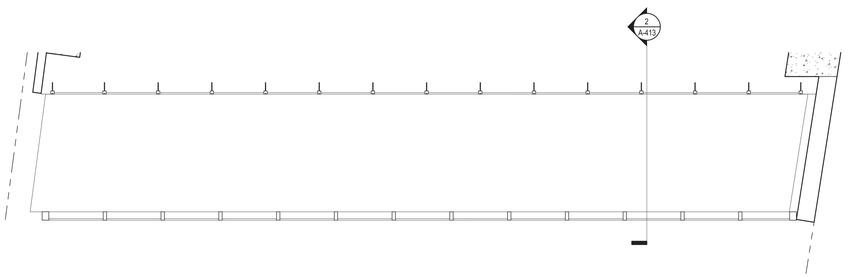


1 WT-02 ENLARGED ELEVATION AT FLOOR 9 TO 12
1/4" = 1'-0"



2 WT-02 ENLARGED WALL SECTION
1/4" = 1'-0"



3 WT-02 ENLARGED PARTIAL PLAN FLOOR 9
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT
John A. Cetra
State of New York
Registered Architect
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CetraRuddy Architecture DPC
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212.687.9888

STRUCTURAL ENGINEER
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New York, NY 10005
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SUSTAINABLE DESIGN
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Long Island City, NY 11101
212.600.0033

CURTAIN WALL CONSULTANT
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New York, NY 10005
212.334.2025

NOTES

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REGISTERED ARCHITECT JOHN CETRA 018661 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

WT-02 (TIER 1) FLOOR 09 TO 13 - ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (EAST)

DRAWING NO. **A-413.00**

SCALE	1/4" = 1'-0"	PAGE NO.	108 OF174)
PROJECT	1529.00	DOB JOB NO.	121190772

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1274183

DEPT OF BLDGS 121190772 Job Number
E350013307IS Scan Code

45 BROAD STREET

NEW YORK NY 10004

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

OWNER
Madison 45 Broad Development, LLC
105 Madison Avenue
New York, NY 10016

STRUCTURAL ENGINEER
WSP Group
228 East 45th Street, 3rd Fl
New York, NY 10017
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MEP ENGINEER
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

GEOTECHNICAL ENGINEER
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New York, NY 10001
212.479.5400

LANDSCAPE ARCHITECT
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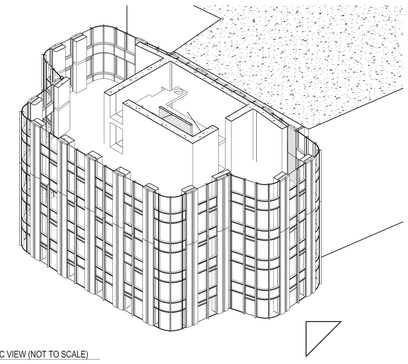
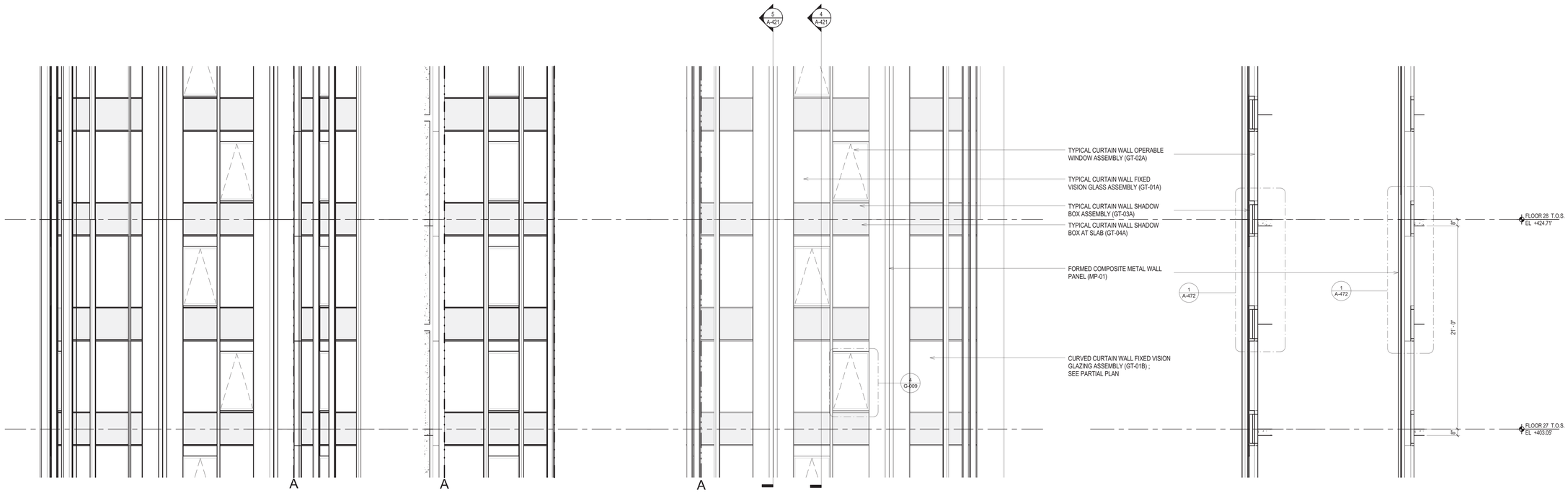
120 Broadway, Floor 20
New York, NY 10005
212.477.6366

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

CURTAIN WALL CONSULTANT
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025



8 WT-03 ISOMETRIC VIEW (NOT TO SCALE)



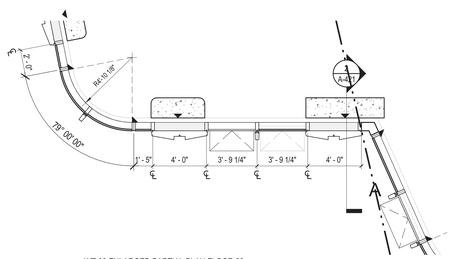
1 WT-03 ENLARGED ELEVATION AT FLOOR 27 TO 28
1/4" = 1'-0"

2 WT-03 ENLARGED ELEVATION AT FLOOR 27 TO 28
1/4" = 1'-0"

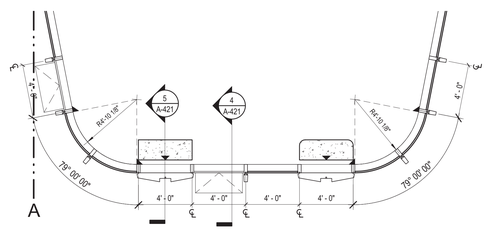
3 WT-03 ENLARGED ELEVATION AT FLOOR 27 TO 28
1/4" = 1'-0"

4 WT-03 ENLARGED WALL SECTION
1/4" = 1'-0"

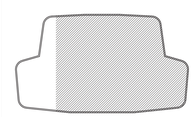
5 WT-03 ENLARGED WALL SECTION
1/4" = 1'-0"



6 WT-03 ENLARGED PARTIAL PLAN FLOOR 28
1/4" = 1'-0"



7 WT-03 ENLARGED PARTIAL PLAN FLOOR 28
1/4" = 1'-0"



2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-03 (TIER 1) FLOOR 27 TO 28 - ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (WEST)

DRAWING NO. **A-421.00**

SCALE	As indicated	SHEET	109 OF174)
PROJECT	1529.00	DOB FILE NO.	121190772

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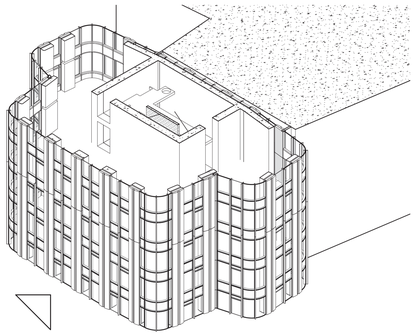
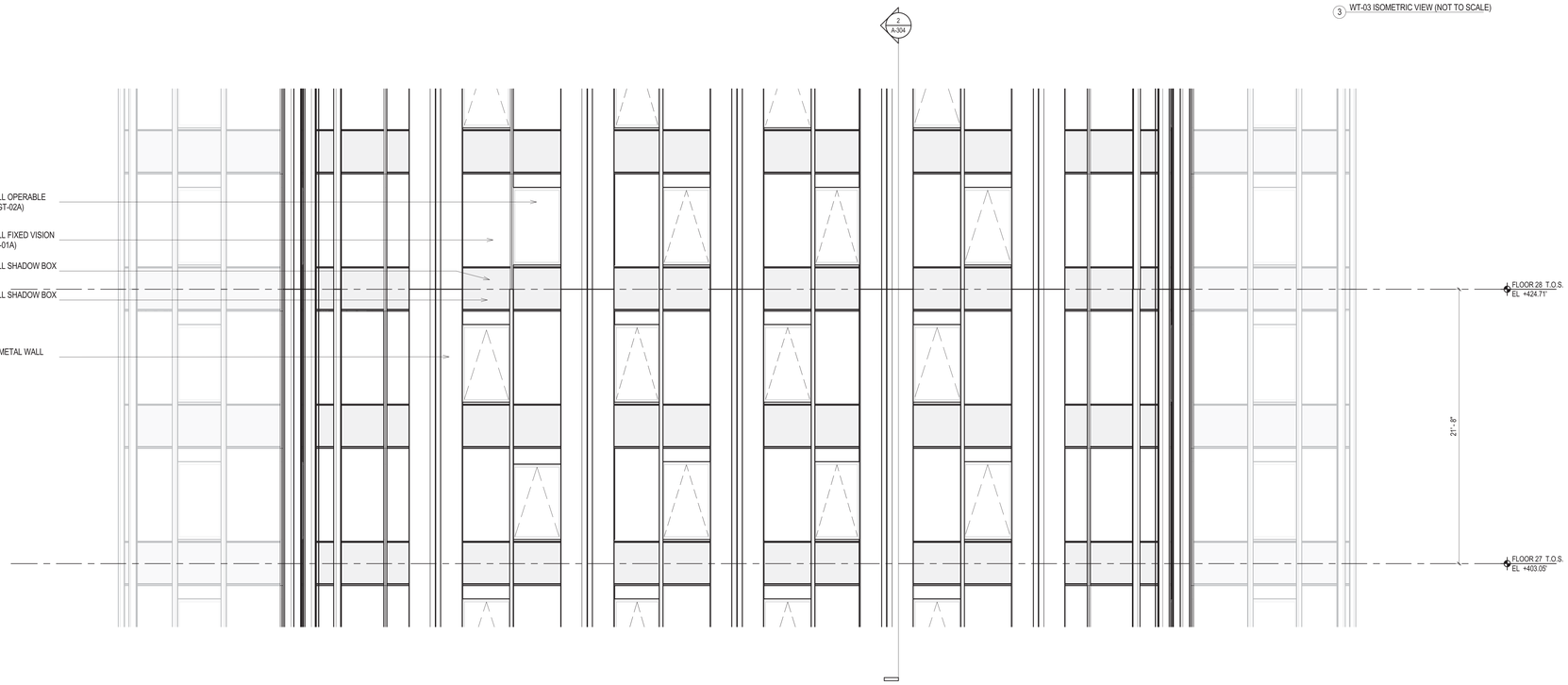
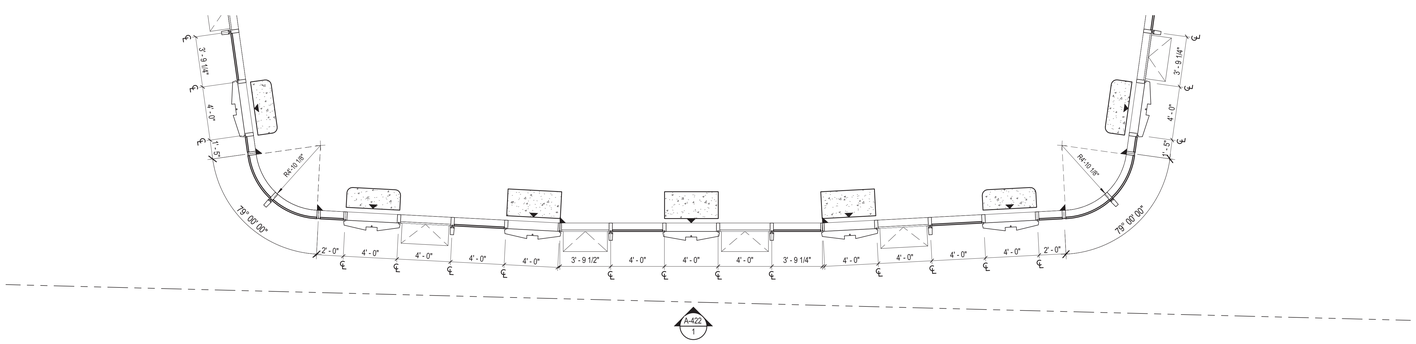
DEPT OF BLDGS 121190772 Job Number
E3389054949 Scan Code



3 WT-03 ISOMETRIC VIEW (NOT TO SCALE)



1 WT-03 ENLARGED ELEVATION AT FLOOR 27 TO 28
1/4" = 1'-0"

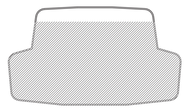


2 WT-03 ENLARGED PARTIAL PLAN FLOOR 28
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018861 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	CLIENT	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
STRUCTURAL ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
EXTERIOR LIGHTING	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025



2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-03 (TIER 1) FLOOR 27 TO 28 - ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (NORTH)

DRAWING NO. **A-422.00**

SCALE	As indicated	DOB SHEET NO.	110 OF174)
PROJECT	1529.00	DOB FILING NO.	121190772

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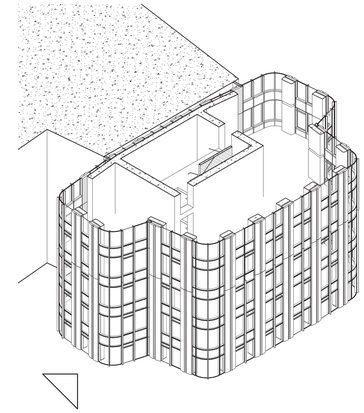
DEPT OF BLDGS 121190772 Job Number
E527/B00065 Scan Code



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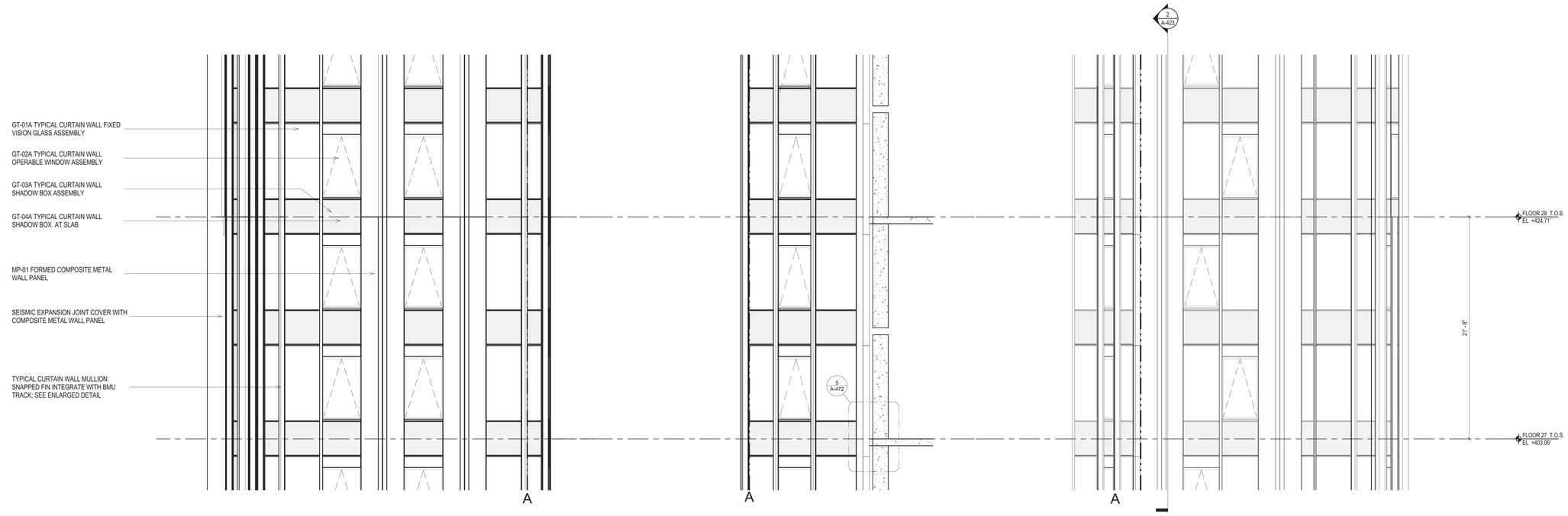
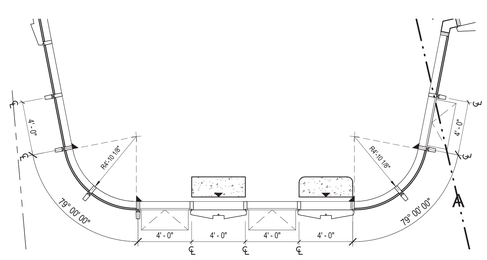


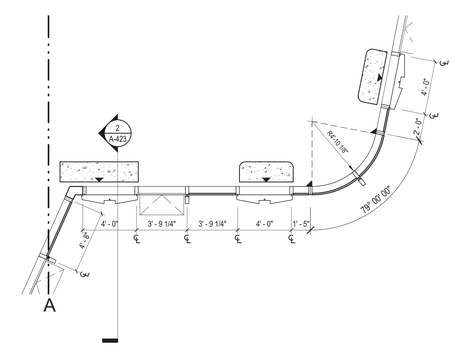
1 WT-03 ENLARGED ELEVATION AT FLOOR 27 TO 28
1/4" = 1'-0"

2 WT-03 ENLARGED ELEVATION AT FLOOR 27 TO 28
1/4" = 1'-0"

3 WT-03 ENLARGED ELEVATION AT FLOOR 27 TO 28
1/4" = 1'-0"



4 WT-03 ENLARGED PARTIAL PLAN FLOOR 28
1/4" = 1'-0"



5 WT-03 ENLARGED PARTIAL PLAN FLOOR 28
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT
John A. Cetra
State of New York
Registered Architect
No. 018861

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STRUCTURAL ENGINEER
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LANDSCAPE ARCHITECT
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120 Broadway, Floor 20
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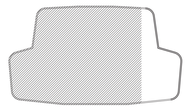
Long Island City, NY 11101
212.600.0033

CURTAIN WALL CONSULTANT
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025



2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-03 (TIER 1) FLOOR 27 TO 28 - ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (EAST)

DRAWING NO. **A-423.00**

SCALE	As indicated	SHEET NO.	111 Of174
PROJECT NO.	1529.00	DOB PLAN NO.	121190772

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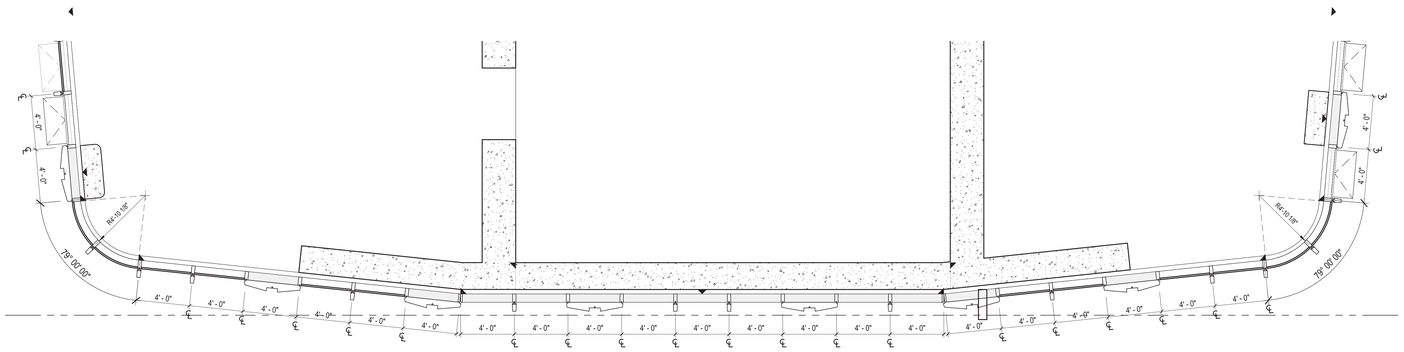
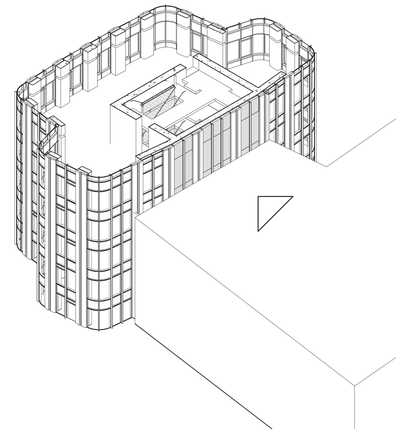
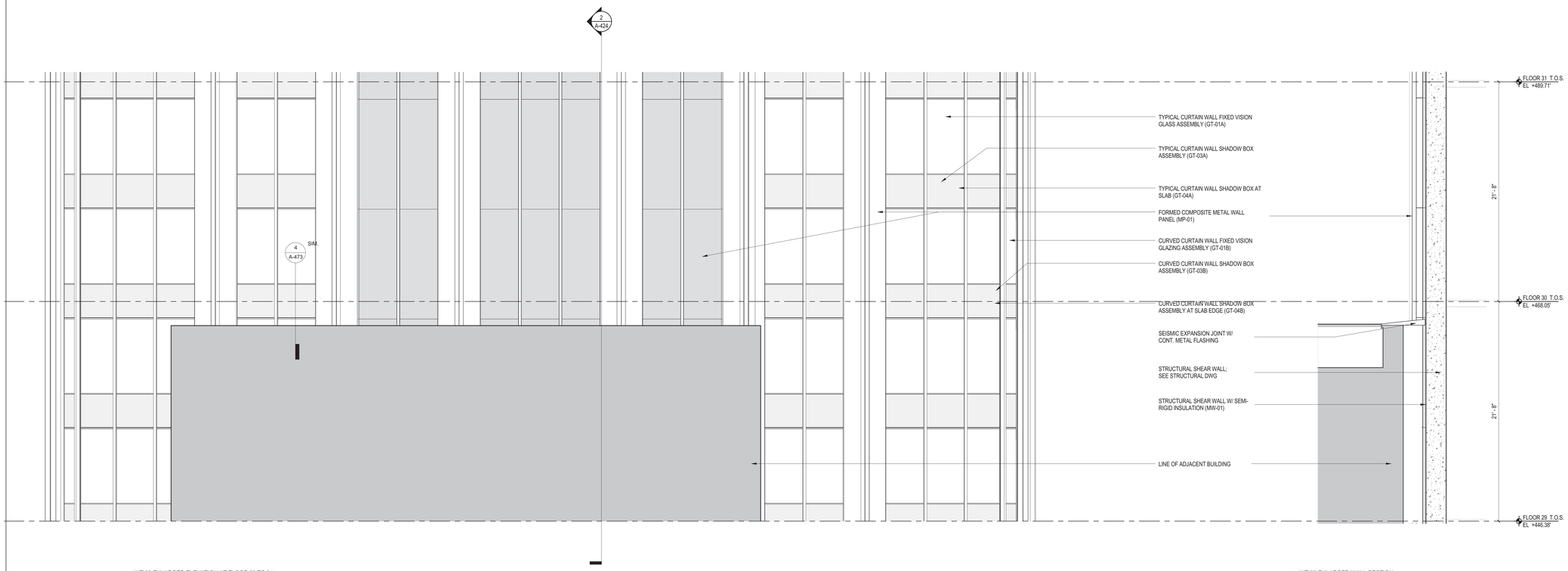
DEPT OF BLDGS 121190772 Job Number
E340.B80270 Scan Code



6 WT-03 ENLARGED PARTIAL PLAN FLOOR 30
1/4" = 1'-0"

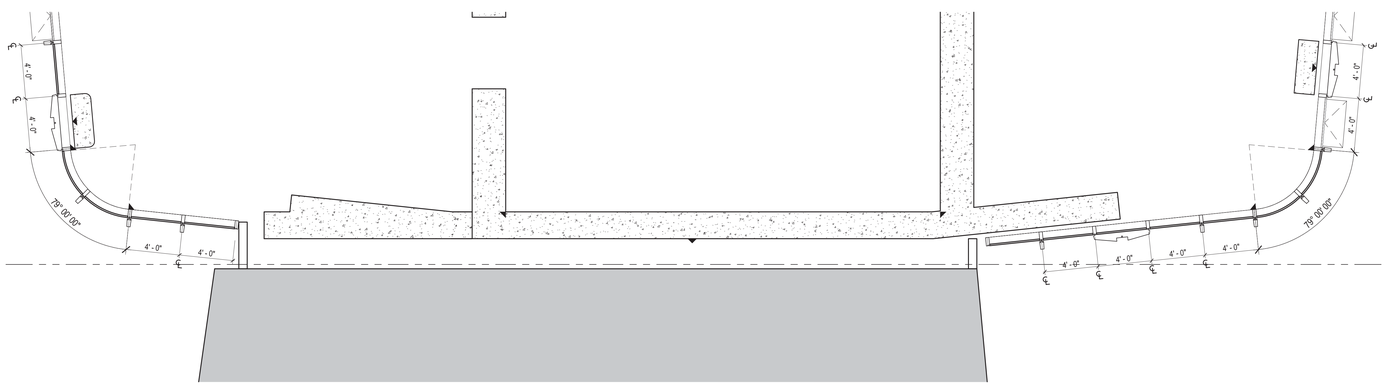


5 WT-03 ISOMETRIC VIEW (NOT TO SCALE)



1 WT-03 ENLARGED ELEVATION AT FLOOR 29 TO 31
1/4" = 1'-0"

2 WT-03 ENLARGED WALL SECTION
1/4" = 1'-0"

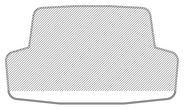


3 WT-03 ENLARGED PARTIAL PLAN FLOOR 29
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
STRUCTURAL ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
EXTERIOR DESIGN CONSULTANT	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025



1324183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-03 (TIER 1) FLOOR 29 TO 31 - ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (SOUTH)

DRAWING NO. **A-424.00**

SCALE	As indicated	DOB PAGE NO.	112 Of174)
PROJECT	1529.00	DOB JOB NO.	121190772

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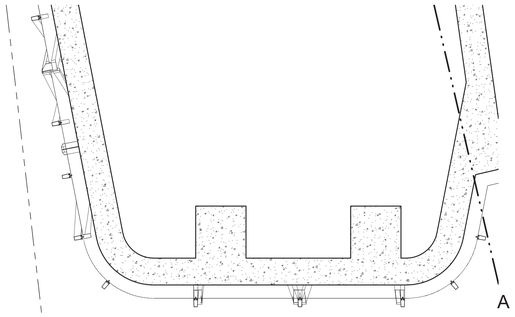
DEPT OF BLDGS 121190772 Job Number
E302503436 Scan Code



8 WT-04 ENLARGED PARTIAL PLAN FLOOR 34
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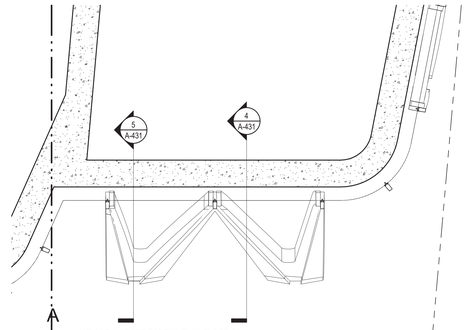

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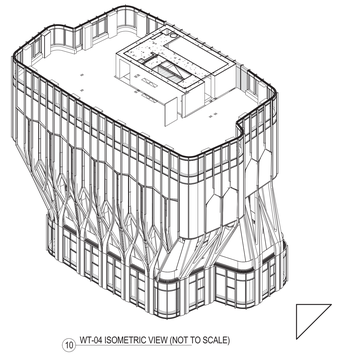
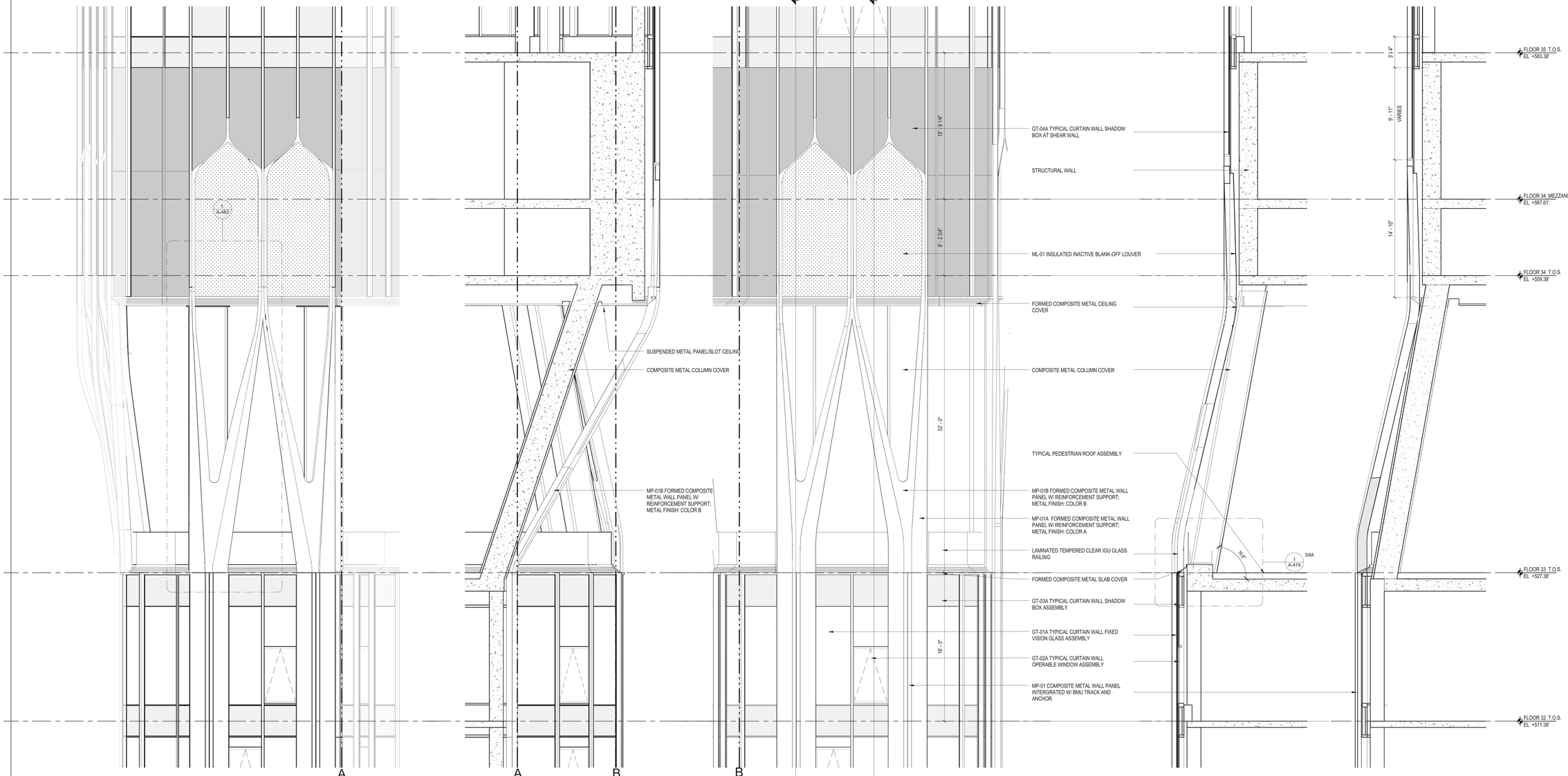
1/4" = 1'-0"



10 WT-04 ISOMETRIC VIEW (NOT TO SCALE)



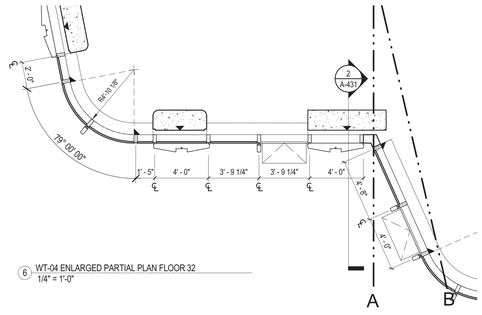
1 WT-04 ENLARGED ELEVATION AT FLOOR 32 T0 35
1/4" = 1'-0"

2 WT-04 ENLARGED ELEVATION AT FLOOR 32 T0 35
1/4" = 1'-0"

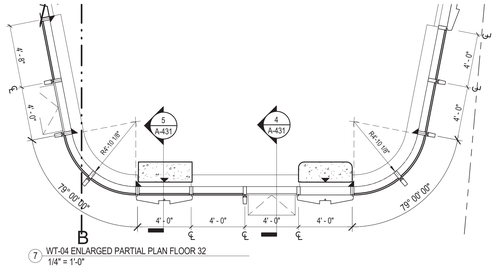
3 WT-04 ENLARGED ELEVATION AT FLOOR 32 T0 35
1/4" = 1'-0"

4 WT-04 ENLARGED WALL SECTION
1/4" = 1'-0"

5 WT-04 ENLARGED WALL SECTION
1/4" = 1'-0"



6 WT-04 ENLARGED PARTIAL PLAN FLOOR 32
1/4" = 1'-0"



7 WT-04 ENLARGED PARTIAL PLAN FLOOR 32
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP/FP/STRUCTURAL ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	MEP ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL CONSULTANT	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
SIGNAGE CONSULTANT	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

NOTES

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

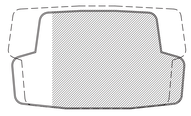
2. ALL GLAZING IN TERRACE DOORS TO BE TEMPERED SAFETY GLASS, PER NYC BUILDING CODE.

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

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

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

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



2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-04 (TIER 1) FLOOR 32 TO 35
ENLARGED BUILDING PLAN,
ELEVATIONS AND SECTIONS (WEST)

DRAWING NO.	A-431.00		
SCALE	As indicated	SHEET NO. (PAGE NO.)	113 OF174)
PROJECT	1529.00	JOB (DLS NO.)	121190772

CETRARUDDY **ARCHITECTURE DPC**
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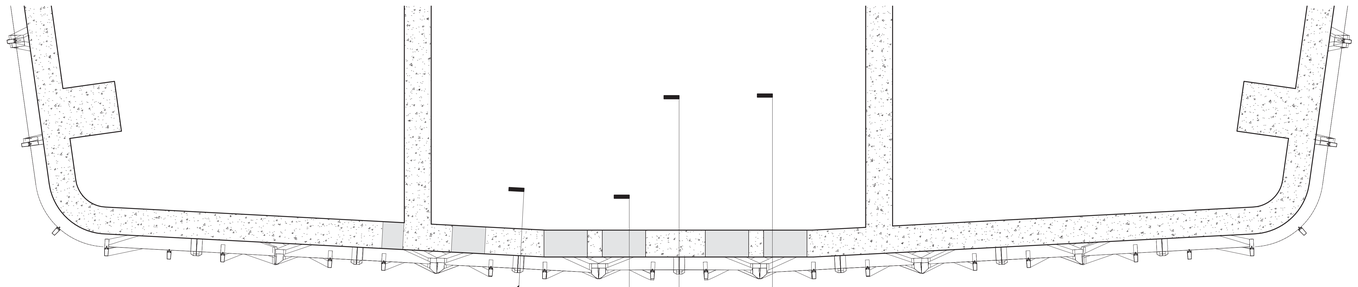
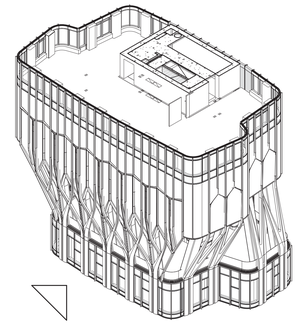
121190772

CETRA RUDDY ARCHITECTURE DPC

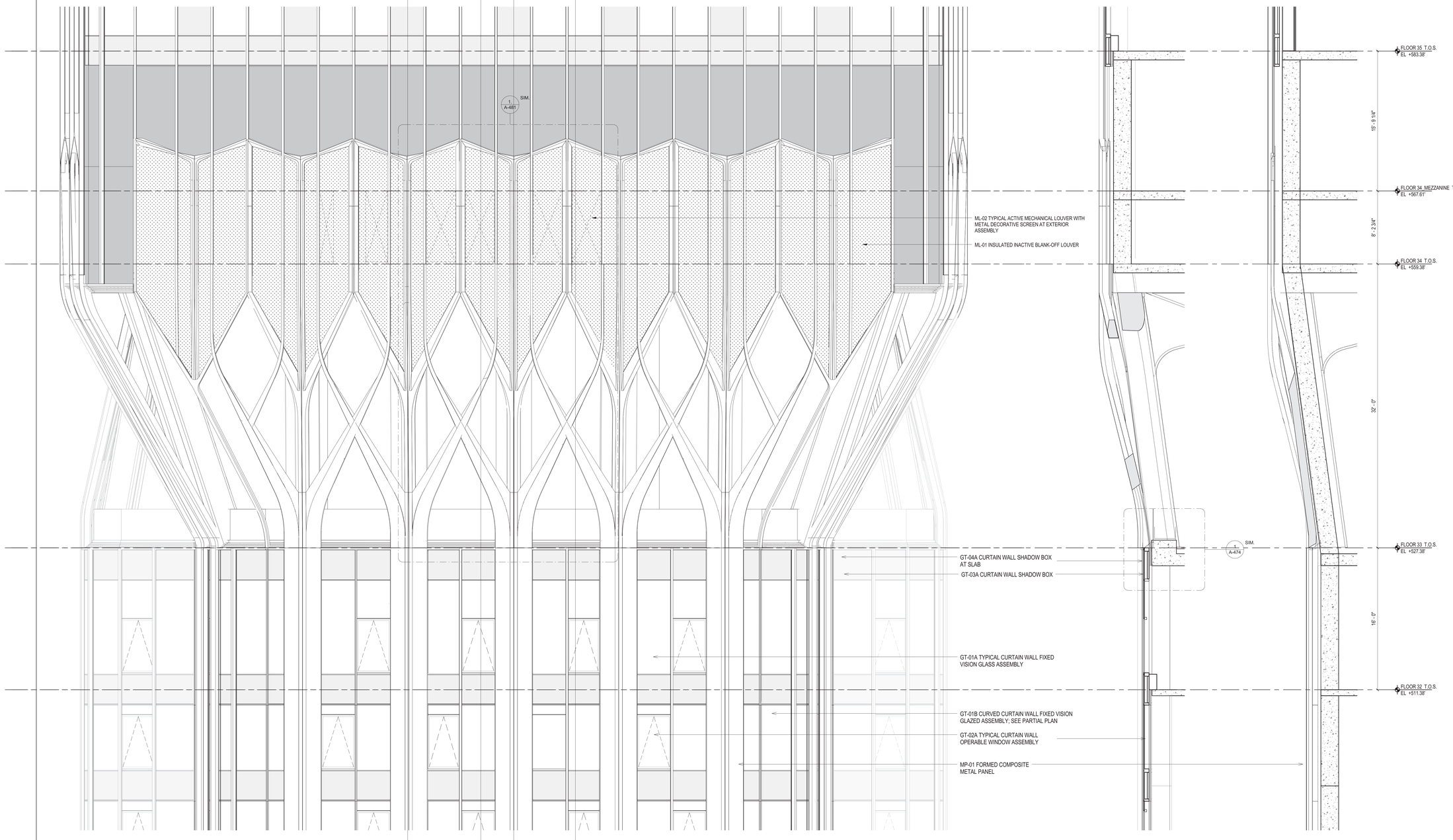
DEPT OF BLDGS 121190772 Job Number
E162005718X Scan Code



5 WT-04 ENLARGED PARTIAL PLAN FLOOR 34
1/4" = 1'-0"



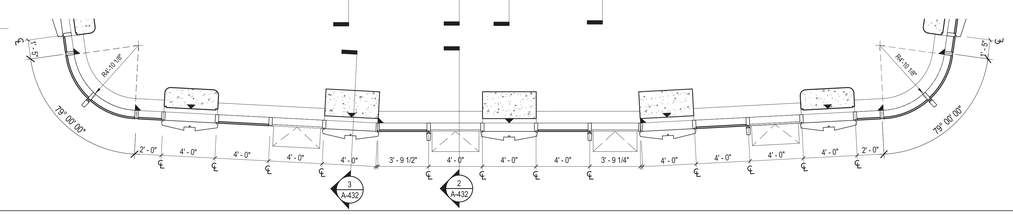
6 WT-04 ISOMETRIC VIEW (NOT TO SCALE)



1 WT-04 ENLARGED ELEVATION AT FLOOR 32 T0 35
1/4" = 1'-0"

2 WT-04 ENLARGED WALL SECTION
1/4" = 1'-0"

3 WT-04 ENLARGED WALL SECTION
1/4" = 1'-0"



4 WT-04 ENLARGED PARTIAL PLAN FLOOR 32
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018861 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
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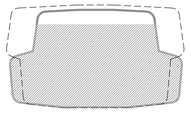
GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
LIGHTING DESIGNER	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025



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2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-04 (TIER 1) FLOOR 32 TO 35 ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (NORTH)

DRAWING NO. **A-432.00**

PROJECT	SCALE	DOB FILE NO.	PAGE NO.
1529.00	As indicated	121190772	114 Of174)

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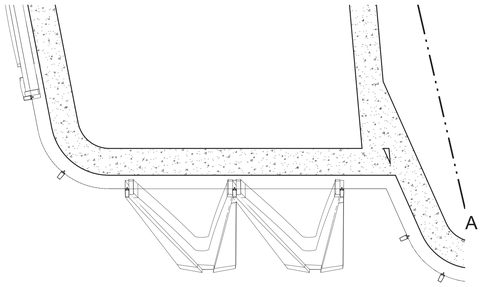
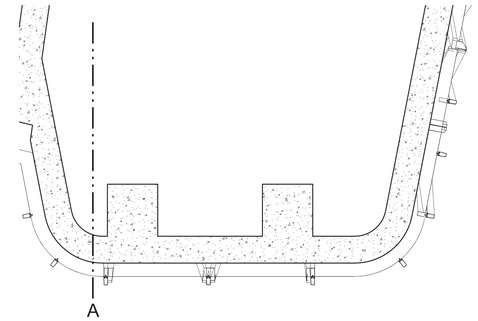
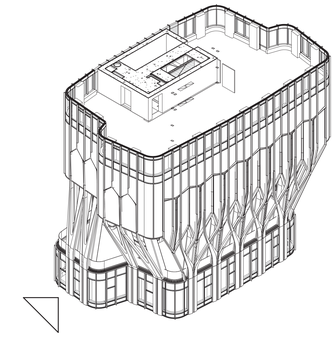


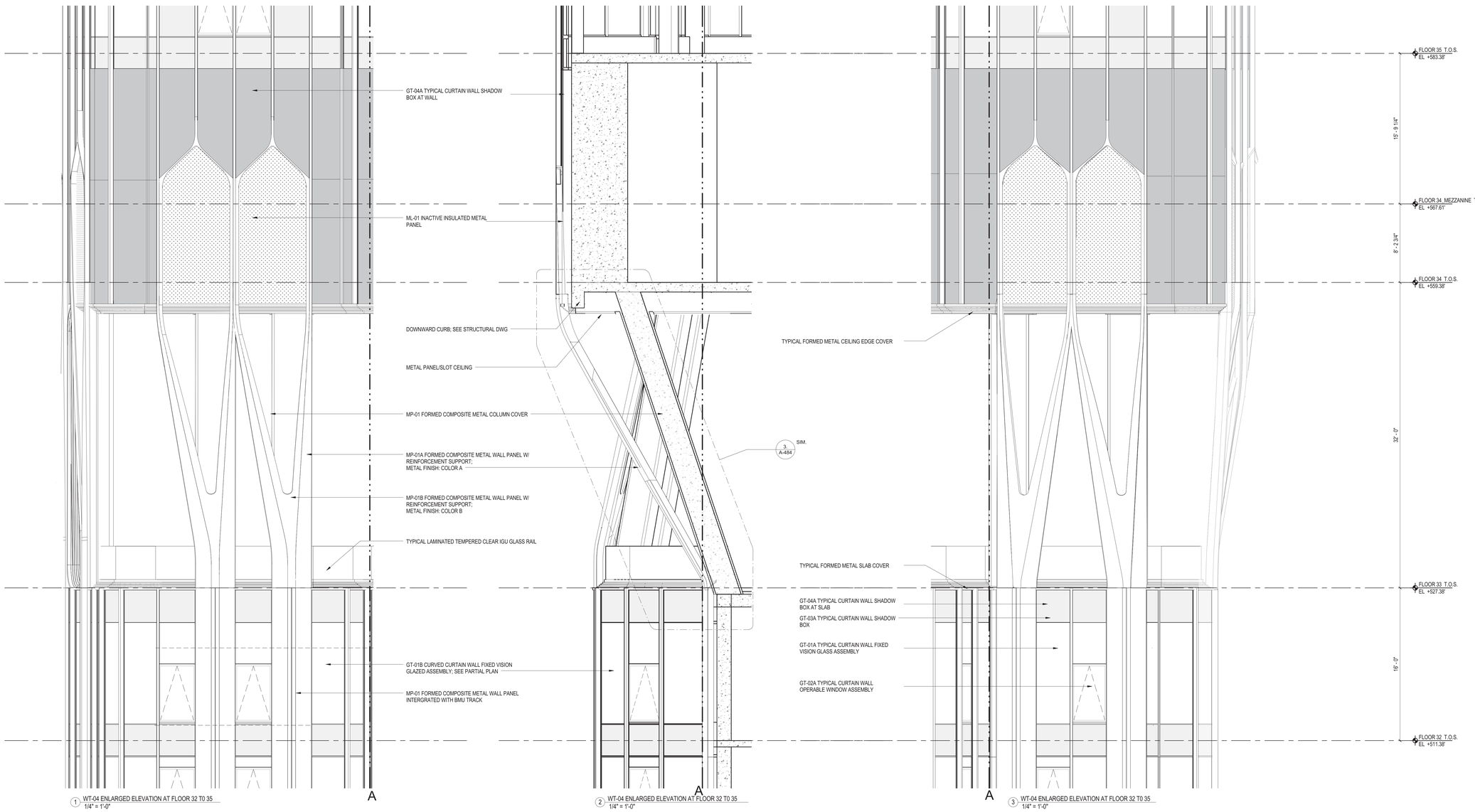
6 WT-04 ENLARGED PARTIAL PLAN FLOOR 34
1/4" = 1'-0"



7 WT-04 ENLARGED PARTIAL PLAN FLOOR 34
1/4" = 1'-0"



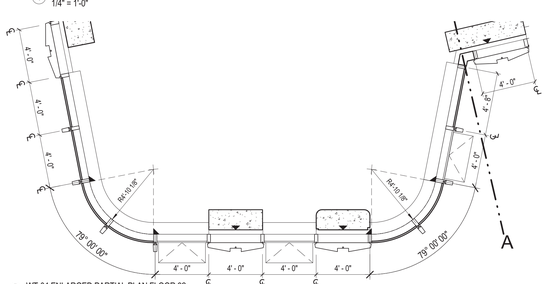
8 WT-04 ISOMETRIC VIEW (NOT TO SCALE)



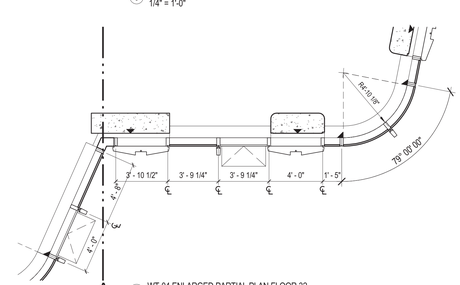
1 WT-04 ENLARGED ELEVATION AT FLOOR 32 T0 35
1/4" = 1'-0"

2 WT-04 ENLARGED ELEVATION AT FLOOR 32 T0 35
1/4" = 1'-0"

3 WT-04 ENLARGED ELEVATION AT FLOOR 32 T0 35
1/4" = 1'-0"



4 WT-04 ENLARGED PARTIAL PLAN FLOOR 32
1/4" = 1'-0"



5 WT-04 ENLARGED PARTIAL PLAN FLOOR 32
1/4" = 1'-0"

45 BROAD STREET

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NOTES

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

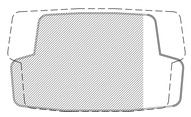
2. ALL GLAZING IN TERRACE DOORS TO BE TEMPERED SAFETY GLASS, PER NYC BUILDING CODE.

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

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

5. ALL OPERABLE WINDOWS MUST HAVE HARDWARE THAT IS BETWEEN 15-48 INCHES ABOVE FINISH FLOOR, AND OPERABLE WITHOUT TIGHT PINCHING OR TWISTING OF THE WRIST USING A FORCE NOT GREATER THAN 8LBS AS PER NYC BUILDING CODE 1107.2.4.

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



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2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-04 (TIER 1) FLOOR 32 TO 35
ENLARGED BUILDING PLAN,
ELEVATIONS AND SECTIONS (EAST)

DRAWING NO. **A-433.00**

SCALE	As indicated	SHEET NO.	115 OF174)
PROJECT	1529.00	DOB PLAN NO.	121190772

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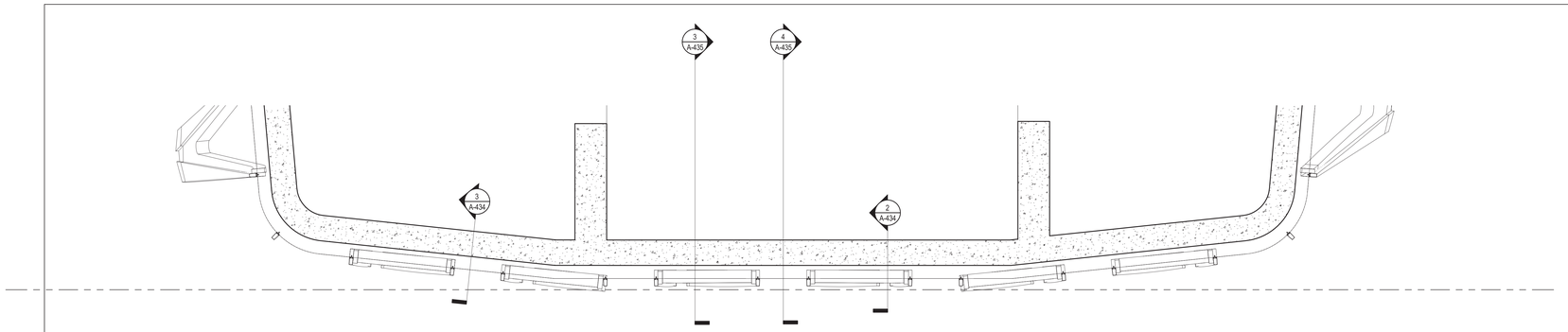
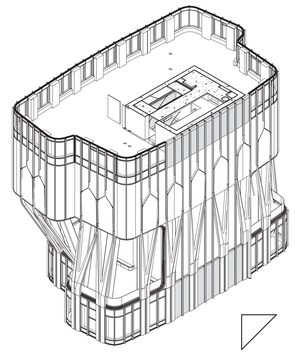
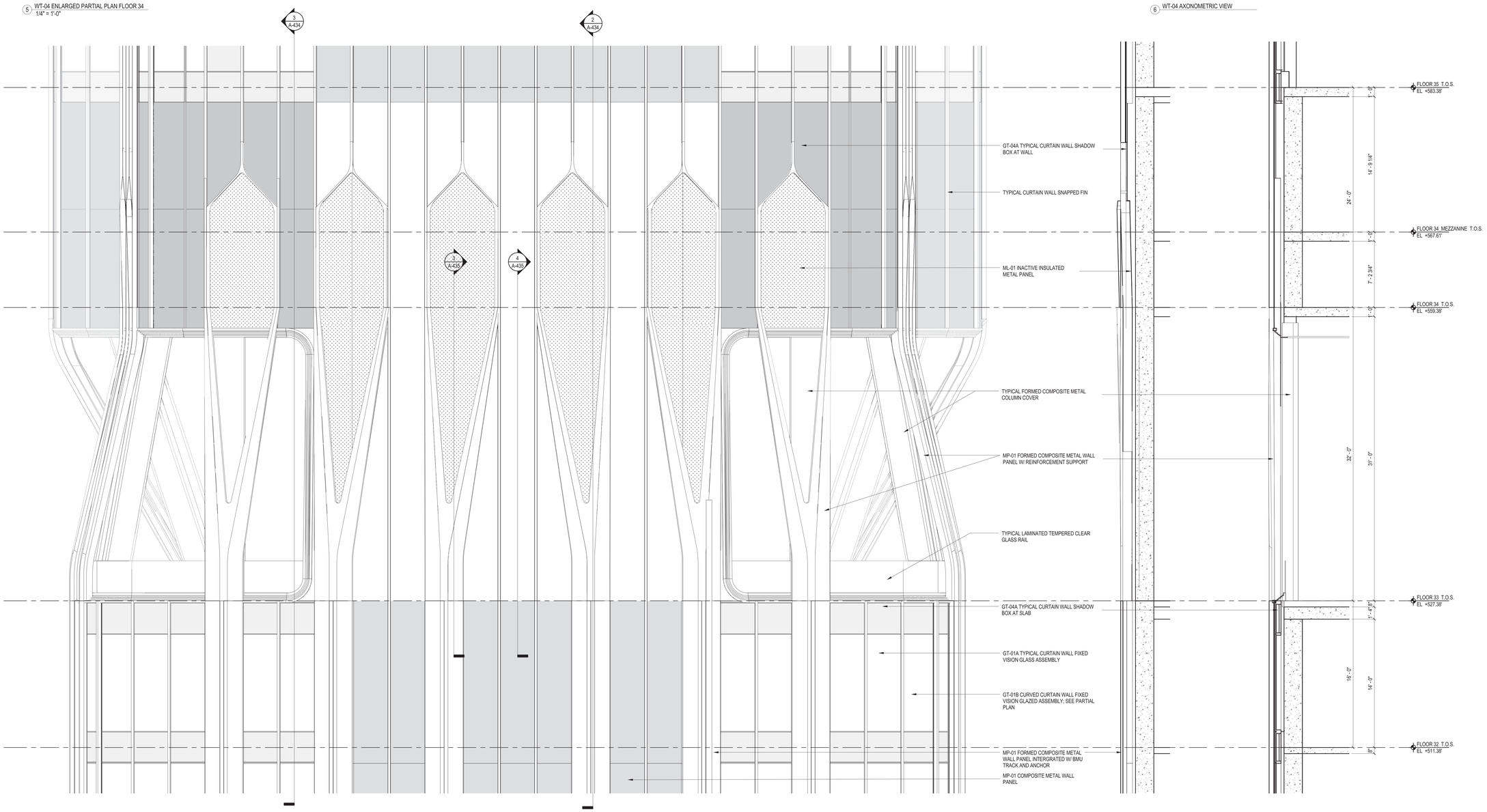
E376450564 Scan Code



5 WT-04 ENLARGED PARTIAL PLAN FLOOR 34
1/4" = 1'-0"



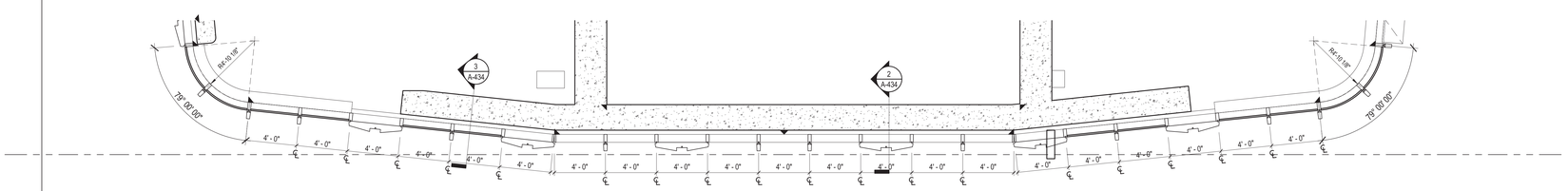
6 WT-04 AXONOMETRIC VIEW



1 WT-04 ENLARGED ELEVATION AT FLOOR 37 TO 40
1/4" = 1'-0"

2 WT-04 ENLARGED WALL SECTION
1/4" = 1'-0"

3 WT-04 ENLARGED WALL SECTION
1/4" = 1'-0"



4 WT-04 ENLARGED PARTIAL PLAN FLOOR 32
1/4" = 1'-0"

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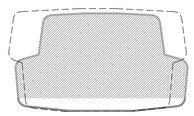
LIGHTING DESIGNER	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025



2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-04 (TIER 1) FLOOR 32 TO 35 ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (SOUTH)

DRAWING NO. **A-434.00**

SCALE	As indicated	PAGE NO.	116 Of174)
PROJECT	1529.00	DOB JOB NO.	121190772

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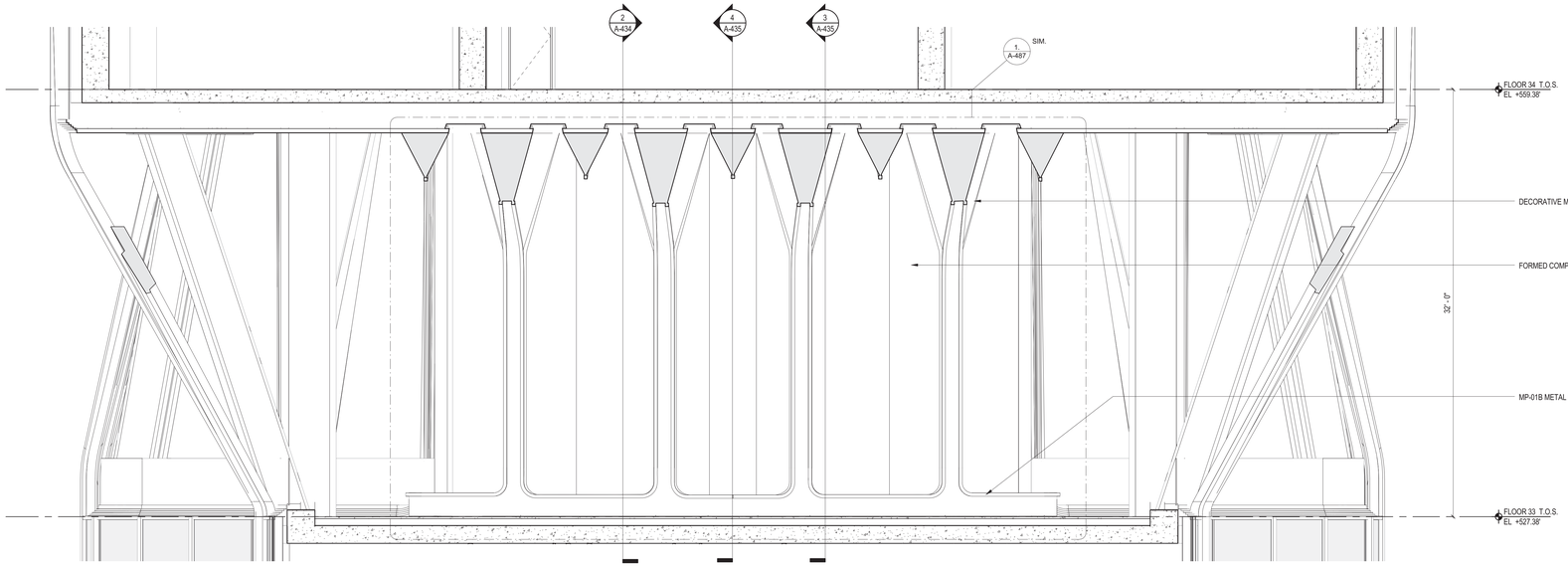
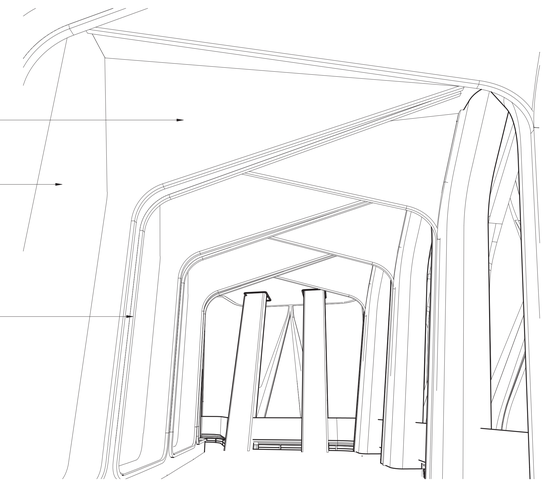
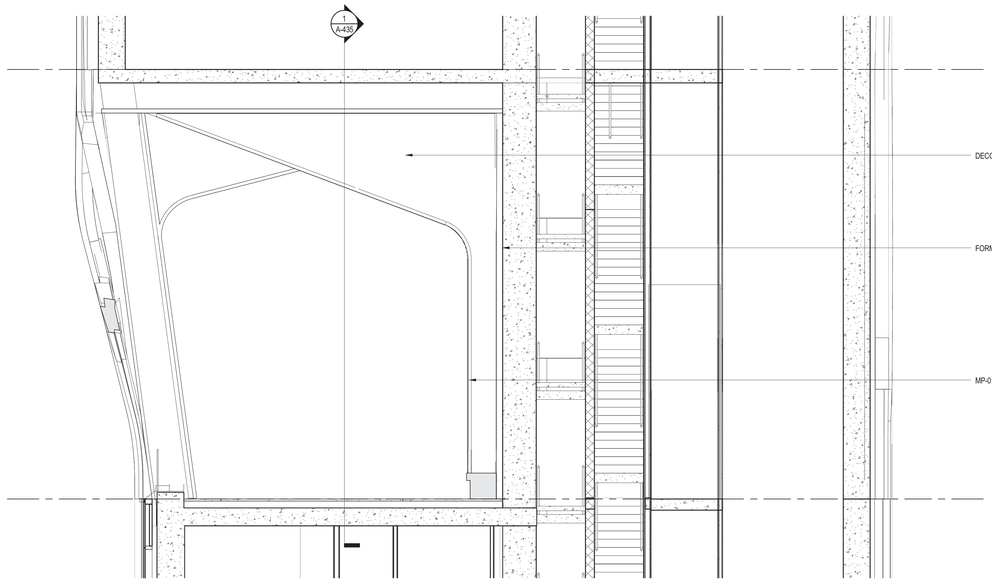


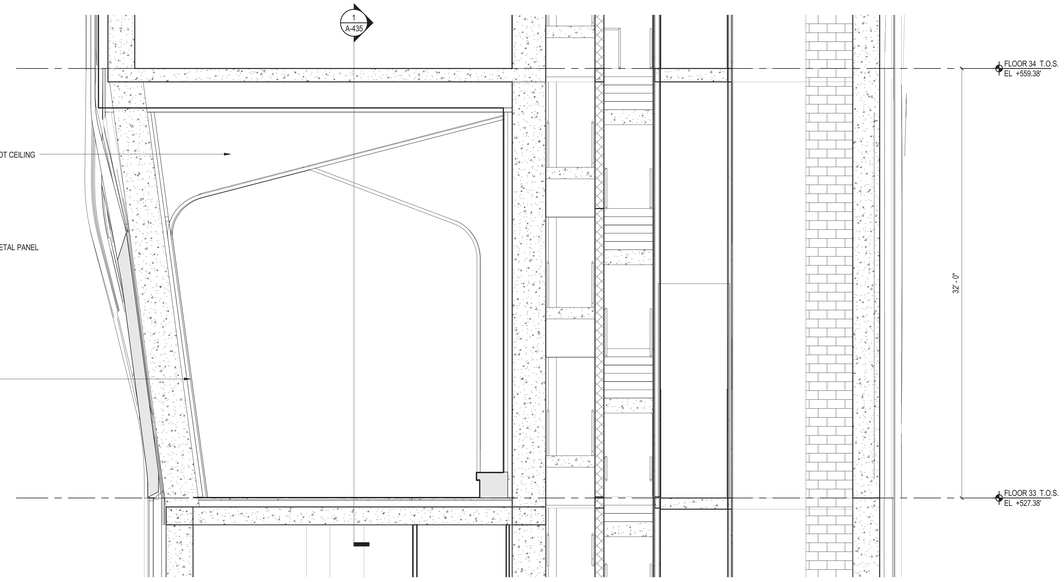
1 WT-04 FLOOR 33 OUTDOOR SECTION EAST-WEST
1/4" = 1'-0"



2 WT-04 FLOOR 33 PERSPECTIVE



3 WT-04 FLOOR 33 OUTDOOR SECTION NORTH-SOUTH
1/4" = 1'-0"



4 WT-04 FLOOR 33 OUTDOOR SECTION NORTH-SOUTH
1/4" = 1'-0"

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WT-04 (TIER 1) FLOOR 33 ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS

DRAWING NO. **A-435.00**

SCALE	1/4" = 1'-0"	PAGE NO.	117 Of174)
PROJECT	1529.00	DOB JOB NO.	121190772

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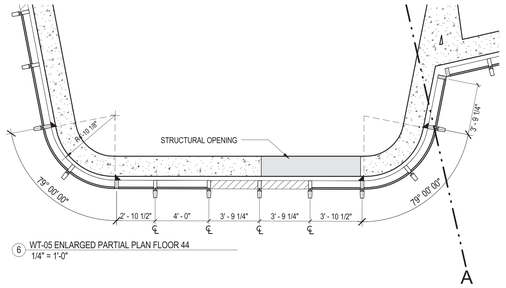
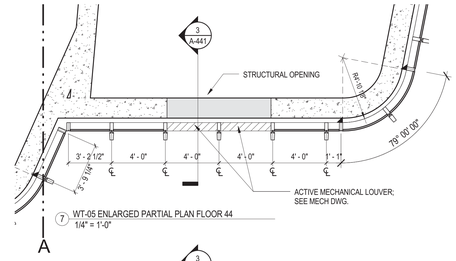
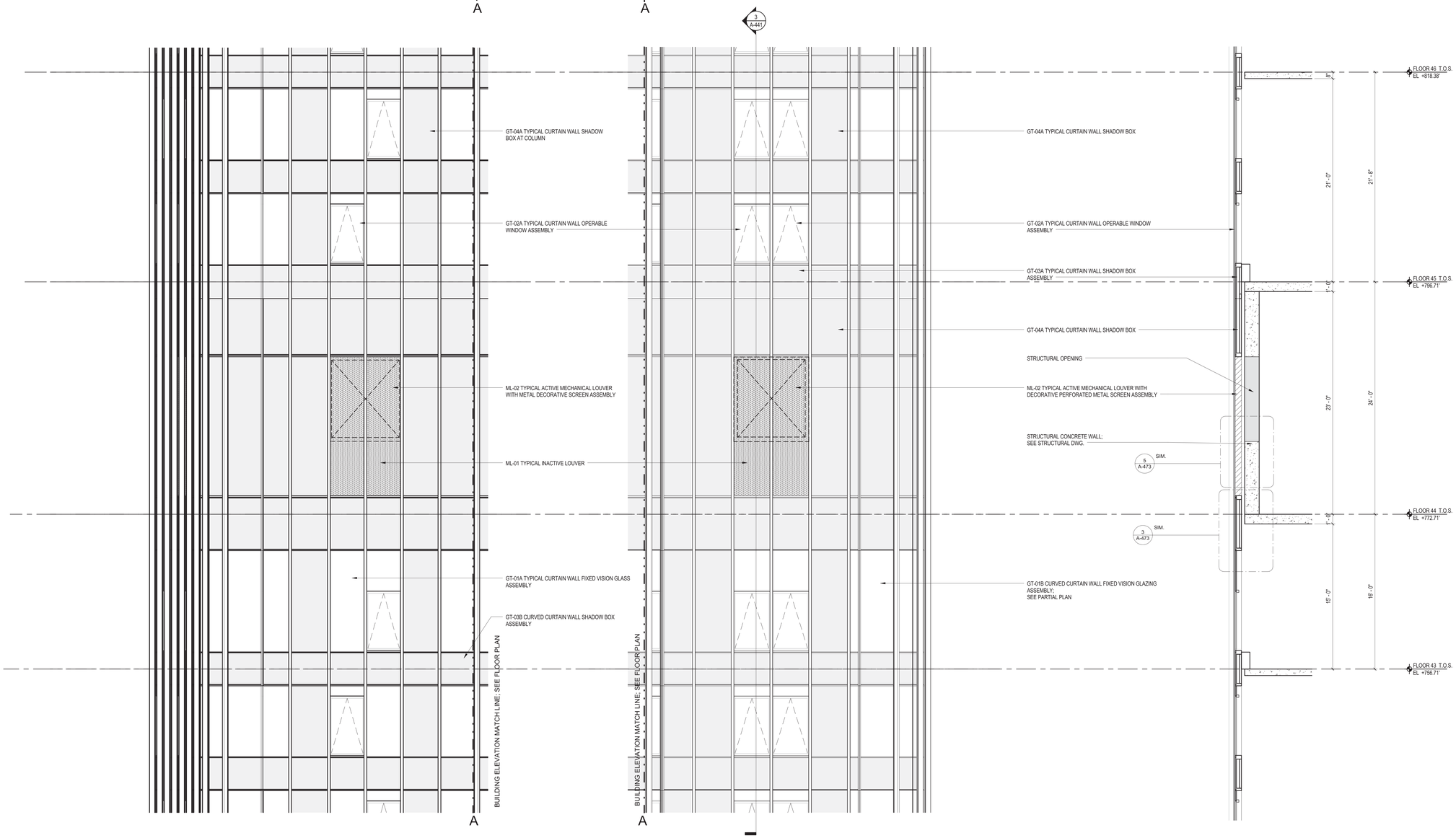


6 WT-05 ENLARGED PARTIAL PLAN FLOOR 44
1/4" = 1'-0"



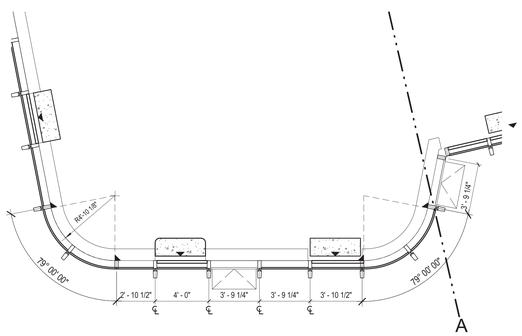
7 WT-05 ENLARGED PARTIAL PLAN FLOOR 44
1/4" = 1'-0"



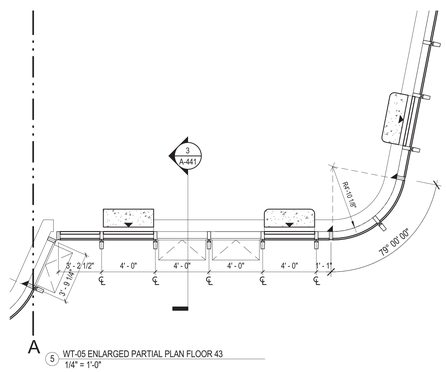
1 WT-05 ENLARGED ELEVATION AT FLOOR 43 TO 46
1/4" = 1'-0"

2 WT-05 ENLARGED ELEVATION AT FLOOR 43 TO 46
1/4" = 1'-0"

3 WT-05 ENLARGED WALL SECTION
1/4" = 1'-0"



4 WT-05 ENLARGED PARTIAL PLAN FLOOR 43
1/4" = 1'-0"



5 WT-05 ENLARGED PARTIAL PLAN FLOOR 43
1/4" = 1'-0"

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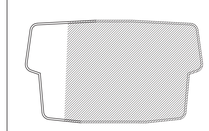

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2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
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WT-05 (TIER 2) FLOOR 43TO 46
ENLARGED PARTIAL PLANS,
BUILDING ELEVATIONS AND SECTION
(WEST)

DRAWING NO. **A-441.00**

SCALE	As indicated	DR. / PAGE NO.	118 Of174)
PROJECT	1529.00	DOB FILE NO.	121190772

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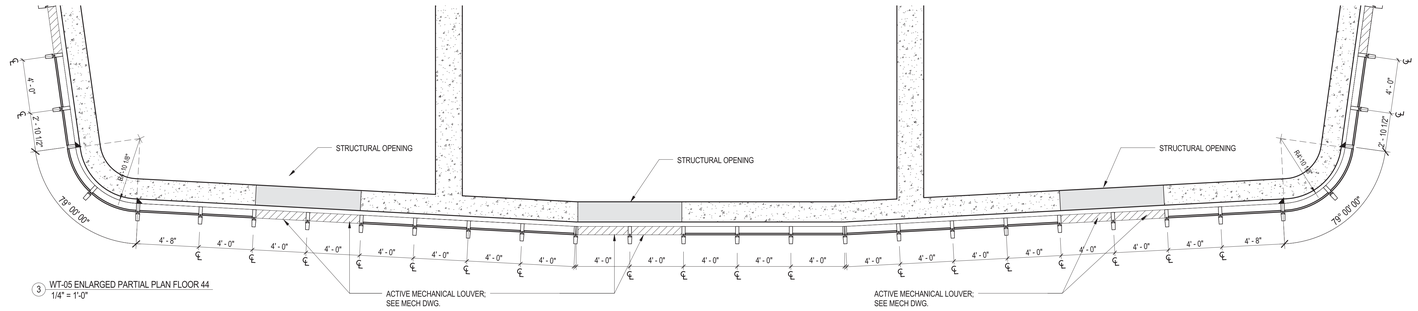
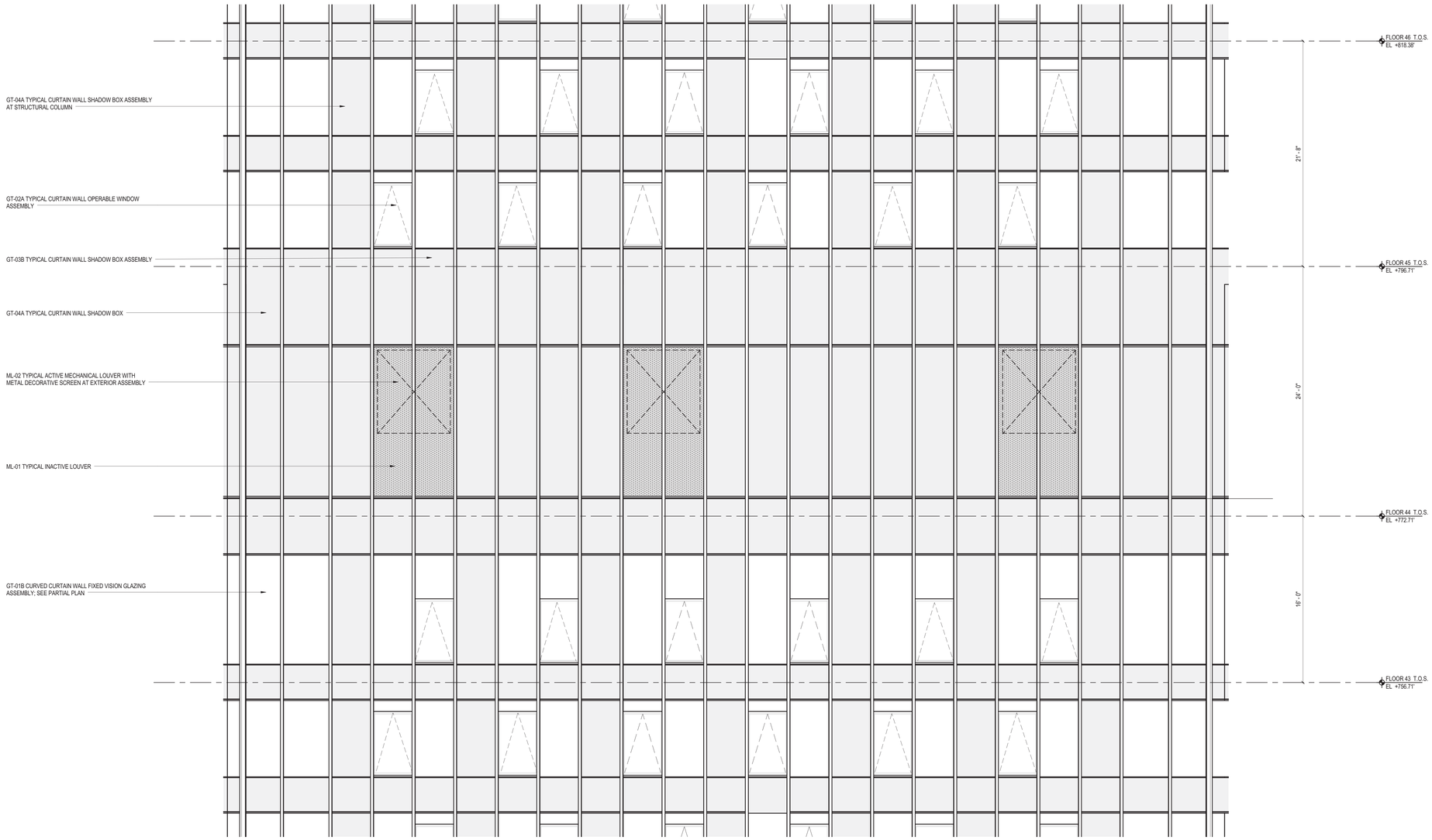
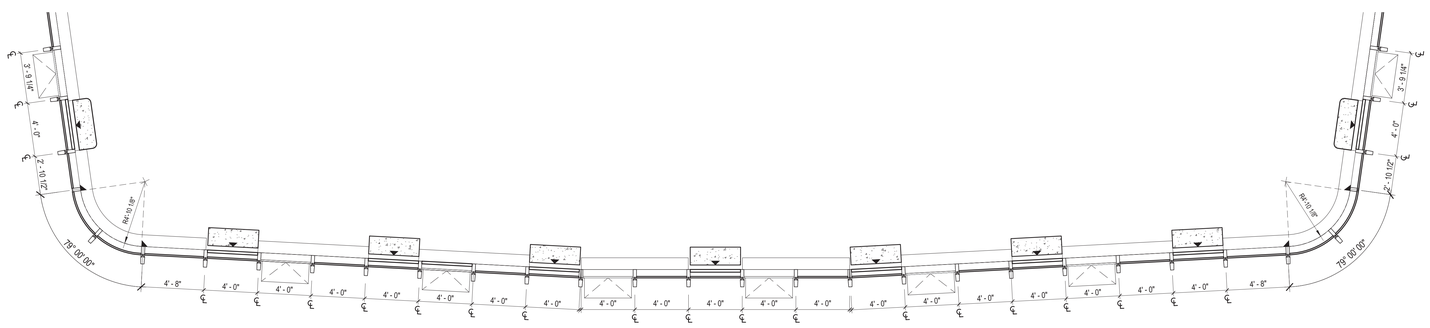


3 WT-05 ENLARGED PARTIAL PLAN FLOOR 44
1/4" = 1'-0"



1 WT-05 ENLARGED ELEVATION AT FLOOR 43 TO 46
1/4" = 1'-0"



2 WT-05 ENLARGED PARTIAL PLAN FLOOR 43
1/4" = 1'-0"

45 BROAD STREET

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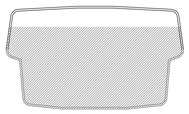

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-05 (TIER 2) FLOOR 43 TO 46
ENLARGED PARTIAL PLANS AND
BUILDING ELEVATION (NORTH)

DRAWING NO. **A-442.00**

SCALE	As indicated	SHT. / PAGE NO.	119 Of174)
PROJECT	1529.00	DOB JOB NO.	121190772

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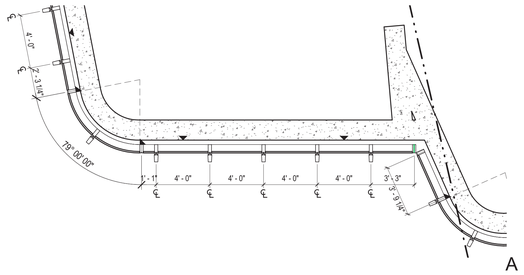
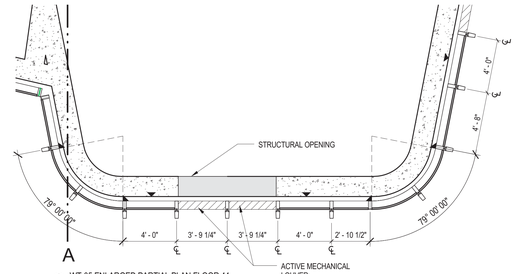
121190772

DATE: 01/19/2021 4:09:07 PM CAD FILE: 1529.00 - 45 BROADWAY ARCHITECTURE.DWG

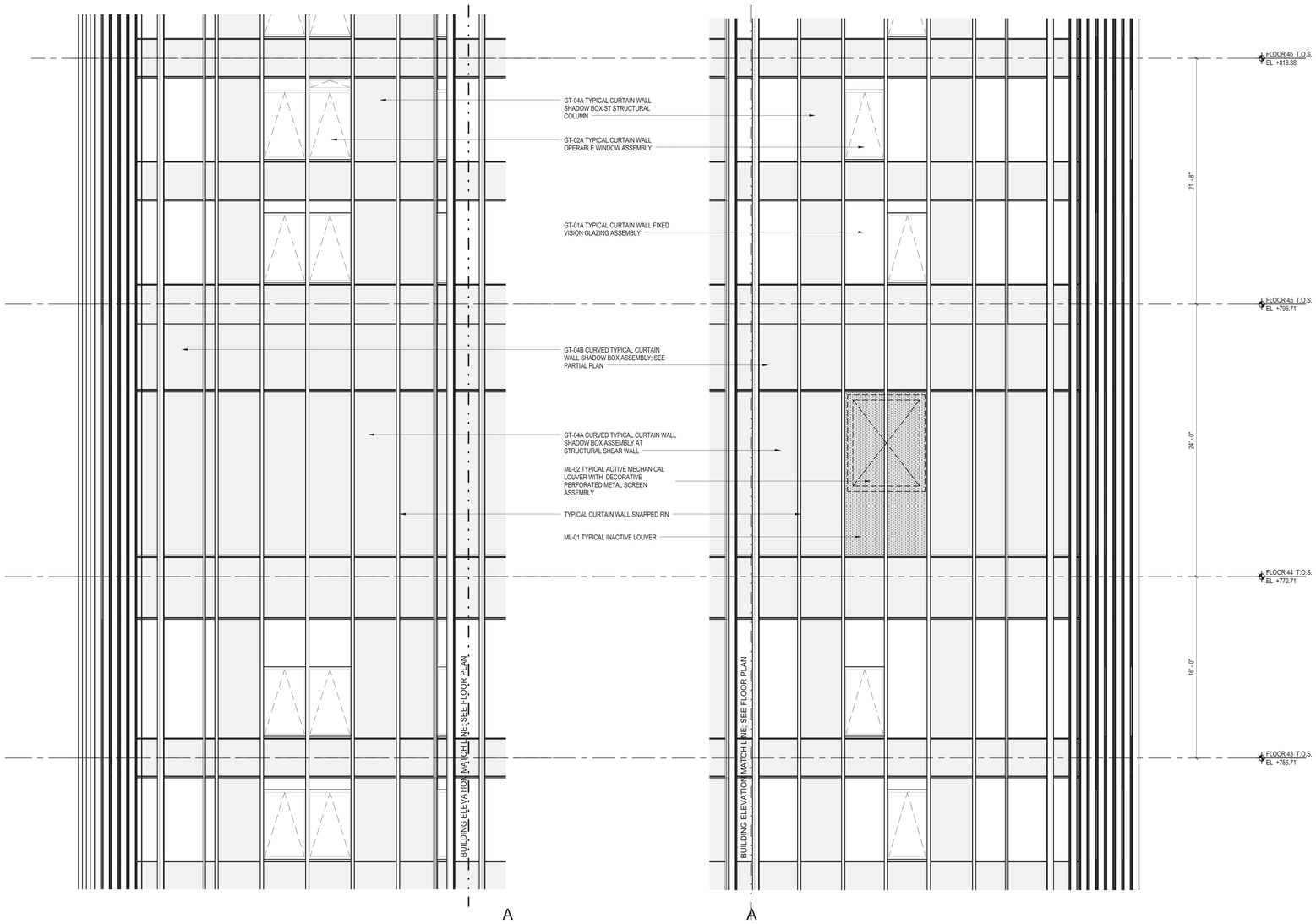
DEPT OF BLDGS 121190772 Job Number
ES 121,524860 Scan Code



5 WT-05 ENLARGED PARTIAL PLAN FLOOR 44
1/4" = 1'-0"

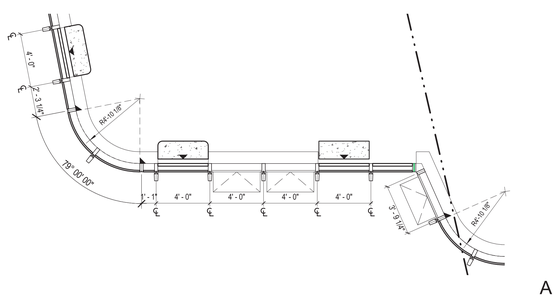


6 WT-05 ENLARGED PARTIAL PLAN FLOOR 44
1/4" = 1'-0"

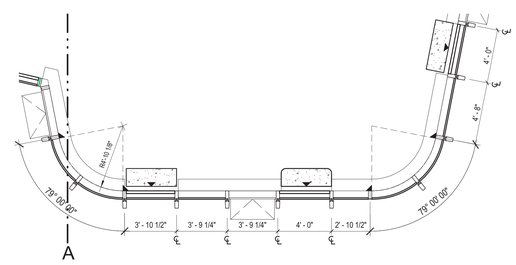


1 WT-05 ENLARGED ELEVATION AT FLOOR 43 TO 46
1/4" = 1'-0"

2 WT-05 ENLARGED ELEVATION AT FLOOR 43 TO 46
1/4" = 1'-0"



3 WT-05 ENLARGED PARTIAL PLAN FLOOR 43
1/4" = 1'-0"



4 WT-05 ENLARGED PARTIAL PLAN FLOOR 43
1/4" = 1'-0"

45 BROAD STREET

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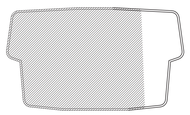

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-05 (TIER 2) FLOOR 43 TO 46
ENLARGED PARTIAL PLANS AND
ELEVATIONS (EAST)

DRAWING NO. **A-443.00**

SCALE	As indicated	SHEET NO. / PAGE NO.	120 Of174)
PROJECT NO.	1529.00	DOB JOB NO.	121190772

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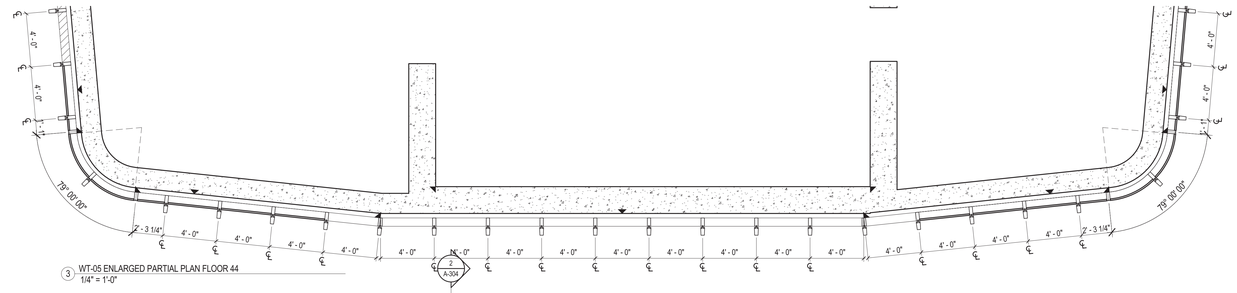
1274183
DWG: C:\Users\jhernandez\Desktop\1529 DPC

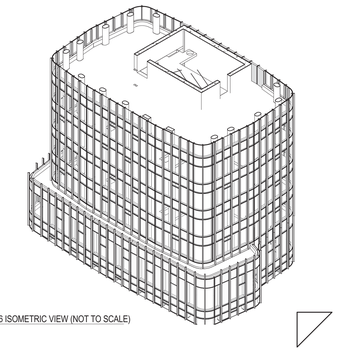
DEPT OF BLDGS 121190772 Job Number
E376169602 Scan Code


4' - 0"
4' - 0"
1' - 3"
79° 00' 00"
2' - 3 1/4"
4' - 0"
4' - 0"
4' - 0

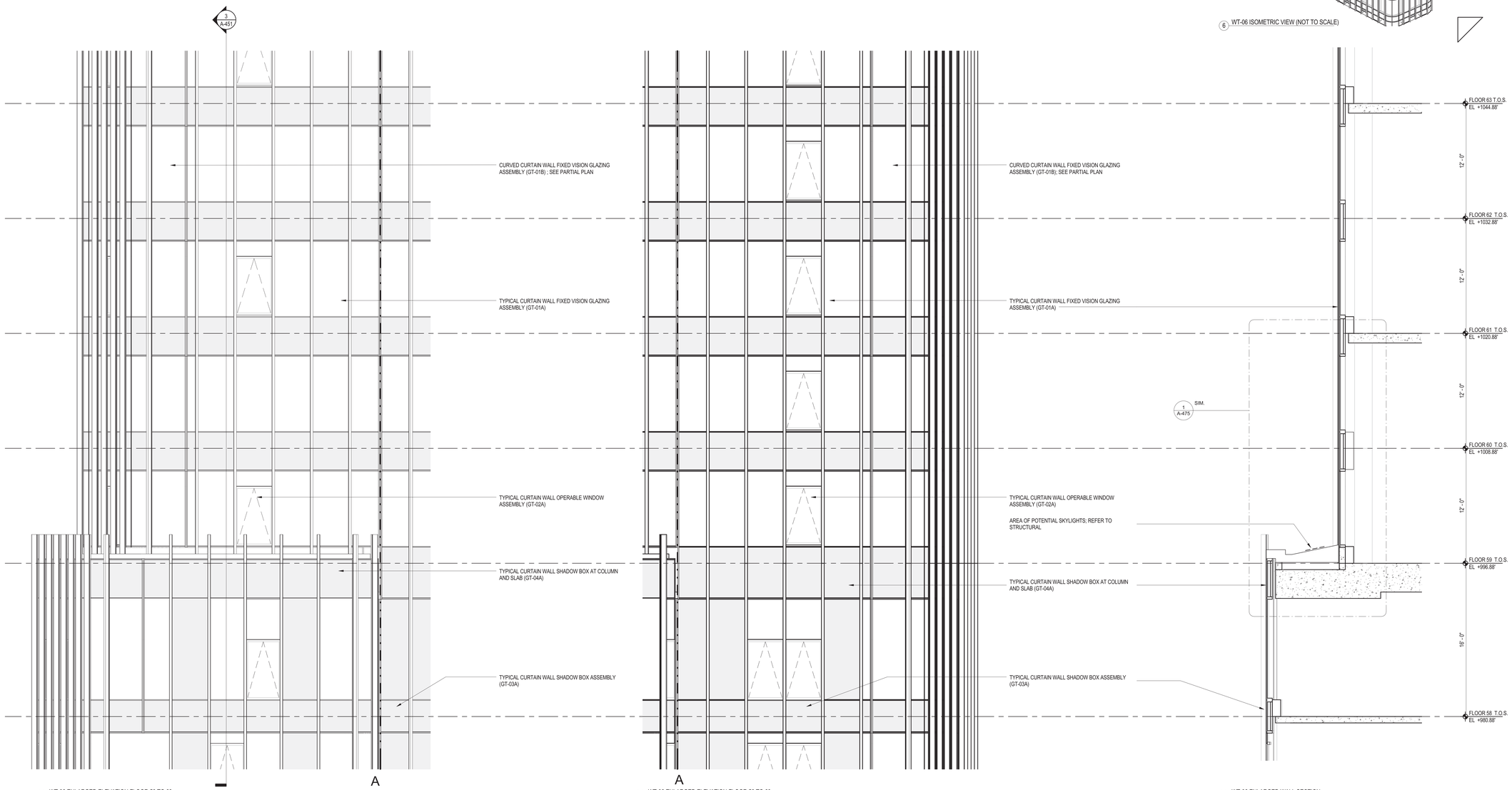
DEPT OF BLDGS 121190772 Job Number
E3411420027 Scan Code

45 BROAD STREET

NEW YORK NY 10004



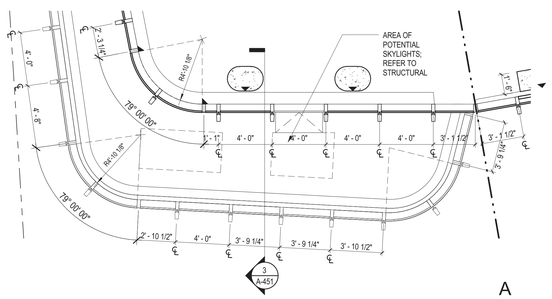
6 WT-06 ISOMETRIC VIEW (NOT TO SCALE)



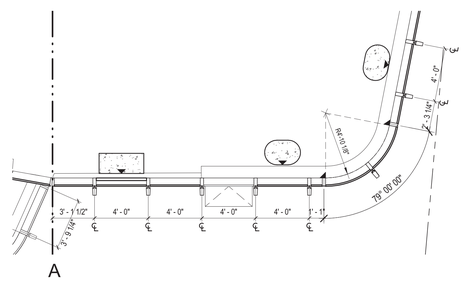
1 WT-06 ENLARGED ELEVATION FLOOR 58 TO 63
1/4" = 1'-0"

2 WT-06 ENLARGED ELEVATION FLOOR 58 TO 63
1/4" = 1'-0"

3 WT-06 ENLARGED WALL SECTION
1/4" = 1'-0"



4 WT-06 ENLARGED PARTIAL PLAN FLOOR 59
1/4" = 1'-0"



5 WT-06 ENLARGED PARTIAL PLAN FLOOR 59
1/4" = 1'-0"

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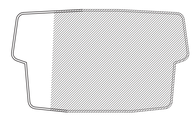

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2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-06 (TIER 3) FLOOR 58 TO 63
ENLARGED BUILDING PLAN,
ELEVATIONS AND SECTIONS (WEST)

DRAWING NO. **A-451.00**

SCALE	As indicated	PAGE NO.	122 Of174)
PROJECT	1529.00	DOB	121190772

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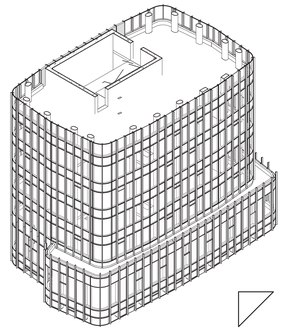
DEPT OF BLDGS 121190772 Job Number
E390406778 Scan Code



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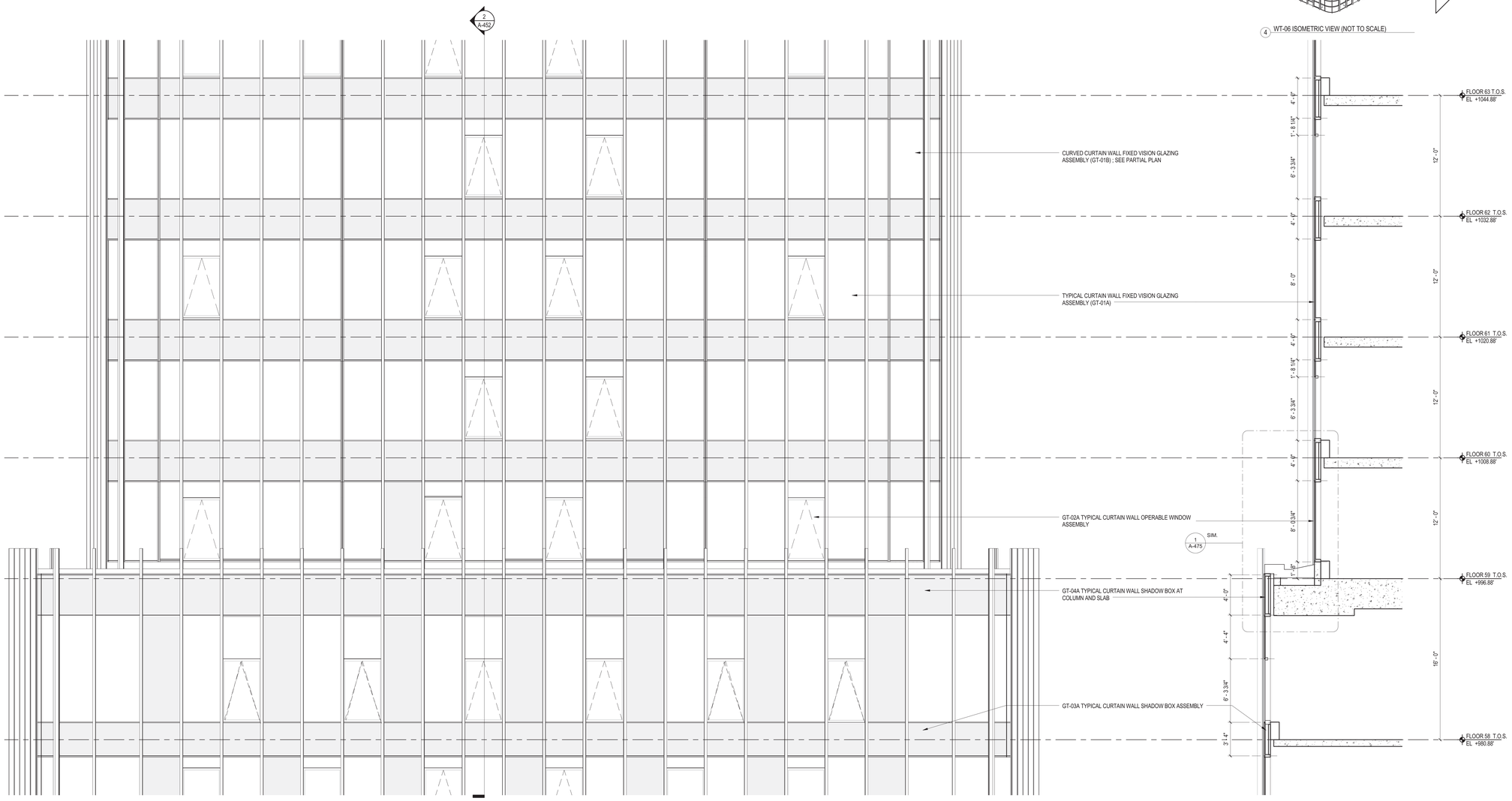
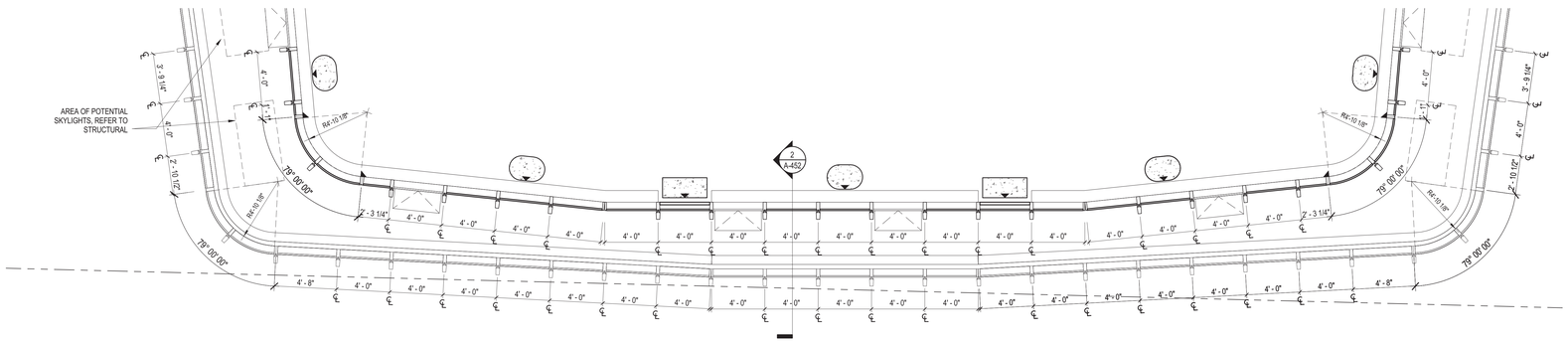


1 WT-06 ENLARGED ELEVATION FLOOR 58 TO 63
1/4" = 1'-0"

2 WT-06 ENLARGED WALL SECTION
1/4" = 1'-0"



3 WT-06 ENLARGED PARTIAL PLAN FLOOR 59
1/4" = 1'-0"

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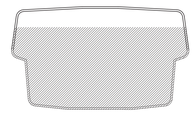

1214183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-06 (TIER 3) FLOOR 58 TO 63 ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (NORTH)

DRAWING NO. **A-452.00**

SCALE	As indicated	DOB PLAN NO.	123 Of174)
PROJECT	1529.00	DOB JOB NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
E5237763056 Scan Code

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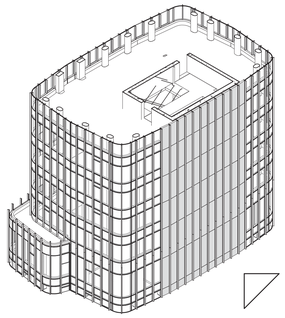

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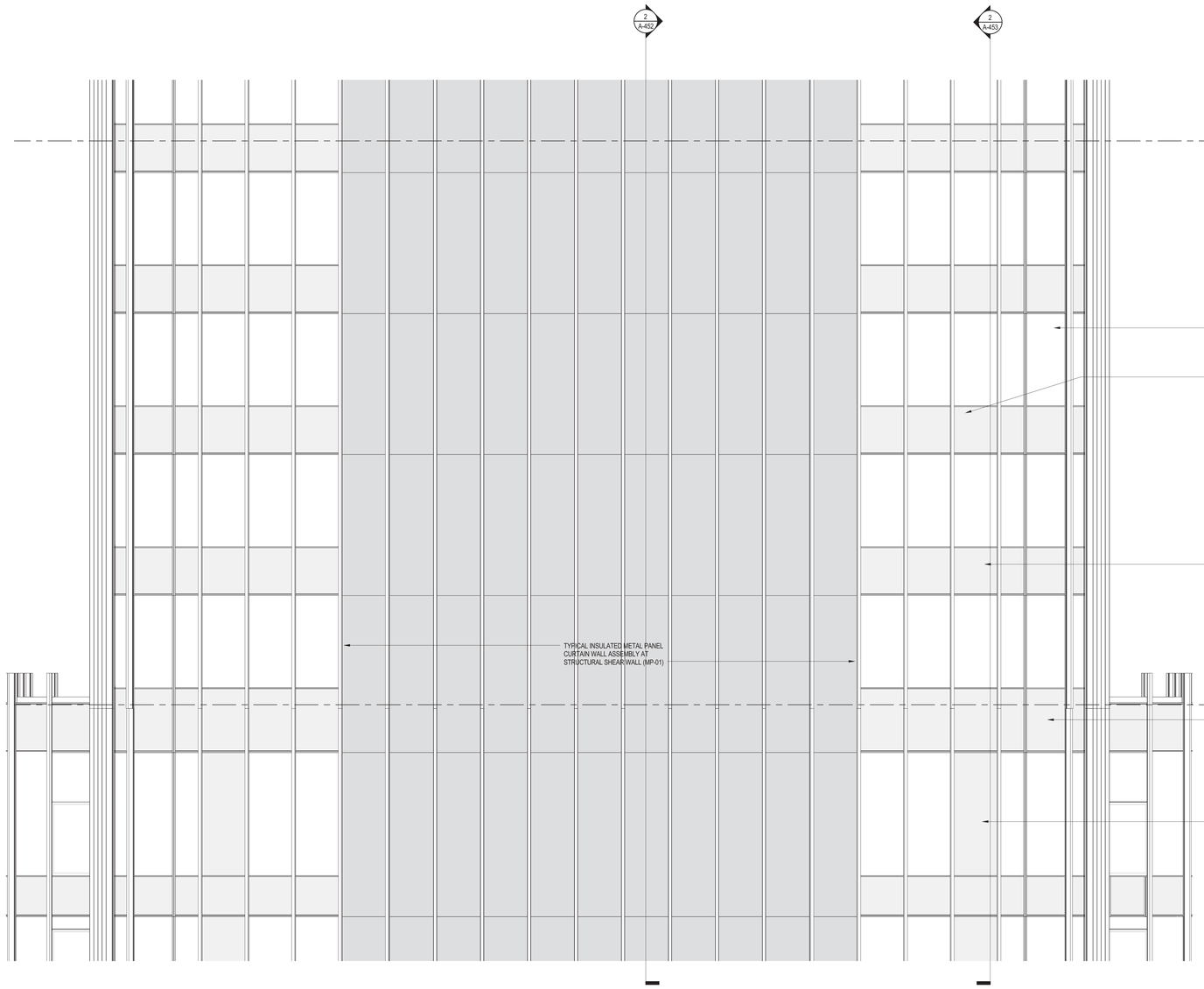
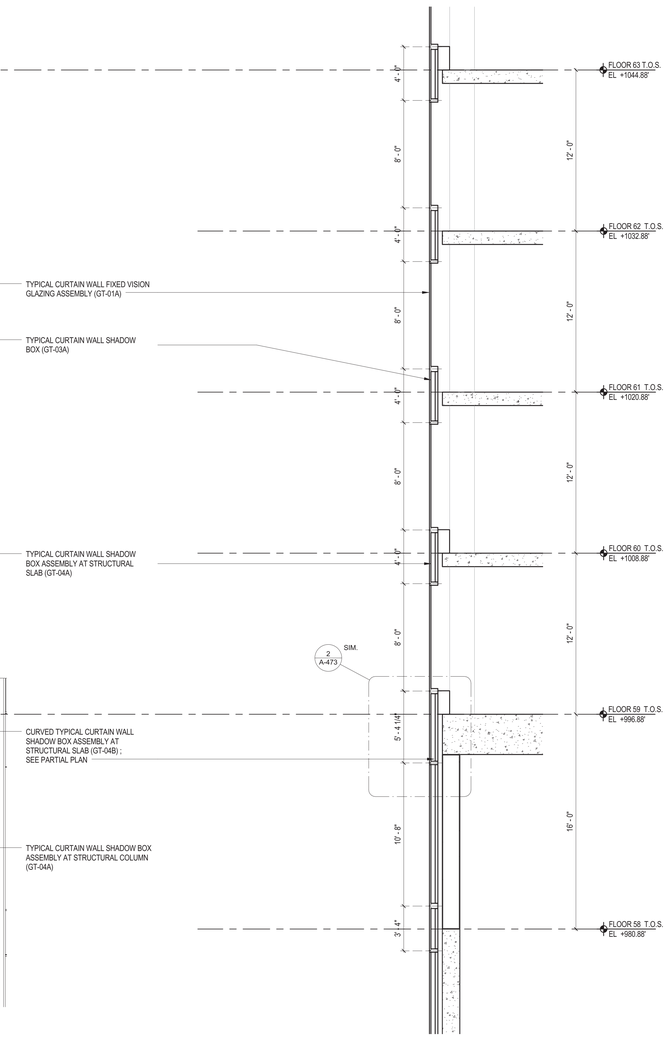
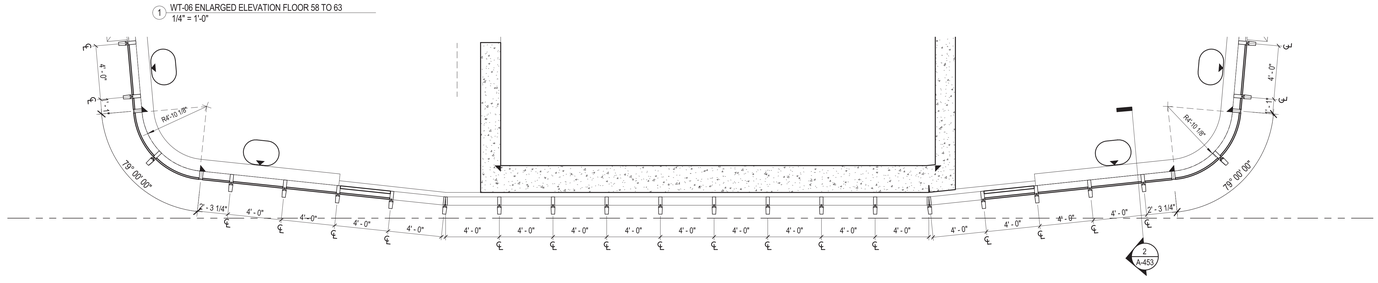


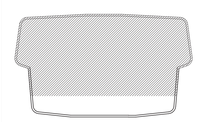
1 WT-06 ENLARGED ELEVATION FLOOR 58 TO 63
1/4" = 1'-0"



2 WT-06 ENLARGED WALL SECTION
1/4" = 1'-0"



3 WT-06 ENLARGED PARTIAL PLAN FLOOR 59
1/4" = 1'-0"



2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-06 (TIER 3) FLOOR 58 TO 63 ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (SOUTH)

DRAWING NO. **A-453.00**

SCALE	As indicated	SHEET NO.	124 OF174)
PROJECT	1529.00	DOB PREM.	121190772

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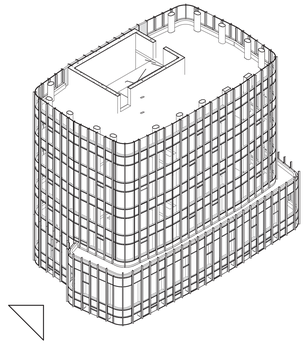
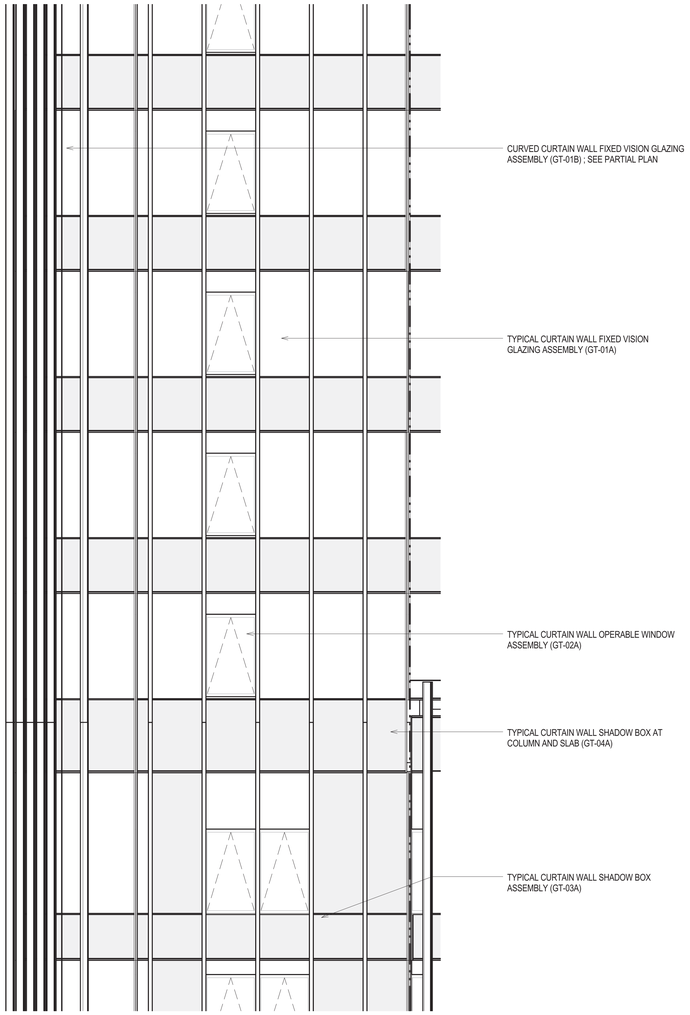
1274183

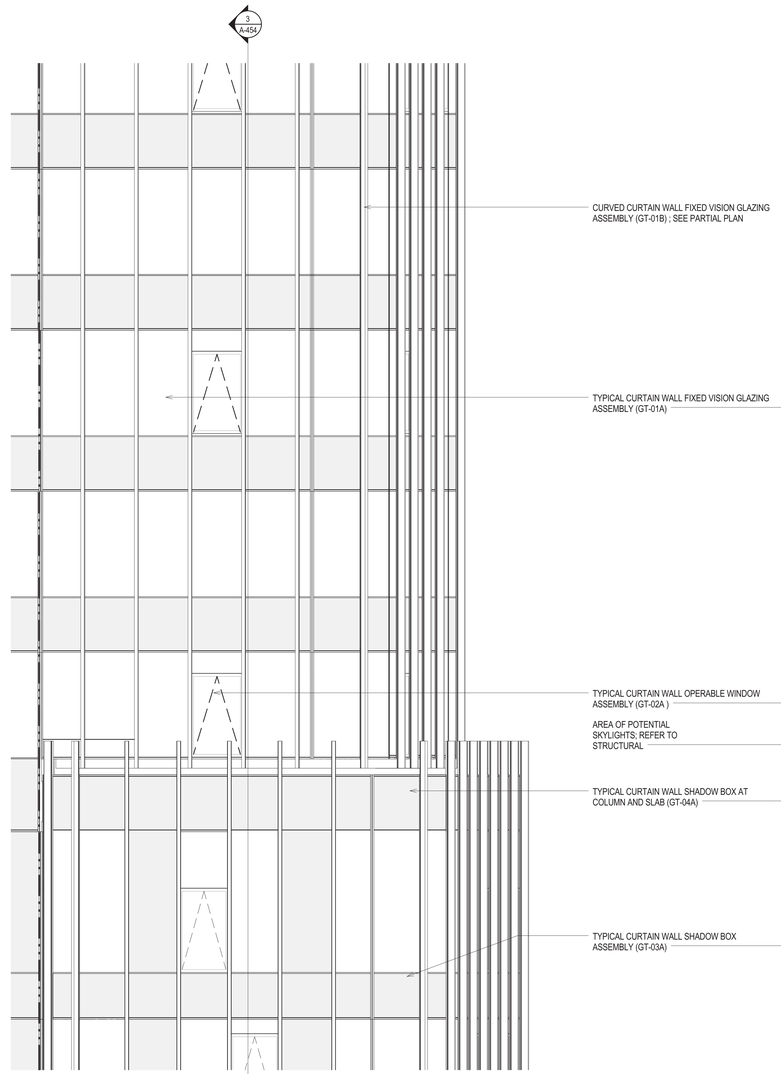
DEPT OF BLDGS 121190772 Job Number
E326005499 Scan Code



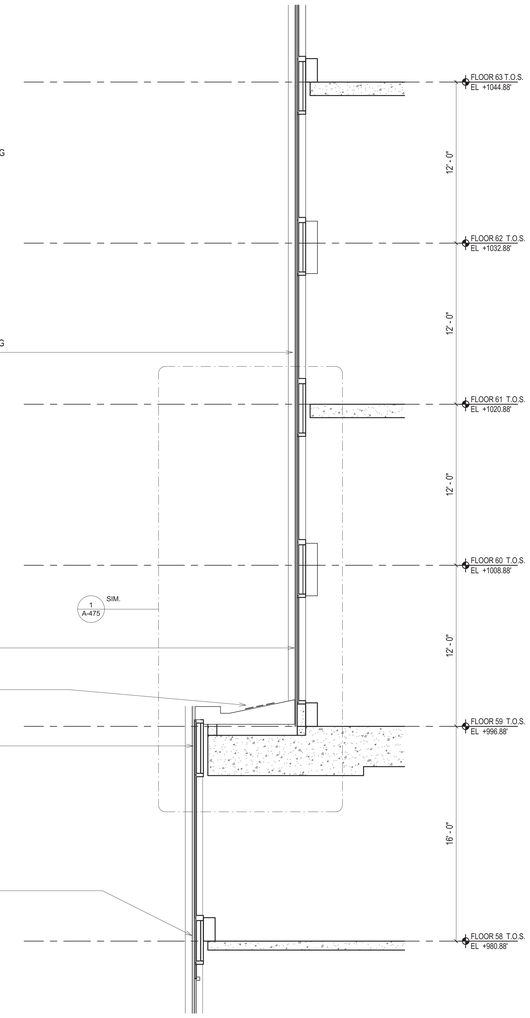
6 WT-06 ISOMETRIC VIEW (NOT TO SCALE)



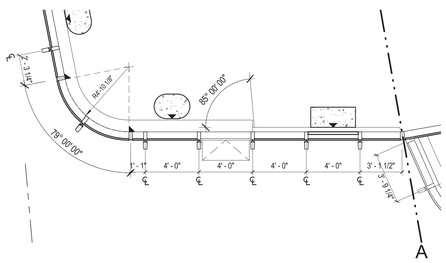
1 WT-06 ENLARGED ELEVATION FLOOR 58 TO 63
1/4" = 1'-0"



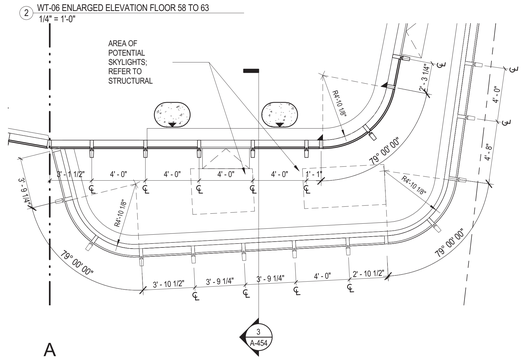
2 WT-06 ENLARGED ELEVATION FLOOR 58 TO 63
1/4" = 1'-0"



3 WT-06 ENLARGED WALL SECTION
1/4" = 1'-0"



4 WT-06 ENLARGED PARTIAL PLAN FLOOR 59
1/4" = 1'-0"



5 WT-06 ENLARGED PARTIAL PLAN FLOOR 59
1/4" = 1'-0"

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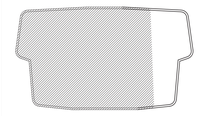

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-06 (TIER 3) FLOOR 58 TO 63
ENLARGED BUILDING PLAN,
ELEVATIONS AND SECTIONS (EAST)

DRAWING NO. **A-454.00**

SCALE	As indicated	SHT NO. / TOTAL SHTS.	125 OF174)
PROJECT	1529.00	DOB FILE NO.	121190772

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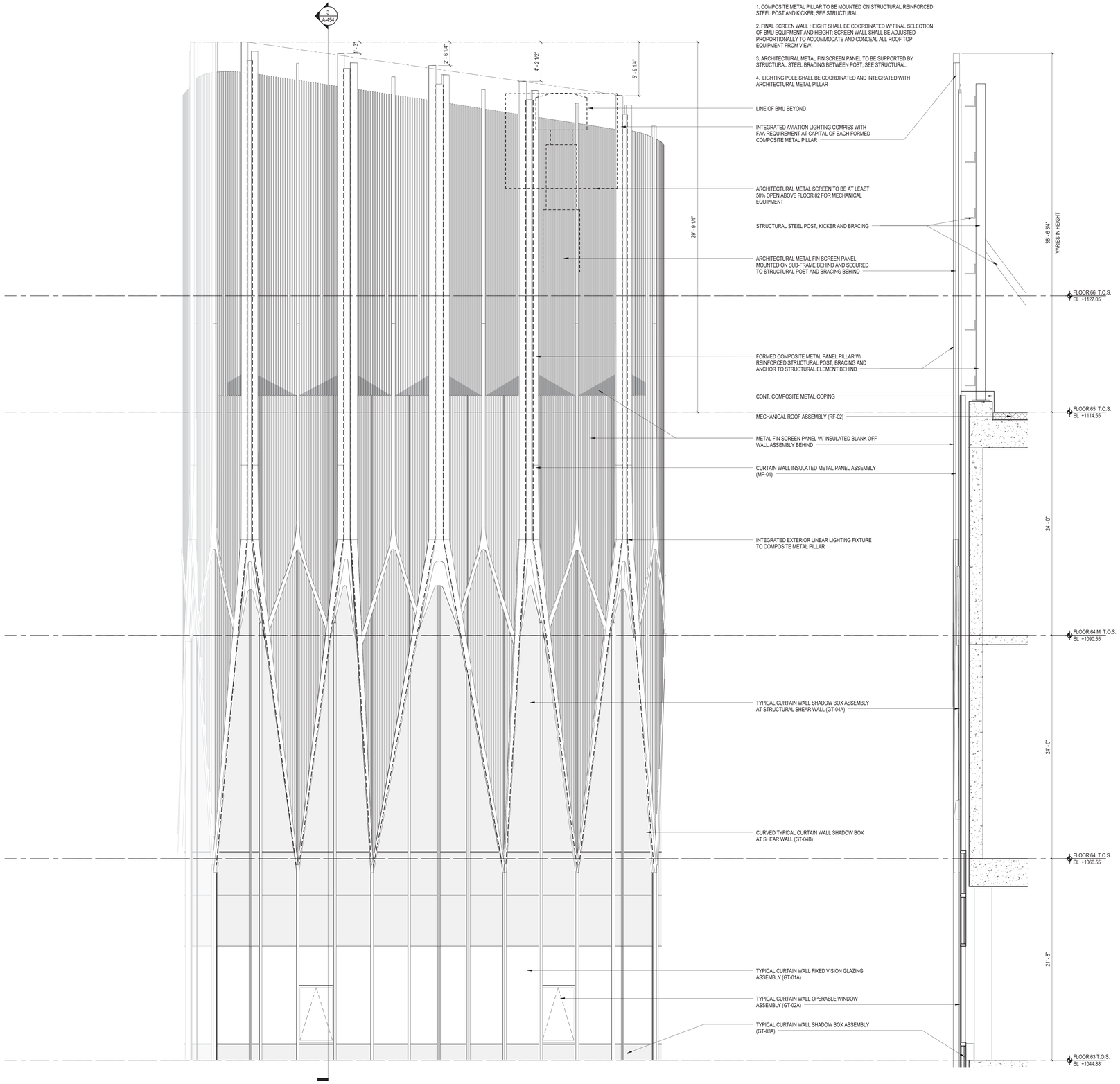
DEPT OF BLDGS 121190772 Job Number E394057088 Scan Code



1 WT-06 ENLARGED ELEVATION FLOO 63 TO CROWN
1/4" = 1'-0"

2 WT-06 ENLARGED WALL SECTION
1/4" = 1'-0"

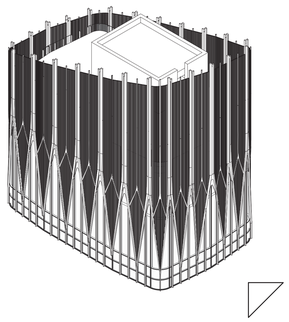
GENERAL NOTES FOR CROWN SCREEN WALL

1. COMPOSITE METAL PILLAR TO BE MOUNTED ON STRUCTURAL REINFORCED STEEL POST AND KICKER; SEE STRUCTURAL.

2. FINAL SCREEN WALL HEIGHT SHALL BE COORDINATED W/ FINAL SELECTION OF BMU EQUIPMENT AND HEIGHT; SCREEN WALL SHALL BE ADJUSTED PROPORTIONALLY TO ACCOMMODATE AND CONCEAL ALL ROOF TOP EQUIPMENT FROM VIEW.

3. ARCHITECTURAL METAL FIN SCREEN PANEL TO BE SUPPORTED BY STRUCTURAL STEEL BRACING BETWEEN POST; SEE STRUCTURAL.

4. LIGHTING POLE SHALL BE COORDINATED AND INTEGRATED WITH ARCHITECTURAL METAL PILLAR



3 WT-06 ISOMETRIC VIEW (NOT TO SCALE)

45 BROAD STREET

NEW YORK NY 10004

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REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

121190772

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-06 (TIER 3) FLOOR 63 TO CROWN
ENLARGED BUILDING PLAN,
ELEVATIONS AND SECTIONS (WEST)

DRAWING NO. **A-455.00**

SCALE	As indicated	SHEET NO.	126 OF174)
PROJECT	1529.00	DOB FILE NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
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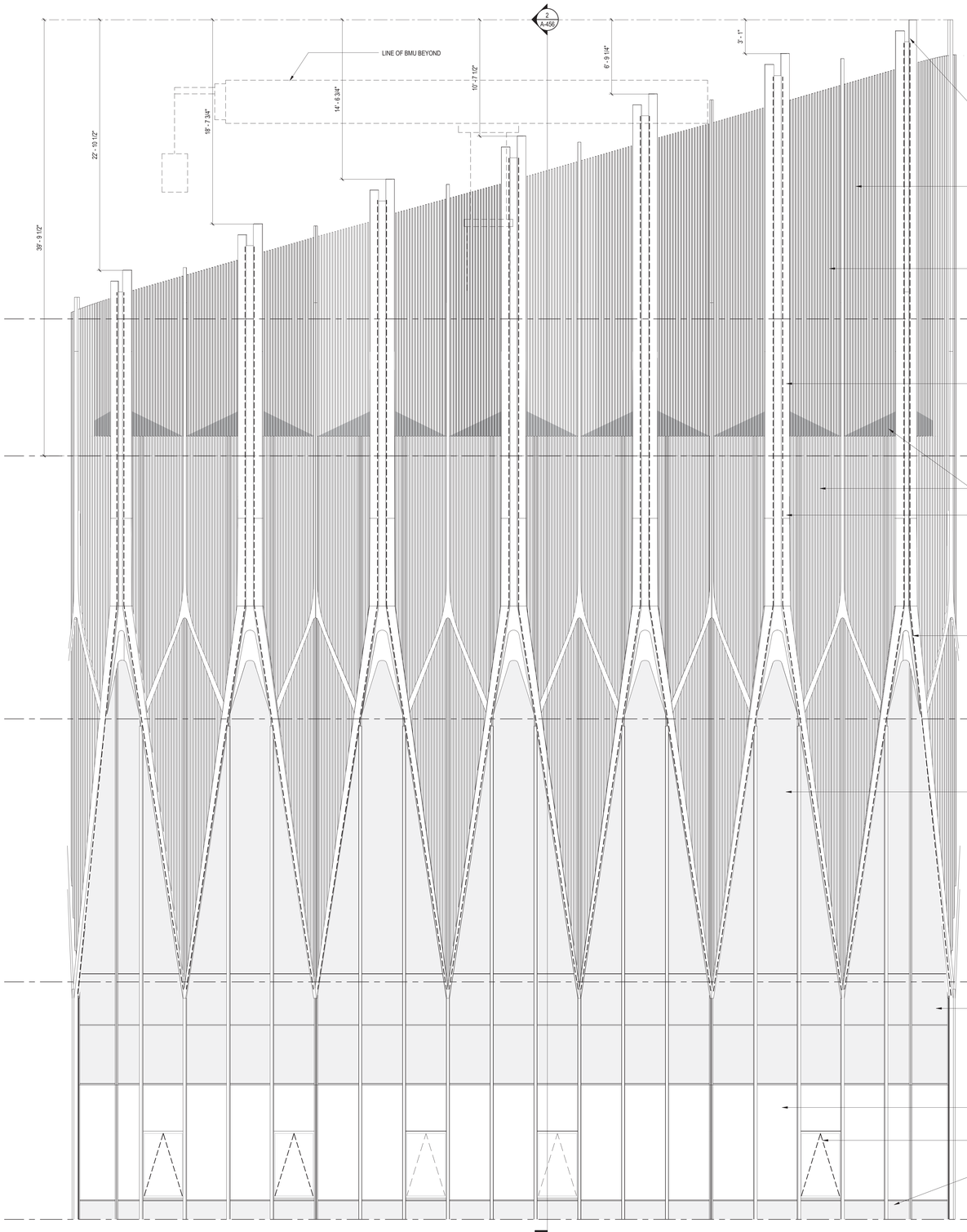


1 WT-06 ENLARGED ELEVATION FLOOR 63 TO CROWN
1/4" = 1'-0"

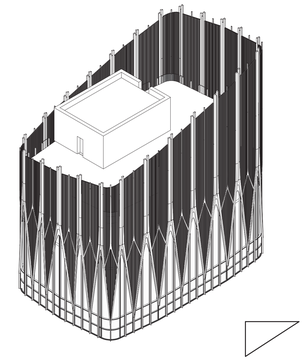
GENERAL NOTES FOR CROWN SCREEN WALL

1. COMPOSITE METAL PILLAR TO BE MOUNTED ON STRUCTURAL REINFORCED STEEL POST AND KICKER; SEE STRUCTURAL.

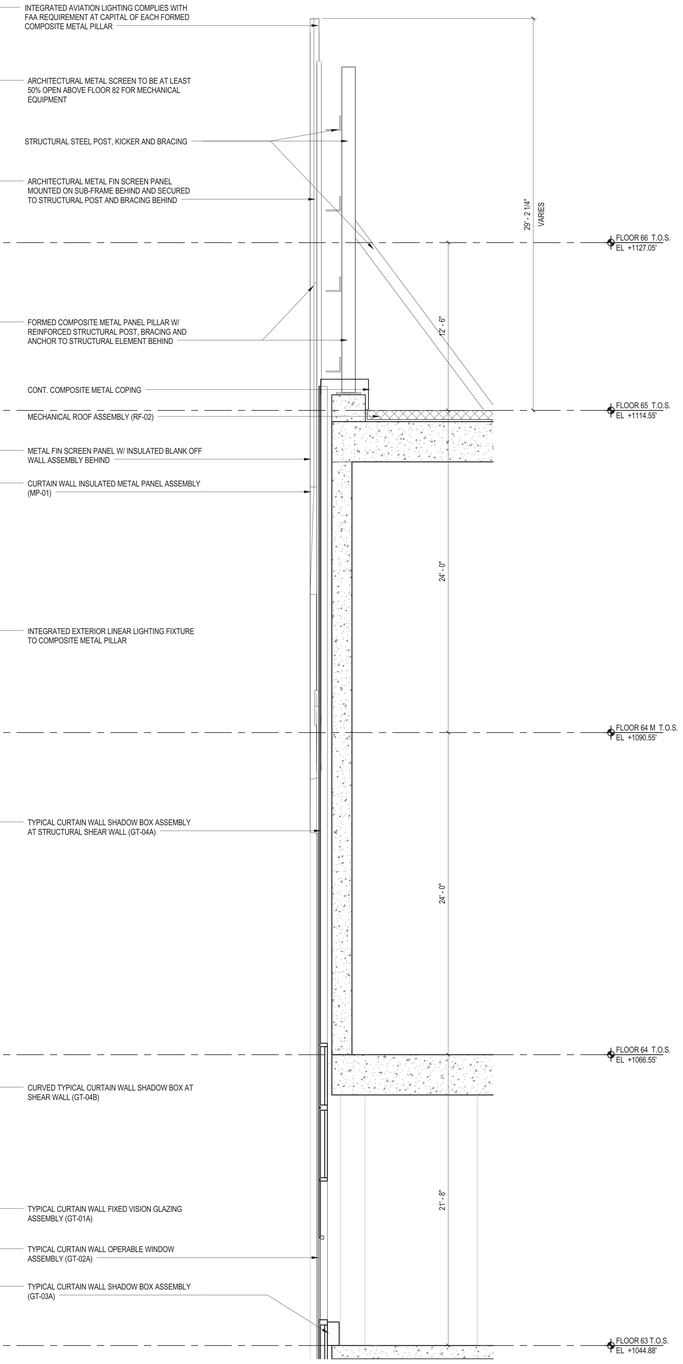
2. FINAL SCREEN WALL HEIGHT SHALL BE COORDINATED W/ FINAL SELECTION OF BMU EQUIPMENT AND HEIGHT; SCREEN WALL SHALL BE ADJUSTED PROPORTIONALLY TO ACCOMMODATE AND CONCEAL ALL ROOF TOP EQUIPMENT FROM VIEW.

3. ARCHITECTURAL METAL FIN SCREEN PANEL TO BE SUPPORTED BY STRUCTURAL STEEL BRACING BETWEEN POST, SEE STRUCTURAL.

4. LIGHTING POLE SHALL BE COORDINATED AND INTEGRATED WITH ARCHITECTURAL METAL PILLAR



3 WT-06 ISOMETRIC VIEW (NOT TO SCALE)



2 WT-06 ENLARGED WALL SECTION
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

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REGISTERED ARCHITECT JOHN CETRA 018861 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-06 (TIER 3) FLOOR 63 TO CROWN ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (NORTH)

DRAWING NO. **A-456.00**

SCALE	As indicated	DOB FILE NO.	127 Of174)
PROJECT	1529.00	DOB FILE NO.	121190772

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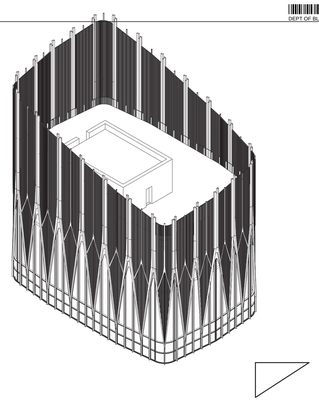
E397595935 Scan Code



3 WT-06 ISOMETRIC VIEW (NOT TO SCALE)

GENERAL NOTES FOR CROWN SCREEN WALL

1. COMPOSITE METAL PILLAR TO BE MOUNTED ON STRUCTURAL REINFORCED STEEL POST AND KICKER; SEE STRUCTURAL.

2. FINAL SCREEN WALL HEIGHT SHALL BE COORDINATED W/ FINAL SELECTION OF BMU EQUIPMENT AND HEIGHT; SCREEN WALL SHALL BE ADJUSTED PROPORTIONALLY TO ACCOMMODATE AND CONCEAL ALL ROOF TOP EQUIPMENT FROM VIEW.

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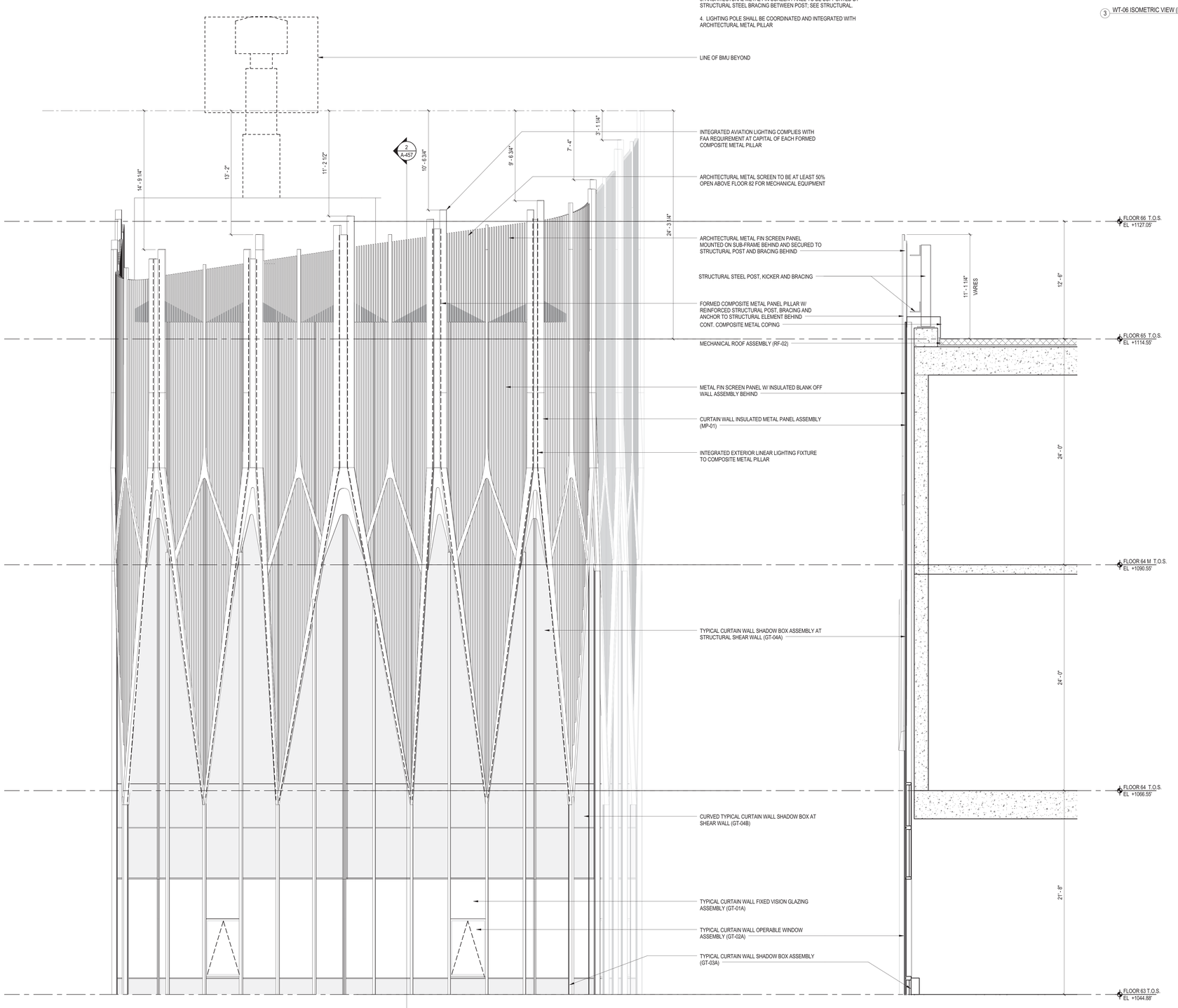
4. LIGHTING POLE SHALL BE COORDINATED AND INTEGRATED WITH ARCHITECTURAL METAL PILLAR



1 WT-06 ENLARGED ELEVATION FLOOR 63 TO CROWN
1/4" = 1'-0"

2 WT-06 ENLARGED WALL SECTION
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

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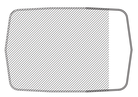

1214183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-06 (TIER 3) FLOOR 63 TO CROWN
ENLARGED BUILDING PLAN,
ELEVATIONS AND SECTIONS (EAST)

DRAWING NO. **A-457.00**

SCALE	As indicated	DOB PLAN NO.	128 OF174)
PROJECT	1529.00	DOB PLAN NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
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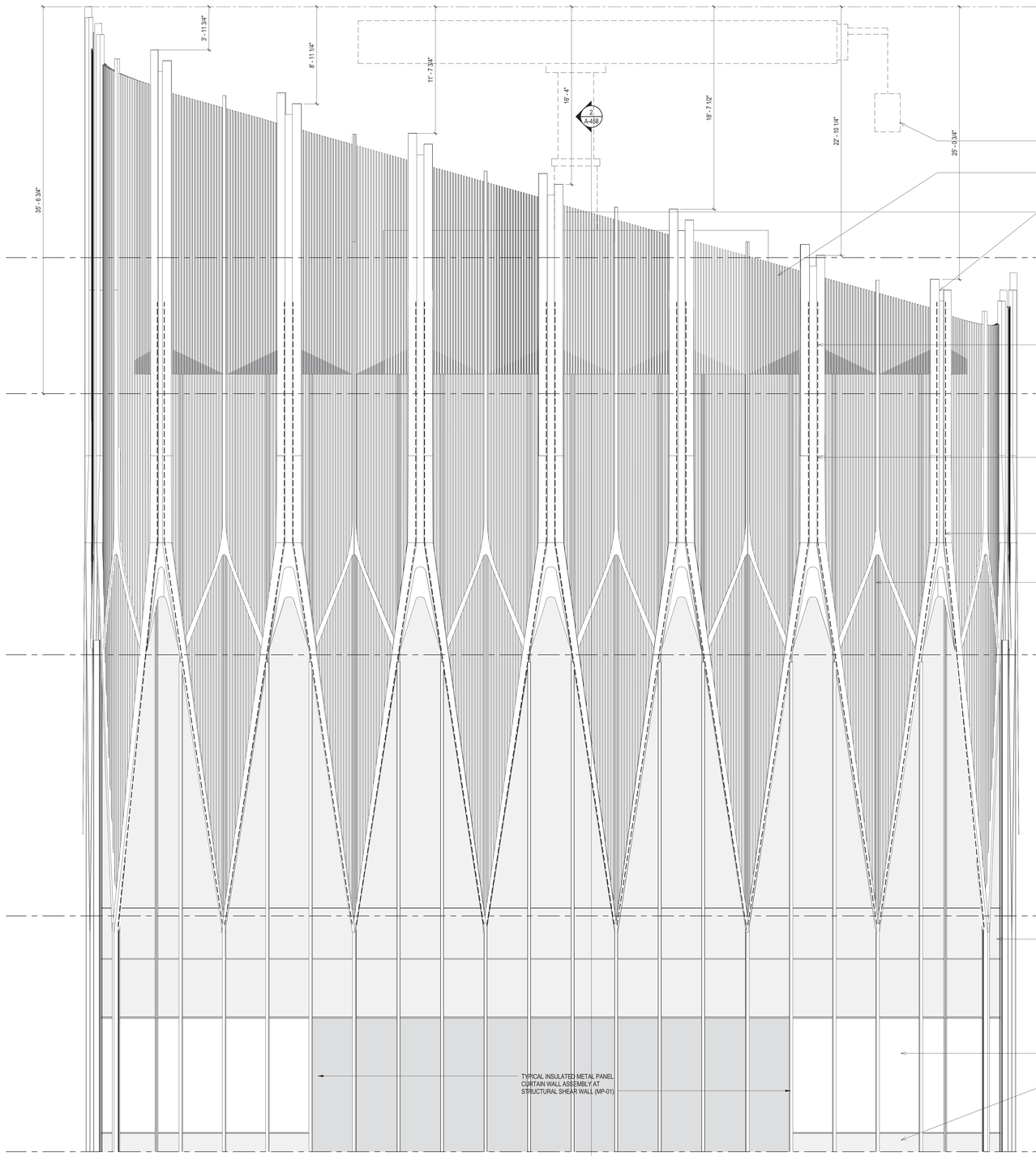

1 WT-06 ENLARGED ELEVATION FLOOR 63 TO CROWN
1/4" = 1'-0"

GENERAL NOTES FOR CROWN SCREEN WALL

1. COMPOSITE METAL PILLAR TO BE MOUNTED ON STRUCTURAL REINFORCED STEEL POST AND KICKER; SEE STRUCTURAL.

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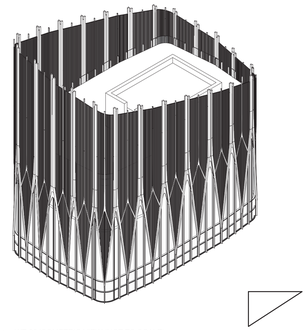
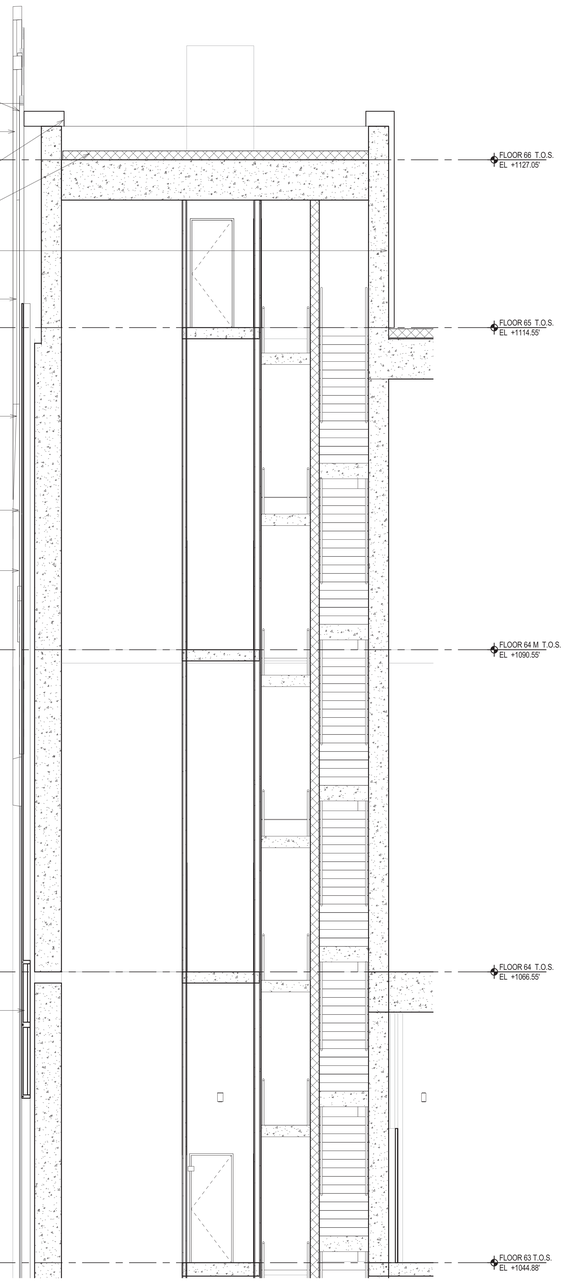


3 WT-06 ISOMETRIC VIEW (NOT TO SCALE)



2 WT-06 ENLARGED WALL SECTION
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

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REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

WT-06 (TIER 3) FLOOR 63 TO CROWN ENLARGED BUILDING PLAN, ELEVATIONS AND SECTIONS (SOUTH)

DRAWING NO. **A-458.00**

SCALE	As indicated	PAGE NO.	129 OF174)
PROJECT	1529.00	DOB	121190772

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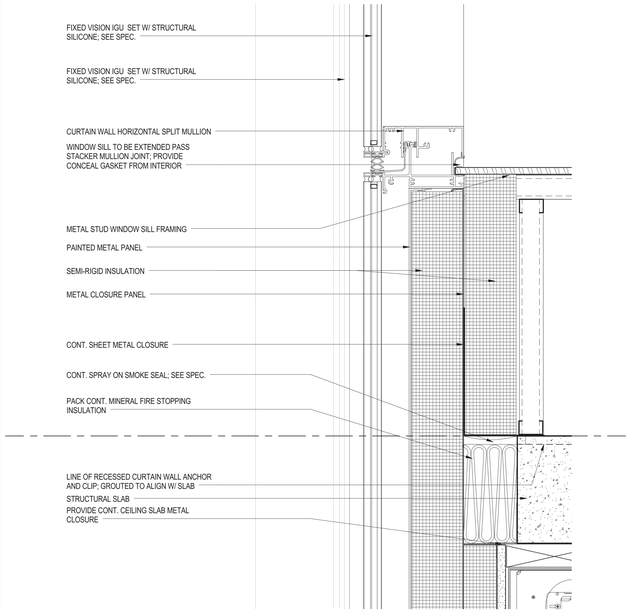
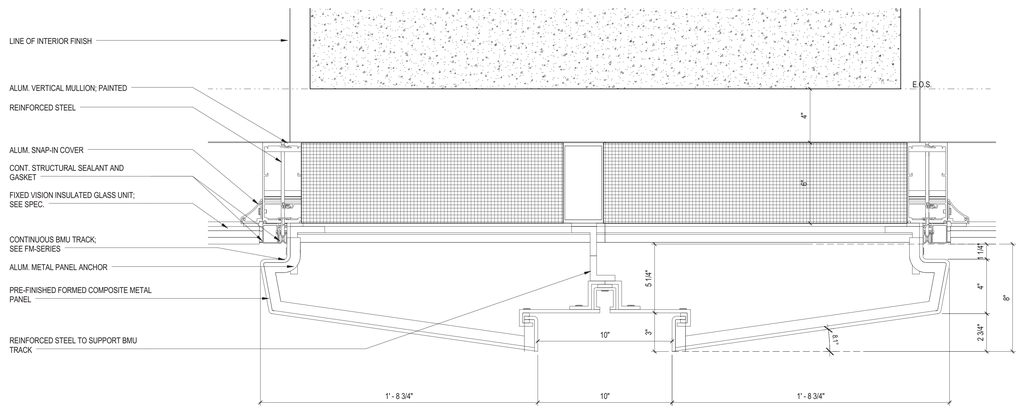
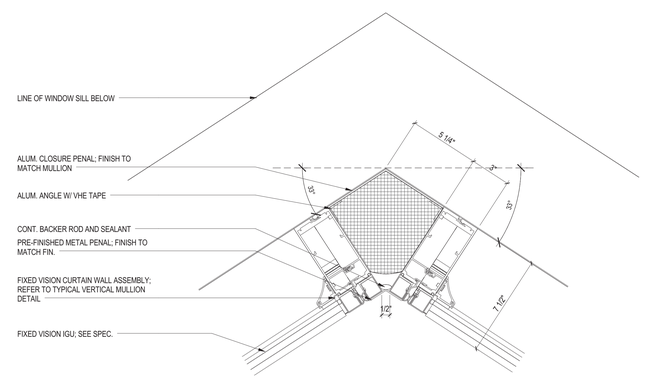
DEPT OF BLDGS 121190772 Job Number
E571862299 Scan Code



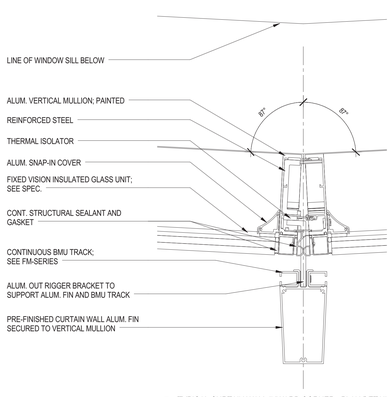
7 TYPICAL CURTAIN WALL SPLIT MULLION & SHADOW BOX DETAIL
3" = 1'-0"



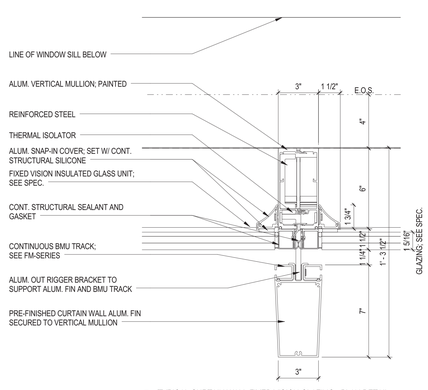
5 TYPICAL CURTAIN WALL COMPOSITE METAL PANEL - PLAN DETAIL
3" = 1'-0"



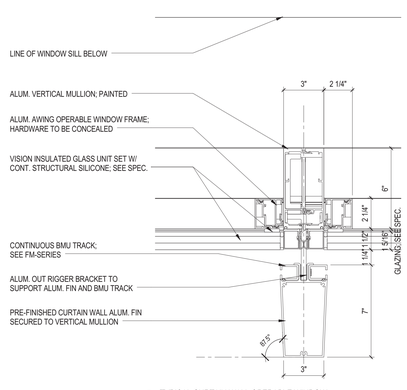
6 TYPICAL CURTAIN WALL INWARD CORNER - PLAN DETAIL
3" = 1'-0"



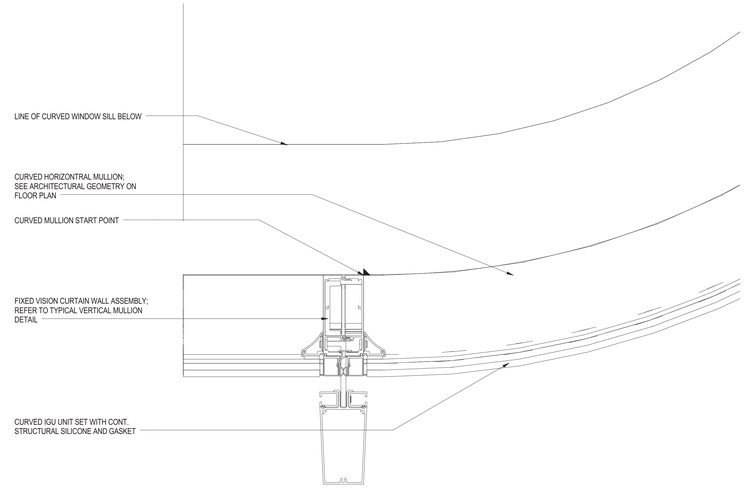
1 TYPICAL CURTAIN WALL INWARD CORNER - PLAN DETAIL
3" = 1'-0"



2 TYPICAL CURTAIN WALL FIXED VISION GLAZING - PLAN DETAIL
3" = 1'-0"



3 TYPICAL CURTAIN WALL OPERABLE WINDOW
3" = 1'-0"



4 TYPICAL CURTAIN WALL CURVED FIXED VISION GLAZING - PLAN DETAIL
3" = 1'-0"

45 BROAD STREET

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ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018861 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
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REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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ENLARGED CURTAIN WALL PLAN DETAILS

DRAWING NO.	A-471.00		
SCALE	3" = 1'-0"	DOB JOB NO.	130 OF174)
PROJECT	1529.00	DOB PLAN NO.	121190772

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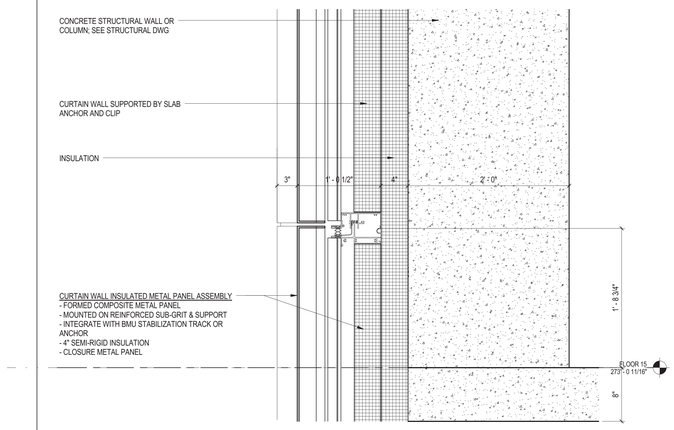
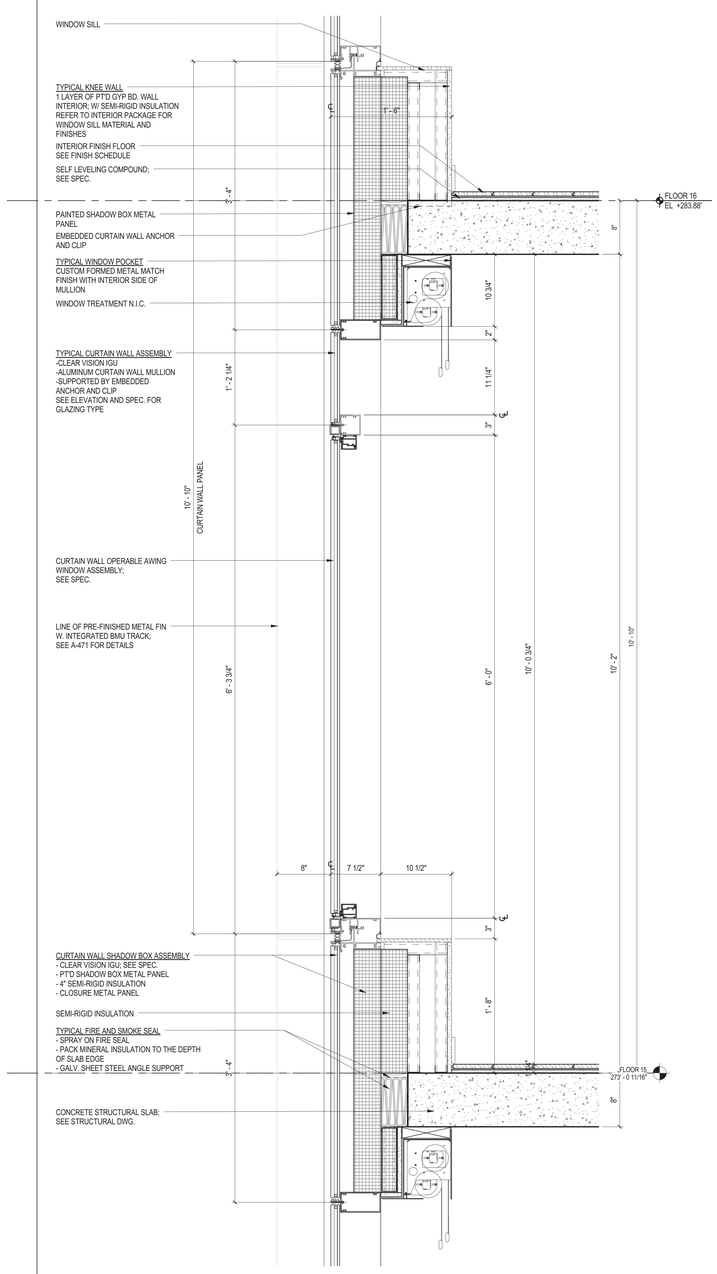
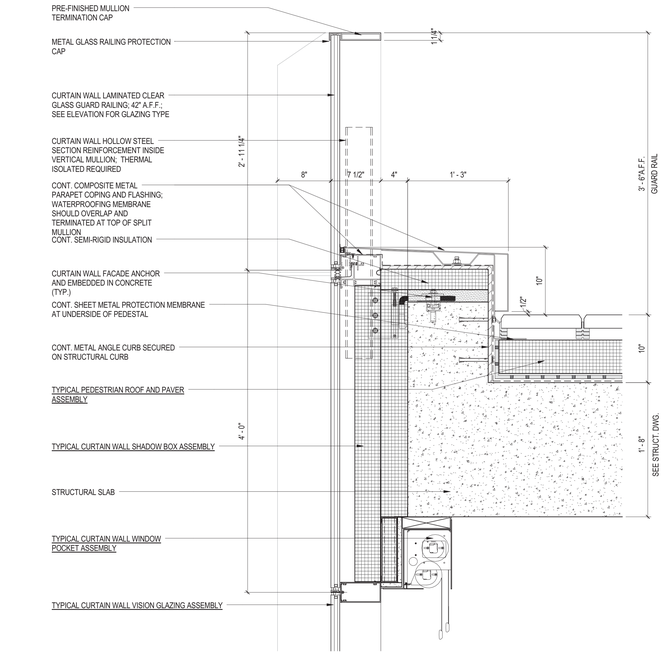


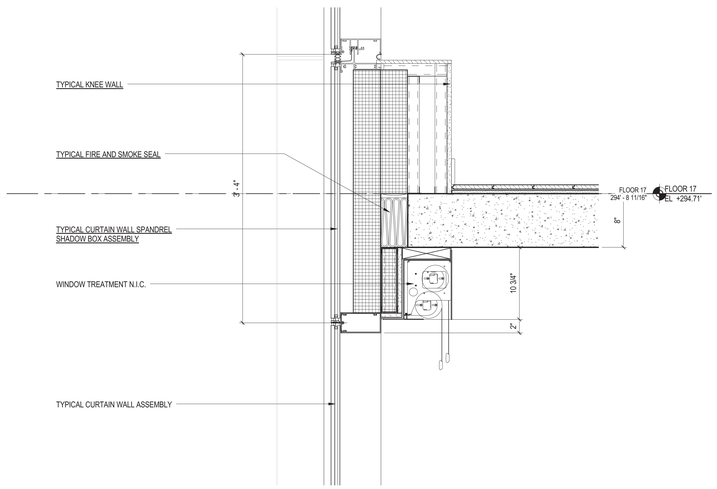
5 ENLARGED TYPICAL WALL SECTION - COMPOSITE METAL PANEL
1 1/2" = 1'-0"



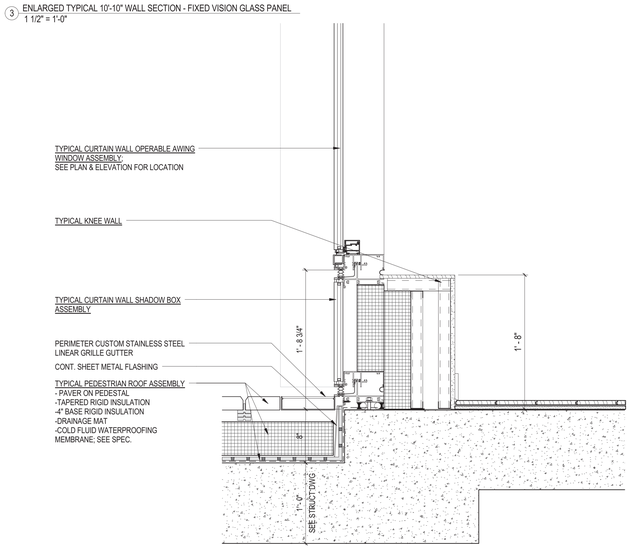
1 ENLARGED TYPICAL 10'-10" WALL SECTION - OPERABLE WINDOW
1 1/2" = 1'-0"



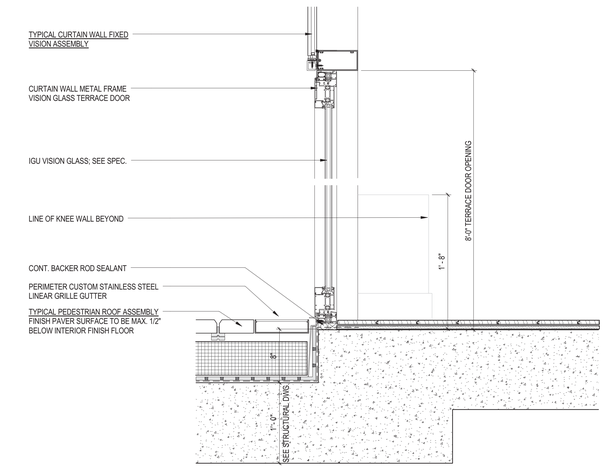
6 ENLARGED TYPICAL WALL SECTION @ TERRACE DOOR
1 1/2" = 1'-0"



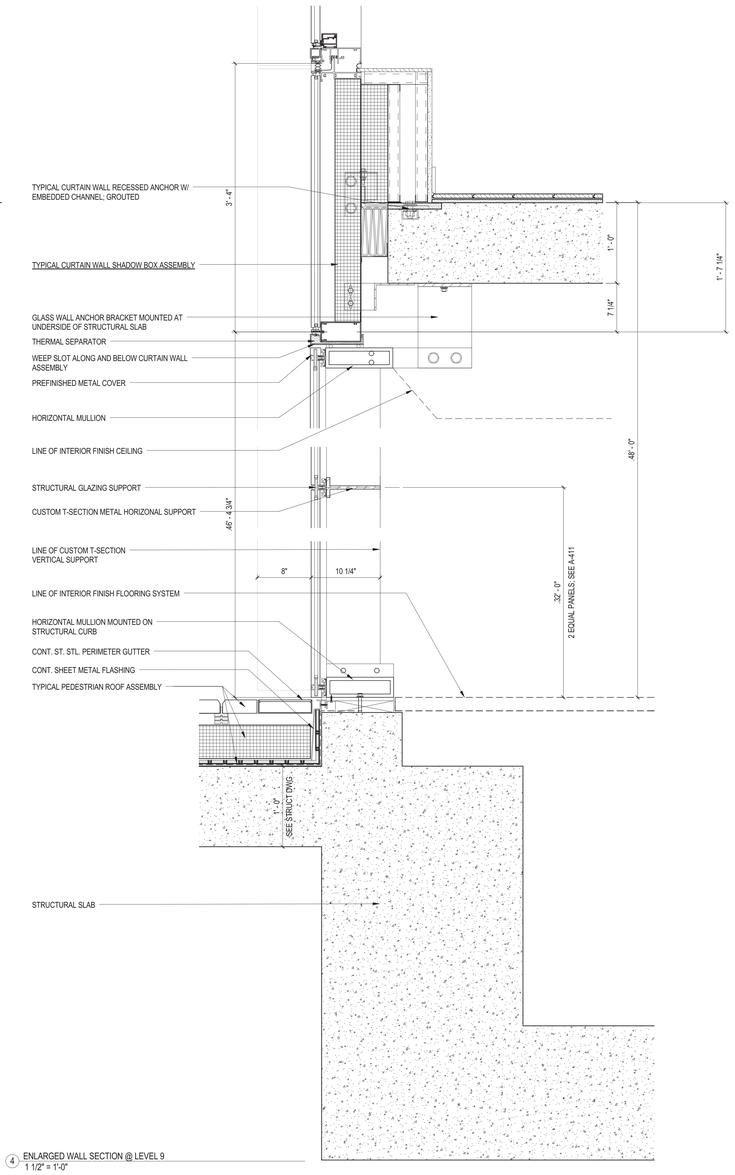
3 ENLARGED TYPICAL 10'-10" WALL SECTION - FIXED VISION GLASS PANEL
1 1/2" = 1'-0"



2 ENLARGED TYPICAL WALL SECTION - TERRACE
1 1/2" = 1'-0"



7 ENLARGED TYPICAL WALL SECTION @ TERRACE DOOR
1 1/2" = 1'-0"



4 ENLARGED WALL SECTION @ LEVEL 9
1 1/2" = 1'-0"

45 BROAD STREET

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MEP ENGINEER / STRUCTURAL ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	SITE ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
SHORING ENGINEER / GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
EXTERIOR FINISH LIGHT	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

REGISTERED ARCHITECT JOHN CETRA 018861 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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ENLARGED BUILDING WALL DETAILS

DRAWING NO. **A-472.00**

SCALE	1 1/2" = 1'-0"	PAGE NO.	131 OF174)
PROJECT	1529.00	DOB FILE NO.	121190772

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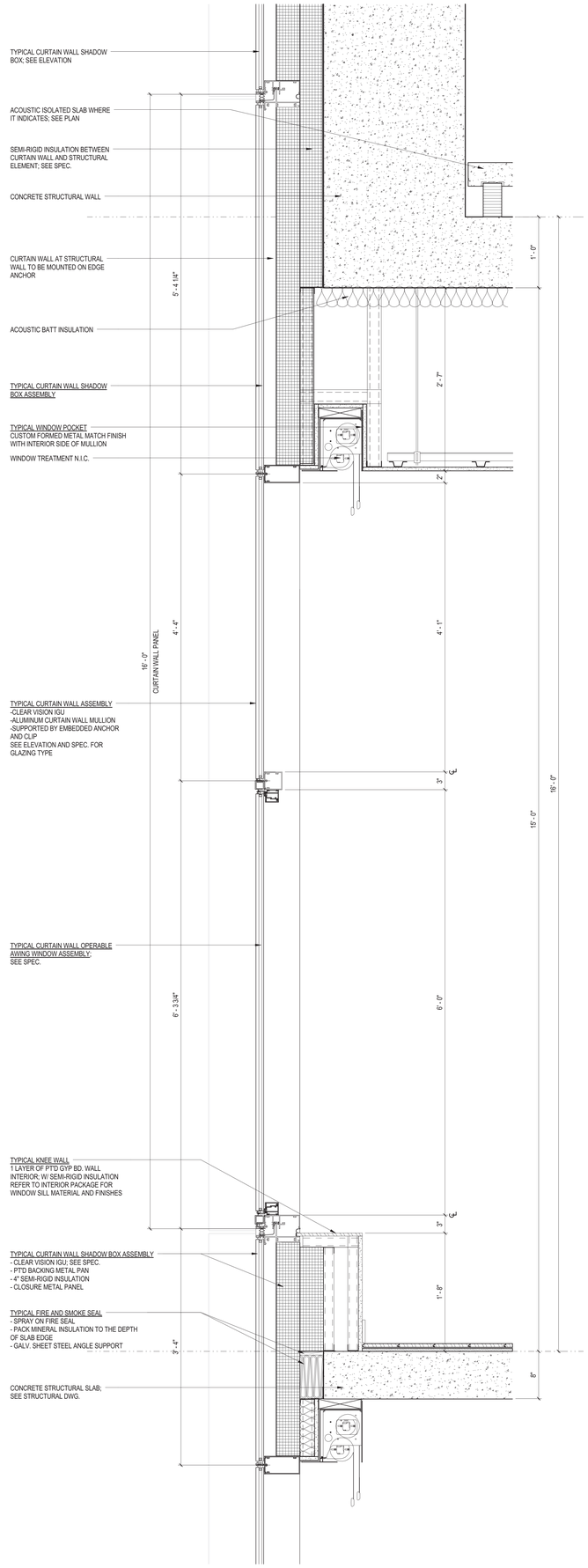
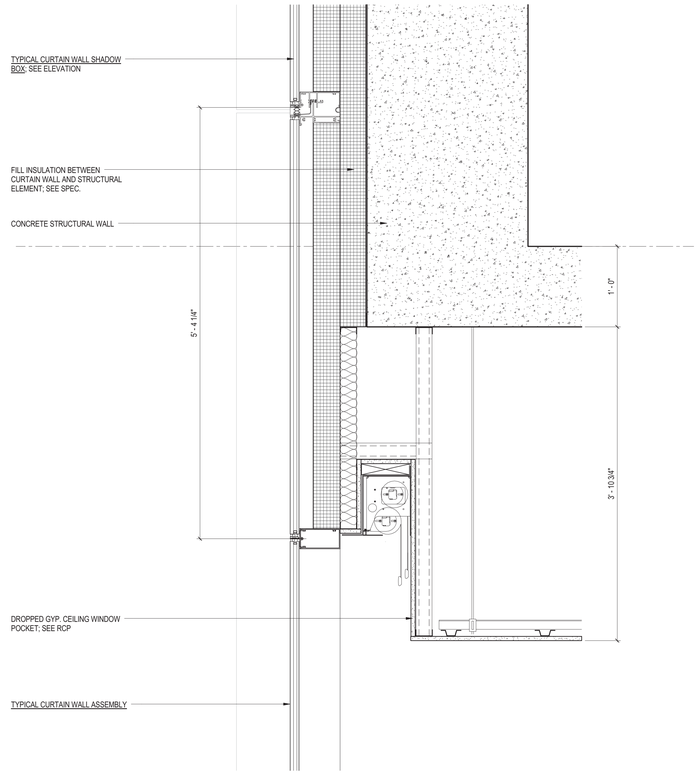


1 ENLARGED TYPICAL 16'-0" WALL SECTION DETAIL
1 1/2" = 1'-0"



3 ENLARFED WALL SECTION DETAIL
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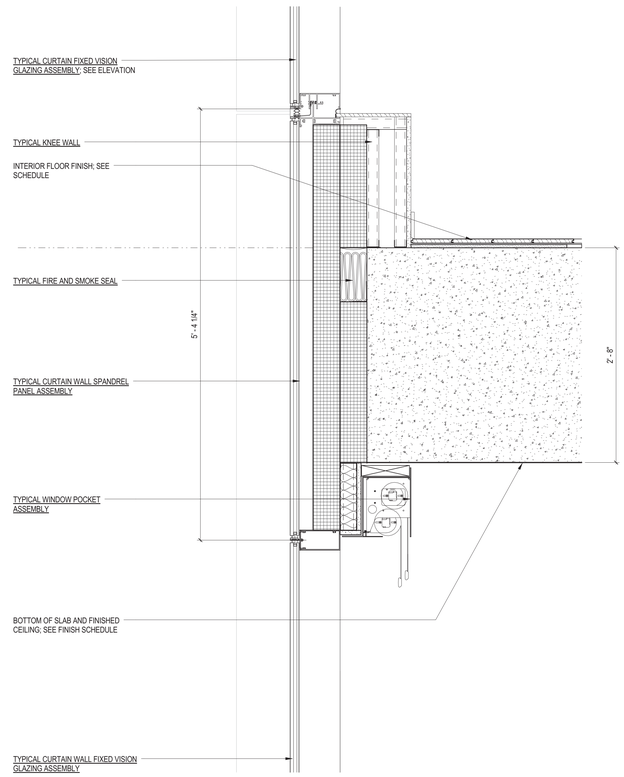

2 ENLARGED 16'-0" WALL SECTION DETAIL
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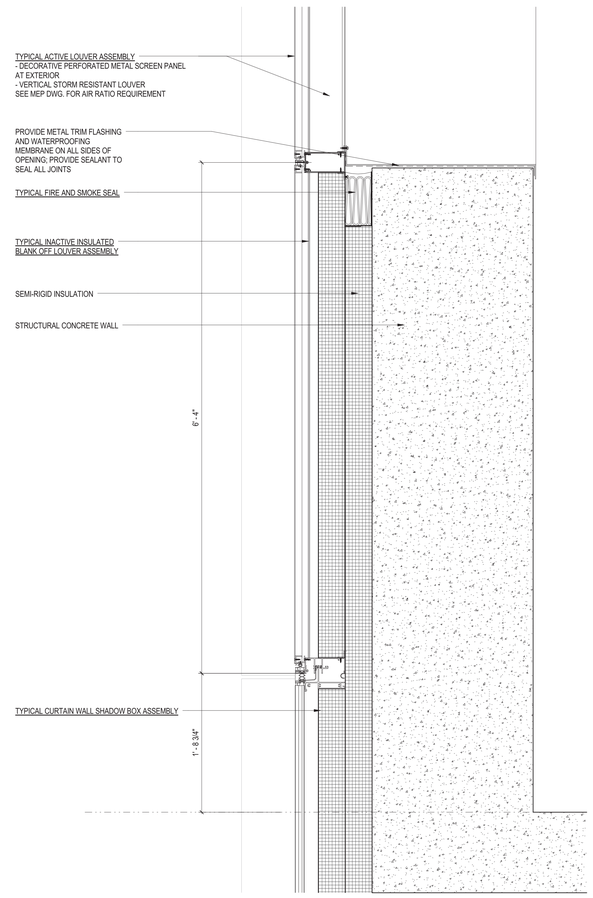
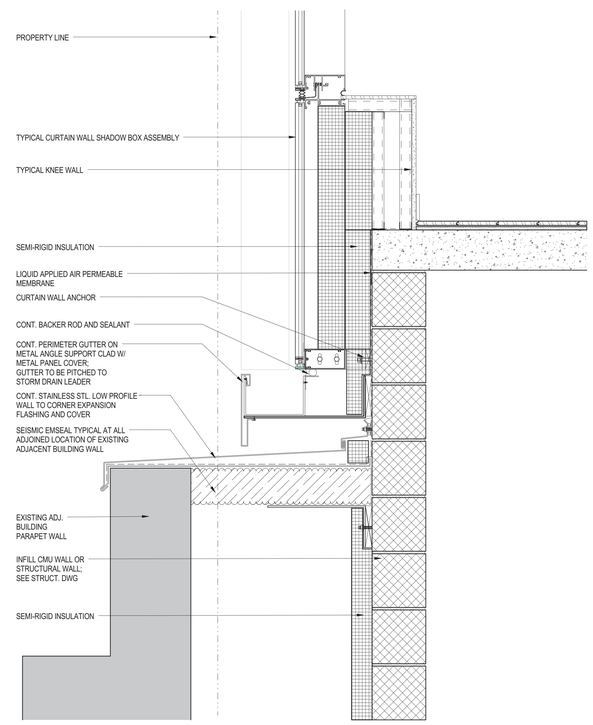


5 ENLARGED MECHANICAL LOUVER SECTION DETAIL
1 1/2" = 1'-0"



4 ENLARGED EXPANSION JOINT AND ROOF FLASHING COVER DETAIL
1 1/2" = 1'-0"

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2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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ENLARGED BUILDING WALL DETAILS

DRAWING NO. **A-473.00**

SCALE	1 1/2" = 1'-0"	SHEET NO. / PAGE NO.	132 Of174)
PROJECT NO.	1529.00	DOB JOB NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
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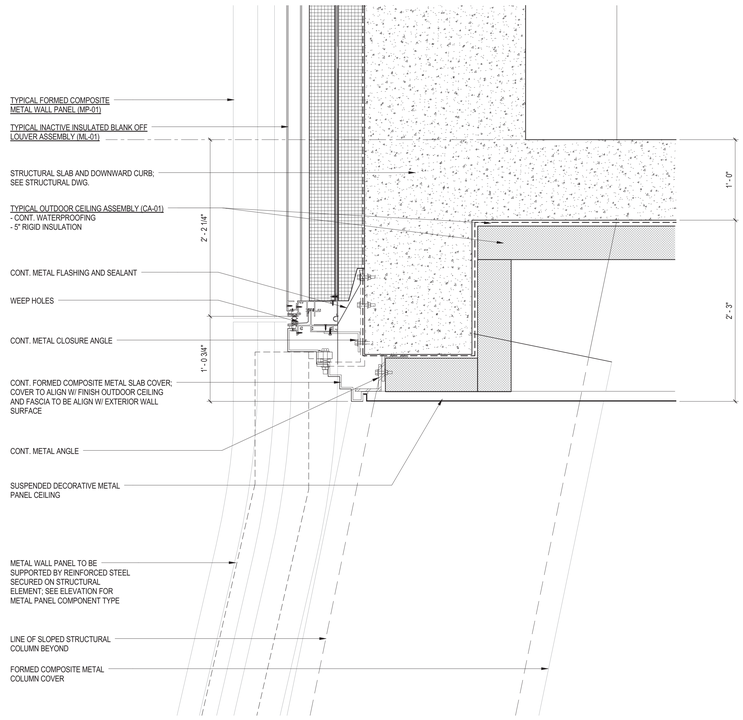

2 ENLARGED FLOOR 38 OUTDOOR TERRACE UPPER SLAB COVER DETAIL
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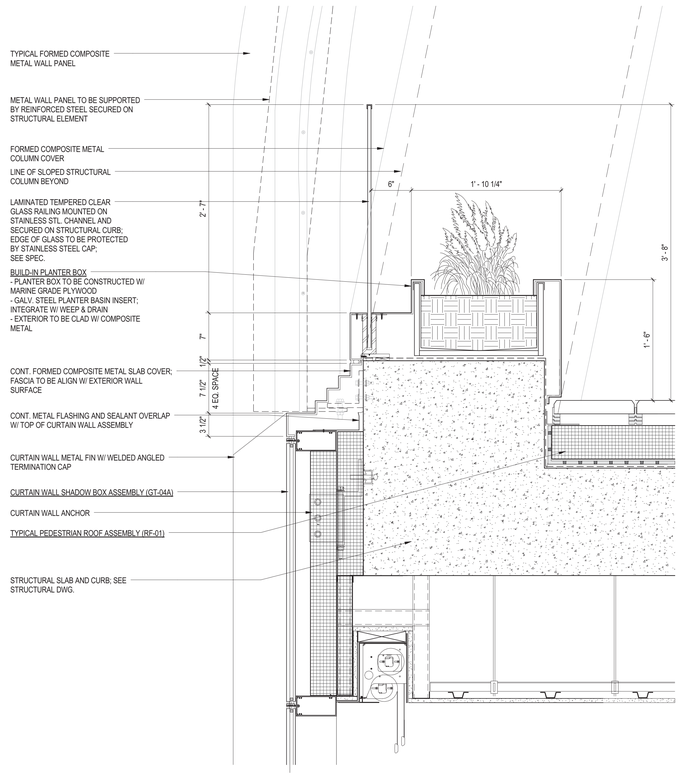

1 ENLARGED FLOOR 38 OUTDOOR TERRACE GUARD RAILING DETAIL
1 1/2" = 1'-0"

45 BROAD STREET

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STRUCTURAL ENGINEER
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LANDSCAPE ARCHITECT

LIGHTING DESIGNER
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2017.02.07 DOB FILING

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ENLARGED BUILDING WALL DETAILS

DRAWING NO. A-474.00

PROJECT	SCALE	DOB PLAN NO.	PAGE NO.
1529.00	1 1/2" = 1'-0"	121190772	133 Of174)

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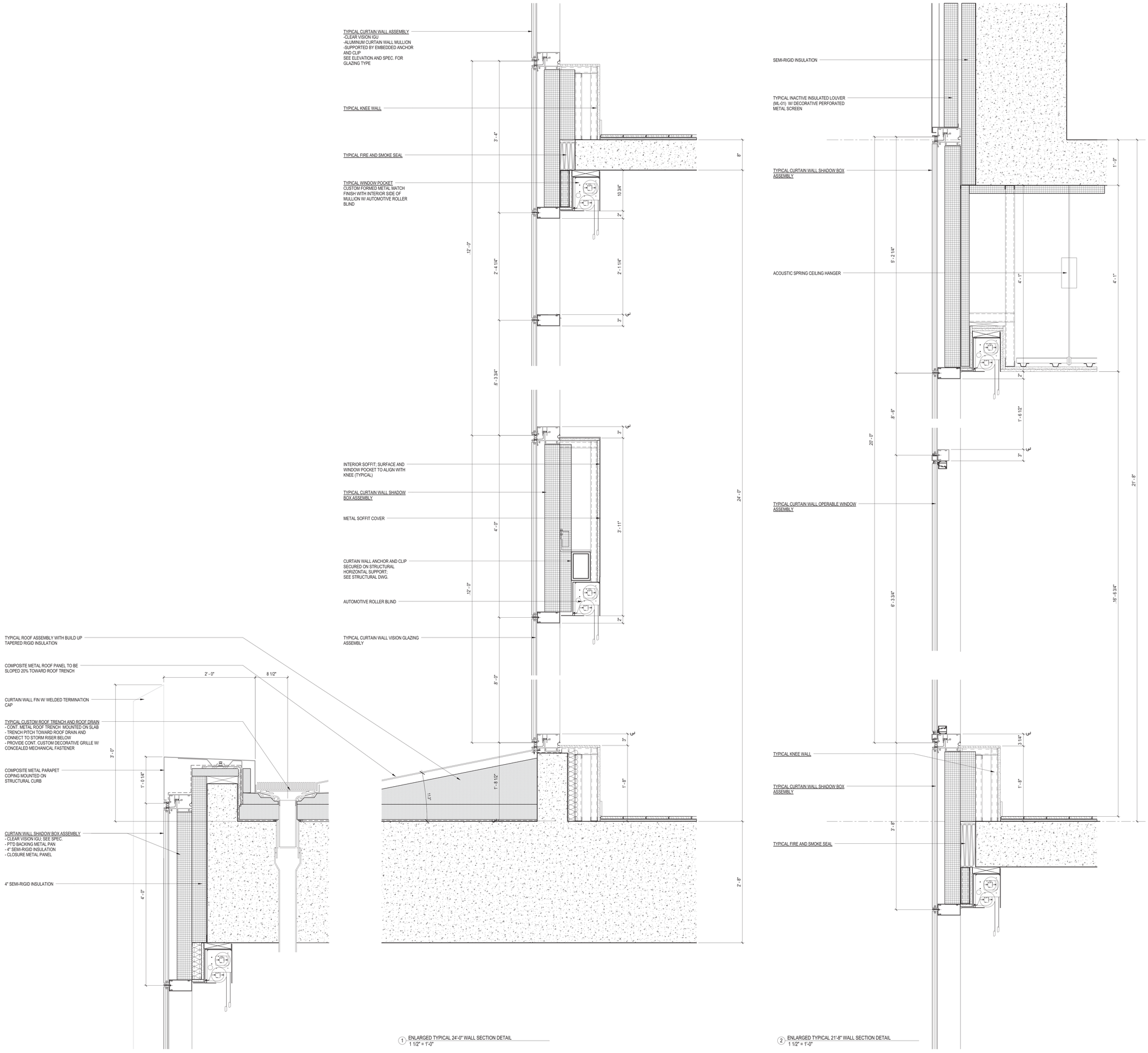

1 ENLARGED TYPICAL 24'-0" WALL SECTION DETAIL
1 1/2" = 1'-0"

2 ENLARGED TYPICAL 21'-8" WALL SECTION DETAIL
1 1/2" = 1'-0"

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ENLARGED BUILDING WALL DETAILS

DRAWING NO. A-475.00

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

SHEET NO. 134 OF174)

PROJECT NO. 1529.00

DOB FILING NO. 121190772

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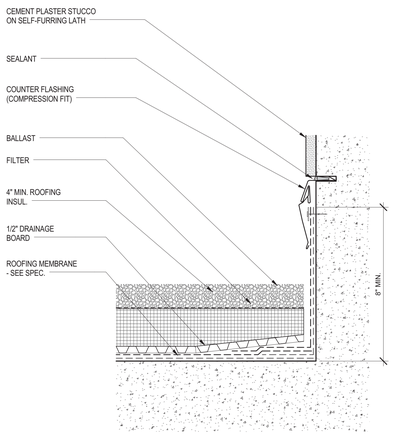
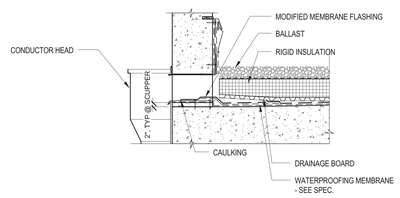


7 TYPICAL ROOF DETAIL - COUNTER FLASHING
3" = 1'-0"



8 TYPICAL ROOF DETAIL - SCUPPER
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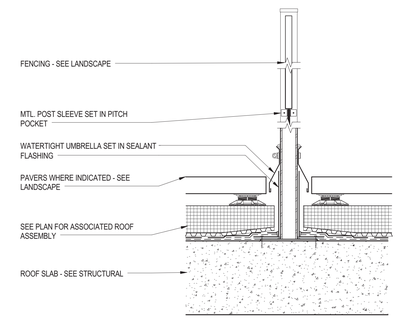

9 TYPICAL ROOF DETAIL - FENCING
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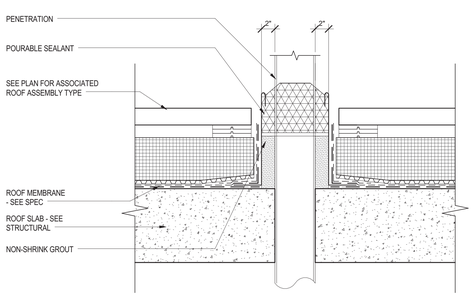

4 TYPICAL ROOF DETAIL - PIPE PENETRATION
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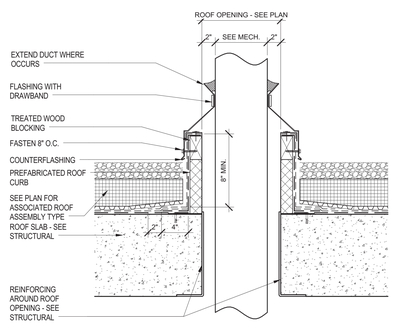

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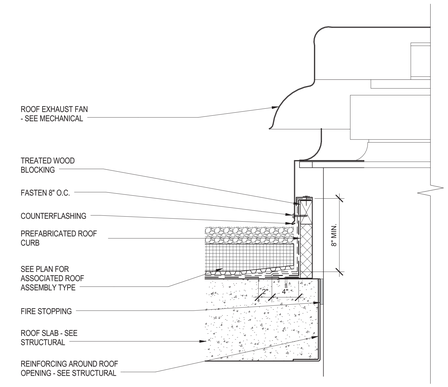

6 TYPICAL ROOF DETAIL - EXHAUST FAN PENETRATION
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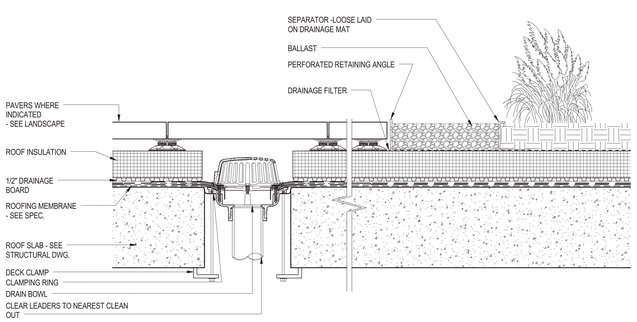
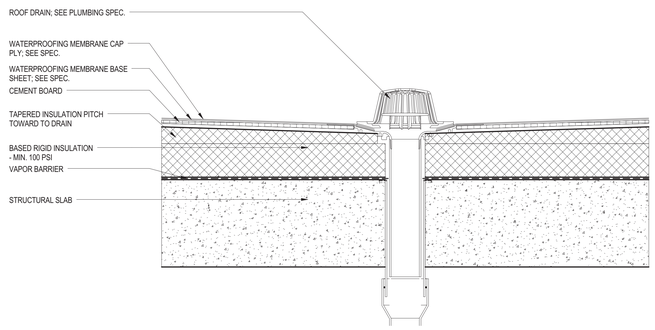


1 TYPICAL ROOF DETAIL - RF-01 PEDESTRIAN ROOF ASSEMBLY
1 1/2" = 1'-0"



2 TYPICAL ROOF DETAIL - RF-02 MECHANICAL ROOF ASSEMBLY
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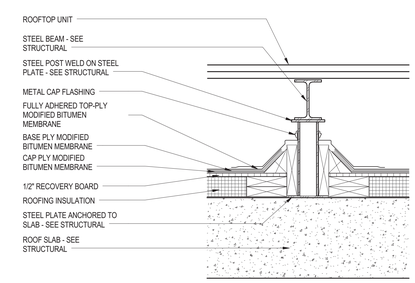

3 TYPICAL ROOF DETAIL - MECHANICAL EQUIPMENT DUNNAGE
1 1/2" = 1'-0"

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124183

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TYPICAL ROOFING DETAILS

DRAWING NO. **A-476.00**

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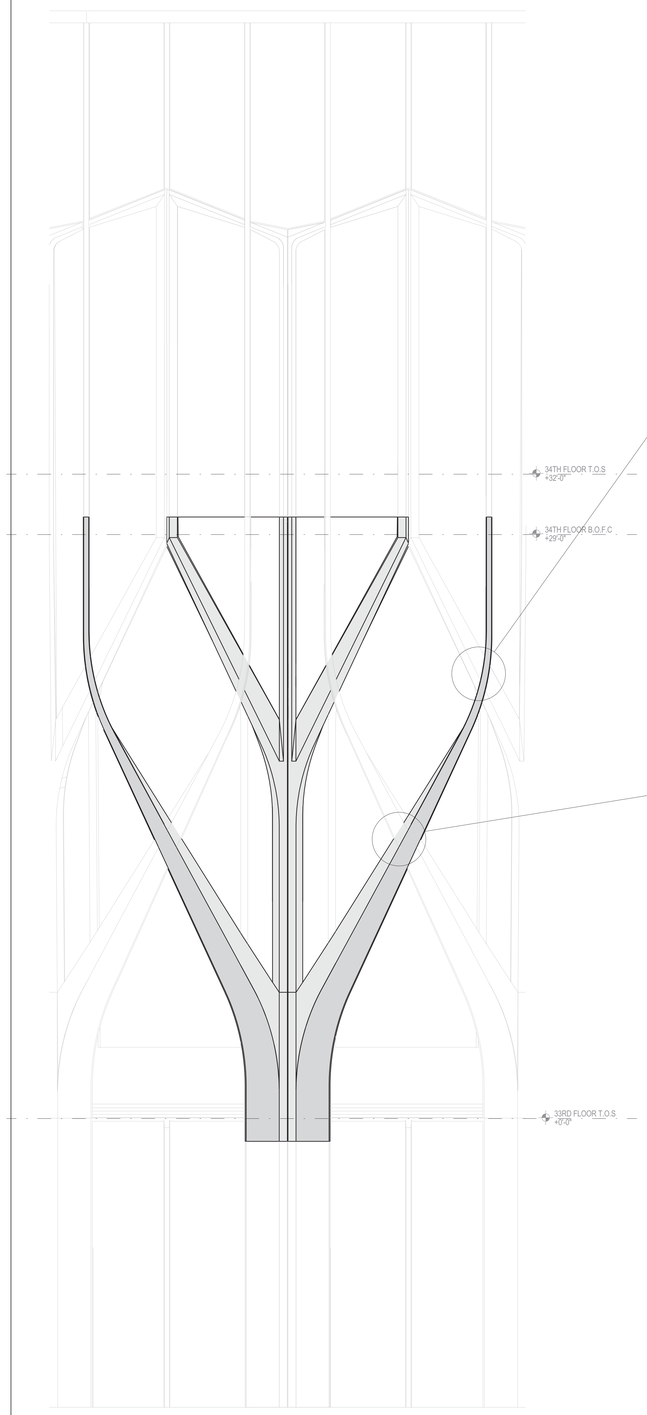

1 COMPONENT A - ENLARGED ELEVATION
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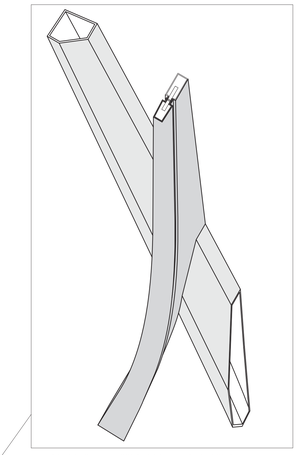

6 COMPONENT A - INTERSECTION 2 AXONOMETRIC
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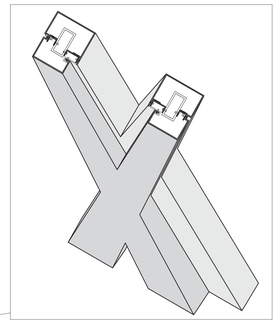

5 COMPONENT A - INTERSECTION 1 AXONOMETRIC
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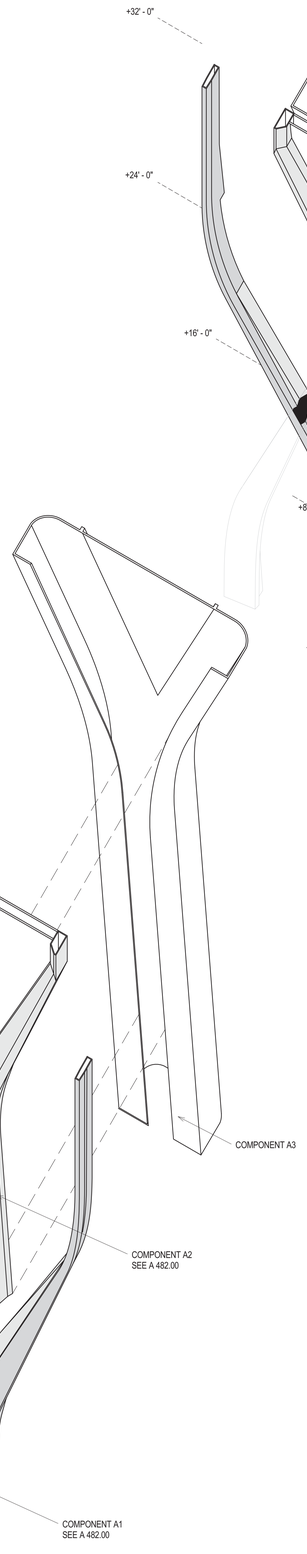

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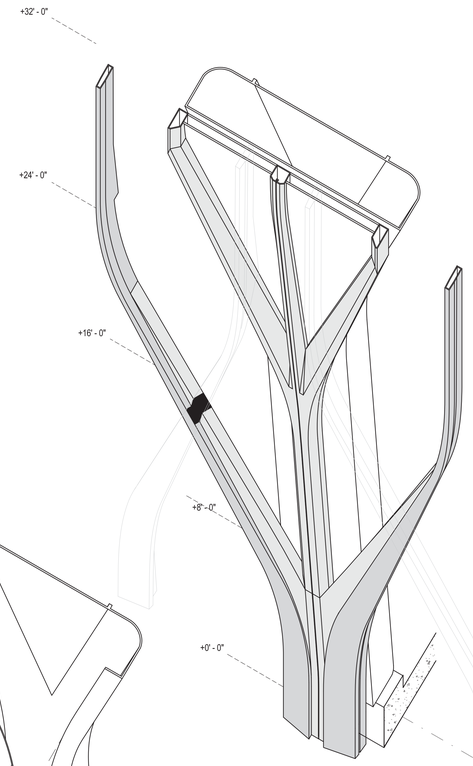
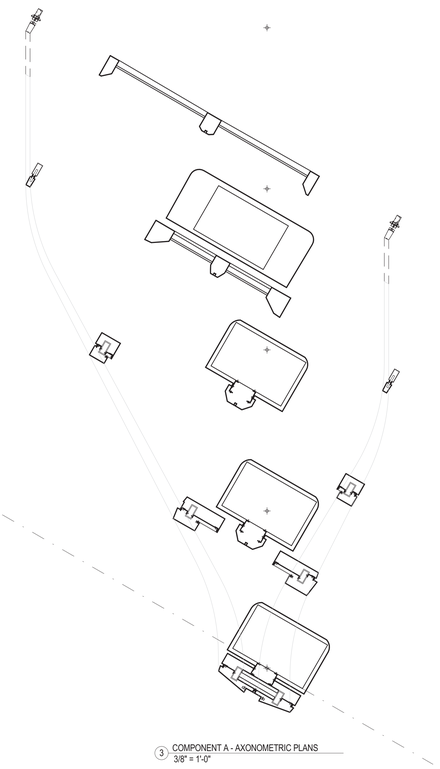
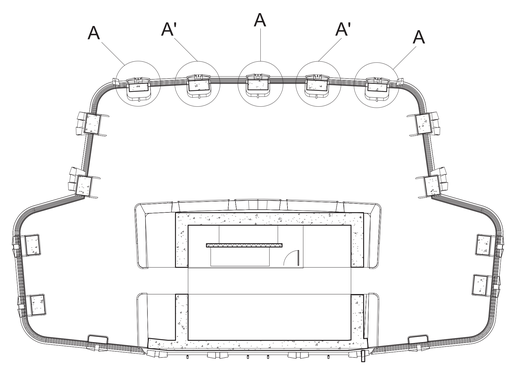




3 COMPONENT A - AXONOMETRIC PLANS
3/8" = 1'-0"



4 COMPONENT A - FLOOR 33 LOCATION
3/32" = 1'-0"

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WT-04 (TIER 1) ENLARGED CURTAIN WALL BUILDING ELEMENT PARTIAL ELEVATIONS AND SECTIONS

DRAWING NO. **A-481.00**

SCALE	As indicated	PAGE NO.	136 Of174)
PROJECT NO.	1529.00	DOB JOB NO.	121190772

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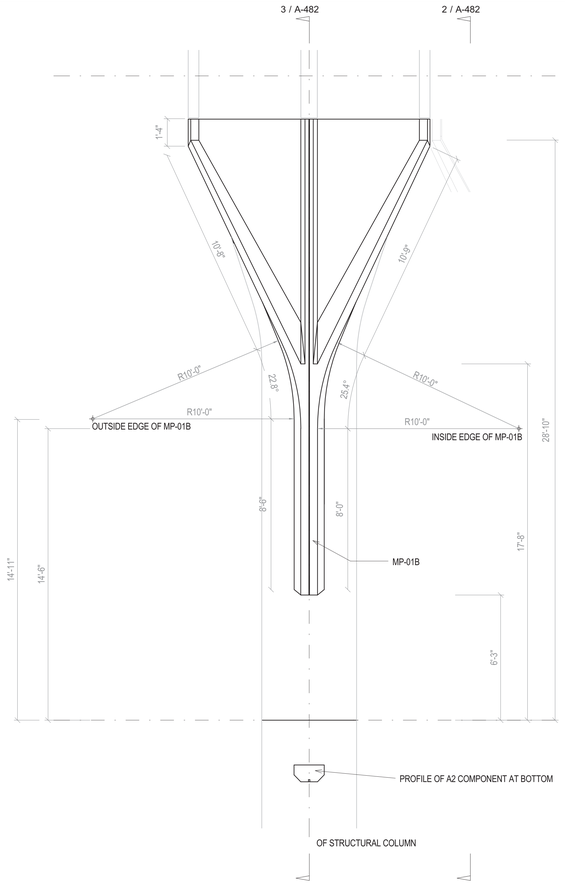

1 COMPONENT A2 - ELEVATION
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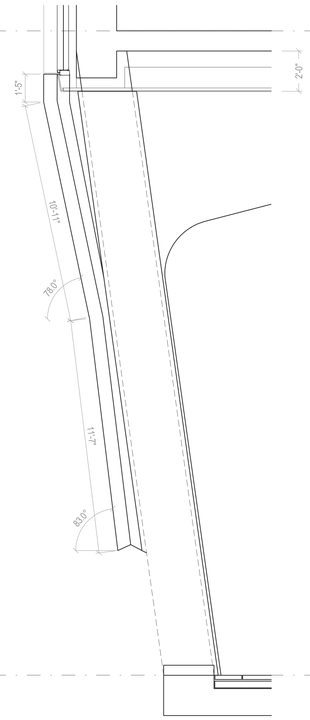
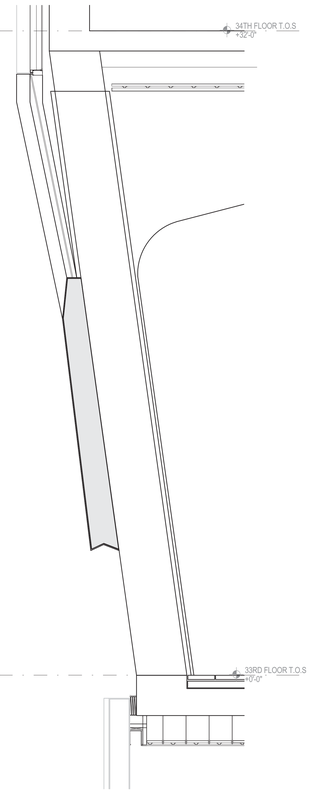
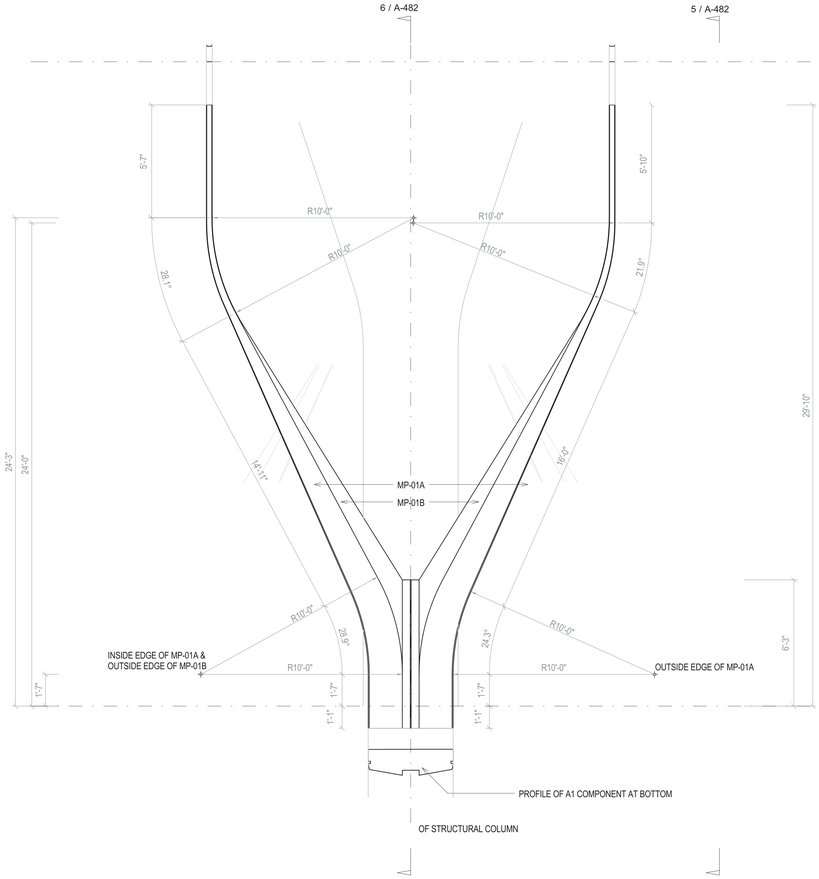


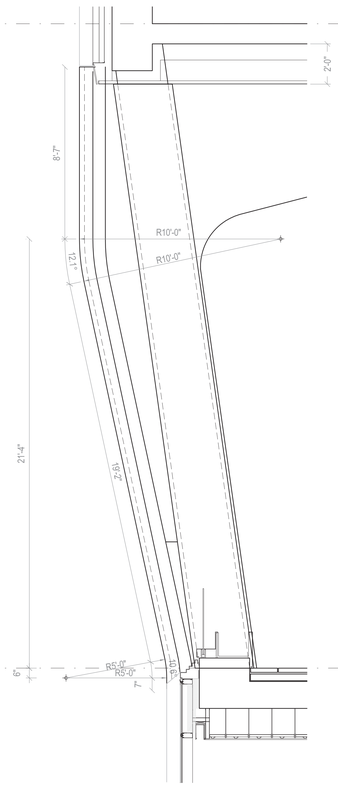
2 COMPONENT A2 - SIDE ELEVATION
3/8" = 1'-0"



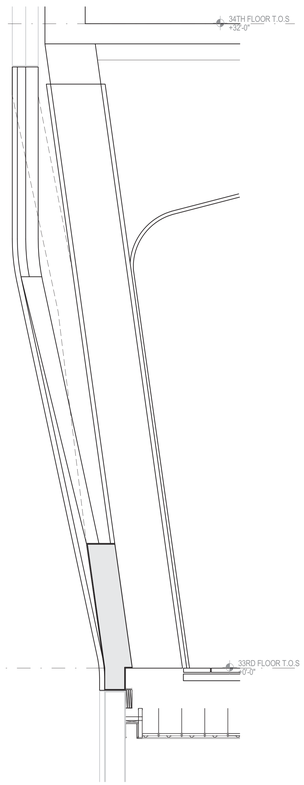
3 COMPONENT A2 - SECTION
3/8" = 1'-0"



4 COMPONENT A1 - ELEVATION
3/8" = 1'-0"



5 COMPONENT A1 - SIDE ELEVATION
3/8" = 1'-0"



6 COMPONENT A1 - SECTION
3/8" = 1'-0"

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SURROUNDING STRUCTURE	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
EXTERIOR ENVELOPE	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

WT-04 (TIER 1) ENLARGED CURTAIN WALL BUILDING ELEMENT PARTIAL ELEVATIONS AND SECTIONS

DRAWING NO. **A-482.00**

PROJECT	SCALE	DOB PLAN NO.
1529.00	3/8" = 1'-0"	121190772

137 Of174)

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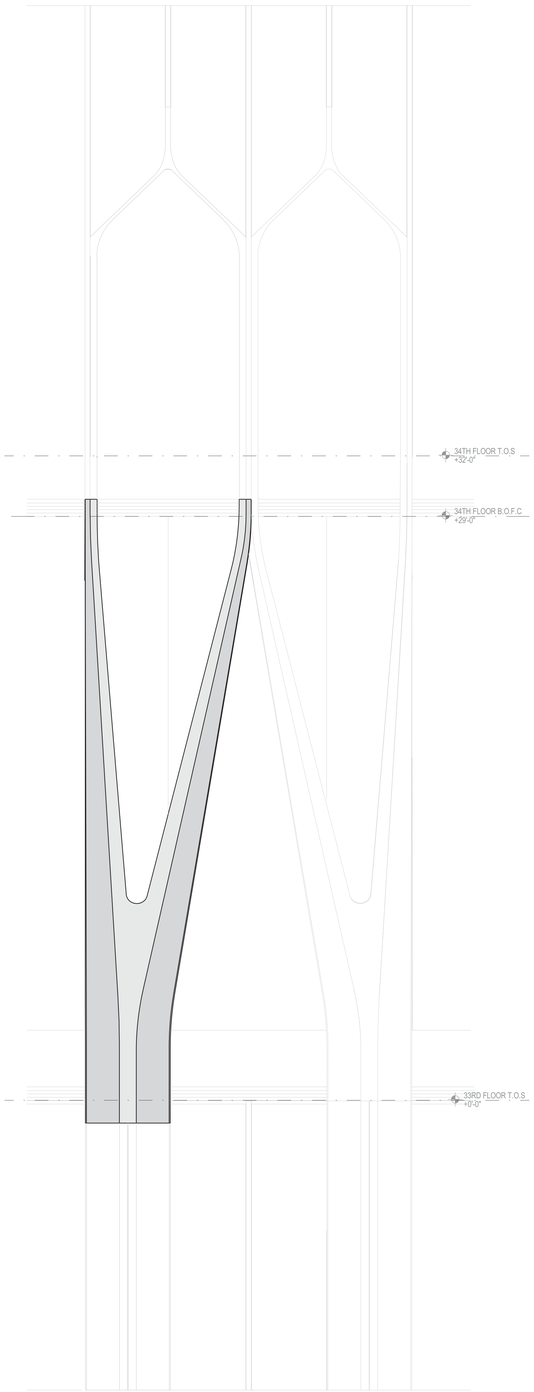
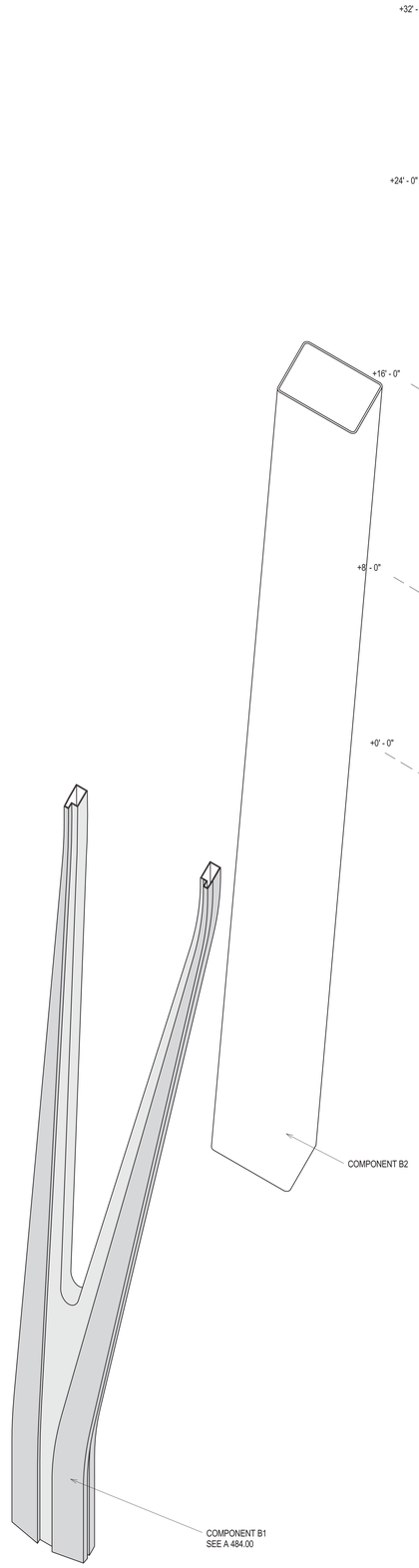
DEPT OF BLDGS 121190772 Job Number
E390317999 Scan Code



1 COMPONENT B - ENLARGED ELEVATION
3/8" = 1'-0"



4 COMPONENT B - EXPLODED AXONOMETRIC
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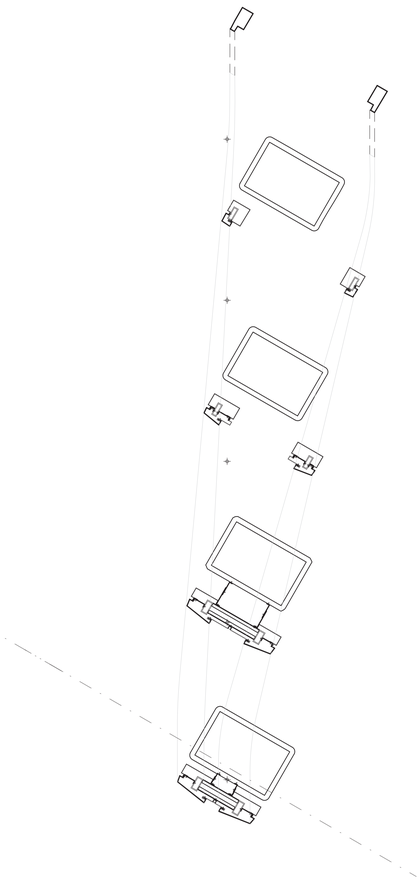
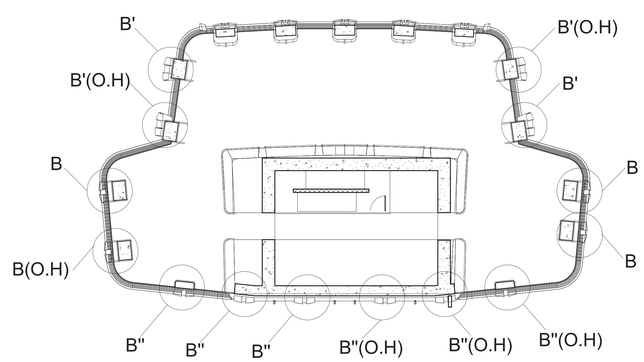


5 COMPONENT B - AXONOMETRIC PLANS
3/8" = 1'-0"



2 COMPONENT B - FLOOR 33 LOCATION

45 BROAD STREET

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REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-04 (TIER 1) ENLARGED CURTAIN WALL BUILDING ELEMENT PARTIAL ELEVATIONS AND SECTIONS

DRAWING NO. **A-483.00**

SCALE	As indicated	SHEET NO. / TOTAL NO.	138 OF174)
PROJECT	1529.00	JOB FILE NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
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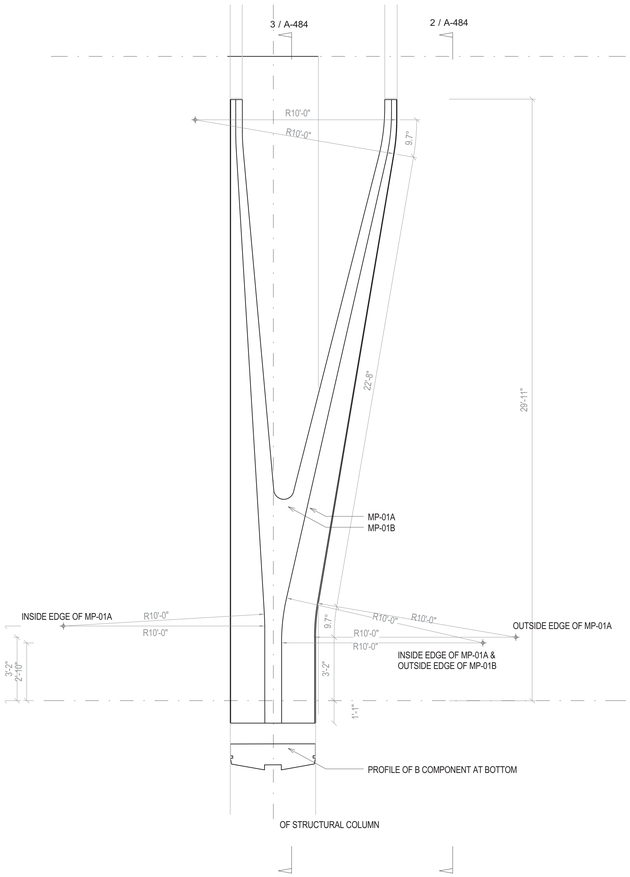
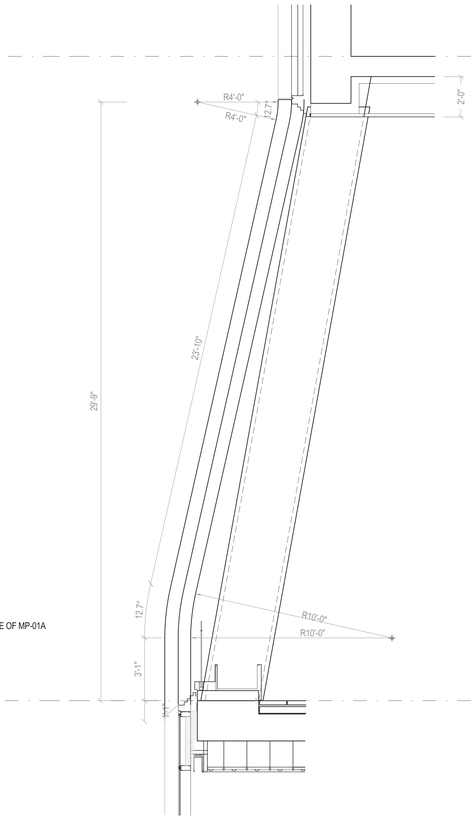
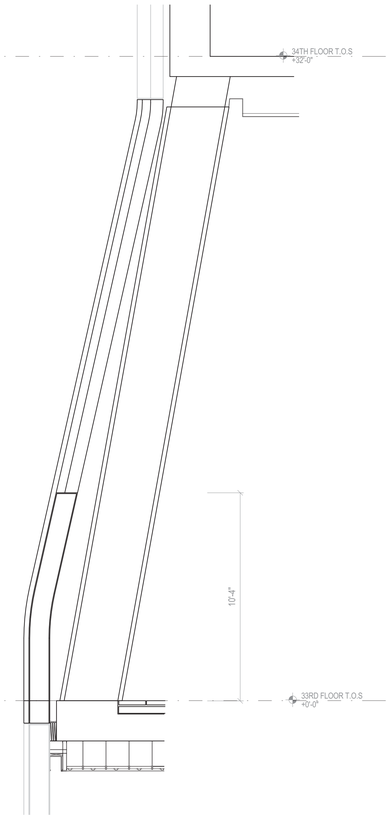


1 COMPONENT B - ELEVATION
3/8" = 1'-0"



2 COMPONENT B - SIDE ELEVATION
3/8" = 1'-0"



3 COMPONENT B - SECTION
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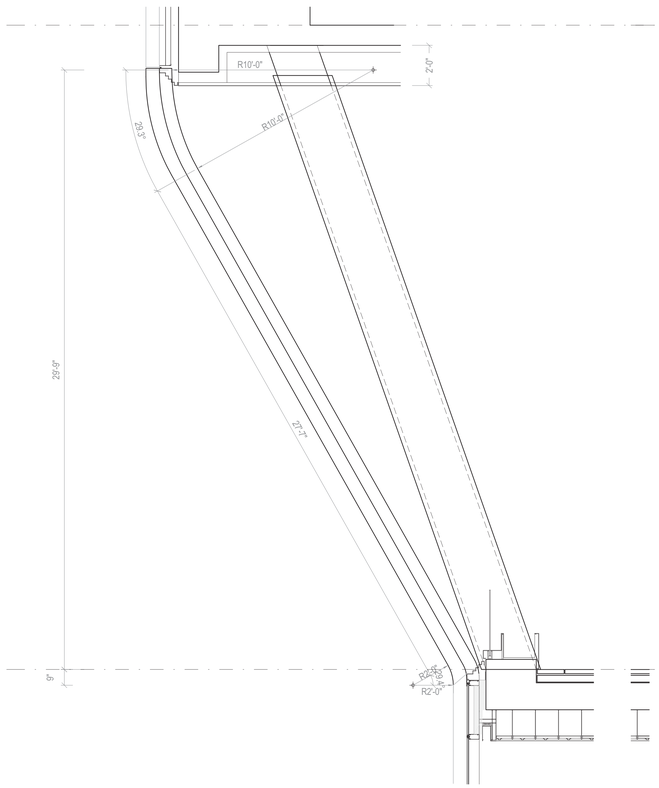
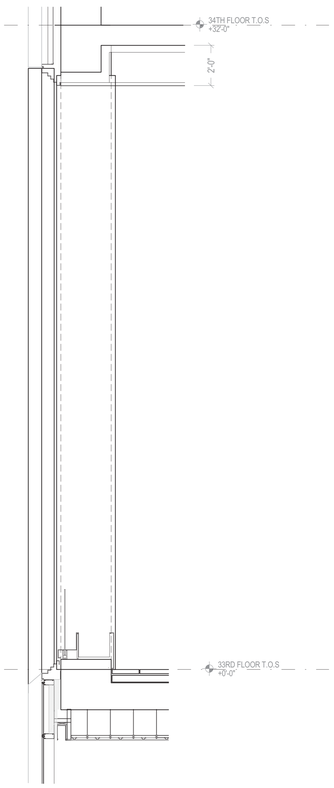


4 COMPONENT B' - SIDE ELEVATION
3/8" = 1'-0"



5 COMPONENT B" - SIDE ELEVATION
3/8" = 1'-0"

45 BROAD STREET

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GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
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2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

WT-04 (TIER 1) ENLARGED CURTAIN WALL BUILDING ELEMENT PARTIAL ELEVATIONS AND SECTIONS

DRAWING NO. **A-484.00**

SCALE	3/8" = 1'-0"	SHEET	139 Of174)
PROJECT	1529.00	JOB NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
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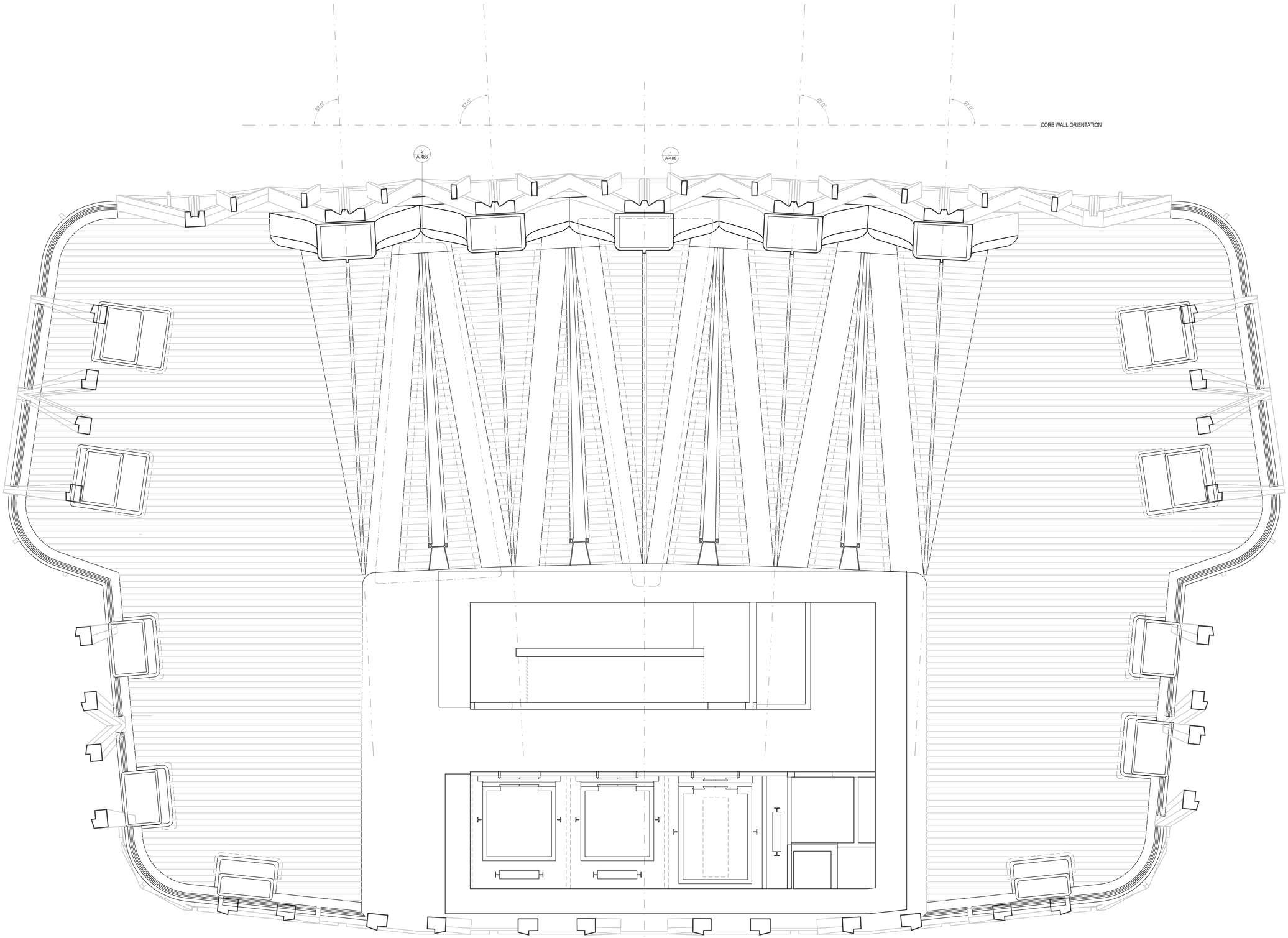

1 WT-04 - FLOOR 33 REFLECTED CEILING PLAN
3/8" = 1'-0"

45 BROAD STREET

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REGISTERED ARCHITECT JOHN CETRA 018861 STATE OF NEW YORK

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2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-04 (TIER 1) ENLARGED OUTDOOR CEILING AND COLUMN ELEMENT PARTIAL ELEVATIONS AND SECTIONS

DRAWING NO. **A-485.00**

SCALE	3/8" = 1'-0"	SHT. PAGE NO.	140 OF174)
PROJECT FILE NO.	1529.00	DOB JOB NO.	121190772

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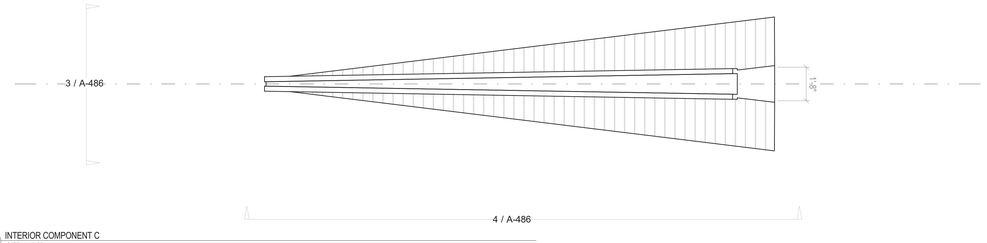
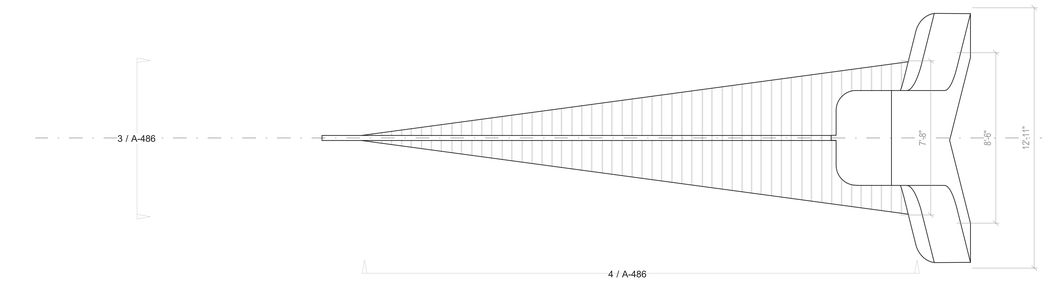


1 INTERIOR COMPONENT C
3/8" = 1'-0"



2 INTERIOR COMPONENT D
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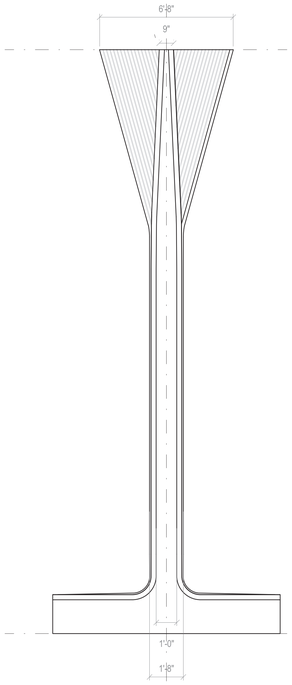

3 INTERIOR COMPONENT C
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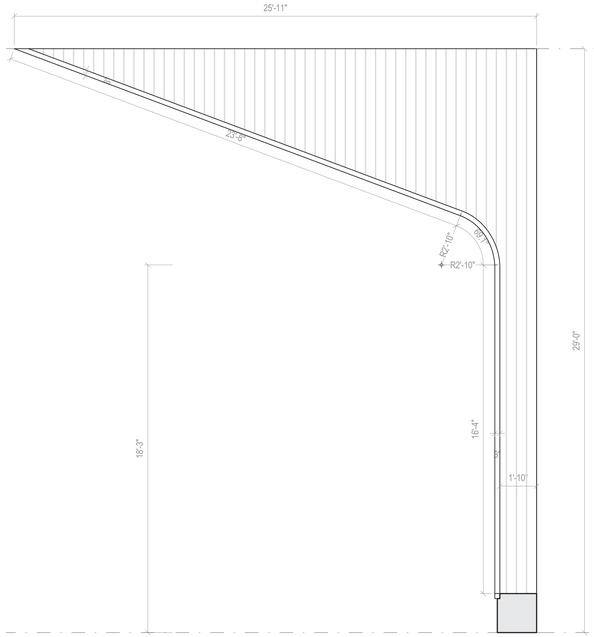

4 INTERIOR COMPONENT C
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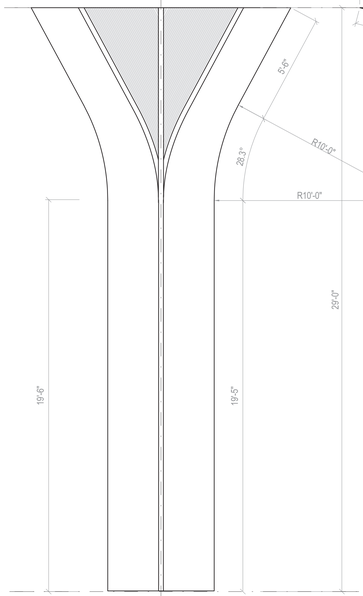

5 INTERIOR COMPONENT D
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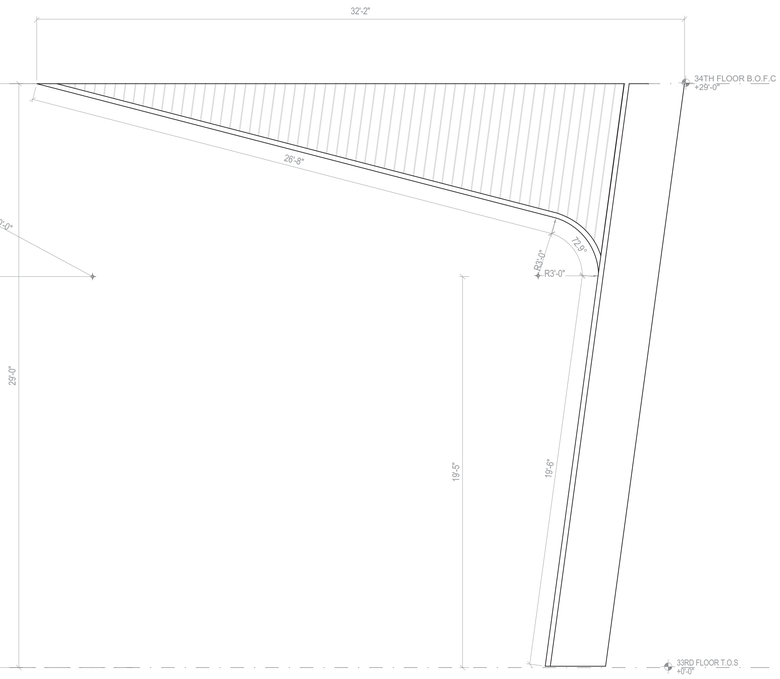
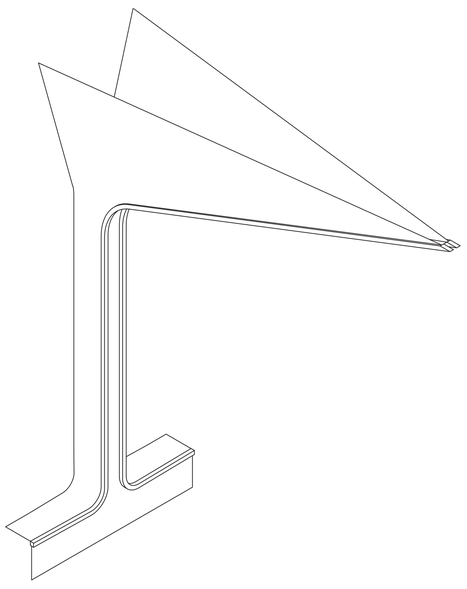
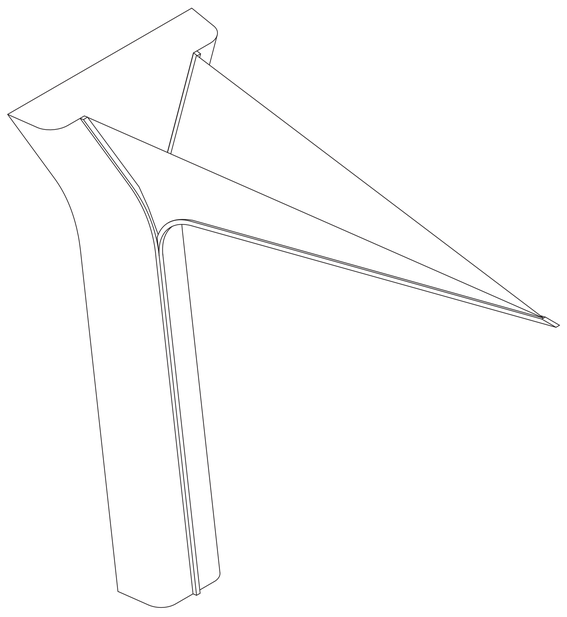


6 INTERIOR COMPONENT D
3/8" = 1'-0"



7 INTERIOR COMPONENT C ISOMETRIC (NOT TO SCALE)
3/8" = 1'-0"



8 INTERIOR COMPONENT D ISOMETRIC (NOT TO SCALE)
3/8" = 1'-0"

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REGISTERED ARCHITECT JOHN CETRA LICENSE NO. 018861 STATE OF NEW YORK

121#183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

WT-04 (TIER 1) ENLARGED OUTDOOR CEILING AND COLUMN ELEMENT PARTIAL ELEVATIONS AND SECTIONS

DRAWING NO. **A-486.00**

SCALE	3/8" = 1'-0"	SHEET NO.	141 OF174
PROJECT	1529.00	DOB FILE NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
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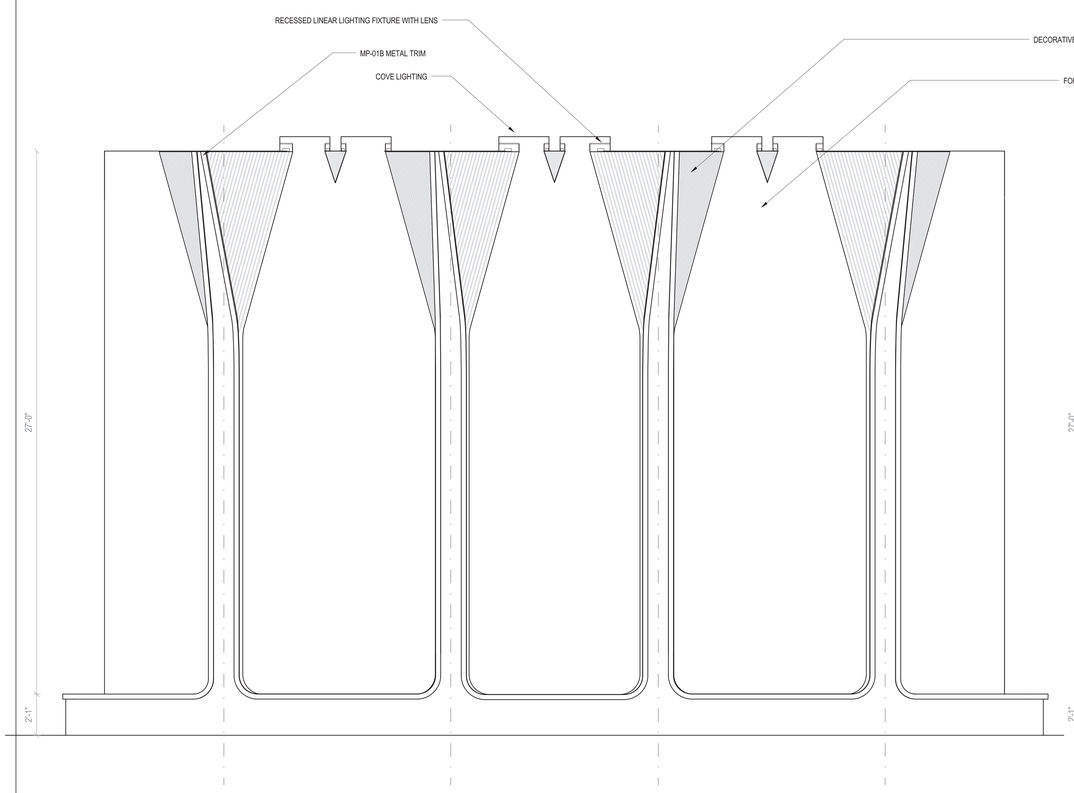

1 WT-04 - FLOOR 33 - INTERIOR ELEVATION NORTH
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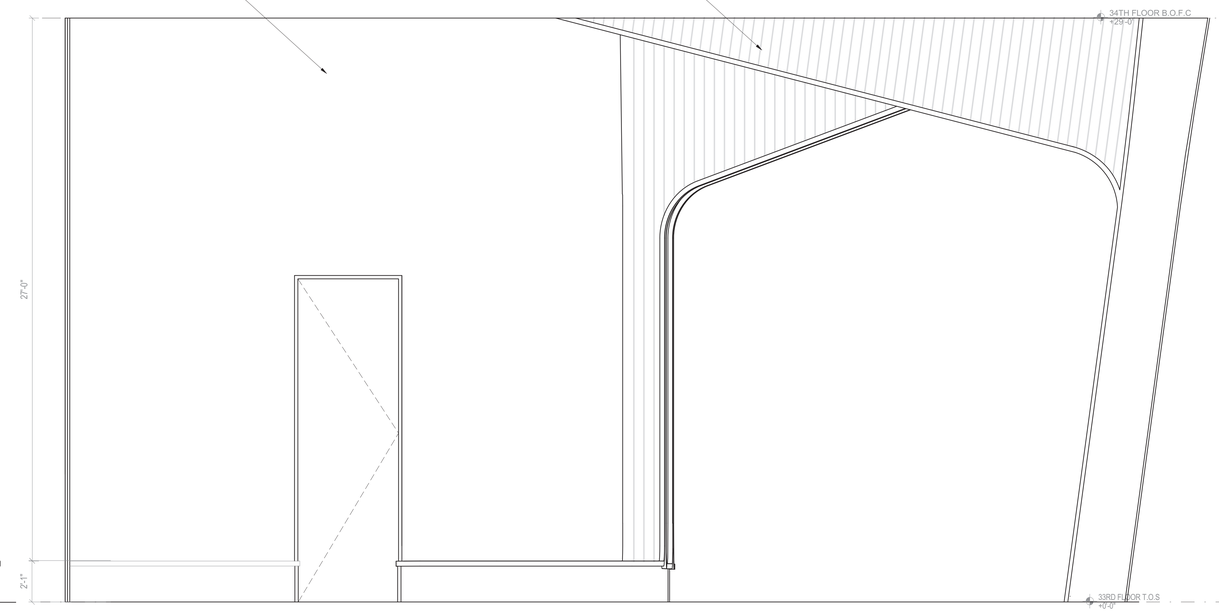
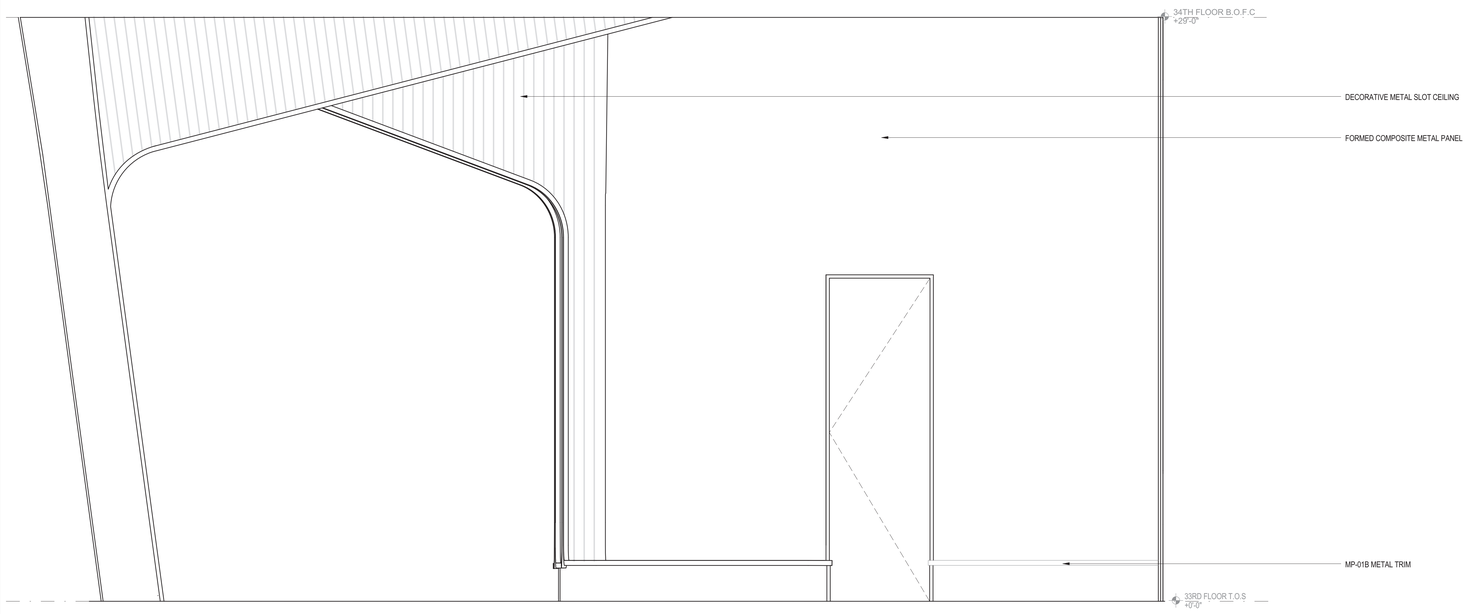


3 WT-04 - FLOOR 33 - INTERIOR ELEVATION EAST
3/8" = 1'-0"



4 WT-04 - FLOOR 33 - INTERIOR ELEVATION WEST
3/8" = 1'-0"

45 BROAD STREET

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REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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WT-04 (TIER 1) ENLARGED OUTDOOR CEILING AND COLUMN ELEMENT PARTIAL ELEVATIONS AND SECTIONS

DRAWING NO. **A-487.00**

SCALE	3/8" = 1'-0"	SHEET NO.	142 Of174)
PROJECT	1529.00	JOB NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
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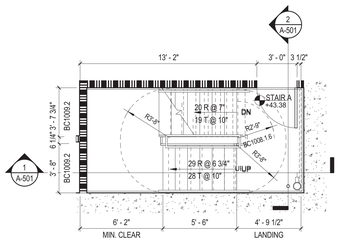
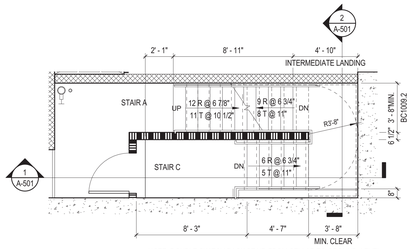


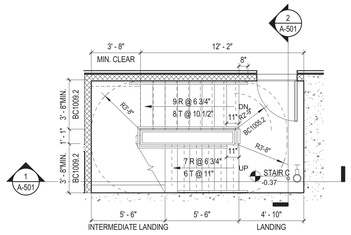
NOTE: TRIPLE SWITCH BACK STAIR FROM L2 TO L3 LEVEL

7 PLAN - STAIR A @ 2ND FLOOR
1/4" = 1'-0"



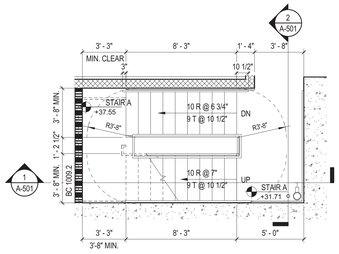
NOTE: DOUBLE SWITCH BACK STAIR FROM CELLAR TO GROUND LEVEL

6 PLAN - STAIR A @ GROUND FLOOR
1/4" = 1'-0"

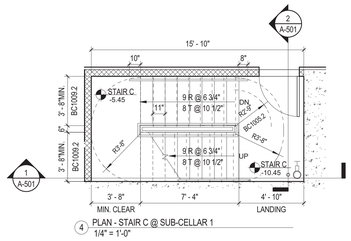


NOTE: DOUBLE SWITCH BACK STAIR FROM CELLAR TO GROUND LEVEL

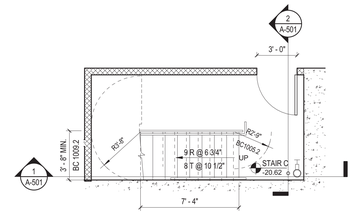
5 PLAN - STAIR C @ CELLAR
1/4" = 1'-0"



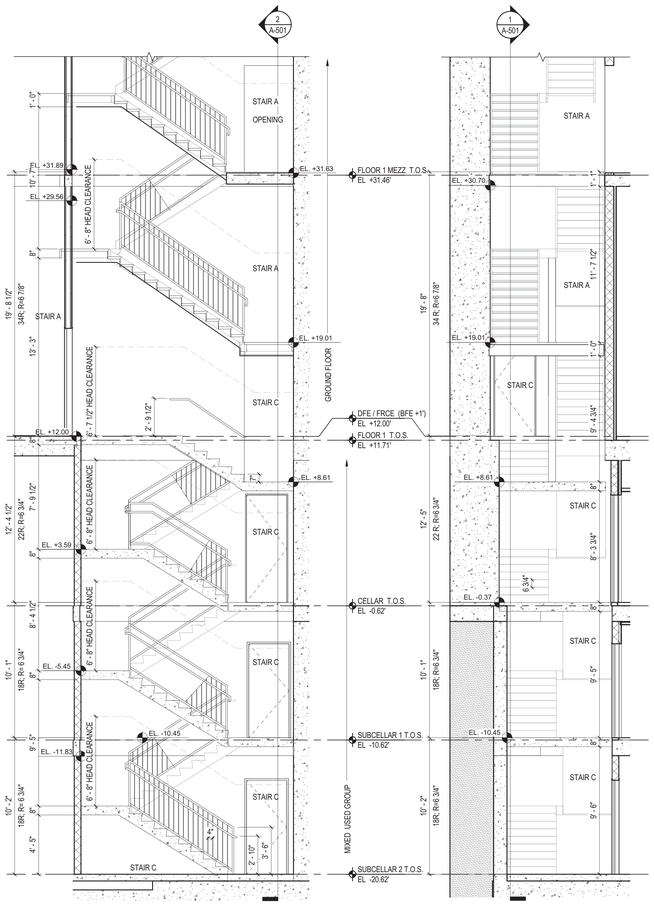
15 PLAN - STAIR A @ 1 MEZZ
1/4" = 1'-0"



4 PLAN - STAIR C @ SUB-CELLAR 1
1/4" = 1'-0"

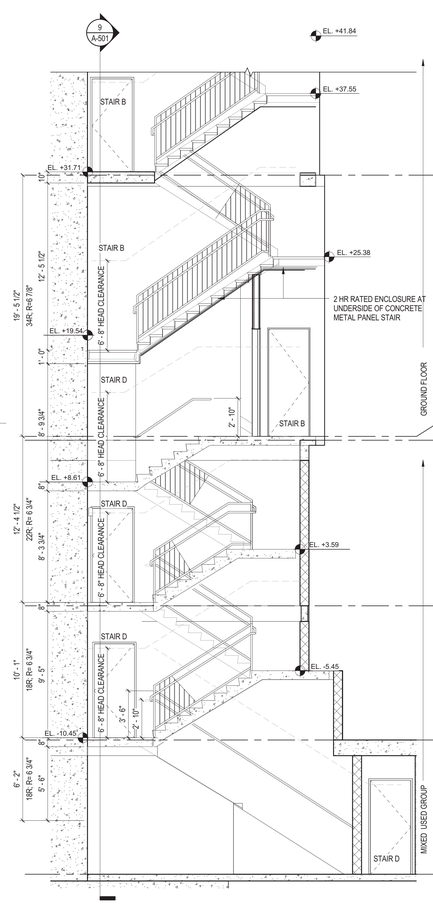


3 PLAN - STAIR C @ SUB-CELLAR 2
1/4" = 1'-0"

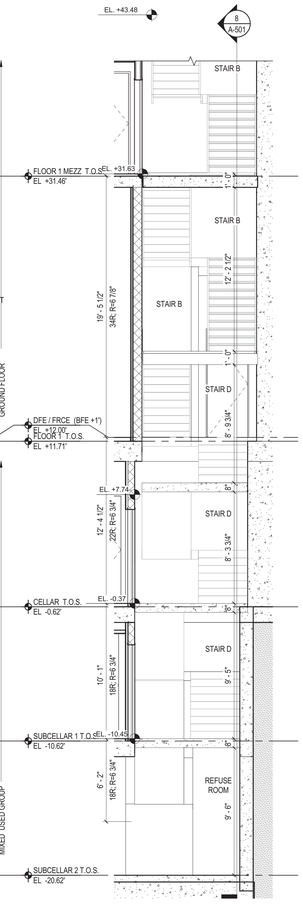


1 SECTION - STAIR A AND C @ SUB-CELLAR 2 TO 4RD FLOOR
1/4" = 1'-0"

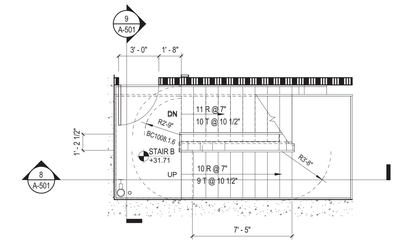
2 SECTION - STAIR A AND C @ SUB-CELLAR 2 TO GROUND
1/4" = 1'-0"



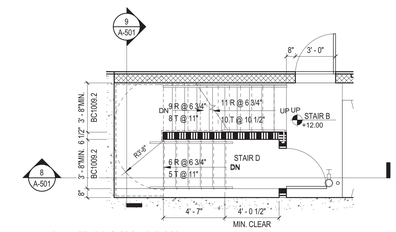
8 SECTION - STAIR B AND D @ SUB-CELLAR 2 TO 1 MEZZANINE 2
1/4" = 1'-0"



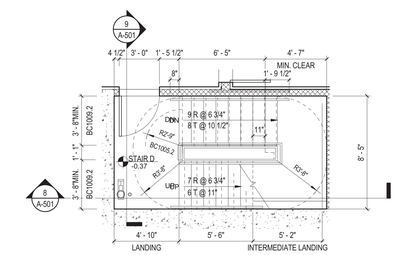
9 SECTION - STAIR B AND D @ SUB-CELLAR 2 TO 1 MEZZANINE 2
1/4" = 1'-0"



14 PLAN - STAIR B @ GROUND FLOOR MEZZANINE
1/4" = 1'-0"

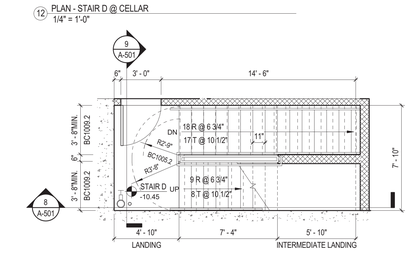


13 PLAN - STAIR B @ GROUND FLOOR
1/4" = 1'-0"

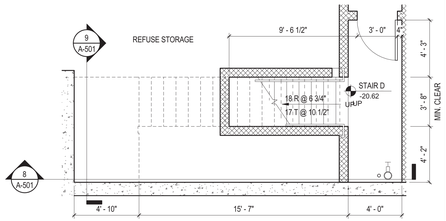


NOTE: DOUBLE SWITCH BACK STAIR FROM CELLAR TO GROUND LEVEL

12 PLAN - STAIR D @ CELLAR
1/4" = 1'-0"



11 PLAN - STAIR D @ SUB-CELLAR 1
1/4" = 1'-0"



10 PLAN - STAIR D @ SUB-CELLAR 2
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT
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State of New York
Registered Architect
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New York, NY 10005
212.334.2025

NOTES

1. ELEVATOR SHAFTS AND EXIT STAIR ENCLOSURES SHALL COMPLY WITH RCNY 403-01, TYP.
2. STAIR DOOR OPERATION AND STAIRWAY COMMUNICATION SYSTEMS SHALL COMPLY WITH NYC BUILDING CODE 403.5.
3. EXIT ENCLOSURES SHALL COMPLY WITH NYC BUILDING CODE 403.5.
4. STAIR ENCLOSURES SHALL COMPLY WITH NYC BUILDING CODE 403.5.
5. ALL EXIT LIGHTING, DIRECTIONAL LIGHTING, AND EGRESS SIGNAGE SHALL COMPLY WITH NYC BUILDING CODE 1006, 1011, 1026.
6. ALL INTERIOR STAIR ENCLOSURE WALLS AND EXPOSED CONCRETE WALLS SHALL BE FINISHED WITH SKIM COAT, APPLIED TO EXPOSED CONCRETE SURFACES. REFER TO SPECIFICATION.
7. ALL STAIR ENCLOSURES SHALL COMPLY WITH IMPACT RESISTANT MATERIALS PER NYC BUILDING CODE 403.2.3.2.
8. IN ACCORDANCE WITH NYCBC 2014 3007.6 EXCEPTION 2, ALL DOORS THAT OPEN ONTO A 2-HR RATED CORRIDOR SHALL BE EQUIPPED WITH FIRE BARRIER. ALL DOORS SHALL BE SMOKE AND DRAFT CONTROLLED DOORS COMPLYING WITH NYCBC 705.4.3.1

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

PRELIMINARY - NOT FOR CONSTRUCTION

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.04.22	ISSUED FOR DESIGN DEVELOPMENT

CETRARUDDY

CORE STAIR-STAIR A PLANS AND SECTION

DRAWING NO. **A-501.00**

SCALE	1/4" = 1'-0"	DOB PLAN NO.	174
PROJECT	1529.00	DOB FILING NO.	121190772

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WWW.CETRARUDDY.COM

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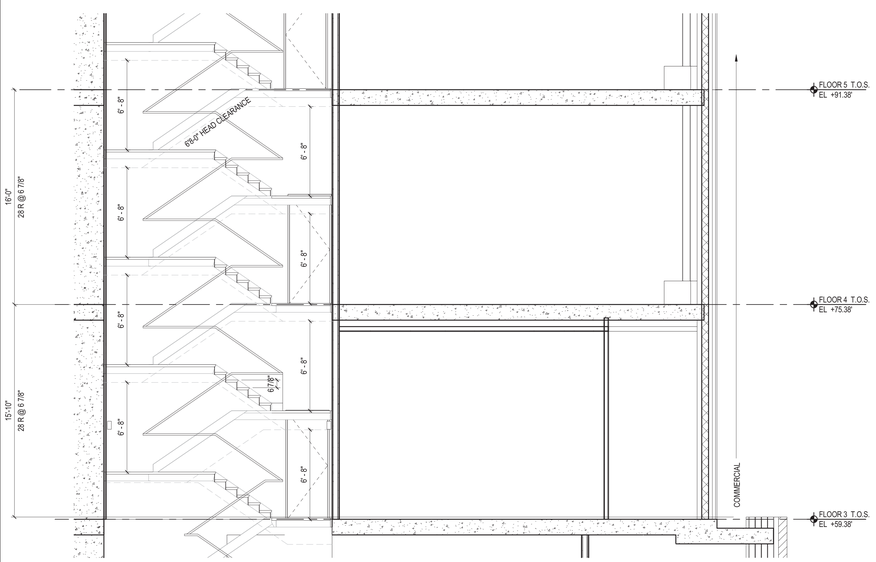
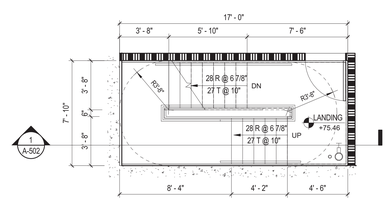
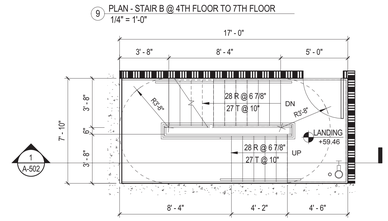
DEPT OF BUILDINGS 121190772 Job Number
E309163148S Scan Code



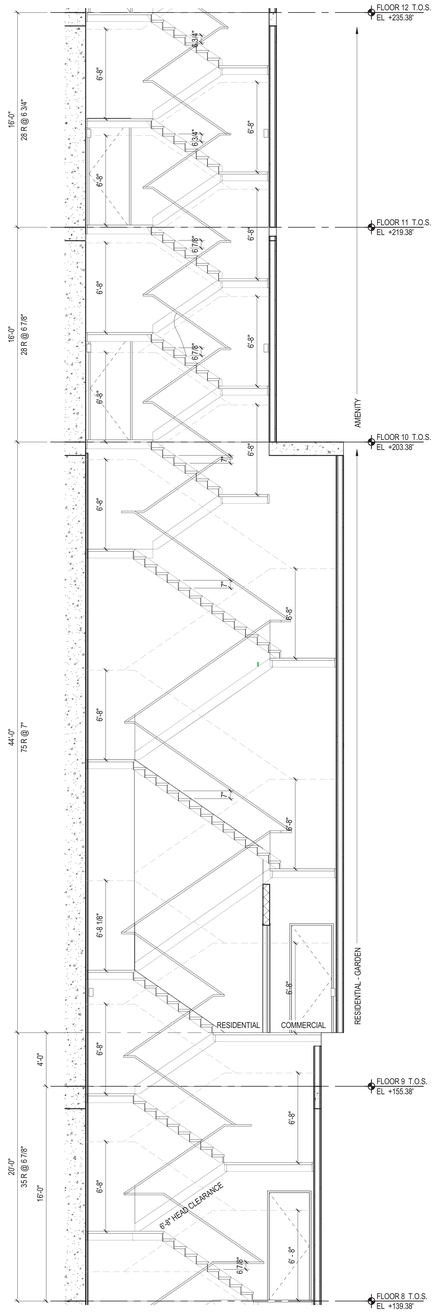
1 SECTION - STAIR B AND D @ SUB-CELLAR 2 TO 4TH FLOOR
1/4" = 1'-0"



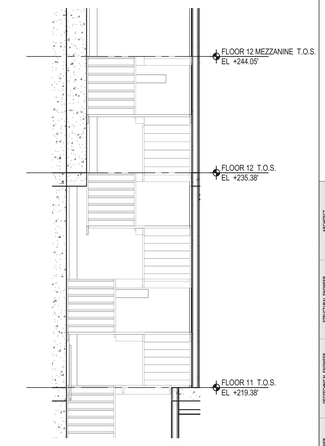
9 PLAN - STAIR B @ 4TH FLOOR TO 7TH FLOOR
1/4" = 1'-0"



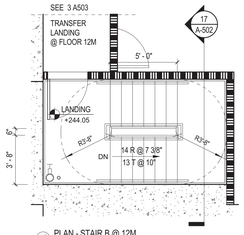
8 PLAN - STAIR B @ 3RD FLOOR
1/4" = 1'-0"



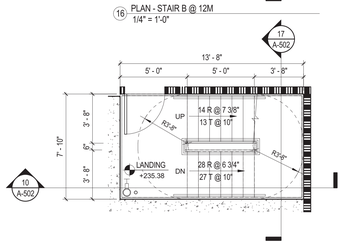
10 SECTION - STAIR B @ 8TH TO 12M
1/4" = 1'-0"



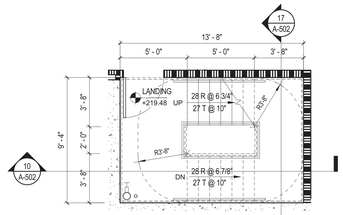
17 SECTION - STAIR B @ 11TH TO 13TH
1/4" = 1'-0"



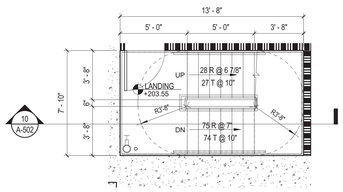
16 PLAN - STAIR B @ 12M
1/4" = 1'-0"



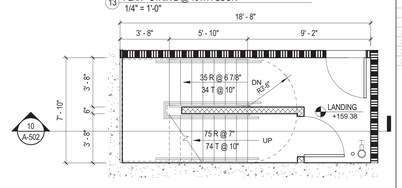
15 PLAN - STAIR B @ 12TH FLOOR
1/4" = 1'-0"



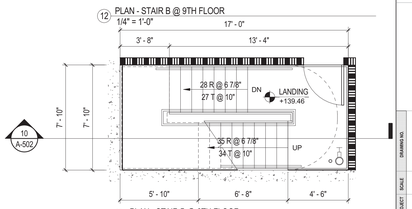
14 PLAN - STAIR B @ 11TH FLOOR
1/4" = 1'-0"



13 PLAN - STAIR B @ 10TH FLOOR
1/4" = 1'-0"



12 PLAN - STAIR B @ 9TH FLOOR
1/4" = 1'-0"



11 PLAN - STAIR B @ 8TH FLOOR
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP/FP/STRUCTURAL	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	SITE/CIVIL	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL/SHORING	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
SIGNAGE/LIGHTING	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

NOTES

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7. ALL STAIR ENCLOSURES SHALL COMPLY WITH IMPACT RESISTANT MATERIALS PER NYC BUILDING CODE 403.2.3.2

REGISTERED ARCHITECT JOHN CETRA STATE OF NEW YORK No. 018661

121418.3

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

CORE STAIR-STAIR B PLANS AND SECTION

DRAWING NO.	A-502.00		
SCALE	1/4" = 1'-0"	SHEET NO.	144 OF174
PROJECT NO.	1529.00	DOB JOB NO.	121190772

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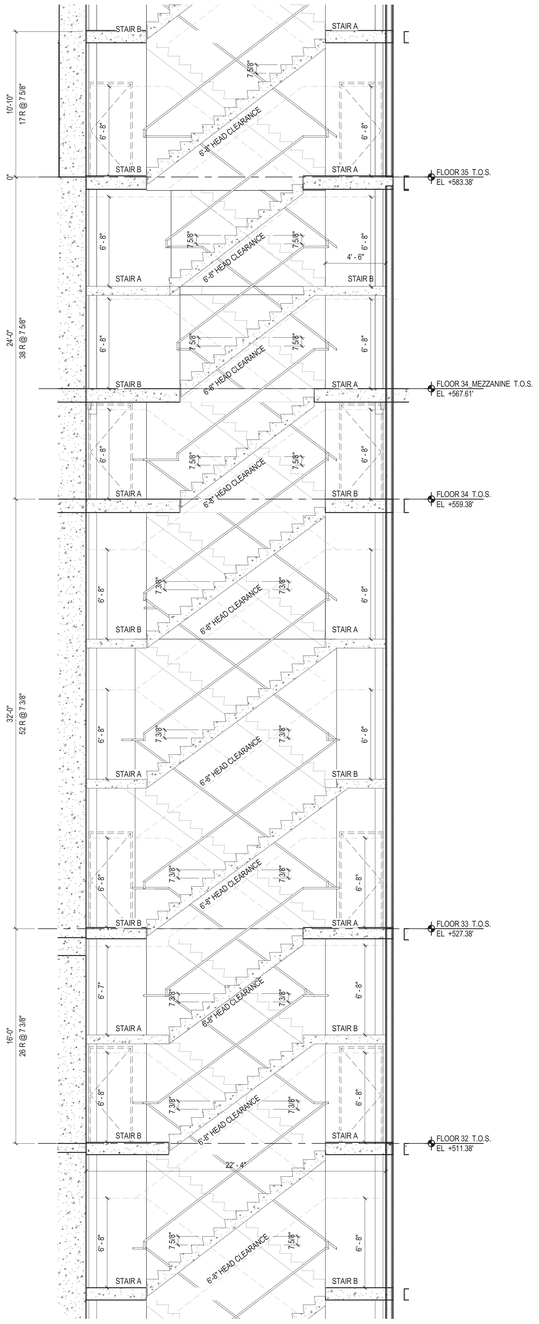
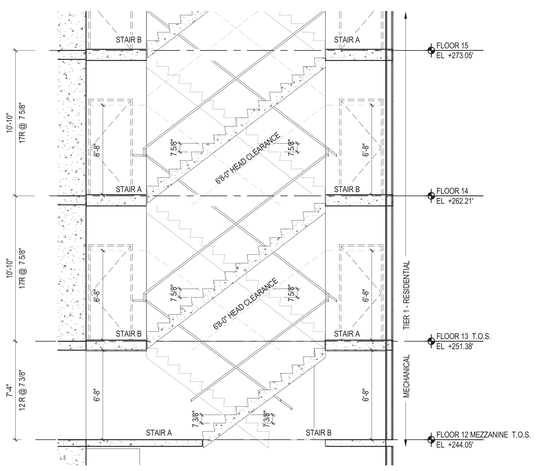
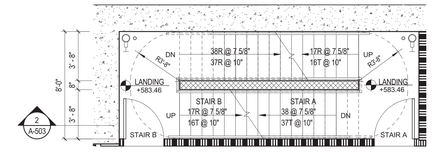


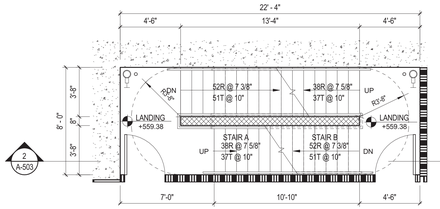
2 SECTION - STAIR A & B 36 TH TO 4I ST
1/4" = 1'-0"



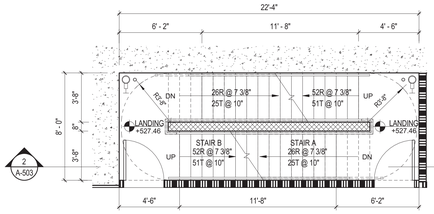
1 SECTION - STAIR A & B @ 12TH TO 15TH
1/4" = 1'-0"



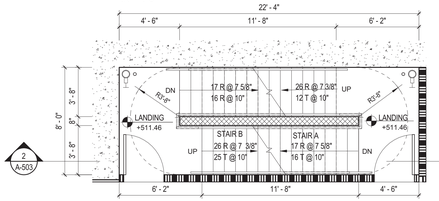
10 PLAN - STAIR A & B @ 35TH
1/4" = 1'-0"



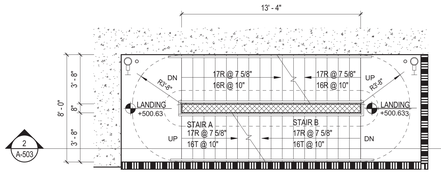
9 PLAN - STAIR A & B @ 34TH FLOOR
1/4" = 1'-0"



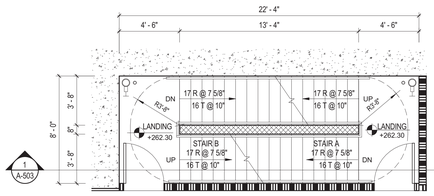
8 PLAN - STAIR A & B @ 33RD FLOOR
1/4" = 1'-0"



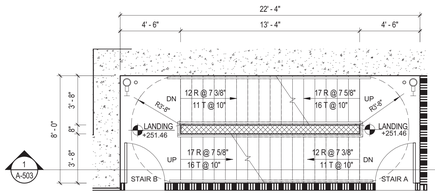
7 PLAN - STAIR A & B @ 32ND FLOOR
1/4" = 1'-0"



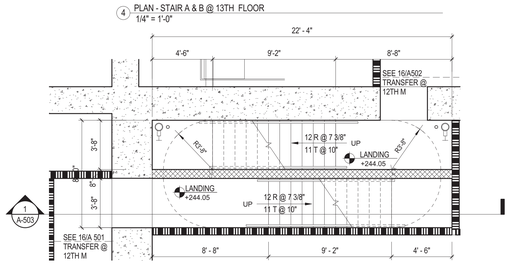
6 PLAN - STAIR A & B @ INTERMEDIATE LANDING BETWEEN 31ST AND 32ND
1/4" = 1'-0"



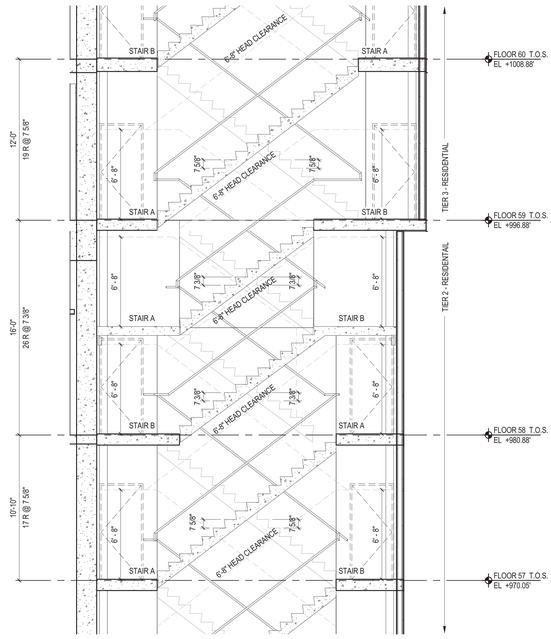
5 PLAN - STAIR A & B @ 14TH FLOOR
1/4" = 1'-0"



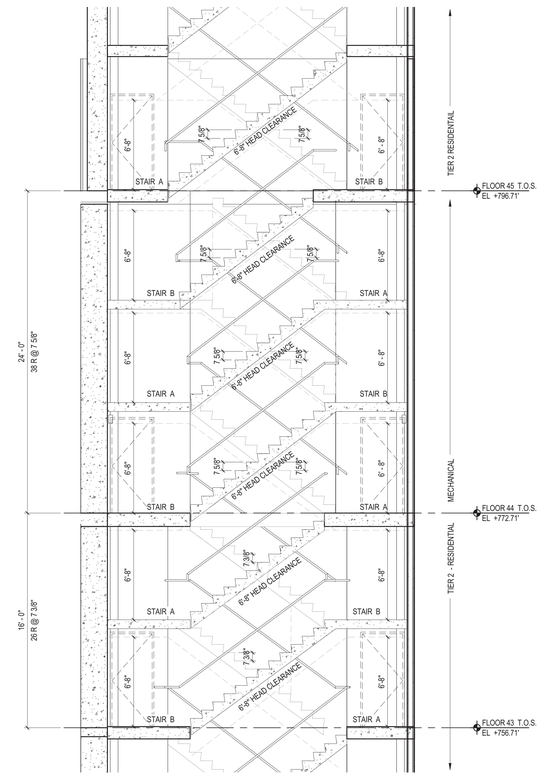
4 PLAN - STAIR A & B @ 13TH FLOOR
1/4" = 1'-0"



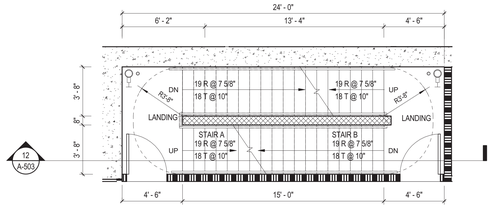
3 PLAN - STAIR A & B @ 12TH M FLOOR
1/4" = 1'-0"



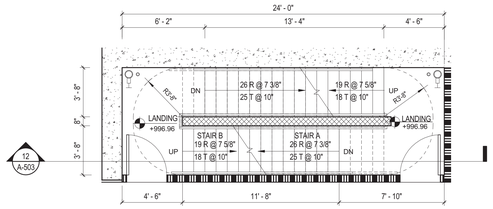
12 SECTION - STAIR A & B 74TH TO 777TH
1/4" = 1'-0"



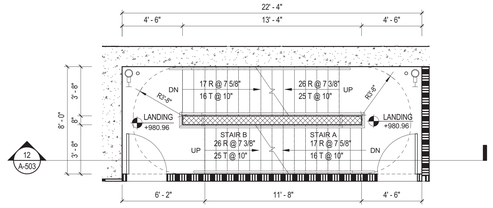
11 SECTION - STAIR A & B 56TH TO 58TH
1/4" = 1'-0"



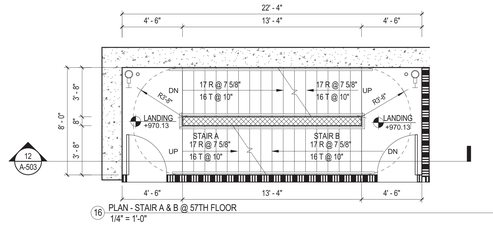
19 PLAN - STAIR A & B @ 60TH FLOOR
1/4" = 1'-0"



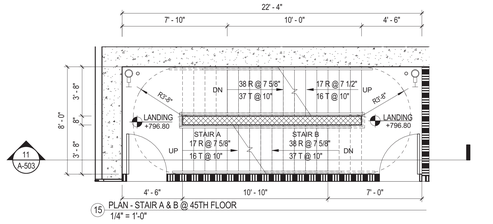
18 PLAN - STAIR A & B @ 59TH FLOOR
1/4" = 1'-0"



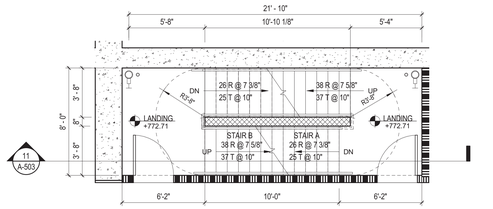
17 PLAN - STAIR A & B @ 58TH FLOOR
1/4" = 1'-0"



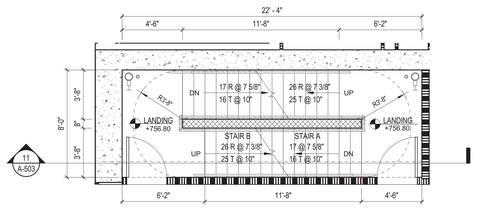
16 PLAN - STAIR A & B @ 57TH FLOOR
1/4" = 1'-0"



15 PLAN - STAIR A & B @ 45TH FLOOR
1/4" = 1'-0"



14 PLAN - STAIR A & B @ 44TH FLOOR
1/4" = 1'-0"



13 PLAN - STAIR A & B @ 43RD FLOOR
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT
John A. Cetra
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New York, NY 10017
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New York, NY 10005
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LIGHTING DESIGNER
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44-02 Eleventh St, Suite 203
Long Island City, NY 11101
212.600.0033

CERTIFIED WALL CONSULTANT
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

NOTES

1. ELEVATOR SHAFTS AND EXIT STAIR ENCLOSURES SHALL COMPLY WITH RCNY 403-01, TYP.
2. STAIR DOOR OPERATION AND STAIRWAY COMMUNICATION SYSTEMS SHALL COMPLY WITH NYC BUILDING CODE 403.5.
3. EXIT ENCLOSURES SHALL COMPLY WITH NYC BUILDING CODE 403.5.
4. STAIR ENCLOSURES SHALL COMPLY WITH NYC BUILDING CODE 403.5.
5. ALL EXIT LIGHTING, DIRECTIONAL LIGHTING, AND EGRESS SIGNAGE SHALL COMPLY WITH NYC BUILDING CODE 1006, 1011, 1026.
6. ALL INTERIOR STAIRR ENCLOSURE WALLS AND EXPOSED CONCRETE WALLS SHALL BE FINISHED WITH SKIM COAT, APPLIED TO EXPOSED CONCRETE SURFACES. REFER TO SPECIFICATION.
7. ALL STAIR ENCLOSURES SHALL COMPLY WITH IMPACT RESISTANT MATERIALS PER NYC BUILDING CODE 403.2.3.2

REGISTERED ARCHITECT JOHN CETRA 018861 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

CORE STAIR-STAIR A & B PLANS AND SECTION

DRAWING NO. **A-503.00**

PROJECT	SCALE	DOB FILING	PAGE NO.
1529.00	1/4" = 1'-0"	121190772	145 Of174)

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WWW.CETRARUDDY.COM

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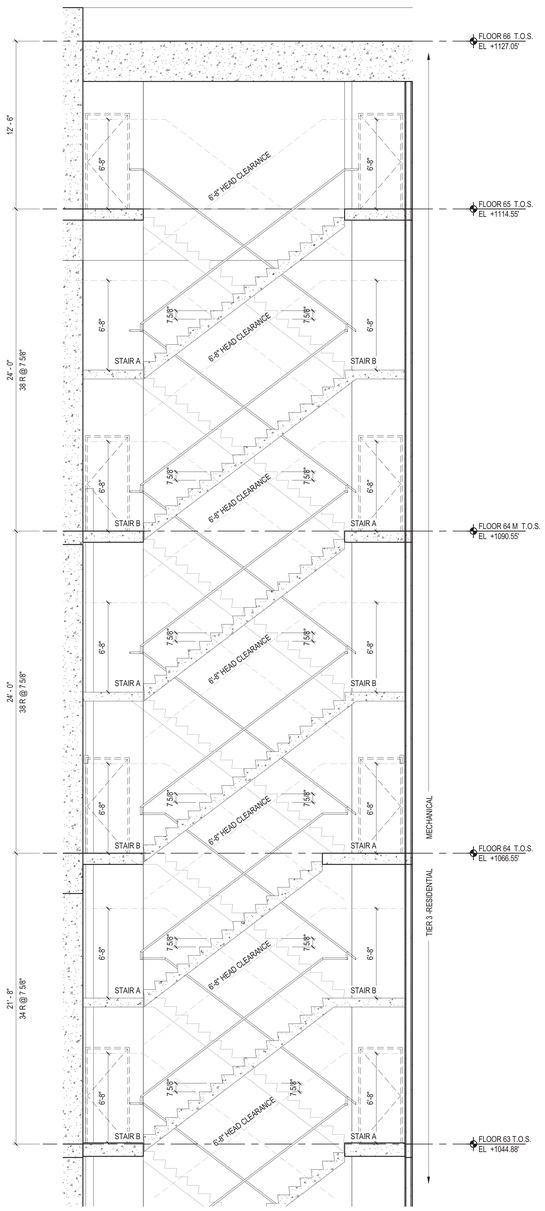
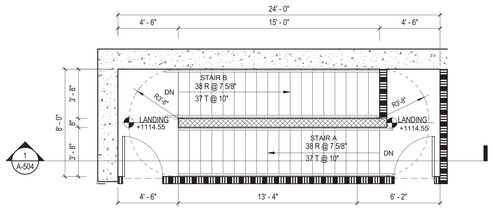
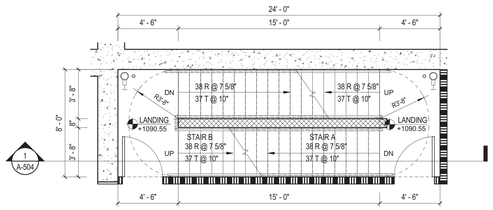


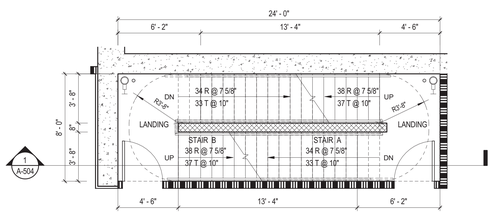
1 SECTION - STAIR A & B 80TH TO 82ND
1/4" = 1'-0"



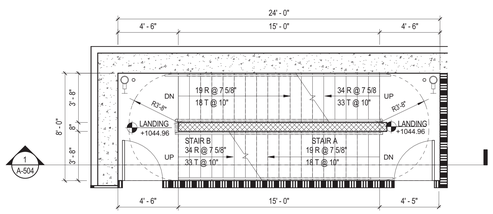
5 PLAN - STAIR A & B @ 65TH FLOOR
1/4" = 1'-0"



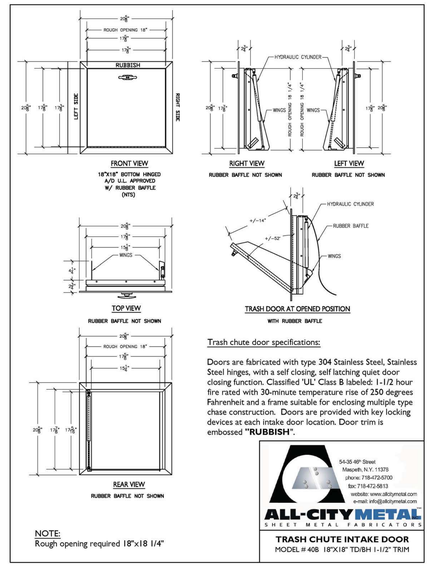
4 PLAN - STAIR A & B @ 64TH M FLOOR
1/4" = 1'-0"



3 PLAN - STAIR A & B @ 64TH FLOOR
1/4" = 1'-0"



2 PLAN - STAIR A & B @ 63RD FLOOR
1/4" = 1'-0"



Trash chute door specifications:

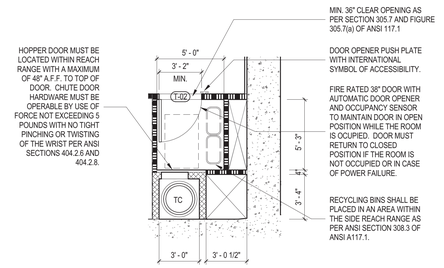
Doors are fabricated with type 304 Stainless Steel, Stainless Steel hinges, with a self closing, self latching quiet door closing function. Classified 'UL' Class B labeled: 1-1/2 hour fire rated with 30-minute temperature rise of 250 degrees Fahrenheit and a frame suitable for enclosing multiple type chase construction. Doors are provided with key locking devices at each intake door location. Door trim is embossed **"RUBBISH"**.

NOTE:
Rough opening required 18"x18 1/4"

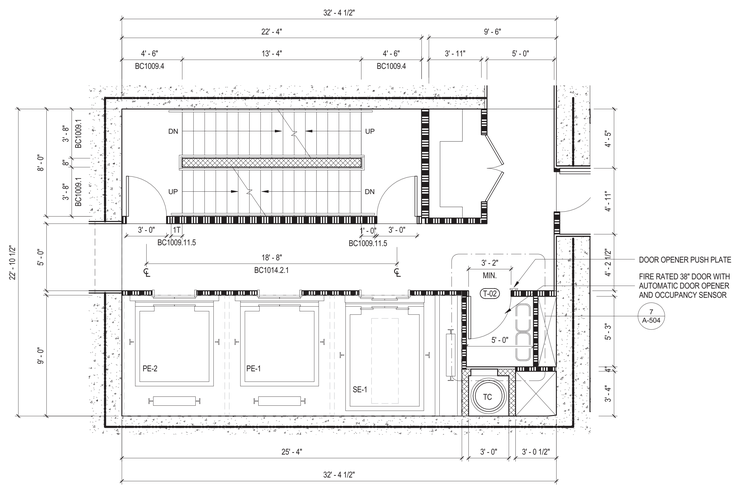
54-35 48th Street
Maspeth, N.Y. 11378
phone: 718-472-5700
fax: 718-472-5813
website: www.allcitymetal.com
e-mail: info@allcitymetal.com
ALL-CITY METAL
SHEET METAL FABRICATORS

TRASH CHUTE INTAKE DOOR
MODEL # 40B 18"X18" TD/BH 1-1/2" TRIM

FIRE HOPPER DOOR SPECIFICATION



7 TYPICAL REFUSE ROOM - PLAN DETAIL
1/4" = 1'-0"



6 TYPICAL CORE
1/4" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT
John A. Cetra
State of New York
Registered Architect
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CURTAIN WALL CONSULTANT
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NOTES

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REGISTERED ARCHITECT JOHN CETRA STATE OF NEW YORK 018661

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

CORE STAIR-STAIR A & B PLANS AND SECTION

DRAWING NO. **A-504.00**

SCALE	1/4" = 1'-0"	SHEET NO.	146 Of174)
PROJECT NO.	1529.00	DOB JOB NO. / PAGE NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
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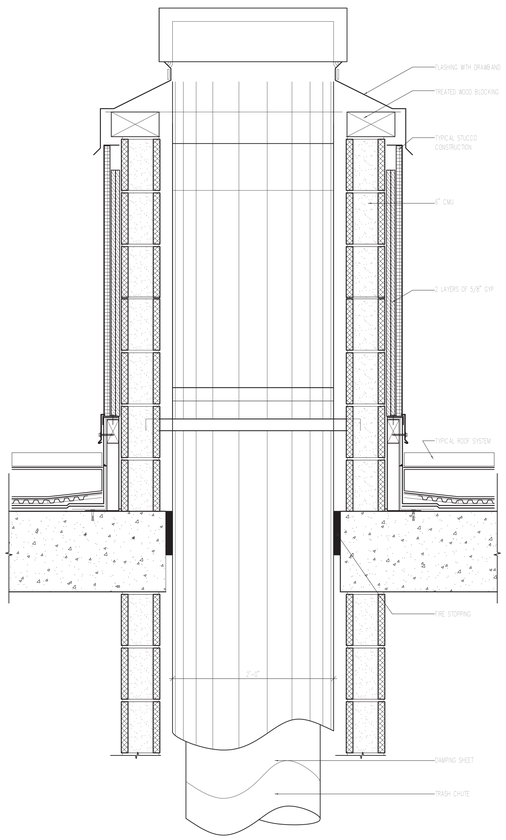
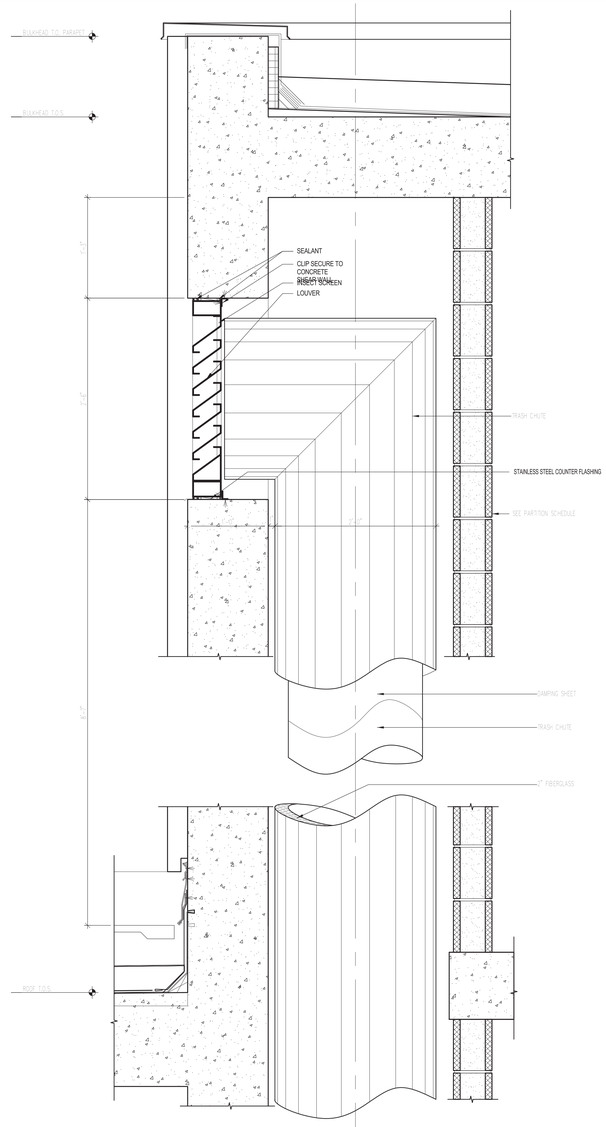
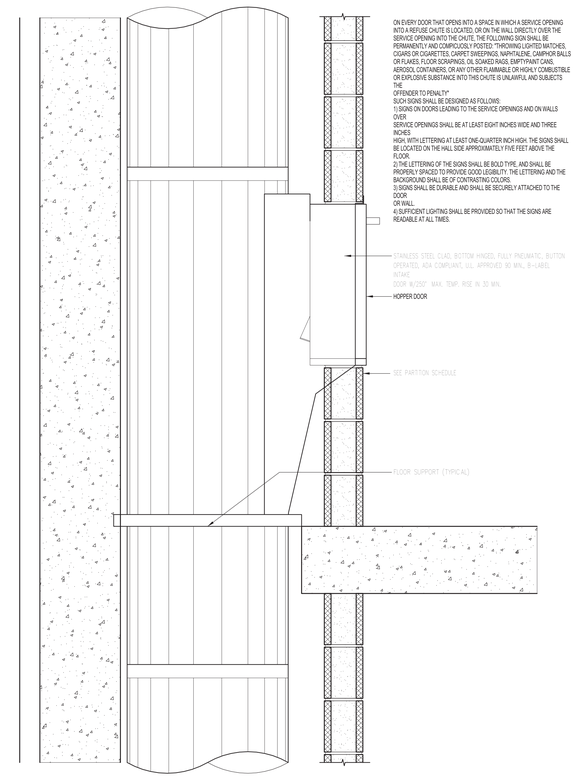


1 SECTION
TRASH CHUTE - SOUTH TOWER ROOF
SCALE: 1 1/2"=1'-0"



2 SECTION
TRASH CHUTE
SCALE: 1 1/2"=1'-0"



3 SECTION
TRASH CHUTE @ HOPPER
SCALE: 1 1/2"=1'-0"

REFUSE CHUTE AND REFUSE ROOM NOTES:

1. REFUSE CHUTE WILL BE OF METAL CONSTRUCTION. METAL REFUSE CHUTES, METAL CHUTE SUPPORTS AND / OR METAL CHUTE BRACING SHALL BE FREE OF DIRECT CONTACT WITH THE SHAFT ENCLOSURE AND THE OPENINGS PROVIDED IN THE FLOOR CONSTRUCTION. METAL CHUTES SHALL BE RESILIENTLY SUPPORTED AT EACH STRUCTURAL SUPPORT LOCATION. ISOLATORS SHALL PROVIDE A MINIMUM STATIC DEFLECTION OF 0.3 INCHES AND ALL CHUTES SHALL BE PLUMBED AS PER BC SEC. 1207.3.1.

2. REFUSE CHUTE SHAFT SHALL NOT BE USED FOR ANY OTHER PURPOSE AND SHALL TERMINATE IN A PROTECTED ROOM AS PER BC SEC. 707.11, ITEM 2, EXCEPTION 2.

3. REFUSE CHUTE SHAFT SHALL A FIRE RATING OF 2 HOURS. OPENINGS INTO THE SHAFT, INCLUDING THOSE FROM ACCESS ROOMS AND TERMINATION ROOMS SHALL BE PROTECTED WITH 1 ½ HOUR FIRE RATING OPENING PROTECTIVES AS PER BC SEC. 707.13.1 AND BC SEC. 715.

4. REFUSE CHUTE SHAFT SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS AS PER BC SEC. 707.13.2.

5. REFUSE ACCESS OPENINGS SHALL BE LOCATED IN DEDICATED ROOMS OR COMPARTMENTS COMPLETELY ENCLOSED BY CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS. OPENINGS INTO THE ACCESS ROOM SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1 ½ HOUR AND SHALL BE SELF-CLOSING. OPENINGS MAY BE AUTOMATIC-CLOSING UPON THE DETECTION OF SMOKE PROVIDED THAT THE STORAGE OF REFUSE, INCLUDING RECYCLABLES IS NOT PERMITTED IN SUCH ROOMS AS PER BC SEC. 707.13.3.

6. REFUSE CHUTES SHALL DISCHARGE INTO AN ENCLOSED ROOM COMPLETELY SEPARATED FROM THE REMAINDER OF THE BUILDING BY CONSTRUCTION THAT HAS A FIRE RESISTANCE RATING OF NOT LESS THAN 3 HOURS. OPENINGS INTO THE TERMINATION ROOM SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 1 ½ HOURS AND SHALL BE SELF-CLOSING. AS PER BC SEC 707.13.4.

7. REFUSE CHUTES, ACCESS ROOMS AND TERMINATION ROOM SHALL BE PROVIDED WITH AUTOMATIC FIRE SPRINKLER PROTECTION AS PER BC SEC. 707.13.6 AND BC SEC. 903.2.10.2.

8. REFUSE CHUTE TERMINATION ROOM SHALL BE PROVIDED WITH A REFUSE COMPACTING SYSTEM. THE FLOOR OF THE TERMINATION ROOM SHALL BE CONSTRUCTED OF CONCRETE AND SHALL BE SLOPED TO A FLOOR DRAIN CONNECTED TO THE BUILDING'S SEWER. A HOSE CONNECTION SHALL BE PROVIDED WITHIN SUCH TERMINATION ROOM AS PER BC SEC. 1213.2.

9. REFUSE CHUTES SHALL EXTEND FROM THE REFUSE COLLECTION ROOM TO A HEIGHT OF AT LEAST SIX FEET ABOVE THE ROOF. A SPARK ARRESTOR SHALL BE PROVIDED AT THE TOP OF THE CHUTE ABOVE THE ROOF. SERVICE OPENINGS INTO THE CHUTE SHALL BE EQUIPPED WITH APPROVED SELF-CLOSING HOPPERS SO CONSTRUCTED SUCH THAT THE CHUTE IS CLOSED OFF WHILE THE HOPPER IS BEING LOADED AND SO THAT NO PART OF THE HOPPERS SHALL PROJECT INTO THE CHUTE. THE AREA OF THE SERVICE HOPPER OPENING SHALL NOT EXCEED 1/3 THE AREA OF THE REFUSE CHUTE AS PER RCNY SEC. 24 - 01 (B).

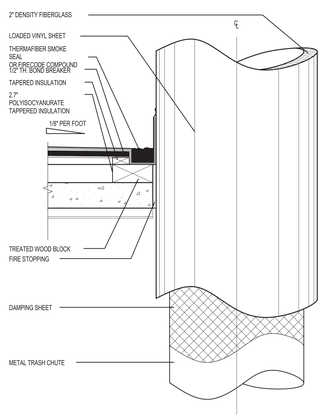
10. CHUTE SHALL BE CONSTRUCTED STRAIGHT AND PLUMB, WITHOUT PROJECTIONS OF ANY KIND WITHIN THE CHUTE. REFUSE CHUTE MUST HAVE AN INSIDE DIMENSION OF AT LEAST 24 INCHES FOR THE FULL HEIGHT OF THE CHUTE. ALL CHUTES SHALL BE SUPPORTED OFF OF FIREPROOF CONSTRUCTION HAVING A 3 HOUR FIRE RATING AS PER RCNY SEC. 24 - 01 (D).

11. A HOPPER OR CUT-OFF DOOR SHALL BE PROVIDED AT THE BOTTOM OF THE REFUSE CHUTE. WHERE COMPACTORS ARE INSTALLED SO THAT REFUSE FLOWS DIRECTLY INTO THE COMPACTING EQUIPMENT, THE EQUIPMENT MAY BE USED IN PLACE OF THE HOPPER AND CUT-OFF DOOR. COMPACTING EQUIPMENT SHALL OPERATE AUTOMATICALLY WHEN THE LEVEL OF RUBBISH IS LESS THAN THREE FEET BELOW THE LOWEST ACCESS DOOR AS PER RCNY SEC. 24 - 01 (I).

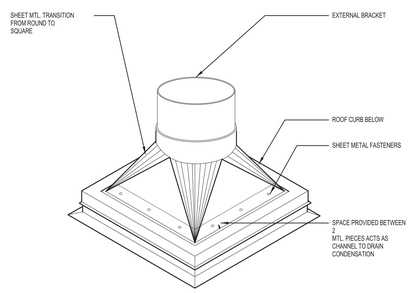
12. ADEQUATE LIGHTING SHALL BE PROVIDED FOR THE REFUSE COLLECTION ROOM AS PER RCNY SEC. 24 - 01 (J) (1).

13. REFUSE CHUTE, REFUSE COLLECTION ROOM, HOPPERS AND ALL OTHER PARTS OF THE REFUSE COLLECTION SYSTEM SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION AT ALL TIMES, FREE OF VERMIN, ODORS AND DEFECTS AND SHALL BE MAINTAINED IN GOOD OPERATING CONDITION AS PER RCNY SEC. 24 - 01 (J) (2).

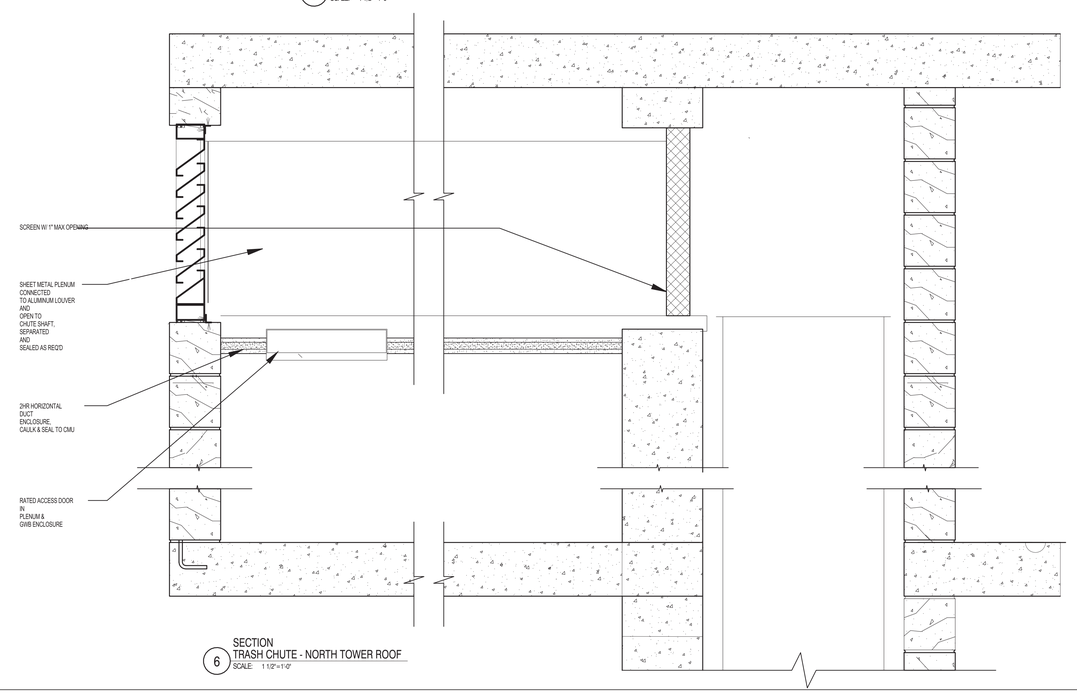
14. OWNER OF THE BUILDING SHALL ESTABLISH A MAINTENANCE PROGRAM TO ENSURE THAT THE REFUSE COLLECTION SYSTEM WILL BE TREATED AS OFTEN AS NECESSARY TO PREVENT INFESTATION WITH INSECTS OR RODENTS. THE OWNER SHALL MAINTAIN RECORDS OF SUCH TREATMENTS WHICH SHALL BE MADE AVAILABLE FOR INSPECTION BY THE DOB AS PER RCNY SEC. 24 - 01 (J)(3).



4 DETAIL @
TRASH CHUTE W/ FIRE STOPPING
SCALE: 1 1/2"=1'-0"



5 DETAIL @
NTS
SCALE: 1 1/2"=1'-0"



6 SECTION
TRASH CHUTE - NORTH TOWER ROOF
SCALE: 1 1/2"=1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018861 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP/FP/SPRINKLER ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	SITE PLANNER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
STRUCTURAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
ENERGY ENGINEER	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CERTIFIED WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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TYPICAL RESIDENTIAL TRASH CHUTE SECTIONS AND DETAILS

DRAWING NO. **A-532.00**

SCALE	1 1/2" = 1'-0"	SHEET NO.	147 OF174)
PROJECT	1529.00	JOB NO.	121190772

CETRARUDDY ARCHITECTURE DPC
584 BROADWAY NEW YORK NY 10012 T 212 941 9801 F 212 941 9440
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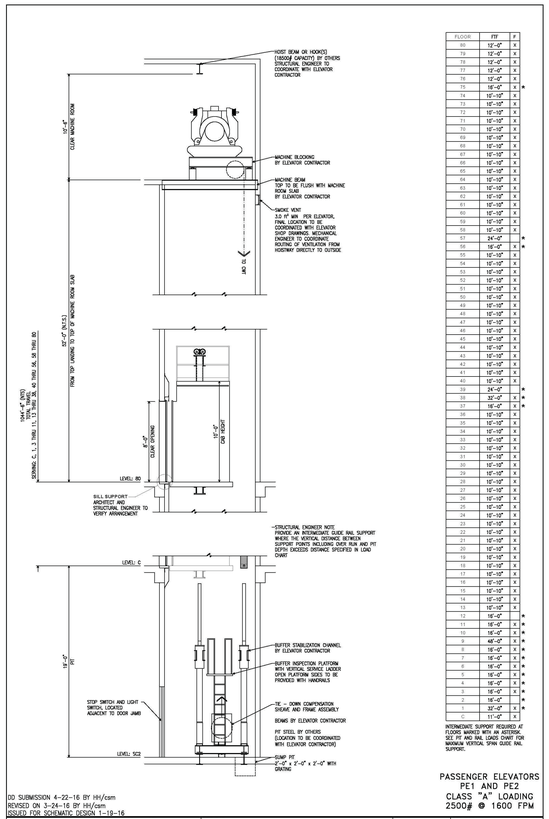
1274183

DEPT OF BLDGS 121190772 Job Number

E3516495972 Scan Code

45 BROAD STREET

NEW YORK NY 10004



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76	12'-0"	X
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1	32'-0"	X *
C	11'-0"	X

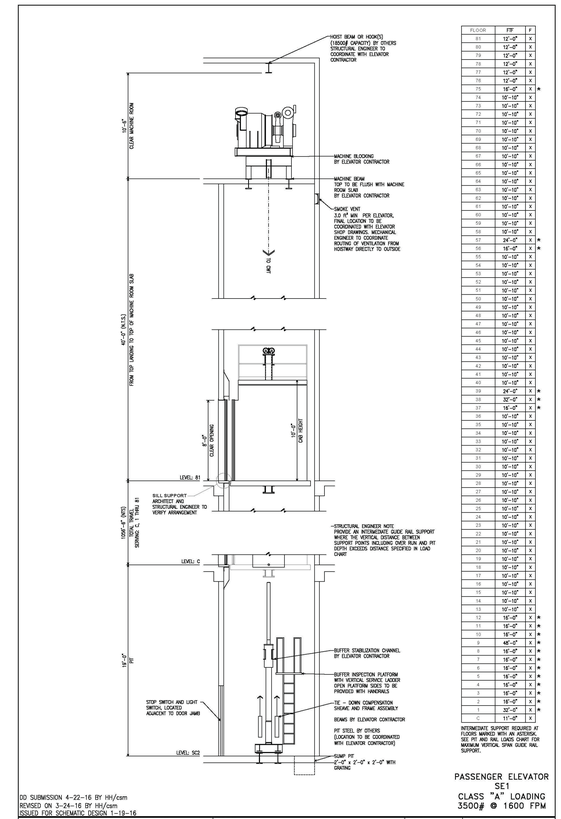
INTERMEDIATE SUPPORT REQUIRED AT FLOORS MARKED WITH AN ASTERISK. SEE PIT AND RAIL LOADS CHART FOR MAXIMUM VERTICAL SPAN GUIDE RAIL SUPPORT.

DD SUBMISSION 4–22–16 BY HH/csm
REVISED ON 3–24–16 BY HH/csm
ISSUED FOR SCHEMATIC DESIGN 1–19–16

vda Delivering Vertical Transportation Solutions...Worldwide
Phone 973-964-0220 Fax: 973-964-2839
e-mail: eng@vdaeasy.com
135 Eagle Rock Avenue, Suite 310 East Hanover, NJ 07936

PROJECT: 45 BROAD STREET
TITLE: SECTION
SCALE: 3/16"=1'-0"
DATE: 12/21/2015
PROJECT NUMBER/DRAWING NUMBER: L12811.000/S1.2
DRAWN BY: RS/cg

PASSENGER ELEVATORS
PE1 AND PE2
CLASS "A" LOADING
2500# @ 1600 FPM



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76	12'-0"	X
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63	10'-10"	X
62	10'-10"	X
61	10'-10"	X
60	10'-10"	X
59	10'-10"	X
58	10'-10"	X
57	24'-0"	X *
56	16'-0"	X *
55	10'-10"	X
54	10'-10"	X
53	10'-10"	X
52	10'-10"	X
51	10'-10"	X
50	10'-10"	X
49	10'-10"	X
48	10'-10"	X
47	10'-10"	X
46	10'-10"	X
45	10'-10"	X
44	10'-10"	X
43	10'-10"	X
42	10'-10"	X
41	10'-10"	X
40	10'-10"	X
39	24'-0"	X *
38	32'-0"	X *
37	16'-0"	X *
36	10'-10"	X
35	10'-10"	X
34	10'-10"	X
33	10'-10"	X
32	10'-10"	X
31	10'-10"	X
30	10'-10"	X
29	10'-10"	X
28	10'-10"	X
27	10'-10"	X
26	10'-10"	X
25	10'-10"	X
24	10'-10"	X
23	10'-10"	X
22	10'-10"	X
21	10'-10"	X
20	10'-10"	X
19	10'-10"	X
18	10'-10"	X
17	10'-10"	X
16	10'-10"	X
15	10'-10"	X
14	10'-10"	X
13	10'-10"	X
12	16'-0"	X *
11	16'-0"	X *
10	16'-0"	X *
9	48'-0"	X *
8	16'-0"	X *
7	16'-0"	X *
6	16'-0"	X *
5	16'-0"	X *
4	16'-0"	X *
3	16'-0"	X *
2	16'-0"	X *
1	32'-0"	X *
C	11'-0"	X

INTERMEDIATE SUPPORT REQUIRED AT FLOORS MARKED WITH AN ASTERISK. SEE PIT AND RAIL LOADS CHART FOR MAXIMUM VERTICAL SPAN GUIDE RAIL SUPPORT.

DD SUBMISSION 4–22–16 BY HH/csm
REVISED ON 3–24–16 BY HH/csm
ISSUED FOR SCHEMATIC DESIGN 1–19–16

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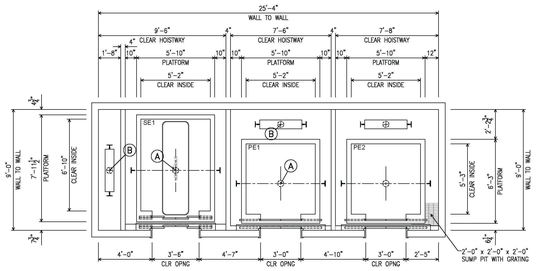
e-mail: eng@vdaeasy.com
135 Eagle Rock Avenue, Suite 310 East Hanover, NJ 07936

PROJECT: 45 BROAD STREET
TITLE: SECTION
SCALE: 3/16"=1'-0"
DATE: 12/21/2015
PROJECT NUMBER/DRAWING NUMBER: L12811.000/S1.1
DRAWN BY: RS/cg

PASSENGER ELEVATOR
SE1
CLASS "A" LOADING
3500# @ 1600 FPM



PIT AND RAIL LOADS

			PE1-PE2		SE1
SEISMIC			S2		S2
CLASS LOAD RATING			A		A
RAIL WEIGHT/SIZE			18.5		18.5
CAR BUFFER REACTION ***		A	* 55.5 K	*	61.0 K
CWT BUFFER REACTION ***		B	* 48.5 K	*	51.5 K
WEIGHT ONE STACK CAR RAIL			23300 #		23600 #
WEIGHT ONE STACK CWT RAIL			15100 #		15300 #
UP PULL ON COMPENSATOR		C	41.1 K		43.9 K
RAIL LOADS PER RAIL	F_{pee}		* 22.5 K	*	25.4 K
	F_{per}		* —	*	—
	NORMAL FORCES	R1	600 #		700 #
		R2	200 #		300 #
	SEISMIC FORCES	R1	** 1500 #	**	1600 #
		R2	** 800 #	**	900 #
MAX VERT SPAN GUIDE RAIL SUPPORT			14'		14'

Rail support points shall have a max deflection of 1/8" when acted upon by forces R1 and R2
1/4" when acted upon by seismic forces R1 and R2

* LOADS SHOWN DO NOT ACT SIMULTANEOUSLY
** CAR AND CWT RAILS
*** BUFFER REACTIONS ARE DOUBLED FOR IMPACT

DD SUBMISSION 4–22–16 BY HH/csm
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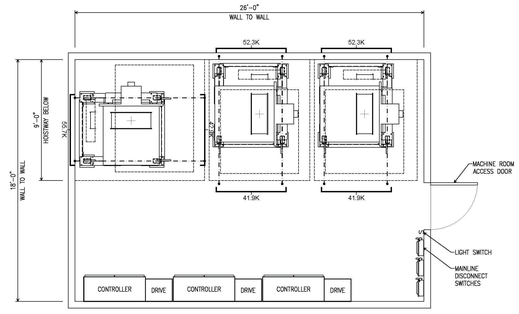
PROJECT: 45 BROAD STREET
TITLE: HATCH PLAN
SCALE: 1/4"=1'-0"
DATE: 11/16/2015
PROJECT NUMBER/DRAWING NUMBER: L12811.000/H1
DRAWN BY: RS/cg

PASSENGER ELEVATOR
SE1
CLASS "A" LOADING
3500# @ 1600 FPM

PASSENGER ELEVATORS
PE1 AND PE2
CLASS "A" LOADING
2500# @ 1600 FPM



NOTE:
AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED DIRECTLY ABOVE ELEVATOR EQUIPMENT. COORDINATE FINAL LOCATION OF ELEVATOR EQUIPMENT WITH THE ELEVATOR SHOP DRAWINGS.

PASSENGER ELEVATOR
SE1
CLASS "A" LOADING
3500# @ 1600 FPM

PASSENGER ELEVATORS
PE1 AND PE2
CLASS "A" LOADING
2500# @ 1600 FPM

DD SUBMISSION 4–22–16 BY HH/csm
REVISED ON 3–24–16 BY HH/csm
ISSUED FOR SCHEMATIC DESIGN 1–19–16

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135 Eagle Rock Avenue, Suite 310 East Hanover, NJ 07936

PROJECT: 45 BROAD STREET
TITLE: MACHINE ROOM
SCALE: 1/4"=1'-0"
DATE: 12/21/2015
PROJECT NUMBER/DRAWING NUMBER: L12811.000/M1
DRAWN BY: RS/cg

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018861 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801
STRUCT. ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888
MECH. ENGINEER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP ENGINEER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400
LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
EXPEDITER/FACILITY	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033
CERTIFIED FIRE PROOFING TEST	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

REGISTERED ARCHITECT JOHN CETRA 018861 STATE OF NEW YORK

121183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

SERVICE ELEVATOR SE1 AND
PASSENGER ELEVATORS PE1 & PE2

DRAWING NO. **A-561.00**

SCALE:

PROJECT: 1529.00

148 OF174)

DOB FILE NO. 121190772

CETRARUDDY ARCHITECTURE DPC
584 BROADWAY NEW YORK NY 10012 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDY.COM

CETRA CETRARUDDY ARCHITECTURE DPC

45 BROAD STREET

NEW YORK NY 10004

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John A. Cetra
State of New York
Registered Architect
No. 018861
CetraRuddy Architecture DPC
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New York, NY 10012
212.941.9801

OWNER
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105 Madison Avenue
New York, NY 10016

MEP ENGINEER / STRUCTURAL ENGINEER
WSP Group
228 East 45th Street, 3rd Fl
New York, NY 10017
212.687.9888

SHOP DRAWINGS
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New York, NY 10005
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GEOTECHNICAL ENGINEER
LANGAN
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New York, NY 10001
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LANDSCAPE ARCHITECT
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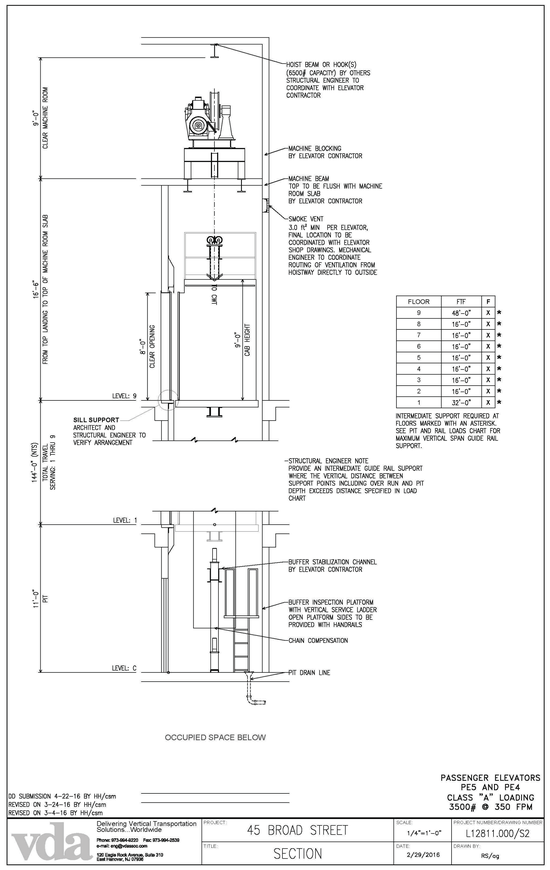
212.477.6366

EXPERT FOR FIRE LIGHT
Ventresca Design, LLC
44-02 Eleventh St, Suite 203
Long Island City, NY 11101
212.600.0033

CERTIFIED RAIL CONSULTANT
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025



FLOOR	FTF	F	
9	48'-0"	X	*
8	16'-0"	X	*
7	16'-0"	X	*
6	16'-0"	X	*
5	16'-0"	X	*
4	16'-0"	X	*
3	16'-0"	X	*
2	16'-0"	X	*
1	32'-0"	X	*

INTERMEDIATE SUPPORT REQUIRED AT FLOORS MARKED WITH AN ASTERISK. SEE PIT AND RAIL LOADS CHART FOR MAXIMUM VERTICAL SPAN GUIDE RAIL SUPPORT.

–STRUCTURAL ENGINEER NOTE
PROVIDE AN INTERMEDIATE GUIDE RAIL SUPPORT WHERE THE VERTICAL DISTANCE BETWEEN SUPPORT POINTS INCLUDING OVER RUN AND PIT DEPTH EXCEEDS DISTANCE SPECIFIED IN LOAD CHART

DD SUBMISSION 4-22-16 BY HH/csm
REVISED ON 3-24-16 BY HH/csm
REVISED ON 3-4-16 BY HH/csm

PASSENGER ELEVATORS
PE5 AND PE4
CLASS "A" LOADING
3500# @ 350 FPM

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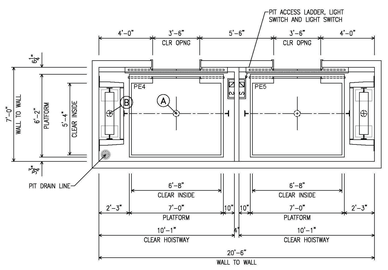
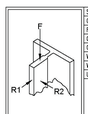
PROJECT: 45 BROAD STREET	SCALE: 1/4"=1'-0"	PROJECT NUMBER/DRAWING NUMBER: L12811.000/S2
TITLE: SECTION	DATE: 2/29/2016	DRAWN BY: RS/cg





* LOADS SHOWN DO NOT ACT SIMULTANEOUSLY

** CAR AND CWT RAILS

*** BUFFER REACTIONS ARE DOUBLED FOR IMPACT

PIT AND RAIL LOADS

				PE4-PE5
SEISMIC				S2
CLASS LOAD RATING				A
RAIL WIDTH/SIZE				15
CAR BUFFER REACTION ***		A	*	54.5 K
CWT BUFFER REACTION ***		B	*	46.0 K
WEIGHT ONE STACK CAR RAIL				2700 #
WEIGHT ONE STACK CWT RAIL				2200 #
UP PULL ON COMPENSATOR		C		—
RAIL LOADS PER RAIL	F car		*	25.4 K
	F cwt		*	21.5 K
	NORMAL FORCES	R1		900 #
		R2		300 #
	SEISMIC FORCES	R1	**	1600 #
		R2	**	900 #
MAX VERT SPAN GUIDE RAIL SUPPORT				13.8'

Rail support points shall have a max deflection of 1/8" when acted upon by forces R1 and R2
1/4" when acted upon by seismic forces R1 and R2

COMMERCIAL
PASSENGER ELEVATORS
PE4 & PE5
CLASS "A" LOADING
3500# @ 350 FPM

DD SUBMISSION 4-22-16 BY HH/csm
REVISED ON 3-24-16 BY HH/csm
REVISED ON 3-4-16 BY HH/csm
REVISED FOR SPRINKLER COORD. 1-13-16

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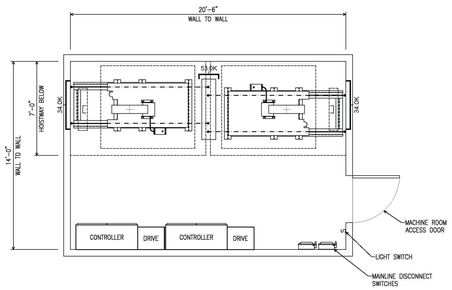
East Hanover, NJ 07936

PROJECT: 45 BROAD STREET	SCALE: 1/4"=1'-0"	PROJECT NUMBER/DRAWING NUMBER: L12811.000/H2
TITLE: HATCH PLAN	DATE: 1/18/2015	DRAWN BY: RS/cg



NOTE:
AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED DIRECTLY ABOVE ELEVATOR EQUIPMENT. COORDINATE FINAL LOCATION OF ELEVATOR EQUIPMENT WITH THE ELEVATOR SHOP DRAWINGS

PASSENGER ELEVATORS
PE5, PE4
CLASS "A" LOADING
3500# @ 350 FPM

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REVISED ON 3-4-16 BY HH/csm

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PROJECT: 45 BROAD STREET	SCALE: 1/4"=1'-0"	PROJECT NUMBER/DRAWING NUMBER: L12811.000/M2
TITLE: MACHINE ROOM	DATE: 3/1/2016	DRAWN BY: RS/cg

REGISTERED ARCHITECT JOHN CETRA 018861 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

PASSENGER ELEVATORS PE4 & PE5

DRAWING NO. **A-562.00**

SCALE

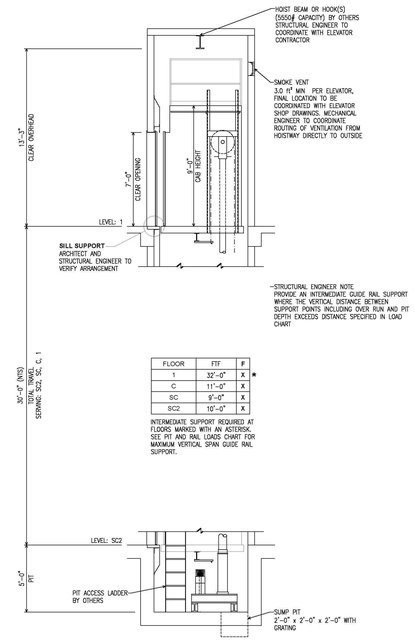
PROJECT 1529.00

DOB SUBJOB 121190772

PAGE NO. 149 Of174)

1274183

DEPT OF BLDGS 121190772 Job Number | E309635836 Scan Code



FLOOR	FTF	F	
1	32'-0"	X	*
C	11'-0"	X	
SC	9'-0"	X	
SC2	10'-0"	X	

INTERMEDIATE SUPPORT REQUIRED AT FLOORS MARKED WITH AN ASTERISK. SEE PIT AND RAIL LOADS CHART FOR MAXIMUM VERTICAL SPAN GUIDE RAIL SUPPORT.

PASSENGER ELEVATORS
PE6

PASSENGER ELEVATORS
PE6
CLASS "A" LOADING
2500# @ 150 FPM

DD SUBMISSION 4-22-16 BY HH/cam
REVISED ON 3-24-16 BY HH/cam
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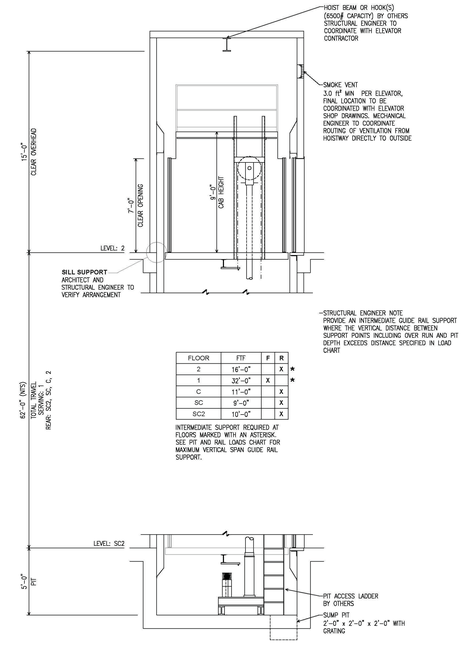
PROJECT: 45 BROAD STREET | SCALE: 1/4"=1'-0" | PROJECT NUMBER/DRAWING NUMBER: L12811.000/S4
TITLE: SECTION | DATE: 3/1/2016 | DRAWN BY: RS/cg



FLOOR	FTF	F	R	
2	16'-0"	X		*
1	32'-0"	X		*
C	11'-0"	X		
SC	9'-0"	X		
SC2	10'-0"	X		

INTERMEDIATE SUPPORT REQUIRED AT FLOORS MARKED WITH AN ASTERISK. SEE PIT AND RAIL LOADS CHART FOR MAXIMUM VERTICAL SPAN GUIDE RAIL SUPPORT.

SERVICE ELEVATOR
SE7
CLASS "A" LOADING
3500# @ 150 FPM

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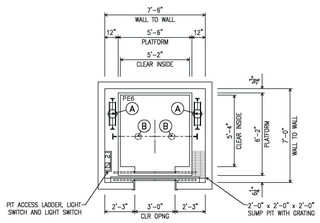
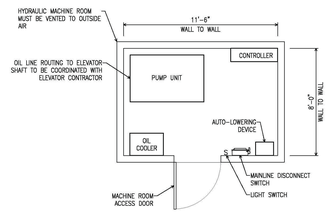
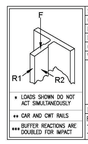
PROJECT: 45 BROAD STREET | SCALE: 1/4"=1'-0" | PROJECT NUMBER/DRAWING NUMBER: L12811.000/S3
TITLE: SECTION | DATE: 3/25/2016 | DRAWN BY: RS/cm





PUMP / CONTROL ROOM
REMOTE OR ADJACENT

PIT AND RAIL LOADS



				PE6
SEISMIC				S2
CLASS LOAD RATING				A
RAIL WEIGHT/SIZE				15
HYDRAULIC CYLINDER		A	*	19.8 K
CAR BUFFER REACTION ***		B	*	13.2 K
WEIGHT ONE STACK CAR RAIL				600 #
RAIL LOADS PER RAIL	F_{car}		*	15.9 K
	NORMAL	R1		500 #
	FORCES	R2		300 #
	SEISMIC	R1	**	1300 #
	FORCES	R2	**	700 #
MAX VERT SPAN GUIDE RAIL SUPPORT				14'

Rail support points shall have a max deflection of 1/8" when acted upon by forces R1 and R2
1/4" when acted upon by seismic forces R1 and R2

* LOADS SHOWN DO NOT ACT SIMULTANEOUSLY
** CAR AND CWT RAILS
*** BUFFER REACTIONS ARE DOUBLED FOR IMPACT

DD SUBMISSION 4-22-16 BY HH/cam
REVISED ON 3-24-16 BY HH/cam
REVISED ON 3/4/16 BY HH/cam

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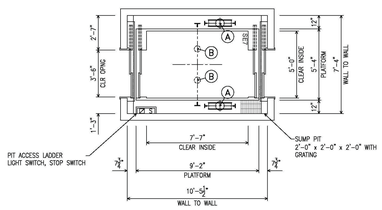
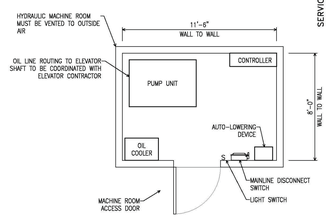
East Hanover, NJ 07936

PROJECT: 45 BROAD STREET | SCALE: 1/4"=1'-0" | PROJECT NUMBER/DRAWING NUMBER: L12811.000/14
TITLE: HATCH PLAN | DATE: 3/1/2016 | DRAWN BY: RS/cg

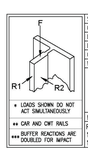
PASSENGER ELEVATORS
PE6
CLASS "A" LOADING
2500# @ 150 FPM





PUMP / CONTROL ROOM
REMOTE OR ADJACENT

PIT AND RAIL LOADS



				SE7
SEISMIC				S2
CLASS LOAD RATING				A
RAIL WEIGHT/SIZE				15
HYDRAULIC CYLINDER		A	*	24.0 K
CAR BUFFER REACTION ***		B	*	16.5 K
WEIGHT ONE STACK CAR RAIL				1200 #
RAIL LOADS PER RAIL	F_{car}		*	19.1 K
	NORMAL	R1		600 #
	FORCES	R2		400 #
	SEISMIC	R1	**	1500 #
	FORCES	R2	**	700 #
MAX VERT SPAN GUIDE RAIL SUPPORT				14'

Rail support points shall have a max deflection of 1/8" when acted upon by forces R1 and R2
1/4" when acted upon by seismic forces R1 and R2

* LOADS SHOWN DO NOT ACT SIMULTANEOUSLY
** CAR AND CWT RAILS
*** BUFFER REACTIONS ARE DOUBLED FOR IMPACT

DD SUBMISSION 4-22-16 BY HH/cam
REVISED ON 3-28-16 BY HH/cam

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e-mail: eng@vdaeasc.com
135 Eagle Rock Avenue, Suite 310
East Hanover, NJ 07936

PROJECT: 45 BROAD STREET | SCALE: 1/4"=1'-0" | PROJECT NUMBER/DRAWING NUMBER: L12811.000/13
TITLE: HATCH PLAN | DATE: 3/25/2016 | DRAWN BY: RS/cm

SERVICE ELEVATOR
SE7
CLASS "A" LOADING
3500# @ 150 FPM

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT: John A. Cetra, State of New York Registered Architect No. 018661; CetraRuddy Architecture DPC, 584 Broadway Suite 401, New York, NY 10012, 212.941.9801

OWNER: Madison 45 Broad Development, LLC, 105 Madison Avenue, New York, NY 10016

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

MEP ENGINEER: BuroHappold Engineering, 100 Broadway, New York, NY 10005, 212.334.2025

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

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

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

CURTAIN WALL CONSULTANT: BuroHappold Engineering, 100 Broadway, New York, NY 10005, 212.334.2025

REGISTERED ARCHITECT JOHN CETRA 018661 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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DOB NUTRIC. 121190772

PAGE NO. 150 Of174)

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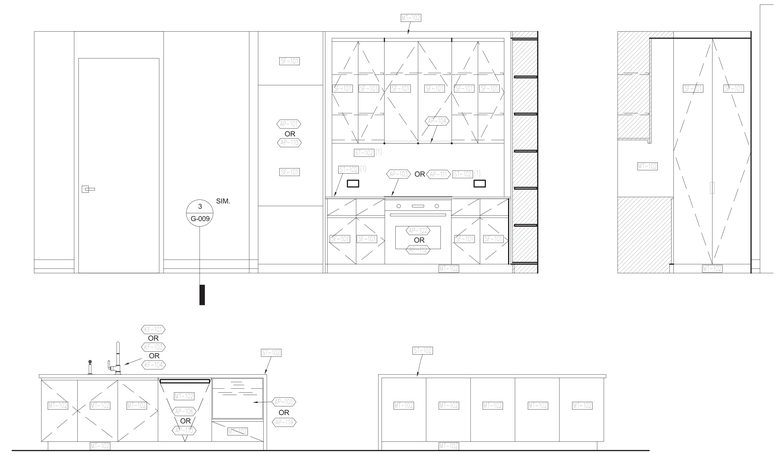
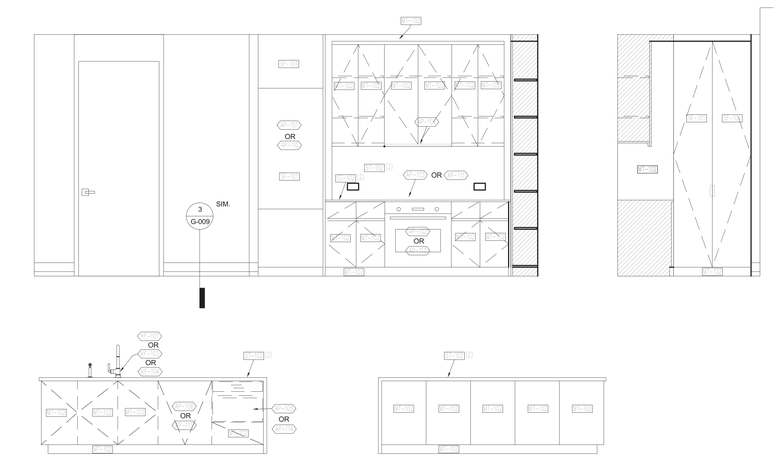
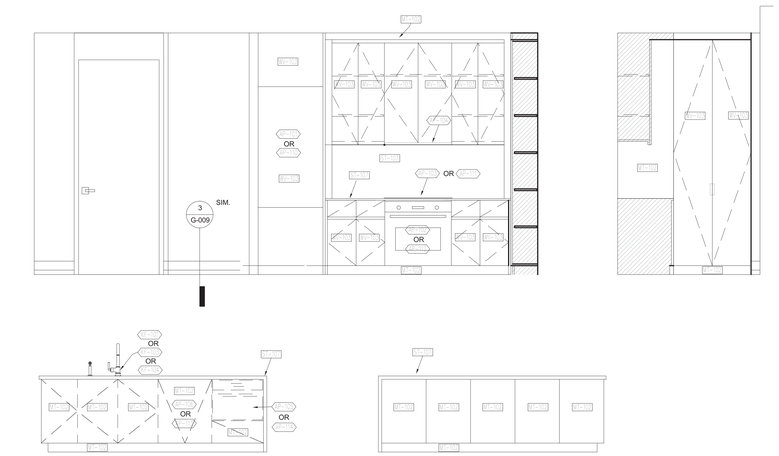


KITCHEN OPTION 1: ALL WHITE AND GOLD ISLAND



KITCHEN OPTION 2: GOLD ISLAND AND CENTER CABINETS



KITCHEN OPTION 3: GOLD ISLAND AND WOOD CABINETS

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CURTAIN WALL CONSULTANT
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KITCHEN DESIGN INTENT

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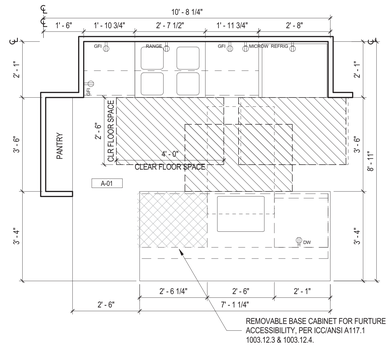
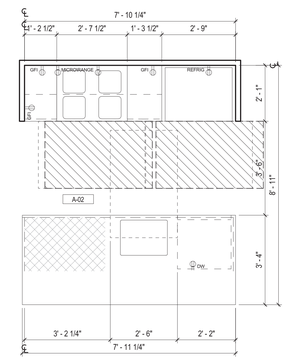


1 KITCHEN - TYPE A01
1/2" = 1'-0"



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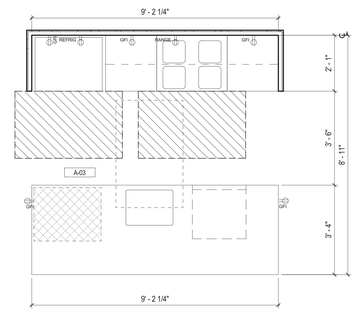

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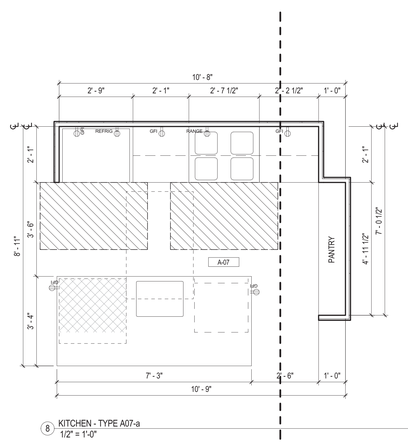

8 KITCHEN - TYPE A07-a
1/2" = 1'-0"

45 BROAD STREET

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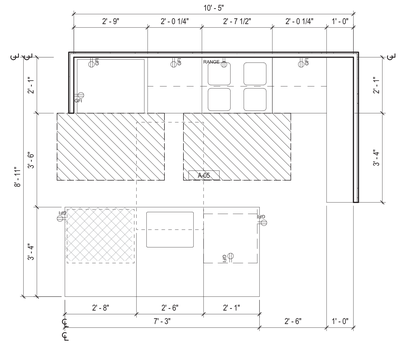

2 KITCHEN - TYPE A05
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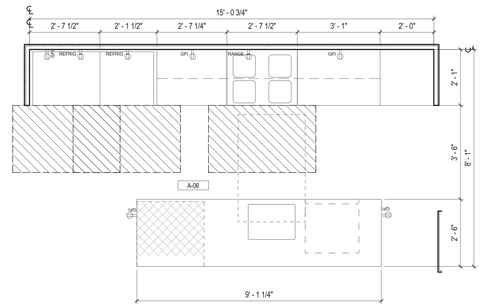

3 KITCHEN - TYPE A06
1/2" = 1'-0"

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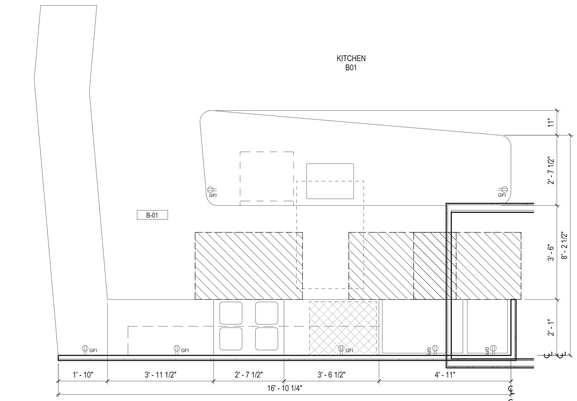
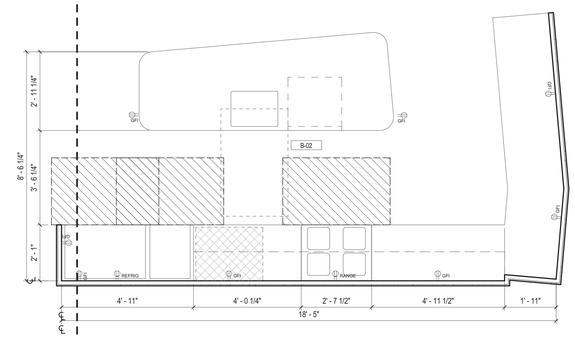


1 KITCHEN - TYPE B01
1/2" = 1'-0"



2 KITCHEN - TYPE B02
1/2" = 1'-0"

45 BROAD STREET

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EXPERT ENERGY	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CERTIFIED WALL CONS. TAB	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

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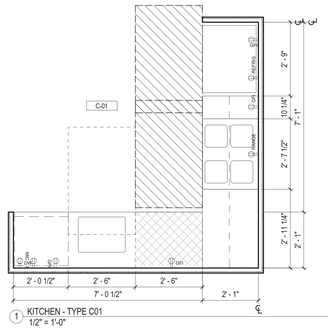
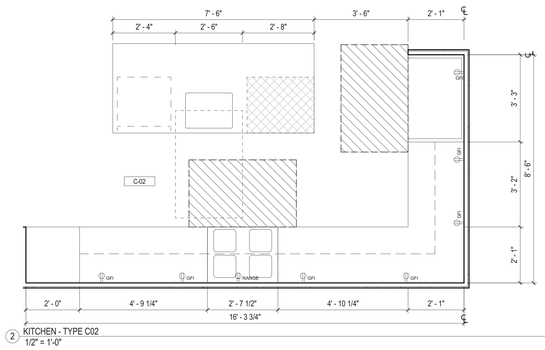


1 KITCHEN - TYPE C01
1/2" = 1'-0"



2 KITCHEN - TYPE C02
1/2" = 1'-0"

45 BROAD STREET

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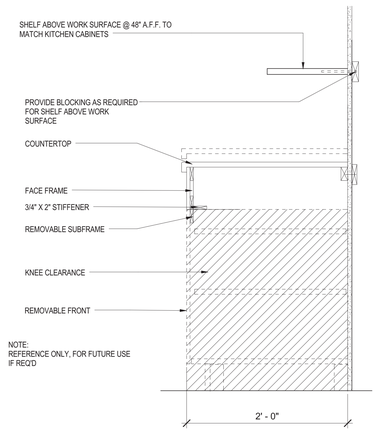
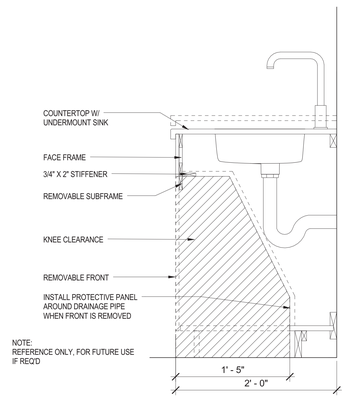
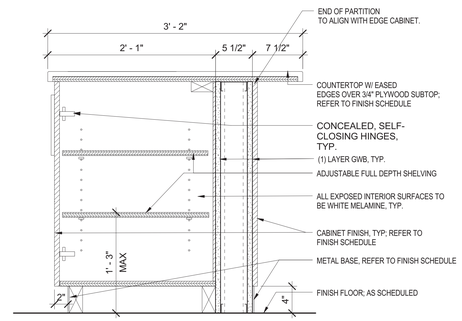


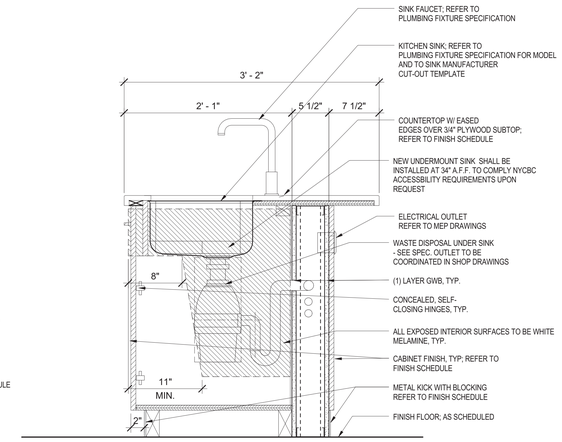
7 HANDICAPPED ADAPTABLE TYPICAL CABINET SECTION
1 1/2" = 1'-0"



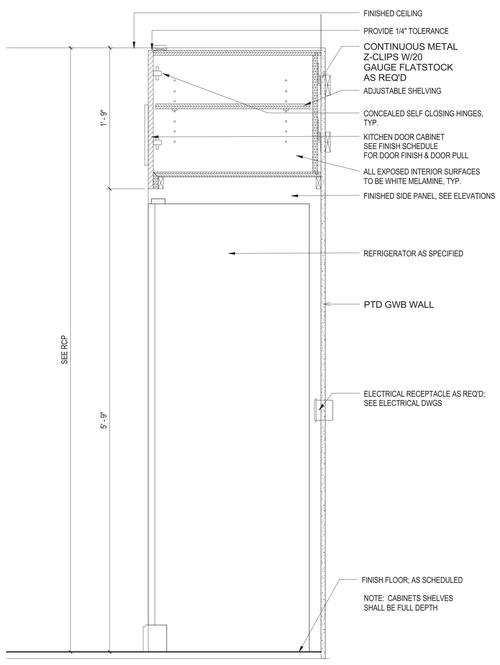
6 HANDICAPPED ADAPTABLE SINK CABINET SECTION
1 1/2" = 1'-0"



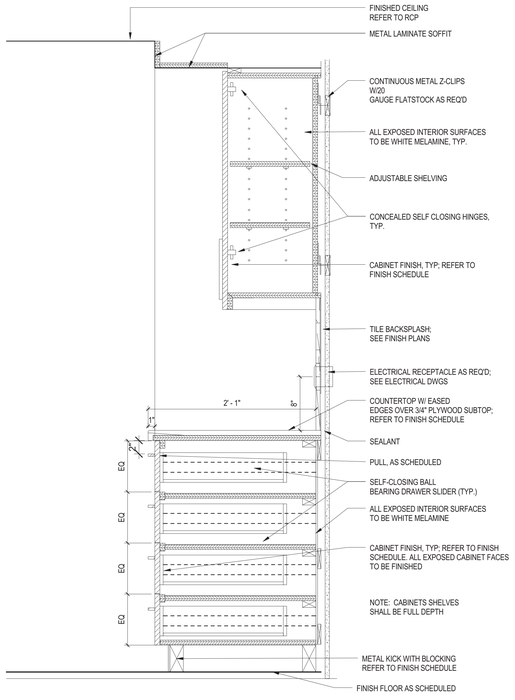
5 TYPICAL SECTION THROUGH KITCHEN ISLAND W/ PLUMBING
1 1/2" = 1'-0"



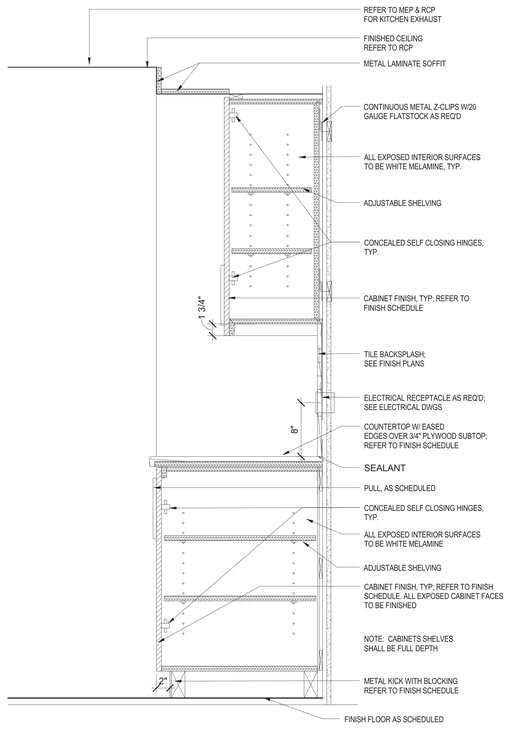
4 TYPICAL SECTION THROUGH KITCHEN ISLAND @ WITH REMOVABLE BASE CABINET
1 1/2" = 1'-0"



3 TYPICAL KITCHEN CABINET @ REFRIGERATOR
1 1/2" = 1'-0"



2 TYPICAL KITCHEN CABINET W/ DRAWERS @ BASE
1 1/2" = 1'-0"



1 TYPICAL KITCHEN CABINET
1 1/2" = 1'-0"

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KITCHEN DETAILS AND SCHEDULES

DRAWING NO. **A-611.00**

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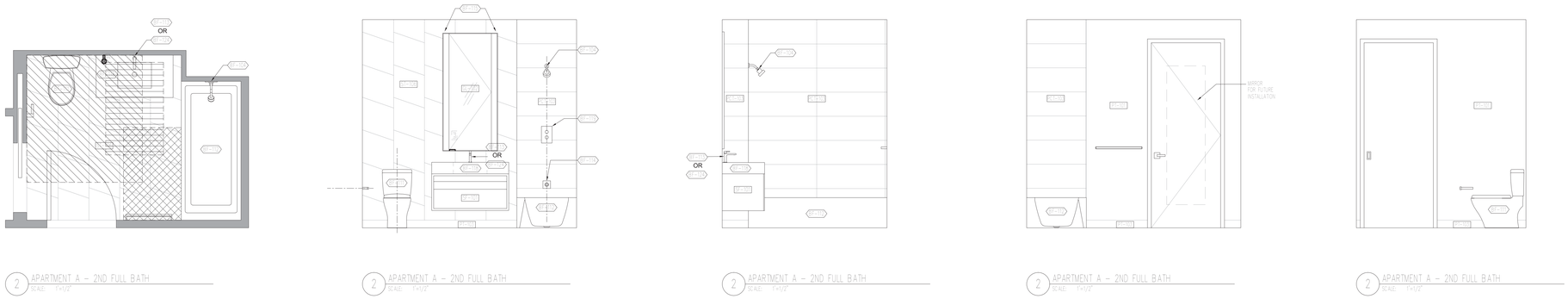
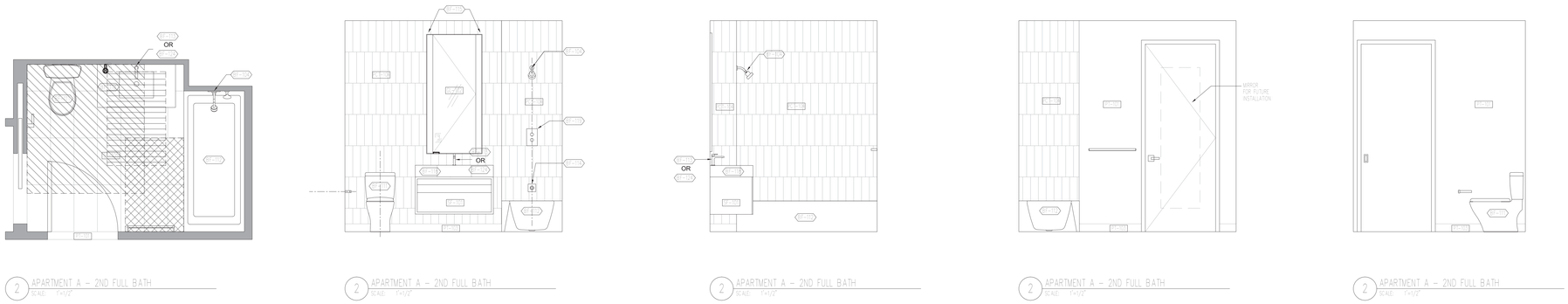


TYPICAL BATHROOM PLAN, ELEVATIONS - OPTION 1 (DIAGONAL BLUE SAVOIE TILE)



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

45 BROAD STREET

NEW YORK NY 10004

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STRUCTURAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
ENERGY ENGINEER	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

NOTES

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

2. BATHROOM SADDLE SHALL COMPLY WITH ANSI SECTION 303.

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

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

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

6. ALL DIMENSIONS ARE MEASURED ABOVE FINISH FLOOR (AFF).

7. THE HEIGHT OF THE WATER CLOSET SEAT SHALL BE 17"MIN. AND 19" MAX. ABOVE THE FLOOR, MEASURED TO THE TOP OF SEAT PER ANSI SECTION 604.4.

8. ALL BATHROOMS SHALL COMPLY WITH ACCESSIBLE ROUTE WALKING SURFACE, USER PASSAGE DOORWAY OPERABLE PARTS, AND REIFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS PER ICC A117.1-2009. REFER ALSO TO G-004.

REQ'D CLEARANCE AT WATER CLOSET WITH LAVATORY OVERLAP: 60" X 66"

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

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

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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BATHROOM FINISHES AND DESIGN INTENT

DRAWING NO. **A-620.00**

SCALE	As indicated	PAGE NO.	157 Of174)
PROJECT	1529.00	DOB FILING	121190772

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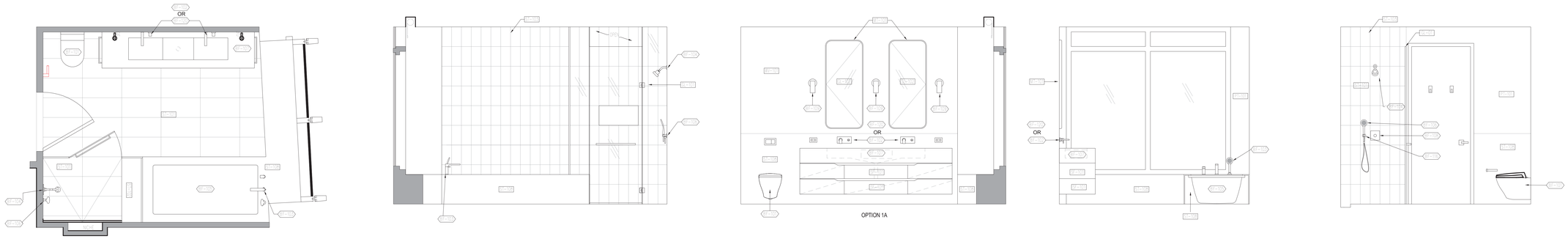
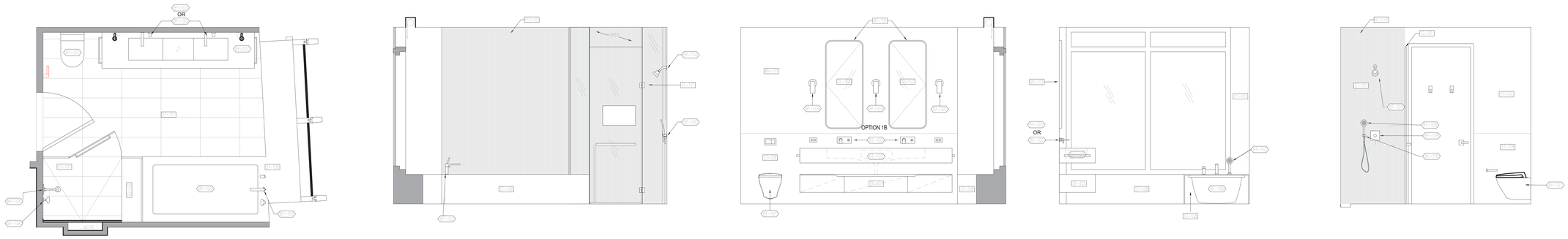
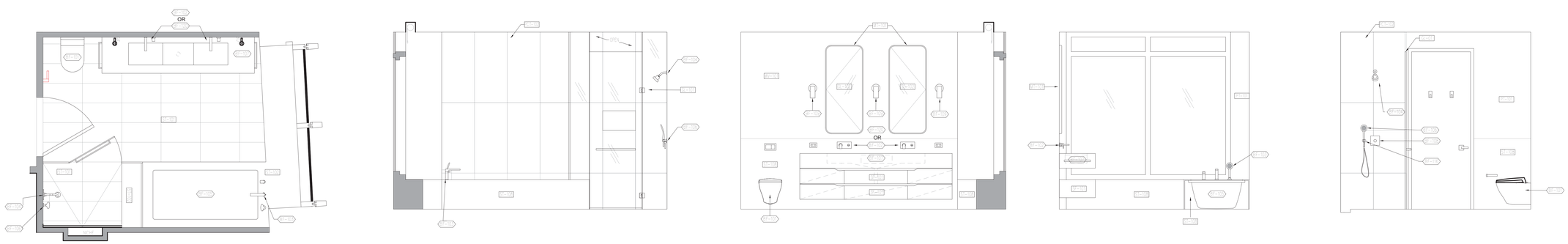


TYPICAL MASTER BATHROOM PLAN, ELEVATIONS - OPTION 1



TYPICAL MASTER BATHROOM PLAN, ELEVATIONS - OPTION 2



TYPICAL MASTER BATHROOM PLAN, ELEVATIONS - OPTION 3

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT
John A. Cetra
State of New York
Registered Architect
No. 018861

CetraRuddy Architecture DPC
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New York, NY 10012
212.941.9801

CIVIL
Madison 45 Broad Development, LLC

105 Madison Avenue
New York, NY 10016

MECHANICAL/ELECTRICAL/PLUMBING
WSP Group
228 East 45th Street, 3rd Fl
New York, NY 10017
212.687.9888

SITE PLANNER
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

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

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

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

CURTAIN WALL CONSULTANT
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

NOTES

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

2. BATHROOM SADDLE SHALL COMPLY WITH ANSI SECTION 303.

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

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

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

6. ALL DIMENSIONS ARE MEASURED ABOVE FINISH FLOOR (AFF).

7. THE HEIGHT OF THE WATER CLOSET SEAT SHALL BE 17"MIN. AND 19" MAX. ABOVE THE FLOOR, MEASURED TO THE TOP OF SEAT PER ANSI SECTION 604.4.

8. ALL BATHROOMS SHALL COMPLY WITH ACCESSIBLE ROUTE WALKING SURFACE, USER PASSAGE DOORWAY OPERABLE PARTS, AND REIFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS PER ICC A117.1-2009. REFER ALSO TO G-004.

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

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

REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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MASTER BATH FINISHES AND DESIGN INTENT

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SCALE	As indicated	PAGE NO.	158 Of174)
PROJECT	1529.00	DOB FILE NO.	121190772

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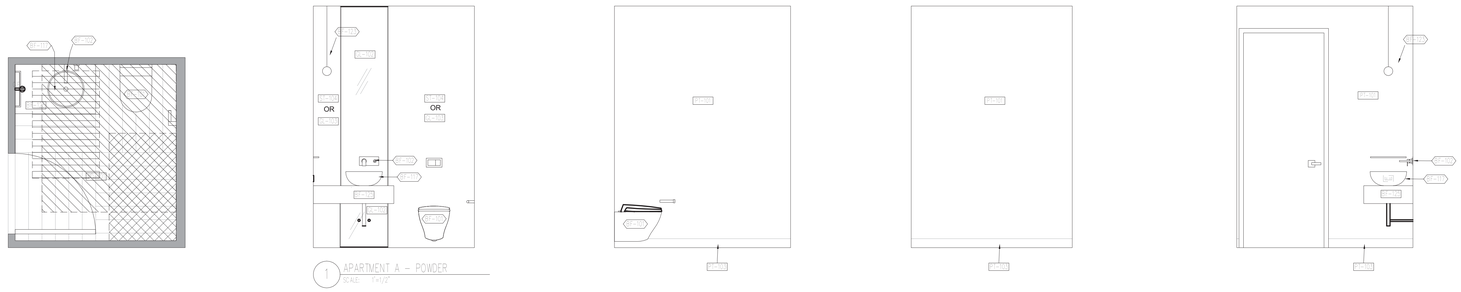
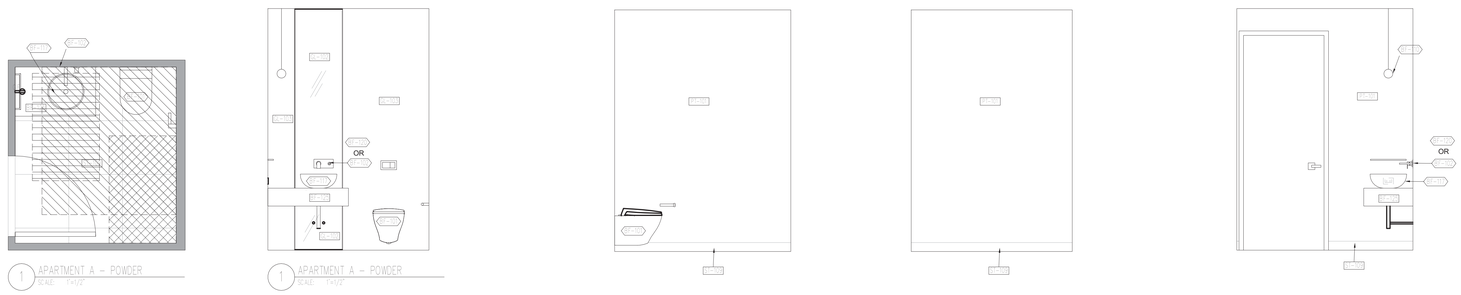
DEPT OF BLDGS 121190772 Job Number
E381352089 Scan Code



TYPICAL POWDER ROOM PLAN, ELEVATIONS - OPTION 1 (STONE WALL AND WOOD FLOOR)



TYPICAL POWDER ROOM PLAN, ELEVATIONS - OPTION 2 (GLASS WALL AND STONE FLOOR)

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT
John A. Cetra
State of New York
Registered Architect
No. 018661

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New York, NY 10012
212.941.9801

CIVIL
Madison 45 Broad Development, LLC

105 Madison Avenue
New York, NY 10016

MEP ENGINEERS
WSP Group
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New York, NY 10017
212.687.9888

MEP ENGINEERS
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

GEOTECHNICAL ENGINEER
LANGAN
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360 West 31st Street, 8th Fl
New York, NY 10001
212.479.5400

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

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

LIFTER WALL CONTROLS
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

NOTES

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REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
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POWDER ROOM FINISHES AND DESIGN INTENT

DRAWING NO. **A-622.00**

SCALE	As indicated	SHEET NO.	159 Of174)
PROJECT	1529.00	DOB FILE NO.	121190772

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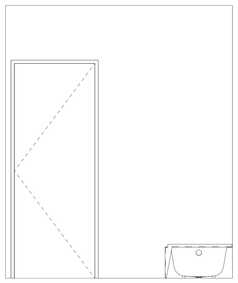
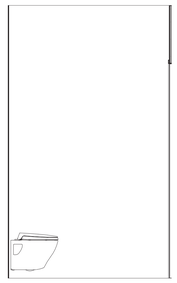
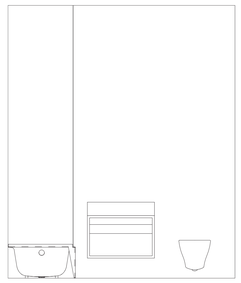


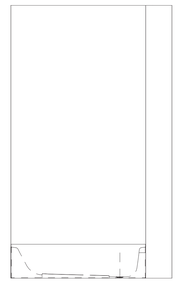
5 BATH - TYPE BA-1 ELEVATION
1/2" = 1'-0"



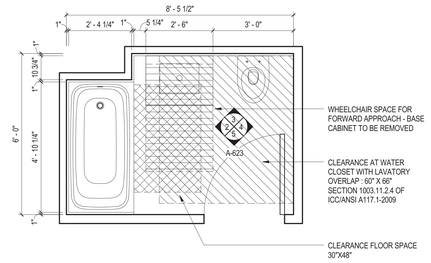
4 BATH - TYPE BA-1 ELEVATION
1/2" = 1'-0"



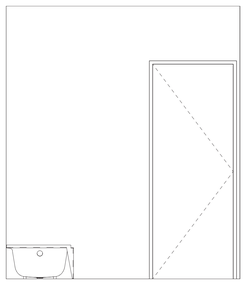
3 BATH - TYPE BA-1 ELEVATION
1/2" = 1'-0"



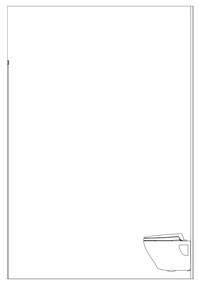
2 BATH - TYPE BA-1 ELEVATION
1/2" = 1'-0"



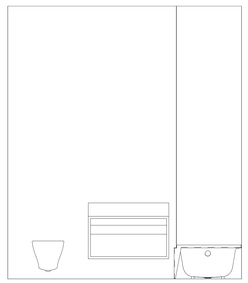
1 BATH - TYPE BA-1
1/2" = 1'-0"



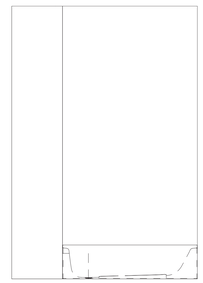
10 BATH - TYPE BA-1A ELEVATION
1/2" = 1'-0"



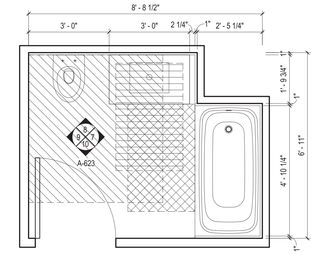
9 BATH - TYPE BA-1A ELEVATION
1/2" = 1'-0"



8 BATH - TYPE BA-1A ELEVATION
1/2" = 1'-0"



7 BATH - TYPE BA-1A ELEVATION
1/2" = 1'-0"



6 BATH - TYPE BA-1A
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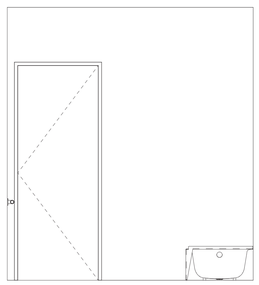
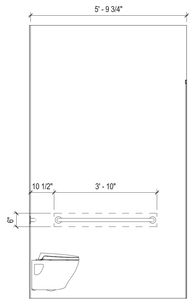


15 BATH - TYPE BA-1B ELEVATION
1/2" = 1'-0"



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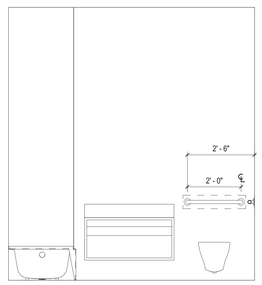

13 BATH - TYPE BA-1B ELEVATION
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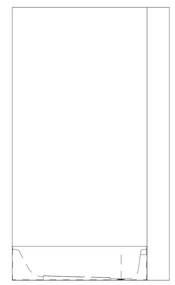
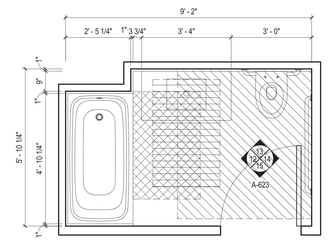
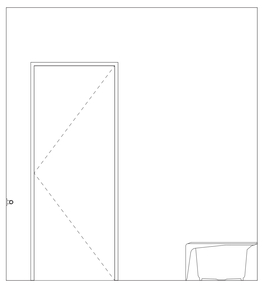


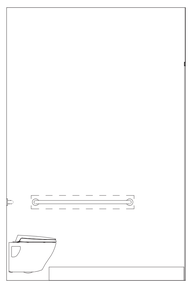
12 BATH - TYPE BA-1B ELEVATION
1/2" = 1'-0"



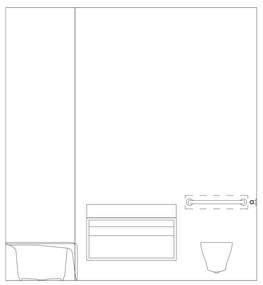
11 BATH - TYPE BA-1B
1/2" = 1'-0"



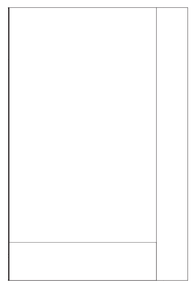
20 BATH - TYPE BA-1C ELEVATION
1/2" = 1'-0"



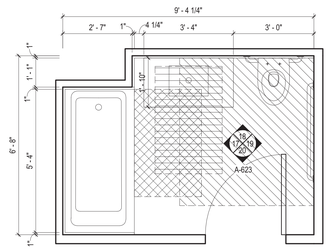
19 BATH - TYPE BA-1C ELEVATION
1/2" = 1'-0"



18 BATH - TYPE BA-1C ELEVATION
1/2" = 1'-0"



17 BATH - TYPE BA-1C ELEVATION
1/2" = 1'-0"



16 BATH - TYPE BA-1C
1/2" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	SITE PLANNER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
STRUCTURAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
INTERIOR DESIGNER	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

NOTES

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REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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ENLARGED BATHROOM PLANS AND ELEVATIONS

DRAWING NO. **A-623.00**

SCALE	As indicated	SHEET	160 Of174)
PROJECT	1529.00	DOB FILING	121190772

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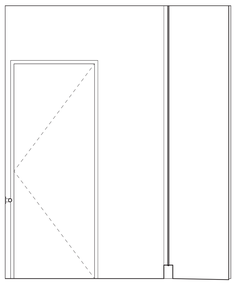
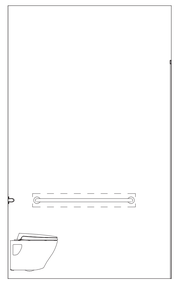
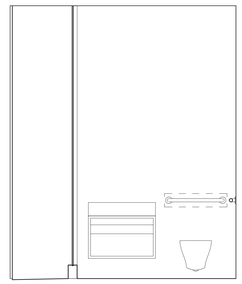
DEPT OF BLDGS 121190772 Job Number
E309964363 Scan Code



5 BATH - TYPE BA-1D ELEVATION
1/2" = 1'-0"



4 BATH - TYPE BA-1D ELEVATION
1/2" = 1'-0"



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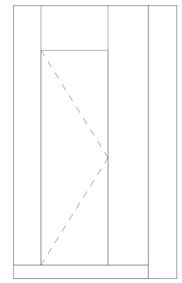

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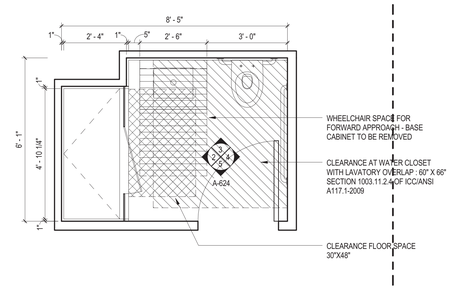

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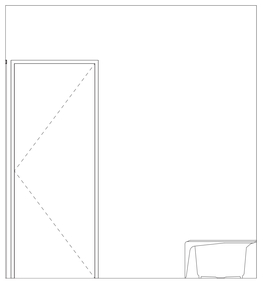

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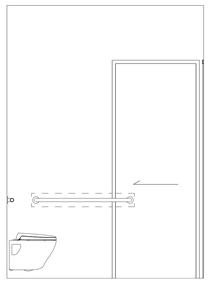

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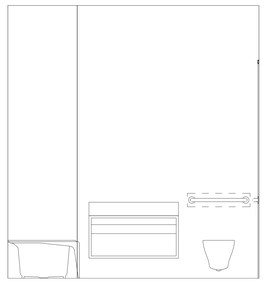

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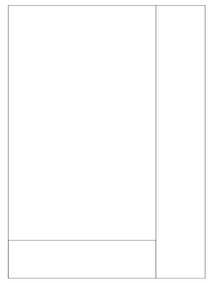
1/2" = 1'-0"



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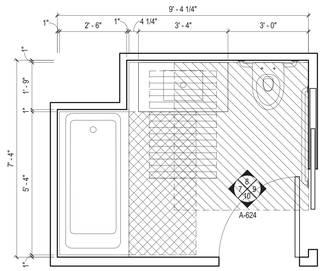
1/2" = 1'-0"



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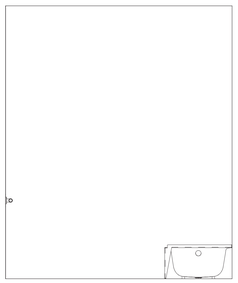

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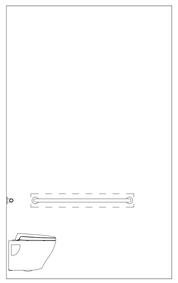
1/2" = 1'-0"



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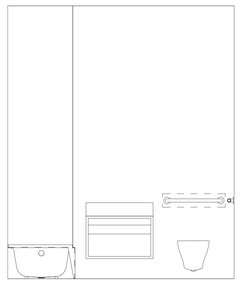

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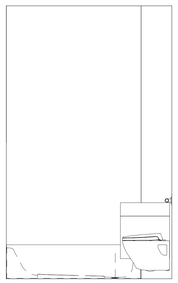

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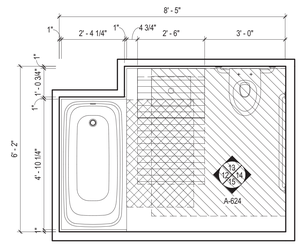

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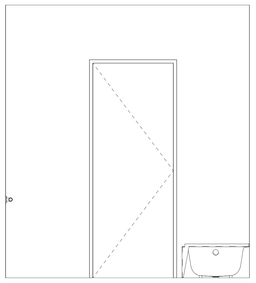

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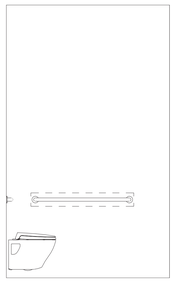
1/2" = 1'-0"



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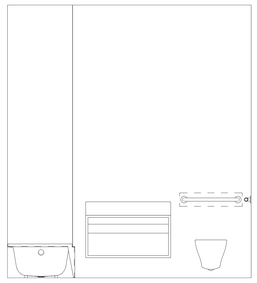

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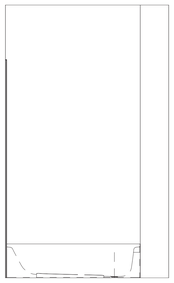
1/2" = 1'-0"



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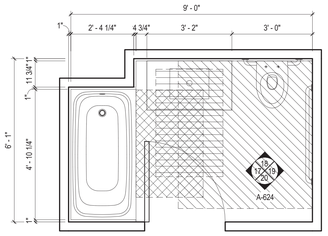
1/2" = 1'-0"



16 BATH - TYPE BA-1G
1/2" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT
John A. Cetra
State of New York
Registered Architect
No. 018661

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New York, NY 10017
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New York, NY 10005
212.334.2025

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LANGAN
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120 Broadway, Floor 20
New York, NY 10005
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SURVEYOR
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44-02 Eleventh St, Suite 203
Long Island City, NY 11101
212.600.0033

CIVIL ENGINEER
BuroHappold Engineering
100 Broadway
New York, NY 10005
212.334.2025

NOTES

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

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

REGISTERED ARCHITECT JOHN CETRA 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

ENLARGED BATHROOM PLANS AND ELEVATIONS

DRAWING NO. **A-624.00**

SCALE	As indicated	PAGE NO.	161 Of174)
PROJECT	1529.00	DOB FILE NO.	121190772

CETRARUDDY ARCHITECTURE DPC
584 BROADWAY NEW YORK NY 10012 T 212 941 9801 F 212 941 9440
WWW.CETRARUDDY.COM

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DEPT OF BLDGS 121190772 Job Number
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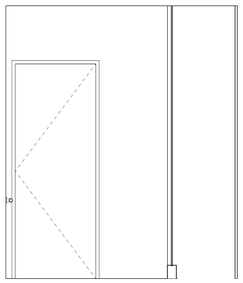
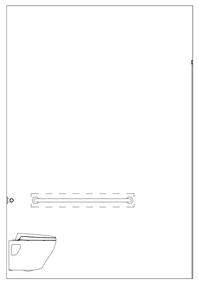


5 BATH - TYPE BA-1H ELEVATION
1/2" = 1'-0"



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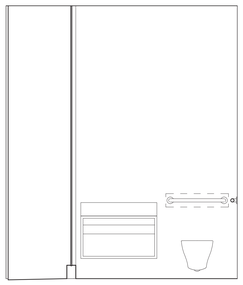
1/2" = 1'-0"



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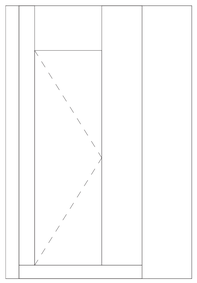
1/2" = 1'-0"



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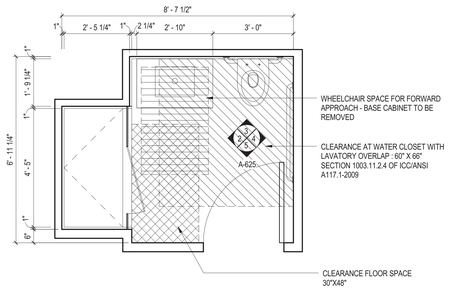
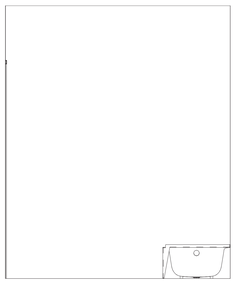


1 BATH - TYPE BA-1H
1/2" = 1'-0"



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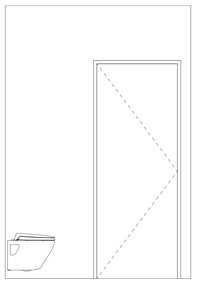
1/2" = 1'-0"



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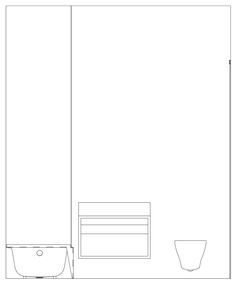

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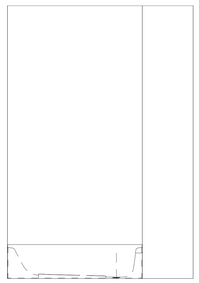

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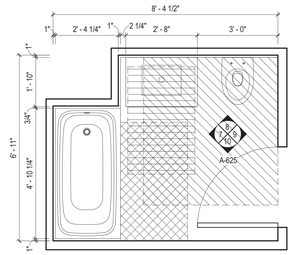
1/2" = 1'-0"



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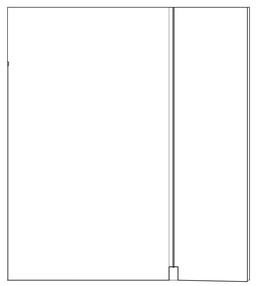

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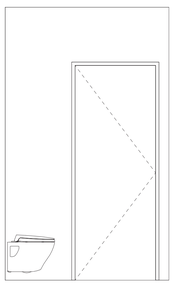

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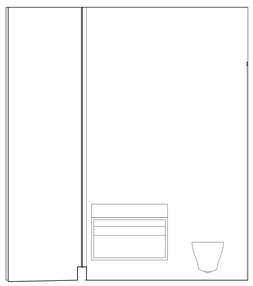
1/2" = 1'-0"



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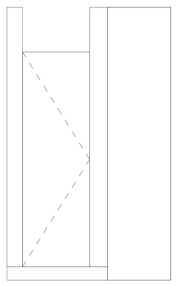
1/2" = 1'-0"



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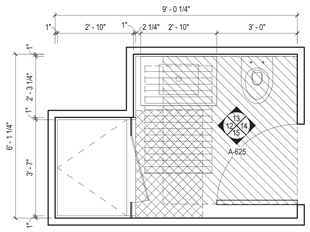

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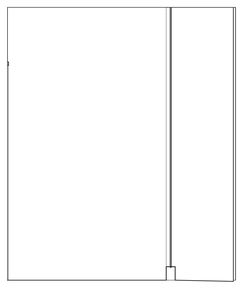
1/2" = 1'-0"



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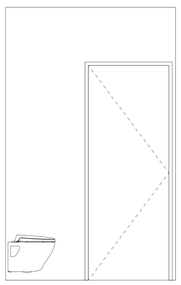

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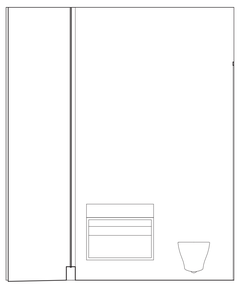

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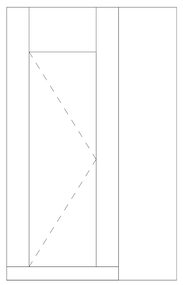
1/2" = 1'-0"



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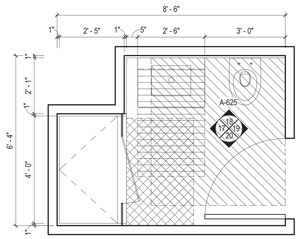

16 BATH - TYPE BA-2B
1/2" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP/FP/STRUCTURAL ENGINEER	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	INT DESIGNER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL/SHORING ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
ENERGY ENGINEER	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CERTIFIED WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

NOTES

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2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

ENLARGED BATHROOM PLANS AND ELEVATIONS

DRAWING NO. **A-625.00**

PROJECT	As indicated	SCALE	162 Of174)
1529.00		DOB PLAN NO.	121190772

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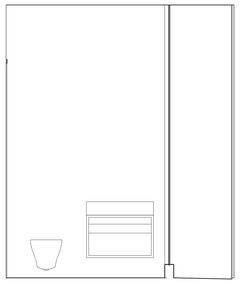
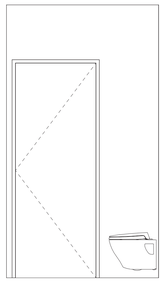
DEPT OF BLDGS 121190772 Job Number
ES134179794 Scan Code



10 BATH - TYPE BA-2C ELEVATION
1/2" = 1'-0"



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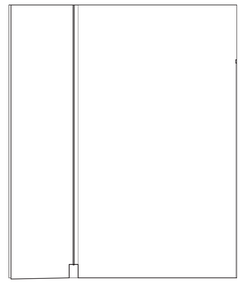

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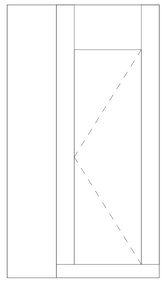
1/2" = 1'-0"



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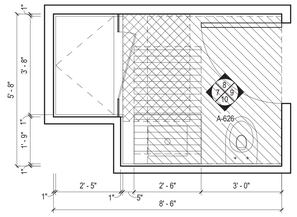

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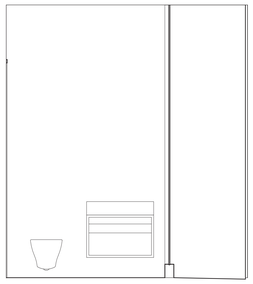
1/2" = 1'-0"



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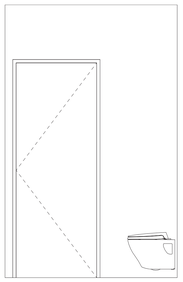
1/2" = 1'-0"



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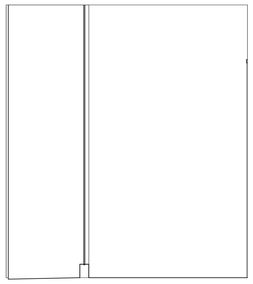
1/2" = 1'-0"



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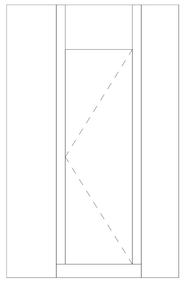
1/2" = 1'-0"



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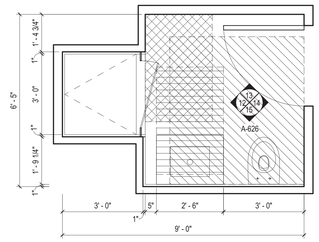
1/2" = 1'-0"



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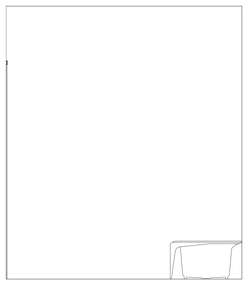
1/2" = 1'-0"



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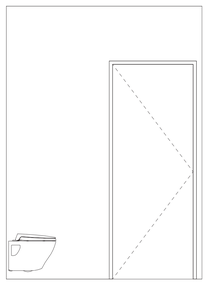
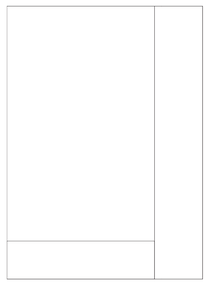
1/2" = 1'-0"



19 BATH - TYPE BA-2E ELEVATION
1/2" = 1'-0"

18 BATH - TYPE BA-2E ELEVATION
1/2" = 1'-0"



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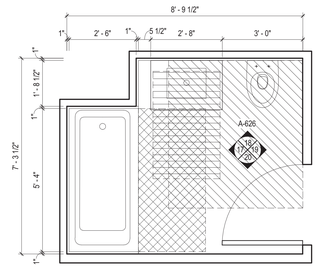
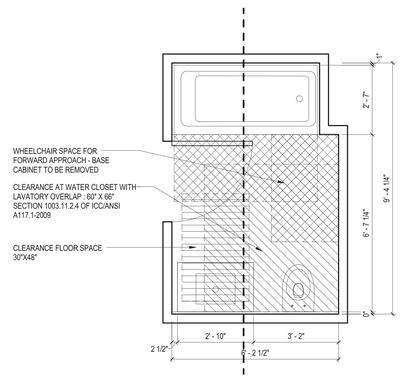
1/2" = 1'-0"



16 BATH - TYPE BA-2E
1/2" = 1'-0"



1 BATH - TYPE BA-3
1/2" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

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NOTES

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

2. BATHROOM SADDLE SHALL COMPLY WITH ANSI SECTION 303.

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

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

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

6. ALL DIMENSIONS ARE MEASURED ABOVE FINISH FLOOR (AFF).

7. THE HEIGHT OF THE WATER CLOSET SEAT SHALL BE 17"MIN. AND 19" MAX. ABOVE THE FLOOR, MEASURED TO THE TOP OF SEAT PER ANSI SECTION 604.4.

8. ALL BATHROOMS SHALL COMPLY WITH ACCESSIBLE ROUTE: WALKING SURFACE, USER PASSAGE DOORWAY OPERABLE PARTS, AND REIFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS PER ICC A117.1-2009. REFER ALSO TO G-004.

REQ'D CLEARANCE AT WATER CLOSET WITH LAVATORY OVERLAP: 60" X 66"

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

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

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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ENLARGED BATHROOM PLANS AND ELEVATIONS

DRAWING NO. **A-626.00**

PROJECT	SCALE	DOB	PAGE NO.
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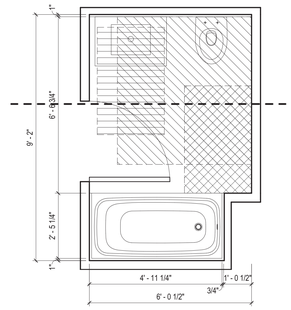
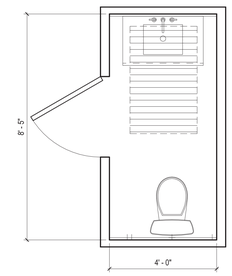
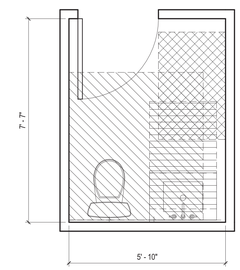
DEPT OF BLDGS 121190772 Job Number
ES2400020316 Scan Code



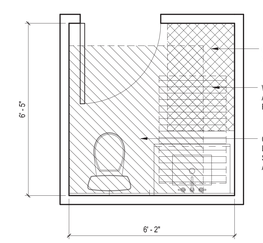
12 BATH - TYPE BA-3A
1/2" = 1'-0"



1 BATH - TYPE PR-1
1/2" = 1'-0"



2 BATH - TYPE PR-2
1/2" = 1'-0"



CLEARANCE FLOOR SPACE 30"X48"

WHEELCHAIR SPACE FOR FORWARD APPROACH - BASE CABINET TO BE REMOVED

CLEARANCE AT WATER CLOSET WITH LAVATORY OVERLAP : 60" X 66" SECTION 1003.11.2.4 OF ICC/ANSI A117.1-2009

3 BATH - TYPE PR-2A
1/2" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT
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Registered Architect
No. 018661

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NOTES

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REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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ENLARGED BATHROOM PLANS AND ELEVATIONS

DRAWING NO. **A-627.00**

SCALE	As indicated	PAGE NO.	164 Of174)
PROJECT	1529.00	DOB JOB NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
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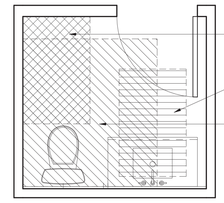

2 BATH - TYPE PR-2B
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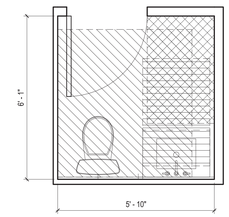
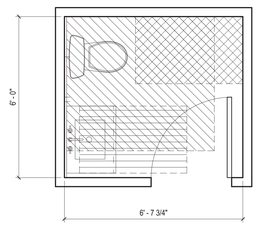


3 BATH - TYPE PR-2C
1/2" = 1'-0"



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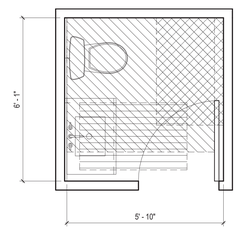
1/2" = 1'-0"



1 BATH - TYPE PR-3A
1/2" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018861 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	OWNER	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
MEP/FP/STRUCTURAL	**WSP Group** 228 East 45th Street, 3rd Fl New York, NY 10017 212.687.9888	INT DESIGNER	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025
GEOTECHNICAL/SHORING	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
ENERGY/ENV.CONSULT	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CURTAIN WALL CONSULTANT	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

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2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

ENLARGED BATHROOM PLANS AND ELEVATIONS

DRAWING NO. **A-628.00**

SCALE	As indicated	PAGE NO.	165 Of174)
PROJECT	1529.00	DOB JOB NO.	121190772

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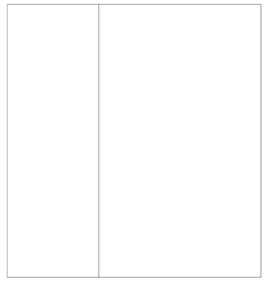
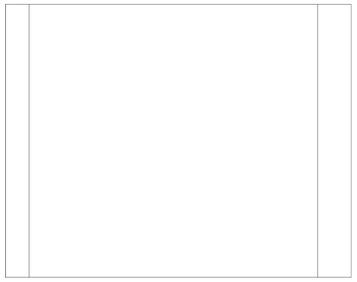
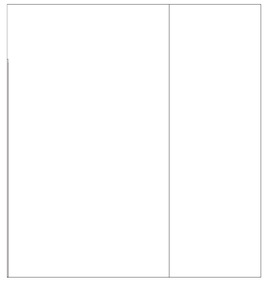
DEPT OF BLDGS 121190772 Job Number
E390353114 Scan Code



5 BATH - TYPE MB-01 ELEVATION
1/2" = 1'-0"



4 BATH - TYPE MB-01 ELEVATION
1/2" = 1'-0"



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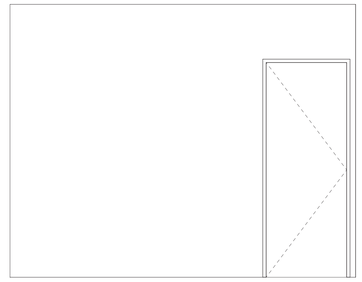
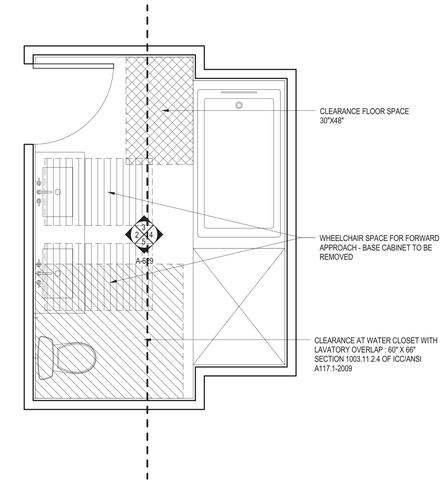
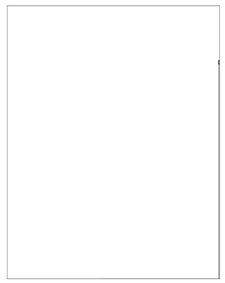
1/2" = 1'-0"



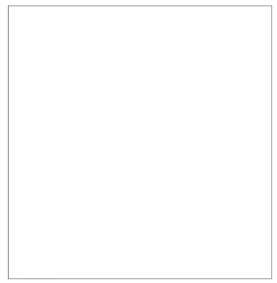
2 BATH - TYPE MB-01 ELEVATION
1/2" = 1'-0"



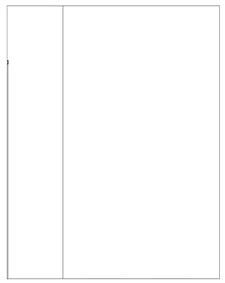
1 BATH - TYPE MB-01
1/2" = 1'-0"



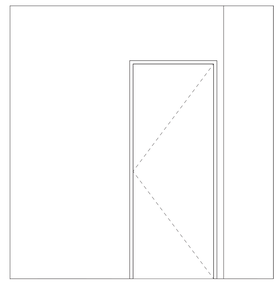
10 BATH - TYPE MB-02 ELEVATION
1/2" = 1'-0"



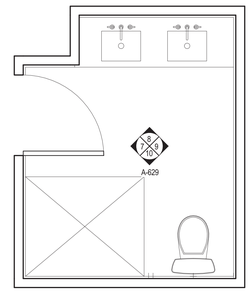
9 BATH - TYPE MB-02 ELEVATION
1/2" = 1'-0"



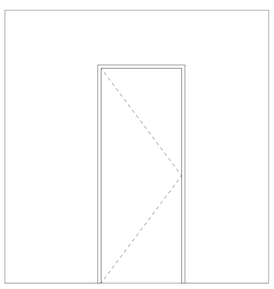
8 BATH - TYPE MB-02 ELEVATION
1/2" = 1'-0"



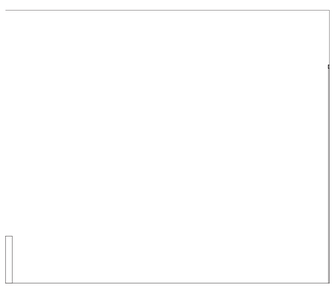
7 BATH - TYPE MB-02 ELEVATION
1/2" = 1'-0"



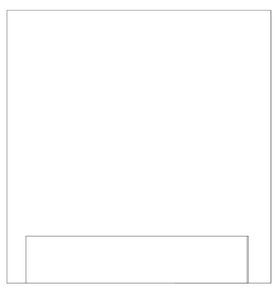
6 BATH - TYPE MB-02
1/2" = 1'-0"



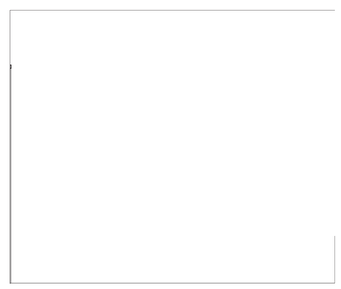
15 BATH - TYPE MB-03 ELEVATION
1/2" = 1'-0"



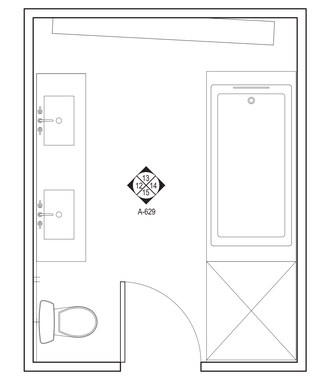
14 BATH - TYPE MB-03 ELEVATION
1/2" = 1'-0"



13 BATH - TYPE MB-03 ELEVATION
1/2" = 1'-0"



12 BATH - TYPE MB-03 ELEVATION
1/2" = 1'-0"



11 BATH - TYPE MB-03
1/2" = 1'-0"

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NOTES

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

2. BATHROOM SADDLE SHALL COMPLY WITH ANSI SECTION 303.

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

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

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

6. ALL DIMENSIONS ARE MEASURED ABOVE FINISH FLOOR (AFF).

7. THE HEIGHT OF THE WATER CLOSET SEAT SHALL BE 17"MIN. AND 19" MAX. ABOVE THE FLOOR, MEASURED TO THE TOP OF SEAT PER ANSI SECTION 604.4.

8. ALL BATHROOMS SHALL COMPLY WITH ACCESSIBLE ROUTE WALKING SURFACE, USER PASSAGE DOORWAY OPERABLE PARTS, AND REIFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS PER ICC A117.1-2009. REFER ALSO TO G-004.

REQ'D CLEARANCE AT WATER CLOSET WITH LAVATORY OVERLAP: 60" X 66"

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

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

REGISTERED ARCHITECT JOHN CETRA 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

ENLARGED MASTER BATHROOM
PLANS AND ELEVATIONS

DRAWING NO. **A-629.00**

SCALE	As indicated	DOB PAGE NO.	166 Of174)
PROJECT	1529.00	DOB JOB NO.	121190772

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DEPT OF BLDGS 121190772 Job Number
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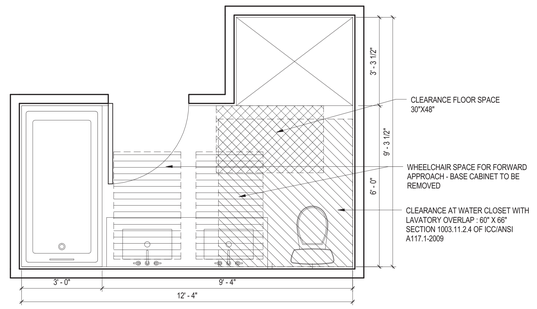
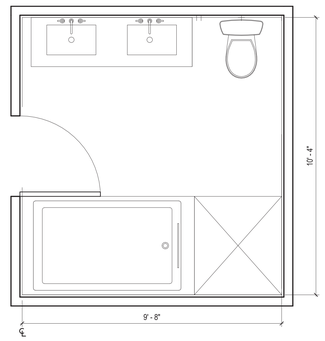
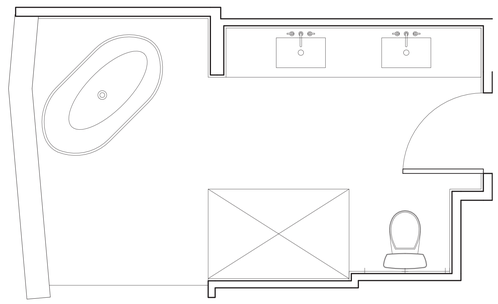


1 BATH - TYPE MB-04
1/2" = 1'-0"



2 BATH - TYPE MB-05
1/2" = 1'-0"



3 BATH - TYPE MB-06
1/2" = 1'-0"

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NOTES

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

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

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

6. ALL DIMENSIONS ARE MEASURED ABOVE FINISH FLOOR (AFF).

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

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

REGISTERED ARCHITECT JOHN CETRA 018661 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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ENLARGED MASTER BATHROOM
PLANS AND ELEVATIONS

DRAWING NO. **A-630.00**

PROJECT	SCALE	DOB	PAGE NO.
1529.00	As indicated	121190772	167 Of174)

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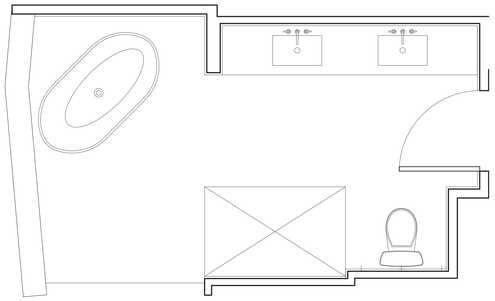
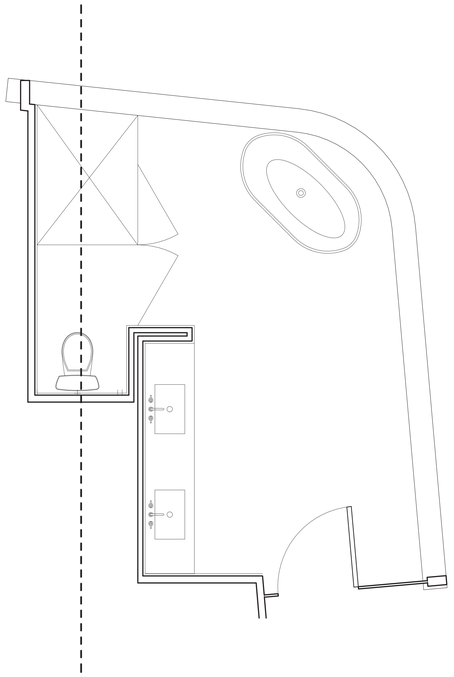
E397205742X Scan Code



1 BATH - TYPE MB-07
1/2" = 1'-0"



2 BATH - TYPE MB-08
1/2" = 1'-0"

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NOTES

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1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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ENLARGED MASTER BATHROOM
PLANS AND ELEVATIONS

DRAWING NO. **A-631.00**

SCALE	As indicated	DOB PLAN NO.	168 OF174)
PROJECT	1529.00	DOB PLAN NO.	121190772

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DEPT OF BLDGS 121190772 Job Number | E333505091 Scan Code

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NOTES

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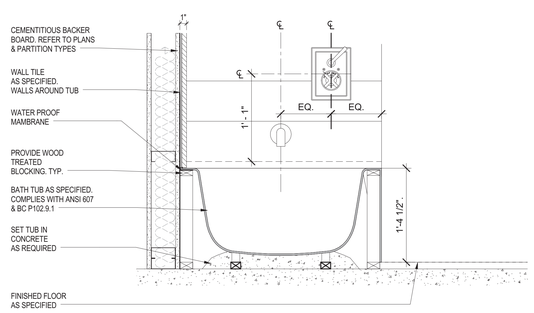
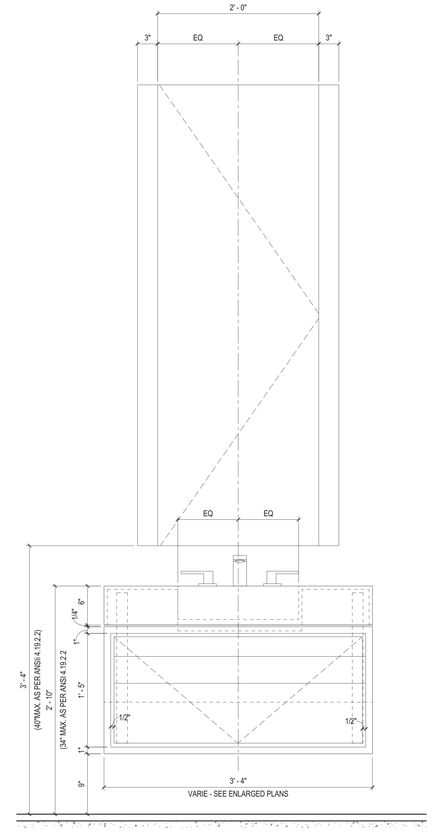
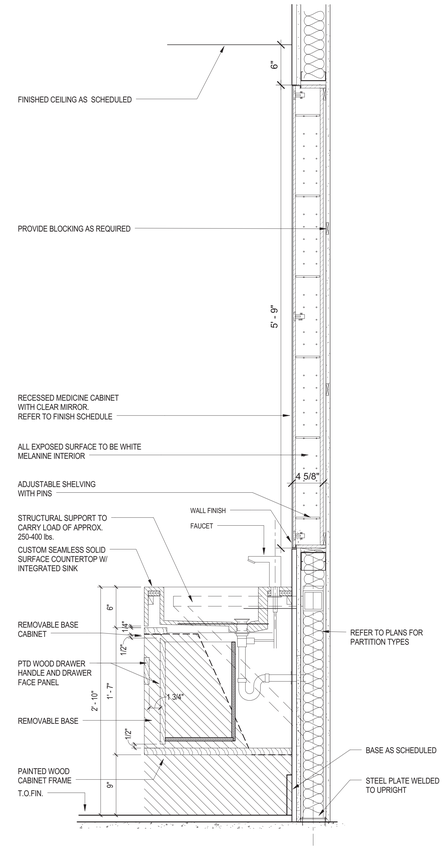


2 TYPICAL DETAIL @ BATHTUB
1 1/2" = 1'-0"



1 TYPICAL SECTION THROUGH BATHROOM VANITY
1 1/2" = 1'-0"



REGISTERED ARCHITECT JOHN CETRA 018861 STATE OF NEW YORK

1274183

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

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BATHROOM DETAILS AND SCHEDULES

DRAWING NO. **A-640.00**

SCALE	As indicated	SHEET	169 Of174)
PROJECT	1529.00	DOB FILE NO.	121190772

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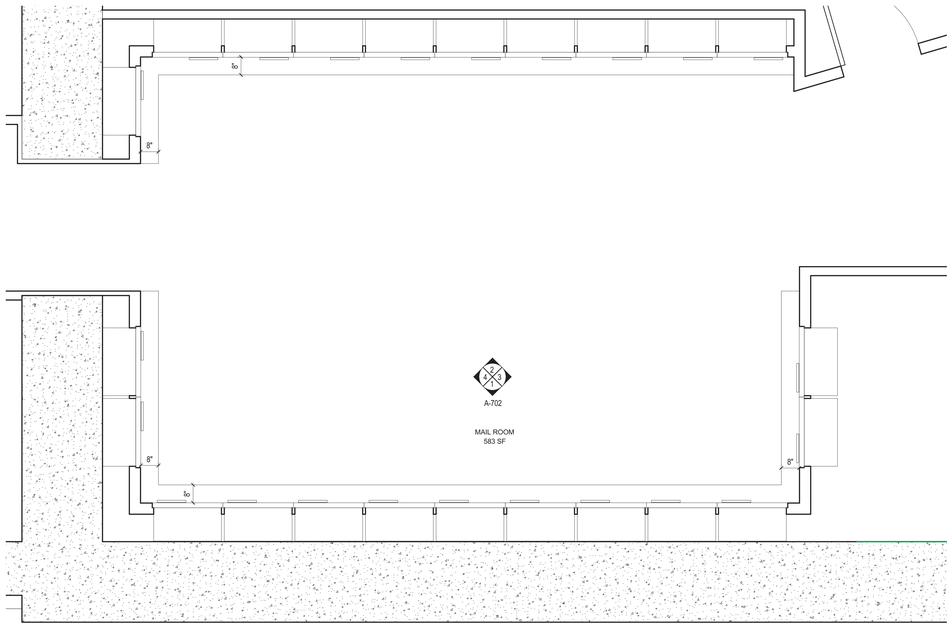
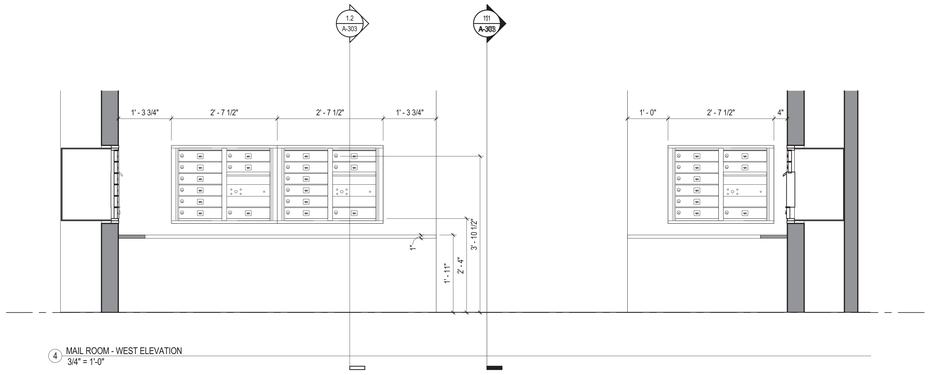
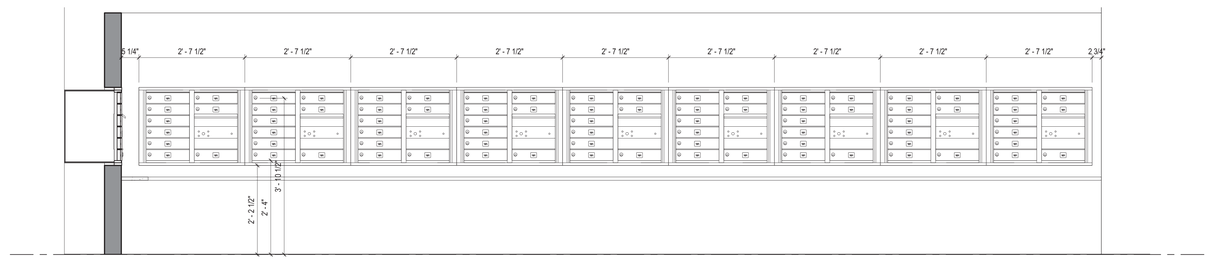


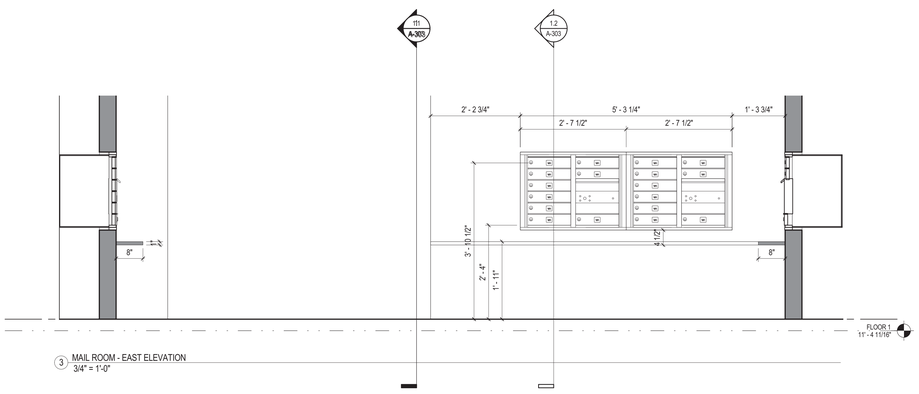
5 FLOOR 1_Ground Floor Mailroom
1/2" = 1'-0"



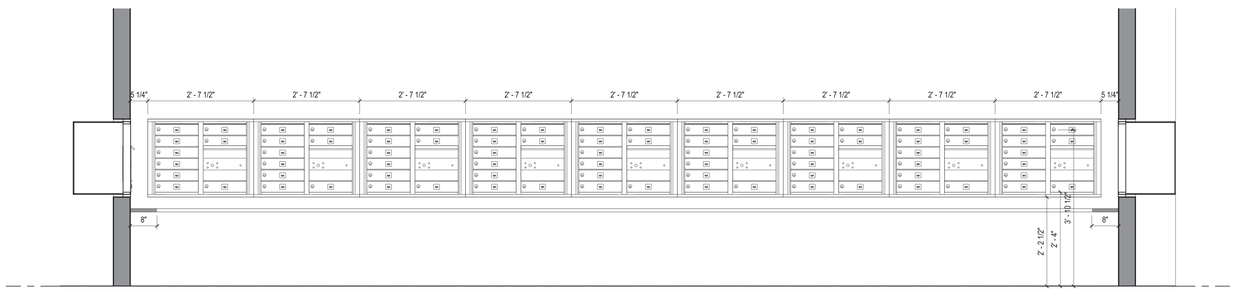
4 MAIL ROOM - WEST ELEVATION
3/4" = 1'-0"



2 MAIL ROOM - NORTH ELEVATION
3/4" = 1'-0"



3 MAIL ROOM - EAST ELEVATION
3/4" = 1'-0"



1 MAIL ROOM - SOUTH ELEVATION
3/4" = 1'-0"

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REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

2017.02.07	DOB FILING
2016.12.09	DOB FILING
2016.09.30	DOB FILING
2016.04.29	DOB FILING

CETRARUDDY

ENLARGED MAIL ROOM PLAN AND ELEVATIONS

DRAWING NO. **A-702.00**

SCALE	As indicated	SHEET NO. / TOTAL NO.	170 OF174
PROJECT	1529.00	JOB NO. / ELE NO.	121190772

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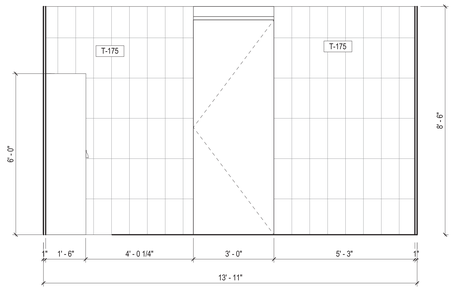
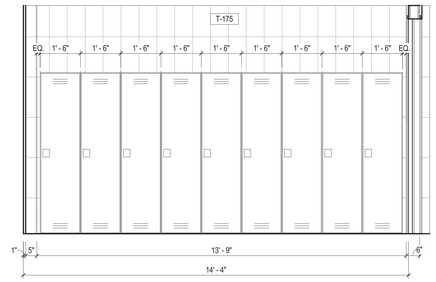
EXPIR: 12/31/2020 ARCHITECTURE DPC

DEPT OF BLDGS 121190772 Job Number | E500612270 Scan Code



1 STAFF LOCKER ROOM (WOMEN) NORTH ELEVATION
1/2" = 1'-0"



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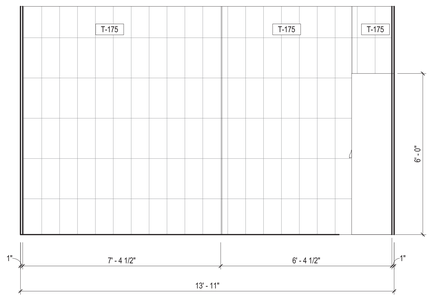
1/2" = 1'-0"



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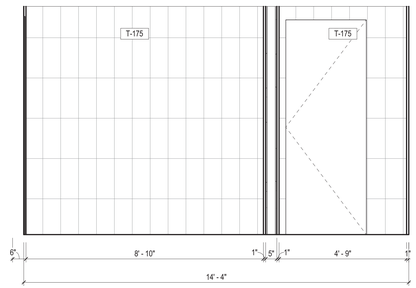
1/2" = 1'-0"



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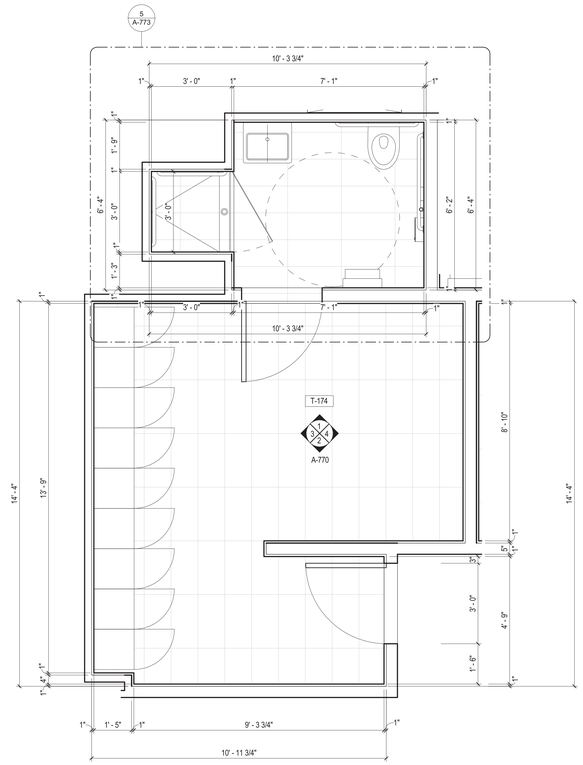

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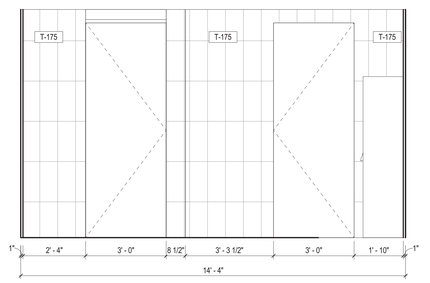
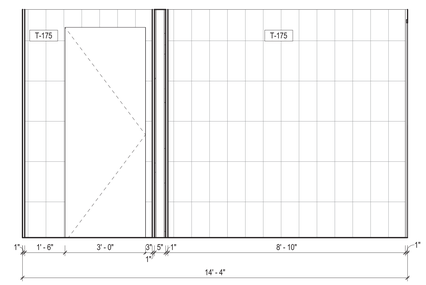
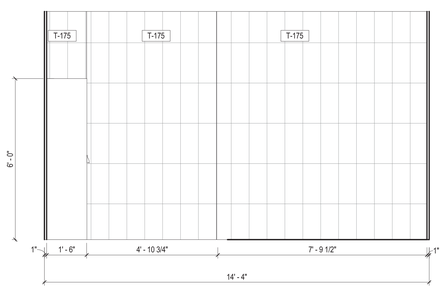
1/2" = 1'-0"



6 STAFF LOCKER ROOM (MEN) NORTH ELEVATION
1/2" = 1'-0"



8 STAFF LOCKER ROOM (MEN) WEST ELEVATION
1/2" = 1'-0"



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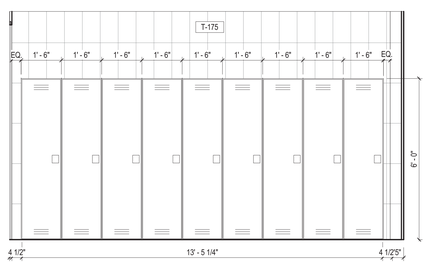
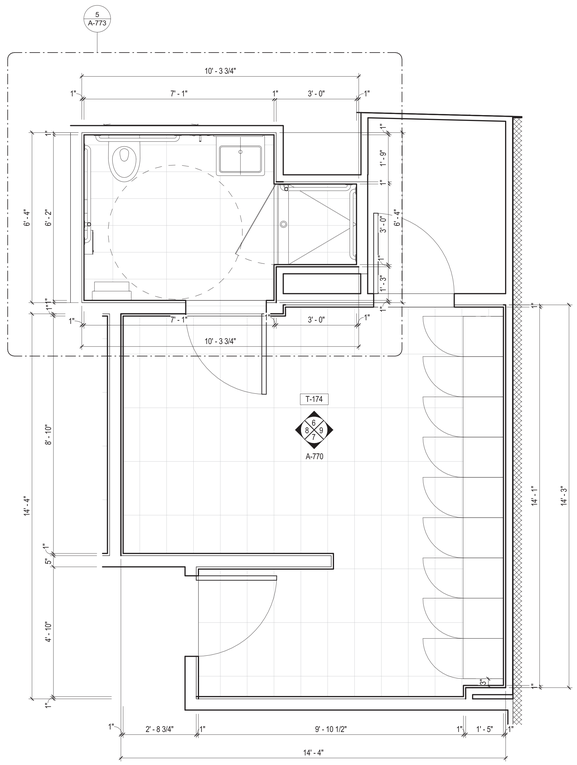


9 STAFF LOCKER ROOM (MEN) EAST ELEVATION
1/2" = 1'-0"



10 LOCKER ROOMS MEN (STAFF)
1/2" = 1'-0"

45 BROAD STREET

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ARCHITECT
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REGISTERED ARCHITECT JOHN CETRA 018861 STATE OF NEW YORK

PRELIMINARY - NOT FOR CONSTRUCTION

1274192

2017.02.07 DOB FILING

CETRARUDDY

SUB-CELLAR 1 - STAFF LOCKER ROOMS

DRAWING NO. **A-770.00**

SCALE	1/2" = 1'-0"	SHEET NO.	171 OF 174
PROJECT NO.	1529.00	DOB PLAN NO.	121190772

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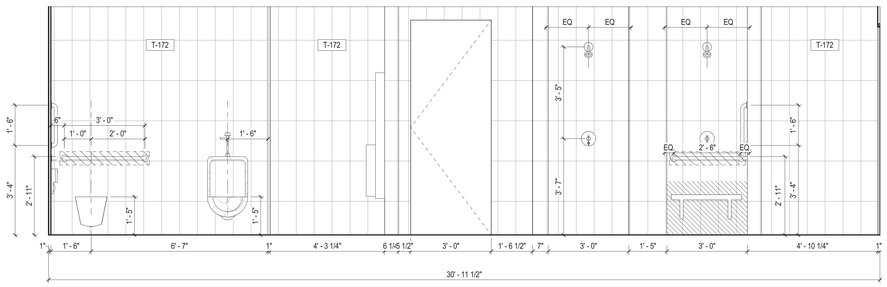
DEPT OF BLDGS 121190772 Job Number
E3259971355 Scan Code



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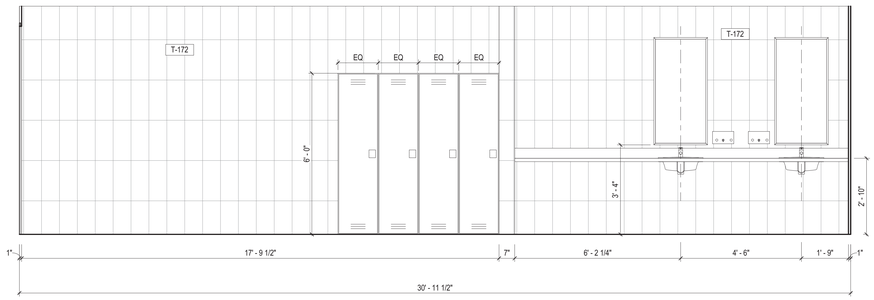
1/2" = 1'-0"



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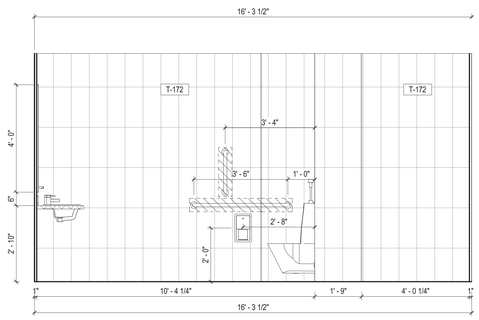

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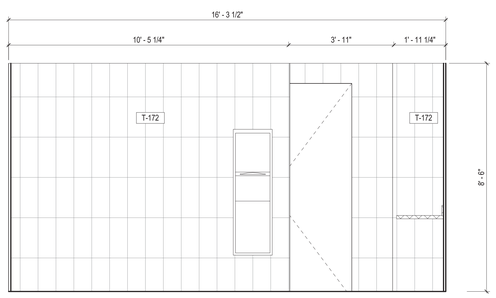

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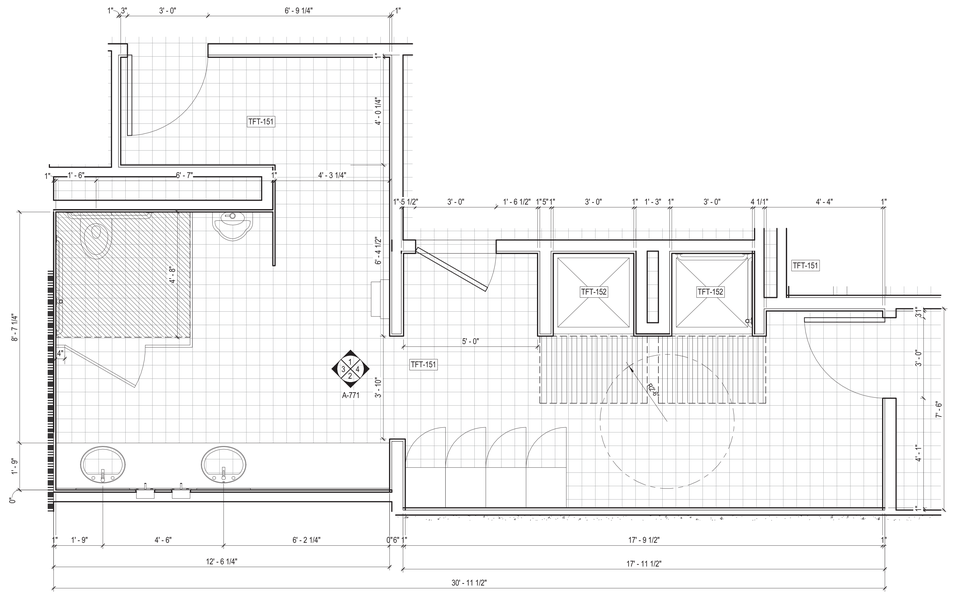

5 LOCKER ROOM (MEN)
1/2" = 1'-0"

45 BROAD STREET

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Registered Architect
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REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

PRELIMINARY - NOT FOR CONSTRUCTION

1274192

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CETRARUDDY

CELLAR -LOCKER ROOM (MEN)

DRAWING NO. **A-771.00**

SCALE	1/2" = 1'-0"	SHEET / PAGE NO.	172 OF 174
PROJECT	1529.00	DOB JOB NO.	121190772

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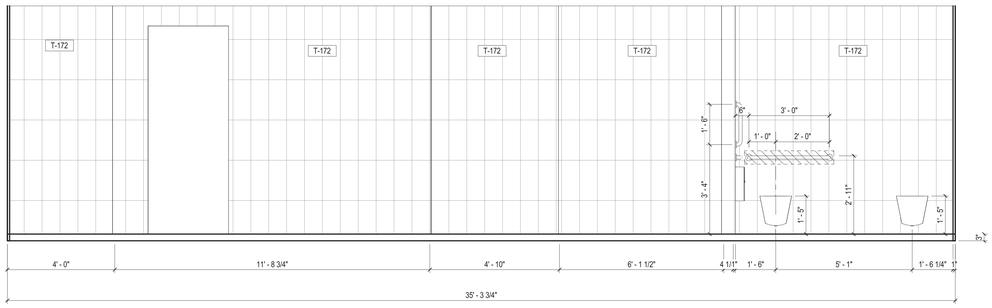
DEPT OF BLDGS 121190772 Job Number
E340543897B Scan Code



1 LOCKER ROOM (WOMEN) EAST ELEVATION
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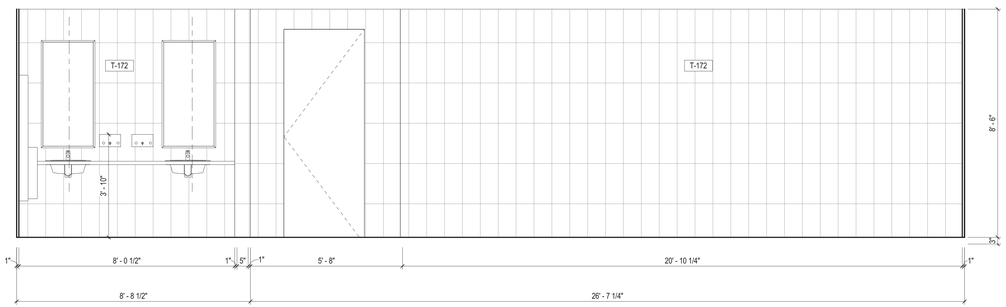

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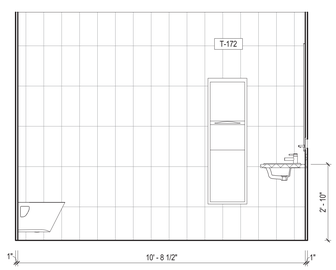

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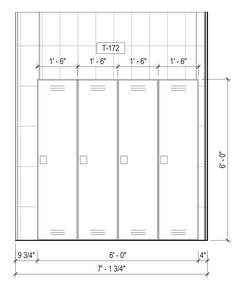

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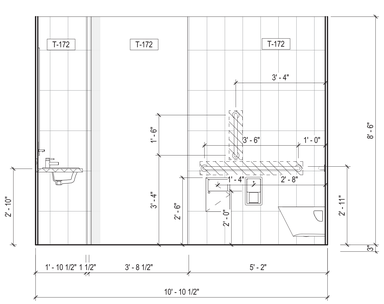

4 LOCKER ROOM (WOMEN) NORTH ELEVATION
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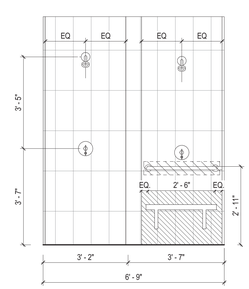
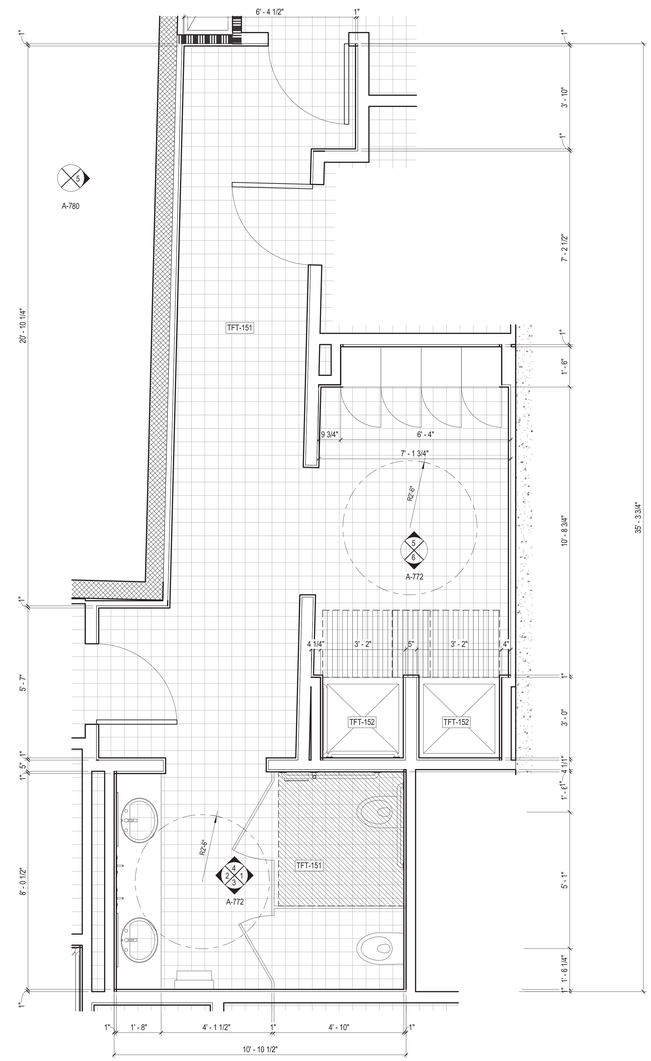


6 LOCKER ROOM (WOMEN) SOUTH B ELEVATION
1/2" = 1'-0"



10 CELLAR
1/2" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

ARCHITECT	**John A. Cetra** State of New York Registered Architect No. 018661 **CetraRuddy Architecture DPC** 584 Broadway Suite 401 New York, NY 10012 212.941.9801	CIVIL	**Madison 45 Broad Development, LLC** 105 Madison Avenue New York, NY 10016
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GEOTECHNICAL ENGINEER	**LANGAN** 21 Penn Plaza 360 West 31st Street, 8th Fl New York, NY 10001 212.479.5400	LANDSCAPE ARCHITECT	**MPFP LLC / M. Paul Friedberg & Partners** 120 Broadway, Floor 20 New York, NY 10005 212.477.6366
LIGHTING DESIGNER	**Ventresca Design, LLC** 44-02 Eleventh St, Suite 203 Long Island City, NY 11101 212.600.0033	CERTIFIED WALL CONS. TAR	**BuroHappold Engineering** 100 Broadway New York, NY 10005 212.334.2025

REGISTERED ARCHITECT JOHN CETRA No. 018661 STATE OF NEW YORK

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CETRARUDDY

CELLAR-LOCKER ROOM (WOMEN)

DRAWING NO. **A-772.00**

SCALE	1/2" = 1'-0"	SHEET NO.	173 OF 174
PROJECT	1529.00	DOB FILE NO.	121190772

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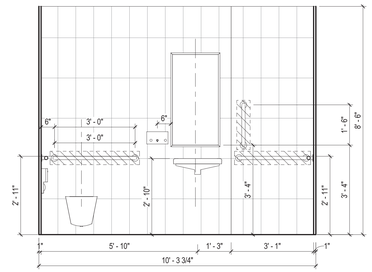

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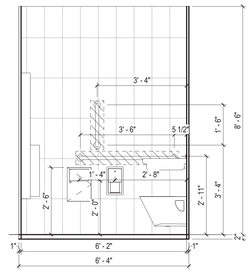

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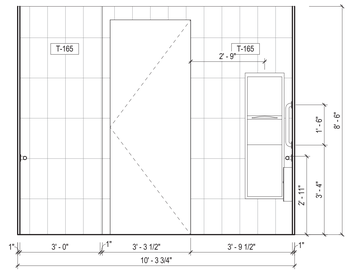

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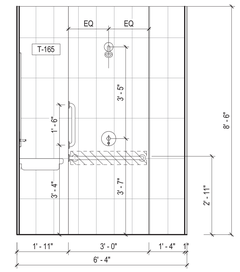

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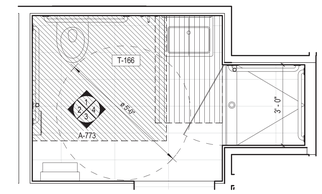

5 PB-01
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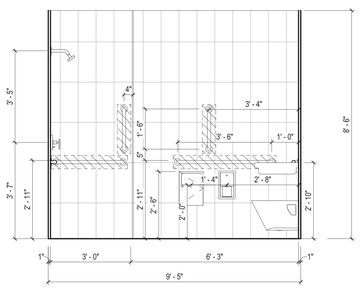

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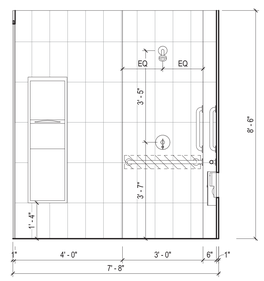

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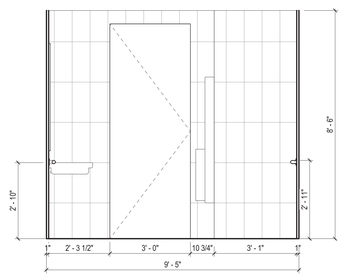

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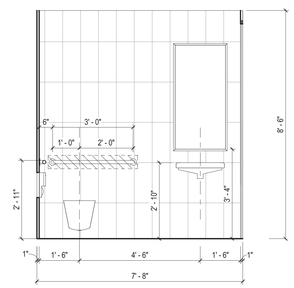

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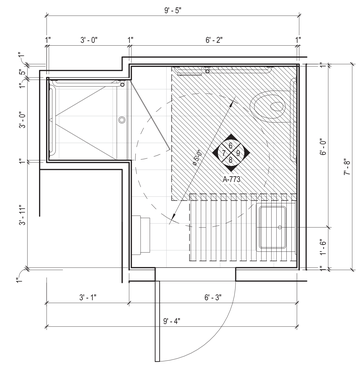
1/2" = 1'-0"



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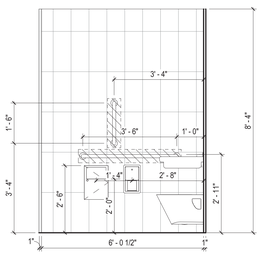

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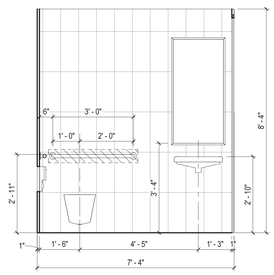

12 PUBLIC BATHROOM ELEVATION
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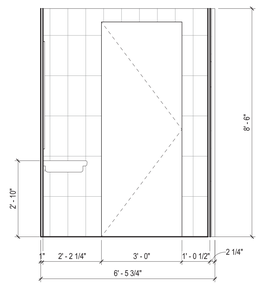

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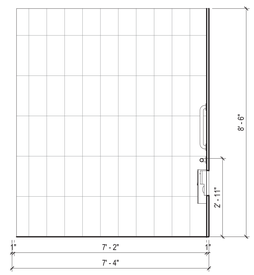

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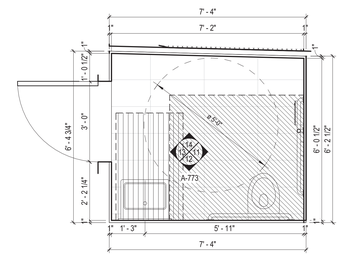

15 PB-03
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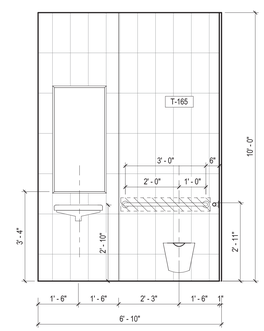

17 PUBLIC BATHROOM ELEVATION
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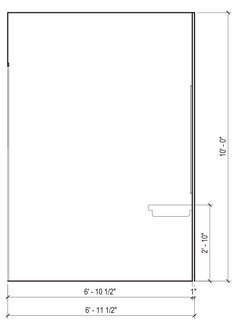
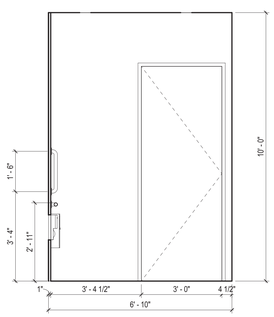
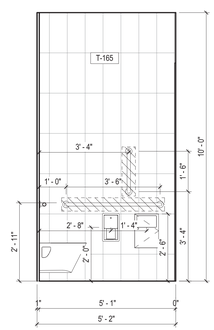


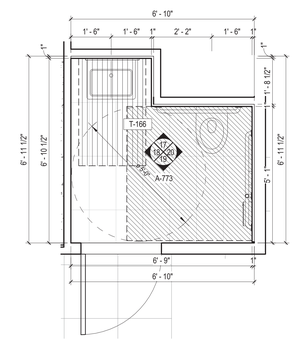
18 PUBLIC BATHROOM ELEVATION
1/2" = 1'-0"



19 PUBLIC BATHROOM ELEVATION
1/2" = 1'-0"



20 PUBLIC BATHROOM ELEVATION
1/2" = 1'-0"



16 PB-04
1/2" = 1'-0"

45 BROAD STREET

NEW YORK NY 10004

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REGISTERED ARCHITECT JOHN CETRA No. 018861 STATE OF NEW YORK

PRELIMINARY - NOT FOR CONSTRUCTION

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PUBLIC TOILET ROOMS

DRAWING NO.	**A-773.00**		
SCALE	1/2" = 1'-0"	SHEET / PAGE NO.	174 OF 174
PROJECT	1529.00	JOB NO.	121190772

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