DEPT OF BLDGS121805639 Job Number
E350711290079 Scan Code

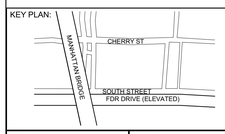
30" x 42" Arch E1 - SHEET SIZE

252 SOUTH STREET

NEW YORK, NY 10002

DOB FILING SUBMISSION

MAY 15, 2017



PROJECT NORTH

TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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180 Varick St #404
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LANDSCAPE DESIGNER:
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333 Hudson Street, Suite 905
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MEP ENGINEERS:
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Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/12/2014
4	DOB FILING SUBMISSION	08/19/2014
5	DOB FILING SUBMISSION	09/11/2014
6	DOB FILING SUBMISSION	10/06/2014
7	DOB FILING SUBMISSION	02/13/2015
8	DOB FILING SUBMISSION	03/19/2015
9	DOB FILING SUBMISSION	04/13/2015
10	DOB FILING SUBMISSION	05/08/2015
11	DOB FILING SUBMISSION	05/13/2015
12	DOB FILING SUBMISSION	05/20/2015
13	DOB FILING SUBMISSION	06/18/2015
14	DOB FILING SUBMISSION	08/24/2015
15	DOB FILING SUBMISSION	09/03/2015
16	DOB FILING SUBMISSION	03/03/2016
17	DOB FILING SUBMISSION	04/01/2016
18	DOB FILING SUBMISSION	06/10/2016
19	DOB FILING SUBMISSION	06/20/2016
20	DOB FILING SUBMISSION	05/15/2017

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ELMWOOD PARK, NJ 07407
TEL : 201.794.6900
FAX : 201.794.0366

CODE CONSULTANT

CONSTRUCTION CONSULTING ASSOCIATES
100 CHURCH ST
NEW YORK, NY 10007
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FAX : 212.385.1911

ELEVATOR CONSULTANT

VAN DEUSEN & ASSOCIATES
5 REGENT STREET, SUITE 524
LIVINGSTON, NJ 07039
TEL : 937.994.9220

BUILDING ENVELOPE CONSULTANT

A.J. LABELLE & PARTNERS, LLC
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NEW YORK, NY 10013
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ADA CONSULTANT

STEVEN WINTERS ASSOCIATES
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ACOUSTIC CONSULTANT

LONGMAN LINDSEY
1410 BROADWAY, SUITE 508
NEW YORK, NY 10018
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LIGHTING DESIGN CONSULTANT

CLINE BETTRIDGE BERNSTEIN LIGHTING DESIGN
116 EAST 27TH STREET, 4TH FLOOR
NEW YORK, NY 10016
TEL : 212.741.3280
FAX : 212.741.3112

IT CONSULTANT

THE CLARIENT GROUP
630 NINTH AVENUE, SUITE 1212
NEW YORK, NY 10036
TEL : 212.586.5840
FAX : 212.586.2180

FACADE MAINTENANCE CONSULTANT

ENTEK ENGINEERING, LLC
166 AMES STREET
HACKENSACK, NJ 07601
TEL : 201.820.2801

POOL CONSULTANT

INTEGRATED AQUATICS ENGINEERING INC.
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DOYLESTOWN, PA 18901
TEL: (215) 230-8623
FAX: (215) 230-8626

CIVIL ENGINEER

PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY 10016
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WIND TUNNEL & ICE MITIGATION

ROWAN WILLIAMS DAVIES & IRWIN INC.
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FAX: (519) 823-1316

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
COVER PAGE

SEAL & SIGNATURE:
REGISTERED ARCHITECT MICHELAS ZIGOURAS 026361 STATE OF NEW YORK

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE:
DWG No: **G-000.02**
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number

ES097090987 Scan Code

30" x 42" Arch E1 - SHEET SIZE

SHEET NUMBER	SHEET NAME	April 25, 2014 - DOB Filing	July 18, 2014 - DOB Filing	August 12, 2014 - DOB Filing	August 19, 2014 - DOB Filing	September 11, 2014 - DOB Filing	October 06, 2014 - DOB Filing	February 13, 2015 - DOB Filing	March 19, 2015 - DOB Filing	April 13, 2015 - DOB Filing	May 08, 2015 - DOB Filing	May 13, 2015 - DOB Filing	May 20, 2015 - DOB Filing	June 18, 2015 - DOB Filing	August 24, 2015 - DOB Filing	September 03, 2015 - DOB Filing	March 03, 2016 - DOB Filing	April 01, 2016 - DOB Filing	June 10, 2016 - DOB Filing	June 20, 2016 - DOB Filing	April 18, 2017 - DOB Filing
A-741.01	STAIRS (C & BC) - ENLARGED PLANS									●										●	●
A-742.01	STAIRS (C & BC) - SECTIONS									●										●	●
A-746.00	STAIRS (D & BD) - ENLARGED PLANS									●											
A-747.00	STAIRS (D) - ENLARGED PLANS									●											
A-748.00	STAIRS (D & BD) - SECTIONS									●											
A-751.01	STAIRS (E & BE) - ENLARGED PLANS									●								●			●
A-752.01	STAIRS (E & BE) - SECTIONS									●								●			●
A-756.01	STAIR (F) - ENLARGED PLANS									●											
A-757.01	STAIR (F) - SECTIONS									●											
A-761.01	STAIR (G) - ENLARGED PLANS AND SECTIONS									●								●			●
A8																					
A-807.00	INTERIOR ELEVATIONS & ENLARGED PLANS - CELLAR - TOILETS & LOCKERS									●											
A-861.02	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (MB)							●	●	●		●	●	●					●		●
A-863.02	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (MB)							●	●	●		●	●	●					●		●
A-865.02	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (SB)							●	●	●		●	●	●					●		●
A-866.02	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (SB)							●	●	●		●	●	●					●		●
A-867.02	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (TB)							●	●	●		●	●	●					●		●
A-872.01	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (MB)													●					●		●
A-874.01	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (MB)													●					●		●
A-878.01	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (PR)													●					●		●
A-881.02	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (A & B)							●	●	●				●					●		●
A-882.02	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (C & D/E)							●	●	●				●					●		●
A-883.01	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (F & G)													●					●		●
A-884.02	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (H & I)							●	●	●				●					●		●
A-885.01	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (J & K/L)													●					●		●
A-886.01	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (M)													●					●		●
A-887.01	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (A ADA ALTERNATIVE)													●					●		●
A9																					
A-910.00	DETAILS - TRASH CHUTE		●		●			●	●												
A-911.00	MDL & HOUSING MAINTENENCE CODE NOTES									●		●									
EN																					
EN-002.01	ENVELOPE SUMMARY CALCULATIONS									●	●			●							
EN-101.01	ENERGY COMPLIANCE ELEVATIONS									●	●			●							
EN-102.01	ENERGY COMPLIANCE ELEVATIONS									●	●			●							
EN-103.01	ENERGY COMPLIANCE AXONOMETRICS									●				●							
EN-201.00	ENERGY COMPLIANCE EXTERIOR WALL TYPES									●	●										
EN-202.00	WALL SECTIONS										●										
EN-301.00	ENERGY COMPLIANCE ROOF ASSEMBLY TYPES									●	●										
EN-401.00	ENERGY COMPLAINCE DETAILS									●											
EN-402.00	ENERGY COMPLIANCE DETAILS									●	●										
EN-403.00	ENERGY COMPLIANCE DETAILS									●											

SHEET NUMBER	SHEET NAME	April 25, 2014 - DOB Filing	July 18, 2014 - DOB Filing	August 12, 2014 - DOB Filing	August 19, 2014 - DOB Filing	September 11, 2014 - DOB Filing	October 06, 2014 - DOB Filing	February 13, 2015 - DOB Filing	March 19, 2015 - DOB Filing	April 13, 2015 - DOB Filing	May 08, 2015 - DOB Filing	May 13, 2015 - DOB Filing	May 20, 2015 - DOB Filing	June 18, 2015 - DOB Filing	August 24, 2015 - DOB Filing	September 03, 2015 - DOB Filing	March 03, 2016 - DOB Filing	April 01, 2016 - DOB Filing	June 10, 2016 - DOB Filing	June 20, 2016 - DOB Filing	April 18, 2017 - DOB Filing
A-219.02	PARTIAL FLOOR PLAN - 5TH FLOOR (SOUTH)								●	●				●					●		●
A-220.02	PARTIAL FLOOR PLAN - 5TH FLOOR (CORE)								●	●				●					●		●
A-221.02	PARTIAL FLOOR PLAN - 5TH FLOOR (NORTH)								●	●				●					●		●
A-222.02	PARTIAL FLOOR PLAN - TYP LOW RISE (SOUTH)								●	●				●					●		●
A-223.02	PARTIAL FLOOR PLAN - TYP LOW RISE (CORE)	●	●					●	●	●				●					●		●
A-224.02	PARTIAL FLOOR PLAN - TYP LOW RISE (NORTH)	●	●					●						●					●		●
A-228.00	PARTIAL FLOOR PLAN - 27TH FLOOR MECH. 1 (SOUTH)	●	●					●						●					●		●
A-229.00	PARTIAL FLOOR PLAN - 27TH FLOOR MECH. 1 (CORE)																		●		●
A-230.00	PARTIAL FLOOR PLAN - 27TH FLOOR MECH. 1 (NORTH)																		●		●
A-231.02	PARTIAL FLOOR PLAN - TYP MID RISE (SOUTH)	●	●					●	●	●				●					●		●
A-232.02	PARTIAL FLOOR PLAN - TYP MID RISE (CORE)	●	●					●	●					●					●		●
A-233.02	PARTIAL FLOOR PLAN - TYP MID RISE (NORTH)	●	●					●	●					●					●		●
A-234.00	PARTIAL FLOOR PLAN - 49TH FLOOR MECH. 2 (SOUTH)																		●		●
A-235.00	PARTIAL FLOOR PLAN - 49TH FLOOR MECH. 2 (CORE)																		●		●
A-236.00	PARTIAL FLOOR PLAN - 49TH FLOOR MECH. 2 (NORTH)																		●		●
A-237.00	PARTIAL FLOOR PLAN - 50TH FLOOR (SOUTH)																		●		●
A-238.00	PARTIAL FLOOR PLAN - 50TH FLOOR (CORE)																		●		●
A-239.00	PARTIAL FLOOR PLAN - 50TH FLOOR (NORTH)																		●		●
A-240.02	PARTIAL FLOOR PLAN - TYP HIGH RISE (SOUTH)	●	●					●	●					●					●		●
A-241.02	PARTIAL FLOOR PLAN - TYP HIGH RISE (CORE)	●	●					●	●					●					●		●
A-242.02	PARTIAL FLOOR PLAN - TYP HIGH RISE (NORTH)	●	●					●	●	●				●					●		●
A-243.02	PARTIAL FLOOR PLAN - 71ST FLOOR PH1 & 72ND FLOOR PH2 (SOUTH)	●	●					●	●	●				●					●		●
A-244.02	PARTIAL FLOOR PLAN - 71ST FLOOR PH1 & 72ND FLOOR PH2 (CORE)	●	●					●	●					●					●		●
A-245.02	PARTIAL FLOOR PLAN - 71ST FLOOR PH1 & 72ND FLOOR PH2 (NORTH)	●	●					●	●					●					●		●
A4																					
A-400.01	BUILDING ELEVATIONS - OVERALL (WEST & NORTH)	●	●		●			●	●					●							
A-401.01	BUILDING ELEVATIONS - OVERALL (EAST & SOUTH)	●	●		●			●	●					●							
A-450.01	BUILDING STACKING SECTION / ELEVATOR STACKING DIAGRAM	●	●		●			●	●					●							
A-451.00	BUILDING SECTIONS - OVERALL 1	●																			
A-460.00	BUILDING SECTIONS - PODIUM (WEST-EAST)	●																			
A-461.00	BUILDING SECTIONS - PODIUM (WEST-EAST)	●																			
A5																					
A-501.00	EXTERIOR ENVELOPE - EXTERIOR WALL TYPES								●												
A-502.00	EXTERIOR ENVELOPE - ROOF ASSEMBLY TYPES								●												
A-511.00	WALL SECTIONS - PODIUM WEST								●												
A-516.00	WALL SECTIONS - PODIUM NORTH								●												
A-517.00	WALL SECTIONS - PODIUM NORTH								●												
A-521.00	WALL SECTIONS - PODIUM EAST								●												
A-551.00	DETAILS - FOUNDATION WALL								●												
A-555.00	DETAILS - FOUNDATION								●												
A-556.00	DETAILS - FOUNDATION								●												
A-561.00	DETAILS - PODIUM WEST								●												
A-566.00	DETAILS - PODIUM NORTH								●												
A-567.00	DETAILS - PODIUM NORTH								●												
A-571.00	DETAILS - PODIUM EAST								●												
A6																					
A-628.01	PART ELEVATION & SECTIONS - TOWER WEST (25TH - 30TH FLOORS)							●	●					●							
A-629.00	PART ELEVATION & SECTIONS - TOWER WEST (24TH - 28TH FLOORS)							●	●												
A-630.01	PART ELEVATION & SECTIONS - TOWER WEST (47TH - 53RDFLOORS)							●	●					●							
A-631.01	PART ELEVATION & SECTIONS - TOWER NORTH (47TH - 53RD FLOORS)							●	●					●							
A-632.00	PART ELEVATION & SECTIONS - TOWER NORTH (47TH - 51ST FLOORS)							●	●												
A-650.00	WALL SECTIONS - TOWER CURTAIN WALL							●	●												
A-651.01	TOWER FACADE DETAILS (DELETED)							●	●												
A-660.00	WALL SECTIONS - TOWER CURTAIN WALL							●	●												
A-661.00	WALL SECTIONS - TOWER CURTAIN WALL							●	●												
A-671.00	DETAILS - TOWER CURTAIN WALL							●	●												
A-675.00	DETAILS - TOWER CURTAIN WALL							●	●												
A7																					
A-701.01	TYPICAL STAIR DETAILS							●	●	●										●	●
A-707.00	RAILING TYPES & DETAILS																			●	●
A-711.01	ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - PODIUM							●	●									●			●
A-712.01	ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - PODIUM							●	●									●			●
A-713.02	ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - 28TH, 35TH, 50TH & 63RD							●	●					●						●	●
A-714.00	ELEVATORS & STAIRS (A & B) - ENLARGED PLANS (LOW RISE)																			●	●
A-715.00	ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - 70TH, 71ST, 71ST INT. & 73RD																			●	●
A-716.01	ELEVATORS (PE1, PE2, PE3, & PE4) - SECTIONS - LOW RISE							●	●			●								●	●
A-717.01	ELEVATORS (PE6, PE7, & SE1) - SECTIONS - HIGH RISE							●	●			●								●	●
A-718.01	ELEVATORS (PE5 & SE2) - SECTIONS - HIGH RISE							●	●			●								●	●
A-721.01	ELEVATORS (SE3 & SE4) - ENLARGED PLANS AND SECTIONS							●	●			●								●	●
A-722.01	ELEVATOR (PE8) & STAIR - ENLARGED PLANS AND SECTIONS							●	●			●								●	●
A-723.01	ELEVATORS (CAR LIFT) - ENLARGED PLANS AND SECTIONS							●	●			●								●	●
A-731.01	STAIRS (A & BA) - ENLARGED PLANS							●	●	●										●	●
A-732.00	STAIR A - SECTIONS																			●	●
A-733.00	STAIR B - SECTIONS																			●	●
A-734.00	PENTHOUSE EGRESS STAIRS - ENLARGED PLANS AND SECTIONS																			●	●
A-736.01	STAIR Z - ENLARGED PLANS AND SECTIONS									●											
A-737.01	STAIR BH - ENLARGED PLANS AND SECTIONS							●	●												
A-738.00	STAIR (A&B)-SECTIONS (DELETED)							●	●	●											

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0-G																					
G-000.03	COVER PAGE	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
G-001.02	DRAWING LIST	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
G-002.01	DOOR SCHEDULE (1 OF 3)									●				●							
G-003.01	DOOR SCHEDULE (2 OF 3)									●				●							
G-004.01	DOOR TYPES & DETAILS - RESIDENTIAL UNITS									●				●							
G-005.00	DOOR SCHEDULE (3 OF 3)									●				●							
G-010.00	FLOOD COMPLIANCE ELEVATIONS									●											
0-Z																					
Z-001.01	ZONING CALCULATIONS	●	●		●				●					●	●						
Z-002.00	SURVEY	●	●		●				●												
Z-003.01	CELLAR, 1ST AND 2ND FLOOR AREA PLAN AND DEDUCTIONS	●	●					●	●					●							
Z-004.01	3RD & 4TH ZONING FLOOR AREA PLAN AND DEDUCTIONS	●	●					●	●					●							
Z-005.01	5TH TO 26TH ZONING FLOOR AREA PLAN AND DEDUCTTIONS	●	●					●	●					●							
Z-006.01	27TH (MECH 1) TO 49TH ZONING FLOOR AREAPLAN AND DEDUCTIONS	●	●					●	●					●							
Z-007.01	50TH TO 70TH ZONING FLOOR AREAPLANS AND DEDUCTIONS	●	●		●			●	●					●							
Z-008.01	L71 PENTHOUSE ZONING FLOOR AREA PLAN AND DEDUCTIONS	●	●		●			●	●					●							
Z-009.01	REAR YARD EQUIVALENT	●	●		●			●	●					●							
Z-010.01	HEIGHT AND SETBACKS - SITE PLAN AND ELEVATIONS	●	●	●	●			●	●					●	●					●	●
Z-011.01	STREETSCAPE	●	●		●			●	●	●		●		●							
Z-012.01	SPECIAL URBAN DESIGN CONDITIONS									●				●							
Z-013.01	OFF STREET LOADING & PARKING													●				●			●
Z-014.01	OFF STREET LOADING & PARKING (BICYCLE PARKING)													●				●			●
A0																					
A-002.00	ABBREVIATIONS, SYMBOLS & LEGEND	●	●						●												
A-003.00	BUILDING CODE NOTES	●	●						●												
A-004.01	BUILDING CODE NOTES	●	●					●	●		●							●			●
A-005.00	BUILDING CODE NOTES	●	●				●		●												
A-006.00	ADA PROVISIONS & NOTES	●	●						●												
A-007.00	ADA PROVISIONS & NOTES	●	●						●												
A-008.00	INTERIOR PARTITION TYPES	●	●						●												
A-009.00	FLOOD COMPLIANCE PLANS & NOTES	●	●	●	●	●			●	●											
A-010.02	LIFE SAFETY PLAN - CELLAR	●	●					●	●	●				●				●		●	●
A-011.02	LIFE SAFETY PLAN - 1ST FLOOR	●	●					●	●					●	●			●		●	●
A-012.02	LIFE SAFETY PLAN - 2ND FLOOR	●	●					●	●					●	●			●			●
A-013.02	LIFE SAFETY PLAN - 3RD FLOOR	●	●					●	●	●				●	●	●		●		●	●
A-014.02	LIFE SAFETY PLAN - 4TH FLOOR	●	●					●	●	●				●	●	●		●		●	●
A-015.02	LIFE SAFETY PLAN - 5TH FLOOR	●	●					●	●					●				●	●		●
A-016.02	LIFE SAFETY PLAN - 6TH FLOOR (TYP LOW RISE)	●	●					●	●					●					●		●
A-017.02	LIFE SAFETY PLAN - 26TH FLOOR (MECH LOOP)													●					●		●
A-018.02	LIFE SAFETY PLAN - 27TH FLOOR (MECH 1)	●	●					●	●					●					●		●
A-019.02	LIFE SAFETY PLAN - 28TH FLOOR (TYP MID RISE)	●	●					●	●					●					●		●
A-020.02	LIFE SAFETY PLAN - 48TH FLOOR (MECH LOOP)													●					●		●
A-021.02	LIFE SAFETY PLAN - 49TH FLOOR (MECH 2)	●	●					●	●					●					●		●
A-022.02	LIFE SAFETY PLAN - 51ST FLOOR (TYP HIGH RISE)	●	●					●	●					●					●		●
A-023.01	LIFE SAFETY PLAN - 71ST FLOOR (PENTHOUSE)	●	●						●					●					●		●
A-024.02	LIFE SAFETY PLAN - ROOF / MECH 3	●	●						●					●	●	●			●		
A-025.02	LIFE SAFETY PLAN - MECH 4 (EMR)													●	●	●			●		●
A-026.00	LIFE SAFETY PLAN - 70TH FLOOR (MECH LOOP)																				●
A-051.00	SITE PLAN	●	●	●		●			●					●							
A-080.00	3RD FLOOR CON-ED VAULT FLOOR PLAN																	●			●
A-081.00	3RD FLOOR CON-ED VAULT SECTIONS																	●			●
A-082.00	DETAILS - 3RD FLOOR CON-ED VAULTS																	●			●
A1																					
A-100.02	OVERALL FLOOR PLAN - CELLAR	●	●		●	●	●	●	●					●			●	●			●
A-101.02	OVERALL FLOOR PLAN - 1ST FLOOR	●	●	●	●	●		●	●	●		●	●	●			●	●			●
A-102.02	OVERALL FLOOR PLAN - 2ND FLOOR	●	●		●	●		●	●	●		●	●	●			●	●			●
A-103.02	OVERALL FLOOR PLAN - 3RD FLOOR	●	●		●			●	●	●		●	●	●	●	●	●	●			●
A-104.02	OVERALL FLOOR PLAN - 4TH FLOOR	●	●		●			●	●	●				●			●	●			●
A-105.01	OVERALL FLOOR PLAN - 5TH FLOOR	●	●		●			●	●	●								●	●		●
A-106.02	OVERALL FLOOR PLAN - 6TH FLOOR (TYP. LOW RISE)	●	●					●	●					●					●		●
A-126.00	OVERALL FLOOR PLAN - 26TH FLOOR (MECH LOOP)																		●		
A-127.02	OVERALL FLOOR PLAN - 27TH FLOOR (MECH. 1)	●	●					●	●										●		●
A-128.02	OVERALL FLOOR PLAN - 28TH FLOOR (TYP. MID RISE)	●	●					●	●					●					●		●
A-148.00	OVERALL FLOOR PLAN - 48TH FLOOR (MECH LOOP)																		●		
A-149.02	OVERALL FLOOR PLAN - 49TH FLOOR (MECH. 2)	●	●					●	●					●					●		●
A-150.02	OVERALL FLOOR PLAN - 50TH FLOOR													●					●		●
A-168.02	OVERALL FLOOR PLAN - 51ST FLOOR (TYP. HIGH RISE)	●	●					●	●					●					●		●
A-169.02	OVERALL FLOOR PLAN - 71ST FLOOR (PENTHOUSE)	●	●					●	●					●					●		●
A-170.01	OVERALL FLOOR PLAN - LEVEL 73 - ROOF / MECH. 3	●	●					●	●					●	●	●					
A-171.01	OVERALL FLOOR PLAN - LEVEL 74 - MECH. 4 (EMR)	●	●						●					●	●	●					
A-175.01	OVERALL ROOF PLAN	●	●		●				●					●		●					
A2																					
A-200.02	PARTIAL FLOOR PLAN - CELLAR (SW CORNER)								●					●							●
A-201.02	PARTIAL FLOOR PLAN - CELLAR (SE CORNER)								●					●			●	●			●
A-202.02	PARTIAL FLOOR PLAN - CELLAR (NE CORNER)								●					●			●	●			●
A-203.02	PARTIAL FLOOR PLAN - CELLAR (NW CORNER)								●					●			●	●			●
A-204.02	PARTIAL FLOOR PLAN - 1ST FLOOR (SW CORNER)								●					●			●	●			●
A-205.02	PARTIAL FLOOR PLAN - 1ST FLOOR (SE CORNER)								●					●			●	●			●
A-206.02	PARTIAL FLOOR PLAN - 1ST FLOOR (NE CORNER)								●			●		●			●	●			●
A-207.02	PARTIAL FLOOR PLAN - 1ST FLOOR (NW CORNER)								●			●		●			●	●			●
A-208.01	PARTIAL FLOOR PLAN - 2ND FLOOR (SW CORNER)								●								●	●			●
A-209.01	PARTIAL FLOOR PLAN - 2ND FLOOR (SE CORNER)								●								●	●			●
A-210.00	PARTIAL FLOOR PLAN - 2ND FLOOR (NE CORNER)								●												
A-211.00	PARTIAL FLOOR PLAN - 2ND FLOOR (NW CORNER)								●												
A-212.02	PARTIAL FLOOR PLAN - 3RD FLOOR (SW CORNER)								●	●				●			●	●			●
A-213.01	PARTIAL FLOOR PLAN - 3RD FLOOR (SE CORNER)								●	●							●	●			●
A-214.00	PARTIAL FLOOR PLAN - 3RD FLOOR (NE CORNER)								●	●											
A-215.02	PARTIAL FLOOR PLAN - 3RD FLOOR (NW CORNER)								●					●			●	●			●
A-216.02	PARTIAL FLOOR PLAN - 4TH FLOOR (SW CORNER)								●	●				●			●	●			●
A-217.02	PARTIAL FLOOR PLAN - 4TH FLOOR (NW CORNER)								●					●			●	●			●

KEY PLAN:

PROJECT NORTH

TRUE NORTH

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21 Penn Plaza - 360 West 31st Street, 8th Floor
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/12/2014
4	DOB FILING SUBMISSION	08/19/2014
5	DOB FILING SUBMISSION	09/11/2014
6	DOB FILING SUBMISSION	10/06/2014
7	DOB FILING SUBMISSION	02/13/2015
8	DOB FILING SUBMISSION	03/19/2015
9	DOB FILING SUBMISSION	04/13/2015
10	DOB FILING SUBMISSION	05/08/2015
11	DOB FILING SUBMISSION	05/13/2015
12	DOB FILING SUBMISSION	05/20/2015
13	DOB FILING SUBMISSION	06/18/2015
14	DOB FILING SUBMISSION	08/24/2015
15	DOB FILING SUBMISSION	09/03/2015
16	DOB FILING SUBMISSION	03/03/2016
17	DOB FILING SUBMISSION	04/01/2016
18	DOB FILING SUBMISSION	06/10/2016
19	DOB FILING SUBMISSION	06/20/2016
20	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DRAWING LIST

SEAL & SIGNATURE:

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PROJECT No:	1335-00
DRAWN:	TEAM
CHK:	CHECKER
SCALE:	1" = 1'-0"
REV:	
DWG No:	**G-001.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

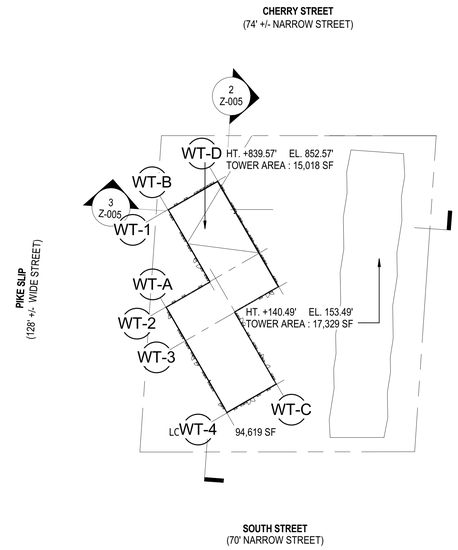
DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS121105529 Job Number

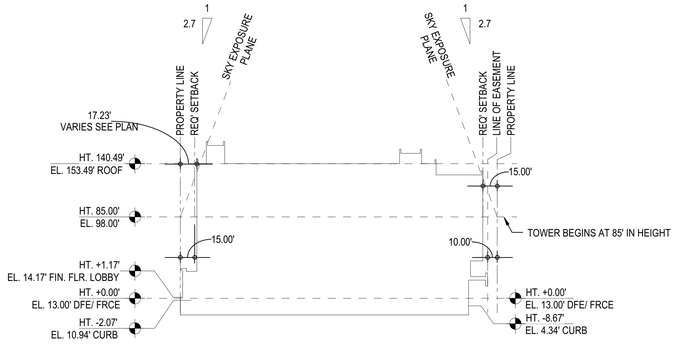
E1599832458Y Scan Code



5 TOWER COVERAGE

1/64" = 1'-0"

64-131	**CURB LEVEL** MEASURE OF HEIGHT ALL MEASUREMENT OF HEIGHT ABOVE CURB LEVEL, BASE PLANE, BASE FLOOD ELEVATION, GRADE, OR OTHER SIMILAR GROUND RELATED DATUM, SHALL BE FROM THE FLOOR RESISTANT CONSTRUCTION ELEVATION. DFE/FRCE PROJECT DATUM DFE/FRCE = AVERAGE CURB ELEVATION BFL = 12' (PER FEMA MAP) DFE = BFE + 1 FT (PER NYC BUILDING CODE 2008, APPENDIX G SECTION 2.3, TABLE 2-1 UNDER STRUCTURAL, OCCUPANCY CATEGORY III) **DFE/FRCE = 13'**
	ABBREVIATION: T.O.P. = TOP OF PARAPET BFL = BASE FLOOD LEVEL DFE = DESIGN FLOOD ELEVATION FRCE = FLOOD RESISTANT CONSTRUCTION ELEVATION
	NOTE: 1. ALL ELEVATIONS ARE FROM NAVD88 2. ALL HEIGHTS ARE ABOVE DFE OF 13'

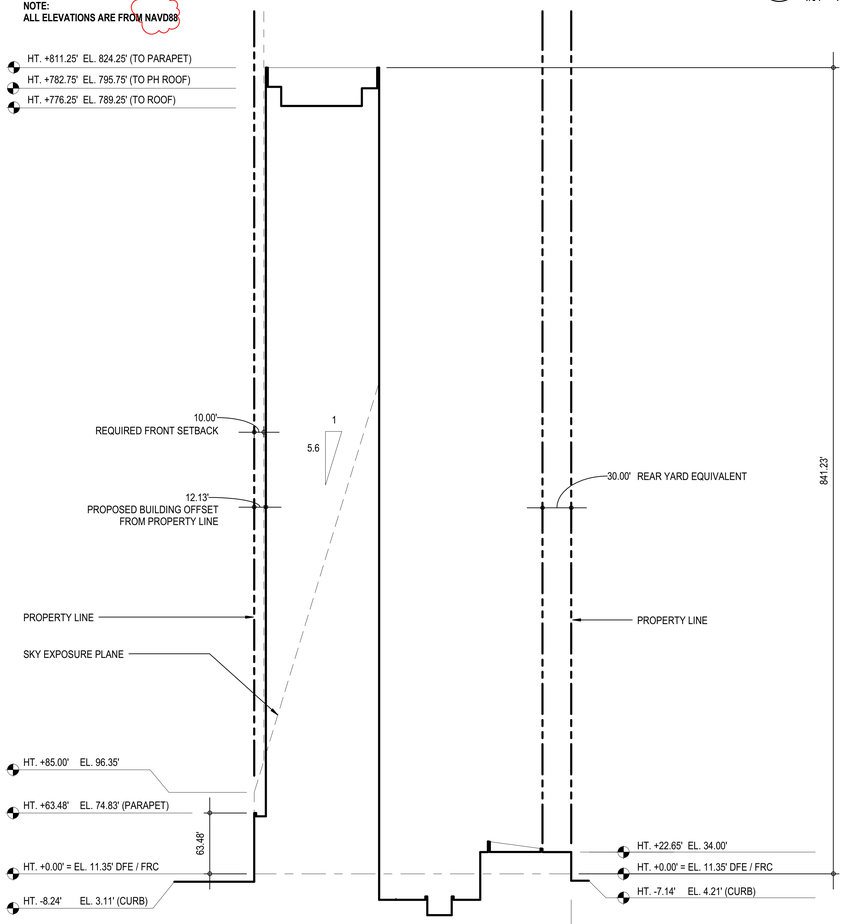


3 HEIGHT AND SETBACKS

1/64" = 1'-0"

33-432	**FRONT WALL REGULATIONS** A) MAXIMUM HEIGHT OF FRONT WALLS ON NARROW STREETS 85' OR SIX STORIES MAXIMUM FRONT WALL HEIGHT 2.7 : 1 SKY EXPOSURE PLANE i) FRONT WALL LESS THAN 85' PROVIDED ON CHERRY ST. **COMPLIES** ii) FRONT WALL LESS THAN 85' PROVIDED ON SOUTH ST. **COMPLIES** B) MAXIMUM HEIGHT OF FRONT WALLS & SETBACK ON WIDE STREETS 85' OR SIX STORIES MAXIMUM FRONT WALL HEIGHT 5.6 : 1 SKY EXPOSURE PLANE i) FRONT WALL LESS THAN 85' PROVIDED ON PIKE SLIP **COMPLIES**
35-63(c)	**TOWER REGULATIONS**
23-652	WHEN BUILDINGS OCCUPY NOT MORE THAN 40% OF THE LOT AREA OF A ZONING LOT, THE TOWERS MAY PENETRATE AN ESTABLISHED SKY EXPOSURE PLANE. TOWER LOT COVERAGE (TOWER AREA / LOT AREA x 100%) LESS THAN 40% TOWER LOT COVERAGE PROPOSED (15,018 SF / 94,619 SF x 100%) = 15.9% **COMPLIES** A) MINIMUM SETBACK ON NARROW STREETS 15' MINIMUM SETBACK FROM NARROW STREET i) SETBACK 15' MINIMUM PROVIDED ON CHERRY ST. **COMPLIES** ii) SETBACK 15' MINIMUM PROVIDED ON SOUTH ST. **COMPLIES** B) MINIMUM SETBACK ON WIDE STREETS 10' MINIMUM SETBACK FROM WIDE STREET i) SETBACK 10' MINIMUM PROVIDED ON PIKE SLIP **COMPLIES**
	NOTE: 1. ALL ELEVATIONS ARE FROM NAVD88 2. ALL HEIGHTS ARE ABOVE DFE OF 13'

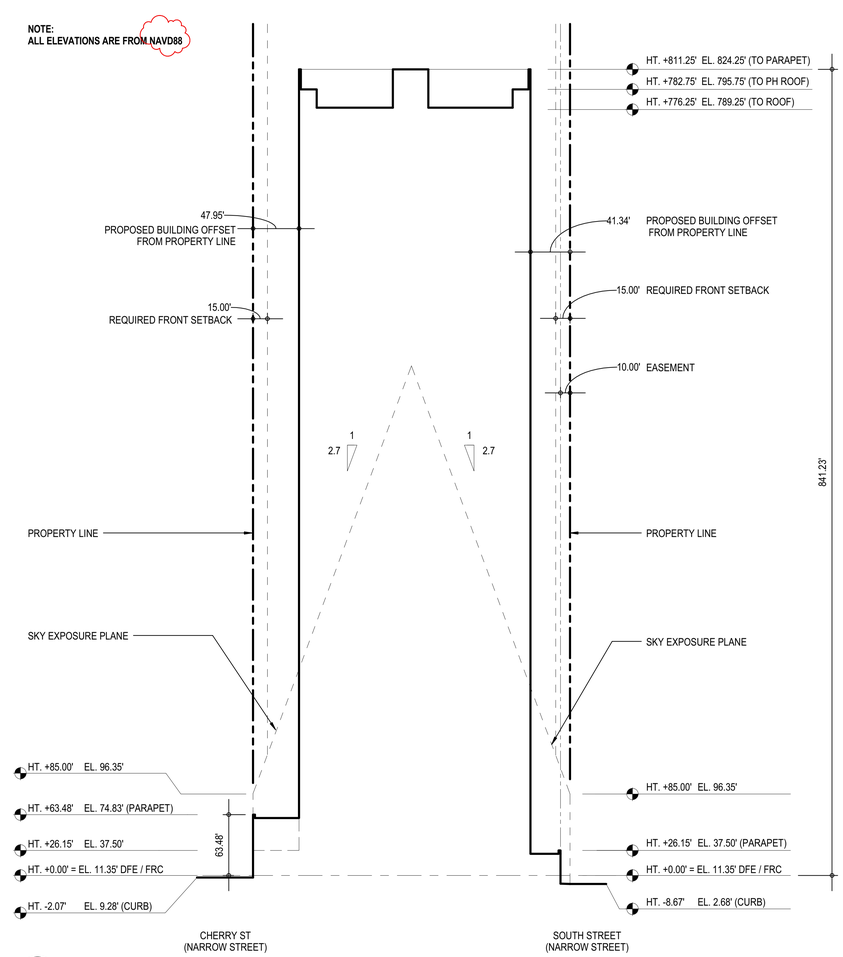
NOTE:
ALL ELEVATIONS ARE FROM NAVD88



2 HEIGHT AND SETBACK - PIKE SLIP (WIDE ST)

1/64" = 1'-0"

NOTE:
ALL ELEVATIONS ARE FROM NAVD88

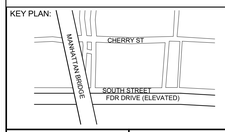


1 HEIGHT AND SETBACK - SOUTH ST & CHERRY ST (NARROW ST)

1/64" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH / TRUE NORTH

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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	08/24/2015
7	DOB FILING SUBMISSION	06/20/2016
8	DOB FILING SUBMISSION	05/15/2017

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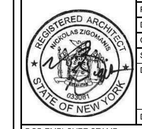
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
HEIGHT AND SETBACKS - SITE PLAN AND ELEVATIONS

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
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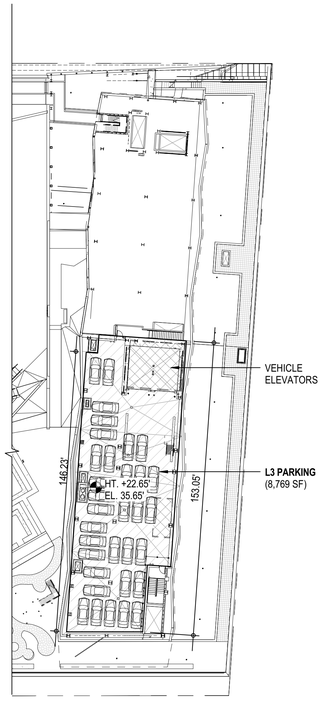
CHK: CHECKER	
SCALE: 1/64" = 1'-0"	
DWG No:	**Z-010.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

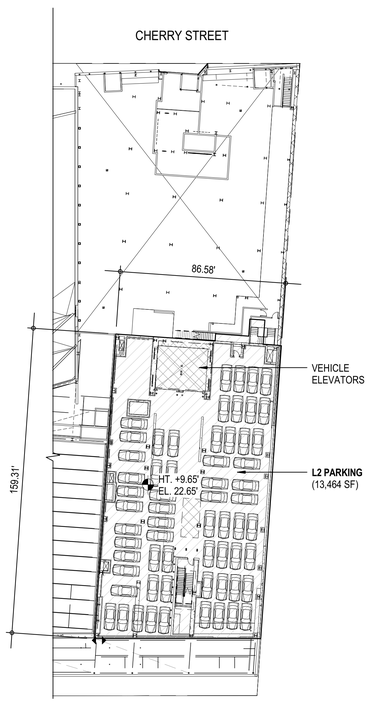
DOB B-SCAN:

DEPT OF BLDGS 421185569 Job Number
E3169809723 Scan Code

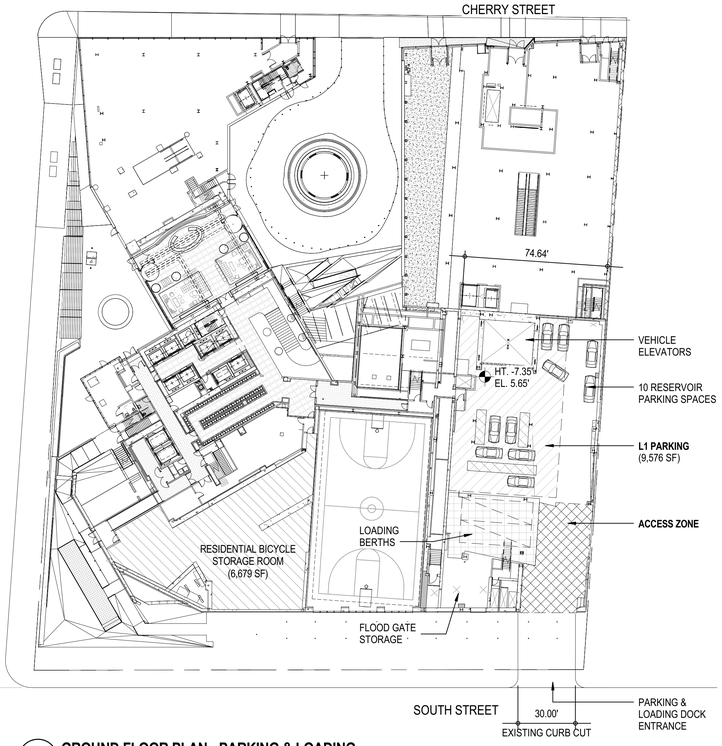
30" x 42" Arch E1 - SHEET SIZE



4 **3RD FLOOR PLAN - PARKING**
1/32" = 1'-0"



3 **2ND FLOOR PLAN - PARKING**
1/32" = 1'-0"



2 **GROUND FLOOR PLAN - PARKING & LOADING**
1/32" = 1'-0"

36-62 **REQUIRED OFF STREET LOADING**

A) RETAIL FLOOR AREA

	BERTHS REQUIRED	TOTAL
0- 25,000 SF	0	0
NEXT 15,000 SF (25,001-40,000)	1	1
NEXT 60,000 SF (40,001-100,000)	+1	2
RETAIL FLOOR AREA PROPOSED = 45,405 SF	2	
	NUMBER OF BERTHS	
OFF-STREET LOADING BERTH PROVIDED	2	**COMPLIES**

36-681 B) SIZE OF REQUIRED BERTHS

13-31 MODIFICATION OF MINIMUM SIZE OF LOADING BERTH (5/8/13)

	LENGTH x WIDTH	VERTICAL CLEARNACE	
REQUIRED	37' x 12'	14'	
PROVIDED	37' x 12'	14'	**COMPLIES**

36-682 C) LOCATION OF BERTH ENTRANCE AND EXIT

REQUIRED DISTANCE OF BERTH TO INTERSECTION : 50.00'
PROVIDED DISTANCE OF BERTH TO INTERSECTION : 271.04' **COMPLIES**

13-00 **ACCESSORY OFF-STREET PARKING**

13-41 A) NONE REQUIRED

13-041 B) OFF STREET PARKING SPACES PERMITTED

13-11 (a) i) RESIDENTIAL
NOT MORE THAN 20 PERCENT OF THE TOTAL NUMBER OF NEW DWELLING UNITS CONTAINED IN THE DEVELOPMENT, OR 200 SPACES, WHICHEVER IS LESS.

PROPOSED DWELLING UNITS: 815 D.U.
PERMITTED PARKING SPACES: 815 D.U x 20% = 163

ii) RETAIL
ONE PER 4,000 SF OR 10 SPACES, WHICHEVER IS LESS.

PROPOSED RETAIL AREA: 67,527 SF
PERMITTED PARKING SPACES: 67,527 SF / 4,000 SF = 16 (10 MAXIMUM)

PERMITTED PARKING SPACES; 173 (163 + 10)
PROPOSED PARKING SPACES: 106

13-27 (a) (1) C) SIZE OF PARKING ZONE (WITHOUT PARKING LIFT SYSTEMS)

MINIMUM GROSS SURFACE AREA SHALL BE 180 SF x NUMBER OF PARKING
MAXIMUM GROSS SURFACE AREA SHALL NOT EXCEED 200 SF x NUMBER OF PARKING

MINIMUM PERMITTED AREA: 31,140 SF (180 SF x 173)
MAXIMUM PERMITTED AREA: 54,603 SF (200 SF x 173)

PROPOSED PARKING FACILITY AREA: 31,809 SF **COMPLIES**
L1 : 9,576 SF
L2 : 13,464 SF
L3 : 8,769 SF

13-221 D) ENCLOSURE AND SCREEING REQUIREMENTS

i) ACCESSORY OFF STREET PARKING SPACES SHALL BE LOCATED WITHIN A COMPLETELY ENCLOSED BUILDING **COMPLIES**

ii) SCREENING - OFF-STREET PARKING FACILITY SHALL BE LOCATED BEHIND PERMITTED RESIDENTIAL FLOOR AREA. **COMPLIES**

iii) TRANSPARENCY - NOT APPLICABLE FOR SCREENING WITH RESIDENTIAL USE SEE SEC. 64-22 (Z-010) **COMPLIES**

13-25 E) RESERVOIR SPACES

18' x 8'-6" TEN PARKING SPACES TO PROVIDE IN ATTENDED PARKING FACILTIES WITH 100 TO 200 PARKING SPACES

PROPOSED PARKING SPACES: 106 (BETWEEN 100 - 200)
PROVIDED RESERVOIR SPACES: 10 **COMPLIES**

LEGEND

PARKING ZONE
ACCESS ZONE
LOADING BERTHS

NOTE:
1. ALL ELEVATIONS ARE FROM NAVD88 DATUM
2. ALL HEIGHTS ARE ABOVE DFE OF 13'

64-131 **CURB LEVEL**

MEASURE OF HEIGHT
ALL MEASUREMENT OF HEIGHT ABOVE CURB LEVEL, BASE PLANE, BASE FLOOD ELEVATION, GRADE, OR OTHER SIMILAR GROUND RELATED DATUM, SHALL BE FROM THE FLOOR RESISTANT CONSTRUCTION ELEVATION.

DFE/FRCE PROJECT DATUM
DFE/FRCE = AVERAGE CURB ELEVATION
BFL = 12' (PER FEMA MAP)
DFE = BFE + 1 FT (PER NYC BUILDING CODE 2008, APPENDIX G SECTION 2.3, TABLE 2-1 UNDER STRUCTURAL, OCCUPANCY CATEGORY III)

DFE/FRCE = 13'

ABBREVIATION:

T.O.P. = TOP OF PARAPET
BFL = BASE FLOOD LEVEL
DFE = DESIGN FLOOD ELEVATION
FRCE = FLOOD RESISTANT CONSTRUCTION ELEVATION

NOTE:
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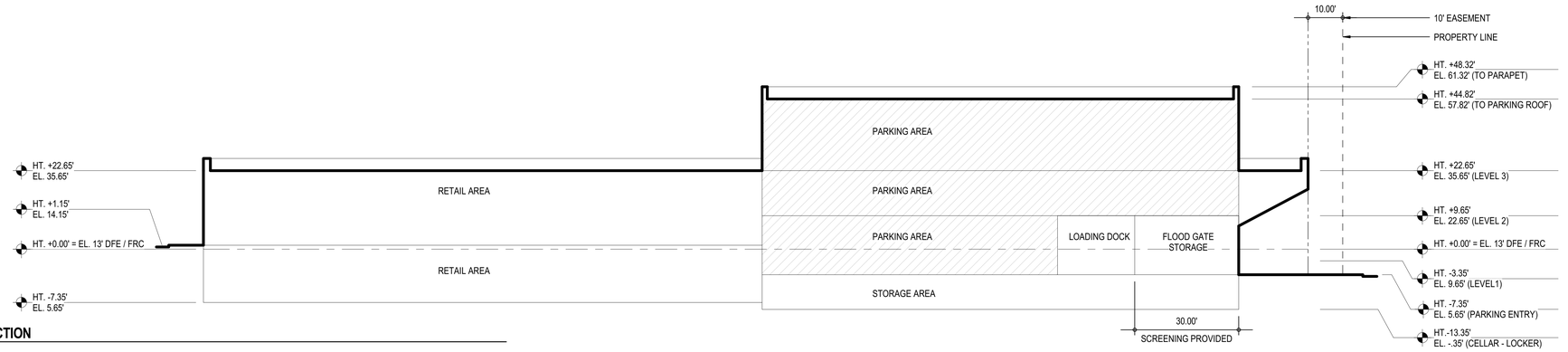
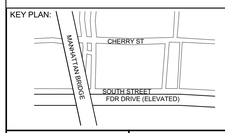


1 **PARKING SECTION**
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
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No.	DESCRIPTION:	DATE:
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3	DOB FILING SUBMISSION	04/01/2016
4	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OFF STREET LOADING & PARKING

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIOMEK 029381 STATE OF NEW YORK

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **Z-013.01**
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E1305864197 Scan Code

30" x 42" Arch E1 - SHEET SIZE

36-70 **BICYCLE PARKING**

REQUIRED BICYCLE PARKING (15 SF / BICYCLE MAX) :

A) RESIDENTIAL (UG 2) : 1 BICYCLE PER 2 DWELLING UNITS

REQUIRED BICYCLE PARKING:	408	(815 D.U. / 2)
REQUIRED BICYCLE PARKING AREA:	6,120 SF	(408 x 15 SF)
PROVIDED BICYCLE PARKING AREA: (6,120 SF DEDUCTED + 559 SF FLOOR AREA)	6,679 SF	**COMPLIES**

B) RETAIL : ONE BICYCLE / 10,000 SF

RETAIL AREA (INCLUDING CELLAR):	48,016 SF	
REQUIRED BICYCLE PARKING:	5	(45,405 SF / 10,000)
REQUIRED BICYCLE PARKING AREA:	75 SF	(5 x 15 SF)
PROVIDED BICYCLE PARKING AREA:	86 SF	**COMPLIES**

C) RESIDENTIAL (INCLUSIONARY HOUSING) : 1 BICYCLE PER 2 DWELLING UNITS
(FILED UNDER SEPARATE APPLICATION #121187410)

REQUIRED BICYCLE PARKING:	103 SPACES	(205 D.U. / 2)
EIGHT (8) TEN SPACE BIKE STORAGE TIER	80 SPACES	
THREE (3) EIGHT SPACE BIKE STORAGE TIER	24 SPACES	
TOTAL SPACES PROVIDED =	104 SPACES	**COMPLIES**
GROSS PROVIDED BICYCLE PARKING AREA:	695 SF	
NET PROVIDED BICYCLE PARKING AREA:	618 SF *	

618 SF / 103 REQ'D SPACES = 6 SF / BICYCLE SPACE **

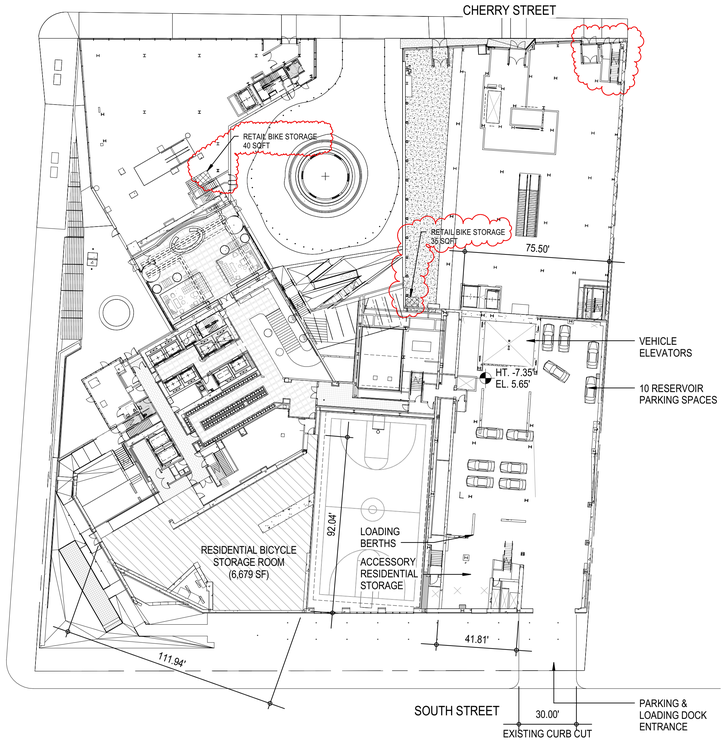
NOTES:

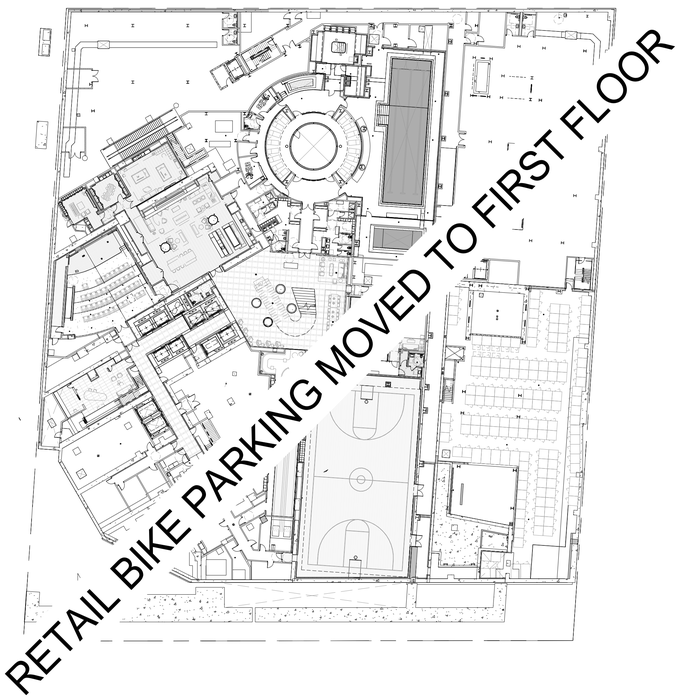
* NET AREA MEASURED FROM INSIDE OF BOUNDING WALLS EXCLUSIVE OF COLUMNS
** SEE CCD1 FOR REQUESTED DEDUCTION FROM 15 SF TO 6 SF FOR REQUIRED BICYCLE PARKING.

LEGEND

RESIDENTIAL BICYCLE STORAGE

RETAIL BICYCLE STORAGE





2 GROUND FLOOR PLAN - BIKE PARKING, PARKING & LOADING

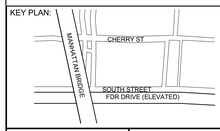
1/32" = 1'-0"

1 CELLAR FLOOR PLAN - RETAIL BICYCLE PARKING

1/32" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
BICYCLE PARKING

SEAL & SIGNATURE:
REGISTERED ARCHITECT HAROLD ZIGMOND STATE OF NEW YORK 029081

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Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 -SHEET SIZE

CODE NOTES

CHAPTER 10 - MEANS OF EGRESS (CONTINUED)

(BC 1009.1) THE WIDTH OF EGRESS STAIRWAYS IS NOT LESS THAN MINIMUM 44 INCHES.

(BC 1009.2) OCCUPANCY GROUP RESIDENTIAL FLOORS R-2 EGRESS STAIRWAYS HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES AND ALL OTHER OCCUPANCY GROUPS HAVE A MINIMUM HEADROOM CLEARANCE OF 84 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM IS CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE IS MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

(BC 1009.3) STAIR RISER HEIGHTS ARE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTHS ARE 11 INCHES MINIMUM. OCCUPANCY GROUP RESIDENTIAL R-2 STAIR RISER HEIGHTS ARE 7 3/4 INCHES MAXIMUM AND STAIR TREAD DEPTHS ARE 9 1/2 INCHES MINIMUM PLUS NOSING.

(BC 1009.4) THERE IS A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS ARE NOT LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. EVERY LANDING HAS A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY. SUCH DIMENSION NEED NOT EXCEED 48 INCHES (1219 MM) WHERE THE STAIRWAY HAS A STRAIGHT RUN.

(BC 1009.6) FLIGHTS OF STAIRS DO NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.

(BC 1009.11.1) HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, ARE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

(BC 1009.11.5) HANDRAILS RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR ARE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.

(BC 1009.11.7) PROJECTIONS INTO THE REQUIRED STAIR WIDTH AT EACH HANDRAIL DO NOT EXCEED 4.5 INCHES.

(BC 1009.12) STAIRWAY TO ROOF AND ROOF ACCESS - ALL INTERIOR STAIRS EXTEND TO THE ROOF SURFACE.

(BC 1011.1) WHERE REQUIRED, EXITS AND EXIT ACCESS DOORS ARE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS ARE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS.

(BC 1013.3) THE MAXIMUM LENGTH OF A COMMON PATH OF EGRESS TRAVEL IS AS FOLLOWS FOR THE VARIOUS OCCUPANCY GROUPS:

GROUPS F AND S (SPRINKLERED)	100 FT
GROUP H	25 FT
ALL OTHER GROUPS	75 FT
GROUP R (SPRINKLERED)	125 FT

(BC TABLE 1014.1) THE MAXIMUM OCCUPANT LOAD IS AS FOLLOWS FOR SPACES WITH ONE MEANS OF EGRESS:

GROUP M	74
GROUP F	50
GROUP H	3
GROUP R	20
GROUP S	30

(BC 1014.2.1) EXIT DOORS ARE PLACED A DISTANCE APART EQUAL TO OR GREATER THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE SPRINKLERED BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS. OCCUPANCY GROUP RESIDENTIAL R-2 ARE PROVIDED SCISSOR STAIRS CONSTRUCTED AND SEPARATED BY 2-HOUR FIRE-RESISTANCE RATED WALLS AND EXIT DOORS OF THOSE STAIRS ARE PLACED APART DISTANCE EXCEEDING 15 FEET.

(BC 1015.1) THE MAXIMUM LENGTH OF TRAVEL DISTANCE, MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY TO THE ENTRANCE TO AN EXIT ALONG THE NATURAL AND UNOBSTRUCTED PATH OF EGRESS TRAVEL, DOES NOT EXCEED THE FOLLOWING FOR SPRINKLERED BUILDINGS:

GROUPS F-2 AND S-2	250FT
GROUPS M, R AND S-1	200FT
GROUP H-2	100FT

(BC 1016.1) SERVING THE VARIOUS OCCUPANCY GROUPS, INTERIOR CORRIDOR WALLS ARE, AS REQUIRED BY CODE, FIRE-RESISTANCE RATED AS FOLLOWS FOR SPRINKLERED BUILDINGS:

GROUP H-2	1-HR
GROUPS F, M, R AND S	0-HR

(BC 1016.1.2) PUBLIC CORRIDORS SERVING THE VARIOUS OCCUPANCY GROUPS, AS REQUIRED BY CODE, FIRE-RESISTANCE RATED AS FOLLOWS FOR SPRINKLERED BUILDINGS:

GROUP H-2	2-HR
GROUPS F, M AND S	1-HR
GROUP R (NONCOMBUSTIBLE)	1-HR

(BC 1016.2) THE MINIMUM CORRIDOR WIDTHS EXCEED THE MINIMUM 44 INCHES REQUIRED BY CODE.

(BC 1016.3) THE MAXIMUM DEAD END LENGTH IN CORRIDORS SERVING THE VARIOUS OCCUPANCY GROUPS IS AS FOLLOWS:

GROUPS F (SPRINKLERED)	50FT
GROUPS H, M, AND S	20FT
GROUP R-2	40FT
GROUP R-2 (2-HOUR FIRE-RESISTANCE RATED CORRIDOR WALLS)	80FT

(BC 1018.1) EACH STORY IS PROVIDED WITH TWO INDEPENDENT EXIT STAIRWAYS WHICH SATISFIES THE REQUIREMENTS OF TABLE 1018.1 FOR AN OCCUPANT LOAD OF SUCH STORY NOT TO EXCEED 500 PEOPLE. EACH STORY WITH AN OCCUPANT LOAD OF EXCEEDING 500 PEOPLE BUT NOT EXCEEDING 1,000 PEOPLE IS PROVIDED WITH THREE INDEPENDENT EXIT STAIRWAYS WHICH SATISFIES THE REQUIREMENTS OF TABLE 1018.1.

(BC1019.1.2) VERTICAL EXIT ENCLOSURES - PENETRATIONS INTO AND OPENINGS THROUGH AN EXIT ENCLOSURE SHALL NOT BE PROVIDED EXCEPT FOR REQUIRED EXIT DOORS, EQUIPMENT AND DUCTWORK SERVING THE EXIT ENCLOSURE. PENETRATIONS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 712. THERE SHALL BE NO PENETRATIONS OR COMMUNICATION OPENINGS, WHETHER PROTECTED OR NOT, BETWEEN ADJACENT EXIT ENCLOSURES.

(BC 1023.1) A MAXIMUM OF 50 PERCENT OF THE NUMBER AND CAPACITY OF THE EXIT ENCLOSURES EGRESS, AS PERMITTED BY CODE, THROUGH THE STREET LEVEL LOBBY PROTECTED AREA. THE WAY TO THE EXTERIOR OF THE BUILDING IS FREE, UNOBSTRUCTED, AND READILY VISIBLE. THE PROTECTED LOBBY AREA IS SEPARATED BY A 2-HOUR FIRE-RESISTANCE RATING FROM CONSTRUCTION BELOW.

CHAPTER 11 - ACCESSIBILITY

(BC 1101.2) THIS BUILDING IS DESIGNED TO BE ACCESSIBLE IN ACCORDANCE WITH THE NEW YORK BUILDING CODE, APPENDIX - E, P AND ICC A117.1 (ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES).

(BC 1105.1) ALL PUBLIC ENTRANCES ARE ACCESSIBLE EXCEPT FOR LOADING AND SERVICE ENTRANCES THAT ARE NOT THE ONLY ENTRANCE TO THE BUILDING. ALSO, THE REVOLVING DOOR IS NOT REQUIRED TO BE ACCESSIBLE SINCE AN ADJACENT ACCESSIBLE ENTRANCE IS PROVIDED.

(BC 1107.6.2.1.1) OCCUPANCY GROUP R-2 . IN RESIDENTIAL APARTMENTS PART OF THE BUILDING EVERY DWELLING UNIT AND SLEEPING UNIT IS DESIGNED TO BE A TYPE B UNIT AND COMPLY WITH SECTION 1107.2, AND SECTIONS 1107.2.1 THROUGH 1107.2.8.

(BC 1109.1) BUILDING IS DESIGNED WITH ACCESSIBLE BUILDING FEATURES AND FACILITIES.

(BC 1109.2) ALL TOILET ROOMS ARE DESIGNED TO BE ACCESSIBLE AND LOCATED ON AN ACCESSIBLE ROUTE. AT LEAST ONE OF EACH TYPE OF FIXTURE, ELEMENT, CONTROL OR DISPENSER IN EACH ACCESSIBLE TOILET ROOM AND BATHING FACILITY IS DESIGNED TO BE ACCESSIBLE PER SECTION BC1109, EXCEPT BATHROOMS IN TYPE DWELLING AND SLEEPING UNITS.

(BC 1109.2.1) UNISEX TOILET ROOMS. IN ASSEMBLY AND MERCANTILE OCCUPANCIES, AN ACCESSIBLE UNISEX TOILET ROOM IS PROVIDED WHERE AN AGGREGATE OF SIX OR MORE MALE AND FEMALE WATER CLOSETS IS REQUIRED. IN THIS BUILDING OF MIXED OCCUPANCY, ONLY THOSE WATER CLOSETS REQUIRED FOR THE ASSEMBLY OR MERCANTILE OCCUPANCY ARE USED TO DETERMINE THE UNISEX TOILET ROOM REQUIREMENT.

(BC 1109.2.2) WHERE WATER CLOSET COMPARTMENTS ARE PROVIDED IN A TOILET ROOM, AT LEAST ONE WHEELCHAIR-ACCESSIBLE COMPARTMENT IS PROVIDED. IN LOCATIONS SINCE THE COMBINED TOTAL WATER CLOSET COMPARTMENTS AND URINALS PROVIDED IN ANY OF THE TOILET ROOMS IS 6 OR MORE, AT LEAST ONE AMBULATORY-ACCESSIBLE WATER CLOSET COMPARTMENT IS PROVIDED IN ADDITION TO THE WHEELCHAIR-ACCESSIBLE COMPARTMENT.

(BC 1109.3) SINKS. AT LEAST FIVE PERCENT,BUT NOT LESS THAN ONE, IS PROVIDED IN ACCESSIBLE TOILETS TO COMPLY WITH ICC AI17.1, INCLUDING SECTION 606 (LAVATORIES AND SINKS) EXCEPT SERVICE SINKS.

(BC 1109.6) PASSENGER ELEVATORS ON AN ACCESSIBLE ROUTE SHALL BE ACCESSIBLE AND COMPLY WITH SECTION BC 3001.3

(BC 1109.8.1) WHERE LOCKERS ARE PROVIDED IN ACCESSIBLE SPACES, AT LEAST FIVE PERCENT, BUT NOT LESS THAN ONE, OF EACH TYPE IS ACCESSIBLE

REFER TO DRAWING NO. A-006 AND A-007 FOR ADDITIONAL ACCESSIBILTY REQUIREMENTS.

CODE NOTES (CONTINUED)

CHAPTER 12 - INTERIOR ENVIRONMENT

(BC 1207.3.1) REFUSE CHUTES. 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 (7.62 MM). ALL CHUTES SHALL BE PLUMB.

(BC 1213.1) REFUSE AND RECYCLABLES STORAGE ROOM IS PROVIDED AND SHALL BE COMPLETELY ENCLOSED BY CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS, WITH SELF-CLOSING OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1 1/ 2 HOURS.

(BC 1213.2) COMPACTOR. A REFUSE COMPACTING SYSTEM SHALL BE PROVIDED AND LOCATED WITHIN REFUSE STORAGE ROOM WITH FLOOR CONSTRUCTED OF CONCRETE, SLOPED TO A FLOOR DRAIN CONNECTED TO THE BUILDING SEWER. A HOSE CONNECTION SHALL BE PROVIDED WITHIN REFUSE ROOM.

(BC 1213.3) REFUSE CHUTE, REFUSE CHUTE ACCESS ROOMS ARE PROVIDED AND REFUSE CHUTE SHALL TERMINATE IN REFUSE STORAGE ROOM CONSTRUCTED IN ACCORDANCE WITH SECTION 707.13.

CHAPTER 14 - EXTERIOR WALLS

THE EXTERIOR CURTAIN WALL CONFORMS TO THE MINIMUM REQUIREMENTS OF THIS CHAPTER.

CHAPTER 15 - ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

THE ROOF ASSEMBLIES AND ROOFTOP STRUCTURE CONFORMS TO THE MINIMUM REQUIREMENTS OF THIS CHAPTER.

CHAPTER 16 - STRUCTURAL DESIGN

ALL NEW CONSTRUCTION TO MEET STRUCTURAL DESIGN CRITERIA

(BC TABLE 1604.5) THE BUILDING IS DESIGNED AS A STRUCTURAL OCCUPANCY CATEGORY II BUILDING FOR DETERMINATION OF STRUCTURAL IMPORTANCE FACTORS. THE BUILDING IS NOT DESIGNED AS AN "ESSENTIAL FACILITY".

(BC 1617.3.2) STRUCTURAL SEPARATIONS. - STRUCTURE SHALL BE SEPARATED FROM ADJACENT STRUCTURES. WHERE STRUCTURE ADJOINS A PROPERTY LINE NOT COMMON TO A PUBLIC WAY (SIDE LOT LINES), THE STRUCTURE SHALL ALSO BE SETBACK FROM THE PROPERTY LINE BY AT LEAST 1 INCH FOR EACH 50 FEET OF HEIGHT.

CHAPTER 17 - STRUCTURAL TESTS AND SPECIAL INSPECTIONS

ALL NEW CONSTRUCTION TO MEET STRUCTURAL TESTS AND SPECIAL INSPECTIONS REQUIREMENTS

CHAPTER 18 - SOILS AND FOUNDATIONS

ALL NEW CONSTRUCTION TO MEET SOILS AND FOUNDATIONS DESIGN CRITERIA

CHAPTER 19

ALL NEW CONSTRUCTION TO MEET BUILDING MATERIALS DESIGN CRITERIA

STRUCTURE IS DESIGNED TO COMPLY WITH SEISMIC REQUIREMENTS OF THE 2008 NEW YORK CITY BUILDING CODE .

CHAPTER 20 - 26

ALL NEW CONSTRUCTION TO MEET BUILDING MATERIALS DESIGN CRITERIA

CHAPTER 27 - 28

SEE MECHANICAL AND ELECTRICAL DRAWINGS

CHAPTER 29 - PLUMBING SYSTEMS

SEE PLUMBING DRAWINGS

(BC 2902.1) THE COUNT OF PLUMBING FIXTURES PROVIDED IS IN ACCORDANCE WITH TABLE 403.1 OF THE NEW YORK CITY PLUMBING CODE.

CHAPTER 30 - ELEVATORS

ALL NEW CONSTRUCTION TO MEET ELEVATORS DESIGN CRITERIA
* ALL ELEVATORS SHALL CONFORM WITH ALL APPLICABLE REGULATIONS SET FORTH IN THE LATEST EDITIONS OF :

ASME A17.1 AND LATEST AMENDMENTS AND SUPPLEMENTS
NEW YORK CITY BUILDING CODE
CITY OF NEW YORK-RS18 STANDARDS AND LOCAL LAWS
NFPA CODES
NFPA, FIRE DOORS-HOISTWAY ENTRANCES
ASME A17.5/CSA - B44.1 - ELEVATOR AND ESCALATOR ELECTRICAL EQUIPMENT
ADAAG

(BC 3002.4) ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER. - AT LEAST ONE ELEVATOR IS PROVIDED FOR FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS HAVING ELEVATOR CAR WITH SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 24-INCH BY 76-INCH AMBULANCE STRETCHER IN THE HORIZONTAL, OPEN POSITION.

CHAPTER 33 - EXCAVATION

(BC 3304.3.1) NOTIFICATION TO DEPARTMENT OF BUILDINGS 24-48 HOURS PRIOR TO COMMENCEMENT OF EARTHWORK.

APPENDIX F RODENT-PROOFING
(BC F101.1) BUILDING DESIGNED TO COMPLY WITH BC F101 RODENT PROOFING REQUIREMENTS.

*NOTE: NO LANDMARK WITHIN 90'

FIRE DEPARTMENT
(FC 504.4) THE LANDSCAPED ROOF TOP WILL COMPLY ALL FIRE DEPARTMENT ROOF TOP ACCESS AND OBSTRUCTIONS.

ENERGY CODE COMPLIANCE
TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH 2011 NYCECC.

SEPARATE APPLICATIONS TO BE FILED FOR THE FOLLOWING ITEMS:
A. STANDPIPE, 903 BC
B. SPRINKLERS, 905 BC
C. FIRE ALARM
D. CURB CUT
EMERGENCY POWER SYSTEMS (GENERATORS)

CODE NOTES (CONTINUED)

APPENDIX G – FLOOD HAZARD ZONE REQUIREMENTS
(G102.2) BUILDING SITE IS IN A FLOOD ZONE PER FLOOD HAZARD MAP FEMA FIS 36049 AND FEMA FIRMs 360497.

KEY PLAN:

PROJECT NORTH | TRUE NORTH

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BUILDING CODE NOTES

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DWG No:	**A-004.01**
DOB PAGE No:	56 of

DOB EMPLOYEE STAMP: | DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number ES702066423 Scan Code

30" x 42" Arch E1 -SHEET SIZE

PLUMBING FIXTURE

AMENITY REQUIRED PLUMBING FIXTURES (A-1 / A-3)	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 70)	F (1 PER 35)	M (1 PER 200)	F (1 PER 200)	(1 PER 500)
THEATRE	33	33	1	1	1	1	1
LIB. LOUNGE	17	18	1	1	1	1	1

AMENITY REQUIRED PLUMBING FIXTURES (A-2)	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 75)	F (1 PER 75)	M (1 PER 75)	F (1 PER 75)	(1 PER 500)
GAME ROOM	6	6	1	1	1	1	1
CIGAR ROOM	3	4	1	1	1	1	1
WINE TASTE	4	4	1	1	1	1	1

AMENITY REQUIRED PLUMBING FIXTURES (A-4)	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 75)	F (1 PER 40)	M (1 PER 200)	F (1 PER 150)	(1 PER 1,000)
SPA	47	47	1	2	1	1	1
BOWLING	9	9	1	1	1	1	1
BASKETBALL	46	46	1	2	1	1	1

RETAIL REQUIRED PLUMBING FIXTURES	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 500)	F	M (1 PER 750)	F	(1 PER 1,000)
RETAIL A	53	53	1	1	1	1	1
RETAIL B	83	83	1	1	1	1	1

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
F-2	250'	100'	50'
M	200'	75'	20'
S-1	200'	100'	20'
S-2	250'	100'	20'

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (1012)	STAIR LOAD TOTAL (910)
STAIR - BA	50"	0.3	166	166
STAIR - BC	46"	0.3	153	147
STAIR - BD	46"	0.3	153	135
STAIR - BE	45"	0.3	150	136
STAIR - BH	45"	0.3	150	86
STAIR - G	72"	0.3	240	240

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1140)	DOOR LOAD TOTAL (910)
STAIR - BD DOOR	36"	0.2	180	135
STAIR - BH DOOR	36"	0.2	180	86
STAIR - BA DOOR	36"	0.2	180	166
STAIR - BC DOOR	36"	0.2	180	147
STAIR - BE DOOR	36"	0.2	180	136
STAIR - G DOOR	48"	0.2	240	240

1 **CELLAR LIFE SAFETY PLAN**
1/16" = 1'-0"

NOTE:
ACCESSORY USE RESTRICTED TO RESIDENTIAL OCCUPANTS OF THE BUILDING AND THEIR GUESTS.

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS CARBON MONOXIDE AND SMOKE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- CEILING MOUNTED EMERGENCY LIGHT - ELEV. HALL
- CEILING MOUNTED EMERGENCY LIGHT
- CEILING MOUNTED EMERGENCY LIGHT
- CEILING MOUNTED EMERGENCY LIGHT - SQUASH COURT
- EMERGENCY TUBE LIGHT
- CEILING MOUNTED EMERGENCY LIGHT - 3 FL. LOUNGE

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
TREATMENT ROOM	A-4	114 SF	100 SF	2
SAUNA	A-4	151 SF	50 SF	4
KIDS POOL	A-4	406 SF	50 SF	8
SPA POOL	A-4	94 SF	50 SF	2
HAMMAM	A-4	135 SF	50 SF	6
LAP POOL DECK	A-4	751 SF	15 SF	67
SPA LOUNGE EAST	A-4	514 SF	15 SF	8
SPA LOUNGE WEST	A-4	503 SF	15 SF	8
LAP POOL	A-4	2,010 SF	50 SF	41
TREATMENT ROOM	A-4	140 SF	100 SF	2
KIDS POOL DECK	A-4	87 SF	15 SF	8
ASSEMBLY (AQUATIC)	A-4	4,906 SF		156
BASKETBALL COURT	A-3	6,162 SF	15 SF	92
GOLF SIMULATOR ROOM	A-3	432 SF	50 SF	10
SQUASH COURT	A-3	672 SF	50 SF	14
BOWLING ALLEY	A-3	334 SF	7 SF	7
BOWLING LANES	A-3	1,012 SF		10
ASSEMBLY (ATHLETIC)	A-3	8,613 SF		133
LIBRARY LOUNGE	A-3	1,721 SF	15 SF	115
THEATRE	A-3	1,422 SF		44
BILLIARDS ROOM	A-3	448 SF	15 SF	30
WINE TASTING ROOM	A-3	192 SF	15 SF	13
CIGAR ROOM	A-3	251 SF	15 SF	17
STAGE	A-3	372 SF	15 SF	21
ASSEMBLY (LEISURE)	A-3	4,406 SF		240
HAZARDOUS	H-2	981 SF	300 SF	5
MECHANICAL	F-2	2,881 SF	300 SF	5
RETAIL	M	15,896 SF	60 SF	271
STORAGE	(S-1 / S-2)	9,748 SF	(SEE PLAN)	36
ACCESSORY RESIDENTIAL SPACES				
STORAGE	R-2	376 SF	200 SF	2
SUNKEN GARDEN	R-2	476 SF	100 SF	0
DOG RUN	R-2	1,152 SF		0
SHOWER	R-2	29 SF		0
LAUNDRY	R-2	466 SF	30 SF	16
WOMEN'S LOCKERS	R-2	98 SF	5 SF	5
WORKSHOP	R-2	573 SF	200 SF	3
STAFF LOUNGE	R-2	223 SF	200 SF	2
MEN'S LOCKERS	R-2	149 SF	5 SF	5
LOWER LOBBY	R-2	2,903 SF		0
AV ROOM	R-2	189 SF	300 SF	1
WOMEN'S STAFF LOCKERS	R-2	273 SF	300 SF	5
BOWLING SERVICE	R-2	286 SF	300 SF	0
MEN'S STAFF LOCKERS	R-2	247 SF	300 SF	5
OFFICE	R-2	111 SF	100 SF	2
TELECOM ENTRANCE FACILITY	R-2	436 SF	300 SF	2
SHOWER	R-2	24 SF		0
DOG VET OFFICE	R-2	99 SF	50 SF	4
OFFICE	R-2	169 SF	100 SF	2
OFFICE	R-2	171 SF	100 SF	2
ALTERATION ROOM	R-2	153 SF	200 SF	1
		8,613 SF		57

KEY PLAN:

PROJECT NORTH

TRUE NORTH

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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
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6	DOB FILING SUBMISSION	06/18/2015
7	DOB FILING SUBMISSION	04/01/2016
8	DOB FILING SUBMISSION	06/20/2016
9	DOB FILING SUBMISSION	05/15/2017
10	DOB FILING SUBMISSION	07/24/2017
11	DOB FILING SUBMISSION	08/xx/2017

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:

LIFE SAFETY PLAN - CELLAR

SEAL & SIGNATURE:

REGISTERED ARCHITECT STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM REV:
CHK:	CHECKER
SCALE:	As indicated
DWG No:	A-010.02
DOB PAGE No:	of

DOB EMPLOYEE STAMP: DOB B-SCAN:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

PLUMBING FIXTURE

RETAIL REQUIRED PLUMBING FIXTURES

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M	F	M	F	
			(1 PER 500)		(1 PER 750)		(1 PER 1,000)
RETAIL A	125	125	1	1	1	1	1
RETAIL B	219	219	1	1	1	1	1
RETAIL C	9	9	1	1	1	1	1

EXIT STAIR BD	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	0
	COMMERCIAL	

EXIT STAIR D	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	32
	RESIDENTIAL	

EXIT DOOR E	CAPACITY	
	DOOR WIDTH 72" / 0.2 = 360 PERSONS	360 PERSONS
	UTILIZATION (PERSONS)	150

EXIT DOOR --	CAPACITY	
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	180 PERSONS
	UTILIZATION (PERSONS)	3

EXIT DOOR F	CAPACITY	
	DOOR WIDTH 72" / 0.2 = 360 PERSONS	360 PERSONS
	UTILIZATION (PERSONS)	212

EXIT STAIR BE	STAIR DISCHARGE	
	STAIR WIDTH 50" / 0.3 = 167 PERSONS	167 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	47
	RESIDENTIAL	

EXIT DOOR G	CAPACITY	
	DOOR WIDTH 72" / 0.2 = 360 PERSONS	360 PERSONS
	UTILIZATION (PERSONS)	211

EXIT STAIR Z	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	
	RESIDENTIAL	

EXIT STAIR BH	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	
	COMMERCIAL	

EXIT DOOR C	CAPACITY	
	DOOR WIDTH 72" / 0.2 = 360 PERSONS	360 PERSONS
	UTILIZATION (PERSONS)	20

EXIT DOOR D	CAPACITY	
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	180 PERSONS
	UTILIZATION (PERSONS)	125

EXIT DOOR A	CAPACITY	
	DOOR WIDTH 72" / 0.2 = 360 PERSONS	360 PERSONS
	UTILIZATION (PERSONS)	17

EXIT STAIR B	STAIR CAPACITY	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	0
	RESIDENTIAL	

EXIT DOOR --	CAPACITY	
	DOOR WIDTH 72" / 0.2 = 360 PERSONS	360 PERSONS
	UTILIZATION (PERSONS)	18

SECURITY
R-2 67 SF / 100 = 1 OL

EXIT DOOR --	CAPACITY	
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	180 PERSONS
	UTILIZATION (PERSONS)	7

EXIT DOOR --	CAPACITY	
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	180 PERSONS
	UTILIZATION (PERSONS)	6

STAFF TOILET
A113

RETAIL C
M 390 SF / 30 = 13 OL

EXIT STAIR A	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	75
	RESIDENTIAL	

EXIT STAIR BA	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	
	RESIDENTIAL	

EXIT STAIR C	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	138
	RESIDENTIAL	

PACKAGE / DRY CLEANING RECEIVING
R-2 123 SF / 300 = 1 OL
Posted OL = 0

REFRIGERATED STORAGE
S-2 212 SF / 300 = 1 OL
Posted OL = 0

EXIT STAIR BC	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	
	RESIDENTIAL	

BICYCLE STORAGE
S-2 3694 SF / 300 = 13 OL

MAIL ROOM
R-2 823 SF / 100 = 9 OL

1 **FIRST FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EXIT STAIR G	STAIR CAPACITY	
	STAIR WIDTH 72" / 0.3 = 240 PERSONS	240 PERSONS
	DOOR WIDTH 48" / 0.2 = 240 PERSONS	
	UTILIZATION (PERSONS)	
	RESIDENTIAL	

EXIT STAIR F	STAIR CAPACITY	
	STAIR WIDTH 50" / 0.3 = 166 PERSONS	166 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	28
	RESIDENTIAL	

EXIT DOOR OPN	CAPACITY	
	DOOR WIDTH 240" / 0.2 1200 PERSONS	1200 PERSONS
	UTILIZATION (PERSONS)	45

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS CARBON MONOXIDE AND SMOKE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

PARKING LEGEND

- H HANDICAP SIGN MOUNTED TO FLOOR, 60" AFF MIN
- H HANDICAP SIGN CEILING HUNG, 98" AFF MIN

ALL ACCESSIBLE SPACES ARE 8'-6" X 18'-0"

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	406 SF	300 SF	2
RETAIL	M	20,400 SF	30 SF	690
LOBBY	R-2	3,006 SF	(SEE PLAN)	4
STORAGE	S-1	1,057 SF	200 SF	6
STORAGE	S-2	12,060 SF	200 SF	55

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1800)	DOOR LOAD TOTAL (767)
DOOR A - (CONDO)	36"	0.2	180	39
DOOR B - (CONDO REVOLVING)	36"	0.2	180	0
DOOR C (CONDO)	36"	0.2	180	38
DOOR D (CONDO)	36"	0.2	180	47
DOOR E (RETAIL A)	72"	0.2	360	200
DOOR F (RETAIL B)	72"	0.2	360	222
DOOR G (RETAIL B)	72"	0.2	360	221
DOOR OPEN (PARKING)	240"	0.2	1200	45

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
F-2	250'	100'	50'
M	200'	75'	20'
S-2	250'	100'	20'

KEY PLAN: CHERRY ST, SOUTH STREET, FDR DRIVE (ELEVATED), MANHATTAN BRIDGE

PROJECT NORTH | TRUE NORTH

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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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7	DOB FILING SUBMISSION	05/15/2017
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 1ST FLOOR

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
CHK:	CHECKER
SCALE:	As indicated
DWG No:	A-011.02
DOB PAGE No:	of

REGISTERED ARCHITECT - STATE OF NEW YORK

DOB EMPLOYEE STAMP: | DOB B-SCAN:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS121185539 Job Number
ES2951709349 Scan Code
30" x 42" Arch E1 - SHEET SIZE

STAIR DISCHARGE		
EXIT STAIR D	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	32
	RESIDENTIAL	

STAIR DISCHARGE		
EXIT STAIR Z	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	62
	RESIDENTIAL	

STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	0
	RESIDENTIAL	

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	11
	RESIDENTIAL	

STAIR CAPACITY		
EXIT STAIR C	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	11
	RESIDENTIAL	

STAIR CAPACITY		
EXIT STAIR E	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	27
	COMMERCIAL	

STAIR CAPACITY		
EXIT STAIR F	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	27
	RESIDENTIAL	

DOMESTIC HW HEATERS: F-2 745 SF / 300 = 3 OL

MECHANICAL: F-2 452 SF / 300 = 2 OL

BOILER ROOM: F-2 3366 SF / 300 = 12 OL

PLUMBING: F-2 178 SF / 300 = 1 OL

F-2 837 SF / 300 = 3 OL

PARKING P2: S-2 10927 SF / 200 = 54 OL

SECURITY

STAIR D · STAIR Z · STAIR B · STAIR A · STAIR C · STAIR E · STAIR F

TRAVEL DISTANCE 90'-0" · TRAVEL DISTANCE 142'-3" · TRAVEL DISTANCE 90'-0" · TRAVEL DISTANCE 90'-0"

1 **SECOND FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS CARBON MONOXIDE AND SMOKE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	5,578 SF	300 SF	22
PARKING	S-2	10,927 SF	200 SF	54
		16,505 SF		76

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (81)
STAIR - A	45"	0.3	150	11
STAIR - C	45"	0.3	150	12
STAIR - E	45"	0.3	150	29
STAIR - F	45"	0.3	150	29

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (81)
STAIR - A DOOR	36"	0.2	180	11
STAIR - C DOOR	36"	0.2	180	12
STAIR - E DOOR	36"	0.2	180	29
STAIR - F DOOR	36"	0.2	180	29

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'
S-2	250'	100'	20'

KEY PLAN: CHERRY ST · MANHATTAN BRIDGE · SOUTH STREET · FDR DRIVE (ELEVATED)

PROJECT NORTH · TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

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INTERIOR DESIGNER:
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New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING & LANDSCAPE ARCHITECTURE, D.P.C.
River Drive Center 1, 619 River Drive
Elmwood Park, NJ 07407
TEL: 201.794.6900 FAX: 201.794.0366

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	08/24/2015
7	DOB FILING SUBMISSION	04/01/2016
8	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 2ND FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGMANTAS 026301 STATE OF NEW YORK

DATE:	
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-012.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus · Buildings · APPROVED · Under Directive 2 of 1975 · AMENDED APPLICATION · Date: 09/22/2017 · NYC Development Hub

DOB B-SCAN:

FILE NAME: C:\Users\bmorgado\Documents\R20.0B\EVIT LOCAL\t-335 CENTRAL_bmorgado.rvt
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DEPT OF BLDGS 421805028 Job Number
ES315447005 Scan Code

30" x 42" Arch E1 - SHEET SIZE

PLUMBING FIXTURE

AMENITY REQUIRED PLUMBING FIXTURES (A-2)

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 75)	F (1 PER 75)	M (1 PER 75)	F (1 PER 75)	(1 PER 500)
DEMO KITCHEN	1	2	1	1	1	1	1
LOUNGE	30	30	1	1	1	1	1

AMENITY REQUIRED PLUMBING FIXTURES (A-4)

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 75)	F (1 PER 75)	M (1 PER 75)	F (1 PER 75)	(1 PER 500)
KIDS ROOM	24	24	1	1	1	1	1
GAME ROOM	15	14	1	1	1	1	1
BUSINESS	3	3	1	1	1	1	1

1 **THIRD FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

NOTE:
ACCESSORY USE RESTRICTED TO RESIDENTIAL OCCUPANTS OF THE BUILDING AND THEIR GUESTS.

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
S-2	250'	100'	20'
F-2	250'	100'	50'

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT
- EM — CEILING MOUNTED EMERGENCY LIGHT - ELEV. HALL
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — CEILING MOUNTED EMERGENCY LIGHT - SQUASH COURT
- EM — EMERGENCY TUBE LIGHT
- EM — CEILING MOUNTED EMERGENCY LIGHT - 3 FL. LOUNGE

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
CORRIDOR		453 SF		
LANDSCAPE	A-3	6,627 SF	15 SF	431
PLAYGROUND	A-3	1,846 SF	15 SF	124
SWITCH GEAR ROOM	F-2	3,110 SF	300 SF	11
MECHANICAL	F-2	754 SF	300 SF	3
FIRE PUMP ROOM	F-2	231 SF	300 SF	1
WATER SERVICE ROOM	F-2	1,070 SF	300 SF	4
N.W.P.COMPARTMENT D	F-2	100 SF	300 SF	
LOUNGE	A-3	2,023 SF	15 SF	135
GAME ROOM	R-2	714 SF	15 SF	48
BUSINESS CENTER	R-2	270 SF	50 SF	6
KIDS ROOM	R-2	712 SF	15 SF	48
PARKING P3	S-2	6,743 SF	200 SF	32
		24,654 SF		843

PROVIDED RESIDENTIAL AMENTITY EXIT CAPACITY

EXIT	PROVIDED EXIT CAPACITY			UTILIZED
STAIR DESIGNATION	STAIR WIDTH	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
	TOTAL (267")		TOTAL (890)	TOTAL (759)
STAIR - A	45"	0.3	150	104
STAIR - B	45"	0.3	150	110
STAIR - C	45"	0.3	150	105
STAIR - L1	66"	0.3	220	220
STAIR - L2	66"	0.3	220	220

PROVIDED MECHANICAL EXIT CAPACITY

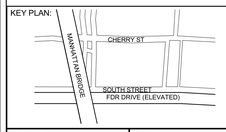
EXIT	PROVIDED EXIT CAPACITY			UTILIZED
STAIR DESIGNATION	STAIR WIDTH	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
	TOTAL (90")		TOTAL (300)	TOTAL (27)
STAIR - D	45"	0.3	150	18
STAIR - Z	45"	0.3	150	9

PROVIDED PARKING EXIT CAPACITY

EXIT	PROVIDED EXIT CAPACITY			UTILIZED
STAIR DESIGNATION	STAIR WIDTH	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
	TOTAL (180")		TOTAL (600)	TOTAL (32)
STAIR - E	45"	0.3	150	16
STAIR - F	45"	0.3	150	16

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1080)	TOTAL (774)
STAIR - A DOOR	36"	0.2	180	104
STAIR - B DOOR	36"	0.2	180	66
STAIR - C DOOR	36"	0.2	180	105
STAIR - D DOOR	36"	0.2	180	18
STAIR - E DOOR	36"	0.2	180	16
STAIR - F DOOR	36"	0.2	180	16
STAIR - L1 DOOR	0"	0.2	0	220
STAIR - L2 DOOR	0"	0.2	0	220
STAIR - Z DOOR	36"	0.2	180	9

KEY PLAN:


PROJECT NORTH / TRUE NORTH

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INTERIOR DESIGNER:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
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6	DOB FILING SUBMISSION	06/18/2015
7	DOB FILING SUBMISSION	08/24/2015
8	DOB FILING SUBMISSION	09/03/2015
9	DOB FILING SUBMISSION	04/01/2016
10	DOB FILING SUBMISSION	05/15/2017
11	DOB FILING SUBMISSION	07/24/2017
12	DOB FILING SUBMISSION	08/xx/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 3RD FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT — NICHOLAS ZIGOMANIS — 023081 — STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-013.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
MENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME: C:\Revit Local Files\1335-CENTRAL\1335-CENTRAL_Central.rvt
PLOT DATE: 9/20/2017 12:04:05 PM

DEPT OF BLDGS121185528 Job Number
ES120514132 Scan Code

30" x 42" Arch E1 - SHEET SIZE

PLUMBING FIXTURE

AMENITY REQUIRED PLUMBING FIXTURES (A-4)

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 75)	F (1 PER 40)	M (1 PER 200)	F (1 PER 150)	(1 PER 1,000)
FITNESS A & B	22	22	1	1	1	1	1
YOGA	9	10	1	1	1	1	1
CYCLING	9	10	1	1	1	1	1
WEIGHT	10	10	1	1	1	1	1
CARDIO	20	21	1	1	1	1	1

1 **FOURTH FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS CARBON MONOXIDE AND SMOKE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

Name	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MEP ROOM		76 SF		
CORRIDOR		32 SF		
ELECTRICAL ROOM	F-2	821 SF	300 SF	4
MECHANICAL	F-2	702 SF	300 SF	3
IDF ROOM	F-2	50 SF	300 SF	1
MECHANICAL ROOM	F-2	876 SF	300 SF	3
ATS ROOM	F-2	643 SF	300 SF	3
GENERATOR ROOM	F-2	4,709 SF	300 SF	6
COGEN	F-2	688 SF	300 SF	3
WEIGHT ROOM	R-2	1,023 SF	50 SF	20
CARDIO	R-2	2,032 SF	50 SF	41
DANCE STUDIO	R-2	468 SF	50 SF	10
CYCLING STUDIO	R-2	463 SF	50 SF	10
YOGA STUDIO	R-2	951 SF	50 SF	20
FITNESS STUDIO B	R-2	539 SF	50 SF	11
FITNESS STUDIO A	R-2	537 SF	50 SF	11
		14,611 SF		146

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (1083)	STAIR LOAD TOTAL (146)
STAIR - A	45"	0.3	150	75
STAIR - B	45"	0.3	150	31
STAIR - D	45"	0.3	150	0
STAIR - Z	45"	0.3	150	40

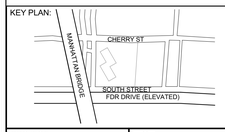
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1260)	DOOR LOAD TOTAL (146)
STAIR - A DOOR	36"	0.2	180	75
STAIR - B DOOR	36"	0.2	180	31
STAIR - D DOOR	36"	0.2	180	0
STAIR - Z DOOR	36"	0.2	180	40

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
F-2	250'	100'	50'
S-2	250'	100'	20'

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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TEL: 212-964-4040 FAX: 212-964-4090

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6	DOB FILING SUBMISSION	06/18/2015
7	DOB FILING SUBMISSION	08/24/2015
8	DOB FILING SUBMISSION	09/03/2015
9	DOB FILING SUBMISSION	06/20/2016
10	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 4TH FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOURAS STATE OF NEW YORK

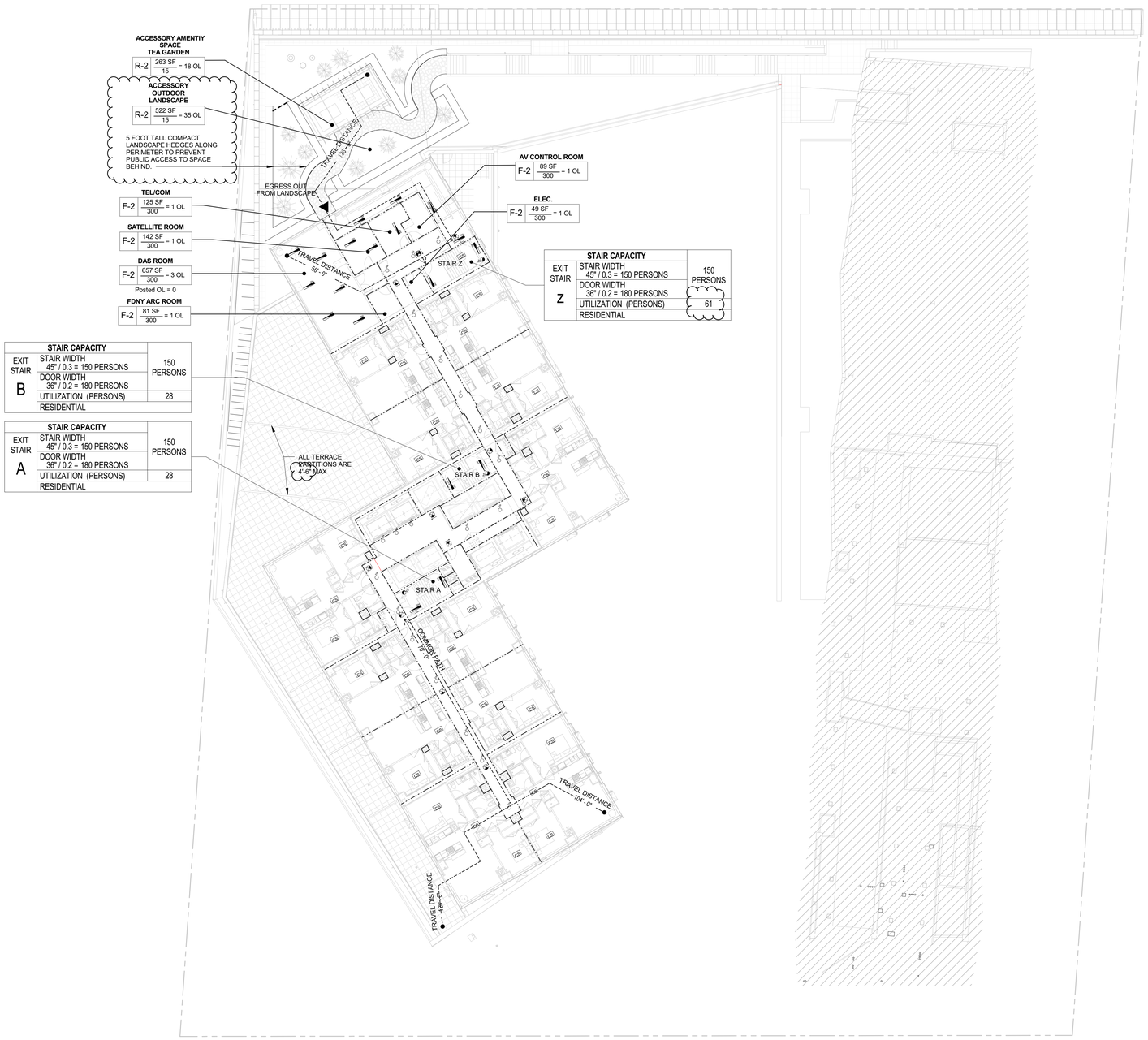
DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No:
A-014.02
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME: C:\Users\bcogan\Documents\00-REVIT LOCAL\B1335 CENTRAL_bcogan.rvt
PLOT DATE: 10/2/2017 12:13:17 PM

DEPT OF BLDGS121805928 Job Number
E1522161M019 Scan Code
30" x 42" Arch E1 - SHEET SIZE



1 **FIFTH FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

NOTE:
ACCESSORY USE RESTRICTED TO RESIDENTIAL OCCUPANTS OF THE BUILDING AND THEIR GUESTS.

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT
- EM — CEILING MOUNTED EMERGENCY LIGHT - ELEV. HALL
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — CEILING MOUNTED EMERGENCY LIGHT - SQUASH COURT
- EM — EMERGENCY TUBE LIGHT
- EM — CEILING MOUNTED EMERGENCY LIGHT - 3 FL. LOUNGE

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY - LEVEL 5 (RESIDENTIAL)

# of UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA per Unit	# of INHABITABLE SPACE	OCCUPANT LOAD (# of Inhabitable space x 2 people x # of Unit)
2	A	R-2	1,119 SF	3	12
8	B	R-2	690 SF	2	32
1	D	R-2	1,130 SF	3	6
1	E	R-2	1,130 SF	3	6
Grand total					56

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
		1,910 SF		0
ELECTRICAL	F-2	49 SF	300 SF	1
MECHANICAL	F-2	1,094 SF	SEE PLAN	7
RESIDENTIAL	R-2	7,487 SF	SEE CHART ABOVE	SEE CHART ABOVE
RESIDENTIAL AMENITY	R-2	1,785 SF	15 SF	120
		12,325 SF		128

RESIDENTIAL AMENITY OCCUPANT LOAD

Name	Occupancy Group	Area	Occupancy Load Factor	Occupant Load
ACCESSORY AMENITY SPACE	R-2	263 SF	15 SF	18
ACCESSORY AMENITY SPACE	R-2	522 SF	15 SF	35
		785 SF		53

PROVIDED EXIT CAPACITY

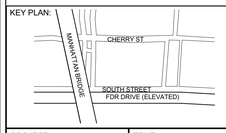
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (1083)	STAIR LOAD TOTAL (128)
STAIR - A	45"	0.3	150	28
STAIR - B	45"	0.3	150	28
STAIR - Z	45"	0.3	150	61

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1260)	DOOR LOAD TOTAL (128)
STAIR - A DOOR	36"	0.2	180	28
STAIR - B DOOR	36"	0.2	180	28
STAIR - Z DOOR	36"	0.2	180	61

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
F-2	250'	100'	50'
S-2	250'	100'	20'

KEY PLAN:


PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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New York, NY 10013
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MEP ENGINEERS:
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485 C Route 1 South, Suite 200
Iselin, NJ 08830
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GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	04/01/2016
7	DOB FILING SUBMISSION	06/10/2016
8	DOB FILING SUBMISSION	05/15/2017
9	DOB FILING SUBMISSION	07/24/2017
10	DOB FILING SUBMISSION	08/xx/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 5TH FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-015.02**
DOB PAGE No:	of

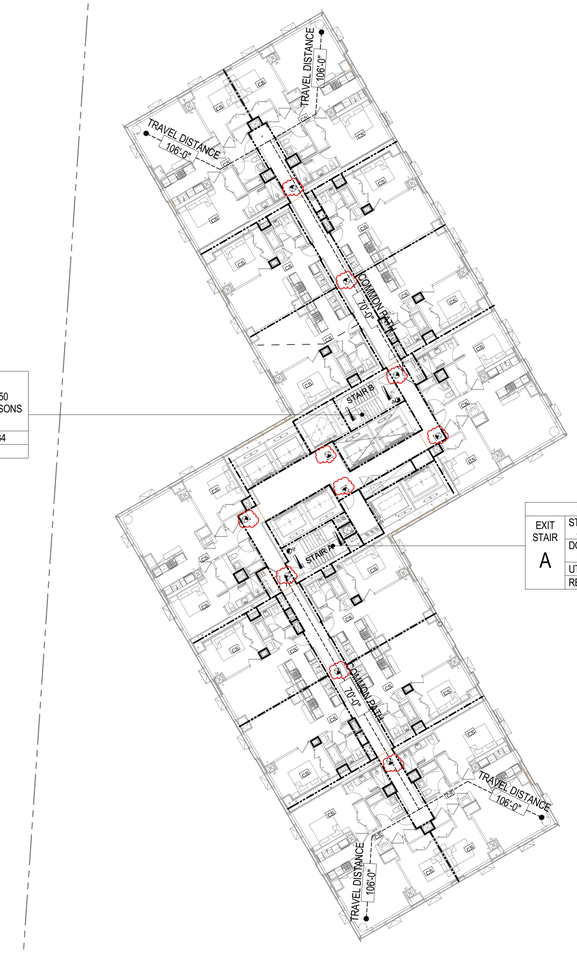
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME: C:\Revit Local Files\1335 CENTRAL\1335 CENTRAL_Chris9.rvt
PLOT DATE: 9/21/2017 11:14:27 AM

DEPT OF BLDGS121105539 Job Number
E-3801343947 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	34
	RESIDENTIAL	

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	34
	RESIDENTIAL	

1 **FLOOR 6 THRU 25 LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY - LEVEL 6 - 25 (TYP LOW)

# of UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA per Unit	# of INHABITABLE SPACE	OCCUPANT LOAD (# of Inhabitable space x 2 people x # of Unit)
4	A	R-2	1,119 SF	3	24
8	B	R-2	690 SF	2	32
1	D	R-2	1,130 SF	3	6
1	E	R-2	1,130 SF	3	6
Grand total					68

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (68)
STAIR - A	45"	0.3	150	34
STAIR - B	45"	0.3	150	34

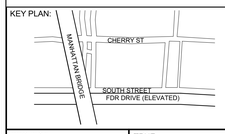
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (68)
STAIR - A DOOR	36"	0.2	180	34
STAIR - B DOOR	36"	0.2	180	34

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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New York, NY 10017
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MEP ENGINEERS:
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Iseline, NJ 08830
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GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
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3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	06/10/2016
7	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 6TH FLOOR (TYP LOW RISE)

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHELAS ZIGOURAS 029381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-016.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

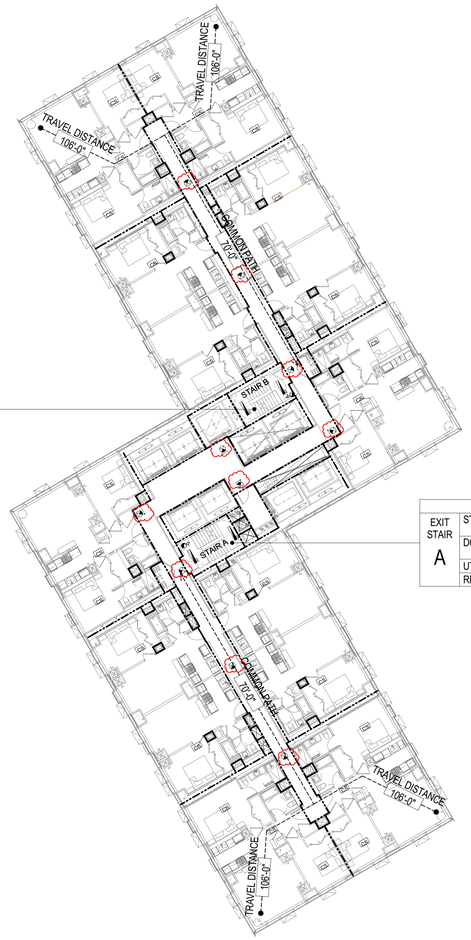
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121805639 Job Number
E3367238859 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	34
	RESIDENTIAL	

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	34
	RESIDENTIAL	

1 26TH FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY - LEVEL 26 (MECH LOOP)

# OF UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA per UNIT	# OF INHABITABLE SPACE	OCCUPANT LOAD (# of Inhabitable space x 2 people x # of Unit)
4	A	R-2	1,119 SF	3	24
8	B	R-2	690 SF	2	32
1	D	R-2	1,130 SF	3	6
1	E	R-2	1,130 SF	3	6
Grand total					68

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (68)
STAIR - A	45"	0.3	150	34
STAIR - B	45"	0.3	150	34

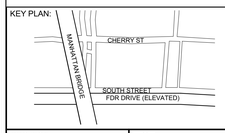
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (68)
STAIR - A DOOR	36"	0.2	180	34
STAIR - B DOOR	36"	0.2	180	34

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015
2	DOB FILING SUBMISSION	06/10/2016
3	DOB FILING SUBMISSION	05/15/2017

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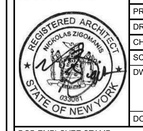
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 26TH FLOOR (MECH LOOP)

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-017.02**
DOB PAGE No:	of

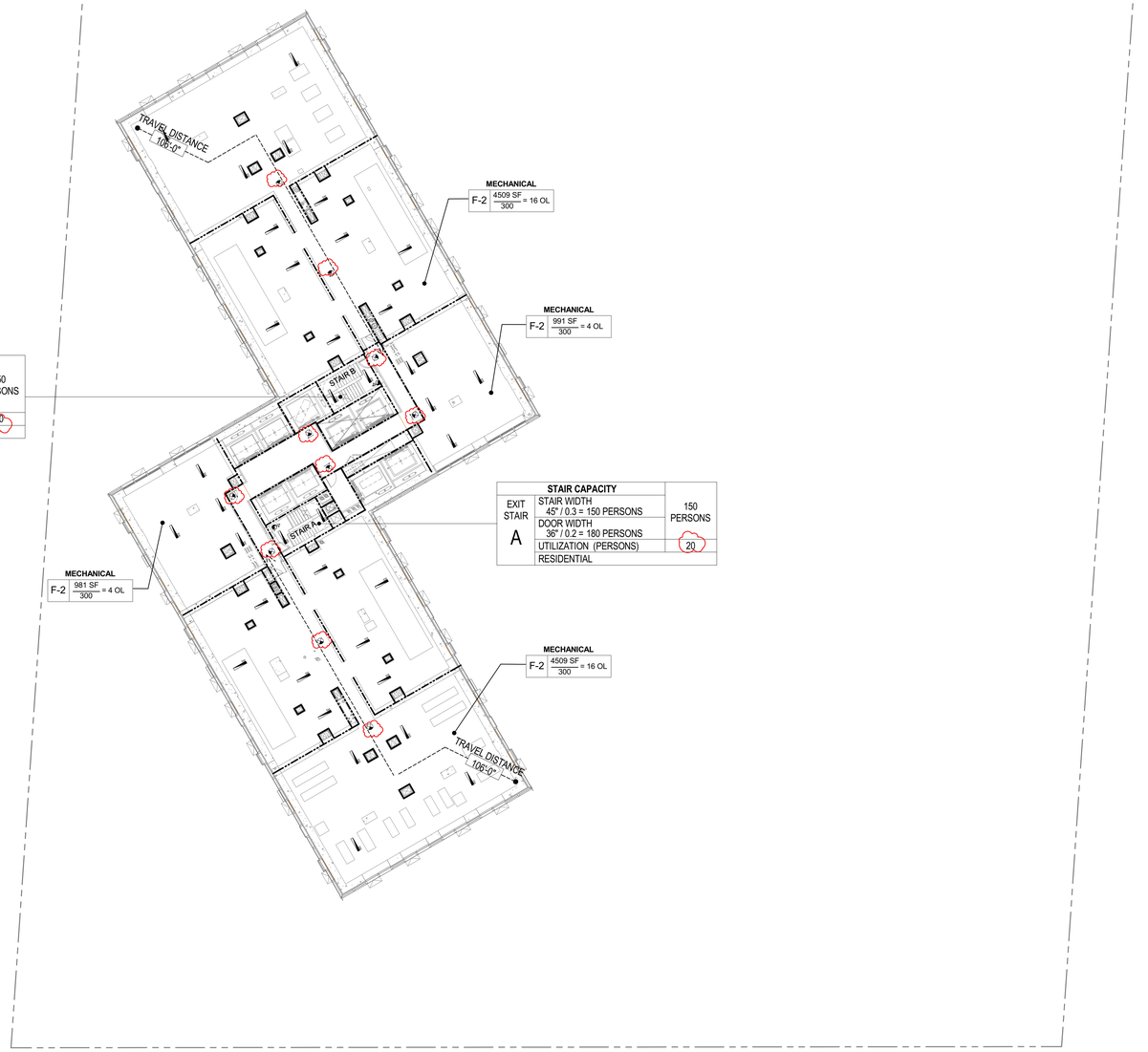
DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105529 Job Number
E3508997990 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	20
	RESIDENTIAL	

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	20
	RESIDENTIAL	

1 **27TH FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY - LEVEL 27

ROOM NUMBER	OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
32-01	MECHANICAL	F-2	4,509 SF	300 SF	16
32-10	MECHANICAL	F-2	4,509 SF	300 SF	16
32-09	MECHANICAL	F-2	991 SF	300 SF	4
32-02	MECHANICAL	F-2	981 SF	300 SF	4
Grand total: 4					40

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (1083)	STAIR LOAD TOTAL (40)
STAIR - A	45"	0.3	150	20
STAIR - B	45"	0.3	150	20

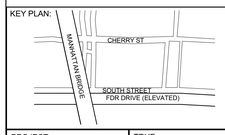
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1260)	DOOR LOAD TOTAL (40)
STAIR - A DOOR	36"	0.2	180	20
STAIR - B DOOR	36"	0.2	180	20

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	06/10/2016
7	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 27TH FLOOR (MECH 1)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIOGRAFOS 029261 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-018.02**
DOB PAGE No:	of

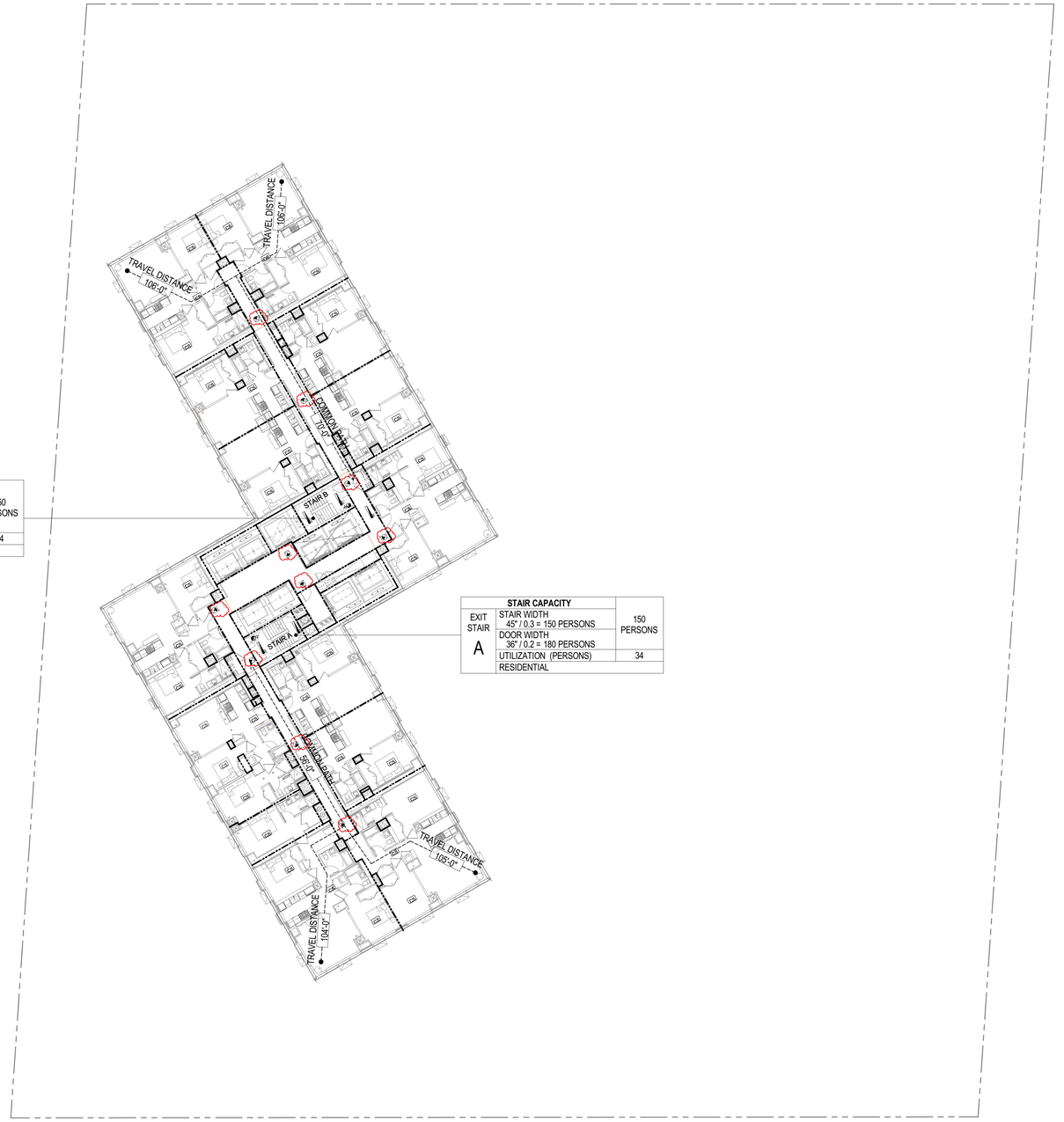
DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 AMENDED APPLICATION Date: 09/22/2017 NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
ES7357111173 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	34
	RESIDENTIAL	

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	34
	RESIDENTIAL	

1 **FLOOR 28 THRU 47 LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY - LEVEL 28 - 47 (TYP MID)

# of UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA per Unit	# of INHABITABLE SPACE	OCCUPANT LOAD (# of Inhabitable space x 2 people x # of Unit)
2	A	R-2		3	12
6	B	R-2		2	24
1	C	R-2		3	6
1	D	R-2		3	6
1	E	R-2		3	6
1	H	R-2		3	6
1	I	R-2		4	8
Grand total					68

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (1083)	STAIR LOAD TOTAL (68)
STAIR - A	45"	0.3	150	34
STAIR - B	45"	0.3	150	34

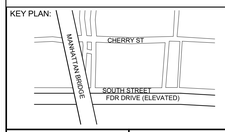
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1260)	DOOR LOAD TOTAL (68)
STAIR - A DOOR	36"	0.2	180	34
STAIR - B DOOR	36"	0.2	180	34

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
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New York, NY 10017
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TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	06/10/2016
7	DOB FILING SUBMISSION	05/15/2017

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 28TH FLOOR (TYP MID RISE)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK 035997

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-019.02**
DOB PAGE No:	of

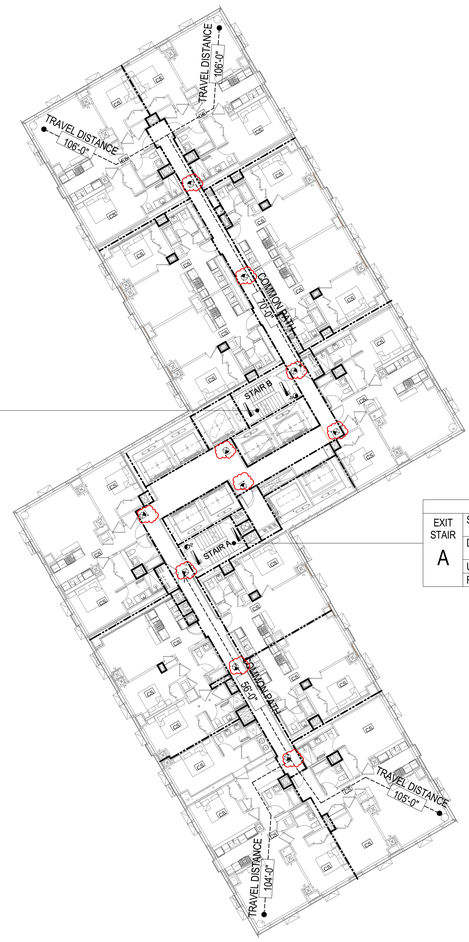
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185569 Job Number
E1528538512054 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS) 34	
	RESIDENTIAL	

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS) 34	
	RESIDENTIAL	

1 **48TH FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY - LEVEL 48 (MECH LOOP)

# of UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA per Unit	# of INHABITABLE SPACE	OCCUPANT LOAD (# of Inhabitable space x 2 people x # of Unit)
2	A	R-2		3	12
6	B	R-2		2	24
1	C	R-2		3	6
1	D	R-2		3	6
1	E	R-2		3	6
1	H	R-2		3	6
1	I	R-2		4	8
Grand total					68

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (68)
STAIR - A	45"	0.3	150	34
STAIR - B	45"	0.3	150	34

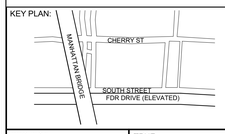
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (68)
STAIR - A DOOR	36"	0.2	180	34
STAIR - B DOOR	36"	0.2	180	34

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015
2	DOB FILING SUBMISSION	06/10/2016
3	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 48TH FLOOR (MECH LOOP)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 035381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-020.02**
DOB PAGE No:	of

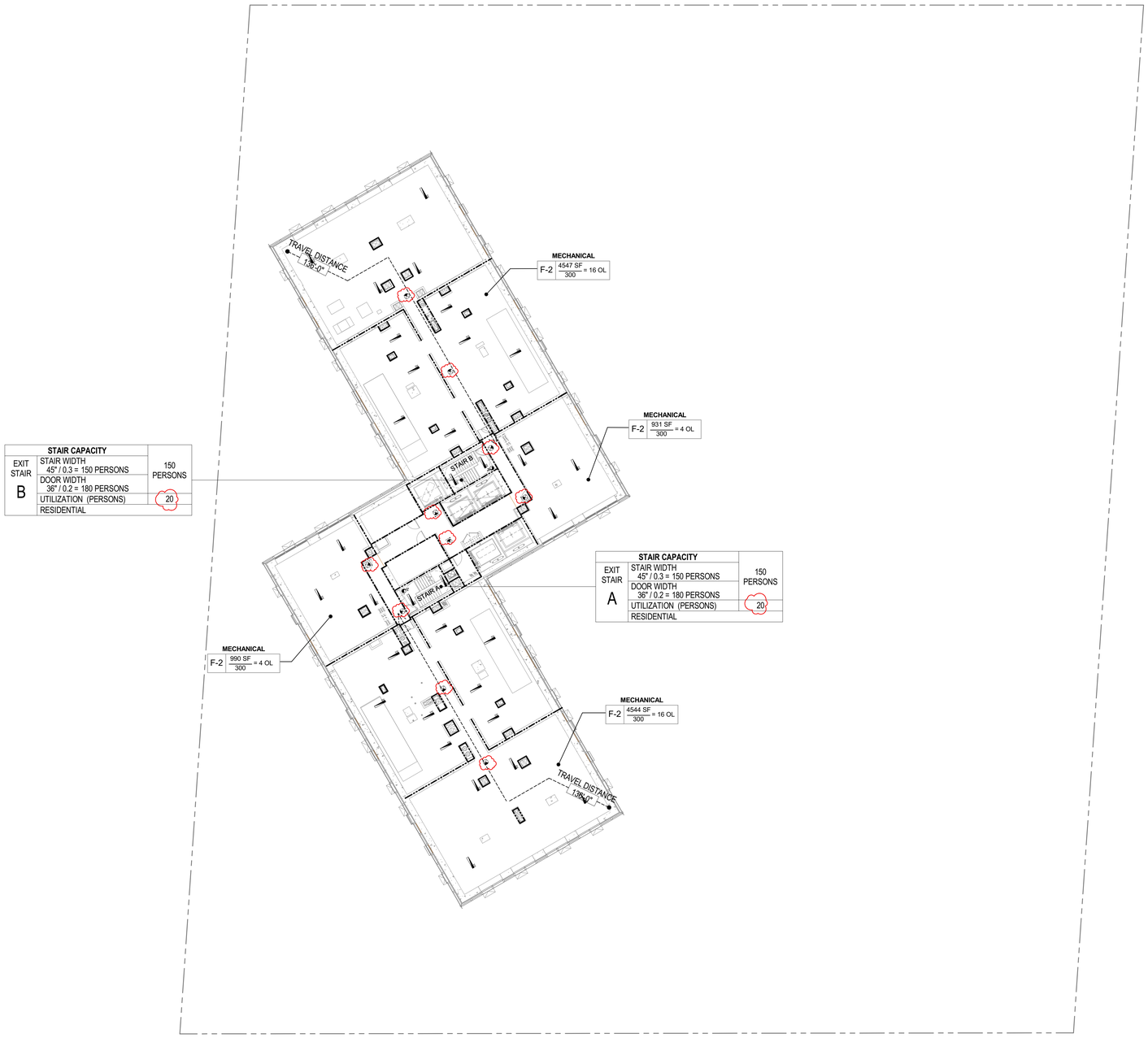
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E1445297624 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	20
	RESIDENTIAL	

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	20
	RESIDENTIAL	

1 **49TH FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY - LEVEL 49

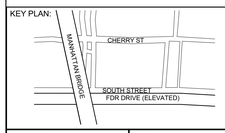
ROOM NUMBER	OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
55-10	MECHANICAL	F-2	4,547 SF	200 SF	16
55-01	MECHANICAL	F-2	4,544 SF	200 SF	16
55-02	MECHANICAL	F-2	989 SF	200 SF	4
55-08	MECHANICAL	F-2	931 SF	200 SF	4
Grand total: 4					40

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (40)
STAIR - A	45"	0.3	150	20
STAIR - B	45"	0.3	150	20

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (40)
STAIR - A DOOR	36"	0.2	180	20
STAIR - B DOOR	36"	0.2	180	20

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
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ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

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3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	06/10/2016
7	DOB FILING SUBMISSION	05/15/2017

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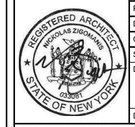
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 49TH FLOOR (MECH 2)

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-021.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185928 Job Number
E-3931112089 Scan Code

30" x 42" Arch E1 - SHEET SIZE

STAIR CAPACITY		
EXIT STAIR	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
B	UTILIZATION (PERSONS)	33
	RESIDENTIAL	

STAIR CAPACITY		
EXIT STAIR	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
A	UTILIZATION (PERSONS)	33
	RESIDENTIAL	

1 **51ST FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY - LEVEL 50 - 67 (TYP HIGH)

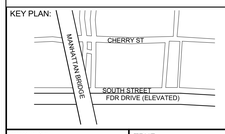
# of UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA per Unit	# of INHABITABLE SPACE	OCCUPANT LOAD (# of Inhabitable space x 2 people x # of Unit)
4	B	R-2	690 SF	2	16
1	C	R-2	1,165 SF	3	6
1	D	R-2	1,128 SF	3	6
1	F	R-2	2,347 SF	4	8
1	G	R-2	1,625 SF	4	8
1	H	R-2	1,037 SF	3	6
1	I	R-2	1,480 SF	4	8
1	J	R-2	1,382 SF	4	8
Grand total					66

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1219)	TOTAL (66)
STAIR - A	86"	0.3	286	33
STAIR - B	45"	0.3	150	33

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (66)
STAIR - A DOOR	36"	0.2	180	33
STAIR - B DOOR	36"	0.2	180	33

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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New York, NY 10005
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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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No.	DESCRIPTION:	DATE:
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5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	06/10/2016
7	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 51ST FLOOR (TYP HIGH RISE)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 029281 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-022.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 09/27/2017 — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E39597897159 Scan Code

30" x 42" Arch E1 - SHEET SIZE

STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	27
	RESIDENTIAL	

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	27
	RESIDENTIAL	

1 **71ST FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SINKLER LAYOUT

wt	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA per UNIT	# OF INHABITABLE SPACE	OCCUPANT LOAD (# of Inhabitable space x 2 people x # of Unit)
1	G	R-2		4	8
1	H	R-2		3	6
1	K	R-2		5	10
1	L	R-2		6	12
1	M	R-2		3	6
Grand total					42

OCCUPANT LOAD SUMMARY - LEVEL 71 (PH)

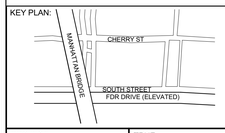
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	1,045 SF	300 SF	4
MECHANICAL	F-2	992 SF	300 SF	4
MECHANICAL	F-2	523 SF	300 SF	2
MECHANICAL	F-2	390 SF	300 SF	2
Grand total				12

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (54)
STAIR - A	45"	0.3	150	27
STAIR - B	45"	0.3	150	27

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (54)
STAIR - A DOOR	36"	0.2	180	27
STAIR - B DOOR	36"	0.2	180	27

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
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Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	03/19/2015
4	DOB FILING SUBMISSION	06/18/2015
5	DOB FILING SUBMISSION	06/10/2016
6	DOB FILING SUBMISSION	05/15/2017

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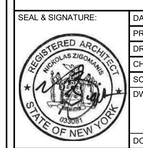
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 71ST FLOOR (PENTHOUSE)

SEAL & SIGNATURE:



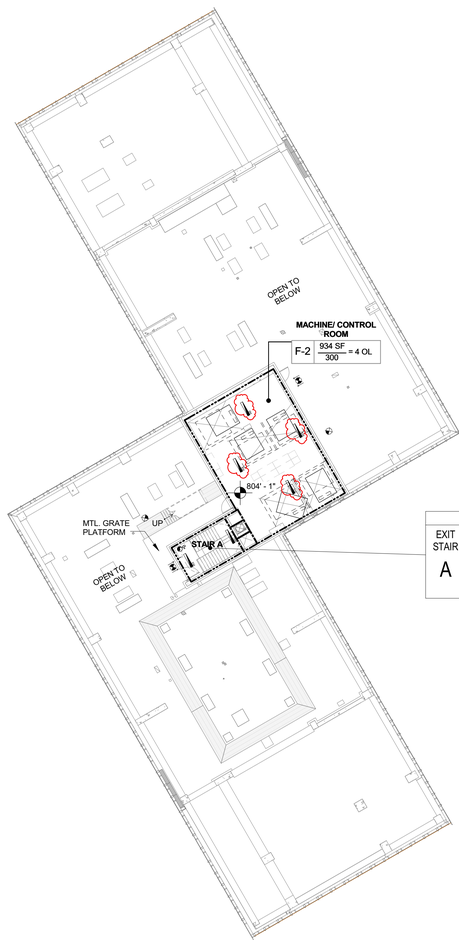
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-023.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185529 Job Number
E:595205485 Scan Code
30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	4
	RESIDENTIAL	

1 **OVERALL FLOOR PLAN - MECH. 4 (EMR)**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

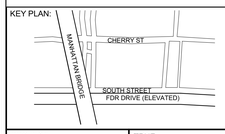
OCCUPANT LOAD SUMMARY - MECH 4 (EMR)				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	934 SF	300 SF	4

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (150)	TOTAL (4)
STAIR - A	45"	0.3	150	4

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (960)	TOTAL (4)
STAIR - A DOOR	36"	0.3	120	4

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015
2	DOB FILING SUBMISSION	08/24/2015
3	DOB FILING SUBMISSION	09/03/2015
4	DOB FILING SUBMISSION	06/10/2016
5	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - MECH 4 (EMR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029001 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-025.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E-S40219A013 Scan Code

30" x 42" Arch E1 - SHEET SIZE

STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	34
	RESIDENTIAL	

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	34
	RESIDENTIAL	

1 **70TH FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

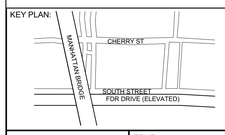
wt	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA per UNIT	# OF INHABITABLE SPACE	OCCUPANT LOAD (# of Inhabitable space x 2 people x # of Unit)
4	B	R-2	690 SF	2	32
1	C	R-2	1,165 SF	3	6
1	F	R-2	2,347 SF	4	8
1	G	R-2	1,625 SF	4	8
1	H	R-2	1,037 SF	3	6
1	I	R-2	1,480 SF	4	8
Grand total					68

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (68)
STAIR - A	45"	0.3	150	34
STAIR - B	45"	0.3	150	34

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (68)
STAIR - A DOOR	36"	0.2	180	34
STAIR - B DOOR	36"	0.2	180	34

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

KEY PLAN:



PROJECT NORTH / TRUE NORTH

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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/10/2016
2	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 70TH FLOOR (MECH LOOP)

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-026.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES798040654 Scan Code
30" x 42" Arch E1 - SHEET SIZE

REFERENCE DWGS:
TRANSFORMER VAULT (SECTIONS) 509728
TRANSFORMER VAULT (DETAILS) 509729
DIVISION OF RESPONSIBILITY 509730

1 **TRANSFORMER VAULT AND NETWORK PROTECTOR COMPARTMENT PLAN - 3RD FLOOR**
1/4" = 1'-0"

PLOT PLAN
SCALE: N.T.S.

DELETION PROGRAM

6-2500 KVA TRANSFORMERS-BUILD AS SHOWN
5-2500 KVA TRANSFORMERS-DELETE TRANSF. COMPT. #1 & NWP COMPT. "A"
4-2500 KVA TRANSFORMERS-DELETE TRANSF. COMPTS. #1 & 6 AND NWP COMPTS. "A" & "F"
3-2500 KVA TRANSFORMERS-DELETE TRANSF. COMPTS. #1, 5 & 6 AND NWP COMPTS. "A", "E" & "F"

GENERAL NOTES:

- TRANSFORMER VAULTS & N.W.P. COMPARTMENTS TO BE CLEAR OF ALL FOREIGN PIPING.
- ITEMS MARKED "SEE LAYOUT", OR "BY COMPANY" SHALL BE EXCLUDED BY CONTRACTOR.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- ALL UNUSED OPENINGS AND CONDUITS TO BE SEALED.
- CUSTOMER TO REMOVE, RELOCATE, OR REROUTE AT HIS EXPENSE, ALL PIPES, CONDUITS, MATERIALS AND EQUIPMENT FROM SPACE TO BE OCCUPIED BY N.W.P. COMPT'S. AND TRANSFORMER VAULTS OR INTERFERING WITH THEIR CONSTRUCTION.
- THE COMPANY SHALL NOT INSTALL EQUIPMENT IN THE N.W.P. COMPT'S. BEFORE WATERPROOFING AND 2" THICK CEMENT MORTAR PROTECTIVE COAT FINISH HAS BEEN INSTALLED ON ROOF SLAB OF THE COMPARTMENTS. A WATERPROOF TEST MUST BE PER- FORMED AND WITNESSED BY A COM- PANY-AUTHORIZED REPRESENTATIVE.
- ALL EXTERIOR DOORS OF N.W.P. COMPT'S. TO BE ACCESSIBLE AT ALL TIMES.

SERVICE CONNECTION NOTES:

- CUSTOMER SHALL WIRE TO THE SERVICE CONNECTION.
- CAPACITY OF ANY ONE SERVICE CONNECTION IS LIMITED TO AMPERES PER PHASE PER 1/2 HOUR DEMAND.
- CAPACITY OF INSTALLATION IS LIMITED TO AMPERES PER PHASE PER 1/2 HOUR DEMAND.
- THE COMPANY'S RATE SCHEDULE PROVIDES THAT THE CUSTOMER SHALL GIVE THE COMPANY REASONABLE ADVANCE NOTICE OF INTENTION MATERIALLY TO INCREASE HIS LOAD IN THE FUTURE SO THAT ADEQUATE FACILITIES MAY BE PROVIDED.

VENTILATION RATIO: COMPT. #6

$$\frac{\text{VOLUME OF VAULT- CU. FT.}}{\text{NET VENT GRATING- SQ. FT.}} = 1447/55 = 26$$

EQUIPMENT:

TO BE FURNISHED AND INSTALLED BY COMPANY
6-2500KVA ____KV, 3ø 277/480V TRANSFORMERS
6-2500KVA 277/480V N.W.P. & FRAMES

PLUMBING MATERIAL:

4" E.H.C.I PIPE
2" GALVANIZED PIPE
SEE E0-17079-B FOR ADDITIONAL MATERIAL

REFERENCE DRAWINGS

LAYOUT	345142
SECTIONS & DETAILS	345144
SECTIONS & DETAILS	345146
REINFORCEMENT DETAILS	345150
REINF. SECTIONS & DETAILS	345152
3'-0"x6'-6" FRAME (METHOD #2)	E0-16447-A
3'-0"x6'-6" CLASS "A" DOOR	E0-16448-A
3'-0"x7'-0" FRAME (METHOD #4)	E0-16447-A
3'-0"x7'-0" STEEL DOOR	E0-16448-A
FORCED VENTILATION & ALARM SYSTEM (E0-7557-C) SPEC.	E0-2032
SAFETY GUARD & LADDER	E0-1511-A
WATERSTOP PURCH. SPEC.	E0-100,205
METHOD OF SEALING CONDUIT & CABLE	E0-6217-D
PAINTING OF N.W.P. COMPTS. SPEC.	E0-1191
CEMENT MORTAR SPEC.	E0-100,167
MASTIC COMPOUND SPEC.	E0-100,023
INSTALLATION OF SUMP PUMP	E0-12160
SUMP FRAME & COVER	E0-12086-C
WATERPROOFING SPEC.	E0-1007
FLARED DUCT(E0-6130-C) SPEC.	E0-1042
FIBERGLASS CONDUITS PURCH SPEC.	E0-100,628
BACK PRESSURE DAMPER	E0-16979-B
PAINT FOR N.W.P. COMPTS. PURCH SPEC.	E0-100,184
WELDING SPEC.	E0-11320
VAULT DRAINAGE	E0-13027-B
LIGHT & POWER OUTLET WIRING	E0-13712-B
WIRING DIAGRAM	XXXXXX
NWP INSTALL.	XXXXXX
NWP INSTALL.	XXXXXX
NWP INSTALL.	XXXXXX
NWP INSTALL.	XXXXXX
NWP INSTALL.	XXXXXX
NWP INSTALL.	XXXXXX

NOTE :

- CUSTOMER TO MAINTAIN THIS AREA AROUND VAULTS CLEAR OF ANY FUTURE TREES FOR THE REMOVAL AND INSTALLATION OF EQUIPMENT.
- TRANSFORMER VAULTS TO BE ACCESSIBLE AT ALL TIMES.
- SIDEWALK FINISH AND EXPANSION JOINTS OVER AND ADJACENT TO TRANSFORMER VAULTS TO BE INSTALLED BY CUSTOMER. INSTALLATION OF SPECIAL SIDEWALK FINISH IN AND AROUND VAULT AREA OTHER THAN STANDARD CONCRETE SHALL BE CUSTOMER'S RESPONSIBILITY AND IF IT BECOMES NECESSARY AT ANY FUTURE DATE TO REMOVE THE GRATING THE REPLACEMENT OF SAID FINISH IF DISTURBED WILL BE THE RESPONSIBILITY OF THE CUSTOMER.
- THE SPACES BETWEEN FRAMES AND SLABS SHALL BE FILLED WITH SUITABLE MASTIC COMPOUND PER CON EDISON COMPANY SPEC. E0-100,023 OR EQUAL.

NOTE:

1. CUSTOMER TO SUBMIT TO THE COMPANY THE FOLLOWING VENTILATION INFORMATION.
   A. LOCATION OF THE VENTILATION CONTROLS INDICATE WHICH TAKE-OFF IS SOURCE OF SUPPLY.
   B. SUPERVISORY PERSONNEL TO CONTACT DURING NORMAL WORKING HOURS AND NON-WORKING FOR EMERGENCIES.
   C. OPERATING PROCEDURE FOR START-UP OF VENTILATION SYSTEM.
2. THE CUSTOMER SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY FUTURE WATER OR MOISTURE PROBLEMS THROUGH WALLS, CONDUITS, CEILING OR FLOOR IN N.W. COMPARTMENT SHOULD THEY OCCUR. ANY CORRECTIVE METHODS ARE TO BE COMPLETED IN ACCORDANCE WITH ESTABLISHED COMPANY METHODS AND UNDER THE DIRECTION OF THE COMPANY REPRESENTATIVE.
3. THE WATERSTOP SHALL BE INSTALLED IN ALL CONSTRUCTION JOINTS IN N.W. & TRANSF. COMPARTMENTS AREA.
4. CUSTOMER TO PROVIDE AND MAINTAIN A 4'-0" MINIMUM CLEAR PASSAGEWAY WITHIN BLDG. FOR THE INSTALLATION AND REPLACEMENT OF EQUIPMENT.
5. NO METAL DECKING WITHIN THE NETWORK COMPARTMENT AREA.
6. ALL FORMS AND BRACING USED IN CONSTRUCTION OF VAULT TO BE REMOVED BY VAULT CONTRACTOR UNLESS OTHERWISE NOTED.
7. CUSTOMER TO FURNISH A METHOD OF CONNECTING NEUTRAL BUS TO BUILDING STEEL WITHIN N.W. PROTECTOR COMPARTMENT. THE NUMBER OF PLATES REQUIRED DEPEND ON THE RESISTANCE TO GROUND MEASUREMENT WHICH MUST BE 10 OHMS OR LESS.

NETWORK PROTECTOR COMPT.

1. THE CUSTOMER SHALL SUPPLY, OPERATE AND MAINTAIN A FORCED EXHAUST AIR VENTILATING AND ALARM SYSTEM FOR NETWORK PROTECTOR COMPARTMENT, AS PER DWG. E0-7557-B OF SPEC. E0-2032.
2. ONE OUTSIDE DOOR OF THE NETWORK PROTECTOR COMPARTMENT SHALL BE OPEN TO A PUBLIC HALL OR LOBBY. OTHER OUTSIDE DOOR MUST BE ACCESSIBLE AT ALL TIMES. AS PART OF VAULT CONSTRUCTION THE FLOORS, WALLS AND CEILINGS ARE TO BE PAINTED IN ACCORDANCE WITH SPEC. E0-1191. AFTER EQUIPMENT HAS BEEN INSTALLED, THE COMPANY IS TO REPAIR DAMAGED FLOORS, WALLS AND CEILING PAINT, IN ACCORDANCE WITH SPEC. E0-1191.
3. CUSTOMER & CONTRACTOR TO PROVIDE CONDUIT OPENING IN WALLS OR FLOOR AS SHOWN. REINFORCING BARS SHALL CLEAR ALL CONDUIT OPENINGS BY 4" MINIMUM ON ALL SIDES. OMIT BARS WITHIN OPENINGS.
4. FLANGES OF ALL STEEL BEAMS SHALL CLEAR SERVICE CONNECTION OPENINGS BY 8" MINIMUM.
5. REINFORCING BARS SHALL CLEAR PARALLEL BUS OPENINGS AND SERVICE CONNECTION OPENINGS BY 4" MINIMUM ON ALL SIDES.
6. ALL BUILDING STEEL IN NETWORK PROTECTOR COMPARTMENT SHALL BE ENCASED IN A MINIMUM 2" CONCRETE PROTECTION BY CUSTOMER.
7. CUSTOMER SHALL REMOVE ALL CONCRETE FORMS IN NETWORK PROTECTOR COMPARTMENT AREA PRIOR TO CONSTRUCTION BY OTHERS.

NOTES:

- A UTILITY CONSTRUCTION PERMIT IS REQUIRED FROM THE COMMISIONER OF HIGHWAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION OF SIDEWALK VAULTS. APPROVAL OF THIS PRINT DOES NOT INCLUDE ITEMS MARKED "FUTURE". WHEN FUTURE VAULTS ARE INSTALLED, SAME WILL BE SUBJECT TO REQUIREMENTS OF THE DEPT. OF BUILDINGS AT THAT TIME, AND WILL BE FILED FOR UNDER SEPARATE APPLICATION FOR SUCH PROPOSED WORK.
- THE LOCATIONS OF THE STREET SECONDARY TIE AND THE SEWER CONNECTION TO BE LOCATED ACCORDINGLY.
- FOR LOCATION OF N.W.PROT. FRAMES SEE N.W.P. INSTALLATION DWG. NO.
- TRANSFORMER VAULT ROOF, WALLS, FLOOR, NETWORK PROTECTOR ROOF AND FLOOR AND ASSOCIATED STEEL FRAMING TO BE DESIGNED BY CUSTOMER. DETAILED DRAWINGS TO BE FURNISHED TO CONSOLIDATED EDISON CO. VAULT DESIGN SECTION.

GROUNDING PLATE NOTE:

AS PART OF VAULT CONSTRUCTION CONTRACTOR TO INSTALL 6"x1/2" STEEL PLATE WITH 2-7/16" DIA. HOLES 1 1/8" O.C. EXTENDED 4" INTO COMPT. WELDED TO REINFORCED BARS. THE NUMBER OF PLATES REQUIRED DEPENDS ON THE RESISTANCE TO GROUND MEASUREMENT WHICH MUST BE 10 OHMS OR LESS.

CONTRACTOR SHALL SUBMIT STRUCTURAL STEEL AND CONCRETE WALL SHOP DRAWINGS FOR CON EDISON REVIEW AND APPROVAL.

KEY PLAN:

PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/01/2016
2	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
3RD FLOOR CON-ED VAULT FLOOR PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT · STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
REV:	
CHK:	CHECKER
SCALE:	1/4" = 1'-0"
DWG No:	**A-080.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
DOB B-SCAN:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121805628 Job Number
E3911956283 Scan Code
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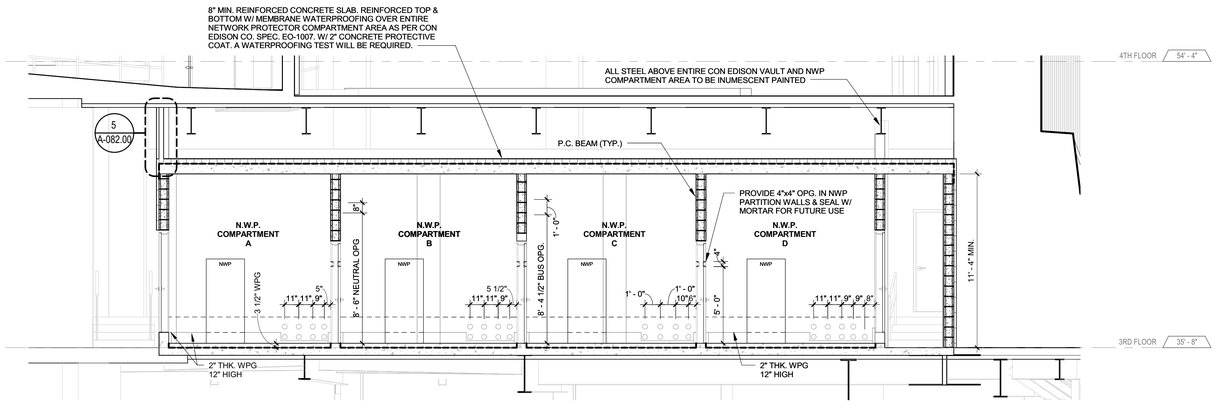
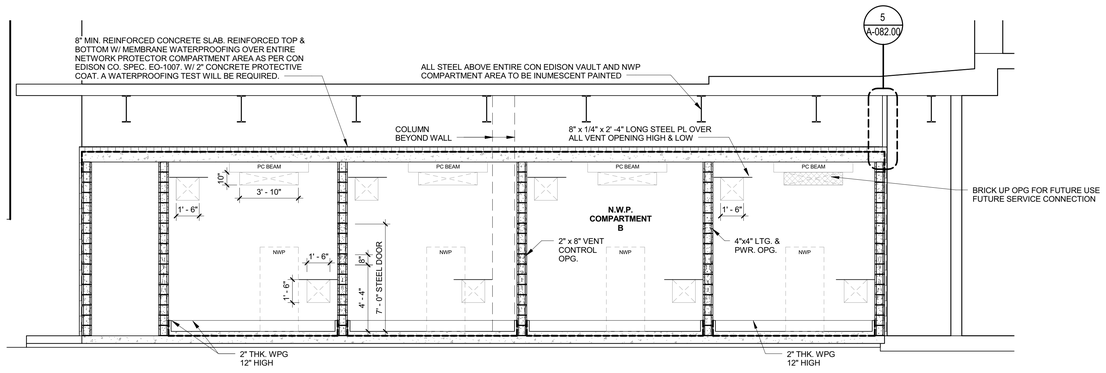
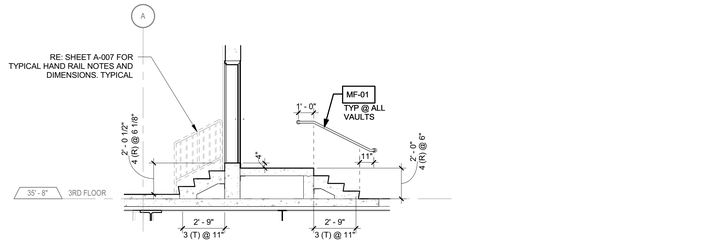


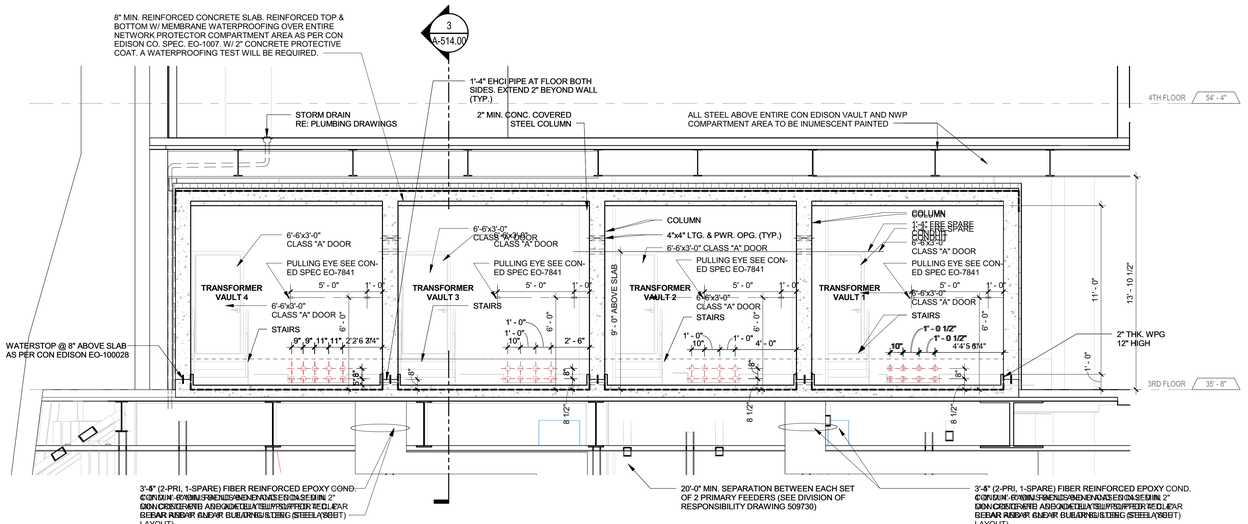
4 NETWORK PROTECTION - LONGITUDINAL SECTION
1/4" = 1'-0"



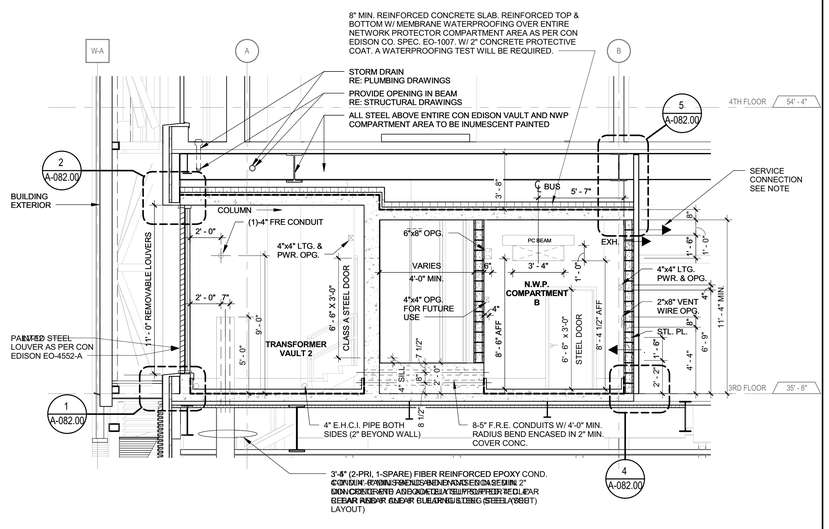
3 NETWORK PROTECTION - LONGITUDINAL SECTION
1/4" = 1'-0"



5 CON-EDISION STAIR
1/4" = 1'-0"

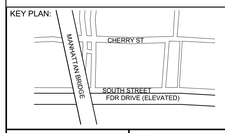


2 TRANSFORMER VAULT - LONGITUDINAL SECTION
1/4" = 1'-0"



1 TRANSVERSE SECTION
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
3RD FLOOR CON-ED VAULT SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 027 STATE OF NEW YORK

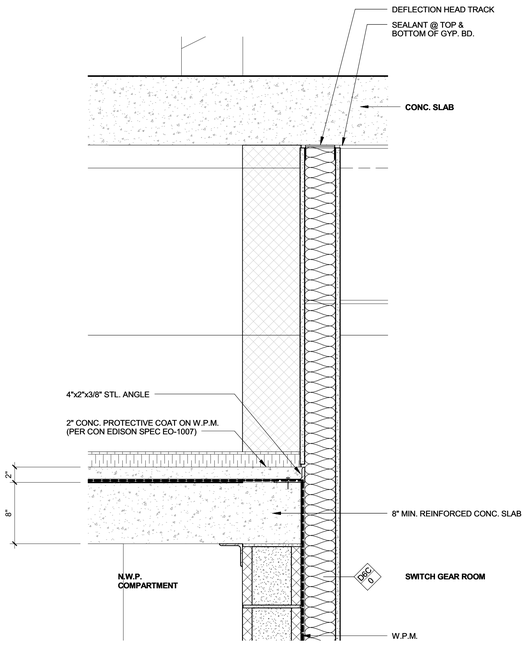
DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: 1/4" = 1'-0"
DWG No: **A-081.00**
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
MEMBER OF FIRM
Date: 09/27/2017
NYC Development Hub

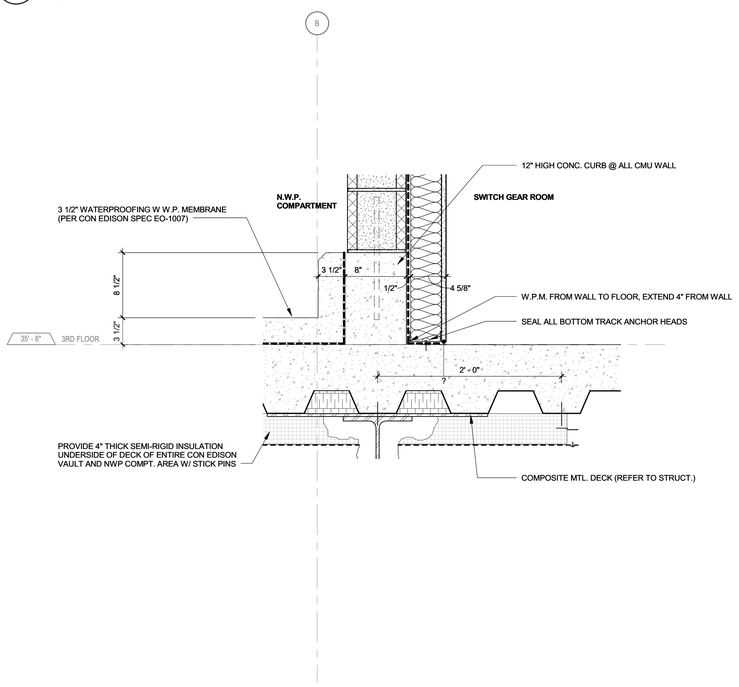
DOB B-SCAN:

FILE NAME:
PLOT DATE:

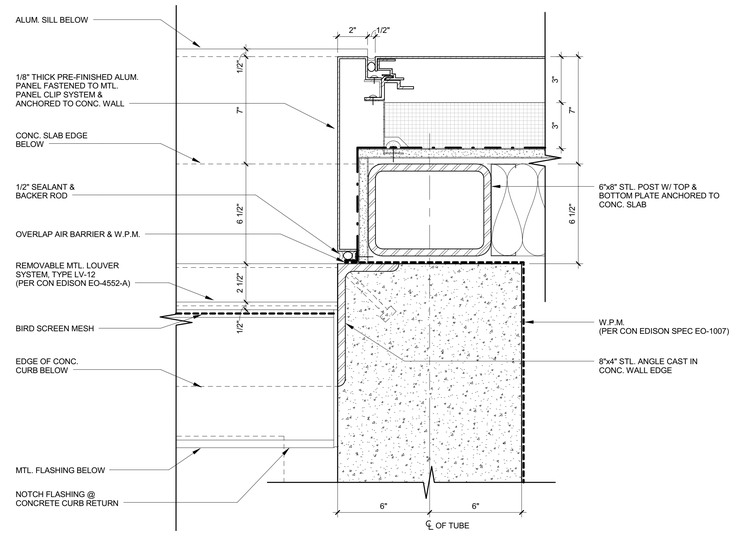
DEPT OF BLDGS121185569 Job Number
IE56859952319 Scan Code
30" x 42" Arch E - SHEET SIZE



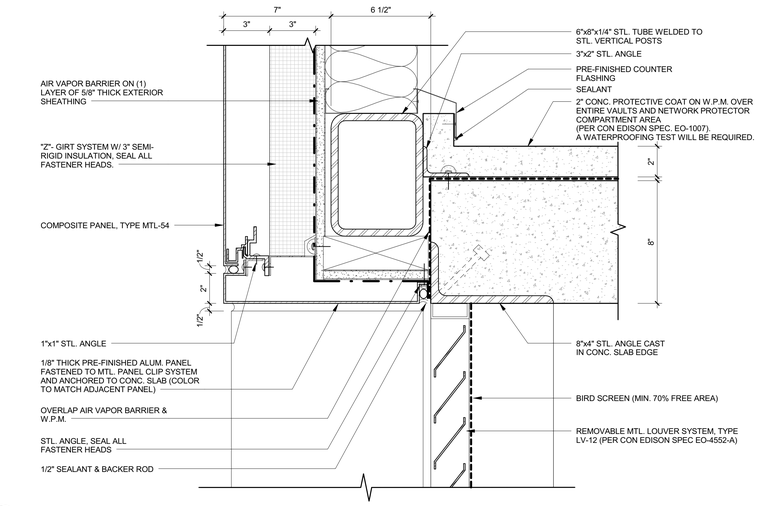
5 DETAIL - SECTION - CON-ED VAULTS @ BEAM ABOVE
1 1/2" = 1'-0"



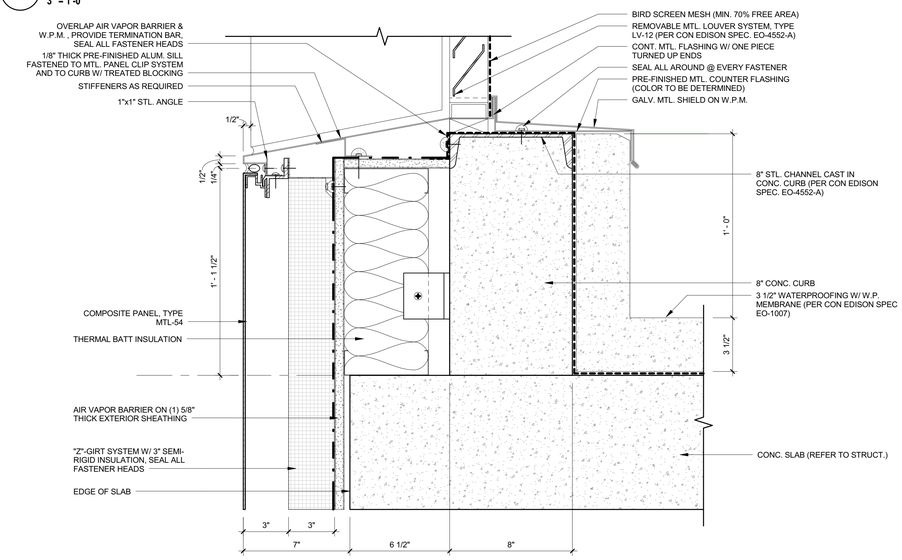
4 DETAIL - SECTION - CON-ED VAULTS @ CURB
1 1/2" = 1'-0"



3 DETAIL - CON-ED COMPLIANT LOUVER JAMB
3" = 1'-0"

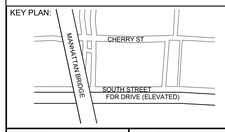


2 DETAIL - CON-ED COMPLIANT LOUVER HEAD
3" = 1'-0"



1 DETAIL - CON-ED COMPLIANT LOUVER SILL
3" = 1'-0"

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
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No.	DESCRIPTION:	DATE:
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2	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DETAILS - 3RD FLOOR CON-ED VAULTS

SEAL & SIGNATURE: REGISTERED ARCHITECT DOUGLAS ZIEMIAN STATE OF NEW YORK 029281

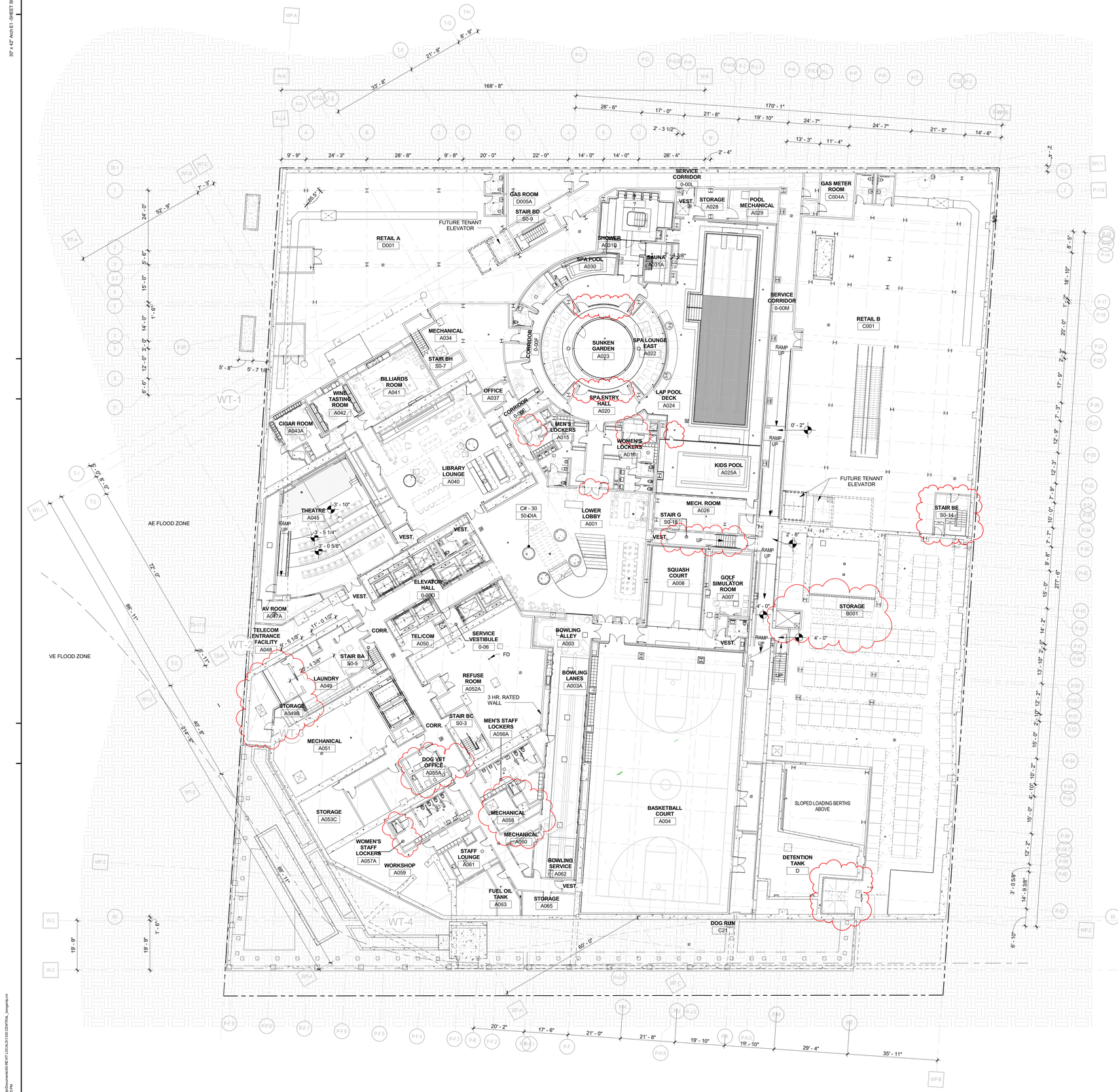
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-082.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 09/27/2017 — NYC Development Hub

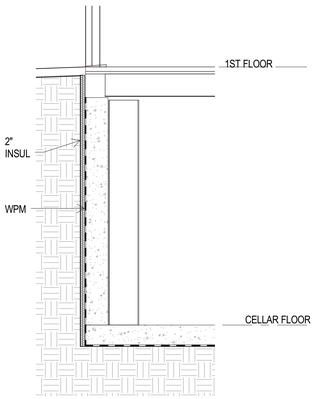
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185569 Job Number
E350855186I1 Scan Code
30" x 42" Arch E1 - SHEET SIZE



1 OVERALL FLOOR PLAN - CELLAR
1/16" = 1'-0"



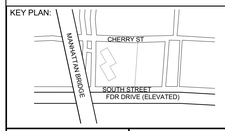
2 FOUNDATION WALL R-VALUE DETAIL
1/4" = 1'-0"

NOTE:

— — — 8" CURB AT BASE OF WET WALLS

STORAGE UNITS	
ADA UNITS	8
7'-0" UNITS	134
6'-0" UNITS	10
TOTAL UNITS	152 SPACES

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

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New York, NY 10014
TEL: 212-627-5574

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River Drive Center 1, 619 River Drive
Elmwood Park, NJ 07407
TEL: 201.794.6900 FAX: 201.794.0366

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/19/2014
4	DOB FILING SUBMISSION	09/11/2014
5	DOB FILING SUBMISSION	10/06/2014
6	DOB FILING SUBMISSION	02/13/2015
7	DOB FILING SUBMISSION	05/20/2015
8	DOB FILING SUBMISSION	09/03/2015
9	DOB FILING SUBMISSION	03/03/2016
10	DOB FILING SUBMISSION	04/01/2016
11	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - CELLAR

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 035281 STATE OF NEW YORK

DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-100.02**
DOB PAGE No: of

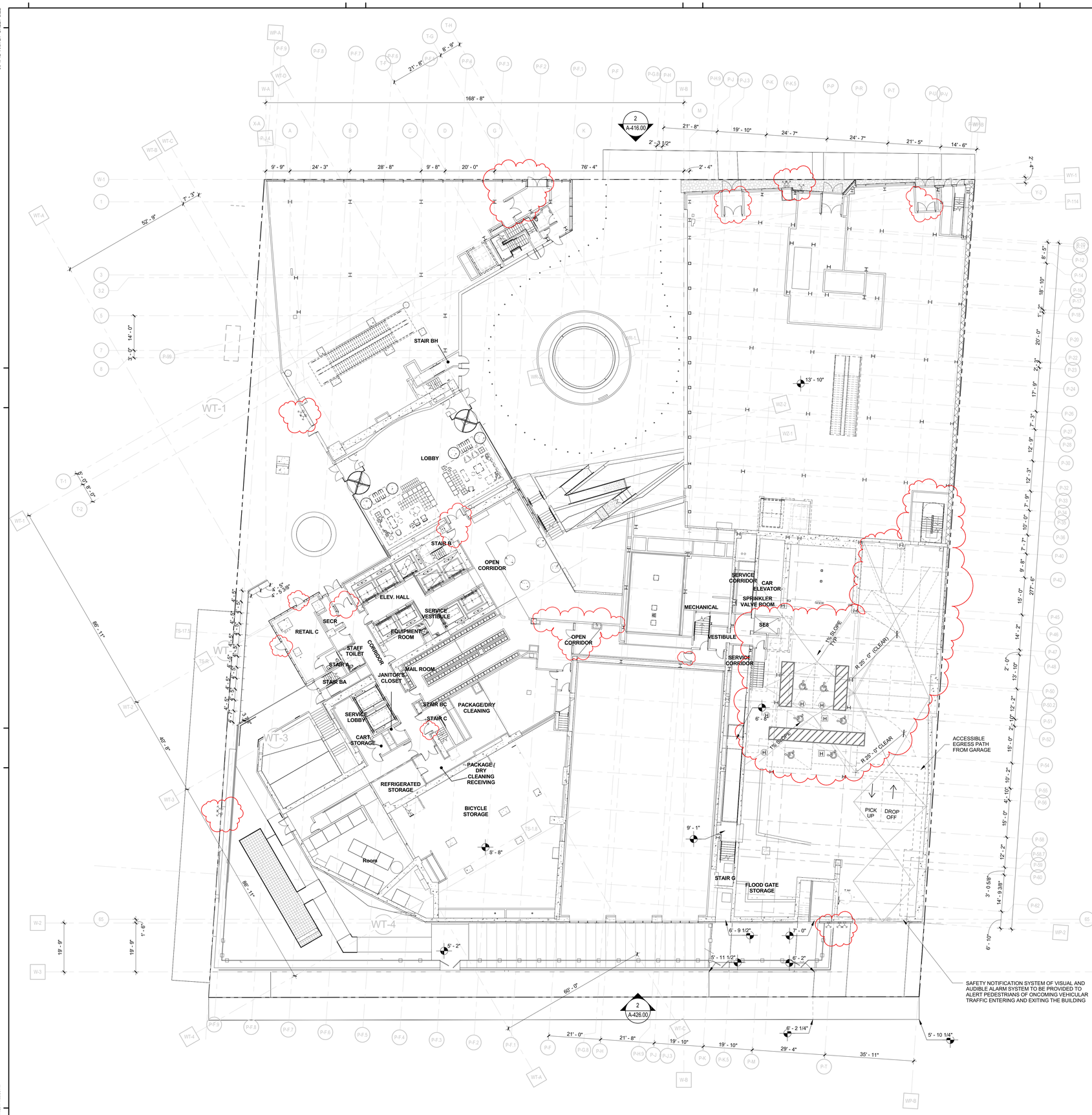
DOB EMPLOYEE STAMP: Damian Titus — APPROVED Under Directive 2 of 1975 AMENDED APPLICATION Date: 09/27/2017 — NYC Development Hub

DOB B-SCAN:

FILE NAME: C:\Users\tbonczyk\Documents\00-REVIT LOCAL\1335-CENTRAL_tonyqmb.rvt
PLOT DATE: 9/4/2017 7:49:25 PM

DEPT OF BLDGS121185539 Job Number
ES/08/2/96006 Scan Code

30" x 42" Arch E1 - SHEET SIZE



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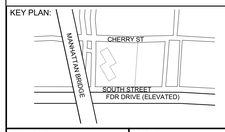

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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3	DOB FILING SUBMISSION	08/12/2014
4	DOB FILING SUBMISSION	08/19/2014
5	DOB FILING SUBMISSION	09/11/2014
6	DOB FILING SUBMISSION	02/13/2015
7	DOB FILING SUBMISSION	03/19/2015
8	DOB FILING SUBMISSION	04/13/2015
9	DOB FILING SUBMISSION	05/13/2015
10	DOB FILING SUBMISSION	05/20/2015
11	DOB FILING SUBMISSION	06/18/2015
12	DOB FILING SUBMISSION	03/03/2016
13	DOB FILING SUBMISSION	04/01/2016
14	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 1ST FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIOMAS 029281 STATE OF NEW YORK

DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-101.02**
DOB PAGE No: of

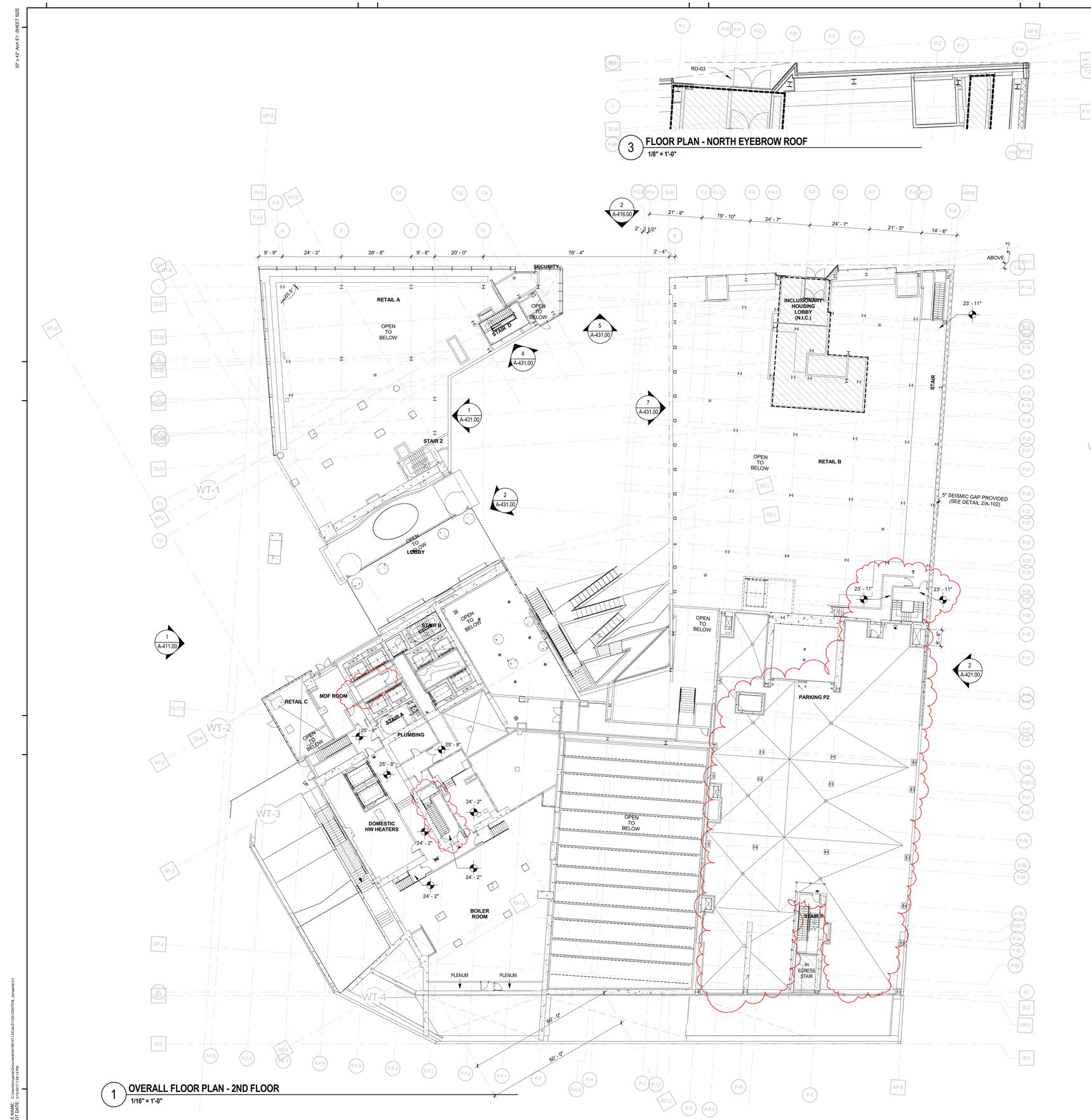
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME: C:\Users\bmorgan\Documents\000_RELAT LOCAL\81335 CENTRAL_bmorgan9v.rvt
PLOT DATE: 9/14/2017 3:55:5 PM

DEPT OF BLDGS121185569 Job Number
IES1098902591 Scan Code

30" x 42" Arch E1 - SHEET SIZE



3 **FLOOR PLAN - NORTH EYEBROW ROOF**
1/8" = 1'-0"

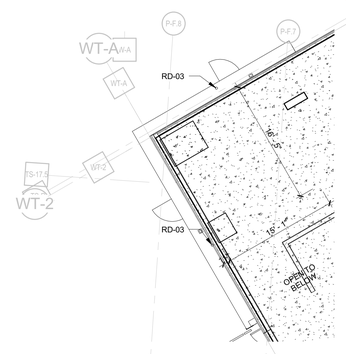
1 **OVERALL FLOOR PLAN - 2ND FLOOR**
1/16" = 1'-0"

FILED UNDER SEPARATE APPLICATION #121187410

NOTE:

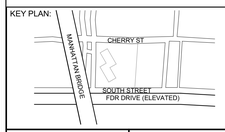
— — — 8" CURB AT BASE OF WET WALLS

PARKING SPACES		
PARKING LEVEL 1	STATED	11 SPACES
PARKING LEVEL 2	11,496 SF / 200	62 SPACES
PARKING LEVEL 3	7,061 SF / 200	33 SPACES
TOTAL		106 SPACES



2 **FLOOR PLAN - 2ND FLOOR RETAIL C ROOF**
1/8" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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AAI ARCHITECTS, P.C.
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New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS
180 Varick St, suite 404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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TEL: 212-285-0088 FAX: 212-285-0228

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New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

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Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

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River Drive Center 1, 619 River Drive
Elmwood Park, NJ 07407
TEL: 201.794.6900 FAX: 201.794.0366

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/19/2014
4	DOB FILING SUBMISSION	09/11/2014
5	DOB FILING SUBMISSION	02/13/2015
6	DOB FILING SUBMISSION	03/19/2015
7	DOB FILING SUBMISSION	04/13/2015
8	DOB FILING SUBMISSION	05/13/2015
9	DOB FILING SUBMISSION	05/20/2015
10	DOB FILING SUBMISSION	06/18/2015
11	DOB FILING SUBMISSION	03/03/2016
12	DOB FILING SUBMISSION	04/01/2016
13	DOB FILING SUBMISSION	05/15/2017

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

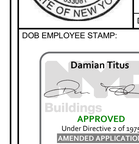
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 2ND FLOOR

SEAL & SIGNATURE:



DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-102.02**
DOB PAGE No: of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME: C:\Users\bcorgan\Documents\00-REVIT LOCALS\1335 CENTRAL_bcorgan.rvt
PLOT DATE: 5/14/2017 7:26:14 PM

DEPT OF BLDGS121185569 Job Number
E326219B999 Scan Code

30" x 42" Arch E1 - SHEET SIZE

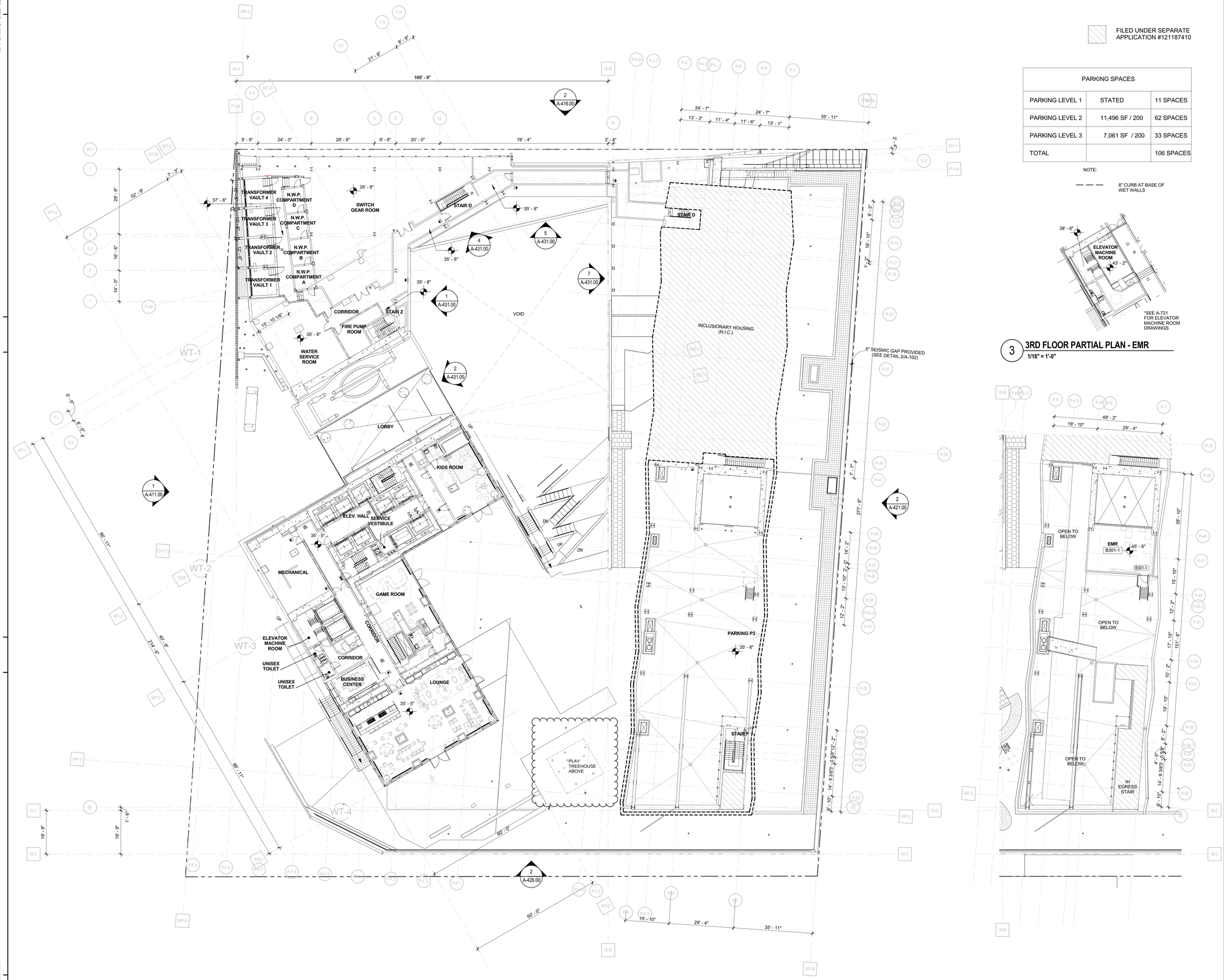
FILED UNDER SEPARATE APPLICATION #121187410

PARKING SPACES		
PARKING LEVEL 1	STATED	11 SPACES
PARKING LEVEL 2	11,496 SF / 200	62 SPACES
PARKING LEVEL 3	7,061 SF / 200	33 SPACES
TOTAL		106 SPACES

NOTE:

8" CURB AT BASE OF WET WALLS

*SEE A-721 FOR ELEVATOR MACHINE ROOM DRAWINGS

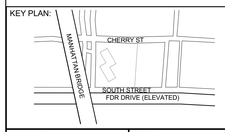


1 **OVERALL FLOOR PLAN - 3RD FLOOR**
1/16" = 1'-0"

2 **3RD FLOOR PLAN (PARKING MEZZANINE)**
1/16" = 1'-0"

3 **3RD FLOOR PARTIAL PLAN - EMR**
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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No.	DESCRIPTION:	DATE:
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8	DOB FILING SUBMISSION	05/20/2015
9	DOB FILING SUBMISSION	06/18/2015
10	DOB FILING SUBMISSION	08/24/2015
11	DOB FILING SUBMISSION	09/03/2015
12	DOB FILING SUBMISSION	03/03/2016
13	DOB FILING SUBMISSION	04/01/2016
14	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 3RD FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 029391 STATE OF NEW YORK

DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-103.02**
DOB PAGE No: of

DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 09/27/2017 — NYC Development Hub

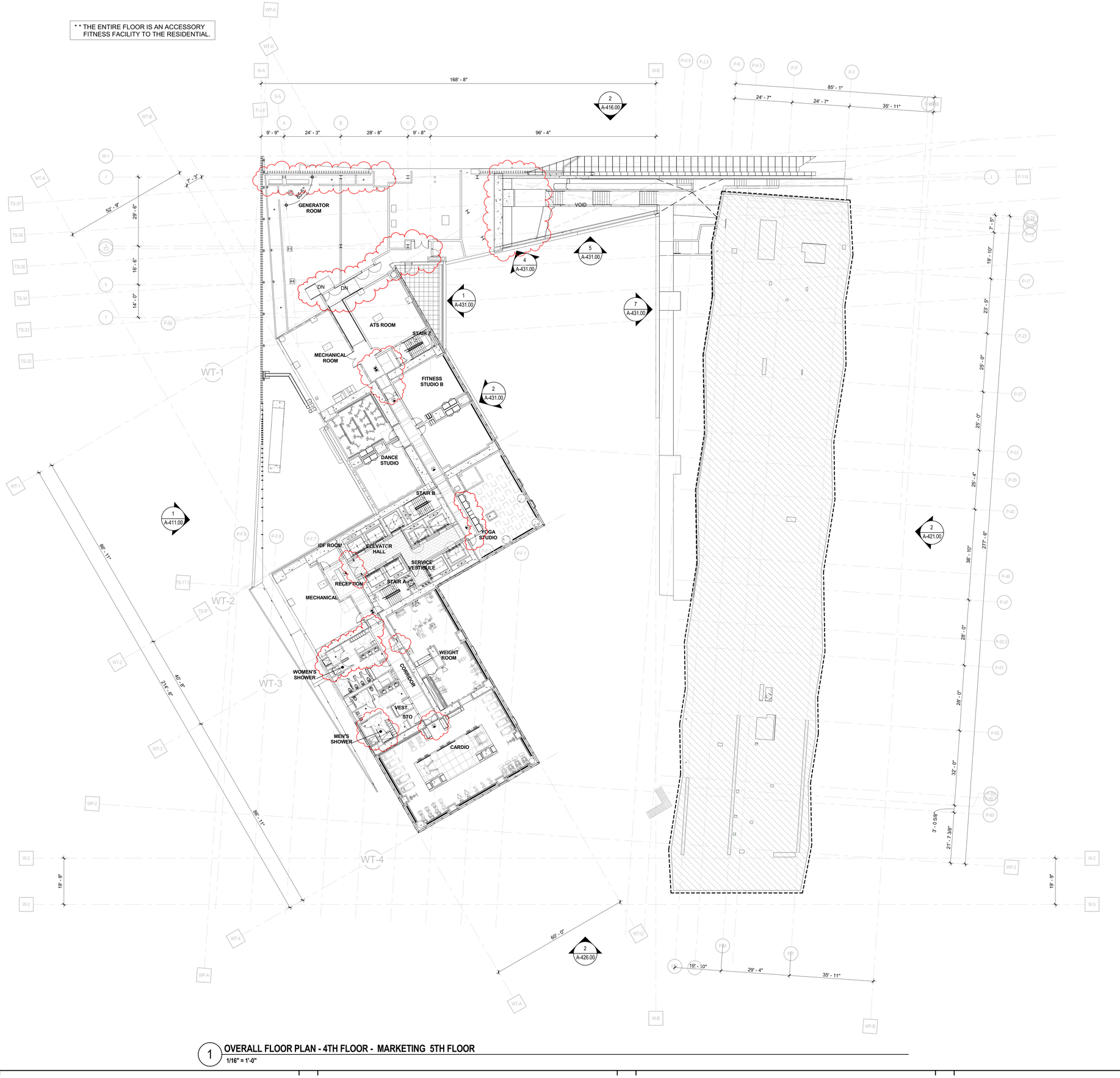
DOB B-SCAN:

FILE NAME: C:\Revit Local Files\1335 CENTRAL\1335 CENTRAL_Check.rvt
PLOT DATE: 10/20/2017 3:24:47 PM

DEPT OF BLDGS 121185528 Job Number
ES252588034 Scan Code

30" x 42" Arch E1 - SHEET SIZE

* * THE ENTIRE FLOOR IS AN ACCESSORY FITNESS FACILITY TO THE RESIDENTIAL.



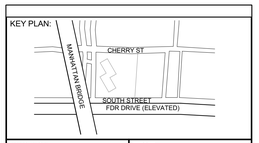
1 OVERALL FLOOR PLAN - 4TH FLOOR - MARKETING 5TH FLOOR
1/16" = 1'-0"

FILED UNDER SEPARATE APPLICATION #121187410

NOTE:

8" CURB AT BASE OF WET WALLS

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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TEL: 212-627-5574

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8	DOB FILING SUBMISSION	03/03/2016
9	DOB FILING SUBMISSION	04/01/2016
10	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 4TH FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

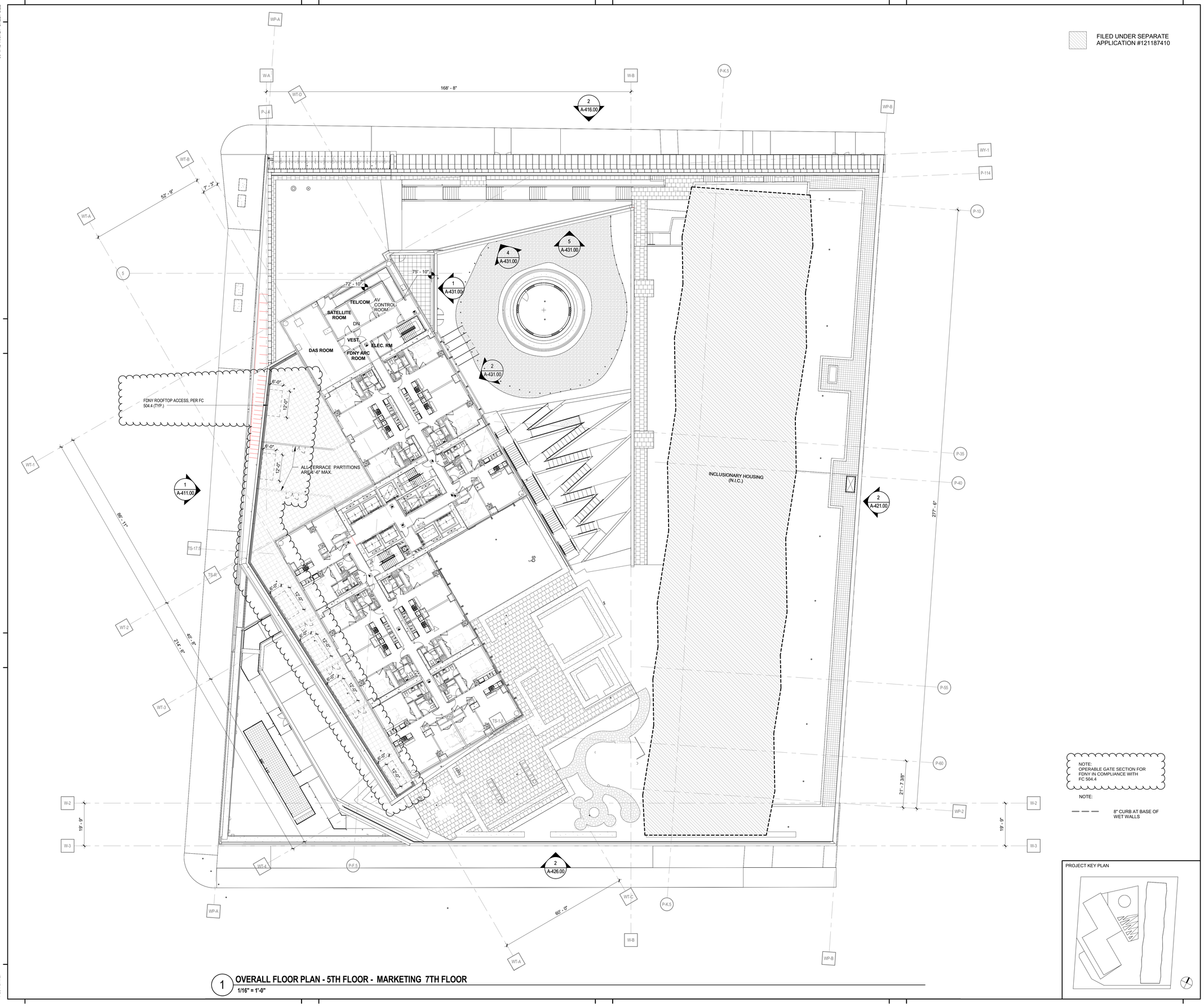
DATE:	
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-104.02
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME: C:\Users\bongarts\Documents\00-REVIT LOCALS\1335 CENTRAL_bongarts.rvt
PLOT DATE: 5/14/2017 6:29:50 PM

DEPT OF BLDGS 121185528 Job Number
E:5796772745 Scan Code



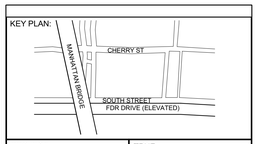
NOTE:
OPERABLE GATE SECTION FOR FDNY IN COMPLIANCE WITH FC 504.4

NOTE:
8" CURB AT BASE OF WET WALLS

1 OVERALL FLOOR PLAN - 5TH FLOOR - MARKETING 7TH FLOOR
1/16" = 1'-0"

PROJECT KEY PLAN

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
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TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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STRUCTURAL ENGINEERS:
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228 East 45th Street
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TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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485 C Route 1 South, Suite 200
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TEL: 908-272-3300 FAX: 908-272-4440

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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
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TEL: 212.479.5400 FAX: 212.479.5444

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4	DOB FILING SUBMISSION	02/13/2015
5	DOB FILING SUBMISSION	03/19/2015
6	DOB FILING SUBMISSION	04/13/2015
7	DOB FILING SUBMISSION	04/01/2016
8	DOB FILING SUBMISSION	07/24/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 5TH FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

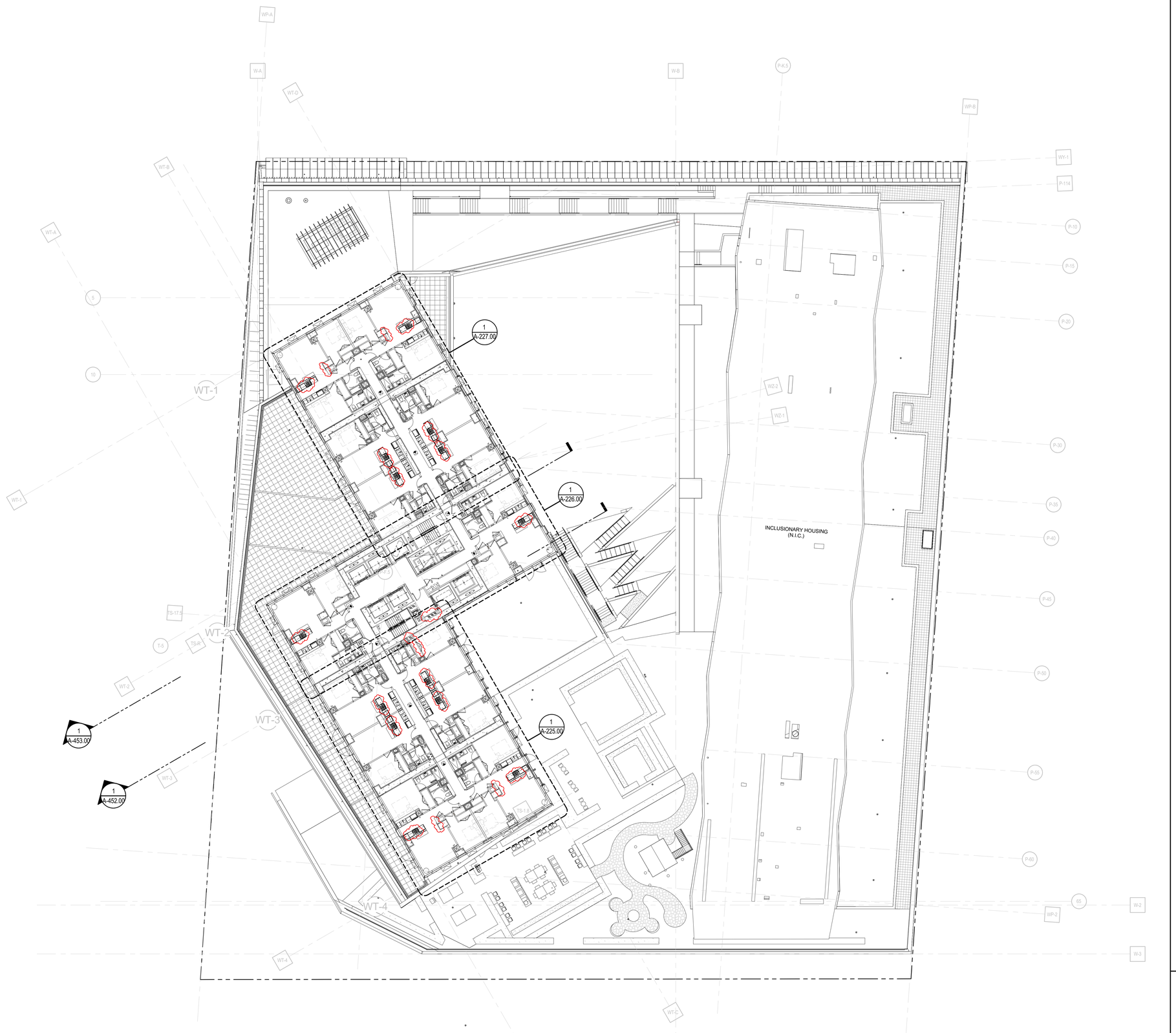
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-105.01
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:



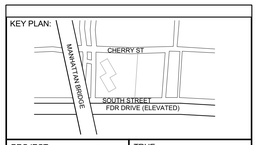
1 OVERALL FLOOR PLAN - 6TH FLOOR (TYP. LOW RISE 6TH - 26TH) - MARKETING 8TH - 30TH FLOORS
1/16" = 1'-0"

FILED UNDER SEPARATE APPLICATION #121187410

NOTE:

8" CURB AT BASE OF WET WALLS

KEY PLAN:



PROJECT NORTH

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New York, NY 10022
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5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	06/10/2016
7	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 6TH FLOOR (TYP. LOW RISE)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-106.02**
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

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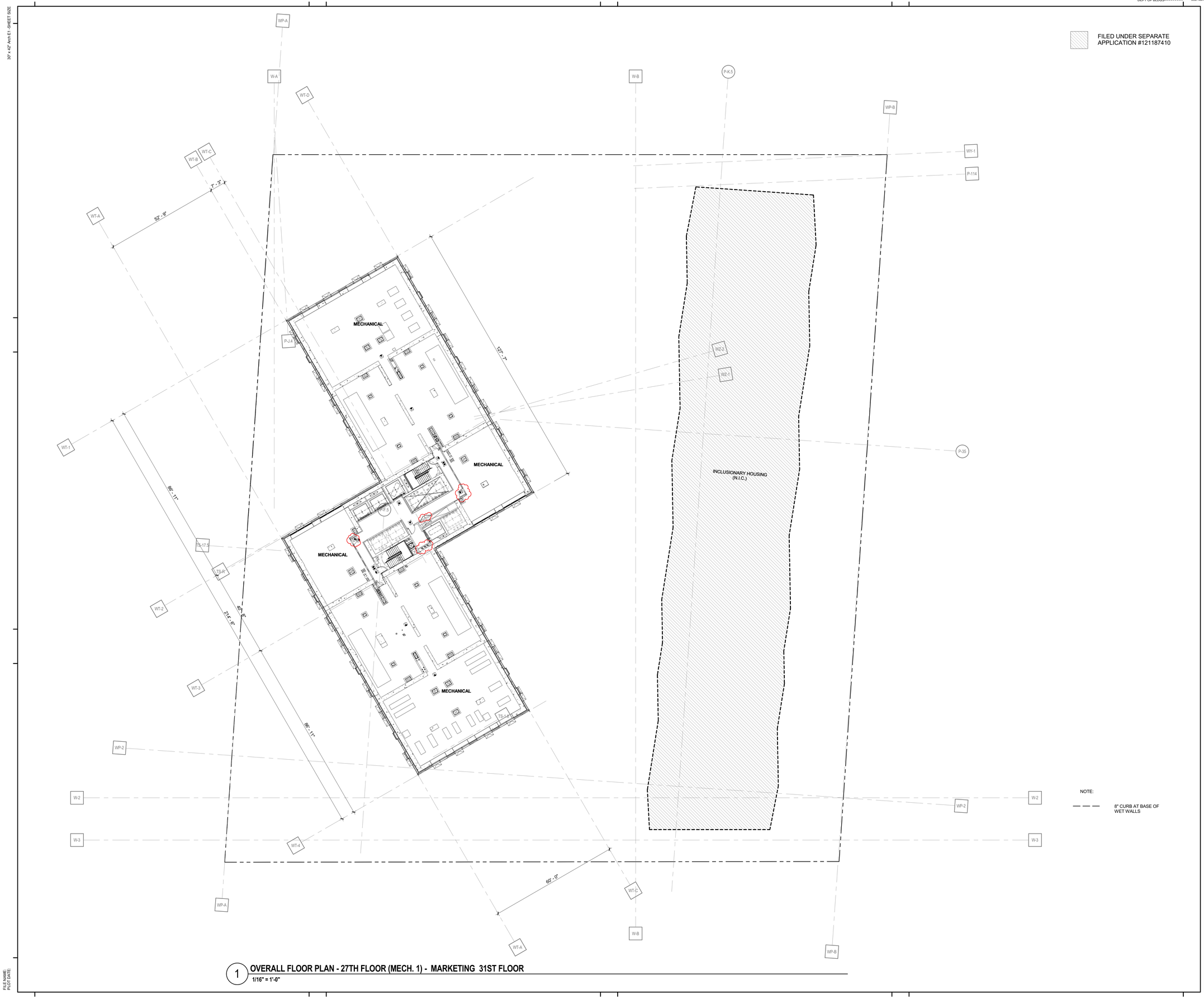


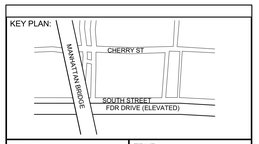
NOTE:

8" CURB AT BASE OF WET WALLS

1 OVERALL FLOOR PLAN - 27TH FLOOR (MECH. 1) - MARKETING 31ST FLOOR

1/16" = 1'-0"

KEY PLAN:



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5	DOB FILING SUBMISSION	06/10/2016
6	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 27TH FLOOR (MECH. 1)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

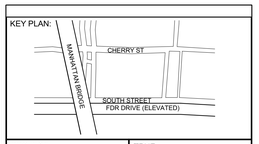
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-127.02
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

1 OVERALL FLOOR PLAN - 28TH FLOOR (TYP. MID RISE 28TH-48TH) - MARKETING 33RD - 54TH FLOORS
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

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5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	06/10/2016
7	DOB FILING SUBMISSION	05/15/2017

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

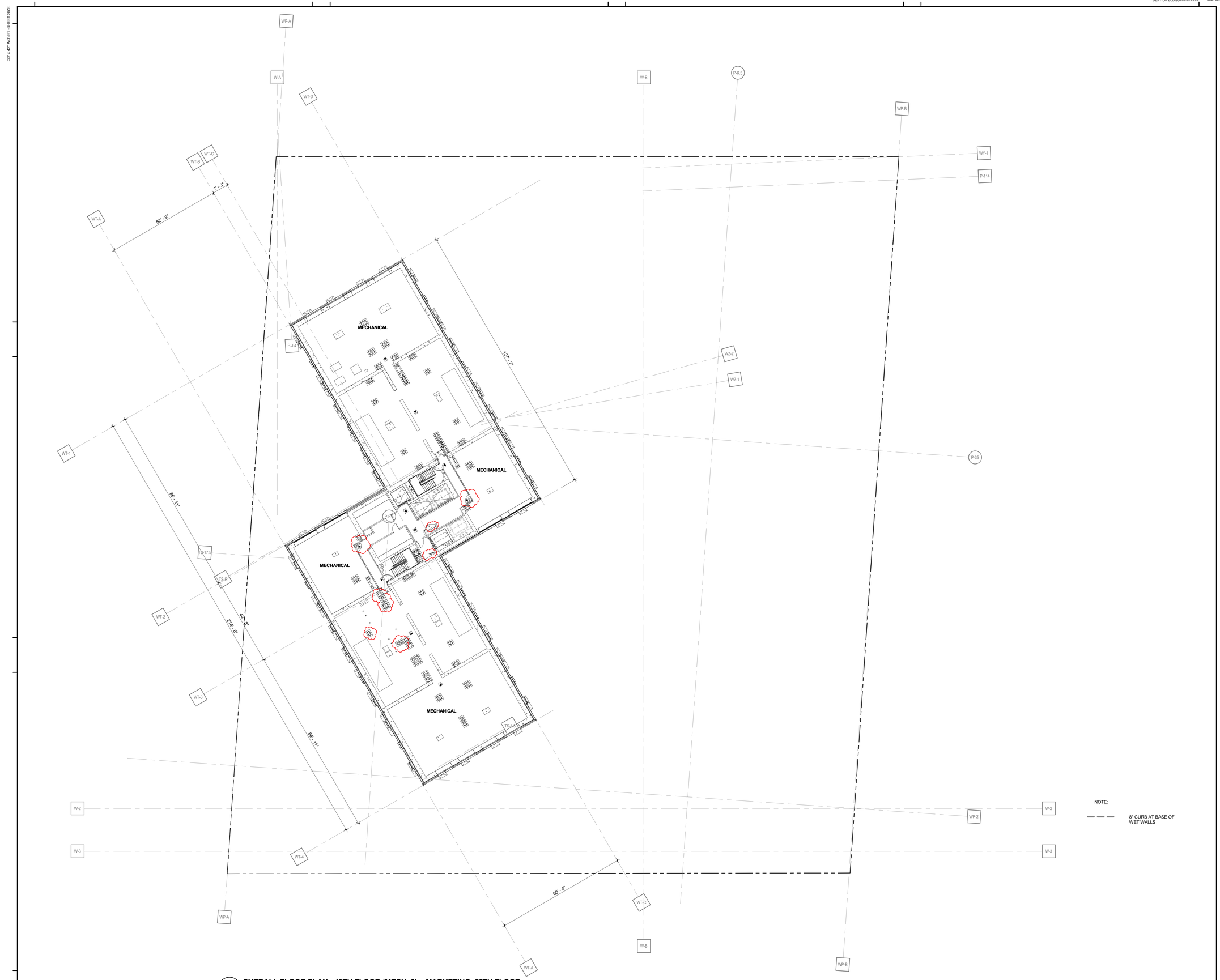
DRAWING TITLE:
OVERALL FLOOR PLAN - 28TH FLOOR (TYP. MID RISE)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK 032081

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-128.02
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:



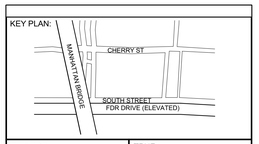
NOTE:

8" CURB AT BASE OF WET WALLS

1 OVERALL FLOOR PLAN - 49TH FLOOR (MECH. 2) - MARKETING 55TH FLOOR

1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:

EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:

AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:

MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:

WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:

WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:

ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:

LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	06/10/2016
7	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:

OVERALL FLOOR PLAN - 49TH FLOOR (MECH. 2)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK

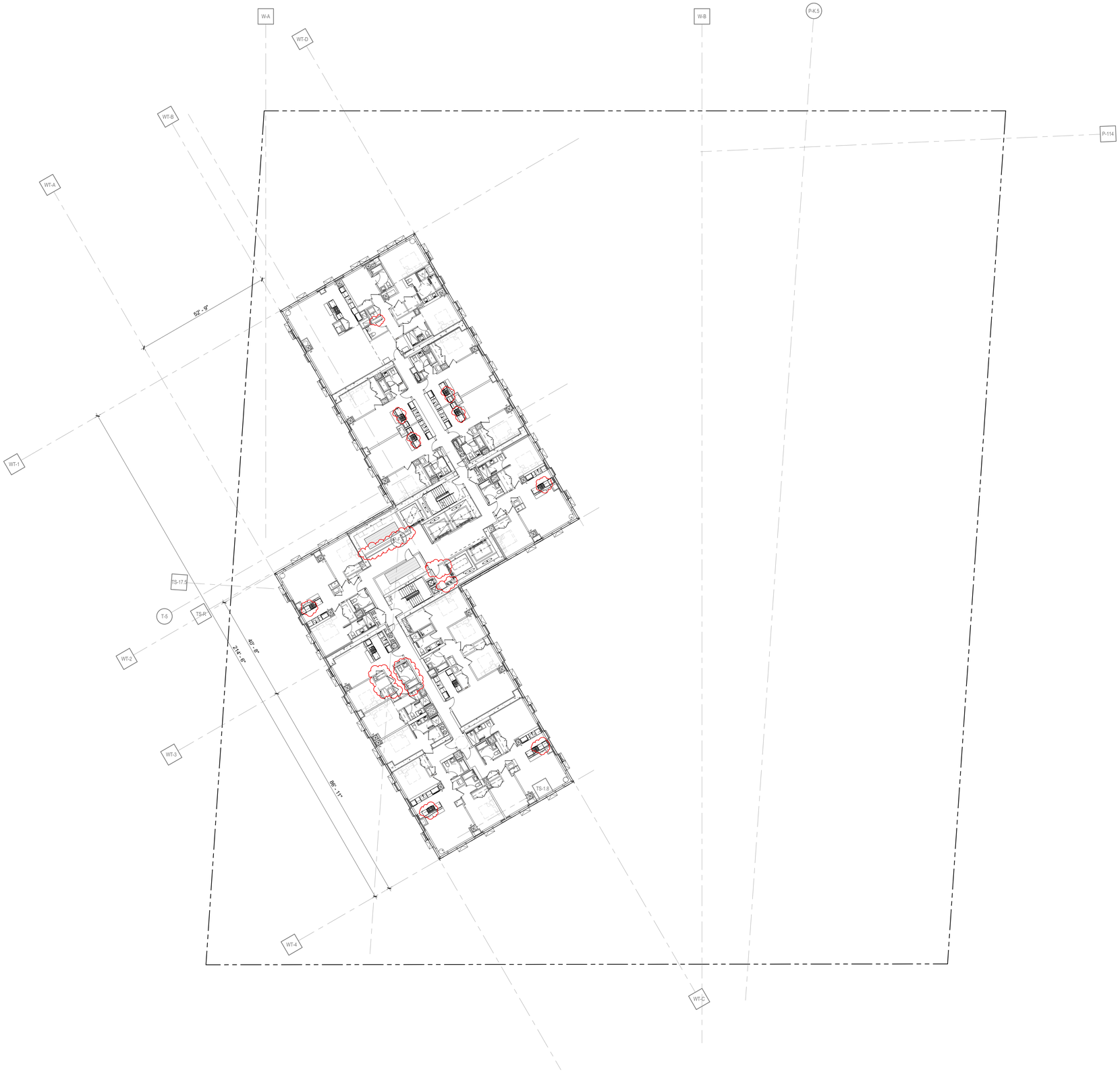
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/16" = 1'-0"	
DWG No:	A-149.02
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121185528 Job Number
ES359709245 Scan Code

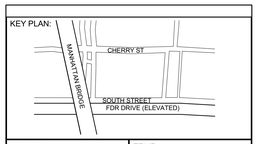


NOTE:

8" CURB AT BASE OF WET WALLS

1 OVERALL FLOOR PLAN - 50TH FLOOR - MARKETING 57TH FLOOR
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015
2	DOB FILING SUBMISSION	06/10/2016
3	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 50TH FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

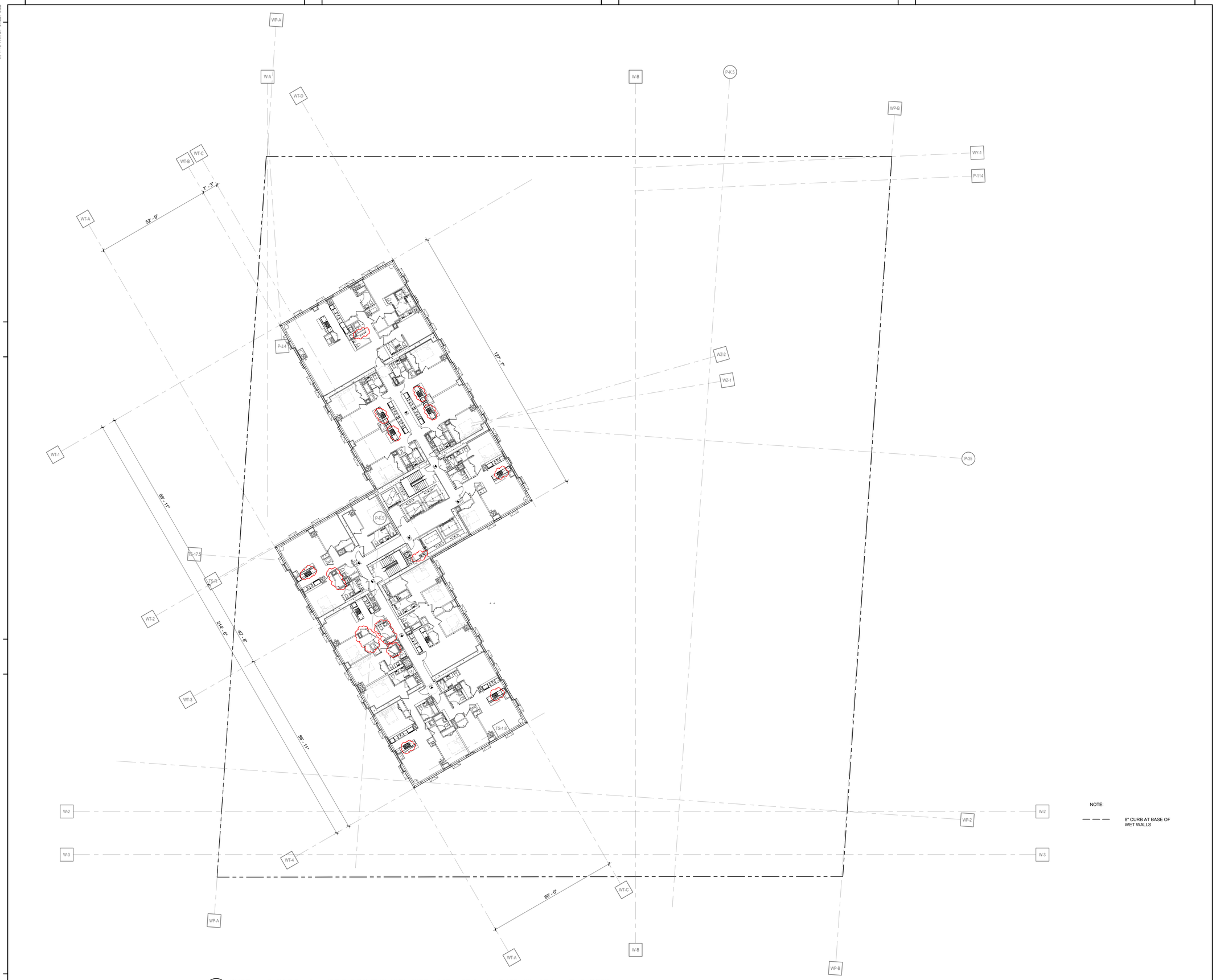
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/16" = 1'-0"	
DWG No:	A-150.02
DOB PAGE No:	0 of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES145821059 Scan Code



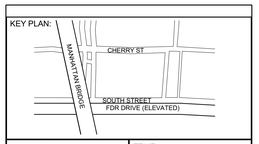
NOTE:

8" CURB AT BASE OF WET WALLS

1 OVERALL FLOOR PLAN - 51ST FLOOR (TYP. HIGH RISE: 51ST - 70TH) - MARKETING 58TH - 77TH FLOORS

1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

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Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

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New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	06/10/2016
7	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 51ST FLOOR (TYP. HIGH RISE)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/16" = 1'-0"	
DWG No:	A-168.02
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

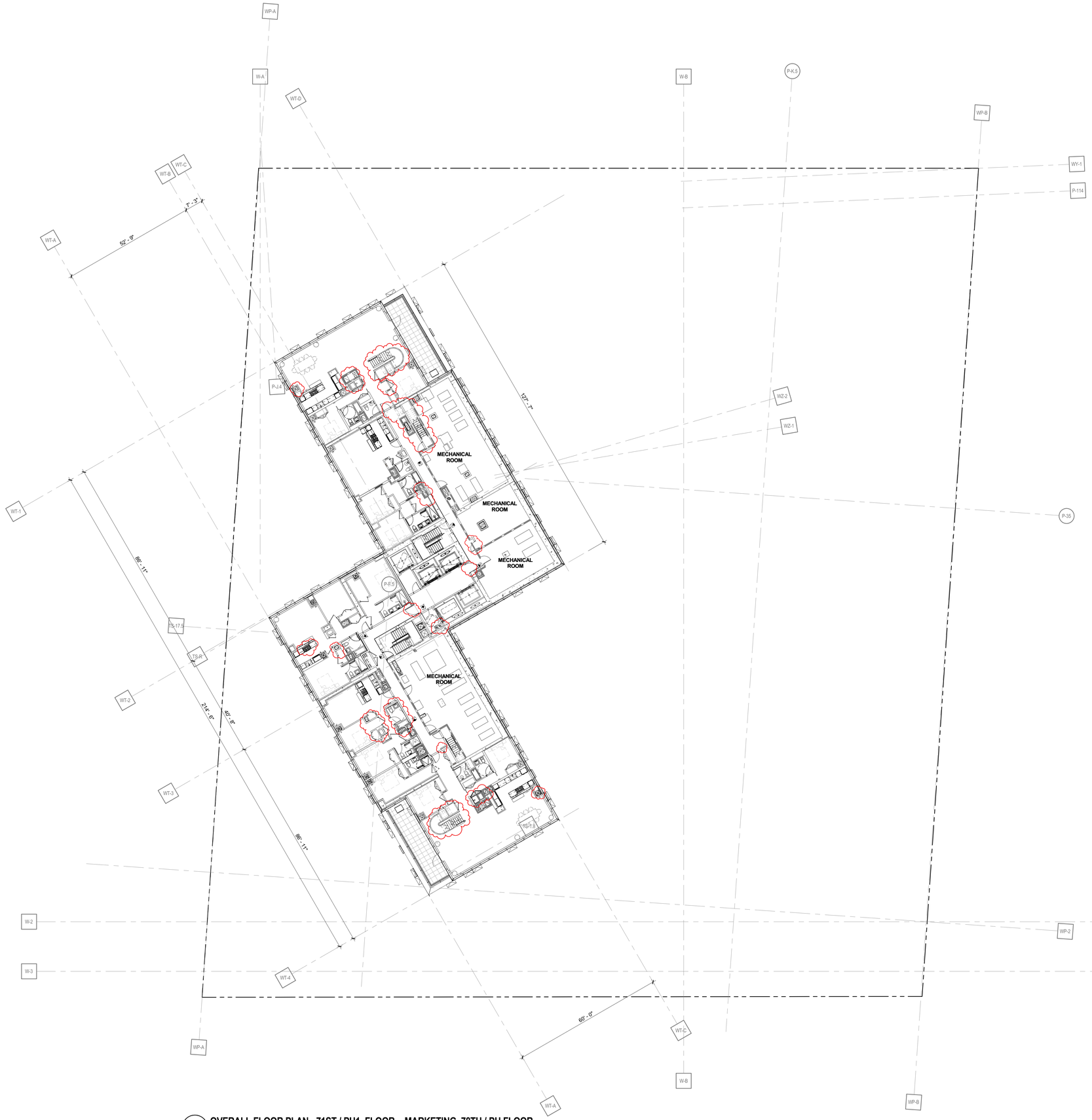
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E350597121232 Scan Code

30" x 42" Arch E1 - SHEET SIZE

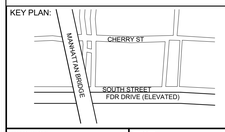


NOTE:
8" CURB AT WET WALLS

1 **OVERALL FLOOR PLAN - 71ST / PH1 FLOOR - MARKETING 78TH / PH FLOOR**
1/16" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
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3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	06/10/2016
7	DOB FILING SUBMISSION	05/15/2017

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 71ST FLOOR (PENTHOUSE)

SEAL & SIGNATURE:

REGISTERED ARCHITECT RUDOLPH ZICHOLAS STATE OF NEW YORK 029081

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/16" = 1'-0"	
DWG No:	**A-169.02**
DOB PAGE No:	of

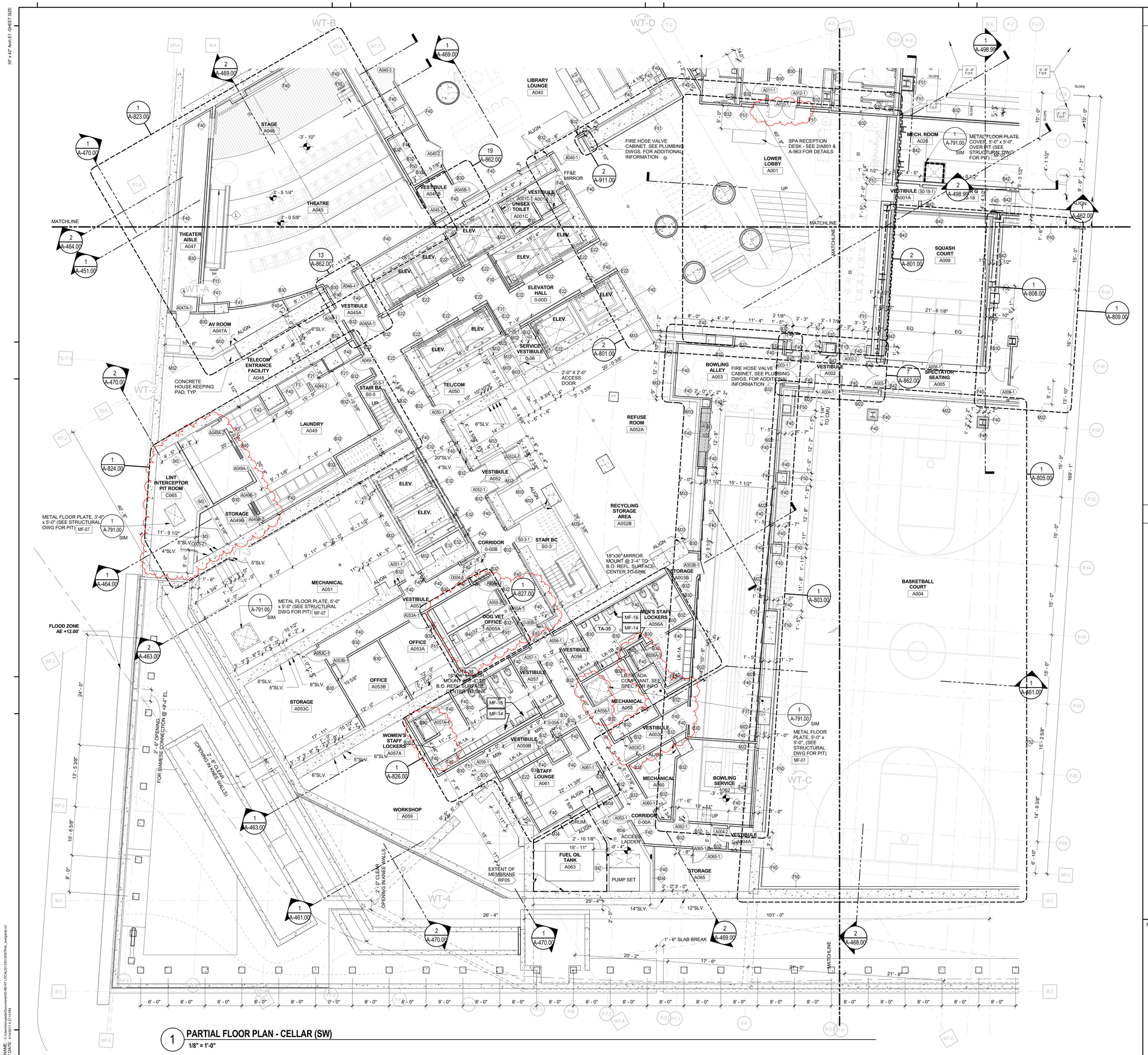
DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121185028 Job Number
E3108707365 Scan Code



1 **PARTIAL FLOOR PLAN - CELLAR (SW)**
1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

3. WINDOWS, LOUVERS AND DOORS LOCATED IN FRAMED WALLS ARE DIMENSIONED TO CENTERLINE OF OPENING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ROUGH OPENING LOCATIONS BY REFERENCING OTHER DOCUMENTS SUCH AS SCHEDULES, DETAILS, AND SPECIFICATIONS, UNLESS A SPECIFIC SIZE IS INDICATED.

4. DOORS LOCATED TIGHT TO A PERPENDICULAR INTERSECTION OF WALLS SHALL BE LOCATED A DISTANCE OF 1/2 THE SCHEDULED DOOR SIZE, PLUS 4", FROM THE PERPENDICULAR WALL PLANE, UNLESS NOTED OTHERWISE.

5. MASONRY OPENINGS ARE NOMINAL DIMENSIONS.

6. WHERE DIMENSION STRINGS LOCATING REPETITIVE ELEMENTS, I.E. WINDOWS, ARE LEFT UNDESIGNATED, ASSUME EQUAL SPACING.

7. HOLD CRITICAL DIMENSIONS NOTED AS SUCH.

8. CALCULATE/LOCATE WORK IN FIELD WHERE INDICATED BY NOTES CALLING FOR ALIGNMENTS AND OTHER GEOMETRIC RELATIONS.

9. TO MINIMIZE CONFLICTS, EFFORT HAS BEEN MADE TO ONLY DIMENSION CRITICAL ELEMENTS IN ONLY ONE LOCATION. AS A GENERAL RULE DIMENSIONS WILL BE FOUND ON THE LARGEST SCALE PLAN OR DETAIL RELATED TO SUCH ELEMENT.

10. REFER TO PARTITION TYPE DRAWING DETAILS FOR DIMENSIONS OF INTERIOR PARTITIONS.

11. REFER TO A-071 AND WALL SECTIONS FOR DIMENSIONS OF EXTERIOR WALLS. EXTERIOR WALLS ARE NOT PARTITION TYPES.

12. REFER TO SPECIFICATIONS FOR ADDITIONAL DIMENSIONS RELATED TO APPLICABLE REFERENCE STANDARDS, EQUIPMENT, STOCK MANUFACTURED COMPONENTS, AND THICKNESS OF MATERIALS.

13. EFFORT HAS BEEN MADE TO ACCOUNT FOR STANDARD CONSTRUCTION TOLERANCES WITHIN THE DIMENSIONS INDICATED. CONTRACTOR(S) SHALL REVIEW DOCUMENTS AND CONFIRM ADEQUATE ALLOWANCES HAVE BEEN PROVIDED FOR PRIOR TO COMMENCING WITH WORK. CONTRACTOR(S) SHALL NOTIFY ARCHITECT IN ADVANCE OF COMMENCING WORK, IF DIMENSIONAL ADJUSTMENTS ARE REQUIRED.

14. OMITTED.

15. OMITTED.

16. SLOPE FLOOR TO DRAINS A MINUMUM OF 1/8" PER FOOT.

17. HP (HIGH POINT) AND LP (LOW POINT) DESIGNATE THE LOCATION OF THE CONCRETE DRAINAGE SLOPE.

18. FOR HEIGHT, SIZE AND LOCATION OF CONCRETE HOUSE KEEPING PAD TO BE COORDINATED WITH M.E.P. DRAWINGS.

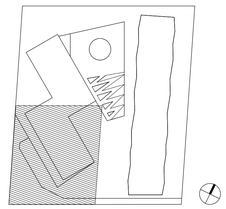
19. FOR BOLLARD LOCATIONS SEE EDGE OF SLAB DRAWINGS

LEGEND

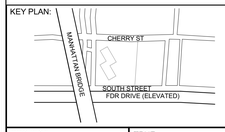
——·——·——	WAINSCOTING, SEE A-794
MF-XX	MISCELLANEOUS METALS SEE SPEC SECTION 055000

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH 2011 NYCECC.*

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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TEL: 212-627-5574

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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING & LANDSCAPE ARCHITECTURE, D.P.C.
River Drive Center 1, 619 River Drive
Elmwood Park, NJ 07407
TEL: 201.794.6900 FAX: 201.794.0366

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	06/18/2015
3	DOB FILING SUBMISSION	05/15/2017

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

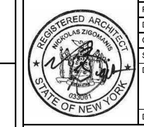
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - CELLAR (SW CORNER)

SEAL & SIGNATURE:



DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-200.02**
DOB PAGE No: of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME: C:\Users\bmorgado\Documents\R20.0\EWT.LOCAL\D-335-CENTRAL_bmorgado.rvt
PLOT DATE: 5/14/2017 4:27:13 PM

DEPT OF BLDGS121185039 Job Number
E1599333539 Scan Code

30" x 42" Arch E1 - SHEET SIZE

1 PARTIAL FLOOR PLAN - CELLAR (SE)

1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

3. WINDOWS, LOUVERS AND DOORS LOCATED IN FRAMED WALLS ARE DIMENSIONED TO CENTERLINE OF OPENING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ROUGH OPENING LOCATIONS BY REFERENCING OTHER DOCUMENTS SUCH AS SCHEDULES, DETAILS, AND SPECIFICATIONS, UNLESS A SPECIFIC SIZE IS INDICATED.

4. DOORS LOCATED TIGHT TO A PERPENDICULAR INTERSECTION OF WALLS SHALL BE LOCATED A DISTANCE OF 1/2 THE SCHEDULED DOOR SIZE, PLUS 4", FROM THE PERPENDICULAR WALL PLANE, UNLESS NOTED OTHERWISE.

5. MASONRY OPENINGS ARE NOMINAL DIMENSIONS.

6. WHERE DIMENSION STRINGS LOCATING REPETITIVE ELEMENTS, I.E. WINDOWS, ARE LEFT UNDESIGNATED, ASSUME EQUAL SPACING.

7. HOLD CRITICAL DIMENSIONS NOTED AS SUCH.

8. CALCULATE/LOCATE WORK IN FIELD WHERE INDICATED BY NOTES CALLING FOR ALIGNMENTS AND OTHER GEOMETRIC RELATIONS.

9. TO MINIMIZE CONFLICTS, EFFORT HAS BEEN MADE TO ONLY DIMENSION CRITICAL ELEMENTS IN ONLY ONE LOCATION. AS A GENERAL RULE DIMENSIONS WILL BE FOUND ON THE LARGEST SCALE PLAN OR DETAIL RELATED TO SUCH ELEMENT.

10. REFER TO PARTITION TYPE DRAWING DETAILS FOR DIMENSIONS OF INTERIOR PARTITIONS.

11. REFER TO A-071 AND WALL SECTIONS FOR DIMENSIONS OF EXTERIOR WALLS. EXTERIOR WALLS ARE NOT PARTITION TYPES.

12. REFER TO SPECIFICATIONS FOR ADDITIONAL DIMENSIONS RELATED TO APPLICABLE REFERENCE STANDARDS, EQUIPMENT, STOCK MANUFACTURED COMPONENTS, AND THICKNESS OF MATERIALS.

13. EFFORT HAS BEEN MADE TO ACCOUNT FOR STANDARD CONSTRUCTION TOLERANCES WITHIN THE DIMENSIONS INDICATED. CONTRACTOR(S) SHALL REVIEW DOCUMENTS AND CONFIRM ADEQUATE ALLOWANCES HAVE BEEN PROVIDED FOR PRIOR TO COMMENCING WITH WORK. CONTRACTOR(S) SHALL NOTIFY ARCHITECT IN ADVANCE OF COMMENCING WORK, IF DIMENSIONAL ADJUSTMENTS ARE REQUIRED.

14. OMITTED.

15. OMITTED.

16. SLOPE FLOOR TO DRAINS A MINUMUM OF 1/8" PER FOOT.

17. HP (HIGH POINT) AND LP (LOW POINT) DESIGNATE THE LOCATION OF THE CONCRETE DRAINAGE SLOPE.

18. FOR HEIGHT, SIZE AND LOCATION OF CONCRETE HOUSE KEEPING PAD TO BE COORDINATED WITH M.E.P. DRAWINGS.

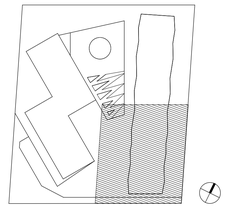
19. FOR BOLLARD LOCATIONS SEE EDGE OF SLAB DRAWINGS

LEGEND

WAINSCOTING, SEE A-794

MF-XX MISCELLANEOUS METALS SEE SPEC SECTION 055000

PROJECT KEY PLAN



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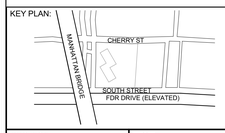

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
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River Drive Center 1, 619 River Drive
Elmwood Park, NJ 07407
TEL: 201.794.6900 FAX: 201.794.0366

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	06/18/2015
3	DOB FILING SUBMISSION	03/03/2016
4	DOB FILING SUBMISSION	04/01/2016
5	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - CELLAR (SE CORNER)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIGOURAS 029381 STATE OF NEW YORK

DATE:	
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-201.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 09/27/2017 — NYC Development Hub

DOB B-SCAN:

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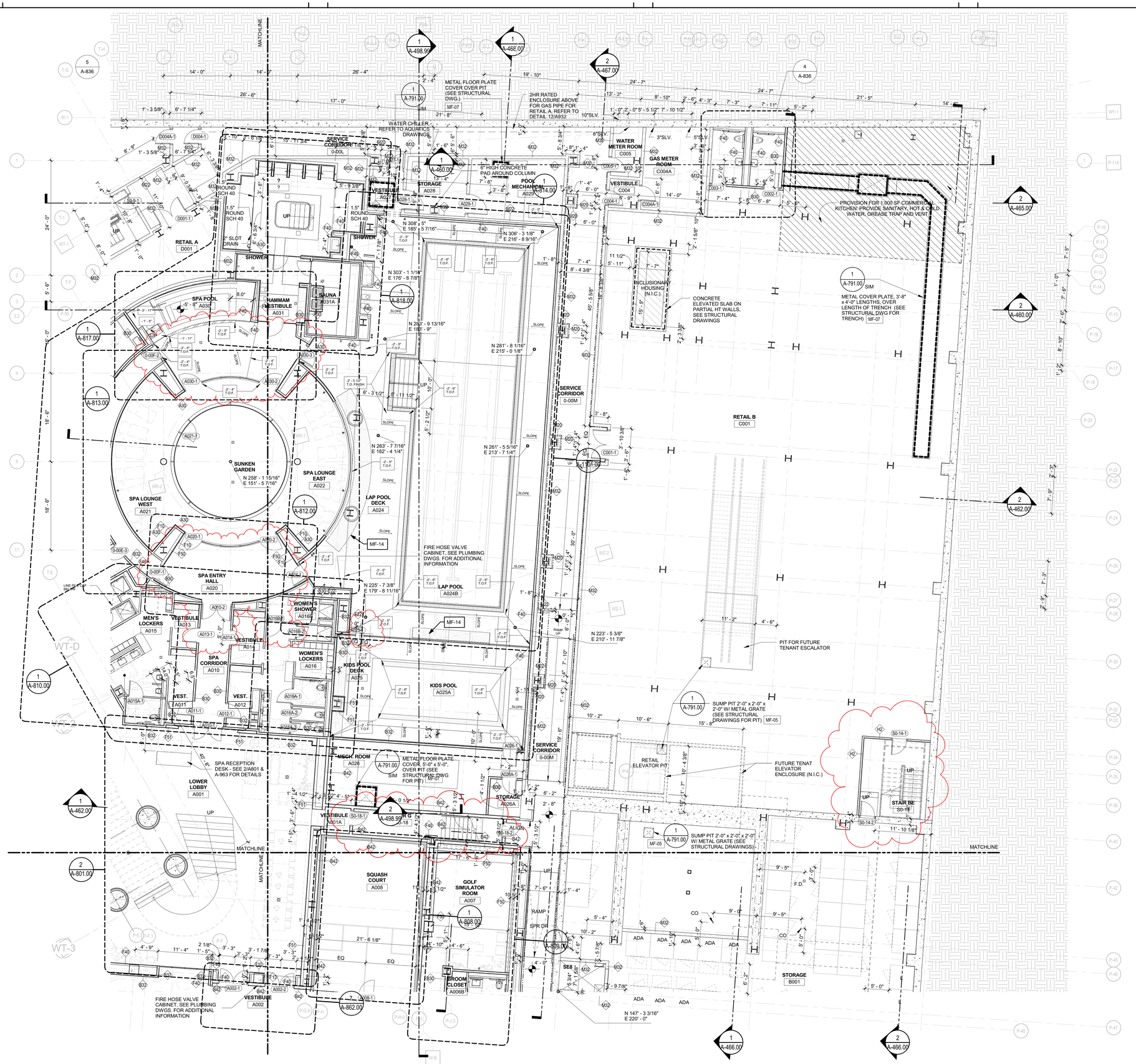


1 PARTIAL FLOOR PLAN - CELLAR (NE)

1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

3. WINDOWS, LOUVERS AND DOORS LOCATED IN FRAMED WALLS ARE DIMENSIONED TO CENTERLINE OF OPENING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ROUGH OPENING LOCATIONS BY REFERENCING OTHER DOCUMENTS SUCH AS SCHEDULES, DETAILS, AND SPECIFICATIONS, UNLESS A SPECIFIC SIZE IS INDICATED.

4. DOORS LOCATED TIGHT TO A PERPENDICULAR INTERSECTION OF WALLS SHALL BE LOCATED A DISTANCE OF 1/2 THE SCHEDULED DOOR SIZE, PLUS 4", FROM THE PERPENDICULAR WALL PLANE, UNLESS NOTED OTHERWISE.

5. MASONRY OPENINGS ARE NOMINAL DIMENSIONS.

6. WHERE DIMENSION STRINGS LOCATING REPETITIVE ELEMENTS, I.E. WINDOWS, ARE LEFT UNDESIGNATED, ASSUME EQUAL SPACING.

7. HOLD CRITICAL DIMENSIONS NOTED AS SUCH.

8. CALCULATE/LOCATE WORK IN FIELD WHERE INDICATED BY NOTES CALLING FOR ALIGNMENTS AND OTHER GEOMETRIC RELATIONS.

9. TO MINIMIZE CONFLICTS, EFFORT HAS BEEN MADE TO ONLY DIMENSION CRITICAL ELEMENTS IN ONLY ONE LOCATION. AS A GENERAL RULE DIMENSIONS WILL BE FOUND ON THE LARGEST SCALE PLAN OR DETAIL RELATED TO SUCH ELEMENT.

10. REFER TO PARTITION TYPE DRAWING DETAILS FOR DIMENSIONS OF INTERIOR PARTITIONS.

11. REFER TO A-071 AND WALL SECTIONS FOR DIMENSIONS OF EXTERIOR WALLS. EXTERIOR WALLS ARE NOT PARTITION TYPES.

12. REFER TO SPECIFICATIONS FOR ADDITIONAL DIMENSIONS RELATED TO APPLICABLE REFERENCE STANDARDS, EQUIPMENT, STOCK MANUFACTURED COMPONENTS, AND THICKNESS OF MATERIALS.

13. EFFORT HAS BEEN MADE TO ACCOUNT FOR STANDARD CONSTRUCTION TOLERANCES WITHIN THE DIMENSIONS INDICATED. CONTRACTOR(S) SHALL REVIEW DOCUMENTS AND CONFIRM ADEQUATE ALLOWANCES HAVE BEEN PROVIDED FOR PRIOR TO COMMENCING WITH WORK. CONTRACTOR(S) SHALL NOTIFY ARCHITECT IN ADVANCE OF COMMENCING WORK, IF DIMENSIONAL ADJUSTMENTS ARE REQUIRED.

14. OMITTED.

15. OMITTED.

16. SLOPE FLOOR TO DRAINS A MINUMUM OF 1/8" PER FOOT.

17. HP (HIGH POINT) AND LP (LOW POINT) DESIGNATE THE LOCATION OF THE CONCRETE DRAINAGE SLOPE.

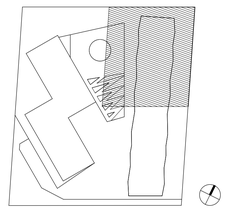
18. FOR HEIGHT, SIZE AND LOCATION OF CONCRETE HOUSE KEEPING PAD TO BE COORDINATED WITH M.E.P. DRAWINGS.

19. FOR BOLLARD LOCATIONS SEE EDGE OF SLAB DRAWINGS

LEGEND

——·——·——	WAINSCOTING, SEE A-794
MF-XX	MISCELLANEOUS METALS SEE SPEC SECTION 055000

PROJECT KEY PLAN



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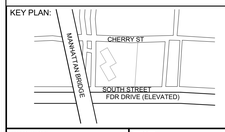

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
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TEL: 212-964-4040 FAX: 212-964-4090

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5	DOB FILING SUBMISSION	05/15/2017

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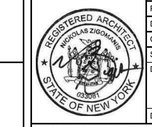
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - CELLAR (NE CORNER)

SEAL & SIGNATURE:



DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-202.02**
DOB PAGE No: of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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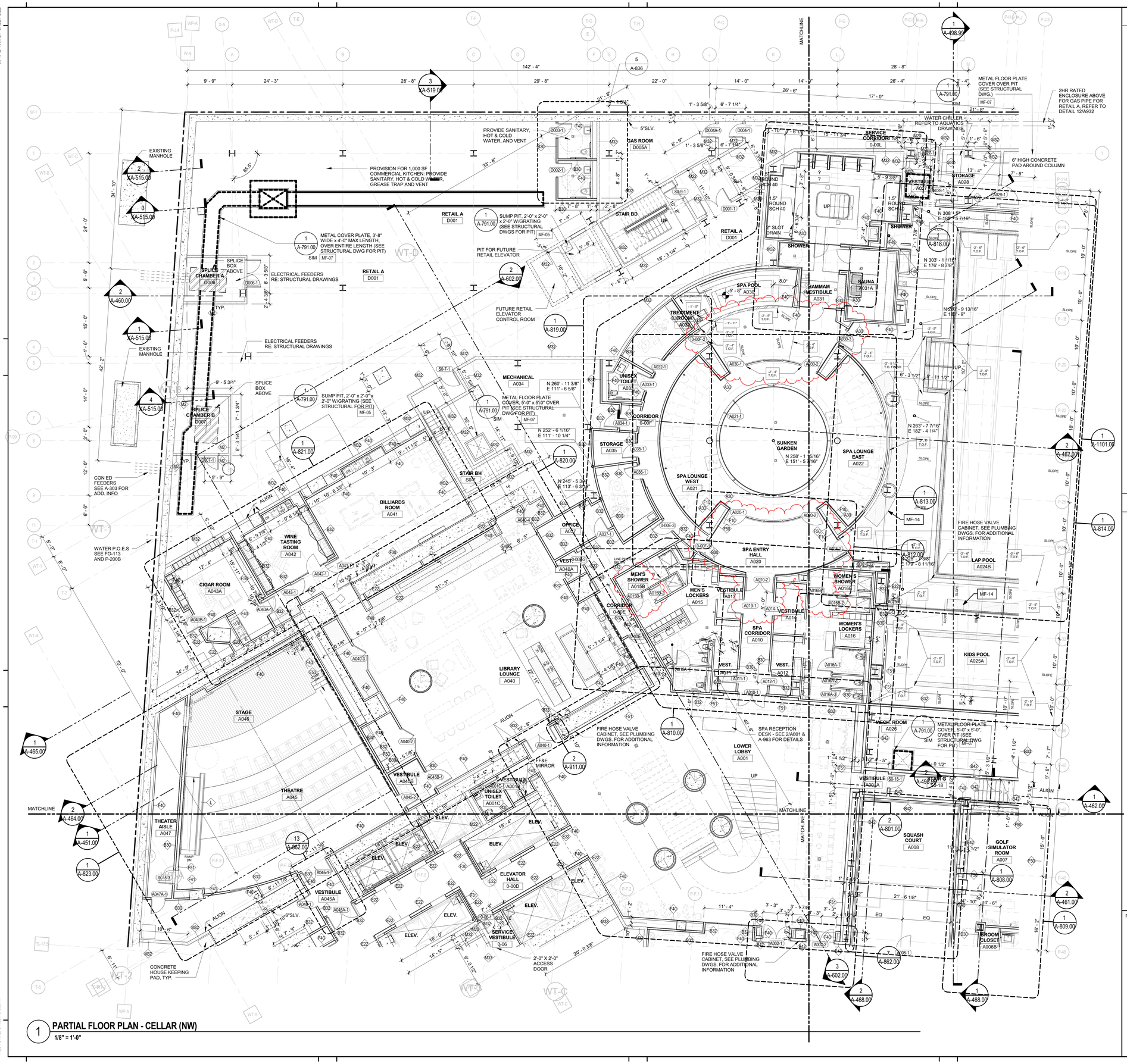

1 PARTIAL FLOOR PLAN - CELLAR (NW)

1/8" = 1'-0"

FILE NAME: C:\Users\bcorgiat\Documents\0-REVIT LOCAL\S-3335 CENTRAL_bcorgiat.rvt
PLOT DATE: 5/15/2017 3:13:58 PM

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

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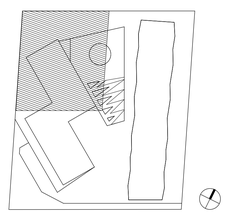
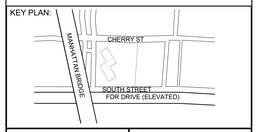
LEGEND

- WAINSCOTING, SEE A-794
- MF-XX MISCELLANEOUS METALS SEE SPEC SECTION 055000

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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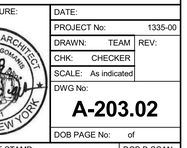
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - CELLAR (NW CORNER)

SEAL & SIGNATURE:



DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-203.02**
DOB PAGE No: of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS 421185028 Job Number
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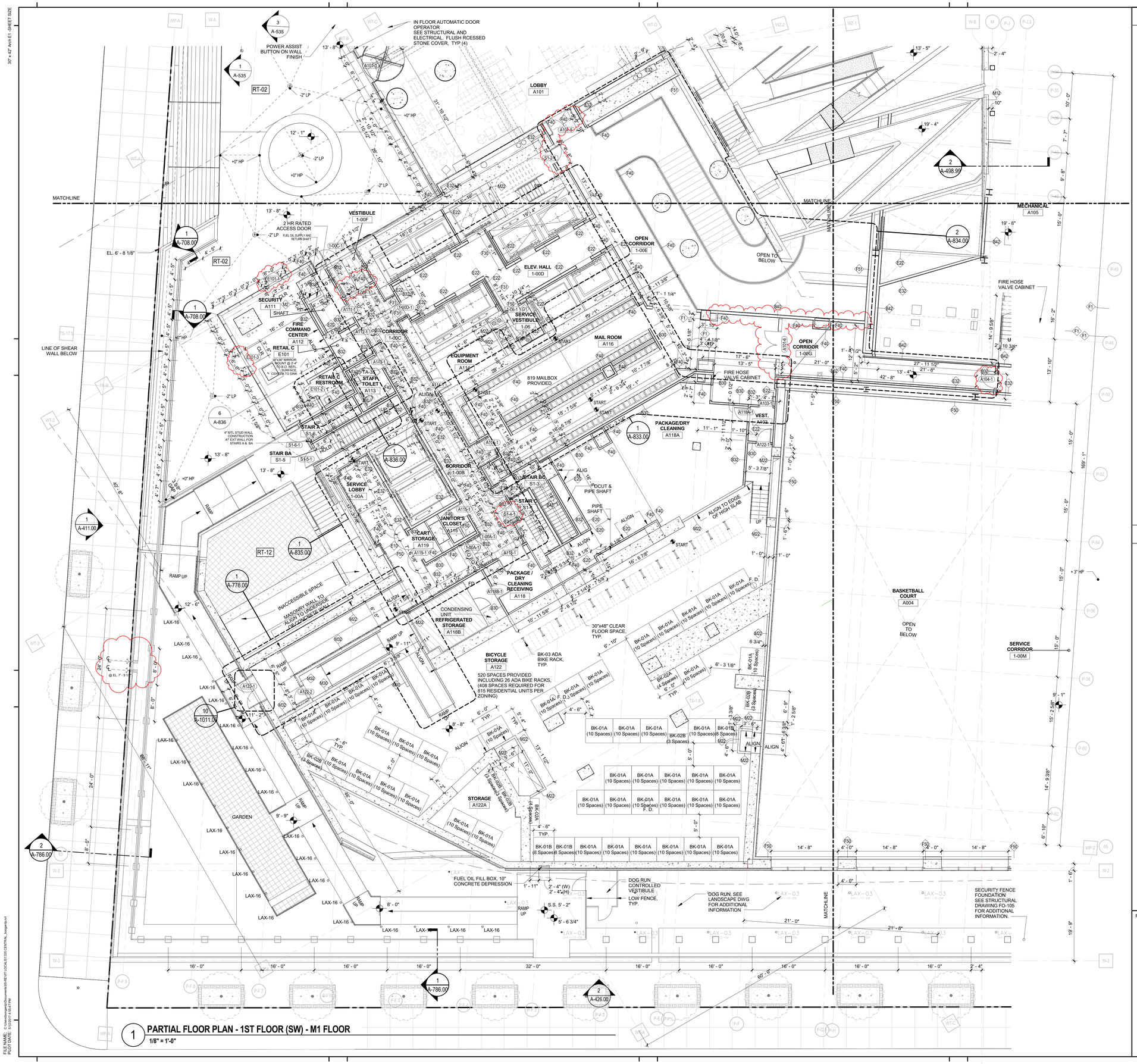
30" x 42" Arch E1 - SHEET SIZE



1 **PARTIAL FLOOR PLAN - 1ST FLOOR (SW) - M1 FLOOR**
1/8" = 1'-0"

FILE NAME: C:\Users\bmorgado\Documents\00-REVIT LOCAL\0-335 CENTRAL_bmorgado.rvt
PLOT DATE: 5/1/2017 4:55:47 PM

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

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14. OMITTED.

15. OMITTED.

16. SLOPE FLOOR TO DRAINS A MINUMUM OF 1/8" PER FOOT.

17. HP (HIGH POINT) AND LP (LOW POINT) DESIGNATE THE LOCATION OF THE CONCRETE DRAINAGE SLOPE.

18. FOR HEIGHT, SIZE AND LOCATION OF CONCRETE HOUSE KEEPING PAD TO BE COORDINATED WITH M.E.P. DRAWINGS.

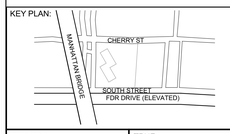
19. FOR BOLLARD LOCATIONS SEE EDGE OF SLAB DRAWINGS

19. ENCLOSURE PANEL TO BE PROVIDED AND INSTALLED TO MATCH EXTERIOR WALKIN FINISH MATERIAL AND TO BE LOCATED FROM FINISHED CEILING TO TOP OF WALKIN

LEGEND

——·——·——	WAINSCOTING, SEE A-794
MF-XX	MISCELLANEOUS METALS SEE SPEC SECTION 055000

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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CONSULTANT: AAI ARCHITECTS, P.C.

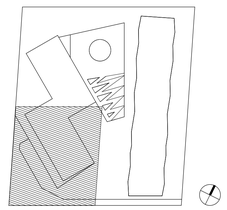
PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 1ST FLOOR (SW CORNER)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 029301 STATE OF NEW YORK

DATE:	
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-204.02**
DOB PAGE No:	of

PROJECT KEY PLAN

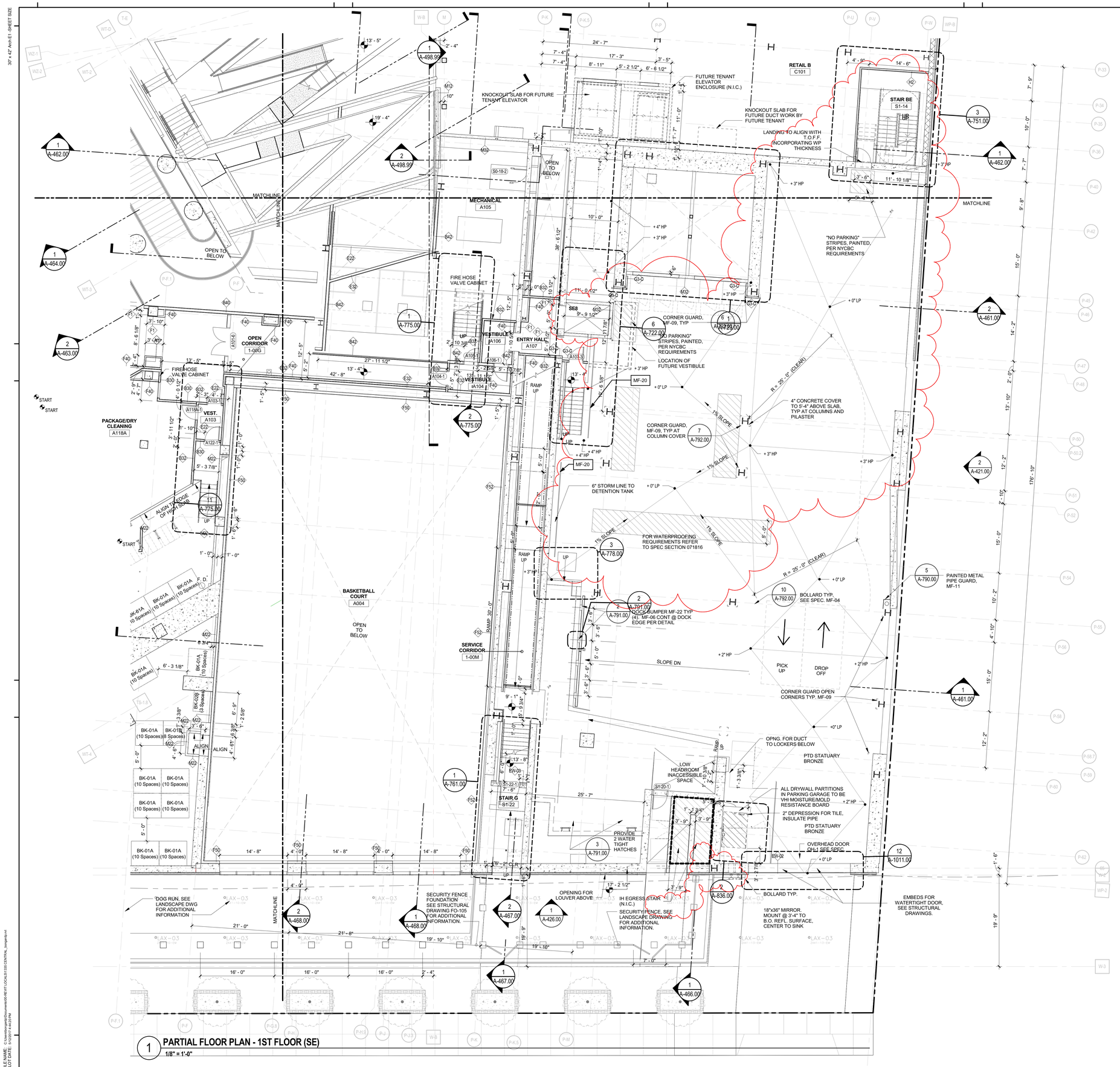


DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 1 of 1975
AMENDED APPLICATION
Date: 09/22/2017
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 421180508 Job Number
E364321700S7 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 **PARTIAL FLOOR PLAN - 1ST FLOOR (SE)**
1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

3. WINDOWS, LOUVERS AND DOORS LOCATED IN FRAMED WALLS ARE DIMENSIONED TO CENTERLINE OF OPENING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ROUGH OPENING LOCATIONS BY REFERENCING OTHER DOCUMENTS SUCH AS SCHEDULES, DETAILS, AND SPECIFICATIONS, UNLESS A SPECIFIC SIZE IS INDICATED.

4. DOORS LOCATED TIGHT TO A PERPENDICULAR INTERSECTION OF WALLS SHALL BE LOCATED A DISTANCE OF 1/2 THE SCHEDULED DOOR SIZE, PLUS 4", FROM THE PERPENDICULAR WALL PLANE, UNLESS NOTED OTHERWISE.

5. MASONRY OPENINGS ARE NOMINAL DIMENSIONS.

6. WHERE DIMENSION STRINGS LOCATING REPETITIVE ELEMENTS, I.E. WINDOWS, ARE LEFT UNDESIGNATED, ASSUME EQUAL SPACING.

7. HOLD CRITICAL DIMENSIONS NOTED AS SUCH.

8. CALCULATE/LOCATE WORK IN FIELD WHERE INDICATED BY NOTES CALLING FOR ALIGNMENTS AND OTHER GEOMETRIC RELATIONS.

9. TO MINIMIZE CONFLICTS, EFFORT HAS BEEN MADE TO ONLY DIMENSION CRITICAL ELEMENTS IN ONLY ONE LOCATION. AS A GENERAL RULE DIMENSIONS WILL BE FOUND ON THE LARGEST SCALE PLAN OR DETAIL RELATED TO SUCH ELEMENT.

10. REFER TO PARTITION TYPE DRAWING DETAILS FOR DIMENSIONS OF INTERIOR PARTITIONS.

11. REFER TO A-071 AND WALL SECTIONS FOR DIMENSIONS OF EXTERIOR WALLS. EXTERIOR WALLS ARE NOT PARTITION TYPES.

12. REFER TO SPECIFICATIONS FOR ADDITIONAL DIMENSIONS RELATED TO APPLICABLE REFERENCE STANDARDS, EQUIPMENT, STOCK MANUFACTURED COMPONENTS, AND THICKNESS OF MATERIALS.

13. EFFORT HAS BEEN MADE TO ACCOUNT FOR STANDARD CONSTRUCTION TOLERANCES WITHIN THE DIMENSIONS INDICATED. CONTRACTOR(S) SHALL REVIEW DOCUMENTS AND CONFIRM ADEQUATE ALLOWANCES HAVE BEEN PROVIDED FOR PRIOR TO COMMENCING WITH WORK. CONTRACTOR(S) SHALL NOTIFY ARCHITECT IN ADVANCE OF COMMENCING WORK, IF DIMENSIONAL ADJUSTMENTS ARE REQUIRED.

14. OMITTED.

15. OMITTED.

16. SLOPE FLOOR TO DRAINS A MINUMUM OF 1/8" PER FOOT.

17. HP (HIGH POINT) AND LP (LOW POINT) DESIGNATE THE LOCATION OF THE CONCRETE DRAINAGE SLOPE.

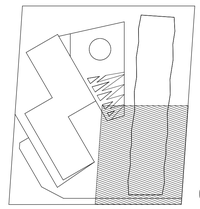
18. FOR HEIGHT, SIZE AND LOCATION OF CONCRETE HOUSE KEEPING PAD TO BE COORDINATED WITH M.E.P. DRAWINGS.

19. FOR BOLLARD LOCATIONS SEE EDGE OF SLAB DRAWINGS

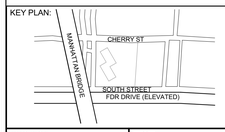
LEGEND

——·——·——	WAINSCOTING, SEE A-794
MF-XX	MISCELLANEOUS METALS SEE SPEC SECTION 055000

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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INTERIOR DESIGNER:
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TEL: 201.794.6900 FAX: 201.794.0366

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	06/18/2015
3	DOB FILING SUBMISSION	03/03/2016
4	DOB FILING SUBMISSION	04/01/2016
5	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 1ST FLOOR (SE CORNER)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIOGAS 029281 STATE OF NEW YORK

DATE:	
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-205.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME: C:\Users\bmorgado\Documents\000 REVIT LOCAL\81335 CENTRAL_bmorgado.rvt
PLOT DATE: 10/2/2017 4:43:20 PM

30" x 42" Arch E1 - SHEET SIZE

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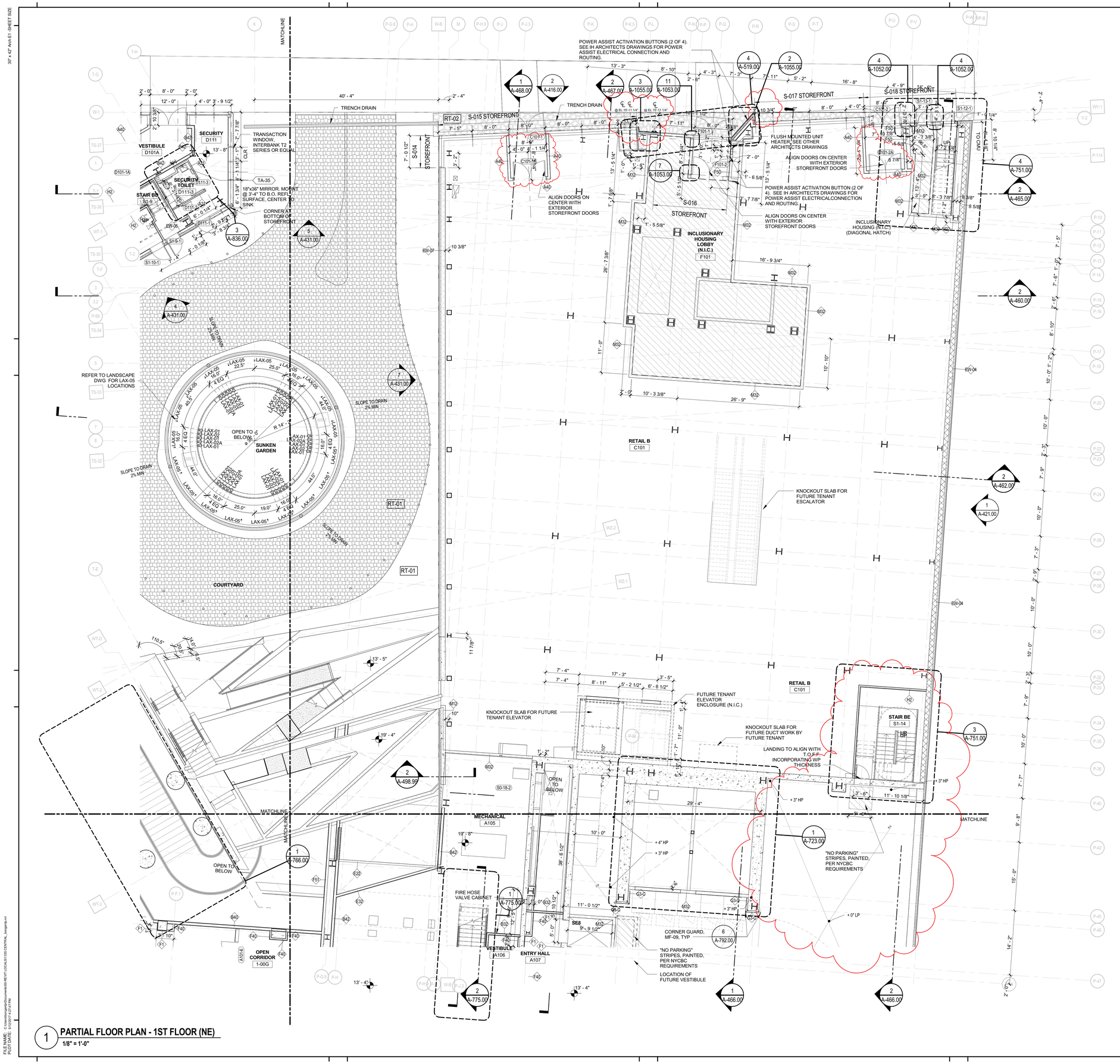
ES3737553529 Scan Code



1 PARTIAL FLOOR PLAN - 1ST FLOOR (NE)

1/8" = 1'-0"

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PLOT DATE: 5/12/2017 4:27:47 PM

GENERAL NOTES:

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LEGEND

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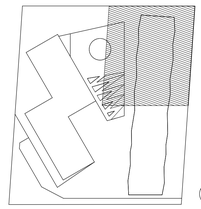
MF-XX	MISCELLANEOUS METALS SEE SPEC SECTION 055000

PROJECT KEY PLAN



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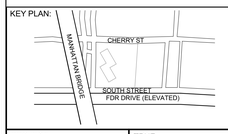

PROJECT NORTH

TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
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No.	DESCRIPTION:	DATE:
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3	DOB FILING SUBMISSION	06/18/2015
4	DOB FILING SUBMISSION	03/03/2016
5	DOB FILING SUBMISSION	04/01/2016
6	DOB FILING SUBMISSION	05/15/2017

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PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 1ST FLOOR (NE CORNER)

SEAL & SIGNATURE:

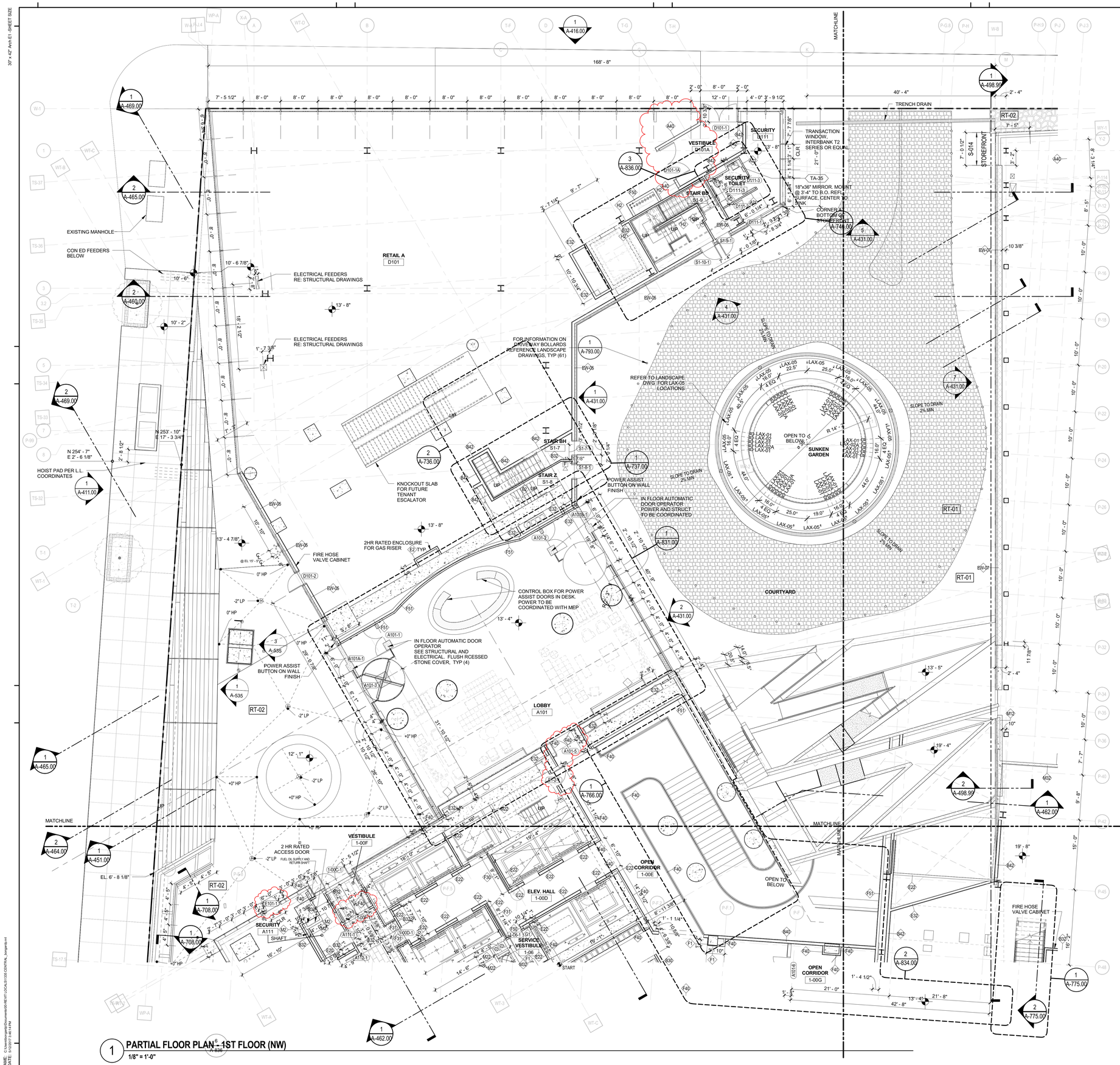
DATE:	
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-206.02
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS 121185039 Job Number
E 560118905 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 **PARTIAL FLOOR PLAN - 1ST FLOOR (NW)**
1/8" = 1'-0"

FILE NAME: C:\Users\bmorgan\Documents\500\RECIT-LOCAL\S1335-CENTRAL_bmorgan.rvt
PLOT DATE: 5/1/2017 3:45:14 PM

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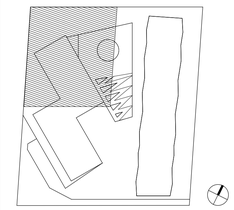
PROJECT KEY PLAN



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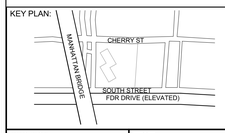

PROJECT NORTH

TRUE NORTH

DEVELOPER:
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805 Third Ave, 7th Floor
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6	DOB FILING SUBMISSION	05/15/2017

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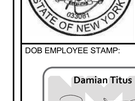
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 1ST FLOOR (NW CORNER)

SEAL & SIGNATURE:



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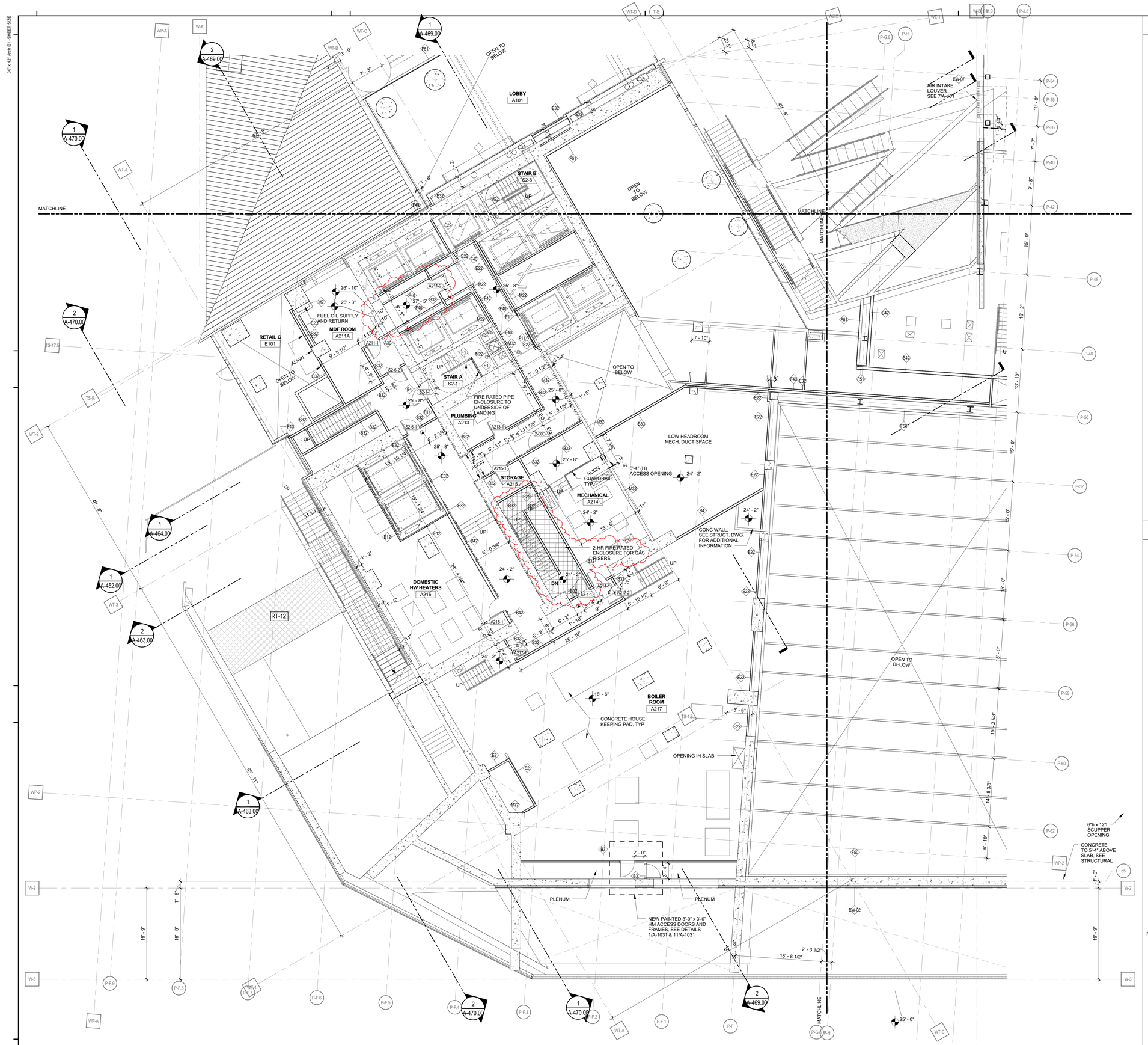
CHK: CHECKER
SCALE: As indicated
DWG No: **A-207.02**
DOB PAGE No: of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS 321185028 Job Number
ES3052140089 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 PARTIAL FLOOR PLAN - 2ND FLOOR (SW)

1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

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14. FOR PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE EXISTING FINISHED FLOOR IN GYM AREA IS AT ELEVATION 89.13' AND EQUALS ELEVATION +0'-0".

15. REFER TO A-951 TO A-958 FOR PODIUM MILLWORK SCHEDULE.

16. SLOPE FLOOR TO DRAINS A MINUMUM OF 1/8" PER FOOT.

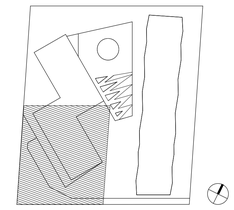
17. HP (HIGH POINT) AND LP (LOW POINT) DESIGNATE THE LOCATION OF THE CONCRETE DRAINAGE SLOPE.

18. FOR HEIGHT, SIZE AND LOCATION OF CONCRETE HOUSE KEEPING PAD TO BE COORDINATED WITH M.E.P. DRAWINGS.

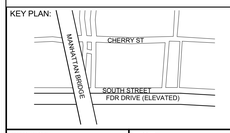
LEGEND

WAINSCOTTING

PROJECT KEY PLAN



KEY PLAN:



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TRUE NORTH

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TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	03/03/2016
3	DOB FILING SUBMISSION	04/01/2016
4	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 2ND FLOOR (SW CORNER)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOMALAS 027 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-208.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

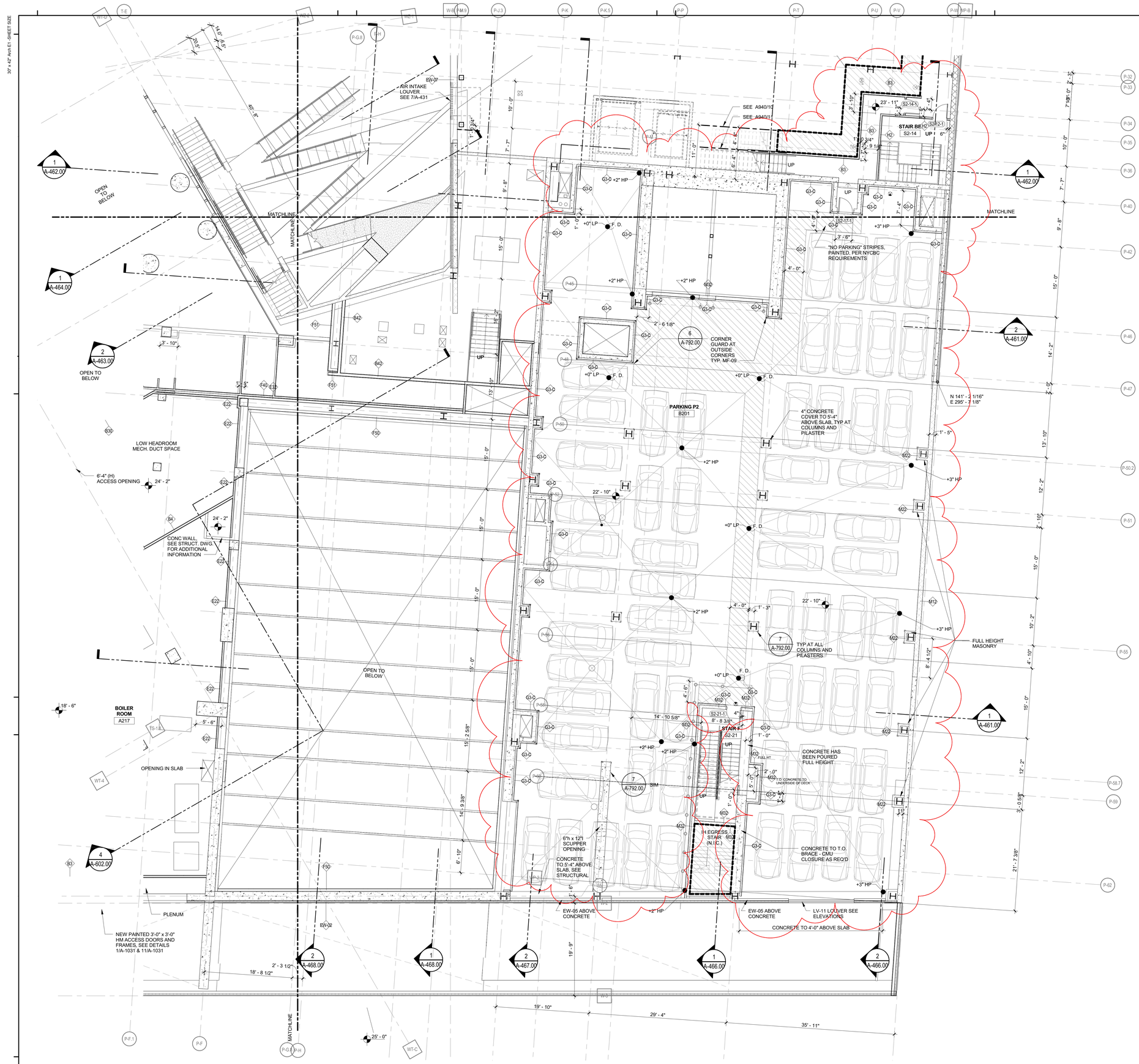
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421185928 Job Number
E 525694 4787 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 PARTIAL FLOOR PLAN - 2ND FLOOR (SE)

1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

3. WINDOWS, LOUVERS AND DOORS LOCATED IN FRAMED WALLS ARE DIMENSIONED TO CENTERLINE OF OPENING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ROUGH OPENING LOCATIONS BY REFERENCING OTHER DOCUMENTS SUCH AS SCHEDULES, DETAILS, AND SPECIFICATIONS, UNLESS A SPECIFIC SIZE IS INDICATED.

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7. HOLD CRITICAL DIMENSIONS NOTED AS SUCH.

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11. REFER TO A-071 AND WALL SECTIONS FOR DIMENSIONS OF EXTERIOR WALLS. EXTERIOR WALLS ARE NOT PARTITION TYPES.

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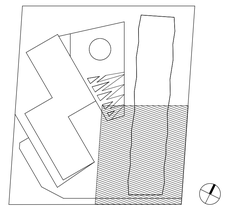
PROJECT KEY PLAN



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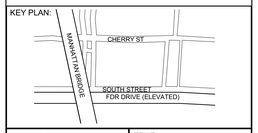

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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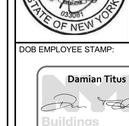
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 2ND FLOOR (SE CORNER)

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-209.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185058 Job Number
ES324114410 Scan Code

30" x 42" Arch E1 - SHEET SIZE

1 PARTIAL FLOOR PLAN - 3RD FLOOR (SW)

1/8" = 1'-0"

FILE NAME:
PLOT DATE:

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

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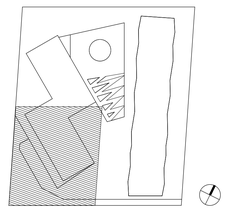
PROJECT KEY PLAN



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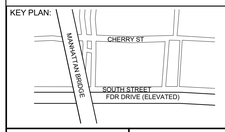

PROJECT NORTH | TRUE NORTH

DEVELOPER:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	04/13/2015
3	DOB FILING SUBMISSION	06/18/2015
4	DOB FILING SUBMISSION	03/03/2016
5	DOB FILING SUBMISSION	04/01/2016
6	DOB FILING SUBMISSION	05/15/2017

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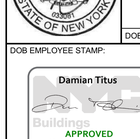
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 3RD FLOOR (SW CORNER)

SEAL & SIGNATURE:



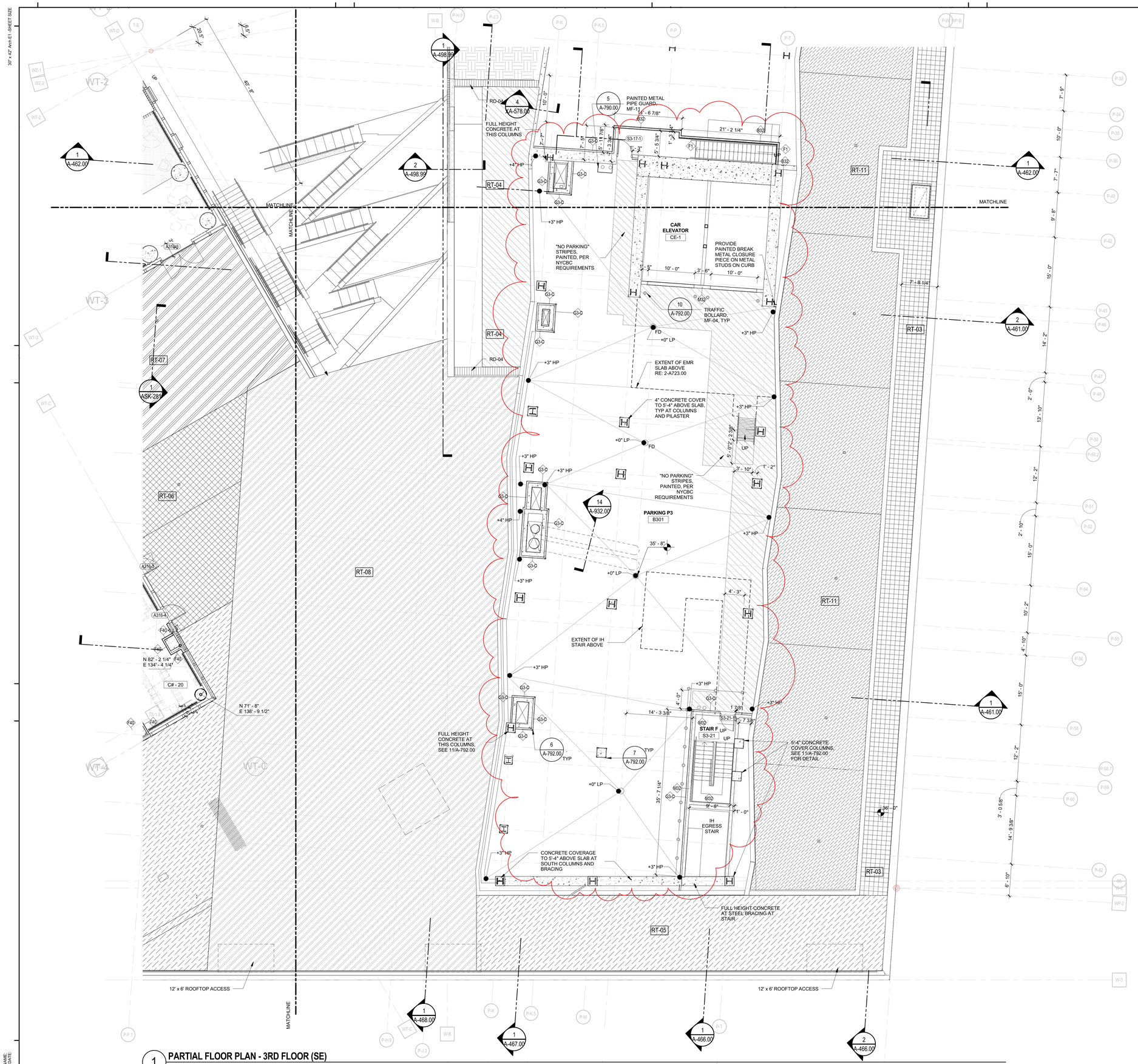
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-212.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS 121185059 Job Number
E302656595 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 **PARTIAL FLOOR PLAN - 3RD FLOOR (SE)**
1/8" = 1'-0"

FILE NAME:
PLOT DATE:

GENERAL NOTES:

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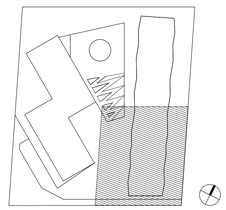

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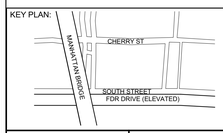

PROJECT NORTH

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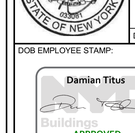
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 3RD FLOOR (SE CORNER)

SEAL & SIGNATURE:



DATE:	01 NOV 2013
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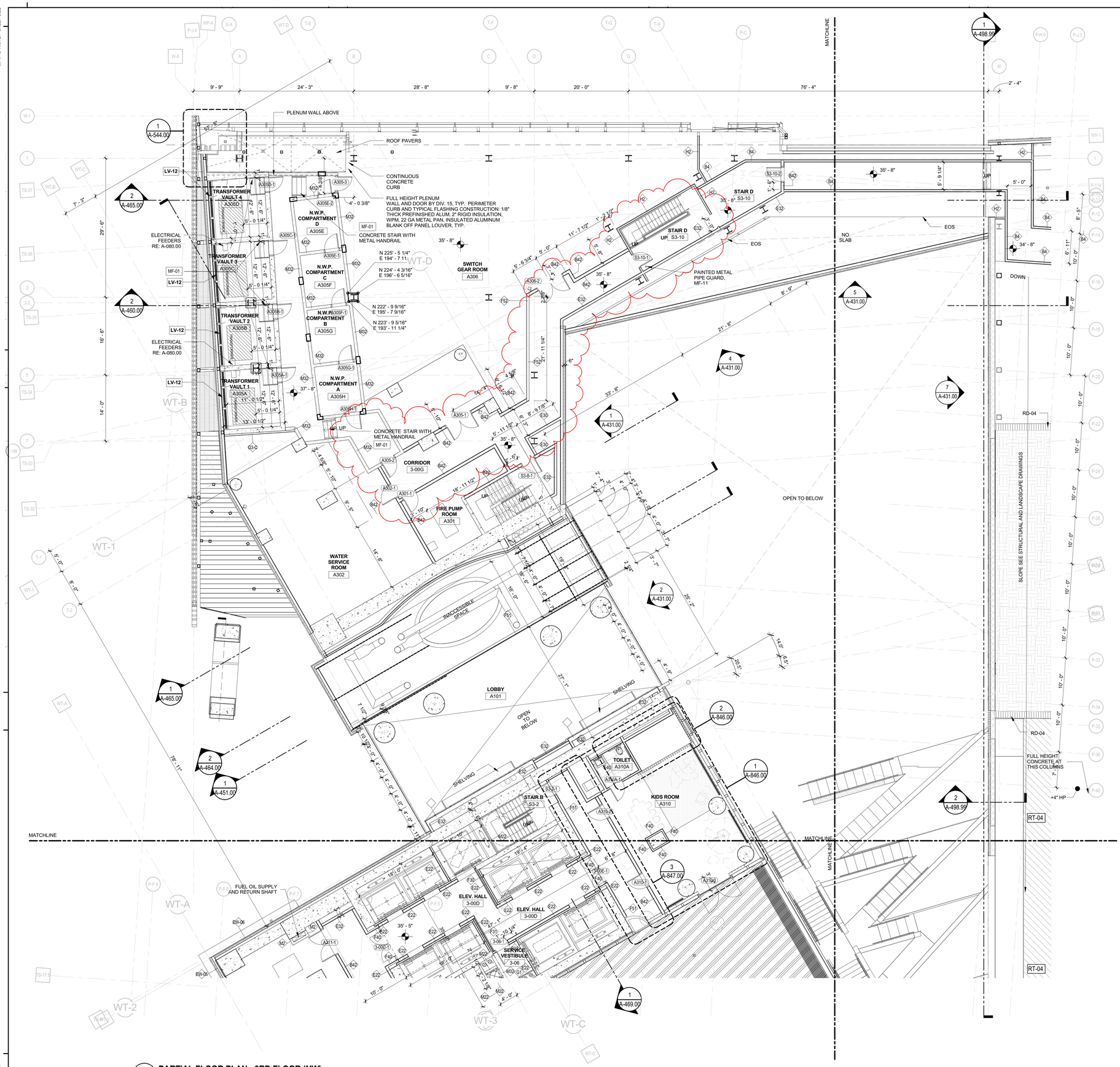
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-213.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS 121805639 Job Number
E 595253481789 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 **PARTIAL FLOOR PLAN - 3RD FLOOR (NW)**
1/8" = 1'-0"

GENERAL NOTES:

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13. EFFORT HAS BEEN MADE TO ACCOUNT FOR STANDARD CONSTRUCTION TOLERANCES WITHIN THE DIMENSIONS INDICATED. CONTRACTOR(S) SHALL REVIEW DOCUMENTS AND CONFIRM ADEQUATE ALLOWANCES HAVE BEEN PROVIDED FOR PRIOR TO COMMENCING WITH WORK. CONTRACTOR(S) SHALL NOTIFY ARCHITECT IN ADVANCE OF COMMENCING WORK, IF DIMENSIONAL ADJUSTMENTS ARE REQUIRED.

14. FOR PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE EXISTING FINISHED FLOOR IN GYM AREA IS AT ELEVATION 89.13' AND EQUALS ELEVATION +0'-0".

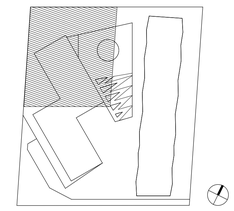
15. REFER TO A-951 TO A-958 FOR PODIUM MILLWORK SCHEDULE.

16. SLOPE FLOOR TO DRAINS A MINUMUM OF 1/8" PER FOOT.

17. HP (HIGH POINT) AND LP (LOW POINT) DESIGNATE THE LOCATION OF THE CONCRETE DRAINAGE SLOPE.

18. FOR HEIGHT, SIZE AND LOCATION OF CONCRETE HOUSE KEEPING PAD TO BE COORDINATED WITH M.E.P. DRAWINGS.

PROJECT KEY PLAN



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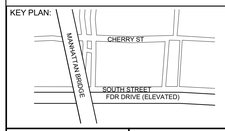

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	06/18/2015
3	DOB FILING SUBMISSION	03/03/2016
4	DOB FILING SUBMISSION	04/01/2016
5	DOB FILING SUBMISSION	05/15/2017

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

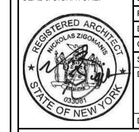
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 3RD FLOOR (NW CORNER)

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-215.02**
DOB PAGE No:	of

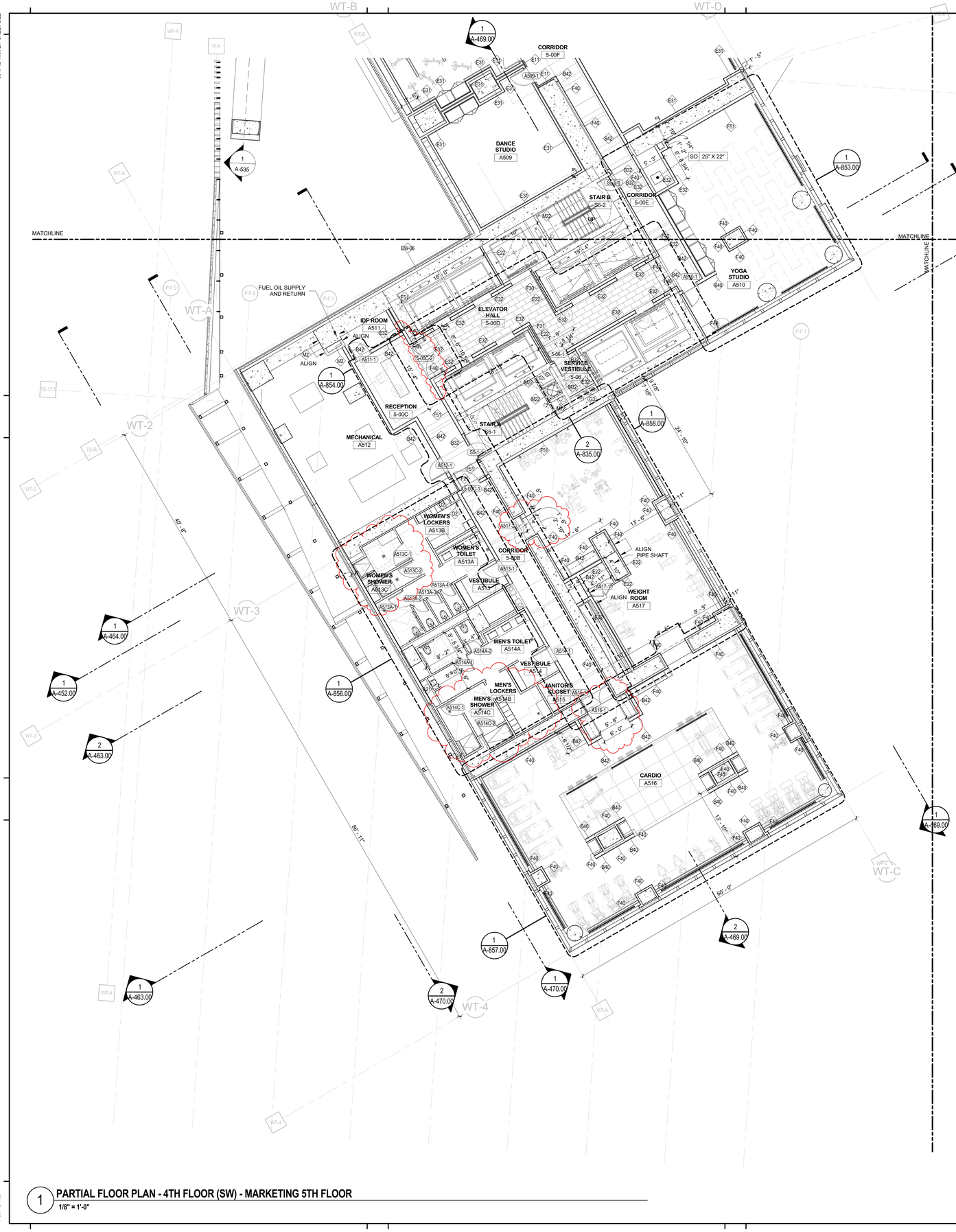
DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185029 Job Number
E525499929984 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 PARTIAL FLOOR PLAN - 4TH FLOOR (SW) - MARKETING 5TH FLOOR
1/8" = 1'-0"

FILE NAME:
PLOT DATE:

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

3. WINDOWS, LOUVERS AND DOORS LOCATED IN FRAMED WALLS ARE DIMENSIONED TO CENTERLINE OF OPENING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ROUGH OPENING LOCATIONS BY REFERENCING OTHER DOCUMENTS SUCH AS SCHEDULES, DETAILS, AND SPECIFICATIONS, UNLESS A SPECIFIC SIZE IS INDICATED.

4. DOORS LOCATED TIGHT TO A PERPENDICULAR INTERSECTION OF WALLS SHALL BE LOCATED A DISTANCE OF 1/2 THE SCHEDULED DOOR SIZE, PLUS 4", FROM THE PERPENDICULAR WALL PLANE, UNLESS NOTED OTHERWISE.

5. MASONRY OPENINGS ARE NOMINAL DIMENSIONS.

6. WHERE DIMENSION STRINGS LOCATING REPETITIVE ELEMENTS, I.E. WINDOWS, ARE LEFT UNDESIGNATED, ASSUME EQUAL SPACING.

7. HOLD CRITICAL DIMENSIONS NOTED AS SUCH.

8. CALCULATE/LOCATE WORK IN FIELD WHERE INDICATED BY NOTES CALLING FOR ALIGNMENTS AND OTHER GEOMETRIC RELATIONS.

9. TO MINIMIZE CONFLICTS, EFFORT HAS BEEN MADE TO ONLY DIMENSION CRITICAL ELEMENTS IN ONLY ONE LOCATION. AS A GENERAL RULE DIMENSIONS WILL BE FOUND ON THE LARGEST SCALE PLAN OR DETAIL RELATED TO SUCH ELEMENT.

10. REFER TO PARTITION TYPE DRAWING DETAILS FOR DIMENSIONS OF INTERIOR PARTITIONS.

11. REFER TO A-071 AND WALL SECTIONS FOR DIMENSIONS OF EXTERIOR WALLS. EXTERIOR WALLS ARE NOT PARTITION TYPES.

12. REFER TO SPECIFICATIONS FOR ADDITIONAL DIMENSIONS RELATED TO APPLICABLE REFERENCE STANDARDS, EQUIPMENT, STOCK MANUFACTURED COMPONENTS, AND THICKNESS OF MATERIALS.

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14. FOR PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE EXISTING FINISHED FLOOR IN GYM AREA IS AT ELEVATION 89.13' AND EQUALS ELEVATION +0'-0".

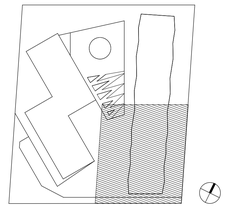
15. REFER TO A-951 TO A-958 FOR PODIUM MILLWORK SCHEDULE.

16. SLOPE FLOOR TO DRAINS A MINUMUM OF 1/8" PER FOOT.

17. HP (HIGH POINT) AND LP (LOW POINT) DESIGNATE THE LOCATION OF THE CONCRETE DRAINAGE SLOPE.

18. FOR HEIGHT, SIZE AND LOCATION OF CONCRETE HOUSE KEEPING PAD TO BE COORDINATED WITH M.E.P. DRAWINGS.

PROJECT KEY PLAN



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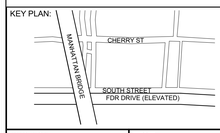

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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TEL: 212-964-4040 FAX: 212-964-4090

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180 Varick St #404
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No.	DESCRIPTION:	DATE:
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3	DOB FILING SUBMISSION	06/18/2015
4	DOB FILING SUBMISSION	03/03/2016
5	DOB FILING SUBMISSION	04/01/2016
6	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 4TH FLOOR (SW CORNER)

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-216.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS 121185528 Job Number
ES616200972 Scan Code

30" x 42" Arch E1 - SHEET SIZE

1 PARTIAL FLOOR PLAN TH FLOOR (NW) - MARKETING 5TH FLOOR
1/8" = 1'-0"

GENERAL NOTES:

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18. FOR HEIGHT, SIZE AND LOCATION OF CONCRETE HOUSE KEEPING PAD TO BE COORDINATED WITH M.E.P. DRAWINGS.

PROJECT KEY PLAN

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 4TH FLOOR (NW CORNER)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS STATE OF NEW YORK 033081

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
REV:	
CHK:	CHECKER
SCALE:	As indicated
DWG No:	A-217.02
DOB PAGE No:	of

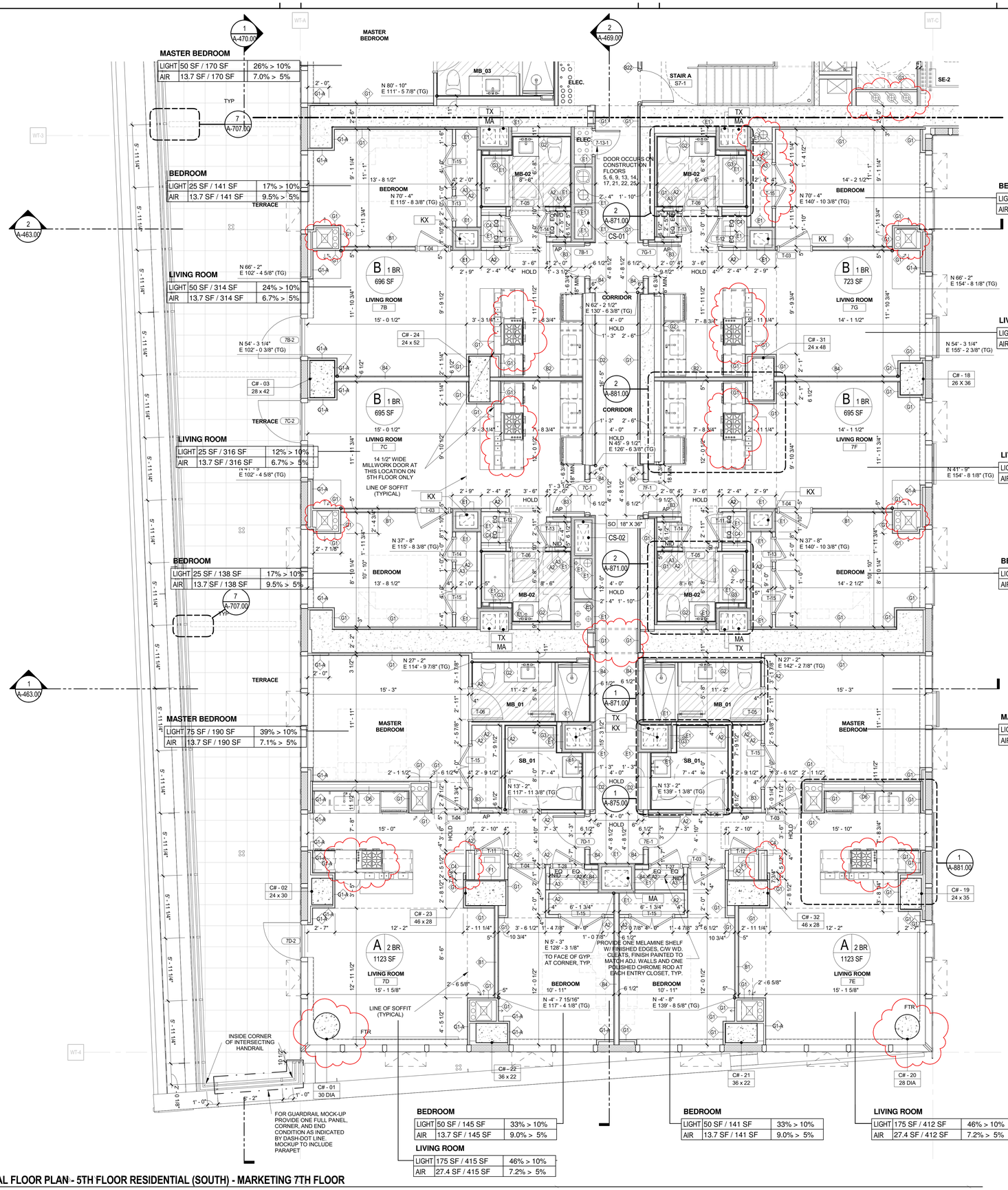
DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121105529 Job Number
ES2205604968 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 PARTIAL FLOOR PLAN - 5TH FLOOR RESIDENTIAL (SOUTH) - MARKETING 7TH FLOOR
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

LEGEND

- RADIANT FLOOR HEATING
- ACOUSTIC UNDERLAYMENT
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- FTR — FIN TUBE RADIATOR

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

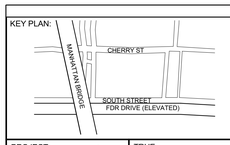
7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P.
(SEE BATHROOM DRAWINGS)

8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

KEY PLAN:


PROJECT NORTH
TRUE NORTH

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5	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 5TH FLOOR (SOUTH)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIOGAS 029401 STATE OF NEW YORK

DATE:	01 NOV 2013
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Under Directive 1 of 1975
AMENDED APPLICATION
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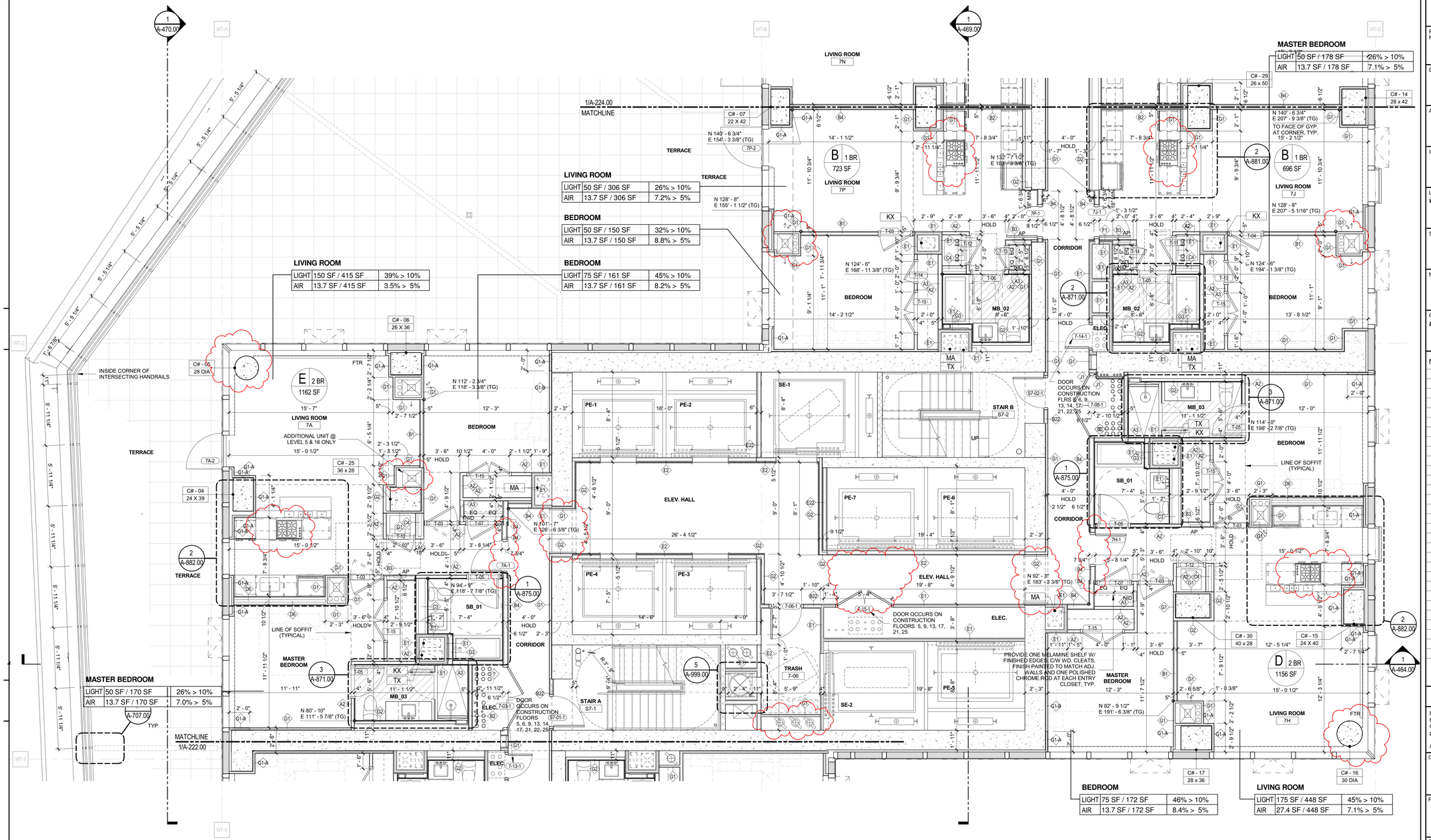
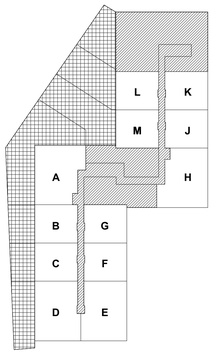


MARKETING
7TH FLOOR



NOTES: (SEE PREVIOUS SHEET FOR GENERAL NOTES)

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

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11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

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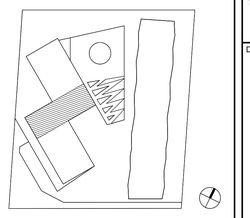
	ACOUSTIC UNDERLAYMENT
AP__	APARTMENT ELECTRICAL PANEL
MB_XX	MASTER BATHROOM_TYPE
SB_XX	SECONDARY BATHROOM_TYPE
TB_XX	TERTIARY BATHROOM_TYPE
PR_XX	POWDER ROOM_TYPE
	STEAM GENERATOR
CS	CARBON MONOXIDE AND SMOKE DETECTOR
FTR	FIN TUBE RADIATOR

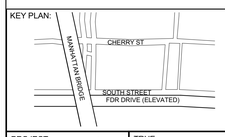
PROJECT KEY PLAN



1 **PARTIAL FLOOR PLAN - 5TH FLOOR RESIDENTIAL (CORE) - MARKETING 7TH FLOOR**
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	04/13/2015
3	DOB FILING SUBMISSION	06/18/2015
4	DOB FILING SUBMISSION	06/10/2016
5	DOB FILING SUBMISSION	05/15/2017

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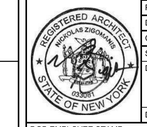
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 5TH FLOOR (CORE)

SEAL & SIGNATURE:



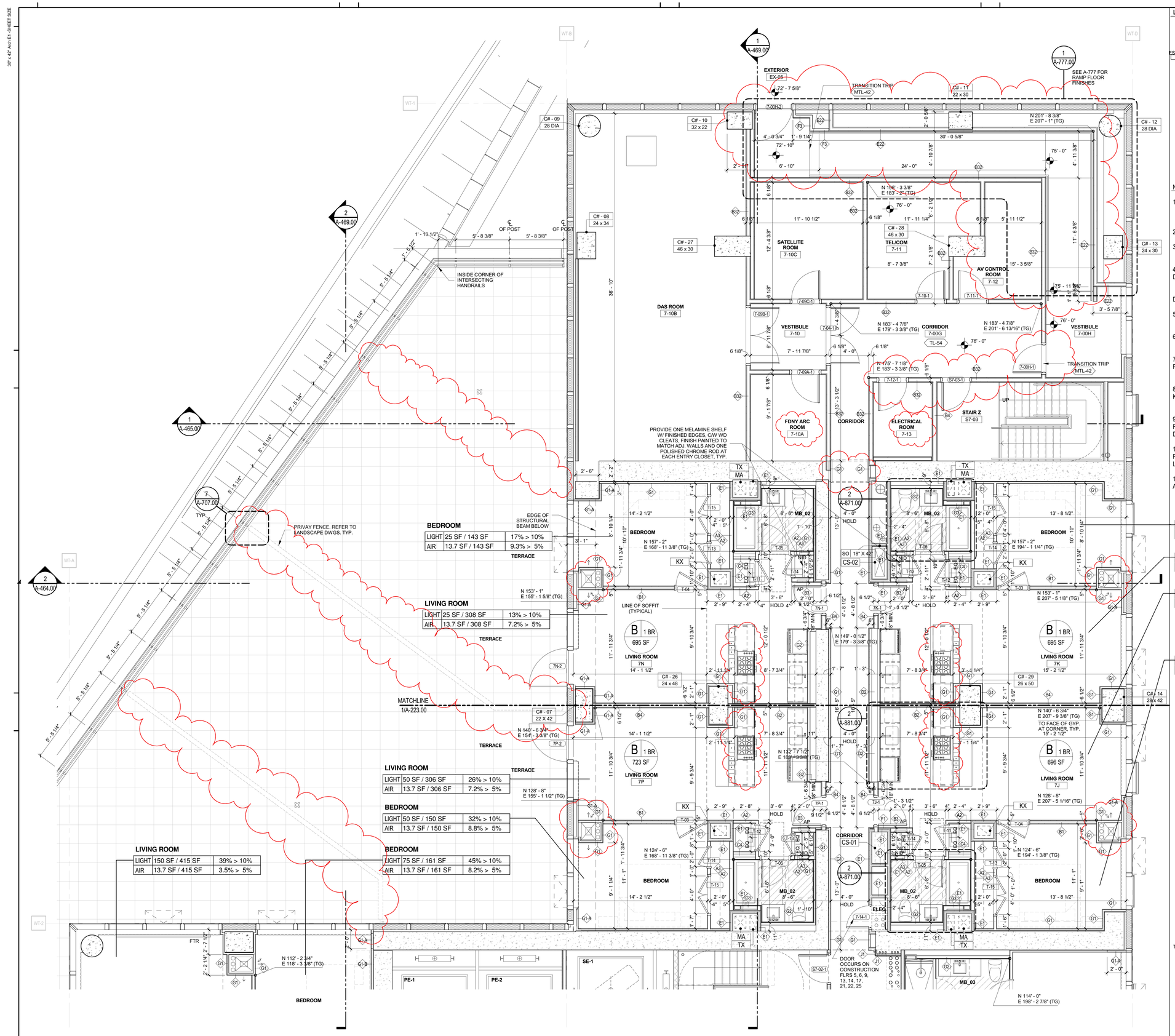
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-220.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS121805639 Job Number
E3303.962722 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 PARTIAL FLOOR PLAN - 5TH FLOOR RESIDENTIAL (NORTH) - MARKETING 7TH FLOOR
1/4" = 1'-0"

LEGEND

- RADIANT FLOOR HEATING
- ACOUSTIC UNDERLAYMENT
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- FTR — FIN TUBE RADIATOR

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

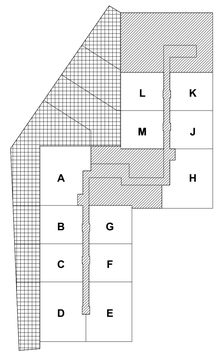
8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

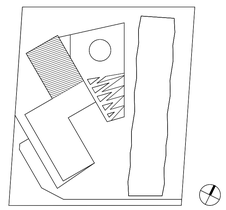
10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

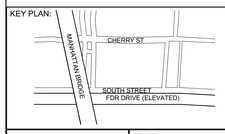
MARKETING
7TH FLOOR



TOWER KEY PLANN



KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
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180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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New York, NY 10013
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New York, NY 10017
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4	DOB FILING SUBMISSION	06/10/2016
5	DOB FILING SUBMISSION	05/15/2017

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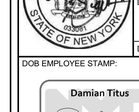
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 5TH FLOOR (NORTH)

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-221.02**
DOB PAGE No:	of

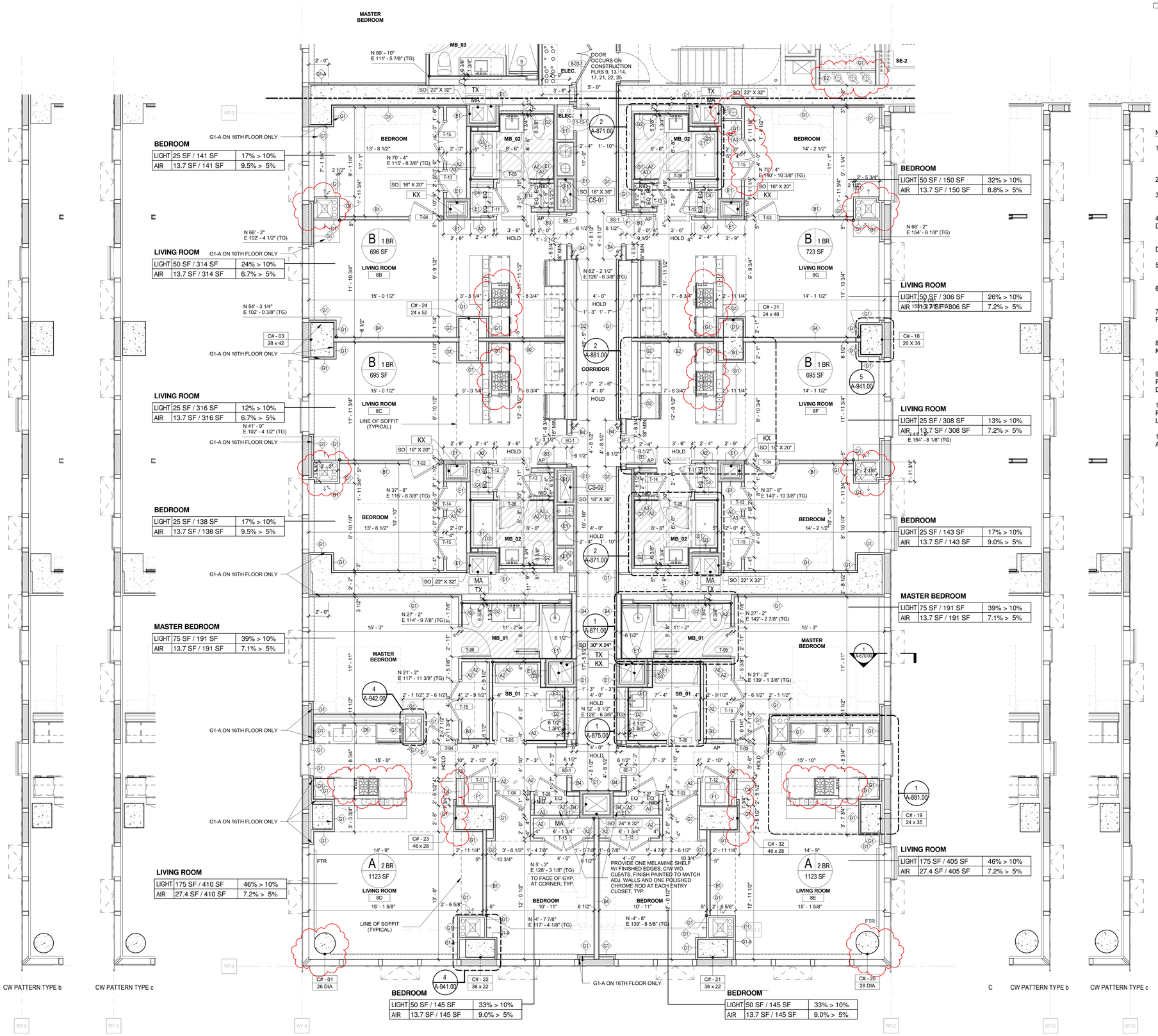
DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121805639 Job Number
E 5971246407 Scan Code

30" x 42" Arch E1 - SHEET SIZE



BEDROOM		
LIGHT	25 SF / 141 SF	17% > 10%
AIR	13.7 SF / 141 SF	9.5% > 5%

LIVING ROOM		
LIGHT	50 SF / 314 SF	24% > 10%
AIR	13.7 SF / 314 SF	6.7% > 5%

LIVING ROOM		
LIGHT	25 SF / 316 SF	12% > 10%
AIR	13.7 SF / 316 SF	6.7% > 5%

BEDROOM		
LIGHT	25 SF / 138 SF	17% > 10%
AIR	13.7 SF / 138 SF	9.5% > 5%

MASTER BEDROOM		
LIGHT	75 SF / 191 SF	39% > 10%
AIR	13.7 SF / 191 SF	7.1% > 5%

LIVING ROOM		
LIGHT	175 SF / 410 SF	46% > 10%
AIR	27.4 SF / 410 SF	7.2% > 5%

BEDROOM		
LIGHT	50 SF / 145 SF	33% > 10%
AIR	13.7 SF / 145 SF	9.0% > 5%

BEDROOM		
LIGHT	50 SF / 150 SF	32% > 10%
AIR	13.7 SF / 150 SF	8.8% > 5%

LIVING ROOM		
LIGHT	50 SF / 306 SF	26% > 10%
AIR	13.7 SF / 306 SF	7.2% > 5%

LIVING ROOM		
LIGHT	25 SF / 308 SF	13% > 10%
AIR	13.7 SF / 308 SF	7.2% > 5%

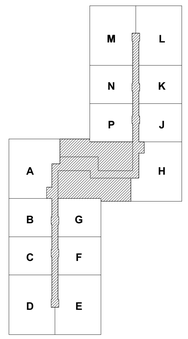
BEDROOM		
LIGHT	25 SF / 143 SF	17% > 10%
AIR	13.7 SF / 143 SF	9.0% > 5%

MASTER BEDROOM		
LIGHT	75 SF / 191 SF	39% > 10%
AIR	13.7 SF / 191 SF	7.1% > 5%

LIVING ROOM		
LIGHT	175 SF / 405 SF	46% > 10%
AIR	27.4 SF / 405 SF	7.2% > 5%

BEDROOM		
LIGHT	50 SF / 145 SF	33% > 10%
AIR	13.7 SF / 145 SF	9.0% > 5%

MARKETING
8-30TH FLOORS



1 PARTIAL FLOOR PLAN-TYP.LOW RISE-SOUTH (6TH-26TH) CW PATTERN TYPE a-MARKETING 8TH-30TH FL.

1/4" = 1'-0"

LEGEND

- RADIANT FLOOR HEATING
- ACOUSTIC UNDERLAYMENT
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- FTR — FIN TUBE RADIATOR

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

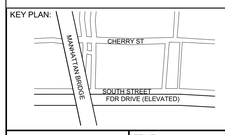
8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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TEL: 212-964-4040 FAX: 212-964-4090

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GEOTECHNICAL ENGINEERS:
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New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	04/13/2015
6	DOB FILING SUBMISSION	06/18/2015
7	DOB FILING SUBMISSION	06/10/2016
8	DOB FILING SUBMISSION	05/15/2017

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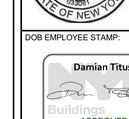
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP LOW RISE (SOUTH)

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-222.02
DOB PAGE No:	of

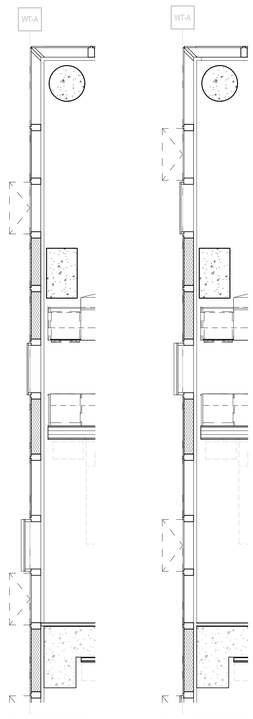
DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

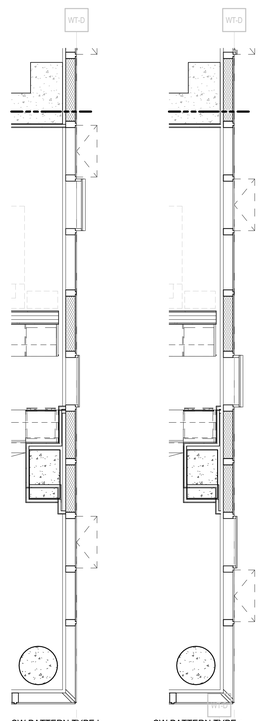
DEPT OF BLDGS 121180539 Job Number
IES7760627701 Scan Code

30" x 42" Arch E1 - SHEET SIZE



CW PATTERN TYPE b

CW PATTERN TYPE c



CW PATTERN TYPE b

CW PATTERN TYPE c

LEGEND

- RADIANT FLOOR HEATING
- ACOUSTIC UNDERLAYMENT
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- FTR — FIN TUBE RADIATOR

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

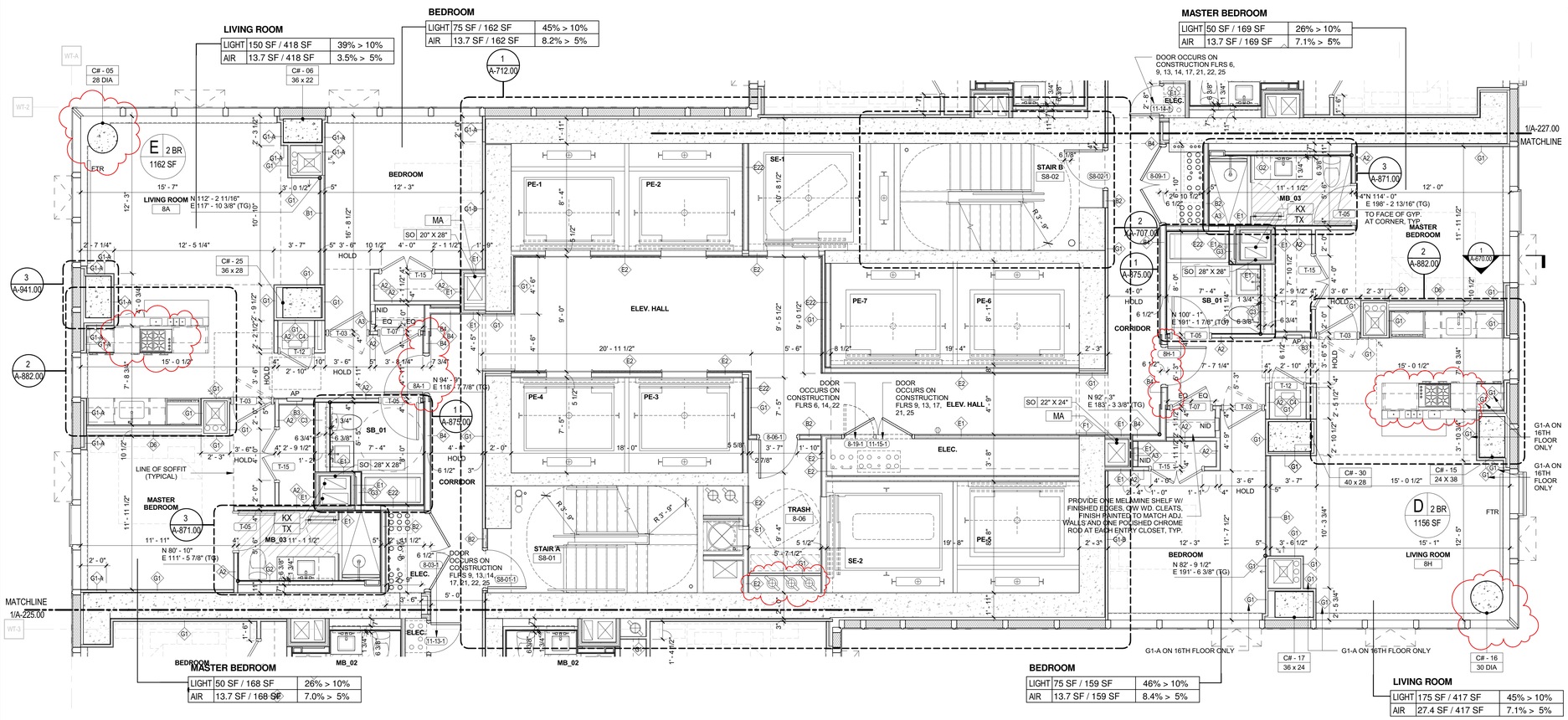
7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

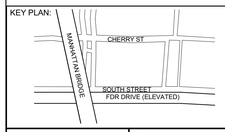


1 PARTIAL FLOOR PLAN-TYP. LOW RISE-CORE (6TH-26TH) -CW PATTERN TYPE a-MARKETING 8TH-30TH FL.

1/4" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
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805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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TEL: 212-627-5574

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5	DOB FILING SUBMISSION	06/10/2016
6	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP LOW RISE (CORE)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK 029391

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-223.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121185928 Job Number
ES3JM7974/4 Scan Code

30" x 42" Arch E1 - SHEET SIZE

BEDROOM

LIGHT	50 SF / 145 SF	33% > 10%
AIR	13.7 SF / 145 SF	9.0% > 5%

BEDROOM

LIGHT	50 SF / 145 SF	33% > 10%
AIR	13.7 SF / 145 SF	9.0% > 5%

LIVING ROOM

LIGHT	175 SF / 405 SF	46% > 10%
AIR	27.4 SF / 405 SF	7.2% > 5%

LIVING ROOM

LIGHT	175 SF / 401 SF	46% > 10%
AIR	27.4 SF / 401 SF	7.2% > 5%

FOR BALANCE OF CURTAIN WALL SEQUENCE, REFER TO SHEET A-225 (OPPOSITE HAND)

MASTER BEDROOM

LIGHT	75 SF / 190 SF	39% > 10%
AIR	13.7 SF / 190 SF	7.1% > 5%

MASTER BEDROOM

LIGHT	50 SF / 187 SF	26% > 10%
AIR	13.7 SF / 187 SF	7.1% > 5%

BEDROOM

LIGHT	25 SF / 143 SF	17% > 10%
AIR	13.7 SF / 143 SF	9.3% > 5%

BEDROOM

LIGHT	25 SF / 135 SF	17% > 10%
AIR	13.7 SF / 135 SF	9.6% > 5%

LIVING ROOM

LIGHT	25 SF / 308 SF	13% > 10%
AIR	13.7 SF / 308 SF	7.2% > 5%

LIVING ROOM

LIGHT	25 SF / 314 SF	12% > 10%
AIR	13.7 SF / 314 SF	6.7% > 5%

LIVING ROOM

LIGHT	50 SF / 306 SF	26% > 10%
AIR	13.7 SF / 306 SF	7.2% > 5%

LIVING ROOM

LIGHT	50 SF / 313 SF	24% > 10%
AIR	13.7 SF / 313 SF	6.7% > 5%

BEDROOM

LIGHT	50 SF / 150 SF	32% > 10%
AIR	13.7 SF / 150 SF	8.8% > 5%

BEDROOM

LIGHT	25 SF / 138 SF	17% > 10%
AIR	13.7 SF / 138 SF	9.5% > 5%

LEGEND

- RADIANT FLOOR HEATING
- ACOUSTIC UNDERLAYMENT
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- FTR — FIN TUBE RADIATOR

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

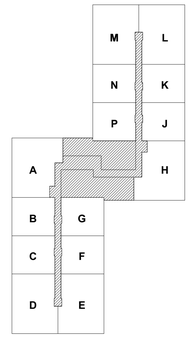
8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

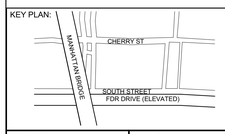
11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

MARKETING
8-30TH FLOORS



1 **PARTIAL FLOOR PLAN-TYP. LOW RISE-NORTH (6TH-26TH)-CW PATTERN TYPE a-MARKETING 8TH-30TH FL.**
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	06/18/2015
5	DOB FILING SUBMISSION	06/10/2016
6	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP LOW RISE (NORTH)

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-224.02**
DOB PAGE No:	of

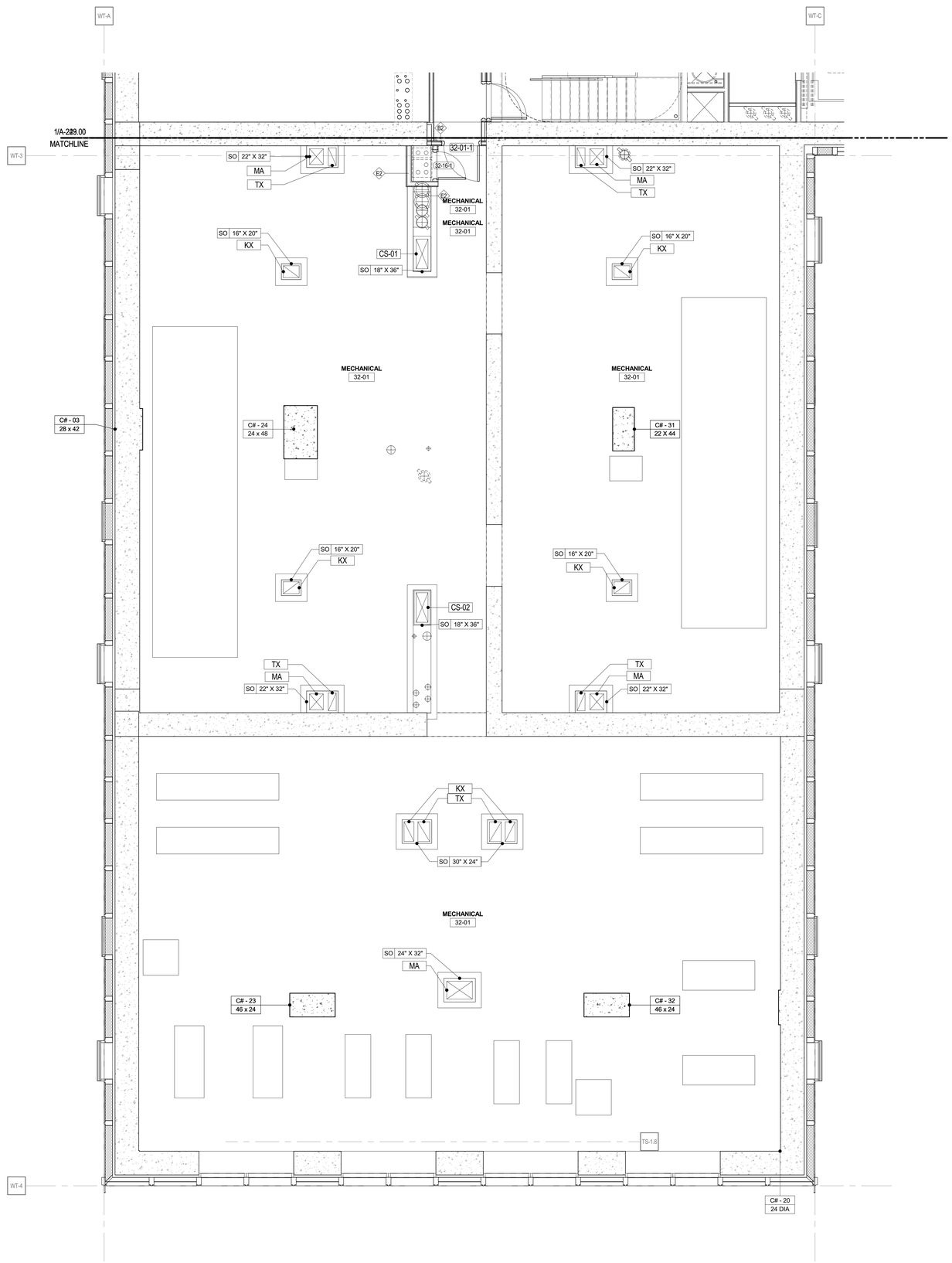
DOB EMPLOYEE STAMP:

DOB B-SCAN:

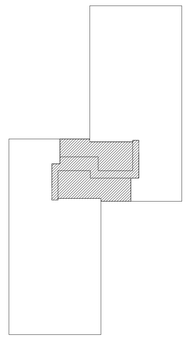
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105539 Job Number
IES3799057699 Scan Code

30" x 42" Arch E1 - SHEET SIZE



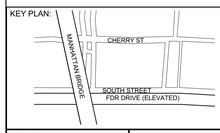
MARKETING
31ST FLOOR



LEGEND

- RADIANT FLOOR HEATING
- ACOUSTIC UNDERLAYMENT
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- FTR — FIN TUBE RADIATOR

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

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228 East 45th Street
New York, NY 10017
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MEP ENGINEERS:
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485 C Route 1 South, Suite 200
Iseline, NJ 08830
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GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/10/2016
2	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 27TH FLOOR MECH. 1 (SOUTH)

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHELAS ZIGOURAS 026381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-228.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

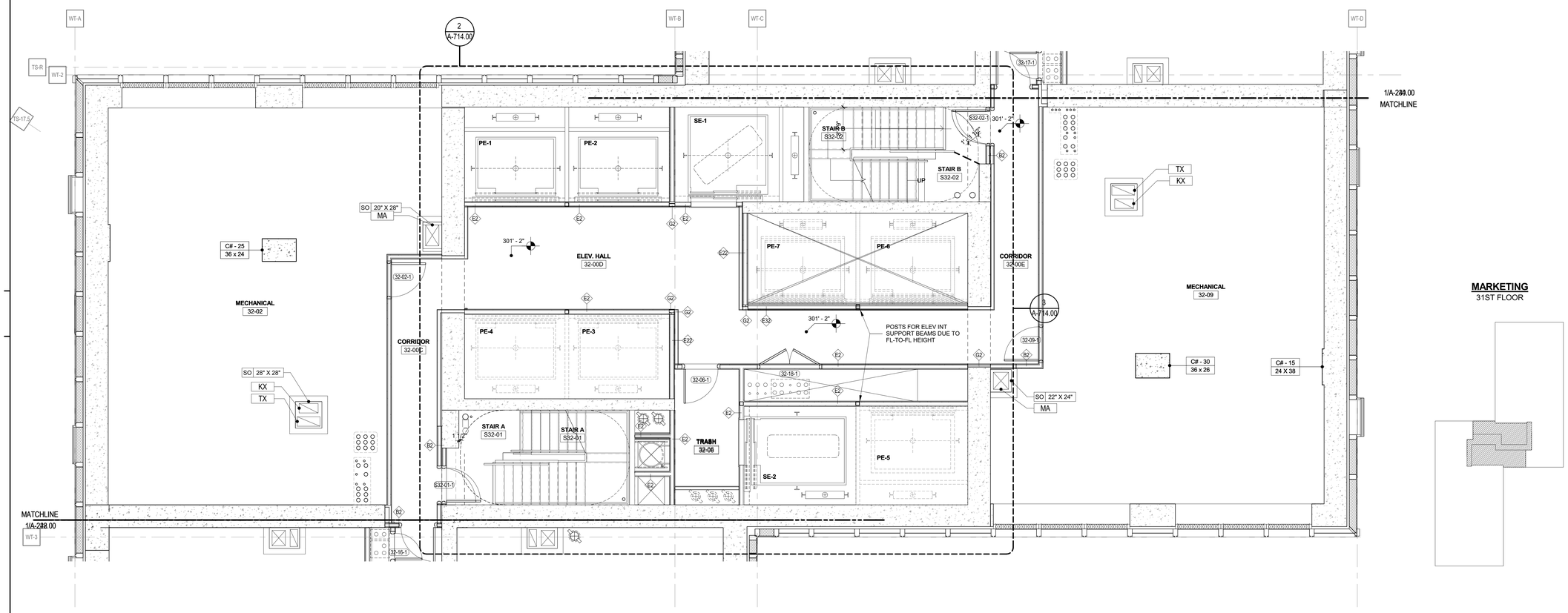
DOB B-SCAN:

1 **PARTIAL FLOOR PLAN - 27TH FLOOR MECHANICAL 1 - SOUTH - MARKETING 31ST FLOOR**
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES544838642 Scan Code

30" x 42" Arch E1 - SHEET SIZE



MARKETING
31ST FLOOR

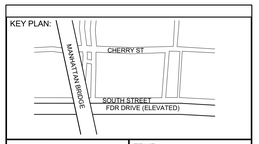
1 **PARTIAL FLOOR PLAN - 27TH FLOOR MECHANICAL 1 - CORE - MARKETING 31ST FLOOR**
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

LEGEND

	RADIANT FLOOR HEATING
	ACOUSTIC UNDERLAYMENT
AP	APARTMENT ELECTRICAL PANEL
MB_XX	MASTER BATHROOM_TYPE
SB_XX	SECONDARY BATHROOM_TYPE
TB_XX	TERTIARY BATHROOM_TYPE
PR_XX	POWDER ROOM_TYPE
	STEAM GENERATOR
CS	CARBON MONOXIDE AND SMOKE DETECTOR
FTR	FIN TUBE RADIATOR

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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MEP ENGINEERS:
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485 C Route 1 South, Suite 200
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TEL: 908-272-3300 FAX: 908-272-4440

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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
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2	DOB FILING SUBMISSION	05/15/2017

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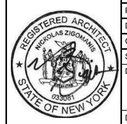
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 27TH FLOOR MECH. 1 (CORE)

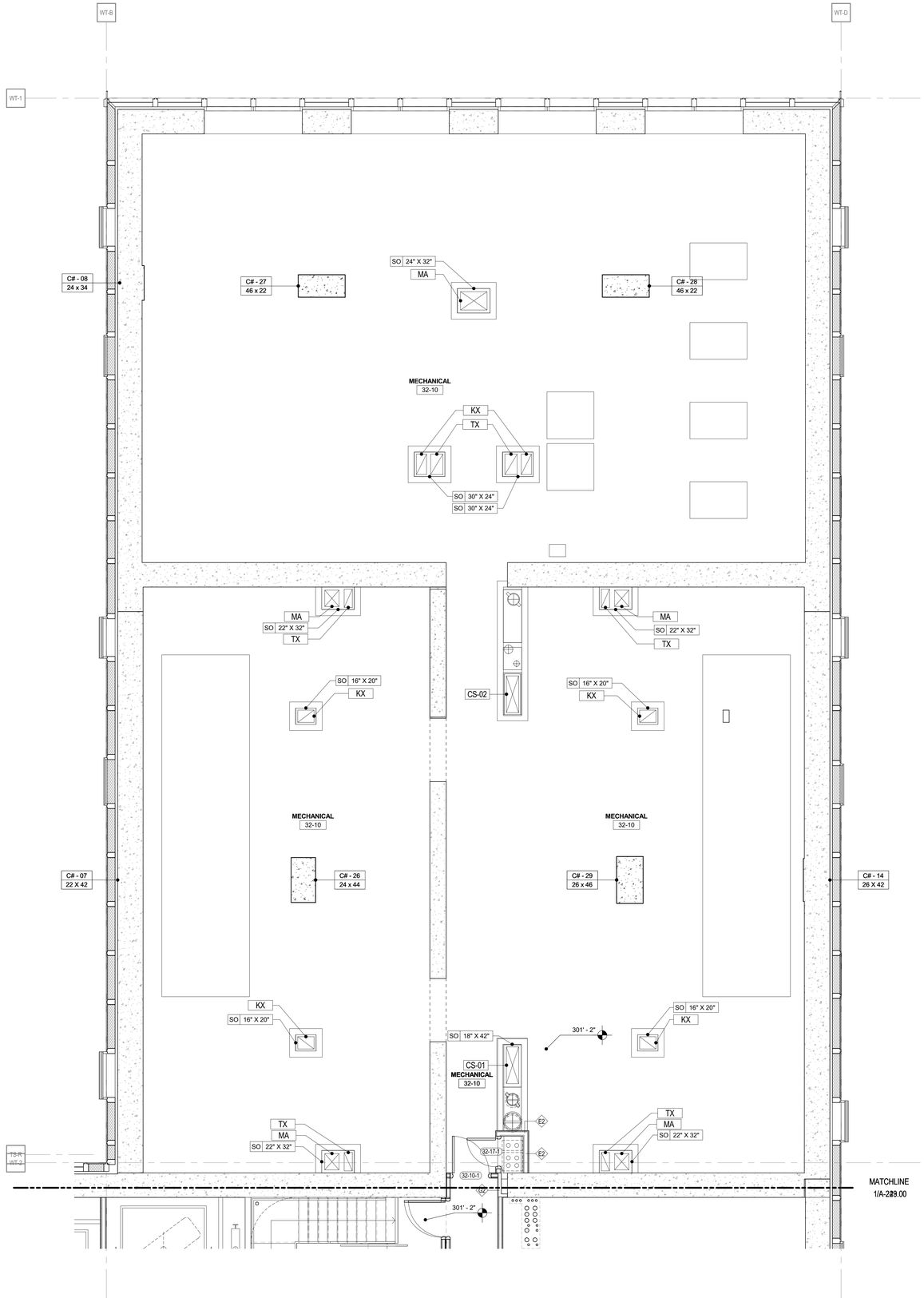
SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-229.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:



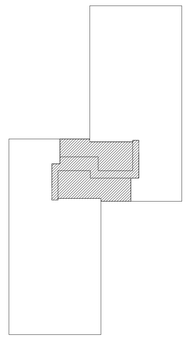
1 PARTIAL FLOOR PLAN - 27TH FLOOR MECHANICAL 1 - NORTH - MARKETING 31ST FLOOR

1/4" = 1'-0"

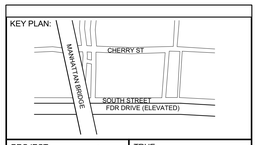
LEGEND

	RADIANT FLOOR HEATING
	ACOUSTIC UNDERLAYMENT
AP	APARTMENT ELECTRICAL PANEL
MB_XX	MASTER BATHROOM_TYPE
SB_XX	SECONDARY BATHROOM_TYPE
TB_XX	TERTIARY BATHROOM_TYPE
PR_XX	POWDER ROOM_TYPE
	STEAM GENERATOR
CS	CARBON MONOXIDE AND SMOKE DETECTOR
FTR	FIN TUBE RADIATOR

MARKETING
31ST FLOOR



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/10/2016
2	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 27TH FLOOR MECH. 1 (NORTH)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-230.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

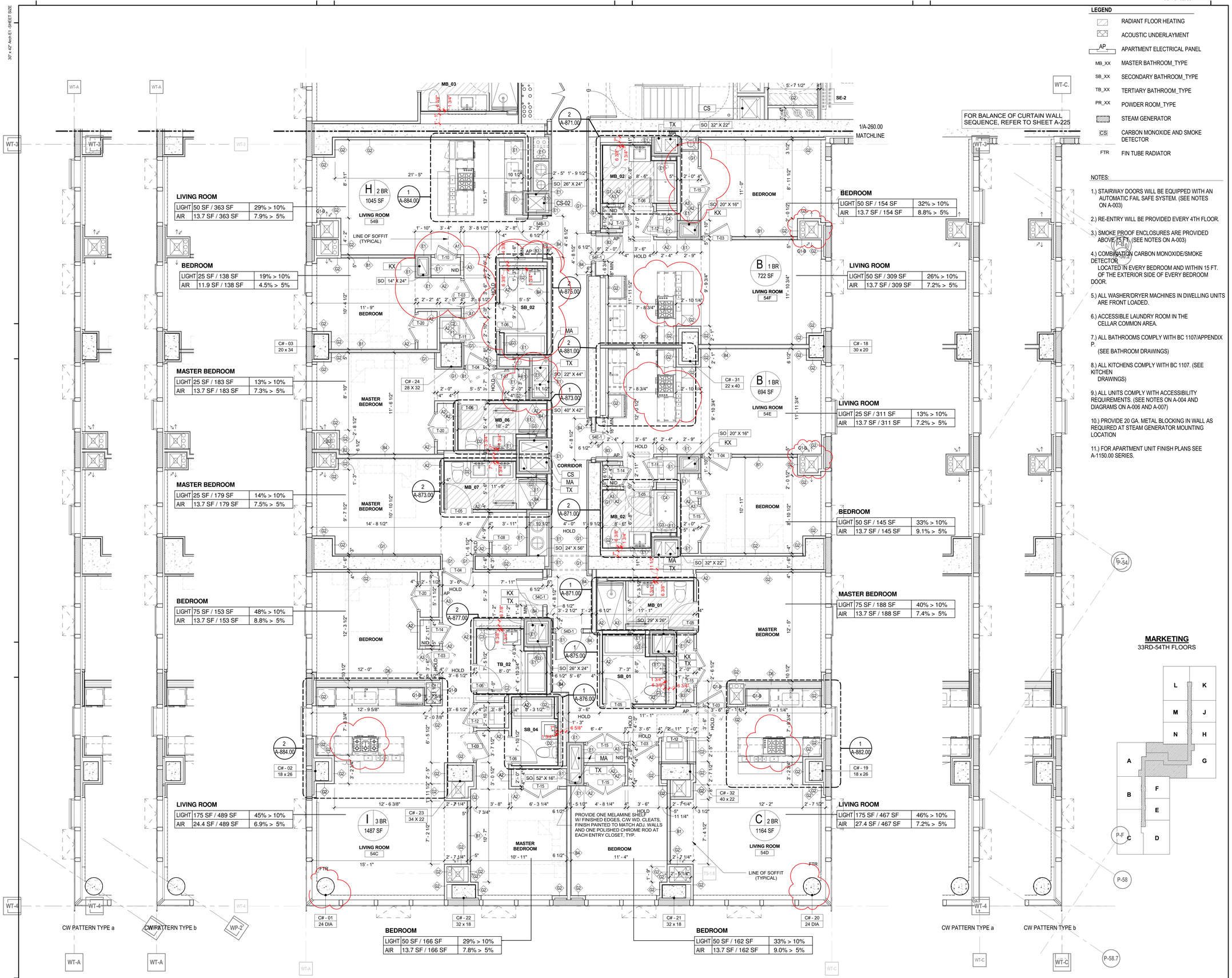
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121105539 Job Number
E385050546529 Scan Code

30" x 42" Arch E1 - SHEET SIZE



LEGEND

- RADIANT FLOOR HEATING
- ACOUSTIC UNDERLAYMENT
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- FTR — FIN TUBE RADIATOR

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

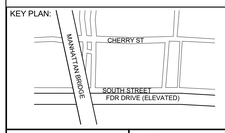
11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

MARKETING
33RD-54TH FLOORS

1 **PARTIAL FLOOR PLAN-TYP. MID RISE-SOUTH (28TH-48TH)-CW PATTERN TYPE c-MARKETING 33RD-54TH FL.**
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
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TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	04/13/2015
6	DOB FILING SUBMISSION	06/18/2015
7	DOB FILING SUBMISSION	06/10/2016
8	DOB FILING SUBMISSION	05/15/2017

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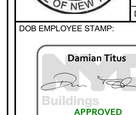
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP MID RISE (SOUTH)

SEAL & SIGNATURE:



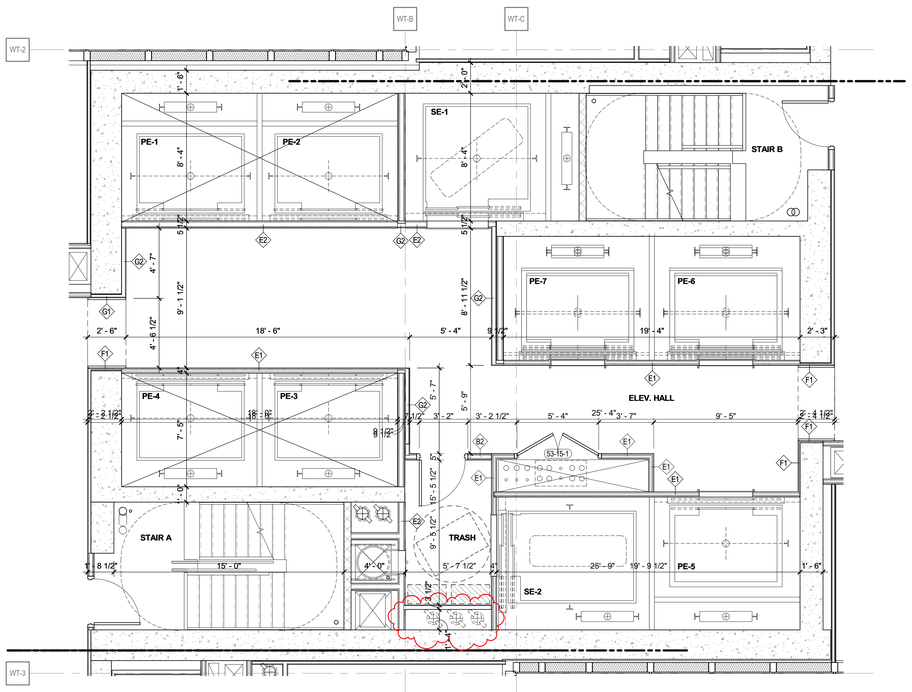
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-231.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

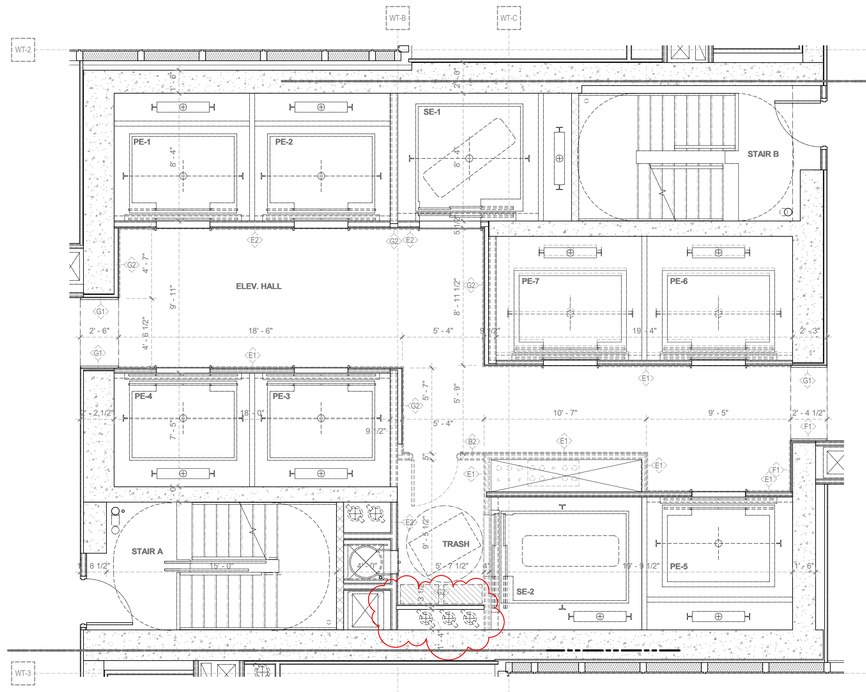
DOB B-SCAN:

DEPT OF BLDGS 121105539 Job Number
E56724656025 Scan Code

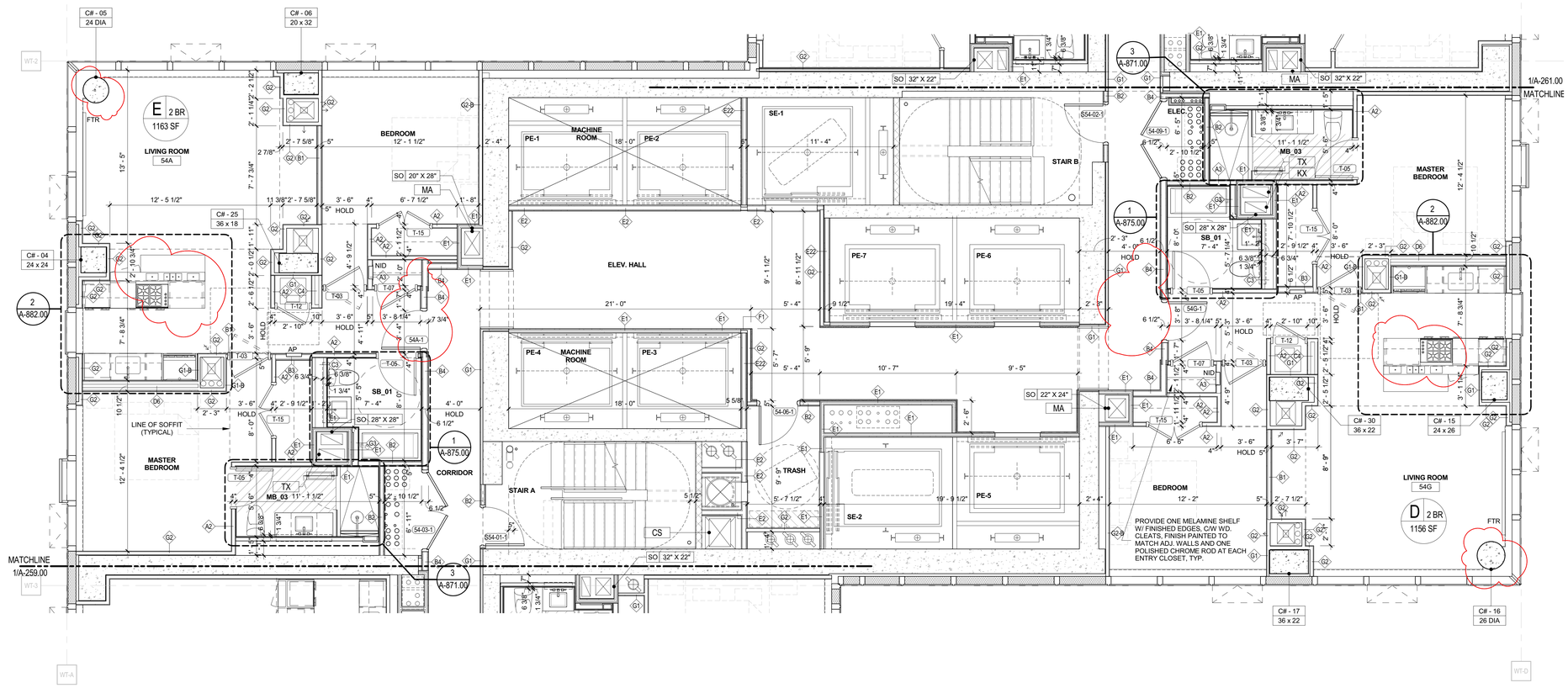
30" x 42" Arch E1 - SHEET SIZE



3 PARTIAL FLOOR PLAN - 47TH FLOOR (CORE)
1/4" = 1'-0"

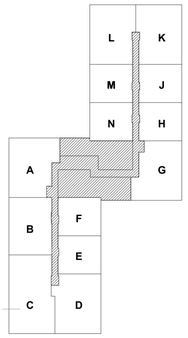


2 PARTIAL FLOOR PLAN - 46TH FLOOR (CORE)
1/4" = 1'-0"



1 PARTIAL FLOOR PLAN -TYP. MID RISE -CORE (28TH -48TH) (50TH SIM) -CW PATTERN TYPE C-MARKETING 33-54TH FL.
1/4" = 1'-0"

MARKETING
33RD-54TH FLOORS



LEGEND

- RADIANT FLOOR HEATING
- ACOUSTIC UNDERLAYMENT
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- FTR — FIN TUBE RADIATOR

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

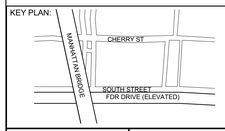
8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	06/10/2016
7	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP MID RISE (CORE)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 026381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-232.02**
DOB PAGE No:	of

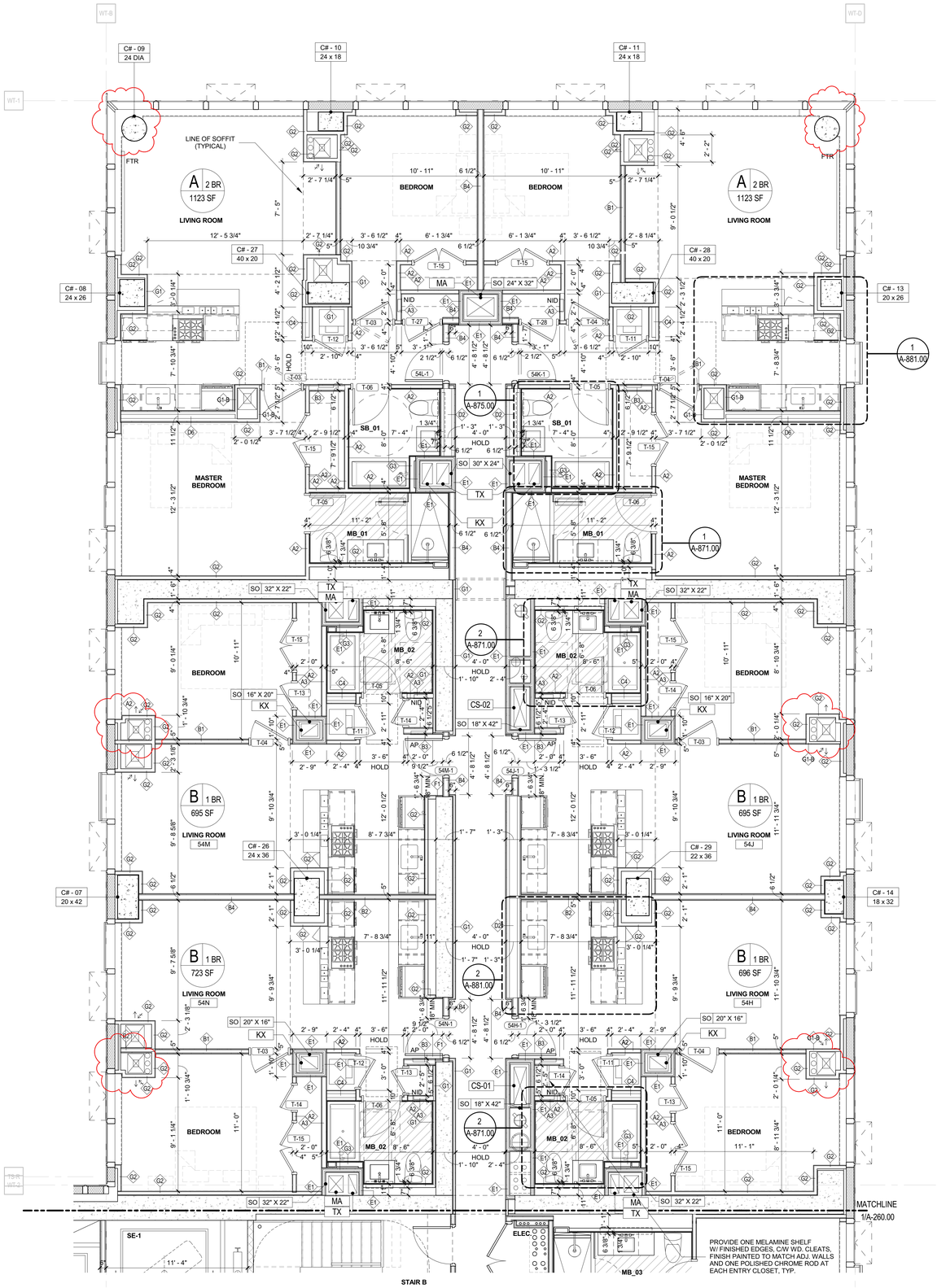
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185539 Job Number
E3695242450 Scan Code

30" x 42" Arch E1 - SHEET SIZE



FOR BALANCE OF CURTAIN WALL SEQUENCE, REFER TO SHEET A-225 (OPPOSITE HAND)

LEGEND

	RADIANT FLOOR HEATING
	ACOUSTIC UNDERLAYMENT
AP	APARTMENT ELECTRICAL PANEL
MB_XX	MASTER BATHROOM_TYPE
SB_XX	SECONDARY BATHROOM_TYPE
TB_XX	TERTIARY BATHROOM_TYPE
PR_XX	POWDER ROOM_TYPE
	STEAM GENERATOR
CS	CARBON MONOXIDE AND SMOKE DETECTOR
FTR	FIN TUBE RADIATOR

NOTES:

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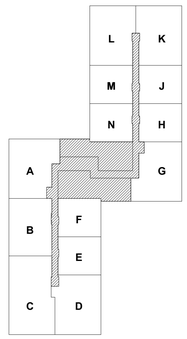
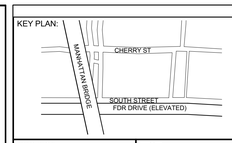
MARKETING
33RD-54TH FLOORS



1 **PARTIAL FLOOR PLAN - TYP. MID RISE - NORTH (28TH - 48TH) - CW PATTERN TYPE c- MARKETING 33-54TH FL.**
1/4" = 1'-0"

FILE NAME:
PLOT DATE:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
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LANDSCAPE DESIGNER:
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5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	06/10/2016
7	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP MID RISE (NORTH)

SEAL & SIGNATURE:

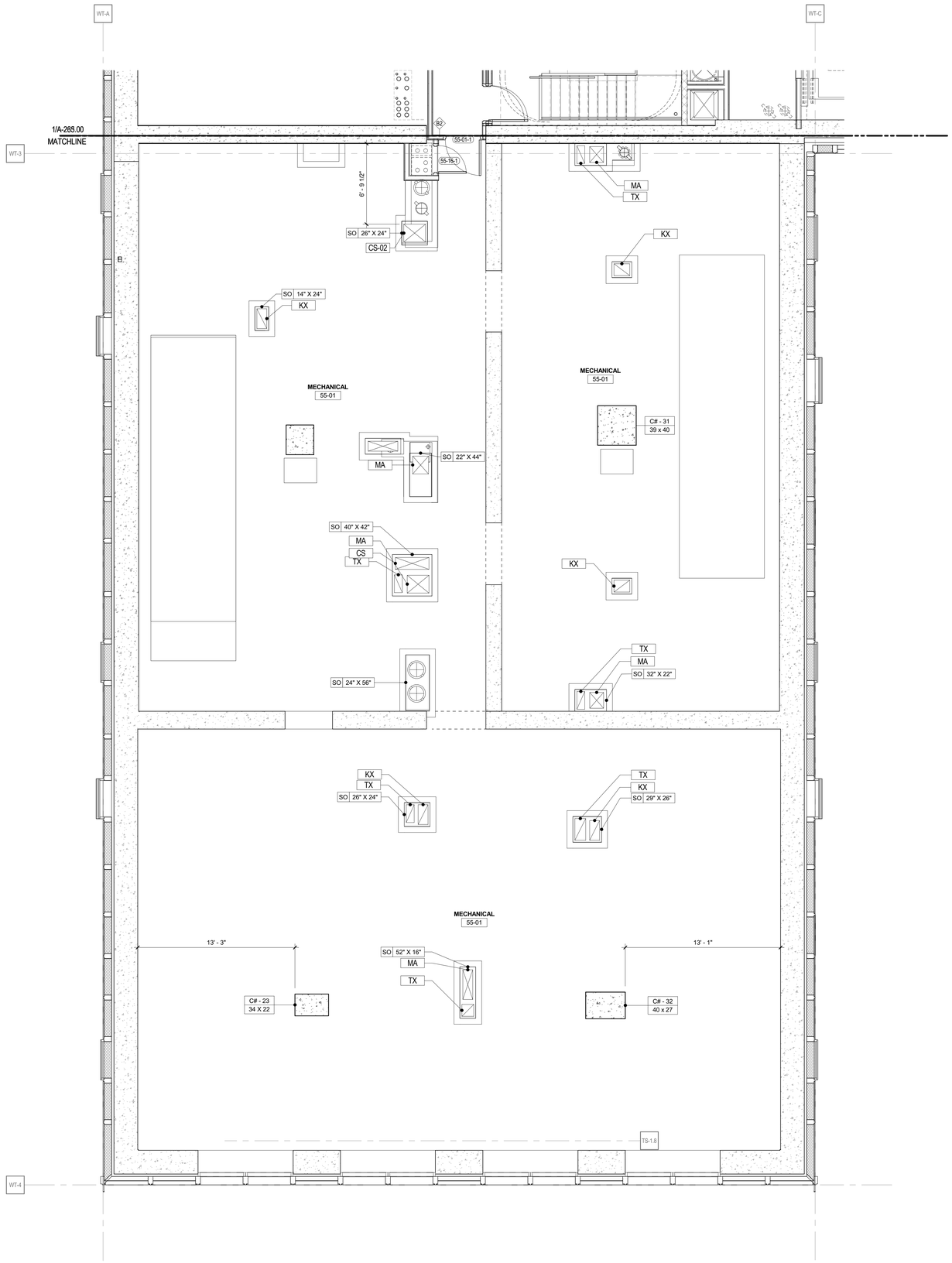
REGISTERED ARCHITECT NICOLAS ZIGOURAS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-233.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:



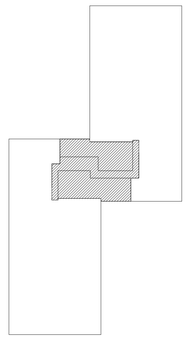
1 PARTIAL FLOOR PLAN - 49TH FLOOR MECHANICAL 2 - SOUTH - MARKETING 55TH FLOOR

1/4" = 1'-0"

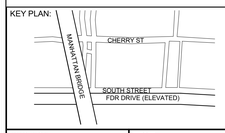
LEGEND

	RADIANT FLOOR HEATING
	ACOUSTIC UNDERLAYMENT
AP	APARTMENT ELECTRICAL PANEL
MB_XX	MASTER BATHROOM_TYPE
SB_XX	SECONDARY BATHROOM_TYPE
TB_XX	TERTIARY BATHROOM_TYPE
PR_XX	POWDER ROOM_TYPE
	STEAM GENERATOR
CS	CARBON MONOXIDE AND SMOKE DETECTOR
FTR	FIN TUBE RADIATOR

MARKETING
55TH FLOOR



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
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TEL: 212-687-9888 FAX: 646-487-5501

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Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/10/2016
2	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 49TH FLOOR MECH. 2 (SOUTH)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-234.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS121185539 Job Number
E320992121752 Scan Code

30" x 42" Arch E1 - SHEET SIZE

LEGEND

- RADIANT FLOOR HEATING
- ACOUSTIC UNDERLAYMENT
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
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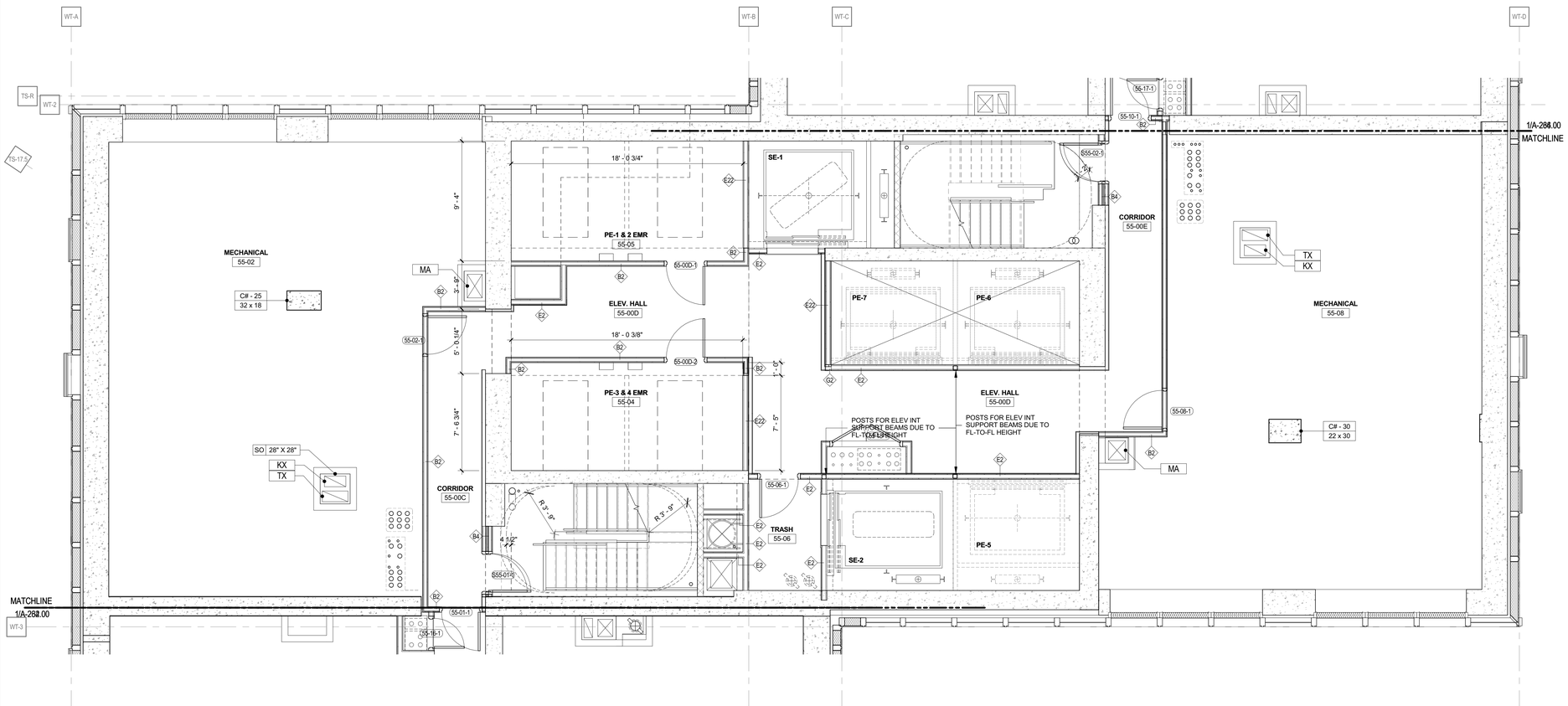
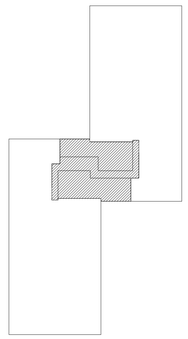
- FTR — FIN TUBE RADIATOR



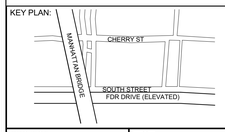
MARKETING
55TH FLOOR



1 **PARTIAL FLOOR PLAN - 49TH FLOOR MECHANICAL 2 - CORE - MARKETING 55TH FLOOR**
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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STRUCTURAL ENGINEERS:
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New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/10/2016
2	DOB FILING SUBMISSION	05/15/2017

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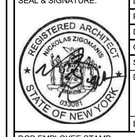
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 49TH FLOOR MECH. 2 (CORE)

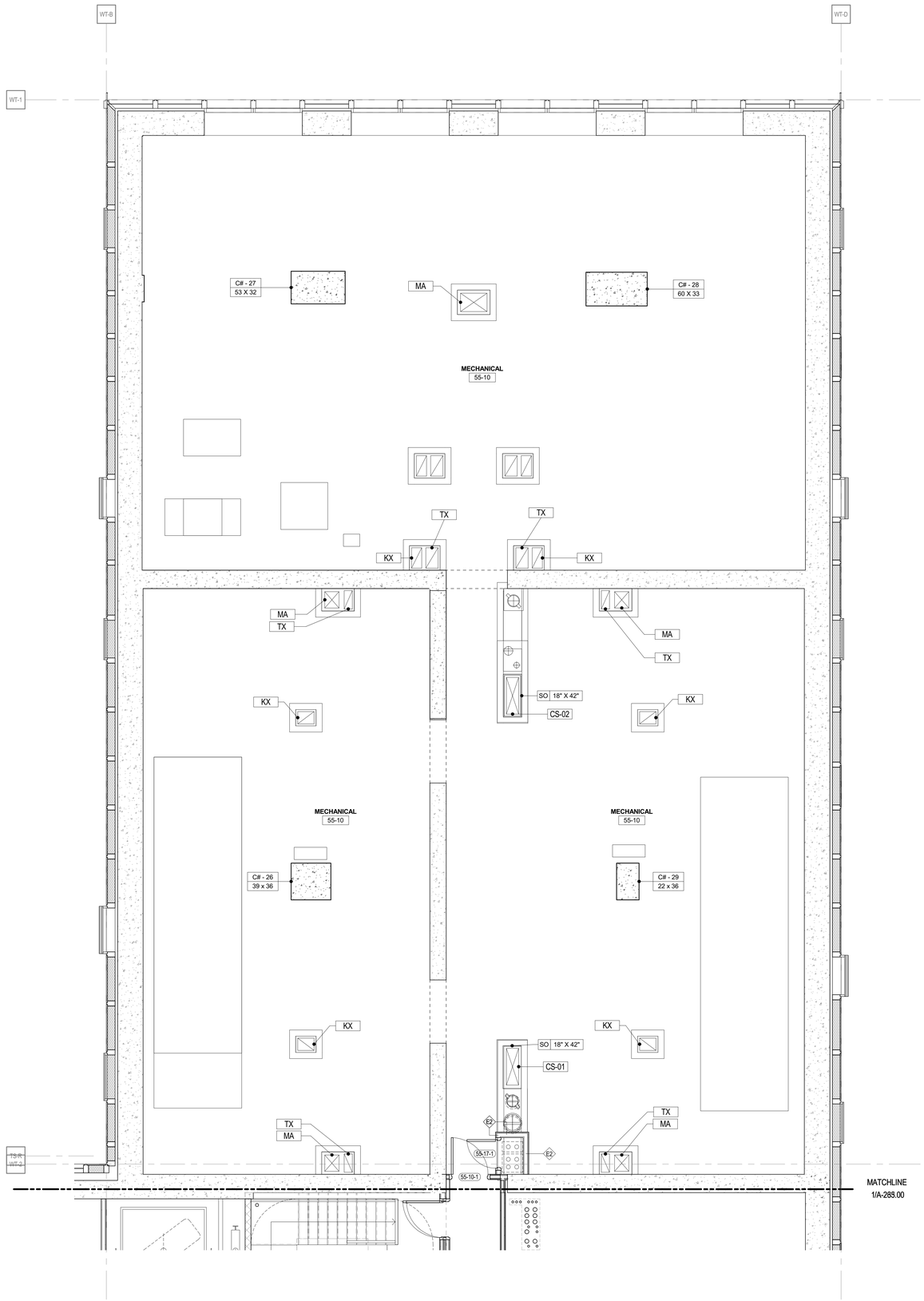
SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-235.00**
DOB PAGE No: of	

DOB EMPLOYEE STAMP:

DOB B-SCAN:



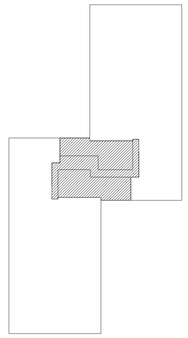
1 PARTIAL FLOOR PLAN - 49TH FLOOR MECHANICAL 2 - NORTH - MARKETING 55TH FLOOR

1/4" = 1'-0"

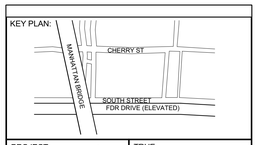
LEGEND

	RADIANT FLOOR HEATING
	ACOUSTIC UNDERLAYMENT
AP	APARTMENT ELECTRICAL PANEL
MB_XX	MASTER BATHROOM_TYPE
SB_XX	SECONDARY BATHROOM_TYPE
TB_XX	TERTIARY BATHROOM_TYPE
PR_XX	POWDER ROOM_TYPE
	STEAM GENERATOR
CS	CARBON MONOXIDE AND SMOKE DETECTOR
FTR	FIN TUBE RADIATOR

MARKETING
55TH FLOOR



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 49TH FLOOR MECH. 2 (NORTH)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-236.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105503 Job Number
E53095019647 Scan Code
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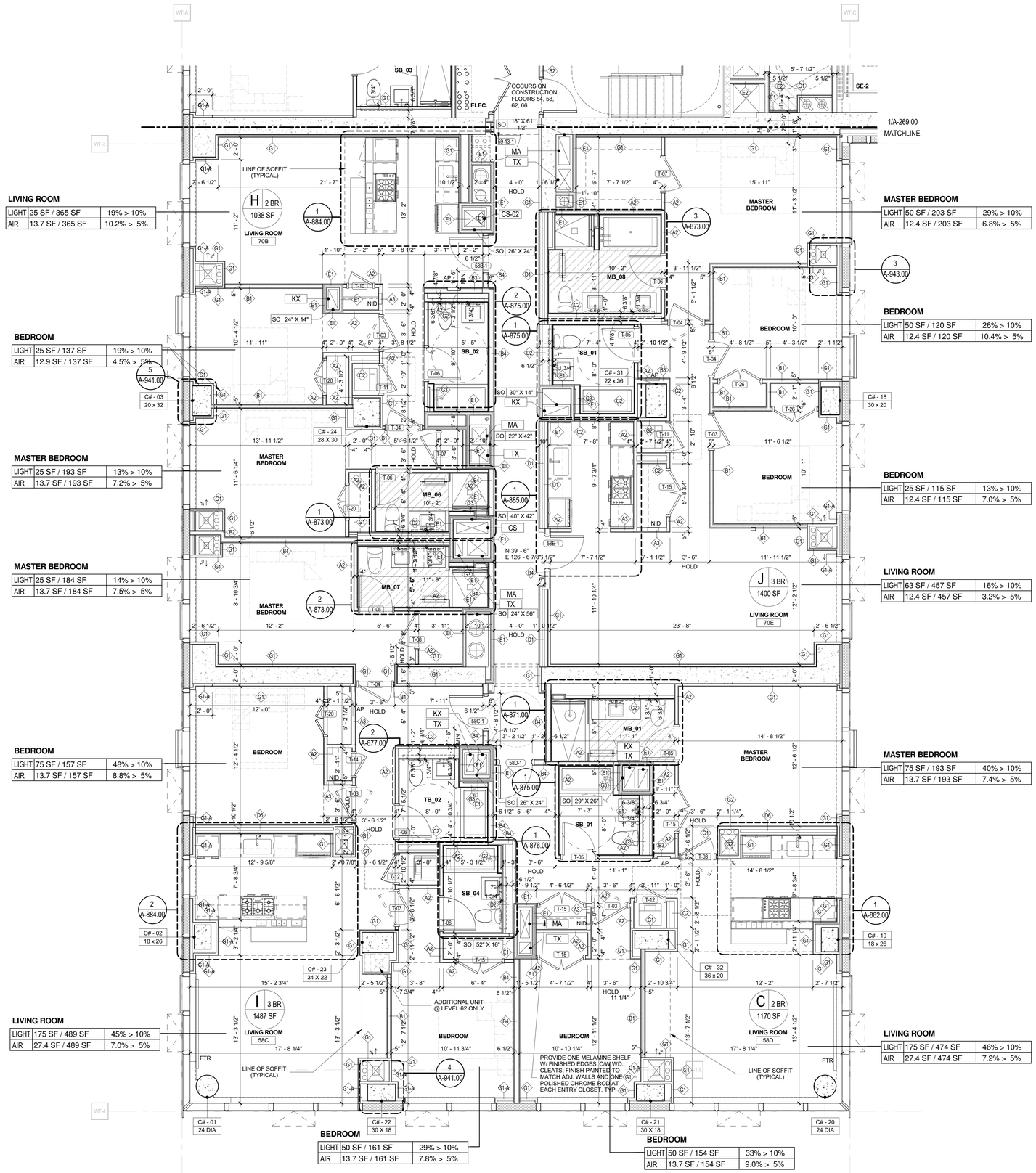


LIVING ROOM

LIGHT	25 SF / 365 SF	19% > 10%
AIR	13.7 SF / 365 SF	10.2% > 5%

BEDROOM

LIGHT	25 SF / 137 SF	19% > 10%
AIR	12.9 SF / 137 SF	4.5% > 5%

MASTER BEDROOM

LIGHT	25 SF / 193 SF	13% > 10%
AIR	13.7 SF / 193 SF	7.2% > 5%

MASTER BEDROOM

LIGHT	25 SF / 184 SF	14% > 10%
AIR	13.7 SF / 184 SF	7.5% > 5%

BEDROOM

LIGHT	75 SF / 157 SF	48% > 10%
AIR	13.7 SF / 157 SF	8.8% > 5%

LIVING ROOM

LIGHT	175 SF / 489 SF	45% > 10%
AIR	27.4 SF / 489 SF	7.0% > 5%

BEDROOM

LIGHT	50 SF / 161 SF	29% > 10%
AIR	13.7 SF / 161 SF	7.8% > 5%

MASTER BEDROOM

LIGHT	50 SF / 203 SF	29% > 10%
AIR	12.4 SF / 203 SF	6.8% > 5%

BEDROOM

LIGHT	50 SF / 120 SF	26% > 10%
AIR	12.4 SF / 120 SF	10.4% > 5%

BEDROOM

LIGHT	25 SF / 115 SF	13% > 10%
AIR	12.4 SF / 115 SF	7.0% > 5%

LIVING ROOM

LIGHT	63 SF / 457 SF	16% > 10%
AIR	12.4 SF / 457 SF	3.2% > 5%

MASTER BEDROOM

LIGHT	75 SF / 193 SF	40% > 10%
AIR	13.7 SF / 193 SF	7.4% > 5%

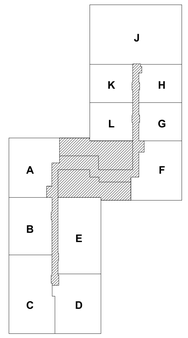
BEDROOM

LIGHT	50 SF / 154 SF	33% > 10%
AIR	13.7 SF / 154 SF	9.0% > 5%

LIVING ROOM

LIGHT	175 SF / 474 SF	46% > 10%
AIR	27.4 SF / 474 SF	7.2% > 5%

MARKETING
57TH FLOOR



1 PARTIAL FLOOR PLAN - 50TH FLOOR (SOUTH) - MARKETING 57TH FLOOR

1/4" = 1'-0"

LEGEND

- RADIANT FLOOR HEATING
- ACOUSTIC UNDERLAYMENT
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- FTR — FIN TUBE RADIATOR

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

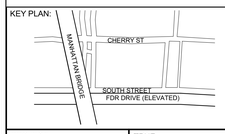
8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/10/2016
2	DOB FILING SUBMISSION	05/15/2017

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 50TH FLOOR (SOUTH)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029391 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-237.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — MEANS OF EGRESS — Date: 09/27/2017 — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E3319569695f1 Scan Code
30" x 42" Arch E1 - SHEET SIZE

LEGEND

	RADIANT FLOOR HEATING
	ACOUSTIC UNDERLAYMENT
AP	APARTMENT ELECTRICAL PANEL
MB_XX	MASTER BATHROOM_TYPE
SB_XX	SECONDARY BATHROOM_TYPE
TB_XX	TERTIARY BATHROOM_TYPE
PR_XX	POWDER ROOM_TYPE
	STEAM GENERATOR
CS	CARBON MONOXIDE AND SMOKE DETECTOR
FTR	FIN TUBE RADIATOR

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

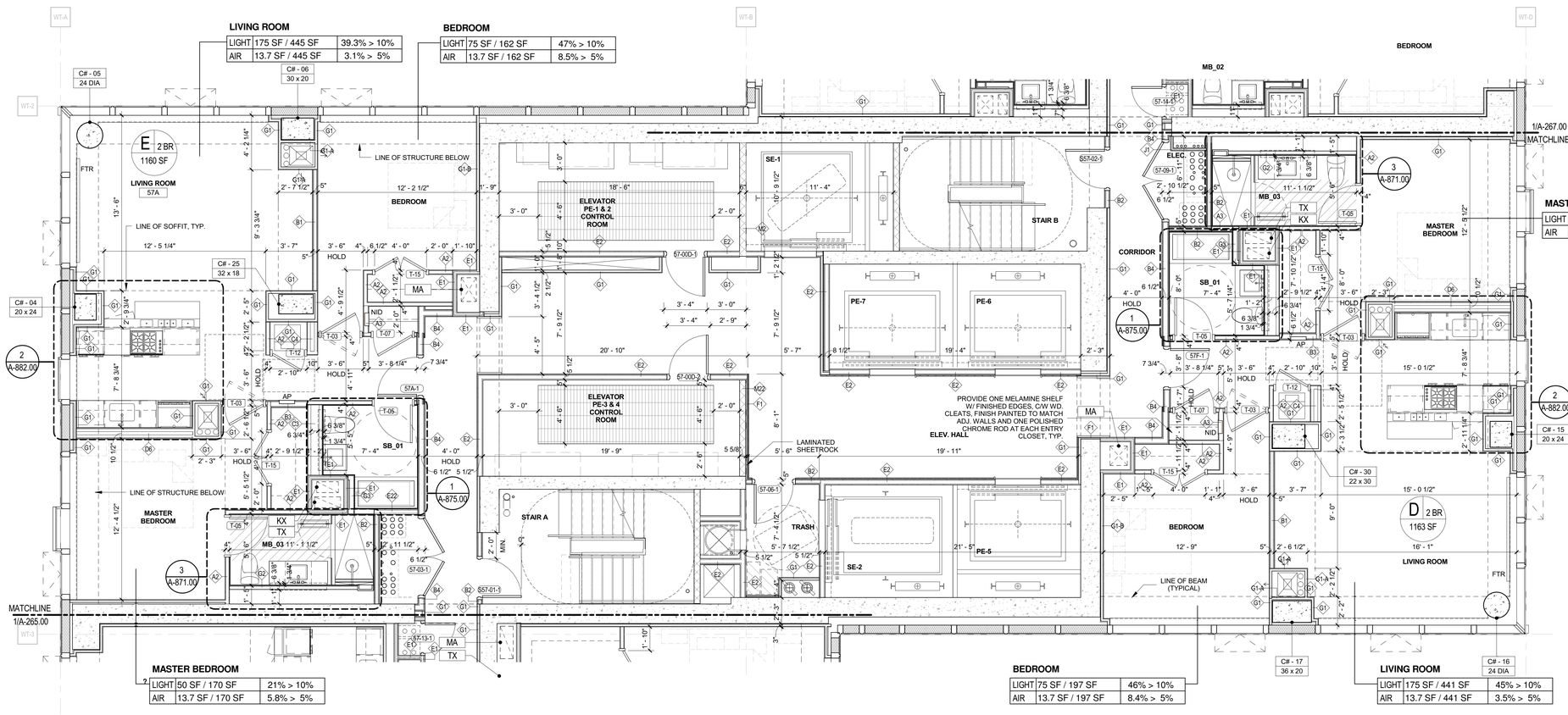
7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P.
(SEE BATHROOM DRAWINGS)

8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

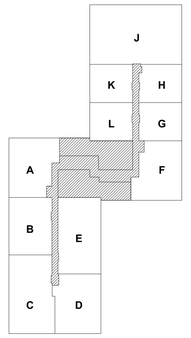
9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.



MARKETING
57TH FLOOR



1 **PARTIAL FLOOR PLAN - 50TH FLOOR (CORE) - MARKETING 57TH FLOOR**
1/4" = 1'-0"

KEY PLAN:
CHERRY ST
MANHATTAN BRIDGE
SOUTH STREET
FDR DRIVE (ELEVATED)

PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/10/2016
2	DOB FILING SUBMISSION	05/15/2017

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 50TH FLOOR (CORE)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 029361 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-238.00**
DOB PAGE No:	01

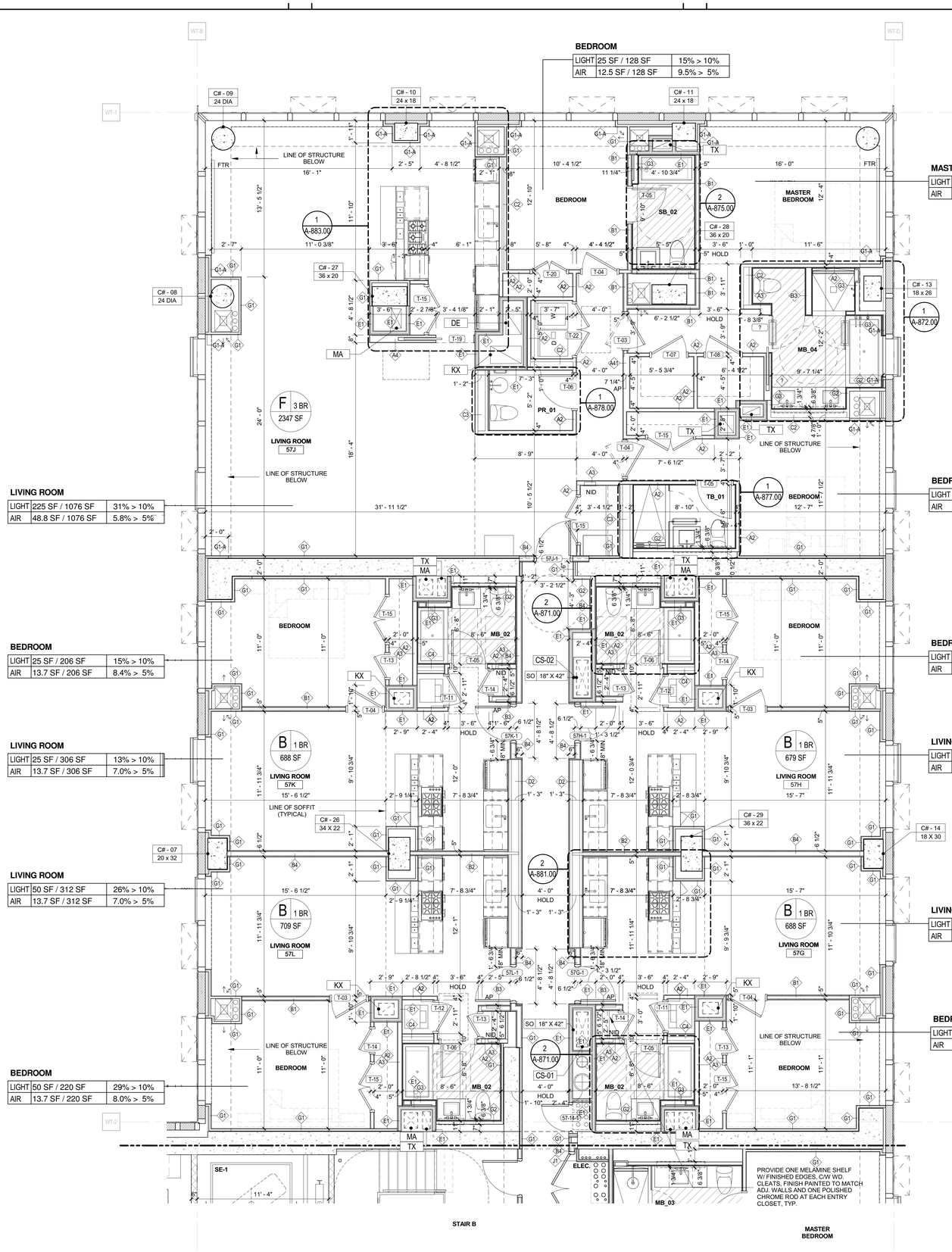
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421105528 Job Number
E1597263512469 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 **PARTIAL FLOOR PLAN - 50TH FLOOR (NORTH) - MARKETING 57TH FLOOR**
1/4" = 1'-0"

LEGEND

- RADIANT FLOOR HEATING
- ACOUSTIC UNDERLAYMENT
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- FTR — FIN TUBE RADIATOR

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

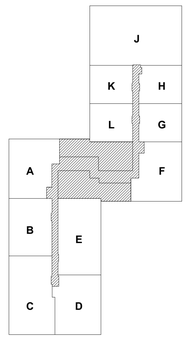
8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

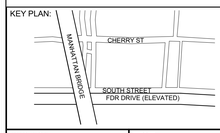
10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

MARKETING
57TH FLOOR



KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/10/2016
2	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 50TH FLOOR (NORTH)

SEAL & SIGNATURE: REGISTERED ARCHITECT HAROULD ZIGMOND 029281 STATE OF NEW YORK

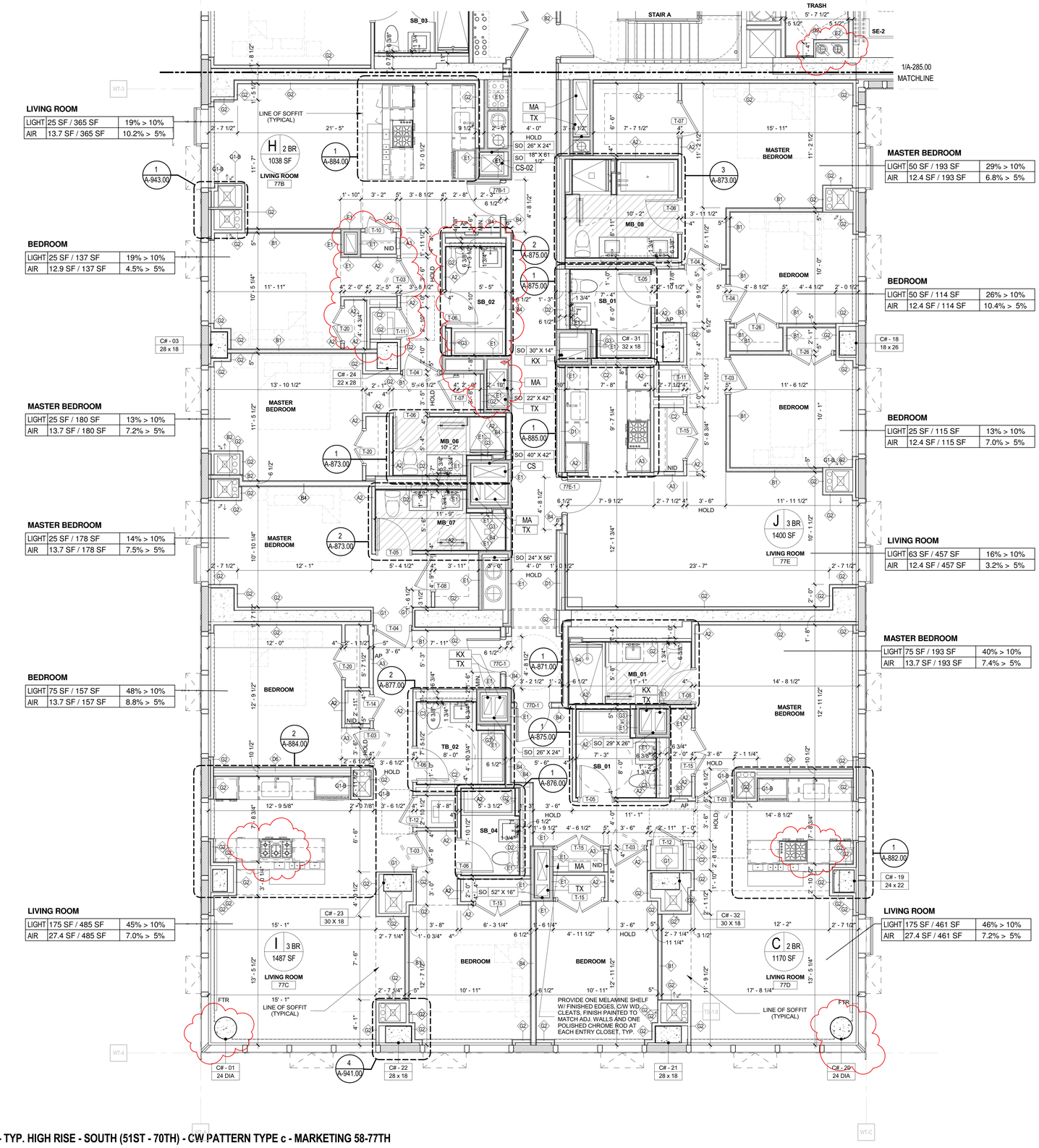
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-239.00**
DOB PAGE No:	of

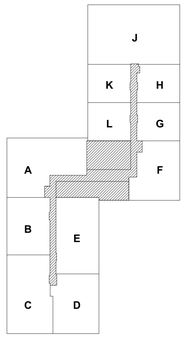
DOB EMPLOYEE STAMP: Damian Titus — APPROVED Under Directive 2 of 1975 AMENDED APPLICATION Date: 09/27/2017 NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185928 Job Number
E326623871.33 Scan Code
30" x 42" Arch E1 - SHEET SIZE





1 PARTIAL FLOOR PLAN - TYP. HIGH RISE - SOUTH (51ST - 70TH) - CW PATTERN TYPE c - MARKETING 58-77TH FLOOR
1/4" = 1'-0"

LEGEND

- RADIANT FLOOR HEATING
- ACOUSTIC UNDERLAYMENT
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- FTR — FIN TUBE RADIATOR

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

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4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

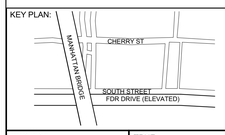
8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	06/10/2016
7	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP HIGH RISE (SOUTH)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK 031351

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-240.02
DOB PAGE No:	of

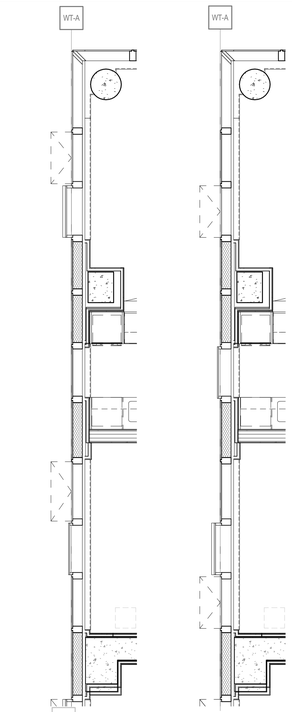
DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 09/22/2017 — NYC Development Hub

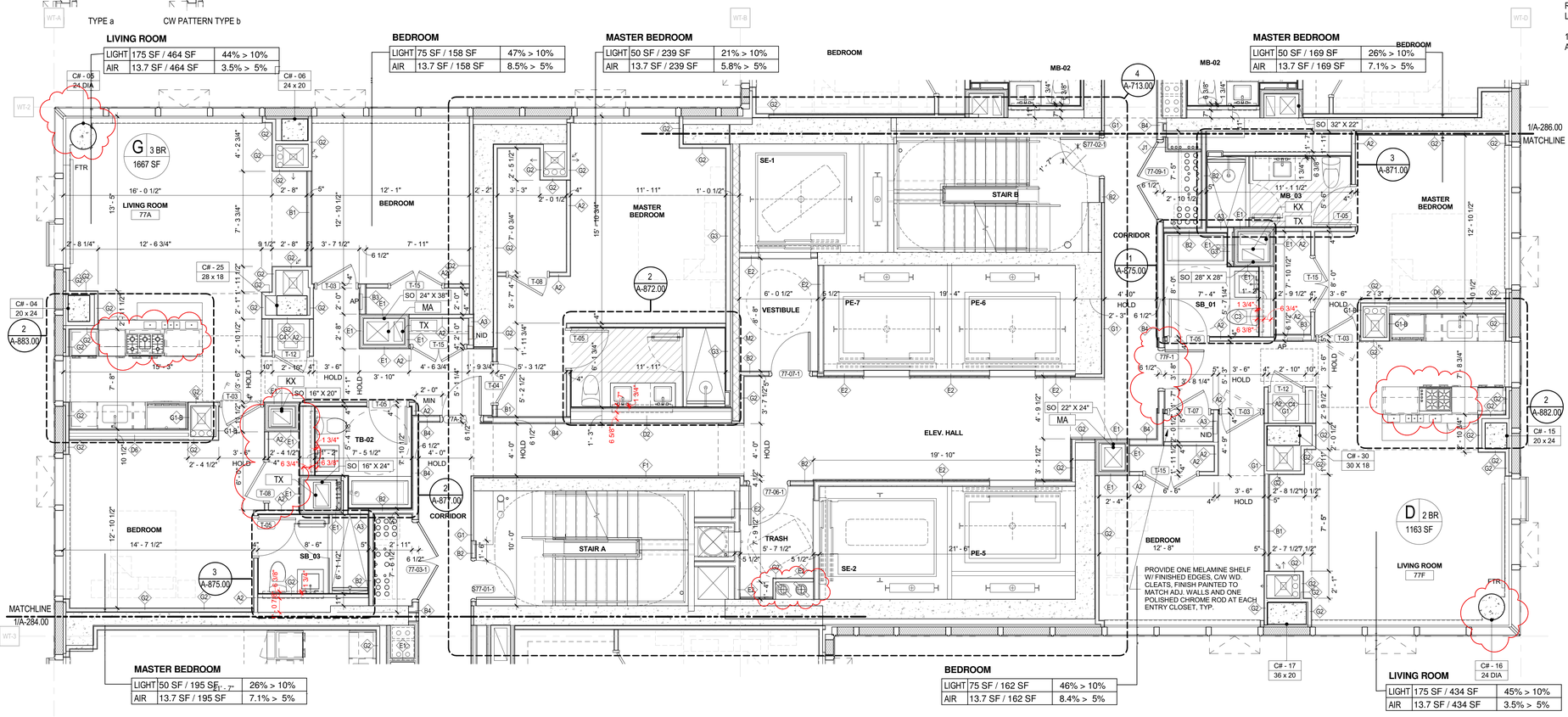
DOB B-SCAN:

FILE NAME:
PLOT DATE:

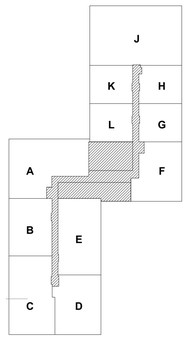
DEPT OF BLDGS121185539 Job Number
E5767060479 Scan Code

30" x 42" Arch E1 - SHEET SIZE





MARKETING
58TH-77TH FLOOR



1 PARTIAL FLOOR PLAN - TYP. HIGH RISE - SOUTH (51ST - 70TH) - CW PATTERN TYPE c - MARKETING 58-77TH FLOOR

1/4" = 1'-0"

LEGEND

- RADIANT FLOOR HEATING
- ACOUSTIC UNDERLAYMENT
- AP — APARTMENT ELECTRICAL PANEL
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NOTES:

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7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

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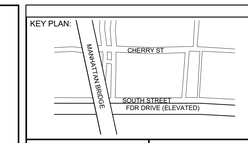
11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.



PROJECT NORTH

TRUE NORTH

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TEL: 212-712-6000 FAX: 212-712-6100

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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	06/10/2016
7	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP HIGH RISE (CORE)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIGOMALAS STATE OF NEW YORK

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-241.02**
DOB PAGE No: of

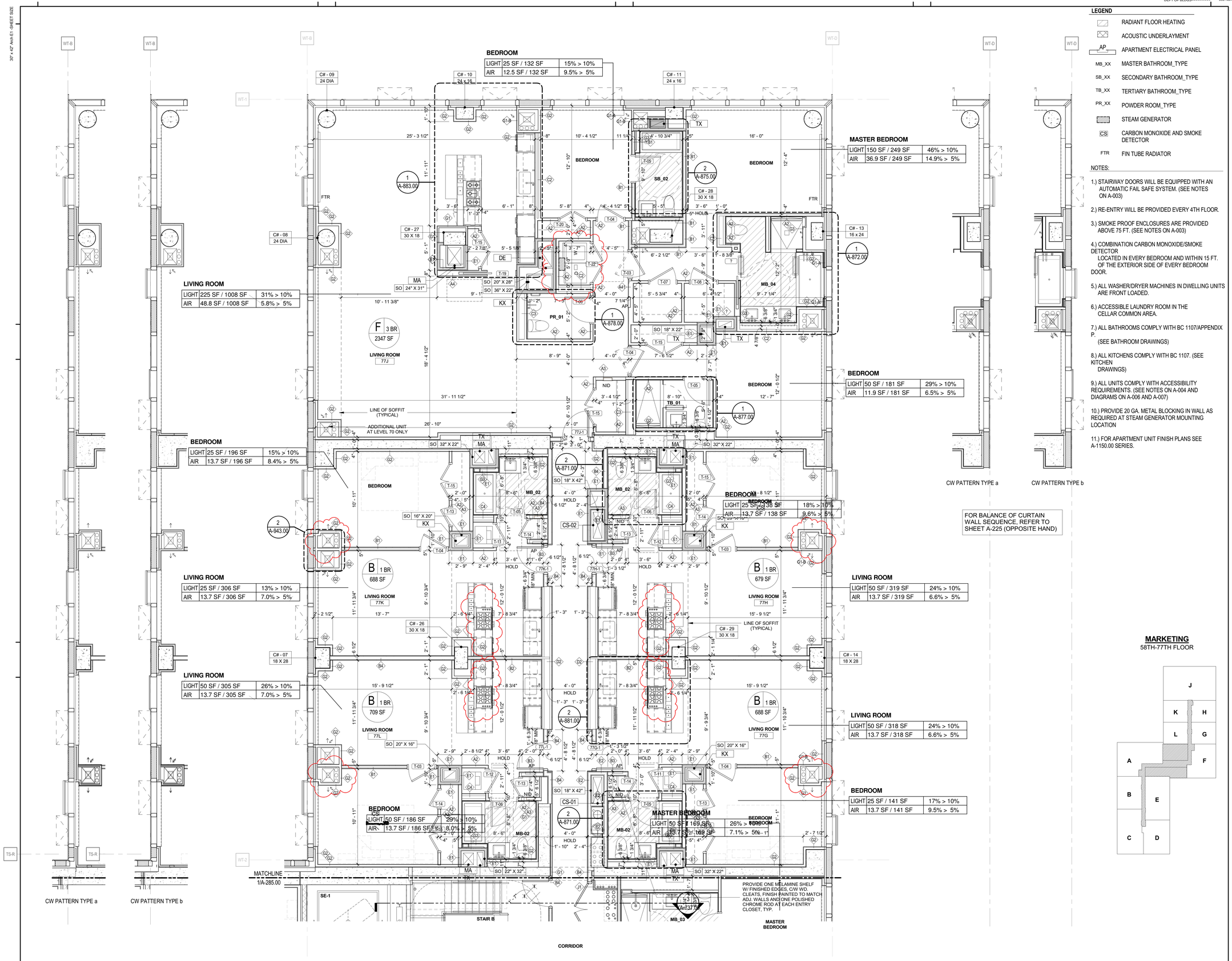
DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 09/27/2017 — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185539 Job Number
E150761459339 Scan Code

30" x 42" Arch E1 - SHEET SIZE



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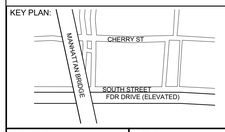

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP HIGH RISE (NORTH)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIGOMALAS 029081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-242.02
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

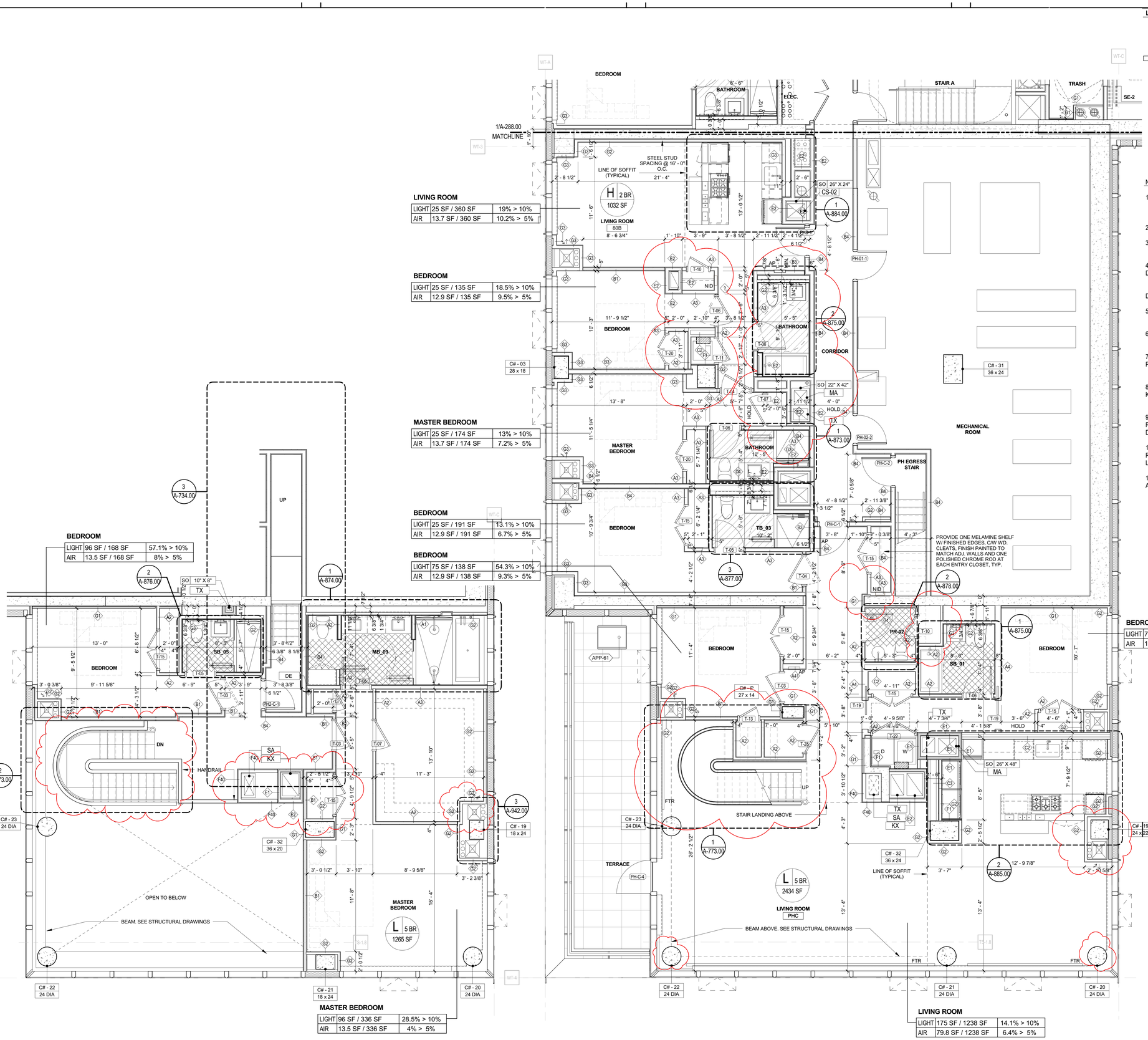
DOB B-SCAN:

1 PARTIAL FLOOR PLAN - TYP. HIGH RISE - NORTH (51ST - 70TH) - CW PATTERN TYPE c - MARKETING 58-77TH FLOOR
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421180569 Job Number
E350713341JS Scan Code

30" x 42" Arch E1 - SHEET SIZE



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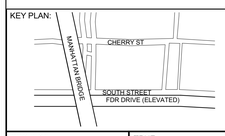
1/4" = 1'-0"

1 PARTIAL FLOOR PLAN - 71ST FLOOR PENTHOUSE - SOUTH - MARKETING 80TH FLOOR PH
1/4" = 1'-0"

KEY PLAN:


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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 71ST FLOOR PH1 & 72ND FLOOR PH2 (SOUTH)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-243.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 09/27/2017 — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121180508 Job Number
ES7008817779 Scan Code

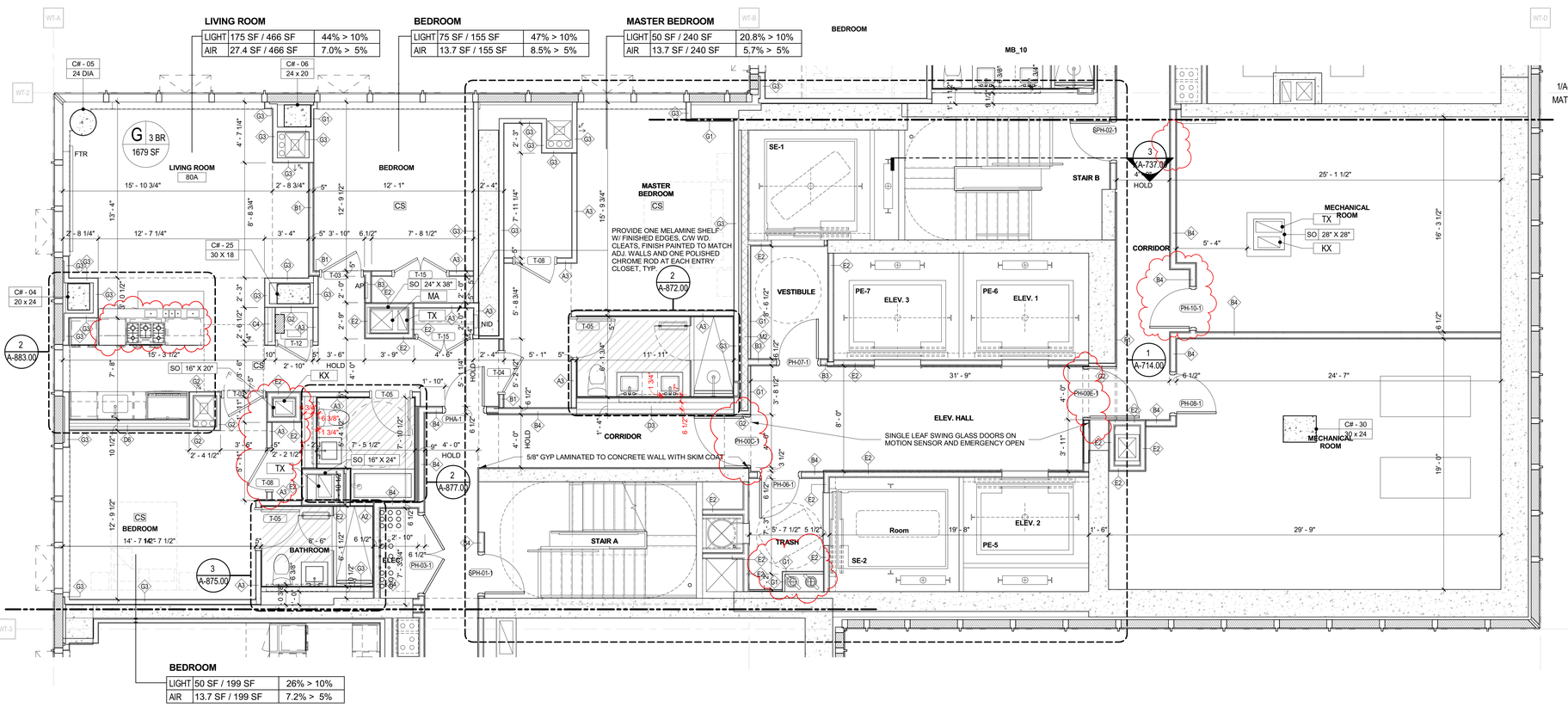
30" x 42" Arch E1 - SHEET SIZE

LIVING ROOM		
LIGHT	175 SF / 466 SF	44% > 10%
AIR	27.4 SF / 466 SF	7.0% > 5%

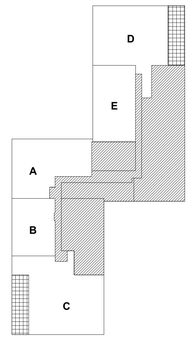
BEDROOM		
LIGHT	75 SF / 155 SF	47% > 10%
AIR	13.7 SF / 155 SF	8.5% > 5%

MASTER BEDROOM		
LIGHT	50 SF / 240 SF	20.8% > 10%
AIR	13.7 SF / 240 SF	5,7% > 5%

BEDROOM		
LIGHT	50 SF / 199 SF	26% > 10%
AIR	13.7 SF / 199 SF	7.2% > 5%



MARKETING
78TH/PH AND UPPER PH



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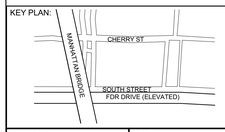

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 71ST FLOOR PH1 & 72ND FLOOR PH2 (CORE)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK 029351

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-244.02**
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DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 09/27/2017 — NYC Development Hub

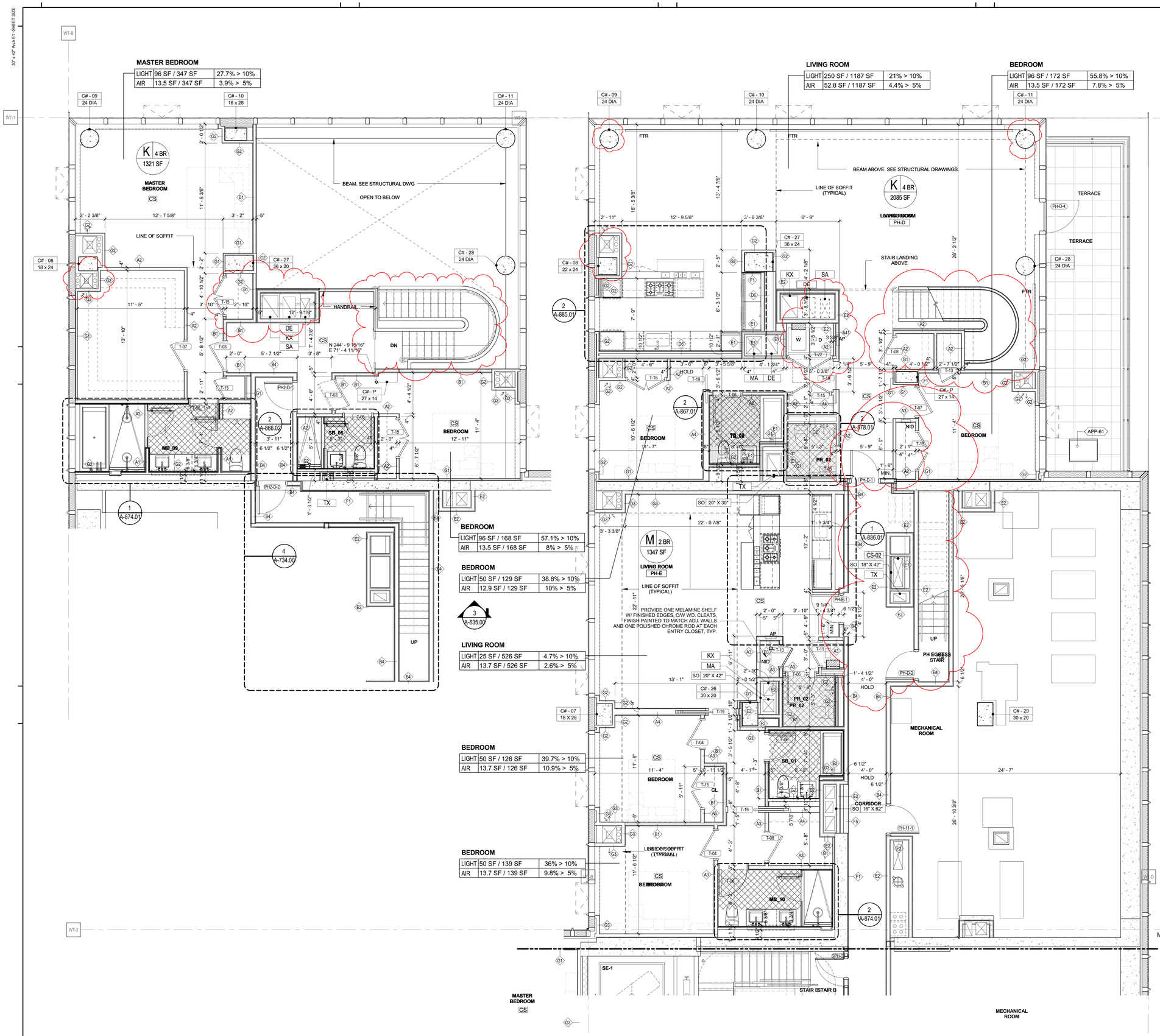
DOB B-SCAN:

1 **PARTIAL FLOOR PLAN-71ST FLOOR-PH (CORE)-MARKETING 80TH FLOOR PH**
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121105028 Job Number
E53451259924 Scan Code

30" x 42" Arch E1 - SHEET SIZE



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1/4" = 1'-0"

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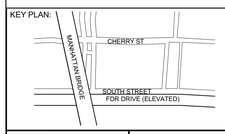
KEY PLAN:



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TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	06/10/2016
7	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 71ST FLOOR PH1 & 72ND FLOOR PH2 (NORTH)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 035001 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-245.02**
DOB PAGE No:	of

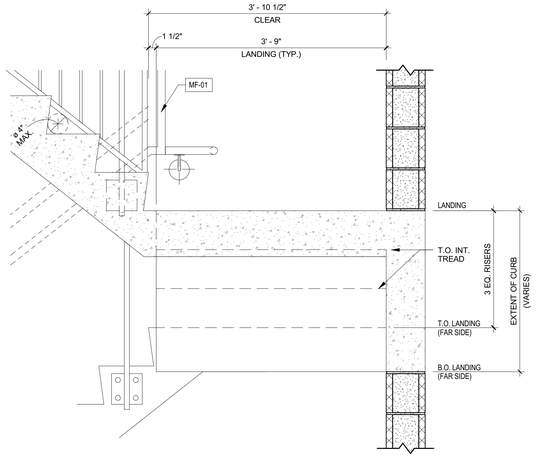
DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 09/27/2017 — NYC Development Hub

DOB B-SCAN:

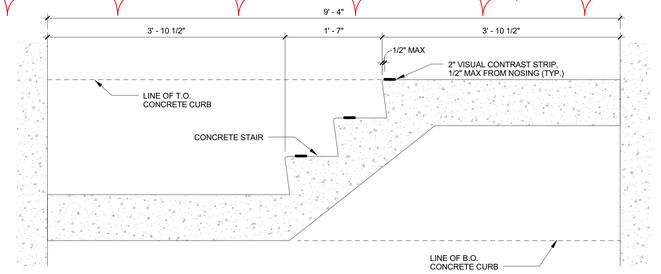
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 221805639 Job Number
E360058853 11 Scan Code

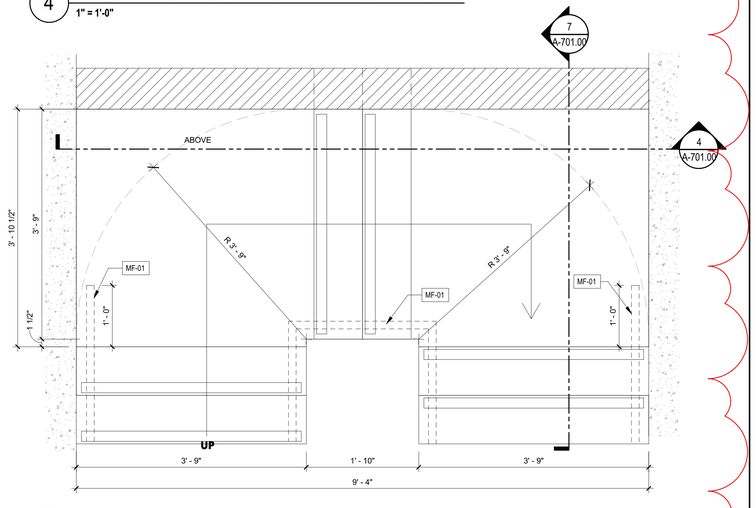
30" x 42" Arch E1 - SHEET SIZE



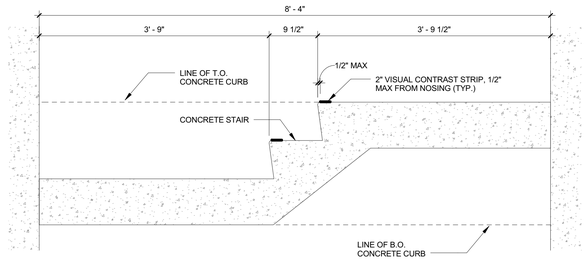
7 **INT. LANDING W/ 2 TREADS (CURB)**
1" = 1'-0"



4 **PRINT - A703/1 - 1 1/2" SECTION - INT. LANDING W/ 2 TREADS**
1" = 1'-0"



3 **INTERMEDIATE LANDING W/ 2 TREADS**
1" = 1'-0"



2 **INT. LANDING W/ 1 TREAD**
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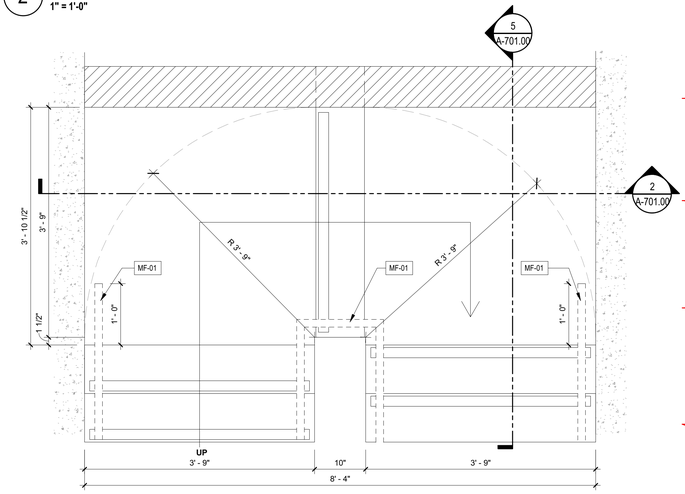
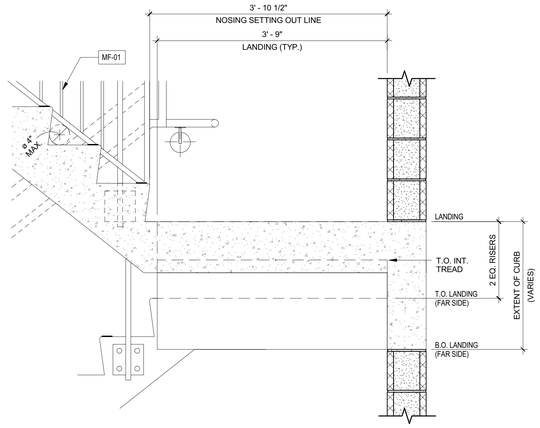
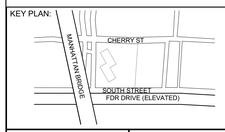




5 **INTERMEDIATE LANDING W/ 1 TREAD (CURB)**
1" = 1'-0"

1 **INTERMEDIATE LANDING W/ 1 TREAD**
1" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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MEYER DAVIS
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TEL: 212-627-5574

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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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River Drive Center 1, 619 River Drive
Elmwood Park, NJ 07407
TEL: 201.794.6900 FAX: 201.794.0366

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	06/20/2016
5	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
CONCRETE STAIR DETAILS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029361 STATE OF NEW YORK

DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: 1" = 1'-0"
DWG No:
A-701.01
DOB PAGE No: of

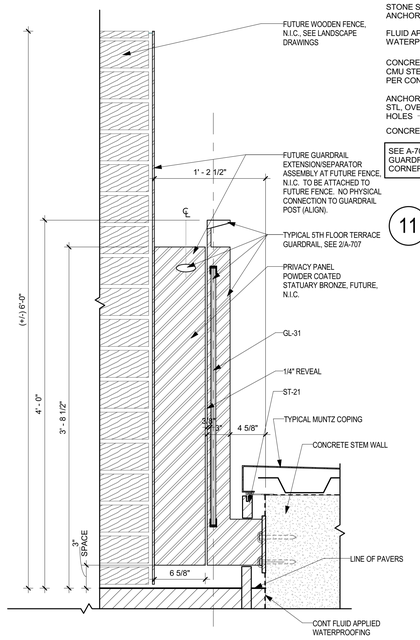
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

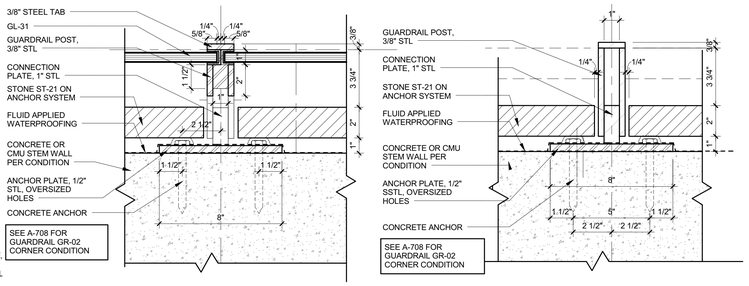
FILE NAME: C:\Users\jgarrett\Documents\RVT\1335-00 252 SOUTH ST_jgarrett.rvt
PLOT DATE: 9/27/2017 1:38:11 PM

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS121185028 Job Number
E53962 / 139169 Scan Code

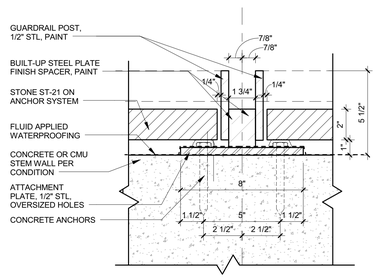


7 SECTION - GUARDRAIL DIVIDER
1 1/2" = 1'-0"

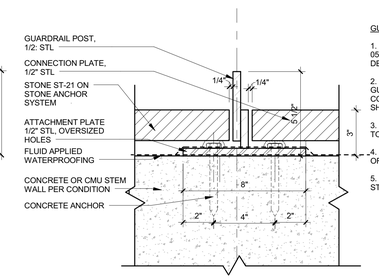


11 DETAIL - GUARD CONNECTION - GR-02 AT GLASS
3" = 1'-0"

10 DETAIL - GUARD CONNECTION - GR-02
3" = 1'-0"



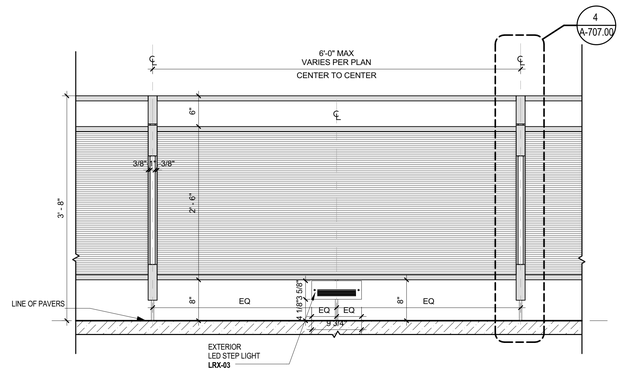
9 DETAIL - GUARD CONNECTION - GR-01 - END
3" = 1'-0"



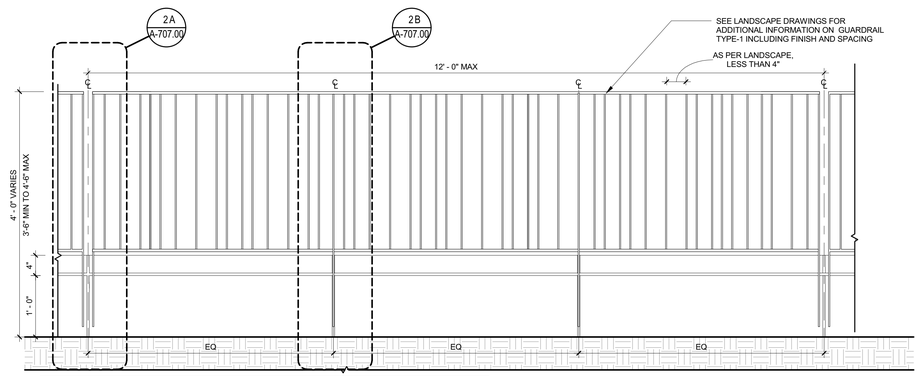
8 DETAIL - GURAD CONNECTION - GR-01 -MIDDLE
3" = 1'-0"

GUARDRAIL NOTES:

1. FOR GL-30 AND GL-31 REFER TO SPEC SECTION 057313. GLASS THICKNESS TBD BY MFR DELEGATED DESIGN PROCESS.
2. DETAILS AND DIMENSIONS FOR CUSTOM GUARDRAIL SYSTEMS GR-01, GR-02, AND GR-04 TO BE CONFIRMED THROUGH DELEGATED DESIGN AND SHOP DRAWING PROCESSES.
3. CONTRACTOR RESPONSIBLE FOR CONFIRMING TOP RAIL ON GR-03 MEETS 2008 NYCBC 2407.
4. REFER TO STRUCTURAL DRAWINGS FOR DETAILS OF SYSTEM ATTACHMENT TO SUPERSTRUCTURE.
5. FOR ALL EXPOSED METAL, PAINT COLOR STATUARY BRONZE.

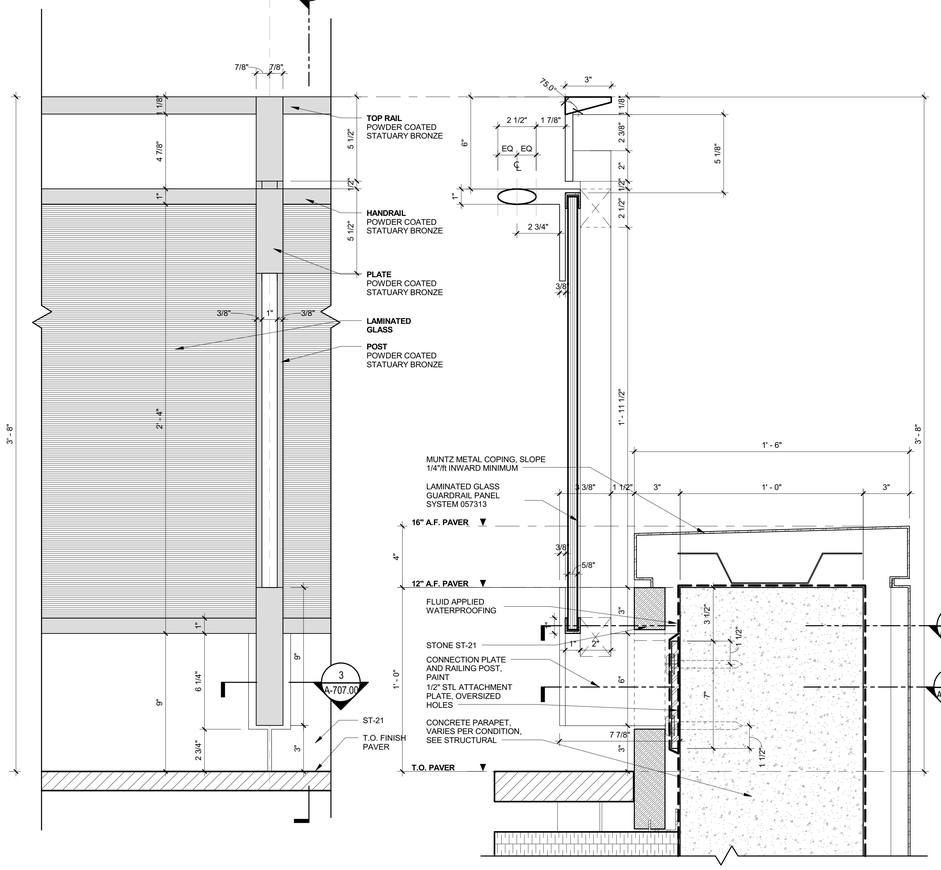


6 ELEVATION - (GLASS) GUARDRAIL TYPE - GR-02
1" = 1'-0"



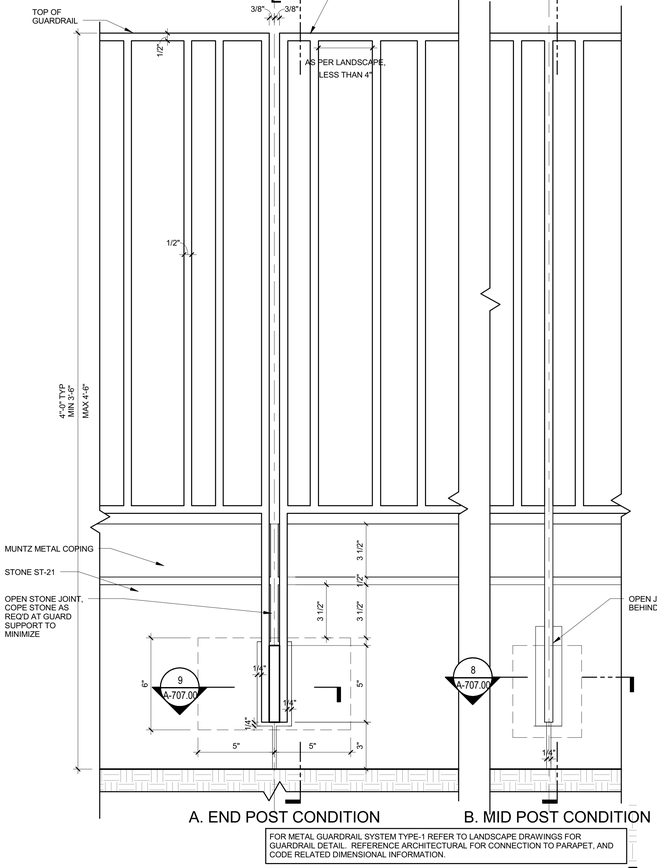
FOR METAL GUARDRAIL SYSTEM TYPE-1 REFER TO LANDSCAPE DRAWINGS FOR GUARDRAIL DETAIL. REFERENCE ARCHITECTURAL FOR CONNECTION TO PARAPET, AND CODE RELATED DIMENSIONAL INFORMATION.

5 ELEVATION (METAL) GUARDRAIL TYPE - GR-01
1" = 1'-0"



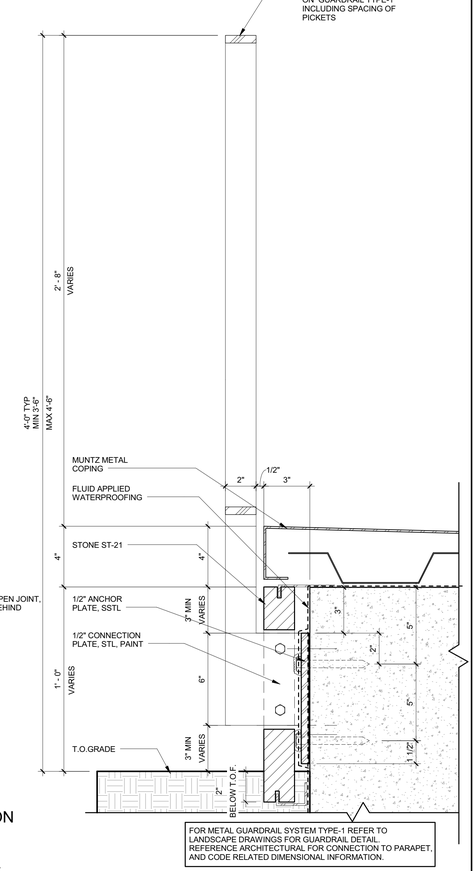
4 DETAIL GUARDRAIL TYPE - GR-02 ELEVATION
3" = 1'-0"

3 DETAIL GUARDRAIL - TYPE GR-02 SECTION
3" = 1'-0"



FOR METAL GUARDRAIL SYSTEM TYPE-1 REFER TO LANDSCAPE DRAWINGS FOR GUARDRAIL DETAIL. REFERENCE ARCHITECTURAL FOR CONNECTION TO PARAPET, AND CODE RELATED DIMENSIONAL INFORMATION.

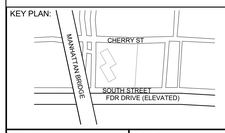
2 DETAIL GUARDRAIL TYPE -GR-01 ELEVATION
3" = 1'-0"



FOR METAL GUARDRAIL SYSTEM TYPE-1 REFER TO LANDSCAPE DRAWINGS FOR GUARDRAIL DETAIL. REFERENCE ARCHITECTURAL FOR CONNECTION TO PARAPET, AND CODE RELATED DIMENSIONAL INFORMATION.

1 DETAIL GUARDRAIL TYPE-GR-01 SECTION
3" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
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MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
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TEL: 908-272-3300 FAX: 908-272-4440

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River Drive Center 1, 619 River Drive
Elmwood Park, NJ 07407
TEL: 201.794.6900 FAX: 201.794.0366

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/20/2016
2	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
RAILING TYPES & DETAILS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIOMKOS 032081 STATE OF NEW YORK

DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-707.00**
DOB PAGE No: of

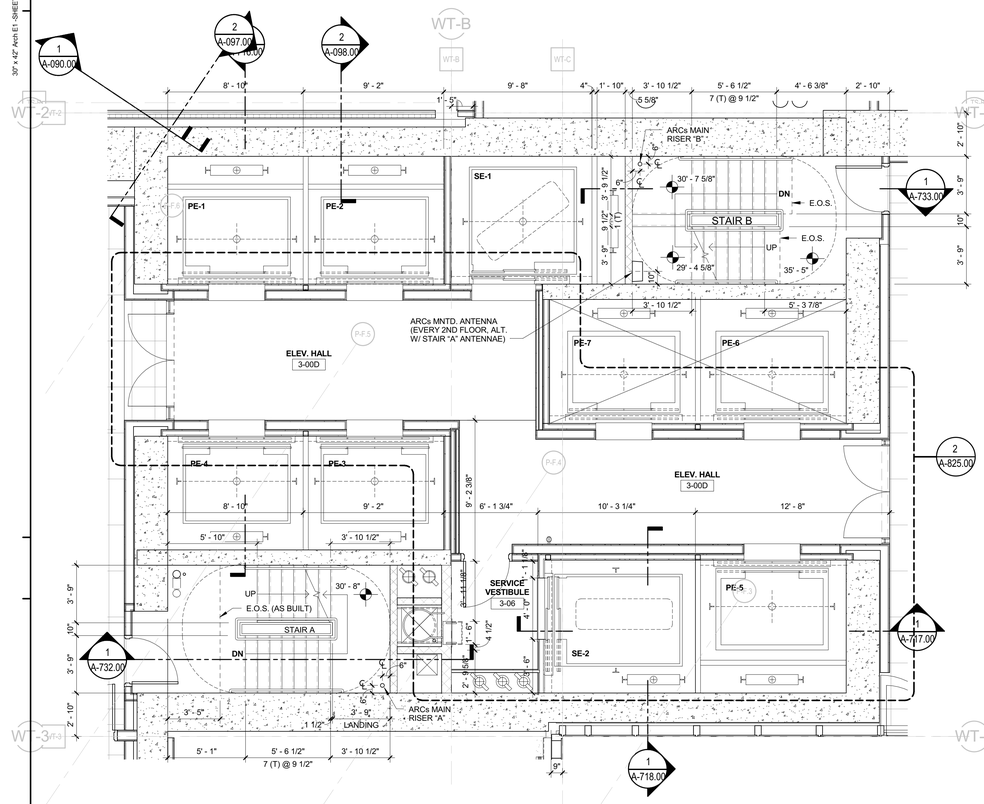
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME: C:\Users\bongarts\Documents\00.RE\VT LOCAL\01335.CENTRAL_bongarts.rvt
PLOT DATE: 9/27/2017 2:53:3 PM

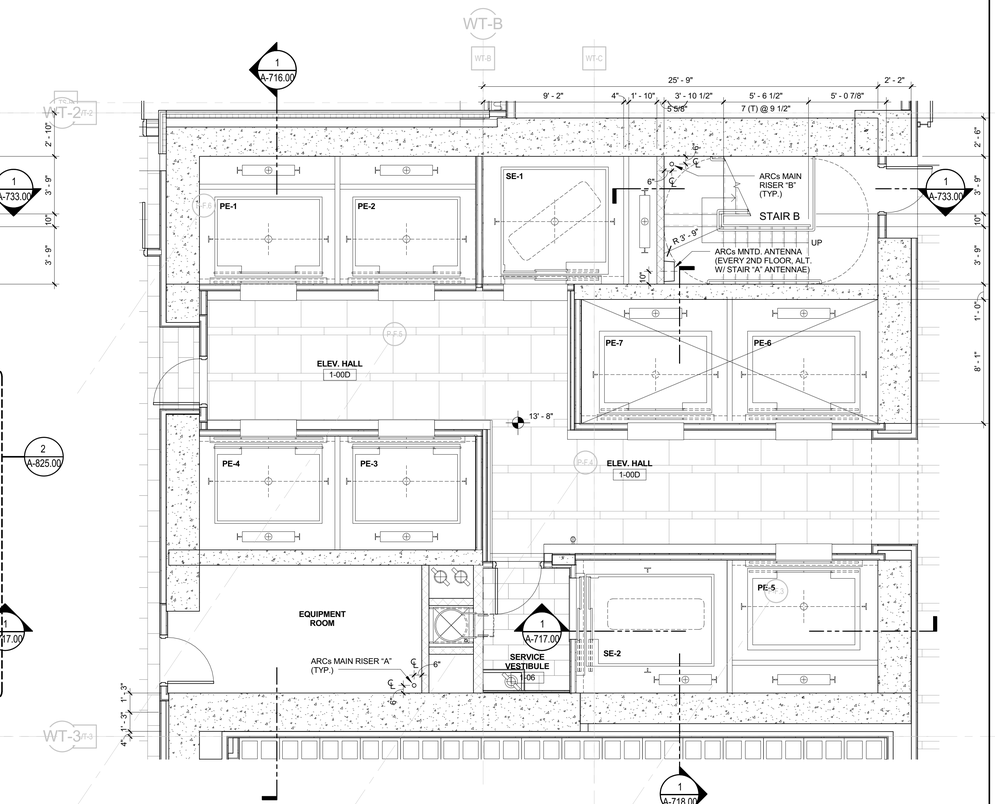
DEPT OF BLDGS121180539 Job Number
B579741560S3 Scan Code

30" x 42" Arch E1 - SHEET SIZE



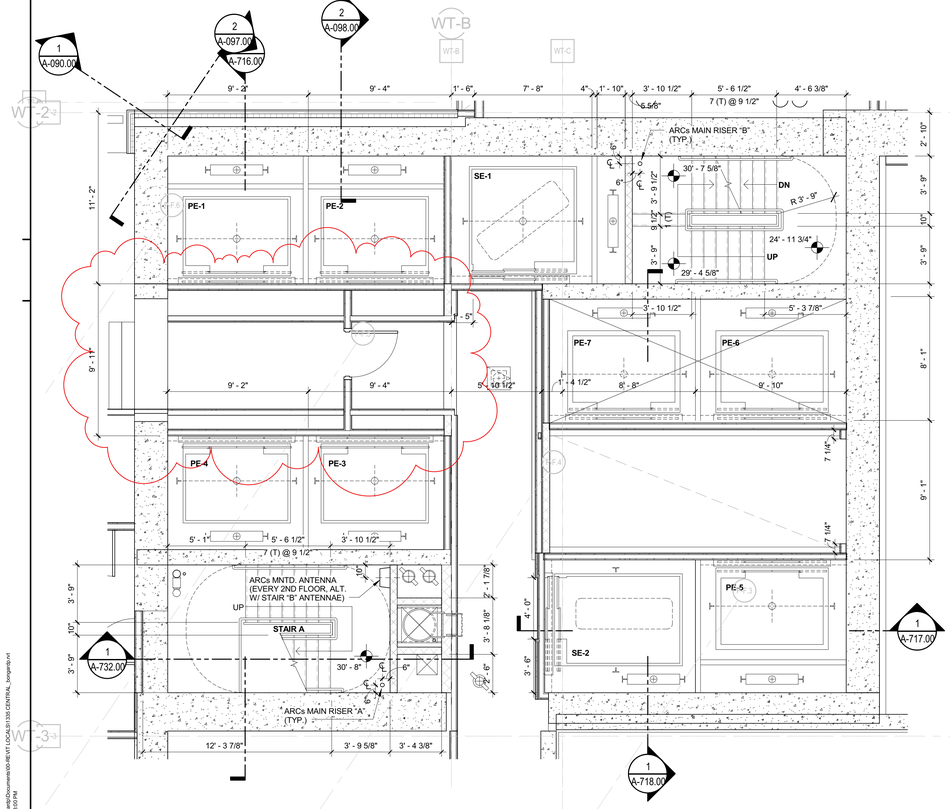
4 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 3RD FLOOR

1/4" = 1'-0"



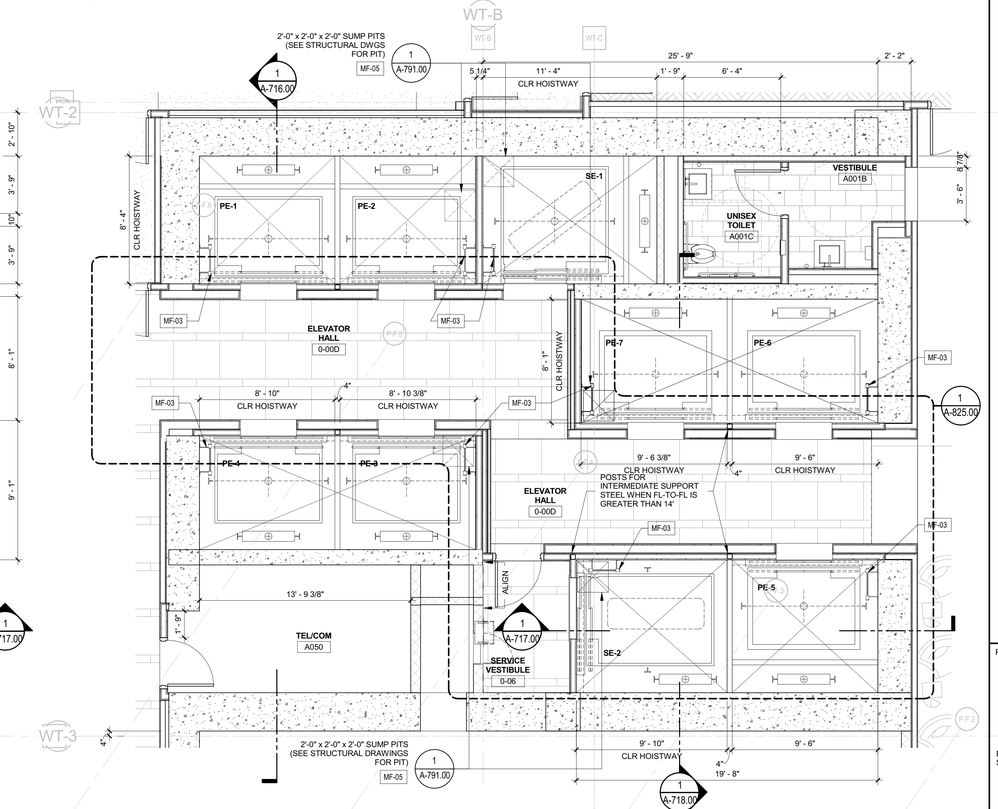
2 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 1ST FLOOR

1/4" = 1'-0"



3 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 2ND FLOOR

1/4" = 1'-0"



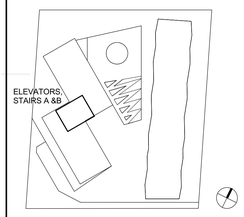
1 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - CELLAR

1/4" = 1'-0"

GENERAL NOTES:

1. FOR ELEVATORS PE-1 TO PE-7 AND SE-1 &SE-2 CLEAR HOISTWAY DIMENSIONS, SEE 1/A-711.00.

PROJECT KEY PLAN



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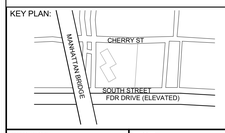

PROJECT NORTH

TRUE NORTH

DEVELOPER:
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805 Third Ave, 7th Floor
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/01/2016
4	DOB FILING SUBMISSION	05/15/2017

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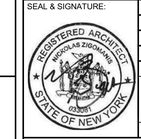
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - PODIUM

SEAL & SIGNATURE:



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CHK: CHECKER
SCALE: 1/4" = 1'-0"
DWG No:
A-711.01
DOB PAGE No: of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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E577721963I Scan Code
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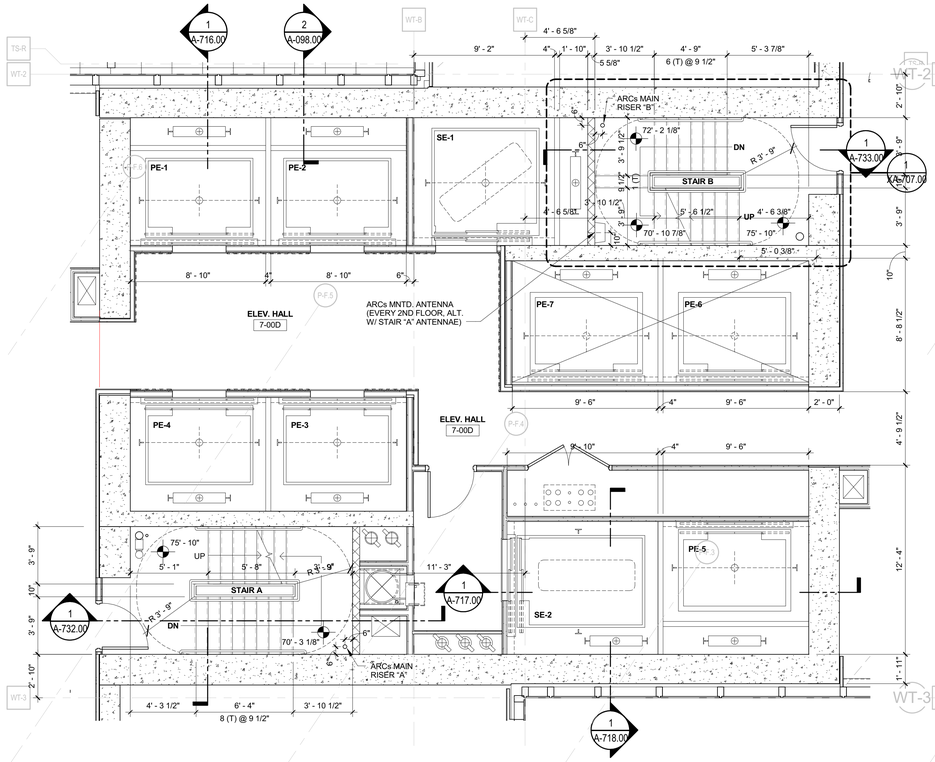
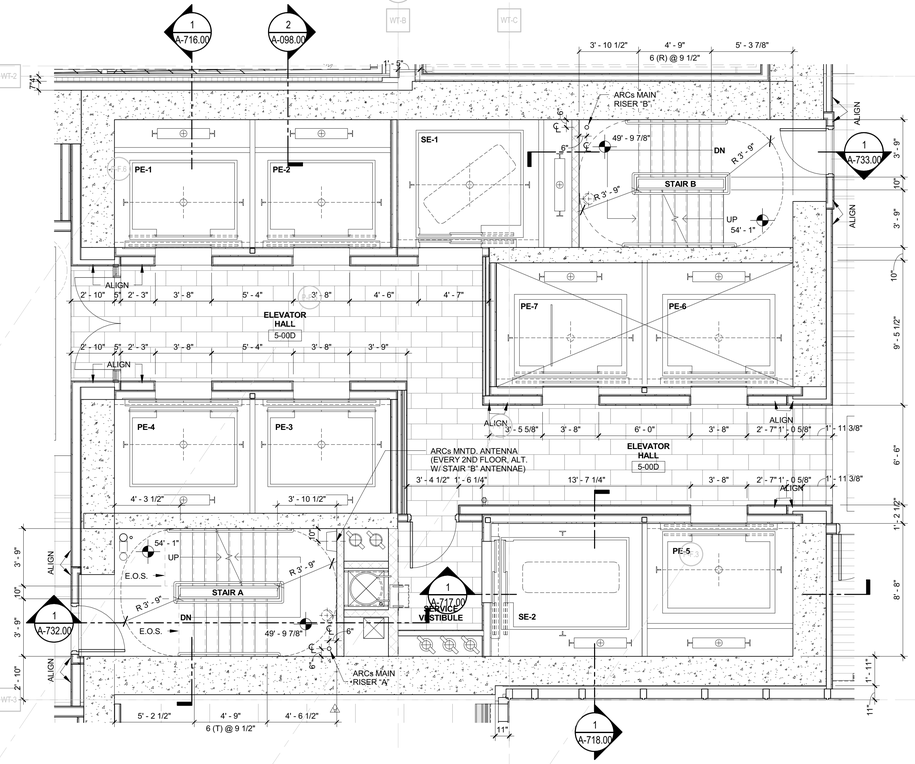


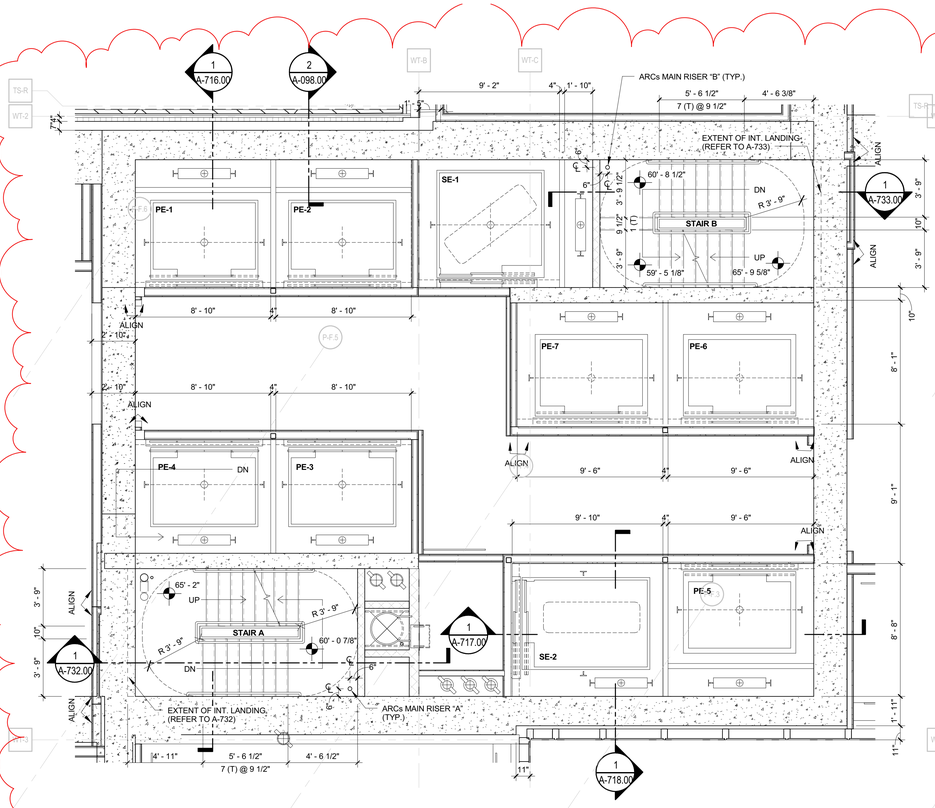
4 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 5TH FLOOR

1/4" = 1'-0"



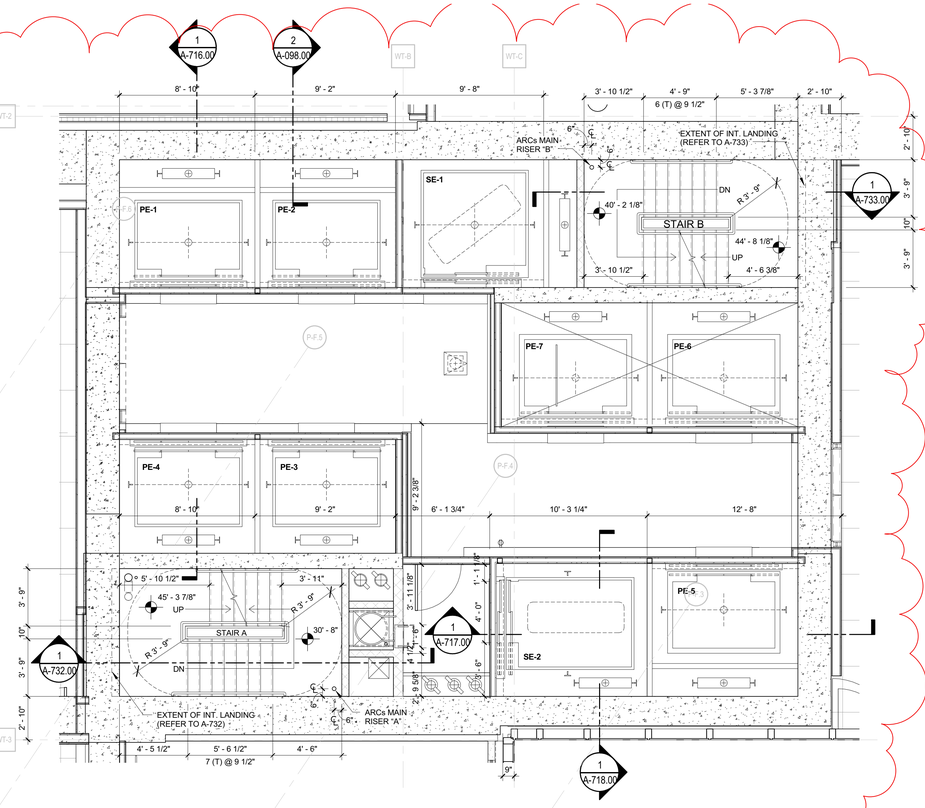
2 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 4TH FLOOR

1/4" = 1'-0"



3 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 4TH FLOOR INTERMEDIATE LANDING

1/4" = 1'-0"



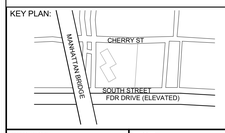
1 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 3RD FLOOR INTERMEDIATE LANDING

1/4" = 1'-0"

GENERAL NOTES:

1. FOR ELEVATORS PE-1 TO PE-7 AND SE-1 &SE-2 CLEAR HOISTWAY DIMENSIONS, SEE 1/A-711.00.

KEY PLAN:



PROJECT NORTH

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805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

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River Drive Center 1, 619 River Drive
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/01/2016
4	DOB FILING SUBMISSION	05/15/2017

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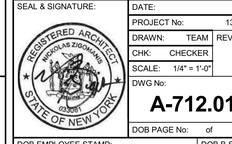
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - PODIUM

SEAL & SIGNATURE:



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CHK: CHECKER
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DWG No: **A-712.01**
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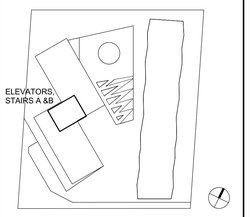
DOB EMPLOYEE STAMP:

DOB B-SCAN:

PROJECT KEY PLAN



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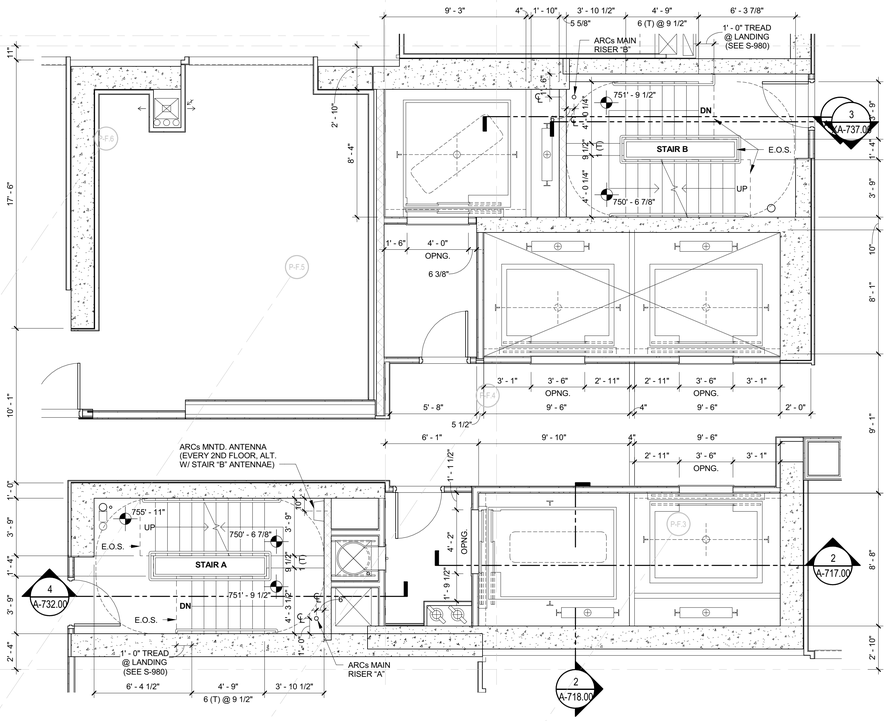
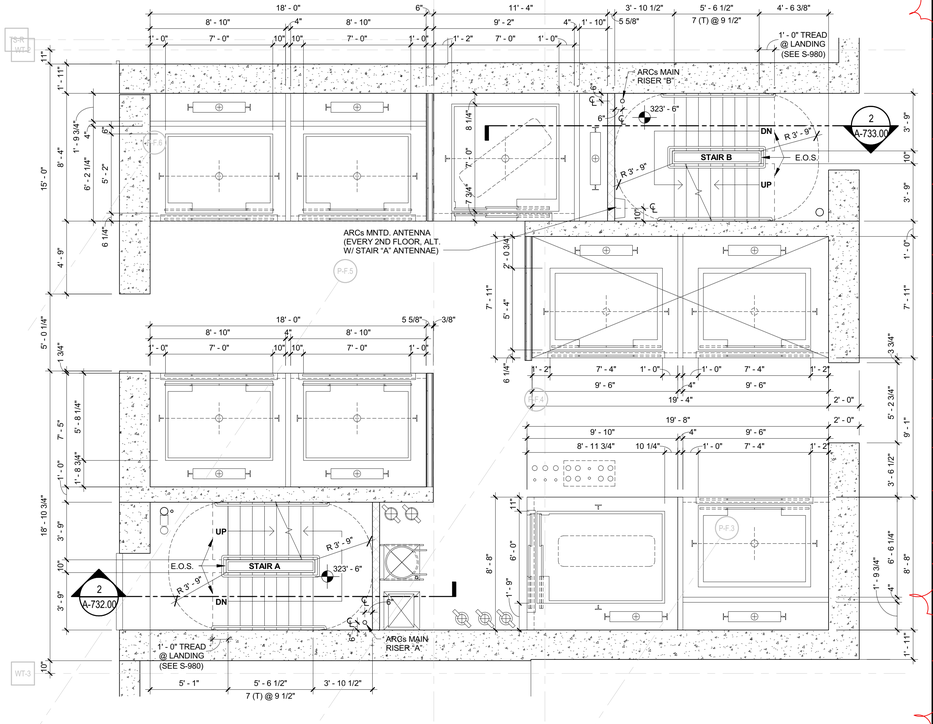


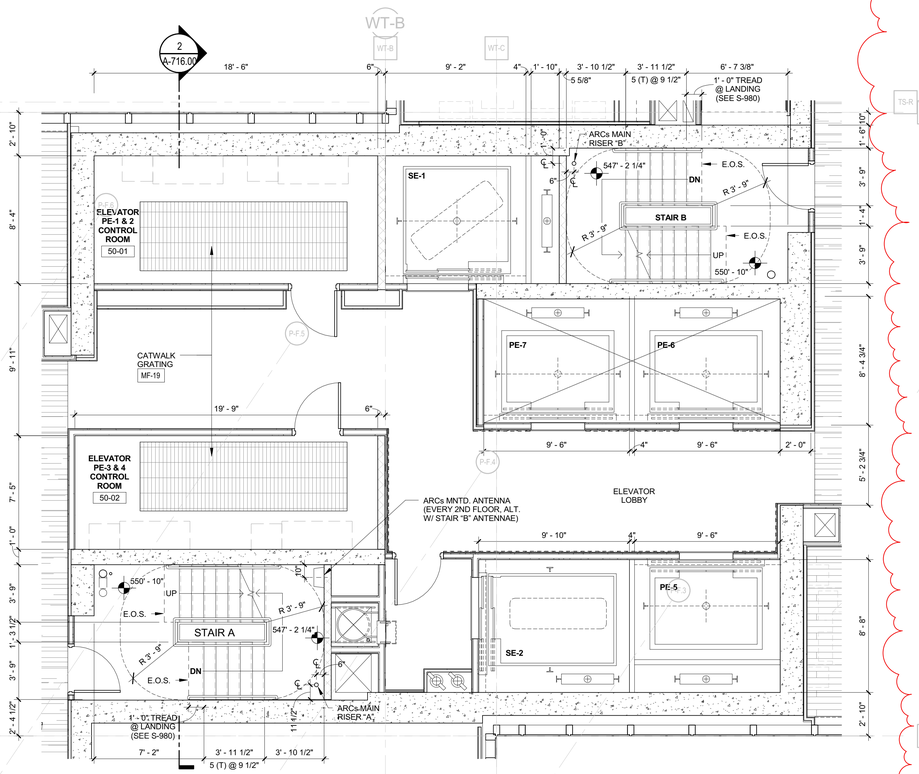
4 ENLARGED PLAN - ELEVATOR & STAIRS (A & B) - 70TH FLOOR

1/4" = 1'-0"



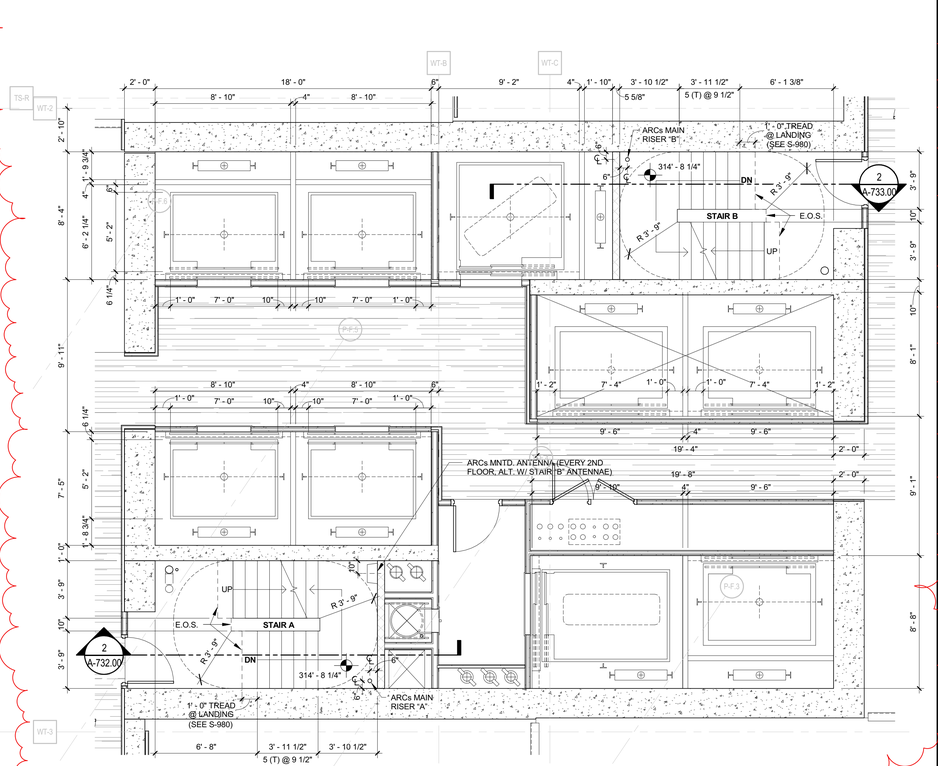
2 ENLARGED PLAN - ELEVATOR & STAIRS (A & B) - 29TH FLOOR (TYPICAL STAIRS)

1/4" = 1'-0"



3 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 50TH FLOOR / EMR

1/4" = 1'-0"



1 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 28TH FLOOR

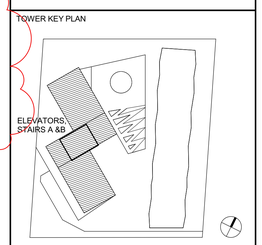
1/4" = 1'-0"

GENERAL NOTES:

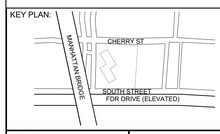
1. FOR ELEVATORS PE-1 TO PE-7 AND SE-1 &SE-2 CLEAR HOISTWAY DIMENSIONS, SEE 1/A-711.00.

2. PROVIDE CAN DETECTION PER MF-21 ON 7/A-790 AT ALL STAIR LANDINGS WHERE FIRE STANDPIPE APARATUS AND VALVE ASSEMBLIES CREATE PROTRUSIONS AND OVERHANG CONDITIONS SUBJECT TO 2008 NYCBC CANE DETECTION REQUIREMENTS.

TOWER KEY PLAN



KEY PLAN:



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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	06/18/2015
4	DOB FILING SUBMISSION	06/20/2016
5	DOB FILING SUBMISSION	05/15/2017

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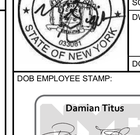
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - TOWER

SEAL & SIGNATURE:



DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
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DWG No: **A-713.02**
DOB PAGE No: of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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PLOT DATE: 5/10/2017 4:26:16 PM

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS121185539 Job Number

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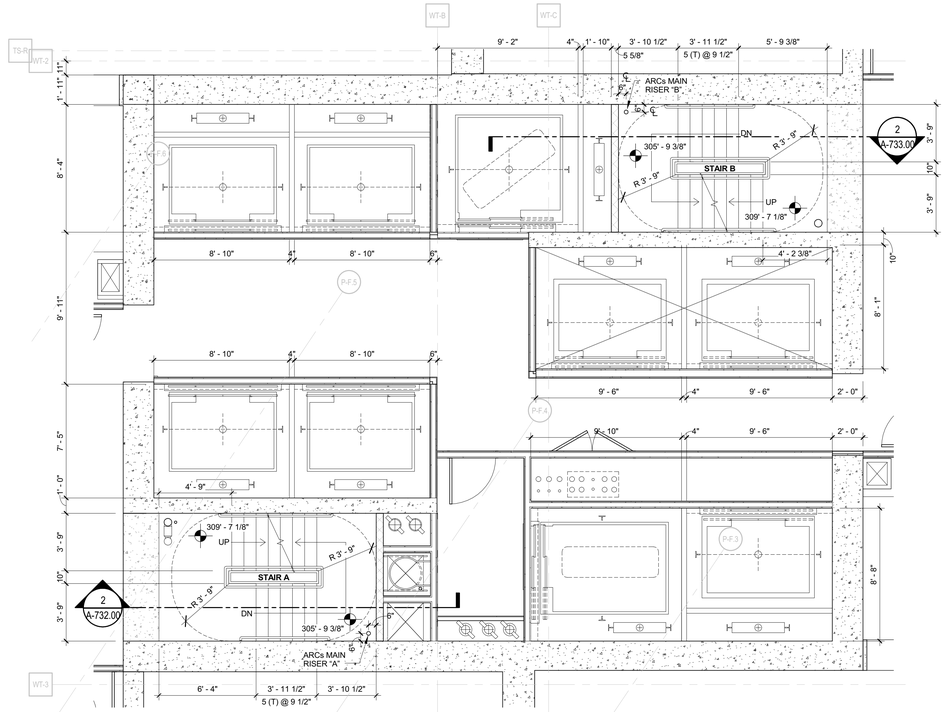
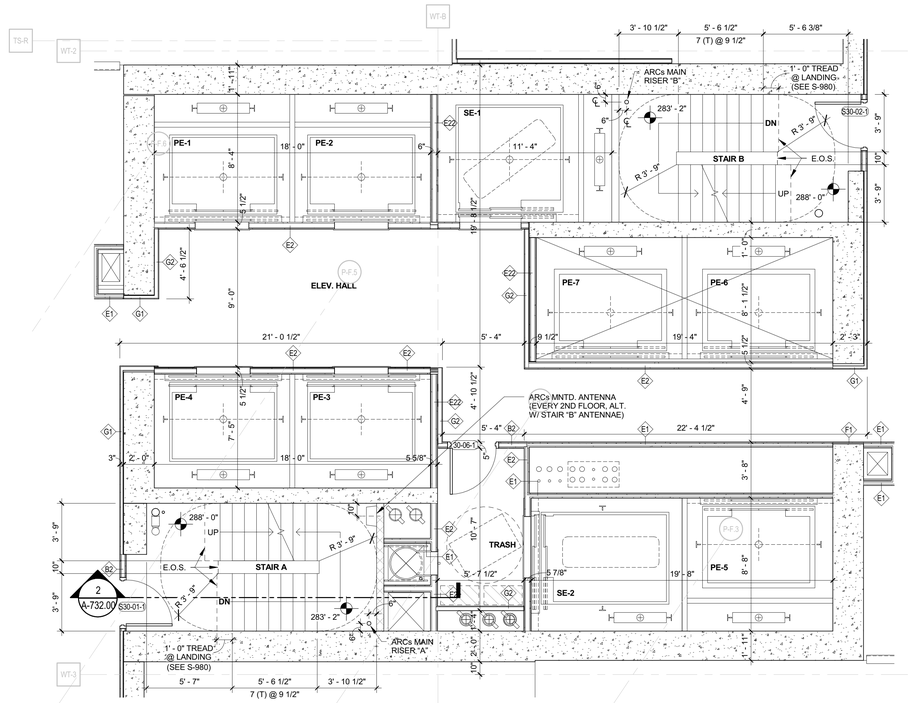


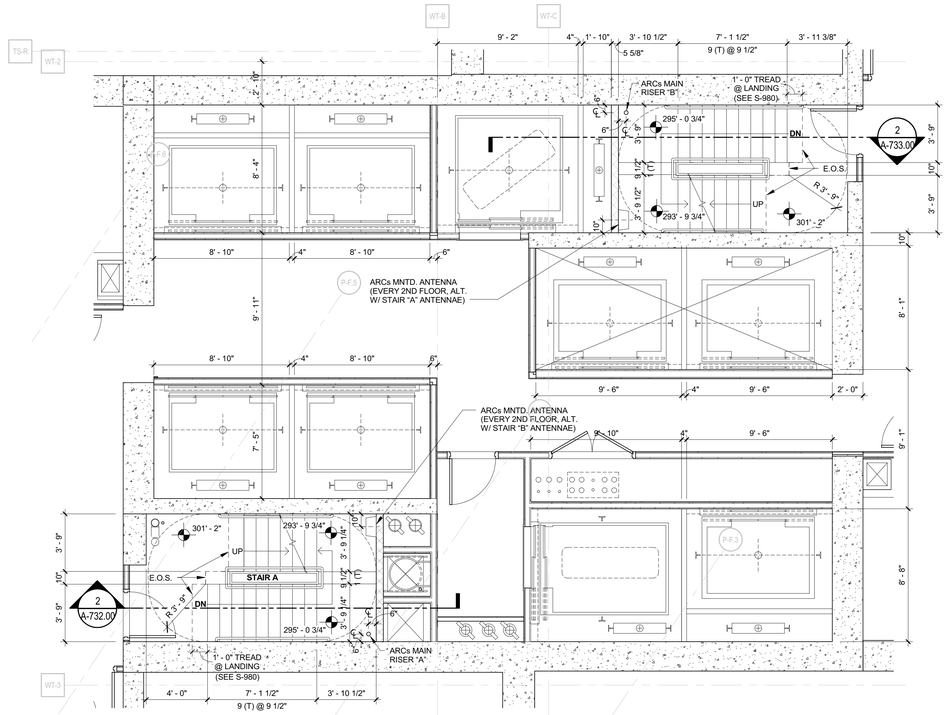
2 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 27TH FLOOR INTERMEDIATE LANDING (SIM. 49TH FLOOR)

1/4" = 1'-0"



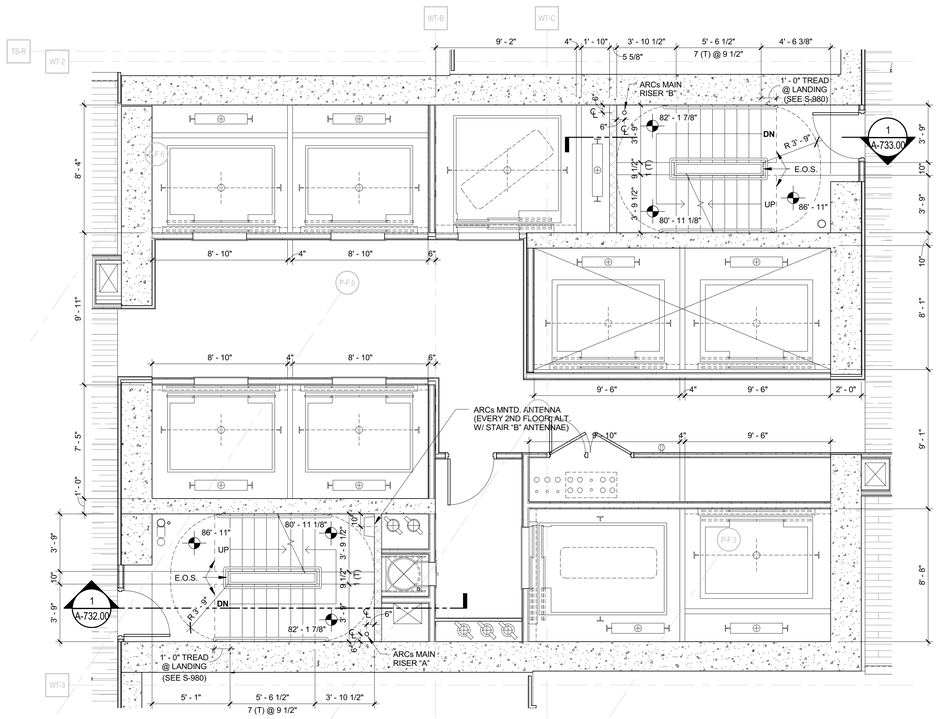
4 STAIR & ELEVATOR PLAN - 26TH FLOOR (MECH LOOP)

1/4" = 1'-0"



3 STAIR & ELEVATOR PLAN - 27TH FLOOR MECHANICAL (SIM. 49TH FLOOR)

1/4" = 1'-0"



1 STAIR & ELEVATOR PLAN - 6TH FLOOR

1/4" = 1'-0"

KEY PLAN:

CHERRY ST
MANHATTAN BRIDGE
SOUTH STREET
FDR DRIVE (ELEVATED)

PROJECT NORTH

TRUE NORTH

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - TOWER

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOURAS 026301 STATE OF NEW YORK

DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: 1/4" = 1'-0"
DWG No: **A-714.00**
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME: C:\Users\bonganto\Documents\00-REVIT LOCAL\S1335 CENTRAL_bonganto.rvt
PLOT DATE: 3/1/2017 4:18:24 PM

30" x 42" Arch E1 - SHEET SIZE

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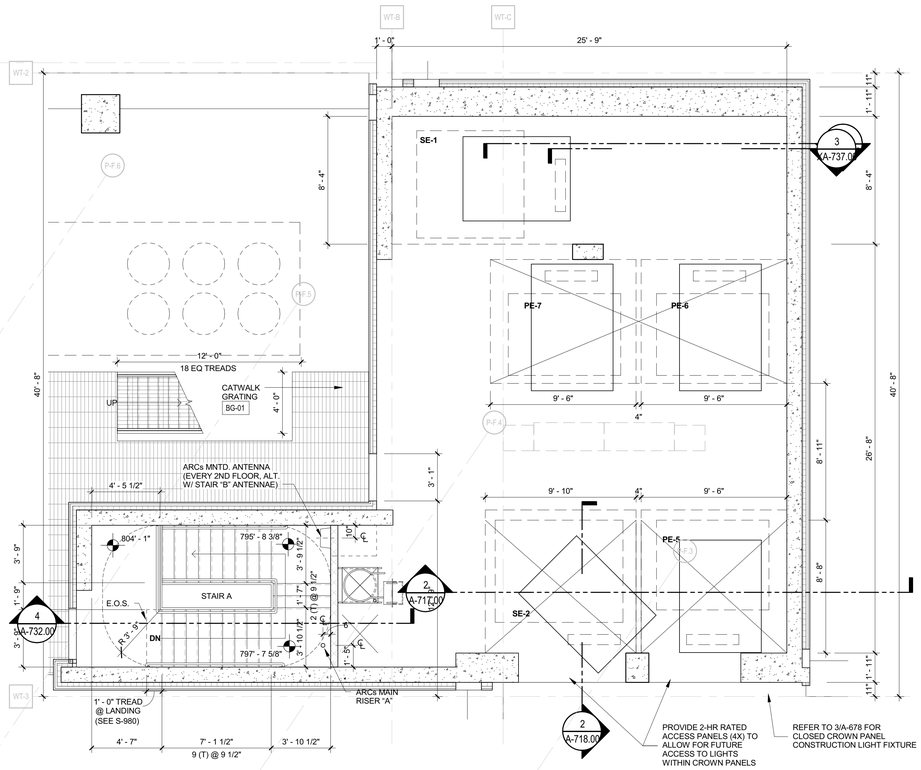
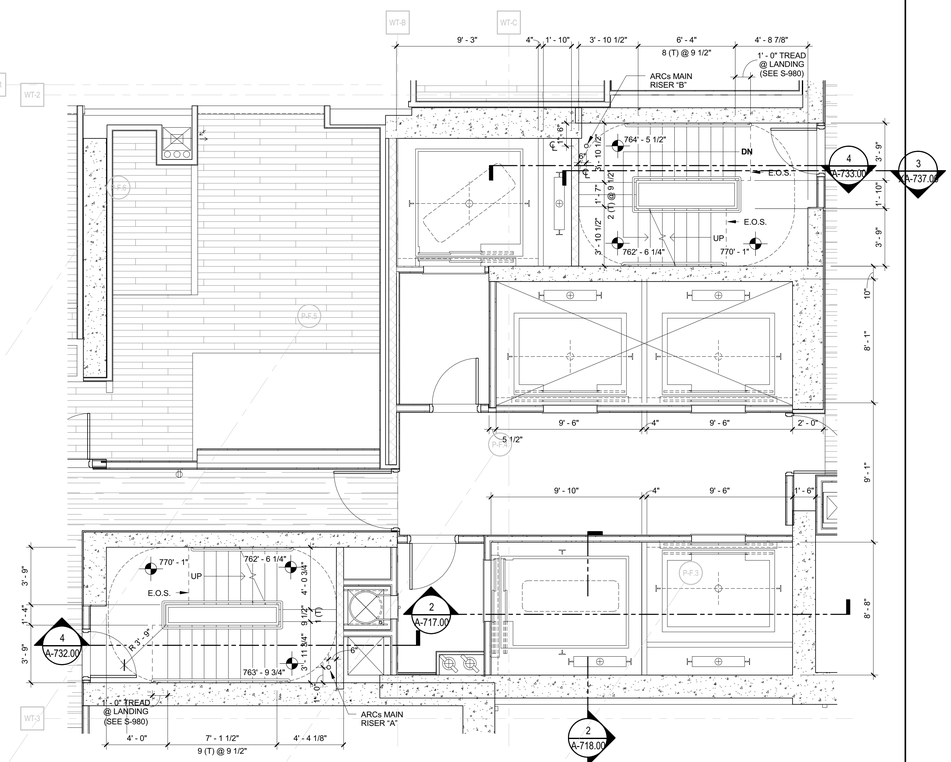


4 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - EMR (74TH FLOOR)

1/4" = 1'-0"



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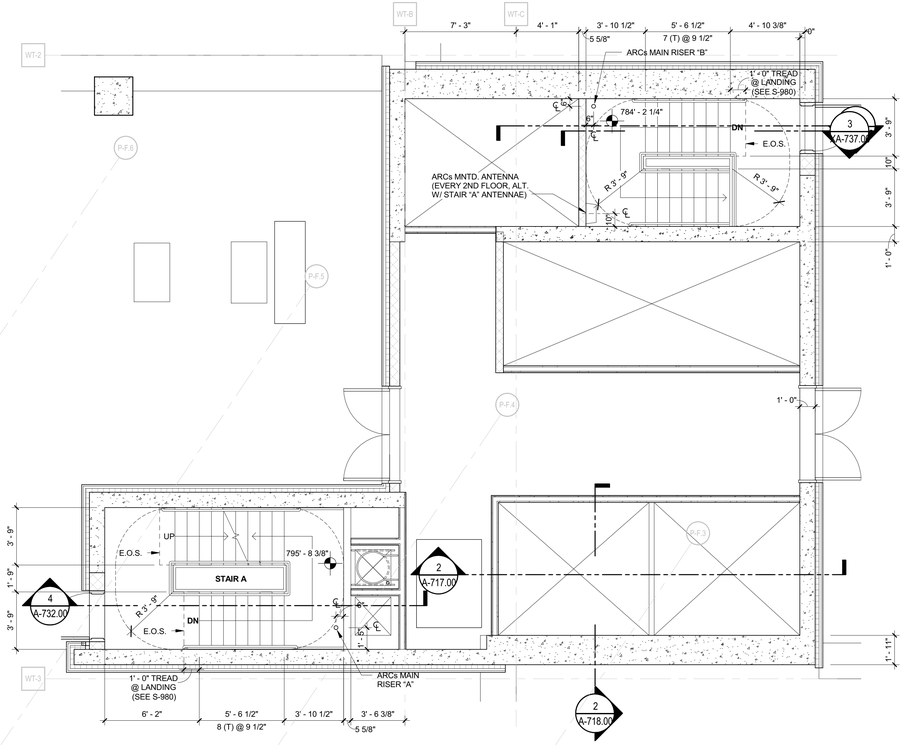
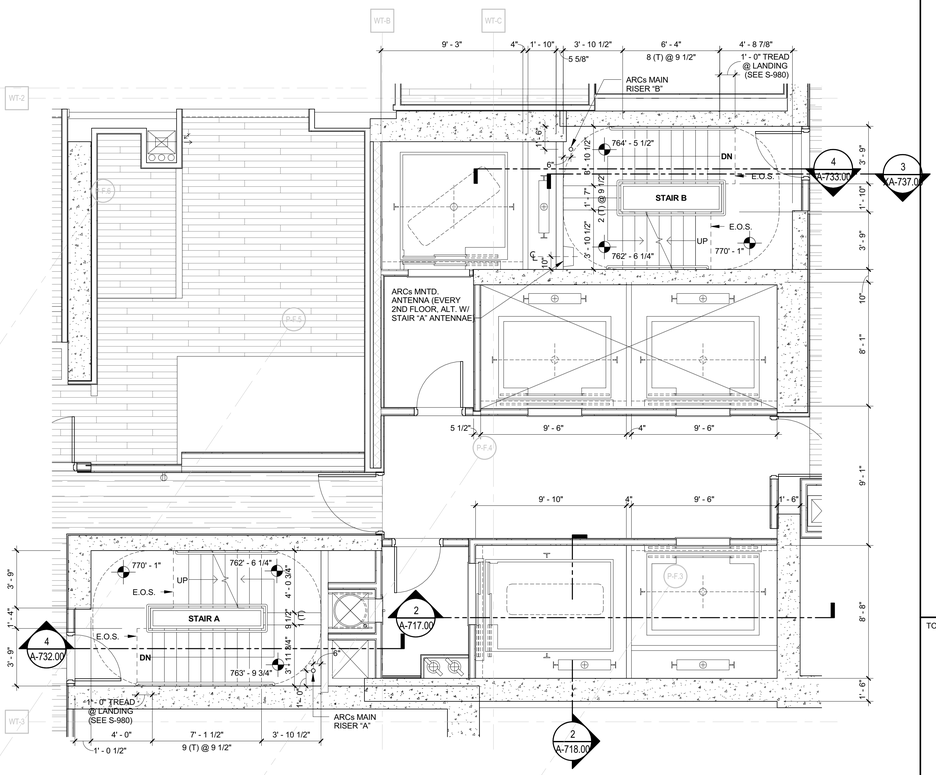


3 PRINT - A714/1 - 1/4" STAIR PLAN - 73RD FLOOR

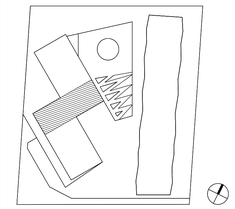
1/4" = 1'-0"



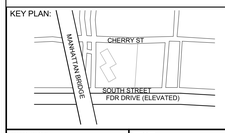
1 PRINT - A714/1 - 1/4" PARTIAL FLOOR PLAN - 71ST FLOOR

1/4" = 1'-0"

TOWER KEY PLANN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - TOWER

SEAL & SIGNATURE:

DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: 1/4" = 1'-0"
DWG No: **A-715.00**
DOB PAGE No: 01

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME: C:\Users\bmcgrath\Documents\R19\Fl LOCAL\B1335 CENTRAL_bmcgrath.rvt
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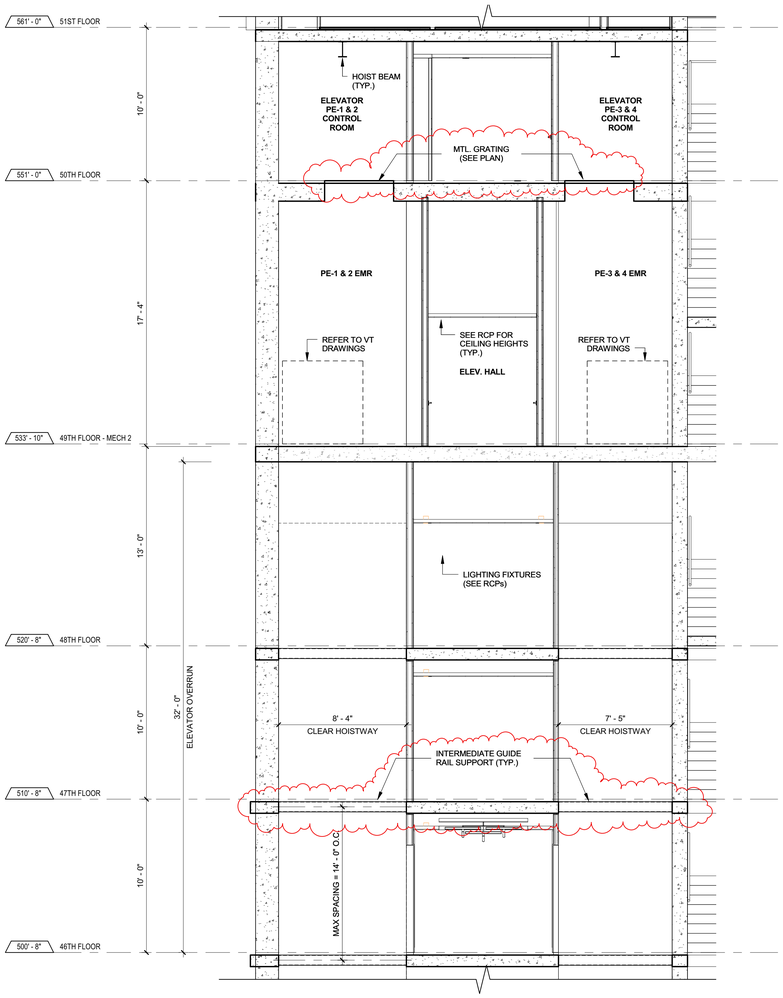
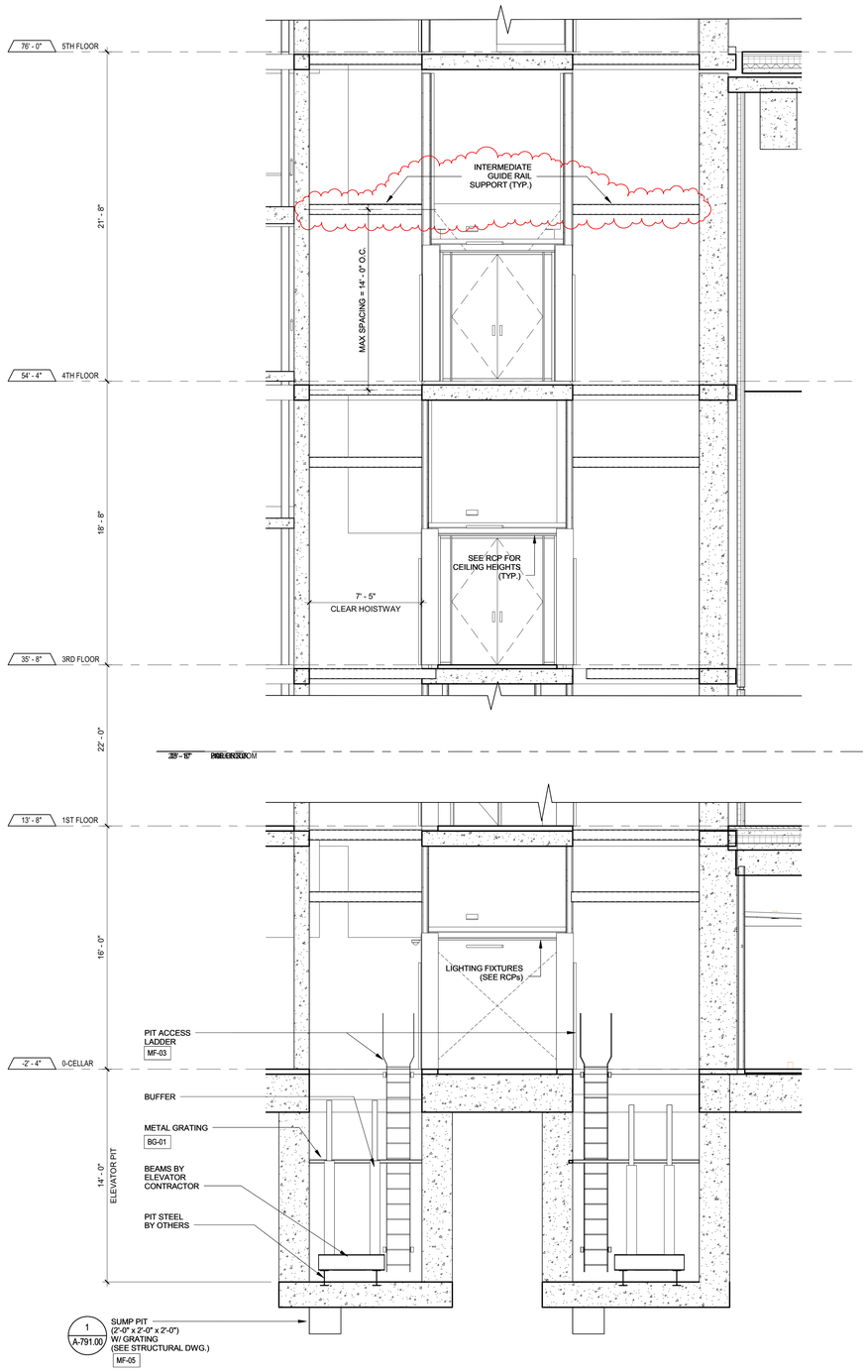
30" x 42" Arch E1 - SHEET SIZE

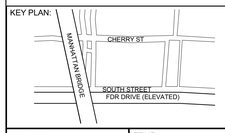


2 LOW RISE ELEVATOR SECTION - TOP
1/4" = 1'-0"



1 LOW RISE ELEVATOR SECTION - BOTTOM
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

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TEL: 212-712-6000 FAX: 212-712-6100

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No.	DESCRIPTION:	DATE:
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3	DOB FILING SUBMISSION	05/13/2015
4	DOB FILING SUBMISSION	06/20/2016
5	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS (PE1, PE2, PE3, & PE4) - SECTIONS - LOW RISE

SEAL & SIGNATURE:

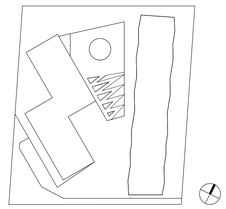
REGISTERED ARCHITECT NICOLAS ZIOMKINE 026301 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/4" = 1'-0"
DWG No:	**A-716.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 1 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

PROJECT KEY PLAN



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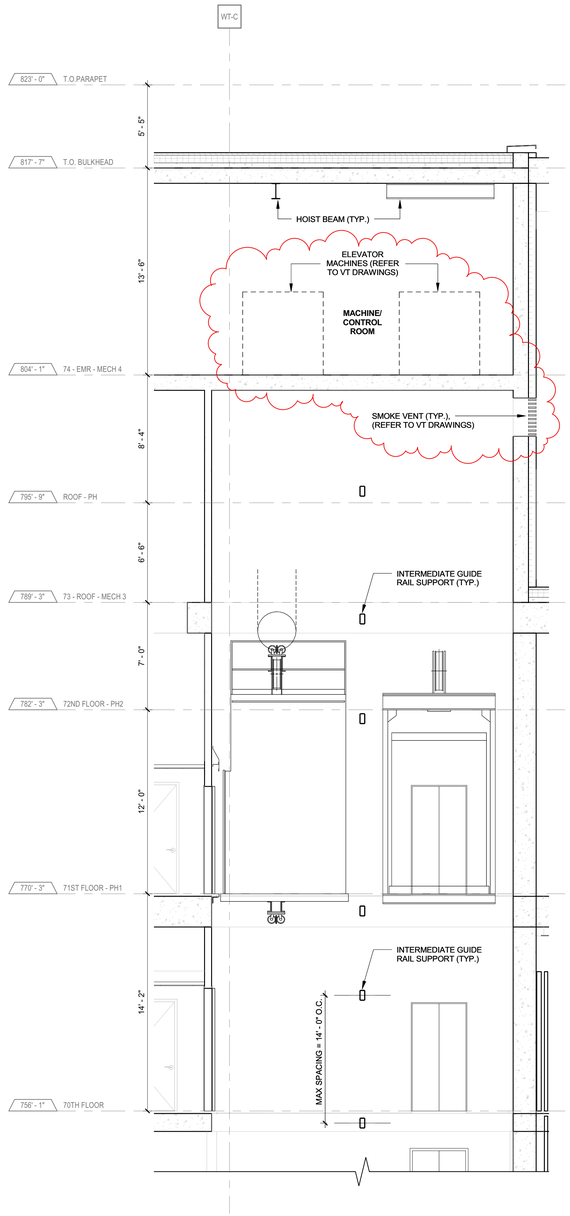
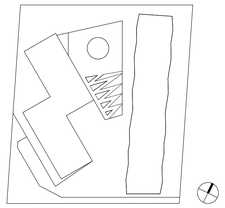
PLOT DATE:



2 PRINT - HIGH RISE ELEVATOR CROSS SECTION (PE5 & SE2)
1/4" = 1'-0"

1 HIGH RISE ELEVATOR CROSS SECTION (PE5 & SE2)
1/4" = 1'-0"

PROJECT KEY PLAN



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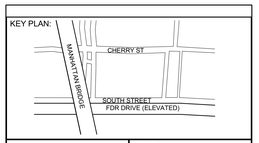

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	05/13/2015
4	DOB FILING SUBMISSION	06/20/2016
5	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS (PE6, PE7, & SE1) - SECTIONS - HIGH RISE

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-717.01
DOB PAGE No:	of

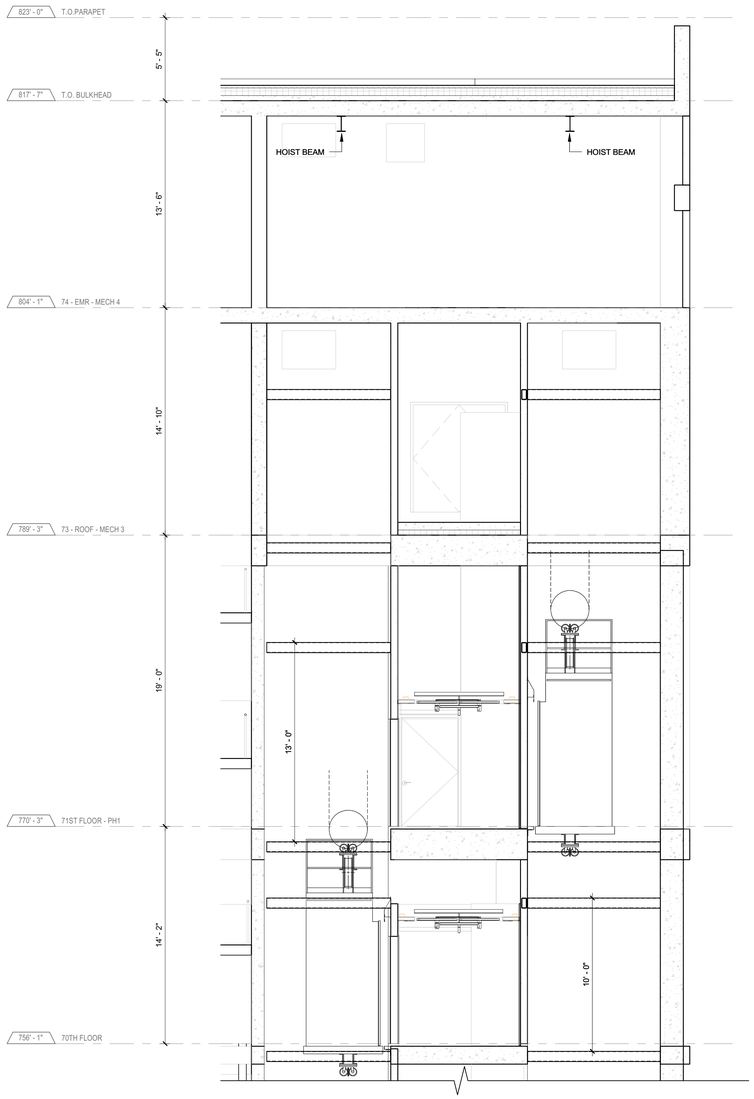
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

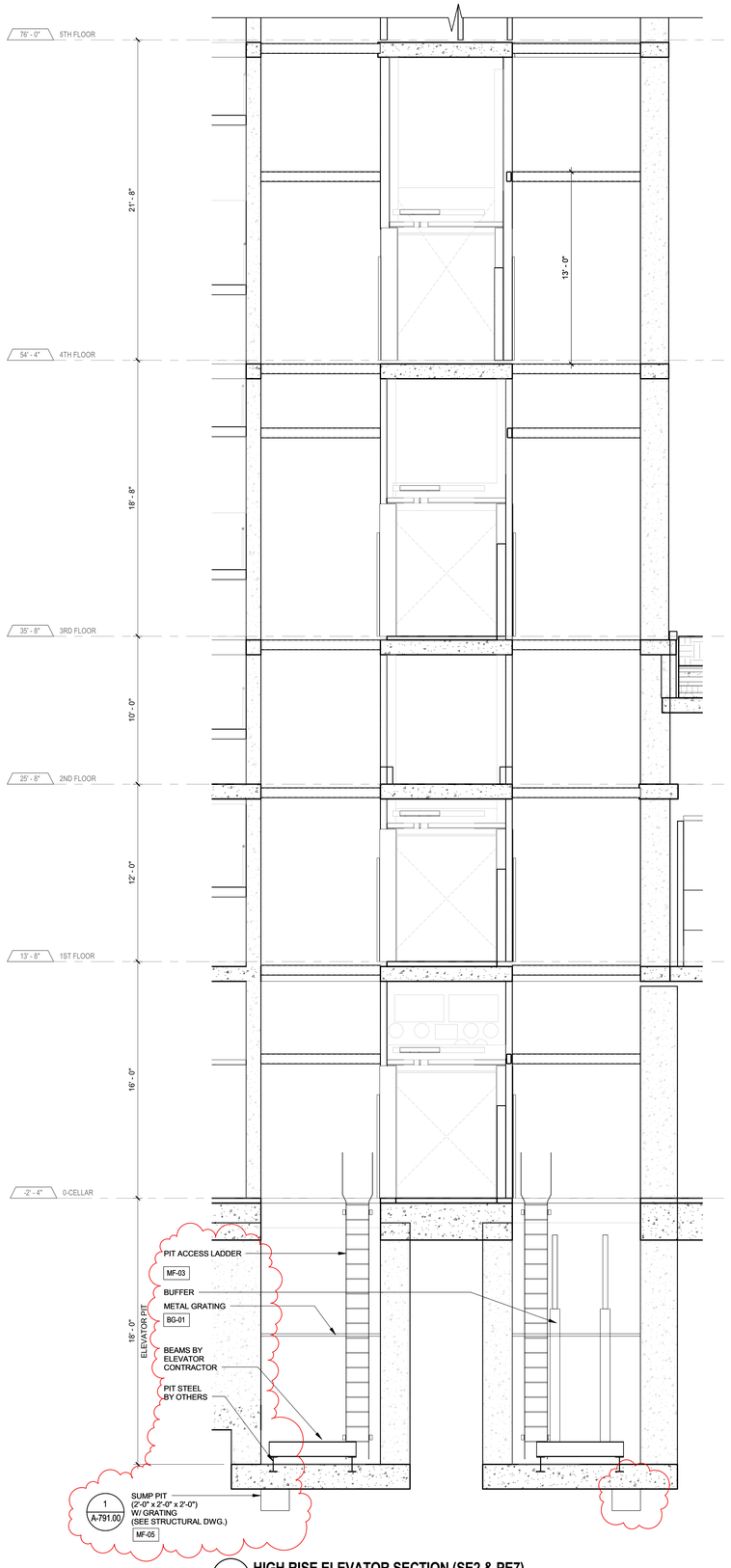
30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185528 Job Number
E-588017184154 Scan Code
30" x 42" Arch E1 - SHEET SIZE

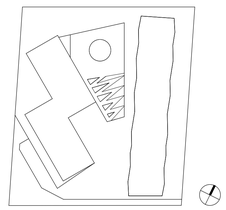


2 **Copy of HIGH RISE ELEVATOR SECTION (SE2 & PE7)**
1/4" = 1'-0"

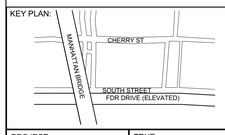


1 **HIGH RISE ELEVATOR SECTION (SE2 & PE7)**
1/4" = 1'-0"

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

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5	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS (PE5 & SE2) - SECTIONS - HIGH RISE

SEAL & SIGNATURE:

DATE:	01 NOV 2013	
PROJECT No:	1335-00	
DRAWN:	TEAM	REV:
CHK:	CHECKER	
SCALE:	1/4" = 1'-0"	
DWG No:	**A-718.01**	
DOB PAGE No:	of	

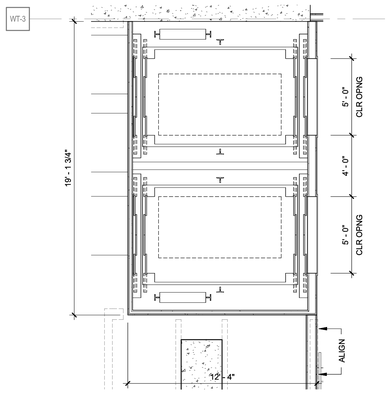
DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/22/2017
NYC Development Hub

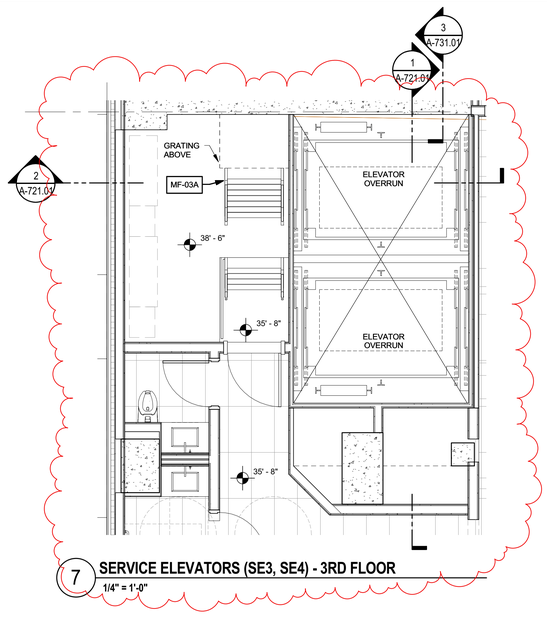
DOB B-SCAN:

FILE NAME:
PLOT DATE:

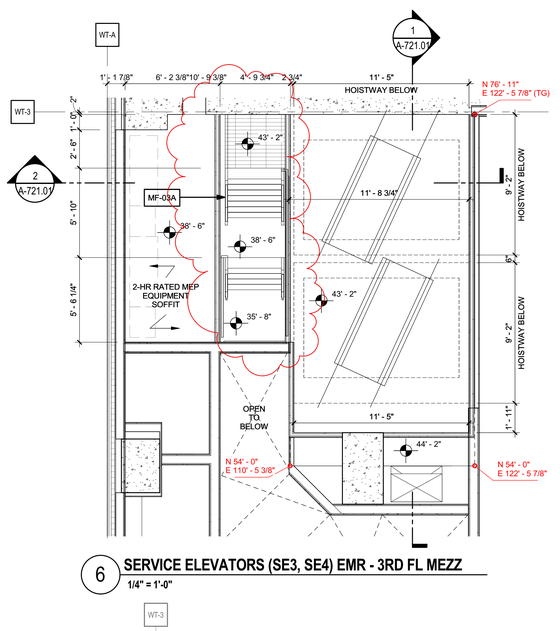
DEPT OF BLDGS121185928 Job Number
E360052956981 Scan Code
30" x 42" Arch E1 - SHEET SIZE



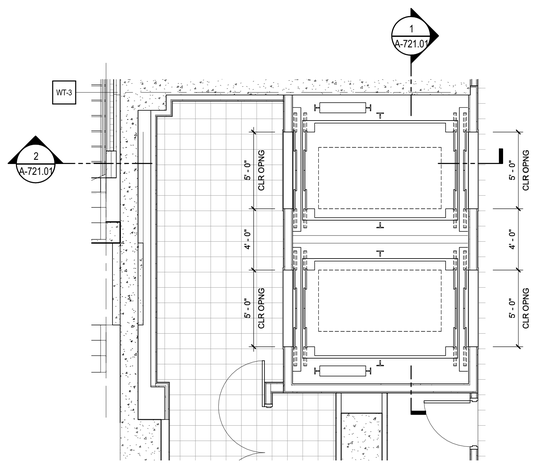
5 SERVICE ELEVATORS (SE3, SE4) - 2ND FLOOR
1/4" = 1'-0"



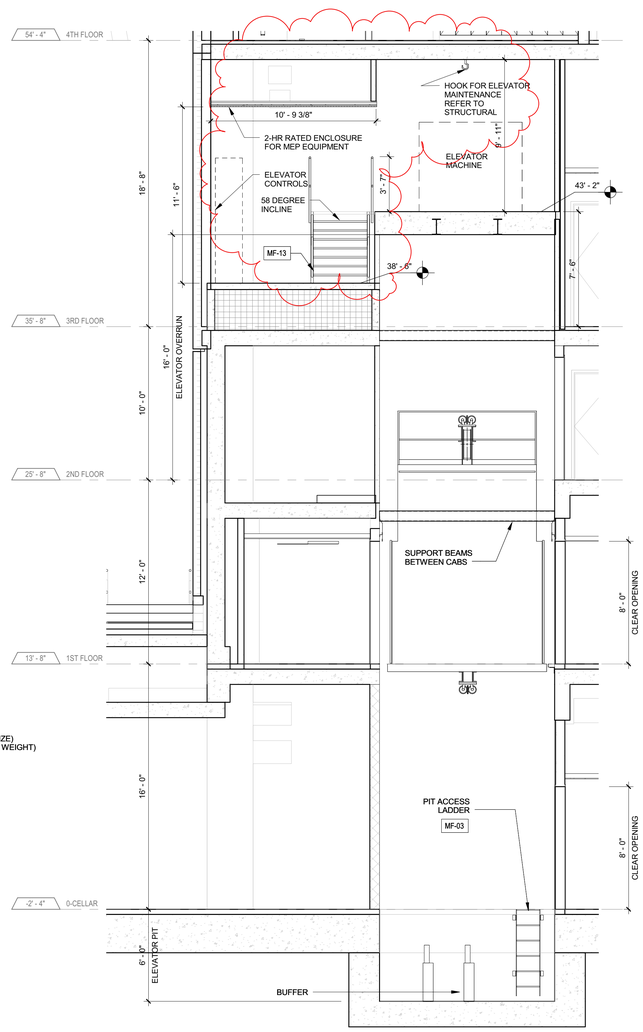
7 SERVICE ELEVATORS (SE3, SE4) - 3RD FLOOR
1/4" = 1'-0"



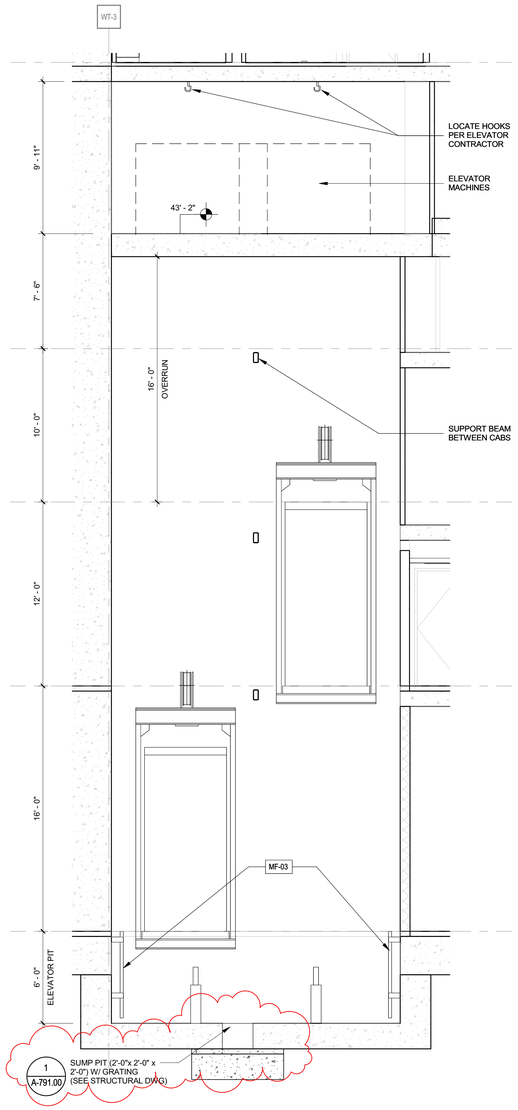
6 SERVICE ELEVATORS (SE3, SE4) EMR - 3RD FL MEZZ
1/4" = 1'-0"



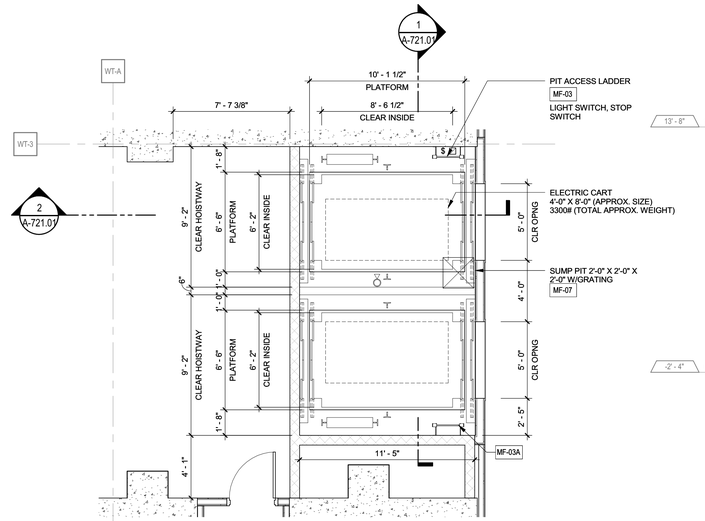
4 SERVICE ELEVATORS (SE3, SE4) - GROUND LEVEL
1/4" = 1'-0"



2 SERVICE ELEVATOR (SE3)
1/4" = 1'-0"



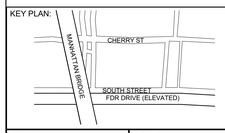
1 SERVICE ELEVATORS (SE3, SE4)
1/4" = 1'-0"



3 SERVICE ELEVATORS (SE3, SE4) - CELLAR LEVEL
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	05/13/2015
4	DOB FILING SUBMISSION	06/20/2016
5	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS (SE3 & SE4) - ENLARGED PLANS AND SECTIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT HAROULD ZIOMKOS 029281 STATE OF NEW YORK

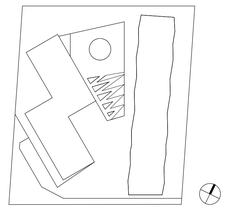
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/4" = 1'-0"
DWG No:	**A-721.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

PROJECT KEY PLAN



DEPT OF BLDGS121805659 Job Number
ES4111050653 Scan Code
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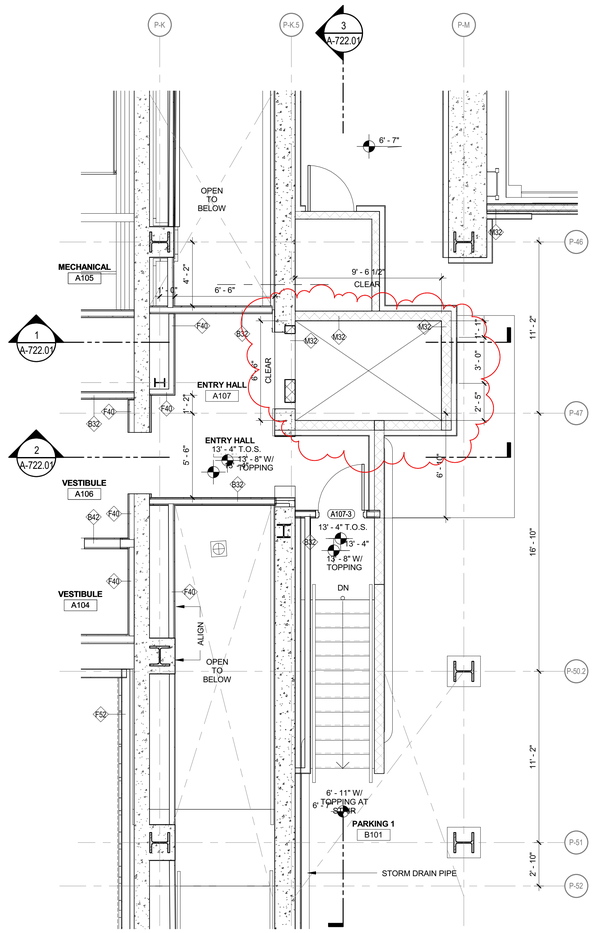
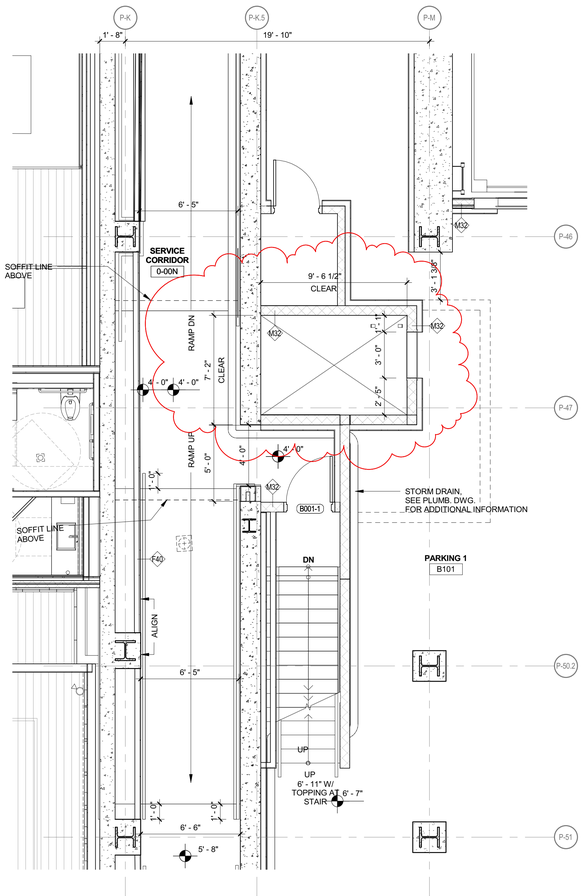
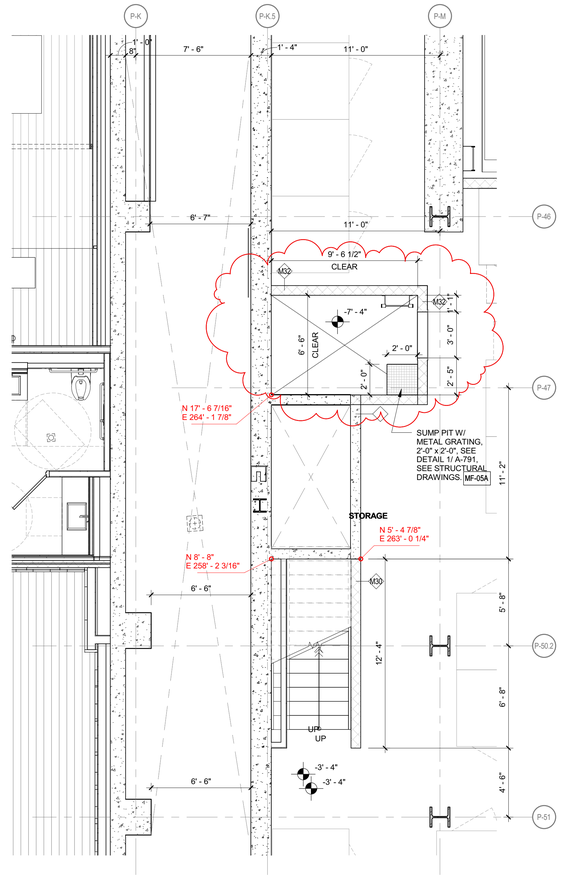


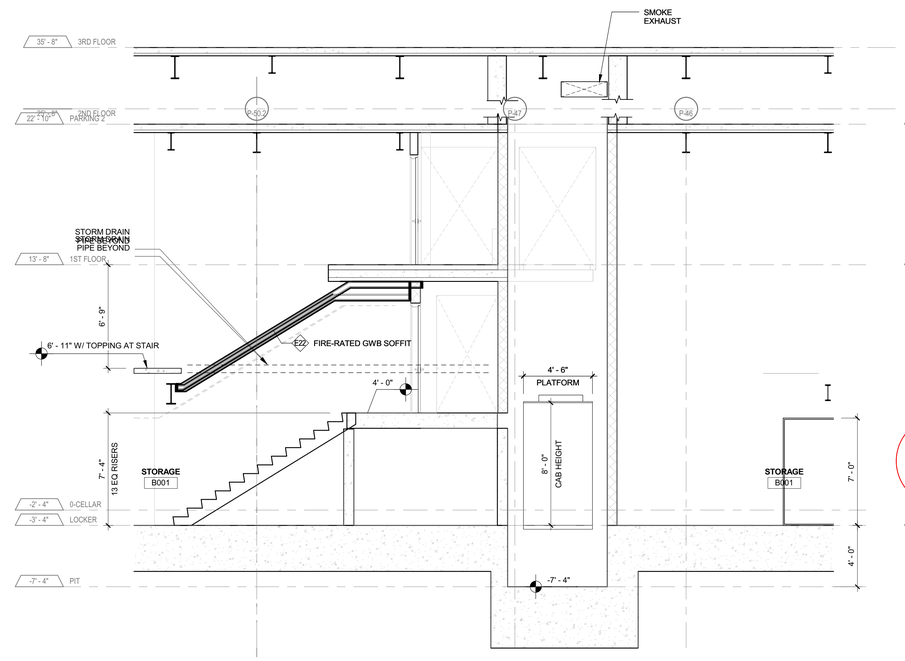
6 ELEVATOR (PE8) AND STAIR- 1ST FLOOR
1/4" = 1'-0"



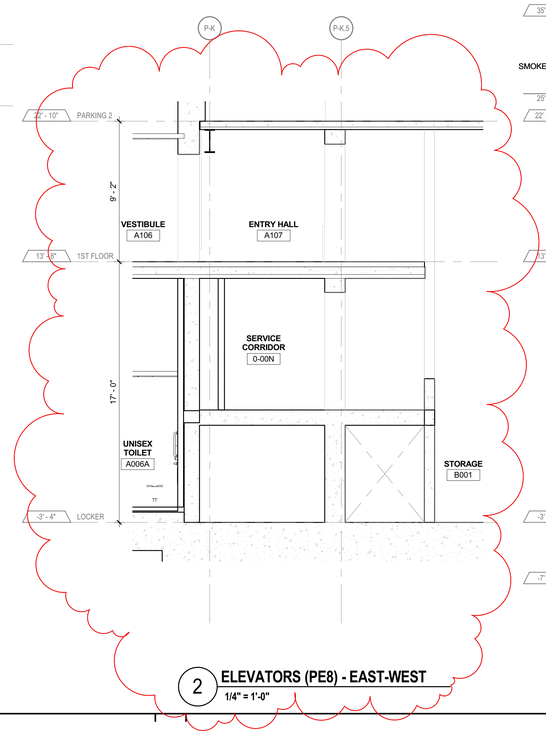
5 ELEVATOR (PE8) AND STAIR - PARKING 1
1/4" = 1'-0"



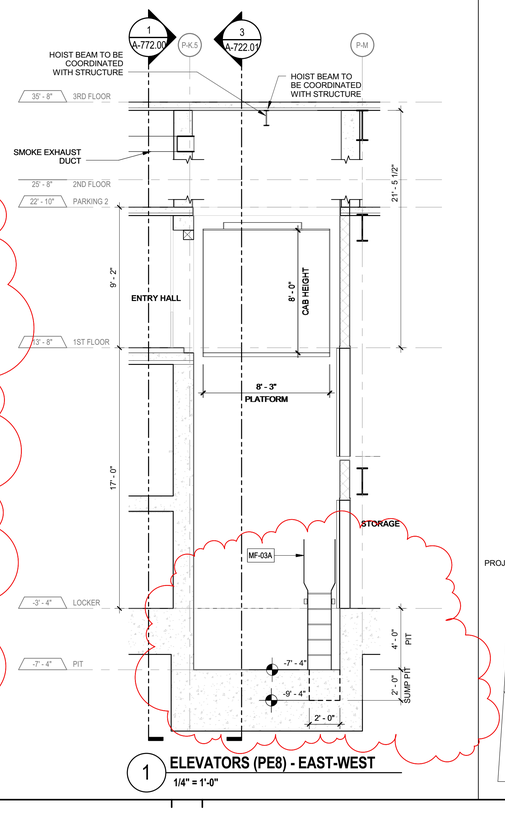
4 ELEVATOR (PE8) AND STAIR - LOCKER LEVEL)
1/4" = 1'-0"



3 ELEVATORS (PE8) - NORTH-SOUTH
1/4" = 1'-0"

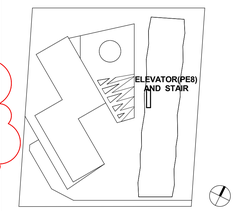


2 ELEVATORS (PE8) - EAST-WEST
1/4" = 1'-0"

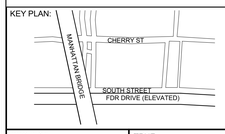


1 ELEVATORS (PE8) - EAST-WEST
1/4" = 1'-0"

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATOR (PE8) & STAIR - ENLARGED PLANS AND SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMALAS 029281 STATE OF NEW YORK

DATE:	01 NOV 2013
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DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-722.01
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DOB EMPLOYEE STAMP:
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Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

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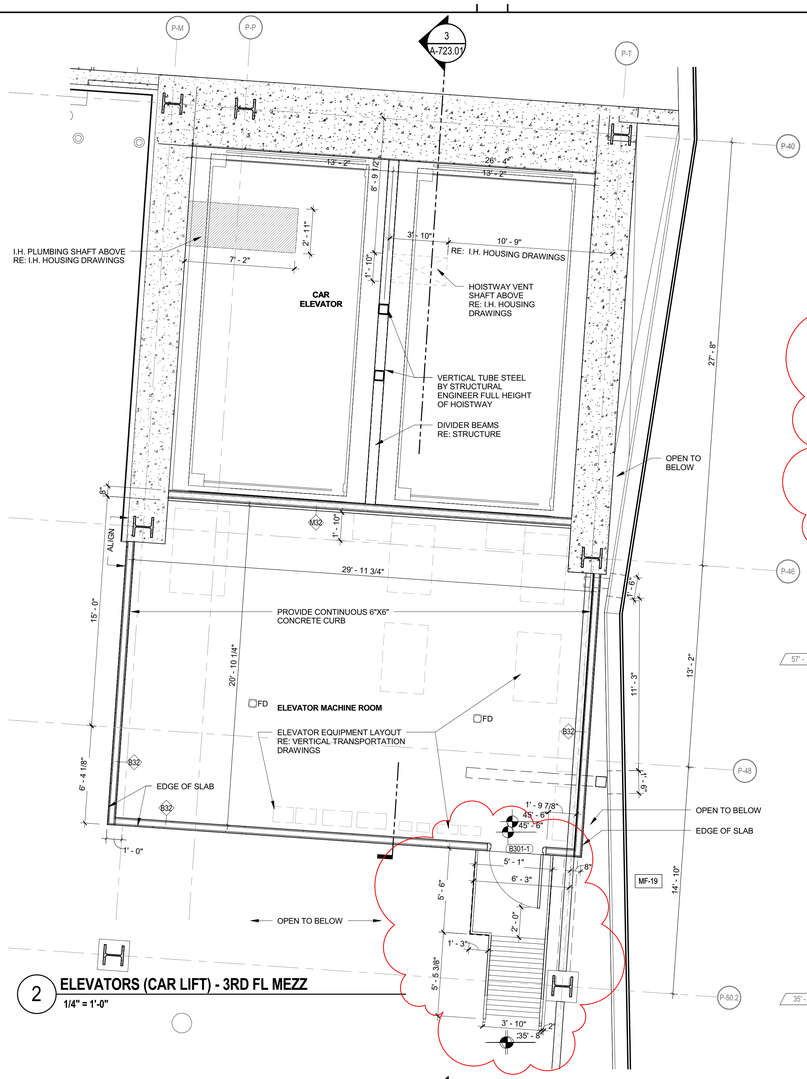
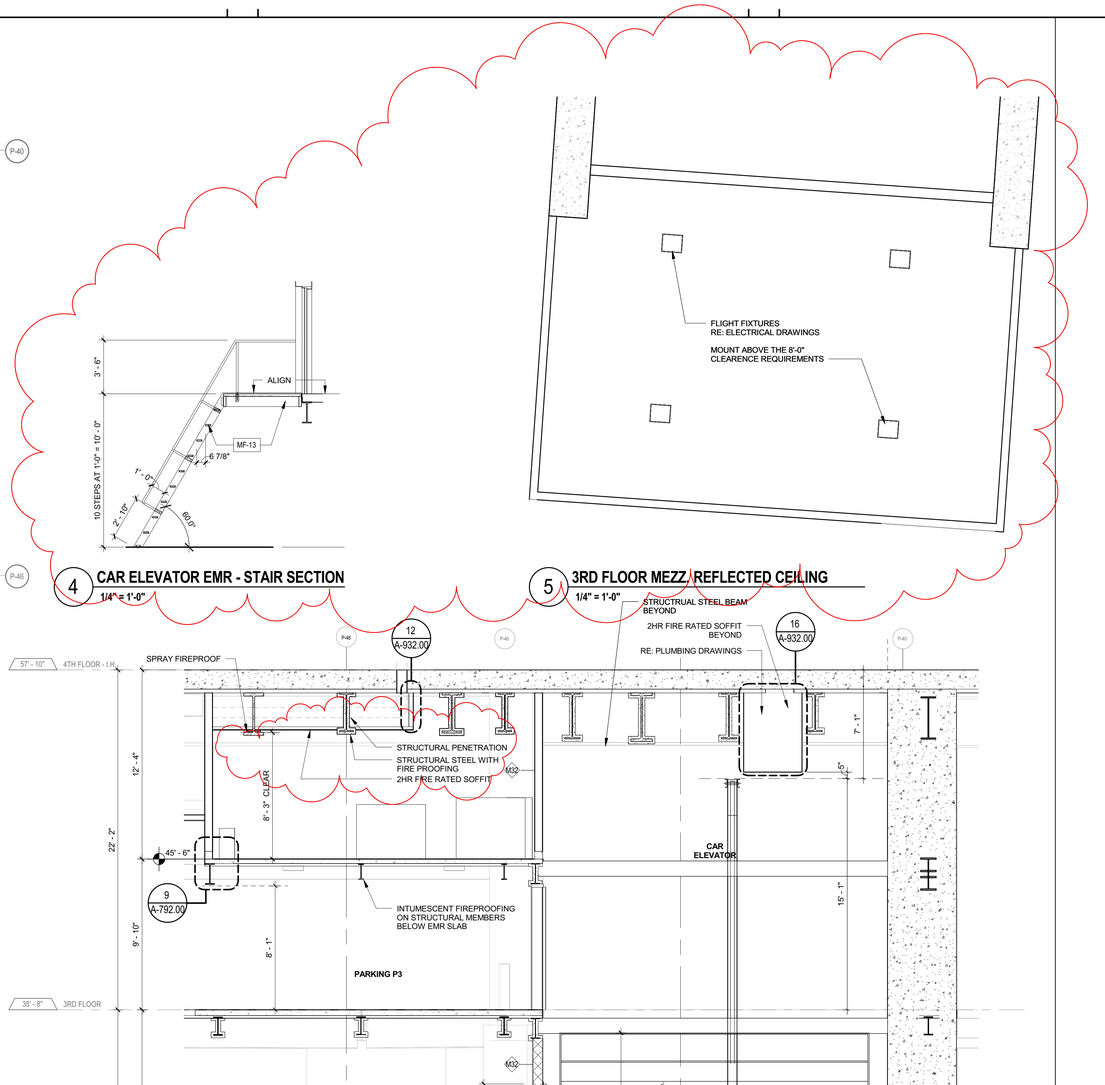
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E350919494M Scan Code

30" x 42" Arch E1 - SHEET SIZE

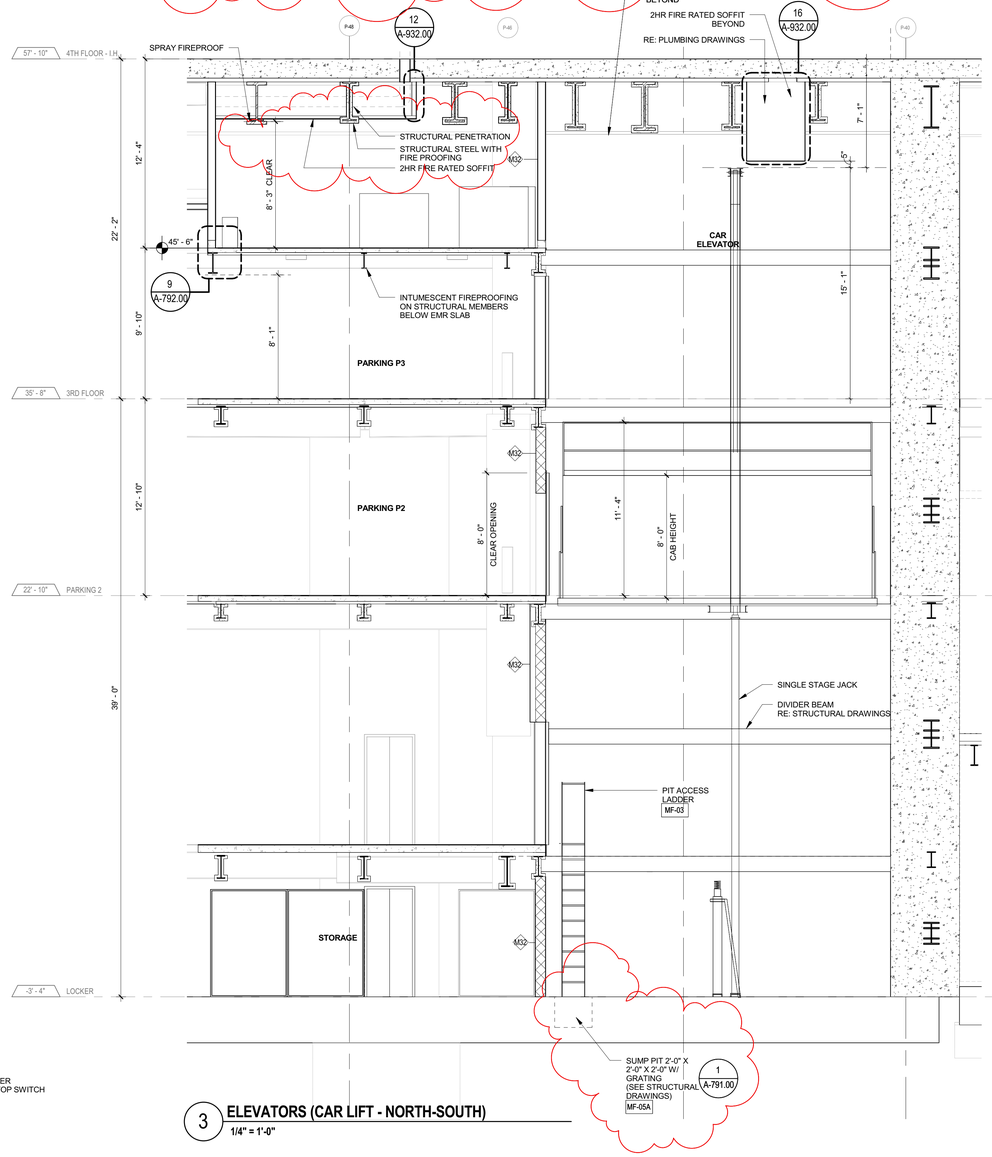


2 ELEVATORS (CAR LIFT) - 3RD FL MEZZ
1/4" = 1'-0"

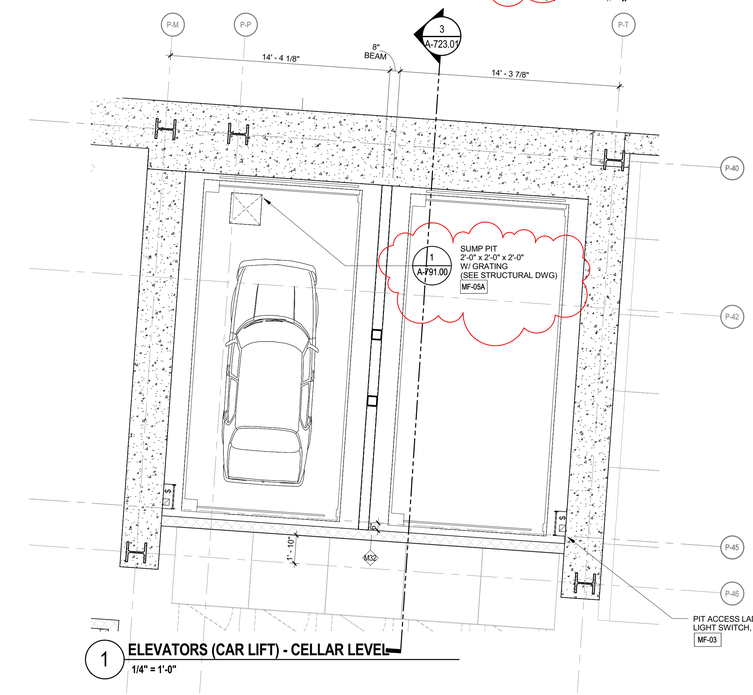


4 CAR ELEVATOR EMR - STAIR SECTION
1/4" = 1'-0"

5 3RD FLOOR MEZZ / REFLECTED CEILING
1/4" = 1'-0"

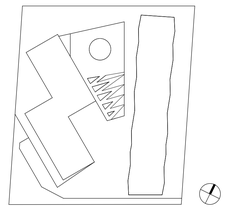


3 ELEVATORS (CAR LIFT - NORTH-SOUTH)
1/4" = 1'-0"

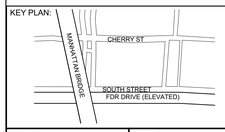


1 ELEVATORS (CAR LIFT) - CELLAR LEVEL
1/4" = 1'-0"

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	05/13/2015
4	DOB FILING SUBMISSION	06/20/2016
5	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS (CAR LIFT) -
ENLARGED PLANS AND SECTIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOMANIS 029361 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-723.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

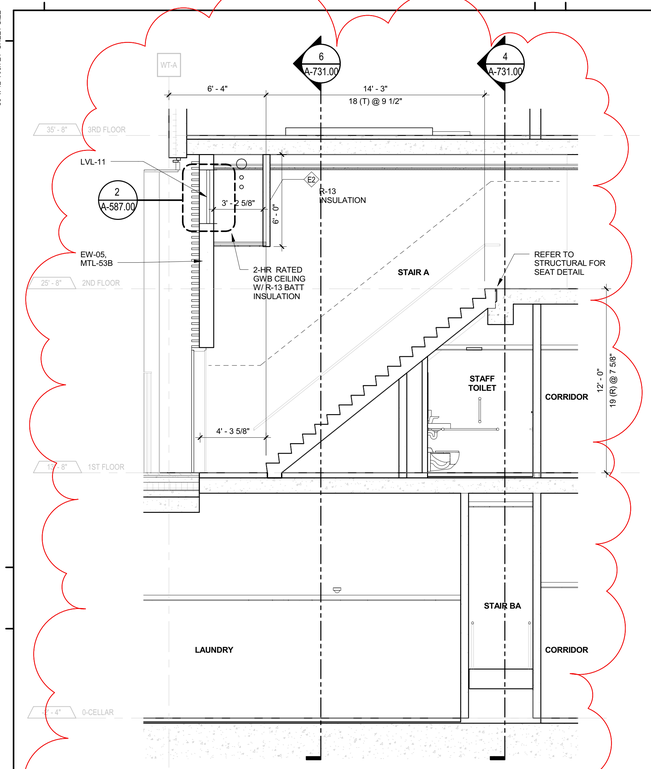
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/22/2017
NYC Development Hub

DOB B-SCAN:

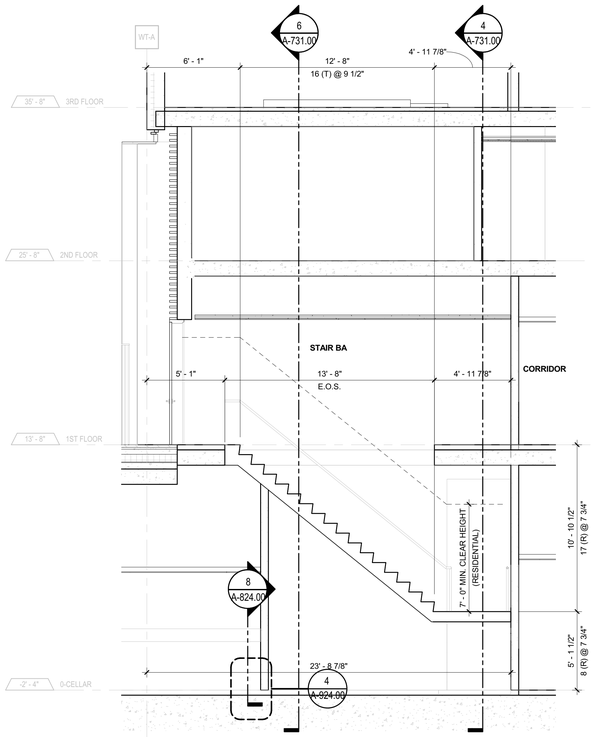
FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

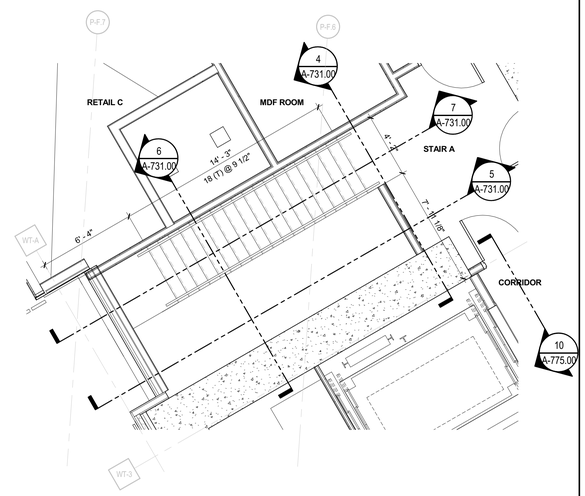
DEPT OF BLDGS121185528 Job Number
ES7885114481 Scan Code



7 **SECTION - STAIR A**
1/4" = 1'-0"



5 **SECTION - STAIR BA**
1/4" = 1'-0"



3 **ENLARGED PLAN - STAIR A - 2ND FLOOR**
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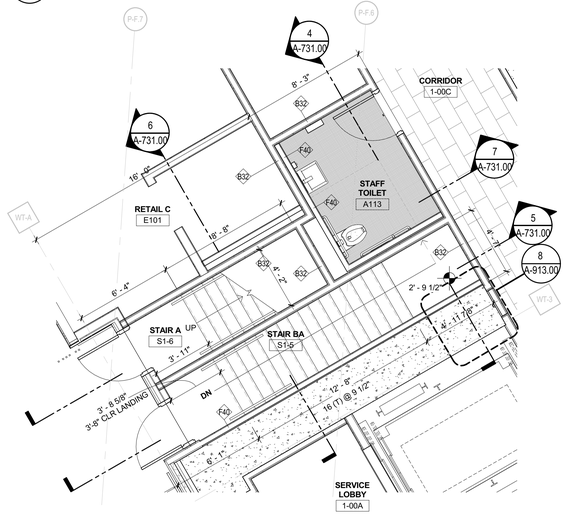
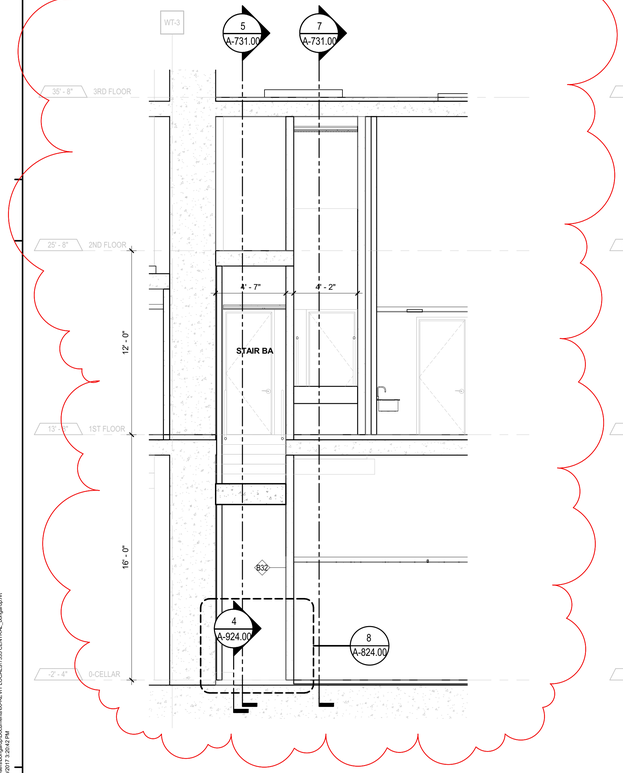
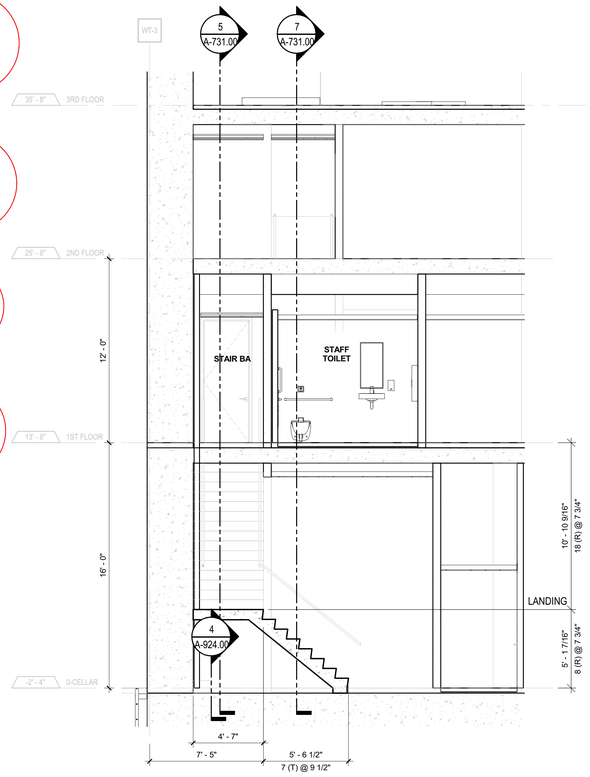


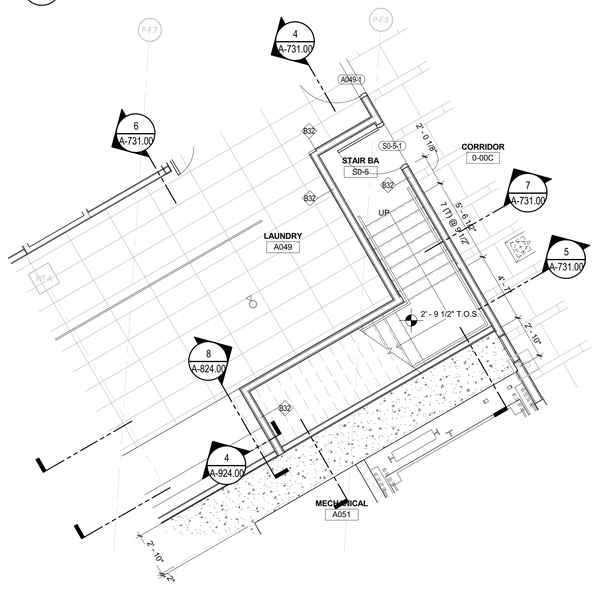
2 **ENLARGED PLAN - STAIR BA -1ST FLOOR**
1/4" = 1'-0"



6 **SECTION - STAIR BA**
1/4" = 1'-0"

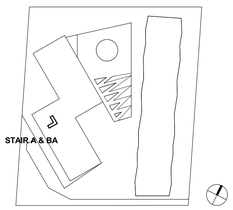


4 **SECTION - STAIR BA**
1/4" = 1'-0"

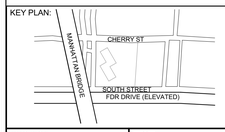


1 **ENLARGED PLAN - STAIR BA - CELLAR**
1/4" = 1'-0"

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS
180 Varick St, suite 404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING & LANDSCAPE ARCHITECTURE, D.P.C.
River Drive Center 1, 619 River Drive
Elmwood Park, NJ 07407
TEL: 201.794.6900 FAX: 201.794.0366

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	06/20/2016
5	DOB FILING SUBMISSION	05/15/2017

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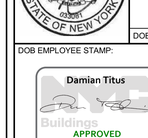
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIRS (A & BA) - ENLARGED PLANS

SEAL & SIGNATURE:



DATE:	
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-731.01**
DOB PAGE No:	of

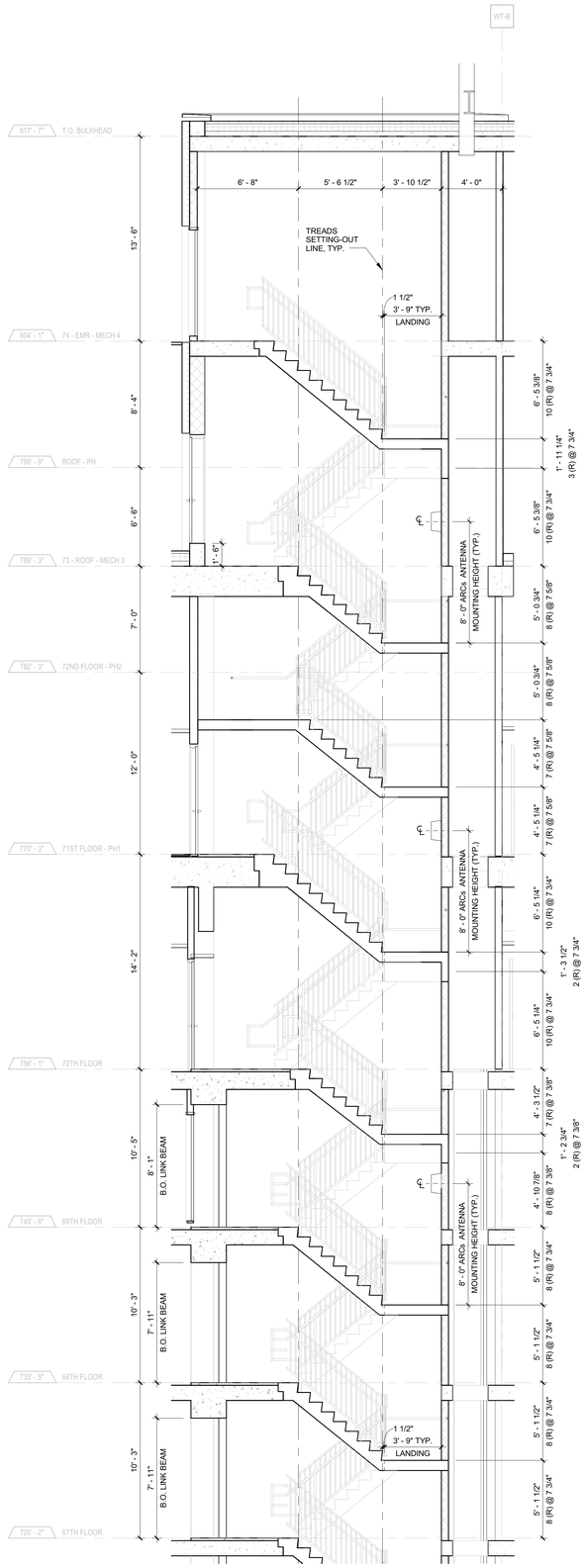
DOB EMPLOYEE STAMP:

DOB B-SCAN:

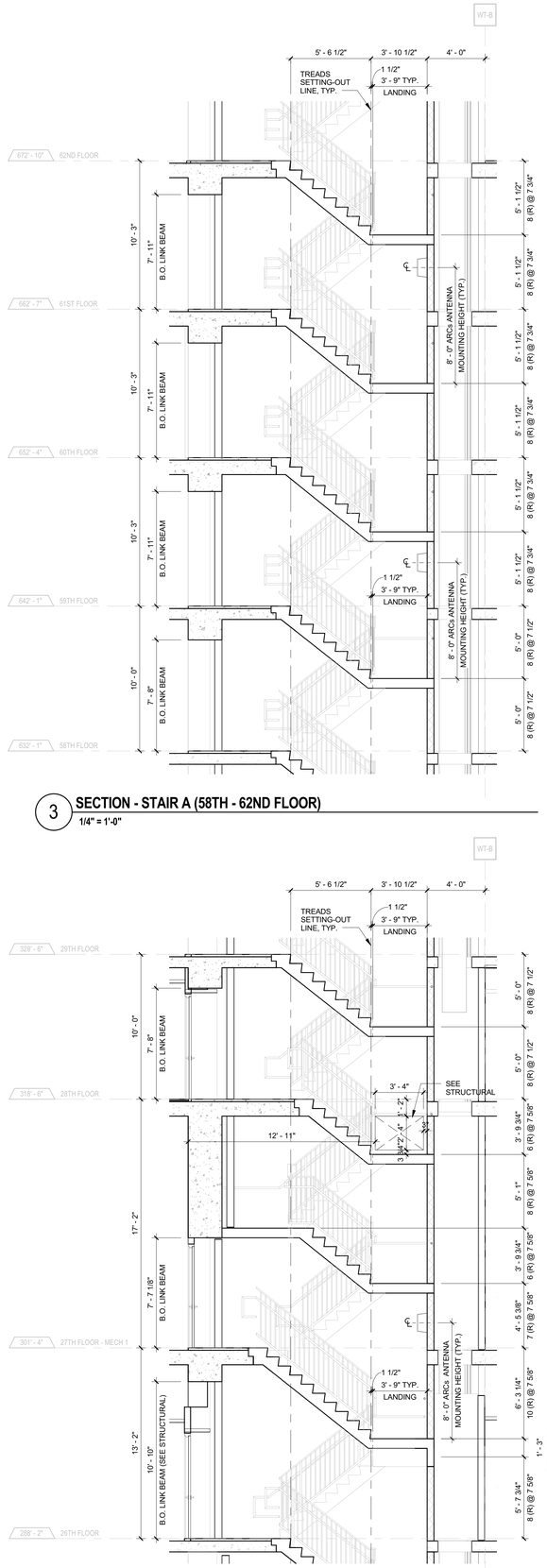
FILE NAME: C:\Users\bongardo\Documents\00-REVIT LOCALS\1335 CENTRAL_bongardo.rvt
PLOT DATE: 9/28/2017 3:20:42 PM

DEPT OF BLDGS121185539 Job Number
E350201097I07 Scan Code

30" x 42" Arch E1 - SHEET SIZE

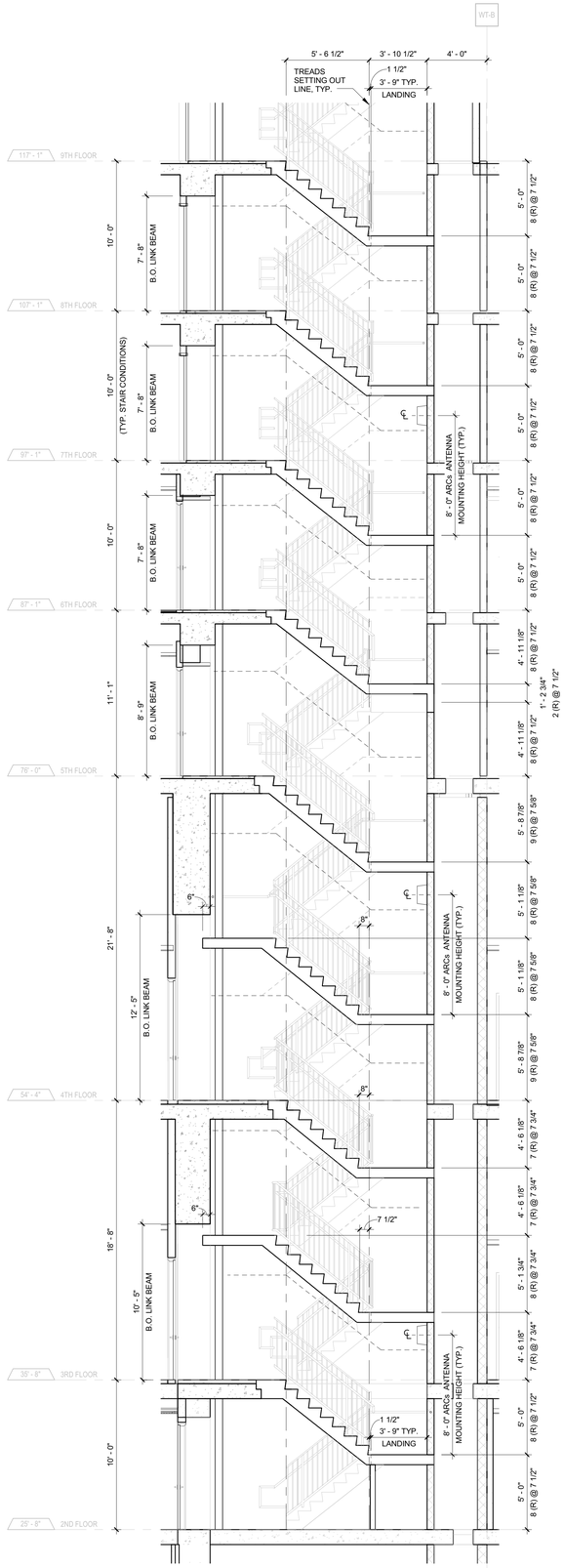


4 SECTION - STAIR A (67TH FLOOR - ROOF)
1/4" = 1'-0"



3 SECTION - STAIR A (58TH - 62ND FLOOR)
1/4" = 1'-0"

2 SECTION - STAIR A (26TH - 29TH FLOOR) (SIM. TO 48TH - 52ND)
1/4" = 1'-0"



1 SECTION - STAIR A (1ST - 9TH FLOOR)
1/4" = 1'-0"

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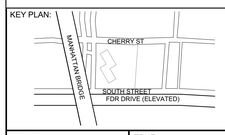
PLOT DATE: 5/1/2017 2:20:39 PM

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS
180 Varick St, suite 404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
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TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iselin, NJ 08830
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GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING & LANDSCAPE ARCHITECTURE, D.P.C.
River Drive Center 1, 619 River Drive
Elmwood Park, NJ 07407
TEL: 201.794.6900 FAX: 201.794.0366

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/20/2016
2	DOB FILING SUBMISSION	05/15/2017

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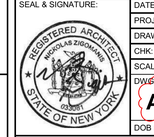
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIR A - SECTIONS

SEAL & SIGNATURE:



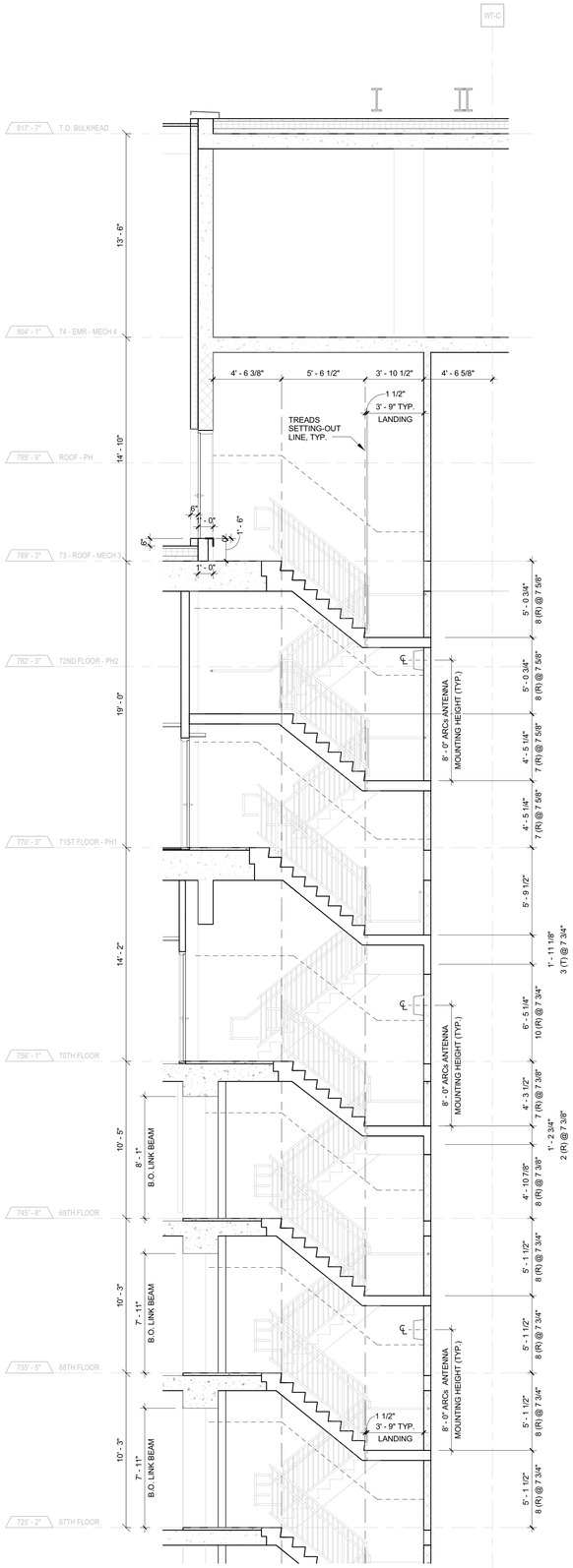
DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: 1/4" = 1'-0"
DWG No: **A-732.00**
DOB PAGE No: of

DOB EMPLOYEE STAMP:

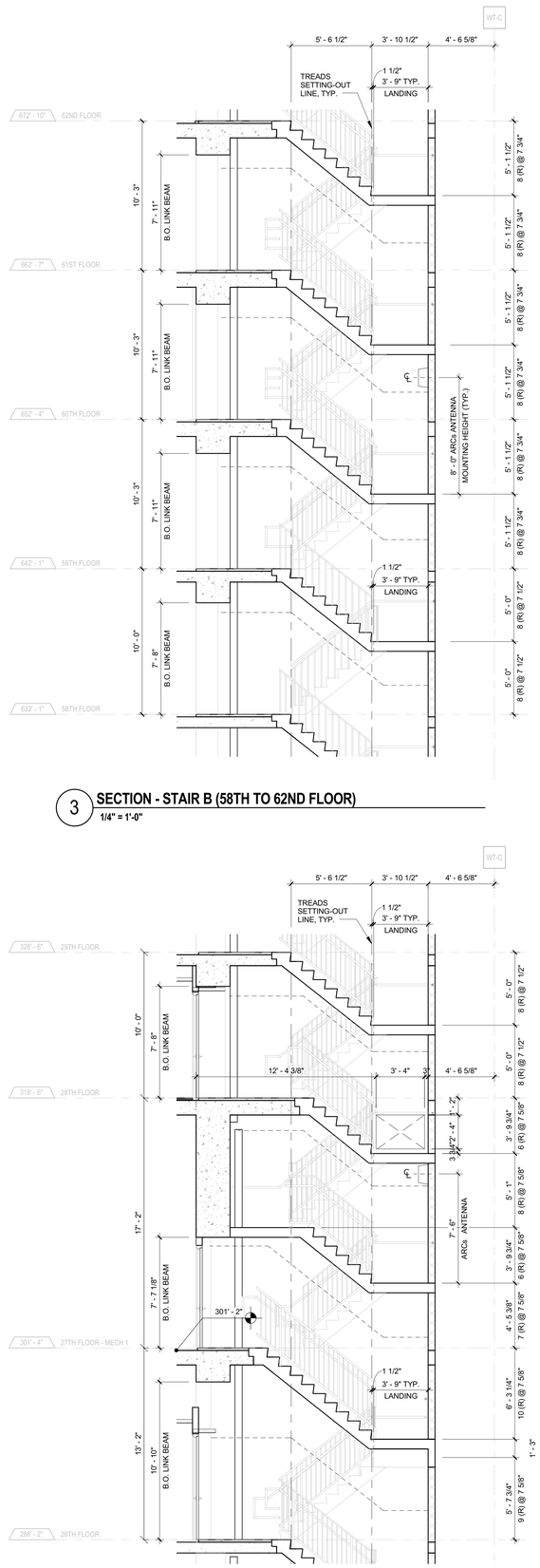
DOB B-SCAN:

DEPT OF BLDGS121180508 Job Number
ES1790731092 Scan Code

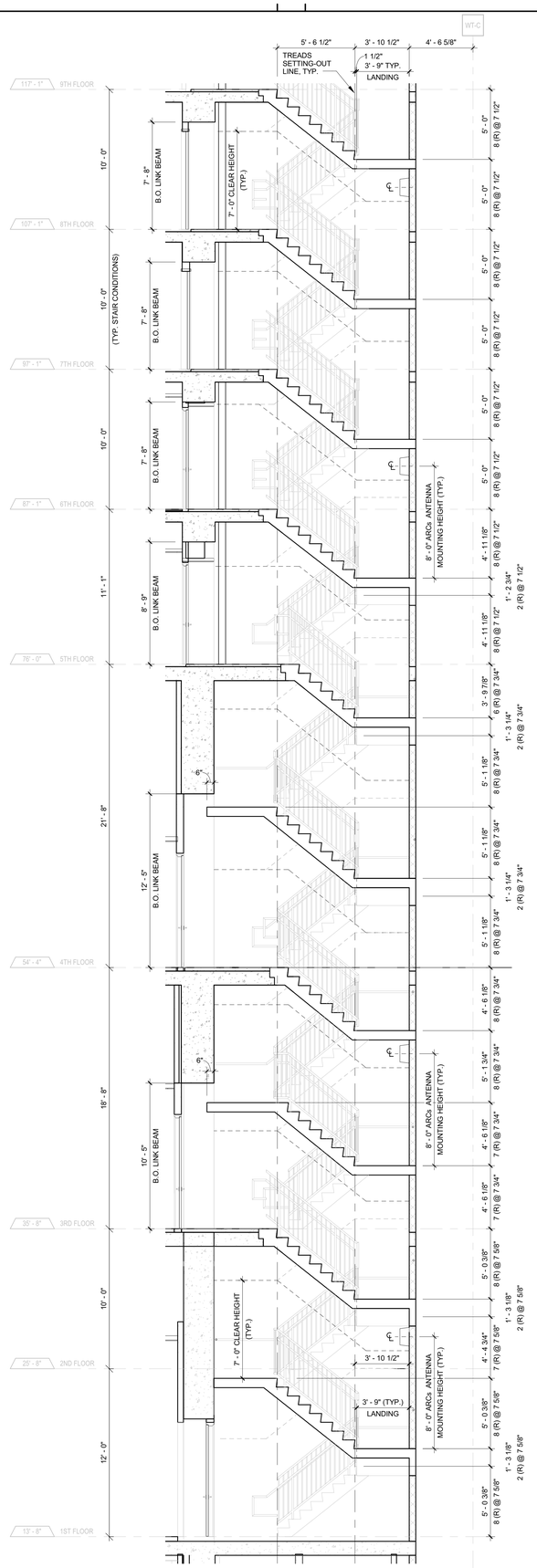
30" x 42" Arch E1 - SHEET SIZE



4 SECTION - STAIR B (67TH FLOOR TO ROOF)
1/4" = 1'-0"



2 SECTION - STAIR B (26TH TO 29TH FLOOR) (SIM. TO 48TH - 52ND)
1/4" = 1'-0"



1 SECTION - STAIR B (1ST - 9TH FLOOR)
1/4" = 1'-0"

KEY PLAN:
CHERRY ST
MANHATTAN BRIDGE
SOUTH STREET
FDR DRIVE (ELEVATED)

PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS
180 Varick St, suite 404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

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River Drive Center 1, 619 River Drive
Elmwood Park, NJ 07407
TEL: 201.794.6900 FAX: 201.794.0366

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/20/2016
2	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIR B - SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIOMKOS STATE OF NEW YORK

DATE:
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: 1/4" = 1'-0"
DWG No:
A-733.00
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 1 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME: C:\Users\bergardi\Documents\00.REVIT LOCAL\1335 CENTRAL_bergardi.rvt
PLOT DATE: 9/28/2017 2:20:27 PM

DEPT OF BLDGS121805628 Job Number
E547114705Z Scan Code
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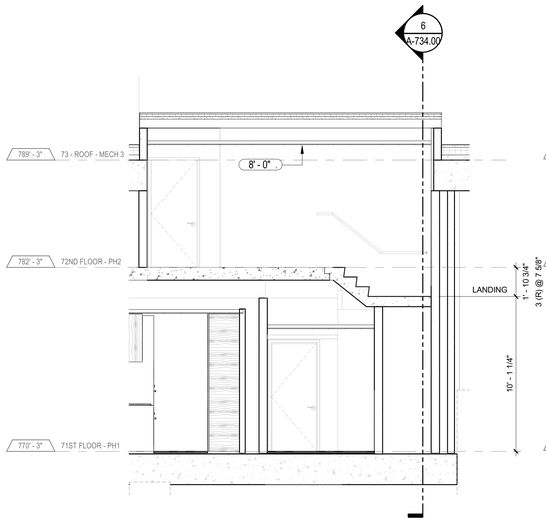
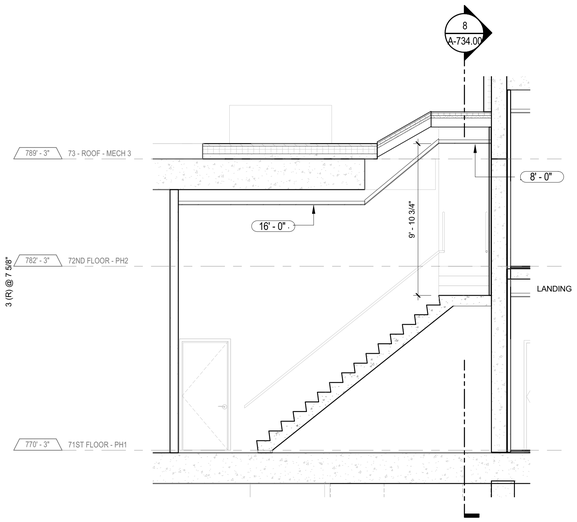
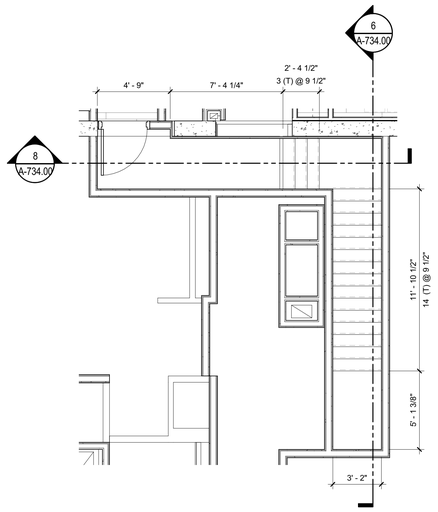


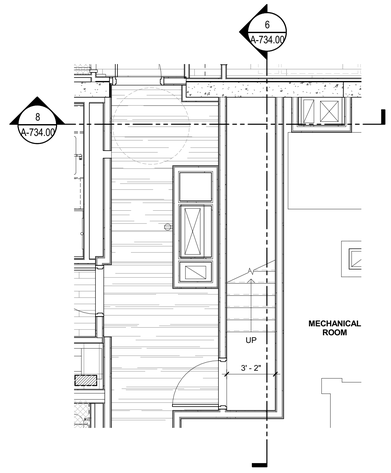
8 SECTION - NORTH PH STAIR EGRESS - CROSS
1/4" = 1'-0"



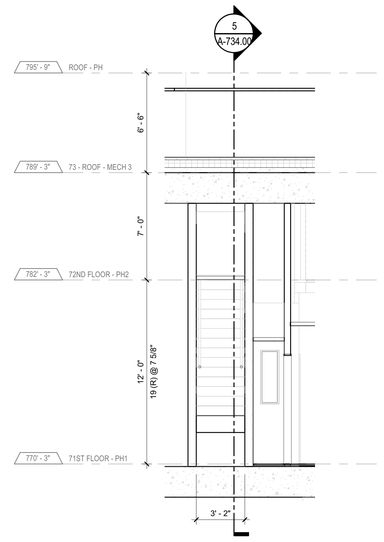
6 SECTION - NORTH PH STAIR EGRESS
1/4" = 1'-0"



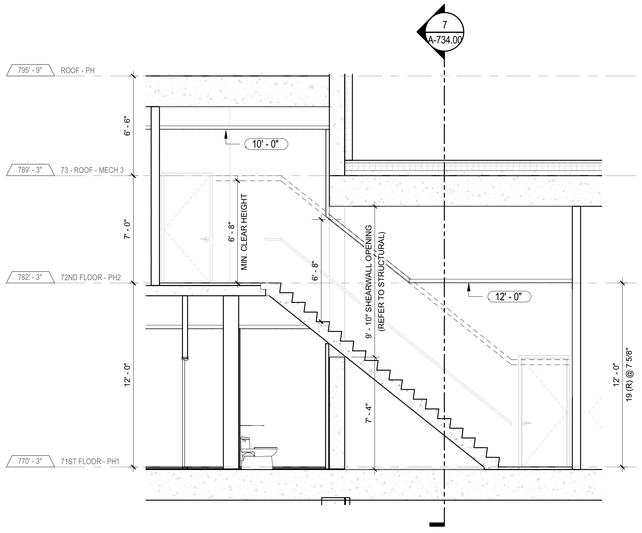
4 PLAN - EGRESS STAIR (NORTH) - PENTHOUSE 2
1/4" = 1'-0



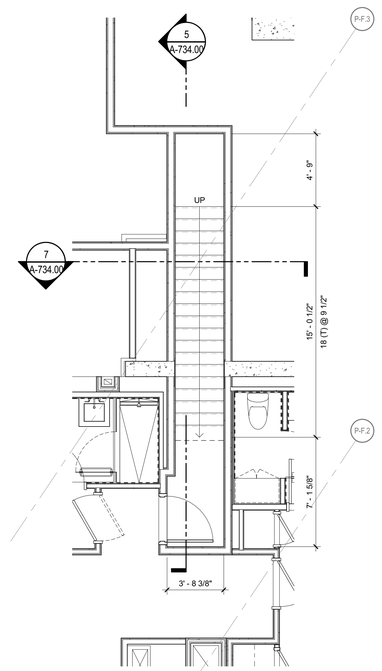
2 PLAN - EGRESS STAIR - (NORTH)
1/4" = 1'-0"



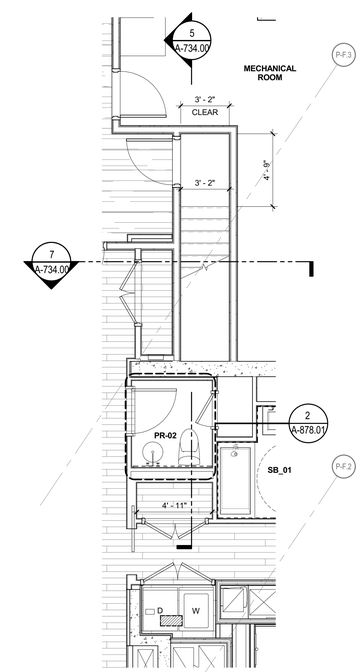
7 SECTION - SOUTH PH STAIR EGRESS - CROSS
1/4" = 1'-0"



5 SECTION - SOUTH PH STAIR EGRESS
1/4" = 1'-0"



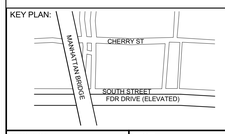
3 PLAN - EGRESS STAIR (SOUTH) - PENTHOUSE 2
1/4" = 1'-0"



1 PLAN - EGRESS STAIR (SOUTH) - PENTHOUSE 1
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/20/2016
2	DOB FILING SUBMISSION	05/15/2017

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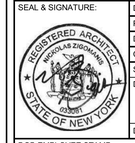
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PENTHOUSE EGRESS STAIRS - ENLARGED PLANS AND SECTIONS

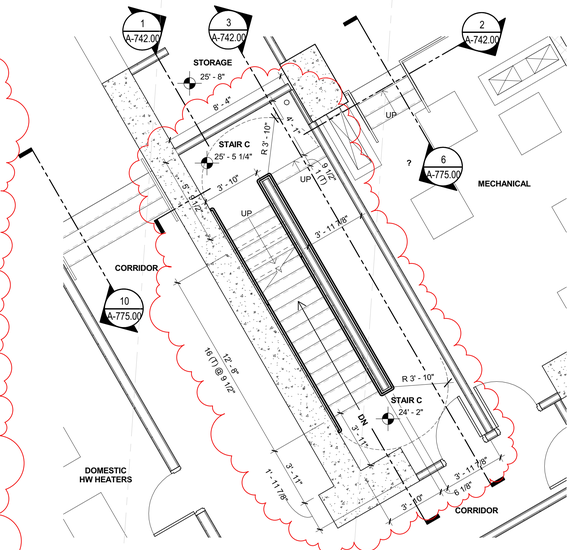
SEAL & SIGNATURE:



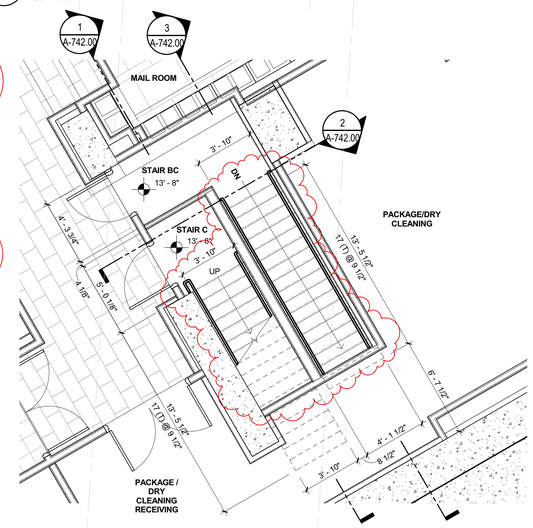
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-734.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

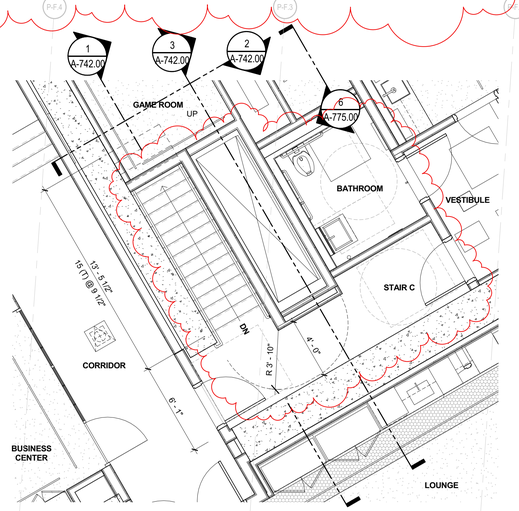
DOB B-SCAN:



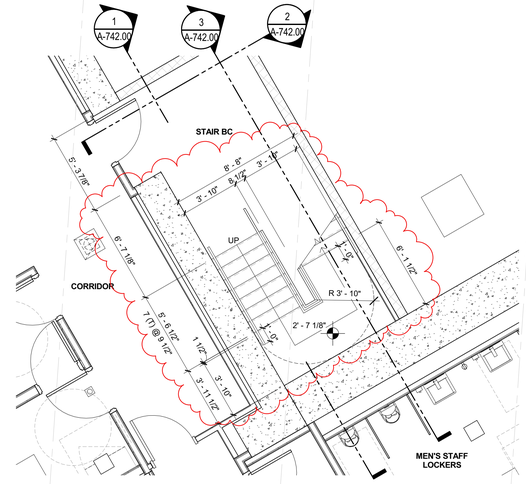
3 ENLARGED PLAN - STAIR C - 2ND FLOOR
1/4" = 1'-0"



2 ENLARGED PLAN - STAIR C & BC - 1ST FLOOR
1/4" = 1'-0"

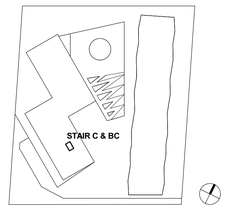


4 ENLARGED PLAN - STAIR C - 3RD FLOOR
1/4" = 1'-0"

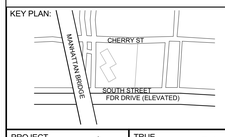


1 ENLARGED PLAN - STAIR BC - CELLAR
1/4" = 1'-0"

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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805 Third Ave, 7th Floor
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River Drive Center 1, 619 River Drive
Elmwood Park, NJ 07407
TEL: 201.794.6900 FAX: 201.794.0366

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015
2	DOB FILING SUBMISSION	06/20/2016
3	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

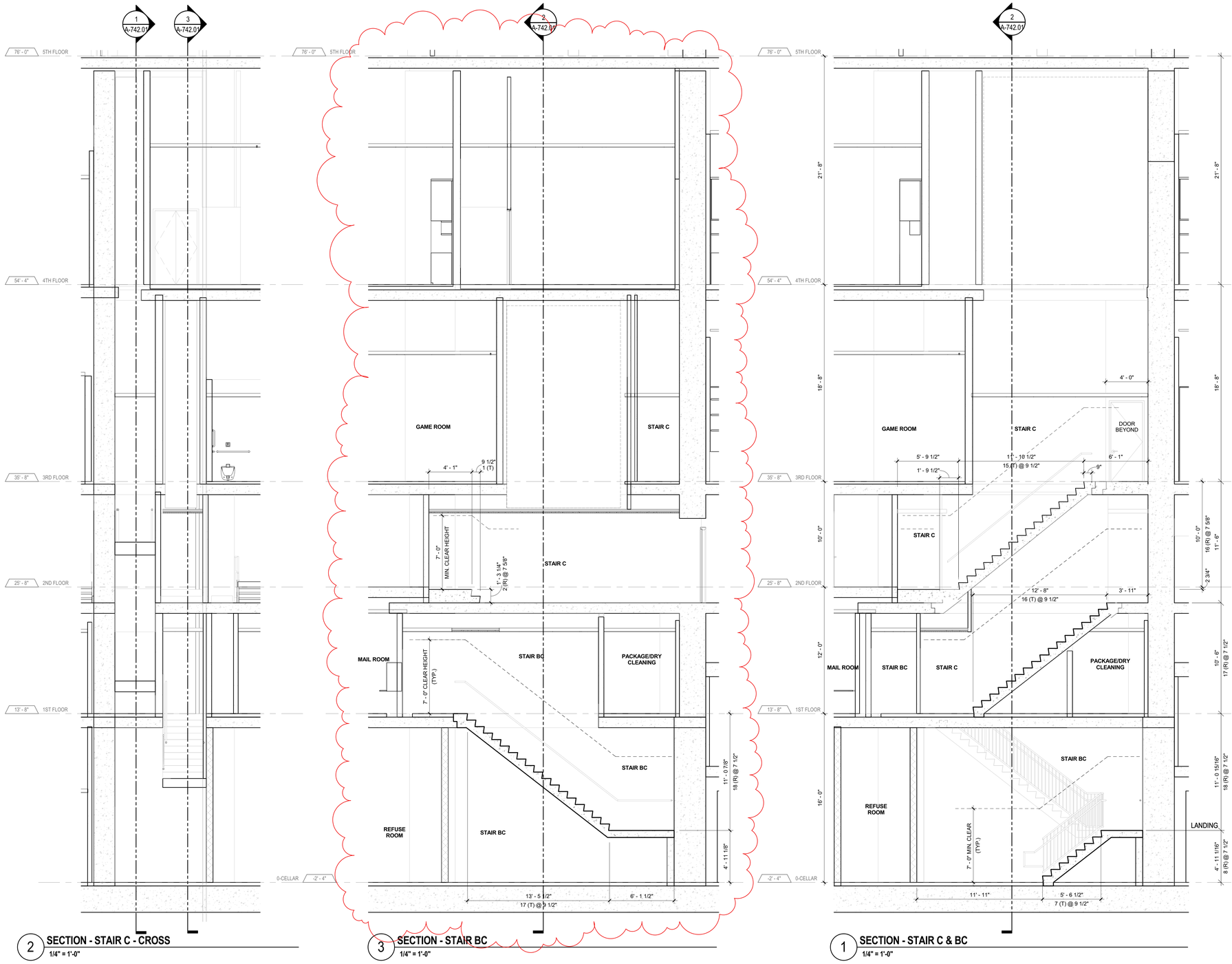
DRAWING TITLE:
STAIRS (C & BC) - ENLARGED PLANS

SEAL & SIGNATURE:

DATE:	
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-741.01
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

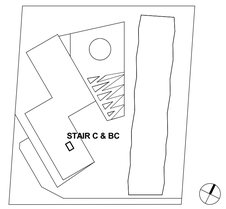


2 SECTION - STAIR C - CROSS
1/4" = 1'-0"

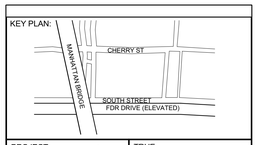
3 SECTION - STAIR BC
1/4" = 1'-0"

1 SECTION - STAIR C & BC
1/4" = 1'-0"

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015
2	DOB FILING SUBMISSION	04/01/2016
3	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIRS (C & BC) - SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-742.01
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

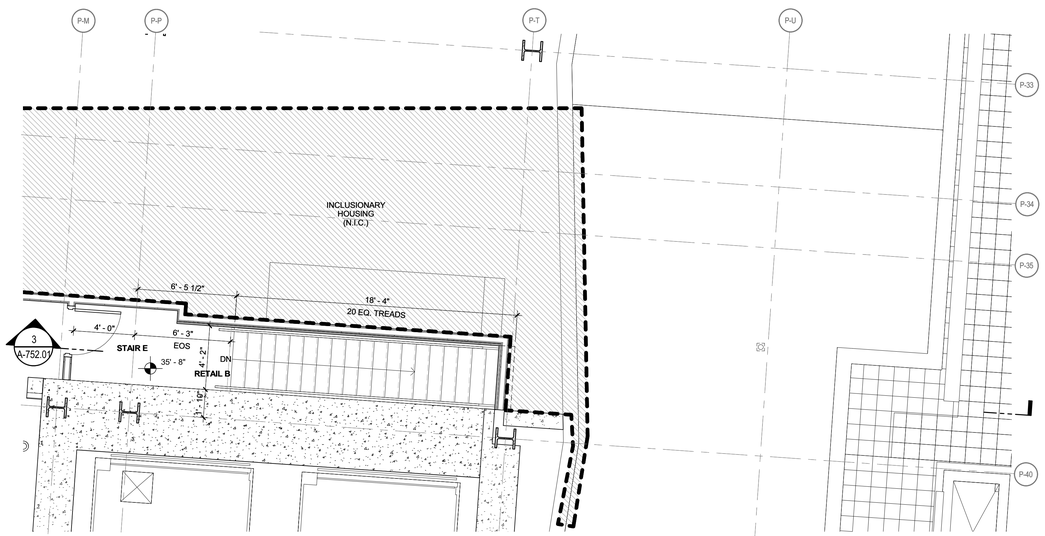
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

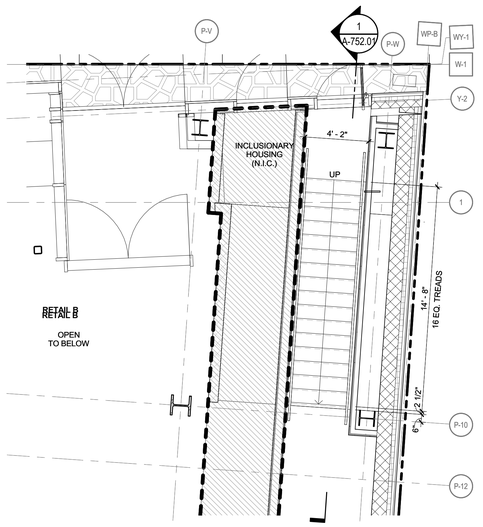
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E5758253594 Scan Code

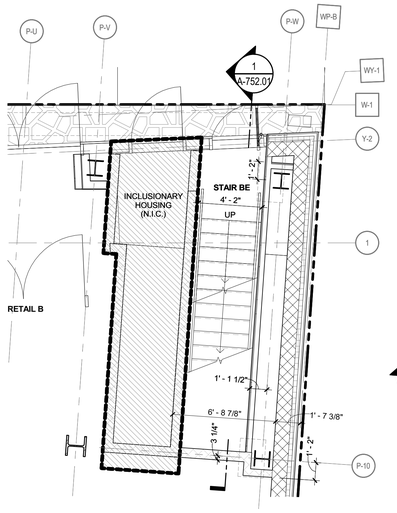
30" x 42" Arch E1 - SHEET SIZE



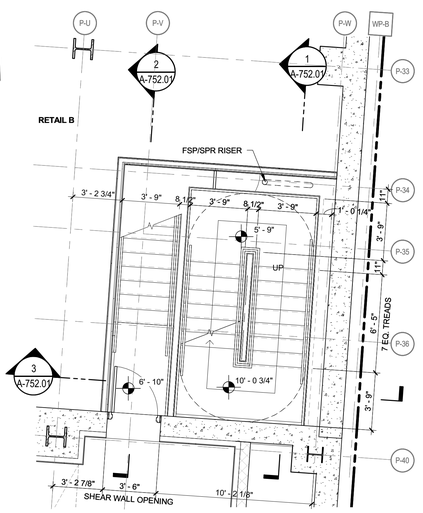
7 ENLARGED PLAN - STAIR E - 3RD FLOOR
1/4" = 1'-0"



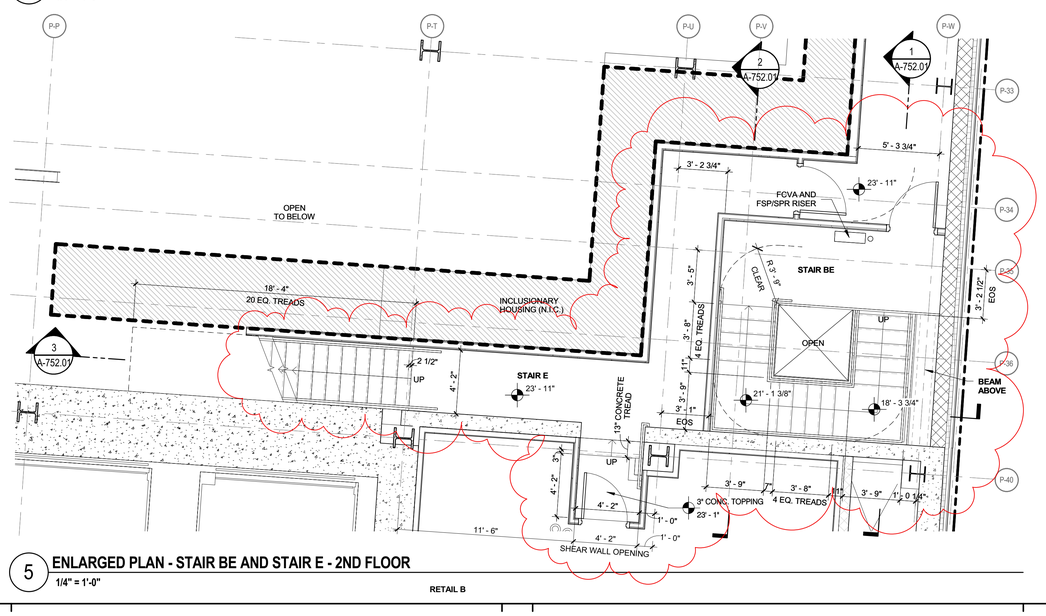
6 ENLARGED PLAN - STAIR BE - 2ND FLOOR
1/4" = 1'-0"



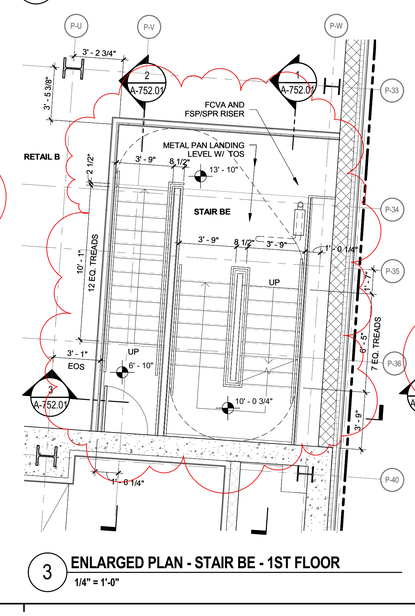
4 ENLARGED PLAN - STAIR BE - 1ST FLOOR
1/4" = 1'-0"



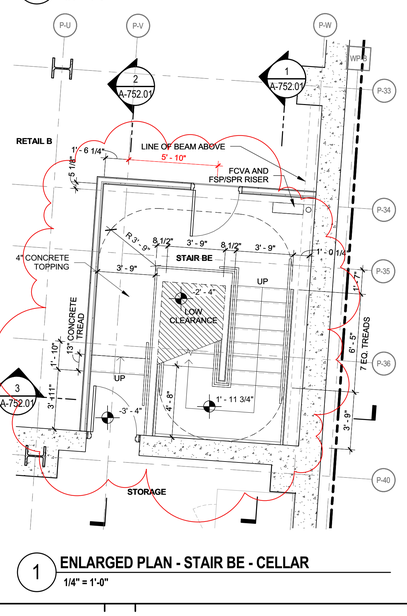
2 ENLARGED PLAN - STAIR BE - PARKING 1
1/4" = 1'-0"



5 ENLARGED PLAN - STAIR BE AND STAIR E - 2ND FLOOR
1/4" = 1'-0"

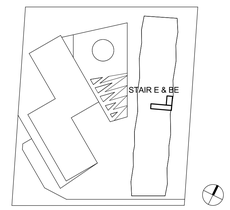


3 ENLARGED PLAN - STAIR BE - 1ST FLOOR
1/4" = 1'-0"



1 ENLARGED PLAN - STAIR BE - CELLAR
1/4" = 1'-0"

PROJECT KEY PLAN



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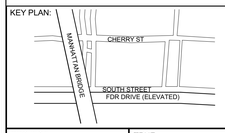

PROJECT NORTH

TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
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INTERIOR DESIGNER:
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New York, NY 10014
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015
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3	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIRS (E & BE) - ENLARGED PLANS

SEAL & SIGNATURE:
REGISTERED ARCHITECT MICHELAB ZIGOURAS 026301 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/4" = 1'-0"
DWG No:	**A-751.01**
DOB PAGE No:	of

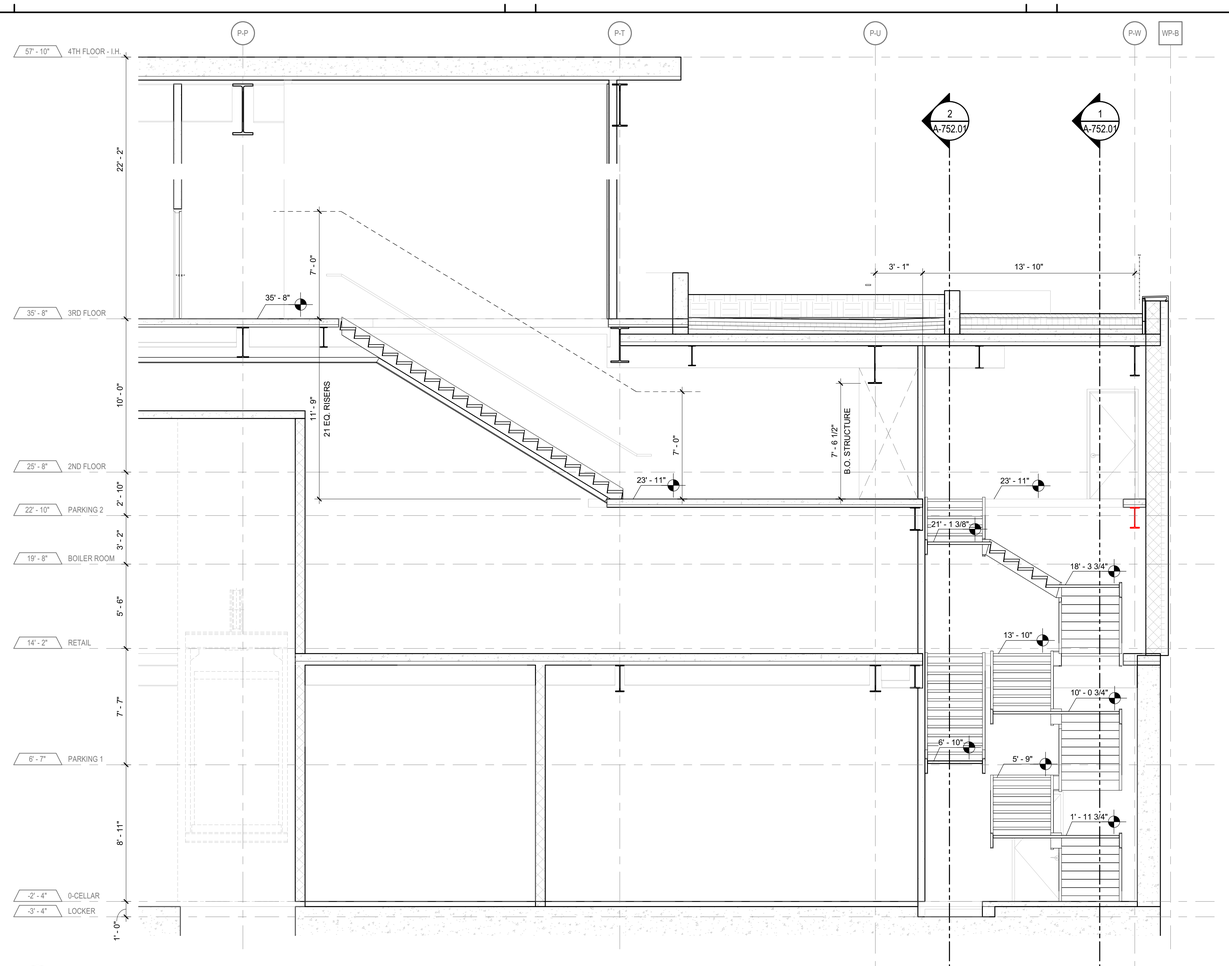
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

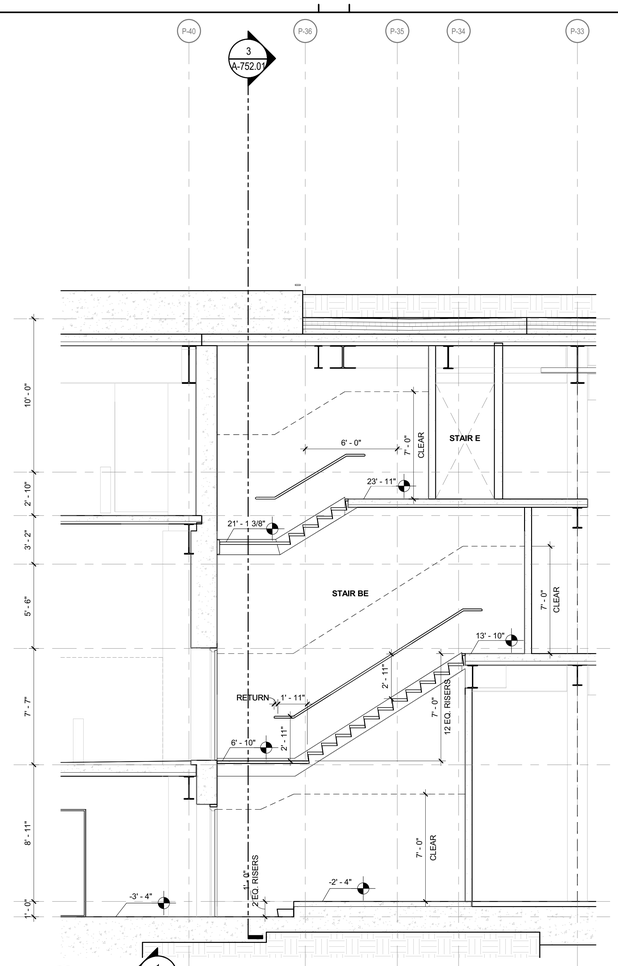
DEPT OF BLDGS121185539 Job Number
E350852578534 Scan Code

30" x 42" Arch E - SHEET SIZE



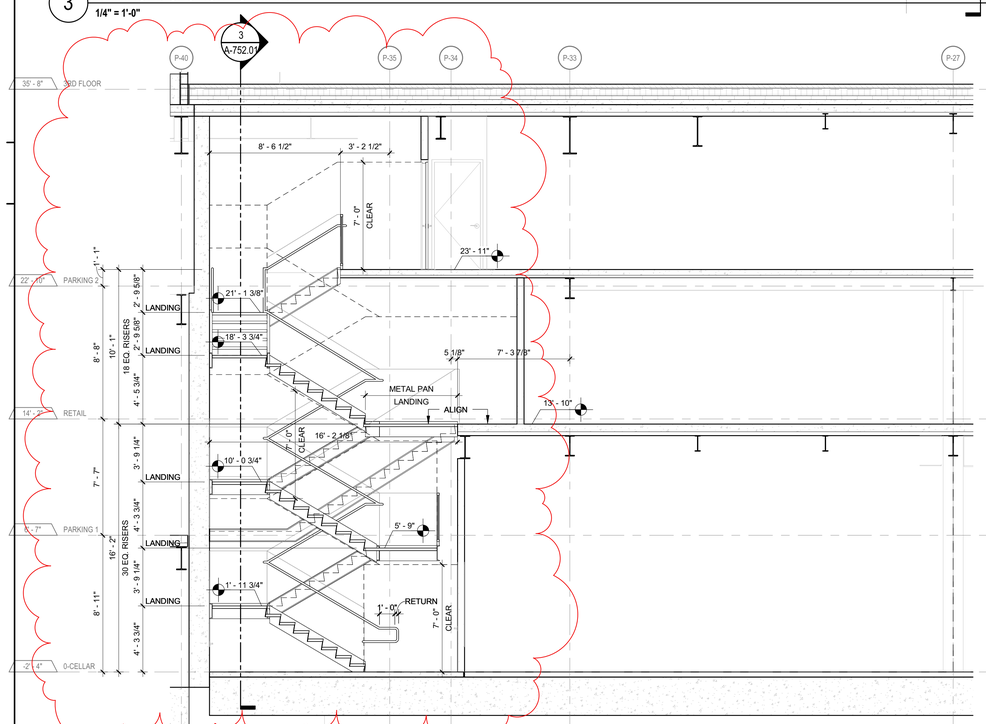
3 ENLARGED SECTION - STAIR BE

1/4" = 1'-0"



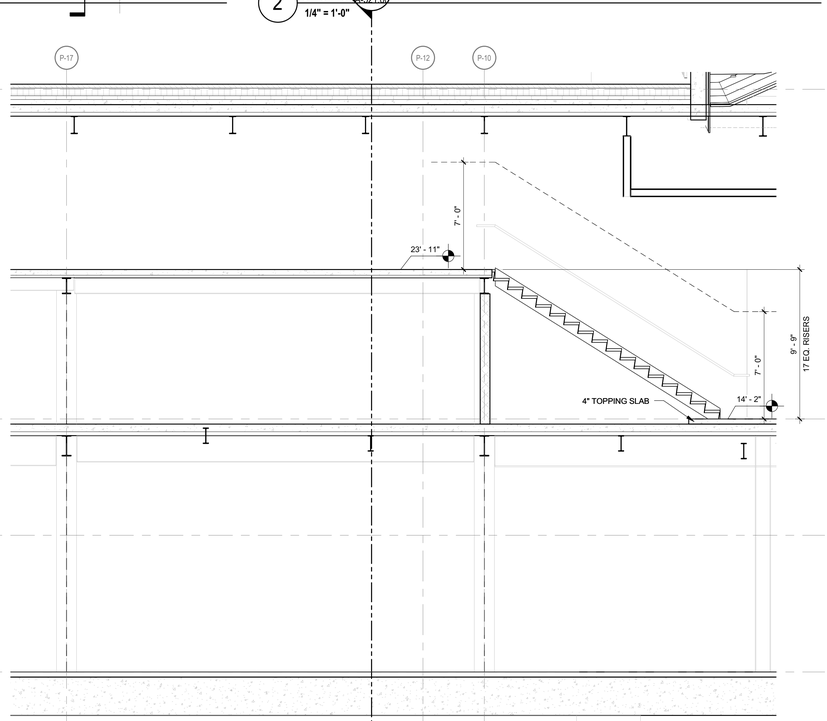
2 SECTION - STAIR BE

1/4" = 1'-0"

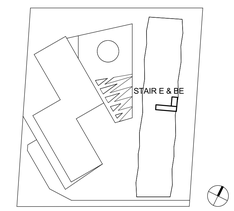


1 SECTION - STAIR BE

1/4" = 1'-0"

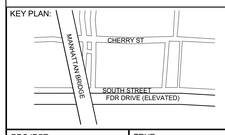


PROJECT KEY PLAN



FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIRS (E & BE) - SECTIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOURAS 029381 STATE OF NEW YORK

DATE:	01 NOV 2013
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DRAWN: TEAM	REV:
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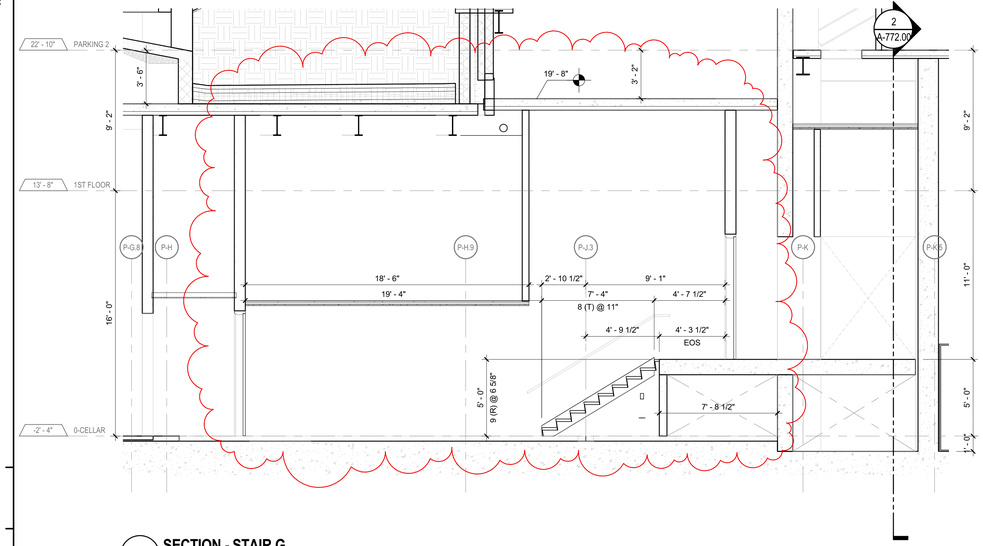
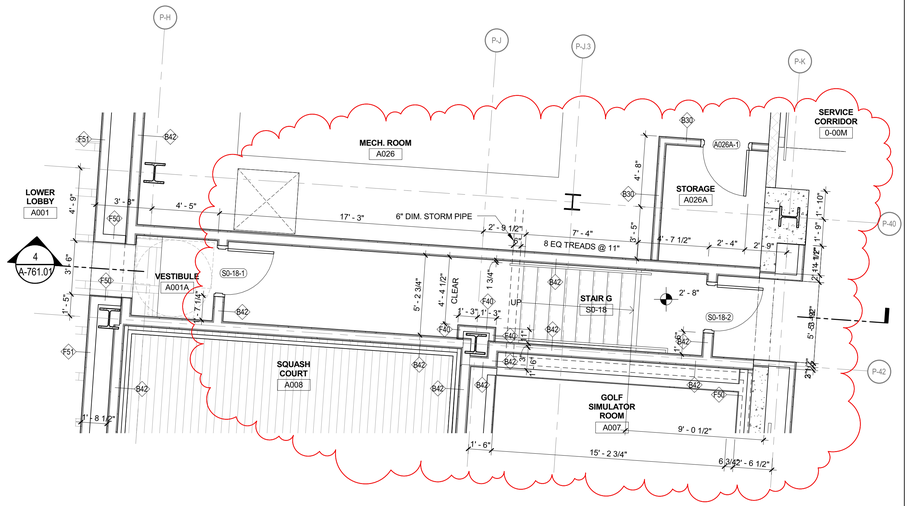
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

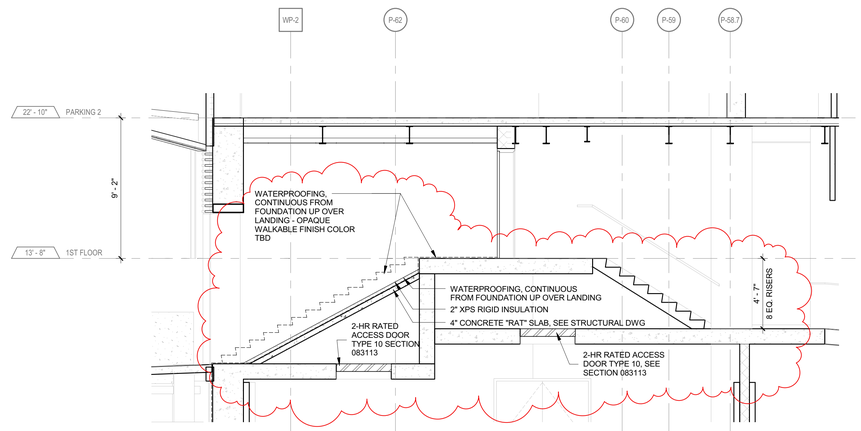
DEPT OF BLDGS 121185539 Job Number
E314995967R1 Scan Code
30" x 42" Arch E1 - SHEET SIZE



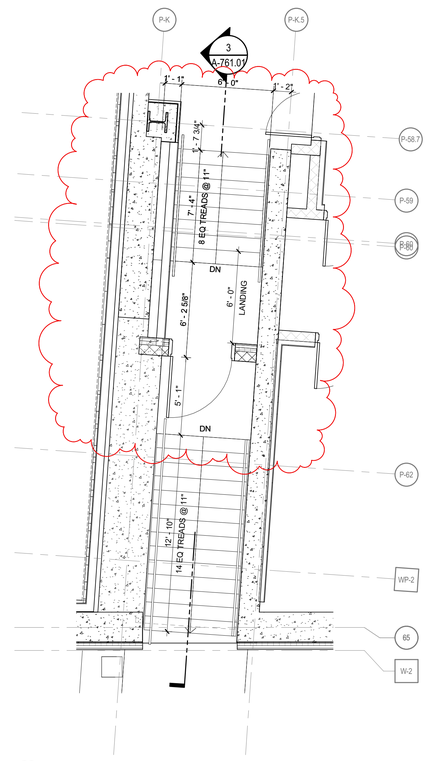
4 SECTION - STAIR G
1/4" = 1'-0"



2 STAIR G - CELLAR
1/4" = 1'-0"

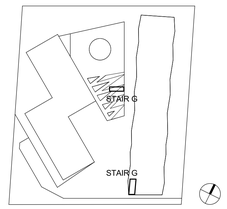


3 SECTION - STAIR G
1/4" = 1'-0"

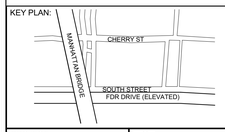


1 ENLARGED PLAN - STAIR G - 1ST FLOOR
1/4" = 1'-0"

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
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GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015
2	DOB FILING SUBMISSION	04/01/2016
3	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIR (G) - ENLARGED PLANS AND SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT MICHAEL ZIGOURAS 026301 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/4" = 1'-0"
DWG No:	**A-761.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES950768505 Scan Code

KEYNOTE LEGEND

GL-162	1/8" THK. MIRROR
HDW-04	PULL @ BATHROOM VANITY
MTL-22	STAINLESS STEEL, #4 FINISH
P-04	TOILET
P-05A	VANITY WITH INTEGRAL SINK - 29"
P-05C	VANITY WITH INTEGRAL SINK - 54"
P-06	FAUCET
P-09	PRESSURE BALANCE CONTROL TRIM
P-13A	UNDERMOUNT TUB
P-14	TUB FILLER
P-30	HANDSHOWER ON HOOK
PT-2	PAINT
ST-12	STONE
TA-01	TOILET PAPER HOLDER
TA-16	30" TOWEL BAR
WD-2	WOOD VENEER

BATHROOM TYPE MATRIX

UNIT	MASTER BATH (MB)	SECONDARY BATH (SB)	TERTIARY BATH (TB)	POWDER ROOM (PR)
A	01	01	——	——
B	02	——	——	——
C	01	01	——	——
D	03	01	——	——
E	03	01	——	——
F	04	02	01	01
G	05	03	02	——
H	06	02	——	——
I	07	04	02	——
J	08	01	——	——
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	——	02

CEILING MOUNTED SHOWER HEAD

RECESSED CEILING SHOWER HEAD

GENERAL NOTES:

1. MASTER VANITY SIZES VARY. REFER TO PLANS AND ELEVATIONS FOR LOCATION AND SIZES.
2. SECONDARY AND TERTIARY BATHROOM VANITIES VARY IN SIZE. REFER TO PLANS AND ELEVATIONS FOR LOCATION AND SIZES.
3. ALL DIMENSIONS ARE TAKEN FROM INTERIOR FINISHES SUCH AS FLOOR STONE/TILE AND WALL STONE/TILE.
4. DRAWERS TO BE INSTALLED WITH HEAVY DUTY SOFT CLOSE GLIDES.
5. HINGES TO BE EUROPEAN WITH MIN. 120 DEGREE.
6. IN POWDER ROOM, FLOOR AND WET WALL TO BE STONE SLAB AND SIZED TO MAXIMIZE WALL SURFACE AS SHOWN
7. MASTER VANITY MIRROR TO HAVE INTEGRAL LIGHTING AND INTERNAL ELECTRICAL OUTLET. COORDINATE WITH FABRICATOR FOR DETAILS AS WELL AS INSTALLATION METHODS.
8. MASTER VANITY MIRROR TO BE SEMI-RECESSED INTO WALL.
9. ELECTRICAL OUTLETS ABOVE ALL VANITIES TO BE INSTALLED HORIZONTALLY IN ALL CONDITIONS AND TYPES.
10. MASTER VANITY IN UNIT B TO BE WALL MOUNTED. PROVIDE IN-WALL SUPPORT BRACKET DURING CONSTRUCTION FOR PROPER INSTALLATION. UNIT B MASTER BATH TO CONFORM TO ADA REQUIREMENTS AS PER DIRECTION FROM OWNERSHIP. COORDINATE DETAILS WITH VANITY/SINK FABRICATOR.
11. ALL VANITIES IN SECONDARY AND TERTIARY BATHROOMS TO BE WALL MOUNTED. PROVIDE IN-WALL SUPPORT BRACKET DURING CONSTRUCTION FOR PROPER INSTALLATION. COORDINATE DETAILS WITH VANITY/SINK FABRICATOR.
12. PROVIDE IN-WALL AND/OR IN-CEILING BLOCKING FOR CUSTOM TOWEL RACKS AND VANITIES AS REQUIRED. COORDINATE WEIGHTS WITH FABRICATORS.
13. DECORATIVE LIGHTING FIXTURES TO BE HARDWIRED.
14. ALL GLASS TO BE FULLY LAMINATED.

KEY PLAN:

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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	05/13/2015
5	DOB FILING SUBMISSION	05/20/2015
6	DOB FILING SUBMISSION	06/18/2015
7	DOB FILING SUBMISSION	06/10/2016
8	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (MB)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS STATE OF NEW YORK 033081

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
CHK:	CHECKER
SCALE:	As indicated
REV:	
DWG No:	**A-861.02**
DOB PAGE No:	of

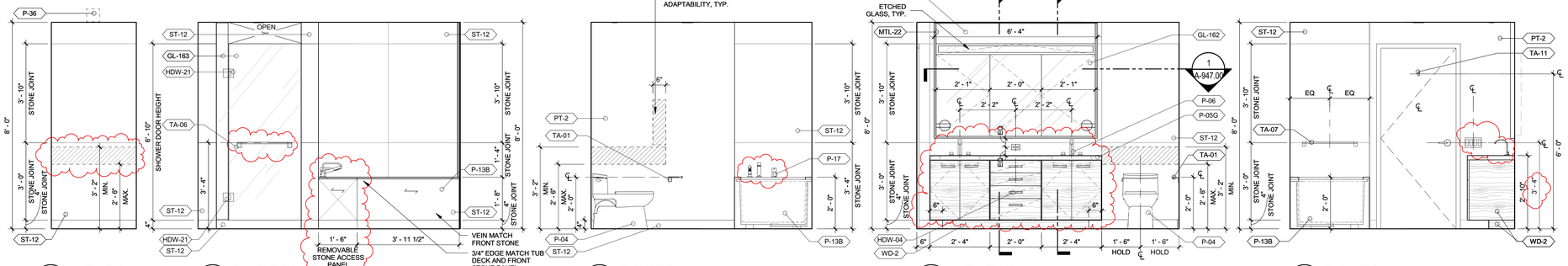
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121105529 Job Number
E350156551697 Scan Code

30" x 42" Arch E1 - SHEET SIZE



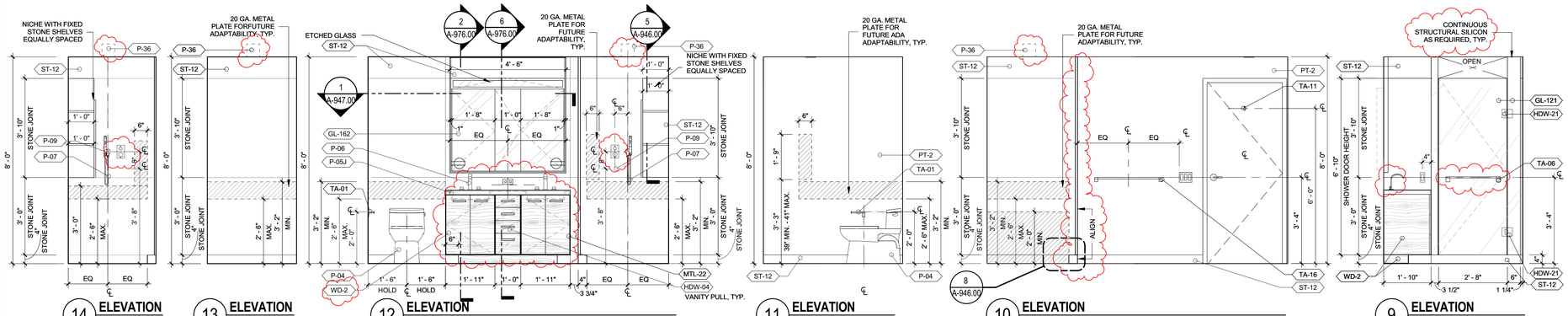
19 ELEVATION 1/2" = 1'-0"

18 ELEVATION 1/2" = 1'-0"

17 ELEVATION 1/2" = 1'-0"

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

15 ELEVATION 1/2" = 1'-0"



14 ELEVATION 1/2" = 1'-0"

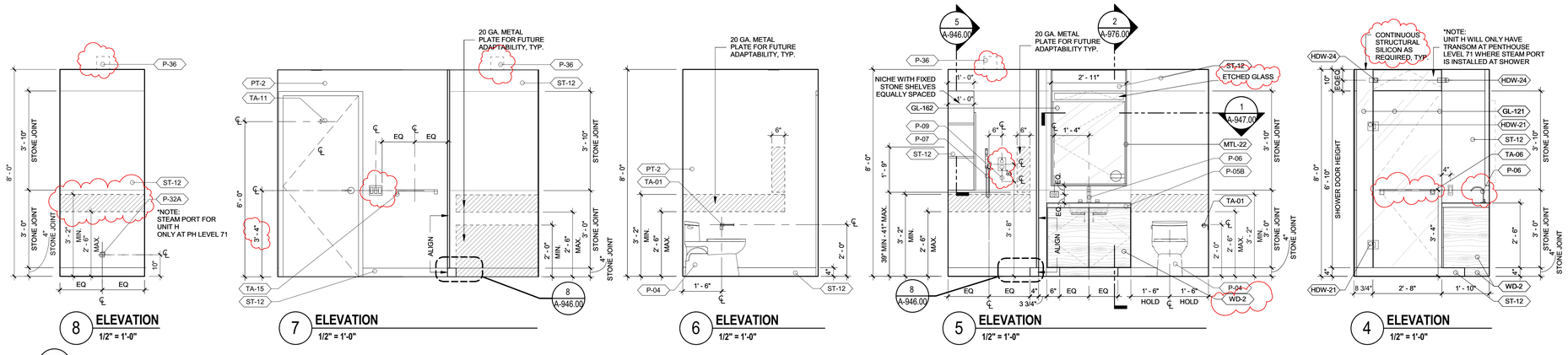
13 ELEVATION 1/2" = 1'-0"

12 ELEVATION 1/2" = 1'-0"

11 ELEVATION 1/2" = 1'-0"

10 ELEVATION 1/2" = 1'-0"

9 ELEVATION 1/2" = 1'-0"



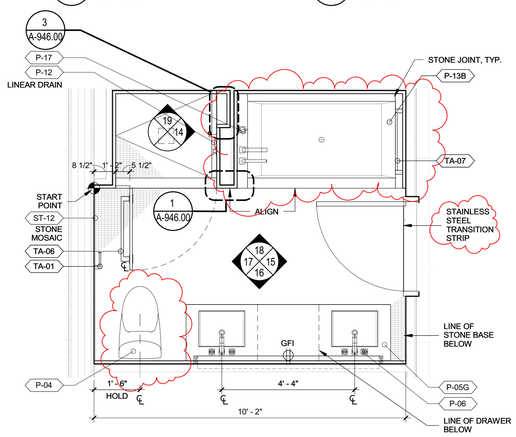
8 ELEVATION 1/2" = 1'-0"

7 ELEVATION 1/2" = 1'-0"

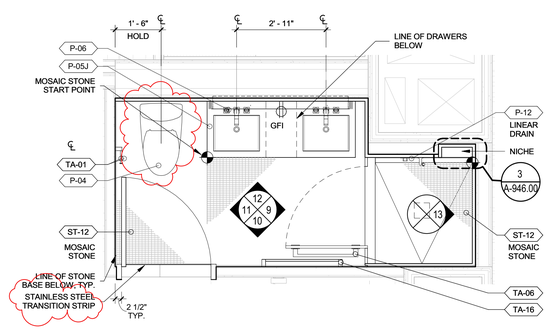
6 ELEVATION 1/2" = 1'-0"

5 ELEVATION 1/2" = 1'-0"

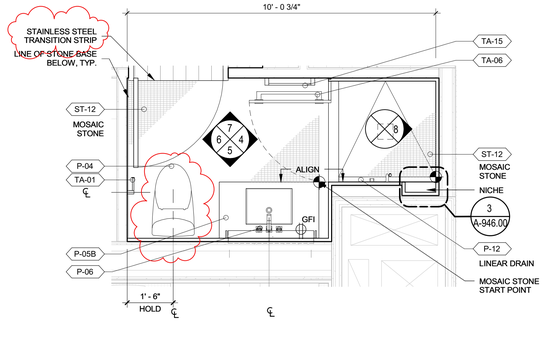
4 ELEVATION 1/2" = 1'-0"



3 FLOOR PLAN - MASTER BATH TYPE MB_08 (UNIT J) 1/2" = 1'-0"
TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT



2 FLOOR PLAN - MASTER BATH TYPE MB_07 (UNIT I) 1/2" = 1'-0"
TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT



1 FLOOR PLAN - MASTER BATH TYPE MB_06 (UNIT H) 1/2" = 1'-0"
TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT

KEYNOTE LEGEND

GL-121	3/8" THK. CLEAR LOW IRON TEMPERED GLASS
GL-162	1/8" THK. MIRROR
HDW-21	1" REVEAL
HDW-24	TRANSOM CLAMP : GLASS TO GLASS
MTL-22	STAINLESS STEEL, #4 FINISH
P-04	TOILET
P-06	FAUCET
P-13B	UNDERMOUNT TUB
P-17	TUB FILLER, DECK MOUNTED WITH WALL MOUNTED CONTROLS
P-32A	STEAM SHOWER SYSTEM
P-36	SHOWER HEAD & INTEGRAL LIGHT
PT-2	PAINT
ST-12	STONE
TA-01	TOILET PAPER HOLDER
TA-06	SHOWER HANDLE / TOWEL BAR
TA-07	TOWEL BAR
TA-11	ROBE HOOK
TA-16	30" TOWEL BAR
WD-2	WOOD VENEER

BATHROOM TYPE MATRIX

UNIT	MASTER BATH (MB)	SECONDARY BATH (SB)	TERTIARY BATH (TB)	POWDER ROOM (PR)
A	01	01	——	——
B	02	——	——	——
C	01	01	——	——
D	03	01	——	——
E	03	01	——	——
F	04	02	01	01
G	05	03	02	——
H	06	02	——	——
I	07	04	02	——
J	08	01	——	——
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	——	02

CEILING MOUNTED SHOWER HEAD

RECESSED CEILING SHOWER HEAD

GENERAL NOTES:

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5. HINGES TO BE EUROPEAN WITH MIN. 120 DEGREE.
6. IN POWDER ROOM, FLOOR AND WET WALL TO BE STONE SLAB AND SIZED TO MAXIMIZE WALL SURFACE AS SHOWN
7. MASTER VANITY MIRROR TO HAVE INTEGRAL LIGHTING AND INTERNAL ELECTRICAL OUTLET. COORDINATE WITH FABRICATOR FOR DETAILS AS WELL AS INSTALLATION METHODS.
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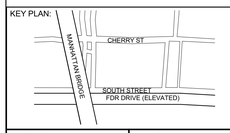
13. DECORATIVE LIGHTING FIXTURES TO BE HARDWIRED.
14. ALL GLASS TO BE FULLY LAMINATED.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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5	DOB FILING SUBMISSION	05/20/2015
6	DOB FILING SUBMISSION	06/18/2015
7	DOB FILING SUBMISSION	06/10/2016
8	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (MB)

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DATE:	01 NOV 2013
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DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number

ES043675221 Scan Code

KEYNOTE LEGEND

GL-121	3/8" THK. CLEAR LOW IRON TEMPERED GLASS
GL-145	1/8" THK. BACK PAINTED GLASS, FULLY LAMINATED
GL-162	1/8" THK. MIRROR
HDW-21	1" REVEAL
MTL-22	STAINLESS STEEL, #4 FINISH
P-19	FAUCET
P-20	SHOWER CONTROLS
P-21	HAND HELD SHOWER SET
P-22	TUB FILLER
P-23	TUB 30X60
P-27	SHOWER HEAD
P-28	SHOWER CONTROLS
P-29A	SINK 24"
P-29B	BRACKET WITH DECORATIVE TRIM
P-31	SHOWER HEAD
P-34	TOILET
P-35	HAND HELD SHOWER SET
TA-02	TOILET PAPER HOLDER
TA-04	SHOWER SOAP DISH
TA-06	SHOWER HANDLE / TOWEL BAR
TA-08	TOWEL BAR
TA-09	TOWEL BAR
TA-12	ROBE HOOK
TL-01	TILE
TL-02	TILE
TL-03	TILE
TL-07	TILE

BATHROOM TYPE MATRIX

UNIT	MASTER BATH (MB)	SECONDARY BATH (SB)	TERTIARY BATH (TB)	POWDER ROOM (PR)
A	01	01	———	———
B	02	———	———	———
C	01	01	———	———
D	03	01	———	———
E	03	01	———	———
F	04	02	01	01
G	05	03	02	———
H	06	02	———	———
I	07	04	02	———
J	08	01	———	———
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	———	02

GENERAL NOTES:

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12. PROVIDE IN-WALL AND/OR IN-CEILING BLOCKING FOR CUSTOM TOWEL RACKS AND VANITIES AS REQUIRED. COORDINATE WEIGHTS WITH FABRICATORS.
13. DECORATIVE LIGHTING FIXTURES TO BE HARDWIRED.
14. ALL GLASS TO BE FULLY LAMINATED.

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	05/13/2015
5	DOB FILING SUBMISSION	05/20/2015
6	DOB FILING SUBMISSION	06/18/2015
7	DOB FILING SUBMISSION	06/10/2016
8	DOB FILING SUBMISSION	05/15/2017

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (SB)

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
CHK:	CHECKER
SCALE:	As indicated
REV:	
DWG No:	**A-865.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS121185528 Job Number
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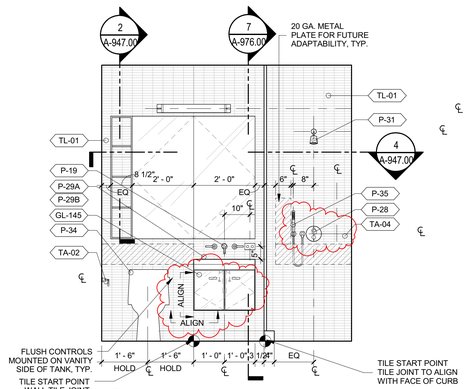

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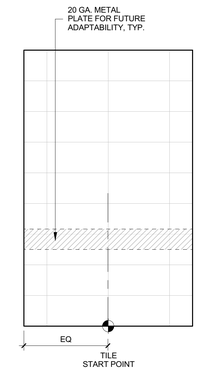

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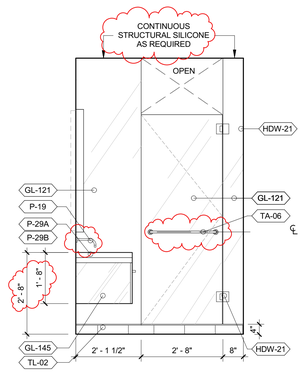

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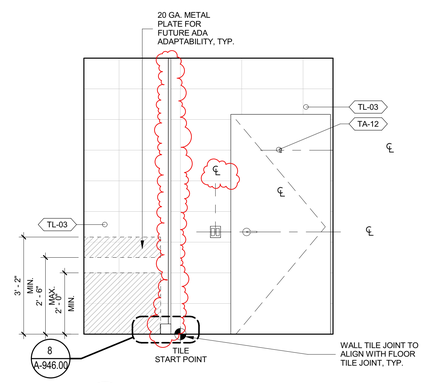

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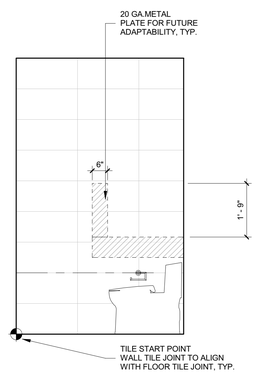

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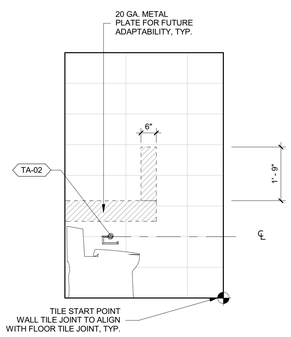

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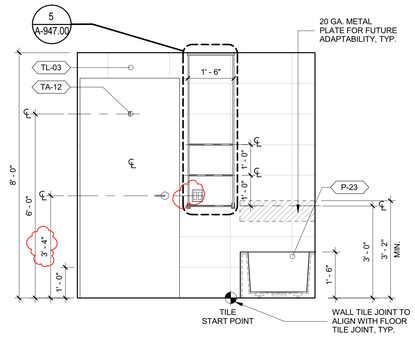

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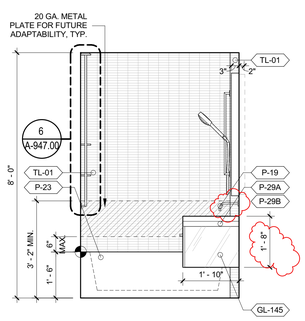

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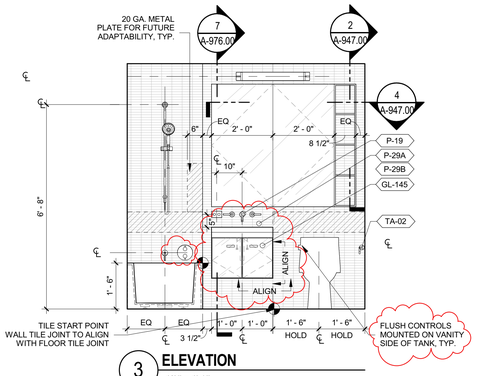

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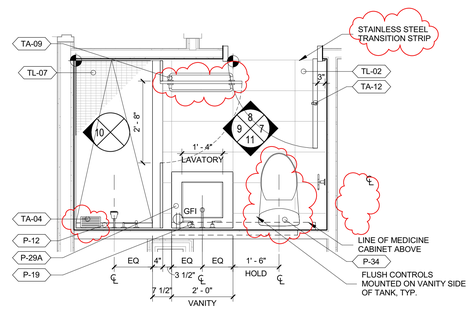
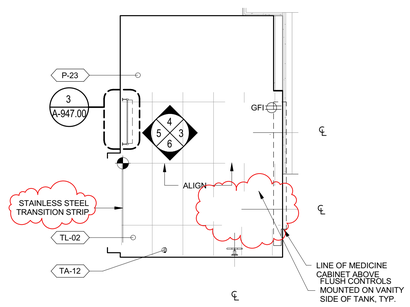


2 **ENLARGED PLAN - SECONDARY BATH SB-05 (UNIT K & UNIT L)**
1/2" = 1'-0"
TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT



1 **FLOOR PLAN - SECONDARY BATHROOM SB-04 (UNIT I)**
1/2" = 1'-0"
TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT

KEYNOTE LEGEND

GL-121	3/8" THK. CLEAR LOW IRON TEMPERED GLASS
GL-145	1/8" THK. BACK PAINTED GLASS, FULLY LAMINATED
HDW-21	1" REVEAL
P-12	LINEAR SHOWER DRAIN
P-19	FAUCET
P-21	HAND HELD SHOWER SET
P-23	TUB 30X60
P-28	SHOWER CONTROLS
P-29A	SINK 24"
P-29B	BRACKET WITH DECORATIVE TRIM
P-31	SHOWER HEAD
P-34	TOILET
P-35	HAND HELD SHOWER SET
TA-02	TOILET PAPER HOLDER
TA-04	SHOWER SOAP DISH
TA-06	SHOWER HANDLE / TOWEL BAR
TA-09	TOWEL BAR
TA-12	ROBE HOOK
TL-01	TILE
TL-02	TILE
TL-03	TILE
TL-07	TILE

BATHROOM TYPE MATRIX

UNIT	MASTER BATH (MB)	SECONDARY BATH (SB)	TERTIARY BATH (TB)	POWDER ROOM (PR)
A	01	01	——	——
B	02	——	——	——
C	01	01	——	——
D	03	01	——	——
E	03	01	——	——
F	04	02	01	01
G	05	03	02	——
H	06	02	——	——
I	07	04	02	——
J	08	01	——	——
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	——	02

GENERAL NOTES:

1. MASTER VANITY SIZES VARY. REFER TO PLANS AND ELEVATIONS FOR LOCATION AND SIZES.
2. SECONDARY AND TERTIARY BATHROOM VANITIES VARY IN SIZE. REFER TO PLANS AND ELEVATIONS FOR LOCATION AND SIZES.
3. ALL DIMENSIONS ARE TAKEN FROM INTERIOR FINISHES SUCH AS FLOOR STONE/TILE AND WALL STONE/TILE.
4. DRAWERS TO BE INSTALLED WITH HEAVY DUTY SOFT CLOSE GLIDES.
5. HINGES TO BE EUROPEAN WITH MIN. 120 DEGREE.
6. IN POWDER ROOM, FLOOR AND WET WALL TO BE STONE SLAB AND SIZED TO MAXIMIZE WALL SURFACE AS SHOWN
7. MASTER VANITY MIRROR TO HAVE INTEGRAL LIGHTING AND INTERNAL ELECTRICAL OUTLET. COORDINATE WITH FABRICATOR FOR DETAILS AS WELL AS INSTALLATION METHODS.
8. MASTER VANITY MIRROR TO BE SEMI-RECESSED INTO WALL.
9. ELECTRICAL OUTLETS ABOVE ALL VANITIES TO BE INSTALLED HORIZONTALLY IN ALL CONDITIONS AND TYPES.
10. MASTER VANITY IN UNIT B TO BE WALL MOUNTED. PROVIDE IN-WALL SUPPORT BRACKET DURING CONSTRUCTION FOR PROPER INSTALLATION. UNIT B MASTER BATH TO CONFORM TO ADA REQUIREMENTS AS PER DIRECTION FROM OWNERSHIP. COORDINATE DETAILS WITH VANITY/SINK FABRICATOR.
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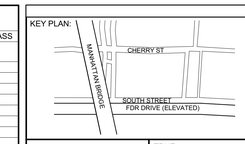
12. PROVIDE IN-WALL AND/OR IN-CEILING BLOCKING FOR CUSTOM TOWEL RACKS AND VANITIES AS REQUIRED. COORDINATE WEIGHTS WITH FABRICATORS.
13. DECORATIVE LIGHTING FIXTURES TO BE HARDWIRED.
14. ALL GLASS TO BE FULLY LAMINATED.



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
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2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	05/13/2015
5	DOB FILING SUBMISSION	05/20/2015
6	DOB FILING SUBMISSION	06/18/2015
7	DOB FILING SUBMISSION	06/10/2016
8	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (SB)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIOMKOS 029361 STATE OF NEW YORK

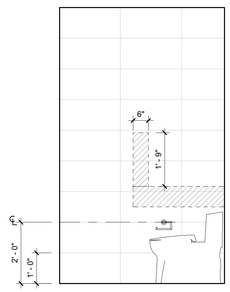
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-866.02
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

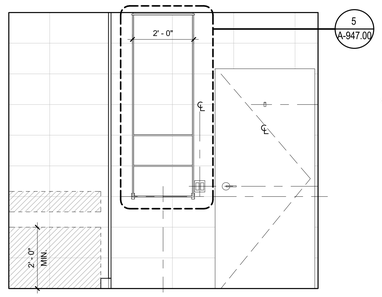
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185569 Job Number
E5438994329 Scan Code
30" x 42" Arch E1 - SHEET SIZE



17 ELEVATION
1/2" = 1'-0"



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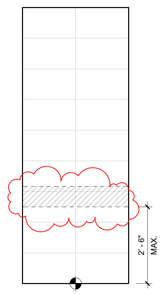

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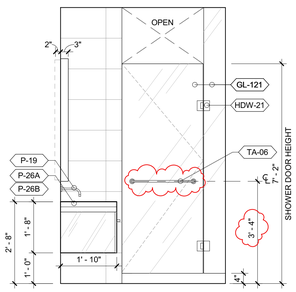

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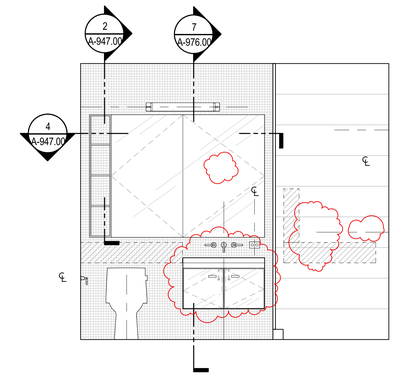

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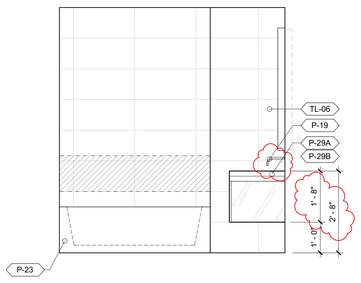

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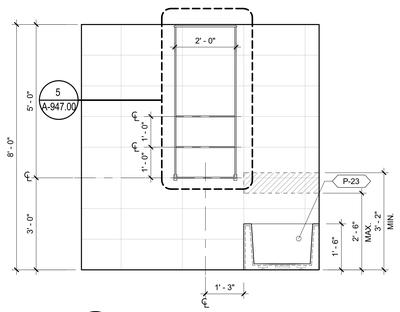

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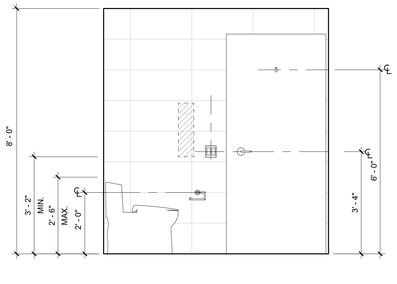

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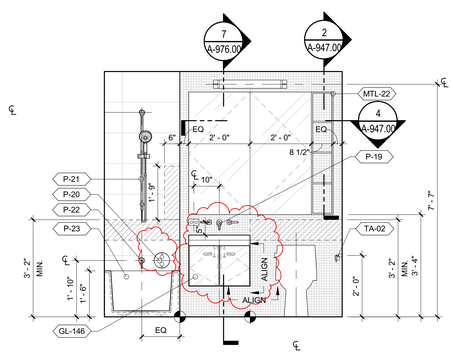

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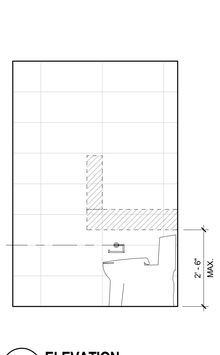

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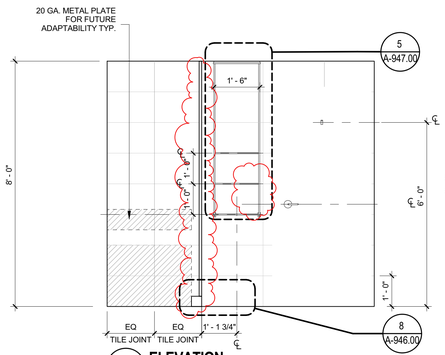

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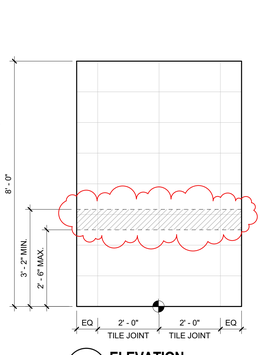

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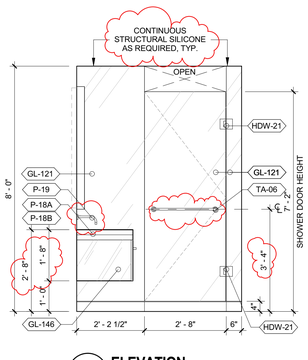

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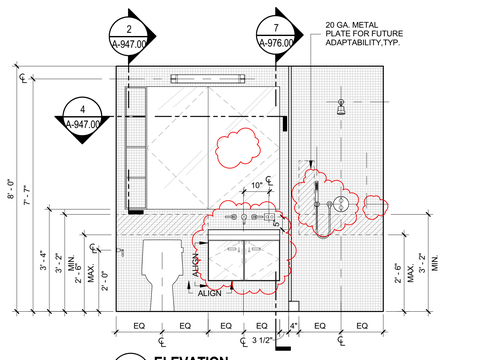

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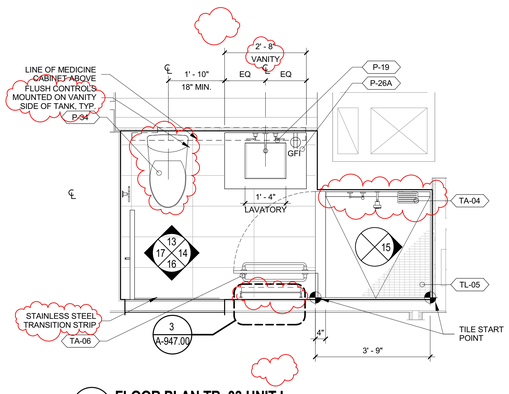

3 FLOOR PLAN TB_03 UNIT L
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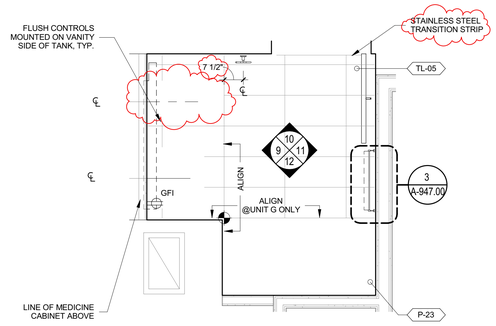
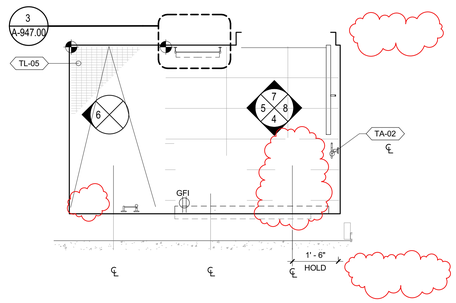
TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT



2 FLOOR PLAN - TERTIARY BATH TB_02 (UNIT G AND I)
1/2" = 1'-0"
TYPE A BATHROOM PER 2008 NYC BUILDING CODE



1 FLOOR PLAN - TERTIARY BATH TB_01 (UNIT F)
1/2" = 1'-0"
TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT

KEYNOTE LEGEND

GL-121	3/8" THK. CLEAR LOW IRON TEMPERED GLASS
GL-146	1/8" THK. BACK PAINTED GLASS, FULLY LAMINATED
GL-162	1/8" THK. MIRROR
HDW-21	1" REVEAL
MTL-22	STAINLESS STEEL, #4 FINISH
P-18A	SINK 28"
P-18B	BRACKET WITH DECORATIVE TRIM
P-19	FAUCET
P-20	SHOWER CONTROLS
P-21	HAND HELD SHOWER SET
P-22	TUB FILLER
P-23	TUB 30X60
P-26A	SINK 32"
P-26B	BRACKET WITH DECORATIVE TRIM
P-29A	SINK 24"
P-29B	BRACKET WITH DECORATIVE TRIM
P-31	SHOWER HEAD
P-34	TOILET
P-35	HAND HELD SHOWER SET
TA-02	TOILET PAPER HOLDER
TA-04	SHOWER SOAP DISH
TA-06	SHOWER HANDLE / TOWEL BAR
TL-04	TILE
TL-05	TILE
TL-06	TILE

BATHROOM TYPE MATRIX

UNIT	MASTER BATH (MB)	SECONDARY BATH (SB)	TERTIARY BATH (TB)	POWDER ROOM (PR)
A	01	01	———	———
B	02	———	———	———
C	01	01	———	———
D	03	01	———	———
E	03	01	———	———
F	04	02	01	01
G	05	03	02	———
H	06	02	———	———
I	07	04	02	———
J	08	01	———	———
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	———	02

GENERAL NOTES:

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2. SECONDARY AND TERTIARY BATHROOM VANITIES VARY IN SIZE. REFER TO PLANS AND ELEVATIONS FOR LOCATION AND SIZES.
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5. HINGES TO BE EUROPEAN WITH MIN. 120 DEGREE.
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7. MASTER VANITY MIRROR TO HAVE INTEGRAL LIGHTING AND INTERNAL ELECTRICAL OUTLET. COORDINATE WITH FABRICATOR FOR DETAILS AS WELL AS INSTALLATION METHODS.
8. MASTER VANITY MIRROR TO BE SEMI-RECESSED INTO WALL.
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10. MASTER VANITY IN UNIT B TO BE WALL MOUNTED. PROVIDE IN-WALL SUPPORT BRACKET DURING CONSTRUCTION FOR PROPER INSTALLATION. UNIT B MASTER BATH TO CONFORM TO ADA REQUIREMENTS AS PER DIRECTION FROM OWNERSHIP. COORDINATE DETAILS WITH VANITY/SINK FABRICATOR.
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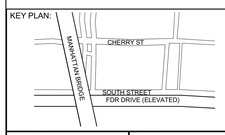
14. ALL GLASS TO BE FULLY LAMINATED.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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New York, NY 10013
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MEP ENGINEERS:
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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	05/13/2015
5	DOB FILING SUBMISSION	05/20/2015
6	DOB FILING SUBMISSION	06/18/2015
7	DOB FILING SUBMISSION	06/10/2016
8	DOB FILING SUBMISSION	05/15/2017

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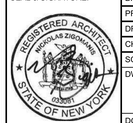
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (TB)

SEAL & SIGNATURE:



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PROJECT No:	1335-00
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CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-867.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number

ES832353938 Scan Code

KEYNOTE LEGEND

GL-121	3/8" THK. CLEAR LOW IRON TEMPERED GLASS
GL-162	1/8" THK. MIRROR
GL-163	10mm THK. PRIVACY GLASS
HDW-04	PULL @ BATHROOM VANITY
HDW-21	1" REVEAL
HDW-22	CABINET HARDWARE
HDW-24	TRANSOM CLAMP : GLASS TO GLASS
HDW-25	TRANSOM CLAMP : WALL TO GLASS
MTL-22	STAINLESS STEEL, #4 FINISH
P-05F	VANITY WITH INTEGRAL SINK - 78"
P-06	FAUCET
P-07	HAND HELD
P-09	PRESSURE BALANCE CONTROL TRIM
P-13	
P-13C	UNDERMOUNT TUB
P-17	TUB FILLER, DECK MOUNTED WITH WALL MOUNTED CONTROLS
P-32A	STEAM SHOWER SYSTEM
P-32B	STEAM SHOWER SYSTEM
P-36	SHOWER HEAD & INTEGRAL LIGHT
PT-2	PAINT
ST-12	STONE
TA-01	TOILET PAPER HOLDER
TA-06	SHOWER HANDLE / TOWEL BAR
TA-07	TOWEL BAR
TA-11	ROBE HOOK
TA-15	18" TOWEL BAR
TA-16	30" TOWEL BAR
WD-2	WOOD VENEER

BATHROOM TYPE MATRIX

UNIT	MASTER BATH (MB)	SECONDARY BATH (SB)	TERTIARY BATH (TB)	POWDER ROOM (PR)
A	01	01	———	———
B	02	———	———	———
C	01	01	———	———
D	03	01	———	———
E	03	01	———	———
F	04	02	01	01
G	05	03	02	———
H	06	02	———	———
I	07	04	02	———
J	08	01	———	———
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	———	02

CEILING MOUNTED SHOWER HEAD

RECESSED CEILING SHOWER HEAD

GENERAL NOTES:

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No.	DESCRIPTION:	DATE:
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3	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (MB)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
CHK:	CHECKER
SCALE:	As indicated
REV:	
DWG No:	A-872.01
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

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HDW-35	U CHANNEL FOR GLASS
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P-04	TOILET
P-05E	VANITY WITH INTEGRAL SINK - 64"
P-05F	VANITY WITH INTEGRAL SINK - 78"
P-05H	VANITY WITH INTEGRAL SINK - 86"
P-06	FAUCET
P-07	HAND HELD
P-08	SHOWER HEAD
P-09	PRESSURE BALANCE CONTROL TRIM
P-12	LINEAR SHOWER DRAIN
P-13D	UNDERMOUNT TUB
P-17	TUB FILLER, DECK MOUNTED WITH WALL MOUNTED CONTROLS
P-32A	STEAM SHOWER SYSTEM
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P-32C	STEAM SHOWER SYSTEM
P-37	SINK
ST-12	STONE
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TA-06	SHOWER HANDLE / TOWEL BAR
TA-07	TOWEL BAR
TA-11	ROBE HOOK
TA-16	30" TOWEL BAR
WD-2	WOOD VENEER

BATHROOM TYPE MATRIX

UNIT	MASTER BATH (MB)	SECONDARY BATH (SB)	TERTIARY BATH (TB)	POWDER ROOM (PR)
A	01	01	———	———
B	02	———	———	———
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D	03	01	———	———
E	03	01	———	———
F	04	02	01	01
G	05	03	02	———
H	06	02	———	———
I	07	04	02	———
J	08	01	———	———
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	———	02

CEILING MOUNTED SHOWER HEAD

RECESSED CEILING SHOWER HEAD

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14. ALL GLASS TO BE FULLY LAMINATED.
15. ALL RESIDENTIAL UNIT INTERIORS (EXCEPT AS NOTED) AND MASTER BATHROOM WALL PLATES TO BE HDW-61.

    SECONDARY BATHROOM WALL PLATES TO BE HDW-62.

    TERTIARY BATHROOM WALL PLATES TO BE HDW-63.

    POWDER ROOM WALL PLATES TO BE HDW-64.

    REFER TO MATERIAL FINISH LEGEND FOR PRODUCT INFORMATION. GANG VARIES, REFER TO ELECTRICAL DRAWINGS.

DEPT OF BLDGS 121185528 Job Number

E5054123325 Scan Code

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
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River Drive Center 1, 619 River Drive
Elmwood Park, NJ 07407
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015
2	DOB FILING SUBMISSION	06/10/2016
3	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

252 SOUTH STREET

NEW YORK, NY

DRAWING TITLE:

INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (MB)

SEAL & SIGNATURE:

DATE:	
PROJECT No:	1335-00
DRAWN:	TEAM
REV:	
CHK:	CHECKER
SCALE:	As indicated
DWG No:	**A-874.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS121805628 Job Number
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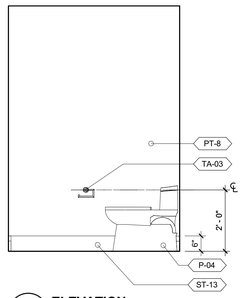
30" x 42" Arch E1 - SHEET SIZE



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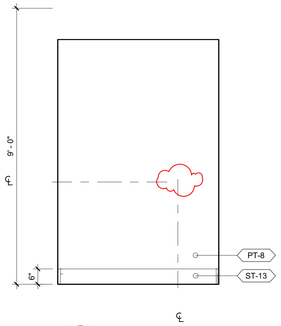
1/2" = 1'-0"



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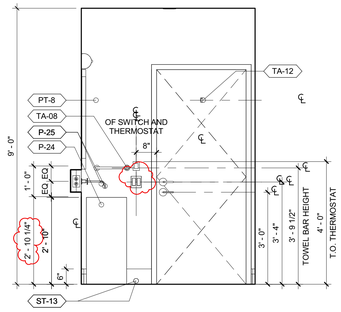
1/2" = 1'-0"



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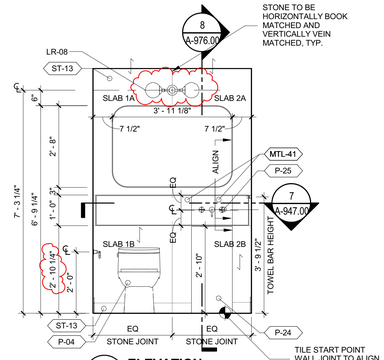

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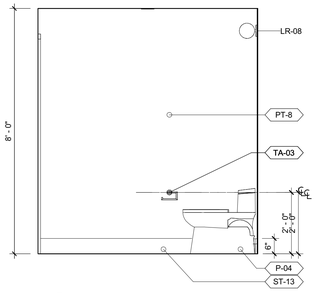
1/2" = 1'-0"



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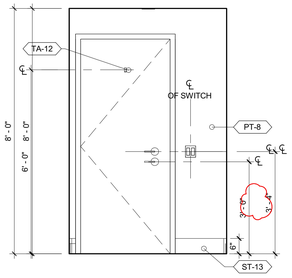
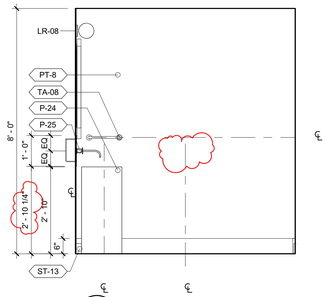
1/2" = 1'-0"



5 **ELEVATION**
1/2" = 1'-0"



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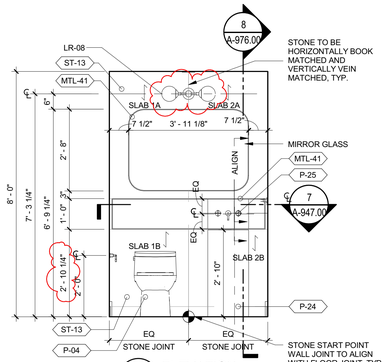
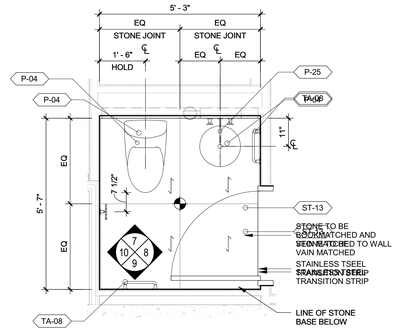
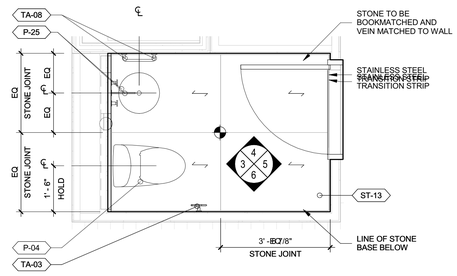
1/2" = 1'-0"



3 **ELEVATION**
1/2" = 1'-0"



2 **PLAN - POWDER ROOM TYPE PR_02 (UNIT K, AND UNIT L)**
1/2" = 1'-0"



1 **PLAN - POWDER ROOM TYPE PR_01 (UNIT F)**
1/2" = 1'-0"

KEYNOTE LEGEND

P-04	TOILET
P-24	SINK
P-25	FAUCET
PT-2	PAINT
PT-8	PAINT
ST-13	STONE
TA-03	TOILET PAPER HOLDER
TA-08	TOWEL BAR
TA-12	ROBE HOOK

BATHROOM TYPE MATRIX

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G	05	03	02	——
H	06	02	——	——
I	07	04	02	——
J	08	01	——	——
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	——	02

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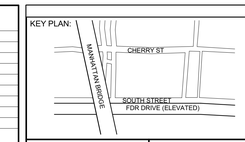
1. MASTER VANITY SIZES VARY. REFER TO PLANS AND ELEVATIONS FOR LOCATION AND SIZES.
2. SECONDARY AND TERTIARY BATHROOM VANITIES VARY IN SIZE. REFER TO PLANS AND ELEVATIONS FOR LOCATION AND SIZES.
3. ALL DIMENSIONS ARE TAKEN FROM INTERIOR FINISHES SUCH AS FLOOR STONE/TILE AND WALL STONE/TILE.
4. DRAWERS TO BE INSTALLED WITH HEAVY DUTY SOFT CLOSE GLIDES.
5. HINGES TO BE EUROPEAN WITH MIN. 120 DEGREE.
6. IN POWDER ROOM, FLOOR AND WET WALL TO BE STONE SLAB AND SIZED TO MAXIMIZE WALL SURFACE AS SHOWN
7. MASTER VANITY MIRROR TO HAVE INTEGRAL LIGHTING AND INTERNAL ELECTRICAL OUTLET. COORDINATE WITH FABRICATOR FOR DETAILS AS WELL AS INSTALLATION METHODS.
8. MASTER VANITY MIRROR TO BE SEMI-RECESSED INTO WALL.
9. ELECTRICAL OUTLETS ABOVE ALL VANITIES TO BE INSTALLED HORIZONTALLY IN ALL CONDITIONS AND TYPES.
10. MASTER VANITY IN UNIT B TO BE WALL MOUNTED. PROVIDE IN-WALL SUPPORT BRACKET DURING CONSTRUCTION FOR PROPER INSTALLATION. UNIT B MASTER BATH TO CONFORM TO ADA REQUIREMENTS AS PER DIRECTION FROM OWNERSHIP. COORDINATE DETAILS WITH VANITY/SINK FABRICATOR.
11. ALL VANITIES IN SECONDARY AND TERTIARY BATHROOMS TO BE WALL MOUNTED. PROVIDE IN-WALL SUPPORT BRACKET DURING CONSTRUCTION FOR PROPER INSTALLATION. COORDINATE DETAILS WITH VANITY/SINK FABRICATOR.
12. PROVIDE IN-WALL AND/OR IN-CEILING BLOCKING FOR CUSTOM TOWEL RACKS AND VANITIES AS REQUIRED. COORDINATE WEIGHTS WITH FABRICATORS.
13. DECORATIVE LIGHTING FIXTURES TO BE HARDWIRED.
14. ALL GLASS TO BE FULLY LAMINATED.



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015
2	DOB FILING SUBMISSION	06/10/2016
3	DOB FILING SUBMISSION	05/15/2017

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (PR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIOMKOS 029281 STATE OF NEW YORK

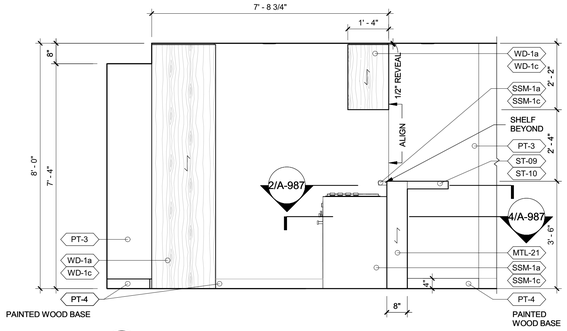
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-878.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

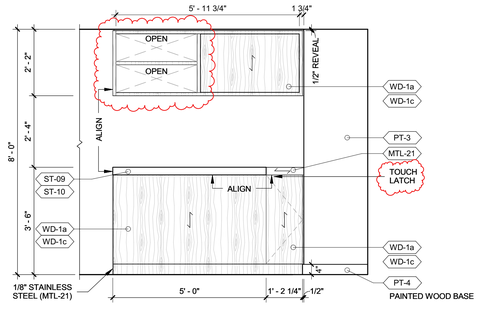
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121105539 Job Number
E-S345579099 Scan Code
30" x 42" Arch E1 - SHEET SIZE



10 **ELEVATION**
1/2" = 1'-0"



9 **ELEVATION**
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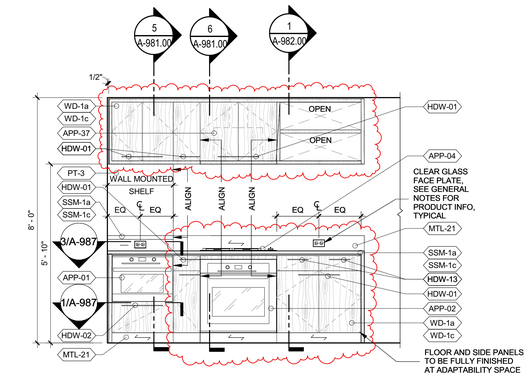

8 **ELEVATION**
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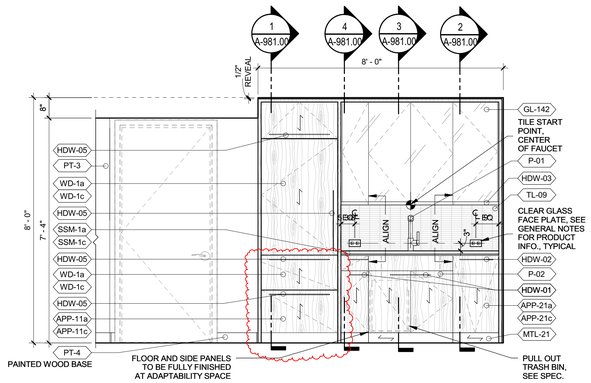
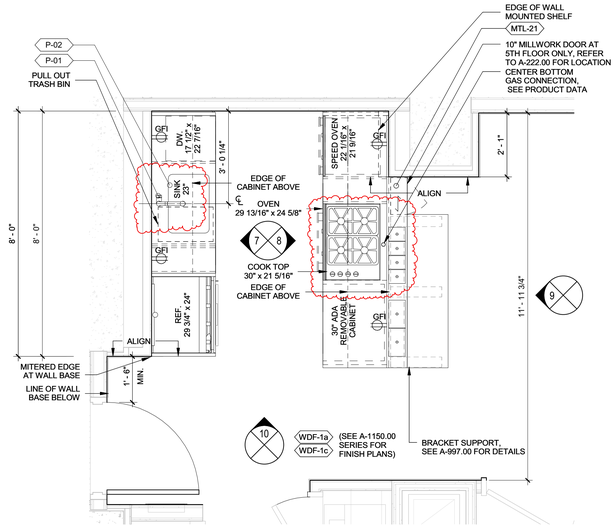


7 **ELEVATION**
1/2" = 1'-0"



2 **ENLARGED PLAN - KITCHEN UNIT B**
1/2" = 1'-0"

TYPE B PER 2008 NYC BUILDING CODE

KEYNOTE LEGEND

MTL-21	STAINLESS STEEL, #4 FINISH
P-02	SINK 23"
PT-3	PAINT
PT-4	PAINT
WDF-1a	WOOD FLOOR - LIGHT
WDF-1c	WOOD FLOOR - DARK

GENERAL NOTES:

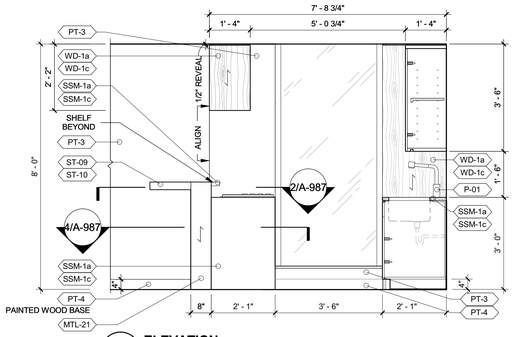
1. ALL KITCHEN TO HAVE P-LAM INTERIORS. COORDINATE COLOR WITH DARK AND LIGHT SCHEME AS REQUIRED.

   WOOD VENEER GRAIN TO RUN
2. VERTICALLY, TYPICAL.

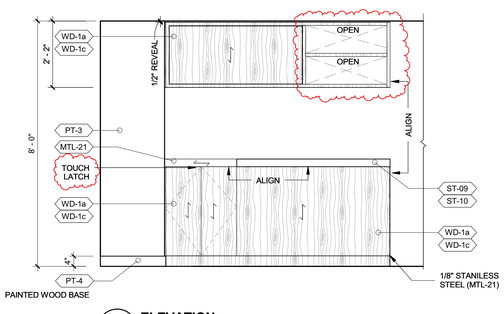
   NO INTERMEDIATE JOINTS, BUTT JOINTS
3. ONLY AT 90 DEGREES INTERSECTION. ALL BUTT JOINTS TO BE VERTICAL

   ALL KITCHEN OUTLETS FACE PLATE TO
4. BE LUTRON CLEAR GLASS #OWH PRODUCT: 1-GANG GLASS ACCESSORY WALLPLATE #LFGR-1-CWH, 2.82" X 4.73"

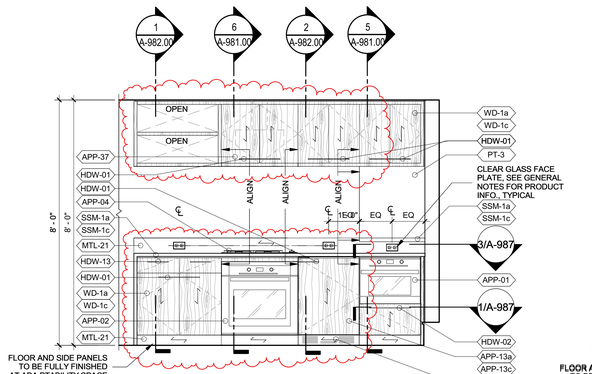
   FOR REMOVABLE STAINLESS
5. CONTAINERS DETAILS AND DIMENSIONS, SEE DETAILS ON SHEET A-/988.00



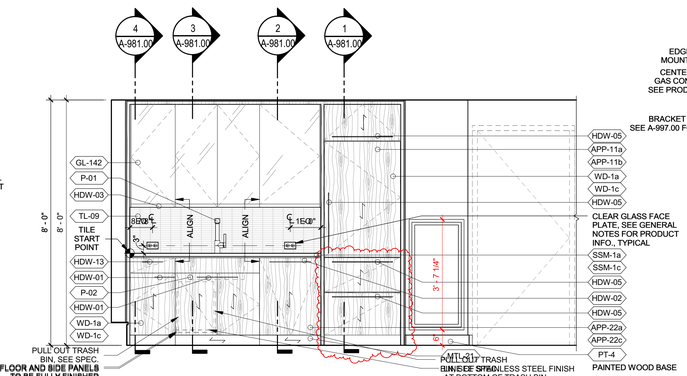
6 **ELEVATION**
1/2" = 1'-0"



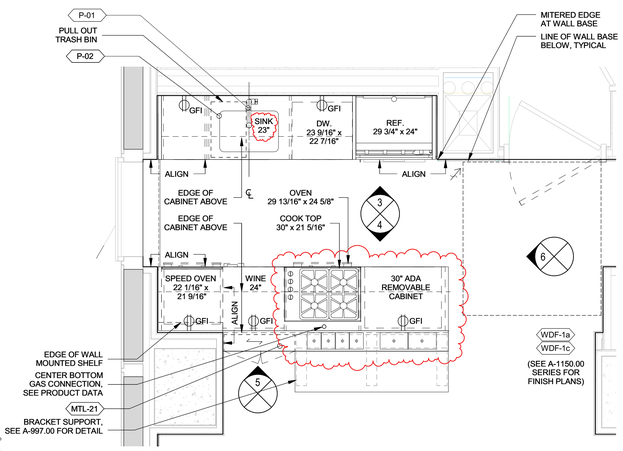
5 **ELEVATION**
1/2" = 1'-0"



4 **ELEVATION**
1/2" = 1'-0"



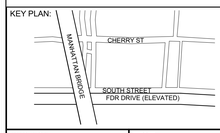
3 **ELEVATION**
1/2" = 1'-0"



1 **ENLARGED PLAN - KITCHEN UNIT A**
1/2" = 1'-0"

TYPE B PER 2008 NYC BUILDING CODE

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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180 Varick St #404
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	06/18/2015
5	DOB FILING SUBMISSION	06/10/2016
6	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (A & B)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 035301 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-881.02**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

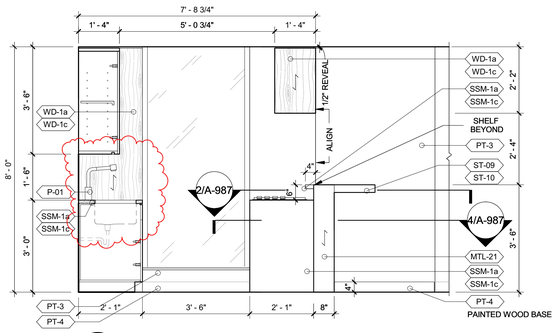
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

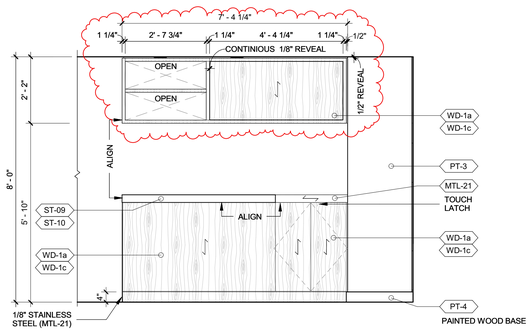
FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

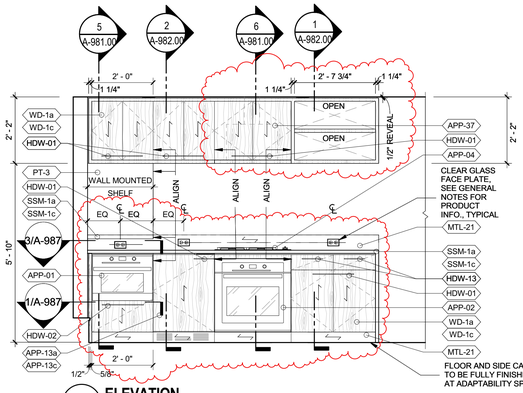
DEPT OF BLDGS121185039 Job Number
E3500456091 Scan Code



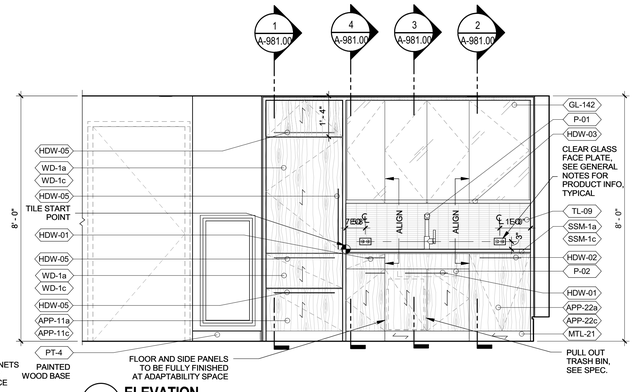
10 **ELEVATION**
1/2" = 1'-0"



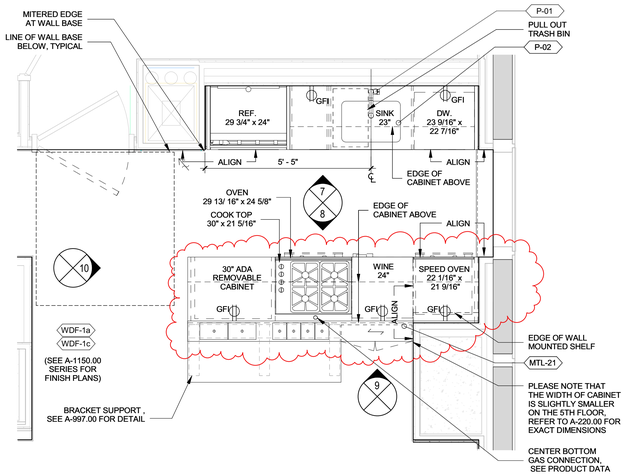
9 **ELEVATION**
1/2" = 1'-0"



8 **ELEVATION**
1/2" = 1'-0"



7 **ELEVATION**
1/2" = 1'-0"



2 **ENLARGED PLAN - KITCHEN UNIT D/E**
1/2" = 1'-0"

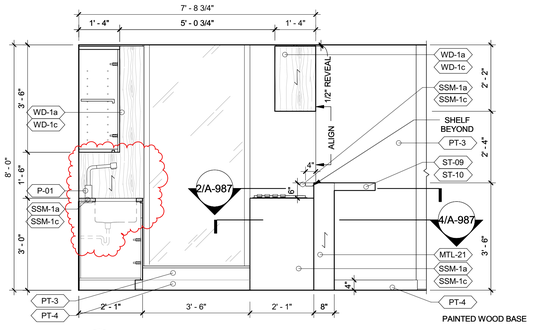
TYPE B PER 2008 NYC BUILDING CODE

KEYNOTE LEGEND

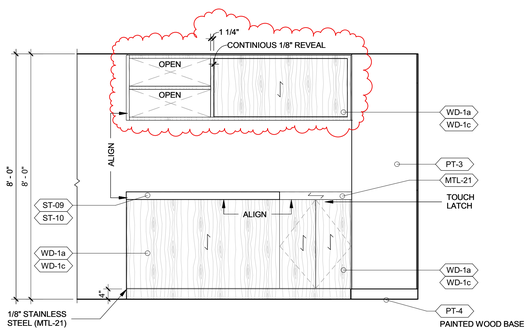
MTL-21	STAINLESS STEEL, #4 FINISH
P-01	FAUCET
P-02	SINK 23"
PT-3	PAINT
PT-4	PAINT
SSM-1a	SOLID SURFACE MATERIAL-LIGHT
SSM-1c	SOLID SURFACE MATERIAL-DARK
ST-09	STONE- LIGHT
ST-10	STONE- DARK
WD-1a	WOOD VENEER
WD-1c	WOOD VENEER

GENERAL NOTES:

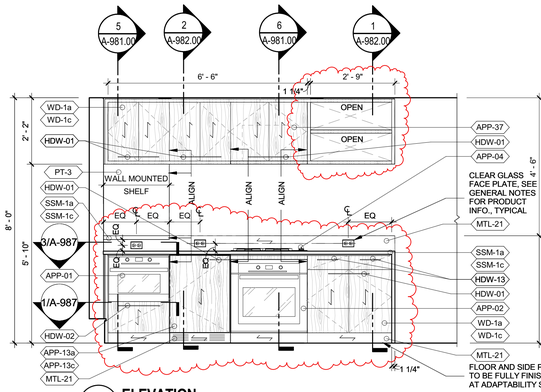
1. ALL KITCHEN TO HAVE P-LAM INTERIORS. COORDINATE COLOR WITH DARK AND LIGHT SCHEME AS REQUIRED.
2. WOOD VENEER GRAIN TO RUN VERTICALLY, TYPICAL.
3. NO INTERMEDIATE JOINTS, BUTT JOINTS ONLY AT 90 DEGREES INTERSECTION. ALL BUTT JOINTS TO BE VERTICAL.
4. ALL KITCHEN OUTLETS FACE PLATE TO BE LUTRON CLEAR GLASS #CWH. PRODUCT: 1-GANG GLASS ACCESSORY WALLPLATE #LFGR-1-CWH, 2.82" X 4.73"
5. FOR REMOVABLE STAINLESS CONTAINERS DETAILS AND DIMENSIONS, SEE DETAILS ON SHEET A-/988.00



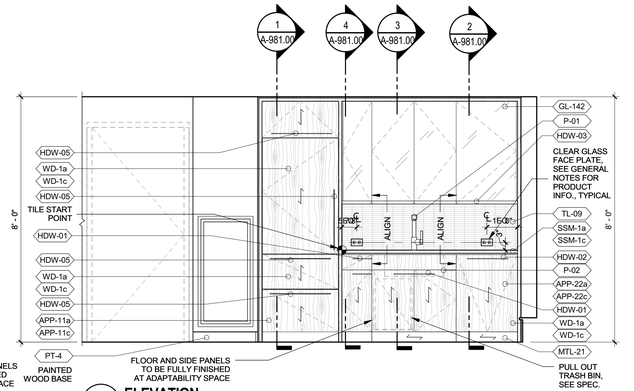
6 **ELEVATION**
1/2" = 1'-0"



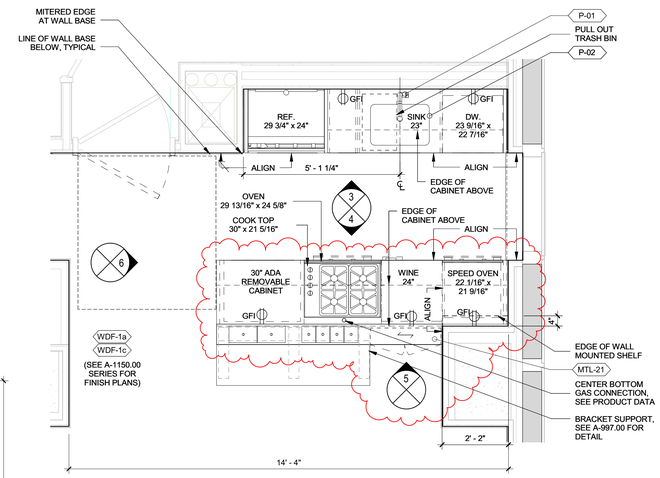
5 **ELEVATION**
1/2" = 1'-0"



4 **ELEVATION**
1/2" = 1'-0"



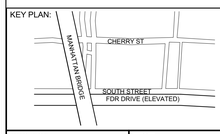
3 **ELEVATION**
1/2" = 1'-0"



1 **ENLARGED PLAN - KITCHEN UNIT C**
1/2" = 1'-0"

TYPE B PER 2008 NYC BUILDING CODE

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	06/18/2015
5	DOB FILING SUBMISSION	06/10/2016
6	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (C & D/E)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIGOURAS 029381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-882.02**
DOB PAGE No:	of

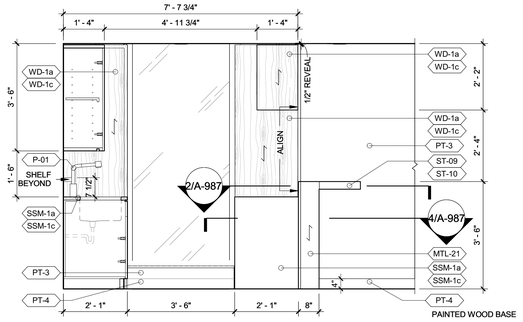
DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

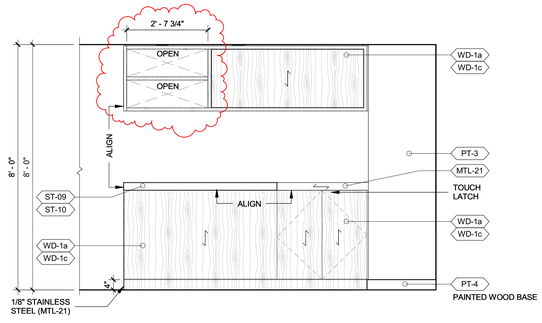
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185528 Job Number
ES479114653 Scan Code
30" x 42" Arch E1 - SHEET SIZE



10 **ELEVATION**
1/2" = 1'-0"



9 **ELEVATION**
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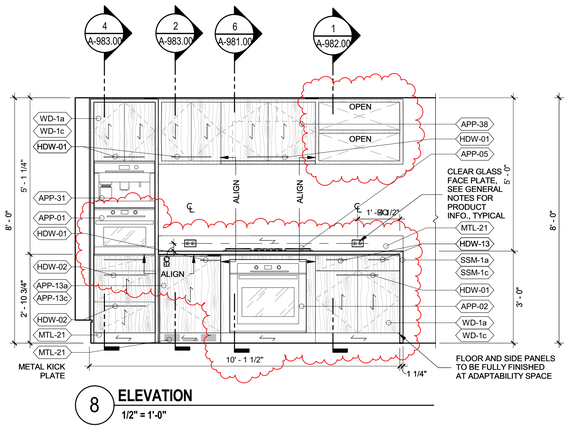
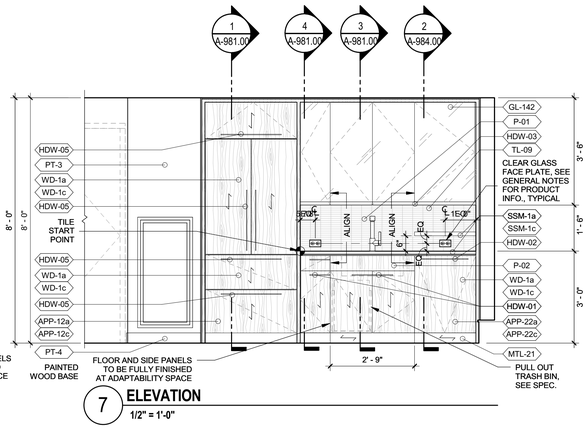
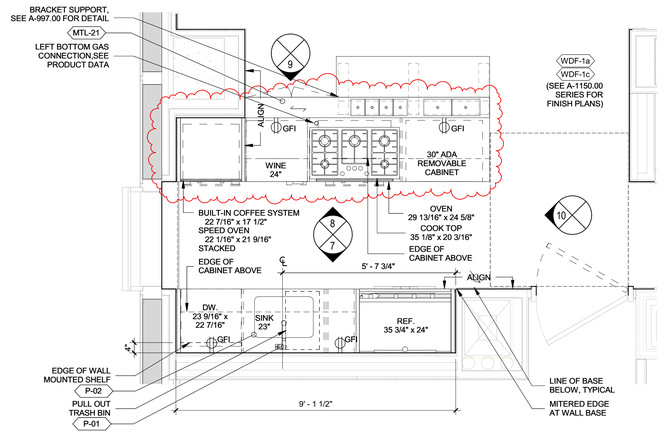


8 **ELEVATION**
1/2" = 1'-0"

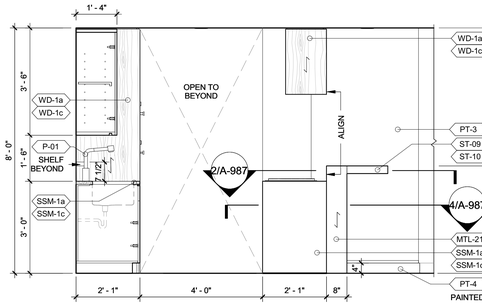


7 **ELEVATION**
1/2" = 1'-0"

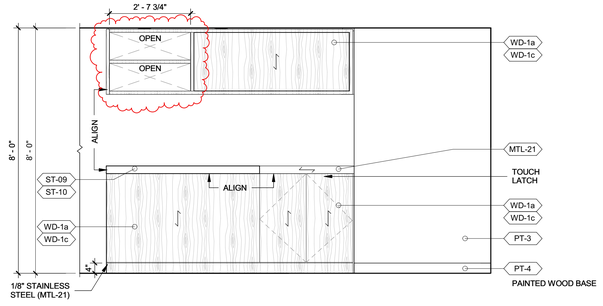


2 **ENLARGED PLAN - KITCHEN UNIT G**
1/2" = 1'-0"

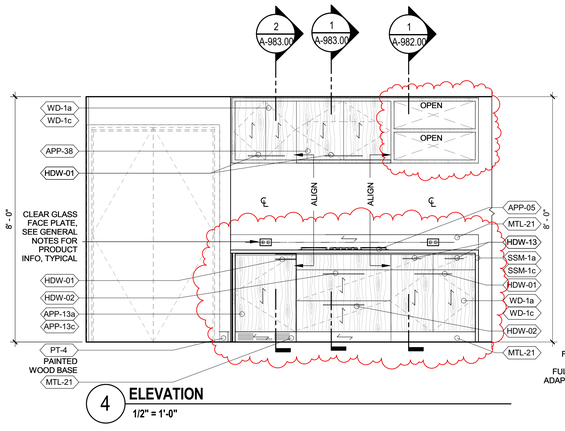
TYPE B PER 2008 NYC BUILDING CODE



6 **ELEVATION**
1/2" = 1'-0"



5 **EELVATION**
1/2" = 1'-0"



4 **ELEVATION**
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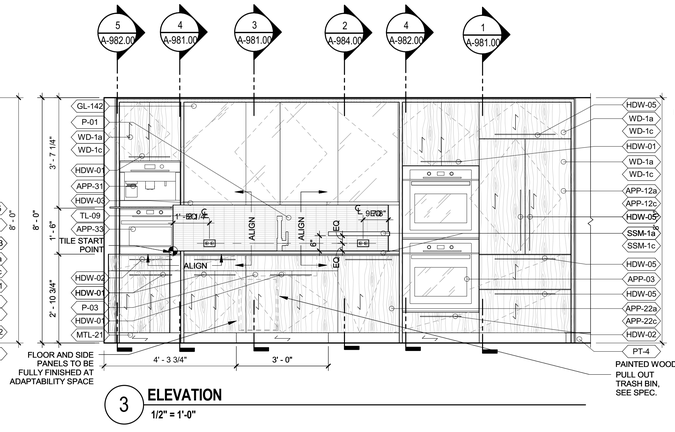
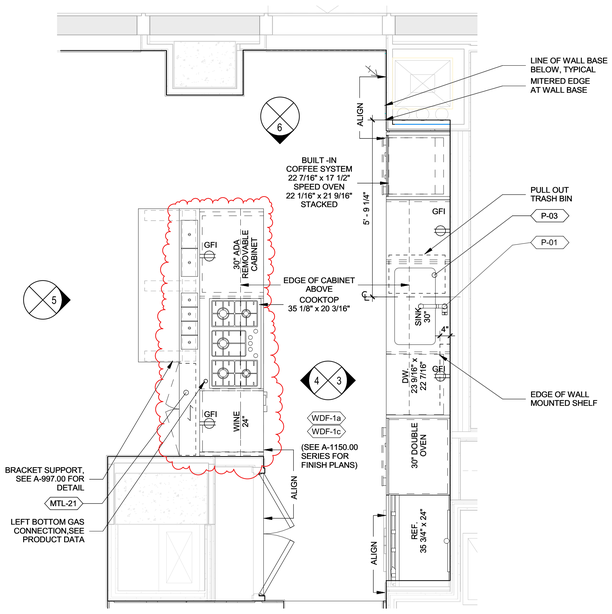


3 **ELEVATION**
1/2" = 1'-0"



1 **ENLARGED PLAN - KITCHEN UNIT F**
1/2" = 1'-0"

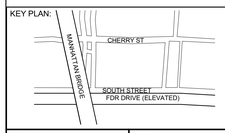
TYPE B PER 2008 NYC BUILDING CODE

KEYNOTE LEGEND

MTL-21	STAINLESS STEEL, #4 FINISH
P-01	FAUCET
P-02	SINK 23"
P-03	SINK 30"
PT-3	PAINT
PT-4	PAINT

GENERAL NOTES:

1. ALL KITCHEN TO HAVE P-LAM INTERIORS. COORDINATE COLOR WITH DARK AND LIGHT SCHEME AS REQUIRED.
2. WOOD VENEER GRAIN TO RUN VERTICALLY, TYPICAL.
3. NO INTERMEDIATE JOINTS, BUTT JOINTS ONLY AT 90 DEGREES INTERSECTION. ALL BUTT JOINTS TO BE VERTICAL
4. ALL KITCHEN OUTLETS FACE PLATE TO BE LUTRON CLEAR GLASS #CWH. PRODUCT: 1-GANG GLASS ACCESSORY WALLPLATE #LFGR-1-CWH, 2.82" X 4.73"
5. FOR REMOVABLE STAINLESS CONTAINERS DETAILS AND DIMENSIONS, SEE DETAILS ON SHEET A-/988.00



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015
2	DOB FILING SUBMISSION	06/10/2016
3	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (F & G)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029391 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-883.01**
DOB PAGE No:	of

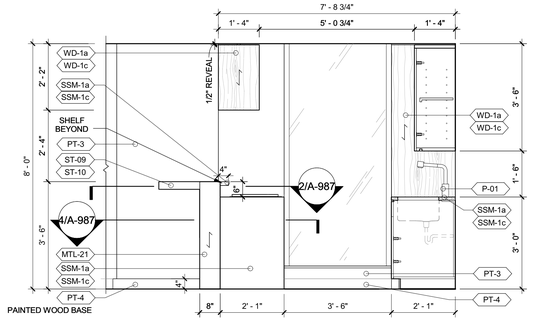
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
MEANS OF EGRESS
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

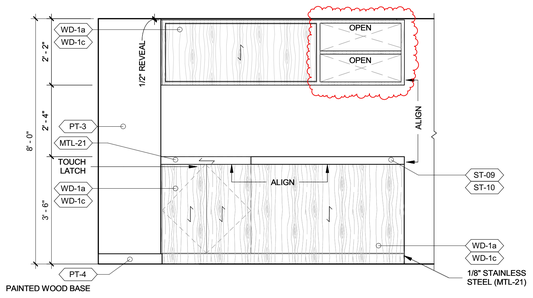
FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

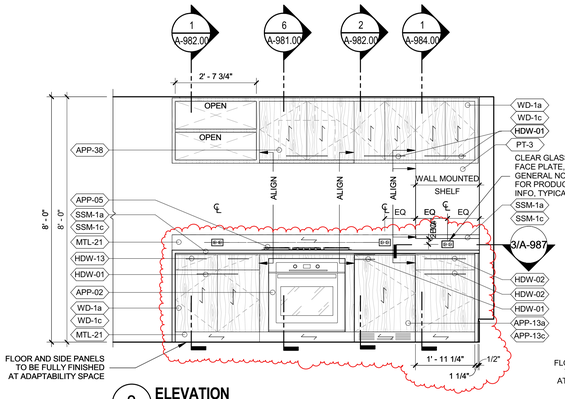
DEPT OF BLDGS 121805639 Job Number
ES3244380551 Scan Code



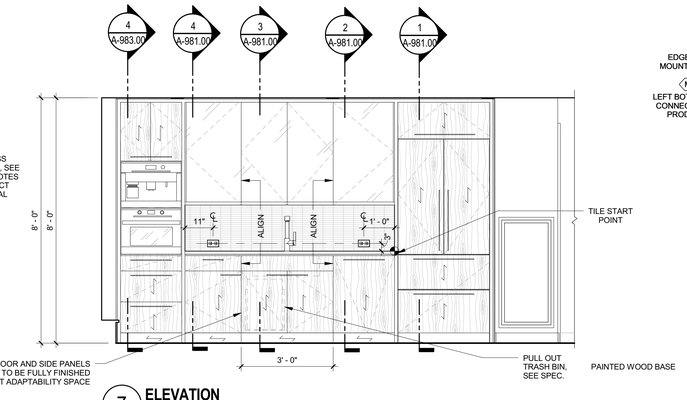
10 **ELEVATION**
1/2" = 1'-0"



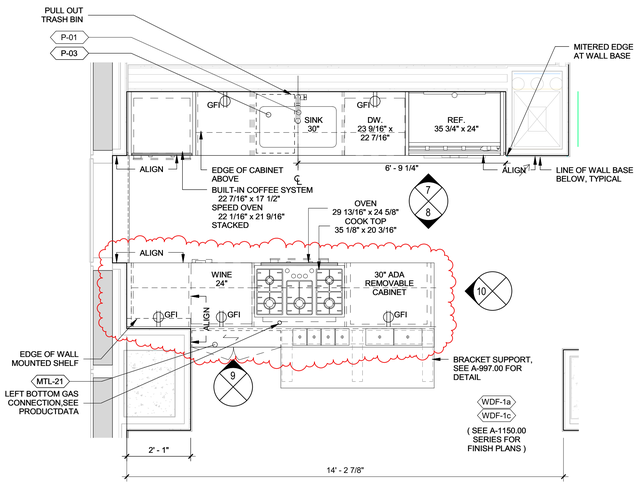
9 **ELEVATION**
1/2" = 1'-0"



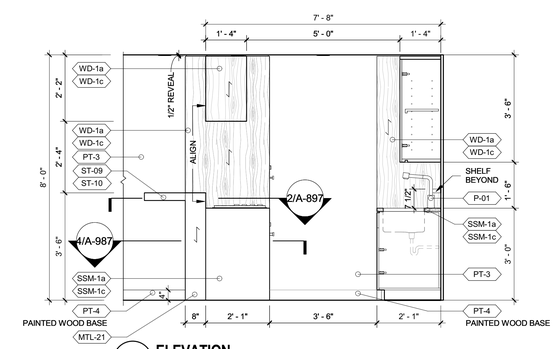
8 **ELEVATION**
1/2" = 1'-0"



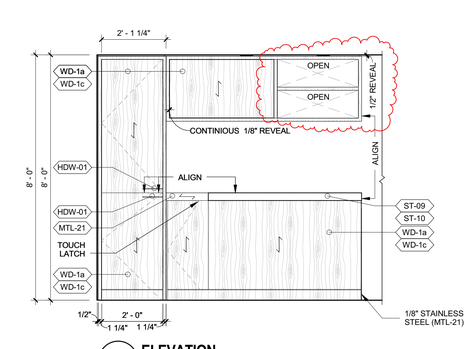
7 **ELEVATION**
1/2" = 1'-0"



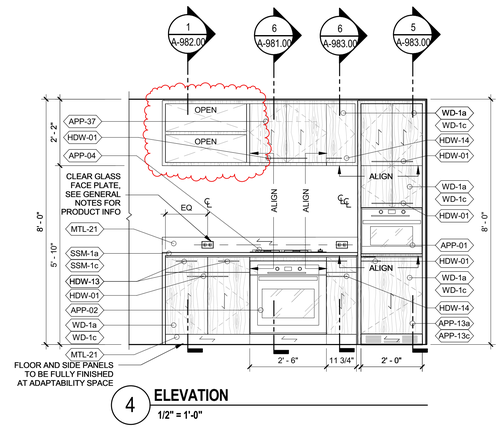
2 **ENLARGED PLAN - KITCHEN UNIT I**
1/2" = 1'-0"
TYPE B PER 2008 NYC BUILDING CODE



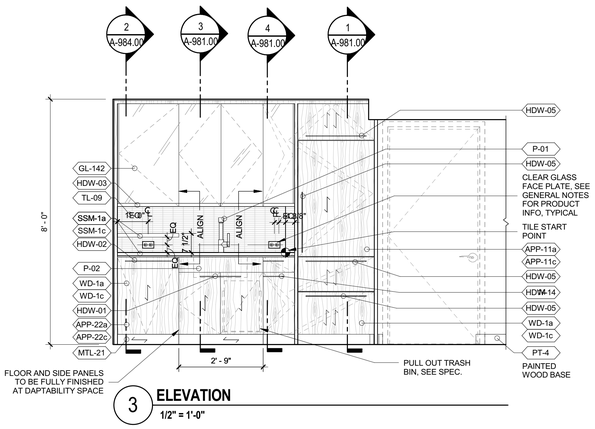
6 **ELEVATION**
1/2" = 1'-0"



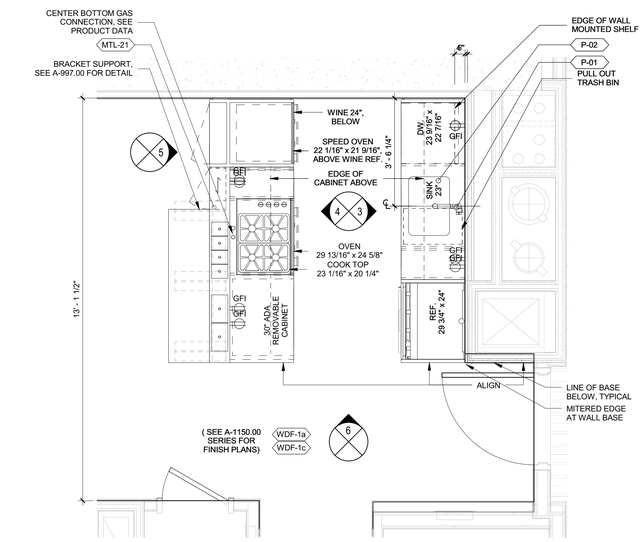
5 **ELEVATION**
1/2" = 1'-0"



4 **ELEVATION**
1/2" = 1'-0"



3 **ELEVATION**
1/2" = 1'-0"



1 **ENLARGED PLAN - KITCHEN UNIT H**
1/2" = 1'-0"
TYPE B PER 2008 NYC BUILDING CODE

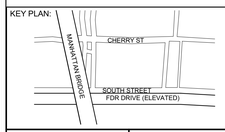
GENERAL NOTES:

1. ALL KITCHEN TO HAVE P-LAM INTERIORS. COORDINATE COLOR WITH DARK AND LIGHT SCHEME AS REQUIRED.
2. WOOD VENEER GRAIN TO RUN VERTICALLY, TYPICAL.
3. NO INTERMEDIATE JOINTS, BUTT JOINTS ONLY AT 90 DEGREES INTERSECTION. ALL BUTT JOINTS TO BE VERTICAL
4. ALL KITCHEN OUTLETS FACE PLATE TO BE LUTRON CLEAR GLASS #CWH. PRODUCT: 1-GANG GLASS ACCESSORY WALLPLATE #LFGR-1-CWH, 2.82" X 4.73"
5. FOR REMOVABLE STAINLESS CONTAINERS DETAILS AND DIMENSIONS, SEE DETAILS ON SHEET A-988.00

KEYNOTE LEGEND

MTL-21	STAINLESS STEEL, #4 FINISH
P-01	FAUCET
P-02	SINK 23"
P-03	SINK 30"
PT-3	PAINT
PT-4	PAINT
SSM-1a	SOLID SURFACE MATERIAL-LIGHT
SSM-1c	SOLID SURFACE MATERIAL-DARK
WD-1a	WOOD VENEER
WD-1c	WOOD VENEER

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

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New York, NY 10001
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	06/18/2015
5	DOB FILING SUBMISSION	06/10/2016
6	DOB FILING SUBMISSION	05/15/2017

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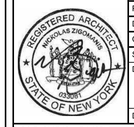
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (H & I)

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-884.02**
DOB PAGE No:	of

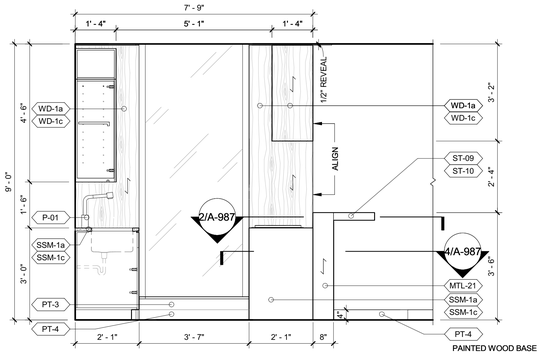
DOB EMPLOYEE STAMP:

DOB B-SCAN:

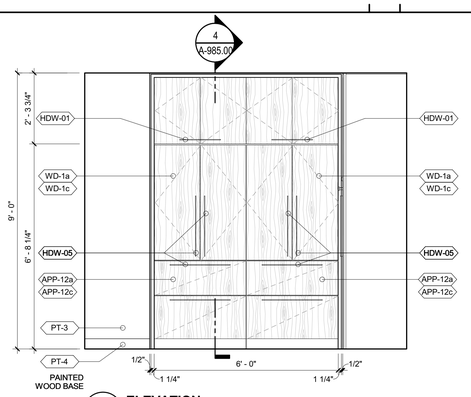
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E56161259757 Scan Code

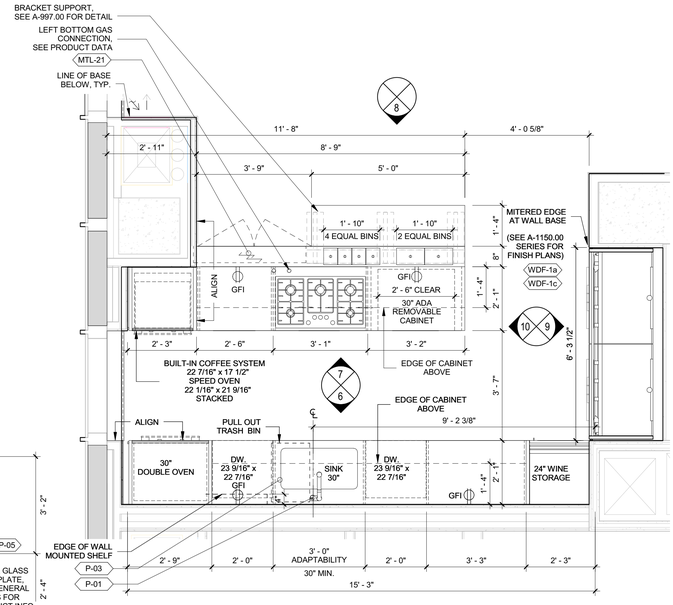
30" x 42" Arch E1 - SHEET SIZE



10 **ELEVATION**
1/2" = 1'-0"

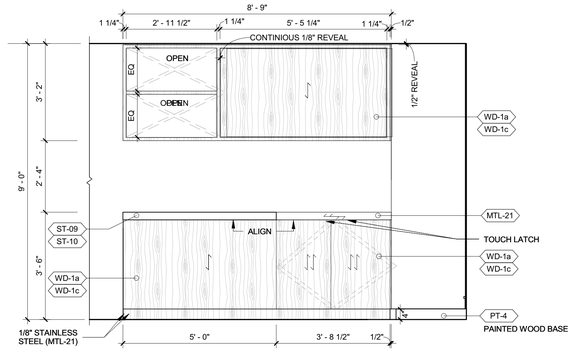


9 **ELEVATION**
1/2" = 1'-0"

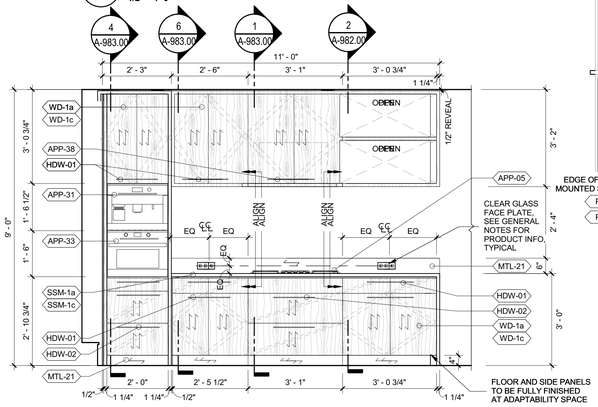


2 **ENLARGED PLAN - KITCHEN UNIT K & L**
1/2" = 1'-0"

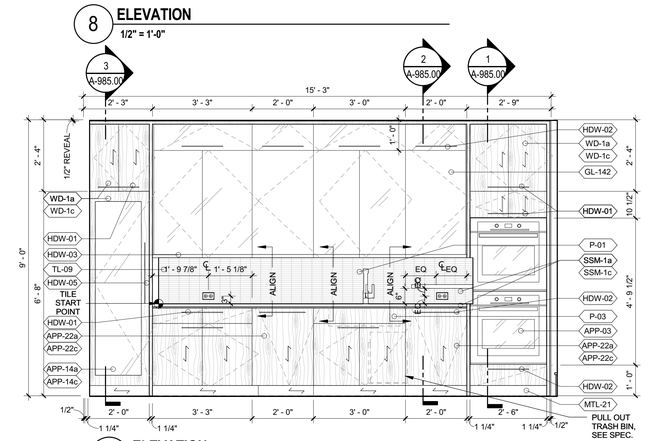
TYPE B PER 2008 NYC BUILDING CODE



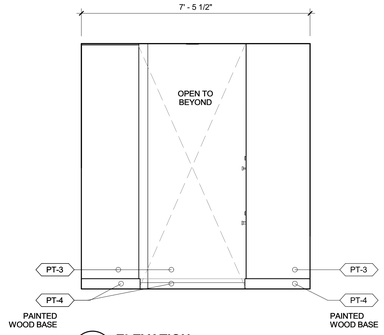
8 **ELEVATION**
1/2" = 1'-0"



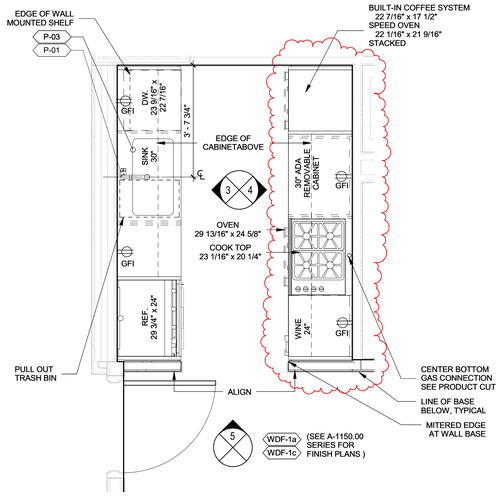
7 **ELEVATION**
1/2" = 1'-0"



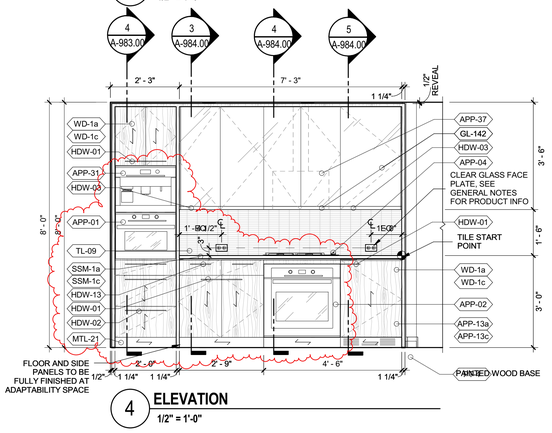
6 **ELEVATION**
1/2" = 1'-0"



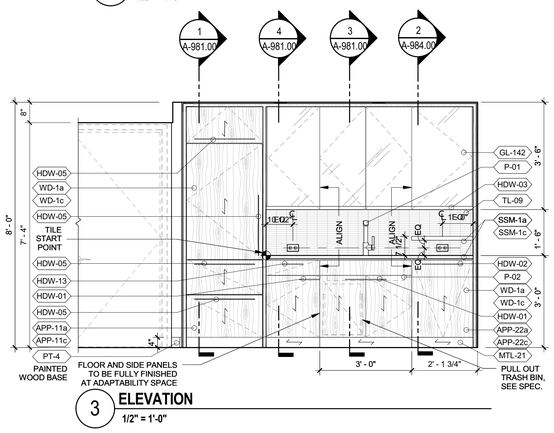
5 **ELEVATION**
1/2" = 1'-0"



1 **ENLARGED PLAN - KITCHEN UNIT J**
1/2" = 1'-0"



4 **ELEVATION**
1/2" = 1'-0"



3 **ELEVATION**
1/2" = 1'-0"

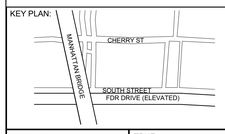
KEYNOTE LEGEND

APP-12a	REFRIGERATOR 36"
APP-12c	REFRIGERATOR 36"
HDW-01	PULL @ KITCHEN
HDW-05	PULL @ KITCHEN APPLIANCE
P-03	SINK 30"
PT-3	PAINT
PT-4	PAINT
WD-1a	WOOD VENEER
WD-1c	WOOD VENEER
WDF-1a	WOOD FLOOR - LIGHT
WDF-1c	WOOD FLOOR - DARK

GENERAL NOTES:

1. ALL KITCHEN TO HAVE P-LAM INTERIORS. COORDINATE COLOR WITH DARK AND LIGHT SCHEME AS REQUIRED.
2. WOOD VENEER GRAIN TO RUN VERTICALLY, TYPICAL.
3. NO INTERMEDIATE JOINTS, BUTT JOINTS ONLY AT 90 DEGREES INTERSECTION. ALL BUTT JOINTS TO BE VERTICAL
4. ALL KITCHEN OUTLETS FACE PLATE TO BE LUTRON CLEAR GLASS #CWH. PRODUCT: 1-GANG GLASS ACCESSORY WALLPLATE #LFGR-1-CWH, 2.82" X 4.73"
5. FOR REMOVABLE STAINLESS CONTAINERS DETAILS AND DIMENSIONS, SEE DETAILS ON SHEET A-988.00

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
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New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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New York, NY 10014
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LANDSCAPE DESIGNER:
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New York, NY 10017
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No.	DESCRIPTION:	DATE:
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2	DOB FILING SUBMISSION	06/10/2016
3	DOB FILING SUBMISSION	05/15/2017

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (J & K/L)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIGOMALAS 026001 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-885.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185529 Job Number
E38535765792 Scan Code

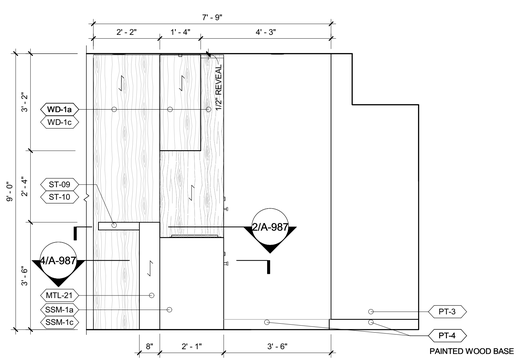
30" x 42" Arch E1 - SHEET SIZE

KEYNOTE LEGEND

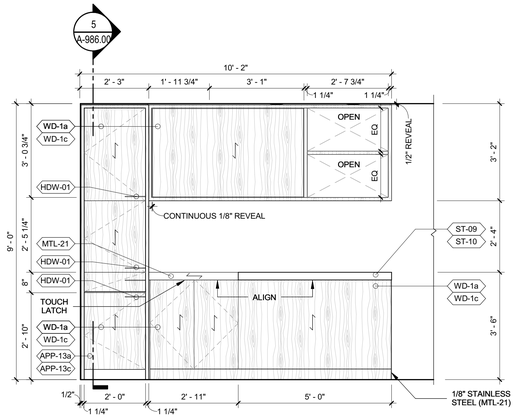
APP-01	SPEED OVEN 24"
APP-02	CONVECTION OVEN 30"
APP-05	COOK TOP 36"
APP-12a	REFRIGERATOR 36"
APP-12c	REFRIGERATOR 36"
APP-13a	
APP-13c	WINE REFRIGERATOR 24"
APP-22a	DISHWASHER 24"
APP-22c	DISHWASHER 24"
APP-31	COFFEE MAKER 24"
APP-38	HOOD 36"
GL-142	1/8" THK. BACK PAINTED GLASS, TEMPERED
HDW-01	PULL @ KITCHEN
HDW-02	PULL @ KITCHEN
HDW-03	EDGE PULL @ KITCHEN
HDW-05	PULL @ KITCHEN APPLIANCE
HDW-13	PULL @ KITCHEN
MTL-21	STAINLESS STEEL, #4 FINISH
P-01	FAUCET
P-03	SINK 30"
PT-3	PAINT
PT-4	PAINT
SSM-1a	SOLID SURFACE MATERIAL-LIGHT
SSM-1c	SOLID SURFACE MATERIAL-DARK
ST-09	STONE- LIGHT
ST-10	STONE- DARK
TL-09	TILE
WD-1a	WOOD VENEER
WD-1c	WOOD VENEER
WDF-1a	WOOD FLOOR - LIGHT
WDF-1c	WOOD FLOOR - DARK

GENERAL NOTES:

1. ALL KITCHEN TO HAVE P-LAM INTERIORS. COORDINATE COLOR WITH DARK AND LIGHT SCHEME AS REQUIRED.
2. WOOD VENEER GRAIN TO RUN VERTICALLY, TYPICAL.
3. NO INTERMEDIATE JOINTS, BUTT JOINTS ONLY AT 90 DEGREES INTERSECTION. ALL BUTT JOINTS TO BE VERTICAL
4. ALL KITCHEN OUTLETS FACE PLATE TO BE LUTRON CLEAR GLASS #CWH. PRODUCT: 1-GANG GLASS ACCESSORY WALLPLATE #LFGR-1-CWH, 2.82" X 4.73"
5. FOR REMOVABLE STAINLESS CONTAINERS DETAILS AND DIMENSIONS, SEE DETAILS ON SHEET A-/988.00



5 **ELEVATION**
1/2" = 1'-0"



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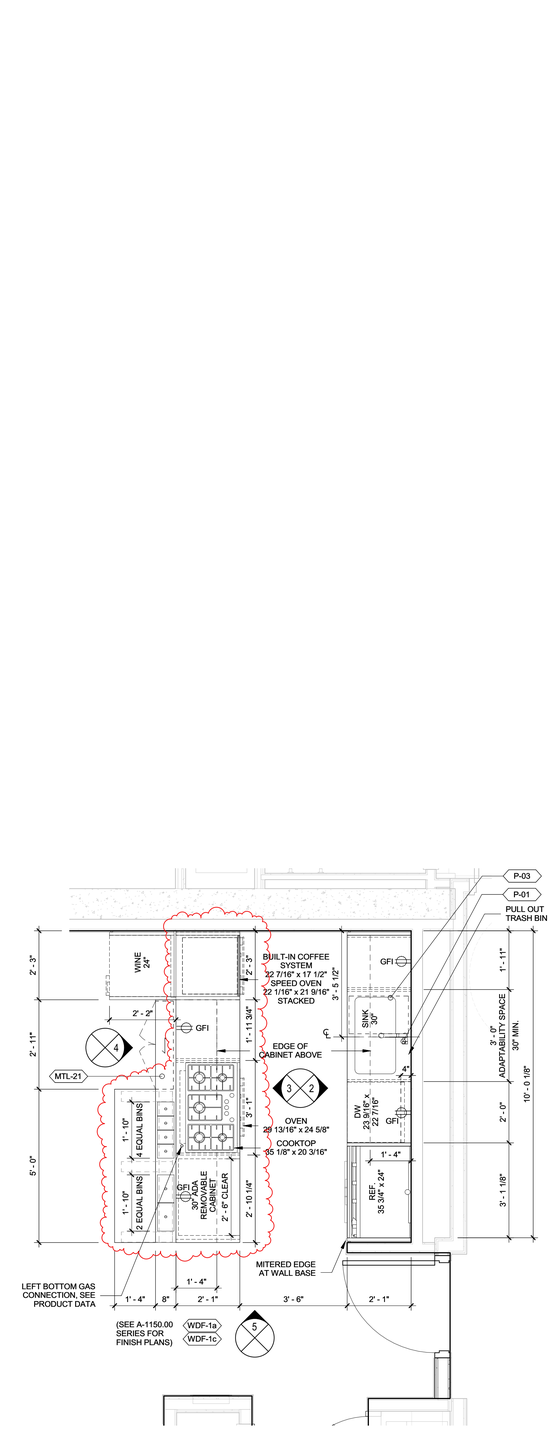
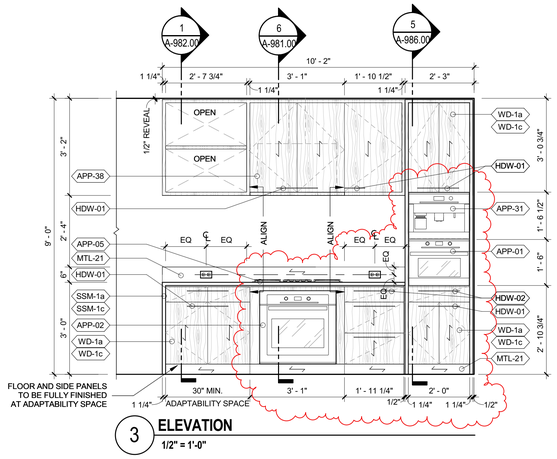
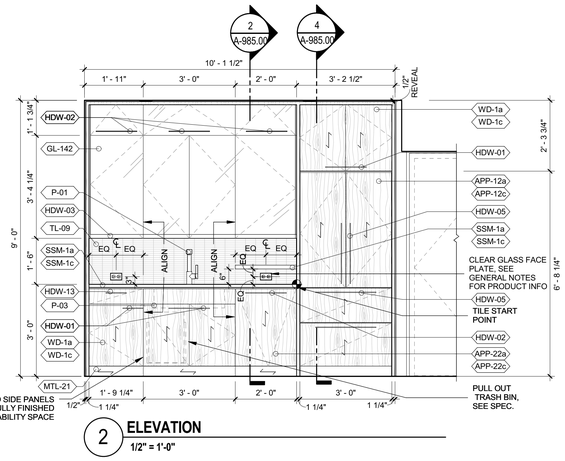
1/2" = 1'-0"



1 **UNIT M KITCHEN ENLARGED PLAN**
1/2" = 1'-0"
TYPE B PER 2008 NYC BUILDING CODE

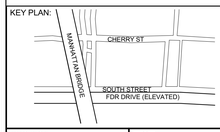


3 **ELEVATION**
1/2" = 1'-0"



2 **ELEVATION**
1/2" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015
2	DOB FILING SUBMISSION	06/10/2016
3	DOB FILING SUBMISSION	05/15/2017

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (M)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOURAS STATE OF NEW YORK

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No:
A-886.01
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E39752705T0 Scan Code

30" x 42" Arch E1 - SHEET SIZE

KEYNOTE LEGEND

MTL-21	STAINLESS STEEL, #4 FINISH
PT-3	PAINT
PT-4	PAINT

GENERAL NOTES:

1. ALL KITCHEN TO HAVE P-LAM INTERIORS. COORDINATE COLOR WITH DARK AND LIGHT SCHEME AS REQUIRED.
2. WOOD VENEER GRAIN TO RUN VERTICALLY, TYPICAL.
3. NO INTERMEDIATE JOINTS, BUTT JOINTS ONLY AT 90 DEGREES INTERSECTION. ALL BUTT JOINTS TO BE VERTICAL
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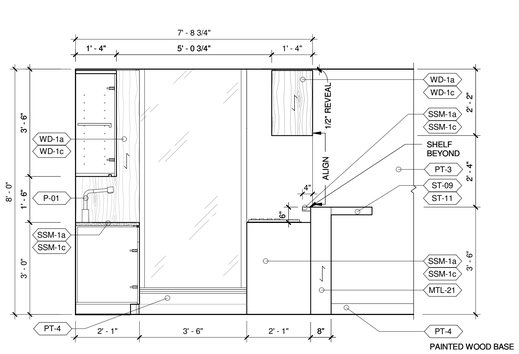
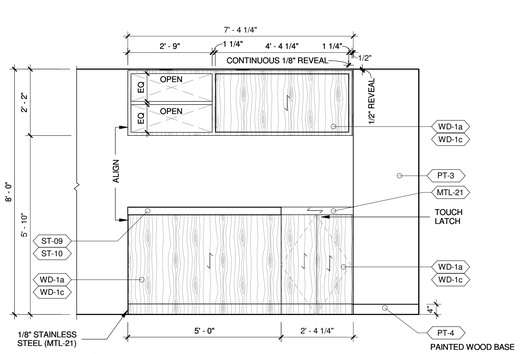


D **ELEVATION**
1/2" = 1'-0"



C **ELEVATION**
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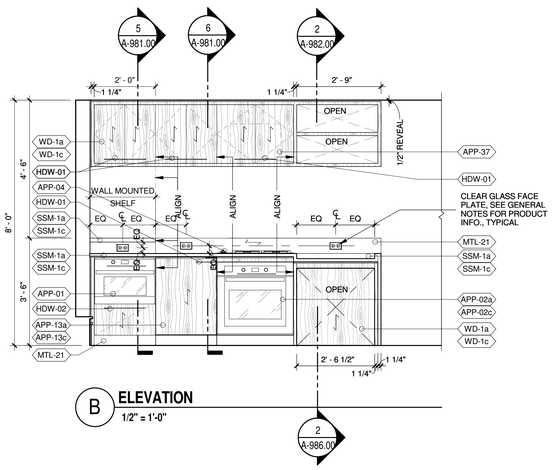
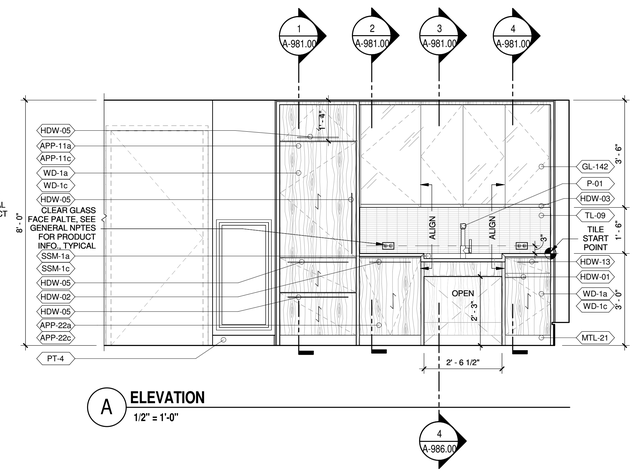
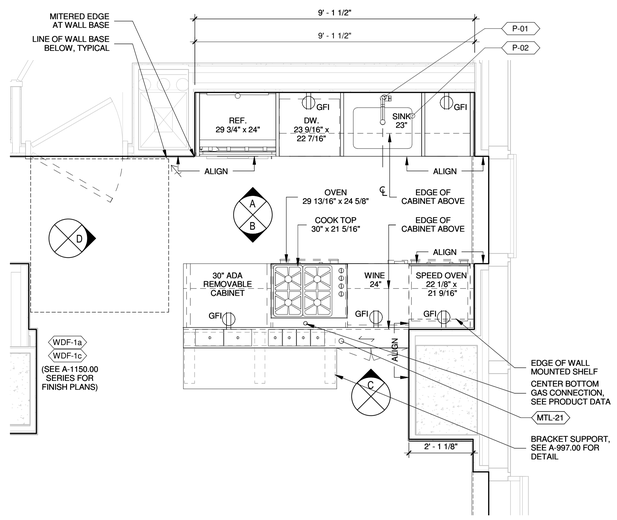


B **ELEVATION**
1/2" = 1'-0"

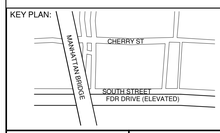


A **ELEVATION**
1/2" = 1'-0"



1 **KITCHEN UNIT A ALTERNATIVE**
1/2" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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MEYER DAVIS STUDIO INC.
180 Varick St #404
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LANDSCAPE DESIGNER:
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333 Hudson Street, Suite 905
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015
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3	DOB FILING SUBMISSION	05/15/2017

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
252 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (A ADA ALTERNATIVE)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029391 STATE OF NEW YORK

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-887.01**
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
WITHDRAWN APPLICATION
Date: 09/27/2017
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E350/3244330 Scan Code

30" x 42" Arch E1 - SHEET SIZE

250 SOUTH STREET

NEW YORK, NY

DOB FILING SUBMISSION
SEPTEMBER 03, 2015

DEVELOPER

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CODE CONSULTANT

CONSTRUCTION CONSULTING
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100 CURCH ST
NEW YORK, NY 10007
TEL : 212.385.1818
FAX : 212.385.1911

ADA CONSULTANT

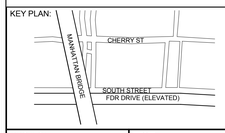
STEVEN WINTERS ASSOCIATES
307 SEVENTH AVE, SUITE 1701
NEW YORK, NY 10001
TEL : 212.564.5800
FAX : 212.741.8673

ACOUSTIC CONSULTANT

LONGMAN LINDSEY
1410 BROADWAY, SUITE 508
NEW YORK, NY 10018
TEL : 212.315.6404

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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805 Third Ave, 7th Floor
New York, NY 10022
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/12/2014
4	DOB FILING SUBMISSION	08/19/2014
5	DOB FILING SUBMISSION	09/11/2014
6	DOB FILING SUBMISSION	10/06/2014
7	DOB FILING SUBMISSION	02/13/2015
8	DOB FILING SUBMISSION	03/19/2015
9	DOB FILING SUBMISSION	04/13/2015
10	DOB FILING SUBMISSION	05/08/2015
11	DOB FILING SUBMISSION	05/13/2015
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13	DOB FILING SUBMISSION	06/18/2015
14	DOB FILING SUBMISSION	08/24/2015
15	DOB FILING SUBMISSION	09/03/2015

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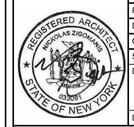
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
COVER PAGE

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	
DWG No:	**G-000.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS 121185528 Job Number
ES392772117 Scan Code

ISSUE

SHEET NUMBER	SHEET NAME	April 25, 2014 - DOB Filing	July 18, 2014 - DOB Filing	August 12, 2014 - DOB Filing	August 19, 2014 - DOB Filing	September 11, 2014 - DOB Filing	October 06, 2014 - DOB Filing	February 13, 2015 - DOB Filing	March 19, 2015 - DOB Filing	April 13, 2015 - DOB Filing	May 08. 2015 - DOB Filing	May 13, 2015 - DOB Filing	May 20, 2015 - DOB Filing	June 18, 2015 - DOB Filing	August 24, 2015 - DOB Filing	September 03, 2015 - DOB Filing	SHEET NUMBER
A-232.01	PARTIAL FLOOR PLAN - TYP MID RISE (CORE)	●	●					●		●				●			A-232.01
A-233.01	PARTIAL FLOOR PLAN - TYP MID RISE (NORTH)	●	●					●		●				●			A-233.01
A-240.01	PARTIAL FLOOR PLAN - TYP HIGH RISE (SOUTH)	●	●					●		●				●			A-240.01
A-241.01	PARTIAL FLOOR PLAN - TYP HIGH RISE (CORE)	●	●							●				●			A-241.01
A-242.01	PARTIAL FLOOR PLAN - TYP HIGH RISE (NORTH)	●	●					●	●	●				●			A-242.01
A-243.01	PARTIAL FLOOR PLAN - 71ST FLOOR PH1 & 72ND FLOOR PH2 (SOUTH)	●	●					●	●	●				●			A-243.01
A-244.01	PARTIAL FLOOR PLAN - 71ST FLOOR PH1 (CORE)	●	●					●		●				●			A-244.01
A-245.01	PARTIAL FLOOR PLAN - 71ST FLOOR PH1 & 72ND FLOOR PH2 (NORTH)	●	●					●		●				●			A-245.01
A-274.00	PARTIAL FLOOR PLAN - TYP HIGH RISE 2 FLOORS (SOUTH)																A-274.00
A-275.00	PARTIAL FLOOR PLAN - TYP HIGH RISE 2 FLOORS (CORE)																A-275.00
A-276.00	PARTIAL FLOOR PLAN - TYP HIGH RISE 2 FLOORS (NORTH)																A-276.00
A4																	
A-400.01	BUILDING ELEVATIONS - OVERALL (WEST & NORTH)	●	●		●			●	●					●			A-400.01
A-401.01	BUILDING ELEVATIONS - OVERALL (EAST & SOUTH)	●	●		●			●	●					●			A-401.01
A-450.01	BUILDING STACKING SECTION / ELEVATOR STACKING DIAGRAM	●	●		●			●	●					●			A-450.01
A5																	
A-501.00	EXTERIOR ENVELOPE TYPES - WALL ASSEMBLIES							●									A-501.00
A-502.00	EXTERIOR ENVELOPE TYPES - ROOF ASSEMBLIES							●									A-502.00
A-511.00	WALL SECTIONS - PODIUM WEST							●									A-511.00
A-516.00	WALL SECTIONS - PODIUM NORTH							●									A-516.00
A-517.00	WALL SECTIONS - PODIUM NORTH							●									A-517.00
A-521.00	WALL SECTIONS - PODIUM EAST							●									A-521.00
A-551.00	DETAILS - FOUNDATION							●									A-551.00
A-555.00	DETAILS - FOUNDATION							●									A-555.00
A-556.00	DETAILS - FOUNDATION							●									A-556.00
A-561.00	DETAILS - PODIUM WEST							●									A-561.00
A-566.00	DETAILS - PODIUM NORTH							●									A-566.00
A-567.00	DETAILS - PODIUM NORTH							●									A-567.00
A-571.0	DETAILS - PODIUM EAST							●									A-571.0
A6																	
A-628.00	TOWER - WEST PART ELEVATION & SECTIONS						●	●									A-628.00
A-629.00	TOWER - WEST PART ELEVATION & SECTIONS						●	●									A-629.00
A-630.00	TOWER - WEST PART ELEVATION & SECTIONS						●	●									A-630.00
A-631.00	TOWER - NORTH PART ELEVATION & SECTIONS						●	●									A-631.00
A-632.00	TOWER - NORTH PART ELEVATION & SECTIONS						●	●									A-632.00
A-650.00	TOWER FACADE DETAILS						●	●									A-650.00
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A-671.00	TOWER FACADE SECTION DETAILS						●	●									A-671.00
A-675.00	TOWER FACADE PLAN DETAILS						●	●									A-675.00
A7																	
A-701.00	TYPICAL STAIR DETAILS							●	●	●							A-701.00
A-711.00	ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - CELLAR THRU 3RD								●								A-711.00
A-712.00	ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - 4TH & 5TH							●	●								A-712.00
A-713.01	ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - 35TH, 50TH, & EMR							●	●					●			A-713.01
A-716.00	ELEVATORS (PE1, PE2, PE3, & PE4) - SECTIONS - LOW RISE							●	●			●					A-716.00
A-717.00	ELEVATORS (PE6, PE7, & SE1) - SECTIONS - HIGH RISE							●	●			●					A-717.00
A-718.00	ELEVATORS (PE5 & SE2) - SECTIONS - HIGH RISE							●	●			●					A-718.00
A-721.00	ELEVATORS (SE3 & SE4) - ENLARGED PLANS AND SECTIONS							●	●			●					A-721.00
A-722.00	ELEVATOR (PE8) & STAIR - ENLARGED PLANS AND SECTIONS							●	●			●					A-722.00
A-723.00	ELEVATORS (CAR LIFT) - ENLARGED PLANS AND SECTIONS							●	●			●					A-723.00
A-731.00	STAIRS (A, BA, & BH) - ENLARGED PLANS									●							A-731.00
A-736.00	STAIR (Z) - ENLARGED PLANS AND SECTIONS							●	●	●							A-736.00
A-737.00	STAIR (A & B) - SECTIONS							●	●								A-737.00
A-738.00	STAIR (A & B) - SECTIONS							●	●								A-738.00
A-741.00	STAIRS (C & BC) - ENLARGED PLANS									●							A-741.00
A-742.00	STAIRS (C & BC) - SECTIONS									●							A-742.00
A-746.00	STAIRS (D & BD) - ENLARGED PLANS									●							A-746.00
A-747.00	STAIRS (D) - ENLARGED PLANS									●							A-747.00
A-748.00	STAIRS (D & BD) - SECTIONS									●							A-748.00
A-751.00	STAIRS (E & BE) - ENLARGED PLANS									●							A-751.00
A-752.00	STAIRS (E & BE) - SECTIONS									●							A-752.00
A-756.00	STAIR (F) - ENLARGED PLANS									●							A-756.00
A-757.00	STAIR (F) - SECTIONS									●							A-757.00
A-761.00	STAIR (G) - ENLARGED PLANS AND SECTIONS									●							A-761.00
A8																	
A-807.00	INTERIOR ELEVATIONS & ENLARGED PLANS - CELLAR - TOILETS & LOCKERS									●							A-807.00
A-861.01	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (MB)									●		●	●	●			A-861.01
A-863.01	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (MB)							●	●	●		●	●	●			A-863.01
A-865.01	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (SB)							●	●	●		●	●	●			A-865.01
A-866.01	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (SB)							●	●	●		●	●	●			A-866.01
A-867.01	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (TB)							●	●	●		●		●			A-867.01
A-872.00	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (MB)													●			A-872.00
A-874.00	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (MB)													●			A-874.00
A-878.00	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (PR)													●			A-878.00
A-881.01	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (A & B)							●	●	●				●			A-881.01
A-882.01	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (C & D/E)							●	●	●				●			A-882.01
A-883.00	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (F & G)													●			A-883.00
A-884.01	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (H & I)							●	●	●				●			A-884.01
A-885.00	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (J & K/L)													●			A-885.00
A-886.00	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (M)													●			A-886.00
A-887.00	INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (A ADA ALTERNATIVE)													●			A-887.00
A9																	
A-910.00	DETAILS - TRASH CHUTE		●		●			●	●								A-910.00
A-911.00	MDL & HOUSING MAINTENANCE CODE NOTES									●		●					A-911.00
EN																	
EN-002.01	ENVELOPE SUMMARY CALCULATIONS									●	●			●			EN-002.01
EN-100.00	BUILDING FACADE ANALYSIS									●	●						EN-100.00
EN-101.01	ENERGY COMPLIANCE ELEVATIONS									●	●			●			EN-101.01
EN-102.01	ENERGY COMPLIANCE ELEVATIONS									●	●			●			EN-102.01
EN-103.01	ENERGY COMPLIANCE AXONOMETRICS									●				●			EN-103.01
EN-201.00	ENERGY COMPLIANCE EXTERIOR WALL TYPES									●	●						EN-201.00
EN-202.00	WALL SECTIONS										●						EN-202.00
EN-301.00	ENERGY COMPLIANCE ROOF ASSEMBLY TYPES									●	●						EN-301.00
EN-401.00	ENERGY COMPLIANCE DETAILS									●							EN-401.00
EN-402.00	ENERGY COMPLIANCE DETAILS									●	●						EN-402.00
EN-403.00	ENERGY COMPLIANCE DETAILS									●							EN-403.00

ISSUE

SHEET NUMBER	SHEET NAME	April 25, 2014 - DOB Filing	July 18, 2014 - DOB Filing	August 12, 2014 - DOB Filing	August 19, 2014 - DOB Filing	September 11, 2014 - DOB Filing	October 06, 2014 - DOB Filing	February 13, 2015 - DOB Filing	March 19, 2015 - DOB Filing	April 13, 2015 - DOB Filing	May 08. 2015 - DOB Filing	May 13, 2015 - DOB Filing	May 20, 2015 - DOB Filing	June 18, 2015 - DOB Filing	August 24, 2015 - DOB Filing	September 03, 2015 - DOB Filing	SHEET NUMBER
G-000.01	COVER PAGE	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	G-000.01
G-001.01	DRAWING LIST	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	G-001.01
G-002.01	DOOR SCHEDULE (1 OF 2)									●	●			●			G-002.01
G-003.01	DOOR SCHEDULE (2 OF 2)									●				●			G-003.01
G-004.01	DOOR & FRAME TYPES									●				●			G-004.01
G-010.00	FLOOD COMPLIANCE - DESIGN FLOOD ELEVATIONS																G-010.00
0Z																	
Z-001.01	ZONING CALCULATIONS	●	●		●				●						●		Z-001.01
Z-002.00	SURVEY	●	●		●				●								Z-002.00
Z-003.01	CELLAR, 1ST AND 2ND ZONING FLOOR AREA PLAN AND DEDUCTIONS	●	●						●					●			Z-003.01
Z-004.01	3RD & 4TH ZONING FLOOR AREA PLAN AND DEDUCTIONS	●	●						●					●			Z-004.01
Z-005.01	5TH TO 26TH ZONING FLOOR AREA PLAN AND DEDUCTIONS	●	●						●					●			Z-005.01
Z-006.01	27TH (MECH 1) TO 49TH ZONING FLOOR AREA PLAN AND DEDUCTIONS	●	●						●					●			Z-006.01
Z-007.01	50TH TO 70TH ZONING FLOOR AREA PLANS AND DEDUCTIONS	●	●		●				●					●			Z-007.01
Z-008.01	L71 PENTHOUSE ZONING FLOOR AREA PLAN AND DEDUCTIONS	●	●		●				●					●			Z-008.01
Z-009.01	REAR YARD EQUIVALENT	●	●		●				●					●			Z-009.01
Z-010.01	HEIGHT AND SETBACKS - SITE PLAN AND ELEVATIONS	●	●		●				●					●	●		Z-010.01
Z-011.01	STREETSCAPE	●	●		●				●	●				●			Z-011.01
Z-012.01	SPECIAL URBAN DESIGN CONDITIONS									●				●			Z-012.01
Z-013.00	OFF STREET LOADING & PARKING													●			Z-013.00
Z-014.00	OFF STREET LOADING & PARKING (BICYCLE PARKING)													●			Z-014.00
A0																	
A-002.00	ABBREVIATIONS, SYMBOLS & LEGEND	●	●					●		●							A-002.00
A-003.00	BUILDING CODE NOTES	●	●					●		●							A-003.00
A-004.00	BUILDING CODE NOTES	●	●					●		●	●						A-004.00
A-005.00	BUILDING CODE NOTES	●	●				●	●		●							A-005.00
A-006.00	ADA PROVISIONS & NOTES	●	●					●		●							A-006.00
A-007.00	ADA PROVISIONS & NOTES	●	●					●		●							A-007.00
A-008.00	PARTITION TYPES	●	●					●		●							A-008.00
A-009.00	FLOOD COMPLIANCE PLANS & NOTES	●	●	●	●	●		●		●							A-009.00
A-010.01	LIFE SAFETY PLAN - CELLAR	●	●					●		●				●			A-010.01
A-011.01	LIFE SAFETY PLAN - 1ST FLOOR	●	●					●		●				●	●		A-011.01
A-012.01	LIFE SAFETY PLAN - 2ND FLOOR	●	●					●		●				●	●		A-012.01
A-013.01	LIFE SAFETY PLAN - 3RD FLOOR	●	●					●		●				●	●	●	A-013.01
A-014.01	LIFE SAFETY PLAN - 4TH FLOOR	●	●					●	●	●				●	●	●	A-014.01
A-015.01	LIFE SAFETY PLAN - 5TH FLOOR	●	●					●		●				●			A-015.01
A-016.01	LIFE SAFETY PLAN - 6TH FLOOR (TYP LOW RISE)	●	●					●		●				●			A-016.01
A-017.01	LIFE SAFETY PLAN - 26TH FLOOR (MECH LOOP)	●	●					●		●							A-017.01
A-018.01	LIFE SAFETY PLAN - 27TH FLOOR (MECH 1)	●	●					●		●				●			A-018.01
A-019.01	LIFE SAFETY PLAN - 28TH FLOOR (TYP MID RISE)	●	●					●		●				●			A-019.01
A-020.01	LIFE SAFETY PLAN - 48TH FLOOR (MECH LOOP)	●	●					●		●							A-020.01
A-021.01	LIFE SAFETY PLAN - 49TH FLOOR (MECH 2)	●	●					●		●				●			A-021.01
A-022.01	LIFE SAFETY PLAN - 51ST FLOOR (TYP HIGH RISE)	●	●					●		●				●			A-022.01
A-023.00	LIFE SAFETY PLAN - 71ST FLOOR (PENTHOUSE)													●			A-023.00
A-024.01	LIFE SAFETY PLAN - ROOF / MECH 3													●	●	●	A-024.01
A-025.01	LIFE SAFETY PLAN - MECH 4 (EMR)													●	●	●	A-025.01
A-051.00	SITE PLAN	●	●	●		●		●		●							A-051.00
A1																	
A-100.01	OVERALL FLOOR PLAN - CELLAR	●	●		●	●	●	●		●				●			A-100.01
A-101.01	OVERALL FLOOR PLAN - 1ST FLOOR	●	●	●	●	●		●	●	●		●	●	●			A-101.01
A-102.01	OVERALL FLOOR PLAN - 2ND FLOOR	●	●		●	●		●	●	●		●	●	●			A-102.01
A-103.01	OVERALL FLOOR PLAN - 3RD FLOOR	●	●		●			●	●	●		●	●	●	●	●	A-103.01
A-104.01	OVERALL FLOOR PLAN - 4TH FLOOR	●	●		●			●	●	●				●			A-104.01
A-105.01	OVERALL FLOOR PLAN - 5TH FLOOR	●	●		●			●	●	●				●			A-105.01
A-106.01	OVERALL FLOOR PLAN - 6TH FLOOR (TYP. LOW RISE)	●	●					●		●				●			A-106.01
A-127.01	OVERALL FLOOR PLAN - 27TH FLOOR (MECH. 1)	●	●					●		●				●			A-127.01
A-128.01	OVERALL FLOOR PLAN - 28TH FLOOR (TYP. MID RISE)	●	●					●		●				●			A-128.01
A-149.01	OVERALL FLOOR PLAN - 49TH FLOOR (MECH. 2)	●	●					●		●				●			A-149.01
A-150.01	OVERALL FLOOR PLAN - 50TH FLOOR	●	●					●		●				●			A-150.01
A-168.01	OVERALL FLOOR PLAN - 51ST FLOOR (TYP. HIGH RISE)	●	●					●		●				●			A-168.01
A-169.01	OVERALL FLOOR PLAN - 71ST FLOOR (PENTHOUSE)	●	●							●				●			A-169.01
A-170.01	OVERALL FLOOR PLAN - ROOF / MECH. 3	●	●					●		●				●	●	●	A-170.01
A-171.01	OVERALL FLOOR PLAN - MECH. 4 (EMR)	●	●		●					●				●	●	●	A-171.01
A-175.01	OVERALL ROOF PLAN													●		●	A-175.01
A2																	
A-200.01	PARTIAL FLOOR PLAN - CELLAR (SW CORNER)									●				●			A-200.01
A-201.01	PARTIAL FLOOR PLAN - CELLAR (SE CORNER)									●				●			A-201.01
A-202.01	PARTIAL FLOOR PLAN - CELLAR (NE CORNER)									●				●			A-202.01
A-203.01	PARTIAL FLOOR PLAN - CELLAR (NW CORNER)									●				●			A-203.01
A-204.01	PARTIAL FLOOR PLAN - 1ST FLOOR (SW CORNER)									●				●			A-204.01
A-205.01	PARTIAL FLOOR PLAN - 1ST FLOOR (SE CORNER)									●				●			A-205.01
A-206.01	PARTIAL FLOOR PLAN - 1ST FLOOR (NE CORNER)									●		●		●			A-206.01
A-207.01	PARTIAL FLOOR PLAN - 1ST FLOOR (NW CORNER)									●		●		●			A-207.01
A-208.00	PARTIAL FLOOR PLAN - 2ND FLOOR (SW CORNER)									●							A-208.00
A-209.00	PARTIAL FLOOR PLAN - 2ND FLOOR (SE CORNER)									●							A-209.00
A-210.00	PARTIAL FLOOR PLAN - 2ND FLOOR (NE CORNER)									●							A-210.00
A-211.00	PARTIAL FLOOR PLAN - 2ND FLOOR (NW CORNER)									●							A-211.00
A-212.01	PARTIAL FLOOR PLAN - 3RD FLOOR (SW CORNER)								●	●				●			A-212.01
A-213.00	PARTIAL FLOOR PLAN - 3RD FLOOR (SE CORNER)								●	●							A-213.00
A-214.00	PARTIAL FLOOR PLAN - 3RD FLOOR (NE CORNER)								●	●							A-214.00
A-215.01	PARTIAL FLOOR PLAN - 3RD FLOOR (NW CORNER)									●				●			A-215.01
A-216.01	PARTIAL FLOOR PLAN - 4TH FLOOR (SW CORNER)								●	●				●			A-216.01
A-217.01	PARTIAL FLOOR PLAN - 4TH FLOOR (NW CORNER)									●				●			A-217.01
A-219.01	PARTIAL FLOOR PLAN - 5TH FLOOR (SOUTH)									●				●			A-219.01
A-220.01	PARTIAL FLOOR PLAN - 5TH FLOOR (CORE)								●	●				●			A-220.01
A-221.01	PARTIAL FLOOR PLAN - 5TH FLOOR (NORTH)								●	●				●			A-221.01
A-222.01	PARTIAL FLOOR PLAN - TYP LOW RISE (SOUTH)	●	●					●	●	●				●			A-222.01
A-223.01	PARTIAL FLOOR PLAN - TYP LOW RISE (CORE)	●	●					●		●				●			A-223.01
A-224.01	PARTIAL FLOOR PLAN - TYP LOW RISE (NORTH)	●	●					●		●				●			A-224.01
A-231.01	PARTIAL FLOOR PLAN - TYP MID RISE (SOUTH)	●	●					●	●	●				●			A-231.01

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/12/2014
4	DOB FILING SUBMISSION	08/19/2014
5	DOB FILING SUBMISSION	09/11/2014
6	DOB FILING SUBMISSION	10/06/2014
7	DOB FILING SUBMISSION	02/13/2015
8	DOB FILING SUBMISSION	03/19/2015
9	DOB FILING SUBMISSION	04/13/2015
10	DOB FILING SUBMISSION	05/08/2015
11	DOB FILING SUBMISSION	05/13/2015
12	DOB FILING SUBMISSION	05/20/2015
13	DOB FILING SUBMISSION	06/18/2015
14	DOB FILING SUBMISSION	08/24/2015
15	DOB FILING SUBMISSION	09/03/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DRAWING LIST

SEAL & SIGNATURE:

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE:
DWG No:
G-001.01
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number | ES516386058 Scan Code

30" x 42" Arch E1 -SHEET SIZE

DOOR SCHEDULE - PODIUM

DOOR NUMBER	FROM	TO	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	Frame Material	FINISH	FRAME DETAIL/SHEET NUMBER JAMB TYPE	HEAD TYPE	SADDLE TYPE	FIRE RATING (MIN)	HARDWARE SET	SIGNAGE	REMARKS	DOOR NUMBER
0-CELLAR																		
0-00C-1	CORRIDOR	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				0-00C-1
0-00E-1	AMENITY LOUNGE	CORRIDOR	3' - 0"	8' - 0"										-				0-00E-1
0-00E-2	LIBRARY LOUNGE	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				0-00E-2
0-00E-3	CORRIDOR	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				0-00E-3
0-00F-1	CORRIDOR	SPA ENTRY HALL	3' - 0"	8' - 0"										-				0-00F-1
0-00F-2	SPA POOL	CORRIDOR	3' - 0"	8' - 0"										-				0-00F-2
0-06-1	ELEVATOR HALL	TRASH	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				0-06-1
A001A-1	AMENITY LOUNGE	VESTIBULE	3' - 6"	8' - 0"										-				A001A-1
A001C-1	VESTIBULE	UNISEX TOILET	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A001C-1
A002-1	VESTIBULE	AMENITY LOUNGE	3' - 0"	8' - 0"		WD	ST	1	HM	PT				-				A002-1
A002-2	VESTIBULE	AMENITY LOUNGE	3' - 0"	8' - 0"		WD	ST	1	HM	PT				-				A002-2
A003-1	BOWLING ALLEY	VESTIBULE	3' - 0"	8' - 0"		WD	ST	1	HM	PT				90				A003-1
A003B-1	BOWLING LANES	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A003B-1
A004-1	BASKETBALL COURT	VESTIBULE	3' - 0"	8' - 0"		WD	ST	1	HM	PT				90				A004-1
A004-2	VESTIBULE	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A004-2
A005-1	SPECTATOR SEATING	VESTIBULE	3' - 0"	8' - 0"		WD	ST	1	HM	PT				90				A005-1
A006A-1	VESTIBULE	UNISEX TOILET	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A006A-1
A006B-1	VESTIBULE	STORAGE	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A006B-1
A007-1	GOLF SIMULATOR ROOM	SPECTATOR SEATING	2' - 9"	8' - 0"										-				A007-1
A008-1	SQUASH COURT	SPECTATOR SEATING	2' - 9"	8' - 0"										-				A008-1
A010-1	AMENITY LOUNGE	SPA CORRIDOR	3' - 0"	8' - 0"										-				A010-1
A011-1	SPA CORRIDOR	VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A011-1
A012-1	SPA CORRIDOR	VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A012-1
A013-1	SPA CORRIDOR	VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A013-1
A014-1	SPA CORRIDOR	VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A014-1
A015A-1	MEN'S TOILET	MEN'S TOILET	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A015A-1
A015B-1	MEN'S SHOWER	MEN'S SHOWER	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A015B-1
A015B-2	MEN'S SHOWER	MEN'S SHOWER	2' - 4"	8' - 0"	A	WD	ST	1	HM	PT				-				A015B-2
A016A-1	WOMEN'S TOILET	WOMEN'S TOILET	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A016A-1
A016A-2	WOMEN'S TOILET	WOMEN'S TOILET	2' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A016A-2
A016A-3	WOMEN'S TOILET	WOMEN'S TOILET	2' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A016A-3
A016B-1	WOMEN'S SHOWER	WOMEN'S SHOWER	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A016B-1
A016B-2	WOMEN'S SHOWER	WOMEN'S SHOWER	2' - 4"	8' - 0"	A	WD	ST	1	HM	PT				-				A016B-2
A021-1	SPA ENTRY HALL	SPA LOUNGE WEST	3' - 2 3/4"	8' - 0"										-				A021-1
A021-2	SPA LOUNGE WEST	SPA POOL	3' - 2 3/4"	8' - 0"										-				A021-2
A022-1	SPA ENTRY HALL	SPA LOUNGE EAST	3' - 2 3/4"	8' - 0"										-				A022-1
A022-2	SPA LOUNGE EAST	SPA POOL	3' - 2 3/4"	8' - 0"										-				A022-2
A024-1	LAP POOL DECK	SPA ENTRY HALL	2' - 11 3/4"	8' - 0"										-				A024-1
A024-2	SPA POOL	LAP POOL DECK	3' - 0"	8' - 0"										-				A024-2
A025-1	KIDS POOL DECK	LAP POOL DECK	5' - 8"	8' - 0"										-				A025-1
A026-1	KIDS POOL DECK	MECH. ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A026-1
A026A-1	MECH. ROOM	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A026A-1
A027-1	VESTIBULE	SERVICE CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A027-1
A027-2	LAP POOL DECK	VESTIBULE	3' - 6"	8' - 0"										-				A027-2
A028-1	VESTIBULE	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A028-1
A029-1	STORAGE	POOL MECHANICAL	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A029-1
A031-1	HAMMAM VESTIBULE	SPA POOL	6' - 0"	8' - 0"										-				A031-1
A031A-1	SAUNA	HAMMAM VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A031A-1
A031C-1	HAMMAM VESTIBULE	HAMMAM	3' - 0"	8' - 0"		WD	ST	1	HM	PT				-				A031C-1
A032-1	CORRIDOR	TREATMENT ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A032-1
A033-1	CORRIDOR	TOILET	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A033-1
A034-1	CORRIDOR	MECHANICAL	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A034-1
A035-1	CORRIDOR	STORAGE	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A035-1
A036-1	CORRIDOR	TREATMENT ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A036-1
A037-1	CORRIDOR	OFFICE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A037-1
A040-1	LIBRARY LOUNGE	AMENITY LOUNGE	3' - 0"	8' - 0"		WD	ST	1	HM	PT				90				A040-1
A040-2	STORAGE	LIBRARY LOUNGE	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A040-2
A040-3	STORAGE	LIBRARY LOUNGE	3' - 0"	7' - 0"		WD	ST	1	HM	PT				-				A040-3
A040-4	STORAGE	LIBRARY LOUNGE	3' - 0"	7' - 0"		WD	ST	1	HM	PT				-				A040-4
A041-1	BILLARD ROOM	CORRIDOR	2' - 10"	8' - 0"	A	HM	PT	1	HM	PT				-				A041-1
A042-1	CORRIDOR	WINE TASTING ROOM	3' - 1 1/4"	8' - 0"										-				A042-1
A043-1	VESTIBULE	CORRIDOR	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				90				A043-1
A043A-1	VESTIBULE	CIGAR ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A043A-1
A043B-1	STORAGE	VESTIBULE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A043B-1
A044-1	STORAGE	LIBRARY LOUNGE	3' - 0"	7' - 0"		WD	ST	1	HM	PT				-				A044-1
A045-1	THEATRE	VESTIBULE	3' - 0"	8' - 0"		WD	ST	1	HM	PT				90				A045-1
A045-2	THEATRE	VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A045-2
A045A-1	VESTIBULE	CORRIDOR	3' - 0"	8' - 0"		WD	ST	1	HM	PT				90				A045A-1
A045B-1	VESTIBULE	LIBRARY LOUNGE	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A045B-1
A047A-1	THEATER AISLE	AV ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A047A-1
A048-1	VESTIBULE	TELECOM ENTRANCE FACILITY	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A048-1
A049-1	CORRIDOR	LAUNDRY	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A049-1
A049A-1	LAUNDRY	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A049A-1
A050-1	CORRIDOR	TEL/COM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A050-1
A051-1	CORRIDOR	MECHANICAL	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A051-1
A052-1	CORRIDOR	VESTIBULE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A052-1
A052A-1	VESTIBULE	REFUSE ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A052A-1
A053-1	CORRIDOR	BUILDING MANAGEMENT OFFICE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A053-1
A055-1	CORRIDOR	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A055-1
A056-1	CORRIDOR	VESTIBULE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A056-1
A056A-2	MEN'S STAFF LOCKERS	MEN'S STAFF LOCKERS	3' - 0"	7' - 0"										-				A056A-2
A056A-3	MEN'S STAFF LOCKERS	MEN'S STAFF LOCKERS	3' - 0"	7' - 0"										-				A056A-3
A056A-4	MEN'S STAFF LOCKERS	MEN'S STAFF LOCKERS	2' - 4"	7' - 0"										-				A056A-4
A057-1	CORRIDOR	VESTIBULE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A057-1
A057A-2	WOMEN'S STAFF LOCKERS	WOMEN'S STAFF LOCKERS	3' - 0"	7' - 0"										-				A057A-2
A057A-3	WOMEN'S STAFF LOCKERS	WOMEN'S STAFF LOCKERS	2' - 4"	7' - 0"										-				A057A-3
A057A-4	WOMEN'S STAFF LOCKERS	WOMEN'S STAFF LOCKERS	3' - 0"	7' - 0"										-				A057A-4
A057A-5	WOMEN'S STAFF LOCKERS	WOMEN'S STAFF LOCKERS	2' - 4"	7' - 0"										-				A057A-5
A058-1	CORRIDOR	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A058-1
A059-1	CORRIDOR	BUILDING MANAGEMENT OFFICE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A059-1
A060-1	CORRIDOR	MECHANICAL	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A060-1
A061-1	CORRIDOR	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A061-1
A062-1	CORRIDOR	BOWLING SERVICE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A062-1
A063-1	CORRIDOR	FUEL OIL TANK	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A063-1
A065-1	CORRIDOR	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A065-1
B001-1	STORAGE	SERVICE CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				B001-1
C001-1	RETAIL B	SERVICE CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				C001-1
C002-1	RETAIL B	TOILET	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				C002-1
C003-1	RETAIL B	TOILET	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				C003-1
C004-1	SERVICE CORRIDOR	GAS ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				C004-1
D001-1	RETAIL A	SERVICE CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				D001-1
D002-1	RETAIL A	TOILET	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				D002-1
D003-1	RETAIL A	TOILET	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				D003-1
D004-1	SERVICE CORRIDOR	GAS ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				D004-1
S0-3-1	CORRIDOR	STAIR BC	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	-				S0-3-1
S0-5-1	CORRIDOR	STAIR BA	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S0-5-1
S0-7-1	RETAIL A	STAIR BH	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S0-7-1
S0-9-1	SERVICE CORRIDOR	STAIR BD	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S0-9-1
S0-14-1	RETAIL B	STAIR BE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S0-14-1
S0-14-2	STAIR	STAIR BE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S0-14-2
S0-18-1	VESTIBULE	STAIR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S0-18-1
S0-18-2	STAIR	STAIR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S0-18-2
PARKING 1																		
B103-1	LOADING DOCK	STAIR G	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				B103-1
B104-1	LOADING DOCK	STAIR G	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				B104-1
B104A-1	STAIR G	STAIR G	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				B104A-1
B104B-1	STAIR G	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				B104B-1
B105-1	TOILET	PARKING 1	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				B105-1
S1-16-1	PARKING 1	STAIR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-16-1
S1-19-1	IH STAIR	STAIR F	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-19-1
1ST FLOOR																		
1-00A-1	CORRIDOR	SERVICE LOBBY	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				1-00A-1
1-00C-1	CORRIDOR	EXTERIOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				1-00C-1
1-00D-1	ELEV. HALL	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				1-00D-1
1-0611	ELEV. HALL	TRASH	3' - 6"	8' - 0"	A	HM	PT	1	HM	PT				-				1-0611
A101-1	LOBBY	VESTIBULE	6' - 0"	15' - 0"										-				A101-1
A101A-1	VESTIBULE		6' - 0"	15' - 0"										-				A101A-1
A101B-1	VESTIBULE	EXTERIOR	6' - 0"	13' - 8"										-				A101B-1
A103-1	VEST.	OPEN CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A103-1
A104-1	VESTIBULE	OPEN CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A104-1
A105-1	VESTIBULE	MECHANICAL	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A105-1
A106-1	VESTIBULE	VESTIBULE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A106-1
A107-1	VESTIBULE	ENTRY HALL	4' - 0"	8' - 0"										-				A107-1
A107-3	PARKING 1	ENTRY HALL	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A107-3
A111-1	CORRIDOR	SECURITY	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A111-1
A113-1	CORRIDOR	STAFF BATHROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A113-1
A114-1	CORRIDOR	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A114-1
A115-1	CORRIDOR	JANITOR'S CLOSET	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A115-1
A116-1	MAILROOM (832)	CORRIDOR	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT				90				A116-1
A118-1	CORRIDOR	PACKAGE / DRY CLEANING RECEIVING	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A118-1
A118A-1	VEST.	PACKAGE/DRY CLEANING	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A118A-1

DOOR SCHEDULE - PODIUM

DOOR NUMBER	FROM	TO	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	Frame Material	FINISH	FRAME DETAIL/SHEET NUMBER JAMB TYPE	HEAD TYPE	SADDLE TYPE	FIRE RATING (MIN)	HARDWARE SET	SIGNAGE	REMARKS	DOOR NUMBER
A118B-1	REFRIGERATED STORAGE	PACKAGE / DRY CLEANING RECEIVING	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A118B-1
A119-1	SERVICE LOBBY	CART STORAGE	8' - 0"	8' - 0"										-				A119-1
A120-1	SERVICE LOBBY	DOG SHOWER	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A120-1
A120-2	DOG SHOWER	DOG SHOWER	2' - 0"	7' - 0"										-				A120-2
A120-3	DOG SHOWER	DOG SHOWER	2' - 0"	7' - 0"										-				A120-3
A120-4	DOG SHOWER	DOG SHOWER	2' - 0"	7' - 0"										-				A120-4
A120-5	DOG SHOWER	DOG SHOWER	2' - 0"	7' - 0"										-				A120-5
A122-1	BICYCLE STORAGE	VEST.	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A122-1
A122-2	BICYCLE STORAGE	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				90				A122-2
A123-1	CORRIDOR	EXTERIOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A123-1
C101-1	RETAIL B	EXTERIOR	6' - 8 1/2"	7' - 4 1/2"										-				C101-1
C101-2	RETAIL B	EXTERIOR	6' - 1"	7' - 4 1/2"										-				C101-2
D101-1	RETAIL A	EXTERIOR	6' - 11"	7' - 4 1/2"										-				D101-1
D101-2	RETAIL A	EXTERIOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				D101-2
D111-1	EXTERIOR	SECURITY	2' - 10 1/2"	6' - 10 1/2"										-				D111-1
E101-1	RETAIL C	EXTERIOR	7' - 5"	11' - 2"										-				E101-1
S1-2-1	OPEN CORRIDOR	STAIR B	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	-				S1-2-1
S1-3-1	STAIR BC	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-3-1
S1-4-1	STAIR C	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-4-1
S1-5-1	STAIR BA	EXTERIOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-5-1
S1-6-1	STAIR A	EXTERIOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-6-1
S1-7-1	STAIR Z	EXTERIOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-7-1
S1-8-1	STAIR BH	EXTERIOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-8-1
S1-9-1	STAIR D	EXTERIOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-9-1
S1-10-1	STAIR BD	EXTERIOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-10-1
S1-12-1	STAIR BE	EXTERIOR	3' - 3"	7' - 1 1/2"							SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	-				S1-12-1
S1-13-1	STAIR	EXTERIOR	3' - 3"	7' - 1 1/2"							SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	-				S1-13-1
RETAIL																		
S1-14-1	STAIR	STAIR BE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-14-1
PARKING 2																		
S2-17-1	PARKING P2	STAIR E	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-17-1
S2-21-1	PARKING P2	STAIR F	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-21-1
2ND FLOOR																		
2-00D-1	CORRIDOR	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				90				2-00D-1
A211-1	MDF ROOM	VESTIBULE	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				90				A211-1
A212-1	STAIR	STORAGE	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				90				A212-1
A213-1	CORRIDOR	PLUMBING	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				90				A213-1
A214-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				90				A214-1
A215-1	CORRIDOR	STORAGE	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				90				A215-1
A216-1	CORRIDOR	DOMESTIC HW HEATERS	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				90				A216-1
A217-1	BOILER ROOM	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				90				A217-1
A217-2	BOILER ROOM	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				90				A217-2
S2-1-1	STAIR A	STAIR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-1-1
S2-4-1	CORRIDOR	STAIR C	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-4-1
S2-6-1	CORRIDOR	STAIR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-6-1
S2-6-2	VESTIBULE	STAIR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-6-2
S2-12-1	STAIR BE	STAIR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-12-1
S2-14-1	STAIR E	STAIR BE	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-14-1
3RD FLOOR																		
3-00B-1	CORRIDOR	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				3-00B-1
3-00C-1	ELEV. HALL	CORRIDOR	4' - 6"	9' - 0"										-				3-00C-1
3-00C-2	ELEV. HALL	CORRIDOR	4' - 6"	9' - 0"										-				3-00C-2
3-00E-1	ELEV. HALL	CORRIDOR	4' - 6"	9' - 0"										-				3-00E-1
3-00E-2	ELEV. HALL	CORRIDOR	4' - 6"	9' - 0"										-				3-00E-2
3-00G-1	CON ED ROOM	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				3-00G-1
3-06-1	ELEV. HALL	TRASH	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				3-06-1
A301-1	CORRIDOR	FIRE PUMP ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A301-1
A302-1	CORRIDOR	MECHANICAL	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A302-1
A303-1	CORRIDOR	WATER METER ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A303-1
A304-1	CORRIDOR	GAS METER ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A304-1
A305-2	CON ED ROOM	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				-				A305-2
A305A-1	VAULT 1	CON ED ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A305A-1
A305B-1	VAULT 2	CON ED ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A305B-1
A305C-1	VAULT 3	CON ED ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A305C-1
A305D-1	VAULT 4	CON ED ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				-				A305D-1
A306-1	CORRIDOR	DOMESTIC WATER TANK	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A306-1
A307-1	GENERATOR ROOM	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				90				A307-1
A307-2	CORRIDOR	GENERATOR ROOM	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				-				A307-2
A308-1	CORRIDOR	COGEN ROOM	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				90				A308-1
A310-1	KIDS ROOM	CORRIDOR	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				90				A310-1
A310-2	KIDS ROOM	CORRIDOR	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				90				A310-2
A310A-1	TOILET	KIDS ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A310A-1
A311-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				90				A311-1
A312-1	CORRIDOR	ELEVATOR MACHINE ROOM	3' - 0"	7' - 0"										90				A312-1
A313-1	UNISEX TOILET	CORRIDOR	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A313-1
A314-1	CORRIDOR	UNISEX TOILET	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A314-1
A315-1	WORKSHOP ROOM	CORRIDOR	2' - 10 1/2"	7' - 0"										90				A315-1
A316-1	LOUNGE	CORRIDOR	3' - 6"	8' - 0"	-	WD	ST	1	HM	PT				90				A316-1
A316-2	LOUNGE	LANDSCAPE	8' - 0"	8' - 0"										-				A316-2
A316-3	LOUNGE	LANDSCAPE	3' - 6"	8' - 0"										-				A316-3
A316-4	LOUNGE	LANDSCAPE	3' - 6"	8' - 0"										-				A316-4
A317-1	GAME ROOM	VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				90				A317-1
A318-1	GAME ROOM	CORRIDOR	3' - 0"	8' - 0"		WD	ST	1	HM	PT				90				A318-1
B301-1	LANDSCAPE	PARKING P3	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				B301-1
B301-2	EXTERIOR	PARKING P3	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				B301-2
S3-1-1	CORRIDOR	STAIR A	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-1-1
S3-2-1	CORRIDOR	STAIR B	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-2-1
S3-4-1	CORRIDOR	STAIR C	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-4-1
S3-4-2	VESTIBULE	STAIR C	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-4-2
S3-8-1	CORRIDOR	STAIR Z	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-8-1
S3-10-1	CORRIDOR	STAIR D	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-10-1
S3-10-2	CORRIDOR	STAIR D	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-10-2
S3-17-1	VESTIBULE	STAIR E	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-17-1
S3-21-1	PARKING P3	STAIR F	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-21-1
4TH FLOOR : 5TH FLOOR (MARKETING)																		
5-00B-1	WEIGHT ROOM	CORRIDOR	2' - 3"	8' - 0"	A	HM	PT	1	HM	PT				-				5-00B-1
5-00C-1	CORRIDOR	RECEPTION	2' - 10"	8' - 0"		WD	ST	1	HM	PT				90				5-00C-1
5-00C-2	ELEVATOR HALL	RECEPTION	4' - 6"	9' - 0"										-				5-00C-2
5-00C-3	RECEPTION	ELEVATOR HALL	4' - 6"	9' - 0"										-				5-00C-3
5-06-1	ELEVATOR HALL	TRASH	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				5-06-1
A501-1	CORRIDOR	ATS ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A501-1
A503-1	SWITCH GEAR ROOM	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A503-1
A503-3	CORRIDOR	SWITCH GEAR ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A503-3
A504-1	NETWORK COMPARTMENTS	SWITCH GEAR ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A504-1
A504-2	NETWORK COMPARTMENTS	SWITCH GEAR ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A504-2
A505-1	CORRIDOR	MECHANICAL ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A505-1
A506-1	CORRIDOR	ACCESSORY YOGA	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				90				A506-1
A507-1	CORRIDOR	ACCESSORY DANCE	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				90				A507-1
A508-1	CORRIDOR	ACCESSORY CROSSFIT	3' - 0"	8' - 0"		WD	ST	1	HM	PT				90				A508-1
A509-1	CORRIDOR	STAIR B	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A509-1
A510-1	CORRIDOR	CYCLING STUDIO	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				90				A510-1
A511-1	RECEPTION	IDF ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A511-1
A512-1	RECEPTION	MECHANICAL	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT				90				A512-1
A513-1	CORRIDOR	VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				90				A513-1
A513A-1	MEN'S TOILET	MEN'S TOILET	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A513A-1
A513A-2	MEN'S TOILET	MEN'S TOILET	2' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A513A-2
A513A-3	MEN'S TOILET	MEN'S TOILET	2' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A513A-3
A513A-4	MEN'S TOILET	MEN'S TOILET	2' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A513A-4
A513C-1	MEN'S SHOWER	MEN'S SHOWER	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A513C-1
A513C-2	MEN'S SHOWER	MEN'S SHOWER	2' - 4"	8' - 0"	A	WD	ST	1	HM	PT				-				A513C-2
A514-1	CORRIDOR	VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				90				A514-1
A514A-1	WOMEN'S TOILET	WOMEN'S TOILET	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A514A-1
A514A-2	WOMEN'S TOILET	WOMEN'S TOILET	2' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A514A-2
A514A-3	WOMEN'S TOILET	WOMEN'S TOILET	2' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A514A-3
A514A-4	WOMEN'S TOILET	WOMEN'S TOILET	2' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A514A-4
A514C-1	WOMEN'S SHOWER	WOMEN'S SHOWER	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				-				A514C-1
A514C-2	WOMEN'S SHOWER	WOMEN'S SHOWER	2' - 4"	8' - 0"	A	WD	ST	1	HM	PT				-				A514C-2
A515-1	CORRIDOR	STORAGE	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT				90				A515-1
S5-1-1	RECEPTION	STAIR A	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S5-1-1
S5-8-1	CORRIDOR	STAIR Z	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S5-8-1
S5-8-2	VESTIBULE	STAIR Z	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S5-8-2

NOTE: ALL FIRE RATED DOORS ARE SELF CLOSING

KEY PLAN:

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015
2	DOB FILING SUBMISSION	05/08/2015
3	DOB FILING SUBMISSION	06/18/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DOOR SCHEDULE (1 OF 2)

SEAL & SIGNATURE:
REGISTERED ARCHITECT · NICKOLAS ZIGOMANIS · STATE OF NEW YORK · 033081

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
REV:	
CHK:	CHECKER
SCALE:	
DWG No:	G-002.01
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES566290101 Scan Code

30" x 42" Arch E1 - SHEET SIZE

DOOR SCHEDULE - TOWER

DOOR NUMBER	FROM	TO	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME DETAIL/SHEET NUMBER JAMB TYPE	HEAD TYPE	SILL TYPE	FIRE RATING (MIN)	HARDWARE SET	SIGNAGE	Comments	DOOR NUMBER
5TH FLOOR : 7TH FLOOR (MARKETING)																		
7-00H-1	CORRIDOR	VESTIBULE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				7-00H-1
7-00H-2	EXTERIOR	VESTIBULE	4' - 0"	8' - 0"										-				7-00H-2
7-03-1	ELEC.	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				7-03-1
7-04-1	VESTIBULE	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				7-04-1
7-06-1	ELEV. HALL	TRASH	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				7-06-1
7-09-1	ELEC.	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				7-09-1
7-09A-1	VESTIBULE	AV CONTROL ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				7-09A-1
7-09B-1	DAS ROOM	VESTIBULE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	-				7-09B-1
7-09C-1	VESTIBULE	SATELLITE ROOM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				7-09C-1
7-10-1	CORRIDOR	TEL/COM	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				7-10-1
7-11-1	CORRIDOR	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				7-11-1
7-12-1	CORRIDOR	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				7-12-1
7A-1	CORRIDOR	LIVING ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	7A-1
7A-2	LIVING ROOM	TERRACE	3' - 6"	8' - 0"										-				7A-2
7B-1	CORRIDOR	LIVING ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	7B-1
7B-2	LIVING ROOM	TERRACE	4' - 0"	8' - 0"										-				7B-2
7C-1	CORRIDOR	LIVING ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	7C-1
7C-2	LIVING ROOM	TERRACE	4' - 0"	8' - 0"										-				7C-2
7D-1	CORRIDOR	LIVING ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	7D-1
7D-2	LIVING ROOM	TERRACE	3' - 6"	8' - 0"										-				7D-2
7E-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	7E-1
7F-1	CORRIDOR	LIVING ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT	1/A-1031	6/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	7F-1
7G-1	CORRIDOR	LIVING ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT	1/A-1031	6/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	7G-1
7H-1	CORRIDOR	LIVING ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	7H-1
7J-1	CORRIDOR	LIVING ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	7J-1
7K-1	CORRIDOR	LIVING ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	7K-1
7N-1	CORRIDOR	LIVING ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT	1/A-1031	6/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	7N-1
7N-2	LIVING ROOM	TERRACE	3' - 9"	7' - 0"										-				7N-2
7P-1	CORRIDOR	LIVING ROOM	3' - 0"	8' - 0"	A	WD	ST	1	HM	PT	1/A-1031	6/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	7P-1
7P-2	LIVING ROOM	TERRACE	4' - 0"	8' - 0"										-				7P-2
S7-01-1	CORRIDOR	STAIR A	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				S7-01-1
S7-02-1	CORRIDOR	STAIR B	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				S7-02-1
S7-03-1	VESTIBULE	STAIR B	3' - 0"	8' - 0"	A	HM	PT	1	HM	PT	J1/A-009.00	H1/A-009.00	S4/A-009.00	90				S7-03-1
6TH FLOOR : 8TH FLOOR (MARKETING)																		
8-03-1	ELEC.	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	7/A-1031	2/A-1031	12/A-1031	90				8-03-1
8-06-1	ELEV. HALL	TRASH	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				8-06-1
8-09-1	ELEC.	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	7/A-1031	2/A-1031	12/A-1031	90				8-09-1
8A-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	8A-1
8B-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	A-1031.00/1	H1/A-009.00	A-1031.00/11	90			PEEPHOLE @ 58" AFF	8B-1
8C-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	A-1031.00/1	H1/A-009.00	A-1031.00/11	90			PEEPHOLE @ 58" AFF	8C-1
8D-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	8D-1
8E-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	8E-1
8F-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	8F-1
8G-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	8G-1
8H-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	8H-1
8J-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	8J-1
8K-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	8K-1
8L-01	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	A-1031.00/1	H1/A-009.00	A-1031.00/11	90			PEEPHOLE @ 58" AFF	8L-01
8M-01	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	A-1031.00/1	H1/A-009.00	A-1031.00/11	90			PEEPHOLE @ 58" AFF	8M-01
8N-01	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	6/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	8N-01
8P-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	6/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	8P-1
S8-01-1	CORRIDOR	STAIR A	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				S8-01-1
S8-02-1	CORRIDOR	STAIR B	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				S8-02-1
27TH FLOOR - MECH 1: 32ND FLOOR (MARKETING)																		
32-01-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	-				32-01-1
32-02-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				32-02-1
32-06-1	ELEV. HALL	TRASH	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				32-06-1
32-09-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				32-09-1
32-10-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	-				32-10-1
S32-01-1	CORRIDOR	STAIR A	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				S32-01-1
S32-02-1	CORRIDOR	STAIR B	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				S32-02-1
28TH FLOOR : 33RD FLOOR (MARKETING)																		
33-03-1	ELEC.	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				33-03-1
33-06-1	ELEV. HALL	TRASH	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				33-06-1
33-09-1	ELEC.	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				33-09-1
33A-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	33A-1
33B-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	33B-1
33C-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	33C-1
33D-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	33D-1
33E-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	6/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	33E-1
33F-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	6/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	33F-1
33G-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	33G-1
33H-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	33H-1
33J-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	33J-1
33K-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	33K-1
33L-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	33L-1
33M-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	6/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	33M-1
33N-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	6/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	33N-1
S33-01-1	CORRIDOR	STAIR A	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				S33-01-1
S33-02-1	CORRIDOR	STAIR B	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				S33-02-1
49TH FLOOR - MECH 2 : 55TH FLOOR (MARKETING)																		
55-00D-1	PE-1 & 2 EMR	ELEV. HALL	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				55-00D-1
55-00D-2	PE-3 & 4 EMR	ELEV. HALL	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				55-00D-2
55-01-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	-				55-01-1
55-02-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				55-02-1
55-06-1	ELEV. HALL	TRASH	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				55-06-1
55-08-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				55-08-1
55-10-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	-				55-10-1
S55-01-1	CORRIDOR	STAIR A	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				S55-01-1
S55-02-1	CORRIDOR	STAIR B	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				S55-02-1
51ST FLOOR : 70TH FLOOR (MARKETING)																		
70-03-1	ELEC.	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				70-03-1
70-06-1	ELEV. HALL	TRASH	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				70-06-1
70-07-1	ELEV. HALL	VESTIBULE	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				70-07-1
70-09-1	ELEC.	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				70-09-1
70A-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	70A-1
70B-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	70B-1
70C-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	70C-1
70D-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	70D-1
70E-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	70E-1
70F-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	70F-1
70G-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	70G-1
70H-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	70H-1
70J-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	70J-1
70K-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	70K-1
70L-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	70L-1
S70-01-1	CORRIDOR	STAIR A	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				S70-01-1
S70-02-1	CORRIDOR	STAIR B	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				S70-02-1
71ST FLOOR - PH1 : 78TH/PH (MARKETING)																		
PH-01-1	CORRIDOR	MECHANICAL ROOM	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				PH-01-1
PH-02-2	CORRIDOR	MECHANICAL ROOM	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				PH-02-2
PH-03-1	ELEC.	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				PH-03-1
PH-06-1	ELEV. HALL	TRASH	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				PH-06-1
PH-07-1	ELEV. HALL	VESTIBULE	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				PH-07-1
PH-08-1	CORRIDOR	MECHANICAL ROOM	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				PH-08-1
PH-10-1	CORRIDOR	MECHANICAL ROOM	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				PH-10-1
PH-11-1	CORRIDOR	MECHANICAL ROOM	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				PH-11-1
PH-C-1	CORRIDOR	VESTIBULE	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	PH-C-1
PH-C-2	VESTIBULE	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90				PH-C-2
PH-C-3	PH EGRESS STAIR	VESTIBULE	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90				PH-C-3
PH-C-4	LIVING ROOM	TERRACE	3' - 6"	8' - 0"										-				PH-C-4
PH-D-1	VESTIBULE	CORRIDOR	3' - 0"	7' - 0"	A	WD	ST	1		PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	PH-D-1
PH-D-2	VESTIBULE	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90				PH-D-2
PH-D-3	PH EGRESS STAIR	CORRIDOR	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90				PH-D-3
PH-D-4	LIVING ROOM	TERRACE	3' - 6"	8' - 0"										-				PH-D-4
PH-E-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	PH-E-1
PHA-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90				PHA-1
PHB-1	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90			PEEPHOLE @ 58" AFF	PHB-1
SPH-01-1	CORRIDOR	STAIR A	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	2/A-1031	7/A-1031	12/A-1031	90				SPH-01-1
72ND FLOOR - PH2 : UPPER PH (MARKETING)																		
PH2-C-1	UPPER PH LANDING	VESTIBULE	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90				PH2-C-1
PH2-D-1	UPPER PH LANDING	VESTIBULE	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90				PH2-D-1
PH2-D-2	VESTIBULE	VESTIBULE	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	1/A-1031	SIM 1/A-1031	11/A-1031	90				PH2-D-2

NOTE: ALL FIRE RATED DOORS ARE SELF CLOSING

FILE NAME:
PLOT DATE:

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015
2	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DOOR SCHEDULE (2 OF 2)

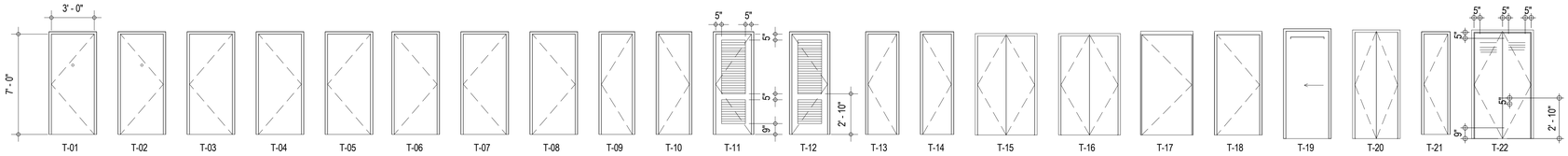
SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM
REV:
CHK: CHECKER
SCALE:
DWG No: **G-003.01**
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS121185539 Job Number
E36625.3000380 Scan Code
30" x 42" Arch E1 - SHEET SIZE



T-01 T-02 T-03 T-04 T-05 T-06 T-07 T-08 T-09 T-10 T-11 T-12 T-13 T-14 T-15 T-16 T-17 T-18 T-19 T-20 T-21 T-22

DOOR TYPES

1/4" = 1'-0"

DOOR SCHEDULE - RESIDENTIAL UNIT

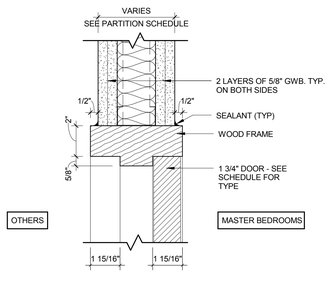
DOOR TYPE	ROOM	DOOR MATERIAL	DOOR FINISH	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	FRAME MATERIAL	FRAME FINISH	DETAILS HEAD TYPE	DETAILS JAMB TYPE	HARDWARE SET	FIRE RATING	REMARKS
T-03	BEDROOM	WD		3' - 0"	7' - 0"	0' - 1 3/4"	WD	PTD			HD-21		SEE PLAN FOR REVERSIBLE DOOR
T-04	BEDROOM	WD		2' - 11"	7' - 0"	0' - 1 3/4"	WD	PTD			HD-21		SEE PLAN FOR REVERSIBLE DOOR
T-05	ENTRY TO BATHROOM	WD		2' - 11"	7' - 0"	0' - 1 3/4"	WD	PTD			HD-20, HD-21		
T-06	ENTRY TO BATHROOM	WD		3' - 0"	7' - 0"	0' - 1 3/4"	WD	PTD			HD-20, HD-21		
T-07	CLOSET	WD		3' - 0"	7' - 0"	0' - 1 3/4"	WD	PTD			HD-21		
T-08	CLOSET	WD		3' - 0"	7' - 0"	0' - 1 3/4"	WD	PTD			HD-21		
T-09	CLOSET	WD	PTD	2' - 2"	7' - 0"	0' - 1 3/4"	WD	PTD	H2/A-009.00	J2/A-009.00	HD-21		
T-10	CLOSET	WD	PTD	2' - 2"	7' - 0"	0' - 1 3/4"	WD	PTD	H2/A-009.00	J2/A-009.00	HD-21		
T-11	LAUNDRY	WD		2' - 6"	7' - 0"	0' - 1 3/4"	WD	PTD					LOUVERED DOOR, SEE PLAN FOR REVERSIBLE DOOR
T-12	LAUNDRY	WD	PTD	2' - 6"	7' - 0"	0' - 1 3/4"	WD	PTD	H2/A-009.00	J2/A-009.00			LOUVERED DOOR, SEE PLAN FOR REVERSIBLE DOOR
T-13	CLOSET	WD	PTD	2' - 0"	7' - 0"	0' - 1 3/4"	WD	PTD	H2/A-009.00	J1/A-009.00	HD-21		
T-14	CLOSET	WD	PTD	2' - 0"	7' - 0"	0' - 1 3/4"	WD	PTD	H2/A-009.00	J2/A-009.00	HD-21		POCKET DOOR, AT UNIT F,K,L,M
T-15	LOCATION VARIES	WD		VARIES	VARIES	0' - 1 3/4"	WD	PTD			HD-21		
T-19	BATHROOM	WD		3' - 0"	7' - 6"	0' - 1 3/4"	WD	PTD			HD-20,HD-23,HD-24, HD-25A		
T-22	LAUNDRY	WD	PTD	4' - 0"	7' - 6"	0' - 1 3/4"	WD	PTD	H2/A-009.00	J2/A-009.00			LOUVERED DOOR

GENERAL NOTES

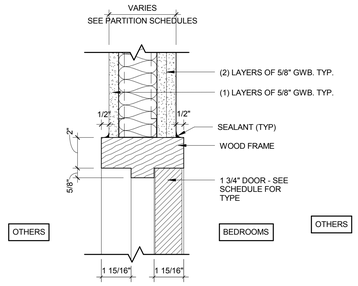
1. ALL DOORS TO HAVE A 3/8" UNDERCUT UNLESS OTHERWISE NOTED.

2. ALL BATHROOM DOORS TO HAVE A 3/4" UNDERCUT UNLESS OTHERWISE NOTED.

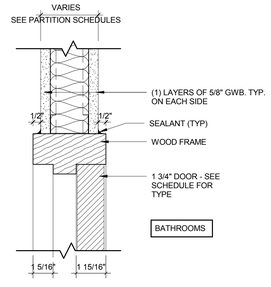
3. ALL DOORS WITH DIRECT ACCESS TO THE CORRIDOR ARE TO BE 90 MIN RATED.



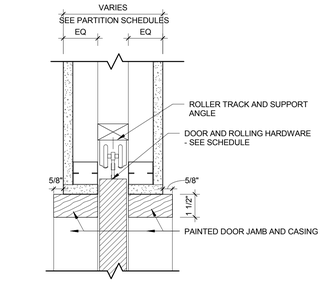
H1 **HEAD DETAIL - WOOD FRAME@ MASTER BR**
3" = 1'-0"



H2 **HEAD DETAIL - WOOD FRAME@ BEDROOMS**
3" = 1'-0"



H3 **HEAD DETAIL - WOOD FRAME@ BEDROOMS**
3" = 1'-0"



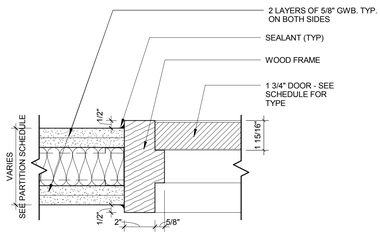
H4 **HEAD DETAIL - POCKET DOOR**
3" = 1'-0"

NOT USED

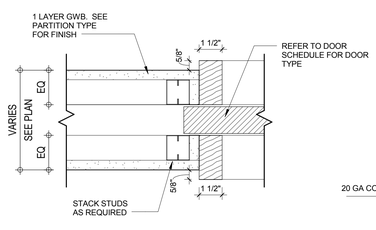
H5 **HEAD DETAIL - CMU WITHOUT GWB**
3" = 1'-0"

NOT USED

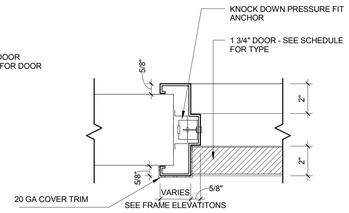
J1 **HOLLOW METAL DOOR JAMB DETAIL**
3" = 1'-0"



J2 **WOOD DOOR JAMB DETAIL**
3" = 1'-0"



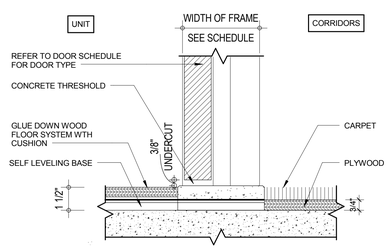
J3 **POCKET DOOR JAMB DETAIL**
3" = 1'-0"



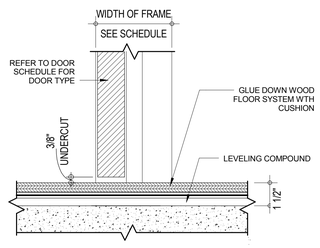
J4 **REVERSIBLE DOOR JAMB DETAIL**
3" = 1'-0"

NOT USED

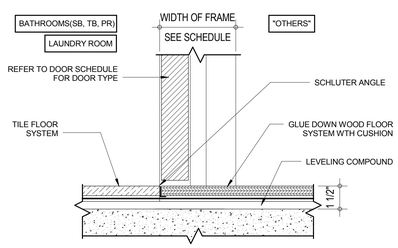
J5 **CMU JAMB DETAIL- WITHOUT GWB**
3" = 1'-0"



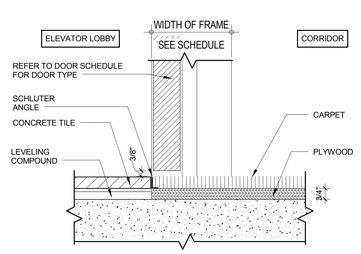
S1 **CARPET TO WOOD**
3" = 1'-0"



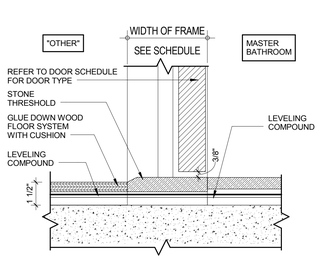
S2 **WOOD TO WOOD**
3" = 1'-0"



S3 **WOOD TO TILE**
3" = 1'-0"

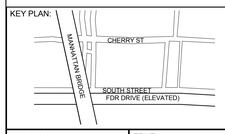


S4 **CONCRETE TILE TO CARPET**
3" = 1'-0"



S5 **WOOD TO STONE**
3" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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New York, NY 10022
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ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
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TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015
2	DOB FILING SUBMISSION	06/18/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DOOR & FRAME TYPES

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMALAS 030081 STATE OF NEW YORK

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE:
DWG No: **G-004.01**
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 1 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES751360572 Scan Code

1 **SITE/ROOF PLAN**
1" = 20'-0"

64-131	**CURB LEVEL**	
	MEASURE OF HEIGHT ALL MEASUREMENT OF HEIGHT ABOVE CURB LEVEL, BASE PLANE, BASE FLOOD ELEVATION, GRADE, OR OTHER SIMILAR GROUND RELATED DATUM, SHALL BE FROM THE FLOOR RESISTANT CONSTRUCTION ELEVATION.	
	DFE/FRCE PROJECT DATUM DFE/FRCE = AVERAGE CURB ELEVATION BFL = 12' (PER FEMA MAP) DFE = BFE + 1 FT (PER NYC BUILDING CODE 2008, APPENDIX G SECTION 2.3, TABLE 2-1 UNDER STRUCTURAL, OCCUPANCY CATEGORY III)	
	DFE/FRCE = 13	
	ABBREVIATION: T.O.P. = TOP OF PARAPET BFL = BASE FLOOD LEVEL DFE = DESIGN FLOOD ELEVATION FRCE = FLOOD RESISTANT CONSTRUCTION ELEVATION	
	NOTE: 1. ALL ELEVATIONS ARE FROM NAVD88 2. ALL HEIGHTS ARE ABOVE DFE OF 13'	

ZONING CALCULATIONS

MAP 12d		**BLOCK / LOT :**	248 / 1	
	1.	**ZONING DISTRICT**	C6-4	
	2.	**LOT AREA**	94,619 SF	(SEE Z-002 SURVEY)
32-00	3.	**USES PERMITTED**	UG 1-12	
	4.	**USES PROPOSED** UG 2 - RESIDENTIAL UG 6 - RETAIL		
35-31	5.	**FLOOR AREA PERMITTED**		
		A) FAR PERMITTED		
23-15		RESIDENTIAL		10 FAR
33-122		COMMERCIAL		10 FAR
23-90		INCLUSIONARY HOUSING		2 FAR
		TOTAL FAR PERMITTED		12 FAR
		B) FLOOR AREA PERMITTED		
		RESIDENTIAL	94,619 SF X 12 FAR	1,135,428 SF
		COMMERCIAL	94,619 SF X 12 FAR	1,135,428 SF
		MAXIMUM FA PERMITTED		1,135,428 SF
	6.	**FLOOR AREA PROPOSED**		
		RESIDENTIAL		1,111,271 SF
		RETAIL		23,167 SF
		TOTAL AREA PROPOSED		1,134,438 SF
23-22 35-40	7.	**DWELLING UNITS PERMITTED**		**COMPLIES** (SEE Z-001)
		A) MAXIMUM FLOOR AREA PERMITTED		1,135,428 SF
		B) NON-RESIDENTIAL FLOOR AREA		23,167 SF
		C) FLOOR AREA FOR DWELLING UNITS	1,134,438 SF - 23,167 SF	1,111,271 SF
		D) MAXIMUM DWELLING UNITS PERMITTED	1,111,271 SF / 1,007 SF PER UNIT	1,103 D.U.
		E) DWELLING UNITS PROPOSED		1,020 D.U.

33-28 23-532 (c) 64-322 (c)	8.	**YARD REQUIREMENTS**	**COMPLIES** (SEE Z-007)
33-432 35-63(c) 23-652	9.	**HEIGHT & SETBACK**	**COMPLIES** (SEE Z-008)
37-30 37-35 37-36 37-37 26-10 26-16 13-24	10.	**STREETSCAPE**	**COMPLIES** (SEE Z-009) **COMPLIES** (SEE Z-010)
36-62 36-681 13-31 36-682	11.	**REQUIRED OFF STREET LOADING**	**COMPLIES** (SEE Z-011)
36-70	12.	**BICYCLE PARKING**	**COMPLIES** (SEE Z-011)
26-41 33-03	13.	**TREE PLANTING**	**COMPLIES** (SEE Z-010)
13-00 13-41 13-041 13-11 (a) 13-27 (a) (1) 13-25	14.	**ACCESSORY OFF-STREET PARKING**	**COMPLIES** (SEE Z-011)

ZONING FLOOR AREA (229 CHERRY ST)

FLOOR AREA LEVEL	USE	GROSS AREA	AREA DEDUCTIONS	ZONING FLOOR AREA	DWELLING UNITS
CELLAR**		N/A	N/A	N/A	
GROUND FLOOR	RESIDENTIAL ACCESSORY	1,814 SF	46 SF	1,769 SF	
2ND FLOOR	RESIDENTIAL ACCESSORY	1,059 SF	0 SF	1,059 SF	
3RD FLOOR	RESIDENTIAL ACCESSORY	3,151 SF	758 SF	2,393 SF	
	ACCESSORY PARKING	4,415 SF	4,415 SF	0 SF	
	TOTAL	7,566 SF	5,173 SF	2,393 SF	
4TH FLOOR	RESIDENTIAL ACCESSORY	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
5TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
6TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
7TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
8TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
9TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
10TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
11TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
12TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
13TH FLOOR	RESIDENTIAL	14,467 SF	823 SF	13,644 SF	16 DWELLING UNITS
MAIN ROOF	MECHANICAL & BULKHEAD	1,028 SF	1,028 SF	0 SF	0 DWELLING UNITS
	TOTAL	1,028 SF	1,028 SF	0 SF	0 DWELLING UNITS

TOTALS	RES. / RES. ACCESSORY	176,452 SF	10,213 SF	166,239 SF	
	MECHANICAL	5,443 SF	5,443 SF	0 SF	
	TOTAL	181,895 SF	15,656 SF	166,239 SF	205 DWELLING UNITS

**CELLAR LEVEL FILED WITH 250 SOUTH STREET
NOTE: DEDUCTIONS AND BICYCLE PARKING FOR 229 CHERRY ST. FILED UNDER APPLICATION #121187410

ZONING FLOOR AREA (TOTAL SITE)

	GROSS AREA	AREA DEDUCTIONS	ZONING FLOOR AREA	TOTAL DWELLING UNITS
250 SOUTH STREET	1,261,612 SF	289,649 SF	968,199 SF	815 DWELLING UNITS
229 CHERRY STREET	181,895 SF	15,656 SF	166,239 SF	205 DWELLING UNITS
TOTAL	1,443,507 SF	305,305 SF	1,134,438 SF	1,020 DWELLING UNITS

ZONING FLOOR AREA (250 SOUTH ST)

FLOOR AREA LEVEL	USE	GFA	DEDUCTIONS	ZFA	DWELLING UNITS
CELLAR	RESIDENTIAL ACCESSORY	59,083 SF	59,083 SF	0 SF	
	RETAIL	19,906 SF	19,906 SF	0 SF	
	Grand total	78,989 SF	78,989 SF	0 SF	
GROUND FLOOR	ACCESSORY PARKING	9,576 SF	9,576 SF	0 SF	
	RESIDENTIAL ACCESSORY	27,581 SF	14,320 SF	13,261 SF	
	RETAIL	24,099 SF	932 SF	23,167 SF	
	Grand total	61,256 SF	24,828 SF	36,428 SF	
2ND FLOOR	ACCESSORY PARKING	13,464 SF	13,464 SF	0 SF	
	RESIDENTIAL ACCESSORY	26,495 SF	24,788 SF	1,707 SF	
	RETAIL	22,900 SF	22,900 SF	0 SF	
	Grand total	62,859 SF	61,152 SF	1,707 SF	
3RD FLOOR	ACCESSORY PARKING	8,769 SF	8,769 SF	0 SF	
	RESIDENTIAL ACCESSORY	21,973 SF	13,301 SF	8,672 SF	
	Grand total	30,742 SF	22,070 SF	8,672 SF	
4TH FLOOR	RESIDENTIAL ACCESSORY	18,857 SF	6,968 SF	11,889 SF	
	Grand total	18,857 SF	6,968 SF	11,889 SF	
5TH FLOOR	RESIDENTIAL	15,001 SF	2,225 SF	12,777 SF	12 UNITS
6TH FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
7TH FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
8TH FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
9TH FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
10TH FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
11TH FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
12TH FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
13TH FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
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18TH FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
19TH FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
20TH FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
21ST FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
22ND FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
23RD FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
24TH FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
25TH FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
26TH FLOOR	RESIDENTIAL	15,011 SF	974 SF	14,037 SF	14 UNITS
27TH FLOOR	RESIDENTIAL MECH.	14,998 SF	14,998 SF	0 SF	
28TH FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
29TH FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
30TH FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
31ST FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
32ND FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
33RD FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
34TH FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
35TH FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
36TH FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
37TH FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
38TH FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
39TH FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
40TH FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
41ST FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
42ND FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
43RD FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
44TH FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
45TH FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
46TH FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
47TH FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
48TH FLOOR	RESIDENTIAL	15,014 SF	960 SF	14,054 SF	13 UNITS
49TH FLOOR	RESIDENTIAL MECH.	14,973 SF	14,973 SF	0 SF	
50TH FLOOR	RESIDENTIAL	15,003 SF	1,267 SF	13,736 SF	11 UNITS
51ST FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
52ND FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
53RD FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
54TH FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
55TH FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
56TH FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
57TH FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
58TH FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
59TH FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
60TH FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
61ST FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
62ND FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
63RD FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
64TH FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
65TH FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
66TH FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
67TH FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
68TH FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
69TH FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
70TH FLOOR	RESIDENTIAL	15,014 SF	965 SF	14,049 SF	11 UNITS
71ST FLOOR	RESIDENTIAL	14,186 SF	4,450 SF	9,736 SF	5 UNITS
72ND FLOOR	RESIDENTIAL	3,880 SF	1,516 SF	2,363 SF	0 UNITS
ROOF	RESIDENTIAL MECH.	1,390 SF	1,390 SF	0 SF	

TOTALS	USE	GFA	DEDUCTIONS	ZFA	TOTAL DWELLING UNITS
	ACCESSORY PARKING	31,809 SF	31,809 SF	0 SF	
	RESIDENTIAL	1,162,086 SF	217,055 SF	945,199 SF	
	RETAIL	66,985 SF	43,818 SF	23,167 SF	
	TOTAL	1,261,445 SF	293,247 SF	968,199 SF	815

KEY PLAN:

PROJECT NORTH | TRUE NORTH

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805 Third Ave, 7th Floor
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21 Penn Plaza - 360 West 31st Street, 8th Floor
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/19/2014
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	08/24/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING CALCULATIONS

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
REV:	
CHK:	CHECKER
SCALE:	1" = 20'-0"
DWG No:	**Z-001.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

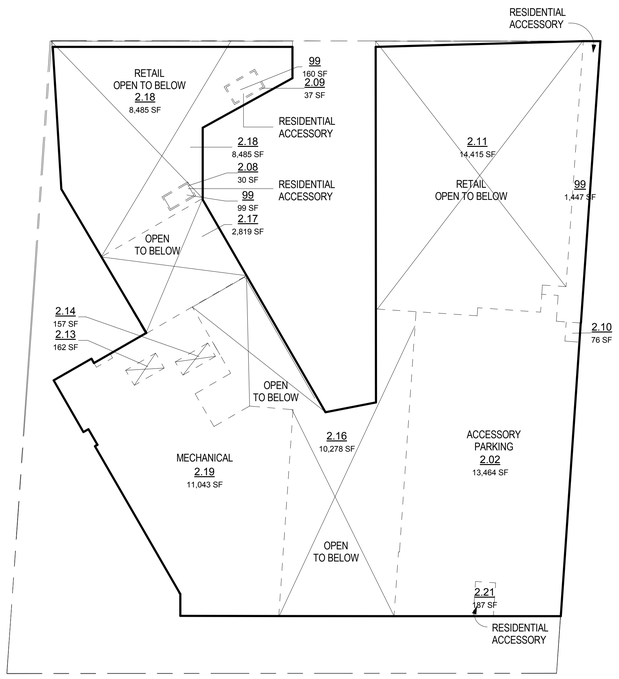
DOB B-SCAN:

DEPT OF BLDGS 121180503 Job Number
ES7299993133 Scan Code
30" x 42" Arch E1 - SHEET SIZE

2ND FLOOR GROSS FLOOR AREA	
Use	Area
ACCESSORY PARKING	13,464 SF
RESIDENTIAL ACCESSORY	26,495 SF
RETAIL	22,900 SF
Grand total	62,859 SF

2ND FLOOR AREA DEDUCTIONS					
Use	Number	Name	Length	Width	Area
ACCESSORY PARKING	2.02	GARAGE	64' - 2"	209' - 9"	13,464 SF
RESIDENTIAL ACCESSORY	2.19	MECHANICAL	53' - 5"	206' - 10"	11,043 SF
RESIDENTIAL ACCESSORY	2.10	MECHANICAL			76 SF
RESIDENTIAL ACCESSORY	2.08	DEDUCTIBLE	1' - 4"	22' - 6"	30 SF
RESIDENTIAL ACCESSORY	2.09	DEDUCTIBLE	1' - 4"	27' - 9"	37 SF
RESIDENTIAL ACCESSORY	2.13	OPEN TO BELOW	9' - 0"	18' - 0"	162 SF
RESIDENTIAL ACCESSORY	2.14	OPEN TO BELOW	8' - 0"	19' - 8"	157 SF
RESIDENTIAL ACCESSORY	2.21	OPEN TO BELOW	10' - 6"	17' - 10"	187 SF
RESIDENTIAL ACCESSORY	2.16	OPEN TO BELOW	34' - 7"	297' - 4"	10,278 SF
RESIDENTIAL ACCESSORY	2.17	OPEN TO BELOW	45' - 8"	61' - 8"	2,819 SF
RETAIL	2.11	OPEN TO BELOW	95' - 9"	150' - 7"	14,415 SF
RETAIL	2.18	OPEN TO BELOW	56' - 1"	151' - 2"	8,485 SF
Grand total					61,152 SF

2ND FLOOR ZONING FLOOR AREA	
Use	Area
RESIDENTIAL ACCESSORY	1,707 SF
Grand total	1,707 SF

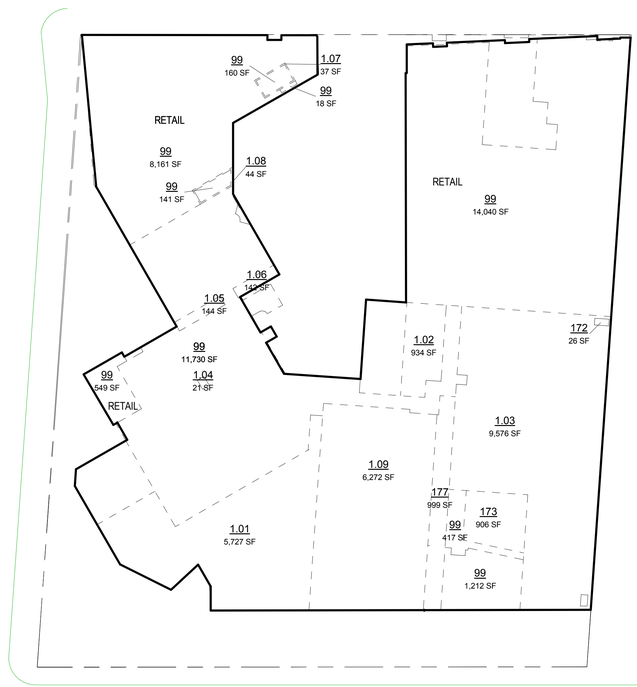


3 **2ND FLOOR GROSS AREA PLAN AND DEDUCTIONS**
1/32" = 1'-0"

GROUND FLOOR GROSS FLOOR AREA	
Use	Area
ACCESSORY PARKING	9,576 SF
RESIDENTIAL ACCESSORY	27,581 SF
RETAIL	24,099 SF
Grand total	61,256 SF

GROUND FLOOR AREA DEDUCTIONS					
Use	Number	Name	Length	Width	Area
ACCESSORY PARKING	1.03	GARAGE	51' - 3"	186' - 10"	9,576 SF
RESIDENTIAL ACCESSORY	1.01	BIKE STORAGE	33' - 1"	173' - 3"	5,727 SF
RESIDENTIAL ACCESSORY	1.04	MECHANICAL	4' - 0"	5' - 4"	21 SF
RESIDENTIAL ACCESSORY	1.02	MECHANICAL	18' - 4"	51' - 0"	934 SF
RESIDENTIAL ACCESSORY	1.05	MECHANICAL	5' - 3"	27' - 6"	144 SF
RESIDENTIAL ACCESSORY	1.06	MECHANICAL	5' - 10"	24' - 6"	142 SF
RESIDENTIAL ACCESSORY	1.07	DEDUCTIBLE	1' - 4"	27' - 9"	37 SF
RESIDENTIAL ACCESSORY	1.08	DEDUCTIBLE	1' - 6"	29' - 8"	44 SF
RESIDENTIAL ACCESSORY	1.09	OPEN TO BELOW	58' - 11"	106' - 6"	6,272 SF
RESIDENTIAL ACCESSORY	177	OPEN TO BELOW	8' - 10"	112' - 11"	999 SF
RETAIL	173	RETAIL	27' - 3"	33' - 2"	906 SF
RETAIL	172	MECHANICAL	3' - 6"	7' - 6"	26 SF
Grand total					24,828 SF

GROUND FLOOR ZONING FLOOR AREA	
Use	Area
RESIDENTIAL ACCESSORY	13,261 SF
RETAIL	23,167 SF
Grand total	36,428 SF

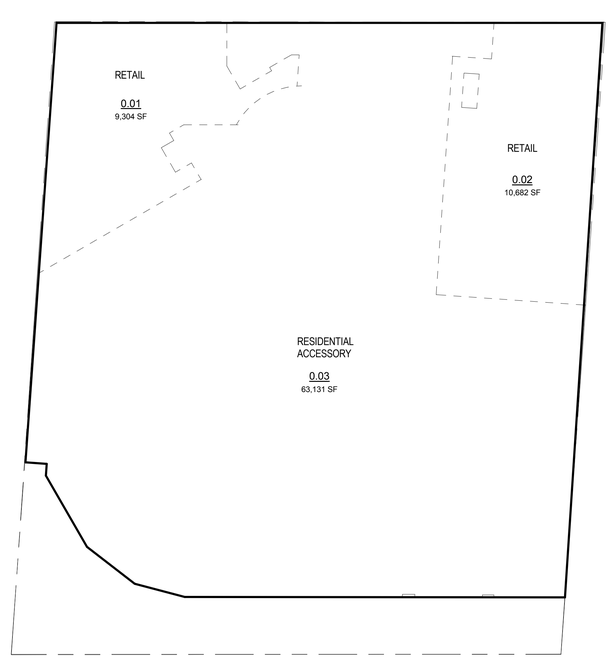


2 **GROUND FLOOR GROSS AREA PLAN & DEDUCTIONS**
1/32" = 1'-0"

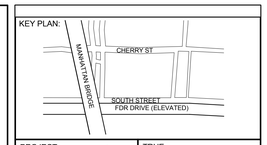
CELLAR GROSS FLOOR AREA	
Use	Area
RESIDENTIAL ACCESSORY	59,083 SF
RETAIL	19,906 SF
Grand total	78,989 SF

CELLAR FLOOR AREA DEDUCTIONS	
Use	Area
RESIDENTIAL ACCESSORY	59,083 SF
RETAIL	19,906 SF
Grand total	78,989 SF

CELLAR ZONING FLOOR AREA	
Use	AREA
RESIDENTIAL ACCESSORY	0 SF
Grand total	0 SF



1 **CELLAR GROSS AREA & DEDUCTIONS**
1/32" = 1'-0"



PROJECT NORTH

TRUE NORTH

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3	DOB FILING SUBMISSION	03/19/2015
4	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
CELLAR, 1ST AND 2ND ZONING FLOOR AREA PLAN AND DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIOMEK 031081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/32" = 1'-0"	
DWG No:	**Z-003.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

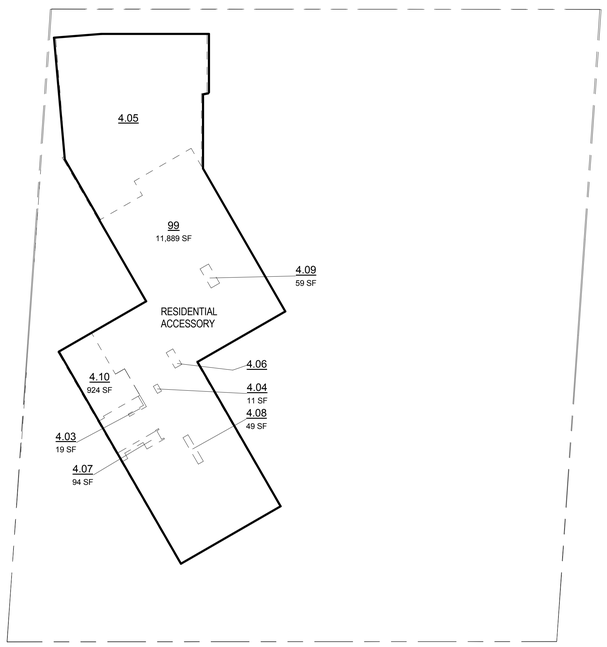
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E3495125079 Scan Code
30" x 42" Arch E1 - SHEET SIZE

4TH FLOOR AREA DEDUCTIONS					
Use	Number	Name	Length	Width	Area
RESIDENTIAL ACCESSORY	4.03	MECHANICAL	1' - 3"	15' - 10"	19 SF
RESIDENTIAL ACCESSORY	4.04	MECHANICAL	2' - 5"	4' - 4"	11 SF
RESIDENTIAL ACCESSORY	4.05	MECHANICAL ROOM	49' - 9"	116' - 2"	5,776 SF
RESIDENTIAL ACCESSORY	4.06	MECHANICAL	4' - 0"	9' - 4"	37 SF
RESIDENTIAL ACCESSORY	4.07	MECHANICAL	2' - 10"	33' - 2"	94 SF
RESIDENTIAL ACCESSORY	4.08	MECHANICAL	3' - 1"	15' - 11"	49 SF
RESIDENTIAL ACCESSORY	4.09	MECHANICAL	5' - 1"	11' - 7"	59 SF
RESIDENTIAL ACCESSORY	4.10	MECHANICAL ROOM	19' - 0"	48' - 8"	924 SF
Grand total					6,968 SF

4TH FLOOR GROSS FLOOR AREA	
Use	Area
RESIDENTIAL ACCESSORY	18,857 SF
Grand total	18,857 SF

4TH FLOOR ZONING FLOOR AREA	
Use	Area
RESIDENTIAL ACCESSORY	11,889 SF
Grand total	11,889 SF

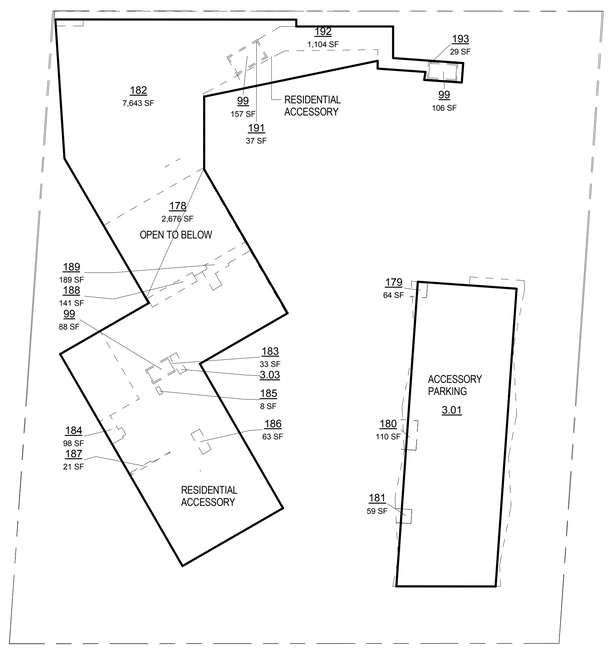


2 **4TH FLOOR GROSS AREA PLAN AND DEDUCTIONS**
1/32" = 1'-0"

3RD FLOOR AREA DEDUCTIONS					
Use	Number	Name	Length	Width	Area
ACCESSORY PARKING	3.01	GARAGE	46' - 6"	188' - 9"	8,769 SF
RESIDENTIAL ACCESSORY	3.02	ELECTRICAL			0 SF
RESIDENTIAL ACCESSORY	3.03	MECHANICAL	3' - 11"	10' - 8"	42 SF
RESIDENTIAL ACCESSORY	3.04	MECHANICAL ROOM	24' - 1"	40' - 10"	984 SF
RESIDENTIAL ACCESSORY	3.08	MECHANICAL ROOM			0 SF
RESIDENTIAL ACCESSORY	178	OPEN TO BELOW	37' - 4"	71' - 7"	2,676 SF
RESIDENTIAL ACCESSORY	179	MECHANICAL	7' - 6"	8' - 6"	64 SF
RESIDENTIAL ACCESSORY	180	MECHANICAL	7' - 0"	15' - 7"	110 SF
RESIDENTIAL ACCESSORY	181	MECHANICAL	7' - 1"	8' - 4"	59 SF
RESIDENTIAL ACCESSORY	182	MECHANICAL	48' - 4"	158' - 0"	7,643 SF
RESIDENTIAL ACCESSORY	183	DEDUCTIBLE	1' - 8"	20' - 7"	33 SF
RESIDENTIAL ACCESSORY	184	MECHANICAL	6' - 1"	16' - 1"	98 SF
RESIDENTIAL ACCESSORY	185	MECHANICAL	2' - 0"	4' - 2"	8 SF
RESIDENTIAL ACCESSORY	186	MECHANICAL	5' - 1"	12' - 3"	63 SF
RESIDENTIAL ACCESSORY	187	MECHANICAL	0' - 10"	24' - 3"	21 SF
RESIDENTIAL ACCESSORY	188	MECHANICAL	5' - 3"	27' - 0"	141 SF
RESIDENTIAL ACCESSORY	189	MECHANICAL	5' - 5"	35' - 1"	189 SF
RESIDENTIAL ACCESSORY	191	ZFA	1' - 4"	27' - 7"	37 SF
RESIDENTIAL ACCESSORY	192	RESIDENTIAL	7' - 9"	142' - 8"	1,104 SF
RESIDENTIAL ACCESSORY	193	DEDUCTIBLE	1' - 3"	22' - 11"	29 SF
Grand total					22,070 SF

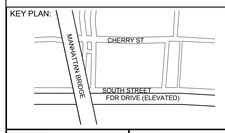
3RD FLOOR GROSS FLOOR AREA	
Use	Area
ACCESSORY PARKING	8,769 SF
RESIDENTIAL ACCESSORY	21,973 SF
Grand total	30,742 SF

3RD FLOOR ZONING FLOOR AREA	
Use	Area
RESIDENTIAL ACCESSORY	8,320 SF
RESIDENTIAL ACCESSORY	88 SF
RESIDENTIAL ACCESSORY	157 SF
RESIDENTIAL ACCESSORY	106 SF
Grand total	8,672 SF



1 **3RD FLOOR GROSS AREA PLAN AND DEDUCTIONS**
1/32" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
3RD & 4TH ZONING FLOOR AREA PLAN AND DEDUCTIONS

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/32" = 1'-0"	
DWG No:	**Z-004.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 -SHEET SIZE

DEPT OF BLDGS 121185528 Job Number

ES828585507 Scan Code

TYPICAL LOW RISE AREA DEDUCTIONS					
Comments	Number	Name	Length	Width	Area
RESIDENTIAL	72.142	PLUMBING	1' - 0"	2' - 9"	3 SF
RESIDENTIAL	72.143	PLUMBING	0' - 10"	9' - 5"	8 SF
RESIDENTIAL	72.144	PLUMBING	1' - 3"	5' - 5"	7 SF
RESIDENTIAL	72.145	PLUMBING	1' - 3"	5' - 5"	7 SF
RESIDENTIAL	72.146	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.147	PLUMBING	0' - 10"	9' - 5"	8 SF
RESIDENTIAL	72.148	PLUMBING	0' - 10"	12' - 0"	10 SF
RESIDENTIAL	72.149	PLUMBING	0' - 10"	12' - 1"	10 SF
RESIDENTIAL	72.150	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	72.151	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	72.152	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.153	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.154	PLUMBING	0' - 11"	16' - 5"	15 SF
RESIDENTIAL	72.155	PLUMBING	1' - 3"	16' - 5"	21 SF
RESIDENTIAL	72.156	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.157	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	72.158	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	72.159	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.160	PLUMBING	1' - 2"	5' - 9"	7 SF
RESIDENTIAL	72.161	PLUMBING	0' - 9"	9' - 3"	7 SF
RESIDENTIAL	72.162	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.163	PLUMBING	0' - 11"	11' - 5"	11 SF
RESIDENTIAL	72.164	PLUMBING	1' - 0"	2' - 9"	3 SF
RESIDENTIAL	72.165	PLUMBING	0' - 8"	9' - 2"	6 SF
RESIDENTIAL	72.166	PLUMBING	1' - 2"	5' - 9"	7 SF
RESIDENTIAL	72.167	PLUMBING	0' - 11"	11' - 7"	11 SF
RESIDENTIAL	72.168	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	72.169	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.170	PLUMBING	1' - 3"	16' - 5"	21 SF
RESIDENTIAL	72.171	PLUMBING	0' - 11"	16' - 5"	15 SF
RESIDENTIAL	72.172	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	72.173	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.174	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.175	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	72.176	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	72.177	PLUMBING	1' - 1"	3' - 0"	3 SF
RESIDENTIAL	72.178	PLUMBING	0' - 11"	12' - 1"	11 SF
RESIDENTIAL	72.179	PLUMBING	0' - 11"	12' - 0"	11 SF
RESIDENTIAL	72.180	PLUMBING	0' - 10"	9' - 5"	8 SF
RESIDENTIAL	72.181	PLUMBING	1' - 3"	5' - 5"	7 SF
RESIDENTIAL	72.182	PLUMBING	1' - 3"	5' - 5"	7 SF
RESIDENTIAL	72.183	PLUMBING	0' - 10"	9' - 5"	8 SF
RESIDENTIAL	72.184	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.185	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	72.186	MECHANICAL	1' - 11"	2' - 6"	5 SF
RESIDENTIAL	72.187	MECHANICAL	1' - 11"	2' - 6"	5 SF
RESIDENTIAL	72.188	MECHANICAL	2' - 9"	3' - 6"	10 SF
RESIDENTIAL	72.189	MECHANICAL	2' - 1"	2' - 11"	6 SF
RESIDENTIAL	72.190	MECHANICAL	3' - 0"	3' - 7"	11 SF
RESIDENTIAL	72.191	MECHANICAL	3' - 0"	3' - 7"	11 SF
RESIDENTIAL	72.192	MECHANICAL	2' - 1"	2' - 11"	6 SF
RESIDENTIAL	72.193	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	72.194	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	72.195	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	72.196	MECHANICAL	2' - 4"	10' - 11"	25 SF
RESIDENTIAL	72.197	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	72.198	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	72.199	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	72.200	MECHANICAL	1' - 11"	2' - 10"	5 SF
RESIDENTIAL	72.201	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	72.202	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	72.203	MECHANICAL	2' - 4"	10' - 11"	26 SF
RESIDENTIAL	72.204	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	72.205	MECHANICAL	1' - 11"	2' - 10"	5 SF
RESIDENTIAL	72.206	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	72.207	MECHANICAL	3' - 10"	6' - 10"	26 SF
RESIDENTIAL	72.208	MECHANICAL	3' - 0"	3' - 6"	11 SF
RESIDENTIAL	72.209	MECHANICAL	2' - 3"	2' - 10"	6 SF
RESIDENTIAL	72.210	MECHANICAL	2' - 0"	2' - 9"	6 SF
RESIDENTIAL	72.211	MECHANICAL	2' - 0"	3' - 7"	7 SF
RESIDENTIAL	72.212	MECHANICAL	4' - 7"	8' - 4"	38 SF
RESIDENTIAL	72.213	MECHANICAL	3' - 8"	20' - 0"	73 SF
RESIDENTIAL	72.214	MECHANICAL	2' - 2"	2' - 10"	6 SF
RESIDENTIAL	72.215	MECHANICAL	2' - 4"	2' - 9"	7 SF
RESIDENTIAL	72.216	MECHANICAL	3' - 0"	3' - 6"	11 SF
RESIDENTIAL	72.217	MECHANICAL	3' - 10"	6' - 10"	26 SF
RESIDENTIAL	72.218	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	72.219	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	72.220	MECHANICAL	2' - 3"	2' - 9"	6 SF

TYPICAL LOW RISE GROSS FLOOR AREA	
Use	Area
RESIDENTIAL	15,011 SF
Grand total	15,011 SF

TYPICAL LOW RISE ZONING FLOOR AREA	
Use	Area
RESIDENTIAL	14,037 SF
Grand total	14,037 SF

TYPICAL LOW RISE AREA DEDUCTIONS					
Comments	Number	Name	Length	Width	Area
RESIDENTIAL	72.221	MECHANICAL	2' - 4"	11' - 0"	26 SF
RESIDENTIAL	72.222	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	72.223	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	72.224	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	72.225	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	72.226	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	72.227	MECHANICAL	2' - 0"	3' - 3"	6 SF
RESIDENTIAL	72.228	MECHANICAL	2' - 4"	10' - 10"	25 SF
RESIDENTIAL	72.229	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	72.230	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	72.231	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	72.232	MECHANICAL	2' - 11"	3' - 7"	10 SF
RESIDENTIAL	72.233	MECHANICAL	2' - 11"	3' - 7"	10 SF
RESIDENTIAL	72.234	MECHANICAL	2' - 1"	2' - 11"	6 SF
RESIDENTIAL	72.235	MECHANICAL	2' - 1"	2' - 11"	6 SF
RESIDENTIAL	72.236	MECHANICAL	2' - 9"	3' - 6"	10 SF
RESIDENTIAL	72.237	MECHANICAL	1' - 11"	2' - 9"	5 SF
RESIDENTIAL	72.238	MECHANICAL	1' - 11"	2' - 9"	5 SF
RESIDENTIAL	72.242	DEDUCTABLE	1' - 4"	22' - 8"	30 SF
RESIDENTIAL	72.243	DEDUCTIBLE	1' - 4"	22' - 9"	31 SF
RESIDENTIAL	72.244	MECHANICAL	0' - 3"	2' - 5"	1 SF
RESIDENTIAL	72.245	MECHANICAL	0' - 8"	4' - 9"	3 SF
RESIDENTIAL	72.246	MECHANICAL	0' - 11"	5' - 1"	5 SF
RESIDENTIAL	72.247	MECHANICAL	0' - 7"	2' - 5"	1 SF
RESIDENTIAL	72.248	MECHANICAL	0' - 8"	2' - 5"	2 SF
RESIDENTIAL	72.249	MECHANICAL	0' - 7"	2' - 5"	1 SF
RESIDENTIAL	72.250	MECHANICAL	0' - 7"	2' - 5"	1 SF
RESIDENTIAL	72.251	MECHANICAL	0' - 8"	4' - 9"	3 SF
RESIDENTIAL	72.252	MECHANICAL	0' - 8"	4' - 9"	3 SF
RESIDENTIAL	72.253	MECHANICAL	0' - 7"	2' - 5"	1 SF
RESIDENTIAL	72.254	MECHANICAL	2' - 3"	2' - 10"	6 SF
RESIDENTIAL	100	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	101	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	102	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	103	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	104	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	105	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	106	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	107	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	108	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	109	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	110	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	111	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	112	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	113	MECHANICAL	0' - 6"	2' - 0"	1 SF
Grand total: 124					974 SF

2 TYPICAL LOW RISE (6-26TH) GROSS AREA AND DEDUCTIONS

1/16" = 1'-0"

5TH FLOOR AREA DEDUCTIONS					
Use	Number	Name	Length	Width	Area
RESIDENTIAL	72.47	MECHANICAL	19' - 1"	70' - 9"	1,347 SF
RESIDENTIAL	72.50	DEDUCTABLE	1' - 4"	23' - 6"	31 SF
RESIDENTIAL	72.52	MECHANICAL	1' - 11"	2' - 6"	5 SF
RESIDENTIAL	72.53	MECHANICAL	1' - 11"	2' - 6"	5 SF
RESIDENTIAL	72.54	MECHANICAL	2' - 1"	2' - 11"	6 SF
RESIDENTIAL	72.55	MECHANICAL	2' - 1"	2' - 11"	6 SF
RESIDENTIAL	72.56	MECHANICAL	3' - 0"	3' - 7"	11 SF
RESIDENTIAL	72.57	MECHANICAL	3' - 0"	3' - 7"	11 SF
RESIDENTIAL	72.58	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	72.59	MECHANICAL	2' - 4"	10' - 11"	25 SF
RESIDENTIAL	72.60	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	72.61	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	72.62	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	72.63	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	72.64	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	72.65	MECHANICAL	1' - 11"	2' - 10"	5 SF
RESIDENTIAL	72.66	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	72.67	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	72.68	MECHANICAL	1' - 11"	2' - 10"	5 SF
RESIDENTIAL	72.69	MECHANICAL	2' - 4"	10' - 11"	26 SF
RESIDENTIAL	72.70	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	72.71	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	72.72	MECHANICAL	3' - 10"	6' - 10"	26 SF
RESIDENTIAL	72.73	MECHANICAL	3' - 0"	3' - 6"	11 SF
RESIDENTIAL	72.74	MECHANICAL	2' - 3"	2' - 10"	6 SF
RESIDENTIAL	72.75	MECHANICAL	2' - 3"	2' - 5"	5 SF
RESIDENTIAL	72.76	MECHANICAL	2' - 0"	3' - 7"	7 SF
RESIDENTIAL	72.77	MECHANICAL	4' - 7"	8' - 4"	38 SF
RESIDENTIAL	72.78	MECHANICAL	3' - 8"	20' - 0"	73 SF
RESIDENTIAL	72.79	MECHANICAL	2' - 2"	2' - 10"	6 SF
RESIDENTIAL	72.80	MECHANICAL	1' - 11"	2' - 8"	5 SF
RESIDENTIAL	72.81	MECHANICAL	2' - 3"	2' - 10"	6 SF
RESIDENTIAL	72.82	MECHANICAL	3' - 0"	3' - 6"	11 SF
RESIDENTIAL	72.83	MECHANICAL	3' - 10"	6' - 10"	26 SF
RESIDENTIAL	72.84	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	72.85	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	72.86	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	72.87	MECHANICAL	2' - 4"	11' - 0"	26 SF
RESIDENTIAL	72.88	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	72.89	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	72.90	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	72.91	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	72.92	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	72.93	MECHANICAL	2' - 0"	3' - 3"	6 SF
RESIDENTIAL	72.94	MECHANICAL	2' - 4"	10' - 10"	25 SF
RESIDENTIAL	72.95	MECHANICAL	2' - 3"	2' - 9"	6 SF

5TH FLOOR GROSS FLOOR AREA	
Use	Area
RESIDENTIAL	15,001 SF
Grand total	15,001 SF

5TH FLOOR ZONING FLOOR AREA	
Use	Area
RESIDENTIAL	12,777 SF
Grand total	12,777 SF

5TH FLOOR AREA DEDUCTIONS					
Use	Number	Name	Length	Width	Area
RESIDENTIAL	72.96	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	72.97	MECHANICAL	2' - 0"	3' - 3"	6 SF
RESIDENTIAL	72.99	DEDUCTABLE	1' - 4"	22' - 9"	30 SF
RESIDENTIAL	72.100	MECHANICAL	2' - 9"	3' - 6"	10 SF
RESIDENTIAL	72.101	MECHANICAL	0' - 7"	2' - 5"	1 SF
RESIDENTIAL	72.102	MECHANICAL	0' - 8"	2' - 5"	2 SF
RESIDENTIAL	72.103	MECHANICAL	0' - 8"	4' - 9"	3 SF
RESIDENTIAL	72.104	MECHANICAL	0' - 11"	5' - 1"	5 SF
RESIDENTIAL	72.105	MECHANICAL	0' - 3"	2' - 5"	1 SF
RESIDENTIAL	72.106	MECHANICAL	0' - 7"	2' - 11"	2 SF
RESIDENTIAL	72.107	MECHANICAL	0' - 8"	4' - 9"	3 SF
RESIDENTIAL	72.108	MECHANICAL	0' - 8"	4' - 9"	3 SF
RESIDENTIAL	72.109	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.110	PLUMBING	0' - 10"	9' - 5"	8 SF
RESIDENTIAL	72.111	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	72.112	PLUMBING	1' - 3"	5' - 5"	7 SF
RESIDENTIAL	72.113	PLUMBING	1' - 3"	5' - 5"	7 SF
RESIDENTIAL	72.114	PLUMBING	0' - 11"	12' - 0"	11 SF
RESIDENTIAL	72.115	PLUMBING	0' - 11"	12' - 1"	11 SF
RESIDENTIAL	72.116	PLUMBING	1' - 1"	3' - 0"	3 SF
RESIDENTIAL	72.117	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.118	PLUMBING	0' - 11"	16' - 5"	15 SF
RESIDENTIAL	72.119	PLUMBING	1' - 3"	16' - 5"	21 SF
RESIDENTIAL	72.120	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.121	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.122	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	72.123	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	72.124	PLUMBING	0' - 11"	11' - 7"	11 SF
RESIDENTIAL	72.125	PLUMBING	1' - 2"	5' - 9"	7 SF
RESIDENTIAL	72.126	PLUMBING	1' - 0"	2' - 9"	3 SF
RESIDENTIAL	72.128	DEDUCTABLE	1' - 4"	22' - 9"	31 SF
RESIDENTIAL	72.129	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.130	PLUMBING	1' - 2"	5' - 9"	7 SF
RESIDENTIAL	72.131	PLUMBING	0' - 11"	11' - 5"	11 SF
RESIDENTIAL	72.132	PLUMBING	1' - 3"	16' - 5"	21 SF
RESIDENTIAL	72.133	PLUMBING	0' - 11"	16' - 5"	15 SF
RESIDENTIAL	72.134	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.135	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.136	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	72.137	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	72.138	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.139	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	72.140	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	72.141	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	114	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	115	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	116	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	117	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	118	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	119	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	120	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	121	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	122	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	123	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	124	MECHANICAL	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	125	MECHANICAL	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	126	MECHANICAL	0' - 10"	9' - 5"	8 SF
RESIDENTIAL	127	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	128	MECHANICAL	0' - 6"	2' - 0"	1 SF
Grand total					2,225 SF

1 5TH FLOOR GROSS AREA AND DEDUCTIONS

1/16" = 1'-0"

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	03/19/2015
4	DOB FILING SUBMISSION	06/18/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

250 SOUTH STREET

NEW YORK, NY

DRAWING TITLE:

5TH TO 26TH ZONING FLOOR AREA PLAN AND DEDUCTIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/16" = 1'-0"	
DWG No:	**Z-005.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number

ES622937785 Scan Code

30" x 42" Arch E1 -SHEET SIZE

TYPICAL MID-RISE AREA DEDUCTIONS

Use	Number	Name	Length	Width	Area
RESIDENTIAL	28.01	MECHANICAL	1' - 11"	2' - 6"	5 SF
RESIDENTIAL	28.03	PLUMBING	1' - 0"	3' - 10"	4 SF
RESIDENTIAL	28.04	MECHANICAL	2' - 1"	2' - 10"	6 SF
RESIDENTIAL	28.05	MECHANICAL	2' - 10"	3' - 2"	9 SF
RESIDENTIAL	28.06	PLUMBING	1' - 3"	5' - 8"	7 SF
RESIDENTIAL	28.07	MECHANICAL	1' - 11"	4' - 1"	8 SF
RESIDENTIAL	28.08	MECHANICAL	2' - 0"	2' - 7"	5 SF
RESIDENTIAL	28.09	PLUMBING	1' - 0"	3' - 3"	3 SF
RESIDENTIAL	28.11	PLUMBING	0' - 9"	8' - 8"	6 SF
RESIDENTIAL	28.12	MECHANICAL			6 SF
RESIDENTIAL	28.13	PLUMBING	1' - 2"	5' - 6"	6 SF
RESIDENTIAL	28.14	MECHANICAL	3' - 0"	3' - 2"	9 SF
RESIDENTIAL	28.15	PLUMBING	0' - 11"	11' - 4"	10 SF
RESIDENTIAL	28.16	PLUMBING	0' - 9"	12' - 8"	9 SF
RESIDENTIAL	28.17	MECHANICAL	3' - 4"	4' - 0"	13 SF
RESIDENTIAL	28.18	MECHANICAL	2' - 2"	2' - 11"	6 SF
RESIDENTIAL	28.19	PLUMBING	1' - 3"	8' - 5"	11 SF
RESIDENTIAL	28.20	MECHANICAL	2' - 5"	6' - 1"	14 SF
RESIDENTIAL	28.21	PLUMBING	1' - 0"	6' - 2"	6 SF
RESIDENTIAL	28.23	MECHANICAL	2' - 2"	2' - 10"	6 SF
RESIDENTIAL	28.24	MECHANICAL	2' - 1"	2' - 7"	5 SF
RESIDENTIAL	28.25	MECHANICAL	2' - 1"	3' - 2"	7 SF
RESIDENTIAL	28.26	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	28.27	PLUMBING	1' - 1"	3' - 0"	3 SF
RESIDENTIAL	28.28	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	28.29	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	28.31	PLUMBING	0' - 11"	16' - 5"	15 SF
RESIDENTIAL	28.32	MECHANICAL	2' - 0"	2' - 6"	5 SF
RESIDENTIAL	28.33	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	28.34	MECHANICAL	1' - 11"	2' - 10"	5 SF
RESIDENTIAL	28.35	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	28.36	PLUMBING	0' - 11"	11' - 6"	11 SF
RESIDENTIAL	28.37	MECHANICAL	2' - 11"	2' - 11"	9 SF
RESIDENTIAL	28.38	PLUMBING	1' - 2"	5' - 10"	7 SF
RESIDENTIAL	28.39	MECHANICAL	2' - 3"	2' - 10"	6 SF
RESIDENTIAL	28.40	PLUMBING	0' - 9"	9' - 2"	7 SF
RESIDENTIAL	28.42	PLUMBING	1' - 1"	3' - 0"	3 SF
RESIDENTIAL	28.43	MECHANICAL	2' - 7"	2' - 10"	7 SF
RESIDENTIAL	28.44	MECHANICAL	2' - 0"	3' - 7"	7 SF
RESIDENTIAL	28.45	MECHANICAL	4' - 7"	8' - 4"	38 SF
RESIDENTIAL	28.46	MECHANICAL	3' - 8"	20' - 2"	74 SF
RESIDENTIAL	28.47	PLUMBING	2' - 2"	2' - 10"	6 SF
RESIDENTIAL	28.48	PLUMBING	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	28.49	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	28.51	PLUMBING	0' - 9"	9' - 3"	7 SF
RESIDENTIAL	28.52	PLUMBING	2' - 3"	2' - 10"	6 SF
RESIDENTIAL	28.53	PLUMBING	1' - 2"	5' - 10"	7 SF
RESIDENTIAL	28.54	MECHANICAL	2' - 11"	2' - 11"	9 SF
RESIDENTIAL	28.55	PLUMBING	0' - 11"	11' - 1"	10 SF
RESIDENTIAL	28.56	PLUMBING	0' - 11"	5' - 9"	5 SF
RESIDENTIAL	28.57	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	28.58	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	28.59	MECHANICAL	1' - 10"	2' - 8"	5 SF
RESIDENTIAL	28.61	PLUMBING	1' - 3"	16' - 5"	21 SF
RESIDENTIAL	28.62	PLUMBING	0' - 11"	16' - 5"	15 SF
RESIDENTIAL	28.64	MECHANICAL	1' - 10"	2' - 8"	5 SF
RESIDENTIAL	28.65	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	28.66	PLUMBING	1' - 1"	3' - 0"	3 SF
RESIDENTIAL	28.67	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	28.69	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	28.70	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	28.71	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	28.72	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	28.73	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	28.74	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	28.75	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	28.76	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	28.77	PLUMBING	0' - 10"	11' - 4"	9 SF
RESIDENTIAL	28.78	PLUMBING	0' - 10"	11' - 4"	9 SF
RESIDENTIAL	28.79	MECHANICAL	2' - 6"	3' - 5"	8 SF
RESIDENTIAL	28.80	MECHANICAL	2' - 8"	3' - 4"	9 SF
RESIDENTIAL	28.81	PLUMBING	1' - 3"	5' - 10"	7 SF
RESIDENTIAL	28.82	MECHANICAL	2' - 1"	2' - 11"	6 SF
RESIDENTIAL	28.83	PLUMBING	0' - 10"	9' - 5"	8 SF
RESIDENTIAL	28.85	PLUMBING	1' - 0"	3' - 4"	3 SF
RESIDENTIAL	28.86	MECHANICAL	2' - 0"	2' - 6"	5 SF
RESIDENTIAL	28.87	MECHANICAL	2' - 9"	3' - 6"	10 SF
RESIDENTIAL	28.88	PLUMBING	1' - 0"	3' - 2"	3 SF
RESIDENTIAL	28.89	PLUMBING	1' - 3"	5' - 9"	7 SF
RESIDENTIAL	28.90	MECHANICAL	2' - 1"	2' - 11"	6 SF
RESIDENTIAL	28.92	MECHANICAL	2' - 0"	2' - 6"	5 SF
RESIDENTIAL	28.93	PLUMBING	0' - 11"	8' - 7"	8 SF
RESIDENTIAL	28.94	PLUMBING	0' - 10"	9' - 5"	8 SF
RESIDENTIAL	28.95	ELECTRICAL	3' - 11"	6' - 11"	27 SF
RESIDENTIAL	28.96	MECHANICAL	2' - 7"	5' - 1"	13 SF
RESIDENTIAL	28.97	MECHANICAL	2' - 10"	5' - 5"	15 SF
RESIDENTIAL	28.98	MECHANICAL	1' - 8"	3' - 4"	5 SF
RESIDENTIAL	28.99	PLUMBING	1' - 2"	6' - 2"	7 SF
RESIDENTIAL	28.100	MECHANICAL	2' - 0"	3' - 3"	6 SF
RESIDENTIAL	28.101	ELECTRICAL	3' - 10"	6' - 11"	27 SF
RESIDENTIAL	28.102	MECHANICAL	1' - 8"	3' - 3"	5 SF
RESIDENTIAL	28.103	MECHANICAL	1' - 8"	3' - 3"	5 SF
RESIDENTIAL	28.104	MECHANICAL	1' - 8"	3' - 3"	5 SF
RESIDENTIAL	28.105	MECHANICAL	1' - 8"	3' - 3"	5 SF

TYPICAL MID-RISE AREA DEDUCTIONS

Use	Number	Name	Length	Width	Area
RESIDENTIAL	28.106	MECHANICAL	2' - 4"	10' - 11"	25 SF
RESIDENTIAL	28.151	DEDUCTABLE	1' - 4"	22' - 8"	31 SF
RESIDENTIAL	28.152	DEDUCTABLE	1' - 4"	22' - 8"	31 SF
RESIDENTIAL	52.127	MECHANICAL	2' - 3"	11' - 0"	24 SF
RESIDENTIAL	62.107	PLUMBING	1' - 0"	2' - 8"	3 SF
RESIDENTIAL	62.108	PLUMBING	0' - 9"	2' - 6"	2 SF
RESIDENTIAL	62.111	MECHANICAL	2' - 0"	3' - 1"	6 SF
RESIDENTIAL	62.117	PLUMBING	0' - 5"	2' - 11"	1 SF
RESIDENTIAL	62.118	PLUMBING	0' - 5"	2' - 11"	1 SF
RESIDENTIAL	62.119	PLUMBING	0' - 5"	2' - 11"	1 SF
RESIDENTIAL	62.120	PLUMBING	0' - 5"	2' - 11"	1 SF
RESIDENTIAL	62.121	PLUMBING	0' - 6"	2' - 11"	1 SF
RESIDENTIAL	62.122	PLUMBING	0' - 6"	2' - 10"	1 SF
RESIDENTIAL	62.123	PLUMBING	0' - 5"	2' - 6"	1 SF
RESIDENTIAL	62.124	PLUMBING	0' - 7"	2' - 9"	2 SF
RESIDENTIAL	62.125	PLUMBING	0' - 6"	2' - 10"	1 SF
RESIDENTIAL	62.126	PLUMBING	0' - 5"	3' - 0"	1 SF
RESIDENTIAL	62.127	PLUMBING	0' - 5"	3' - 4"	1 SF
RESIDENTIAL	62.128	PLUMBING	0' - 5"	3' - 4"	1 SF
RESIDENTIAL	62.129	PLUMBING	0' - 5"	3' - 4"	1 SF
RESIDENTIAL	62.130	MECHANICAL	2' - 1"	2' - 9"	6 SF
RESIDENTIAL	72.12	PLUMBING	0' - 6"	2' - 3"	1 SF
RESIDENTIAL	72.13	PLUMBING	0' - 7"	2' - 5"	1 SF
RESIDENTIAL	72.14	PLUMBING	1' - 0"	2' - 1"	2 SF
RESIDENTIAL	72.15	PLUMBING	0' - 8"	2' - 4"	2 SF
RESIDENTIAL	72.16	PLUMBING	0' - 8"	4' - 9"	3 SF
RESIDENTIAL	72.17	PLUMBING	0' - 8"	4' - 9"	3 SF
RESIDENTIAL	72.18	PLUMBING	0' - 8"	4' - 9"	3 SF
RESIDENTIAL	72.19	PLUMBING	0' - 6"	2' - 1"	1 SF
RESIDENTIAL	72.20	PLUMBING	0' - 7"	2' - 1"	1 SF
RESIDENTIAL	129	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	130	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	131	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	132	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	133	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	134	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	135	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	136	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	137	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	138	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	139	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	140	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	141	MECHANICAL	0' - 6"	2' - 0"	1 SF
Grand total					960 SF

TYPICAL MID-RISE GROSS FLOOR AREA

Use	Area
RESIDENTIAL	15,014 SF
Grand total	15,014 SF

TYPICAL MID-RISE ZONING FLOOR AREA

Use	Area
RESIDENTIAL	14,054 SF
Grand total	14,054 SF

2 TYPICAL MID-RISE (28TH-48TH) GROSS FLOOR AREA PLAN AND DEDUCTIONS

1/16" = 1'-0"

49TH FLOOR (MECH 2) GROSS FLOOR AREA

Use	Area
RESIDENTIAL	14,973 SF
Grand total	14,973 SF

49TH FLOOR (MECH 2) AREA DEDUCTIONS

Use	Number	Name	Length	Width	Area
RESIDENTIAL	49.01	MECHANICAL	54' - 11"	272' - 7"	14,973 SF
Grand total					14,973 SF

49TH FLOOR (MECH 2) ZONING FLOOR AREA

Use	Area
RESIDENTIAL	0 SF
Grand total	0 SF

3 49TH FLOOR (MECH 2) GROSS FLOOR AREA PLAN AND DEDUCTIONS

1/16" = 1'-0"

27TH FLOOR (MECH 1) GROSS FLOOR AREA

Use	Area
RESIDENTIAL	14,998 SF
Grand total	14,998 SF

27TH FLOOR (MECH 1) FLOOR AREA DEDUCTIONS

Use	Number	Name	Length	Width	Area
RESIDENTIAL	27.01	MECHANICAL	55' - 0"	272' - 10"	14,998 SF
Grand total					14,998 SF

27TH FLOOR (MECH 1) ZONING FLOOR AREA

Use	Area
RESIDENTIAL	0 SF
Grand total	0 SF

1 27TH FLOOR (MECH 1) GROSS FLOOR AREA AND DEDUCTIONS

1/16" = 1'-0"

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	03/19/2015
4	DOB FILING SUBMISSION	06/18/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

250 SOUTH STREET

NEW YORK, NY

DRAWING TITLE:

27TH (MECH 1) TO 49TH ZONING FLOOR AREA PLAN AND DEDUCTIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
CHK:	CHECKER
SCALE:	1/16" = 1'-0"
REV:	
DWG No:	**Z-006.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

50TH FLOOR GROSS FLOOR AREA	
Use	Area
RESIDENTIAL	15,003 SF
Grand total	15,003 SF

50TH FLOOR ZONING FLOOR AREA	
Use	Area
RESIDENTIAL	13,736 SF
Grand total	13,736 SF

50TH FLOOR AREA DEDUCTIONS

Use	Number	Name	Length	Width	Area
RESIDENTIAL	62.133	MECHANICAL	2' - 0"	2' - 6"	5 SF
RESIDENTIAL	62.134	MECHANICAL	2' - 0"	2' - 9"	6 SF
RESIDENTIAL	62.135	PLUMBING	0' - 11"	8' - 11"	8 SF
RESIDENTIAL	62.136	MECHANICAL	2' - 0"	3' - 0"	6 SF
RESIDENTIAL	62.137	PLUMBING	1' - 5"	12' - 1"	17 SF
RESIDENTIAL	62.138	MECHANICAL	2' - 11"	3' - 6"	10 SF
RESIDENTIAL	62.139	PLUMBING	1' - 2"	5' - 10"	7 SF
RESIDENTIAL	62.140	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	62.141	MECHANICAL	1' - 11"	5' - 0"	9 SF
RESIDENTIAL	62.142	PLUMBING	1' - 0"	4' - 4"	4 SF
RESIDENTIAL	62.143	PLUMBING	0' - 11"	12' - 8"	11 SF
RESIDENTIAL	62.144	MECHANICAL	2' - 1"	3' - 0"	6 SF
RESIDENTIAL	62.145	MECHANICAL	2' - 11"	3' - 7"	11 SF
RESIDENTIAL	62.146	PLUMBING	1' - 3"	8' - 9"	11 SF
RESIDENTIAL	62.147	MECHANICAL	3' - 10"	4' - 9"	18 SF
RESIDENTIAL	62.148	MECHANICAL	1' - 10"	3' - 3"	6 SF
RESIDENTIAL	62.149	PLUMBING	1' - 3"	8' - 6"	11 SF
RESIDENTIAL	62.150	MECHANICAL	2' - 5"	3' - 2"	8 SF
RESIDENTIAL	62.151	PLUMBING	0' - 10"	13' - 4"	11 SF
RESIDENTIAL	62.152	PLUMBING	1' - 0"	10' - 6"	10 SF
RESIDENTIAL	62.153	PLUMBING	1' - 0"	2' - 10"	3 SF
RESIDENTIAL	62.154	MECHANICAL	2' - 4"	6' - 1"	14 SF
RESIDENTIAL	62.155	PLUMBING	1' - 0"	5' - 9"	6 SF
RESIDENTIAL	62.156	MECHANICAL	2' - 2"	2' - 10"	6 SF
RESIDENTIAL	62.157	MECHANICAL	1' - 11"	2' - 8"	5 SF
RESIDENTIAL	62.158	MECHANICAL	2' - 2"	2' - 5"	5 SF
RESIDENTIAL	62.159	MECHANICAL	2' - 4"	8' - 7"	20 SF
RESIDENTIAL	62.160	PLUMBING	0' - 11"	8' - 7"	8 SF
RESIDENTIAL	62.161	MECHANICAL	3' - 0"	3' - 6"	11 SF
RESIDENTIAL	62.162	PLUMBING	1' - 5"	11' - 3"	15 SF
RESIDENTIAL	62.164	PLUMBING	1' - 0"	2' - 9"	3 SF
RESIDENTIAL	62.165	MECHANICAL	1' - 10"	2' - 9"	5 SF
RESIDENTIAL	62.166	MECHANICAL	2' - 1"	3' - 7"	7 SF
RESIDENTIAL	62.167	MECHANICAL	7' - 11"	20' - 10"	164 SF
RESIDENTIAL	62.168	MECHANICAL	4' - 7"	8' - 10"	40 SF
RESIDENTIAL	62.169	MECHANICAL	2' - 2"	2' - 10"	6 SF
RESIDENTIAL	62.170	MECHANICAL	1' - 11"	2' - 9"	5 SF
RESIDENTIAL	62.171	PLUMBING	1' - 0"	3' - 1"	3 SF
RESIDENTIAL	62.172	PLUMBING	0' - 9"	9' - 3"	7 SF
RESIDENTIAL	62.173	MECHANICAL	2' - 3"	2' - 10"	6 SF
RESIDENTIAL	62.174	PLUMBING	1' - 2"	5' - 9"	7 SF
RESIDENTIAL	62.175	MECHANICAL	3' - 0"	3' - 6"	11 SF
RESIDENTIAL	62.176	PLUMBING	1' - 5"	11' - 5"	16 SF
RESIDENTIAL	62.177	MECHANICAL	1' - 11"	2' - 10"	5 SF
RESIDENTIAL	62.178	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	62.179	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	62.180	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	62.181	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	62.182	PLUMBING	1' - 0"	2' - 8"	3 SF
RESIDENTIAL	62.183	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	62.184	MECHANICAL	1' - 11"	2' - 10"	5 SF
RESIDENTIAL	62.185	PLUMBING	1' - 3"	16' - 5"	21 SF
RESIDENTIAL	62.186	PLUMBING	1' - 3"	16' - 5"	21 SF
RESIDENTIAL	62.187	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	62.188	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	62.189	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	62.190	PLUMBING	0' - 11"	6' - 0"	6 SF
RESIDENTIAL	62.191	PLUMBING	0' - 11"	6' - 0"	6 SF
RESIDENTIAL	62.192	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	62.193	MECHANICAL	2' - 3"	2' - 8"	6 SF
RESIDENTIAL	62.194	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	62.195	MECHANICAL	2' - 4"	2' - 10"	7 SF
RESIDENTIAL	62.196	MECHANICAL	2' - 9"	3' - 0"	8 SF
RESIDENTIAL	62.197	PLUMBING	1' - 2"	6' - 2"	7 SF
RESIDENTIAL	62.198	MECHANICAL	3' - 4"	3' - 7"	12 SF
RESIDENTIAL	62.199	MECHANICAL	1' - 0"	6' - 7"	7 SF
RESIDENTIAL	62.200	MECHANICAL	2' - 11"	3' - 5"	10 SF
RESIDENTIAL	62.201	MECHANICAL	2' - 10"	2' - 10"	8 SF
RESIDENTIAL	62.202	PLUMBING	1' - 2"	6' - 2"	7 SF
RESIDENTIAL	62.203	MECHANICAL	2' - 10"	5' - 4"	15 SF
RESIDENTIAL	62.204	MECHANICAL	2' - 7"	5' - 1"	13 SF
RESIDENTIAL	62.205	MECHANICAL	1' - 5"	5' - 6"	8 SF
RESIDENTIAL	62.206	PLUMBING	1' - 4"	5' - 9"	7 SF
RESIDENTIAL	62.207	ELECTRICAL	3' - 10"	7' - 4"	28 SF
RESIDENTIAL	62.208	MECHANICAL	2' - 3"	2' - 10"	6 SF
RESIDENTIAL	62.209	PLUMBING	0' - 9"	9' - 2"	7 SF
RESIDENTIAL	62.210	MECHANICAL	8' - 10"	20' - 6"	180 SF
RESIDENTIAL	62.211	ELECTRICAL	3' - 10"	7' - 4"	28 SF
RESIDENTIAL	62.212	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	62.213	MECHANICAL	2' - 0"	3' - 3"	7 SF

50TH FLOOR AREA DEDUCTIONS

Use	Number	Name	Length	Width	Area
RESIDENTIAL	62.214	MECHANICAL	2' - 4"	6' - 4"	15 SF
RESIDENTIAL	62.215	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	62.216	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	62.217	MECHANICAL	2' - 4"	10' - 11"	25 SF
RESIDENTIAL	62.218	MECHANICAL	2' - 5"	3' - 6"	8 SF
RESIDENTIAL	62.219	PLUMBING	0' - 8"	10' - 4"	7 SF
RESIDENTIAL	62.220	PLUMBING	0' - 8"	9' - 2"	6 SF
RESIDENTIAL	62.221	MECHANICAL	1' - 10"	2' - 3"	4 SF
RESIDENTIAL	62.222	MECHANICAL	2' - 0"	3' - 2"	7 SF
RESIDENTIAL	62.223	PLUMBING	1' - 2"	5' - 6"	6 SF
RESIDENTIAL	62.224	PLUMBING	1' - 0"	3' - 11"	4 SF
RESIDENTIAL	62.225	DEDUCTABLE	1' - 4"	23' - 2"	31 SF
RESIDENTIAL	62.226	MECHANICAL	1' - 4"	21' - 6"	29 SF
RESIDENTIAL	62.229	MECHANICAL	1' - 7"	1' - 9"	3 SF
RESIDENTIAL	62.230	PLUMBING	1' - 0"	3' - 4"	3 SF
RESIDENTIAL	62.231	PLUMBING	0' - 5"	3' - 10"	2 SF
RESIDENTIAL	62.232	PLUMBING	1' - 0"	5' - 11"	6 SF
RESIDENTIAL	62.233	PLUMBING	0' - 8"	3' - 2"	2 SF
RESIDENTIAL	62.234	MECHANICAL	1' - 6"	4' - 4"	6 SF
RESIDENTIAL	62.235	PLUMBING	0' - 9"	2' - 5"	2 SF
RESIDENTIAL	62.236	MECHANICAL	2' - 6"	3' - 5"	9 SF
RESIDENTIAL	62.237	PLUMBING	0' - 8"	5' - 9"	4 SF
RESIDENTIAL	62.238	PLUMBING	0' - 10"	9' - 8"	8 SF
RESIDENTIAL	72.21	MECHANICAL	0' - 10"	4' - 8"	4 SF
RESIDENTIAL	72.22	MECHANICAL	0' - 8"	4' - 5"	3 SF
RESIDENTIAL	72.23	MECHANICAL	1' - 0"	2' - 5"	2 SF
RESIDENTIAL	72.24	MECHANICAL	0' - 10"	2' - 5"	2 SF
RESIDENTIAL	72.25	MECHANICAL	0' - 9"	2' - 5"	2 SF
RESIDENTIAL	72.26	MECHANICAL	0' - 7"	2' - 3"	1 SF
RESIDENTIAL	142	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	143	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	144	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	145	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	146	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	147	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	148	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	149	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	150	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	151	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	152	MECHANICAL	0' - 6"	2' - 0"	1 SF
Grand total					1,267 SF

2 TYPICAL HIGH RISE (51ST-70TH) GROSS FLOOR AREA AND DEDUCTIONS

1/16" = 1'-0"

TYPICAL HIGH-RISE GROSS FLOOR AREA	
Use	Area
RESIDENTIAL	15,014 SF
Grand total	15,014 SF

TYPICAL HIGH-RISE ZONING FLOOR AREA	
Use	Area
RESIDENTIAL	14,049 SF
Grand total	14,049 SF

TYPICAL HIGH-RISE (51ST -70TH) AREA DEDUCTIONS

Use	Number	Name	Length	Width	Area
RESIDENTIAL	52.01	MECHANICAL	2' - 0"	2' - 6"	5 SF
RESIDENTIAL	52.02	MECHANICAL	2' - 0"	2' - 6"	5 SF
RESIDENTIAL	52.04	PLUMBING	0' - 11"	8' - 11"	8 SF
RESIDENTIAL	52.05	MECHANICAL	2' - 0"	3' - 0"	6 SF
RESIDENTIAL	52.06	PLUMBING	1' - 5"	12' - 1"	17 SF
RESIDENTIAL	52.07	MECHANICAL	2' - 11"	3' - 6"	10 SF
RESIDENTIAL	52.08	PLUMBING	1' - 2"	5' - 10"	7 SF
RESIDENTIAL	52.09	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	52.10	MECHANICAL	1' - 11"	4' - 1"	8 SF
RESIDENTIAL	52.11	PLUMBING	1' - 0"	4' - 4"	4 SF
RESIDENTIAL	52.12	MECHANICAL	1' - 7"	2' - 0"	3 SF
RESIDENTIAL	52.13	PLUMBING	0' - 11"	12' - 8"	11 SF
RESIDENTIAL	52.14	MECHANICAL	2' - 1"	3' - 0"	6 SF
RESIDENTIAL	52.15	MECHANICAL	2' - 10"	3' - 7"	10 SF
RESIDENTIAL	52.16	PLUMBING	1' - 3"	8' - 8"	11 SF
RESIDENTIAL	52.17	MECHANICAL	3' - 10"	4' - 9"	18 SF
RESIDENTIAL	52.18	MECHANICAL	1' - 10"	3' - 3"	6 SF
RESIDENTIAL	52.19	PLUMBING	1' - 3"	8' - 5"	10 SF
RESIDENTIAL	52.20	PLUMBING	1' - 0"	3' - 4"	3 SF
RESIDENTIAL	52.21	MECHANICAL	2' - 5"	3' - 2"	8 SF
RESIDENTIAL	52.22	PLUMBING	0' - 10"	13' - 4"	11 SF
RESIDENTIAL	52.23	PLUMBING	1' - 0"	10' - 6"	10 SF
RESIDENTIAL	52.24	PLUMBING	0' - 5"	3' - 8"	2 SF
RESIDENTIAL	52.25	PLUMBING	1' - 0"	2' - 9"	3 SF
RESIDENTIAL	52.26	MECHANICAL	2' - 4"	5' - 11"	14 SF
RESIDENTIAL	52.27	PLUMBING	1' - 0"	5' - 10"	6 SF
RESIDENTIAL	52.28	MECHANICAL	2' - 2"	2' - 10"	6 SF
RESIDENTIAL	52.31	MECHANICAL	1' - 11"	2' - 8"	5 SF
RESIDENTIAL	52.32	MECHANICAL	2' - 3"	2' - 5"	5 SF
RESIDENTIAL	52.35	MECHANICAL	2' - 4"	8' - 7"	20 SF
RESIDENTIAL	52.37	PLUMBING	0' - 11"	8' - 7"	8 SF
RESIDENTIAL	52.38	MECHANICAL	2' - 11"	3' - 8"	11 SF
RESIDENTIAL	52.39	PLUMBING	0' - 11"	8' - 10"	8 SF
RESIDENTIAL	52.40	MECHANICAL	2' - 6"	3' - 2"	8 SF
RESIDENTIAL	52.42	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	52.43	MECHANICAL	1' - 11"	2' - 9"	5 SF
RESIDENTIAL	52.44	MECHANICAL	2' - 9"	3' - 11"	11 SF
RESIDENTIAL	52.45	PLUMBING	1' - 3"	12' - 5"	15 SF
RESIDENTIAL	52.46	MECHANICAL	4' - 7"	9' - 2"	42 SF
RESIDENTIAL	52.48	MECHANICAL	2' - 2"	2' - 10"	6 SF
RESIDENTIAL	52.49	MECHANICAL	1' - 11"	2' - 9"	5 SF
RESIDENTIAL	52.50	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	52.52	PLUMBING	0' - 11"	9' - 3"	8 SF
RESIDENTIAL	52.53	MECHANICAL	2' - 3"	3' - 0"	7 SF
RESIDENTIAL	52.54	PLUMBING	1' - 2"	5' - 10"	7 SF
RESIDENTIAL	52.55	MECHANICAL	2' - 10"	3' - 8"	10 SF
RESIDENTIAL	52.56	PLUMBING	1' - 5"	11' - 5"	16 SF
RESIDENTIAL	52.57	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	52.58	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	52.59	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	52.60	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	52.61	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	52.62	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	52.63	MECHANICAL	2' - 3"	2' - 9"	6 SF
RESIDENTIAL	52.64	MECHANICAL	1' - 11"	2' - 10"	5 SF
RESIDENTIAL	52.66	PLUMBING	1' - 3"	16' - 5"	21 SF
RESIDENTIAL	52.67	PLUMBING	1' - 3"	16' - 5"	21 SF
RESIDENTIAL	52.69	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	52.70	MECHANICAL	2' - 0"	2' - 6"	5 SF
RESIDENTIAL	52.71	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	52.72	PLUMBING	0' - 11"	6' - 0"	6 SF
RESIDENTIAL	52.73	PLUMBING	0' - 11"	6' - 2"	6 SF
RESIDENTIAL	52.74	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	52.75	MECHANICAL	2' - 3"	2' - 8"	6 SF
RESIDENTIAL	52.76	MECHANICAL	1' - 10"	2' - 10"	5 SF
RESIDENTIAL	52.77	MECHANICAL	2' - 4"	2' - 10"	7 SF
RESIDENTIAL	52.78	MECHANICAL	2' - 9"	3' - 0"	8 SF
RESIDENTIAL	52.79	PLUMBING	1' - 2"	6' - 2"	7 SF
RESIDENTIAL	52.80	MECHANICAL	3' - 4"	3' - 7"	12 SF
RESIDENTIAL	52.81	MECHANICAL	1' - 0"	6' - 8"	7 SF
RESIDENTIAL	52.82	MECHANICAL	3' - 0"	3' - 3"	10 SF
RESIDENTIAL	52.83	MECHANICAL	2' - 9"	2' - 10"	8 SF
RESIDENTIAL	52.95	PLUMBING	1' - 2"	6' - 3"	7 SF
RESIDENTIAL	52.97	MECHANICAL	2' - 10"	5' - 4"	15 SF
RESIDENTIAL	52.98	MECHANICAL	2' - 7"	5' - 1"	13 SF
RESIDENTIAL	52.99	MECHANICAL	1' - 5"	5' - 6"	8 SF
RESIDENTIAL	52.100	PLUMBING	1' - 4"	5' - 10"	8 SF
RESIDENTIAL	52.101	ELECTRICAL	3' - 10"	7' - 4"	28 SF
RESIDENTIAL	52.102	MECHANICAL	2' - 0"	3' - 0"	6 SF
RESIDENTIAL	52.103	PLUMBING	0' - 11"	8' - 11"	8 SF
RESIDENTIAL	52.104	MECHANICAL	2' - 7"	2' - 11"	7 SF
RESIDENTIAL	52.105	ELECTRICAL	3' - 10"	7' - 4"	28 SF
RESIDENTIAL	52.106	MECHANICAL	2' - 0"	3' - 3"	7 SF

TYPICAL HIGH-RISE (51ST -70TH) AREA DEDUCTIONS

Use	Number	Name	Length	Width	Area
RESIDENTIAL	52.107	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	52.108	MECHANICAL	2' - 4"	6' - 4"	15 SF
RESIDENTIAL	52.109	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	52.115	MECHANICAL	2' - 0"	3' - 3"	7 SF
RESIDENTIAL	52.117	MECHANICAL	2' - 4"	11' - 0"	26 SF
RESIDENTIAL	52.118	MECHANICAL	2' - 6"	3' - 6"	9 SF
RESIDENTIAL	52.119	PLUMBING	0' - 8"	10' - 4"	7 SF
RESIDENTIAL	52.121	PLUMBING	0' - 8"	9' - 2"	6 SF
RESIDENTIAL	52.122	MECHANICAL	1' - 8"	2' - 6"	4 SF
RESIDENTIAL	52.123	MECHANICAL	2' - 0"	3' - 2"	7 SF
RESIDENTIAL	52.124	PLUMBING	1' - 2"	5' - 6"	6 SF
RESIDENTIAL	52.125	PLUMBING	1' - 0"	3' - 11"	4 SF
RESIDENTIAL	52.151	DEDUCTABLE	1' - 4"	22' - 9"	30 SF
RESIDENTIAL	52.152	DEDUCTABLE	1' - 4"	22' - 9"	30 SF
RESIDENTIAL	62.106	PLUMBING	1' - 0"	5' - 11"	6 SF
RESIDENTIAL	62.112	PLUMBING	0' - 9"	3' - 2"	2 SF
RESIDENTIAL	62.113	MECHANICAL	1' - 6"	4' - 4"	6 SF
RESIDENTIAL	62.114	PLUMBING	0' - 9"	2' - 5"	2 SF
RESIDENTIAL	62.115	MECHANICAL	2' - 6"	3' - 5"	9 SF
RESIDENTIAL	62.116	PLUMBING	0' - 10"	6' - 0"	5 SF
RESIDENTIAL	62.131	PLUMBING	0' - 10"	9' - 8"	8 SF
RESIDENTIAL	72.27	MECHANICAL	0' - 10"	4' - 9"	4 SF
RESIDENTIAL	72.28	MECHANICAL	0' - 8"	4' - 8"	3 SF
RESIDENTIAL	72.29	MECHANICAL	1' - 1"	2' - 2"	2 SF
RESIDENTIAL	72.30	MECHANICAL	0' - 10"	2' - 3"	2 SF
RESIDENTIAL	72.31	MECHANICAL	0' - 11"	6' - 0"	5 SF
RESIDENTIAL	72.32	MECHANICAL	0' - 9"	2' - 5"	2 SF
RESIDENTIAL	72.33	MECHANICAL	0' - 7"	2' - 3"	1 SF
RESIDENTIAL	72.34	MECHANICAL	1' - 6"	2' - 7"	4 SF
RESIDENTIAL	72.35	MECHANICAL	0' - 6"	4' - 0"	2 SF
RESIDENTIAL	153	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	154	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	155	MECHANICAL	0' - 6"	1' - 11"	1 SF
RESIDENTIAL	156	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	157	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	158	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	159	MECHANICAL	0' - 6"	1' - 11"	1 SF
RESIDENTIAL	160	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	161	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	162	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	163	MECHANICAL	0' - 6"	2' - 0"	1 SF
Grand total					965 SF

1 50TH FLOOR GROSS FLOOR AREA AND DEDUCTIONS

1/16" = 1'-0"

KEY PLAN:

PROJECT NORTH

TRUE NORTH

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INTERIOR DESIGNER:
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180 Varick St #404
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	03/19/2015
4	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
50TH-70TH ZONING FLOOR AREA PLAN AND DEDUCTIONS

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
CHK:	CHECKER
SCALE:	1/16" = 1'-0"
REV:	
DWG No:	**Z-007.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS 121185528 Job Number ES129143436 Scan Code

30" x 42" Arch E1 - SHEET SIZE

ROOF GROSS FLOOR AREA	
Use	Area
RESIDENTIAL	1,390 SF
Grand total	1,390 SF

ROOF ZONING FLOOR AREA	
Use	Area

ROOF FLOOR AREA DEDUCTIONS	
Use	Area
RESIDENTIAL	1,390 SF
Grand total	1,390 SF

3 ROOF GROSS FLOOR AREA AND DEDUCTIONS

1/16" = 1'-0"

L72 UPPER PH GROSS FLOOR AREA	
Use	Area
RESIDENTIAL	3,880 SF
Grand total	3,880 SF

L72 UPPER PH FLOOR AREA DEDUCTIONS					
Use	Number	Name	Length	Width	Area
RESIDENTIAL	72.01	MECHANICAL	2' - 7"	2' - 8"	7 SF
RESIDENTIAL	72.02	MECHANICAL	2' - 5"	2' - 9"	7 SF
RESIDENTIAL	72.03	MECHANICAL	2' - 11"	3' - 4"	10 SF
RESIDENTIAL	72.04	PLUMBING	1' - 5"	9' - 8"	13 SF
RESIDENTIAL	72.05	PLUMBING	1' - 0"	19' - 4"	19 SF
RESIDENTIAL	72.06	MECHANICAL	3' - 4"	3' - 6"	12 SF
RESIDENTIAL	72.07	PLUMBING	2' - 6"	9' - 0"	23 SF
RESIDENTIAL	72.08	MECHANICAL	2' - 7"	2' - 8"	7 SF
RESIDENTIAL	72.09	PLUMBING	1' - 0"	19' - 4"	19 SF
RESIDENTIAL	72.10	MECHANICAL	2' - 10"	3' - 6"	10 SF
RESIDENTIAL	72.11	MECHANICAL	2' - 5"	2' - 9"	7 SF
RESIDENTIAL	72.70	OPEN TO BELOW	18' - 7"	37' - 4"	694 SF
RESIDENTIAL	72.98	OPEN TO BELOW	18' - 5"	37' - 6"	691 SF
Grand total					1,516 SF

L72 UPPER PH ZONING FLOOR AREA	
Use	Area
RESIDENTIAL	2,363 SF
Grand total	2,363 SF

2 72ND FLOOR (PENTHOUSE) GROSS FLOOR AREA PLAN AND DEDUCTIONS

1/16" = 1'-0"

L71 PH GROSS FLOOR AREA	
Use	Area
RESIDENTIAL	14,186 SF
Grand total	14,186 SF

L71 PH ZONING FLOOR AREA	
Use	Area
RESIDENTIAL	9,736 SF
Grand total	9,736 SF

L71 PH FLOOR AREA DEDUCTIONS					
Use	Number	Name	Length	Width	Area
RESIDENTIAL	71.01	MECHANICAL	2' - 4"	2' - 11"	7 SF
RESIDENTIAL	71.06	MECHANICAL	2' - 7"	3' - 1"	8 SF
RESIDENTIAL	71.07	PLUMBING	0' - 9"	13' - 1"	10 SF
RESIDENTIAL	71.08	MECHANICAL	2' - 11"	4' - 3"	12 SF
RESIDENTIAL	71.09	PLUMBING	1' - 0"	5' - 10"	6 SF
RESIDENTIAL	71.10	PLUMBING	1' - 2"	6' - 1"	7 SF
RESIDENTIAL	71.11	MECHANICAL	2' - 11"	3' - 7"	10 SF
RESIDENTIAL	71.13	PLUMBING	1' - 11"	6' - 1"	12 SF
RESIDENTIAL	71.14	MECHANICAL	2' - 1"	2' - 8"	5 SF
RESIDENTIAL	71.15	MECHANICAL	2' - 9"	6' - 3"	17 SF
RESIDENTIAL	71.16	MECHANICAL	2' - 9"	4' - 5"	12 SF
RESIDENTIAL	71.17	PLUMBING	1' - 7"	7' - 3"	12 SF
RESIDENTIAL	71.18	MECHANICAL	3' - 11"	5' - 4"	21 SF
RESIDENTIAL	71.19	MECHANICAL	2' - 11"	5' - 8"	17 SF
RESIDENTIAL	71.20	PLUMBING	1' - 0"	6' - 4"	6 SF
RESIDENTIAL	71.21	MECHANICAL	2' - 9"	6' - 1"	16 SF
RESIDENTIAL	71.22	PLUMBING	1' - 0"	2' - 8"	3 SF
RESIDENTIAL	71.23	MECHANICAL	2' - 4"	2' - 11"	7 SF
RESIDENTIAL	71.24	MECHANICAL	2' - 6"	5' - 4"	13 SF
RESIDENTIAL	71.25	MECHANICAL	23' - 3"	54' - 5"	1,264 SF
RESIDENTIAL	71.26	PLUMBING	0' - 11"	9' - 1"	8 SF
RESIDENTIAL	71.27	MECHANICAL	2' - 6"	3' - 8"	9 SF
RESIDENTIAL	71.28	PLUMBING	1' - 9"	9' - 1"	16 SF
RESIDENTIAL	71.29	ELECTRICAL	3' - 11"	8' - 2"	32 SF
RESIDENTIAL	71.30	MECHANICAL	3' - 4"	3' - 5"	11 SF
RESIDENTIAL	71.31	PLUMBING	1' - 5"	5' - 10"	8 SF
RESIDENTIAL	71.32	MECHANICAL	2' - 11"	3' - 6"	10 SF
RESIDENTIAL	71.33	MECHANICAL	2' - 0"	3' - 0"	6 SF
RESIDENTIAL	71.34	PLUMBING	0' - 11"	9' - 0"	8 SF
RESIDENTIAL	71.35	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	71.36	MECHANICAL	2' - 0"	2' - 11"	6 SF
RESIDENTIAL	71.37	MECHANICAL	2' - 9"	3' - 9"	10 SF
RESIDENTIAL	71.38	MECHANICAL	2' - 8"	2' - 9"	7 SF
RESIDENTIAL	71.39	PLUMBING	1' - 4"	12' - 9"	17 SF

L71 PH FLOOR AREA DEDUCTIONS					
Use	Number	Name	Length	Width	Area
RESIDENTIAL	71.40	DEDUCTABLE	1' - 4"	23' - 5"	31 SF
RESIDENTIAL	71.41	MECHANICAL	4' - 7"	10' - 4"	47 SF
RESIDENTIAL	71.42	MECHANICAL	24' - 10"	99' - 2"	2,465 SF
RESIDENTIAL	71.43	DEDUCTABLE	1' - 4"	23' - 6"	31 SF
RESIDENTIAL	71.44	PLUMBING	2' - 2"	14' - 1"	30 SF
RESIDENTIAL	71.45	MECHANICAL	2' - 8"	4' - 5"	12 SF
RESIDENTIAL	71.46	PLUMBING	1' - 0"	5' - 10"	6 SF
RESIDENTIAL	71.47	MECHANICAL	3' - 2"	3' - 10"	12 SF
RESIDENTIAL	71.48	MECHANICAL	2' - 4"	2' - 11"	7 SF
RESIDENTIAL	71.49	PLUMBING	1' - 4"	8' - 8"	12 SF
RESIDENTIAL	71.51	MECHANICAL	2' - 9"	2' - 11"	8 SF
RESIDENTIAL	71.52	MECHANICAL	2' - 10"	6' - 6"	19 SF
RESIDENTIAL	71.53	PLUMBING	0' - 4"	2' - 11"	1 SF
RESIDENTIAL	71.54	MECHANICAL	2' - 5"	3' - 1"	7 SF
RESIDENTIAL	71.55	PLUMBING	1' - 7"	11' - 5"	18 SF
RESIDENTIAL	71.56	PLUMBING	1' - 0"	5' - 11"	6 SF
RESIDENTIAL	71.57	PLUMBING	1' - 11"	6' - 1"	12 SF
RESIDENTIAL	71.58	MECHANICAL	2' - 11"	3' - 11"	11 SF
RESIDENTIAL	71.60	MECHANICAL	2' - 9"	6' - 10"	18 SF
RESIDENTIAL	71.65	PLUMBING	1' - 2"	6' - 2"	7 SF
RESIDENTIAL	71.66	MECHANICAL	2' - 4"	2' - 11"	7 SF
RESIDENTIAL	71.67	MECHANICAL	2' - 10"	5' - 0"	14 SF
RESIDENTIAL	71.68	PLUMBING	0' - 8"	13' - 2"	9 SF
RESIDENTIAL	72.36	MECHANICAL	0' - 11"	2' - 6"	2 SF
RESIDENTIAL	72.37	MECHANICAL	0' - 10"	2' - 7"	2 SF
RESIDENTIAL	72.38	MECHANICAL	0' - 10"	2' - 6"	2 SF
RESIDENTIAL	72.39	MECHANICAL	0' - 10"	2' - 7"	2 SF
RESIDENTIAL	72.40	MECHANICAL	2' - 5"	5' - 10"	14 SF
RESIDENTIAL	164	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	165	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	166	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	167	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	168	MECHANICAL	0' - 6"	2' - 0"	1 SF
RESIDENTIAL	169	MECHANICAL	2' - 5"	5' - 10"	14 SF
Grand total					4,450 SF

1 71ST FLOOR (PENTHOUSE) GROSS FLOOR PLAN AND DEDUCTIONS

1/16" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/19/2014
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
L71 PENTHOUSE ZONING FLOOR AREA PLAN AND DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS STATE OF NEW YORK 033081

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
CHK:	CHECKER
SCALE:	1/16" = 1'-0"
REV:	
DWG No:	**Z-008.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS121185528 Job Number
E356687-2097 Scan Code
30" x 42" Arch E1 - SHEET SIZE

64-131 **CURB LEVEL**

MEASURE OF HEIGHT
ALL MEASUREMENT OF HEIGHT ABOVE CURB LEVEL, BASE PLANE, BASE FLOOD ELEVATION, GRADE, OR OTHER SIMILAR GROUND RELATED DATUM, SHALL BE FROM THE FLOOR RESISTANT CONSTRUCTION ELEVATION.

DFE/FRCE PROJECT DATUM
DFE/FRCE = AVERAGE CURB ELEVATION
BFL = 12' (PER FEMA MAP)
DFE = BFE + 1 FT (PER NYC BUILDING CODE 2008, APPENDIX G SECTION 2.3, TABLE 2-1 UNDER STRUCTURAL, OCCUPANCY CATEGORY III)

DFE/FRCE = 13'

ABBREVIATION:

T.O.P. = TOP OF PARAPET
BFL = BASE FLOOD LEVEL
DFE = DESIGN FLOOD ELEVATION
FRCE = FLOOD RESISTANT CONSTRUCTION ELEVATION

NOTE:
1. ALL ELEVATIONS ARE FROM NAVD88
2. ALL HEIGHTS ARE ABOVE DFE OF 13'

YARD REQUIREMENTS

23-541 A) CORNER LOTS

33-301 NO YARDS REQUIRED

B) THROUGH LOT

33-281 FOR COMMERCIAL USE; NONE REQUIRED
23-532 FOR RESIDENTIAL USE; REAR YARD EQUIVALENT REQUIRED
PROVIDE AS PER SEC 23-532 (c) ; 30' ALONG SIDE LOT LINE

35-53 C) LEVEL OF YARDS

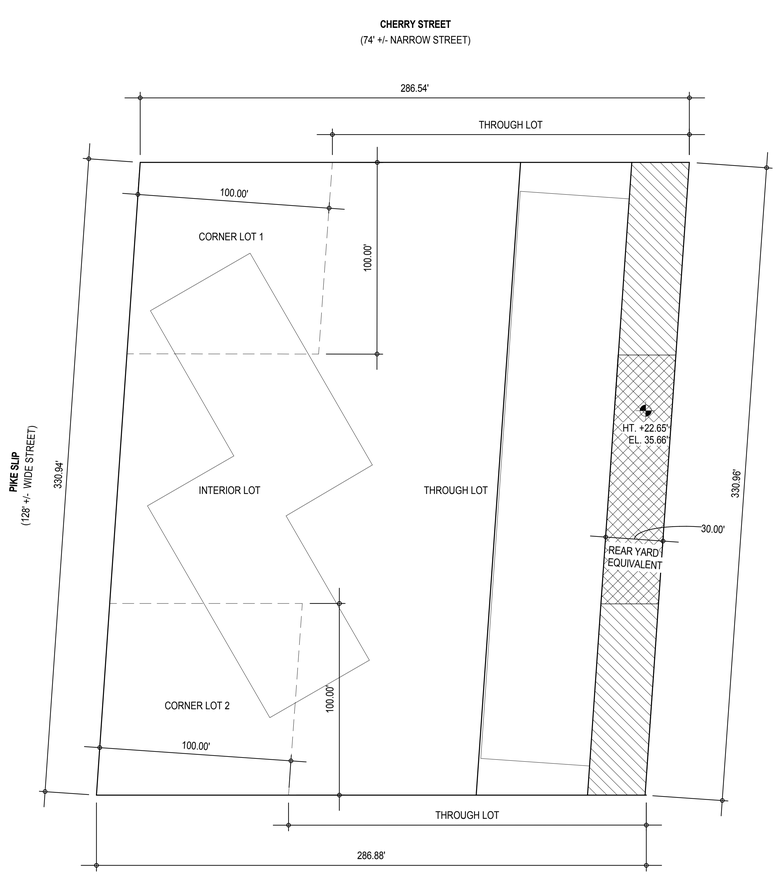
REAR YARD EQUIVALENT TO BE PROVIDED NOT HIGHER THAN 1ST LEVEL OF DWELLING UNITS WITH LEGALLY REQUIRED WINDOWS FACING ONTO SUCH REAR YARD.

LEVEL OF WINDOWS : EL. 98.33'
YARD LEVEL : EL. 35.66'

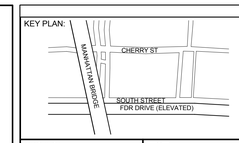
COMPLIES

LEGEND:

REAR YARD EQUIVALENT REAR YARD (INTERIOR LOT)



1 **REAR YARD EQUIVALENT DIAGRAM**
1/32" = 1'-0"



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/19/2014
4	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
REAR YARD EQUIVALENT

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

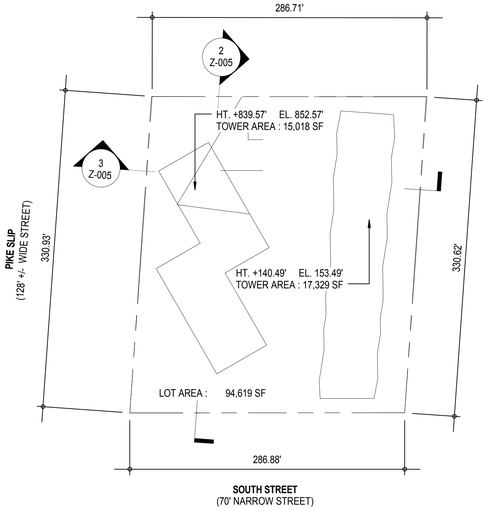
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/32" = 1'-0"	
DWG No:	**Z-009.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 AMENDED APPLICATION Date: 10/08/2015 NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

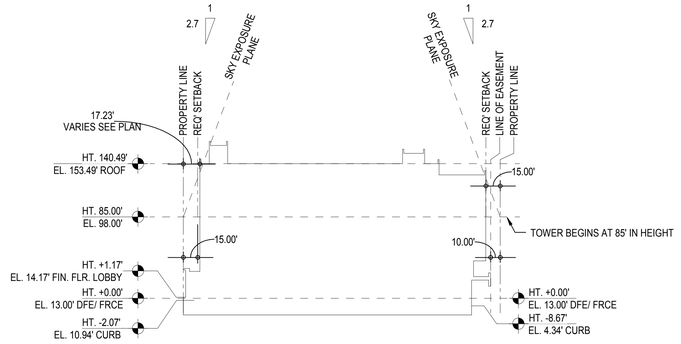
DEPT OF BLDGS121185928 Job Number
IES4907742250 Scan Code
30" x 42" Arch E1 - SHEET SIZE



5 TOWER COVERAGE

1/64" = 1'-0"

64-131	**CURB LEVEL**	
	MEASURE OF HEIGHT ALL MEASUREMENT OF HEIGHT ABOVE CURB LEVEL, BASE PLANE, BASE FLOOD ELEVATION, GRADE, OR OTHER SIMILAR GROUND RELATED DATUM, SHALL BE FROM THE FLOOR RESISTANT CONSTRUCTION ELEVATION.	
	DFE/FRCE PROJECT DATUM DFE/FRCE = AVERAGE CURB ELEVATION BFL = 12' (PER FEMA MAP) DFE = BFE + 1 FT (PER NYC BUILDING CODE 2008, APPENDIX G SECTION 2.3, TABLE 2-1 UNDER STRUCTURAL, OCCUPANCY CATEGORY III)	
	DFE/FRCE = 13'	
	ABBREVIATION: T.O.P. = TOP OF PARAPET BFL = BASE FLOOD LEVEL DFE = DESIGN FLOOD ELEVATION FRCE = FLOOD RESISTANT CONSTRUCTION ELEVATION	
	NOTE: 1. ALL ELEVATIONS ARE FROM NAVD88 2. ALL HEIGHTS ARE ABOVE DFE OF 13'	

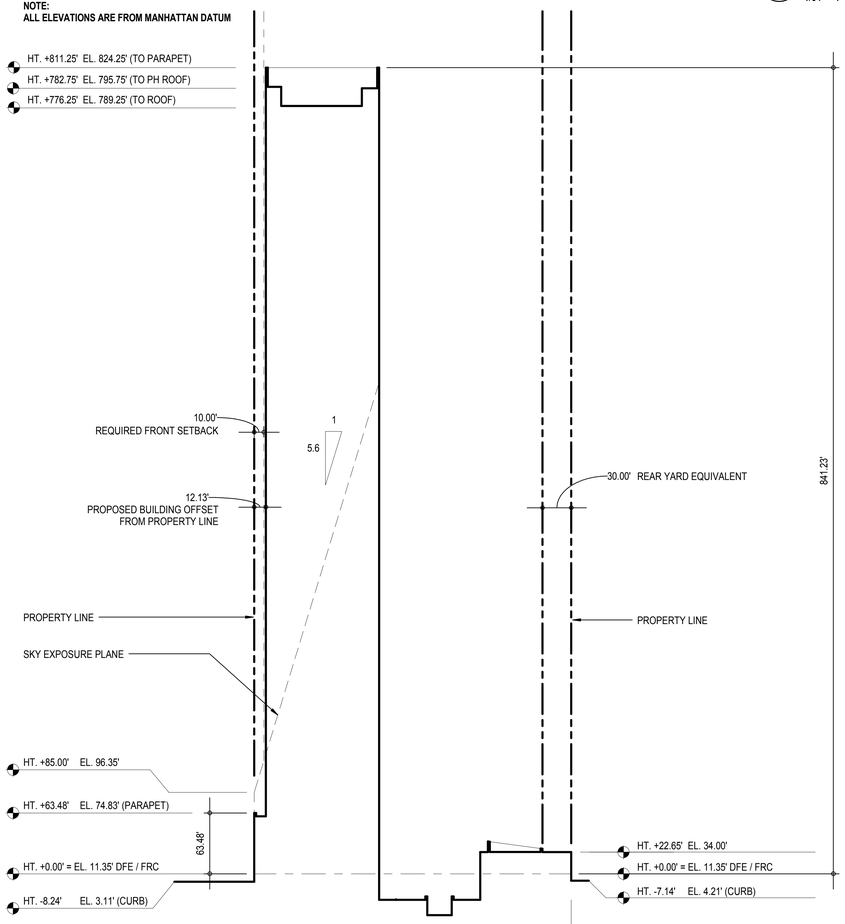


3 HEIGHT AND SETBACKS

1/64" = 1'-0"

33-432	**FRONT WALL REGULATIONS**	
	A) MAXIMUM HEIGHT OF FRONT WALLS ON NARROW STREETS	
	85' OR SIX STORIES MAXIMUM FRONT WALL HEIGHT 2.7 : 1 SKY EXPOSURE PLANE	
	i) FRONT WALL LESS THAN 85' PROVIDED ON CHERRY ST. ii) FRONT WALL LESS THAN 85' PROVIDED ON SOUTH ST.	**COMPLIES** **COMPLIES**
	B) MAXIMUM HEIGHT OF FRONT WALLS & SETBACK ON WIDE STREETS	
	85' OR SIX STORIES MAXIMUM FRONT WALL HEIGHT 5.6 : 1 SKY EXPOSURE PLANE	
	i) FRONT WALL LESS THAN 85' PROVIDED ON PIKE SLIP	**COMPLIES**
35-63(c)	**TOWER REGULATIONS**	
23-652	WHEN BUILDINGS OCCUPY NOT MORE THAN 40% OF THE LOT AREA OF A ZONING LOT, THE TOWERS MAY PENETRATE AN ESTABLISHED SKY EXPOSURE PLANE.	
	TOWER LOT COVERAGE (TOWER AREA / LOT AREA x 100%) LESS THAN 40% TOWER LOT COVERAGE PROPOSED (15,018 SF / 94,619 SF x 100%) = 15.9%	**COMPLIES**
	A) MINIMUM SETBACK ON NARROW STREETS	
	15' MINIMUM SETBACK FROM NARROW STREET	
	i) SETBACK 15' MINIMUM PROVIDED ON CHERRY ST. ii) SETBACK 15' MINIMUM PROVIDED ON SOUTH ST.	**COMPLIES** **COMPLIES**
	B) MINIMUM SETBACK ON WIDE STREETS	
	10' MINIMUM SETBACK FROM WIDE STREET	
	i) SETBACK 10' MINIMUM PROVIDED ON PIKE SLIP	**COMPLIES**
	NOTE: 1. ALL ELEVATIONS ARE FROM NAVD88 2. ALL HEIGHTS ARE ABOVE DFE OF 13'	

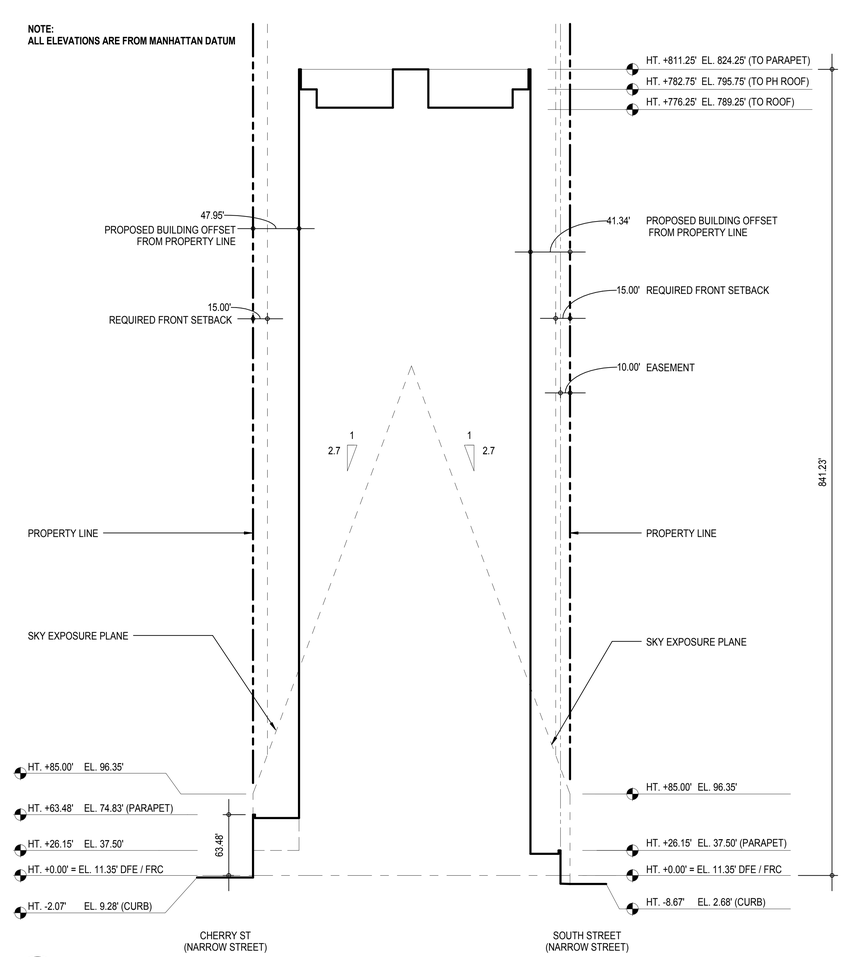
NOTE:
ALL ELEVATIONS ARE FROM MANHATTAN DATUM



2 HEIGHT AND SETBACK - PIKE SLIP (WIDE ST)

1/64" = 1'-0"

NOTE:
ALL ELEVATIONS ARE FROM MANHATTAN DATUM

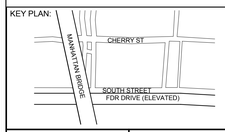


1 HEIGHT AND SETBACK - SOUTH ST & CHERRY ST (NARROW ST)

1/64" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



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5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	08/24/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
HEIGHT AND SETBACKS - SITE PLAN AND ELEVATIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMALAS 023081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
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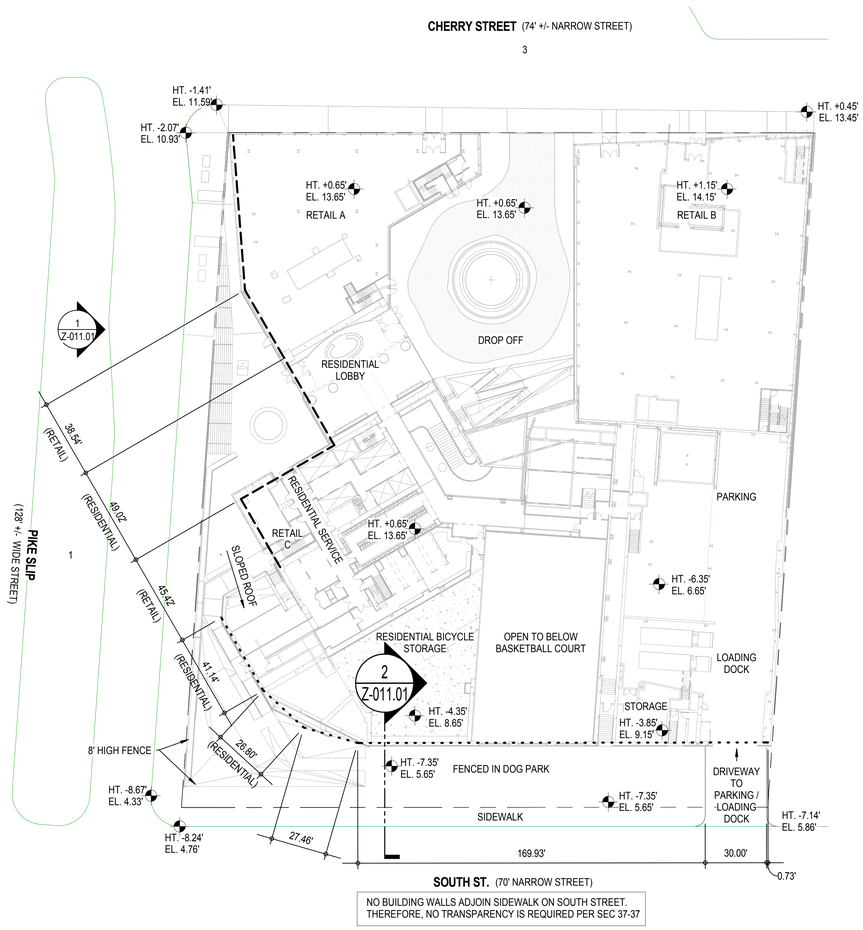
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
DOB Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121105528 Job Number
E-3263431580 Scan Code
30" x 42" Arch E1 - SHEET SIZE



4 GROUND LEVEL
1" = 30'-0"

64-131 **CURB LEVEL**

MEASURE OF HEIGHT
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DFE/FRCE PROJECT DATUM
DFE/FRCE = AVERAGE CURB ELEVATION
BFL = 12' (PER FEMA MAP)
DFE = BFE + 1 FT (PER NYC BUILDING CODE 2008, APPENDIX G SECTION 2.3, TABLE 2-1 UNDER STRUCTURAL, OCCUPANCY CATEGORY III)

DFE/FRCE = 13'

ABBREVIATION:

T.O.P. = TOP OF PARAPET
BFL = BASE FLOOD LEVEL
DFE = DESIGN FLOOD ELEVATION
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NOTE:
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2. ALL HEIGHTS ARE ABOVE DFE OF 13'

37-35 **RETAIL CONTINUITY ON WIDE STREET** (PIKE SLIP)

50% OF THE FRONT BUILDING WALL OF DEVELOPMENT FRONTING ONTO A WIDE STREET TO CONTAIN COMMERCIAL USE.

TOTAL FRONT BUILDING WALL LENGTH = 332.96'
(77.38'+38.73'+47.91'+41.00'+11.50'+39.93'+48.91'+27.60')

RETAIL REQUIRED = 166.48'
(332.96' x 50%)

RETAIL PROVIDED = 167.54' **COMPLIES**
(77.38'+38.73'+11.50'+39.93')

37-36 **SIGN REGULATIONS**

HORIZONTAL SIGNAGE BAND SHOULD NOT BE HIGHER THAN 3', LOCATED NOT HIGHER THAN 17' ABOVE CURB LEVEL

MAXIMUM SIGNAGE BAND ELEVATION : HT. 17.00' EL. 30.00'
PROVIDED SIGNAGE BAND ELEVATION : HT. 13.15' EL. 26.15'
PROVIDED SIGNAGE BAND HEIGHT : 3'
COMPLIES

37-37 **STREET WALL ARTICULATION** - TRANSPARENCY REQUIREMENTS

64-22 MINIMUM 50% OF THE STREET WALL SURFACE SHALL BE TRANSPARENT BETWEEN FIRST FINISHED FLOOR LEVEL ABOVE CURB AND 12' ABOVE THAT

CHERRY ST.
LENGTH OF STREET WALL = 239.46 FT
(116.95' + 122.51')

TRANSPARENCY REQUIRED = 1,436.76 SF
(239.46' x 12' x 50%)

TRANSPARENCY PROVIDED = 2,428.86 SF **COMPLIES**
(332.64 + 429.84 + 384.00 + 514.38 + 384.00 + 384.00)

PIKE SLIP
LENGTH OF APPLICABLE STREET WALL = 256.45 FT
(77.38' + 38.73' + 47.91' + 41.00' + 11.50' + 39.93')

TRANSPARENCY REQUIRED = 1,538.70 SF
(256.45' x 12' x 50%)

TRANSPARENCY PROVIDED = 1,957.71 SF **COMPLIES**
(915.06 + 329.40 + 513.96 + 199.29)

SOUTH ST.
STREET WALL NOT APPLICABLE TO TRANSPARENCY REQUIREMENTS SINCE BUILDING WALL DOES NOT ADJOIN A PUBLIC RIGHT OF WAY (SIDEWALK, A PUBLIC PLAZA OR AN ARCADE) **COMPLIES**

LEGEND

PORTION OF FRONT BUILDING WALL APPLICABLE TO STREET WALL ARTICULATION SECTION 37-37

PORTION OF FRONT BUILDING WALL NOT APPLICABLE TO TRANSPARENCY REQUIREMENTSSINCE BUILDING WALL DOES NOT ADJOIN A PUBLIC RIGHT OF WAY (SIDEWALK, A PUBLIC PLAZA OR AN ARCADE)

STREET WALL SURFACE AREA BETWEEN FIRST FINISHED FLOOR LEVEL ABOVE CURB AND 12 FT ABOVE.

TRANSPARENT STREET WALL SURFACE AREA

SIGNAGE BAND

NOTE:
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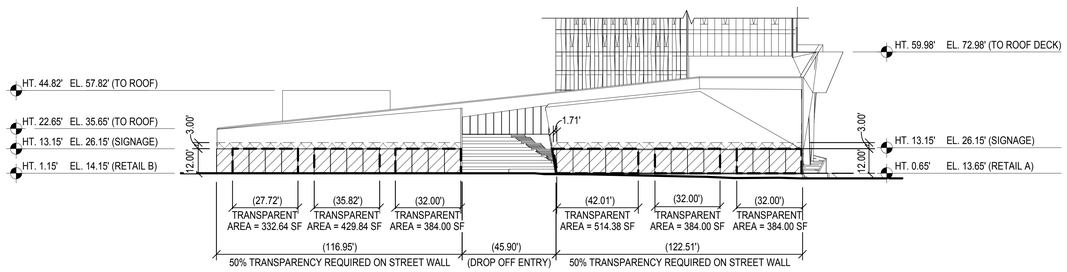
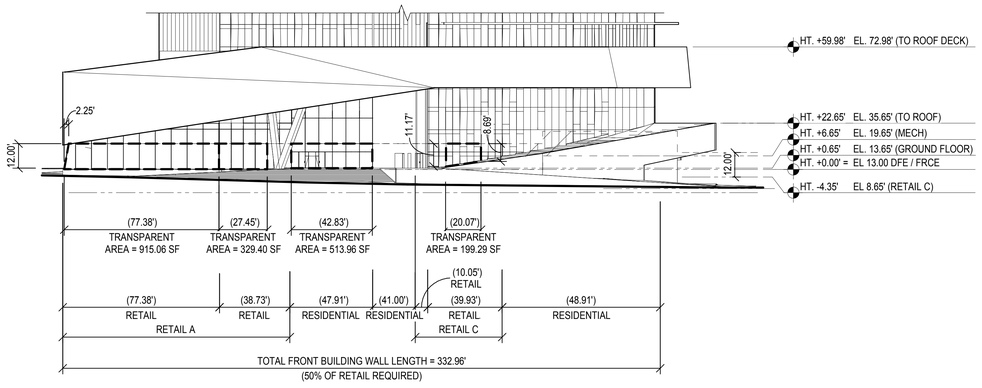
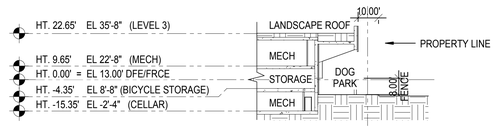


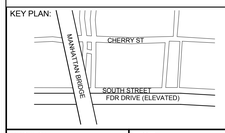
3 CHERRY STREET ELEVATION
1" = 30'-0"





2 SECTION AT SOUTH STREET
1" = 30'-0"

1 PIKE SLIP (WIDE ST.) ELEVATION
1/64" = 1'-0"

KEY PLAN:


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4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	04/13/2015
6	DOB FILING SUBMISSION	05/13/2015
7	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STREETSCAPE

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIOMEK 032081 STATE OF NEW YORK

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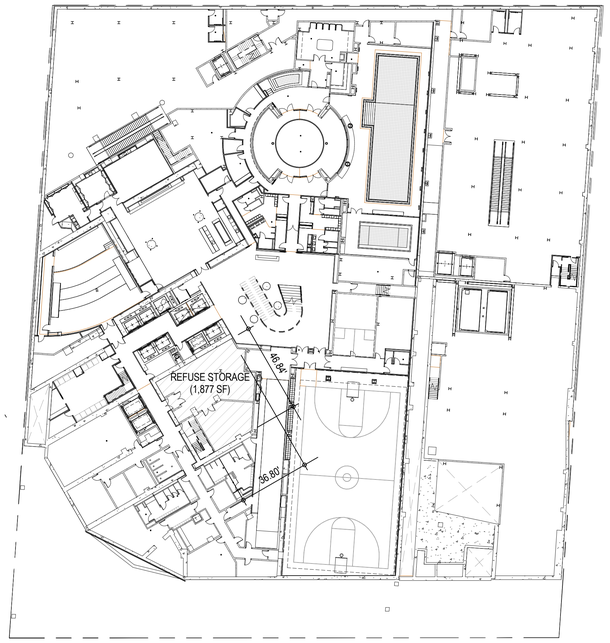
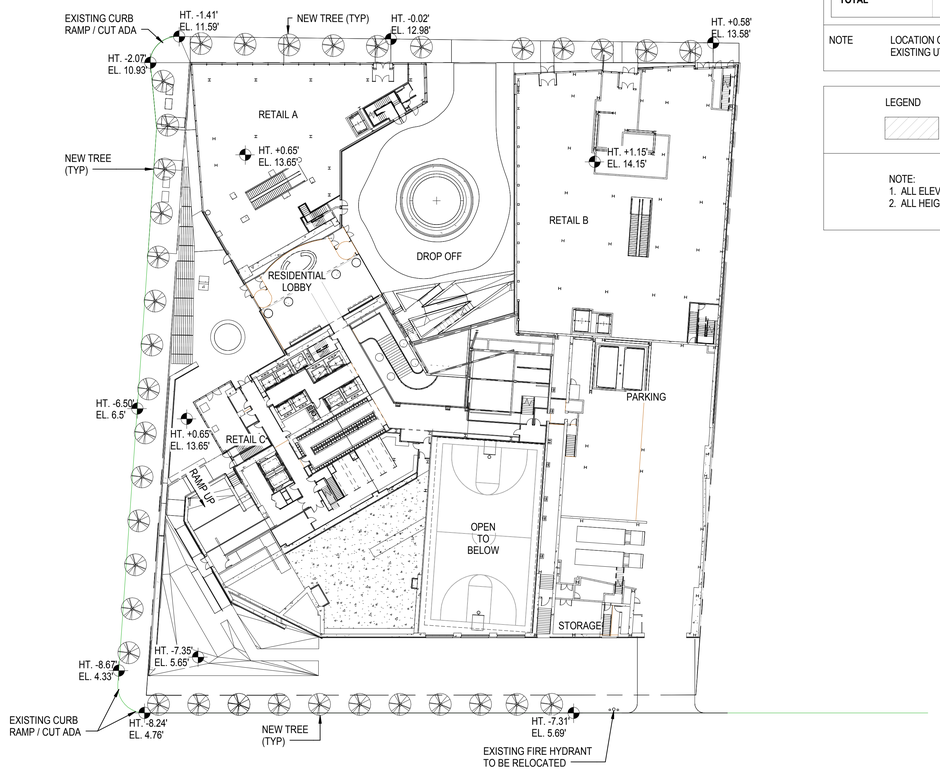


2 SPECIAL URBAN DESIGN REGULATIONS - CELLAR

1/32" = 1'-0"



1 SPECIAL URBAN DESIGN REGULATIONS - GROUND LEVEL

1/32" = 1'-0"

26.16 **CENTRAL REFUSE STORAGE AREA**

COMPRESSED GARBAGE AREA REQUIREMENTS SHOULD BE 50 SF x (LOT AREA / 10,000 SF)

REFUSE STORAGE AREA REQUIRED (50 SF x 94,619 SF / 10,000 SF)	473 SF	
REFUSE STORAGE AREA PROVIDED	1,881 SF	**COMPLIES**

26-15 13-241 **CURB CUTS**

A) CURB CUTS ON WIDE STREETS (PIKE SLIP)

NO CURB CUTS ARE PERMITTED ON WIDE STREETS
NO CURB CUTS PROVIDED ON PIKE SLIP **COMPLIES**

B) CURB CUTS ON NARROW STREETS (CHERRY ST . & SOUTH ST.)

CURB CUTS ARE PERMITTED ALONG NARROW STREETS PROVIDED THAT NO ZONING LOT HAS MORE THAN ONE CURB CUT ON AN NARROW STREET FRONTAGE

i) 1 CURB CUT PROVIDED ON CHERRY ST. **COMPLIES**
ii) 1 CURB CUT PROVIDED ON SOUTH ST. (EXISTING) **COMPLIES**

C) MAXIMUM WIDTH OF CURB CUTS AND LOCATION
i) THE MAXIMUM WIDTH OF A CURB CUT SHALL BE 22 FEET FOR ACCESSORY OFF-STREET PARKING FACILITIES **COMPLIES**

ii) CURBS SHALL NOT PERMITTED WITHIN 50 FEET OF THE INTERSECTION OF ANY TWO STREET LINES
REQUIRED: 50' MAXIMUM
PROVIDED: 158.49' ON CHERRY ST. **COMPLIES**
271.04' ON SOUTH ST. (EXISTING) **COMPLIES**

26-41 **TREE PLANTING**

33-03 REQUIRED NUMBER OF TREES:

ONE EVERY 25 FT OF STREET FRONTAGE OF THE ZONING LOT

LENGTH OF STREET FRONTAGE	904.38' (286.71' + 330.94' +286.73')
TREES REQUIRED	36 TREES (904 / 25)
EXISTING TREES	0 TREES
NEW TREES	36 TREES (904 / 25)
TREES PROVIDED	36 NEW TREES **COMPLIES**

TREE PLANTING SCHEDULE

STREET NAME	LENGTH OF STREET FRONTAGE	REQUIRED TREES	EXISTING TREES	NEW TREES
CHERRY STREET	286.71'	286.71' / 25' = 11	0 TREES	11 TREES
PIKE SLIP	330.94'	330.94' / 25' = 14	0 TREES	14 TREES
SOUTH STREET	286.73'	286.73 / 25' = 11	0 TREES	11 TREES
TOTAL	**904.38'**	**36 TREES**	**0 TREES**	**36 TREES**

NOTE LOCATION OF ALL NEW TREES TO BE COORDINATED WITH SIDEWALK, EXISTING UTILITIES, INFRASTRUCTURE AND STRUCTURE.

LEGEND

REFUSE STROAGE (CELLAR)

NOTE:
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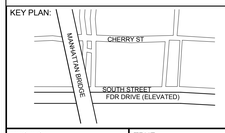
KEY PLAN:



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DRAWING TITLE:
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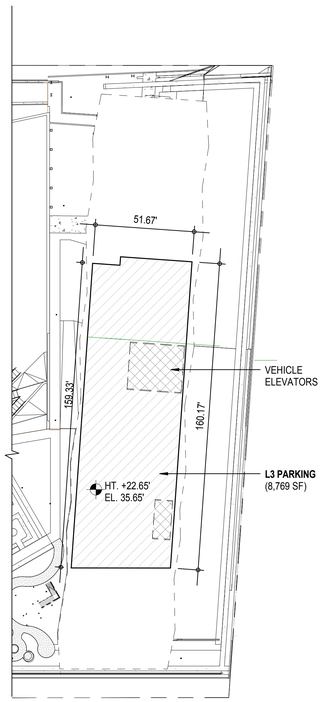
Damian Titus
Buildings
APPROVED
Under Directive 1 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

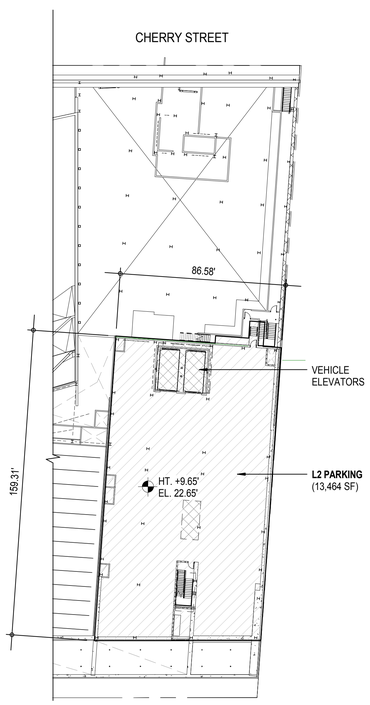
DOB B-SCAN:

FILE NAME:
PLOT DATE:

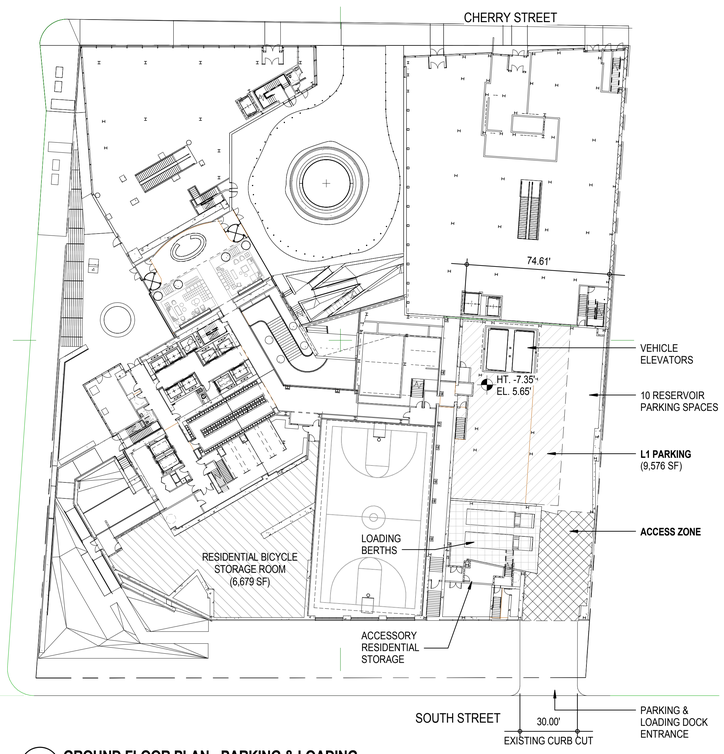
DEPT OF BLDGS 121180503 Job Number
ES7587122119 Scan Code
30" x 42" Arch E1 - SHEET SIZE



4 **3RD FLOOR PLAN - PARKING**
1/32" = 1'-0"



3 **2ND FLOOR PLAN - PARKING**
1/32" = 1'-0"



2 **GROUND FLOOR PLAN - PARKING & LOADING**
1/32" = 1'-0"

36-62 **REQUIRED OFF STREET LOADING**

A) RETAIL FLOOR AREA

	BERTHS REQUIRED	TOTAL
0- 25,000 SF	0	0
NEXT 15,000 SF (25,001-40,000)	1	1
NEXT 60,000 SF (40,001-100,000)	+1	2

RETAIL FLOOR AREA PROPOSED = 45,405 SF — 2

	NUMBER OF BERTHS	
OFF-STREET LOADING BERTH PROVIDED	2	**COMPLIES**

36-681 B) SIZE OF REQUIRED BERTHS

13-31 MODIFICATION OF MINIMUM SIZE OF LOADING BERTH (5/8/13)

	LENGTH x WIDTH	VERTICAL CLEARNACE	
REQUIRED	37' x 12'	14'	
PROVIDED	37' x 12'	14'	**COMPLIES**

36-682 C) LOCATION OF BERTH ENTRANCE AND EXIT

REQUIRED DISTANCE OF BERTH TO INTERSECTION : 50.00'
PROVIDED DISTANCE OF BERTH TO INTERSECTION : 271.04' **COMPLIES**

13-00 **ACCESSORY OFF-STREET PARKING**

13-41 A) NONE REQUIRED

13-041 B) OFF STREET PARKING SPACES PERMITTED

13-11 (a) i) RESIDENTIAL
NOT MORE THAN 20 PERCENT OF THE TOTAL NUMBER OF NEW DWELLING UNITS CONTAINED IN THE DEVELOPMENT, OR 200 SPACES, WHICHEVER IS LESS.

PROPOSED DWELLING UNITS: 815 D.U.
PERMITTED PARKING SPACES: 815 D.U x 20% = 163

ii) RETAIL
ONE PER 4,000 SF OR 10 SPACES, WHICHEVER IS LESS.

PROPOSED RETAIL AREA: 67,527 SF
PERMITTED PARKING SPACES: 67,527 SF / 4,000 SF = 16 (10 MAXIMUM)

PERMITTED PARKING SPACES; 173 (163 + 10)
PROPOSED PARKING SPACES: 105

13-27 (a) (1) C) SIZE OF PARKING ZONE (WITHOUT PARKING LIFT SYSTEMS)

MINIMUM GROSS SURFACE AREA SHALL BE 180 SF x NUMBER OF PARKING
MAXIMUM GROSS SURFACE AREA SHALL NOT EXCEED 200 SF x NUMBER OF PARKING

MINIMUM PERMITTED AREA: 31,140 SF (180 SF x 173)
MAXIMUM PERMITTED AREA: 54,603 SF (200 SF x 173)

PROPOSED PARKING FACILITY AREA: 31,809 SF **COMPLIES**
L1 : 9,576 SF
L2 : 13,464 SF
L3 : 8,769 SF

13-221 D) ENCLOSURE AND SCREEING REQUIREMENTS

i) ACCESSORY OFF STREET PARKING SPACES SHALL BE LOCATED WITHIN A COMPLETELY ENCLOSED BUILDING **COMPLIES**

ii) SCREENING - OFF-STREET PARKING FACILITY SHALL BE LOCATED BEHIND

COMPLIES

PERMITTED RESIDENTIAL FLOOR AREA.

iii) TRANSPARENCY - NOT APPLICABLE FOR SCREENING WITH RESIDENTIAL USE

COMPLIES

SEE SEC. 64-22 (Z-010)

13-25 E) RESERVOIR SPACES

18' x 8'-6" TEN PARKING SPACES TO PROVIDE IN ATTENDED PARKING FACILTIES WITH 100 TO 200 PARKING SPACES

PROPOSED PARKING SPACES: 105 (BETWEEN 100 - 200)
PROVIDED RESERVOIR SPACES: 10 **COMPLIES**

LEGEND

PARKING ZONE

ACCESS ZONE

LOADING BERTHS

NOTE:
1. ALL ELEVATIONS ARE FROM NAVD88 DATUM
2. ALL HEIGHTS ARE ABOVE DFE OF 13'

64-131 **CURB LEVEL**

MEASURE OF HEIGHT
ALL MEASUREMENT OF HEIGHT ABOVE CURB LEVEL, BASE PLANE, BASE FLOOD ELEVATION, GRADE, OR OTHER SIMILAR GROUND RELATED DATUM, SHALL BE FROM THE FLOOR RESISTANT CONSTRUCTION ELEVATION.

DFE/FRCE PROJECT DATUM
DFE/FRCE = AVERAGE CURB ELEVATION
BFL = 12' (PER FEMA MAP)
DFE = BFE + 1 FT (PER NYC BUILDING CODE 2008, APPENDIX G SECTION 2.3, TABLE 2-1 UNDER STRUCTURAL, OCCUPANCY CATEGORY III)

DFE/FRCE = 13'

ABBREVIATION:

T.O.P. = TOP OF PARAPET
BFL = BASE FLOOD LEVEL
DFE = DESIGN FLOOD ELEVATION
FRCE = FLOOD RESISTANT CONSTRUCTION ELEVATION

NOTE:
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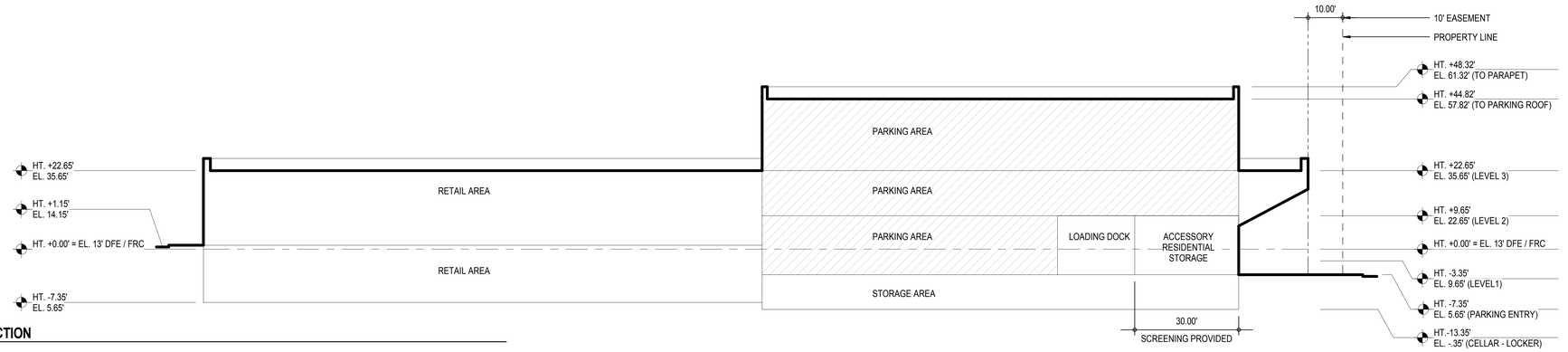
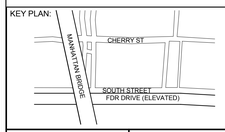


1 **PARKING SECTION**
1/16" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iselin, NJ 08830
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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OFF STREET LOADING & PARKING

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIOMEK 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**Z-013.00**
DOB PAGE No:	of

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E-581560021195 Scan Code
30" x 42" Arch E1 - SHEET SIZE

36-70 **BICYCLE PARKING**

REQUIRED BICYCLE PARKING (15 SF / BICYCLE MAX) :

A) RESIDENTIAL (UG 2) : 1 BICYCLE PER 2 DWELLING UNITS

REQUIRED BICYCLE PARKING:	408	(815 D.U. / 2)
REQUIRED BICYCLE PARKING AREA:	6,120 SF	(408 x 15 SF)
PROVIDED BICYCLE PARKING AREA:	6,679 SF	

COMPLIES

(6,120 SF DEDUCTED + 559 SF FLOOR AREA)

B) RETAIL : ONE BICYCLE / 10,000 SF

RETAIL AREA (INCLUDING CELLAR):	48,016 SF	
REQUIRED BICYCLE PARKING:	5	(45,405 SF / 10,000)
REQUIRED BICYCLE PARKING AREA:	75 SF	(5 x 15 SF)
PROVIDED BICYCLE PARKING AREA:	86 SF	

COMPLIES

C) RESIDENTIAL (INCLUSIONARY HOUSING) : 1 BICYCLE PER 2 DWELLING UNITS
(FILED UNDER SEPARATE APPLICATION #121187410)

REQUIRED BICYCLE PARKING:	103 SPACES	(205 D.U. / 2)
EIGHT (8) TEN SPACE BIKE STORAGE TIER	80 SPACES	
THREE (3) EIGHT SPACE BIKE STORAGE TIER	24 SPACES	
TOTAL SPACES PROVIDED =	104 SPACES	

COMPLIES

GROSS PROVIDED BICYCLE PARKING AREA:	695 SF
NET PROVIDED BICYCLE PARKING AREA:	618 SF *

618 SF / 103 REQ'D SPACES = 6 SF / BICYCLE SPACE **

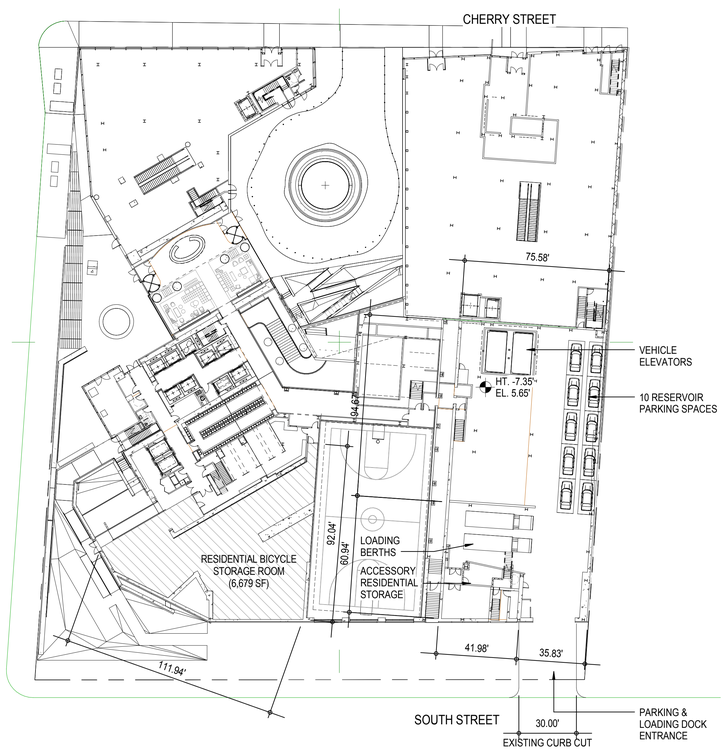
NOTES:

* NET AREA MEASURED FROM INSIDE OF BOUNDING WALLS EXCLUSIVE OF COLUMNS
** SEE CCD1 FOR REQUESTED DEDUCTION FROM 15 SF TO 6 SF FOR REQUIRED BICYCLE PARKING.

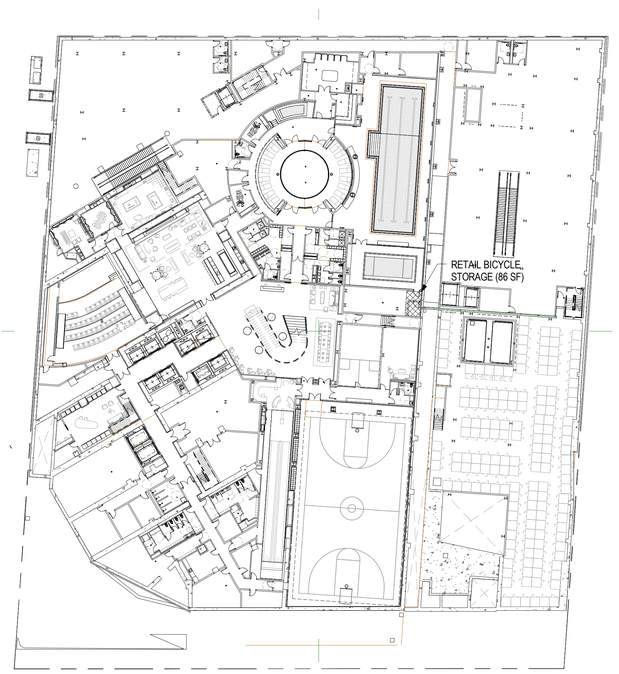
LEGEND

RESIDENTIAL BICYCLE STORAGE

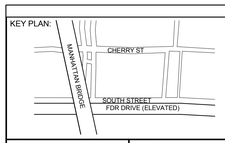
RETAIL BICYCLE STORAGE



2 **GROUND FLOOR PLAN - PARKING & LOADING**
1/32" = 1'-0"



1 **CELLAR FLOOR PLAN - BICYCLE PARKING**
1/32" = 1'-0"



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30" x 42" Arch E1 - SHEET SIZE

PLUMBING FIXTURE

AMENITY REQUIRED PLUMBING FIXTURES (A-1 / A-3)

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 70)	F (1 PER 35)	M (1 PER 200)	F	(1 PER 500)
THEATRE	38	38	1	2	1	1	1
LIB. LOUNGE	73	73	2	3	1	1	1

AMENITY REQUIRED PLUMBING FIXTURES (A-2)

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 75)	F (1 PER 75)	M (1 PER 75)	F (1 PER 75)	(1 PER 500)
BILLIARDS	23	23	1	1	1	1	1
CIGAR ROOM	10	10	1	1	1	1	1
WINE TASTE	9	9	1	1	1	1	1

AMENITY REQUIRED PLUMBING FIXTURES (A-4)

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 75)	F (1 PER 40)	M (1 PER 200)	F (1 PER 150)	(1 PER 1,000)
SPA	85	85	2	3	1	1	1
BOWLING	9	9	1	1	1	1	1
BASKETBALL	164	164	3	5	1	2	1

RETAIL REQUIRED PLUMBING FIXTURES

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 500)	F	M (1 PER 750)	F	(1 PER 1,000)
RETAIL A	57	57	1	1	1	1	1
RETAIL B	83	83	1	1	1	1	1

STAIR CAPACITY — EXIT STAIR BD

STAIR WIDTH 46" / 0.3 = 153 PERSONS	153 PERSONS	
DOOR WIDTH 36" / 0.2 = 180 PERSONS		
UTILIZATION (PERSONS)	150	

STAIR CAPACITY — EXIT STAIR BH

STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS	
DOOR WIDTH 36" / 0.2 = 180 PERSONS		
UTILIZATION (PERSONS)	125	

STAIR CAPACITY — EXIT STAIR BA

STAIR WIDTH 50" / 0.3 = 166 PERSONS	166 PERSONS	
DOOR WIDTH 36" / 0.2 = 180 PERSONS		
UTILIZATION (PERSONS)	160	

STAIR CAPACITY — EXIT STAIR BC

STAIR WIDTH 46" / 0.3 = 153 PERSONS	153 PERSONS	
DOOR WIDTH 36" / 0.2 = 180 PERSONS		
UTILIZATION (PERSONS)	150	

STAIR CAPACITY — EXIT STAIR BE

STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS	
DOOR WIDTH 36" / 0.2 = 180 PERSONS		
UTILIZATION (PERSONS)	91	

STAIR CAPACITY — EXIT STAIR G

STAIR WIDTH 78" / 0.3 = 260 PERSONS	240 PERSONS	
DOOR WIDTH 48" / 0.2 = 240 PERSONS		
UTILIZATION (PERSONS)	240	

1 **CELLAR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS CARBON MONOXIDE AND SMOKE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY (LEISURE)	A-1, A-2, A-3	5,435 SF	(SEE PLAN)	119
ASSEMBLY (ATHLETIC)	A-3	7,261 SF	(SEE PLAN)	352
ASSEMBLY (AQUATIC)	A-4	4,262 SF	(SEE PLAN)	166
MECHANICAL	F-2	2,771 SF	300 SF	13
HAZARDOUS	H-2	961 SF	300 SF	3
RETAIL	M	15,682 SF	60 SF	268
RESIDENTIAL AMENITY	R-2	5,477 SF	(SEE PLAN)	68
STORAGE	S-1	1,705 SF	200 SF	6
STORAGE	S-2	8,914 SF	200 SF	28
		52,469 SF		1023

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (1032)	STAIR LOAD TOTAL (1012)
STAIR - BD	46"	0.3	153	153
STAIR - BH	45"	0.3	150	150
STAIR - BA	50"	0.3	166	166
STAIR - BC	46"	0.3	153	153
STAIR - BE	45"	0.3	150	150
STAIR - G	78"	0.3	260	240

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1140)	DOOR LOAD TOTAL (962)
STAIR - BD DOOR	36"	0.2	180	153
STAIR - BH DOOR	36"	0.2	180	150
STAIR - BA DOOR	36"	0.2	180	166
STAIR - BC DOOR	36"	0.2	180	153
STAIR - BE DOOR	36"	0.2	180	100
STAIR - G DOOR	48"	0.2	240	240

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
F-2	250'	100'	50'
M	200'	75'	20'
S-1	200'	100'	20'
S-2	250'	100'	20'

KEY PLAN:

PROJECT NORTH
TRUE NORTH

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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	07/20/2015

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LIFE SAFETY PLAN - CELLAR

SEAL & SIGNATURE:
REGISTERED ARCHITECT — STATE OF NEW YORK

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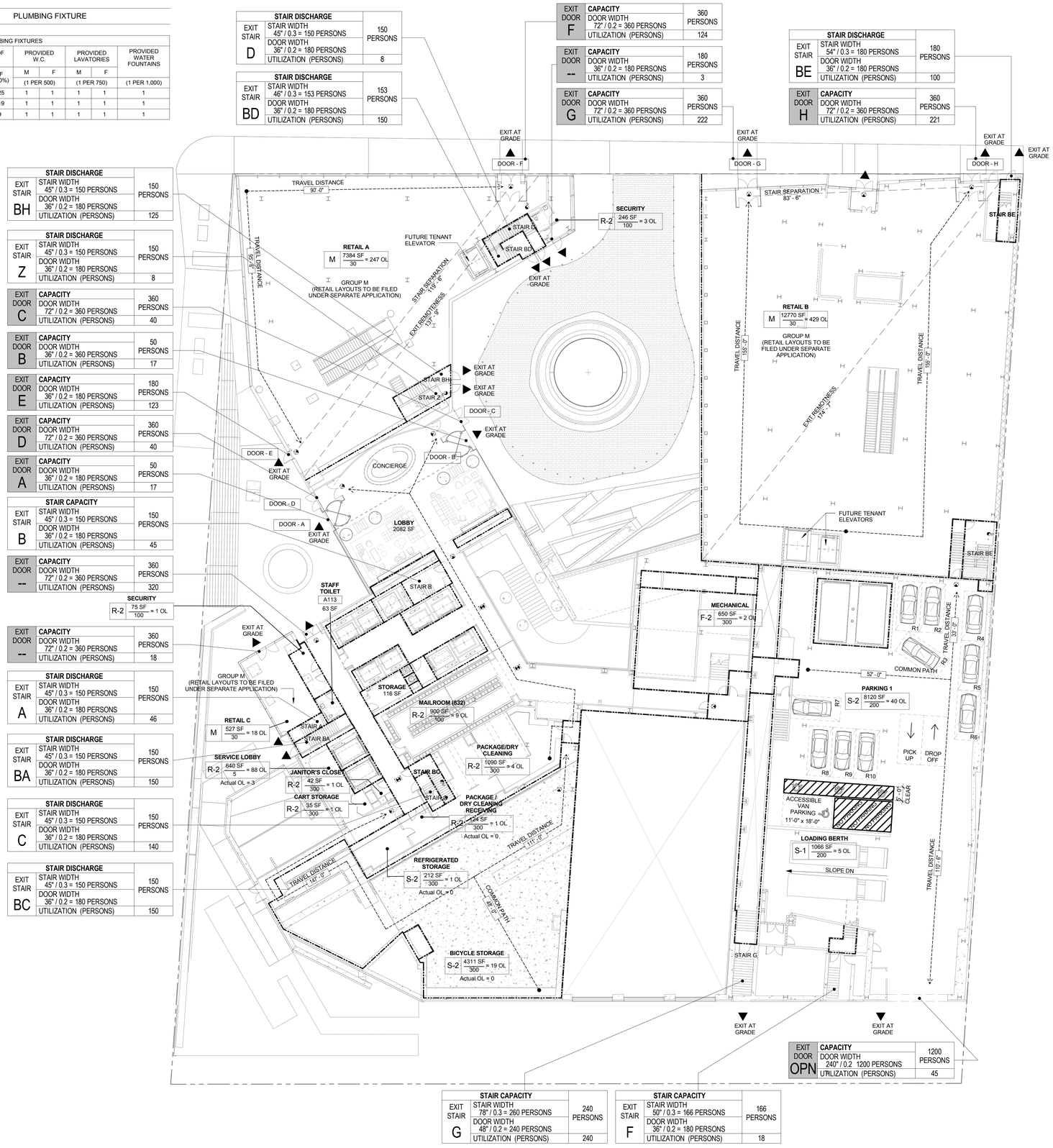
30" x 42" Arch E1 - SHEET SIZE

PLUMBING FIXTURE

RETAIL REQUIRED PLUMBING FIXTURES

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 500)	F (1 PER 500)	M (1 PER 750)	F (1 PER 750)	(1 PER 1,000)
RETAIL A	125	125	1	1	1	1	1
RETAIL B	219	219	1	1	1	1	1
RETAIL C	9	9	1	1	1	1	1



1 **FIRST FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

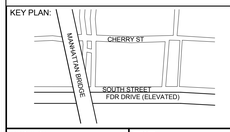
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	650 SF	300 SF	2
RETAIL	M	20,680 SF	30 SF	710
RESIDENTIAL AMENITY	R-2	3,152 SF	(SEE PLAN)	20
STORAGE	S-1	1,066 SF	200 SF	5
STORAGE	S-2	13,187 SF	200 SF	62
		38,736 SF		799

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1800)	DOOR LOAD TOTAL (799)
DOOR A - (CONDO REVOLVING)	36"	0.2	180	35
DOOR B - (CONDO REVOLVING)	36"	0.2	180	35
DOOR C (CONDO)	36"	0.2	180	50
DOOR D (CONDO)	36"	0.2	180	50
DOOR E (RETAIL A)	72"	0.2	360	200
DOOR F (RETAIL A)	72"	0.2	360	214
DOOR G (RETAIL B)	72"	0.2	360	215
DOOR H (RETAIL B)	72"	0.2	360	214
DOOR OPEN (PARKING)	240"	0.2	1200	45

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
F-2	250'	100'	50'
M	200'	75'	20'
S-2	250'	100'	20'

KEY PLAN:


PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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485 C Route 1 South, Suite 200
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TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	08/24/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 1ST FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK 035001

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-011.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings APPROVED Under Directive 2 of 1975 AMENDED APPLICATION Date: 10/08/2015 NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105528 Job Number
E.5998881014 Scan Code
30" x 42" Arch E1 - SHEET SIZE

STAIR DISCHARGE		
EXIT STAIR D	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	0

STAIR DISCHARGE		
EXIT STAIR Z	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	0

STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	0

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	11

STAIR CAPACITY		
EXIT STAIR C	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	11

STAIR CAPACITY		
EXIT STAIR E	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	29

STAIR CAPACITY		
EXIT STAIR F	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	29

1 **SECOND FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	5,664 SF	300 SF	22
PARKING	S-2	11,496 SF	200 SF	58
STORAGE	S-2	85 SF	200 SF	1
		17,245 SF		81

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (1083)	STAIR LOAD TOTAL (81)
STAIR - A	45"	0.3	150	11
STAIR - C	45"	0.3	150	12
STAIR - E	45"	0.3	150	29
STAIR - F	45"	0.3	150	29

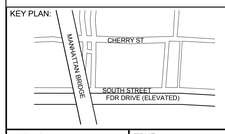
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1260)	DOOR LOAD TOTAL (81)
STAIR - A DOOR	36"	0.2	180	11
STAIR - C DOOR	36"	0.2	180	12
STAIR - E DOOR	36"	0.2	180	29
STAIR - F DOOR	36"	0.2	180	29

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'
S-2	250'	100'	20'

KEY PLAN:



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5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	08/24/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 2ND FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOURAS STATE OF NEW YORK 035081

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-012.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED Under Directive 2 of 1975 AMENDED APPLICATION Date: 10/08/2015 NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185528 Job Number
ES2957944B9 Scan Code
30" x 42" Arch E1 - SHEET SIZE

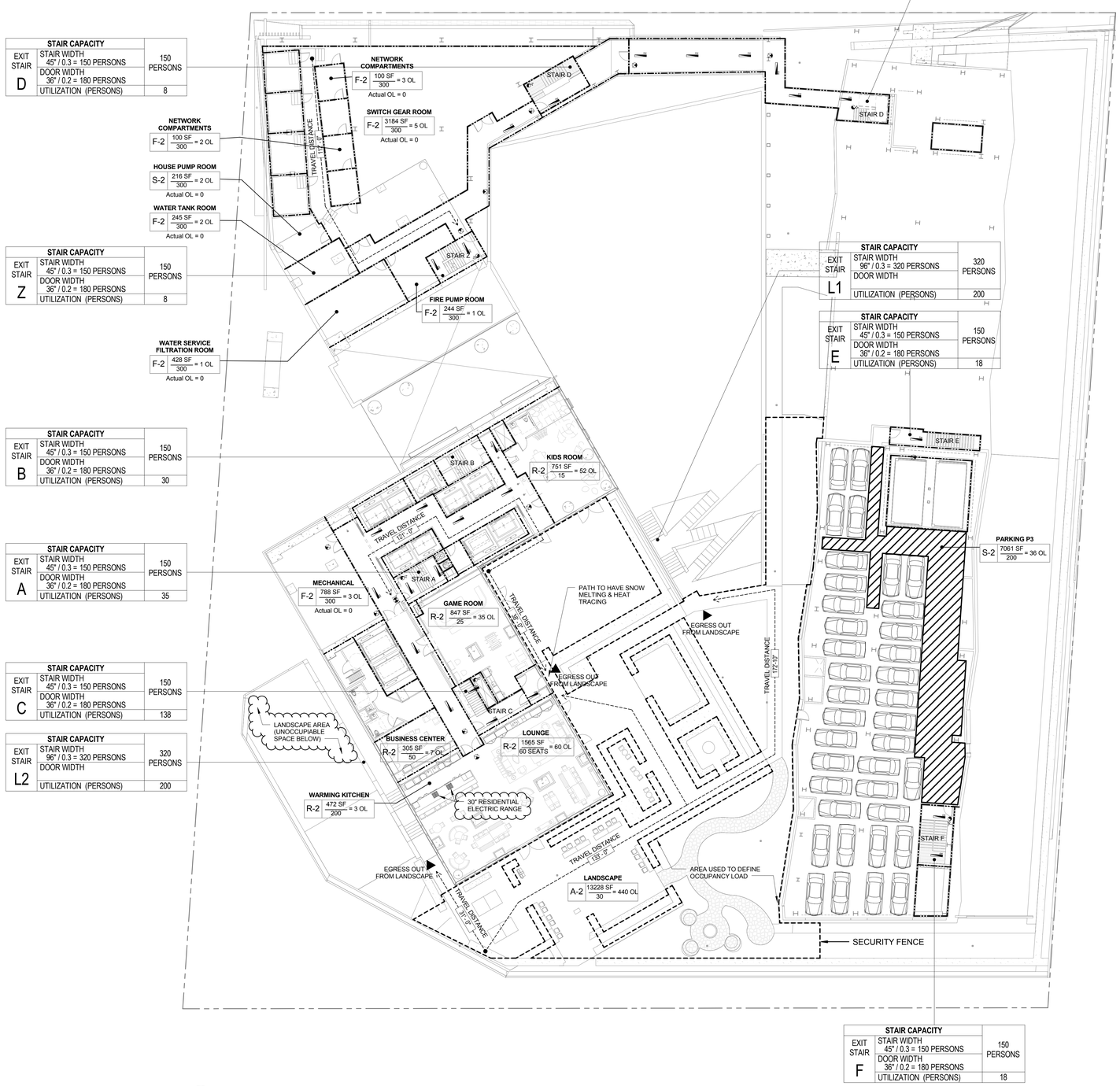
PLUMBING FIXTURE

AMENITY REQUIRED PLUMBING FIXTURES (A-2)

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 75)	F (1 PER 75)	M (1 PER 75)	F (1 PER 75)	(1 PER 500)
DEMO KITCHEN	2	2	1	1	1	1	1
LOUNGE	51	51	1	1	1	1	1

AMENITY REQUIRED PLUMBING FIXTURES (A-4)

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 75)	F (1 PER 75)	M (1 PER 75)	F (1 PER 75)	(1 PER 500)
KIDS ROOM	26	26	1	1	1	1	1
GAME ROOM	18	18	1	1	1	1	1
BUSINESS	4	4	1	1	1	1	1



1 **THIRD FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
ROOF GARDEN	A-2	11,383SF	15 SF	440
ELECTRICAL	F-2	3,184 SF	300 SF	11
MECHANICAL	F-2	1,966 SF	300 SF	8
RESIDENTIAL AMENITY	R-2	4,092 SF	(SEE PLAN)	157
PARKING	S-2	7,061 SF	200 SF	35
STORAGE	S-2	216 SF	200 SF	2
		29,746 SF		653

PROVIDED EXIT CAPACITY

EXIT	PROVIDED EXIT CAPACITY			UTILIZED
STAIR DESIGNATION	STAIR WIDTH TOTAL (507")	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (1690)	STAIR LOAD TOTAL (653)
STAIR - A	45"	0.3	150	46
STAIR - B	45"	0.3	150	45
STAIR - C	45"	0.3	150	140
STAIR - D	45"	0.3	150	8
STAIR - E	45"	0.3	150	18
STAIR - F	45"	0.3	150	18
STAIR - L1	96"	0.3	320	185
STAIR - L2	96"	0.3	320	185
STAIR - Z	45"	0.3	150	8

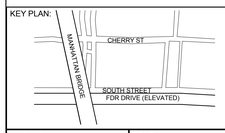
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1260)	DOOR LOAD TOTAL (460)
STAIR - A DOOR	36"	0.2	180	46
STAIR - B DOOR	36"	0.2	180	45
STAIR - C DOOR	36"	0.2	180	140
STAIR - D DOOR	36"	0.2	180	8
STAIR - E DOOR	36"	0.2	180	18
STAIR - F DOOR	36"	0.2	180	18
STAIR - L1 DOOR	36"	0.2	180	185
STAIR - L2 DOOR	0"	0.2	0	185
STAIR - Z DOOR	36"	0.2	180	8

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
S-2	250'	100'	20'
F-2	250'	100'	50'

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	08/24/2015
7	DOB FILING SUBMISSION	09/03/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 3RD FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIGOURAS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-013.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED Under Directive 2 of 1975 AMENDED APPLICATION Date: 10/08/2015 NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121105539 Job Number

E 5670235370 Scan Code

PLUMBING FIXTURE

AMENITY REQUIRED PLUMBING FIXTURES (A-4)

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 75)	F (1 PER 40)	M (1 PER 200)	F (1 PER 150)	(1 PER 1,000)
CROSSFIT	24	24	1	1	1	1	1
YOGA	11	11	1	1	1	1	1
CYCLING	10	10	1	1	1	1	1
WEIGHT	11	11	1	1	1	1	1
CARDIO	22	22	1	1	1	1	1

STAIR CAPACITY		
EXIT STAIR D	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	0

STAIR CAPACITY		
EXIT STAIR Z	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	49

STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	50

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	50

1 **FOURTH FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS CARBON MONOXIDE AND SMOKE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	4,063 SF	300 SF	13
RESIDENTIAL AMENITY	R-2	6,200 SF	(SEE PLAN)	135
STORAGE	S-2	116 SF	200 SF	1
		10,380 SF		149

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (149)
STAIR - A	45"	0.3	150	50
STAIR - B	45"	0.3	150	50
STAIR - D	45"	0.3	150	0
STAIR - Z	45"	0.3	150	49

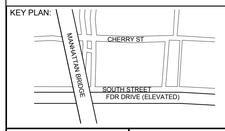
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (149)
STAIR - A DOOR	36"	0.2	180	50
STAIR - B DOOR	36"	0.2	180	50
STAIR - D DOOR	36"	0.2	180	0
STAIR - Z DOOR	36"	0.2	180	49

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
F-2	250'	100'	50'
S-2	250'	100'	20'

KEY PLAN:



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INTERIOR DESIGNER:
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TEL: 212-627-5574

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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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MEP ENGINEERS:
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Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	04/13/2015
6	DOB FILING SUBMISSION	06/18/2015
7	DOB FILING SUBMISSION	08/24/2015
8	DOB FILING SUBMISSION	09/03/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 4TH FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOURAS 035081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-014.01**
DOB PAGE No:	of

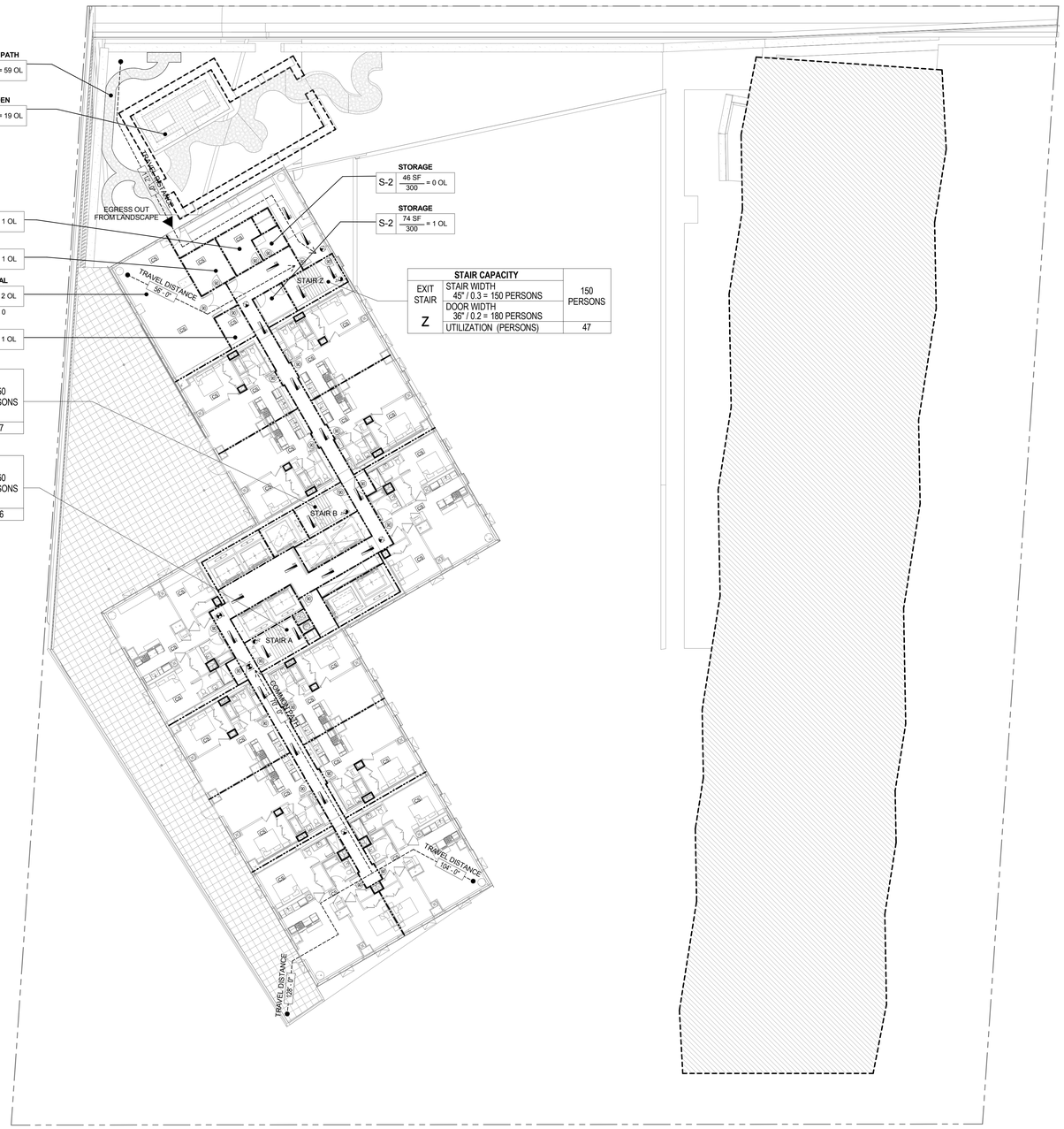
DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 10/08/2015 — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E-56142852202 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 **FIFTH FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS CARBON MONOXIDE AND SMOKE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY - LEVEL 5 (RESIDENTIAL)

# of UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA (PER UNIT)	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
4	A	R-2	1123 SF	200 SF	12
8	B	R-2	723 SF	200 SF	32
1	D	R-2	1156 SF	200 SF	6
1	E	R-2	1162 SF	200 SF	6
Grand total					56

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	990 SF	200 SF	5
RESIDENTIAL AMENITY	R-2	8,732 SF	(SEE PLAN)	134
STORAGE	S-2	121 SF	300 SF	1
		9,842 SF		140

* R-2 Occupancy Totals Include Residential Units

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (1083)	STAIR LOAD TOTAL (140)
STAIR - A	45"	0.3	150	46
STAIR - B	45"	0.3	150	47
STAIR - Z	45"	0.3	150	47

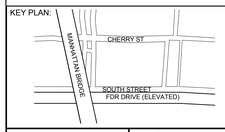
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1260)	DOOR LOAD TOTAL (140)
STAIR - A DOOR	36"	0.2	180	46
STAIR - B DOOR	36"	0.2	180	47
STAIR - Z DOOR	36"	0.2	180	47

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
F-2	250'	100'	50'
S-2	250'	100'	20'

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
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805 Third Ave, 7th Floor
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ARCHITECT OF RECORD:
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TEL: 212-627-5574

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4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 5TH FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIGOMANIS 029301 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-015.01**
DOB PAGE No:	of

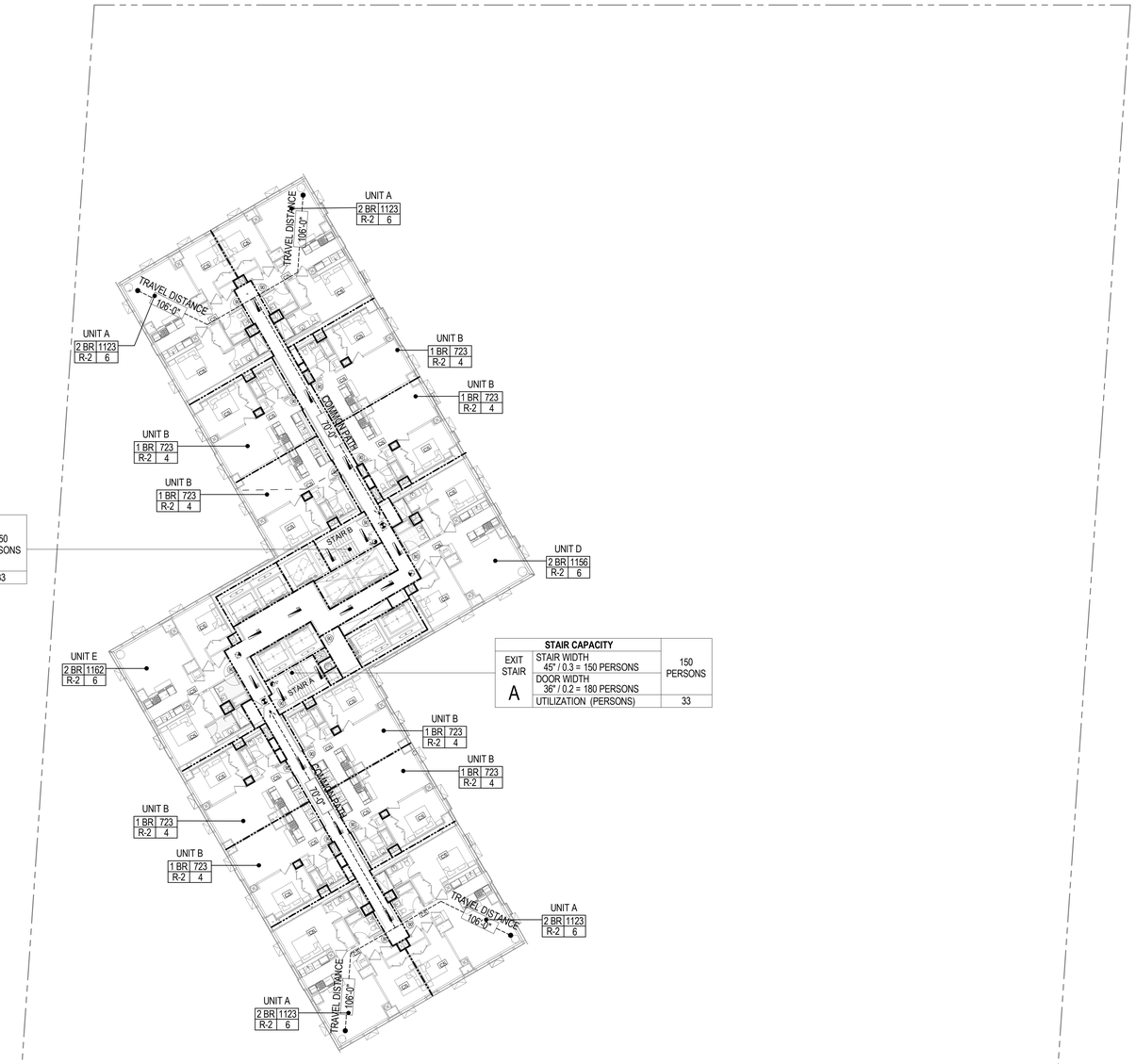
DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings APPROVED Under Directive 2 of 1975 AMENDED APPLICATION Date: 10/08/2015 NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105028 Job Number
E50765316017 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	33

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	33

1 **FLOOR 6 THRU 25 LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANT LOAD SUMMARY - LEVEL 6 (TYP LOW)

# of UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA (PER UNIT)	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
4	A	R-2	1123 SF	200 SF	24
8	B	R-2	723 SF	200 SF	30
1	D	R-2	1156 SF	200 SF	6
1	E	R-2	1162 SF	200 SF	6
Grand total					66

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (1083)	STAIR LOAD TOTAL (66)
STAIR - A	45"	0.3	150	33
STAIR - B	45"	0.3	150	33

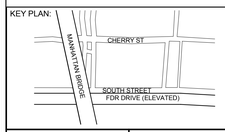
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1260)	DOOR LOAD TOTAL (66)
STAIR - A DOOR	36"	0.2	180	33
STAIR - B DOOR	36"	0.2	180	33

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

KEY PLAN:



PROJECT NORTH / TRUE NORTH

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5	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 6TH FLOOR (TYP LOW RISE)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMALAS 029381 STATE OF NEW YORK

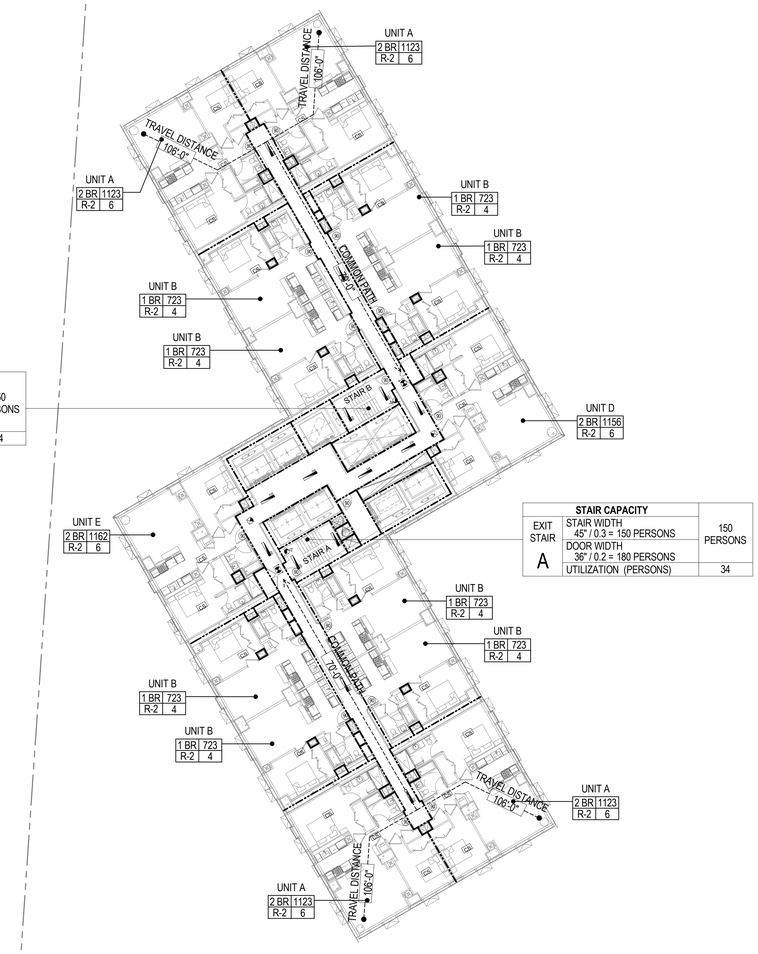
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-016.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
DOB Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105539 Job Number
E1599863809 Scan Code
30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	34

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	34

1 26TH FLOOR LIFE SAFETY PLAN

1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANT LOAD SUMMARY - LEVEL 26 (MECH LOOP)

# of UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA (PER UNIT)	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
4	A	R-2	1123 SF	200 SF	24
8	B	R-2	723 SF	200 SF	30
1	D	R-2	1156 SF	200 SF	6
1	E	R-2	1162 SF	200 SF	6
Grand total					66

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (66)
STAIR - A	45"	0.3	150	33
STAIR - B	45"	0.3	150	33

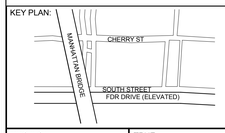
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (66)
STAIR - A DOOR	36"	0.2	180	33
STAIR - B DOOR	36"	0.2	180	33

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

KEY PLAN:



PROJECT NORTH / TRUE NORTH

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5	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 26TH FLOOR (MECH LOOP)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIOMKOS 029081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-017.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 1 of 1975 AMENDED APPLICATION Date: 10/08/2015 NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
ES7663804514 Scan Code

30" x 42" Arch E1 - SHEET SIZE

STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	27

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	27

1 **27TH FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANT LOAD SUMMARY - LEVEL 27

ROOM NUMBER	OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
32-01	MECH	F-2	4,359 SF	300 SF	14
32-10-1	MECH	F-2	4,367 SF	300 SF	14
32-09	MECH	F-2	971 SF	300 SF	3
32-02	MECH	F-2	972 SF	300 SF	3
Grand total: 4					34

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (34)
STAIR - A	45"	0.3	150	17
STAIR - B	45"	0.3	150	17

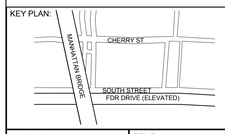
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (34)
STAIR - A DOOR	36"	0.2	180	17
STAIR - B DOOR	36"	0.2	180	17

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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TEL: 212-627-5574

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TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 27TH FLOOR (MECH 1)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIGOMANIS 029301 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-018.01**
DOB PAGE No:	of

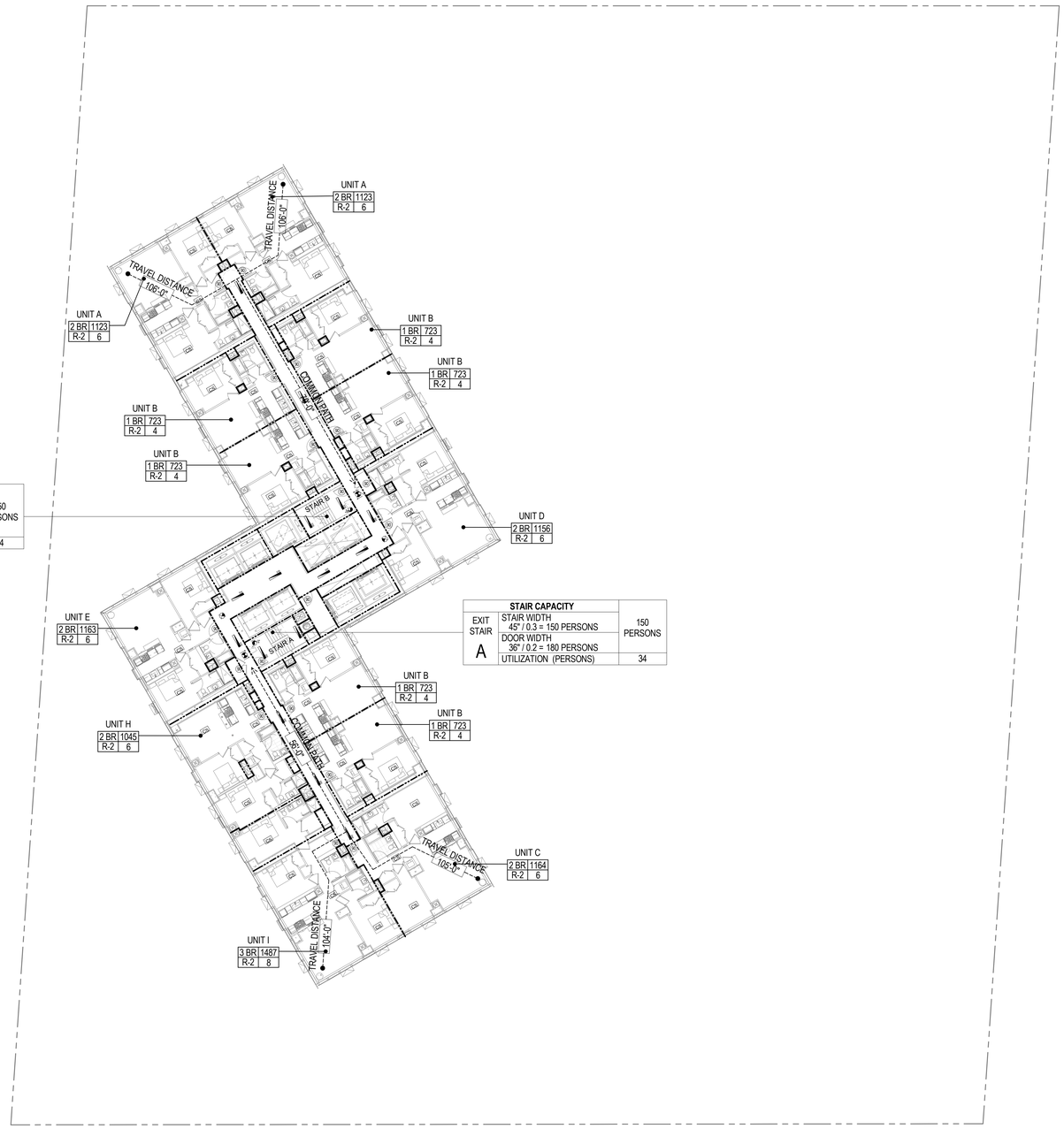
DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 10/08/2015 — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185928 Job Number
E5005209300 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	34

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	34

1 FLOOR 28 THRU 47 LIFE SAFETY PLAN

1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANT LOAD SUMMARY - LEVEL 28 (TYP MID RISE)

# of UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA (PER UNIT)	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
2	A	R-2	1123 SF	200 SF	12
6	B	R-2	723 SF	200 SF	22
1	C	R-2	1164 SF	200 SF	6
1	D	R-2	1156 SF	200 SF	6
1	E	R-2	1163 SF	200 SF	6
1	H	R-2	1045 SF	200 SF	6
1	I	R-2	1487 SF	200 SF	8
Grand total					66

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (66)
STAIR - A	45"	0.3	150	33
STAIR - B	45"	0.3	150	33

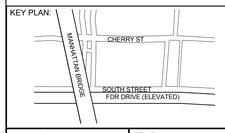
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (66)
STAIR - A DOOR	36"	0.2	180	33
STAIR - B DOOR	36"	0.2	180	33

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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5	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 28TH FLOOR (TYP MID RISE)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 030381 STATE OF NEW YORK

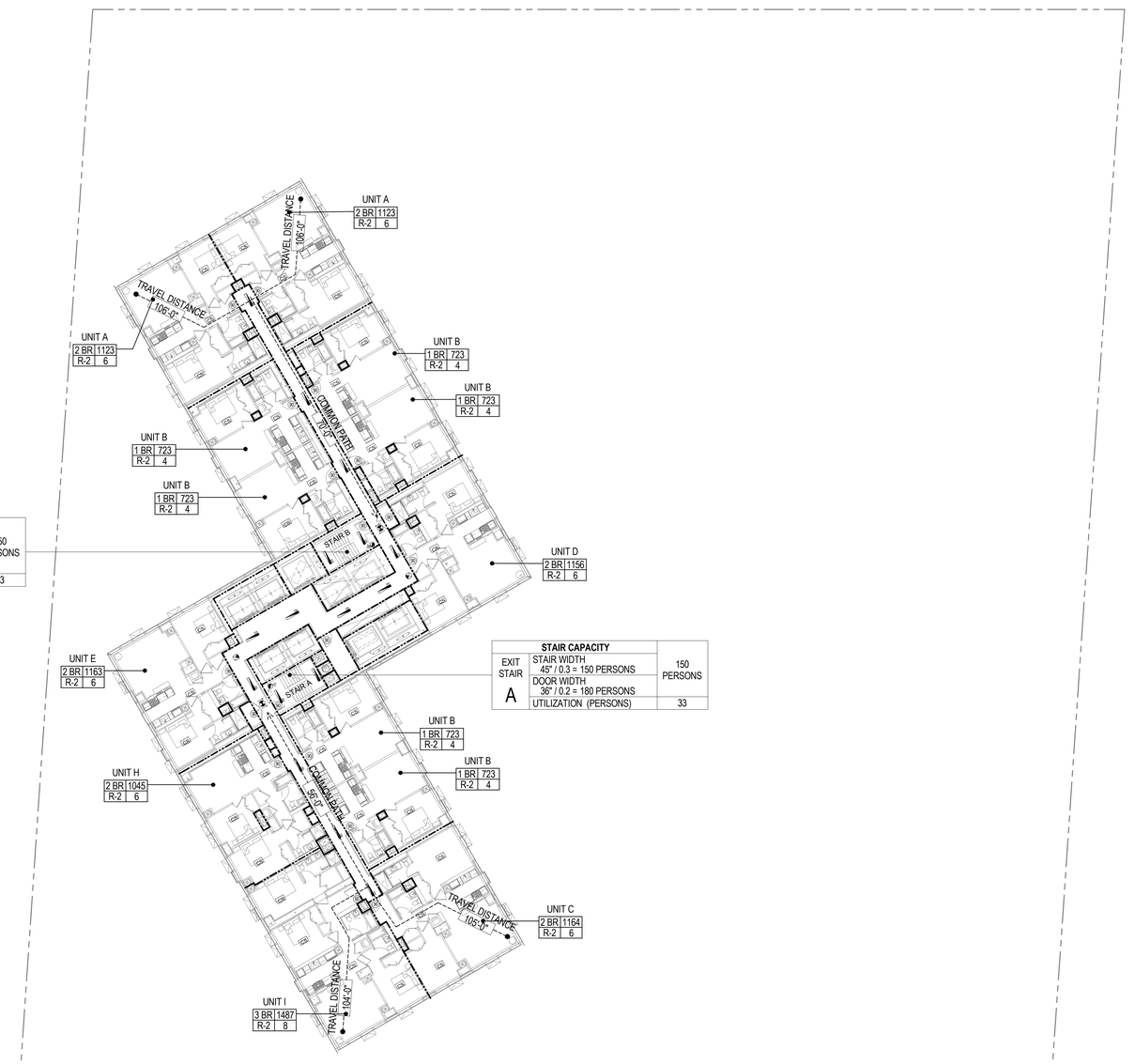
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-019.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 10/08/2015 — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105539 Job Number
E382729940/3 Scan Code
30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	33

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	33

1 **48TH FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANT LOAD SUMMARY - LEVEL 28 (TYP MID RISE)

# of UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA (PER UNIT)	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
2	A	R-2	1123 SF	200 SF	12
6	B	R-2	723 SF	200 SF	22
1	C	R-2	1164 SF	200 SF	6
1	D	R-2	1156 SF	200 SF	6
1	E	R-2	1163 SF	200 SF	6
1	H	R-2	1045 SF	200 SF	6
1	I	R-2	1487 SF	200 SF	8
Grand total					66

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (66)
STAIR - A	45"	0.3	150	33
STAIR - B	45"	0.3	150	33

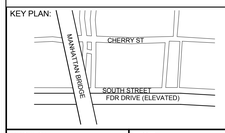
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (66)
STAIR - A DOOR	36"	0.2	180	33
STAIR - B DOOR	36"	0.2	180	33

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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5	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 48TH FLOOR (MECH LOOP)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZICHOLAS 029281 STATE OF NEW YORK

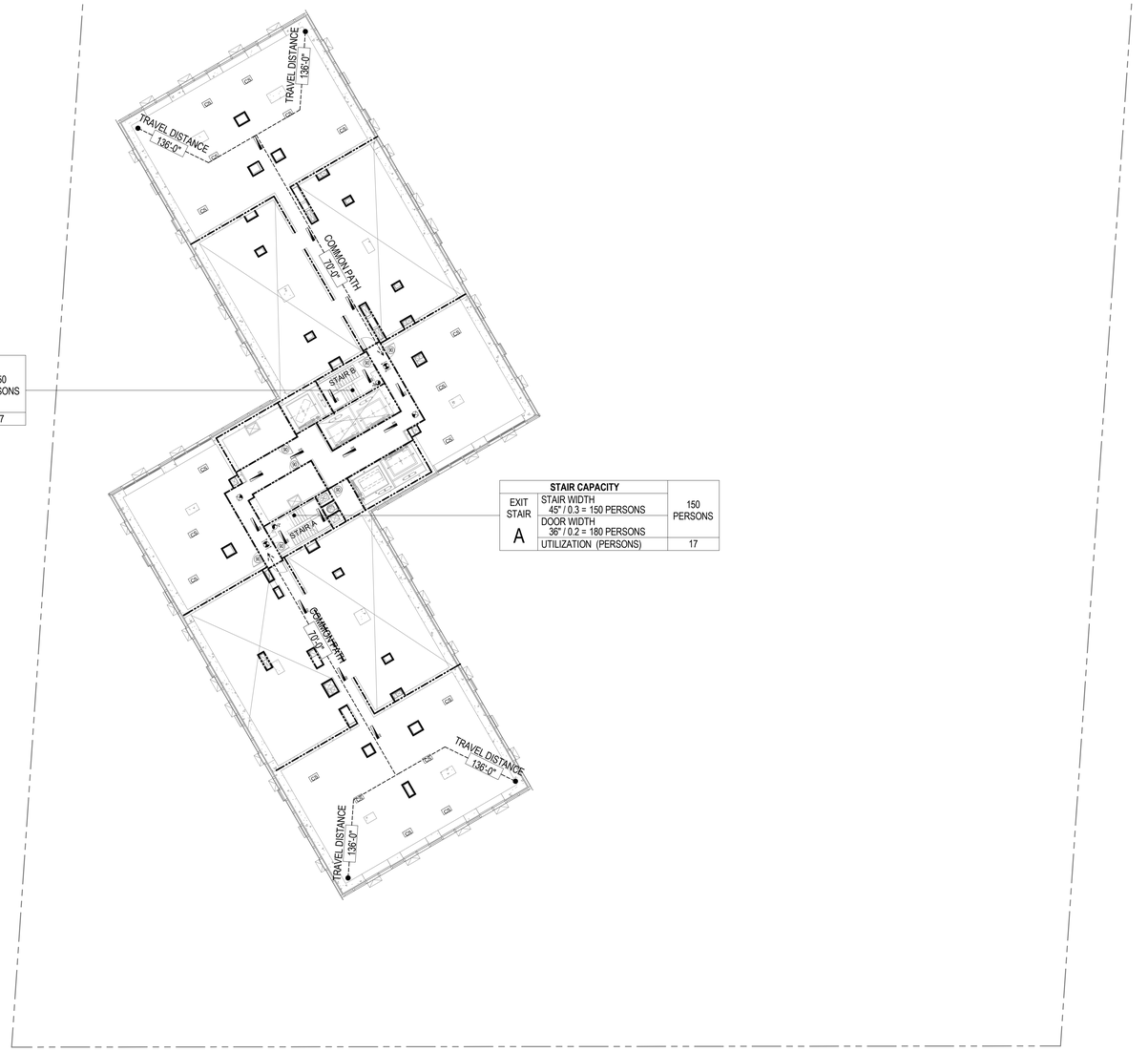
DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No:
A-020.01
DOB PAGE No: of

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 AMENDED APPLICATION Date: 10/08/2015 NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105539 Job Number
E-589703413 Scan Code
30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	17

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	17

1 **49TH FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANT LOAD SUMMARY - LEVEL 49

ROOM NUMBER	OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
55-10	MECHANICAL	F-2	4,412 SF	300 SF	14
55-01	MECHANICAL	F-2	4,418 SF	300 SF	14
55-02	MECHANICAL	F-2	973 SF	300 SF	3
55-08	MECHANICAL	F-2	912 SF	300 SF	3
Grand total					34

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (34)
STAIR - A	45"	0.3	150	17
STAIR - B	45"	0.3	150	17

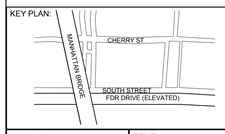
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (34)
STAIR - A DOOR	36"	0.2	180	17
STAIR - B DOOR	36"	0.2	180	17

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 49TH FLOOR (MECH 2)

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-021.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

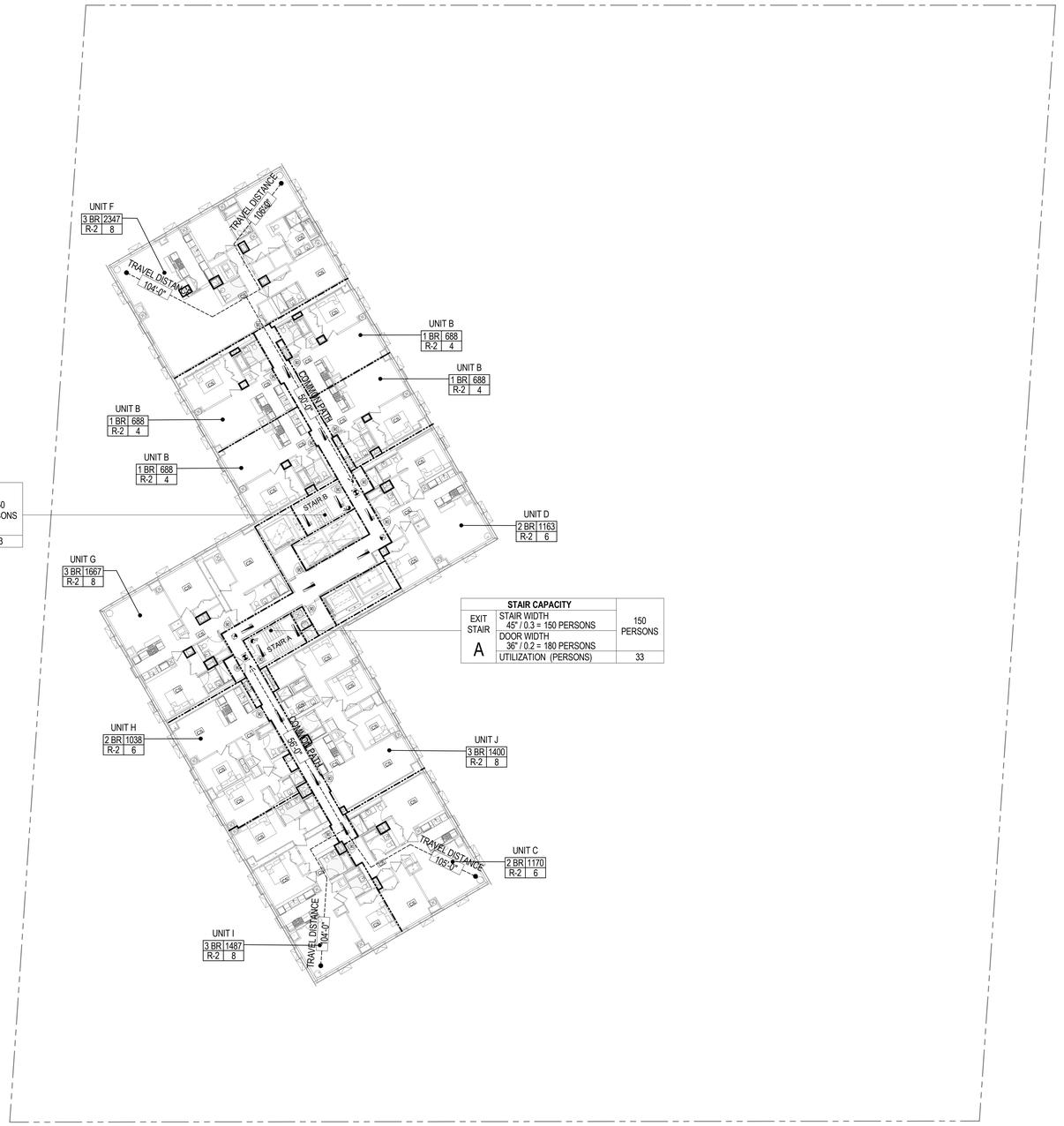
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121180539 Job Number
E 56387810570 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
B	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	33

STAIR CAPACITY		
EXIT STAIR	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
A	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	33

1 **51ST FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANT LOAD SUMMARY - LEVEL 51 (TYP HIGH RISE)

# of UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA (PER UNIT)	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
4	B	R-2	688 SF	200 SF	16
1	C	R-2	1170 SF	200 SF	6
1	D	R-2	1163 SF	200 SF	6
1	F	R-2	2347 SF	200 SF	8
1	G	R-2	1667 SF	200 SF	8
1	H	R-2	1038 SF	200 SF	6
1	I	R-2	1487 SF	200 SF	8
1	J	R-2	1400 SF	200 SF	8
Grand total					66

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (1219)	STAIR LOAD TOTAL (66)
STAIR - A	86"	0.3	286	33
STAIR - B	45"	0.3	150	33

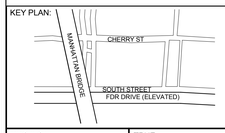
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1260)	DOOR LOAD TOTAL (66)
STAIR - A DOOR	36"	0.2	180	33
STAIR - B DOOR	36"	0.2	180	33

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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805 Third Ave, 7th Floor
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New York, NY 10001
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 51ST FLOOR
(TYP HIGH RISE)

SEAL & SIGNATURE:

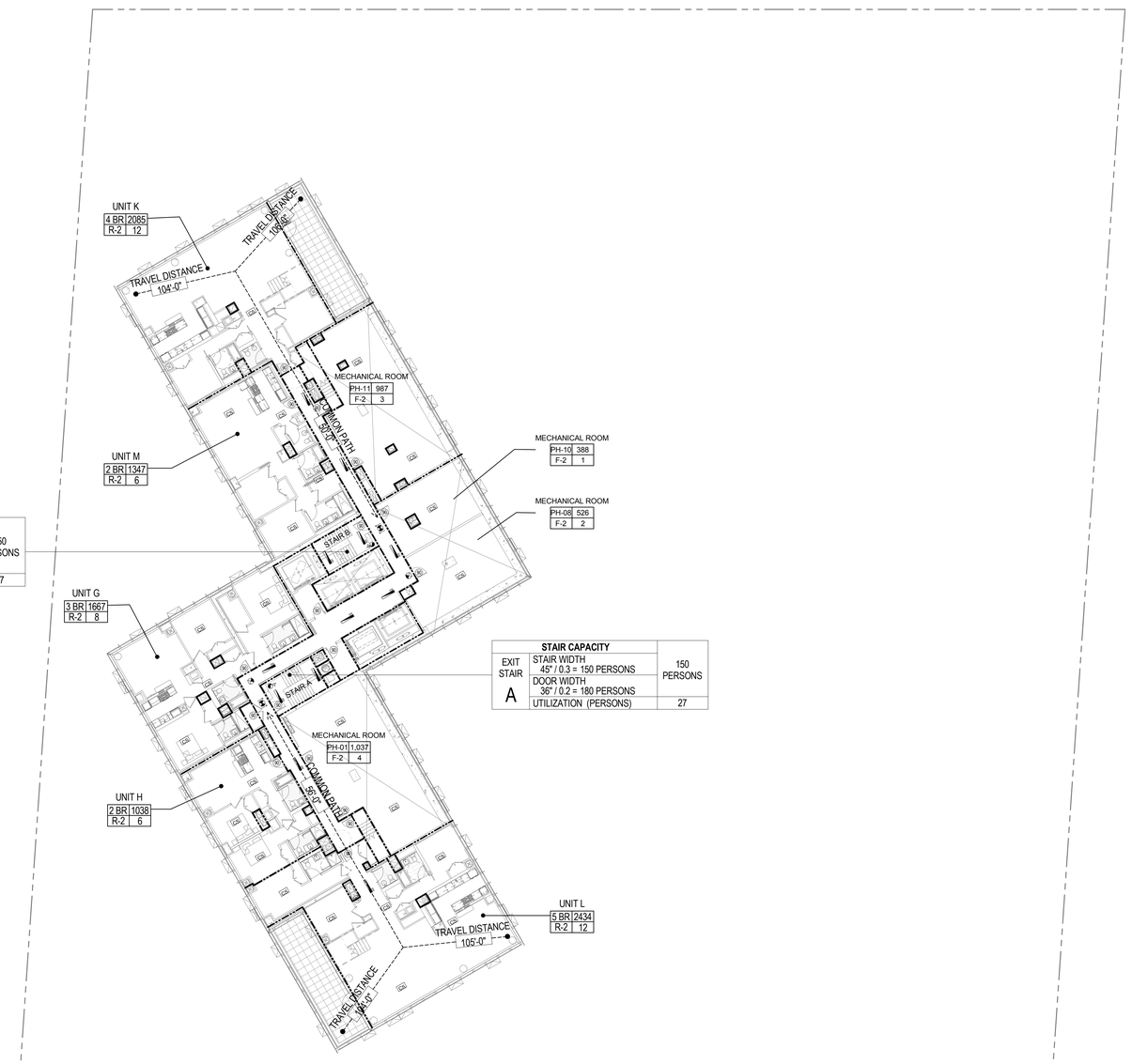
DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM
CHK: CHECKER
SCALE: As indicated
REV:
DWG No: **A-022.01**
DOB PAGE No: of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E3259423427 Scan Code
30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	27

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	27

1 **71ST FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANT LOAD SUMMARY - LEVEL 71 (PENTHOUSE)

# of UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA (PER UNIT)	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
1	G	R-2	1667 SF	200 SF	8
1	H	R-2	1038 SF	200 SF	6
1	K	R-2	2085 SF	200 SF	12
1	L	R-2	2434 SF	200 SF	12
1	M	R-2	1347 SF	200 SF	6
Grand total					44

OCCUPANT LOAD SUMMARY - LEVEL 71 (PH)

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	1,037 SF	300 SF	4
MECHANICAL	F-2	987 SF	300 SF	3
MECHANICAL	F-2	526 SF	300 SF	2
MECHANICAL	F-2	388 SF	300 SF	1
Grand total				10

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (1083)	STAIR LOAD TOTAL (54)
STAIR - A	45"	0.3	150	27
STAIR - B	45"	0.3	150	27

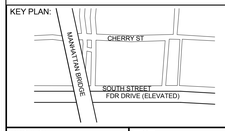
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1260)	DOOR LOAD TOTAL (54)
STAIR - A DOOR	36"	0.2	180	27
STAIR - B DOOR	36"	0.2	180	27

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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New York, NY 10022
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 71ST FLOOR (PENTHOUSE)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZICHOMAS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-023.00**
DOB PAGE No:	of

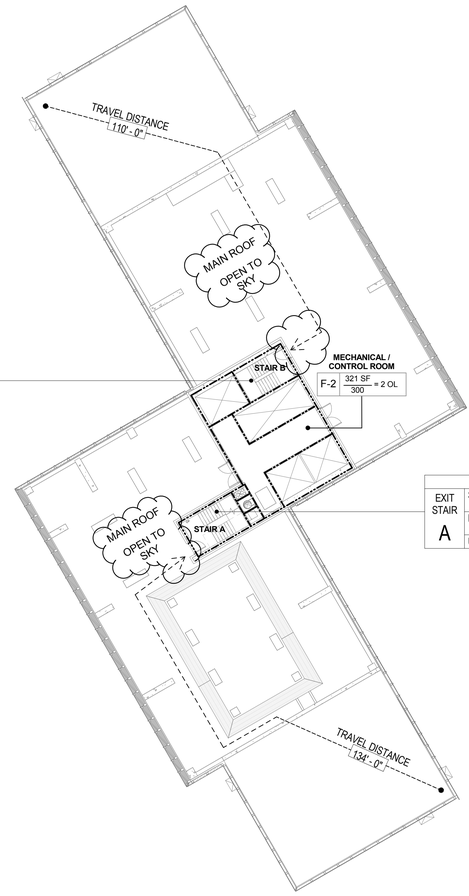
DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 AMENDED APPLICATION Date: 10/08/2015 NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E:5441247.109 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	1

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	1

1 **ROOF LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANT LOAD SUMMARY - LEVEL 73 (ROOF)				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	321 SF		2

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (2)
STAIR - A	45"	0.3	150	1
STAIR - B	45"	0.3	150	1

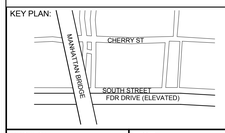
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (2)
STAIR - A DOOR	36"	0.2	180	1
STAIR - B DOOR	36"	0.2	180	1

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015
2	DOB FILING SUBMISSION	08/24/2015
3	DOB FILING SUBMISSION	09/03/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - ROOF / MECH 3

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 035001 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-024.01**
DOB PAGE No:	of

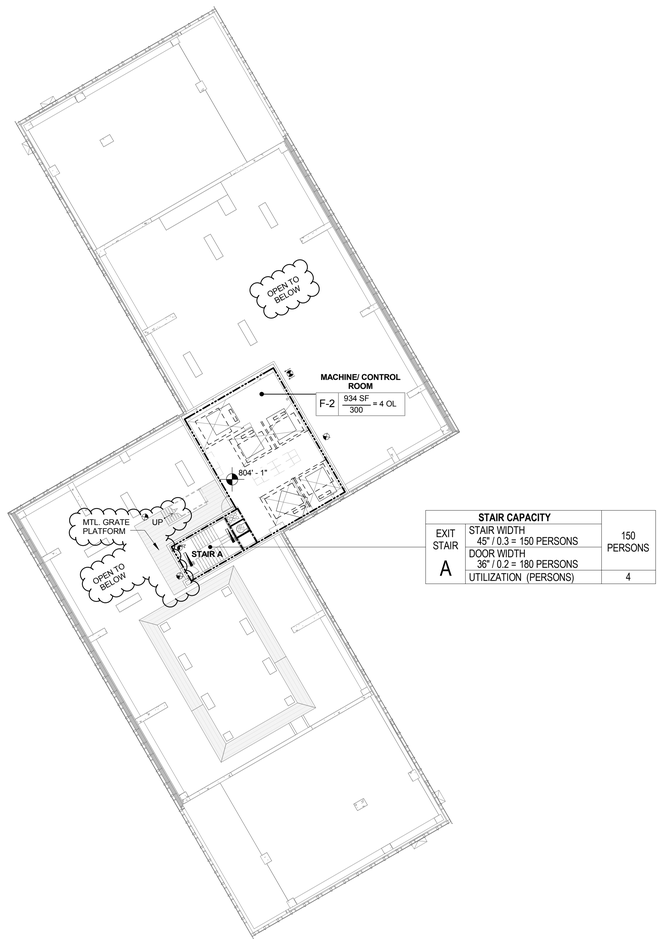
DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 10/08/2015 — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105020 Job Number
E-581464357-1 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	4

1 **OVERALL FLOOR PLAN - MECH. 4 (EMR)**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANT LOAD SUMMARY - MECH 4 (EMR)				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	934 SF	300 SF	4

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (150)	STAIR LOAD TOTAL (4)
STAIR - A	45"	0.3	150	4
STAIR	0"	0.3	0	0

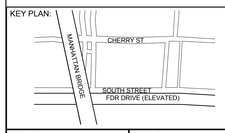
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (180)	DOOR LOAD TOTAL (4)
STAIR - A DOOR	36"	0.2	180	4

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - MECH 4 (EMR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOURAS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-025.01**
DOB PAGE No:	of

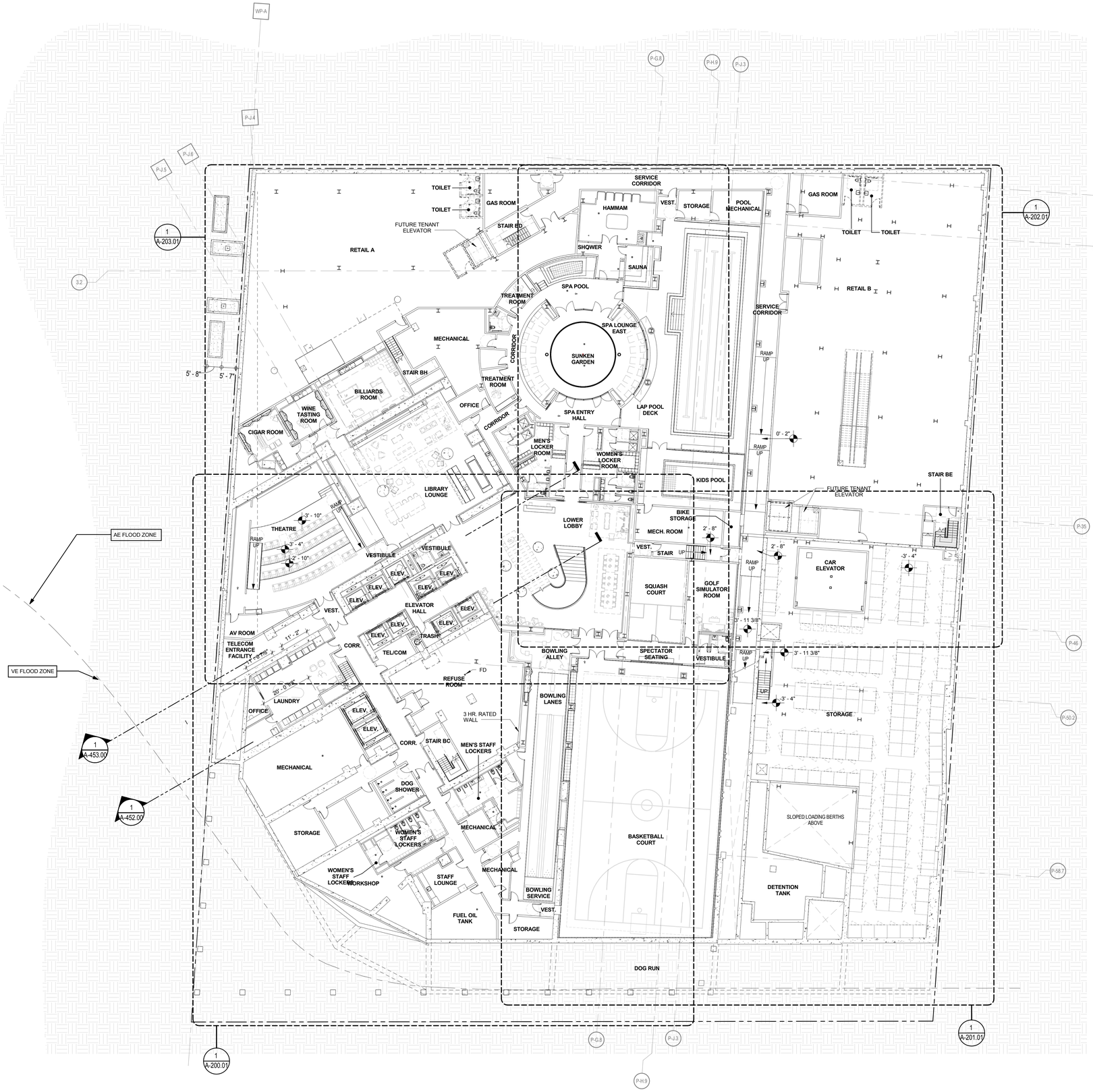
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

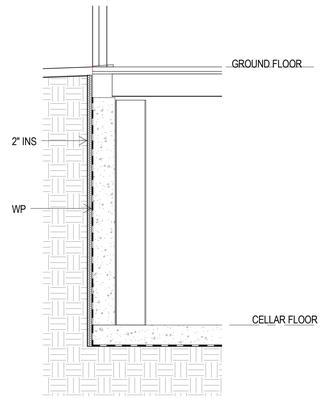
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E30011329530 Scan Code

30" x 42" Arch E1 - SHEET SIZE



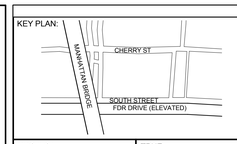
1 **OVERALL FLOOR PLAN - CELLAR**
1/16" = 1'-0"



2 **FOUNDATION WALL R-VALUE DETAIL**
1/4" = 1'-0"

FILED UNDER SEPARATE APPLICATION #121187410

FILE NAME:
PLOT DATE:



KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
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5	DOB FILING SUBMISSION	10/06/2014
6	DOB FILING SUBMISSION	02/13/2015
7	DOB FILING SUBMISSION	03/19/2015
8	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - CELLAR

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIOKOWSKI 031001 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-100.01**
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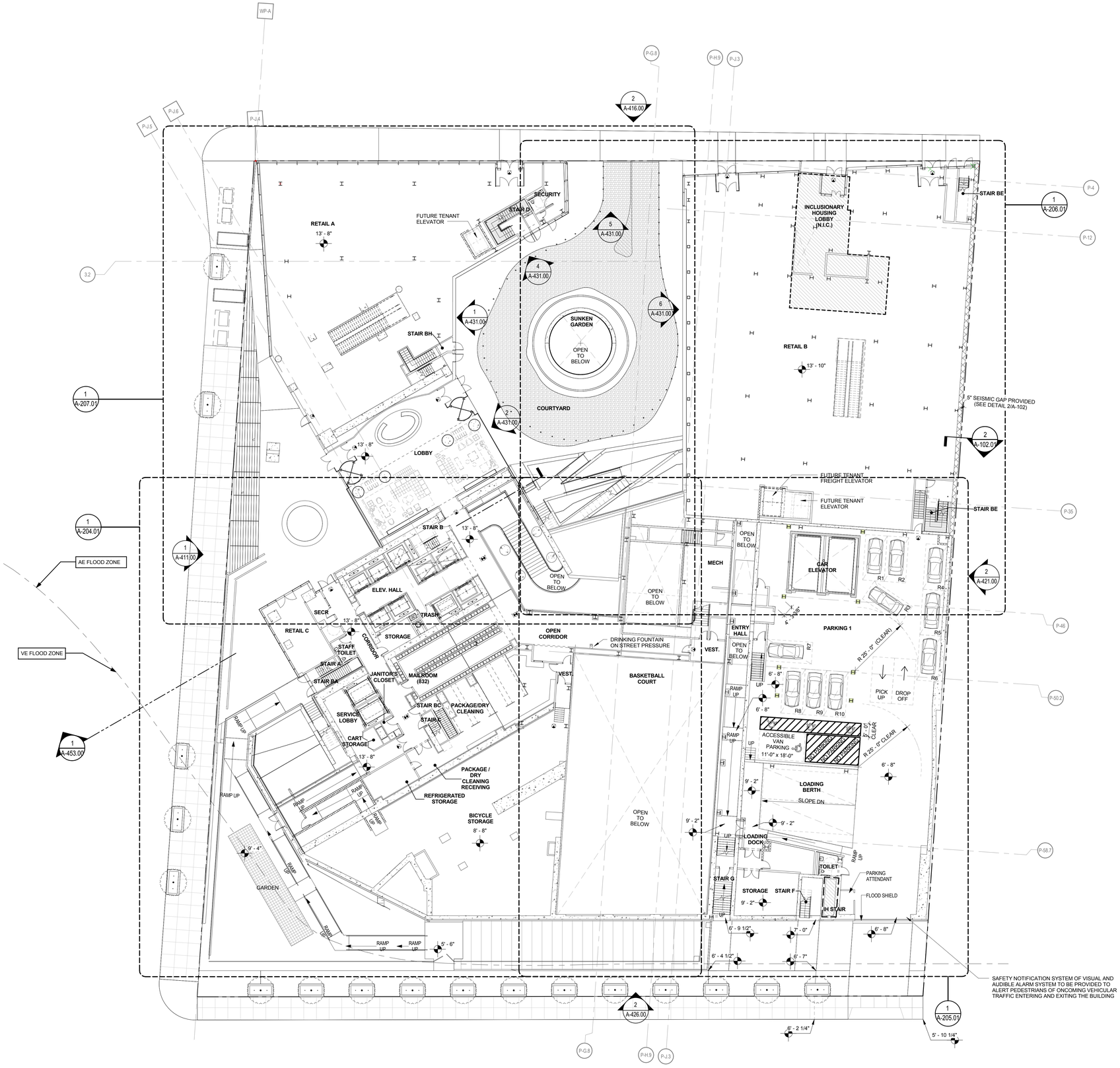
Date: 10/08/2015
NYC Development Hub

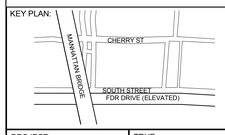
DOB B-SCAN:

DEPT OF BLDGS 121187410 Job Number
E-3 Scan Code 3003703

30" x 42" Arch E1 - SHEET SIZE



1 **OVERALL FLOOR PLAN - 1ST FLOOR**
1/16" = 1'-0"

KEY PLAN:


PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/12/2014
4	DOB FILING SUBMISSION	08/19/2014
5	DOB FILING SUBMISSION	09/11/2014
6	DOB FILING SUBMISSION	02/13/2015
7	DOB FILING SUBMISSION	03/19/2015
8	DOB FILING SUBMISSION	04/13/2015
9	DOB FILING SUBMISSION	05/13/2015
10	DOB FILING SUBMISSION	05/20/2015
11	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 1ST FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-101.01**
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

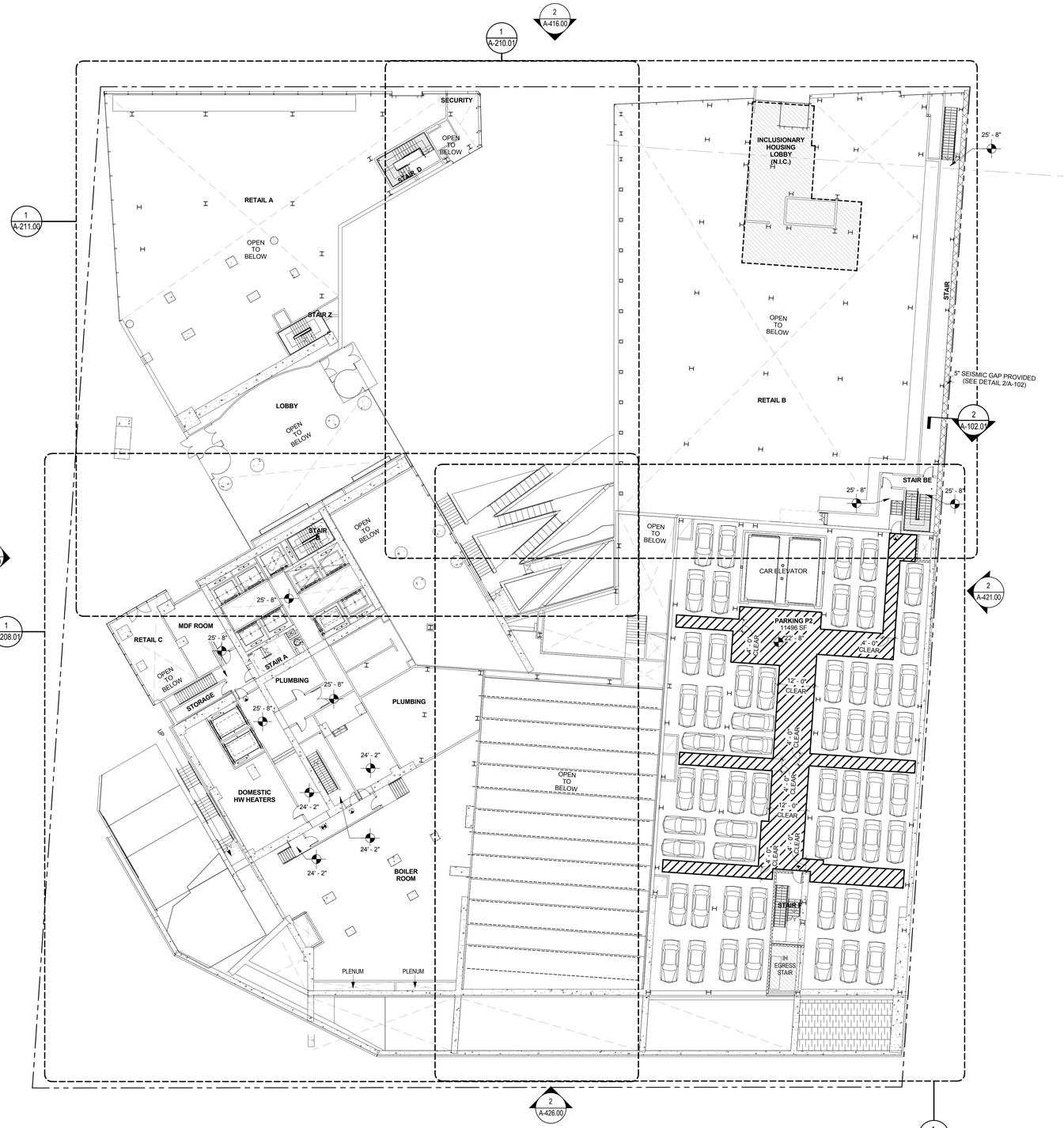
DEPT OF BLDGS 121187410 Job Number
E-S330414291 Scan Code

30" x 42" Arch E1 - SHEET SIZE

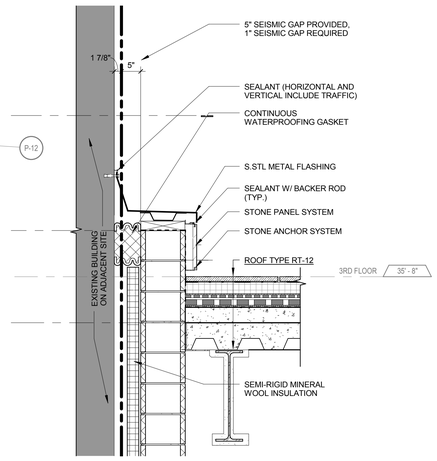
FILED UNDER SEPARATE APPLICATION #121187410

NOTES:

1. SEISMIC SEPARATION 1" PER 50 FEET OF HEIGHT AS PER 2008 NYC BUILDING CODE



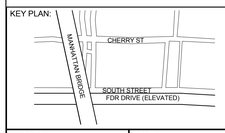
1 OVERALL FLOOR PLAN - 2ND FLOOR
1/16" = 1'-0"



2 SECTION - SEISMIC SEPARATION DETAIL
1" = 1'-0"

PARKING SPACES		
PARKING LEVEL 1	STATED	11 SPACES
PARKING LEVEL 2	11,496 SF / 200	57 SPACES
PARKING LEVEL 3	7,061 SF / 200	37 SPACES
TOTAL		105 SPACES

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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180 Varick St #404
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4	DOB FILING SUBMISSION	09/11/2014
5	DOB FILING SUBMISSION	02/13/2015
6	DOB FILING SUBMISSION	03/19/2015
7	DOB FILING SUBMISSION	04/13/2015
8	DOB FILING SUBMISSION	05/13/2015
9	DOB FILING SUBMISSION	05/20/2015
10	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 2ND FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOURAS 029381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-102.01**
DOB PAGE No:	of

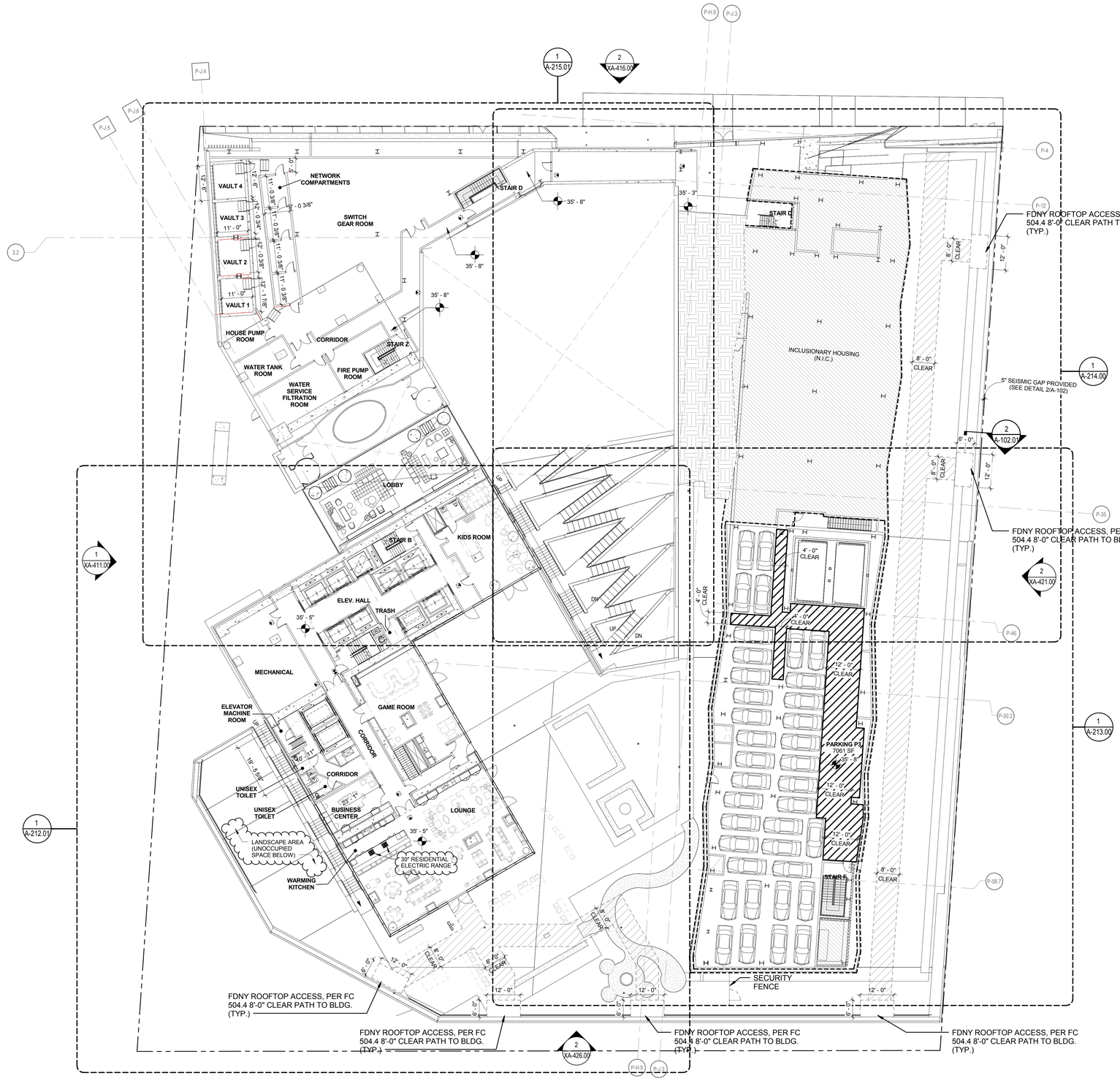
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E5467157701 Scan Code
30" x 42" Arch E1 - SHEET SIZE

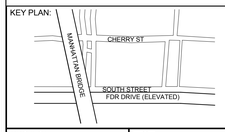
FILED UNDER SEPARATE APPLICATION #121187410



PARKING SPACES		
PARKING LEVEL 1	STATED	11 SPACES
PARKING LEVEL 2	11,496 SF / 200	57 SPACES
PARKING LEVEL 3	7,061 SF / 200	37 SPACES
TOTAL		105 SPACES

1 **OVERALL FLOOR PLAN - 3RD FLOOR**
1/16" = 1'-0"

2 **3RD FLOOR PLAN (PARKING MEZZANINE)**
1/16" = 1'-0"

KEY PLAN:


PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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TEL: 212-285-0088 FAX: 212-285-0228

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6	DOB FILING SUBMISSION	04/13/2015
7	DOB FILING SUBMISSION	05/13/2015
8	DOB FILING SUBMISSION	05/20/2015
9	DOB FILING SUBMISSION	06/18/2015
10	DOB FILING SUBMISSION	08/24/2015
11	DOB FILING SUBMISSION	09/03/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 3RD FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT MICHELAS ZIGOURAS 031381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-103.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

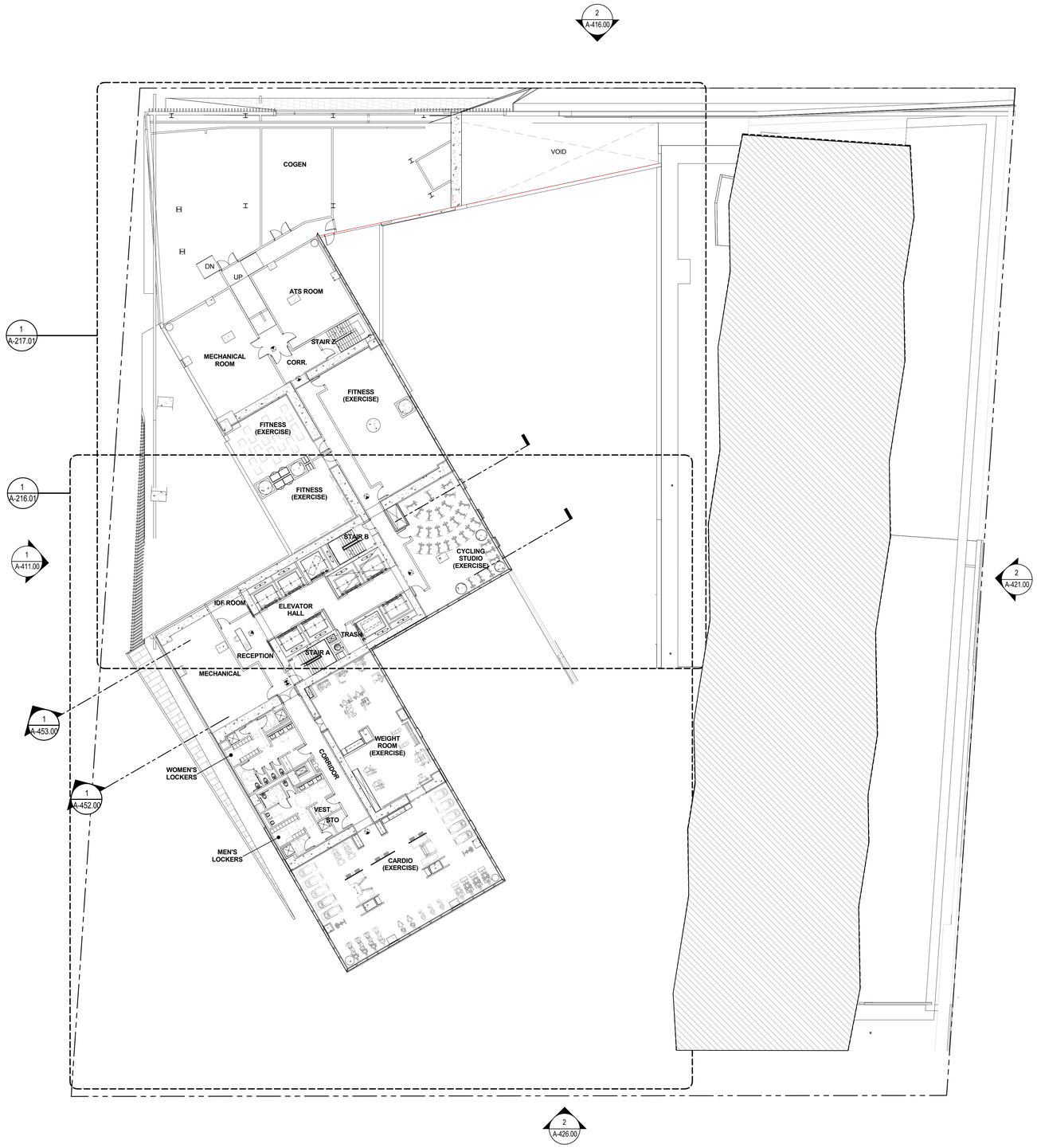
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
E:S170005994 Scan Code

30" x 42" Arch E1 - SHEET SIZE

* * THE ENTIRE FLOOR IS AN ACCESSORY FITNESS FACILITY TO THE RESIDENTIAL.

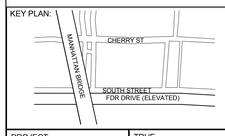
FILED UNDER SEPARATE APPLICATION #121187410



1 OVERALL FLOOR PLAN - 4TH FLOOR - MARKETING 5TH FLOOR
1/16" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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5	DOB FILING SUBMISSION	03/19/2015
6	DOB FILING SUBMISSION	04/13/2015
7	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 4TH FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

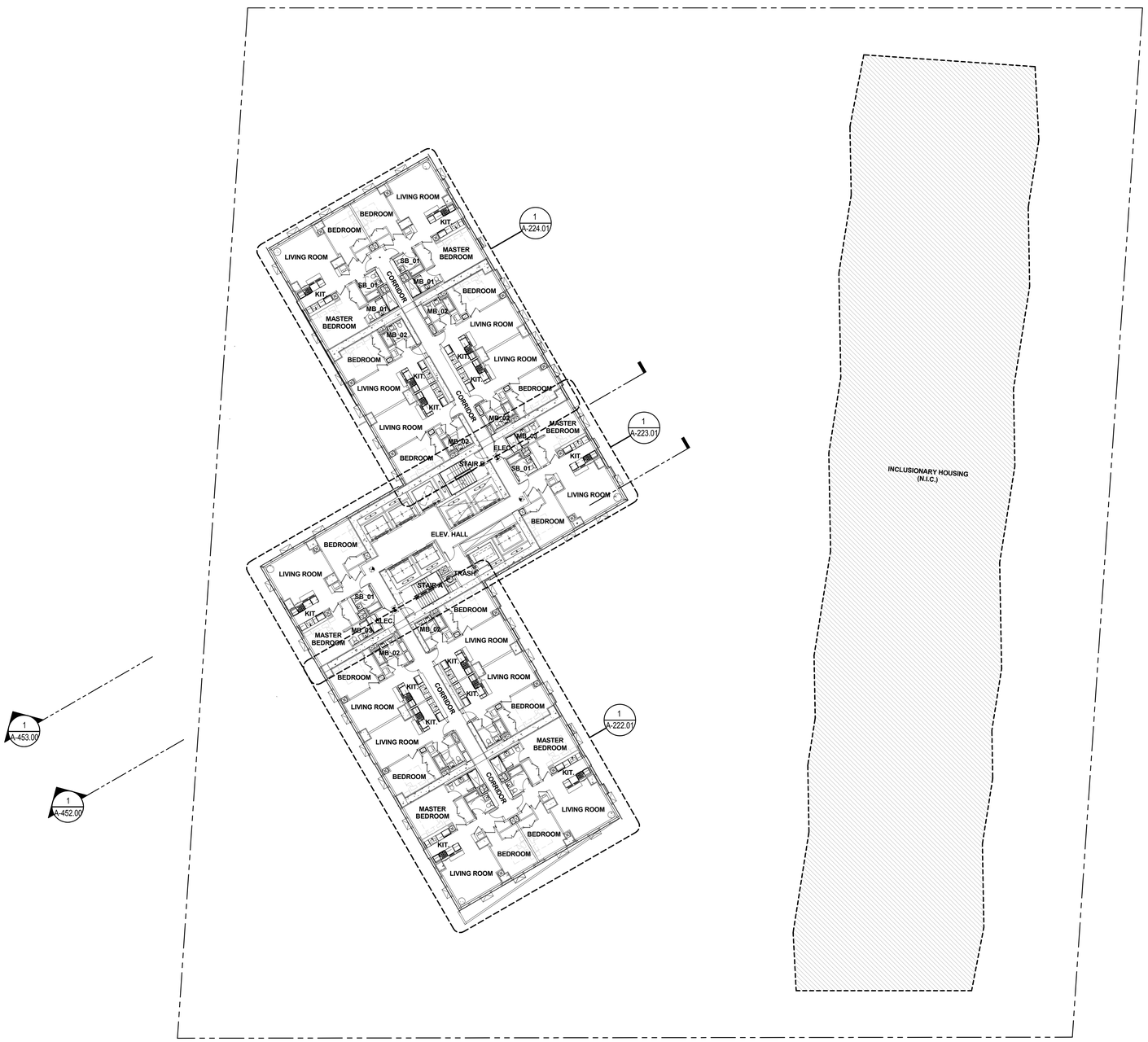
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-104.01
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

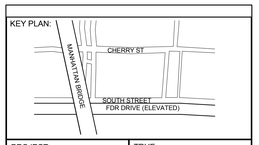
DEPT OF BLDGS 121185528 Job Number
ES516321175 Scan Code

FILED UNDER SEPARATE APPLICATION #121187410



1 OVERALL FLOOR PLAN - 6TH FLOOR (TYP. LOW RISE 6TH - 26TH)
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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New York, NY 10005
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5	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 6TH FLOOR (TYP. LOW RISE)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-106.01
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

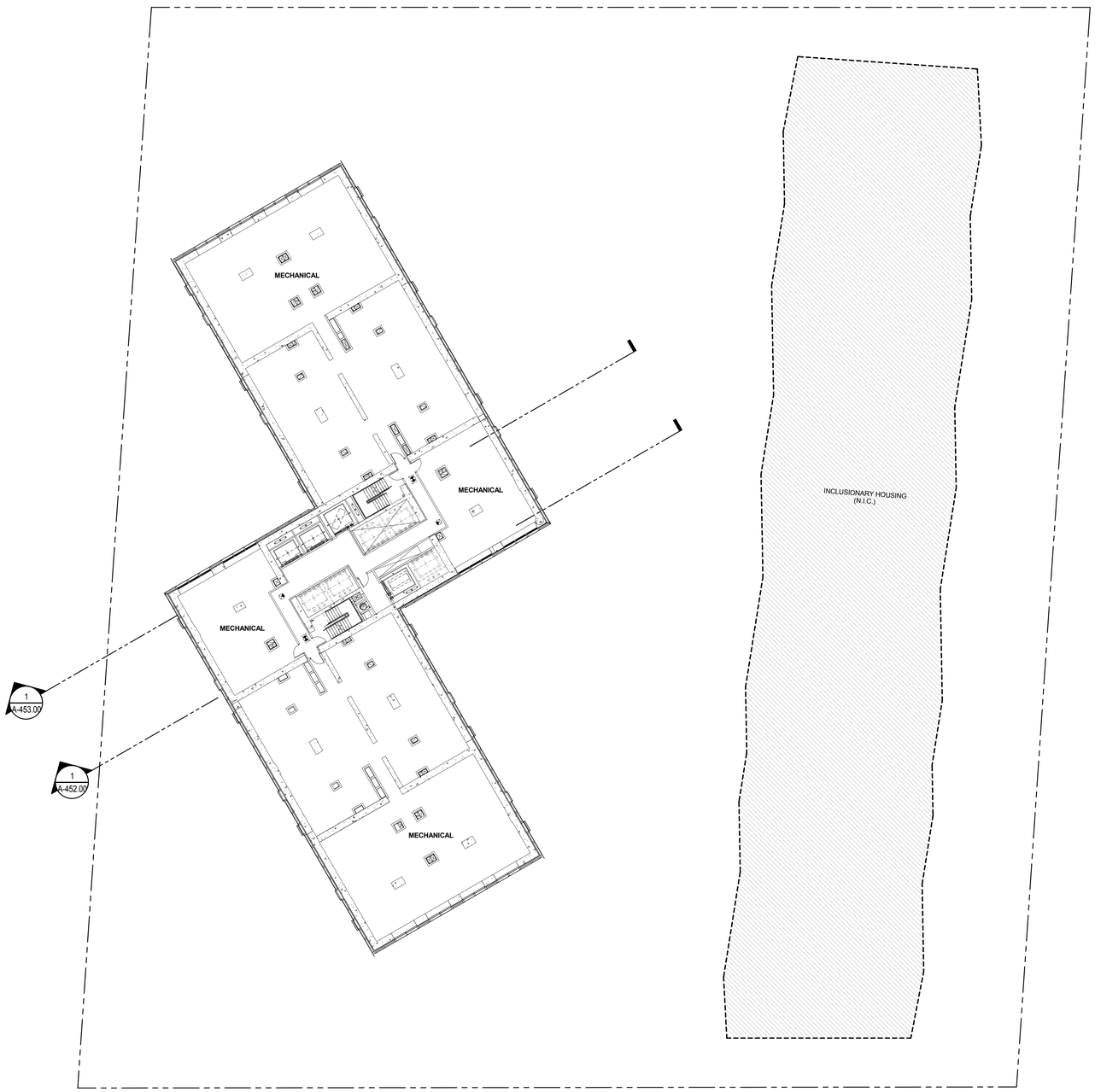
30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES0064374345 Scan Code

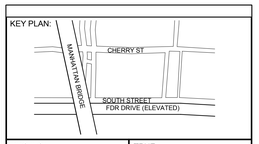
30" x 42" Arch E1 - SHEET SIZE

FILED UNDER SEPARATE APPLICATION #121187410



1 OVERALL FLOOR PLAN - 27TH FLOOR (MECH. 1)
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

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New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	08/19/2014
3	DOB FILING SUBMISSION	02/13/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 27TH FLOOR (MECH. 1)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-127.00
DOB PAGE No:	of

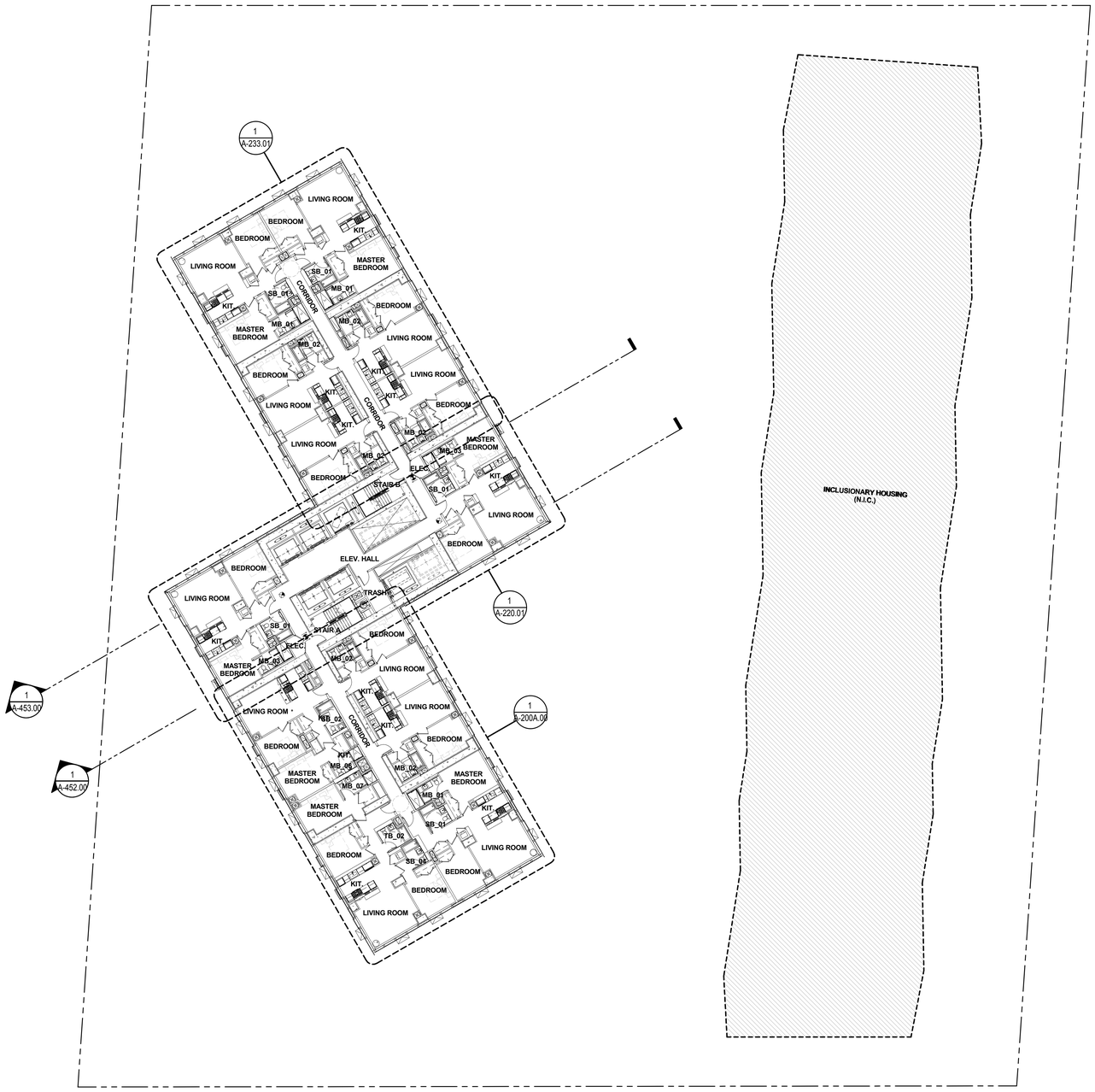
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

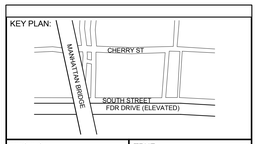
DEPT OF BLDGS 121185528 Job Number
ES521612742 Scan Code

FILED UNDER SEPARATE APPLICATION #121187410



1 OVERALL FLOOR PLAN - 28TH FLOOR (TYP. MID RISE 28TH-48TH)
1/16" = 1'-0"

KEY PLAN:



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805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 28TH FLOOR (TYP. MID RISE)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-128.01
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

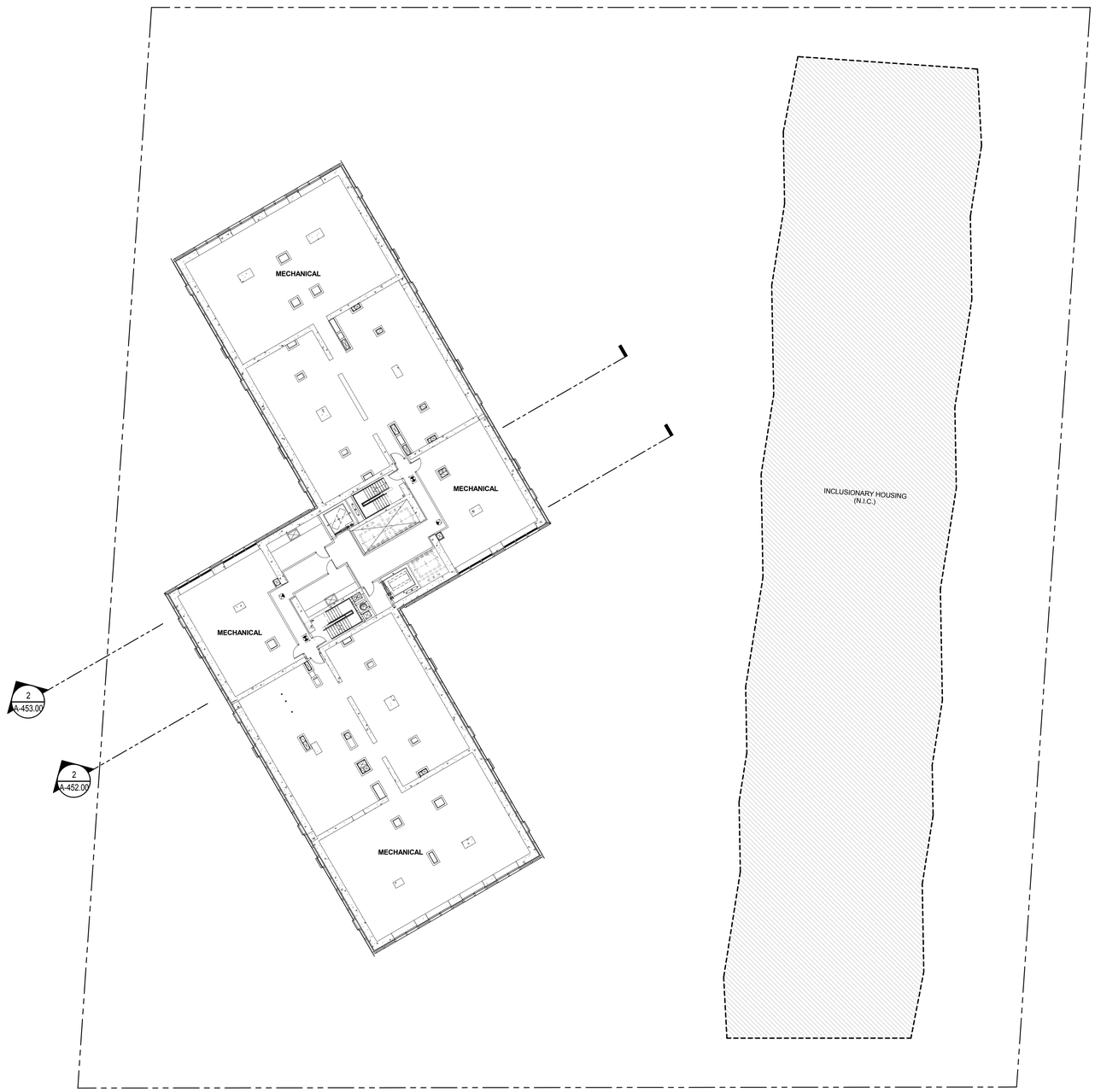
30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
E:S287481859 Scan Code

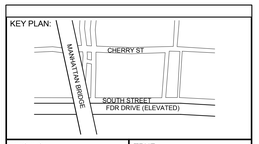
30" x 42" Arch E1 - SHEET SIZE

FILED UNDER SEPARATE APPLICATION #121187410



1 OVERALL FLOOR PLAN - 49TH FLOOR (MECH. 2)
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
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New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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180 Varick St #404
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3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 49TH FLOOR (MECH. 2)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-149.01
DOB PAGE No:	of

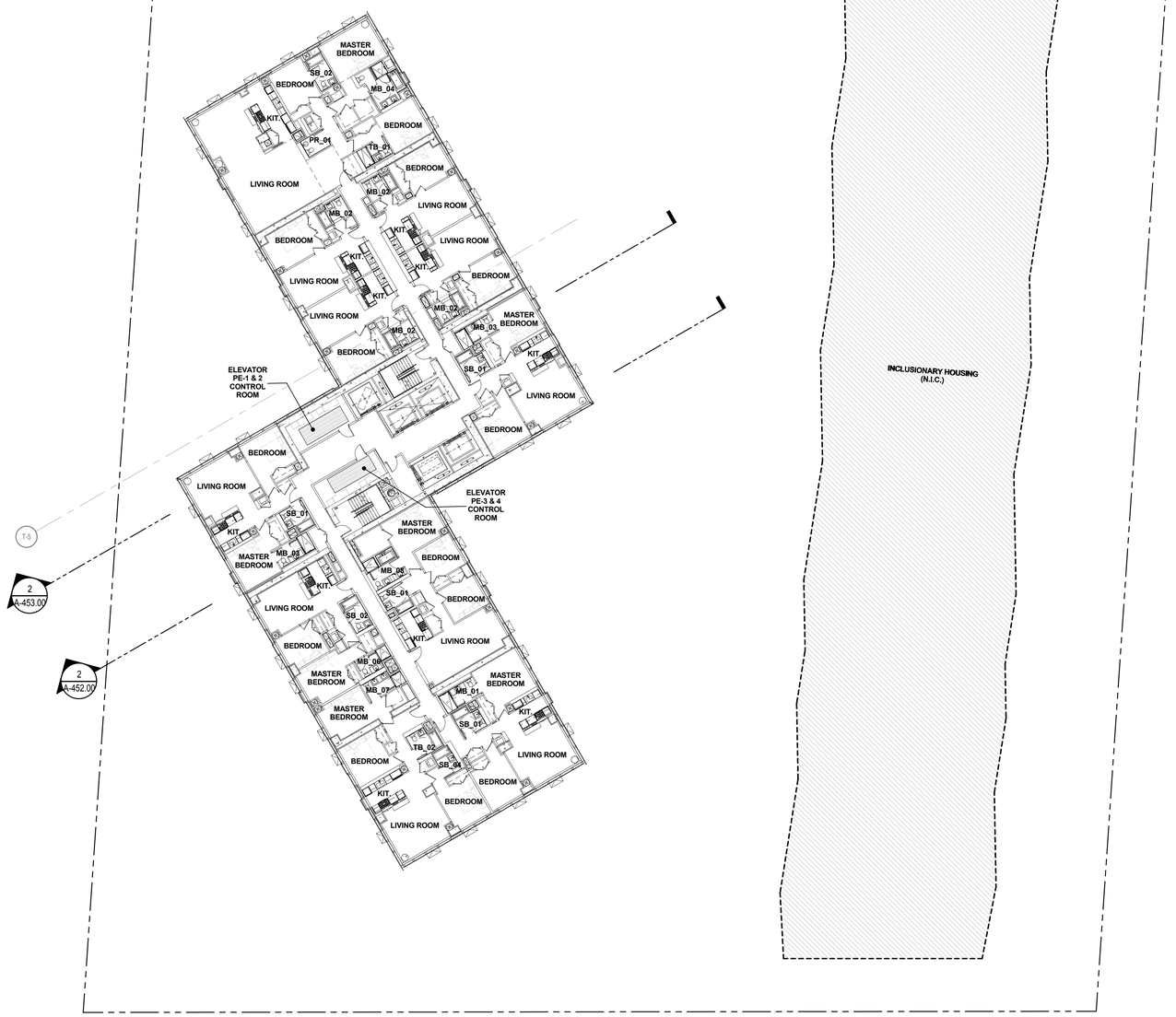
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

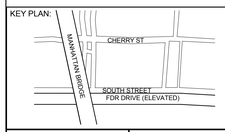
DEPT OF BLDGS121187539 Job Number
E:5697:7934959 Scan Code
30" x 42" Arch E1 - SHEET SIZE

FILED UNDER SEPARATE APPLICATION #121187410



1 **OVERALL FLOOR PLAN - 50TH FLOOR**
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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5	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 50TH FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMALAS 029281 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-150.01**
DOB PAGE No:	0 of

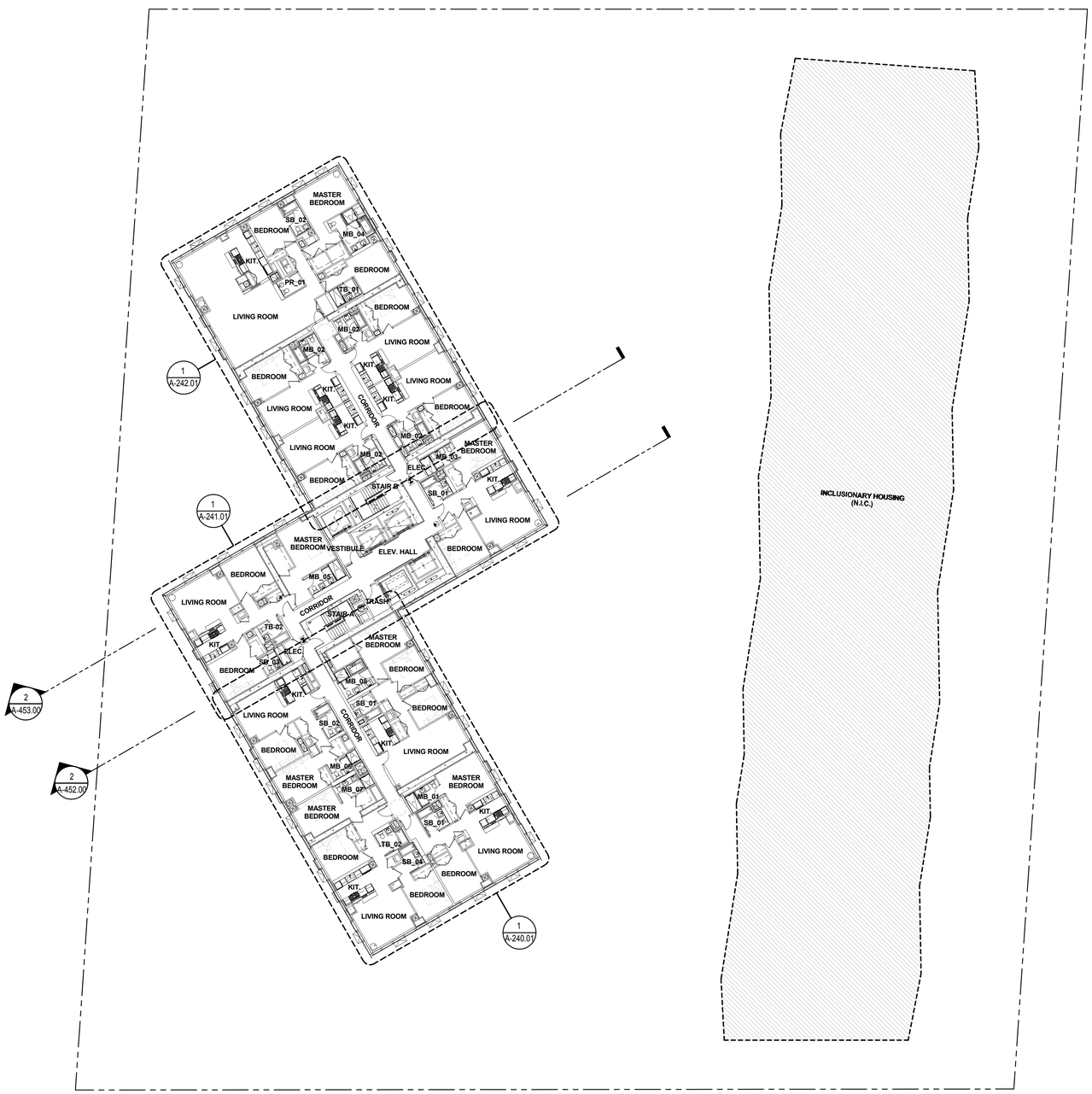
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 1 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

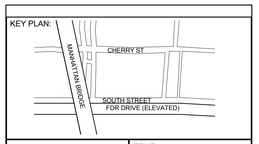
DEPT OF BLDGS 121185528 Job Number
ES664057191 Scan Code

FILED UNDER SEPARATE APPLICATION #121187410



1 OVERALL FLOOR PLAN - 51ST FLOOR (TYP. HIGH RISE: 51ST - 70TH)
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
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TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
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TEL: 212-627-5574

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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
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5	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 51ST FLOOR (TYP. HIGH RISE)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-168.01
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

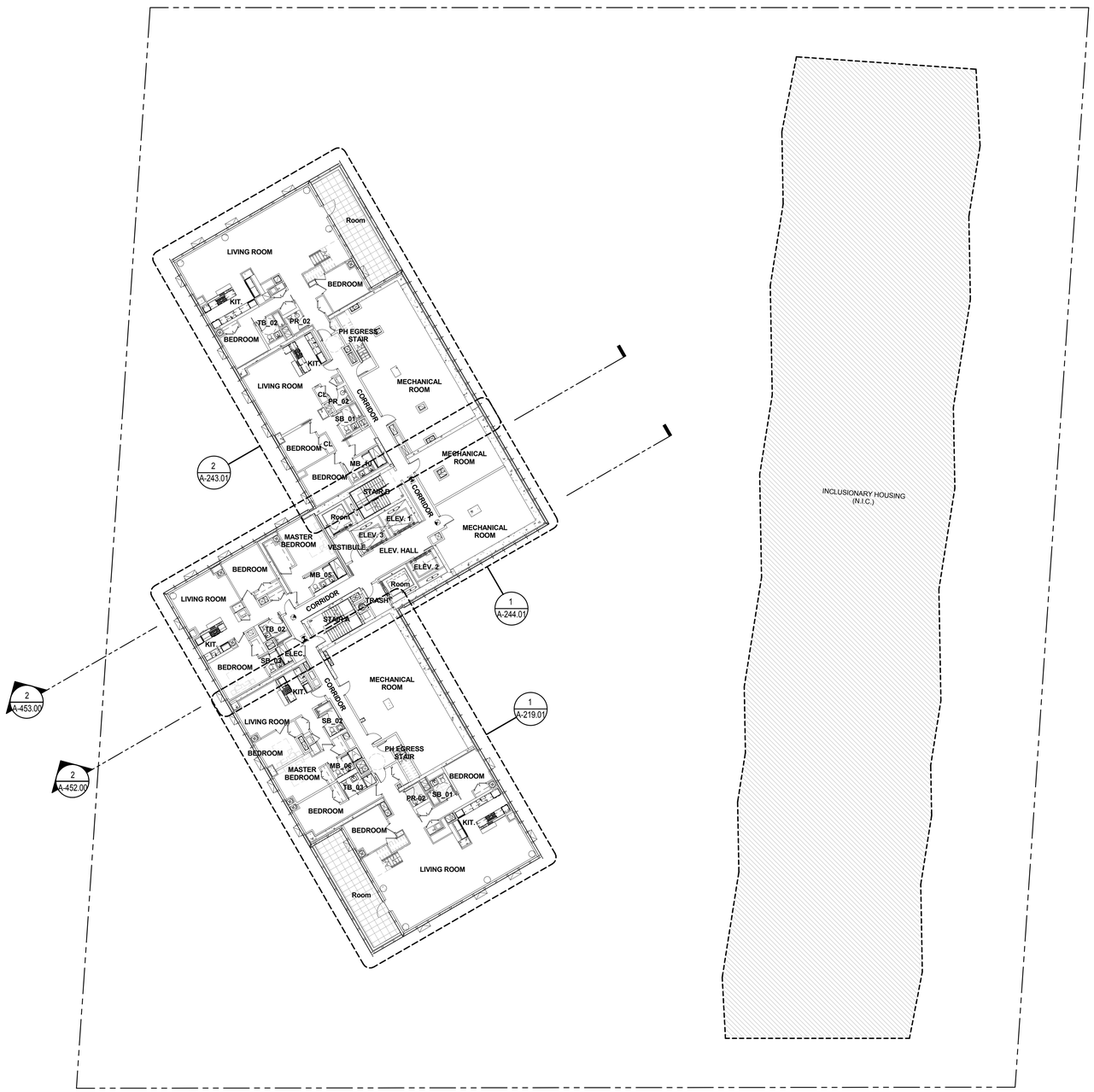
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121187539 Job Number
E360636404K Scan Code
30" x 42" Arch E1 - SHEET SIZE

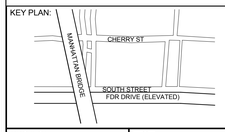
FILED UNDER SEPARATE APPLICATION #121187410



1 **OVERALL FLOOR PLAN - 71ST / PH1 FLOOR**
1/16" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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INTERIOR DESIGNER:
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180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
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STRUCTURAL ENGINEERS:
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New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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TEL: 908-272-3300 FAX: 908-272-4440

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New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
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3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - 71ST FLOOR (PENTHOUSE)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIOGAS 033081 STATE OF NEW YORK

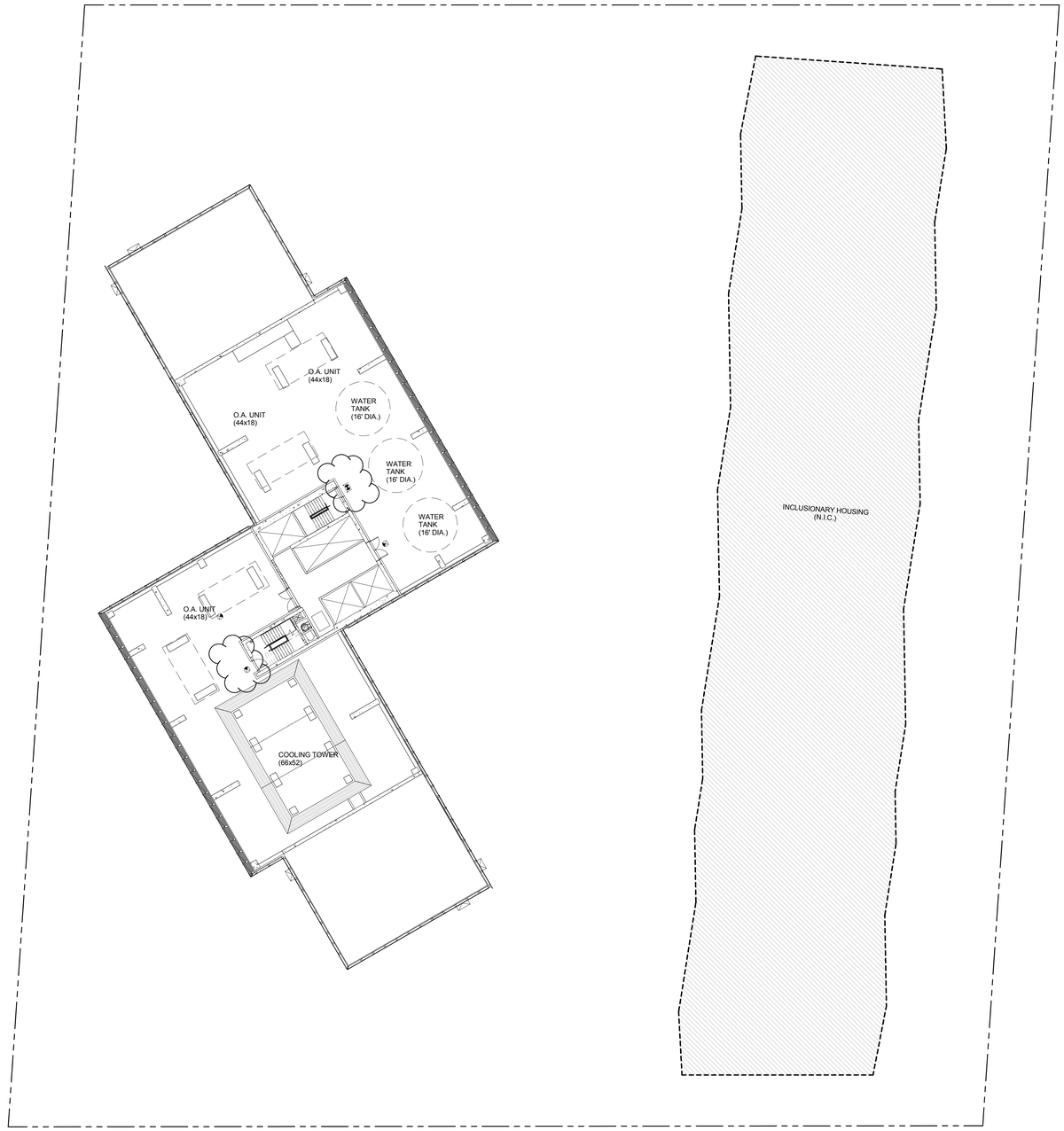
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-169.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

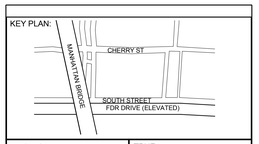
DEPT OF BLDGS 121185528 Job Number
ES687353332 Scan Code

FILED UNDER SEPARATE APPLICATION #121187410



1 **OVERALL FLOOR PLAN - ROOF / MECH. 3**
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

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New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
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2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	03/19/2015
4	DOB FILING SUBMISSION	06/18/2015
5	DOB FILING SUBMISSION	08/24/2015
6	DOB FILING SUBMISSION	09/03/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - ROOF / MECH. 3

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-170.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

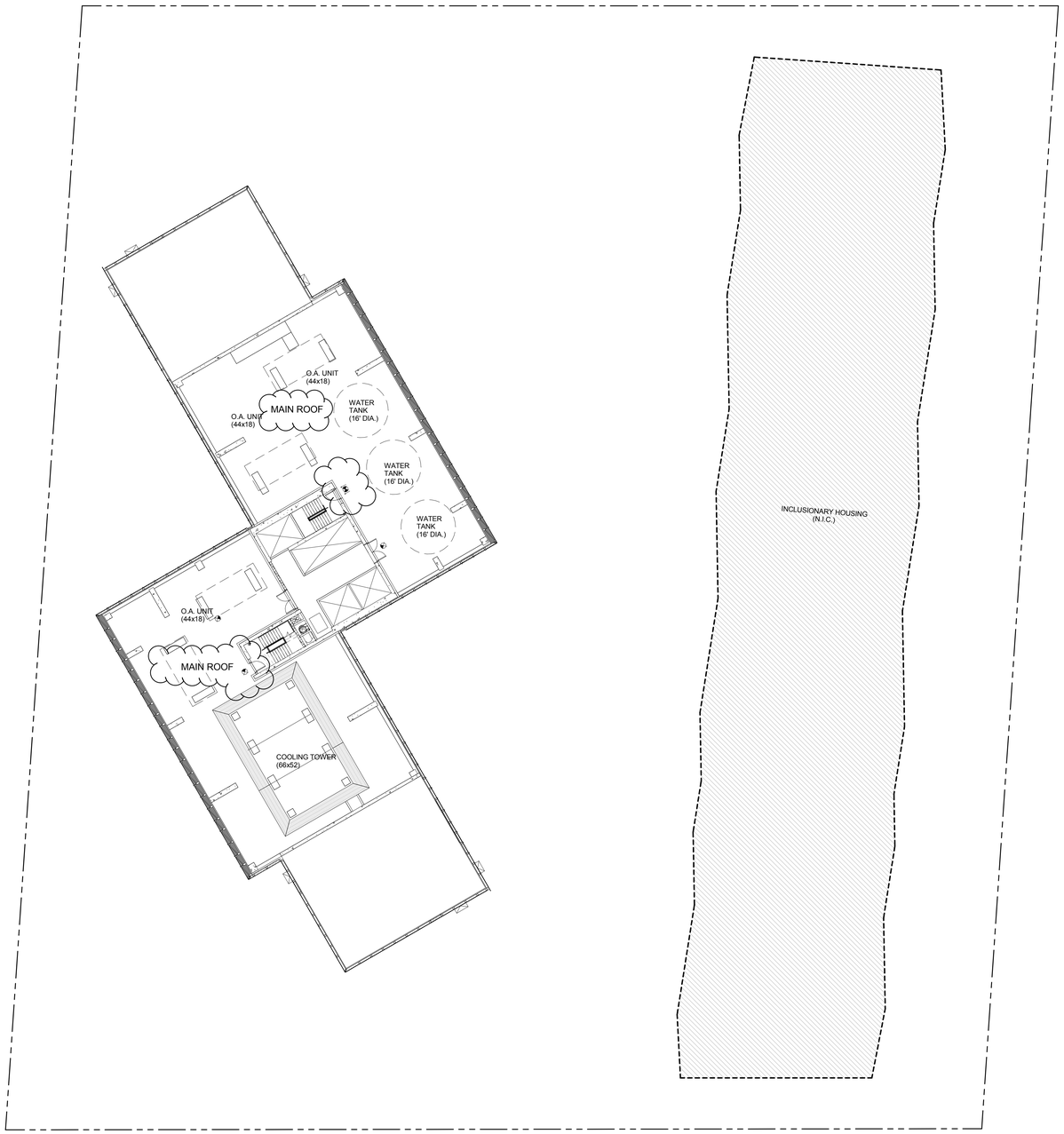
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES231945152 Scan Code

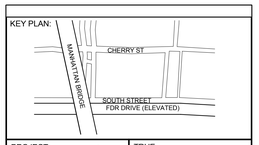
30" x 42" Arch E1 - SHEET SIZE

FILED UNDER SEPARATE APPLICATION #121187410



1 **OVERALL FLOOR PLAN - ROOF / MECH. 3**
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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5	DOB FILING SUBMISSION	08/24/2015
6	DOB FILING SUBMISSION	09/03/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - ROOF / MECH. 3

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-170.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

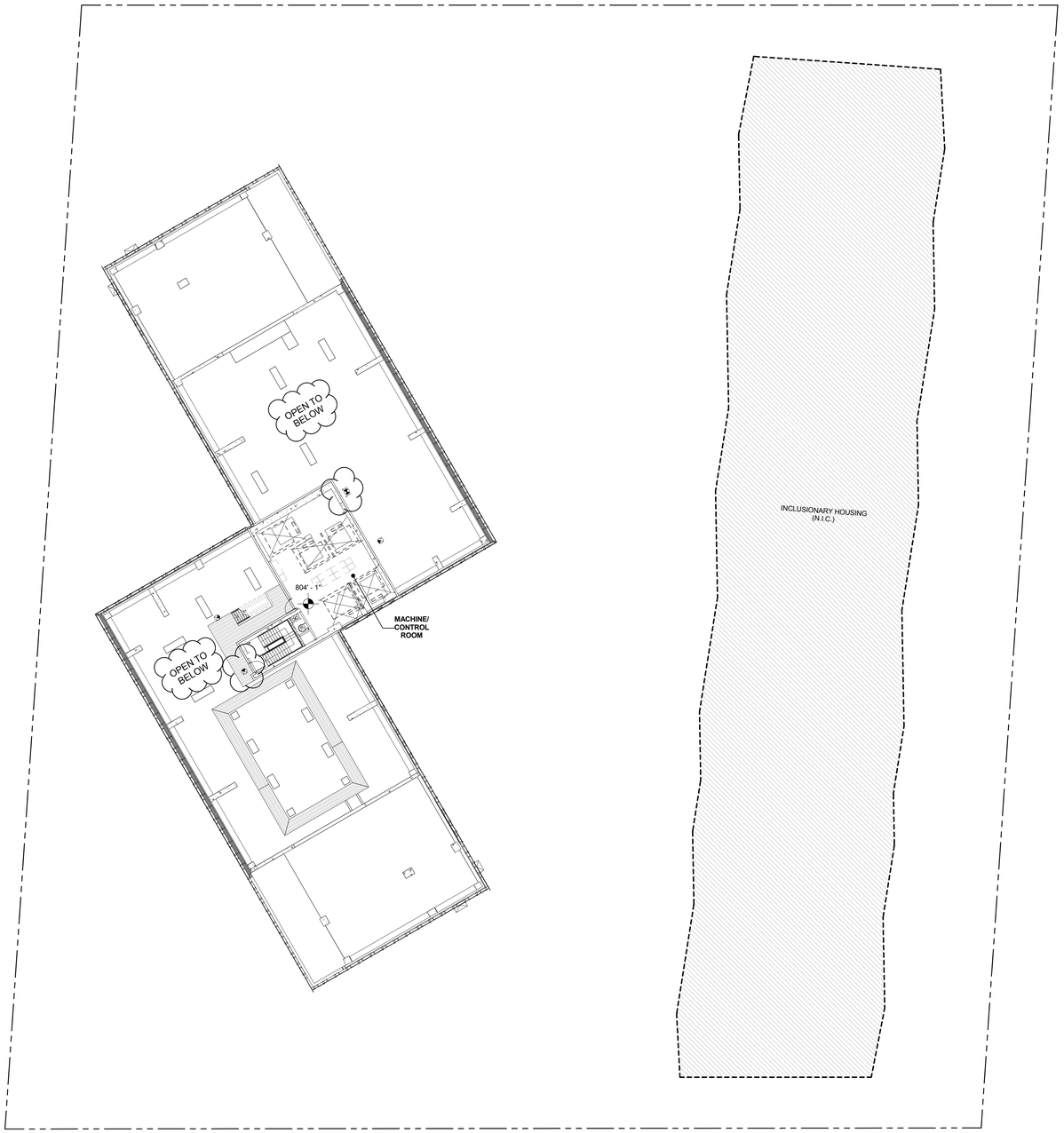
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
E:5679027900 Scan Code

30" x 42" Arch E1 - SHEET SIZE

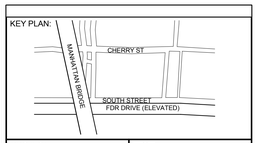
FILED UNDER SEPARATE APPLICATION #121187410



1 **OVERALL FLOOR PLAN - MECH. 4 (EMR)**
1/16" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/19/2014
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015
6	DOB FILING SUBMISSION	08/24/2015
7	DOB FILING SUBMISSION	09/03/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL FLOOR PLAN - MECH. 4 (EMR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-171.01**
DOB PAGE No:	of

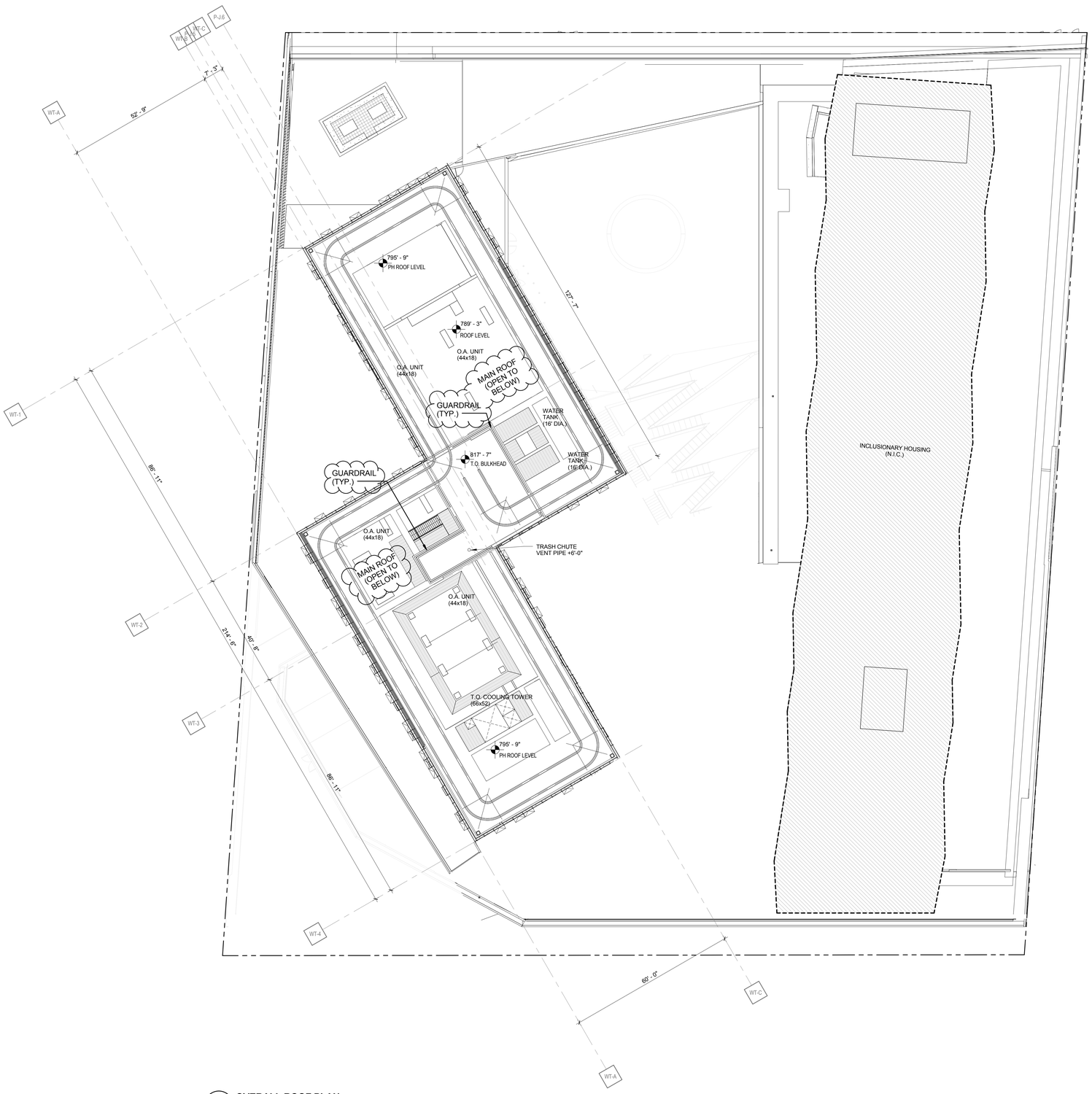
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121185528 Job Number
ES429001462 Scan Code

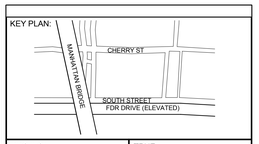
30" x 42" Arch E1 - SHEET SIZE

FILED UNDER SEPARATE APPLICATION #121187410



1 OVERALL ROOF PLAN
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

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New York, NY 10022
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL ROOF PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-175.01
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121180508 Job Number
E350851130029 Scan Code

30" x 42" Arch E1 - SHEET SIZE

1 **PARTIAL FLOOR PLAN - CELLAR (SW)**
1/8" = 1'-0"

FILE NAME:
PLOT DATE:

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

3. WINDOWS, LOUVERS AND DOORS LOCATED IN FRAMED WALLS ARE DIMENSIONED TO CENTERLINE OF OPENING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ROUGH OPENING LOCATIONS BY REFERENCING OTHER DOCUMENTS SUCH AS SCHEDULES, DETAILS, AND SPECIFICATIONS, UNLESS A SPECIFIC SIZE IS INDICATED.

4. DOORS LOCATED TIGHT TO A PERPENDICULAR INTERSECTION OF WALLS SHALL BE LOCATED A DISTANCE OF 1/2 THE SCHEDULED DOOR SIZE, PLUS 4", FROM THE PERPENDICULAR WALL PLANE, UNLESS NOTED OTHERWISE.

5. MASONRY OPENINGS ARE NOMINAL DIMENSIONS.

6. WHERE DIMENSION STRINGS LOCATING REPETITIVE ELEMENTS, I.E. WINDOWS, ARE LEFT UNDESIGNATED, ASSUME EQUAL SPACING.

7. HOLD CRITICAL DIMENSIONS NOTED AS SUCH.

8. CALCULATE/LOCATE WORK IN FIELD WHERE INDICATED BY NOTES CALLING FOR ALIGNMENTS AND OTHER GEOMETRIC RELATIONS.

9. TO MINIMIZE CONFLICTS, EFFORT HAS BEEN MADE TO ONLY DIMENSION CRITICAL ELEMENTS IN ONLY ONE LOCATION. AS A GENERAL RULE DIMENSIONS WILL BE FOUND ON THE LARGEST SCALE PLAN OR DETAIL RELATED TO SUCH ELEMENT.

10. REFER TO PARTITION TYPE DRAWING DETAILS FOR DIMENSIONS OF INTERIOR PARTITIONS.

11. REFER TO A-071 AND WALL SECTIONS FOR DIMENSIONS OF EXTERIOR WALLS. EXTERIOR WALLS ARE NOT PARTITION TYPES.

12. REFER TO SPECIFICATIONS FOR ADDITIONAL DIMENSIONS RELATED TO APPLICABLE REFERENCE STANDARDS, EQUIPMENT, STOCK MANUFACTURED COMPONENTS, AND THICKNESS OF MATERIALS.

13. EFFORT HAS BEEN MADE TO ACCOUNT FOR STANDARD CONSTRUCTION TOLERANCES WITHIN THE DIMENSIONS INDICATED. CONTRACTOR(S) SHALL REVIEW DOCUMENTS AND CONFIRM ADEQUATE ALLOWANCES HAVE BEEN PROVIDED FOR PRIOR TO COMMENCING WITH WORK. CONTRACTOR(S) SHALL NOTIFY ARCHITECT IN ADVANCE OF COMMENCING WORK, IF DIMENSIONAL ADJUSTMENTS ARE REQUIRED.

14. FOR PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE EXISTING FINISHED FLOOR IN GYM AREA IS AT ELEVATION 89.13' AND EQUALS ELEVATION + 0'-0".

SYMBOLS LEGEND

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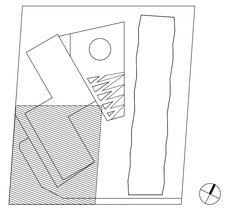
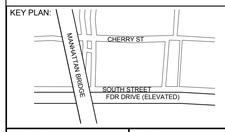
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH 2011 NYCECC.*

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH | TRUE NORTH

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No.	DESCRIPTION:	DATE:
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2	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - CELLAR (SW CORNER)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK

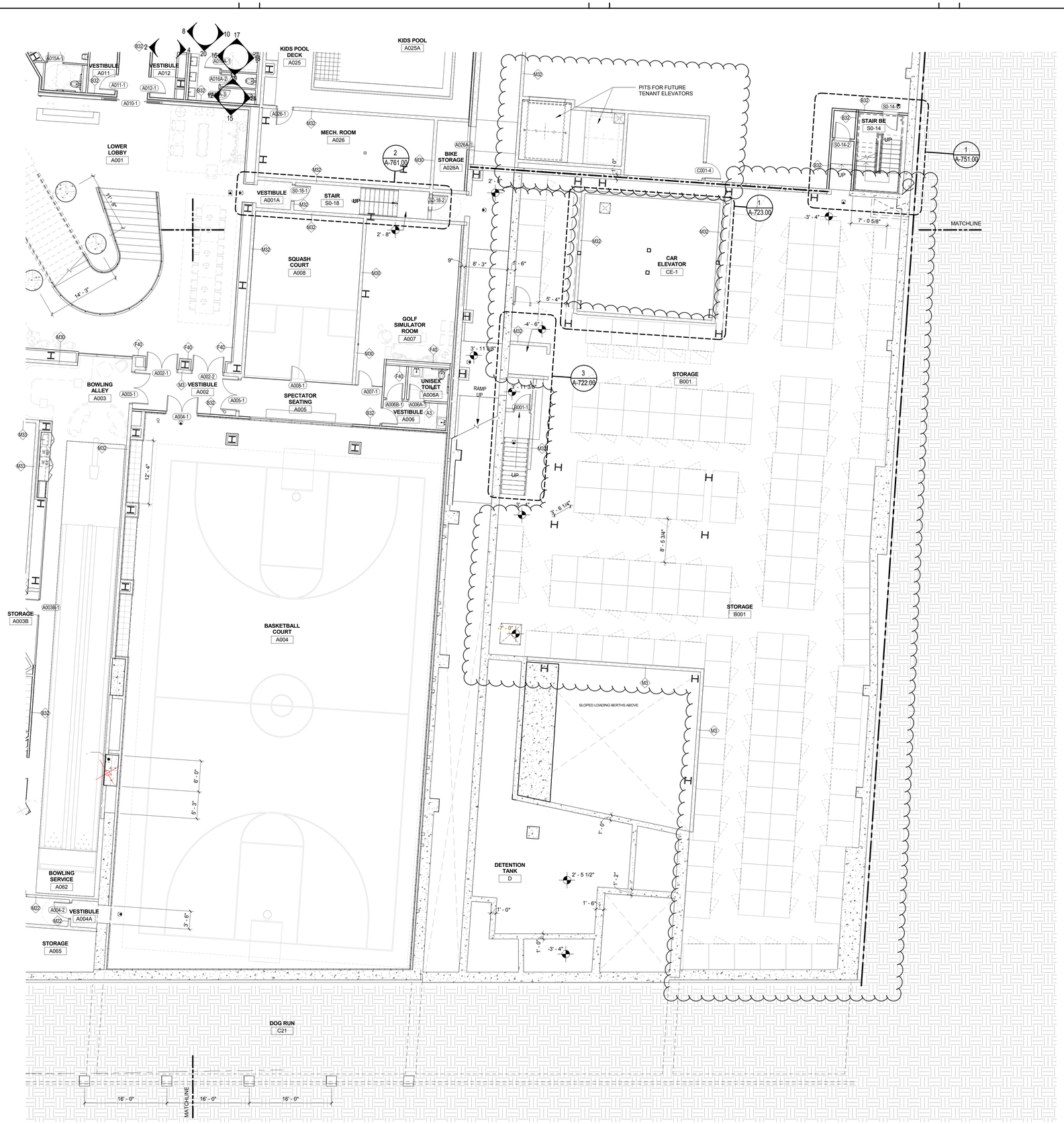
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-200.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS121185928 Job Number
E3809685322 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 PARTIAL FLOOR PLAN - CELLAR (SE)

1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

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6. WHERE DIMENSION STRINGS LOCATING REPETITIVE ELEMENTS, I.E. WINDOWS, ARE LEFT UNDESIGNATED, ASSUME EQUAL SPACING.

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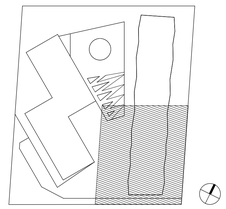
14. FOR PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE EXISTING FINISHED FLOOR IN GYM AREA IS AT ELEVATION 89.13' AND EQUALS ELEVATION + 0'-0".

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

FILED UNDER SEPARATE APPLICATION #121187410

PROJECT KEY PLAN



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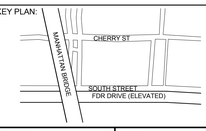

PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

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No.	DESCRIPTION:	DATE:
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2	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - CELLAR (SE CORNER)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIGOURAS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-201.01**
DOB PAGE No:	of

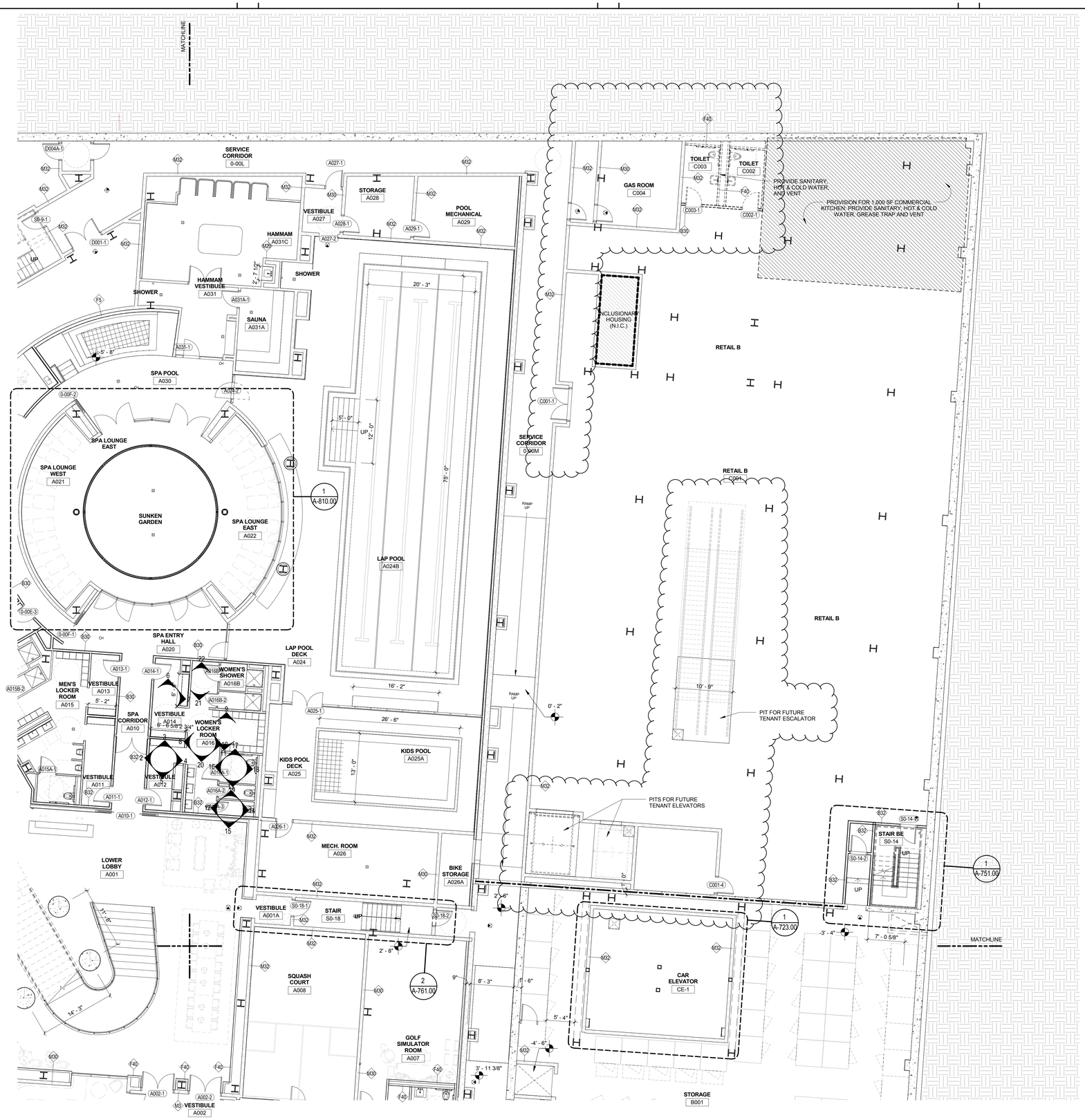
DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 10/08/2015 — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS121185928 Job Number
E325496804960 Scan Code



1 PARTIAL FLOOR PLAN - CELLAR (NE)

1/8" = 1'-0"

FILE NAME:
PLOT DATE:

GENERAL NOTES:

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5. MASONRY OPENINGS ARE NOMINAL DIMENSIONS.

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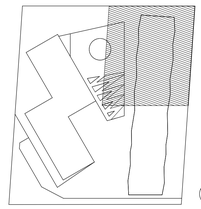
14. FOR PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE EXISTING FINISHED FLOOR IN GYM AREA IS AT ELEVATION 89.13" AND EQUALS ELEVATION 0'-0".

SYMBOLS LEGEND

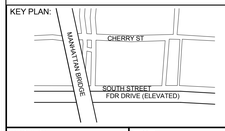
- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

FILED UNDER SEPARATE APPLICATION #121187410

PROJECT KEY PLAN



KEY PLAN:



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TRUE NORTH

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GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - CELLAR (NE CORNER)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOMALAS 031 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-202.01**
DOB PAGE No:	of

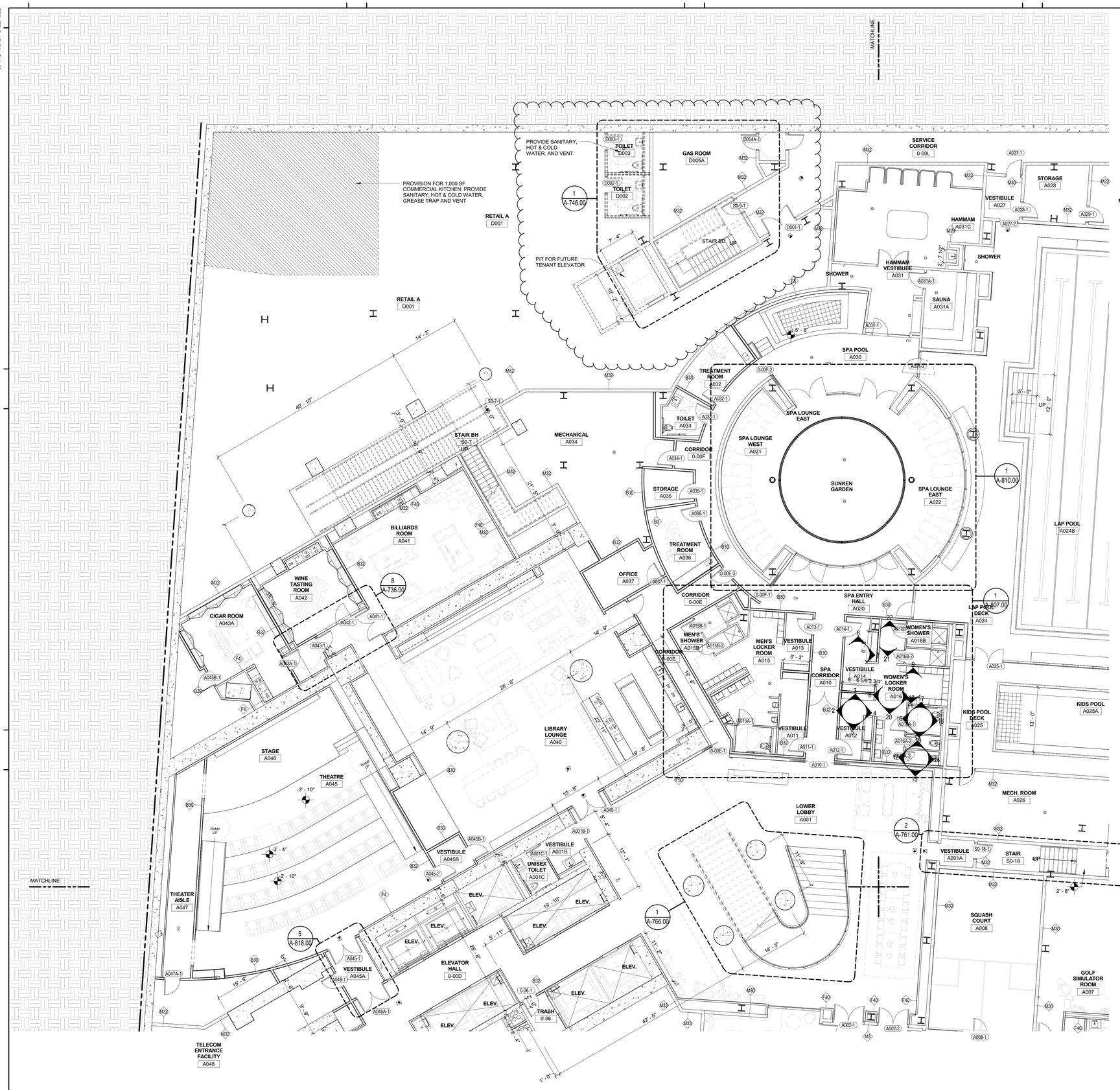
DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121185538 Job Number
E574634430 Scan Code



1 **PARTIAL FLOOR PLAN - CELLAR (NW)**
1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

3. WINDOWS, LOUVERS AND DOORS LOCATED IN FRAMED WALLS ARE DIMENSIONED TO CENTERLINE OF OPENING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ROUGH OPENING LOCATIONS BY REFERENCING OTHER DOCUMENTS SUCH AS SCHEDULES, DETAILS, AND SPECIFICATIONS, UNLESS A SPECIFIC SIZE IS INDICATED.

4. DOORS LOCATED TIGHT TO A PERPENDICULAR INTERSECTION OF WALLS SHALL BE LOCATED A DISTANCE OF 1/2 THE SCHEDULED DOOR SIZE, PLUS 4", FROM THE PERPENDICULAR WALL PLANE, UNLESS NOTED OTHERWISE.

5. MASONRY OPENINGS ARE NOMINAL DIMENSIONS.

6. WHERE DIMENSION STRINGS LOCATING REPETITIVE ELEMENTS, I.E. WINDOWS, ARE LEFT UNDESIGNATED, ASSUME EQUAL SPACING.

7. HOLD CRITICAL DIMENSIONS NOTED AS SUCH.

8. CALCULATE/LOCATE WORK IN FIELD WHERE INDICATED BY NOTES CALLING FOR ALIGNMENTS AND OTHER GEOMETRIC RELATIONS.

9. TO MINIMIZE CONFLICTS, EFFORT HAS BEEN MADE TO ONLY DIMENSION CRITICAL ELEMENTS IN ONLY ONE LOCATION. AS A GENERAL RULE DIMENSIONS WILL BE FOUND ON THE LARGEST SCALE PLAN OR DETAIL RELATED TO SUCH ELEMENT.

10. REFER TO PARTITION TYPE DRAWING DETAILS FOR DIMENSIONS OF INTERIOR PARTITIONS.

11. REFER TO A-071 AND WALL SECTIONS FOR DIMENSIONS OF EXTERIOR WALLS. EXTERIOR WALLS ARE NOT PARTITION TYPES.

12. REFER TO SPECIFICATIONS FOR ADDITIONAL DIMENSIONS RELATED TO APPLICABLE REFERENCE STANDARDS, EQUIPMENT, STOCK MANUFACTURED COMPONENTS, AND THICKNESS OF MATERIALS.

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SYMBOLS LEGEND

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- WALL MOUNTED EMERGENCY LIGHT
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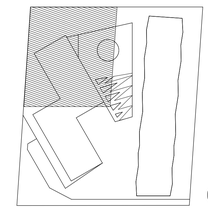
PROJECT KEY PLAN



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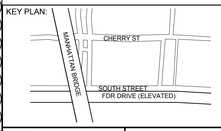

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - CELLAR (NW CORNER)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIOGAS 035381 STATE OF NEW YORK

DATE:	01 NOV 2013
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CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-203.01**
DOB PAGE No:	of

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Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
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Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

Job/Pl. Nbr. of Sht/Grp 121105/03 Job Number
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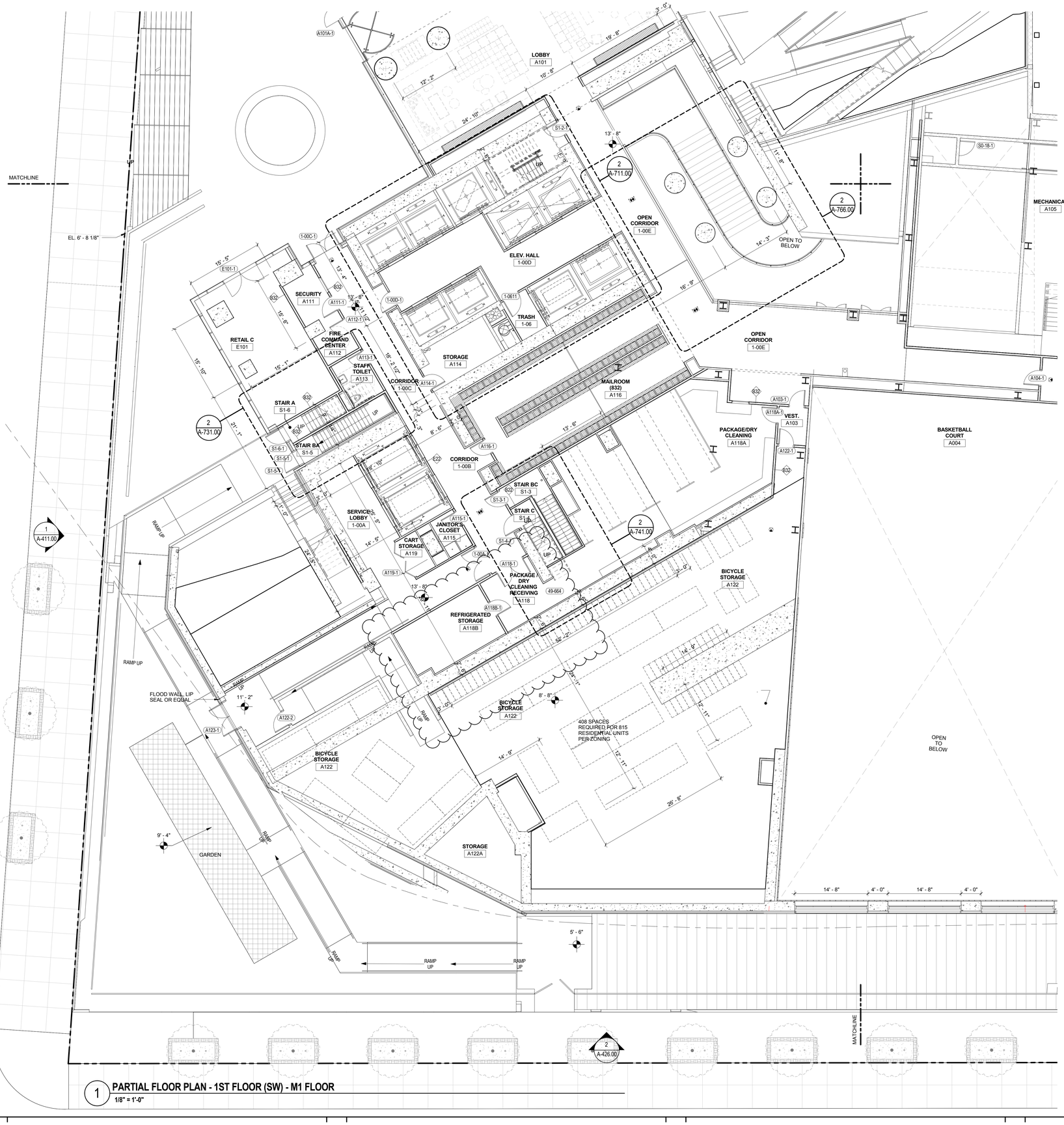

1 **PARTIAL FLOOR PLAN - 1ST FLOOR (SW) - M1 FLOOR**
1/8" = 1'-0"

FILE NAME:
PLOT DATE:

GENERAL NOTES:

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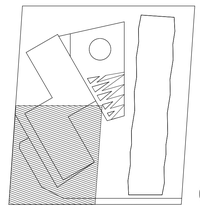
PROJECT KEY PLAN



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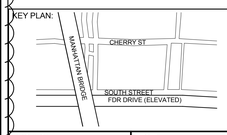

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 1ST FLOOR (SW CORNER)

SEAL & SIGNATURE:

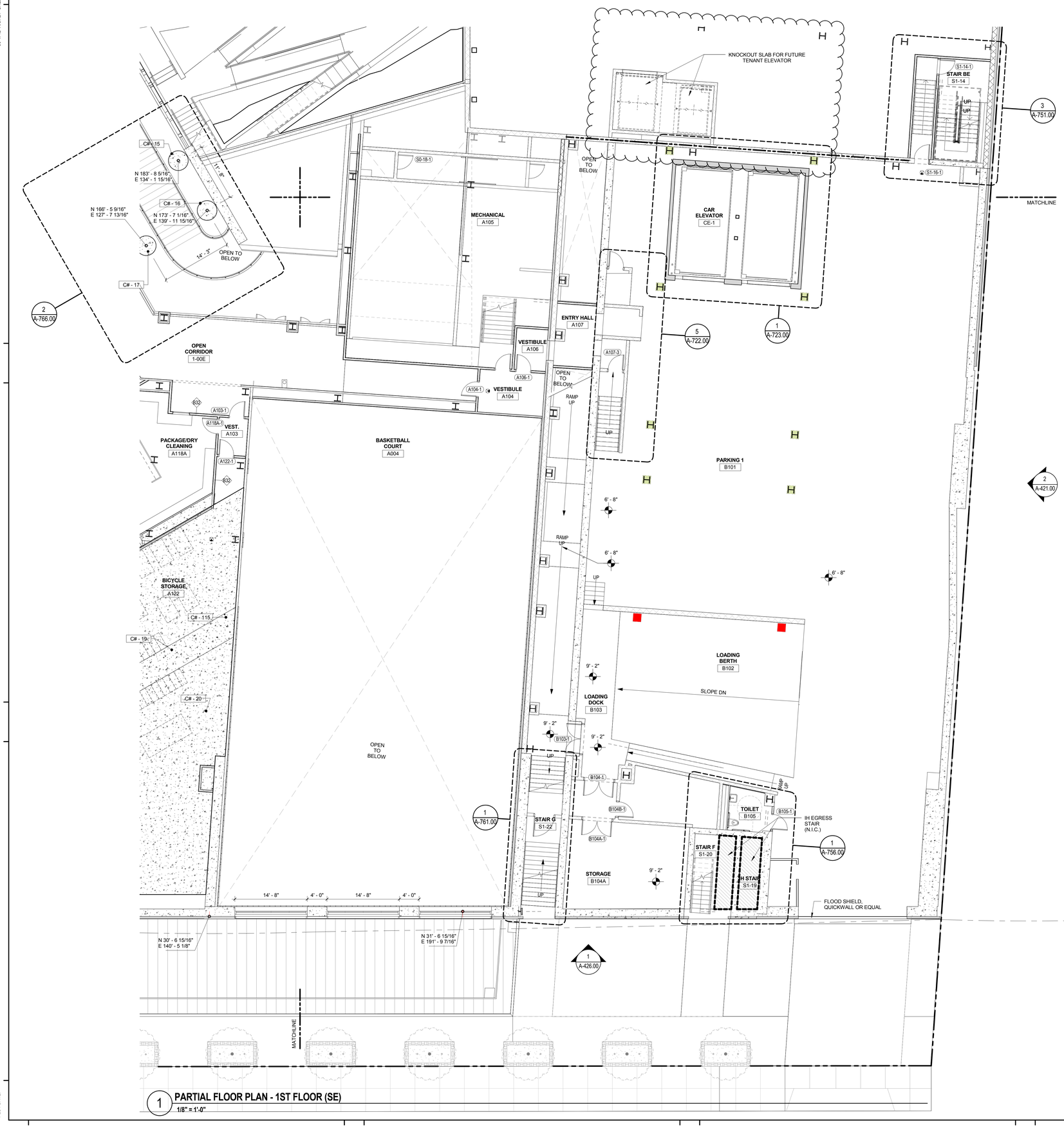
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-204.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

RIGHT OF BLOCK121105630 Job Number
E-580#999121 Scan Code



1 **PARTIAL FLOOR PLAN - 1ST FLOOR (SE)**
1/8" = 1'-0"

FILE NAME:
PLOT DATE:

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

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SYMBOLS LEGEND

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- WALL MOUNTED EMERGENCY LIGHT
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- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
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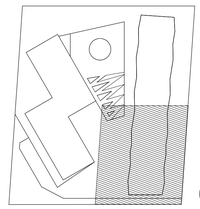
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

FILED UNDER SEPARATE APPLICATION #121187410

PROJECT KEY PLAN



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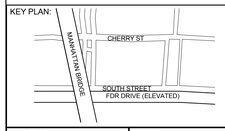

PROJECT NORTH

TRUE NORTH

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CONSULTANT:
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PROJECT:
250 SOUTH STREET
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DRAWING TITLE:
PARTIAL FLOOR PLAN - 1ST FLOOR (SE CORNER)

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E 5997144879 Scan Code

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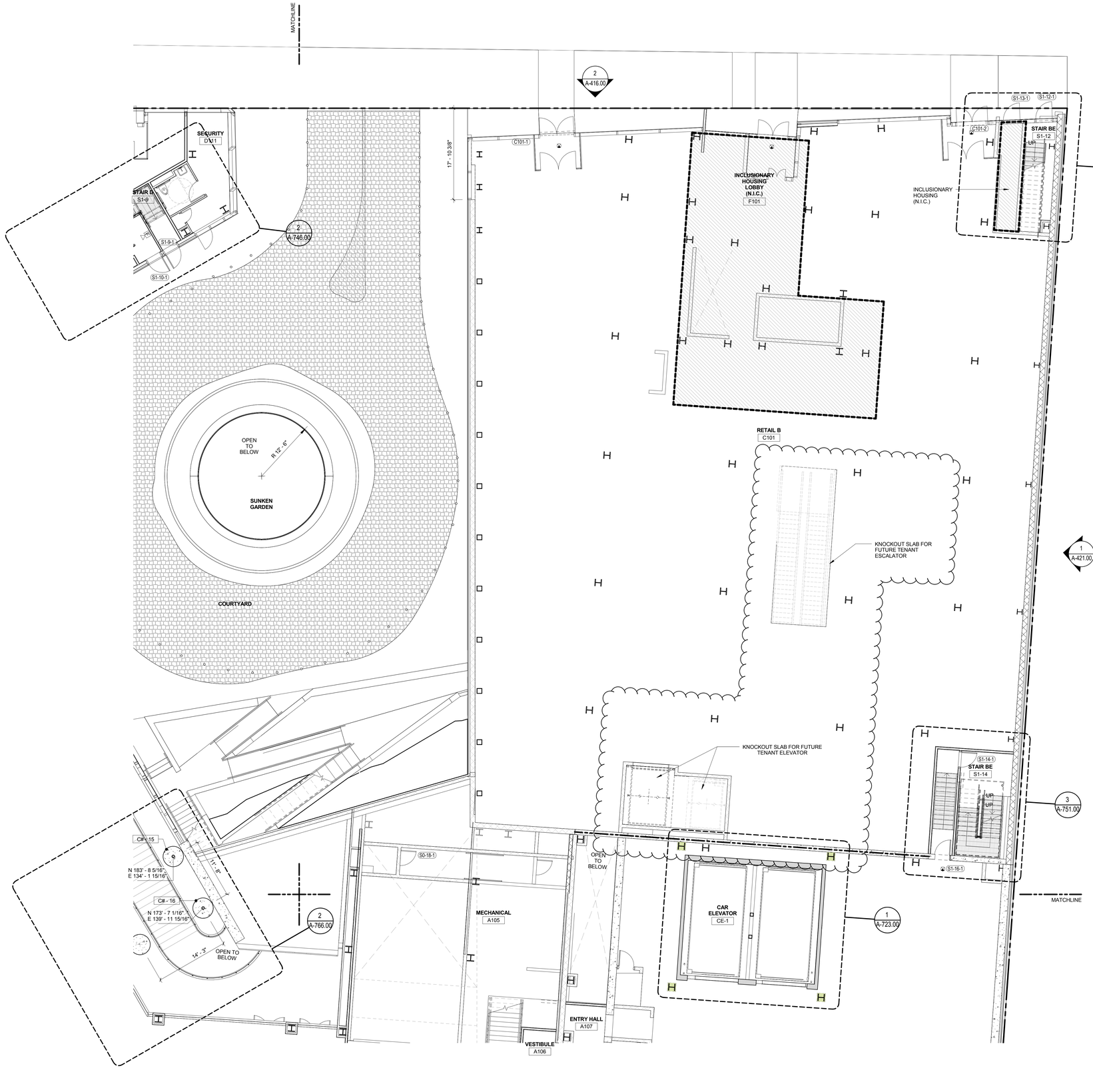

1 **PARTIAL FLOOR PLAN - 1ST FLOOR (NE)**
1/8" = 1'-0"

FILE NAME:
PLOT DATE:

GENERAL NOTES:

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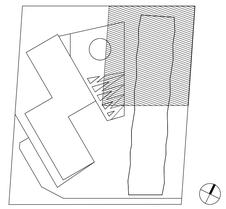
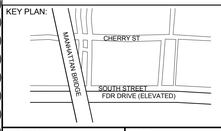
FILED UNDER SEPARATE APPLICATION #121187410

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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INTERIOR DESIGNER:
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New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	05/13/2015
3	DOB FILING SUBMISSION	06/18/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

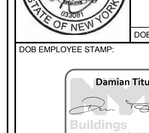
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 1ST FLOOR (NE CORNER)

SEAL & SIGNATURE:



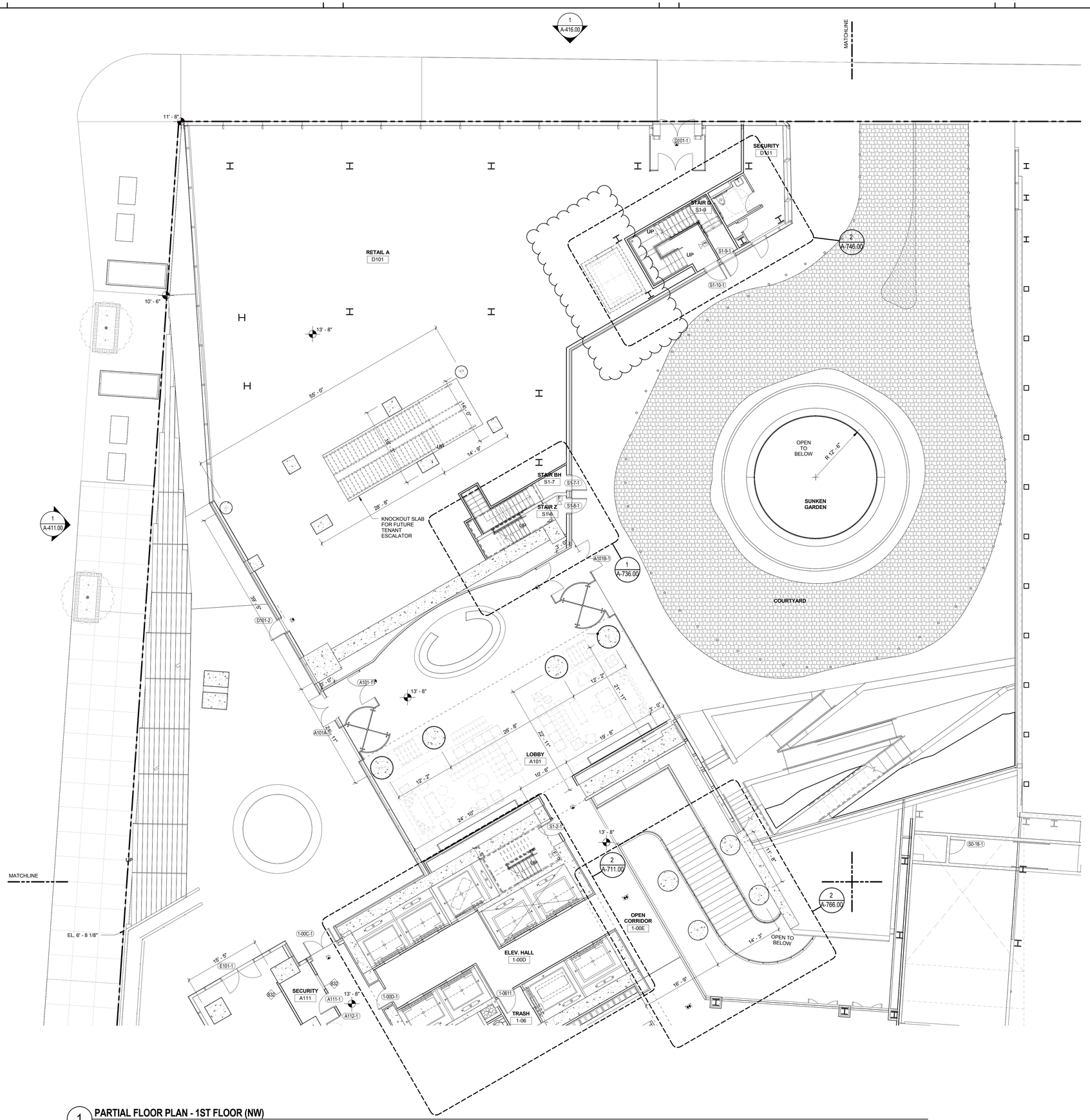
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-206.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

Job Number
Scan Code



1 **PARTIAL FLOOR PLAN - 1ST FLOOR (NW)**
1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

3. WINDOWS, LOUVERS AND DOORS LOCATED IN FRAMED WALLS ARE DIMENSIONED TO CENTERLINE OF OPENING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ROUGH OPENING LOCATIONS BY REFERENCING OTHER DOCUMENTS SUCH AS SCHEDULES, DETAILS, AND SPECIFICATIONS, UNLESS A SPECIFIC SIZE IS INDICATED.

4. DOORS LOCATED TIGHT TO A PERPENDICULAR INTERSECTION OF WALLS SHALL BE LOCATED A DISTANCE OF 1/2 THE SCHEDULED DOOR SIZE, PLUS 4", FROM THE PERPENDICULAR WALL PLANE, UNLESS NOTED OTHERWISE.

5. MASONRY OPENINGS ARE NOMINAL DIMENSIONS.

6. WHERE DIMENSION STRINGS LOCATING REPETITIVE ELEMENTS, I.E. WINDOWS, ARE LEFT UNDESIGNATED, ASSUME EQUAL SPACING.

7. HOLD CRITICAL DIMENSIONS NOTED AS SUCH.

8. CALCULATE/LOCATE WORK IN FIELD WHERE INDICATED BY NOTES CALLING FOR ALIGNMENTS AND OTHER GEOMETRIC RELATIONS.

9. TO MINIMIZE CONFLICTS, EFFORT HAS BEEN MADE TO ONLY DIMENSION CRITICAL ELEMENTS IN ONLY ONE LOCATION. AS A GENERAL RULE DIMENSIONS WILL BE FOUND ON THE LARGEST SCALE PLAN OR DETAIL RELATED TO SUCH ELEMENT.

10. REFER TO PARTITION TYPE DRAWING DETAILS FOR DIMENSIONS OF INTERIOR PARTITIONS.

11. REFER TO A-071 AND WALL SECTIONS FOR DIMENSIONS OF EXTERIOR WALLS. EXTERIOR WALLS ARE NOT PARTITION TYPES.

12. REFER TO SPECIFICATIONS FOR ADDITIONAL DIMENSIONS RELATED TO APPLICABLE REFERENCE STANDARDS, EQUIPMENT, STOCK MANUFACTURED COMPONENTS, AND THICKNESS OF MATERIALS.

13. EFFORT HAS BEEN MADE TO ACCOUNT FOR STANDARD CONSTRUCTION TOLERANCES WITHIN THE DIMENSIONS INDICATED. CONTRACTOR(S) SHALL REVIEW DOCUMENTS AND CONFIRM ADEQUATE ALLOWANCES HAVE BEEN PROVIDED FOR PRIOR TO COMMENCING WITH WORK. CONTRACTOR(S) SHALL NOTIFY ARCHITECT IN ADVANCE OF COMMENCING WORK, IF DIMENSIONAL ADJUSTMENTS ARE REQUIRED.

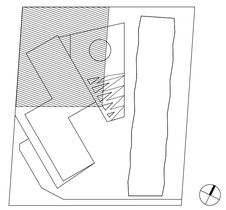
14. FOR PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE EXISTING FINISHED FLOOR IN GYM AREA IS AT ELEVATION 89.13' AND EQUALS ELEVATION + 0'-0".

SYMBOLS LEGEND

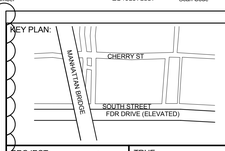
- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- S — SMOKE DETECTOR
- S_{EL} — SMOKE DETECTOR (ELEVATOR RECALL)
- S_{D} — SMOKE DETECTOR (DUCT)
- S_{F} — SMOKE DETECTOR (SPEAKER)
- S_{F} — SMOKE DETECTOR (SPEAKER & STROBE)
- C — CARBON MONOXIDE DETECTOR
- CS — CARBON MONOXIDE & SMOKE DETECTOR

FILED UNDER SEPARATE APPLICATION #121187410

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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180 Varick St #404
New York, NY 10014
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No.	DESCRIPTION:	DATE:
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2	DOB FILING SUBMISSION	05/13/2015
3	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 1ST FLOOR (NW CORNER)

SEAL & SIGNATURE:

DATE:	01 NOV 2013	
PROJECT No:	1335-00	
DRAWN: TEAM		REV:
CHK: CHECKER		
SCALE: As indicated		
DWG No:	**A-207.01**	
DOB PAGE No:	of	

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BUILDINGS 121187410 Job Number
E-501659921 Scan Code

1 **PARTIAL FLOOR PLAN - 3RD FLOOR (SW)**
1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

3. WINDOWS, LOUVERS AND DOORS LOCATED IN FRAMED WALLS ARE DIMENSIONED TO CENTERLINE OF OPENING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ROUGH OPENING LOCATIONS BY REFERENCING OTHER DOCUMENTS SUCH AS SCHEDULES, DETAILS, AND SPECIFICATIONS, UNLESS A SPECIFIC SIZE IS INDICATED.

4. DOORS LOCATED TIGHT TO A PERPENDICULAR INTERSECTION OF WALLS SHALL BE LOCATED A DISTANCE OF 1/2 THE SCHEDULED DOOR SIZE, PLUS 4", FROM THE PERPENDICULAR WALL PLANE, UNLESS NOTED OTHERWISE.

5. MASONRY OPENINGS ARE NOMINAL DIMENSIONS.

6. WHERE DIMENSION STRINGS LOCATING REPETITIVE ELEMENTS, I.E. WINDOWS, ARE LEFT UNDESIGNATED, ASSUME EQUAL SPACING.

7. HOLD CRITICAL DIMENSIONS NOTED AS SUCH.

8. CALCULATE/LOCATE WORK IN FIELD WHERE INDICATED BY NOTES CALLING FOR ALIGNMENTS AND OTHER GEOMETRIC RELATIONS.

9. TO MINIMIZE CONFLICTS, EFFORT HAS BEEN MADE TO ONLY DIMENSION CRITICAL ELEMENTS IN ONLY ONE LOCATION. AS A GENERAL RULE DIMENSIONS WILL BE FOUND ON THE LARGEST SCALE PLAN OR DETAIL RELATED TO SUCH ELEMENT.

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12. REFER TO SPECIFICATIONS FOR ADDITIONAL DIMENSIONS RELATED TO APPLICABLE REFERENCE STANDARDS, EQUIPMENT, STOCK MANUFACTURED COMPONENTS, AND THICKNESS OF MATERIALS.

13. EFFORT HAS BEEN MADE TO ACCOUNT FOR STANDARD CONSTRUCTION TOLERANCES WITHIN THE DIMENSIONS INDICATED. CONTRACTOR(S) SHALL REVIEW DOCUMENTS AND CONFIRM ADEQUATE ALLOWANCES HAVE BEEN PROVIDED FOR PRIOR TO COMMENCING WITH WORK. CONTRACTOR(S) SHALL NOTIFY ARCHITECT IN ADVANCE OF COMMENCING WORK, IF DIMENSIONAL ADJUSTMENTS ARE REQUIRED.

14. FOR PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE EXISTING FINISHED FLOOR IN GYM AREA IS AT ELEVATION 89.13" AND EQUALS ELEVATION + 0'-0".

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

FILED UNDER SEPARATE APPLICATION #121187410

PROJECT KEY PLAN

KEY PLAN: CHERRY ST, MANHATTAN BRIDGE, SOUTH STREET, FDR DRIVE (ELEVATED)

PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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ARCHITECT OF RECORD:
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New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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LANDSCAPE DESIGNER:
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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 3RD FLOOR (SW CORNER)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIGOMANIS 033081 STATE OF NEW YORK

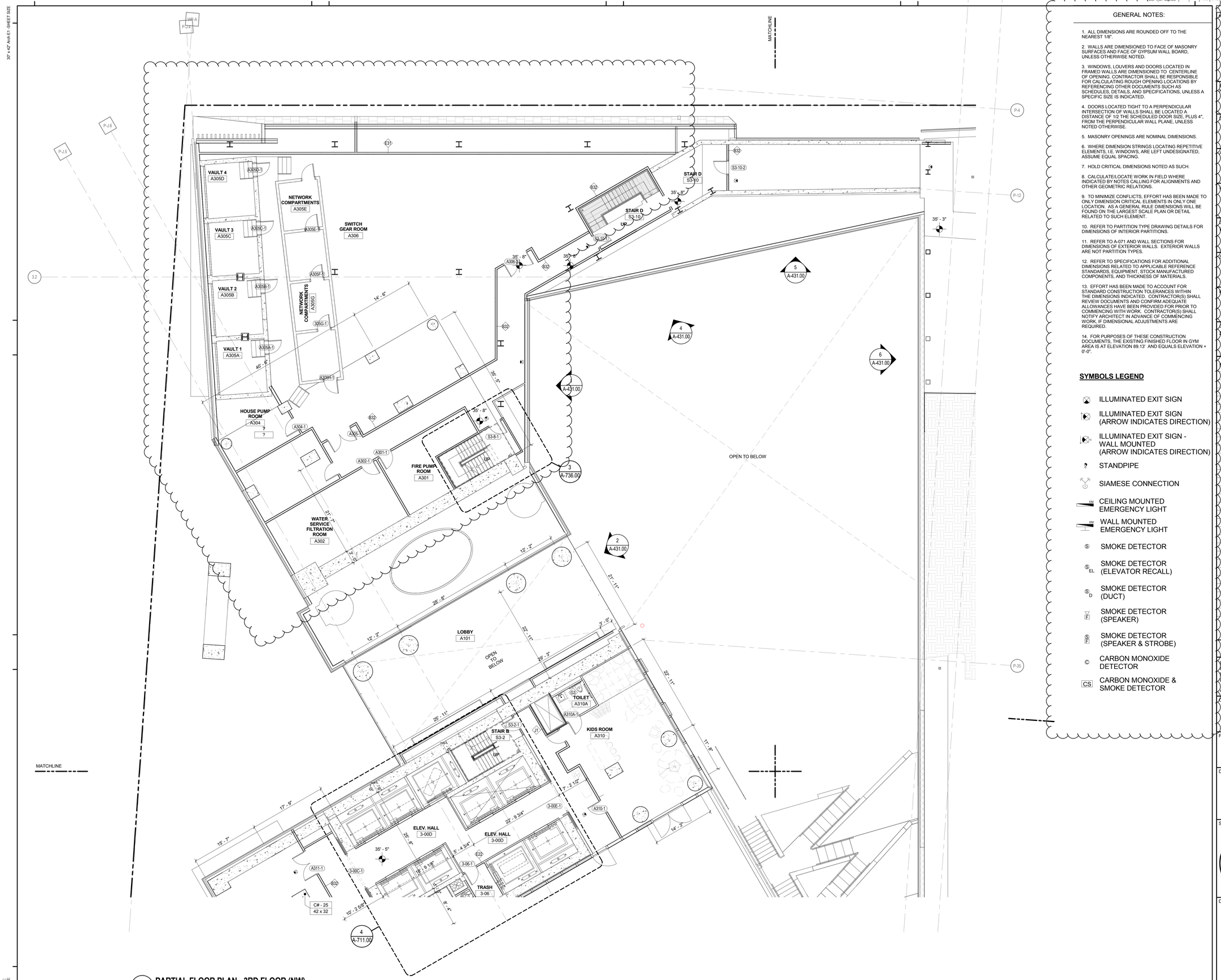
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-212.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 10/08/2015 — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT. OF BLDGS 121805439 Job Number
E3508753441 Scan Code
30" x 42" Arch E1 - SHEET SIZE



1 **PARTIAL FLOOR PLAN - 3RD FLOOR (NW)**
1/8" = 1'-0"

MATCHLINE

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

3. WINDOWS, LOUVERS AND DOORS LOCATED IN FRAMED WALLS ARE DIMENSIONED TO CENTERLINE OF OPENING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ROUGH OPENING LOCATIONS BY REFERENCING OTHER DOCUMENTS SUCH AS SCHEDULES, DETAILS, AND SPECIFICATIONS, UNLESS A SPECIFIC SIZE IS INDICATED.

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5. MASONRY OPENINGS ARE NOMINAL DIMENSIONS.

6. WHERE DIMENSION STRINGS LOCATING REPETITIVE ELEMENTS, I.E. WINDOWS, ARE LEFT UNDESIGNATED, ASSUME EQUAL SPACING.

7. HOLD CRITICAL DIMENSIONS NOTED AS SUCH.

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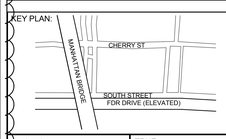
14. FOR PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE EXISTING FINISHED FLOOR IN GYM AREA IS AT ELEVATION 89.13' AND EQUALS ELEVATION + 0'-0".

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

KEY PLAN:


PROJECT NORTH | TRUE NORTH

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 3RD FLOOR (NW CORNER)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIOMKOS 030381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-215.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS121185508 Job Number
E5492804696 Scan Code

1 PARTIAL FLOOR PLAN - 4TH FLOOR (SW) - MARKETING 5TH FLOOR
1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

3. WINDOWS, LOUVERS AND DOORS LOCATED IN FRAMED WALLS ARE DIMENSIONED TO CENTERLINE OF OPENING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ROUGH OPENING LOCATIONS BY REFERENCING OTHER DOCUMENTS SUCH AS SCHEDULES, DETAILS, AND SPECIFICATIONS, UNLESS A SPECIFIC SIZE IS INDICATED.

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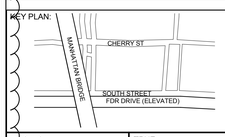
14. FOR PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE EXISTING FINISHED FLOOR IN GYM AREA IS AT ELEVATION 89.13" AND EQUALS ELEVATION + 0'-0".

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
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No.	DESCRIPTION:	DATE:
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3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 4TH FLOOR (SW CORNER)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-216.01**
DOB PAGE No:	of

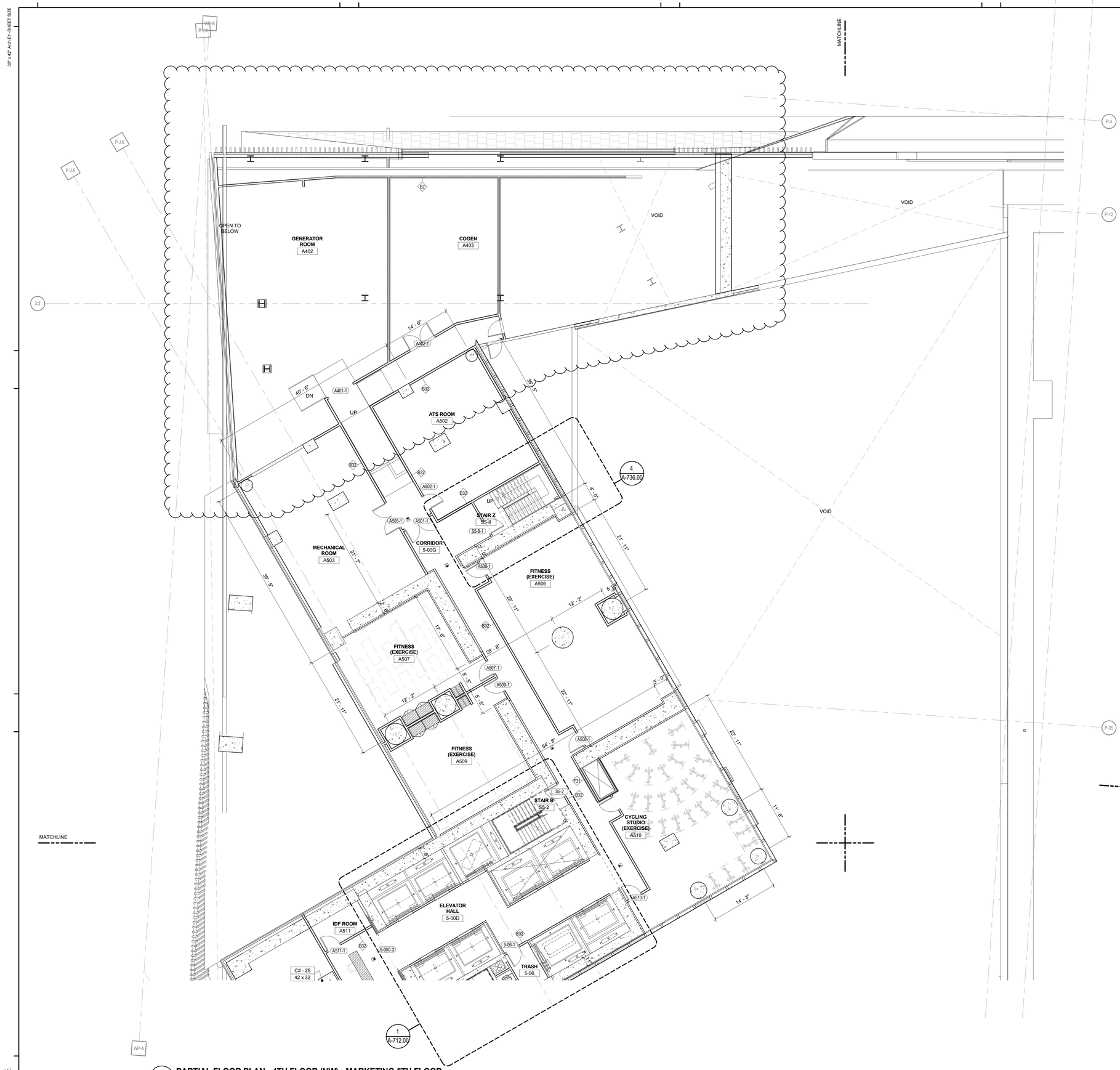
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BUILDINGS 421105928 Job Number
E3648620993 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 **PARTIAL FLOOR PLAN - 4TH FLOOR (NW) - MARKETING 5TH FLOOR**
1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".

2. WALLS ARE DIMENSIONED TO FACE OF MASONRY SURFACES AND FACE OF GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.

3. WINDOWS, LOUVERS AND DOORS LOCATED IN FRAMED WALLS ARE DIMENSIONED TO CENTERLINE OF OPENING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ROUGH OPENING LOCATIONS BY REFERENCING OTHER DOCUMENTS SUCH AS SCHEDULES, DETAILS, AND SPECIFICATIONS, UNLESS A SPECIFIC SIZE IS INDICATED.

4. DOORS LOCATED TIGHT TO A PERPENDICULAR INTERSECTION OF WALLS SHALL BE LOCATED A DISTANCE OF 1/2 THE SCHEDULED DOOR SIZE, PLUS 4", FROM THE PERPENDICULAR WALL PLANE, UNLESS NOTED OTHERWISE.

5. MASONRY OPENINGS ARE NOMINAL DIMENSIONS.

6. WHERE DIMENSION STRINGS LOCATING REPETITIVE ELEMENTS, I.E. WINDOWS, ARE LEFT UNDESIGNATED, ASSUME EQUAL SPACING.

7. HOLD CRITICAL DIMENSIONS NOTED AS SUCH.

8. CALCULATE/LOCATE WORK IN FIELD WHERE INDICATED BY NOTES CALLING FOR ALIGNMENTS AND OTHER GEOMETRIC RELATIONS.

9. TO MINIMIZE CONFLICTS, EFFORT HAS BEEN MADE TO ONLY DIMENSION CRITICAL ELEMENTS IN ONLY ONE LOCATION. AS A GENERAL RULE DIMENSIONS WILL BE FOUND ON THE LARGEST SCALE PLAN OR DETAIL RELATED TO SUCH ELEMENT.

10. REFER TO PARTITION TYPE DRAWING DETAILS FOR DIMENSIONS OF INTERIOR PARTITIONS.

11. REFER TO A-071 AND WALL SECTIONS FOR DIMENSIONS OF EXTERIOR WALLS. EXTERIOR WALLS ARE NOT PARTITION TYPES.

12. REFER TO SPECIFICATIONS FOR ADDITIONAL DIMENSIONS RELATED TO APPLICABLE REFERENCE STANDARDS, EQUIPMENT, STOCK MANUFACTURED COMPONENTS, AND THICKNESS OF MATERIALS.

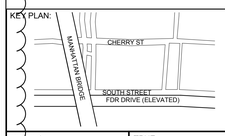
13. EFFORT HAS BEEN MADE TO ACCOUNT FOR STANDARD CONSTRUCTION TOLERANCES WITHIN THE DIMENSIONS INDICATED. CONTRACTOR(S) SHALL REVIEW DOCUMENTS AND CONFIRM ADEQUATE ALLOWANCES HAVE BEEN PROVIDED FOR PRIOR TO COMMENCING WITH WORK. CONTRACTOR(S) SHALL NOTIFY ARCHITECT IN ADVANCE OF COMMENCING WORK, IF DIMENSIONAL ADJUSTMENTS ARE REQUIRED.

14. FOR PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE EXISTING FINISHED FLOOR IN GYM AREA IS AT ELEVATION 89.13" AND EQUALS ELEVATION + 0'-0".

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

KEY PLAN:



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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 4TH FLOOR (NW CORNER)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029301 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-217.01**
DOB PAGE No:	of

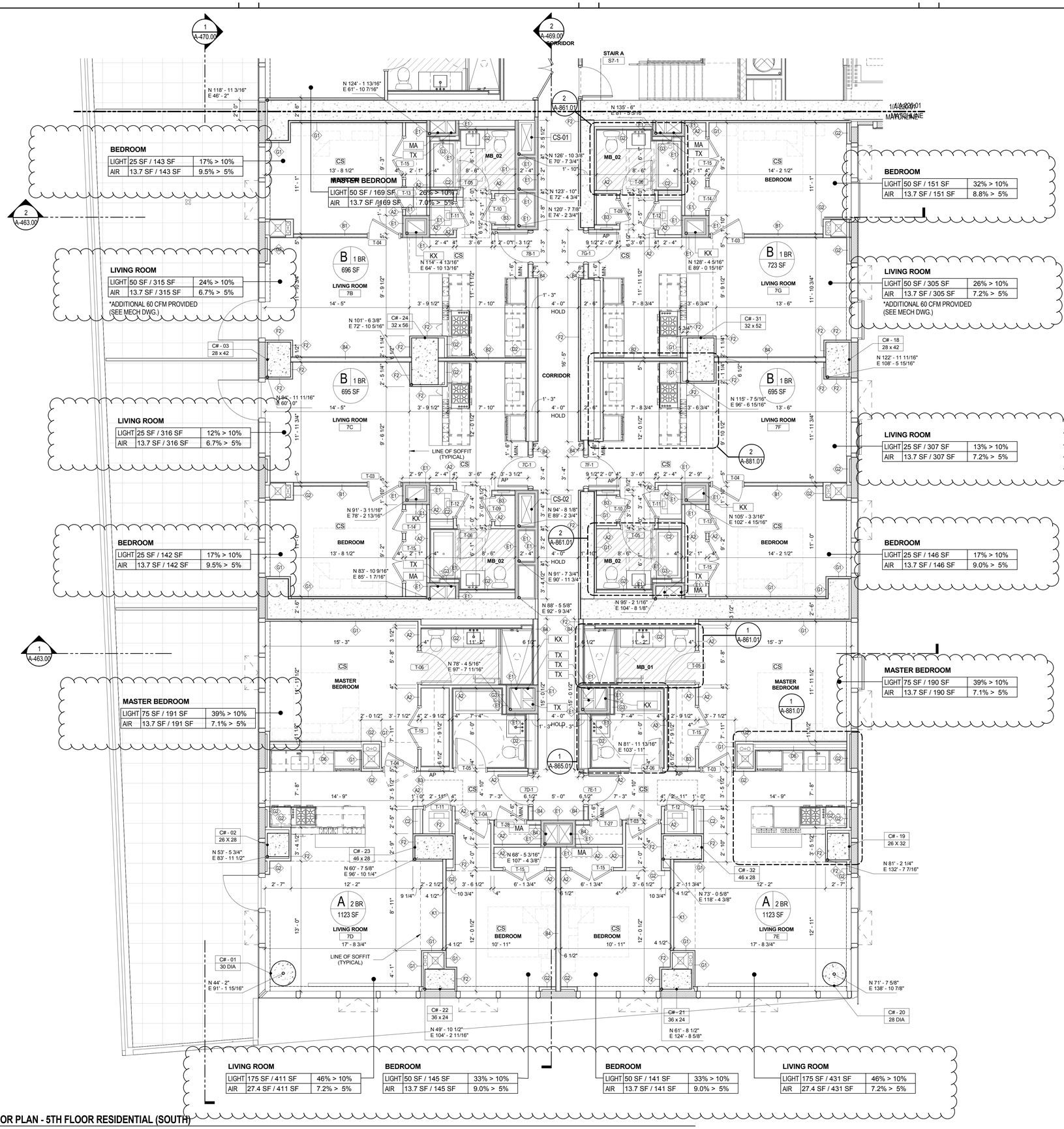
DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 10/08/2015 — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121185569 Job Number
E507906159 Scan Code



1 PARTIAL FLOOR PLAN - 5TH FLOOR RESIDENTIAL (SOUTH)
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

LEGEND

- RADIANT FLOOR HEATING
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P (SEE BATHROOM DRAWINGS)

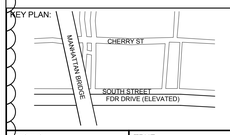
8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

KEY PLAN:



PROJECT NORTH

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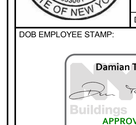
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 5TH FLOOR (SOUTH)

SEAL & SIGNATURE:



DATE:	01 NOV 2013
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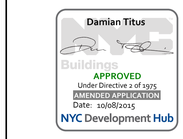

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DEPT OF BLDGS 121185569 Job Number
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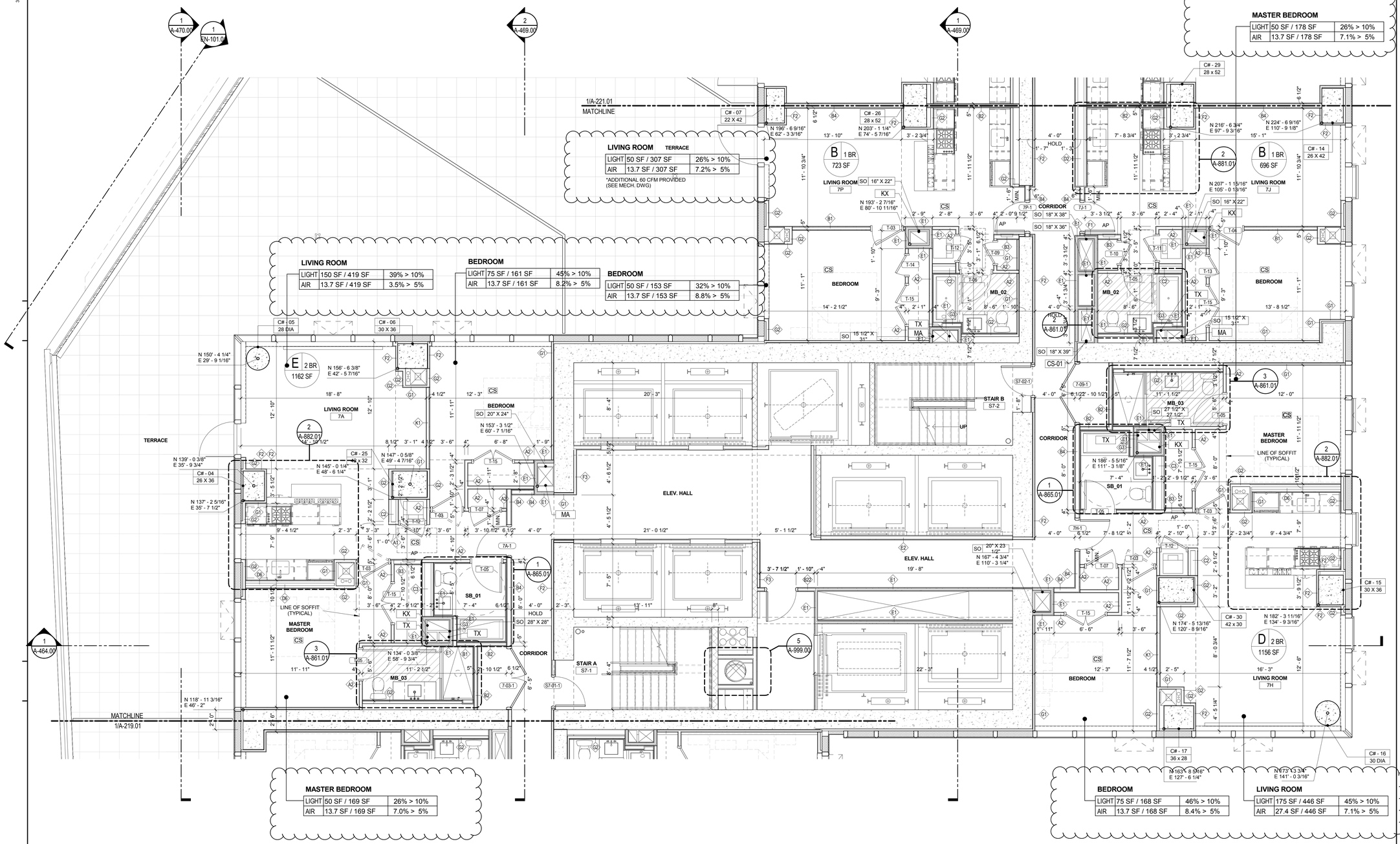
30" x 42" Arch E1 - SHEET SIZE



MASTER BEDROOM

LIGHT	50 SF / 169 SF	26% > 10%
AIR	13.7 SF / 169 SF	7.0% > 5%

BEDROOM

LIGHT	75 SF / 168 SF	46% > 10%
AIR	13.7 SF / 168 SF	8.4% > 5%

LIVING ROOM

LIGHT	175 SF / 446 SF	45% > 10%
AIR	27.4 SF / 446 SF	7.1% > 5%

1 PARTIAL FLOOR PLAN - 5TH FLOOR RESIDENTIAL (CORE)

1/4" = 1'-0"

NOTES: (SEE PREVIOUS SHEET FOR GENERAL NOTES)

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

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10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

LEGEND

- RADIANT FLOOR HEATING
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EXIT SIGNS

FILE NAME:
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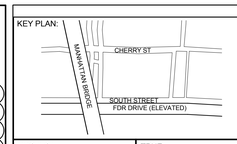

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DRAWING TITLE:
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SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029261 STATE OF NEW YORK

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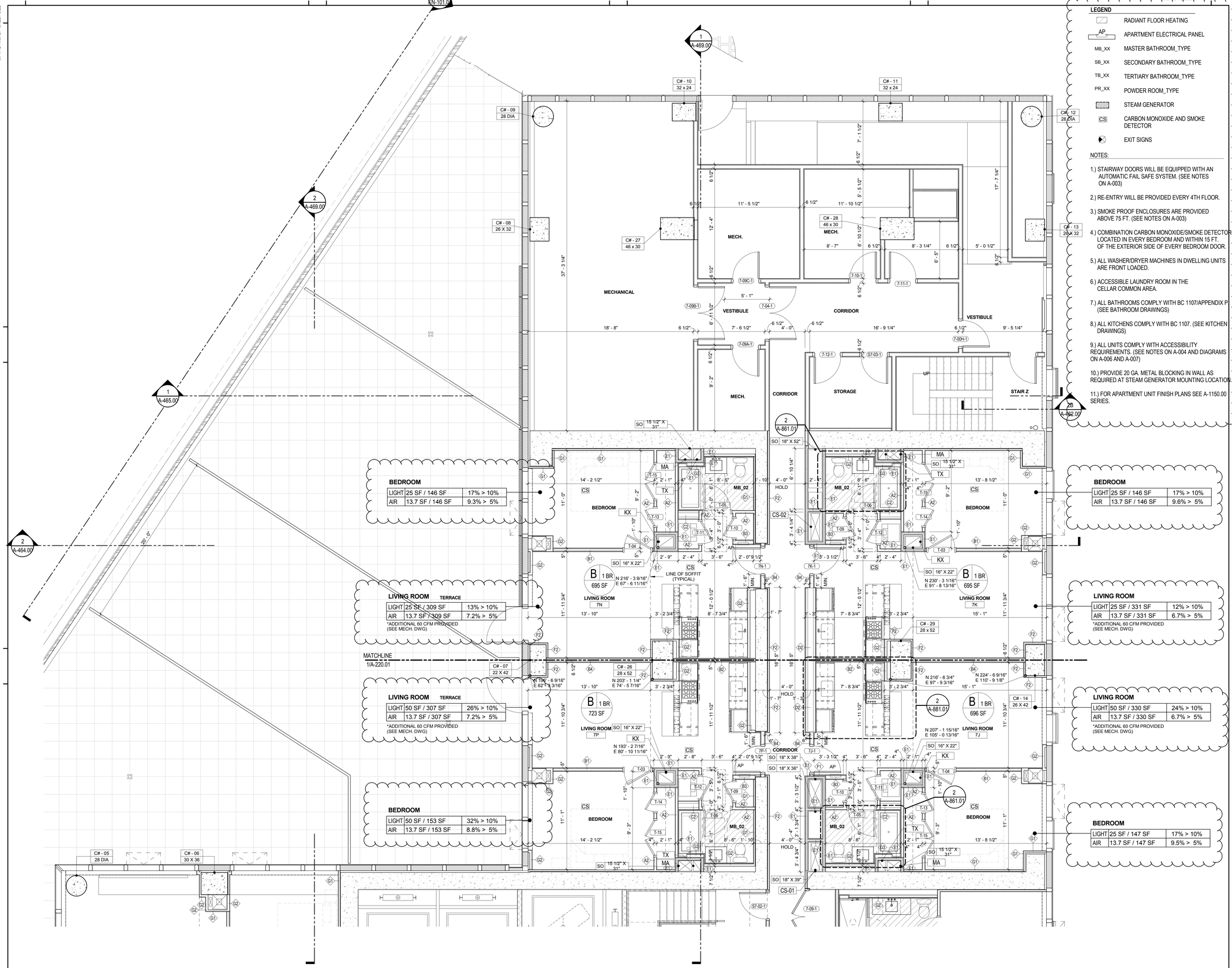

BEDROOM

LIGHT	25 SF / 146 SF	17% > 10%
AIR	13.7 SF / 146 SF	9.3% > 5%

BEDROOM

LIGHT	25 SF / 146 SF	17% > 10%
AIR	13.7 SF / 146 SF	9.6% > 5%

LIVING ROOM TERRACE

LIGHT	25 SF / 309 SF	13% > 10%
AIR	13.7 SF / 309 SF	7.2% > 5%

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

LIVING ROOM

LIGHT	25 SF / 331 SF	12% > 10%
AIR	13.7 SF / 331 SF	6.7% > 5%

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

LIVING ROOM TERRACE

LIGHT	50 SF / 307 SF	26% > 10%
AIR	13.7 SF / 307 SF	7.2% > 5%

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

LIVING ROOM

LIGHT	50 SF / 330 SF	24% > 10%
AIR	13.7 SF / 330 SF	6.7% > 5%

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

BEDROOM

LIGHT	50 SF / 153 SF	32% > 10%
AIR	13.7 SF / 153 SF	8.8% > 5%

BEDROOM

LIGHT	25 SF / 147 SF	17% > 10%
AIR	13.7 SF / 147 SF	9.5% > 5%

1 PARTIAL FLOOR PLAN - 5TH FLOOR RESIDENTIAL (NORTH) - MARKETING 7TH FLOOR

1/4" = 1'-0"

LEGEND

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- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
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- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P (SEE BATHROOM DRAWINGS)

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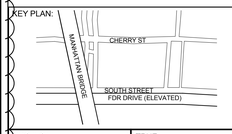
11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

KEY PLAN:



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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	04/13/2015
3	DOB FILING SUBMISSION	06/18/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 5TH FLOOR (NORTH)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIOGAS 029281 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-221.01**
DOB PAGE No:	of

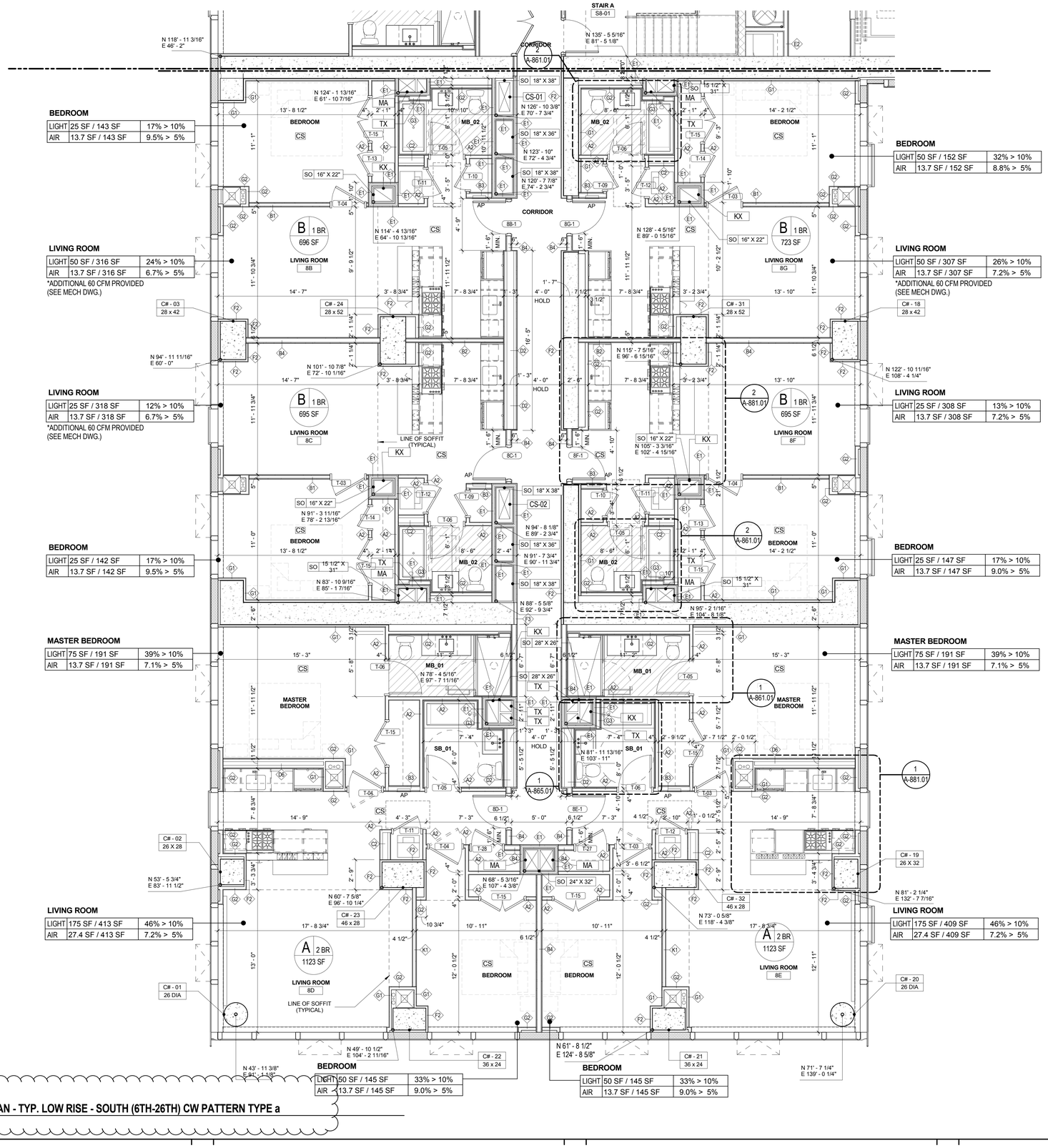
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121105529 Job Number
E3379125949 Scan Code



1 PARTIAL FLOOR PLAN - TYP. LOW RISE - SOUTH (6TH-26TH) CW PATTERN TYPE a
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

LEGEND

- RADIANT FLOOR HEATING
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

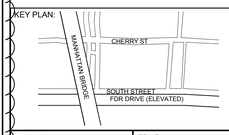
7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION.

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

KEY PLAN:


PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	04/13/2015
6	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP LOW RISE (SOUTH)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZICHOMOS 029281 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-222.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
DOB Buildings
APPROVED
Under Directive 1 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121805628 Job Number
E3527771351697 Scan Code

LEGEND

- RADIANT FLOOR HEATING
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EXIT SIGNS

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3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

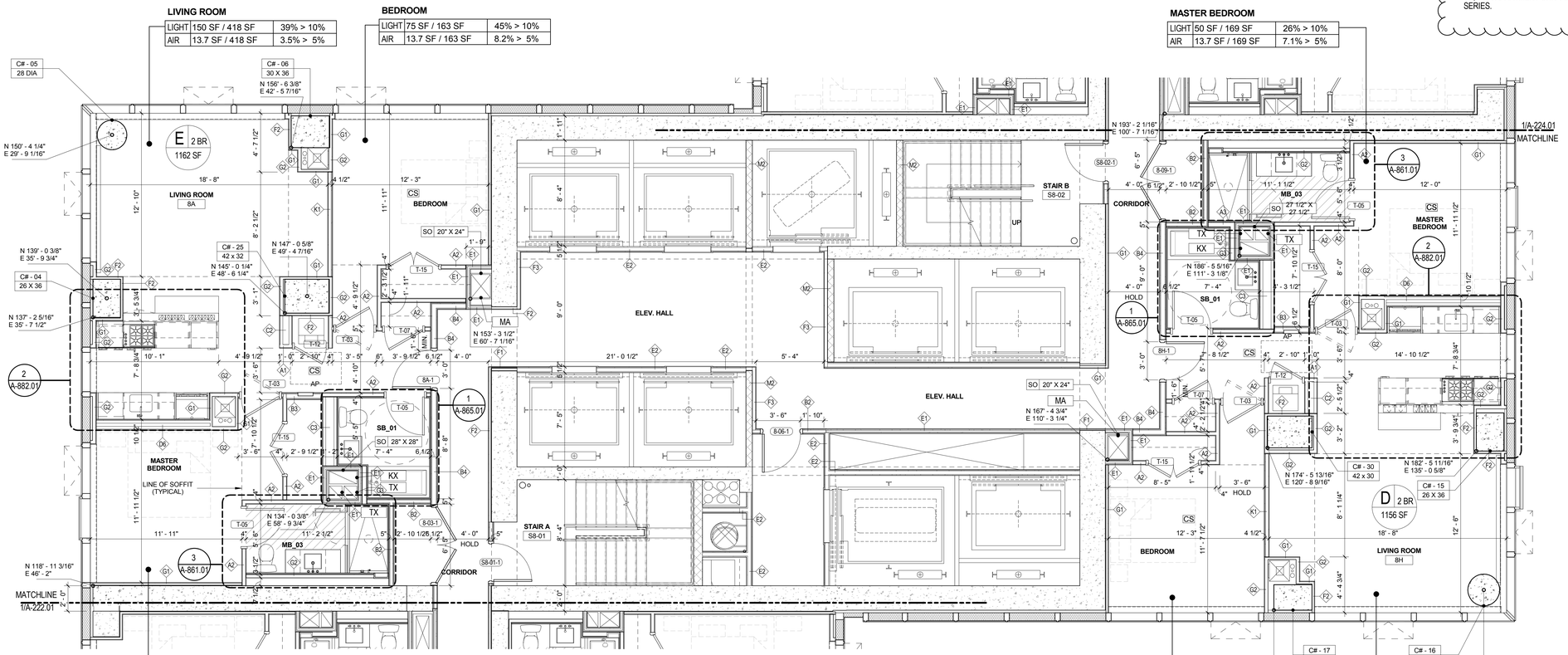
7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

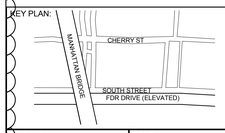
10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION.

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.



1 **PARTIAL FLOOR PLAN - TYP. LOW RISE - CORE (6TH - 26TH) - CW PATTERN TYPE a**
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH / TRUE NORTH

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TEL: 212-712-6000 FAX: 212-712-6100

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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
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3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP LOW RISE (CORE)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 027888 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-223.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/8/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

SHEET OF BLOCKS 1 1 3dq Number
ES4337.3485099 Scan Code

BEDROOM

LIGHT	50 SF / 145 SF	33% > 10%
AIR	13.7 SF / 145 SF	9.0% > 5%

BEDROOM

LIGHT	50 SF / 145 SF	33% > 10%
AIR	13.7 SF / 145 SF	9.0% > 5%

LIVING ROOM

LIGHT	175 SF / 407 SF	46% > 10%
AIR	27.4 SF / 407 SF	7.2% > 5%

LIVING ROOM

LIGHT	175 SF / 401 SF	46% > 10%
AIR	27.4 SF / 401 SF	7.2% > 5%

MASTER BEDROOM

LIGHT	75 SF / 191 SF	39% > 10%
AIR	13.7 SF / 191 SF	7.1% > 5%

MASTER BEDROOM

LIGHT	50 SF / 187 SF	26% > 10%
AIR	13.7 SF / 187 SF	7.1% > 5%

BEDROOM

LIGHT	25 SF / 146 SF	17% > 10%
AIR	13.7 SF / 146 SF	9.3% > 5%

BEDROOM

LIGHT	25 SF / 138 SF	17% > 10%
AIR	13.7 SF / 138 SF	9.6% > 5%

LIVING ROOM

LIGHT	25 SF / 309 SF	13% > 10%
AIR	13.7 SF / 309 SF	7.2% > 5%

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

LIVING ROOM

LIGHT	25 SF / 316 SF	12% > 10%
AIR	13.7 SF / 316 SF	6.7% > 5%

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

LIVING ROOM

LIGHT	50 SF / 307 SF	26% > 10%
AIR	13.7 SF / 307 SF	7.2% > 5%

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

LIVING ROOM

LIGHT	50 SF / 314 SF	24% > 10%
AIR	13.7 SF / 314 SF	6.7% > 5%

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

BEDROOM

LIGHT	50 SF / 153 SF	32% > 10%
AIR	13.7 SF / 153 SF	8.8% > 5%

BEDROOM

LIGHT	25 SF / 140 SF	17% > 10%
AIR	13.7 SF / 140 SF	9.5% > 5%

FOR BALANCE OF CURTAIN WALL SEQUENCE, REFER TO SHEET A-225 (OPPOSITE HAND)

MATCHLINE 1/A-223.01

1 PARTIAL FLOOR PLAN - TYP. LOW RISE - NORTH (6TH - 26TH) - CW PATTERN TYPE a

1/4" = 1'-0"

FILE NAME:
PLOT DATE:

LEGEND

- RADIANT FLOOR HEATING
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EXIT SIGNS

NOTES:

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2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

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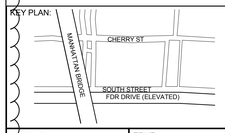
10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION.

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP LOW RISE (NORTH)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 035281 STATE OF NEW YORK

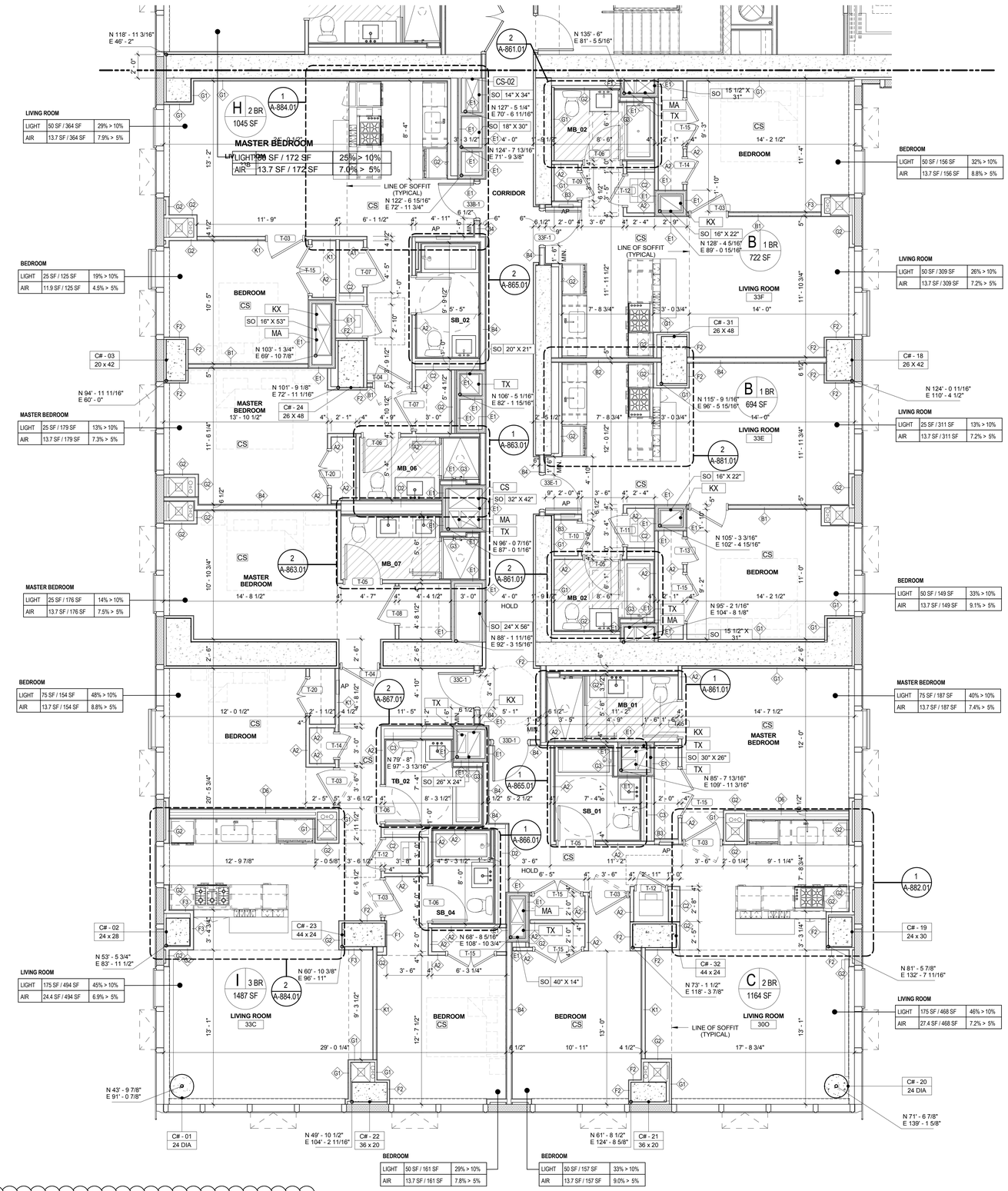
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-224.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

CERT. OF BLDGS: 2131/2003 Job Number
ES3185/144938 Scan Code



FOR BALANCE OF CURTAIN WALL SEQUENCE, REFER TO SHEET A-225

LEGEND

- RADIANT FLOOR HEATING
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
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- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EXIT SIGNS

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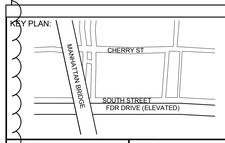
11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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805 Third Ave, 7th Floor
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CONSULTANT:
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PROJECT:
250 SOUTH STREET
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DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP MID RISE (SOUTH)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZICHOMOS 029281 STATE OF NEW YORK

DATE:	01 NOV 2013
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DRAWN: TEAM	REV:
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SCALE: As indicated	
DWG No:	**A-231.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

1 **PARTIAL FLOOR PLAN - TYP. MID RISE - SOUTH (28TH-48TH) - CW PATTERN TYPE c**
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BUILDINGS 121105630 Job Number
E3542170499 Scan Code

LEGEND

- RADIANT FLOOR HEATING
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
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2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P (SEE BATHROOM DRAWINGS)

8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

LIVING ROOM

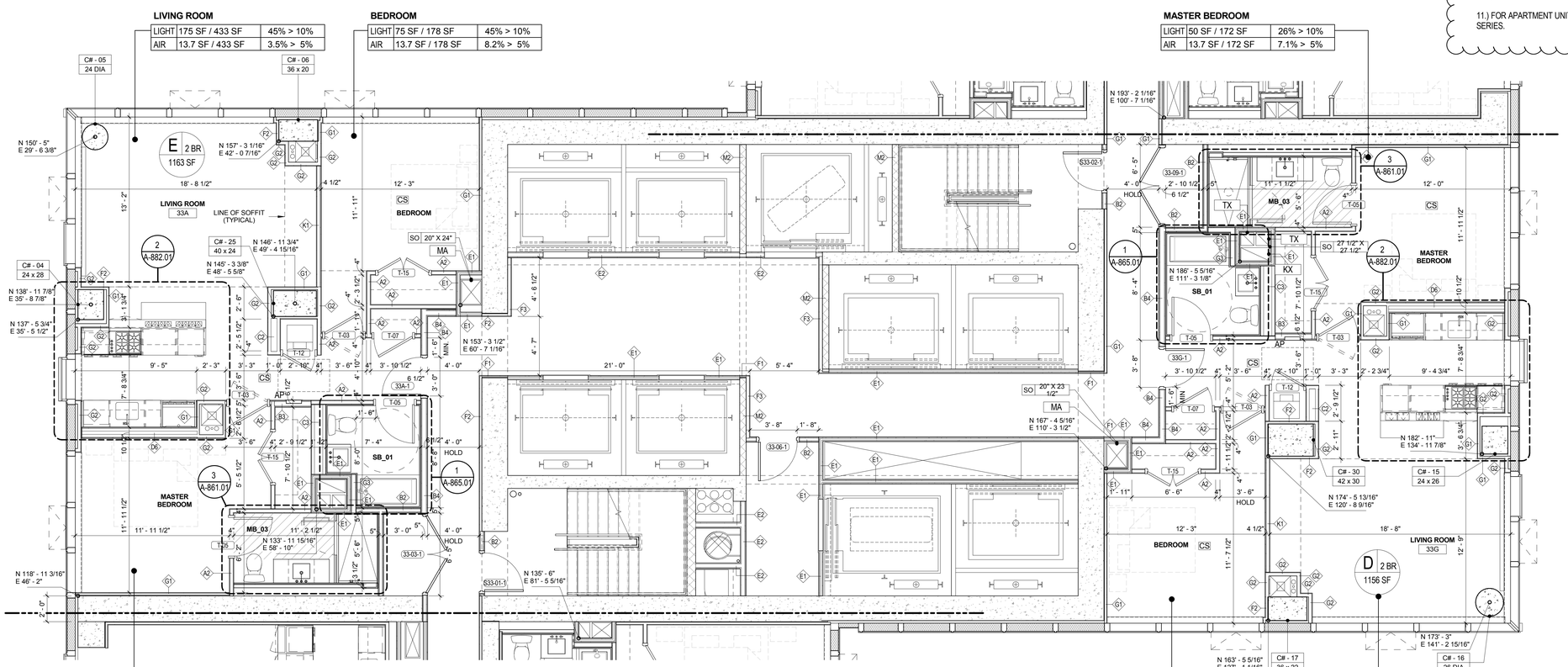
LIGHT	175 SF / 433 SF	45% > 10%
AIR	13.7 SF / 433 SF	3.5% > 5%

BEDROOM

LIGHT	75 SF / 178 SF	45% > 10%
AIR	13.7 SF / 178 SF	8.2% > 5%

MASTER BEDROOM

LIGHT	50 SF / 172 SF	26% > 10%
AIR	13.7 SF / 172 SF	7.1% > 5%



MASTER BEDROOM

LIGHT	50 SF / 172 SF	25% > 10%
AIR	13.7 SF / 172 SF	7.0% > 5%

BEDROOM

LIGHT	75 SF / 166 SF	46% > 10%
AIR	13.7 SF / 166 SF	8.4% > 5%

LIVING ROOM

LIGHT	431 SF	
AIR	431 SF	

FOR BALANCE OF CURTAIN WALL SEQUENCE REFER TO SHEET A-226

1 **PART FL. PLAN -TYP. MID RISE -CORE (28TH -48TH) (50TH SIM) -CW PATTERN TYPE C**
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

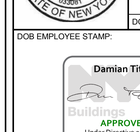
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP MID RISE (CORE)

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-232.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

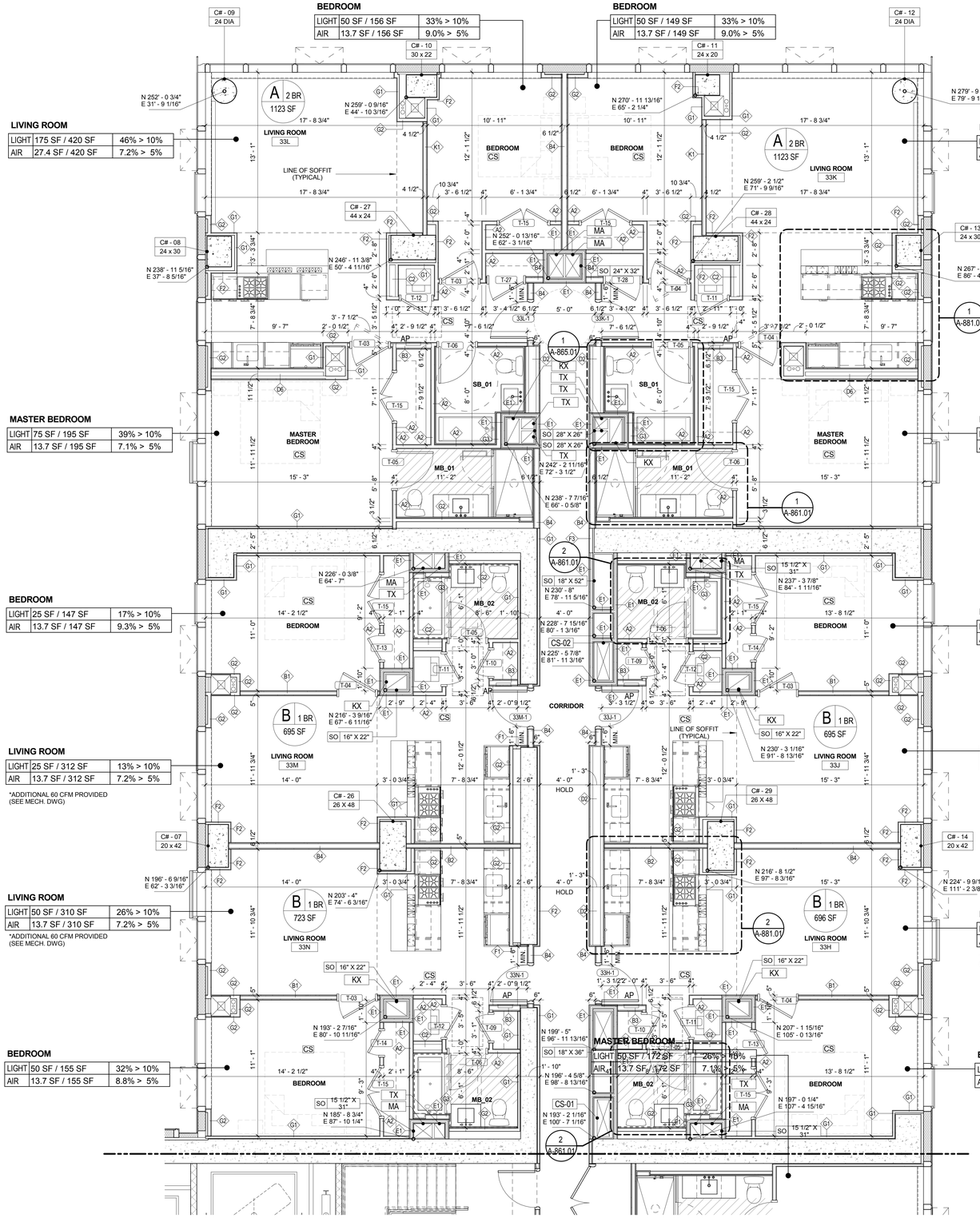
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

Print Job Number

Scan Code



LEGEND

- RADIANT FLOOR HEATING
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P (SEE BATHROOM DRAWINGS)

8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

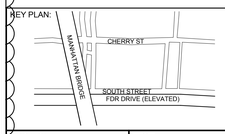
10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

1 PART. FL. PLAN - TYP. MID RISE - NORTH (28TH - 48TH) - CW PATTERN TYPE c

1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
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No.	DESCRIPTION:	DATE:
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3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP MID RISE (NORTH)

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-233.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

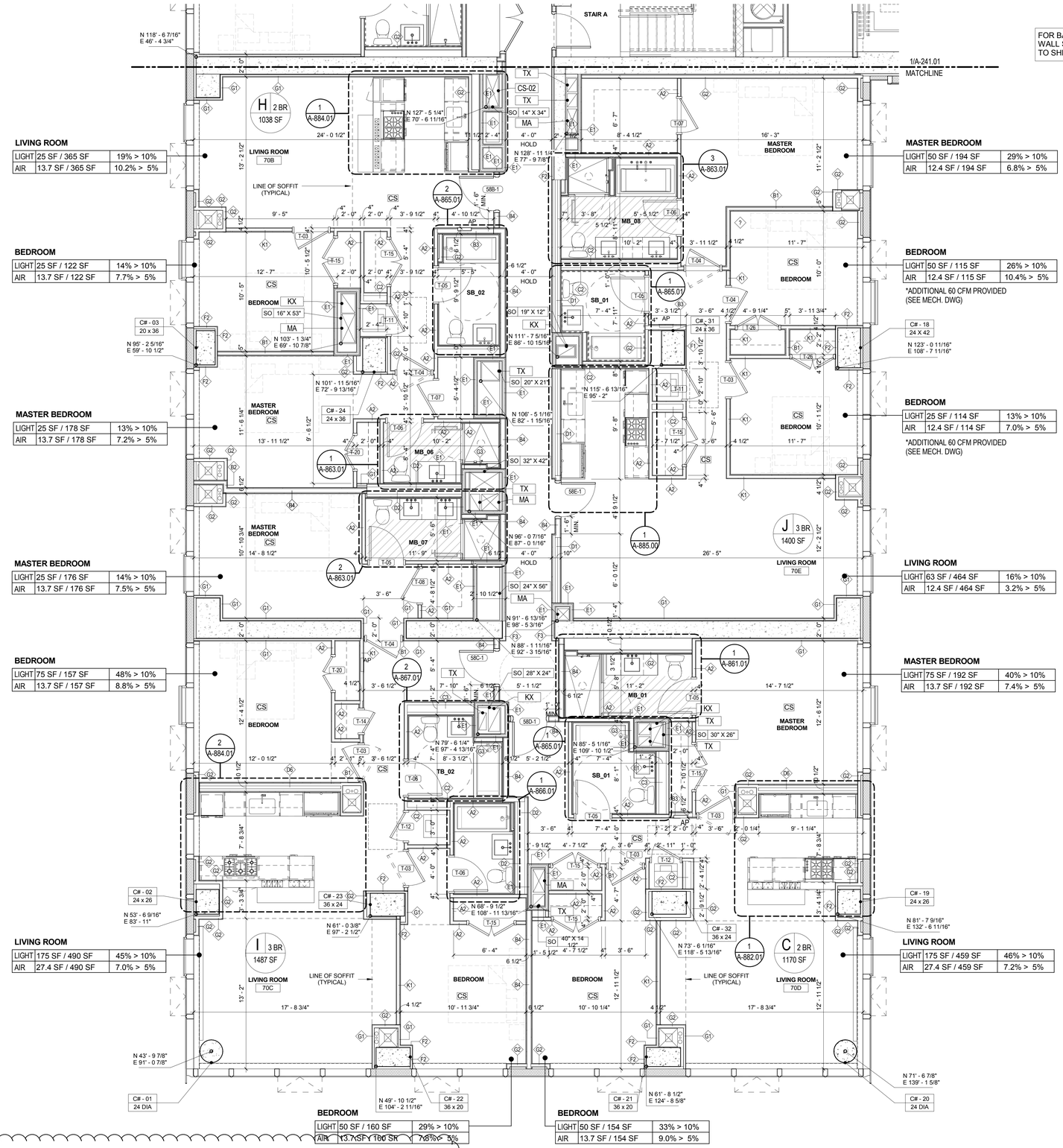
DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS121180539 Job Number

E-5851/2999037 Scan Code



FOR BALANCE OF CURTAIN WALL SEQUENCE, REFER TO SHEET A-225 & A-245

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

1 PART. FL. PLAN - TYP. HIGH RISE - SOUTH (51ST - 70TH) - CW PATTERN TYPE c
1/4" = 1'-0"

LEGEND

- RADIANT FLOOR HEATING
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

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6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P (SEE BATHROOM DRAWINGS)

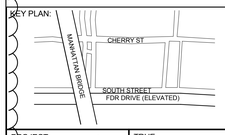
8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
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5	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP HIGH RISE (SOUTH)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIOMAS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-240.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 10/08/2015 — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121105928 Job Number

ES747 2536882 Scan Code

LEGEND

- RADIANT FLOOR HEATING
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P (SEE BATHROOM DRAWINGS)

8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

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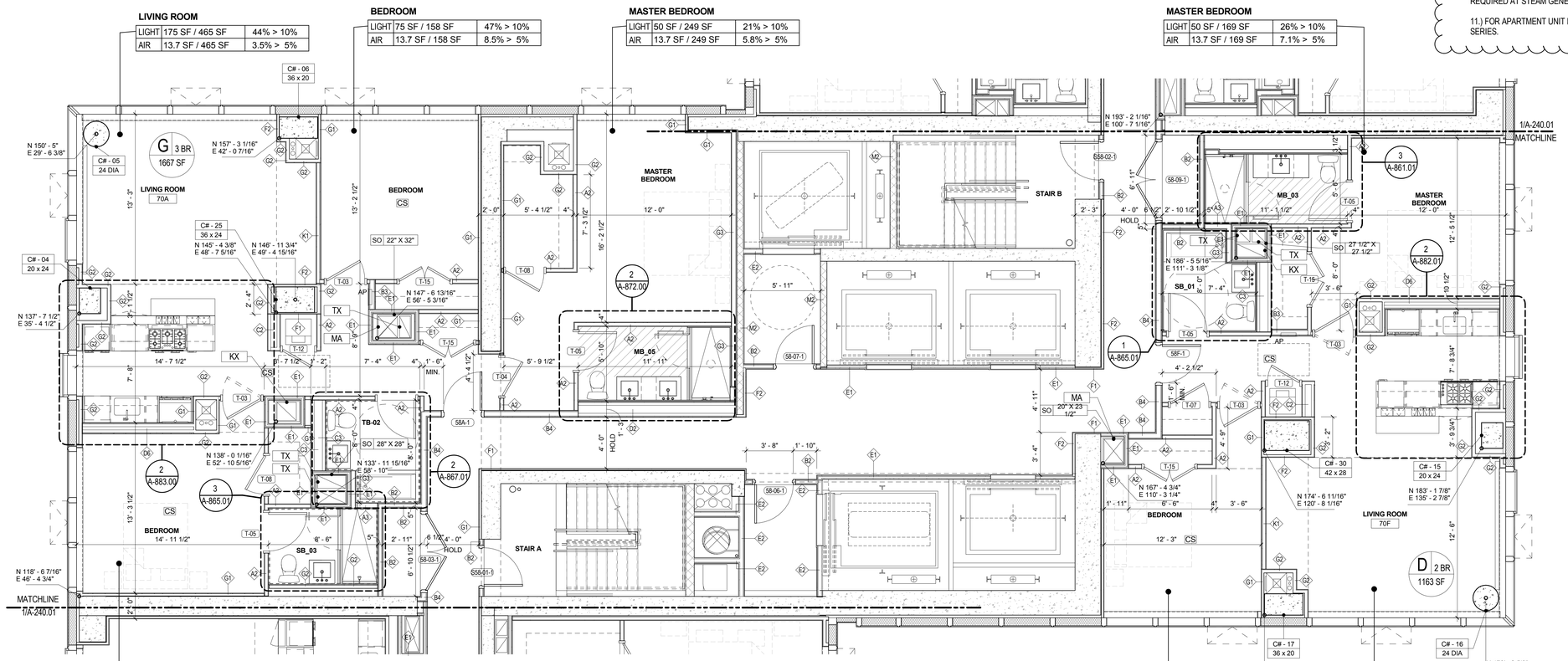
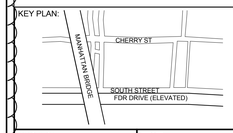
11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.



1 **PART. FL. PLAN - TYP. HIGH RISE - SOUTH (51ST - 70TH) - CW PATTERN TYPE c**
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	02/13/2015
3	DOB FILING SUBMISSION	03/19/2015
4	DOB FILING SUBMISSION	06/18/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

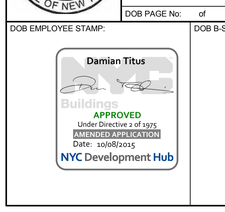
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP HIGH RISE (CORE)

SEAL & SIGNATURE:



DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-241.01**
DOB PAGE No: of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121105028 Job Number

E 5192531015 Scan Code

C# - 09 24 DIA | C# - 10 24 x 20 | C# - 11 30 x 20 | C# - 12 24 DIA

N 252' - 0 3/4" E 31' - 9 1/16" | N 259' - 3 13/16" E 44' - 11 13/16" | N 270' - 9 13/16" E 64' - 10 13/16" | N 279' - 9 3/4" E 79' - 9 13/16"

LIVING ROOM

LIGHT	225 SF / 1011 SF	31% > 10%
AIR	48.8 SF / 1011 SF	5.8% > 5%

MASTER BEDROOM

LIGHT	150 SF / 250 SF	46% > 10%
AIR	36.9 SF / 250 SF	14.9% > 5%

BEDROOM

LIGHT	50 SF / 180 SF	29% > 10%
AIR	11.9 SF / 180 SF	6.5% > 5%

BEDROOM

LIGHT	25 SF / 162 SF	15% > 10%
AIR	13.7 SF / 162 SF	8.4% > 5%

BEDROOM

LIGHT	25 SF / 142 SF	18% > 10%
AIR	13.7 SF / 142 SF	9.6% > 5%

LIVING ROOM

LIGHT	25 SF / 320 SF	13% > 10%
AIR	13.7 SF / 320 SF	7.0% > 5%

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

LIVING ROOM

LIGHT	50 SF / 321 SF	24% > 10%
AIR	13.7 SF / 321 SF	6.6% > 5%

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

LIVING ROOM

LIGHT	50 SF / 320 SF	26% > 10%
AIR	13.7 SF / 320 SF	7.0% > 5%

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

LIVING ROOM

LIGHT	50 SF / 319 SF	24% > 10%
AIR	13.7 SF / 319 SF	6.6% > 5%

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

BEDROOM

LIGHT	50 SF / 155 SF	29% > 10%
AIR	13.7 SF / 155 SF	8.0% > 5%

BEDROOM

LIGHT	25 SF / 143 SF	17% > 10%
AIR	13.7 SF / 143 SF	9.5% > 5%

F 3 BR 2347 SF — LIVING ROOM 70J

B 1 BR 688 SF — LIVING ROOM 70K

B 1 BR 709 SF — LIVING ROOM 70L

B 1 BR 679 SF — LIVING ROOM 70H

B 1 BR 688 SF — LIVING ROOM 70G

BEDROOM | MASTER BEDROOM | MB_04 | MB_02 | PR_01 | TB_01

C# - 08 24 DIA | C# - 13 24 x 26 | C# - 27 36 x 24 | C# - 28 36 x 24 | C# - 26 24 x 36 | C# - 29 24 x 36 | C# - 07 20 x 36 | C# - 14 20 x 36

SO 20" X 20" | SO 23" X 32" | SO 16" X 24" | SO 20" X 22" | SO 15 1/2" X 31" | SO 16" X 22" | SO 19" X 25" | SO 18" X 38" | SO 18" X 36" | SO 18" X 39" | CS-01 | CS-02

LINE OF SOFFIT (TYPICAL)

HOLD

STAIR B

1/A-240.01 MATCHLINE

FOR BALANCE OF CURTAIN WALL SEQUENCE, REFER TO SHEET A-225 (OPPOSITE HAND)

1 PART. FL. PLAN - TYP. HIGH RISE - NORTH (51ST - 70TH) - CW PATTERN TYPE c

1/4" = 1'-0"

FILE NAME:
PLOT DATE:

LEGEND

- RADIANT FLOOR HEATING
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATIONS.

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

KEY PLAN: CHERRY ST | MANHATTAN BRIDGE | SOUTH STREET | FDR DRIVE (ELEVATED)

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-8888 FAX: 646-487-5501

MEP ENGINEERS:
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485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	04/13/2015
6	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - TYP HIGH RISE (NORTH)

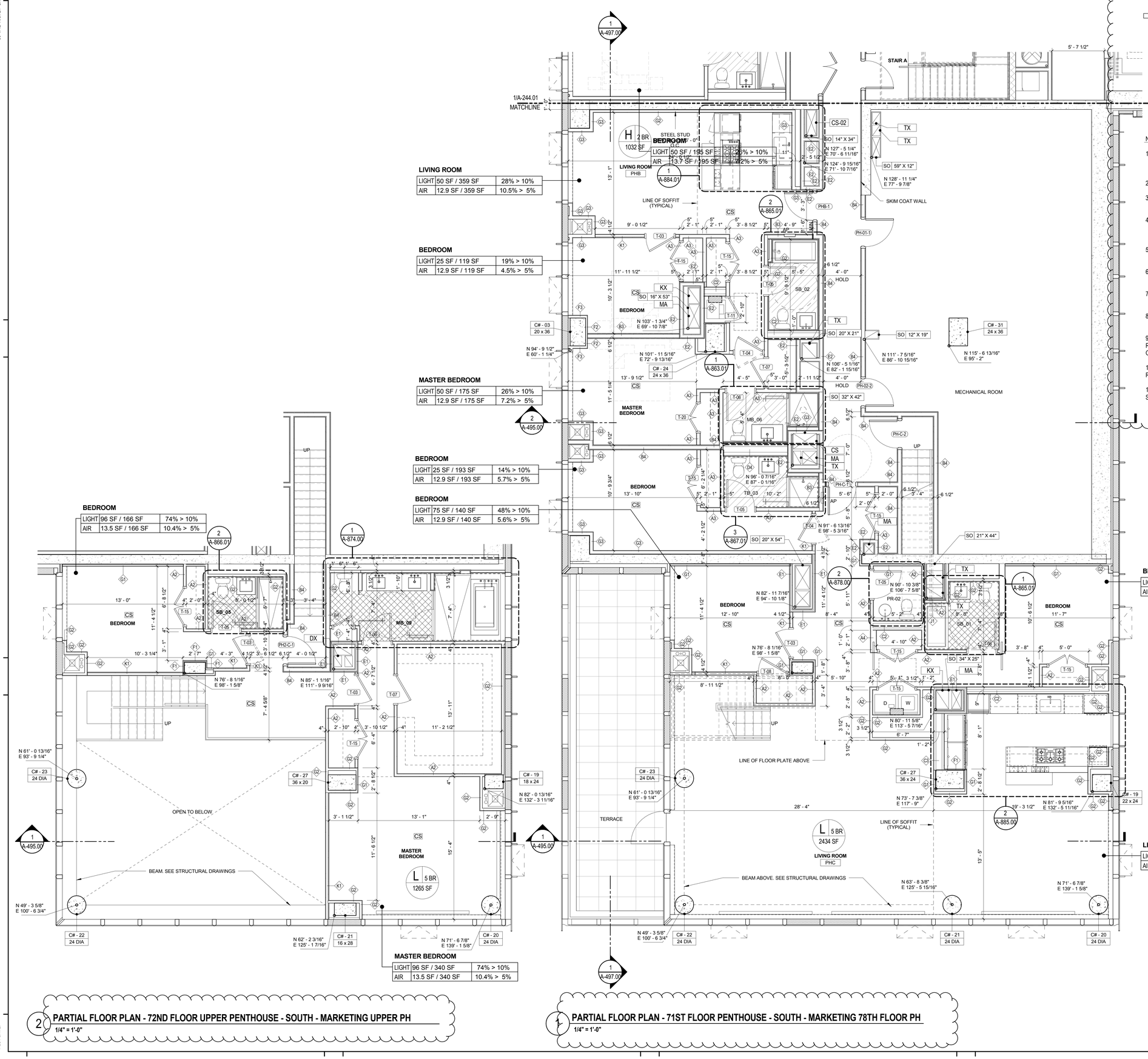
SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIOMKIS 031001 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-242.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings — APPROVED — Under Directive 2 of 1975 — AMENDED APPLICATION — Date: 10/08/2015 — NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS121185539 Job Number
E381025429 Scan Code
30" x 42" Arch E1 - SHEET SIZE



2 PARTIAL FLOOR PLAN - 72ND FLOOR UPPER PENTHOUSE - SOUTH - MARKETING UPPER PH
1/4" = 1'-0"

1 PARTIAL FLOOR PLAN - 71ST FLOOR PENTHOUSE - SOUTH - MARKETING 78TH FLOOR PH
1/4" = 1'-0"

LEGEND

- RADIANT FLOOR HEATING
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
- TB_XX — TERTIARY BATHROOM_TYPE
- PR_XX — POWDER ROOM_TYPE
- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) SMOKE PROOF ENCLOSURES ARE PROVIDED ABOVE 75 FT. (SEE NOTES ON A-003)

4.) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

5.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

6.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

7.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

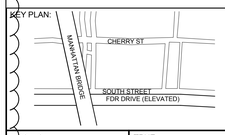
8.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

9.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

10.) PROVIDE 20 GA. METAL BLOCKING IN WALL AS REQUIRED AT STEAM GENERATOR MOUNTING LOCATION

11.) FOR APARTMENT UNIT FINISH PLANS SEE A-1150.00 SERIES.

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 71ST FLOOR PH1 & 72ND FLOOR PH2 (SOUTH)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 031301 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-243.01**
DOB PAGE No:	of

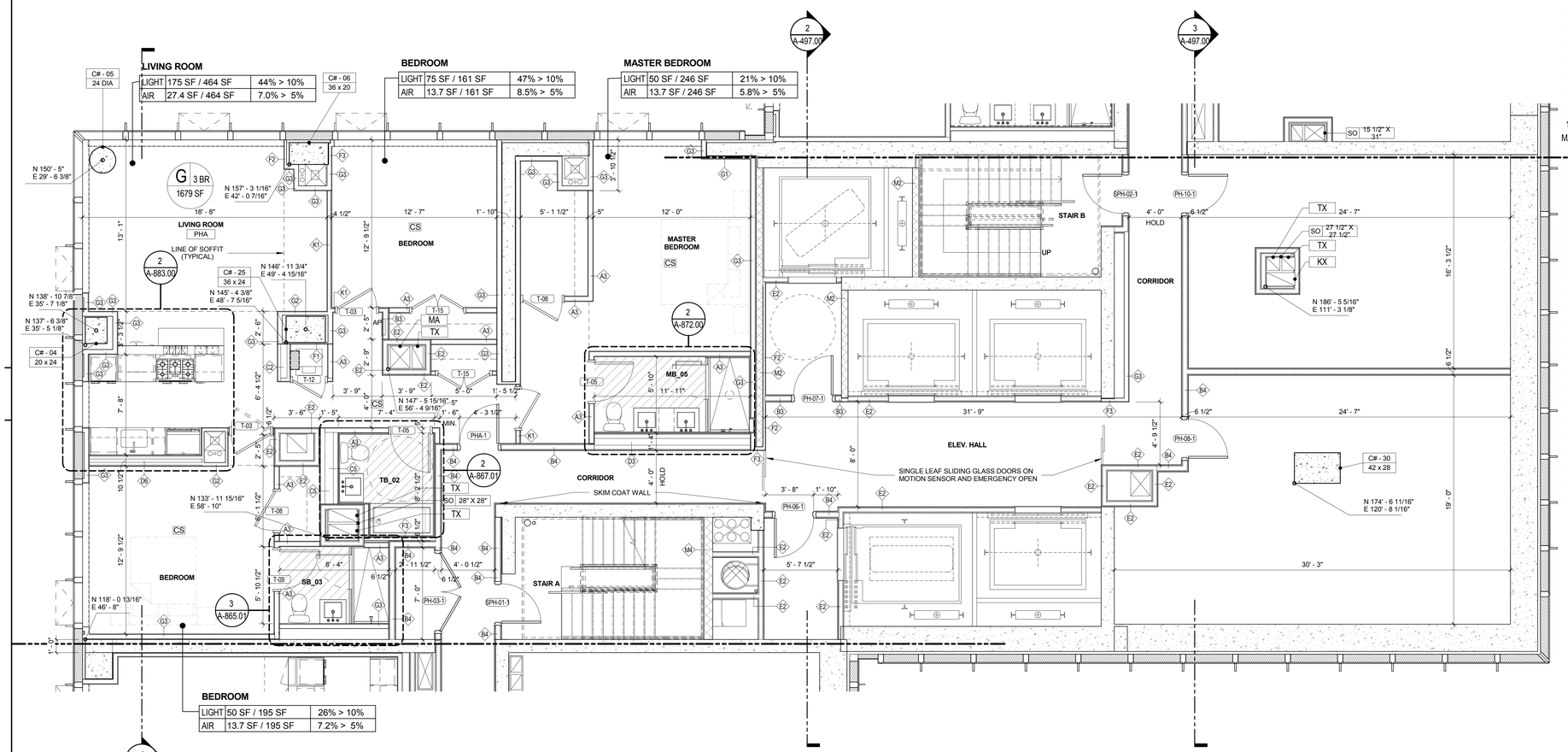
DOB EMPLOYEE STAMP:
Damian Titus
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/8/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121805628 Job Number
E3371876080 Scan Code



LEGEND

- RADIANT FLOOR HEATING
- AP — APARTMENT ELECTRICAL PANEL
- MB_XX — MASTER BATHROOM_TYPE
- SB_XX — SECONDARY BATHROOM_TYPE
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- STEAM GENERATOR
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

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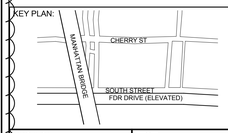
PARTIAL FLOOR PLAN - 71ST FLOOR - PH (CORE) - MARKETING 78TH FLOOR PH

1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
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No.	DESCRIPTION:	DATE:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 71ST FLOOR PH1 (CORE)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIGOMALAS 029281 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-244.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

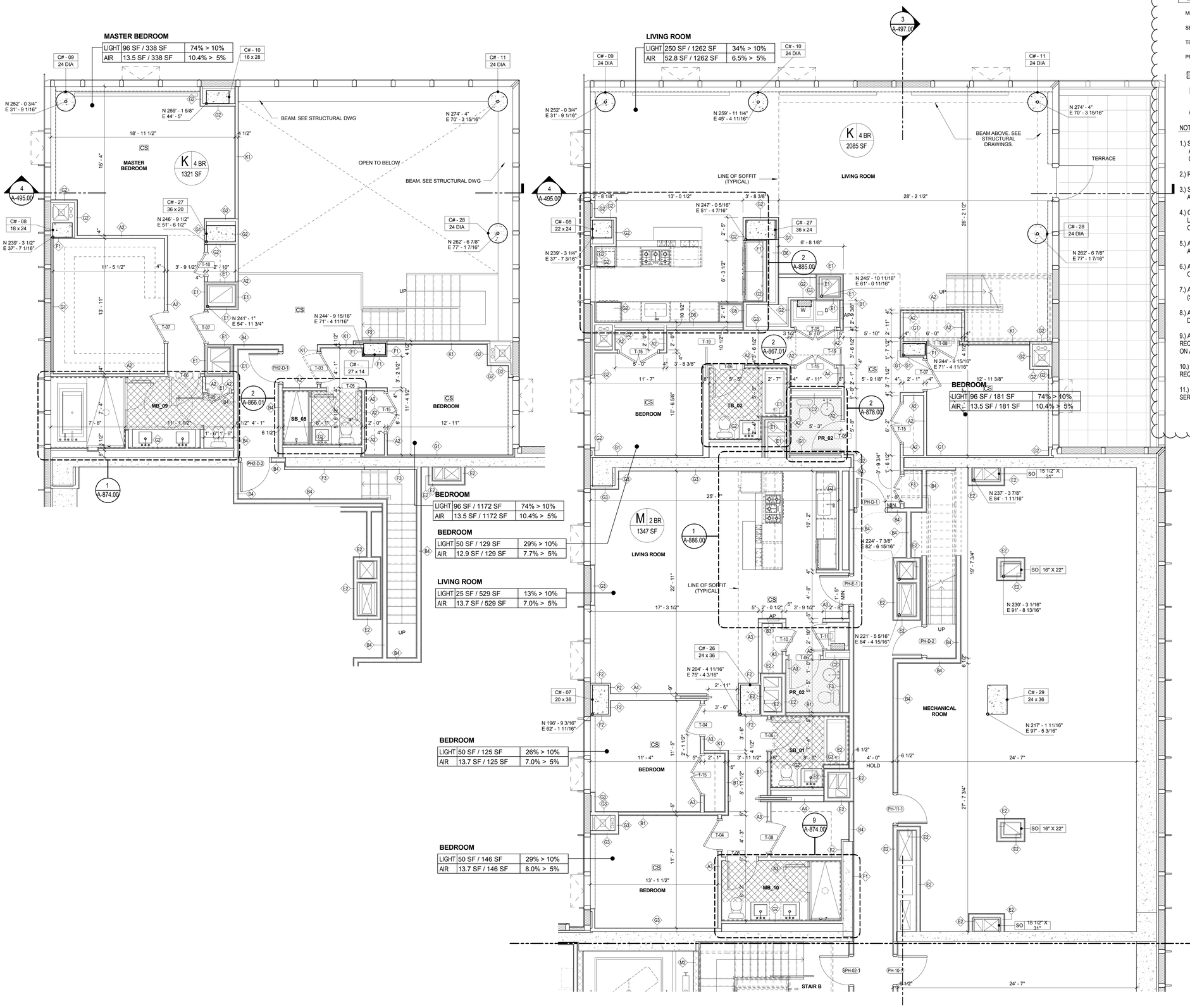
Damian Titus
Buildings
APPROVED
Under Directive 1 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105539 Job Number
E566426595US Scan Code

30" x 42" Arch E1 - SHEET SIZE



LEGEND

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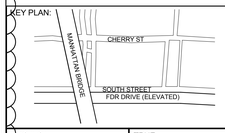

PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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5	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 71ST FLOOR PH1 & 72ND FLOOR PH2 (NORTH)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 031081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-245.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

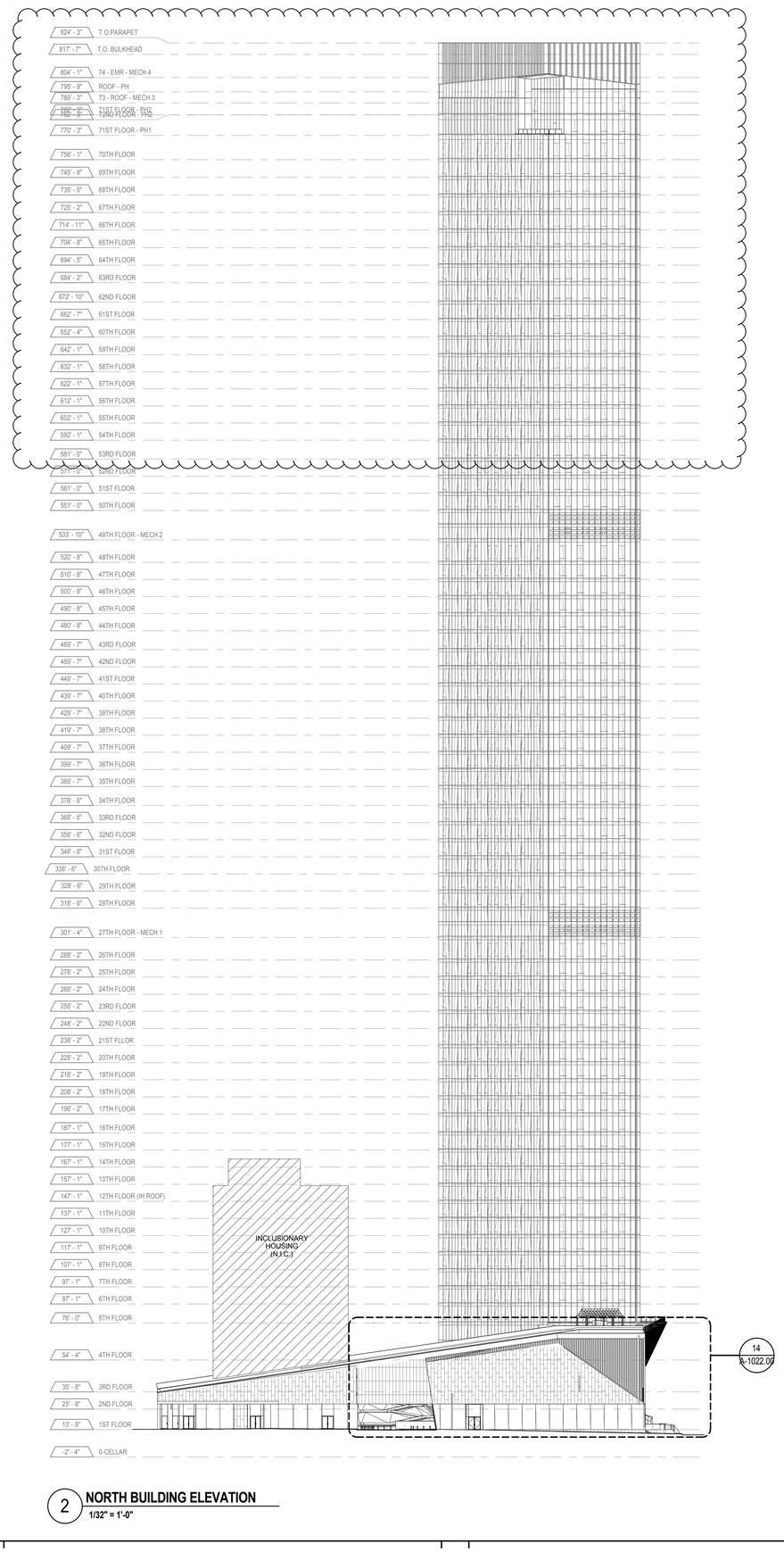
DOB B-SCAN:

2 **PARTIAL FLOOR PLAN - 72ND FLOOR UPPER PENTHOUSE - NORTH - MARKETING UPPER PH**
1/4" = 1'-0"

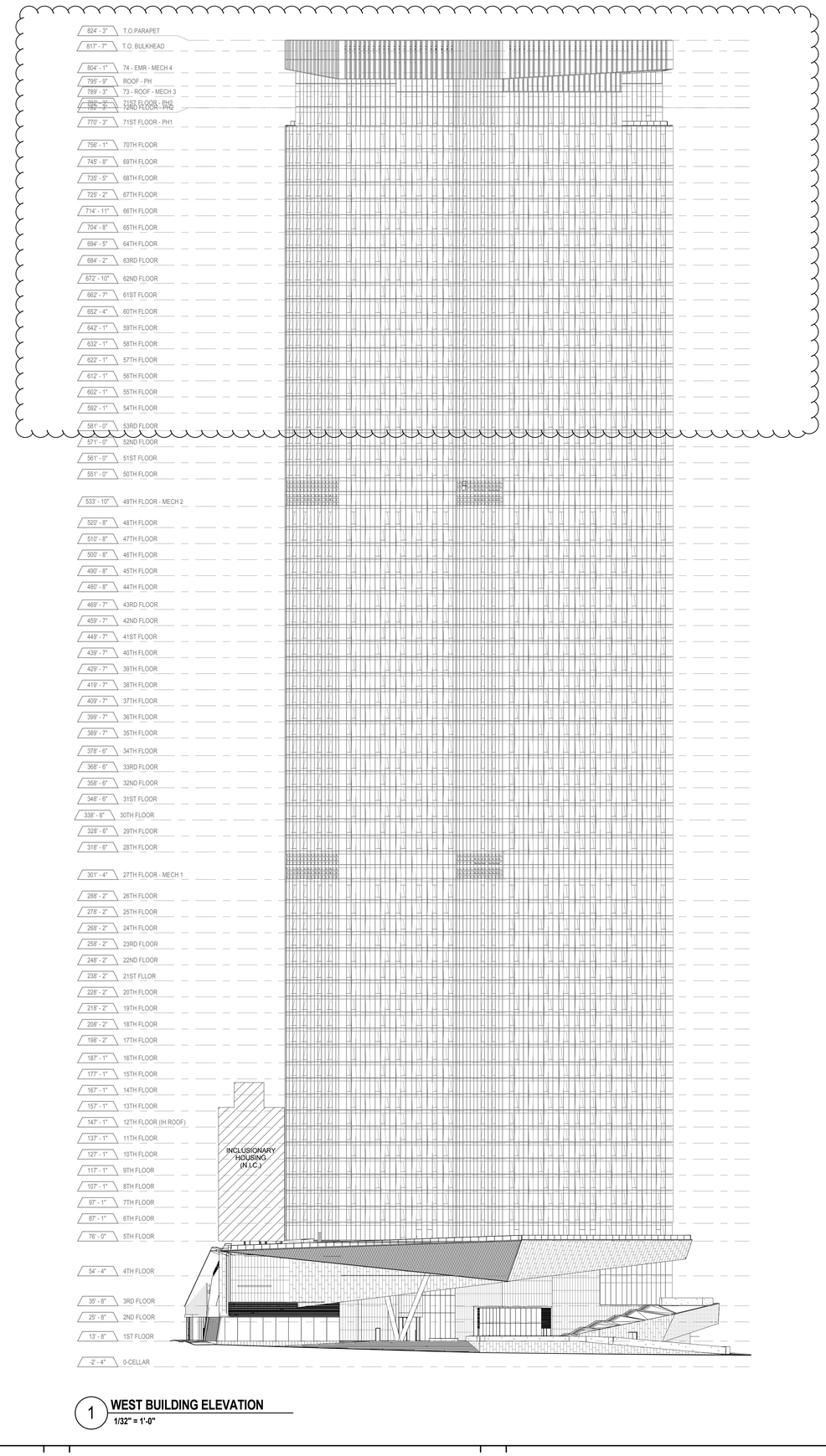
1 **PARTIAL FLOOR PLAN - 71ST FLOOR PENTHOUSE - NORTH - MARKETING 78TH FLOOR PH**
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E3508690296 Scan Code
30" x 42" Arch E1 - SHEET SIZE

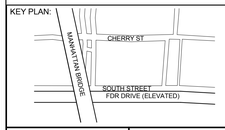


2 **NORTH BUILDING ELEVATION**
1/32" = 1'-0"



1 **WEST BUILDING ELEVATION**
1/32" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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5	DOB FILING SUBMISSION	03/19/2015
6	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
BUILDING ELEVATIONS - OVERALL (WEST & NORTH)

SEAL & SIGNATURE:

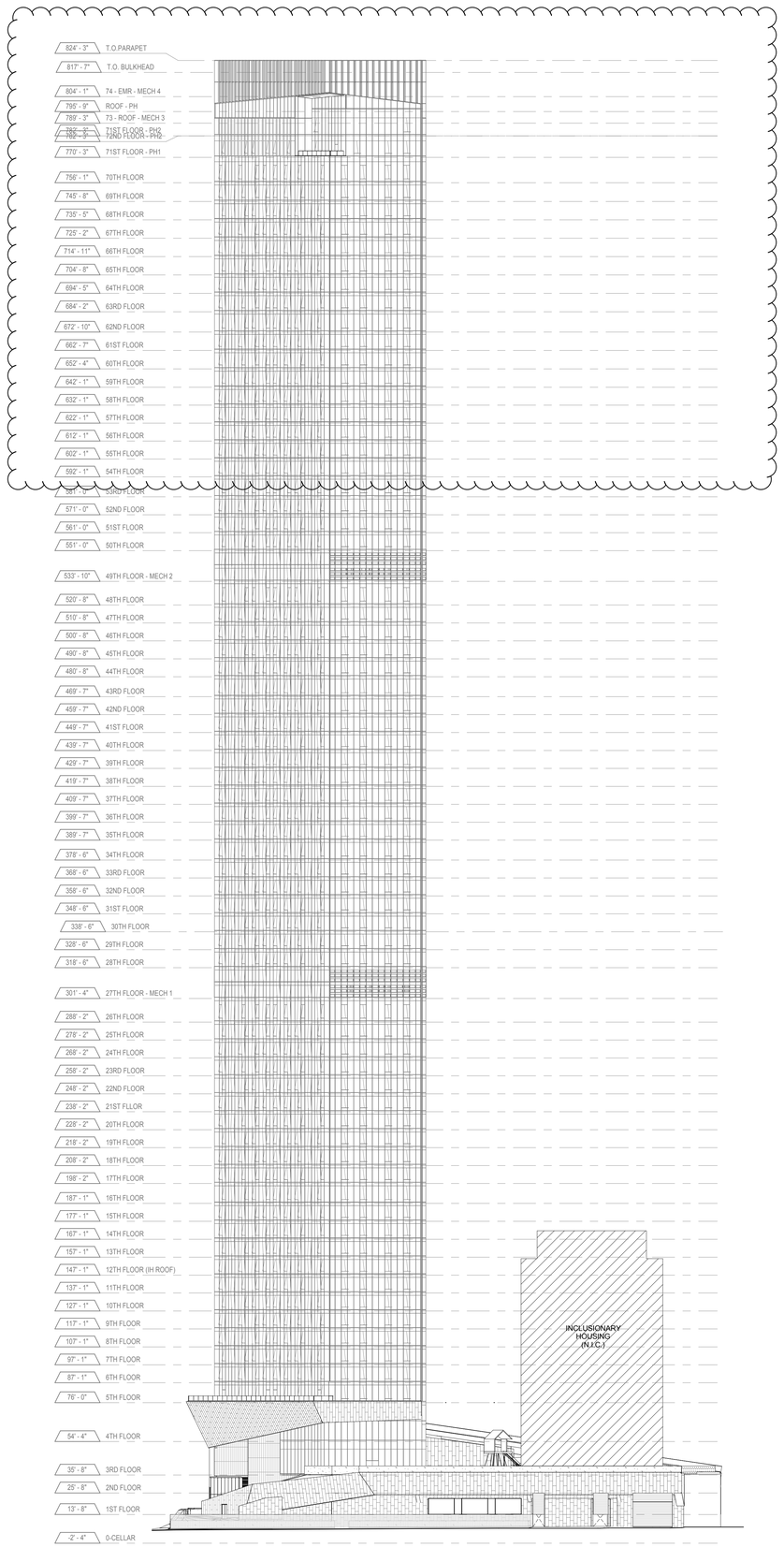
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	
DWG No:	**A-400.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

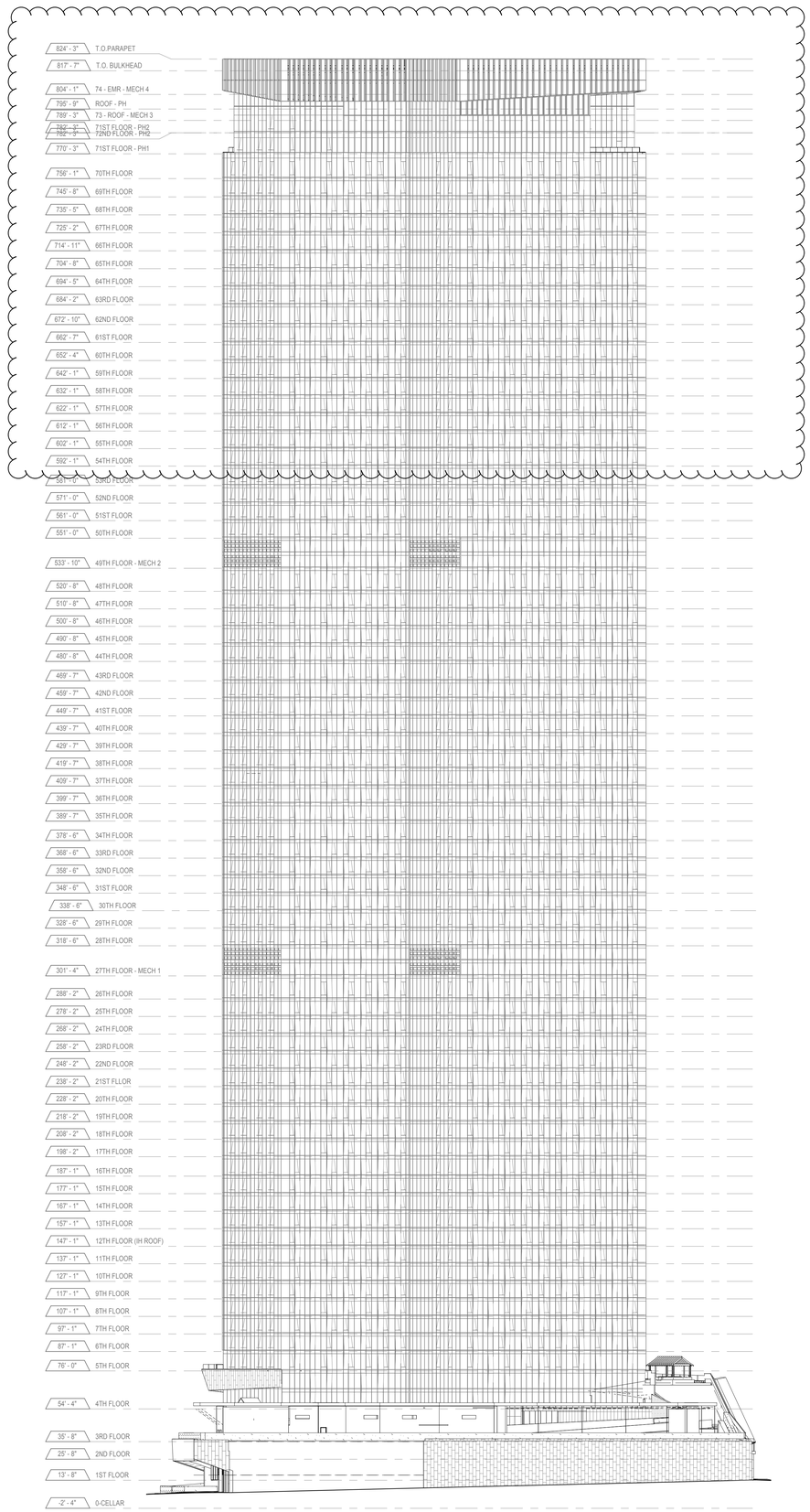
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E364339543 Scan Code
30" x 42" Arch E1 - SHEET SIZE

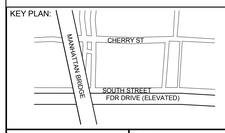


2 **SOUTH BUILDING ELEVATION**
1/32" = 1'-0"



1 **EAST BUILDING ELEVATION**
1/32" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
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TEL: 212-712-6000 FAX: 212-712-6100

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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/19/2014
4	DOB FILING SUBMISSION	02/13/2015
5	DOB FILING SUBMISSION	03/19/2015
6	DOB FILING SUBMISSION	06/18/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

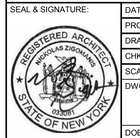
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
BUILDING ELEVATIONS - OVERALL (EAST & SOUTH)

SEAL & SIGNATURE:



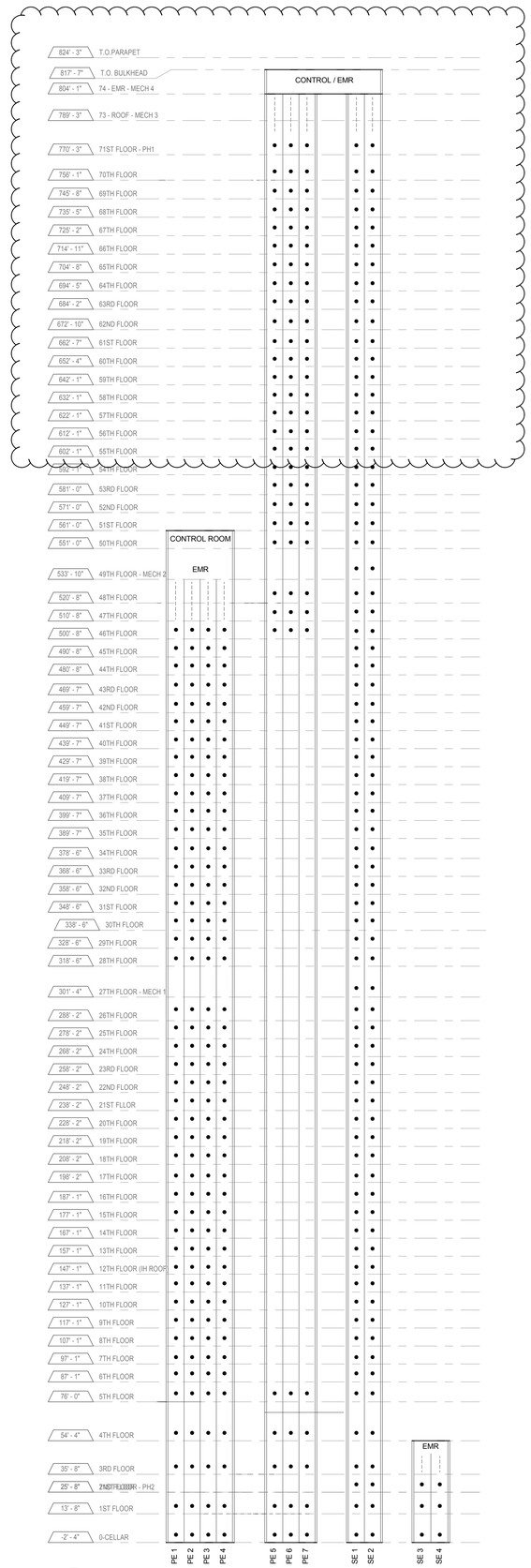
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	
DWG No:	**A-401.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

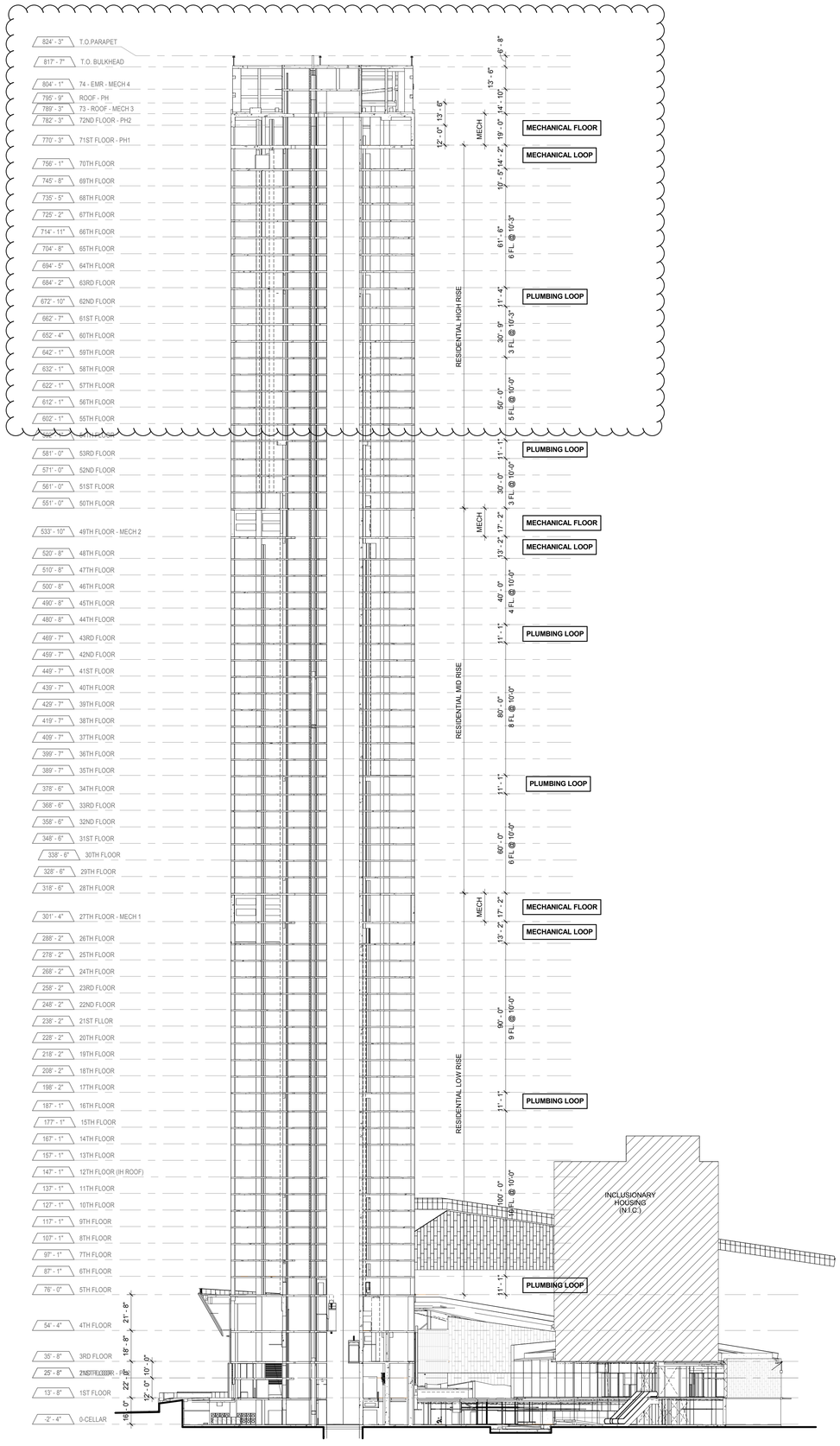
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185528 Job Number
E350510043051 Scan Code
30" x 42" Arch E - SHEET SIZE



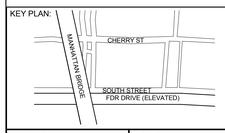
2 **ELEVATOR STACKING DIAGRAM**
1/32" = 1'-0"



1 **BUILDING STACKING SECTION**
1/32" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
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21 Penn Plaza - 360 West 31st Street, 8th Floor
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No.	DESCRIPTION:	DATE:
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2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/19/2014
4	DOB FILING SUBMISSION	02/13/2015
5	DOB FILING SUBMISSION	03/19/2015
6	DOB FILING SUBMISSION	06/18/2015

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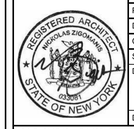
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
BUILDING STACKING SECTION / ELEVATOR STACKING DIAGRAM

SEAL & SIGNATURE:



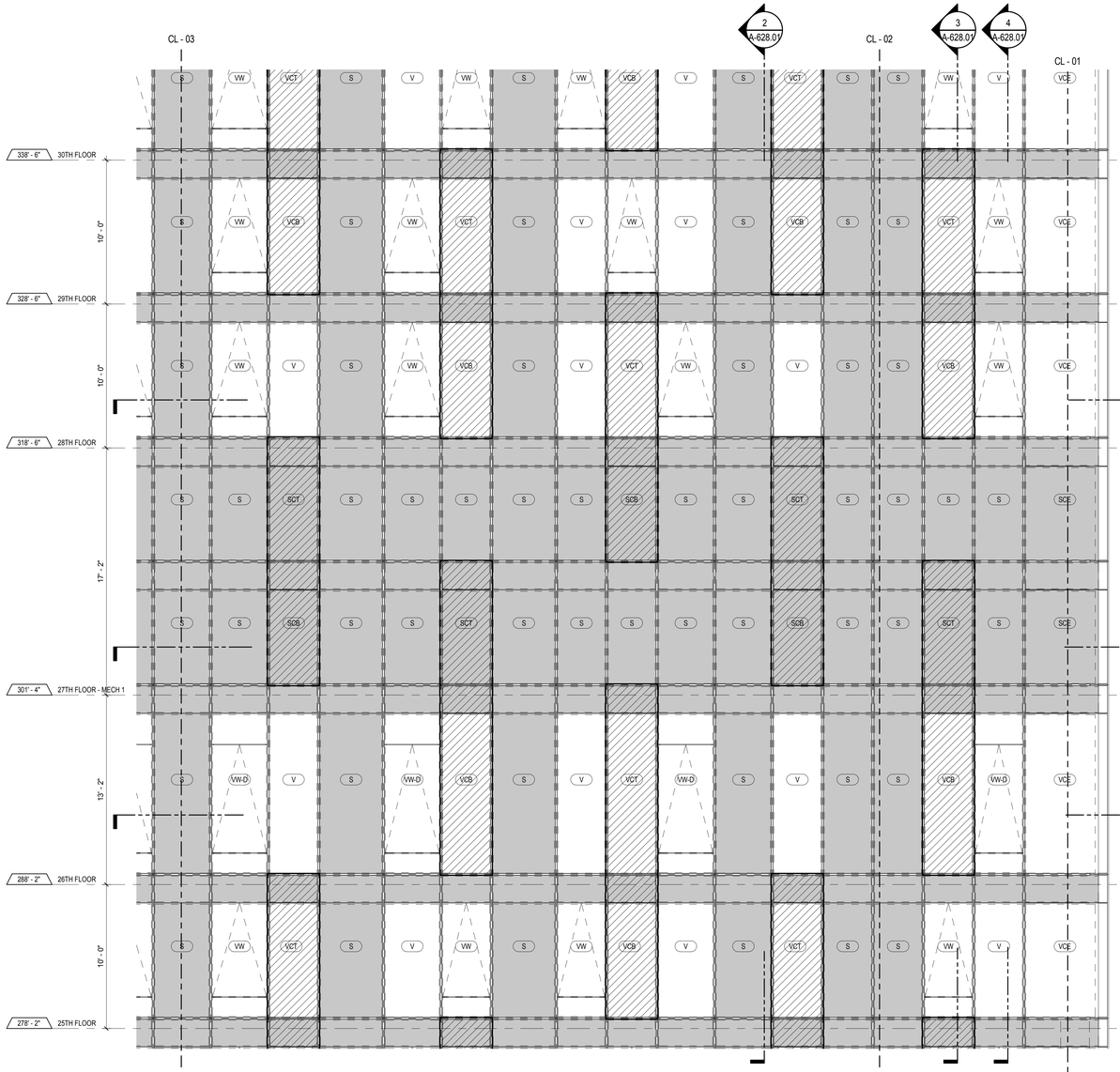
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/32" = 1'-0"	
DWG No:	**A-450.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

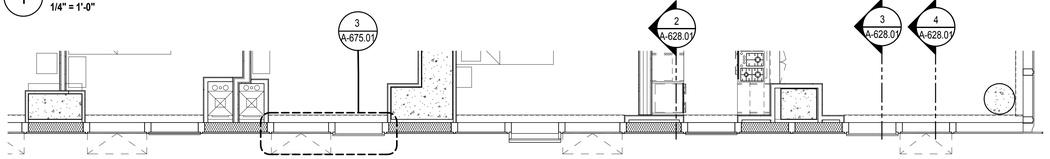
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

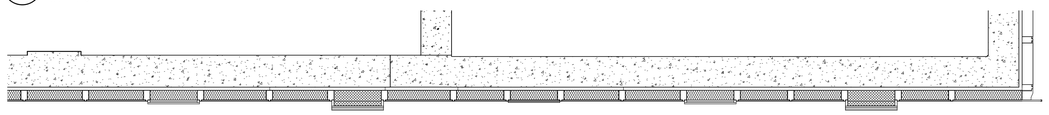
DEPT OF BLDGS121805628 Job Number
E5482020993 Scan Code
30" x 42" Arch E1 - SHEET SIZE



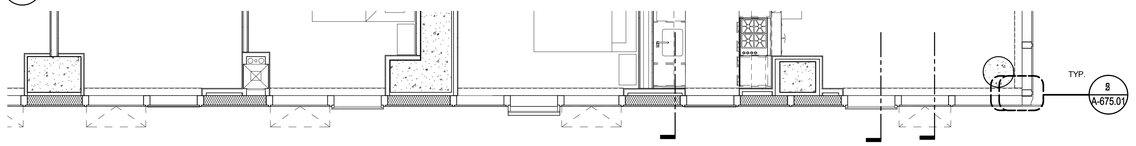
1 WEST PARTIAL ELEVATION
1/4" = 1'-0"



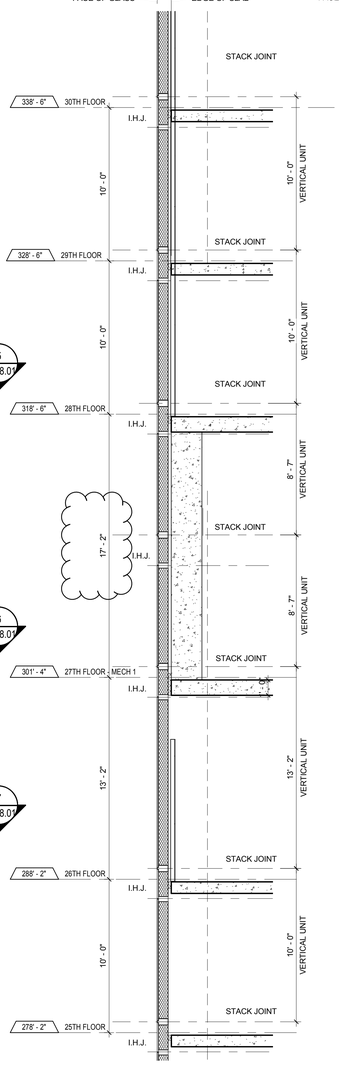
5 PART PLAN @ WEST WALL (L27)
1/4" = 1'-0"



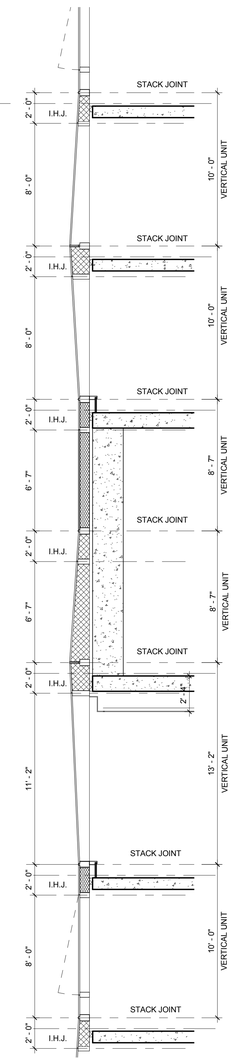
6 PART PLAN @ WEST WALL (L26)
1/4" = 1'-0"



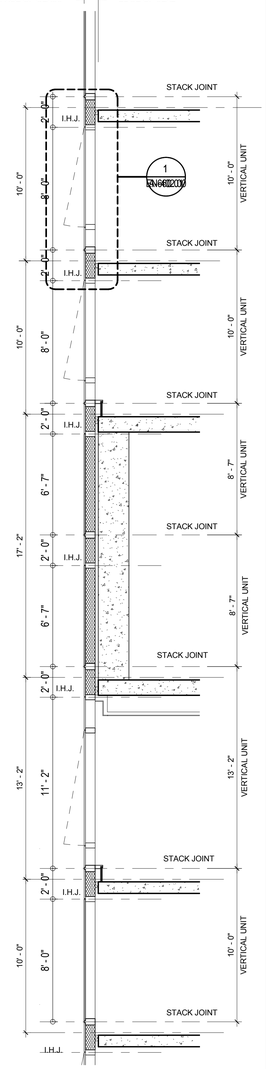
7 PART PLAN @ WEST WALL (L25)
1/4" = 1'-0"



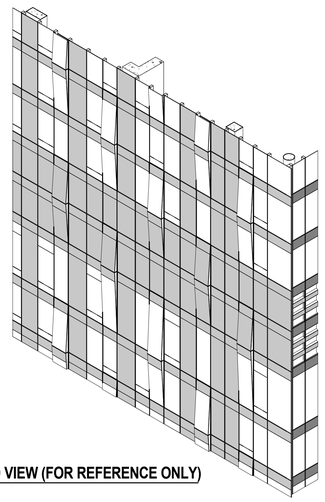
2 SECTION @ WEST WALL
1/4" = 1'-0"



3 SECTION @ WEST WALL
1/4" = 1'-0"



4 SECTION @ WEST WALL
1/4" = 1'-0"

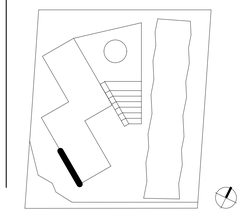


8 WEST PART 3D VIEW (FOR REFERENCE ONLY)

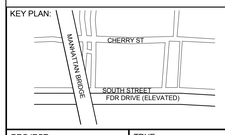
CURTAIN WALL GLAZING NOTES

1. SEE A-607.00 THRU A-608.00 FOR CURTAIN WALL PANEL TYPE INFORMATION.
2. WINDOW WASHING TRACK (WWT) LOCATIONS PER FM-SERIES DRAWINGS.
3. SEE A-604.00 SETTING OUT PLAN FOR PLAN DIMENSIONS OF CURTAIN WALL UNITS
4. INTERMEDIATE HORIZONTAL JOINT (I.H.J.)
5. CENTERLINE (C.L.)

CURTAIN WALL KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PART ELEVATION & SECTIONS - TOWER WEST (25TH - 30TH FLOORS)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029261 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-628.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

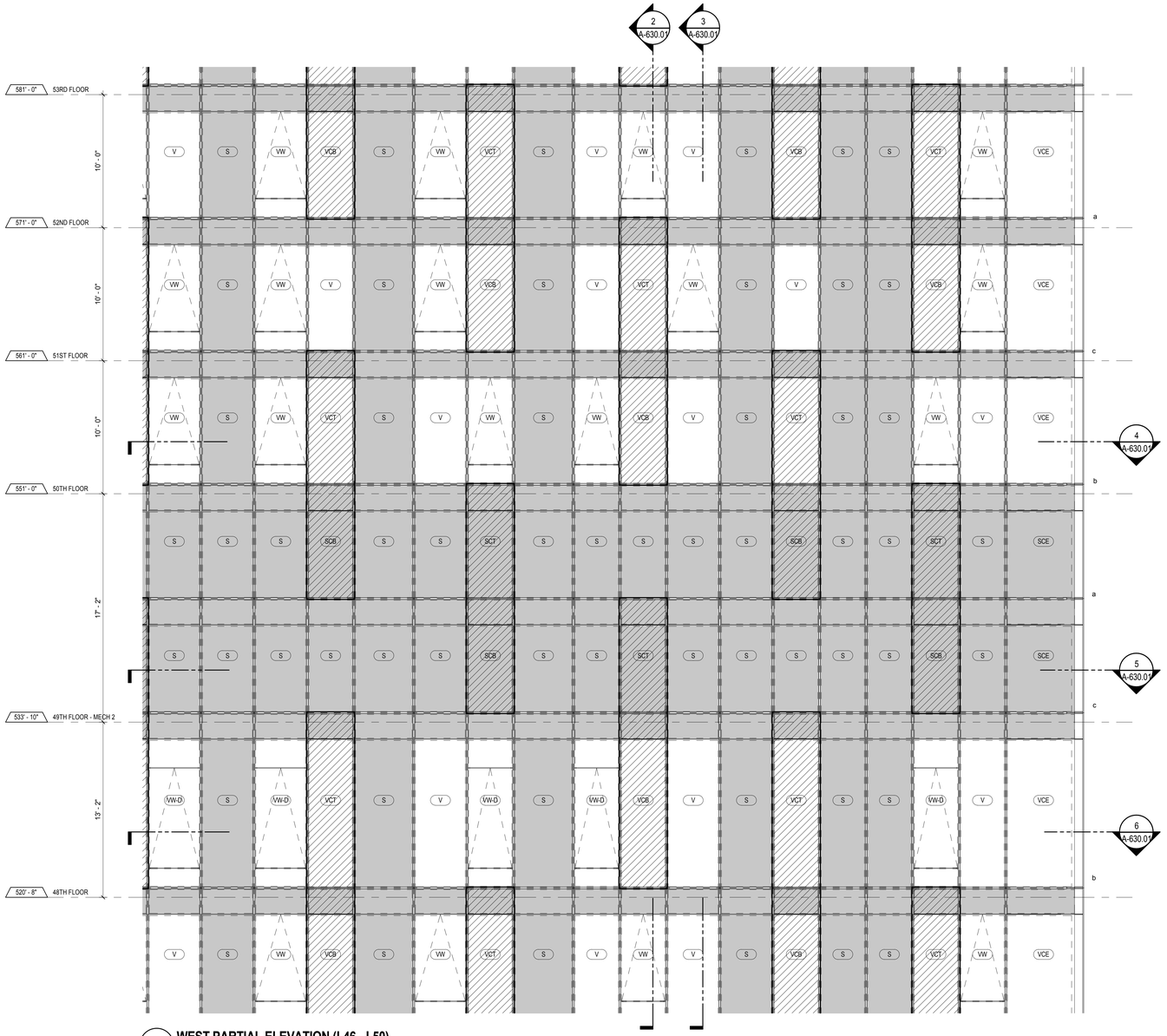
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

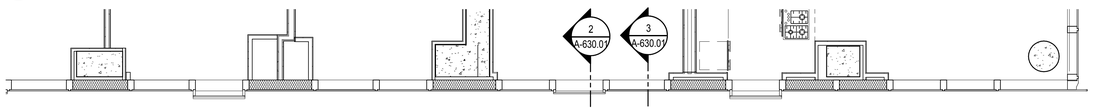
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121805639 Job Number
E-5886/2852355 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 WEST PARTIAL ELEVATION (L46 - L50)
1/4" = 1'-0"



4 PART PLAN @ WEST WALL (L50)
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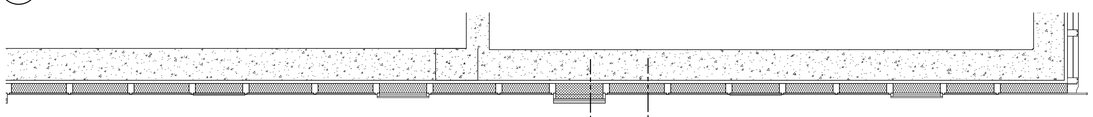
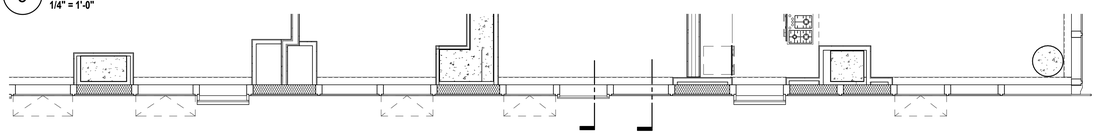


5 PART PLAN @ WEST WALL (L49)
1/4" = 1'-0"



6 PART PLAN @ WEST WALL (L48)
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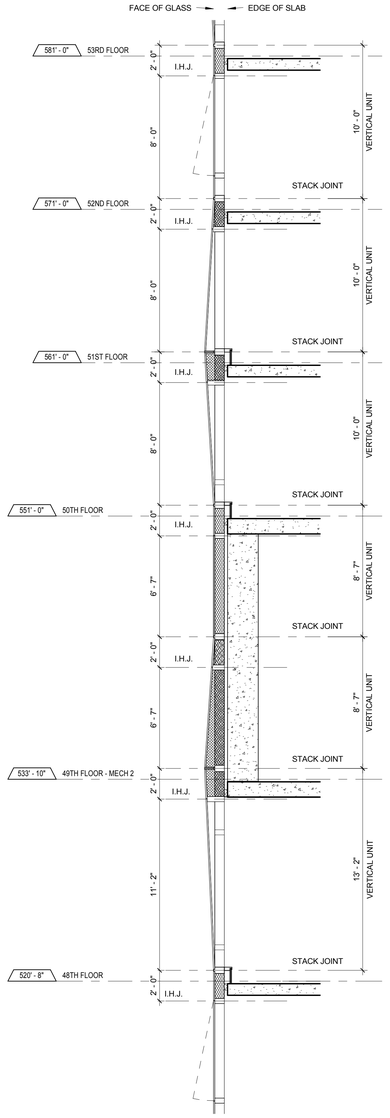
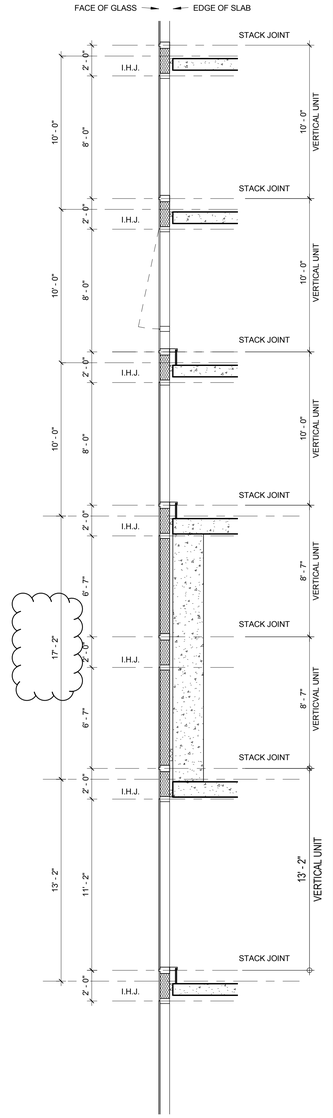
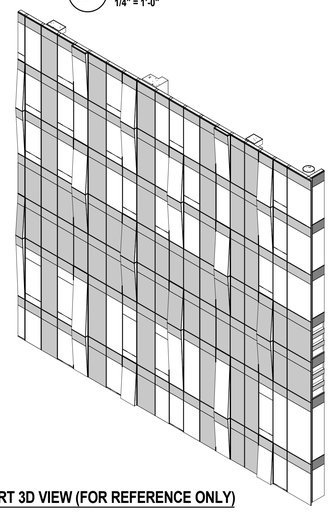


2 SECTION @ WEST WALL
1/4" = 1'-0"



3 SECTION @ WEST WALL
1/4" = 1'-0"

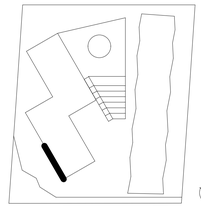


7 WEST PART 3D VIEW (FOR REFERENCE ONLY)

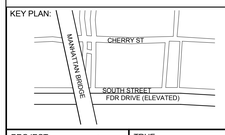
CURTAIN WALL GLAZING NOTES

1. SEE A-607.00 THRU A-609.00 FOR CURTAIN WALL PANEL TYPE INFORMATION.
2. WINDOW WASHING TRACK (WWT) LOCATIONS PER FM-SERIES DRAWINGS.
3. SEE A-604.00 SETTING OUT PLAN FOR PLAN DIMENSIONS OF CURTAIN WALL UNITS
4. INTERMEDIATE HORIZONTAL JOINT (I.H.J.)
5. CENTERLINE (C.L.)

CURTAIN WALL KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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TEL: 212-712-6000 FAX: 212-712-6100

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TEL: 212-627-5574

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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	06/18/2015

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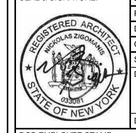
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PART ELEVATION & SECTIONS - TOWER WEST (47TH - 53RDFLOORS)

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/4" = 1'-0"
DWG No:	**A-630.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

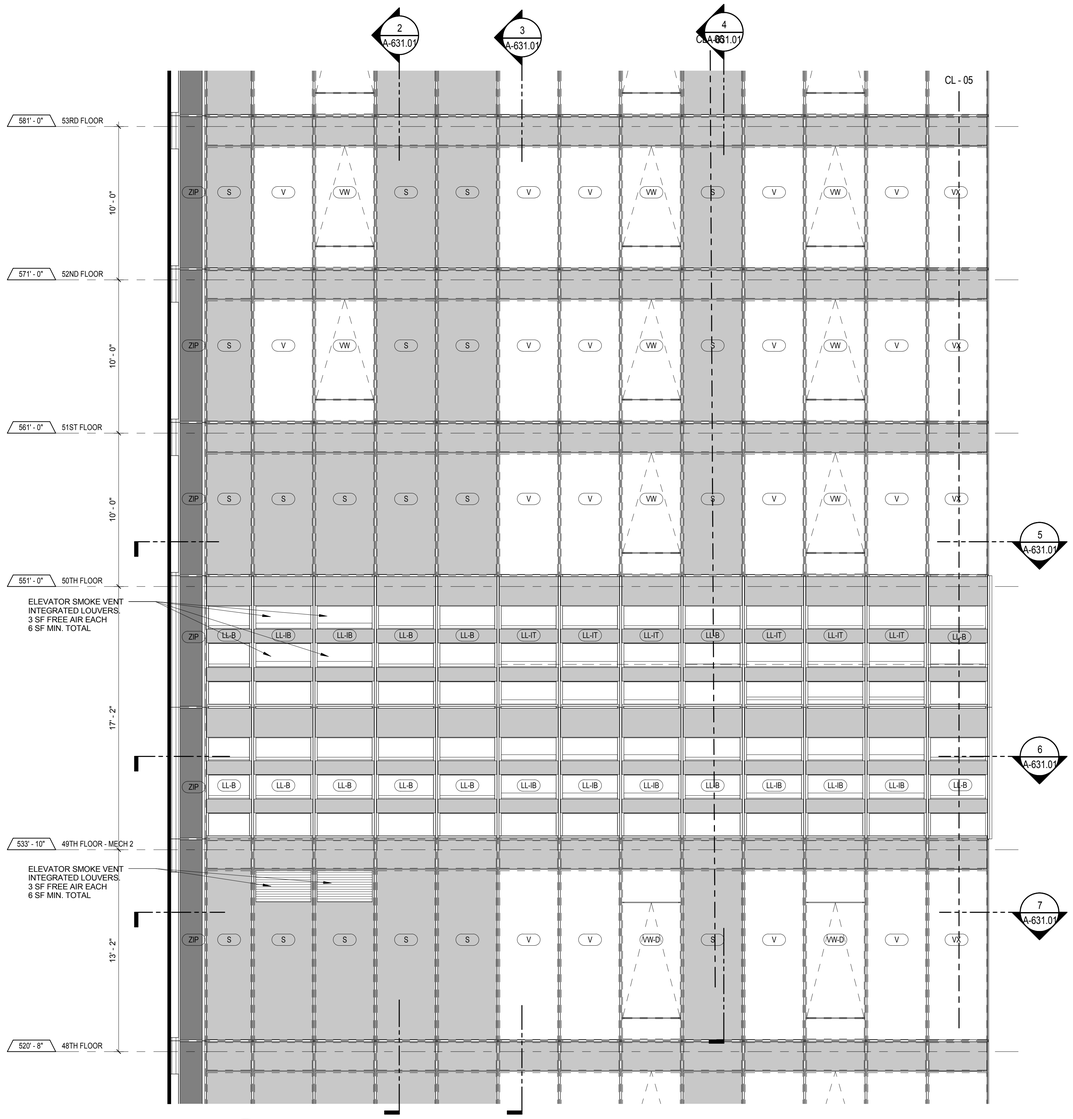
DOB B-SCAN:

FILE NAME:
PLOT DATE:

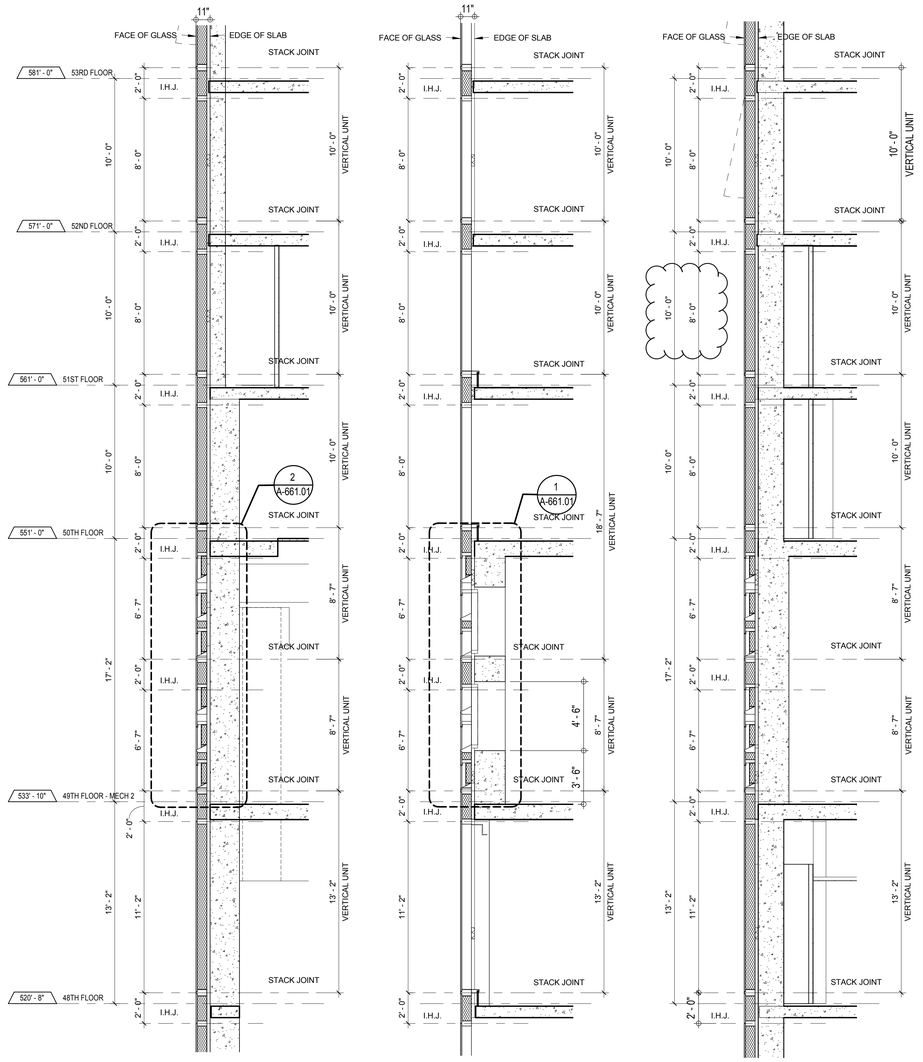
30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS121185028 Job Number

E577718539 Scan Code



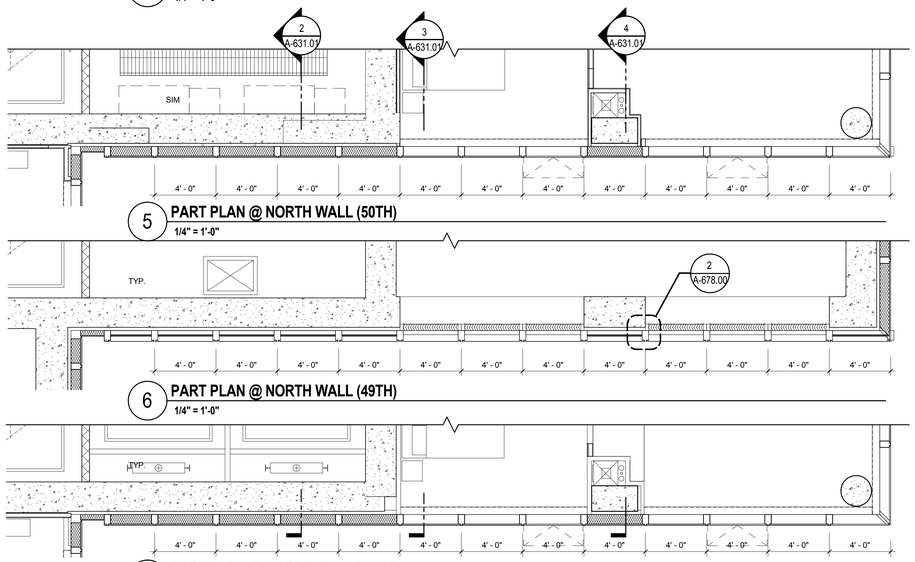
1 NORTH PARTIAL ELEVATION (L47 - L51)
1/4" = 1'-0"



2 SECTION @ NORTH WALL
1/4" = 1'-0"

3 SECTION @ NORTH WALL
1/4" = 1'-0"

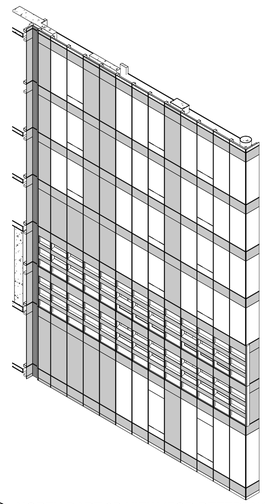
4 SECTION @ NORTH WALL
1/4" = 1'-0"



5 PART PLAN @ NORTH WALL (50TH)
1/4" = 1'-0"

6 PART PLAN @ NORTH WALL (49TH)
1/4" = 1'-0"

7 PART PLAN @ NORTH WALL (48TH)
1/4" = 1'-0"

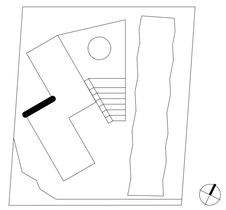


8 NORTH PART 3D VIEW (FOR REFERENCE ONLY)

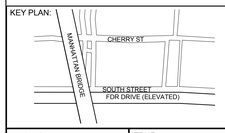
CURTAIN WALL GLAZING NOTES

1. SEE A-607.00 THRU A-609.00 FOR CURTAIN WALL PANEL TYPE INFORMATION.
2. WINDOW WASHING TRACK (WWT) LOCATIONS PER FM-SERIES DRAWINGS.
3. SEE A-604.00 SETTING OUT PLAN FOR PLAN DIMENSIONS OF CURTAIN WALL UNITS
4. INTERMEDIATE HORIZONTAL JOINT (I.H.J.)
5. CENTERLINE (C.L.)

CURTAIN WALL KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	06/18/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PART ELEVATION & SECTIONS - TOWER NORTH (47TH - 53RD FLOORS)

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-631.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

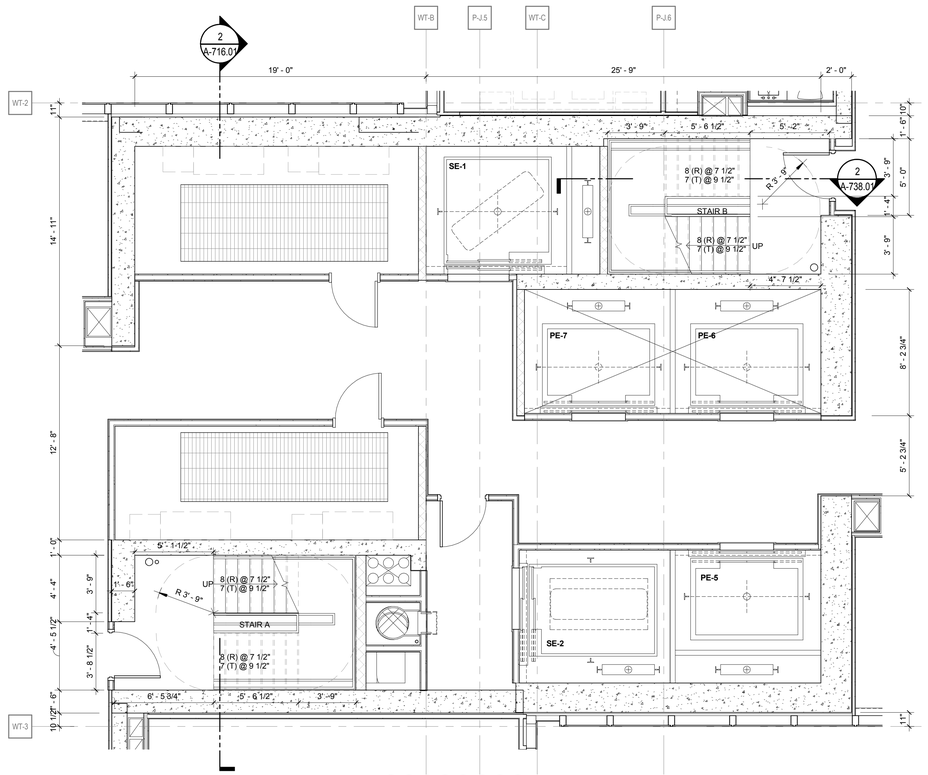
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
ES75519J9J9J9 Scan Code

30" x 42" Arch E1 - SHEET SIZE

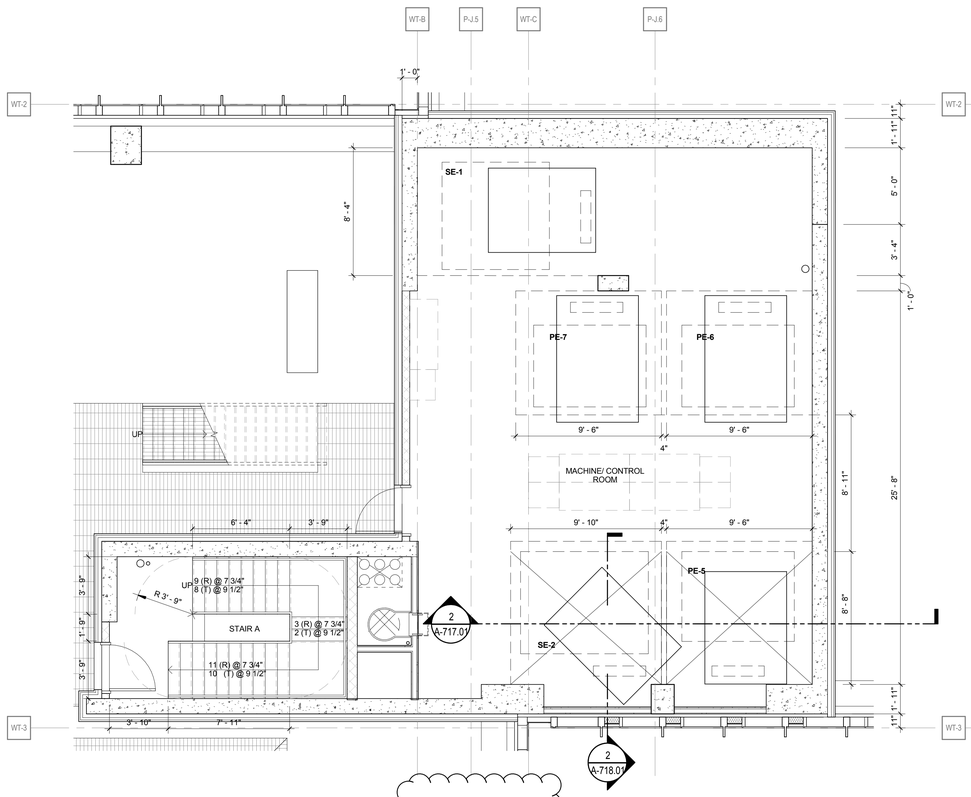
GENERAL NOTES:

1. FOR ELEVATORS PE-1 TO PE-7 AND SE-1 &SE-2 CLEAR HOISTWAY DIMENSIONS, SEE 1/A-711.00.



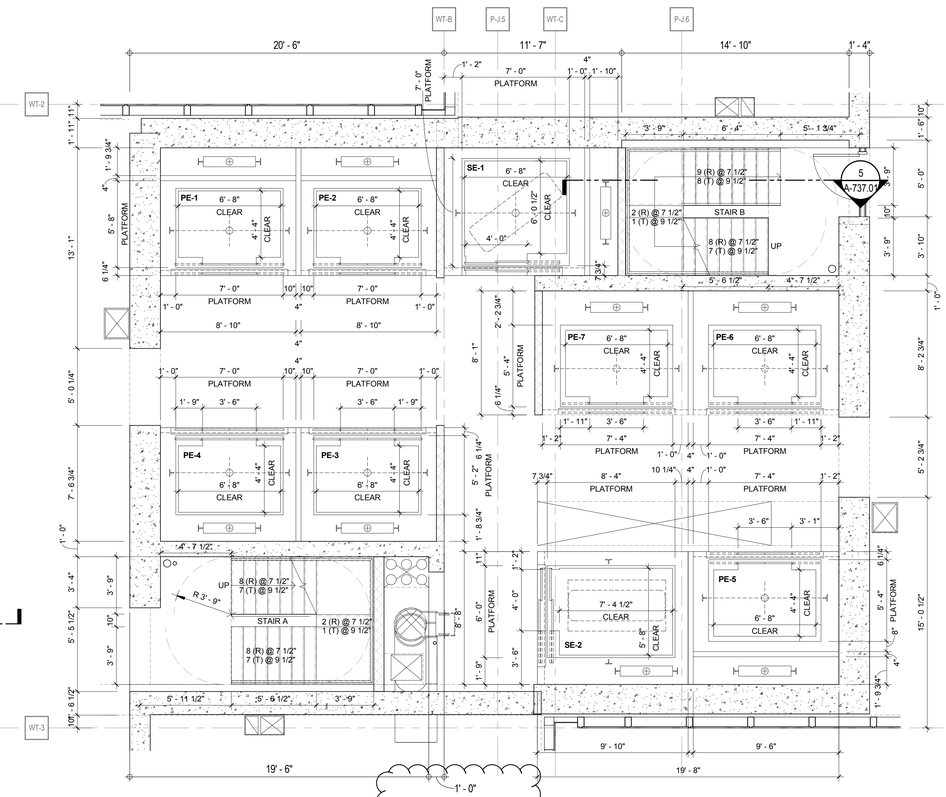
2 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 50TH FLOOR

1/4" = 1'-0"



3 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - EMR (74TH FLOOR)

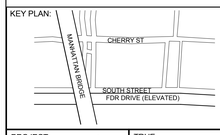
1/4" = 1'-0"



1 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 34TH FLOOR

1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

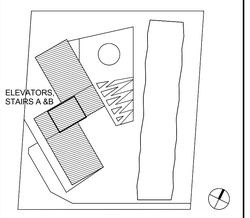
PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - 35TH, 50TH, & EMR

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOURAS 035381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/4" = 1'-0"
DWG No:	**A-713.01**
DOB PAGE No:	of

TOWER KEY PLAN



DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number

ES804720221 Scan Code

KEYNOTE LEGEND

1	KEYNOTE
GL-121	3/8" THK. CLEAR LOW IRON TEMPERED GLASS
GL-144	1/4" THK. BACK PAINTED GLASS, TEMPERED
GL-162	1/8" THK. MIRROR
HDW-21	GLASS DOOR HINGE
HDW-23	U CHANNEL FOR GLASS
MTL-22	STAINLESS STEEL, POLISHED FINISH
P-04	TOILET
P-06	FAUCET
P-07	HAND HELD
P-08	SHOWER HEAD
P-09	PRESSURE BALANCE CONTROL TRIM
P-10	VOLUMN CONTROL TRIM
P-12	LINEAR SHOWER DRAIN
P-13	DROP-IN TUB
P-14	TUB FILLER
P-30	ADA HAND HELD
PT-2	PAINT
ST-12	STONE
TA-01	TOILET PAPER HOLDER
TA-06	SHOWER HANDLE / TOWEL BAR
TA-07	TOWEL BAR
TA-11	ROBE HOOK
WD-2	WOOD VENEER

BATHROOM TYPE MATRIX

UNIT	MASTER BATH (MB)	SECONDARY BATH (SB)	TERTIARY BATH (TB)	POWDER ROOM (PR)
A	01	01	——	——
B	02	——	——	——
C	01	01	——	——
D	03	01	——	——
E	03	01	——	——
F	04	02	01	01
G	05	03	02	——
H	06	02	——	——
I	07	04	02	——
J	08	01	——	——
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	——	02

CEILING MOUNTED SHOWER HEAD

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
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TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	05/13/2015
5	DOB FILING SUBMISSION	05/20/2015
6	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (MB)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
CHK:	CHECKER
SCALE:	As indicated
REV:	
DWG No:	**A-861.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number

ES262496816 Scan Code

KEYNOTE LEGEND

1	KEYNOTE
GL-121	3/8" THK. CLEAR LOW IRON TEMPERED GLASS
GL-144	1/4" THK. BACK PAINTED GLASS, TEMPERED
GL-162	1/8" THK. MIRROR
HDW-21	GLASS DOOR HINGE
HDW-23	U CHANNEL FOR GLASS
HDW-24	TRANSOM CLAMP : GLASS TO GLASS
MTL-22	STAINLESS STEEL, POLISHED FINISH
P-04	TOILET
P-06	FAUCET
P-07	HAND HELD
P-08	SHOWER HEAD
P-09	PRESSURE BALANCE CONTROL TRIM
P-10	VOLUMN CONTROL TRIM
P-12	LINEAR SHOWER DRAIN
P-13	DROP-IN TUB
P-17A	TUB FILLER, DECK MOUNTED
P-17B	TUB HAND SHOWER, DECK MOUNTED
P-32A	STEAM SHOWER SYSTEM
PT-2	PAINT
ST-12	STONE
TA-01	TOILET PAPER HOLDER
TA-06	SHOWER HANDLE / TOWEL BAR
TA-07	TOWEL BAR
TA-11	ROBE HOOK
WD-2	WOOD VENEER

BATHROOM TYPE MATRIX

UNIT	MASTER BATH (MB)	SECONDARY BATH (SB)	TERTIARY BATH (TB)	POWDER ROOM (PR)
A	01	01	——	——
B	02	——	——	——
C	01	01	——	——
D	03	01	——	——
E	03	01	——	——
F	04	02	01	01
G	05	03	02	——
H	06	02	——	——
I	07	04	02	——
J	08	01	——	——
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	——	02

CEILING MOUNTED SHOWER HEAD

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	05/13/2015
5	DOB FILING SUBMISSION	05/20/2015
6	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:

250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:

INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (MB)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
CHK:	CHECKER
SCALE:	As indicated
REV:	
DWG No:	A-863.01
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

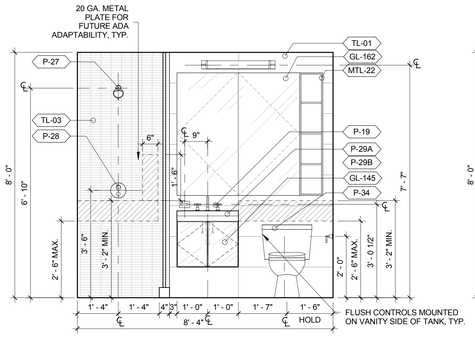
DOB B-SCAN:

FILE NAME:
PLOT DATE:

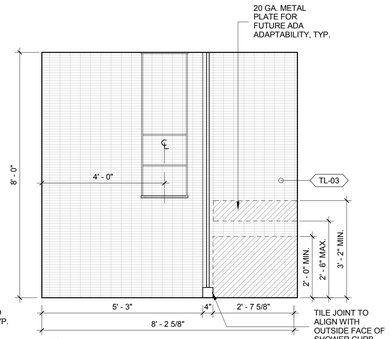
30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121185528 Job Number
E3970435904 Scan Code

30" x 42" Arch E1 - SHEET SIZE



16 **ELEVATION**
1/2" = 1'-0"



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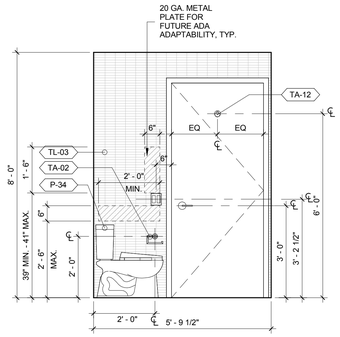

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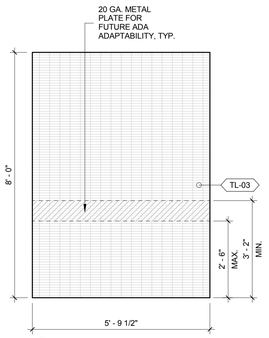
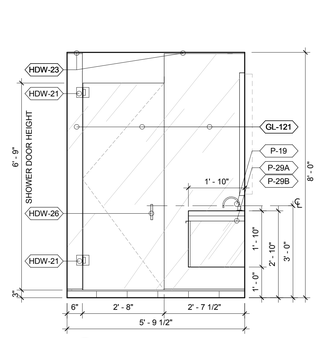
1/2" = 1'-0"

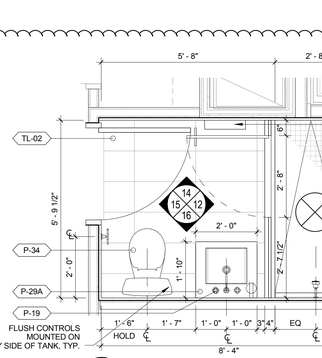


13 **ELEVATION**
1/2" = 1'-0"

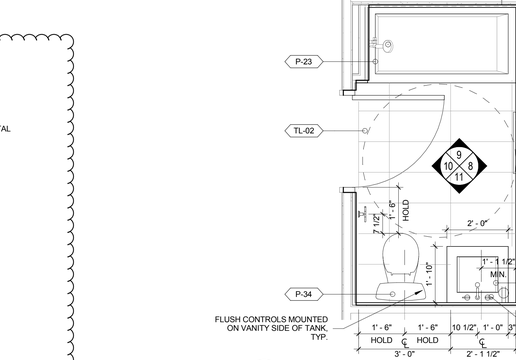


12 **ELEVATION**
1/2" = 1'-0"

KEYNOTE LEGEND	
1	KEYNOTE
GL-121	3/8" THK. CLEAR LOW IRON TEMPERED GLASS
GL-145	1/4" THK. BACK PAINTED GLASS, TEMPERED
GL-162	1/8" THK. MIRROR
HDW-21	GLASS DOOR HINGE
HDW-23	U CHANNEL FOR GLASS
HDW-26	DOOR HANDLE
MTL-22	STAINLESS STEEL, POLISHED FINISH
P-18A	SINK 26"
P-18B	BRACKET WITH DECORATIVE TRIM
P-19	FAUCET
P-20	SHOWER CONTROLS
P-21	HAND HELD
P-22	TUB FILLER
P-23	TUB 30X60
P-27	SHOWER HEAD
P-28	SHOWER CONTROLS
P-29A	SINK 24"
P-29B	BRACKET WITH DECORATIVE TRIM
P-34	TOILET
TA-02	TOILET PAPER HOLDER
TA-12	ROBE HOOK
TL-01	TILE
TL-02	TILE
TL-03	TILE
TL-07	TILE

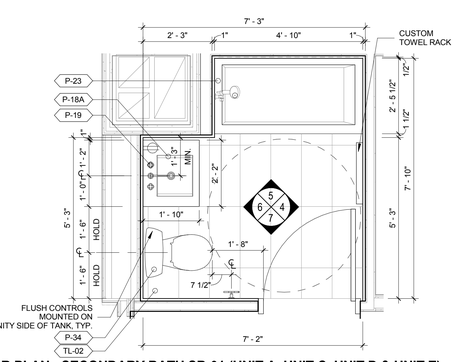


11 **ELEVATION**
1/2" = 1'-0"

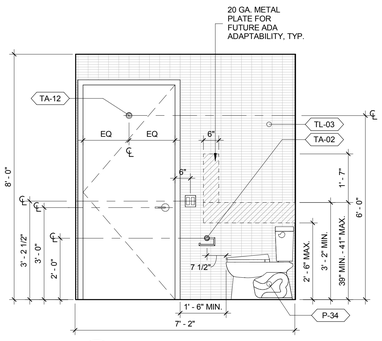


10 **ELEVATION**
1/2" = 1'-0"

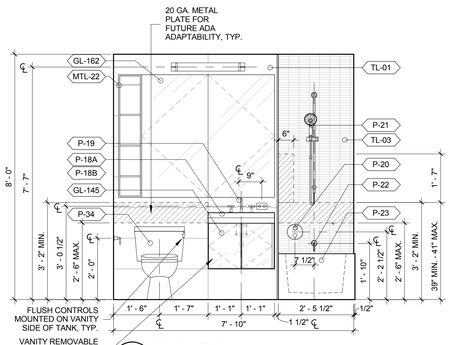
9 **ELEVATION**
1/2" = 1'-0"



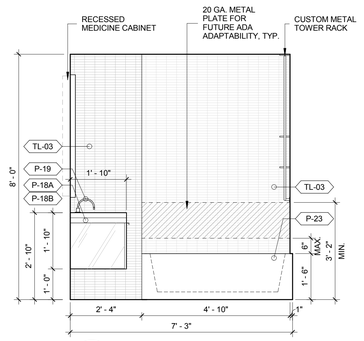
8 **ELEVATION**
1/2" = 1'-0"



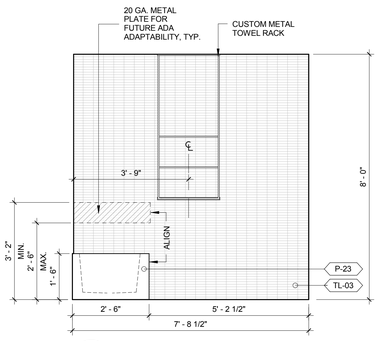
7 **ELEVATION**
1/2" = 1'-0"



6 **ELEVATION**
1/2" = 1'-0"



5 **ELEVATION**
1/2" = 1'-0"



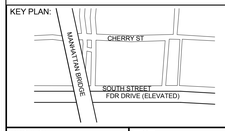
4 **ELEVATION**
1/2" = 1'-0"

3 **ENLARGED PLAN - SECONDARY BATH SB-03 (UNIT G)**
1/2" = 1'-0" TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT

2 **FLOOR PLAN - SECONDARY BATH SB-02 (UNIT H AND UNIT F)**
1/2" = 1'-0" TYPE A BATHROOM PER 2008 NYC BUILDING CODE

1 **FLOOR PLAN - SECONDARY BATH SB-01 (UNIT A, UNIT C, UNIT D & UNIT E)**
1/2" = 1'-0" TYPE A BATHROOM PER 2008 NYC BUILDING CODE

FILE NAME:
PLOT DATE:

KEY PLAN:


PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

BATHROOM TYPE MATRIX				
UNIT	MASTER BATH (MB)	SECONDARY BATH (SB)	TERTIARY BATH (TB)	POWDER ROOM (PR)
A	01	01	——	——
B	02	——	——	——
C	01	01	——	——
D	03	01	——	——
E	03	01	——	——
F	04	02	01	01
G	05	03	02	——
H	06	02	——	——
I	07	04	02	——
J	08	01	——	——
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	——	02

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	05/13/2015
5	DOB FILING SUBMISSION	05/20/2015
6	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (SB)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-865.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

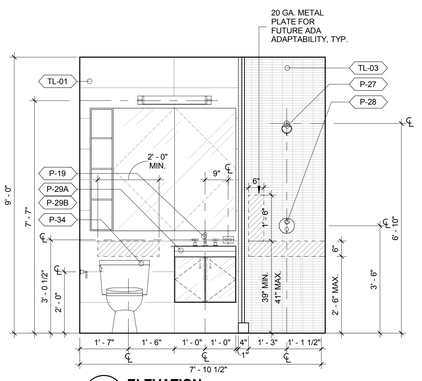
DEPT OF BLDGS121185528 Job Number
E307885497 Scan Code
30" x 42" Arch E1 - SHEET SIZE

KEYNOTE LEGEND

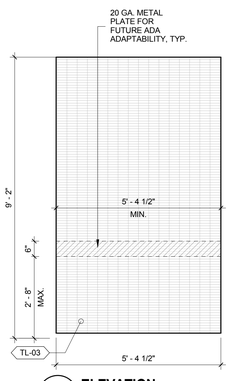
1	KEYNOTE
GL-121	3/8" THK. CLEAR LOW IRON TEMPERED GLASS
GL-145	1/4" THK. BACK PAINTED GLASS, TEMPERED
HDW-21	GLASS DOOR HINGE
HDW-23	U CHANNEL FOR GLASS
HDW-26	DOOR HANDLE
P-12	LINEAR SHOWER DRAIN
P-18A	SINK 26"
P-18B	BRACKET WITH DECORATIVE TRIM
P-19	FAUCET
P-20	SHOWER CONTROLS
P-22	TUB FILLER
P-23	TUB 30X60
P-27	SHOWER HEAD
P-28	SHOWER CONTROLS
P-29A	SINK 24"
P-29B	BRACKET WITH DECORATIVE TRIM
P-34	TOILET
TA-02	TOILET PAPER HOLDER
TA-12	ROBE HOOK
TL-01	TILE
TL-02	TILE
TL-03	TILE
TL-07	TILE

BATHROOM TYPE MATRIX

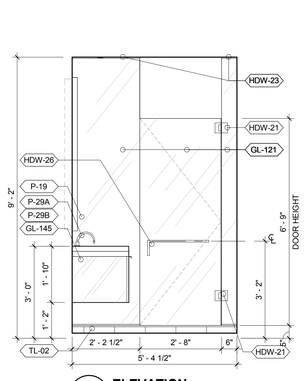
UNIT	MASTER BATH (MB)	SECONDARY BATH (SB)	TERTIARY BATH (TB)	POWDER ROOM (PR)
A	01	01	——	——
B	02	——	——	——
C	01	01	——	——
D	03	01	——	——
E	03	01	——	——
F	04	02	01	01
G	05	03	02	——
H	06	02	——	——
I	07	04	02	——
J	08	01	——	——
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	——	02



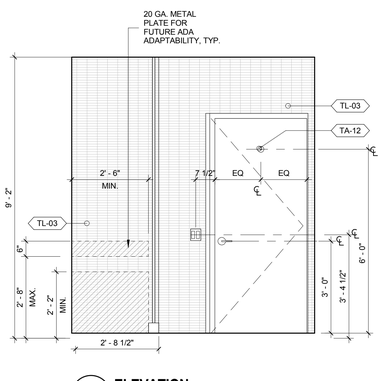
11 **ELEVATION** 1/2" = 1'-0"



10 **ELEVATION** 1/2" = 1'-0"



9 **ELEVATION** 1/2" = 1'-0"



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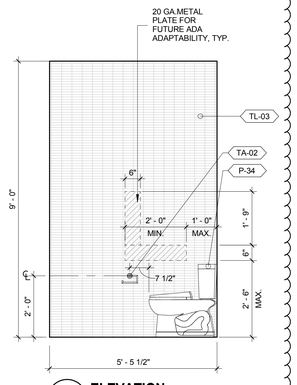

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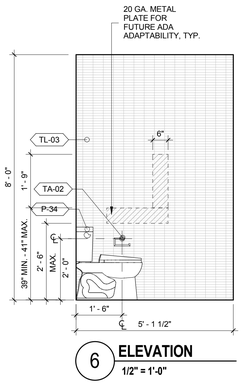
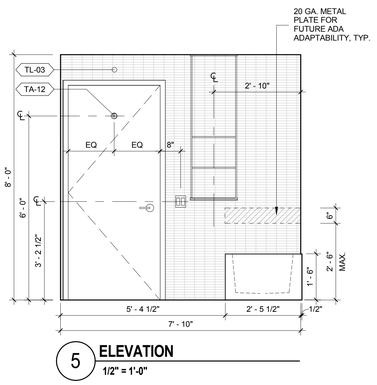


6 **ELEVATION** 1/2" = 1'-0"



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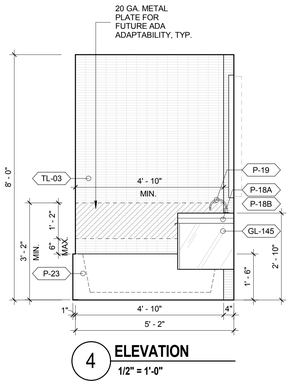

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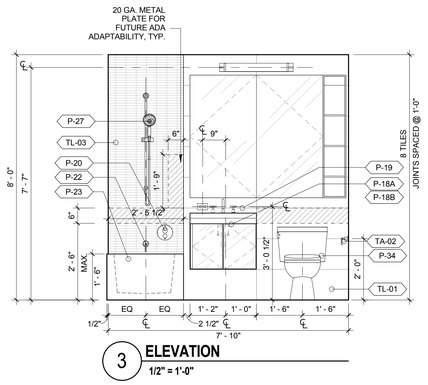
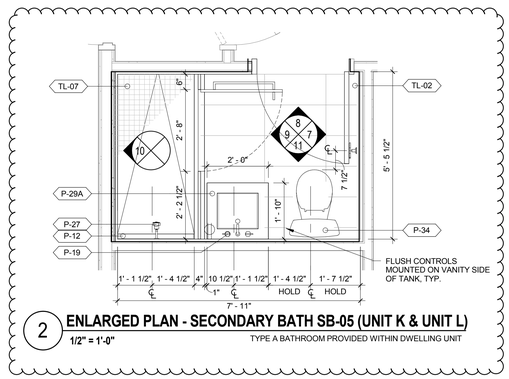
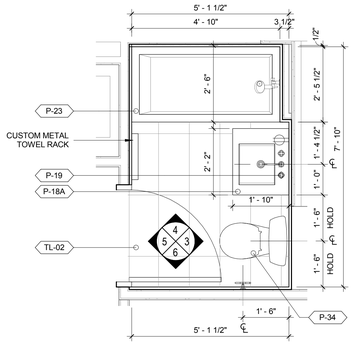


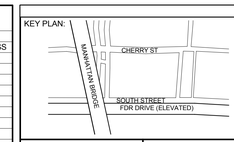
3 **ELEVATION** 1/2" = 1'-0"



2 **ENLARGED PLAN - SECONDARY BATH SB-05 (UNIT K & UNIT L)** 1/2" = 1'-0"
TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT



1 **FLOOR PLAN - SECONDARY BATHROOM SB-04 (UNIT I)** 1/2" = 1'-0"
TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT



PROJECT NORTH

TRUE NORTH

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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	05/13/2015
5	DOB FILING SUBMISSION	05/20/2015
6	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (SB)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-866.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

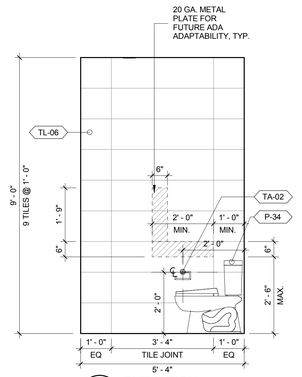
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number

E384435656669 Scan Code

30" x 42" Arch E1 - SHEET SIZE



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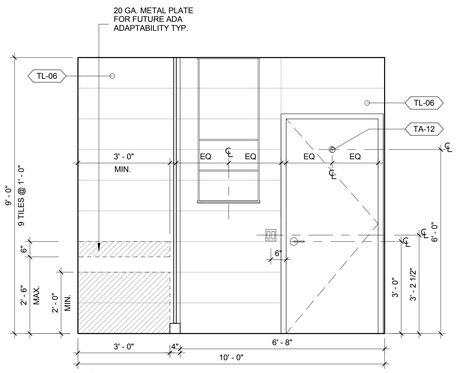

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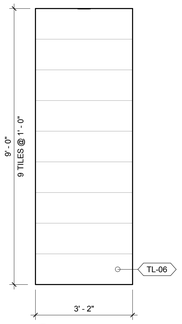
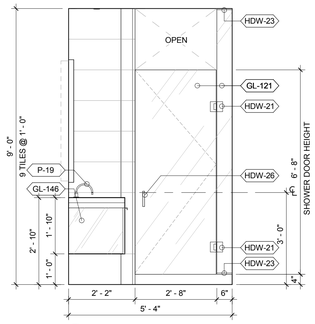
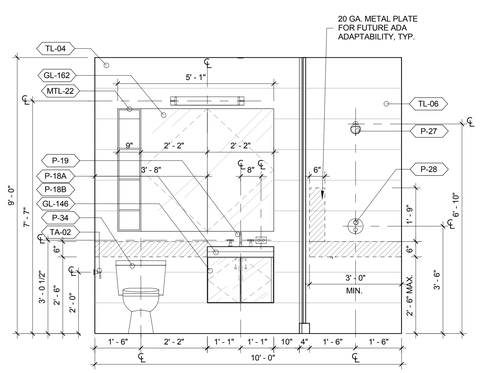


15 **ELEVATION** 1/2" = 1'-0"



14 **ELEVATION** 1/2" = 1'-0"



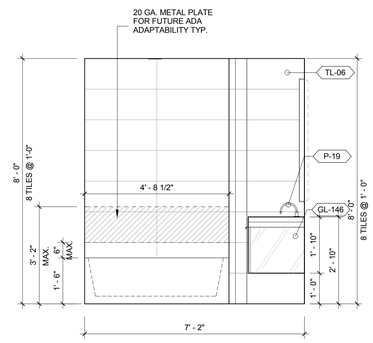
13 **ELEVATION** 1/2" = 1'-0"

KEYNOTE LEGEND

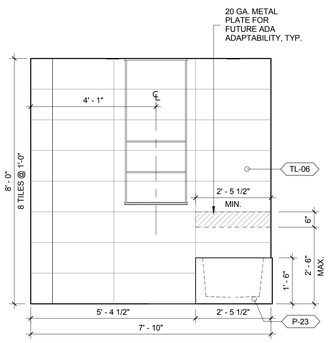
1	KEYNOTE
GL-121	3/8" THK. CLEAR LOW IRON TEMPERED GLASS
GL-146	1/4" THK. BACK PAINTED GLASS, TEMPERED
GL-162	1/8" THK. MIRROR
HDW-21	GLASS DOOR HINGE
HDW-23	U CHANNEL FOR GLASS
HDW-26	DOOR HANDLE
MTL-22	STAINLESS STEEL, POLISHED FINISH
P-12	LINEAR SHOWER DRAIN
P-18A	SINK 26"
P-18B	BRACKET WITH DECORATIVE TRIM
P-19	FAUCET
P-20	SHOWER CONTROLS
P-21	HAND HELD
P-22	TUB FILLER
P-23	TUB 30X60
P-27	SHOWER HEAD
P-28	SHOWER CONTROLS
P-34	TOILET
TA-02	TOILET PAPER HOLDER
TA-12	ROBE HOOK
TL-04	TILE
TL-05	TILE
TL-06	TILE

BATHROOM TYPE MATRIX

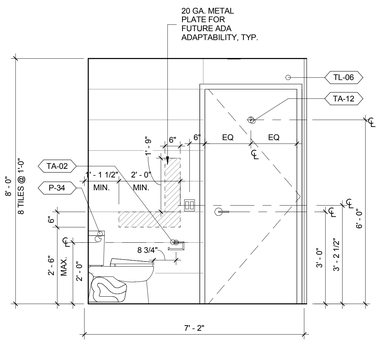
UNIT	MASTER BATH (MB)	SECONDARY BATH (SB)	TERTIARY BATH (TB)	POWDER ROOM (PR)
A	01	01	——	——
B	02	——	——	——
C	01	01	——	——
D	03	01	——	——
E	03	01	——	——
F	04	02	01	01
G	05	03	02	——
H	06	02	——	——
I	07	04	02	——
J	08	01	——	——
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	——	02



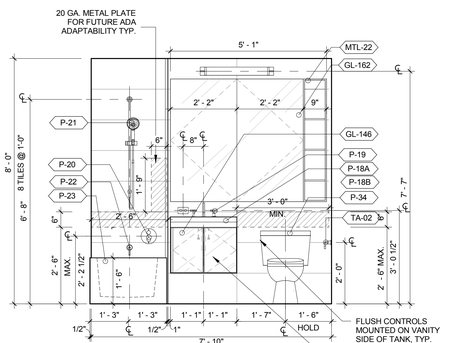
12 **ELEVATION** 1/2" = 1'-0"



11 **ELEVATION** 1/2" = 1'-0"



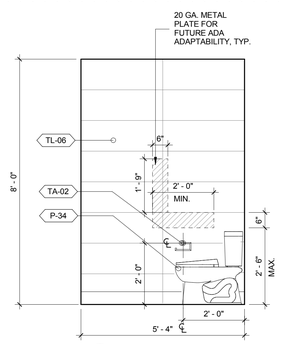
10 **ELEVATION** 1/2" = 1'-0"



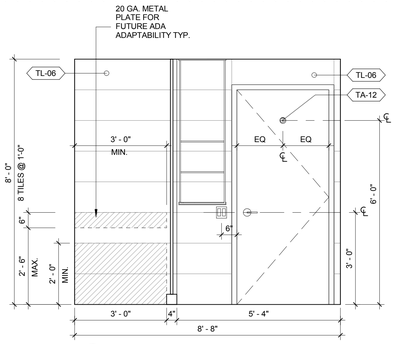
FLUSH CONTROLS MOUNTED ON VANITY SIDE OF TANK, TYP.

VANITY REMOVABLE FOR FUTURE ADA ADAPTIBILITY

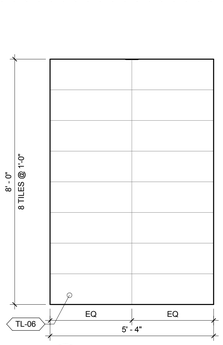
9 **ELEVATION** 1/2" = 1'-0"



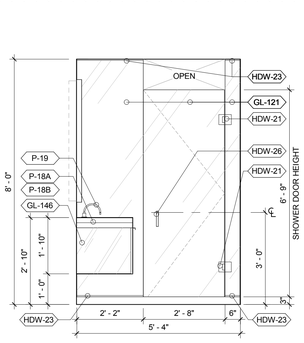
8 **ELEVATION** 1/2" = 1'-0"



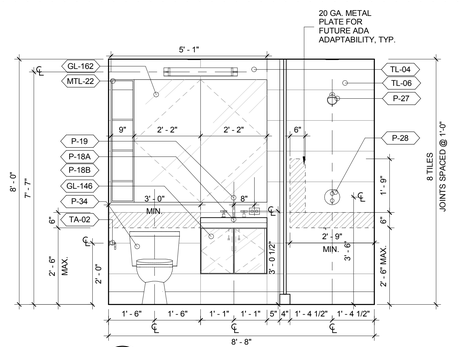
7 **ELEVATION** 1/2" = 1'-0"



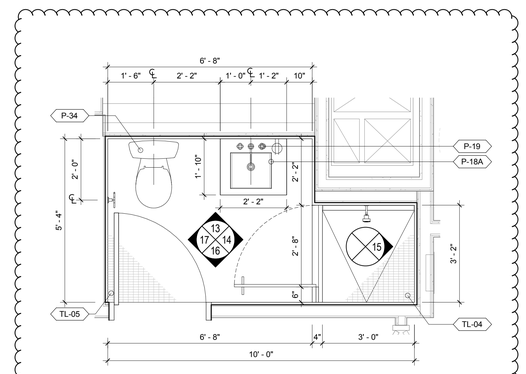
6 **ELEVATION** 1/2" = 1'-0"



5 **ELEVATION** 1/2" = 1'-0"

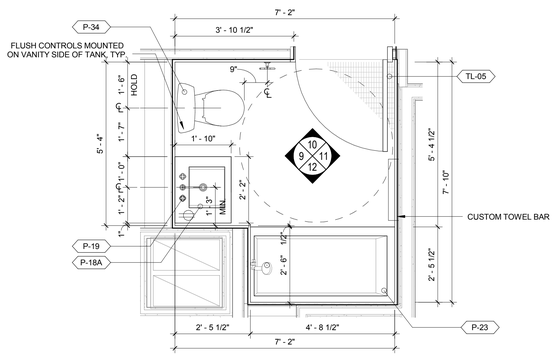


4 **ELEVATION** 1/2" = 1'-0"



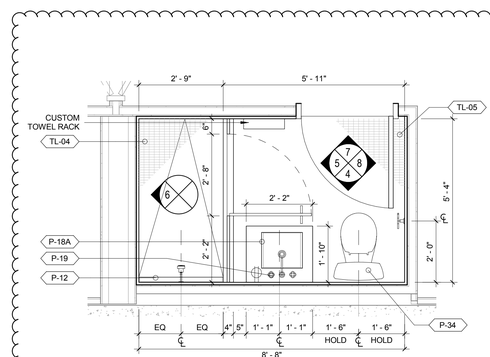
3 **FLOOR PLAN TB_03 UNIT L**

1/2" = 1'-0" APPENDIX P BATHROOM PER 2008 NYC BUILDING CODE



2 **FLOOR PLAN - TERTIARY BATH TB_02 (UNIT G AND I)**

1/2" = 1'-0" TYPE B BATHROOM PER 2008 NYC BUILDING CODE

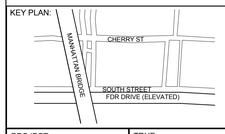


1 **FLOOR PLAN TB_01 UNIT F**

1/2" = 1'-0" APPENDIX P BATHROOM PER 2008 NYC BUILDING CODE

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
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Iseline, NJ 08830
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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	05/13/2015
5	DOB FILING SUBMISSION	06/18/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (TB)

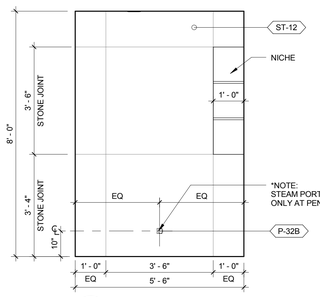
SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOURAS STATE OF NEW YORK 031381

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No:
A-867.01
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Building Inspector
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121185028 Job Number
ES-5706795080 Scan Code
30" x 42" Arch E1 - SHEET SIZE



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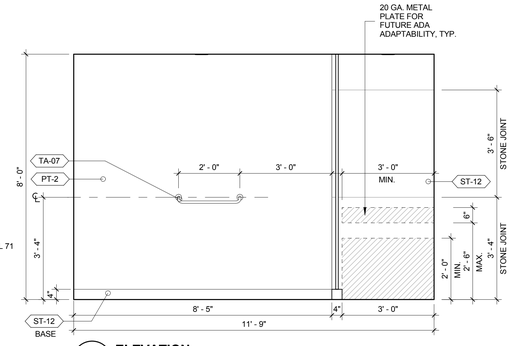

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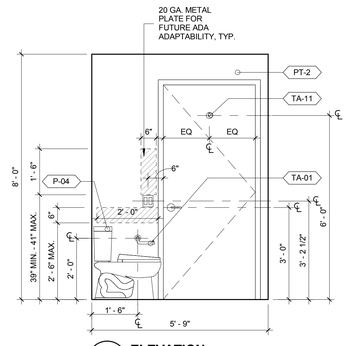

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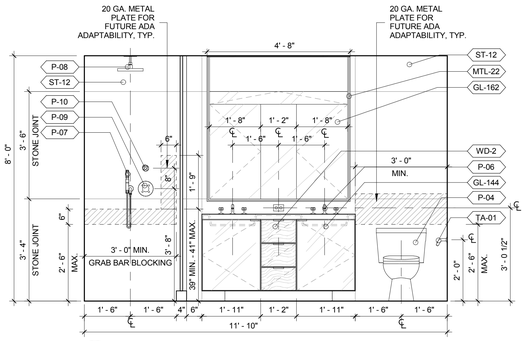

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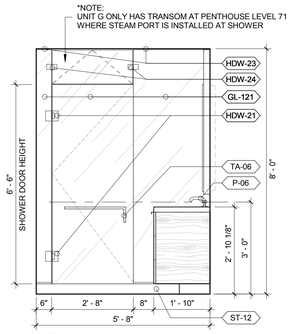

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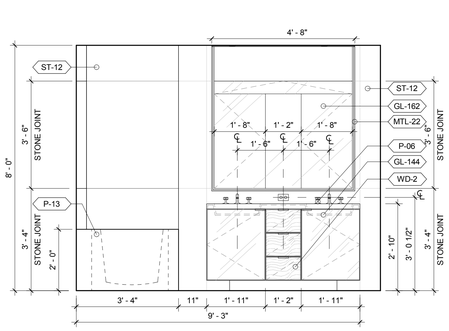

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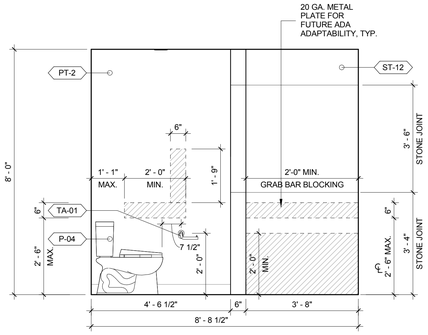

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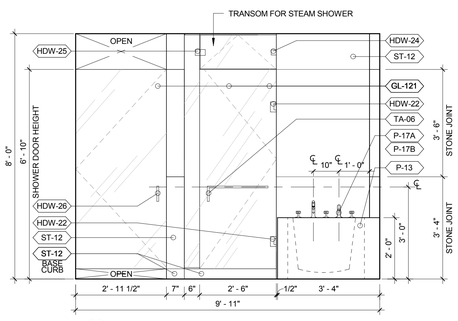

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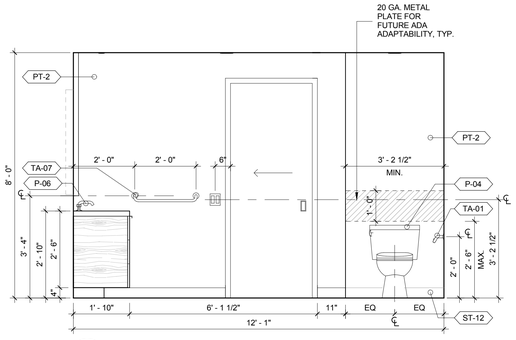

4 **ELEVATION**
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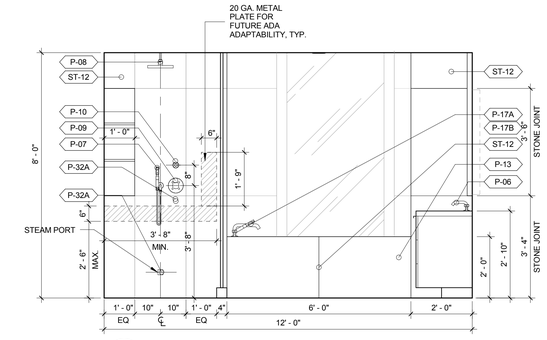

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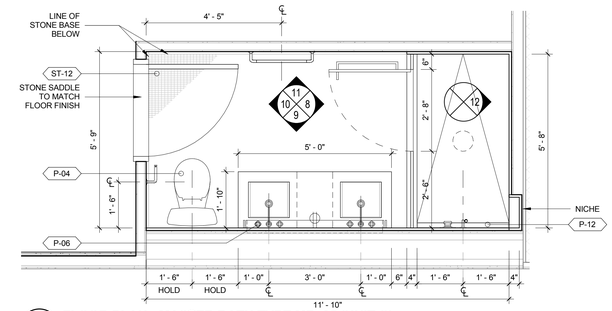
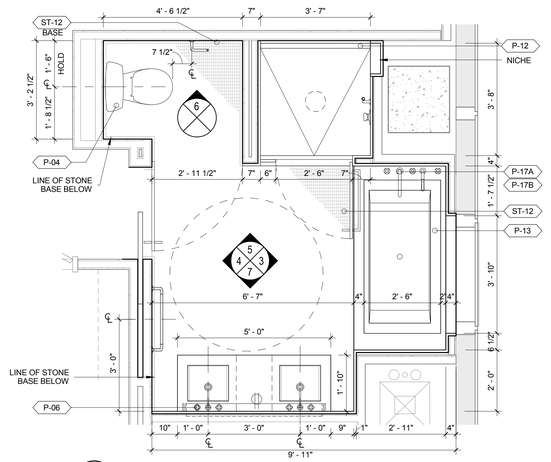


2 **FLOOR PLAN - MASTER BATH TYPE MB_05 (UNIT G)**
1/2" = 1'-0"
TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT



1 **FLOOR PLAN - MASTER BATH TYPE MB_04 (UNIT F)**
1/2" = 1'-0"
TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT

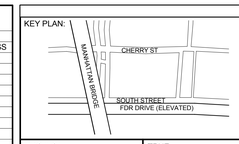
KEYNOTE LEGEND

1	KEYNOTE
GL-121	3/8" THK. CLEAR LOW IRON TEMPERED GLASS
GL-144	1/4" THK. BACK PAINTED GLASS, TEMPERED
GL-162	1/8" THK. MIRROR
HDW-21	GLASS DOOR HINGE
HDW-22	GLASS DOOR HINGE
HDW-23	U CHANNEL FOR GLASS
HDW-24	TRANSOM CLAMP : GLASS TO GLASS
HDW-25	TRANSOM CLAMP : WALL TO GLASS
HDW-26	DOOR HANDLE
MTL-22	STAINLESS STEEL, POLISHED FINISH
P-04	TOILET
P-06	FAUCET
P-07	HAND HELD
P-08	SHOWER HEAD
P-09	PRESSURE BALANCE CONTROL TRIM
P-10	VOLUMN CONTROL TRIM
P-12	LINEAR SHOWER DRAIN
P-13	DROP-IN TUB
P-17A	TUB FILLER, DECK MOUNTED
P-17B	TUB HAND SHOWER, DECK MOUNTED
P-32A	STEAM SHOWER SYSTEM
P-32B	STEAM SHOWER SYSTEM
PT-2	PAINT
ST-12	STONE
TA-01	TOILET PAPER HOLDER
TA-06	SHOWER HANDLE / TOWEL BAR
TA-07	TOWEL BAR
TA-11	ROBE HOOK
WD-2	WOOD VENEER

BATHROOM TYPE MATRIX

UNIT	MASTER BATH (MB)	SECONDARY BATH (SB)	TERTIARY BATH (TB)	POWDER ROOM (PR)
A	01	01	——	——
B	02	——	——	——
C	01	01	——	——
D	03	01	——	——
E	03	01	——	——
F	04	02	01	01
G	05	03	02	——
H	06	02	——	——
I	07	04	02	——
J	08	01	——	——
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	——	02

CEILING MOUNTED SHOWER HEAD



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
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New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS &
ENLARGED PLANS - RESIDENTIAL
BATHROOMS (MB)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 031301 STATE OF NEW YORK

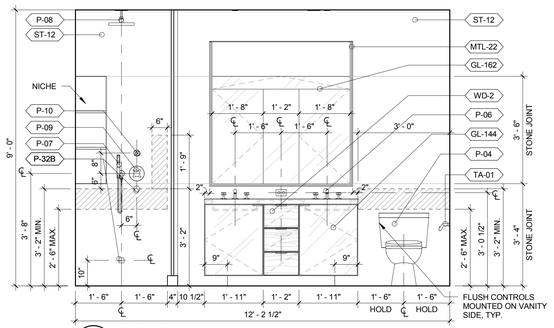
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-872.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

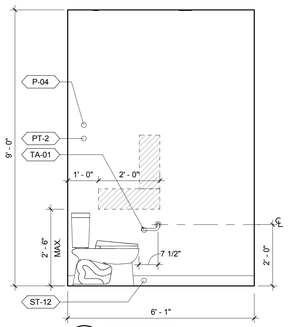
DOB B-SCAN:

FILE NAME:
PLOT DATE:

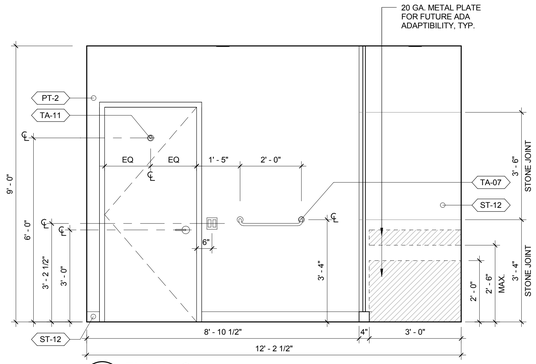
DEPT OF BLDGS 121105528 Job Number
E 5308537 3013 Scan Code
30" x 42" Arch E1 - SHEET SIZE



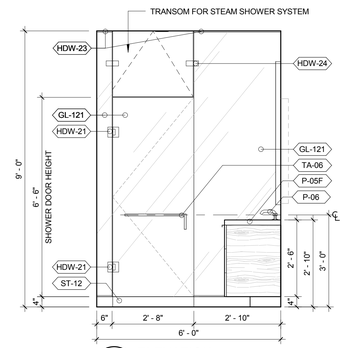
14 **ELEVATION** 1/2" = 1'-0"



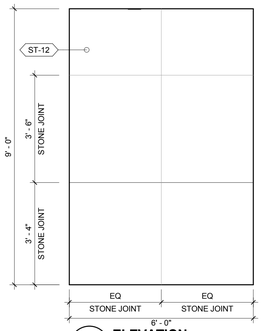
13 **ELEVATION** 1/2" = 1'-0"



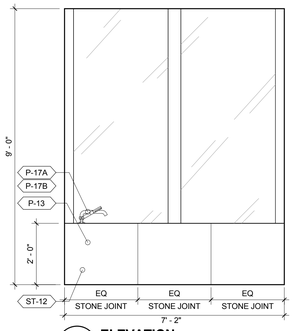
12 **ELEVATION** 1/2" = 1'-0"



11 **ELEVATION** 1/2" = 1'-0"



10 **ELEVATION** 1/2" = 1'-0"



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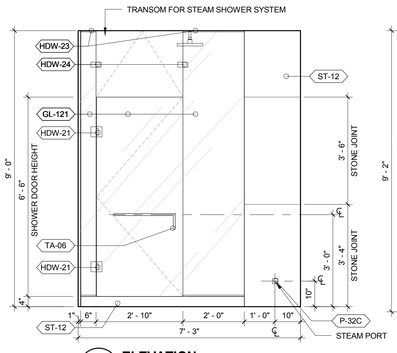
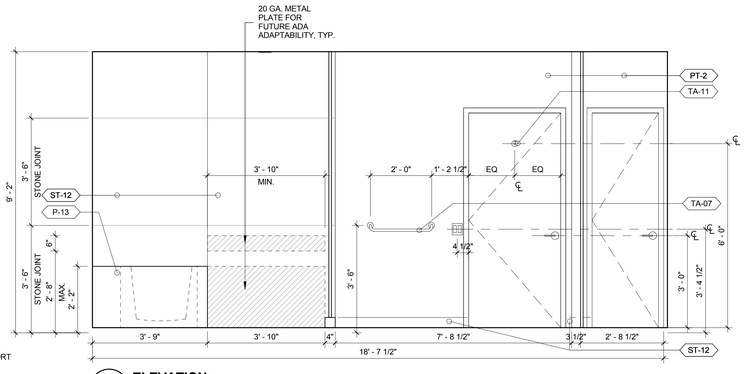


7 **ELEVATION** 1/2" = 1'-0"



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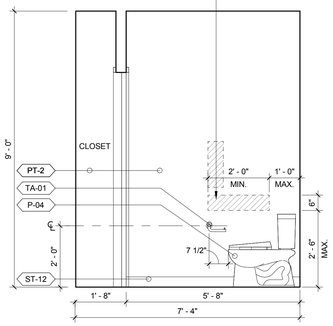

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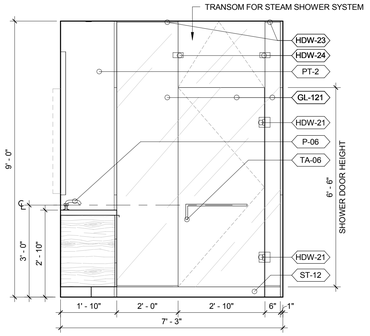

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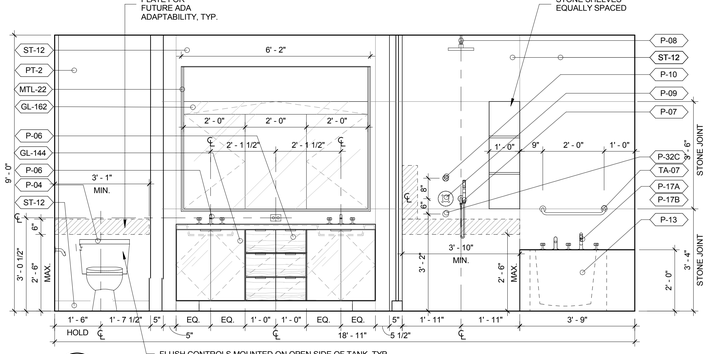

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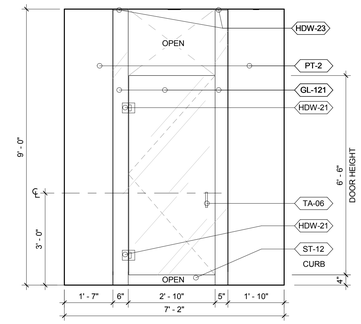

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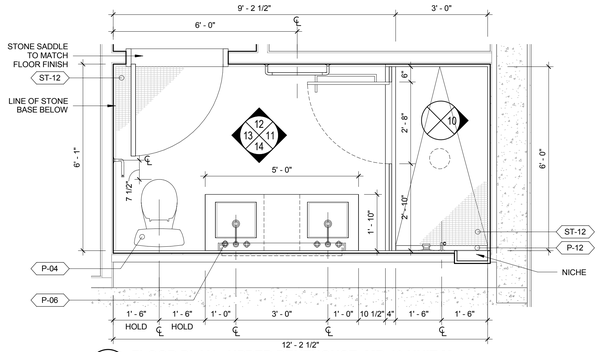
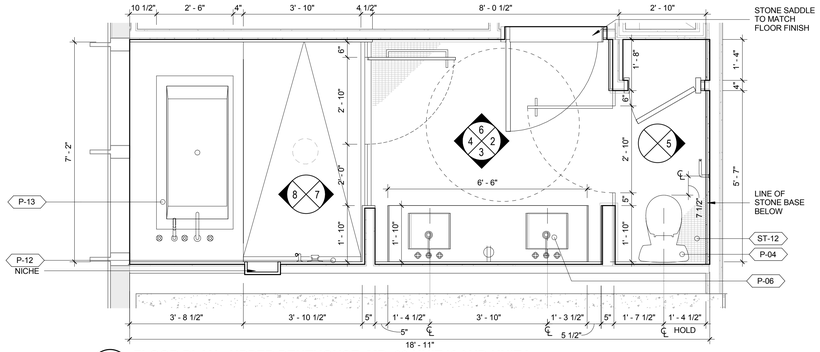


9 **FLOOR PLAN - UPPER PENTHOUSE_MB-10 UNIT M** 1/2" = 1'-0"
TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT



1 **FLOOR PLAN - UPPER PENTHOUSE_MB_09 UNIT K AND UNIT L** 1/2" = 1'-0"
TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT

KEYNOTE LEGEND

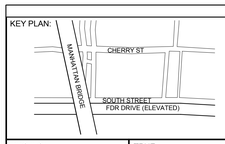
1	KEYNOTE
GL-121	3/8" THK. CLEAR LOW IRON TEMPERED GLASS
GL-144	1/4" THK. BACK PAINTED GLASS, TEMPERED
GL-162	1/8" THK. MIRROR
HDW-21	GLASS DOOR HINGE
HDW-23	U CHANNEL FOR GLASS
HDW-24	TRANSOM CLAMP : GLASS TO GLASS
MTL-22	STAINLESS STEEL, POLISHED FINISH
P-04	TOILET
P-05F	VANITY WITH INTEGRAL SINK - 78"
P-06	FAUCET
P-07	HAND HELD
P-08	SHOWER HEAD
P-09	PRESSURE BALANCE CONTROL TRIM
P-10	VOLUMN CONTROL TRIM
P-12	LINEAR SHOWER DRAIN
P-13	DROP-IN TUB
P-17A	TUB FILLER, DECK MOUNTED
P-17B	TUB HAND SHOWER, DECK MOUNTED
P-32B	STEAM SHOWER SYSTEM
P-32C	STEAM SHOWER SYSTEM
PT-2	PAINT
ST-12	STONE
TA-01	TOILET PAPER HOLDER
TA-06	SHOWER HANDLE / TOWEL BAR
TA-07	TOWEL BAR
TA-11	ROBE HOOK
WD-2	WOOD VENEER

BATHROOM TYPE MATRIX

UNIT	MASTER BATH (MB)	SECONDARY BATH (SB)	TERTIARY BATH (TB)	POWDER ROOM (PR)
A	01	01	——	——
B	02	——	——	——
C	01	01	——	——
D	03	01	——	——
E	03	01	——	——
F	04	02	01	01
G	05	03	02	——
H	06	02	——	——
I	07	04	02	——
J	08	01	——	——
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	——	02

CEILING MOUNTED SHOWER HEAD

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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MEYER DAVIS STUDIO INC.
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (MB)

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-874.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

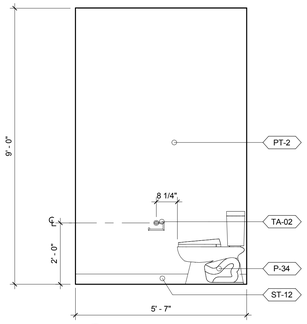
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105539 Job Number
E324336854B Scan Code

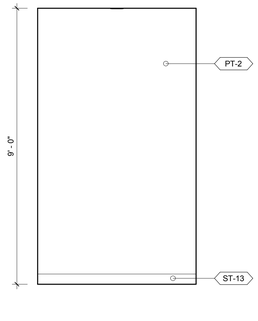
30" x 42" Arch E1 - SHEET SIZE

KEYNOTE LEGEND	
1	KEYNOTE
P-24	SINK
P-25	FAUCET
P-34	TOILET
PT-2	PAINT
ST-12	STONE
ST-13	STONE
TA-02	TOILET PAPER HOLDER
TA-12	ROBE HOOK

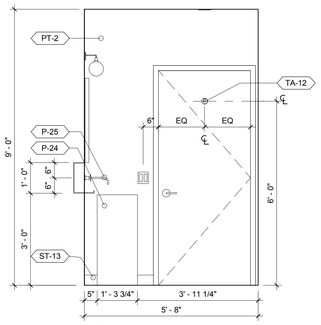
BATHROOM TYPE MATRIX				
UNIT	MASTER BATH (MB)	SECONDARY BATH (SB)	TERTIARY BATH (TB)	POWDER ROOM (PR)
A	01	01	——	——
B	02	——	——	——
C	01	01	——	——
D	03	01	——	——
E	03	01	——	——
F	04	02	01	01
G	05	03	02	——
H	06	02	——	——
I	07	04	02	——
J	08	01	——	——
K	09	05	02	02
L	09	05 & 01	03	02
M	10	01	——	02



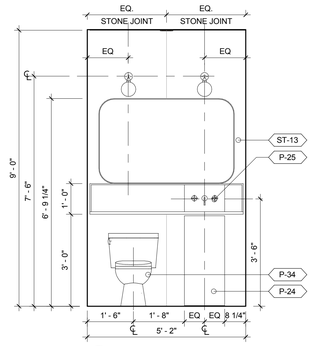
10 **ELEVATION**
1/2" = 1'-0"



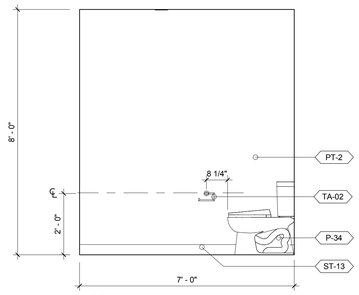
9 **ELEVATION**
1/2" = 1'-0"



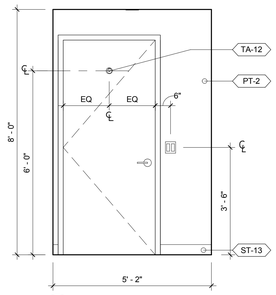
8 **ELEVATION**
1/2" = 1'-0"



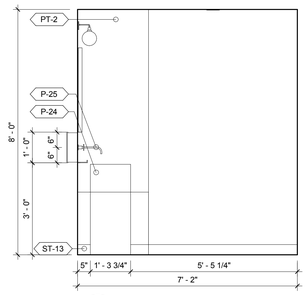
7 **ELEVATION**
1/2" = 1'-0"



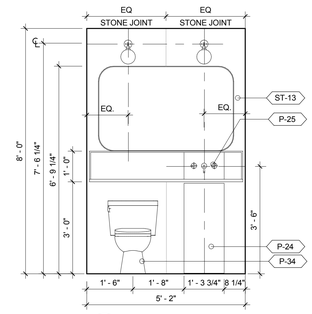
6 **ELEVATION**
1/2" = 1'-0"



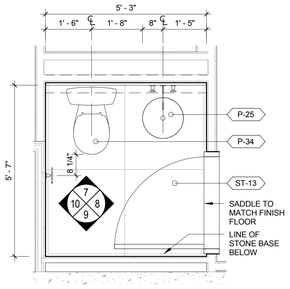
5 **ELEVATION**
1/2" = 1'-0"



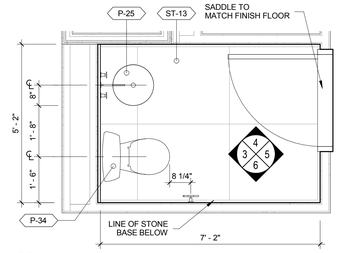
4 **ELEVATION**
1/2" = 1'-0"



3 **ELEVATION**
1/2" = 1'-0"



2 **PLAN - POWDER ROOM TYPE PR_02 (UNIT K, AND UNIT L)**
1/2" = 1'-0"



1 **PLAN - POWDER ROOM TYPE PR_01 (UNIT F)**
1/2" = 1'-0"

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL BATHROOMS (PR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 035381 STATE OF NEW YORK

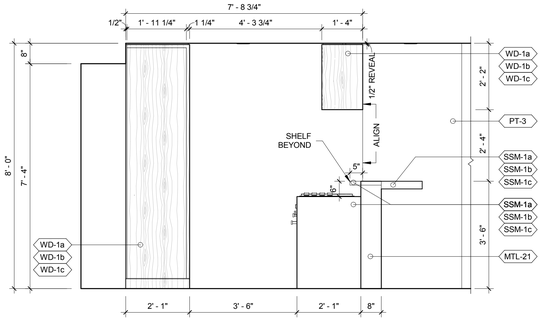
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-878.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
DOB Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

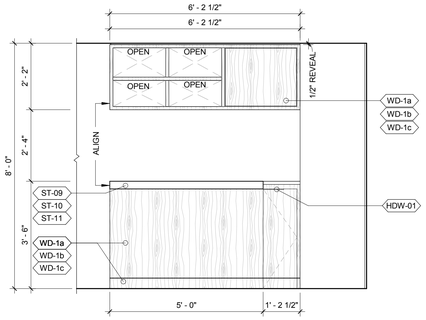
DOB B-SCAN:

FILE NAME:
PLOT DATE:

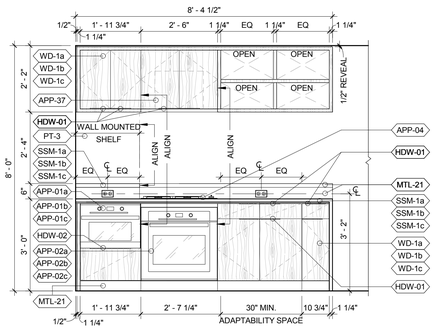
DEPT OF BLDGS121185539 Job Number
ES7317346J4 Scan Code
30" x 42" Arch E1 - SHEET SIZE



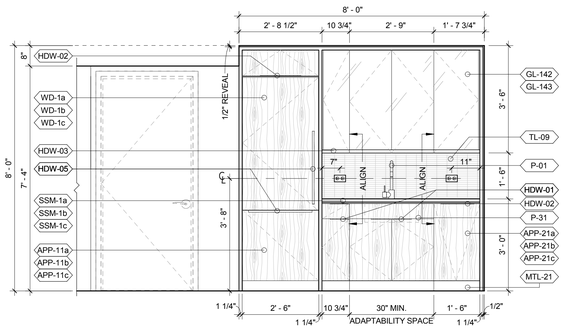
10 **ELEVATION**
1/2" = 1'-0"



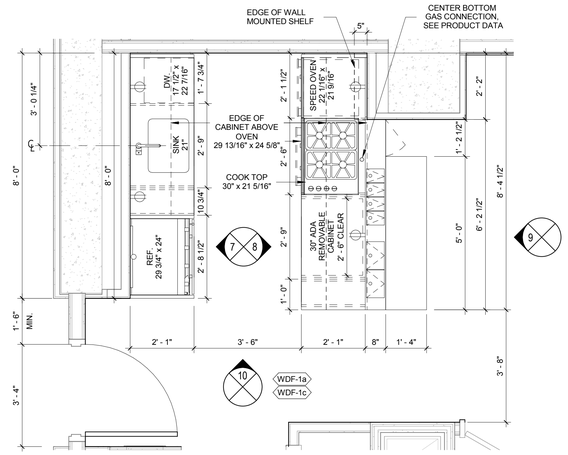
9 **ELEVATION**
1/2" = 1'-0"



8 **ELEVATION**
1/2" = 1'-0"



7 **ELEVATION**
1/2" = 1'-0"



2 **ENLARGED PLAN - KITCHEN UNIT B**
1/2" = 1'-0"

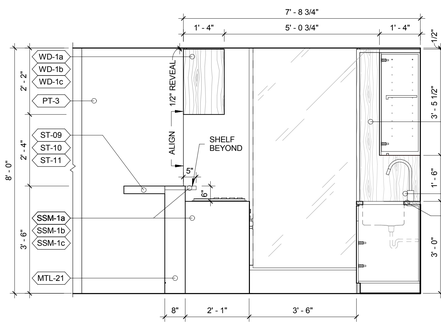
TYPE B PER 2008 NYC BUILDING CODE

KEYNOTE LEGEND

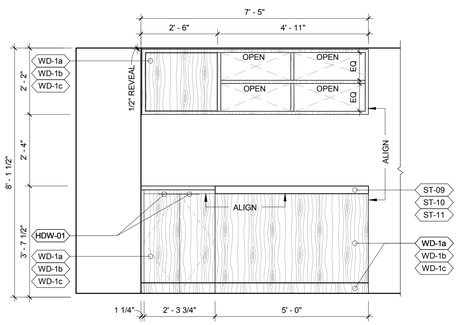
1	KEYNOTE
APP-01a	SPEED OVEN 24"- LIGHT
APP-01b	SPEED OVEN 24"- MEDIUM
APP-01c	SPEED OVEN 24"- DARK
APP-02a	CONVECTION OVEN 30"- LIGHT
APP-02b	CONVECTION OVEN 30"- MEDIUM
APP-02c	CONVECTION OVEN 30"- DARK
APP-04	COOK TOP 30"
APP-11a	REFRIGERATOR 30"- LIGHT
APP-11b	REFRIGERATOR 30"- MEDIUM
APP-11c	REFRIGERATOR 30"- DARK
APP-13a	WINE REFRIGERATOR 24"- LIGHT
APP-13b	WINE REFRIGERATOR 24"- MEDIUM
APP-13c	WINE REFRIGERATOR 24"- DARK
APP-21a	DISHWASHER 18"- LIGHT
APP-21b	DISHWASHER 18"- MEDIUM
APP-21c	DISHWASHER 18"- DARK
APP-22a	DISHWASHER 24"- LIGHT
APP-22b	DISHWASHER 24"- MEDIUM
APP-22c	DISHWASHER 24"- DARK
APP-37	HOOD 30"
GL-142	1/4" THK. BACK PAINTED GLASS, TEMPERED
GL-143	1/4" THK. BACK PAINTED GLASS, TEMPERED
HDW-01	PULL @ KITCHEN
HDW-02	PULL @ KITCHEN
HDW-03	EDGE PULL @ KITCHEN
HDW-05	PULL @ KITCHEN APPLIANCE
MTL-21	STAINLESS STEEL, SATIN FINISH
P-01	FAUCET
P-31	RESERVED FOR FUTURE USE
PT-3	PAINT
SSM-1a	SOLID SURFACE MATERIAL-LIGHT
SSM-1b	SOLID SURFACE MATERIAL-MEDIUM
SSM-1c	SOLID SURFACE MATERIAL-DARK
ST-09	STONE- LIGHT
ST-10	STONE- MEDIUM
ST-11	STONE- DARK
TL-09	TILE
WD-1a	WOOD VENEER-LIGHT
WD-1b	WOOD VENEER-MEDIUM
WD-1c	WOOD VENEER-DARK
WDF-1a	WOOD FLOOR- LIGHT
WDF-1c	WOOD FLOOR- DARK

NOTES:

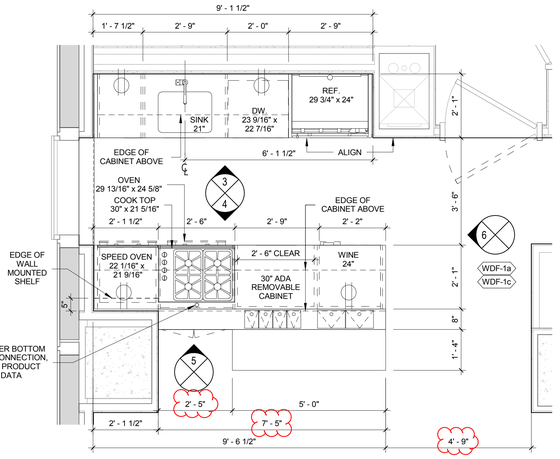
ALL KITCHEN CABINET INTERIORS TO BE WHITE MELAMINE, TYPICAL



6 **ELEVATION**
1/2" = 1'-0"

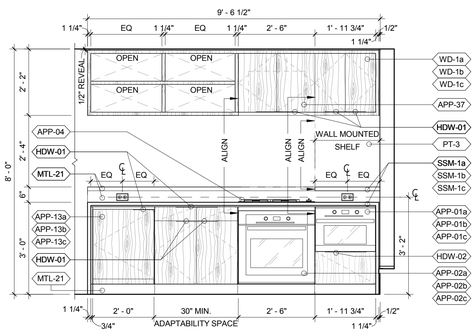


5 **ELEVATION**
1/2" = 1'-0"

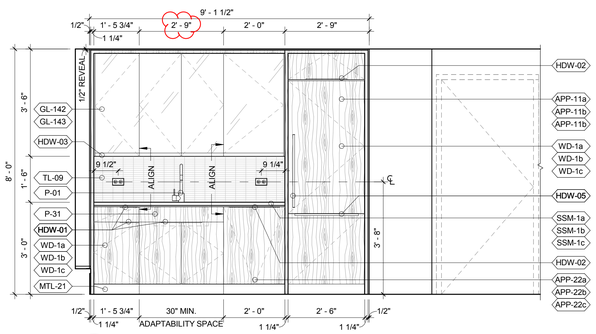


1 **ENLARGED PLAN - KITCHEN UNIT A**
1/2" = 1'-0"

TYPE B PER 2008 NYC BUILDING CODE



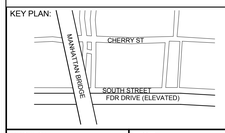
4 **ELEVATION**
1/2" = 1'-0"



3 **ELEVATION**
1/2" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (A & B)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOMALAS 023081 STATE OF NEW YORK

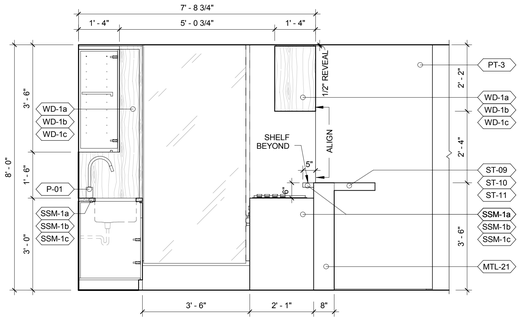
DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: 1/2" = 1'-0"
DWG No:
A-881.01
DOB PAGE No: of

DOB EMPLOYEE STAMP:

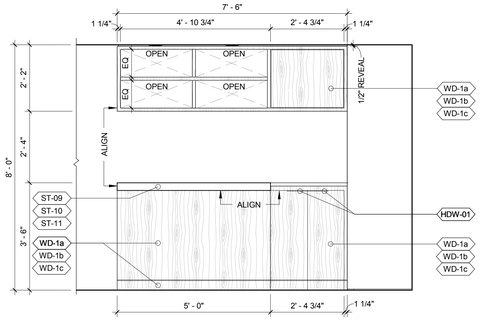
Damian Titus
DOB Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

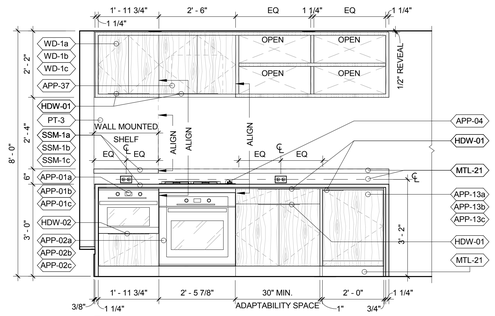
DEPT OF BLDGS 421185528 Job Number
E380681 7024 Scan Code
30" x 42" Arch E1 - SHEET SIZE



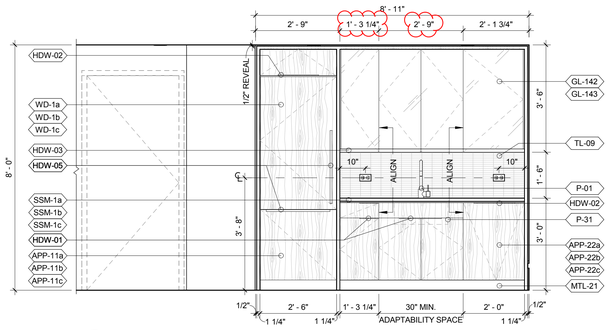
10 **ELEVATION**
1/2" = 1'-0"



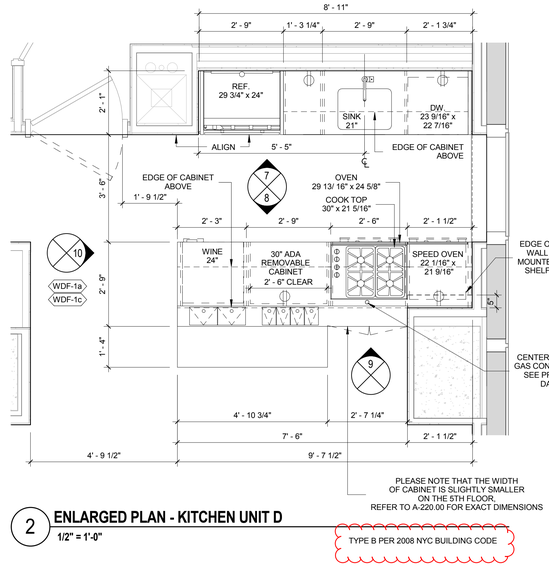
9 **ELEVATION**
1/2" = 1'-0"



8 **ELEVATION**
1/2" = 1'-0"



7 **ELEVATION**
1/2" = 1'-0"



PLEASE NOTE THAT THE WIDTH OF CABINET IS SLIGHTLY SMALLER ON THE 5TH FLOOR, REFER TO A-220.00 FOR EXACT DIMENSIONS

TYPE B PER 2008 NYC BUILDING CODE

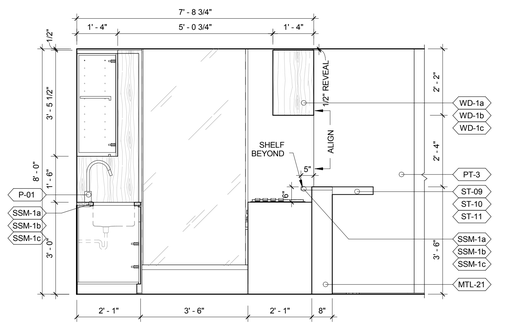
2 **ENLARGED PLAN - KITCHEN UNIT D**
1/2" = 1'-0"

KEYNOTE LEGEND

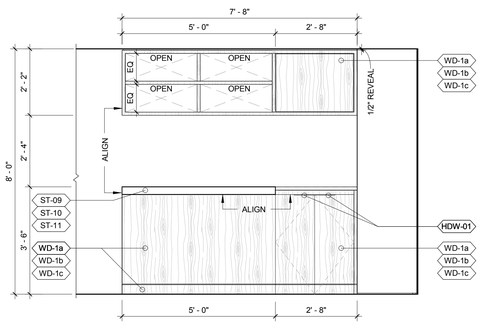
1	KEYNOTE
APP-01a	SPEED OVEN 24"- LIGHT
APP-01b	SPEED OVEN 24"- MEDIUM
APP-01c	SPEED OVEN 24"- DARK
APP-02a	CONVECTION OVEN 30"- LIGHT
APP-02b	CONVECTION OVEN 30"- MEDIUM
APP-02c	CONVECTION OVEN 30"- DARK
APP-04	COOK TOP 30"
APP-11a	REFRIGERATOR 30"- LIGHT
APP-11b	REFRIGERATOR 30"- MEDIUM
APP-11c	REFRIGERATOR 30"- DARK
APP-13a	WINE REFRIGERATOR 24"- LIGHT
APP-13b	WINE REFRIGERATOR 24"- MEDIUM
APP-13c	WINE REFRIGERATOR 24"- DARK
APP-22a	DISHWASHER 24"- LIGHT
APP-22b	DISHWASHER 24"- MEDIUM
APP-22c	DISHWASHER 24"- DARK
APP-37	HOOD 30"
GL-142	1/4" THK. BACK PAINTED GLASS, TEMPERED
GL-143	1/4" THK. BACK PAINTED GLASS, TEMPERED
HDW-01	PULL @ KITCHEN
HDW-02	PULL @ KITCHEN
HDW-03	EDGE PULL @ KITCHEN
HDW-05	PULL @ KITCHEN APPLIANCE
MTL-21	STAINLESS STEEL, SATIN FINISH
P-01	FAUCET
P-31	RESERVED FOR FUTURE USE
PT-3	PAINT
SSM-1a	SOLID SURFACE MATERIAL-LIGHT
SSM-1b	SOLID SURFACE MATERIAL-MEDIUM
SSM-1c	SOLID SURFACE MATERIAL-DARK
ST-09	STONE- LIGHT
ST-10	STONE- MEDIUM
ST-11	STONE- DARK
TL-09	TILE
WD-1a	WOOD VENEER-LIGHT
WD-1b	WOOD VENEER-MEDIUM
WD-1c	WOOD VENEER-DARK
WDF-1a	WOOD FLOOR- LIGHT
WDF-1c	WOOD FLOOR- DARK

NOTES:

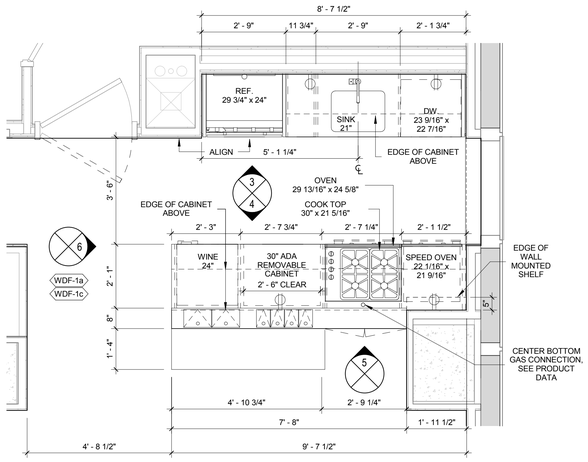
ALL KITCHEN CABINET INTERIORS TO BE WHITE MELAMINE, TYPICAL



6 **ELEVATION**
1/2" = 1'-0"

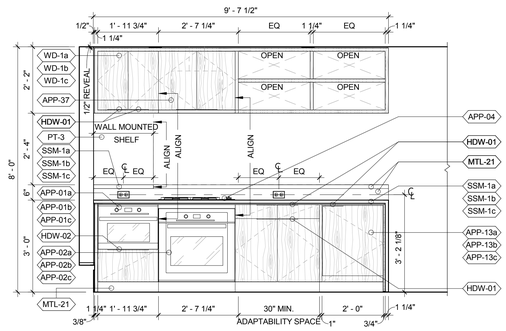


5 **ELEVATION**
1/2" = 1'-0"

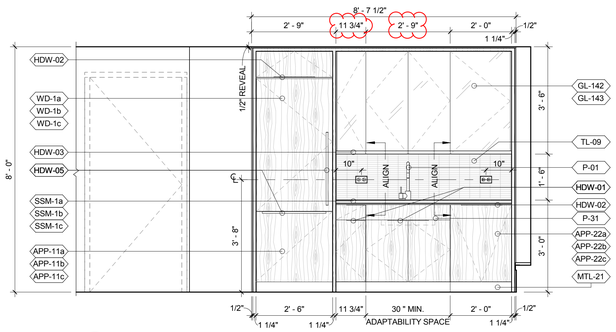


1 **ENLARGED PLAN - KITCHEN UNIT C**
1/2" = 1'-0"

TYPE B PER 2008 NYC BUILDING CODE



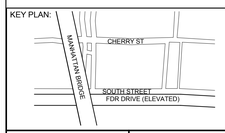
4 **ELEVATION**
1/2" = 1'-0"



3 **ELEVATION**
1/2" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (C & D/E)

SEAL & SIGNATURE:

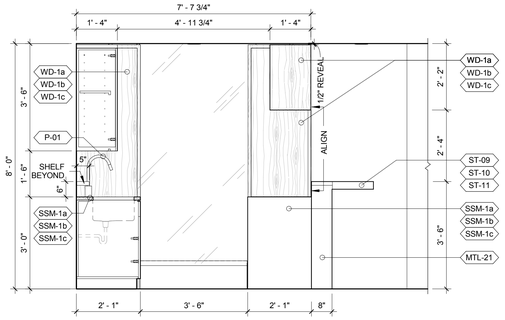
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/2" = 1'-0"	
DWG No:	**A-882.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

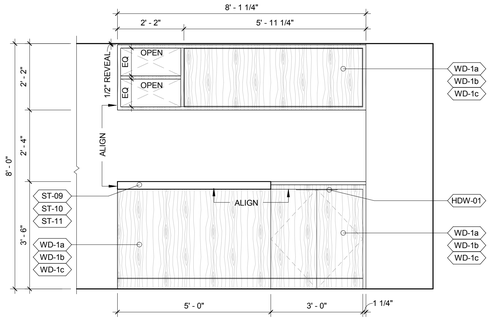
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

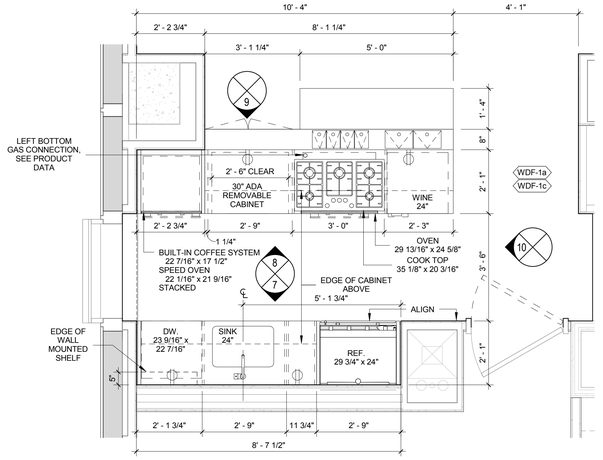
DEPT OF BLDGS121185539 Job Number
E3305/8858/09 Scan Code



10 ELEVATION
1/2" = 1'-0"

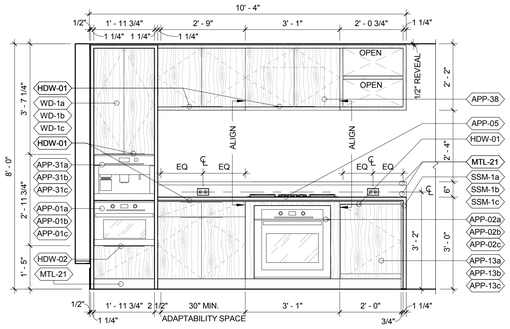


9 ELEVATION
1/2" = 1'-0"

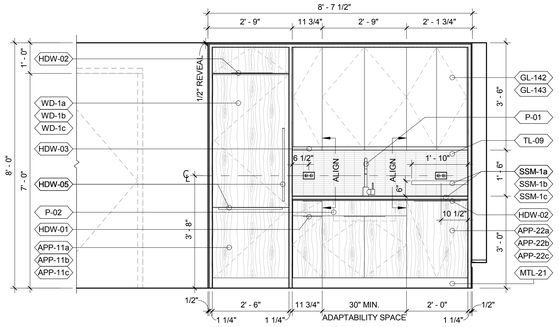


2 ENLARGED PLAN - KITCHEN UNIT G
1/2" = 1'-0"

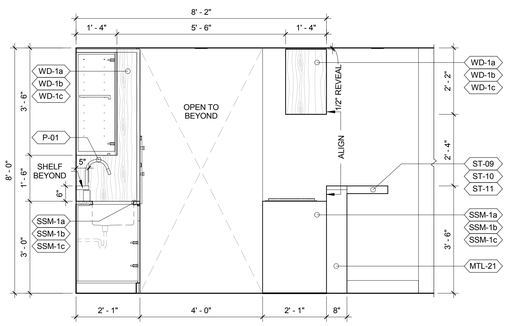
TYPE B PER 2008 NYC BUILDING CODE



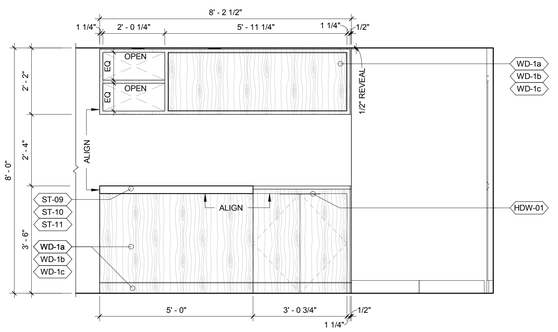
8 ELEVATION
1/2" = 1'-0"



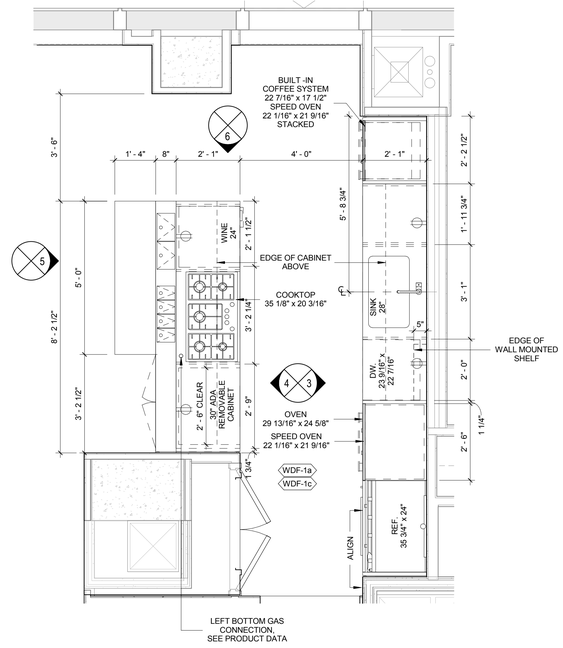
7 ELEVATION
1/2" = 1'-0"



6 ELEVATION
1/2" = 1'-0"

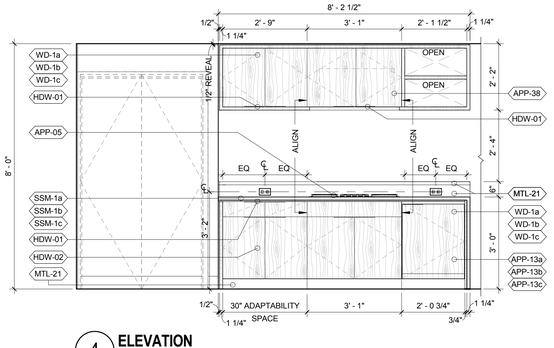


5 EELVATION
1/2" = 1'-0"

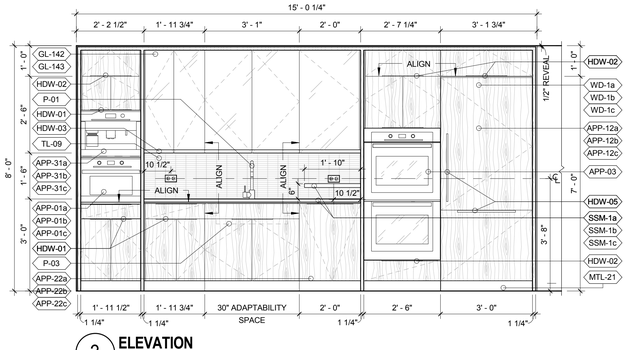


1 ENLARGED PLAN - KITCHEN UNIT F
1/2" = 1'-0"

TYPE B PER 2008 NYC BUILDING CODE



4 ELEVATION
1/2" = 1'-0"



3 ELEVATION
1/2" = 1'-0"

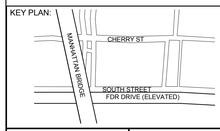
KEYNOTE LEGEND

1	KEYNOTE
APP-01a	SPEED OVEN 24"- LIGHT
APP-01b	SPEED OVEN 24"- MEDIUM
APP-01c	SPEED OVEN 24"- DARK
APP-02a	CONVECTION OVEN 30"- LIGHT
APP-02b	CONVECTION OVEN 30"- MEDIUM
APP-02c	CONVECTION OVEN 30"- DARK
APP-03	DOUBLE OVEN 30"
APP-05	COOK TOP 36"
APP-11a	REFRIGERATOR 30"- LIGHT
APP-11b	REFRIGERATOR 30"- MEDIUM
APP-11c	REFRIGERATOR 30"- DARK
APP-12a	REFRIGERATOR 36"- LIGHT
APP-12b	REFRIGERATOR 36"- MEDIUM
APP-12c	REFRIGERATOR 36"- DARK
APP-13a	WINE REFRIGERATOR 24"- LIGHT
APP-13b	WINE REFRIGERATOR 24"- MEDIUM
APP-13c	WINE REFRIGERATOR 24"- DARK
APP-22a	DISHWASHER 24"- LIGHT
APP-22b	DISHWASHER 24"- MEDIUM
APP-22c	DISHWASHER 24"- DARK
APP-31a	COFFEE MAKER 24"- LIGHT
APP-31b	COFFEE MAKER 24"- MEDIUM
APP-31c	COFFEE MAKER 24"- DARK
APP-38	HOOD 36"
GL-142	1/4" THK. BACK PAINTED GLASS, TEMPERED
GL-143	1/4" THK. BACK PAINTED GLASS, TEMPERED
HDW-01	PULL @ KITCHEN
HDW-02	PULL @ KITCHEN
HDW-03	EDGE PULL @ KITCHEN
HDW-05	PULL @ KITCHEN APPLIANCE
MTL-21	STAINLESS STEEL, SATIN FINISH
P-01	FAUCET
P-02	SINK 20"
P-03	SINK 23"
SSM-1a	SOLID SURFACE MATERIAL-LIGHT
SSM-1b	SOLID SURFACE MATERIAL-MEDIUM
SSM-1c	SOLID SURFACE MATERIAL-DARK
ST-09	STONE- LIGHT
ST-10	STONE- MEDIUM
ST-11	STONE- DARK
TL-09	TILE
WD-1a	WOOD VENEER-LIGHT
WD-1b	WOOD VENEER-MEDIUM
WD-1c	WOOD VENEER-DARK
WDF-1a	WOOD FLOOR- LIGHT
WDF-1c	WOOD FLOOR- DARK

NOTES:

ALL KITCHEN CABINET INTERIORS TO BE WHITE MELAMINE, TYPICAL

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (F & G)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029381 STATE OF NEW YORK

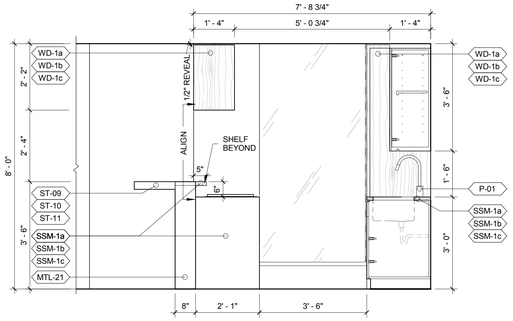
DATE:	01 NOV 2013	
PROJECT No:	1335-00	
DRAWN:	TEAM	REV:
CHK:	CHECKER	
SCALE:	1/2" = 1'-0"	
DWG No:	**A-883.00**	
DOB PAGE No:	of	

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

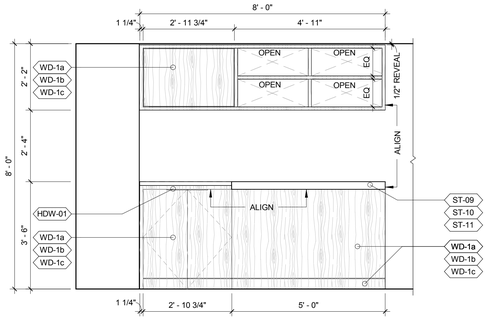
DOB B-SCAN:

FILE NAME:
PLOT DATE:

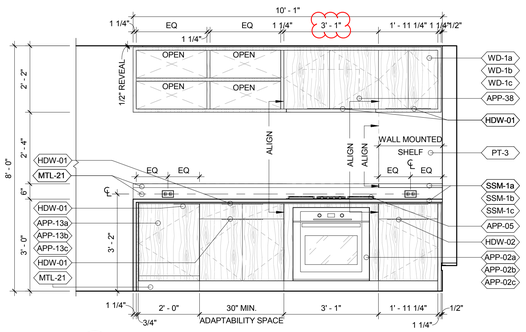
DEPT OF BLDGS121185539 Job Number
E524950999 Scan Code
30" x 42" Arch E1 - SHEET SIZE



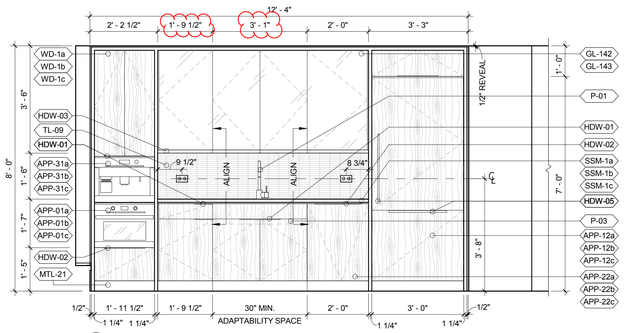
10 **ELEVATION**
1/2" = 1'-0"



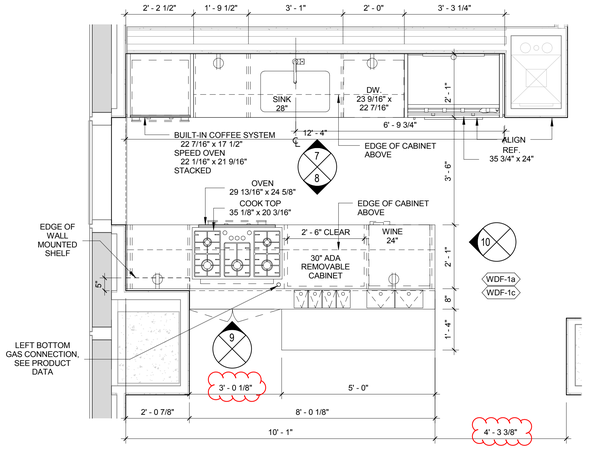
9 **ELEVATION**
1/2" = 1'-0"



8 **ELEVATION**
1/2" = 1'-0"



7 **ELEVATION**
1/2" = 1'-0"



2 **ENLARGED PLAN - KITCHEN UNIT I**
1/2" = 1'-0"

TYPE B PER 2008 NYC BUILDING CODE

KEYNOTE LEGEND

1	KEYNOTE
APP-01a	SPEED OVEN 24"- LIGHT
APP-01b	SPEED OVEN 24"- MEDIUM
APP-01c	SPEED OVEN 24"- DARK
APP-02a	CONVECTION OVEN 30"- LIGHT
APP-02b	CONVECTION OVEN 30"- MEDIUM
APP-02c	CONVECTION OVEN 30"- DARK
APP-04	COOK TOP 30"
APP-06	COOK TOP 36"
APP-11a	REFRIGERATOR 30"- LIGHT
APP-11b	REFRIGERATOR 30"- MEDIUM
APP-11c	REFRIGERATOR 30"- DARK
APP-12a	REFRIGERATOR 36"- LIGHT
APP-12b	REFRIGERATOR 36"- MEDIUM
APP-12c	REFRIGERATOR 36"- DARK
APP-13a	WINE REFRIGERATOR 24"- LIGHT
APP-13b	WINE REFRIGERATOR 24"- MEDIUM
APP-13c	WINE REFRIGERATOR 24"- DARK
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APP-22b	DISHWASHER 24"- MEDIUM
APP-22c	DISHWASHER 24"- DARK
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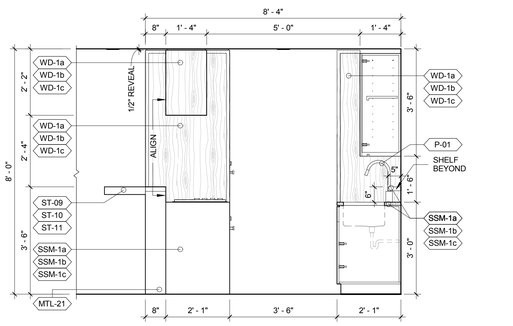
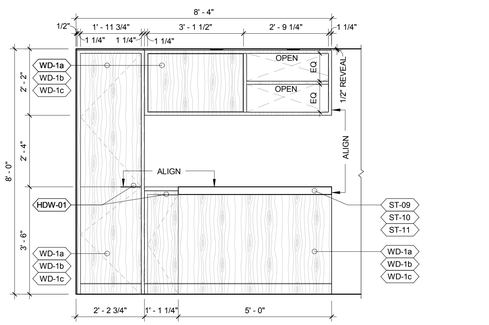
APP-31b	COFFEE MAKER 24"- MEDIUM
APP-31c	COFFEE MAKER 24"- DARK
APP-37	HOOD 30"
APP-38	HOOD 36"
GL-142	1/4" THK. BACK PAINTED GLASS, TEMPERED
GL-143	1/4" THK. BACK PAINTED GLASS, TEMPERED
HDW-01	PULL @ KITCHEN
HDW-02	PULL @ KITCHEN
HDW-03	EDGE PULL @ KITCHEN
HDW-05	PULL @ KITCHEN APPLIANCE
MTL-21	STAINLESS STEEL, SATIN FINISH
P-01	FAUCET
P-03	SINK 23"
P-31	RESERVED FOR FUTURE USE
PT-3	PAINT
SSM-1a	SOLID SURFACE MATERIAL-LIGHT
SSM-1b	SOLID SURFACE MATERIAL-MEDIUM
SSM-1c	SOLID SURFACE MATERIAL-DARK
ST-09	STONE- LIGHT
ST-10	STONE- MEDIUM
ST-11	STONE- DARK
TL-09	TILE
WD-1a	WOOD VENEER-LIGHT
WD-1b	WOOD VENEER-MEDIUM
WD-1c	WOOD VENEER-DARK

NOTES:

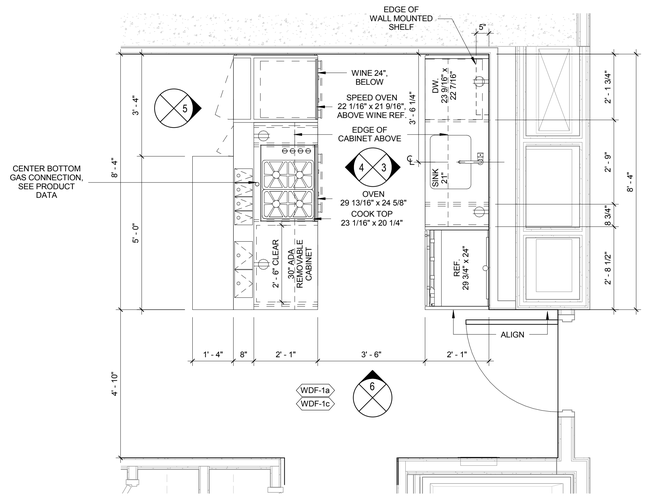
ALL KITCHEN CABINET INTERIORS TO BE WHITE MELAMINE, TYPICAL



6 **ELEVATION**
1/2" = 1'-0"

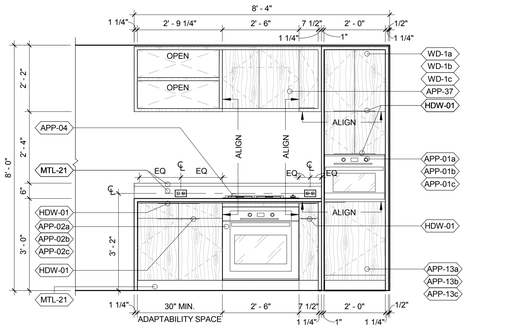


5 **ELEVATION**
1/2" = 1'-0"

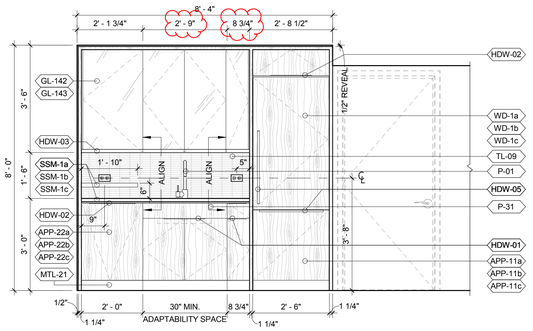


1 **ENLARGED PLAN - KITCHEN UNIT H**
1/2" = 1'-0"

TYPE B PER 2008 NYC BUILDING CODE



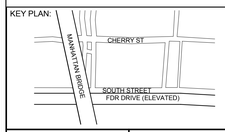
4 **ELEVATION**
1/2" = 1'-0"



3 **ELEVATION**
1/2" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
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INTERIOR DESIGNER:
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180 Varick St #404
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LANDSCAPE DESIGNER:
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TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
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MEP ENGINEERS:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015
4	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (H & I)

SEAL & SIGNATURE:

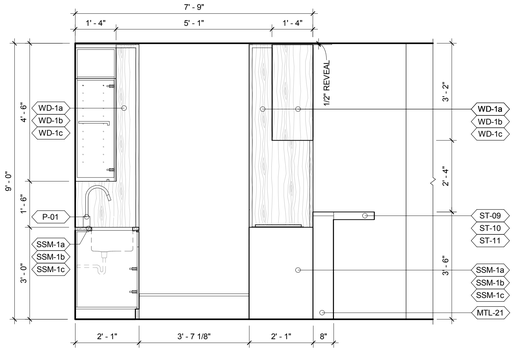
DATE:	01 NOV 2013	
PROJECT No:	1335-00	
DRAWN:	TEAM	REV:
CHK:	CHECKER	
SCALE:	1/2" = 1'-0"	
DWG No:	**A-884.01**	
DOB PAGE No:	of	

DOB EMPLOYEE STAMP:

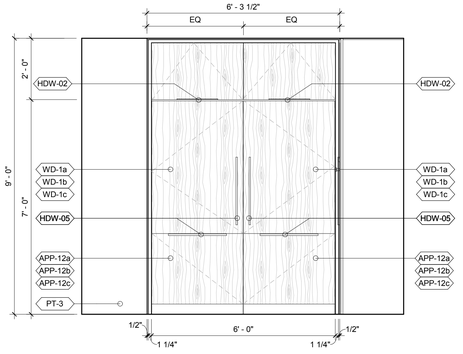
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

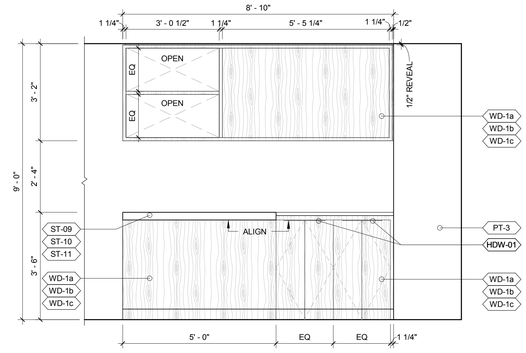
DEPT OF BLDGS121185539 Job Number
IES7853406713 Scan Code
30" x 42" Arch E1 - SHEET SIZE



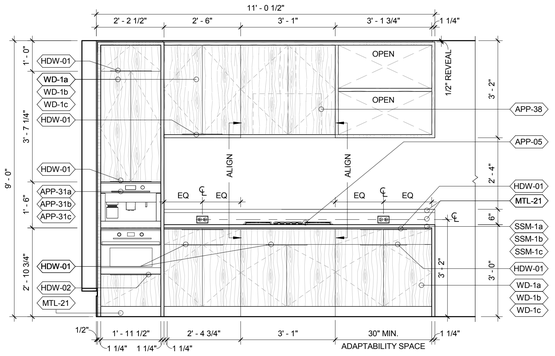
10 ELEVATION
1/2" = 1'-0"



9 ELEVATION
1/2" = 1'-0"



8 ELEVATION
1/2" = 1'-0"



7 ELEVATION
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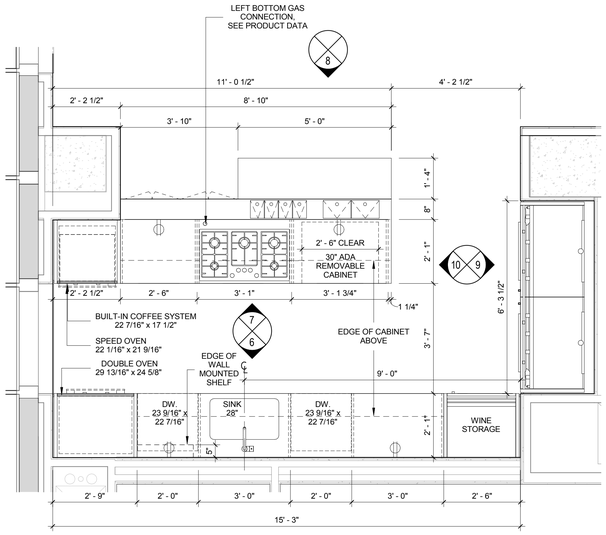
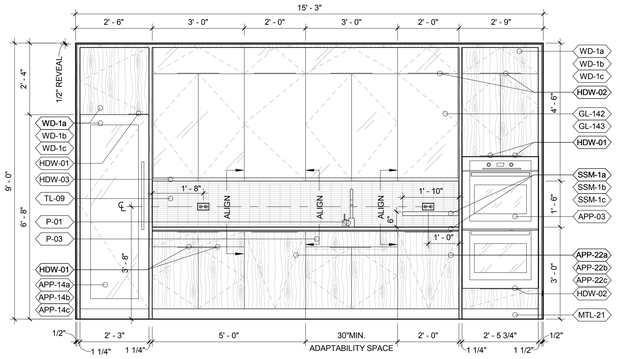
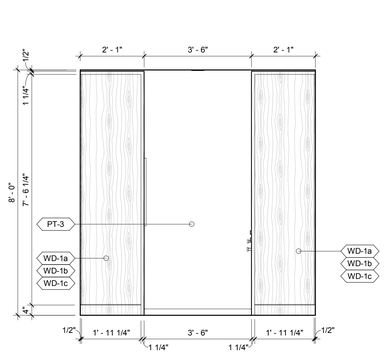


2 ENLARGED PLAN - KITCHEN UNIT K & L
1/2" = 1'-0"

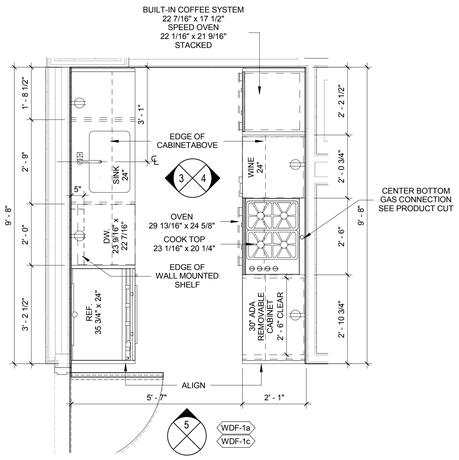
TYPE B PER 2008 NYC BUILDING CODE



6 ELEVATION
1/2" = 1'-0"

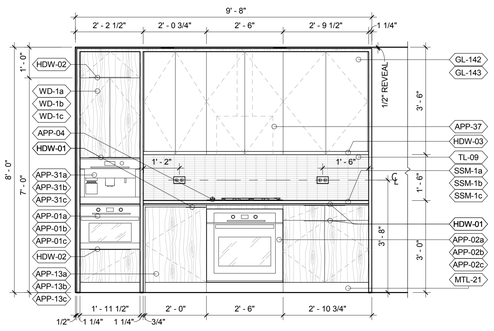


5 ELEVATION
1/2" = 1'-0"

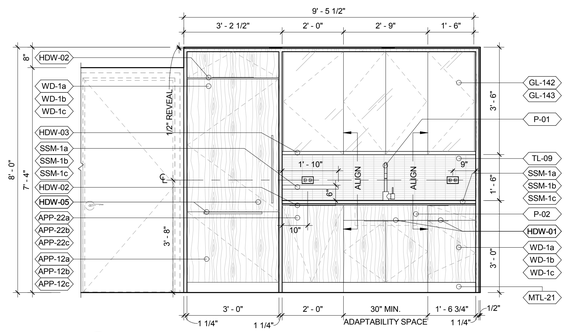


1 ENLARGED PLAN - KITCHEN UNIT J
1/2" = 1'-0"

TYPE B PER 2008 NYC BUILDING CODE



4 ELEVATION
1/2" = 1'-0"



3 ELEVATION
1/2" = 1'-0"

KEYNOTE LEGEND

1	KEYNOTE
APP-01a	SPEED OVEN 24"- LIGHT
APP-01b	SPEED OVEN 24"- MEDIUM
APP-01c	SPEED OVEN 24"- DARK
APP-02a	CONVECTION OVEN 30"- LIGHT
APP-02b	CONVECTION OVEN 30"- MEDIUM
APP-02c	CONVECTION OVEN 30"- DARK
APP-03	DOUBLE OVEN 30"
APP-04	COOK TOP 30"
APP-05	COOK TOP 36"
APP-12a	REFRIGERATOR 36"- LIGHT
APP-12b	REFRIGERATOR 36"- MEDIUM
APP-12c	REFRIGERATOR 36"- DARK
APP-13a	WINE REFRIGERATOR 24"- LIGHT
APP-13b	WINE REFRIGERATOR 24"- MEDIUM
APP-13c	WINE REFRIGERATOR 24"- DARK
APP-14a	WINE REFRIGERATOR 27"- LIGHT
APP-14b	WINE REFRIGERATOR 27"- MEDIUM
APP-14c	WINE REFRIGERATOR 27"- DARK
APP-22a	DISHWASHER 24"- LIGHT
APP-22b	DISHWASHER 24"- MEDIUM
APP-22c	DISHWASHER 24"- DARK
APP-31a	COFFEE MAKER 24"- LIGHT
APP-31b	COFFEE MAKER 24"- MEDIUM
APP-31c	COFFEE MAKER 24"- DARK
APP-37	HOOD 30"
APP-38	HOOD 36"
GL-142	1/4" THK. BACK PAINTED GLASS, TEMPERED
GL-143	1/4" THK. BACK PAINTED GLASS, TEMPERED
HDW-01	PULL @ KITCHEN
HDW-02	PULL @ KITCHEN
HDW-03	EDGE PULL @ KITCHEN
HDW-05	PULL @ KITCHEN APPLIANCE
MTL-21	STAINLESS STEEL, SATIN FINISH
P-01	FAUCET
P-02	SINK 20"
P-03	SINK 23"
PT-3	PAINT
SSM-1a	SOLID SURFACE MATERIAL-LIGHT
SSM-1b	SOLID SURFACE MATERIAL-MEDIUM
SSM-1c	SOLID SURFACE MATERIAL-DARK
ST-09	STONE- LIGHT
ST-10	STONE- MEDIUM
ST-11	STONE- DARK
TL-09	TILE
WD-1a	WOOD VENEER-LIGHT
WD-1b	WOOD VENEER-MEDIUM
WD-1c	WOOD VENEER-DARK
WDF-1a	WOOD FLOOR- LIGHT
WDF-1c	WOOD FLOOR- DARK

NOTES:

ALL KITCHEN CABINET INTERIORS TO BE WHITE MELAMINE, TYPICAL

FOR KICTHEN MILLWORK DETAILS REFER TO A-985.00 & A-986.00

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	06/18/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (J & K/L)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/2" = 1'-0"	
DWG No:	**A-885.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
DOB Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121305529 Job Number
E3049074920 Scan Code

30" x 42" Arch E1 - SHEET SIZE

KEYNOTE LEGEND

1	KEYNOTE
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APP-01b	SPEED OVEN 24"- MEDIUM
APP-01c	SPEED OVEN 24"- DARK
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ST-09	STONE- LIGHT
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WD-1c	WOOD VENEER-DARK
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NOTES:

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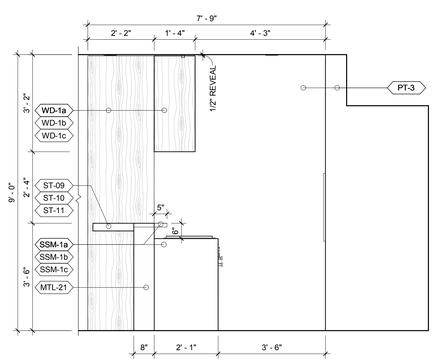
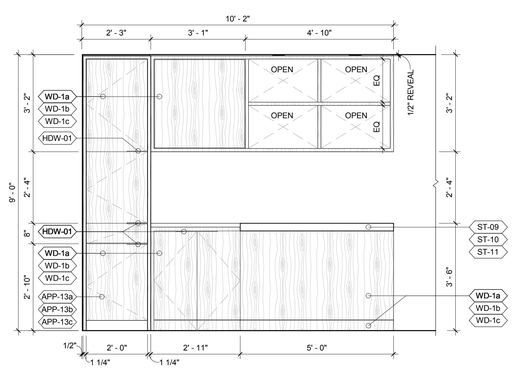
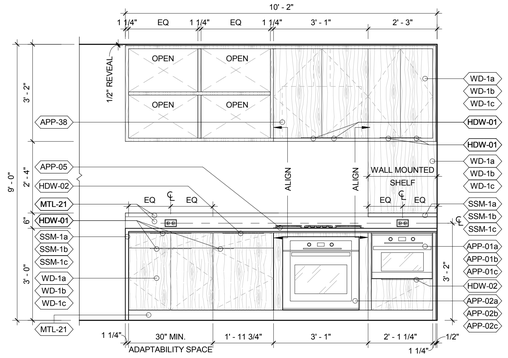
FOR KITCHEN MILLWORK DETAILS REFER TO A-985.00 & A-986.00



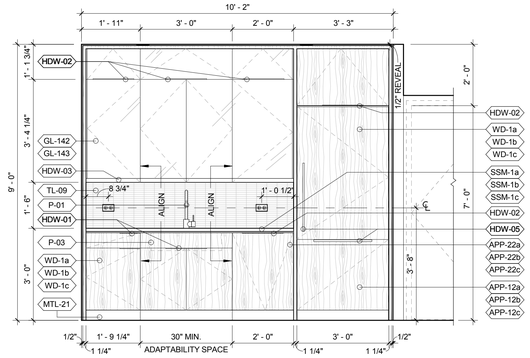
5 **ELEVATION**
1/2" = 1'-0"



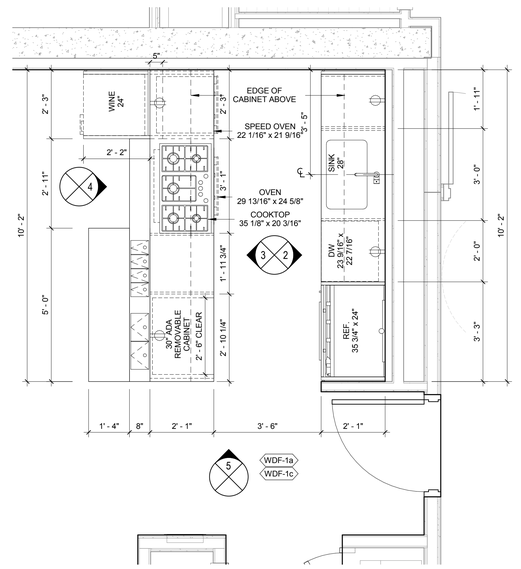
4 **ELEVATION**
1/2" = 1'-0"



3 **ELEVATION**
1/2" = 1'-0"



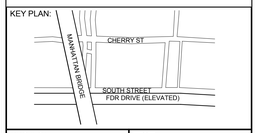
2 **ELEVATION**
1/2" = 1'-0"



1 **UNIT M KITCHEN ENLARGED PLAN**
1/2" = 1'-0"

TYPE B PER 2008 NYC BUILDING CODE

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
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TEL: 212-964-4040 FAX: 212-964-4090

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No.	DESCRIPTION:	DATE:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (M)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOURAS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/2" = 1'-0"
DWG No:	**A-886.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

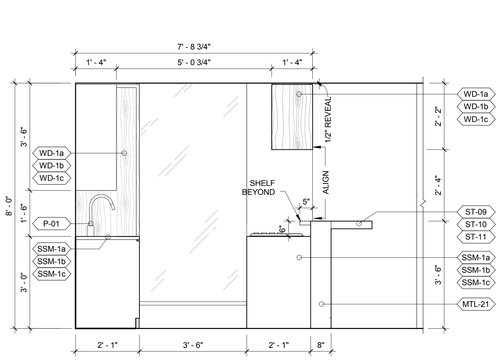
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
ES7984341189 Scan Code

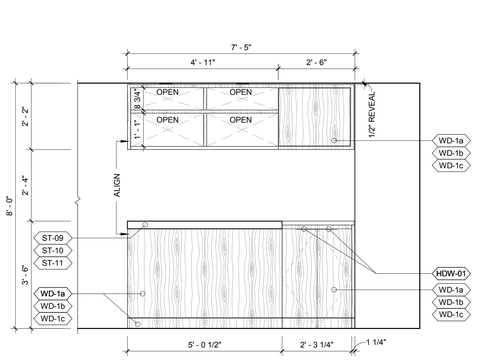
30" x 42" Arch E1 - SHEET SIZE

NOTES:

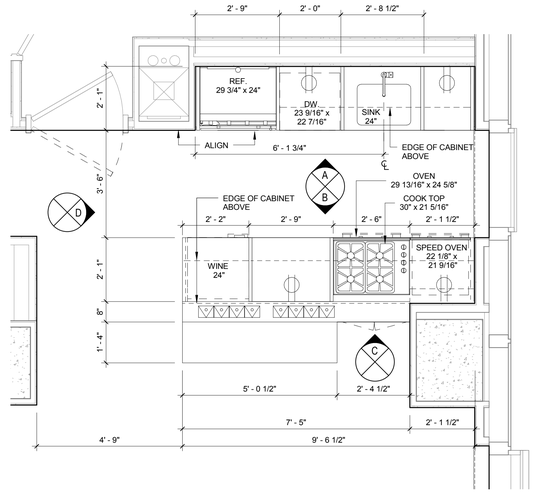
ALL KITCHEN CABINET INTERIORS TO BE WHITE MELAMINE, TYPICAL



D ELEVATION
1/2" = 1'-0"

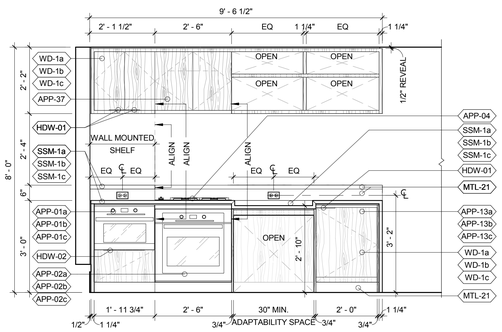


C ELEVATION
1/2" = 1'-0"

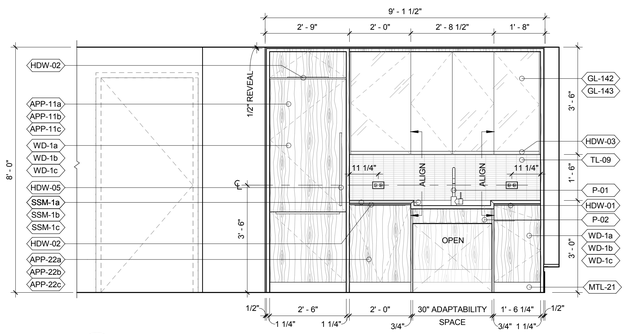


1 KITCHEN UNIT A ALTERNATIVE
1/2" = 1'-0"

TYPE B PER 2008 NYC BUILDING CODE

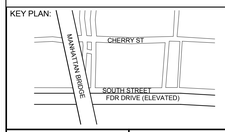


B ELEVATION
1/2" = 1'-0"



A ELEVATION
1/2" = 1'-0"

KEY PLAN:



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PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - RESIDENTIAL KITCHENS (A ADA ALTERNATIVE)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 023081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
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CHK: CHECKER	
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Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number

ES480195273 Scan Code

NYC ENERGY CONSERVATION CODE INSPECTIONS:

TOTAL BUILDING ENVELOPE THERMAL ANALYSIS

Wall Type	U-Value	Square Footage @56 Flrs	% of Total Envelope SF	Average U-value/Type
EW-01	0.047	200	0.032	
EW-02	0.092	4,459	0.720	
EW-03	0.089	220	0.036	
EW-04	0.089	4,180	0.675	
EW-05	0.047	11,835	1.912	
EW-06	0.092	9,735	1.572	
EW-07	0.089	3,115	0.503	
EW-08	0.047	3,600	0.581	
EW-09 (SS Spandrel) Derated for Framing	0.111	29,807	4.814	
EW-10	0.092	13,210	2.134	
EW-11	0.078	3,000	0.485	
EW-12 (LS Spandrel) Derated for Framing	0.08	185,184	29.910	
Totals for Exterior Wall		268,545	43.375	0.08297
Curtain Wall Type				
LS Glazing (Derated for Framing)	0.37	202,230	32.664	
SS Glazing (Derated for Framing)	0.37	51,191	8.268	
Architectural Louvers	0.06897	7,720	1.247	
		261,141		
Storefront Type				
SF-1 (Derated for Framing)	0.46	5,320	0.859	
SF-2 (Derated for Framing)	0.46	4,833	0.781	
SF-3 (Derated for Framing)	0.39	2,290	0.370	
Total For Glazing		12,443	**44.189**	0.36501
Roof Type				
RT-01	0.048	4,450	0.719	
RT-02	0.032	7,950	1.284	
RT-03		NOT USED		
RT-04	0.032	6,880	1.111	
RT-05	0.032	5,950	0.961	
RT-06	0.032	13,980	2.258	
RT-07	0.032	9,850	1.591	
RT-08	0.032	1,960	0.317	
RT-09	0.032	7,130	1.152	
RT-10	0.032	15,000	2.423	
RT-11	0.032	500	0.081	
RT-12	0.068	3,350	0.541	
Totals For Roofs		77,000	12.437	0.03449
Total Envelope SF		619,129	100	0.20157

Tower Façade Analysis

Storefront Analysis

Wall Type	North Area	South Area	West Area	East Area	SHGC (Per ASHRAE)
SF-1	4870		450		0.68
SF-2		1968	2865		0.68
SF-3			1105	1185	0.68

Curtain Wall Analysis

2' Spandrel Typical

8' vision Typical

1/3 of all LS vision areas are non vision (spandrel) panes

1/4 of all SS vision areas are non vision (sapndrel) panes

Orientation	CW Type
West Façade	
153,448	LS
East Façade	
161,131	LS
South Façade	
40,486	SS
37,400	LS
3,860	Louvers
North Façade	
40,512	SS
35,435	LS
3,860	Louvers
387,414	**Total LS**
185,184	Total LS Spandrel = EW-12
202,230	Total LS Vision
80,998	**Total SS**
29,807	Total SS Spandrel = EW-09
51,191	Total SS Vision

LS facades

spandrel = 47.80% of LS façade area

Vision is = 52.20% of LS façade area SHGC = .38 or better

SS facades

spandrel = 36.80% of SS façade area

Vision is = 63.20% of SS façade area SHGC = .38 or better Per specifications

Arch Louvers

1930sf x4

TOTAL BUILDING WINDOW-WALL RATIO: 44.2%

NYC ENERGY CONSERVATION CODE INSPECTIONS:

FOOTING AND FOUNDATION
EN-1
PROTECTION OF FOUNDATION INSULATION PLACEMENT AND R VALUE
FENESTRATION THERMAL VALUES AND RATINGS
FENESTRATION RATINGS FOR AIR LEAKAGE
FENESTRATION AREAS
AIR SEALING AND INSULATION - VISUAL
AIRES SEALING AND INSULATION - TESTING
LOADING DECK WEATHER SEALS
VESTIBULES
FIREPLACES
HVAC AND SERVICE WATER HEATING EQUIPMENT
HVAC AND SERVICE WATER HEATING SYSTEMS CONTROLS
DUCT PLENUM AND PIPING INSULATION AND SEALING
DUCT LEAKAGE TESTING
ELECTRICAL METERING
LIGHTING IN DWELLING UNITS
INTERIOR LIGHTING POWER
EXTERIOR LIGHTING POWER
LIGHTING CONTROLS
EXIT SIGNS
TANDEM WIRING
ELECTRICAL MOTORS
MAINTENANCE INFORMATION
FIRE-RESISTANCE RATED CONSTRUCTION
PUBLIC ASSEMBLY EMERGENCY LIGHTING

LIST OF PROGRESS INSPECTIONS FOR ENERGY COMPLIANCE

TABLE 1 - PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE - RESIDENTIAL BUILDINGS (NEW...

		FREQUENCY (MINIMUM)	REFERENCE STANDARD (SEE ECC CHP. 6) OR OTHER CRITERIA	ECC OR OTHER CITATION	THIS INSPECTION IS REQUIRED. YES	NO
IA	ENEVELOPE INSPECTION				YES	NO
IIA2	INSULATION PLACEMENT AND R-VALUES	AS REQUIRED TO VERIFY CONTINUOUS ENCLOSURE WHILE WALLS, CEILINGS, AND FLOORS ARE OPEN	APPROVED CONSTRUCTION DOCUMENTS	303.1; 303.1.1; 303.1.2; 502.1; 502.2; ASHRAE 90.1-5.5, 5....	✓	○
IIA3	FENESTRATION THERMAL VALUES AND PRODUCT RATINGS	AS REQUIRED DURING INSTALLATION	APPROVIED CONSTRUCTION DOCUMENTS; NFRC 100; NFRC 200	303.1; 303.1.3; 502.3; ASHRAE 90.1-5.5, 5....	✓	○
IIA4	FENESTRATION AND DOOR ASSEMBLY PRODUCT RATINGS FOR AIR LEAKAGE	AS REQUIRED DURING INSTALLATION; PRIOR TO FINAL CONSTRUCTION...	NFRC 400; AAMA/ WDMA/ CSA 101/ I.SW.2/ A440 ASTM E283; ANSI/DASMA 105	502.4; ASHRAE 90.1-5.4.3.2	✓	○
IIA5	FENESTRATION AREAS	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	502.3; ASHRAE 90.1-5.5.4,...	✓	○
IIA6	SEALING	AS REQUIRED DURING ENVELOPE CONSTRUCTION	APPROVED CONSTRUCTION DOCUMENTS; ASTM E217...	502.4.3; 502.4.7; ASHRAE...	✓	○
IIA9	BUILDING ENTRANCE VESITBULES	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING...	502.3; ASHRAE 90.1-5.5.4,...	✓	○
IIB	MECHANICAL & SERVICE WATER HEATING					
IIB2	OUTDOOR AIR INTAKES AND EXHUAST OPENINGS	PROIR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; ANSI Z21.60 (SEE ALSO MC 904); ANSI...	502.4.4; ASHRAE 90.1-6.4.3.4	✓	○
IIB3	HVAC, SERVICE WATER HEATING AND POOL EQUIPMENT SIZING AND PERFORMANCE	PROIR TO FINAL PLUMBING AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	503.2; 504.2; 504.7; ASHRAE 90.1-6.3, 6.4.1, 6.4.2,...	✓	○
IIB4	HVAC SYSTEM CONTROLS AND ECONOMIZERS AND SERVICE HOT WATER SYSTEM CONTROLS	AFTER INSTALLATION AND PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION, EXCEPT THAT FOR CONTROLS WITH SEASONALLY DEPENDENT FUNCTIONALITY, SUCH TESTING SHALL BE PERFORMED BEFORE SIGN-OFF FOR ISSUANCE OF A FINAL CERTIFICATE OF...	APPROVED CONSTRUCTION DOCUMENTS; INCLUDING CONTROL SYSTEM NARRATIVES; ASHRAE GUIDELINE 1: THE HVAC COMMISSIONING PROCESS WHERE APPLICABLE	503.2.4; 503.2.5.1; 503.2.11; 503.3; 503.4; 504.3; 504.6; 504.7; ASHRAE 90.1-6.3, 6.4, 6.5, 6.7.2.4, 7.4.4, 7.4.5	✓	○
IIB5	DUCT, PLENUM AND PIPING INSULATION AND SEALING	AFTER INSTALLATION AND PRIOR TO CLOSING SHAFTS, CEILINGS AND WALLS	APPROVED CONSTRUCTION DOCUMENTS; SMACNA DUCT CONSTRUCTION STANDARDS; METAL AND FLEXIBLE	503.2.7; 503.2.8; 504.5; ASHRAE 90.1-6.3, 6.4.4.2, 6.8....	✓	○
IIC	ELECTRICAL POWER AND LIGHTING SYSTEMS					
IIC1	ELECTRICAL METERING	PROIR TO FINAL ELECTRICAL AND CONSTRUCTION...	APPROVED CONSTRUCTION...	505.7	✓	○
IIC2	LIGHTING IN DWELLING UNITS	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION...	APPROVED CONSTRUCTION...	505.5.3	✓	○
IIC3	INTERIOR LIGHTING POWER	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	505.5; ASHRAE 90.1-9.1, 9.2, 9.5, 9.6; 1RCNY §101-07(c)(...	✓	○
IIC4	EXTERIOR LIGHTING	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	505.6; ashrae 90.1-9.4.4, 9.4.5, 1RCNY §101-07(c)(...	✓	○
IIC5	LIGHTING CONTROLS	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; INCLUDING CONTROL SYSTEMS NARRATIVE	505.2; 505.2.2.2; ASHRAE 90.1-9.4.1, 9.4.1.2 (AS MODIFIED BY SECTIO...	✓	○
IIC6	EXITS SIGNS	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	505.4; ASHRAE 90.1-9.4.3	✓	○
IIC8	ELECTRICAL MOTERS (INCLUDING BUT NOT LIMITED TO FAN MOTORS)	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	503.2.10; ASHRAE 90.1-10.4	✓	○
IID	MAINTENANCE INFORMATION					
IID1	MAINTENANCE INFORMATION	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...	303.3; 503.2.9.3; ASHRAE 90.1-4.2.2.3, 6.7.2.2, 8.7.2	✓	○

KEY PLAN:

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805 Third Ave, 7th Floor
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New York, NY 10001
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015
2	DOB FILING SUBMISSION	05/08/2015
3	DOB FILING SUBMISSION	06/18/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENVELOPE SUMMARY CALCULATIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE:
DWG No: **EN-002.01**
DOB PAGE No: of

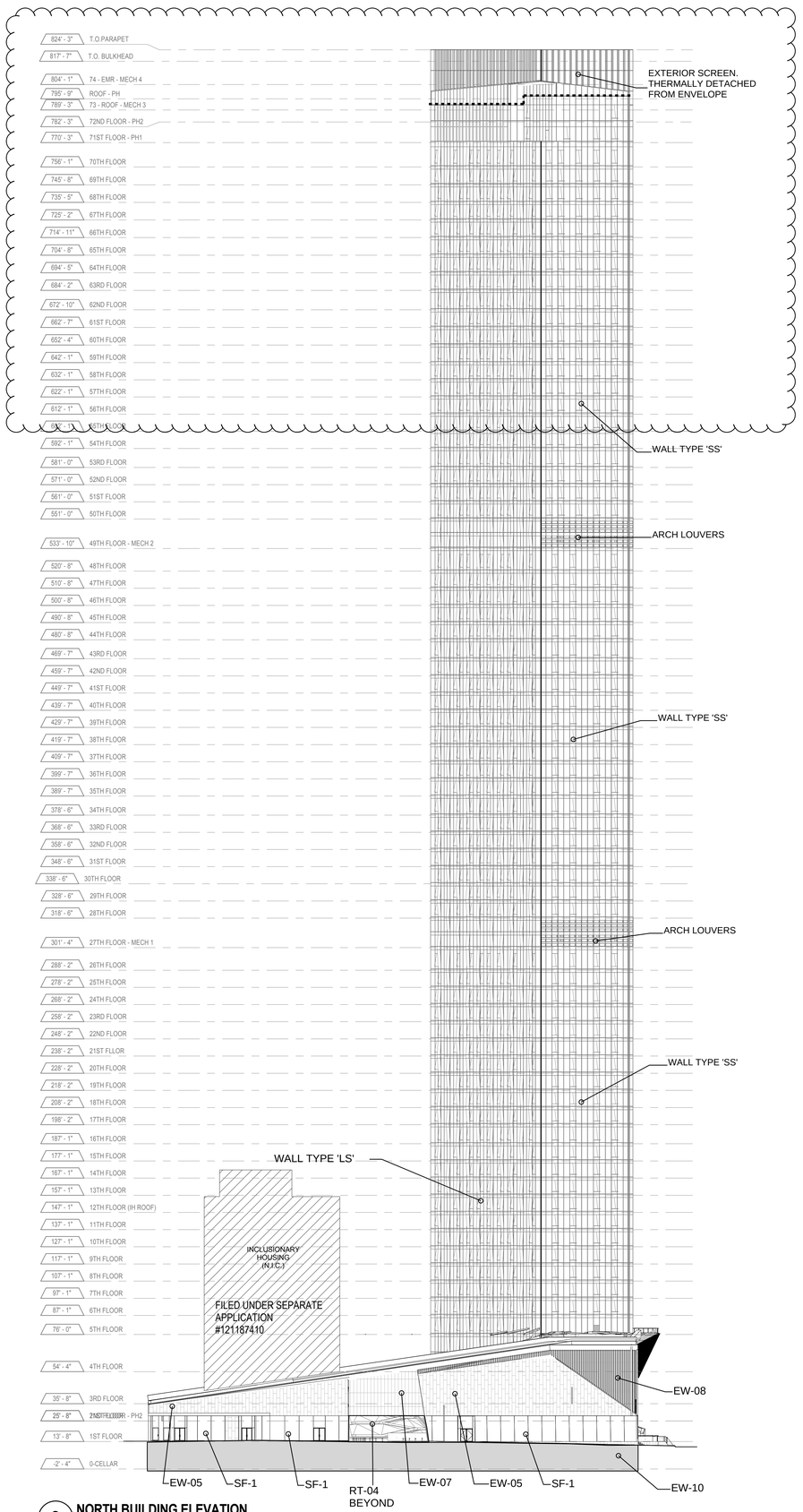
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

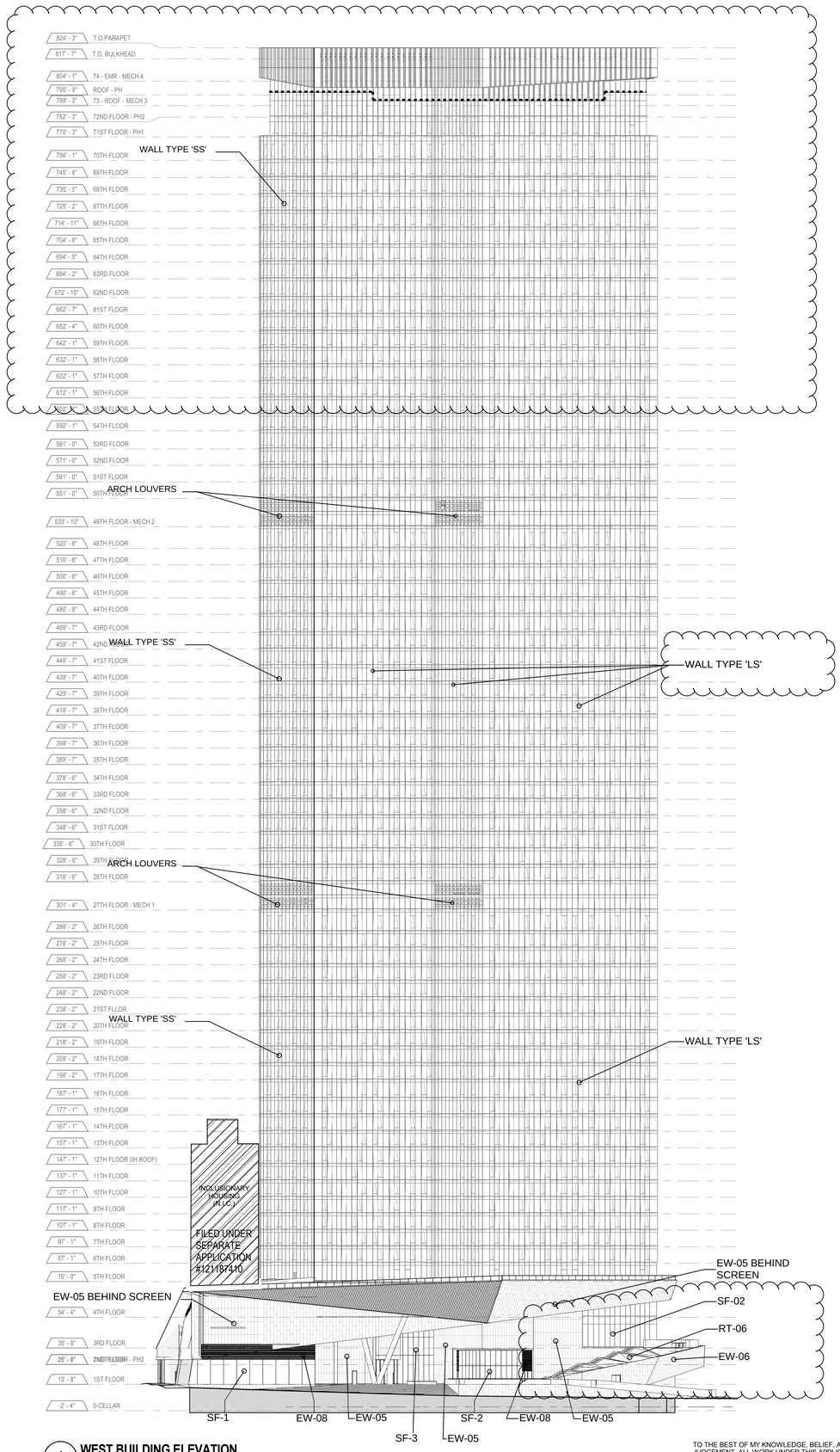
30" x 42" Arch E1 -SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E304636319 Scan Code
30" x 42" Arch E1 - SHEET SIZE



2 **NORTH BUILDING ELEVATION**
1/32" = 1'-0"

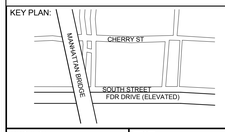


1 **WEST BUILDING ELEVATION**
1/32" = 1'-0"

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH 2011 NYCECC.*

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENERGY COMPLIANCE ELEVATIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029301 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/32" = 1'-0"	
DWG No:	**EN-101.01**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 10/08/2015
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS121185539 Job Number
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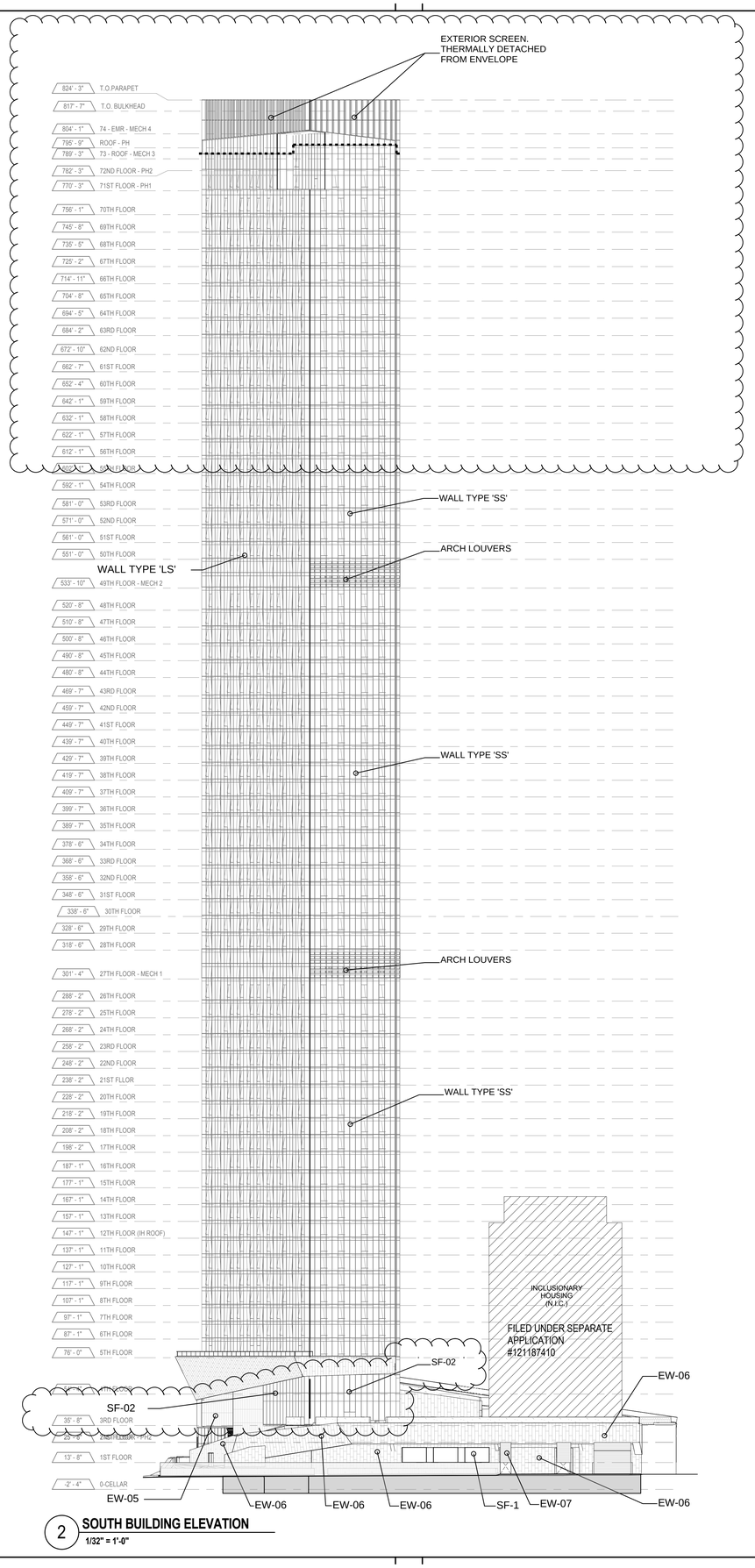

2 **SOUTH BUILDING ELEVATION**
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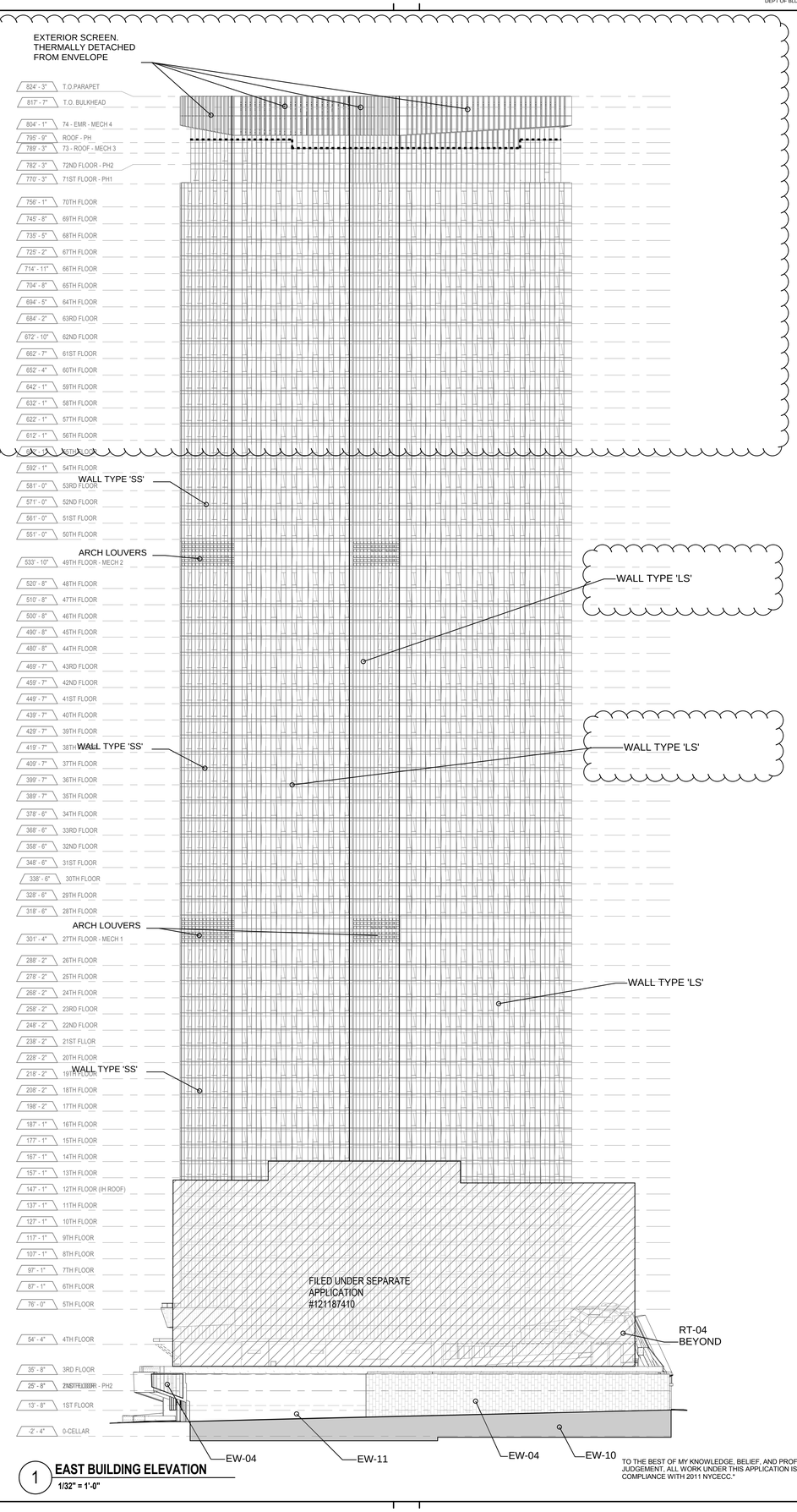
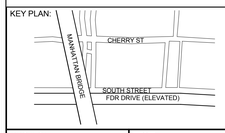


1 **EAST BUILDING ELEVATION**
1/32" = 1'-0"

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH 2011 NYCECC.*

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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CONSULTANT:
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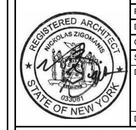
PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENERGY COMPLIANCE ELEVATIONS

SEAL & SIGNATURE:



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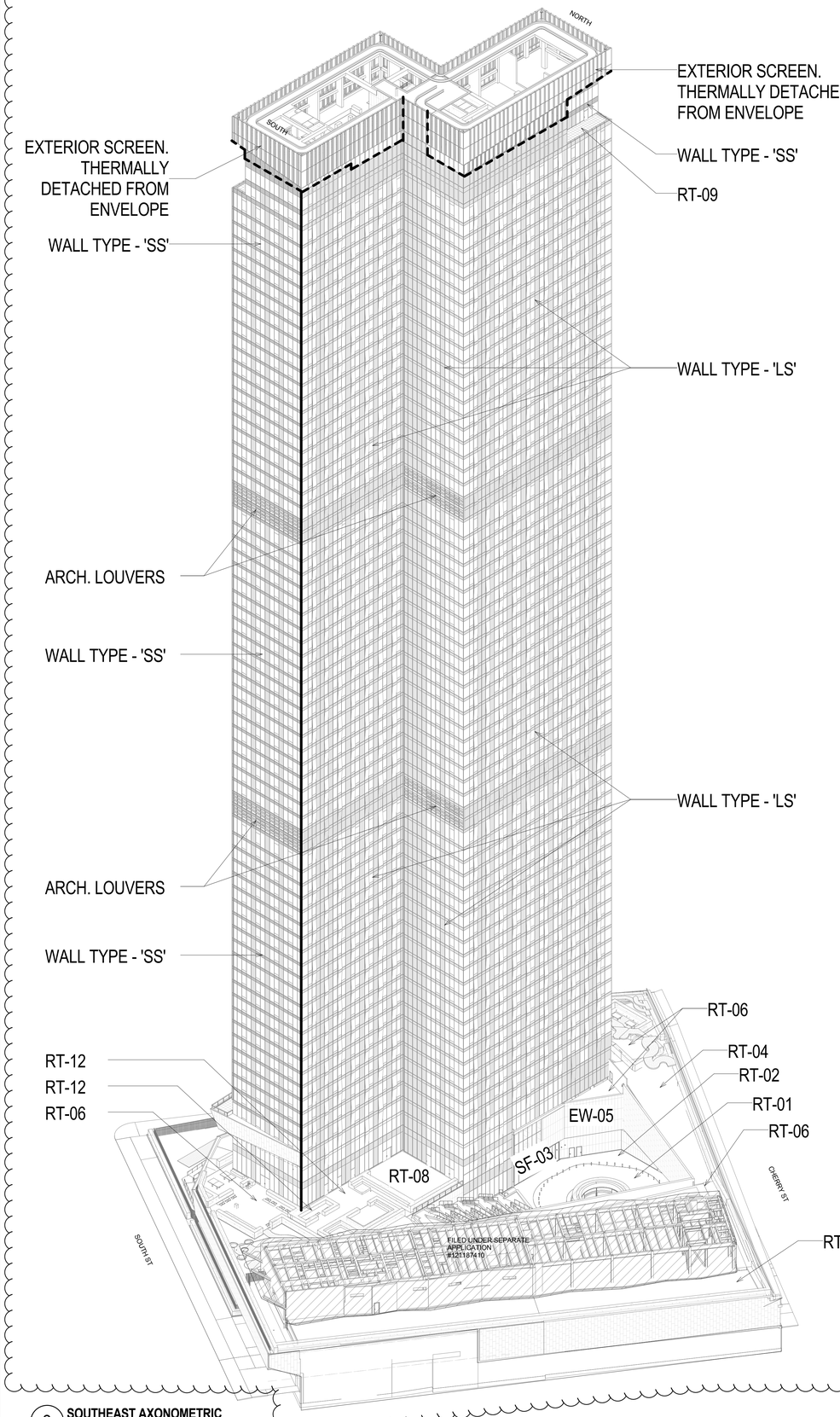
CHK: CHECKER	
SCALE: 1/32" = 1'-0"	
DWG No:	**EN-102.01**
DOB PAGE No:	of

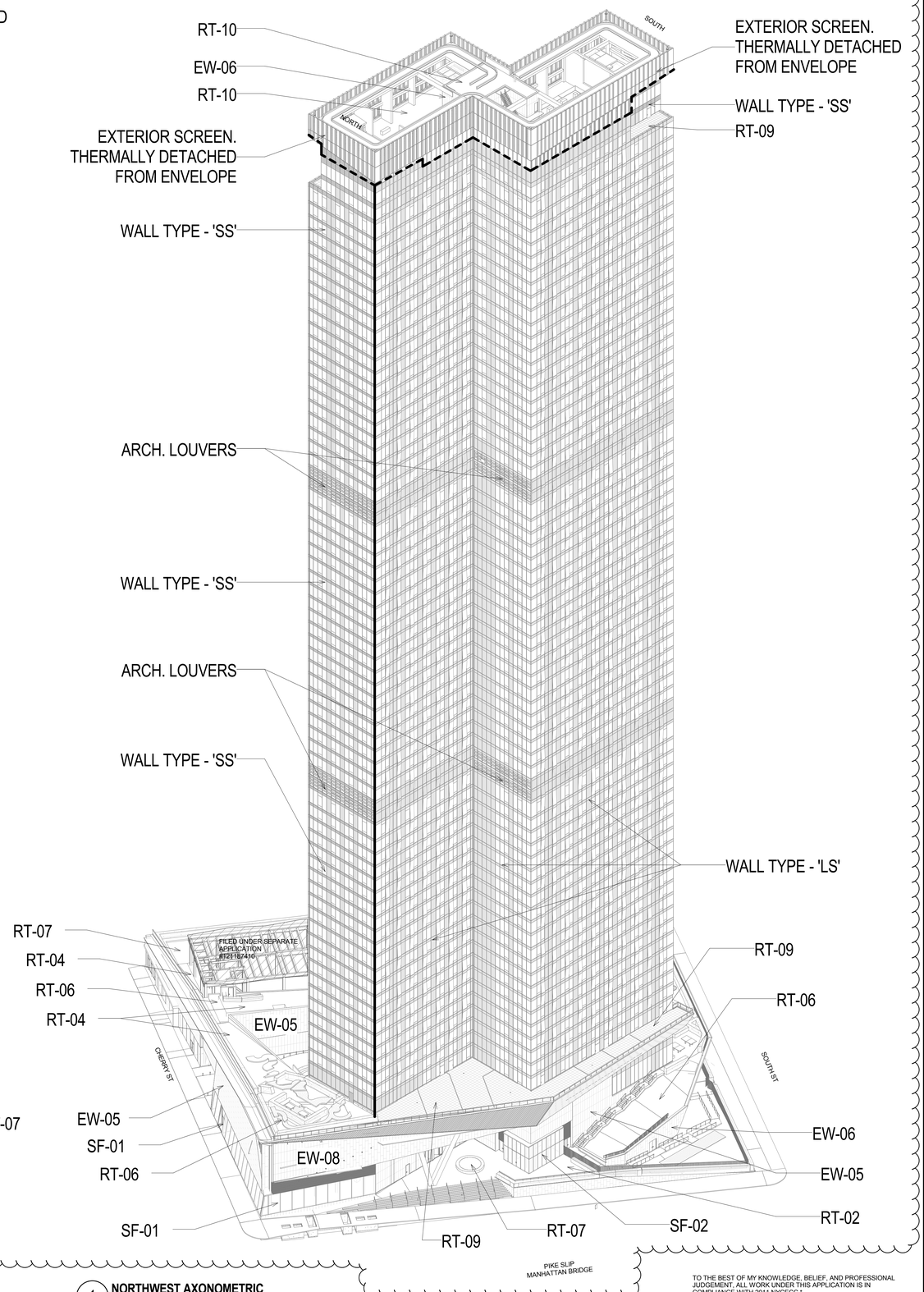
DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:



2 SOUTHEAST AXONOMETRIC



1 NORTHWEST AXONOMETRIC

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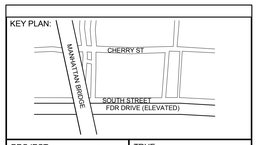
KEY PLAN:



PROJECT NORTH

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AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENERGY COMPLIANCE AXONOMETRICS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 12" = 1'-0"	
DWG No:	EN-103.01
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
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NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS121185539 Job Number
E-3310508980 Scan Code

30" x 42" Arch E1 - SHEET SIZE

250 SOUTH STREET

NEW YORK, NY

DOB FILING SUBMISSION
MAY 20, 2015

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FAX : 212.479.5444

CODE CONSULTANT

CONSTRUCTION CONSULTING
ASSOCIATES
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NEW YORK, NY 10007
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FAX : 212.385.1911

ADA CONSULTANT

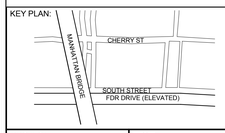
STEVEN WINTERS ASSOCIATES
307 SEVENTH AVE, SUITE 1701
NEW YORK, NY 10001
TEL : 212.564.5800
FAX : 212.741.8673

ACOUSTIC CONSULTANT

LONGMAN LINDSEY
1410 BROADWAY, SUITE 508
NEW YORK, NY 10018
TEL : 212.315.6404

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

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21 Penn Plaza - 360 West 31st Street, 8th Floor
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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/12/2014
4	DOB FILING SUBMISSION	08/19/2014
5	DOB FILING SUBMISSION	09/11/2014
6	DOB FILING SUBMISSION	10/06/2014
7	DOB FILING SUBMISSION	02/13/2015
8	DOB FILING SUBMISSION	03/19/2015
9	DOB FILING SUBMISSION	04/13/2015
10	DOB FILING SUBMISSION	05/08/2015
11	DOB FILING SUBMISSION	05/13/2015
12	DOB FILING SUBMISSION	05/20/2015

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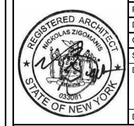
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
COVER PAGE

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	
DWG No:	G-000.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS 121185528 Job Number
ES917739449 Scan Code

30" x 42" Arch E1 - SHEET SIZE

May 13, 2015 - DOB Filing

DOB FILING SUWALL SECTIONS

13

11

20

KEY PLAN:

	0	BUILDING ELEVATION
	0	BUILDING ELEVATION
EN-10	0	BUILDING AXONOMETRICS
EN-20	0	EXTERIOR ENVELOPE - EXTERIOR WALL TYPES
EN-30	0	EXTERIOR ENVELOPE - ROOF ASSEMBLY TYPES
EN-40	0	WALL SECTIONS - TOWER CURTAIN WALL
EN-40	0	WALL SECTIONS - TOWER CURTAIN WALL
EN-40	0	WALL SECTIONS - TOWER CURTAIN WALL

May 3, 2015 - DOB Filing

May

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

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14 Wall Street, 2nd Floor
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TEL: 212-964-4040 FAX: 212-964-4090

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180 Varick St #404
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

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WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

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4	DOB FILING SUBMISSION	08/19/2014
5	DOB FILING SUBMISSION	09/11/2014
	EN-201.00	EXTERIOR ENVELOPE - EXTERIOR WALL TY
	EN-301.00	EXTERIOR ENVELOPE - ROOF ASSEMBLY T
	EN-401.00	WALL SECTIONS - TOWER CURTAIN WALL
	EN-402.00	WALL SECTIONS - TOWER CURTAIN WALL
	EN-403.00	WALL SECTIONS - TOWER CURTAIN WALL
	EN-202.00	05/13/2015
12	DOB FILING SUBMISSION	05/20/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DRAWING LIST

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	
DWG No:	G-001.00
DOB PAGE No:	of

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Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number

ES604816596 Scan Code

30" x 42" Arch E1 - SHEET SIZE

DOOR SCHEDULE - PODIUM

DOOR NUMBER	FROM	TO	DOOR					FRAME						FIRE RATING (MIN)	HARDWARE SET	SIGNAGE	REMARKS	DOOR NUMBER
			SIZE								DETAIL/SHEET NUMBER							
			WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	JAMB TYPE	HEAD TYPE	SADDLE TYPE					
0-CELLAR																		
0-00A-1	CORRIDOR	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				0-00A-1
0-00A-2	BOWLING LANES	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1		PT				-				0-00A-2
0-00C-1	CORRIDOR	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				0-00C-1
0-00E-1	AMENITY LOUNGE	CORRIDOR	3' - 0"	8' - 0"										-				0-00E-1
0-00E-2	CORRIDOR	CORRIDOR	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				0-00E-2
0-00F-1	CORRIDOR	SPA ENTRY HALL	3' - 0"	8' - 0"										-				0-00F-1
0-00F-2	SPA POOL	CORRIDOR	3' - 0"	8' - 0"										-				0-00F-2
0-06-1	ELEVATOR HALL	TRASH	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	J1/A-009.00	H1/A-009.00	S4/A-009.00	-				0-06-1
A001C-1	VESTIBULE	UNISEX TOILET	3' - 0"	8' - 0"	A	HM	PT	1		PT				-				A001C-1
A002-1	VESTIBULE	LOWER LOBBY	3' - 0"	8' - 0"		WD	ST	1		PT				-				A002-1
A002-2	VESTIBULE	LOWER LOBBY	3' - 0"	8' - 0"		WD	ST	1		PT				-				A002-2
A003-1	BOWLING ALLEY	VESTIBULE	3' - 0"	8' - 0"		WD	ST	1		PT				90				A003-1
A003B-1	BOWLING LANES	STORAGE	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A003B-1
A004-1	BASKETBALL COURT	VESTIBULE	3' - 0"	8' - 0"		WD	ST	1		PT				90				A004-1
A004-2	VESTIBULE	CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1		PT				-				A004-2
A004-3	SPECTATOR SEATING	BASKETBALL COURT	3' - 0"	8' - 0"	A	WD	ST	1		PT				90				A004-3
A005-1	SPECTATOR SEATING	VESTIBULE	3' - 0"	8' - 0"		WD	ST	1		PT				90				A005-1
A006-2	VESTIBULE	STORAGE	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A006-2
A006-3	VESTIBULE	UNISEX TOILET	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A006-3
A007-1	GOLF SIMULATOR ROOM	SPECTATOR SEATING	2' - 9"	6' - 8"										-				A007-1
A008-1	SQUASH COURT	SPECTATOR SEATING	2' - 9"	6' - 8"										-				A008-1
A010-1	LOWER LOBBY	VESTIBULE	3' - 0"	8' - 0"										-				A010-1
A010-2	SPA CORRIDOR	VESTIBULE	3' - 0"	7' - 0"		WD	ST	1		PT				-				A010-2
A011-1	VESTIBULE	VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1		PT				90				A011-1
A012-1	VESTIBULE	VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1		PT				90				A012-1
A013-1	SPA CORRIDOR	VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A013-1
A014-1	SPA CORRIDOR	VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A014-1
A015A-1	MEN'S TOILET	MEN'S TOILET	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A015A-1
A015B-1	MEN'S SHOWER	MEN'S SHOWER	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A015B-1
A015B-2	MEN'S SHOWER	MEN'S SHOWER	2' - 4"	8' - 0"	A	WD	ST	1		PT				-				A015B-2
A016A-1	WOMEN'S TOILET	WOMEN'S TOILET	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A016A-1
A016A-2	WOMEN'S TOILET	WOMEN'S TOILET	2' - 0"	8' - 0"	A	WD	ST	1		PT				-				A016A-2
A016A-3	WOMEN'S TOILET	WOMEN'S TOILET	2' - 0"	8' - 0"	A	WD	ST	1		PT				-				A016A-3
A016B-1	WOMEN'S SHOWER	WOMEN'S SHOWER	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A016B-1
A016B-2	WOMEN'S SHOWER	WOMEN'S SHOWER	2' - 4"	8' - 0"	A	WD	ST	1		PT				-				A016B-2
A021-1	SPA ENTRY HALL	SPA LOUNGE WEST	3' - 2 3/4"	8' - 0"										-				A021-1
A021-2	SPA LOUNGE WEST	SPA POOL	3' - 2 3/4"	8' - 0"										-				A021-2
A022-1	SPA ENTRY HALL	SPA LOUNGE EAST	3' - 2 3/4"	8' - 0"										-				A022-1
A022-2	SPA LOUNGE EAST	SPA POOL	3' - 2 3/4"	8' - 0"										-				A022-2
A024-1	LAP POOL DECK	SPA ENTRY HALL	2' - 11 3/4"	7' - 10"										-				A024-1
A024-2	SPA POOL	LAP POOL DECK	3' - 0"	7' - 10"										-				A024-2
A025-1	KIDS POOL DECK	LAP POOL DECK	5' - 8"	7' - 10"										-				A025-1
A026-1	KIDS POOL DECK	MECH. ROOM	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A026-1
A026-2	MECH. ROOM	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1		PT				-				A026-2
A027-1	VESTIBULE	SERVICE CORRIDOR	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A027-1
A028-1	VESTIBULE	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A028-1
A029-1	STORAGE	POOL MECHANICAL	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A029-1
A031-1	HAMMAM VESTIBULE	SPA POOL	6' - 0"	10' - 3"										-				A031-1
A031A-1	SAUNA	HAMMAM VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A031A-1
A031C-1	HAMMAM VESTIBULE	HAMMAM	3' - 0"	7' - 0"		WD	ST	1		PT				-				A031C-1
A032-1	CORRIDOR	TREATMENT ROOM	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A032-1
A033-1	CORRIDOR	TOILET	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A033-1
A034-1	CORRIDOR	MECHANICAL	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A034-1
A035-1	CORRIDOR	STORAGE	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A035-1
A036-1	CORRIDOR	TREATMENT ROOM	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A036-1
A037-1	CORRIDOR	OFFICE	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A037-1
A040-1	LIBRARY LOUNGE	LOWER LOBBY	3' - 0"	8' - 0"		WD	ST	1		PT				90				A040-1
A040-2	STORAGE	LIBRARY LOUNGE	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A040-2
A040-3	STORAGE	LIBRARY LOUNGE	3' - 0"	7' - 0"		WD	ST	1		PT				-				A040-3
A040-4	STORAGE	LIBRARY LOUNGE	3' - 0"	7' - 0"		WD	ST	1		PT				-				A040-4
A041-1	GAME ROOM	CORRIDOR	3' - 0"	7' - 0"		WD	ST	1		PT				90				A041-1
A042-1	CORRIDOR	WINE TASTING ROOM	3' - 1 1/4"	10' - 3"										90				A042-1
A043-1	VESTIBULE	CORRIDOR	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A043-1
A043A-1	VESTIBULE	CIGAR ROOM	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A043A-1
A043B-1	STORAGE	VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A043B-1
A044-1	STORAGE	LIBRARY LOUNGE	3' - 0"	7' - 0"		WD	ST	1		PT				-				A044-1
A045-1	THEATRE	VESTIBULE	3' - 0"	8' - 0"		WD	ST	1		PT				90				A045-1
A045-2	THEATRE	VESTIBULE	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A045-2
A045A-1	VESTIBULE	CORRIDOR	3' - 0"	8' - 0"		WD	ST	1		PT				90				A045A-1
A045B-1	VESTIBULE	LIBRARY LOUNGE	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A045B-1
A047A-1	THEATER AISLE	AV ROOM	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A047A-1
A048-1	VESTIBULE	TELECOM ENTRANCE FACILITY	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A048-1
A049-1	CORRIDOR	LAUNDRY	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A049-1
A049A-1	LAUNDRY	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A049A-1
A050-1	CORRIDOR	TEL/COM	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				A050-1
A051-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A051-1
A052-1	CORRIDOR	VESTIBULE	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A052-1
A052A-1	VESTIBULE	REFUSE ROOM	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A052A-1
A053-1	CORRIDOR	BUILDING MANAGEMENT OFFICE	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A053-1
A055-1	CORRIDOR	STORAGE	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A055-1
A056-1	CORRIDOR	VESTIBULE	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A056-1
A056A-2	MEN'S STAFF LOCKERS	MEN'S STAFF LOCKERS	3' - 0"	7' - 0"										-				A056A-2
A056A-3	MEN'S STAFF LOCKERS	MEN'S STAFF LOCKERS	3' - 0"	7' - 0"										-				A056A-3
A056A-4	MEN'S STAFF LOCKERS	MEN'S STAFF LOCKERS	2' - 4"	7' - 0"										-				A056A-4
A057-1	CORRIDOR	VESTIBULE	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A057-1
A057-2	WOMEN'S STAFF LOCKERS	WOMEN'S STAFF LOCKERS	2' - 4"	7' - 0"										-				A057-2
A057-3	WOMEN'S STAFF LOCKERS	WOMEN'S STAFF LOCKERS	3' - 0"	7' - 0"										-				A057-3
A057-4	WOMEN'S STAFF LOCKERS	WOMEN'S STAFF LOCKERS	2' - 4"	7' - 0"										-				A057-4
A057-5	WOMEN'S STAFF LOCKERS	WOMEN'S STAFF LOCKERS	3' - 0"	7' - 0"										-				A057-5
A058-1	BOWLING LANES	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A058-1
A059-1	CORRIDOR	BUILDING MANAGEMENT OFFICE	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A059-1
A060-1	CORRIDOR	MECHANICAL	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A060-1
A061-1	CORRIDOR	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A061-1
A062-1	CORRIDOR	BOWLING SERVICE	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A062-1
A063-1	CORRIDOR	FUEL OIL TANK	3' - 0"	8' - 0"	A	HM	PT	1		PT				180				A063-1
A065-1	CORRIDOR	STORAGE	3' - 0"	8' - 0"	A	HM	PT	1		PT				90				A065-1
B001-1	STORAGE	SERVICE CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				B001-1
C001-1	RETAIL B	SERVICE CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				C001-1
C002-1	RETAIL B	TOILET	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				C002-1
C003-1	RETAIL B	TOILET	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				C003-1
D001-1	RETAIL A	SERVICE CORRIDOR	3' - 0"	8' - 0"		WD	ST	1		PT				90				D001-1
D002-1	RETAIL A	TOILET	3' - 0"	8' - 0"	A	HM	PT	1		PT				-				D002-1
D003-1	RETAIL A	TOILET	3' - 0"	8' - 0"	A	HM	PT	1		PT				-				D003-1
PH-11-8	LIBRARY LOUNGE	CORRIDOR	3' - 0"	8' - 0"	A	WD	ST	1		PT				-				PH-11-8
S0-3-1	CORRIDOR	STAIR BC	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S0-3-1
S0-5-1	CORRIDOR	STAIR BA	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S0-5-1
S0-7-1	RETAIL A	STAIR BH	3' - 0"	8' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S0-7-1
S0-9-1	SERVICE CORRIDOR	STAIR BD	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S0-9-1
S0-14-1	RETAIL B	STAIR BE	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S0-14-1
S0-14-2	STAIR	STAIR BE	3' - 0"	8' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S0-14-2
S0-18-1	VESTIBULE	STAIR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S0-18-1
S0-18-2	STAIR	STAIR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S0-18-2
PARKING 1																		
B103-1	LOADING DOCK	STAIR G	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				B103-1
B104-1	LOADING DOCK	STAIR G	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				B104-1
B104A-1	STAIR G	STAIR G	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				B104A-1
B104B-1	STAIR G	STORAGE	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				B104B-1
B105-1	TOILET	PARKING 1	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				B105-1
S1-16-1	PARKING 1	STAIR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-16-1
S1-19-1	IH STAIR	STAIR F	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-19-1
1ST FLOOR																		
1-00A-1	CORRIDOR	SERVICE LOBBY	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				1-00A-1
1-00C-1	CORRIDOR	EXTERIOR	3' - 0"	7' - 0"		WD	ST	1		PT				-				1-00C-1
1-00D-1	ELEV. HALL	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				1-00D-1
1-0611	ELEV. HALL	TRASH	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	J1/A-009.00	H1/A-009.00	S4/A-009.00	-				1-0611
A101-1	VESTIBULE	LOBBY	6' - 0"	9' - 0"										-				A101-1
A101-2	LOBBY	VESTIBULE	6' - 0"	9' - 0"										-				A101-2
A101A-1	EXTERIOR	VESTIBULE	6' - 0"	9' - 0"										-				A101A-1
A101B-1	VESTIBULE	EXTERIOR	6' - 0"	9' - 0"										-				A101B-1
A103-1	VEST.	OPEN CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A103-1
A104-1	VESTIBULE	OPEN CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A104-1
A105-1	VESTIBULE	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A105-1
A106-1	VESTIBULE	VESTIBULE	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A106-1
A107-3	PARKING 1	ENTRY HALL	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A107-3
A111-1	CORRIDOR	SECURITY	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A111-1
A113-1	CORRIDOR	STAFF BATHROOM	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A113-1
A114-1	CORRIDOR	STORAGE	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A114-1
A115-1	CORRIDOR	JANITOR'S CLOSET	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A115-1
A116-1	MAILROOM (832)	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A116-1
A118-1	CORRIDOR	PACKAGE / DRY CLEANING RECEIVING	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A118-1
A118A-1	VEST.	PACKAGE/DRY CLEANING	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A118A-1

DOOR SCHEDULE - PODIUM

DOOR NUMBER	FROM	TO	DOOR					FRAME						FIRE RATING (MIN)	HARDWARE SET	SIGNAGE	REMARKS	DOOR NUMBER
			SIZE								DETAIL/SHEET NUMBER							
			WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	JAMB TYPE	HEAD TYPE	SADDLE TYPE					
A118B-1	REFRIGERATED STORAGE	PACKAGE / DRY CLEANING RECEIVING	3' - 0"	7' - 0"	A	HM	PT	1		PT								A118B-1
A119-1	SERVICE LOBBY	CART STORAGE	8' - 0"	7' - 0"										-				A119-1
A120-1	SERVICE LOBBY	DOG SHOWER	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A120-1
A120-2	DOG SHOWER	DOG SHOWER	2' - 0"	5' - 0"										-				A120-2
A120-3	DOG SHOWER	DOG SHOWER	2' - 0"	5' - 0"										-				A120-3
A120-4	DOG SHOWER	DOG SHOWER	2' - 0"	5' - 0"										-				A120-4
A120-5	DOG SHOWER	DOG SHOWER	2' - 0"	5' - 0"										-				A120-5
A122-1	BICYCLE STORAGE	VEST.	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A122-1
A122-2	BICYCLE STORAGE	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A122-2
A122-3	CORRIDOR	EXTERIOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A122-3
C101-1	EXTERIOR	RETAIL B	6' - 11"	7' - 4 1/2"										-				C101-1
C101-2	RETAIL B	EXTERIOR	6' - 1"	7' - 4 1/2"										-				C101-2
D101-1	RETAIL A	EXTERIOR	6' - 11"	7' - 4 1/2"										-				D101-1
D101-2	RETAIL A	EXTERIOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				D101-2
D111-1	EXTERIOR	SECURITY	2' - 10 1/2"	6' - 10 1/2"										-				D111-1
E101-1	RETAIL C	EXTERIOR	7' - 5"	11' - 2"										-				E101-1
S1-2-1	STAIR B	OPEN CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-2-1
S1-3-1	STAIR BC	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-3-1
S1-4-1	STAIR C	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-4-1
S1-5-1	STAIR BA	EXTERIOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				S1-5-1
S1-6-1	STAIR A	EXTERIOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				S1-6-1
S1-7-1	STAIR Z	EXTERIOR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-7-1
S1-8-1	STAIR BH	EXTERIOR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-8-1
S1-9-1	STAIR D	EXTERIOR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-9-1
S1-10-1	STAIR BD	EXTERIOR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-10-1
S1-13-1	STAIR	EXTERIOR	3' - 3"	7' - 1 1/2"										-				S1-13-1
S1-23-1	STAIR G	STAIR G	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	S5/A-009.00	90				S1-23-1
RETAIL																		
S1-14-1	STAIR	STAIR BE	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S1-14-1
PARKING 2																		
S2-17-1	PARKING P2	STAIR E	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-17-1
S2-21-1	STAIR F	PARKING P2	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-21-1
2ND FLOOR																		
2-00D-1	CORRIDOR	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				2-00D-1
A211-1	SECURITY	VESTIBULE	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A211-1
A212-1	STAIR	STORAGE	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A212-1
A213-1	CORRIDOR	PLUMBING	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A213-1
A214-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A214-1
A215-1	CORRIDOR	STORAGE	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A215-1
A216-1	CORRIDOR	DOMESTIC HW HEATERS	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A216-1
A217-1	BOILER ROOM	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A217-1
A217-2	BOILER ROOM	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A217-2
S2-1-1	STAIR A	STAIR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-1-1
S2-4-1	CORRIDOR	STAIR C	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-4-1
S2-6-1	CORRIDOR	STAIR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-6-1
S2-6-2	VESTIBULE	STAIR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-6-2
S2-12-1	STAIR BE	STAIR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-12-1
S2-14-1	STAIR E	STAIR BE	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S2-14-1
3RD FLOOR																		
3-00B-1	CORRIDOR	CORRIDOR	3' - 0"	7' - 0"		WD	ST	1		PT				90				3-00B-1
3-00C-1	ELEV. HALL	CORRIDOR	4' - 6"	7' - 0"										-				3-00C-1
3-00C-2	ELEV. HALL	CORRIDOR	4' - 6"	7' - 0"										-				3-00C-2
3-00E-1	ELEV. HALL	CORRIDOR	4' - 6"	7' - 0"										-				3-00E-1
3-00E-2	ELEV. HALL	CORRIDOR	4' - 6"	7' - 0"										-				3-00E-2
3-00E-3	LANDSCAPE	CORRIDOR	4' - 0"	8' - 0"										-				3-00E-3
3-00G-1	CON ED ROOM	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				3-00G-1
3-00G-2	GENERATOR ROOM	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				3-00G-2
3-06-1	ELEV. HALL	TRASH	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				3-06-1
A301-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A301-1
A302-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A302-1
A303-1	CORRIDOR	WATER METER ROOM	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A303-1
A304-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A304-1
A305-2	CON ED ROOM	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A305-2
A305A-1	VAULT 1	CON ED ROOM	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A305A-1
A305B-1	VAULT 2	CON ED ROOM	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A305B-1
A305C-1	VAULT 3	CON ED ROOM	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A305C-1
A305D-1	VAULT 4	CON ED ROOM	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A305D-1
A306-1	CORRIDOR	DOMESTIC WATER TANK	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A306-1
A307-1	GENERATOR ROOM	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A307-1
A307-2	CORRIDOR	GENERATOR ROOM	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A307-2
A308-1	CORRIDOR	COGEN ROOM	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A308-1
A310-1	KIDS ROOM	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A310-1
A310-2	KIDS ROOM	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A310-2
A310-3	KIDS ROOM	LANDSCAPE	8' - 0"	8' - 0"										-				A310-3
A310A-1	TOILET	KIDS ROOM	3' - 0"	7' - 0"	A	WD	ST	1		PT				-				A310A-1
A311-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A311-1
A312-1	CORRIDOR	ELEVATOR MACHINE ROOM	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A312-1
A313-1	UNISEX TOILET	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A313-1
A314-1	CORRIDOR	UNISEX TOILET	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A314-1
A315-1	WORKSHOP ROOM	CORRIDOR	2' - 10 1/2"	7' - 0"										90				A315-1
A316-1	LOUNGE	CORRIDOR	3' - 0"	7' - 0"		WD	ST	1		PT				90				A316-1
A316-2	LOUNGE	LANDSCAPE	8' - 0"	8' - 0"										-				A316-2
A316-3	LOUNGE	LANDSCAPE	3' - 6"	8' - 0"										-				A316-3
A316-4	LOUNGE	LANDSCAPE	3' - 6"	8' - 0"										-				A316-4
A317-1	GAME ROOM	VESTIBULE	3' - 0"	8' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A317-1
A317-2	VESTIBULE	LANDSCAPE	3' - 6"	8' - 0"										-				A317-2
A318-1	GAME ROOM	CORRIDOR	3' - 0"	8' - 0"		WD	ST	1		PT				90				A318-1
A318-2	GAME ROOM	LANDSCAPE	6' - 8"	8' - 0"										-				A318-2
B301-1	LANDSCAPE	PARKING P3	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				B301-1
B301-2	EXTERIOR	PARKING P3	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				B301-2
S3-1-1	CORRIDOR	STAIR A	3' - 0"	8' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-1-1
S3-2-1	CORRIDOR	STAIR B	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-2-1
S3-4-1	CORRIDOR	STAIR C	3' - 0"	8' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-4-1
S3-4-2	VESTIBULE	STAIR C	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-4-2
S3-8-1	CORRIDOR	STAIR Z	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-8-1
S3-10-1	CORRIDOR	STAIR D	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-10-1
S3-10-2	CORRIDOR	STAIR D	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S3-10-2
S3-17-1	VESTIBULE	STAIR E	3' - 0"	7' - 0"										90				S3-17-1
S3-21-1	PARKING P3	STAIR F	3' - 0"	7' - 0"										90				S3-21-1
4TH FLOOR																		
4-00B-1	WEIGHT ROOM (EXERCISE)	CORRIDOR	2' - 3"	7' - 0"		WD	ST	1		PT				90				4-00B-1
4-00C-1	CORRIDOR	RECEPTION	3' - 0"	7' - 0"		WD	ST	1		PT				90				4-00C-1
4-00C-2	ELEVATOR HALL	RECEPTION	4' - 6"	7' - 0"										-				4-00C-2
4-00C-3	RECEPTION	ELEVATOR HALL	4' - 6"	7' - 0"										-				4-00C-3
4-00G-1	SWITCH GEAR ROOM	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				4-00G-1
4-06-1	ELEVATOR HALL	TRASH	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				4-06-1
A401-1	CORRIDOR	ATS ROOM	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A401-1
A403-1	SWITCH GEAR ROOM	VESTIBULE	3' - 0"	7' - 0"	A	HM	PT	1		PT				90				A403-1
A403-2	VESTIBULE	SWITCH GEAR ROOM	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A403-2
A403-3	SWITCH GEAR ROOM	VESTIBULE	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A403-3
A404-1	NETWORK COMPARTMENTS	SWITCH GEAR ROOM	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A404-1
A404-2	NETWORK COMPARTMENTS	SWITCH GEAR ROOM	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A404-2
A405-1	CORRIDOR	MECHANICAL ROOM	3' - 0"	7' - 0"		WD	ST	1	HM	PT				90				A405-1
A406-1	CORRIDOR	FITNESS (EXERCISE)	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A406-1
A407-1	CORRIDOR	FITNESS (EXERCISE)	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A407-1
A408-1	FITNESS (EXERCISE)	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A408-1
A408-2	FITNESS (EXERCISE)	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A408-2
A410-1	CYCLING (EXERCISE)	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A410-1
A410-2	CYCLING (EXERCISE)	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A410-2
A411-1	RECEPTION	IDF ROOM	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A411-1
A412-1	RECEPTION	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A412-1
A413-1	CORRIDOR	VESTIBULE	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A413-1
A413-2	MEN'S TOILET	MEN'S TOILET	2' - 0"	7' - 0"	A	HM	PT	1		PT				-				A413-2
A413-3	MEN'S TOILET	MEN'S TOILET	2' - 0"	7' - 0"	A	HM	PT	1		PT				-				A413-3
A413-4	MEN'S TOILET	MEN'S TOILET	2' - 0"	7' - 0"	A	HM	PT	1		PT				-				A413-4
A413-5	MEN'S TOILET	MEN'S TOILET	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A413-5
A413-6	MEN'S SHOWER	MEN'S SHOWER	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A413-6
A413-7	MEN'S SHOWER	MEN'S SHOWER	2' - 6"	7' - 0"	A	HM	PT	1		PT				-				A413-7
A414-1	CORRIDOR	VESTIBULE	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A414-1
A414-2	WOMEN'S SHOWER	WOMEN'S SHOWER	2' - 6"	7' - 0"	A	HM	PT	1		PT				-				A414-2
A414-3	WOMEN'S SHOWER	WOMEN'S SHOWER	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A414-3
A414-4	WOMEN'S TOILET	WOMEN'S TOILET	3' - 0"	7' - 0"	A	HM	PT	1		PT				-				A414-4
A414-5	WOMEN'S TOILET	WOMEN'S TOILET	2' - 0"	7' - 0"	A	HM	PT	1		PT				-				A414-5
A414-6	WOMEN'S TOILET	WOMEN'S TOILET	2' - 0"	7' - 0"	A	HM	PT	1		PT				-				A414-6
A414-7	WOMEN'S TOILET	WOMEN'S TOILET	2' - 0"	7' - 0"	A	HM	PT	1		PT				-				A414-7
A415-1	CORRIDOR	STORAGE	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				A415-1
S4-1-1	RECEPTION	STAIR A	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S4-1-1
S4-8-1	CORRIDOR	STAIR Z	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S4-8-1
S4-8-2	CORRIDOR	STAIR B	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S4-8-2
S4-8-3	SWITCH GEAR ROOM	STAIR Z	3' - 0"	7' - 0"	A	HM	PT	1		PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				S4-8-3

NOTE: ALL FIRE RATED DOORS ARE SELF CLOSING

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

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New York, NY 10005
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TEL: 212-627-5574

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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:

DOOR SCHEDULE

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM
CHK: CHECKER
REV:
SCALE:
DWG No: **G-002.00**
DOB PAGE No: of

DOB EMPLOYEE STAMP:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185928 Job Number
ES75220997T1 Scan Code

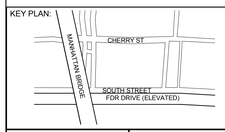
30" x 42" Arch E1 - SHEET SIZE

DOOR SCHEDULE - TOWER

DOOR NUMBER	FROM	TO	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	DETAIL/SHEET NUMBER JAMB TYPE	DETAIL/SHEET NUMBER HEAD TYPE	DETAIL/SHEET NUMBER SILL TYPE	FIRE RATING (MIN)	HARDWARE SET	SIGNAGE	REMARKS	DOOR NUMBER
5TH FLOOR																		
5-00H-1	CORRIDOR	VESTIBULE	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				5-00H-1
5-03-1	ELEC.	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	J1/A-009.00	H1/A-009.00	S4/A-009.00	90				5-03-1
5-04-1	VESTIBULE	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				90				5-04-1
5-06-1	ELEV. HALL	TRASH	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				5-06-1
5-09-1	ELEC.	CORRIDOR	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	J1/A-009.00	H1/A-009.00	S4/A-009.00	90				5-09-1
5-09A-1	VESTIBULE	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				5-09A-1
5-09B-1	MECHANICAL	VESTIBULE	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT				--				5-09B-1
5-09C-1	VESTIBULE	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				5-09C-1
5-10-1	CORRIDOR	MECHANICAL	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				5-10-1
5-11-1	CORRIDOR	STORAGE	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				5-11-1
5-12-1	CORRIDOR	STORAGE	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				5-12-1
5A	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	J1/A-009.00	H1/A-009.00	S1/A-009.00	90			PEEPHOLE @ 58" AFF	5A
5B	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	J1/A-009.00	H1/A-009.00	S1/A-009.00	90			PEEPHOLE @ 58" AFF	5B
5C	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	J1/A-009.00	H1/A-009.00	S1/A-009.00	90			PEEPHOLE @ 58" AFF	5C
5D	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	J1/A-009.00	H1/A-009.00	S1/A-009.00	90			PEEPHOLE @ 58" AFF	5D
5E	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1		PT	J1/A-009.00	H1/A-009.00	S1/A-009.00	90			PEEPHOLE @ 58" AFF	5E
5F	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	J1/A-009.00	H1/A-009.00	S1/A-009.00	90			PEEPHOLE @ 58" AFF	5F
5G	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	J1/A-009.00	H1/A-009.00	S1/A-009.00	90			PEEPHOLE @ 58" AFF	5G
5H	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	J1/A-009.00	H1/A-009.00	S1/A-009.00	90			PEEPHOLE @ 58" AFF	5H
5J	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	J1/A-009.00	H1/A-009.00	S1/A-009.00	90			PEEPHOLE @ 58" AFF	5J
5K	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	J1/A-009.00	H1/A-009.00	S1/A-009.00	90			PEEPHOLE @ 58" AFF	5K
5N	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	J1/A-009.00	H1/A-009.00	S1/A-009.00	90			PEEPHOLE @ 58" AFF	5N
5P	CORRIDOR	LIVING ROOM	3' - 0"	7' - 0"	A	WD	ST	1	HM	PT	J1/A-009.00	H1/A-009.00	S1/A-009.00	90			PEEPHOLE @ 58" AFF	5P
58-01-1	CORRIDOR	STAIR A	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				58-01-1
58-02-1	CORRIDOR	STAIR B	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				58-02-1
58-03-1	VESTIBULE	STAIR Z	3' - 0"	7' - 0"	A	HM	PT	1	HM	PT	SIM 2/A1031	SIM 7/A1031	SIM 12/A1031	90				58-03-1

NOTE: ALL FIRE RATED DOORS ARE SELF CLOSING

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
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INTERIOR DESIGNER:
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180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DOOR SCHEDULE

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	
DWG No:	**G-003.00**
DOB PAGE No:	of

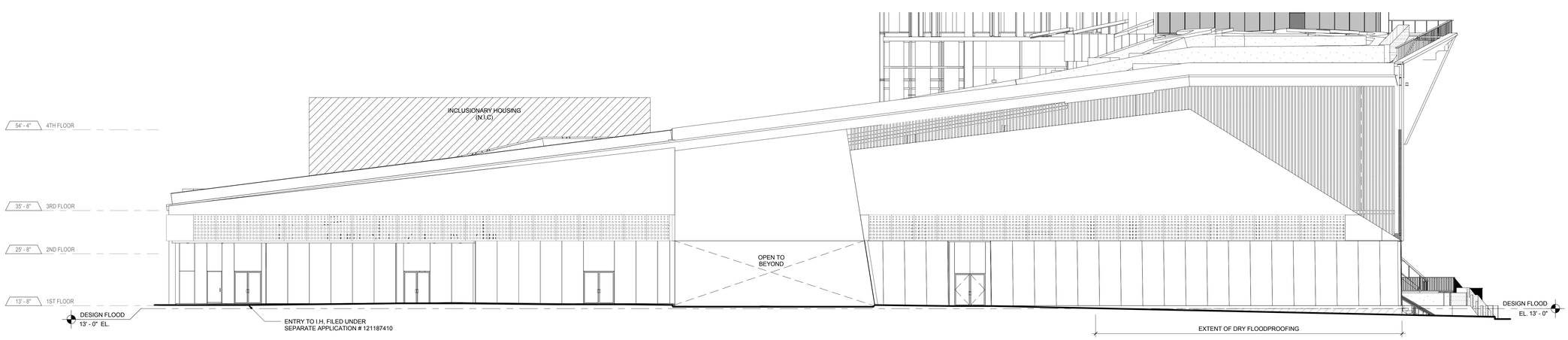
DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

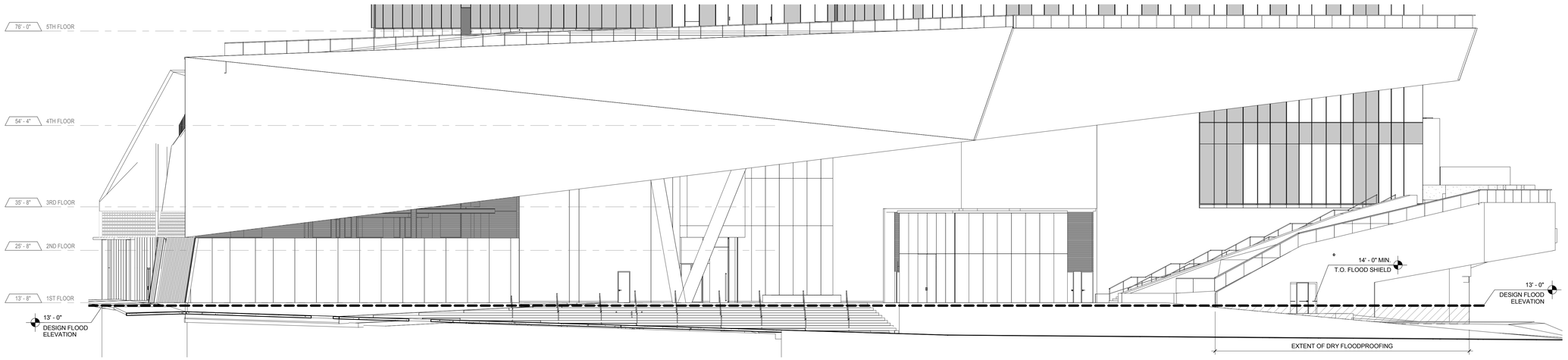
DEPT OF BLDGS121185569 Job Number
E50620439709 Scan Code

30" x 42" Arch E1 - SHEET SIZE



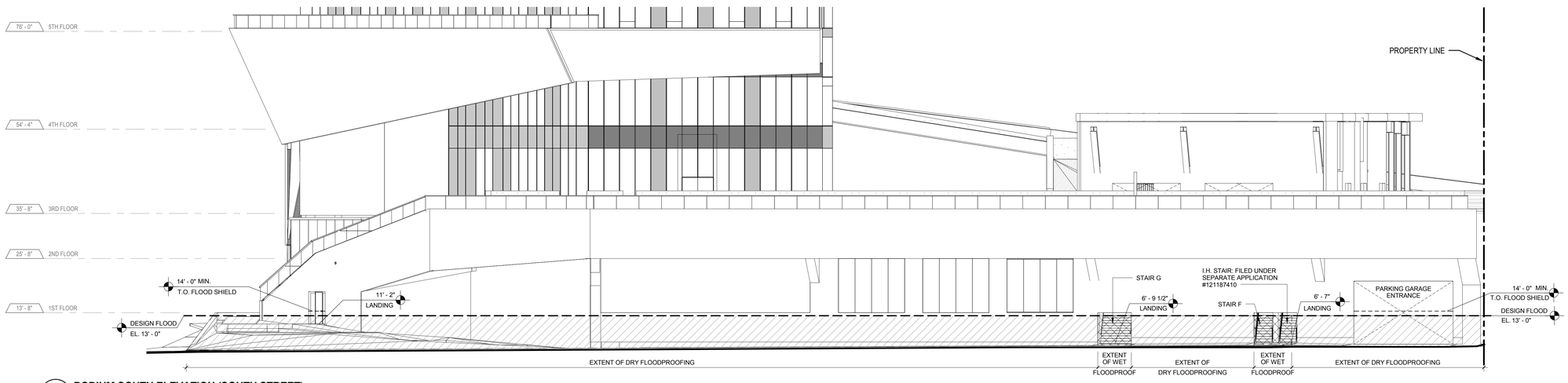
3 PODIUM NORTH ELEVATION (CHERRY STREET)

3/32" = 1'-0"



2 PODIUM WEST ELEVATION (PIKE SLIP)

3/32" = 1'-0"



1 PODIUM SOUTH ELEVATION (SOUTH STREET)

3/32" = 1'-0"

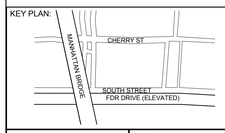
DRY FLOODPROOFED. SEE FLOOD PROOFING NOTES.

NOTES AREA SUBJECT TO FLOODING, WET FLOODPROOFED. SEE FLOOD PROOFING NOTES.

ABOVE DESIGN FLOOD ELEVATION

FILE NAME:
PLOT DATE:

KEY PLAN:



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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
FLOOD COMPLIANCE - DESIGN FLOOD ELEVATION

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOURAS 031381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**G-010.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121185528 Job Number
ES393131338 Scan Code

1 **SITE/ ROOF PLAN**
1" = 20'-0"

ZONING CALCULATIONS

MAP 12d		**BLOCK / LOT :**	248 / 1	
	1.	**ZONING DISTRICT**	C6-4	
	2.	**LOT AREA**	94,619 SF	(SEE Z-002 SURVEY)
32-00	3.	**USES PERMITTED**	UG 1-12	
	4.	**USES PROPOSED** UG 2 - RESIDENTIAL UG 6 - RETAIL		
35-31 23-15 33-122	5.	**FLOOR AREA PERMITTED** A) FAR PERMITTED RESIDENTIAL COMMERCIAL B) FLOOR AREA PERMITTED RESIDENTIAL COMMERCIAL MAXIMUM FA PERMITTED	 94,619 SF X 10 FAR 94,619 SF X 10 FAR	 10 FAR 10 FAR 946,190 SF 946,190 SF 946,190 SF
	6.	**FLOOR AREA PROPOSED** RESIDENTIAL RETAIL TOTAL AREA PROPOSED		 914,334 SF 25,516 SF 939,850 SF
23-22 35-40	7.	**DWELLING UNITS PERMITTED** A) MAXIMUM FLOOR AREA PERMITTED B) NON-RESIDENTIAL FLOOR AREA C) FLOOR AREA FOR DWELLING UNITS D) MAXIMUM DWELLING UNITS PERMITTED E) DWELLING UNITS PROPOSED	 939,850 SF - 25,516 SF 914,334 SF / 790 SF PER UNIT	**COMPLIES** (SEE Z-001) 946,190 SF 25,516 SF 914,334 SF 1,157 D.U. 851 D.U.

33-28 23-532 (c) 64-322 (c)	8.	**YARD REQUIREMENTS**	**COMPLIES** (SEE Z-007)
33-432 35-63(c) 23-652	9.	**HEIGHT & SETBACK**	**COMPLIES** (SEE Z-008)
37-30 37-35 37-36 37-37 26-10 26-16 13-24	10.	**STREETSCAPE**	**COMPLIES** (SEE Z-009) **COMPLIES** (SEE Z-010)
36-62 36-681 13-31 36-682	11.	**REQUIRED OFF STREET LOADING**	**COMPLIES** (SEE Z-011)
36-70	12.	**BICYCLE PARKING**	**COMPLIES** (SEE Z-011)
26-41 33-03	13.	**TREE PLANTING**	**COMPLIES** (SEE Z-010)
13-00 13-41 13-041 13-11 (a) 13-27 (a) (1) 13-25	14.	**ACCESSORY OFF-STREET PARKING**	**COMPLIES** (SEE Z-011)

ZONING FLOOR AREA (229 CHERRY ST)

FLOOR AREA LEVEL	USE	GROSS AREA	AREA DEDUCTIONS	ZONING FLOOR AREA	DWELLING UNITS
CELLAR**		N/A	N/A	N/A	
GROUND FLOOR	RESIDENTIAL ACCESSORY	1,814 SF	46 SF	1,769 SF	
2ND FLOOR	RESIDENTIAL ACCESSORY	1,059 SF	0 SF	1,059 SF	
3RD FLOOR	RESIDENTIAL ACCESSORY	3,151 SF	758 SF	2,393 SF	
	ACCESSORY PARKING	4,415 SF	4,415 SF	0 SF	
	TOTAL	7,566 SF	5,173 SF	2,393 SF	
4TH FLOOR	RESIDENTIAL ACCESSORY	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
5TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
6TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
7TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
8TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
9TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
10TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
11TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
12TH FLOOR	RESIDENTIAL	17,329 SF	954 SF	16,375 SF	21 DWELLING UNITS
13TH FLOOR	RESIDENTIAL	14,467 SF	823 SF	13,644 SF	16 DWELLING UNITS
MAIN ROOF	MECHANICAL & BULKHEAD	1,028 SF	1,028 SF	0 SF	0 DWELLING UNITS
	TOTAL	1,028 SF	1,028 SF	0 SF	0 DWELLING UNITS

TOTALS	RES. / RES. ACCESSORY	176,452 SF	10,213 SF	166,239 SF	
	MECHANICAL	5,443 SF	5,443 SF	0 SF	
	TOTAL	181,895 SF	15,656 SF	166,239 SF	205 DWELLING UNITS

**CELLAR LEVEL FILED WITH 250 SOUTH STREET
NOTE: DEDUCTIONS AND BICYCLE PARKING FOR 229 CHERRY ST. FILED UNDER APPLICATION #121187410

64-131	**CURB LEVEL**	

MEASURE OF HEIGHT
ALL MEASUREMENT OF HEIGHT ABOVE CURB LEVEL, BASE PLANE, BASE FLOOD ELEVATION, GRADE, OR OTHER SIMILAR GROUND RELATED DATUM, SHALL BE FROM THE FLOOR RESISTANT CONSTRUCTION ELEVATION.

DFE/FRCE PROJECT DATUM
DFE/FRCE = AVERAGE CURB ELEVATION
BFL = 12' (PER FEMA MAP)
DFE = BFE + 1 FT (PER NYC BUILDING CODE 2008, APPENDIX G SECTION 2.3, TABLE 2-1 UNDER STRUCTURAL, OCCUPANCY CATEGORY III)

DFE/FRCE = 13

ABBREVIATION:

T.O.P. = TOP OF PARAPET
BFL = BASE FLOOD LEVEL
DFE = DESIGN FLOOD ELEVATION
FRCE = FLOOD RESISTANT CONSTRUCTION ELEVATION

NOTE:
1. ALL ELEVATIONS ARE FROM NAVD88
2. ALL HEIGHTS ARE ABOVE DFE OF 13'

ZONING FLOOR AREA (250 SOUTH ST)

FLOOR AREA LEVEL	USE	GROSS AREA	AREA DEDUCTIONS	ZONING FLOOR AREA	DWELLING UNITS
CELLAR	RESIDENTIAL ACCESSORY	61,772 SF	61,772 SF	0 SF	
	RETAIL	21,459 SF	21,459 SF	0 SF	
	TOTAL	83,232 SF	83,232 SF	0 SF	
GROUND FLOOR	RESIDENTIAL ACCESSORY	28,540 SF	14,084 SF	14,456 SF	
	RETAIL	26,557 SF	1,041 SF	25,516 SF	
	ACCESSORY PARKING	9,575 SF	9,575 SF	0 SF	
	TOTAL	64,672 SF	24,700 SF	39,972 SF	
2ND FLOOR	RESIDENTIAL ACCESSORY	26,640 SF	20,972 SF	5,668 SF	
	RETAIL (OPEN TO BELOW)	22,227 SF	22,227 SF	0 SF	
	ACCESSORY PARKING	13,221 SF	13,221 SF	0 SF	
	TOTAL	62,088 SF	56,420 SF	5,668 SF	
3RD FLOOR	RESIDENTIAL ACCESSORY	21,814 SF	10,833 SF	10,981 SF	
	ACCESSORY PARKING	8,140 SF	8,140 SF	0 SF	
	TOTAL	29,954 SF	18,973 SF	10,981 SF	
4TH FLOOR	RESIDENTIAL ACCESSORY	17,440 SF	5,416 SF	12,024 SF	
5TH FLOOR	RESIDENTIAL	14,943 SF	3,081 SF	11,863 SF	12 DWELLING UNITS
6TH FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
7TH FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
8TH FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
9TH FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
10TH FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
11TH FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
12TH FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
13TH FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
14TH FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
15TH FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
16TH FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
17TH FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
18TH FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
19TH FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
20TH FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
21ST FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
22ND FLOOR	RESIDENTIAL	15,012 SF	806 SF	14,206 SF	14 DWELLING UNITS
23RD FLOOR	RESIDENTIAL MECH.	15,012 SF	15,012 SF	0 SF	0 DWELLING UNITS
24TH FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
25TH FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
26TH FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
27TH FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
28TH FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
29TH FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
30TH FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
31ST FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
32ND FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
33RD FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
34TH FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
35TH FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
36TH FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
37TH FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
38TH FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
39TH FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
40TH FLOOR	RESIDENTIAL	15,021 SF	825 SF	14,196 SF	13 DWELLING UNITS
41ST FLOOR	RESIDENTIAL MECH.	15,021 SF	15,021 SF	0 SF	0 DWELLING UNITS
42ND FLOOR	RESIDENTIAL	15,018 SF	800 SF	14,218 SF	12 DWELLING UNITS
43RD FLOOR	RESIDENTIAL	15,018 SF	800 SF	14,218 SF	12 DWELLING UNITS
44TH FLOOR	RESIDENTIAL	15,018 SF	800 SF	14,218 SF	12 DWELLING UNITS
45TH FLOOR	RESIDENTIAL	15,018 SF	800 SF	14,218 SF	12 DWELLING UNITS
46TH FLOOR	RESIDENTIAL	15,018 SF	800 SF	14,218 SF	12 DWELLING UNITS
47TH FLOOR	RESIDENTIAL	15,018 SF	800 SF	14,218 SF	12 DWELLING UNITS
48TH FLOOR	RESIDENTIAL	15,018 SF	800 SF	14,218 SF	12 DWELLING UNITS
49TH FLOOR	RESIDENTIAL	15,018 SF	800 SF	14,218 SF	12 DWELLING UNITS
50TH FLOOR	RESIDENTIAL	15,018 SF	800 SF	14,218 SF	12 DWELLING UNITS
51TH FLOOR	RESIDENTIAL	15,018 SF	800 SF	14,218 SF	12 DWELLING UNITS
52ND FLOOR	RESIDENTIAL	15,018 SF	800 SF	14,218 SF	12 DWELLING UNITS
53RD FLOOR	RESIDENTIAL	15,018 SF	800 SF	14,218 SF	12 DWELLING UNITS
54TH FLOOR	RESIDENTIAL	15,018 SF	800 SF	14,218 SF	12 DWELLING UNITS
55TH FLOOR	RESIDENTIAL	15,018 SF	800 SF	14,218 SF	12 DWELLING UNITS
56TH FLOOR	RESIDENTIAL	15,015 SF	4,551 SF	10,464 SF	7 DWELLING UNITS
ROOF	RESIDENTIAL MECH.	15,015 SF	15,015 SF	0 SF	

USE	GROSS AREA	AREA DEDUCTIONS	ZONING FLOOR AREA	TOTAL DWELLING UNITS
ACCESSORY PARKING	30,937 SF	30,937 SF	0 SF	646 DWELLING UNITS
RESIDENTIAL	952,779 SF	204,684 SF	748,095 SF	
RETAIL	70,243 SF	44,727 SF	25,516 SF	
TOTAL	1,053,959 SF	280,348 SF	773,611 SF	

ZONING FLOOR AREA (TOTAL SITE)

	GROSS AREA	AREA DEDUCTIONS	ZONING FLOOR AREA	TOTAL DWELLING UNITS
250 SOUTH STREET	1,053,959 SF	280,348 SF	773,611 SF	646 DWELLING UNITS
229 CHERRY STREET	181,895 SF	15,656 SF	166,239 SF	205 DWELLING UNITS
TOTAL	1,235,854 SF	296,004 SF	939,850 SF	851 DWELLING UNITS

KEY PLAN:

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/19/2014
4	DOB FILING SUBMISSION	02/13/2015
5	DOB FILING SUBMISSION	03/19/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING CALCULATIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS STATE OF NEW YORK 033081

DATE:	01 NOV 2013		
PROJECT No:	1335-00		
DRAWN:	TEAM	REV:	
CHK:	CHECKER		
SCALE:	1" = 20'-0"		
DWG No:	**Z-001.00**		
DOB PAGE No:	of		

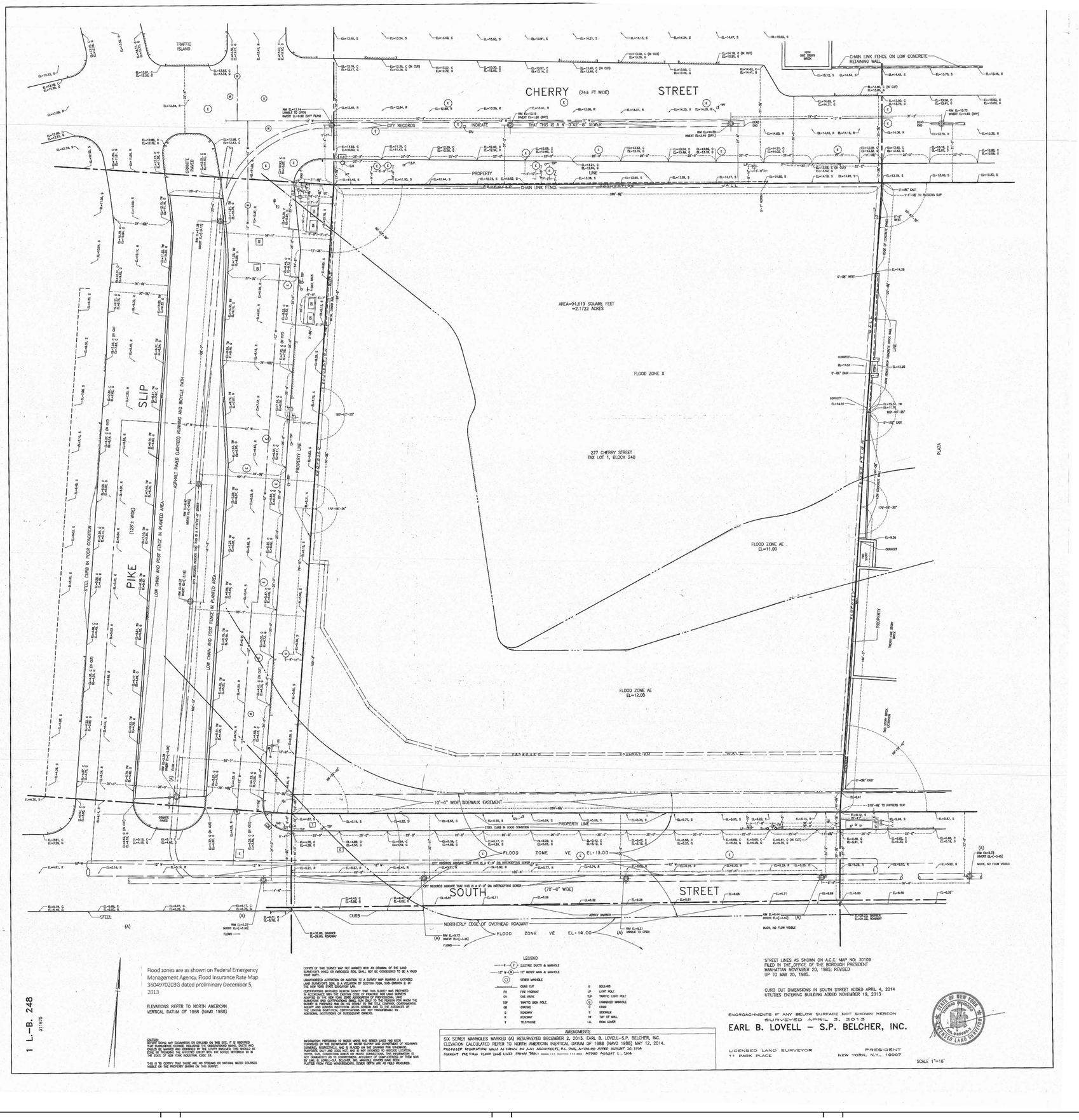
DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 321185539 Job Number

ES3054481349 Scan Code



Flood zones are as shown on Federal Emergency Management Agency, Flood Insurance Rate Map 36049702039 dated preliminary December 5, 2013

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

CAUTION!
BEFORE DOING ANY EXCAVATION OR DRILLING ON THIS SITE, IT IS REQUIRED THAT ELECTRONIC SIGNALS, INCLUDING THE UNDERGROUND MAINS, DUCTS AND CABLES BE MARKED AND IDENTIFIED BY THE UTILITY INDICATED. THIS SHOULD BE DONE BY PHONING THE AFFECTED UTILITY WITH THE NOTICE REFERENCED TO IN THE SOCC OF NEW YORK INDUSTRIAL CODE 53.

THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATER COURSES VISIBLE ON THE PROPERTY SHOWN ON THIS SURVEY.

COPIES OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.

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

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS AND CERTIFICATIONS 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 SAID LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

INFORMATION PERTAINING TO WATER MAINS AND SEWER LINES HAS BEEN FURNISHED BY THE DEPARTMENT OF WATER SUPPLY AND DEPARTMENT OF HIGHWAYS (SEWERS), RESPECTIVELY, AND IS PLACED ON THE DRAWING FOR SCHEMATIC PURPOSES ONLY. THE EXACT LOCATION OF THE MAINS, SERVICE CONNECTIONS, SUPPLY PIPE, CONNECTION BOXES OR MUDS CONNECTIONS, THIS INFORMATION IS NOT GUARANTEED AS TO CORRECTNESS. ACCURACY OF COMPLETENESS BY THEM NOR BY EARL B. LOVELL – S.P. BELCHER, INC. THEREFORE, THE SURVEYOR IS NOT RESPONSIBLE FOR ADDITIONAL OR OMITTED UTILITIES SHOWN OR NOT SHOWN OR FOR THE EXACT LOCATION OF WATER AND SEWER LINES SHOWN HEREON. THE SIZE AND LOCATION OF WATER AND SEWER LINES SHOWN HEREON ARE AS PLOTTED FROM FIELD MEASUREMENTS. SEWER DEPTH ARE NO FIELD MEASURES.

LEGEND

- E ELECTRIC DUCTS & MANHOLE
- W 12" WATER MAIN & MANHOLE
- SEWER MANHOLE
- CURB CUT
- FH FIRE HYDRANT
- GV GAS VALVE
- TSP TRAFFIC SIGN POLE
- SM STATING
- B BOARDWALK
- LP LIGHT POLE
- TLP TRAFFIC LIGHT POLE
- U UNMARKED MANHOLE
- C CURB
- S SIDEWALK
- TW TOP OF WALL
- I.C. IRON COVER

AMENDMENTS

SIX SEWER MANHOLES MARKED (A) RESURVEYED DECEMBER 2, 2013. EARL B. LOVELL-S.P. BELCHER, INC.
ELEVATION CALCULATED REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) MAY 12, 2014.
PROPOSED BOUNDARY LINES AS SHOWN ON AAI ARCHITECTS, P.C. DWG. A-100.00 APPED AUGUST 20, 2014
CURRENT FIRE FLOOD ZONE LINES SHOWN THUS ---- ---- ---- APPED AUGUST 5, 2014

STREET LINES AS SHOWN ON A.C.C. MAP NO: 30109 FILED IN THE OFFICE OF THE BOROUGH PRESIDENT MANHATTAN NOVEMBER 20, 1985; REVISED UP TO MAY 20, 1985.

CURB CUT DIMENSIONS IN SOUTH STREET ADDED APRIL 4, 2014
UTILITIES ENTERING BUILDING ADDED NOVEMBER 19, 2013

ENCROACHMENTS IF ANY BELOW SURFACE NOT SHOWN HEREON
SURVEYED APRIL 3, 2015

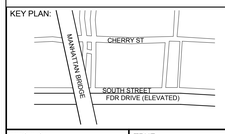
EARL B. LOVELL – S.P. BELCHER, INC.

LICENSED LAND SURVEYOR
11 PARK PLACE

PRESIDENT
NEW YORK, N.Y., 10007

SCALE 1"=16'

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/19/2014

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
SURVEY

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 029081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	
DWG No:	**Z-002.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS121105539 Job Number
E-581240615343 Scan Code

CELLAR GROSS FLOOR AREA	
Use	Total Area
RESIDENTIAL ACCESSORY	61,772 SF
RETAIL	21,459 SF
TOTAL	83,232 SF

CELLAR FLOOR AREA DEDUCTIONS					
			Dimension		
Use	Number	Deduction Type	Length	Width	Area
RESIDENTIAL ACCESSORY	C.1	BELOW GRADE	136' - 10"	451' - 6"	61,772 SF
RESIDENTIAL ACCESSORY SUBTOTAL					61,772 SF
RETAIL	C.2	BELOW GRADE	58' - 3"	178' - 3"	10,377 SF
RETAIL	C.3	BELOW GRADE	74' - 10"	148' - 2"	11,082 SF
RETAIL SUBTOTAL					21,459 SF
TOTAL					83,232 SF

CELLAR ZONING FLOOR AREA	
Use	Total Area
RESIDENTIAL ACCESSORY	0 SF
RETAIL	0 SF
TOTAL	0 SF

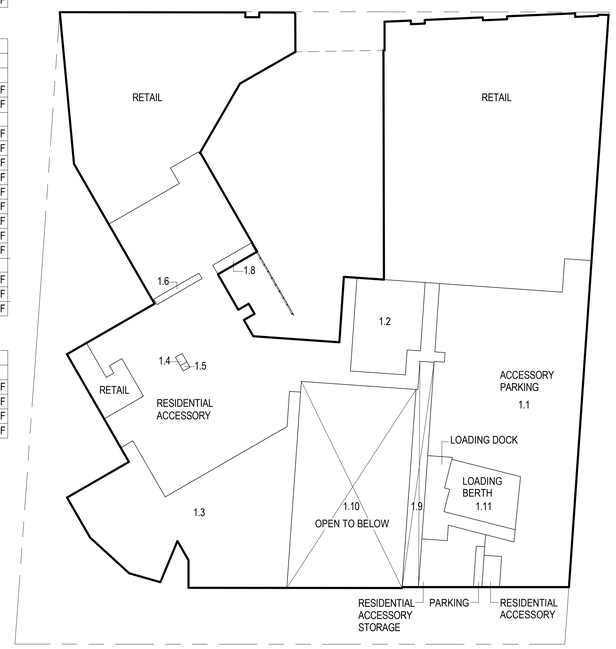
1 CELLAR GROSS FLOOR AREA PLAN AND DEDUCTIONS

1/32" = 1'-0"

GROUND FLOOR GROSS FLOOR AREA	
Use	Total Area
ACCESSORY PARKING	9,575 SF
RESIDENTIAL ACCESSORY	28,540 SF
RETAIL	26,557 SF
TOTAL	64,672 SF

GROUND FLOOR AREA DEDUCTIONS					
			Dimension		
Use	Number	Deduction Type	Length	Width	Area
ACCESSORY PARKING	1.1	ACCESSORY PARKING	42' - 0"	227' - 10"	9,575 SF
ACCESSORY PARKING SUBTOTAL					9,575 SF
RESIDENTIAL ACCESSORY	1.2	MECHANICAL ROOM	30' - 8"	53' - 9"	1,650 SF
RESIDENTIAL ACCESSORY	1.3	BIKE STORAGE	33' - 0"	146' - 10"	4,845 SF
RESIDENTIAL ACCESSORY	1.4	MECHANICAL	4' - 0"	5' - 2"	21 SF
RESIDENTIAL ACCESSORY	1.5	REFUSE CHUTE	3' - 2"	4' - 0"	13 SF
RESIDENTIAL ACCESSORY	1.6	MECHANICAL	3' - 4"	27' - 2"	90 SF
RESIDENTIAL ACCESSORY	1.8	MECHANICAL	5' - 5"	23' - 8"	129 SF
RESIDENTIAL ACCESSORY	1.9	OPEN TO BELOW	8' - 4"	118' - 1"	985 SF
RESIDENTIAL ACCESSORY	1.10	OPEN TO BELOW	47' - 0"	135' - 1"	6,352 SF
RESIDENTIAL ACCESSORY SUBTOTAL					14,084 SF
RETAIL	1.11	RETAIL	24' - 10"	41' - 11"	1,041 SF
RETAIL SUBTOTAL					1,041 SF
TOTAL					24,700 SF

GROUND FLOOR ZONING FLOOR AREA	
Use	Total Area
ACCESSORY PARKING	0 SF
RESIDENTIAL ACCESSORY	14,456 SF
RETAIL	25,516 SF
TOTAL	39,972 SF



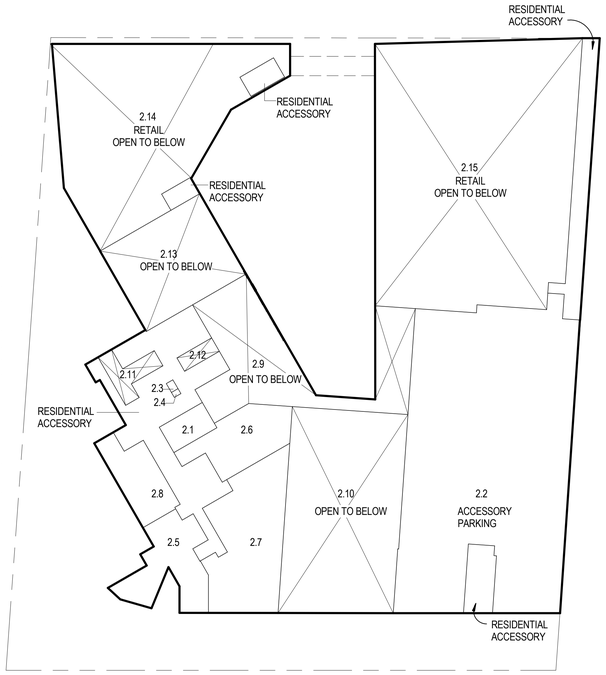
2 GROUND FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS

1/32" = 1'-0"

2ND FLOOR GROSS FLOOR AREA	
Use	Total Area
ACCESSORY PARKING	13,221 SF
RESIDENTIAL ACCESSORY	26,640 SF
RETAIL	22,227 SF
TOTAL	62,088 SF

2ND FLOOR AREA DEDUCTIONS					
			Dimension		
Use	Number	Deduction Type	Length	Width	Area
ACCESSORY PARKING	2.2	ACCESSORY PARKING	56' - 2"	235' - 7"	13,221 SF
ACCESSORY PARKING SUBTOTAL					13,221 SF
RESIDENTIAL ACCESSORY	2.1	PLUMBING	15' - 3"	25' - 11"	395 SF
RESIDENTIAL ACCESSORY	2.3	MECHANICAL	4' - 0"	5' - 4"	21 SF
RESIDENTIAL ACCESSORY	2.4	REFUSE CHUTE	3' - 0"	4' - 0"	12 SF
RESIDENTIAL ACCESSORY	2.5	MECHANICAL ROOM	14' - 11"	101' - 8"	1,516 SF
RESIDENTIAL ACCESSORY	2.6	PLUMBING	20' - 9"	65' - 4"	1,356 SF
RESIDENTIAL ACCESSORY	2.7	MECHANICAL ROOM	27' - 5"	102' - 9"	2,816 SF
RESIDENTIAL ACCESSORY	2.8	MECHANICAL ROOM	18' - 10"	54' - 11"	1,035 SF
RESIDENTIAL ACCESSORY	2.9	OPEN TO BELOW	19' - 4"	203' - 6"	3,942 SF
RESIDENTIAL ACCESSORY	2.10	OPEN TO BELOW	60' - 0"	106' - 6"	6,392 SF
RESIDENTIAL ACCESSORY	2.11	OPEN TO BELOW	8' - 7"	47' - 6"	409 SF
RESIDENTIAL ACCESSORY	2.12	OPEN TO BELOW	8' - 1"	20' - 11"	169 SF
RESIDENTIAL ACCESSORY	2.13	OPEN TO BELOW	48' - 6"	60' - 0"	2,909 SF
RESIDENTIAL ACCESSORY SUBTOTAL					20,972 SF
RETAIL	2.14	OPEN TO BELOW	54' - 1"	146' - 10"	7,940 SF
RETAIL	2.15	OPEN TO BELOW	95' - 9"	149' - 2"	14,287 SF
RETAIL SUBTOTAL					22,227 SF
TOTAL					56,420 SF

2ND FLOOR ZONING FLOOR AREA	
Use	Total Area
ACCESSORY PARKING	0 SF
RESIDENTIAL ACCESSORY	5,668 SF
RETAIL	0 SF
TOTAL	5,668 SF



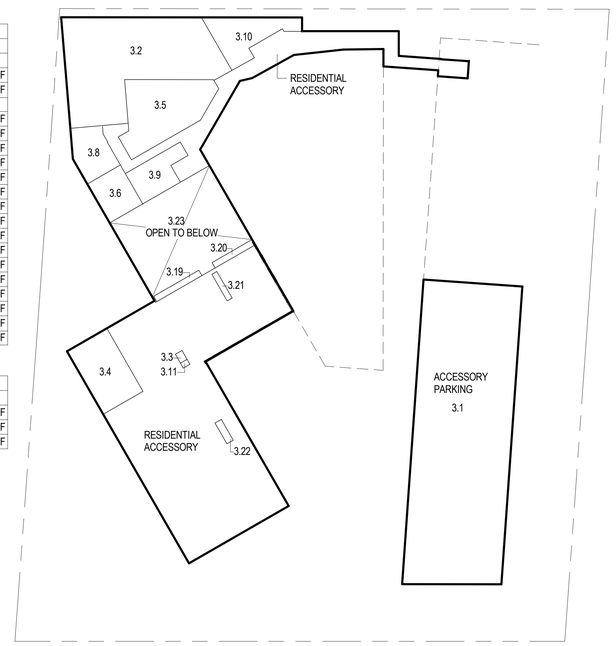
3 2ND FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS

1/32" = 1'-0"

3RD FLOOR GROSS FLOOR AREA	
Use	Total Area
ACCESSORY PARKING	8,140 SF
RESIDENTIAL ACCESSORY	21,814 SF
TOTAL	29,954 SF

3RD FLOOR AREA DEDUCTIONS					
			Dimension		
Use	Number	Deduction Type	Length	Width	Area
ACCESSORY PARKING	3.1	ACCESSORY PARKING	51' - 8"	157' - 8"	8,140 SF
ACCESSORY PARKING SUBTOTAL					8,140 SF
RESIDENTIAL ACCESSORY	3.2	ELECTRICAL	31' - 11"	105' - 1"	3,358 SF
RESIDENTIAL ACCESSORY	3.3	MECHANICAL	4' - 0"	5' - 4"	21 SF
RESIDENTIAL ACCESSORY	3.4	MECHANICAL ROOM	24' - 0"	37' - 11"	910 SF
RESIDENTIAL ACCESSORY	3.5	MECHANICAL ROOM	25' - 2"	54' - 6"	1,372 SF
RESIDENTIAL ACCESSORY	3.6	MECHANICAL ROOM	19' - 11"	23' - 5"	466 SF
RESIDENTIAL ACCESSORY	3.8	MECHANICAL ROOM	20' - 2"	25' - 2"	508 SF
RESIDENTIAL ACCESSORY	3.9	MECHANICAL ROOM	13' - 1"	38' - 2"	499 SF
RESIDENTIAL ACCESSORY	3.10	ELECTRICAL	12' - 3"	58' - 10"	719 SF
RESIDENTIAL ACCESSORY	3.11	REFUSE CHUTE	3' - 1"	3' - 10"	12 SF
RESIDENTIAL ACCESSORY	3.19	MECHANICAL	3' - 3"	27' - 2"	88 SF
RESIDENTIAL ACCESSORY	3.20	MECHANICAL	3' - 3"	24' - 0"	78 SF
RESIDENTIAL ACCESSORY	3.21	MECHANICAL	3' - 0"	16' - 0"	48 SF
RESIDENTIAL ACCESSORY	3.22	MECHANICAL	3' - 10"	12' - 6"	48 SF
RESIDENTIAL ACCESSORY	3.23	OPEN TO BELOW	35' - 11"	75' - 3"	2,705 SF
RESIDENTIAL ACCESSORY SUBTOTAL					10,833 SF
TOTAL					18,973 SF

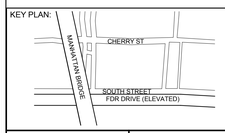
3RD FLOOR ZONING FLOOR AREA	
Use	Total Area
ACCESSORY PARKING	0 SF
RESIDENTIAL ACCESSORY	10,981 SF
TOTAL	10,981 SF



4 3RD FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS

1/32" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
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LANDSCAPE DESIGNER:
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STRUCTURAL ENGINEERS:
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228 East 45th Street
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MEP ENGINEERS:
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485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	03/19/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
CELLAR. 1ST, 2ND AND 3RD ZONING FLOOR AREA PLAN AND DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 026391 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/32" = 1'-0"	
DWG No:	**Z-003.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 -SHEET SIZE

DEPT OF BLDGS 121185528 Job Number

ES999401332 Scan Code

4TH FLOOR GROSS FLOOR AREA	
Use	Total Area
RESIDENTIAL ACCESSORY	17,440 SF
TOTAL	17,440 SF

4TH FLOOR ZONING FLOOR AREA	
Use	Total Area
RESIDENTIAL ACCESSORY	12,024 SF
TOTAL	12,024 SF

4TH FLOOR AREA DEDUCTIONS					
			Dimension		
Use	Number	Deduction Type	Length	Width	Area
RESIDENTIAL ACCESSORY	4.2	MECHANICAL ROOM	23' - 4"	37' - 11"	883 SF
RESIDENTIAL ACCESSORY	4.3	MECHANICAL ROOM	48' - 4"	91' - 10"	4,440 SF
RESIDENTIAL ACCESSORY	4.4	MECHANICAL	4' - 0"	5' - 4"	21 SF
RESIDENTIAL ACCESSORY	4.5	REFUSE CHUTE	3' - 1"	3' - 11"	12 SF
RESIDENTIAL ACCESSORY	4.6	MECHANICAL	2' - 11"	16' - 0"	46 SF
RESIDENTIAL ACCESSORY	4.7	MECHANICAL	2' - 7"	4' - 9"	12 SF
RESIDENTIAL ACCESSORY TOTAL					5,416 SF
TOTAL					5,416 SF

1 **4TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS**

1/32" = 1'-0"

5TH FLOOR GROSS FLOOR AREA	
Use	Total Area
RESIDENTIAL	14,944 SF
TOTAL	14,944 SF

5TH FLOOR AREA DEDUCTIONS					
			Dimension		
Use	Number	Deduction Type	Length	Width	Area
RESIDENTIAL	103	MECHANICAL	1' - 8"	2' - 1"	3 SF
RESIDENTIAL	212	MECHANICAL	1' - 8"	2' - 1"	3 SF
RESIDENTIAL	213	PLUMBING	1' - 8"	2' - 5"	4 SF
RESIDENTIAL	214	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	215	MECHANICAL	2' - 9"	3' - 6"	10 SF
RESIDENTIAL	216	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	217	PLUMBING	1' - 8"	2' - 10"	5 SF
RESIDENTIAL	218	PLUMBING	0' - 8"	10' - 3"	7 SF
RESIDENTIAL	219	MECHANICAL	2' - 0"	2' - 8"	5 SF
RESIDENTIAL	220	PLUMBING	1' - 2"	5' - 2"	6 SF
RESIDENTIAL	221	MECHANICAL	2' - 8"	3' - 2"	8 SF
RESIDENTIAL	222	MECHANICAL	2' - 8"	3' - 1"	8 SF
RESIDENTIAL	223	PLUMBING	1' - 3"	5' - 3"	7 SF
RESIDENTIAL	224	MECHANICAL	2' - 0"	2' - 8"	5 SF
RESIDENTIAL	225	PLUMBING	0' - 8"	9' - 5"	7 SF
RESIDENTIAL	226	PLUMBING	0' - 11"	11' - 4"	10 SF
RESIDENTIAL	227	PLUMBING	0' - 11"	11' - 4"	10 SF
RESIDENTIAL	228	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	229	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	230	PLUMBING	1' - 0"	2' - 3"	2 SF
RESIDENTIAL	231	MECHANICAL	1' - 11"	3' - 0"	6 SF
RESIDENTIAL	232	MECHANICAL	2' - 2"	2' - 8"	6 SF
RESIDENTIAL	233	MECHANICAL	2' - 2"	2' - 5"	5 SF
RESIDENTIAL	234	PLUMBING	1' - 0"	2' - 7"	3 SF
RESIDENTIAL	235	MECHANICAL	1' - 11"	2' - 7"	5 SF
RESIDENTIAL	236	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	237	PLUMBING	0' - 10"	15' - 9"	13 SF
RESIDENTIAL	238	PLUMBING	0' - 6"	15' - 9"	8 SF
RESIDENTIAL	239	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	240	MECHANICAL	1' - 11"	3' - 0"	6 SF
RESIDENTIAL	241	MECHANICAL	2' - 2"	2' - 8"	6 SF
RESIDENTIAL	242	PLUMBING	1' - 0"	2' - 8"	3 SF
RESIDENTIAL	243	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	244	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	245	PLUMBING	1' - 0"	2' - 6"	2 SF
RESIDENTIAL	246	MECHANICAL	2' - 2"	2' - 5"	5 SF
RESIDENTIAL	247	MECHANICAL	1' - 11"	2' - 9"	5 SF
RESIDENTIAL	248	PLUMBING	0' - 11"	8' - 4"	8 SF
RESIDENTIAL	249	MECHANICAL	2' - 8"	3' - 0"	8 SF
RESIDENTIAL	250	PLUMBING	1' - 2"	5' - 5"	6 SF
RESIDENTIAL	251	PLUMBING	0' - 8"	10' - 0"	7 SF
RESIDENTIAL	252	MECHANICAL	2' - 0"	2' - 7"	5 SF
RESIDENTIAL	253	PLUMBING	1' - 0"	2' - 7"	3 SF
RESIDENTIAL	254	PLUMBING	1' - 5"	2' - 6"	4 SF
RESIDENTIAL	255	MECHANICAL	1' - 11"	2' - 4"	4 SF
RESIDENTIAL	256	MECHANICAL	1' - 11"	3' - 4"	7 SF
RESIDENTIAL	257	MECHANICAL	2' - 0"	2' - 10"	6 SF
RESIDENTIAL	258	MECHANICAL	1' - 11"	2' - 4"	4 SF
RESIDENTIAL	259	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	260	PLUMBING	2' - 0"	2' - 10"	6 SF
RESIDENTIAL	261	PLUMBING	0' - 8"	10' - 4"	7 SF
RESIDENTIAL	262	MECHANICAL	2' - 0"	3' - 0"	6 SF
RESIDENTIAL	263	PLUMBING	1' - 2"	5' - 9"	7 SF
RESIDENTIAL	264	MECHANICAL	2' - 11"	3' - 0"	9 SF
RESIDENTIAL	265	PLUMBING	0' - 11"	7' - 11"	7 SF
RESIDENTIAL	266	PLUMBING	0' - 11"	5' - 5"	5 SF
RESIDENTIAL	267	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	268	PLUMBING	1' - 0"	2' - 8"	3 SF
RESIDENTIAL	269	MECHANICAL	2' - 0"	3' - 0"	6 SF
RESIDENTIAL	270	MECHANICAL	2' - 2"	2' - 5"	5 SF
RESIDENTIAL	271	PLUMBING	1' - 0"	2' - 8"	3 SF

Use	Number	Deduction Type	Length	Width	Area
RESIDENTIAL	272	MECHANICAL	2' - 2"	2' - 8"	6 SF
RESIDENTIAL	273	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	274	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	275	PLUMBING	0' - 10"	15' - 9"	13 SF
RESIDENTIAL	276	PLUMBING	0' - 6"	15' - 9"	8 SF
RESIDENTIAL	277	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	278	MECHANICAL	2' - 0"	3' - 0"	6 SF
RESIDENTIAL	279	MECHANICAL	2' - 2"	2' - 5"	5 SF
RESIDENTIAL	280	PLUMBING	1' - 0"	2' - 7"	3 SF
RESIDENTIAL	281	PLUMBING	0' - 8"	5' - 9"	4 SF
RESIDENTIAL	282	MECHANICAL	2' - 2"	2' - 5"	5 SF
RESIDENTIAL	284	PLUMBING	1' - 0"	2' - 7"	3 SF
RESIDENTIAL	285	MECHANICAL	4' - 0"	5' - 3"	21 SF
RESIDENTIAL	286	MECHANICAL	3' - 8"	20' - 1"	74 SF
RESIDENTIAL	287	MECHANICAL	2' - 2"	10' - 10"	23 SF
RESIDENTIAL	288	MECHANICAL	2' - 1"	3' - 3"	7 SF
RESIDENTIAL	289	ELECTRICAL	3' - 10"	6' - 8"	26 SF
RESIDENTIAL	290	MECHANICAL	1' - 8"	3' - 2"	5 SF
RESIDENTIAL	291	MECHANICAL	1' - 8"	3' - 2"	5 SF
RESIDENTIAL	292	ELECTRICAL	3' - 10"	6' - 9"	26 SF

Use	Number	Deduction Type	Length	Width	Area
RESIDENTIAL	293	MECHANICAL	1' - 8"	3' - 3"	5 SF
RESIDENTIAL	294	MECHANICAL	2' - 1"	11' - 0"	23 SF
RESIDENTIAL	295	MECHANICAL	1' - 8"	3' - 1"	5 SF
RESIDENTIAL	296	MECHANICAL	2' - 0"	3' - 3"	6 SF
RESIDENTIAL	297	MECHANICAL	1' - 10"	3' - 4"	6 SF
RESIDENTIAL	298	MECHANICAL	2' - 5"	11' - 0"	27 SF
RESIDENTIAL	299	REFUSE CHUTE	3' - 0"	4' - 0"	12 SF
RESIDENTIAL	300	MECHANICAL	15' - 6"	102' - 1"	1,587 SF
RESIDENTIAL	303	MECHANICAL	5' - 4"	17' - 2"	92 SF
RESIDENTIAL	304	MECHANICAL	9' - 11"	27' - 8"	273 SF
RESIDENTIAL	305	MECHANICAL			86 SF
RESIDENTIAL	307	MECHANICAL	11' - 9"	31' - 3"	368 SF
RESIDENTIAL					3,081 SF
RESIDENTIAL TOTAL					3,081 SF

5TH FLOOR ZONING FLOOR AREA		
Number	Use	Total Area
RESIDENTIAL		11,863 SF
TOTAL		11,863 SF

2 **5TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS**

1/32" = 1'-0"

TYPICAL LOW LEVEL FLOOR GROSS FLOOR AREA	
Use	Total Area
RESIDENTIAL	15,012 SF
TOTAL	15,012 SF

TYPICAL LOW LEVEL FLOOR AREA DEDUCTIONS					
			Dimension		
Use	Number	Deduction Type	Length	Width	Area
RESIDENTIAL	10.1	MECHANICAL	1' - 8"	2' - 1"	3 SF
RESIDENTIAL	10.2	MECHANICAL	1' - 8"	2' - 1"	3 SF
RESIDENTIAL	10.3	PLUMBING	1' - 8"	2' - 11"	5 SF
RESIDENTIAL	10.4	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	10.5	MECHANICAL	2' - 9"	3' - 6"	10 SF
RESIDENTIAL	10.6	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	10.7	PLUMBING	1' - 8"	2' - 10"	5 SF
RESIDENTIAL	10.8	PLUMBING	0' - 8"	10' - 3"	7 SF
RESIDENTIAL	10.9	MECHANICAL	2' - 0"	2' - 8"	5 SF
RESIDENTIAL	10.10	PLUMBING	1' - 2"	5' - 2"	6 SF
RESIDENTIAL	10.11	MECHANICAL	2' - 8"	3' - 2"	8 SF
RESIDENTIAL	10.12	MECHANICAL	2' - 8"	3' - 1"	8 SF
RESIDENTIAL	10.13	PLUMBING	1' - 3"	5' - 3"	7 SF
RESIDENTIAL	10.14	MECHANICAL	2' - 0"	2' - 8"	5 SF
RESIDENTIAL	10.15	PLUMBING	0' - 8"	9' - 11"	7 SF
RESIDENTIAL	10.16	PLUMBING	0' - 11"	11' - 4"	10 SF
RESIDENTIAL	10.17	PLUMBING	0' - 11"	11' - 4"	10 SF
RESIDENTIAL	10.18	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	10.19	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	10.20	PLUMBING	1' - 0"	2' - 3"	2 SF
RESIDENTIAL	10.21	MECHANICAL	1' - 11"	3' - 0"	6 SF
RESIDENTIAL	10.22	MECHANICAL	2' - 2"	2' - 8"	6 SF
RESIDENTIAL	10.23	MECHANICAL	2' - 2"	2' - 5"	5 SF
RESIDENTIAL	10.24	PLUMBING	1' - 0"	2' - 7"	3 SF
RESIDENTIAL	10.25	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	10.26	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	10.27	PLUMBING	0' - 10"	15' - 9"	13 SF
RESIDENTIAL	10.28	PLUMBING	0' - 6"	15' - 9"	8 SF
RESIDENTIAL	10.29	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	10.30	MECHANICAL	1' - 11"	3' - 0"	6 SF
RESIDENTIAL	10.31	MECHANICAL	2' - 2"	2' - 8"	6 SF
RESIDENTIAL	10.32	PLUMBING	1' - 0"	2' - 8"	3 SF
RESIDENTIAL	10.33	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	10.34	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	10.35	PLUMBING	1' - 0"	2' - 6"	2 SF
RESIDENTIAL	10.36	MECHANICAL	2' - 2"	2' - 5"	5 SF
RESIDENTIAL	10.37	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	10.38	PLUMBING	0' - 11"	8' - 4"	8 SF

(CONTINUED) TYPICAL LOW LEVEL FLOOR AREA DEDUCTIONS					
			Dimension		
Use	Number	Deduction Type	Length	Width	Area
RESIDENTIAL	10.39	MECHANICAL	2' - 8"	3' - 0"	8 SF
RESIDENTIAL	10.40	PLUMBING	1' - 2"	5' - 5"	6 SF
RESIDENTIAL	10.41	PLUMBING	0' - 8"	10' - 4"	7 SF
RESIDENTIAL	10.42	MECHANICAL	2' - 0"	2' - 7"	5 SF
RESIDENTIAL	10.43	PLUMBING	1' - 0"	2' - 7"	3 SF
RESIDENTIAL	10.44	PLUMBING	1' - 5"	2' - 11"	4 SF
RESIDENTIAL	10.45	MECHANICAL	1' - 11"	2' - 4"	4 SF
RESIDENTIAL	10.46	MECHANICAL	1' - 11"	3' - 4"	7 SF
RESIDENTIAL	10.47	MECHANICAL	2' - 0"	2' - 10"	6 SF
RESIDENTIAL	10.48	MECHANICAL	1' - 11"	2' - 4"	4 SF
RESIDENTIAL	10.49	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	10.50	PLUMBING	2' - 0"	2' - 10"	6 SF
RESIDENTIAL	10.51	PLUMBING	0' - 8"	10' - 4"	7 SF
RESIDENTIAL	10.52	MECHANICAL	2' - 0"	3' - 0"	6 SF
RESIDENTIAL	10.53	PLUMBING	1' - 2"	5' - 9"	7 SF
RESIDENTIAL	10.54	MECHANICAL	2' - 11"	3' - 0"	9 SF
RESIDENTIAL	10.55	PLUMBING	0' - 11"	7' - 11"	7 SF
RESIDENTIAL	10.56	PLUMBING	0' - 11"	5' - 5"	5 SF
RESIDENTIAL	10.57	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	10.58	PLUMBING	1' - 0"	2' - 8"	3 SF
RESIDENTIAL	10.59	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	10.60	MECHANICAL	2' - 2"	2' - 5"	5 SF
RESIDENTIAL	10.61	PLUMBING	1' - 0"	2' - 8"	3 SF
RESIDENTIAL	10.62	MECHANICAL	2' - 2"	2' - 8"	6 SF
RESIDENTIAL	10.63	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	10.64	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	10.65	PLUMBING	0' - 10"	15' - 9"	13 SF
RESIDENTIAL	10.66	PLUMBING	0' - 6"	15' - 9"	8 SF
RESIDENTIAL	10.67	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	10.68	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	10.69	MECHANICAL	2' - 2"	2' - 5"	5 SF
RESIDENTIAL	10.70	PLUMBING	1' - 0"	2' - 7"	3 SF
RESIDENTIAL	10.71	PLUMBING	0' - 11"	5' - 9"	5 SF
RESIDENTIAL	10.72	PLUMBING	0' - 11"	5' - 8"	5 SF
RESIDENTIAL	10.73	MECHANICAL	2' - 2"	2' - 5"	5 SF
RESIDENTIAL	10.74	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	10.75	PLUMBING	0' - 11"	11' - 9"	11 SF
RESIDENTIAL	10.76	PLUMBING	0' - 11"	11' - 4"	10 SF

(CONTINUED) TYPICAL LOW LEVEL FLOOR AREA DEDUCTIONS					
			Dimension		
Use	Number	Deduction Type	Length	Width	Area
RESIDENTIAL	10.77	MECHANICAL	2' - 9"	3' - 5"	9 SF
RESIDENTIAL	10.78	MECHANICAL	2' - 8"	3' - 5"	9 SF
RESIDENTIAL	10.79	PLUMBING	1' - 2"	5' - 5"	6 SF
RESIDENTIAL	10.80	PLUMBING	1' - 2"	5' - 4"	6 SF
RESIDENTIAL	10.81	MECHANICAL	2' - 0"	2' - 8"	5 SF
RESIDENTIAL	10.82	PLUMBING	0' - 8"	10' - 4"	7 SF
RESIDENTIAL	10.83	PLUMBING	1' - 8"	2' - 6"	4 SF
RESIDENTIAL	10.84	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	10.85	MECHANICAL	2' - 9"	3' - 6"	10 SF
RESIDENTIAL	10.86	MECHANICAL	1' - 8"	2' - 1"	3 SF
RESIDENTIAL	10.87	MECHANICAL	1' - 8"	2' - 1"	3 SF
RESIDENTIAL	10.88	PLUMBING	1' - 0"	2' - 9"	3 SF
RESIDENTIAL	10.89	MECHANICAL	2' - 0"	2' - 8"	5 SF
RESIDENTIAL	10.90	PLUMBING	0' - 8"	10' - 4"	7 SF
RESIDENTIAL	10.91	PLUMBING	1' - 8"	2' - 11"	5 SF
RESIDENTIAL	10.92	PLUMBING	1' - 0"	2' - 7"	3 SF
RESIDENTIAL	10.93	MECHANICAL	4' - 1"	5' - 1"	21 SF
RESIDENTIAL	10.94	MECHANICAL	3' - 8"	20' - 1"	74 SF
RESIDENTIAL	10.95	MECHANICAL	2' - 1"	3' - 4"	7 SF
RESIDENTIAL	10.96	MECHANICAL	2' - 2"	11' - 1"	24 SF
RESIDENTIAL	10.97	MECHANICAL	2' - 1"	3' - 3"	7 SF
RESIDENTIAL	10.98	ELECTRICAL	3' - 10"	6' - 8"	26 SF
RESIDENTIAL	10.99	MECHANICAL	1' - 8"	3' - 2"	5 SF
RESIDENTIAL	10.100	MECHANICAL	1' - 8"	3' - 2"	5 SF
RESIDENTIAL	10.101	ELECTRICAL	3' - 10"	6' - 9"	26 SF
RESIDENTIAL	10.102	MECHANICAL	1' - 8"	3' - 3"	5 SF
RESIDENTIAL	10.103	MECHANICAL	2' - 1"	11' - 0"	23 SF
RESIDENTIAL	10.104	MECHANICAL	1' - 8"	3' - 1"	5 SF
RESIDENTIAL	10.105	MECHANICAL	2' - 0"	3' - 3"	6 SF
RESIDENTIAL	10.106	MECHANICAL	2' - 1"	3' - 4"	7 SF
RESIDENTIAL	10.107	MECHANICAL	2' - 5"	11' - 0"	27 SF
RESIDENTIAL	10.108	REFUSE CHUTE	3' - 1"	3' - 10"	12 SF
RESIDENTIAL SUBTOTAL					806 SF
TOTAL					806 SF

TYPICAL LOW LEVEL FLOOR ZONING FLOOR AREA	
Use	Total Area
RESIDENTIAL	14,206 SF
TOTAL	14,206 SF

3 **6TH TO 22TH (TYPICAL LOW) GROSS FLOOR AREA PLAN AND DEDUCTIONS**

1/32" = 1'-0"

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
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485 C Route 1 South, Suite 200
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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
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New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	03/19/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

250 SOUTH STREET

NEW YORK, NY

DRAWING TITLE:

4TH TO 22ND ZONING FLOOR AREA PLAN AND DEDUCTIONS

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/32" = 1'-0"	
DWG No: **Z-004.00**	
DOB PAGE No: of	

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

23RD MECHANICAL FLOOR GROSS FLOOR AREA	
Use	Total Area
RESIDENTIAL	15,012 SF
TOTAL	15,012 SF

23RD MECHANICAL FLOOR AREA DEDUCTIONS					
			Dimension		
Use	Number	Deduction Type	Length	Width	Area
RESIDENTIAL	27.1	MECHANICAL	55' - 2"	272' - 2"	15,012 SF
RESIDENTIAL SUBTOTAL					15,012 SF
TOTAL					15,012 SF

23RD MECHANICAL FLOOR ZONING FLOOR AREA	
Use	Total Area
RESIDENTIAL	0 SF
TOTAL	0 SF

1 **23RD MECHANICAL FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS**
1/32" = 1'-0"

41ST MECHANICAL FLOOR GROSS FLOOR AREA			
Use	Number	Name	Total Area
RESIDENTIAL			15,021 SF
TOTAL			15,021 SF

41ST MECHANICAL FLOOR AREA DEDUCTIONS					
			Dimension		
Use	Number	Deduction Type	Length	Width	Area
RESIDENTIAL	49.1	MECHANICAL	55' - 3"	272' - 1"	15,021 SF
RESIDENTIAL SUBTOTAL					15,021 SF
TOTAL					15,021 SF

41ST MECHANICAL FLOOR ZONING FLOOR AREA	
Use	Total Area
RESIDENTIAL	0 SF
TOTAL	0 SF

3 **41ST MECHANICAL FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS**
1/32" = 1'-0"

TYPICAL MID LEVEL FLOOR GROSS FLOOR AREA	
Use	Total Area
RESIDENTIAL	15,021 SF
TOTAL	15,021 SF

TYPICAL MID LEVEL FLOOR AREA DEDUCTIONS					
			Dimension		
Use	Number	Deduction Type	Length	Width	Area
RESIDENTIAL	28.1	MECHANICAL	1' - 8"	2' - 1"	3 SF
RESIDENTIAL	28.2	PLUMBING	1' - 8"	2' - 11"	5 SF
RESIDENTIAL	28.3	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	28.4	MECHANICAL	2' - 0"	2' - 9"	6 SF
RESIDENTIAL	28.5	MECHANICAL	3' - 0"	3' - 1"	9 SF
RESIDENTIAL	28.6	PLUMBING	1' - 2"	6' - 4"	7 SF
RESIDENTIAL	28.7	MECHANICAL	2' - 11"	3' - 1"	9 SF
RESIDENTIAL	28.8	MECHANICAL	1' - 8"	1' - 11"	3 SF
RESIDENTIAL	28.9	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	28.10	PLUMBING	1' - 8"	2' - 10"	5 SF
RESIDENTIAL	28.11	PLUMBING	0' - 8"	9' - 10"	7 SF
RESIDENTIAL	28.12	MECHANICAL	2' - 1"	2' - 7"	6 SF
RESIDENTIAL	28.13	PLUMBING	1' - 2"	5' - 4"	6 SF
RESIDENTIAL	28.14	MECHANICAL	3' - 0"	3' - 0"	9 SF
RESIDENTIAL	28.15	PLUMBING	0' - 11"	11' - 9"	11 SF
RESIDENTIAL	28.16	PLUMBING	0' - 8"	13' - 6"	9 SF
RESIDENTIAL	28.17	MECHANICAL	3' - 10"	4' - 2"	16 SF
RESIDENTIAL	28.18	MECHANICAL	3' - 1"	4' - 0"	12 SF
RESIDENTIAL	28.19	PLUMBING	1' - 2"	8' - 4"	10 SF
RESIDENTIAL	28.20	MECHANICAL	1' - 4"	2' - 1"	3 SF
RESIDENTIAL	28.21	PLUMBING	1' - 2"	3' - 7"	4 SF
RESIDENTIAL	28.22	PLUMBING	0' - 8"	8' - 2"	5 SF
RESIDENTIAL	28.23	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	28.24	MECHANICAL	2' - 0"	3' - 2"	6 SF
RESIDENTIAL	28.25	MECHANICAL	2' - 10"	2' - 11"	8 SF
RESIDENTIAL	28.26	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	28.27	PLUMBING	1' - 0"	2' - 8"	3 SF
RESIDENTIAL	28.28	MECHANICAL	2' - 2"	2' - 8"	6 SF
RESIDENTIAL	28.29	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	28.30	PLUMBING	1' - 0"	3' - 10"	4 SF
RESIDENTIAL	28.31	PLUMBING	0' - 6"	15' - 11"	8 SF
RESIDENTIAL	28.32	MECHANICAL	2' - 2"	2' - 8"	6 SF
RESIDENTIAL	28.33	PLUMBING	1' - 0"	2' - 8"	3 SF
RESIDENTIAL	28.34	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	28.35	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	28.36	PLUMBING	0' - 11"	8' - 4"	8 SF
RESIDENTIAL	28.37	MECHANICAL	2' - 11"	3' - 0"	9 SF

(CONTINUED) TYPICAL MID LEVEL FLOOR AREA DEDUCTIONS					
			Dimension		
Use	Number	Deduction Type	Length	Width	Area
RESIDENTIAL	28.38	PLUMBING	1' - 2"	5' - 6"	6 SF
RESIDENTIAL	28.39	MECHANICAL	2' - 0"	2' - 9"	6 SF
RESIDENTIAL	28.40	PLUMBING	0' - 8"	10' - 4"	7 SF
RESIDENTIAL	28.41	PLUMBING	1' - 5"	2' - 11"	4 SF
RESIDENTIAL	28.42	PLUMBING	1' - 0"	2' - 9"	3 SF
RESIDENTIAL	28.43	MECHANICAL	1' - 11"	2' - 4"	4 SF
RESIDENTIAL	28.44	MECHANICAL	1' - 11"	2' - 9"	5 SF
RESIDENTIAL	28.45	MECHANICAL	4' - 1"	5' - 1"	21 SF
RESIDENTIAL	28.46	MECHANICAL	3' - 8"	20' - 1"	74 SF
RESIDENTIAL	28.47	PLUMBING	2' - 0"	2' - 10"	6 SF
RESIDENTIAL	28.48	PLUMBING	1' - 11"	2' - 4"	4 SF
RESIDENTIAL	28.49	PLUMBING	1' - 0"	2' - 9"	3 SF
RESIDENTIAL	28.50	PLUMBING	2' - 2"	2' - 10"	6 SF
RESIDENTIAL	28.51	PLUMBING	0' - 8"	10' - 4"	7 SF
RESIDENTIAL	28.52	PLUMBING	2' - 0"	3' - 0"	6 SF
RESIDENTIAL	28.53	PLUMBING	1' - 2"	5' - 5"	6 SF
RESIDENTIAL	28.54	MECHANICAL	2' - 11"	3' - 1"	9 SF
RESIDENTIAL	28.55	PLUMBING	1' - 0"	7' - 11"	8 SF
RESIDENTIAL	28.56	PLUMBING	0' - 11"	5' - 5"	5 SF
RESIDENTIAL	28.57	PLUMBING	1' - 0"	2' - 8"	3 SF
RESIDENTIAL	28.58	MECHANICAL	2' - 2"	2' - 8"	6 SF
RESIDENTIAL	28.59	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	28.60	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	28.61	PLUMBING	0' - 10"	15' - 9"	13 SF
RESIDENTIAL	28.62	PLUMBING	0' - 6"	15' - 9"	8 SF
RESIDENTIAL	28.63	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	28.64	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	28.65	MECHANICAL	2' - 2"	2' - 8"	6 SF
RESIDENTIAL	28.66	PLUMBING	1' - 0"	2' - 8"	3 SF
RESIDENTIAL	28.67	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	28.68	PLUMBING	1' - 0"	3' - 5"	3 SF
RESIDENTIAL	28.69	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	28.70	MECHANICAL	2' - 2"	2' - 8"	6 SF
RESIDENTIAL	28.71	PLUMBING	1' - 0"	2' - 4"	2 SF
RESIDENTIAL	28.72	PLUMBING	0' - 11"	5' - 10"	5 SF
RESIDENTIAL	28.73	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	28.74	MECHANICAL	2' - 2"	2' - 6"	5 SF

(CONTINUED) TYPICAL MID LEVEL FLOOR AREA DEDUCTIONS					
			Dimension		
Use	Number	Deduction Type	Length	Width	Area
RESIDENTIAL	28.75	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	28.76	PLUMBING	1' - 0"	2' - 6"	2 SF
RESIDENTIAL	28.77	PLUMBING	0' - 11"	11' - 11"	11 SF
RESIDENTIAL	28.78	PLUMBING	0' - 11"	11' - 4"	10 SF
RESIDENTIAL	28.79	MECHANICAL	2' - 8"	3' - 1"	8 SF
RESIDENTIAL	28.80	MECHANICAL	2' - 8"	3' - 1"	8 SF
RESIDENTIAL	28.81	PLUMBING	1' - 2"	5' - 4"	6 SF
RESIDENTIAL	28.82	MECHANICAL	2' - 0"	2' - 8"	5 SF
RESIDENTIAL	28.83	PLUMBING	0' - 8"	10' - 4"	7 SF
RESIDENTIAL	28.84	PLUMBING	1' - 7"	2' - 11"	5 SF
RESIDENTIAL	28.85	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	28.86	MECHANICAL	1' - 8"	2' - 1"	3 SF
RESIDENTIAL	28.87	MECHANICAL	2' - 9"	3' - 6"	10 SF
RESIDENTIAL	28.88	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	28.89	PLUMBING	1' - 2"	5' - 5"	6 SF
RESIDENTIAL	28.90	MECHANICAL	2' - 0"	2' - 8"	5 SF
RESIDENTIAL	28.91	PLUMBING	1' - 7"	2' - 6"	4 SF
RESIDENTIAL	28.92	MECHANICAL	1' - 8"	2' - 1"	3 SF
RESIDENTIAL	28.93	PLUMBING	1' - 2"	5' - 6"	6 SF
RESIDENTIAL	28.94	PLUMBING	0' - 8"	10' - 4"	7 SF
RESIDENTIAL	28.95	ELECTRICAL	3' - 10"	6' - 9"	26 SF
RESIDENTIAL	28.96	MECHANICAL	2' - 2"	5' - 5"	12 SF
RESIDENTIAL	28.97	MECHANICAL	1' - 10"	5' - 6"	10 SF
RESIDENTIAL	28.98	MECHANICAL	2' - 0"	3' - 3"	6 SF
RESIDENTIAL	28.99	PLUMBING	1' - 2"	5' - 7"	7 SF
RESIDENTIAL	28.100	MECHANICAL	2' - 0"	3' - 3"	6 SF
RESIDENTIAL	28.101	ELECTRICAL	3' - 10"	6' - 9"	26 SF
RESIDENTIAL	28.102	MECHANICAL	2' - 0"	3' - 4"	7 SF
RESIDENTIAL	28.103	MECHANICAL	1' - 11"	3' - 3"	6 SF
RESIDENTIAL	28.104	MECHANICAL	2' - 0"	3' - 3"	6 SF
RESIDENTIAL	28.105	MECHANICAL	2' - 0"	3' - 3"	6 SF
RESIDENTIAL	28.106	MECHANICAL	2' - 2"	11' - 1"	24 SF
RESIDENTIAL	28.107	REFUSE CHUTE	3' - 1"	3' - 10"	12 SF
RESIDENTIAL	28.120	MECHANICAL	2' - 5"	11' - 1"	27 SF
RESIDENTIAL SUBTOTAL					825 SF
TOTAL					825 SF

TYPICAL MID LEVEL FLOOR ZONING FLOOR AREA	
Use	Total Area
RESIDENTIAL	14,196 SF
TOTAL	14,196 SF

2 **24TH TO 40TH (TYPICAL MID) GROSS FLOOR AREA PLAN AND DEDUCTIONS**
1/32" = 1'-0"

Job Number 121185528
ES926708220 Scan Code

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
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TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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180 Varick St #404
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
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MEP ENGINEERS:
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TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	03/19/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
23RD TO 41ST ZONING FLOOR AREA PLAN AND DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS STATE OF NEW YORK 033081

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/32" = 1'-0"	
DWG No:	**Z-005.00**
DOB PAGE No: of	

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE
FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121185528 Job Number   ES987466410 Scan Code

TYPICAL HIGH LEVEL FLOOR GROSS FLOOR AREA

Use	Total Area
RESIDENTIAL	15,018 SF
TOTAL	15,018 SF

TOTAL

TYPICAL HIGH LEVEL FLOOR AREA DEDUCTIONS

Use	Number	Deduction Type	Dimension Length	Dimension Width	Area
RESIDENTIAL	52.1	MECHANICAL	1' - 8"	2' - 1"	3 SF
RESIDENTIAL	52.2	MECHANICAL	1' - 8"	2' - 1"	3 SF
RESIDENTIAL	52.3	PLUMBING	1' - 9"	2' - 11"	5 SF
RESIDENTIAL	52.4	PLUMBING	0' - 8"	9' - 10"	7 SF
RESIDENTIAL	52.5	MECHANICAL	2' - 0"	2' - 9"	6 SF
RESIDENTIAL	52.6	PLUMBING	0' - 11"	11' - 4"	10 SF
RESIDENTIAL	52.7	MECHANICAL	3' - 0"	3' - 1"	9 SF
RESIDENTIAL	52.8	PLUMBING	1' - 2"	5' - 9"	7 SF
RESIDENTIAL	52.9	PLUMBING	0' - 9"	2' - 8"	2 SF
RESIDENTIAL	52.10	MECHANICAL	2' - 11"	3' - 5"	10 SF
RESIDENTIAL	52.11	PLUMBING	1' - 0"	2' - 8"	3 SF
RESIDENTIAL	52.12	PLUMBING	1' - 9"	2' - 11"	5 SF
RESIDENTIAL	52.13	PLUMBING	0' - 8"	13' - 6"	9 SF
RESIDENTIAL	52.14	MECHANICAL	2' - 0"	2' - 9"	6 SF
RESIDENTIAL	52.15	MECHANICAL	3' - 0"	3' - 1"	9 SF
RESIDENTIAL	52.16	PLUMBING	1' - 2"	6' - 4"	7 SF
RESIDENTIAL	52.17	MECHANICAL	3' - 11"	4' - 2"	16 SF
RESIDENTIAL	52.18	MECHANICAL	3' - 1"	4' - 0"	12 SF
RESIDENTIAL	52.19	PLUMBING	1' - 2"	7' - 10"	9 SF
RESIDENTIAL	52.20	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	52.21	PLUMBING	1' - 5"	5' - 9"	8 SF
RESIDENTIAL	52.23	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	52.24	PLUMBING	0' - 10"	15' - 9"	13 SF
RESIDENTIAL	52.25	PLUMBING	0' - 8"	8' - 0"	5 SF
RESIDENTIAL	52.26	MECHANICAL	2' - 2"	6' - 10"	15 SF
RESIDENTIAL	52.27	PLUMBING	1' - 2"	3' - 2"	4 SF
RESIDENTIAL	52.28	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	52.29	MECHANICAL	2' - 0"	3' - 2"	6 SF
RESIDENTIAL	52.30	MECHANICAL	1' - 5"	5' - 9"	8 SF
RESIDENTIAL	52.31	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	52.32	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	52.34	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	52.35	MECHANICAL	2' - 11"	3' - 0"	9 SF
RESIDENTIAL	52.36	PLUMBING	1' - 2"	5' - 6"	6 SF
RESIDENTIAL	52.37	PLUMBING	1' - 0"	2' - 9"	3 SF
RESIDENTIAL	52.38	MECHANICAL	3' - 0"	3' - 2"	10 SF
RESIDENTIAL	52.39	PLUMBING	0' - 11"	7' - 11"	7 SF
RESIDENTIAL	52.40	MECHANICAL	2' - 0"	3' - 9"	8 SF
RESIDENTIAL	52.41	PLUMBING	1' - 10"	2' - 11"	5 SF
RESIDENTIAL	52.42	PLUMBING	1' - 0"	3' - 0"	3 SF
RESIDENTIAL	52.43	MECHANICAL	1' - 11"	2' - 4"	4 SF
RESIDENTIAL	52.44	MECHANICAL	2' - 9"	3' - 9"	10 SF
RESIDENTIAL	52.45	PLUMBING	1' - 3"	13' - 2"	16 SF
RESIDENTIAL	52.46	MECHANICAL	4' - 1"	5' - 8"	23 SF
RESIDENTIAL	52.47	MECHANICAL	2' - 9"	9' - 6"	26 SF
RESIDENTIAL	52.48	MECHANICAL	2' - 0"	2' - 10"	6 SF
RESIDENTIAL	52.49	MECHANICAL	1' - 11"	2' - 4"	4 SF
RESIDENTIAL	52.50	PLUMBING	1' - 0"	2' - 9"	3 SF
RESIDENTIAL	52.51	PLUMBING	2' - 0"	2' - 10"	6 SF
RESIDENTIAL	52.52	PLUMBING	0' - 8"	10' - 4"	7 SF
RESIDENTIAL	52.53	MECHANICAL	2' - 0"	3' - 0"	6 SF
RESIDENTIAL	52.54	PLUMBING	1' - 2"	5' - 4"	6 SF
RESIDENTIAL	52.55	MECHANICAL	3' - 0"	3' - 1"	9 SF
RESIDENTIAL	52.56	PLUMBING	0' - 11"	7' - 11"	7 SF
RESIDENTIAL	52.57	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	52.58	MECHANICAL	1' - 5"	6' - 1"	8 SF
RESIDENTIAL	52.60	PLUMBING	1' - 0"	5' - 6"	6 SF
RESIDENTIAL	52.61	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	52.62	PLUMBING	1' - 5"	6' - 1"	8 SF
RESIDENTIAL	52.64	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	52.65	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	52.66	PLUMBING	0' - 10"	15' - 9"	13 SF
RESIDENTIAL	52.67	PLUMBING	0' - 10"	15' - 9"	13 SF
RESIDENTIAL	52.68	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	52.69	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	52.70	MECHANICAL	1' - 5"	5' - 9"	8 SF
RESIDENTIAL	52.72	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	52.73	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	52.75	MECHANICAL	1' - 5"	5' - 9"	8 SF
RESIDENTIAL	52.76	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	52.77	MECHANICAL	1' - 8"	2' - 9"	5 SF
RESIDENTIAL	52.78	MECHANICAL	2' - 11"	3' - 0"	9 SF
RESIDENTIAL	52.79	PLUMBING	1' - 2"	5' - 3"	6 SF
RESIDENTIAL	52.80	MECHANICAL	3' - 5"	4' - 1"	14 SF
RESIDENTIAL	52.81	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	52.82	MECHANICAL	1' - 8"	2' - 9"	5 SF
RESIDENTIAL	52.83	MECHANICAL	3' - 0"	4' - 8"	14 SF
RESIDENTIAL	52.84	PLUMBING	0' - 9"	16' - 3"	13 SF
RESIDENTIAL	52.85	PLUMBING	0' - 8"	9' - 10"	7 SF
RESIDENTIAL	52.95	PLUMBING	1' - 2"	5' - 2"	6 SF
RESIDENTIAL	52.96	MECHANICAL	2' - 0"	3' - 3"	6 SF
RESIDENTIAL	52.98	MECHANICAL	2' - 2"	5' - 7"	12 SF
RESIDENTIAL	52.99	MECHANICAL	1' - 11"	3' - 3"	6 SF
RESIDENTIAL	52.100	PLUMBING	1' - 2"	5' - 8"	7 SF
RESIDENTIAL	52.101	ELECTRICAL	3' - 10"	6' - 6"	25 SF
RESIDENTIAL	52.102	MECHANICAL	2' - 0"	2' - 11"	6 SF
RESIDENTIAL	52.103	PLUMBING	0' - 10"	10' - 5"	9 SF
RESIDENTIAL	52.104	MECHANICAL	1' - 9"	3' - 1"	5 SF
RESIDENTIAL	52.105	ELECTRICAL	3' - 10"	6' - 9"	26 SF
RESIDENTIAL	52.106	MECHANICAL	1' - 11"	3' - 3"	6 SF
RESIDENTIAL	52.107	MECHANICAL	2' - 0"	3' - 3"	6 SF
RESIDENTIAL	52.108	MECHANICAL	1' - 3"	11' - 9"	15 SF
RESIDENTIAL	52.109	MECHANICAL	2' - 0"	3' - 3"	6 SF
RESIDENTIAL	52.110	PLUMBING	1' - 0"	5' - 2"	5 SF
RESIDENTIAL	52.120	MECHANICAL	2' - 1"	3' - 4"	7 SF
RESIDENTIAL	52.121	MECHANICAL	2' - 4"	11' - 0"	26 SF
RESIDENTIAL	52.122	MECHANICAL	1' - 10"	3' - 2"	6 SF
RESIDENTIAL	52.123	REFUSE CHUTE	3' - 1"	3' - 11"	12 SF
RESIDENTIAL SUBTOTAL					800 SF
TOTAL					800 SF

TYPICAL HIGH LEVEL FLOOR ZONING FLOOR AREA

Use	Total Area
RESIDENTIAL	14,218 SF
	14,218 SF

1 **42ND TO 55TH (TYPICAL HIGH) GROSS FLOOR AREA PLAN AND DEDUCTIONS**

1/32" = 1'-0"

ROOF GROSS FLOOR AREA

Use	Total Area
RESIDENTIAL	15,015 SF
TOTAL	15,015 SF

ROOF FLOOR AREA DEDUCTIONS

Use	Number	Deduction Type	Dimension Length	Dimension Width	Area
RESIDENTIAL	69.1	MECHANICAL	21' - 4"	69' - 11"	1,493 SF
RESIDENTIAL	69.2	MECHANICAL	48' - 6"	278' - 9"	13,522 SF
RESIDENTIAL SUBTOTAL					15,015 SF
TOTAL					15,015 SF

ROOF ZONING FLOOR AREA

Use	Total Area
RESIDENTIAL	0 SF
TOTAL	0 SF

3 **ROOF GROSS FLOOR AREA PLAN AND DEDUCTIONS**

1/32" = 1'-0"

56TH MECHANICAL FLOOR GROSS FLOOR AREA

Use	Total Area
RESIDENTIAL	15,015 SF
TOTAL	15,015 SF

56TH MECHANICAL FLOOR AREA DEDUCTIONS

Use	Number	Deduction Type	Dimension Length	Dimension Width	Area
RESIDENTIAL	68.1	MECHANICAL	1' - 8"	2' - 1"	3 SF
RESIDENTIAL	68.2	MECHANICAL	1' - 8"	2' - 0"	3 SF
RESIDENTIAL	68.3	PLUMBING	1' - 9"	2' - 11"	5 SF
RESIDENTIAL	68.4	MECHANICAL	2' - 0"	2' - 9"	6 SF
RESIDENTIAL	68.5	PLUMBING	1' - 0"	2' - 8"	3 SF
RESIDENTIAL	68.6	MECHANICAL	2' - 10"	3' - 5"	10 SF
RESIDENTIAL	68.7	PLUMBING	1' - 0"	2' - 8"	3 SF
RESIDENTIAL	68.8	PLUMBING	1' - 8"	2' - 10"	5 SF
RESIDENTIAL	68.9	PLUMBING	0' - 8"	9' - 10"	7 SF
RESIDENTIAL	68.10	MECHANICAL	2' - 0"	2' - 9"	6 SF
RESIDENTIAL	68.11	PLUMBING	1' - 2"	5' - 4"	6 SF
RESIDENTIAL	68.12	MECHANICAL	3' - 0"	3' - 1"	9 SF
RESIDENTIAL	68.13	PLUMBING	0' - 11"	11' - 4"	10 SF
RESIDENTIAL	68.14	PLUMBING	1' - 2"	5' - 11"	7 SF
RESIDENTIAL	68.15	MECHANICAL	3' - 0"	3' - 1"	9 SF
RESIDENTIAL	68.16	PLUMBING	0' - 8"	13' - 6"	9 SF
RESIDENTIAL	68.17	MECHANICAL	3' - 11"	4' - 2"	16 SF
RESIDENTIAL	68.18	MECHANICAL	3' - 1"	4' - 0"	12 SF
RESIDENTIAL	68.19	PLUMBING	1' - 2"	7' - 10"	9 SF
RESIDENTIAL	68.20	MECHANICAL	1' - 2"	2' - 6"	3 SF
RESIDENTIAL	68.21	PLUMBING	1' - 2"	3' - 2"	4 SF
RESIDENTIAL	68.22	PLUMBING	0' - 8"	8' - 0"	5 SF
RESIDENTIAL	68.23	MECHANICAL	1' - 11"	3' - 0"	6 SF
RESIDENTIAL	68.24	PLUMBING	1' - 0"	3' - 1"	3 SF
RESIDENTIAL	68.25	MECHANICAL	2' - 11"	3' - 0"	9 SF
RESIDENTIAL	68.26	PLUMBING	1' - 2"	5' - 6"	6 SF
RESIDENTIAL	68.27	MECHANICAL	2' - 0"	3' - 2"	6 SF
RESIDENTIAL	68.28	MECHANICAL ROOM	28' - 0"	51' - 10"	1,451 SF
RESIDENTIAL	68.29	MECHANICAL	3' - 0"	3' - 2"	10 SF
RESIDENTIAL	68.30	PLUMBING	1' - 2"	5' - 3"	6 SF
RESIDENTIAL	68.31	MECHANICAL	2' - 0"	2' - 11"	6 SF
RESIDENTIAL	68.32	PLUMBING	1' - 9"	2' - 11"	5 SF
RESIDENTIAL	68.33	PLUMBING	1' - 0"	2' - 9"	3 SF
RESIDENTIAL	68.34	PLUMBING	0' - 10"	10' - 5"	9 SF
RESIDENTIAL	68.35	MECHANICAL	2' - 9"	3' - 9"	10 SF
RESIDENTIAL	68.36	MECHANICAL	1' - 11"	2' - 4"	4 SF
RESIDENTIAL	68.37	PLUMBING	1' - 3"	13' - 1"	16 SF

(CONTINUED) 56TH MECHANICAL FLOOR AREA DEDUCTIONS

Use	Number	Deduction Type	Dimension Length	Dimension Width	Area
RESIDENTIAL	68.38	MECHANICAL	4' - 3"	5' - 0"	21 SF
RESIDENTIAL	68.39	MECHANICAL ROOM	26' - 2"	98' - 8"	2,582 SF
RESIDENTIAL	68.40	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	68.41	PLUMBING	1' - 0"	2' - 4"	2 SF
RESIDENTIAL	68.42	MECHANICAL	2' - 2"	2' - 8"	6 SF
RESIDENTIAL	68.43	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	68.44	PLUMBING	1' - 0"	2' - 11"	3 SF
RESIDENTIAL	68.45	PLUMBING	0' - 10"	15' - 9"	13 SF
RESIDENTIAL	68.46	MECHANICAL	2' - 2"	2' - 8"	6 SF
RESIDENTIAL	68.47	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	68.48	PLUMBING	1' - 0"	2' - 4"	2 SF
RESIDENTIAL	68.49	PLUMBING	0' - 11"	5' - 7"	5 SF
RESIDENTIAL	68.50	MECHANICAL	2' - 2"	3' - 1"	7 SF
RESIDENTIAL	68.51	PLUMBING	1' - 0"	5' - 9"	6 SF
RESIDENTIAL	68.52	MECHANICAL	3' - 0"	4' - 8"	14 SF
RESIDENTIAL	68.53	PLUMBING	1' - 2"	5' - 3"	6 SF
RESIDENTIAL	68.54	MECHANICAL	3' - 0"	3' - 0"	9 SF
RESIDENTIAL	68.55	MECHANICAL	1' - 8"	2' - 9"	5 SF
RESIDENTIAL	68.56	MECHANICAL	1' - 11"	3' - 1"	6 SF
RESIDENTIAL	68.57	PLUMBING	0' - 8"	9' - 10"	7 SF
RESIDENTIAL	68.61	MECHANICAL	3' - 10"	6' - 6"	25 SF
RESIDENTIAL	68.74	PLUMBING	0' - 8"	10' - 3"	7 SF
RESIDENTIAL	68.75	PLUMBING	1' - 2"	5' - 7"	7 SF
RESIDENTIAL	68.76	MECHANICAL	2' - 2"	5' - 8"	12 SF
RESIDENTIAL	68.77	MECHANICAL	2' - 2"	5' - 11"	13 SF
RESIDENTIAL	68.78	PLUMBING	0' - 11"	7' - 11"	7 SF
RESIDENTIAL	68.79	MECHANICAL	2' - 1"	3' - 9"	8 SF
RESIDENTIAL	68.80	MECHANICAL	1' - 8"	3' - 1"	5 SF
RESIDENTIAL	68.81	MECHANICAL	1' - 11"	3' - 3"	6 SF
RESIDENTIAL	68.82	MECHANICAL	2' - 0"	3' - 3"	6 SF
RESIDENTIAL	68.83	MECHANICAL	3' - 5"	4' - 0"	14 SF
RESIDENTIAL	68.84	PLUMBING	1' - 0"	5' - 1"	5 SF
RESIDENTIAL	68.85	REFUSE CHUTE	3' - 3"	3' - 9"	12 SF
RESIDENTIAL	68.120	MECHANICAL	1' - 11"	3' - 3"	6 SF
RESIDENTIAL SUBTOTAL					4,551 SF
TOTAL					4,551 SF

56TH MECHANICAL FLOOR ZONING FLOOR AREA

Use	Total Area
RESIDENTIAL	10,464 SF
TOTAL	10,464 SF

2 **56TH RESIDENTIAL/MECHANICAL GROSS FLOOR AREA PLAN AND DEDUCTIONS**

1/32" = 1'-0"

KEY PLAN:

CHERRY ST

MANHATTAN BRIDGE

SOUTH STREET FDR DRIVE (ELEVATED)

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	03/19/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
42ND TO ROOF ZONING FLOOR AREA PLAN AND DEDUCTIONS

SEAL & SIGNATURE: REGISTERED ARCHITECT, STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
CHK:	CHECKER
SCALE:	1/32" = 1'-0"
DWG No:	**Z-006.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: | DOB B-SCAN:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015
NYC Development Hub

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
ES5061810054 Scan Code

30" x 42" Arch E1 - SHEET SIZE

64-131 **CURB LEVEL**

MEASURE OF HEIGHT
ALL MEASUREMENT OF HEIGHT ABOVE CURB LEVEL, BASE PLANE, BASE FLOOD ELEVATION, GRADE, OR OTHER SIMILAR GROUND RELATED DATUM, SHALL BE FROM THE FLOOR RESISTANT CONSTRUCTION ELEVATION.

DFE/FRCE PROJECT DATUM
DFE/FRCE = AVERAGE CURB ELEVATION
BFL = 12' (PER FEMA MAP)
DFE = BFE + 1 FT (PER NYC BUILDING CODE 2008, APPENDIX G SECTION 2.3, TABLE 2-1 UNDER STRUCTURAL, OCCUPANCY CATEGORY III)

DFE/FRCE = 13'

ABBREVIATION:

T.O.P. = TOP OF PARAPET
BFL = BASE FLOOD LEVEL
DFE = DESIGN FLOOD ELEVATION
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NOTE:
1. ALL ELEVATIONS ARE FROM NAVD88
2. ALL HEIGHTS ARE ABOVE DFE OF 13'

YARD REQUIREMENTS

23-541 A) CORNER LOTS

33-301 NO YARDS REQUIRED

B) THROUGH LOT

33-281 FOR COMMERCIAL USE; NONE REQUIRED
23-532 FOR RESIDENTIAL USE; REAR YARD EQUIVALENT REQUIRED
PROVIDE AS PER SEC 23-532 (c) ; 30' ALONG SIDE LOT LINE

35-53 C) LEVEL OF YARDS

REAR YARD EQUIVALENT TO BE PROVIDED NOT HIGHER THAN 1ST LEVEL OF DWELLING UNITS WITH LEGALLY REQUIRED WINDOWS FACING ONTO SUCH REAR YARD.

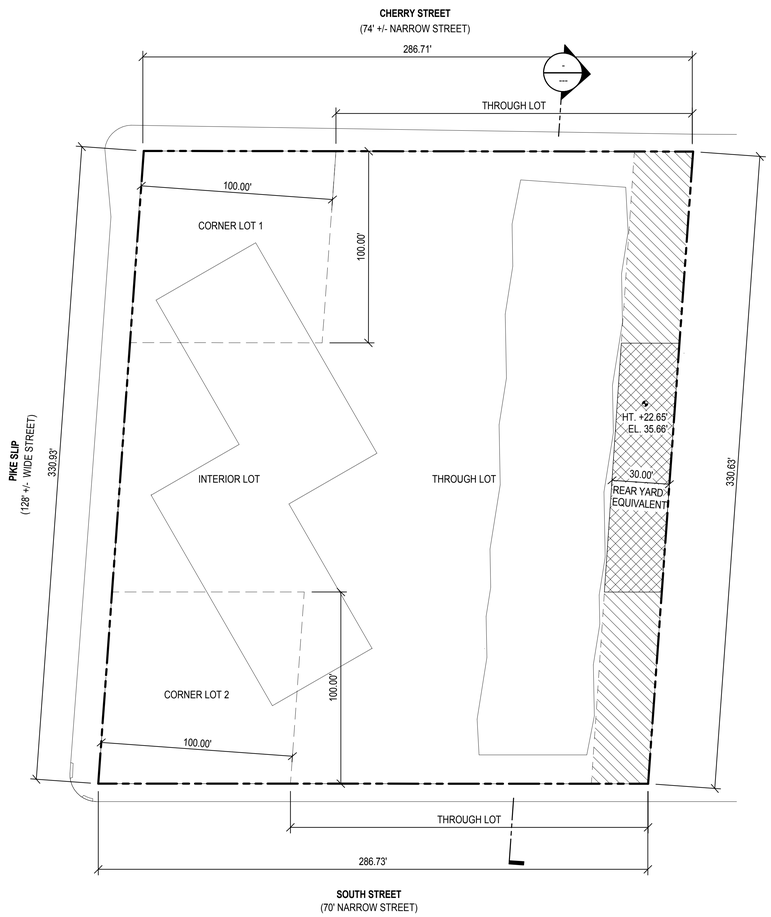
LEVEL OF WINDOWS : EL. 98.33'
YARD LEVEL : EL. 35.66'

COMPLIES

LEGEND:

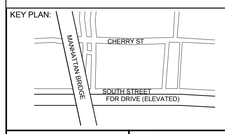
REAR YARD EQUIVALENT

REAR YARD (INTERIOR LOT)



1 **REARYARD EQUIVALENT DIAGRAM**
1/32" = 1'-0"

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
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No.	DESCRIPTION:	DATE:
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2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/19/2014
4	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
REAR YARD EQUIVALENT

SEAL & SIGNATURE:

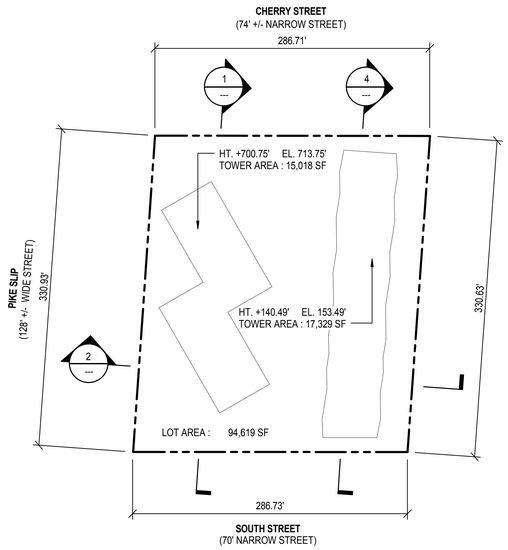
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/32" = 1'-0"	
DWG No:	**Z-007.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121105639 Job Number
E-5862/331739 Scan Code
30" x 42" Arch E1 - SHEET SIZE



3 TOWER COVERAGE
1/64" = 1'-0"

64-131 CURB LEVEL

MEASURE OF HEIGHT
ALL MEASUREMENT OF HEIGHT ABOVE CURB LEVEL, BASE PLANE, BASE FLOOD ELEVATION, GRADE, OR OTHER SIMILAR GROUND RELATED DATUM, SHALL BE FROM THE FLOOR RESISTANT CONSTRUCTION ELEVATION.

DFE/FRCE PROJECT DATUM
DFE/FRCE = AVERAGE CURB ELEVATION
BFL = 12' (PER FEMA MAP)
DFE = BFE + 1 FT (PER NYC BUILDING CODE 2008, APPENDIX G SECTION 2.3, TABLE 2-1 UNDER STRUCTURAL, OCCUPANCY CATEGORY III)

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ABBREVIATION:

T.O.P. = TOP OF PARAPET
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NOTE:
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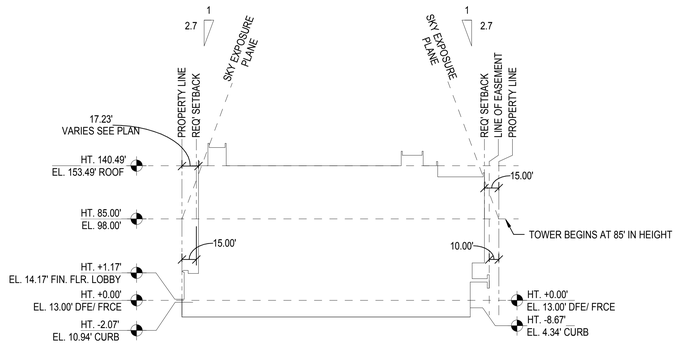
2. ALL HEIGHTS ARE ABOVE DFE OF 13'



4 HEIGHT AND SETBACKS - SOUTH ST & CHERRY ST
1/64" = 1'-0"

33-432 FRONT WALL REGULATIONS

A) MAXIMUM HEIGHT OF FRONT WALLS ON NARROW STREETS

85' OR SIX STORIES MAXIMUM FRONT WALL HEIGHT
2.7 : 1 SKY EXPOSURE PLANE

i) FRONT WALL LESS THAN 85' PROVIDED ON CHERRY ST. **COMPLIES**
ii) FRONT WALL LESS THAN 85' PROVIDED ON SOUTH ST. **COMPLIES**

B) MAXIMUM HEIGHT OF FRONT WALLS & SETBACK ON WIDE STREETS

85' OR SIX STORIES MAXIMUM FRONT WALL HEIGHT
5.6 : 1 SKY EXPOSURE PLANE

i) FRONT WALL LESS THAN 85' PROVIDED ON PIKE SLIP **COMPLIES**

35-63(c) TOWER REGULATIONS

23-652 WHEN BUILDINGS OCCUPY NOT MORE THAN 40% OF THE LOT AREA OF A ZONING LOT, THE TOWERS MAY PENETRATE AN ESTABLISHED SKY EXPOSURE PLANE.

TOWER LOT COVERAGE (TOWER AREA / LOT AREA x 100%) LESS THAN 40%
TOWER LOT COVERAGE PROPOSED (15,018 SF / 94,619 SF x 100%) = 15.9% **COMPLIES**

A) MINIMUM SETBACK ON NARROW STREETS

15' MINIMUM SETBACK FROM NARROW STREET

i) SETBACK 15' MINIMUM PROVIDED ON CHERRY ST. **COMPLIES**
ii) SETBACK 15' MINIMUM PROVIDED ON SOUTH ST. **COMPLIES**

B) MINIMUM SETBACK ON WIDE STREETS

10' MINIMUM SETBACK FROM WIDE STREET

i) SETBACK 10' MINIMUM PROVIDED ON PIKE SLIP **COMPLIES**

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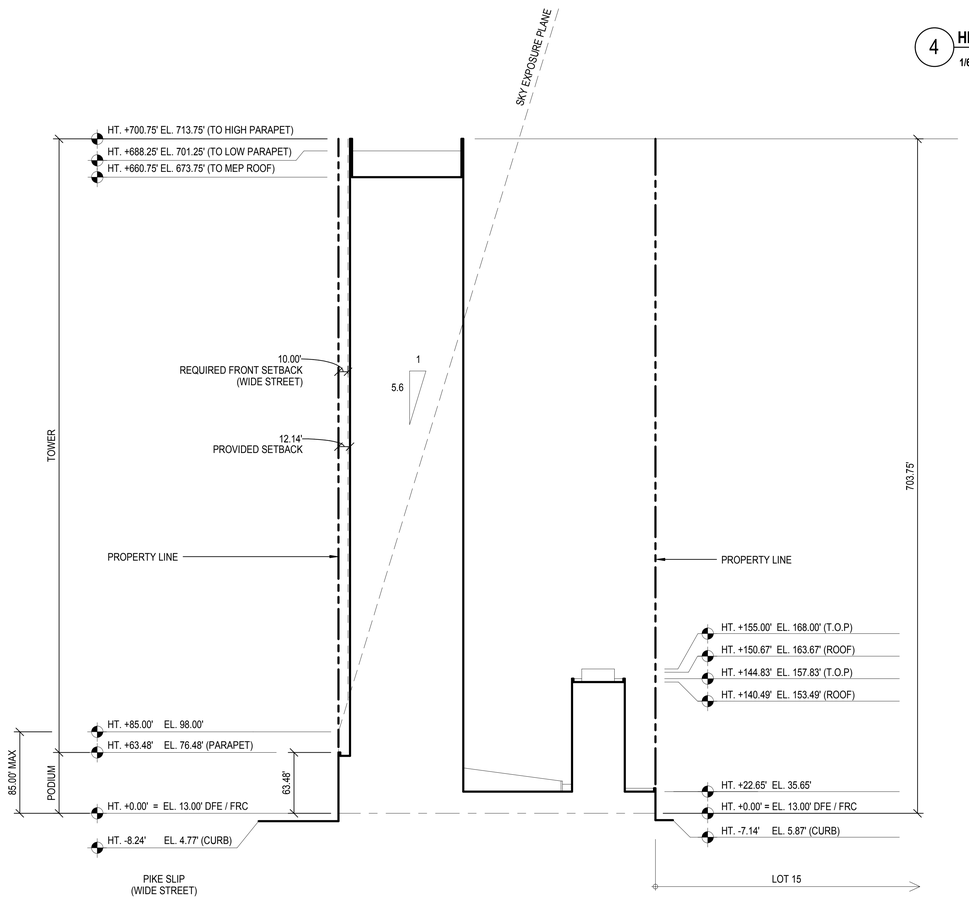
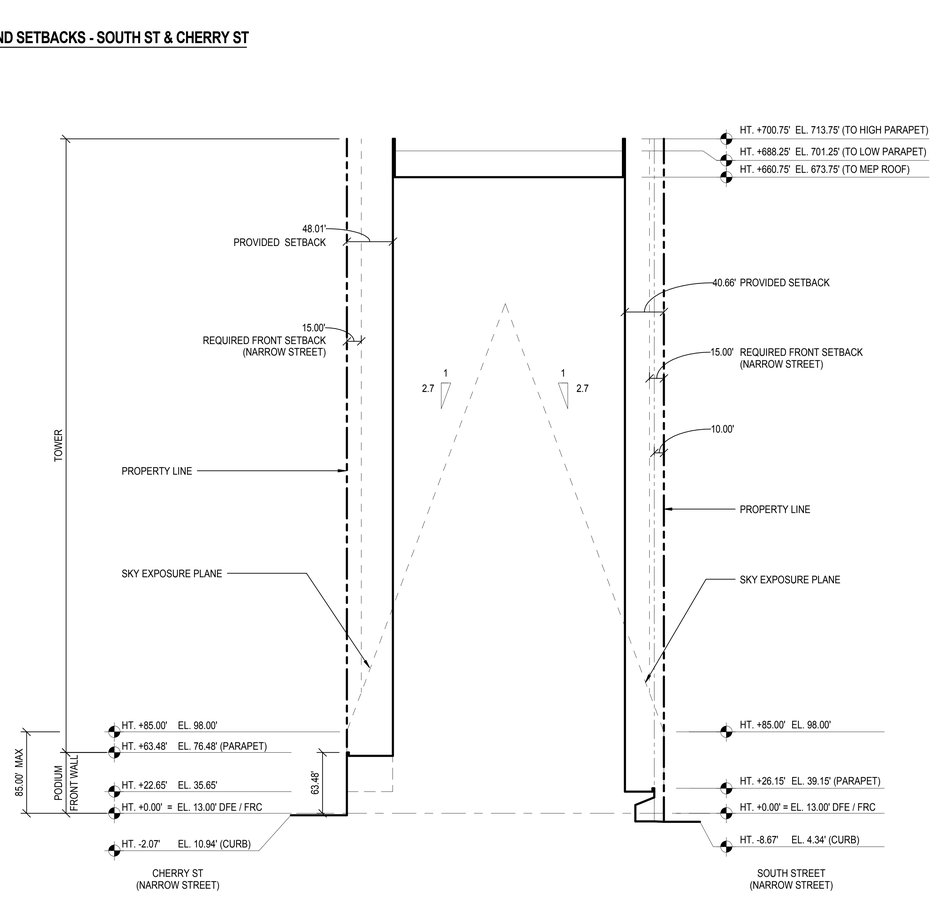
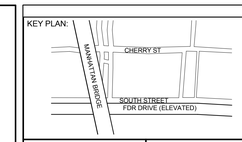


2 HEIGHT AND SETBACK - PIKE SLIP (WIDE ST)
1/64" = 1'-0"



1 HEIGHT AND SETBACK - SOUTH ST & CHERRY ST (NARROW ST)
1/64" = 1'-0"



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
HEIGHT AND SETBACKS - SITE PLAN AND ELEVATIONS

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 026981 STATE OF NEW YORK

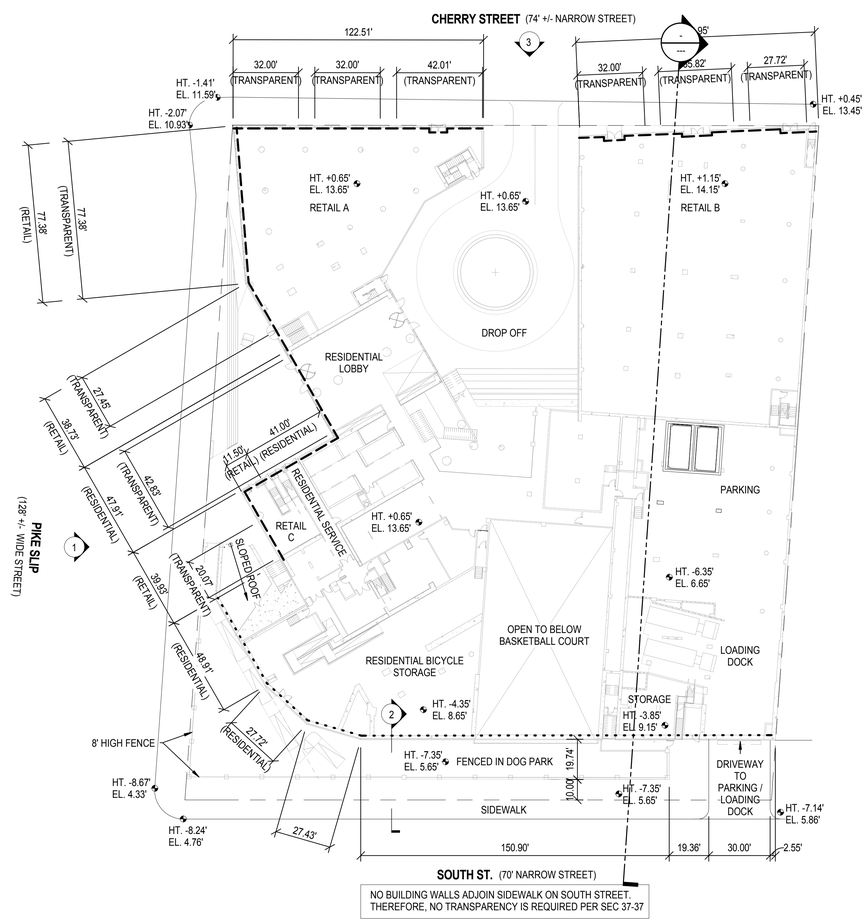
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/64" = 1'-0"	
DWG No:	**Z-008.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121105539 Job Number
E 556461101192 Scan Code
30" x 42" Arch E1 - SHEET SIZE



4 GROUND LEVEL

1" = 30'-0"

64-131 **CURB LEVEL**

MEASURE OF HEIGHT
ALL MEASUREMENT OF HEIGHT ABOVE CURB LEVEL, BASE PLANE, BASE FLOOD ELEVATION, GRADE, OR OTHER SIMILAR GROUND RELATED DATUM, SHALL BE FROM THE FLOOR RESISTANT CONSTRUCTION ELEVATION.

DFE/FRCE PROJECT DATUM
DFE/FRCE = AVERAGE CURB ELEVATION
BFL = 12' (PER FEMA MAP)
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DFE = DESIGN FLOOD ELEVATION
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NOTE:
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2. ALL HEIGHTS ARE ABOVE DFE OF 13'

37-35 **RETAIL CONTINUITY ON WIDE STREET** (PIKE SLIP)

50% OF THE FRONT BUILDING WALL OF DEVELOPMENT FRONTING ONTO A WIDE STREET TO CONTAIN COMMERCIAL USE.

TOTAL FRONT BUILDING WALL LENGTH = 332.96'
(77.38'+38.73'+47.91'+41.00'+11.50'+39.93'+48.91'+27.60')

RETAIL REQUIRED = 166.48'
(332.96' x 50%)

RETAIL PROVIDED = 167.54' **COMPLIES**
(77.38'+38.73'+11.50'+39.93')

37-36 **SIGN REGULATIONS**

HORIZONTAL SIGNAGE BAND SHOULD NOT BE HIGHER THAN 3', LOCATED NOT HIGHER THAN 17' ABOVE CURB LEVEL

MAXIMUM SIGNAGE BAND ELEVATION : HT. 17.00' EL. 30.00'
PROVIDED SIGNAGE BAND ELEVATION : HT. 13.15' EL. 26.15'
PROVIDED SIGNAGE BAND HEIGHT : 3'
COMPLIES

37-37 **STREET WALL ARTICULATION** - TRANSPARENCY REQUIREMENTS

64-22 MINIMUM 50% OF THE STREET WALL SURFACE SHALL BE TRANSPARENT BETWEEN FIRST FINISHED FLOOR LEVEL ABOVE CURB AND 12' ABOVE THAT

CHERRY ST.
LENGTH OF STREET WALL = 239.46 FT
(116.95' + 122.51')

TRANSPARENCY REQUIRED = 1,436.76 SF
(239.46' x 12' x 50%)

TRANSPARENCY PROVIDED = 2,428.86 SF **COMPLIES**
(332.64 + 429.84 + 384.00 + 514.38 + 384.00 + 384.00)

PIKE SLIP
LENGTH OF APPLICABLE STREET WALL = 256.45 FT
(77.38' + 38.73' + 47.91' + 41.00' + 11.50' + 39.93')

TRANSPARENCY REQUIRED = 1,538.70 SF
(256.45' x 12' x 50%)

TRANSPARENCY PROVIDED = 1,957.71 SF **COMPLIES**
(915.06 + 329.40 + 513.96 + 199.29)

SOUTH ST.
STREET WALL NOT APPLICABLE TO TRANSPARENCY REQUIREMENTS SINCE BUILDING WALL DOES NOT ADJOIN A PUBLIC RIGHT OF WAY (SIDEWALK, A PUBLIC PLAZA OR AN ARCADE) **COMPLIES**

LEGEND

PORTION OF FRONT BUILDING WALL APPLICABLE TO STREET WALL ARTICULATION SECTION 37-37

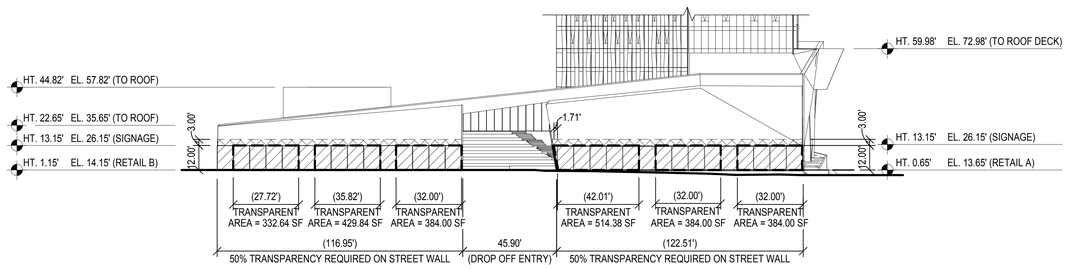
PORTION OF FRONT BUILDING WALL NOT APPLICABLE TO TRANSPARENCY REQUIREMENTSSINCE BUILDING WALL DOES NOT ADJOIN A PUBLIC RIGHT OF WAY (SIDEWALK, A PUBLIC PLAZA OR AN ARCADE)

STREET WALL SURFACE AREA BETWEEN FIRST FINISHED FLOOR LEVEL ABOVE CURB AND 12 FT ABOVE.

TRANSPARENT STREET WALL SURFACE AREA

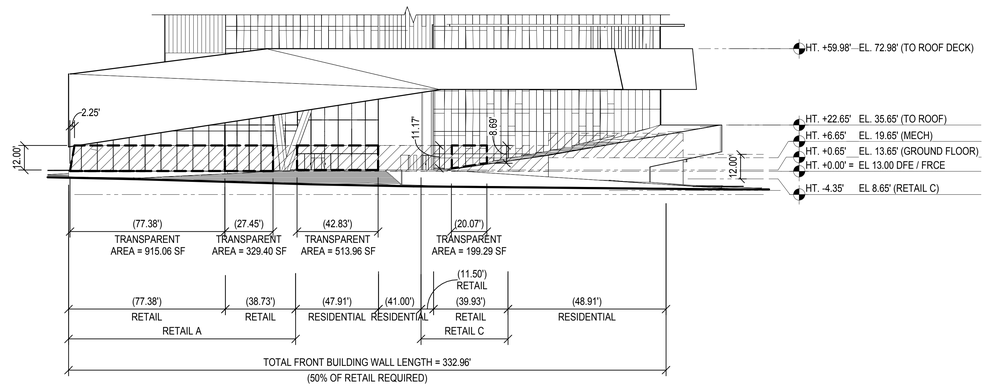
SIGNAGE BAND

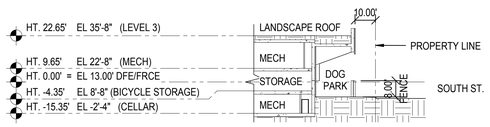
NOTE:
1. ALL ELEVATIONS ARE FROM NAVD88
2. ALL HEIGHTS ARE ABOVE DFE OF 13'



3 CHERRY STREET ELEVATION

1" = 30'-0"



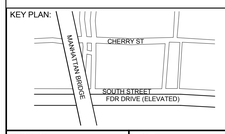


2 SECTION @ SOUTH ST.

1" = 30'-0"

1 PIKE SLIP (WIDE ST.) ELEVATION

1" = 30'-0"

KEY PLAN:


PROJECT NORTH / TRUE NORTH

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805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
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New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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TEL: 212-285-0088 FAX: 212-285-0228

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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/19/2014
4	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STREETSCAPE

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK 035001

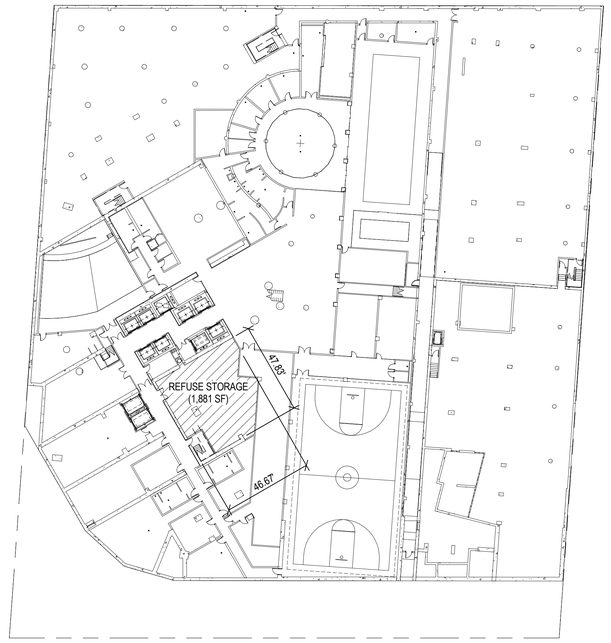
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1" = 30'-0"
DWG No:	**Z-009.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

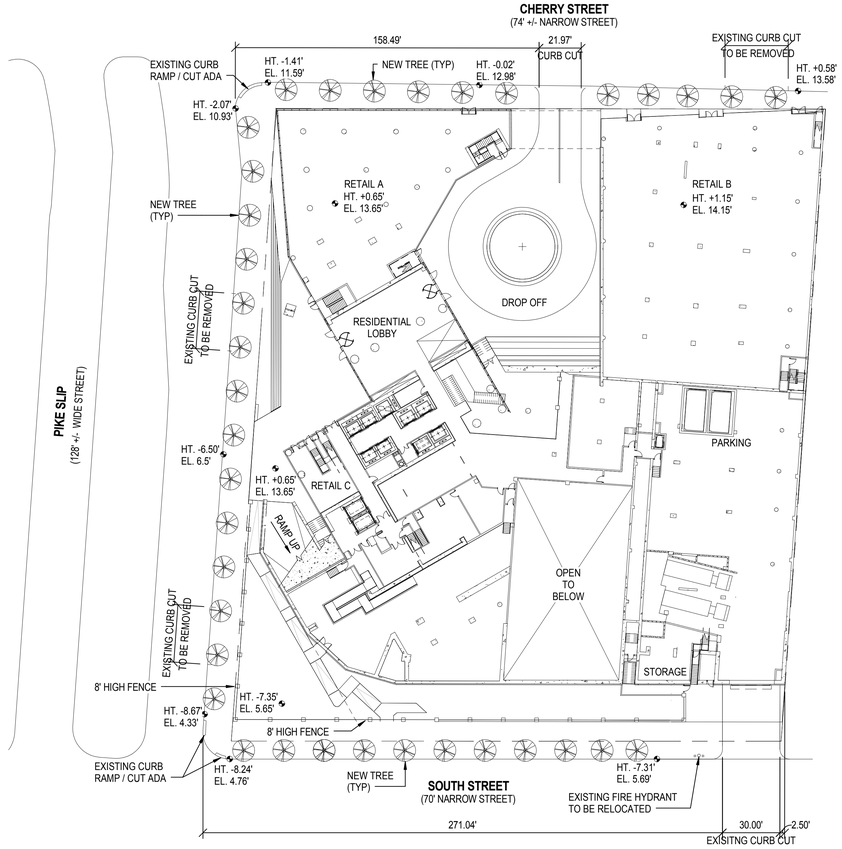
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105029 Job Number
E39159860194 Scan Code
30" x 42" Arch E1 - SHEET SIZE



2 SPECIAL URBAN DESIGN REGULATIONS - CELLAR LEVEL

1/32" = 1'-0"



1 SPECIAL URBAN DESIGN REGULATIONS - GROUND LEVEL

1/32" = 1'-0"

26.16 **CENTRAL REFUSE STORAGE AREA**

COMPRESSED GARBAGE AREA REQUIREMENTS SHOULD BE 50 SF x (LOT AREA / 10,000 SF)

REFUSE STORAGE AREA REQUIRED (50 SF x 94,619 SF / 10,000 SF)	473 SF	
REFUSE STORAGE AREA PROVIDED	1,881 SF	**COMPLIES**

26-15 13-241 **CURB CUTS**

A) CURB CUTS ON WIDE STREETS (PIKE SLIP)

NO CURB CUTS ARE PERMITTED ON WIDE STREETS
NO CURB CUTS PROVIDED ON PIKE SLIP **COMPLIES**

B) CURB CUTS ON NARROW STREETS (CHERRY ST . & SOUTH ST.)

CURB CUTS ARE PERMITTED ALONG NARROW STREETS PROVIDED THAT NO ZONING LOT HAS MORE THAN ONE CURB CUT ON AN NARROW STREET FRONTAGE

i) 1 CURB CUT PROVIDED ON CHERRY ST. **COMPLIES**
ii) 1 CURB CUT PROVIDED ON SOUTH ST. (EXISTING) **COMPLIES**

C) MAXIMUM WIDTH OF CURB CUTS AND LOCATION
i) THE MAXIMUM WIDTH OF A CURB CUT SHALL BE 22 FEET FOR ACCESSORY OFF-STREET PARKING FACILITIES **COMPLIES**

ii) CURBS SHALL NOT PERMITTED WITHIN 50 FEET OF THE INTERSECTION OF ANY TWO STREET LINES
REQUIRED: 50' MAXIMUM
PROVIDED: 158.49' ON CHERRY ST. **COMPLIES**
271.04' ON SOUTH ST. (EXISTING) **COMPLIES**

26-41 **TREE PLANTING**

33-03 REQUIRED NUMBER OF TREES:

ONE EVERY 25 FT OF STREET FRONTAGE OF THE ZONING LOT

LENGTH OF STREET FRONTAGE	904.38' (286.71' + 330.94' +286.73')	
TREES REQUIRED	36 TREES (904 / 25)	
EXISTING TREES	0 TREES	
NEW TREES	36 TREES (904 / 25)	
TREES PROVIDED	36 NEW TREES	**COMPLIES**

TREE PLANTING SCHEDULE

STREET NAME	LENGTH OF STREET FRONTAGE	REQUIRED TREES	EXISTING TREES	NEW TREES
CHERRY STREET	286.71'	286.71' / 25' = 11	0 TREES	11 TREES
PIKE SLIP	330.94'	330.94' / 25' = 14	0 TREES	14 TREES
SOUTH STREET	286.73'	286.73 / 25' = 11	0 TREES	11 TREES
TOTAL	**904.38'**	**36 TREES**	**0 TREES**	**36 TREES**

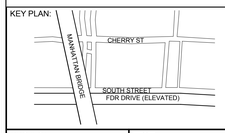
NOTE LOCATION OF ALL NEW TREES TO BE COORDINATED WITH SIDEWALK, EXISTING UTILITIES, INFRASTRUCTURE AND STRUCTURE.

LEGEND

REFUSE STROAGE (CELLAR)

NOTE:
1. ALL ELEVATIONS ARE FROM NAVD88
2. ALL HEIGHTS ARE ABOVE DFE OF 13'

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
SPECIAL URBAN DESIGN REGULATIONS

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/32" = 1'-0"	
DWG No:	**Z-010.00**
DOB PAGE No:	of

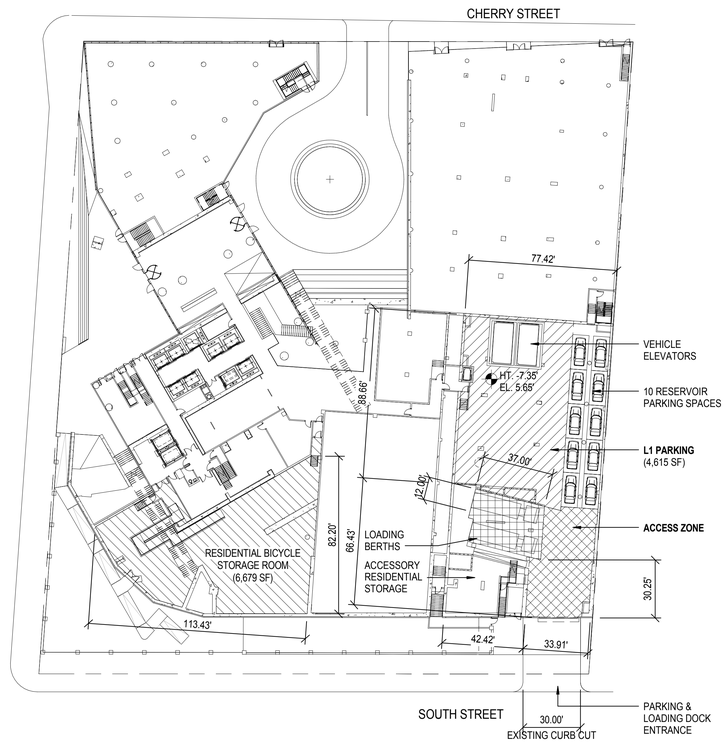
DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

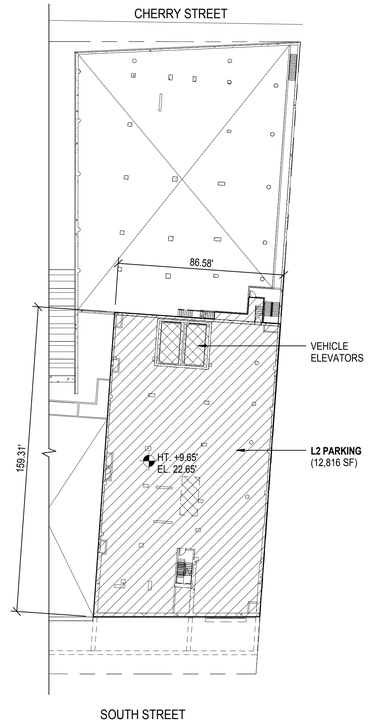
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421805639 Job Number
E5470759740 Scan Code
30" x 42" Arch E1 - SHEET SIZE



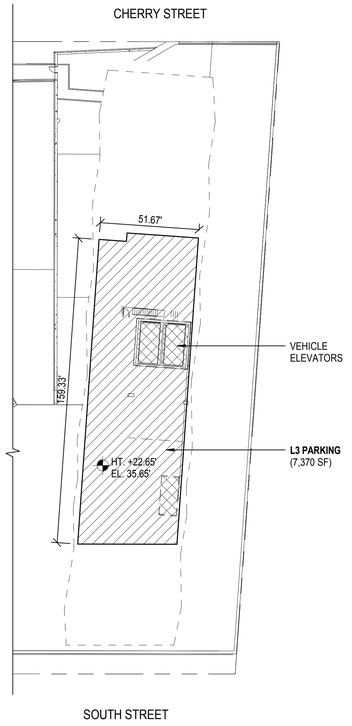
2 PARKING & LOADING - GROUND FLOOR PLAN

1/32" = 1'-0"



3 PARKING - 2ND FLOOR PLAN

1/32" = 1'-0"



4 PARKING - 3RD FLOOR PLAN

1/32" = 1'-0"

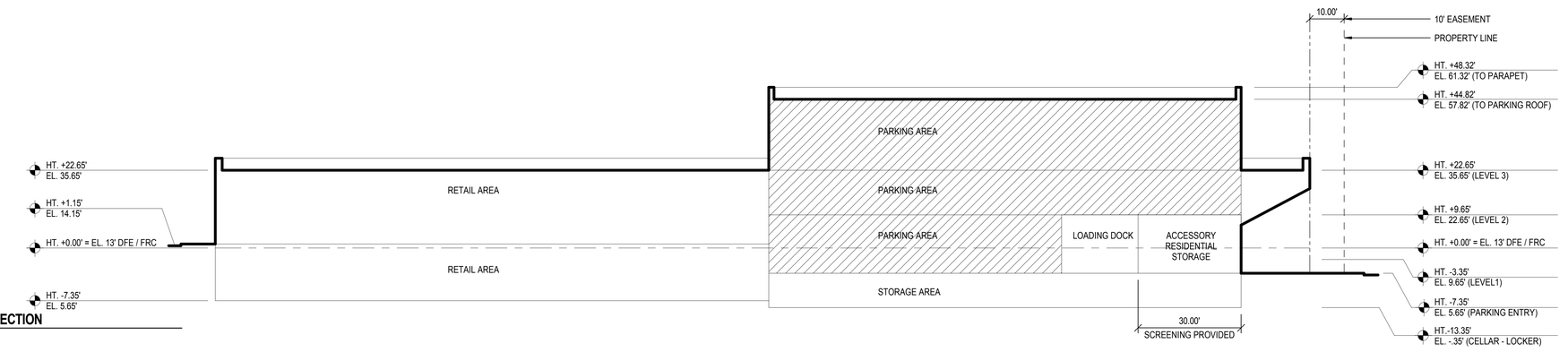
36-62	**REQUIRED OFF STREET LOADING**			
	A) RETAIL FLOOR AREA	BERTHS REQUIRED	TOTAL	
	0- 25,000 SF	0	0	
	NEXT 15,000 SF (25,001-40,000)	1	1	
	NEXT 60,000 SF (40,001-100,000)	+1	2	
	RETAIL FLOOR AREA PROPOSED = 45,405 SF	2		
		NUMBER OF BERTHS		
	OFF-STREET LOADING BERTH PROVIDED	2		**COMPLIES**
36-681	B) SIZE OF REQUIRED BERTHS			
13-31	MODIFICATION OF MINIMUM SIZE OF LOADING BERTH (5/8/13)			
		LENGTH x WIDTH	VERTICAL CLEARNACE	
	REQUIRED	37' x 12'	14'	
	PROVIDED	37' x 12'	14'	**COMPLIES**
36-682	C) LOCATION OF BERTH ENTRANCE AND EXIT			
	REQUIRED DISTANCE OF BERTH TO INTERSECTION :	50.00'		
	PROVIDED DISTANCE OF BERTH TO INTERSECTION :	271.04'		**COMPLIES**
13-00	**ACCESSORY OFF-STREET PARKING**			
13-41	A) NONE REQUIRED			
13-041	B) OFF STREET PARKING SPACES PERMITTED			
13-11 (a)	i) RESIDENTIAL NOT MORE THAN 20 PERCENT OF THE TOTAL NUMBER OF NEW DWELLING UNITS CONTAINED IN THE DEVELOPMENT, OR 200 SPACES, WHICHEVER IS LESS.			
	PROPOSED DWELLING UNITS:	646 D.U.		
	PERMITTED PARKING SPACES:	646 D.U x 20% = 129		
	ii) RETAIL ONE PER 4,000 SF OR 10 SPACES, WHICHEVER IS LESS.			
	PROPOSED RETAIL AREA:	45,405 SF		
	PERMITTED PARKING SPACES:	45,405 SF / 4,000 SF = 11 (10 MAXIMUM)		
	PERMITTED PARKING SPACES;	139(129 + 10)		
	PROPOSED PARKING SPACES:	103		
13-27 (a) (1)	C) SIZE OF PARKING ZONE (WITHOUT PARKING LIFT SYSTEMS)			
	MINIMUM GROSS SURFACE AREA SHALL BE 180 SF x NUMBER OF PARKING MAXIMUM GROSS SURFACE AREA SHALL NOT EXCEED 200 SF x NUMBER OF PARKING			
	MINIMUM PERMITTED AREA:	24,660 SF (180 SF x 137)		
	MAXIMUM PERMITTED AREA:	27,400 SF (200 SF x 137)		
	PROPOSED PARKING FACILITY AREA: L1 : 4,615 SF L2 : 11,523 SF L3 : 7,114 SF	23,252 SF		**COMPLIES**
13-221	D) ENCLOSURE AND SCREEING REQUIREMENTS			
	i) ACCESSORY OFF STREET PARKING SPACES SHALL BE LOCATED WITHIN A COMPLETELY ENCLOSED BUILDING			**COMPLIES**
	ii) SCREENING - OFF-STREET PARKING FACILITY SHALL BE LOCATED BEHIND PERMITTED RESIDENTIAL FLOOR AREA.			**COMPLIES**
	iii) TRANSPARENCY - NOT APPLICABLE FOR SCREENING WITH RESIDENTIAL US SEE SEC. 64-22 (Z-010)			**COMPLIES**
13-25	E) RESERVOIR SPACES			
	18' x 8'-6" TEN PARKING SPACES TO PROVIDE IN ATTENDED PARKING FACILTIES WITH 100 TO 200 PARKING SPACES			
	PROPOSED PARKING SPACES:	103 (BETWEEN 100 - 200)		
	PROVIDED RESERVOIR SPACES:	10		**COMPLIES**

LEGEND

- PARKING ZONE
- ACCESS ZONE
- LOADING BERTHS

NOTE:
1. ALL ELEVATIONS ARE FROM NAVD88 DATUM
2. ALL HEIGHTS ARE ABOVE DFE OF 13'

64-131	**CURB LEVEL**	
	MEASURE OF HEIGHT ALL MEASUREMENT OF HEIGHT ABOVE CURB LEVEL, BASE PLANE, BASE FLOOD ELEVATION, GRADE, OR OTHER SIMILAR GROUND RELATED DATUM, SHALL BE FROM THE FLOOR RESISTANT CONSTRUCTION ELEVATION.	
	DFE/FRCE PROJECT DATUM DFE/FRCE = AVERAGE CURB ELEVATION BFL = 12' (PER FEMA MAP) DFE = BFE + 1 FT (PER NYC BUILDING CODE 2008, APPENDIX G SECTION 2.3, TABLE 2-1 UNDER STRUCTURAL, OCCUPANCY CATEGORY III)	
	DFE/FRCE = 13'	
	ABBREVIATION: T.O.P. = TOP OF PARAPET BFL = BASE FLOOD LEVEL DFE = DESIGN FLOOD ELEVATION FRCE = FLOOD RESISTANT CONSTRUCTION ELEVATION	
	NOTE: 1. ALL ELEVATIONS ARE FROM NAVD88 2. ALL HEIGHTS ARE ABOVE DFE OF 13'	

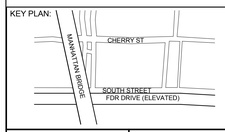


1 PARKING SECTION

1/16" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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5	DOB FILING SUBMISSION	03/19/2015
6	DOB FILING SUBMISSION	04/13/2015
7	DOB FILING SUBMISSION	05/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OFF STREET LOADING & PARKING

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 030981 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
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Buildings
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Date: 05/21/2015:
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DOB B-SCAN:

DEPT OF BLDGS121185059 Job Number
ES-7006123089 Scan Code
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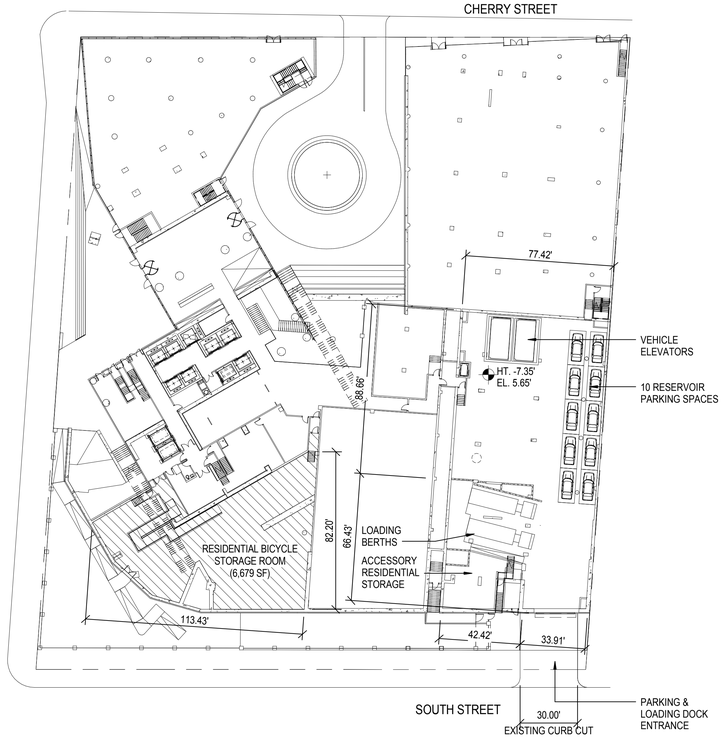
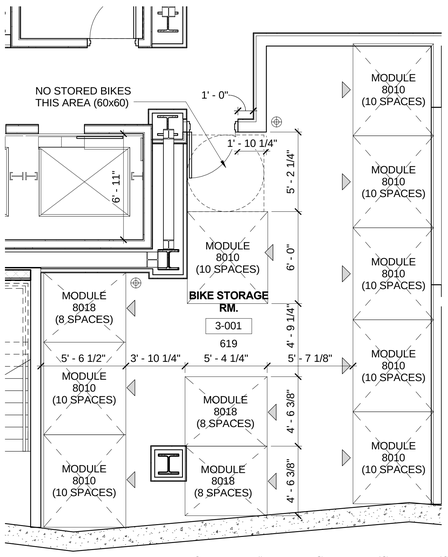


3 PARKING & LOADING - GROUND FLOOR PLAN

1/32" = 1'-0"



4 BICYCLE PARKING - THIRD FLOOR DETAIL

1/4" = 1' - 0"

36-70 **BICYCLE PARKING**

REQUIRED BICYCLE PARKING (15 SF / BICYCLE MAX) :

A) RESIDENTIAL (UG 2) : 1 BICYCLE PER 2 DWELLING UNITS

REQUIRED BICYCLE PARKING:	323	(646 D.U. / 2)
REQUIRED BICYCLE PARKING AREA:	4,845 SF	(323 x 15 SF)
PROVIDED BICYCLE PARKING AREA:	6,679 SF	

COMPLIES

(4,845 SF DEDUCTED + 1,834 SF FLOOR AREA)

B) RETAIL : ONE BICYCLE / 10,000 SF

RETAIL AREA (INCLUDING CELLAR):	45,405 SF	
REQUIRED BICYCLE PARKING:	5	(45,405 SF / 10,000)
REQUIRED BICYCLE PARKING AREA:	75 SF	(5 x 15 SF)
PROVIDED BICYCLE PARKING AREA:	86 SF	

COMPLIES

C) RESIDENTIAL (INCLUSIONARY HOUSING) : 1 BICYCLE PER 2 DWELLING UNITS
(FILED UNDER SEPARATE APPLICATION #121187410)

REQUIRED BICYCLE PARKING:	103 SPACES	(205 D.U. / 2)
EIGHT (8) TEN SPACE BIKE STORAGE TIER	80 SPACES	
THREE (3) EIGHT SPACE BIKE STORAGE TIER	24 SPACES	
TOTAL SPACES PROVIDED =	104 SPACES	**COMPLIES**
GROSS PROVIDED BICYCLE PARKING AREA:	695 SF	
NET PROVIDED BICYCLE PARKING AREA:	618 SF *	

618 SF / 103 REQ'D SPACES = 6 SF / BICYCLE SPACE **

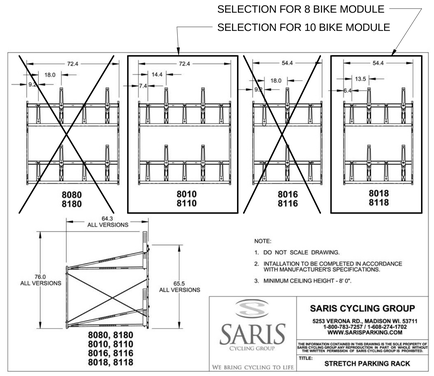
NOTES:

* NET AREA MEASURED FROM INSIDE OF BOUNDING WALLS EXCLUSIVE OF COLUMNS
** SEE CCD1 FOR REQUESTED DEDUCTION FROM 15 SF TO 6 SF FOR REQUIRED BICYCLE PARKING.

LEGEND

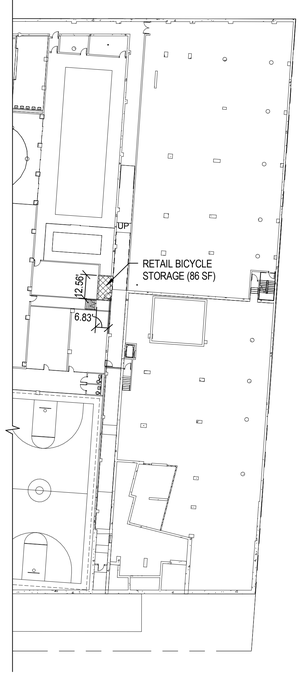
RESIDENTIAL BICYCLE STORAGE

RETAIL BICYCLE STORAGE



5 HIGH DENSITY BIKE STORAGE CUT SHEET

1/4" = 1' - 0"



2 BICYCLE PARKING - CELLAR FLOOR PLAN

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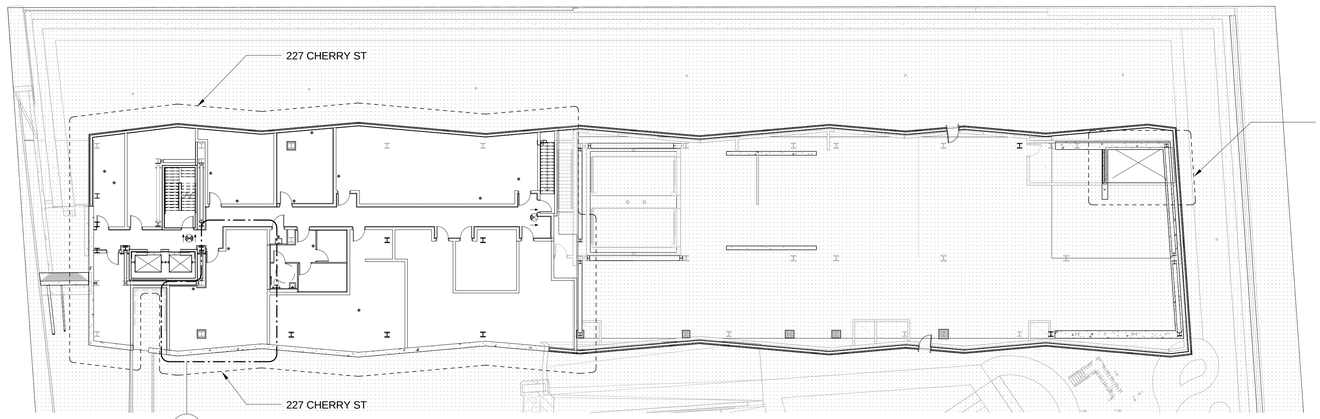
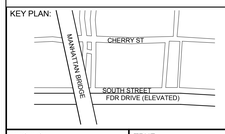


1 BICYCLE PARKING - THIRD FLOOR PLAN

1/16" = 1' - 0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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1	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
OFF STREET LOADING & PARKING
(BICYCLE PARKING)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 030081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**Z-012.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 -SHEET SIZE

DEPT OF BLDGS 121185528 Job Number
ES422510454 Scan Code

6 ARCHITECTURAL ABBREVIATIONS
NTS

AAP	ALARM ANNUNCIATOR PANEL
ACST	ACOUSTIC
AD	AREA DRAIN
ADJ	ADJUSTABLE
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AJ	ACOUSTIC JOINT
ALUM	ALUMINUM
ANNOD	ANODIZED
ANT	ANTENNA
ASPH	ASPHALT
AVB	AIR / VAPOUR BARRIER
BD	BOARD
BF	BRACED FRAME
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
BOC	BOTTOM OF CURB
BPL	BASE PLATE
BRG	BEARING PLATE
BUR	BUILT UP ROOFING
C	CHANNEL
CAN	CANOPY
CATW	CATWALK
CB	CATCH BASIN
CEB	CERAMIC BASE
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CLDG	CLADDING
CLWG	CLEAR WIRED GLASS
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CON	CONDUIT
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
COV PL	COVER PLATE
CPT	CARPET
CS	CAST STONE
CSK	COUNTER SUNK
CT	CERAMIC TILE
CUH	CABINET UNIT HEATER
C/W	COMPLETE WITH
DA	DRAINAGE AREA
DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DEFL	DEFLECTION
DIFF	DIFFUSER
DIM	DIMENSION
DR	DOOR
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EGB	EXTERIOR GYPSUM BOARD
EIFS	EXT. INSULATED FINISH SYSTEM
ELEC	ELECTRIC
EL	ELEVATION
ELEV	ELEVATOR
ENTR	ENTRANCE
EOS	EDGE OF SLAB
EQ	EQUAL
ESC	ESCALATOR
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
EXT GR	EXTERIOR GRADE
F	FEMALE
FA	FRESH AIR INTAKE
FAP	FABRIC PANEL
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FFL	FINISH FLOOR LEVEL
FG	FIXED GLASS
FGL	FIBERGLASS
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FHR	FIRE HOSE RACK
FIN	FINISH
FIN GR	FINISH GRADE
FIXT	FIXTURE
FLR	FLOOR
FLR FIN	FLOOR FINISH
FOC	FACE OF CURB
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FP	FIRE PROOFING
FRR	FIRE RESISTANCE RATED
FRTW	FIRE RETARDANT TREATED WOOD
FR	FRAME
FR GL	FRITTED GLASS
FR MIR	FRAMED MIRROR
FRG	FIBER REINFORCED GYPSUM
FS	FLOOR SINK
FT	FEET
FTG	FOOTING
FURN	FURNITURE
GALV	GALVANIZED
GB	GRADE BEAM
GE	GENERAL EXHAUST
GFRC	GLASS-FIBER-REINFORCED CONC.
GFRG	GLASS-FIBER-REINFORCED GYPSUM
GL	GLASS
GL BLK	GLASS BLOCK
GLZ	GLAZING
GFRP	GLASS-FIBER-REINFORCED PLASTER
GLU LAM	GLUED LAMINATED WOOD
GRL	GRILLE
GRTG	GRATING
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HCAB	HOSE CABINET
HC	HOLLOW CORE
HD	HAND DRYER
HDWD	HARDWOOD
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HMF	HOLLOW METAL FRAME
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
INSUL	INSULATION
JAN	JANITOR
JS	JANITOR'S SINK
L	ANGLE
LAD	LADDER
LAM GL	LAMINATED GLASS
LIN	LINEAR
LP	LOW POINT
M	MALE
MECH	MECHANICAL
MEMB	MEMBRANE
MIN	MINIMUM
MIRR	MIRROR
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OVER-FLOW DRAIN
PART	PARTIAL
PC	PEOPLE COUNTER
PCC	PRECAST CONCRETE
PE	PASSENGER ELEVATOR
PERF	PERFORATED
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PLYWD	PLYWOOD
POL	POLISHED
PRCST	PRECAST
PREFAB	PREFABRICATED
PREFIN	PREFINISH
PT	PAINT
R	RISER
RA	RETURN AIR
RAGR	RETURN AIR GRILLE
RB	RUBBER BASE
RC	REINFORCED CONCRETE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REINF	REINFORCE
REQD	REQUIRED
RF	RESILIENT FLOORING
RH	ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RVL	REVEAL
RWL	RAIN WATER LEADER
SA	SUPPLY AIR
SAB	SOUND ATTENUATION BLANKET
SAG	SUPPLY AIR GRILLE
SE	SERVICE ELEVATOR
SF	SQUARE FOOT (FEET)
SFTWD	SOFTWOOD
SHTR	SHUTTER
SIM	SIMILAR
SM	SMOOTH
SP	STARTING POINT
SPKR	SPEAKER
SPKLR	SPRINKLER
SQ	SQUARE
SSL	STRUCTURAL SLAB LEVEL
SST	STAINLESS STEEL
ST	STONE
STC	SOUND TRANSMISSION CLASS
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
T	TREAD
TD	TRENCH DRAIN
TE	TOILET EXHAUST
TER	TERRAZZO
T & G	TONGUE & GROOVE
THRES	THRESHOLD
TMPD	TEMPERED
TMPD GL	TEMPERED GLASS
TOC	TOP OF CURB
TOG	TOP OF GRADE
TOL	TOP OF LANDING
TOP	TOP OF PARAPET
TOS	TOP OF SLAB
TO STL	TOP OF STEEL
TOW	TOP OF WALL
TP	TRANSITION POINT
TS	TUBE STEEL
TYP	TYPICAL
U/S	UNDERSIDE OF
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
WB	WALL BOARD
WC	WALL COVERING
WCST	WAINSCOT
WD	WOOD
WH	WEEP HOLE
WM	WIRE MESH
WP	WORKING POINT
WPM	WATERPROOF MEMBRANE

5 AA-NOTES AND SYMBOLS (GRAPHICS)
NTS

REVISION CLOUD & DELTA

01 — REVISION DELTA

REVISION CLOUD

LINE TYPES

MATCHLINES - MULTIPLE ROW SECTORS / ZONES

A2-003.11 A2-003.12
A2-003.13 A2-003.14

MATCHLINES - SINGLE ROW SECTORS / ZONES (HORIZONTAL OR VERTICAL) OR BREAK LINE FOR CONTINUATION

REFER TO SHEET A2-001A
REFER TO SHEET A2-001B

XXX — EXISTING GRID LINE WITH IDENTIFIER

XXX — NEW GRID LINE WITH IDENTIFIER

℄ OF STEEL — CENTRE LINE

BREAK LINE

DOUBLE BREAK LINE

SYSTEMS, COMPONENTS AND MATERIALS TAG

REFER TO SPECIFICATIONS FOR TRS SCHEDULE

XXX-123
XXX-123
XXX-123

NIC FIXTURE/EQUIPMENT TAG

REFER TO SPECIFICATIONS FOR TRS SCHEDULE

XX-XX

WALL TYPES

REFER TO SHEET A0-015 (GYPSUM) AND A0-016 (CMU) FOR NUMBERING SYSTEM

190 / 2 — BLOCK WALL PARTITION TYPE; FIRE RATING IN HOURS

190 / 2 — GYPSUM BOARD PARTITION TYPE; FIRE RATING IN HOURS

190 / 2 — COMPOSITE PARTITION TYPE; FIRE RATING IN HOURS

FIRE RATINGS - LINEWEIGHTS

30min
45min
60min
90min
120min

ROOM AND DOOR NUMBERING

FF = FLOOR LEVEL
A = SECTOR/ZONE NUMBER (ONLY USED WHEN REQUIRED OTHERWISE REMOVE)
XXX = SEQUENTIAL NUMBER
B = SEQUENTIAL LETTERS STARTING AT 'A'

ROOM NAME
FFA-XXX
0.00 SF
FFA-XXXB

EXAMPLE BELOW LEVEL 4, ROOM 101, DOOR A

ROOM NAME
04-101
0.00 m²
04-101A

STAIR / ESCALATOR / ELEVATOR NUMBERING

ST-XXXX	STAIRS
FE-XXX	FREIGHT ELEVATOR
SE-XXX	SERVICE ELEVATOR
ELEV. X	PASSENGER ELEVATOR
ESC-XXX	ESCALATORS

TEXT STYLE

ARIAL FONT
-TEXT SIZE 3/32"
-WIDTH FACTOR 0.85

STYLE NAME:
X/X" Arial — TEXT HEIGHT

DIMENSION STYLE

0' - 1 1/4"

STYLE NAME:
AA-DIM X/X" — TEXT HEIGHT

LEADER STYLE

OBJECT LEADER
OBJECT LEADER
OBJECT LEADER

STYLE NAME:
X/X" Arial — TEXT HEIGHT

AREA / FACE / PLANE LEADER

ELEVATION REFERENCE

1 / A101 SIM — ELEVATION / VIEW NUMBER; ELEVATION SHEET REFERENCE

SECTION REFERENCE

1 / A101 SIM — SECTION / VIEW NUMBER; SECTION SHEET REFERENCE

1 / A101 SIM

1 / A101 SIM

INTERIOR ELEVATION

Ref / A101 — INTERIOR ELEVATION DETAIL / VIEW NUMBER; SHEET REFERENCE

1 / A101 SIM — DETAIL / VIEW NUMBER; DETAIL IS SIMILAR OR TYPICAL; SHEET REFERENCE

1 / A101

ELEVATION

100' - 0" GROUND FLOOR USE — ELEVATION (FEET); LEVEL; USE

SPOT ELEVATION

X.XXX TOFF — ELEVATION; USE

X.XXX TOFF

WORKING POINT

WPX

GRAPHIC SCALE

0 4 8 16 24
SCALE IN FEET

4 AA-GENERAL LEGEND (GRAPHICS)
NTS

HATCHES / GRAPHICS

DESCRIPTION

NOT IN CONTRACT
MAKE GOOD
SLEEVED OPENING
SLAB OPENING
SLAB OPENING ABOVE (UNLESS NOTED OTHERWISE)
ACCESS PANEL
LIGHT FIXTURE (SQUARE / RECTANGULAR) - SUSPENDED FLUORESCENT (REFER TO ELECTRICAL DRAWINGS)
LIGHT FIXTURE (SQUARE / RECTANGULAR) - RECESSED FLUORESCENT (REFER TO ELECTRICAL DRAWINGS)
RETURN AIR DIFFUSER (SQUARE / RECTANGULAR) (REFER TO MECHANICAL DRAWINGS)
SUPPLY AIR DIFFUSER (SQUARE / RECTANGULAR) (REFER TO MECHANICAL DRAWINGS)
SUPPLY AIR DIFFUSER (ROUND) (REFER TO MECHANICAL DRAWINGS)

PLAN: CEILING / FLOOR MOUNTED; WALL MOUNTED
ELEVATION: VERTICAL; HORIZONTAL

DIRECTION OF TRAFFIC FLOW
EXIT — ENTRANCE POINT
EGRESS POINT (AS REQUIRED)
CB — CATCH BASIN (REFER TO CIVIL DRAWINGS)
FIRE HYDRANT (REFER TO CIVIL DRAWINGS)
SIAMESE CONNECTION (REFER TO FIRE PROTECTION DRAWINGS)
FH — WALL HYDRANT (REFER TO FIRE PROTECTION DRAWINGS)
STANDPIPE RISER (REFER TO FIRE PROTECTION DRAWINGS)
FHC — FIRE HOSE CABINET (REFER TO FIRE PROTECTION DRAWINGS)
SPRINKLER HEAD (REFER TO FIRE PROTECTION DRAWINGS)
X — DETECTORS (WHERE X IS: S=SMOKE, M=CARBON MONOXIDE, G=GAS, H=HEAT, F=FLAME (OR A COMBINATION)) (REFER TO FIRE PROTECTION DWGS)
FIRE ALARM MANUAL PULL STATION
FD — FLOOR DRAIN (REFER TO PLUMBING DRAWINGS)
RD — ROOF DRAIN (REFER TO PLUMBING DRAWINGS)
OD — OVERFLOW DRAIN (REFER TO PLUMBING DRAWINGS)
HB — HOSE BIBB (REFER TO PLUMBING DRAWINGS)
VOICE ALARM SPEAKER (REFER TO FIRE ALARM DRAWINGS)
L — STROBE LIGHT (REFER TO FIRE ALARM DRAWINGS)
SL — VOICE ALARM SPEAKER & STROBE LIGHT (REFER TO FIRE ALARM DRAWINGS)
CS — COMMUNICATION SPEAKER (REFER TO ELECTRICAL DRAWINGS)
EXIT LIGHT (REFER TO ELECTRICAL DRAWINGS)
EMERGENCY LIGHT (REFER TO ELECTRICAL DRAWINGS)
LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS)
LIGHT FIXTURE - SUSPENDED (REFER TO ELECTRICAL DRAWINGS)
LIGHT FIXTURE - TRACK (REFER TO ELECTRICAL DRAWINGS)
S — SWITCH
O — SINGLE RECEPTACLE OUTLET
O — DUPLEX RECEPTACLE OUTLET
OO — QUADPLEX RECEPTACLE OUTLET
IG — DUPLEX ISOLATED GROUND TYPE U.P.S. OUTLET
IG — QUADPLEX ISOLATED GROUND TYPE U.P.S. OUTLET
øSW O — DUPLEX RECEPTACLE OUTLET- 1/2 SWITCHED
WP — DUPLEX RECEPTACLE OUTLET, WEATHER PROOF
GFI — DUPLEX RECEPTACLE G.F.I. OUTLET
FAX — FAX OUTLET (Comb. phone/duplex recept.)
P — TELEPHONE OUTLET
C — COMPUTER OUTLET
P C — COMBINATION PHONE/COMPUTER OUTLET
SPECIAL PURPOSE CONNECTION
TC — THERMOSTAT-CONTROL
TS — THERMOSTAT-SENSOR
SP — SPEAKER OUTLET
TV — TELEVISION/CABLE OUTLET
AVC — AUDIO VOLUME CONTROL OUTLET
M — MICROPHONE OUTLET
AMX — AMX TOUCH CONTROL SCREEN/PAD
A — ALARM
PC — PEOPLE COUNTER (REFER TO COUNTING SYSTEMS DRAWINGS)
SECURITY CAMERA (REFER TO SECURITY DRAWINGS)
RADIO ANTENNA (REFER TO COMMUNICATIONS DRAWINGS)
WIRELESS ANTENNA (REFER TO COMMUNICATIONS DRAWINGS)

3 GENERAL NOTES
NTS

1. THE ARCHITECT IS NOT RESPONSIBLE FOR INFORMATION CONCERNING THE SITE AND SURVEY INFORMATION PREPARED BY OTHERS.
2. THE CONTRACTOR SHALL SITE VERIFY THE SURVEY INFORMATION PRIOR TO PROCEEDING WITH THE WORK. FAILURE TO REPORT ANY DISCREPANCIES SHALL CONSTITUTE ACCEPTANCE OF THE SITE CONDITIONS.
3. THE CONTRACT DOCUMENTS PREPARED BY THE ARCHITECT ARE THE ARCHITECT'S COPYRIGHT PROPERTY AND SHALL BE RETURNED TO THE ARCHITECT UPON REQUEST. REPRODUCTION OF CONTRACT DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
4. THE CONTRACTOR SHALL REVIEW THE DRAWINGS FOR SCOPE OF DEMOLITION AND NEW WORK, INCLUDING ALL DISCIPLINES, AND SHALL COORDINATE WITH NEW WORK DRAWINGS FOR EXACT EXTENT OF DEMOLITION.
5. SCOPE OF WORK SHALL NOT BE LIMITED TO THAT SHOWN ON THE DRAWINGS AND SHALL INCLUDE WORK REQUIRED TO ELIMINATE ALL EXISTING, ABANDONED OR REDUNDANT COMPONENTS, AND TO FACILITATE PROPER EXECUTION OF THE WORK.
6. ALL DIMENSIONS, INCLUDING EXISTING DIMENSIONS AND SETTING-OUT GEOMETRIES, SHALL BE SITE VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK. FOR BUILDING SETTING-OUT REFER TO DRAWINGS AX-XXX.
7. REMOVAL AND DISPOSAL OF HAZARDOUS MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL REGULATIONS AND AUTHORITIES HAVING JURISDICTION.
8. UNLESS NOTED OTHERWISE, MAKE GOOD ALL AREAS DISTURBED BY EXCAVATION AND/OR INSTALLATION OF CIVIL, MECHANICAL AND ELECTRICAL SERVICES. REFER TO CIVIL, MECHANICAL, AND ELECTRICAL DRAWINGS.
9. THE CONTRACTOR SHALL COORDINATE BASE BUILDING WORKS WITH WORK OF OTHER CONTRACTORS, INCLUDING TENANT WORKS AS REQUIRED TO FACILITATE PROPER INSTALLATION.
10. ALL EXPOSED CAST-IN-PLACE CONCRETE SHALL BE ARCHITECTURAL CONCRETE - MEDIUM SANDBLAST FINISH, UNLESS NOTED OTHERWISE.

2 AA-VIEWPORT ALIGNMENT
NTS

1 MATERIALS
NTS

PATTERN	MATERIAL
	ALUMINUM
	CERAMIC TILE
	CONCRETE
	PLASTER
	GLASS
	GYPSUM BOARD
	BATT / FIBRE INSULATION
	STONE
	PLYWOOD
	PRECAST (CONCRETE)
	RIGID OR SEMI-RIGID INSULATION
	CONCRETE BLOCK
	EARTH
	STEEL
	GRAVEL

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ABBREVIATIONS, SYMBOLS & LEGEND

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
CHK:	CHECKER
SCALE:	NTS
REV:	
DWG No:	**A-002.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

CODE NOTES

APPLICABLE CODE NOTES

THE BUILDING IS DESIGNED IN ACCORDANCE TO THE 2008 NEW YORK CITY CONSTRUCTION CODES (LOCAL LAW 33/2007 AND PLUMBING CODE 99/2005). THE FOLLOWING IS A SUMMARY OF COMPLIANCE.

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

MAIN OCCUPANCY	
RESIDENTIAL	GROUP R-2
MERCANTILE	GROUP M

INCIDENTAL ACCESSORY USE AREAS	
ACCESSORY SPACE <75 PERSONS	GROUP R-2
FACTORY AND INDUSTRIAL - LOW-HAZARD	GROUP F-2
HIGH HAZARD (FUEL OIL STORAGE)	GROUP H-2
STORAGE - MODERATE-HAZARD	GROUP S-1
STORAGE - LOW-HAZARD	GROUP S-2

(BC 302.1.1) INCIDENTAL USE AREAS AND MIXED OCCUPANCIES INCLUDING ACCESSORY OCCUPANCIES. - PORTIONS OF BUILDING WITH MULTIPLE OCCUPANCIES OR USES IS DESIGNED TO COMPLY WITH SECTION 508.

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

(BC 403) HIGH-RISE BUILDING - THIS BUILDING CONTAINS OCCUPIED FLOORS LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS AND, AS SUCH, IS DESIGNED TO MEET THE DESIGN CRITERIA FOR HIGH-RISE BUILDINGS DESCRIBED IN THIS SECTION.

(BC 403.9.1) ELEVATOR LOBBIES. ELEVATOR LOBBIES SHALL BE PROVIDED IN ACCORDANCE WITH SECITONS 403.9.1.1 AND 403.9.1.2. EXCEPTION: GROUP R-2 OCCUPANCY.

(BC 403.9.2) IMPACT RESISTANT ELEVATOR SHAFTS. ELEVATOR SHAFTS SHALL BE CONSTRUCTED OF IMPACT RESISTANT WALLS. MINIMUM IMPACT RESISTANCE STANDARDS SHALL BE ESTABLISHED BY RULES OF THE DEPARTMENT.

(BC 403.11.1) FOR OCCUPANCIES GROUPS OTHER THAN R-2, EMERGENCY POWER SYSTEMS SHALL BE PROVIDED FOR POWER LOADS OF: EXIT SIGNS AND MEANS OF EGRESS ILLUMINATION REQUIRED BY CHAPTER 10; ELEVATOR CAR LIGHTING; AN EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEMS; AUTOMATIC FIRE DETECTION SYSTEMS; FIRE ALARM SYSTEMS; POWER AND LIGHTING FOR THE FIRE COMMAND CENTER REQUIRED BY SECTION 403.8; ELECTRICALLY POWERED FIRE PUMPS; AND VENTILATION AND AUTOMATIC FIRE DETECTION EQUIPMENT FOR SMOKEPROOF ENCLOSURES; ELEVATORS IN ACCORDANCE WITH SECTION 3003; AND STAIR PRESSURIZATION SYSTEMS.

(BC 403.11.2) FOR OCCUPANCY GROUP R-2, EMERGENCY POWER SYSTEMS SHALL BE PROVIDED FOR POWER LOADS OF: EXIT SIGNS AND MEANS OF EGRESS ILLUMINATION REQUIRED BY CHAPTER 10; AT LEAST ONE ELEVATOR SERVING ALL FLOORS, OR ONE ELEVATOR PER BANK WHERE DIFFERENT BANKS SERVE DIFFERENT PORTIONS OF THE BUILDING; EMERGENCY VOICE COMMUNICATIONS SYSTEMS; AND ELECTRICALLY POWERED FIRE PUMPS, UNLESS ELECTRICALPOWER TO THE MOTOR IS TAKEN AHEAD OFTHE MAIN FROM THE STREET SIDE OF THE HOUSE SERVICE SWITCH.

(BC 403.12) STAIRWAY DOOR OPERATION. DOORS OPENING INTO INTERIOR STAIR ENCLOSURES SHALL NOT BE LOCKED FROM EITHER SIDE. HOWEVER, A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE. STAIR REENTRY SIGNS SHALL BE POSTED THROUGHOUT THE STAIRWAY INDICATING THAT REENTRY IS PROVIDED ONLY DURING FIRE EMERGENCIES. SUCH SIGNS SHALL BE IN ACCORDANCE WITH SECTION 1026.4.2

(BC 403.12.1) STAIRWAY COMMUNICATIONS SYSTEM. A TELEPHONE OR OTHER TWO-WAY COMMUNICATIONS SYSTEM CONNECTED TO AN APPROVED CONSTANTLY ATTENDED STATION SHALL BE PROVIDED AT NOT LESS THAN EVERY FIFTH FLOOR IN EACH REQUIRED STAIRWAY WHERE STAIR SIDE DOORS ARE LOCKED.

(BC 403.13) SMOKEPROOF EXIT ENCLOSURES-EVERY REQUIRED STAIRWAY SERVING OCCUPIED FLOORS MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS SHALL COMPLY WITH SECTIONS 909.20 AND 1019.1.8. EXCEPT FOR R-2 OCCUPANCIES: SMOKEPROOF ENCLOSURES ARE NOT REQUIRED IN OCCUPANCY R-2 UNLESS PROVIDED PURSUANT TO EXCEPTION 2 OF SECTION 912.1.

(BC 403.14) SEISMIC CONSIDERATIONS. FOR SEISMIC CONSIDERATIONS, SEE CHAPTER 16.

(BC 403.15) IMPACT-RESISTANT STAIR ENCLOSURES. EXIT STAIR ENCLOSURES SHALL BE CONSTRUCTED OF IMPACT-RESISTANT WALLS.

(BC 403.16) EXIT PATH MARKINGS. ALL HIGH-RISE BUILDINGS SHALL BE PROVIDED WITH PHOTOLUMINESCENCE EXIT PATH MARKINGS CONFORMING TO SECTION 1026. EXCEPTION: EXIT PATHS SERVING GROUP R-2.

(BC 403.17) OUTDOOR AIR INTAKES. FOR HIGH-RISE BUILDINGS, OUTDOOR INTAKES SERVING SPACES ABOVE THE SECOND STORY AND SERVING SPACES GREATER THAN 10,000 SF OF FLOOR AREA SHALL BE LOCATED IN ACCORDANCE WITH SECIONT 401.5 OF THE NEW YORK CITY MECHANICAL CODE. EXCEPTION: GROUP R-2 OCCUPANCY.

(BC 406.7.6 (3)) CURB CUT SHALL NOT COMMENCE WITHIN 8 FEET OF SIDE LOT LINE.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

(BC 501.3.1) THREE SIDES OF BUILDING PERIMETER FRONT ON THREE STREETS: CHERRY STREET, PIKE SLIP, AND SOUTH STREET.

(BC 501.3.2) ACCESSIBLE ENTRANCES, ROUTES AND SPACES ARE PROVIDED.

(BC 503) THE BUILDING IS TO BE OF <u>TYPE IB</u> CONSTRUCTION AND AS SUCH BUILDING HEIGHT AND AREA ARE UNLIMITED FOR OCCUPANCY GROUPS R-2, M, F-2 AND S-2.

(BC 504.3) ROOFTOP STRUCTURES EXCEEDING 33 1/3 PERCENT OF ROOF AREA OF BUILDING HAVE BEEN CONSIDERED AS STORYS.

(BC 508.3) MIXED OCCUPANCIES.- EACH PORTION OF A BUILDING IS INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1.WHERE A BUILDING CONTAINS MORE THAN ONE OCCUPANCY GROUP, THE BUILDING OR PORTION THEREOF HAS BEEN DESIGNED TO COMPLY WITH SECTION 508.3.1, 508.3.2, 508.3.3 OR A COMBINATION OF THESE SECTIONS.

(BC 508.3.1) ACCESSORY OCCUPANCIES. – IN PORTIONS OF BUILDING WHERE AGGREGATE ACCESSORY OCCUPANCIES AREAS ON A STORY ARE LESS THAN 10 PERCENT OF FLOOR AREA OF THAT STORY, FIRE SEPARATION IS NOT REQUIRED BETWEEN ACCOSSORY OCCUPANCY AND MAIN OCCUPANCY.

(BC 508.3.2) NONSEPARATED MIXED OCCUPANCIES - THIS BUILDING IS OF TYPE IB CONSTRUCTION AND AS SUCH MEETS THE MOST RESTRICTIVE TYPE OF CONSTRUCTION, GIVEN THE BUILDING HEIGHT AND AREA, FOR GROUP R-2, M, F-2, AND S-2 USES. FIRE SEPARATIONS ARE NOT REQUIRED BETWEEN THESE OCCUPANCIES, EXCEPT AS REQUIRED BY OTHER PROVISIONS. GROUP H-2 AND S-1 USES HAVE BEEN PROVIDED WITH FIRE SEPARATIONS BETWEEN OTHER OCCUPANCIES AS REQUIRED IN TABLE BC 705.4.

(BC 508.3.3) SEPARATED MIXED OCCUPANCIES - THIS BUILDING IS OF TYPE IB CONSTRUCTION AND AS SUCH MEETS THE MOST RESTRICTIVE TYPE OF CONSTRUCTION, GIVEN THE BUILDING HEIGHT AND AREA, FOR GROUP R-2, M, F-2, AND S-2 USES. INDIVIDUAL OCCUPANCIES SHALL BE SEPARATED FROM ADJACENT OCCUPANCIES IN ACCORDANCE WITH TABLE 508.3.3.

FIRE SEPARATIONS

REQUIRED SEPARATION OF OCCUPANCIES (HOURS), (BC TABLE 508.3.3)

OCCUPANCY GROUP	ADJACENT OCCUPANY	REQUIRED RATING
M	M	NR
M	F-2	2
M	H-2	2
M	R-2	2
M	S-1	3
M	S-2	2
F-2	F-2	NR
F-2	H-2	2
F-2	R-2	2
F-2	S-1	3
F-2	S-2	2

OCCUPANCY GROUP	ADJACENT OCCUPANY	REQUIRED RATING
R-2	R-2	NR
R-2	F-2	2
R-2	H-2	4
R-2	M	2
R-2	S-1	3
R-2	S-2	2

*<u>NOTE:</u> PERMITTED TO REDUCE BY 1 HOUR IN FIRE RATINGS FROM BC TABLE 508.3.3 WHEN AUTOMATIC SPRINKLER SYSTEM IS PROVIDED, <u>BUT FIRE RATING IN NO CASE SHALL BE LESS THAN THAT REQUIRED BY FLOOR CONSTRUCTION OR LESS THAN 1 HOUR, WHICHEVER IS HIGHER</u>. SEE TABLE 601 FOR FLOOR CONSTRUCTION FIRE-RESISTANCE RATING REQUIREMENTS.

OCCUPANCY SEPARATION NOT REQUIRED FOR STORAGE AREAS SERVING GROUP M LESS THAN 10% OF FLOOR AREA AND 3,000 SF IN A FULLY SPRINKLERED BUILDING. (SEE BC TABLE 508.3.3, FOOTNOTE B.1)

OCCUPANCY SEPARATION NOT REQUIRED FOR STORAGE AREAS LESS THAN 3,000 SF IN A FULLY SPRINKLERED BUILDING. (SEE BC TABLE 508.3.3, FOOTNOTE B.2)

CODE NOTES (CONTINUED)

CHAPTER 6 - TYPES OF CONSTRUCTION

(BC SEC.602.2) THE FOLLOWING <u>TYPE IB</u> CONSTRUCTION MINIMUM
(BC 602.1) FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS ARE MET: (BC TABLE 601)

BUILDING ELEMENT	TYPE 1-B
STRUCTURAL FRAME (INCLUDING COLUMNS, GIRDERS, TRUSSES)	2-HRS
BEARING WALLS - EXTERIOR	2-HRS
BEARING WALLS - INTERIOR	2-HRS
NONBEARING WALLS AND PARTITIONS - EXTERIOR	
FIRE SEPARATION DISTANCE <5'	
OCCUPANCY GROUP H	3-HRS
OCCUPANCY GROUP M, S-1	2-HRS
OCCUPANCY GROUP F-2, R, S-2	1-HRS
FIRE SEPARATION DISTANCE ≥ 5' TO <10'	
OCCUPANCY GROUP H	2-HRS
OCCUPANCY GROUP M, S-1	1-HRS
OCCUPANCY GROUP F-2, R, S-2	1-HRS
FIRE SEPARATION DISTANCE ≥ 10' TO <30'	
OCCUPANCY GROUP H	2-HRS
OCCUPANCY GROUP M, S-1	1-HRS
OCCUPANCY GROUP F-2, R, S-2	1-HRS
FIRE SEPARATION DISTANCE ≥30' (THE DISTANCE TO THE CENTER OF ALL SURROUNDING STREETS IS GREATER THAN 30')	0-HRS
NONBEARING WALLS AND PARTITIONS - INTERIOR	0-HRS
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	2-HRS
ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	1-HRS

*NOTE: ROOF SUPPORTS: FIRE-RESISTANCE RATINGS OF STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE UPPORTING A ROOF ONLY.

CHAPTER 7 - FIRE-RESISTANCE-RATED CONSTRUCTION

MAXIMUM AREA OF EXTERIOR WALL OPENINGS ARE MET (BC TABLE 704.8)

ALL OCCUPANCY GROUPS (EXCEPT GROUP R-2)

FIRE SEPARATION DISTANCE	PROTECTED	PERMITTED % OPENINGS
≤3'-0"	YES	NOT PERMITTED
>3'-0" ≤5'-0"	YES	15%*
>5'-0" ≤10'-0"	NO	10%*
>10'-0" ≤15'-0"	NO	15%*
>15'-0" ≤20'-0"	NO	25%
>20'-0" ≤25'-0"	NO	45%
>20'-0" ≤30'-0"	NO	70%
>30'-0"	NO	NO LIMIT

* NOTE: OCCUPANCY GROUP H-2 UNPROTECTED OPENINGS NOT PERMITTED WITH A FIRE SEPARATION DISTANCE LESS THAN 15 FEET.

OCCUPANCY GROUP R-2 {PER NOTE (K)}

FIRE SEPARATION DISTANCE	PROTECTED	PERMITTED % OPENINGS
≤3'-0"	YES	10%
>3'-0" ≤5'-0"	NO	15%
>5'-0" ≤10'-0"	NO	25%
>10'-0" ≤15'-0"	NO	45%
>15'-0" ≤20'-0"	NO	75%
>20'-0" ≤30'-0"	NO	NO LIMIT
>30'-0"	NO	NO LIMIT

(BC TABLE 705.4) FIRE WALL RESISTANCE RATINGS - THE FOLLOWING FIRE RATINGS ARE PROVIDED AROUND THE OCCUPANCIES THAT PRESENT RESTRICTIVE AREA AND HEIGHT LIMITATIONS FOR TYPE IB CONSTRUCTION AS DESCRIBED IN BC TABLE 503:

HIGH HAZARD (H-2) (FUEL OIL STORAGE)	4-HRS
STORAGE - MODERATE-HAZARD (S-1)	3-HRS

(BC 706.3) FIRE-RESISTANCE RATINGS - THE FOLLOWING MINIMUM FIRE-RESISTANCE RATINGS OF THE WALLS AND FLOOR ASSEMBLIES ARE PROVIDED FOR:

SHAFT ENCLOSURES	2-HRS
EXIT ENCLOSURES	2-HRS
EXIT PASSAGEWAYS (CONNECTED TO EXIT ENCLOSURES)	1-HRS
HORIZONTAL EXIT (NO UNPROTECTED OPENINGS)	2-HRS

(BC 707.13.1) REFUSE CHUTE ENCLOSURE. THE SHAFT ENCLOSURE CONTAINING A REFUSE CHUTE SHALL NOT BE USED FOR ANY OTHER PURPOSE AND SHALL HAVE A FIRE-RESISTANCE RATING OF 2 HOURS. OPENINGS INTO THE SHAFT, INCLUDING THOSE FROM ACCESS ROOMS AND TERMINATION ROOMS, SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION AND SECTION 715.OPENINGS INTO CHUTES SHALL NOT BE LOCATED IN EXIT ACCESS CORRIDORS. OPENING PROTECTIVES SHALL BE SELF-CLOSING.

(BC 707.13.2) SHAFT ENCLOSURE CONTAINING REFUSE CHUTE SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.

(BC 707.13.3) REFUSE CHUTE ACCESS ROOMS. ACCESS OPENINGS FOR REFUSE CHUTES ARE PROVIDED IN DEDICATED ROOMS COMPLETELY ENCLOSED BY CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS. OPENINGS INTO THE ACCESS ROOMS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1-1/ 2 HOUR AND SHALL BE SELF-CLOSING.

(BC 707.13.4) REFUSE CHUTE 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 PROTECTION RATING OF NOT LESS THAN 1-1/ 2 HOURS AND SHALL BE SELF-CLOSING.

(BC 707.13.6) AUTOMATIC FIRE SPRINKLER SYSTEM. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.2.10.2.

(BC TABLE 715.3) FIRE DOOR AND FIRE SHUTTER FIRE PROTECTION RATINGS - THE MINIMUM FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING PERMITTED WITH RATED FIRE BARRIERS ARE AS FOLLOWS:

4-HR RATED BARRIERS	3-HR
3-HR RATED BARRIERS	3-HR*
2-HR RATED BARRIERS	1½-HR
1½-HR RATED BARRIERS	1½-HR
1-HR RATED BARRIERS	¾-HR

* TWO DOORS, EACH WITH A FIRE PROTECTION RATING OF 1½ HOURS, INSTALLED ON OPPOSITE SIDES OF THE SAME OPENING IN A FIRE WALL, SHALL BE
DEEMED EQUIVALENT IN FIRE PROTECTION RATING TO ONE 3-HOUR FIRE DOOR.

(BC 717) CONCEALED SPACES WITHIN THE CONSTRUCTION ARE FIRE STOPPED OR FILLED WITH NONCOMBUSTIBLE MATERIAL TO MEET THE REQUIREMENTS OF THIS SECTION.

CODE NOTES (CONTINUED)

CHAPTER 8 - INTERIOR FINISHES

(BC TABLE 803.5) INTERIOR FINISHES AND EXPOSED STRUCTURAL OR CONSTRUCTION MATERIALS FOR ROOMS AND ENCLOSED SPACES HAVE A FLAME-SPREAD RATINGS AS FOLLOWS:

FACTORY AND INDUSTRIAL, F-2	CLASS C
HAZARD (FUEL OIL STORAGE), H-2	CLASS B
MERCANTILE, M	CLASS B
RESIDENTIAL, R-2	CLASS C
STORAGE - MODERATE-HAZARD, S-1	CLASS C
STORAGE - LOW-HAZARD, S-2	CLASS C
CORRIDORS	CLASS B
EXITS AND SHAFTS	CLASS A

CHAPTER 9 - FIRE PROTECTION SYSTEMS

THE FOLLOWING SYSTEMS ARE EMPLOYED IN THE BUILDING:

AUTOMATIC SPRINKLER SYSTEM
STANDPIPE SYSTEM
PORTABLE FIRE EXTINGUISHERS
FIRE ALARM AND DETECTION SYSTEM
EMERGENCY ALARM SYSTEM
SMOKE CONTROL SYSTEM
SMOKE AND HEAT VENTS
FIRE COMMAND CENTER
POST-FIRE SMOKE PURGE SYSTEM

(BC 903.2.10.2) RUBBISH CHUTE. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH CHUTE, IN CHUTE ACCESS ROOMS, AND IN THE TERMINAL ROOM. REFUSE CHUTE SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED WITHIN CHUTE AT ALTERNATE FLOORS. CHUTE SPRINKLERS SHALL BE ACCESSIBLE FOR SERVICING.

(BC 908.7.1.2) CARBON MONOXIDE ALARMS OR DETECTORS SHALL COMPLY WITH THE POWER SOURCE, INTERCONNECTION, AND ACCEPTANCE TESTING REQUIREMENTS AS REQUIRED FOR SMOKE ALARMS.

CHAPTER 10 - MEANS OF EGRESS

(BC 1003.2) THE MEANS OF EGRESS HAS A CEILING HEIGHT OF NOT LESS THAN 7 FEET, 6 INCHES.

(BC TABLE 1004.1.2) THE MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT FOR THE USES WITHIN THE BUILDING ARE AS FOLLOWS:

MERCANTILE - 1ST FLOOR AND BASEMENT	30 GROSS
MERCANTILE - OTHER FLOORS	60 GROSS
MERCANTILE - STORAGE, STOCK, SHIPPING AREAS	300 GROSS
RESIDENTIAL	2 PEOPLE PER INHABITABLE ROOM (LIVING ROOMS AND BEDROOMS)
MECHANICAL EQUIPMENT ROOMS	300 GROSS

NOTE: WHEN THE ACTUAL OCCUPANT LOAD OF ANY SPACE WILL BE SIGNIFICANTLY LOWER THAN THAT LISTED ABOVE, THE COMMISSIONER MAY ESTABLISH
A LOWER BASIS FOR THE DETERMINATION OF THE OCCUPANT LOAD.

(BC 1005) THE MEANS OF EGRESS WIDTH IS NOT LESS THAN THAT REQUIRED BY THE FOLLOWING FROM BC TABLE 1005.1:

<u>ALL OTHER OCCUPANCIES</u>	
STAIRWAYS	0.3 INCHES / OCCUPANT
OTHER COMPONENTS	0.2 INCHES / OCCUPANT

(BC 1006.1) EXITS, EXIT DISCHARGES AND PUBLIC CORRIDORS SHALL BE ILLUMINATED AT ALL TIMES. EXIT ACCESS COMPONENTS SHALL BE ILLUMINATED AT ALL TIMES DURING CCUPANCY.

(BC 1006.2) THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 2 FOOT-CANDLES (22 LUX) AT THE FLOOR LEVEL IN EXITS, AT EXIT DISCHARGES, AND IN PUBLIC CORRIDORS, AND SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL IN EXIT ACCESS COMPONENTS OTHER THAN PUBLIC CORRIDORS.

(BC 1006.3) ILLUMINATION EMERGENCY POWER. - IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY PROVIDE POWER TO THE MEANS OF EGRESS ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES.

(BC 1011) EXIT SIGNS. - EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED ILLUMINATED EXIT SIGNS COMPLYING WITH SECTION 1011.1 WITH EMERGENCY POWER SUPPLY.

(BC 1011.3) TACTILE EXIT SIGNS. A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC A117.1-2003 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

(BC 1026.1) SIGNAGE SHALL BE PROVIDED COMPLYING WITH SECTION 1026.

(BC 1007.1) EACH TENANT FLOOR LEVEL REQUIRES TWO ACCESSIBLE MEANS OF EGRESS BY CODE. THIS BUILDING CONTAINS TWO ACCESSIBLE MEANS OF EGRESS FROM EACH TENANT FLOOR.

(BC 1007.2.1) AS PER CODE FOR HIGH-RISE BUILDINGS, ONE REQUIRED ACCESSIBLE MEANS OF EGRESS IS AN ELEVATOR COMPLYING WITH SECTION 1007.4.

(BC 1007.3) BOTH EXIT STAIRWAYS ON TENANT FLOOR LEVELS ARE CONSIDERED ACCESSIBLE MEANS OF EGRESS. EXIT STAIRWAYS DO NOT HAVE CLEAR WIDTH OF 48 INCHES BETWEEN HANDRAILS, SINCE BY CODE (BC 1007.3 EXCEPTION 2), CLEAR WIDTH OF 48 INCHES BETWEEN HANDRAILS IS NOT REQUIRED AT EXIT STAIRWAYS IN BUILDINGS OR FACILITIES EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

(BC 1008.1.1.1) THE WIDTH OF EACH DOOR OPENING IS SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE WIDTH OF A SWINGING DOOR LEAF DOES NOT EXCEED THE MAXIMUM OF 48 INCHES NOMINAL.

(BC 1008.4.1) ENTRANCE DOORS. - BUILDING ENTRANCE DOORS AND OTHER EXTERIOR EXIT DOORS SHALL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS TO PREVENT THE LATCH FROM BEING MANIPULATED BY MEANS OTHER THAN A KEY. LATCH SETS SHALL HAVE STOP-WORK IN
THE INSIDE CYLINDER CONTROLLED BY A MASTER KEY ONLY. OUTSIDE CYLINDERS OF MAIN ENTRANCE DOOR LOCKS SHALL BE OPERATED BY THE TENANTS'
KEY, WHICH SHALL NOT BE KEYED TO ALSO OPEN THE TENANTS' APARTMENT DOOR. A LIGHT OR LIGHTS SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5-FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCEWAY.

(BC 1008.4.2) DOORS TO DWELLING UNITS. - DOORS TO DWELLING UNITS SHALL BE EQUIPPED WITH A HEAVY DUTY LATCH SET AND A HEAVY DUTY DEAD BOLT OPERABLE BY A KEY FROM THE OUTSIDE AND A THUMB-TURN FROM THE INSIDE. THOSE DOORS SHALL ALSO BE EQUIPPED WITH A CHAIN GUARD SO AS TO PERMIT PARTIAL OPENING OF THE DOOR. DWELLING UNIT ENTRANCE DOORS SHALL ALSO BE EQUIPPED WITH A VIEWING DEVICE LOCATED SO AS TO ENABLE A PERSON ON THE INSIDE OF THE ENTRANCE DOOR TO VIEW A PERSON IMMEDIATELY OUTSIDE

(BC 1008.4.3) WINDOWS. - ALL OPENABLE WINDOWS SHALL BE EQUIPPED WITH SASH LOCKS DESIGNED TO BE OPENABLE FROM THE INSIDE ONLY.

(BC 1008.4.4) INTERCOMMUNICATION SYSTEM. BUILDING SHALL BE PROVIDED WITH AN INTERCOMMUNICATION SYSTEM LOCATED AT THE DOOR GIVING ACCESS TO THE MAIN ENTRANCE LOBBY, CONSISTING OF DEVICES FOR VOICE COMMUNICATION BETWEEN THE OCCUPANT OF EACH DWELLING UNIT AND A PERSON OUTSIDE THE DOOR TO THE MAIN ENTRANCE LOBBY, AND PERMITTING SUCH DWELLING UNIT OCCUPANT TO RELEASE THE LOCKING MECHANISM OF SAID DOOR FROM THE DWELLING UNIT. IN BUILDINGS PROVIDED WITH A FULL-TIME LOBBY ATTENDANT, THE INTERCOMMUNICATION SYSTEM MAY BE BETWEEN EACH DEWELLING UNIT AND THE ATTENDANT'S STATION.

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ES161771884 Scan Code

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1	DOB FILING SUBMISSION	04/25/2014
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
BUILDING CODE NOTES

SEAL & SIGNATURE:

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM
REV:
CHK: CHECKER
SCALE: 12" = 1'-0"
DWG No: **A-003.00**
DOB PAGE No: 55 of 3

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Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 -SHEET SIZE
FILE NAME:
PLOT DATE:

CODE NOTES

CHAPTER 10 - MEANS OF EGRESS (CONTINUED)

(BC 1009.1) THE WIDTH OF EGRESS STAIRWAYS IS NOT LESS THAN MINIMUM 44 INCHES.

(BC 1009.2) OCCUPANCY GROUP RESIDENTIAL FLOORS R-2 EGRESS STAIRWAYS HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES AND ALL OTHER OCCUPANCY GROUPS HAVE A MINIMUM HEADROOM CLEARANCE OF 84 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM IS CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE IS MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

(BC 1009.3) STAIR RISER HEIGHTS ARE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTHS ARE 11 INCHES MINIMUM. OCCUPANCY GROUP RESIDENTIAL R-2 STAIR RISER HEIGHTS ARE 7 3/4 INCHES MAXIMUM AND STAIR TREAD DEPTHS ARE 9 1/2 INCHES MINIMUM PLUS NOSING.

(BC 1009.4) THERE IS A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS ARE NOT LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. EVERY LANDING HAS A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY. SUCH DIMENSION NEED NOT EXCEED 48 INCHES (1219 MM) WHERE THE STAIRWAY HAS A STRAIGHT RUN.

(BC 1009.6) FLIGHTS OF STAIRS DO NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.

(BC 1009.11.1) HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, ARE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

(BC 1009.11.5) HANDRAILS RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR ARE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.

(BC 1009.11.7) PROJECTIONS INTO THE REQUIRED STAIR WIDTH AT EACH HANDRAIL DO NOT EXCEED 4.5 INCHES.

(BC 1009.12) STAIRWAY TO ROOF AND ROOF ACCESS - ALL INTERIOR STAIRS EXTEND TO THE ROOF SURFACE.

(BC 1011.1) WHERE REQUIRED, EXITS AND EXIT ACCESS DOORS ARE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS ARE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS.

(BC 1013.3) THE MAXIMUM LENGTH OF A COMMON PATH OF EGRESS TRAVEL IS AS FOLLOWS FOR THE VARIOUS OCCUPANCY GROUPS:

GROUPS F AND S (SPRINKLERED)	100 FT
GROUP H	25 FT
ALL OTHER GROUPS	75 FT
GROUP R (SPRINKLERED)	125 FT

(BC TABLE 1014.1) THE MAXIMUM OCCUPANT LOAD IS AS FOLLOWS FOR SPACES WITH ONE MEANS OF EGRESS:

GROUP M	74
GROUP F	50
GROUP H	3
GROUP R	20
GROUP S	30

(BC 1014.2.1) EXIT DOORS ARE PLACED A DISTANCE APART EQUAL TO OR GREATER THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE SPRINKLERED BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS. OCCUPANCY GROUP RESIDENTIAL R-2 STAIRS ARE PLACED SCISSOR STAIRS CONSTRUCTED AND SEPARATED BY 2-HOUR FIRE-RESISTANCE RATED WALLS AND EXIT DOORS OF THOSE STAIRS ARE PLACED APART DISTANCE EXCEEDING 15 FEET.

(BC 1015.1) THE MAXIMUM LENGTH OF TRAVEL DISTANCE, MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY TO THE ENTRANCE TO AN EXIT ALONG THE NATURAL AND UNOBSTRUCTED PATH OF EGRESS TRAVEL, DOES NOT EXCEED THE FOLLOWING FOR SPRINKLERED BUILDINGS:

GROUPS F-2 AND S-2	250FT
GROUPS M, R AND S-1	200FT
GROUP H-2	100FT

(BC 1016.1) SERVING THE VARIOUS OCCUPANCY GROUPS, INTERIOR CORRIDOR WALLS ARE, AS REQUIRED BY CODE, FIRE-RESISTANCE RATED AS FOLLOWS FOR SPRINKLERED BUILDINGS:

GROUP H-2	1-HR
GROUPS F, M, R AND S	0-HR

(BC 1016.1.2) PUBLIC CORRIDORS SERVING THE VARIOUS OCCUPANCY GROUPS, AS REQUIRED BY CODE, FIRE-RESISTANCE RATED AS FOLLOWS FOR SPRINKLERED BUILDINGS:

GROUP H-2	2-HR
GROUPS F, M AND S	1-HR
GROUP R (NONCOMBUSTIBLE)	1-HR

(BC 1016.2) THE MINIMUM CORRIDOR WIDTHS EXCEED THE MINIMUM 44 INCHES REQUIRED BY CODE.

(BC 1016.3) THE MAXIMUM DEAD END LENGTH IN CORRIDORS SERVING THE VARIOUS OCCUPANCY GROUPS IS AS FOLLOWS:

GROUPS F (SPRINKLERED)	50FT
GROUPS H, M, AND S	20FT
GROUP R-2	40FT
GROUP R-2 (2-HOUR FIRE-RESISTANCE RATED CORRIDOR WALLS)	80FT

(BC 1018.1) EACH STORY IS PROVIDED WITH TWO INDEPENDENT EXIT STAIRWAYS WHICH SATISFIES THE REQUIREMENTS OF TABLE 1018.1 FOR AN OCCUPANT LOAD OF SUCH STORY NOT TO EXCEED 500 PEOPLE. EACH STORY WITH AN OCCUPANT LOAD OF EXCEEDING 500 PEOPLE BUT NOT EXCEEDING 1,000 PEOPLE IS PROVIDED WITH THREE INDEPENDENT EXIT STAIRWAYS WHICH SATISFIES THE REQUIREMENTS OF TABLE 1018.1.

(BC1019.1.2) VERTICAL EXIT ENCLOSURES - PENETRATIONS INTO AND OPENINGS THROUGH AN EXIT ENCLOSURE SHALL NOT BE PROVIDED EXCEPT FOR REQUIRED EXIT DOORS, EQUIPMENT AND DUCTWORK SERVING THE EXIT ENCLOSURE. PENETRATIONS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 712. THERE SHALL BE NO PENETRATIONS OR COMMUNICATION OPENINGS, WHETHER PROTECTED OR NOT, BETWEEN ADJACENT EXIT ENCLOSURES.

(BC 1023.1) A MAXIMUM OF 50 PERCENT OF THE NUMBER AND CAPACITY OF THE EXIT ENCLOSURES EGRESS, AS PERMITTED BY CODE, THROUGH THE STREET LEVEL LOBBY PROTECTED AREA. THE WAY TO THE EXTERIOR OF THE BUILDING IS FREE, UNOBSTRUCTED, AND READILY VISIBLE. THE PROTECTED LOBBY AREA IS SEPARATED BY A 2-HOUR FIRE-RESISTANCE RATING FROM CONSTRUCTION BELOW.

CHAPTER 11 - ACCESSIBILITY

(BC 1101.2) THIS BUILDING IS DESIGNED TO BE ACCESSIBLE IN ACCORDANCE WITH THE NEW YORK BUILDING CODE, APPENDIX - E, P AND ICC A117.1 (ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES).

(BC 1105.1) ALL PUBLIC ENTRANCES ARE ACCESSIBLE EXCEPT FOR LOADING AND SERVICE ENTRANCES THAT ARE NOT THE ONLY ENTRANCE TO THE BUILDING. ALSO, THE REVOLVING DOOR IS NOT REQUIRED TO BE ACCESSIBLE SINCE AN ADJACENT ACCESSIBLE ENTRANCE IS PROVIDED.

(BC 1107.6.2.1.1) OCCUPANCY GROUP R-2 . IN RESIDENTIAL APARTMENTS PART OF THE BUILDING EVERY DWELLING UNIT AND SLEEPING UNIT IS DESIGNED TO BE A TYPE B UNIT AND COMPLY WITH SECTION 1107.2, AND SECTIONS 1107.2.1 THROUGH 1107.2.8.

(BC 1109.1) BUILDING IS DESIGNED WITH ACCESSIBLE BUILDING FEATURES AND FACILITIES.

(BC 1109.2) ALL TOILET ROOMS ARE DESIGNED TO BE ACCESSIBLE AND LOCATED ON AN ACCESSIBLE ROUTE. AT LEAST ONE OF EACH TYPE OF FIXTURE, ELEMENT, CONTROL OR DISPENSER IN EACH ACCESSIBLE TOILET ROOM AND BATHING FACILITY IS DESIGNED TO BE ACCESSIBLE PER SECTION BC1109, EXCEPT BATHROOMS IN TYPE DWELLING AND SLEEPING UNITS.

(BC 1109.2.1) UNISEX TOILET ROOMS. IN ASSEMBLY AND MERCANTILE OCCUPANCIES, AN ACCESSIBLE UNISEX TOILET ROOM IS PROVIDED WHERE AN AGGREGATE OF SIX OR MORE MALE AND FEMALE WATER CLOSETS IS REQUIRED. IN THIS BUILDING OF MIXED OCCUPANCY, ONLY THOSE WATER CLOSETS REQUIRED FOR THE ASSEMBLY OR MERCANTILE OCCUPANCY ARE USED TO DETERMINE THE UNISEX TOILET ROOM REQUIREMENT.

(BC 1109.2.2) WHERE WATER CLOSET COMPARTMENTS ARE PROVIDED IN A TOILET ROOM, AT LEAST ONE WHEELCHAIR-ACCESSIBLE COMPARTMENT IS PROVIDED. IN LOCATIONS SINCE THE COMBINED TOTAL WATER CLOSET COMPARTMENTS AND URINALS PROVIDED IN ANY OF THE TOILET ROOMS IS 6 OR MORE, AT LEAST ONE AMBULATORY-ACCESSIBLE COMPARTMENT IS PROVIDED IN ADDITION TO THE WHEELCHAIR-ACCESSIBLE COMPARTMENT.

(BC 1109.3) SINKS. AT LEAST FIVE PERCENT,BUT NOT LESS THAN ONE, IS PROVIDED IN ACCESSIBLE TOILETS TO COMPLY WITH ICC AI17.1, INCLUDING SECTION 606 (LAVATORIES AND SINKS) EXCEPT SERVICE SINKS.

(BC 1109.6) PASSENGER ELEVATORS ON AN ACCESSIBLE ROUTE SHALL BE ACCESSIBLE AND COMPLY WITH SECTION BC 3001.3

(BC 1109.8.1) WHERE LOCKERS ARE PROVIDED IN ACCESSIBLE SPACES, AT LEAST FIVE PERCENT, BUT NOT LESS THAN ONE, OF EACH TYPE IS ACCESSIBLE

REFER TO DRAWING NO. A-006 AND A-007 FOR ADDITIONAL ACCESSIBILTY REQUIREMENTS.

CODE NOTES (CONTINUED)

CHAPTER 12 - INTERIOR ENVIRONMENT

(BC 1207.3.1) REFUSE CHUTES. 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 (7.62 MM). ALL CHUTES SHALL BE PLUMB.

(BC 1213.1) REFUSE AND RECYCLABLES STORAGE ROOM IS PROVIDED AND SHALL BE COMPLETELY ENCLOSED BY CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS, WITH SELF-CLOSING OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1 1/ 2 HOURS.

(BC 1213.2) COMPACTOR. A REFUSE COMPACTING SYSTEM SHALL BE PROVIDED AND LOCATED WITHIN REFUSE STORAGE ROOM WITH FLOOR CONSTRUCTED OF CONCRETE, SLOPED TO A FLOOR DRAIN CONNECTED TO THE BUILDING SEWER. A HOSE CONNECTION SHALL BE PROVIDED WITHIN REFUSE ROOM.

(BC 1213.3) REFUSE CHUTE, REFUSE CHUTE ACCESS ROOMS ARE PROVIDED AND REFUSE CHUTE SHALL TERMINATE IN REFUSE STORAGE ROOM CONSTRUCTED IN ACCORDANCE WITH SECTION 707.13.

CHAPTER 14 - EXTERIOR WALLS

THE EXTERIOR CURTAIN WALL CONFORMS TO THE MINIMUM REQUIREMENTS OF THIS CHAPTER.

CHAPTER 15 - ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

THE ROOF ASSEMBLIES AND ROOFTOP STRUCTURE CONFORMS TO THE MINIMUM REQUIREMENTS OF THIS CHAPTER.

CHAPTER 16 - STRUCTURAL DESIGN

ALL NEW CONSTRUCTION TO MEET STRUCTURAL DESIGN CRITERIA

(BC TABLE 1604.5) THE BUILDING IS DESIGNED AS A STRUCTURAL OCCUPANCY CATEGORY II BUILDING FOR DETERMINATION OF STRUCTURAL IMPORTANCE FACTORS. THE BUILDING IS NOT DESIGNED AS AN "ESSENTIAL FACILITY".

(BC 1617.3.2) STRUCTURAL SEPARATIONS. - STRUCTURE SHALL BE SEPARATED FROM ADJACENT STRUCTURES. WHERE STRUCTURE ADJOINS A PROPERTY LINE NOT COMMON TO A PUBLIC WAY (SIDE LOT LINES), THE STRUCTURE SHALL ALSO BE SETBACK FROM THE PROPERTY LINE BY AT LEAST 1 INCH FOR EACH 50 FEET OF HEIGHT.

CHAPTER 17 - STRUCTURAL TESTS AND SPECIAL INSPECTIONS

ALL NEW CONSTRUCTION TO MEET STRUCTURAL TESTS AND SPECIAL INSPECTIONS REQUIREMENTS

CHAPTER 18 - SOILS AND FOUNDATIONS

ALL NEW CONSTRUCTION TO MEET SOILS AND FOUNDATIONS DESIGN CRITERIA

CHAPTER 19

ALL NEW CONSTRUCTION TO MEET BUILDING MATERIALS DESIGN CRITERIA

STRUCTURE IS DESIGNED TO COMPLY WITH SEISMIC REQUIREMENTS OF THE 2008 NEW YORK CITY BUILDING CODE .

CHAPTER 20 - 26

ALL NEW CONSTRUCTION TO MEET BUILDING MATERIALS DESIGN CRITERIA

CHAPTER 27 - 28

SEE MECHANICAL AND ELECTRICAL DRAWINGS

CHAPTER 29 - PLUMBING SYSTEMS

SEE PLUMBING DRAWINGS

(BC 2902.1) THE COUNT OF PLUMBING FIXTURES PROVIDED IS IN ACCORDANCE WITH TABLE 403.1 OF THE NEW YORK CITY PLUMBING CODE.

CHAPTER 30 - ELEVATORS

ALL NEW CONSTRUCTION TO MEET ELEVATORS DESIGN CRITERIA
* ALL ELEVATORS SHALL CONFORM WITH ALL APPLICABLE REGULATIONS SET FORTH IN THE LATEST EDITIONS OF :

ASME A17.1 AND LATEST AMENDMENTS AND SUPPLEMENTS
NEW YORK CITY BUILDING CODE
CITY OF NEW YORK-RS18 STANDARDS AND LOCAL LAWS
NFPA CODES
NFPA, FIRE DOORS-HOISTWAY ENTRANCES
ASME A17.5/CSA - B44.1 - ELEVATOR AND ESCALATOR ELECTRICAL EQUIPMENT
ADAAG

(BC 3002.4) ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER. - AT LEAST ONE ELEVATOR IS PROVIDED FOR FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS HAVING ELEVATOR CAR WITH SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 24-INCH BY 76-INCH AMBULANCE STRETCHER IN THE HORIZONTAL, OPEN POSITION.

CHAPTER 33 - EXCAVATION

(BC 3304.3.1) NOTIFICATION TO DEPARTMENT OF BUILDINGS 24-48 HOURS PRIOR TO COMMENCEMENT OF EARTHWORK.

APPENDIX F RODENT-PROOFING
(BC F101.1) BUILDING DESIGNED TO COMPLY WITH BC F101 RODENT PROOFING REQUIREMENTS.

*NOTE: NO LANDMARK WITHIN 90'

FIRE DEPARTMENT
(FC 504.4) THE LANDSCAPED ROOF TOP WILL COMPLY ALL FIRE DEPARTMENT ROOF TOP ACCESS AND OBSTRUCTIONS.

ENERGY CODE COMPLIANCE
TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH 2011 NYCECC.

SEPARATE APPLICATIONS TO BE FILED FOR THE FOLLOWING ITEMS:
A. STANDPIPE, 903 BC
B. SPRINKLERS, 905 BC
C. FIRE ALARM
D. CURB CUT
EMERGENCY POWER SYSTEMS (GENERATORS)

CODE NOTES (CONTINUED)

APPENDIX G – FLOOD HAZARD ZONE REQUIREMENTS
(G102.2) BUILDING SITE IS NOT IN A FLOOD ZONE PER FLOOD HAZARD MAP FEMA FIS 36049 AND FEMA FIRMs 360497.

KEY PLAN:

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	05/08/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
BUILDING CODE NOTES

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 12" = 1'-0"	
DWG No:	A-004.00
DOB PAGE No: 56 of 3	

DOB EMPLOYEE STAMP: | DOB B-SCAN:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

30" x 42" Arch E1 - SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number   ES961930419 Scan Code

30" x 42" Arch E1 - SHEET SIZE

MULTI DWELLING LAW
(MULTI DWELLING CLASSIFICATION - CLASS A)

LIST OF CONTROL INSPECTIONS 28-104.7

SPECIAL INSPECTIONS
- FIRE ALARM TEST
- CONCRETE - CAST-IN-PLACE
- MASONRY
- SOILS - SITE PREPARATION
- SOILS - INVESTIGATIONS (BORINGS/TEST PITS)
- PILE FOUNDATIONS & DRILLED PIER INSTALLATION
- UNDERPINNING
- WALL PANES, CURTAIN WALLS & VENEERS
- SMOKE CONTROL SYSTEMS
- MECHANICAL SYSTEMS
- FUEL-OIL STORAGE & FUEL-OIL PIPING SYSTEMS
- STRUCUTRAL SAFETY - STRUCUTRAL STABILITY
- EXCAVATION - SHEETING, SHORING, AND BRACING
- SITE STORM DRAINAGE DISPOSAL & DETENTION SYSTEM INSTALLATION
- SPRINKLER SYSTEMS
- STANDPIPE SYSTEMS
- HEATING SYSTEMS
- FIRESTOP, DRAFTSTOP, & FIREBLOCKING SYSTEMS
- SPRAYED FIRE-RESISTANT MATERIALS
- CONCRETE TEST CYLINDERS TR-2
- CONCRETE DESIGN MIX TR-3

NYC ENERGY CONSERVATION CODE INSPECTIONS
- FOOTING AND FOUNDATION
- EN-1
- PROTECTION OF FOUNDATION INSULATION
- INSULATION PLACEMENT AND R VALUE
- FENESTRATION THERMAL VALUES AND RATINGS
- FENESTRATION RATINGS FOR AIR LEAKAGE
- FENESTRATION AREAS
- AIRE SEALING AND INSULATION - VISUAL
- AIRE SEALING AND INSULATION - TESTING
- LOADING DECK WEATHER SEALS
- VESTIBULES
- FIREPLACES
- HVAC AND SERVICE WATER HEATING EQUIPMENT
- HVAC AND SERVICE WATER HEATING SYSTEMS CONTROLS
- DUCT PLENUM AND PIPING INSULATION AND SEALING
- DUCT LEAKAGE TESTING
- ELECTRICAL METERING
- LIGHTING IN DWELLING UNITS
- INTERIOR LIGHTING POWER
- EXTERIOR LIGHTING POWER
- LIGHTING CONTROLS
- EXIT SIGNS
- TANDEM WIRING
- ELECTRICAL MOTORS
- MAINTENANCE INFORMATION
- FIRE-RESISTANCE RATED CONSTRUCTION
- PUBLIC ASSEMBLY EMERGENCY LIGHTING

LIST OF SEPARATE APPLICATIONS TO BE FILED
- FENCE
- EXCAVATION
- FOUNDATION
- SUPPORT OF EXCAVATION
- UNDERGROUND PLUMBING
- STRUCUTRAL
- TEST PIT
- MECHANICAL
- PLUMBING
- SPRINKLER
- STANDPIPE
- TEMPORARY STANDPIPE
- GENERATOR
- FIRE ALARM
- BOILER
- FIRE PROTECTION PLAN
- BUILDING PAVEMENT PLAN
- CURB CUT
- AIR RIGHTS
- SIGNAGE
- PUBLIC ASSEMBLY
- GENERATORS (EMERGENCY POWER SYSTEM)
- COMMERCIAL COOKING INSTALLATION

APPENDIX G SPECIAL INSPECTIONS

1. SPECIAL INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH BC G105.
2. ALL WORK APPLICATIONS REGARDLESS OF THE EXTENT OF THE SCOPE OF WORK, SHALL BE SUBJECT TO THE FOLLOWING SPECIAL INSPECTION:
   1. FLOOD ZONE COMPLIANCE INSPECTION IN ACCORDANCE WITH BC G105.2.1
3. NEW BUILDINGS WITH SUBSTANTIAL IMPROVEMENTS. IN ADDITION TO THE FLOOD ZONE COMPLIANCE INSPECTION REQUIRED BY BC G105.2, ALL APPLICATIONS FOR NEW BUILDINGS OR SUBSTANTIAL IMPROVEMENTS SHALL BE SUBJECT TO THE FOLLOWING SPECIAL INSPECTIONS: BC G105.3
   1. ELEVATION PROGRESS INSPECTION IN ACCORDANCE WITH BC G105.3
   2. FINAL ELEVATION INSPECTION IN ACCORDANCE WITH BC G105.3. THE FINAL ELEVATIONS SHALL COMPRISE EITHER OF THE FOLLOWING, AS APPLICABLE:
      2.1. ELEVATION CERTIFICATE AS PER BC G105.3
      2.2 DRY FLOODPROOFING CERTIFICATE AS PER BC G105.3

ENERGY CODE TABULAR ANALYSIS

NYCECC CITATION	PROVISION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	SUPPORTING DOCUMENTATION
CLIMATE ZONES, DESIGN CONDITIONS, MATERIALS, EQUIPMENT AND SYSTEMS					
301	CLIMATE ZONES				
301.1	CLIMATE ZONES	CLIMATE ZONE BASED ON BUILDING LOCATION	CLIMATE ZONE 4A	CLIMATE ZONE 4A	LOCATION: 250 SOUTH STREET, NEW YORK, NY
COMMERCIAL BUILDING THERMAL ENVELOPE					
502.2	OPAQUE ASSEMBLIES				
502.2 (1)	BELOW-GRADE WALLS	THERMAL INSULATION AT NEW CELLAR	R-10.6	R-7.5ci	A-100
502.2 (1)	SLAB-ON-GRADE FLOORS: UNHEATED SLABS	PERIMETER WALLS NEW SLABS ON CELLAR UNDER NEW BUILDING	NR	UNHEATED SLAB NOT REQUIRED TO BE INULSATED FOR RESIDENTIAL USE	N/A

THESE DOCUMENTS COMPLY WITH 2011 NYCECC

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

WET PIPE SPRINKLER SYSTEM TO COMPLY WITH MDL 277.4
THIS IS A FIRE PROOF BUILDING.
FLOOR/CEILING IS OF 2 HR. CONSTR. AND COMPLIES WITH MDL 277.6
COMPLY WITH LIGHT AND AIR FOR UNITS AS PER SEC.277.7 OF THE MDL
HARD WIRED SMOKE DETECTOR OUTSIDE EACH SLEEPING OR BEDROOM AREA IS PROVIDED AS PER SEC.277.7g OF THE MDL
ALL STAIRWAYS MUST HAVE SKYLIGHTS AND VENTS AS PER MDL 277.10
ALL SHAFTS MUST COMPLY WITH MDL 277.11 (2HR)
KITCHEN MUST COMPLY WITH MDL 277.12 AND MDL 33
BUILDING MUST COMPLY WITH MDL 277.13
EXISTING INTERIOR COLUMNS ARE PROTECTED AS PER MDL 277.14
ELEVATOR SHAFTS, DOORS AND VESTIBULES MUST COMPLY WITH MDL 277.15
BUILDING MUST COMPLY WITH MDL 278

FILE NAME:
PLOT DATE:

MULTI DWELLING LAW AND
HOUSING MAINTENANCE CODE NOTES

MD1. THE WORK SHALL COMPLY WITH ALL THE RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS OF THE CITY OF NEW YORK AND ALL OTHER APPLICABLE LOCAL, STATE, FEDERAL DEPARTMENTS AND CODES HAVING JURISDICTION.

MD2. BUILDING TO COMPLY WITH ART.7 M.D.L. & HOUSING AND MAINTENANCE CODE.

MD3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES AND DEVIATIONS OF THE APPROVED PLANS.

MD4. BATH VENTS: 12X12 DUCTS, 18 GA. MTL. WITH CORNER CHANNELS SECURED AT ALL FLOORS AND ROOF. FIRE RETARD WITH 2" VERMICULITE PL ON M/L ENTIRE LENGTH OF DU EXTENDED 4' ABOVE ROOF. PROVIDE REGISTER, GRAVITY DAMPER WITH FUSIBLE LINK. FAN ON ROOF TO PROVIDE 4 AIR CHANGES/HR.25 CFM VELOCITY AND TO RUN FROM 6:00 A.M. TO 12 MIDNIGHT.

MD5. KITCHEN AND KITCHENETTE VENT: 8X8 DUCTS SIMILAR TO BATH VENTS EXCEPT FAN ON ROOF TO PROVIDE 6 CHANGES/HR. 150 CFM TO RUN CONTINUOUSLY 16 GA. METAL. SEE ALSO KITCHENS AND KITCHENETTES SEC.3 M.D.L. AND ART.32 H.M.C.

A. EVERY KITCHEN AND KITCHENETTE SHALL BE PROVIDED WITH FACILITIES FOR COOKING AND SHALL BE EQUIPPED FOR ARTIFICIAL LIGHTING.

B. EVERY KITCHEN AND KITCHENETTE SHALL BE PROVIDED WITH SINK HAVING A MIN. 2" WASTE AND TRAP.

C. LIGHTING AND VENTILATION OF KITCHENETTES SHALL BE PROVIDED UNDER SEC.30 M.D.L. AND ART.30 H.M.C. (SEE NOTE #1)

D. CEILING AND WALL, EXCLUSIVE OF DOORS, OF ALL KITCHENETTES SHALL BE FIRE RETARDED WITH MATERIALS HAVING A ONE HOUR FIRE RATING WITH ONE LAYER PLASTER B. F.C.60.

E. ALL COMBUSTIBLE MATERIALS IMMEDIATELY UNDERNEATH AND WITHIN ONE FOOT OF COOKING APPARATUS SHALL BE PROPERLY FIRE RETARDED AND A MIN. OF TWO FEET CLEARANCE MAINTAINED ABOVE EXPOSED COOKING SURFACES COMBUSTIBLE MATERIALS BETWEEN TWO AND THREE FEET ABOVE EXPOSED COOKING SURFACES SHALL BE FIRE RETARDED. SE 5/8"/PL. BD. FC. 60.

F. GAS RANGES TO BE APPROVED AS PER SEC. 64 MDL & AGA (SEE NOTES #55).

MD6. SPRINKLERS SHALL COMPLY WITH SEC. 187 MDL.

MD7. BOILER ROOMS: SHALL COMPLY WITH SEC. 65 M.D.L. FIRE RETARDED CEILING ENCLOSED IN FIRE FIREPROOF CONSTRUCTION WITH FIREPROOF DOOR TO BE SELF-CLOSING AND SHALL BE 3 HR. RATED WITH BSA APPROVED LABEL.

MD8. NATURAL LIGHTING AND VENTILATION FOR ALL OCCUPIED ROOMS SHALL CONFORM WITH LIGHTING AND VENTILATION: SEC. 30 M.D.L. AND ART.30 H.M.C.

A. WINDOWS IN ALL ROOM, EXCEPT BATHROOMS AND KITCHENETTES SHALL BE AT LEAST ONE-TENTH THE AREA OF THE ROOM AND BE AT LEAST 12 S.F. IN AREA B.S.B. AND 50% OPERABLE.

B. ROOMS HAVING ONLY ONE WINDOW LESS THAN 18 S.F. IN AREA SHALL HAVE A TRANSOM OR LOUVER, OVER THE DOOR HAVING A MIN. AREA OF 144 SQ. IN.

MD9. PEEPHOLES: SEC. 51-A. M.D.L. AND ART.20 H.M.C.

A. PEEPHOLES SHALL BE PROVIDED IN ENTRANCE DOORS OF EACH DWELLING UNIT, LOCATED AS PRESCRIBED BY THE DEPARTMENT. B.S.A. APPROVED ASSEMBLY.

MD10. ARTIFICIAL LIGHTING: SEC. 26 & 35 M.D.L. AND ART.19 H.M.C.

A. PROPER ELECTRIC LIGHTING AND EQUIPMENT SHALL BE PROVIDED AND MAINTAINED WITHIN ALL DWELLINS AND ASSEMBLY.

B. PROPER ELECTRIC LIGHTING SHALL BE INSTALLED AND MAINTAINED AT OR NEAR THE OUTSIDE FRONT ENTRANCE WAY AND IN EVERY REAR YARD, SIDE YARD, FRONT YARD, AND COURTS. MIN. OF 50 WATTS INCANDESCENT ILLUMINATION OR EQUIVALENT AT FRONT ENTRANCE WAY AND A MIN. OF 4 WATTS IN YARDS AND COURTS AND SHALL BE KEPT BURNING FROM SUNSET EACH DAY TO SUNRISE ON THE FOLLOWING DAY.

C. MAIN ENTRANCE AND VESTIBULE DOORS SHALL HAVE NOT LESS THAN FIVE PROPER ELECTRIC LIGHTINGS SHALL BE I NSTALLED AND MAINTAINED AT OR NEAR THE OUTSIDE FRONT ENTRANCE WAY AND IN EVERY REAR YARD, SIDE YARD, FRONT YARDS, AND COURTS. MIN. OF 50 WATTS INCANDESCENT ILLUMINATION OR EQUIVALENT AT FRONT ENTRANCE WAY AND MIN. OF 40 WATTS IN YARDS AND COURTS SHALL BE KEPT BURNING FROM SUNSET TO SUNRISE ON THE FOLLOWING DAY.

D. MAIN ENTRANCE AND VESTIBULE DOORS SHALL HAVE NOT LESS THAN FIVE S.F. OF GLAZED SURFACES.

MD11. ENTRANCE DOORS: SEC. 50-A. M.D.L .AND ART.20 H.M.C.

A. BUILDING ENTRANCES AND ALL OTHER EXTERIOR ENTRANCES SHALL BE EQUIPPED WITH APPROVED TYPE AUTOMATIC SELF-CLOSING AND SLEF-LOCKING DOORS.

B. ENTRANCE DOORS TO EACH APARTMENT UNIT SHALL HAVE KEY LOCK WITH AT LEAST ONE KEY TO BE PROVIDED BY OWNER, HEAVY DUTY LATCH, SET WITH DEAD BOLT AND DOOR CHAIN GUARD.

MD12. GAS METERS AND GAS APPLIANCES: SEC.64 M.D.L. AND ART.18 H.M.C.

A. GAS METERS SHALL COMPLY WITH SEC.64 M.D.L.
B. GAS APPLIANCES SHALL IN ADDITION TO THESE SECTIONS, COMPLY WITH THE BOARD OF STANDARD APPEAL.
C. YEARLY INSPECTION OF GAS APPLIANCES BY QUALIFIED PERSON SHALL BE MADE IN OLT.

MD13. HEAT AND HOT WATER: SEC.79 M.D.L. AND ART.17 H.M.C.

A. YEARLY INSPECTION SHALL BE MADE BY QUALIFIED PERSON.
B. MINIMUM TEMPERATURE OF HEATING AND HOT WATER SHALL BE MAINTAINED.

MD14. SINGLE STATION SMOKE DETECTORS SHALL BE INSTALLED IMMEDIATELY OUTSIDE OF SLEEPING OR BEDROOM WITH NO INTERVENING WALL SWITCH AS PER SEC. 277.7G.

HOUSING MAINTENANCE CODE

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

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

COMPLIANCE

FAIR HOUSING ACT

THESE DOCUMENTS COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL

SPECIAL FLOOD HAZARD ZONE NOTES

ADMINISTRATIVE

1. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL BE IN COMPLIANCE WITH, BUT NOT BE LIMITED TO APPENDIX "G" OF THE NYC BUILDING CODE (FLOOD-RESISTANT CONSTRUCTION)

2. APPENDIX G SHALL APPLY BUT NOT LIMIT TO LAND SUBDIVISION, UTILITIES INSTALLATION, SITE IMPROVEMENTS, PREFABRICATED BUILDINGS AND/OR MANUFACTURED HOMES, POST-FIRM CONSTRUCTION, ALTERATIONS TO POST-FIRM CONSTRUCTION, SUBSTANTIAL IMPROVEMENT OF PRE-FIRM CONSTRUCTION, HORIZONTAL ENLARGEMENTS OF PRE-FIRM CONSTRUCTION, OR OTHER ALTERATIONS OF PM-FIRM CONSTRUCTIONS BC G102.1

3. THE FOLLOWING FLOOR HAZARD MAP AND SUPPORTING DATA ARE ADOPTED AS REFERENCED STANDARDS AND DECLARED TO BE PART OF APPENDIX "G" BC G102.2

   1. FEMA ADVISORY FIS 360497
   2. FEMA FIRMS 360497

4. AS PER BC G102.3, MAP CHANGES TO FEMA FIRMS 360497 SHALL BE ADMINISTERED IN COMPLIANCE WITH SECTIONS BC G102.3.1 & G102.3.2

5. WHERE FEMA ADVISORY BASE FLOOD ELEVATION MAP INDICATES THAT A STRUCTURE OR TAX LOT IS WITHIN A DELINEATED AREA OF SPECIAL FLOOD HAZARD, BUT THE PRE-FIRM GROUND ELEVATIONS ADJACENT TO THE STRUCTURE OR THROUGHOUT THE TAX LOT AM AT OR ABOVE THE BASE FLOOR ELEVATION, THE COMMISSIONER SHALL DEEM SUCH STRUCTURE OR TAX LOT AS BEING WITHIN THE AREA OF SPECIAL FLOOD HAZARD AND SHALL NOT APPROVE PLANS EXCEPT IN COMPLIANCE WITH APPENDIX G, UNLESS A LETTER OF MAP AMENDMENT (LOMA) IS ISSUED BY FEMA REMOVING SUCH STRUCTURE OR TAX LOT FROM THE AREA OF SPECIAL FLOOD HAZARD BC G102.3.1

6. WHERE FEMA FIRMS ADVISORY BASE FLOOD ELEVATION MAP INDICATES THAT A STRUCTURE OR A TAX LOT IS WITHIN A DELINEATED AREA OF SPECIAL FLOOD HAZARD, BUT POST-FIRM COMPACTED FILL IS PROPOSED TO BE ADDED ADJACENT TO THE STRUCTURE OR THROUGHOUT THE TAX LOT TO AN ELEVATION AT OR ABOVE THE BASE FLOOD ELEVATION, THE COMMISSIONER SHALL DEEM SUCH STRUCTURE OR TAX LOT AS BEING WITHIN THE AREA OF SPECIAL FLOOD HAZARD AND SHALL NOT APPROVE PLANS EXCEPT IN COMPLIANCE WITH APPENDIX G, UNLESS A CONDITIONAL OR FINAL LETTER OF MAP REVISION BASED ON ALL (LOMR-F) IS ISSUED BY FEMA REMOVING SUCH STRUCTURE OR TAX LOT FROM THE AREA OF SPECIAL FLOOD HAZARD. THE COMMISSIONER SHALL PROMULGATE RULES ESTABLISHING PROCEDURES FOR PROCESSING LETTER OF MAP REVISIONS BASED ON FILL (LOMR-F) BC G102.3.2

7. CERTIFICATES OF OCCUPANCY SHALL INDICATE THAT THE STRUCTURE OR TAX LOT IS SUBJECT TO A LETTER OF MAP AMENDMENT (LOMA) OR A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) AS PER SECTION BC G106.3.

8. DETERMINATION OF BASE FLOOD ELEVATION SHALL BE IN CONFORMANCE WITH BC G103.3

PERMITS

9. ANY PERSON, OWNER OR AUTHORIZED AGENT WHO INTENDS TO CONDUCT CRY DEVELOPMENT, AS APPLICABLE PURSUANT TO SECTION G102.1, WITHIN AN AREA OF SPECIAL FLOOD HAZARD, SHALL FIRST APPLY TO THE COMMISSIONER AND SHALL OBTAIN THE REQUIRED PERMIT BC G104.1

10. PERMIT APPLICATION REQUIREMENTS SHALL BE IN COMPLIANCE WITH SECTION BC G104 AND ALL OTHER PROVISIONS OF APPENDIX "G" BC G104.2 BC

11. THE PERMIT APPLICATION SHALL INCLUDE A SITE PLAN IN ACCORDANCE WITH BC G104.3, EXCEPT APPLICATIONS FOR SUBDIVISION THAT SHALL COMPLY WITH SECTION BC G302

12. THE PERMIT APPLICATION SHALL INCLUDE THE APPLICABLE CERTIFICATIONS IN ACCORDANCE WITH SECTIONS BC G104.5.1 THROUGH G104.5.3.

CERTIFICATIONS

13. FOR CONSTRUCTION IN A-ZONES THE PERMIT APPLICATION SHALL INCLUDE THE FOLLOWING CERTIFICATES, AS APPLICABLE:
    1. WET FLOODPROOFING CERTIFICATION BC G104.5.1.1
    2. DRY FLOODPROOFING CERTIFICATION FOR NON RESIDENTIAL BUILDINGS BC G104.5.1.2
    3. UTILITY CERTIFICATIONS BC G104.5.1.3

14. PROVIDE FLOODWAY ENCROACHMENT CERTIFICATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION BC G103.5 & G104.5.3

15. VALIDITY OF PERMIT IN ACCORDANCE WITH BC G104.6.

16. PERMIT EXPIRATION AS PER BC G104.7.

17. PERMIT REINSTATEMENT SHALL BE REQUESTED IN WRITING IN ACCORDANCE WITH BC G104.8.

18. PERMITS ISSUED UNDER APPENDIX G MAY BE REVOKED OR SUSPENDED IN ACCORDANCE WITH BC G104.9

19. CERTIFICATE OF OCCUPANCY TO BE IN COMPLIANCE WITH SECTION BC G106. (BC G106.2) THE CERTIFICATE OF OCCUPANCY SHALL DESCRIBE ALL NONDRY FLOODPROOFED SPACES BELOW THE DESIGN FLOOD ELEVATION AS "SUBJECT TO FLOODING", INCLUDING BUT NOT LIMITED TO WET FLOODPROOFED SPACES USABLE SOLELY FOR PARKING, STORAGE, BUILDING ACCESS OR CRAWL SPACES.

20. VARIANCES TO BE IN COMPLIANCE WITHH SECTION BC G107.

21. DEFINITIONS AS PER BC G2.

CONSTRUCTION STANDARDS BC G3

1. TO THE EXTENT REQUIRED BY SECTION BC G102.1 ALL DEVELOPMENTS INCLUDING BUT NOT LIMITED TO UTILITY INSTALLATION, SITE IMPROVEMENTS, PLACEMENT OF PREFABRICATED BUILDINGS AND MANUFACTURED HOMES, NEW BUILDING CONSTRUCTION, ALTERATIONS AND REPAIRS, SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE EFFECTS OF FLOOD HAZARDS AND FLOOD LOADS IN ACCORDANCE WITH APPENDIX G AND ASCE 24. BC G301.1

2. FOR STRUCTURES LOCATED IN MORE THAN ONE ZONE, THE PROVISIONS ASSOCIATED WITH THE MOST RESTRICTIVE AREA OF SPECIAL FLOOD HAZARD SHALL APPLY TO THE ENTIRE STRUCTURE AS PER BC G301.1.1

3. SUBDIVISION PROPOSALS, INCLUDING PROPOSALS FOR MANUFACTURED HOME PARKS SHALL COMPLY WITH BC G302.1 & BC G302.2

4. DEVELOPMENTS IN FLOODWAYS SHALL BE IN COMPLIANCE WITH BC G303.1

5. NEW AND REPLACED WATER AND SEWER FACILITIES TO BE IN COMPLIANCE WITH CHAPTER 8, ASCE 24. BC G303.2 & BC G

6. STORM DRAINAGE IN COMPLIANCE WITH ASCE 24. BC G303.4

7. STREETS AND SIDEWALKS IN COMPLIANCE WITH BC G303.5 AND SHALL MEET LHW REQUIREMENTS OF SECTION BC G303.7.

8. RETAINING WALLS AND DRIVEWAYS TO MEET THE REQUIREMENTS OF SECTION BC G303.7. (BC G303.6)

9. GRADING AND FILLS IN AREAS OF SPECIAL FLOOD HAZARD SHALL MEET THE REQUIREMENTS OF SECTION G303.7

10. POST-FIRM CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS LOCATED WITHIN A-ZONES SHALL MEET THE STANDARDS IN SECTION BC G304. (BC G304.1)

11. (FOR FLOOD ZONE PURPOSES) ALL POST-FIRM RESIDENTIAL NEW BUILDINGS AND/OR STRUCTURES SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN CHAPTER 03 AND ASCE 24, AND SHALL BE IN ACCORDANCE WITH BC G304.1.1

12. (FOR FLOOD ZONE PURPOSES) ALL POST-FIRM NONRESIDENTIAL NEW BUILDINGS AND SUBSTANTIAL IMPROVEMENTS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN CHAPTER 03 AND ASCE 24, AND SHALL BE IN ACCORDANCE WITH BC G304.1.2

13. IN ADDITION TO THE REQUIREMENTS OF ASCE 24, CONSTRUCTIONS AND IMPROVEMENTS LOCATED WITHIN A-ZONES SHALL BE IN COMPLIANCE WITH BC G304.2

14. MANUFACTURED HOMES SHALL BE PROHIBITED IN V-ZONES. WITHIN A-ZONES, ALL NEW, REPLACED OR SUBSTANTIALLY IMPROVED MANUFACTURED HOMES SHALL COMPLY WITH SECTION BC G305 MANUFACTURED HOMES.

15. RECREATIONAL VEHICLES PLACED WITHIN AREAS OF SPECIAL FLOOD HAZARD SHALL COMPLY WITH SECTION BC G306 RECREATIONAL VEHICLES

16. UNDERGROUND TANKS IN AREAS OF SPECIAL FLOOD HAZARD SHALL COMPLY WITH BC G307.1

17. ABOVE-GROUND TANKS IN AREAS OF SPECIAL FLOOD HAZARD SHALL COMPLY WITH BC G307.2

18. TANK INLETS AND VENTS IN AREAS OF SPECIAL FLOOD HAZARD TO COMPLY WITH BC G307.3

19. ACCESSORY STRUCTURES SHALL BE IN CONFORMANCE WITH BC G308

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
BUILDING CODE NOTES

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
REV:	
CHK:	CHECKER
SCALE:	12" = 1'-0"
DWG No:	**A-005.00**
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DOB B-SCAN:

DOORWAY REQUIREMENTS
ICC/ANSI A117.1-2003

ANSI 404 DOORS AND DOORWAYS

ANSI 404.1 GENERAL.
DOORS TO ACCESSIBLE SPACES AND ELEMENTS AND ALONG ACCESSIBLE ROUTES SHALL COMPLY WITH THE REQUIREMENTS OF ANSI 404.

ANSI 404.2.1 DOUBLE-LEAF DOORS AND GATES.
IF DOORWAYS HAVE TWO INDEPENDENTLY OPERATED DOOR LEAVES, THEN AT LEAST ONE LEAF SHALL MEET THE SPECIFICATIONS IN ANSI 404.2.2 & 404.2.3. THAT LEAF SHALL BE AN ACTIVE LEAF.

ANSI 404.2.2 CLEAR WIDTH.
DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A MINIMUM CLEAR OPENING OF 32 IN (815 MM) WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP (SEE FIG. 404.2.2 (a), (b), AND (c)). OPENING MORE THAN 24 IN (610 MM) IN DEPTH SHALL COMPLY WITH 404.2.2 (SEE FIG. 404.2.2 (d)).

ANSI 404.2.3 MANEUVERING CLEARANCES AT DOORS.
MINIMUM MANEUVERING CLEARANCES AT DOORS THAT ARE NOT AUTOMATIC SHALL COMPLY AS SHOWN IN FIG. 404.2.3.1, 404.2.3.2, AND 404.2.3.4. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.

ANSI 404.2.4 THRESHOLDS AT DOORWAYS.
THRESHOLDS AT DOORWAYS SHALL BE 1/2 IN (13MM) MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH ANSI 302 AND 303.

ANSI 404.2.5 TWO DOORS IN SERIES.
THE MINIMUM SPACE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES SHALL BE 48 IN (1220 MM) PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. THE SPACE BETWEEN THE DOORS SHALL PROVIDE A TURNING SPACE COMPLYING WITH ANSI 304. (SEE FIG. 404.2.5)

ANSI 404.2.6 DOOR HARDWARE.
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865MM) MINIMUM AND 48 INCHES (1220MM) MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

EXCEPTION: LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED IN ANY LOCATION.

ANSI 404.2.7 CLOSING SPEED.

ANSI 404.2.7.1 DOOR CLOSERS.
CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.

ANSI 404.2.7.2 SPRING HINGES.
DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

ANSI 404.2.8 DOOR-OPENING FORCE.
THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE (lbf) AND NEWTONS (N), FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:

(1) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.

(2) OTHER DOORS:
(A) INTERIOR HINGED DOORS:5.0 LBF (22.2 N)
(B) SLIDING AND FOLDING DOORS: 5.0 LBF (22.2 N)

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN CLOSED POSITION.

ANSI 404.3 AUTOMATIC DOORS.
IF AN AUTOMATIC DOOR IS USED, IT SHALL COMPLY WITH ANSI / BHMA A156.10 LISTED IN ANSI 105.2.4.
POWER-ASSIST AND LOW-ENERGY DOORS SHALL COMPLY WITH ANSI / BHMA A156.19 LISTED IN ANSI 105.2.3.

FIG. 404.2.5 TWO DOORS IN SERIES

FIG. 404.2.2 CLEAR DOORWAY WIDTH AND DEPTH

FIG. 404.2.3.2 MANEUVERING CLEARANCES AT SLIDING AND FOLDING DOOR

FIG. 404.2.3.4 MANEUVERING CLEARANCES AT RECESSED DOORS

FIG. 404.2.3.1 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

DWELLING UNIT REQUIREMENTS
2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

BC 1107 & ANSI CHAPTER 10 DWELLING UNITS AND SLEEPING UNITS.

ACCESSIBLE UNITS.

ANSI 1002.1 GENERAL – ACCESSIBLE UNITS SHALL COMPLY WITH ANSI 1002.

ANSI 1002.2 PRIMARY ENTRANCE.
THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS. THE PRIMARY ENTRANCE SHALL NOT BE TO A BEDROOM.

ANSI 1002.3 ACCESSIBLE ROUTE.
EXTERIOR SPACES LESS THAN 30 INCHES (760 MM) IN DEPTH OR WIDTH SHALL COMPLY WITH ANSI 1002.3.1, 1002.3.3, 302, AND 303.

ANSI 1002.3.1 LOCATION.
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT. WHERE ONLY ONE ACCESSIBLE ROUTE IS PROVIDED, IT SHALL NOT PASS THROUGH BATHROOMS AND TOILET ROOMS, CLOSETS, OR SIMILAR SPACES.

ANSI 1002.3.2 TURNING SPACE.
ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH ANSI 304.

ANSI 1002.3.3 COMPONENTS.
ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, RAMPS, ELEVATORS, AND PLATFORM LIFTS.

ANSI 1002.5 DOORS AND DOORWAYS.
THE PRIMARY ENTRANCE DOOR TO THE UNIT, AND ALL OTHER DOORWAYS INTENDED FOR USER PASSAGE, SHALL COMPLY WITH ANSI 404.

ANSI 1002.6 RAMPS.
RAMPS SHALL COMPLY WITH ANSI 405.

ANSI 1002.9 OPERABLE PORTS.
LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH ANSI 309. REFER TO ANSI 1002.9 FOR LISTED EXCEPTIONS.

ANSI 1002.10 LAUNDRY EQUIPMENT.
WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH ANSI 611.

ANSI 1002.11 TOILET AND BATHING FACILITIES.
TOILET AND BATHING FACILITIES SHALL COMPLY WITH ANSI 603 THROUGH 610 (REFER TO 'BATHROOM REQUIREMENTS' ON THIS SHEET).

ANSI 1002.12 KITCHENS.
KITCHENS SHALL COMPLY WITH ANSI 804 (REFER TO 'KITCHEN REQUIREMENTS' ON THIS SHEET). AT LEAST ONE WORK SURFACE, 30 IN. (760 MM) MIN. FOR LENGTH, SHALL COMPLY WITH ANSI 902.

FIG. 104.2
GRAPHIC CONVENTIONS FOR FIGURES

CONVENTION	DESCRIPTION	CONVENTION	DESCRIPTION
60"	TYPICAL DIMENSION LINE	(arrow)	DIRECTION OF APPROACH
6"	DIMENSION FOR SMALL MEASUREMENTS	(dashed line)	BOUNDRY OF CLEARANCE AREA
28"-36"	DIMENSION LINE SHOWING RANGE OF WITH MINIMUM-MAXIMUM	℄	CENTERLINE

THE DRAWINGS PREPARED FOR THIS PROJECT HAVE BEEN COORDINATED TO COMPLY WITH THE 2008 N.Y.C. BUILDING CODE, FAIR HOUSING ACT, AND ICC ANSI A117.1

ADAPTABLE UNITS (TYPE B) R-2 OCCUPANCIES.

BC1107.2 DESIGN.
DWELLING UNITS AND SLEEPING UNITS WHICH ARE REQUIRED TO BE ACCESSIBLE UNITS OR TYPE B UNITS SHALL COMPLY WITH THIS CODE INCLUDING APPENDIX P WHERE APPLICABLE, AND THE APPLICABLE PROVISIONS OF CHAPTER 10 OF ICC A117.1. TYPE B UNITS IN R-2 OCCUPANCIES SHALL COMPLY WITH BC1107.2.1 THRU BC1107.2.8.

BC1107.6.2.1.1 TYPE B UNITS.
EVERY DWELLING UNIT AND SLEEPING UNIT SHALL BE A TYPE B UNIT.

ANSI 1004.2 PRIMARY ENTRANCE.
REFER TO ANSI 1002.2 ON THIS SHEET.

ANSI 1004.3 ACCESSIBLE ROUTE.
REFER TO ANSI 1002.3.1 & 1002.3.3 ON THIS SHEET FOR LOCATIONS AND COMPONENTS. ACCESSIBLE ROUTES DO NOT REQUIRE A TURNING SPACE ANYWHERE WITHIN THE UNIT. REFER TO ANSI 1004.3 FOR LISTED EXCEPTIONS TO LOCATIONS.

ANSI 1004.4 WALKING SURFACE.
WALKING SURFACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH COMPLYING WITH FIG. 403.5.

BC1107.2.1 & BC1105.1.6.1 TYPE B UNIT DOORS AND DOORWAYS IN R-2 OCCUPANCY.
DOORS AND DOORWAYS SHALL COMPLY WITH ANSI 1003.5. REFER TO BC1107.2.1 FOR LISTED EXCEPTIONS.

ANSI 1003.5 DOORS AND DOORWAYS.
THE PRIMARY ENTRANCE DOOR TO THE UNIT, AND ALLOTHER DOORWAYS INTENDED FOR USER PASSAGE, SHALL COMPLY WITH ANSI 404.

ANSI 1004.6 RAMPS.
RAMPS SHALL COMPLY WITH ANSI 405.

BC P102.2 & ANSI 1004.9 OPERABLE PARTS.
REFER TO ANSI 1002.9 ON THIS SHEET. ADDITIONAL EXCEPTIONS INCLUDE CONTROLS OR SWITCHES MOUNTED ON APPLIANCES AND PLUMBING FIXTURE CONTROLS.

BC1007.2.4 TYPE B UNIT OPERABLE WINDOWS IN R-2 OCCUPANCY.
ALL OPERABLE WINDOWS IN ROOMS OR SPACES IN THE DWELLING UNIT OR SLEEPING UNIT SHALL HAVE OPERABLE PARTS COMPLYING WITH ANSI 309.

EXCEPTION: COMPLIANCE WITH BC1107.2.4 IS NOT REQUIRED IN KITCHENETTES LESS THAN 80 SF (7.2M²) IN AREA AND EQUIPPED WITH AN ACCESSIBLE MECHANICAL MEANS OF VENTILATION, AND IN BATHROOMS EQUIPPED WITH AN ACCESSIBLE MEANS OF VENTILATION COMPLYING WITH NYC MECHANICAL CODE.

BC1107.2.8 LAUNDRY EQUIPMENT.
WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH ANSI 611 AND SHALL BE FRONT LOADING (REFER TO 'LAUNDRY REQUIREMENTS' ON THIS SHEET).

BC1107.2.2 & ANSI 1004.11 TOILET AND BATHING FACILITIES.
TOILET AND BATHING FACILITIES SHALL COMPLY WITH APPENDIX P OF THE NYC BUILDING CODE, ANSI 1004.11, AND FHA (REFER TO 'BATHROOM REQUIREMENTS' ON THIS SHEET).

BC1107.2.3 KITCHENS.
PRIMARY KITCHENS SHALL COMPLY WITH THE REQUIREMENTS OF BC1107.2.3.1 THRU BC1107.2.3.4 AND ANSI 1003.12 (REFER TO 'KITCHEN REQUIREMENTS' ON THIS SHEET). SECONDARY KITCHENS SHALL COMPLY WITH ANSI 1004.12.

GENERAL REQUIREMENTS
ICC/ANSI A117.1-2003

FIG. 304.3 SIZE OF TURNING SPACE

FIG.305.3 SIZE OF CLEAR FLOOR SPACE

FIG.305.5 POSITION OF CLEAR FLOOR SPACE

FIG.305.7 MANEUVERING CLEARANCE IN AN ALCOVE

FIG.306.3 TOE CLEARANCE

FIG. 308.2.1 UNOBSTRUCTED FORWARD REACH

FIG. 308.2.2 OBSTRUCTED HIGH FORWARD REACH

FIG. 308.3.1 UNOBSTRUCTED SIDE REACH

FIG. 308.3.2 OBSTRUCTED HIGH SIDE REACH

FIG. 403.5 CLEAR WIDTH OF AN ACCESSIBLE ROUTE

FIG. 403.5.1 CLEAR WIDTH AT A TURN

FIG. 602.5 DRINKING FOUNTAIN SPOUT LOCATION

ELEVATOR REQUIREMENTS
ICC/ANSI A117.1-2003

ANSI 407 ELEVATORS

ANSI 407.1 GENERAL.
ELEVATORS SHALL COMPLY WITH ANSI 407 AND ASME A17.1 LISTED IN ANSI 105.2.5. ELEVATORS SHALL BE PASSENGER ELEVATORS AS CLASSIFIED BY ASME A17.1. ELEVATOR OPERATION SHALL BE AUTOMATIC.

ANSI 407.2.1 CALL CONTROLS.
ELEVATOR CALL BUTTONS OR KEYPADS SHALL COMPLY WITH ANSI 407.2.1 AND 309.4.

ANSI 407.2.1.1 HEIGHT.
CALL BUTTONS AND KEYPADS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN ANSI 308, MEASURED TO THE CENTERLINE OF THE HIGHEST OPERABLE PART.

ANSI 407.2.1.2 SIZE.
CALL BUTTONS SHALL BE 3/4 IN (19MM) MINIMUM IN THE SMALLEST DIMENSION.

ANSI 407.2.2 HALL SIGNALS.

ANSI 407.2.2.1 VISIBLE AND AUDIBLE SIGNALS.
A VISIBLE AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE CAR'S DIRECTION OF TRAVEL.

ANSI 407.2.2.2 VISIBLE SIGNALS.
VISIBLE SIGNALS SHALL HAVE THE FOLLOWING FEATURES:
(1) VISIBLE SIGNAL FIXTURES SHALL BE CENTERED AT 72 INCHES (1830MM) MINIMUM ABOVE THE FLOORS.
(2) VISIBLE SIGNAL ELEMENTS SHALL BE 2 1/2 INCHES (64MM) MINIMUM MEASURED ALONG THE VERTICAL CENTERLINE OF THE ELEMENT.
(3) SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.

ANSI 407.2.2.3 AUDIBLE SIGNALS.
AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT INDICATE THE DIRECTION OF TRAVEL.

ANSI 407.2.3 HOISTWAY SIGNS.

ANSI 407.2.3.1 FLOOR DESIGNATIONS.
FLOOR DESIGNATIONS SHALL BE PROVIDED IN TACTILE CHARACTERS COMPLYING WITH ANSI 703.3 LOCATED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES. TACTILE CHARACTERS SHALL BE 2 INCHES (51MM) MINIMUM IN HEIGHT. A TACTILE STAR SHALL BE PROVIDED ON BOTH JAMBS AT THE MAIN ENTRY LEVEL.

ANSI 407.3.3 REOPENING DEVICE.
ELEVATOR DOORS SHALL BE PROVIDED WITH A REOPENING DEVICE COMPLYING WITH ANSI 407.3.3 THAT SHALL STOP AND REOPEN A CAR DOOR AND HOISTWAY DOOR AUTOMATICALLY IF THE DOOR BECOMES OBSTRUCTED BY AN OBJECT OR PERSON.

ANSI 407.3.3.1 HEIGHT.
THE REOPENING DEVICE SHALL BE ACTIVATED BY SENSING AN OBSTRUCTION PASSING THROUGH THE OPENING AT 5 INCHES (125MM) NOMINAL AND 29 INCHES (735MM) NOMINAL ABOVE THE FLOOR.

ANSI 407.3.3.2 CONTACT.
THE REOPENING DEVICE SHALL NOT REQUIRE PHYSICAL CONTACT TO BE ACTIVATED, ALTHOUGH CONTACT SHALL BE PERMITTED BEFORE THE DOOR REVERSES.

ANSI 407.3.3.2 DURATION.
THE REOPENING DEVICE SHALL REMAIN EFFECTIVE FOR 20 SECONDS MINIMUM.

ANSI 407.3.4 DOOR AND SIGNAL TIMING.
THE MINIMUM ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOORS OF THAT CAR START TO CLOSE SHALL BE CALCULATED FROM THE FOLLOWING EQUATION:

$$T = \frac{D}{1.5\ FT/S} \quad OR \quad T = \frac{D}{445\ MM/S} = 5 \text{ SECONDS MINIMUM}$$

WHERE T = TOTAL TIME IN SECONDS AND D = DISTANCE (IN FEET OR MILLIMETRES) FROM THE POINT IN THE LOBBY OR CORRIDOR 60 IN. (1525MM) DIRECTLY IN FRONT OF THE FARTHEST CALL BUTTON CONTROLLING THE CAR TO THE CENTERLINE OF ITS HOISTWAY DOOR.

EXCEPTION: FOR CARS WITH IN-CAR LANTERNS, T SHALL BE PERMITTED TO BEGIN WHEN THE SIGNAL IS VISIBLE FROM THE POINT 60 IN. (1525MM) DIRECTLY IN FRONT OF THE FARTHEST CALL BUTTON AND THE AUDIBLE SIGNAL IS SOUNDED.

ANSI 407.3.5 DOOR DELAY.
THE MINIMUM TIME FOR ELEVATOR DOORS TO REMAIN FULLY OPEN IN RESPONSE TO A CAR CALL SHALL BE 3 SECONDS.

ANSI 407.4 ELEVATOR CAR REQUIREMENTS.

ANSI 407.4.1 CAR DIMENSIONS.
INSIDE DIMENSIONS OF ELEVATOR CARS SHALL COMPLY WITH TABLE 407.4.1.

ANSI 407.4.2 FLOOR SURFACES.
FLOOR SURFACES IN ELEVATOR CARS SHALL COMPLY WITH ANSI 302.

ANSI 407.4.3 PLATFORM TO HOISTWAY CLEARANCES.
THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF ANY HOISTWAY LANDING SHALL BE IN COMPLIANCE WITH ASME/ANSI A17.1 LISTED IN ANSI 105.2.5.

ANSI 407.4.4 LEVELING.
EACH CAR SHALL BE EQUIPPED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING AND MAINTAIN THE CAR AT FLOOR LANDINGS WITH A TOLERANCE OF 1/2 IN (13MM) UNDER RATED LOADING TO ZERO LOADING CONDITIONS.

ANSI 407.4.5 ILLUMINATION.
THE LEVEL OF ILLUMINATION AT THE CAR CONTROLS, PLATFORM, CAR THRESHOLD AND CAR LANDING SILL SHALL BE 5 FOOT-CANDLES (54 LUX) MINIMUM.

FIG. 407.2.1.1 CALL BUTTONS

FIG. 407.2.2.2 HEIGHT OF SIGNAL

REFER TO TABLE 703.2.4

SECT. 407.3.3.1 REOPENING DEVICE

NOTE: THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A AND LINE B REPRESENT THE VERTICAL LOCATIONS OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

FIG. C407.4.6 ELEVATOR CONTROL PANEL

FIG. 407.2.2.2 ELEVATOR VISIBLE SIGNALS

FIG. 407.4.1 INSIDE DIMENSIONS OF ELEVATOR CARS

KEY FUNCTION	DESCRIPTION OF TACTILE SYMBOL	TACTILE SYMBOL
ENTER OR PROCEED:	CIRCLE	○
CLEAR OR CORRECT:	LEFT ARROW	←
CANCEL:	"X"	x
ADD VALUE:	PLUS SIGN	+
DECREASE VALUE:	MINUS SIGN	-

TABLE 707.6.1
TACTILE SYMBOLS

ANSI 407.4.10 EMERGENCY COMMUNICATIONS.
EMERGENCY TWO-WAY COMMUNICATION SYSTEMS BETWEEN THE ELEVATOR AND A POINT OUTSIDE THE HOISTWAY SHALL COMPLY WITH ANSI 407.4.10 AND ASME/ANSI A17.1 LISTED IN ANSI 105.2.5. THE HIGHEST OPERABLE PART OF A TWO-WAY COMMUNICATION SYSTEM SHALL COMPLY WITH ANSI 308. TACTILE CHARACTERS COMPLYING WITH ANSI 703.3 AND SYMBOLS COMPLYING WITH ANSI 407.4.7.1.3 SHALL BE PROVIDED ADJACENT TO THE DEVICE.

ANSI 407.4.6 ELEVATOR CAR CONTROLS.

ANSI 407.4.6.1 LOCATION.
CONTROLS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN ANSI 308.

ANSI 407.4.6.2 BUTTONS.
CAR CONTROL BUTTONS WITH FLOOR DESIGNATIONS SHALL BE RAISED OR FLUSH. BUTTON SHALL BE 3/4 IN (19MM) MINIMUM IN THEIR SMALLEST DIMENSION.

ANSI 407.4.6.4G EMERGENCY CONTROLS.
EMERGENCY CONTROLS SHALL HAVE THEIR CENTERLINES 35 IN (890MM) MINIMUM ABOVE THE FLOOR. EMERGENCY CONTROLS, INCLUDING THE EMERGENCY ALARM, SHALL BE GROUPED AT THE BOTTOM OF THE PANEL.

ANSI 407.4.7 DESIGNATIONS AND INDICATORS OF CAR CONTROLS.
CAR CONTROL BUTTONS SHALL COMPLY WITH THE FOLLOWING FEATURES:

ANSI 407.4.7.1.1 TYPE.
CONTROL BUTTONS SHALL BE IDENTIFIED BY TACTILE CHARACTERS COMPLYING WITH ANSI 703.3.

ANSI 407.4.7.1.2 LOCATION.
TACTILE CHARACTER AND BRAILLE DESIGNATIONS SHALL BE PLACED IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON TO WHICH THE DESIGNATIONS APPLY.

ANSI 407.4.7.1.3 SYMBOLS.
THE CONTROL BUTTON FOR THE EMERGENCY STOP, ALARM, DOOR OPEN, DOOR CLOSE, MAIN ENTRY FLOOR, AND PHONE, SHALL BE IDENTIFIED WITH TACTILE SYMBOLS AS SHOWN IN TABLE 407.4.7.1.3.

ANSI 407.4.7.1.4 VISIBLE INDICATORS.
BUTTONS WITH FLOOR DESIGNATIONS SHALL BE PROVIDED WITH VISIBLE INDICATORS TO SHOW THAT A CALL HAS BEEN REGISTERED. THE VISIBLE INDICATIONS SHALL EXTINGUISH WHEN THE CAR ARRIVES AT THE DESIGNATED FLOOR.

ANSI 407.4.9 CAR POSITION INDICATORS.
AUDIBLE AND VISIBLE CAR POSITION INDICATORS SHALL BE PROVIDED IN ELEVATOR CARS.

ANSI 407.4.9.1 VISIBLE INDICATORS.
CHARACTERS SHALL BE 1/2 IN (13MM) MINIMUM IN HEIGHT. INDICATORS SHALL BE LOCATED ABOVE THE CAR CONTROL PANEL OR ABOVE THE DOOR. AS THE CAR PASSES A FLOOR AND WHEN A CAR STOPS AT A FLOOR SERVED BY THE ELEVATOR, THE CORRESPONDING CHARACTER SHALL ILLUMINATE.

ANSI 407.4.9.2 AUDIBLE INDICATORS.
THE SIGNAL SHALL BE AN AUTOMATIC VERBAL ANNUNCIATOR THAT ANNOUNCES THE FLOOR AT WHICH THE CAR IS ABOUT TO STOP. THE VERBAL ANNOUNCEMENT INDICATING THE FLOOR SHALL BE COMPLETED PRIOR TO THE INITIATION OF THE DOOR OPENING. THE VERBAL ANNUNCIATOR SHALL BE 10 DBA MINIMUM ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 DBA, MEASURED AT THE ANNUNCIATOR. IT SHALL HAVE A FREQUENCY OF 300 HZ MIN. TO 3,000 HZ MAX.

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ADA PROVISIONS & NOTES

SEAL & SIGNATURE:

DATE: 01 MAR 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-006.00**
DOB PAGE No: 57 of 3

DOB EMPLOYEE STAMP: DOB B-SCAN:

BATHROOMS REQUIREMENTS
2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

TOILET AND BATHING ROOMS.

ACCESSIBLE BATHROOMS

ANSI 603.1 GENERAL.
ACCESSIBLE TOILET AND BATHING ROOMS SHALL COMPLY WITH ANSI 603.

ANSI 603.2 CLEARANCES.

ANSI 603.2.1 TURNING SPACE.
A TURNING SPACE COMPLYING WITH ANSI 304 SHALL BE PROVIDED WITHIN THE ROOM.

BC P102.5 & ANSI 603.2.2 OVERLAP.
CLEAR FLOOR SPACES SHALL BE PERMITTED TO OVERLAP.

BC P102.3 & ANSI 603.2.3 DOOR SWING.
DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE.

EXCEPTION: WHERE THE ROOM IS FOR INDIVIDUAL USE AND CLEAR FLOOR SPACE COMPLYING WITH ANSI 305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.

BC P102.7 & ANSI 603.3 MIRRORS.
REFER TO FIG. 606.3 FOR MOUNTING HEIGHTS ON THIS SHEET.

ADAPTABLE BATHROOMS

BC1107.2.2 & ANSI 1004.11.3
TOILET AND BATHING ROOMS PROVIDED SHALL COMPLY WITH EITHER:

(1) TYPE B UNIT TOILET AND BATHING FACILITIES – BC (OPTION 'A' AS PER ANSI & FHA):
ALL SUCH TOILET AND BATHING FACILITIES SHALL COMPLY WITH APPENDIX P AND ANSI 1004.11.3.1.
FHA: WITHIN EACH TOILET AND BATHING FACILITY ALL FIXTURES IN THOSE BATHROOMS MUST BE USABLE.

-OR-

(2) TYPE A UNIT TOILET AND BATHING FACILITIES – BC EXCEPTION & ANSI:
AT LEAST ONE TOILET AND BATHING FACILITY IN THE DWELLING OR SLEEPING UNIT IS CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF ANSI 1003.11 & 1003.3.2.

ANSI 1003.3.2 TURNING SPACE.
A TURNING SPACE COMPLYING WITH ANSI 304 SHALL BE PROVIDED.

ALL OTHER TOILET AND BATHING FACILITIES SHALL COMPLY WITH ANSI 1004.3, 1004.4, 1004.9 (REFER TO DWELLING UNIT REQUIREMENTS: ADAPTABLE UNITS ON THIS SHEET) AND 1004.11.2 (SEE BELOW).

BC P102.4 & ANSI 1004.11.1 KNEE AND TOE CLEARANCE.
REFER TO ANSI 603.2.2 & Y03.2.3 ON THIS SHEET. CLEAR FLOOR SPACE AT FIXTURES SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES COMPLYING WITH ANSI 306.

ANSI 1004.11.2 REINFORCEMENTS.
REINFORCEMENT SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS.

WATER CLOSETS AND TOILET COMPARTMENTS.

ACCESSIBLE

ANSI 604.1 GENERAL.
ACCESSIBLE WATER CLOSETS AND COMPARTMENTS SHALL COMPLY WITH ANSI 604. COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH ANSI 603. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH ANSI 604.8.

ANSI 604.2 LOCATION.
REFER TO FIG. 604.3 ON THIS SHEET.

ANSI 604.3 CLEARANCE.

ANSI 604.3.1 SIZE.
REFER TO FIG. 604.3 ON THIS SHEET.

ANSI 604.3.2 OVERLAP.
REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, GRAB BARS, PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AT OTHER FIXTURES AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

ANSI 604.4 HEIGHT.
REFER TO FIG. 604.5.1 ON THIS SHEET.

BC 0102.8.3 & ANSI 604.5 GRAB BARS.
REFER TO FIG. 604.5.1 & FIG. 604.5.2 ON THIS SHEET FOR LOCATIONS. GRAB BARS SHALL COMPLY WITH ANSI 609. HEIGHTS SHALL COMPLY WITH ANSI 609.4.

BC P102.8.5 & ANSI 604.6 FLUSH CONTROLS.
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH ANSI 309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

BC P102.8.6 & ANSI 604.7 DISPENSERS.
REFER TO FIG. 604.7 ON THIS SHEET.

ADAPTABLE

LOCATION AND CLEARANCE.

(1) TYPE B – BC (OPTION 'A' – ANSI & FHA); BC P102.8.1, BC P102.8.2, & ANSI 1004.11.3.1.2
REFER TO FIG. 1004.11.3.1.2 ON THIS SHEET FOR LOCATIONS AND CLEARANCES.

(2) TYPE A – BC & ANSI: BC1107.2.2 & ANSI 1003.11
REFER TO FIG. 1003.11.7 ON THIS SHEET FOR LOCATIONS AND CLEARANCES.

BC P104.8.3 GRAB BARS.
SAME AS ACCESSIBLE REQUIREMENTS (REFER TO BC P102.8.5/ANSI 604.6 & BC P102.8.6 / ANSI 604.7 ON THIS SHEET).

FIG. 1004.11.3.1.2
WATER CLOSET LOCATION AND CLEARANCES

FIG. 1003.11.7
WATER CLOSET LOCATION AND CLEARANCES

FIG. 604.3
SIZE OF CLEARANCE FOR WATER CLOSET AT ACCESSIBLE BATHROOMS

FIG. 604.8.2
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS (TYPE B)

FIG. 604.8.3
WHEELCHAIR ACCESSIBLE COMPARTMENT DOORS

FIG. 604.9
AMBULATORY ACCESSIBLE COMPARTMENT

* 18" ALLOWED IN TYPE B
NOTE: ONLY REINFORCING NEEDS TO BE PROVIDED FOR ADAPTABLE BATHROOMS

FIG. 604.5.1
SIDE WALL GRAB BAR FOR WATER CLOSET

** 24" ALLOWED IN TYPE B
NOTE: ONLY REINFORCING NEEDS TO BE PROVIDED FOR ADAPTABLE BATHROOMS

FIG. 604.5.2
REAR WALL GRAB BAR FOR WATER CLOSET

FIG. 604.7
DISPENSER LOCATION

URINALS.

ANSI 605.2 HEIGHT.
REFER TO FIG. 605.2 ON THIS SHEET. URINALS SHALL BE OF THE STALL TYPE OR SHALL BE OF THE WALL HUNG TYPE.

ANSI 605.3 CLEAR FLOOR SPACE.
A CLEAR FLOOR SPACE COMPLYING WITH ANSI 305, POSITIONED FOR FORWARD APPROACH.

ANSI 605.4 FLUSH CONTROLS.
FLUSH CONTROLS SHALL BE HAND OPERATED, COMPLYING WITH ANSI 309, OR AUTOMATIC.

FIG. 605.2
HEIGHT OF URINALS

LAVATORIES AND SINKS.

ACCESSIBLE

ANSI 606.2 CLEAR FLOOR SPACE.
A CLEAR FLOOR SPACE COMPLYING WITH ANSI 305, POSITIONED FOR FORWARD APPROACH. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCE.

ANSI 606.3 HEIGHT.
REFER TO FIG. 606.3 ON THIS SHEET.

ANSI 606.4 FAUCETS.
FAUCETS SHALL COMPLY WITH ANSI 309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

ANSI 606.6 EXPOSED PIPES AND SURFACES.
WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.

ANSI 606.7 OPERABLE PARTS.
OPERABLE PARTS ON TOWEL DISPENSERS AND HAND DRYERS SHALL COMPLY WITH TABLE 606.7.

ADAPTABLE

BC 102.6 LAVATORY.
LAVATORIES SHALL COMPLY WITH ANSI 606 (REFER TO LAVATORIES AND SINKS: ACCESSIBLE SECTION ON THIS SHEET). A CLEAR FLOOR SPACE COMPLYING WITH ANSI 305.5, POSITIONED FOR A PARALLEL APPROACH AND CENTERED ON THE LAVATORY SHALL BE PROVIDED.

CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY:
(1)PROVIDED IT CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
(2)THE FINISH FLOOR EXTENDS UNDER SUCH CABINETRY
(3)THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

FIG. 606.3
HEIGHT OF LAVATORIES AND SINKS

BATHTUBS.

ACCESSIBLE

ANSI 607.2 CLEARANCE.
REFER TO FIG 607.2 ON THIS SHEET.

ANSI 607.3 SEAT.
A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED. SEATS SHALL COMPLY WITH ANSI 610.

ANSI 607.4 GRAB BARS.
GRAB BARS SHALL COMPLY WITH ANSI 609 AND SHALL BE PROVIDED IN ACCORDANCE WITH ANSI 607.4.1 OR 607.4.2.

ANSI 607.5 CONTROLS.
REFER TO FIG. 607.5 ON THIS SHEET.

ANSI 607.6 HAND SHOWER.
A HAND SHOWER WITH A HOSE 59 IN. (1500 MM) MIN. IN LENGTH, THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. AN ADJUSTABLE-HEIGHT HAND SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED.

ANSI 607.7 BATHTUB ENCLOSURES.
ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE BATHTUB.

ANSI 607.8 WATER TEMPERATURE.
BATHTUBS SHALL DELIVER WATER THAT IS 120 DEGREES F (49 DEGREES C) MAX.

ADAPTABLE

BATHTUB.
BATHTUBS SHALL COMPLY WITH ANSI 607 (REFER TO BATHTUBS. ACCESSIBLE SECTION ON THIS SHEET). BATHTUB SEATS SHALL NOT BE REQUIRED.

(1)TYPE B – B (OPTIONS 'A' – ANSI & FHA): BC P102.9.1 & ANSI 1004.11.3.1.3
REFER TO FIG. 1004.11.3.1.2 ON THIS SHEET FOR CLEARANCES.

(2)TYPE A – BC & ANSI: BC1107.2.2 & ANSI 1003.11.8
REFER TO FIG. 1003.11.8 ON THIS SHEET FOR CLEARANCES. COUNTER TOPS AND CABINETRY SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE, PROVIDED IT CAN BE REMOVED AND THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY.

FIG. 1004.11.3.1.3
PARALLEL APPROACH BATHTUB AS PER BC P102.9.1

FIG. 1003.11.8
BATHROOM CLEARANCE AS PER BC1107.2.2 EXCEPTION

FIG. 607.2
CLEARANCE FOR BATHTUBS AT ACCESSIBLE BATHROOMS

FIG. 607.5
LOCATION OF BATHTUB CONTROLS

FIG. 607.4.2
GRAB BARS FOR BATHTUBS WITHOUT PERMANENT SEATS

FIG. 607.4.1
GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS

SHOWER COMPARTMENTS.

ACCESSIBLE

ANSI 608.2 SIZE AND CLEARANCES.

ANSI 608.2.1 TRANSFER-TYPE SHOWER COMPARTMENTS.
REFER TO FIG. 608.2.1 ON THIS SHEET.

ANSI 608.2.2 STANDARD ROLL-IN-TYPE SHOWER COMPARTMENTS.
REFER TO FIG. 608.2.2 ON THIS SHEET.

ANSI 608.2.3 ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENTS.
REFER TO FIG. 608.2.3 ON THIS SHEET.

ANSI 608.3 GRAB BARS.
REFER TO FIG. 608.3.1, FIG. 608.3.2, AND FIG. 608.3.3 ON THIS SHEET. GRAB BARS SHALL COMPLY WITH ANSI 609.

ANSI 608.4 SEATS.
A FOLDING OR NON-FOLDING SEAT SHALL BE PROVIDED IN TRANSFER-TYPE SHOWER COMPARTMENTS. A SEAT SHALL BE PROVIDED IN AN ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENT. IN STANDARD AND ALTERNATE ROLL-IN-TYPE SHOWERS WHERE A SEAT IS PROVIDED, IF THE SEAT EXTENDS OVER THE MIN. CLEAR INSIDE DIMENSION REQUIRED BY ANSI 608.2 OR 608.2.3, THE SEAT SHALL BE A FOLDING SEAT. SEATS SHALL COMPLY WITH ANSI 610.

ANSI 608.5 CONTROLS AND HAND SHOWERS.

ANSI 608.5.1 TRANSFER-TYPE SHOWER COMPARTMENTS.
REFER TO FIG. 608.5.1 ON THIS SHEET.

ANSI 608.5.2 STANDARD ROLL-IN-TYPE SHOWER COMPARTMENTS.
REFER TO FIG. 608.5.2 ON THIS SHEET.

ADAPTABLE

BC P102.9.2 SHOWER.
SHOWERS SHALL COMPLY WITH ANSI 608 (REFER TO SHOWER COMPARTMENTS: ACCESSIBLE SECTION ON THIS SHEET).

BC P102.9.2.1 GRAB BARS AND SEATS.
GRAB BARS AND SEATS FOR SHOWERS SHALL COMPLY WITH ANSI 609 & 610. GRAB BARS AND SEATS FOR SHOWERS ARE NOT REQUIRED TO BE INSTALLED WHERE REINFORCEMENT IS PROVIDED FOR FUTURE INSTALLATION.

NOTE: INSIDE FINSHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

FIG. 608.2.1
TRANSFER-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

NOTE: INSIDE FINSHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

FIG. 608.2.2
STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCES

NOTE: INSIDE FINSHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

FIG. 608.2.3
ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

FIG. 608.3.1
GRAB BARS IN TRANSFER TYPE SHOWERS

FIG. 608.3.2
GRAB BARS IN STANDARD ROLL-IN TYPE SHOWERS

FIG. 608.3.3
GRAB BARS IN ALTERNATE ROLL-IN TYPE SHOWERS

FIG. 608.5.1
TRANSFER-TYPE SHOWER CONTROLS AND HANDSHOWERS LOCATION

FIG. 608.5.2
STANDARD ROLL-IN TYPE SHOWER CONTROL AND HANDSHOWER LOCATION

FIG. 608.5.3
ALTERNATE ROLL-IN TYPE SHOWER CONTROL AND HANDSHOWER LOCATION

LAUNDRY AND STORAGE REQUIREMENTS
2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

ANSI 611 WASHING MACHINES AND CLOTHES DRYERS.

BC1007.2.8 TYPE B UNIT LAUNDRY EQUIPMENT IN R-2 OCCUPANCY. WHERE WASHING MACHINES OR CLOTHES DRYERS ARE PROVIDED WITHIN THE DWELLING UNIT, IT SHALL COMPLY WITH ANSI 611 AND BE FRONT LOADING (REFER TO BC1107.2.8 FOR EXCEPTION).

ANSI 611.2 CLEAR FLOOR SPACE.
A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR PARALLEL APPROACH, SHALL BE PROVIDED CENTERED ON THE APPLIANCE.

ANSI 611.3 OPERABLE PARTS.
OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS, SHALL COMPLY WITH ANSI 309.

ANSI 611.4 HEIGHT.
TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT 36 IN. (915 MM) MAX ABOVE THE FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15 IN. (380 MM) MIN AND 34 IN. (865 MM) MAX.

ANSI 905 STORAGE FACILITIES

ANSI 905C STORAGE FACILITIES.
STORAGE FACILITIES MAY INCLUDE SHELVES, CABINETS, CLOTHES RODS, MAIL BOXES, STORAGE LOCKERS, ETC.

ANSI 905.1 GENERAL.
ACCESSIBLE STORAGE FACILITIES SHALL COMPLY WITH ANSI 905.

ANSI 905.2 CLEAR FLOOR SPACE.
A CLEAR FLOOR SPACE COMPLYING WITH ANSI 305.

ANSI 905.3 HEIGHT.
ACCESSIBLE STORAGE ELEMENTS SHALL COMPLY WITH AT LEAST ONE OF THE REACH RANGES SPECIFIED IN ANSI 308.

ANSI 905.4 OPERABLE PARTS.
OPERABLE PARTS OF STORAGE FACILITIES SHALL COMPLY WITH ANSI 309.

FIG. 611.4
HEIGHT OF LAUNDRY EQUIPMENT

FIG. C905.3
REACH RANGES FOR STORAGE

KITCHEN REQUIREMENTS
2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

ADAPTABLE KITCHENS

ANSI 1003.12 KITCHENS.
PRIMARY KITCHENS SHALL COMPLY WITH THE REQUIREMENTS OF BC1107.2.3.1 THRU BC1107.2.3.4 AND ANSI 1003.12. SECONDARY KITCHENS SHALL COMPLY WITH ANSI 1004.12.

ANSI 1003.12.1 CLEARANCE.

ANSI 1003.12.1.1 MINIMUM CLEARANCE.
CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 IN. (1015 MM) MIN.

ANSI 1003.12.3 WORK SURFACE.
AT LEAST ONE SECTION OF COUNTER SHALL PROVIDE A WORK SURFACE 30 IN. IN LENGTH AND 34 IN. MAX ABOVE THE FLOOR. CABINETRY SHALL BE PERMITTED UNDER THE WORK SURFACE IF IT CAN BE REMOVED. A COUNTER THAT IS ADJUSTABLE TO PROVIDE A WORK SURFACE AT VARIABLE HEIGHTS, 29 IN. MIN AND 36 IN. MAX, WITHOUT CUTTING THE COUNTER SHALL BE PERMITTED.

ANSI 1003.12.4 SINKS.
CABINETRY SHALL BE PERMITTED TO BE UNDER SINK PROVIDED IT CAN BE REMOVED. THE FRONT OF THE SINK SHALL BE 34 IN. MAX ABOVE THE FLOOR, UNLESS A COUNTER THAT IS ADJUSTABLE AT VARIABLE HEIGHTS, 29 IN. MIN AND 36 IN. MAX, WITHOUT CUTTING THE COUNTER IS PROVIDED.

BC1107.2.3.4 KITCHEN AND KITCHENETTE STORAGE.
KITCHEN STORAGE, EXCEPT OVERHEAD CABINETS, SHALL COMPLY WITH ANSI 1003.13 AND 905 (REFER TO STORAGE REQUIREMENTS ON THIS SHEET). AT LEAST ONE STORAGE SHELF OR CABINET SHALL BE MOUNTED 48 IN MAX. ABOVE THE WORK COUNTERS.

ANSI 1003.12.5 STORAGE.
A CLEAR FLOOR SPACE FOR A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED.

ANSI 1003.12.6 APPLIANCES.
SHALL COMPLY WITH ANSI 804.6 ON THIS SHEET.

FIG. 1003.12.1.1
MINIMUM KITCHEN CLEARANCE

* 36" MIN IF PART OF T-SHAPED TURNING SPACE PER SECTION 304.3.2 AND 1003.3.2

FIG. 1003.12.3
WORK SURFACE IN KITCHEN

* 36" MIN IF PART OF T-SHAPED TURNING SPACE PER SECTION 304.3.2 AND 1003.3.2

FIG. 1003.12.4
KITCHEN SINK

HANDRAIL AND GRAB BAR REQUIREMENTS
2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

BC1009.11 & ANSI 505 HANDRAILS.

ANSI 505.1 GENERAL.
HANDRAILS REQUIRED BY ANSI 405.8 FOR RAMPS, OR ANSI 504.6 FOR STAIRS, SHALL COMPLY WITH ANSI 505.

BC1109.11 & ANSI 505.2 LOCATION.
HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.

EXCEPTION: ONE HANDRAIL SHALL BE ALLOWED IN ENCLOSED EXIT STAIRS LESS THAN 44 IN. (1118MM) THAT DO NOT SERVE AS AN ACCESSIBLE MEANS OF EGRESS. REFER TO BC1009.11 FOR ADDITIONAL EXCEPTIONS.

BC1109.11.4 & ANSI 505.3 CONTINUITY.
HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS OR RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. OTHER HANDRAILS SHALL COMPLY WITH ANSI 505.10 & 307. REFER TO BC1009.11.4 FOR LISTED EXCEPTIONS.

BC1109.11.1 & ANSI 505.4 HEIGHT.
TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 IN. (865 MM) MIN AND 38 IN. (965 MM) MAX VERTICALLY ABOVE STAIR NOSINGS, RAMP SURFACES, AND WALKING SURFACES; HANDRAILS SHALL REMAIN AT A CONSISTENT HEIGHT.

BC1109.11.6 & ANSI 505.5 CLEARANCE.
CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1-1/2 IN. (36 MM) MIN.

BC1109.11.3 & ANSI 505.7 CROSS SECTION.
HANDRAILS SHALL HAVE A CROSS SECTION COMPLYING WITH ANSI 505.7.1 OR 505.7.2. EDGES SHALL HAVE A MIN. RADIUS OF 0.01 IN (0.25MM).

ANSI 505.7.1 CIRCULAR CROSS SECTION.
HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 IN. (32 MM) MIN AND 2 IN. (51 MM) MAX.

ANSI 505.7.2 NONCIRCULAR CROSS SECTIONS.
HANDRAILS WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 IN. (100 MM) MIN AND 6-1/4 IN. (160 MM) MAX, AND A CROSS-SECTION DIMENSION OF 2-1/4 IN. (57 MM) MAX.

ANSI 505.8 SURFACES.
HANDRAILS, AND ANY WALL OR OTHER SURFACES ADJACENT TO THEM, SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL BE ROUNDED.

BE1009.11.5 & ANSI 505.10 HANDRAIL EXTENSIONS.
HANDRAILS SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS IN ACCORDANCE WITH ANSI 505.10.
EXCEPTIONS:
(1) CONTINOURS HANDRAILS AT THE INSIDE TURN OF STAIRS AND RAMPS.
(2) EXTENSIONS NOT REQUIRED FOR HANDRAILS IN AISLES SERVING SEATING WHERE HANDRAILS ARE DISCONTINUOUS.
(3) IN ALTERATIONS, FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PALN CONFIGURATION.

ANSI 505.10.1 TOP AND BOTTOM EXTENSION AT RAMPS.
RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 IN. (305 MM) MIN BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR FLOOR, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.

ANSI 505.10.2 TOP EXTENSION AT STAIRS.
AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 IN. (305 MM) MIN BEGINNING DIRECTLY ABOVE THE LANDING NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

ANSI 505.10.3 BOTTOM EXTENSION AT STAIRS.
AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE BOTTOM TREAD NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

ANSI 609 GRAB BARS.

ANSI 609.1 GENERAL.
GRAB BARS IN ACCESSIBLE TOILET OR BATHING FACILITIES SHALL COMPLY WITH ANSI 609.

ANSI 609.2 CROSS SECTION.
GRAB BARS SHALL HAVE A CROSS SECTION COMPLYING WITH ANSI 609.2.1 OR 609.2.2.

ANSI 609.2.1 CIRCULAR CROSS SECTION.
GRAB BARS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 IN. (32 MM) MIN AND 2 IN. (51 MM) MAX.

ANSI 609.2.2 NONCIRCULAR CROSS SECTION.
GRAB BARS WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A CROSS SECTION DIMENSION OF 2 IN. (51 MM) MAX, AND A PERIMETER DIMENSION OF 4 IN. (102 MM) MIN AND 4.8 IN. (122 MM) MAX.

ANSI 609.3 SPACING.
THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 IN. (38 MM). THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS OF THE GRAB BAR SHALL BE 1 1/2 IN. (38 MM) MIN. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE THE GRAB BAR SHALL BE 12 IN. (305 MM) MIN.
EXCEPTIONS:
(1) SPACE BETWEEN GRAB BARS AND SHOWER CONTROLS, SHOWER FITTINGS, AND OTHER GRAB BARS SHALL BE PERMITTED TO BE 1 1/2 IN. (38 MM) MIN.
(2) SWING-UP GRAB BARS SHALL NOT BE REQUIRED TO COMPLY WITH ANSI 609.3.

FIG. 505.5
HANDRAIL CLEARANCE

FIG. 505.7
HANDRAIL CROSS SECTION

FIG. 505.4 (a)
HANDRAIL HEIGHT

FIG. 505.10.2
TOP HANDRAIL EXTENSIONS AT STAIRS

FIG. 609.3
SPACING OF GRAB BARS

FIG. 609.2
SIZE OF GRAB BARS

FIG. 505.4 (b)
HANDRAIL HEIGHT

FIG. 505.10.1
TOP AND BOTTOM HANDRAIL EXTENSIONS AT RAMPS

FIG. 505.10.3
BOTTOM HANDRAIL EXTENSIONS AT STAIRS

ANSI 609.4 POSITION OF GRAB BARS.
GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 IN. (840 MM) MIN AND 36 IN. (915 MM) MAX ABOVE THE FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE.
EXCEPTIONS:
(1) THE LOWER GRAB BAR ON THE BACK WALL OF A B ATHTUB REQUIRED BY ANSI 607.4.1.1 OR 604.2.1.
(2) VERTICAL GRAB BARS REQUIRED BY ANSI 604.5.1, 607.4.1.2.2, 607.4.2.2.2, & 608.3.1.2.

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PROJECT NORTH | TRUE NORTH

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ADA PROVISIONS & NOTES

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
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CHK:	CHECKER
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DWG No:	A-007.00
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REGISTERED ARCHITECT – STATE OF NEW YORK

DOB EMPLOYEE STAMP: | DOB B-SCAN:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015
NYC Development Hub

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30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121185528 Job Number — E5543661835 Scan Code

PARTITION SCHEDULE - TYPE H (STAIR SHAFT LINER - RATED)												
Partition Type	Stud Size	Actual Width	Nom. Width	Fire Rating	Test Ref.	Gauge	Steel Spacing	Limiting Height *	STC	Insulation Thickness	Remarks

PARTITION SCHEDULE - TYPE E (SHAFT LINER - RATED)

Partition Type	Stud Size	Actual Width	Nom. Width	Fire Rating	Test Ref.	Gauge	Steel Spacing	Limiting Height *	STC	Insulation Thickness	Remarks
E1	2 1/2"	3 3/4"	4"	2 HR	U415	20 GA	16" O.C.	12' - 4"	38		PSF RATING
E2	4"	5-1/4"	5 1/2"	2 HR	U438	20 GA	16" O.C.	17' - 9"	43		PSF RATING

PARTITION NOTES

XX — PARTITION DESIGNATION

GENERAL NOTES

1. ALL PARTITIONS TO EXTEND TO UNDERSIDE OF STRUCTURE ABOVE (UNLESS OTHERWISE NOTED).

2. PROVIDE WATER RESISTANT GYPSUM BOARD AT EXPOSED DRYWALL LOCATIONS IN BATHROOMS AND POWDER ROOMS.

3. PROVIDE CEMENTITIOUS BACKER BOARD FOR TUB AND SHOWER SURROUNDS AND ALL WALL LOCATIONS WITH TILE.

4. PROVIDE ABUSE RESISTANT GYPSUM BOARD @ CORRIDOR SIDE OF DEMISING WALL.

5. PROVIDE METAL BACKING BEHIND GYPSUM BOARD FOR ALL KITCHEN CABINET INSTALLATION AND FUTURE HANDICAPPED BARS IN ALL BATHROOMS.

6. PROVIDE SOUND ATTENUATING BATT INSULATION AT THE PERIMETER FRAMING AROUND ALL BATHROOMS.

7. ALL 5/8" TYPE "X" SHEETROCK IS BASED ON USG FIRECODE "C" MEETING THE REQUIREMENTS OF ASTM C36. EQUIVALENT FIRERATED SHEETROCK FOR OTHER SPECIFIED MANUFACTURERS, AS LISTED IN SPECIFICATIONS, ARE ACCEPTABLE.

8. ALL STUDS TO BE @ 12" O.C. IN ALL BATHROOMS, POWDER ROOMS, AND CABINET WALL OF KITCHENS.

9. PROVIDE MOLD RESISTANT GYPSUM BOARD AT ALL LOCATIONS BELOW DESIGN FLOOD ELEVATION OF 13'.

10. STUD WALL CONSTRUCTION AT STAIRS IN NYC IN RESIDENTIAL AND COMMERCIAL OCCUPANCIES IS TO COMPLY WITH THE 1 RCNY 1014-01 MASONRY EQUIVALENT EXIT ENCLOSURE REQUIREMENT. THE LAYER OF WALL BOARD FACING THE STAIR SHALL BE TYPE "X" AND SHALL MEET THE REQUIREMENTS OF IMPACT CLASSIFICATION LEVEL 2 IN ACCORDANCE WITH ASTM C 1629-06.

PARTITION SCHEDULE - TYPE J (LINER - RATED)

Partition Type	Stud Size	Actual Width	Nom. Width	Fire Rating	Test Ref.	Gauge	Steel Spacing	Limiting Height *	STC	Insulation Thickness	Remarks
J1	0	2 1/4"	2 1/2"	2 HR	U529	20 GA.	24" O.C.	12' - 0"	34	N/A	

PARTITION SCHEDULE - TYPE G (1 SIDED - FREE STANDING)

Partition Type	Stud Size	Actual Width	Nom. Width	Fire Rating	Test Ref.	Gauge	Steel Spacing	Limiting Height *	STC	Insulation Thickness	Remarks
G1	1 5/8"	2 1/4"	2 1/2"	N/A		20 GA.	24" O.C.	11' - 0"		N/A	(1) LAY. GYP.
G2	2 1/2"	3 1/8"	3 1/2"	N/A		20 GA.	24" O.C.	14' - 10"		3"	(1) LAY. GYP.
G3	3 5/8"	4 1/4"	4 1/2"	N/A		20 GA.	24" O.C.	18' - 6"	39	4"	(1) LAY. GYP.
G5	2 1/2"	3 3/4"	4"	N/A		20 GA.	24" O.C.	0' - 0"		3"	(2) LAY. GYP.

PARTITION SCHEDULE - TYPE D (CHASE - RATED)

Partition Type	Stud Size	Actual Width	Fire Rating	Test Ref.	Gauge	Steel Spacing	Limiting Height *	STC	Insulation Thickness	Remarks
D1	2 1/2"	10"	2 HR		20 GA.	12" O.C.	12' - 1"	51	3"	L/360 Deflection Limit
D2	2 1/2"	1'-3"	2 HR		20 GA.	12" O.C.	12' - 1"	51	3"	L/360 Deflection Limit
D3	3 5/8"	1'-4"	2 HR		20 GA.	24" O.C.	20' - 0"		4"	
D4	4"	1'-6"	2 HR		20 GA.	12" O.C.	17' - 4"		4"	L/360 Deflection Limit

PARTITION SCHEDULE - TYPE B (2 SIDED - 2 PLY)

Partition Type	Stud Size	Actual Width	Nom. Width	Fire Rating	Test Ref.	Gauge	Steel Spacing	Limiting Height *	STC	Insulation Thickness	Remarks
B1	2 1/2"	5"	5"	N/A		20 GA.	24" O.C.	14' - 10"	50	3"	
B2	2 1/2"	5"	5"	2 HR		20 GA.	24" O.C.	14' - 10"	56	3"	
B3	3 5/8"	6 1/8"	6 1/2"	N/A		20 GA.	24" O.C.	18' - 6"	56	4"	
B4	3 5/8"	6 1/8"	6 1/2"	2 HR		20 GA.	24" O.C.	18' - 6"	56	4"	
B5	5 1/2"			N/A							

REFER TO STRUCTURAL DRAWING S-969

PARTITION SCHEDULE - TYPE M (MASONRY)

Partition Type	Actual Width	Nom. Width	Fire Rating	Test Ref.	Gauge	Steel Spacing	Limiting Height *	STC	Insulation Thickness	Remarks
M1	5 5/8"	6"	N/A	U906						
M2	5 5/8"	6"	2 HR	U906						
M3	7 5/8"	8"	N/A	U906						
M4	7 5/8"	8"	2 HR	U906						
M5	7 5/8"	8"	3 HR	U906				55		Core FIlled - Solid
M6	7 5/8"	8"	4 HR	U906						

PARTITION SCHEDULE - TYPE F (1 SIDED - FURRING)

Partition Type	Stud Size	Actual Width	Nom. Width	Fire Rating	Test Ref.	Gauge	Steel Spacing	Limiting Height *	STC	Insulation Thickness	Remarks
F1	7/8"	1 1/2"	1 1/2"	N/A		20 GA	24" O.C.		39		
F2	1 5/8"	2 1/4"	2 1/2"	N/A		20 GA	24" O.C.	11' - 0"	39		
F3	2 1/2"	3 1/8"	3 1/2"	N/A		20 GA.	24" O.C.	14' - 10"	39	3"	
F4	3 5/8"	4 1/4"	4 1/2"	N/A		20 GA.	24" O.C.	18' - 6"	39	3"	
F5	6"	6 5/8"	6 3/4"	N/A		20 GA.	24" O.C.	18' - 6"	39	3"	

PARTITION SCHEDULE - TYPE C (CHASE - NO RATING)

Partition Type	Stud Size	Actual Width	Nom. Width	Fire Rating	Test Ref.	Gauge	Steel Spacing	Limiting Height *	STC	Insulation Thickness	Remarks
C1	6"	7 1/4"	8"	N/A		20 GA.	12" O.C.	23' - 5"	39		L/360 Deflection Limit
C2	2 1/2"	1' 0"	1'-0"	N/A		20 GA.	12" O.C.	12' - 1"	50	3"	L/360 Deflection Limit
C3	2 1/2"	1' 2"	1' 2"	N/A		20 GA.	12" O.C.	12' - 1"	50	3"	L/360 Deflection Limit
C5	4"	1'-4"	1' 5"	N/A		20 GA.	12" O.C.	17' - 4"		4"	L/360 Deflection Limit

PARTITION SCHEDULE - TYPE A (2 SIDED - 1 PLY)

Partition Type	Stud Size	Actual Width	Nom. Width	Fire Rating	Test Ref.	Gauge	Steel Spacing	Limiting Height *	STC	Insulation Thickness	Remarks
A1	2 1/2"	3 3/4"	4"	N/A		20 GA	24" O.C.	14' - 10"		N/A	
A2	2 1/2"	3 3/4"	4"	N/A		20 GA	24" O.C.	14' - 10"		3"	
A3	3 5/8"	4 7/8"	5"	N/A		20 GA.	24" O.C.	18' - 6"		4"	

* ALL LIMITING HEIGHT CALCS. ARE BASED ON ALLOWABLE DEFLECTION OF L/240 AND LATERAL LOAD OF 5 PSF

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:

PARTITION TYPES

SEAL & SIGNATURE: REGISTERED ARCHITECT — STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM REV:
CHK:	CHECKER
SCALE:	1 1/2" = 1'-0"
DWG No:	**A-008.00**
DOB PAGE No:	of

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Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015
NYC Development Hub

FILE NAME:
PLOT DATE:

DRY FLOODPROOFED. SEE FLOOD PROOFING NOTES.

NOTES AREA SUBJECT TO FLOODING, WET FLOODPROOFED. SEE FLOOD PROOFING NOTES.

ABOVE DESIGN FLOOD ELEVATION

2 **GROUND FLOOR FLOOD COMPLIANCE PLAN**
A-009.00
1/32" = 1'-0"

NOTES:

1. ALL ELEVATOR PITS DRY FLOODED.
   NO ELEVATOR SIGNAGE REQUIRED, BC G501 SECTION 7.5.1
2. FOUNDATION WALLS AND CELLAR FLOOR SLAB ARE DESIGNED TO WITHSTAND HYDROSTATIC AND HYDRODYNAMIC PRESSURE ASSUMING WATER HEIGHT TO BE BASE FLOOD ELEVATION OF 12'.
3. ALL ELEVATIONS ARE FROM NAVD88
4. ALL HEIGHTS ARE ABOVE DESIGN FLOOD ELEVATION OF 13'

DRY FLOODPROOFED. SEE FLOOD PROOFING NOTES.

1 **CELLAR FLOOD COMPLIANCE PLAN**
A-400.00
1/32" = 1'-0"

G308.6 TEMPORARY FLOOD SHIELDS

SECTION 6.2.3. SECTION 6.2.3. (LIMITS ON HUMAN INTERVENTION) IS AMENDED TO READ AS FOLLOWS:

SECTION 6.2.3. LIMITS ON HUMAN INTERVENTION. DRY FLOODPROOFING MEASURES THAT REQUIRE HUMAN INTERVENTION TO ACTIVATE OR IMPLEMENT PRIOR TO OR DURING A FLOOD, INCLUDING TEMPORARY STAIRS OR RAMPS, SHALL BE PERMITTED ONLY WHEN ALL OF THE FOLLOWING CONDITIONS ARE SATISFIED:

1. THE FLOOD WARNING TIME (ALERTING POTENTIAL FLOOD VICTIMS OF PENDING FLOOD SITUATION) SHALL BE A MINIMUM OF 12 HOURS, UNLESS THE COMMUNITY OPERATES A FLOOD WARNING SYSTEM AND IMPLEMENTS AN EMERGENCY PLAN TO ENSURE SAFE EVACUATION OF FLOOD HAZARD AREAS, IN WHICH CASE HUMAN INTERVENTION IS ALLOWED ONLY IF THE COMMUNITY CAN PROVIDE A MINIMUM FLOOD WARNING TIME EQUAL TO OR LONGER THAN THE CUMULATIVE;

   (a) TIME TO NOTIFY PERSON(S) RESPONSIBLE FOR INSTALLATION OF FLOODPROOFING MEASURES, PLUS

   (b) TIME FOR RESPONSIBLE PERSONS TO TRAVEL TO STRUCTURE TO BE FLOODPROOFED, PLUS

   (c) TIME TO INSTALL, ACTIVATE, OR IMPLEMENT FLOODPROOFING MEASURES, PLUS

   (d) TIME TO EVACUATE ALL OCCUPANTS FROM THE FLOOD HAZARD AREA:

2. ALL REMOVABLE SHIELDS OR COVERS FOR OPENINGS SUCH AS WINDOWS, DOORS, AND OTHER OPENINGS IN WALLS AND TEMPORARY STAIRS OR RAMPS SHALL BE DESIGNED TO RESIST FLOOD LOADS SPECIFIED IN SECTION 1.6; AND

3. WHERE REMOVABLE SHIELDS OR TEMPORARY STAIRS OR RAMPS ARE TO BE USED, A FLOOD EMERGENCY PLAN SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL SPECIFY, AT A MINIMUM, THE FOLLOWING INFORMATION: STORAGE LOCATION(S) OF THE SHIELDS AND TEMPORARY STAIRS AND RAMPS; THE METHOD OF INSTALLATION AND REMOVAL; CONDITIONS ACTIVATING INSTALLATION AND REMOVAL; MAINTENANCE OF SHIELDS AND ATTACHMENT DEVICES AND TEMPORARY STAIRS AND RAMPS; PERIODIC PRACTICE OF INSTALLING AND REMOVING SHIELDS AND TEMPORARYSTAIRS AND RAMPS; TESTING SUMP PUMPS AND OTHER DRAINAGE MEASURES; AND INSPECTING NECESSARY MATERIAL AND EQUIPMENT TO ACTIVATE OR IMPLEMENT FLOODPROOFING. THE FLOOD EMERGENCY PLAN SHALL BE PERMANENTLY POSTED IN AT LEAST TWO CONSPICUOUS LOCATIONS WITHIN THE STRUCTURE.

3 **GROUND FLOOR FLOOD COMPLIANCE PLAN**
A-009.00
1/16" = 1'-0"

4 **WET FLOODPROOF DOOR ELEVATION**
A-051.00
3/16" = 1'-0"

5 **FLOOD COMPLIANCE SECTION**
A-100.00
1/8" = 1'-0"

FLOOD ZONE COMMENTS:

- DRY FLOODPROOFING THAT RELIES ON FLOOD SHIELDS OR DEVICES MUST DESCRIBE THE DEVICES BC G106.4 (FLOOD SHIELD SPECIAL INSPECTION AS PER BC G105.3.1
- PROVIDE NOTE ON PLANS INDICATION THAT ALL SHADED AREAS WITHIN BUILD IS DESIGNED TO RETAIN WATER AND WITHSTAND HYDROSTATIC AND HYDRODYNAMIC PRESSURE ASSUMING WATER HEIGHT TO BASE FLOOD ELEVATION.
- ALL BUILDING MATERIALS INCLUDING FINISHES IN SHADED AREA SHALL BE FLOOD-RESISTANT MATERIALS AND COMPLY WITH APPENDIX G
- SIDE WALLS, STEPS, AND RAMPS ARE DESIGNED TO RETAIN WATER AND WITHSTAND THE PRESSURE FROM HYDROSTATIC AND HYDRODYNAMIC WATER LOADS IMPOSED ASSUMING WATER HEIGHT UP TO BASE FLOOD ELEVATION.
- FLOOR SLABS ARE DESIGNED TO RETAIN WATER AND WITHSTAND WATER PRESSURE FROM HYDROSTATIC AND HYDRODYNAMIC WATER LOADS IMPOSED ASSUMING WATER HEIGHT UP TO BASE FLOOD ELEVATION.
- ALL FOUNDATION WALL THICKNESSES ARE DESIGNED TO WITHSTAND HYDROSTATIC PRESSURE ASSUMING WATER HEIGHT TO BASE FLOOD ELEVATION.
- FLOORS: CELLAR (DRY-FLOODPROOFED), 1ST FLOOR (SUBJECT TO FLOODING, WET-FLOODPROOFED) (FLOOD BARRIER STORAGE IF PROVIDED)

*All required means of egress elevated to or above the applicable DFE specified, capable of providing human ingress and egress during the design flood; or at least one elevated door located in close proximity to each required means of egress to the exterior that is to be blocked by flood shields or flood control devices, such that the face of the elevated door itself, and not merely its directional signage, is clearly visible to a person approaching the blocked egress door(s).
Such door(s) shall be elevated to at or above the applicable DFE specified, capable of providing human ingress and egress during the design flood. Such door(s) shall meet all New York City Building Code requirements for a required means of egress to the exterior of the structure including hardware and signage, but shall not be required to comply with the occupant load calculations, unless the structure is intended for occupancy during the design flood. Such door may be accessed by open steps and shall not be required to comply with Chapter 11 of the New York City Building Code if its only purpose is to provide supplemental egress and ingress during conditions of flooding and to provide emergency egress at other times.

7.5.1 Elevator signalize. Where there is potential for an elevator cab to descend below the elevation specified in Table 7-1 into a wet floodproofed space, the elevator shall be equipped with controls that will prevent the cab from descending into floodwaters. Permanent, durable and washable signage shall be placed in the elevator cab and in the elevator lobby on any story subject to flooding, stating that "In the event of flooding, water sensors in the elevator shaft will prevent the elevator from descending to [description of story, e.g., ground floor, first floor, parking level, etc.] and will automatically cause the elevator to rise to [description of story, e.g., second floor, mezzanine, etc.]."

FLOOD PROOFING NOTES

G104.5.1

1. SHADED AREAS WITHIN BUILDING IN 1 & 2/A-009 ARE WET FLOODPROOFED. ALL DOORS ARE TO BE PROVIDED WITH VENTS TO PROVIDE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES IN ACCORDANCE WITH SECTION 2.6.1.2, ASCE 24. DRY FLOODPROOFING IS DESIGNED IN ACCORDANCE WITH ASCE 24.

G304.1.1

3. ENCLOSED SPACES BELOW THE DESIGN FLOOD ELEVATION SHALL BE USABLE SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS, STORAGE, OR CRAWLSPACE, AND SHALL BE WET FLOODPROOFED OR DRY FLOODPROOFED.

G304.1.2

3. SHADED AREAS WITHIN BUILDING IN 1 & 2/A-009 ARE DESIGNED TO WITHSTAND HYDROSTATIC AND HYDRODYNAMIC PRESSURE ASSUMING WATER HEIGHT TO BASE FLOOD ELEVATION OF 12'.

4. ALL BUILDING MATERIALS INCLUDING FINISHES IN SHADED AREAS SHALL BE FLOOD-RESISTANT MATERIALS AND COMPLY WITH FEMA TECHNICAL BULLETIN 2-93.

5. SIDE WALLS, STEPS, AND RAMPS ARE DESIGNED TO RETAIN WATER AND WITHSTAND WATER PRESSURE FROM HYDROSTATIC AND HYDRODYNAMIC WATER LOADS IMPOSED ASSUMING WATER HEIGHT TO BASE FLOOD ELEVATION OF 12'.

6. FLOOR SLABS ARE DESIGNED TO RETAIN WATER AND WITHSTAND WATER PRESSURE FROM HYDROSTATIC AND HYDRODYNAMIC WATER LOADS IMPOSED ASSUMING WATER HEIGHT TO BASE FLOOD ELEVATION OF 12'.

7. ALL FOUNDATION WALL THICKNESSES ARE DESIGNED TO WITHSTAND WATER PRESSURE FROM HYDROSTATIC AND HYDRODYNAMIC WATER LOADS IMPOSED ASSUMING WATER HEIGHT TO BASE FLOOD ELEVATION OF 12'.

8. ALL HEATING, VENTILATION, AIR CONDITIONING, PLUMBING, ELECTRICAL, AND OTHER SERVICE FACILITIES AND EQUIPMENT WITHIN THE STRUCTURE OR SITE WILL BE LOCATED OR CONSTRUCTED SO AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING IN ACCORDANCE WITH ASCE 24.

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/12/2014
4	DOB FILING SUBMISSION	08/19/2014
5	DOB FILING SUBMISSION	09/11/2014
6	DOB FILING SUBMISSION	03/19/2015
7	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
FLOOD COMPLIANCE PLANS AND NOTES

SEAL & SIGNATURE: REGISTERED ARCHITECT NICKOLAS ZIGOMANIS STATE OF NEW YORK 033081

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
CHK:	CHECKER
SCALE:	As indicated
REV:	
DWG No:	**A-009.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121185058 Job Number
ES4081135097 Scan Code
30" x 42" Arch E1 - SHEET SIZE

PLUMBING FIXTURE

AMENITY REQUIRED PLUMBING FIXTURES (A-1 / A-3)

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 70)	F (1 PER 35)	M (1 PER 200)	F	(1 PER 500)
THEATRE	38	38	1	2	1	1	1
LIB. LOUNGE	73	73	2	3	1	1	1

AMENITY REQUIRED PLUMBING FIXTURES (A-2)

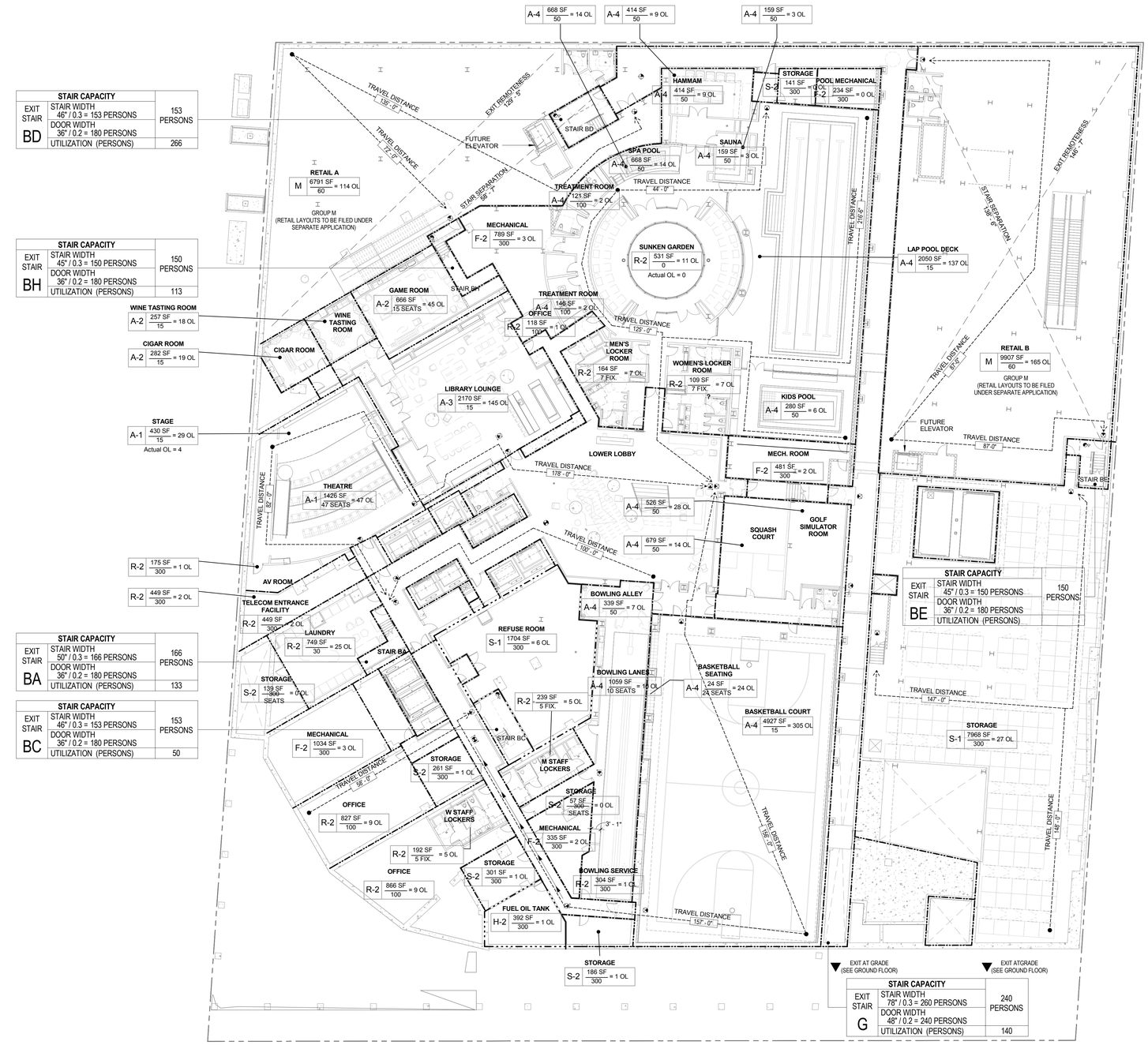
	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 75)	F (1 PER 75)	M (1 PER 75)	F (1 PER 75)	(1 PER 500)
GAME ROOM	23	23	1	1	1	1	1
CIGAR ROOM	10	10	1	1	1	1	1
WINE TASTE	9	9	1	1	1	1	1

AMENITY REQUIRED PLUMBING FIXTURES (A-4)

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 75)	F (1 PER 40)	M (1 PER 200)	F (1 PER 150)	(1 PER 1,000)
SPA	85	85	2	3	1	1	1
BOWLING	9	9	1	1	1	1	1
BASKETBALL	164	164	3	5	1	2	1

RETAIL REQUIRED PLUMBING FIXTURES

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 500)	F	M (1 PER 750)	F	(1 PER 1,000)
RETAIL A	57	57	1	1	1	1	1
RETAIL B	83	83	1	1	1	1	1



1 **CELLAR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE & SMOKE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.

2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY (AQUATIC)	A-4	3,838 SF	SEE PLAN	174
ASSEMBLY (LEISURE)	A-1, A-2, A-3	5,231 SF	SEE PLAN	303
ASSEMBLY (ATHLETIC)	A-4	7,834 SF	SEE PLAN	365
MECHANICAL	F-2	2,304 SF	300 SF	8
HAZARDOUS	H-2	392 SF	300 SF	2
RETAIL	M	16,698 SF	60 SF	279
RESIDENTIAL AMENITY	R-2	4,192 SF	SEE PLAN	72
STORAGE	S-1	9,672 SF	200 SF	49
STORAGE	S-2	944 SF	200 SF	6
		51,105 SF		1,258

PROVIDED EXIT CAPACITY

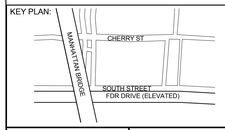
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (750)	TOTAL (0)
STAIR - C	45"	0.3	150	0
STAIR - DD	45"	0.3	150	0
STAIR - E	45"	0.3	150	0
STAIR - J	45"	0.3	150	0
STAIR - H	45"	0.3	150	0

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (900)	TOTAL (0)
STAIR - C DOOR	36"	0.2	180	0
STAIR - DD DOOR	36"	0.2	180	0
STAIR - E DOOR	36"	0.2	180	0
STAIR - J DOOR	36"	0.2	180	0
STAIR - H DOOR	36"	0.2	180	0

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
F-2	250'	100'	50'
M	200'	75'	20'
S-1	200'	100'	20'
S-2	250'	100'	20'

KEY PLAN:


PROJECT NORTH / TRUE NORTH

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3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - CELLAR

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMALAS 029081 STATE OF NEW YORK

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-010.00**
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

PLUMBING FIXTURE

RETAIL REQUIRED PLUMBING FIXTURES	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 500)	F	M (1 PER 750)	F	(1 PER 1,000)
RETAIL A	125	125	1	1	1	1	1
RETAIL B	219	219	1	1	1	1	1
RETAIL C	9	9	1	1	1	1	1

EXIT STAIR D	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	32

EXIT STAIR BD	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	0

EXIT DOOR E	CAPACITY	
	DOOR WIDTH 72" / 0.2 = 360 PERSONS	360 PERSONS
	UTILIZATION (PERSONS)	125

EXIT DOOR --	CAPACITY	
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	180 PERSONS
	UTILIZATION (PERSONS)	0

EXIT DOOR F	CAPACITY	
	DOOR WIDTH 72" / 0.2 = 360 PERSONS	360 PERSONS
	UTILIZATION (PERSONS)	222

EXIT STAIR BE	STAIR DISCHARGE	
	STAIR WIDTH 54" / 0.3 = 180 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	180 PERSONS
	UTILIZATION (PERSONS)	47

EXIT DOOR G	CAPACITY	
	DOOR WIDTH 72" / 0.2 = 360 PERSONS	360 PERSONS
	UTILIZATION (PERSONS)	221

EXIT STAIR Z	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	62

EXIT STAIR BH	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	

EXIT DOOR C	CAPACITY	
	DOOR WIDTH 72" / 0.2 = 360 PERSONS	360 PERSONS
	UTILIZATION (PERSONS)	20

EXIT DOOR D	CAPACITY	
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	125 PERSONS
	UTILIZATION (PERSONS)	125

EXIT DOOR A	CAPACITY	
	DOOR WIDTH 72" / 0.2 = 360 PERSONS	360 PERSONS
	UTILIZATION (PERSONS)	21

EXIT STAIR B	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	75

EXIT DOOR --	CAPACITY	
	DOOR WIDTH 72" / 0.2 = 360 PERSONS	360 PERSONS
	UTILIZATION (PERSONS)	9

EXIT DOOR --	CAPACITY	
	DOOR WIDTH 72" / 0.2 = 360 PERSONS	360 PERSONS
	UTILIZATION (PERSONS)	16

EXIT STAIR A	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	75

EXIT STAIR BA	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	

EXIT STAIR C	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	138

EXIT STAIR BC	STAIR DISCHARGE	
	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	

EXIT STAIR G	STAIR CAPACITY	
	STAIR WIDTH 78" / 0.3 = 260 PERSONS DOOR WIDTH 48" / 0.2 = 240 PERSONS	240 PERSONS
	UTILIZATION (PERSONS)	

EXIT STAIR F	STAIR CAPACITY	
	STAIR WIDTH 50" / 0.3 = 166 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	166 PERSONS
	UTILIZATION (PERSONS)	28

EXIT DOOR OPN	CAPACITY	
	DOOR WIDTH 240" / 0.2 1200 PERSONS	1200 PERSONS
	UTILIZATION (PERSONS)	42

1 **FIRST FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CS CARBON MONOXIDE & SMOKE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	650 SF	300 SF	3
RETAIL	M	21,131 SF	30 SF	705
RESIDENTIAL AMENITY	R-2	2,773 SF	(SEE PLAN)	95
STORAGE	S-	1,066 SF	200 SF	6
STORAGE	S-2	12,927 SF	200 SF	65
		38,547 SF		874

PROVIDED EXIT CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1260)	DOOR LOAD TOTAL (0)
STAIR - AJ DOOR	36"	0.2	180	0
STAIR - BB DOOR	36"	0.2	180	0
STAIR - DD DOOR	36"	0.2	180	0
STAIR - EE DOOR	36"	0.2	180	0
STAIR - F DOOR	36"	0.2	180	0
STAIR - G DOOR	36"	0.2	180	0
STAIR - H DOOR	36"	0.2	180	0

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1320)	DOOR LOAD TOTAL (0)
DOOR A - (CONDO REVOLVING)	36"	0.3	120	0
DOOR B - (CONDO REVOLVING)	36"	0.3	120	0
DOOR C (CONDO)	36"	0.3	120	0
DOOR D (CONDO)	72"	0.3	240	0
DOOR E (RETAIL A)	72"	0.3	240	0
DOOR F (RETAIL B)	72"	0.3	240	0
DOOR G (RETAIL B)	72"	0.3	240	0
	0"	0.3	0	0
DOOR OPEN (PARKING)	0"	0.3	0	0

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
F-2	250'	100'	50'
M	200'	75'	20'
S-2	250'	100'	20'

121185528 Job Number
ES310084589 Scan Code

KEY PLAN:

PROJECT NORTH | TRUE NORTH

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New York, NY 10022
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ARCHITECT OF RECORD:
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No.	DESCRIPTION:	DATE:
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2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - GROUND FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-011.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus, Buildings, APPROVED Under Directive 2 of 1975, Date: 05/21/2015:, NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS121185539 Job Number
E566215972T Scan Code

30" x 42" Arch E1 - SHEET SIZE

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	0

STAIR CAPACITY		
EXIT STAIR C	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	0

STAIR CAPACITY		
EXIT STAIR E	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	29

STAIR CAPACITY		
EXIT STAIR F	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	28

1 **SECOND FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE & SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.

2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	5,047 SF	300 SF	18
PARKING	S-2	11,523 SF	200 SF	58
		16,570 SF		76

PROVIDED EXIT CAPACITY

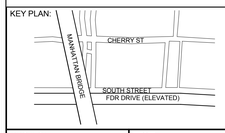
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (0)
STAIR - A	45"	0.3	150	0
STAIR - C	45"	0.3	150	0
STAIR - E	45"	0.3	150	0
STAIR - F	45"	0.3	150	0

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (0)
STAIR - A DOOR	36"	0.2	180	0
STAIR - C DOOR	36"	0.2	180	0
STAIR - E DOOR	36"	0.2	180	0
STAIR - F DOOR	36"	0.2	180	0

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
F-2	250'	100'	50'
S-2	250'	100'	20'

KEY PLAN:


PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

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INTERIOR DESIGNER:
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LANDSCAPE DESIGNER:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 2ND FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-012.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121185539 Job Number
ES-7920771182 Scan Code

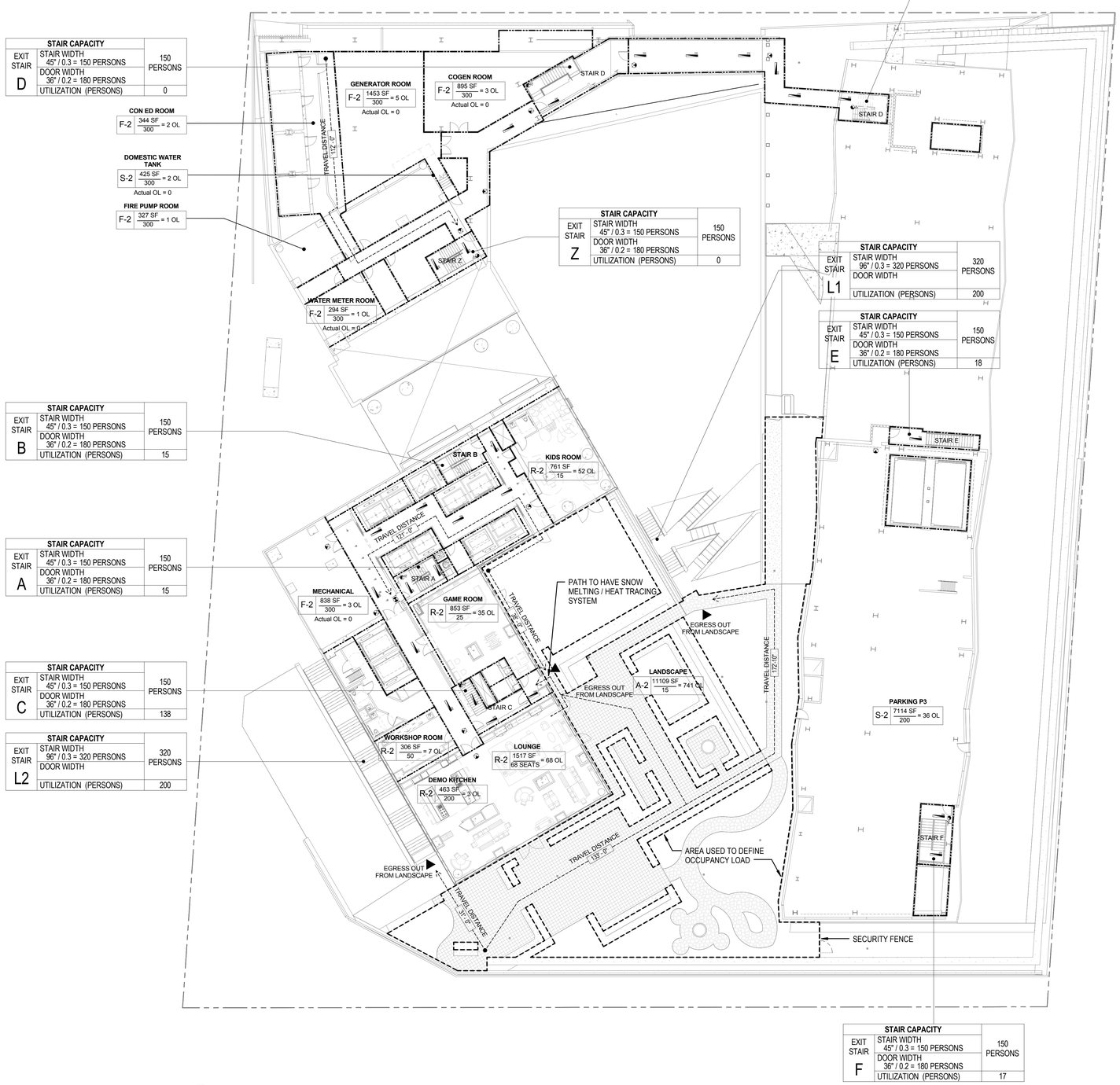
PLUMBING FIXTURE

AMENITY REQUIRED PLUMBING FIXTURES (A-2)

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 75)	F (1 PER 75)	M (1 PER 75)	F (1 PER 75)	(1 PER 500)
DEMO KITCHEN	2	2	1	1	1	1	1
LOUNGE	51	51	1	1	1	1	1

AMENITY REQUIRED PLUMBING FIXTURES (A-4)

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 75)	F (1 PER 75)	M (1 PER 75)	F (1 PER 75)	(1 PER 500)
KIDS ROOM	26	26	1	1	1	1	1
GAME ROOM	18	18	1	1	1	1	1
WORKSHOP	4	4	1	1	1	1	1



1 **THIRD FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE & SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.

2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
		1,528 SF	(SEE PLAN)	0
ROOF GARDEN	A-2	11,109 SF	15 SF	440
ELECTRICAL	F-2	344 SF	300 SF	0
MECHANICAL	F-2	3,868 SF	300 SF	6
RESIDENTIAL AMENITY	R-2	4,052 SF	(SEE PLAN)	99
PARKING	S-2	7,114 SF	200 SF	35
STORAGE	S-2	425 SF	200 SF	2
		28,440 SF		582

PROVIDED EXIT CAPACITY

EXIT	PROVIDED EXIT CAPACITY			UTILIZED
STAIR DESIGNATION	STAIR WIDTH TOTAL (462")	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (1540)	STAIR LOAD TOTAL (603)
STAIR - A	45"	0.3	150	15
STAIR - B	45"	0.3	150	15
STAIR - C	45"	0.3	150	138
STAIR - D	45"	0.3	150	0
STAIR - E	45"	0.3	150	18
STAIR - F	45"	0.3	150	17
STAIR - L1	96"	0.3	320	200
STAIR - L2	96"	0.3	320	200
STAIR - Z	45"	0.3	150	0

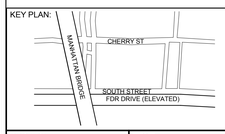
PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1260)	DOOR LOAD TOTAL (0)
STAIR - A DOOR	72"	0.2	360	0
STAIR - B DOOR	36"	0.2	180	0
STAIR - C DOOR	36"	0.2	180	0
STAIR - D DOOR	36"	0.2	180	0
STAIR - E DOOR	36"	0.2	180	0
STAIR - F DOOR	36"	0.2	180	0
STAIR - L1 DOOR	0"	0.2	0	0
STAIR - L2 DOOR	0"	0.2	0	0
STAIR - Z DOOR	45"	0.3	150	0

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
S-2	250'	100'	20'
F-2	250'	100'	50'

KEY PLAN:



PROJECT NORTH

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TEL: 212.479.5400 FAX: 212.479.5444

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1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 3RD FLOOR

SEAL & SIGNATURE:

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-013.00**
DOB PAGE No: of

DOB EMPLOYEE STAMP:

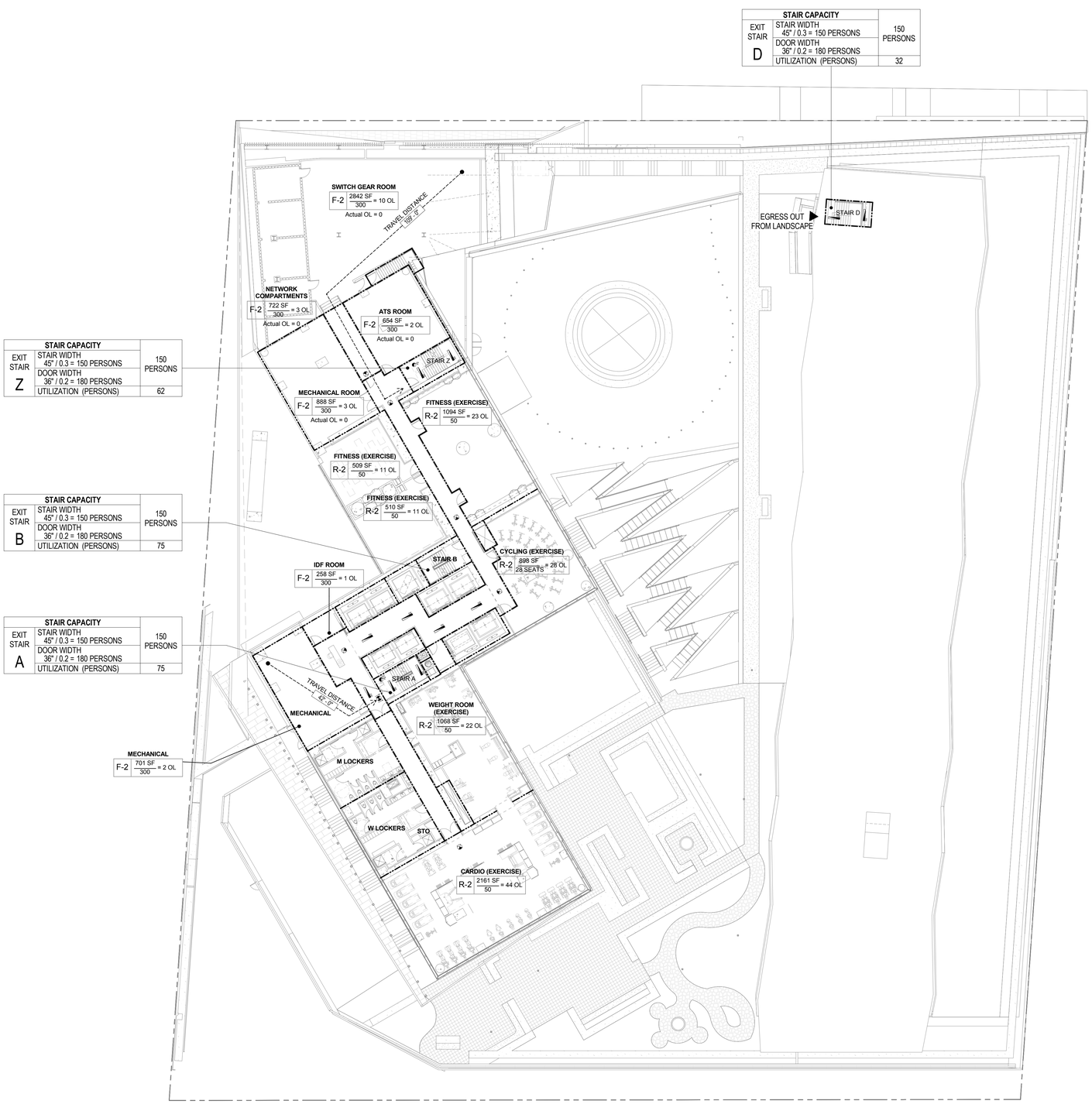
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E350629864B Scan Code

30" x 42" Arch E1 - SHEET SIZE

* THE ENTIRE FLOOR IS AN ACCESSORY FITNESS FACILITY TO THE RESIDENTIAL



1 **FOURTH FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE & SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.

2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	5,807 SF	300 SF	20
RESIDENTIAL AMENITY	R-2	6,240 SF	(SEE PLAN)	139
STORAGE	S-2	258 SF	200 SF	2
		12,305 SF		161

PROVIDED EXIT CAPACITY

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY TOTAL (1083)	STAIR LOAD TOTAL (169)
STAIR - A	45"	0.3	150	75
STAIR - B	45"	0.3	150	62
STAIR - D	45"	0.3	150	32
STAIR - Z	45"	0.3	150	0

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY TOTAL (1260)	DOOR LOAD TOTAL (169)
STAIR - A DOOR	36"	0.2	180	75
STAIR - B DOOR	36"	0.2	180	62
STAIR - D DOOR	36"	0.2	180	32
STAIR - Z DOOR	45"	0.3	150	0

TRAVEL DISTANCE

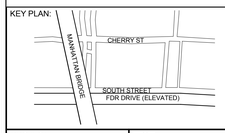
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
F-2	250'	100'	50'
S-2	250'	100'	20'

PLUMBING FIXTURE

AMENITY REQUIRED PLUMBING FIXTURES (A-4)

	NUMBER OF PEOPLE		PROVIDED W.C.		PROVIDED LAVATORIES		PROVIDED WATER FOUNTAINS
	M (50%)	F (50%)	M (1 PER 75)	F (1 PER 40)	M (1 PER 200)	F (1 PER 150)	(1 PER 1,000)
CROSSFIT	24	24	1	1	1	1	1
YOGA	11	11	1	1	1	1	1
CYCLING	10	10	1	1	1	1	1
WEIGHT	11	11	1	1	1	1	1
CARDIO	22	22	1	1	1	1	1

KEY PLAN:



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5	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 4TH FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-014.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

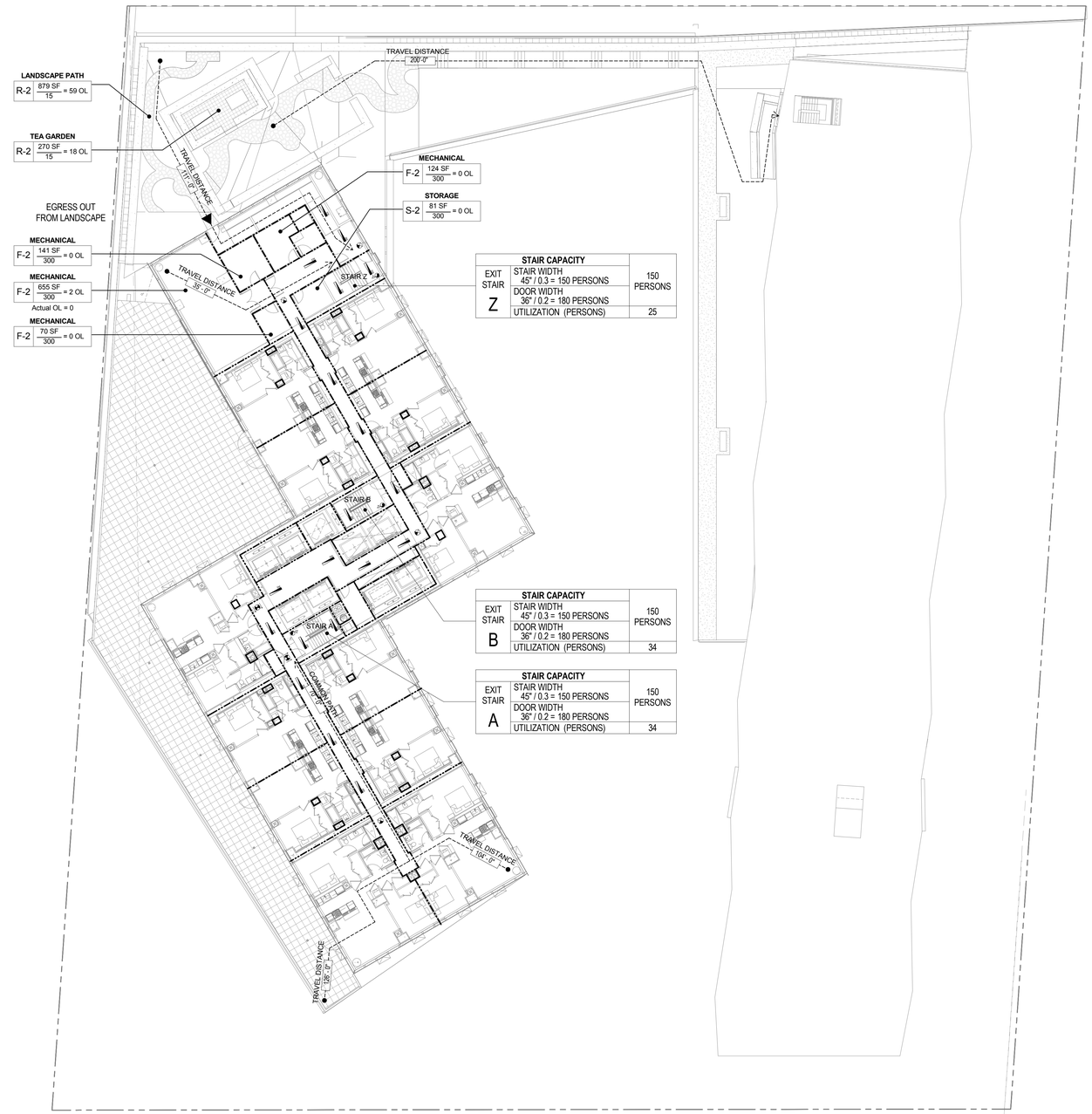
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185539 Job Number
E-5670236321 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 **FIFTH FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE & SMOKE DETECTOR
- EM — CEILING MOUNTED EMERGENCY LIGHT
- EM — WALL MOUNTED EMERGENCY LIGHT

GENERAL NOTE:

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.

2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT

OCCUPANT LOAD SUMMARY

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	990 SF	300 SF	4
RESIDENTIAL AMENITY	R-2	1,149 SF	15 SF	77
STORAGE	S-2	81 SF	200 SF	1
		2,220 SF		82

PROVIDED EXIT CAPACITY

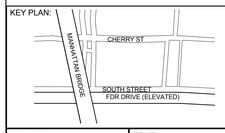
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (1083)	TOTAL (68)
STAIR - A	45"	0.3	150	34
STAIR - B	45"	0.3	150	34
STAIR - Z	45"	0.3	150	25

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1260)	TOTAL (68)
STAIR - A DOOR	36"	0.2	180	34
STAIR - B DOOR	36"	0.2	180	34
STAIR - Z DOOR	45"	0.3	150	25

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
F-2	250'	100'	50'
S-2	250'	100'	20'

KEY PLAN:


PROJECT NORTH / TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
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GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 5TH FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIOMEK 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-015.00**
DOB PAGE No:	of

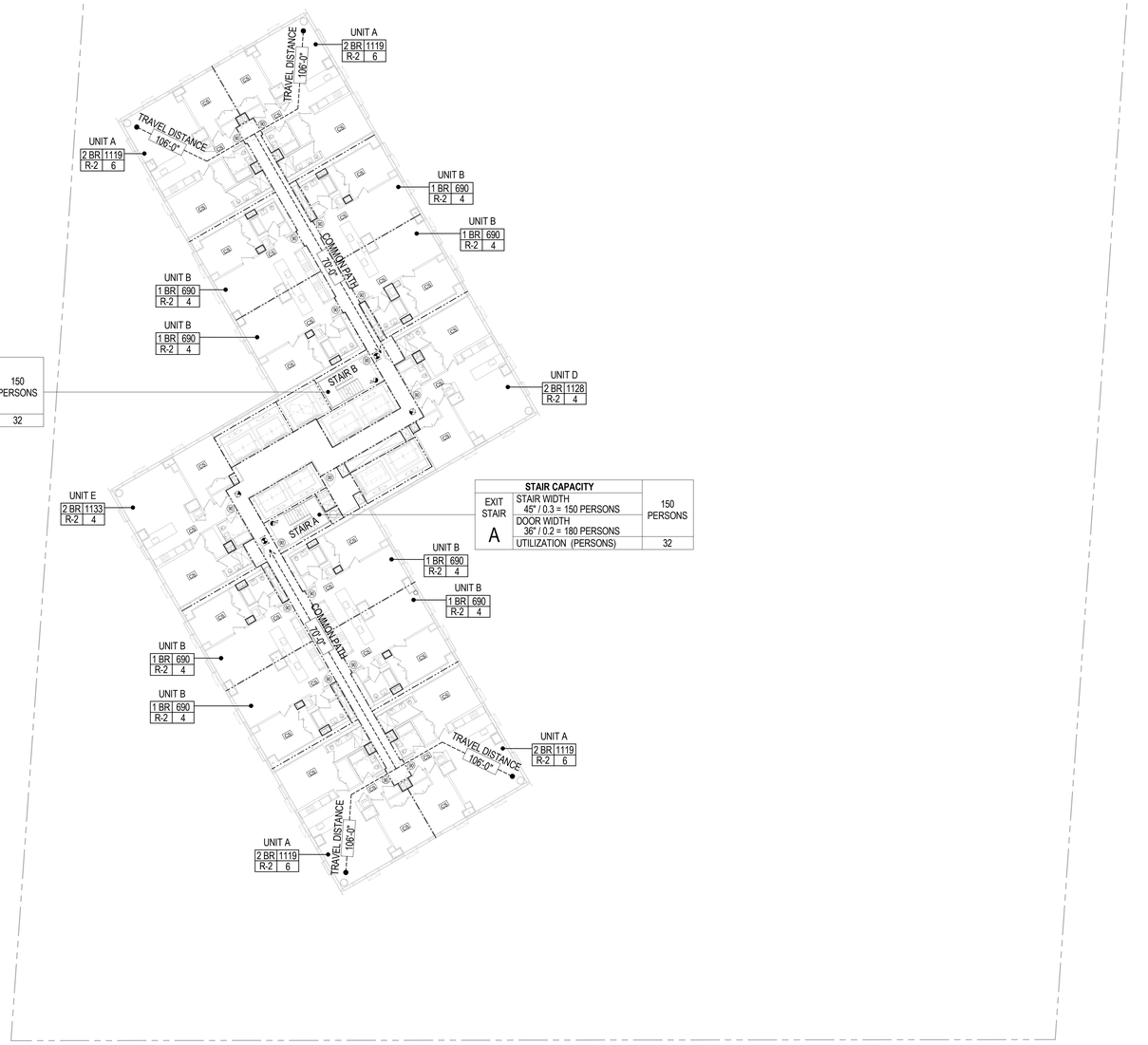
DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — Date: 05/21/2015: — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105028 Job Number
ES0853437884 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	32

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	32

1 **FLOOR 6 THRU 22ND LIFE SAFETY PLAN**
A-400.00
1/16" = 1'-0"

GENERAL NOTES

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT.

OCCUPANT LOAD SUMMARY

AS PER BC TABLE 1004.1.2

OCCUPANT LOAD SUMMARY - LEVEL 10 - 26 (TYP LOW)					
# of UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA per Unit	# of INHABITABLE SPACE	OCCUPANT LOAD (# of Inhabitable space x 2 people x # of Unit)
4	A	R-2	1,119 SF	3	24
8	B	R-2	690 SF	2	32
1	D	R-2	1,130 SF	2	4
1	E	R-2	1,130 SF	2	4
					64

REQUIRED EXIT WIDTHS

AS PER BC TABLE 1000.5

OCCUPANT LOAD	REQUIRED STAIR WIDTH (INCHES)	REQUIRED DOOR WIDTH (INCHES)
	(OCC X 0.3")	(OCC X 0.2")
64	20	13

PROVIDED EXIT CAPACITY

EXIT	PROVIDED EXIT CAPACITY			UTILIZED
STAIR DESIGNATION	STAIR WIDTH	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
	TOTAL (90")		TOTAL (300)	TOTAL (64)
STAIR - A	45"	0.3	150	32
STAIR - B	45"	0.3	150	32

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
	TOTAL (72")		TOTAL (360)	TOTAL (64)
STAIR - A DOOR	36"	0.2	180	32
STAIR - B DOOR	36"	0.2	180	32

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

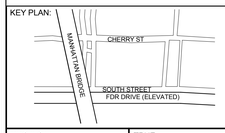
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- F — FIRE EXTINGUISHER SIGN
- FW — FIRE ALARM WARDEN STATION

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END
- EXIT SEPARATION
- 90 — DOOR FIRE RATING (MINUTES)

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
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TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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228 East 45th Street
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 6TH - 22ND FLOOR (TYPICAL LOWER LEVEL)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK 025881

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-016.00**
DOB PAGE No:	of

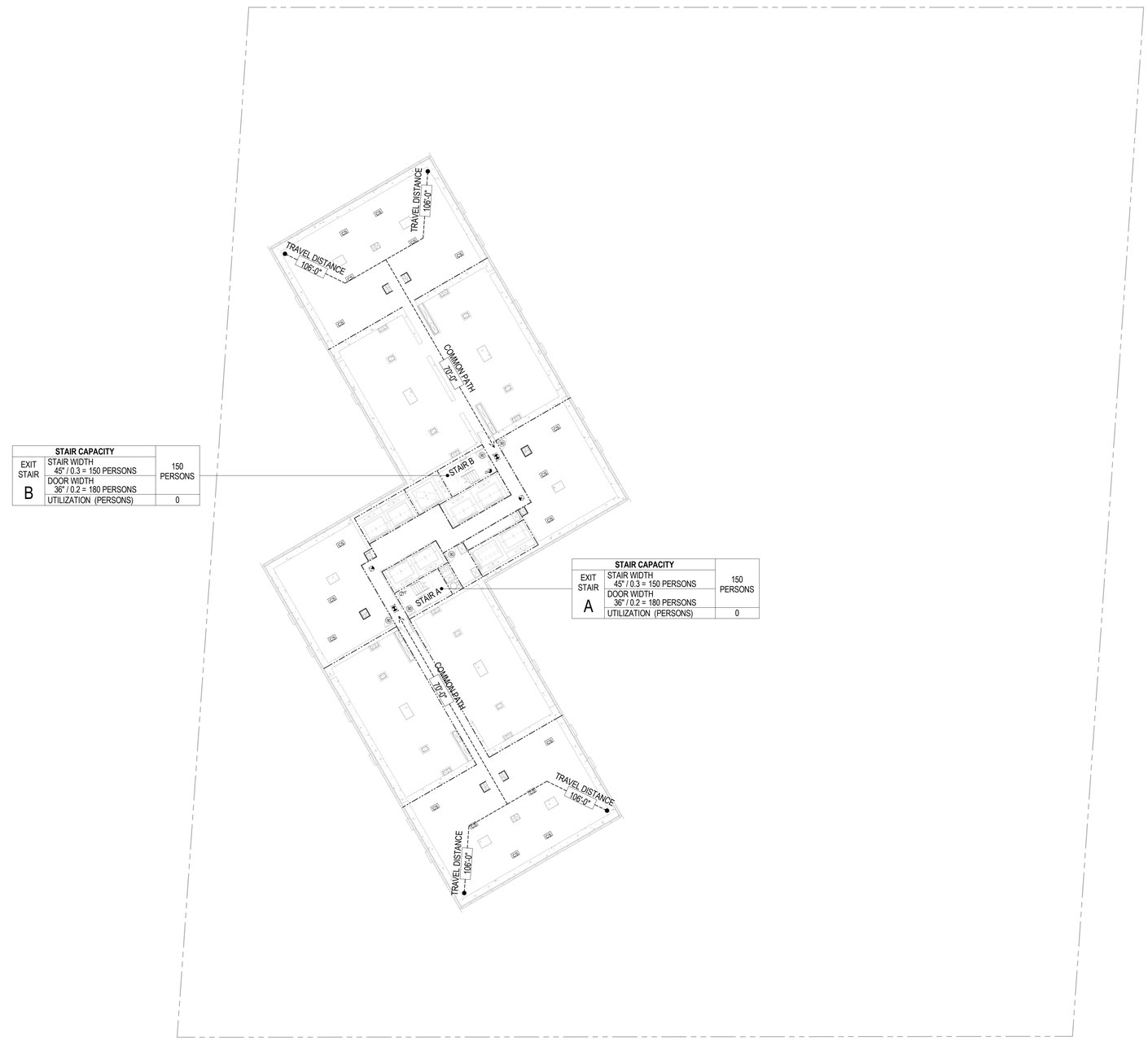
DOB EMPLOYEE STAMP: Damian Titus — DOB Buildings APPROVED Under Directive 2 of 1975 Date: 05/21/2015: NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121805639 Job Number
E 5999 2955763 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	0

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	0

1 **23RD FLOOR LIFE SAFETY PLAN**
A-400.00
1/16" = 1'-0"

GENERAL NOTES

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT.

OCCUPANT LOAD SUMMARY

AS PER BC TABLE 1004.1.2

OCCUPANT LOAD SUMMARY - LEVEL 27					
ROOM NUMBER	OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
271	MECHANICAL	F-2	4,337 SF	300 SF	0
272	MECHANICAL	F-2	4,336 SF	300 SF	0
273	MECHANICAL	F-2	917 SF	300 SF	0
274	MECHANICAL	F-2	919 SF	300 SF	0
			10,508 SF		0

REQUIRED EXIT WIDTHS

AS PER BC TABLE 1000.5

OCCUPANT LOAD	REQUIRED STAIR WIDTH (INCHES)	REQUIRED DOOR WIDTH (INCHES)
	(OCC X 0.3")	(OCC X 0.2")
0	0	0

PROVIDED EXIT CAPACITY

EXIT	PROVIDED EXIT CAPACITY			UTILIZED
STAIR DESIGNATION	STAIR WIDTH	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
	TOTAL (90")		TOTAL (300)	TOTAL (32)
STAIR	45"	0.3	150	16
STAIR	45"	0.3	150	16

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
	TOTAL (72")		TOTAL (360)	TOTAL (32)
STAIR - A DOOR	36"	0.2	180	16
STAIR - B DOOR	36"	0.2	180	16

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'

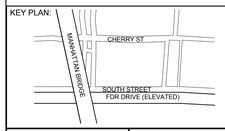
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- F — FIRE EXTINGUISHER SIGN
- FW — FIRE ALARM WARDEN STATION

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END
- EXIT SEPARATION
- 90 — DOOR FIRE RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

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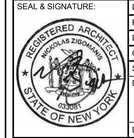
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 23RD FLOOR

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-017.00**
DOB PAGE No:	of

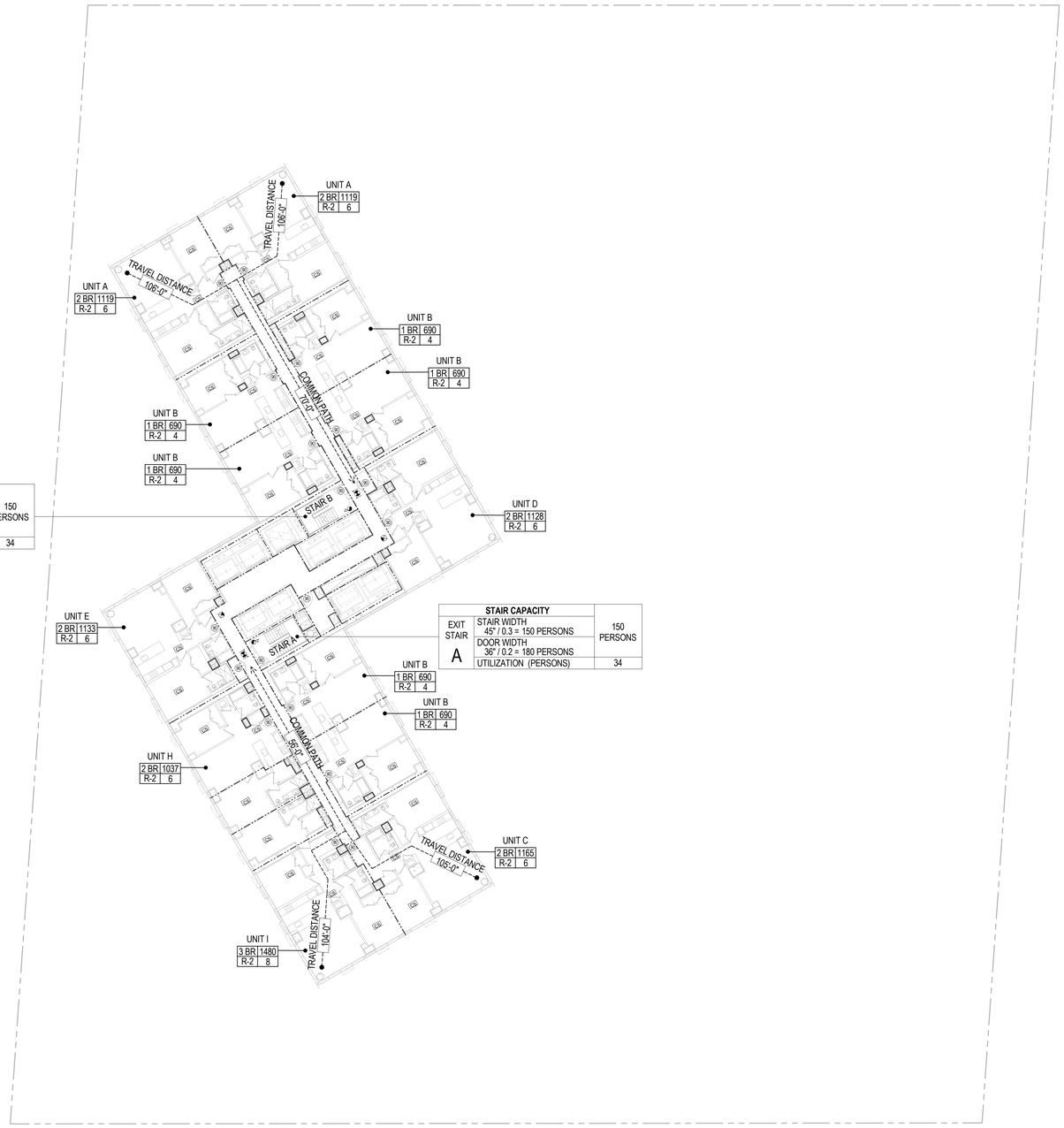
DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105539 Job Number
ES3706161525 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	34

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	34

1 **FLOOR 24 THRU 40 LIFE SAFETY PLAN**
A-400.00
1/16" = 1'-0"

GENERAL NOTES

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT.

OCCUPANT LOAD SUMMARY

AS PER BC TABLE 1004.1.2

OCCUPANT LOAD SUMMARY - LEVEL 28 - 48 (TYP MID)					
# of UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA per Unit	# of INHABITABLE SPACE	OCCUPANT LOAD (# of Inhabitable space x 2 people x # of Unit)
2	A	R-2	1,119 SF	3	12
6	B	R-2	690 SF	2	24
1	C	R-2	1,165 SF	3	6
1	D	R-2	1,128 SF	3	6
1	E	R-2	1,133 SF	3	6
1	H	R-2	1,037 SF	3	6
1	I	R-2	1,480 SF	4	8
					68

REQUIRED EXIT WIDTHS

AS PER BC TABLE 1000.5

OCCUPANT LOAD	REQUIRED STAIR WIDTH (INCHES)	REQUIRED DOOR WIDTH (INCHES)
	(OCC X 0.3")	(OCC X 0.2")
68	21	14

PROVIDED EXIT CAPACITY

EXIT	PROVIDED EXIT CAPACITY			UTILIZED
STAIR DESIGNATION	STAIR WIDTH	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
	TOTAL (90")		TOTAL (300)	TOTAL (68)
STAIR - A	45"	0.3	150	34
STAIR - B	45"	0.3	150	34

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
	TOTAL (72")		TOTAL (360)	TOTAL (68)
STAIR - A DOOR	36"	0.2	180	34
STAIR - B DOOR	36"	0.2	180	34

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

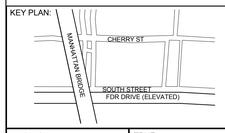
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- F — FIRE EXTINGUISHER SIGN
- FW — FIRE ALARM WARDEN STATION

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END
- EXIT SEPARATION
- 90 — DOOR FIRE RATING (MINUTES)

KEY PLAN:



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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 24TH - 40TH FLOOR (TYPICAL MID LEVEL)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZICHOMOS 029081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-018.00**
DOB PAGE No:	of

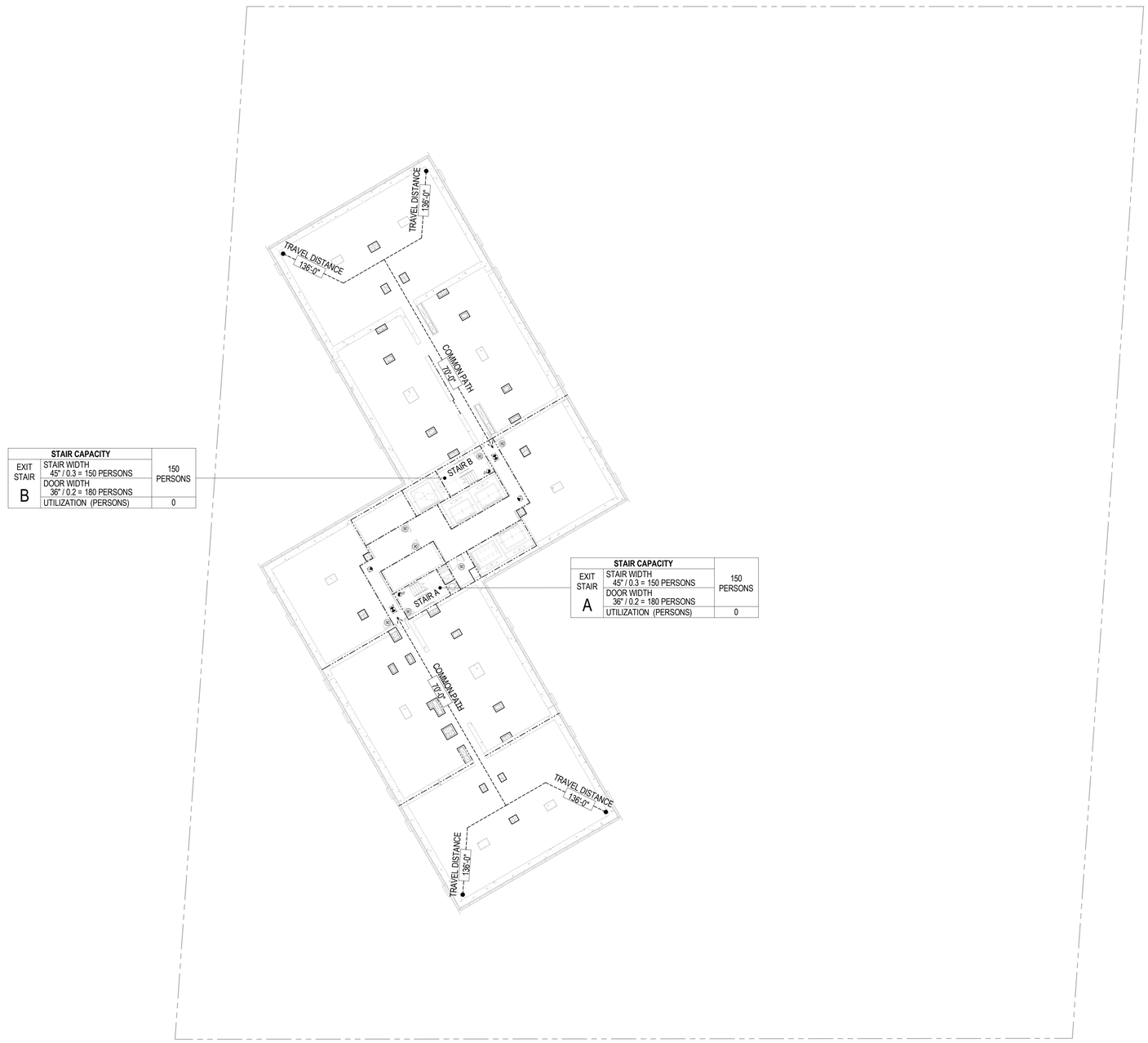
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
ES9139950329 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	0

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	0

1 **41ST FLOOR LIFE SAFETY PLAN**
A-400.00
1/16" = 1'-0"

GENERAL NOTES

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT.

OCCUPANT LOAD SUMMARY

AS PER BC TABLE 1004.1.2

OCCUPANT LOAD SUMMARY - LEVEL 49					
ROOM NUMBER	OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
491	MECHANICAL	F-2	4,358 SF		0
492	MECHANICAL	F-2	4,356 SF		0
493	MECHANICAL	F-2	927 SF		0
494	MECHANICAL	F-2	923 SF		0

REQUIRED EXIT WIDTHS

AS PER BC TABLE 1000.5

OCCUPANT LOAD	REQUIRED STAIR WIDTH (INCHES)	REQUIRED DOOR WIDTH (INCHES)
	(OCC X 0.3")	(OCC X 0.2")
0	0	0

PROVIDED EXIT CAPACITY

EXIT	PROVIDED EXIT CAPACITY			UTILIZED
STAIR DESIGNATION	STAIR WIDTH	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
	TOTAL (90")		TOTAL (300)	TOTAL (36)
STAIR - A	45"	0.3	150	18
STAIR - B	45"	0.3	150	18

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
	TOTAL (72")		TOTAL (360)	TOTAL (36)
STAIR - A DOOR	36"	0.2	180	18
STAIR - B DOOR	36"	0.2	180	18

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'

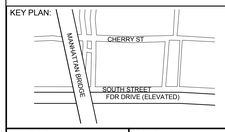
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- F — FIRE EXTINGUISHER SIGN
- FW — FIRE ALARM WARDEN STATION

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END
- EXIT SEPARATION
- 90 — DOOR FIRE RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
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INTERIOR DESIGNER:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015

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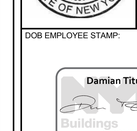
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 41ST FLOOR

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-019.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

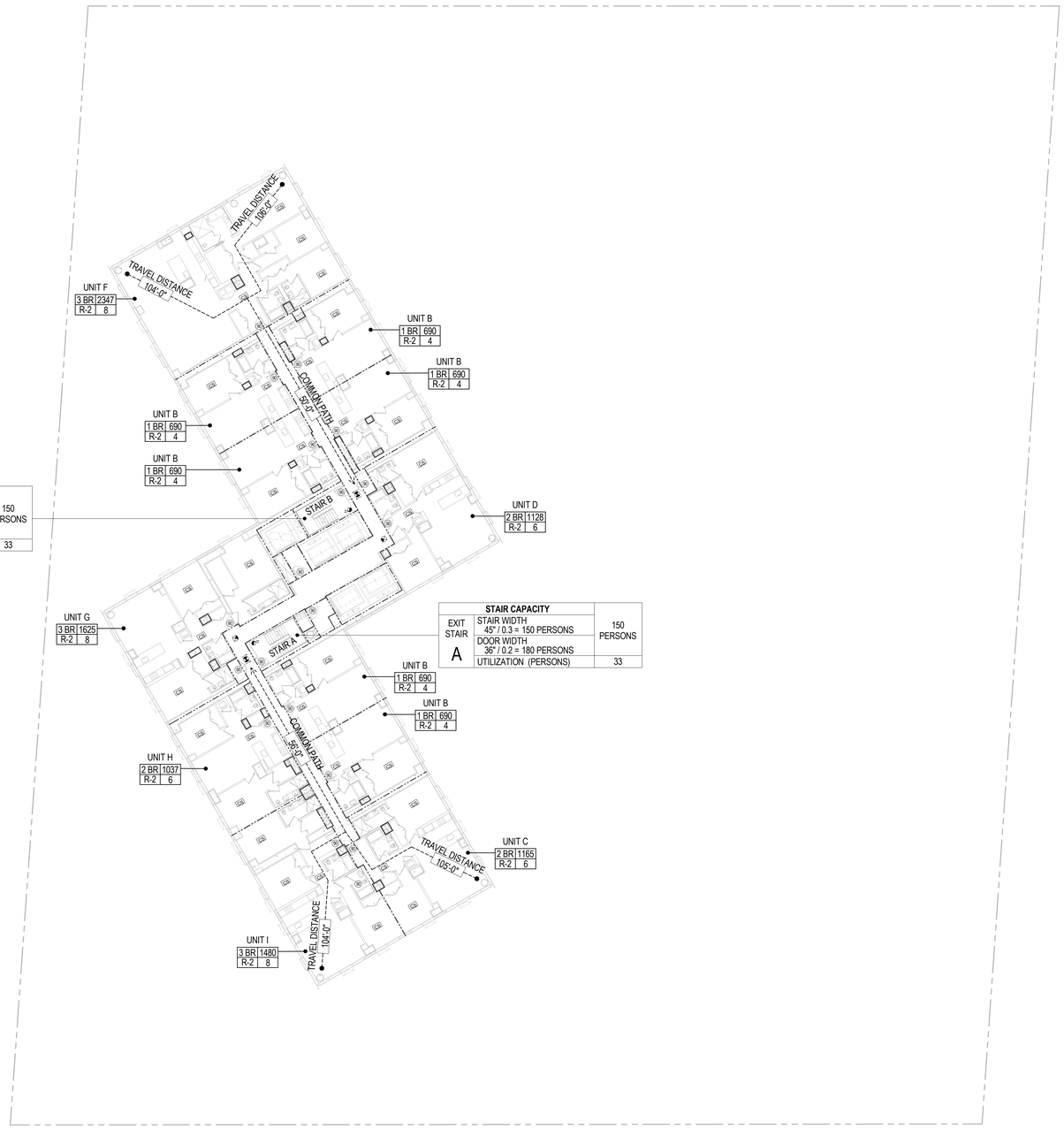
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121105639 Job Number
E 59624417662 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	33

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS DOOR WIDTH 36" / 0.2 = 180 PERSONS	150 PERSONS
	UTILIZATION (PERSONS)	33

1 **FLOOR 42 THRU 55 LIFE SAFETY PLAN**
A-400.00
1/16" = 1'-0"

GENERAL NOTES

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT.

OCCUPANT LOAD SUMMARY

AS PER BC TABLE 1004.1.2

OCCUPANT LOAD SUMMARY - LEVEL 50 - 67 (TYP HIGH)					
# of UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA per Unit	# of INHABITABLE SPACE	OCCUPANT LOAD (# of Inhabitable space x 2 people x # of Unit)
6	B	R-2	690 SF	2	24
1	C	R-2	1,165 SF	3	6
1	D	R-2	1,128 SF	3	6
1	F	R-2	2,347 SF	4	8
1	G	R-2	1,625 SF	4	8
1	H	R-2	1,037 SF	3	6
1	I	R-2	1,480 SF	4	8
					66

REQUIRED EXIT WIDTHS

AS PER BC TABLE 1000.5

OCCUPANT LOAD	REQUIRED STAIR WIDTH (INCHES)	REQUIRED DOOR WIDTH (INCHES)
	(OCC X 0.3")	(OCC X 0.2")
68	20	13

PROVIDED EXIT CAPACITY

EXIT	PROVIDED EXIT CAPACITY			UTILIZED
STAIR DESIGNATION	STAIR WIDTH	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
	TOTAL (90")		TOTAL (300)	TOTAL (66)
STAIR - A	45"	0.3	150	33
STAIR - B	45"	0.3	150	33

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
	TOTAL (72")		TOTAL (360)	TOTAL (66)
STAIR - A DOOR	36"	0.2	180	33
STAIR - B DOOR	36"	0.2	180	33

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

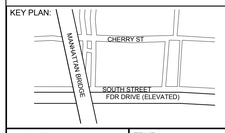
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- STANDPIPE
- SIAMESE CONNECTION
- CS — CARBON MONOXIDE AND SMOKE DETECTOR
- F — FIRE EXTINGUISHER SIGN
- FW — FIRE ALARM WARDEN STATION

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END
- EXIT SEPARATION
- 90 — DOOR FIRE RATING (MINUTES)

KEY PLAN:



PROJECT NORTH / TRUE NORTH

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805 Third Ave, 7th Floor
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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 42ND - 55TH (TYPICAL HIGH LEVEL)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK 029381

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-020.00**
DOB PAGE No:	of

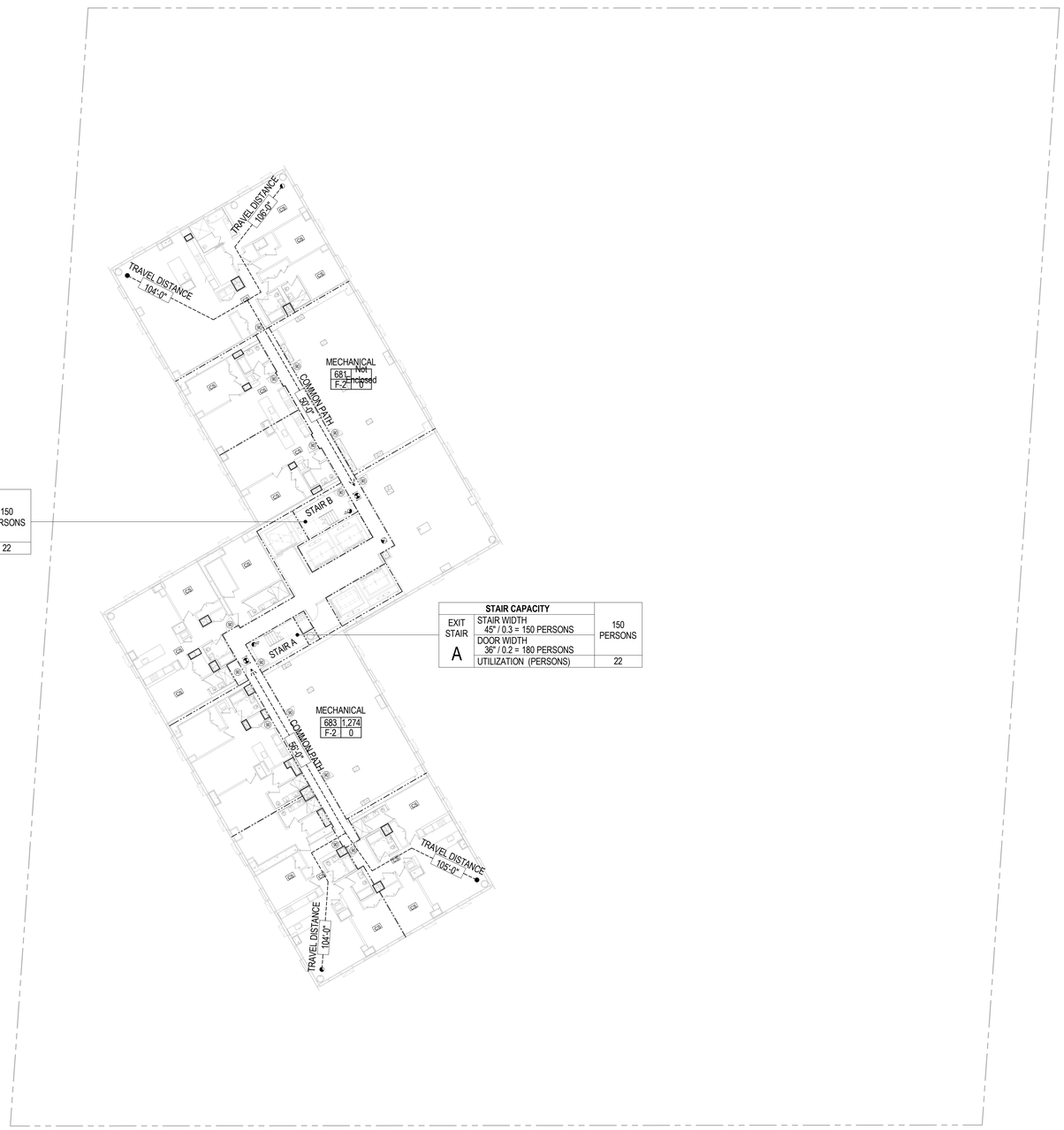
DOB EMPLOYEE STAMP: Damian Titus — DOB Buildings APPROVED Under Directive 2 of 1975 Date: 05/21/2015: NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121105539 Job Number
ES7S2399722 Scan Code

30" x 42" Arch E1 - SHEET SIZE



STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	22

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	22

1 **56TH FLOOR LIFE SAFETY PLAN**
A-400.00
1/16" = 1'-0"

GENERAL NOTES

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT.

OCCUPANT LOAD SUMMARY

AS PER BC TABLE 1004.1.2

OCCUPANT LOAD SUMMARY - LEVEL 68					
ROOM NUMBER	OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
681	MECHANICAL	F-2	Not Enclosed	200 SF	0
683	MECHANICAL	F-2	1,274 SF	200 SF	0
# OF UNIT	UNIT TYPE	OCCUPANCY GROUP	GROSS AREA per UNIT	# OF INHABITABLE SPACE	OCCUPANT LOAD (# of Inhabitable space x 2 people x # of Unit)
2	B	R-2	690 SF	2	8
1	C	R-2	1,165 SF	3	6
1	F	R-2	2,347 SF	4	8
1	G	R-2	1,625 SF	4	8
1	H	R-2	1,037 SF	3	6
1	I	R-2	1,480 SF	4	8
					44

REQUIRED EXIT WIDTHS

AS PER BC TABLE 1000.5

OCCUPANT LOAD	REQUIRED STAIR WIDTH (INCHES)	REQUIRED DOOR WIDTH (INCHES)
	(OCC X 0.3")	(OCC X 0.2")
44	14	9

PROVIDED EXIT CAPACITY

EXIT	PROVIDED EXIT CAPACITY			UTILIZED
STAIR DESIGNATION	STAIR WIDTH	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
	TOTAL (90")		TOTAL (300)	TOTAL (44)
STAIR - A	45"	0.3	150	22
STAIR - B	45"	0.3	150	22

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
	TOTAL (72")		TOTAL (360)	TOTAL (44)
STAIR - A DOOR	36"	0.2	180	22
STAIR - B DOOR	36"	0.2	180	22

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)
F-2	250'	100'	50'

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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- ONE HOUR RATED PARTITION
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- NON RATED SMOKE SEPARATION
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- EXIT SEPARATION
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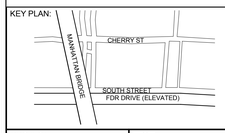

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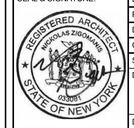
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - 56TH FLOOR

SEAL & SIGNATURE:



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DOB B-SCAN:

FILE NAME:
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DEPT OF BLDGS121105539 Job Number
ES140874014 Scan Code
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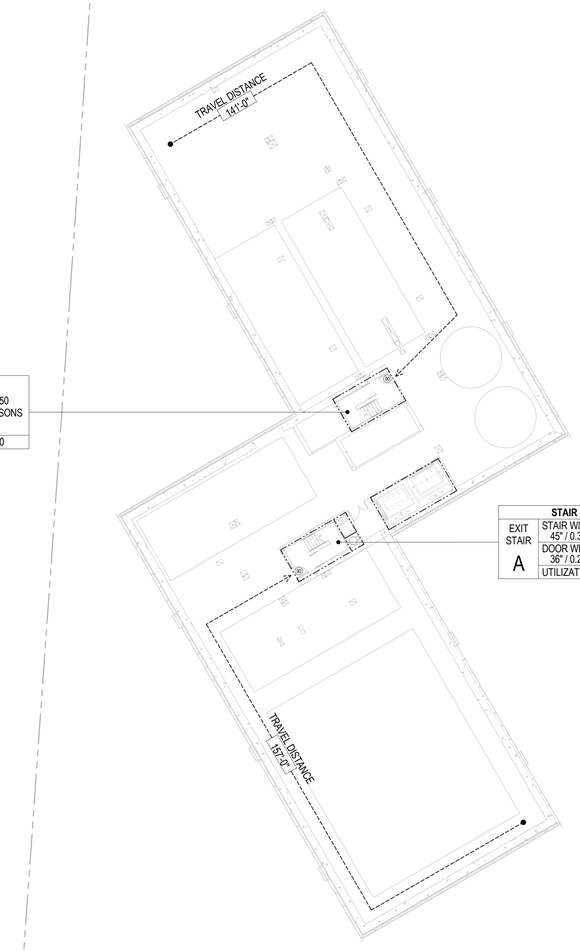

STAIR CAPACITY		
EXIT STAIR B	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	0

STAIR CAPACITY		
EXIT STAIR A	STAIR WIDTH 45" / 0.3 = 150 PERSONS	150 PERSONS
	DOOR WIDTH 36" / 0.2 = 180 PERSONS	
	UTILIZATION (PERSONS)	0

1 **ROOF LIFE SAFETY PLAN**
A-400.00
1/16" = 1'-0"

GENERAL NOTES

1. ALL DOORS LOCATED ON 2HR RATED WALLS SHALL BE RATED 90 MIN.
2. REFER TO FIRE PROTECTION DRAWING FOR SPRINKLER LAYOUT.

OCCUPANT LOAD SUMMARY

AS PER BC TABLE 1004.1.2

REQUIRED EXIT WIDTHS

AS PER BC TABLE 1000.5

OCCUPANT LOAD	REQUIRED STAIR WIDTH (INCHES)	REQUIRED DOOR WIDTH (INCHES)
	(OCC X 0.3")	(OCC X 0.2")
0	0	0

PROVIDED EXIT CAPACITY

EXIT	PROVIDED EXIT CAPACITY			UTILIZED
STAIR DESIGNATION	STAIR WIDTH	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
	TOTAL (131")		TOTAL (436)	TOTAL (0)
STAIR - A	86"	0.3	286	0
STAIR - B	45"	0.3	150	0

PROVIDED DOOR CAPACITY

DOOR DESIGNATION	DOOR WIDTH	DOORWAYS (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
	TOTAL (72")		TOTAL (360)	TOTAL (0)
STAIR - A DOOR	36"	0.2	180	0
STAIR - B DOOR	36"	0.2	180	0

TRAVEL DISTANCE

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	75'	80' (IN 2 HR RATED CORRIDOR)

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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- NON RATED SMOKE SEPARATION
- MAXIMUM TRAVEL DISTANCE
- COMMON PATH TRAVEL DISTANCE
- DEAD END
- EXIT SEPARATION
- 90 — DOOR FIRE RATING (MINUTES)

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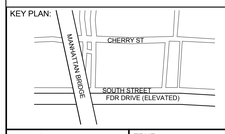

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
LIFE SAFETY PLAN - ROOF

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 035081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-022.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
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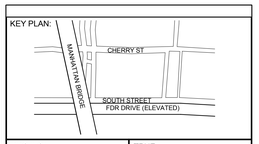
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

KEY PLAN:



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TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/12/2014
4	DOB FILING SUBMISSION	09/11/2014
5	DOB FILING SUBMISSION	03/19/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
SITE PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/32" = 1'-0"	
DWG No:	A-051.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

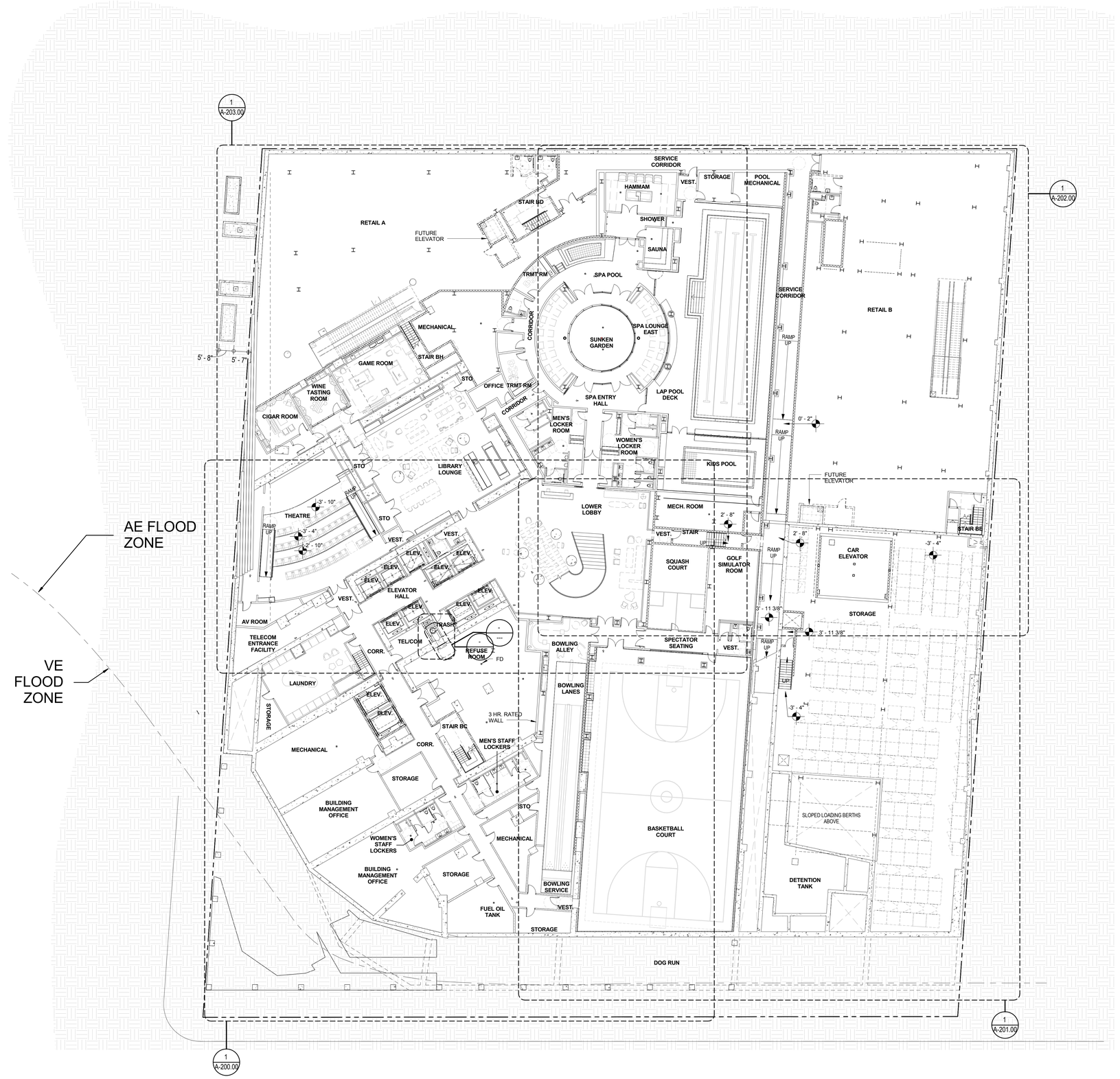
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

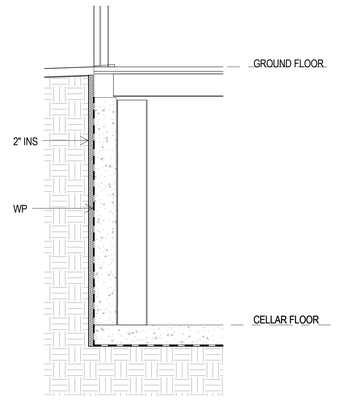
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E360887-42090 Scan Code

30" x 42" Arch E1 - SHEET SIZE



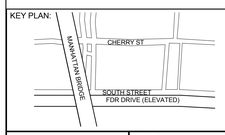
1 **OVERALL FLOOR PLAN - CELLAR**
1/16" = 1'-0"



2 **FOUNDATION WALL R-VALUE DETAIL**
1/4" = 1'-0"

FILED UNDER SEPARATE APPLICATION #121187410

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
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3	DOB FILING SUBMISSION	08/19/2014
4	DOB FILING SUBMISSION	09/11/2014
5	DOB FILING SUBMISSION	10/06/2014
6	DOB FILING SUBMISSION	02/13/2015
7	DOB FILING SUBMISSION	03/19/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
CELLAR PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZICHOMOS 023081 STATE OF NEW YORK

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No:
A-100.00
DOB PAGE No: of

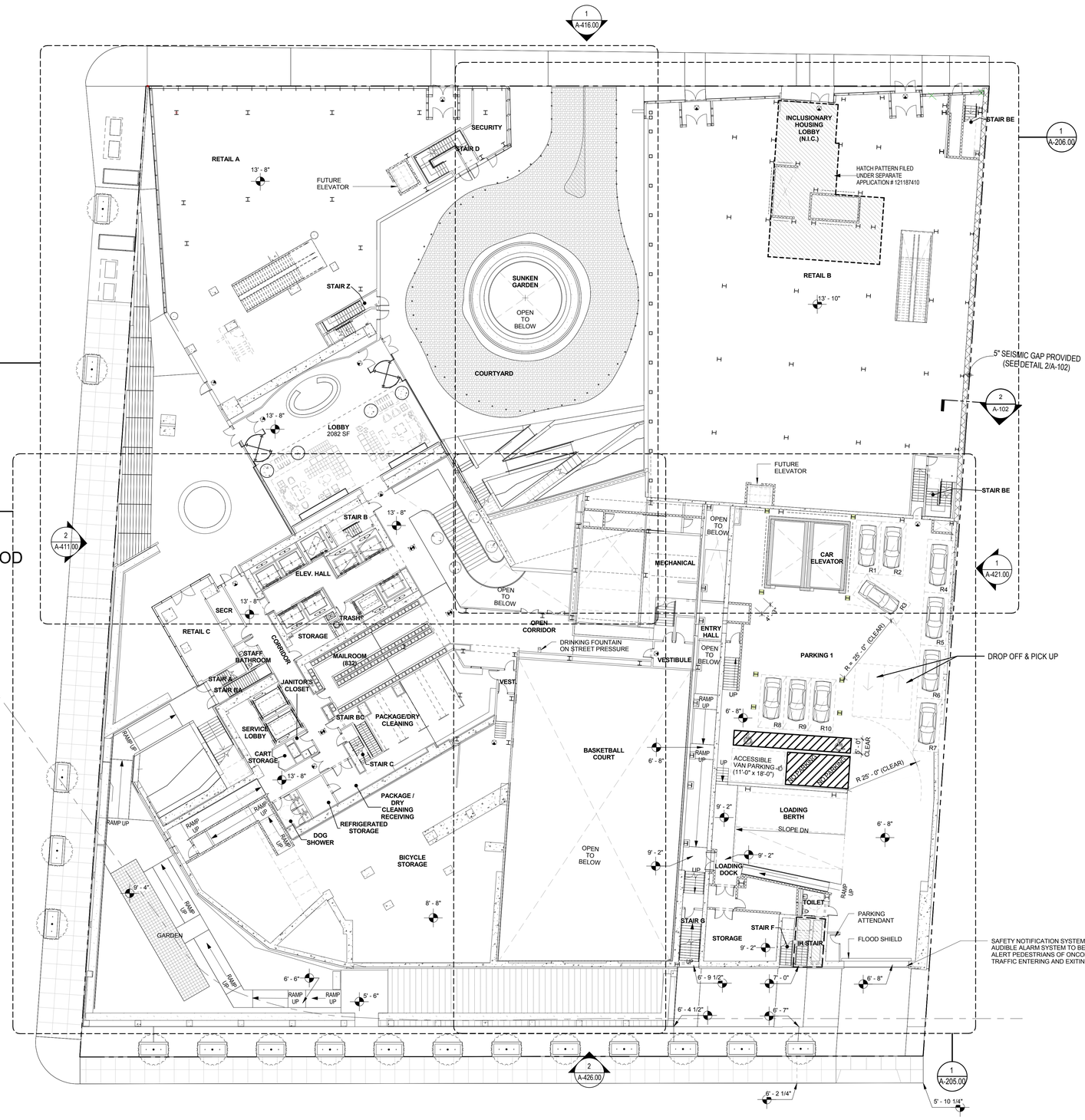
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
IES470040207 Scan Code

30" x 42" Arch E1 - SHEET SIZE



FILED UNDER SEPARATE APPLICATION #121187410

NOTES:

In an attended parking facility in which vehicles customarily are parked and later returned to their drivers by an attendant employed by the parking facility, accessible parking spaces need not be designated by a sign or lines if all the following conditions are met:

2.1. Van-accessible parking spaces complying with Section 502 (Parking Spaces) of ICC A117.1 are provided;

2.2. A passenger loading zone complying with Section 1106.7 is provided where an attendant shall take control of the vehicles. A vertical clearance of 98 inches (2489mm) shall be permitted at such loading zone;

2.3. At least one accessible parking space shall remain available unless all accessible parking spaces are occupied;

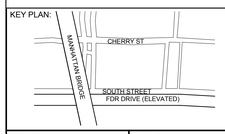
2.4. The attendant shall park and retrieve all vehicles not equipped with special controls entering the facility in which a person with disabilities is either the driver or a passenger, provided accessible parking space is available;

2.5. The attendant shall direct the drivers of vehicles equipped with special controls to accessible parking spaces. The attendant shall accompany such drivers to and from such space along with accessible route when they enter and exit the facility. If necessary, the accessible route and accessible parking space shall be created by the repositioning of vehicles parked previously by the attendant; and

2.6. Each van-accessible parking space shall have two permanently and prominently posted signs. One shall include the International Symbol of Accessibility complying with Section 703.6.3.1 of ICC A117.1. The other sign shall note that vehicles parked in such spaces are subject to being moved by an attendant of the parking facility in order to accommodate a vehicle which cannot be accommodated in another accessible parking space. Such signs shall not be obstructed by a vehicle parked in the space.

PARKING SPACES		
PARKING LEVEL 1	STATED	11 SPACES
PARKING LEVEL 2	11,523 SF / 200	57 SPACES
PARKING LEVEL 3	7,114 SF / 200	35 SPACES
TOTAL		103 SPACES

1 **OVERALL FLOOR PLAN - 1ST FLOOR**
1/16" = 1'-0"

KEY PLAN:


PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
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TEL: 212-687-9888 FAX: 646-487-5501

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TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
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5	DOB FILING SUBMISSION	09/11/2014
6	DOB FILING SUBMISSION	02/13/2015
7	DOB FILING SUBMISSION	03/19/2015
8	DOB FILING SUBMISSION	04/13/2015
9	DOB FILING SUBMISSION	05/13/2015
10	DOB FILING SUBMISSION	05/20/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
GROUND FLOOR PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOURAS STATE OF NEW YORK

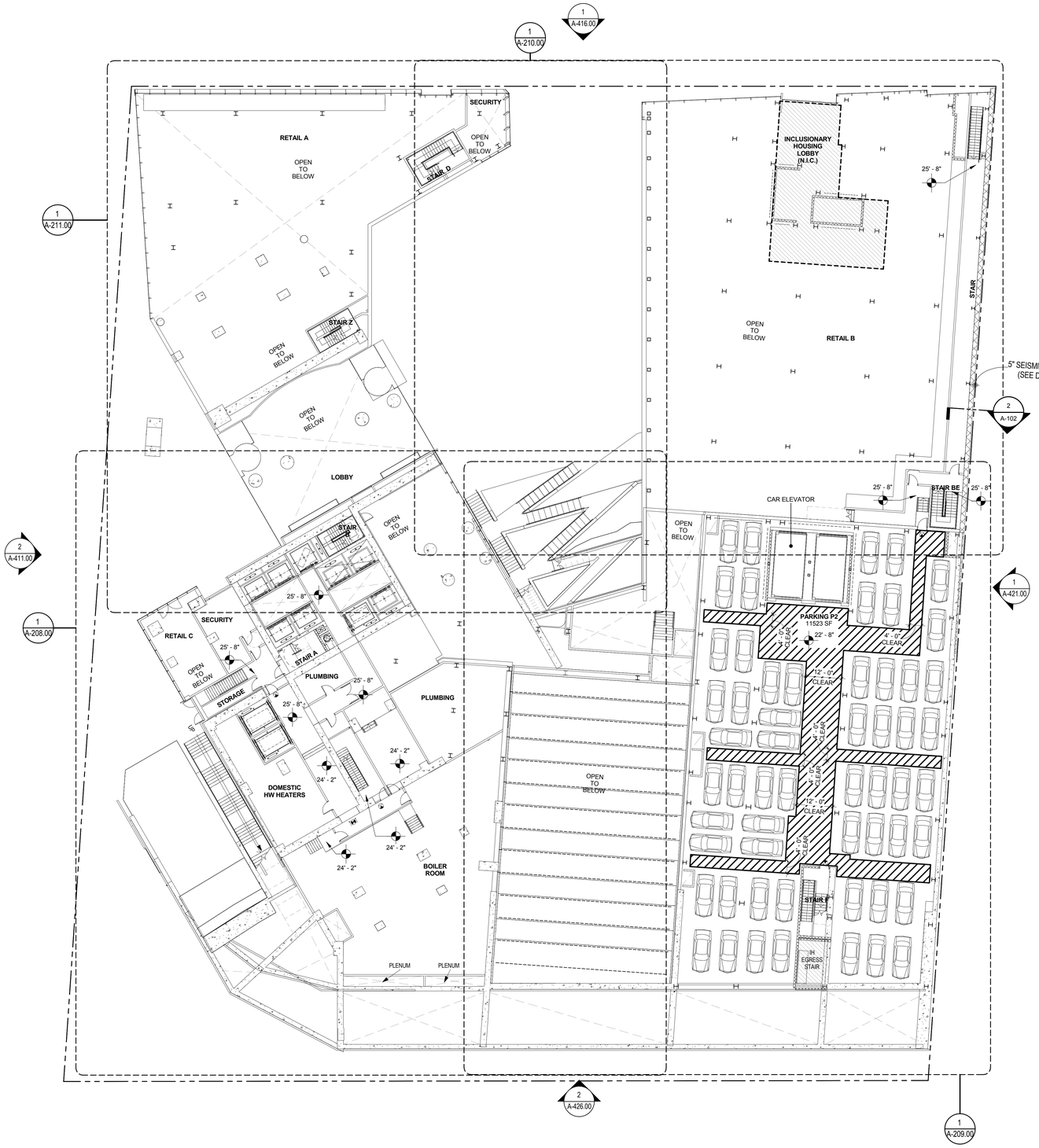
DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: As indicated
DWG No: **A-101.00**
DOB PAGE No: of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E347894408B5 Scan Code
30" x 42" Arch E1 - SHEET SIZE

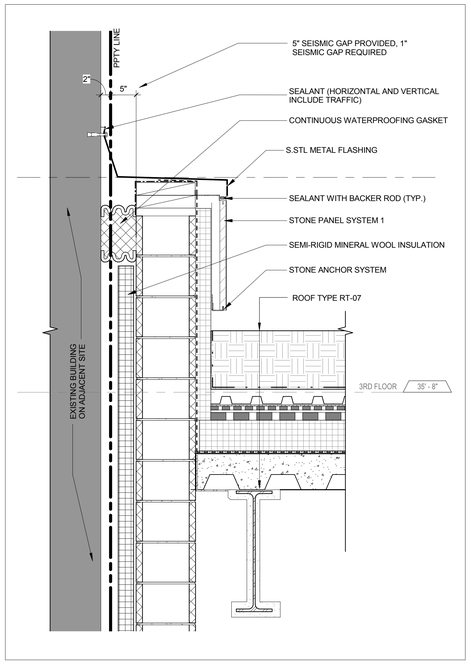


1 OVERALL FLOOR PLAN - 2ND FLOOR
1/16" = 1'-0"

FILED UNDER SEPARATE APPLICATION #121187410

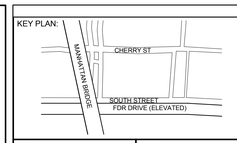
NOTES:

1. SEISMIC SEPARATION 1" PER 50 FEET OF HEIGHT AS PER 2008 NYC BUILDING CODE



2 SEISMIC SEPARATION DETAIL
1" = 1'-0"

PARKING SPACES		
PARKING LEVEL 1	STATED	11 SPACES
PARKING LEVEL 2	11,523 SF / 200	57 SPACES
PARKING LEVEL 3	7,114 SF / 200	35 SPACES
TOTAL		103 SPACES



KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
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5	DOB FILING SUBMISSION	02/13/2015
6	DOB FILING SUBMISSION	03/19/2015
7	DOB FILING SUBMISSION	04/13/2015
8	DOB FILING SUBMISSION	05/13/2015
9	DOB FILING SUBMISSION	05/20/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
2ND FLOOR PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-102.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

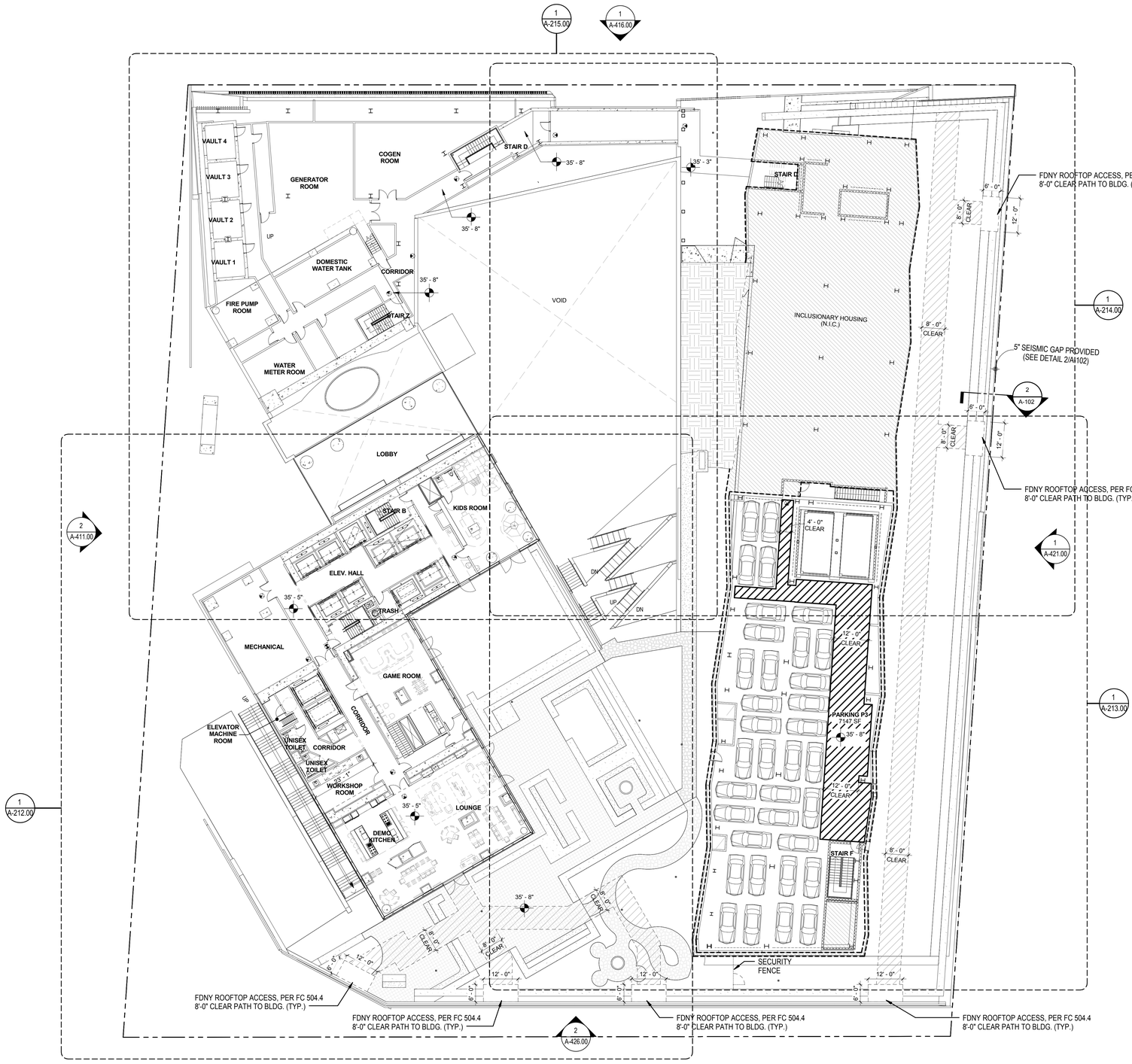
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES0809514269 Scan Code

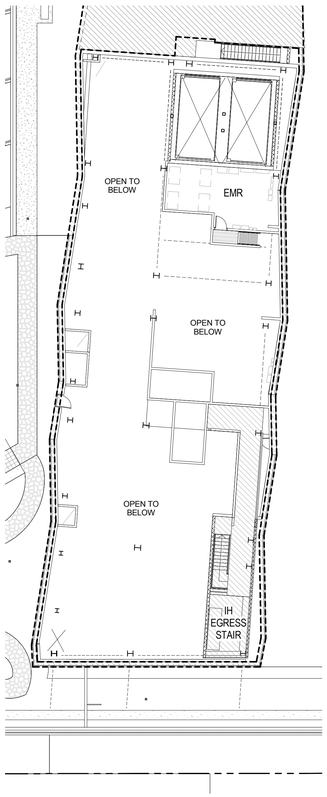
FILED UNDER SEPARATE APPLICATION #121187410

FDNY ACCESS, 8'-0" CLEAR MIN.

PARKING SPACES		
PARKING LEVEL 1	STATED	11 SPACES
PARKING LEVEL 2	11,523 SF / 200	57 SPACES
PARKING LEVEL 3	7,114 SF / 200	35 SPACES
TOTAL		103 SPACES

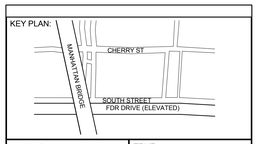


1 OVERALL FLOOR PLAN - 3RD FLOOR
1/16" = 1'-0"



2 3RD FLOOR PLAN (PARKING MEZZANINE)
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/19/2014
4	DOB FILING SUBMISSION	02/13/2015
5	DOB FILING SUBMISSION	03/19/2015
6	DOB FILING SUBMISSION	04/13/2015
7	DOB FILING SUBMISSION	05/13/2015
8	DOB FILING SUBMISSION	05/20/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
3RD FLOOR PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-103.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

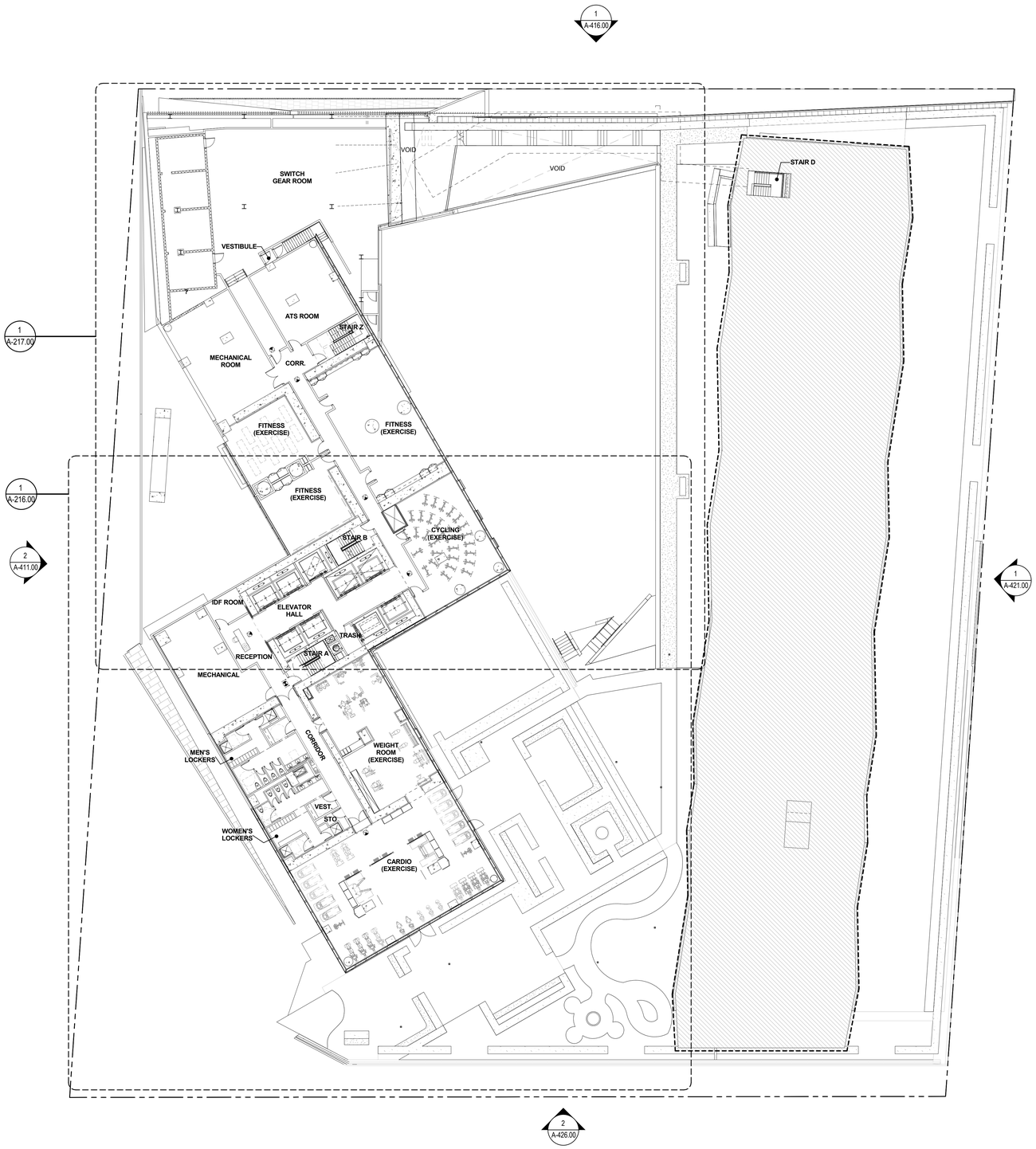
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number ES798767940 Scan Code

30" x 42" Arch E1 - SHEET SIZE

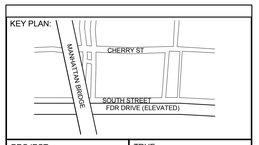
* THE ENTIRE FLOOR IS AN ACCESSORY FITNESS FACILITY TO THE RESIDENTIAL

FILED UNDER SEPARATE APPLICATION #121187410



1 OVERALL FLOOR PLAN - 4TH FLOOR
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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180 Varick St #404
New York, NY 10014
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LANDSCAPE DESIGNER:
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6	DOB FILING SUBMISSION	04/13/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
4TH FLOOR PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-104.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

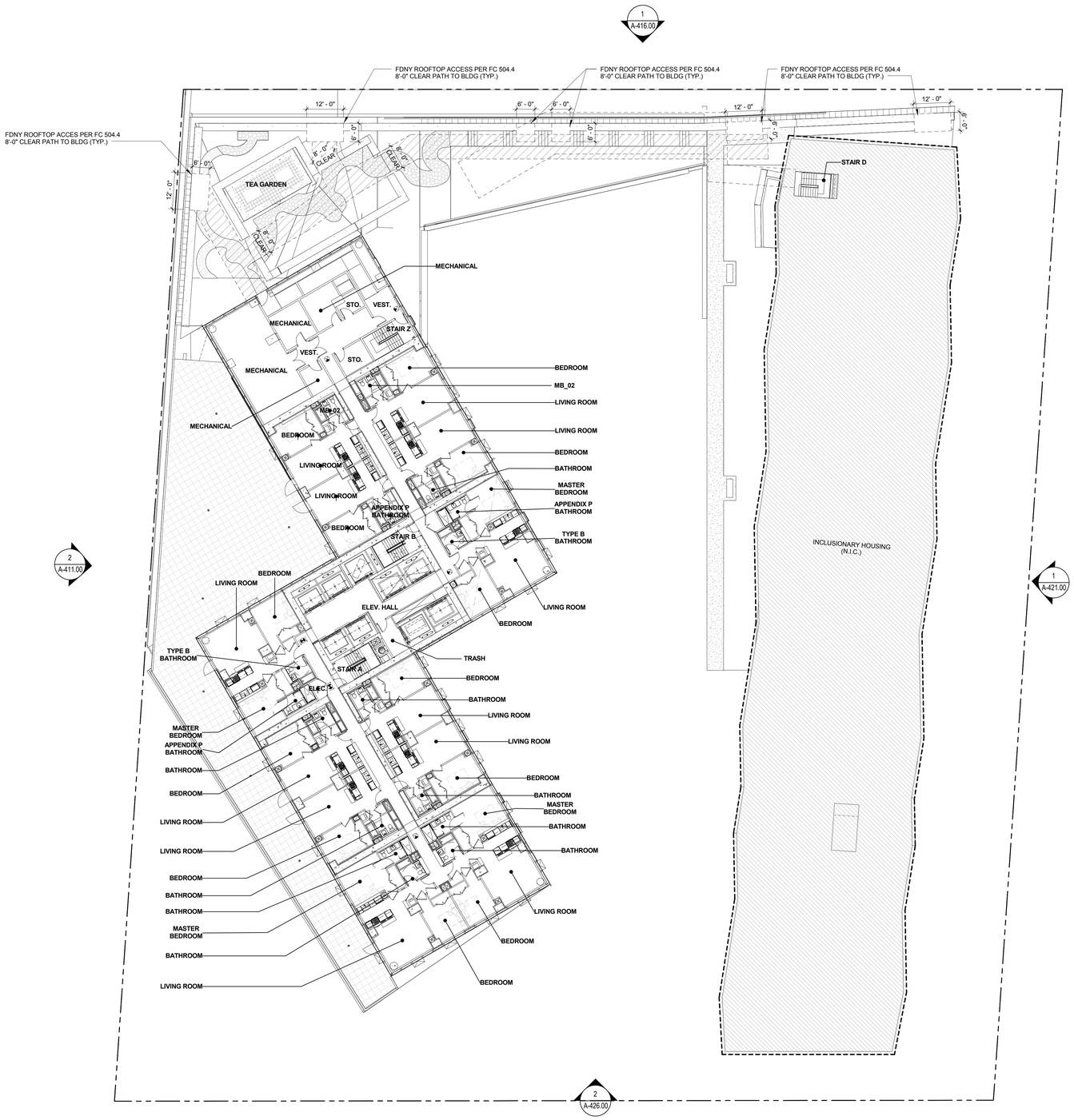
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES550235610 Scan Code

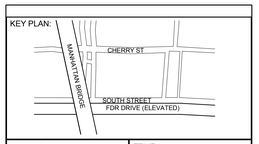
FILED UNDER SEPARATE APPLICATION #121187410

FDNY ACCESS, 8'-0" CLEAR MIN.



1 OVERALL FLOOR PLAN - 5TH FLOOR
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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180 Varick St #404
New York, NY 10014
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LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	04/13/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
5TH FLOOR PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-105.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

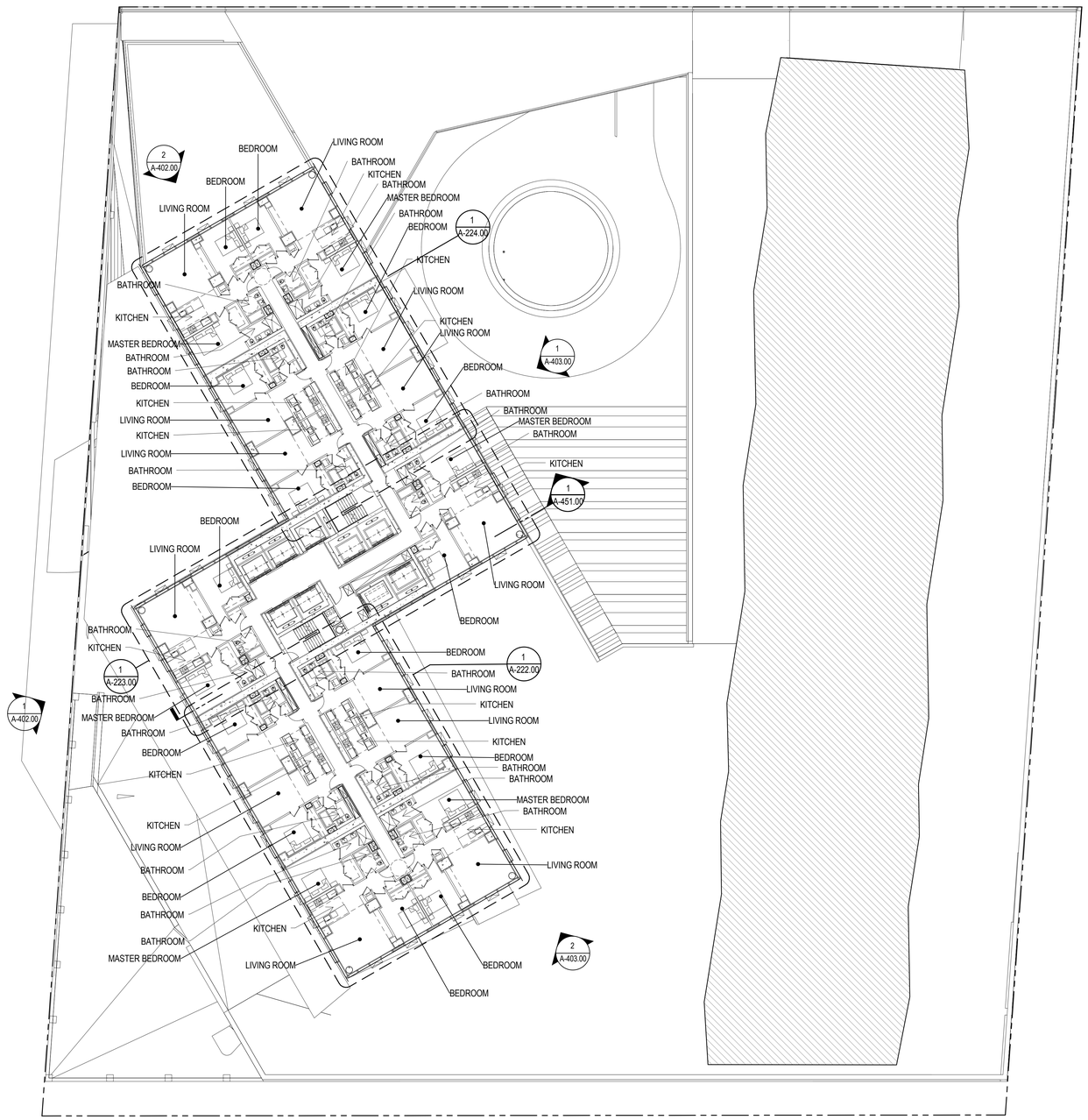
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

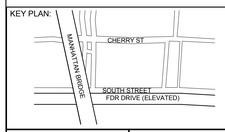
DEPT OF BLDGS121187410 Job Number
E1596525839 Scan Code
30" x 42" Arch E1 - SHEET SIZE

FILED UNDER SEPARATE APPLICATION #121187410



1 **TYPICAL LOW-LEVEL FLOOR PLAN**
A-400.00
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

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MEP ENGINEERS:
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Iseline, NJ 08830
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GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
6TH - 22ND (TYPICAL LOW-LEVEL) FLOOR PLAN

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/16" = 1'-0"	
DWG No:	**A-106.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

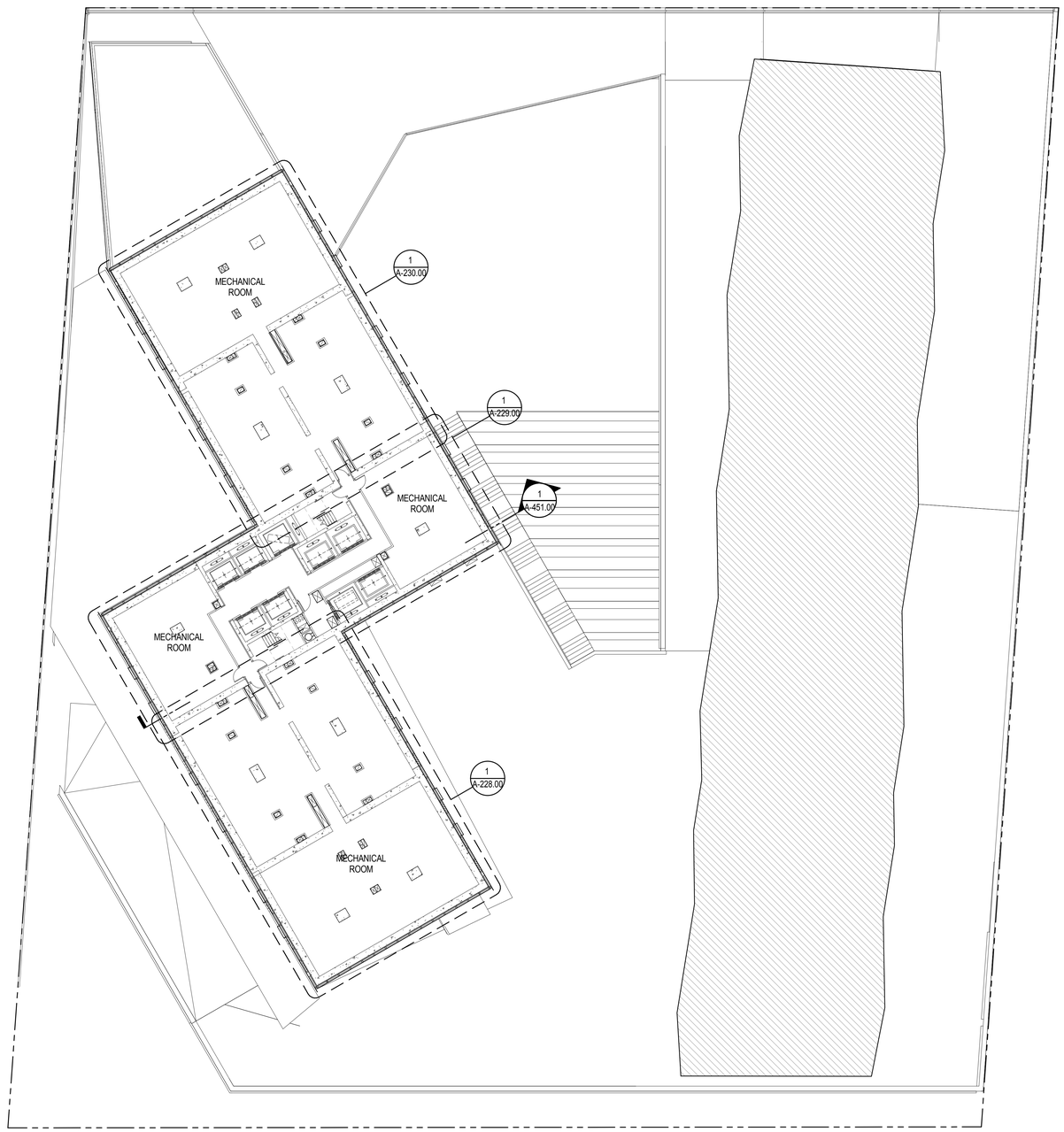
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E:5569:278609 Scan Code

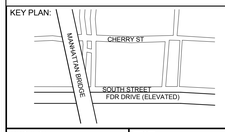
30" x 42" Arch E1 - SHEET SIZE

FILED UNDER SEPARATE
APPLICATION #121187410



1 **23RD FLOOR PLAN MECHANICAL**
A-400.00
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
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MEP ENGINEERS:
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Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
23RD FLOOR PLAN MECHANICAL

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 027881 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/16" = 1'-0"	
DWG No:	**A-127.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

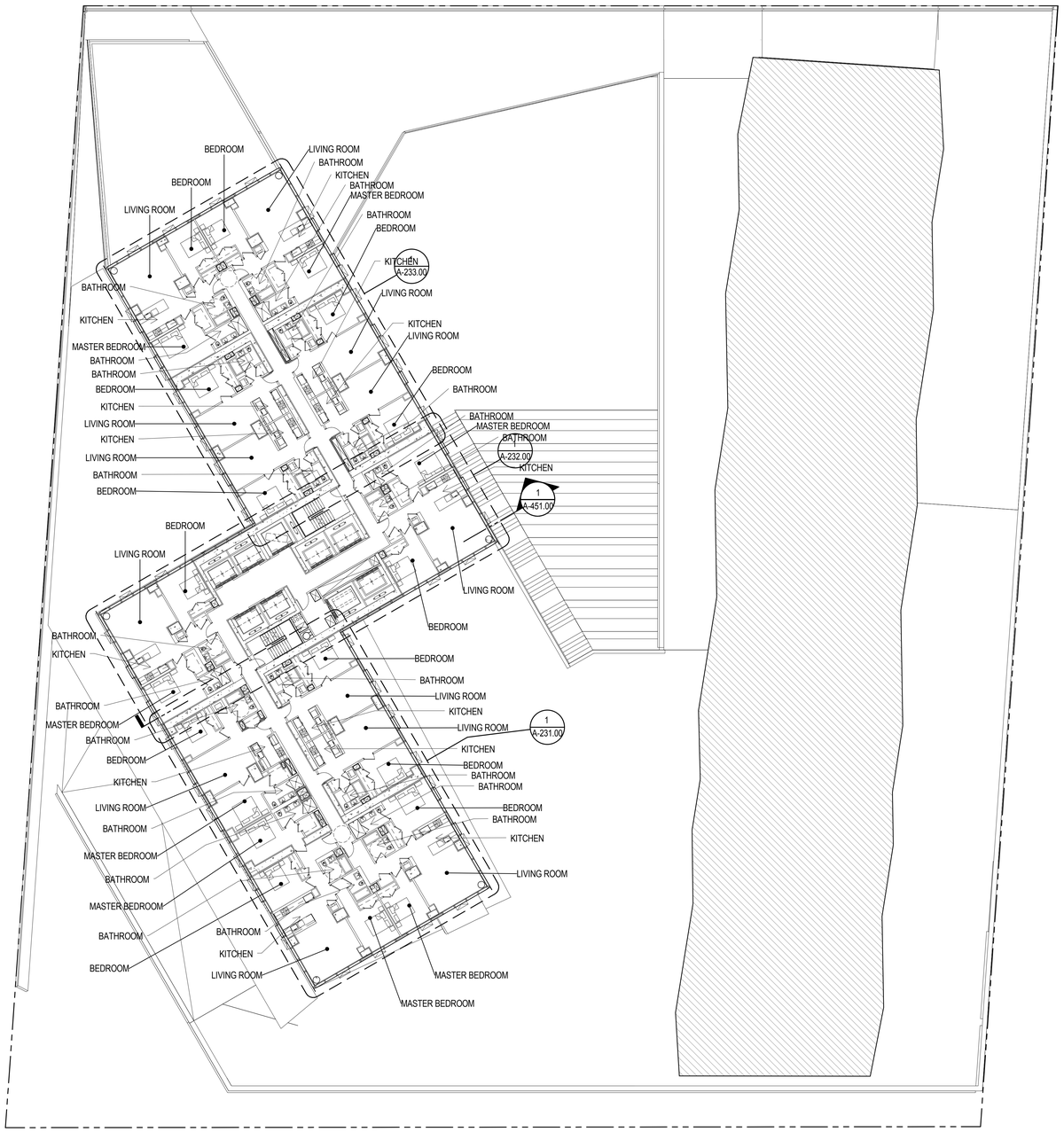
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

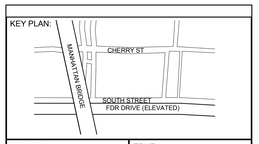
DEPT OF BLDGS 121185528 Job Number
ES004199162 Scan Code

FILED UNDER SEPARATE APPLICATION #121187410



1 TYPICAL MID-LEVEL FLOOR PLAN
A-400.00
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
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New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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TEL: 212-627-5574

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333 Hudson Street, Suite 905
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21 Penn Plaza - 360 West 31st Street, 8th Floor
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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
24TH - 40TH (TYPICAL MID-LEVEL) FLOOR PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/16" = 1'-0"	
DWG No:	A-128.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

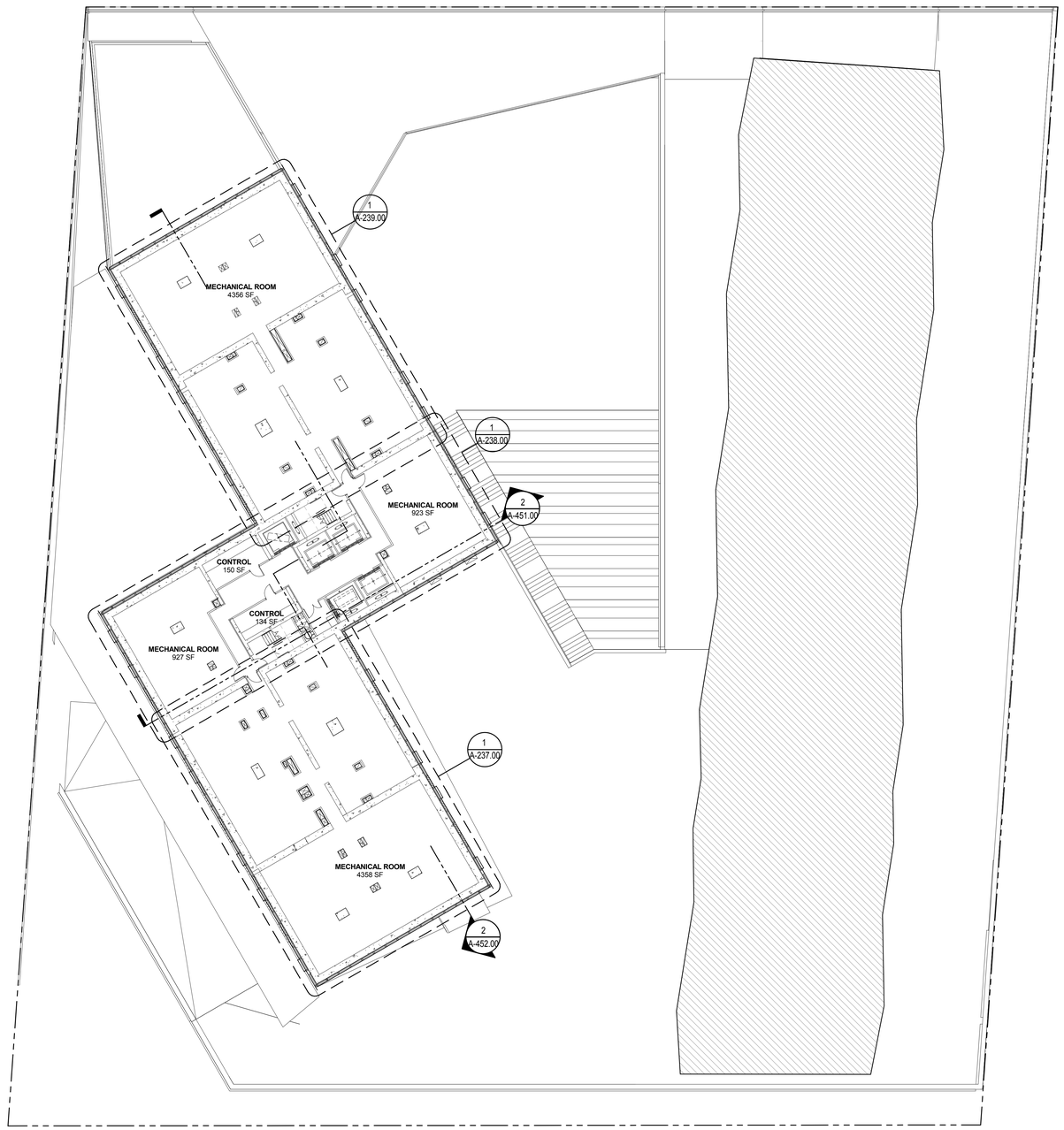
30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
E5466513917 Scan Code

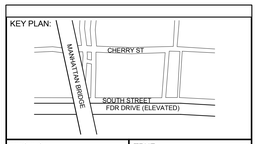
30" x 42" Arch E1 - SHEET SIZE

FILED UNDER SEPARATE APPLICATION #121187410



1 **41ST FLOOR PLAN MECHANICAL**
A-400.00
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
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333 Hudson Street, Suite 905
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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
41ST FLOOR PLAN MECHANICAL

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/16" = 1'-0"	
DWG No:	A-149.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

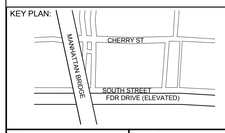
DEPT OF BLDGS121187410 Job Number
E-SSY-152/0005 Scan Code

30" x 42" Arch E1 - SHEET SIZE

FILED UNDER SEPARATE APPLICATION #121187410

1 **LEVEL 52 (TYP HIGH)**
A-400.00
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
42ND - 55TH (TYPICAL HIGH-LEVEL) FLOOR PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK 029081

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/16" = 1'-0"	

DWG No:
A-150.00

DOB PAGE No: of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

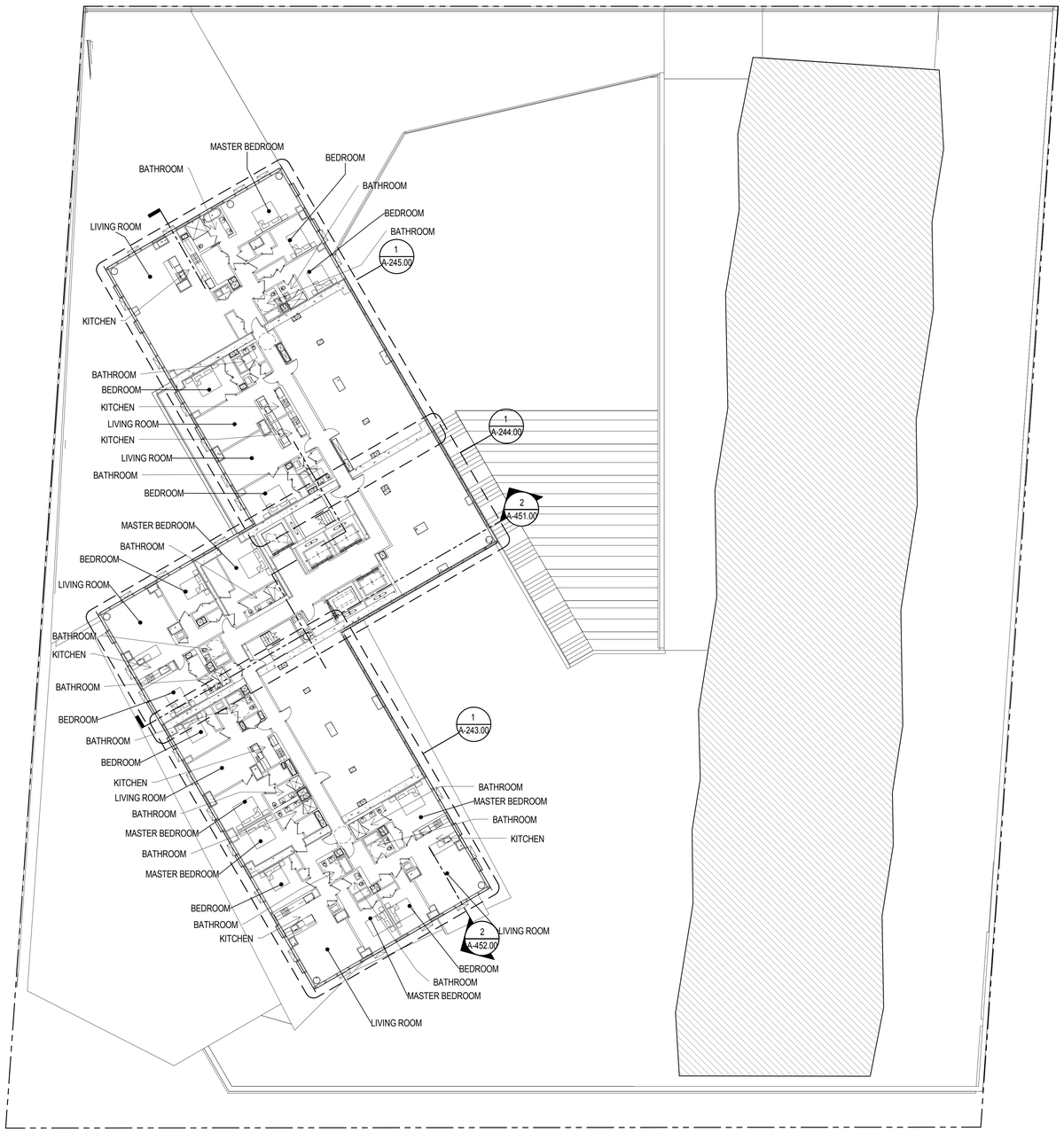
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES886452040 Scan Code

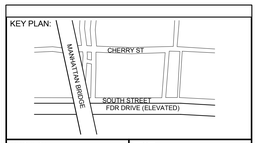
30" x 42" Arch E1 - SHEET SIZE

FILED UNDER SEPARATE APPLICATION #121187410



1 **56TH FLOOR PLAN MECHANICAL**
A-400.00
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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STRUCTURAL ENGINEERS:
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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
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2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
56TH FLOOR PLAN MECHANICAL

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/16" = 1'-0"	
DWG No:	A-168.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

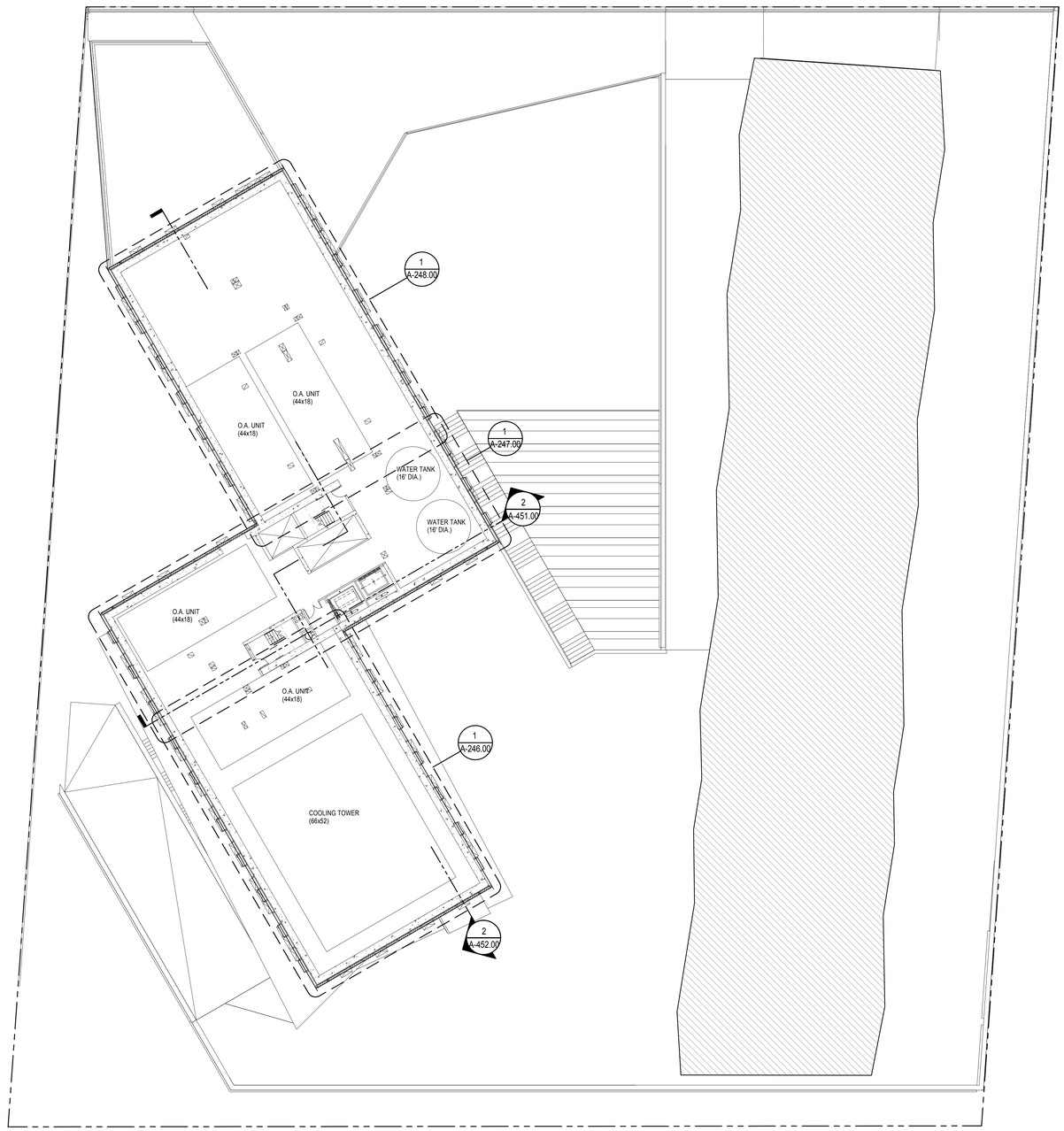
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES793604510 Scan Code

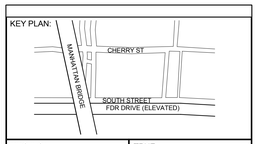
30" x 42" Arch E1 - SHEET SIZE

FILED UNDER SEPARATE APPLICATION #121187410



1 **ROOF MECHANICAL PLAN**
A-400.00
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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INTERIOR DESIGNER:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	03/19/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ROOF MECHANICAL PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/16" = 1'-0"	
DWG No:	A-169.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

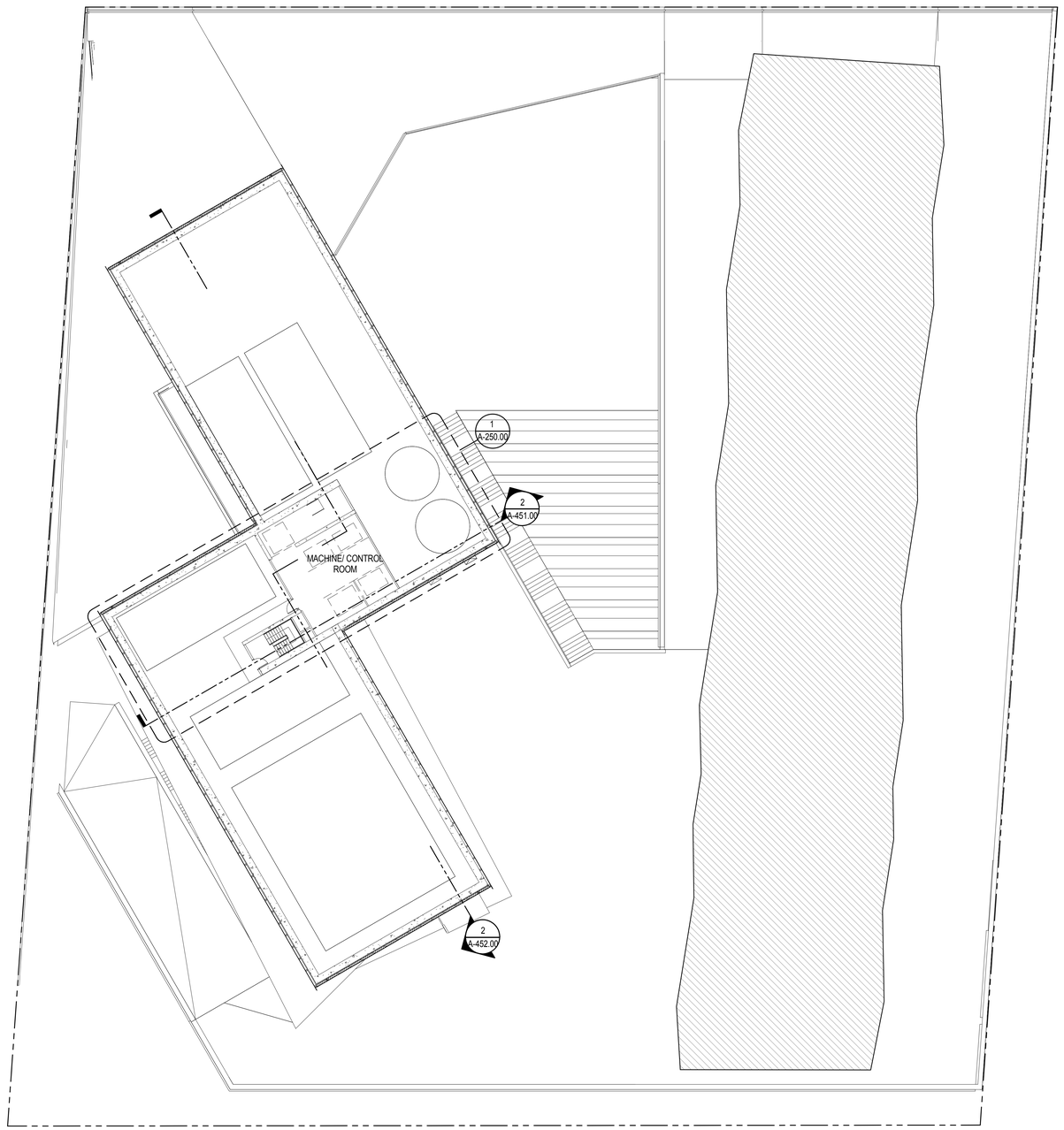
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES557814009 Scan Code

30" x 42" Arch E1 - SHEET SIZE

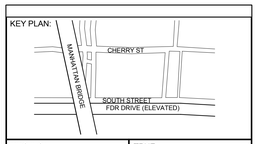
FILED UNDER SEPARATE APPLICATION #121187410



1 **ELEVATOR MACHINE FLOOR PLAN**
A-400.00
1/16" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
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GEOTECHNICAL ENGINEERS:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATOR MACHINE FLOOR PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/16" = 1'-0"	
DWG No:	A-170.00
DOB PAGE No:	of

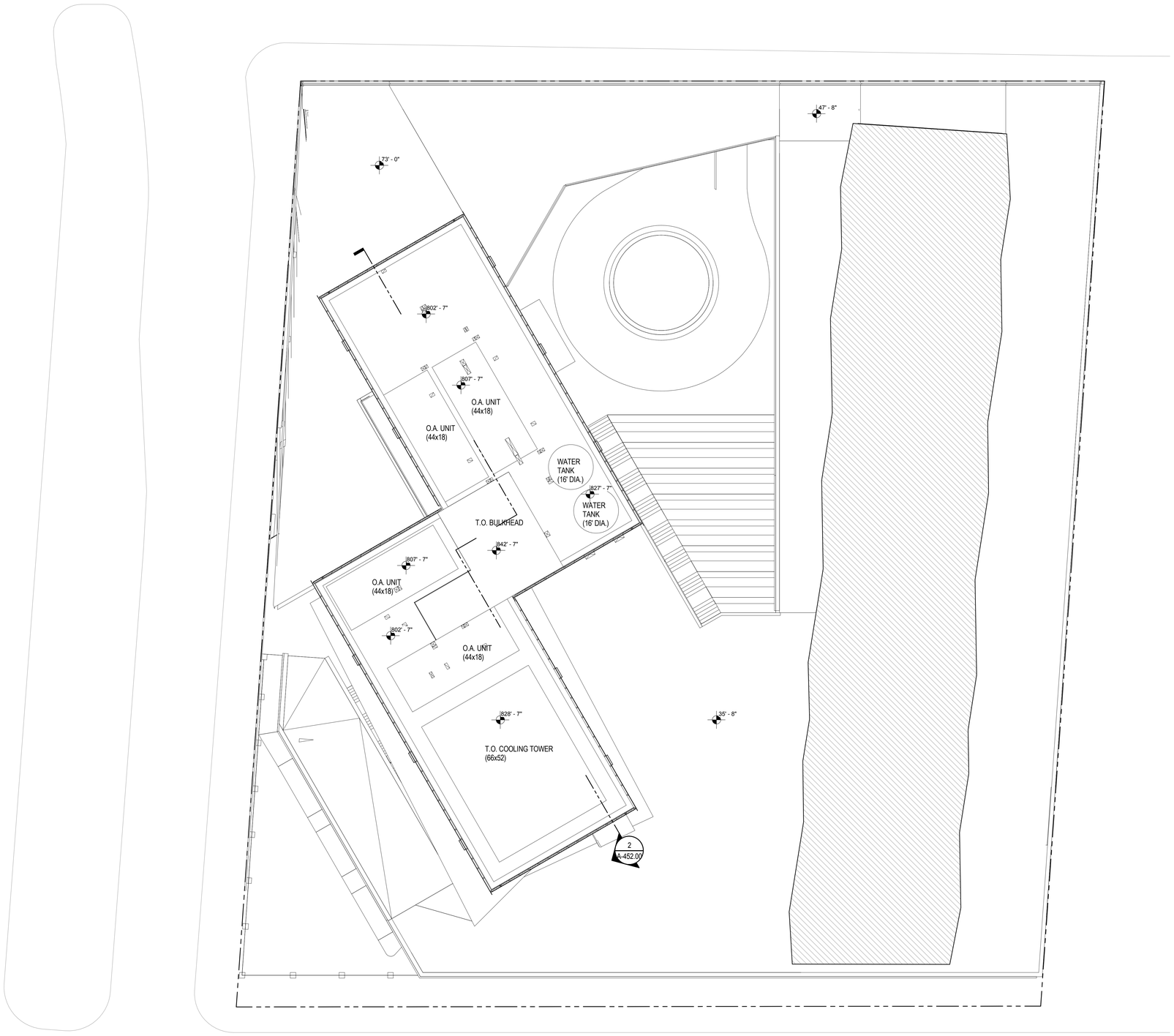
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121185528 Job Number
ES879307206 Scan Code

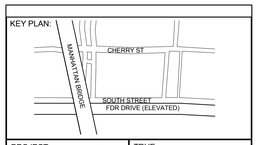
30" x 42" Arch E1 - SHEET SIZE

FILED UNDER SEPARATE APPLICATION #121187410



1 ROOF PLAN
A-400.00
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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3	DOB FILING SUBMISSION	08/19/2014
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ROOF PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/16" = 1'-0"	
DWG No:	A-171.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

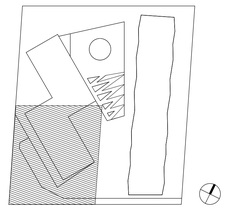
FILE NAME:
PLOT DATE:

1 PARTIAL FLOOR PLAN - CELLAR (SW)
1/8" = 1'-0"

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CS CARBON MONOXIDE & SMOKE DETECTOR

PROJECT KEY PLAN



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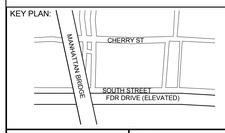

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
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INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
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New York, NY 10014
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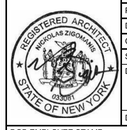
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - CELLAR (SW CORNER)

SEAL & SIGNATURE:

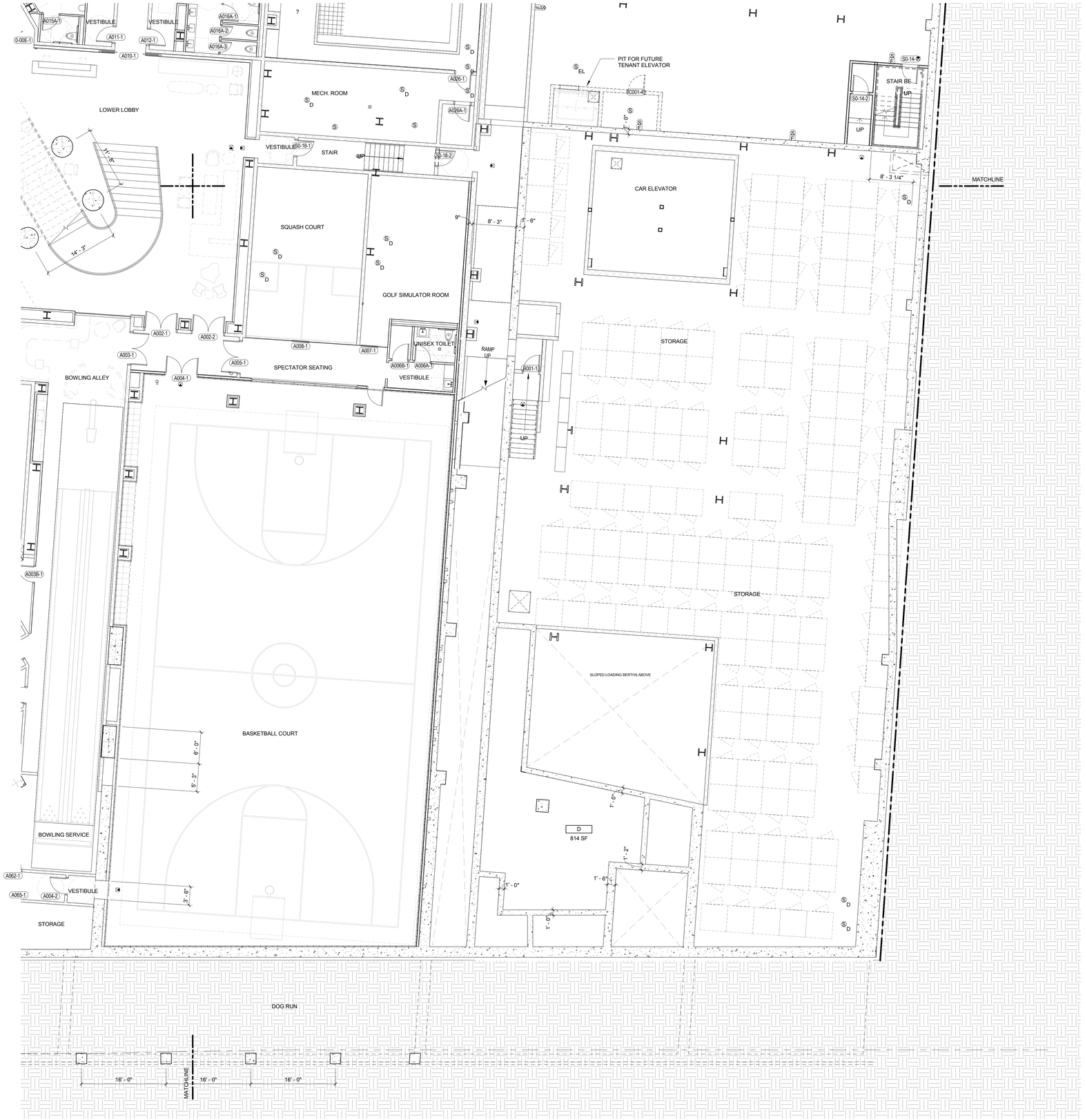


DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/8" = 1'-0"	
DWG No:	A-200.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS121105539 Job Number
E529533490 Scan Code
30" x 42" Arch E1 - SHEET SIZE

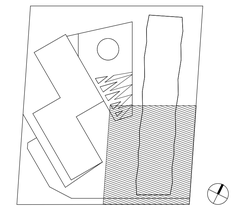


1 **PARTIAL FLOOR PLAN - CELLAR (SE)**
1/8" = 1'-0"

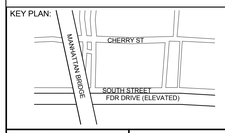
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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STRUCTURAL ENGINEERS:
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TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - CELLAR (SE CORNER)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029001 STATE OF NEW YORK

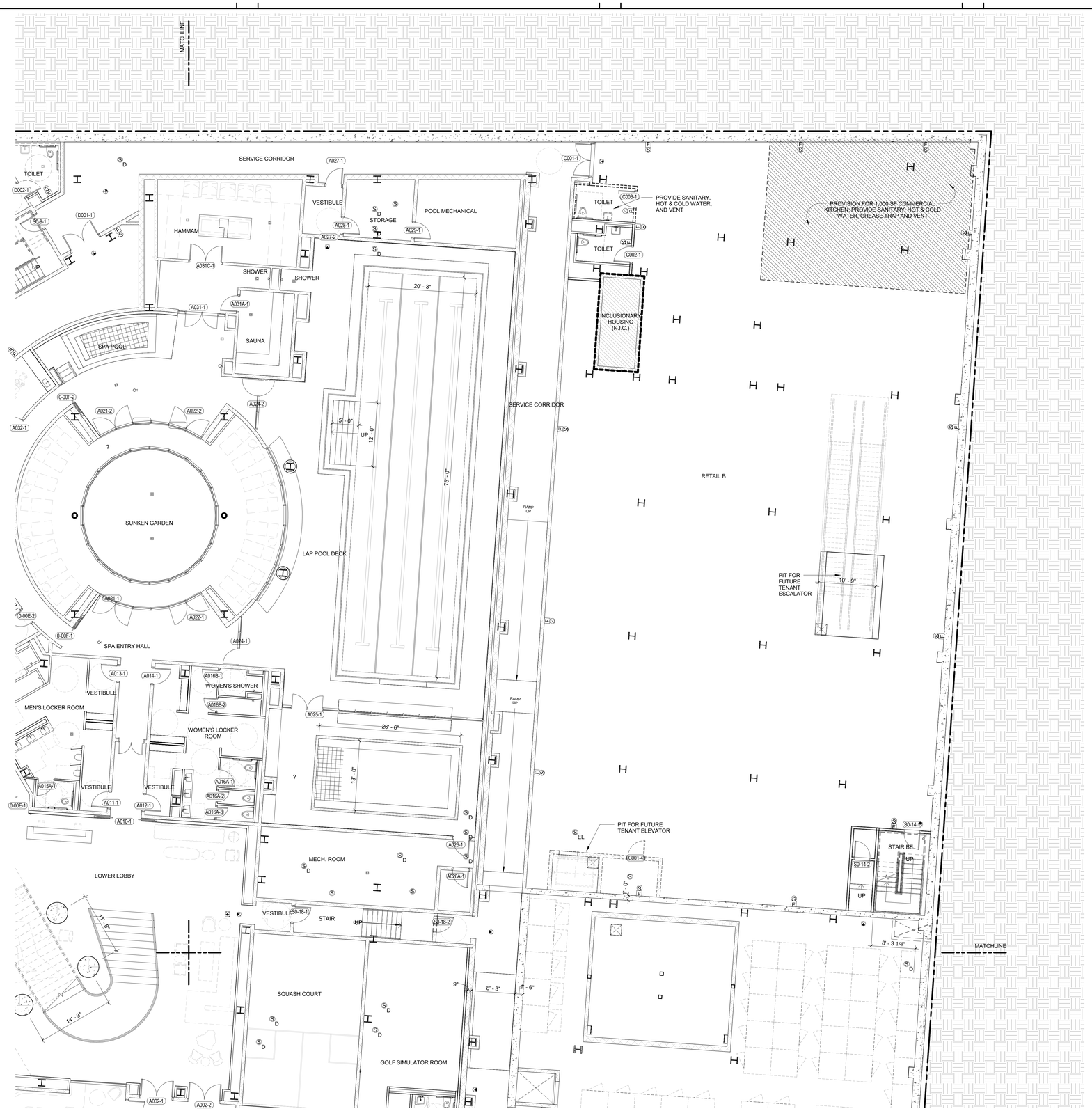
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-201.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185503 Job Number
ES101.219414 Scan Code
30" x 42" Arch E1 - SHEET SIZE



1 **PARTIAL FLOOR PLAN - CELLAR (NE)**
1/8" = 1'-0"

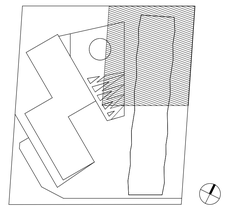
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

NOTES:

FILED UNDER SEPARATE APPLICATION #121187410

PROJECT KEY PLAN



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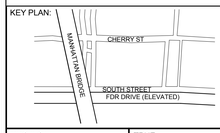

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - CELLAR (NE CORNER)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMALAS 023081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/8" = 1'-0"
DWG No:	**A-202.00**
DOB PAGE No:	of

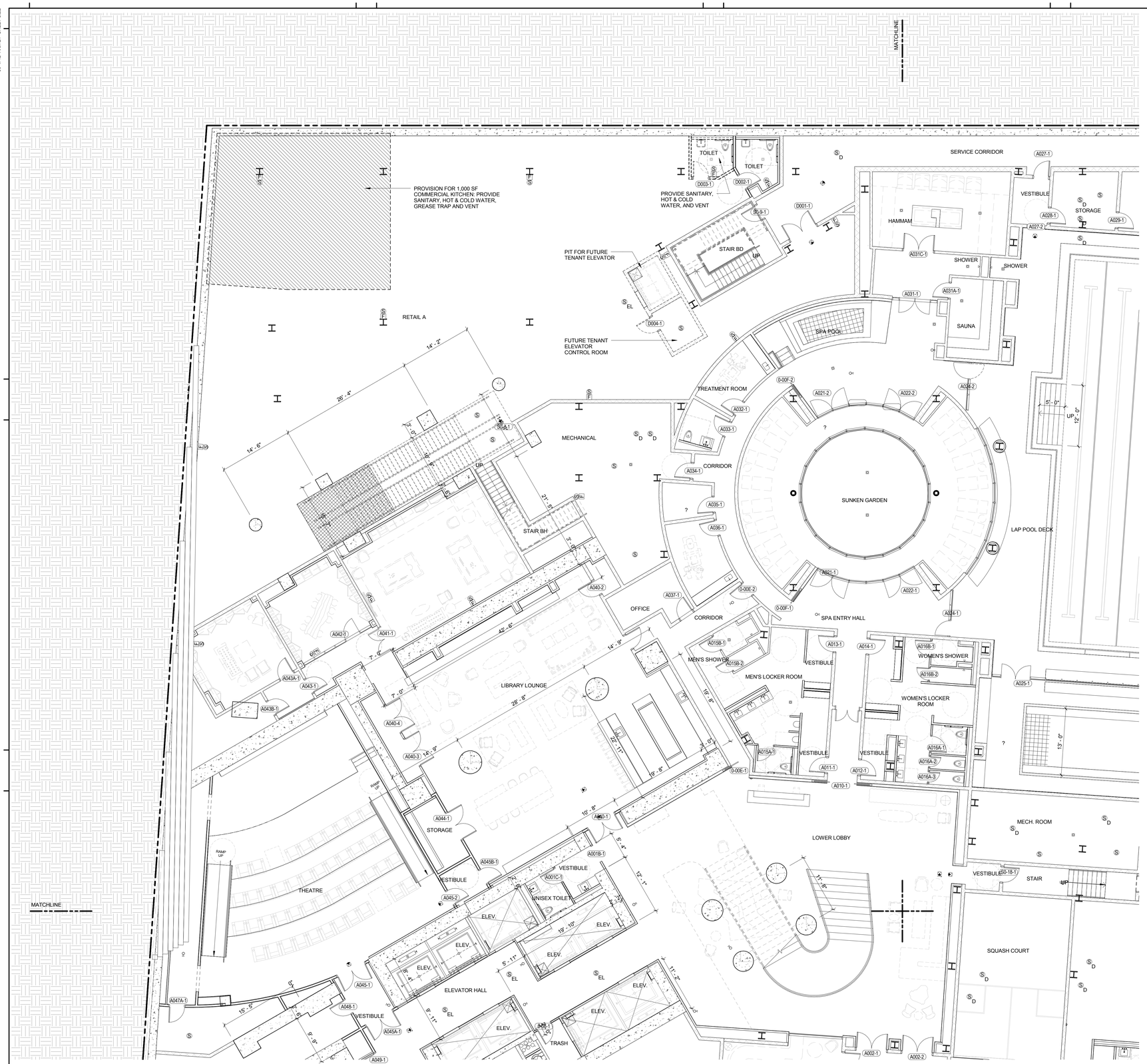
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185569 Job Number
E1587533164 Scan Code

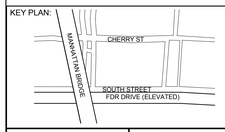
30" x 42" Arch E1 - SHEET SIZE



SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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CONSULTANT:
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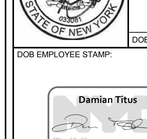
PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - CELLAR (NW CORNER)

SEAL & SIGNATURE:



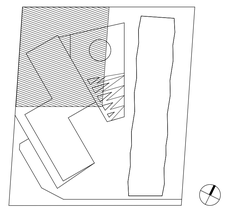
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/8" = 1'-0"
DWG No:	**A-203.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

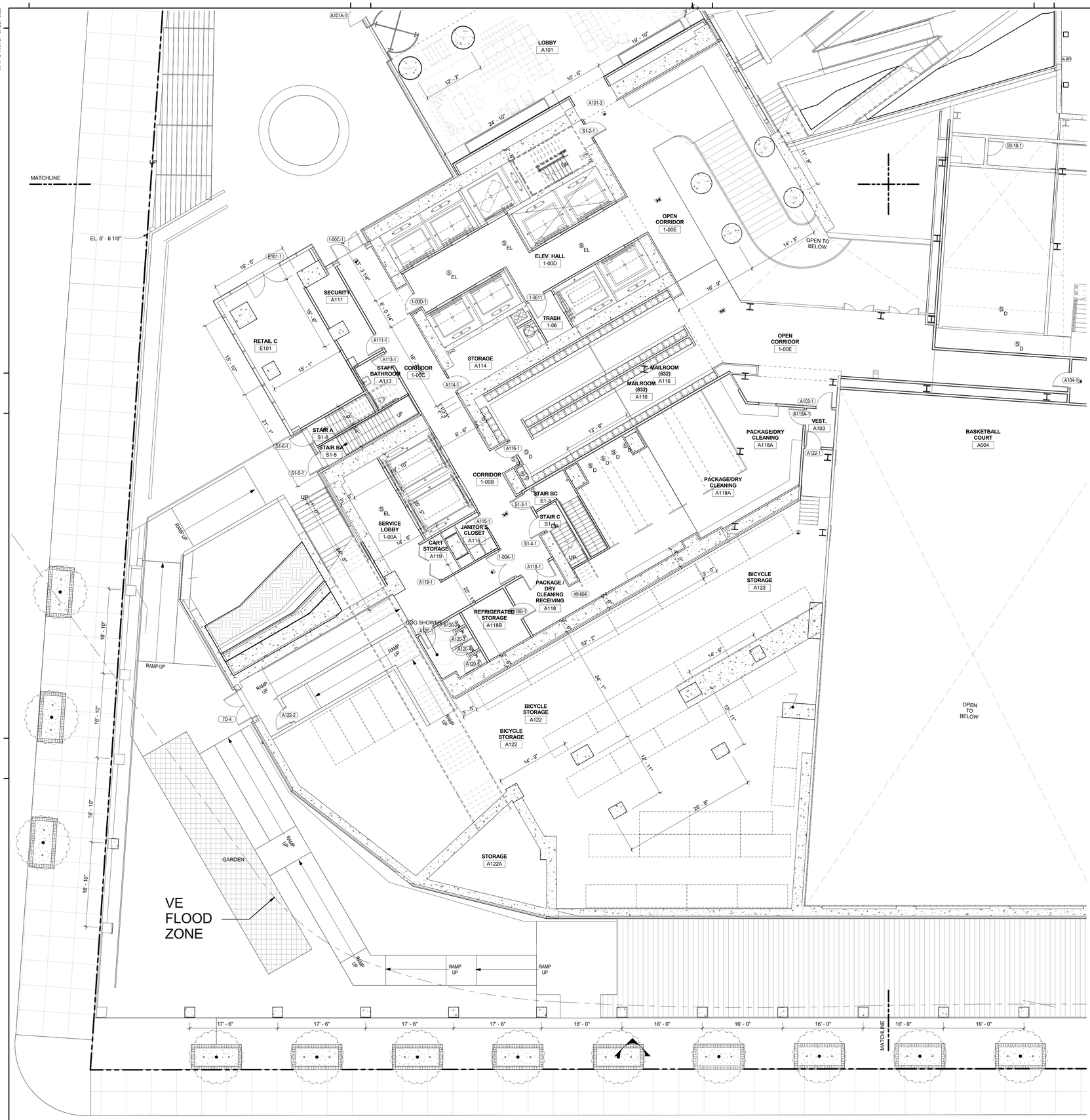
DOB B-SCAN:

PROJECT KEY PLAN



1 **PARTIAL FLOOR PLAN - CELLAR (NW)**
1/8" = 1'-0"

FILE NAME:
PLOT DATE:



1 PARTIAL FLOOR PLAN - 1ST FLOOR (SW)
1/8" = 1'-0"

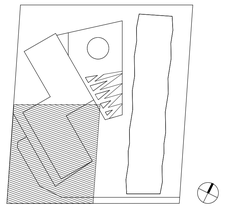
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CS CARBON MONOXIDE & SMOKE DETECTOR

NOTES:

FILED UNDER SEPARATE APPLICATION #121187410

PROJECT KEY PLAN



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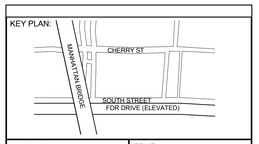

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
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TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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STRUCTURAL ENGINEERS:
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TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 1ST FLOOR (SW CORNER)

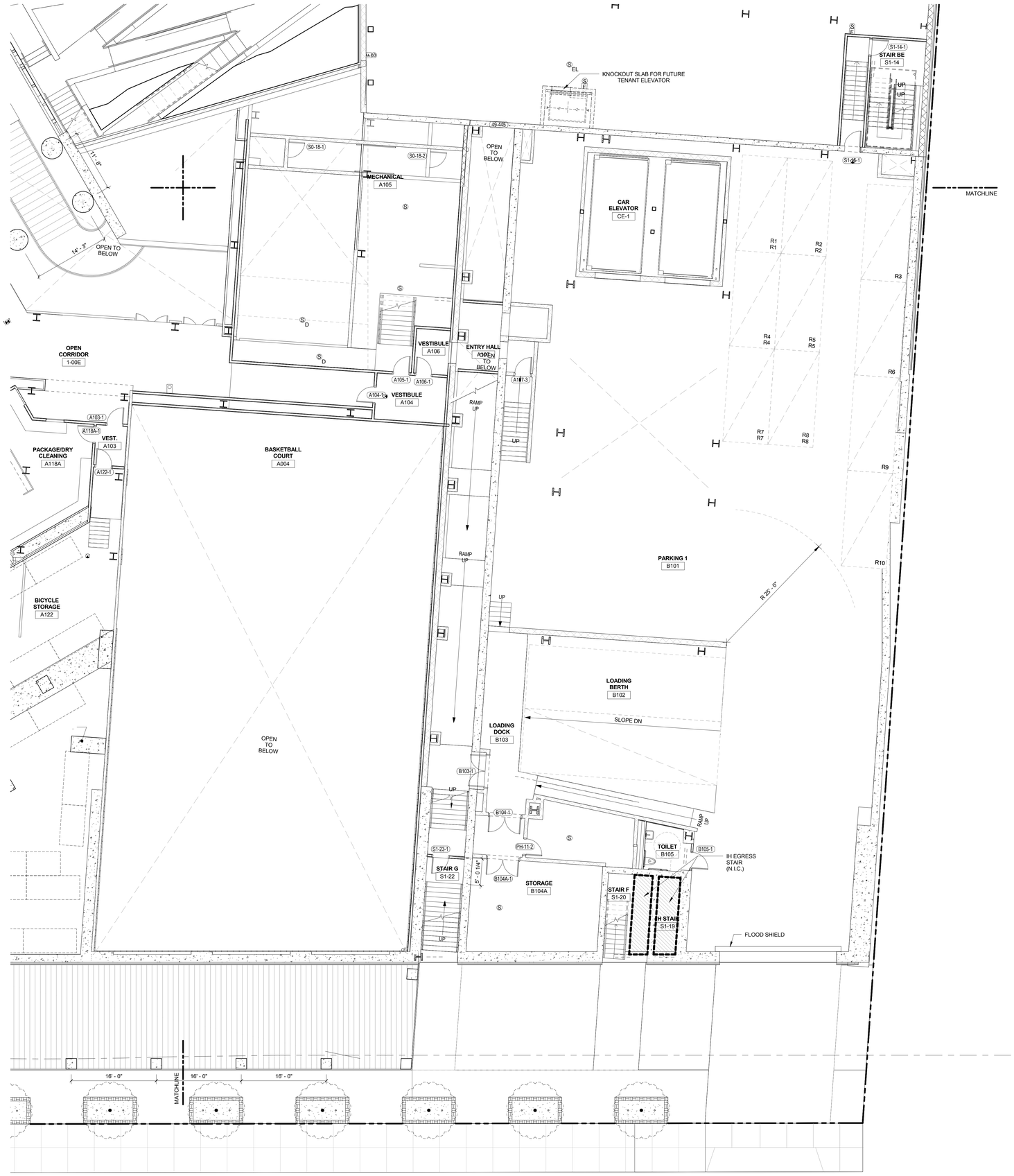
SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/8" = 1'-0"	
DWG No:	A-204.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS121185539 Job Number
E-591122754 Scan Code
30" x 42" Arch E1 - SHEET SIZE



1 **PARTIAL FLOOR PLAN - 1ST FLOOR (SE)**
1/8" = 1'-0"

FILE NAME:
PLOT DATE:

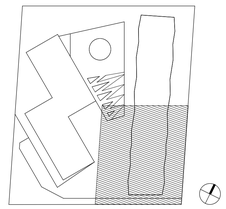
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- S SMOKE DETECTOR
- S_{EL} SMOKE DETECTOR (ELEVATOR RECALL)
- S_D SMOKE DETECTOR (DUCT)
- S_F SMOKE DETECTOR (SPEAKER)
- S_F SMOKE DETECTOR (SPEAKER & STROBE)
- C CARBON MONOXIDE DETECTOR
- CS CARBON MONOXIDE & SMOKE DETECTOR

NOTES:

FILED UNDER SEPARATE APPLICATION #121187410

PROJECT KEY PLAN



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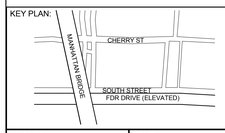

PROJECT NORTH | TRUE NORTH

DEVELOPER:
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805 Third Ave, 7th Floor
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New York, NY 10005
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

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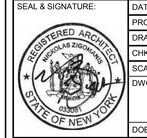
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 1ST FLOOR (SE CORNER)

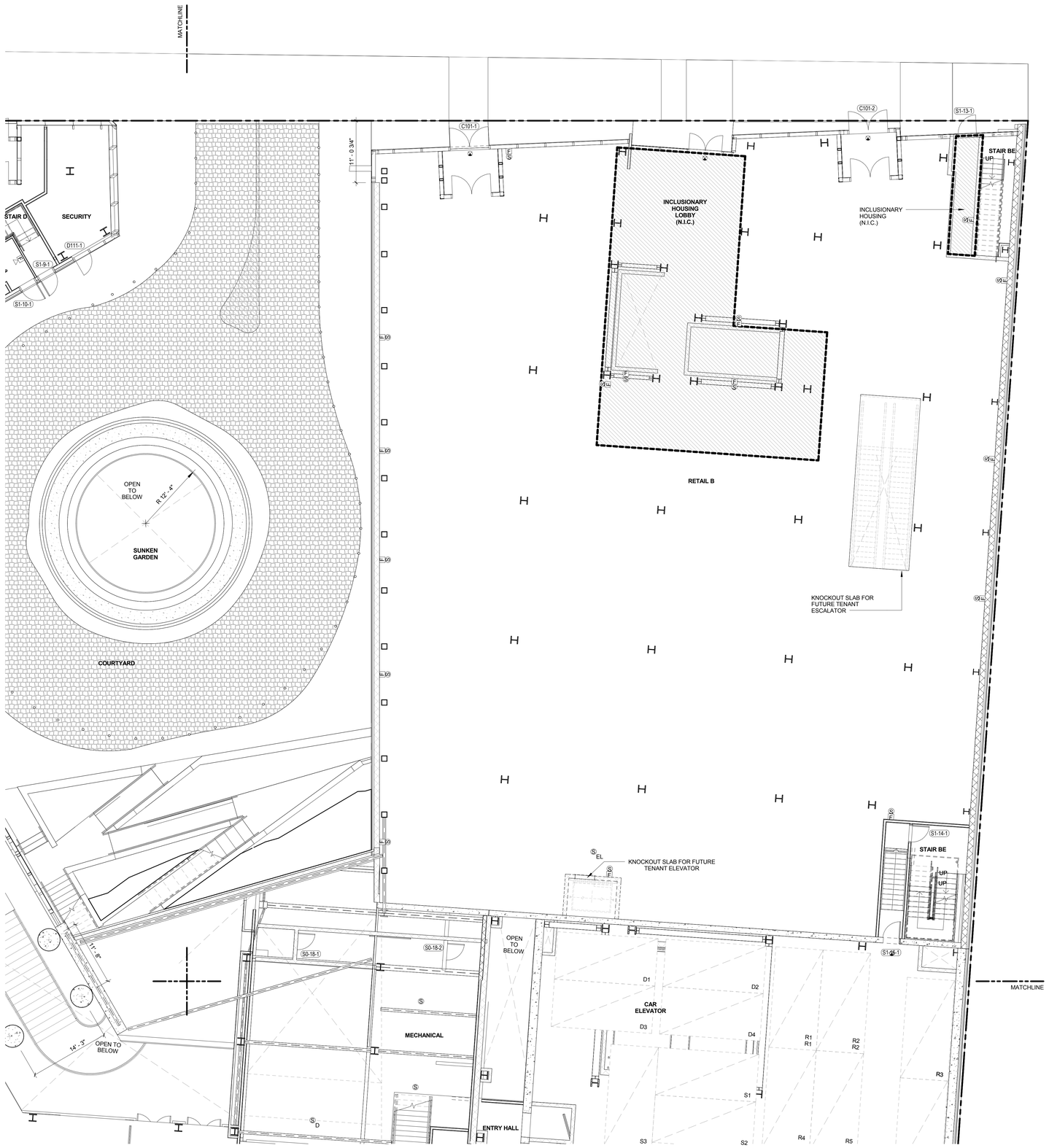
SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-205.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:



1 PARTIAL FLOOR PLAN - 1ST FLOOR (NE)
1/8" = 1'-0"

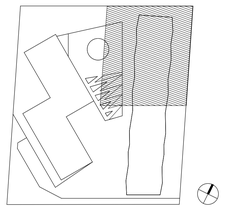
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CS CARBON MONOXIDE & SMOKE DETECTOR

NOTES:

FILED UNDER SEPARATE APPLICATION #121187410

PROJECT KEY PLAN



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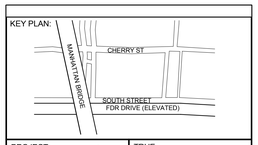

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	04/13/2015
3	DOB FILING SUBMISSION	05/13/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 1ST FLOOR (NE CORNER)

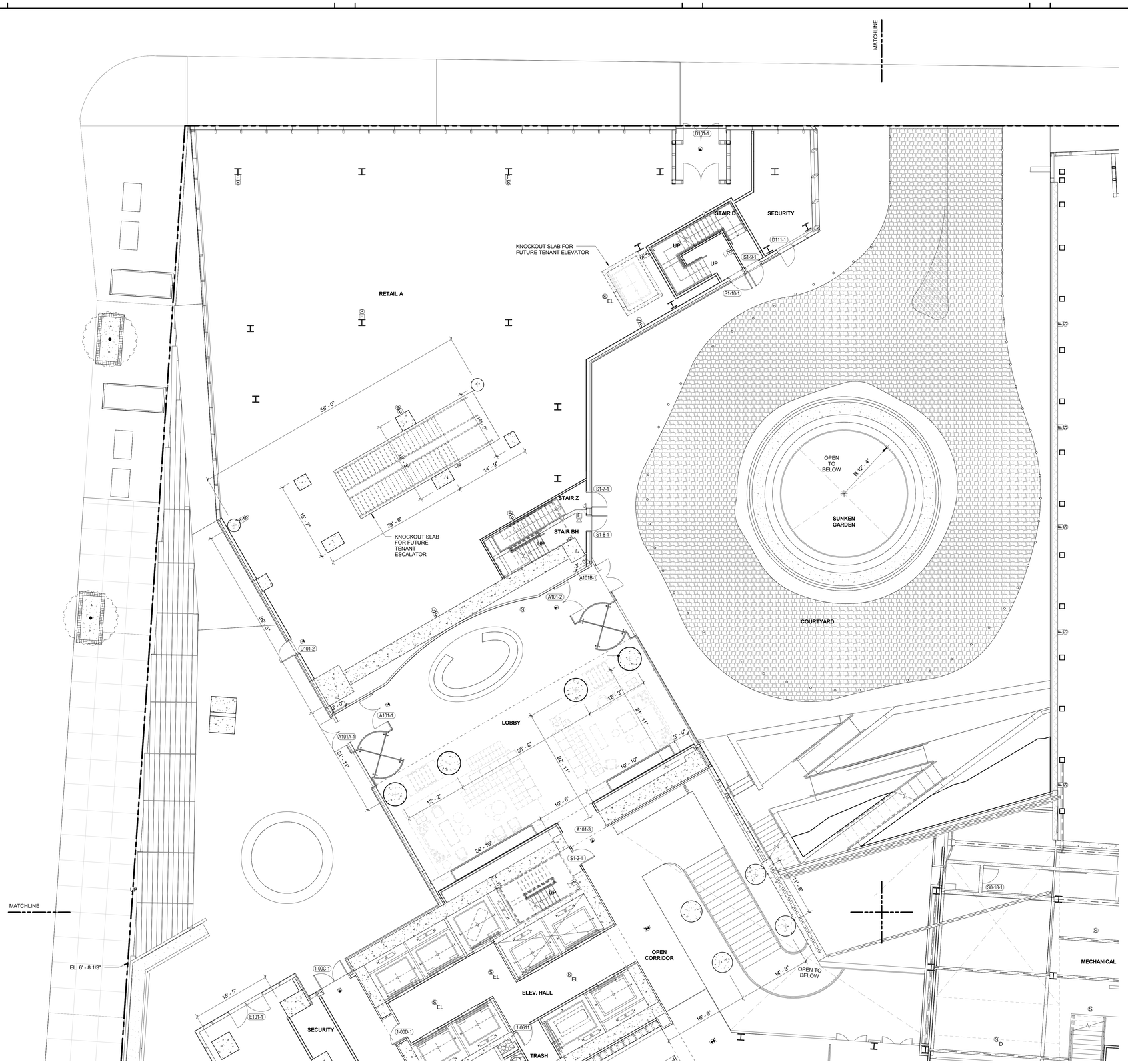
SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/8" = 1'-0"	
DWG No:	A-206.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121185528 Job Number
E:S181235792 Scan Code
30" x 42" Arch E1 - SHEET SIZE
FILE NAME:
PLOT DATE:



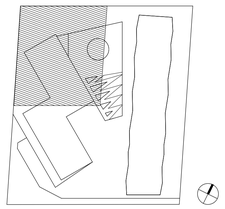
1 PARTIAL FLOOR PLAN - 1ST FLOOR (NW)
1/8" = 1'-0"

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CS CARBON MONOXIDE & SMOKE DETECTOR

NOTES:

PROJECT KEY PLAN



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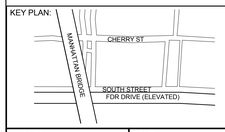

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

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INTERIOR DESIGNER:
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TEL: 212-627-5574

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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	04/13/2015
3	DOB FILING SUBMISSION	05/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 1ST FLOOR (NW CORNER)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

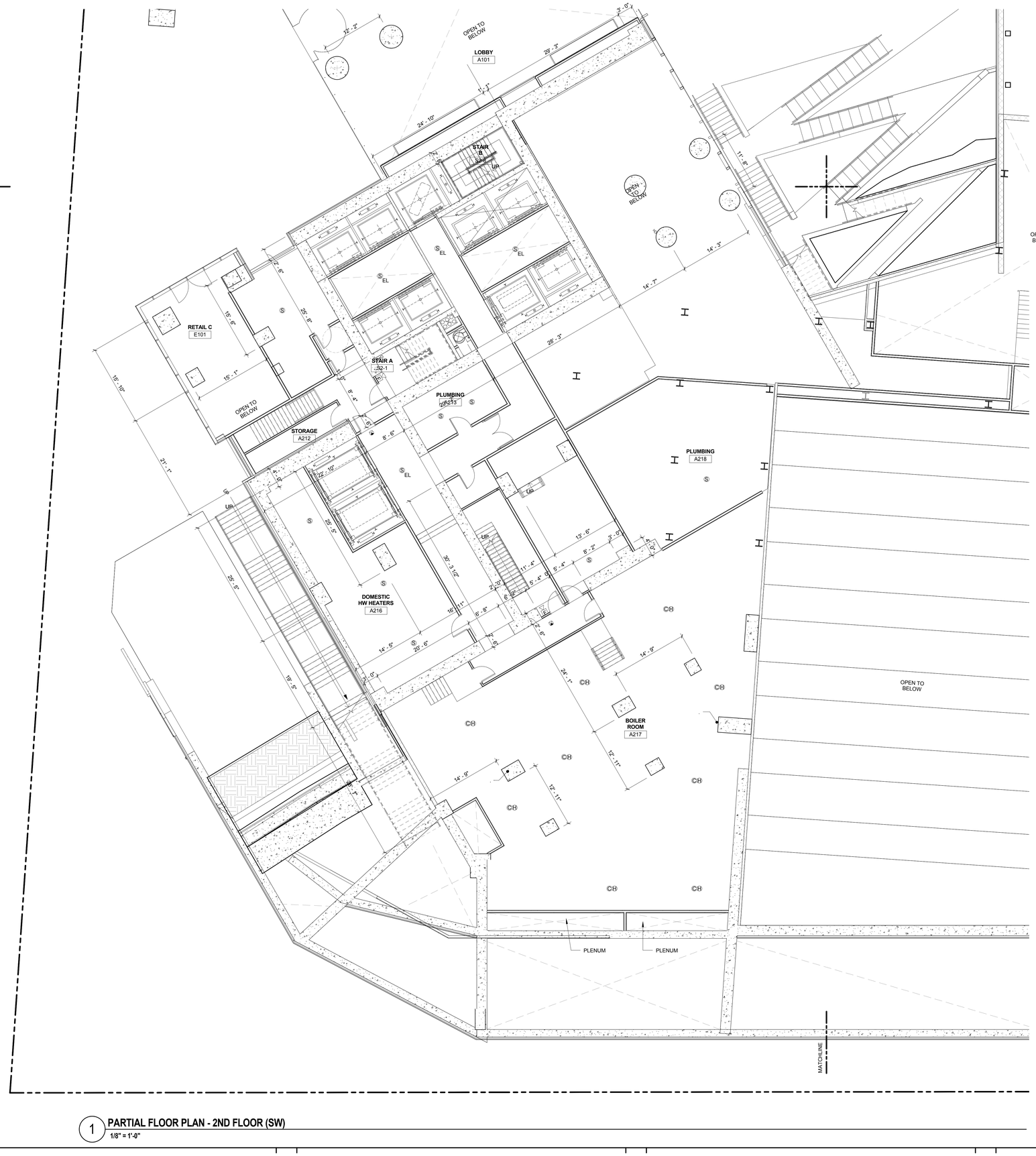
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/8" = 1'-0"	
DWG No:	A-207.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121805639 Job Number
ES7224720017 Scan Code

30" x 42" Arch E1 - SHEET SIZE

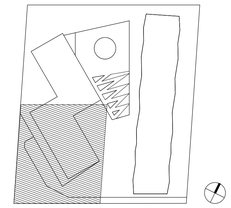


1 **PARTIAL FLOOR PLAN - 2ND FLOOR (SW)**
1/8" = 1'-0"

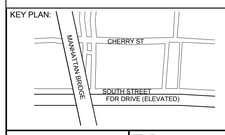
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH / TRUE NORTH

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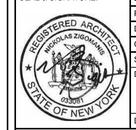
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 2ND FLOOR (SW CORNER)

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/8" = 1'-0"
DWG No:	**A-208.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E577772847491 Scan Code

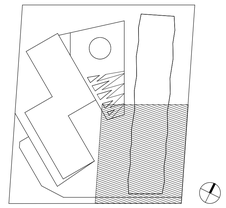
30" x 42" Arch E1 - SHEET SIZE

1 **PARTIAL FLOOR PLAN - 2ND FLOOR (SE)**
1/8" = 1'-0"

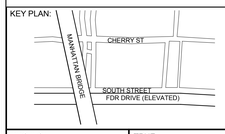
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- S — SMOKE DETECTOR
- S_{EL} — SMOKE DETECTOR (ELEVATOR RECALL)
- S_D — SMOKE DETECTOR (DUCT)
- SF — SMOKE DETECTOR (SPEAKER)
- S_F — SMOKE DETECTOR (SPEAKER & STROBE)
- C — CARBON MONOXIDE DETECTOR
- CS — CARBON MONOXIDE & SMOKE DETECTOR

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
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Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

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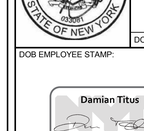
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 2ND FLOOR (SE CORNER)

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-209.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121105539 Job Number
E350570416S1 Scan Code

30" x 42" Arch E1 - SHEET SIZE

MATCH LINE

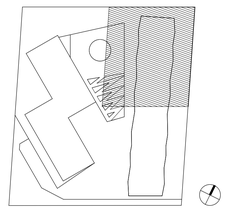
1 **PARTIAL FLOOR PLAN - 2ND FLOOR (NE)**
1/8" = 1'-0"

FILE NAME:
PLOT DATE:

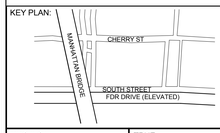
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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New York, NY 10014
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 2ND FLOOR (NE CORNER)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMANIS 029081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-210.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

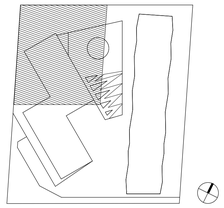
DEPT OF BLDGS 121185528 Job Number
ES814762609 Scan Code

1 PARTIAL FLOOR PLAN - 2ND FLOOR (NW)
1/8" = 1'-0"

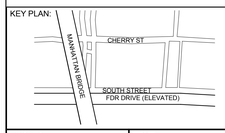
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CS CARBON MONOXIDE & SMOKE DETECTOR

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
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No.	DESCRIPTION:	DATE:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 2ND FLOOR (NW CORNER)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/8" = 1'-0"	
DWG No:	A-211.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

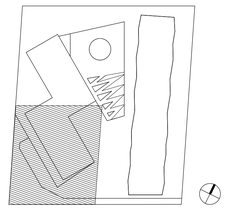
DEPT OF BLDGS 121185569 Job Number
E527820919I1 Scan Code
30" x 42" Arch E1 - SHEET SIZE

1 **PARTIAL FLOOR PLAN - 3RD FLOOR (SW)**
1/8" = 1'-0"

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

PROJECT KEY PLAN



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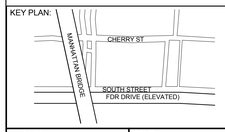

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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STRUCTURAL ENGINEERS:
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228 East 45th Street
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MEP ENGINEERS:
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485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 3RD FLOOR (SW CORNER)

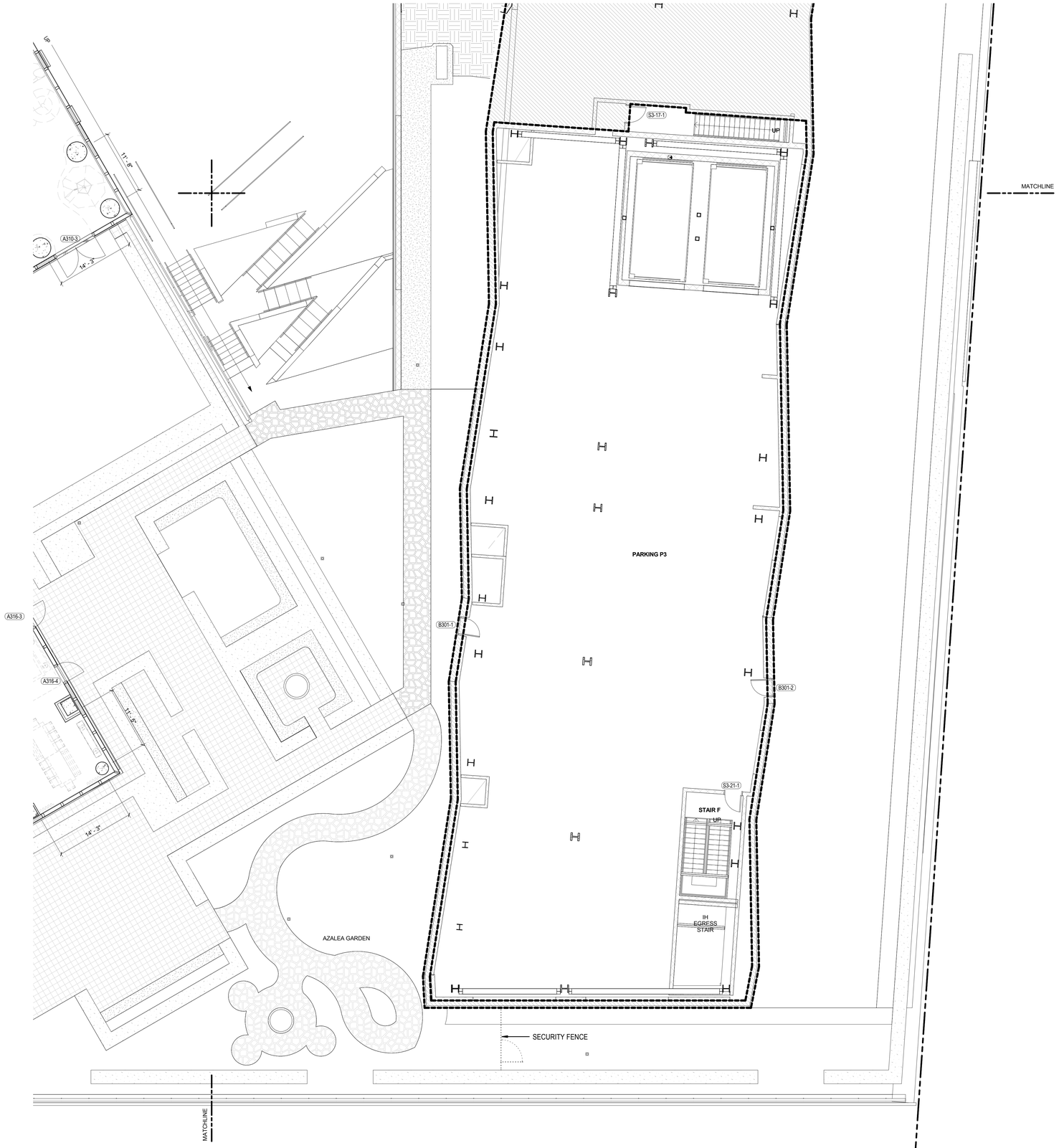
SEAL & SIGNATURE:
REGISTERED ARCHITECT MICHELAS ZIGOURAS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/8" = 1'-0"
DWG No:	**A-212.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:



1 PARTIAL FLOOR PLAN - 3RD FLOOR (SE)
1/8" = 1'-0"

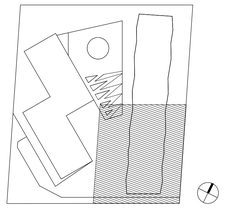
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CS CARBON MONOXIDE & SMOKE DETECTOR

NOTES:

FILED UNDER SEPARATE APPLICATION #121187410

PROJECT KEY PLAN



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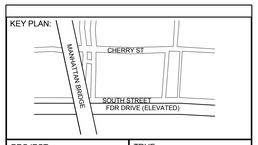

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 3RD FLOOR (SE CORNER)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

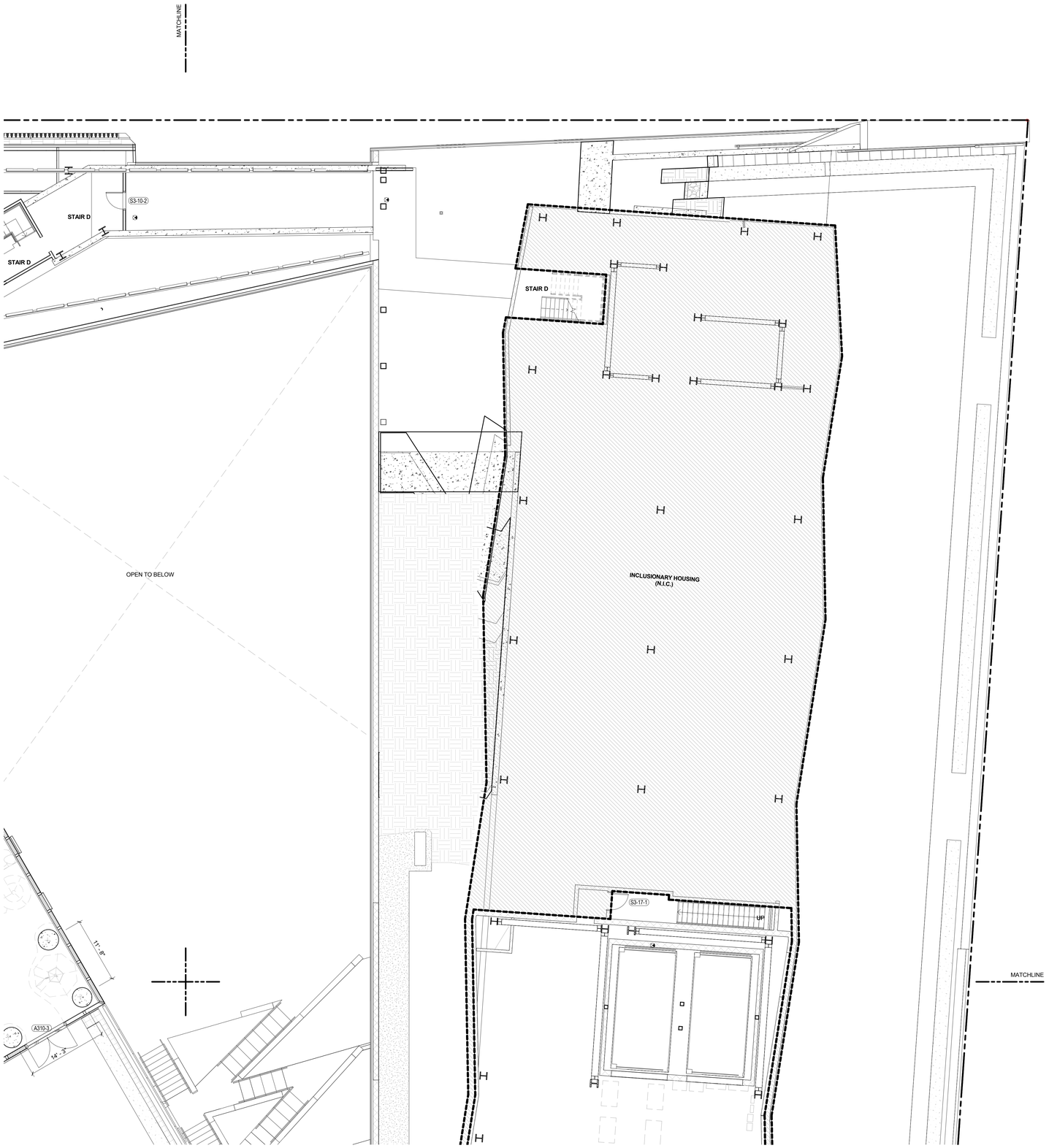
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/8" = 1'-0"	
DWG No:	A-213.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121185528 Job Number
ES156860084 Scan Code
30" x 42" Arch E1 - SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES799966705 Scan Code



1 PARTIAL FLOOR PLAN - 3RD FLOOR (NE)
1/8" = 1'-0"

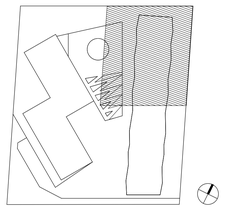
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CS CARBON MONOXIDE & SMOKE DETECTOR

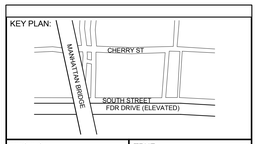
NOTES:

FILED UNDER SEPARATE APPLICATION #121187410

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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No.	DESCRIPTION:	DATE:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 3RD FLOOR (NE CORNER)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
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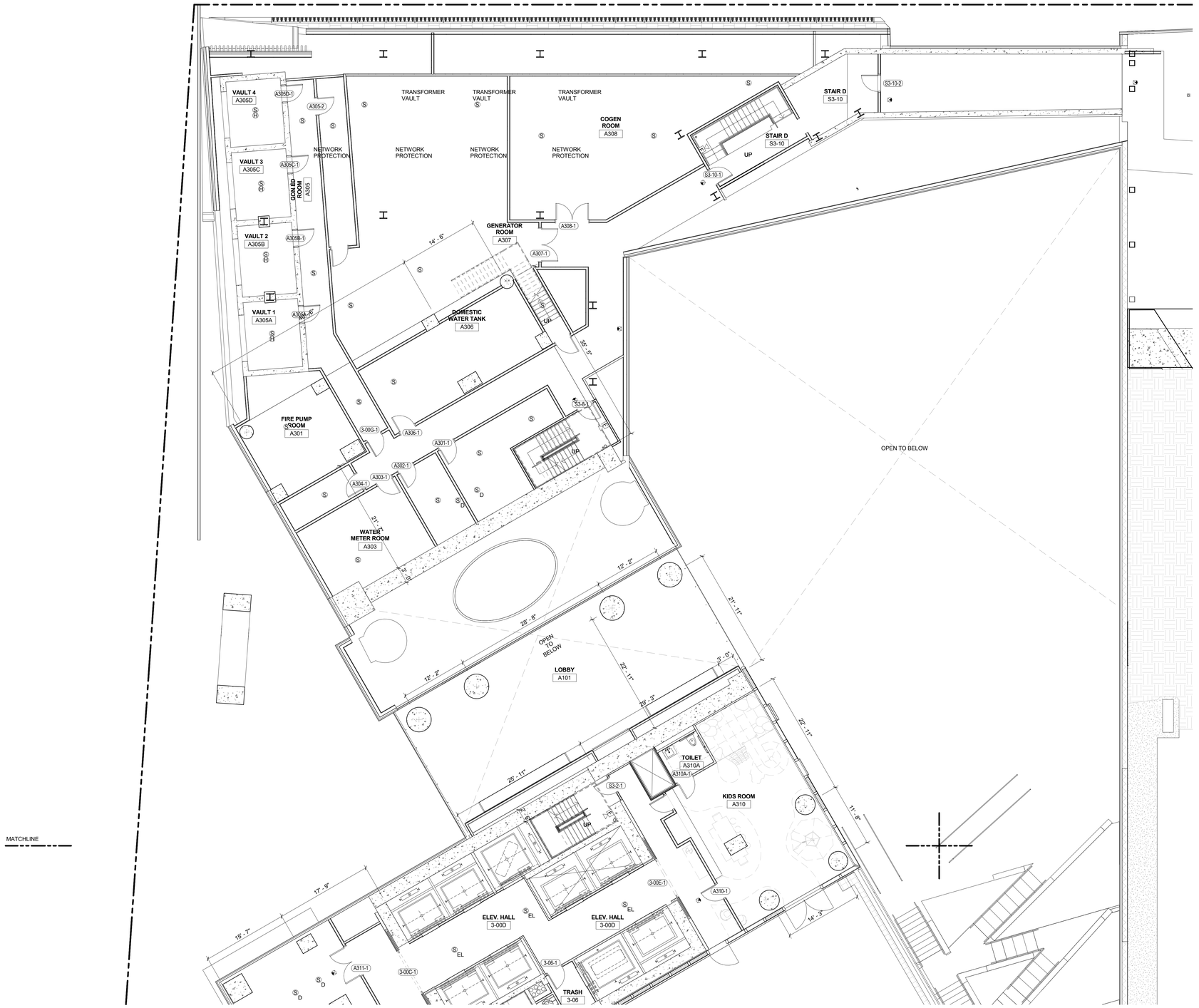
CHK: CHECKER	
SCALE: 1/8" = 1'-0"	
DWG No:	A-214.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

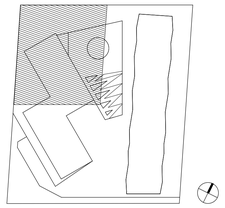


1 PARTIAL FLOOR PLAN - 3RD FLOOR (NW)
1/8" = 1'-0"

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

PROJECT KEY PLAN



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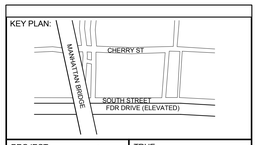

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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MEP ENGINEERS:
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Iseline, NJ 08830
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 3RD FLOOR (NW CORNER)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/8" = 1'-0"	
DWG No:	A-215.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015
NYC Development Hub

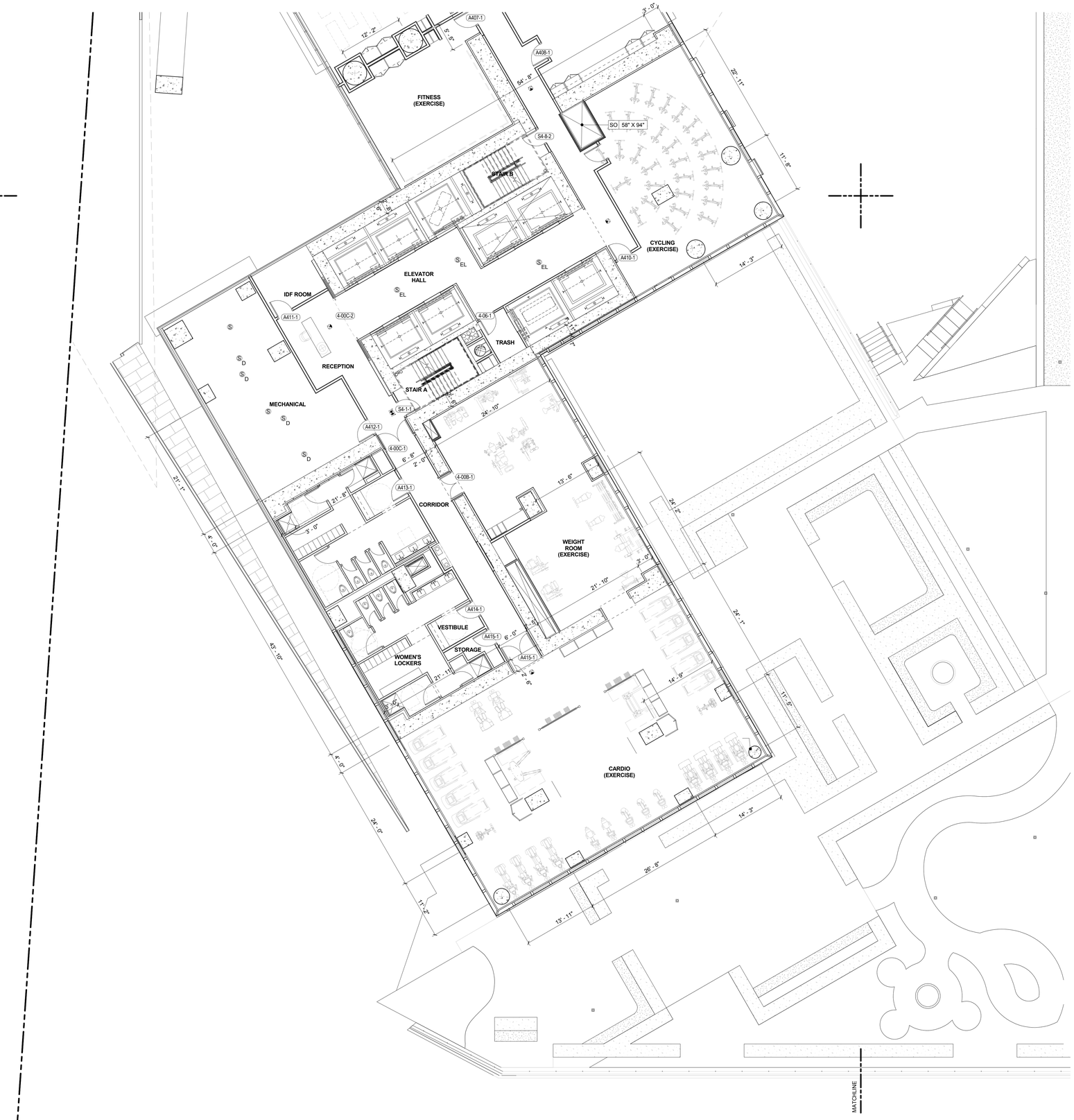
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421805639 Job Number
E 5636067724 Scan Code

30" x 42" Arch E1 - SHEET SIZE

MATCHLINE

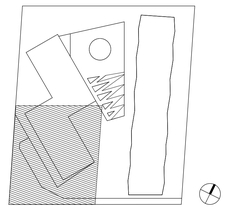


1 **PARTIAL FLOOR PLAN - 4TH FLOOR (SW)**
1/8" = 1'-0"

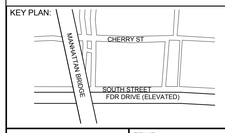
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	04/13/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 4TH FLOOR (SW CORNER)

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHAELAS ZIGOURAS 031381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/8" = 1'-0"
DWG No:	**A-216.00**
DOB PAGE No:	of

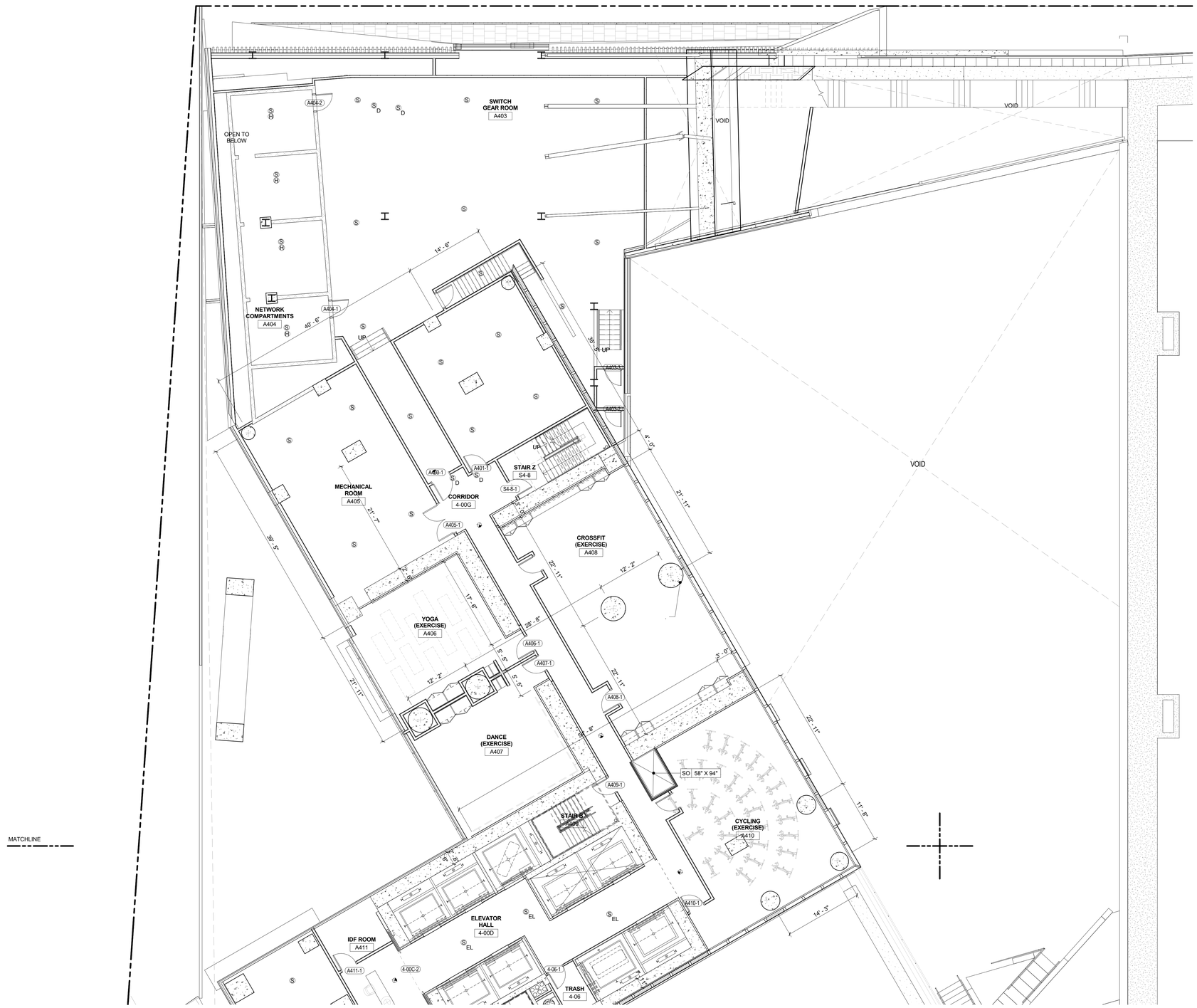
DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES883480243 Scan Code

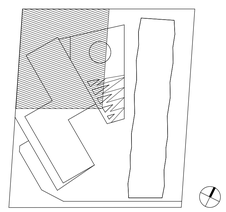


1 PARTIAL FLOOR PLAN - 4TH FLOOR (NW)
1/8" = 1'-0"

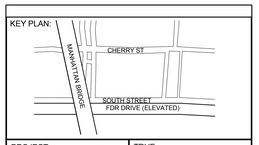
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN - WALL MOUNTED (ARROW INDICATES DIRECTION)
- STANDPIPE
- SIAMESE CONNECTION
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- SMOKE DETECTOR
- SMOKE DETECTOR (ELEVATOR RECALL)
- SMOKE DETECTOR (DUCT)
- SMOKE DETECTOR (SPEAKER)
- SMOKE DETECTOR (SPEAKER & STROBE)
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
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New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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MEYER DAVIS STUDIO INC.
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LANDSCAPE DESIGNER:
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No.	DESCRIPTION:	DATE:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 4TH FLOOR (NW CORNER)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

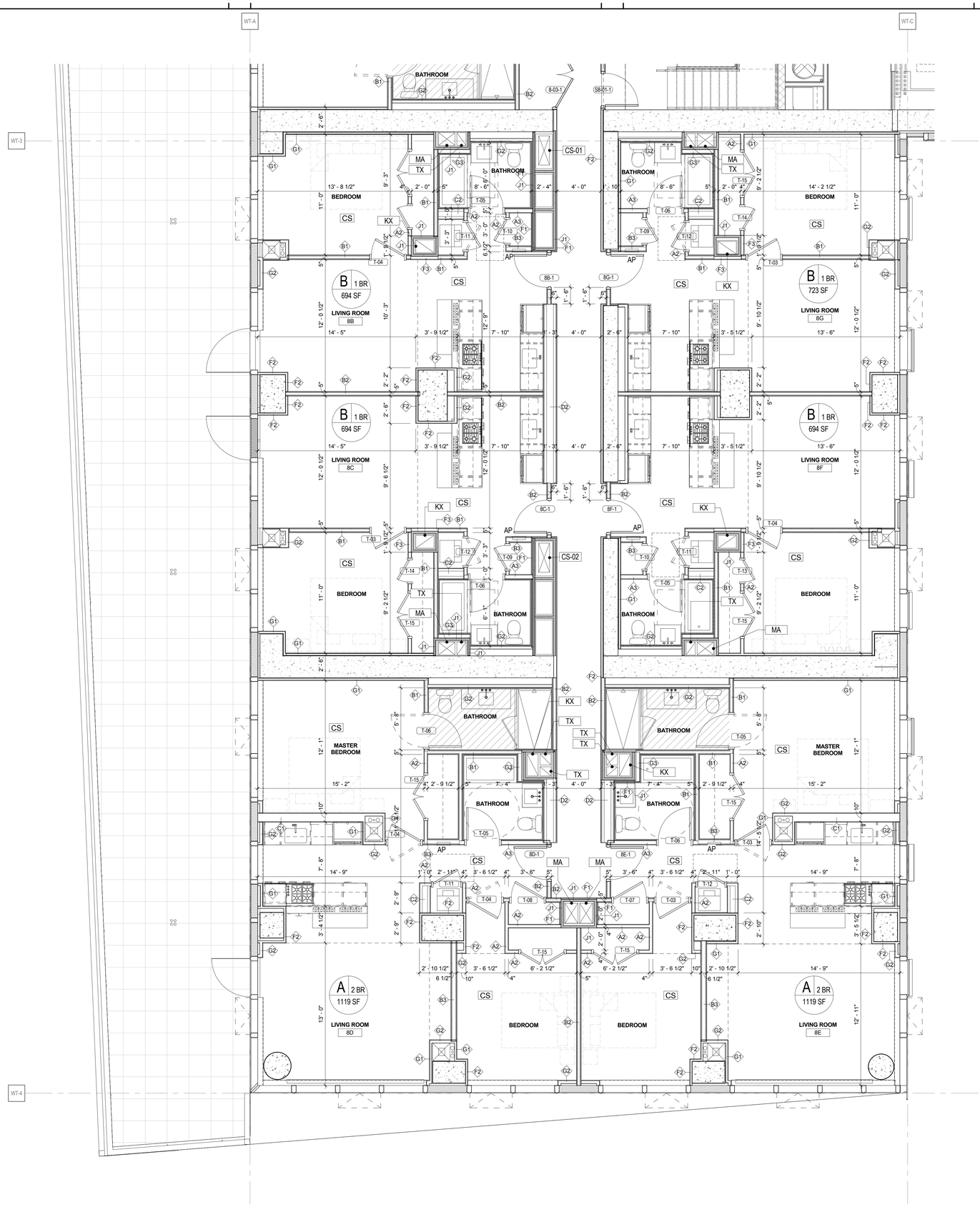
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/8" = 1'-0"	
DWG No:	A-217.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421180569 Job Number
ES-2529170279 Scan Code
30" x 42" Arch E1 - SHEET SIZE



1 PARTIAL FLOOR PLAN - 5TH FLOOR RESIDENTIAL (SOUTH)

1/4" = 1'-0"

LEGEND

- RADIANT HEAT
- CS — COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

4.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

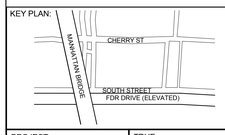
5.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

6.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

7.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

8.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
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TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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TEL: 212-285-0088 FAX: 212-285-0228

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New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015
2	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 5TH FLOOR (SOUTH)

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIGOURAS STATE OF NEW YORK 030381

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/4" = 1'-0"
DWG No:	**A-219.00**
DOB PAGE No:	of

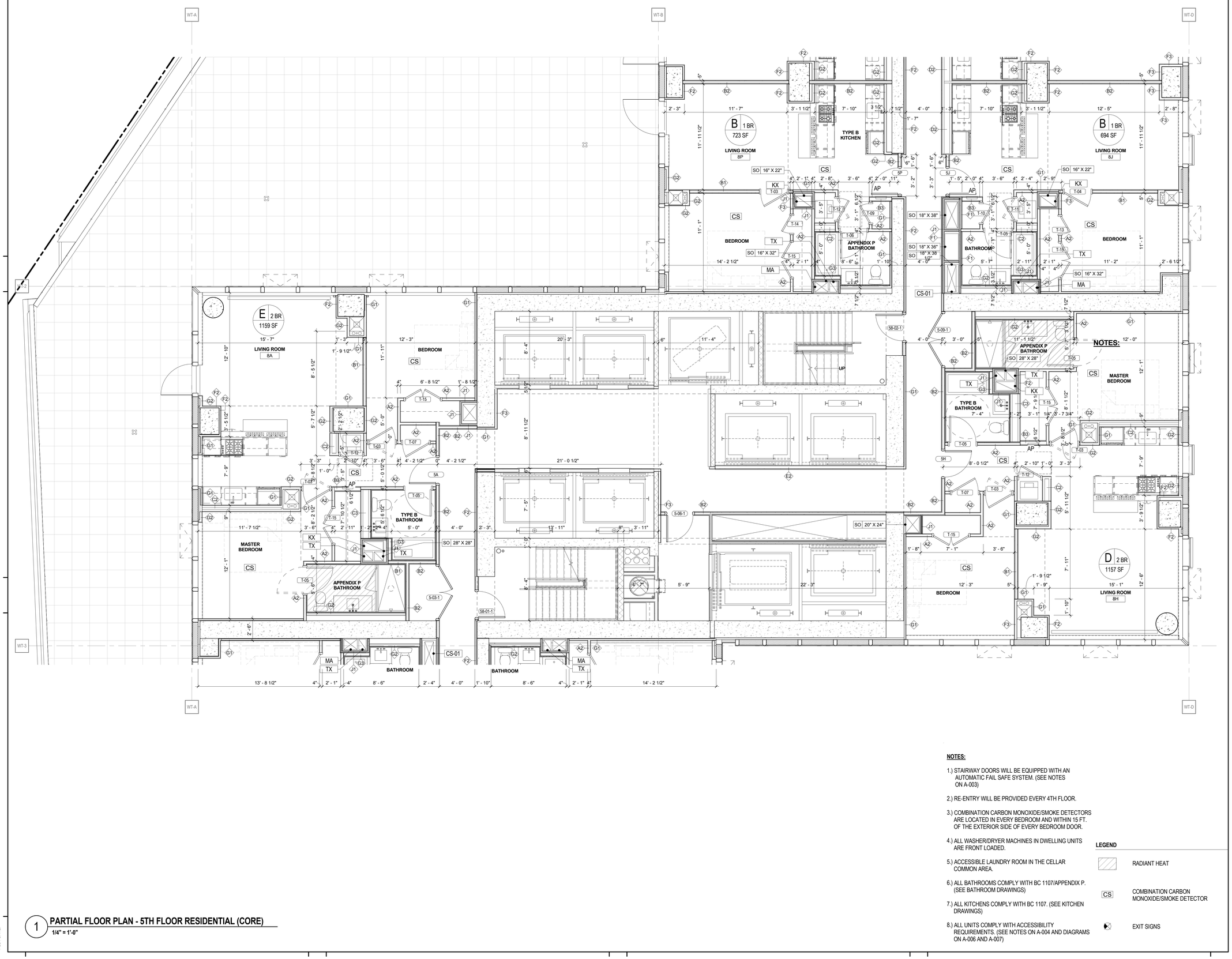
DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED Under Directive 2 of 1975 — Date: 05/21/2015: — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
IE5998484823 Scan Code

30" x 42" Arch E1 - SHEET SIZE



NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

4.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

5.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

6.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

7.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

8.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

LEGEND

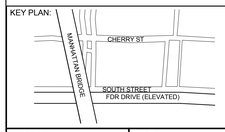
- RADIANT HEAT
- CS — COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
- EXIT SIGNS

1 PARTIAL FLOOR PLAN - 5TH FLOOR RESIDENTIAL (CORE)

1/4" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
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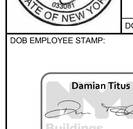
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 5TH FLOOR (CORE)

SEAL & SIGNATURE:

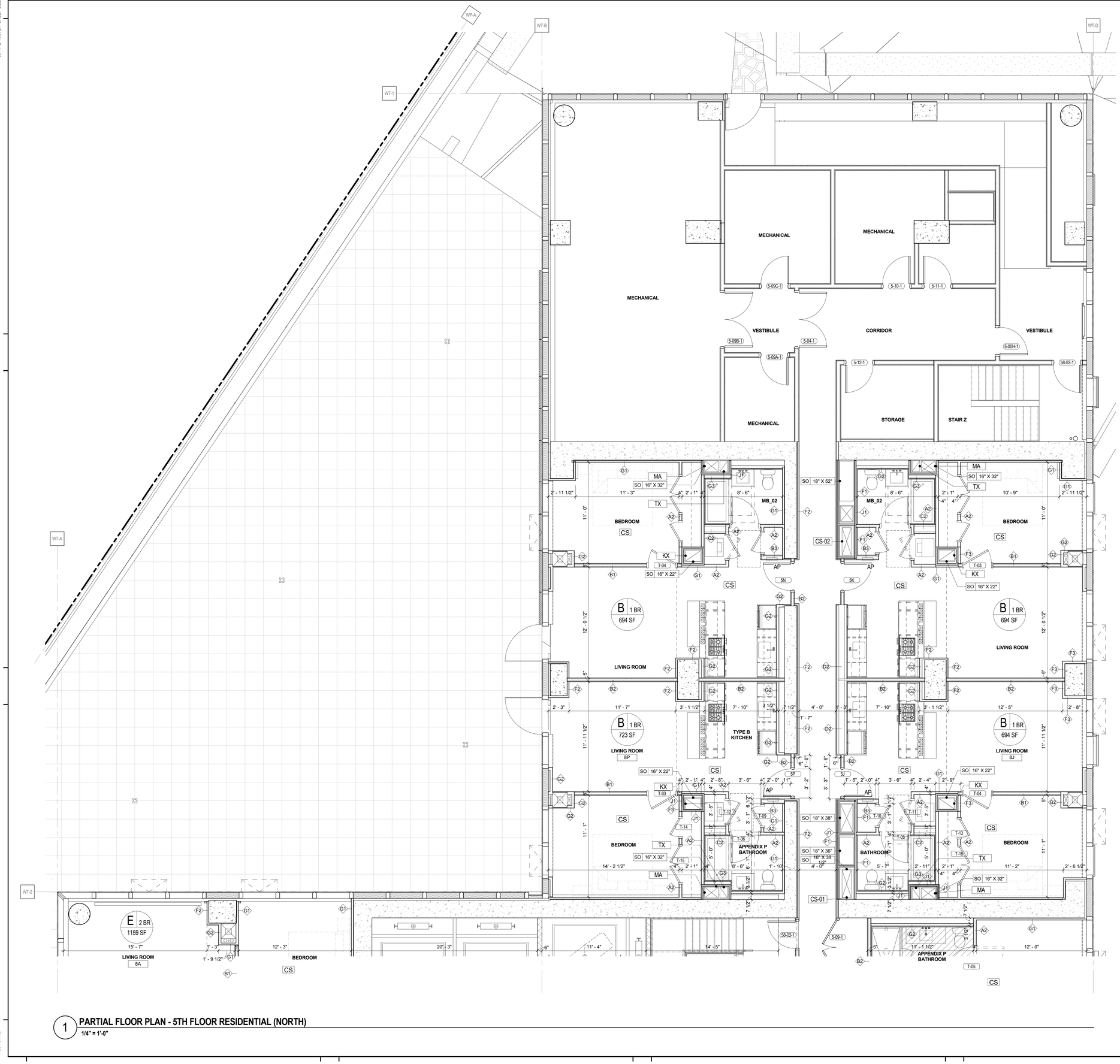


DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-220.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:



1 PARTIAL FLOOR PLAN - 5TH FLOOR RESIDENTIAL (NORTH)
1/4" = 1'-0"

LEGEND

- RADIANT HEAT
- CS — COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

4.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

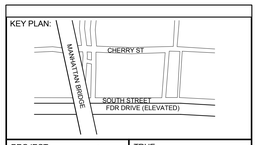
5.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

6.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

7.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

8.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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No.	DESCRIPTION:	DATE:
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2	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL FLOOR PLAN - 5TH FLOOR (NORTH)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-221.00
DOB PAGE No:	of

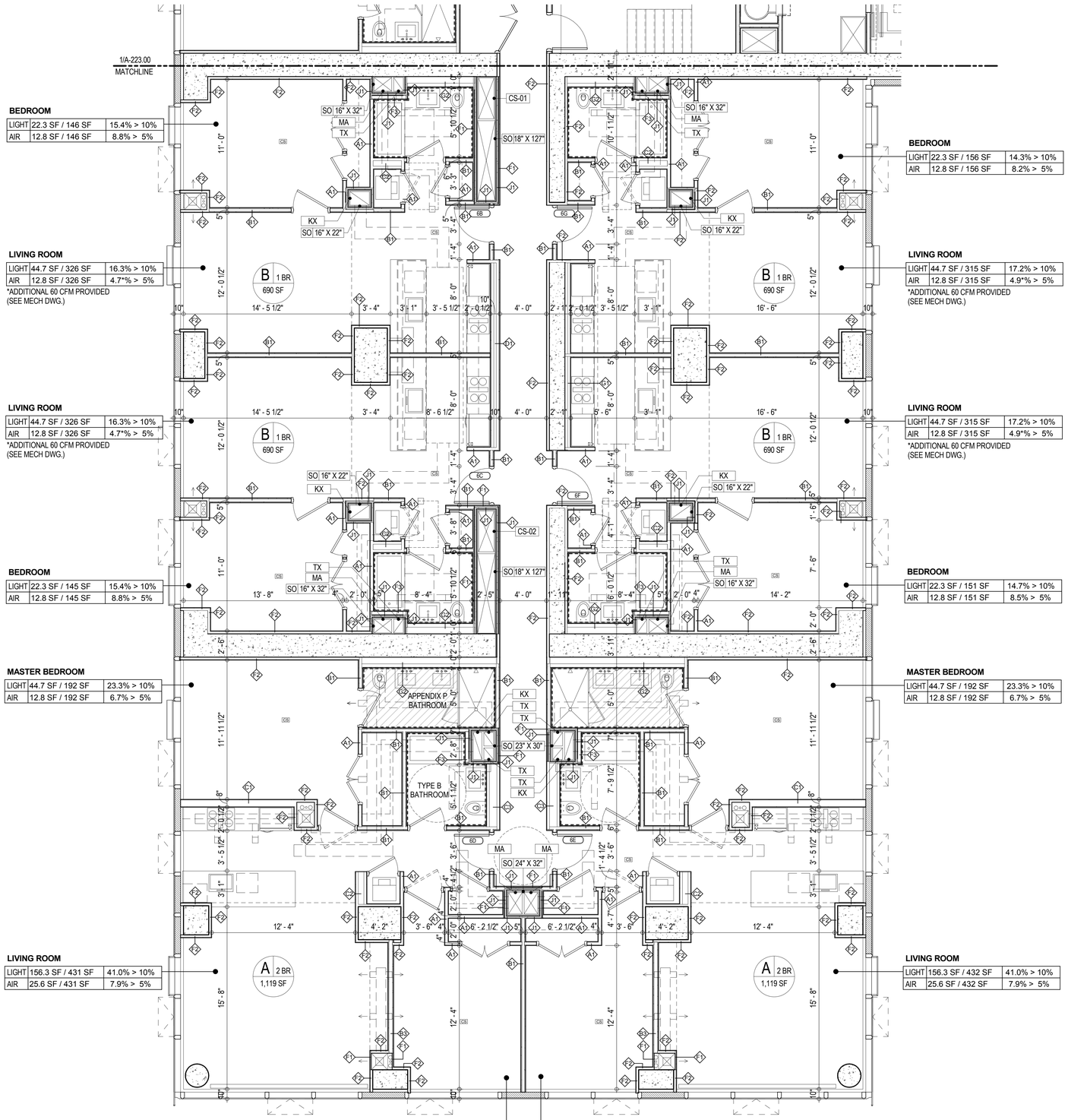
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121105639 Job Number
ES9126101107 Scan Code
30" x 42" Arch E1 - SHEET SIZE



BEDROOM

LIGHT	22.3 SF / 146 SF	15.4% > 10%
AIR	12.8 SF / 146 SF	8.8% > 5%

LIVING ROOM

LIGHT	44.7 SF / 326 SF	16.3% > 10%
AIR	12.8 SF / 326 SF	4.7*% > 5%

*ADDITIONAL 60 CFM PROVIDED
(SEE MECH DWG.)

LIVING ROOM

LIGHT	44.7 SF / 326 SF	16.3% > 10%
AIR	12.8 SF / 326 SF	4.7*% > 5%

*ADDITIONAL 60 CFM PROVIDED
(SEE MECH DWG.)

BEDROOM

LIGHT	22.3 SF / 145 SF	15.4% > 10%
AIR	12.8 SF / 145 SF	8.8% > 5%

MASTER BEDROOM

LIGHT	44.7 SF / 192 SF	23.3% > 10%
AIR	12.8 SF / 192 SF	6.7% > 5%

LIVING ROOM

LIGHT	156.3 SF / 431 SF	41.0% > 10%
AIR	25.6 SF / 431 SF	7.9% > 5%

BEDROOM

LIGHT	44.7 SF / 152 SF	29.4% > 10%
AIR	12.8 SF / 152 SF	8.4% > 5%

BEDROOM

LIGHT	22.3 SF / 156 SF	14.3% > 10%
AIR	12.8 SF / 156 SF	8.2% > 5%

LIVING ROOM

LIGHT	44.7 SF / 315 SF	17.2% > 10%
AIR	12.8 SF / 315 SF	4.9*% > 5%

*ADDITIONAL 60 CFM PROVIDED
(SEE MECH DWG.)

LIVING ROOM

LIGHT	44.7 SF / 315 SF	17.2% > 10%
AIR	12.8 SF / 315 SF	4.9*% > 5%

*ADDITIONAL 60 CFM PROVIDED
(SEE MECH DWG.)

BEDROOM

LIGHT	22.3 SF / 151 SF	14.7% > 10%
AIR	12.8 SF / 151 SF	8.5% > 5%

MASTER BEDROOM

LIGHT	44.7 SF / 192 SF	23.3% > 10%
AIR	12.8 SF / 192 SF	6.7% > 5%

LIVING ROOM

LIGHT	156.3 SF / 432 SF	41.0% > 10%
AIR	25.6 SF / 432 SF	7.9% > 5%

BEDROOM

LIGHT	44.7 SF / 152 SF	29.4% > 10%
AIR	12.8 SF / 152 SF	8.4% > 5%

BEDROOM

LIGHT	44.7 SF / 152 SF	29.4% > 10%
AIR	12.8 SF / 152 SF	8.4% > 5%

1 TYPICAL LOW-LEVEL FLOOR SOUTH PART PLAN

A-106.00
1/4" = 1'-0"

LEGEND

- RADIANT HEAT
- CS — COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

4.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

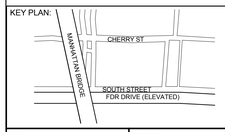
5.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

6.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

7.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

8.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	04/13/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TYPICAL LOW-LEVEL FLOOR SOUTH PART PLAN

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIGOMALAS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-222.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED Under Directive 2 of 1975 — Date: 05/21/2015: — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121805639 Job Number
IES0749686602 Scan Code

30" x 42" Arch E1 - SHEET SIZE

LEGEND

- RADIANT HEAT
- CS — COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

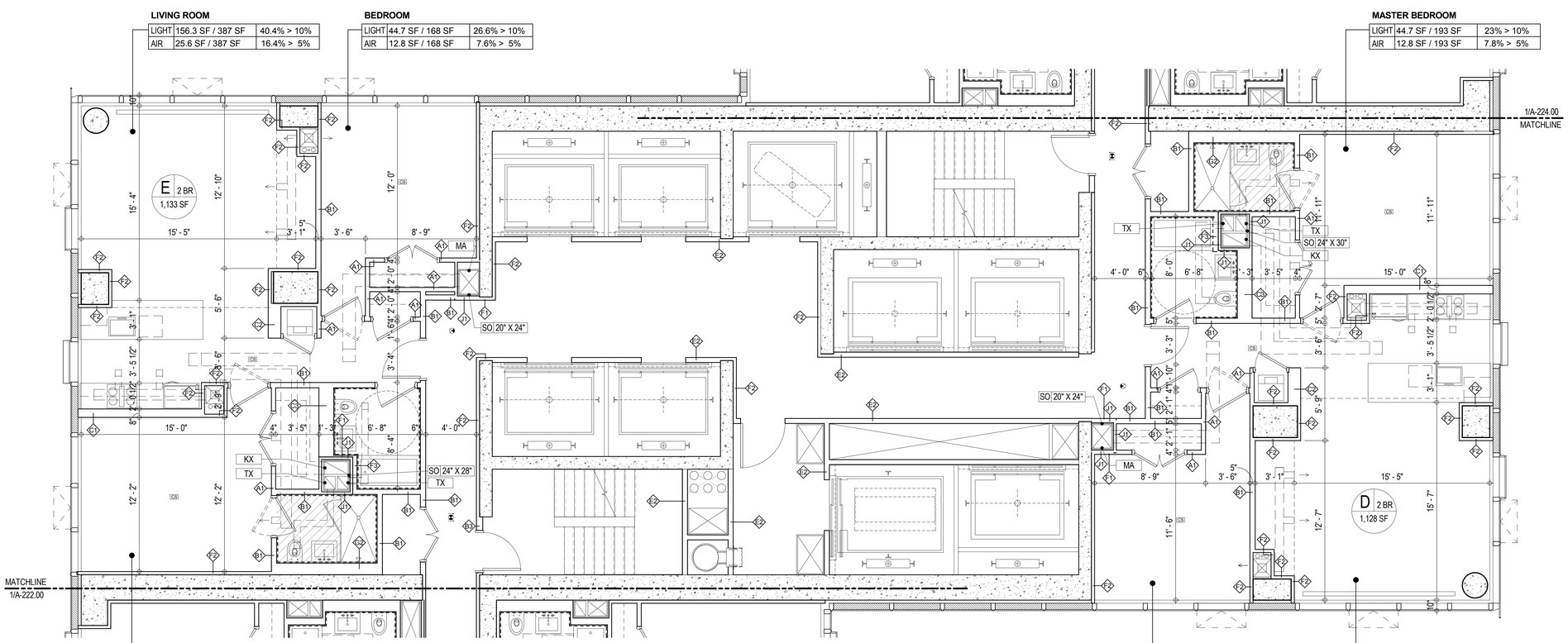
4.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

5.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

6.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

7.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

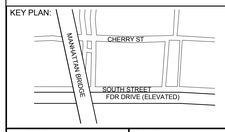
8.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)



1 **TYPICAL LOW-LEVEL FLOOR CORE PART PLAN**
A-106.00
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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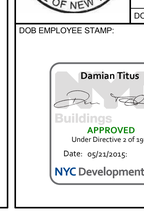
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TYPICAL LOW-LEVEL FLOOR CORE PART PLAN

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-223.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121105539 Job Number
E-599307.3244 Scan Code
30" x 42" Arch E1 - SHEET SIZE

BEDROOM

LIGHT	44.7 SF / 152 SF	29.4% > 10%
AIR	12.8 SF / 152 SF	8.4% > 5%

BEDROOM

LIGHT	44.7 SF / 152 SF	29.4% > 10%
AIR	12.8 SF / 152 SF	8.4% > 5%

LIVING ROOM

LIGHT	156.3 SF / 382 SF	41.0% > 10%
AIR	25.6 SF / 382 SF	7.9% > 5%

LIVING ROOM

LIGHT	156.3 SF / 382 SF	41.0% > 10%
AIR	25.6 SF / 382 SF	7.9% > 5%

MASTER BEDROOM

LIGHT	44.7 SF / 192 SF	23.3% > 10%
AIR	12.8 SF / 192 SF	6.7% > 5%

MASTER BEDROOM

LIGHT	44.7 SF / 192 SF	23.3% > 10%
AIR	12.8 SF / 192 SF	6.7% > 5%

BEDROOM

LIGHT	22.3 SF / 151 SF	14.7% > 10%
AIR	12.8 SF / 151 SF	8.5% > 5%

BEDROOM

LIGHT	22.3 SF / 145 SF	15.4% > 10%
AIR	12.8 SF / 145 SF	8.8% > 5%

LIVING ROOM

LIGHT	44.7 SF / 259 SF	17.2% > 10%
AIR	12.8 SF / 259 SF	4.9*% > 5%

*ADDITIONAL 60 CFM PROVIDED
(SEE MECH. DWG)

LIVING ROOM

LIGHT	44.7 SF / 274 SF	16.3% > 10%
AIR	12.8 SF / 274 SF	4.7*% > 5%

*ADDITIONAL 60 CFM PROVIDED
(SEE MECH. DWG)

LIVING ROOM

LIGHT	44.7 SF / 259 SF	17.2% > 10%
AIR	12.8 SF / 259 SF	4.9*% > 5%

*ADDITIONAL 60 CFM PROVIDED
(SEE MECH. DWG)

LIVING ROOM

LIGHT	44.7 SF / 274 SF	16.3% > 10%
AIR	12.8 SF / 274 SF	4.7*% > 5%

*ADDITIONAL 60 CFM PROVIDED
(SEE MECH. DWG)

BEDROOM

LIGHT	22.3 SF / 156 SF	14.3% > 10%
AIR	12.8 SF / 156 SF	8.2% > 5%

BEDROOM

LIGHT	22.3 SF / 145 SF	15.4% > 10%
AIR	12.8 SF / 145 SF	8.8% > 5%

A 2 BR 1,119 SF

B 1 BR 690 SF

MATCHLINE
1/A-223.00

1 TYPICAL LOW-LEVEL FLOOR NORTH PART PLAN

A-106.00
1/4" = 1'-0"

LEGEND

- RADIANT HEAT
- CS — COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

4.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

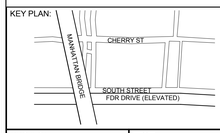
5.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

6.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

7.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

8.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

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485 C Route 1 South, Suite 200
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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TYPICAL LOW-LEVEL FLOOR NORTH PART PLAN

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIGOMALAS STATE OF NEW YORK

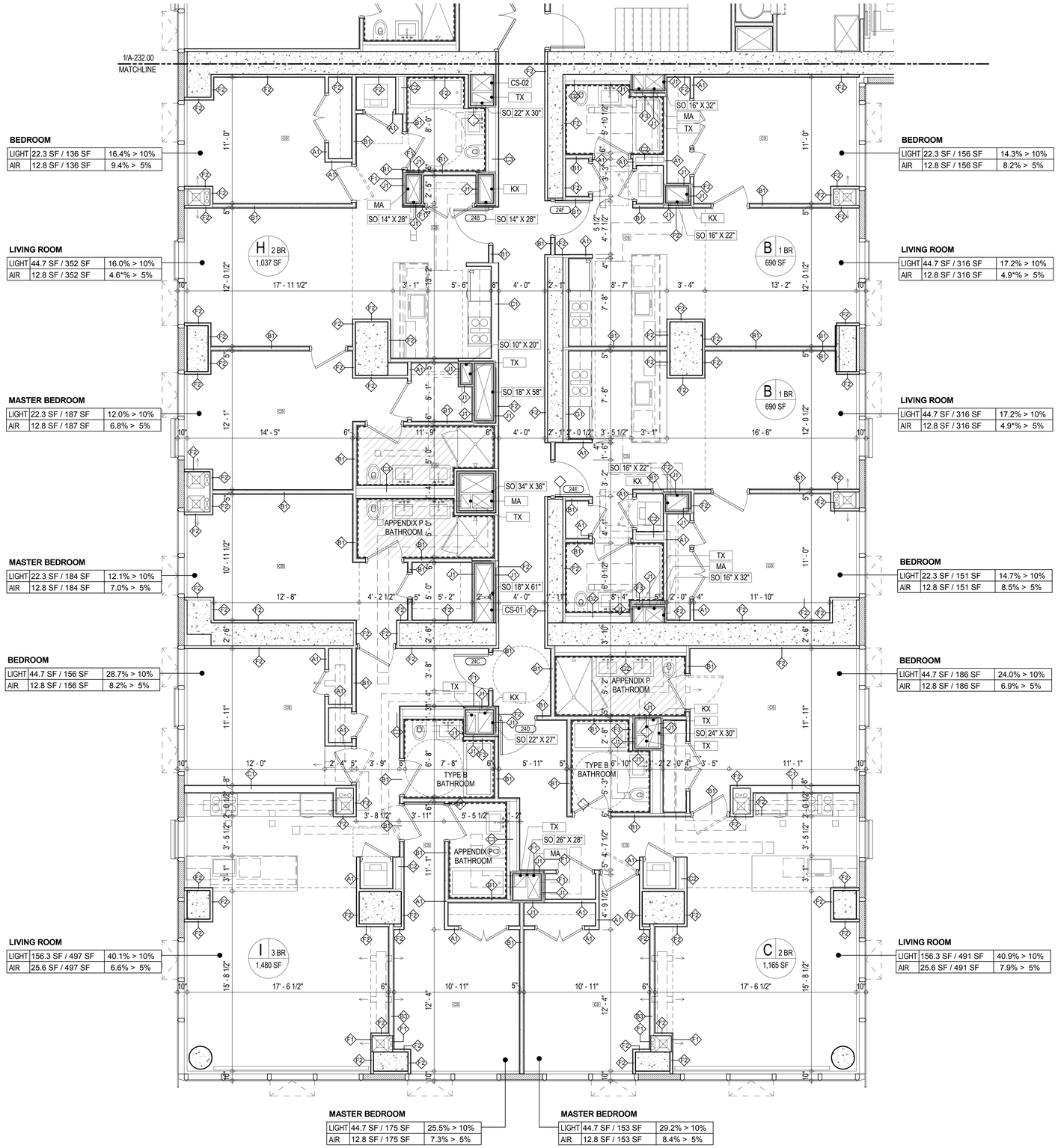
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-224.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED Under Directive 2 of 1975 — Date: 05/21/2015: — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121105539 Job Number
ES4609054605 Scan Code
30" x 42" Arch E1 - SHEET SIZE



1 **TYPICAL MID-LEVEL FLOOR SOUTH PART PLAN**
A-128.00
1/4" = 1'-0"

LEGEND

- RADIANT HEAT
- CS — COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

4.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

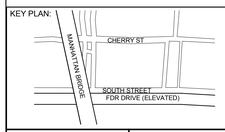
5.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

6.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

7.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

8.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
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New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
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3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	04/13/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TYPICAL MID-LEVEL FLOOR SOUTH PART PLAN

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIGOURAS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-231.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED Under Directive 2 of 1975 Date: 05/21/2015: NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121805628 Job Number
E358513197702 Scan Code

30" x 42" Arch E1 - SHEET SIZE

LEGEND

- RADIANT HEAT
- CS — COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

4.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

5.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

6.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

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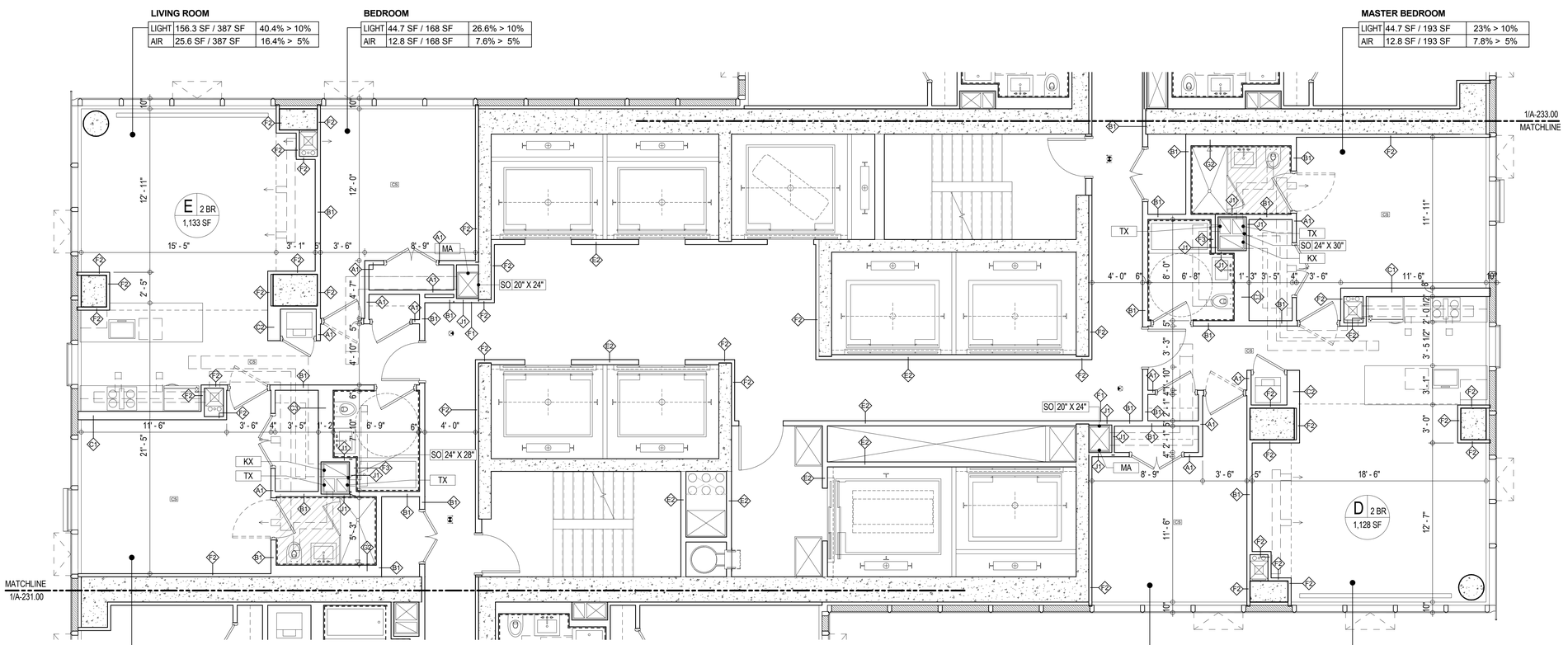
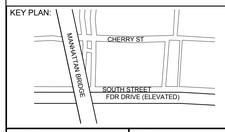


1 **TYPICAL MID-LEVEL FLOOR CORE PART PLAN**
A-128.00
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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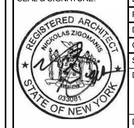
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TYPICAL MID-LEVEL FLOOR CORE PART PLAN

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-232.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121105539 Job Number
E1524236873 Scan Code

30" x 42" Arch E1 - SHEET SIZE

BEDROOM

LIGHT	44.7 SF / 152 SF	29.4% > 10%
AIR	12.8 SF / 152 SF	8.4% > 5%

BEDROOM

LIGHT	44.7 SF / 152 SF	29.4% > 10%
AIR	12.8 SF / 152 SF	8.4% > 5%

LIVING ROOM

LIGHT	156.3 SF / 382 SF	41.0% > 10%
AIR	25.6 SF / 382 SF	7.9% > 5%

LIVING ROOM

LIGHT	156.3 SF / 382 SF	41.0% > 10%
AIR	25.6 SF / 382 SF	7.9% > 5%

MASTER BEDROOM

LIGHT	44.7 SF / 192 SF	23.3% > 10%
AIR	12.8 SF / 192 SF	6.7% > 5%

MASTER BEDROOM

LIGHT	44.7 SF / 192 SF	23.3% > 10%
AIR	12.8 SF / 192 SF	6.7% > 5%

BEDROOM

LIGHT	22.3 SF / 151 SF	14.7% > 10%
AIR	12.8 SF / 151 SF	8.5% > 5%

LIVING ROOM

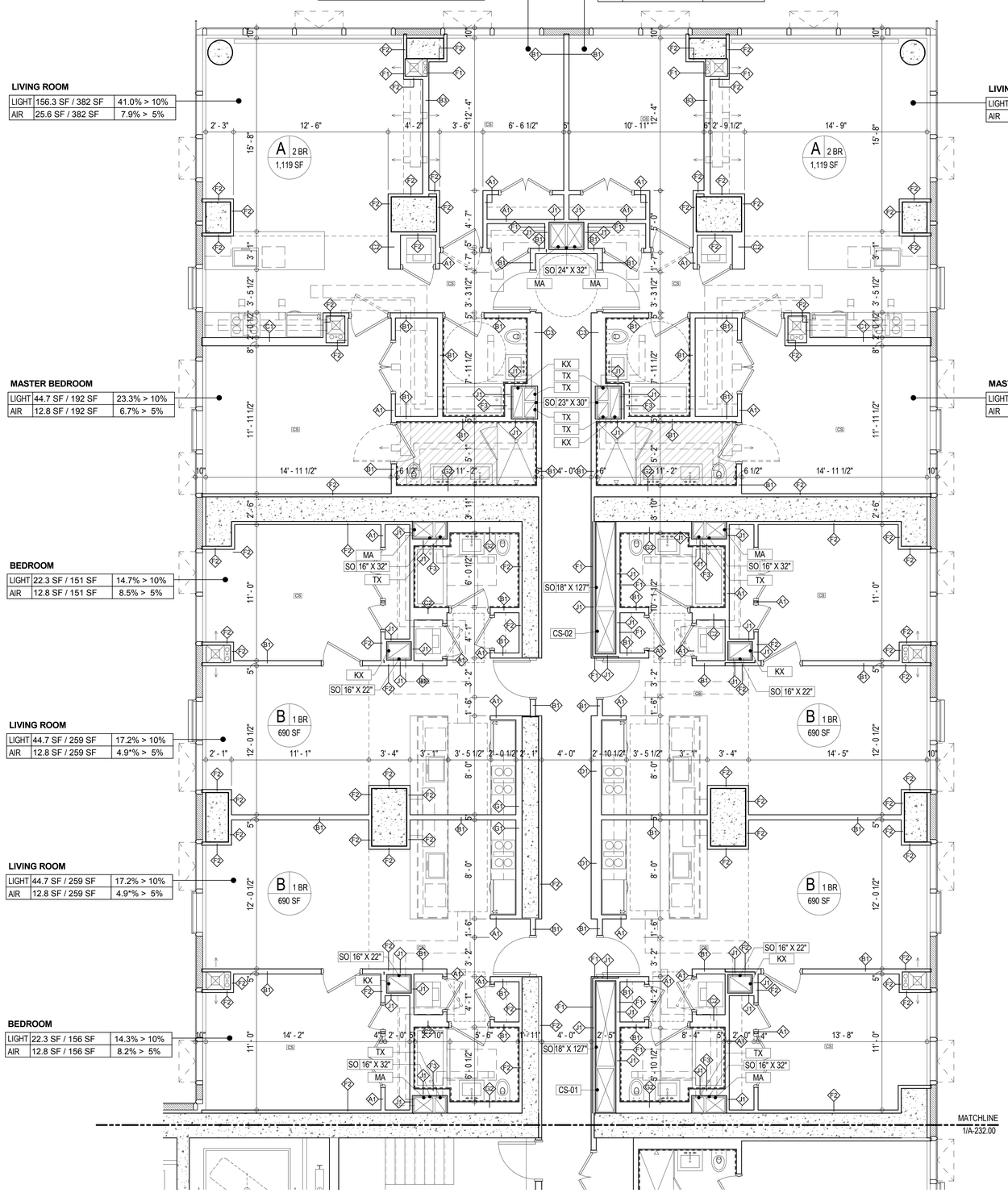
LIGHT	44.7 SF / 259 SF	17.2% > 10%
AIR	12.8 SF / 259 SF	4.9*% > 5%

LIVING ROOM

LIGHT	44.7 SF / 259 SF	17.2% > 10%
AIR	12.8 SF / 259 SF	4.9*% > 5%

BEDROOM

LIGHT	22.3 SF / 156 SF	14.3% > 10%
AIR	12.8 SF / 156 SF	8.2% > 5%



1 **TYPICAL MID-LEVEL FLOOR NORTH PART PLAN**
A-128.00
1/4" = 1'-0"

LEGEND

- RADIANT HEAT
- CS — COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

4.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

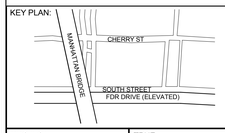
5.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

6.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

7.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

8.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TYPICAL MID-LEVEL FLOOR NORTH PART PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOURAS STATE OF NEW YORK

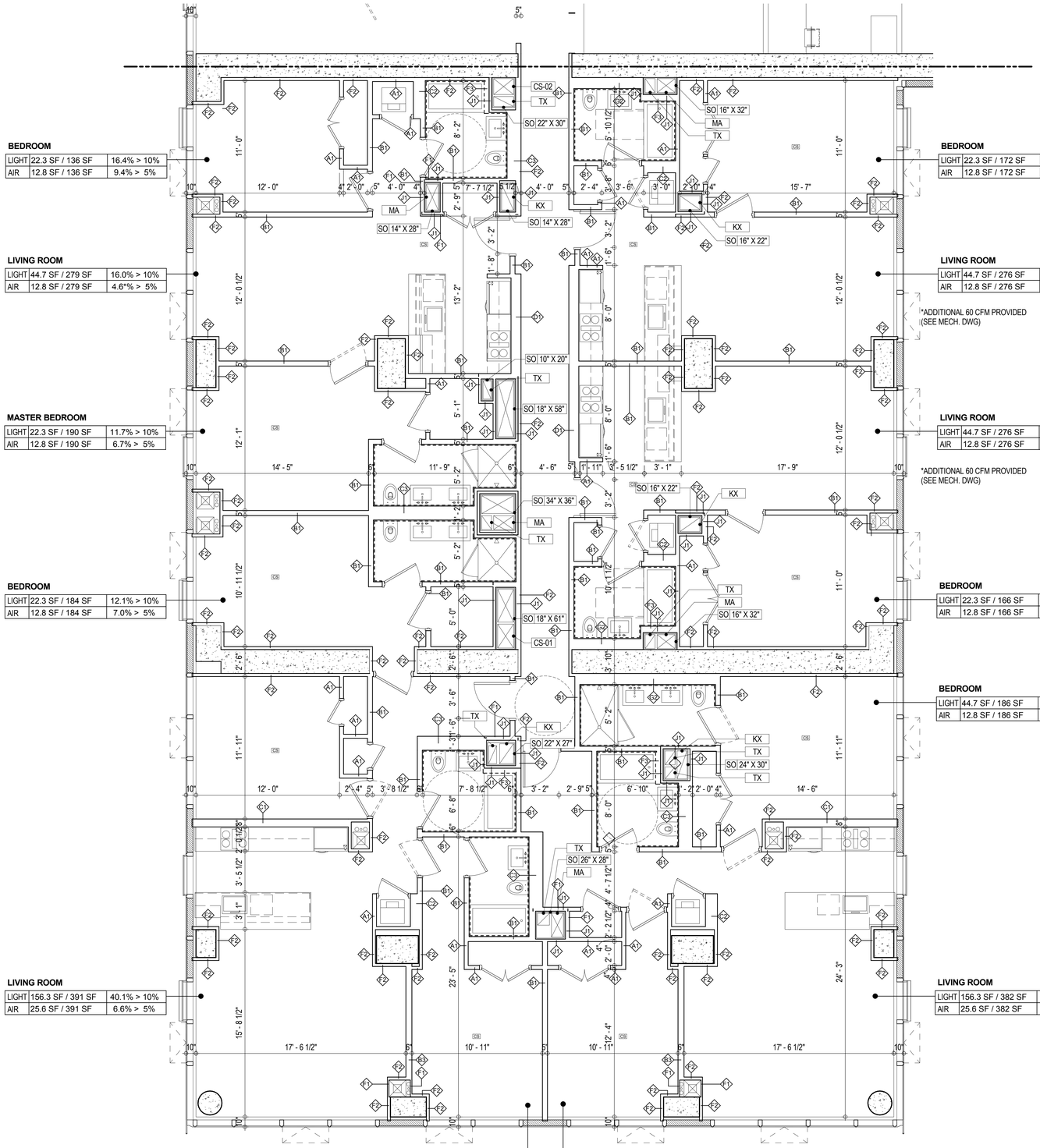
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-233.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185539 Job Number
E324626255 Scan Code
30" x 42" Arch E1 - SHEET SIZE



1 **TYPICAL HIGH-LEVEL FLOOR SOUTH PART PLAN**
A-400.00
1/4" = 1'-0"

LEGEND

- RADIANT HEAT
- CS — COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

4.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

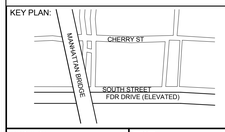
5.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

6.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

7.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

8.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

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485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TYPICAL HIGH-LEVEL FLOOR SOUTH PART PLAN

SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS ZIDOMSKE STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-240.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings — APPROVED — Under Directive 2 of 1975 — Date: 05/21/2015: — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185529 Job Number
E1508899197 Scan Code
30" x 42" Arch E1 - SHEET SIZE

LEGEND

- RADIANT HEAT
- CS — COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

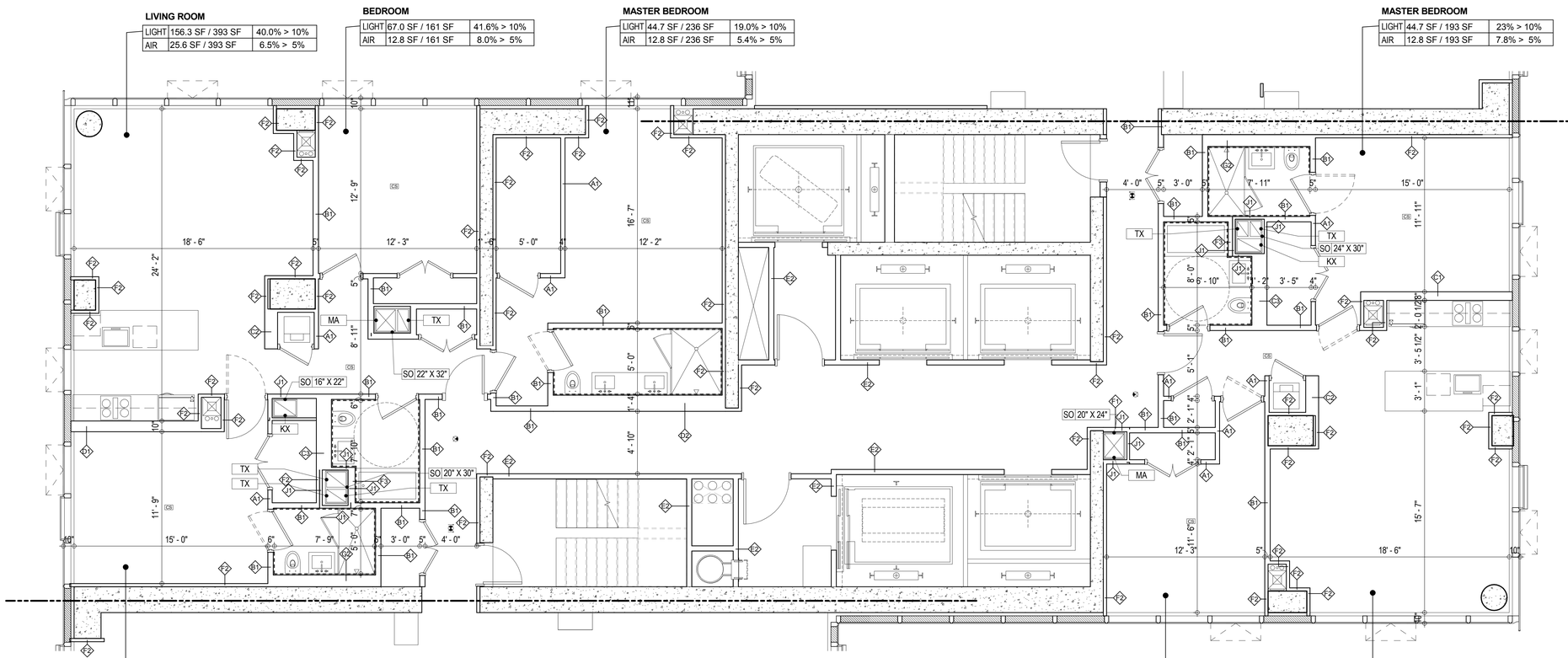
4.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

5.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

6.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

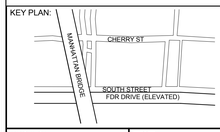
7.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

8.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)



1 **TYPICAL HIGH-LEVEL FLOOR CORE PART PLAN**
A-400.00
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
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TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TYPICAL HIGH-LEVEL FLOOR CORE PART PLAN

SEAL & SIGNATURE: NICOLAS ZIGOMANIS — REGISTERED ARCHITECT — STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-241.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: Damian Titus — APPROVED Under Directive 2 of 1975 — Date: 05/21/2015: — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105539 Job Number
IES370504489 Scan Code
30" x 42" Arch E1 - SHEET SIZE

LEGEND

- RADIANT HEAT
- CS — COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

4.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

5.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

6.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

7.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

8.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

LIVING ROOM

LIGHT	245.6 SF / 998 SF	28.5% > 10%
AIR	51.2 SF / 998 SF	5.9% > 5%

MASTER BEDROOM

LIGHT	156.3 SF / 319 SF	49.0% > 10%
AIR	25.6 SF / 319 SF	8.0% > 5%

BEDROOM

LIGHT	44.7 SF / 175 SF	25.5% > 10%
AIR	12.8 SF / 175 SF	7.3% > 5%

BEDROOM

LIGHT	22.3 SF / 167 SF	13.4% > 10%
AIR	12.8 SF / 167 SF	7.7% > 5%

BEDROOM

LIGHT	22.3 SF / 145 SF	15.4% > 10%
AIR	12.8 SF / 145 SF	8.8% > 5%

LIVING ROOM

LIGHT	44.7 SF / 326 SF	16.2% > 10%
AIR	12.8 SF / 326 SF	4.6*% > 5%

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

LIVING ROOM

LIGHT	44.7 SF / 328 SF	16.2% > 10%
AIR	12.8 SF / 328 SF	4.6*% > 5%

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

LIVING ROOM

LIGHT	44.7 SF / 326 SF	16.2% > 10%
AIR	12.8 SF / 326 SF	4.6*% > 5%

*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

LIVING ROOM

LIGHT	44.7 SF / 328 SF	16.2% > 10%
AIR	12.8 SF / 328 SF	4.6*% > 5%

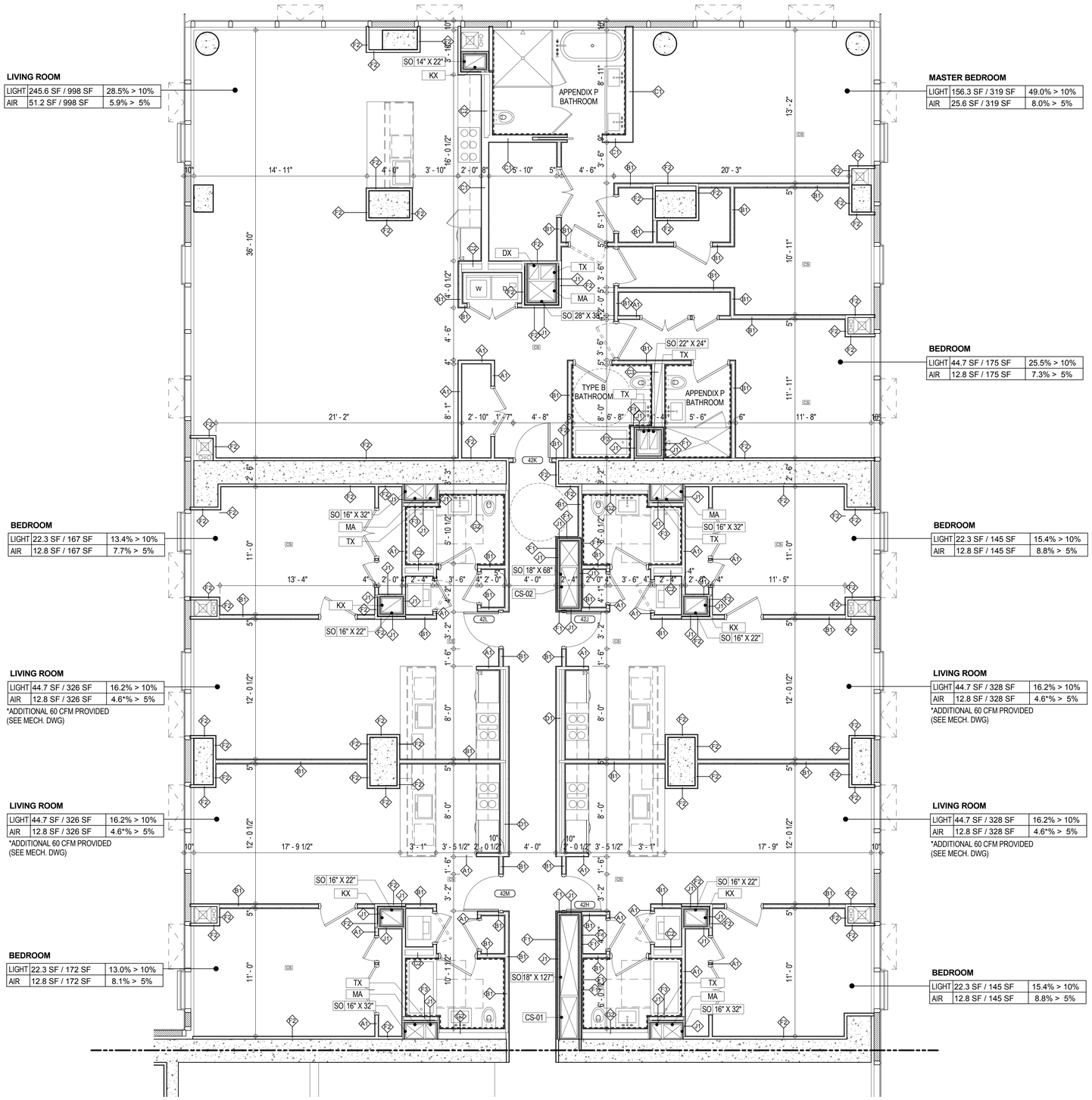
*ADDITIONAL 60 CFM PROVIDED (SEE MECH. DWG)

BEDROOM

LIGHT	22.3 SF / 172 SF	13.0% > 10%
AIR	12.8 SF / 172 SF	8.1% > 5%

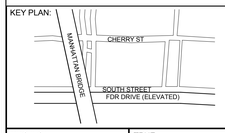
BEDROOM

LIGHT	22.3 SF / 145 SF	15.4% > 10%
AIR	12.8 SF / 145 SF	8.8% > 5%



1 **TYPICAL HIGH-LEVEL FLOOR NORTH PART PLAN**
A-400.00
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	04/13/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TYPICAL HIGH-LEVEL FLOOR NORTH PART PLAN

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-242.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

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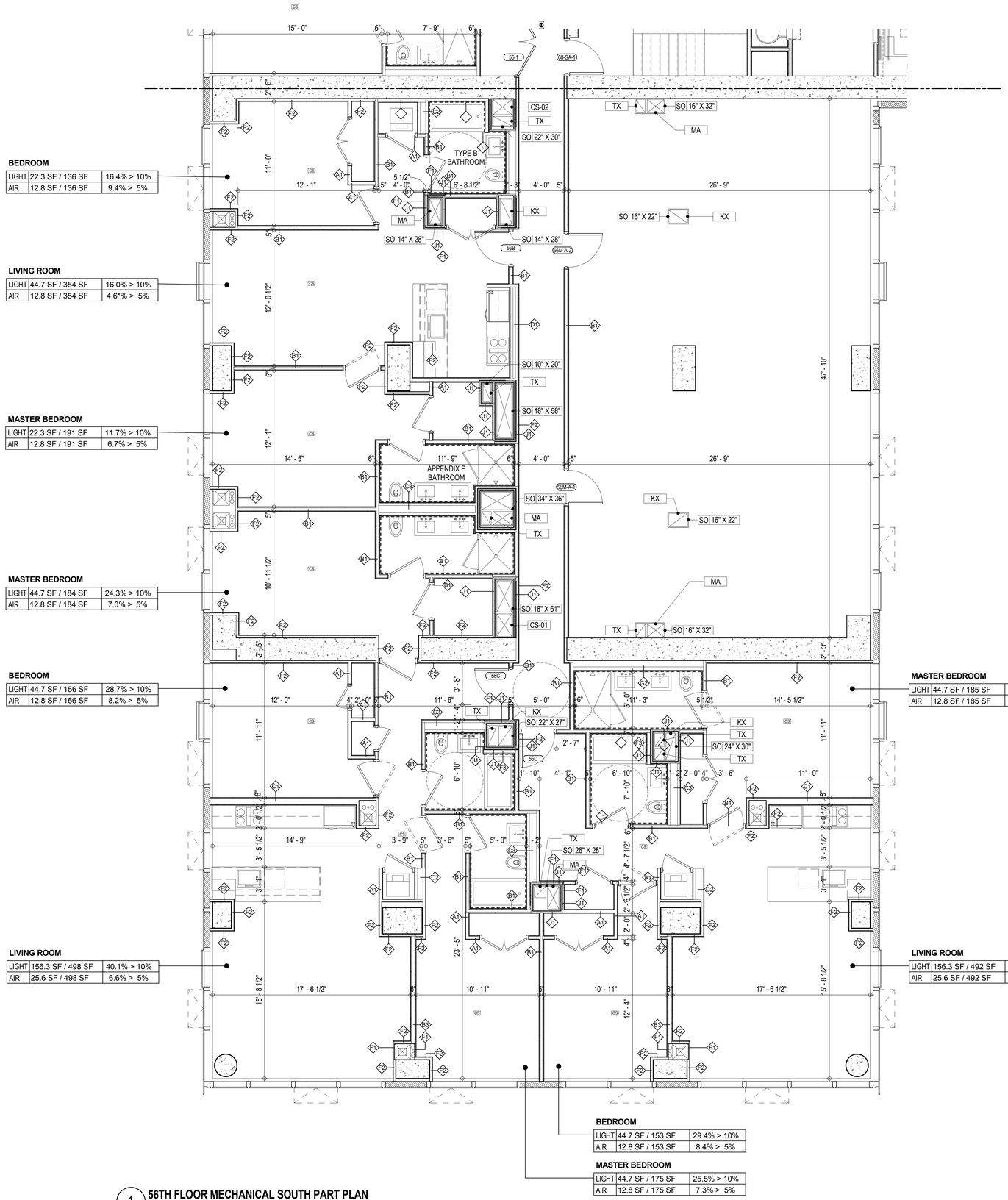
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121105639 Job Number
ES5453609391 Scan Code

30" x 42" Arch E1 - SHEET SIZE



BEDROOM

LIGHT	22.3 SF / 136 SF	16.4% > 10%
AIR	12.8 SF / 136 SF	9.4% > 5%

LIVING ROOM

LIGHT	44.7 SF / 354 SF	16.0% > 10%
AIR	12.8 SF / 354 SF	4.6*% > 5%

MASTER BEDROOM

LIGHT	22.3 SF / 191 SF	11.7% > 10%
AIR	12.8 SF / 191 SF	6.7% > 5%

MASTER BEDROOM

LIGHT	44.7 SF / 184 SF	24.3% > 10%
AIR	12.8 SF / 184 SF	7.0% > 5%

BEDROOM

LIGHT	44.7 SF / 156 SF	28.7% > 10%
AIR	12.8 SF / 156 SF	8.2% > 5%

LIVING ROOM

LIGHT	156.3 SF / 498 SF	40.1% > 10%
AIR	25.6 SF / 498 SF	6.6% > 5%

MASTER BEDROOM

LIGHT	44.7 SF / 185 SF	24.6% > 10%
AIR	12.8 SF / 185 SF	6.9% > 5%

LIVING ROOM

LIGHT	156.3 SF / 492 SF	40.9% > 10%
AIR	25.6 SF / 492 SF	7.9% > 5%

BEDROOM

LIGHT	44.7 SF / 153 SF	29.4% > 10%
AIR	12.8 SF / 153 SF	8.4% > 5%

MASTER BEDROOM

LIGHT	44.7 SF / 175 SF	25.5% > 10%
AIR	12.8 SF / 175 SF	7.3% > 5%

1 **56TH FLOOR MECHANICAL SOUTH PART PLAN**
A-400.00
1/4" = 1'-0"

LEGEND

- RADIANT HEAT
- CS — COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

4.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

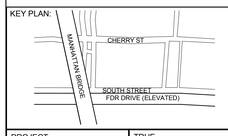
5.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

6.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

7.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

8.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
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INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015
5	DOB FILING SUBMISSION	04/13/2015

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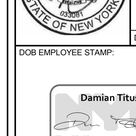
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
56TH FLOOR MECHANICAL SOUTH PART PLAN

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-243.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185528 Job Number
E:S4835395/73 Scan Code

30" x 42" Arch E1 - SHEET SIZE

LEGEND

- RADIANT HEAT
- CS — COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

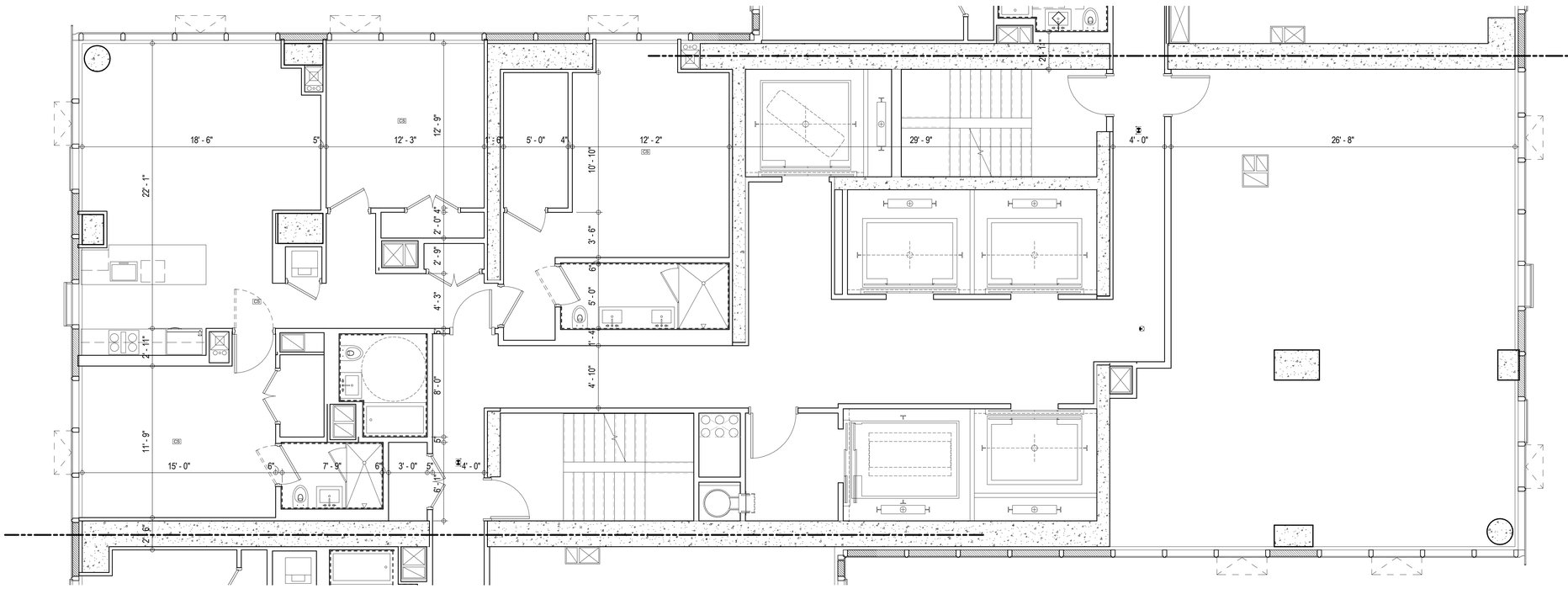
4.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

5.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

6.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

7.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

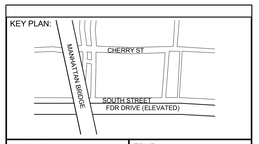
8.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)



1 **56TH FLOOR MECHANICAL CORE PART PLAN**
A-400.00
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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805 Third Ave, 7th Floor
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ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
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MEYER DAVIS STUDIO INC.
180 Varick St #404
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
56TH FLOOR MECHANICAL CORE PART PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT
NICHOLAS ZIGOMANIS
STATE OF NEW YORK

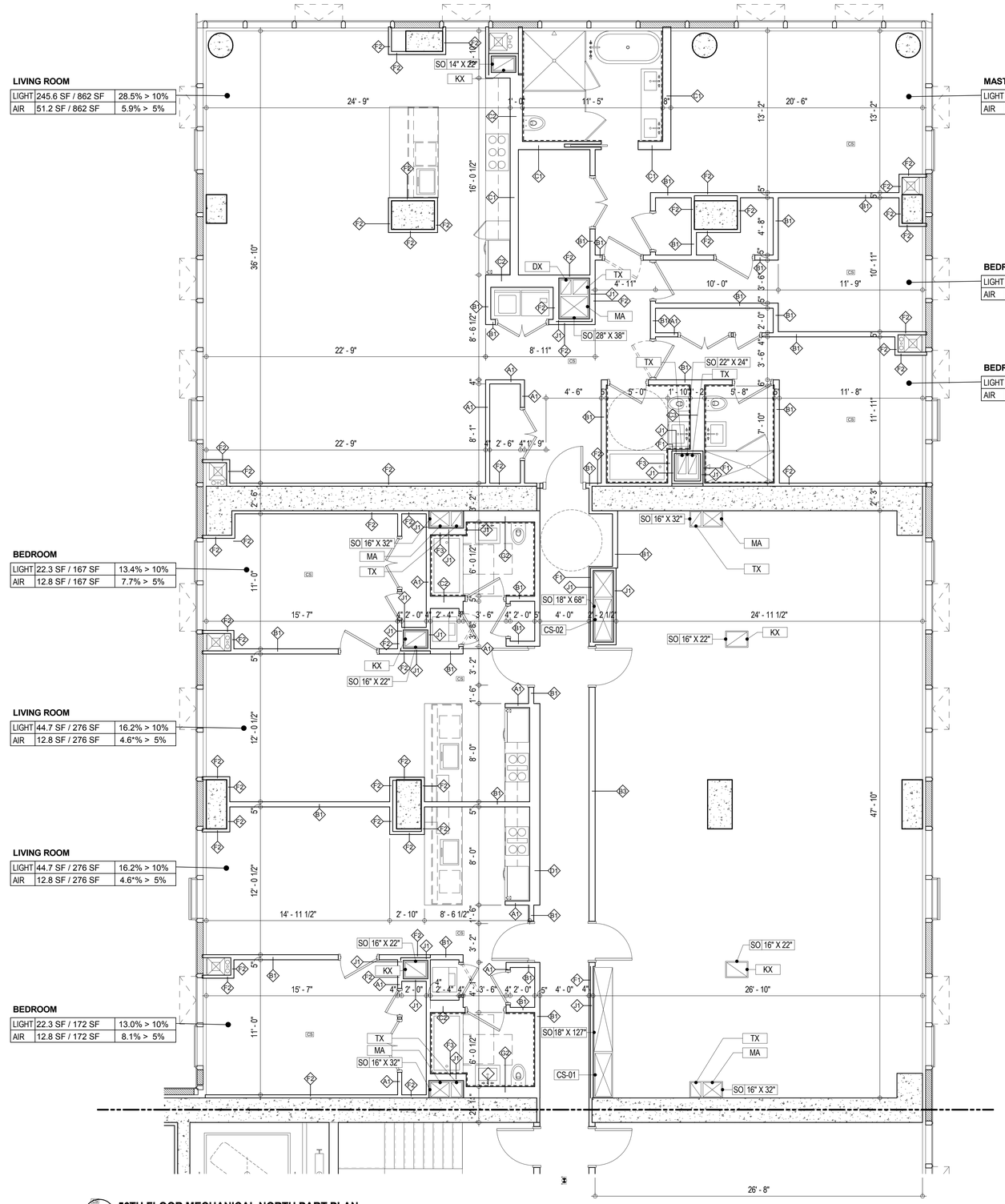
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-244.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121105539 Job Number
E5125080402S Scan Code



1 **56TH FLOOR MECHANICAL NORTH PART PLAN**
A-400.00
1/4" = 1'-0"

LEGEND

- RADIANT HEAT
- CS — COMBINATION CARBON MONOXIDE/SMOKE DETECTOR
- EXIT SIGNS

NOTES:

1.) STAIRWAY DOORS WILL BE EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM. (SEE NOTES ON A-003)

2.) RE-ENTRY WILL BE PROVIDED EVERY 4TH FLOOR.

3.) COMBINATION CARBON MONOXIDE/SMOKE DETECTORS ARE LOCATED IN EVERY BEDROOM AND WITHIN 15 FT. OF THE EXTERIOR SIDE OF EVERY BEDROOM DOOR.

4.) ALL WASHER/DRYER MACHINES IN DWELLING UNITS ARE FRONT LOADED.

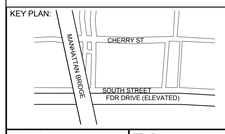
5.) ACCESSIBLE LAUNDRY ROOM IN THE CELLAR COMMON AREA.

6.) ALL BATHROOMS COMPLY WITH BC 1107/APPENDIX P. (SEE BATHROOM DRAWINGS)

7.) ALL KITCHENS COMPLY WITH BC 1107. (SEE KITCHEN DRAWINGS)

8.) ALL UNITS COMPLY WITH ACCESSIBILITY REQUIREMENTS. (SEE NOTES ON A-004 AND DIAGRAMS ON A-006 AND A-007)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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TEL: 212.479.5400 FAX: 212.479.5444

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3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
56TH FLOOR MECHANICAL NORTH PART PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 026081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-245.00**
DOB PAGE No:	of

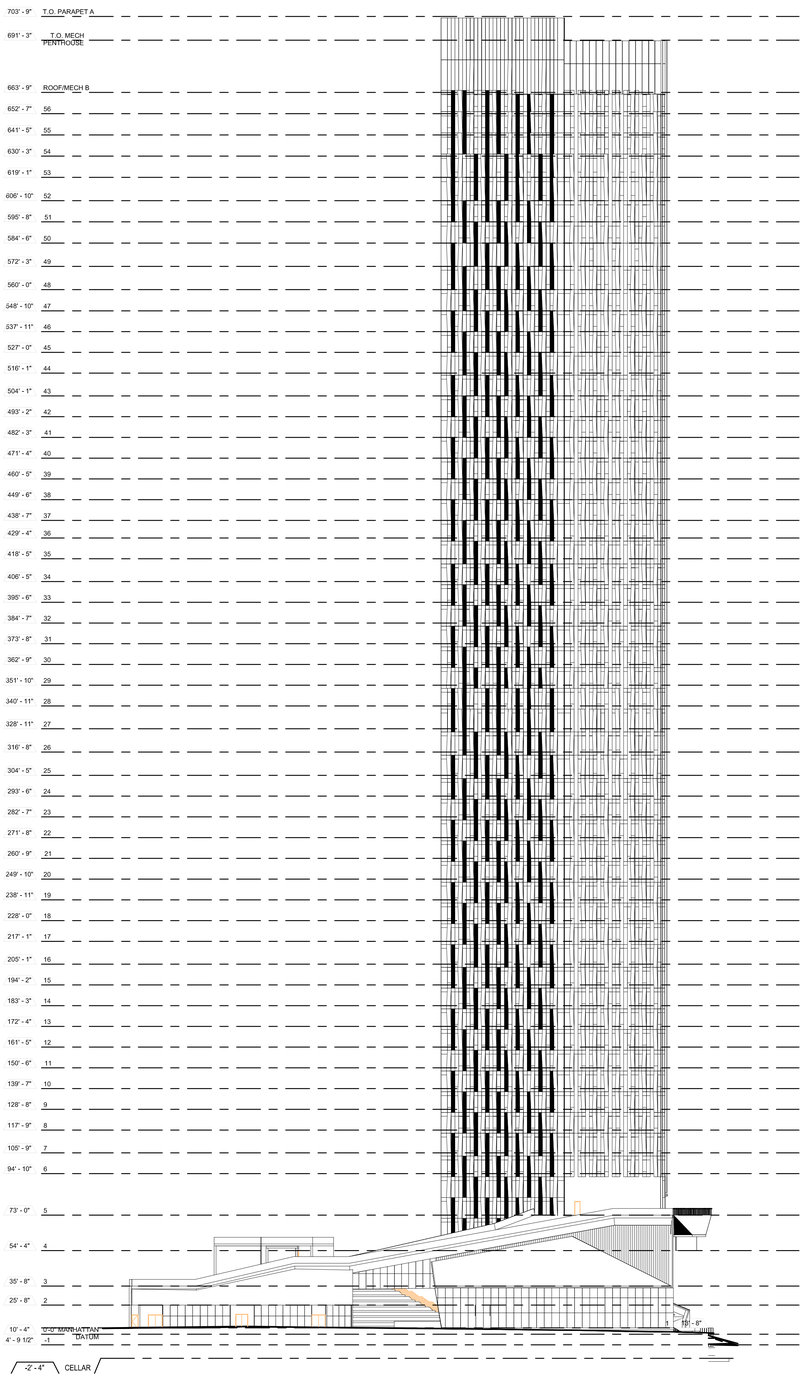
DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

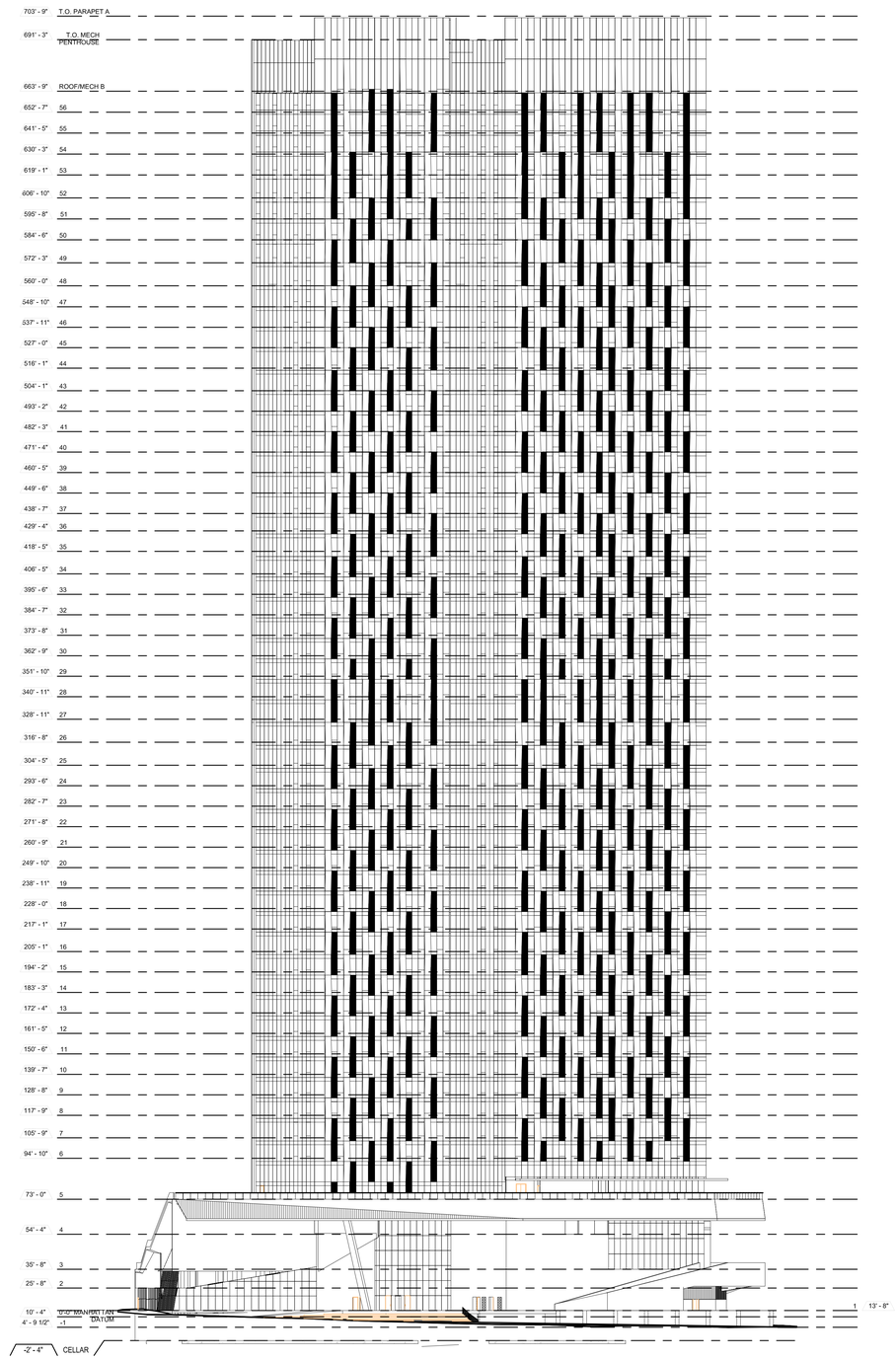
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105628 Job Number
E1504123062A Scan Code
30" x 42" Arch E1 - SHEET SIZE

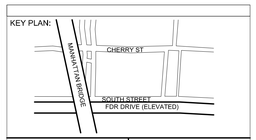


2 **NORTH BUILDING ELEVATION**
SK-1
1/32" = 1'-0"



1 **WEST BUILDING ELEVATION**
SKA-001A
1/32" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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TEL: 212-712-6000 FAX: 212-712-6100

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180 Varick St #404
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3	DOB FILING SUBMISSION	08/19/2014
4	DOB FILING SUBMISSION	02/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
BUILDING ELEVATION

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMALAS 026081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/32" = 1'-0"	
DWG No:	**A-400.00**
DOB PAGE No:	of

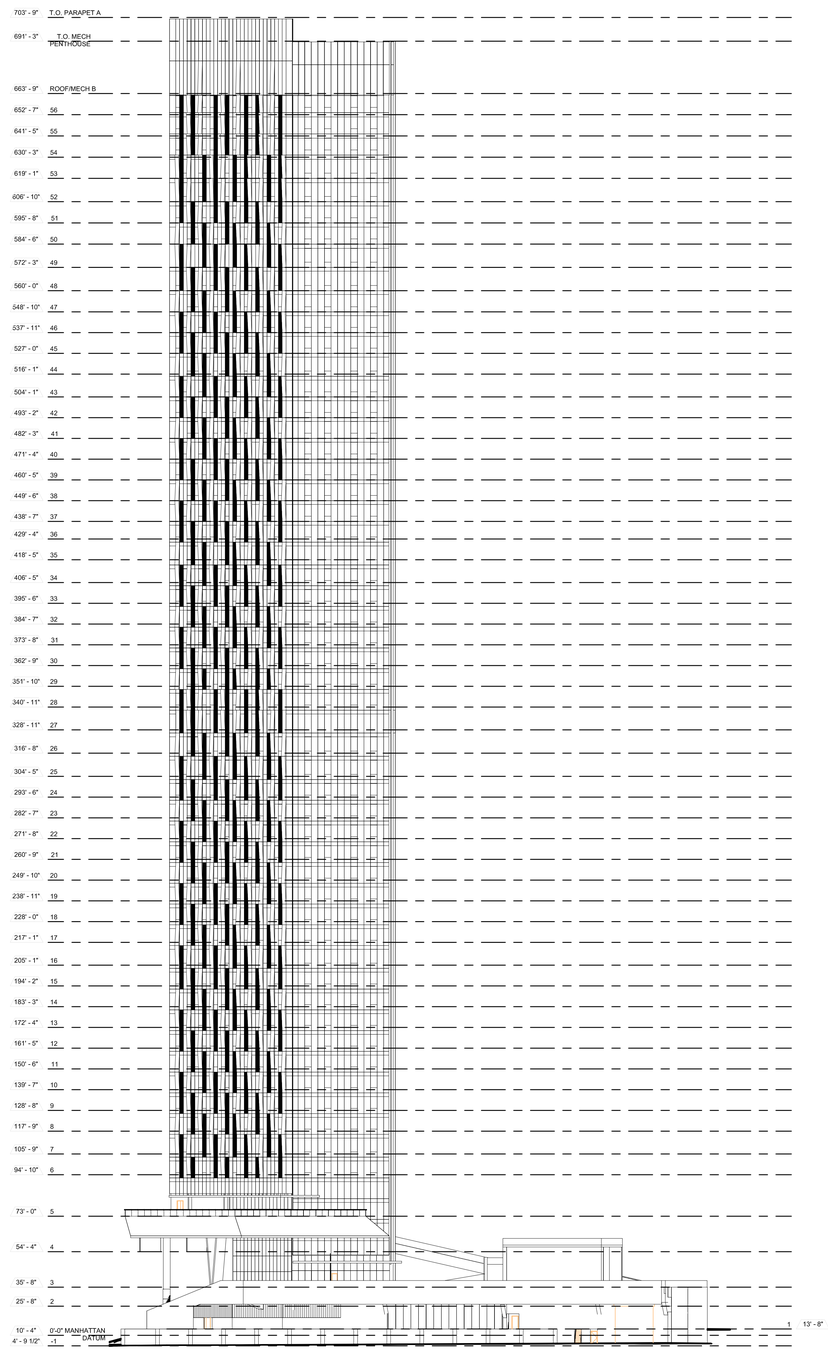
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

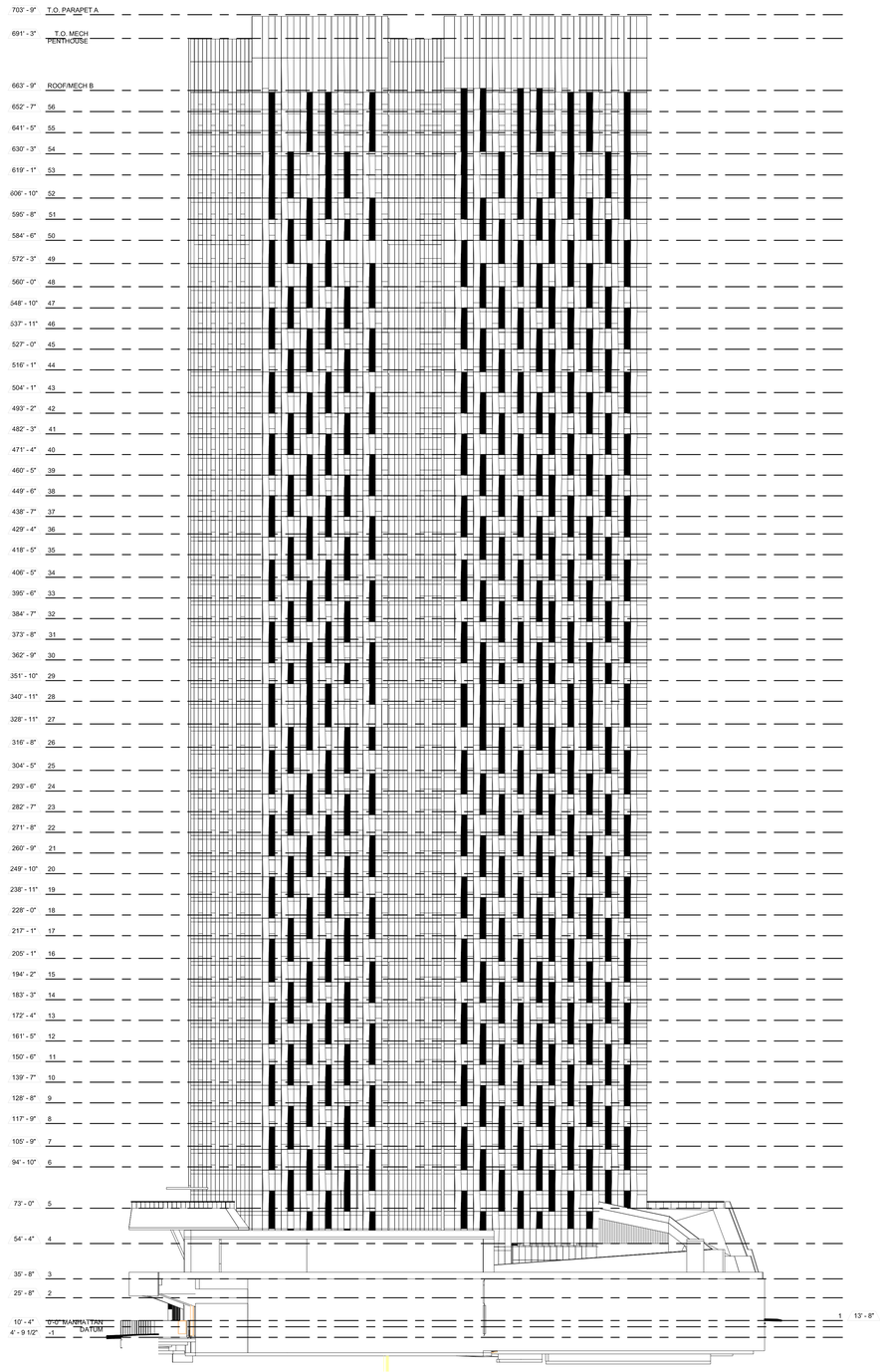
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121105628 Job Number
E 561715139 Scan Code

30" x 42" Arch E1 - SHEET SIZE

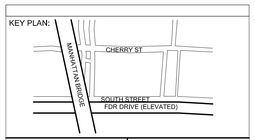


2 **SOUTH BUILDING ELEVATION**
SKA-001A
1/32" = 1'-0"



1 **EAST BUILDING ELEVATION**
SKA-001A
1/32" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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160 Varick St #404
New York, NY 10014
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
BUILDING ELEVATION

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMALAS 029261 STATE OF NEW YORK

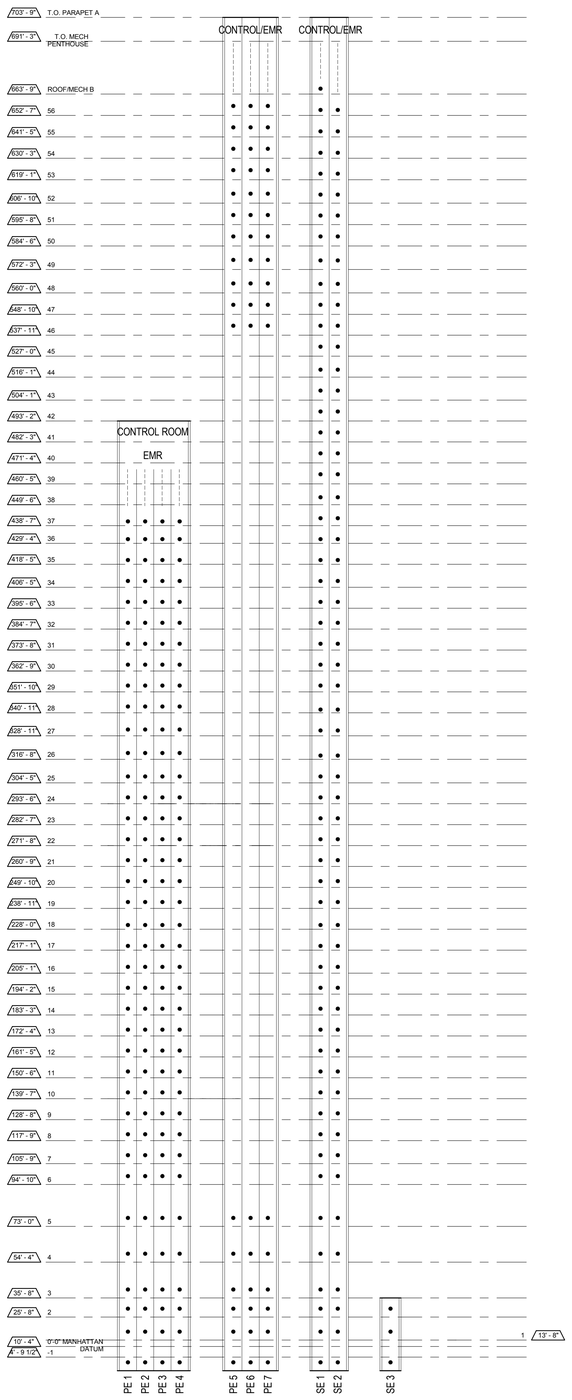
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/32" = 1'-0"	
DWG No:	**A-401.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

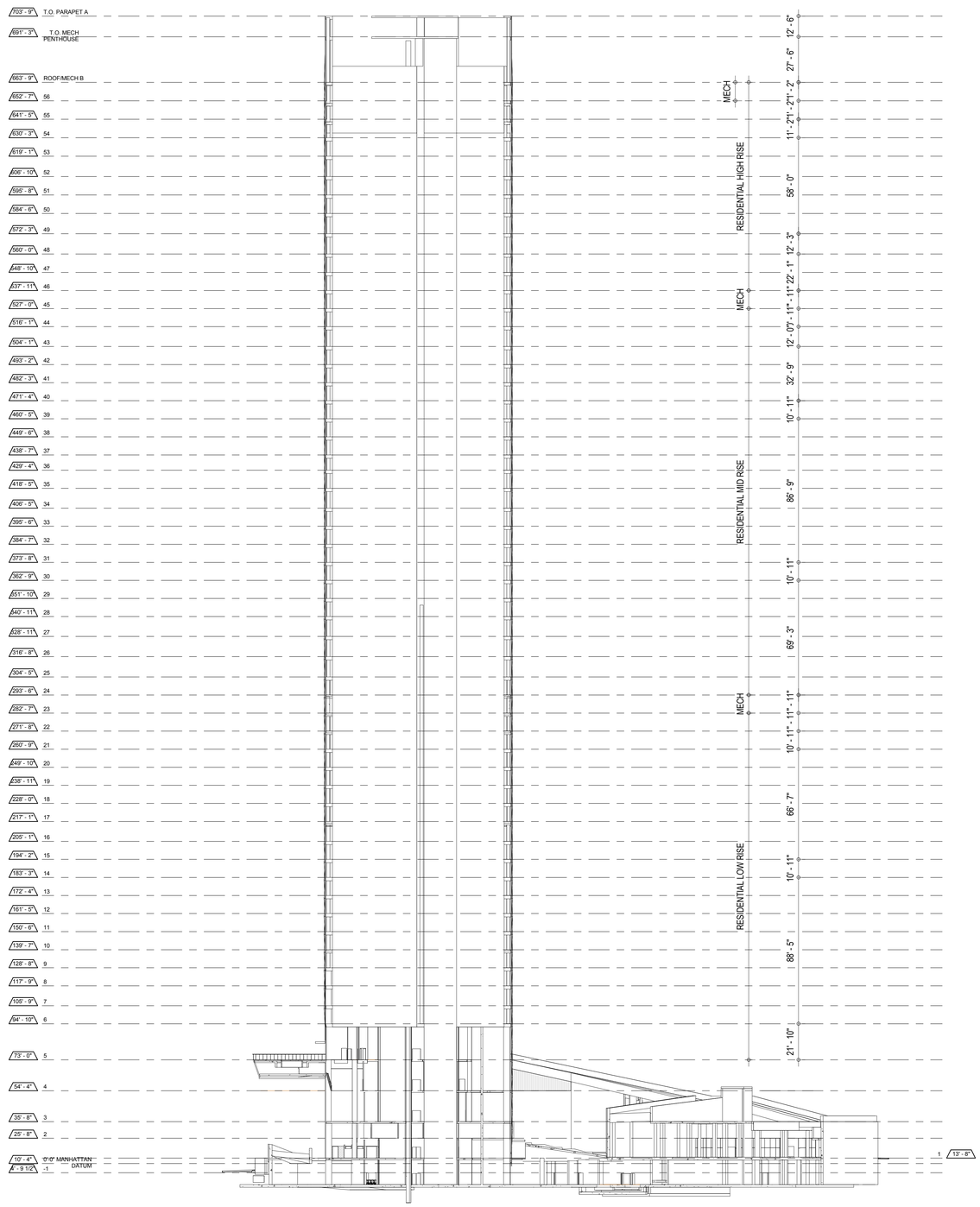
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121105539 Job Number
E3389961971 Scan Code
30" x 42" Arch E1 - SHEET SIZE



2 ELEVATOR STACKING DIAGRAM

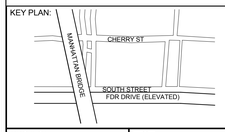
1/32" = 1'-0"



1 STACKING SECTION

1/32" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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New York, NY 10022
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485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/25/2014
2	DOB FILING SUBMISSION	07/18/2014
3	DOB FILING SUBMISSION	08/19/2014
4	DOB FILING SUBMISSION	02/13/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
BUILDING STACKING SECTIONS / ELEVATOR STACKING DIAGRAM

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029301 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/32" = 1'-0"	
DWG No:	**A-450.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Building
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

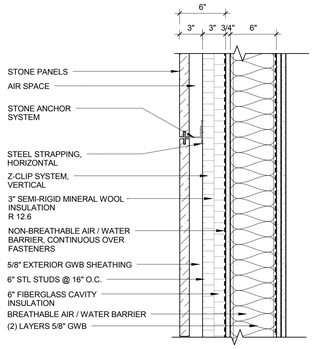
DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS121185529 Job Number
E3001299696 Scan Code

EXTERIOR INTERIOR



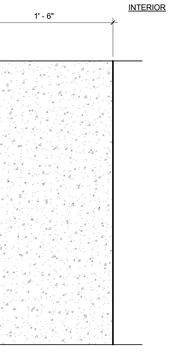
EW-01

STONE PANEL ON METAL STUD

EXTERIOR AIR FILM	R 00.17
AIRSPACE	R 01.00
3" MINERAL WOOL INSULATION	R 12.60
5/8" EXT. GWB SHEATHING	R 00.56
5.5" R-21 FG BATT INSULATION [METAL STUD]	R 21.00 [R 13.00]
2 LAYERS INTERIOR GWB	R 01.12
INTERIOR AIR FILM	R 00.68
TOTAL INSULATION (ONLY)	R 25.60
TOTAL ASSEMBLY	R 22.84

R-22.84 U-0.04378

EXTERIOR INTERIOR



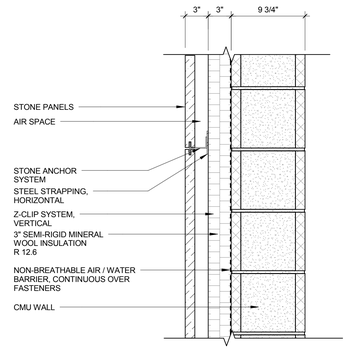
EW-02

STONE PANEL ON CONCRETE

EXTERIOR AIR FILM	R 00.17
AIRSPACE	R 01.00
3" MINERAL WOOL INSULATION	R 12.60
18" CONCRETE WALL	R 01.26
INTERIOR AIR FILM	R 00.68
TOTAL INSULATION (ONLY)	R 12.60
TOTAL ASSEMBLY	R 15.71

R-15.71 U-0.06365

EXTERIOR INTERIOR



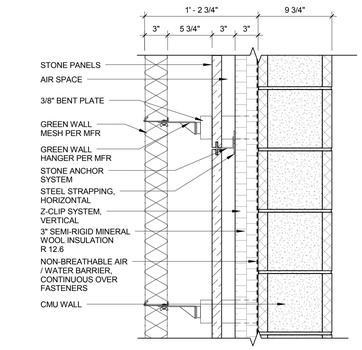
EW-03

STONE PANEL ON CMU

EXTERIOR AIR FILM	R 00.17
AIRSPACE	R 01.00
3" MINERAL WOOL INSULATION	R 12.60
10" CMU (8" VALUE USED)	R 01.11
INTERIOR AIR FILM	R 00.68
TOTAL INSULATION (ONLY)	R 12.60
TOTAL ASSEMBLY	R 15.56

R-15.56 U-0.06427

EXTERIOR INTERIOR



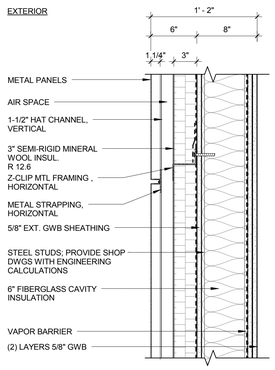
EW-04

GREEN WALL ON STONE PANEL ON CMU

EXTERIOR AIR FILM	R 00.17
AIRSPACE	R 01.00
3" MINERAL WOOL INSULATION	R 12.60
10" CMU (8" VALUE USED)	R 01.11
INTERIOR AIR FILM	R 00.68
TOTAL INSULATION (ONLY)	R 12.60
TOTAL ASSEMBLY	R 15.56

R-15.56 U-0.06427

EXTERIOR INTERIOR



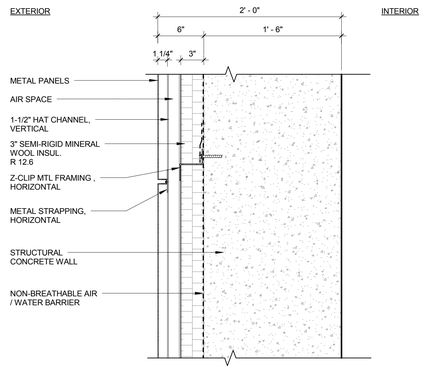
EW-05

METAL PANEL ON METAL STUD

OUTSIDE AIR FILM	R 00.17
AIRSPACE	R 01.00
3" MINERAL WOOL INSULATION	R 12.60
5/8" EXT. GWB SHEATHING	R 00.56
5.5" FG BATT INSULATION [METAL STUDS]	R 21.00 [R 13.00]
1 LAYER INTERIOR GWB	R 00.56
INTERIOR AIR FILM	R 00.68
TOTAL INSULATION (ONLY)	R 25.60
TOTAL ASSEMBLY	R 21.62

R-28.57 U-0.03500

EXTERIOR INTERIOR



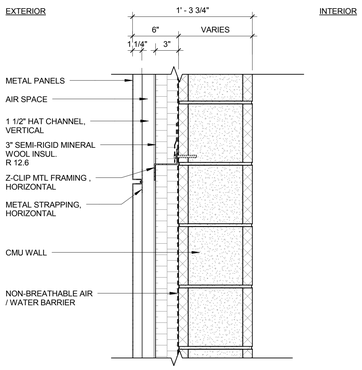
EW-06

METAL PANEL ON CONCRETE

OUTSIDE AIR FILM	R 00.17
AIRSPACE	R 01.00
3" MINERAL WOOL INSULATION	R 12.60
18" CONCRETE	R 01.26
INTERIOR AIR FILM	R 00.68
TOTAL INSULATION (ONLY)	R 12.60
TOTAL ASSEMBLY	R 15.76

R-15.71 U-0.06365

EXTERIOR INTERIOR



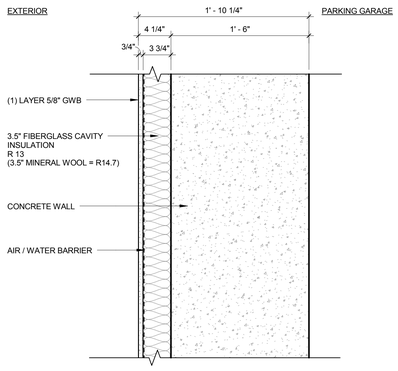
EW-07

METAL PANEL ON CMU

OUTSIDE AIR FILM	R 00.17
AIRSPACE	R 01.00
3" MINERAL WOOL INSULATION	R 12.60
10" CMU (8" VALUE USED)	R 01.11
INTERIOR AIR FILM	R 00.68
TOTAL INSULATION (ONLY)	R 12.60
TOTAL ASSEMBLY	R 15.61

R-15.56 U-0.06427

EXTERIOR PARKING GARAGE



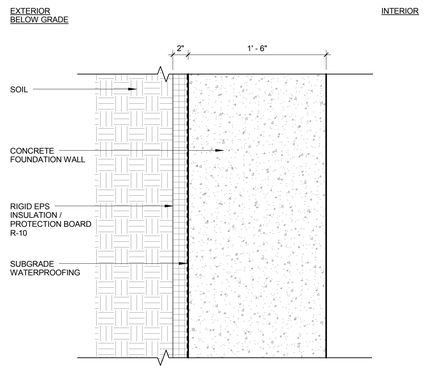
EW-09

INTERIOR INSULATION AT GARAGE

OUTSIDE AIR FILM	R 00.17
18" CONCRETE WALL	R 02.34
3 1/2" FIBERGLASS INSULATION	R 13.00 [R 06.00]
5/8" INTERIOR GWB	R 00.56
INTERIOR AIR FILM	R 00.68
TOTAL INSULATION (ONLY)	R 7.00
TOTAL ASSEMBLY	R 10.60

R-10.60 U-0.09434

EXTERIOR BELOW GRADE INTERIOR



EW-10

INSULATION AT FOUNDATION WALL

2" RIGID INSULATION	R 10.00
18" CONCRETE WALL	R 02.34
INTERIOR AIR FILM	R 00.68
TOTAL INSULATION (ONLY)	R 10.00
TOTAL ASSEMBLY	R 13.02

R-13.02 U-0.07680

GENERAL NOTES:

ENERGY CODE COMPLIANCE SHOWN THROUGH ENERGY MODEL.

R VALUES FOR MATERIALS:

DENSGLASS SHEATING:
5/8" = .67

GWB
5/8" = .56

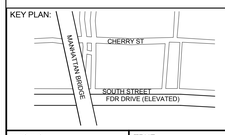
MINERAL WOOL (R 4.2 PER INCH):

CELLULOSE SPRAY APPLIED INSULATION (R 3.8 PER INCH):

BATT INSULATION
5-1/2" = R 21 USE R 13
3-1/2" = R 13 USE R 6

AIRSPACE (R 1 PER INCH): USE R 1

KEY PLAN:



PROJECT NORTH TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
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INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
EXTERIOR ENVELOPE TYPES - WALL ASSEMBLIES

SEAL & SIGNATURE: REGISTERED ARCHITECT NICOLAS ZIGOMALAS 031001 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1 1/2" = 1'-0"	
DWG No:	**A-501.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP: DOB B-SCAN:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES494695161 Scan Code
30" x 42" Arch E1 - SHEET SIZE

RT-01

COBBLESTONE DRIVEWAY ON 9" COMPOSITE DECK

4-1/2"	COBBLESTONE PAVERS & MORTAR	R 00.50
5"	NWC TRAFFIC SLAB	R 00.35
4"	XPS INSULATION	R 20.00
1/2"	DRAINAGE MAT	R 00.50
4-1/2" (AVE)	LWC DRAINAGE SLAB	R 00.58
9" (6" CONC)	NWC COMPOSITE SLAB	R 00.42
TOTAL INSULATION (ONLY)		R 20.00
TOTAL ASSEMBLY		R 21.85

R-21.85 | U-0.04577

RT-02

COBBLESTONE WALKWAY ON 12" DECK

4-1/2"	COBBLESTONE PAVERS & MORTAR	R 00.50
4"	NW CONCRETE TRAFFIC SLAB	R 00.28
6"	XPS INSULATION	R 30.00
1/2"	DRAINAGE MAT	R 00.50
3-1/2" (AVE)	LW CONCRETE DRAINAGE SLABR 00.45	
12"	NWC SLAB	R 00.84
TOTAL INSULATION (ONLY)		R 30.00
TOTAL ASSEMBLY		R 32.57

R-32.57 | U-0.03070

RT-03

TERRACE DECK COMPOSITION ABOVE EXTERIOR SPACE

1'-9-1/2" SOIL	R 05.00
5" AVE LWC DRAINAGE LAYER	R 00.65
3" WATER RETENTION LAYER	R 01.00
DRAINAGE MAT	R 00.50
9" COMPOSITE SLAB	R 00.42
TOTAL INSULATION (ONLY)	R 00.00
TOTAL ASSEMBLY	R 07.57

R-07.57 | U-0.1321

RT-04

SLOPED GREEN ROOF ON COMPOSITE DECK

26-1/2"	SOIL	R 06.63
6"	XPS INSULATION	R 30.00
1/2"	DRAINAGE MAT	R 00.50
3-1/2" (AVE)	LW CONCRETE DRAINAGE SLAB	R 00.45
12"	NWC SLAB	R 00.84
TOTAL INSULATION (ONLY)		R 30.00
TOTAL ASSEMBLY		R 38.42

R-38.42 | U-0.02603

RT-05

3' DEEP GREEN ROOF SYSTEM

3'-0" SOIL	R 09.00
5" AVE LWC DRAINAGE LAYER	R 00.65
3" WATER RETENTION LAYER	R 01.00
6" RIGID INSUL	**R 30.00**
DRAINAGE MAT	R 00.50
9" COMPOSITE SLAB	R 00.42
TOTAL INSULATION (ONLY)	**R 30.00**
TOTAL ASSEMBLY	R 41.57

R-41.57 | U-0.02406

RT-06

2' DEEP GREEN ROOF SYSTEM

2'-0" SOIL	R 06.00
5" AVE LWC DRAINAGE LAYER	R 00.65
3" WATER RETENTION LAYER	R 01.00
6" RIGID INSUL	**R 30.00**
DRAINAGE MAT	R 00.50
9" COMPOSITE SLAB	R 00.42
TOTAL INSULATION (ONLY)	**R 30.00**
TOTAL ASSEMBLY	R 38.57

R-38.57 | U-0.02593

RT-07

1' DEEP GREEN ROOF SYSTEM

1'-0" SOIL	R 03.00
5" AVE LWC DRAINAGE LAYER	R 00.65
3" WATER RETENTION LAYER	R 01.00
6" RIGID INSUL	**R 30.00**
DRAINAGE MAT	R 00.50
9" COMPOSITE SLAB	R 00.42
TOTAL INSULATION (ONLY)	**R 30.00**
TOTAL ASSEMBLY	R 34.57

R-34.57 | U-0.02893

RT-08

CHILDREN'S PLAY AREA

5" MINIMUM RUBBER SURFACE	R 10.00
3" DRAINAGE LAYER	R 01.00
6" GEOFOAM	R 18.00
4" CONCRETE SLAB	R 00.52
6" RIGID INSUL	**R 30.00**
DRAINAGE MAT	R 00.50
9" COMPOSITE CONCRETE SLAB	R 00.42
TOTAL INSULATION (ONLY)	**R 30**
TOTAL ASSEMBLY	R 60.74

R-60.74 | U-0.01646

RT-09

PENTHOUSE TERRACE WITH PEDESTAL PAVER SYSTEM

2" RAISED PAVER SYSTEM	R 00.40
6" RIGID INSUL	**R 30.00**
3" DRAINAGE LAYER	R 01.00
DRAINAGE MAT	R 00.50
16" STRUCTURAL SLAB	R 01.12
TOTAL INSULATION (ONLY)	**R 30.00**
TOTAL ASSEMBLY	R 33.02

R-33.02 | U-0.03029

RT-10

TOWER ROOF AND BULKHEAD SLAB PEDESTAL PAVER SYSTEM

2" RAISED PAVER SYSTEM	R 00.40
6" RIGID INSUL	**R 30.00**
3" DRAINAGE LAYER	R 01.00
DRAINAGE MAT	R 00.50
8" STRUCTURAL SLAB	R 00.56
TOTAL INSULATION (ONLY)	**R 30.00**
TOTAL ASSEMBLY	R 32.46

R-32.46 | U-0.03081

RT-11

SUNKEN COURTYARD

24" SOIL	R 06.00
3" DRAINAGE LAYER	R 01.00
6" RIGID INSUL	**R 30.00**
DRAINAGE MAT	R 00.50
8" STRUCTURAL SLAB	R 00.56
TOTAL INSULATION (ONLY)	**R 30.00**
TOTAL ASSEMBLY	R 38.06

R-38.06 | U-0.02627

GENERAL NOTES:

ENERGY CODE COMPLIANCE SHOWN THROUGH ENERGY MODEL.

R VALUES FOR MATERIALS:

XPS ROOF INSULATION (R 5.0 PER INCH):

CELLULOSE SPRAY APPLIED INSULATION (R 3.8 PER INCH):

GEOFOAM (R 3.0 PER INCH)

EPDM RUBBER PLAYING SURFACE (R 2.0 PER INCH)

SBR RUBBER BASE LAYER (R 2.0 PER INCH)

DRAINAGE MAT (R 1.0 PER INCH):

SOIL (R 0.25 PER INCH)

LIGHT WEIGHT CONCRETE 120 #/CF
@ COMPOSITE DECK (R 0.13 per inch)

NORMAL WEIGHT CONCRETE 150 #/CF
@ CONCRETE SLABS (R 0.07 PER INCH)

COBBLESTONE PAVERS AND SETTING BED (R 0.2 PER INCH):

KEY PLAN:

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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New York, NY 10017
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
EXTERIOR ENVELOPE TYPES - ROOF ASSEMBLIES

SEAL & SIGNATURE:
REGISTERED ARCHITECT · NICHOLAS ZIGOMALAS · STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1 1/2" = 1'-0"	
DWG No:	**A-502.00**
DOB PAGE No:	of

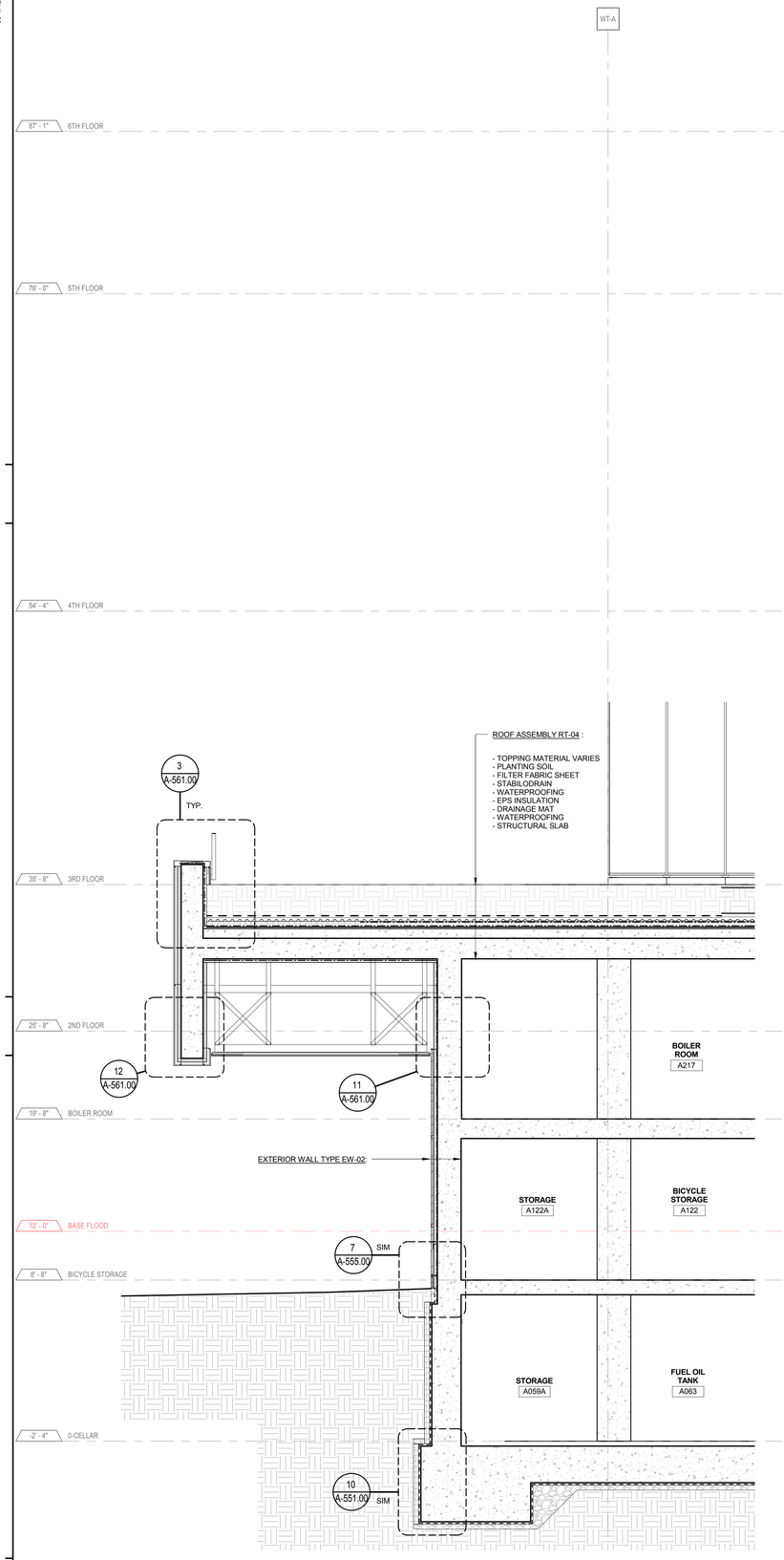
DOB EMPLOYEE STAMP: | DOB B-SCAN:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015
NYC Development Hub

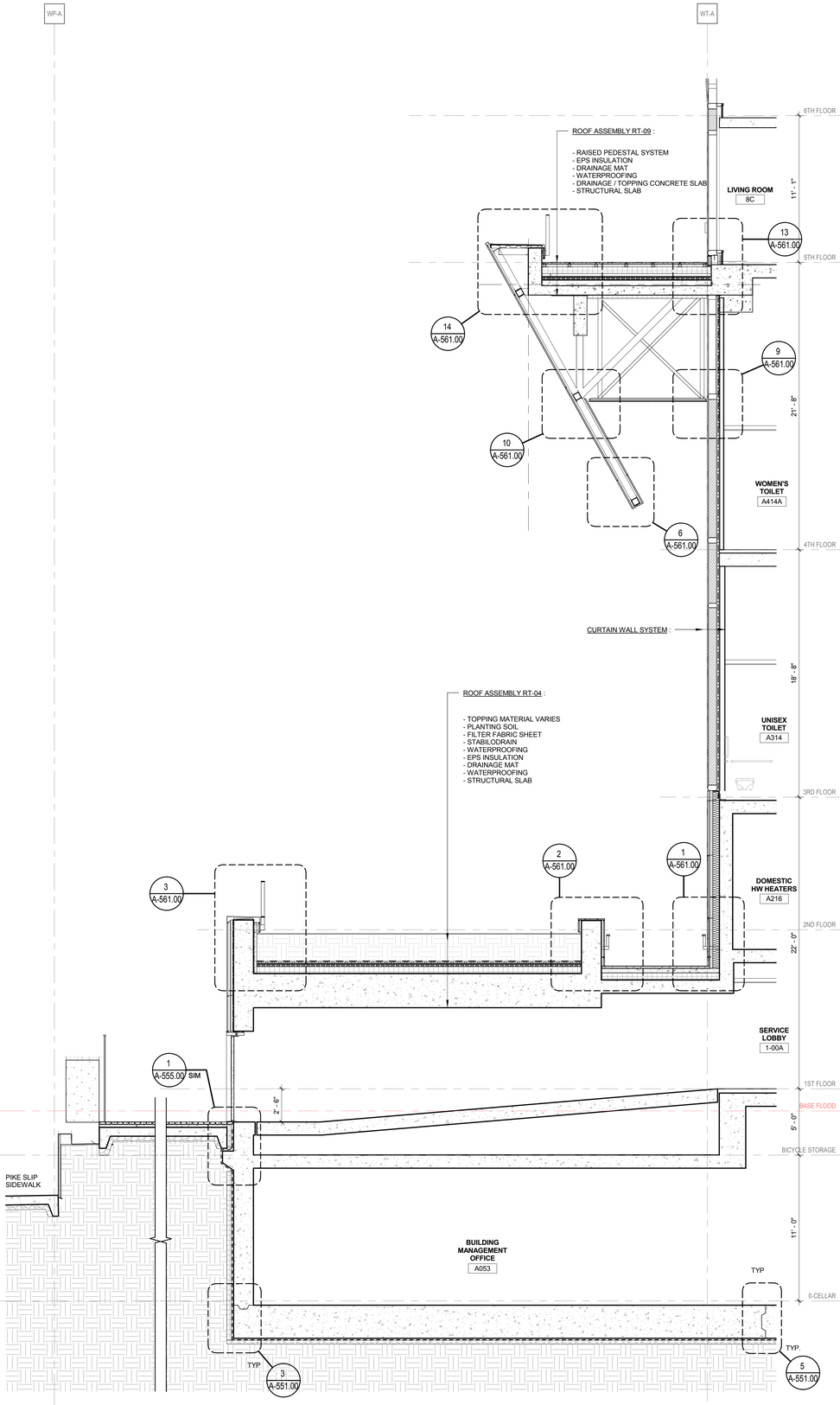
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E3179462734 Scan Code

30" x 42" Arch E1 - SHEET SIZE



1 WALL SECTION - PODIUM WEST
1/4" = 1'-0"

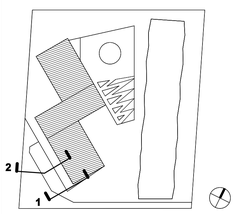


2 WALL SECTION - PODIUM WEST
1/4" = 1'-0"

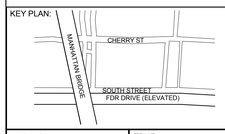
GENERAL NOTES:

1. FOR EXTERIOR WALL ASSEMBLIES (EW-XX) SEE EXTERIOR WALL TYPE SHEET A-501.
2. FOR ROOF ASSEMBLIES (RT-XX) SEE ROOF TYPE SHEET A-502.

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

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805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
WALL SECTIONS - PODIUM WEST

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOURAS 027 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-511.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

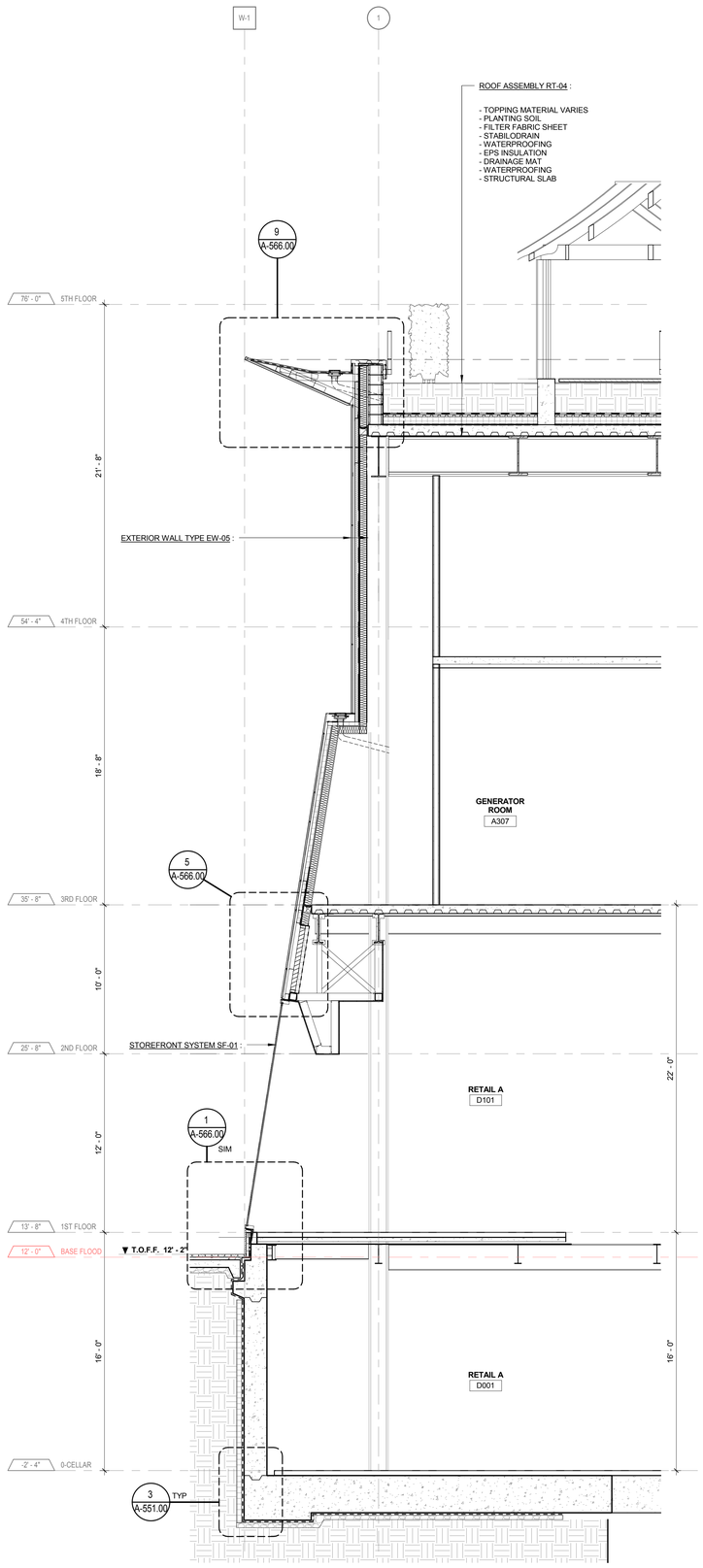
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

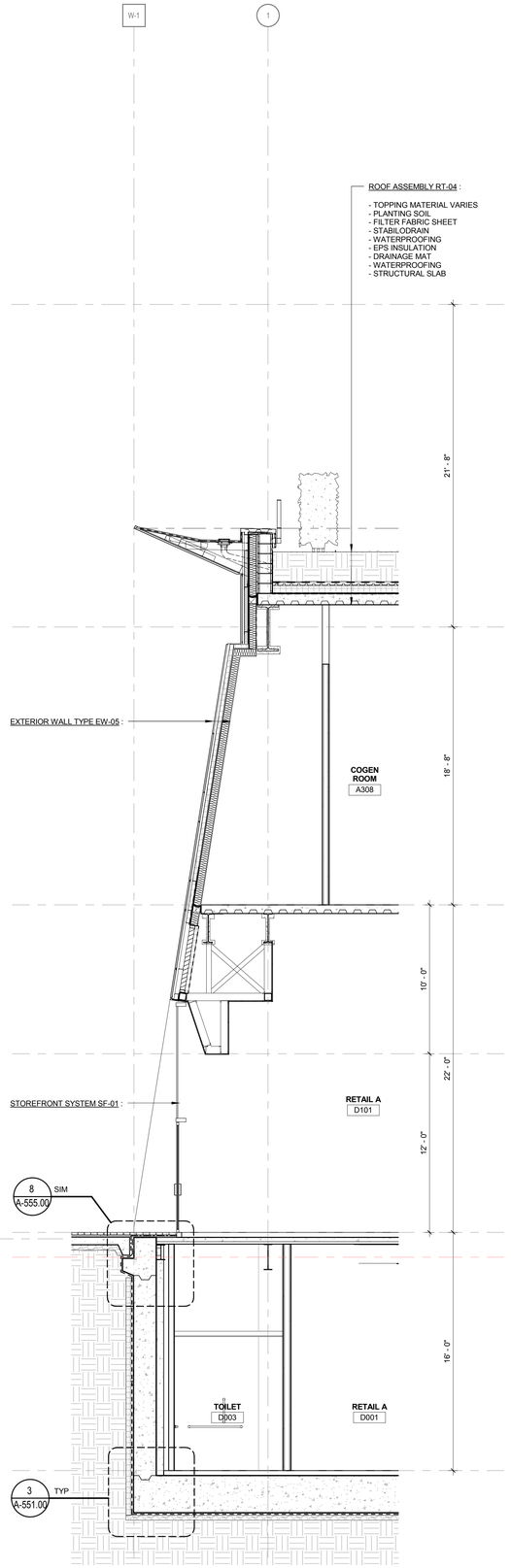
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185928 Job Number
E3079910979 Scan Code

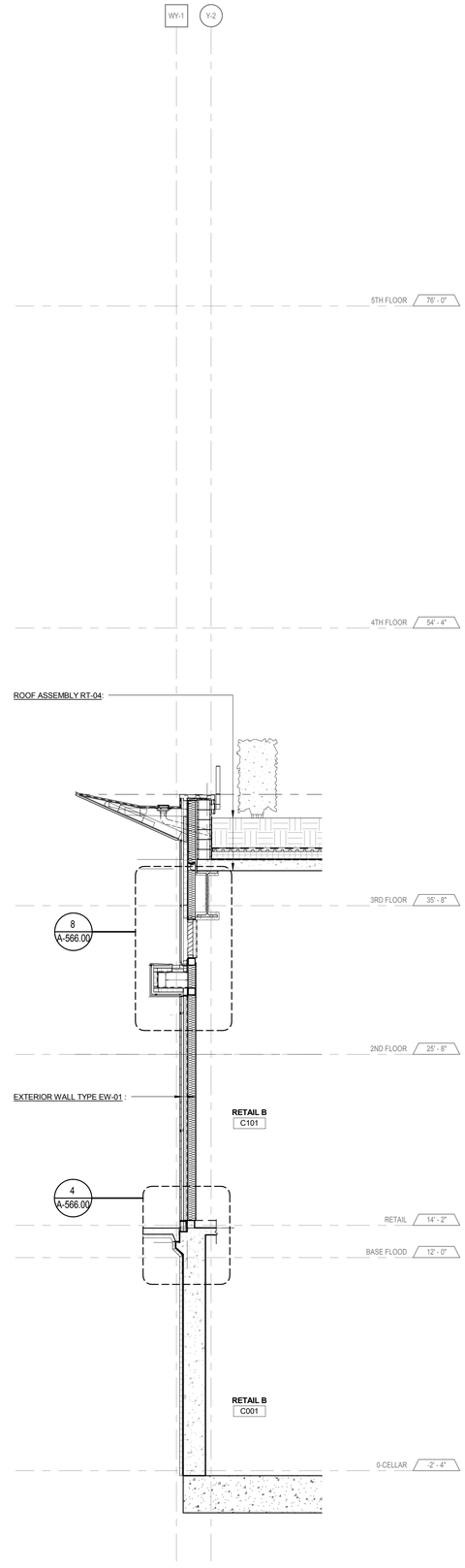
30" x 42" Arch E1 - SHEET SIZE



1 WALL SECTION - PODIUM NORTH
1/4" = 1'-0"



2 WALL SECTION - PODIUM NORTH
1/4" = 1'-0"

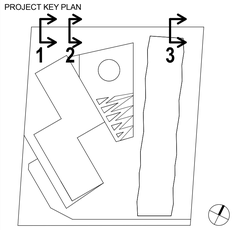


3 WALL SECTION - PODIUM FACADE NORTH
1/4" = 1'-0"

GENERAL NOTES:

1. FOR EXTERIOR WALL ASSEMBLIES (EW-XX) SEE EXTERIOR WALL TYPE SHEET A-501.
2. FOR ROOF ASSEMBLIES (RT-XX) SEE ROOF TYPE SHEET A-502.

PROJECT KEY PLAN



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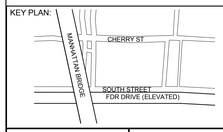

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

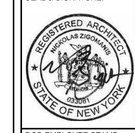
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
WALL SECTIONS - PODIUM NORTH

SEAL & SIGNATURE:



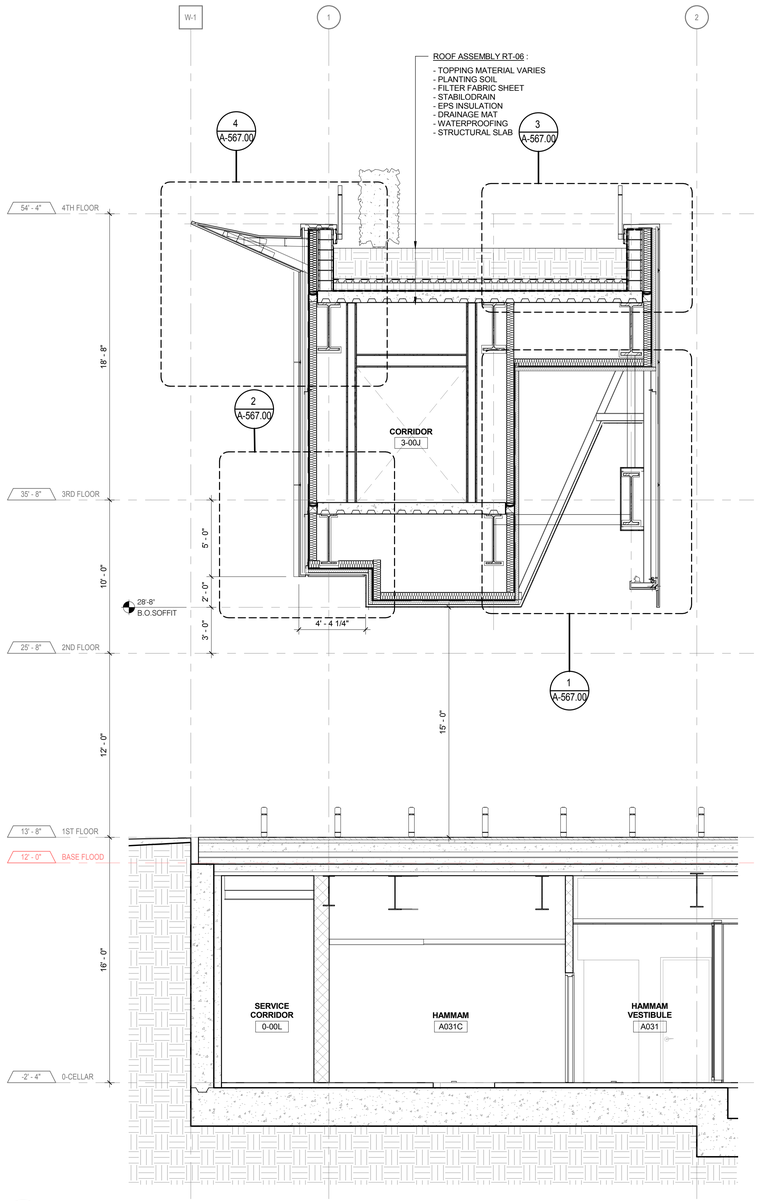
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/4" = 1'-0"
DWG No:	**A-516.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES027478571 Scan Code

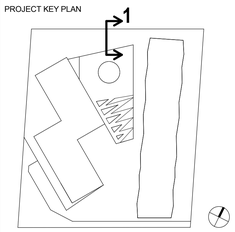


1 **WALL SECTION - PODIUM NORTH**
1/4" = 1'-0"

GENERAL NOTES:

1. FOR EXTERIOR WALL ASSEMBLIES (EW-XX) SEE EXTERIOR WALL TYPE SHEET A-501.
2. FOR ROOF ASSEMBLIES (RT-XX) SEE ROOF TYPE SHEET A-502.

PROJECT KEY PLAN



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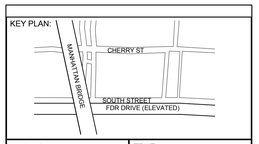
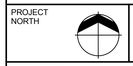


PROJECT NORTH



TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
WALL SECTIONS - PODIUM NORTH

SEAL & SIGNATURE:

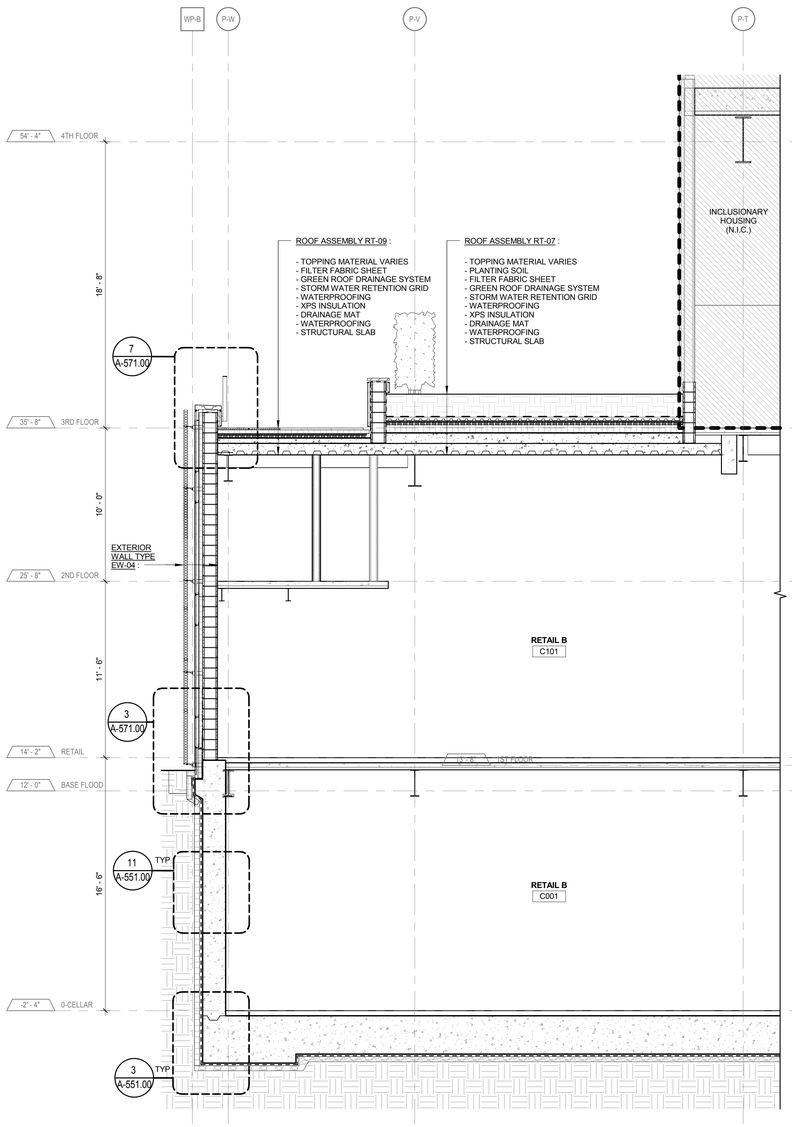
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-517.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

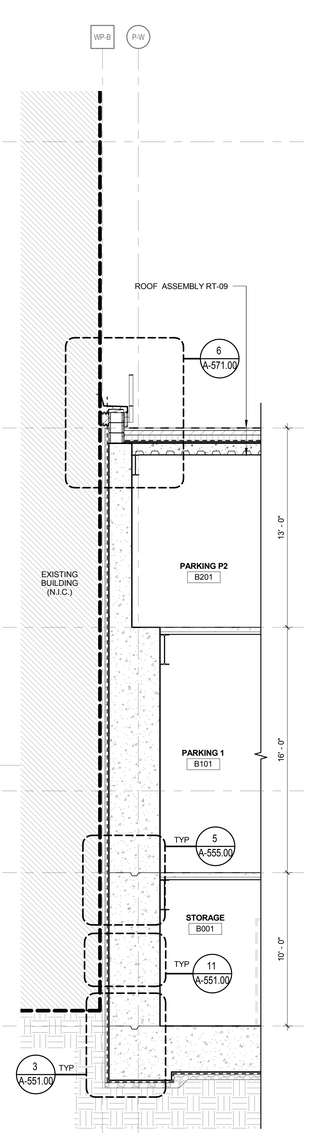
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE
FILE NAME:
PLOT DATE:

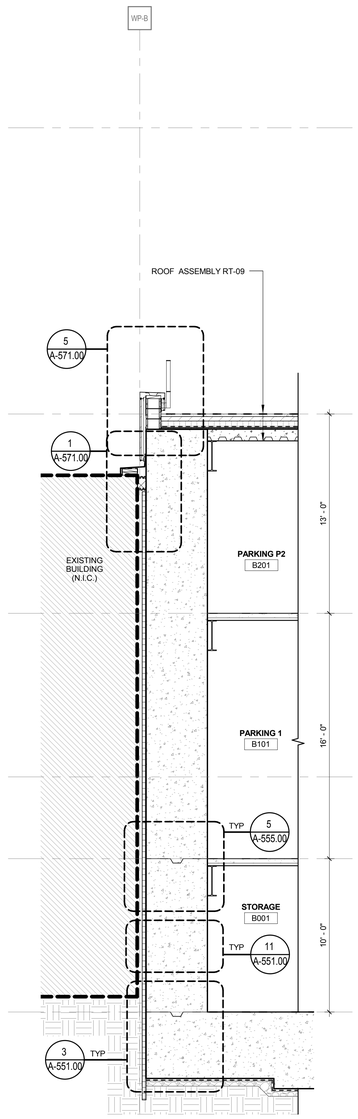
DEPT OF BLDGS121185928 Job Number
E-5452746202 Scan Code
30" x 42" Arch E1 - SHEET SIZE



1 **WALL SECTION - PODIUM EAST**
1/4" = 1'-0"



2 **WALL SECTION - PODIUM EAST**
1/4" = 1'-0"



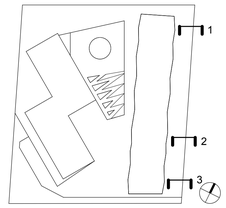
3 **WALL SECTION - PODIUM EAST**
1/4" = 1'-0"

GENERAL NOTES:

1. FOR EXTERIOR WALL ASSEMBLIES (EW-XX) SEE EXTERIOR WALL TYPE SHEET A-501.
2. FOR ROOF ASSEMBLIES (RT-XX) SEE ROOF TYPE SHEET A-502.

FILED UNDER SEPARATE APPLICATION #121187410

PROJECT KEY PLAN



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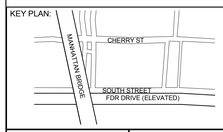

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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No.	DESCRIPTION:	DATE:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
WALL SECTIONS - PODIUM EAST

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-521.00**
DOB PAGE No:	of

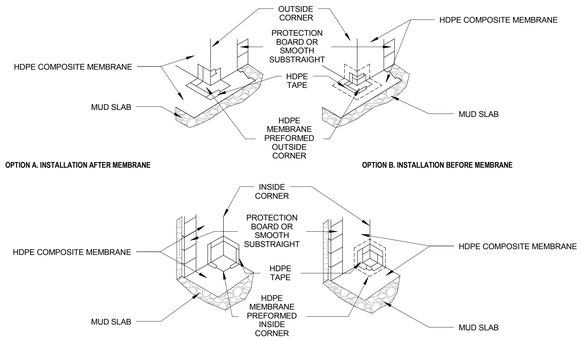
DOB EMPLOYEE STAMP:

DOB B-SCAN:

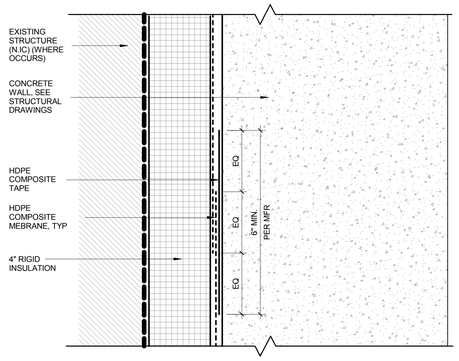
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185038 Job Number
E384622500-f2 Scan Code

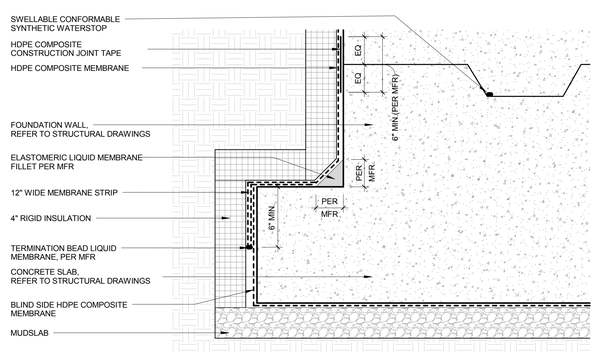
30" x 42" Arch E1 - SHEET SIZE



12 DETAIL - HDPE MEMBRANE PREFORMED CORNERS
3" = 1'-0"



11 DETAIL - BLIND SIDE HDPE MEMBRANE END LAP SECTION
6" = 1'-0"



10 DETAIL - SLAB TO FOUNDATION WALL SECTION
6" = 1'-0"

GENERAL NOTES:

1. TRANSITION ZONE REPRESENTS AREA WHERE CONTINUOUS HDPE COMPOSITE MEMBRANE TERMINATES (SUBGRADE WATERPROOFING) AND IS OVERLAPPED BY CONTINUOUS LIQUID APPLIED WATERPROOFING. TRANSITION STRIP AS REQ'D PER MANUFACTURER AND CONDITION.

2. FOR ADDITIONAL INFORMATION REGARDING ELEVATIONS, DIMENSIONS, AND SCOPE OF TRANSITION ZONE, HDPE COMPOSITE MEMBRANE, AND FLUID APPLIED MEMBRANE SEE A-550.

3. FOR ADDITIONAL INFORMATION REGARDING STRUCTURAL WALLS, SEE STRUCTURAL FOUNDATION DRAWING ISSUANCE.

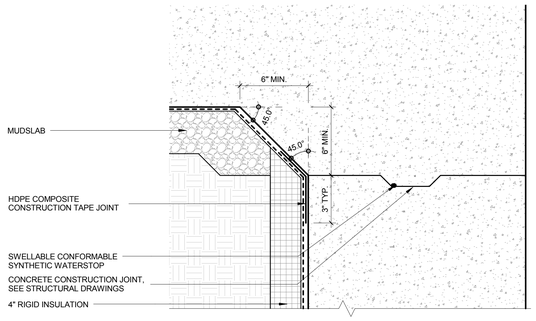
4. FOR INFORMATION REGARDING SUBGRADE UTILITY PENETRATIONS OF FOUNDATION WALLS SEE MEP DRAWINGS.

5. BASE FLOOD ELEVATION IS 12'-0" NAVD-1988 DATUM.

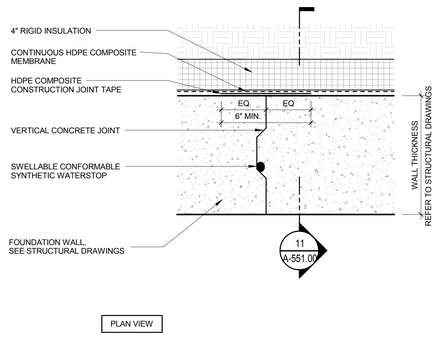
6. DESIGN FLOOD ELEVATION IS 13'-5" NAVD-1988 DATUM.

7. HDPE IS ABBREVIATION FOR HIGH DENSITY POLY-ETHYLENE.

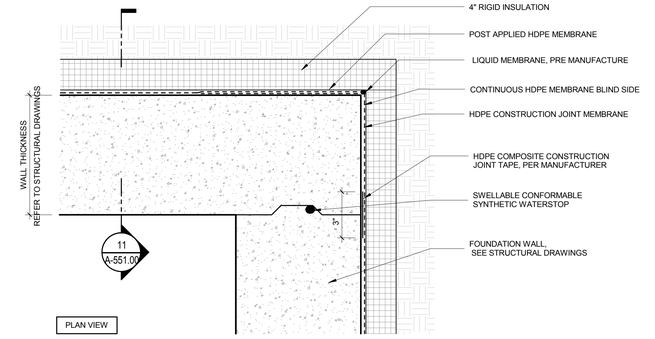
8. FLOOD WALL SYSTEM TO BE DETERMINED.



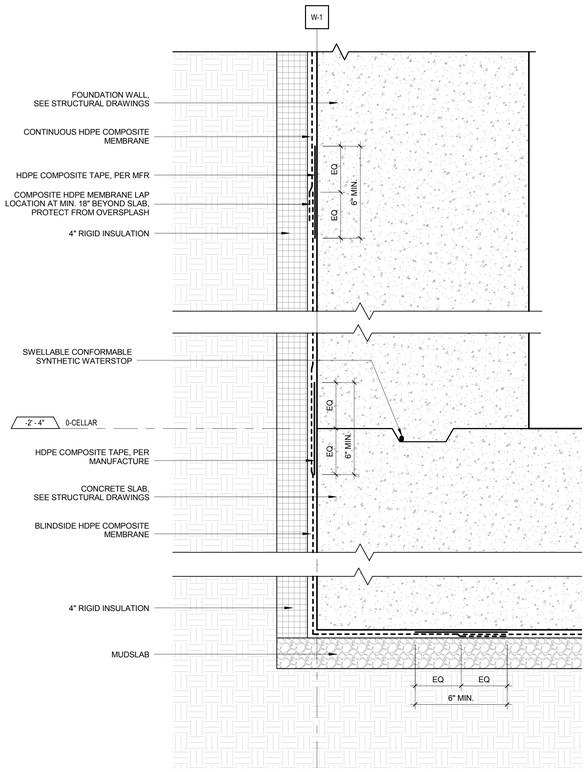
9 DETAIL - TYPICAL PIT WALL TO SLAB TRANSITION SECTION
3" = 1'-0"



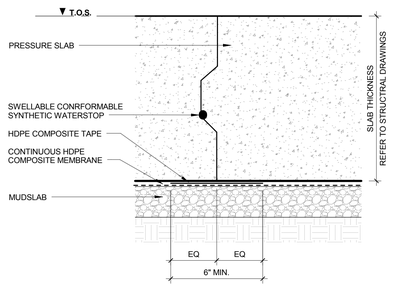
8 DETAIL - WALL VERTICAL CONSTRUCTION JOINT PLAN DETAIL
3" = 1'-0"



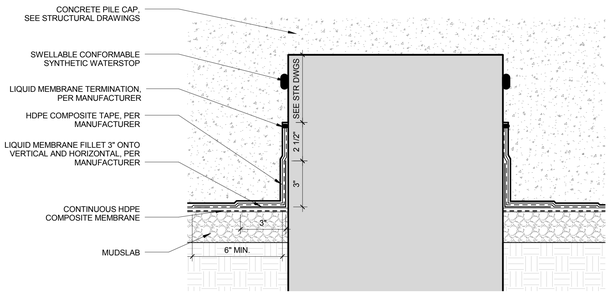
7 DETAIL - POST TO PRE-APPLIED WALL SECTION
3" = 1'-0"



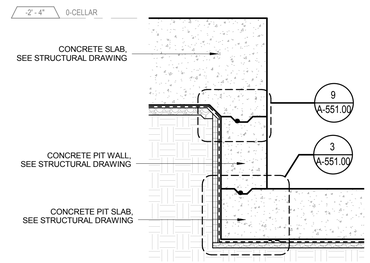
3 DETAIL - TYPICAL BLIND SIDE HDPE MEMBRANE WALL TO SLAB TIE-IN
3" = 1'-0"



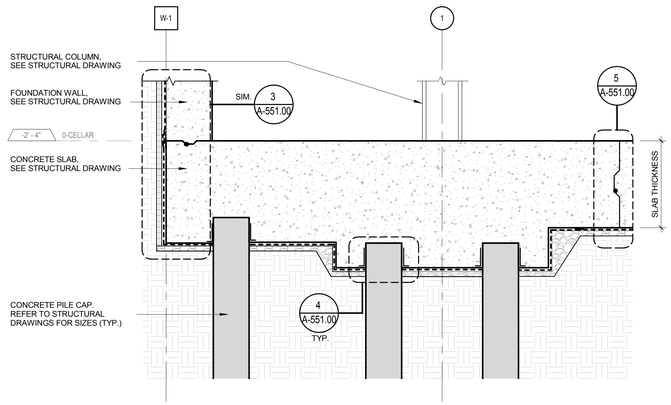
5 DETAIL - PRESSURE SLAB CONSTRUCTION JOINT SECTION
3" = 1'-0"



4 DETAIL - SLAB PENETRATION WATERPROOFING SECTION
3" = 1'-0"

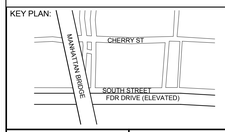


2 DETAIL - PIT SECTION DETAIL
1/2" = 1'-0"



1 DETAIL - FOUNDATION PRESSURE SLAB AND PILE CAP WATERPROOFING DETAIL
1/2" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DETAILS - FOUNDATION

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-551.00**
DOB PAGE No:	of

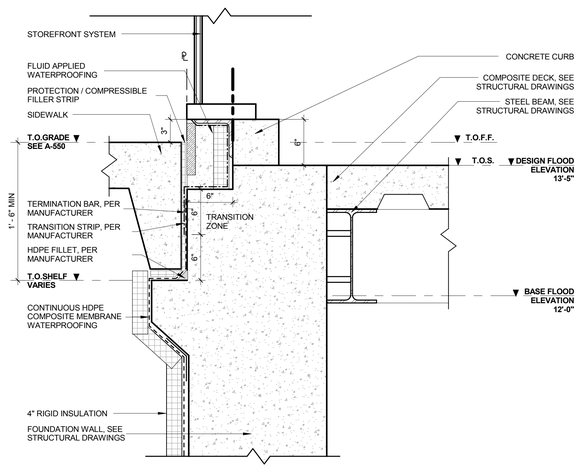
DOB EMPLOYEE STAMP:
Damian Titus
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

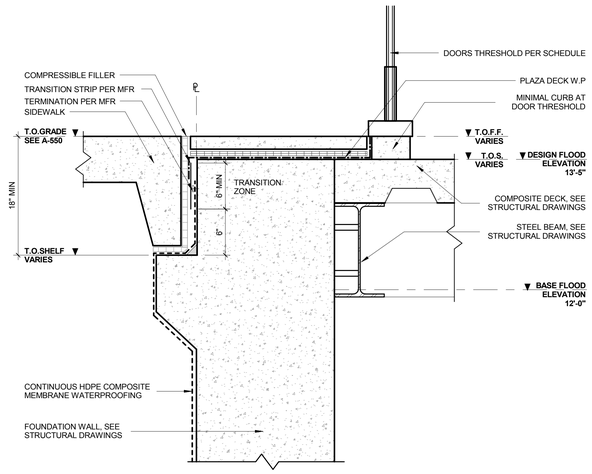
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121180539 Job Number
E337284S223 Scan Code

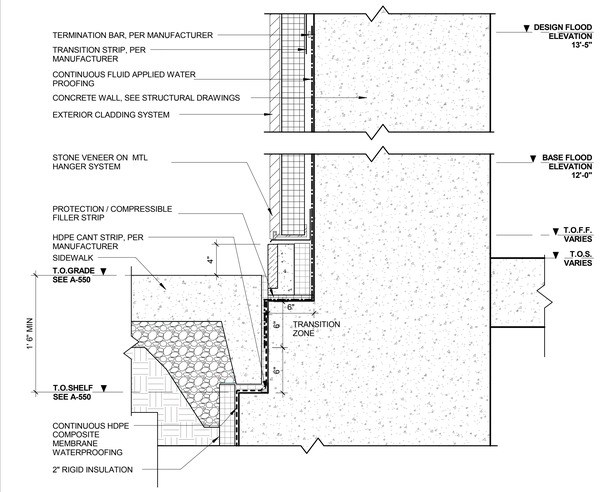
30" x 42" Arch E1 - SHEET SIZE



9 **DETAIL - SIDEWALK AT STOREFRONT WATERPROOFING DETAIL**
1 1/2" = 1'-0"



8 **DETAIL - STOREFRONT ENTRY WATERPROOFING DETAIL**
1 1/2" = 1'-0"



7 **DETAIL - WEST & SOUTH FOUNDATION HEAD**
1 1/2" = 1'-0"

6 **DETAIL - FOUNDATION HEAD @ GREEN WALL, EAST**
1 1/2" = 1'-0"

5 **DETAIL - BLIND SIDE FOUNDATION HEAD, EAST**
1 1/2" = 1'-0"

4 **DETAIL - TEMPORARY CONSTRUCTION OPENING, CLOSED CONDITION**
1 1/2" = 1'-0"

3 **DETAIL - FOUNDATION HEAD @ DRIVEWAY**
1 1/2" = 1'-0"

2 **DETAIL - DRIVEWAY, LOBBY STOREFRONT**
1 1/2" = 1'-0"

1 **DETAIL - FOUNDATION WATERPROOFING TRANSITION, SOUTH SIDE STAIR**
1 1/2" = 1'-0"

GENERAL NOTES:

1. TRANSITION ZONE REPRESENTS AREA WHERE CONTINUOUS HDPE COMPOSITE MEMBRANE (SUBGRADE WATERPROOFING) TERMINATES AND IS OVERLAPPED BY CONTINUOUS LIQUID APPLIED WATERPROOFING. TRANSITION STRIP AS REQ'D PER MANUFACTURER AND CONDITION.

2. FOR ADDITIONAL INFORMATION REGARDING ELEVATIONS, DIMENSIONS, AND SCOPE OF TRANSITION ZONE, HDPE COMPOSITE MEMBRANE, AND FLUID APPLIED MEMBRANE SEE A-550.

3. FOR ADDITIONAL INFORMATION REGARDING FOUNDATION, SEE STRUCTURAL FOUNDATION DRAWING ISSUANCE.

4. FOR INFORMATION REGARDING SUBGRADE UTILITY PENETRATIONS OF FOUNDATION SEE MEP DRAWINGS.

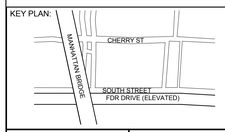
5. BASE FLOOD ELEVATION IS 12'-0" NAVD-1988 DATUM.

6. DESIGN FLOOD ELEVATION IS 13'-5" NAVD-1988 DATUM.

7. HDPE IS ABBREVIATION FOR HIGH DENSITY POLY-ETHYLENE.

8. TEMPORARY FLOOD WALL SYSTEM TO BE DETERMINED.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
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LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DETAILS - FOUNDATION

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIOGAS 030281 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1 1/2" = 1'-0"	
DWG No:	**A-555.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Building
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185528 Job Number
E:S4528990129 Scan Code

30" x 42" Arch E1 - SHEET SIZE

GENERAL NOTES:

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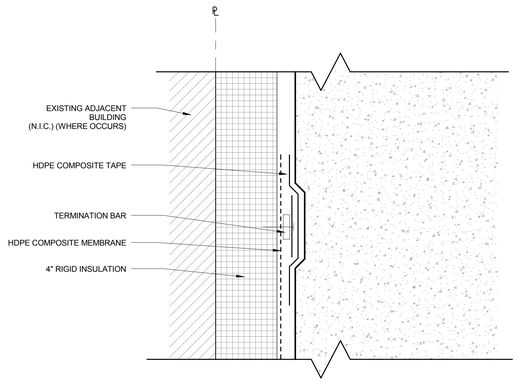
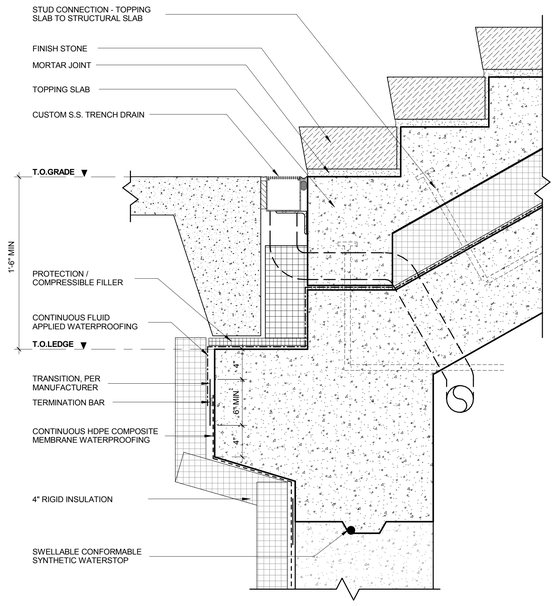
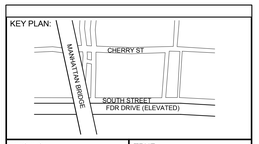


2 **DETAIL - HDPE HEAD TERMINATION**
6" = 1'-0"

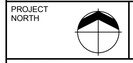


1 **DETAIL - STAIRS WITH TRENCH DRAIN**
1 1/2" = 1'-0"

KEY PLAN:



PROJECT NORTH



TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
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ARCHITECT OF RECORD:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DETAILS - FOUNDATION

SEAL & SIGNATURE:

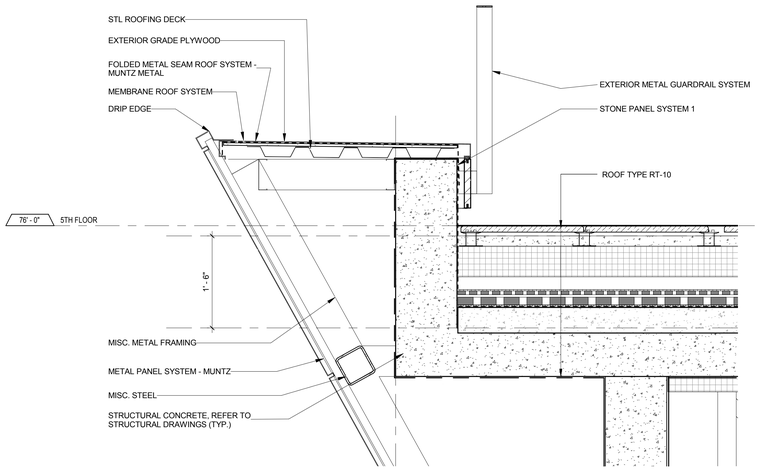
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	A-556.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

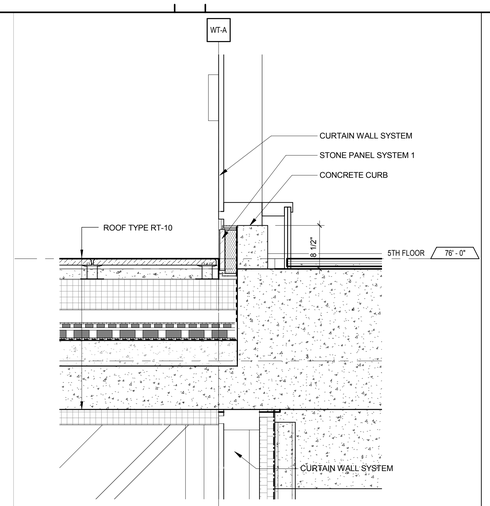
DOB B-SCAN:

FILE NAME:
PLOT DATE:

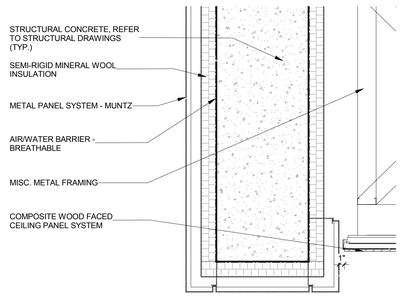
DEPT OF BLDGS 121185539 Job Number
E-500310034059 Scan Code
30" x 42" Arch E1 - SHEET SIZE



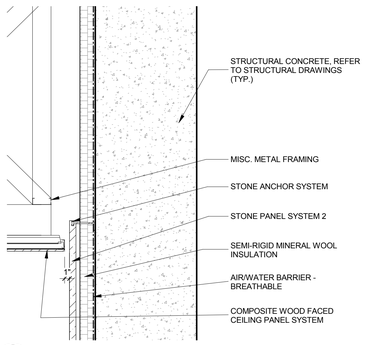
14 **DETAIL - PODIUM WEST DECK 1**
1" = 1'-0"



13 **DETAIL - PODIUM WEST DECK 2**
1" = 1'-0"



12 **DETAIL - PODIUM SOUTHWEST CANOPY 1**
1" = 1'-0"



11 **DETAIL - PODIUM SOUTHWEST CANOPY 2**
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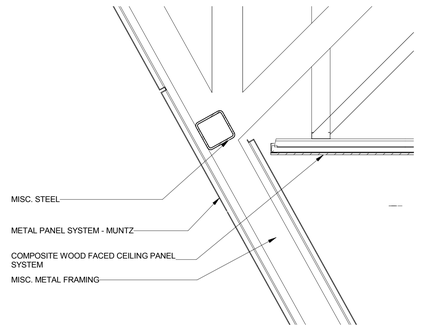
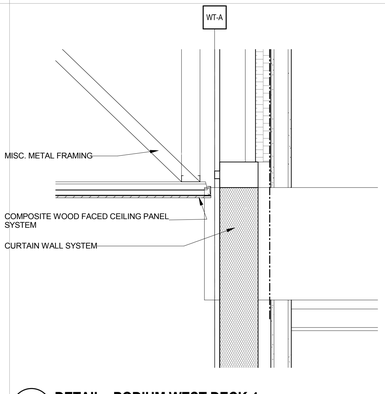
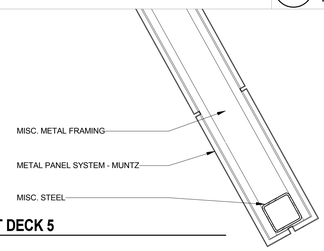


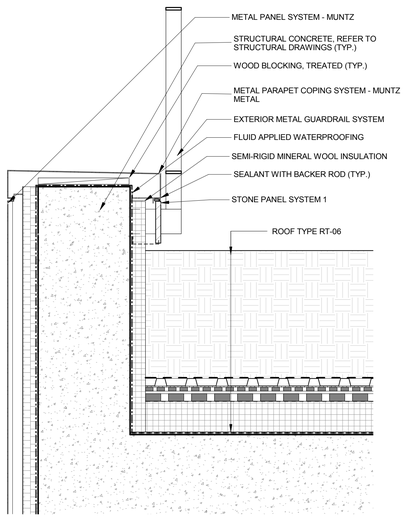
10 **DETAIL - PODIUM WEST DECK 3**
1" = 1'-0"



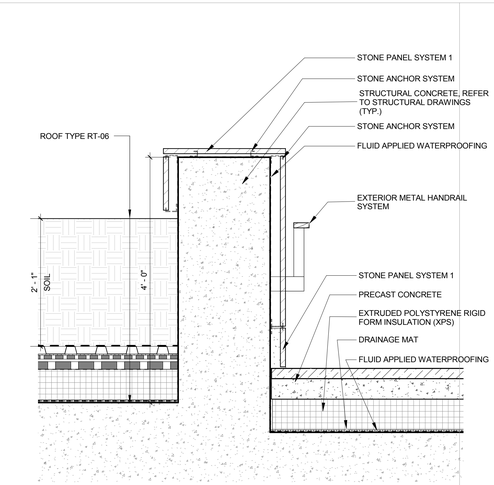
9 **DETAIL - PODIUM WEST DECK 4**
1" = 1'-0"



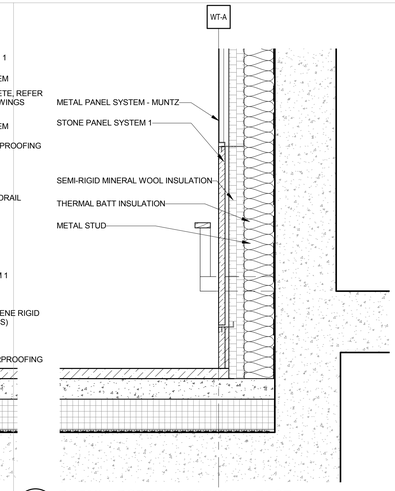
6 **DETAIL - PODIUM WEST DECK 5**
1" = 1'-0"



3 **DETAIL - PODIUM WEST PARAPET 1**
1" = 1'-0"

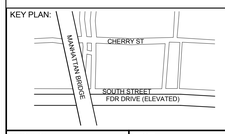


2 **DETAIL - PODIUM WEST PARAPET 2**
1" = 1'-0"



1 **DETAIL - PODIUM WEST WALL BASE**
1" = 1'-0"

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

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INTERIOR DESIGNER:
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LANDSCAPE DESIGNER:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DETAILS - PODIUM WEST

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029001 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1" = 1'-0"
DWG No:	**A-561.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

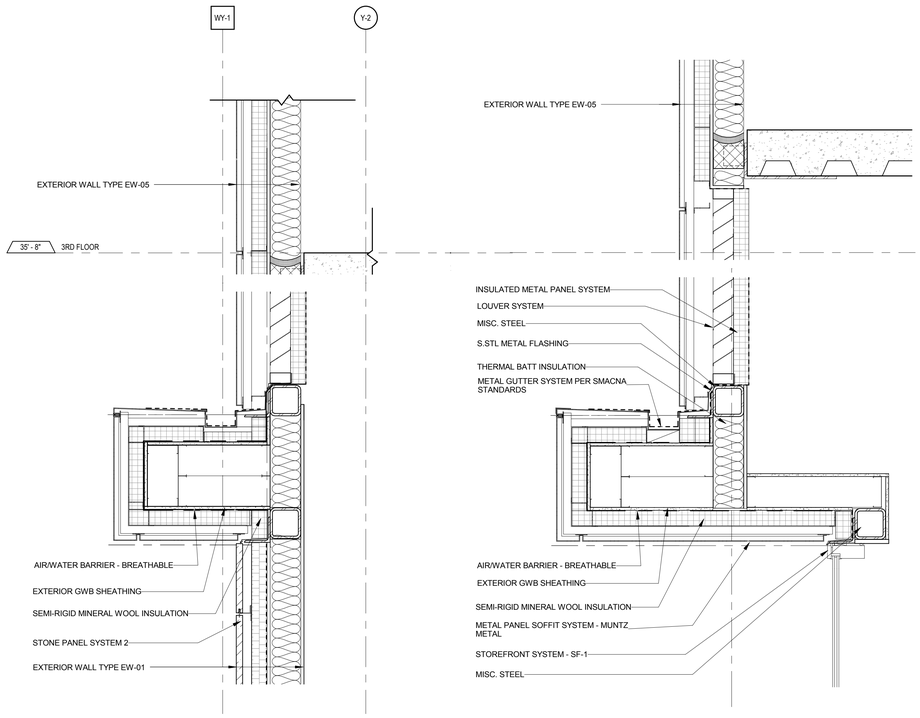
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E3395114918 Scan Code

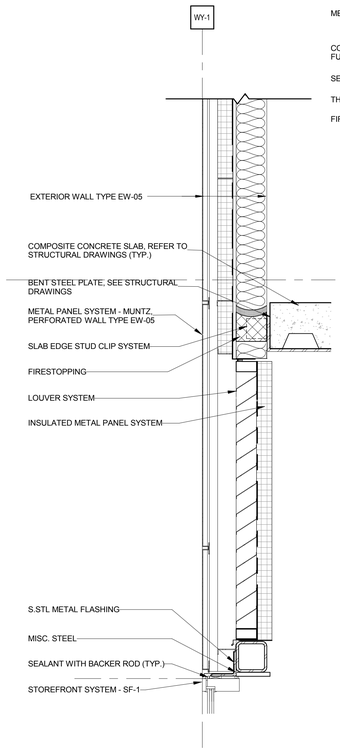
30" x 42" Arch E1 - SHEET SIZE

W-1

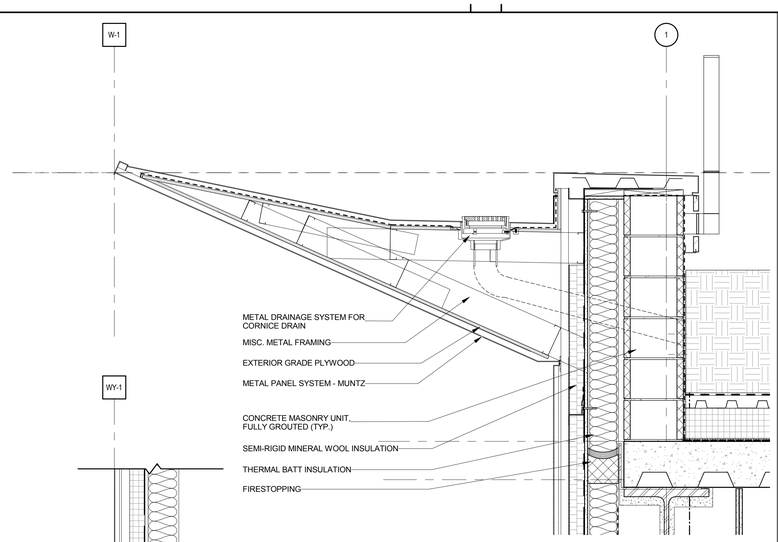


8 DETAIL - PODIUM NORTH - HEAD 4
1" = 1'-0"

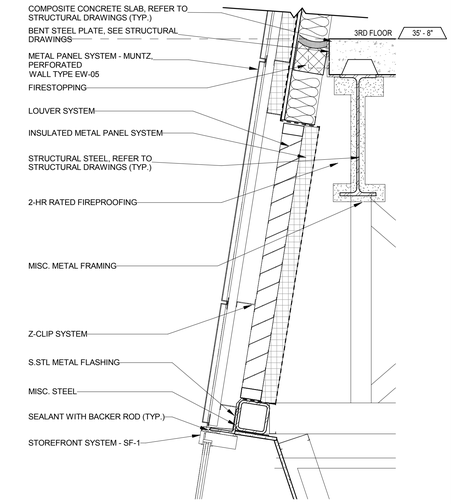
7 DETAIL - PODIUM NORTH - HEAD 3
1" = 1'-0"



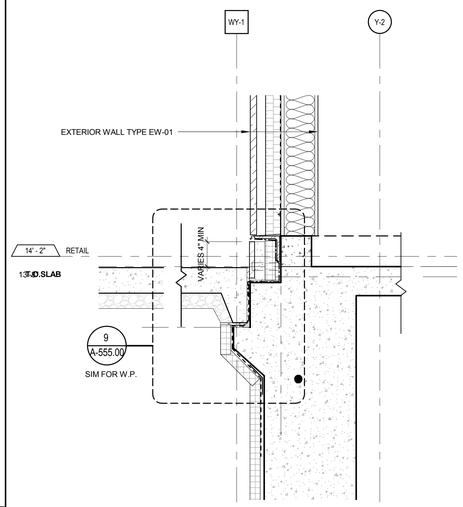
6 DETAIL - PODIUM NORTH - HEAD 2
1" = 1'-0"



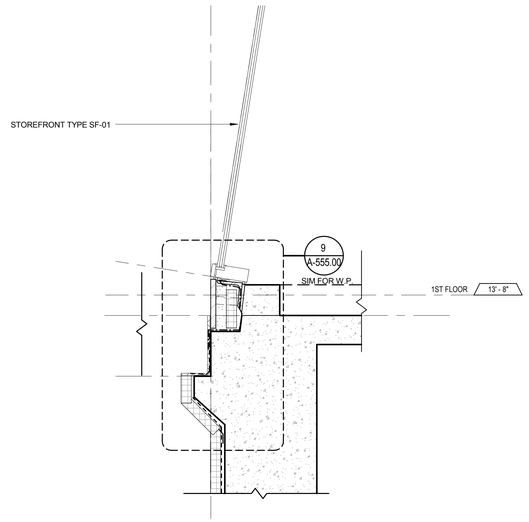
9 DETAIL - PODIUM NORTH - PARAPET
1" = 1'-0"



5 DETAIL - PODIUM NORTH - HEAD 1
1" = 1'-0"



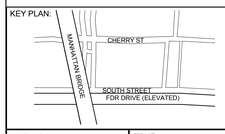
4 DETAIL - PODIUM NORTH - WALL BASE 4
1" = 1'-0"



1 DETAIL - PODIUM NORTH - WALL BASE 1
1" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DETAILS - PODIUM NORTH

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMALAS 030081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1" = 1'-0"
DWG No:	**A-566.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
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Buildings
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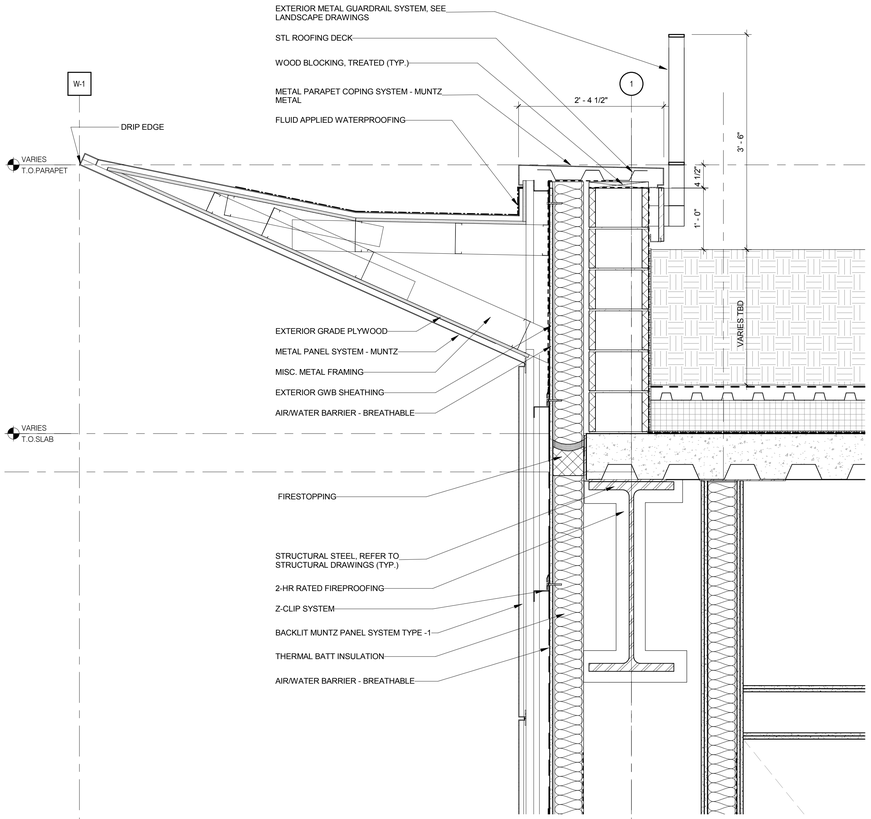
Under Directive 1 of 1975
Date: 05/21/2015:
NYC Development Hub

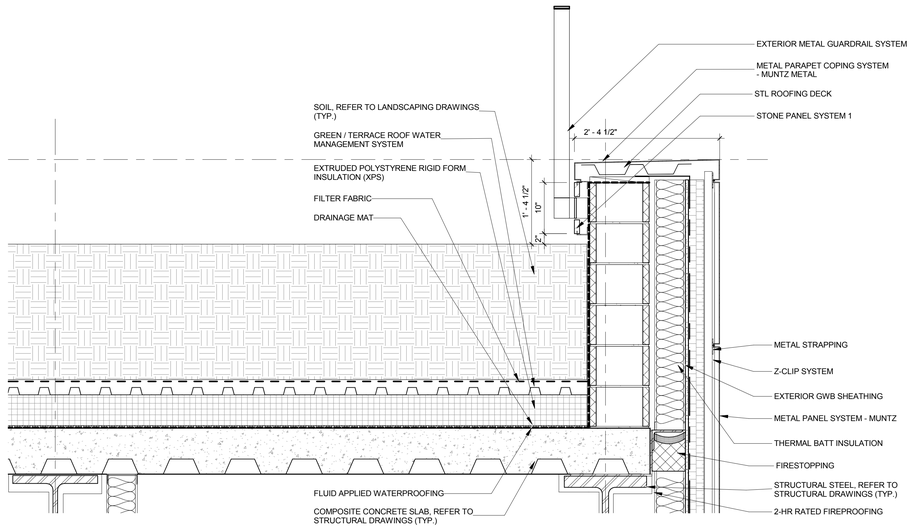
DOB B-SCAN:

DEPT OF BLDGS121185539 Job Number
E3391156603 Scan Code

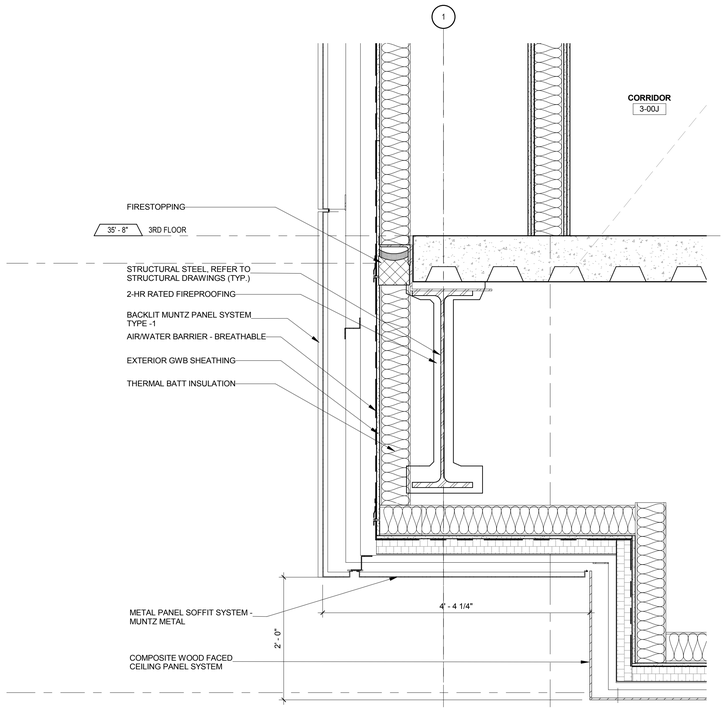
30" x 42" Arch E1 - SHEET SIZE



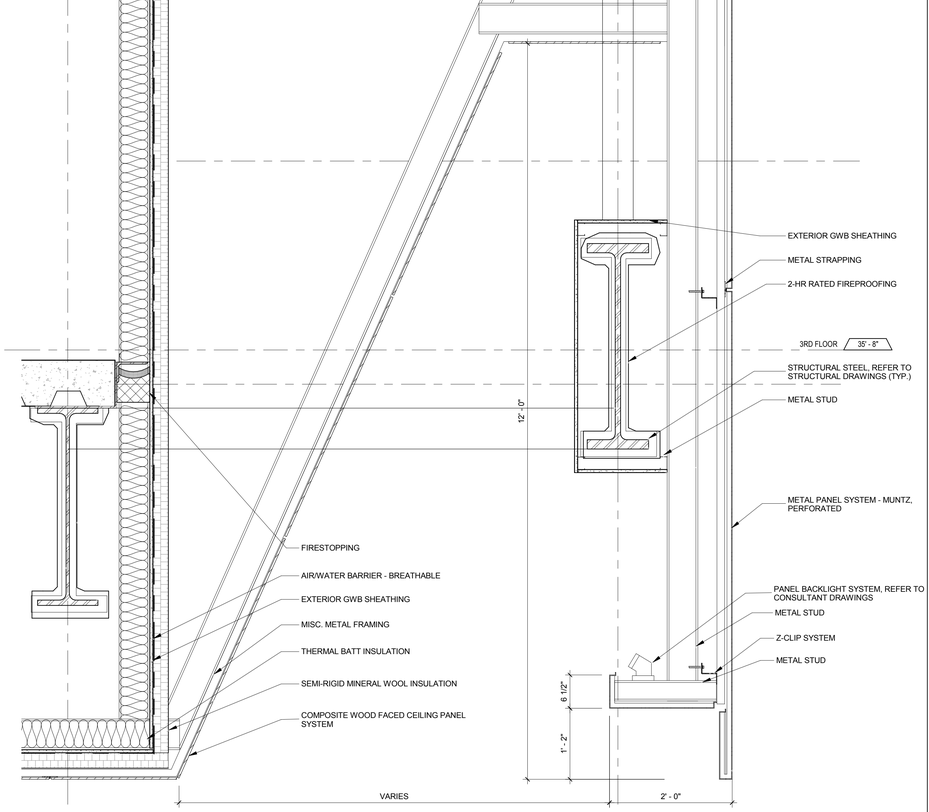
4 **DETAIL - BRIDGE PARAPET 1 (STREET SIDE)**
1" = 1'-0"



3 **DETAIL - BRIDGE PARAPET 2 (COURTYARD SIDE)**
1" = 1'-0"



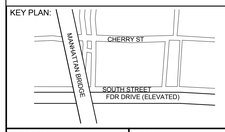
2 **DETAIL - BRIDGE SOFFIT 1 (STREET SIDE)**
1" = 1'-0"



1 **DETAIL - BRIDGE SOFFIT 2 (COURTYARD SIDE)**
1" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
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INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DETAILS - PODIUM NORTH

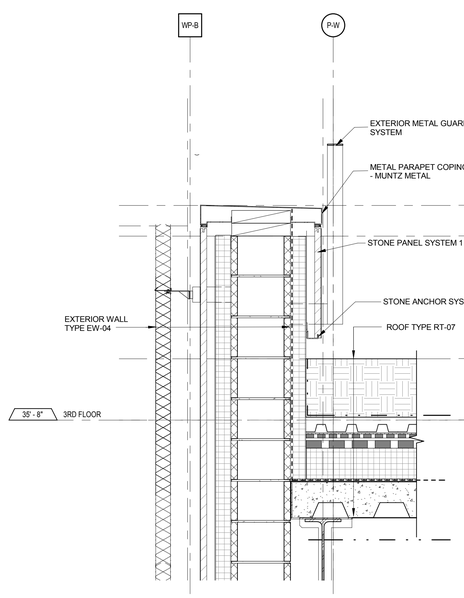
SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029261 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1" = 1'-0"
DWG No:	**A-567.00**
DOB PAGE No:	of

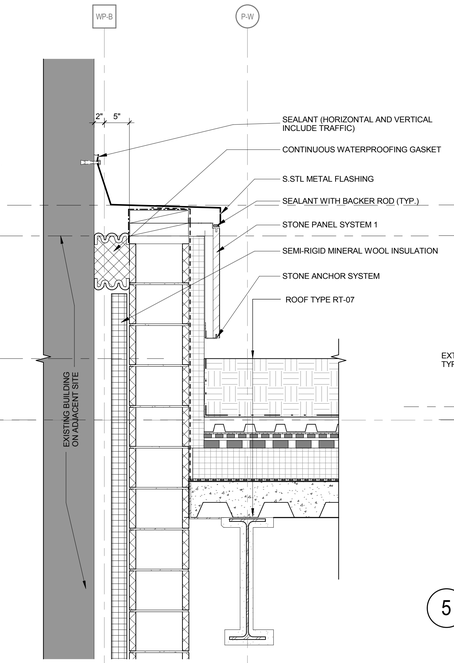
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

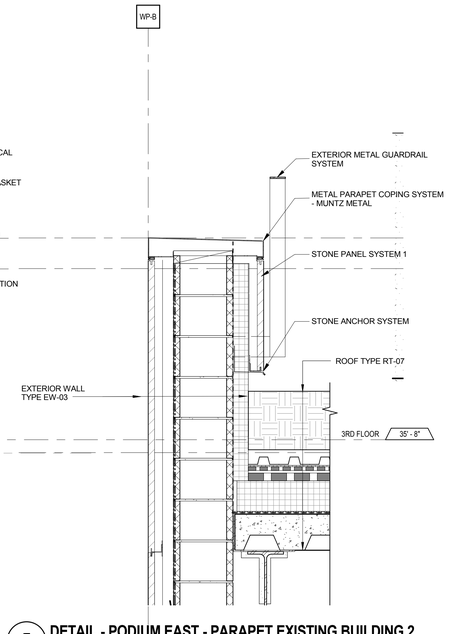
DEPT OF BLDGS 121185528 Job Number
ES165203655 Scan Code



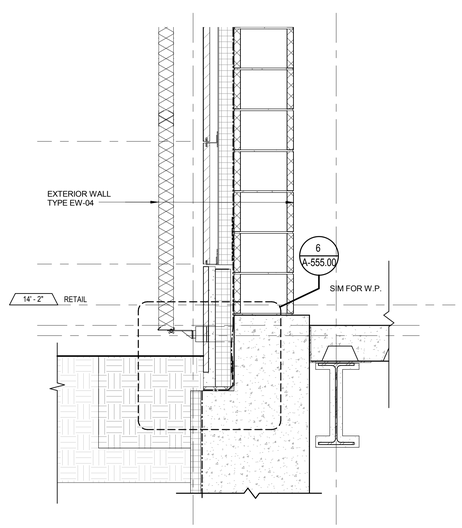
7 DETAIL - PODIUM EAST - PARAPET GREENWALL
1" = 1'-0"



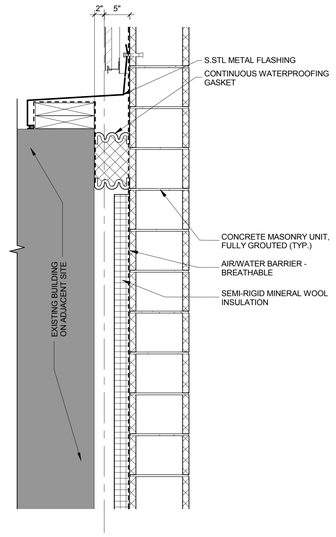
6 DETAIL - PODIUM EAST - PARAPET EXISTING BUILDING 1
1" = 1'-0"



5 DETAIL - PODIUM EAST - PARAPET EXISTING BUILDING 2
1" = 1'-0"

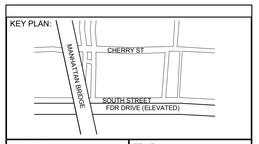


3 DETAIL - PODIUM EAST - WALL BASE GREENWALL
1" = 1'-0"



1 DETAIL - PODIUM EAST - WALL BASE EXISTING BUILDING 2
1" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
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ARCHITECT OF RECORD:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DETAILS - PODIUM EAST

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1" = 1'-0"	
DWG No:	A-571.00
DOB PAGE No:	of

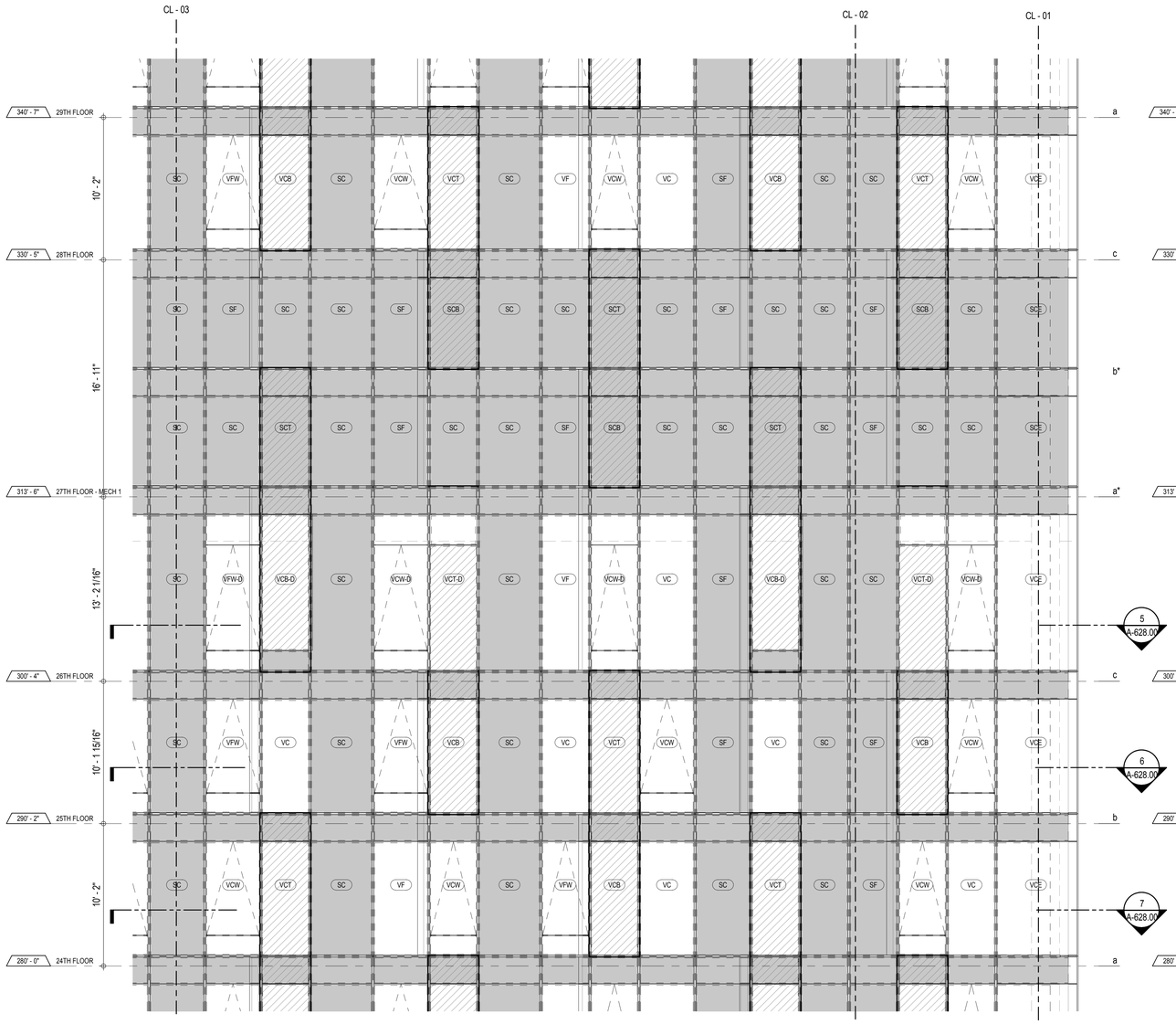
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

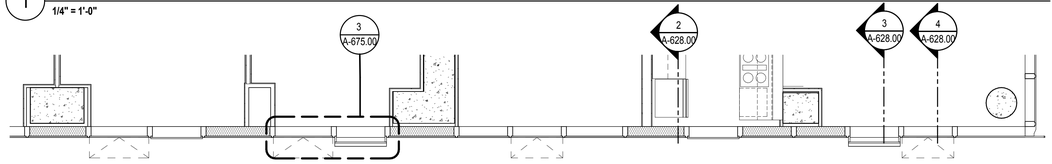
30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

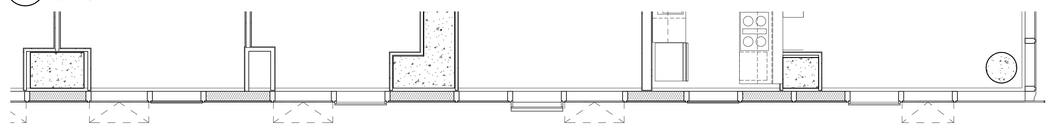
DEPT OF BLDGS121805639 Job Number
E304853810.tif Scan Code
30" x 42" Arch E1 - SHEET SIZE



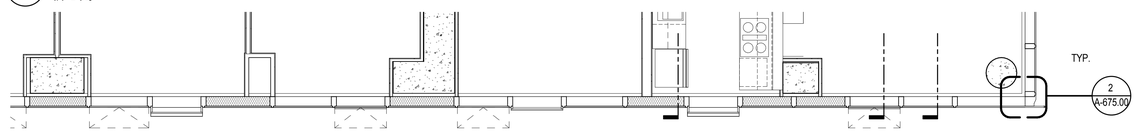
1 WEST PARTIAL ELEVATION
1/4" = 1'-0"



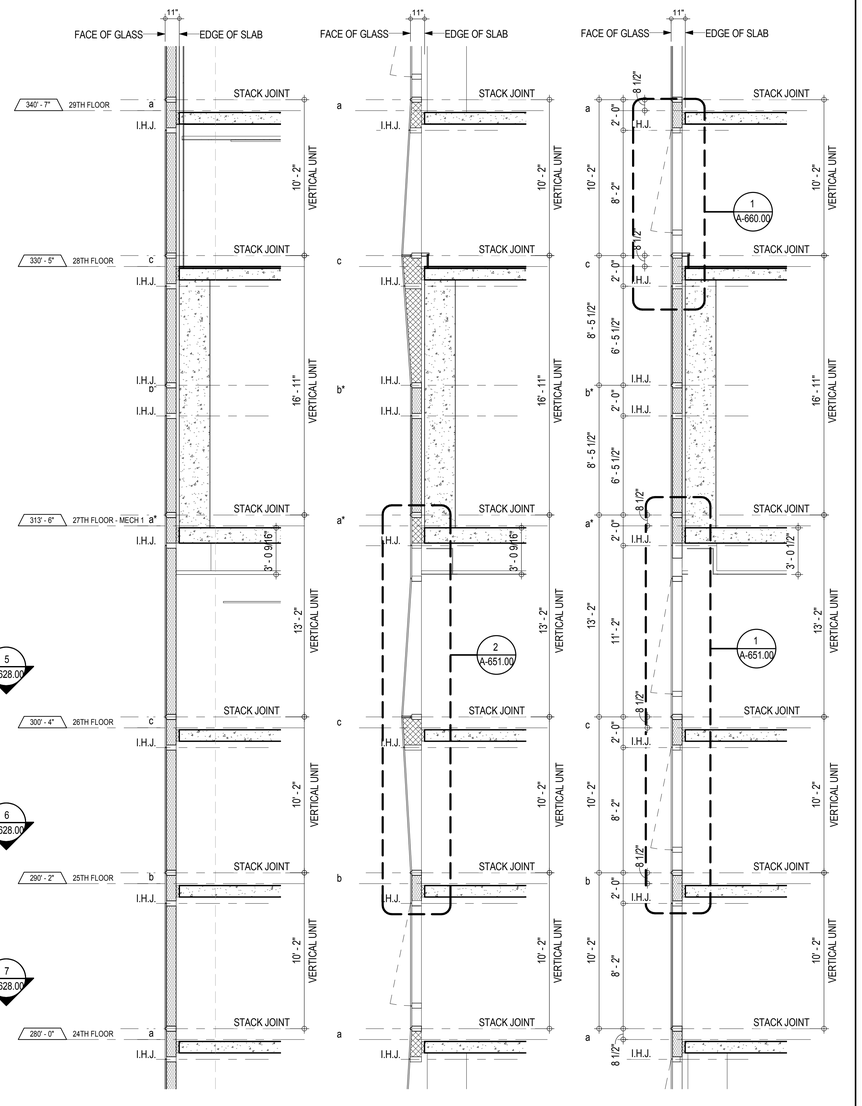
5 PART PLAN @ WEST WALL (L26)
1/4" = 1'-0"



6 PART PLAN @ WEST WALL (L25)
1/4" = 1'-0"



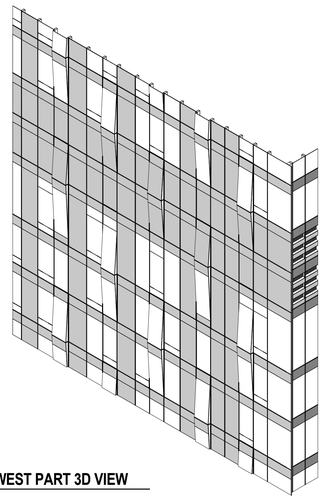
7 PART PLAN @ WEST WALL (L24)
1/4" = 1'-0"



2 SECTION @ WEST WALL
1/4" = 1'-0"

3 SECTION @ WEST WALL
1/4" = 1'-0"

4 SECTION @ WEST WALL
1/4" = 1'-0"

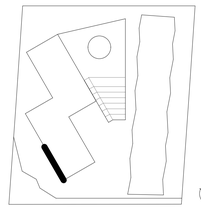


8 WEST PART 3D VIEW

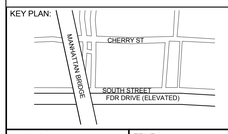
CURTAIN WALL GLAZING NOTES

1. SEE A-607.00 THRU A-609.00 FOR CURTAIN WALL PANEL TYPE INFORMATION.
2. WINDOW WASHING TRACK (WWT) LOCATIONS PER FM-SERIES DRAWINGS.
3. SEE A-604.00 SETTING OUT PLAN FOR PLAN DIMENSIONS OF CURTAIN WALL UNITS
4. INTERMEDIATE HORIZONTAL JOINT (I.H.J.)
5. CENTERLINE (C.L.)

CURTAIN WALL KEY PLAN



KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING ISSUE	02/13/2015
2	DOB FILING ISSUE	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TOWER - WEST PART ELEVATION & SECTIONS (L24 - L28)

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/4" = 1'-0"
DWG No:	**A-628.00**
DOB PAGE No:	of

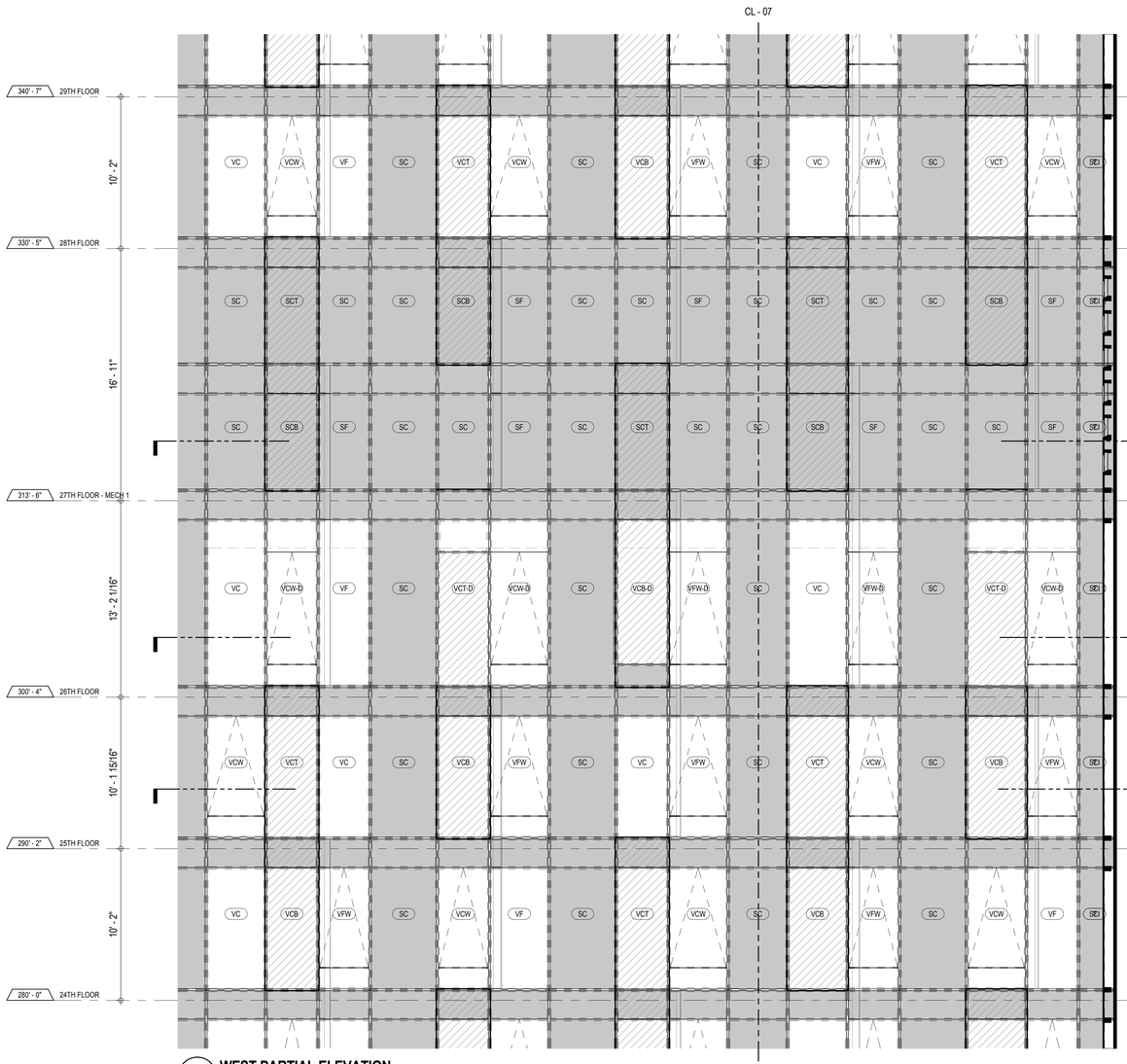
DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

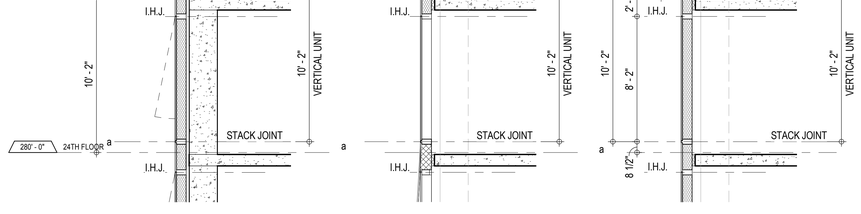
DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185569 Job Number
IE5408805083 Scan Code
30" x 42" Arch E1 - SHEET SIZE



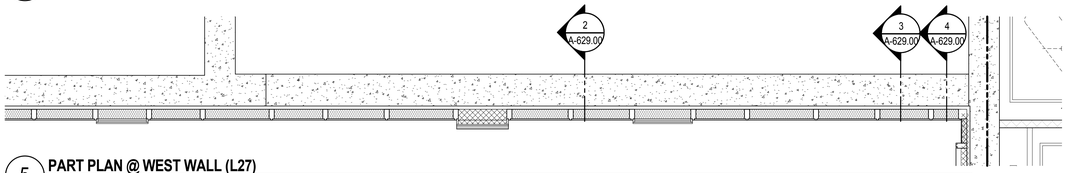
1 WEST PARTIAL ELEVATION
1/4" = 1'-0"



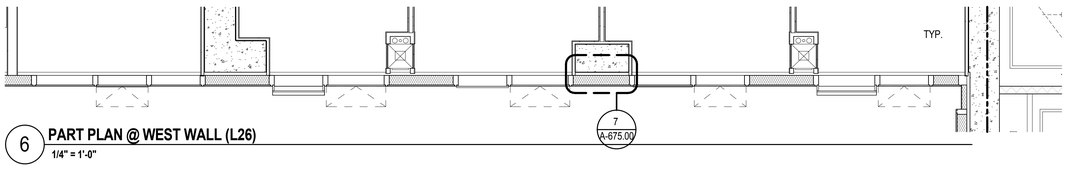
2 SECTION @ WEST WALL
1/4" = 1'-0"

3 SECTION @ WEST WALL
1/4" = 1'-0"

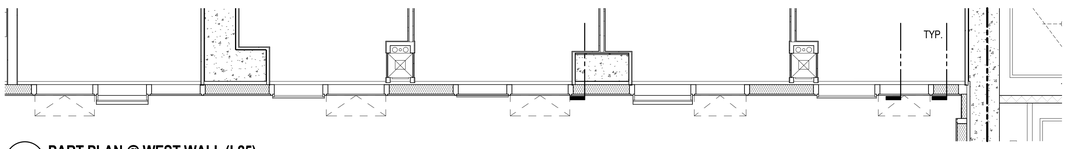
4 SECTION @ WEST WALL
1/4" = 1'-0"



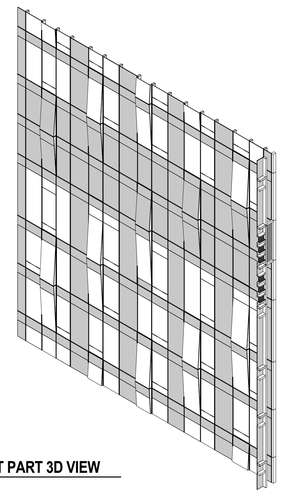
5 PART PLAN @ WEST WALL (L27)
1/4" = 1'-0"



6 PART PLAN @ WEST WALL (L26)
1/4" = 1'-0"



7 PART PLAN @ WEST WALL (L25)
1/4" = 1'-0"

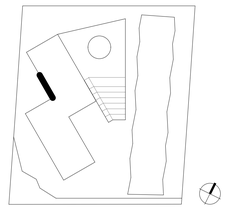


8 WEST PART 3D VIEW

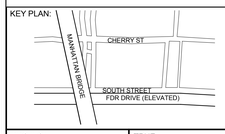
CURTAIN WALL GLAZING NOTES

1. SEE A-607.00 THRU A-609.00 FOR CURTAIN WALL PANEL TYPE INFORMATION.
2. WINDOW WASHING TRACK (WWT) LOCATIONS PER FM-SERIES DRAWINGS.
3. SEE A-604.00 SETTING OUT PLAN FOR PLAN DIMENSIONS OF CURTAIN WALL UNITS
4. INTERMEDIATE HORIZONTAL JOINT (I.H.J.)
5. CENTERLINE (C.L.)

CURTAIN WALL KEY PLAN



KEY PLAN:



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No.	DESCRIPTION:	DATE:
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2	DOB FILING ISSUE	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TOWER - WEST PART ELEVATION & SECTIONS (L24 - L28)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIGOURAS 035381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/4" = 1'-0"
DWG No:	**A-629.00**
DOB PAGE No:	of

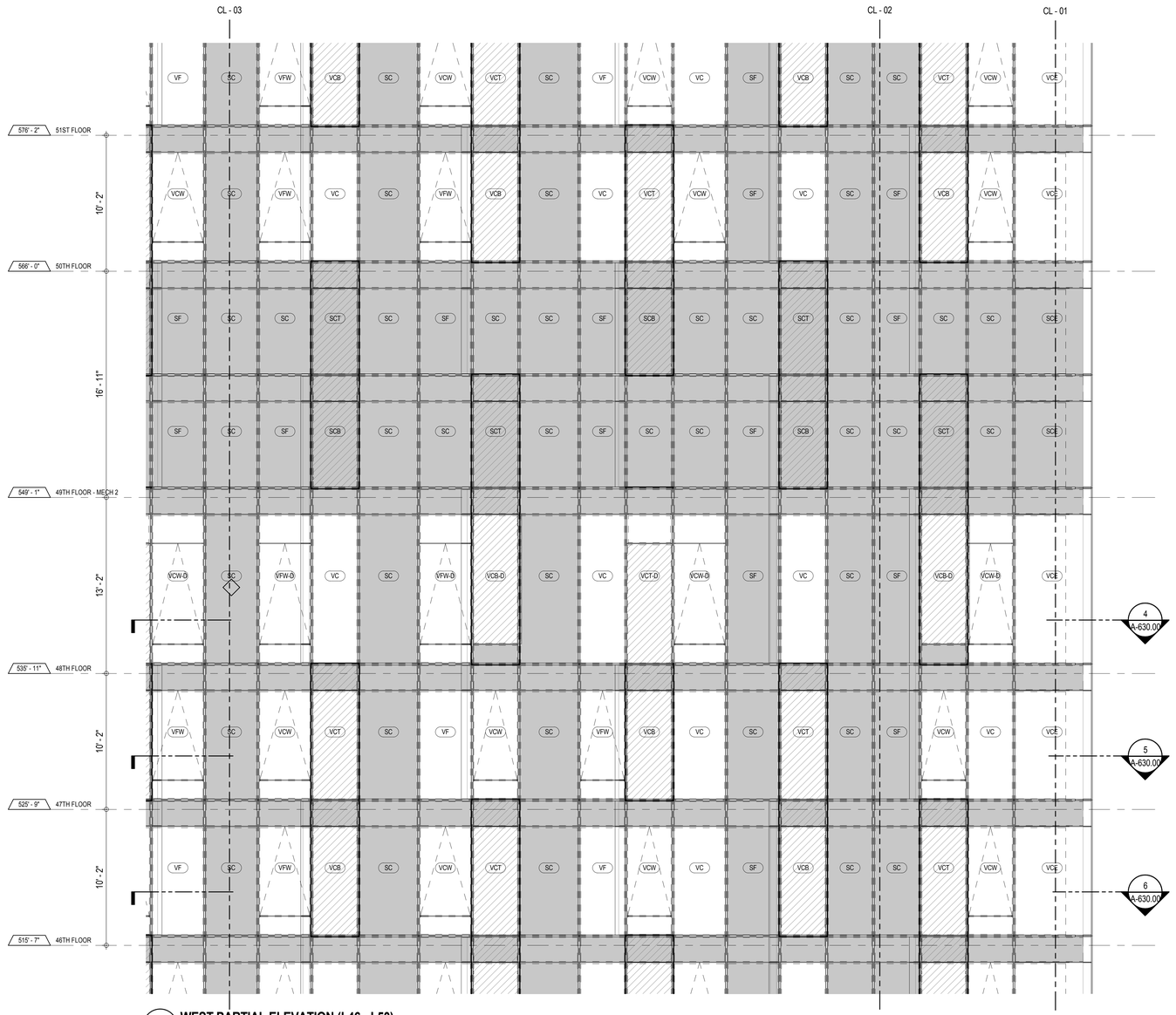
DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

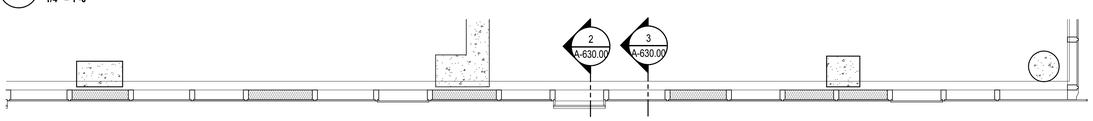
DOB B-SCAN:

FILE NAME:
PLOT DATE:

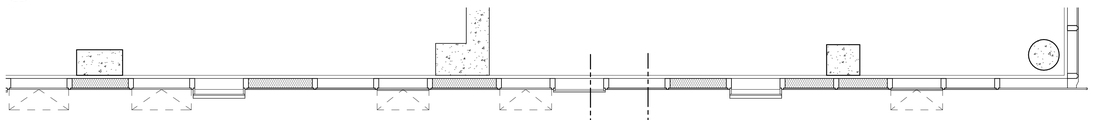
DEPT OF BLDGS121805539 Job Number
IES487248533 Scan Code
30" x 42" Arch E1 - SHEET SIZE



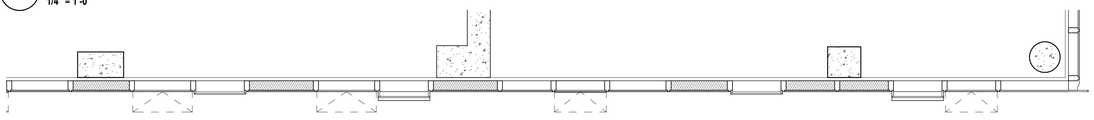
1 WEST PARTIAL ELEVATION (L46 - L50)
1/4" = 1'-0"



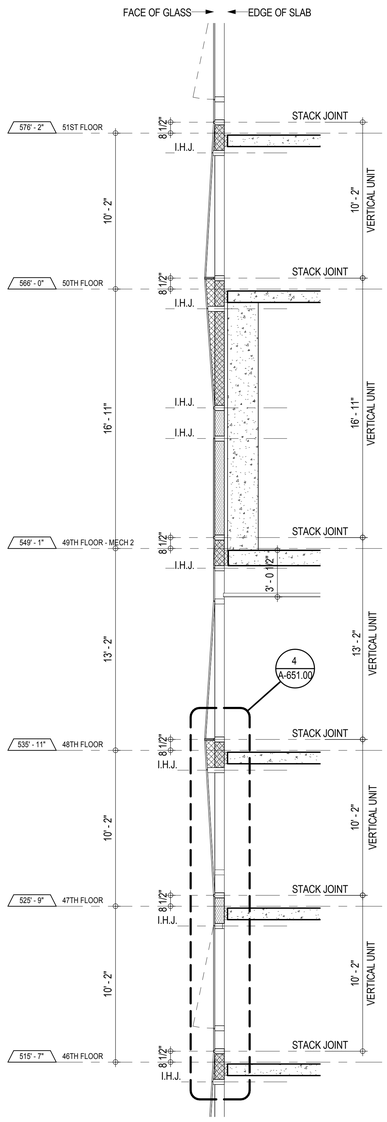
4 PART PLAN @ WEST WALL (L48)
1/4" = 1'-0"



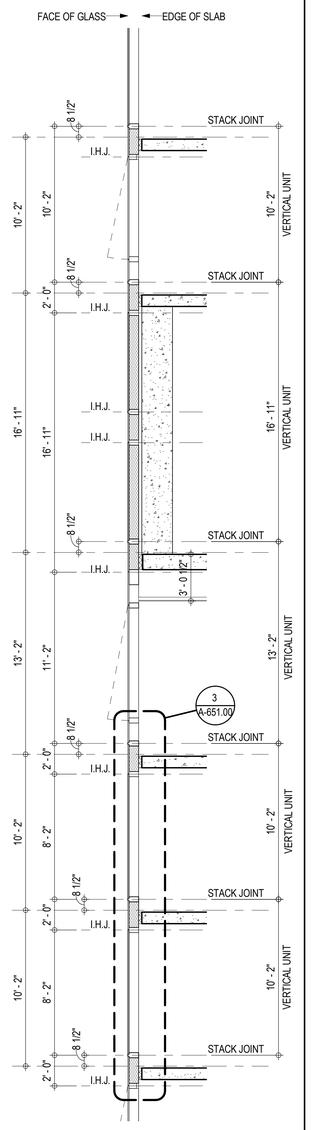
5 PART PLAN @ WEST WALL (L47)
1/4" = 1'-0"



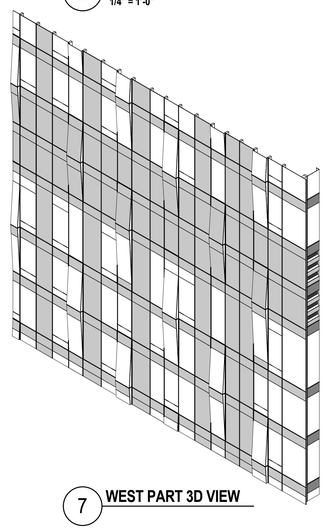
6 PART PLAN @ WEST WALL (L46)
1/4" = 1'-0"



2 SECTION @ WEST WALL
1/4" = 1'-0"



3 SECTION @ WEST WALL
1/4" = 1'-0"

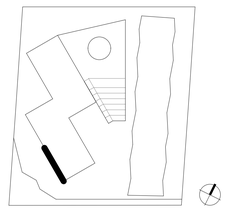


7 WEST PART 3D VIEW

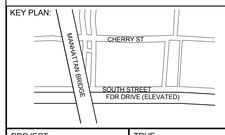
CURTAIN WALL GLAZING NOTES

1. SEE A-607.00 THRU A-609.00 FOR CURTAIN WALL PANEL TYPE INFORMATION.
2. WINDOW WASHING TRACK (WWT) LOCATIONS PER FM-SERIES DRAWINGS.
3. SEE A-604.00 SETTING OUT PLAN FOR PLAN DIMENSIONS OF CURTAIN WALL UNITS
4. INTERMEDIATE HORIZONTAL JOINT (I.H.J.)
5. CENTERLINE (C.L.)

CURTAIN WALL KEY PLAN



KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING ISSUE	02/13/2015
2	DOB FILING ISSUE	03/19/2015

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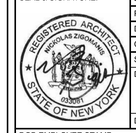
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TOWER - WEST PART ELEVATION & SECTIONS (L47 - L51)

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/4" = 1'-0"
DWG No:	**A-630.00**
DOB PAGE No:	of

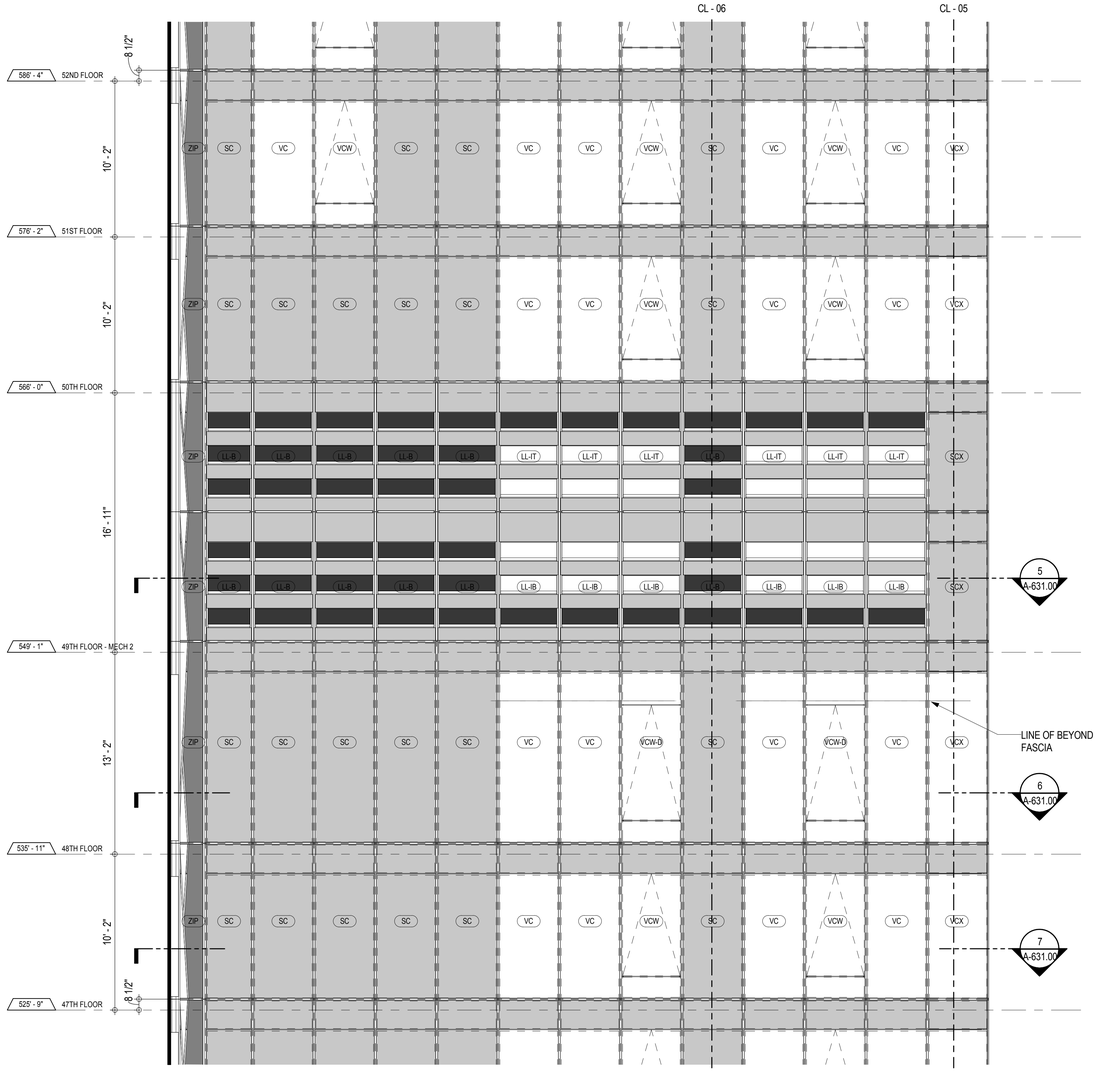
DOB EMPLOYEE STAMP:

DOB B-SCAN:

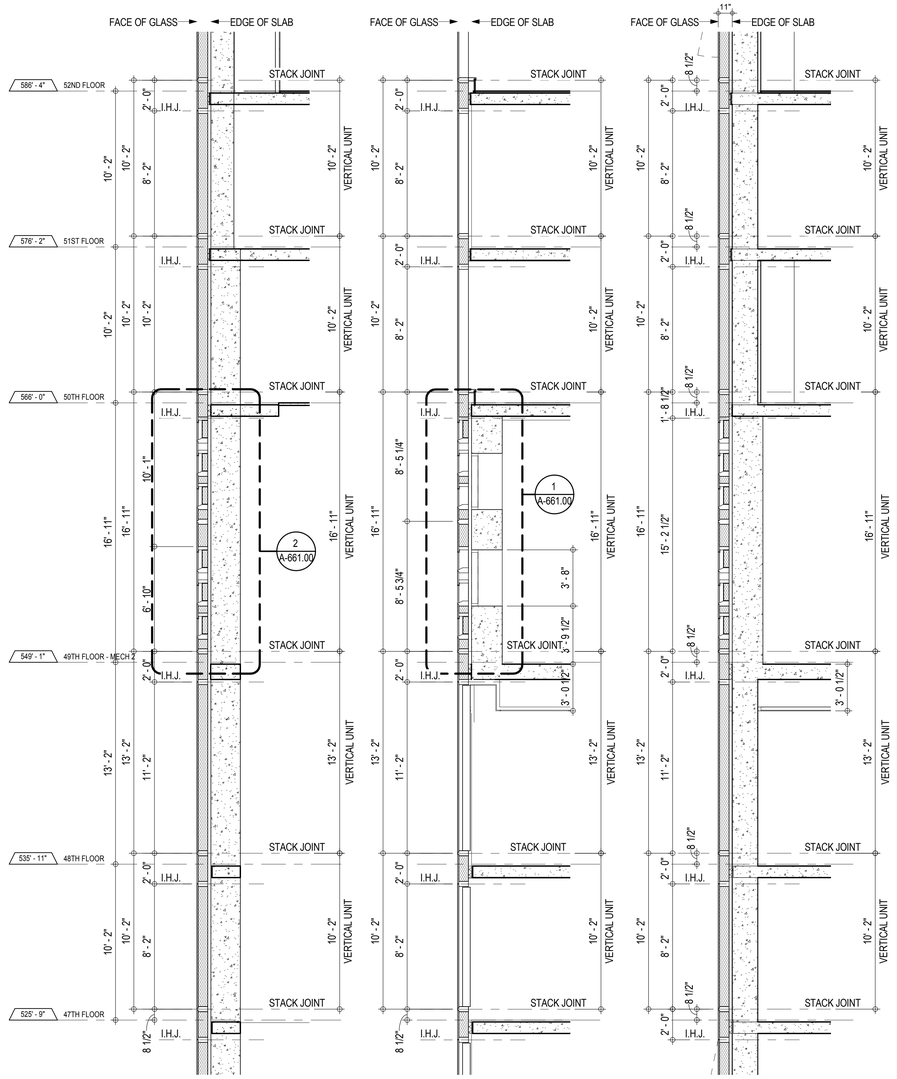
FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121105539 Job Number
E345665165US Scan Code



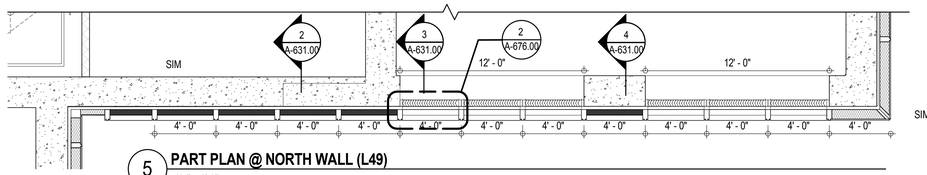
1 NORTH PARTIAL ELEVATION (L47 - L51)
1/4" = 1'-0"



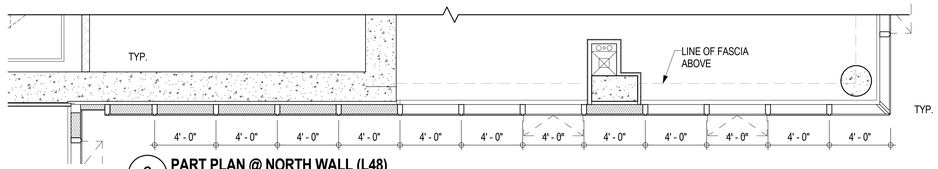
2 SECTION @ NORTH WALL
1/4" = 1'-0"

3 SECTION @ NORTH WALL
1/4" = 1'-0"

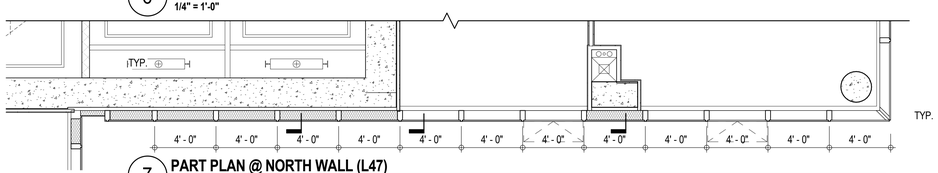
4 SECTION @ NORTH WALL
1/4" = 1'-0"



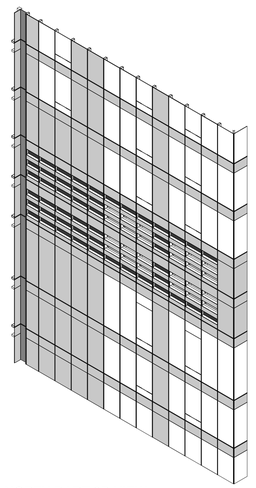
5 PART PLAN @ NORTH WALL (L49)
1/4" = 1'-0"



6 PART PLAN @ NORTH WALL (L48)
1/4" = 1'-0"



7 PART PLAN @ NORTH WALL (L47)
1/4" = 1'-0"

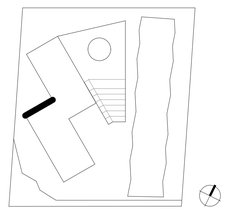


8 NORTH PART 3D VIEW

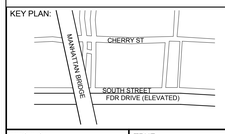
CURTAIN WALL GLAZING NOTES

1. SEE A-607.00 THRU A-609.00 FOR CURTAIN WALL PANEL TYPE INFORMATION.
2. WINDOW WASHING TRACK (WWT) LOCATIONS PER FM-SERIES DRAWINGS.
3. SEE A-604.00 SETTING OUT PLAN FOR PLAN DIMENSIONS OF CURTAIN WALL UNITS
4. INTERMEDIATE HORIZONTAL JOINT (I.H.J.)
5. CENTERLINE (C.L.)

CURTAIN WALL KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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No.	DESCRIPTION:	DATE:
1	DOB FILING ISSUE	02/13/2015
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TOWER - NORTH PART ELEVATION & SECTIONS (L47 - L51)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMANIS 031401 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-631.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

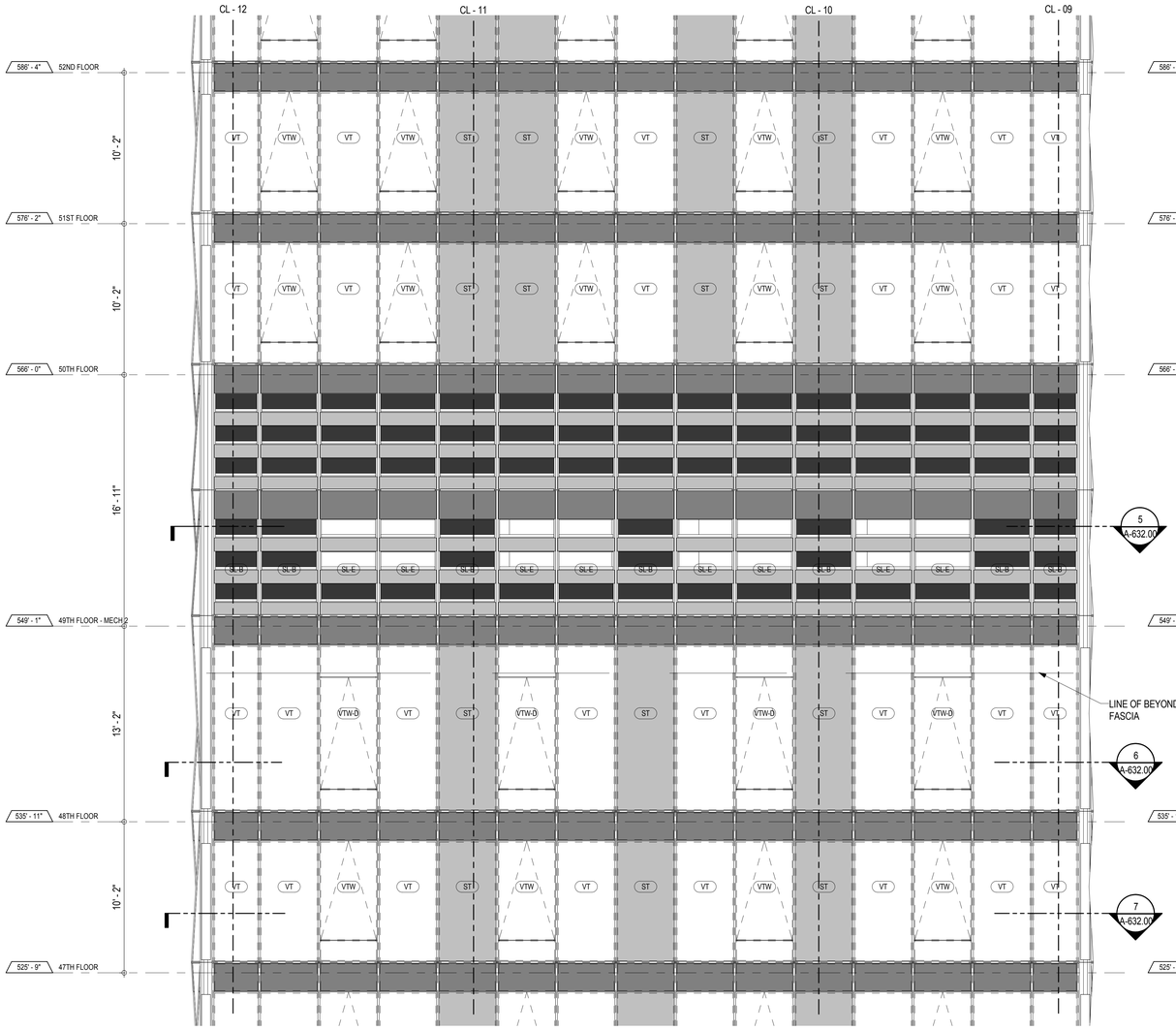
DOB B-SCAN:

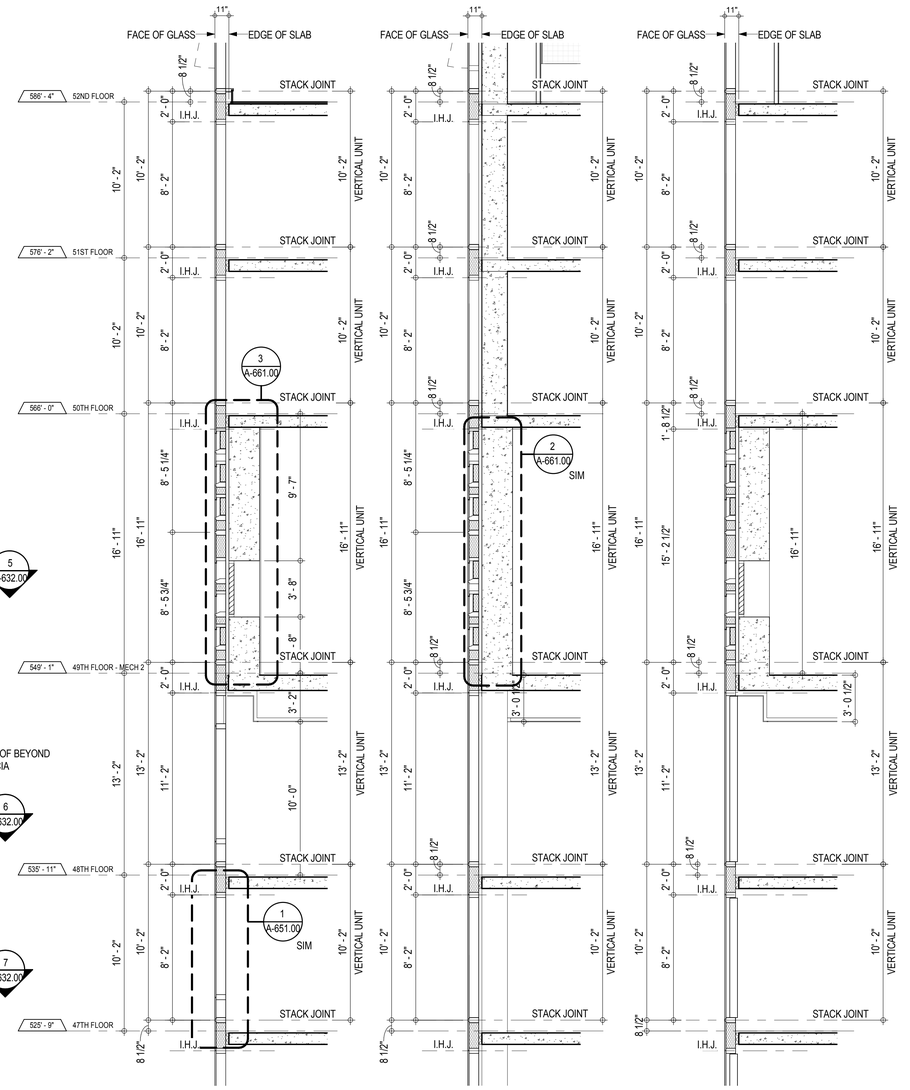
FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

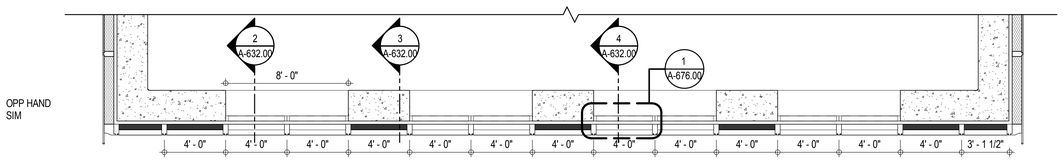
DEPT OF BLDGS 121180503 Job Number

E3771862090 Scan Code

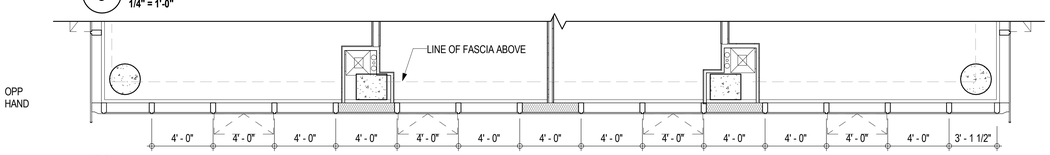




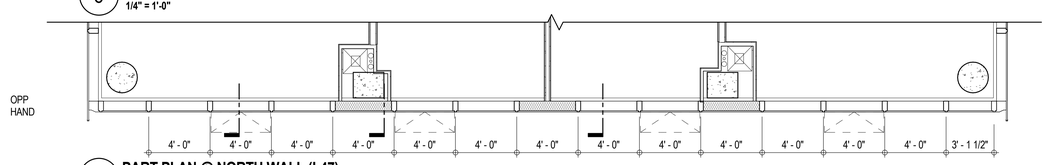
1 **NORTH PARTIAL ELEVATION (L47 - L51)**
1/4" = 1'-0"



5 **PART PLAN @ NORTH WALL (L49)**
1/4" = 1'-0"



6 **PART PLAN @ NORTH WALL (L48)**
1/4" = 1'-0"

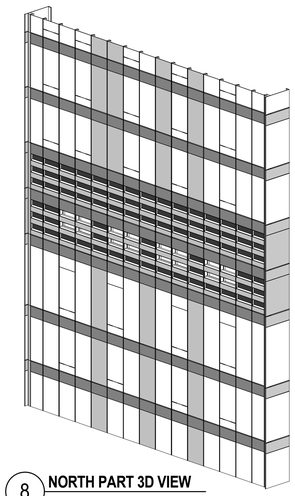


7 **PART PLAN @ NORTH WALL (L47)**
1/4" = 1'-0"

2 **SECTION @ NORTH WALL**
1/4" = 1'-0"

3 **SECTION @ NORTH WALL**
1/4" = 1'-0"

4 **SECTION @ NORTH WALL**
1/4" = 1'-0"



8 **NORTH PART 3D VIEW**

CURTAIN WALL GLAZING NOTES

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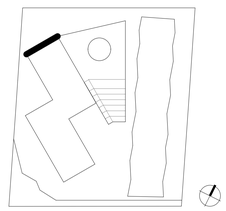
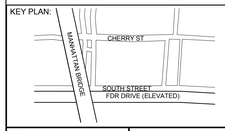
CURTAIN WALL KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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180 Varick St #404
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LANDSCAPE DESIGNER:
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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
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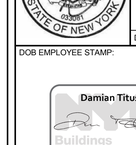
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TOWER - NORTH PART ELEVATION & SECTIONS (L47 - L51)

SEAL & SIGNATURE:

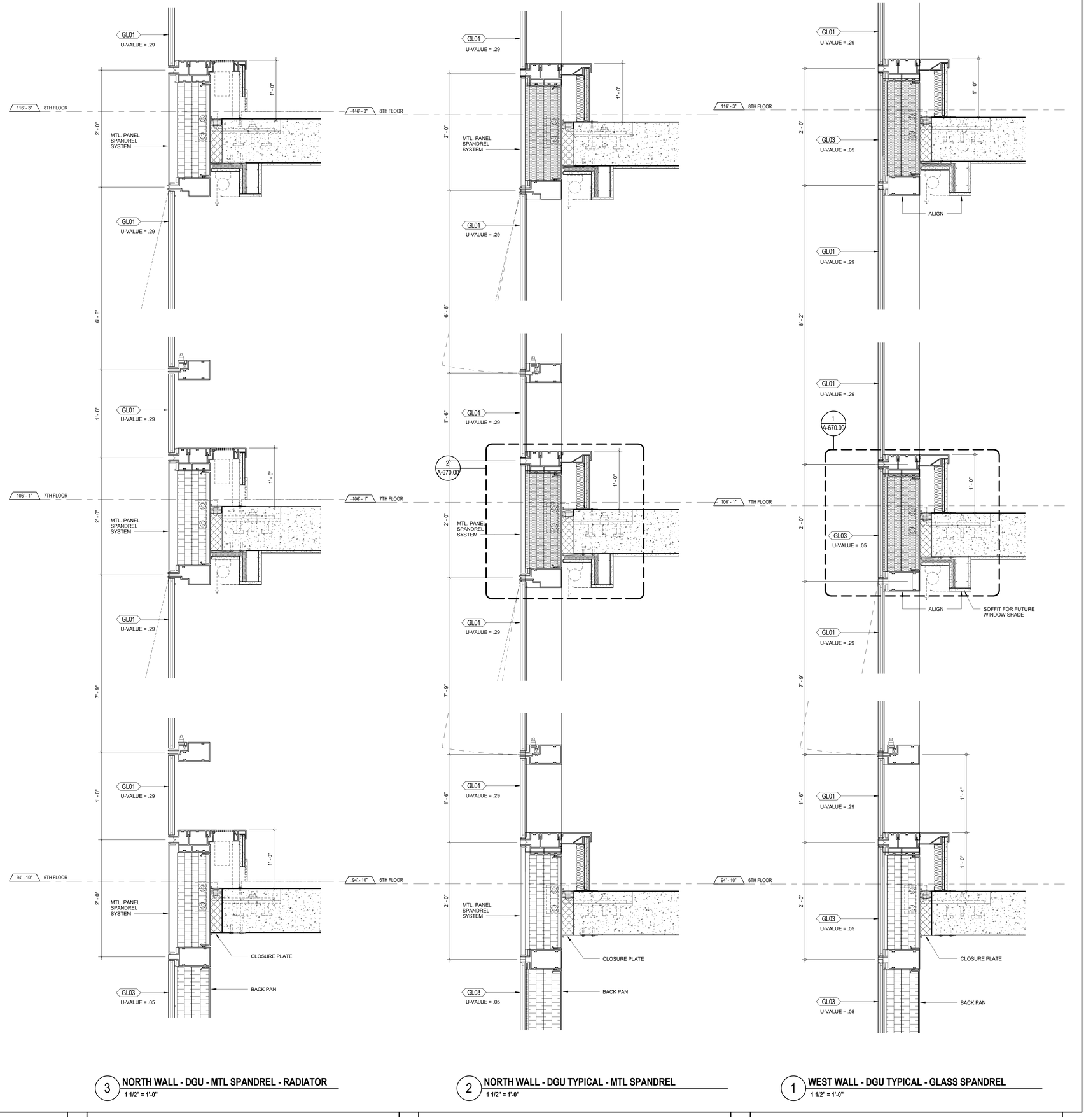


DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-632.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME:
PLOT DATE:

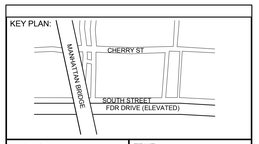


3 NORTH WALL - DGU - MTL SPANDREL - RADIATOR
1 1/2" = 1'-0"

2 NORTH WALL - DGU TYPICAL - MTL SPANDREL
1 1/2" = 1'-0"

1 WEST WALL - DGU TYPICAL - GLASS SPANDREL
1 1/2" = 1'-0"

KEY PLAN:



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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TOWER FACADE DETAILS 1 1/2"

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1 1/2" = 1'-0"	
DWG No:	A-650.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

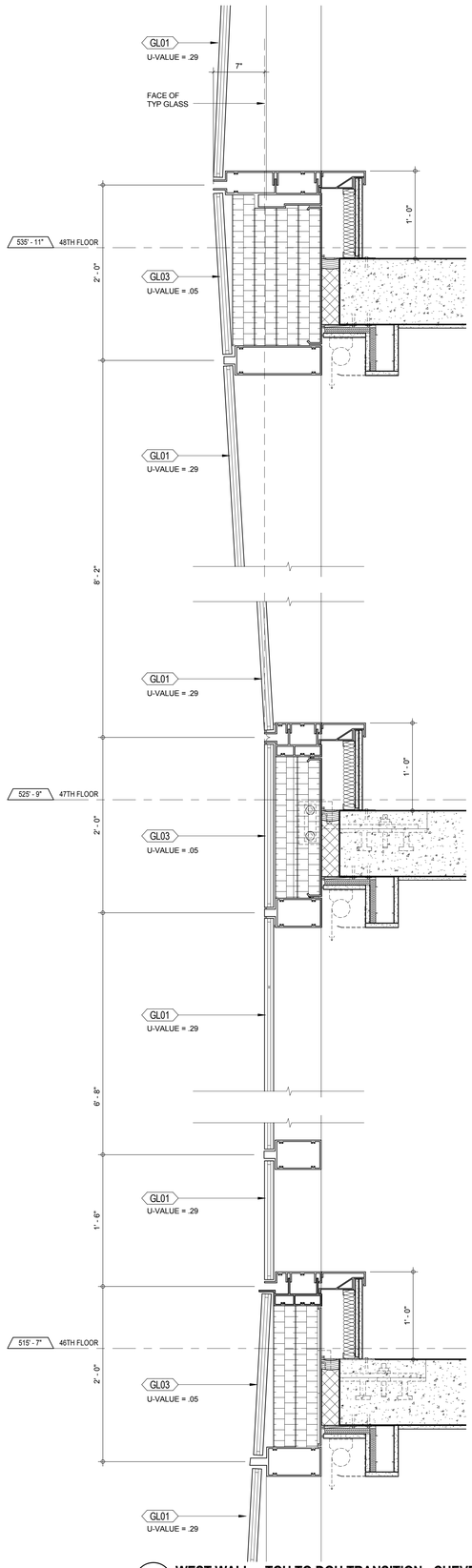
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

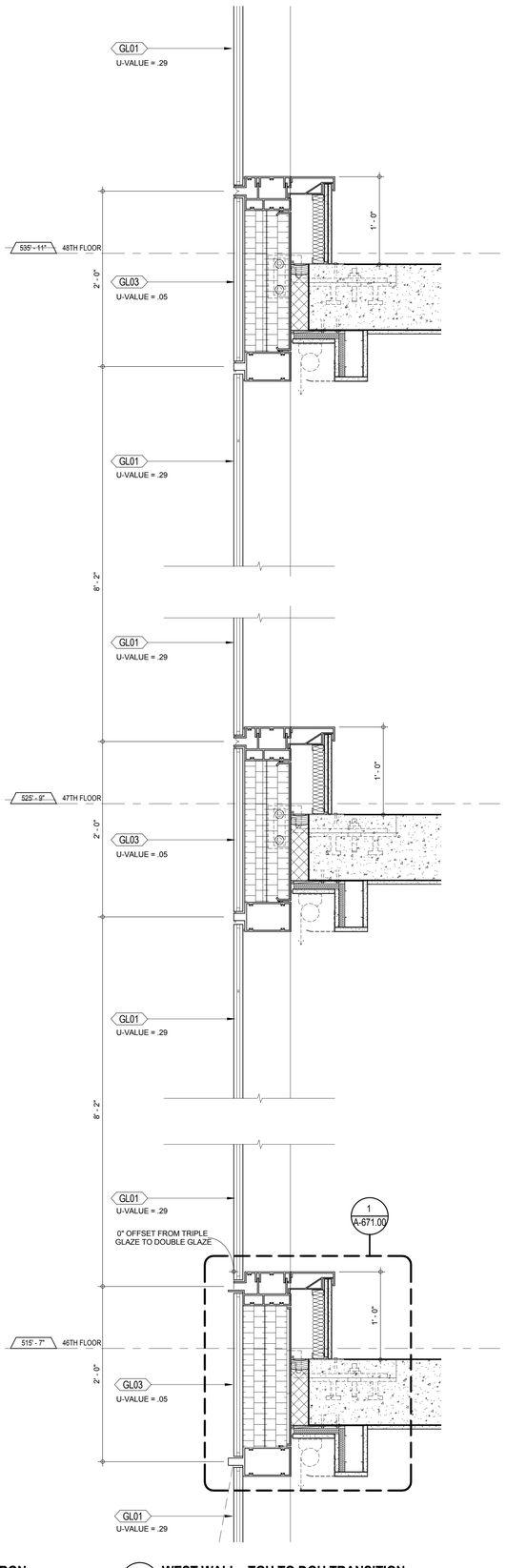
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121180539 Job Number
E50089998327 Scan Code

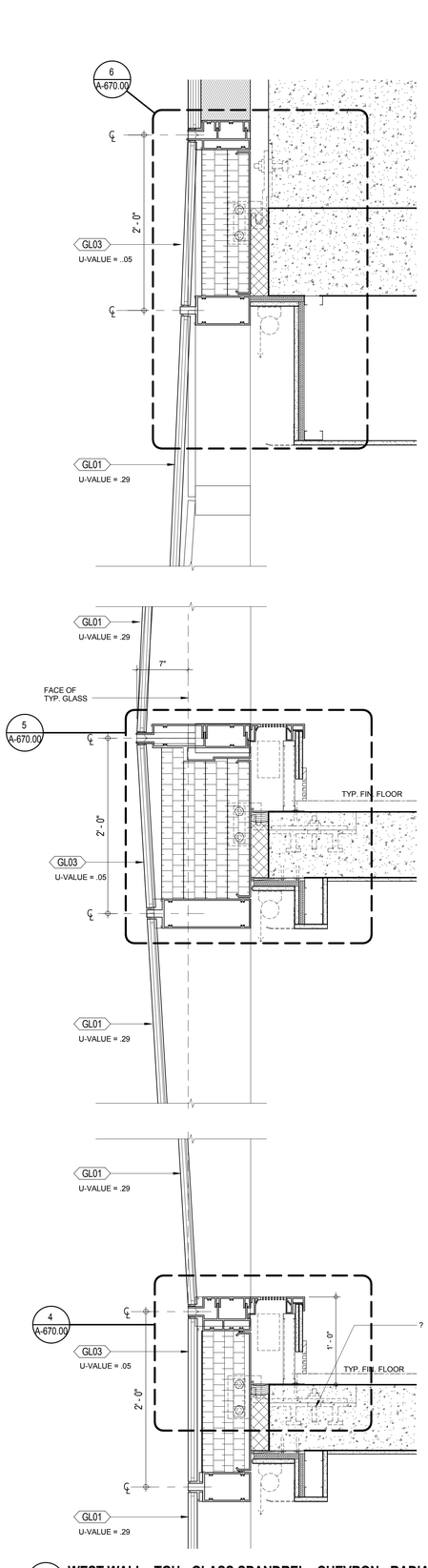
30" x 42" Arch E1 - SHEET SIZE



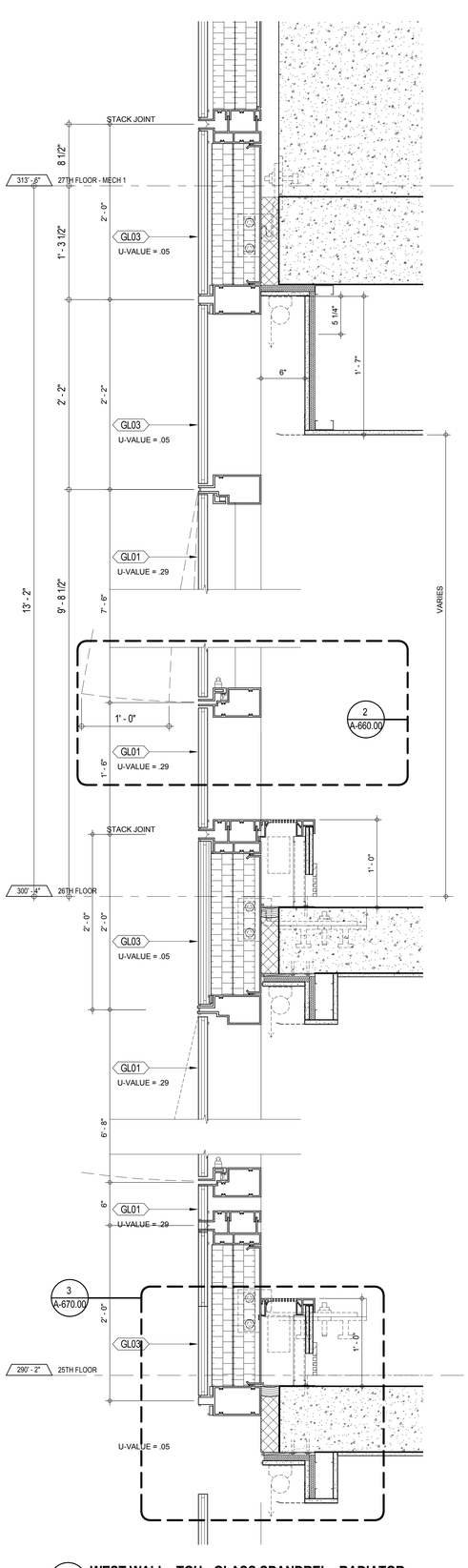
4 **WEST WALL - TGU TO DGU TRANSITION - CHEVRON**
1 1/2" = 1'-0"



3 **WEST WALL - TGU TO DGU TRANSITION**
1 1/2" = 1'-0"



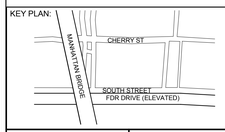
2 **WEST WALL - TGU - GLASS SPANDREL - CHEVRON - RADIATOR**
1 1/2" = 1'-0"



1 **WEST WALL - TGU - GLASS SPANDREL - RADIATOR**
1 1/2" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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805 Third Ave, 7th Floor
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INTERIOR DESIGNER:
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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TEL: 212-285-0088 FAX: 212-285-0228

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TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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Iselin, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING ISSUE	02/13/2015
2	DOB FILING ISSUE	03/19/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TOWER FACADE DETAILS 1 1/2"

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOMALAS 027 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1 1/2" = 1'-0"	
DWG No:	**A-651.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

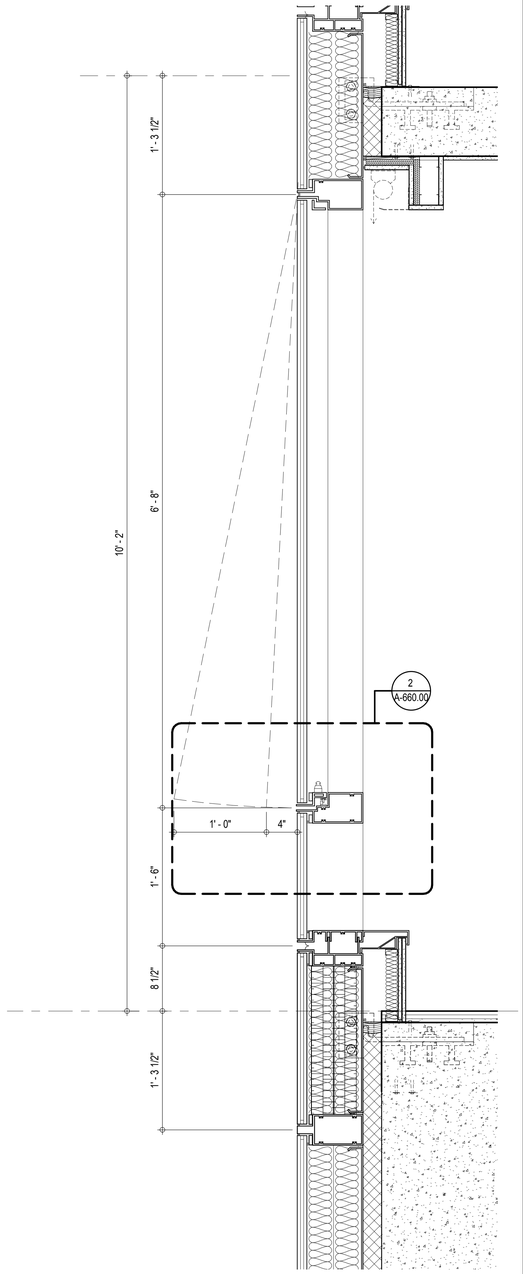
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS121185539 Job Number
IE3577910881 Scan Code
30" x 42" Arch E1 - SHEET SIZE

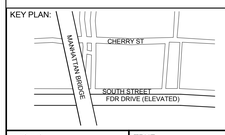
CW - OPERABLE PANEL TYPES						
Curtain Wall Panel Type	Panel Type Mark	Height	Operable Height	Width	Operable Depth	Free Air Area
LongSide_Window: Vision Clear	VCW	10' - 2"	6' - 8"	3' - 6"	1' - 4"	11.9 SF
LongSide_Window: Vision Clear	VCW	10' - 2"	6' - 8"	4' - 0"	1' - 4"	12.5 SF
LongSide_Window: Vision Clear	VCW	10' - 4"	6' - 10"	3' - 6"	1' - 4"	12.1 SF
LongSide_Window: Vision Clear	VCW	10' - 4"	6' - 10"	4' - 0"	1' - 4"	12.7 SF
LongSide_Window: Vision Clear	VCW	10' - 7"	7' - 1"	3' - 6"	1' - 4"	12.4 SF
LongSide_Window: Vision Clear	VCW	10' - 7"	7' - 1"	4' - 0"	1' - 4"	13.0 SF
LongSide_Window: Vision Clear	VCW	10' - 9"	7' - 3"	3' - 6"	1' - 4"	12.6 SF
LongSide_Window: Vision Clear	VCW	10' - 9"	7' - 3"	4' - 0"	1' - 4"	13.2 SF
LongSide_Window: Vision Clear	VCW	11' - 3"	7' - 9"	3' - 6"	1' - 4"	13.2 SF
LongSide_Window: Vision Clear	VCW	11' - 3"	7' - 9"	4' - 0"	1' - 4"	13.9 SF
LongSide_Window: Vision Clear	VCW	11' - 8"	8' - 2"	3' - 6"	1' - 4"	13.8 SF
LongSide_Window: Vision Clear	VCW	11' - 8"	8' - 2"	4' - 0"	1' - 4"	14.4 SF
LongSide_Window: Vision Clear	VCW	13' - 8 1/2"	10' - 2 1/2"	3' - 6"	1' - 4"	16.3 SF
LongSide_Window: Vision Clear	VCW	13' - 8 1/2"	10' - 2 1/2"	4' - 0"	1' - 4"	16.9 SF
LongSide_Window: Vision Frit on Left	VFW	10' - 2"	6' - 8"	4' - 0"	1' - 4"	12.5 SF
LongSide_Window: Vision Frit on Left	VFW	10' - 4"	6' - 10"	4' - 0"	1' - 4"	12.7 SF
LongSide_Window: Vision Frit on Left	VFW	10' - 7"	7' - 1"	4' - 0"	1' - 4"	13.0 SF
LongSide_Window: Vision Frit on Left	VFW	11' - 3"	7' - 9"	4' - 0"	1' - 4"	13.9 SF
LongSide_Window: Vision Frit on Left	VFW	11' - 8"	8' - 2"	4' - 0"	1' - 4"	14.4 SF
LongSide_Window: Vision Frit on Right	VFW	10' - 2"	6' - 8"	3' - 6"	1' - 4"	11.9 SF
LongSide_Window: Vision Frit on Right	VFW	10' - 2"	6' - 8"	4' - 0"	1' - 4"	12.5 SF
LongSide_Window: Vision Frit on Right	VFW	10' - 4"	6' - 10"	3' - 6"	1' - 4"	12.1 SF
LongSide_Window: Vision Frit on Right	VFW	10' - 7"	7' - 1"	3' - 6"	1' - 4"	12.4 SF
LongSide_Window: Vision Frit on Right	VFW	10' - 7"	7' - 1"	4' - 0"	1' - 4"	13.0 SF
LongSide_Window: Vision Frit on Right	VFW	10' - 9"	7' - 3"	3' - 6"	1' - 4"	12.6 SF
LongSide_Window: Vision Frit on Right	VFW	10' - 9"	7' - 3"	4' - 0"	1' - 4"	13.2 SF
LongSide_Window: Vision Frit on Right	VFW	11' - 3"	7' - 9"	3' - 6"	1' - 4"	13.2 SF
LongSide_Window: Vision Frit on Right	VFW	11' - 3"	7' - 9"	4' - 0"	1' - 4"	13.9 SF
LongSide_Window: Vision Frit on Right	VFW	11' - 8"	8' - 2"	3' - 6"	1' - 4"	13.8 SF
LongSide_Window: Vision Frit on Right	VFW	11' - 8"	8' - 2"	4' - 0"	1' - 4"	14.4 SF
LongSide_Window_Transom: Vision Clear	VCW-D	13' - 2"	7' - 6"	3' - 6"	1' - 4"	12.9 SF
LongSide_Window_Transom: Vision Clear	VCW-D	13' - 2"	7' - 6"	4' - 0"	1' - 4"	13.5 SF
LongSide_Window_Transom: Vision Clear	VCW-D	13' - 8 1/2"	7' - 6"	3' - 6"	1' - 4"	12.9 SF
LongSide_Window_Transom: Vision Clear	VCW-D	13' - 8 1/2"	7' - 6"	4' - 0"	1' - 4"	13.5 SF
LongSide_Window_Transom: Vision Clear 70	VCW70	13' - 8"	7' - 6"	3' - 6"	1' - 4"	12.9 SF
LongSide_Window_Transom: Vision Clear 70	VCW70	13' - 8"	7' - 6"	4' - 0"	1' - 4"	13.5 SF
LongSide_Window_Transom: Vision Frit on Left	VFW-D	13' - 2"	7' - 6"	4' - 0"	1' - 4"	13.5 SF
LongSide_Window_Transom: Vision Frit on Left	VFW-D	13' - 8 1/2"	7' - 6"	4' - 0"	1' - 4"	13.5 SF
LongSide_Window_Transom: Vision Frit on Left 70	VFW70	13' - 8"	7' - 6"	4' - 0"	1' - 4"	13.5 SF
LongSide_Window_Transom: Vision Frit on Right	VFW-D	13' - 2"	7' - 6"	3' - 6"	1' - 4"	12.9 SF
LongSide_Window_Transom: Vision Frit on Right	VFW-D	13' - 2"	7' - 6"	4' - 0"	1' - 4"	13.5 SF
LongSide_Window_Transom: Vision Frit on Right	VFW-D	13' - 8 1/2"	7' - 6"	3' - 6"	1' - 4"	12.9 SF
LongSide_Window_Transom: Vision Frit on Right	VFW-D	13' - 8 1/2"	7' - 6"	4' - 0"	1' - 4"	13.5 SF
LongSide_Window_Transom: Vision Frit on Right 70	VFW70	13' - 8"	7' - 6"	3' - 6"	1' - 4"	12.9 SF
ShortSide_Window: Vision Tinted	VTW	10' - 2"	6' - 8"	4' - 0"	1' - 4"	12.5 SF
ShortSide_Window: Vision Tinted	VTW	10' - 4"	6' - 10"	4' - 0"	1' - 4"	12.7 SF
ShortSide_Window: Vision Tinted	VTW	10' - 7"	7' - 1"	4' - 0"	1' - 4"	13.0 SF
ShortSide_Window: Vision Tinted	VTW	10' - 9"	7' - 3"	4' - 0"	1' - 4"	13.2 SF
ShortSide_Window: Vision Tinted	VTW	11' - 3"	7' - 9"	4' - 0"	1' - 4"	13.9 SF
ShortSide_Window: Vision Tinted	VTW	11' - 8"	8' - 2"	4' - 0"	1' - 4"	14.4 SF
ShortSide_Window_Transom: Vision Tinted	VTW-D	13' - 2"	7' - 6"	4' - 0"	1' - 4"	13.5 SF
ShortSide_Window_Transom: Vision Tinted	VTW-D	13' - 8 1/2"	7' - 6"	4' - 0"	1' - 4"	13.5 SF
ShortSide_Window_Transom: Vision Tinted 70	VTW70	13' - 8"	7' - 6"	4' - 0"	1' - 4"	13.5 SF

2 **WINDOW SECTION DETAIL**
3" = 1'-0"



1 **OPERABLE SECTION DETAIL (TYP.)**
1 1/2" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING ISSUE	02/13/2015
2	DOB FILING ISSUE	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TOWER FACADE DETAILS 1 1/2"

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-660.00**
DOB PAGE No:	of

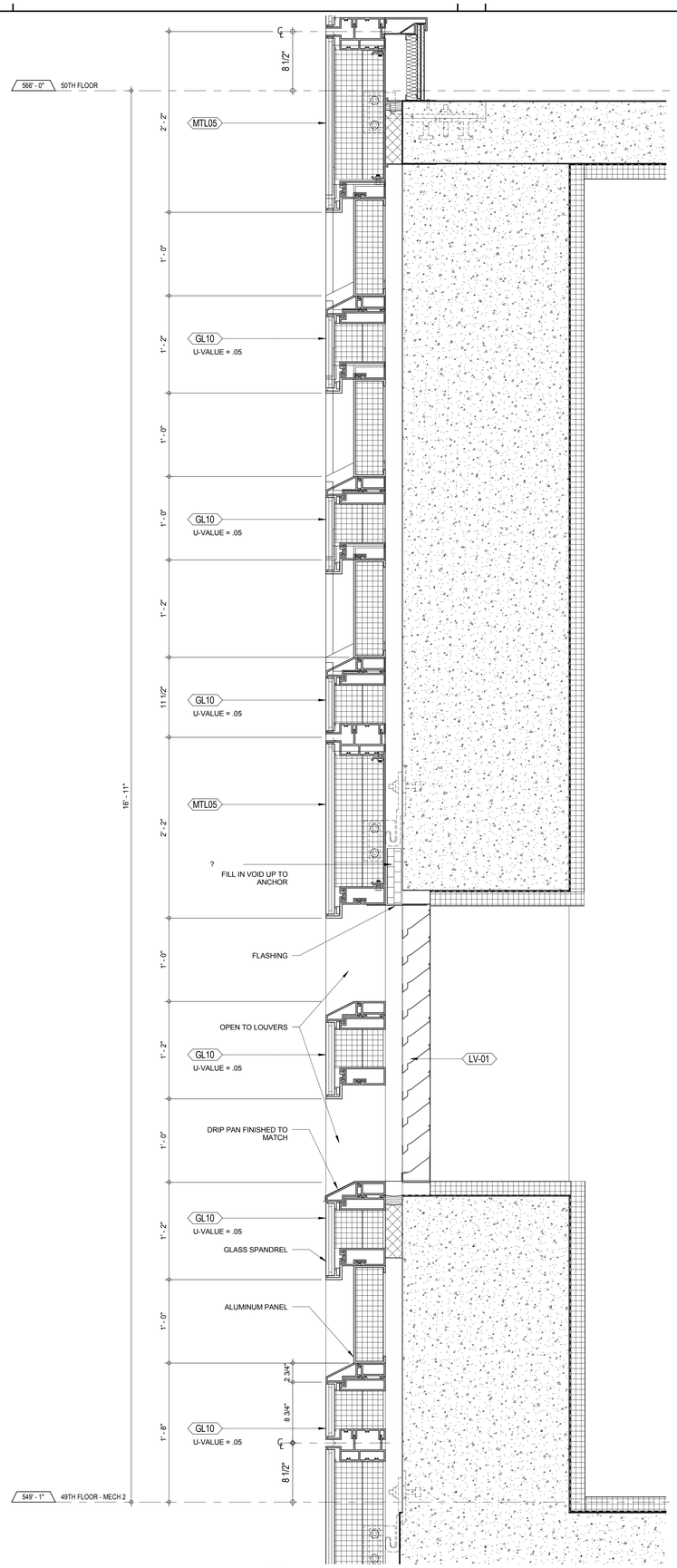
DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

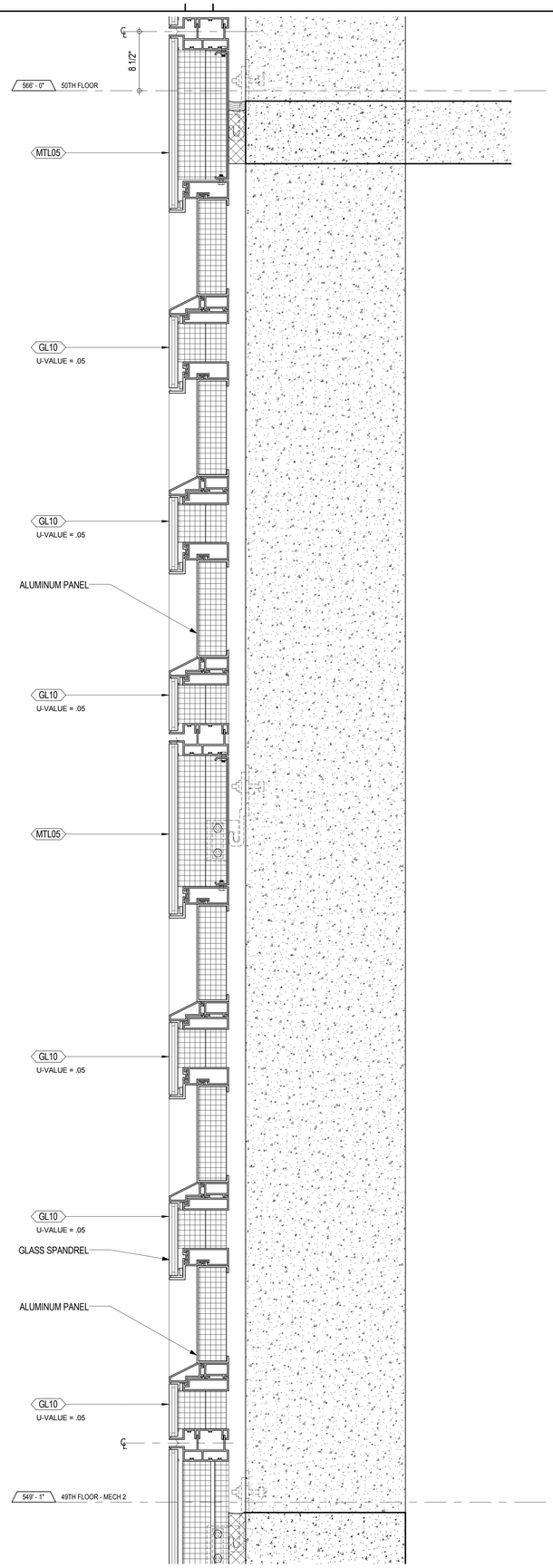
DOB B-SCAN:

FILE NAME:
PLOT DATE:

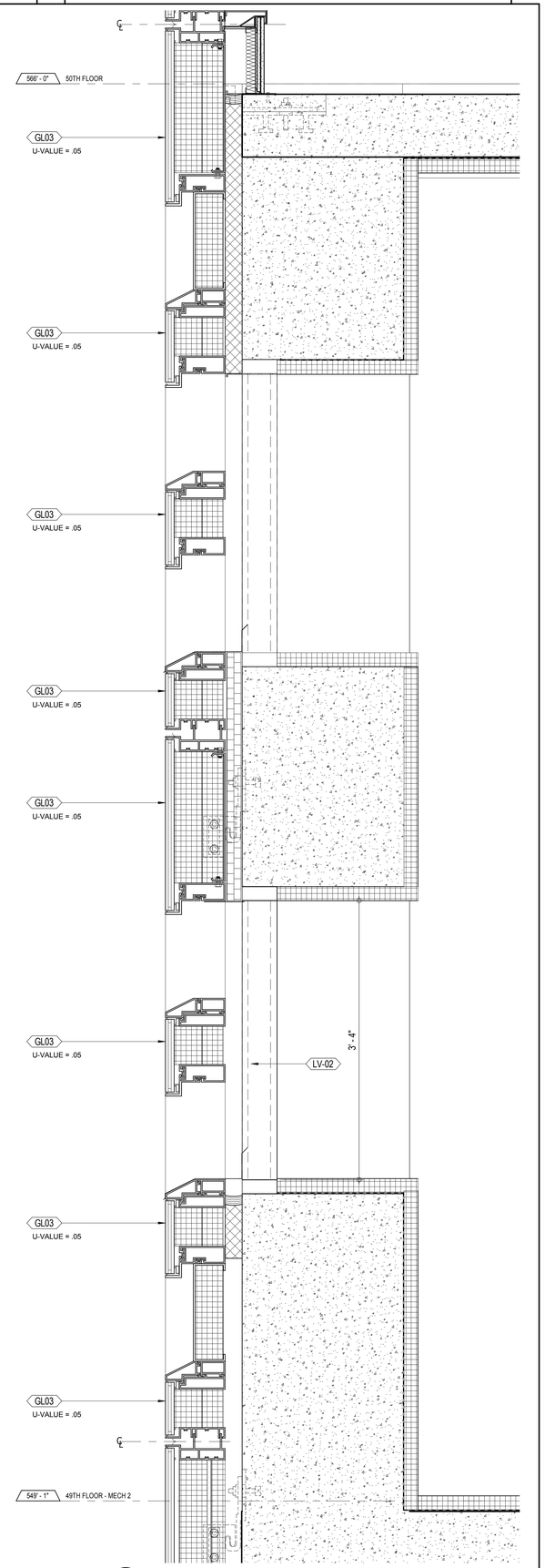
DEPT OF BLDGS 121185528 Job Number
ES142151319 Scan Code



3 SECTION DETAIL - EXHAUST LOUVER PANEL
1 1/2" = 1'-0"

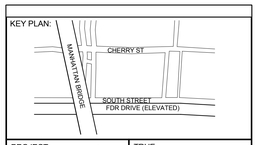


2 SECTION DETAIL - BLANK OFF LOUVER PANEL
1 1/2" = 1'-0"



1 SECTION DETAIL - INTAKE LOUVER PANEL
1 1/2" = 1'-0"

KEY PLAN:



PROJECT NORTH

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ARCHITECT OF RECORD:
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No.	DESCRIPTION:	DATE:
1	DOB FILING ISSUE	02/13/2015
2	DOB FILING ISSUE	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TOWER FACADE DETAILS 1 1/2"

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1 1/2" = 1'-0"	
DWG No:	A-661.00
DOB PAGE No:	of

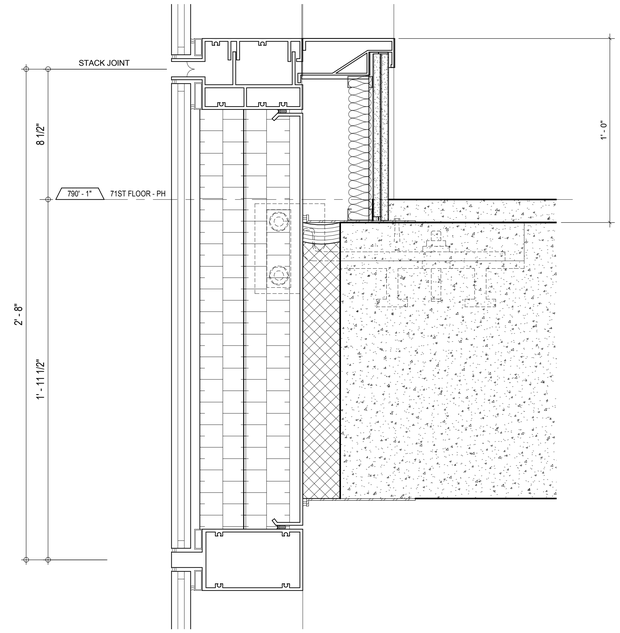
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

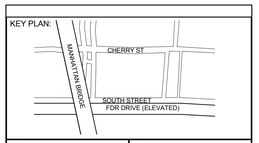
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES33357987 1 Scan Code



1 **2'-8" DGU SPANDREL AT ATYPICAL PANELS**
3" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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TEL: 212-712-6000 FAX: 212-712-6100

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No.	DESCRIPTION:	DATE:
1	DOB FILING ISSUE	02/13/2015
2	DOB FILING ISSUE	03/19/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TOWER FACADE SECTION DETAILS
3"

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 3" = 1'-0"	
DWG No:	A-671.00
DOB PAGE No:	of

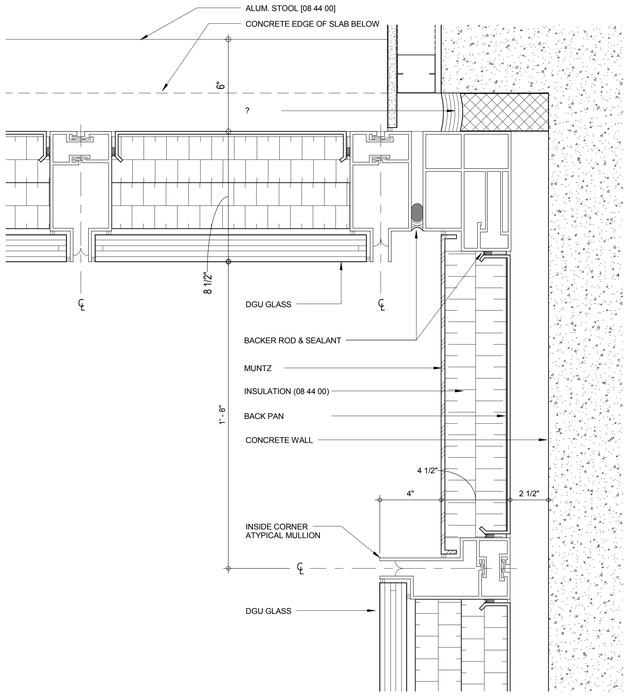
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

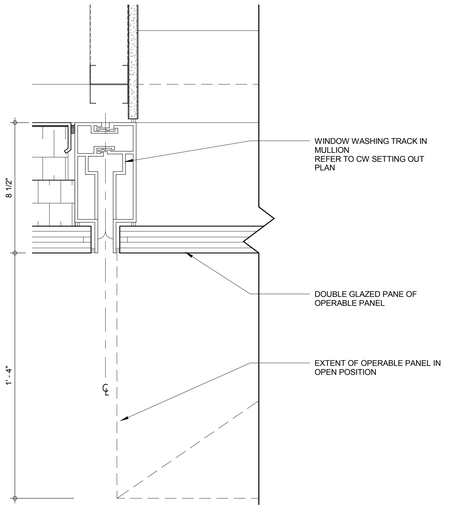
DOB B-SCAN:

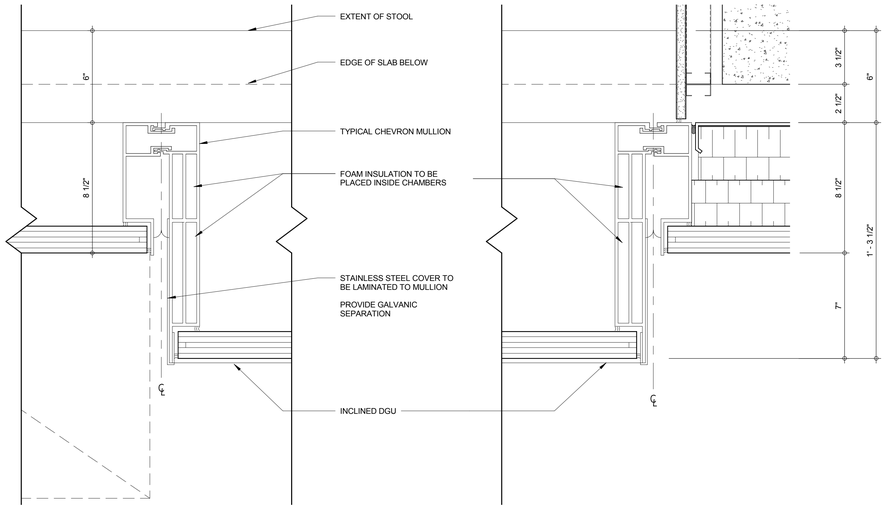
30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

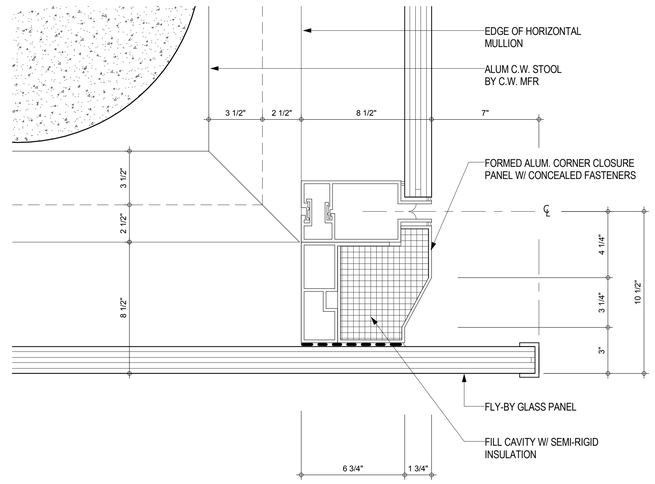
DEPT OF BLDGS121185539 Job Number
E3S1582.3349 Scan Code
30" x 42" Arch E1 - SHEET SIZE

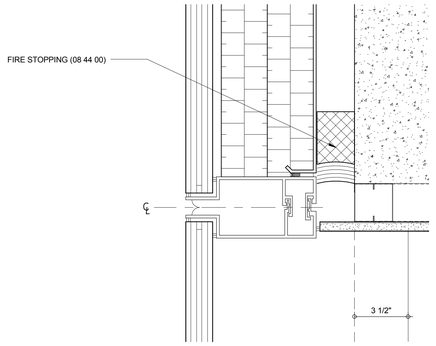






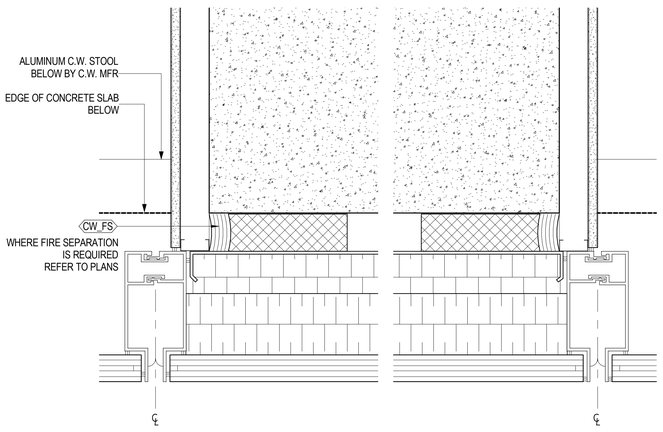
3 TYPICAL DGU AT OPERABLE AND CHEVRON
3" = 1'-0"

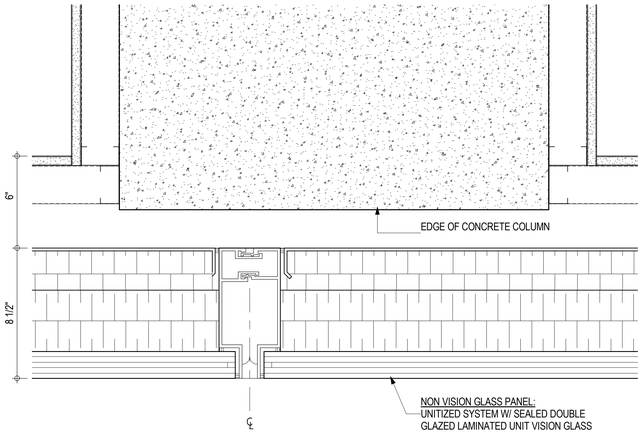


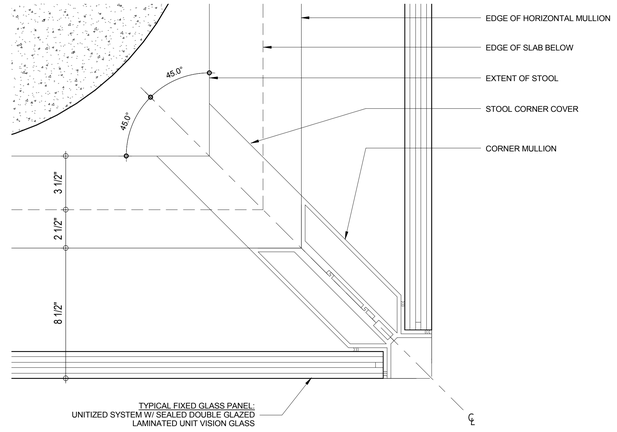


8 TYPICAL DGU - INSIDE CORNER
3" = 1'-0"

2 TYPICAL DGU FLY-BY CORNER
3" = 1'-0"







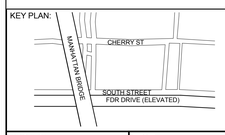
7 MULLIONS AROUND COLUMN
3" = 1'-0"

4 MULLION AT COLUMN
3" = 1'-0"

1 TYPICAL DGU - CLEAR CORNER
3" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
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GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING ISSUE	02/13/2015
2	DOB FILING ISSUE	03/19/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TOWER - FACADE PLAN DETAILS 3"

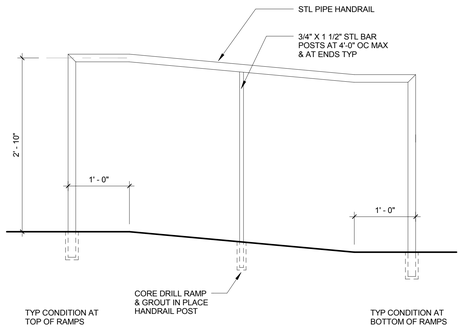
SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOURAS 031381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	3" = 1'-0"
DWG No:	**A-675.00**
DOB PAGE No:	of

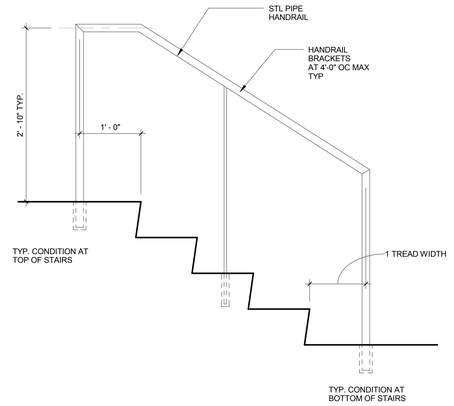
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

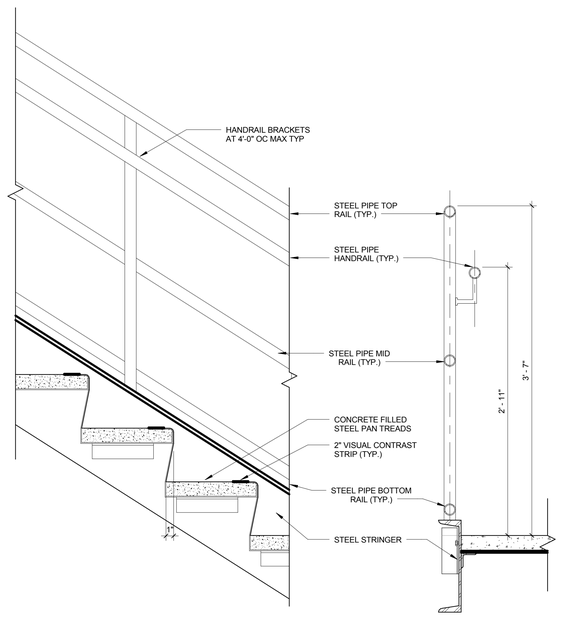
DEPT OF BLDGS121185539 Job Number
E560473715 Scan Code
30" x 42" Arch E1 - SHEET SIZE



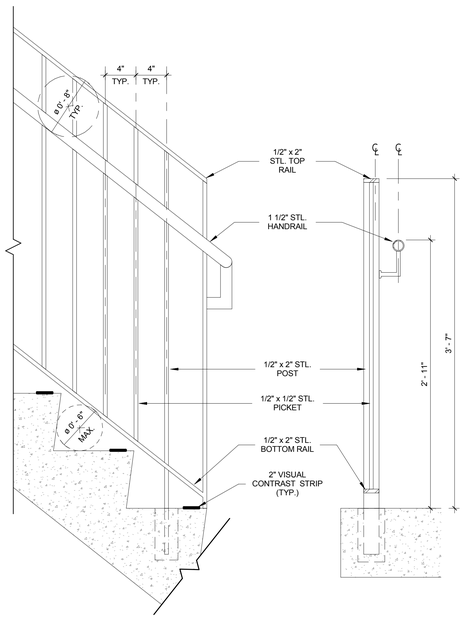
6 FLOOR MOUNTED RAILING - RAMP
1" = 1'-0"



3 FLOOR MOUNTED RAILING
1" = 1'-0"



11 RAILING TYPE 3 - ELEVATION & SECTION
1 1/2" = 1'-0"



5 RAILING TYPE 2 - ELEVATION & SECTION
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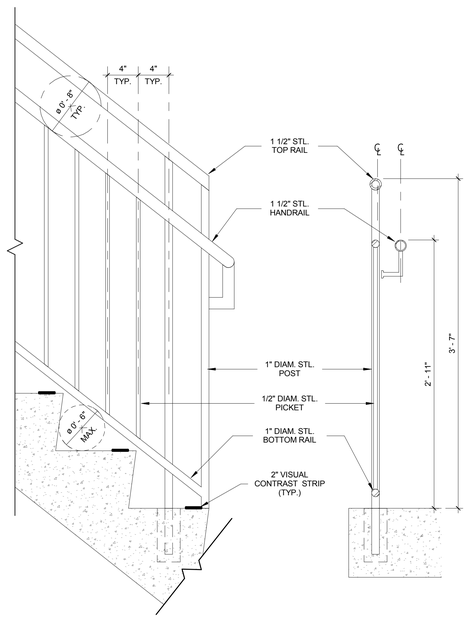
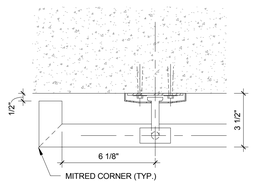
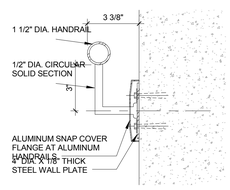


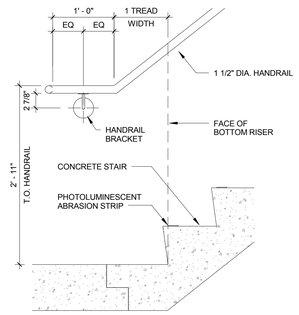
2 RAILING TYPE 1 - ELEVATION & SECTION
1 1/2" = 1'-0"



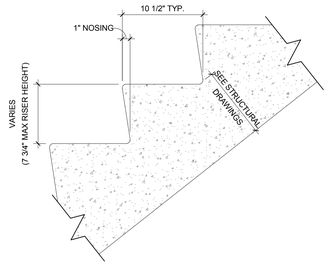
10 PRINT - A7XX/3 - 3" PLAN - WALL MOUNTED HANDRAIL
3" = 1'-0"



7 PRINT - A7XX/1 - 3" SECTION - WALL MOUNTED HANDRAIL
3" = 1'-0"

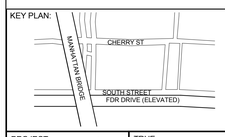


4 PRINT - A701/1 - 1" ELEVATION - WALL MOUNTED HANDRAIL
1" = 1'-0"



1 TYPICAL CONCRETE STAIR DETAIL
1 1/2" = 1'-0"

FILE NAME:
PLOT DATE:



KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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TEL: 212-285-0088 FAX: 212-285-0228

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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
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GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
TYPICAL STAIR DETAILS

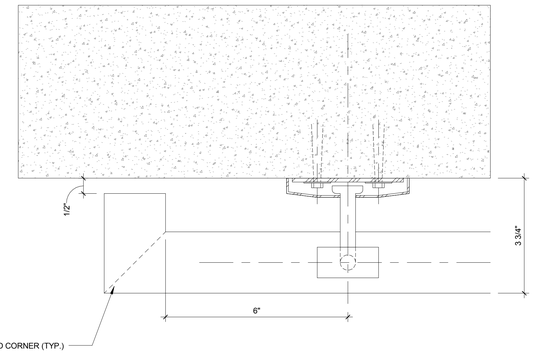
SEAL & SIGNATURE:
REGISTERED ARCHITECT HAROLD A. ZIMMAN 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-701.00**
DOB PAGE No:	of

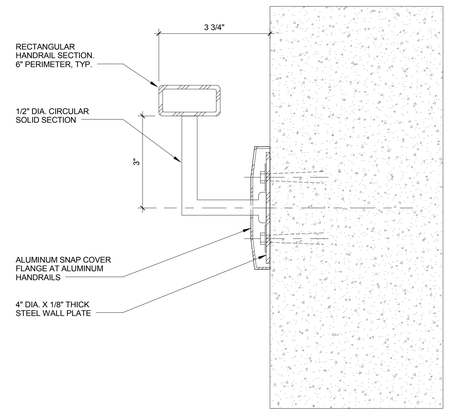
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

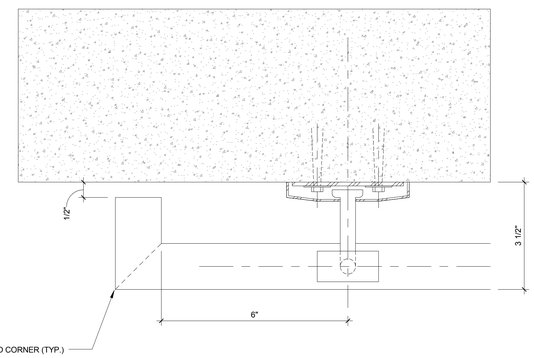
DEPT OF BLDGS 121185528 Job Number
ES180956232 Scan Code



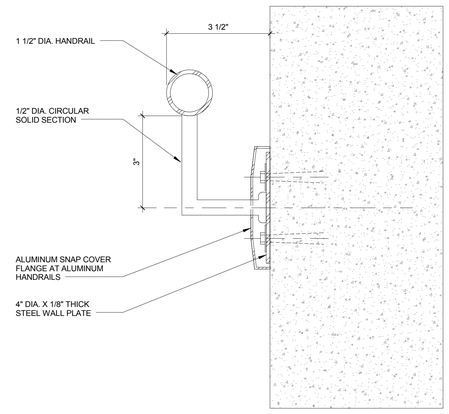
4 **PRINT - A7XX/4 - 6" PLAN - WALL MOUNTED HANDRAIL (AR-02)**
6" = 1'-0"



3 **PRINT - A7XX/2 - 6" SECTION - WALL MOUNTED HANDRAIL (AR-02)**
6" = 1'-0"

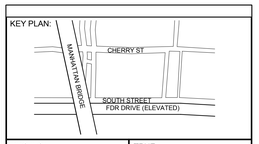


2 **PRINT - A7XX/3 - 6" PLAN - WALL MOUNTED HANDRAIL (AR-01)**
6" = 1'-0"



1 **PRINT - A7XX/1 - 6" SECTION - WALL MOUNTED HANDRAIL (AR-01)**
6" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
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INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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485 C Route 1 South, Suite 200
Iseline, NJ 08830
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GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	03/19/2015

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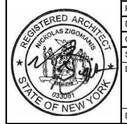
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
HANDRAIL TYPES & DETAILS

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 6" = 1'-0"	
DWG No:	A-705.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

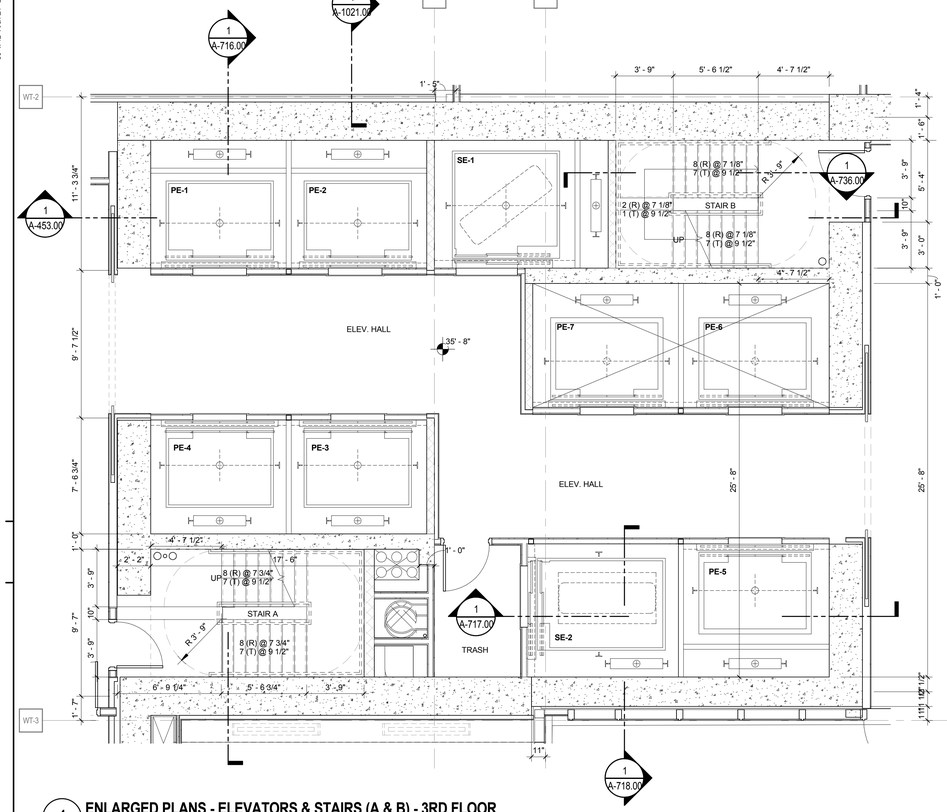
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

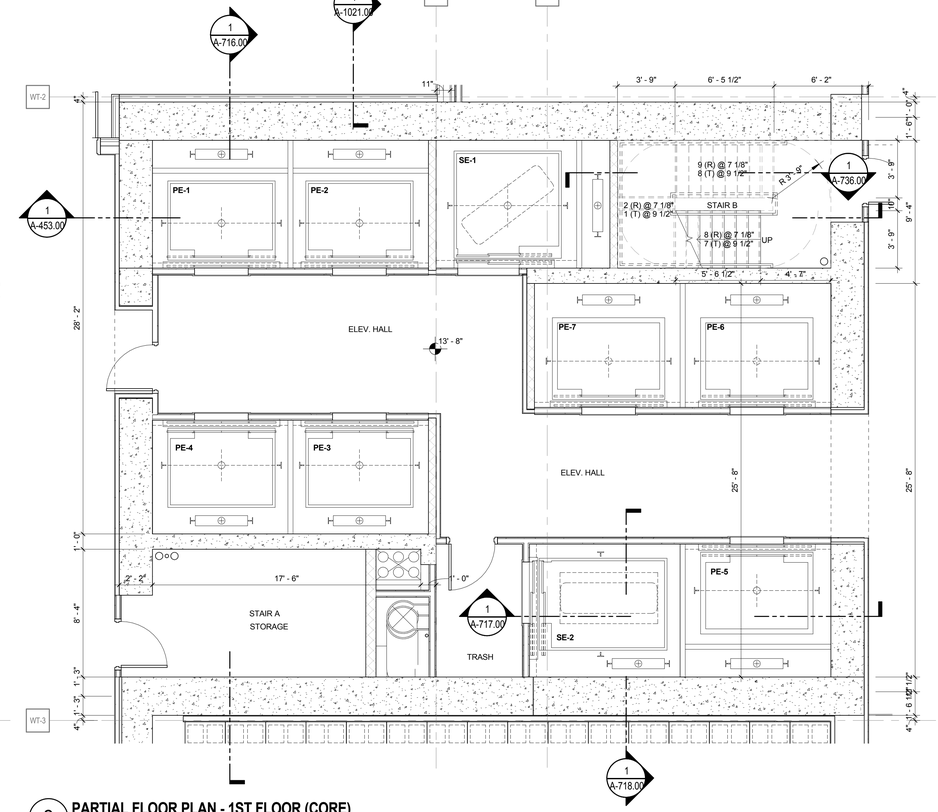
DEPT OF BLDGS121185539 Job Number
ES554250442 Scan Code

30" x 42" Arch E1 - SHEET SIZE



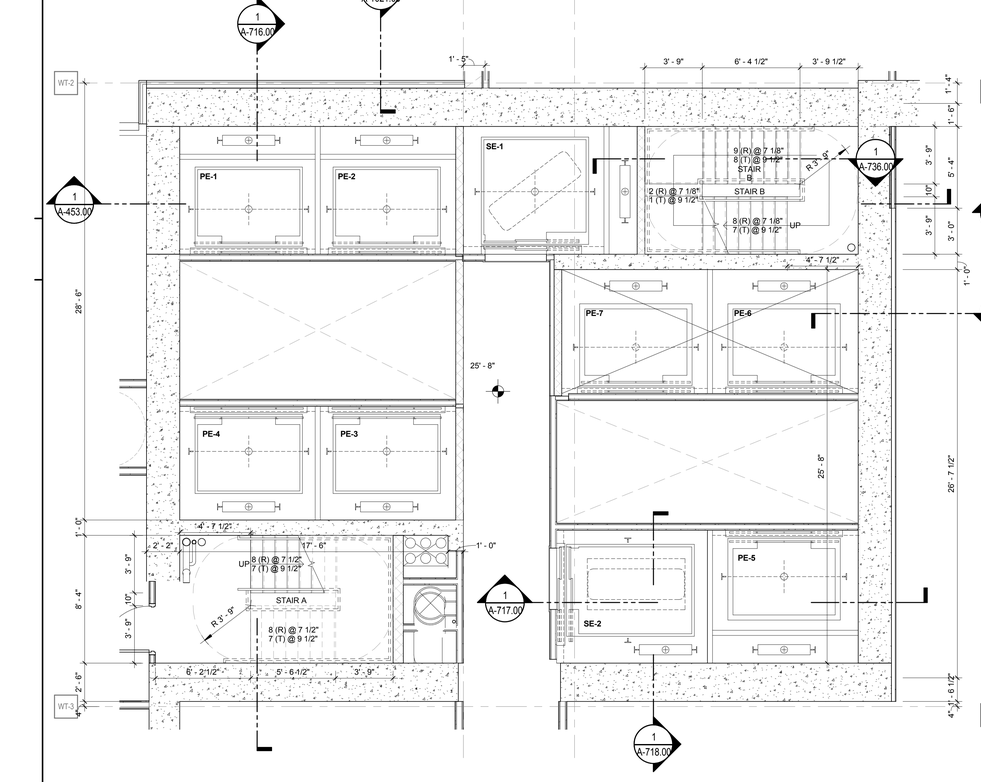
4 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 3RD FLOOR

1/4" = 1'-0"



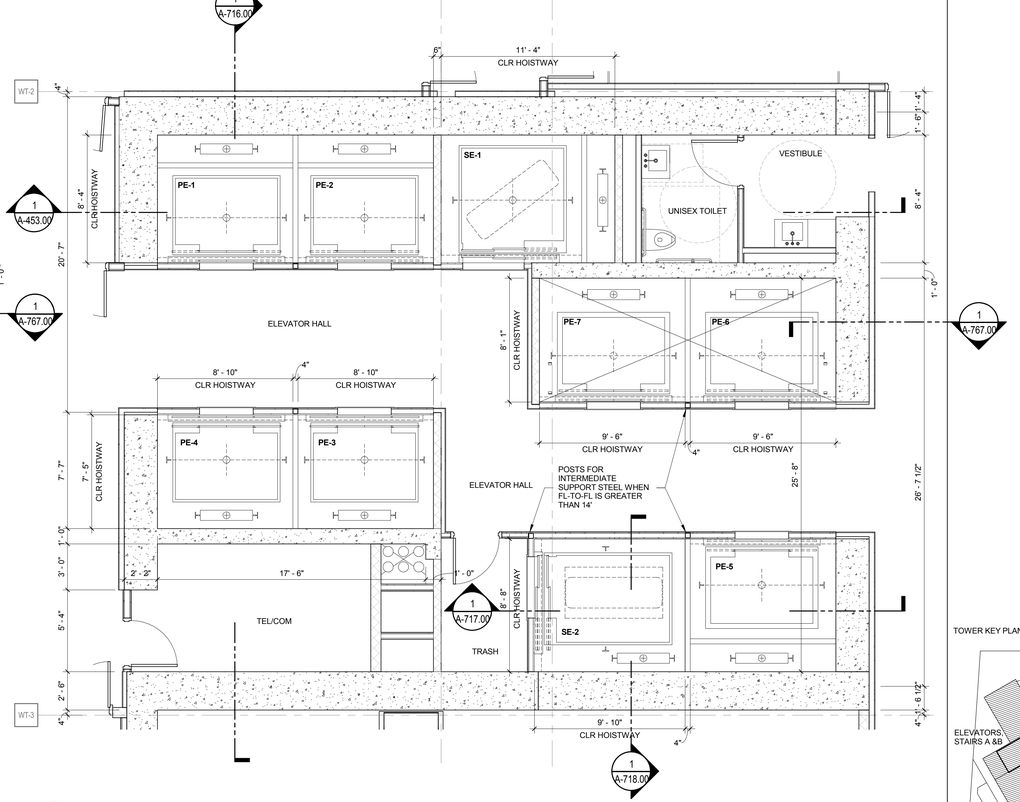
2 PARTIAL FLOOR PLAN - 1ST FLOOR (CORE)

1/4" = 1'-0"



3 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 2ND FLOOR

1/4" = 1'-0"



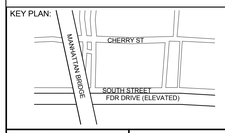
1 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - CELLAR

1/4" = 1'-0"

GENERAL NOTES:

1. FOR ELEVATORS PE-1 TO PE-7 AND SE-1 &SE-2 CLEAR HOISTWAY DIMENSIONS, SEE 1/A-711.00.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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TEL: 212-627-5574

LANDSCAPE DESIGNER:
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228 East 45th Street
New York, NY 10017
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New York, NY 10001
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - CELLAR THRU 3RD FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZICHOLAS 029281 STATE OF NEW YORK

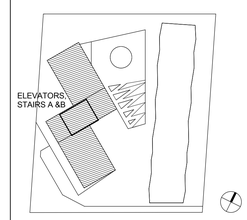
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-711.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

TOWER KEY PLAN



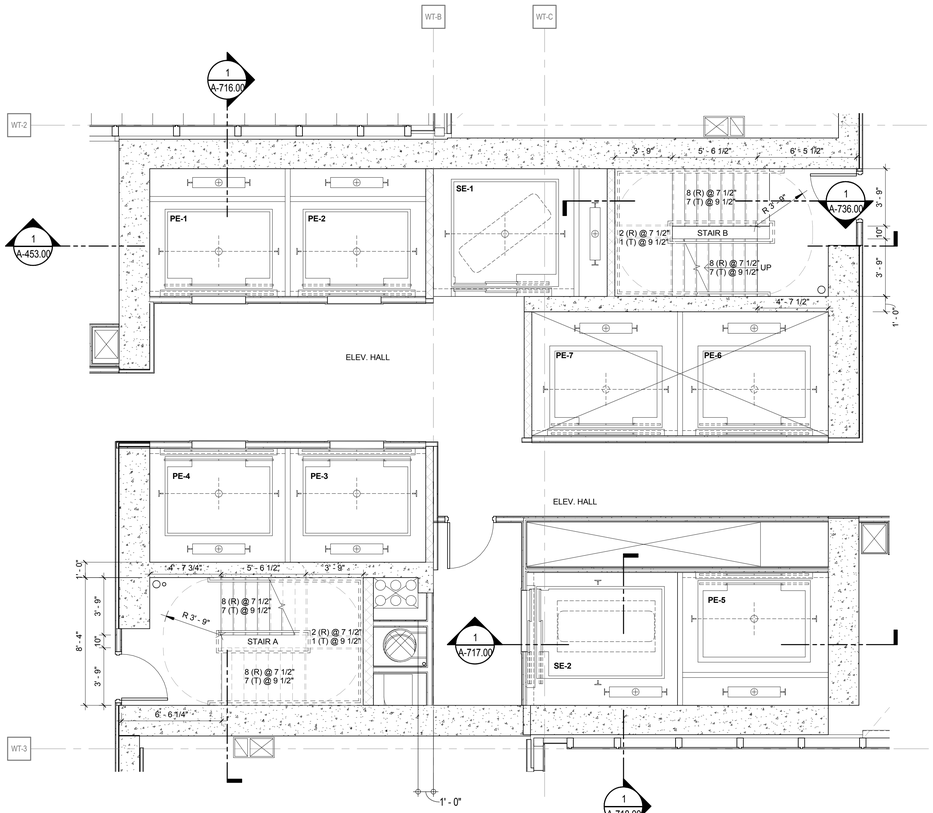
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E:5991205974 Scan Code

30" x 42" Arch E1 - SHEET SIZE

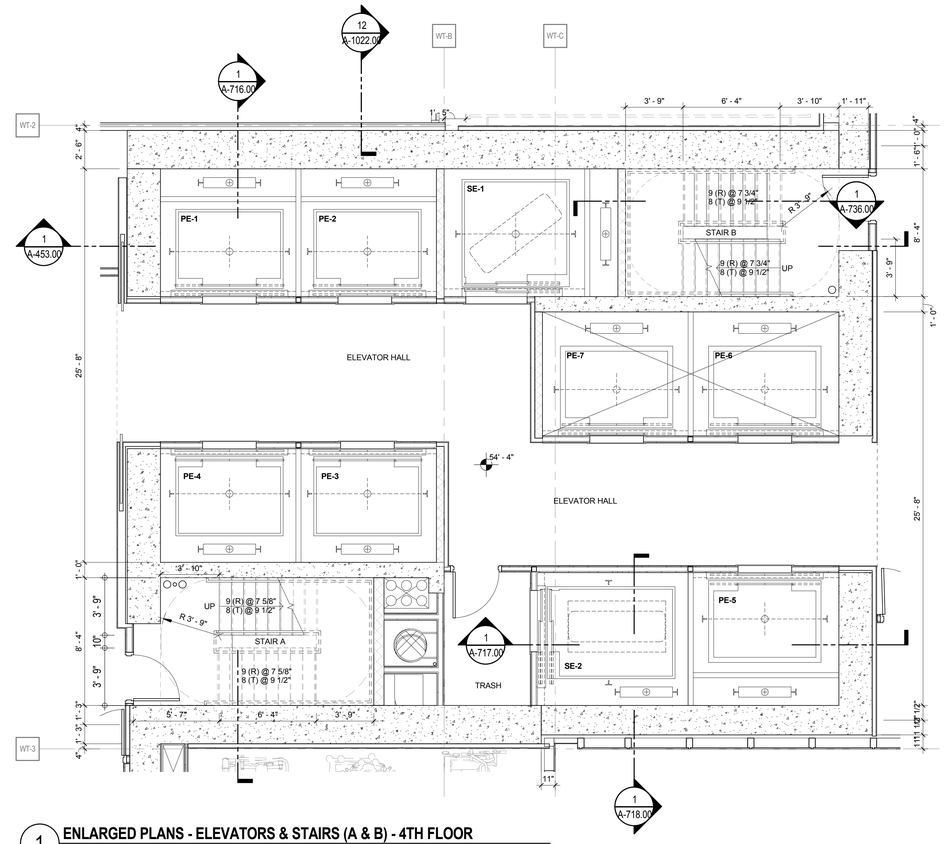
GENERAL NOTES:

1. FOR ELEVATORS PE-1 TO PE-7 AND SE-1 &SE-2 CLEAR HOISTWAY DIMENSIONS, SEE 1/A-711.00.



2 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 5TH FLOOR

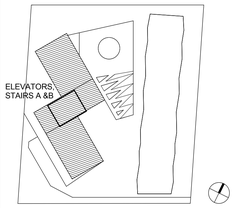
1/4" = 1'-0"



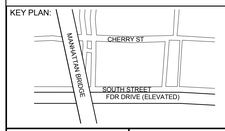
1 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 4TH FLOOR

1/4" = 1'-0"

TOWER KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - 4TH & 5TH FLOORS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-712.00**
DOB PAGE No:	of

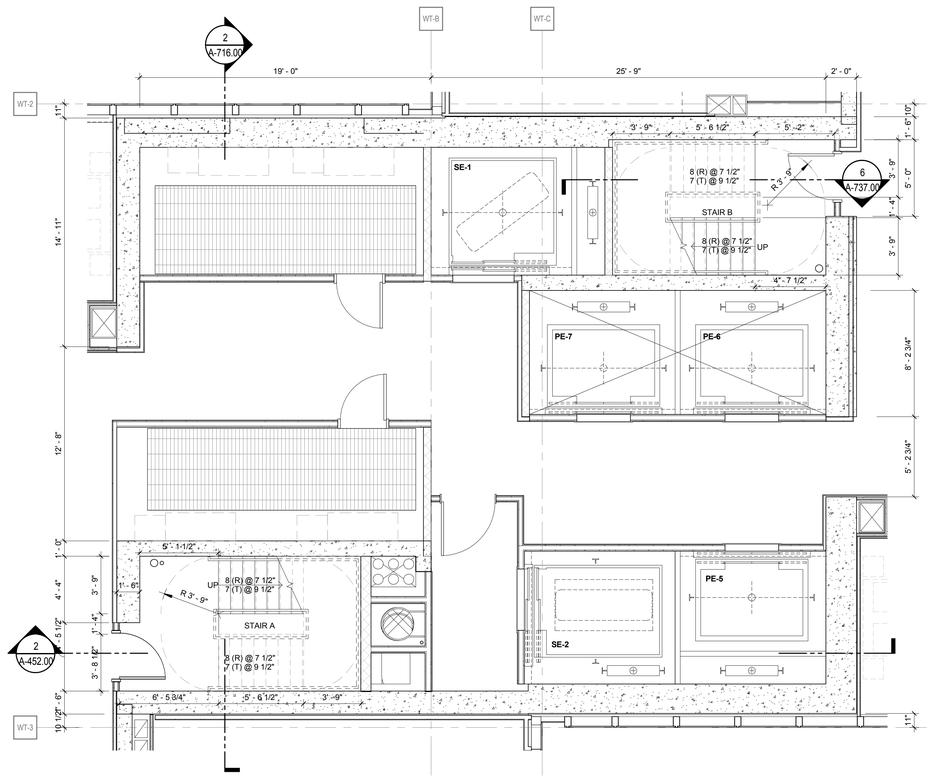
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E395539997J7 Scan Code

30" x 42" Arch E1 - SHEET SIZE

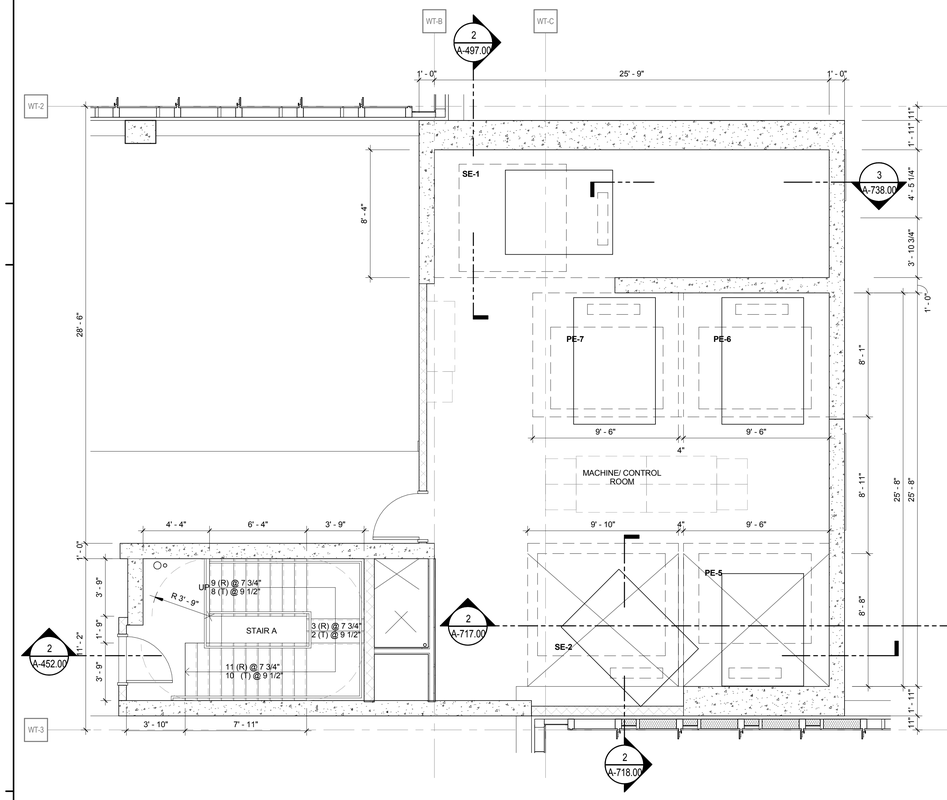


2 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 40TH FLOOR

1/4" = 1'-0"

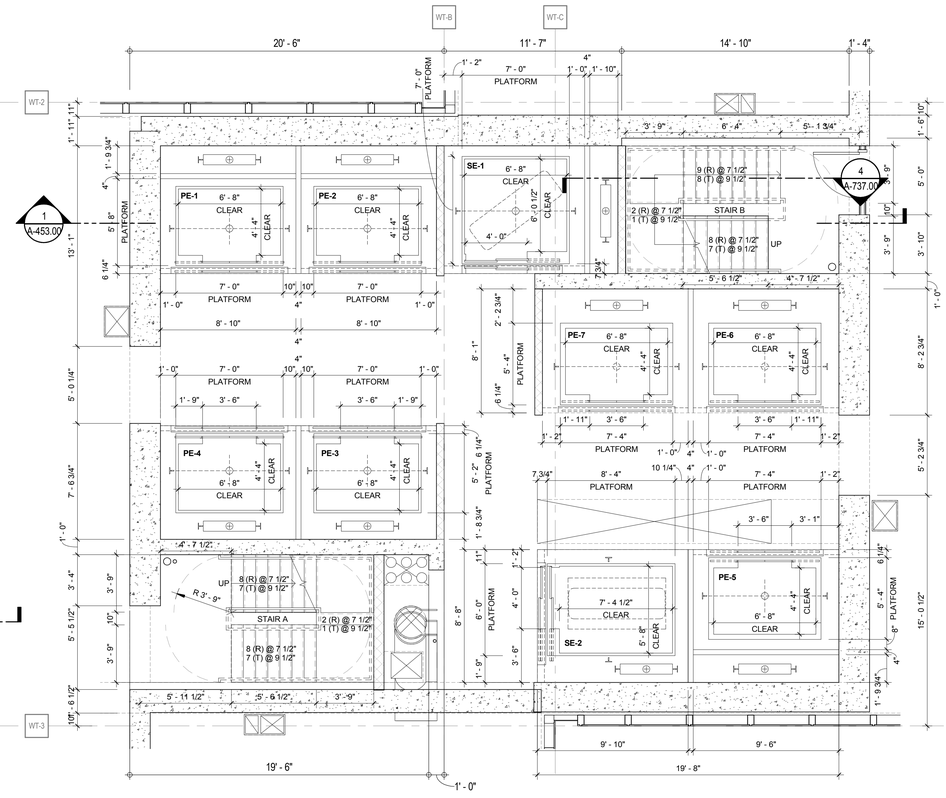
GENERAL NOTES:

1. FOR ELEVATORS PE-1 TO PE-7 AND SE-1 &SE-2 CLEAR HOISTWAY DIMENSIONS, SEE 1/A-711.00.



3 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - EMR

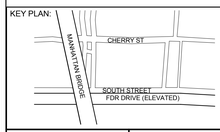
1/4" = 1'-0"



1 ENLARGED PLANS - ELEVATORS & STAIRS (A & B) - 25TH FLOOR

1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
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New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
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CONSULTANT:
AAI ARCHITECTS, P.C.

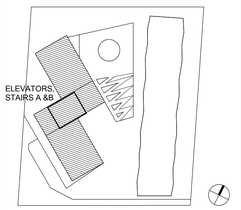
PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS & STAIRS (A & B) - ENLARGED PLANS - 35TH, 50TH, & EMR

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029361 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-713.00**
DOB PAGE No:	of

TOWER KEY PLAN

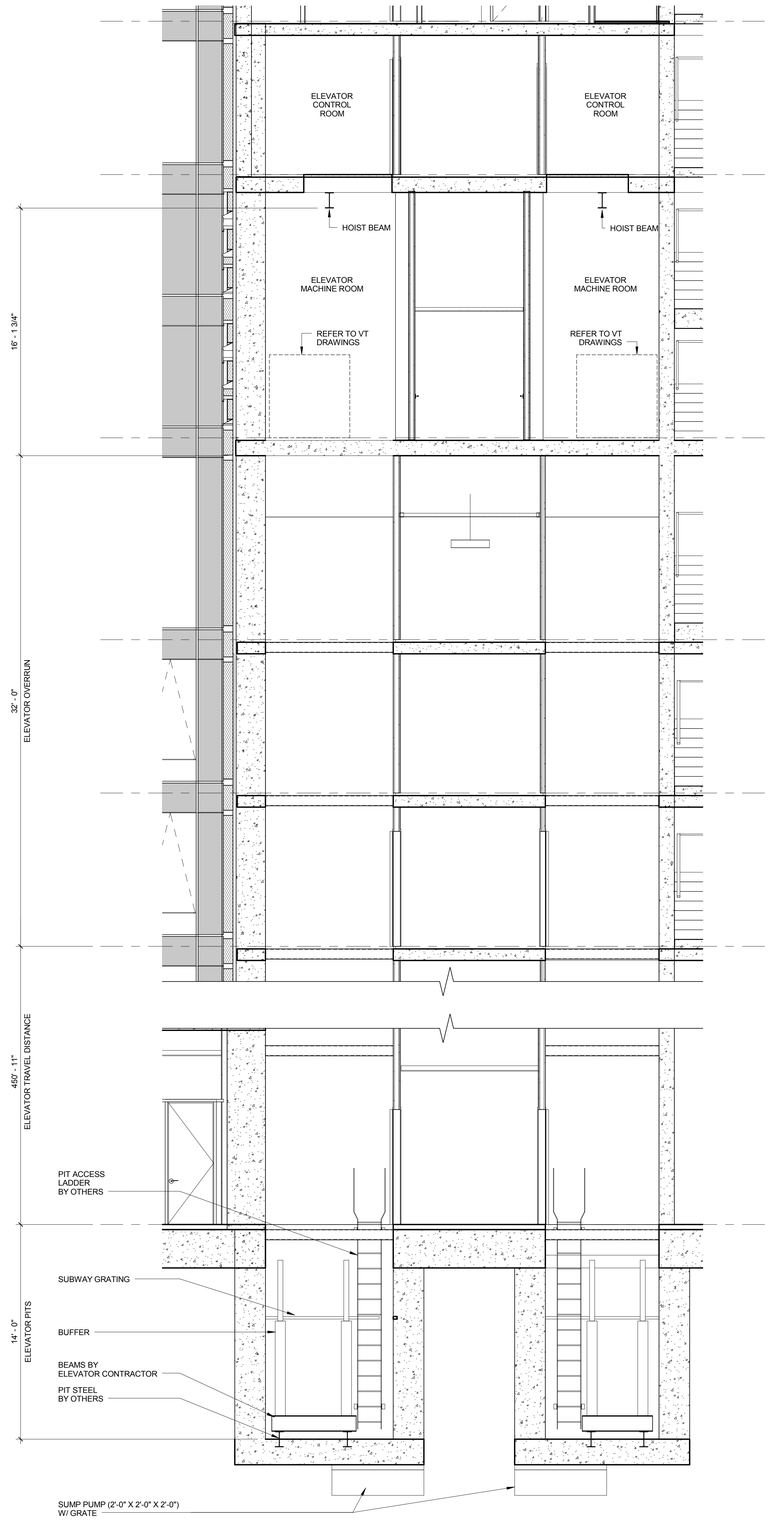


DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

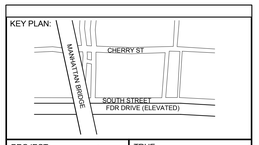
DOB B-SCAN:

FILE NAME:
PLOT DATE:



1 **LOW RISE ELEVATOR SECTION - BOTTOM**
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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TEL: 212-712-6000 FAX: 212-712-6100

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS (PE1, PE2, PE3, & PE4) - SECTIONS - LOW RISE

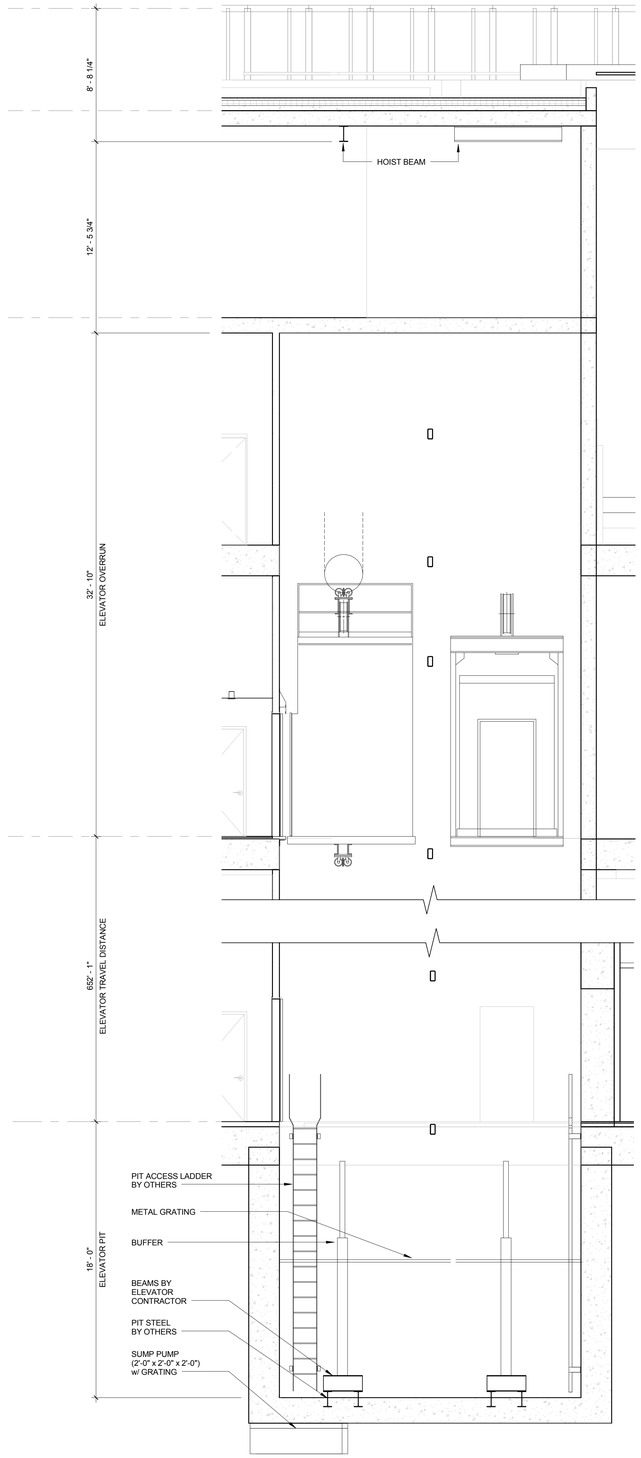
SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-716.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

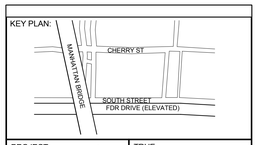
DOB B-SCAN:

DEPT OF BLDGS 121185528 Job Number E:5799141102 Scan Code
30" x 42" Arch E1 - SHEET SIZE
FILE NAME:
PLOT DATE:



1 **HIGH RISE ELEVATOR CROSS SECTION (PE5 & SE2)**
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS (PE6, PE7, & SE1) - SECTIONS - HIGH RISE

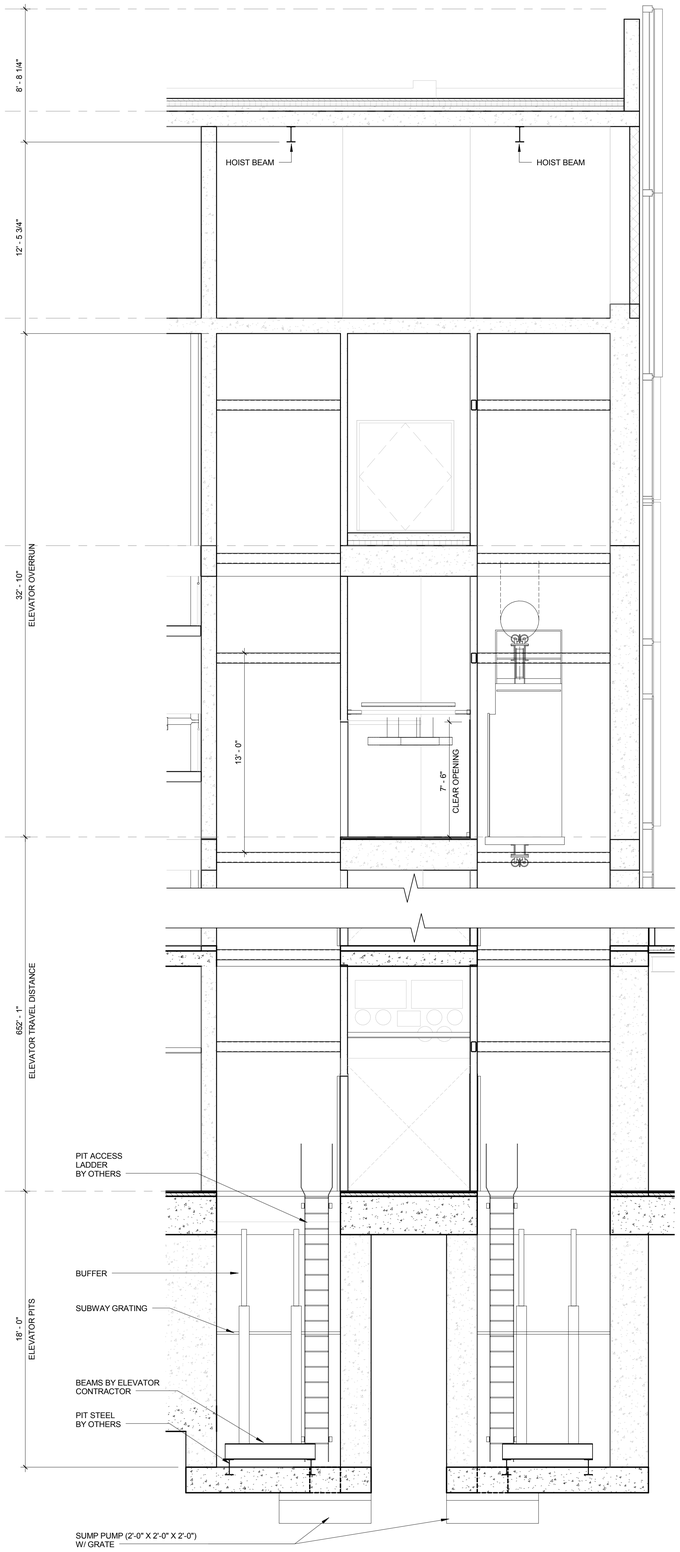
SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-717.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

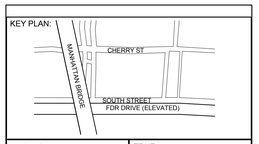
DOB B-SCAN:

DEPT OF BLDGS 121185528 Job Number
ES525414307 Scan Code



1 **HIGH RISE ELEVATOR SECTION (SE2 & PE7)**
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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3	DOB FILING SUBMISSION	05/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS (PE5 & SE2) - SECTIONS - HIGH RISE

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-718.00
DOB PAGE No:	of

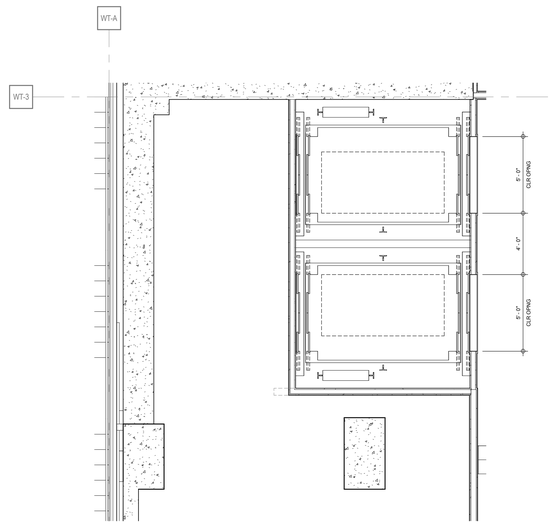
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

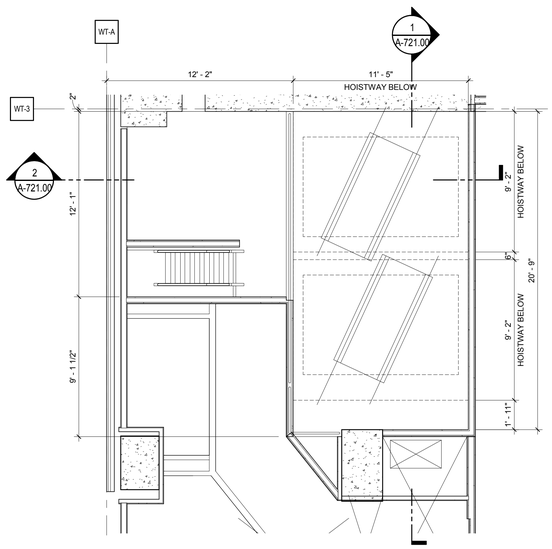
30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

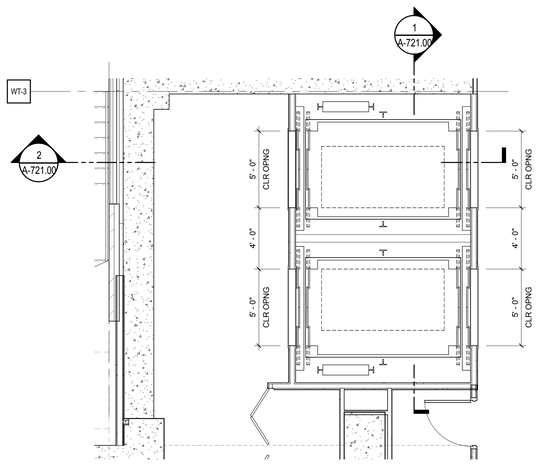
DEPT OF BLDGS121105539 Job Number
E3373517123 Scan Code
30" x 42" Arch E1 - SHEET SIZE



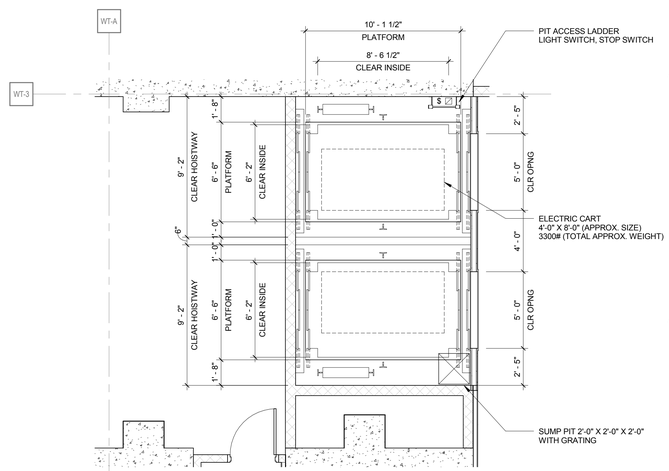
5 SERVICE ELEVATORS (SE3, SE4) - 2ND FLOOR
1/4" = 1'-0"



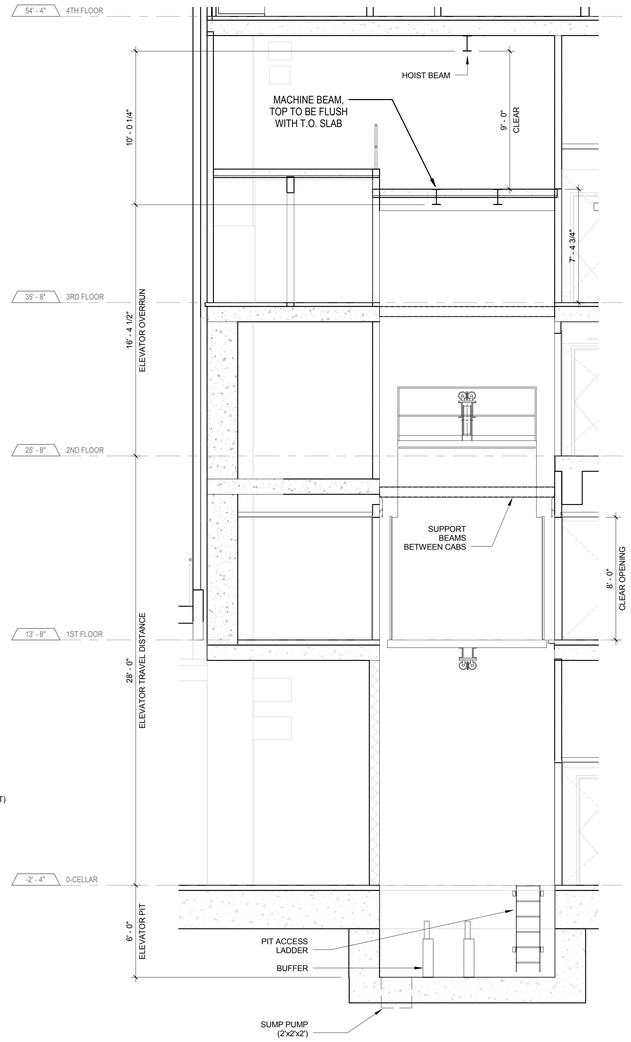
6 SERVICE ELEVATORS (SE3, SE4) EMR - 3RD FL MEZZ
1/4" = 1'-0"



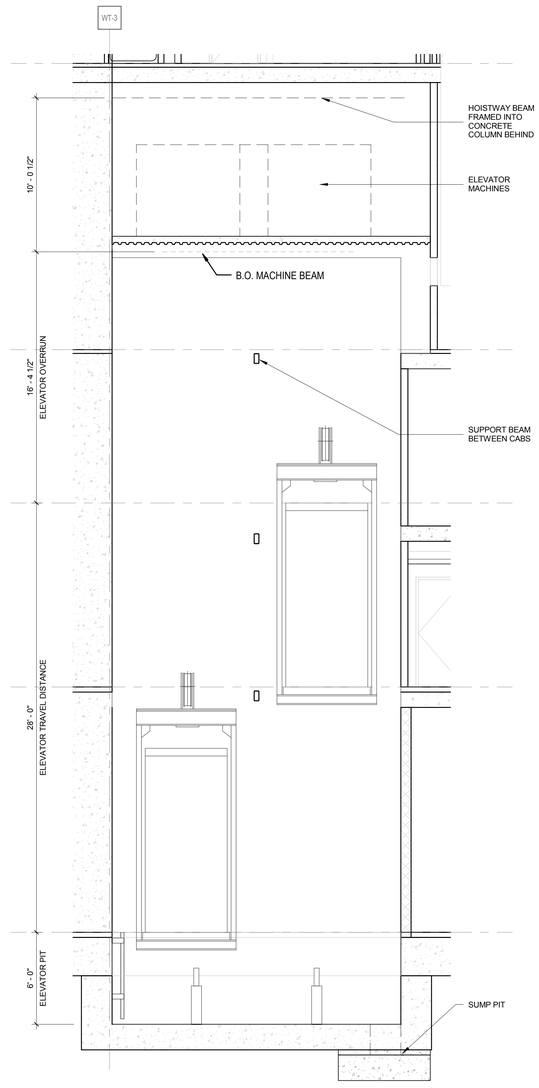
4 SERVICE ELEVATORS (SE3, SE4) - GROUND FLOOR
1/4" = 1'-0"



3 SERVICE ELEVATORS (SE3, SE4) - CELLAR LEVEL
1/4" = 1'-0"



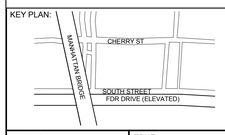
2 SERVICE ELEVATOR (SE3)
1/4" = 1'-0"



1 SERVICE ELEVATORS (SE3, SE4)
1/4" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
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180 Varick St #404
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS (SE3 & SE4) -
ENLARGED PLANS AND SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMALAS 035201 STATE OF NEW YORK

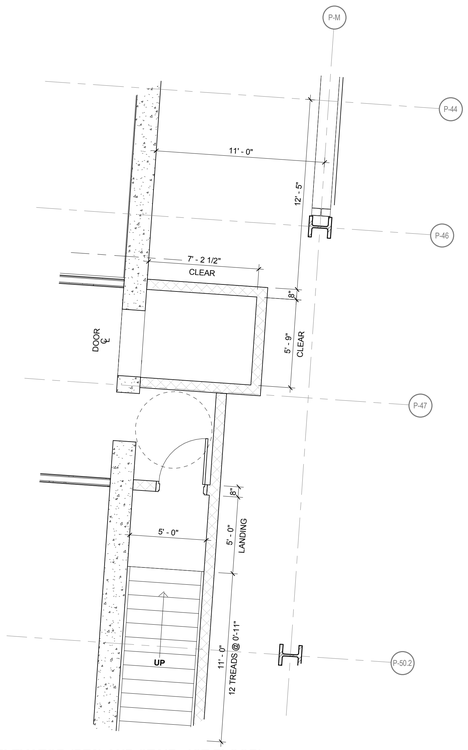
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-721.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

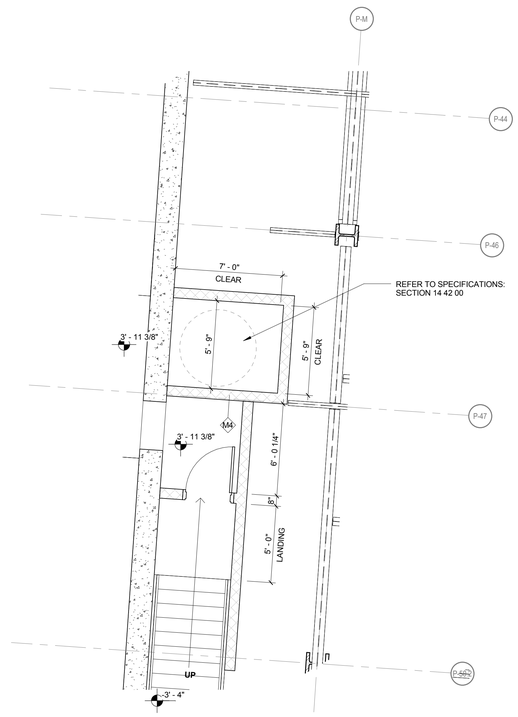
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

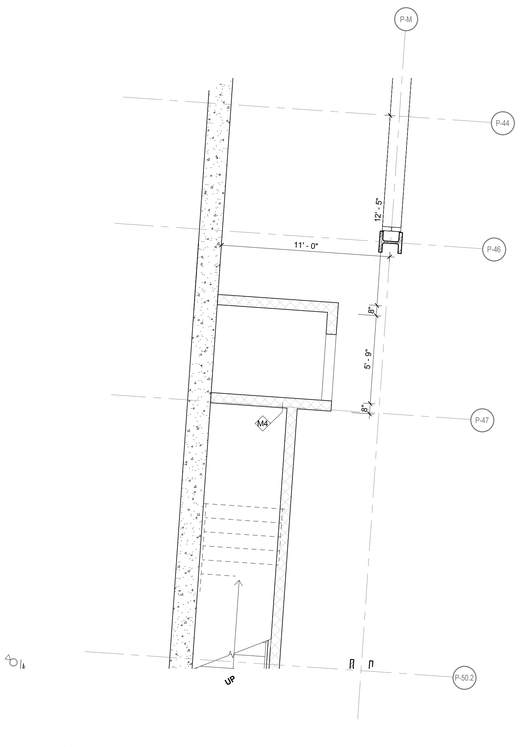
DEPT OF BLDGS121185539 Job Number
IES775259414 Scan Code
30" x 42" Arch E1 - SHEET SIZE



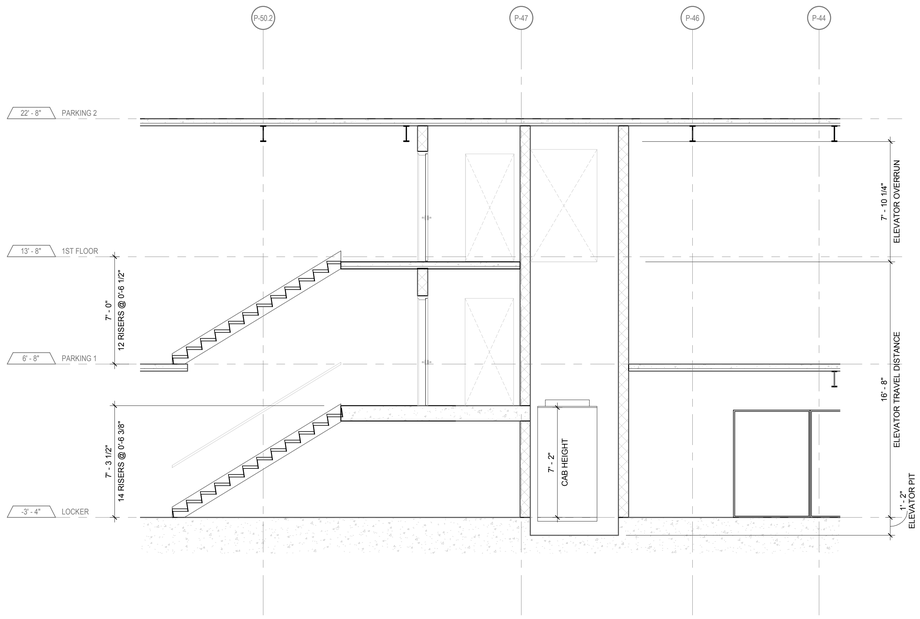
5 **ELEVATOR (PE8) AND STAIR- 1ST FLOOR)** - 8"
1/4" = 1'-0"



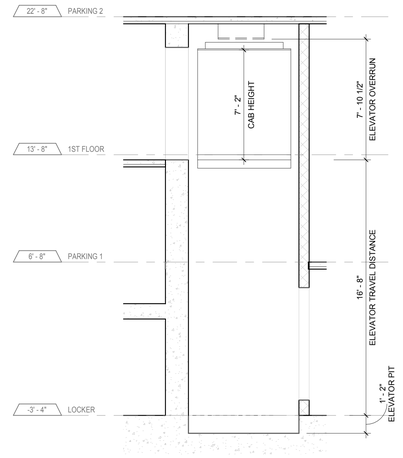
4 **ELEVATOR (PE8) AND STAIR - PARKING 1**
1/4" = 1'-0"



3 **ELEVATOR (PE8) AND STAIR - LOCKER LEVEL)**
1/4" = 1'-0"

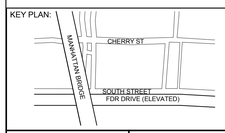


2 **ELEVATORS (PE8) - NORTH-SOUTH**
1/4" = 1'-0"



1 **ELEVATORS (PE8) - EAST-WEST**
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

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DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
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TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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TEL: 212-285-0088 FAX: 212-285-0228

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Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	05/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATOR (PE8) & STAIR - ENLARGED PLANS AND SECTIONS

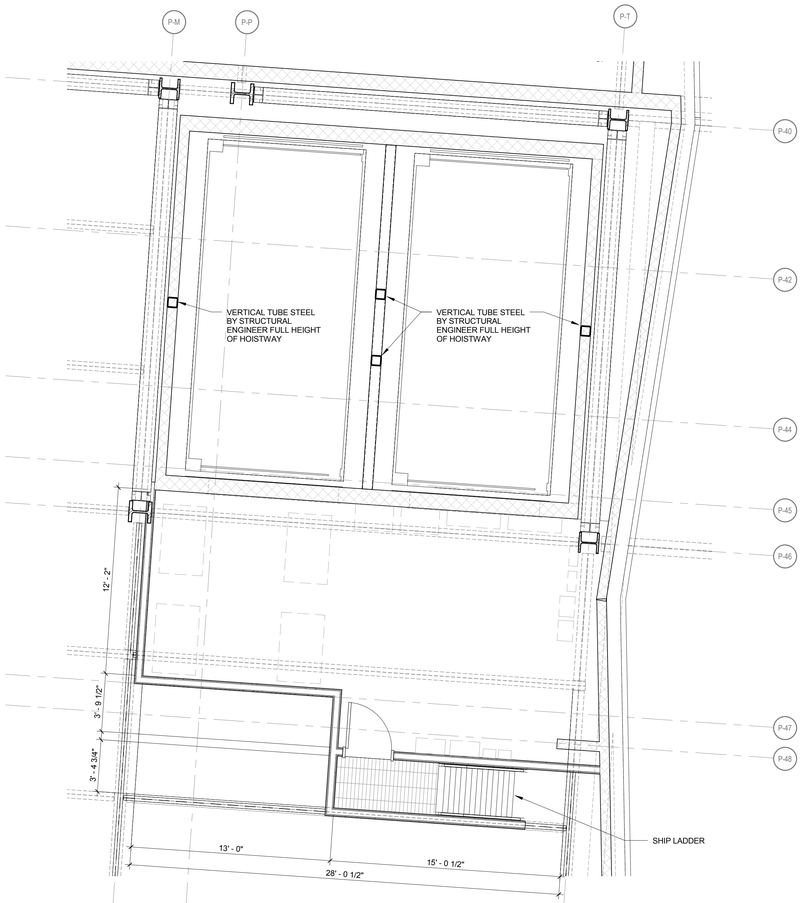
SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-722.00**
DOB PAGE No:	of

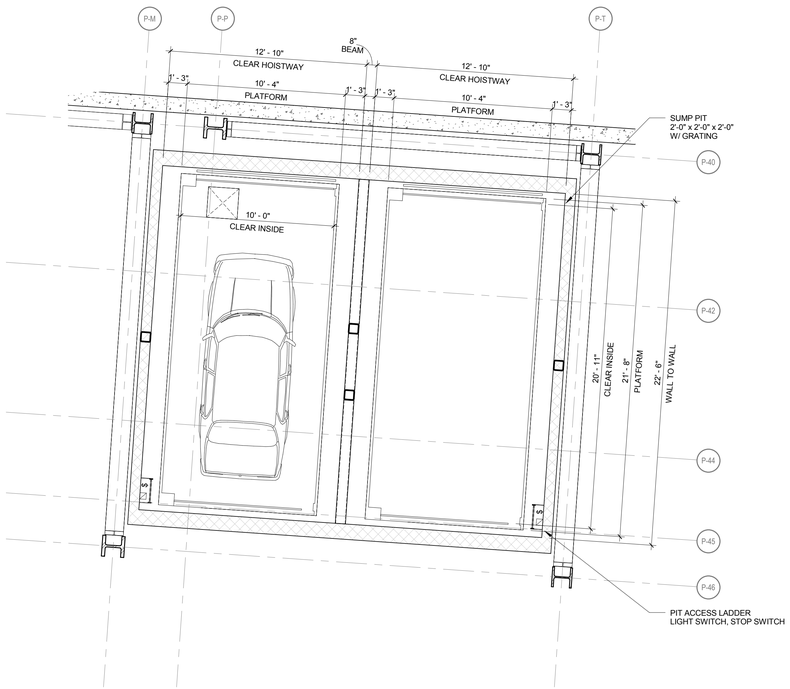
DOB EMPLOYEE STAMP:

DOB B-SCAN:

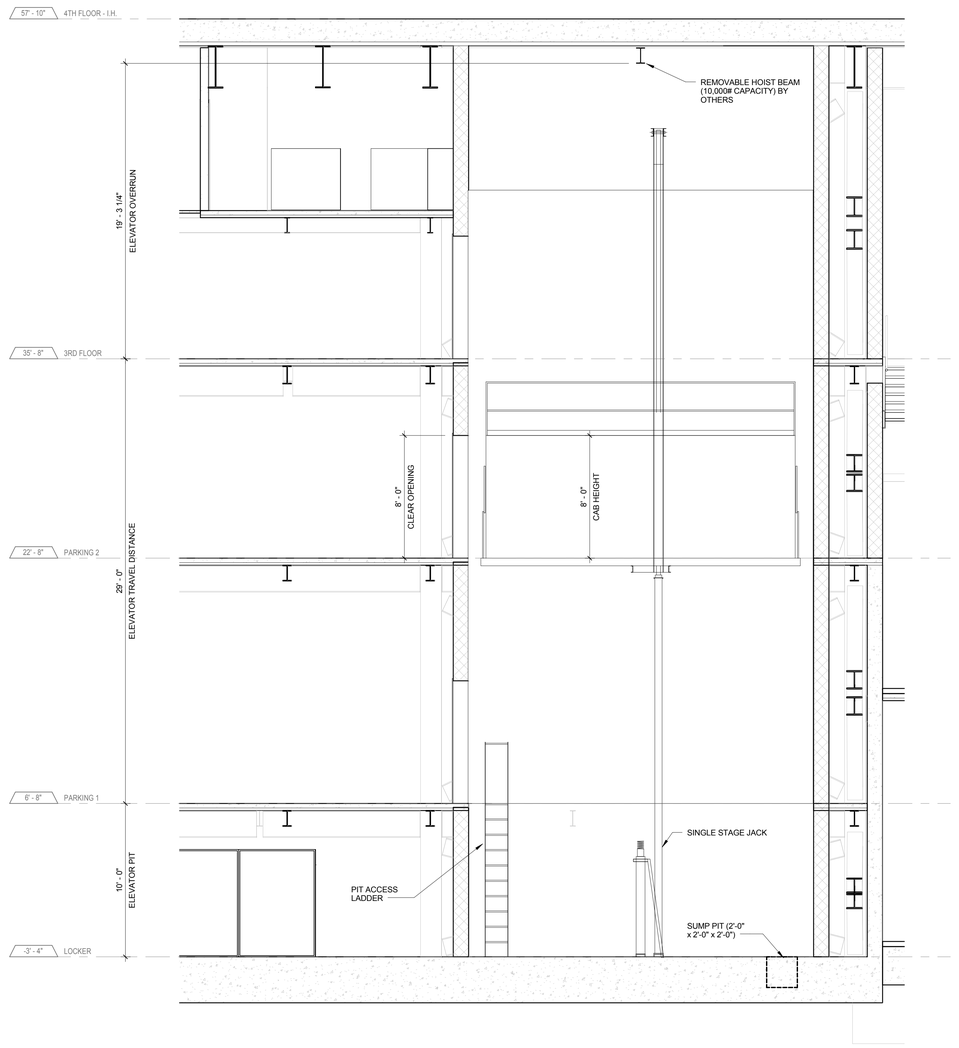
FILE NAME:
PLOT DATE:



2 ELEVATORS (CAR LIFT) - 3RD FL MEZZ
1/4" = 1'-0"

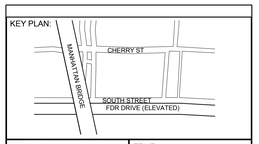


1 ELEVATORS (CAR LIFT) - CELLAR LEVEL
1/4" = 1'-0"



3 ELEVATORS (CAR LIFT - NORTH-SOUTH)
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

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14 Wall Street, 2nd Floor
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New York, NY 10014
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1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	05/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ELEVATORS (CAR LIFT) - ENLARGED PLANS AND SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-723.00
DOB PAGE No:	of

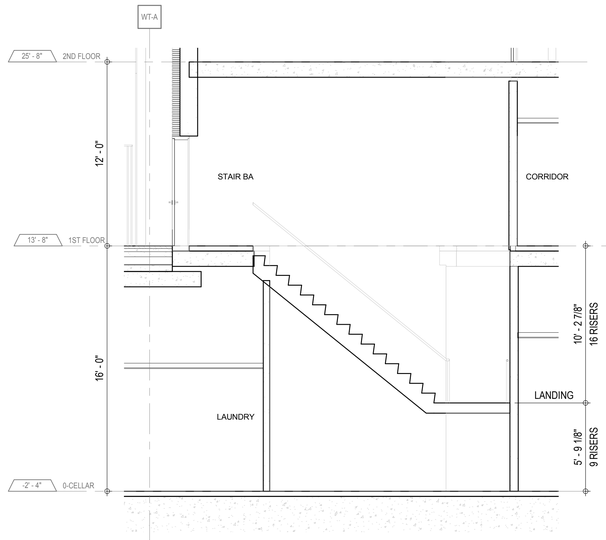
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

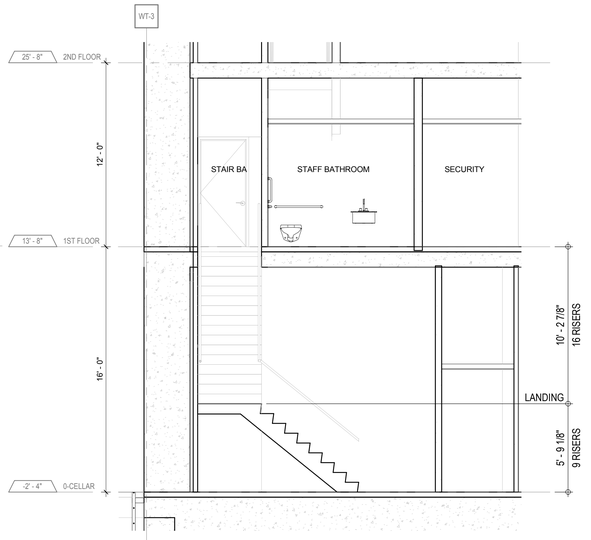
30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

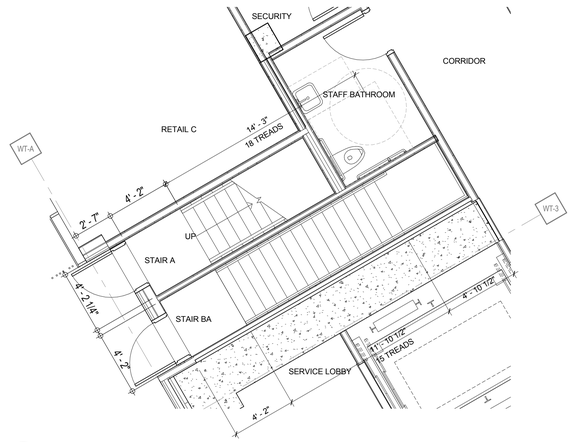
DEPT OF BLDGS 121185528 Job Number
ES403274292 Scan Code



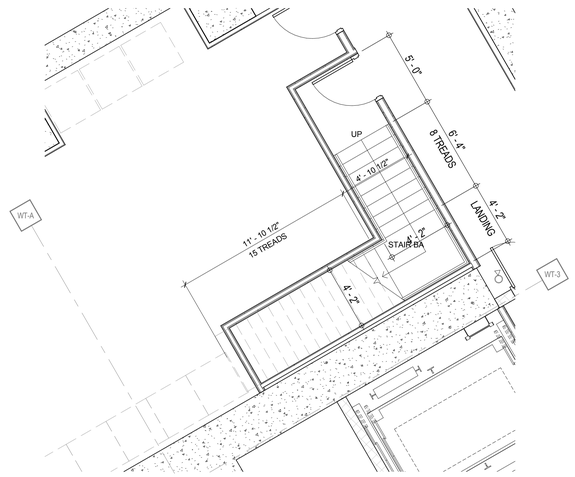
6 **SECTION - STAIR BA**
1/4" = 1'-0"



3 **SECTION - STAIR BA**
1/4" = 1'-0"

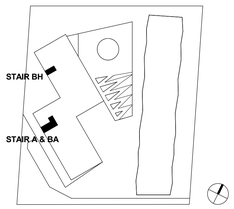


2 **ENLARGED PLAN - STAIR BA -1ST FLOOR**
1/4" = 1'-0"

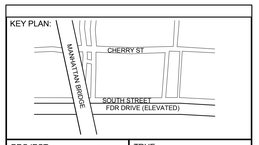


1 **ENLARGED PLAN - STAIR BA - CELLAR**
1/4" = 1'-0"

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
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INTERIOR DESIGNER:
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180 Varick St #404
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LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIRS (A, BA, & BH) - ENLARGED PLANS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-731.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185928 Job Number
E320598371.tif Scan Code
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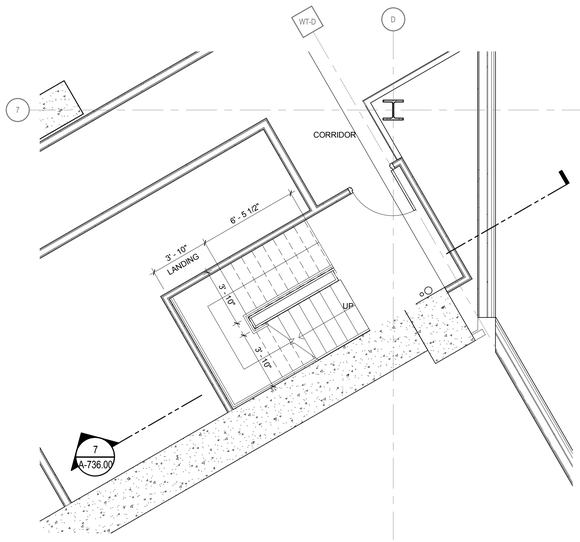
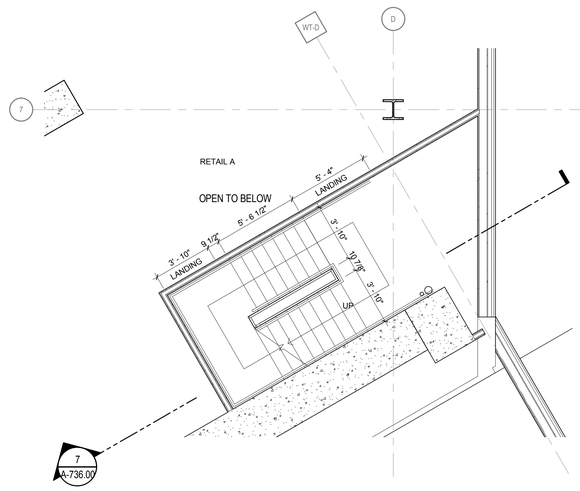
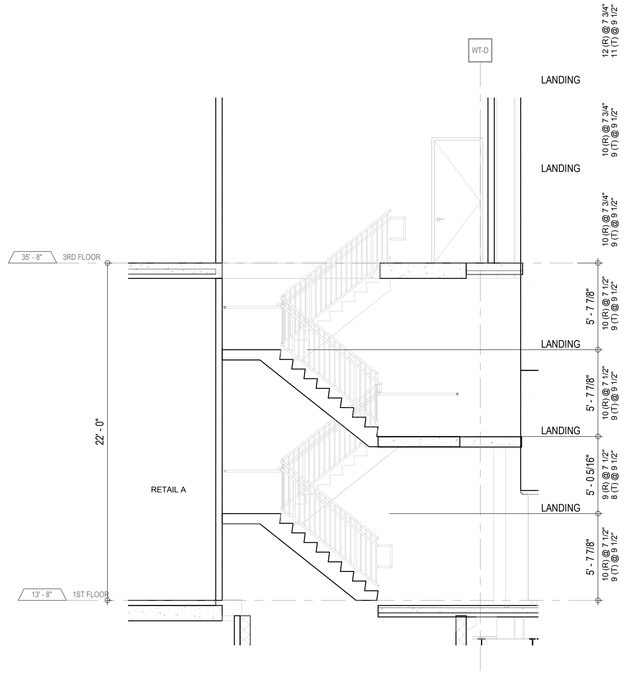


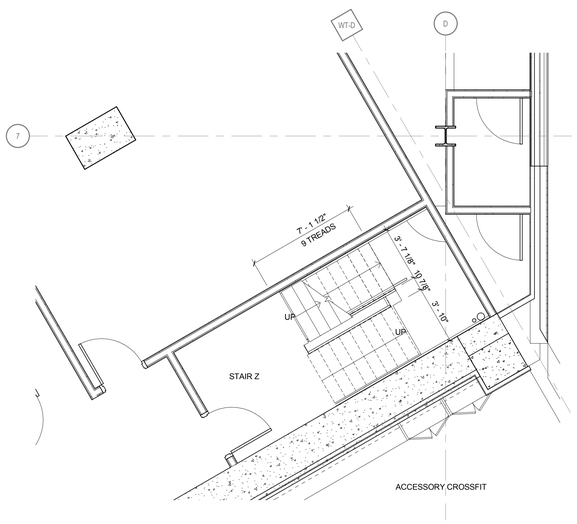
3 ENLARGED PLAN - STAIR Z - 3RD FLOOR
1/4" = 1'-0"



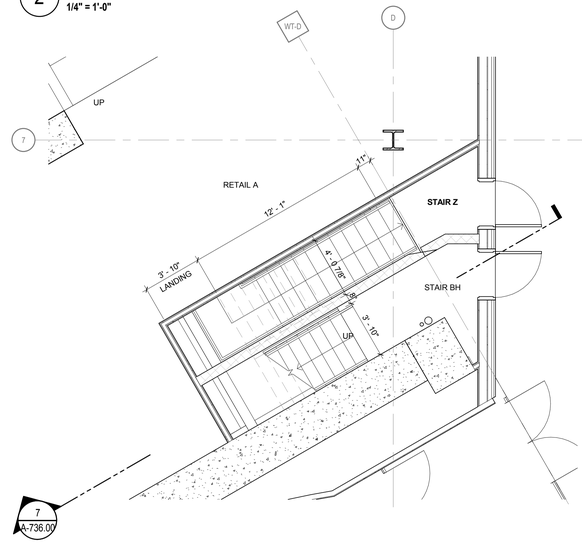
2 ENLARGED PLAN - STAIR Z & BA - 2ND FLOOR
1/4" = 1'-0"



7 SECTION - STAIR Z
1/4" = 1'-0"



4 ENLARGED PLAN - STAIR Z - 4TH FLOOR
1/4" = 1'-0"

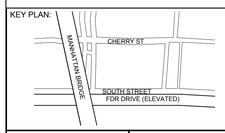


1 ENLARGED PLAN - STAIR Z - 1ST FLOOR
1/4" = 1'-0"

STAIR B

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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No.	DESCRIPTION:	DATE:
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CONSULTANT:
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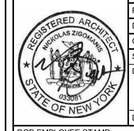
PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIR (Z) - ENLARGED PLANS AND SECTIONS

SEAL & SIGNATURE:



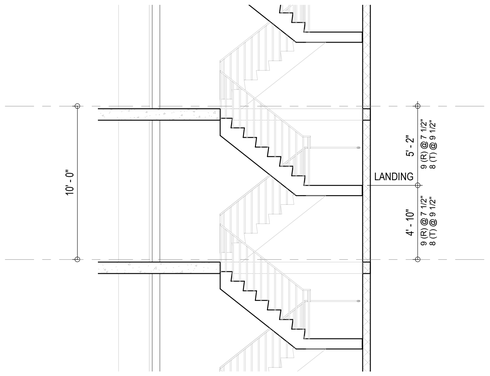
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-736.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

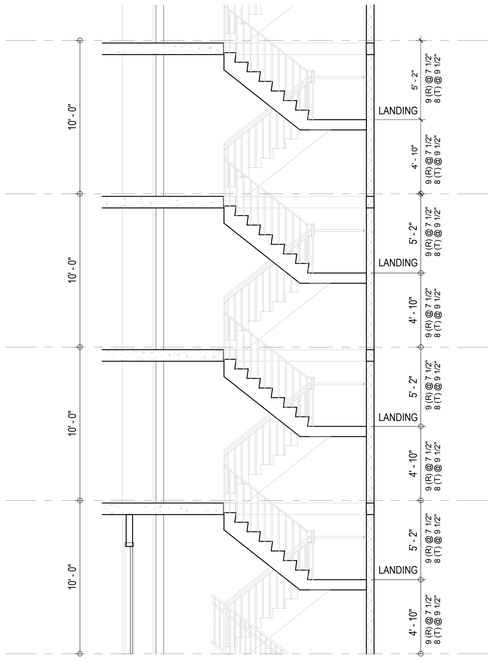
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

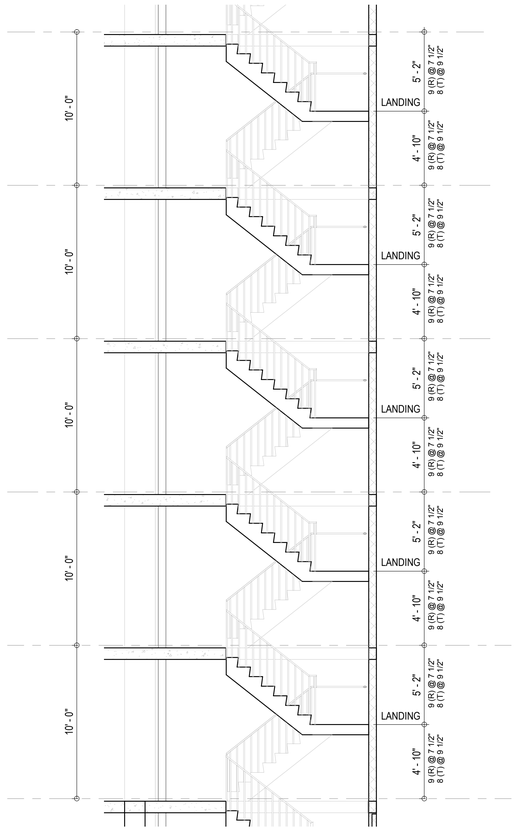
DEPT OF BLDGS121185539 Job Number
E350534886822 Scan Code



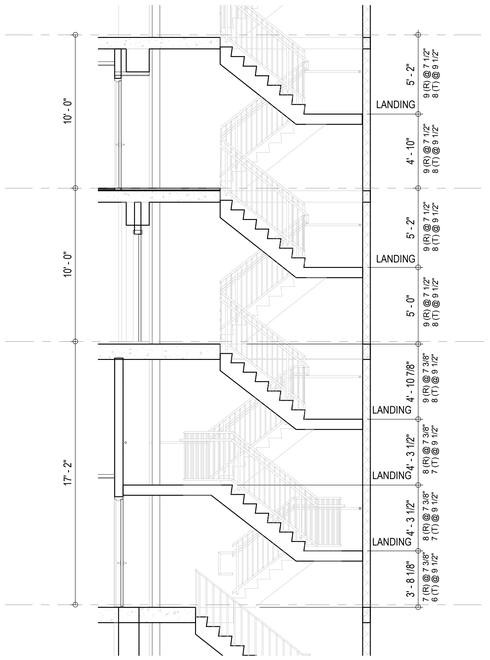
7 SECTION - STAIR B (STAIR A - SIM.)
1/4" = 1'-0"



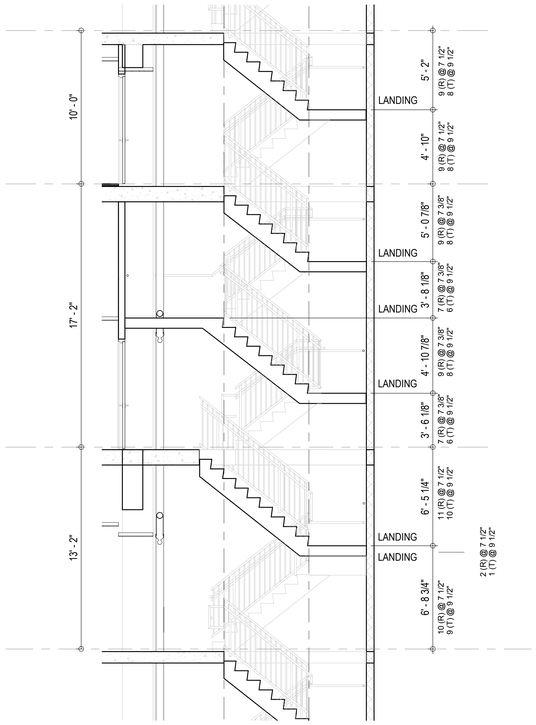
4 SECTION - STAIR B (STAIR A - SIM.)
1/4" = 1'-0"



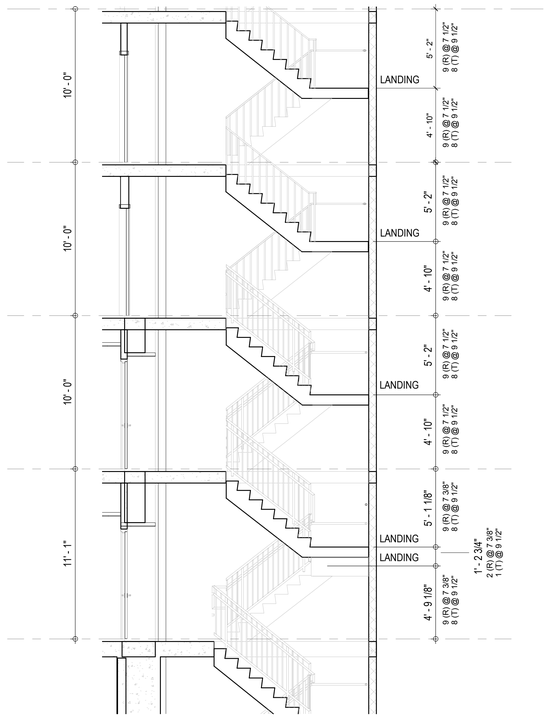
2 SECTION - STAIR B (STAIR A - SIM.)
1/4" = 1'-0"



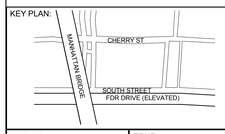
6 SECTION - STAIR B (STAIR A - SIM.)
1/4" = 1'-0"



3 SECTION - STAIR B (STAIR A - SIM.)
1/4" = 1'-0"



1 SECTION - STAIR B (STAIR A - SIM.)
1/4" = 1'-0"

KEY PLAN:


PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
EGRESS STAIR SECTIONS (STAIRS A & B)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029301 STATE OF NEW YORK

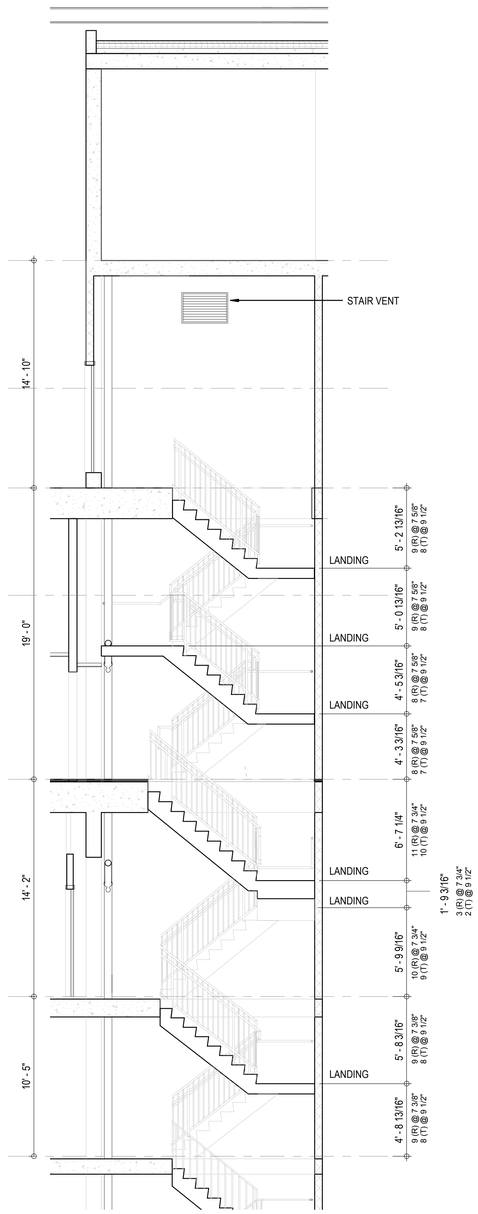
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/4" = 1'-0"
DWG No:	**A-737.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

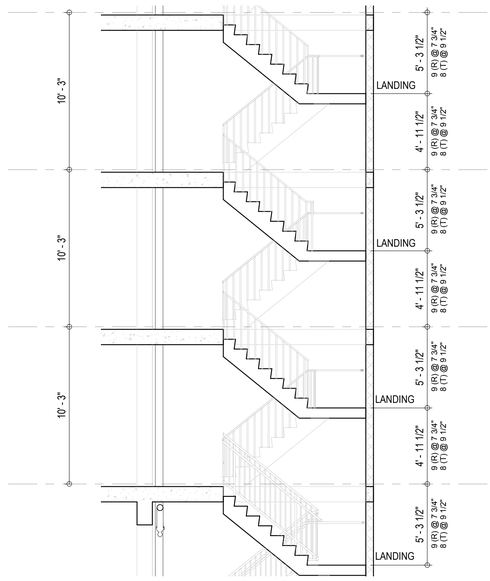
DOB B-SCAN:

FILE NAME:
PLOT DATE:

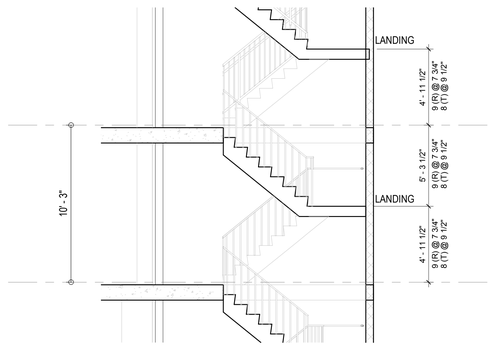
DEPT OF BLDGS 121185528 Job Number
ES009756213 Scan Code



3 SECTION - STAIR B (STAIR A - SIM.)
1/4" = 1'-0"

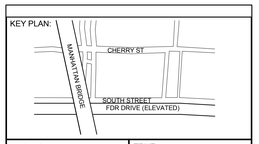


2 SECTION - STAIR B (STAIR A - SIM.)
1/4" = 1'-0"

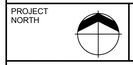


1 SECTION - STAIR B (STAIR A - SIM.)
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH



TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
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TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
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LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
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TEL: 212-285-0088 FAX: 212-285-0228

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LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	03/19/2015
3	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIR (A & B) SECTIONS

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-738.00
DOB PAGE No:	of

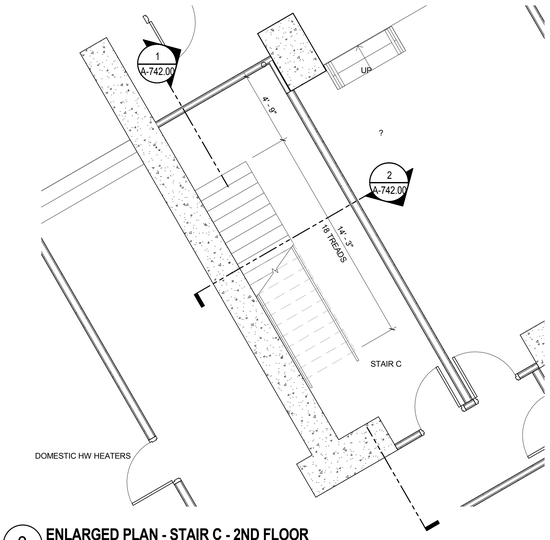
DOB EMPLOYEE STAMP:

DOB B-SCAN:

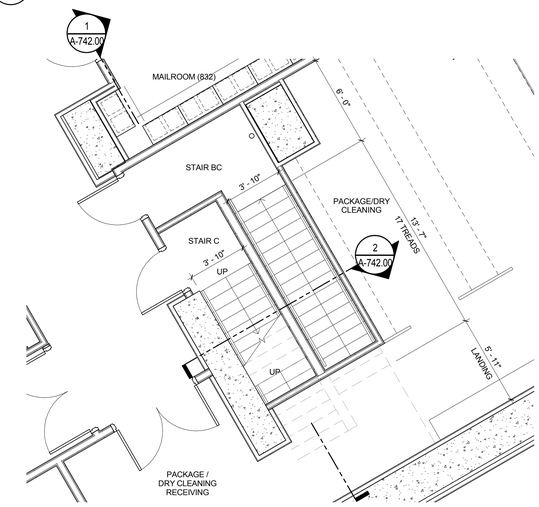
30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

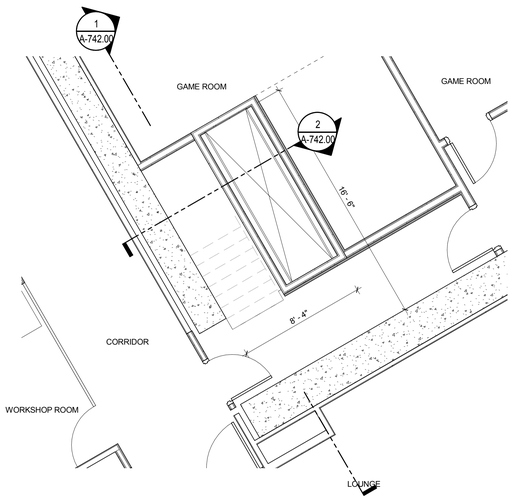
DEPT OF BLDGS 121185528 Job Number
ES238725743 Scan Code



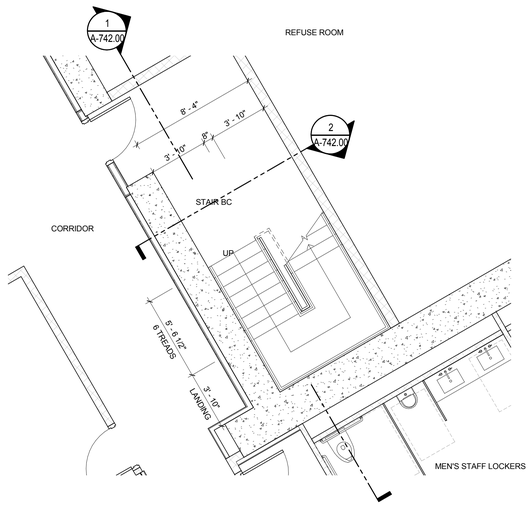
3 **ENLARGED PLAN - STAIR C - 2ND FLOOR**
1/4" = 1'-0"



2 **ENLARGED PLAN - STAIR C & BC - 1ST FLOOR**
1/4" = 1'-0"

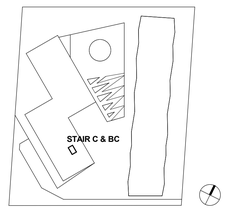


4 **ENLARGED PLAN - STAIR C - 3RD FLOOR**
1/4" = 1'-0"

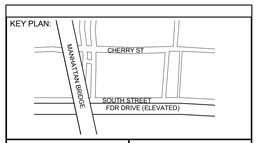


1 **ENLARGED PLAN - STAIR BC - CELLAR**
1/4" = 1'-0"

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

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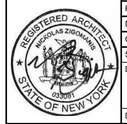
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIRS (C & BC) - ENLARGED PLANS

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-741.00
DOB PAGE No:	of

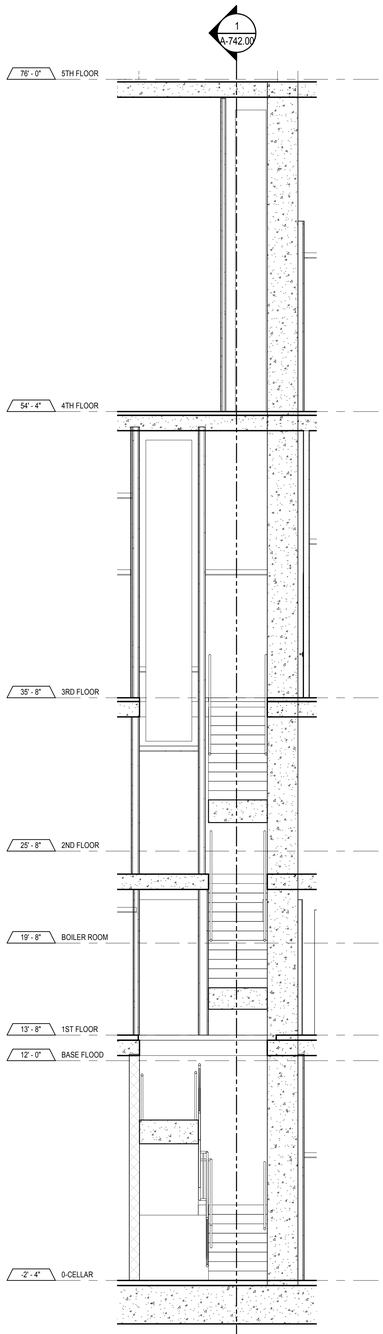
DOB EMPLOYEE STAMP:

DOB B-SCAN:

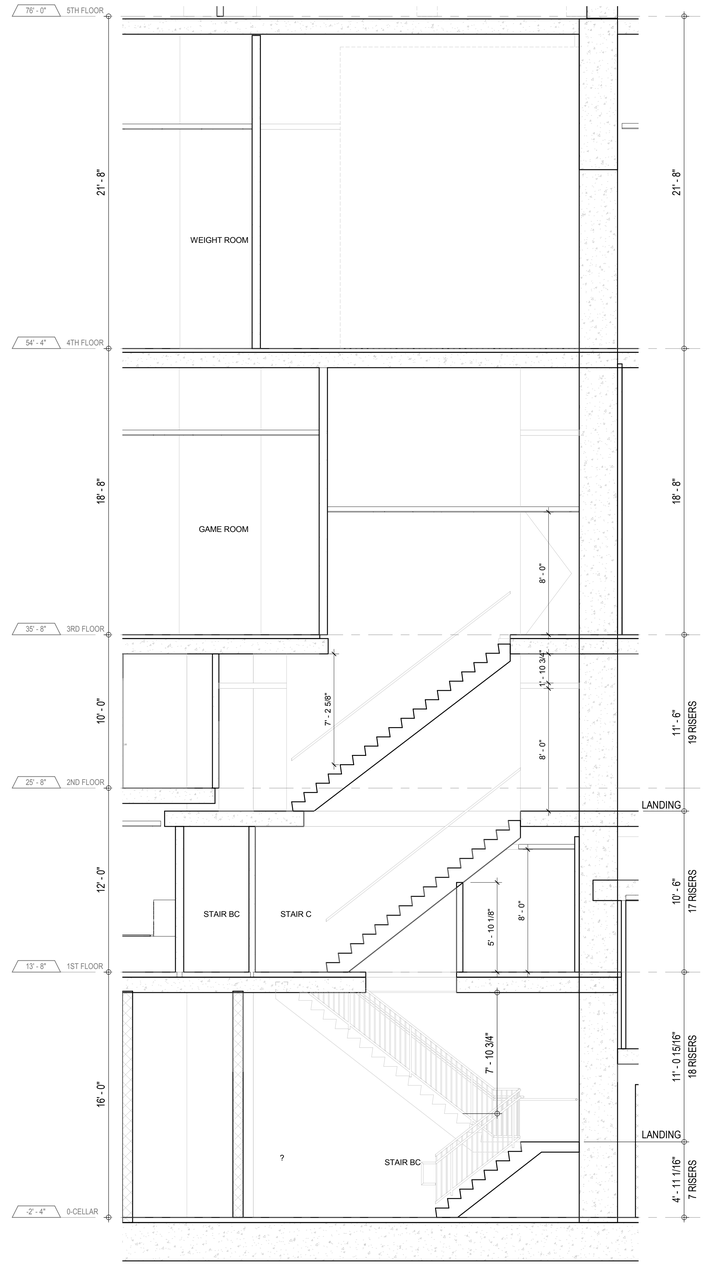
30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES968085662 Scan Code

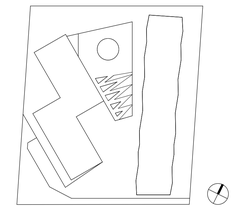


2 SECTION - STAIR C - CROSS
1/4" = 1'-0"



1 SECTION - STAIR C & BC
1/4" = 1'-0"

PROJECT KEY PLAN



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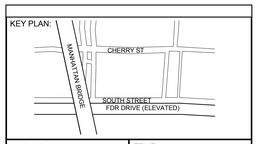

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIRS (C & BC) - SECTIONS

SEAL & SIGNATURE:

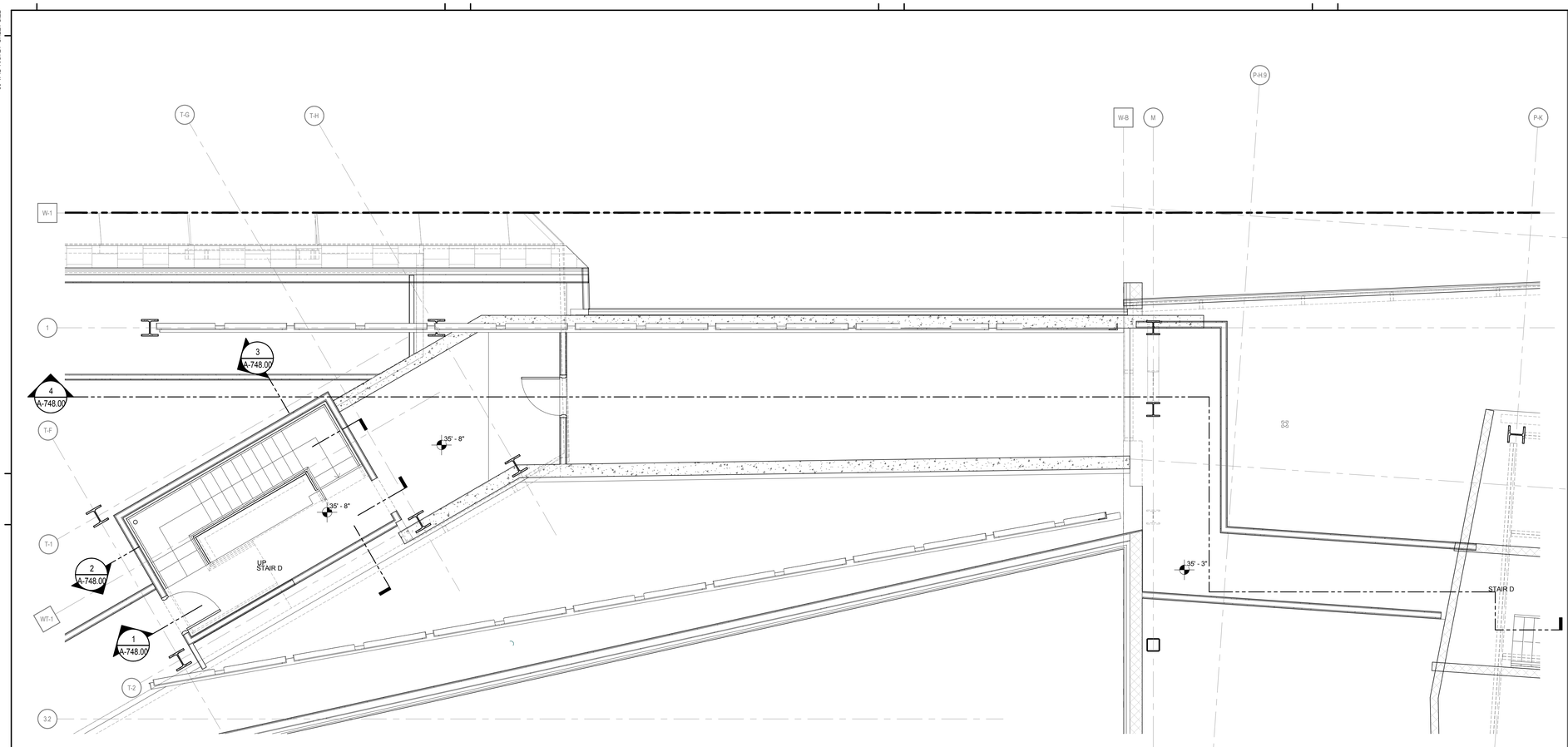
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-742.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

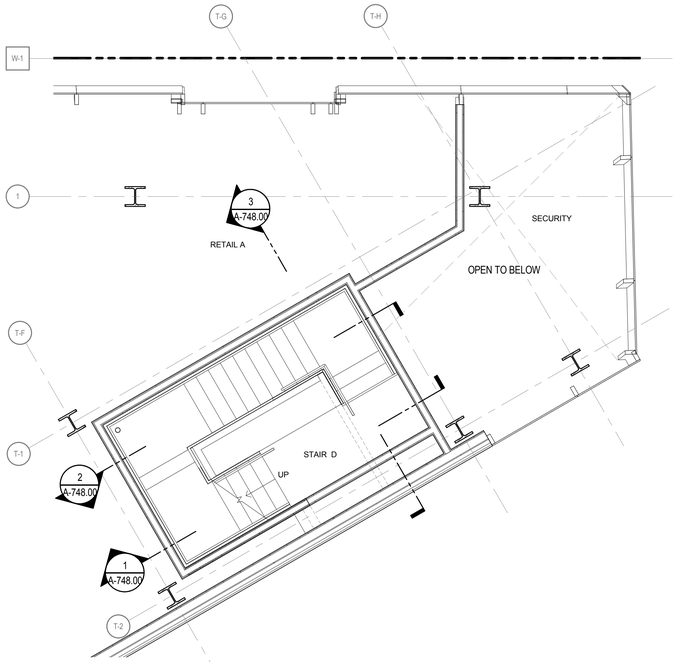
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:



4 ENLARGED PLAN - STAIR D - 3RD FLOOR
1/4" = 1'-0"



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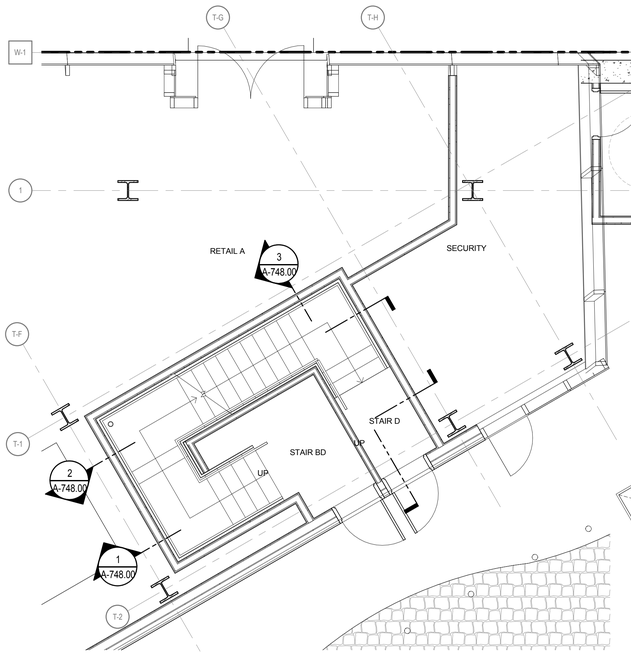
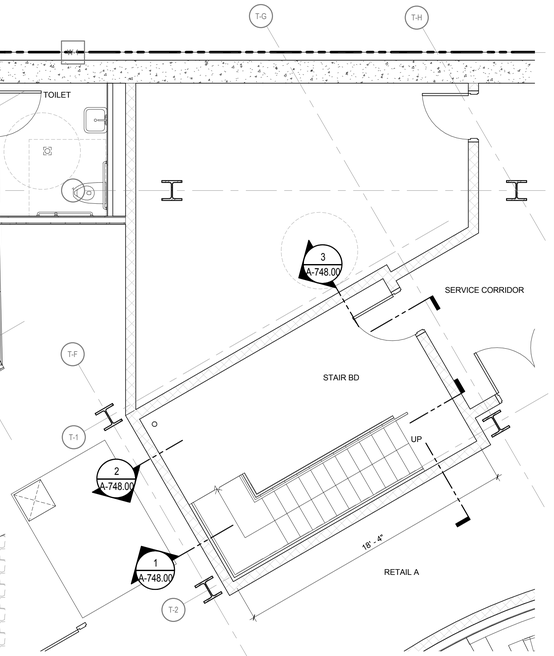
1/4" = 1'-0"

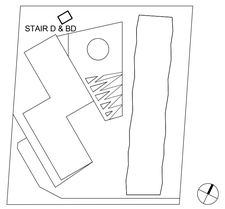


2 ENLARGED PLAN - STAIR D & BD - 1ST FLOOR
1/4" = 1'-0"



1 ENLARGED PLAN - STAIR BD - CELLAR
1/4" = 1'-0"

PROJECT KEY PLAN



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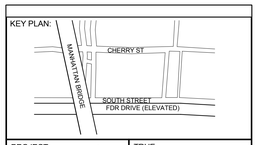

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIRS (D & BD) - ENLARGED PLANS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 032081 STATE OF NEW YORK

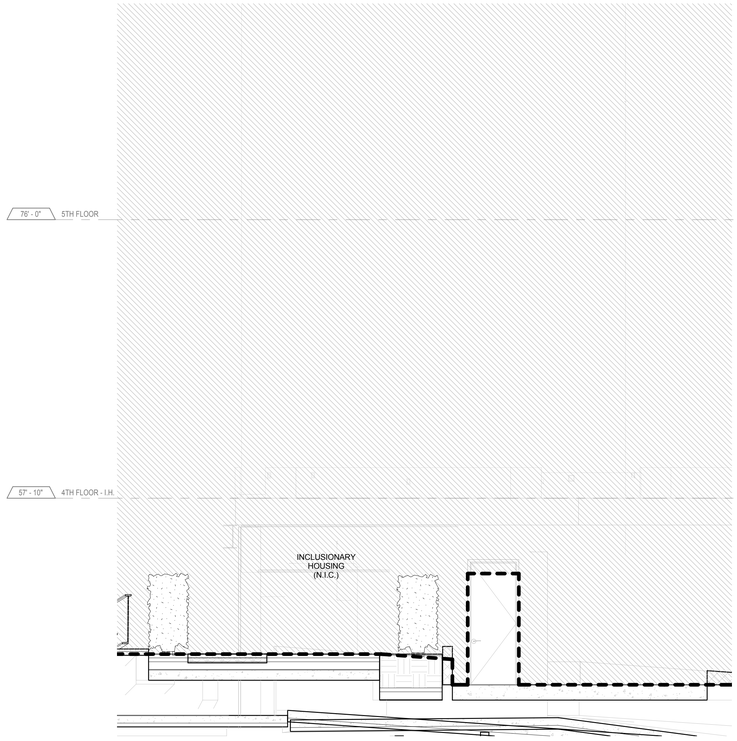
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-746.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

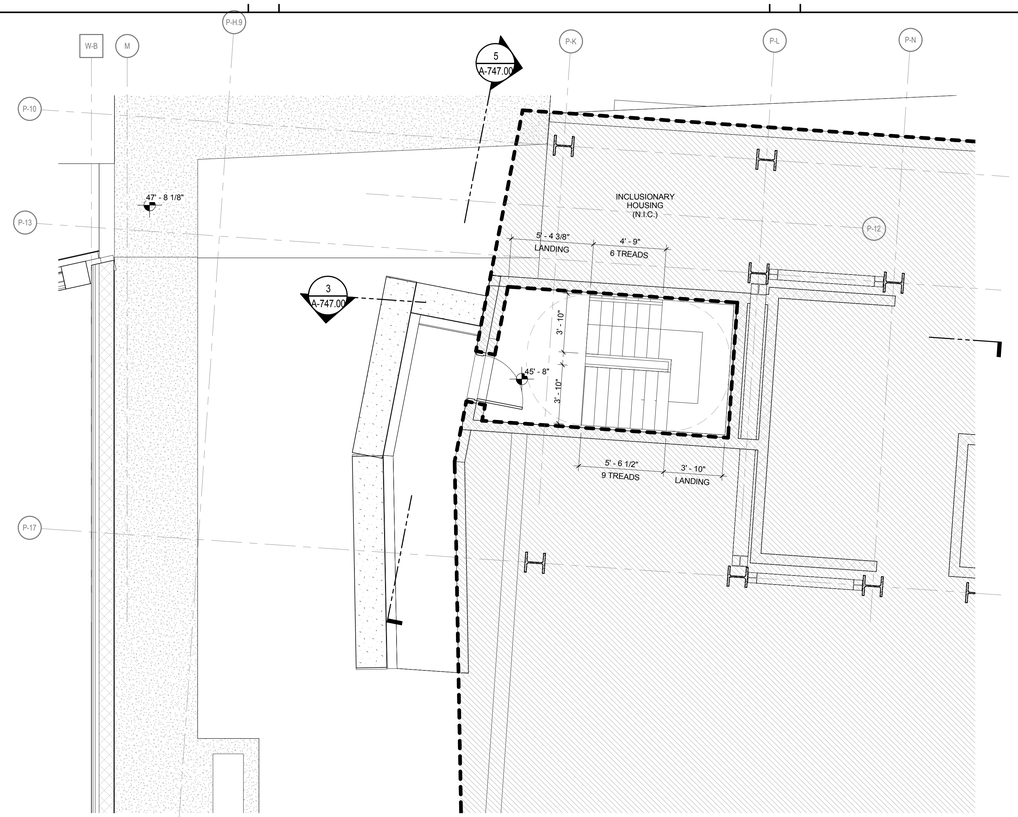
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

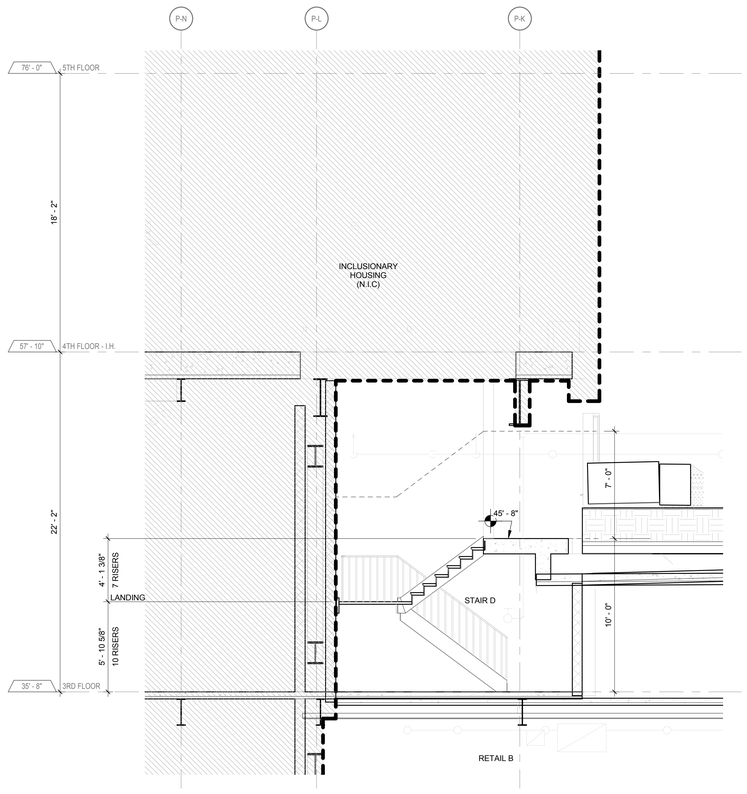
FILE NAME:
PLOT DATE:



5 SECTION - STAIR D - 4TH FLOOR LANDSCAPE
1/4" = 1'-0"



2 ENLARGED PLAN - STAIR BD - 4TH FLOOR LANDSCAPE
1/4" = 1'-0"



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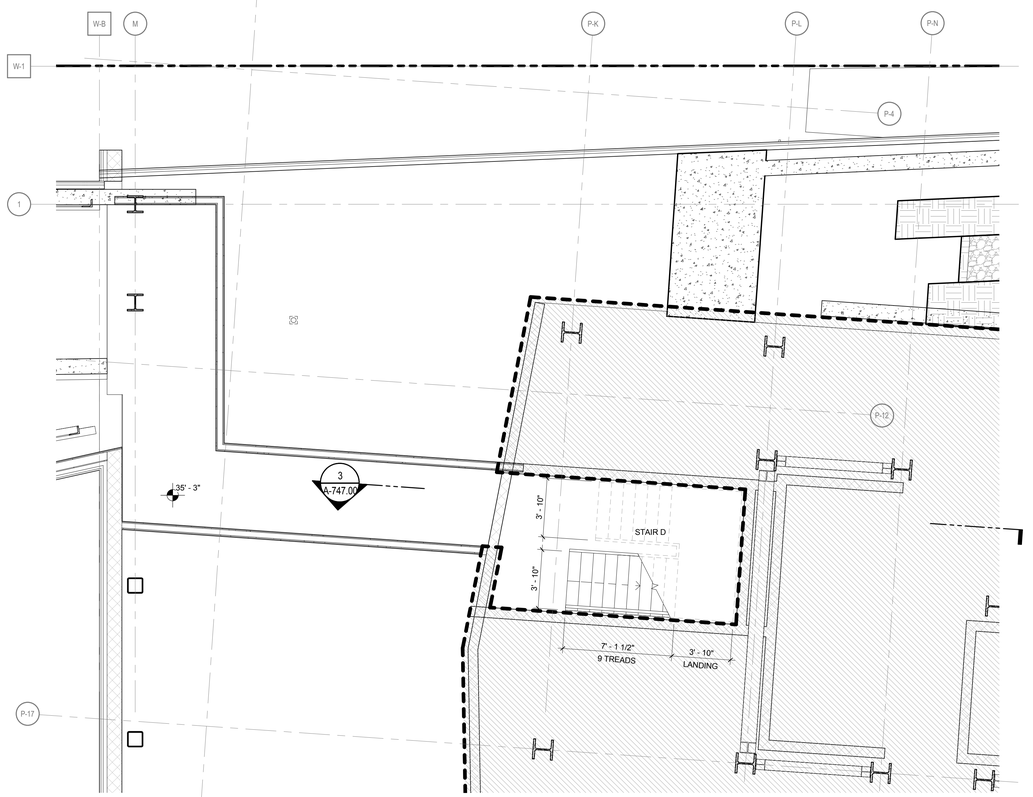
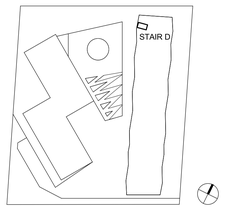
1/4" = 1'-0"

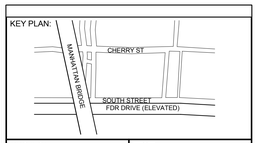


1 ENLARGED PLAN - STAIR D - 3RD FLOOR
1/4" = 1'-0"

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIRS (D) - ENLARGED PLANS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-747.00
DOB PAGE No:	of

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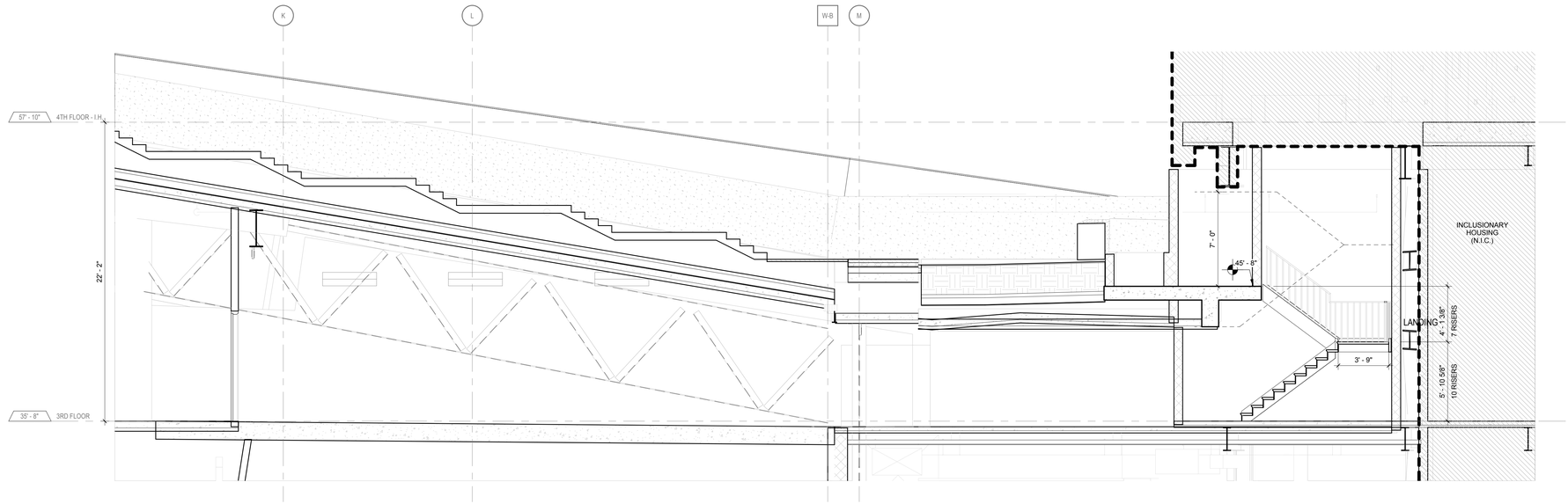
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

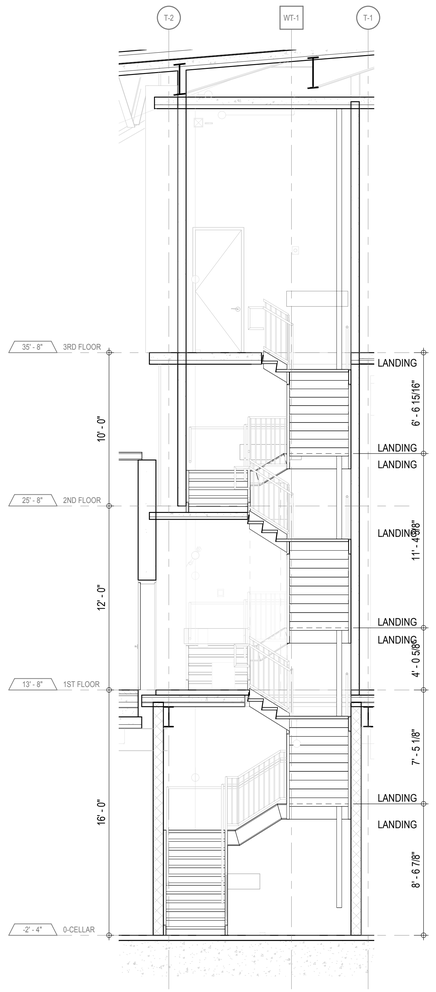
30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

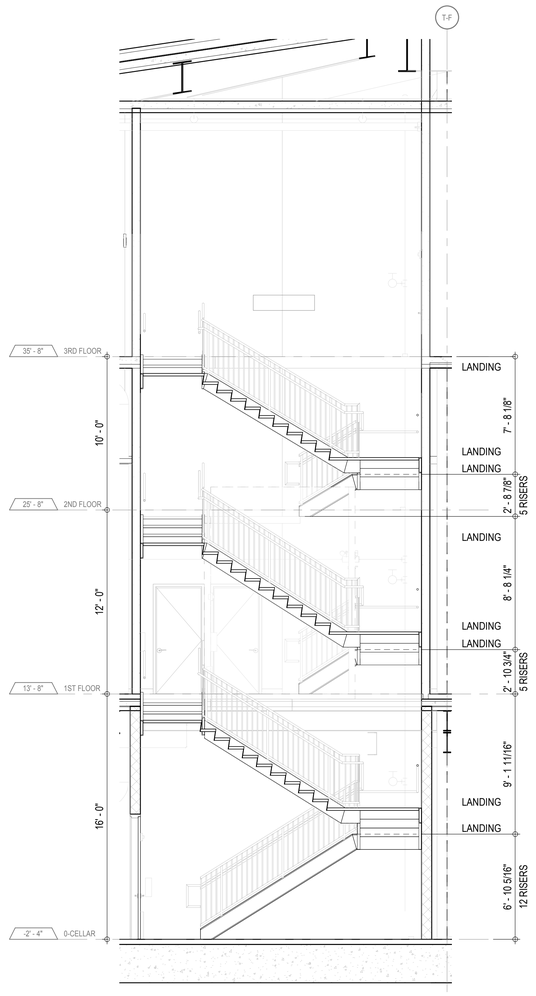
DEPT OF BLDGS 121185528 Job Number
ES455093571 Scan Code



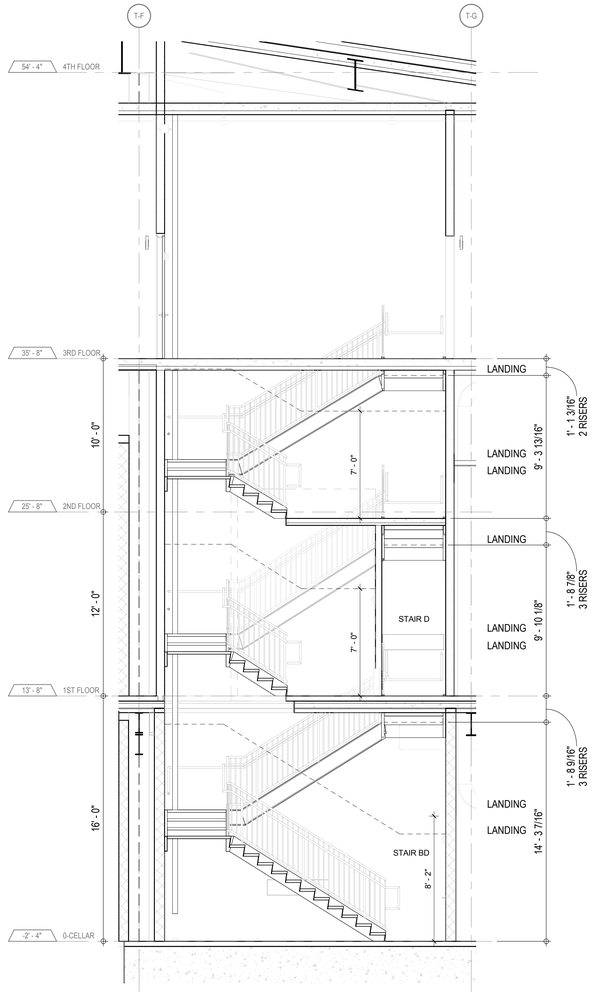
4 **SECTION - STAIR D**
1/4" = 1'-0"



3 **SECTION - STAIR D**
1/4" = 1'-0"

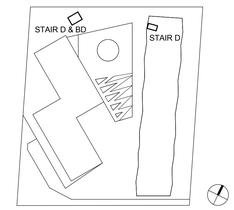


2 **SECTION - STAIR D**
1/4" = 1'-0"

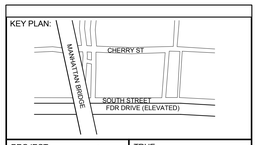


1 **SECTION - STAIR D & BD**
1/4" = 1'-0"

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIRS (D & BD) - SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 032081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-748.00
DOB PAGE No:	of

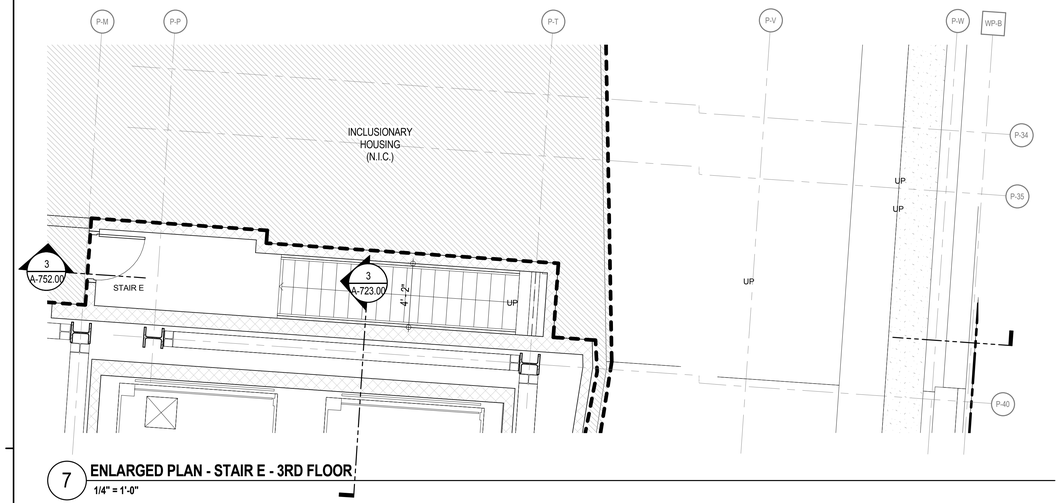
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

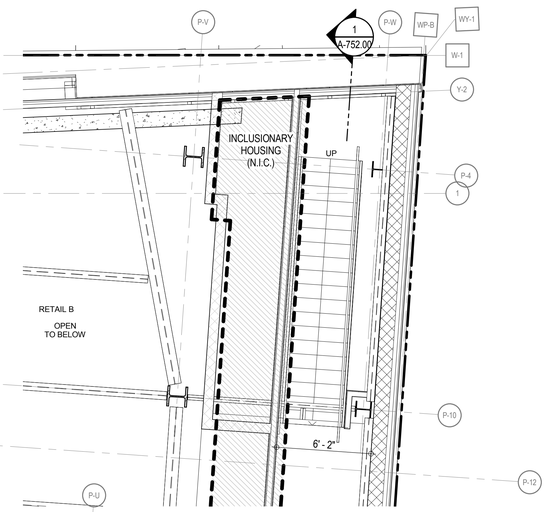
30" x 42" Arch E1 - SHEET SIZE

FILE NAME:
PLOT DATE:

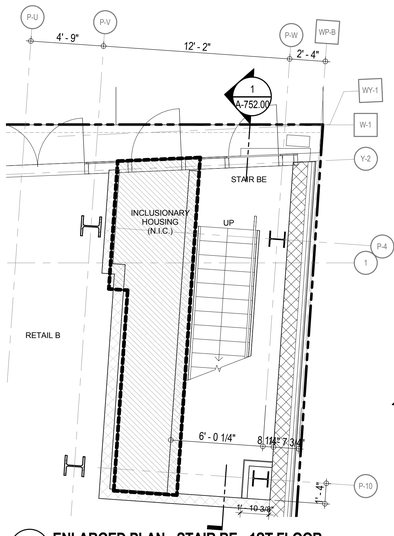
DEPT OF BLDGS121805639 Job Number
E3172319680 Scan Code
30" x 42" Arch E1 - SHEET SIZE



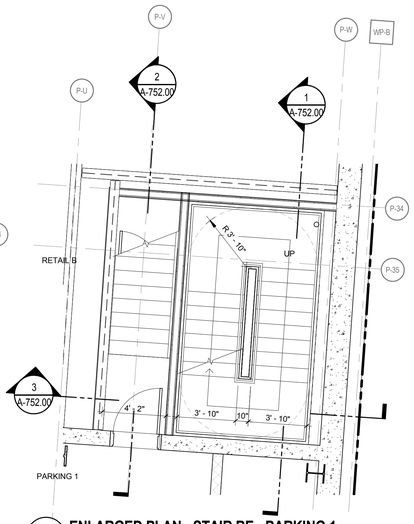
7 **ENLARGED PLAN - STAIR E - 3RD FLOOR**
1/4" = 1'-0"



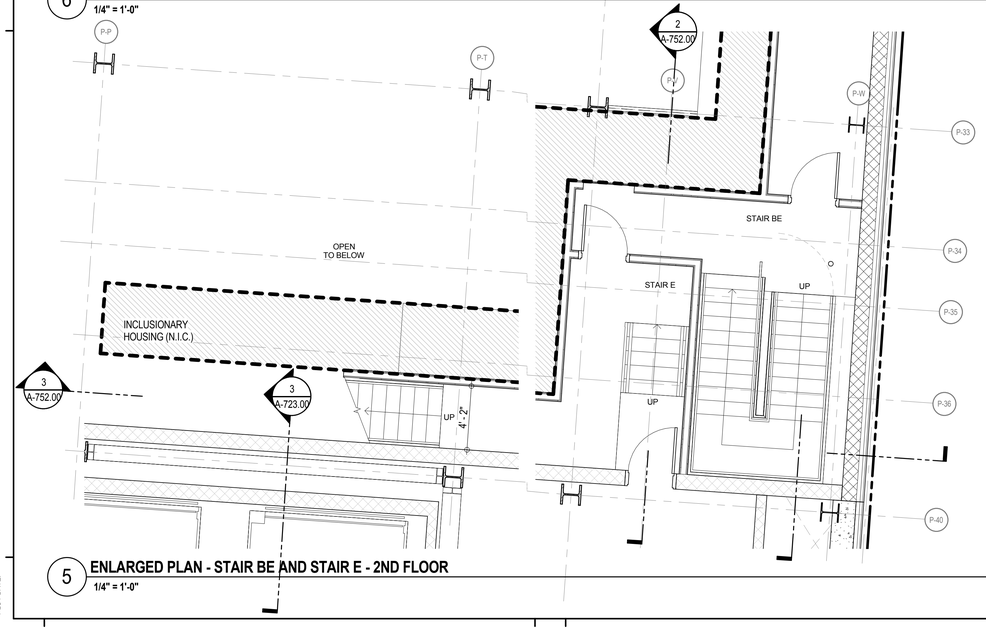
6 **ENLARGED PLAN - STAIR BE - 2ND FLOOR**
1/4" = 1'-0"



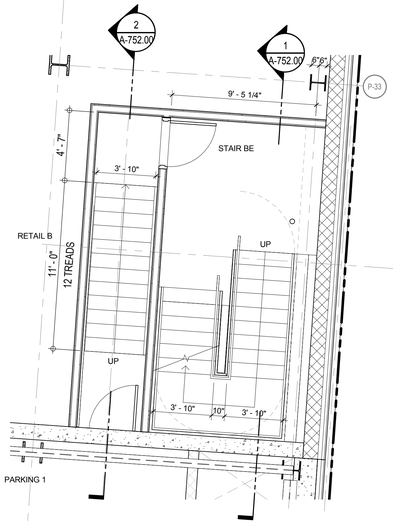
4 **ENLARGED PLAN - STAIR BE - 1ST FLOOR**
1/4" = 1'-0"



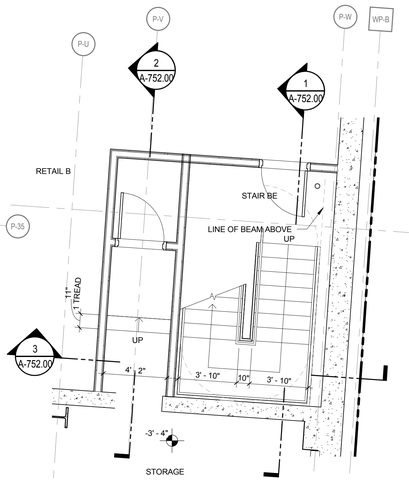
2 **ENLARGED PLAN - STAIR BE - PARKING 1**
1/4" = 1'-0"



5 **ENLARGED PLAN - STAIR BE AND STAIR E - 2ND FLOOR**
1/4" = 1'-0"

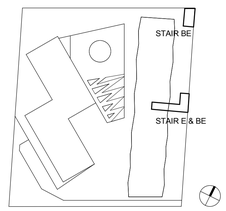


3 **ENLARGED PLAN - STAIR BE - 1ST FLOOR**
1/4" = 1'-0"

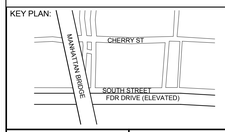


1 **ENLARGED PLAN - STAIR BE - CELLAR**
1/4" = 1'-0"

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
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STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
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Iseline, NJ 08830
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIRS (E & BE) - ENLARGED PLANS

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029261 STATE OF NEW YORK

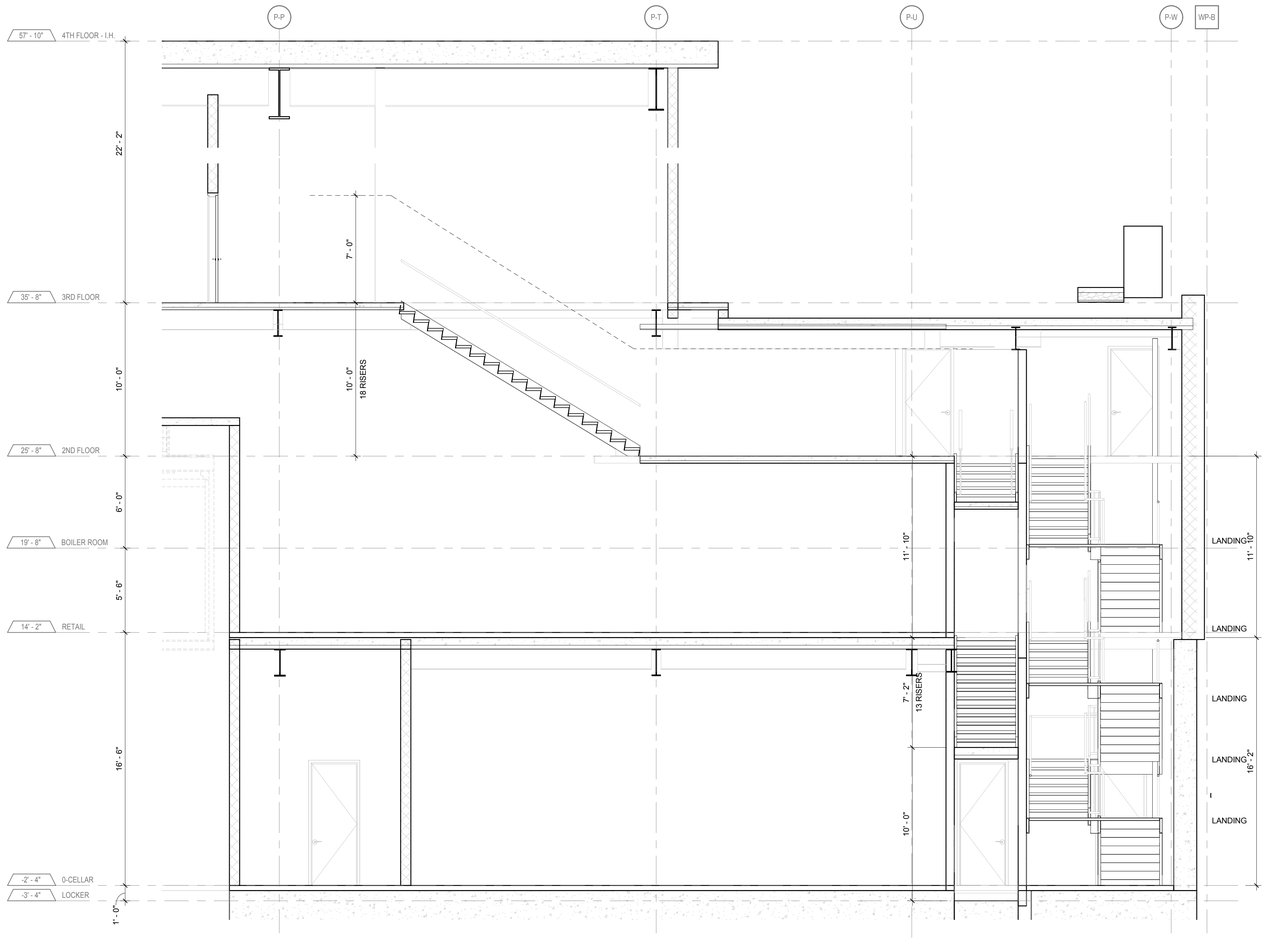
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-751.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

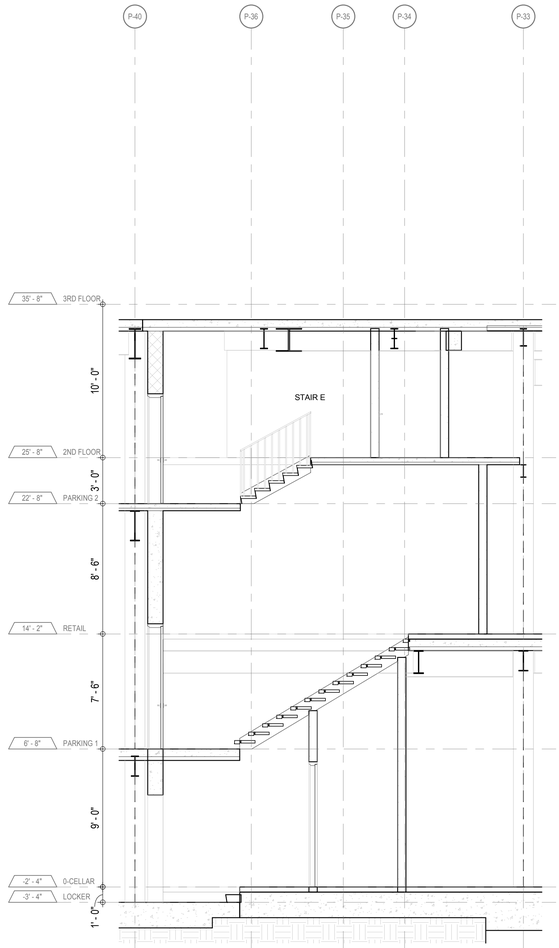
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

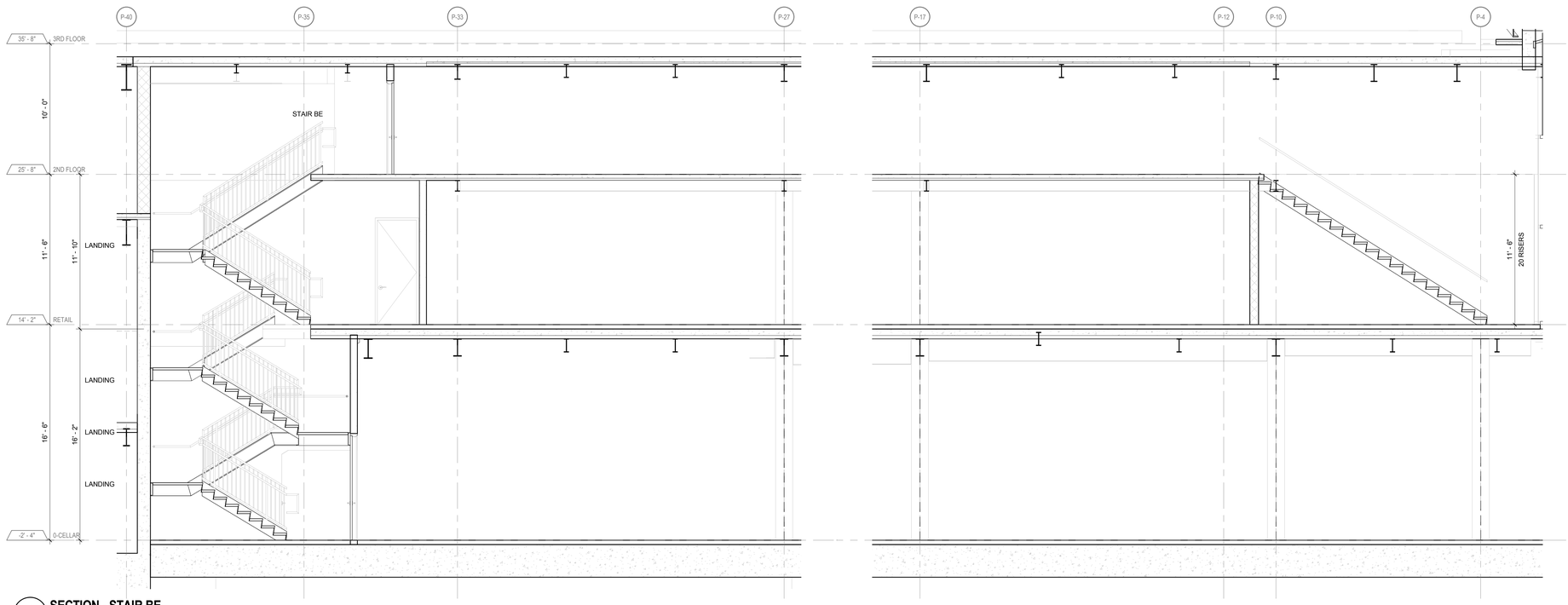
FILE NAME:
PLOT DATE:



3 ENLARGED SECTION - STAIR BE
1/4" = 1'-0"

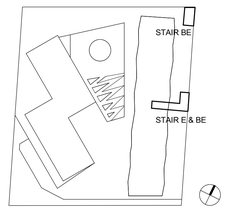


2 SECTION - STAIR BE
1/4" = 1'-0"

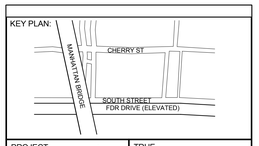


1 SECTION - STAIR BE
1/4" = 1'-0"

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
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TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIRS (E & BE) - SECTIONS

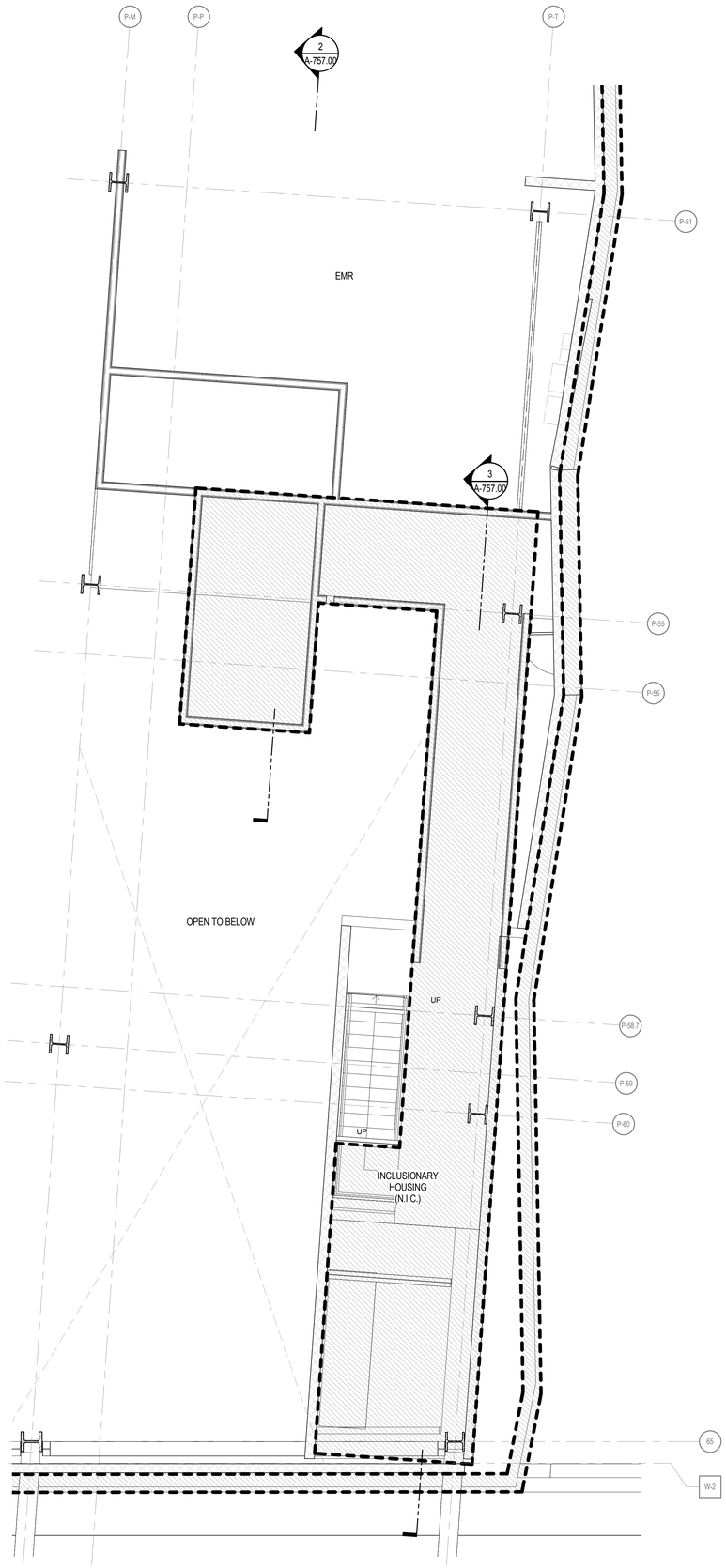
SEAL & SIGNATURE:
REGISTERED ARCHITECT
NICHOLAS ZIGOMANIS
STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-752.00
DOB PAGE No:	of

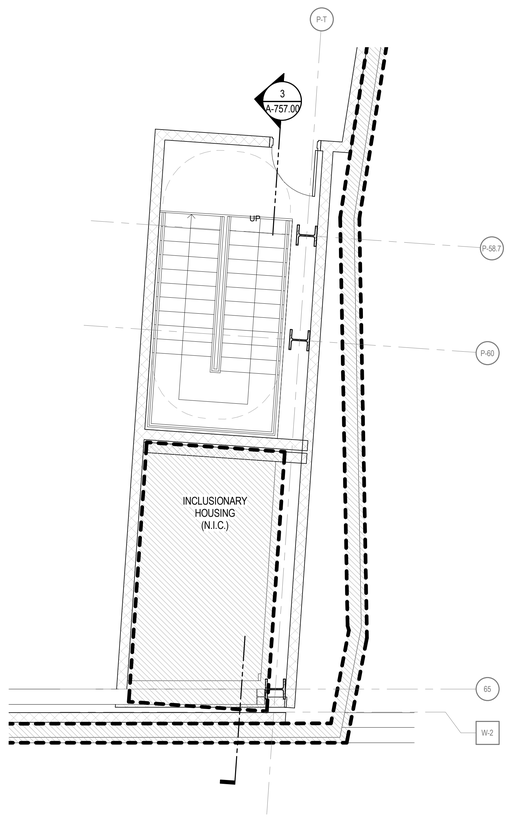
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

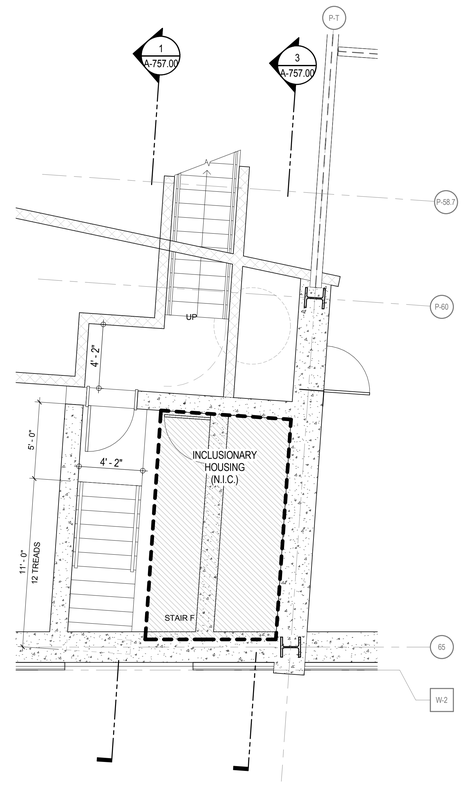
DEPT OF BLDGS 121185528 Job Number
ES290760904 Scan Code
30" x 42" Arch E1 - SHEET SIZE
FILE NAME:
PLOT DATE:



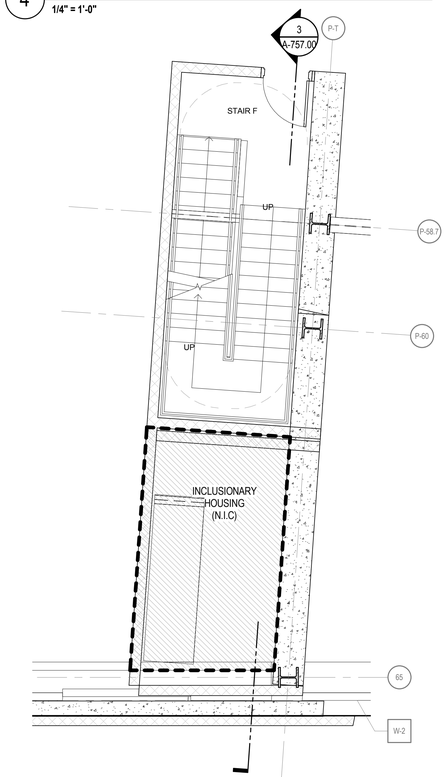
5 ENLARGED PLAN - MEZZANINE
1/4" = 1'-0"



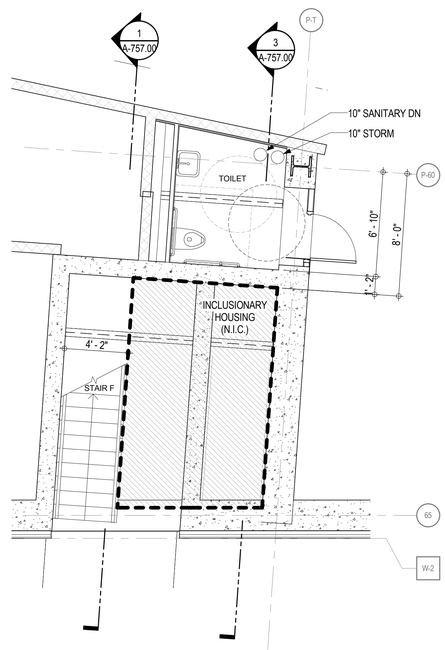
4 ENLARGED PLAN - STAIR F - 3RD FLOOR
1/4" = 1'-0"



3 ENLARGED PLAN - STAIR F - 1ST FL INTERMEDIATE LANDING
1/4" = 1'-0"

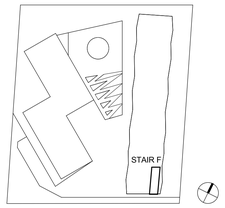


2 ENLARGED PLAN - STAIR F - 2ND FLOOR
1/4" = 1'-0"

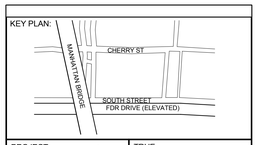


1 ENLARGED PLAN - STAIR F - 1ST FLOOR
1/4" = 1'-0"

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIR (F) - ENLARGED PLANS

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	A-756.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

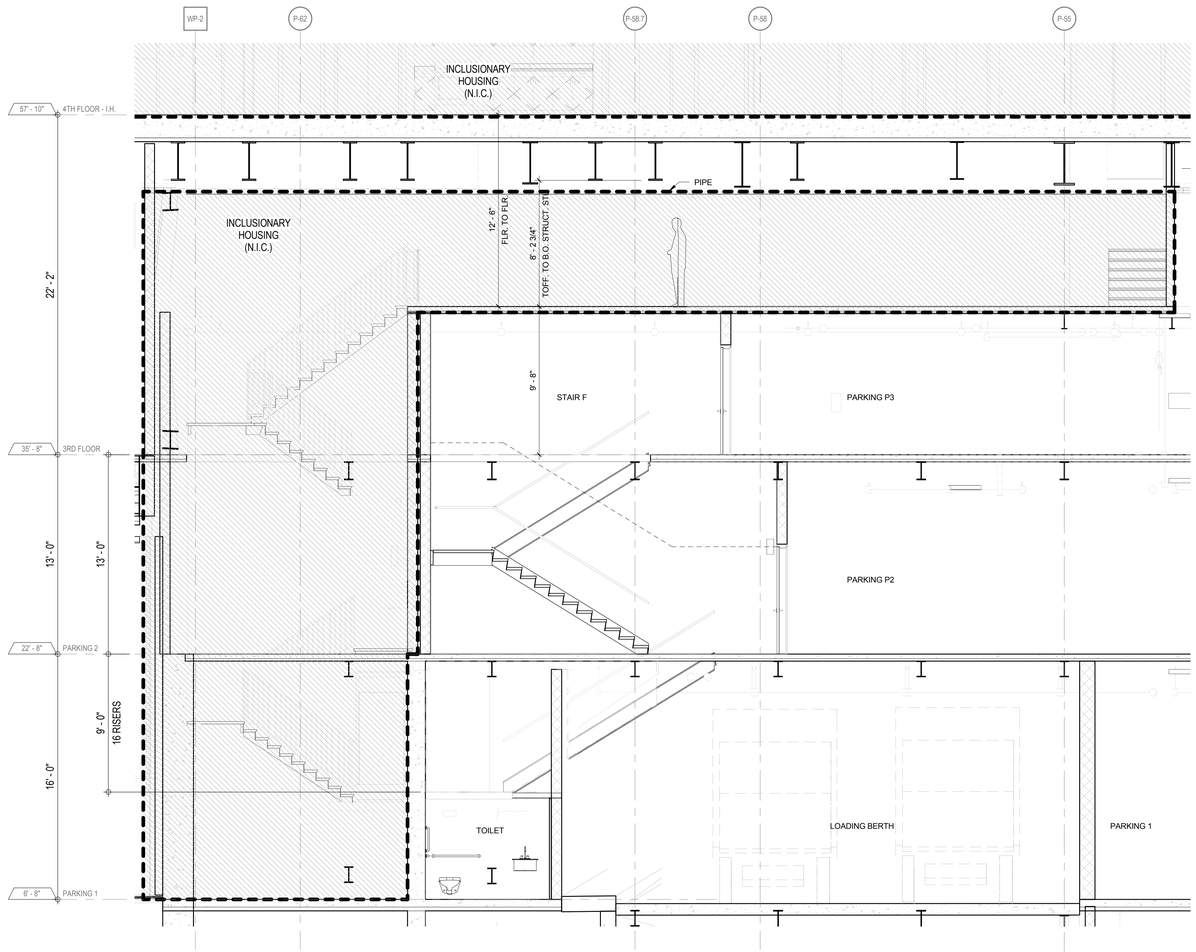
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

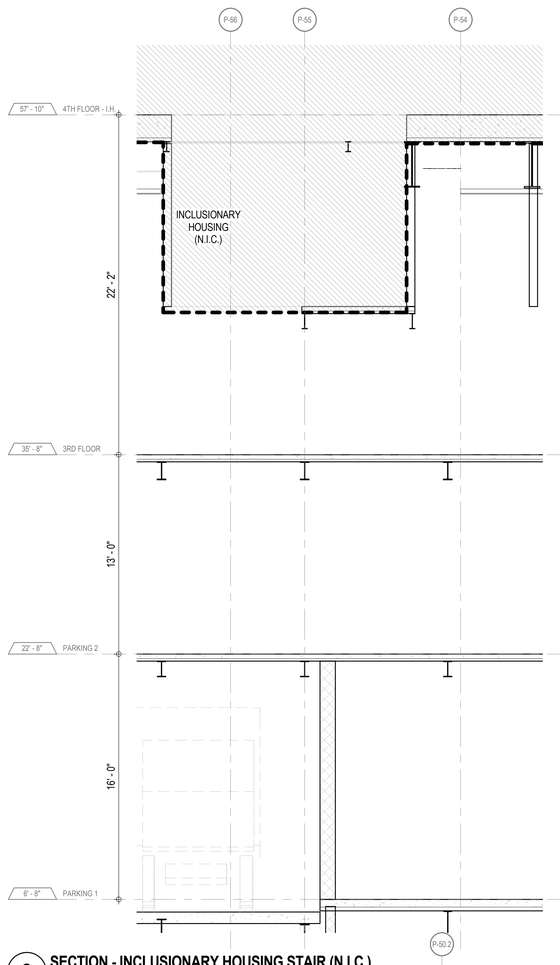
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
E:5209508144 Scan Code

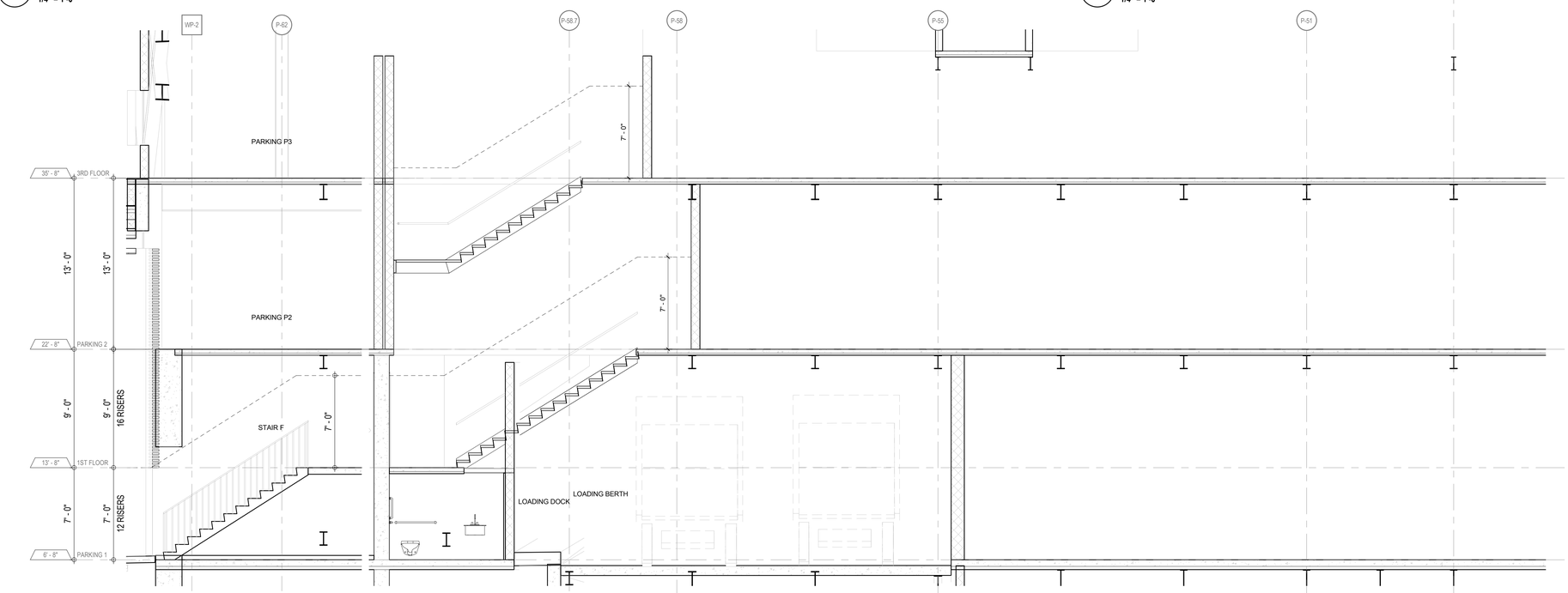
30" x 42" Arch E1 - SHEET SIZE



3 **SECTION - STAIR F**
1/4" = 1'-0"

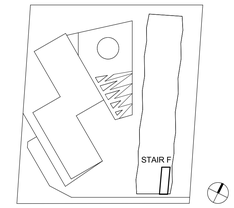


2 **SECTION - INCLUSIONARY HOUSING STAIR (N.I.C.)**
1/4" = 1'-0"



1 **SECTION - STAIR F**
1/4" = 1'-0"

PROJECT KEY PLAN



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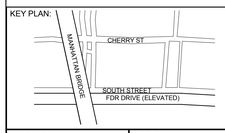

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIR (F) - SECTIONS

SEAL & SIGNATURE:

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-757.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

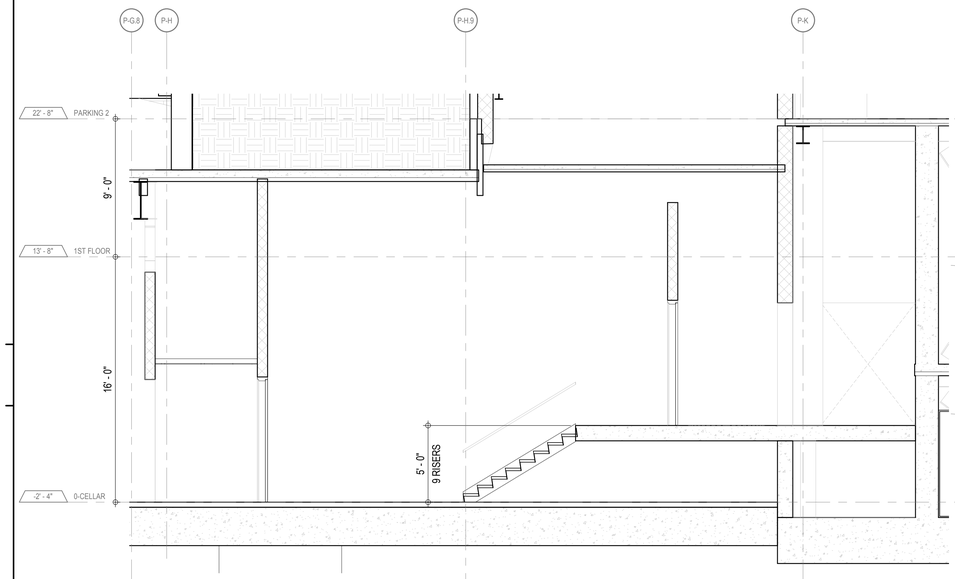
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

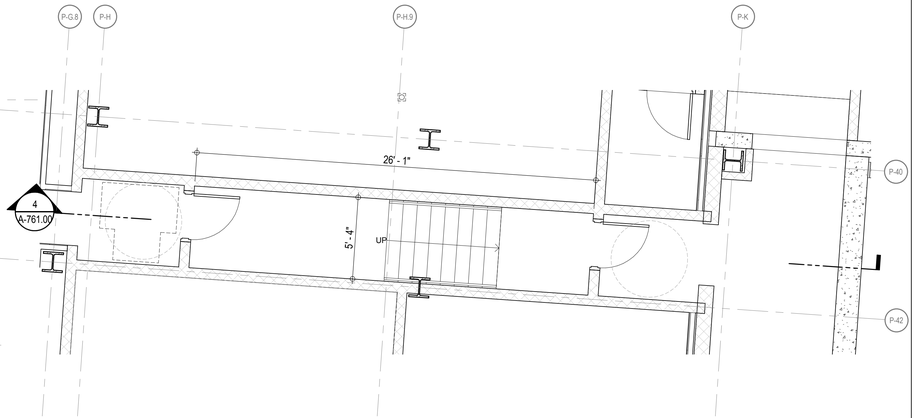
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121805639 Job Number
E-S1391650011 Scan Code

30" x 42" Arch E1 - SHEET SIZE



4 **SECTION - STAIR G**
1/4" = 1'-0"



2 **STAIR G - CELLAR**
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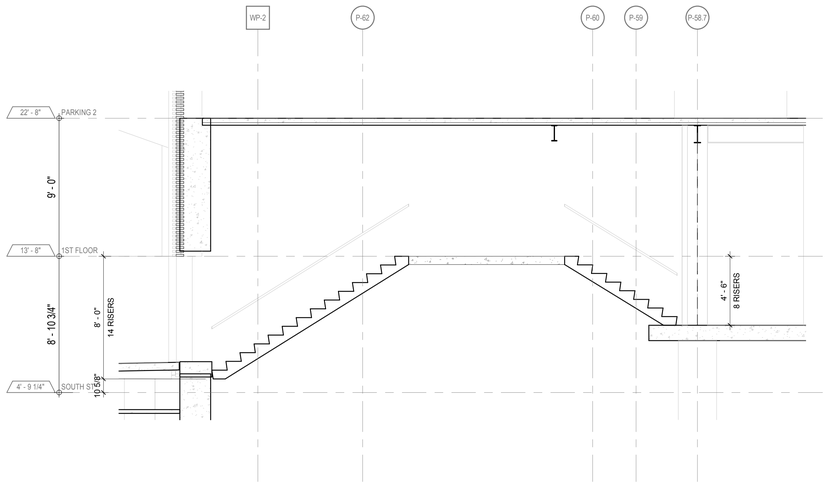
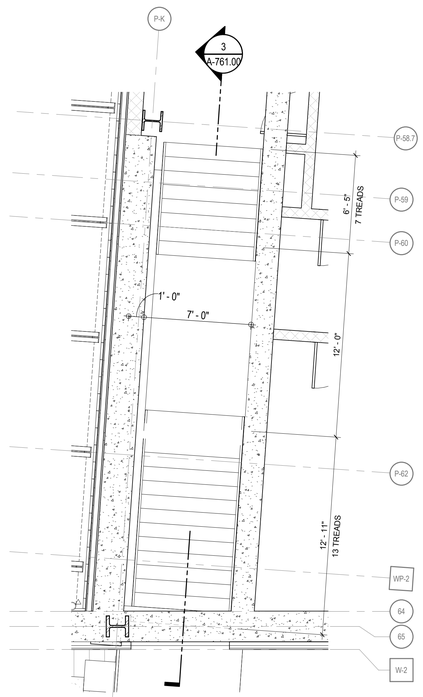
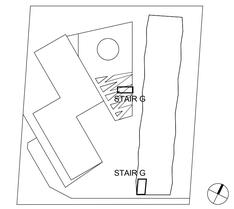


3 **SECTION - STAIR G**
1/4" = 1'-0"

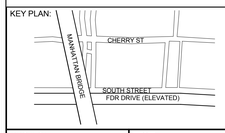


1 **ENLARGED PLAN - STAIR G - 1ST FLOOR**
1/4" = 1'-0"

PROJECT KEY PLAN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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New York, NY 10014
TEL: 212-627-5574

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New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
STAIR (G) - ENLARGED PLANS AND SECTIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOMALAS 035381 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-761.00**
DOB PAGE No:	of

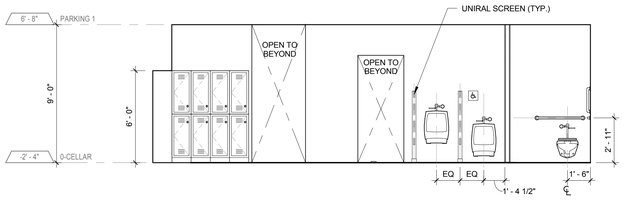
DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

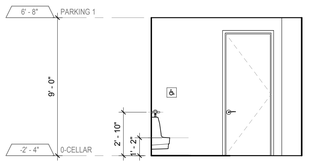
DOB B-SCAN:

FILE NAME:
PLOT DATE:

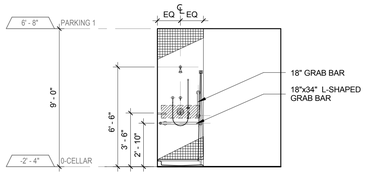
DEPT OF BLDGS121185539 Job Number
B3747740249 Scan Code
30" x 42" Arch E1 - SHEET SIZE



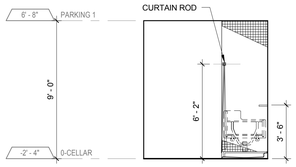
10 **ELEVATION**
1/4" = 1'-0"



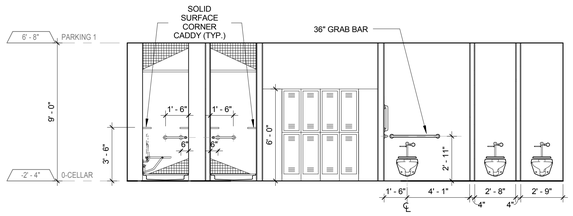
11 **ELEVATION**
1/4" = 1'-0"



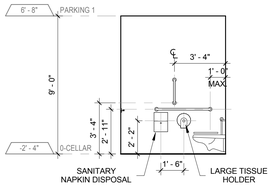
8 **ELEVATION**
1/4" = 1'-0"



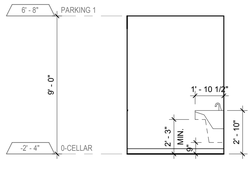
6 **ELEVATION**
1/4" = 1'-0"



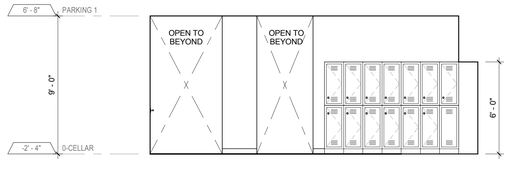
5 **ELEVATION**
1/4" = 1'-0"



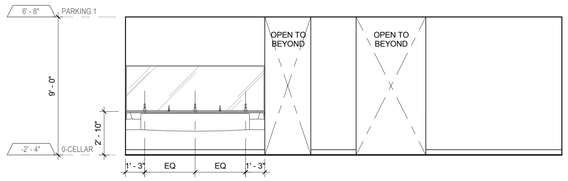
9 **ELEVATION**
1/4" = 1'-0"



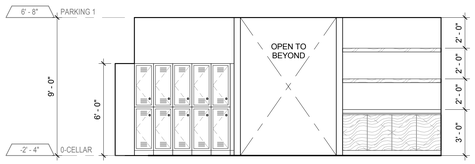
7 **ELEVATION**
1/4" = 1'-0"



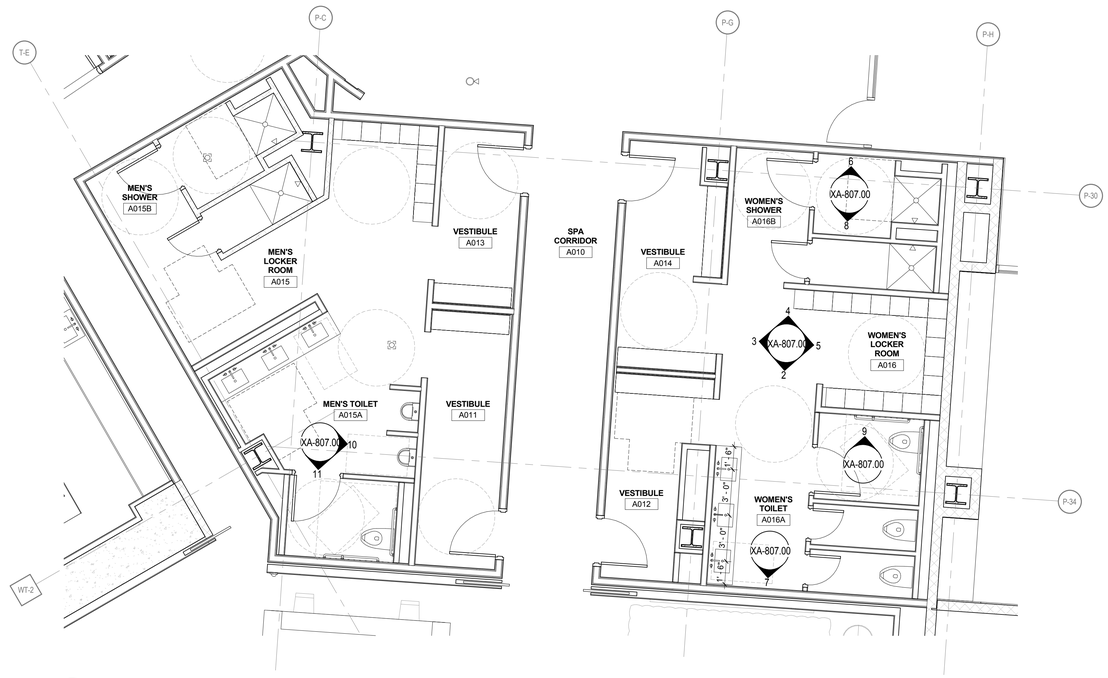
4 **ELEVATION**
1/4" = 1'-0"



3 **ELEVATION**
1/4" = 1'-0"

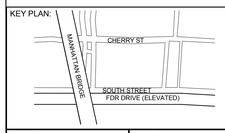


2 **ELEVATION**
1/4" = 1'-0"



1 **ENLARGED PLAN - MEN'S AND WOMEN'S LOCKER ROOMS**
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
INTERIOR ELEVATIONS & ENLARGED PLANS - CELLAR - TOILETS & LOCKERS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 031304 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-807.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

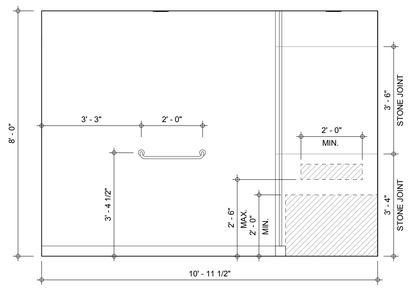
DOB B-SCAN:

FILE NAME:
PLOT DATE:

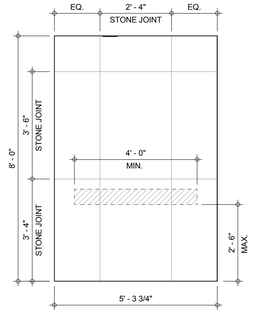
30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS 121805639 Job Number

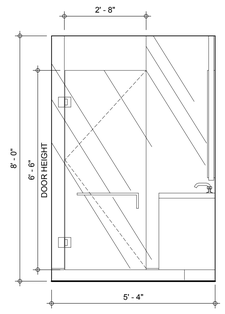
E30121805639 Scan Code



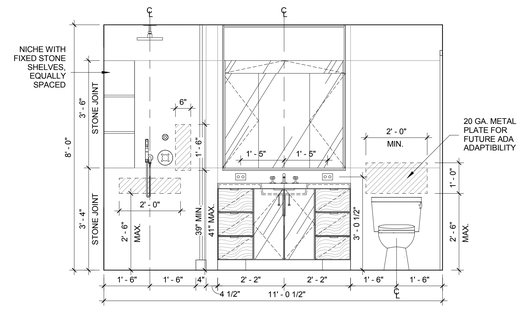
17 **ELEVATION**
1/2" = 1'-0"



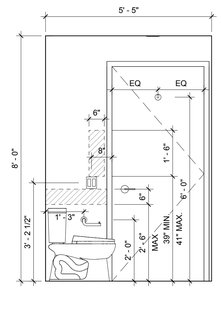
16 **ELEVATION**
1/2" = 1'-0"



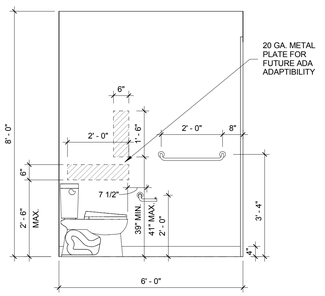
15 **ELEVATION**
1/2" = 1'-0"



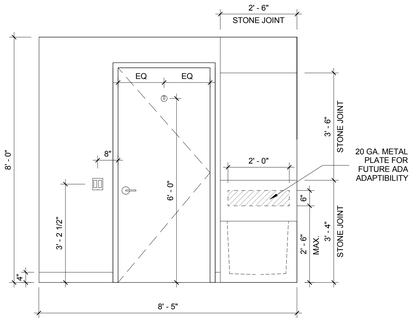
14 **ELEVATION**
1/2" = 1'-0"



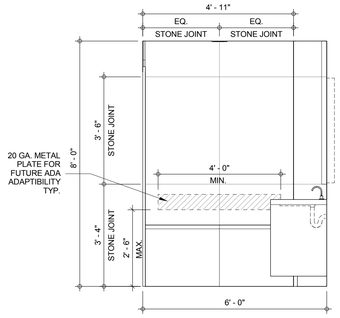
13 **ELEVATION**
1/2" = 1'-0"



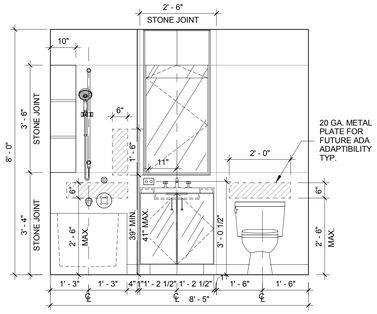
12 **ELEVATION**
1/2" = 1'-0"



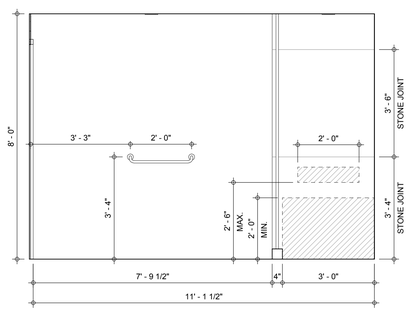
11 **ELEVATION**
1/2" = 1'-0"



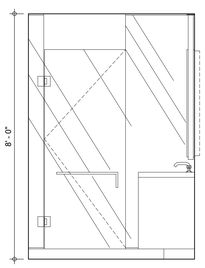
10 **ELEVATION**
1/2" = 1'-0"



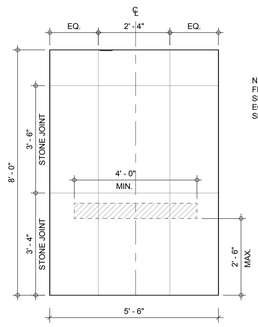
9 **ELEVATION**
1/2" = 1'-0"



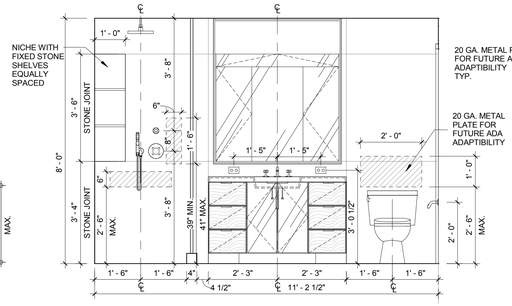
8 **ELEVATION**
1/2" = 1'-0"



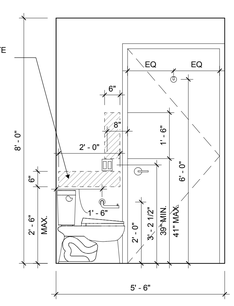
7 **ELEVATION**
1/2" = 1'-0"



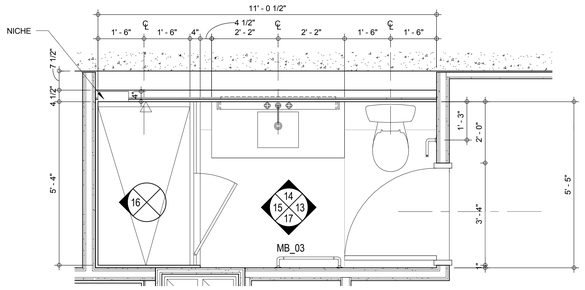
6 **ELEVATION**
1/2" = 1'-0"



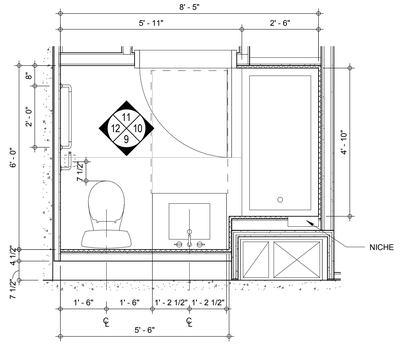
5 **ELEVATION**
1/2" = 1'-0"



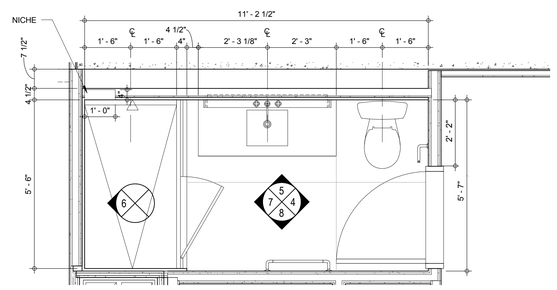
4 **ELEVATION**
1/2" = 1'-0"



3 **FLOOR PLAN- MASTER BATH TYPE MB_03 (UNITS D AND E)**
1/2" = 1'-0" (TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT)



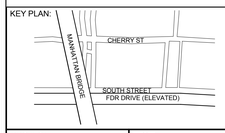
2 **FLOOR PLAN - MASTER BATH TYPE MB_02 (UNIT B)**
1/2" = 1'-0" APPENDIX P BATHROOM PER 2008 NYC BUILDING CODE (ONLY BATHROOM IN DWELLING UNIT)



1 **FLOOR PLAN - MASTER BATH TYPE MB_01 (UNIT A AND UNIT C)**
1/2" = 1'-0" UNIT C IS SIMILAR OPPOSITE HAND
(TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT)

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

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2	DOB FILING SUBMISSION	04/13/2015
3	DOB FILING SUBMISSION	05/13/2015
4	DOB FILING SUBMISSION	05/20/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENLARGED PLAN & INTERIOR ELEVATIONS - MASTER BATHROOM - TYPE (MB_01) AND TYPE (MB_02)

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 035981 STATE OF NEW YORK

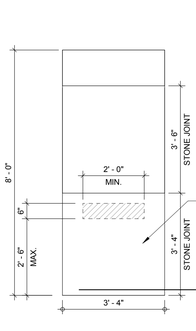
DATE:	01 NOV 2013	
PROJECT No:	1335-00	
DRAWN:	TEAM	REV:
CHK:	CHECKER	
SCALE:	1/2" = 1'-0"	
DWG No:	**A-861.00**	
DOB PAGE No:	of	

DOB EMPLOYEE STAMP:

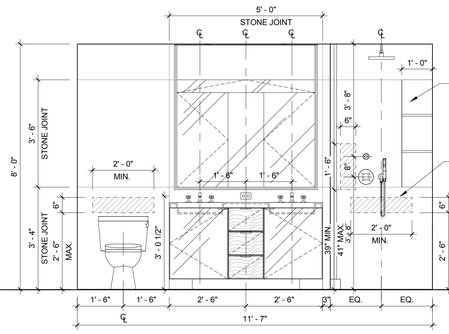
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

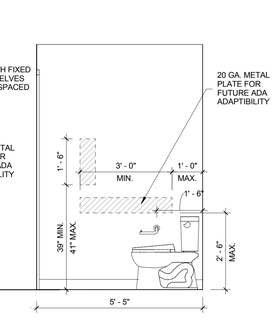
DEPT OF BLDGS121185539 Job Number
E:5231.2150294 Scan Code
30" x 42" Arch E1 - SHEET SIZE



13 **ELEVATION**
1/2" = 1'-0"



12 **ELEVATION**
1/2" = 1'-0"



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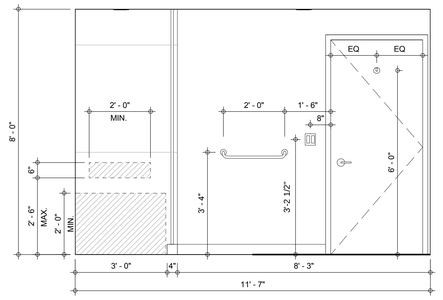
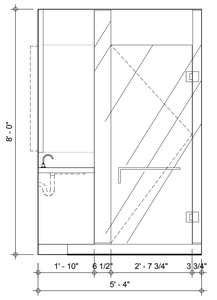
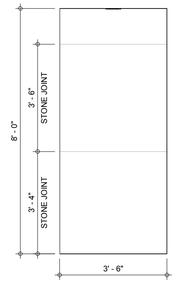
1/2" = 1'-0"



10 **ELEVATION**
1/2" = 1'-0"



9 **ELEVATION**
1/2" = 1'-0"



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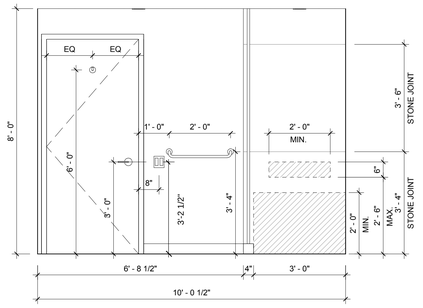
1/2" = 1'-0"



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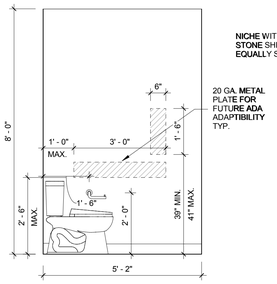
1/2" = 1'-0"



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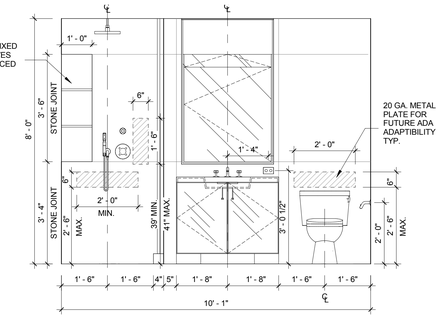
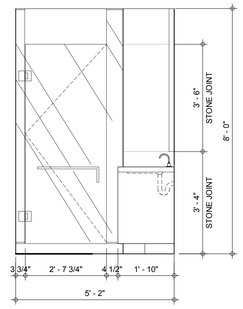
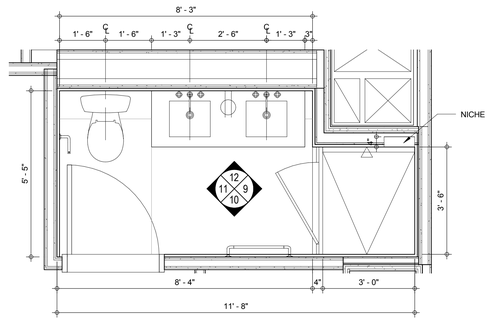
1/2" = 1'-0"



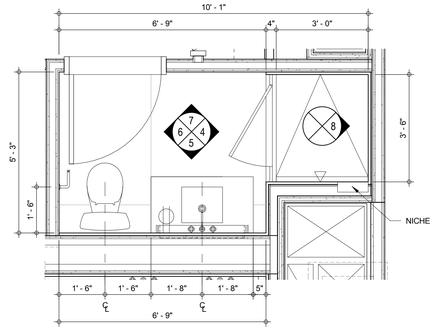
5 **ELEVATION**
1/2" = 1'-0"



4 **ELEVATION**
1/2" = 1'-0"



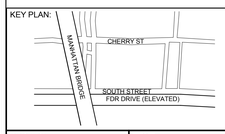
2 **FLOOR PLAN - MASTER BATH TYPE MB_07 (UNIT I)**
1/2" = 1'-0" (TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT)



1 **FLOOR PLAN - MASTER BATH TYPE MB_06 (UNIT H)**
1/2" = 1'-0" (TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT)

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
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LANDSCAPE DESIGNER:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENLARGED PLAN & INTERIOR ELEVATIONS - MASTER BATHROOM - TYPE (MB_06), (MB_07)

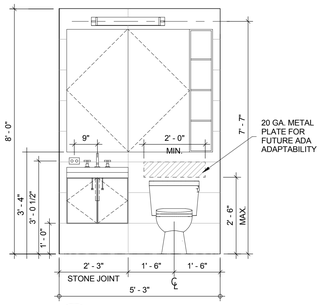
SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 023081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/2" = 1'-0"	
DWG No:	**A-863.00**
DOB PAGE No:	of

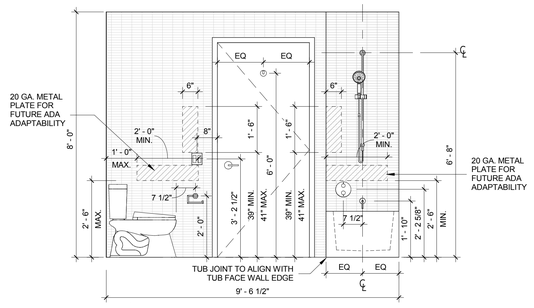
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

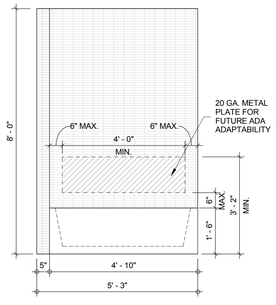
DEPT OF BLDGS121105639 Job Number
ES2307979297 Scan Code
30" x 42" Arch E1 - SHEET SIZE



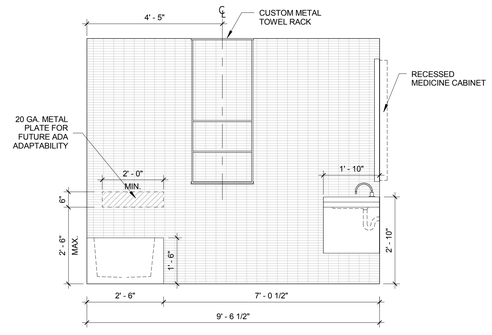
11 **ELEVATION**
1/2" = 1'-0"



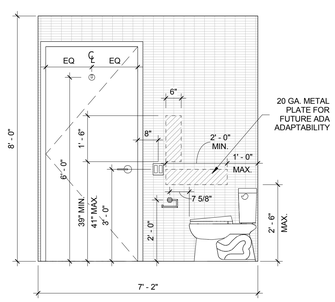
10 **ELEVATION**
1/2" = 1'-0"



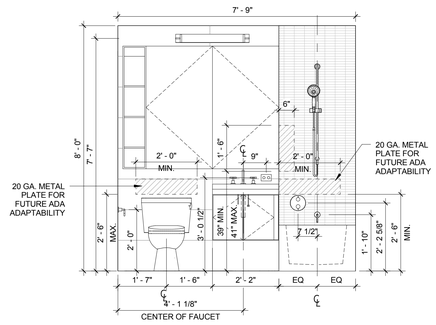
9 **ELEVATION**
1/2" = 1'-0"



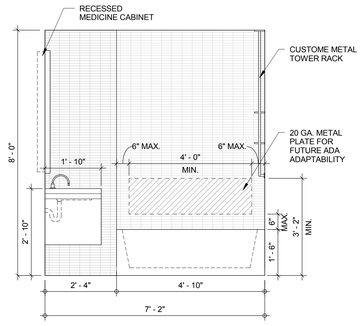
8 **ELEVATION**
1/2" = 1'-0"



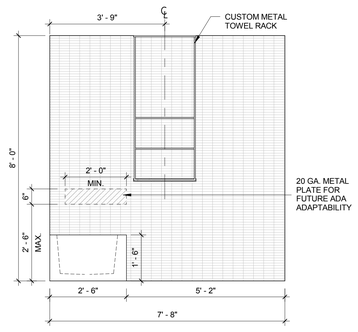
7 **ELEVATION**
1/2" = 1'-0"



6 **ELEVATION**
1/2" = 1'-0"



5 **ELEVATION**
1/2" = 1'-0"



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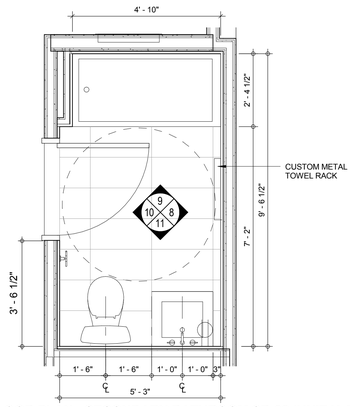
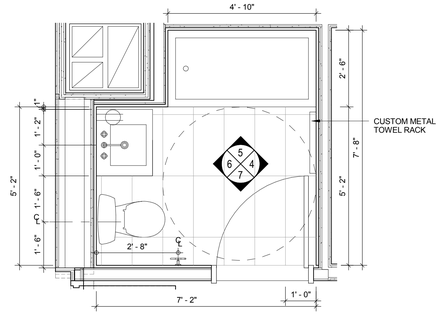
1/2" = 1'-0"

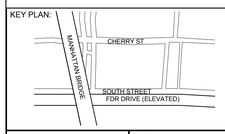


2 **FLOOR PLAN - SECONDARY BATHROOM SB-02 (UNIT H AND UNIT F)**
1/2" = 1'-0"
TYPE A BATHROOM PER 2008 NYC BUILDING CODE



1 **FLOOR PLAN - SECONDARY BATHROOM SB-01 (UNIT A, UNIT C, UNIT D AND UNIT E)**
1/2" = 1'-0"
TYPE A BATHROOM PER 2008 NYC BUILDING CODE

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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TEL: 212-964-4040 FAX: 212-964-4090

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4	DOB FILING SUBMISSION	05/20/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENLARGED PLAN & INTERIOR ELEVATIONS - SECONDARY BATHROOM - TYPE (SB-01) , TYPE (SB-02)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMALAS 029361 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/2" = 1'-0"	
DWG No:	**A-865.00**
DOB PAGE No:	of

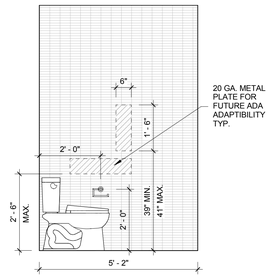
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

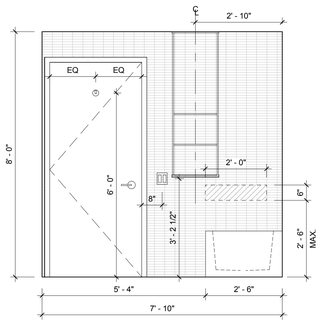
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES414822792 Scan Code

30" x 42" Arch E1 - SHEET SIZE



6 **ELEVATION**
1/2" = 1'-0"



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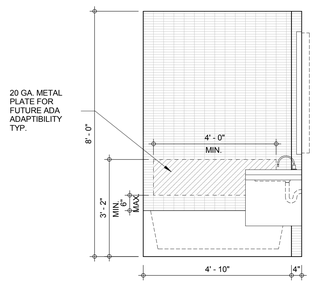
1/2" = 1'-0"



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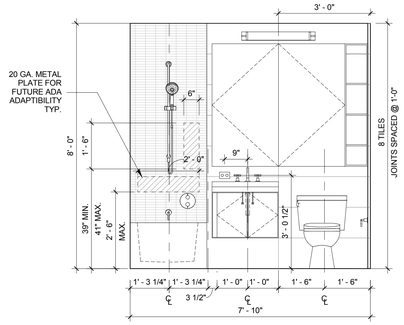
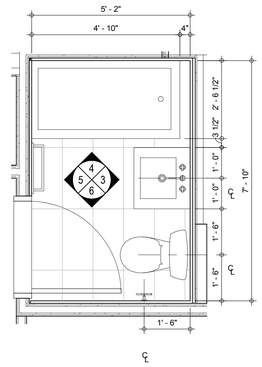
1/2" = 1'-0"

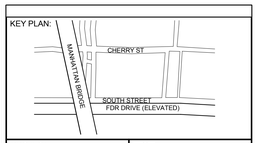


3 **ELEVATION**
1/2" = 1'-0"



1 **FLOOR PLAN - SECONDARY BATHROOM SB-04 (UNIT I)**
1/2" = 1'-0" (TYPE A BATHROOM PROVIDED WITHIN DWELLING UNIT)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENLARGED PLAN & INTERIOR ELEVATIONS - SECONDARY BATHROOM - TYPE (SB_04)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/2" = 1'-0"	
DWG No:	A-866.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

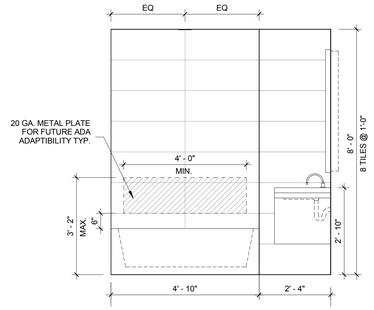
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185539 Job Number
ES7526656074 Scan Code

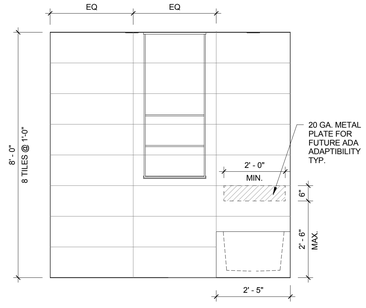
30" x 42" Arch E1 - SHEET SIZE

GENERAL NOTES:

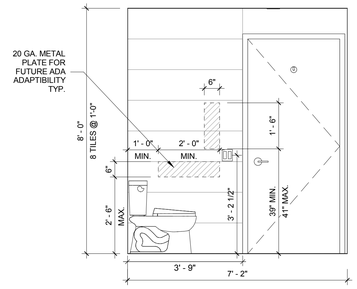
1. MASTER VANITY SIZES VARY. REFER TO PLANS AND ELEVATIONS FOR LOCATION AND SIZES.
2. SECONDARY AND TERTIARY BATHROOM VANITIES VARY IN SIZE. REFER TO PLANS AND ELEVATIONS FOR LOCATION AND SIZES.
3. ALL DIMENSIONS ARE TAKEN FROM INTERIOR FINISHES SUCH AS FLOOR STONE/TILE AND WALL STONE/TILE.



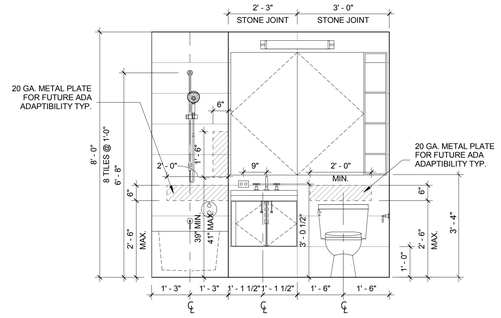
J **ELEVATION**
1/2" = 1'-0"



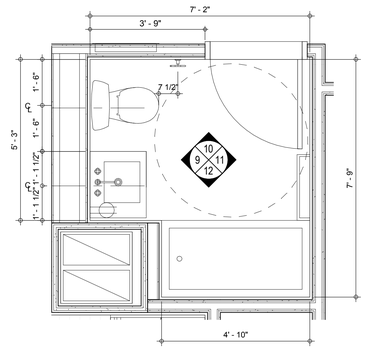
H **ELEVATION**
1/2" = 1'-0"



G **ELEVATION**
1/2" = 1'-0"

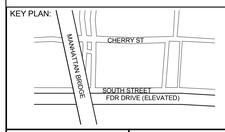


F **ELEVATION**
1/2" = 1'-0"



2 **FLOOR PLAN - TERTIARY BATH TB_02 (UNIT G AND I)**
1/2" = 1'-0" TYPE A BATHROOM PER 2008 NYC BUILDING CODE

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
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GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	04/13/2015
3	DOB FILING SUBMISSION	05/13/2015
4	DOB FILING SUBMISSION	05/20/2015

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENLARGED PLAN & INTERIOR ELEVATIONS - TERTIARY BATHROOM - TYPE (TB_01), (TB_02), AND (TB_03)

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMALAS 023081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-867.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
DOB Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

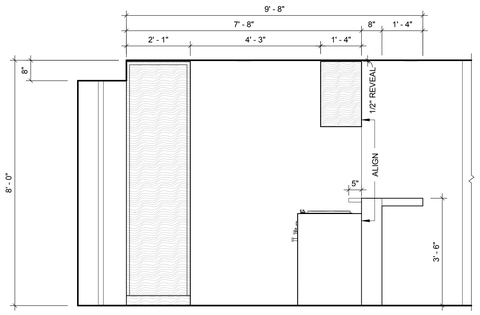
DOB B-SCAN:

FILE NAME:
PLOT DATE:

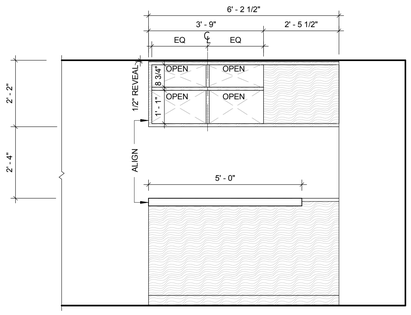
30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS121105539 Job Number

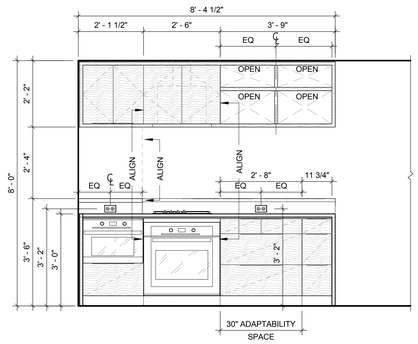
E5446154047 Scan Code



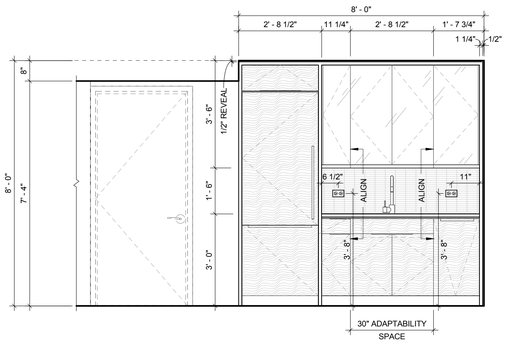
H ELEVATION
1/2" = 1'-0"



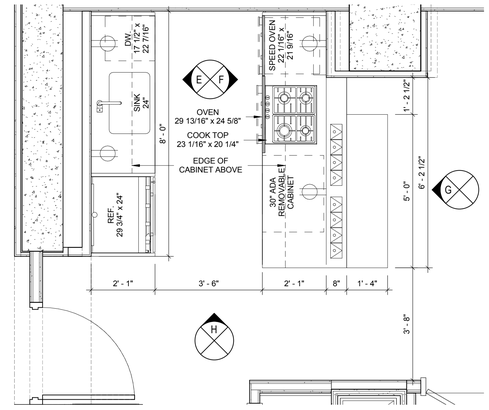
G ELEVATION
1/2" = 1'-0"



F ELEVATION
1/2" = 1'-0"

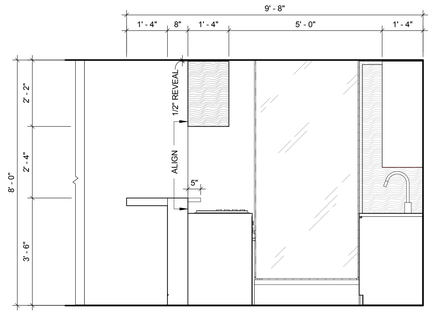


E ELEVATION
1/2" = 1'-0"

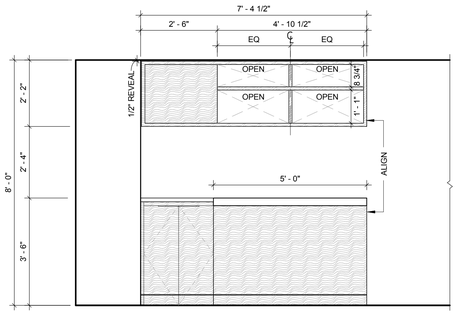


2 ENLARGED PLAN - KITCHEN UNIT B
1/2" = 1'-0"

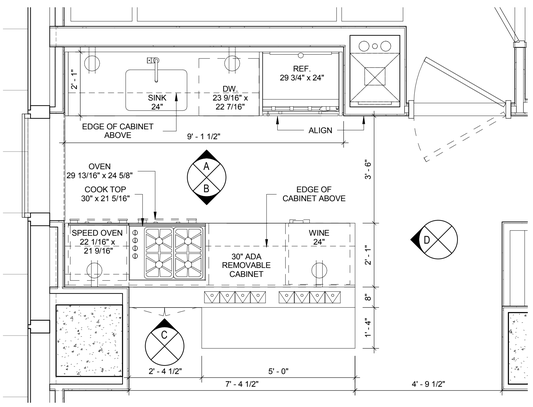
TYPE B PER 2008 NYC BUILDING CODE



D ELEVATION
1/2" = 1'-0"

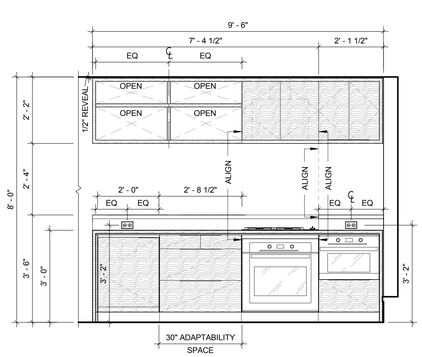


C ELEVATION
1/2" = 1'-0"

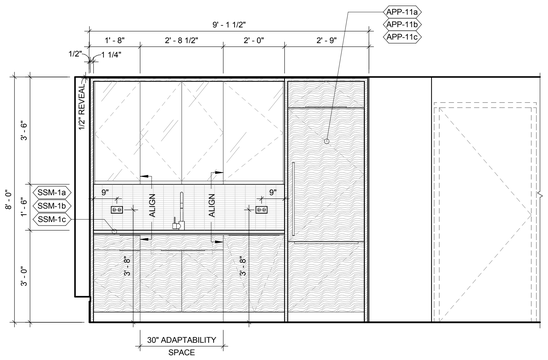


1 ENLARGED PLAN - KITCHEN UNIT A
1/2" = 1'-0"

TYPE B PER 2008 NYC BUILDING CODE



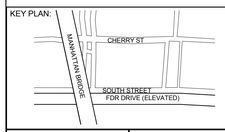
B ELEVATION
1/2" = 1'-0"



A ELEVATION
1/2" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENLARGED PLANS & INTERIOR ELEVATIONS - KITCHEN - TYPE A & B

SEAL & SIGNATURE:

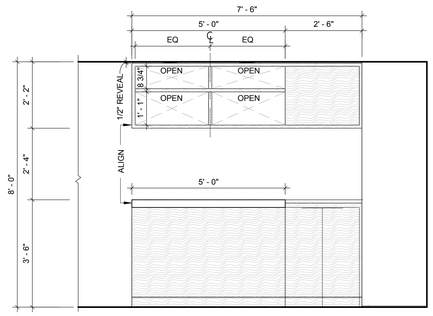
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/2" = 1'-0"	
DWG No:	**A-881.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

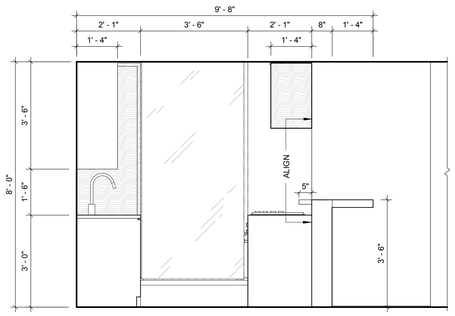
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

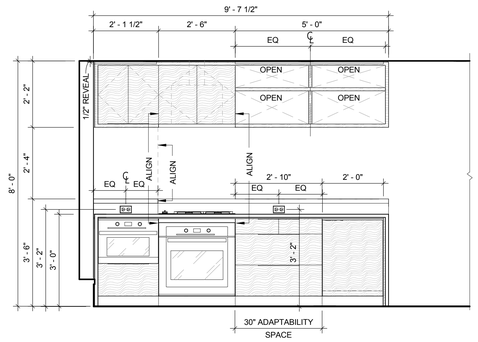
DEPT OF BLDGS121105029 Job Number
E 5899787 9315 Scan Code
30" x 42" Arch E1 - SHEET SIZE



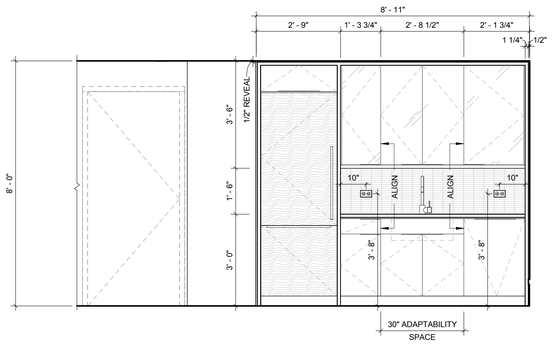
H ELEVATION
1/2" = 1'-0"



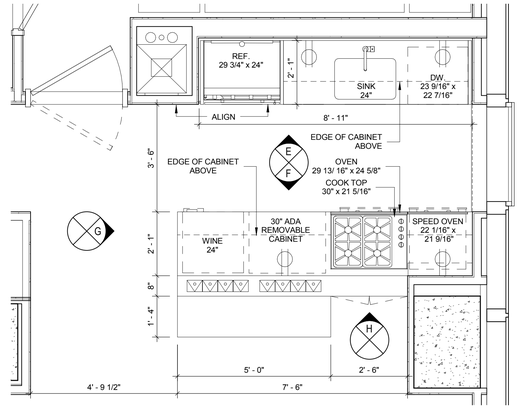
G ELEVATION
1/2" = 1'-0"



F ELEVATION
1/2" = 1'-0"



E ELEVATION
1/2" = 1'-0"



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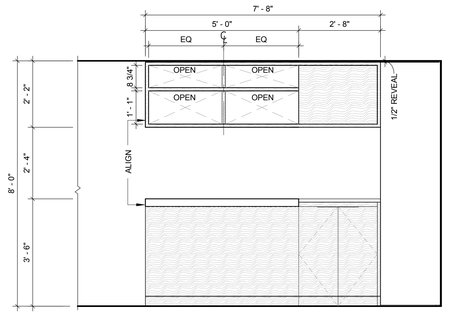
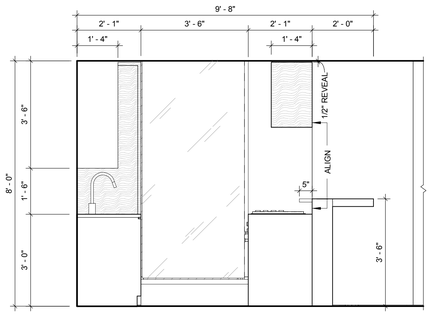
1/2" = 1'-0"

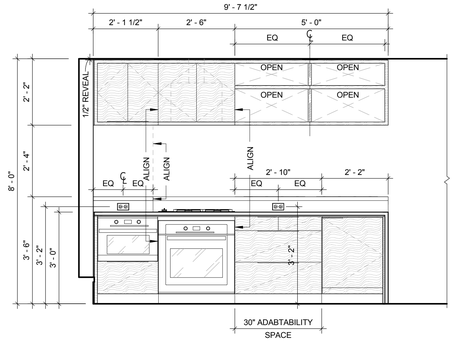
TYPE B PER 2008 NYC BUILDING CODE



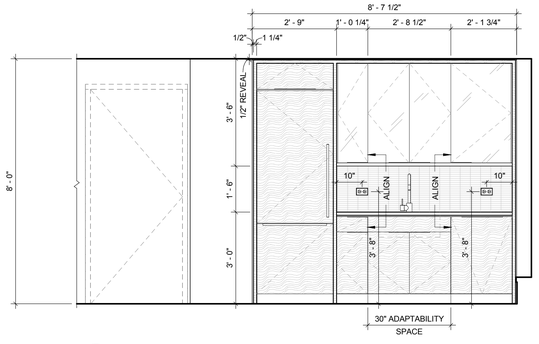
D ELEVATION
1/2" = 1'-0"



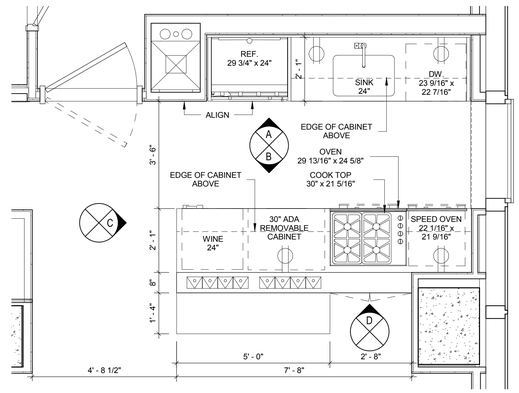
C ELEVATION
1/2" = 1'-0"



B ELEVATION
1/2" = 1'-0"



A ELEVATION
1/2" = 1'-0"

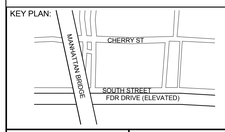


1 ENLARGED PLAN - KITCHEN UNIT C
1/2" = 1'-0"

TYPE B PER 2008 NYC BUILDING CODE

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	02/13/2015
2	DOB FILING SUBMISSION	04/13/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENLARGED PLANS & INTERIOR ELEVATIONS - KITCHEN - TYPE C & D/E

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOMALAS 023081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/2" = 1'-0"	
DWG No:	**A-882.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

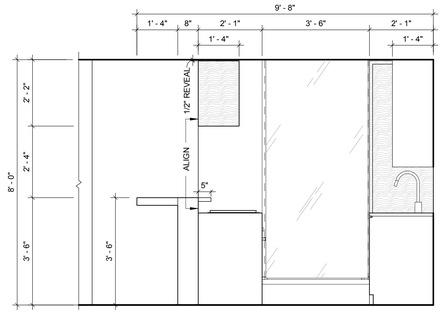
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

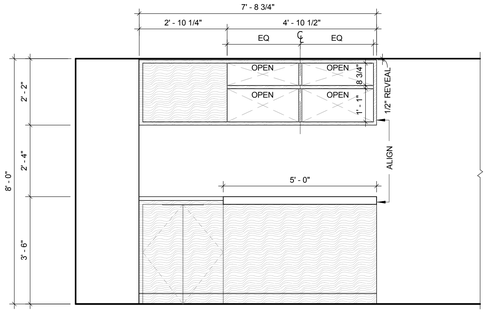
30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS121185529 Job Number

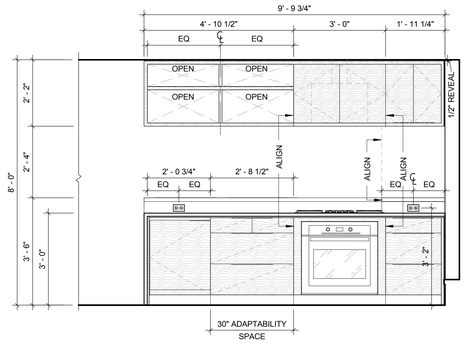
E320514439 Scan Code



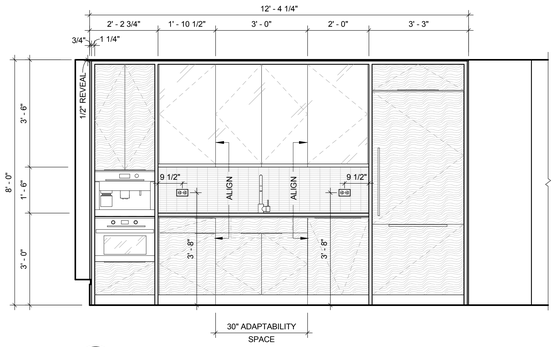
H **ELEVATION**
1/2" = 1'-0"



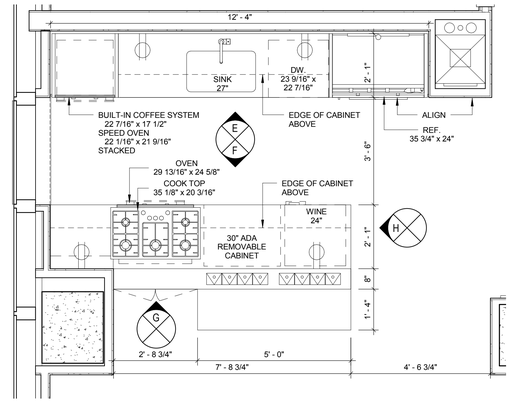
G **ELEVATION**
1/2" = 1'-0"



F **ELEVATION**
1/2" = 1'-0"

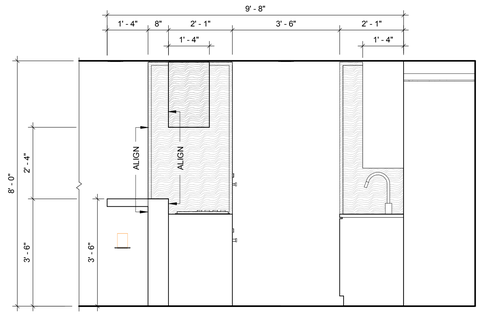


E **ELEVATION**
1/2" = 1'-0"

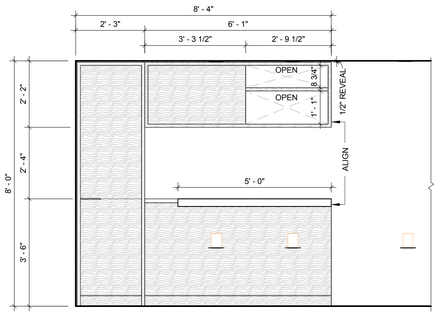


2 **ENLARGED PLAN - KITCHEN UNIT I**
1/2" = 1'-0"

TYPE B PER 2008 NYC BUILDING CODE



D **ELEVATION**
1/2" = 1'-0"



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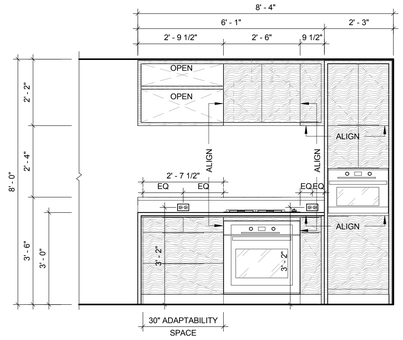
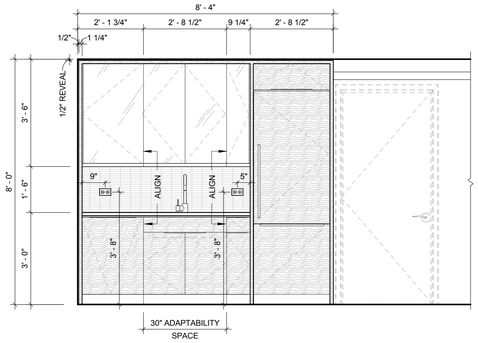
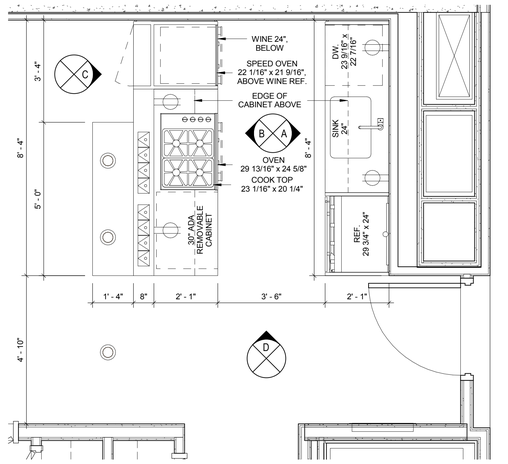


B **ELEVATION**
1/2" = 1'-0"



A **ELEVATION**
1/2" = 1'-0"

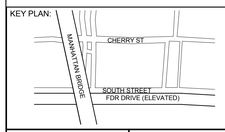


1 **ENLARGED PLAN - KITCHEN UNIT H**
1/2" = 1'-0"

TYPE B PER 2008 NYC BUILDING CODE

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

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228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
ICOR ASSOCIATES, LLC
485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

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2	DOB FILING SUBMISSION	04/13/2015

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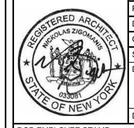
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENLARGED PLANS & INTERIOR ELEVATIONS - KITCHEN - TYPE H & I

SEAL & SIGNATURE:



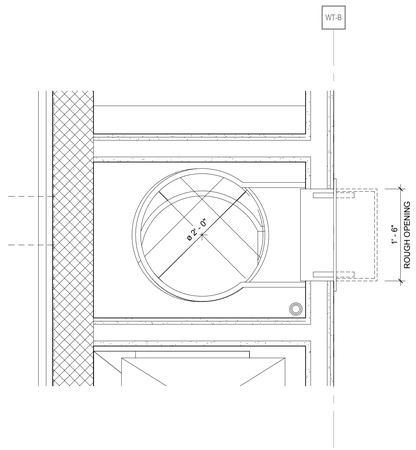
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1/2" = 1'-0"	
DWG No:	**A-884.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

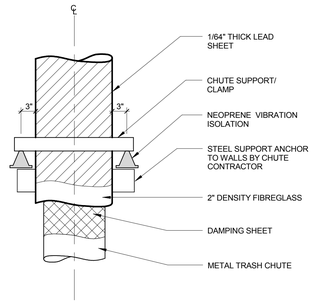
DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

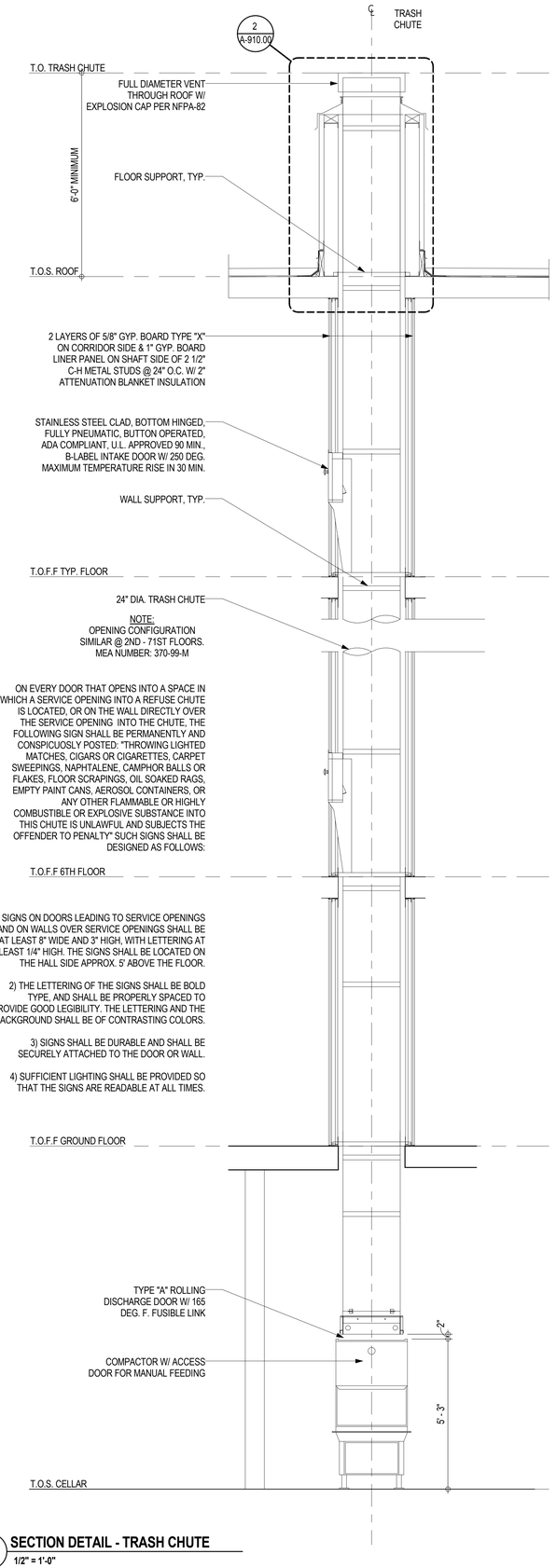
DEPT OF BLDGS 121105529 Job Number
E350405492S Scan Code



5 **PLAN DETAIL - TRASH CHUTE (TYP. FLOOR)**
1" = 1'-0"

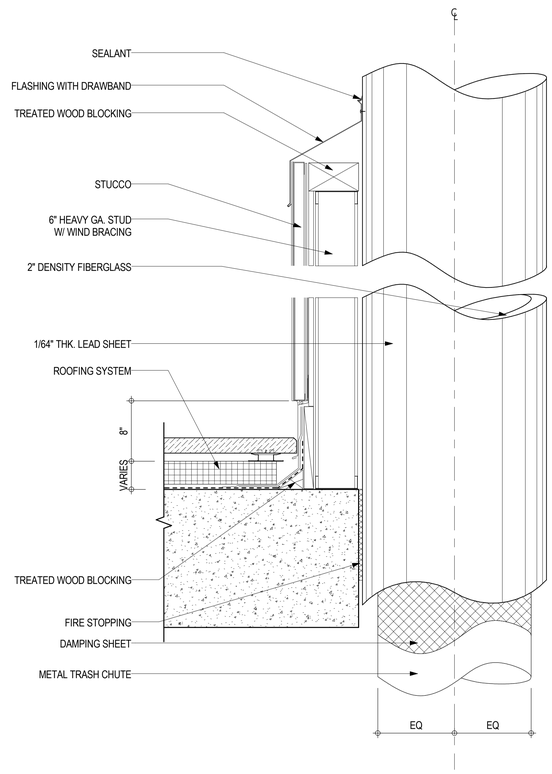


3 **DETAIL @ TRASH CHUTE NOISE ISOLATION**
1/2" = 1'-0"



1 **SECTION DETAIL - TRASH CHUTE**
1/2" = 1'-0"

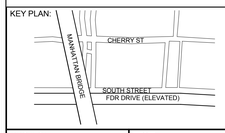
4 **PLAN DETAIL - TRASH CHUTE (CELLAR)**
1" = 1'-0"



2 **SECTION DETAIL - TRASH CHUTE**
1 1/2" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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805 Third Ave, 7th Floor
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	07/18/2014
2	DOB FILING SUBMISSION	08/19/2014
3	DOB FILING SUBMISSION	02/13/2015
4	DOB FILING SUBMISSION	03/19/2015

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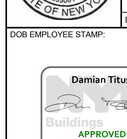
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
DETAILS - TRASH CHUTE

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**A-910.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

4 **REFUSE ROOM - TYPICAL FLOOR PLAN**

1/4" = 1'-0"

2 **REFUSE ROOM REFERENCE PLAN - 5TH FLOOR**

1/32" = 1'-0"

3 **COMPACTOR ROOM - CELLAR PLAN & REFLECTED CEILING**

1/4" = 1'-0"

1 **COMPACTOR ROOM LOCATION REFERENCE PLAN - CELLAR**

1/32" = 1'-0"

MULTIPLE DWELLING LAW (MDL) NOTES

1. THE WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE NYC DEPARTMENT OF BUILDINGS AND OTHER REFERENCED CODES AND STANDARDS.
2. BUILDING TO COMPLY WITH §ART. 7 MDL & NYC HOUSING MAINTENANCE CODE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES TO AND DEVIATIONS FROM THE APPROVED PLANS.
4. BATHROOM VENTS: 6 X6 DUCTS, 18 GA METAL WITH CORNER CHANNELS SECURED AT ALL FLOORS AND ROOF. FIRE RETARD ENTIRE LENGTH OF DUCT EXTENDED 4' ABOVE ROOF. PROVIDE EXHAUST REGISTER, GRAVITY OPERATED CONSTANT AIRFLOW REGULATOR AND EXHAUST SUB-DUCT FOR EACH BATHROOM. EXHAUST FAN ON ROOF TO PROVIDE 30 CFM OF EXHAUST PER BATHROOM AND RUN CONTINUOUSLY.
5. KITCHEN AND KITCHENETTE VENT: 6X6 DUCTS, 16 GA METAL WITH CORNER CHANNELS SECURED AT ALL FLOORS AND ROOF. FIRE RETARD ENTIRE LENGTH OF DUCT EXTENDED 4' ABOVE ROOF. PROVIDE EXHAUST REGISTER, GRAVITY OPERATED CONSTANT AIRFLOW REGULATOR AND EXHAUST SUB-DUCT FOR EACH KITCHEN. EXHAUST FAN ON ROOF TO PROVIDE 50 CFM OF EXHAUST PER KITCHEN AND RUN CONTINUOUSLY. §SECT. 3 M.D.L. AND §27-2070 H.M.C.
   A. EVERY KITCHEN AND KITCHENETTE SHALL BE PROVIDED WITH FACILITIES FOR COOKING AND SHALL BE EQUIPPED FOR ARTIFICIAL LIGHTING.
   B. EVERY KITCHEN AND KITCHENETTE SHALL BE PROVIDED WITH SKINK HAVING A MINIMUM 2" WASTE AND TRAP.
   C. LIGHTING AND VENTILATION OF KITCHENETTES SHALL BE PROVIDED UNDER § SEC. 30 M.D.L AND §27-2071 H.M.C. (NOTE 1).
   D. CEILING AND WALL, EXCLUSIVE OF DOORS, OF ALL KITCHENETTES SHALL BE FIRE RETARDED WITH MATERIALS HAVING A ONE HOUR FIRE RATING WITH ONE LAYER OF PLASTER.
   E. ALL COMBUSTIBLE MATERIALS IMMEDIATELY UNDERNEATH AND WITHIN ONE FOOT OF COOKING APPARATUS SHALL BE PROPERLY FIRE RETARDED AND A MINIMUM OF TWO FEET CLEARANCE MAINTAINED ABOVE EXPOSED COOKING SURFACES. COMBUSTIBLE MATERIALS BETWEEN TWO AND THREE FEET ABOVE EXPOSED COOKING SURFACES SHALL BE FIRE RETARDED.
   F. GAS RANGES TO BE APPROVED AS PER §SEC. 64 M.D.L. AND A.G.A.
6. SPRINKLERS SHALL COMPLY WITH §SEC. 187 M.D.L.
7. BOILER ROOMS: SHALL COMPLY WITH SEC. 65 M.D.L. FIRE RETARDED CEILING ENCLOSED IN FIRE PROOF CONSTRUCTION WITH FIRE-PROOF DOOR TO BE SELF-CLOSING AND SHALL BE 1 HOUR RATED.
8. NATURAL LIGHTING AND VENTILATION FOR ALL OCCUPIED ROOMS SHALL CONFORM WITH LIGHTING AND VENTILATION REQUIREMENTS OF § SEC. 30 M.D.L. AND §27-2057-2058 H.M.C.
   A. WINDOWS IN ALL ROOMS, EXCEPT BATHROOMS AND KITCHENETTES SHALL BE AT LEAST ONE TENTH OF THE ROOM AND BE AT LEAST 12SF IN AREA AND 50% OPERABLE.\
   B. ROOMS HAVING ONLY ONE WINDOW LESS THAN 18SF IN AREA SHALL HAVE A TRANSOM OR LOUVER, OVER THE DOOR HAVING A MINIMUM AREA OF 144 SQ INCHES.
9. PEEPHOLES (§SEC. 51-A M.D.L. AND §27-2041 H.M.C.)
   A. PEEPHOLES SHALL BE PROVIDED IN ENTRANCE DOORS OF EACH DWELLING UNIT, LOCATED AS PRESCRIBED BY THE DEPARTMENT BSA APPROVED ASSEMBLY.
10. ARTIFICIAL LIGHTING (§SEC. 26 & 35 M.D.L. AND §27-2037-2040 H.M.C.)
   A. PROPER ELECTRIC LIGHTING AND EQUIPMENT SHALL BE PROVIDED AND MAINTAINED WITHIN ALL DWELLINGS AND ASSEMBLY.
   B. PROPER ELECTRIC LIGHTING SHALL BE INSTALLED AND MAINTAINED AT OR NEAR THE OUTSIDE FRONT ENTRANCE WAY AND IN EVERY REAR YARD, SIDE YARD, FRONT YARD, AND COURTS. MINIMUM OF 50 WATTS INCANDESCENT ILLUMINATION OR EQUIVALENT AT FRONT ENTRANCE WAY AND A MIN OF 40 WATTS IN YARDS AND COURTS AND SHALL BE KEPT BURNING FROM SUNSET EACH DAY TO SUNRISE ON THE FOLLOWING DAY.
   C. MAIN ENTRANCE AND VESTIBULE DOORS, WITH FRONTAGE GREATER THAN 22FT, SHALL HAVE NOT LESS THAN TWO (2) LIGHTS AND SHALL BE INSTALLED AND MAINTAINED AT OR NEAR THE OUTSIDE FRONT ENTRANCE WAY AND IN EVERY REAR YARD, SIDE YARD, FRONT YARDS, AND COURTS, AGGREGATE OF 300 WATTS INCANDESCENT ILLUMINATION OR EQUIVALENT AT FRONT ENTRANCE WAY
   D. MAIN ENTRANCE AND VESTIBULE DOORS SHALL NOT HAVE LESS THAN FIVE SF OF GLAZED SURFACES.
11. ENTRANCE DOORS (§ SEC. 50-A M.D.L.)
   A. BUILDING ENTRANCES AND ALL OTHER EXTERIOR ENTRANCES SHALL BE EQUIPPED WITH APPROVED TYPE AUTOMATIC SELF-CLOSING AND SELF-LOCKING DOORS.
   B. ENTRANCE DOORS TO EACH APARTMENT UNIT SHALL HAVE KEY LOCK WITH AT LEAST ONE KEY TO BE PROVIDED BY OWNER, HEAVY DUTY LATCH SET WITH DEAD BOLT AND DOOR CHAIN GUARD.
12. GAS METERS AND GAS APPLIANCES (§SEC. 64 M.D.L. AND §27-2036 H.M.C.)
   A. GAS METERS SHALL COMPLY WITH §SEC. 64 M.D.L.
   B. GAS APPLIANCES SHALL IN ADDITION TO THESE SECTIONS, COMPLY WITH THE REQUIREMENTS OF THE BOARD OF STANDARDS AND APPEAL.
   C. INSPECTION OF GAS APPLIANCES BY A QUALIFIED PERSON SHALL BE MADE AT LEAST ONCE A YEAR.
13. HEAT AND HOT WATER (§SEC. 79 M.D.L. AND §27-2028-2033 H.M.C.)
   A. YEARLY INSPECTION SHALL BE MADE BY A QUALIFIED PERSON
   B. MINIMUM TEMPERATURE OF HEATING AND HOT WATER SHALL BE MAINTAINED.
14. SINGLE STATION SMOKE DETECTORS SHALL BE INSTALLED IMMEDIATELY OUTSIDE OF SLEEPING OR BEDROOM WITHOUT INTERVENING WALL SWITCH

HOUSING MAINTENANCE CODE NOTES

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

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

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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14 Wall Street, 2nd Floor
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015
2	DOB FILING SUBMISSION	05/13/2015

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:

MDL & HOUSING MAINTENANCE CODE NOTES

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN:	TEAM
REV:	
CHK:	CHECKER
SCALE:	As indicated
DWG No:	**A-911.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 -SHEET SIZE

DEPT OF BLDGS 121185528 Job Number
ES396608853 Scan Code

NYC ENERGY CONSERVATION CODE INSPECTIONS:

TOTAL BUILDING ENVELOPE THERMAL ANALYSIS

Wall Type	U-Value	Square Footage @56 Flrs	% of Total Envelope SF	Average U-value/Type
EW-01	0.047	200	0.039	
EW-02	0.092	4,835	0.946	
EW-03	0.089	220	0.043	
EW-04	0.089	4,180	0.818	
EW-05	0.047	11,835	2.315	
EW-06	0.092	10,085	1.973	
EW-07	0.089	3,115	0.609	
EW-08	0.047	3,600	0.704	
EW-09 (SS Spandrel) Derated for Framing	0.111	29,561	5.782	
EW-10	0.092	13,210	2.584	
EW-11	0.078	3,000	0.587	
EW-12 (LS Spandrel) Derated for Framing	0.08	140,572	27.497	
Totals for Exterior Wall		224,413	43.897	0.08356
Curtain Wall Type				
LS Glazing (Derated for Framing)	0.37	160,438	31.383	
SS Glazing (Derated for Framing)	0.37	33,739	6.600	
Architectural Louvers	0.06897	7,720	1.510	
		201,897		
Storefront Type				
SF-1 (Derated for Framing)	0.46	5,320	1.041	
SF-2 (Derated for Framing)	0.46	1,110	0.217	
SF-3 (Derated for Framing)	0.39	2,290	0.448	
Total For Glazing		8,720	**41.198**	0.36193
Roof Type				
RT-01	0.048	4,450	0.870	
RT-02	0.032	7,950	1.555	
RT-03		NOT USED		
RT-04	0.032	6,880	1.346	
RT-05	0.032	5,950	1.164	
RT-06	0.032	13,980	2.735	
RT-07	0.032	9,850	1.927	
RT-08	0.032	1,960	0.383	
RT-09	0.032	6,330	1.238	
RT-10	0.032	15,000	2.934	
RT-11	0.032	500	0.098	
RT-12	0.068	3,350	0.655	
Totals For Roofs		76,200	14.905	0.03452
Total Envelope SF		511,230	100	0.19094

Tower Façade Analysis

Storefront Analysis

Wall Type	North Area	West Area	East Area	SHGC (Per ASHRAE)
SF-1	4870	450		0.68
SF-2		1100		0.68
SF-3		1105	1185	0.68

Curtain Wall Analysis
2' Spandrel
8' vision
1/3 of all LS vision areas are non vision panels
1/3 of all SS vision areas are non vision panels

Orientation	CW Type
West Façade	
119,410	LS
East Façade	
125,125	LS
South Façade	
32,410	SS
29,085	LS
3,860	Louvers
North Façade	
30,890	SS
27,390	LS
3,860	Louvers

LS facades			301,010	**Total LS**
spandrel =	46.70% of LS façade area		140,572	Total LS Spandrel = EW-12
Vision is =	53.30% of LS façade area	SHGC = .38 or better	160,438	Total LS Vision
SS facades			63,300	**Total SS**
spandrel =	46.70% of SS façade area		29,561	Total SS Spandrel = EW-09
Vision is =	53.30% of SS façade area	SHGC = .38 or better Per specifications	33,739	Total SS Vision

Arch Louvers
1930sf x4

TOTAL BUILDING WINDOW-WALL RATIO: 41.2%

NYC ENERGY CONSERVATION CODE INSPECTIONS:

FOOTING AND FOUNDATION
EN-1
PROTECTION OF FOUNDATION INSULATION PLACEMENT AND R VALUE
FENESTRATION THERMAL VALUES AND RATINGS
FENESTRATION RATINGS FOR AIR LEAKAGE
FENESTRATION AREAS
AIR SEALING AND INSULATION - VISUAL
AIRES SEALING AND INSULATION - TESTING
LOADING DECK WEATHER SEALS
VESTIBULES
FIREPLACES
HVAC AND SERVICE WATER HEATING EQUIPMENT
HVAC AND SERVICE WATER HEATING SYSTEMS CONTROLS
DUCT PLENUM AND PIPING INSULATION AND SEALING
DUCT LEAKAGE TESTING
ELECTRICAL METERING
LIGHTING IN DWELLING UNITS
INTERIOR LIGHTING POWER
EXTERIOR LIGHTING POWER
LIGHTING CONTROLS
EXIT SIGNS
TANDEM WIRING
ELECTRICAL MOTORS
MAINTENANCE INFORMATION
FIRE-RESISTANCE RATED CONSTRUCTION
PUBLIC ASSEMBLY EMERGENCY LIGHTING

LIST OF PROGRESS INSPECTIONS FOR ENERGY COMPLIANCE

TABLE 1 - PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE - RESIDENTIAL BUILDINGS (NEW...

		FREQUENCY (MINIMUM)	REFERENCE STANDARD (SEE ECC CHP. 6) OR OTHER CRITERIA	ECC OR OTHER CITATION	THIS INSPECTION IS REQUIRED. YES	NO
IA	ENEVELOPE INSPECTION				YES	NO
IIA2	INSULATION PLACEMENT AND R-VALUES	AS REQUIRED TO VERIFY CONTINUOUS ENCLOSURE WHILE WALLS, CEILINGS, AND FLOORS ARE OPEN	APPROVED CONSTRUCTION DOCUMENTS	303.1; 303.1.1; 303.1.2; 502.1; 502.2; ASHRAE 90.1-5.5, 5....	✓	○
IIA3	FENESTRATION THERMAL VALUES AND PRODUCT RATINGS	AS REQUIRED DURING INSTALLATION	APPROVIED CONSTRUCTION DOCUMENTS; NFRC 100; NFRC 200	303.1; 303.1.3; 502.3; ASHRAE 90.1-5.5, 5....	✓	○
IIA4	FENESTRATION AND DOOR ASSEMBLY PRODUCT RATINGS FOR AIR LEAKAGE	AS REQUIRED DURING INSTALLATION; PRIOR TO FINAL CONSTRUCTION...	NFRC 400; AAMA/ WDMA/ CSA 101/ I.SW.2/ A440 ASTM E283; ANSI/DASMA 105	502.4; ASHRAE 90.1-5.4.3.2	✓	○
IIA5	FENESTRATION AREAS	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	502.3; ASHRAE 90.1-5.5.4,...	✓	○
IIA6	SEALING	AS REQUIRED DURING ENVELOPE CONSTRUCTION	APPROVED CONSTRUCTION DOCUMENTS; ASTM E217...	502.4.3; 502.4.7; ASHRAE...	✓	○
IIA9	BUILDING ENTRANCE VESITBULES	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING...	502.3; ASHRAE 90.1-5.5.4,...	✓	○
IIB	MECHANICAL & SERVICE WATER HEATING					
IIB2	OUTDOOR AIR INTAKES AND EXHUAST OPENINGS	PROIR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; ANSI Z21.60 (SEE ALSO MC 904); ANSI...	502.4.4; ASHRAE 90.1-6.4.3.4	✓	○
IIB3	HVAC, SERVICE WATER HEATING AND POOL EQUIPMENT SIZING AND PERFORMANCE	PROIR TO FINAL PLUMBING AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	503.2; 504.2; 504.7; ASHRAE 90.1-6.3, 6.4.1, 6.4.2,...	✓	○
IIB4	HVAC SYSTEM CONTROLS AND ECONOMIZERS AND SERVICE HOT WATER SYSTEM CONTROLS	AFTER INSTALLATION AND PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION, EXCEPT THAT FOR CONTROLS WITH SEASONALLY DEPENDENT FUNCTIONALITY, SUCH TESTING SHALL BE PERFORMED BEFORE SIGN-OFF FOR ISSUANCE OF A FINAL CERTIFICATE OF...	APPROVED CONSTRUCTION DOCUMENTS; INCLUDING CONTROL SYSTEM NARRATIVES; ASHRAE GUIDELINE 1: THE HVAC COMMISSIONING PROCESS WHERE APPLICABLE	503.2.4; 503.2.5.1; 503.2.11; 503.3; 503.4; 504.3; 504.6; 504.7; ASHRAE 90.1-6.3, 6.4, 6.5, 6.7.2.4, 7.4.4, 7.4.5	✓	○
IIB5	DUCT, PLENUM AND PIPING INSULATION AND SEALING	AFTER INSTALLATION AND PRIOR TO CLOSING SHAFTS, CEILINGS AND WALLS	APPROVED CONSTRUCTION DOCUMENTS; SMACNA DUCT CONSTRUCTION STANDARDS; METAL AND FLEXIBLE	503.2.7; 503.2.8; 504.5; ASHRAE 90.1-6.3, 6.4.4.2, 6.8....	✓	○
IIC	ELECTRICAL POWER AND LIGHTING SYSTEMS					
IIC1	ELECTRICAL METERING	PROIR TO FINAL ELECTRICAL AND CONSTRUCTION...	APPROVED CONSTRUCTION...	505.7	✓	○
IIC2	LIGHTING IN DWELLING UNITS	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION...	APPROVED CONSTRUCTION...	505.5.3	✓	○
IIC3	INTERIOR LIGHTING POWER	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	505.5; ASHRAE 90.1-9.1, 9.2, 9.5, 9.6; 1RCNY §101-07(c)(...	✓	○
IIC4	EXTERIOR LIGHTING	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	505.6; ashrae 90.1-9.4.4, 9.4.5, 1RCNY §101-07(c)(...	✓	○
IIC5	LIGHTING CONTROLS	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; INCLUDING CONTROL SYSTEMS NARRATIVE	505.2; 505.2.2.2; ASHRAE 90.1-9.4.1, 9.4.1.2 (AS MODIFIED BY SECTIO...	✓	○
IIC6	EXITS SIGNS	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	505.4; ASHRAE 90.1-9.4.3	✓	○
IIC8	ELECTRICAL MOTERS (INCLUDING BUT NOT LIMITED TO FAN MOTORS)	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	503.2.10; ASHRAE 90.1-10.4	✓	○
IID	MAINTENANCE INFORMATION					
IID1	MAINTENANCE INFORMATION	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...	303.3; 503.2.9.3; ASHRAE 90.1-4.2.2.3, 6.7.2.2, 8.7.2	✓	○

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015
2	DOB FILING SUBMISSION	05/08/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENVELOPE SUMMARY CALCULATIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICKOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	
DWG No:	**EN-002.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS121187010SI Job Number

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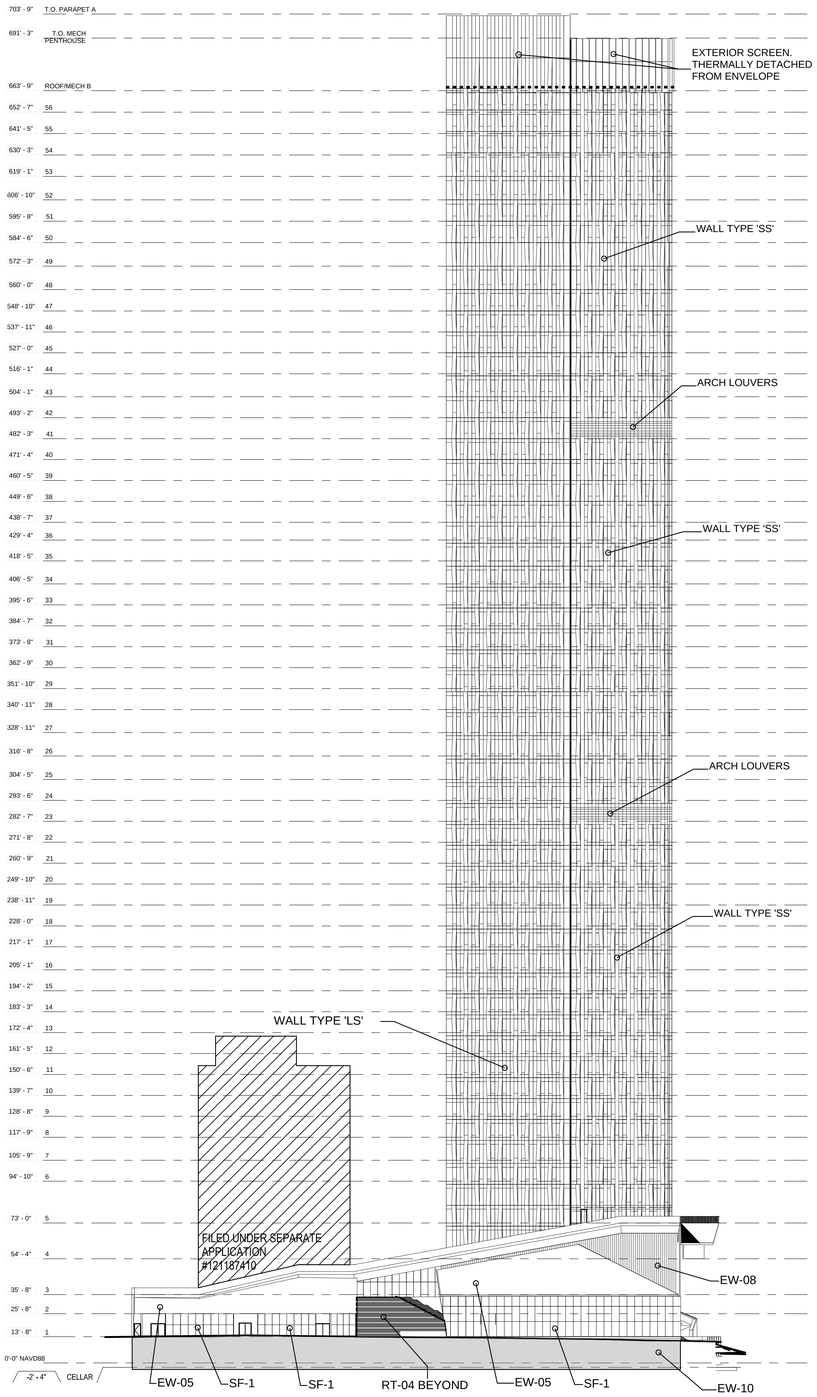
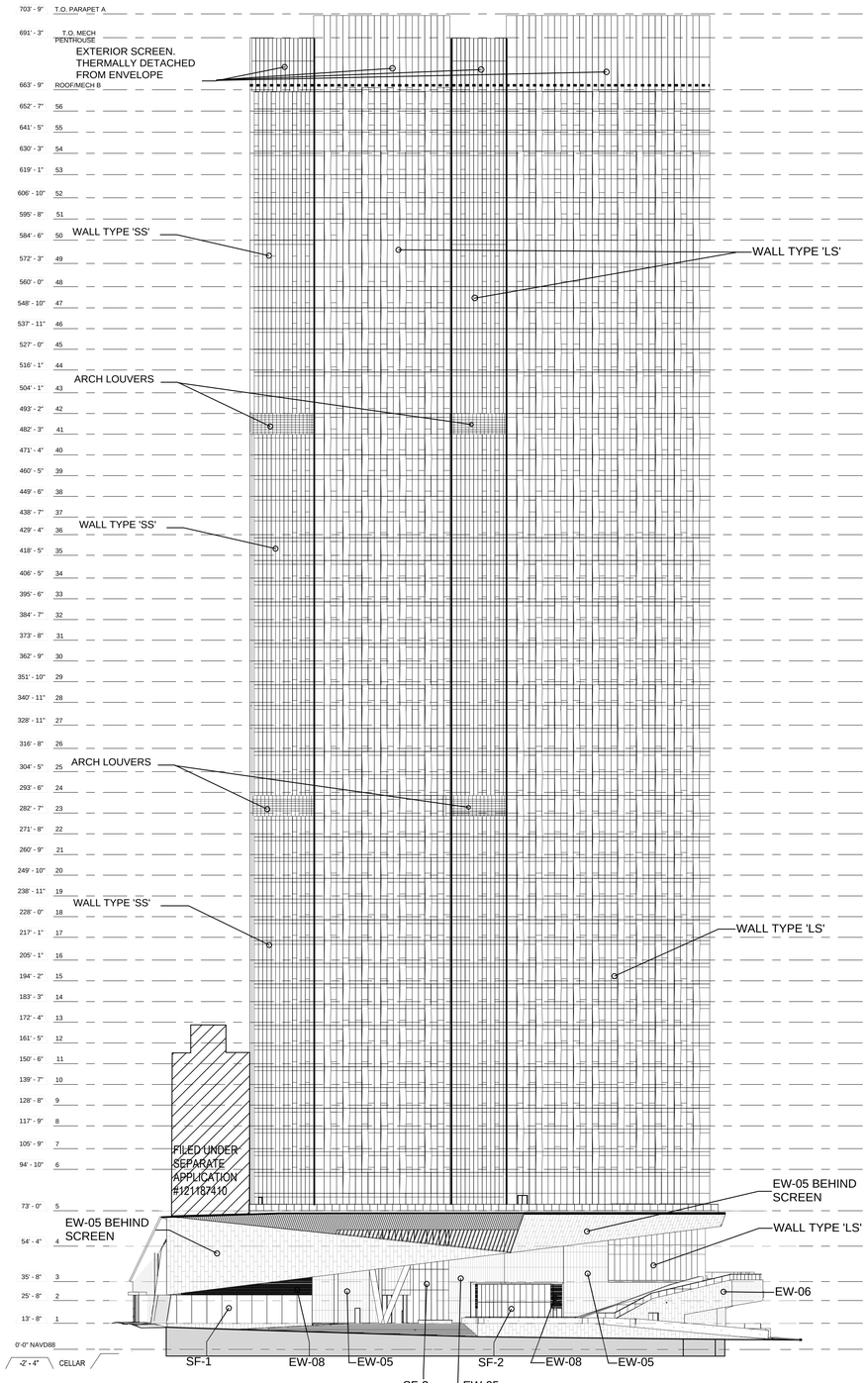


2 **NORTH BUILDING ELEVATION**

1/32" = 1'-0"



1 **WEST BUILDING ELEVATION**

1/32" = 1'-0"

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH 2011 NYCECC.*

FILE NAME:
PLOT DATE:

KEY PLAN:

PROJECT NORTH

TRUE NORTH

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
BUILDING ELEVATION

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICOLAS ZIGOURAS 026081 STATE OF NEW YORK

DATE: 01 NOV 2013
PROJECT No: 1335-00
DRAWN: TEAM REV:
CHK: CHECKER
SCALE: 1/32" = 1'-0"
DWG No:
EN-101.00
DOB PAGE No: of

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE

DEPT OF BLDGS121187410 Job Number
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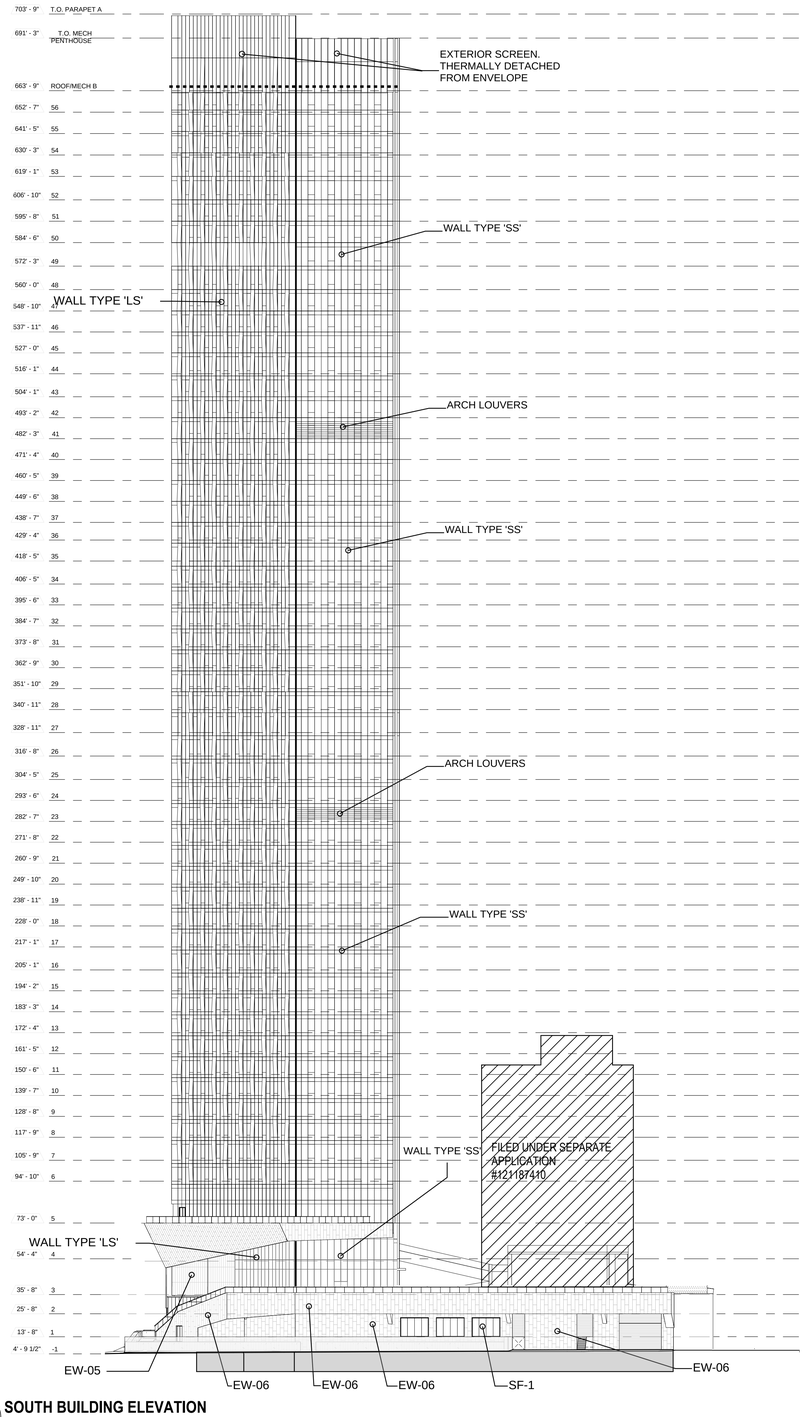
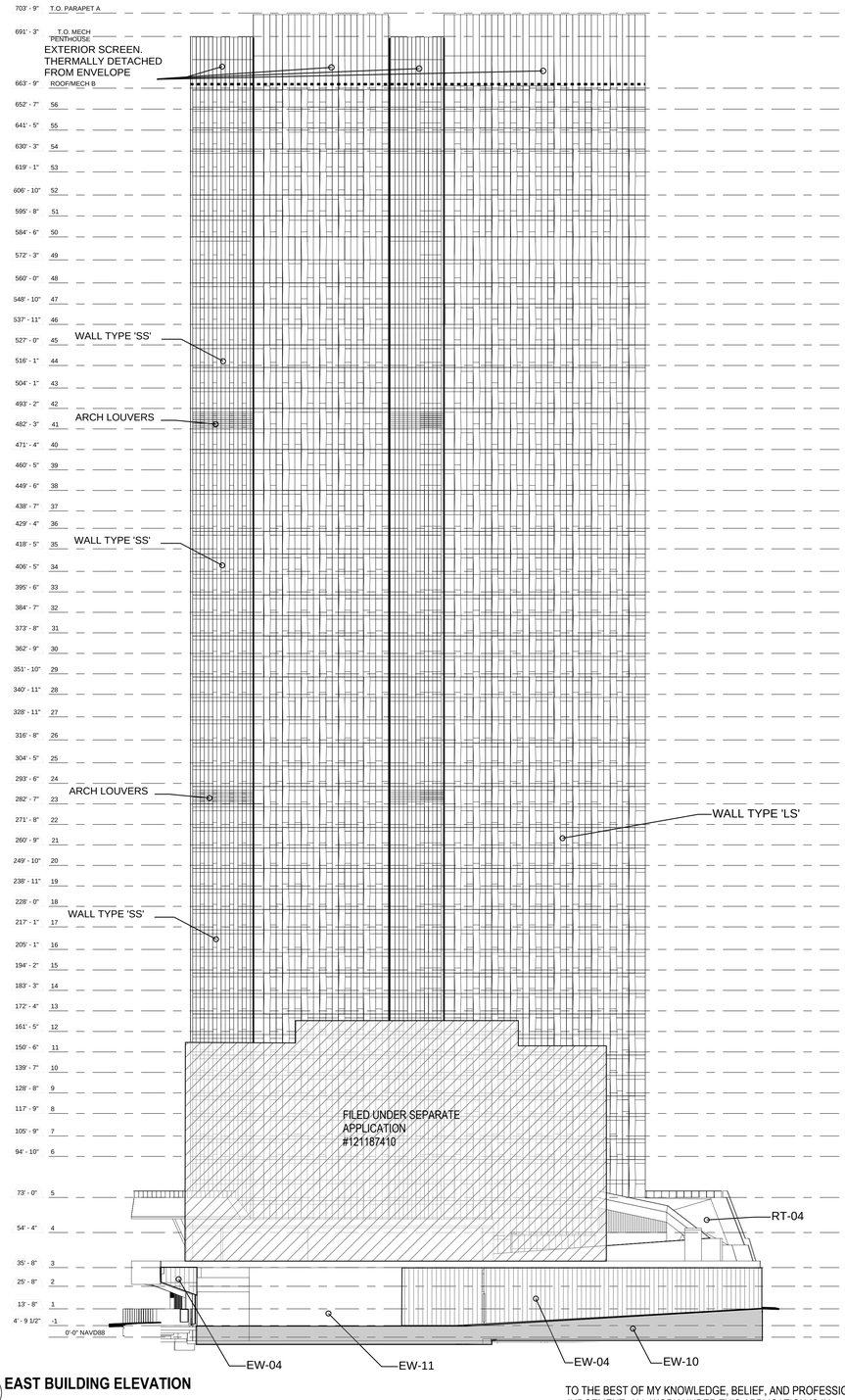


2 SOUTH BUILDING ELEVATION

1/32" = 1'-0"



1 EAST BUILDING ELEVATION

1/32" = 1'-0"

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH 2011 NYCECC.*

FILE NAME:
PLOT DATE:

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
BUILDING ELEVATION

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICOLAS ZIGOMANIS 029997 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	1/32" = 1'-0"
DWG No:	**EN-102.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS121185528 Job Number
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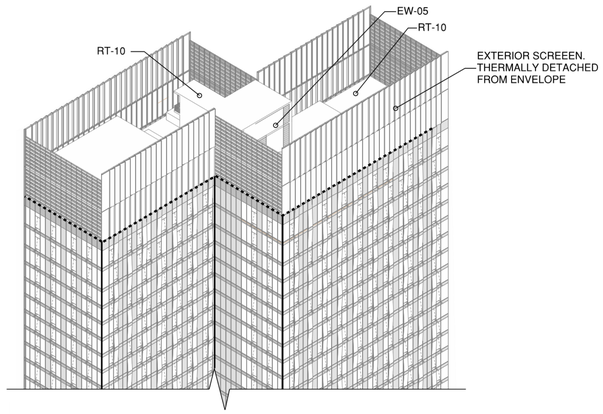
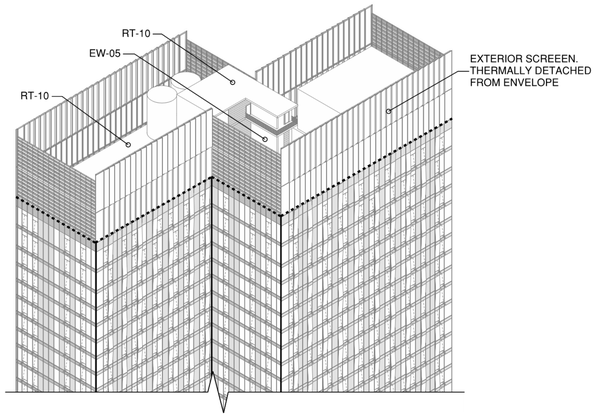
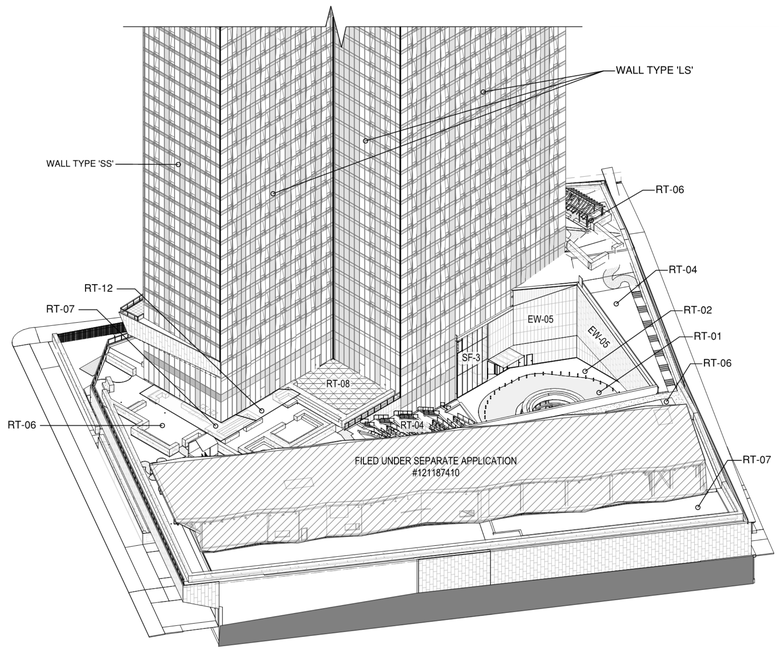
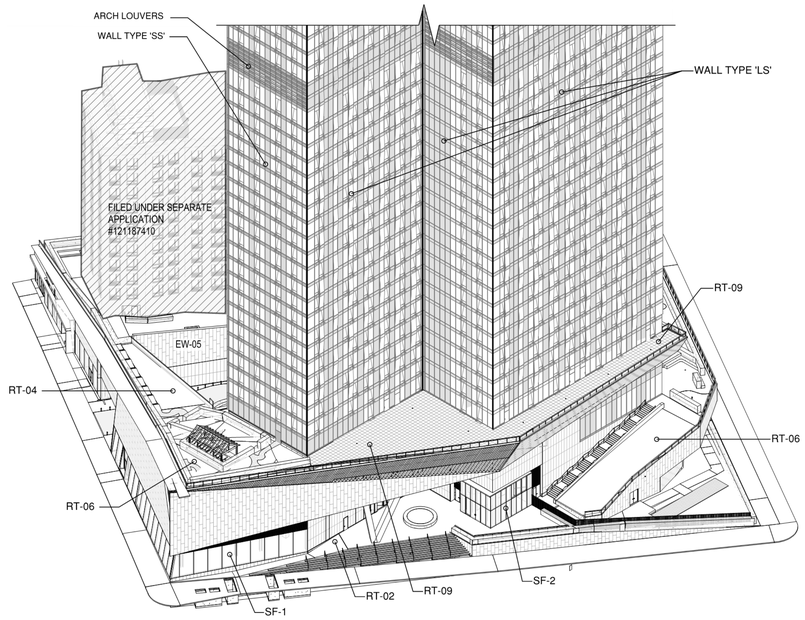






2 SOUTHEAST AXONOMETRIC



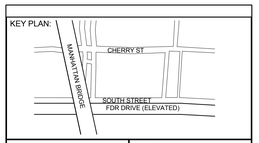
1 NORTHWEST AXONOMETRIC

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH 2011 NYCECC.*

GENERAL NOTES:

1. FOR ENVELOPE TYPE R-VALUE ENERGY CALCULATIONS, SEE EN-201, EN-301, AND EN-401 - EN-403.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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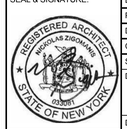
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENERGY COMPLIANCE AXONOMETRICS

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
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CHK: CHECKER	
SCALE:	
DWG No:	EN-103.00
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

30" x 42" Arch E1 - SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121185528 Job Number
ES926105196 Scan Code

30" x 42" Arch E1 - SHEET SIZE

EW-01 STONE PANEL ON METAL STUD	3" MINERAL WOOL [USE R-12 FOR TABLE] 5.5" R-21 FG BATT [METAL STUD 16" O.C.]* U-0.047* [R 21.28] TOTAL ASSEMBLY R 21.28* *PER ASHRAE 90.1 TABLE A3.3	
	R-21.28	U-0.047

EW-02 STONE PANEL ON CONCRETE	3" MINERAL WOOL INSULATION [USE 2.5" R-12.5 FOR TABLE] 18" CONCRETE [USE 8" CONCRETE FOR TABLE] U-.092** [R 10.87] TOTAL ASSEMBLY R 10.87** ** PER ASHRAE 90.1 TABLE A3.1A	
	R-10.87	U-0.092

EW-03 STONE PANEL ON CMU	3" MINERAL WOOL [USE 2.5" R-12.5 FOR TABLE] 10" CMU [USE 8" GROUTED CMU] U-0.089 [R 11.24]** TOTAL ASSEMBLY R 11.24** ** PER ASHRAE 90.1 TABLE A3.1A	
	R-11.24	U-0.089

EW-04 GREEN WALL ON STONE PANEL ON CMU	3" MINERAL WOOL [USE 2.5" R-12.5] 10" CMU [USE 8" GROUTED FOR TABLE] U-0.089 [R 11.24]** TOTAL ASSEMBLY R 11.24** ** PER ASHRAE 90.1 TABLE A3.1A	
	R-11.24	U-0.089

EW-05 METAL PANEL ON METAL STUD	3" MINERAL WOOL [USE R-12 FOR TABLE*] 5.5" R-21 FG BATT [METAL STUD 16" O.C.]* U-0.047 [R 21.28] TOTAL ASSEMBLY R 21.28* *PER ASHRAE 90.1 TABLE A3.3	
	R-21.28	U-0.047

EW-06 METAL PANEL ON CONCRETE	3" MINERAL WOOL INSULATION [USE 2.5" R-12.5 FOR TABLE**] 18" CONCRETE [USE 8" FOR TABLE] U-.092 [R 10.87]** TOTAL ASSEMBLY R 10.87** ** PER ASHRAE 90.1 TABLE A3.1A	
	R-10.87	U-0.092

EW-07 METAL PANEL ON CMU	3" MINERAL WOOL [USE 2.5" R-12.5 FOR TABLE] 10" CMU [USE 8" GROUTED CMU FOR TABLE] U-0.089 [R 11.24]** TOTAL ASSEMBLY R 11.24** ** PER ASHRAE 90.1 TABLE A3.1A	
	R-11.24	U-0.089

EW-08 VERTICAL BATTEN SYSTEM (SIM @ HORIZONTAL)	3" MINERAL WOOL [USE R-12 FOR TABLE] 5.5" R-21 FG BATT [METAL STUD 16" O.C.]* U-0.047* [R 21.28] TOTAL ASSEMBLY R 21.28* *PER ASHRAE 90.1 TABLE A3.3	
	R-21.28	U-0.047

EW-09 CURTAIN WALL SPANDREL - METAL	6 " SEMI-RIGID INSULATION* R 21.00 [9.00 INSTALLED] TOTAL ASSEMBLY R 9.00* *USE ASHRAE 90.1-2010 TABLE A3.3 ASSUME 6" FRAMING DEPTH @ 21" O.C. - USE INSTALLED VALUE OF INSULATION.	
	R-9.00	U-0.1111

EW-10 INSULATION AT FOUNDATION WALL	2" RIGID XPS [USE 8" CONC W/ 2" R-10 FOR TABLE****] C 0.092 [R 10.87] TOTAL ASSEMBLY R 10.87**** **** PER ASHRAE 90.1 TABLE A4.2	
	R-10.87	C-0.092

EW-11 INTERIOR INSULATION AT GARAGE	3 " XPS RIGID [USE 8" CONC W/3" R-15 FOR TABLE**] U 0.078 [R 12.82] TOTAL ASSEMBLY R 12.82** ** PER ASHRAE 90.1 TABLE A3.1A	
	R-12.82	U-0.078

EW-12 CURTAIN WALL SPANDREL - IGU	1" IGU SPANDREL R 3.44 6 " SEMI-RIGID INSULATION* R 21.00 [9.00 INSTALLED] TOTAL ASSEMBLY R 12.44* *USE ASHRAE 90.1-2010 TABLE A3.3 ASSUME 6" FRAMING DEPTH @ 24" O.C. - USE INSTALLED VALUE OF INSULATION.	
	R-12.44	U-0.0804

GENERAL NOTES:

1. ENERGY CODE COMPLIANCE SHOWN THROUGH ENERGY MODEL.

2. FOR METAL STUDS PROVIDE SHOP DRAWINGS WITH ENGINEERING CALCULATIONS.

3. FOR STONE PANEL SYSTEM PROVIDE SHOP DRAWINGS WITH ENGINEERING CALCULATIONS, INCLUDE HANGER SYSTEM.

4. FOR METAL PANEL SYSTEM PROVIDE SHOP DRAWINGS WITH ENGINEERING CALCULATIONS, INCLUDE HANGER SYSTEM.

R VALUES FOR MATERIALS:

MINERAL WOOL
3" = R 12.53

BATT INSULATION
5-1/2" = R 21

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
AAI ARCHITECTS, P.C.
14 Wall Street, 2nd Floor
New York, NY 10005
TEL: 212-964-4040 FAX: 212-964-4090

INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
New York, NY 10014
TEL: 212-627-5574

LANDSCAPE DESIGNER:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
New York, NY 10013
TEL: 212-285-0088 FAX: 212-285-0228

STRUCTURAL ENGINEERS:
WSP
228 East 45th Street
New York, NY 10017
TEL: 212-687-9888 FAX: 646-487-5501

MEP ENGINEERS:
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485 C Route 1 South, Suite 200
Iseline, NJ 08830
TEL: 908-272-3300 FAX: 908-272-4440

GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015
2	DOB FILING SUBMISSION	05/08/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENERGY COMPLIANCE EXTERIOR WALL TYPES

SEAL & SIGNATURE:

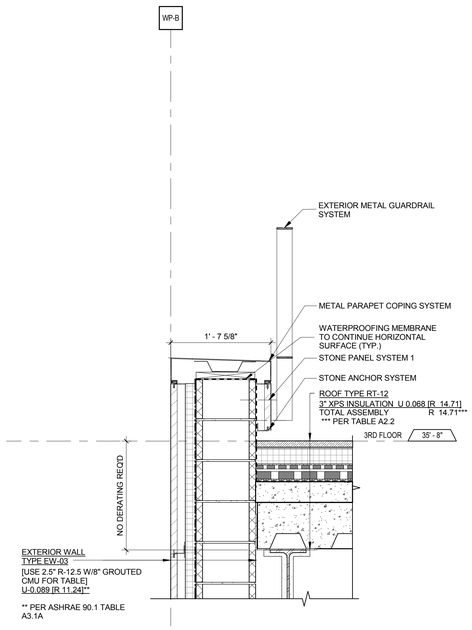
DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1 1/2" = 1'-0"	
DWG No:	EN-201.00
DOB PAGE No: of	

DOB EMPLOYEE STAMP:

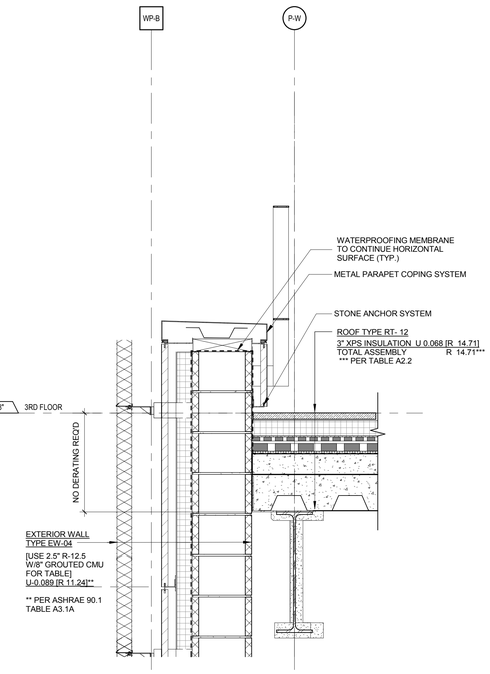
DOB B-SCAN:

FILE NAME:
PLOT DATE:

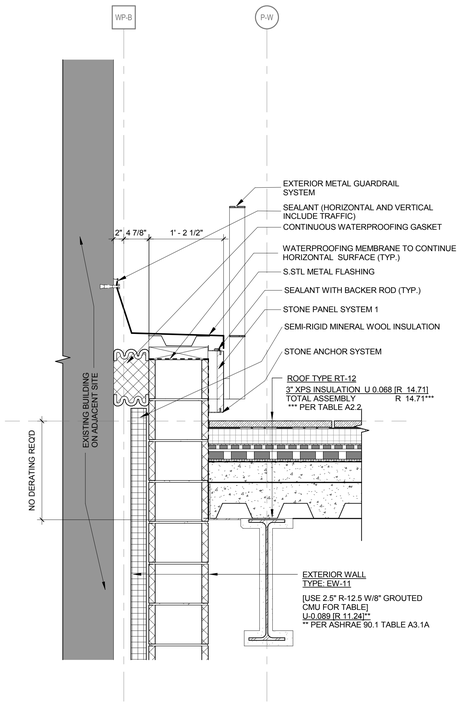
DEPT OF BLDGS121185539 Job Number
E:\3D\3459633 Scan Code
30" x 42" Arch E1 - SHEET SIZE



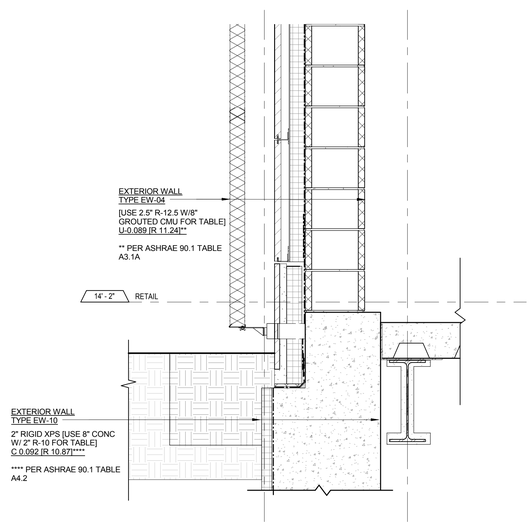
3 DETAIL - PODIUM EAST - PARAPET EXISTING BUILDING 2
1" = 1'-0"



5 DETAIL - PODIUM EAST - PARAPET GREENWALL
1" = 1'-0"



4 DETAIL - PODIUM EAST - PARAPET EXISTING BUILDING 1
1" = 1'-0"



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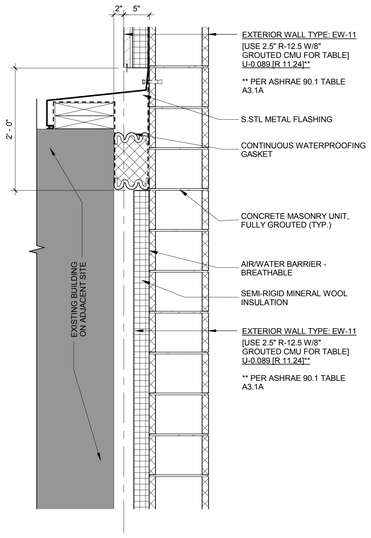
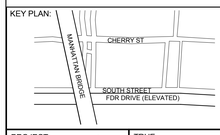
1" = 1'-0"



1 DETAIL - PODIUM EAST - WALL BASE EXISTING BUILDING 2
1" = 1'-0"

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	05/08/2015

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
WALL SECTIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS ZIGOMANIS 033081 STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1" = 1'-0"	
DWG No:	**EN-202.00**
DOB PAGE No:	of

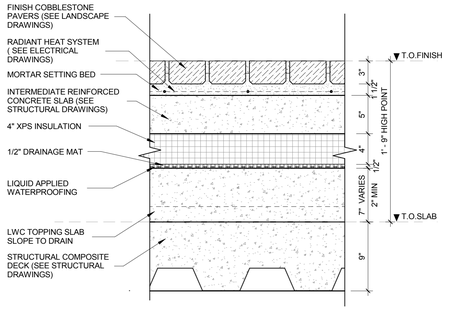
DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS121185529 Job Number
E350078169R Scan Code

30" x 42" Arch E1 - SHEET SIZE



RT-01

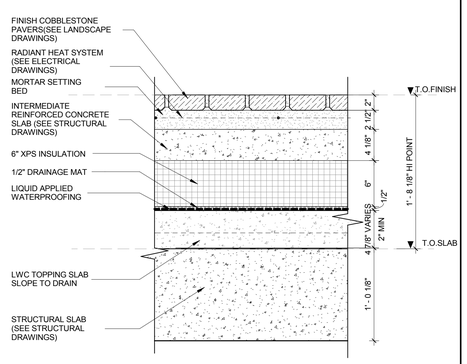
COBBLESTONE DRIVEWAY ON 9" COMPOSITE DECK

4" XPS INSULATION R-20***
TOTAL ASSEMBLY

U 0.048 [R 20.83]
R 20.83***

*** PER TABLE A2.2

R-20.83 | U-0.048



RT-02

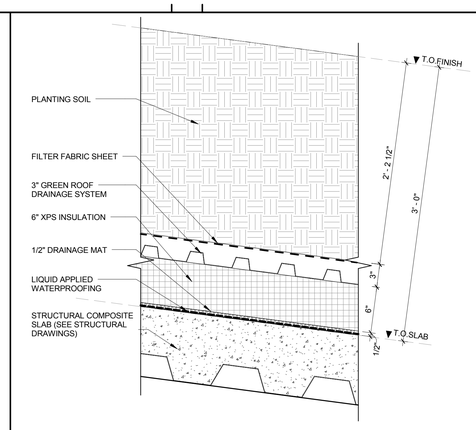
COBBLESTONE WALKWAY ON 12" DECK

6" XPS INSULATION R-30***
TOTAL ASSEMBLY

U 0.032 [R 31.25]
R 31.25***

*** PER TABLE A2.2

R-31.25 | U-0.032



RT-04

SLOPED GREEN ROOF ON COMPOSITE DECK

6" XPS INSULATION R-30***
TOTAL ASSEMBLY

U 0.032 [R 31.25]
R 31.25***

*** PER TABLE A2.2

R-31.25 | U-0.032

GENERAL NOTES:

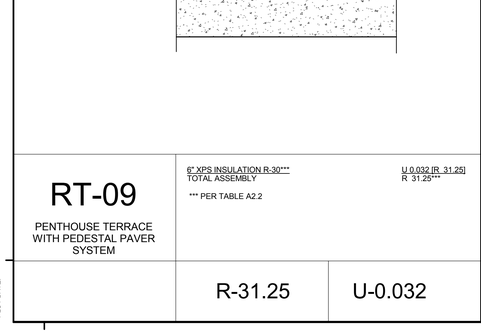
1. ENERGY CODE COMPLIANCE SHOWN THROUGH ENERGY MODEL.

2. ASSEMBLY VALUES TAKEN FROM ASHRAE 90.1-2010 APPENDIX A.

3. AT DETENTION ROOF SYSTEM, (3" STORM WATER DETENTION GRID SPACERS) BALLAST BUILD-UP MUST BE GREATER THAN 16#/SF TO OFFSET INSULATION BUOYANCY.

R VALUES ASSUMPTIONS FOR MATERIALS:

XPS ROOF INSULATION (R 5.0 PER INCH):



RT-05

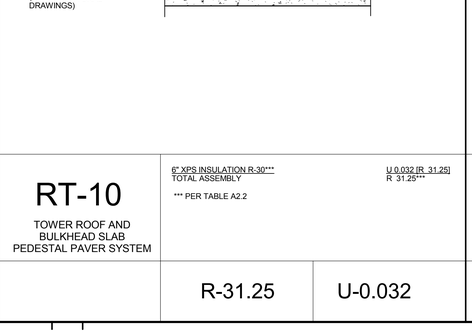
3' DEEP GREEN ROOF SYSTEM

6" XPS INSULATION R-30***
TOTAL ASSEMBLY

U 0.032 [R 31.25]
R 31.25***

*** PER TABLE A2.2

R-31.25 | U-0.032



RT-06

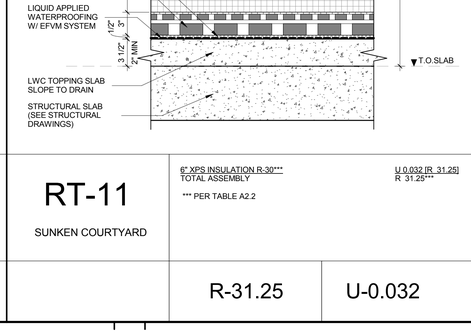
2' DEEP GREEN ROOF SYSTEM

6" XPS INSULATION R-30***
TOTAL ASSEMBLY

U 0.032 [R 31.25]
R 31.25***

*** PER TABLE A2.2

R-31.25 | U-0.032



RT-07

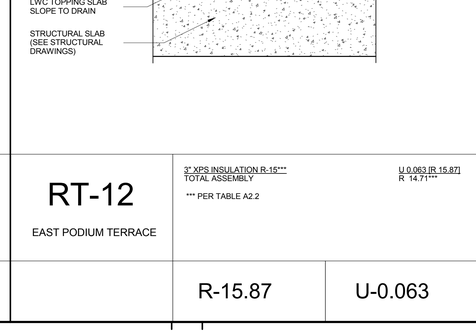
1' DEEP GREEN ROOF SYSTEM

6" XPS INSULATION R-30***
TOTAL ASSEMBLY

U 0.032 [R 31.25]
R 31.25***

*** PER TABLE A2.2

R-31.25 | U-0.032



RT-08

CHILDREN'S PLAY AREA

6" XPS INSULATION R-30***
TOTAL ASSEMBLY

U 0.032 [R 31.25]
R 31.25***

*** PER TABLE A2.2

R-31.25 | U-0.032

RT-09

PENTHOUSE TERRACE WITH PEDESTAL PAVER SYSTEM

6" XPS INSULATION R-30***
TOTAL ASSEMBLY

U 0.032 [R 31.25]
R 31.25***

*** PER TABLE A2.2

R-31.25 | U-0.032

RT-10

TOWER ROOF AND BULKHEAD SLAB PEDESTAL PAVER SYSTEM

6" XPS INSULATION R-30***
TOTAL ASSEMBLY

U 0.032 [R 31.25]
R 31.25***

*** PER TABLE A2.2

R-31.25 | U-0.032

RT-11

SUNKEN COURTYARD

6" XPS INSULATION R-30***
TOTAL ASSEMBLY

U 0.032 [R 31.25]
R 31.25***

*** PER TABLE A2.2

R-31.25 | U-0.032

RT-12

EAST PODIUM TERRACE

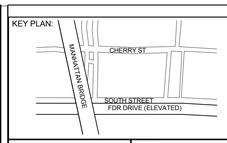
3" XPS INSULATION R-15***
TOTAL ASSEMBLY

U 0.063 [R 15.87]
R 14.71***

*** PER TABLE A2.2

R-15.87 | U-0.063

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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TEL: 212-627-5574

LANDSCAPE DESIGNER:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015
2	DOB FILING SUBMISSION	05/08/2015

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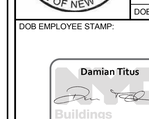
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENERGY COMPLIANCE ROOF ASSEMBLY TYPES

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1 1/2" = 1'-0"	
DWG No:	**EN-301.00**
DOB PAGE No:	of

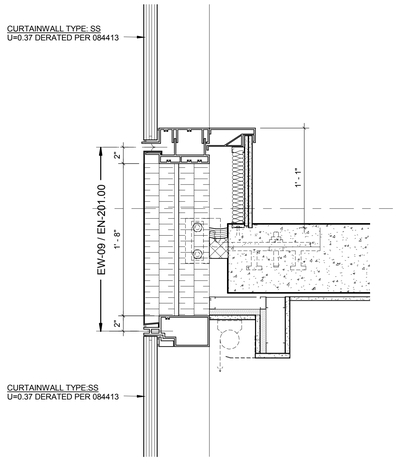
DOB EMPLOYEE STAMP:

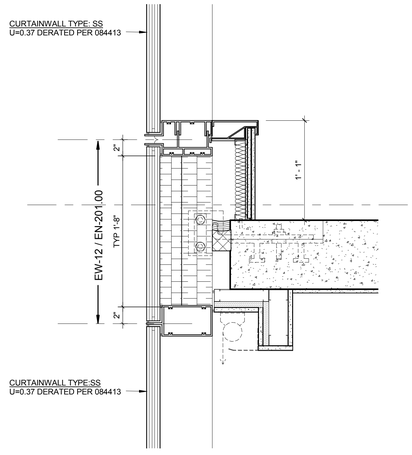
DOB B-SCAN:

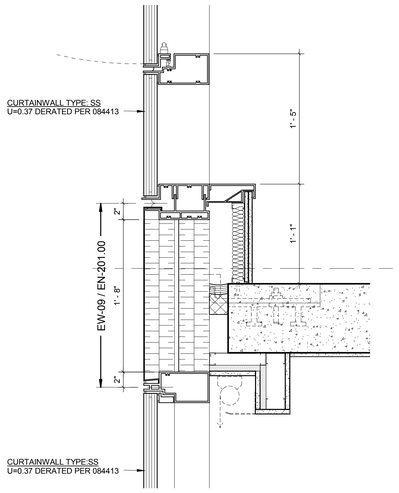
FILE NAME:
PLOT DATE:

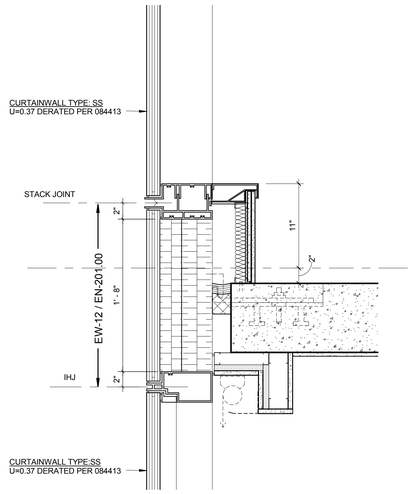
DEPT OF BLDGS121185539 Job Number
E3566157438 Scan Code

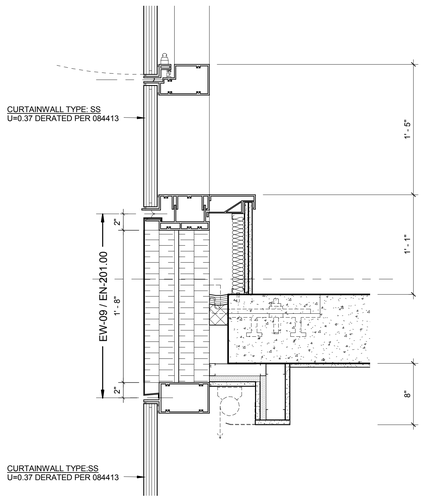
30" x 42" Arch E1 - SHEET SIZE



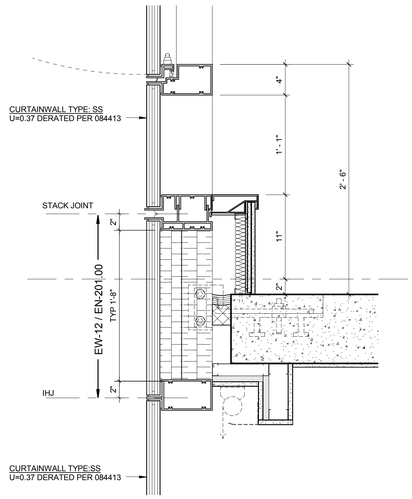








2 **SECTION - WALL TYPE 'SS' - TGU**
1 1/2" = 1'-0"

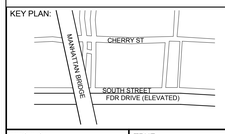


1 **SECTION - WALL TYPE 'LS' - TGU**
1 1/2" = 1'-0"

GENERAL NOTES:

1. FOR CURTAIN WALL SPANDREL R-VALUE CALCULATIONS SEE EW-09 AND EW-12 ON SHEET EN-201.00.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 Third Ave, 7th Floor
New York, NY 10022
TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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New York, NY 10005
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

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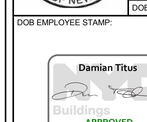
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENERGY COMPLAINCE DETAILS

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: 1 1/2" = 1'-0"	
DWG No:	**EN-401.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

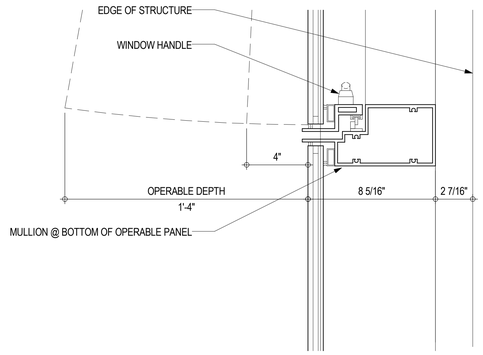
DOB B-SCAN:

FILE NAME:
PLOT DATE:

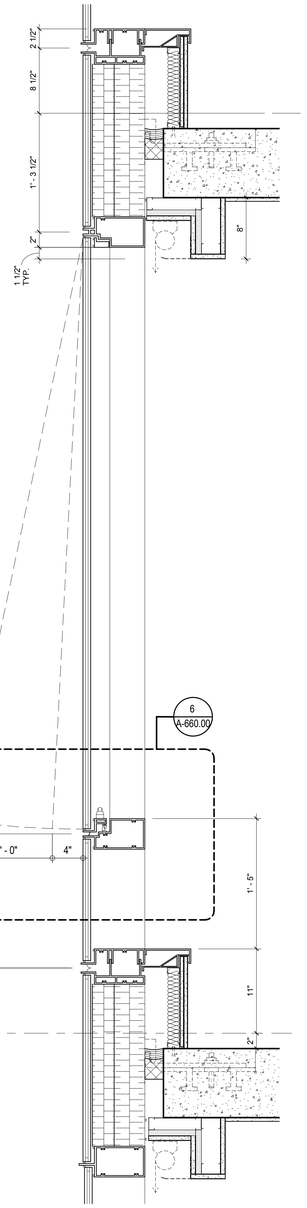
DEPT OF BLDGS121185539 Job Number
E-599812466605 Scan Code

30" x 42" Arch E1 - SHEET SIZE

CW - OPERABLE PANEL TYPES						
Curtain Wall Panel Type	Panel Type Mark	Height	Operable Height	Width	Operable Depth	Free Air Area
LS05 Window: Vision	VW	10' - 0"	6' - 6"	3' - 6"	1' - 4"	11.7 SF
LS05 Window: Vision	VW	10' - 0"	6' - 6"	4' - 0"	1' - 4"	12.3 SF
LS05 Window: Vision	VW	10' - 3"	6' - 9"	3' - 6"	1' - 4"	12.0 SF
LS05 Window: Vision	VW	10' - 3"	6' - 9"	4' - 0"	1' - 4"	12.6 SF
LS05 Window: Vision	VW	10' - 5"	6' - 11"	3' - 6"	1' - 4"	12.2 SF
LS05 Window: Vision	VW	10' - 5"	6' - 11"	4' - 0"	1' - 4"	12.8 SF
LS05 Window: Vision	VW	11' - 1"	7' - 7"	3' - 6"	1' - 4"	13.0 SF
LS05 Window: Vision	VW	11' - 1"	7' - 7"	4' - 0"	1' - 4"	13.6 SF
LS05 Window: Vision	VW	11' - 4"	7' - 10"	3' - 6"	1' - 4"	13.3 SF
LS05 Window: Vision	VW	11' - 4"	7' - 10"	4' - 0"	1' - 4"	14.0 SF
LS06 Window_Transom: Vision	VW-D	13' - 2"	7' - 6"	3' - 6"	1' - 4"	12.9 SF
LS06 Window_Transom: Vision	VW-D	13' - 2"	7' - 6"	4' - 0"	1' - 4"	13.5 SF
LS06 Window_Transom: Vision - 70	VW-D	14' - 2"	7' - 6"	3' - 6"	1' - 4"	12.9 SF
LS06 Window_Transom: Vision - 70	VW-D	14' - 2"	7' - 6"	4' - 0"	1' - 4"	13.5 SF
LSu05 Window: Vision - 71	VW	12' - 0"	6' - 11 1/2"	3' - 6"	1' - 4"	12.2 SF
LSu05 Window: Vision - 71	VW	12' - 0"	6' - 11 1/2"	4' - 0"	1' - 4"	12.9 SF
LSu05 Window: Vision - 72	VW	14' - 3 1/2"	7' - 9 1/2"	3' - 6"	1' - 4"	13.3 SF
SS05 Window: Vision Tinted	VTW	10' - 0"	6' - 6"	4' - 0"	1' - 4"	12.3 SF
SS05 Window: Vision Tinted	VTW	10' - 3"	6' - 9"	4' - 0"	1' - 4"	12.6 SF
SS05 Window: Vision Tinted	VTW	10' - 5"	6' - 11"	4' - 0"	1' - 4"	12.8 SF
SS05 Window: Vision Tinted	VTW	11' - 1"	7' - 7"	4' - 0"	1' - 4"	13.6 SF
SS05 Window: Vision Tinted	VTW	11' - 4"	7' - 10"	4' - 0"	1' - 4"	14.0 SF
SS05 Window: Vision Tinted - L71	VTW	12' - 0"	6' - 11 1/2"	3' - 6"	1' - 4"	12.2 SF
SS05 Window: Vision Tinted - L71	VTW	12' - 0"	6' - 11 1/2"	4' - 0"	1' - 4"	12.9 SF
SS05 Window: Vision Tinted - L72	VTW	14' - 3 1/2"	7' - 9 1/2"	3' - 6"	1' - 4"	13.3 SF
SS05 Window: Vision Tinted - L72	VTW	14' - 3 1/2"	7' - 9 1/2"	4' - 0"	1' - 4"	13.9 SF
SS06 Window_Transom: Vision Tinted	VTW-D	13' - 2"	7' - 6"	4' - 0"	1' - 4"	13.5 SF
SS06 Window_Transom: Vision Tinted 70	VTW-D	14' - 2"	7' - 6"	4' - 0"	1' - 4"	13.5 SF



2 **WINDOW SECTION DETAIL**
3" = 1'-0"



1 **OPERABLE SECTION DETAIL (TYP.)**
1 1/2" = 1'-0"

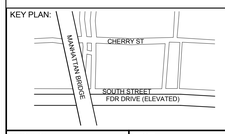
GENERAL NOTES:

1. AIR LEAKAGE WITH RESPECT TO WINDOW AND DOOR ASSEMBLIES, CONTINUOUS AIR BARRIERS, OUTDOOR AIR INTAKES AND EXHAUSTS, LOADING DOCK WEATHERSEALS, VESTIBULES, AND RECESSED LIGHTING SHALL MEET OR EXCEED REQUIREMENTS OF NYC ECC 502.4.

2. PER NYC ECC 502.4.1: AIR LEAKAGE OF WINDOW/DOOR ASSEMBLIES SHALL BE DETERMINED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440, NFRC 400 BY AN ACCREDITED, INDEPENDANT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER AND SHALL NOT EXCEED 0.3 CFM PER SQUARE FOOT (1.5 L/s/m2), AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SUARE FOOT (2.6 L/s/m2).

3. PER NYC ECC 502.4.2: CURTAIN WALL, STOREFRONT GLAZING AND COMMERCIAL-GLAZED SWINGING ENTRANCE DOORS AND REVOLVING DOORS SHALL BE TESTED FOR AIR LEAKAGE AT 1.57 POUNDS PER SQUARE FOOT (psf) (75 Pa) IN ACCORDANCE WITH ASTM E283. FOR CURTAIN WALLS AND STOREFRONT GLAZING, THE MAX. AIR LEAKAGE RATE SHALL BE 0.3 CUBIC FOOT PER MINUTE PER SQUARE FOOT (cfm/ft2) (5.5 m3/h X m2) OF FENESTRATION AREA. FOR COMMERCIAL GLAZED SWINGING DOORS, THE MAXIMUM AIR LEAKAGE RATE SHALL BE 1.00 CFM/FT2 (18.3 m3/h X m2) OF DOOR AREA WHEN TESTED IN ACCORDANCE WITH ASTM E 283.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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805 Third Ave, 7th Floor
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TEL: 212-712-6000 FAX: 212-712-6100

ARCHITECT OF RECORD:
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INTERIOR DESIGNER:
MEYER DAVIS STUDIO INC.
180 Varick St #404
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WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
333 Hudson Street, Suite 905
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GEOTECHNICAL ENGINEERS:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001
TEL: 212.479.5400 FAX: 212.479.5444

No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015
2	DOB FILING SUBMISSION	05/08/2015

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENERGY COMPLIANCE DETAILS

SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS ZIGOMANIS STATE OF NEW YORK

DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE: As indicated	
DWG No:	**EN-402.00**
DOB PAGE No:	of

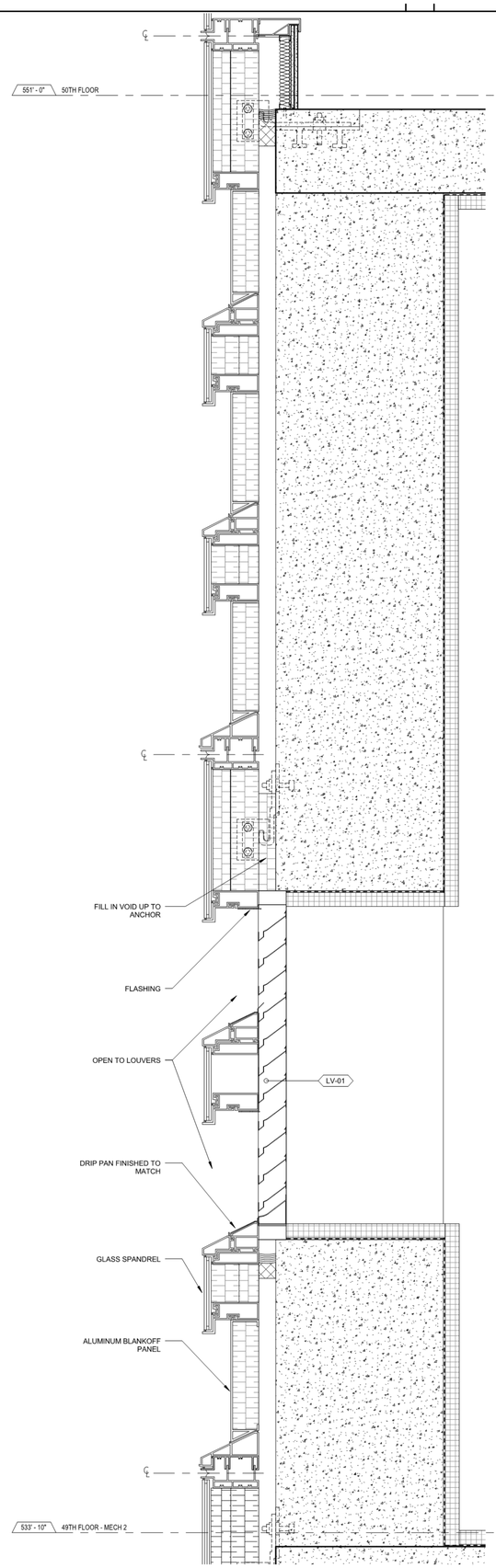
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

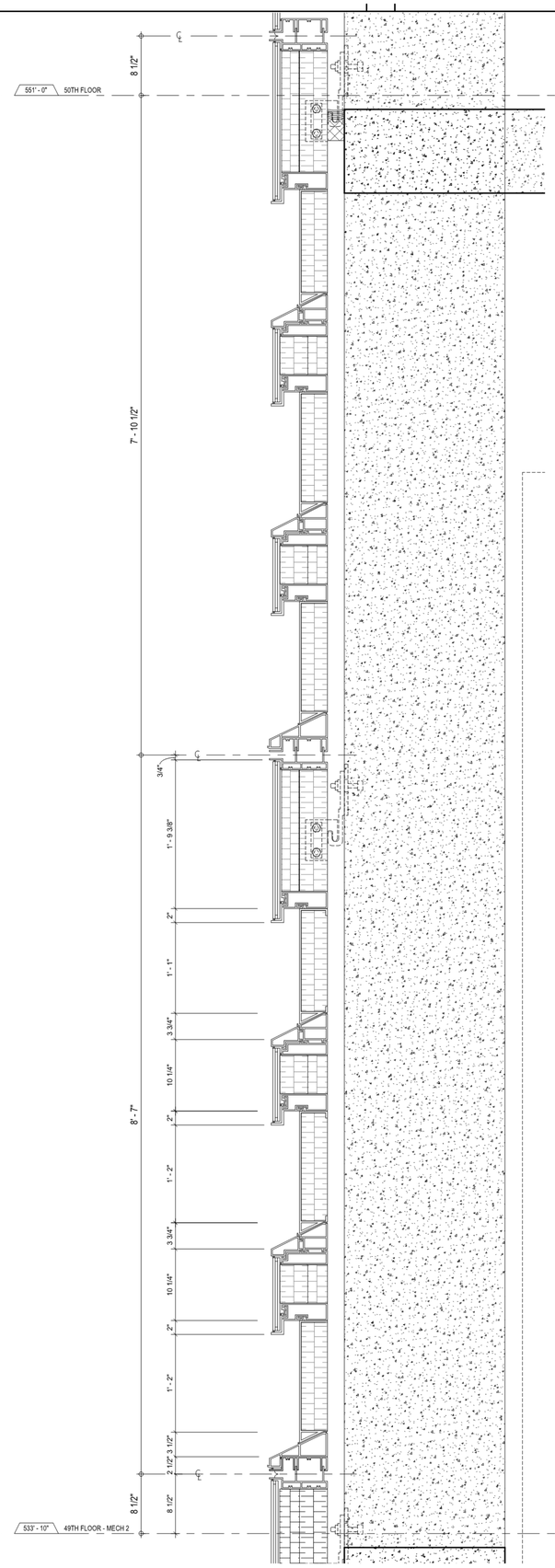
FILE NAME:
PLOT DATE:

DEPT OF BLDGS121185528 Job Number
E350978901S3 Scan Code

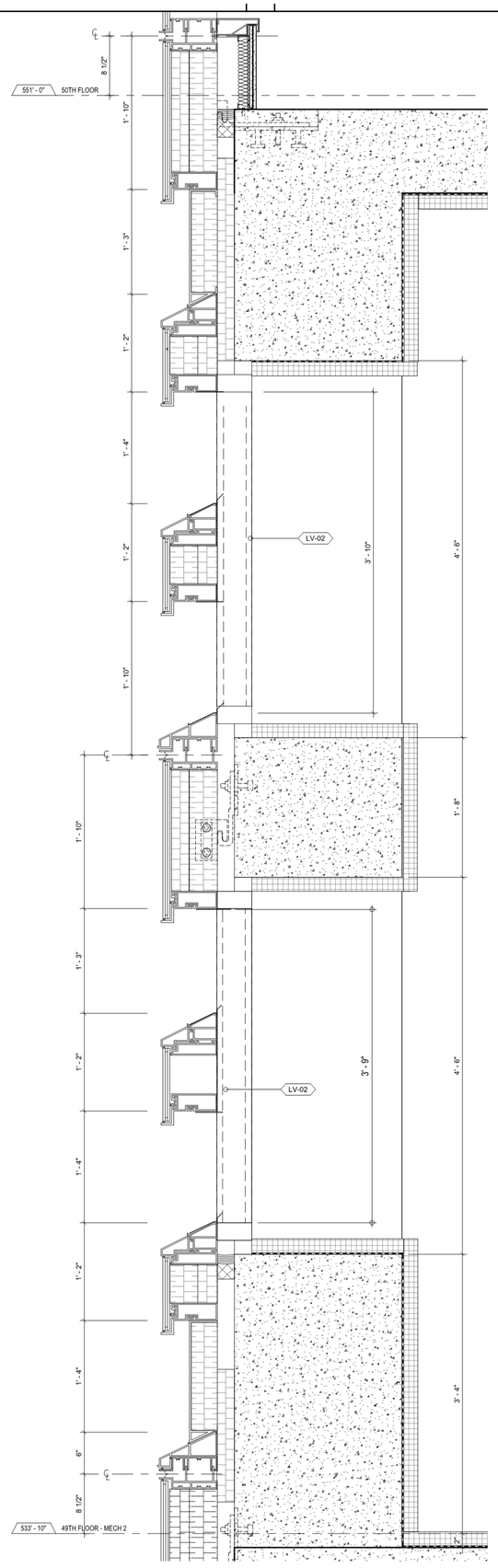
30" x 42" Arch E1 - SHEET SIZE



3 **SECTION DETAIL - EXHAUST LOUVER PANEL**
1 1/2" = 1'-0"



2 **SECTION DETAIL - BLANK OFF LOUVER PANEL**
1 1/2" = 1'-0"



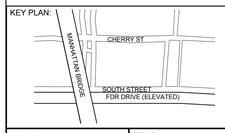
1 **SECTION DETAIL - INTAKE LOUVER PANEL**
1 1/2" = 1'-0"

FILE NAME:
PLOT DATE:

GENERAL NOTES:

1. FOR DERATED R-VALUE FOR "ARCHITECTURAL LOUVERS" ENVELOPE TYPE, USE WORST CASE SCENARIO (1/EN-403):
   - BASE R-VALUE IS TAKEN FROM SPANDREL EW-12 (R- 29.49).
   - WORST CASE SCENARIO >50% SPANDREL.
   - TO DERATE FOR ALUMINUM FRAME AND LOUVER OPENINGS CALCULATE AT 50% WITH R-0 AND 50% WITH R-29.49 WHICH YIELDS R-14.75 FOR "ARCHITECTURAL LOUVER" ENVELOPE TYPE.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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No.	DESCRIPTION:	DATE:
1	DOB FILING SUBMISSION	04/13/2015

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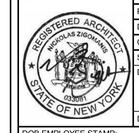
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENERGY COMPLIANCE DETAILS

SEAL & SIGNATURE:



DATE:	01 NOV 2013
PROJECT No:	1335-00
DRAWN: TEAM	REV:
CHK: CHECKER	
SCALE:	
DWG No:	**EN-403.00**
DOB PAGE No:	of

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS121185528 Job Number
E350321995122 Scan Code

30" x 42" Arch E1 SHEET SIZE

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) 250 Street Name South Street

Borough | Block | Lot | BIN | CB No.

Work on Floor(s) | Apt/Condo No(s)

2 Applicant Information *Required for all applications.*

Last Name | First Name | Middle Initial

Business Name | Business Telephone

Business Address | Business Fax

City | State | Zip | Mobile Telephone

E-Mail | License Number

Energy Model Inputs

NYS approved energy model software: eQUEST (DOE 2.2 Engine) v3.64

Envelope	Proposed Design Input	Budget (Standard Design) Input
Above-grade wall U-factor	0.063 Btu/hr-sq.ft.-F	0.064 Btu/hr-sq.ft.-F
Below-grade wall U-factor	C-0.075 Btu/hr*sf*F	C-1.14 Btu/hr*sf*F
Roof construction U-factor	0.028 Btu/hr*sf*F	0.048 Btu/hr*sf*F
Exterior floor U-factor	NA	NA
Slab-on-grade construction (yes/no)	Yes, F-0.73 Btu/hr*sf*F	Yes, F-0.73 Btu/hr*sf*F
Window-to-gross wall ratio	48%	40 %
Average fenestration assembly U-factor	0.374 Btu/hr*sf*F	0.50 Btu/hr*sf*F
Average fenestration assembly SHGC	0.39	0.4
Fixed shading devices (yes/no)	No	No
Automated movable shading devices (yes/no)	No	No
Lighting		
Average ambient lighting power density (W/SF)	1.00	1.03
Lighting occupant sensor controls (yes/no)	No	No
Automatic daylighting controls (yes/no)	Yes	No
Exterior lighting power (tradable surfaces) (kW)	10.0	10.0
Exterior lighting power (non-tradable surfaces) (kW)	not modeled	not modeled
Heating, Ventilating & Air Conditioning		
Refrigeration equipment type	WSHPs (12.1 EER), make-up air units with DX cooling (12.1 EER) Axial cooling tower with variable speed fans H	WSHPs (11.2 to 12.0 EER), make-up air units with DX cooling (9.5 EER) Axial cooling tower with two speed fans H
Heating equipment type	WSHPs (4.8 COP, 5.5 COP), make-up air units with hot water coils and enthalpy heat recovery (70% effectiveness),Hot water based unit heaters, Condensing HW boiler (93% eff.), baseboards H	WSHPs (4.2 COP), make-up air units with hot water coils and enthalpy heat recovery (50% effectiveness),Hot water based unit heaters, HW boiler (80% eff.) H
Demand controlled ventilation (yes/no)	No	No
Economizer type (air or water)	Water-side economizer in Amenity and Retail HPs	No
Domestic hot water heating source	Condensing HW boiler (93.4% eff.)	Hot water natural gas fired boiler (80% eff

01/11

EN1 PAGE 2

Unregulated Energy	Proposed Design Input	Budget (Standard Design) Input
Average Receptacle equipment power density (W/SF)	0.58	0.58
Average Unregulated lighting power density (W/SF)	0.7	0.7
Other process loads	Elevator load: 483 kW Cooking gas: 2.2 MBtu/hr Exterior lighting: 10 kW H	Elevator load: 483 kW Cooking gas: 2.2 MBtu/hr Exterior lighting: 10 kW H

Energy Cost Budget Conformance	Proposed Design Output	Budget (Standard Design) Output
Annual Regulated Energy Cost ($)	$1,506,321	$1,759,406
Annual Regulated Energy Use (BTU/GSF)	29027	39529
Annual Regulated Energy Cost Per Sq. Ft. ($/GSF)	1.55	1.81

Energy Model Output Breakdown

Energy Use Breakdown	Proposed Design Output (% BTU/yr)	Budget (Standard Design) Output (% BTU/yr)
Heating	24.57 (including DHW)	33.27 (including DHW)
Cooling	11.88	12.34
Heat rejection	0.53	0.20
Fans	8.85	8.59
Pumps	4.83	4.21
Lighting	9.05	8.07
Unregulated loads (e.g., plug loads, elevators, escalators, kitchen, process equipment, exterior lighting)	40.30 (Including Residential Lighting) H	33.33(including Residential Lighting) H
Total	100%	100%

Falsification of any statement is a misdemeanor under § 26-124 of 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) IGOR BIENSTOCK

Signature: Date 05.11.15

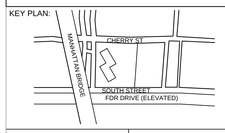
STATE OF NEW YORK IGOR BIENSTOCK 071385 LICENSED PROFESSIONAL ENGINEER

P.E. / R.A. Seal *(apply seal, signature and date over seal)*

01/11

Compliance with "2011 New York City Energy Conservation code"

KEY PLAN:



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No.	DESCRIPTION:	DATE:
1	FILING	04.10.2014
2	DOB FILING SUBMISSION	08.14.2014
3	ISSUED FOR DESIGN DEVELOPMENT	10.07.2014
4	ISSUED FOR FILING	02.23.2015
5	ISSUED FOR FILING	04.13.2015
6	ISSUED FOR FILING	05.11.2015

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CONSULTANT:
ICOR Consulting Engineers

PROJECT:
250 SOUTH STREET
NEW YORK, NY

DRAWING TITLE:
ENERGY COST BUDGET SHEET

SEAL & SIGNATURE:

STATE OF NEW YORK IGOR BIENSTOCK 071385 LICENSED PROFESSIONAL ENGINEER

DATE: 05/11/15
PROJECT No: 1335-00
DRAWN: MF | REV:
CHK: IB
SCALE: NONE
DWG No: **EN-001.00**
DOB PAGE No: 1 of 1

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/21/2015:
NYC Development Hub

DOB B-SCAN:

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Drawing Name: G:\0470\PLANS\Energy\EN-001.dwg -Mon, 11 May 2015 - 4:52pm