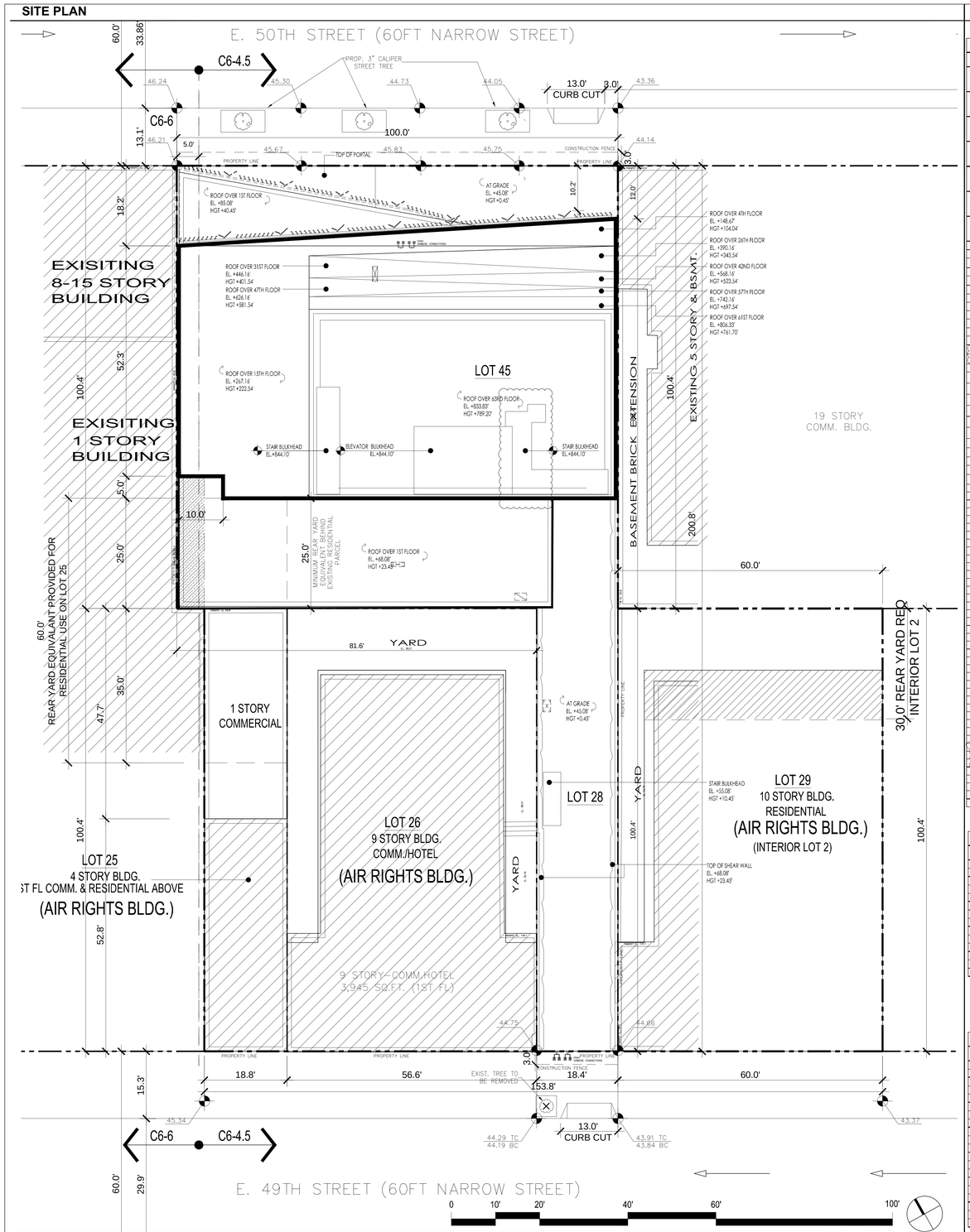
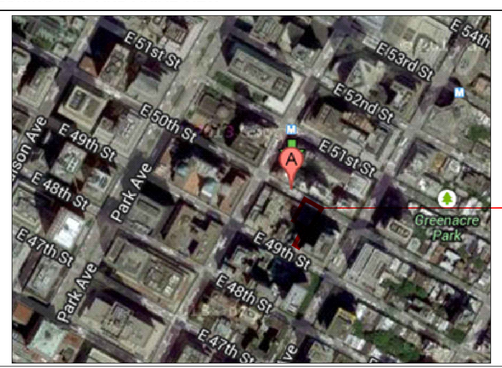
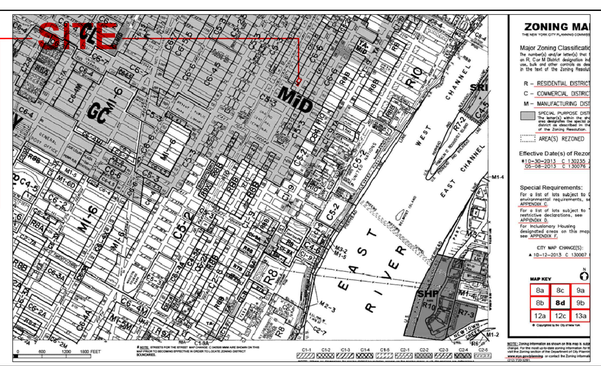
DEPT OF BLDGS 321395028 Job Number
E-DOB-000675 Scan Code

SITE PLAN



ZONING MAP AND ARIAL VIEW





FLOOR AREA SCHEDULE

PROPOSED BUILDING - FLOOR AREA SCHEDULE

Floor	Use	C6-6 Gross FA (SF)	C6-6 Deductions (SF)	C6-6 Zoning FA (SF)	C6-4.5 Gross FA (SF)	C6-4.5 Deductions (SF)	C6-4.5 Zoning FA (SF)	TOTAL Gross FA (SF)	TOTAL Deductions (SF)	TOTAL Zoning FA (SF)	D.U.
SUB-CELLAR	RETAIL										-
	ACC. RES	498.00	498.00	-	9,494.00	9,494.00	-	9,992.00	9,992.00	-	-
	TOTAL	498.00	498.00	-	9,494.00	9,494.00	-	9,992.00	9,992.00	-	-
SUB-CELLAR MEZZANINE	RETAIL										-
	ACC. RES.	90.70	90.70	-	9,901.30	9,901.30	-	9,992.00	9,992.00	-	-
	TOTAL	90.70	90.70	-	9,901.30	9,901.30	-	9,992.00	9,992.00	-	-
CELLAR	RETAIL	355.00	355.00	-	3,506.00	3,506.00	-	3,861.00	3,861.00	-	-
	RESIDENTIAL	94.00	94.00	-	7,858.00	7,858.00	-	7,952.00	7,952.00	-	-
	TOTAL	449.00	449.00	-	11,364.00	11,364.00	-	11,813.00	11,813.00	-	-
1ST FLOOR	RETAIL	452.23	93.18	359.05	4,229.13	-	4,229.13	4,681.36	93.18	4,588.18	-
	RESIDENTIAL	-	-	-	4,067.87	1,262.91	2,804.96	4,067.87	1,262.91	2,804.96	-
	TOTAL	452.23	93.18	359.05	8,297.00	1,262.91	7,034.09	8,749.23	1,356.09	7,393.14	-
1M	RETAIL	-	-	-	-	-	-	-	-	-	-
	RESIDENTIAL	242.80	242.80	-	2,003.00	480.28	1,522.72	2,245.80	723.08	1,522.72	-
	TOTAL	242.80	242.80	-	2,003.00	480.28	1,522.72	2,245.80	723.08	1,522.72	-
2	RETAIL	-	-	-	-	-	-	-	-	-	-
	RESIDENTIAL	-	-	-	3,463.00	97.60	3,365.40	3,463.00	97.60	3,365.40	-
	TOTAL	-	-	-	3,463.00	97.60	3,365.40	3,463.00	97.60	3,365.40	-
3rd FLOOR	RESIDENTIAL	-	-	-	3,463.00	1,146.56	2,316.44	3,463.00	1,146.56	2,316.44	-
4th FLOOR	RESIDENTIAL	244.43	244.43	-	5,815.22	5,815.22	-	6,059.65	6,059.65	-	-
5th FLOOR	RESIDENTIAL	235.72	2.60	233.12	5,389.28	265.35	5,123.93	5,625.00	267.95	5,357.05	4
6th FLOOR	RESIDENTIAL	235.72	2.60	233.12	5,389.28	251.86	5,137.42	5,625.00	254.46	5,370.54	4
7th FLOOR	RESIDENTIAL	235.72	2.60	233.12	5,389.28	279.66	5,109.62	5,625.00	282.26	5,342.74	4
8th FLOOR	RESIDENTIAL	235.72	2.60	233.12	5,389.28	251.86	5,137.42	5,625.00	254.46	5,370.54	4
9th FLOOR	RESIDENTIAL	235.72	2.60	233.12	5,389.28	251.86	5,137.42	5,625.00	254.46	5,370.54	4
10th FLOOR	RESIDENTIAL	235.72	2.60	233.12	5,389.28	279.66	5,109.62	5,625.00	282.26	5,342.74	4
11th FLOOR	RESIDENTIAL	235.72	2.60	233.12	5,389.28	251.86	5,137.42	5,625.00	254.46	5,370.54	4
12th FLOOR	RESIDENTIAL	235.72	2.60	233.12	5,389.28	251.86	5,137.42	5,625.00	254.46	5,370.54	4
13th FLOOR	RESIDENTIAL	235.72	2.60	233.12	5,389.28	279.66	5,109.62	5,625.00	282.26	5,342.74	4
14th FLOOR	RESIDENTIAL	235.72	2.60	233.12	5,389.28	251.86	5,137.42	5,625.00	254.46	5,370.54	4
15th FLOOR	RESIDENTIAL	220.81	2.60	218.21	5,242.19	255.97	4,986.22	5,463.00	258.57	5,204.43	4
16th FLOOR	RESIDENTIAL	-	-	-	3,896.00	205.00	3,691.00	3,896.00	211.56	3,684.44	1
17th FLOOR	RESIDENTIAL	-	-	-	3,896.00	211.08	3,684.92	3,896.00	211.08	3,684.92	2
18th FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.29	3,681.71	3,896.00	214.29	3,681.71	3
19th FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.29	3,681.71	3,896.00	214.29	3,681.71	3
20th FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.29	3,681.71	3,896.00	214.29	3,681.71	3
21st FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.29	3,681.71	3,896.00	214.29	3,681.71	3
22nd FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.29	3,681.71	3,896.00	214.29	3,681.71	3
23rd FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.29	3,681.71	3,896.00	214.29	3,681.71	3
24th FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.15	3,681.85	3,896.00	214.15	3,681.85	3
25th FLOOR	RESIDENTIAL	-	-	-	3,896.00	214.15	3,681.85	3,896.00	214.15	3,681.85	3
26th FLOOR	RESIDENTIAL	-	-	-	3,689.00	3,689.00	-	3,689.00	3,689.00	-	0
27th FLOOR	RESIDENTIAL	-	-	-	3,689.00	234.64	3,454.36	3,689.00	234.64	3,454.36	2
28th FLOOR	RESIDENTIAL	-	-	-	3,689.00	263.69	3,425.31	3,689.00	263.69	3,425.31	2
29th FLOOR	RESIDENTIAL	-	-	-	3,689.00	263.69	3,425.31	3,689.00	263.69	3,425.31	2
30th FLOOR	RESIDENTIAL	-	-	-	3,689.00	263.69	3,425.31	3,689.00	263.69	3,425.31	2
31st FLOOR	RESIDENTIAL	-	-	-	3,689.00	131.61	3,557.39	3,689.00	131.61	3,557.39	2
32nd FLOOR	RESIDENTIAL	-	-	-	3,516.00	244.85	3,271.15	3,516.00	244.85	3,271.15	2
33rd FLOOR	RESIDENTIAL	-	-	-	3,516.00	253.58	3,262.42	3,516.00	253.58	3,262.42	2
34th FLOOR	RESIDENTIAL	-	-	-	3,516.00	253.58	3,262.42	3,516.00	253.58	3,262.42	2
35th FLOOR	RESIDENTIAL	-	-	-	3,516.00	253.58	3,262.42	3,516.00	253.58	3,262.42	2
36th FLOOR	RESIDENTIAL	-	-	-	3,516.00	253.58	3,262.42	3,516.00	253.58	3,262.42	2
37th FLOOR	RESIDENTIAL	-	-	-	3,516.00	253.58	3,262.42	3,516.00	253.58	3,262.42	2
38th FLOOR	RESIDENTIAL	-	-	-	3,516.00	252.97	3,263.03	3,516.00	252.97	3,263.03	2
39th FLOOR	RESIDENTIAL	-	-	-	3,516.00	252.97	3,263.03	3,516.00	252.97	3,263.03	2
40th FLOOR	RESIDENTIAL	-	-	-	3,516.00	252.97	3,263.03	3,516.00	252.97	3,263.03	2
41st FLOOR	RESIDENTIAL	-	-	-	3,516.00	217.46	3,298.54	3,516.00	217.46	3,298.54	2
42nd FLOOR	RESIDENTIAL	-	-	-	3,516.00	216.27	3,299.73	3,516.00	216.27	3,299.73	2
43rd FLOOR	RESIDENTIAL	-	-	-	3,389.00	208.14	3,180.86	3,389.00	208.14	3,180.86	2
44th FLOOR	RESIDENTIAL	-	-	-	3,389.00	239.43	3,149.57	3,389.00	239.43	3,149.57	2
45th FLOOR	RESIDENTIAL	-	-	-	3,389.00	239.43	3,149.57	3,389.00	239.43	3,149.57	2
46th FLOOR	RESIDENTIAL	-	-	-	3,389.00	239.43	3,149.57	3,389.00	239.43	3,149.57	2
47th FLOOR	RESIDENTIAL	-	-	-	3,389.00	3,389.00	-	3,389.00	3,389.00	-	0
48th FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
49th FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
50th FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
51st FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
52nd FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
53rd FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
54th FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
55th FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
56th FLOOR	RESIDENTIAL	-	-	-	3,242.00	220.00	3,022.00	3,242.00	220.00	3,022.00	1
57th FLOOR	RESIDENTIAL	-	-	-	3,242.00	185.12	3,056.88	3,242.00	185.12	3,056.88	1
58th FLOOR	RESIDENTIAL	-	-	-	3,170.00	186.29	2,983.71	3,170.00	186.29	2,983.71	0
59th FLOOR	RESIDENTIAL	-	-	-	3,170.00	189.88	2,980.12	3,170.00	189.88	2,980.12	2
60th FLOOR	RESIDENTIAL	-	-	-	3,170.00	151.28	3,018.72	3,170.00	151.28	3,018.72	0
61st FLOOR	RESIDENTIAL	-	-	-	3,170.00	179.84	2,990.16	3,170.00	179.84	2,990.16	1
62nd FLOOR	RESIDENTIAL	-	-	-	2,918.00	2,918.00	-	2,918.00	2,918.00	-	0
63rd FLOOR	RESIDENTIAL	-	-	-	1,253.00	1,253.00	-	1,253.00	1,253.00	-	0
ROOF	ACC. RES.	-	-	-	523.00	523.00	-	523.00	523.00	-	0
TOTAL	RETAIL	452.23	93.18	359.05	4,229.13	-	4,229.13	4,681.36	93.18	4,588.18	-
	RESIDENTIAL	3,065.24	515.83	2,549.41	244,406.08	33,237.70	211,218.38	247,521.32	33,760.09	213,761.23	-
	TOTAL	3,517.47	609.01	2,908.46	248,685.21	33,237.70	215,447.51	252,202.68	33,853.27	218,349.41	124

EXISITNG LOT 25- FLOOR AREA SCHEDULE

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

EXISITNG LOT 26- FLOOR AREA SCHEDULE

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

EXISITNG LOT 29- FLOOR AREA SCHEDULE

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

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

AVERAGE CURB LEVEL CALCULATION

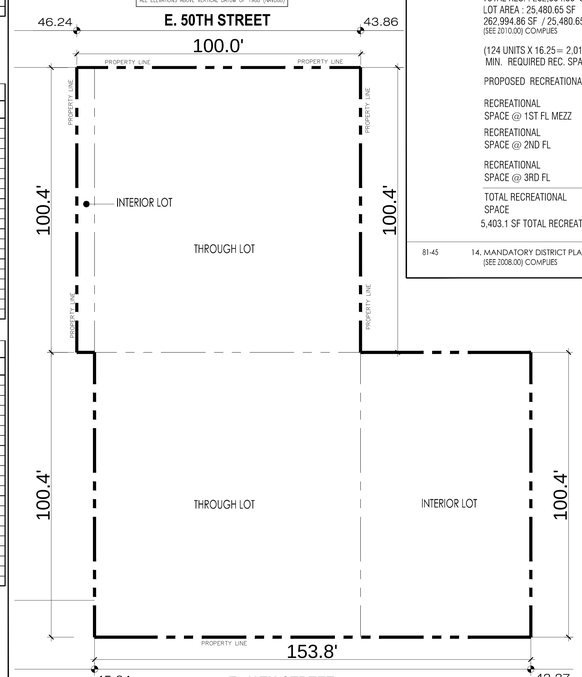
AVERAGE CURB LEVEL CALCULATION @ EAST 50TH STREET:

$\frac{46.24 + 43.86}{2}$ = 45.05' OR 45'-0 $\frac{5}{16}$"

AVERAGE CURB LEVEL CALCULATION @ 49TH STREET:

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

NOTE:
ALL HEIGHTS ABOVE AVERAGE CURB LEVEL EL. 44.63'
ALL ELEVATIONS ABOVE VERTICAL DATUM OF 1988 (NAVD88)



ZONING CALCULATION

APPLICABLE SECTION: BLOCK: 1304; LOTS: 28, 45 (AIR RIGHT FROM LOT 25, 26 & 29)

MAP 8c

1. ZONING DISTRICT
C6-4.5 / C6-6 (SPECIAL MIDTOWN DISTRICT)

2. LOT AREA
C6-6 : 502 SF
C6-4.5 : 24,979 SF
TOTAL : 25,480.65 SF

81-10 3. USE PERMITTED
USE GROUPS 1-12

4. USES PROPOSED
- EXISITNG USES
USE GROUP 2 - RESIDENTIAL
USE GROUP 5 - HOTEL
USE GROUP 6 - RETAIL
- NEW USES
USE GROUP 2 - RESIDENTIAL
USE GROUP 6 - RETAIL

81-211, 81-241 5. FLOOR AREA PERMITTED
a) FAR PERMITTED
C-6-6 COM. & CF FAR :15 FAR
C-6-6 RES FAR :12 FAR
C-6-4.5 RES & CF FAR : 12 FAR

b) FLOOR AREA PERMITTED
C6-6 502 SF X 15 FAR = 7,530 SF
C6-4.5 24,979 SF X 12 FAR = 299,748SF
TOTAL = 307,278 SF

81-241 6. FLOOR AREA PROPOSED (SEE F.A. SCHEDULE ON Z-100)
a) EXISTING BUILDINGS
I. LOT 25 C6-4.5
COMMERCIAL = 0 SF
RESIDENTIAL = 5,167 SF
II. LOT 26 C6-4.5
COMMERCIAL = 37,479 SF
RESIDENTIAL = 0 SF
III. LOT 29 C6-4.5
COMMERCIAL = 0 SF
RESIDENTIAL = 43,960 SF
IV. TOTAL EXISTING C6-4.5
COMMERCIAL = 37,479 SF
RESIDENTIAL = 49,127 SF
SUB-TOTAL = 86,606 SF

b) NEW BUILDING
I. LOT 45 C6-6
COMMERCIAL = 359.05 SF
RESIDENTIAL = 2,549.41 SF
II. LOT 45 C6-4.5
COMMERCIAL = 4,229.13 SF
RESIDENTIAL = 211,218.38 SF
III. TOTAL NEW C6-4.5 & C6-6
COMMERCIAL = 4,588.18 SF
RESIDENTIAL = 213,761.23 SF
SUB-TOTAL = 218,349.41 SF
C) TOTAL BOTH :
COMMERCIAL = 42,067.18 SF
RESIDENTIAL = 262,888 SF
TOTAL = 304,955 SF ZFA

7. YARD REGULATIONS
(SEE 2006.00) COMPLIES

81-26 8. HEIGHT AND SETBACK REGULATIONS-DAYLIGHT COMPENSATION
(SEE 2004.00) COMPLIES

36-62 9. ACCESSORY OFF STREET PARKING
(SEE 2007.00) COMPLIES

13-11 (a) PERMITTED PARKING FOR RESIDENCES (C8.6)
20% OF DWELLING UNITS OR 200 SPACES, WHICHEVER IS LESS
20% (0.2) X 124 D.U.= 24.8 PARKING SPACES PERMITTED
25 SPACES PROVIDED
(SEE 2009.00) COMPLIES
8 (3 CAR STACKER) PROVIDED; 24 SPACES
24 SPACES + 1 SPACE= 25 SPACES PROVIDED

81-45 10. LOADING
NEW COMMERCIAL FLOOR AREA 4,588.18 SF
NO LOADING REQUIRED
NO LOADING PROVIDED

25-80 11. BICYCLE PARKING
(SEE 2007.00) COMPLIES

23-03, 25-41, 26-12, 33-03 12. STREET TREE PLANTING REGULATIONS
(SEE 2008.00) COMPLIES

81-241 13. RECREATION SPACE
TOTAL RES. : 262,994.86 SF
LOT AREA : 25,480.65 SF
262,994.86 SF / 25,480.65 = 10.3 FAR
(SEE 2010.00) COMPLIES

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

PROPOSED RECREATIONAL SPACE :

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

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

81-45 14. MANDATORY DISTRICT PLAN ELEMENTS
(SEE 2008.00) COMPLIES

Marguerite Baril, RA
NYC Buildings
APPROVED
Under Directive 3 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR P.AA.
07/22/2016	DOB - RESPONSE TO OBJECTIONS
06/24/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER: NB#

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

KEY PLAN:

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

DRAWING TITLE: ZONING CALCULATION

SEAL & SIGNATURE:

DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
CHECKED BY:	XX
DWG. NO.:	Z-001.02
SHEET. No.:	006 of 143

FILE No: T:\138 E 50th Street-CONDO (2014-88)\Issued\161220\Issued for

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

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

上海城投 SMI SMI USA

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

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

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

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

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

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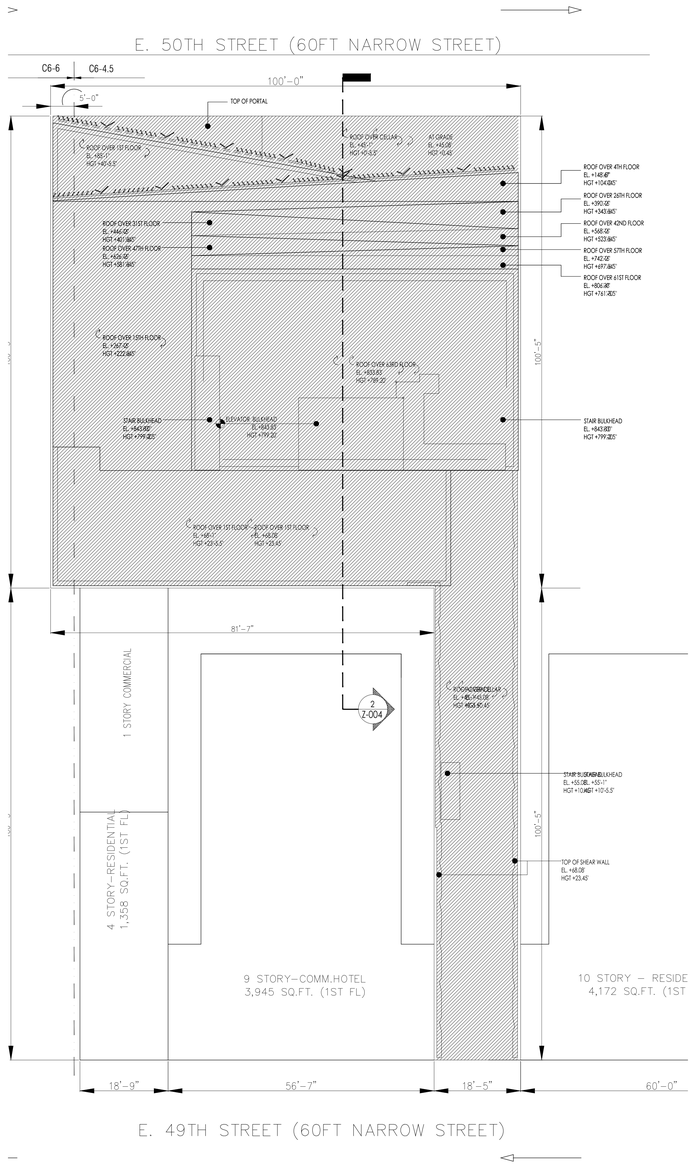
104 WEST 29th STREET, 9th FLOOR
NEW YORK, NEW YORK 10001
TEL.: (212) 244-4427
FAX.: (212) 244-4497

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

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

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

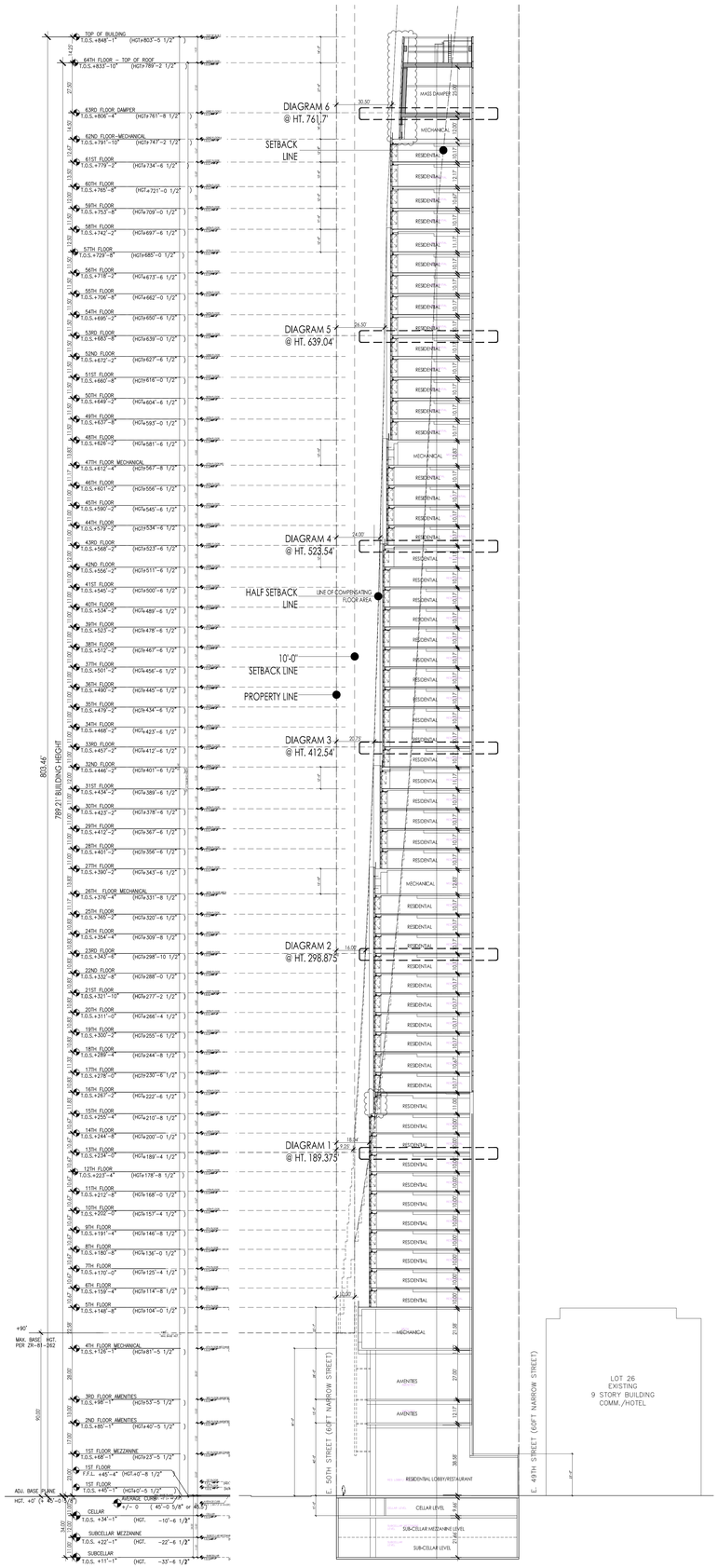
DEPT OF BLDGS 421185628 Job Number
E346960338Y Scan Code



1 Z-004

KEY PLAN

SCALE: NOT TO SCALE



2 Z-004

BUILDING SECTION A-A

SCALE: NOT TO SCALE

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

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

上海城投 SMI
城投美国 SMI USA

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

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

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

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

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

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TEL.: (212) 689-5389

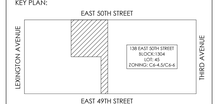
Marguerite Baril, RA
Building
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/22/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR PAA
06/24/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

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

KEY PLAN:



PROJECT:

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

DRAWING TITLE:

SECTION AND SETBACK

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: Z-004.02
SHEET. No.: 009 of 143

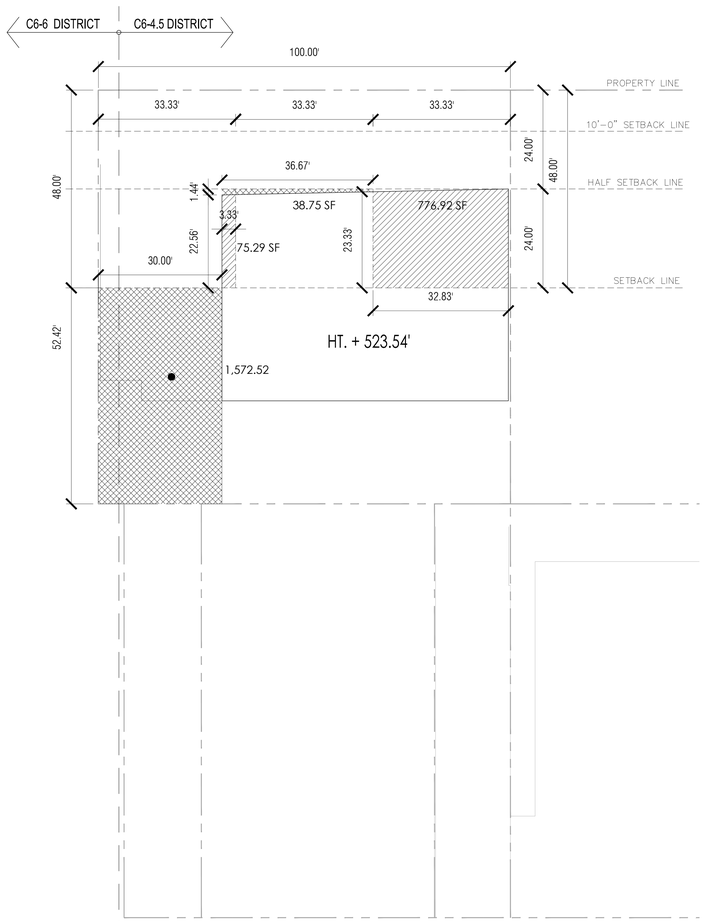
FILE No: 1:\138 E 50th Street\CD\DD 2014-88 Issued 1-6-17\Z_Issued for

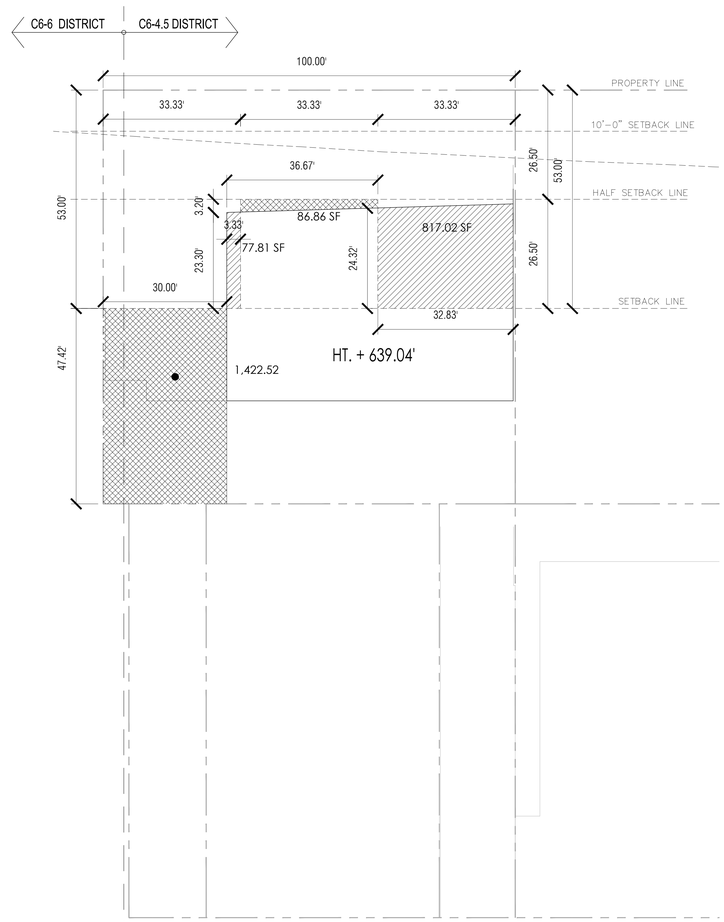
DEPT OF BLDGS 121395029 Job Number
E526025129X Scan Code

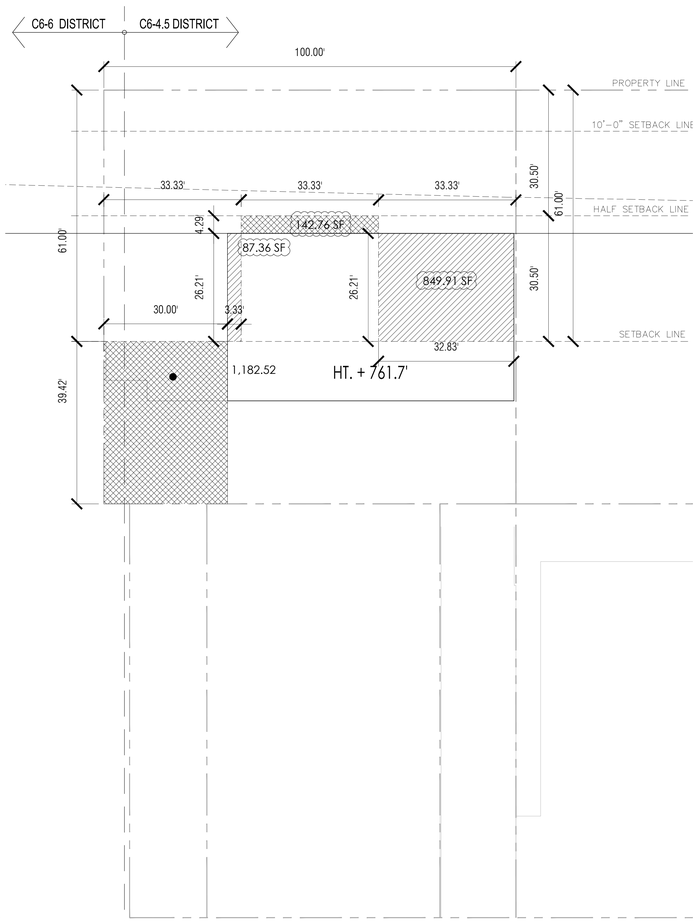
SETBACK @ HT. 523.54'
0.354 X 0.50=0.17
47.5+0.17=47.67 → 48

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

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







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

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

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

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

AREA OF ENCROACHMENT:87.36 SF+849.91 SF=937.27 SF
AREA OF COMPENSATION: 1,182.52 SF + 142.76 SF = 1,325.28 SF

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

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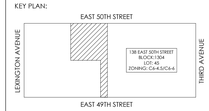
SCALE: 1/4" = 1'-0"

KEY PLAN:


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

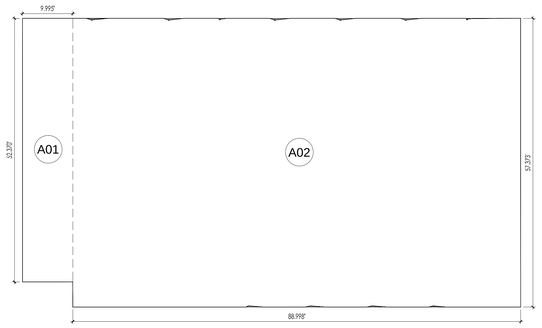
DRAWING TITLE:
SECTION AND SETBACK

SEAL & SIGNATURE:

DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
CHECKED BY:	XX
DWG. No.:	Z-006.02
SHEET. No.:	011 of 143

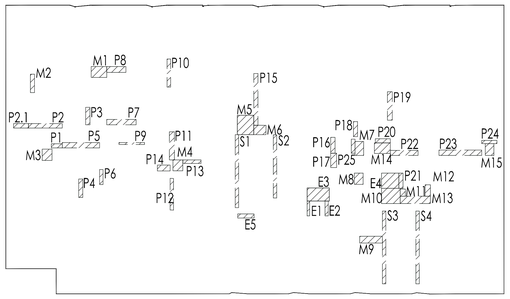
FILE No: T:\138 E 50th Street-CONDO (2014-88) (Issued)\14-122D_Issued to

DEPT OF BLDGS 321180028 Job Number
E300680307IN Scan Code



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

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



PARTIAL ELECTRICAL DEDUCTION @7TH,10TH,13TH FLOORS

MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M_1	3'-1"	2'-2"	6.68 SF
M_2	10"	3'-8"	3.06 SF
M_3	2'-3"	1'-11 1/2"	4.41 SF
M_4	2'-0 3/4"	2'-1 1/8"	4.31 SF
M_5	3'-10 1/8"	2'-4 1/2"	9.11 SF
M_6	1'-10 1/2"	2'-5 3/8"	4.58 SF
M_7	2'-9 1/4"	1'-8 1/2"	4.73 SF
M_8	1'-11 3/8"	2'-1 1/4"	4.11 SF
M_9	2'-6 7/8"	1'-7"	4.07 SF
M_10	3'-0"	3'-8 1/2"	11.13 SF
M_11	1'-5 1/4"	1'-0 3/8"	1.47 SF
M_12	2'-3 3/8"	1'-0 3/8"	2.34 SF
M_13	6'-0"	1'-5 1/4"	8.59 SF
M_14	3'-2"	2'-1"	6.59 SF
M_15	1'-8 5/8"	2'-4 1/2"	4.08 SF
			84.61 SF

PLUMBING DEDUCTIONS C6-6			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P_1	10"	2'-2"	1.81 SF
P_2	6'-8 1/2"	10 1/2"	5.89 SF
P_3	10"	3'-6"	2.91 SF
P_4	3'-8"	10"	3.06 SF
P_5	1'-1"	7'-5"	8.03 SF
P_6	8"	2'-11 1/2"	1.97 SF
P_7	5'-10"	1'-1"	6.32 SF
P_8	3'-10"	1'-2"	4.47 SF
P_9	5'-0 7/8"	5"	2.11 SF
P_10	8 1/2"	5'-7"	3.95 SF
P_11	5'-7"	1'-0"	5.58 SF
P_12	9"	6'-3 1/2"	4.33 SF
P_13	8 5/8"	3'-7 1/4"	2.61 SF
P_14	1'-2"	2'-6"	2.92 SF
P_15	10"	10'-3 1/2"	8.55 SF
P_16	10"	3'-2"	2.64 SF
P_17	1'-2"	2'-10"	3.31 SF
P_18	3'-0"	10"	2.50 SF
P_19	5'-7 7/8"	11 1/2"	5.43 SF
P_20	10"	3'-0"	2.50 SF
P_21	3'-0 3/8"	9 7/8"	2.48 SF
P_22	5'-6"	1'-0"	5.50 SF
P_23	8'-6"	1'-1"	9.21 SF
P_24	7 1/2"	3'-0"	1.88 SF
P_25	2'-10"	9"	2.13 SF
			102.08 SF

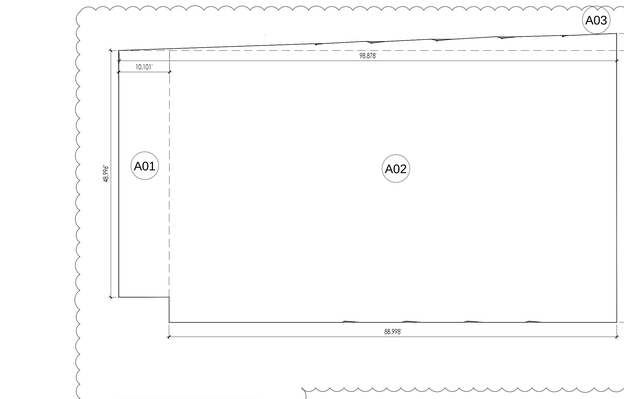
ELECTRICAL DEDUCTIONS 7TH,10TH,13TH FLOORS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E1	2'-11 1/4"	5 7/8"	1.43 SF
E2	8"	2'-11 1/4"	1.96 SF
E3	2'-7 1/8"	4'-5"	11.44 SF
E4	3'-5 1/8"	3'-0 3/8"	10.40 SF
E5	9 1/2"	3'-3 1/4"	2.58 SF
			27.80 SF

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

ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E1	2'-11 1/4"	5 7/8"	1.43 SF
E2	8"	2'-11 1/4"	1.96 SF
E3	2'-7 1/8"	4'-5"	11.44 SF
E4	3'-5 1/8"	3'-0 3/8"	10.40 SF
E5	9 1/2"	3'-3 1/4"	2.58 SF
			27.80 SF

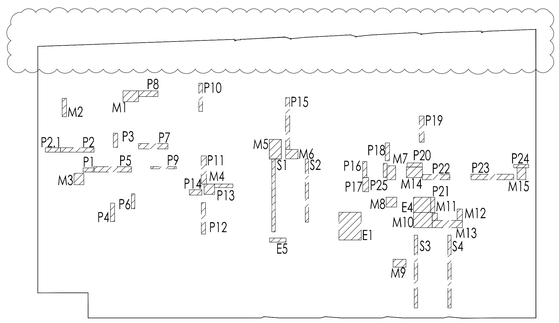
PLUMBING DEDUCTIONS C6-4.5			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P 2.1	2'-11 1/2"	10 1/2"	2.60 SF
			2.60 SF

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



15TH FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	10.10	49.00	494.91
A02	89.02	54.00	4,807.08
A03	98.88	3.37	166.81
SUB-TOTAL:			5,468.80
*CHEVRON DEDUCTION: (SUBTOTAL-CHEVRON)			5.45
TOTAL			5,463

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



MECHANICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
M_1	3'-1"	2'-2"	6.68 SF
M_2	10"	3'-8"	3.06 SF
M_3	2'-3"	1'-11 1/2"	4.41 SF
M_4	2'-0 3/4"	2'-1 1/8"	4.31 SF
M_5	3'-10 1/8"	2'-4 1/2"	9.11 SF
M_6	1'-10 1/2"	2'-5 3/8"	4.58 SF
M_7	2'-9 1/4"	1'-8 1/2"	4.73 SF
M_8	1'-11 3/8"	2'-1 1/4"	4.11 SF
M_9	2'-6 7/8"	1'-7"	4.07 SF
M_10	3'-0"	3'-8 1/2"	11.13 SF
M_11	1'-5 1/4"	1'-0 3/8"	1.47 SF
M_12	2'-3 3/8"	1'-0 3/8"	2.34 SF
M_13	6'-0"	1'-5 1/4"	8.59 SF
M_14	3'-2"	2'-1"	6.59 SF
M_15	1'-8 5/8"	2'-4 1/2"	4.08 SF
			79.26 SF

PLUMBING DEDUCTIONS C6-6			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
P_1	10"	2'-2"	1.81 SF
P_2	6'-8 1/2"	10 1/2"	5.89 SF
P_3	10"	2'-9 7/8"	2.35 SF
P_4	3'-8"	10"	3.06 SF
P_5	1'-1"	7'-5"	8.03 SF
P_6	8"	2'-11 1/2"	1.97 SF
P_7	5'-10"	1'-1"	6.32 SF
P_8	3'-10"	1'-2"	4.47 SF
P_9	5'-0 7/8"	5"	2.11 SF
P_10	8 1/2"	5'-7"	3.95 SF
P_11	5'-7"	1'-0"	5.58 SF
P_12	10 1/4"	6'-3"	4.98 SF
P_13	8 1/2"	3'-7 5/8"	2.58 SF
P_14	1'-1"	2'-6"	2.71 SF
P_15	10"	10'-3 1/2"	8.55 SF
P_16	10"	3'-2"	2.64 SF
P_17	1'-2"	2'-10"	3.31 SF
P_18	3'-6 5/8"	10"	2.96 SF
P_19	5'-2 1/2"	11 1/2"	5.00 SF
P_20	10"	3'-0"	2.50 SF
P_21	3'-0 3/8"	9 7/8"	2.48 SF
P_22	5'-6"	1'-0"	5.50 SF
P_23	8'-6"	1'-1"	9.21 SF
P_24	7 1/2"	3'-0"	1.88 SF
P_25	2'-10"	9"	2.13 SF
			101.97 SF

ELECTRICAL DEDUCTIONS			
DEDUCTION AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
E1	5'-6 1/4"	4'-5"	24.39 SF
E4	3'-5 1/8"	3'-0 3/8"	10.40 SF
E5	9 1/2"	3'-3 1/4"	2.58 SF
			37.37 SF

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

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

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

LEGEND FOR DEDUCTIONS

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

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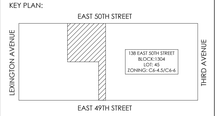
D.O.B. NUMBER:
NB#

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

KEY PLAN:



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

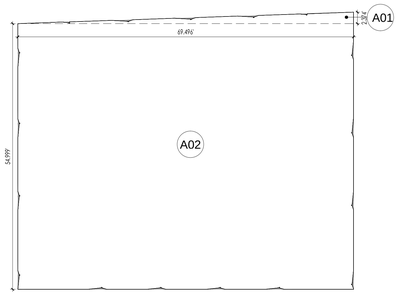
DRAWING TITLE:
FLOOR AREA AND DEDUCTIONS
6th-15th FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: Z-022.02
SHEET, No.: 018 of 143

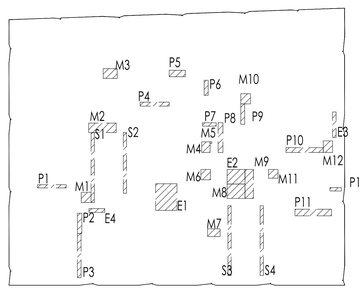
FILE No: T:\3D\ZR\Revit\CD\02-2016\B\Revit 16-17\Revit for NY\CAD\ZEROnCore_2022_v.1.0.rvt

DEPT OF BLDGS 421185028 Job Number
B3022269805 Scan Code



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

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



MECHANICAL DEDUCTIONS

DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
M 1	2'-1 1/2"	2'-0 1/2"	4.34 SF
M 2	5'-8 1/2"	1'-11 3/8"	11.12 SF
M 3	2'-0 1/8"	2'-10 7/8"	5.83 SF
M 4	2'-2 5/8"	1'-8 1/2"	3.79 SF
M 5	4 3/8"	4 1/2"	0.14 SF
M 6	2'-1 3/4"	1'-11 1/2"	4.20 SF
M 7	2'-7"	1'-3"	4.09 SF
M 8	3'-0"	3'-8 1/2"	11.13 SF
M 9	6'-0 3/8"	1'-9"	10.54 SF
M 10	2'-1 3/8"	2'-0"	4.22 SF
M 11	1'-11 1/2"	1'-10"	3.59 SF
M 12	2'-4 3/4"	1'-11"	4.58 SF
			67.57 SF

PLUMBING DEDUCTIONS

DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
P 1	8"	5'-11 1/4"	3.96 SF
P 2	11"	4'-2 1/8"	3.83 SF
P 3	9"	9'-1 3/4"	6.85 SF
P 4	6'-0"	10 1/8"	5.05 SF
P 5	3'-4"	1'-4"	4.44 SF
P 6	3'-1 1/2"	10"	2.61 SF
P 7	2'-10"	8 1/2"	2.01 SF
P 8	1'-0"	6'-2"	6.16 SF
P 9	4'-2 5/8"	9 1/2"	3.35 SF
P10	7'-8 7/8"	1'-0"	7.73 SF
P11	7'-7"	1'-4 1/2"	10.42 SF
P12	2'-4 1/2"	8 1/4"	4.63 SF
			58.03 SF

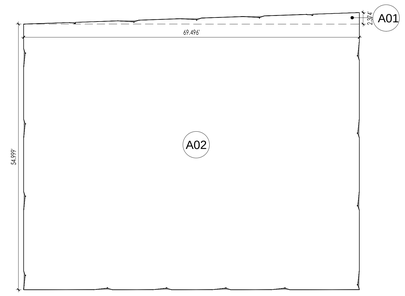
STAIR DEDUCTIONS

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

ELECTRICAL DEDUCTIONS

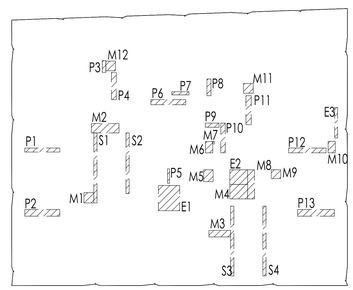
DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
E 1	5'-6 1/4"	4'-5"	24.39 SF
E 2	3'-8 3/8"	3'-0 3/8"	11.20 SF
E 3	5'-3 5/8"	8 3/4"	3.85 SF
E 4	9 1/2"	3'-3 1/4"	2.58 SF
			42.03 SF

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



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

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



MECHANICAL DEDUCTIONS

DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
M 1	2'-1 1/2"	2'-0 1/2"	4.34 SF
M 2	5'-8 1/2"	1'-11 3/8"	11.12 SF
M 3	4'-6"	1'-4 1/2"	6.18 SF
M 4	3'-0"	3'-8 1/2"	11.13 SF
M 5	2'-5 1/2"	1'-11 1/2"	4.81 SF
M 6	2'-3 7/8"	1'-5 7/8"	3.46 SF
M 7	5 5/8"	4 1/2"	0.18 SF
M 8	6'-0 3/8"	1'-4 3/4"	8.43 SF
M 9	1'-11 1/2"	1'-10"	3.59 SF
M10	1'-5 5/8"	2'-4 1/2"	3.50 SF
M11	2'-0 3/8"	2'-0"	4.06 SF
M12	1'-11 7/8"	2'-0"	3.99 SF
			64.78 SF

PLUMBING DEDUCTIONS

DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
P 1	10"	7'-3"	6.04 SF
P 2	1'-4 1/2"	7'-3"	9.97 SF
P 3	2'-5 1/2"	9"	1.84 SF
P 4	5'-8"	1'-0"	5.66 SF
P 5	3'-0 1/8"	5"	1.25 SF
P 6	7'-2 1/2"	1'-1"	7.81 SF
P 7	8"	3'-6 1/2"	2.36 SF
P 8	3'-5 5/8"	10"	2.89 SF
P 9	2'-10"	10 1/2"	2.48 SF
P10	11"	6'-2"	5.68 SF
P11	6'-0"	1'-1 1/8"	6.53 SF
P12	7'-9 1/8"	1'-0"	7.74 SF
P13	7'-7"	1'-4 1/2"	10.42 SF
			70.68 SF

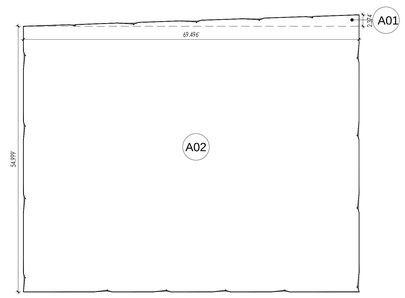
STAIR DEDUCTIONS

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

ELECTRICAL DEDUCTIONS

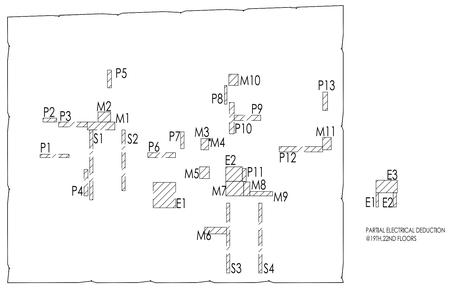
DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
E 1	5'-3"	4'-5"	23.18 SF
E 2	3'-8 1/2"	3'-0 3/8"	11.24 SF
E 3	6'-4"	7 1/4"	3.83 SF
			38.25 SF

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



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

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



PARTIAL ELECTRICAL DEDUCTION @19TH,22ND FLOORS

MECHANICAL DEDUCTIONS

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

PLUMBING DEDUCTIONS

DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
P 1	8"	5'-11 3/4"	3.99 SF
P 2	9 7/8"	2'-10"	2.35 SF
P 3	1'-0 1/8"	5'-11 1/2"	5.99 SF
P 4	5'-5 7/8"	9 5/8"	4.39 SF
P 5	3'-8"	10"	3.06 SF
P 6	1'-0"	5'-8 5/8"	5.72 SF
P 7	3'-5 7/8"	8 1/2"	2.47 SF
P 8	3'-10 3/4"	6"	1.95 SF
P 9	1'-1"	5'-6"	5.96 SF
P10	6'-6"	1'-0"	6.51 SF
P11	2'-8 3/8"	9 7/8"	2.21 SF
P12	8'-11 3/4"	1'-1"	9.73 SF
P13	3'-9 1/2"	11 5/8"	3.67 SF
			57.99 SF

STAIR DEDUCTIONS

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

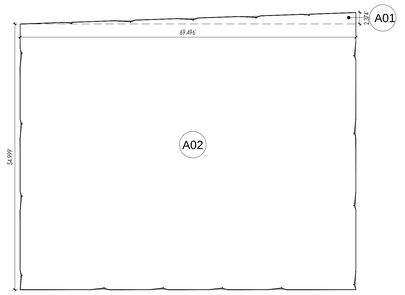
ELECTRICAL DEDUCTIONS

DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
E 1	5'-6"	4'-7 3/4"	24.37 SF
E 2	3'-0 3/8"	3'-5 1/8"	10.40 SF
			34.76 SF

ELECTRICAL DEDUCTIONS 19TH, 22ND FLOORS

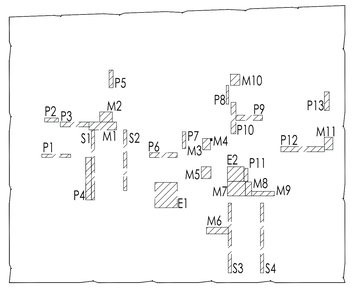
DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
E 1	2'-11 1/4"	6"	1.47 SF
E 2	3'-0 3/8"	3'-5 1/8"	10.40 SF
E 2	2'-11 1/4"	8"	1.96 SF
E 3	2'-7 1/8"	4'-5"	11.44 SF
			25.26 SF

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



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

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



PARTIAL ELECTRICAL DE @25TH FLOOR

MECHANICAL DEDUCTIONS

DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
M 1	5'-8 1/2"	1'-7 5/8"	9.31 SF
M 2	2'-1"	2'-7 1/2"	5.48 SF
M 3	2'-3 7/8"	1'-7"	3.68 SF
M 4	5 5/8"	4 3/8"	0.17 SF
M 5	2'-5 1/2"	2'-0"	4.92 SF
M 6	4'-6"	1'-4 1/2"	6.18 SF
M 7	3'-0"	3'-8 1/2"	11.13 SF
M 8	2'-10 3/8"	1'-3 5/8"	3.73 SF
M 9	4'-8 3/8"	11"	4.32 SF
M 10	1'-11 1/2"	2'-3 5/8"	4.50 SF
M 12	1'-9 1/4"	2'-7"	4.56 SF
			57.96 SF

PLUMBING DEDUCTIONS

DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
P 1	8"	5'-11 3/4"	3.99 SF
P 2	2'-10"	8 7/8"	2.35 SF
P 3	5'-11 1/2"	1'-0 1/8"	5.99 SF
P 4	8'-9 1/2"	1'-2"	10.26 SF
P 5	10"	3'-8"	3.06 SF
P 6	5'-8 5/8"	1'-0"	5.72 SF
P 7	8 1/2"	3'-5 7/8"	2.48 SF
P 8	1'-0"	6'-6"	6.51 SF
P 9	6"	3'-10 3/4"	1.95 SF
P10	5'-6"	1'-1"	5.96 SF
P 11	2'-8 3/8"	9 7/8"	2.21 SF
P 12	1'-9 1/4"	2'-7"	4.56 SF
P 13	1'-0"	3'-10"	3.85 SF
			58.87 SF

STAIR DEDUCTIONS

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

ELECTRICAL DEDUCTIONS

DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
E 1	6'-3"	4'-7 3/4"	24.35 SF
E 2	3'-5 1/8"	3'-0 3/8"	10.40 SF
			34.74 SF

ELECTRICAL DEDUCTIONS 25TH FLOOR

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

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

LEGEND FOR DEDUCTIONS

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

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

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

ARCHITECT OF RECORD:
SLCE*Architects, LLP*
135W BROADWAY, 14th FLOOR
NEW YORK, NY 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

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

STRUCTURAL ENGINEER:
WSP
228 East 45th ST.
New York, NY 10017
(212) 687-9688
www.wspgroup.com/usa

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

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

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

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

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

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

Marguerite Baril, RA
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR PAA
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

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

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

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

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

SEAL & SIGNATURE:
DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
Z-023.02
SHEET. No.: 019 of 143

FILE No: T:\2015\2014-88\CAD\Z-023.02.dwg

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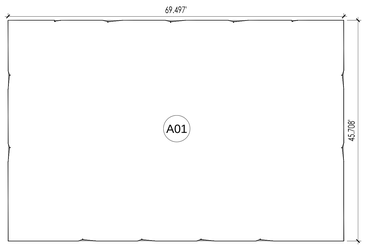
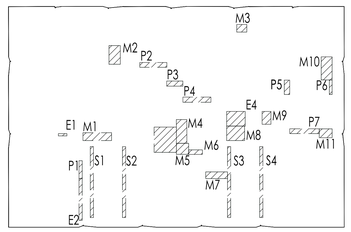


59th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	45.71	3,176.58
SUB-TOTAL:			3,176.58
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			6.90
TOTAL			3,170



MECHANICAL DEDUCTIONS

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

PLUMBING DEDUCTIONS

DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
P 1	8"	3'-8 3/8"	2.47 SF
P 2	1'-0"	5'-7 1/8"	5.60 SF
P 3	1'-0 7/8"	5'-4"	5.58 SF
P 4	5'-9 3/4"	1'-1"	6.29 SF
P 5	1'-1 1/2"	2'-11 7/8"	3.37 SF
P 6	3'-0 1/8"	7"	1.76 SF
P 7	6'-1 1/2"	1'-0"	6.13 SF
			29.19 SF

STAIR DEDUCTIONS

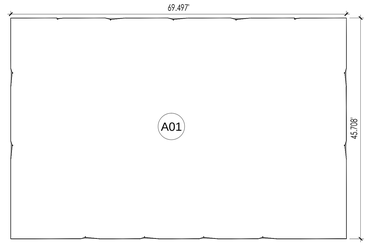
DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-8 1/2"	9.82 SF
ST 4	8"	14'-8 1/2"	9.82 SF
			39.26 SF

ELECTRICAL DEDUCTIONS

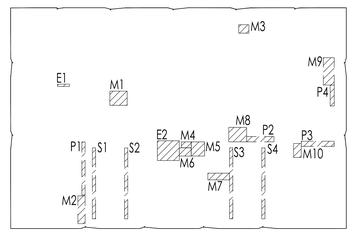
DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
E 1	5 1/2"	1'-9 3/8"	0.82 SF
E 2	8'-7 7/8"	8"	5.77 SF
E 3	5'-3"	4'-7 1/8"	24.10 SF
E 4	3'-10"	3'-0 3/8"	11.62 SF
			42.31 SF

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

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



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



MECHANICAL DEDUCTIONS

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

PLUMBING DEDUCTIONS

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

STAIR DEDUCTIONS

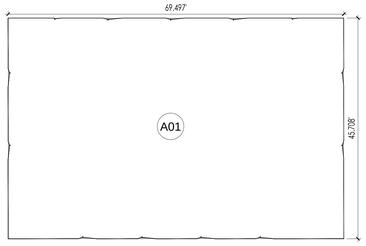
DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-8 1/2"	9.82 SF
ST 4	8"	14'-8 1/2"	9.82 SF
			39.26 SF

ELECTRICAL DEDUCTIONS

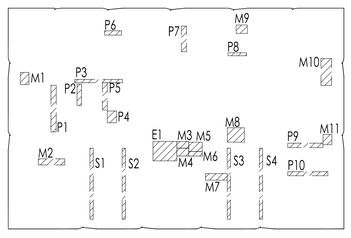
DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
E 1	5 1/2"	2'-5 3/4"	1.15 SF
E 2	4'-1"	4'-6 1/2"	18.54 SF
			19.69 SF

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

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



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



MECHANICAL DEDUCTIONS

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

PLUMBING DEDUCTIONS

DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
P 1	9'-7 7/8"	1'-1"	10.49 SF
P 2	11 1/8"	4'-5 1/8"	4.10 SF
P 3	1'-0"	5'-8"	5.67 SF
P 4	2'-5 3/8"	1'-11"	4.70 SF
P 5	8 1/4"	9'-10 7/8"	6.86 SF
P 6	3'-6"	10 3/4"	3.14 SF
P 7	5'-4"	1'-1"	5.78 SF
P 8	7 1/2"	3'-10 1/8"	2.41 SF
P 9	11"	7'-3 1/2"	6.66 SF
P 10	10"	8'-3 1/2"	6.91 SF
			56.74 SF

STAIR DEDUCTIONS

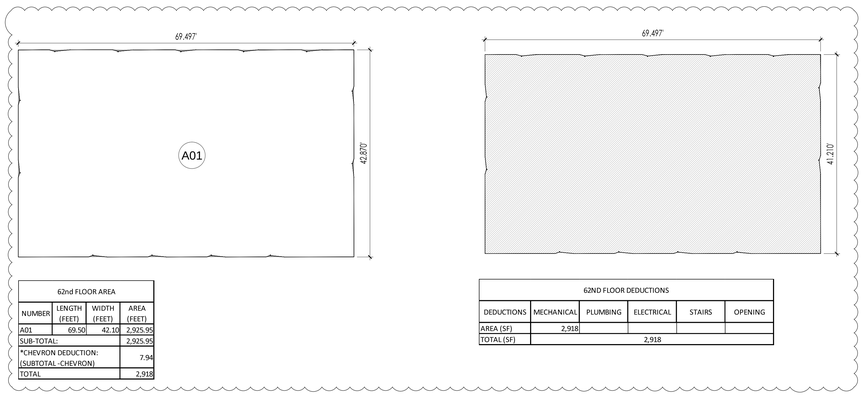
DEDUCTION AREA			
NUMBER	LENGTH	WIDTH	AREA (S.F.)
ST 1	8"	14'-8 1/2"	9.82 SF
ST 2	8"	14'-8 3/8"	9.81 SF
ST 3	8"	14'-8 1/2"	9.82 SF
ST 4	8"	14'-8 1/2"	9.82 SF
			39.26 SF

ELECTRICAL DEDUCTIONS

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

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

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



62nd FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	69.50	42.10	2,925.95
SUB-TOTAL:			2,925.95
*CHEVRON DEDUCTION: (SUBTOTAL -CHEVRON)			7.94
TOTAL			2,918

62ND FLOOR DEDUCTIONS					
DEDUCTIONS	MECHANICAL	PLUMBING	ELECTRICAL	STAIRS	OPENING
AREA (SF)	2,918				
TOTAL (SF)	2,918				

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

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

LEGEND FOR DEDUCTIONS

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

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

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
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MG Engineering D.P.C. / we engineer success
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360 PARK AVENUE SOUTH, 15TH FL.
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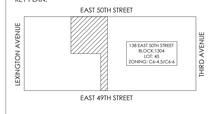
TEL.: (212) 689-5389

Marguerite Baril, RA
Building
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR PAA
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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

KEY PLAN:


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

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

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
Z-028.02
SHEET. No.: 024 of 143

FILE No: T:\2013\1Jhee\CAD\2014\[Sheet1e-2]Sheet1e-2.dwg

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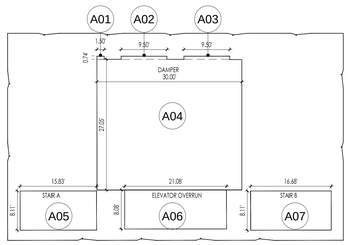
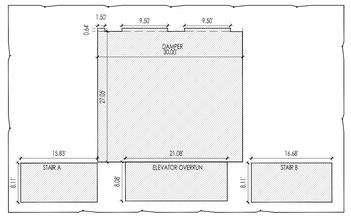


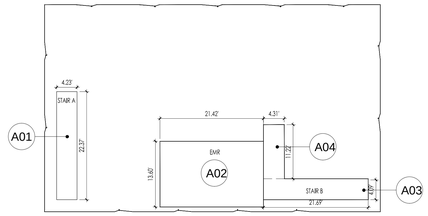
1 63RD FLOOR: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"

63rd FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	1.50	0.74	1.11
A02	9.50	0.74	7.03
A03	9.50	0.74	7.03
A04	30.00	27.05	811.50
A05	15.83	8.11	128.38
A06	21.08	8.08	170.33
A07	8.11	16.68	135.27
SUB-TOTAL:			1,260.65
*CHEVRON DEDUCTION: (SUBTOTAL-CHEVRON)			7.94
TOTAL			1,253



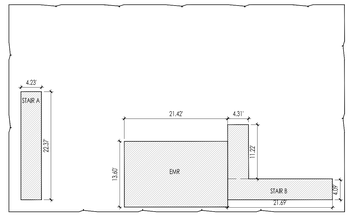
2 63RD FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"

63rd FLOOR DEDUCTIONS					
DEDUCTIONS	MECHANICAL	PLUMBING	ELECTRICAL	STAIRS	OPENING
AREA (SF)	1,253				
TOTAL (SF)	1,253				



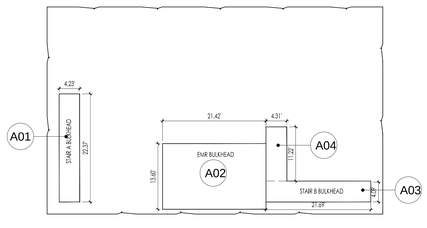
3 ROOF: GROSS FLOOR AREA
SCALE: 3/32" = 1'-0"

64th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	4.23	22.37	94.63
A02	21.42	13.60	291.31
A03	21.69	4.09	88.71
A04	4.31	11.22	48.36
SUB-TOTAL:			523



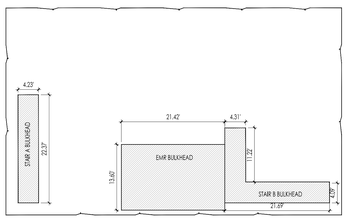
4 ROOF FLOOR: DEDUCTIONS
SCALE: 3/32" = 1'-0"

64TH FLOOR DEDUCTIONS					
DEDUCTIONS	MECHANICAL	PLUMBING	ELECTRICAL	STAIRS	OPENING
AREA (SF)	523				
TOTAL (SF)	523				



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

65th FLOOR AREA			
NUMBER	LENGTH (FEET)	WIDTH (FEET)	AREA (FEET)
A01	4.23	22.37	94.63
A02	21.42	13.60	291.31
A03	21.69	4.09	88.71
A04	4.31	11.22	48.36
SUB-TOTAL:			523



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

65TH FLOOR DEDUCTIONS					
DEDUCTIONS	MECHANICAL	PLUMBING	ELECTRICAL	STAIRS	OPENING
AREA (SF)	523				
TOTAL (SF)	523				

LEGEND FOR DEDUCTIONS

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

PROJECT:

138 EAST 50TH ST.
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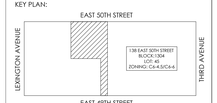
Marguerite Baril, RA
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR PAA
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

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

KEY PLAN:


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

DRAWING TITLE:
FLOOR AREA AND DEDUCTIONS
63rd-65th FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
Z-029.02
SHEET. No.: 025 of 143

FILE No: T:\2014\14-088\CAD\Z-029.02 FLOOR AREA AND DEDUCTIONS 63RD-65th.dwg

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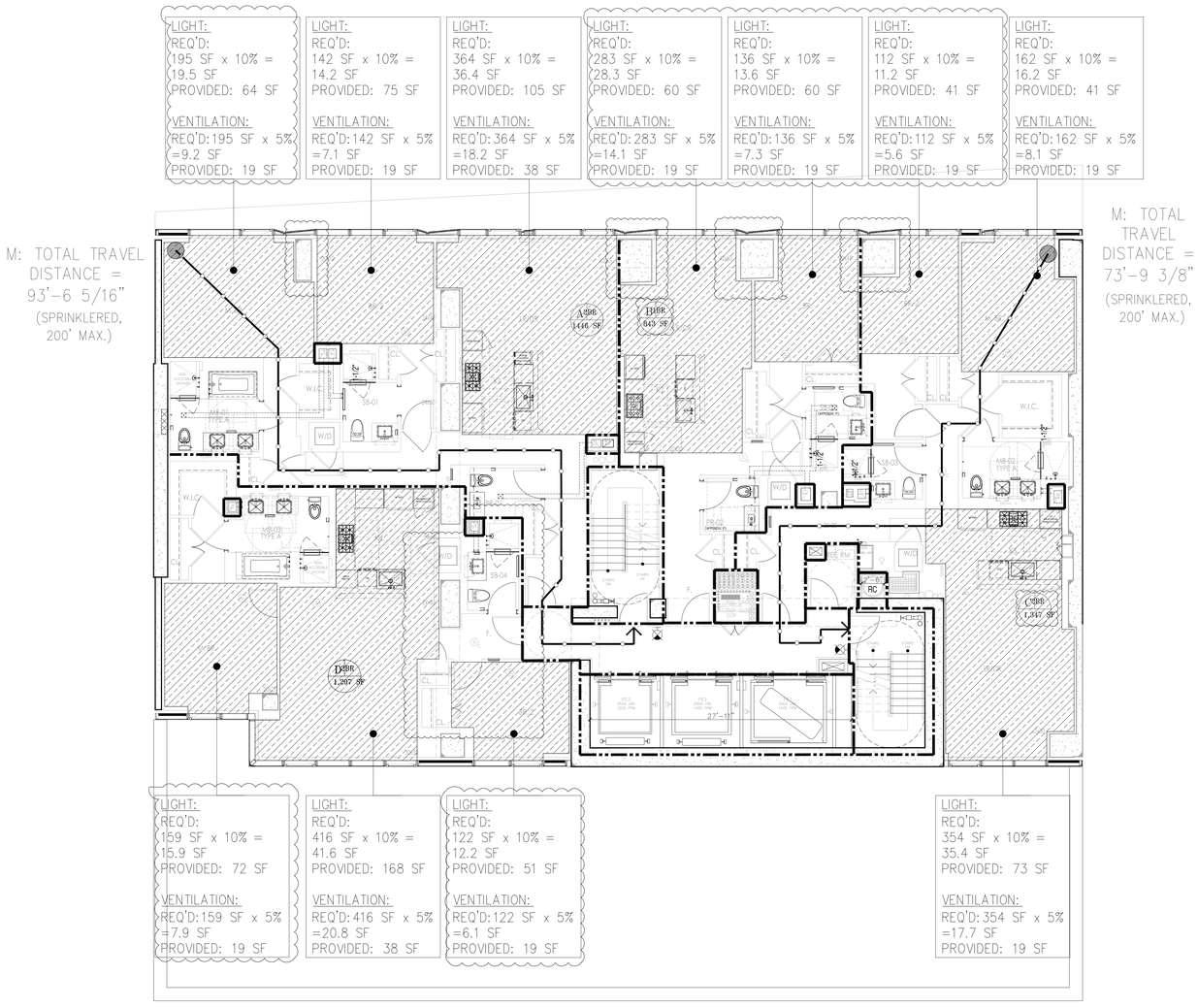

1 14TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

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

RESIDENTIAL GENERAL NOTES:

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

GENERAL BUILDING DATA

ADDRESS:	138 EAST 50TH STREET, NEW YORK
BLOCK:	1304
ZONING DISTRICT:	C6-4/ C6-4.5
ZONING MAP:	9b
LOT AREA:	25,480.65 SF
STORIES:	65
CONSTRUCTION:	65 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

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

OCCUPANT COUNTS

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

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

CODE DATA

BUILDING LIMITATIONS

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

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

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

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

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

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

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

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

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

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY: EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	--	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3, 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL-SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYEES LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	4,843	200 GROSS	24
SUB TOTAL (1)				24

TOTAL NO. OF OCCUPANTS: 24 OCC.

DOOR WIDTH REQUIRED: 24 OCC. X 0.2" = 4.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 24 OCC. X 0.3" = 7.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 24 OCC. X 0.2" = 4.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

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

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

Marguerite Baril, RA
NYC Building
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR PAA
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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

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

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

DRAWING TITLE:
14TH FLOOR PLANS
LIFE SAFETY PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-059.02
SHEET. No.: 035 of 143

FILE No: T:\138 E 50th Street-1304 (2014-88)\Land\S-138_Amend for PAA\LSP\138E50thStCode_14-15th Life Safety_14.dwg

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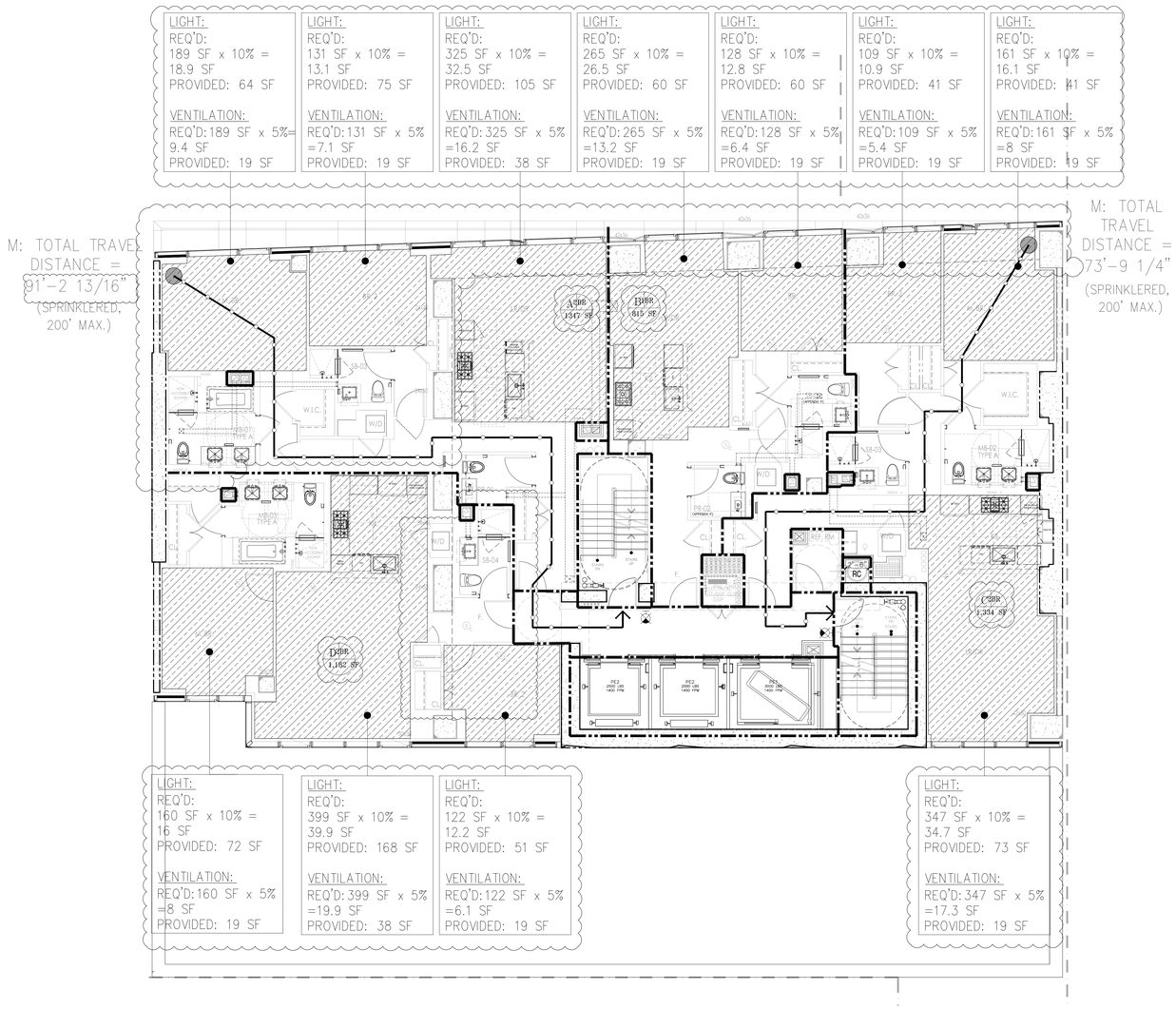

1 15TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

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

RESIDENTIAL GENERAL NOTES:

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

GENERAL BUILDING DATA

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

OCCUPANCY CLASS

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

OCCUPANT COUNTS

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

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

CODE DATA

BUILDING LIMITATIONS

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

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

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

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

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

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

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

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

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

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY: EGRESS WIDTH FOR OCCUPANTS: DOORS	STAIRS	RAMPS	CORRIDORS: MIN. WIDTH	MAX. DEAD END (1016.3)	COMMON PATH OF TRAVEL (1013.3)
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	~~150~~ 250-5	0.2	0.3	0.2	44	20'	30'

CODE

TABLE 1004.1.1

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES, IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3, 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** :ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	4,678	200 GROSS	24
SUB TOTAL (1)				24

TOTAL NO. OF OCCUPANTS: 24 OCC.

DOOR WIDTH REQUIRED: 24 OCC. X 0.2" = 4.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 24 OCC. X 0.3" = 7.2"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 24 OCC. X 0.2" = 4.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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EXTERIOR WALL CONSULTANT:
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360 PARK AVENUE SOUTH, 15TH FL.
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TEL.: (212) 489-5389

Marguerite Barl, RA
Building
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR PAA
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET BLOCK 1304 LOT 46 ZONING: C6-4.5/C6-6
EAST 49TH STREET

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

DRAWING TITLE:
15TH FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-68
DRAWN BY:
CHECKED BY:
DWG. No.:
A-060.02
SHEET No.: 036 of 143

FILE No: T:\138 E 50th Street-170201 2014-68\Layout\A-060.02_Layout for Plot\LSP\138E50thSt_Code & 400 Life Safety_15.dwg

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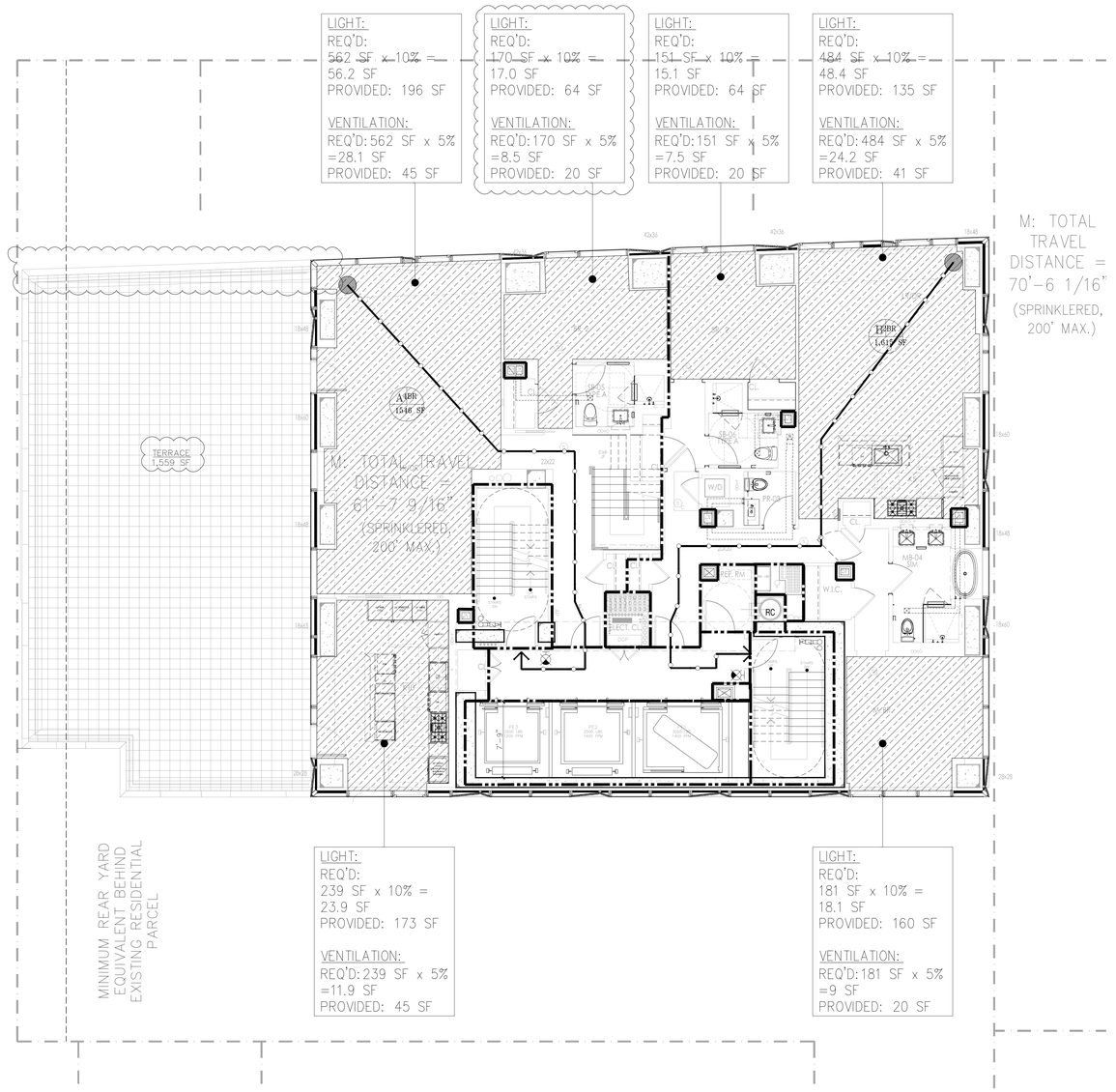

1 16TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

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

RESIDENTIAL GENERAL NOTES:

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

GENERAL BUILDING DATA

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

OCCUPANCY CLASS

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

OCCUPANT COUNTS

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

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

CODE DATA

BUILDING LIMITATIONS

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

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TABLE 602

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

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

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

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

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

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

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

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY: EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-D 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3, 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL-SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED

TABLE 1004.1:1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYESS LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: R-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	3,161	200 GROSS	18
SUB TOTAL (1)				18

TOTAL NO. OF OCCUPANTS: 18 OCC.

DOOR WIDTH REQUIRED: 18 OCC. X 0.2" = 3.6"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 18 OCC. X 0.3" = 5.4"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 18 OCC. X 0.2" = 3.6"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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TEL.: (212) 300-1700

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

Marguerite Baril, RA
Building
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR P.A.A.
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET BLOCK 1304 LOT 46 ZONING: C6-4.5,C6-4
EAST 49TH STREET

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

DRAWING TITLE:
16TH FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-061.02
SHEET. No.: 037 of 143

FILE No: T:\138 E 50th Street-CYRON (2014-88)\Revit\A-1228_Revised for Print\138E50thStreet_A-061 16th Life Safety_18.dwg

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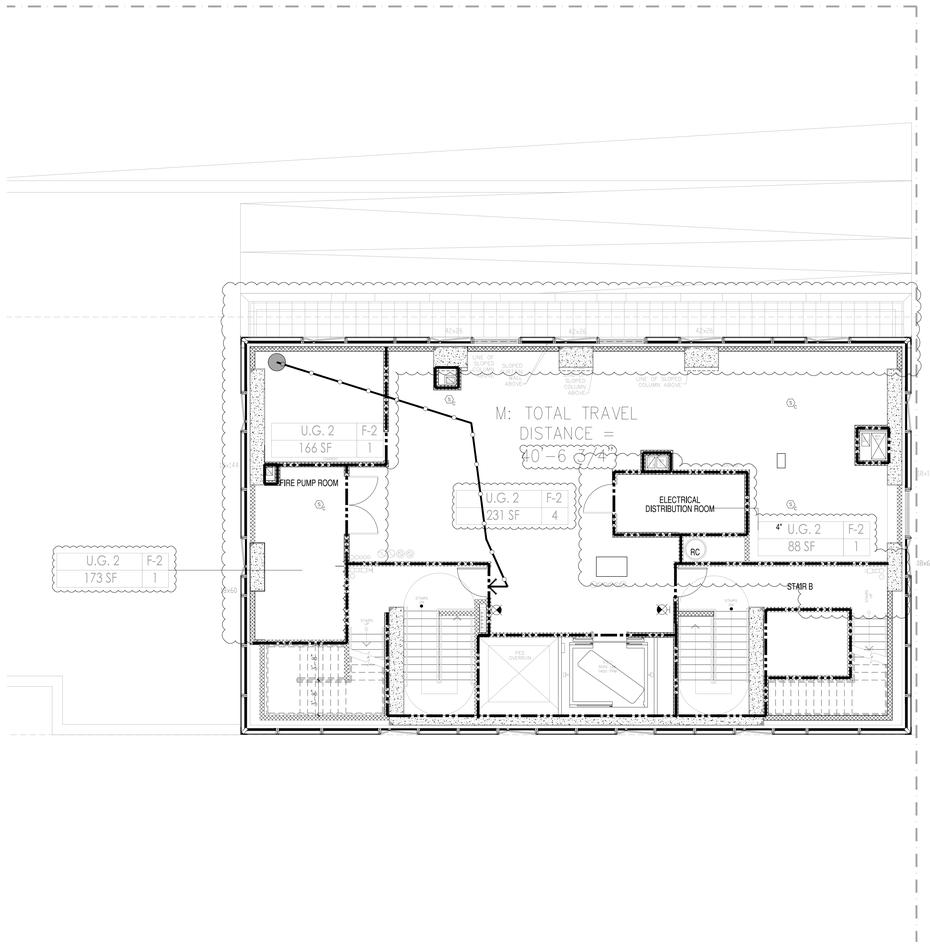

1 62ND FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

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

RESIDENTIAL GENERAL NOTES:

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

GENERAL BUILDING DATA

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

OCCUPANCY CLASS

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

OCCUPANT COUNTS

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

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

CODE DATA

BUILDING LIMITATIONS

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

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

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

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

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

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

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

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

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

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-F 200-S	0.2	0.3	0.2	44	20'	30'

TABLE 1004.1.1

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES, IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL; SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL-SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 65F OF OPENABLE AREA

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYEES LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: S-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
FIRE PUMP ROOM	F-2	166	300 GROSS	1
ELECTRICAL ROOM	F-2	88	300 GROSS	1
EMERGENCY DISTRIBUTION ROOM	F-2	173	300 GROSS	1
MECHANICAL ROOM	F-2	1,231	300 GROSS	4
SUB TOTAL				7

TOTAL NO. OF OCCUPANTS: 7 OCC.

DOOR WIDTH REQUIRED: 7 OCC. X 0.2" = 1.4"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 7 OCC. X 0.3" = 2.1"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 7 OCC. X 0.2" = 1.4"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:

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NEW YORK, NY

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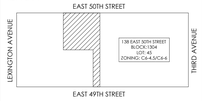
Marguerite Baril, RA
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR PAA
01/02/2016	ISSUED FOR PAA

D.O.B. NUMBER:
NB#

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

KEY PLAN:



PROJECT:

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

DRAWING TITLE:

62ND FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-084.02
SHEET. No.: 060 of 143

FILE No: T:\138 E 50th Street-12900 (2014-88)\Revit_16-1228_Revit for Pub\16B\138E50thStArch_v-196 16b-Safety_02.rvt

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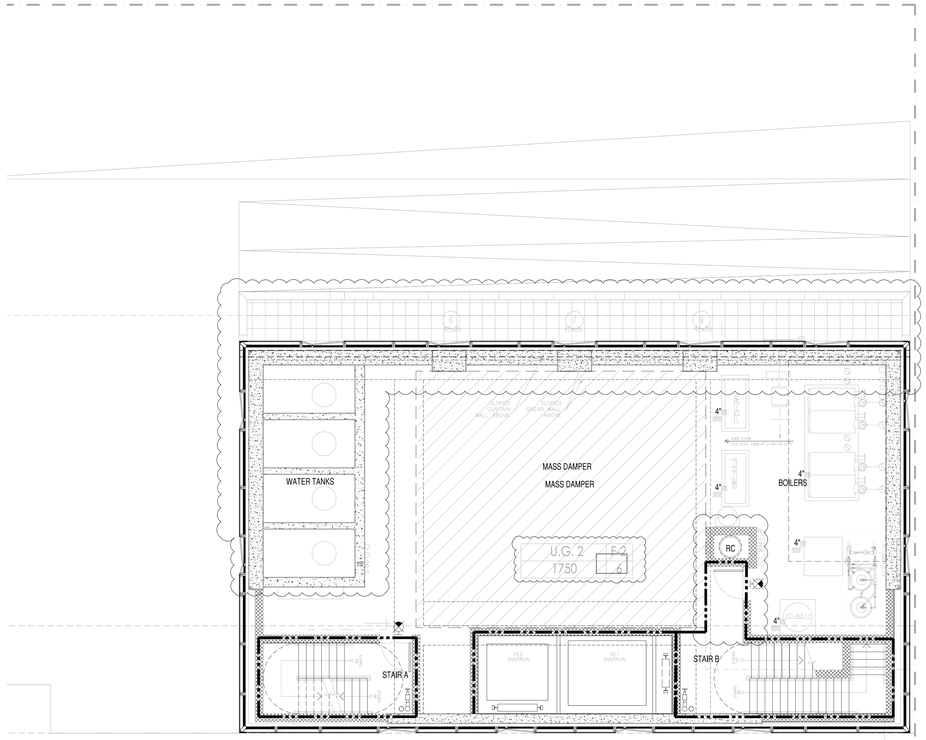

1 63RD FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

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

RESIDENTIAL GENERAL NOTES:

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

GENERAL BUILDING DATA

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

OCCUPANCY CLASS

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

OCCUPANT COUNTS

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

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

CODE DATA

BUILDING LIMITATIONS

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

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

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

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

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

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

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

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

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

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY: EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-F 200-S	0.2	0.3	0.2	44	20'	30'

CODE

TABLE 1004.1.1

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL-SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 65F OF OPENABLE AREA

OCCUPANCIES USED

TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYEES LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: S-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL ROOM	F-2	1750	300 GROSS	6
SUB TOTAL				6

TOTAL NO. OF OCCUPANTS: 6 OCC.

DOOR WIDTH REQUIRED: 6 OCC. X 0.2" = 1.2"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 6 OCC. X 0.3" = 1.8"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 6 OCC. X 0.2" = 1.2"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

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Marguerite Baril, RA
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR PAA
01/02/2016	ISSUED FOR PAA

D.O.B. NUMBER:
NB#

NORTH
0 1' 2' 4' 6' 10'
SCALE: 1/8" = 1'-0"

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET BLOCK:1304 LOT: 43 ZONING: C6-4.5/C6-6
EAST 49TH STREET

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

DRAWING TITLE:
63RD FLOOR PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:

DATE:
PROJECT NO: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-085.02
SHEET. No.: 061 of 143

FILE No: T:\138 E 50th Street-13900 (2014-88)\Layout\LD-1228_Layout for Pub\LD\138E50thStCode_A-085 Life Safety_02.dwg

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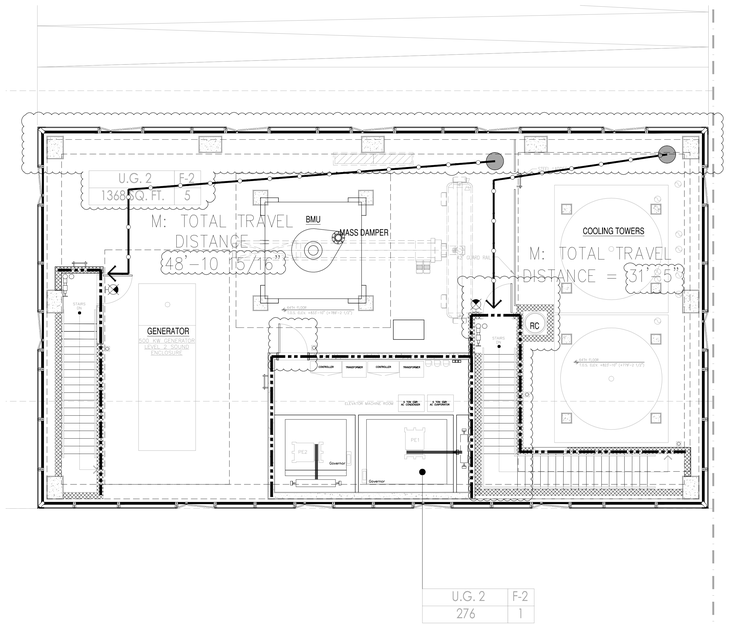

1 64TH FLOOR LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

LEGEND

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

RESIDENTIAL
GENERAL NOTES:

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

GENERAL BUILDING DATA

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

OCCUPANCY CLASS

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

OCCUPANT COUNTS

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

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

CODE DATA

BUILDING LIMITATIONS

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

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

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

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

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

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

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

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.
7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

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

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY: EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-F 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1015.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1014.4.2	EXIT ACCESS IN R-2 OCCUPANCIES, IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.5.3, 1008.1.9.10	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	916.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 65F OF OPENABLE AREA

TABLE 1004.1.1

OCCUPANCIES USED
TABLE 1004.1.1

USE	CLASS	FLR AREA/ OCCUPANT
WATER METER/FIRE PUMP ROOM	F-2	300
COMPACTOR ROOM	S-2	300
STORM DETENTION ROOM	F-2	300
GAS METER ROOM	F-2	300
MECHANICAL ROOM	F-2	300
ATS ROOM	F-2	300
TELECOM ROOM	F-2	300
RESIDENTIAL STORAGE	S-2	300
ELECTRIC ROOM	F-2	300
PARKING GARAGE	S-2	200
EMPLOYEES LOCKERS	S-2	50
RES. AMENITY (PACKAGE ROOM/ MAIL ROOM)	R-2	300
RES. AMENITY (BIKE ROOM)	S-2	300
RES. AMENITY (GYM/SAUNA/STEAM/TREATMENT RM)	R-2	50
RES. AMENITY (POOL)	A-4	50
RES. AMENITY (POOL DECK)	A-4	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
APARTMENTS	R-2	200
RETAIL	M	30

* : INCIDENTAL USE AREAS FOR PER TABLE 509
** : ACCESSORY PER 508.2

PROVIDED

OCCUPANCY: S-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL ROOM	F-2	1368	300 GROSS	5
EMR	F-2	276	300 GROSS	1
SUB TOTAL				6

TOTAL NO. OF OCCUPANTS: 6 OCC.

DOOR WIDTH REQUIRED: 6 OCC. X 0.2" = 1.2"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 6 OCC. X 0.3" = 1.8"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 6 OCC. X 0.2" = 1.2"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

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Marguerite Baril, RA
NYC Buildings
APPROVED
Under Directive 28 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

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

D.O.B. NUMBER:
NB#

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

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET BLOCK:1304 LOT: 45 ZONING: C6-4.5/C6-6
EAST 49TH STREET

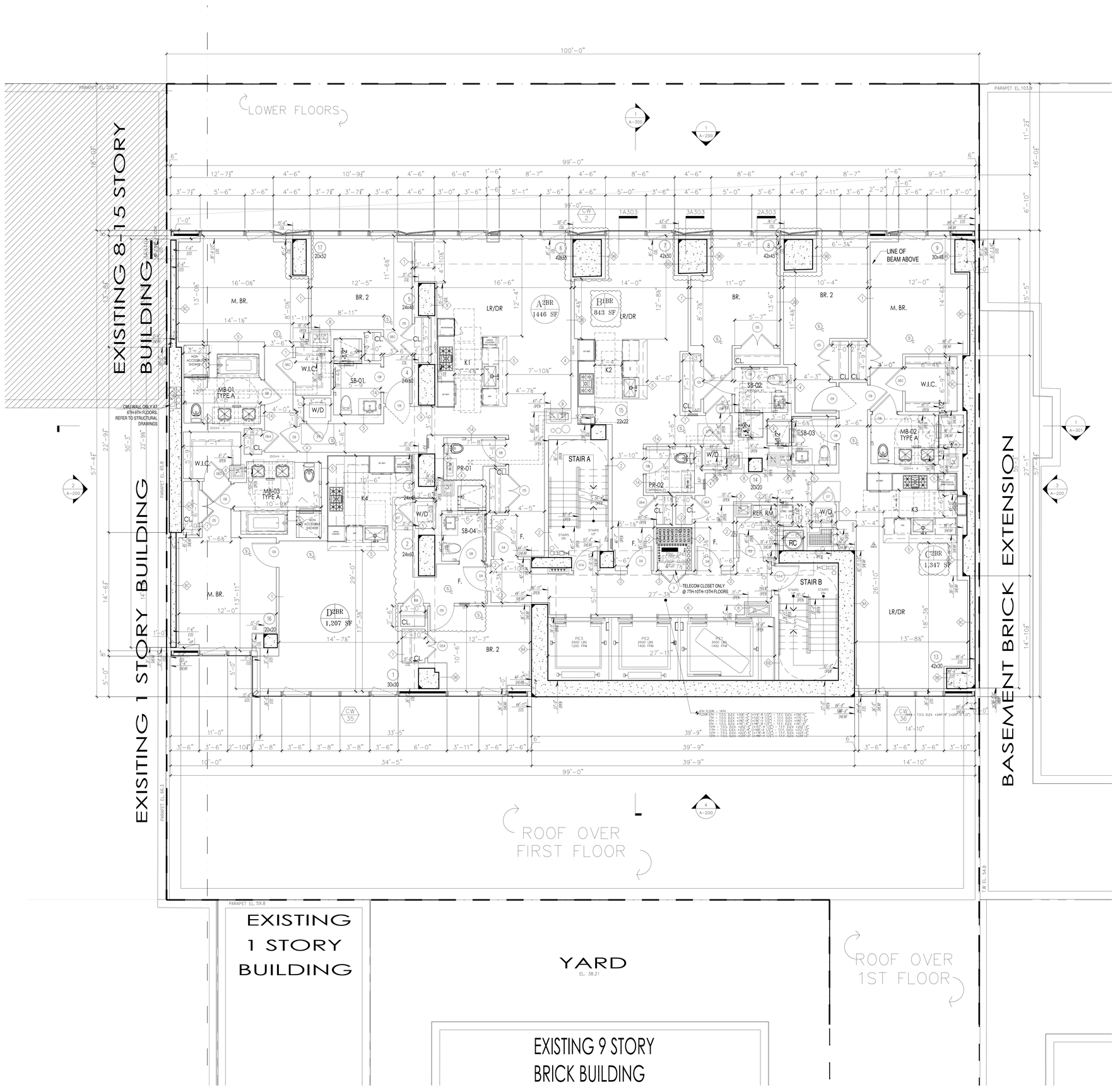
PROJECT:
138 EAST 50TH STREET
NEW YORK, N.Y.

DRAWING TITLE:
ROOF PLAN
LIFE SAFETY PLAN

SEAL & SIGNATURE:

DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
CHECKED BY:	XX
DWG. No.:	A-086.02
SHEET. No.:	062 of 143

FILE NO: T:\138 E 50th Street-2014-88\Issued\LD-CDS_Issued for Pull\[A086.02Roofs_LD-138 Lib-Sabb]_N.dwg



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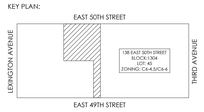
Marguerite Baril, RA
Building
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR P.A.A.
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

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

KEY PLAN:



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

DRAWING TITLE:
14TH FLOOR PLANS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.: A-110.02
SHEET. No.: 072 of 143

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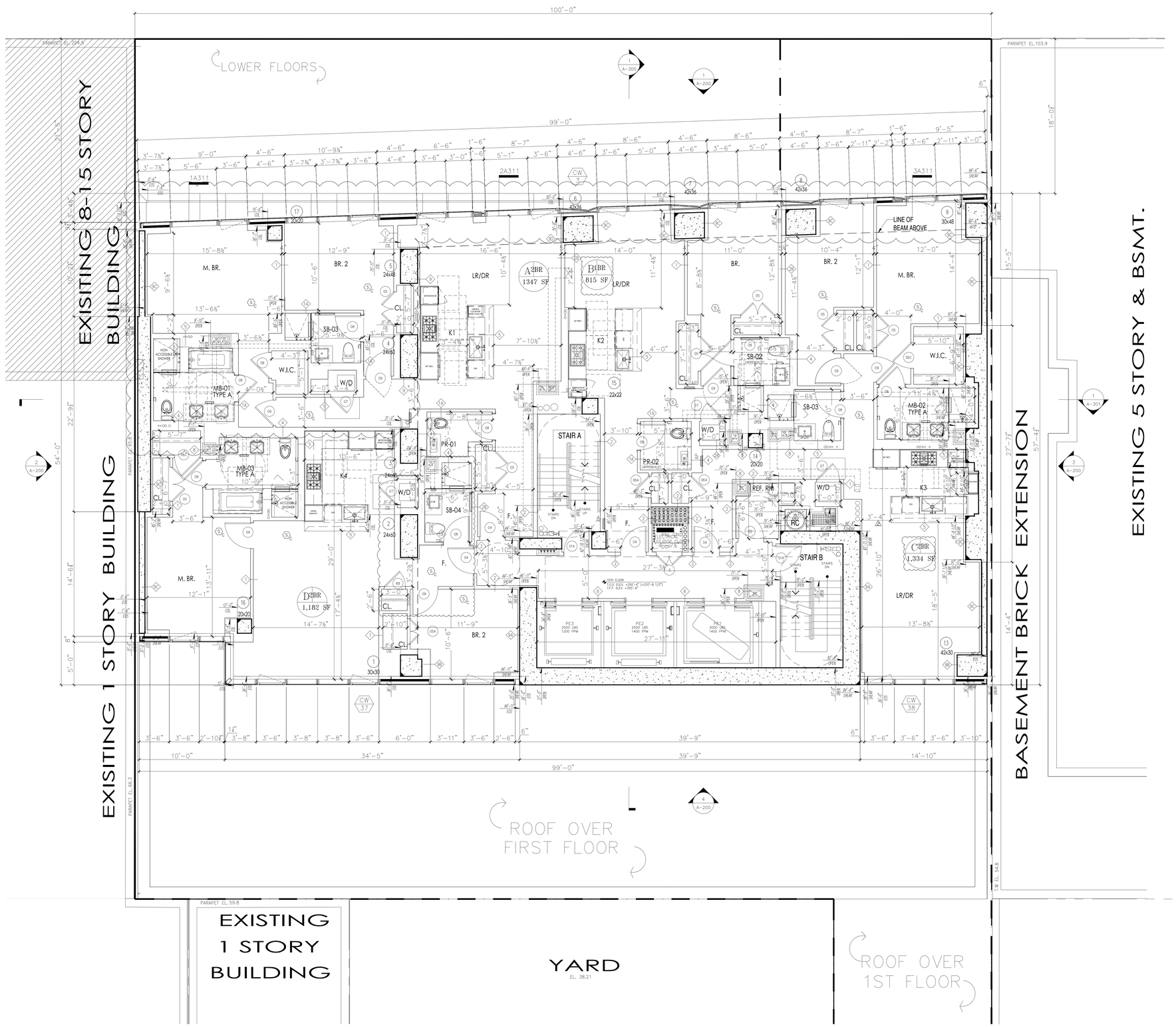

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

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

ARCHITECT OF RECORD:
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MGEngineering D.P.C. / we engineer success
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DOB EXPEDITOR:
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Marguerite Baril, RA
APPROVED
Under Directive 1 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR P.A.A.
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

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

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
EAST 49TH STREET
138 EAST 50TH STREET
N.Y.C.B.L.1304
LOT: 45
ZONING: C5-4 EC/C6-6

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

DRAWING TITLE:
15TH FLOOR PLANS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-111.02
SHEET. No.: 073 of 143

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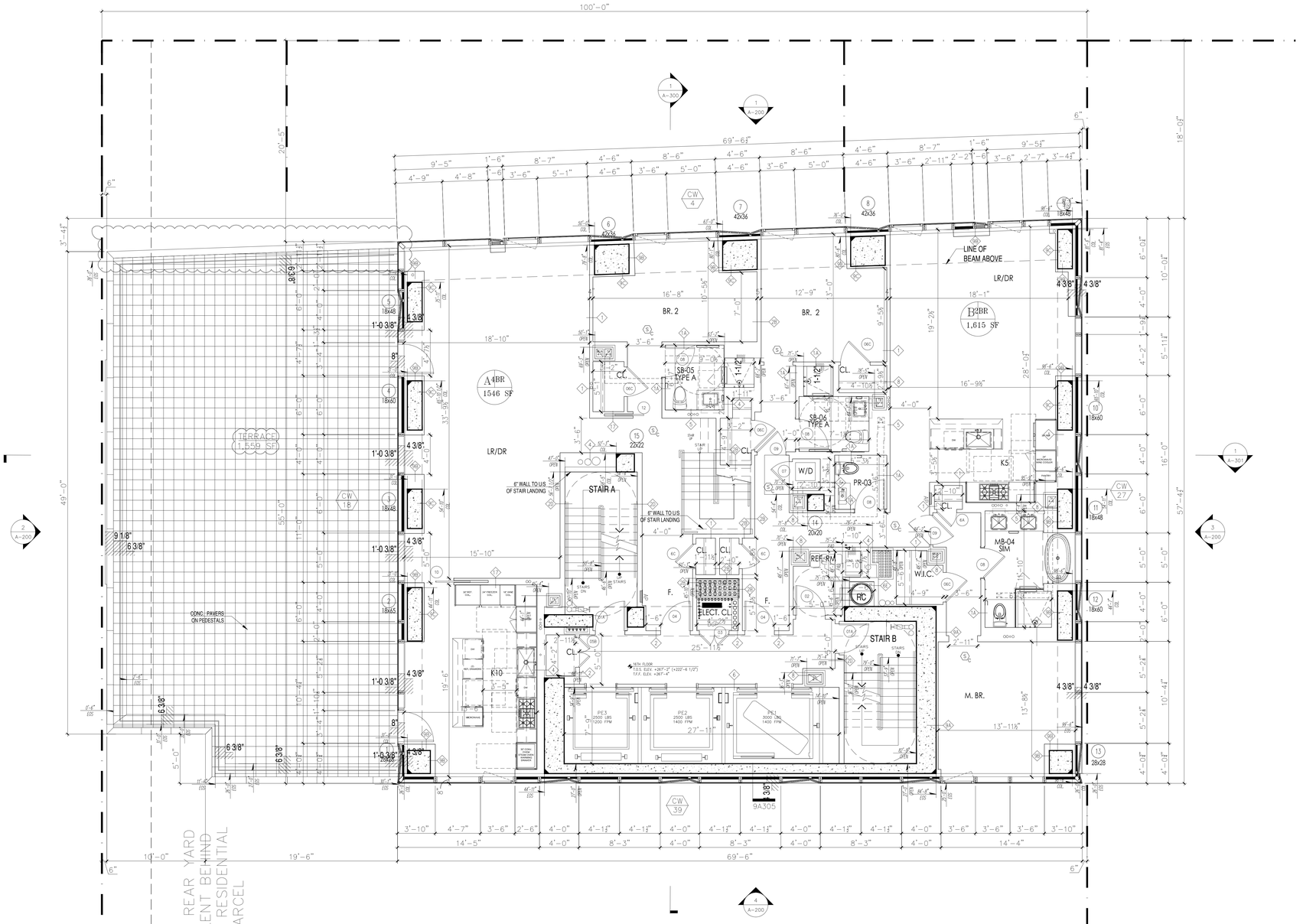

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
400 PARK AVENUE, 5th FLOOR
NEW YORK, NY 10022
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smi
城投美国 SMI USA

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

Marguerite Baril, RA
Building
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR P.A.A.
07/01/2016	DOB - RESPONSE TO OBJECTIONS
11/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:
NB#

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

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
BLOCK: 1304
LOT: 41
ZONING: C6-4.5/C6-4
EAST 49TH STREET

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

DRAWING TITLE:
16TH FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-112.02
SHEET No.: 074 of 143

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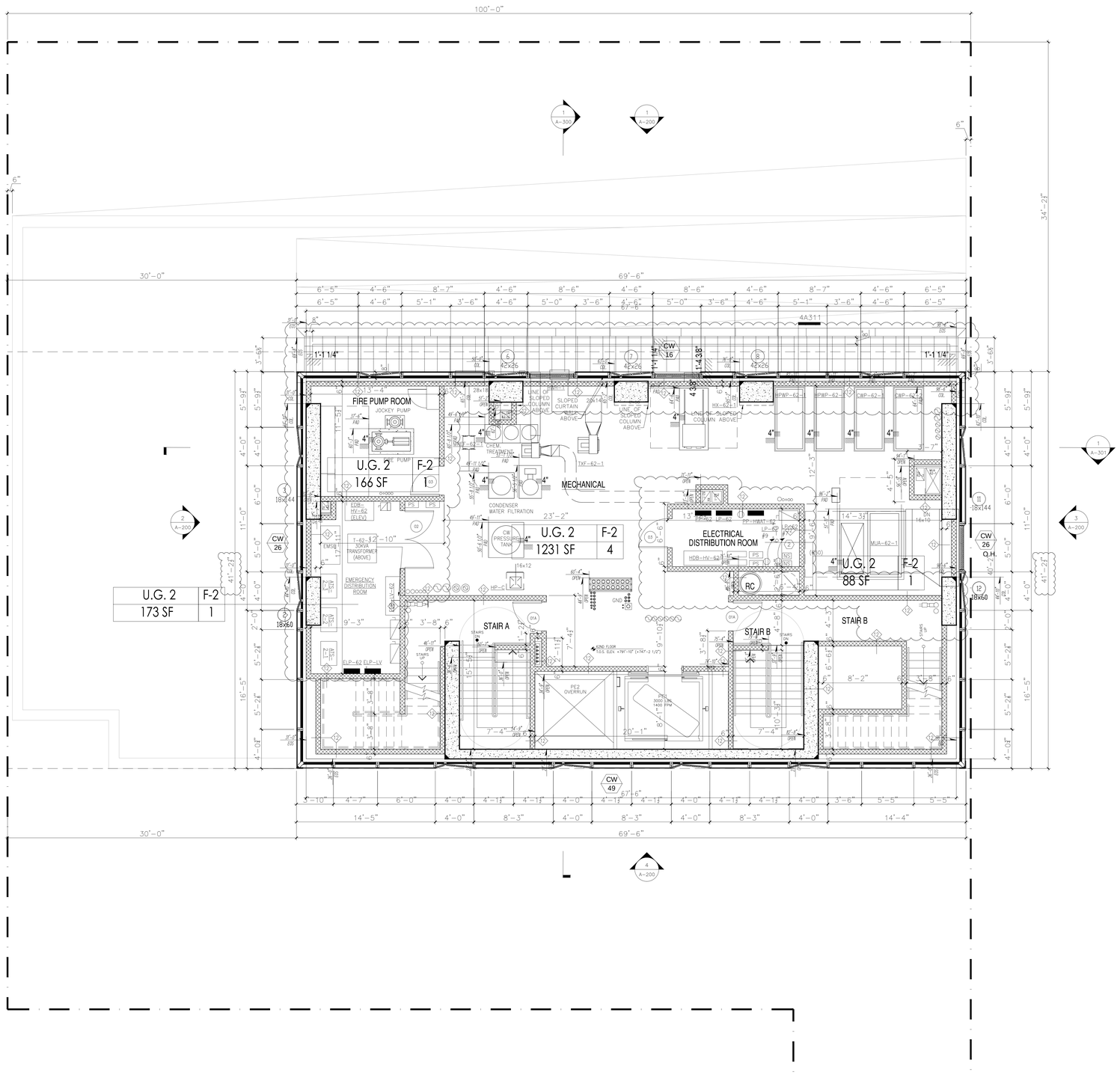

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:

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

SMI USA

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Marguerite Baril, RA
Building Code
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

12/23/2016	ISSUED FOR PAA
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.
DATE:	REVISION:

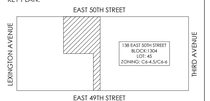
D.O.B. NUMBER:

NB#

NORTH

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

KEY PLAN:



PROJECT:

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

DRAWING TITLE:

62ND FLOOR PLAN

SEAL & SIGNATURE:

DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
CHECKED BY:	XX
DWG. No.:	A-135.02
SHEET. No.:	of 143

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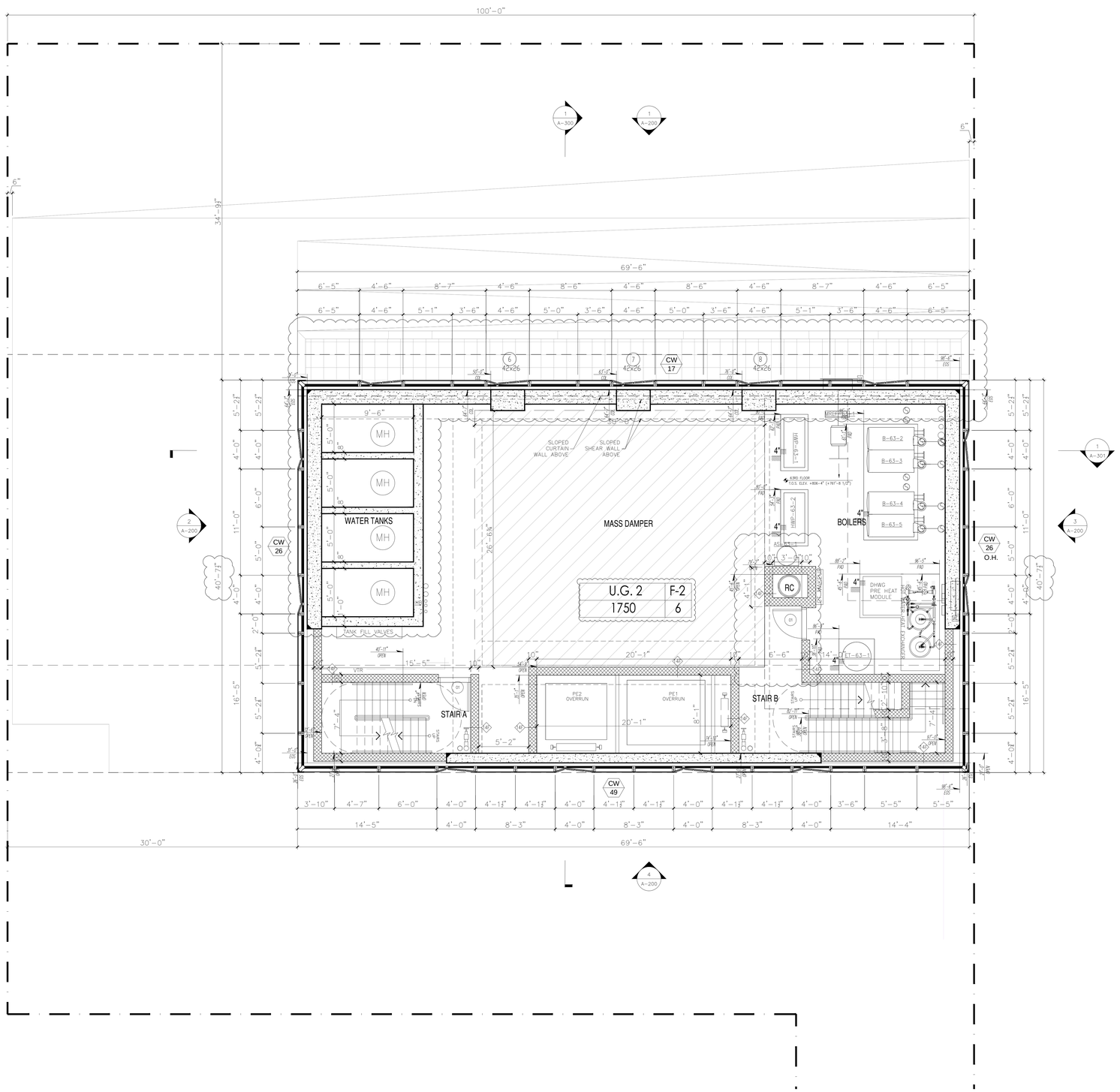

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:

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TEL.: (212) 689-5389

Marguerite Baril, RA
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR PAA
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A.

D.O.B. NUMBER:

NB#

NORTH

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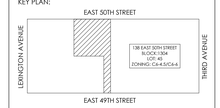
SCALE: 1/4" = 1'-0"

KEY PLAN:



PROJECT:

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

DRAWING TITLE:

63RD FLOOR PLAN

SEAL & SIGNATURE:

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

A-136.02

SHEET, No.: of 143

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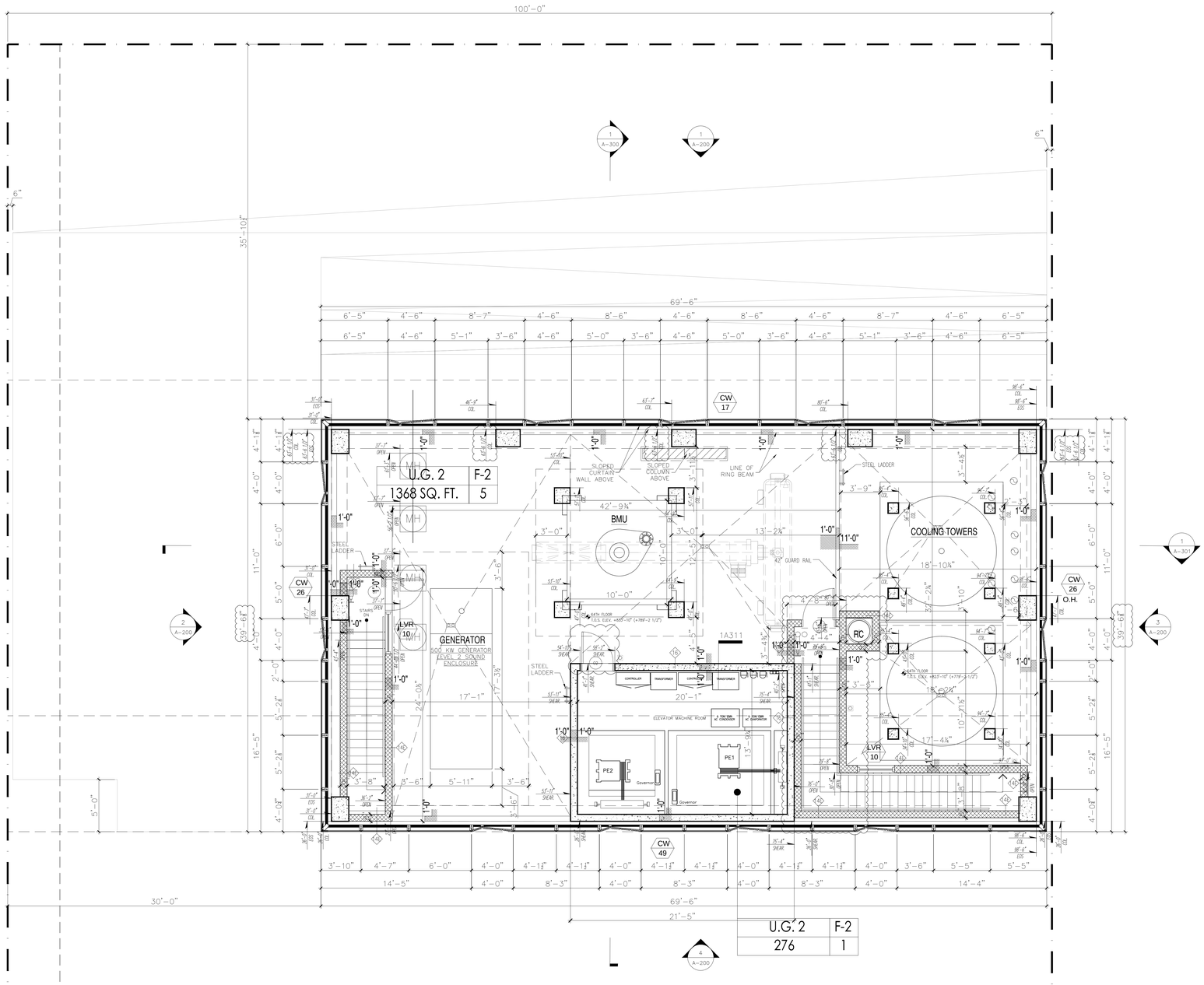

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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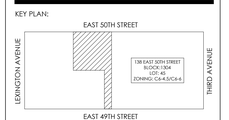
Marguerite Baril, RA
NYC Buildings
APPROVED
Under Directive 1 of 1975
AMENDED APPLICATION
Date: 01/12/2015
NYC Development Hub

DATE:	REVISION:
12/23/2014	ISSUED FOR PAA
07/01/2014	DOB - RESPONSE TO OBJECTIONS
01/22/2014	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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

KEY PLAN:


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

DRAWING TITLE:
ROOF PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT STATE OF NEW YORK

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A-137.02
SHEET. No.: of 143

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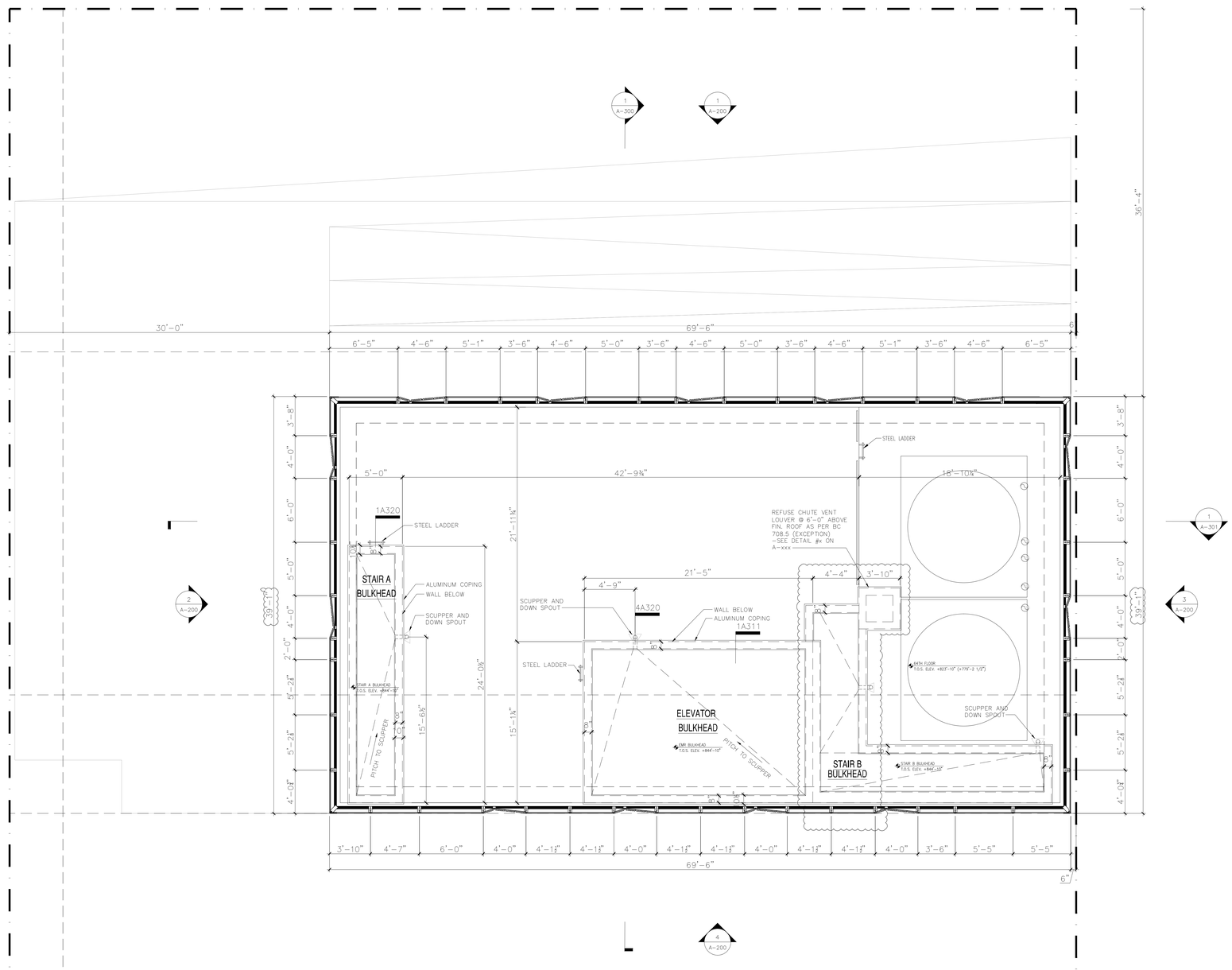

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
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Marguerite Baril, RA
NYC Buildings
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

	12/23/2016	ISSUED FOR PAA
	07/01/2016	DOB - RESPONSE TO OBJECTIONS
	01/22/2016	ISSUED FOR P.A.A
	DATE:	REVISION:

D.O.B. NUMBER:
NB#

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

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

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

DRAWING TITLE:
BULKHEAD ROOF PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT LAURENCE S. CLARKE STATE OF NEW YORK

DATE:
PROJECT No: 2014-68
DRAWN BY: XX
CHECKED BY: XX
DWG. NO.:
A-138.02
SHEET. No.: 097 of 143

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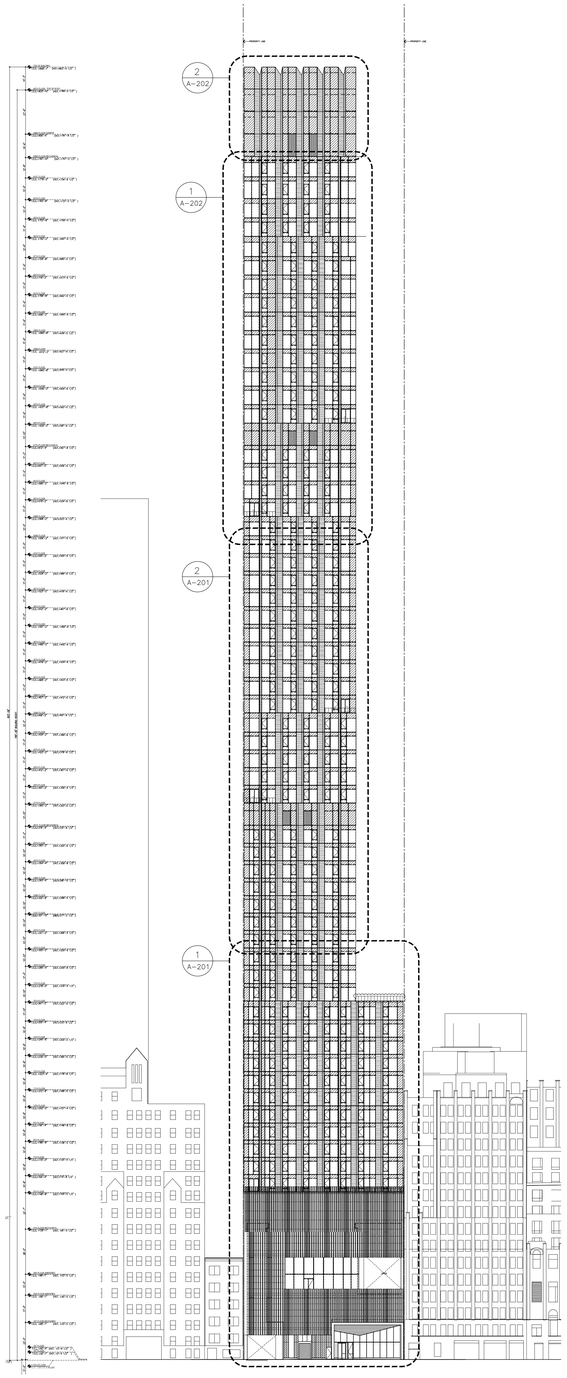
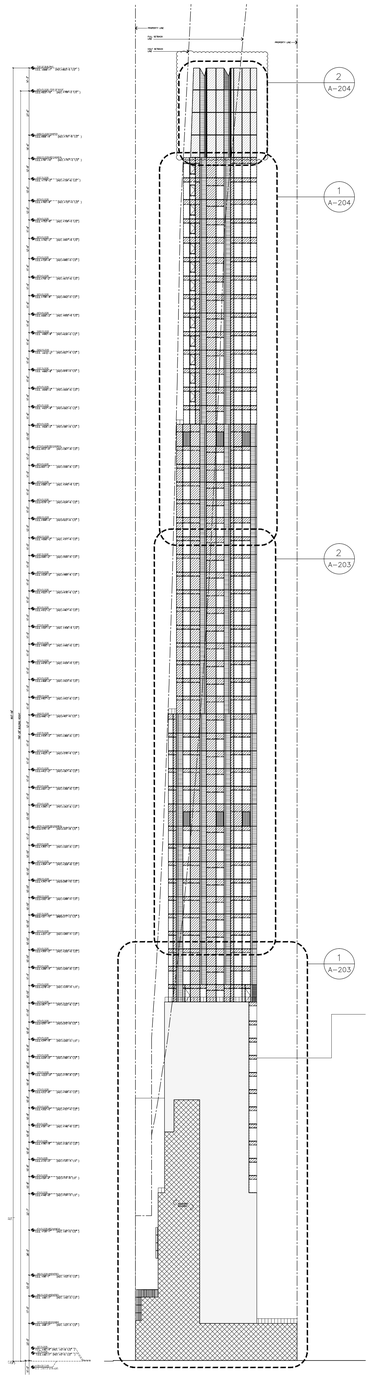


01 NORTH ELEVATION
SCALE: 1/32" = 1'-0"



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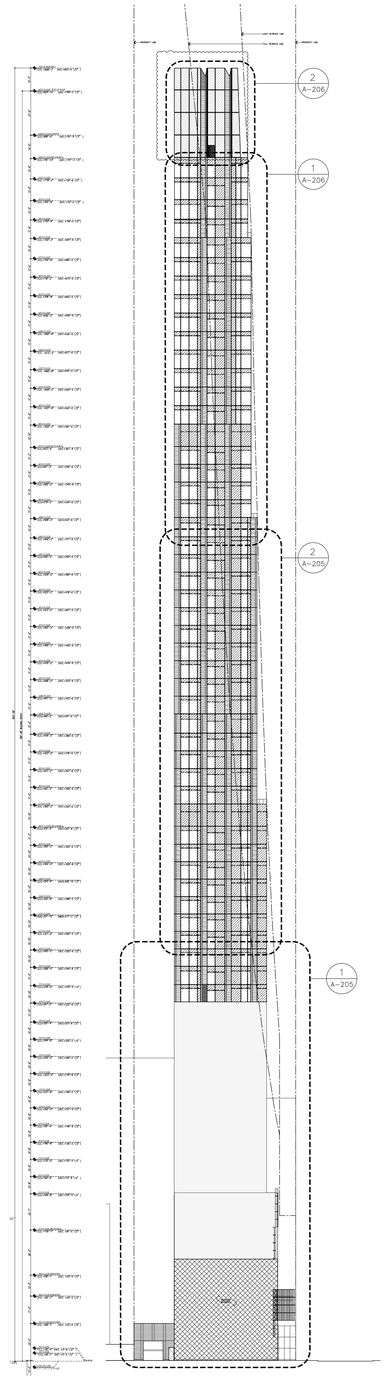
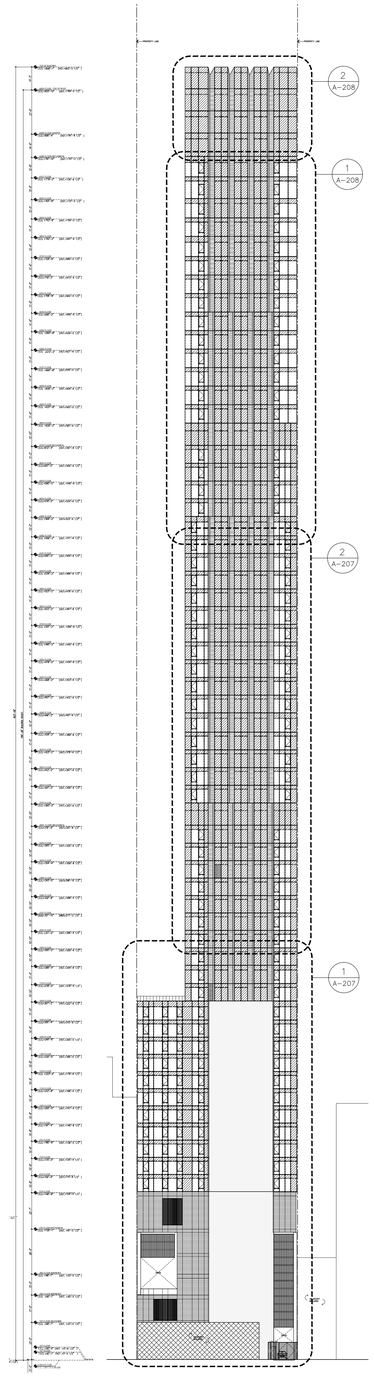


03 EAST ELEVATION
SCALE: 1/32" = 1'-0"



04 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

LEGEND

- VISION GLASS
- VISION GLASS W/ SHADOW BOX
- TERRA COTTA, TC-01
- TERRA COTTA, TC-02
- LOUVER
- INSULATED METAL PANEL
- CAST IN PLACE CONCRETE

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

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

ARCHITECT OF RECORD:
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EXTERIOR WALL CONSULTANT:
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NEW YORK, NEW YORK 10010
TEL.: (212) 689-5389

Marguerite Baril, RA
NYC Buildings
APPROVED
Under Directive 2 of 1975
PERMIT APPLICATION
Date: 01/31/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR PAA
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
BLOCK 1304
LOT 46
ZONING: C4-4.5/C4-6
EAST 49TH STREET

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

DRAWING TITLE:
BUILDING ELEVATIONS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A200.02
SHEET. No.: 102 of 143

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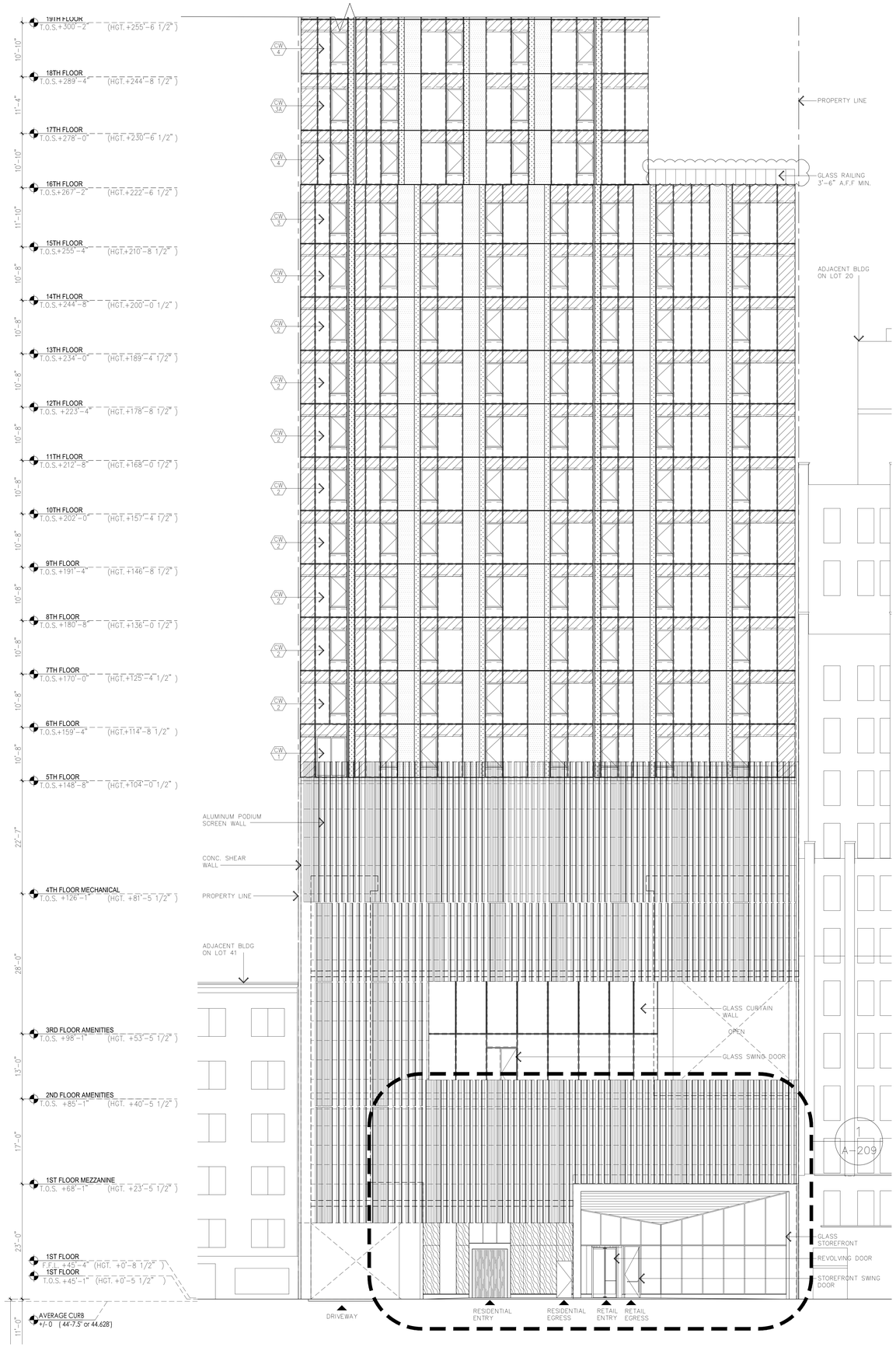
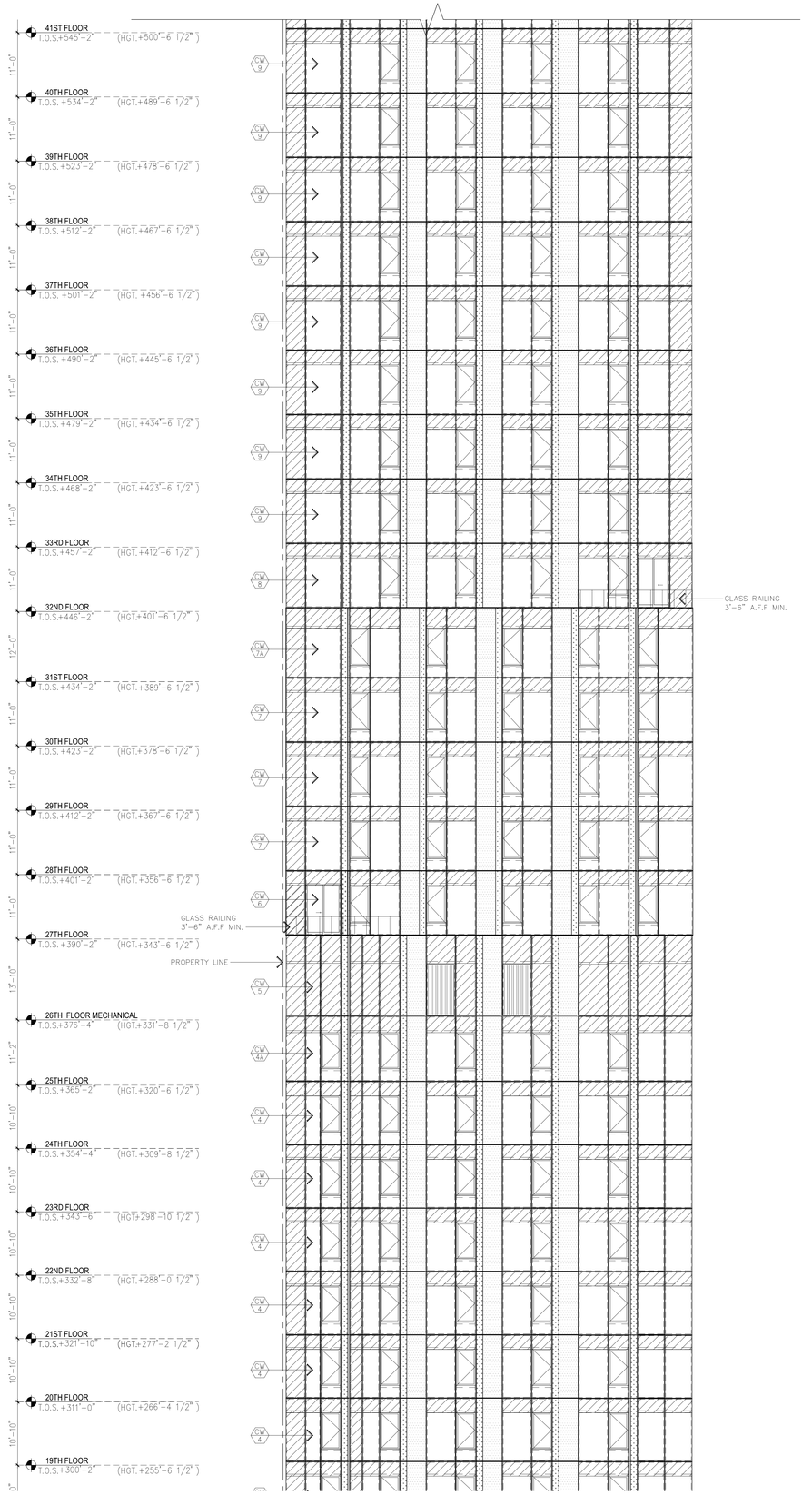


01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND
- VISION GLASS
- VISION GLASS W/ SHADOW BOX
- TERRA COTTA, TC-01
- TERRA COTTA, TC-02
- LOUVER
- INSULATED METAL PANEL
- CAST IN PLACE CONCRETE

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

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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NEW YORK, NY 10022
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Marguerite Baril, RA
NYC Building
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

	12/23/2016	ISSUED FOR PAA
	01/22/2016	ISSUED FOR P.A.A.
	DATE:	REVISION:

D.O.B. NUMBER:
NB#

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

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

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

DRAWING TITLE:
BUILDING ELEVATIONS - NORTH

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-08
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A201.02
SHEET. No.: 103 of 143

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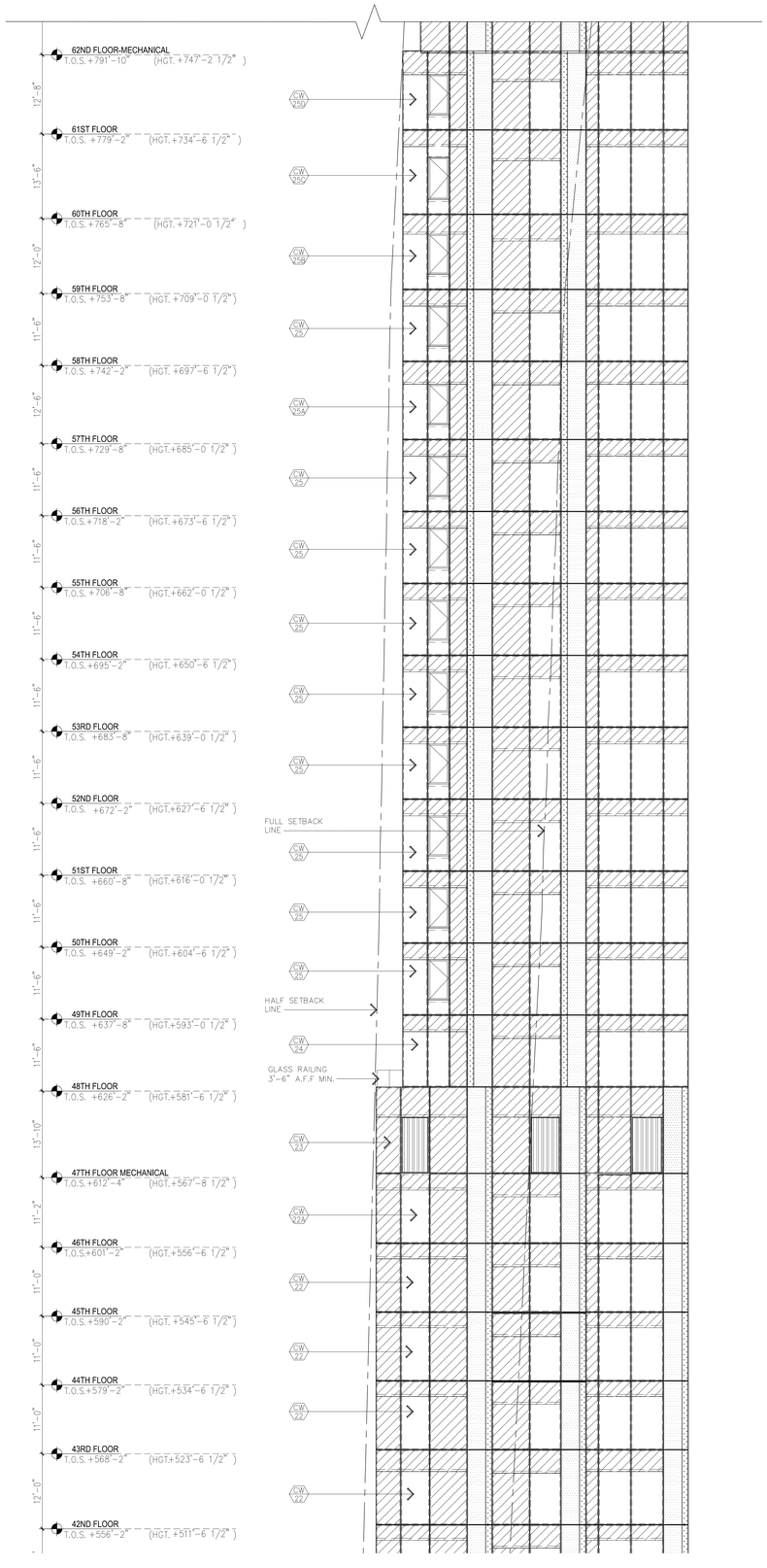
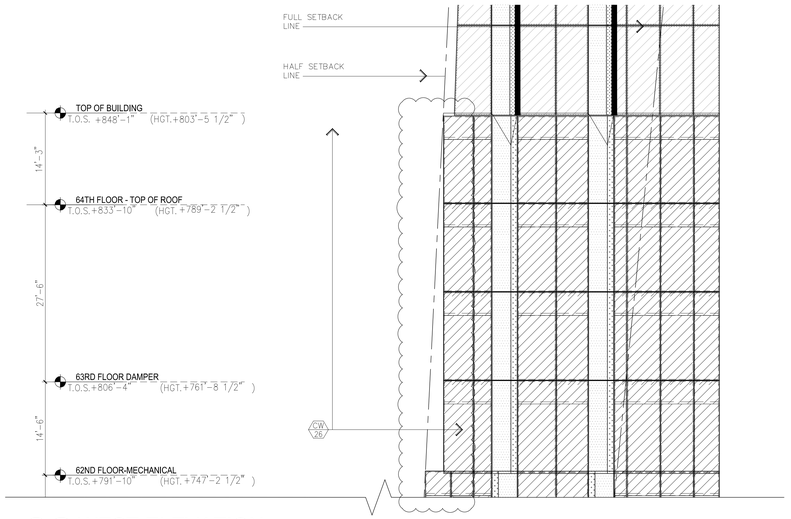


01 WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 WEST ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND
- VISION GLASS
- VISION GLASS W/ SHADOW BOX
- TERRA COTTA, TC-01
- TERRA COTTA, TC-02
- LOUVER
- INSULATED METAL PANEL
- CAST IN PLACE CONCRETE

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

OWNER/DEVELOPER:
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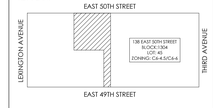
Marguerite Baril, RA
NYC Building
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR P.A.A.
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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

KEY PLAN:


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

DRAWING TITLE:
BUILDING ELEVATIONS - WEST

SEAL & SIGNATURE:

DATE:	
PROJECT No:	2014-88
DRAWN BY:	XX
CHECKED BY:	XX
DWG. No.:	A204.02
SHEET. No.:	106 of 143

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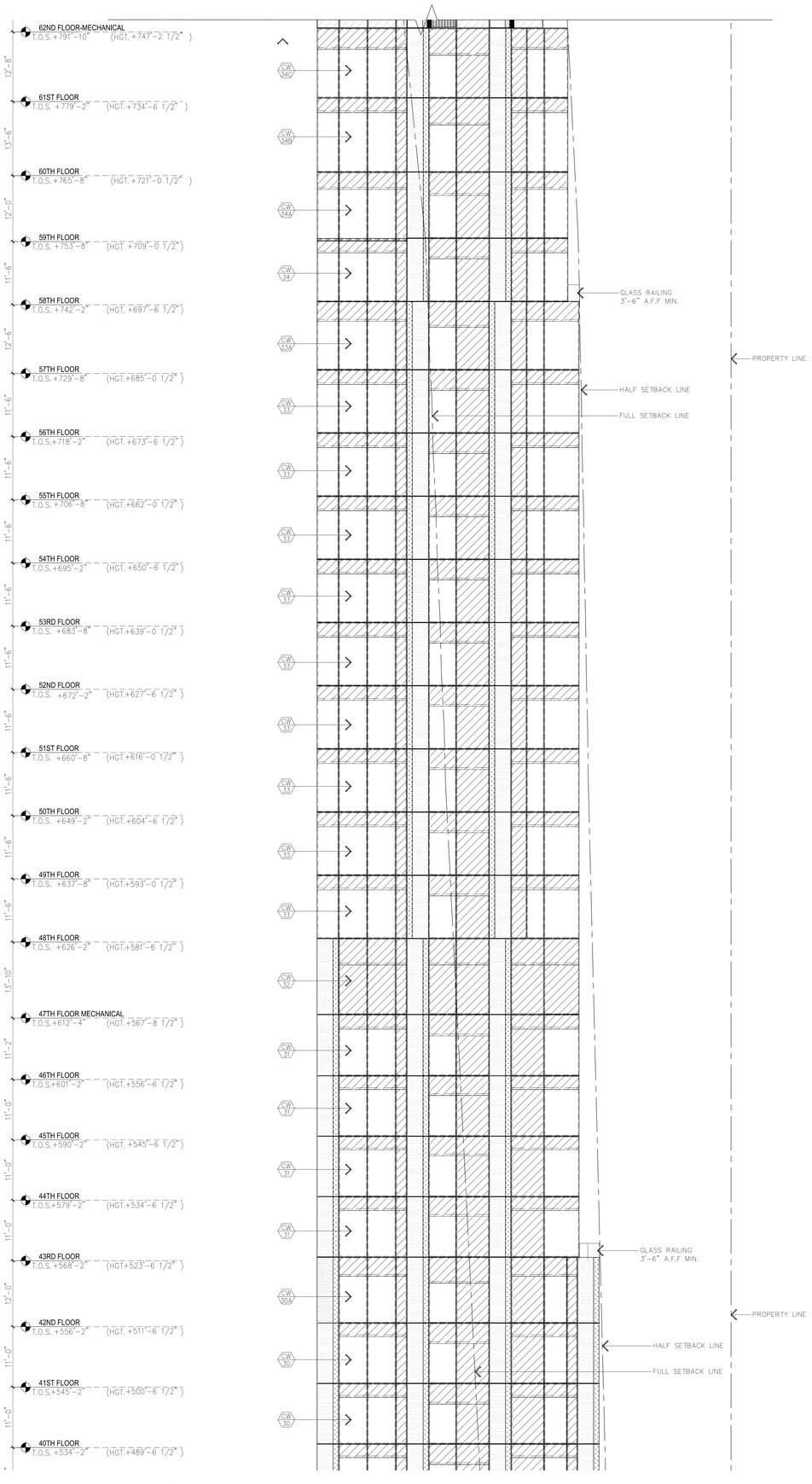
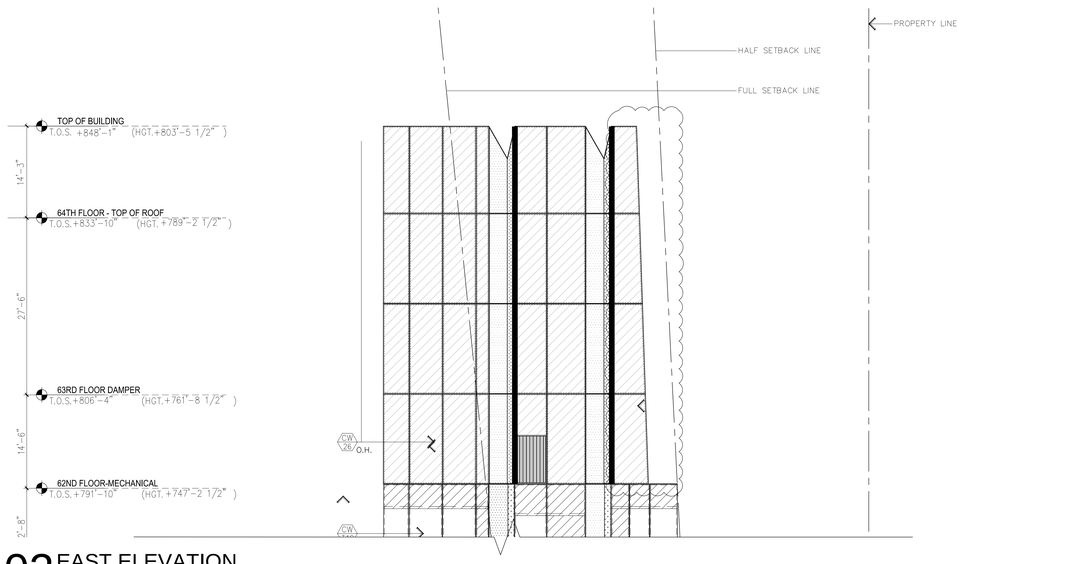


01 EAST ELEVATION
SCALE: 1/8" = 1'-0"



02 EAST ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND

- VISION GLASS
- VISION GLASS W/ SHADOW BOX
- TERRA COTTA, TC-01
- TERRA COTTA, TC-02
- LOUVER
- INSULATED METAL PANEL
- CAST IN PLACE CONCRETE

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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Marguerite Baril, RA
NYC Building
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

	DATE:	REVISION:
	12/23/2016	ISSUED FOR P.A.A
	01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
138 EAST 50TH STREET
BLOCK 1304
LOT 1001
ZONING Z-C4-4.5/C4-6
THIRD AVENUE
EAST 49TH STREET

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

DRAWING TITLE:
BUILDING ELEVATIONS - EAST

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A206.02
SHEET No.: 108 of 143

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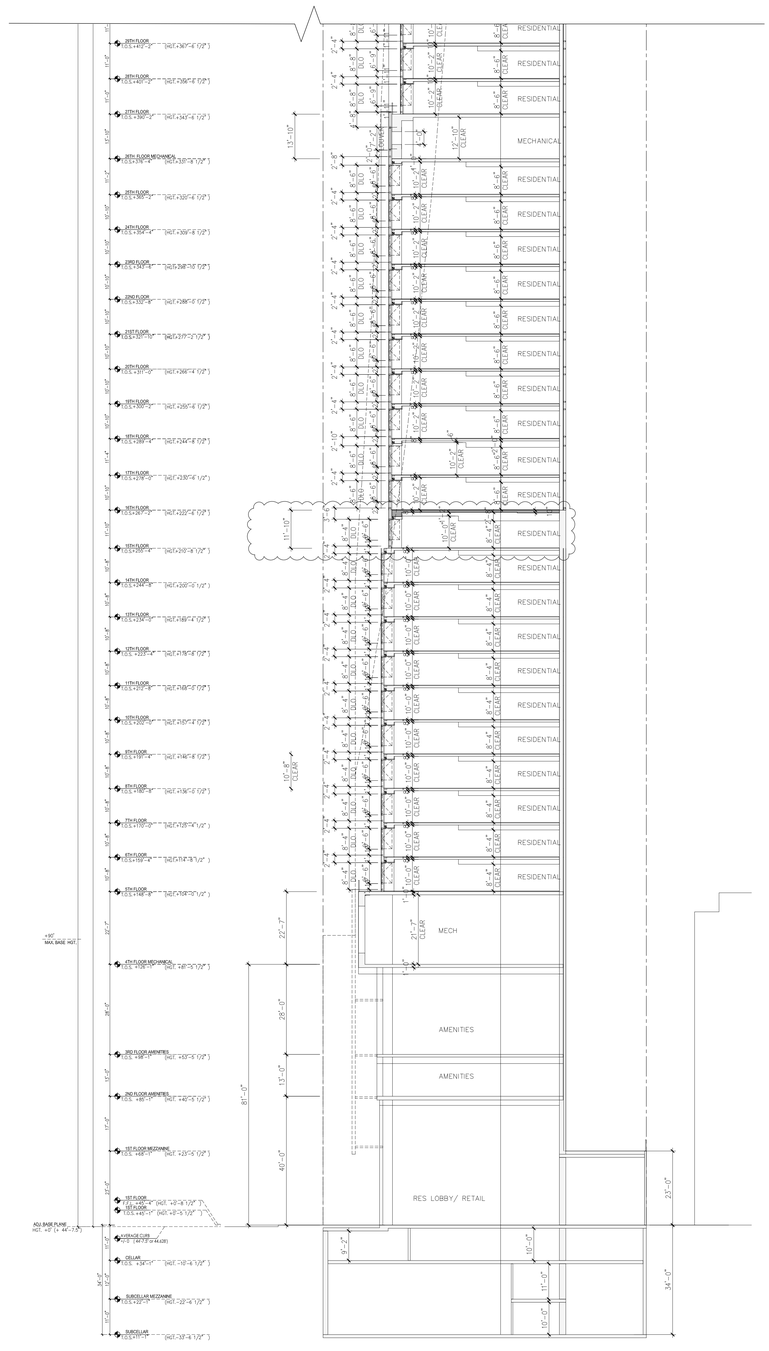

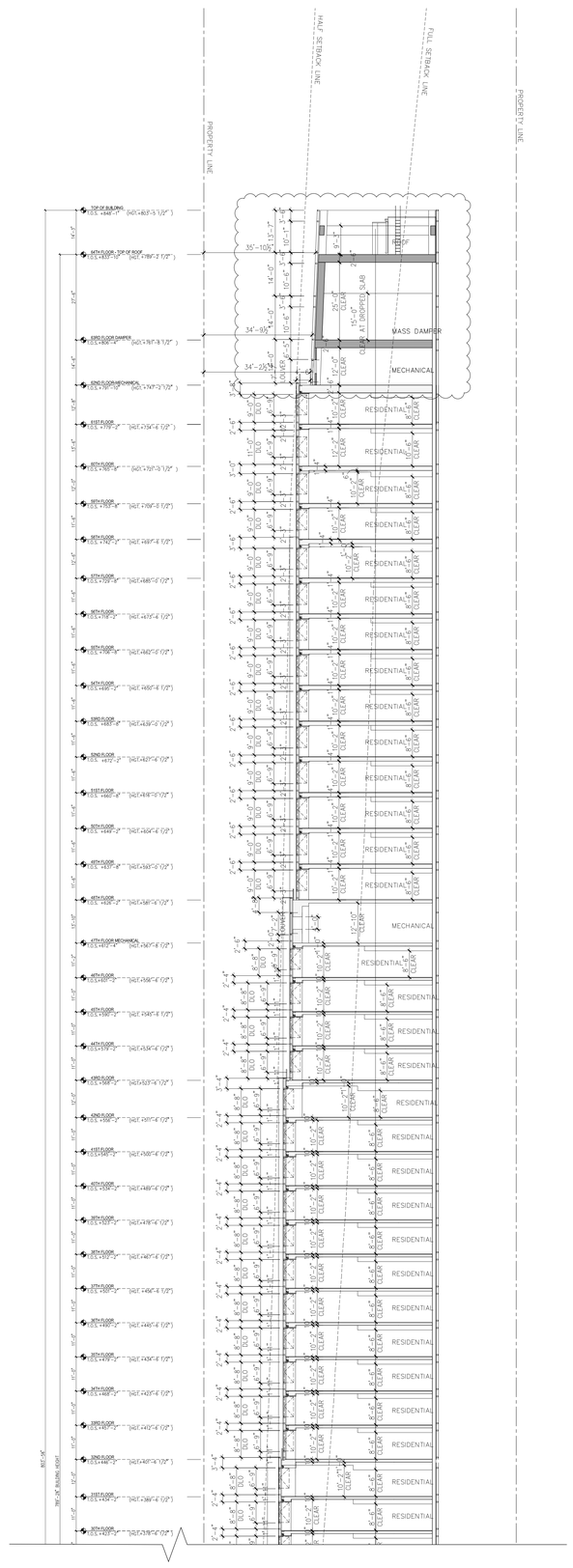

01 NORTH SOUTH SECTION
SCALE: 1/16" = 1'-0"

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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Marguerite Baril, RA
Building
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

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

D.O.B. NUMBER:
NB#

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

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
BLOCK: 1304
LOT: 46
ZONING: C6-4.5/C6-4
EAST 49TH STREET

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

DRAWING TITLE:
BUILDING SECTION - NORTH/SOUTH

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A300.02
SHEET No.: 113 of 143

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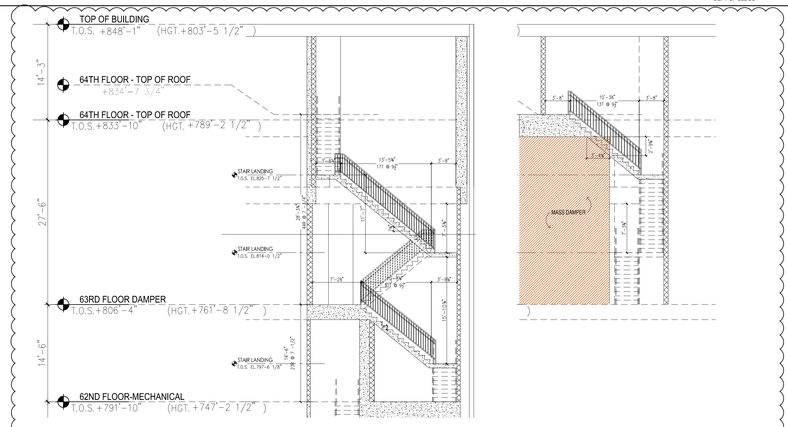
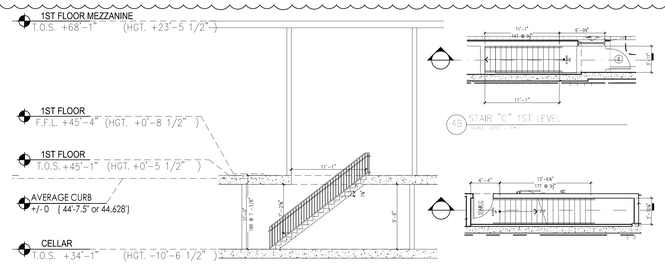


2 STAIR B SECTION 2
SCALE: 1/8" = 1'-0"

3 STAIR B SECTION 3
SCALE: 1/8" = 1'-0"



4 STAIR C PLANS/SECTION
SCALE: 1/8" = 1'-0"

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

OWNER/DEVELOPER:
CERUZZI PROPERTIES, LLC
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Date: 01/12/2017
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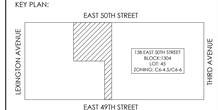
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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

KEY PLAN:



PROJECT:

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

DRAWING TITLE:

STAIR "B" - "C" SECTIONS
APARTMENT STAIRS SECTION

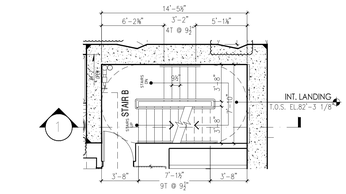
SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A452.02
SHEET. No.: of 143

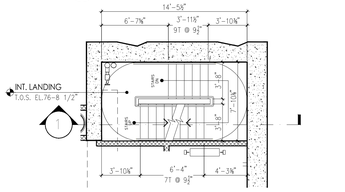
FILE No: T:\BIM\Revit Models\2014-88 Issues\1-in-22_Issued to NYC DOB\138EPCentral_NEW-Stair Section.rvt

DEPT OF BUILDINGS 121390028 Job Number

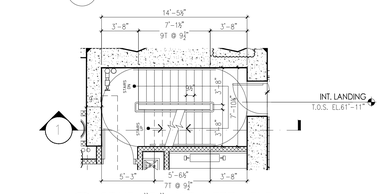
E3509780904R Scan Code



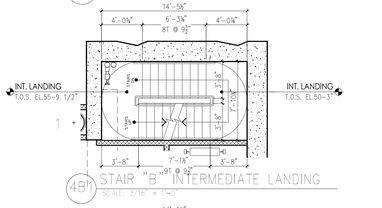
6B STAIR "B" 2ND LEVEL
SCALE: 3/16" = 1'-0"



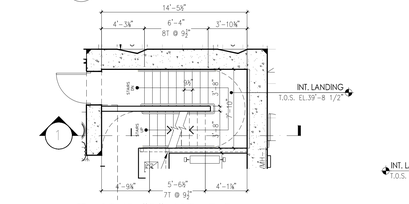
5B1 STAIR "B" 1ST MEZZ–INT. LANDING
SCALE: 3/16" = 1'-0"



5B STAIR "B" 1ST MEZZ LEVEL
SCALE: 3/16" = 1'-0"



4B1 STAIR "B" INTERMEDIATE LANDING
SCALE: 3/16" = 1'-0"



4B STAIR "B" 1ST LEVEL
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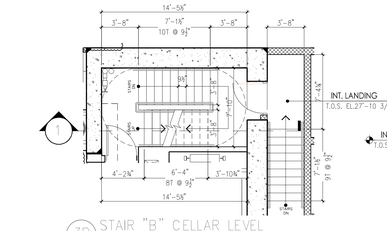
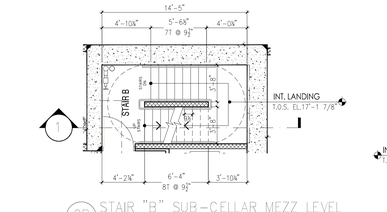
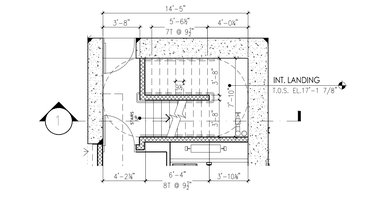


3B STAIR "B" CELLAR LEVEL
SCALE: 3/16" = 1'-0"



2B STAIR "B" SUB-CELLAR MEZZ LEVEL
SCALE: 3/16" = 1'-0"



1B STAIR "B"SUB-CELLAR LEVEL
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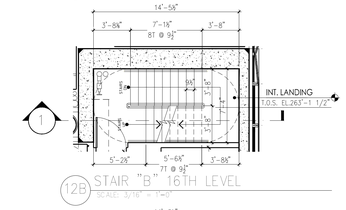

12B STAIR "B" 16TH LEVEL
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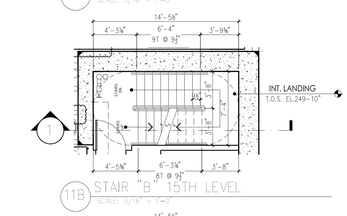
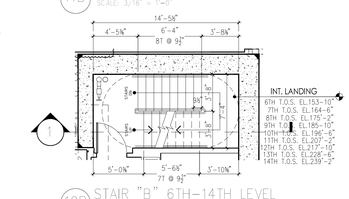
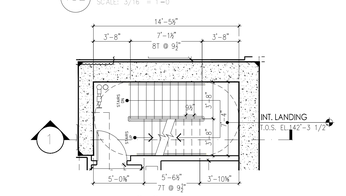


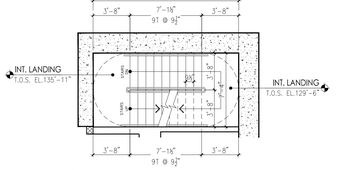
11B STAIR "B" 15TH LEVEL
SCALE: 3/16" = 1'-0"



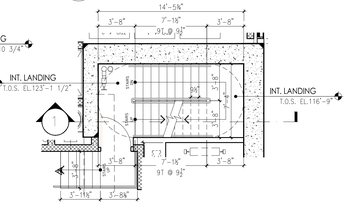
10B STAIR "B" 6TH–14TH LEVEL
SCALE: 3/16" = 1'-0"



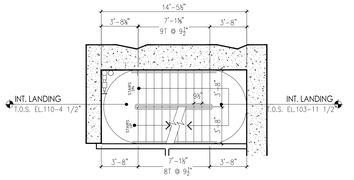
9B STAIR "B" 5TH LEVEL
SCALE: 3/16" = 1'-0"



8B1 STAIR "B INTERMEDIATE LANDING
SCALE: 3/16" = 1'-0"



8B STAIR "B 4TH LEVEL
SCALE: 3/16" = 1'-0"



7B1 STAIR "B" INTERMEDIATE LANDING
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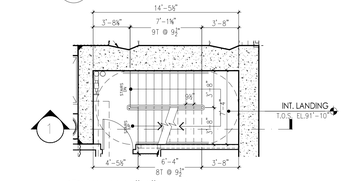
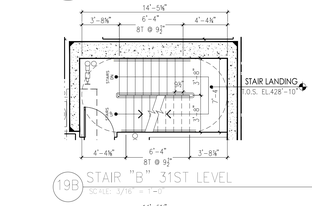
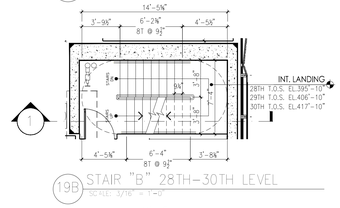


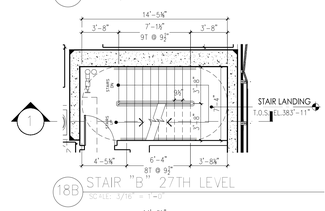
7B STAIR "B" 3RD LEVEL
SCALE: 3/16" = 1'-0"



19B STAIR "B" 31ST LEVEL
SCALE: 3/16" = 1'-0"



19B STAIR "B" 28TH–30TH LEVEL
SCALE: 3/16" = 1'-0"



18B STAIR "B" 27TH LEVEL
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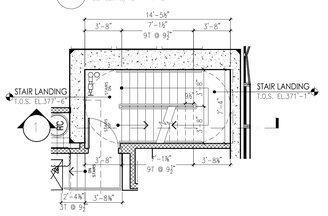
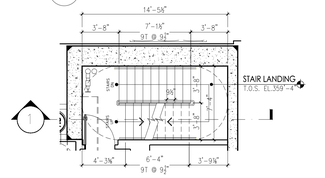
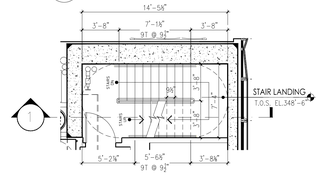


17B STAIR "B" 26TH LEVEL
SCALE: 3/16" = 1'-0"



16B STAIR "B" 25TH LEVEL
SCALE: 3/16" = 1'-0"



16B STAIR "B" 24TH LEVEL
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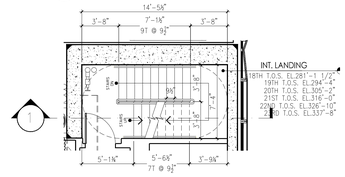

14B STAIR "B" 18TH–23RD LEVEL
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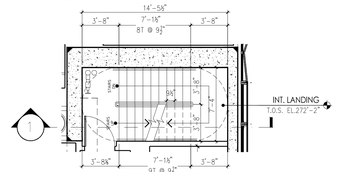
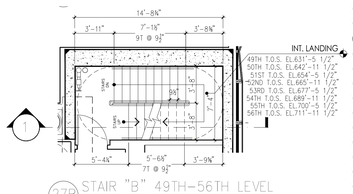
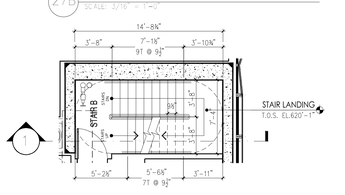


13B STAIR "B" 17TH LEVEL
SCALE: 3/16" = 1'-0"



27B STAIR "B" 49TH–56TH LEVEL
SCALE: 3/16" = 1'-0"



27B STAIR "B" 48TH LEVEL
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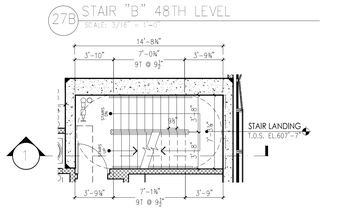

25B STAIR "B" 47TH LEVEL
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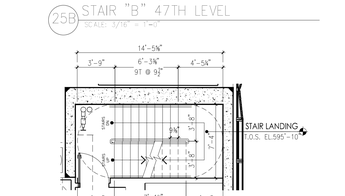
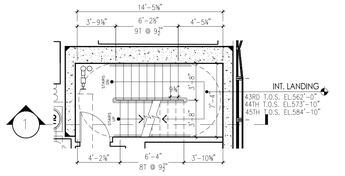
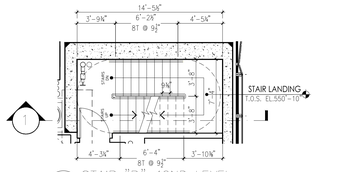


24B STAIR "B" 46TH LEVEL
SCALE: 3/16" = 1'-0"



24B STAIR "B" 43RD–45TH LEVEL
SCALE: 3/16" = 1'-0"



23B STAIR "B" 42ND LEVEL
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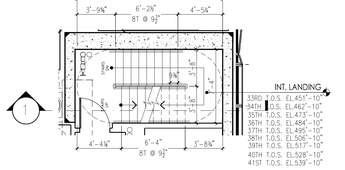
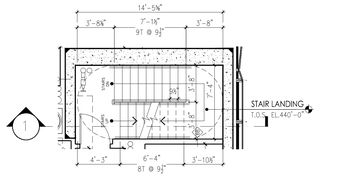
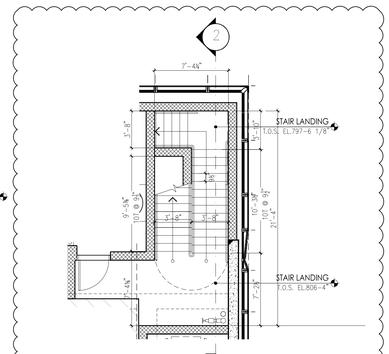


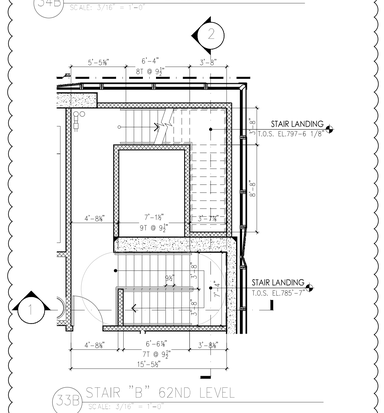
21B STAIR "B" 33RD–41ST LEVEL
SCALE: 3/16" = 1'-0"



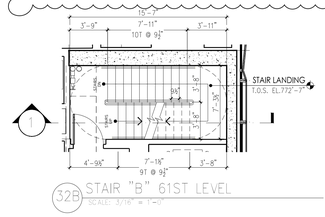
20B STAIR "B" 32ND LEVEL
SCALE: 3/16" = 1'-0"



34B STAIR "B" 63RD LEVEL
SCALE: 3/16" = 1'-0"



33B STAIR "B" 62ND LEVEL
SCALE: 3/16" = 1'-0"



32B STAIR "B" 61ST LEVEL
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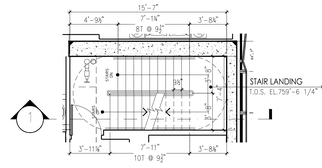

31B STAIR "B" 60TH LEVEL
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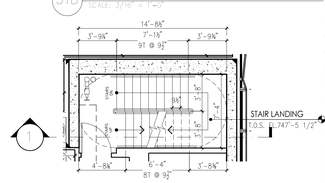

30B STAIR "B" 59TH LEVEL
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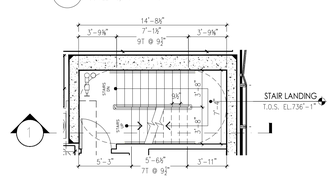

29B STAIR "B" 58TH LEVEL
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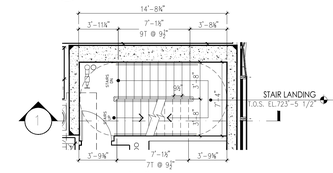
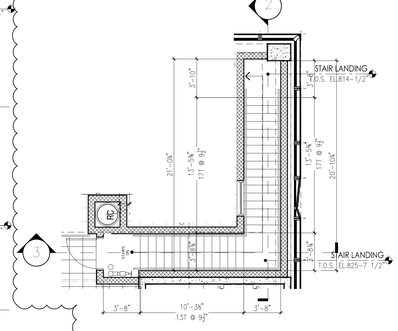
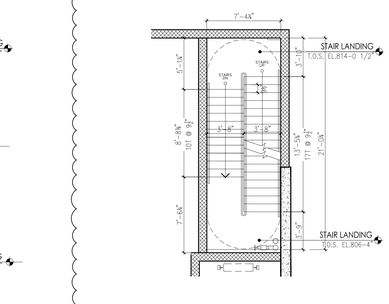


28B STAIR "B" 57TH LEVEL
SCALE: 3/16" = 1'-0"



34B STAIR "B" 64TH LEVEL
SCALE: 3/16" = 1'-0"



34B STAIR "B" INTERMEDIATE LANDING
SCALE: 3/16" = 1'-0"

PROJECT:

138 EAST 50TH ST.
NEW YORK, NY

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

上海城投 SMI SMI USA

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

DESIGN ARCHITECT :
Pelli Clarke Pelli Architects
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STRUCTURAL ENGINEER:
WSP
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New York, NY 10017
(212) 687-9888
www.wspgroup.com/usa

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

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

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

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

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

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

Marguerite Baril, RA
NYC Building
APPROVED
Under Directive 2 of 1975
AMENDED APPLICATION
Date: 01/12/2017
NYC Development Hub

DATE:	REVISION:
12/23/2016	ISSUED FOR PAA
07/01/2016	DOB - RESPONSE TO OBJECTIONS
01/22/2016	ISSUED FOR P.A.A

D.O.B. NUMBER:
NB#

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

KEY PLAN:
EAST 50TH STREET
LEXINGTON AVENUE
THIRD AVENUE
138 EAST 50TH STREET
BLOCK: 1304
LOT: 65
ZONING: C6-4.5/C6-6
EAST 49TH STREET

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

DRAWING TITLE:
STAIR "B"
PLANS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2014-88
DRAWN BY: XX
CHECKED BY: XX
DWG. No.:
A453.02
SHEET No.:
of 143

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