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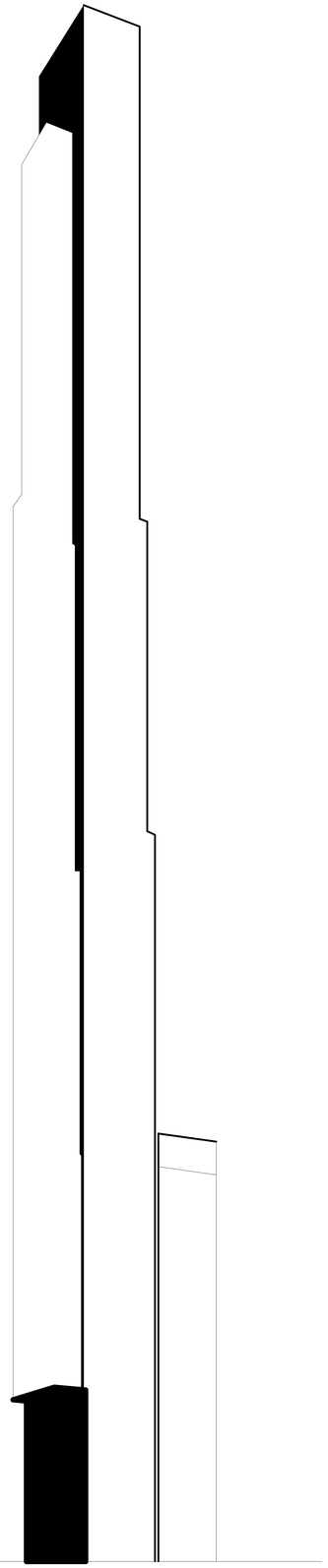

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534	A-978	ADAPTABLE BATHROOMS MB-C11	01
535	A-979	ADAPTABLE BATHROOMS TB-C01, TB-C02, TB-C03	01
536	A-980	ADAPTABLE BATHROOMS TB-C04,TB-C05,TB-C06	01
537	A-981	ADAPTABLE BATHROOMS TB-C07,TB-C08,TB-C09	01
538	A-982	ADAPTABLE BATHROOMS TB-C10, TB-C05B, TB-C11	01
539	A-983	ADAPTABLE BATHROOMS PR-C01, PR-C02	00
540	A-984	ADAPTABLE BATHROOMS MB-C01B, MB-C01C	00
541	G-101	GENERAL ARRANGEMENT PLAN SUB CELLAR 2 1780 BROADWAY LANDMARK	01
542	G-102	GENERAL ARRANGEMENT PLAN SUB CELLAR 1 1780 BROADWAY LANDMARK	01
543	G-103	GENERAL ARRANGEMENT PLAN CELLAR 1780 BROADWAY LANDMARK	01
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546	G-106	GENERAL ARRANGEMENT PLAN 3RD FLOOR 1780 BROADWAY LANDMARK	01
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548	G-108	GENERAL ARRANGEMENT PLAN 5TH FLOOR 1780 BROADWAY LANDMARK	01
549	G-109	GENERAL ARRANGEMENT PLAN 6TH FLOOR 1780 BROADWAY LANDMARK	01
550	G-110	GENERAL ARRANGEMENT PLAN 7TH FLOOR 1780 BROADWAY LANDMARK	01
551	G-111	GENERAL ARRANGEMENT PLAN 8TH FLOOR 1780 BROADWAY LANDMARK	01
552	G-112	GENERAL ARRANGEMENT PLAN 9TH FLOOR 1780 BROADWAY LANDMARK	01
553	G-295	1780 BROADWAY - LANDMARK SECTIONS	01
554	G-300	1780 BROADWAY WEST FACADE - EXISTING AND PROPOSED ELEVATIONS	01
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558	G-304	1780 BROADWAY WEST FACADE - PROPOSED CENTER AND SIDE BAY WINDOWS	01
559	G-305	1780 BROADWAY WEST FACADE - PROPOSED 12TH FLOOR WINDOWS AND WINDOW SCHEDULE	01
560	G-306	1780 BROADWAY TYPICAL FACADE MASONARY DETAILS	01
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563	G-309	1780 BROADWAY WEST FACADE - SIDE ENTRY DETAILS	01
564	G-310	1780 BROADWAY HISTORIC IMAGE REFERENCES	01
565	G-351	1780 BROADWAY WEST FACADE - ENTRANCE DETAILS	01
566	G-800	1780 BROADWAY - FACADE DETAILS	01
567	G-801	1780 BROADWAY - FACADE DETAILS	01
568	G-802	1780 BROADWAY - FACADE DETAILS	01
569	G-803	1780 BROADWAY - FACADE DETAILS	01

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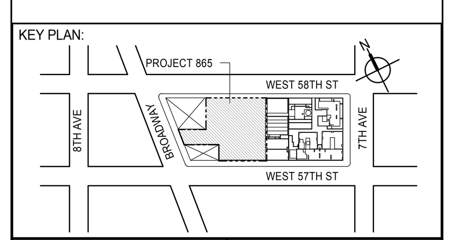

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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. AMENDMENT 1	24 JUL 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

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AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

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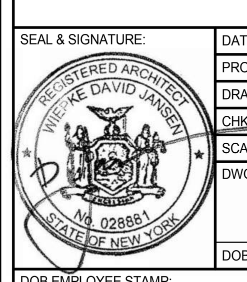
DRAWING LIST

SEAL & SIGNATURE:



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DWG No:	G-001.01
DOB PAGE No:	1 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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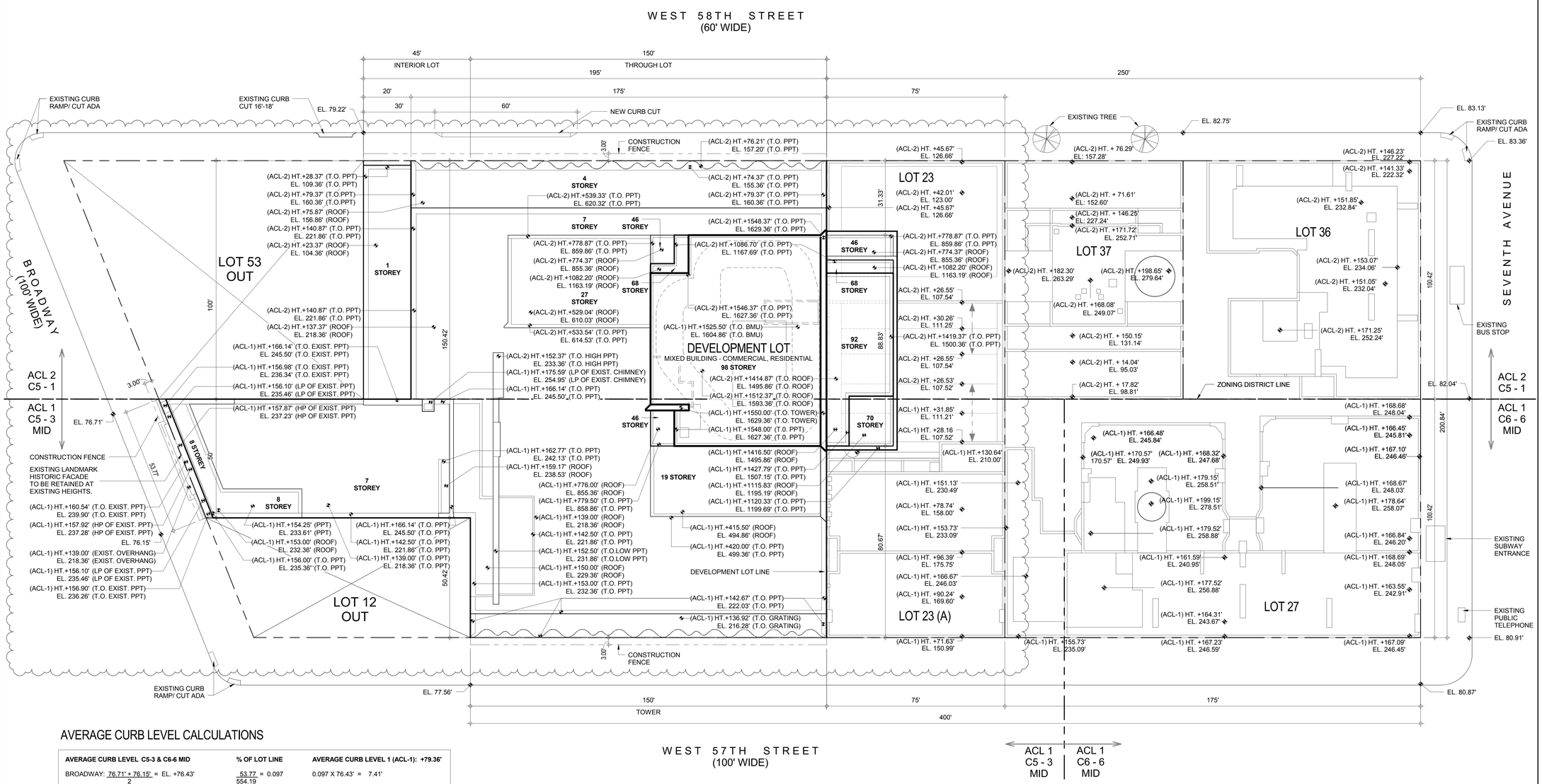


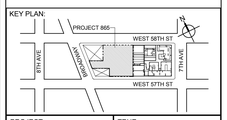
AVERAGE CURB LEVEL CALCULATIONS

AVERAGE CURB LEVEL C5-3 & C6-6 MID	% OF LOT LINE	AVERAGE CURB LEVEL 1 (ACL-1): +79.36'
BROADWAY: (76.71' + 76.15')/2 = EL. +76.43'	53.77/554.19 = 0.097	0.097 X 76.43' = 7.41'
W 57TH STREET: (77.56' + 80.87')/2 = EL. +79.22'	400.00/554.19 = 0.722	0.722 X 79.22' = 57.20'
SEVENTH AVENUE: (80.91' + 82.04')/2 = EL. +81.48'	100.42/554.19 = 0.181	0.181 X 81.48' = 14.75'
		TOTAL = 79.36'
AVERAGE CURB LEVEL C5-1		**AVERAGE CURB LEVEL 2 (ACL-2): +80.99'**
W 58TH STREET: (79.22' + 82.75')/2 = EL. +80.99'		

1 **SITE PLAN / ROOF PLAN**
1/16" = 1'-0"

CD PROGRESS ISSUE 1

KEY PLAN:



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	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 8' - 0" 16' - 0" 32' - 0"

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SITE PLAN/ ROOF PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT MICHAEL DAVID JANSEN No. 028883 STATE OF NEW YORK

DATE:	05 DEC 14
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ZONING CALCULATIONS

Map 8c	**BLOCK / LOTS :**	1029 / 14, 19, 23, 27, 36, 37, 43, 47 and 50	

1. ZONING DISTRICTS
C5-1
C5-3 MID
C6-6 MID

2. LOT AREA

C5-1	44,686 SF
C5-3 MID	31,171 SF
C6-6 MID	15,058 SF
Sub-Total MID	46,229 SF
Total	90,915 SF

32-00 **3. USES PERMITTED**

C5-1	UG 1-6, 9-11
C5-3 MID	UG 1-6, 9-11
C6-6 MID	UG 1-12

4. USES PROPOSED

Existing to Remain:	C5-1	UG 3 - School
	C5-3 / C6-6 MID	UG 2 - Residential
		UG 4 - Not for Profit without Sleeping Accomodation
		UG 6 - Commercial
Proposed New Building :	C5-1 / C5-3 MID	UG 2 - Residential
		UG 6 - Retail
		UG 10 - Large Retail

81-21 **5. FLOOR AREA PERMITTED**

A) FAR PERMITTED

	1. C5-1	
33-122	Commercial	4 FAR
34-112	Residential	10 FAR
	w/ Inclusionary Housing Bonus	12 FAR
33-123	Community Facility	10 FAR
23-95	Inclusionary Housing Provided	
	Off-Site New Construction	25,533.5 SF
23-951	Bonus Rate 3.5 FAR	25,533.5 SF X 3.5 = 89,367 SF
	Floor Area Permitted	(44,686 X 10) + 89,367 SF = 536,227 SF
	FAR Permitted	536,227 SF / 44,686 = 12 FAR
	2. C5-3 MID and C6-6 MID (zones are identical for Zoning Bulk purposes)	
81-211	Commercial	15 FAR
81-241	Residential	10 FAR
	w/ Residential Recreational Space Bonus	12 FAR
33-123	Community Facility	15 FAR

B) FLOOR AREA PERMITTED

1. C5-1		
Commercial	44,686 SF X 4 FAR	178,744 SF
Residential	44,686 SF X 12 FAR	536,232 SF *
Community Facility	44,686 SF X 10 FAR	446,860 SF
Maximum FA Permitted		**536,232 SF**
2. C5-3 MID and C6-6 MID (zones are identical)		
Commercial	46,229 SF X 15 FAR	693,435 SF
Residential	46,229 SF X 10 FAR	462,290 SF *
Residential with Recreation Space	46,229 SF X 12 FAR	554,748 SF
Community Facility	46,229 SF X 15 FAR	693,435 SF
Maximum FA Permitted		**693,435 SF**
3. Total Zoning Lot		
Maximum Commercial		872,179 SF
Maximum Residential		1,090,980 SF *
Maximum Community Facility		1,140,295 SF
Maximum FA Permitted		**1,229,667 SF**

*** Note : Residential 10 FAR identical between Districts and may be located in any Zone**

6. FLOOR AREA PROPOSED (See Floor Area Schedule Z-003)

1. C5-1	
Existing Buildings :	
Retail	3,527 SF
Residential	82,603 SF
Community Facility	71,010 SF
Total	**157,140 SF**
New Building :	
Retail	73,979 SF
Residential	535,675 SF
Total	**609,654 SF**
Total C5-1 Zone :	
Retail	77,506 SF
Residential	618,278 SF
Community Facility	71,010 SF
Total	**766,794 SF**
2. C5-3 MID and C6-6 MID	
Existing Buildings :	
Retail	5,638 SF
Residential	157,145 SF
Community Facility	26,397 SF
Total	**189,180 SF**
New Building :	
Retail	98,748 SF
Residential	159,020 SF
Total	**257,768 SF**
Total C5-3 MID and C6-6 MID Zones :	
Retail	104,386 SF
Residential	316,165 SF
Community Facility	26,397 SF
Total	**446,948 SF**
3. Total Zoning Lot	
Existing Buildings :	
Retail	9,165 SF
Residential	239,748 SF
Community Facility	97,407 SF
Total	**346,320 SF**
New Building :	
Retail	172,727 SF
Residential	694,695 SF
Total	**867,422 SF**
Total Zoning Lots :	
Retail	181,892 SF
Residential	934,443 SF
Community Facility	97,407 SF
Total	**1,213,742 SF**

23-22 7. DWELLING UNITS PERMITTED (See Floor Area Schedule)

A) Maximum Floor Area		1,213,742 SF
B) Non-Residential Floor Area	181,892 SF + 97,407 SF	279,299 SF
C) Floor Area for Dwelling Units	1,213,742 SF - 279,299 SF	934,443 SF
D) Maximum Dwelling Units	934,443 SF / 790 SF per unit	1183 D.U.
E) Proposed	179 D.U. + 170 Existing D.U.	349 D.U.

36-62 **8. REQUIRED OFF-STREET LOADING**

A) Retail Floor Area	Berths Required	Total
0 - 25,000 SF	0	0
Next 15,000 SF (25,001 - 40,000 SF)	1	1
Next 60,000 SF (40,001 - 100,000 SF)	1	2
Each additional 150,000 (100,001 - 250,000 SF)	1	3 ...
New Retail Floor Area Provided	Berths Required	
Above Grade Retail Floor Area = 172,727 SF		
Below Grade Retail Sales Only Floor Area = 68,536 SF (see 3 and 4 / Z-008.00)		
Total New Retail Floor Area =241,263 SF	3	
B) Residential	Berths Required	Total
None Required	0	0
Off-Street Loading Berths Required	3	3
OFF-STREET LOADING BERTHS PROVIDED	3	COMPLIES

36-681 Size of required Berths — (see 1 / Z-045) — COMPLIES

13-00 **9. ACCESSORY OFF-STREET PARKING**

13-41 A) None Required

PARKING PROVIDED — None — COMPLIES

36-70 **10. BICYCLE PARKING**

36-73	Required Bicycle Parking (15 SF / Bicycle) :		
	Residential : 1 Bicycle per 2 Dwelling Units	179 D.U. / 2 = 90 BICYCLES	
36-71	Retail : 1 Bicycle / 10,000 SF	241,263 SF / 10,000 = 25 BICYCLES	
	Total Bicycles required	90 + 25 = 115	
	Total Bicycle Parking Space required	(90 X 9 SF) + (25 X 15 SF) = 1185 SF	
	BICYCLE PARKING SPACE PROVIDED	1215 SF (See Z-045)	COMPLIES

37-30 **11. STREETSCAPE**

	A) Street Wall Continuity - C5-3 - West 57th Street		COMPLIES
81-43	Street Wall Continuity	See Z-041	
	B) Street Wall Continuity - C5-3 - Broadway		COMPLIES
81-43	Street Wall Continuity	See Z-042	
	C) Street Wall Continuity - C5-1 - West 58th Street		COMPLIES
37-36	Sign Regulations	See Z-043	
	D) Retail Continuity - C5-1 and C5-3		COMPLIES
37-36	Sign Regulations	See Z-043	
37-37	Street Wall Articulation	See Z-044	
81-42	Glazing Requirements	See Z-044	
37-35	Retail Continuity - C5-1	See Z-044	
81-42	Retail Continuity - C5-3 / C6-6 MID	See Z-044	
26-00 / 37-00	E) Special Urban Design Requirements C5-1		COMPLIES
26-15 / 81-44	Curb Cuts	See Z-045	
26-16	Central Refuse Storage Area	See Z-045	
26-00 / 37-00	F) Special Urban Design Requirements C5-3		COMPLIES
37-50 / 81-45	Pedestrian Circulation Space	See Z-046	
81-47	Major Building Entrances	See Z-046	
81-46	Waiver of Relocation of Subway Stair at Seventh Avenue to be Requested Pursuant to Section 37-44		

26-41 **12. STREETSCAPE TREE PLANTING**

33-03	A) Required number of trees : One every 25' of Street Frontage of the Zoning Lot		
	Length of Street Frontage	1,099.61'	
26-41	Trees Required (one street tree / 25')	1,099.61' / 25' = 44 Trees	
	TREES PROVIDED	2 Existing Trees + 42 New Off Site Trees = 44 Trees (see Z-047)	COMPLIES

33-28
23-532 **13. YARD EQUIVALENTS**

REAR YARD PROVIDED — Yes (see Z-048) — COMPLIES

81-241c) **14. RESIDENTIAL RECREATIONAL SPACE**

Residential floor area in C5-3 / C6-6 zones exceed 10 FAR. Recreational space is required in C5-3 / C6-6.

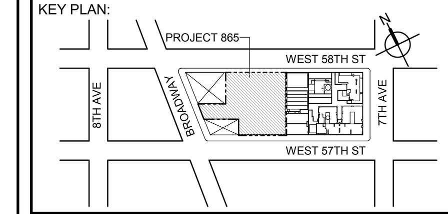
A) Recreational Space Required — 5,000 SF

RESIDENTIAL RECREATIONAL SPACE PROVIDED — 7,724 SF (see Z-049) — COMPLIES

81-27 **15. HEIGHT AND SETBACK**

	C5-1 Height and Setback Regulations		COMPLIES
33-432	A) Maximum Height of Front Walls and Required Setbacks		
23-65	B) Tower Regulations		
35-63 b)	C) Special Tower Regulations for Mixed Buildings		
32-42	C5-1 HEIGHT AND SETBACK PROVIDED	See Z-050	COMPLIES
	C5-3 Height and Setback Regulations		
81-27	A) Alternative Height and Setback Regulations - Daylight Evaluation		
	B) Analysis Plan and Section Angles Scoring Schedules		
	C) Analysis Plan and Section Angles Scoring Charts		
	C5-3 HEIGHT AND SETBACK PROVIDED	See Z-051 to Z-057.00	COMPLIES

KEY PLAN:



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DOB PAGE No:	3 of 569

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36" x 48" Arch E - SHEET SIZE

DEPT OF BLDGS 121328205 Job Number
ES381505268 Scan Code

NEW BUILDING FLOOR AREA: ABOVE GRADE

FLOOR AREA ABOVE GRADE	MARKETING FLOOR DESIGNATIONS		ZONE C5-1			ZONE C5-3 MID			TOTAL			DWELLING UNITS
			GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	
GROUND FLOOR	GROUND FLOOR	RESIDENTIAL	3,964	106	3,858	4,280	178	4,102	8,244	284	7,960	
GROUND FLOOR	GROUND FLOOR	RETAIL	15,617	2,758	12,859	16,830	184	16,646	32,448	2,943	29,505	
TOTAL			19,581	2,864	16,717	21,110	362	20,748	40,692	3,226	37,465	
2ND FLOOR	2ND FLOOR	RESIDENTIAL	945	132	813	261	207	53	1,206	339	866	
2ND FLOOR	2ND FLOOR	RETAIL	16,286	142	16,144	20,581	434	20,147	36,867	575	36,291	
TOTAL			17,230	273	16,957	20,842	641	20,200	38,072	915	37,158	
3RD FLOOR	3RD FLOOR	RESIDENTIAL	933	120	813	451	397	53	1,384	517	867	
3RD FLOOR	3RD FLOOR	RETAIL	16,298	225	16,073	20,893	305	20,588	37,191	530	36,661	
TOTAL			17,230	345	16,886	21,344	703	20,641	38,575	1,047	37,527	
4TH FLOOR	4TH FLOOR	RESIDENTIAL	936	123	813	445	392	53	1,381	515	866	
4TH FLOOR	4TH FLOOR	RETAIL	16,294	234	16,061	20,397	294	20,103	36,691	527	36,164	
TOTAL			17,230	357	16,874	20,842	685	20,156	38,072	1,042	37,030	
5TH FLOOR	5TH FLOOR	RESIDENTIAL	936	123	813	446	393	53	1,382	516	867	
5TH FLOOR	5TH FLOOR	RETAIL	13,071	228	12,843	20,898	268	20,630	33,969	496	33,473	
TOTAL			14,007	351	13,656	21,344	661	20,683	35,351	1,012	34,339	
6TH FLOOR MEP	6TH FLOOR	RESIDENTIAL	5,447	5,447	0	6,157	5,607	551	11,604	11,054	551	
6TH FLOOR MEP	6TH FLOOR	RETAIL	8,626	8,626	0	14,517	14,517	0	23,143	23,143	0	
TOTAL			14,073	14,073	0	20,674	20,124	551	34,747	34,197	551	
7TH FLOOR MEP	7TH FLOOR	RESIDENTIAL	14,073	14,073	0	20,674	19,918	756	34,747	33,991	756	
8TH FLOOR	14TH FLOOR	RESIDENTIAL	7,545	318	7,227	5,166	119	5,047	12,711	438	12,274	
8TH FLOOR	14TH FLOOR	RETAIL	0	0	0	979	345	634	979	345	634	
TOTAL			7,545	318	7,227	6,145	464	5,680	13,690	783	12,907	
9TH FLOOR	15TH FLOOR	RESIDENTIAL	7,462	7,462	0	3,690	3,690	0	11,151	11,151	0	
10TH FLOOR	16TH FLOOR	RESIDENTIAL	7,462	309	7,153	3,690	56	3,633	11,151	365	10,786	
10TH FLOOR INTER 1	17TH FLOOR	RESIDENTIAL	7,462	7,462	0	3,690	3,690	0	11,151	11,151	0	
10TH FLOOR INTER 2	18TH FLOOR	RESIDENTIAL	7,462	7,462	0	3,690	3,690	0	11,151	11,151	0	
11TH FLOOR BMU	19TH FLOOR	RESIDENTIAL	7,462	7,462	0	3,690	3,690	0	11,151	11,151	0	
12TH FLOOR MEP	20TH FLOOR	RESIDENTIAL	9,401	9,401	0	4,243	4,243	0	13,645	13,645	0	
13TH FLOOR	32ND FLOOR	RESIDENTIAL	9,401	1,056	8,345	4,244	1,040	3,204	13,645	2,096	11,549	4 DWELLING UNITS
14TH FLOOR	33RD FLOOR	RESIDENTIAL	9,401	703	8,698	4,244	273	3,970	13,645	977	12,668	6 DWELLING UNITS
15TH FLOOR	34TH FLOOR	RESIDENTIAL	9,401	703	8,698	4,244	273	3,970	13,645	977	12,668	6 DWELLING UNITS
16TH FLOOR	35TH FLOOR	RESIDENTIAL	9,401	703	8,698	4,244	273	3,970	13,645	977	12,668	6 DWELLING UNITS
17TH FLOOR	36TH FLOOR	RESIDENTIAL	9,401	684	8,717	4,244	272	3,972	13,645	956	12,689	6 DWELLING UNITS
18TH FLOOR	37TH FLOOR	RESIDENTIAL	9,401	684	8,717	4,244	272	3,972	13,645	956	12,689	6 DWELLING UNITS
19TH FLOOR	38TH FLOOR	RESIDENTIAL	9,401	704	8,697	4,243	273	3,970	13,645	977	12,668	6 DWELLING UNITS
20TH FLOOR	39TH FLOOR	RESIDENTIAL	9,401	635	8,766	2,019	112	1,907	11,420	747	10,673	2 DWELLING UNITS
21ST FLOOR	43RD FLOOR	RESIDENTIAL	9,401	692	8,709	2,023	167	1,856	11,424	860	10,565	4 DWELLING UNITS
22ND FLOOR	45TH FLOOR	RESIDENTIAL	9,401	675	8,727	2,023	169	1,854	11,424	844	10,581	4 DWELLING UNITS
23RD FLOOR	46TH FLOOR	RESIDENTIAL	9,401	675	8,727	2,023	169	1,854	11,424	844	10,581	4 DWELLING UNITS
24TH FLOOR	47TH FLOOR	RESIDENTIAL	9,401	692	8,709	2,023	169	1,854	11,424	861	10,563	4 DWELLING UNITS
25TH FLOOR	48TH FLOOR	RESIDENTIAL	9,401	675	8,727	2,023	169	1,854	11,424	844	10,581	4 DWELLING UNITS
26TH FLOOR	49TH FLOOR	RESIDENTIAL	9,401	682	8,719	2,023	173	1,850	11,424	855	10,570	4 DWELLING UNITS
27TH FLOOR MEP	50TH FLOOR	RESIDENTIAL	9,146	9,146	0	1,960	1,960	0	11,106	11,106	0	
28TH FLOOR	53RD FLOOR	RESIDENTIAL	7,060	492	6,568	2,023	118	1,905	9,083	611	8,473	1 DWELLING UNITS
29TH FLOOR	54TH FLOOR	RESIDENTIAL	7,060	473	6,587	2,023	151	1,872	9,083	624	8,460	3 DWELLING UNITS
30TH FLOOR	55TH FLOOR	RESIDENTIAL	7,060	455	6,605	2,023	151	1,872	9,083	606	8,478	3 DWELLING UNITS
31ST FLOOR	56TH FLOOR	RESIDENTIAL	7,060	455	6,605	2,023	151	1,872	9,083	606	8,478	3 DWELLING UNITS
32ND FLOOR	57TH FLOOR	RESIDENTIAL	7,060	473	6,587	2,023	151	1,872	9,083	624	8,460	3 DWELLING UNITS
33RD FLOOR	58TH FLOOR	RESIDENTIAL	7,060	455	6,605	2,023	151	1,872	9,083	606	8,478	3 DWELLING UNITS
34TH FLOOR	59TH FLOOR	RESIDENTIAL	7,060	455	6,605	2,023	151	1,872	9,083	606	8,478	3 DWELLING UNITS
35TH FLOOR	60TH FLOOR	RESIDENTIAL	7,060	473	6,587	2,023	151	1,872	9,083	624	8,460	3 DWELLING UNITS
36TH FLOOR	61ST FLOOR	RESIDENTIAL	7,060	455	6,605	2,023	151	1,872	9,083	606	8,478	3 DWELLING UNITS
37TH FLOOR	62ND FLOOR	RESIDENTIAL	7,060	455	6,605	2,023	151	1,872	9,083	606	8,478	3 DWELLING UNITS
38TH FLOOR	63RD FLOOR	RESIDENTIAL	7,060	473	6,587	2,023	151	1,872	9,083	624	8,460	3 DWELLING UNITS
39TH FLOOR	64TH FLOOR	RESIDENTIAL	7,060	455	6,605	2,023	151	1,872	9,083	606	8,478	3 DWELLING UNITS
40TH FLOOR	65TH FLOOR	RESIDENTIAL	7,060	455	6,605	2,023	151	1,872	9,083	606	8,478	3 DWELLING UNITS
41ST FLOOR	66TH FLOOR	RESIDENTIAL	7,060	473	6,587	2,023	151	1,872	9,083	624	8,460	3 DWELLING UNITS
42ND FLOOR	67TH FLOOR	RESIDENTIAL	7,060	455	6,605	2,023	151	1,872	9,083	606	8,478	3 DWELLING UNITS
43RD FLOOR	68TH FLOOR	RESIDENTIAL	7,060	455	6,605	2,023	151	1,872	9,083	606	8,478	3 DWELLING UNITS
44TH FLOOR	69TH FLOOR	RESIDENTIAL	7,060	473	6,587	2,023	151	1,872	9,083	624	8,460	3 DWELLING UNITS
45TH FLOOR	70TH FLOOR	RESIDENTIAL	7,060	463	6,598	2,023	155	1,868	9,083	617	8,466	3 DWELLING UNITS
46TH FLOOR MEP	71ST FLOOR	RESIDENTIAL	6,929	6,929	0	1,960	1,960	0	8,889	8,889	0	
47TH FLOOR	77TH FLOOR	RESIDENTIAL	6,763	423	6,340	2,023	110	1,913	8,786	533	8,253	2 DWELLING UNITS
48TH FLOOR	78TH FLOOR	RESIDENTIAL	6,643	444	6,199	1,873	106	1,767	8,516	550	7,966	2 DWELLING UNITS
49TH FLOOR	79TH FLOOR	RESIDENTIAL	6,643	426	6,217	1,873	106	1,767	8,516	532	7,984	2 DWELLING UNITS
50TH FLOOR	80TH FLOOR	RESIDENTIAL	6,643	426	6,217	1,873	106	1,767	8,516	532	7,984	2 DWELLING UNITS
51ST FLOOR	81ST FLOOR	RESIDENTIAL	6,643	444	6,199	1,873	106	1,767	8,516	550	7,966	2 DWELLING UNITS
52ND FLOOR	82ND FLOOR	RESIDENTIAL	6,643	426	6,217	1,873	106	1,767	8,516	532	7,984	2 DWELLING UNITS
53RD FLOOR	83RD FLOOR	RESIDENTIAL	6,643	426	6,217	1,873	106	1,767	8,516	532	7,984	2 DWELLING UNITS
54TH FLOOR	84TH FLOOR	RESIDENTIAL	6,643	444	6,199	1,873	106	1,767	8,516	550	7,966	2 DWELLING UNITS
55TH FLOOR	85TH FLOOR	RESIDENTIAL	6,643	426	6,217	1,873	106	1,767	8,516	532	7,984	2 DWELLING UNITS
56TH FLOOR	86TH FLOOR	RESIDENTIAL	6,643	426	6,217	1,873	106	1,767	8,516	532	7,984	2 DWELLING UNITS
57TH FLOOR	87TH FLOOR	RESIDENTIAL	6,643	444	6,199	1,873	106	1,767	8,516	550	7,966	2 DWELLING UNITS
58TH FLOOR	88TH FLOOR	RESIDENTIAL	6,643	426	6,217	1,873	106	1,767	8,516	532	7,984	2 DWELLING UNITS
59TH FLOOR	89TH FLOOR	RESIDENTIAL	6,643	426	6,217	1,873	106	1,767	8,516	532	7,984	2 DWELLING UNITS
60TH FLOOR	90TH FLOOR	RESIDENTIAL	6,643	444	6,199	1,873	106	1,767	8,516	550	7,966	2 DWELLING UNITS
61ST FLOOR	91ST FLOOR	RESIDENTIAL	6,643	426	6,217	1,873	106	1,767	8,516	532	7,984	2 DWELLING UNITS
62ND FLOOR	92ND FLOOR	RESIDENTIAL	6,643	426	6,217	1,873	106	1,767	8,516	532	7,984	2 DWELLING UNITS
63RD FLOOR	93RD FLOOR	RESIDENTIAL	6,643	444	6,199	1,873	106	1,767	8,516	550	7,966	2 DWELLING UNITS
64TH FLOOR	94TH FLOOR	RESIDENTIAL	6,643	426	6,217	1,873	106	1,767	8,516	532	7,984	2 DWELLING UNITS
65TH FLOOR	95TH FLOOR	RESIDENTIAL	6,643	426	6,217	1,873	106	1,767	8,516	532	7,984	2 DWELLING UNITS
66TH FLOOR	96TH FLOOR	RESIDENTIAL	6,643	430	6,213	1,873	103	1,770	8,516	533	7,983	2 DWELLING UNITS
67TH FLOOR MEP	97TH FLOOR	RESIDENTIAL	6,639	6,639	0	1,870	1,870	0	8,509	8,509	0	
67TH FLOOR INTER	98TH FLOOR	RESIDENTIAL	7,472	7,472	0	1,037	1,037	0	8,509	8,509	0	
68TH FLOOR	100TH FLOOR	RESIDENTIAL	6,646	272	6,374	1,874	258	1,616	8,520	529	7,991	
69TH FLOOR	107TH FLOOR	RESIDENTIAL	6,352	306	6,046	1,873	131	1,742	8,225	437	7,788	1 DWELLING UNITS
70TH FLOOR	108TH FLOOR	RESIDENTIAL	6,285	2,028	4,257	1,873	739	1,134	8,158	2,767	5,391	
71ST FLOOR	109TH FLOOR	RESIDENTIAL	6,327	341	5,986	1,506	133	1,373	7,833	473	7,360	1 DWELLING UNITS
72ND FLOOR	110TH FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,359	1 DWELLING UNITS
73RD FLOOR	111TH FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,359	1 DWELLING UNITS
74TH FLOOR	112TH FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,359	1 DWELLING UNITS
75TH FLOOR	113TH FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,359	1 DWELLING UNITS
76TH FLOOR	114TH FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,359	1 DWELLING UNITS
77TH FLOOR	115TH FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,359	1 DWELLING UNITS
78TH FLOOR	116TH FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,359	1 DWELLING UNITS
79TH FLOOR	117TH FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,359	1 DWELLING UNITS
80TH FLOOR	118TH FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,359	1 DWELLING UNITS
81ST FLOOR	119TH FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,360	1 DWELLING UNITS
82ND FLOOR	120TH FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,360	1 DWELLING UNITS
83RD FLOOR	121ST FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,359	1 DWELLING UNITS
84TH FLOOR	122ND FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,359	1 DWELLING UNITS
85TH FLOOR	123RD FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,359	1 DWELLING UNITS
86TH FLOOR	124TH FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,359	1 DWELLING UNITS
87TH FLOOR	125TH FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,359	1 DWELLING UNITS
88TH FLOOR	126TH FLOOR	RESIDENTIAL	6,327	340	5,987	1,506	134	1,372	7,833	474	7,359	1 DWELLING UNITS
89TH FLOOR	127TH FLOOR	RESIDENTIAL	6,327	321	6,006	1,506	128	1,378	7,833	450	7,383	1 DWELLING UNITS
90TH FLOOR	128TH FLOOR	RESIDENTIAL	6,327	2,043	4,284	1,506	764	742	7,833	2,807	5,026	
91ST FLOOR	129TH FLOOR	RESIDENTIAL	6,327	363	5,964	1,506	120	1,386	7,833	483	7,350	
92ND FLOOR	130TH FLOOR	RESIDENTIAL	6,326	2,062	4,264	1,506	137	1,369	7,832	2,199	5,633	1 DWELLING UNITS
93RD FLOOR	131ST FLOOR	RESIDENTIAL	4,860	378	4,482	1,506	140	1,367	6,366	518	5,849	
94TH FLOOR MEP	132ND FLOOR	RESIDENTIAL	4,860	4,860	0	1,319	1,319	0	6,179	6,179	0	
95TH FLOOR EMR	133RD FLOOR	RESIDENTIAL	4,865	4,865	0	1,319	1,319	0	6,184	6,184	0	
96TH FLOOR DAMPER	134TH FLOOR	RESIDENTIAL	4,808	4,808	0	1,319	1,319	0	6,127	6,127	0	
97TH FLOOR MEP	135TH FLOOR	RESIDENTIAL	4,865	4,865	0	1,319	1,319	0	6,184	6,184	0	
98TH FLOOR MEP	136TH FLOOR	RESIDENTIAL	4,808	4,808	0	1,319	1,319	0	6,127	6,127	0	
99TH FLOOR ROOF	137TH FLOOR	RESIDENTIAL	149	149	0	143	143	0	292	292	0	
			ZONE C5-1			ZONE C5-3 MID			TOTAL			
			GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	
ABOVE GRADE TOTAL		RESIDENTIAL	691,050	155,375	535,675	232,290	73,270	159,020	923,340	228,645	694,695	179 TOTAL DWELLING UNITS
		RETAIL	86,192	12,213	73,979	115,095	16,347	98,748	201,287	28,560	172,727	
		TOTAL	777,242	167,588	609,654	347,384	89,617	257,768	1,124,626	257,204	867,422	

NOTE: RESIDENTIAL FLOOR AREA UP TO 10 F.A.R. MAY BE LOCATED IN EITHER ZONE WITHOUT RESTRICTION

NEW BUILDING FLOOR AREA: BELOW GRADE

FLOOR AREA BELOW GRADE		ZONE C5-1			ZONE C5-3 MID			TOTAL		
		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
SUB CELLAR 3	RESIDENTIAL	9,174	9,174	0	8,622	8,622	0	17,796	17,796	0
TOTAL		9,174	9,174	0	8,622	8,622	0	17,796	17,796	0
SUB CELLAR 2	RESIDENTIAL	4,368	4,368	0	9,588	9,588	0	13,956	13,956	0
SUB CELLAR 2	RETAIL	15,213	15,213	0	7,725	7,725	0	22,938	22,938	0
TOTAL		19,581	19,581	0	17,313	17,313	0	36,894	36,894	0
SUB CELLAR 1	RESIDENTIAL	639	639	0	468	468	0	1,108	1,108	0
SUB CELLAR 1	RETAIL	18,942	18,942	0	16,844	16,844	0	35,786	35,786	0
TOTAL		19,581	19,581	0	17,313	17,313	0	36,894	36,894	0
CELLAR	RESIDENTIAL	2,842	2,842	0	2,538	2,538	0	5,380	5,380	0
CELLAR	RETAIL	16,740	16,740	0	18,585	18,585	0	35,325	35,325	0
TOTAL		19,581	19,581	0	21,123	21,123	0	40,704	40,704	0
		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
BELOW GRADE TOTAL	**RESIDENTIAL**	**17,023**	**17,023**	**0**	**21,216**	**21,216**	**0**	**38,239**	**38,239**	**0**
	RETAIL	**50,895**	**50,895**	**0**	**43,154**	**43,154**	**0**	**94,049**	**94,049**	**0**
	TOTAL	**67,918**	**67,918**	**0**	**64,370**	**64,370**	**0**	**132,288**	**132,288**	**0**

		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
ABOVE & BELOW GRADE TOTAL	**RESIDENTIAL**	**708,073**	**172,398**	**535,675**	**253,506**	**94,486**	**159,020**	**961,579**	**266,884**	**694,695**
	RETAIL	**137,087**	**63,108**	**73,979**	**158,248**	**59,500**	**98,748**	**295,335**	**122,608**	**172,727**
	TOTAL	**845,160**	**235,506**	**609,654**	**411,754**	**153,987**	**257,768**	**1,256,914**	**389,492**	**867,422**

EXISTING BUILDING FLOOR AREA SCHEDULE

LOT 23 — C5-1 AND C5-3 MID ZONE — 215 WEST 57TH STREET, NEW YORK

FLOOR AREA ABOVE GRADE		ZONE C5-1			ZONE C5-3 MID			TOTAL		
		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
1ST FLOOR	COMMUNITY FACILITY	7,531	0	7,531	7,417	50	7,367	14,948	50	14,898
2ND FLOOR	COMMUNITY FACILITY			0	5,524	50	5,474	5,524	50	5,474
MEZZ	COMMUNITY FACILITY			0	407		407	407	0	407
3RD FLOOR	COMMUNITY FACILITY			0	5,524	50	5,474	5,524	50	5,474
4TH FLOOR	COMMUNITY FACILITY			0	5,524	50	5,474	5,524	50	5,474
MEZZ	COMMUNITY FACILITY			0	279		279	279	0	279
5TH FLOOR	COMMUNITY FACILITY			0	2,306	384	1,922	2,306	384	1,922
		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
ABOVE GRADE TOTAL	**COMMUNITY FACILITY**	7,531	0	7,531	26,981	584	26,397	34,512	584	33,928
	RESIDENTIAL	0	0	0	0	0	0	0	0	0
	RETAIL	0	0	0	0	50	0	0	0	0
TOTAL GROSS		7,531	0	7,531	26,981	634	26,397	34,512	584	33,928

LOT 27 — C5-3 / C6-6 ZONE — 201 - 211 WEST 57TH STREET, NEW YORK

FLOOR AREA ABOVE GRADE		ZONE C5-1			ZONE C5-3 / C6-6 MID			TOTAL		
		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
1ST FLOOR	RESIDENTIAL			0	8,613	335	8,278	8,613	335	8,278
	RETAIL			0	5,866	228	5,638	5,866	228	5,638
	TOTAL	0	0	0	14,479	563	13,916	14,479	563	13,916
2ND FLOOR	RESIDENTIAL			0	16,618	563	16,055	16,618	563	16,055
3RD FLOOR	RESIDENTIAL			0	15,236	563	14,673	15,236	563	14,673
4TH FLOOR	RESIDENTIAL			0	16,599	563	16,036	16,599	563	16,036
5TH FLOOR	RESIDENTIAL			0	14,290	563	13,727	14,290	563	13,727
6TH FLOOR	RESIDENTIAL			0	16,599	563	16,036	16,599	563	16,036
7TH FLOOR	RESIDENTIAL			0	15,254	563	14,691	15,254	563	14,691
8TH FLOOR	RESIDENTIAL			0	16,618	563	16,055	16,618	563	16,055
9TH FLOOR	RESIDENTIAL			0	15,254	563	14,691	15,254	563	14,691
10TH FLOOR	RESIDENTIAL			0	14,308	563	13,745	14,308	563	13,745
11TH FLOOR	RESIDENTIAL			0	12,637	563	12,074	12,637	563	12,074
12TH FLOOR	RESIDENTIAL			0	1,087	0	1,087	1,087	0	1,087
		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
ABOVE GRADE TOTAL	**COMMUNITY FACILITY**	0	0	0	0	0	0	0	0	0
	RESIDENTIAL	0	0	0	163,113	5,968	157,145	163,113	5,968	157,145
	RETAIL	0	0	0	5,866	228	5,638	5,866	228	5,638
TOTAL GROSS		0	0	0	168,979	6,196	162,783	168,979	6,196	162,783

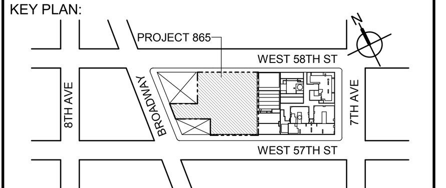
LOT 36 — C5-1 ZONE — 200 WEST 58TH STREET, NEW YORK

FLOOR AREA ABOVE GRADE		ZONE C5-1			ZONE C5-3 / C6-6 MID			TOTAL		
		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
1ST FLOOR	RESIDENTIAL	3,599	108	3,491			0	3,599	108	3,491
	RETAIL	3,636	109	3,527			0	3,636	109	3,527
	TOTAL	7,235	217	7,018	0	0	0	7,235	217	7,018
2ND FLOOR	RESIDENTIAL	7,097	217	6,880			0	7,097	217	6,880
3RD FLOOR	RESIDENTIAL	7,097	217	6,880			0	7,097	217	6,880
4TH FLOOR	RESIDENTIAL	7,097	217	6,880			0	7,097	217	6,880
5TH FLOOR	RESIDENTIAL	7,097	217	6,880			0	7,097	217	6,880
6TH FLOOR	RESIDENTIAL	7,097	217	6,880			0	7,097	217	6,880
7TH FLOOR	RESIDENTIAL	7,097	217	6,880			0	7,097	217	6,880
8TH FLOOR	RESIDENTIAL	7,097	217	6,880			0	7,097	217	6,880
9TH FLOOR	RESIDENTIAL	7,097	217	6,880			0	7,097	217	6,880
10TH FLOOR	RESIDENTIAL	7,097	217	6,880			0	7,097	217	6,880
11TH FLOOR	RESIDENTIAL	7,097	217	6,880			0	7,097	217	6,880
12TH FLOOR	RESIDENTIAL	7,097	217	6,880			0	7,097	217	6,880
13TH FLOOR	RESIDENTIAL	3,503	75	3,428			0	3,503	75	3,428
		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
ABOVE GRADE TOTAL	**COMMUNITY FACILITY**	0	0	0	0	0	0	0	0	0
	RESIDENTIAL	85,169	2,566	82,603	0	0	0	85,169	2,566	82,603
	RETAIL	3,636	109	3,527	0	0	0	3,636	109	3,527
TOTAL GROSS		88,805	2,675	86,130	0	0	0	88,805	2,675	86,130

LOT 37 — C5-1 ZONE — 202 - 206 WEST 58TH STREET, NEW YORK

FLOOR AREA ABOVE GRADE		ZONE C5-1			ZONE C5-3 / C6-6 MID			TOTAL		
		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
1ST FLOOR	COMMUNITY FACILITY	7,531	33	7,498			0	7,531	33	7,498
2ND FLOOR	COMMUNITY FACILITY	6,028	33	5,995			0	6,028	33	5,995
3RD FLOOR	COMMUNITY FACILITY	6,028	33	5,995			0	6,028	33	5,995
MEZZ	COMMUNITY FACILITY	778	320	458			0	778	320	458
4TH FLOOR	COMMUNITY FACILITY	6,028	33	5,995			0	6,028	33	5,995
5TH FLOOR	COMMUNITY FACILITY	5,233	33	5,200			0	5,233	33	5,200
6TH FLOOR	COMMUNITY FACILITY	5,233	33	5,200			0	5,233	33	5,200
7TH FLOOR	COMMUNITY FACILITY	3,733	33	3,700			0	3,733	33	3,700
8TH FLOOR	COMMUNITY FACILITY	3,733	33	3,700			0	3,733	33	3,700
9TH FLOOR	COMMUNITY FACILITY	3,733	33	3,700			0	3,733	33	3,700
10TH FLOOR	COMMUNITY FACILITY	3,733	33	3,700			0	3,733	33	3,700
11TH FLOOR	COMMUNITY FACILITY	3,733	33	3,700			0	3,733	33	3,700
12TH FLOOR	COMMUNITY FACILITY	3,156	33	3,123			0	3,156	33	3,123
13TH FLOOR	COMMUNITY FACILITY	2,914	33	2,881			0	2,914	33	2,881
14TH FLOOR	COMMUNITY FACILITY	2,668	33	2,635			0	2,668	33	2,635
15TH FLOOR	COMMUNITY FACILITY	2,506	2,506	0			0	2,506	2,506	0
		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
ABOVE GRADE TOTAL	**COMMUNITY FACILITY**	66,768	3,289	63,479	0	0	0	66,768	3,289	63,479
	RESIDENTIAL	0	0	0	0	0	0	0	0	0
	RETAIL	0	0	0	0	0	0	0	0	0
TOTAL GROSS		66,768	3,289	63,479	0	0	0	66,768	3,289	63,479

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

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ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
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CURTAINWALL CONSULTANT:
AJLP Consulting
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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
FLOOR AREA SCHEDULE

SEAL & SIGNATURE:
REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE: 05 DEC 14
PROJECT No: 1216-00
DRAWN: Author
CHK: Checker
REV: 2
SCALE:
DWG No: **Z-003.01**
DOB PAGE No: 4 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

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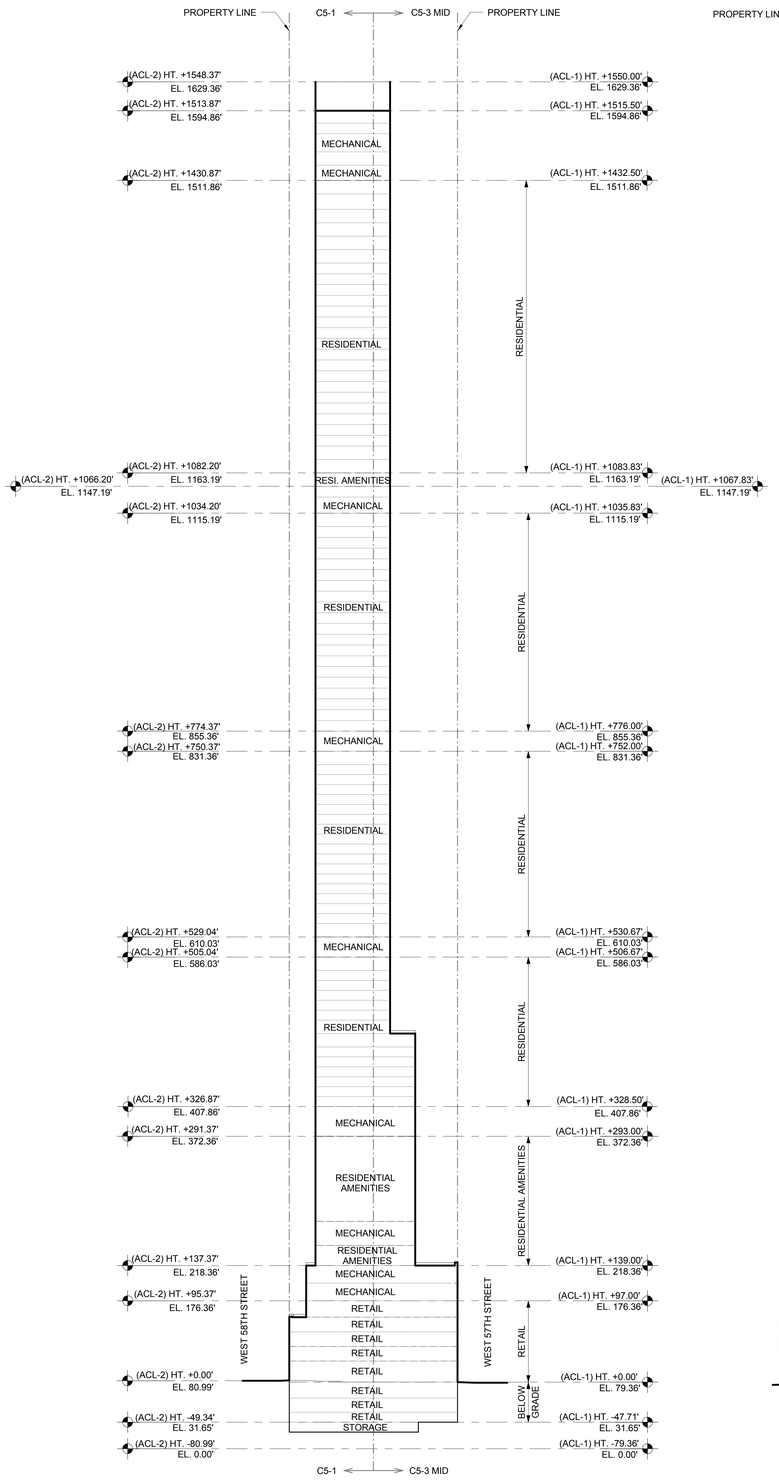
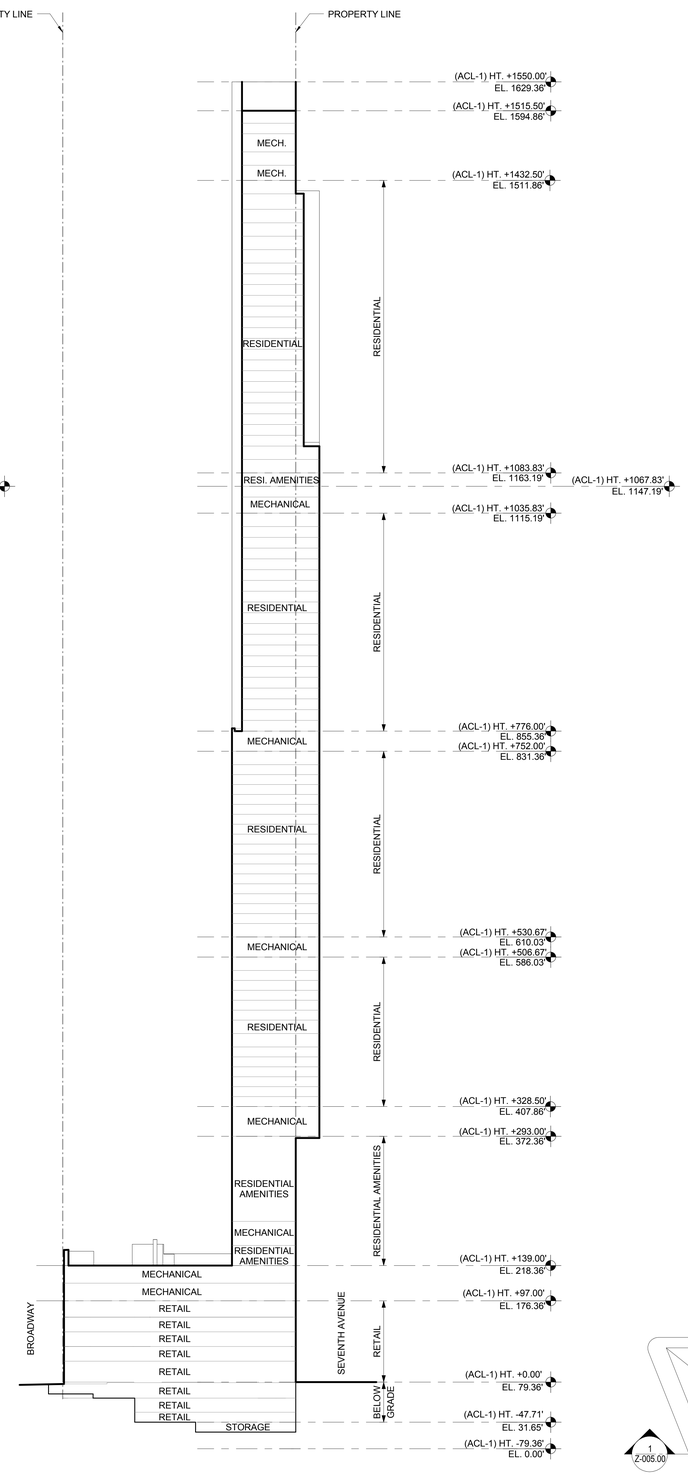
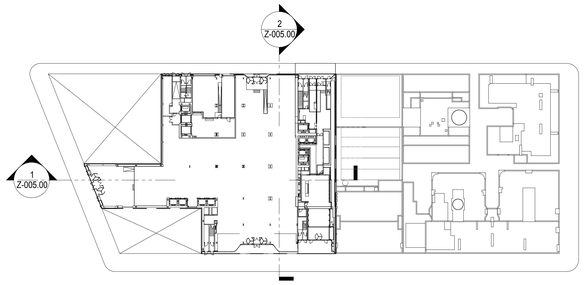
ES440572279 Scan Code



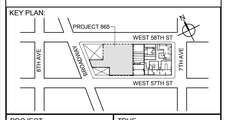
2 **NORTH-SOUTH BUILDING SECTION**
1/64" = 1'-0"



1 **EAST-WEST BUILDING SECTION**
1/64" = 1'-0"



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
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New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 16' - 0" 32' - 0" 64' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

BUILDING SECTIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHAEL DAVID JANOSKY No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: As indicated	
DWG No:	**Z-005.01**
DOB PAGE No:	6 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" ANSI E SHEET SIZE

FILE name: C:\pwdt_c\pwjobs\AAI\wf_217West57th\Z-005.01.dwg
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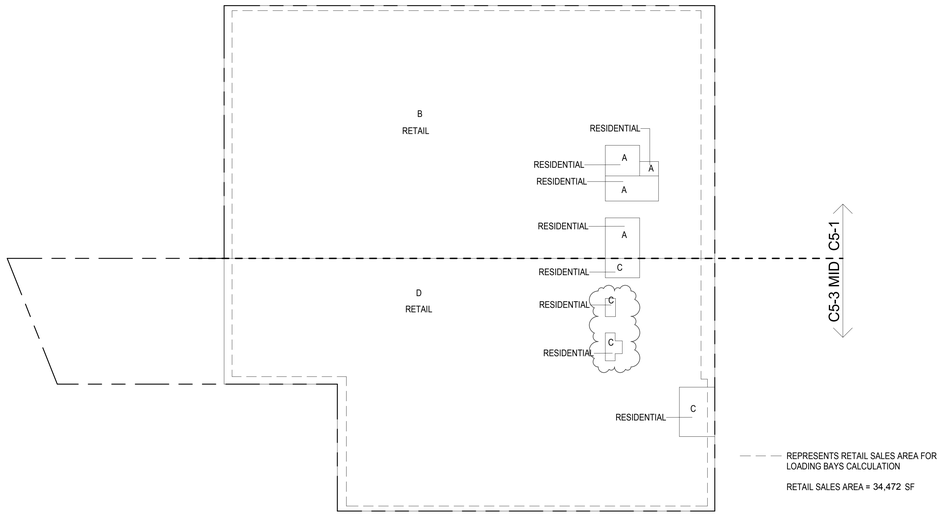


3 SUB CELLAR 1 (MFD:SUB CELLAR 1) GROSS FLOOR AREA PLAN AND DEDUCTIONS
3/64" = 1'-0"

SUB CELLAR 1 AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	639	639	0
RETAIL	B	18,942	18,942	0
TOTAL		19,581	19,581	0

SUB CELLAR 1 AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	C	468	468	0
RETAIL	D	16,844	16,844	0
TOTAL		17,313	17,313	0

SUB CELLAR 1 AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

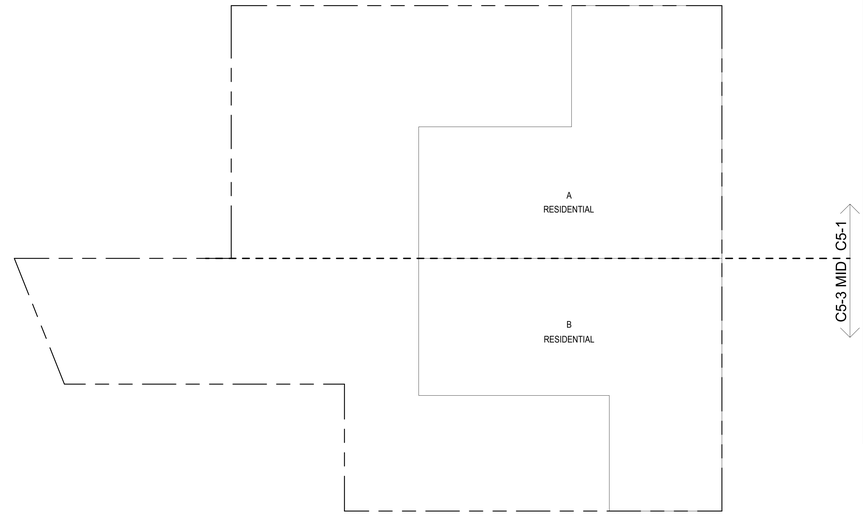
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	1,108	1,108	0
RETAIL	35,786	35,786	0
TOTAL	36,894	36,894	0

SUB CELLAR 1 FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	A			639.3
SUBTOTAL					639.3
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	BG	B	82' - 10"	228' - 8"	18,942.0
SUBTOTAL					18,942.0

SUB CELLAR 1 FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	C			468.5
SUBTOTAL					468.5
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	BG	D	67' - 5"	249' - 9"	16,844.0
SUBTOTAL					16,844.0



1 SUB CELLAR 3 (MFD:SUB CELLAR 3) GROSS FLOOR AREA PLAN AND DEDUCTIONS
3/64" = 1'-0"

SUB CELLAR 3 AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,174	9,174	0
TOTAL		9,174	9,174	0

SUB CELLAR 3 AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	8,622	8,622	0
TOTAL		8,622	8,622	0

SUB CELLAR 3 AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	17,796	17,796	0
TOTAL	17,796	17,796	0

SUB CELLAR 3 FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	A	55' - 5"	165' - 6"	9,174.0
SUBTOTAL					9,174.0

SUB CELLAR 3 FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	B	50' - 8"	170' - 3"	8,621.9
SUBTOTAL					8,621.9

ZONING AND DEDUCT LEGEND

DEDUCTIONS

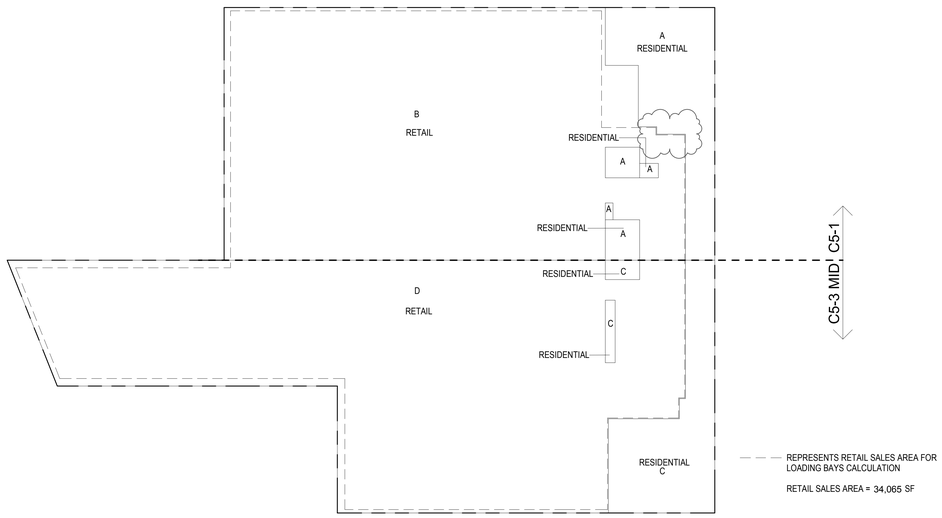
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING

DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS



4 CELLAR (MFD:CELLAR) GROSS FLOOR AREA PLAN AND DEDUCTIONS
3/64" = 1'-0"

CELLAR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	2,842	2,842	0
RETAIL	B	16,740	16,740	0
TOTAL		19,581	19,581	0

CELLAR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	C	2,538	2,538	0
RETAIL	D	18,585	18,585	0
TOTAL		21,123	21,123	0

CELLAR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

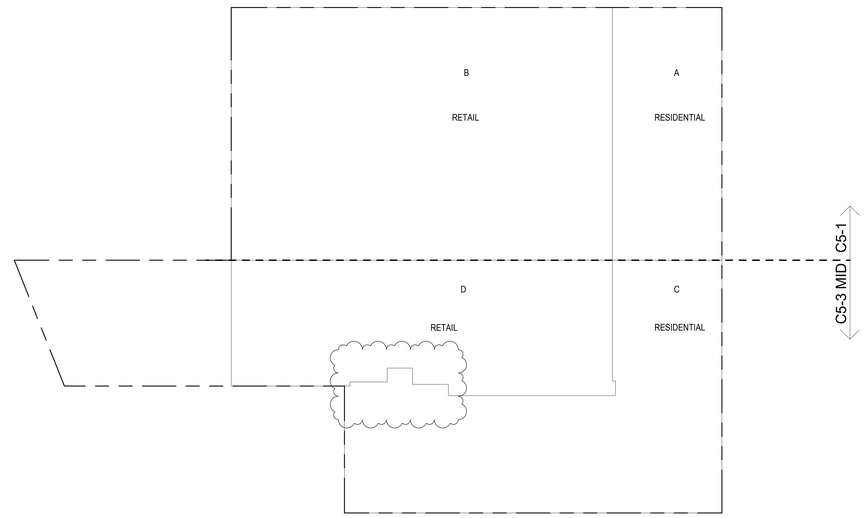
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	5,380	5,380	0
RETAIL	35,325	35,325	0
TOTAL	40,704	40,704	0

CELLAR FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	A			2,841.6
SUBTOTAL					2,841.6
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	BG	B	71' - 1"	235' - 5"	16,739.7
SUBTOTAL					16,739.7

CELLAR FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	C			2,538.1
SUBTOTAL					2,538.1
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	BG	D	60' - 0"	309' - 7"	18,584.9
SUBTOTAL					18,584.9



2 SUB CELLAR 2 (MFD:SUB CELLAR 2) GROSS FLOOR AREA PLAN AND DEDUCTIONS
3/64" = 1'-0"

SUB CELLAR 2 AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	4,368	4,368	0
RETAIL	B	15,213	15,213	0
TOTAL		19,581	19,581	0

SUB CELLAR 2 AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	C	9,588	9,588	0
RETAIL	D	7,725	7,725	0
TOTAL		17,313	17,313	0

SUB CELLAR 2 AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,956	13,956	0
RETAIL	22,938	22,938	0
TOTAL	36,894	36,894	0

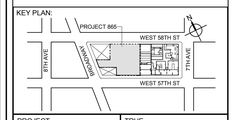
SUB CELLAR 2 FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	A	43' - 6"	100' - 5"	4,368.0
SUBTOTAL					4,368.0
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	BG	B	100' - 5"	151' - 6"	15,213.2
SUBTOTAL					15,213.2

SUB CELLAR 2 FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	C	43' - 10"	218' - 9"	9,587.7
SUBTOTAL					9,587.7
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	BG	D	46' - 1"	167' - 7"	7,724.8
SUBTOTAL					7,724.8

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
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DESIGN ARCHITECT: Base Building Shell & Core
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No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
SUBCELLARS, 2, 1, CELLAR

SEAL & SIGNATURE: REGISTERED ARCHITECT WILLIAM DAVID JAMISON No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: 3/64" = 1'-0"	
DWG No:	Z-008.01
DOB PAGE No:	9 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E, SHEET SIZE
FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_bailiesm.rvt
PLOT DATE: 9/22/2015 6:54:21 PM

GROUND FLOOR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		3,964	106	3,858
RETAIL		15,617	2,758	12,859
TOTAL		19,581	2,864	16,717

GROUND FLOOR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		4,280	178	4,102
RETAIL		16,830	184	16,646
TOTAL		21,110	362	20,748

GROUND FLOOR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,244	284	7,960
RETAIL	32,448	2,943	29,505
TOTAL	40,692	3,226	37,465

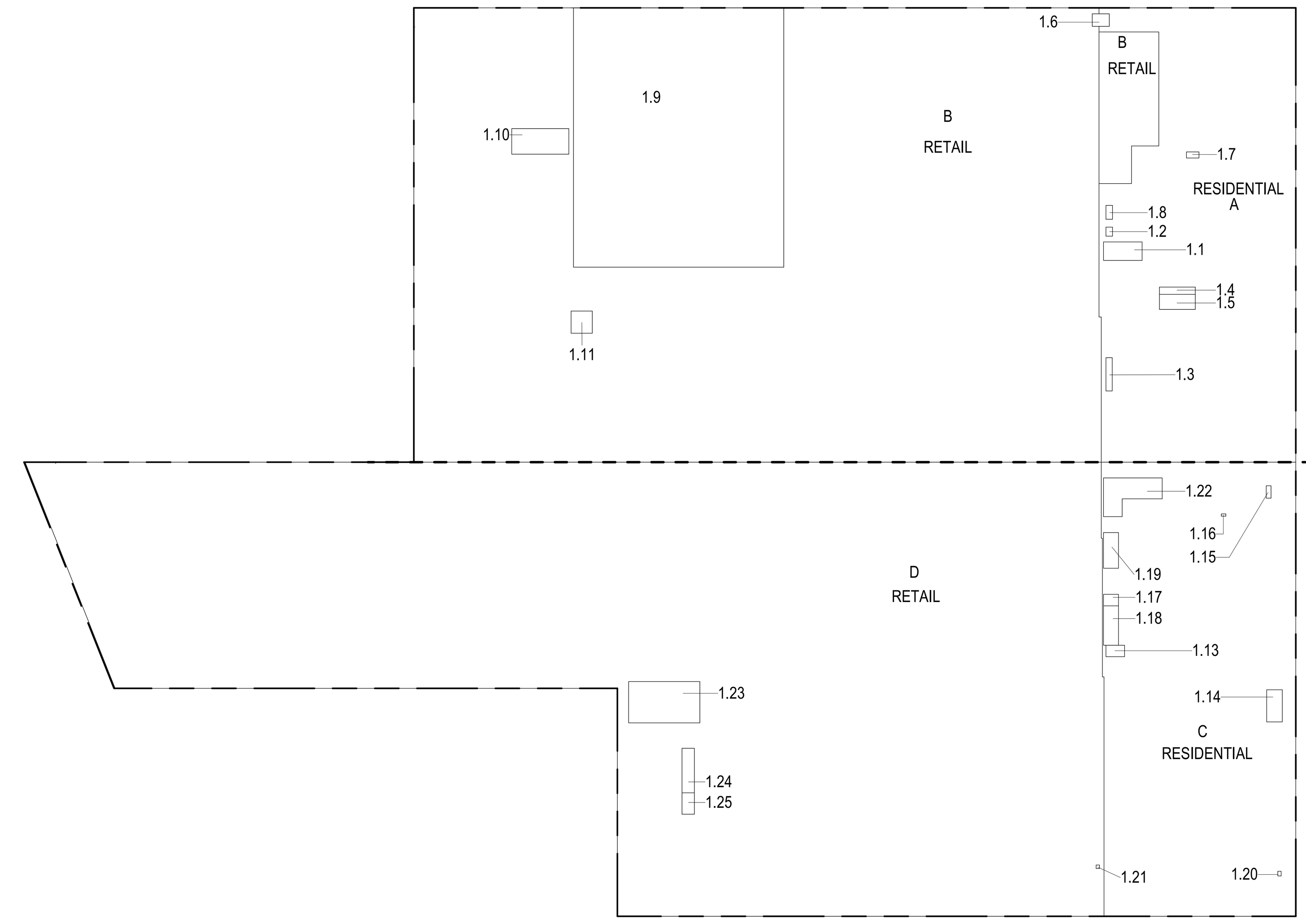
GROUND FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	1.1	4' - 1"	8' - 6"	34.8
RESIDENTIAL	P	1.2	1' - 5"	2' - 0"	2.9
RESIDENTIAL	P	1.3	1' - 5"	7' - 4"	10.2
RESIDENTIAL	P	1.4	1' - 7"	7' - 11"	12.6
RESIDENTIAL	M	1.5	3' - 4"	7' - 11"	26.6
RESIDENTIAL	P	1.6	2' - 9"	3' - 9"	10.4
RESIDENTIAL	P	1.7	1' - 4"	2' - 9"	3.8
RESIDENTIAL	P	1.8	1' - 5"	3' - 1"	4.5
SUBTOTAL					105.7
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	L*	1.9	46' - 6"	57' - 4"	2,664.0
RETAIL	M	1.10	5' - 8"	12' - 8"	71.5
RETAIL	P	1.11	4' - 8"	4' - 11"	22.8
SUBTOTAL					2,758.4

GROUND FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	1.13	2' - 6"	4' - 2"	10.4
RESIDENTIAL	P	1.14	3' - 6"	7' - 1"	24.6
RESIDENTIAL	P	1.15	1' - 0"	2' - 9"	2.9
RESIDENTIAL	M	1.16	0' - 6"	1' - 0"	0.5
RESIDENTIAL	P	1.17	2' - 7"	3' - 3"	8.3
RESIDENTIAL	E	1.18	3' - 3"	8' - 9"	28.6
RESIDENTIAL	M	1.19	3' - 3"	7' - 11"	25.9
RESIDENTIAL	M	1.20	0' - 9"	1' - 0"	0.8
RESIDENTIAL	P	1.21	0' - 9"	0' - 9"	0.6
RESIDENTIAL	M	1.22	4' - 5"	17' - 1"	75.8
SUBTOTAL					178.1
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	M	1.23	9' - 2"	15' - 9"	144.4
RETAIL	E	1.24	2' - 9"	9' - 10"	26.9
RETAIL	M	1.25	2' - 9"	4' - 9"	12.9
SUBTOTAL					184.2

* PERMITTED FLOOR AREA DEDUCTION FOR REQUIRED LOADING BERTHS: 200% OF 12' X 37' X 3 NOS. = 2,664 SF



GROUND FLOOR (MFD: GROUND FLOOR) GROSS AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

2ND FLOOR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		945	132	813
RETAIL		16,286	142	16,144
TOTAL		17,230	273	16,957

2ND FLOOR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		261	207	53
RETAIL		20,581	434	20,147
TOTAL		20,842	641	20,200

2ND FLOOR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

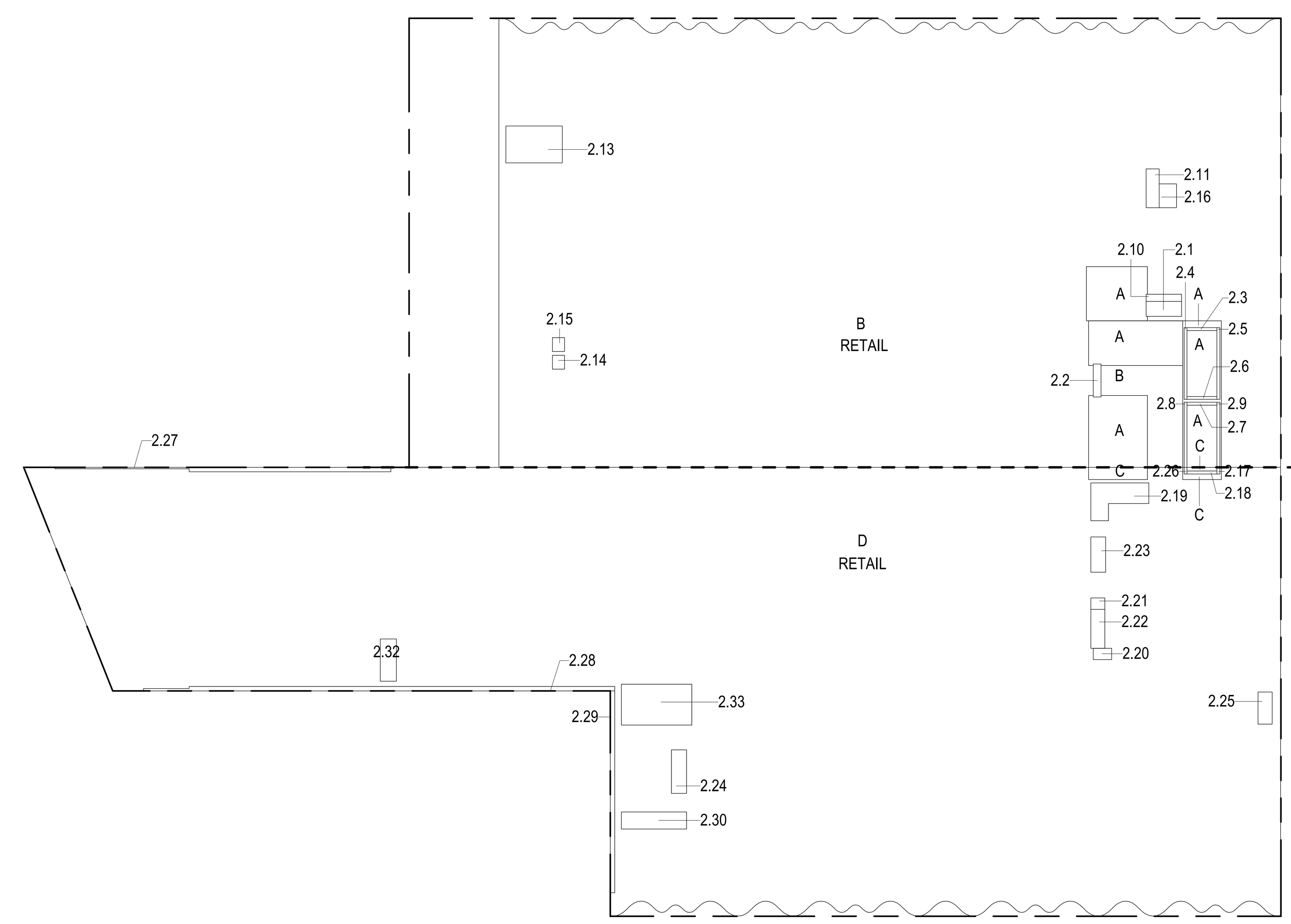
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	1,206	339	866
RETAIL	36,867	575	36,291
TOTAL	38,072	915	37,158

2ND FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	2.1	3' - 4"	7' - 11"	26.6
RESIDENTIAL	P	2.2	1' - 9"	7' - 4"	13.0
RESIDENTIAL	ST	2.3	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	2.4	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	2.5	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	2.6	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	2.7	0' - 8"	7' - 0"	4.4
RESIDENTIAL	ST	2.8	0' - 8"	14' - 7"	9.7
RESIDENTIAL	ST	2.9	0' - 8"	14' - 2"	9.7
RESIDENTIAL	P	2.10	1' - 7"	7' - 11"	12.6
RESIDENTIAL	M	2.11	2' - 11"	8' - 8"	25.5
SUBTOTAL					131.8
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	M	2.13	8' - 3"	12' - 8"	104.2
RETAIL	P	2.14	2' - 9"	3' - 1"	8.4
RETAIL	M	2.15	2' - 9"	3' - 1"	8.4
RETAIL	M	2.16	3' - 10"	5' - 4"	20.6
SUBTOTAL					141.6

2ND FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	2.17	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	2.18	0' - 8"	6' - 8"	4.4
RESIDENTIAL	M	2.19	4' - 5"	17' - 0"	74.7
RESIDENTIAL	P	2.20	2' - 6"	4' - 2"	10.4
RESIDENTIAL	P	2.21	2' - 7"	3' - 1"	7.9
RESIDENTIAL	E	2.22	3' - 1"	8' - 9"	27.1
RESIDENTIAL	M	2.23	3' - 3"	7' - 11"	25.9
RESIDENTIAL	E	2.24	3' - 4"	9' - 9"	32.5
RESIDENTIAL	P	2.25	3' - 2"	7' - 2"	22.7
RESIDENTIAL	ST	2.26	0' - 8"	1' - 6"	1.0
SUBTOTAL					207.5
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	G	2.27	0' - 9"	75' - 4"	54.4
RETAIL	G	2.28	0' - 11"	105' - 5"	100.5
RETAIL	G	2.29	1' - 0"	45' - 2"	45.2
RETAIL	M	2.30	3' - 10"	14' - 7"	55.3
RETAIL	M	2.32	3' - 7"	9' - 5"	34.1
RETAIL	M	2.33	9' - 2"	15' - 9"	144.4
SUBTOTAL					433.8



2ND FLOOR (MFD:2ND FLOOR) GROSS FLOOR AREA PLAN AND DECUCTIONS (2)
3/64" = 1'-0"

3RD FLOOR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		933	120	813
RETAIL		16,298	225	16,073
TOTAL		17,230	345	16,886

3RD FLOOR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		451	397	53
RETAIL		20,391	305	20,086
TOTAL		20,842	703	20,139

3RD FLOOR BROADWAY FACADE AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RETAIL	E	502	0	502
TOTAL		502	0	502

3RD FLOOR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

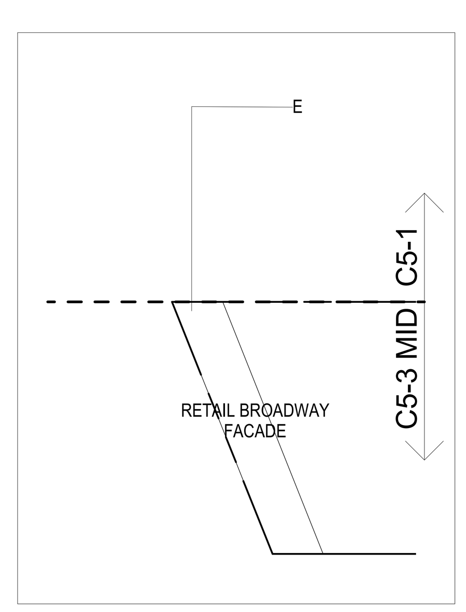
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	1,384	517	867
RETAIL	37,191	530	36,661
TOTAL	38,575	1,047	37,527

3RD FLOOR FLOOR DEDUCTIONS
ZONE C5-1

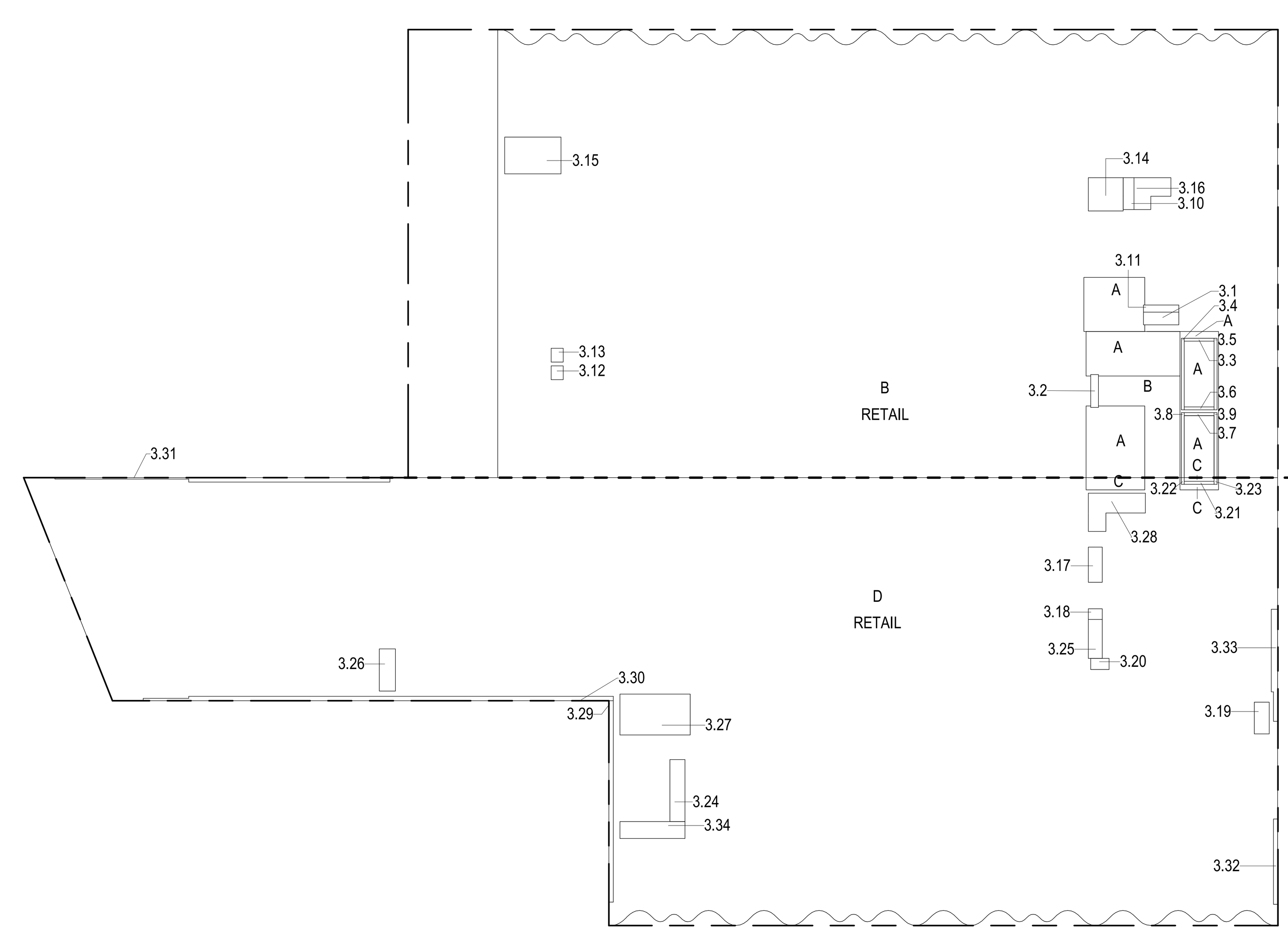
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	3.1	2' - 10"	7' - 11"	22.7
RESIDENTIAL	P	3.2	1' - 9"	7' - 4"	13.0
RESIDENTIAL	ST	3.3	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	3.4	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	3.5	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	3.6	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	3.7	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	3.8	0' - 8"	14' - 7"	9.7
RESIDENTIAL	ST	3.9	0' - 8"	14' - 7"	9.7
RESIDENTIAL	M	3.10	2' - 5"	7' - 2"	17.2
RESIDENTIAL	P	3.11	1' - 7"	7' - 11"	12.6
SUBTOTAL					119.5
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	P	3.12	2' - 9"	3' - 1"	8.4
RETAIL	M	3.13	2' - 9"	3' - 1"	8.4
RETAIL	M	3.14	7' - 6"	7' - 10"	58.4
RETAIL	M	3.15	8' - 3"	12' - 8"	104.2
RETAIL	M	3.16	4' - 0"	11' - 5"	45.7
SUBTOTAL					225.1

3RD FLOOR FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	3.17	3' - 1"	7' - 11"	24.5
RESIDENTIAL	P	3.18	2' - 5"	3' - 1"	7.4
RESIDENTIAL	P	3.19	3' - 4"	7' - 1"	23.6
RESIDENTIAL	P	3.20	2' - 6"	4' - 2"	10.4
RESIDENTIAL	ST	3.21	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	3.22	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	3.23	0' - 8"	1' - 6"	1.0
RESIDENTIAL	E	3.24	3' - 4"	13' - 11"	46.4
RESIDENTIAL	E	3.25	3' - 1"	8' - 9"	27.1
RESIDENTIAL	M	3.26	3' - 8"	9' - 5"	34.3
RESIDENTIAL	M	3.27	9' - 2"	15' - 9"	144.4
RESIDENTIAL	M	3.28	4' - 3"	17' - 0"	72.9
SUBTOTAL					397.5
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	G	3.29	1' - 0"	45' - 2"	45.2
RETAIL	G	3.30	0' - 11"	105' - 5"	100.5
RETAIL	G	3.31	0' - 9"	75' - 4"	54.4
RETAIL	G	3.32	0' - 11"	19' - 1"	17.5
RETAIL	G	3.33	1' - 3"	25' - 3"	32.3
RETAIL	M	3.34	3' - 10"	14' - 7"	55.3
SUBTOTAL					305.2



3RD FLOOR - BROADWAY FACADE (4)
3/64" = 1'-0"



3RD FLOOR (MFD:3RD FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

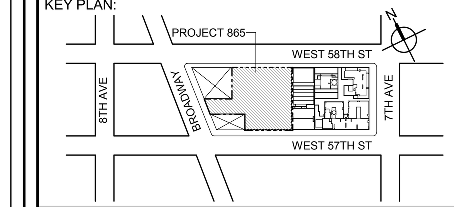
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

DEPT OF BLDGS 121328205 Job Number
ES250873411 Scan Code

KEY PLAN:



PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
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New York, NY 10022 USA
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No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
GROUND, 2ND, 3RD FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-009.01
DOB PAGE No:	10 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E -SHEET SIZE
FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_pedlarim.rvt
PLOT DATE: 9/22/2015 6:04:42 PM

4TH FLOOR (MFD:4TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS

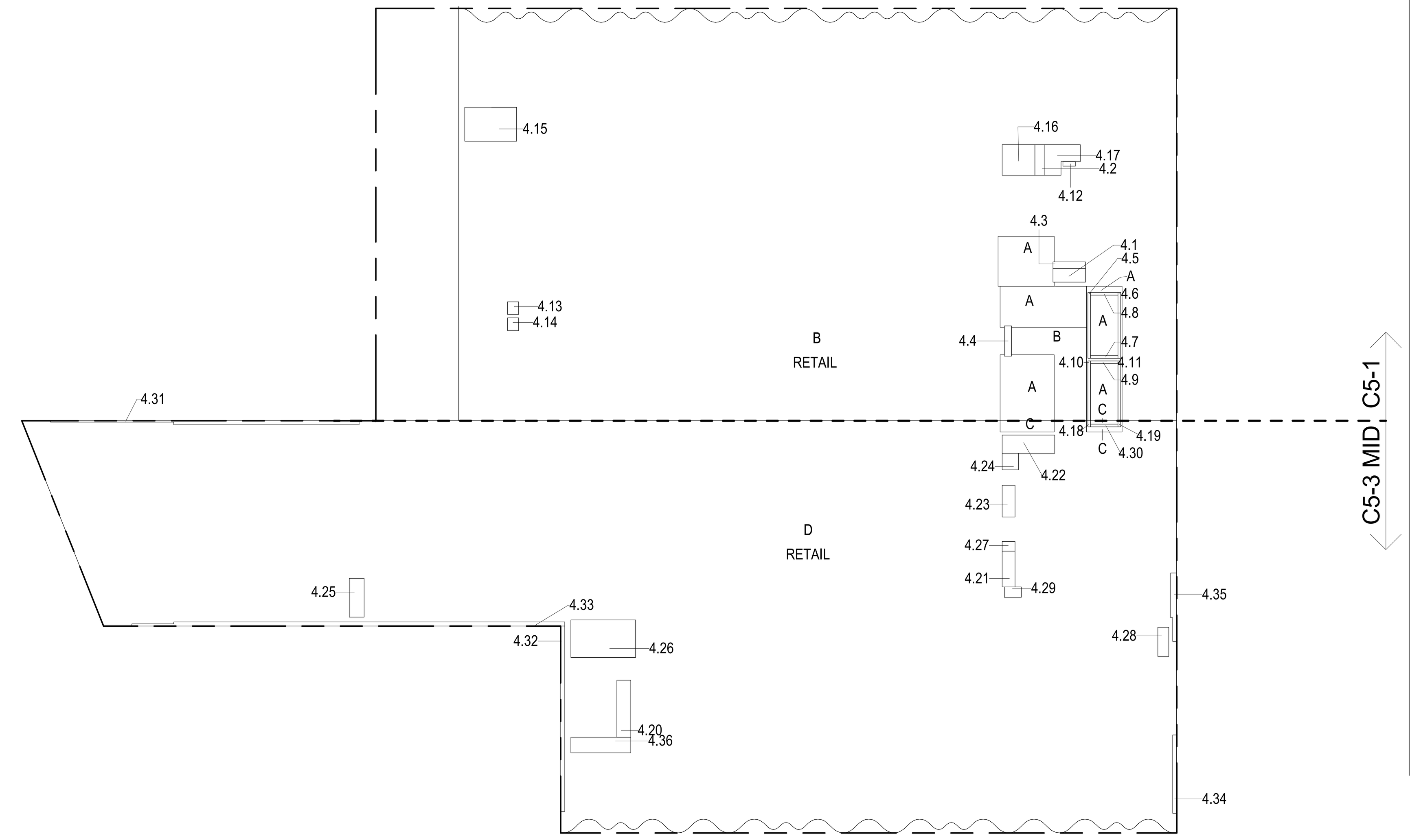
4TH FLOOR AREA CALCULATIONS ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		936	123	813
RETAIL		16,294	234	16,061
TOTAL		17,230	357	16,874

4TH FLOOR AREA CALCULATIONS ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		445	392	53
RETAIL		20,397	294	20,103
TOTAL		20,842	685	20,156

4TH FLOOR AREA CALCULATIONS ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	1,381	515	866
RETAIL	36,691	527	36,164
TOTAL	38,072	1,042	37,030

4TH FLOOR DEDUCTIONS ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	4.1	3' - 4"	7' - 11"	26.6
RESIDENTIAL	M	4.2	2' - 3"	7' - 6"	17.0
RESIDENTIAL	P	4.3	1' - 7"	7' - 11"	12.6
RESIDENTIAL	P	4.4	1' - 9"	7' - 4"	13.0
RESIDENTIAL	ST	4.5	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	4.6	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	4.7	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	4.8	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	4.9	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	4.10	0' - 8"	14' - 7"	9.7
RESIDENTIAL	ST	4.11	0' - 8"	14' - 7"	9.7
SUBTOTAL					123.4
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	P	4.12	1' - 1"	3' - 0"	3.3
RETAIL	M	4.13	2' - 9"	3' - 1"	8.3
RETAIL	P	4.14	2' - 9"	3' - 1"	8.4
RETAIL	M	4.15	8' - 3"	12' - 8"	104.2
RETAIL	M	4.16	7' - 6"	7' - 11"	59.3
RETAIL	M	4.17	4' - 1"	12' - 2"	50.0
SUBTOTAL					233.5

4TH FLOOR DEDUCTIONS ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	4.18	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	4.19	0' - 8"	1' - 6"	1.0
RESIDENTIAL	E	4.20	3' - 4"	13' - 11"	46.4
RESIDENTIAL	E	4.21	3' - 1"	8' - 9"	27.1
RESIDENTIAL	M	4.22	4' - 5"	12' - 9"	56.7
RESIDENTIAL	M	4.23	3' - 1"	7' - 9"	24.0
RESIDENTIAL	M	4.24	3' - 11"	4' - 0"	15.8
RESIDENTIAL	M	4.25	3' - 8"	9' - 5"	34.3
RESIDENTIAL	M	4.26	9' - 2"	15' - 9"	144.3
RESIDENTIAL	P	4.27	2' - 5"	3' - 1"	7.4
RESIDENTIAL	P	4.28	2' - 8"	7' - 1"	18.9
RESIDENTIAL	P	4.29	2' - 6"	4' - 2"	10.4
RESIDENTIAL	ST	4.30	0' - 8"	6' - 8"	4.4
SUBTOTAL					391.7
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	G	4.31	0' - 9"	75' - 4"	54.4
RETAIL	G	4.32	1' - 0"	45' - 2"	45.2
RETAIL	G	4.33	0' - 11"	105' - 5"	100.5
RETAIL	G	4.34	0' - 11"	19' - 1"	17.5
RETAIL	G	4.35	1' - 3"	16' - 10"	20.7
RETAIL	M	4.36	3' - 10"	14' - 7"	55.3
SUBTOTAL					293.7



4TH FLOOR (MFD:4TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 1
3/64" = 1'-0"

5TH FLOOR

5TH FLOOR AREA CALCULATIONS ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		936	123	813
RETAIL		13,071	228	12,843
TOTAL		14,007	351	13,656

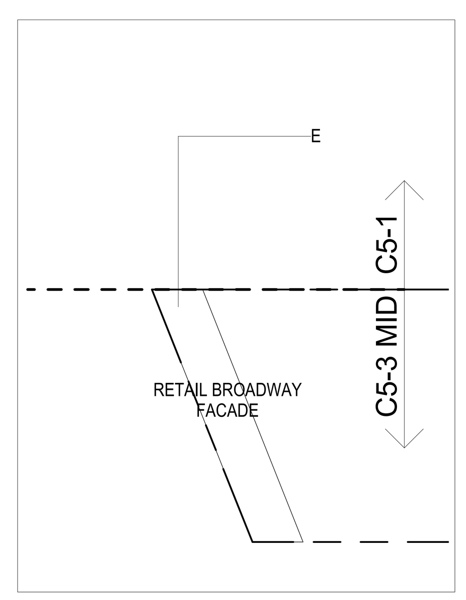
5TH FLOOR AREA CALCULATIONS ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		446	393	53
RETAIL		20,396	268	20,128
TOTAL		20,842	661	20,181

5TH FLOOR BROADWAY FACADE AREA CALCULATIONS ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RETAIL	E	502	0	502
TOTAL		502	0	502

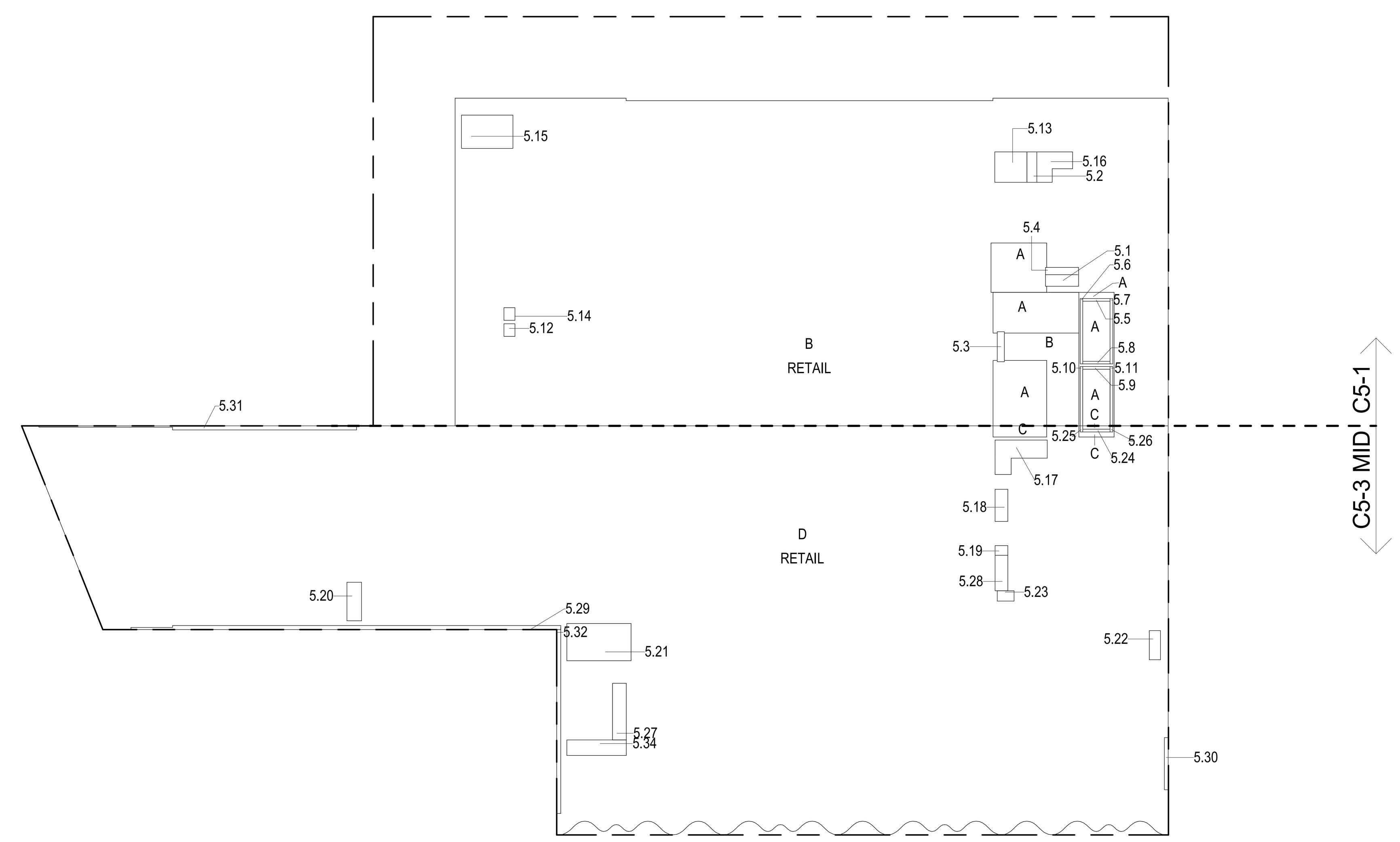
5TH FLOOR AREA CALCULATIONS ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	1,382	516	867
RETAIL	33,969	496	33,473
TOTAL	35,351	1,012	34,339

5TH FLOOR FLOOR DEDUCTIONS ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	5.1	2' - 11"	8' - 0"	23.2
RESIDENTIAL	M	5.2	2' - 5"	7' - 6"	17.9
RESIDENTIAL	P	5.3	1' - 9"	7' - 4"	13.0
RESIDENTIAL	P	5.4	1' - 10"	8' - 0"	14.5
RESIDENTIAL	ST	5.5	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	5.6	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	5.7	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	5.8	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	5.9	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	5.10	0' - 8"	14' - 7"	9.7
RESIDENTIAL	ST	5.11	0' - 8"	14' - 7"	9.7
SUBTOTAL					122.8
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	P	5.12	2' - 9"	3' - 1"	8.4
RETAIL	M	5.13	7' - 6"	7' - 11"	59.1
RETAIL	M	5.14	2' - 9"	3' - 1"	8.4
RETAIL	M	5.15	8' - 2"	12' - 8"	103.4
RETAIL	M	5.16	4' - 0"	12' - 3"	48.9
SUBTOTAL					228.2

5TH FLOOR DEDUCTIONS ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	5.17	4' - 3"	16' - 11"	72.4
RESIDENTIAL	M	5.18	3' - 1"	7' - 11"	24.5
RESIDENTIAL	P	5.19	2' - 5"	3' - 1"	7.4
RESIDENTIAL	M	5.20	3' - 7"	9' - 5"	34.1
RESIDENTIAL	M	5.21	9' - 2"	15' - 9"	144.4
RESIDENTIAL	P	5.22	2' - 9"	7' - 2"	19.7
RESIDENTIAL	P	5.23	2' - 6"	4' - 2"	10.4
RESIDENTIAL	ST	5.24	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	5.25	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	5.26	0' - 8"	1' - 6"	1.0
RESIDENTIAL	E	5.27	3' - 4"	13' - 11"	46.4
RESIDENTIAL	E	5.28	3' - 1"	8' - 9"	27.1
SUBTOTAL					392.8
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	G	5.29	0' - 11"	105' - 5"	100.5
RETAIL	G	5.30	0' - 11"	12' - 9"	11.7
RETAIL	G	5.31	0' - 8"	78' - 2"	55.2
RETAIL	G	5.32	1' - 0"	45' - 2"	45.2
RETAIL	M	5.34	3' - 10"	14' - 7"	55.3
SUBTOTAL					268.0



5TH FLOOR - BROADWAY FACADE 4
3/64" = 1'-0"



5TH FLOOR (MFD:5TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 2
3/64" = 1'-0"

6TH FLOOR

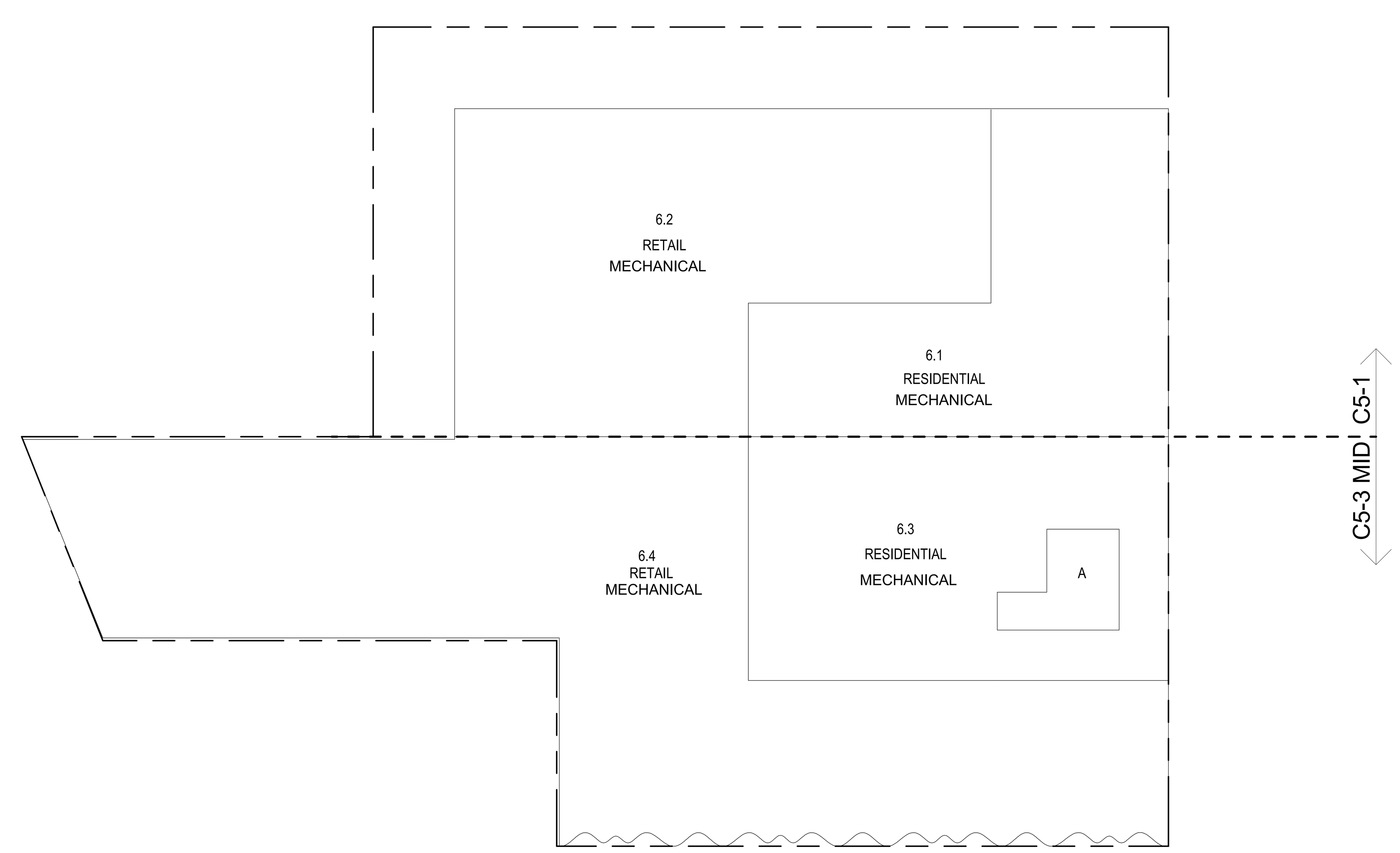
6TH FLOOR AREA CALCULATIONS ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	6.1	5,447	5,447	0
RETAIL	6.2	8,626	8,626	0
TOTAL		14,073	14,073	0

6TH FLOOR AREA CALCULATIONS ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,157	5,607	551
RETAIL	6.4	14,517	14,517	0
TOTAL		20,674	20,124	551

6TH FLOOR AREA CALCULATIONS ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,604	11,054	551
RETAIL	23,143	23,143	0
TOTAL	34,747	34,197	551

6TH FLOOR DEDUCTIONS ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	6.1	37' - 4"	146' - 0"	5,446.8
SUBTOTAL					5,446.8
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	M	6.2	55' - 0"	156' - 10"	8,626.2
SUBTOTAL					8,626.2

6TH FLOOR DEDUCTIONS ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	6.3	49' - 6"	113' - 2"	5,606.9
SUBTOTAL					5,606.9
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	M	6.4	42' - 4"	343' - 1"	14,516.9
SUBTOTAL					14,516.9



6TH FLOOR MEP (MFD:6TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 3
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

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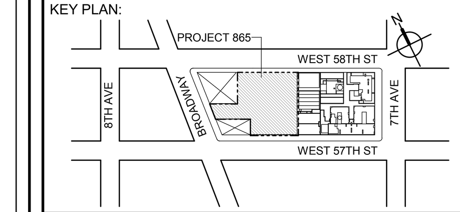
DEPT OF BLDGS 121328205 Job Number
ES345306808 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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805 THIRD AVENUE, 7TH FLOOR
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CHICAGO IL 60603
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MEP ENGINEERS:
AKF GROUP
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New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
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LANDMARK/PRESERVATION CONSULTANT:
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TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
4TH, 5TH, 6TH FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-010.01
DOB PAGE No:	11 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE

FILE NAME: C:\Revit Local Files\AAI_TWR-ZONING-CD_bedlerim.rvt
PLOT DATE: 9/22/2015 6:05:05 PM

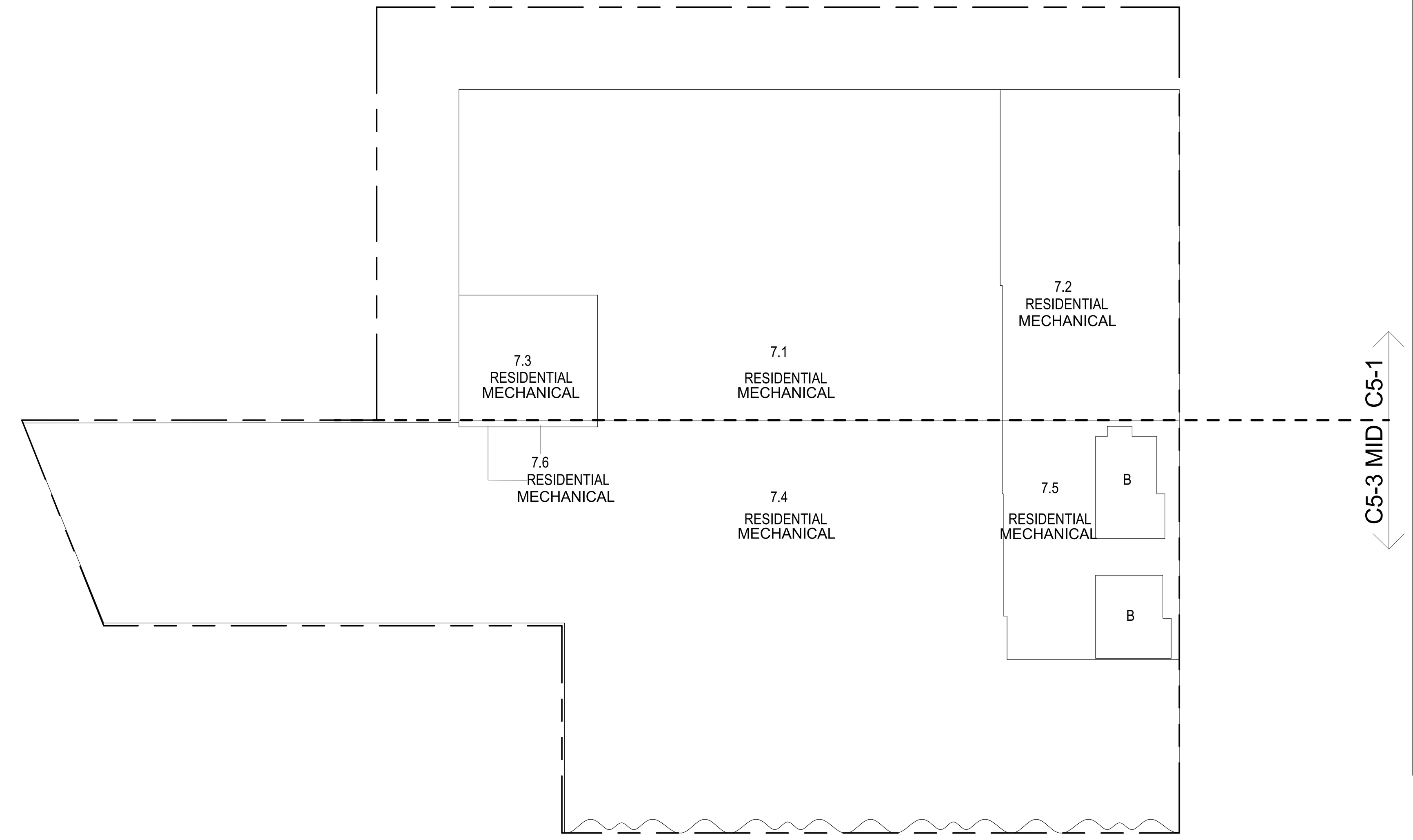
7TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		14,073	14,073	0
TOTAL		14,073	14,073	0

7TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		20,674	19,918	756
TOTAL		20,674	19,918	756

7TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	34,747	33,991	756
TOTAL	34,747	33,991	756

7TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	7.1	64' - 11"	147' - 5"	9,566.7
RESIDENTIAL	M	7.2	43' - 3"	80' - 7"	3,481.8
RESIDENTIAL	M	7.3	30' - 5"	33' - 8"	1,024.5
SUBTOTAL					14,072.9

7TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	7.4	54' - 9"	331' - 2"	18,132.4
RESIDENTIAL	M	7.5	21' - 9"	79' - 5"	1,729.7
RESIDENTIAL	M	7.6	1' - 8"	33' - 8"	55.6
SUBTOTAL					19,917.7



7TH FLOOR MEP (MFD:7TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

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*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

8TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,545	318	7,227
TOTAL		7,545	318	7,227

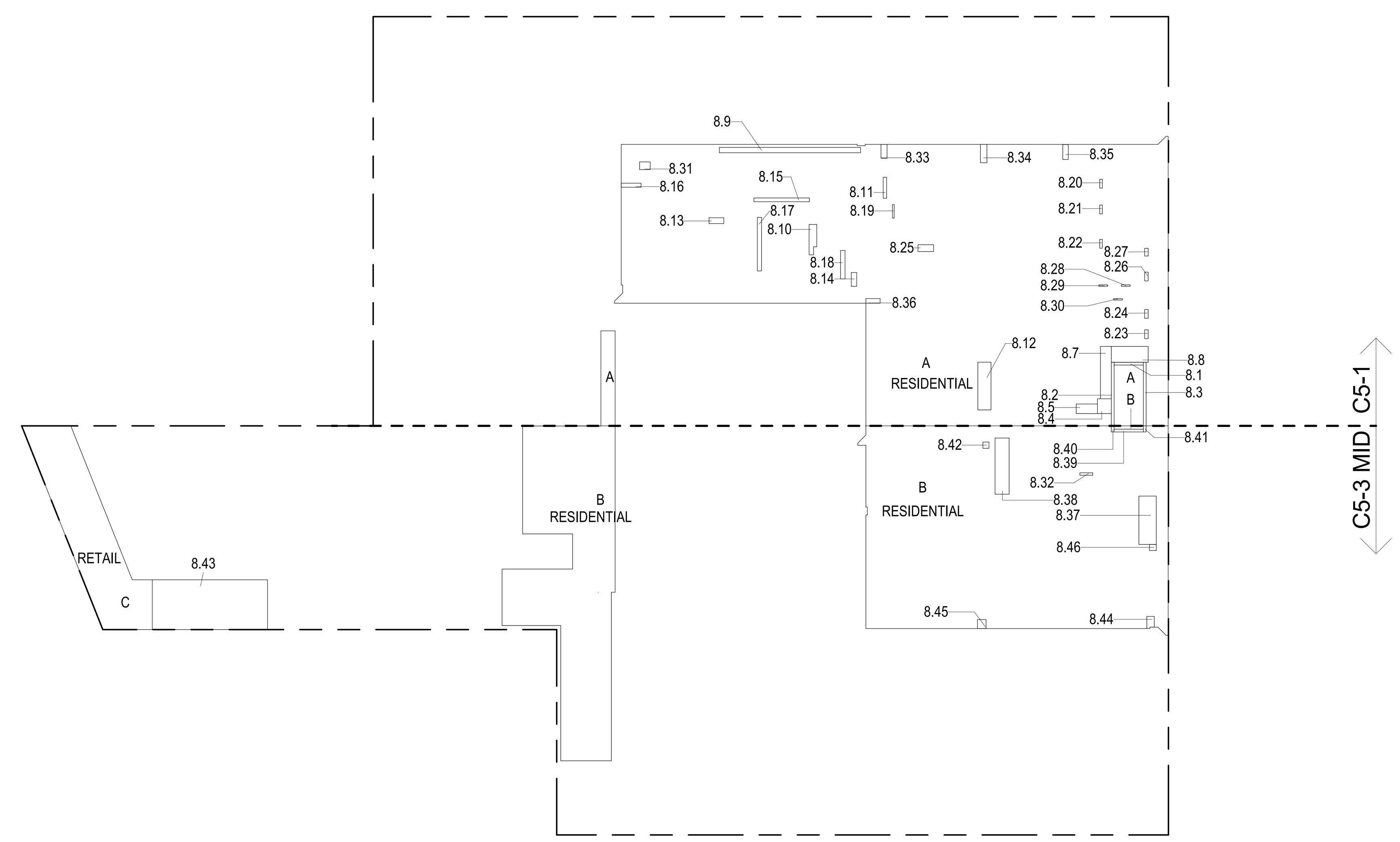
8TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		5,166	119	5,047
RETAIL		979	345	634
TOTAL		6,145	464	5,680

8TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	12,711	438	12,274
RETAIL	979	345	634
TOTAL	13,690	783	12,907

8TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	8.1	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	8.2	0' - 8"	15' - 7"	10.4
RESIDENTIAL	ST	8.3	0' - 8"	15' - 7"	10.4
RESIDENTIAL	M	8.4	3' - 5"	3' - 8"	12.5
RESIDENTIAL	P	8.5	2' - 4"	5' - 2"	12.3
RESIDENTIAL	E	8.7	2' - 8"	12' - 11"	34.6
RESIDENTIAL	P	8.8	3' - 11"	9' - 0"	35.3
RESIDENTIAL	P	8.9	1' - 4"	34' - 7"	45.1
RESIDENTIAL	P	8.10	1' - 8"	7' - 9"	12.6
RESIDENTIAL	P	8.11	0' - 10"	5' - 2"	4.4
RESIDENTIAL	M	8.12	3' - 3"	11' - 9"	38.2
RESIDENTIAL	P	8.13	1' - 5"	3' - 8"	5.1
RESIDENTIAL	P	8.14	1' - 4"	3' - 5"	4.5
RESIDENTIAL	P	8.15	0' - 11"	13' - 7"	12.7
RESIDENTIAL	P	8.16	1' - 0"	4' - 10"	4.9
RESIDENTIAL	P	8.17	1' - 1"	13' - 2"	13.8
RESIDENTIAL	P	8.18	1' - 1"	7' - 0"	7.7
RESIDENTIAL	P	8.19	0' - 5"	3' - 4"	1.4
RESIDENTIAL	P	8.20	0' - 8"	2' - 2"	1.4
RESIDENTIAL	P	8.21	0' - 8"	2' - 2"	1.4
RESIDENTIAL	P	8.22	0' - 8"	2' - 2"	1.4
RESIDENTIAL	P	8.23	0' - 10"	2' - 2"	1.9
RESIDENTIAL	P	8.24	0' - 10"	2' - 2"	1.9
RESIDENTIAL	P	8.25	1' - 8"	3' - 10"	6.3
RESIDENTIAL	P	8.26	0' - 10"	2' - 2"	1.9
RESIDENTIAL	P	8.27	0' - 10"	1' - 10"	1.6
RESIDENTIAL	P	8.28	0' - 4"	2' - 2"	0.8
SUBTOTAL					

8TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	8.29	0' - 4"	2' - 2"	0.8
RESIDENTIAL	P	8.30	0' - 4"	2' - 2"	0.8
RESIDENTIAL	M	8.31	1' - 10"	2' - 7"	4.9
RESIDENTIAL	P	8.32	0' - 7"	3' - 2"	1.9
RESIDENTIAL	M	8.33	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	8.34	1' - 7"	4' - 6"	7.2
RESIDENTIAL	M	8.35	1' - 4"	3' - 8"	5.0
RESIDENTIAL	M	8.36	1' - 2"	3' - 6"	4.0
SUBTOTAL					318.5

8TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	8.37	4' - 3"	11' - 11"	50.7
RESIDENTIAL	M	8.38	3' - 5"	13' - 9"	47.3
RESIDENTIAL	ST	8.39	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	8.40	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	8.41	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	8.42	1' - 6"	1' - 6"	2.3
RESIDENTIAL	M	8.44	1' - 7"	3' - 3"	5.0
RESIDENTIAL	M	8.45	2' - 2"	2' - 2"	4.7
RESIDENTIAL	M	8.46	1' - 6"	1' - 8"	2.5
SUBTOTAL					119.3
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	ST	8.43	12' - 3"	28' - 2"	344.9
SUBTOTAL					344.9



8TH FLOOR (MFD:14TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

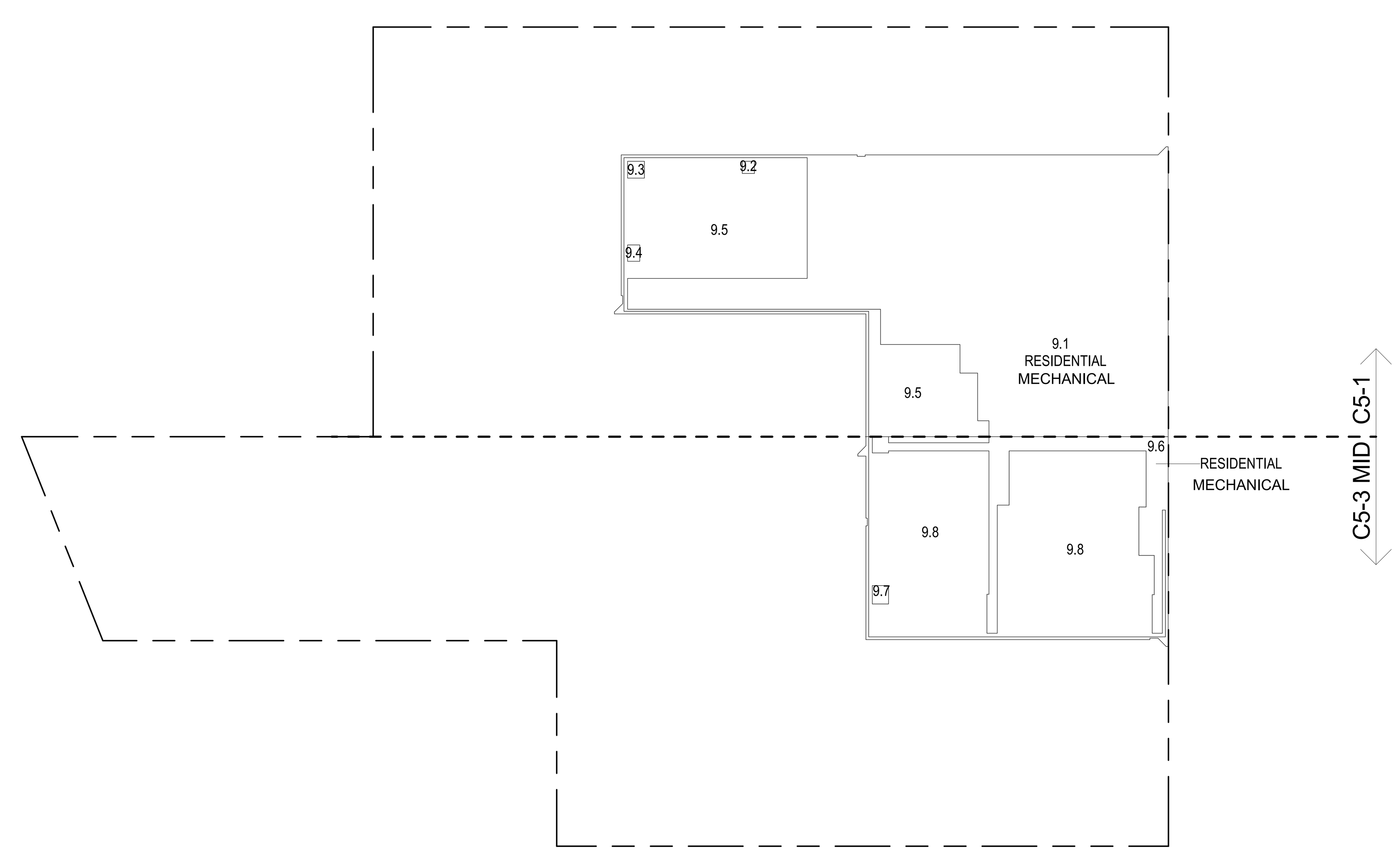
9TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,462	7,462	0
TOTAL		7,462	7,462	0

9TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		3,690	3,690	0
TOTAL		3,690	3,690	0

9TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,151	11,151	0
TOTAL	11,151	11,151	0

9TH FLOOR FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	9.1	15' - 1"	363' - 8"	5,486.2
RESIDENTIAL	M	9.2	3' - 0"	3' - 0"	9.0
RESIDENTIAL	M	9.3	4' - 2"	4' - 2"	17.0
RESIDENTIAL	M	9.4	3' - 0"	4' - 0"	12.0
RESIDENTIAL	O	9.5	10' - 1"	191' - 10"	1,937.5
SUBTOTAL					7,461.8

9TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	9.6	2' - 0"	325' - 7"	645.8
RESIDENTIAL	M	9.7	4' - 0"	4' - 6"	18.0
RESIDENTIAL	O	9.8	16' - 3"	183' - 9"	2,988.8
RESIDENTIAL	O	9.9	1' - 6"	24' - 8"	36.9
SUBTOTAL					3,689.5



9TH FLOOR (MFD:15TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

CD PROGRESS ISSUE 1

DEPT OF BLDGS 121328205 Job Number
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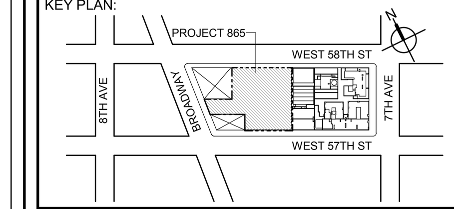

PROJECT NORTH | TRUE NORTH

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New York, NY 10007
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CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
7TH, 8TH, 9TH FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-011.01
DOB PAGE No:	12 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_jedlarim.rvt
PLOT DATE: 9/22/2015 6:05:25 PM

36" x 48" Arch E -SHEET SIZE

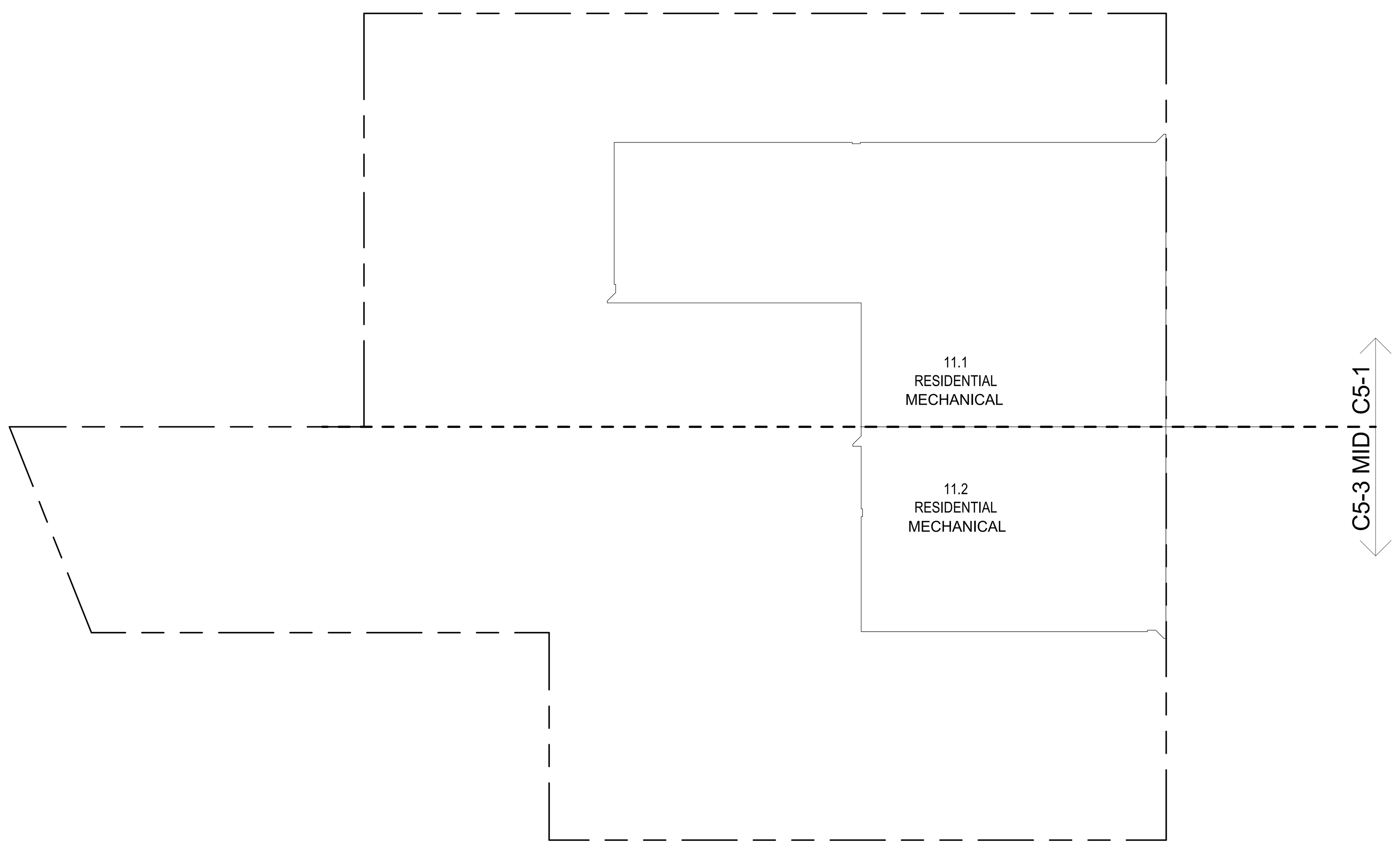
11TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11.1	7,462	7,462	0
TOTAL		7,462	7,462	0

11TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11.2	3,690	3,690	0
TOTAL		3,690	3,690	0

11TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,151	11,151	0
TOTAL	11,151	11,151	0

11TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	11.1	46' - 9"	159' - 7"	7,461.8
SUBTOTAL					7,461.8

11TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	11.2	45' - 0"	82' - 0"	3,689.5
SUBTOTAL					3,689.5



11TH FLOOR (MFD:19TH) GROSS FLOOR AREA PLAN AND DEDUCTIONS (4)
3/64" = 1'-0"

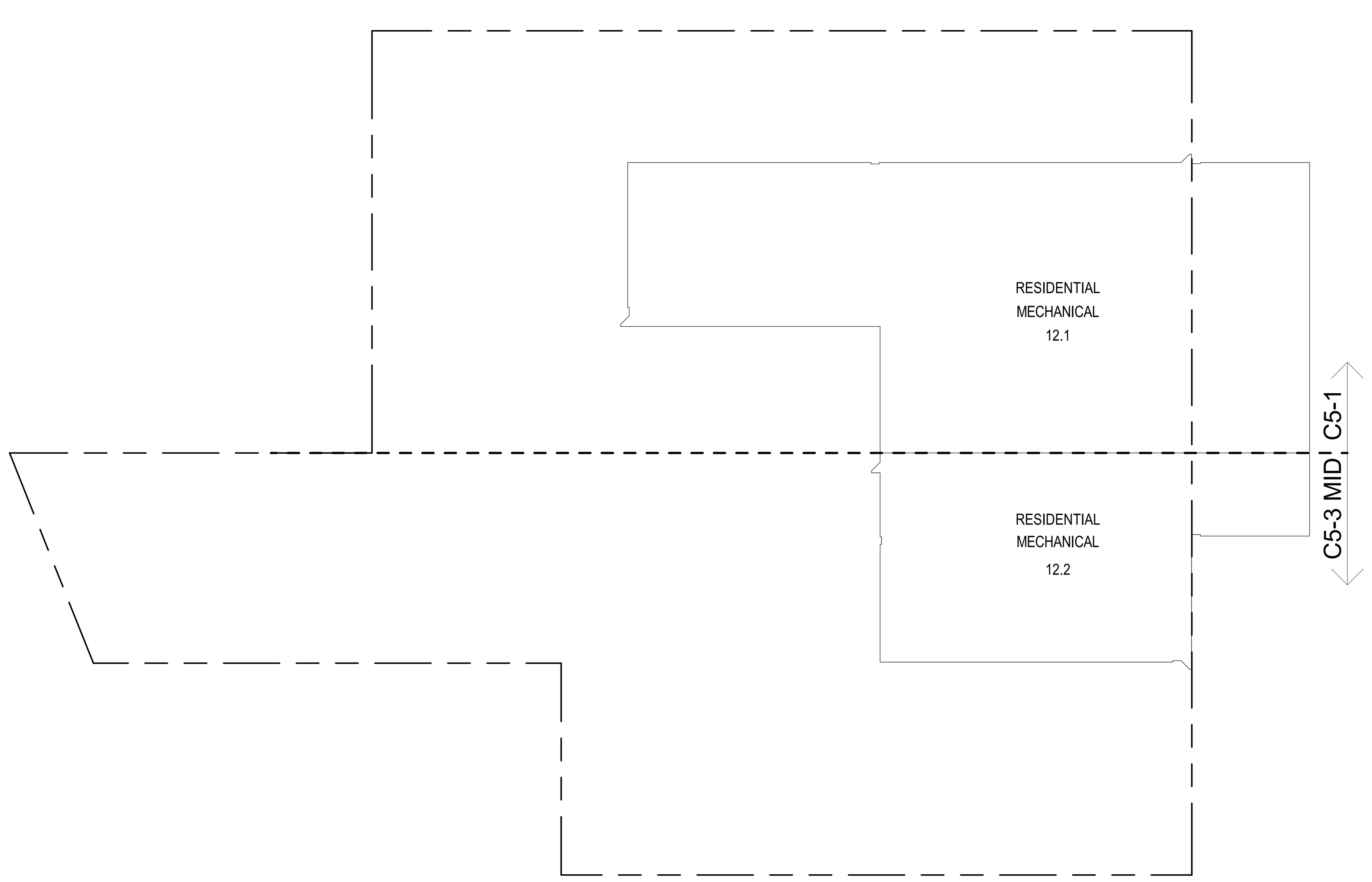
12TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	12.1	9,401	9,401	0
TOTAL		9,401	9,401	0

12TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	12.2	4,243	4,243	0
TOTAL		4,243	4,243	0

12TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	13,645	0
TOTAL	13,645	13,645	0

12TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	12.1	51' - 3"	183' - 5"	9,401.3
SUBTOTAL					9,401.3

12TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	12.2	35' - 4"	120' - 1"	4,243.5
SUBTOTAL					4,243.5



12TH FLOOR (MFD:20TH) GROSS FLOOR AREA PLAN AND DEDUCTIONS (5)
3/64" = 1'-0"

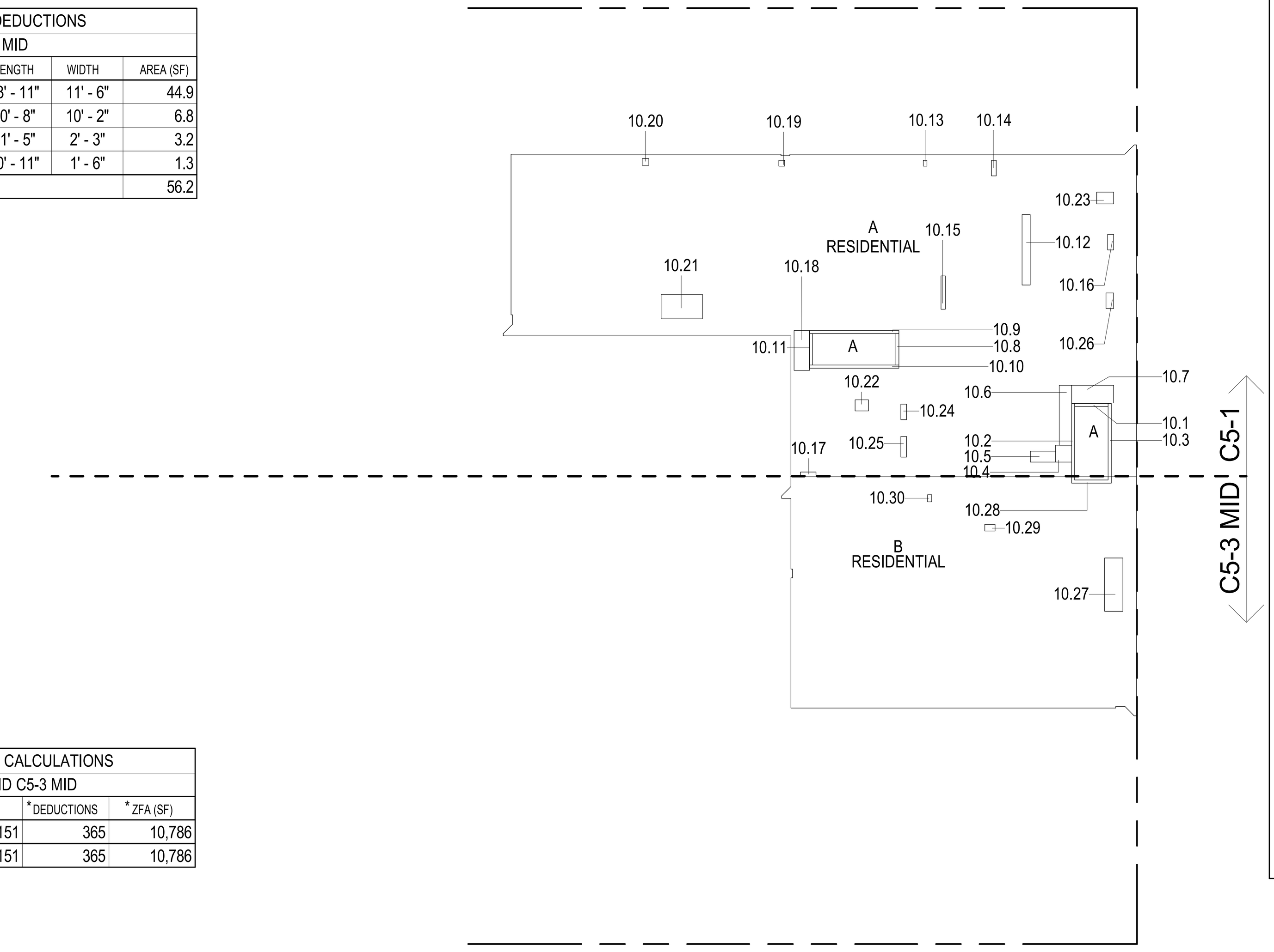
10TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	10.1	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	10.2	0' - 8"	15' - 7"	10.4
RESIDENTIAL	ST	10.3	0' - 8"	15' - 7"	10.4
RESIDENTIAL	M	10.4	3' - 5"	3' - 8"	12.5
RESIDENTIAL	P	10.5	2' - 5"	5' - 5"	12.8
RESIDENTIAL	E	10.6	2' - 8"	12' - 11"	34.3
RESIDENTIAL	P	10.7	4' - 3"	8' - 4"	35.2
RESIDENTIAL	ST	10.8	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	10.9	0' - 8"	19' - 2"	12.8
RESIDENTIAL	ST	10.10	0' - 8"	19' - 2"	12.8
RESIDENTIAL	ST	10.11	0' - 8"	6' - 9"	4.5
RESIDENTIAL	P	10.12	1' - 9"	15' - 1"	26.4
RESIDENTIAL	M	10.13	0' - 10"	1' - 3"	1.0
RESIDENTIAL	P	10.14	1' - 0"	3' - 4"	3.3
RESIDENTIAL	P	10.15	0' - 11"	7' - 2"	6.6
RESIDENTIAL	P	10.16	1' - 3"	3' - 4"	4.2
RESIDENTIAL	P	10.17	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	10.18	3' - 4"	8' - 6"	28.4
RESIDENTIAL	M	10.19	1' - 3"	1' - 3"	1.6
RESIDENTIAL	M	10.20	1' - 5"	1' - 5"	2.0
RESIDENTIAL	M	10.21	5' - 3"	8' - 11"	46.7
RESIDENTIAL	M	10.22	2' - 5"	2' - 11"	6.8
RESIDENTIAL	M	10.23	2' - 7"	3' - 8"	9.2
RESIDENTIAL	P	10.24	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	10.25	1' - 3"	4' - 6"	5.5
RESIDENTIAL	P	10.26	1' - 8"	3' - 4"	5.4
SUBTOTAL					309.3

10TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	10.27	3' - 11"	11' - 6"	44.9
RESIDENTIAL	ST	10.28	0' - 8"	10' - 2"	6.8
RESIDENTIAL	P	10.29	1' - 5"	2' - 3"	3.2
RESIDENTIAL	M	10.30	0' - 11"	1' - 6"	1.3
SUBTOTAL					56.2

10TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,462	309	7,153
TOTAL		7,462	309	7,153

10TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,151	365	10,786
TOTAL	11,151	365	10,786

10TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		3,690	56	3,633
TOTAL		3,690	56	3,633



ZONING AND DEDUCT LEGEND

DEDUCTIONS

M - MECHANICAL ROOM / RISER

E - ELECTRICAL SHAFT / RISER

P - PLUMBING RISER

BG - BELOW GRADE

O - OPENING TO BELOW

L - LOADING BAYS

ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)

G - GAP FROM ADJACENT BUILDING

DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

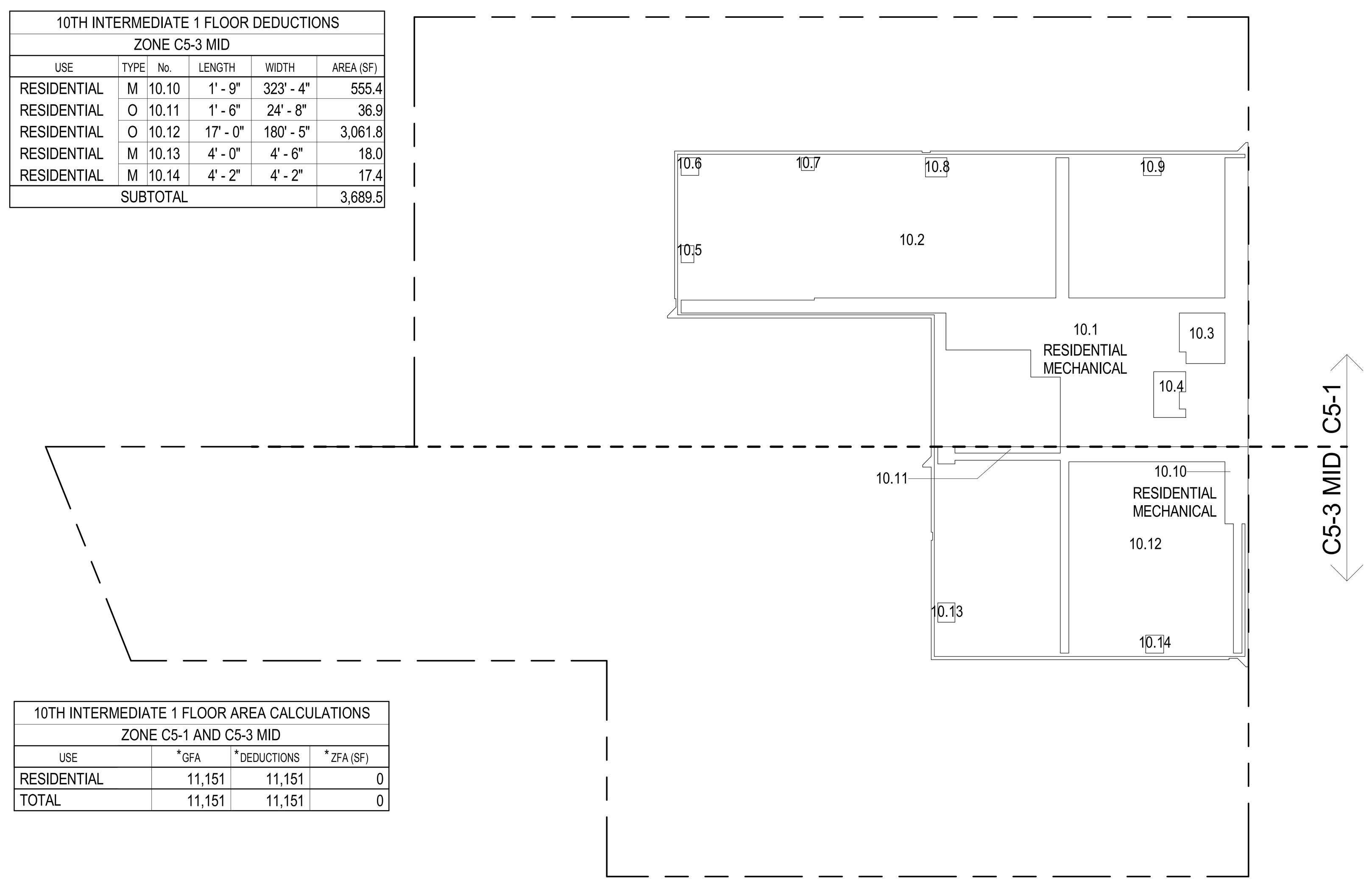
** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

10TH FLOOR (MFD:16TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

10TH INTERMEDIATE 1 FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	10.1	4' - 10"	494' - 5"	2,371.4
RESIDENTIAL	O	10.2	15' - 8"	306' - 8"	4,816.6
RESIDENTIAL	O	10.3	9' - 1"	13' - 4"	121.8
RESIDENTIAL	O	10.4	5' - 1"	14' - 7"	74.2
RESIDENTIAL	M	10.5	3' - 0"	4' - 0"	12.0
RESIDENTIAL	M	10.6	4' - 2"	4' - 2"	17.0
RESIDENTIAL	M	10.7	3' - 0"	3' - 0"	9.0
RESIDENTIAL	M	10.8	4' - 6"	5' - 0"	22.5
RESIDENTIAL	M	10.9	4' - 2"	4' - 2"	17.4
SUBTOTAL					7,461.8

10TH INTERMEDIATE 1 FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	10.10	1' - 9"	323' - 4"	555.4
RESIDENTIAL	O	10.11	1' - 6"	24' - 8"	36.9
RESIDENTIAL	O	10.12	17' - 0"	180' - 5"	3,061.8
RESIDENTIAL	M	10.13	4' - 0"	4' - 6"	18.0
RESIDENTIAL	M	10.14	4' - 2"	4' - 2"	17.4
SUBTOTAL					3,689.5



10TH INTERMEDIATE 1 FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,462	7,462	0
TOTAL		7,462	7,462	0

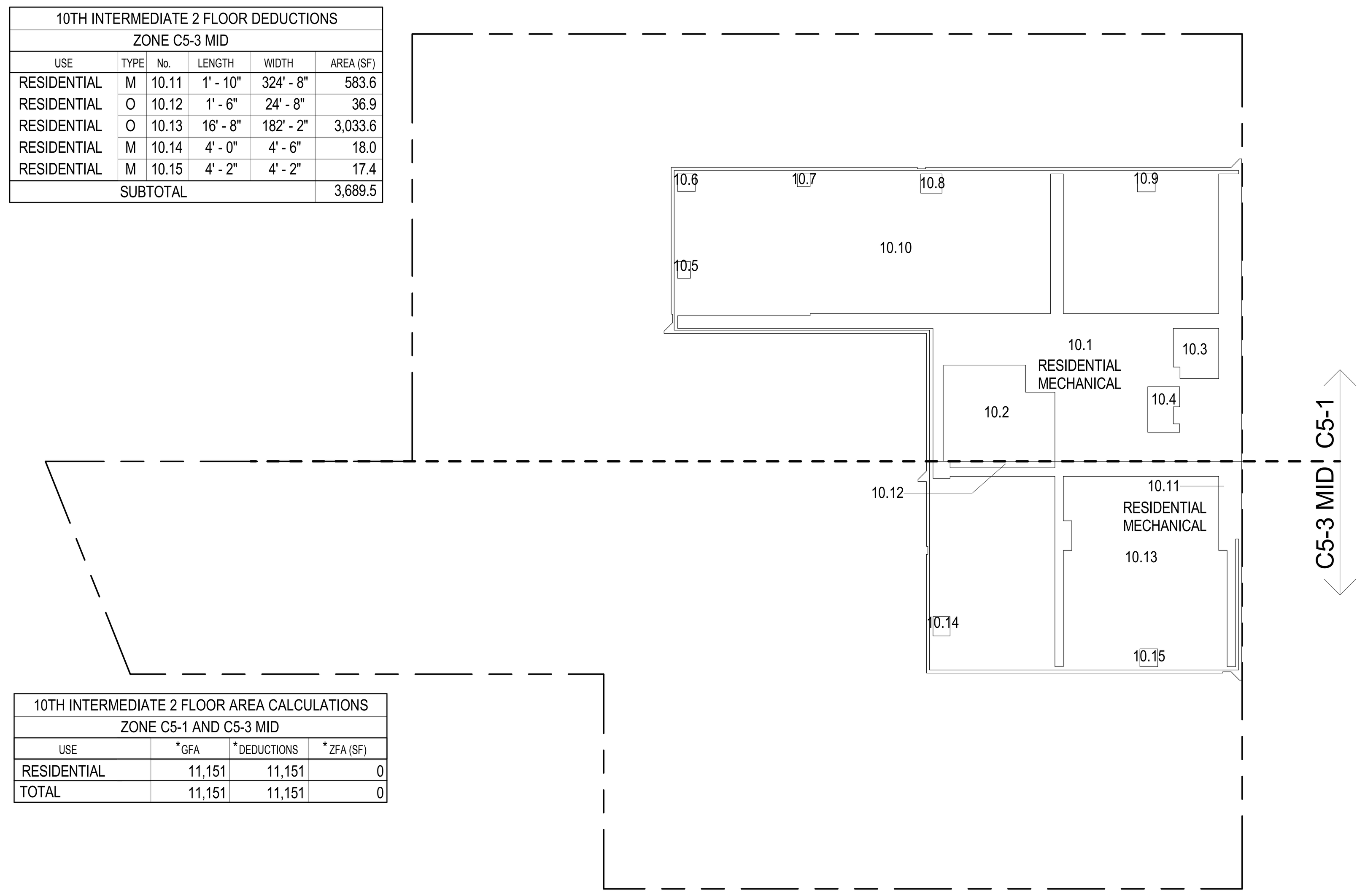
10TH INTERMEDIATE 1 FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,151	11,151	0
TOTAL	11,151	11,151	0

10TH INTERMEDIATE 1 FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		3,690	3,690	0
TOTAL		3,690	3,690	0

10TH FLOOR INTER 1 (MFD:17TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

10TH INTERMEDIATE 2 FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	10.1	4' - 9"	517' - 1"	2,444.3
RESIDENTIAL	O	10.2	17' - 6"	31' - 2"	546.9
RESIDENTIAL	O	10.3	9' - 1"	13' - 4"	121.8
RESIDENTIAL	O	10.4	5' - 1"	14' - 7"	74.2
RESIDENTIAL	M	10.5	3' - 0"	4' - 0"	12.0
RESIDENTIAL	M	10.6	4' - 2"	4' - 2"	17.0
RESIDENTIAL	M	10.7	3' - 0"	3' - 0"	9.0
RESIDENTIAL	M	10.8	4' - 6"	5' - 0"	22.5
RESIDENTIAL	M	10.9	4' - 2"	4' - 2"	17.5
RESIDENTIAL	O	10.10	15' - 1"	278' - 9"	4,196.7
SUBTOTAL					7,461.8

10TH INTERMEDIATE 2 FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	10.11	1' - 10"	324' - 8"	583.6
RESIDENTIAL	O	10.12	1' - 6"	24' - 8"	36.9
RESIDENTIAL	O	10.13	16' - 8"	182' - 2"	3,033.6
RESIDENTIAL	M	10.14	4' - 0"	4' - 6"	18.0
RESIDENTIAL	M	10.15	4' - 2"	4' - 2"	17.4
SUBTOTAL					3,689.5



10TH INTERMEDIATE 2 FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,462	7,462	0
TOTAL		7,462	7,462	0

10TH INTERMEDIATE 2 FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,151	11,151	0
TOTAL	11,151	11,151	0

10TH INTERMEDIATE 2 FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		3,690	3,690	0
TOTAL		3,690	3,690	0

10TH FLOOR INTER 2 (MFD:18TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

CD PROGRESS ISSUE 1

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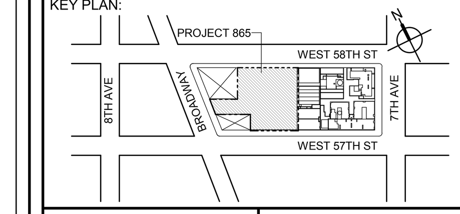
KEY PLAN:



PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
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GEOTECHNICAL ENGINEERS:
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New York, NY 10001-2727
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0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
10TH, 10TH INTER 1, 10TH INTER 2, 11TH, 12TH FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-012.01
DOB PAGE No:	13 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE
FILE NAME: C:\Revit Local Files\AAI_TWR-ZONING-CD_ ... .rvt
PLOT DATE: 9/22/2015 6:05:54 PM

13TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		9,401	1,056	8,345
TOTAL		9,401	1,056	8,345

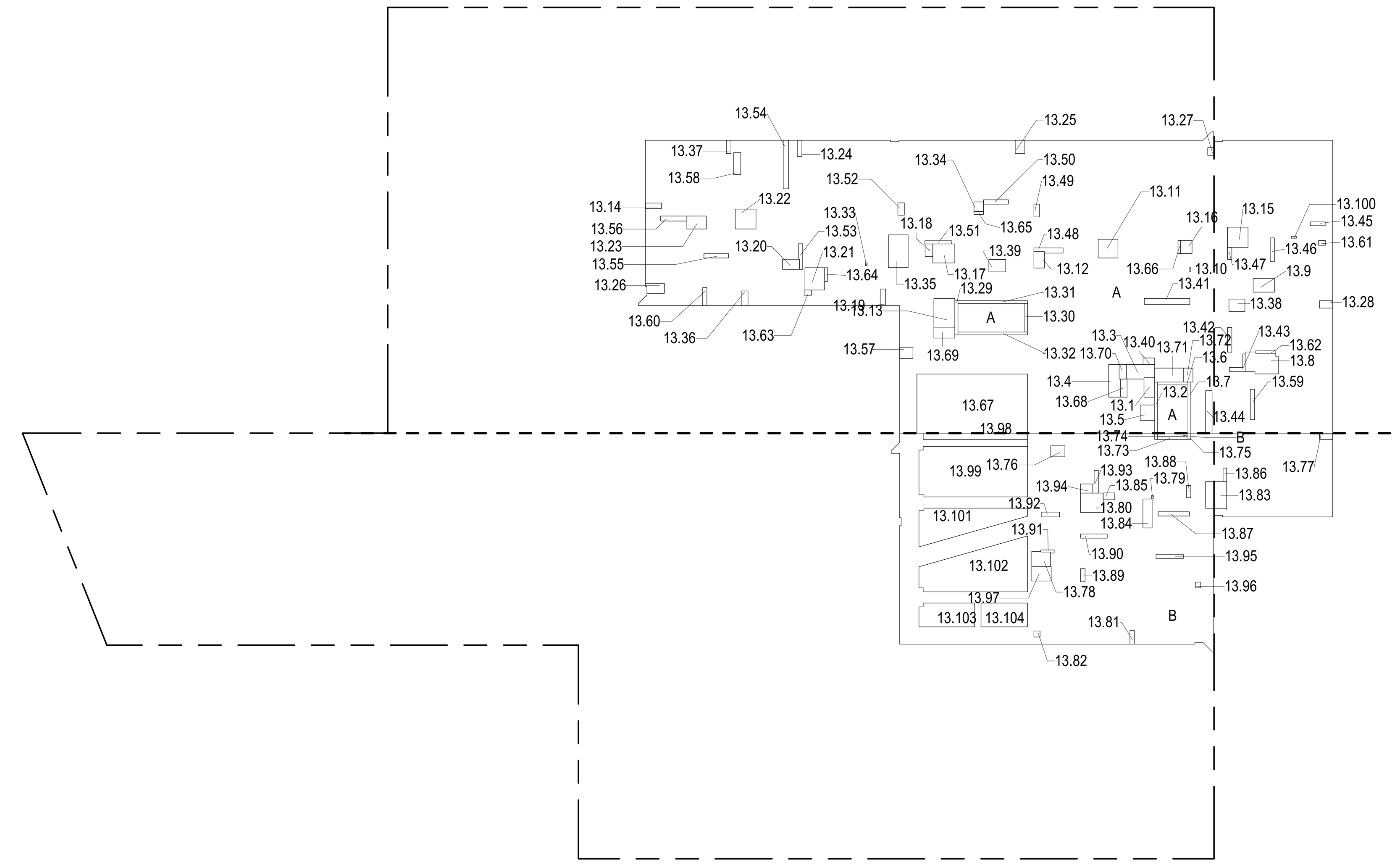
13TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	13.1	2' - 6"	4' - 7"	11.6
RESIDENTIAL	ST	13.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	13.3	3' - 2"	6' - 11"	22.0
RESIDENTIAL	M	13.4	2' - 7"	7' - 11"	20.1
RESIDENTIAL	M	13.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	13.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	13.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	13.8	4' - 3"	8' - 10"	37.4
RESIDENTIAL	M	13.9	3' - 3"	5' - 0"	16.3
RESIDENTIAL	M	13.10	0' - 3"	1' - 2"	0.3
RESIDENTIAL	M	13.11	4' - 5"	4' - 8"	20.6
RESIDENTIAL	M	13.12	2' - 6"	3' - 11"	9.7
RESIDENTIAL	E	13.13	5' - 0"	6' - 11"	34.3
RESIDENTIAL	M	13.14	1' - 3"	3' - 10"	4.8
RESIDENTIAL	M	13.15	4' - 9"	4' - 10"	22.9
RESIDENTIAL	M	13.16	2' - 9"	3' - 1"	8.4
RESIDENTIAL	M	13.17	4' - 6"	5' - 2"	23.3
RESIDENTIAL	M	13.18	1' - 10"	3' - 0"	5.4
RESIDENTIAL	M	13.19	1' - 3"	3' - 11"	4.9
RESIDENTIAL	M	13.20	2' - 5"	4' - 0"	9.6
RESIDENTIAL	M	13.21	4' - 8"	5' - 3"	24.3
RESIDENTIAL	M	13.22	4' - 8"	4' - 11"	23.0
RESIDENTIAL	M	13.23	3' - 1"	4' - 7"	13.9
RESIDENTIAL	M	13.24	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	13.25	2' - 3"	3' - 1"	7.0
RESIDENTIAL	M	13.26	2' - 1"	4' - 8"	9.9
RESIDENTIAL	M	13.27	1' - 7"	1' - 10"	2.9
RESIDENTIAL	M	13.28	1' - 9"	3' - 2"	5.5
RESIDENTIAL	ST	13.29	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	13.30	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	13.31	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	13.32	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	13.33	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	13.34	2' - 3"	2' - 4"	5.2
RESIDENTIAL	M	13.35	4' - 8"	7' - 8"	35.7
SUBTOTAL					

13TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	13.36	1' - 5"	3' - 5"	4.9
RESIDENTIAL	M	13.37	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	13.38	2' - 11"	3' - 9"	11.1
RESIDENTIAL	M	13.39	3' - 0"	4' - 0"	11.8
RESIDENTIAL	M	13.40	1' - 7"	2' - 9"	4.3
RESIDENTIAL	P	13.41	1' - 5"	10' - 9"	14.8
RESIDENTIAL	P	13.42	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	13.43	0' - 9"	7' - 2"	5.6
RESIDENTIAL	P	13.44	1' - 6"	10' - 0"	15.3
RESIDENTIAL	P	13.45	0' - 11"	3' - 6"	3.2
RESIDENTIAL	P	13.46	1' - 0"	5' - 7"	5.6
RESIDENTIAL	P	13.47	1' - 0"	2' - 10"	2.8
RESIDENTIAL	P	13.48	1' - 1"	7' - 0"	7.6
RESIDENTIAL	P	13.49	1' - 3"	3' - 0"	3.7
RESIDENTIAL	P	13.50	1' - 0"	5' - 11"	6.0
RESIDENTIAL	P	13.51	0' - 9"	6' - 4"	4.7
RESIDENTIAL	P	13.52	1' - 6"	2' - 11"	4.4
RESIDENTIAL	P	13.53	0' - 11"	6' - 2"	5.4
RESIDENTIAL	P	13.54	1' - 3"	11' - 5"	14.2
RESIDENTIAL	P	13.55	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	13.56	1' - 2"	6' - 2"	7.4
RESIDENTIAL	M	13.57	2' - 8"	3' - 1"	8.2
RESIDENTIAL	P	13.58	1' - 8"	5' - 2"	8.8
RESIDENTIAL	P	13.59	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	13.60	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	13.61	1' - 1"	1' - 8"	1.8
RESIDENTIAL	P	13.62	0' - 7"	4' - 9"	2.7
RESIDENTIAL	M	13.63	1' - 3"	1' - 9"	2.2
RESIDENTIAL	P	13.64	0' - 9"	3' - 3"	2.4
RESIDENTIAL	P	13.65	0' - 8"	2' - 3"	1.6
RESIDENTIAL	P	13.66	0' - 7"	3' - 1"	1.8
RESIDENTIAL	O	13.67	13' - 11"	26' - 2"	363.6
RESIDENTIAL	E	13.68	1' - 7"	4' - 3"	6.8
RESIDENTIAL	M	13.69	2' - 5"	5' - 0"	11.9
RESIDENTIAL	P	13.70	1' - 9"	3' - 5"	6.0
RESIDENTIAL	P	13.71	3' - 3"	6' - 9"	22.2
RESIDENTIAL	M	13.72	2' - 3"	3' - 3"	7.4
SUBTOTAL					1,055.8

13TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		4,244	1,040	3,204
TOTAL		4,244	1,040	3,204

13TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	13.73	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	13.74	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	13.75	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	13.76	2' - 7"	3' - 4"	8.7
RESIDENTIAL	M	13.77	1' - 4"	3' - 1"	4.1
RESIDENTIAL	M	13.78	3' - 3"	4' - 8"	15.2
RESIDENTIAL	M	13.79	0' - 5"	0' - 10"	0.4
RESIDENTIAL	M	13.80	4' - 7"	5' - 4"	24.4
RESIDENTIAL	M	13.81	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	13.82	1' - 5"	1' - 5"	2.0
RESIDENTIAL	M	13.83	5' - 0"	6' - 4"	31.5
RESIDENTIAL	M	13.84	2' - 2"	6' - 10"	14.8
RESIDENTIAL	M	13.85	1' - 7"	2' - 9"	4.4
RESIDENTIAL	P	13.86	0' - 10"	3' - 2"	2.7
RESIDENTIAL	P	13.87	1' - 0"	7' - 5"	7.4
RESIDENTIAL	P	13.88	1' - 0"	2' - 11"	2.9
RESIDENTIAL	P	13.89	1' - 1"	3' - 1"	3.4
RESIDENTIAL	P	13.90	1' - 0"	6' - 3"	6.3
RESIDENTIAL	P	13.91	0' - 7"	3' - 4"	1.8
RESIDENTIAL	P	13.92	1' - 2"	4' - 4"	4.9
RESIDENTIAL	P	13.93	1' - 1"	5' - 7"	6.1
RESIDENTIAL	M	13.94	2' - 2"	2' - 11"	6.2
RESIDENTIAL	P	13.95	1' - 0"	6' - 5"	6.4
RESIDENTIAL	M	13.96	1' - 4"	1' - 4"	1.8
RESIDENTIAL	M	13.97	3' - 5"	4' - 7"	15.6
RESIDENTIAL	O	13.98	1' - 6"	24' - 8"	36.9
RESIDENTIAL	O	13.99	11' - 9"	25' - 9"	302.9
RESIDENTIAL	M	13.100	0' - 5"	1' - 2"	0.5
RESIDENTIAL	O	13.101	5' - 4"	26' - 3"	140.4
RESIDENTIAL	O	13.102	9' - 2"	26' - 6"	243.2
RESIDENTIAL	O	13.103	5' - 6"	13' - 3"	72.9
RESIDENTIAL	O	13.104	5' - 7"	11' - 0"	61.9
SUBTOTAL					1,039.9

13TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	2,096	11,549
TOTAL	13,645	2,096	11,549



13TH FLOOR (MFD:32ND FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

14TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		9,401	703	8,698
TOTAL		9,401	703	8,698

14TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	14.1	2' - 6"	4' - 7"	11.6
RESIDENTIAL	ST	14.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	14.3	3' - 2"	6' - 11"	22.0
RESIDENTIAL	M	14.4	2' - 7"	7' - 11"	20.1
RESIDENTIAL	M	14.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	14.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	14.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	14.8	4' - 2"	7' - 10"	33.0
RESIDENTIAL	M	14.9	3' - 3"	5' - 0"	16.1
RESIDENTIAL	M	14.10	0' - 3"	1' - 2"	0.3
RESIDENTIAL	M	14.11	4' - 5"	4' - 8"	20.6
RESIDENTIAL	M	14.12	2' - 6"	3' - 11"	9.7
RESIDENTIAL	E	14.13	5' - 0"	6' - 11"	34.3
RESIDENTIAL	M	14.14	1' - 3"	3' - 10"	4.8
RESIDENTIAL	M	14.15	4' - 8"	4' - 10"	22.7
RESIDENTIAL	M	14.16	2' - 9"	3' - 1"	8.4
RESIDENTIAL	M	14.17	4' - 6"	5' - 2"	23.3
RESIDENTIAL	M	14.18	1' - 10"	3' - 0"	5.4
RESIDENTIAL	M	14.19	1' - 3"	3' - 11"	4.9
RESIDENTIAL	M	14.20	2' - 5"	4' - 0"	9.6
RESIDENTIAL	M	14.21	4' - 8"	5' - 3"	24.3
RESIDENTIAL	M	14.22	4' - 8"	4' - 11"	23.0
RESIDENTIAL	M	14.23	3' - 1"	4' - 7"	13.9
RESIDENTIAL	M	14.24	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	14.25	2' - 5"	3' - 1"	7.5
RESIDENTIAL	M	14.26	1' - 1"	4' - 2"	4.5
RESIDENTIAL	M	14.27	1' - 10"	1' - 10"	3.4
RESIDENTIAL	M	14.28	1' - 9"	3' - 2"	5.5
RESIDENTIAL	ST	14.29	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	14.30	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	14.31	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	14.32	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	14.33	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	14.34	2' - 3"	2' - 4"	5.2
RESIDENTIAL	M	14.35	4' - 8"	7' - 8"	35.7
SUBTOTAL					

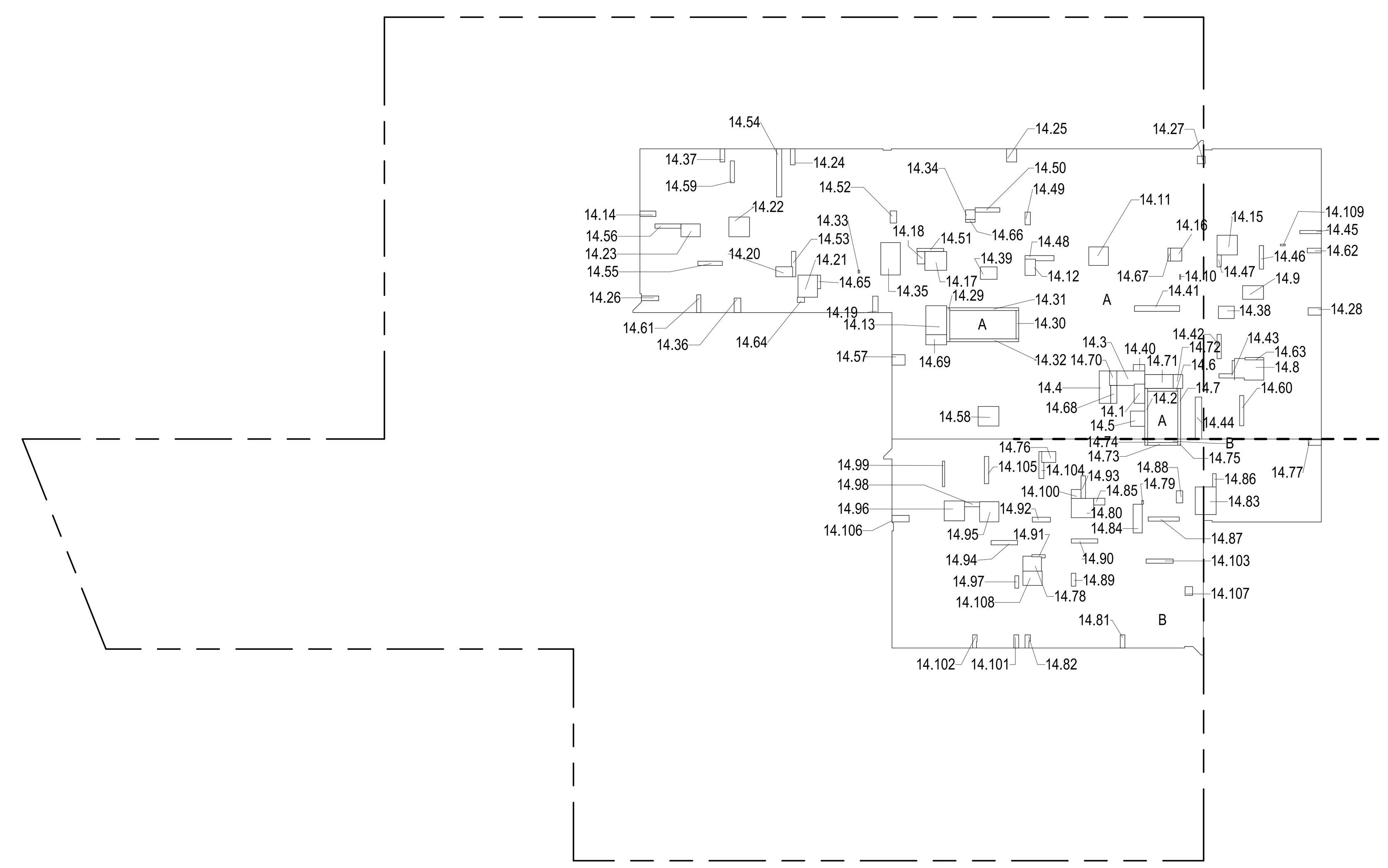
14TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	14.36	1' - 7"	3' - 5"	5.5
RESIDENTIAL	M	14.37	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	14.38	2' - 11"	3' - 9"	11.1
RESIDENTIAL	M	14.39	3' - 0"	4' - 0"	11.8
RESIDENTIAL	M	14.40	1' - 7"	2' - 9"	4.3
RESIDENTIAL	P	14.41	1' - 5"	10' - 9"	14.8
RESIDENTIAL	P	14.42	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	14.43	0' - 9"	7' - 1"	5.5
RESIDENTIAL	P	14.44	1' - 6"	10' - 0"	15.3
RESIDENTIAL	P	14.45	0' - 9"	5' - 1"	3.7
RESIDENTIAL	P	14.46	1' - 0"	5' - 7"	5.6
RESIDENTIAL	P	14.47	1' - 0"	2' - 10"	2.8
RESIDENTIAL	P	14.48	1' - 1"	7' - 0"	7.6
RESIDENTIAL	P	14.49	1' - 3"	3' - 0"	3.7
RESIDENTIAL	P	14.50	1' - 0"	5' - 11"	6.0
RESIDENTIAL	P	14.51	0' - 9"	6' - 4"	4.7
RESIDENTIAL	P	14.52	1' - 6"	2' - 11"	4.4
RESIDENTIAL	P	14.53	0' - 11"	6' - 2"	5.4
RESIDENTIAL	P	14.54	1' - 3"	11' - 5"	14.2
RESIDENTIAL	P	14.55	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	14.56	1' - 1"	6' - 2"	6.5
RESIDENTIAL	M	14.57	2' - 6"	3' - 1"	7.7
RESIDENTIAL	M	14.58	4' - 8"	4' - 11"	23.0
RESIDENTIAL	P	14.59	1' - 0"	5' - 2"	5.2
RESIDENTIAL	P	14.60	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	14.61	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	14.62	1' - 1"	3' - 4"	3.6
RESIDENTIAL	P	14.63	0' - 7"	4' - 6"	2.5
RESIDENTIAL	M	14.64	1' - 3"	1' - 9"	2.2
RESIDENTIAL	P	14.65	0' - 9"	3' - 3"	2.4
RESIDENTIAL	P	14.66	0' - 8"	2' - 3"	1.6
RESIDENTIAL	P	14.67	0' - 7"	3' - 1"	1.8
RESIDENTIAL	E	14.68	1' - 5"	4' - 3"	6.1
RESIDENTIAL	M	14.69	2' - 5"	5' - 0"	11.9
RESIDENTIAL	P	14.70	1' - 9"	3' - 5"	6.0
RESIDENTIAL	P	14.71	3' - 3"	6' - 9"	22.2
RESIDENTIAL	M	14.72	2' - 3"	3' - 3"	7.4
SUBTOTAL					703.2

14TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		4,244	273	3,970
TOTAL		4,244	273	3,970

14TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	14.73	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	14.74	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	14.75	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	14.76	2' - 7"	3' - 4"	8.7
RESIDENTIAL	M	14.77	1' - 4"	3' - 1"	4.1
RESIDENTIAL	M	14.78	3' - 3"	4' - 8"	15.2
RESIDENTIAL	M	14.79	0' - 5"	0' - 10"	0.4
RESIDENTIAL	M	14.80	4' - 7"	5' - 4"	24.4
RESIDENTIAL	M	14.81	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	14.82	1' - 0"	3' - 5"	3.4
RESIDENTIAL	M	14.83	5' - 0"	6' - 7"	32.7
RESIDENTIAL	M	14.84	2' - 2"	6' - 10"	14.8
RESIDENTIAL	M	14.85	1' - 7"	2' - 8"	4.3
RESIDENTIAL	P	14.86	0' - 10"	3' - 2"	2.7
RESIDENTIAL	P	14.87	1' - 0"	7' - 5"	7.4
RESIDENTIAL	P	14.88	1' - 6"	2' - 11"	4.3
RESIDENTIAL	P	14.89	1' - 1"	3' - 1"	3.4
RESIDENTIAL	P	14.90	1' - 0"	6' - 3"	6.3
RESIDENTIAL	P	14.91	0' - 7"	3' - 4"	1.8
RESIDENTIAL	P	14.92	1' - 2"	4' - 4"	4.9
RESIDENTIAL	P	14.93	1' - 1"	5' - 5"	5.8
RESIDENTIAL	P	14.94	1' - 1"	6' - 4"	6.7
RESIDENTIAL	M	14.95	4' - 7"	4' - 10"	22.1
RESIDENTIAL	M	14.96	4' - 9"	4' - 10"	22.8
RESIDENTIAL	P	14.97	0' - 11"	3' - 0"	2.8
RESIDENTIAL	P	14.98	1' - 2"	3' - 7"	4.1
RESIDENTIAL	P	14.99	0' - 6"	6' - 1"	3.1
RESIDENTIAL	M	14.100	2' - 2"	2' - 4"	5.0
RESIDENTIAL	M	14.101	1' - 2"	3' - 2"	3.7
RESIDENTIAL	M	14.102	1' - 0"	3' - 3"	3.2
RESIDENTIAL	P	14.103	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	14.104	0' - 11"	6' - 8"	6.1
RESIDENTIAL	P	14.105	1' - 0"	6' - 6"	6.5
RESIDENTIAL	M	14.106	1' - 7"	4' - 1"	6.3
SUBTOTAL					

14TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	977	12,668
TOTAL	13,645	977	12,668

14TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	14.107	1' - 10"	2' - 1"	3.8
RESIDENTIAL	M	14.108	3' - 5"	4' - 7"	15.6
RESIDENTIAL	M	14.109	0' - 5"	1' - 2"	0.5
SUBTOTAL					273.5



14TH FLOOR (MFD:33RD FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

15TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		9,401	703	8,698
TOTAL		9,401	703	8,698

15TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	15.1	2' - 6"	4' - 7"	11.6
RESIDENTIAL	ST	15.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	15.3	3' - 2"	6' - 11"	22.0
RESIDENTIAL	M	15.4	2' - 7"	7' - 11"	20.1
RESIDENTIAL	M	15.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	15.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	15.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	15.8	4' - 2"	7' - 10"	33.0
RESIDENTIAL	M	15.9	3' - 3"	5' - 0"	16.1
RESIDENTIAL	M	15.10	0' - 3"	1' - 2"	0.3
RESIDENTIAL	M	15.11	4' - 5"	4' - 8"	20.6
RESIDENTIAL	M	15.12	2' - 6"	3' - 11"	9.7
RESIDENTIAL	E	15.13	5' - 0"	6' - 11"	34.3
RESIDENTIAL	M	15.14	1' - 3"	3' - 10"	4.8
RESIDENTIAL	M	15.15	4' - 8"	4' - 10"	22.7
RESIDENTIAL	M	15.16	2' - 9"	3' - 1"	8.4
RESIDENTIAL	M	15.17	4' - 6"	5' - 2"	23.3
RESIDENTIAL	M	15.18	1' - 10"	3' - 0"	5.4
RESIDENTIAL	M	15.19	1' - 3"	3' - 11"	4.9
RESIDENTIAL	M	15.20	2' - 5"	4' - 0"	9.6
RESIDENTIAL	M	15.21	4' - 8"	5' - 3"	24.3
RESIDENTIAL	M	15.22	4' - 8"	4' - 11"	23.0
RESIDENTIAL	M	15.23	3' - 1"	4' - 7"	13.9
RESIDENTIAL	M	15.24	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	15.25	2' - 5"	3' - 1"	7.5
RESIDENTIAL	M	15.26	1' - 1"	4' - 2"	4.5
RESIDENTIAL	M	15.27	1' - 10"	1' - 10"	3.4
RESIDENTIAL	M	15.28	1' - 9"	3' - 2"	5.5
RESIDENTIAL	ST	15.29	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	15.30	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	15.31	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	15.32	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	15.33	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	15.34	2' - 3"	2' - 4"	5.2
RESIDENTIAL	M	15.35	4' - 8"	7' - 8"	35.7
SUBTOTAL					

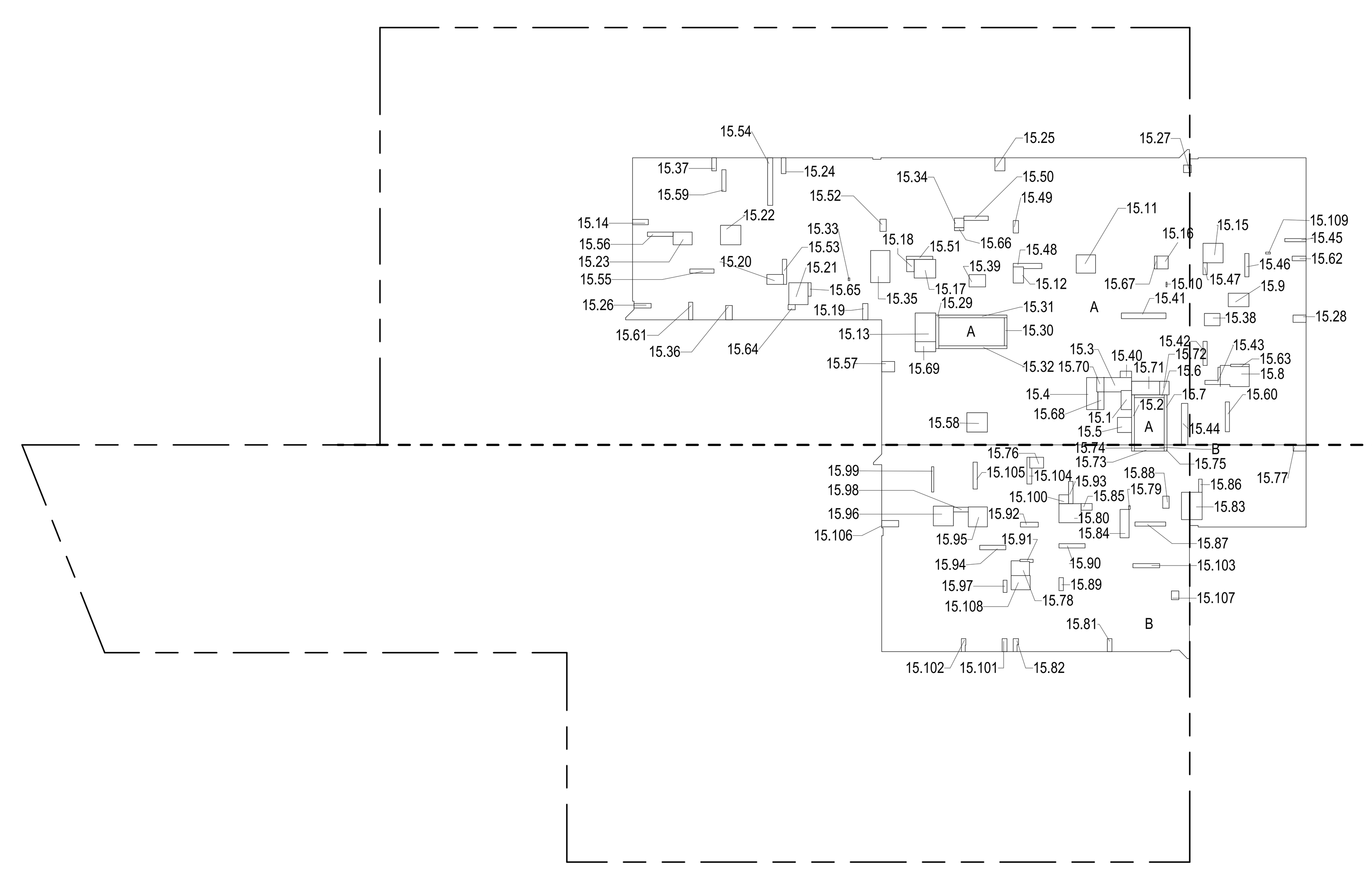
15TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	15.36	1' - 7"	3' - 5"	5.5
RESIDENTIAL	M	15.37	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	15.38	2' - 11"	3' - 9"	11.1
RESIDENTIAL	M	15.39	3' - 0"	4' - 0"	11.8
RESIDENTIAL	M	15.40	1' - 7"	2' - 9"	4.3
RESIDENTIAL	P	15.41	1' - 5"	10' - 9"	14.8
RESIDENTIAL	P	15.42	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	15.43	0' - 9"	7' - 1"	5.5
RESIDENTIAL	P	15.44	1' - 6"	10' - 0"	15.3
RESIDENTIAL	P	15.45	0' - 9"	5' - 1"	3.7
RESIDENTIAL	P	15.46	1' - 0"	5' - 7"	5.6
RESIDENTIAL	P	15.47	1' - 0"	2' - 10"	2.8
RESIDENTIAL	P	15.48	1' - 1"	7' - 0"	7.6
RESIDENTIAL	P	15.49	1' - 3"	3' - 0"	3.7
RESIDENTIAL	P	15.50	1' - 0"	5' - 11"	6.0
RESIDENTIAL	P	15.51	0' - 9"	6' - 4"	4.7
RESIDENTIAL	P	15.52	1' - 6"	2' - 11"	4.4
RESIDENTIAL	P	15.53	0' - 11"	6' - 2"	5.4
RESIDENTIAL	P	15.54	1' - 3"	11' - 5"	14.2
RESIDENTIAL	P	15.55	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	15.56	1' - 1"	6' - 2"	6.5
RESIDENTIAL	M	15.57	2' - 6"	3' - 1"	7.7
RESIDENTIAL	M	15.58	4' - 8"	4' - 11"	23.0
RESIDENTIAL	P	15.59	1' - 0"	5' - 2"	5.2
RESIDENTIAL	P	15.60	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	15.61	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	15.62	1' - 1"	3' - 4"	3.6
RESIDENTIAL	P	15.63	0' - 7"	4' - 6"	2.5
RESIDENTIAL	M	15.64	1' - 3"	1' - 9"	2.2
RESIDENTIAL	P	15.65	0' - 9"	3' - 3"	2.4
RESIDENTIAL	P	15.66	0' - 8"	2' - 3"	1.6
RESIDENTIAL	P	15.67	0' - 7"	3' - 1"	1.8
RESIDENTIAL	E	15.68	1' - 5"	4' - 3"	6.1
RESIDENTIAL	M	15.69	2' - 5"	5' - 0"	11.9
RESIDENTIAL	P	15.70	1' - 9"	3' - 5"	6.0
RESIDENTIAL	P	15.71	3' - 3"	6' - 9"	22.2
RESIDENTIAL	M	15.72	2' - 3"	3' - 3"	7.4
SUBTOTAL					703.2

15TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		4,244	273	3,970
TOTAL		4,244	273	3,970

15TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	15.73	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	15.74	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	15.75	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	15.76	2' - 7"	3' - 4"	8.7
RESIDENTIAL	M	15.77	1' - 4"	3' - 1"	4.1
RESIDENTIAL	M	15.78	3' - 3"	4' - 8"	15.2
RESIDENTIAL	M	15.79	0' - 5"	0' - 10"	0.4
RESIDENTIAL	M	15.80	4' - 7"	5' - 4"	24.4
RESIDENTIAL	M	15.81	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	15.82	1' - 0"	3' - 5"	3.4
RESIDENTIAL	M	15.83	5' - 0"	6' - 7"	32.7
RESIDENTIAL	M	15.84	2' - 2"	6' - 10"	14.8
RESIDENTIAL	M	15.85	1' - 7"	2' - 8"	4.3
RESIDENTIAL	P	15.86	0' - 10"	3' - 2"	2.7
RESIDENTIAL	P	15.87	1' - 0"	7' - 5"	7.4
RESIDENTIAL	P	15.88	1' - 6"	2' - 11"	4.3
RESIDENTIAL	P	15.89	1' - 1"	3' - 1"	3.4
RESIDENTIAL	P	15.90	1' - 0"	6' - 3"	6.3
RESIDENTIAL	P	15.91	0' - 7"	3' - 4"	1.8
RESIDENTIAL	P	15.92	1' - 2"	4' - 4"	4.9
RESIDENTIAL	P	15.93	1' - 1"	5' - 5"	5.8
RESIDENTIAL	P	15.94	1' - 1"	6' - 4"	6.7
RESIDENTIAL	M	15.95	4' - 7"	4' - 10"	22.1
RESIDENTIAL	M	15.96	4' - 9"	4' - 10"	22.8
RESIDENTIAL	P	15.97	0' - 11"	3' - 0"	2.8
RESIDENTIAL	P	15.98	1' - 2"	3' - 7"	4.1
RESIDENTIAL	P	15.99	0' - 6"	6' - 1"	3.1
RESIDENTIAL	M	15.100	2' - 2"	2' - 4"	5.0
RESIDENTIAL	M	15.101	1' - 2"	3' - 2"	3.7
RESIDENTIAL	M	15.102	1' - 0"	3' - 3"	3.2
RESIDENTIAL	P	15.103	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	15.104	0' - 11"	6' - 8"	6.1
RESIDENTIAL	P	15.105	1' - 0"	6' - 6"	6.5
RESIDENTIAL	M	15.106	1' - 7"	4' - 1"	6.3
SUBTOTAL					

15TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	977	12,668
TOTAL	13,645	977	12,668

15TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	15.107	1' - 10"	2' - 1"	3.8
RESIDENTIAL	M	15.108	3' - 5"	4' - 7"	15.6
RESIDENTIAL	M	15.109	0' - 5"	1' - 2"	0.5
SUBTOTAL					273.5



15TH FLOOR (MFD:34TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

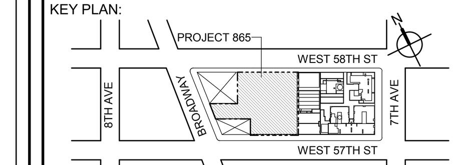
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

DEPT OF BLDGS 121328205 Job Number
ES089558709 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
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STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
13TH, 14TH,15TH FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-013.01**
DOB PAGE No:	14 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E -SHEET SIZE

FILE NAME: C:\Revit Local Files\AAI_TWR-ZONING-CD_pedlerim.rvt
PLOT DATE: 9/22/2015 6:06:15 PM

36" x 48" Arch E - SHEET SIZE

16TH FLOOR AREA CALCULATIONS ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		9,401	703	8,698
TOTAL		9,401	703	8,698

16TH FLOOR DEDUCTIONS ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	16.1	2' - 6"	4' - 7"	11.6
RESIDENTIAL	ST	16.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	16.3	3' - 2"	6' - 11"	22.0
RESIDENTIAL	M	16.4	2' - 7"	7' - 11"	20.1
RESIDENTIAL	M	16.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	16.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	16.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	16.8	4' - 2"	7' - 10"	33.0
RESIDENTIAL	M	16.9	3' - 3"	5' - 0"	16.1
RESIDENTIAL	M	16.10	0' - 3"	1' - 2"	0.3
RESIDENTIAL	M	16.11	4' - 5"	4' - 8"	20.6
RESIDENTIAL	M	16.12	2' - 6"	3' - 11"	9.7
RESIDENTIAL	E	16.13	5' - 0"	6' - 11"	34.3
RESIDENTIAL	M	16.14	1' - 3"	3' - 10"	4.8
RESIDENTIAL	M	16.15	4' - 8"	4' - 10"	22.7
RESIDENTIAL	M	16.16	2' - 9"	3' - 1"	8.4
RESIDENTIAL	M	16.17	4' - 6"	5' - 2"	23.3
RESIDENTIAL	M	16.18	1' - 10"	3' - 0"	5.4
RESIDENTIAL	M	16.19	1' - 3"	3' - 11"	4.9
RESIDENTIAL	M	16.20	2' - 5"	4' - 0"	9.6
RESIDENTIAL	M	16.21	4' - 8"	5' - 3"	24.3
RESIDENTIAL	M	16.22	4' - 8"	4' - 11"	23.0
RESIDENTIAL	M	16.23	3' - 1"	4' - 7"	13.9
RESIDENTIAL	M	16.24	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	16.25	2' - 5"	3' - 1"	7.5
RESIDENTIAL	M	16.26	1' - 1"	4' - 2"	4.5
RESIDENTIAL	M	16.27	1' - 10"	1' - 10"	3.4
RESIDENTIAL	M	16.28	1' - 9"	3' - 2"	5.5
RESIDENTIAL	ST	16.29	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	16.30	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	16.31	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	16.32	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	16.33	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	16.34	2' - 3"	2' - 4"	5.2
RESIDENTIAL	M	16.35	4' - 8"	7' - 8"	35.7
SUBTOTAL					

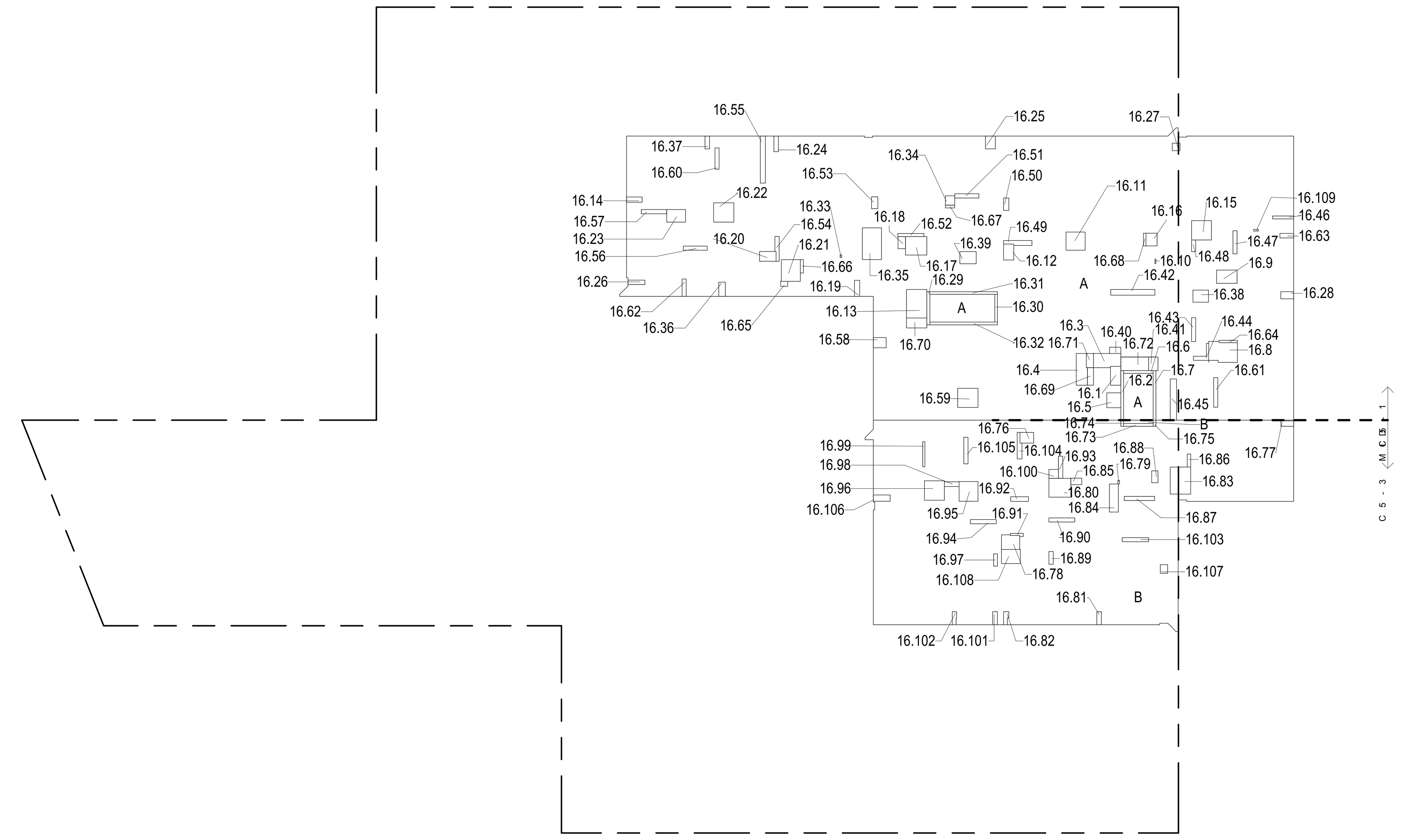
16TH FLOOR DEDUCTIONS ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	16.36	1' - 7"	3' - 5"	5.5
RESIDENTIAL	M	16.37	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	16.38	2' - 11"	3' - 9"	11.1
RESIDENTIAL	M	16.39	3' - 0"	4' - 0"	11.8
RESIDENTIAL	M	16.40	1' - 7"	2' - 9"	4.3
RESIDENTIAL	M	16.41	2' - 3"	3' - 3"	7.4
RESIDENTIAL	P	16.42	1' - 5"	10' - 9"	14.8
RESIDENTIAL	P	16.43	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	16.44	0' - 9"	7' - 1"	5.5
RESIDENTIAL	P	16.45	1' - 6"	10' - 0"	15.3
RESIDENTIAL	P	16.46	0' - 9"	5' - 1"	3.7
RESIDENTIAL	P	16.47	1' - 0"	5' - 7"	5.6
RESIDENTIAL	P	16.48	1' - 0"	2' - 10"	2.8
RESIDENTIAL	P	16.49	1' - 1"	7' - 0"	7.6
RESIDENTIAL	P	16.50	1' - 3"	3' - 0"	3.7
RESIDENTIAL	P	16.51	1' - 0"	5' - 11"	6.0
RESIDENTIAL	P	16.52	0' - 9"	6' - 4"	4.7
RESIDENTIAL	P	16.53	1' - 6"	2' - 11"	4.4
RESIDENTIAL	P	16.54	0' - 11"	6' - 2"	5.4
RESIDENTIAL	P	16.55	1' - 3"	11' - 5"	14.2
RESIDENTIAL	P	16.56	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	16.57	1' - 1"	6' - 2"	6.5
RESIDENTIAL	M	16.58	2' - 6"	3' - 1"	7.7
RESIDENTIAL	M	16.59	4' - 8"	4' - 11"	23.0
RESIDENTIAL	P	16.60	1' - 0"	5' - 2"	5.2
RESIDENTIAL	P	16.61	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	16.62	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	16.63	1' - 1"	3' - 4"	3.6
RESIDENTIAL	P	16.64	0' - 7"	4' - 6"	2.5
RESIDENTIAL	M	16.65	1' - 3"	1' - 9"	2.2
RESIDENTIAL	P	16.66	0' - 9"	3' - 3"	2.4
RESIDENTIAL	P	16.67	0' - 8"	2' - 3"	1.6
RESIDENTIAL	P	16.68	0' - 7"	3' - 1"	1.8
RESIDENTIAL	E	16.69	1' - 5"	4' - 3"	6.1
RESIDENTIAL	M	16.70	2' - 5"	5' - 0"	11.9
RESIDENTIAL	P	16.71	1' - 9"	3' - 5"	6.0
RESIDENTIAL	P	16.72	3' - 3"	6' - 9"	22.2
SUBTOTAL					703.2

16TH FLOOR AREA CALCULATIONS ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		4,244	273	3,970
TOTAL		4,244	273	3,970

16TH FLOOR DEDUCTIONS ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	16.73	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	16.74	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	16.75	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	16.76	2' - 7"	3' - 4"	8.7
RESIDENTIAL	M	16.77	1' - 4"	3' - 1"	4.1
RESIDENTIAL	M	16.78	3' - 3"	4' - 8"	15.2
RESIDENTIAL	M	16.79	0' - 5"	0' - 10"	0.4
RESIDENTIAL	M	16.80	4' - 7"	5' - 4"	24.4
RESIDENTIAL	M	16.81	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	16.82	1' - 0"	3' - 5"	3.4
RESIDENTIAL	M	16.83	5' - 0"	6' - 7"	32.7
RESIDENTIAL	M	16.84	2' - 2"	6' - 10"	14.8
RESIDENTIAL	M	16.85	1' - 7"	2' - 8"	4.3
RESIDENTIAL	P	16.86	0' - 10"	3' - 2"	2.7
RESIDENTIAL	P	16.87	1' - 0"	7' - 5"	7.4
RESIDENTIAL	P	16.88	1' - 6"	2' - 11"	4.3
RESIDENTIAL	P	16.89	1' - 1"	3' - 1"	3.4
RESIDENTIAL	P	16.90	1' - 0"	6' - 3"	6.3
RESIDENTIAL	P	16.91	0' - 7"	3' - 4"	1.8
RESIDENTIAL	P	16.92	1' - 2"	4' - 4"	4.9
RESIDENTIAL	P	16.93	1' - 1"	5' - 5"	5.8
RESIDENTIAL	P	16.94	1' - 1"	6' - 4"	6.7
RESIDENTIAL	M	16.95	4' - 7"	4' - 10"	22.1
RESIDENTIAL	M	16.96	4' - 9"	4' - 10"	22.8
RESIDENTIAL	P	16.97	0' - 11"	3' - 0"	2.8
RESIDENTIAL	P	16.98	1' - 2"	3' - 7"	4.1
RESIDENTIAL	P	16.99	0' - 6"	6' - 1"	3.1
RESIDENTIAL	M	16.100	2' - 2"	2' - 4"	5.0
RESIDENTIAL	M	16.101	1' - 2"	3' - 2"	3.7
RESIDENTIAL	M	16.102	1' - 0"	3' - 3"	3.2
RESIDENTIAL	P	16.103	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	16.104	0' - 11"	6' - 8"	6.1
SUBTOTAL					

16TH FLOOR AREA CALCULATIONS ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	977	12,668
TOTAL	13,645	977	12,668

16TH FLOOR DEDUCTIONS ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	16.105	1' - 0"	6' - 6"	6.5
RESIDENTIAL	M	16.106	1' - 7"	4' - 1"	6.3
RESIDENTIAL	M	16.107	1' - 10"	2' - 1"	3.8
RESIDENTIAL	M	16.108	3' - 5"	4' - 7"	15.6
RESIDENTIAL	M	16.109	0' - 5"	1' - 2"	0.5
SUBTOTAL					273.5



16TH FLOOR (MFD:35TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

17TH FLOOR AREA CALCULATIONS ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		9,401	684	8,717
TOTAL		9,401	684	8,717

17TH FLOOR DEDUCTIONS ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	17.1	2' - 6"	4' - 7"	11.6
RESIDENTIAL	ST	17.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	17.3	3' - 4"	6' - 11"	22.8
RESIDENTIAL	M	17.4	2' - 6"	8' - 0"	20.4
RESIDENTIAL	M	17.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	17.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	17.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	17.8	3' - 9"	8' - 9"	33.0
RESIDENTIAL	M	17.9	3' - 2"	4' - 9"	15.0
RESIDENTIAL	M	17.10	0' - 3"	1' - 2"	0.3
RESIDENTIAL	M	17.11	4' - 5"	4' - 7"	20.4
RESIDENTIAL	M	17.12	2' - 6"	3' - 9"	9.3
RESIDENTIAL	E	17.13	5' - 0"	6' - 11"	34.3
RESIDENTIAL	M	17.14	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	17.15	4' - 8"	4' - 10"	22.7
RESIDENTIAL	M	17.16	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	17.17	4' - 5"	5' - 1"	22.5
RESIDENTIAL	M	17.18	1' - 11"	2' - 8"	5.2
RESIDENTIAL	M	17.19	1' - 6"	2' - 0"	3.0
RESIDENTIAL	M	17.20	2' - 5"	3' - 5"	8.2
RESIDENTIAL	M	17.21	4' - 8"	5' - 1"	23.4
RESIDENTIAL	M	17.22	4' - 8"	4' - 8"	21.9
RESIDENTIAL	M	17.23	3' - 1"	4' - 7"	14.0
RESIDENTIAL	M	17.24	1' - 8"	3' - 2"	5.2
RESIDENTIAL	M	17.25	2' - 3"	3' - 2"	7.0
RESIDENTIAL	M	17.26	1' - 1"	3' - 4"	3.6
RESIDENTIAL	M	17.27	1' - 10"	1' - 10"	3.4
RESIDENTIAL	M	17.28	1' - 7"	2' - 5"	3.9
RESIDENTIAL	ST	17.29	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	17.30	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	17.31	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	17.32	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	17.33	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	17.34	2' - 2"	2' - 4"	5.0
RESIDENTIAL	M	17.35	4' - 6"	7' - 10"	35.5
SUBTOTAL					

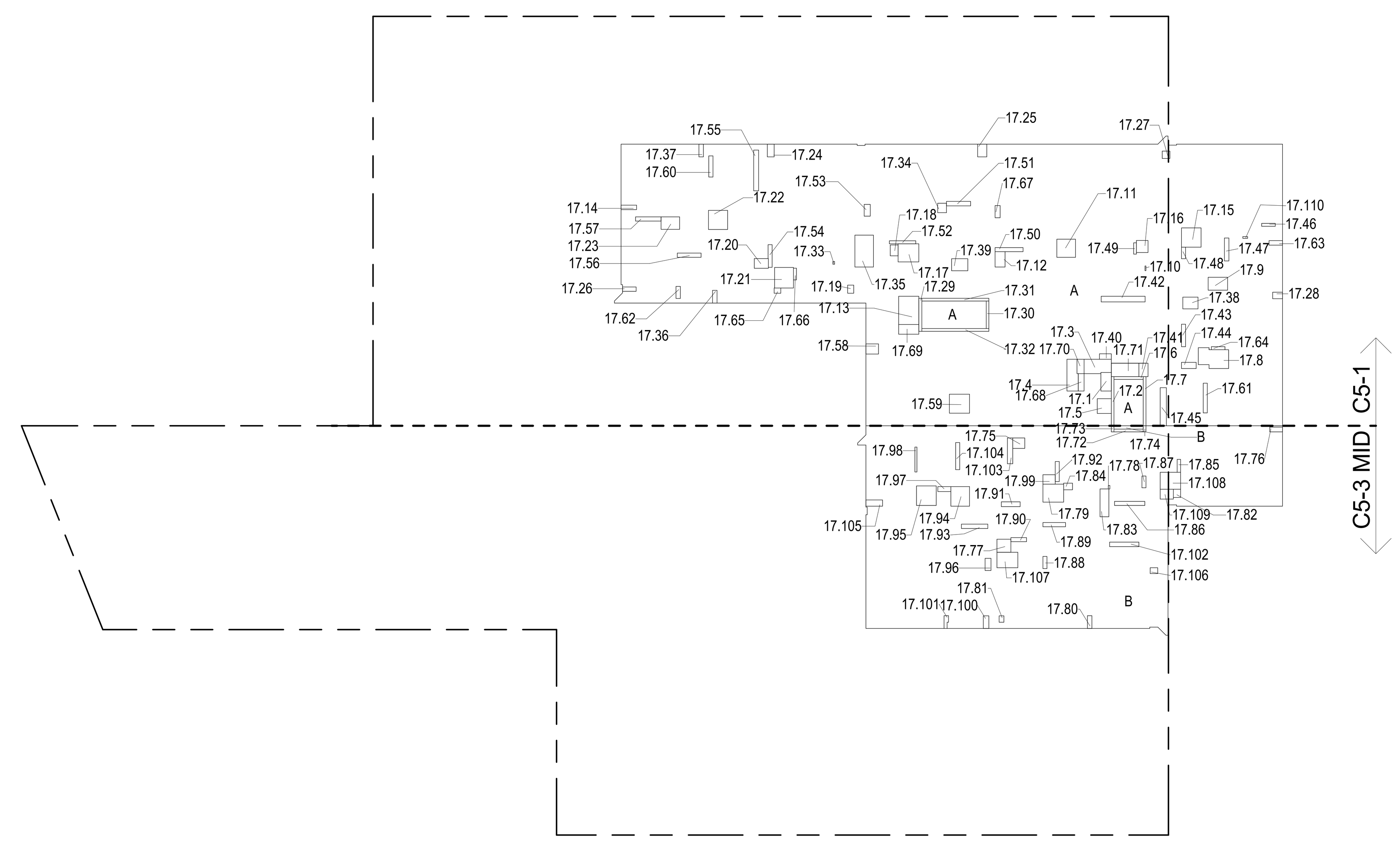
17TH FLOOR DEDUCTIONS ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	17.36	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	17.37	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	17.38	2' - 11"	3' - 9"	10.9
RESIDENTIAL	M	17.39	3' - 0"	4' - 0"	11.8
RESIDENTIAL	M	17.40	1' - 4"	2' - 11"	3.9
RESIDENTIAL	M	17.41	2' - 3"	3' - 3"	7.4
RESIDENTIAL	P	17.42	1' - 5"	10' - 9"	14.8
RESIDENTIAL	P	17.43	1' - 0"	5' - 6"	5.5
RESIDENTIAL	P	17.44	1' - 6"	3' - 7"	5.5
RESIDENTIAL	P	17.45	1' - 6"	9' - 4"	14.3
RESIDENTIAL	P	17.46	0' - 9"	3' - 4"	2.4
RESIDENTIAL	P	17.47	1' - 1"	5' - 7"	6.2
RESIDENTIAL	P	17.48	1' - 0"	2' - 10"	2.8
RESIDENTIAL	P	17.49	0' - 8"	2' - 9"	1.9
RESIDENTIAL	P	17.50	1' - 0"	6' - 11"	6.7
RESIDENTIAL	P	17.51	1' - 1"	5' - 11"	6.5
RESIDENTIAL	P	17.52	0' - 9"	6' - 5"	5.0
RESIDENTIAL	P	17.53	1' - 6"	2' - 11"	4.4
RESIDENTIAL	P	17.54	1' - 0"	5' - 7"	5.4
RESIDENTIAL	P	17.55	1' - 3"	10' - 0"	12.3
RESIDENTIAL	P	17.56	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	17.57	1' - 1"	6' - 3"	6.6
RESIDENTIAL	M	17.58	2' - 6"	3' - 1"	7.7
RESIDENTIAL	M	17.59	4' - 8"	4' - 11"	23.0
RESIDENTIAL	P	17.60	1' - 0"	5' - 2"	5.2
RESIDENTIAL	P	17.61	1' - 0"	7' - 3"	7.2
RESIDENTIAL	P	17.62	1' - 1"	3' - 0"	3.1
RESIDENTIAL	M	17.63	1' - 1"	3' - 4"	3.6
RESIDENTIAL	P	17.64	0' - 9"	3' - 4"	2.5
RESIDENTIAL	M	17.65	1' - 3"	1' - 8"	2.1
RESIDENTIAL	P	17.66	0' - 9"	2' - 11"	2.2
RESIDENTIAL	P	17.67	1' - 3"	3' - 0"	3.7
RESIDENTIAL	E	17.68	1' - 5"	4' - 3"	6.1
RESIDENTIAL	M	17.69	2' - 5"	5' - 0"	11.9
RESIDENTIAL	P	17.70	1' - 9"	3' - 7"	6.2
RESIDENTIAL	P	17.71	3' - 3"	6' - 9"	22.2
SUBTOTAL					683.9

17TH FLOOR AREA CALCULATIONS ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		4,244	272	3,972
TOTAL		4,244	272	3,972

17TH FLOOR DEDUCTIONS ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	17.72	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	17.73	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	17.74	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	17.75	2' - 6"	3' - 0"	7.6
RESIDENTIAL	M	17.76	1' - 2"	3' - 2"	3.6
RESIDENTIAL	M	17.77	3' - 3"	3' - 5"	11.0
RESIDENTIAL	M	17.78	0' - 5"	0' - 10"	0.4
RESIDENTIAL	M	17.79	4' - 5"	5' - 1"	22.5
RESIDENTIAL	M	17.80	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	17.81	1' - 2"	1' - 7"	1.8
RESIDENTIAL	M	17.82	1' - 9"	2' - 0"	3.6
RESIDENTIAL	M	17.83	2' - 2"	6' - 10"	14.8
RESIDENTIAL	M	17.84	1' - 7"	2' - 2"	3.5
RESIDENTIAL	P	17.85	0' - 10"	3' - 2"	2.7
RESIDENTIAL	P	17.86	1' - 0"	7' - 5"	7.2
RESIDENTIAL	P	17.87	1' - 0"	2' - 11"	2.9
RESIDENTIAL	P	17.88	1' - 0"	3' - 0"	3.0
RESIDENTIAL	P	17.89	1' - 1"	5' - 6"	5.8
RESIDENTIAL	P	17.90	1' - 0"	3' - 10"	3.8
RESIDENTIAL	P	17.91	1' - 2"	4' - 8"	5.3
RESIDENTIAL	P	17.92	1' - 0"	4' - 11"	4.9
RESIDENTIAL	P	17.93	1' - 1"	6' - 6"	6.9
RESIDENTIAL	M	17.94	4' - 7"	4' - 10"	22.1
RESIDENTIAL	M	17.95	4' - 10"	4' - 10"	23.2
RESIDENTIAL	P	17.96	1' - 5"	3' - 0"	4.3
RESIDENTIAL	P	17.97	1' - 3"	3' - 3"	3.9
RESIDENTIAL	P	17.98	0' - 6"	6' - 1"	3.1
RESIDENTIAL	M	17.99	2' - 4"	3' - 0"	6.9
RESIDENTIAL	M	17.100	1' - 4"	3' - 2"	4.2
RESIDENTIAL	M	17.101	0' - 10"	3' - 4"	2.9
RESIDENTIAL	P	17.102	1' - 1"	7' - 2"	7.7
RESIDENTIAL	P	17.103	1' - 4"	6' - 4"	8.3
RESIDENTIAL	P	17.104	1' - 0"	6' - 7"	6.6
RESIDENTIAL	M	17.105	1' - 6"	4' - 1"	6.3
SUBTOTAL					

17TH FLOOR AREA CALCULATIONS ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	956	12,689
TOTAL	13,645	956	12,689

17TH FLOOR DEDUCTIONS ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	17.106	1' - 5"	1' - 10"	2.6
RESIDENTIAL	M	17.107	3' - 10"	5' - 1"	19.4
RESIDENTIAL	M	17.108	4' - 2"	5' - 0"	20.8
RESIDENTIAL	M	17.109	2' - 5"	3' - 3"	7.7
RESIDENTIAL	M	17.110	0' - 5"	1' - 2"	0.5
SUBTOTAL					271.9



17TH FLOOR (MFD:36TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

18TH FLOOR AREA CALCULATIONS ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		9,401	684	8,717
TOTAL		9,401	684	8,717

18TH FLOOR DEDUCTIONS ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	18.1	2' - 6"	4' - 7"	11.6
RESIDENTIAL	ST	18.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	18.3	3' - 4"	6' - 11"	22.8
RESIDENTIAL	M	18.4	2' - 6"	8' - 0"	20.4
RESIDENTIAL	M	18.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	18.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	18.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	18.8	3' - 9"	8' - 9"	33.0
RESIDENTIAL	M	18.9	3' - 2"	4' - 9"	15.0
RESIDENTIAL	M	18.10	0' - 3"	1' - 2"	0.3
RESIDENTIAL	M	18.11	4' - 5"	4' - 7"	20.4
RESIDENTIAL	M	18.12	2' - 6"	3' - 9"	9.3
RESIDENTIAL	E	18.13	5' - 0"	6' - 11"	34.3
RESIDENTIAL	M	18.14	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	18.15	4' - 8"	4' - 10"	22.7
RESIDENTIAL	M	18.16	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	18.17	4' - 5"	5' - 1"	22.5
RESIDENTIAL	M	18.18	1' - 11"	2' - 8"	5.2
RESIDENTIAL	M	18.19	1' - 6"	2' - 0"	3.0
RESIDENTIAL	M	18.20	2' - 5"	3' - 5"	8.2
RESIDENTIAL	M	18.21	4' - 8"	5' - 1"	23.4
RESIDENTIAL	M	18.22	4' - 8"	4' - 8"	21.9
RESIDENTIAL	M	18.23	3' - 1"	4' - 7"	14.0
RESIDENTIAL	M	18.24	1' - 8"	3' - 2"	5.2
RESIDENTIAL	M	18.25	2' - 3"	3' - 2"	7.0
RESIDENTIAL	M	18.26	1' - 1"	3' - 4"	3.6
RESIDENTIAL	M	18.27	1' - 10"	1' - 10"	3.4
RESIDENTIAL	M	18.28	1' - 7"	2' - 5"	3.9
RESIDENTIAL	ST	18.29	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	18.30	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	18.31	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	18.32	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	18.33	0' - 5"	0' - 8"	0.3
RESIDENTIAL	P	18.34	1' - 9"	3' - 7"	6.2
RESIDENTIAL	M	18.35	2' - 2"	2' - 4"	5.0
SUBTOTAL					

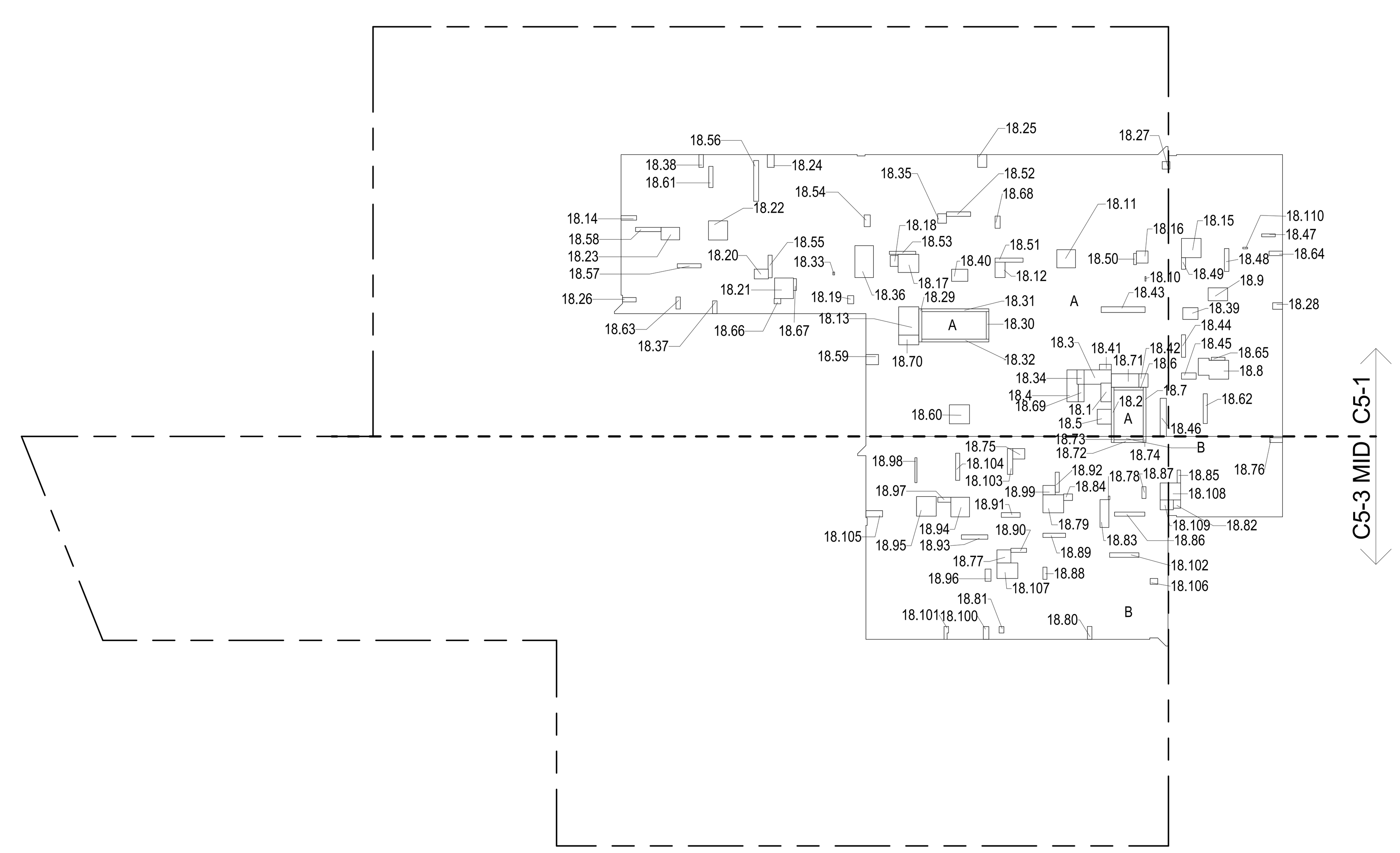
18TH FLOOR DEDUCTIONS ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	18.36	4' - 6"	7' - 10"	35.5
RESIDENTIAL	M	18.37	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	18.38	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	18.39	2' - 11"	3' - 9"	10.9
RESIDENTIAL	M	18.40	3' - 0"	4' - 0"	11.8
RESIDENTIAL	M	18.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	M	18.42	2' - 3"	3' - 3"	7.4
RESIDENTIAL	P	18.43	1' - 5"	10' - 9"	14.8
RESIDENTIAL	P	18.44	1' - 0"	5' - 6"	5.5
RESIDENTIAL	P	18.45	1' - 6"	3' - 7"	5.5
RESIDENTIAL	P	18.46	1' - 6"	9' - 4"	14.3
RESIDENTIAL	P	18.47	0' - 9"	3' - 4"	2.4
RESIDENTIAL	P	18.48	1' - 1"	5' - 7"	6.2
RESIDENTIAL	P	18.49	1' - 0"	2' - 10"	2.8
RESIDENTIAL	P	18.50	0' - 8"	2' - 9"	1.9
RESIDENTIAL	P	18.51	1' - 0"	6' - 11"	6.7
RESIDENTIAL	P	18.52	1' - 1"	5' - 11"	6.5
RESIDENTIAL	P	18.53	0' - 9"	6' - 5"	5.0
RESIDENTIAL	P	18.54	1' - 6"	2' - 11"	4.4
RESIDENTIAL	P	18.55	1' - 0"	5' - 7"	5.4
RESIDENTIAL	P	18.56	1' - 3"	10' - 0"	12.3
RESIDENTIAL	P	18.57	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	18.58	1' - 1"	6' - 3"	6.6
RESIDENTIAL	M	18.59	2' - 6"	3' - 1"	7.7
RESIDENTIAL	M	18.60	4' - 8"	4' - 11"	23.0
RESIDENTIAL	P	18.61	1' - 0"	5' - 2"	5.2
RESIDENTIAL	P	18.62	1' - 0"	7' - 3"	7.2
RESIDENTIAL	P	18.63	1' - 1"	3' - 0"	3.1
RESIDENTIAL	M	18.64	1' - 1"	3' - 4"	3.6
RESIDENTIAL	P	18.65	0' - 9"	3' - 4"	2.5
RESIDENTIAL	M	18.66	1' - 3"	1' - 8"	2.1
RESIDENTIAL	P	18.67	0' - 9"	2' - 11"	2.2
RESIDENTIAL	P	18.68	1' - 3"	3' - 0"	3.7
RESIDENTIAL	E	18.69	1' - 5"	4' - 3"	6.1
RESIDENTIAL	M	18.70	2' - 5"	5' - 0"	11.9
RESIDENTIAL	P	18.71	3' - 3"	6' - 9"	22.2
SUBTOTAL					683.9

18TH FLOOR AREA CALCULATIONS ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		4,244	272	3,972
TOTAL		4,244	272	3,972

18TH FLOOR DEDUCTIONS ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	18.72	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	18.73	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	18.74	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	18.75	2' - 6"	3' - 0"	7.6
RESIDENTIAL	M	18.76	1' - 2"	3' - 2"	3.6
RESIDENTIAL	M	18.77	3' - 3"	3' - 5"	11.0
RESIDENTIAL	M	18.78	0' - 5"	0' - 10"	0.4
RESIDENTIAL	M	18.79	4' - 5"	5' - 1"	22.5
RESIDENTIAL	M	18.80	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	18.81	1' - 2"	1' - 7"	1.8
RESIDENTIAL	M	18.82	1' - 9"	2' - 0"	3.6
RESIDENTIAL	M	18.83	2' - 2"	6' - 10"	14.8
RESIDENTIAL	M	18.84	1' - 7"	2' - 2"	3.5
RESIDENTIAL	P	18.85	0' - 10"	3' - 2"	2.7
RESIDENTIAL	P	18.86	1' - 0"	7' - 5"	7.2
RESIDENTIAL	P	18.87	1' - 0"	2' - 11"	2.9
RESIDENTIAL	P	18.88	1' - 0"	3' - 0"	3.0
RESIDENTIAL	P	18.89	1' - 1"	5' - 6"	5.8
RESIDENTIAL	P	18.90	1' - 0"	3' - 10"	3.8
RESIDENTIAL	P	18.91	1' - 2"	4' - 8"	5.3
RESIDENTIAL	P	18.92	1' - 0"	4' - 11"	4.9
RESIDENTIAL	P	18.93	1' - 1"	6' - 6"	6.9
RESIDENTIAL	M	18.94	4' - 7"	4' - 10"	22.1
RESIDENTIAL	M	18.95	4' - 10"	4' - 10"	23.2
RESIDENTIAL	P	18.96	1' - 5"	3' - 0"	4.3
RESIDENTIAL	P	18.97	1' - 3"	3' - 3"	3.9
RESIDENTIAL	P	18.98	0' - 6"	6' - 1"	3.1
RESIDENTIAL	M	18.99	2' - 4"	3' - 0"	6.9
RESIDENTIAL	M	18.100	1' - 4"	3' - 2"	4.2
RESIDENTIAL	M	18.101	0' - 10"	3' - 4"	2.9
RESIDENTIAL	P	18.102	1' - 1"	7' - 2"	7.7
RESIDENTIAL	P	18.103	1' - 4"	6' - 4"	8.3
RESIDENTIAL	P	18.104	1' - 0"	6' - 7"	6.6
RESIDENTIAL	M	18.105	1' - 6"	4' - 1"	6.3
RESIDENTIAL	M	18.106	1' - 5"	1' - 10"	2.6
SUBTOTAL					

18TH FLOOR AREA CALCULATIONS ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	956	12,689
TOTAL	13,645	956	12,689

18TH FLOOR DEDUCTIONS ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	18.107	3' - 10"	5' - 1"	19.4
RESIDENTIAL	M	18.108	4' - 2"	5' - 0"	20.8
RESIDENTIAL	M	18.109	2' - 5"	3' - 3"	7.7
RESIDENTIAL	M	18.110	0' - 5"	1' - 2"	0.5
SUBTOTAL					271.9



18TH FLOOR (MFD:37TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

CD PROGRESS ISSUE 1

FILE NAME: C:\Revit Local Files\AAI_TWR-ZONING-CD_jpetlerim.rvt
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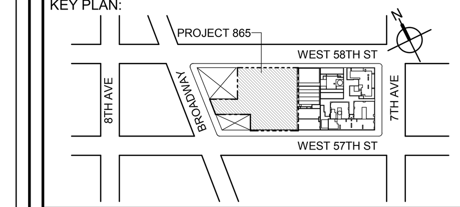

PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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Toronto, ON M5V 1E7 Canada
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228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
16TH, 17TH,18TH FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-014.01**
DOB PAGE No:	15 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

19TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		9,401	704	8,697
TOTAL		9,401	704	8,697

19TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	19.1	2' - 6"	4' - 7"	11.6
RESIDENTIAL	ST	19.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	19.3	3' - 4"	6' - 11"	22.8
RESIDENTIAL	M	19.4	2' - 6"	8' - 0"	20.4
RESIDENTIAL	M	19.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	19.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	19.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	19.8	4' - 0"	8' - 9"	35.1
RESIDENTIAL	M	19.9	3' - 3"	5' - 2"	16.8
RESIDENTIAL	M	19.10	0' - 3"	1' - 2"	0.3
RESIDENTIAL	M	19.11	4' - 8"	4' - 8"	21.9
RESIDENTIAL	M	19.12	2' - 2"	2' - 7"	5.5
RESIDENTIAL	M	19.13	2' - 7"	3' - 9"	9.8
RESIDENTIAL	E	19.14	5' - 0"	6' - 11"	34.3
RESIDENTIAL	M	19.15	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	19.16	4' - 7"	4' - 10"	22.0
RESIDENTIAL	M	19.17	2' - 11"	3' - 4"	9.5
RESIDENTIAL	M	19.18	4' - 5"	5' - 1"	22.5
RESIDENTIAL	M	19.19	1' - 11"	2' - 7"	5.1
RESIDENTIAL	M	19.20	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	19.21	2' - 6"	3' - 7"	8.9
RESIDENTIAL	M	19.22	4' - 11"	5' - 2"	25.2
RESIDENTIAL	M	19.23	4' - 8"	4' - 8"	21.9
RESIDENTIAL	M	19.24	3' - 1"	4' - 7"	14.0
RESIDENTIAL	M	19.25	1' - 8"	3' - 2"	5.2
RESIDENTIAL	M	19.26	2' - 3"	3' - 2"	7.0
RESIDENTIAL	M	19.27	1' - 0"	3' - 4"	3.4
RESIDENTIAL	M	19.28	1' - 10"	1' - 10"	3.4
RESIDENTIAL	M	19.29	1' - 7"	2' - 4"	3.7
RESIDENTIAL	ST	19.30	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	19.31	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	19.32	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	19.33	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	19.34	0' - 5"	0' - 8"	0.3
RESIDENTIAL	P	19.35	1' - 9"	3' - 7"	6.2
SUBTOTAL					

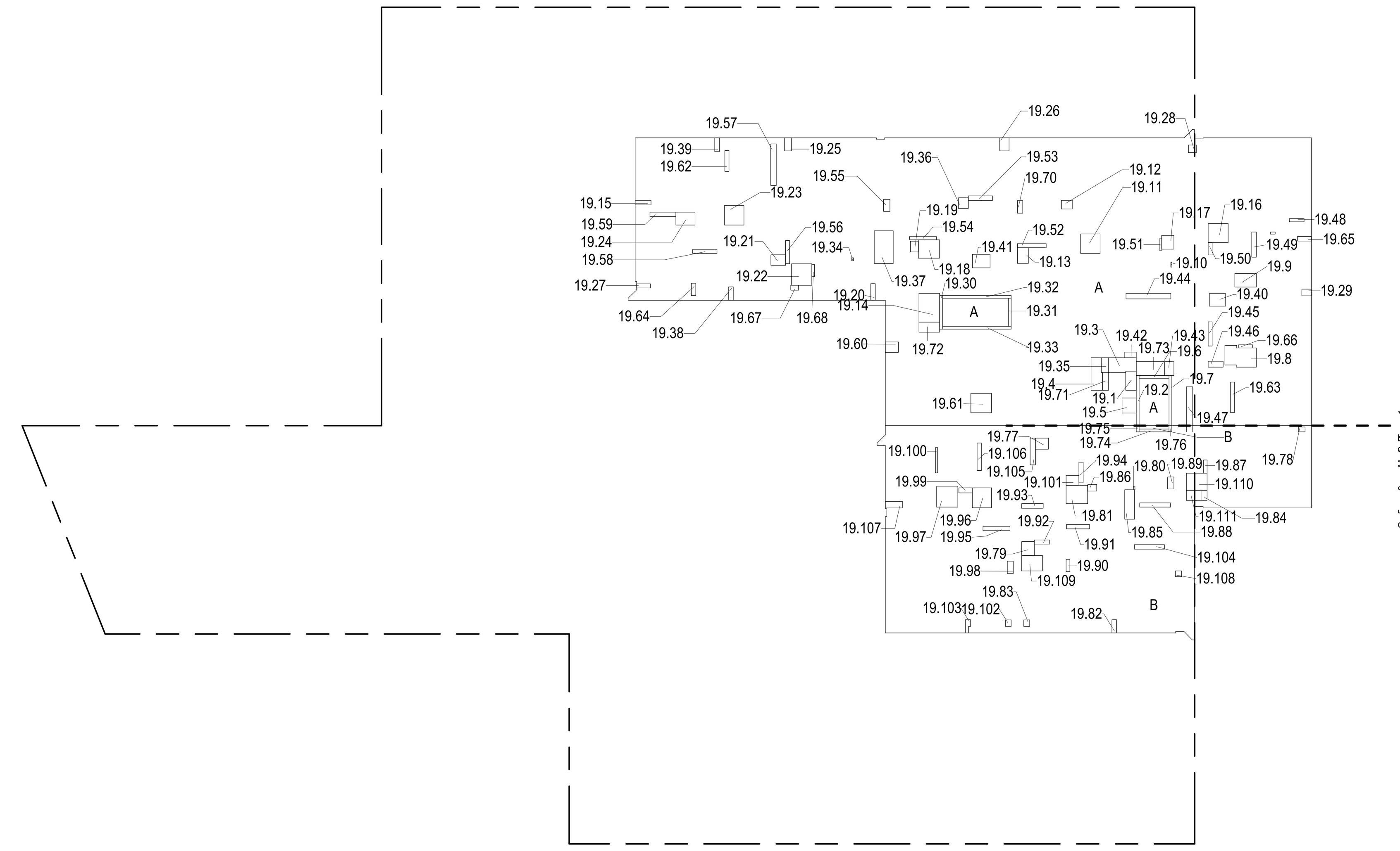
19TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	19.36	2' - 4"	2' - 6"	6.0
RESIDENTIAL	M	19.37	4' - 6"	7' - 10"	35.5
RESIDENTIAL	M	19.38	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	19.39	1' - 1"	3' - 4"	3.6
RESIDENTIAL	M	19.40	3' - 0"	3' - 11"	11.7
RESIDENTIAL	M	19.41	3' - 3"	4' - 3"	13.6
RESIDENTIAL	M	19.42	1' - 4"	2' - 11"	3.9
RESIDENTIAL	M	19.43	2' - 3"	3' - 3"	7.4
RESIDENTIAL	P	19.44	1' - 4"	10' - 9"	14.3
RESIDENTIAL	P	19.45	1' - 0"	5' - 10"	5.7
RESIDENTIAL	P	19.46	1' - 5"	3' - 7"	5.1
RESIDENTIAL	P	19.47	1' - 6"	9' - 4"	14.3
RESIDENTIAL	P	19.48	0' - 9"	3' - 6"	2.6
RESIDENTIAL	P	19.49	1' - 1"	6' - 0"	6.7
RESIDENTIAL	P	19.50	1' - 0"	3' - 0"	2.9
RESIDENTIAL	P	19.51	0' - 7"	2' - 9"	1.7
RESIDENTIAL	P	19.52	1' - 0"	6' - 11"	6.7
RESIDENTIAL	P	19.53	1' - 1"	5' - 10"	6.4
RESIDENTIAL	P	19.54	0' - 9"	6' - 5"	5.0
RESIDENTIAL	P	19.55	1' - 6"	2' - 11"	4.4
RESIDENTIAL	P	19.56	0' - 11"	5' - 7"	5.3
RESIDENTIAL	P	19.57	1' - 4"	10' - 0"	13.3
RESIDENTIAL	P	19.58	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	19.59	1' - 1"	6' - 3"	6.6
RESIDENTIAL	M	19.60	2' - 6"	3' - 1"	7.7
RESIDENTIAL	M	19.61	4' - 8"	4' - 11"	23.0
RESIDENTIAL	P	19.62	1' - 0"	5' - 0"	5.0
RESIDENTIAL	P	19.63	1' - 0"	7' - 3"	7.2
RESIDENTIAL	P	19.64	1' - 1"	3' - 0"	3.1
RESIDENTIAL	M	19.65	1' - 1"	3' - 4"	3.6
RESIDENTIAL	P	19.66	0' - 9"	3' - 4"	2.5
RESIDENTIAL	M	19.67	1' - 2"	1' - 10"	2.2
RESIDENTIAL	P	19.68	0' - 8"	2' - 10"	1.8
RESIDENTIAL	M	19.69	0' - 6"	1' - 2"	0.6
RESIDENTIAL	P	19.70	1' - 3"	3' - 0"	3.7
RESIDENTIAL	E	19.71	1' - 5"	4' - 3"	6.1
RESIDENTIAL	M	19.72	2' - 5"	5' - 0"	11.9
RESIDENTIAL	P	19.73	3' - 3"	6' - 9"	22.2
SUBTOTAL					703.9

19TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		4,243	273	3,970
TOTAL		4,243	273	3,970

19TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	19.74	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	19.75	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	19.76	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	19.77	2' - 8"	3' - 1"	8.3
RESIDENTIAL	M	19.78	1' - 2"	1' - 7"	1.8
RESIDENTIAL	M	19.79	3' - 0"	3' - 4"	10.1
RESIDENTIAL	M	19.80	0' - 5"	0' - 10"	0.4
RESIDENTIAL	M	19.81	4' - 5"	5' - 2"	22.8
RESIDENTIAL	M	19.82	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	19.83	1' - 5"	1' - 7"	2.3
RESIDENTIAL	M	19.84			3.5
RESIDENTIAL	M	19.85	2' - 4"	7' - 1"	16.2
RESIDENTIAL	M	19.86			3.5
RESIDENTIAL	P	19.87	0' - 10"	3' - 2"	2.7
RESIDENTIAL	P	19.88	1' - 0"	7' - 5"	7.2
RESIDENTIAL	P	19.89	1' - 6"	2' - 11"	4.3
RESIDENTIAL	P	19.90	0' - 11"	3' - 0"	2.7
RESIDENTIAL	P	19.91	1' - 1"	5' - 6"	5.8
RESIDENTIAL	P	19.92	1' - 0"	3' - 9"	3.7
RESIDENTIAL	P	19.93	1' - 2"	5' - 2"	5.9
RESIDENTIAL	P	19.94	1' - 0"	4' - 11"	4.9
RESIDENTIAL	P	19.95	1' - 1"	6' - 6"	6.9
RESIDENTIAL	M	19.96	4' - 7"	4' - 10"	22.1
RESIDENTIAL	M	19.97	5' - 0"	5' - 1"	25.4
RESIDENTIAL	P	19.98	1' - 5"	3' - 0"	4.3
RESIDENTIAL	P	19.99	1' - 3"	3' - 3"	3.9
RESIDENTIAL	P	19.100	0' - 6"	6' - 1"	3.1
RESIDENTIAL	M	19.101	2' - 4"	3' - 1"	7.2
RESIDENTIAL	M	19.102	1' - 4"	1' - 7"	2.1
RESIDENTIAL	M	19.103	0' - 11"	3' - 6"	3.2
RESIDENTIAL	P	19.104	1' - 1"	7' - 2"	7.7
RESIDENTIAL	P	19.105	1' - 3"	6' - 5"	8.3
RESIDENTIAL	P	19.106	1' - 0"	6' - 7"	6.6
RESIDENTIAL	M	19.107	1' - 7"	4' - 1"	6.4
RESIDENTIAL	M	19.108	1' - 5"	1' - 6"	2.1
SUBTOTAL					

19TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	977	12,668
TOTAL	13,645	977	12,668

19TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	19.109	3' - 8"	5' - 0"	18.4
RESIDENTIAL	M	19.110	4' - 2"	5' - 0"	20.8
RESIDENTIAL	M	19.111	2' - 4"	3' - 6"	8.3
SUBTOTAL					273.1



19TH FLOOR (MFD:38TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

20TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		9,401	635	8,766
TOTAL		9,401	635	8,766

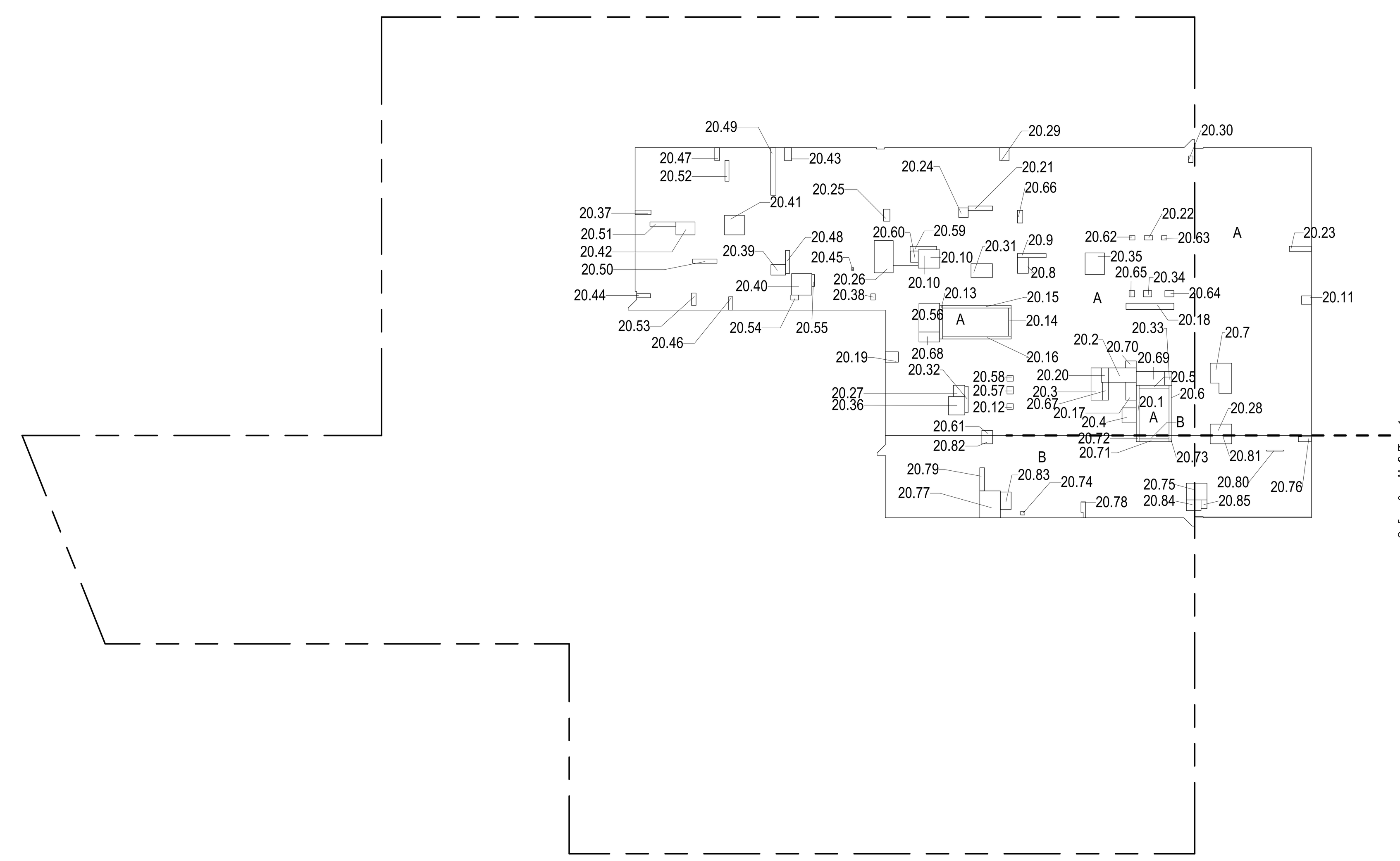
20TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	20.1	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	20.2	3' - 5"	6' - 8"	22.8
RESIDENTIAL	M	20.3	2' - 7"	7' - 11"	20.1
RESIDENTIAL	M	20.4	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	20.5	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	20.6	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	20.7	3' - 8"	8' - 8"	32.0
RESIDENTIAL	M	20.8	2' - 7"	3' - 9"	9.8
RESIDENTIAL	P	20.9	1' - 0"	6' - 11"	6.9
RESIDENTIAL	M	20.10	4' - 5"	5' - 2"	22.8
RESIDENTIAL	M	20.11	2' - 0"	2' - 5"	4.9
RESIDENTIAL	P	20.12	1' - 4"	1' - 6"	2.0
RESIDENTIAL	ST	20.13	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	20.14	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	20.15	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	20.16	0' - 8"	16' - 5"	11.0
RESIDENTIAL	E	20.17	2' - 7"	4' - 3"	10.9
RESIDENTIAL	P	20.18	1' - 6"	11' - 6"	17.2
RESIDENTIAL	M	20.19	2' - 6"	3' - 1"	7.7
RESIDENTIAL	P	20.20	1' - 9"	3' - 5"	6.0
RESIDENTIAL	P	20.21	1' - 1"	5' - 10"	6.4
RESIDENTIAL	P	20.22	1' - 0"	2' - 0"	2.0
RESIDENTIAL	M	20.23	1' - 3"	5' - 4"	6.6
RESIDENTIAL	M	20.24	2' - 4"	2' - 4"	5.3
RESIDENTIAL	P	20.25	1' - 6"	2' - 11"	4.4
RESIDENTIAL	M	20.26	4' - 6"	7' - 8"	34.8
RESIDENTIAL	M	20.27	2' - 8"	2' - 8"	7.3
RESIDENTIAL	M	20.28	2' - 9"	5' - 2"	14.0
RESIDENTIAL	M	20.29	2' - 3"	3' - 2"	7.0
RESIDENTIAL	M	20.30	1' - 1"	1' - 7"	1.7
RESIDENTIAL	M	20.31	3' - 4"	5' - 2"	17.0
RESIDENTIAL	P	20.32	0' - 10"	6' - 3"	5.2
RESIDENTIAL	M	20.33	1' - 9"	3' - 4"	5.8
RESIDENTIAL	P	20.34	1' - 6"	2' - 0"	3.0
RESIDENTIAL	M	20.35	4' - 8"	5' - 2"	24.0
SUBTOTAL					

20TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	20.36	3' - 11"	4' - 5"	17.1
RESIDENTIAL	M	20.37	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	20.38	1' - 1"	1' - 6"	1.7
RESIDENTIAL	M	20.39	2' - 6"	3' - 7"	8.9
RESIDENTIAL	M	20.40	4' - 11"	5' - 2"	25.2
RESIDENTIAL	M	20.41	4' - 8"	4' - 9"	22.3
RESIDENTIAL	M	20.42	3' - 1"	4' - 7"	14.0
RESIDENTIAL	M	20.43	1' - 8"	3' - 2"	5.2
RESIDENTIAL	M	20.44	1' - 0"	3' - 4"	3.4
RESIDENTIAL	M	20.45	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	20.46	1' - 0"	3' - 3"	3.2
RESIDENTIAL	M	20.47	1' - 1"	3' - 2"	3.4
RESIDENTIAL	P	20.48	0' - 11"	5' - 7"	5.3
RESIDENTIAL	P	20.49	1' - 3"	11' - 5"	14.2
RESIDENTIAL	P	20.50	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	20.51	1' - 1"	6' - 3"	6.6
RESIDENTIAL	P	20.52	1' - 0"	5' - 0"	4.8
RESIDENTIAL	P	20.53	1' - 1"	3' - 0"	3.2
RESIDENTIAL	M	20.54	1' - 2"	1' - 10"	2.2
RESIDENTIAL	P	20.55	0' - 8"	2' - 10"	1.8
RESIDENTIAL	E	20.56	5' - 0"	6' - 11"	34.3
RESIDENTIAL	P	20.57	1' - 6"	1' - 10"	2.8
RESIDENTIAL	P	20.58	1' - 4"	1' - 6"	2.0
RESIDENTIAL	P	20.59	0' - 11"	6' - 7"	5.8
RESIDENTIAL	M	20.60	1' - 10"	2' - 9"	4.9
RESIDENTIAL	M	20.61	1' - 2"	2' - 7"	3.0
RESIDENTIAL	P	20.62	1' - 0"	1' - 4"	1.3
RESIDENTIAL	P	20.63	1' - 0"	1' - 4"	1.3
RESIDENTIAL	P	20.64	1' - 6"	2' - 2"	3.2
RESIDENTIAL	P	20.65	1' - 4"	1' - 6"	2.0
RESIDENTIAL	P	20.66	1' - 3"	3' - 0"	3.7
RESIDENTIAL	E	20.67	1' - 5"	4' - 3"	6.1
RESIDENTIAL	M	20.68	2' - 5"	5' - 0"	11.9
RESIDENTIAL	P	20.69	3' - 4"	6' - 9"	22.2
RESIDENTIAL	M	20.70	1' - 8"	2' - 7"	4.4
SUBTOTAL					635.1

20TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,019	112	1,907
TOTAL		2,019	112	1,907

20TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	20.71	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	20.72	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	20.73	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	20.74	0' - 11"	1' - 0"	0.9
RESIDENTIAL	M	20.75	4' - 0"	4' - 11"	19.9
RESIDENTIAL	M	20.76	1' - 2"	3' - 2"	3.7
RESIDENTIAL	M	20.77	4' - 11"	6' - 6"	31.9
RESIDENTIAL	M	20.78	0' - 10"	4' - 1"	3.5
RESIDENTIAL	P	20.79	1' - 2"	5' - 6"	6.3
RESIDENTIAL	P	20.80	0' - 3"	4' - 1"	1.1
RESIDENTIAL	M	20.81	2' - 0"	5' - 2"	10.3
RESIDENTIAL	M	20.82	2' - 0"	2' - 7"	5.1
RESIDENTIAL	M	20.83	2' - 7"	4' - 2"	10.9
RESIDENTIAL	M	20.84	2' - 7"	3' - 6"	8.9
RESIDENTIAL	M	20.85	1' - 5"	2' - 1"	3.0
SUBTOTAL					112.2

20TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,420	747	10,673
TOTAL	11,420	747	10,673



20TH FLOOR (MFD:39TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

21ST FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		9,401	692	8,709
TOTAL		9,401	692	8,709

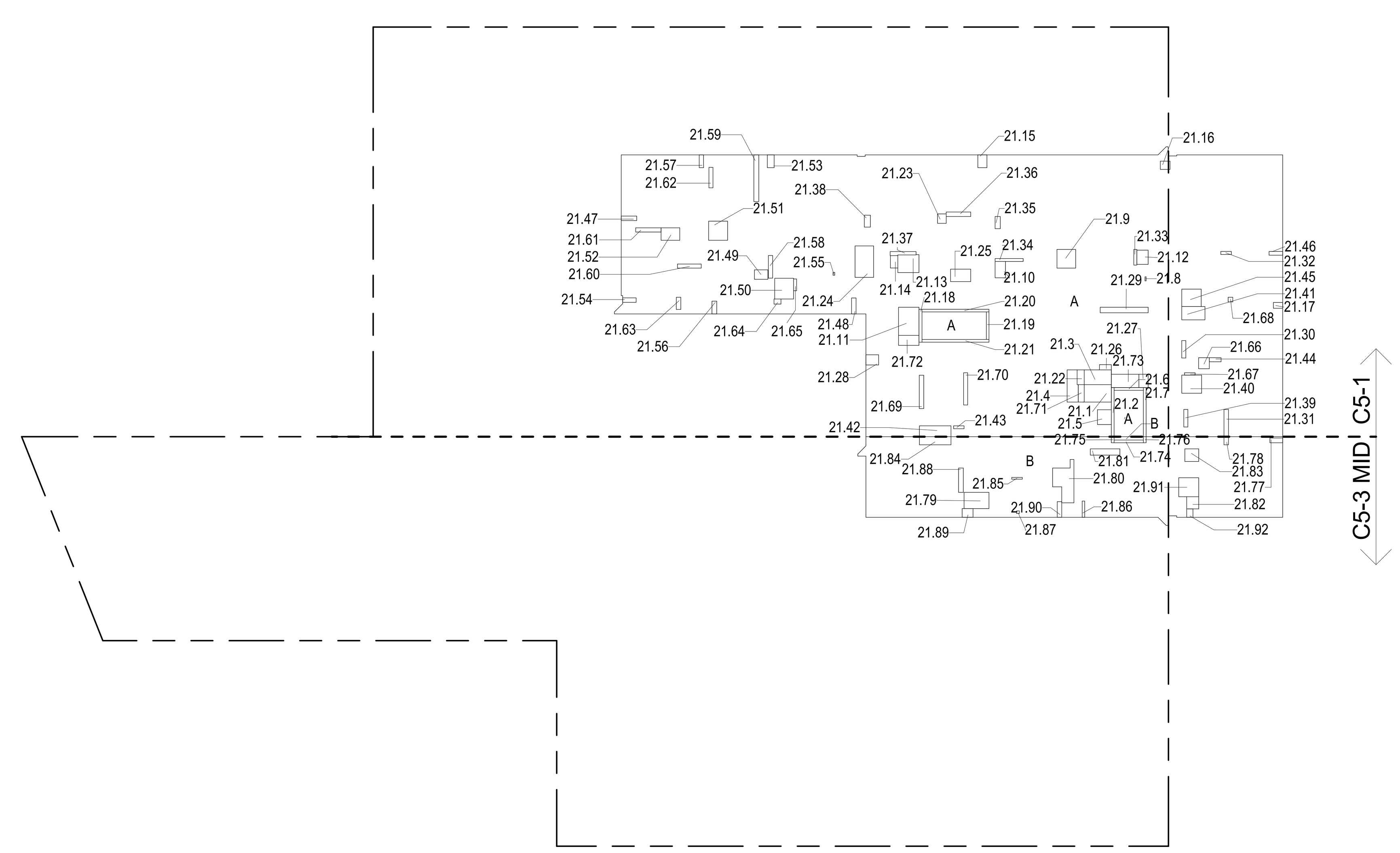
21ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	21.1	4' - 3"	6' - 8"	28.5
RESIDENTIAL	ST	21.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	21.3	3' - 7"	6' - 8"	24.0
RESIDENTIAL	M	21.4	2' - 6"	8' - 1"	20.5
RESIDENTIAL	M	21.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	21.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	21.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	21.8	0' - 3"	1' - 0"	0.3
RESIDENTIAL	M	21.9	4' - 7"	4' - 7"	21.1
RESIDENTIAL	M	21.10	2' - 7"	4' - 0"	10.2
RESIDENTIAL	E	21.11	5' - 1"	6' - 10"	34.7
RESIDENTIAL	M	21.12	2' - 9"	3' - 6"	9.5
RESIDENTIAL	M	21.13	4' - 1"	5' - 6"	22.5
RESIDENTIAL	M	21.14	1' - 10"	3' - 0"	5.5
RESIDENTIAL	M	21.15	2' - 3"	3' - 2"	7.0
RESIDENTIAL	M	21.16	2' - 0"	2' - 4"	4.7
RESIDENTIAL	M	21.17	1' - 5"	2' - 3"	3.3
RESIDENTIAL	ST	21.18	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	21.19	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	21.20	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	21.21	0' - 8"	16' - 5"	11.0
RESIDENTIAL	P	21.22	1' - 9"	3' - 7"	6.3
RESIDENTIAL	M	21.23	2' - 2"	2' - 4"	4.9
RESIDENTIAL	M	21.24	4' - 6"	7' - 8"	34.9
RESIDENTIAL	M	21.25	3' - 1"	4' - 11"	15.2
RESIDENTIAL	M	21.26	1' - 3"	2' - 11"	3.8
RESIDENTIAL	M	21.27	2' - 3"	3' - 4"	7.4
RESIDENTIAL	M	21.28	2' - 6"	3' - 1"	7.7
RESIDENTIAL	P	21.29	1' - 5"	11' - 9"	16.2
RESIDENTIAL	P	21.30	1' - 0"	4' - 3"	4.3
RESIDENTIAL	P	21.31	1' - 1"	6' - 8"	7.4
RESIDENTIAL	P	21.32	0' - 9"	2' - 7"	1.9
RESIDENTIAL	P	21.33	0' - 9"	3' - 10"	2.9
RESIDENTIAL	P	21.34	0' - 9"	6' - 11"	5.1
RESIDENTIAL	P	21.35	1' - 3"	3' - 0"	3.7
SUBTOTAL					

21ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	21.36	1' - 1"	6' - 0"	6.6
RESIDENTIAL	P	21.37	0' - 10"	6' - 6"	5.6
RESIDENTIAL	P	21.38	1' - 6"	2' - 11"	4.3
RESIDENTIAL	P	21.39	1' - 0"	4' - 4"	4.3
RESIDENTIAL	M	21.40	4' - 5"	4' - 10"	21.4
RESIDENTIAL	M	21.41	3' - 3"	5' - 8"	18.5
RESIDENTIAL	M	21.42	2' - 8"	7' - 9"	20.5
RESIDENTIAL	P	21.43	0' - 8"	2' - 7"	1.8
RESIDENTIAL	P	21.44	1' - 0"	2' - 11"	2.9
RESIDENTIAL	M	21.45	4' - 3"	4' - 9"	20.4
RESIDENTIAL	M	21.46	0' - 11"	3' - 4"	3.1
RESIDENTIAL	M	21.47	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	21.48	1' - 1"	3' - 11"	4.4
RESIDENTIAL	M	21.49	2' - 4"	3' - 4"	7.6
RESIDENTIAL	M	21.50	4' - 8"	5' - 1"	23.4
RESIDENTIAL	M	21.51	4' - 8"	4' - 8"	21.9
RESIDENTIAL	M	21.52	3' - 1"	4' - 7"	13.9
RESIDENTIAL	M	21.53	1' - 8"	3' - 2"	5.2
RESIDENTIAL	M	21.54	1' - 1"	3' - 4"	3.6
RESIDENTIAL	M	21.55	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	21.56	1' - 2"	3' - 2"	3.6
RESIDENTIAL	M	21.57	1' - 1"	3' - 2"	3.3
RESIDENTIAL	P	21.58	1' - 1"	5' - 7"	5.8
RESIDENTIAL	P	21.59	1' - 3"	11' - 5"	14.1
RESIDENTIAL	P	21.60	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	21.61	1' - 1"	6' - 3"	6.6
RESIDENTIAL	P	21.62	1' - 0"	5' - 0"	5.0
RESIDENTIAL	P	21.63	1' - 1"	3' - 0"	3.2
RESIDENTIAL	M	21.64	1' - 3"	1' - 9"	2.2
RESIDENTIAL	P	21.65	0' - 9"	2' - 11"	2.2
RESIDENTIAL	M	21.66	2' - 8"	2' - 8"	7.1
RESIDENTIAL	P	21.67	0' - 7"	2' - 7"	1.5
RESIDENTIAL	M	21.68	1' - 2"	1' - 2"	1.3
RESIDENTIAL	P	21.69	1' - 1"	8' - 2"	9.0
RESIDENTIAL	P	21.70	1' - 0"	7' - 11"	7.9
RESIDENTIAL	E	21.71	1' - 5"	4' - 3"	6.1
RESIDENTIAL	M	21.72	2' - 6"	5' - 0"	12.3
RESIDENTIAL	P	21.73	3' - 4"	6' - 9"	22.2
SUBTOTAL					692.4

21ST FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	167	1,856
TOTAL		2,023	167	1,856

21ST FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	21.74	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	21.75	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	21.76	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	21.77	1' - 2"	3' - 2"	3.7
RESIDENTIAL	P	21.78	1' - 1"	2' - 0"	2.2
RESIDENTIAL	M	21.79	4' - 0"	6' - 1"	24.4
RESIDENTIAL	M	21.80	2' - 11"	12' - 11"	37.8
RESIDENTIAL	P	21.81	1' - 6"	7' - 3"	10.9
RESIDENTIAL	M	21.82	2' - 11"	3' - 0"	8.8
RESIDENTIAL	M	21.83	3' - 1"	3' - 5"	10.6
RESIDENTIAL	M	21.84	2' - 0"	7' - 9"	15.5
RESIDENTIAL	P	21.85	0' - 5"	2' - 7"	1.0
RESIDENTIAL	P	21.86	0' - 7"	4' - 0"	2.4
RESIDENTIAL	M	21.87	0' - 8"	0' - 8"	0.5
RESIDENTIAL	P	21.88	1' - 2"	6' - 0"	6.9
RESIDENTIAL	M	21.89	2' - 1"	2' - 8"	5.6
RESIDENTIAL	M	21.90	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	21.91	4' - 8"	4' - 11"	22.8
RESIDENTIAL	M	21.92	1' - 6"	2' - 1"	3.2
SUBTOTAL					167.3

21ST FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,424	860	10,565
TOTAL	11,424	860	10,565



21ST FLOOR (MFD:43RD FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

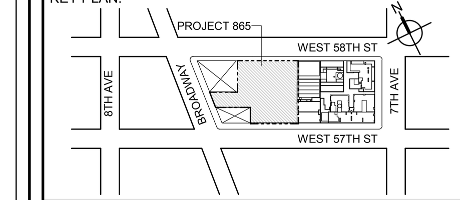
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

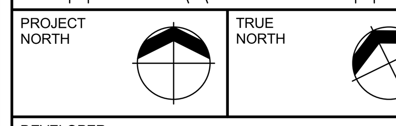
*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

DEPT OF BLDGS 121328205 Job Number
ES287446625 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH



DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
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TEL: 212 712 6000 FAX: 212 712 6100

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CHICAGO IL 60603
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LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

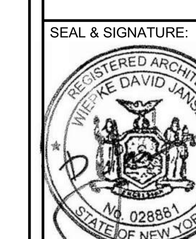
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
19TH, 20TH, 21ST FLOOR

SEAL & SIGNATURE:



DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-015.01
DOB PAGE No:	16 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E -SHEET SIZE

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_pedlarim.rvt
PLOT DATE: 9/22/2015 6:06:56 PM

36" x 48" Arch E -SHEET SIZE

22ND FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		9,401	675	8,727
TOTAL		9,401	675	8,727

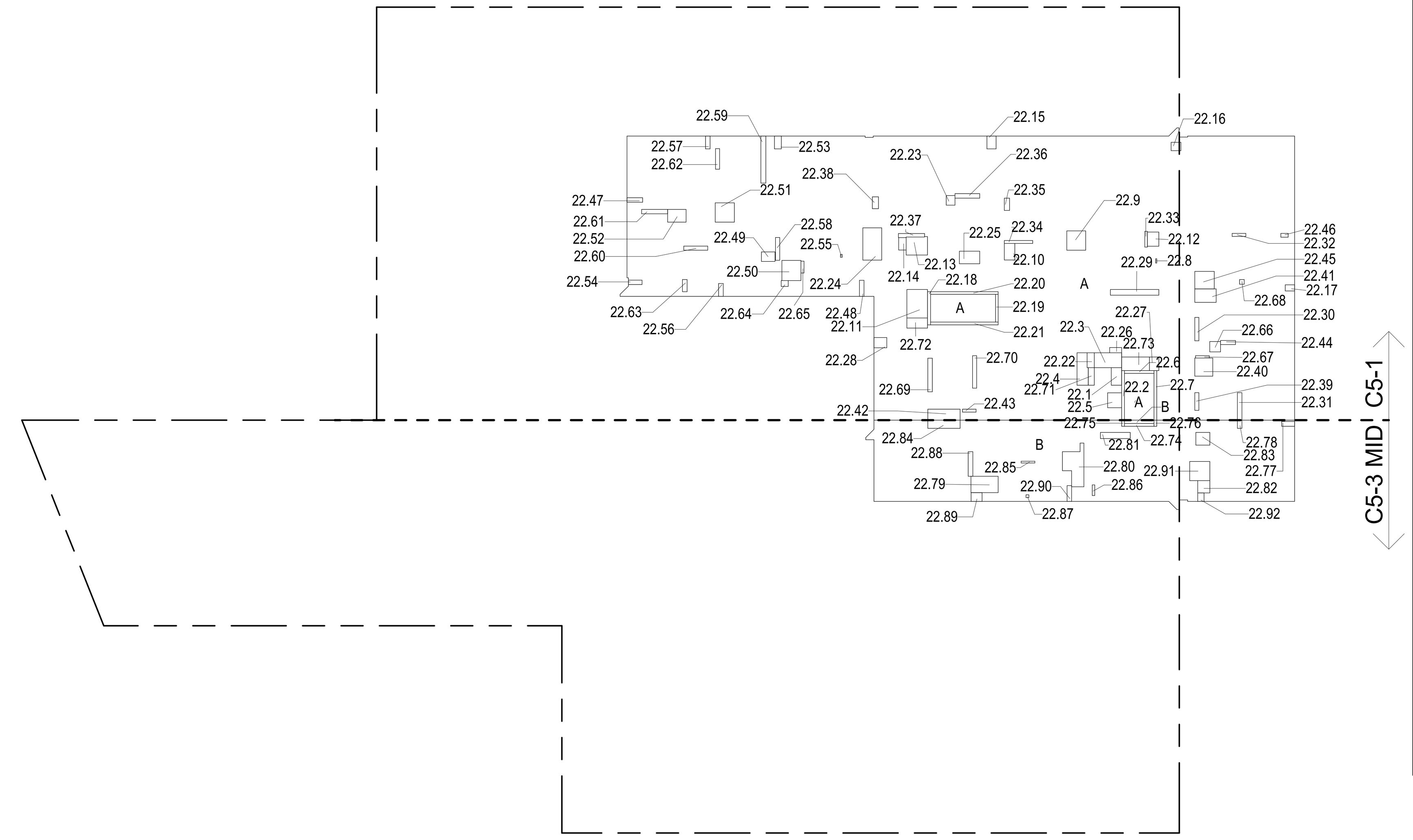
22ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	22.1	2' - 7"	4' - 3"	10.9
RESIDENTIAL	ST	22.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	22.3	3' - 7"	6' - 8"	24.0
RESIDENTIAL	M	22.4	2' - 6"	8' - 1"	20.5
RESIDENTIAL	M	22.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	22.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	22.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	22.8	0' - 3"	1' - 0"	0.3
RESIDENTIAL	M	22.9	4' - 7"	4' - 8"	21.5
RESIDENTIAL	M	22.10	2' - 7"	4' - 0"	10.2
RESIDENTIAL	E	22.11	5' - 1"	6' - 10"	34.7
RESIDENTIAL	M	22.12	2' - 9"	3' - 6"	9.5
RESIDENTIAL	M	22.13	4' - 0"	5' - 8"	22.7
RESIDENTIAL	M	22.14	1' - 10"	3' - 0"	5.5
RESIDENTIAL	M	22.15	2' - 3"	3' - 2"	7.0
RESIDENTIAL	M	22.16	2' - 0"	2' - 4"	4.7
RESIDENTIAL	M	22.17	1' - 6"	2' - 3"	3.4
RESIDENTIAL	ST	22.18	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	22.19	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	22.20	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	22.21	0' - 8"	16' - 5"	11.0
RESIDENTIAL	P	22.22	1' - 9"	3' - 7"	6.3
RESIDENTIAL	M	22.23	2' - 2"	2' - 4"	5.1
RESIDENTIAL	M	22.24	4' - 7"	7' - 10"	36.0
RESIDENTIAL	M	22.25	3' - 1"	4' - 11"	15.2
RESIDENTIAL	M	22.26	1' - 3"	2' - 11"	3.8
RESIDENTIAL	M	22.27	2' - 3"	3' - 4"	7.4
RESIDENTIAL	M	22.28	2' - 6"	3' - 1"	7.7
RESIDENTIAL	P	22.29	1' - 5"	11' - 9"	16.2
RESIDENTIAL	P	22.30	1' - 0"	5' - 8"	5.7
RESIDENTIAL	P	22.31	1' - 1"	6' - 8"	7.4
RESIDENTIAL	P	22.32	0' - 9"	3' - 4"	2.5
RESIDENTIAL	P	22.33	0' - 8"	3' - 10"	2.5
RESIDENTIAL	P	22.34	0' - 9"	6' - 11"	5.1
RESIDENTIAL	P	22.35	1' - 3"	3' - 0"	3.7
SUBTOTAL					

22ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	22.36	1' - 1"	6' - 0"	6.6
RESIDENTIAL	P	22.37	0' - 11"	6' - 6"	5.8
RESIDENTIAL	P	22.38	1' - 6"	2' - 11"	4.3
RESIDENTIAL	P	22.39	1' - 0"	4' - 4"	4.3
RESIDENTIAL	M	22.40	4' - 5"	4' - 5"	19.3
RESIDENTIAL	M	22.41	3' - 3"	5' - 3"	16.9
RESIDENTIAL	M	22.42	2' - 8"	7' - 10"	20.8
RESIDENTIAL	P	22.43	0' - 8"	3' - 4"	2.3
RESIDENTIAL	P	22.44	1' - 0"	3' - 8"	3.6
RESIDENTIAL	M	22.45	4' - 3"	4' - 9"	20.4
RESIDENTIAL	M	22.46	0' - 11"	1' - 9"	1.6
RESIDENTIAL	M	22.47	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	22.48	1' - 1"	3' - 11"	4.4
RESIDENTIAL	M	22.49	2' - 4"	3' - 4"	7.6
RESIDENTIAL	M	22.50	4' - 8"	4' - 11"	22.6
RESIDENTIAL	M	22.51	4' - 8"	4' - 8"	21.9
RESIDENTIAL	M	22.52	3' - 1"	4' - 6"	13.8
RESIDENTIAL	M	22.53	1' - 8"	3' - 2"	5.2
RESIDENTIAL	M	22.54	1' - 1"	3' - 4"	3.6
RESIDENTIAL	M	22.55	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	22.56	1' - 2"	3' - 2"	3.5
RESIDENTIAL	M	22.57	1' - 1"	3' - 2"	3.4
RESIDENTIAL	P	22.58	1' - 0"	5' - 7"	5.6
RESIDENTIAL	P	22.59	1' - 3"	11' - 5"	14.1
RESIDENTIAL	P	22.60	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	22.61	1' - 1"	6' - 4"	6.9
RESIDENTIAL	P	22.62	1' - 0"	5' - 0"	5.0
RESIDENTIAL	P	22.63	1' - 2"	3' - 0"	3.4
RESIDENTIAL	M	22.64	1' - 5"	1' - 9"	2.5
RESIDENTIAL	P	22.65	0' - 9"	2' - 11"	2.2
RESIDENTIAL	M	22.66	2' - 6"	2' - 8"	6.6
RESIDENTIAL	P	22.67	0' - 7"	3' - 4"	1.9
RESIDENTIAL	M	22.68	1' - 2"	1' - 2"	1.3
RESIDENTIAL	P	22.69	1' - 1"	8' - 2"	9.0
RESIDENTIAL	P	22.70	1' - 0"	7' - 11"	7.9
RESIDENTIAL	E	22.71	1' - 5"	4' - 3"	6.1
RESIDENTIAL	M	22.72	2' - 6"	5' - 0"	12.3
RESIDENTIAL	P	22.73	3' - 4"	6' - 9"	22.2
SUBTOTAL					674.7

22ND FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	169	1,854
TOTAL		2,023	169	1,854

22ND FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	22.74	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	22.75	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	22.76	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	22.77	1' - 2"	3' - 2"	3.7
RESIDENTIAL	P	22.78	1' - 1"	2' - 0"	2.2
RESIDENTIAL	M	22.79	4' - 0"	6' - 7"	26.4
RESIDENTIAL	M	22.80	2' - 11"	12' - 11"	37.8
RESIDENTIAL	P	22.81	1' - 6"	7' - 3"	10.9
RESIDENTIAL	M	22.82	2' - 11"	3' - 0"	8.8
RESIDENTIAL	M	22.83	3' - 1"	3' - 5"	10.6
RESIDENTIAL	M	22.84	2' - 0"	7' - 10"	15.7
RESIDENTIAL	P	22.85	0' - 5"	3' - 4"	1.4
RESIDENTIAL	P	22.86	0' - 7"	2' - 7"	1.6
RESIDENTIAL	M	22.87	0' - 8"	0' - 8"	0.5
RESIDENTIAL	P	22.88	1' - 2"	6' - 0"	6.9
RESIDENTIAL	M	22.89	2' - 1"	2' - 8"	5.6
RESIDENTIAL	M	22.90	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	22.91	4' - 8"	4' - 11"	22.8
RESIDENTIAL	M	22.92	1' - 6"	2' - 1"	3.2
SUBTOTAL					168.9

22ND FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,424	844	10,581
TOTAL	11,424	844	10,581



22ND FLOOR (MFD:45TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

23RD FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		9,401	675	8,727
TOTAL		9,401	675	8,727

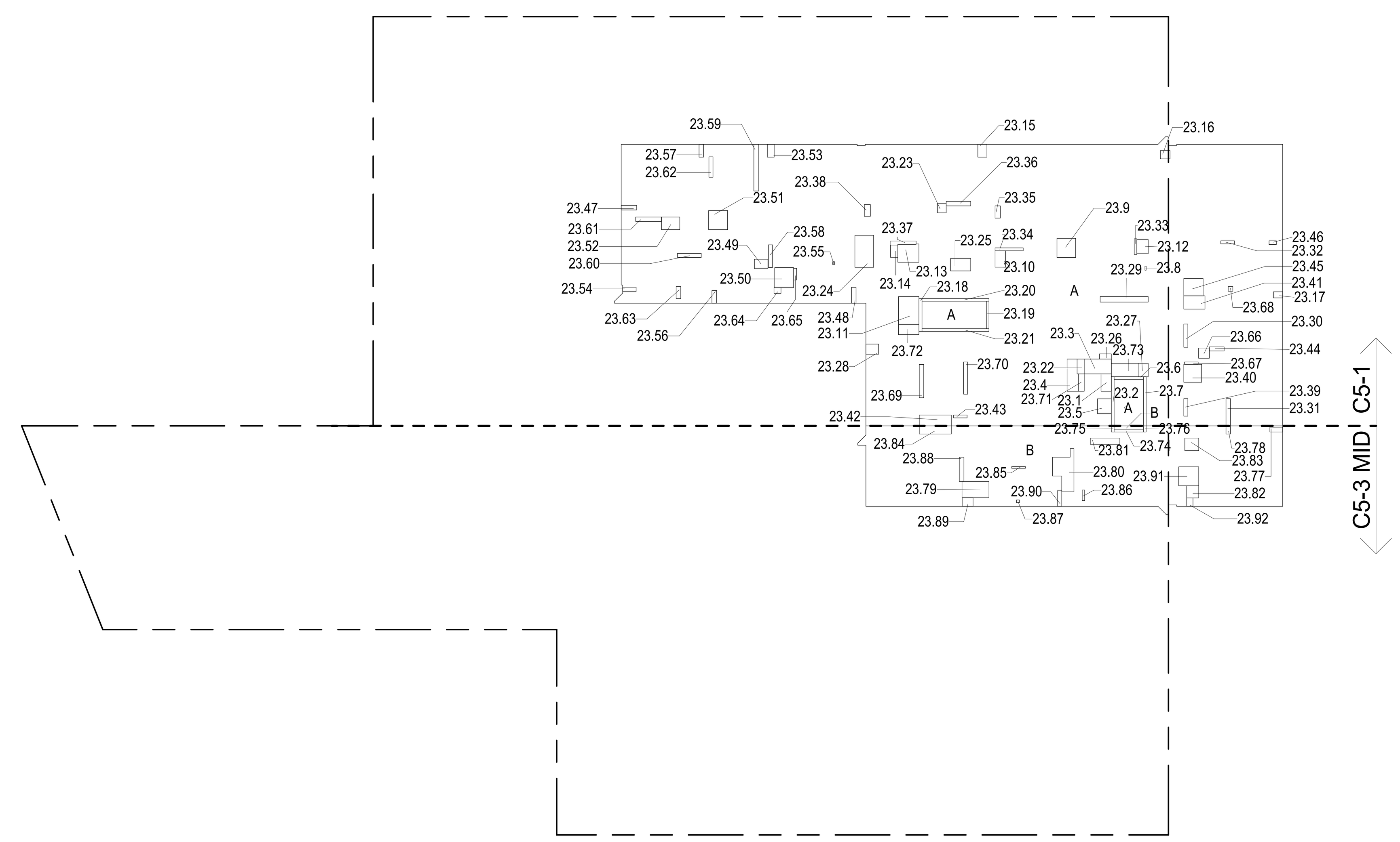
23RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	23.1	2' - 7"	4' - 3"	10.9
RESIDENTIAL	ST	23.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	23.3	3' - 7"	6' - 8"	24.0
RESIDENTIAL	M	23.4	2' - 6"	8' - 1"	20.5
RESIDENTIAL	M	23.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	23.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	23.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	23.8	0' - 3"	1' - 0"	0.3
RESIDENTIAL	M	23.9	4' - 7"	4' - 8"	21.5
RESIDENTIAL	M	23.10	2' - 7"	4' - 0"	10.2
RESIDENTIAL	E	23.11	5' - 1"	6' - 10"	34.7
RESIDENTIAL	M	23.12	2' - 9"	3' - 6"	9.5
RESIDENTIAL	M	23.13	4' - 0"	5' - 8"	22.7
RESIDENTIAL	M	23.14	1' - 10"	3' - 0"	5.5
RESIDENTIAL	M	23.15	2' - 3"	3' - 2"	7.0
RESIDENTIAL	M	23.16	2' - 0"	2' - 4"	4.7
RESIDENTIAL	M	23.17	1' - 6"	2' - 3"	3.4
RESIDENTIAL	ST	23.18	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	23.19	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	23.20	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	23.21	0' - 8"	16' - 5"	11.0
RESIDENTIAL	P	23.22	1' - 9"	3' - 7"	6.3
RESIDENTIAL	M	23.23	2' - 2"	2' - 4"	5.1
RESIDENTIAL	M	23.24	4' - 7"	7' - 10"	36.0
RESIDENTIAL	M	23.25	3' - 1"	4' - 11"	15.2
RESIDENTIAL	M	23.26	1' - 3"	2' - 11"	3.8
RESIDENTIAL	M	23.27	2' - 3"	3' - 4"	7.4
RESIDENTIAL	M	23.28	2' - 6"	3' - 1"	7.7
RESIDENTIAL	P	23.29	1' - 5"	11' - 9"	16.2
RESIDENTIAL	P	23.30	1' - 0"	5' - 8"	5.7
RESIDENTIAL	P	23.31	1' - 1"	6' - 8"	7.4
RESIDENTIAL	P	23.32	0' - 9"	3' - 4"	2.5
RESIDENTIAL	P	23.33	0' - 8"	3' - 10"	2.5
RESIDENTIAL	P	23.34	0' - 9"	6' - 11"	5.1
RESIDENTIAL	P	23.35	1' - 3"	3' - 0"	3.7
SUBTOTAL					

23RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	23.36	1' - 1"	6' - 0"	6.6
RESIDENTIAL	P	23.37	0' - 11"	6' - 6"	5.8
RESIDENTIAL	P	23.38	1' - 6"	2' - 11"	4.3
RESIDENTIAL	P	23.39	1' - 0"	4' - 4"	4.3
RESIDENTIAL	M	23.40	4' - 5"	4' - 5"	19.3
RESIDENTIAL	M	23.41	3' - 3"	5' - 3"	16.9
RESIDENTIAL	M	23.42	2' - 8"	7' - 10"	20.8
RESIDENTIAL	P	23.43	0' - 8"	3' - 4"	2.3
RESIDENTIAL	P	23.44	1' - 0"	3' - 8"	3.6
RESIDENTIAL	M	23.45	4' - 3"	4' - 9"	20.4
RESIDENTIAL	M	23.46	0' - 11"	1' - 9"	1.6
RESIDENTIAL	M	23.47	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	23.48	1' - 1"	3' - 11"	4.4
RESIDENTIAL	M	23.49	2' - 4"	3' - 4"	7.6
RESIDENTIAL	M	23.50	4' - 8"	4' - 11"	22.6
RESIDENTIAL	M	23.51	4' - 8"	4' - 8"	21.9
RESIDENTIAL	M	23.52	3' - 1"	4' - 6"	13.8
RESIDENTIAL	M	23.53	1' - 8"	3' - 2"	5.2
RESIDENTIAL	M	23.54	1' - 1"	3' - 4"	3.6
RESIDENTIAL	M	23.55	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	23.56	1' - 2"	3' - 2"	3.5
RESIDENTIAL	M	23.57	1' - 1"	3' - 2"	3.4
RESIDENTIAL	P	23.58	1' - 0"	5' - 7"	5.6
RESIDENTIAL	P	23.59	1' - 3"	11' - 5"	14.1
RESIDENTIAL	P	23.60	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	23.61	1' - 1"	6' - 4"	6.9
RESIDENTIAL	P	23.62	1' - 0"	5' - 0"	5.0
RESIDENTIAL	P	23.63	1' - 2"	3' - 0"	3.4
RESIDENTIAL	M	23.64	1' - 5"	1' - 9"	2.5
RESIDENTIAL	P	23.65	0' - 9"	2' - 11"	2.2
RESIDENTIAL	M	23.66	2' - 6"	2' - 8"	6.6
RESIDENTIAL	P	23.67	0' - 7"	3' - 4"	1.9
RESIDENTIAL	M	23.68	1' - 2"	1' - 2"	1.3
RESIDENTIAL	P	23.69	1' - 1"	8' - 2"	9.0
RESIDENTIAL	P	23.70	1' - 0"	7' - 11"	7.9
RESIDENTIAL	E	23.71	1' - 5"	4' - 3"	6.1
RESIDENTIAL	M	23.72	2' - 6"	5' - 0"	12.3
RESIDENTIAL	P	23.73	3' - 4"	6' - 9"	22.2
SUBTOTAL					674.7

23RD FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	169	1,854
TOTAL		2,023	169	1,854

23RD FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	23.74	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	23.75	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	23.76	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	23.77	1' - 2"	3' - 2"	3.7
RESIDENTIAL	P	23.78	1' - 1"	2' - 0"	2.2
RESIDENTIAL	M	23.79	4' - 0"	6' - 7"	26.4
RESIDENTIAL	M	23.80	2' - 11"	12' - 11"	37.8
RESIDENTIAL	P	23.81	1' - 6"	7' - 3"	10.9
RESIDENTIAL	M	23.82	2' - 11"	3' - 0"	8.8
RESIDENTIAL	M	23.83	3' - 1"	3' - 5"	10.6
RESIDENTIAL	M	23.84	2' - 0"	7' - 10"	15.7
RESIDENTIAL	P	23.85	0' - 5"	3' - 4"	1.4
RESIDENTIAL	P	23.86	0' - 7"	2' - 7"	1.6
RESIDENTIAL	M	23.87	0' - 8"	0' - 8"	0.5
RESIDENTIAL	P	23.88	1' - 2"	6' - 0"	6.9
RESIDENTIAL	M	23.89	2' - 1"	2' - 8"	5.6
RESIDENTIAL	M	23.90	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	23.91	4' - 8"	4' - 11"	22.8
RESIDENTIAL	M	23.92	1' - 6"	2' - 1"	3.2
SUBTOTAL					168.9

23RD FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,424	844	10,581
TOTAL	11,424	844	10,581



23RD FLOOR (MFD:46TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

24TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		9,401	692	8,709
TOTAL		9,401	692	8,709

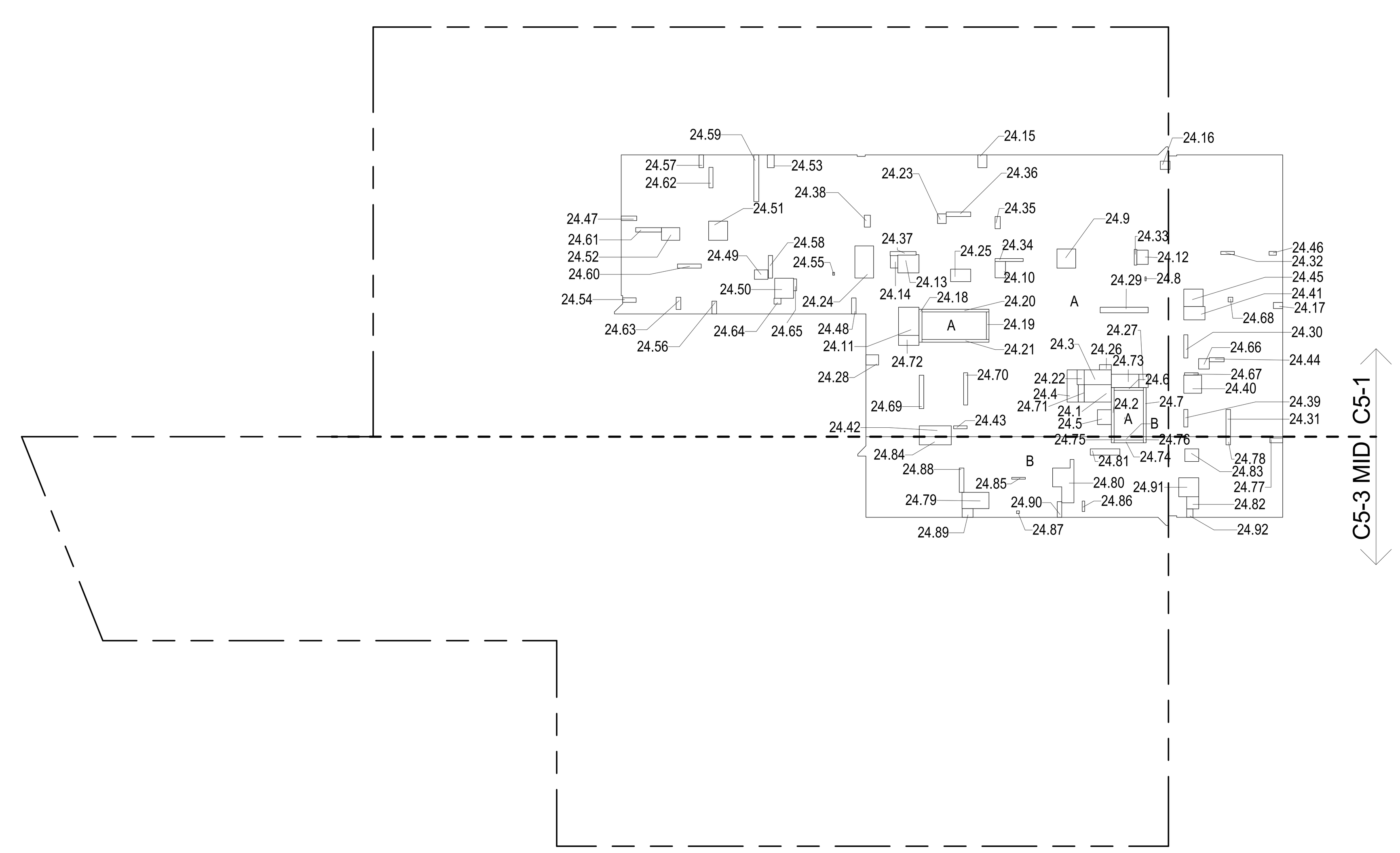
24TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	24.1	4' - 3"	6' - 8"	28.5
RESIDENTIAL	ST	24.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	24.3	3' - 7"	6' - 8"	24.0
RESIDENTIAL	M	24.4	2' - 6"	8' - 1"	20.5
RESIDENTIAL	M	24.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	24.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	24.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	24.8	0' - 3"	1' - 0"	0.3
RESIDENTIAL	M	24.9	4' - 7"	4' - 8"	21.5
RESIDENTIAL	M	24.10	2' - 7"	4' - 0"	10.2
RESIDENTIAL	E	24.11	5' - 1"	6' - 10"	34.7
RESIDENTIAL	M	24.12	2' - 9"	3' - 6"	9.5
RESIDENTIAL	M	24.13	4' - 0"	5' - 8"	22.7
RESIDENTIAL	M	24.14	1' - 10"	3' - 0"	5.5
RESIDENTIAL	M	24.15	2' - 3"	3' - 2"	7.0
RESIDENTIAL	M	24.16	2' - 0"	2' - 4"	4.7
RESIDENTIAL	M	24.17	1' - 6"	2' - 3"	3.4
RESIDENTIAL	ST	24.18	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	24.19	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	24.20	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	24.21	0' - 8"	16' - 5"	11.0
RESIDENTIAL	P	24.22	1' - 9"	3' - 7"	6.3
RESIDENTIAL	M	24.23	2' - 2"	2' - 4"	5.1
RESIDENTIAL	M	24.24	4' - 7"	7' - 10"	36.0
RESIDENTIAL	M	24.25	3' - 1"	4' - 11"	15.2
RESIDENTIAL	M	24.26	1' - 3"	2' - 11"	3.8
RESIDENTIAL	M	24.27	2' - 3"	3' - 4"	7.4
RESIDENTIAL	M	24.28	2' - 6"	3' - 1"	7.7
RESIDENTIAL	P	24.29	1' - 5"	11' - 9"	16.2
RESIDENTIAL	P	24.30	1' - 0"	5' - 8"	5.7
RESIDENTIAL	P	24.31	1' - 1"	6' - 8"	7.4
RESIDENTIAL	P	24.32	0' - 9"	3' - 4"	2.5
RESIDENTIAL	P	24.33	0' - 8"	3' - 10"	2.5
RESIDENTIAL	P	24.34	0' - 9"	6' - 11"	5.1
RESIDENTIAL	P	24.35	1' - 3"	3' - 0"	3.7
SUBTOTAL					

24TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	24.36	1' - 1"	6' - 0"	6.6
RESIDENTIAL	P	24.37	0' - 11"	6' - 6"	5.8
RESIDENTIAL	P	24.38	1' - 6"	2' - 11"	4.3
RESIDENTIAL	P	24.39	1' - 0"	4' - 4"	4.3
RESIDENTIAL	M	24.40	4' - 5"	4' - 5"	19.3
RESIDENTIAL	M	24.41	3' - 3"	5' - 3"	16.9
RESIDENTIAL	M	24.42	2' - 8"	7' - 10"	20.8
RESIDENTIAL	P	24.43	0' - 8"	3' - 4"	2.3
RESIDENTIAL	P	24.44	1' - 0"	3' - 8"	3.6
RESIDENTIAL	M	24.45	4' - 3"	4' - 9"	20.4
RESIDENTIAL	M	24.46	0' - 11"	1' - 9"	1.6
RESIDENTIAL	M	24.47	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	24.48	1' - 1"	3' - 11"	4.4
RESIDENTIAL	M	24.49	2' - 4"	3' - 4"	7.6
RESIDENTIAL	M	24.50	4' - 8"	4' - 11"	22.6
RESIDENTIAL	M	24.51	4' - 8"	4' - 8"	21.9
RESIDENTIAL	M	24.52	3' - 1"	4' - 6"	13.8
RESIDENTIAL	M	24.53	1' - 8"	3' - 2"	5.2
RESIDENTIAL	M	24.54	1' - 1"	3' - 4"	3.6
RESIDENTIAL	M	24.55	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	24.56	1' - 2"	3' - 2"	3.5
RESIDENTIAL	M	24.57	1' - 1"	3' - 2"	3.4
RESIDENTIAL	P	24.58	1' - 0"	5' - 7"	5.6
RESIDENTIAL	P	24.59	1' - 3"	11' - 5"	14.1
RESIDENTIAL	P	24.60	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	24.61	1' - 1"	6' - 4"	6.9
RESIDENTIAL	P	24.62	1' - 0"	5' - 0"	5.0
RESIDENTIAL	P	24.63	1' - 2"	3' - 0"	3.4
RESIDENTIAL	M	24.64	1' - 5"	1' - 9"	2.5
RESIDENTIAL	P	24.65	0' - 9"	2' - 11"	2.2
RESIDENTIAL	M	24.66	2' - 6"	2' - 8"	6.6
RESIDENTIAL	P	24.67	0' - 7"	3' - 4"	1.9
RESIDENTIAL	M	24.68	1' - 2"	1' - 2"	1.3
RESIDENTIAL	P	24.69	1' - 1"	8' - 2"	9.0
RESIDENTIAL	P	24.70	1' - 0"	7' - 11"	7.9
RESIDENTIAL	E	24.71	1' - 5"	4' - 3"	6.1
RESIDENTIAL	M	24.72	2' - 6"	5' - 0"	12.3
RESIDENTIAL	P	24.73	3' - 4"	6' - 9"	22.2
SUBTOTAL					692.3

24TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	169	1,854
TOTAL		2,023	169	1,854

24TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	24.74	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	24.75	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	24.76	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	24.77	1' - 2"	3' - 2"	3.7
RESIDENTIAL	P	24.78	1' - 1"	2' - 0"	2.2
RESIDENTIAL	M	24.79	4' - 0"	6' - 7"	26.4
RESIDENTIAL	M	24.80	2' - 11"	12' - 11"	37.8
RESIDENTIAL	P	24.81	1' - 6"	7' - 3"	10.9
RESIDENTIAL	M	24.82	2' - 11"	3' - 0"	8.8
RESIDENTIAL	M	24.83	3' - 1"	3' - 5"	10.6
RESIDENTIAL	M	24.84	2' - 0"	7' - 10"	15.7
RESIDENTIAL	P	24.85	0' - 5"	3' - 4"	1.4
RESIDENTIAL	P	24.86	0' - 7"	2' - 7"	1.6
RESIDENTIAL	M	24.87	0' - 8"	0' - 8"	0.5
RESIDENTIAL	P	24.88	1' - 2"	6' - 0"	6.9
RESIDENTIAL	M	24.89	2' - 1"	2' - 8"	5.6
RESIDENTIAL	M	24.90	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	24.91	4' - 8"	4' - 11"	22.8
RESIDENTIAL	M	24.92	1' - 6"	2' - 1"	3.2
SUBTOTAL					168.9

24TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,424	861	10,563
TOTAL	11,424	861	10,563



24TH FLOOR (MFD:47TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

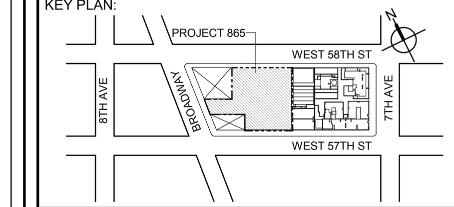
** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

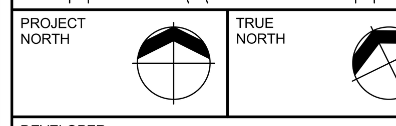
CD PROGRESS ISSUE 1

DEPT OF BLDGS 121328205 Job Number
ES762073842 Scan Code

KEY PLAN:



PROJECT NORTH / TRUE NORTH



DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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228 EAST 45th Street
New York, NY 10017 USA
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MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

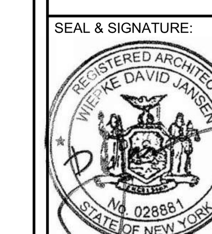
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
22ND 23RD, 24TH FLOOR

SEAL & SIGNATURE:



DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-016.01
DOB PAGE No:	17 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

FILE NAME: C:\Revit Local Files\AAI_TWR-ZONING-CD_jpdiarim.rvt
PLOT DATE: 9/22/2015 6:07:16 PM

36" x 48" Arch E -SHEET SIZE

25TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		9,401	675	8,727
TOTAL		9,401	675	8,727

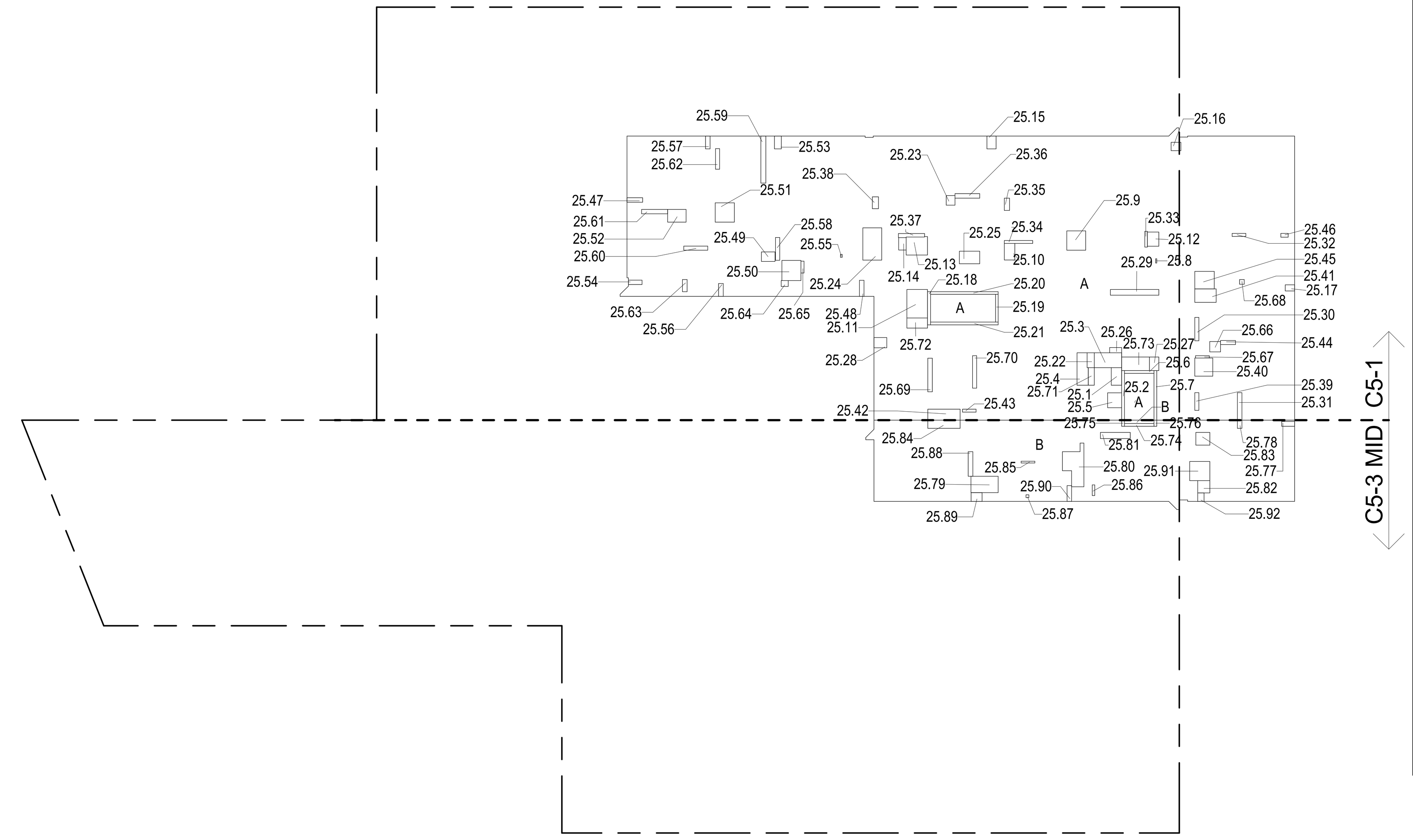
25TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	25.1	2' - 7"	4' - 3"	10.9
RESIDENTIAL	ST	25.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	25.3	3' - 7"	6' - 8"	24.0
RESIDENTIAL	M	25.4	2' - 6"	8' - 1"	20.5
RESIDENTIAL	M	25.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	25.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	25.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	25.8	0' - 3"	1' - 0"	0.3
RESIDENTIAL	M	25.9	4' - 7"	4' - 8"	21.5
RESIDENTIAL	M	25.10	2' - 7"	4' - 0"	10.2
RESIDENTIAL	E	25.11	5' - 1"	6' - 10"	34.7
RESIDENTIAL	M	25.12	2' - 9"	3' - 6"	9.5
RESIDENTIAL	M	25.13	4' - 0"	5' - 8"	22.7
RESIDENTIAL	M	25.14	1' - 10"	3' - 0"	5.5
RESIDENTIAL	M	25.15	2' - 3"	3' - 2"	7.0
RESIDENTIAL	M	25.16	2' - 0"	2' - 4"	4.7
RESIDENTIAL	M	25.17	1' - 6"	2' - 3"	3.4
RESIDENTIAL	ST	25.18	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	25.19	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	25.20	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	25.21	0' - 8"	16' - 5"	11.0
RESIDENTIAL	P	25.22	1' - 9"	3' - 7"	6.3
RESIDENTIAL	M	25.23	2' - 2"	2' - 4"	5.1
RESIDENTIAL	M	25.24	4' - 7"	7' - 10"	36.0
RESIDENTIAL	M	25.25	3' - 1"	4' - 11"	15.2
RESIDENTIAL	M	25.26	1' - 3"	2' - 11"	3.8
RESIDENTIAL	M	25.27	2' - 3"	3' - 4"	7.4
RESIDENTIAL	M	25.28	2' - 6"	3' - 1"	7.7
RESIDENTIAL	P	25.29	1' - 5"	11' - 9"	16.2
RESIDENTIAL	P	25.30	1' - 0"	5' - 8"	5.7
RESIDENTIAL	P	25.31	1' - 1"	6' - 8"	7.4
RESIDENTIAL	P	25.32	0' - 9"	3' - 4"	2.5
RESIDENTIAL	P	25.33	0' - 8"	3' - 10"	2.5
RESIDENTIAL	P	25.34	0' - 9"	6' - 11"	5.1
RESIDENTIAL	P	25.35	1' - 3"	3' - 0"	3.7
SUBTOTAL					

25TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	25.36	1' - 1"	6' - 0"	6.6
RESIDENTIAL	P	25.37	0' - 11"	6' - 6"	5.8
RESIDENTIAL	P	25.38	1' - 6"	2' - 11"	4.3
RESIDENTIAL	P	25.39	1' - 0"	4' - 4"	4.3
RESIDENTIAL	M	25.40	4' - 5"	4' - 5"	19.3
RESIDENTIAL	M	25.41	3' - 3"	5' - 3"	16.9
RESIDENTIAL	M	25.42	2' - 8"	7' - 10"	20.8
RESIDENTIAL	P	25.43	0' - 8"	3' - 4"	2.3
RESIDENTIAL	P	25.44	1' - 0"	3' - 8"	3.6
RESIDENTIAL	M	25.45	4' - 3"	4' - 9"	20.4
RESIDENTIAL	M	25.46	0' - 11"	1' - 9"	1.6
RESIDENTIAL	M	25.47	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	25.48	1' - 1"	3' - 11"	4.4
RESIDENTIAL	M	25.49	2' - 4"	3' - 4"	7.6
RESIDENTIAL	M	25.50	4' - 8"	4' - 11"	22.6
RESIDENTIAL	M	25.51	4' - 8"	4' - 8"	21.9
RESIDENTIAL	M	25.52	3' - 1"	4' - 6"	13.8
RESIDENTIAL	M	25.53	1' - 8"	3' - 2"	5.2
RESIDENTIAL	M	25.54	1' - 1"	3' - 4"	3.6
RESIDENTIAL	M	25.55	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	25.56	1' - 2"	3' - 2"	3.5
RESIDENTIAL	M	25.57	1' - 1"	3' - 2"	3.4
RESIDENTIAL	P	25.58	1' - 0"	5' - 7"	5.6
RESIDENTIAL	P	25.59	1' - 3"	11' - 5"	14.1
RESIDENTIAL	P	25.60	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	25.61	1' - 1"	6' - 4"	6.9
RESIDENTIAL	P	25.62	1' - 0"	5' - 0"	5.0
RESIDENTIAL	P	25.63	1' - 2"	3' - 0"	3.4
RESIDENTIAL	M	25.64	1' - 5"	1' - 9"	2.5
RESIDENTIAL	P	25.65	0' - 9"	2' - 11"	2.2
RESIDENTIAL	M	25.66	2' - 6"	2' - 8"	6.6
RESIDENTIAL	P	25.67	0' - 7"	3' - 4"	1.9
RESIDENTIAL	M	25.68	1' - 2"	1' - 2"	1.3
RESIDENTIAL	P	25.69	1' - 1"	8' - 2"	9.0
RESIDENTIAL	P	25.70	1' - 0"	7' - 11"	7.9
RESIDENTIAL	E	25.71	1' - 5"	4' - 3"	6.1
RESIDENTIAL	M	25.72	2' - 6"	5' - 0"	12.3
RESIDENTIAL	P	25.73	3' - 4"	6' - 9"	22.2
SUBTOTAL					674.7

25TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	169	1,854
TOTAL		2,023	169	1,854

25TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	25.74	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	25.75	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	25.76	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	25.77	1' - 2"	3' - 2"	3.7
RESIDENTIAL	P	25.78	1' - 1"	2' - 0"	2.2
RESIDENTIAL	M	25.79	4' - 0"	6' - 7"	26.4
RESIDENTIAL	M	25.80	2' - 11"	12' - 11"	37.8
RESIDENTIAL	P	25.81	1' - 6"	7' - 3"	10.9
RESIDENTIAL	M	25.82	2' - 11"	3' - 0"	8.8
RESIDENTIAL	M	25.83	3' - 1"	3' - 5"	10.6
RESIDENTIAL	M	25.84	2' - 0"	7' - 10"	15.7
RESIDENTIAL	P	25.85	0' - 5"	3' - 4"	1.4
RESIDENTIAL	P	25.86	0' - 7"	2' - 7"	1.6
RESIDENTIAL	M	25.87	0' - 8"	0' - 8"	0.5
RESIDENTIAL	P	25.88	1' - 2"	6' - 0"	6.9
RESIDENTIAL	M	25.89	2' - 1"	2' - 8"	5.6
RESIDENTIAL	M	25.90	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	25.91	4' - 8"	4' - 11"	22.8
RESIDENTIAL	M	25.92	1' - 6"	2' - 1"	3.2
SUBTOTAL					168.9

25TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,424	844	10,581
TOTAL	11,424	844	10,581



25TH FLOOR (MFD:48TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)

3/64" = 1'-0"

26TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		9,401	682	8,719
TOTAL		9,401	682	8,719

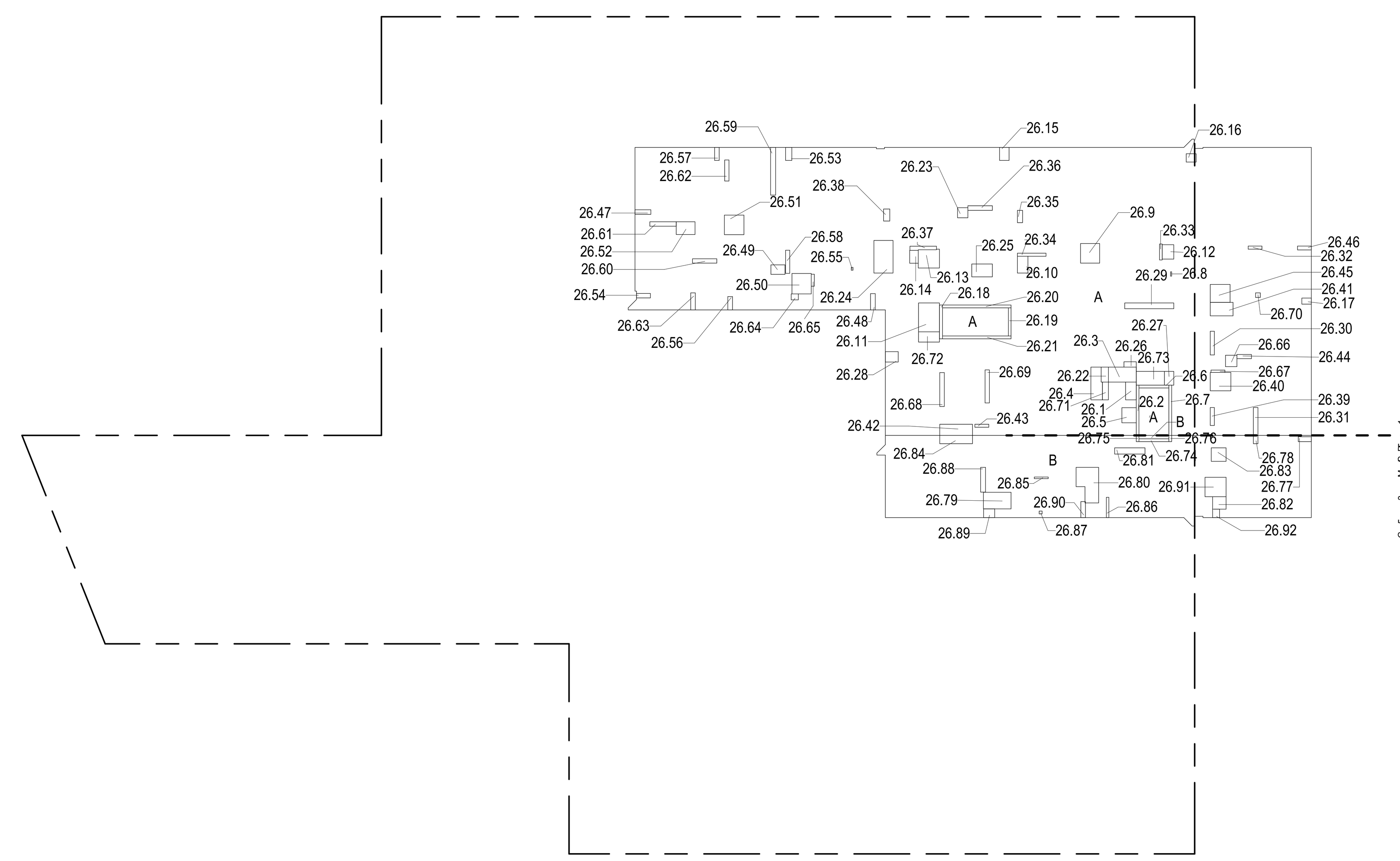
26TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	26.1	2' - 7"	4' - 3"	10.9
RESIDENTIAL	ST	26.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	26.3	3' - 7"	6' - 8"	24.0
RESIDENTIAL	M	26.4	2' - 6"	8' - 1"	20.5
RESIDENTIAL	M	26.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	26.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	26.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	26.8	0' - 3"	1' - 0"	0.3
RESIDENTIAL	M	26.9	4' - 7"	4' - 8"	21.5
RESIDENTIAL	M	26.10	2' - 7"	4' - 0"	10.2
RESIDENTIAL	E	26.11	5' - 1"	6' - 10"	34.7
RESIDENTIAL	M	26.12	2' - 9"	3' - 6"	9.5
RESIDENTIAL	M	26.13	4' - 0"	5' - 7"	22.3
RESIDENTIAL	M	26.14	2' - 1"	3' - 0"	6.3
RESIDENTIAL	M	26.15	2' - 3"	3' - 2"	7.0
RESIDENTIAL	M	26.16	2' - 0"	2' - 4"	4.7
RESIDENTIAL	M	26.17	1' - 5"	2' - 3"	3.3
RESIDENTIAL	ST	26.18	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	26.19	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	26.20	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	26.21	0' - 8"	16' - 5"	11.0
RESIDENTIAL	P	26.22	1' - 9"	3' - 7"	6.3
RESIDENTIAL	M	26.23	2' - 5"	2' - 6"	6.0
RESIDENTIAL	M	26.24	4' - 7"	7' - 10"	36.0
RESIDENTIAL	M	26.25	3' - 1"	4' - 11"	15.2
RESIDENTIAL	M	26.26	1' - 3"	2' - 11"	3.8
RESIDENTIAL	M	26.27	2' - 3"	3' - 4"	7.4
RESIDENTIAL	M	26.28	2' - 6"	3' - 1"	7.7
RESIDENTIAL	P	26.29	1' - 5"	11' - 9"	16.2
RESIDENTIAL	P	26.30	1' - 0"	5' - 8"	5.7
RESIDENTIAL	P	26.31	1' - 1"	6' - 8"	7.4
RESIDENTIAL	P	26.32	0' - 9"	3' - 4"	2.5
RESIDENTIAL	P	26.33	0' - 8"	3' - 10"	2.5
RESIDENTIAL	P	26.34	0' - 9"	6' - 11"	5.1
RESIDENTIAL	P	26.35	1' - 3"	3' - 0"	3.7
SUBTOTAL					

26TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	26.36	1' - 1"	5' - 10"	6.5
RESIDENTIAL	P	26.37	0' - 11"	6' - 6"	5.8
RESIDENTIAL	P	26.38	1' - 6"	2' - 11"	4.3
RESIDENTIAL	P	26.39	1' - 0"	4' - 4"	4.3
RESIDENTIAL	M	26.40	4' - 5"	4' - 11"	21.9
RESIDENTIAL	M	26.41	3' - 3"	5' - 6"	17.8
RESIDENTIAL	M	26.42	2' - 8"	7' - 10"	20.8
RESIDENTIAL	P	26.43	0' - 8"	3' - 4"	2.3
RESIDENTIAL	P	26.44	1' - 0"	3' - 6"	3.5
RESIDENTIAL	M	26.45	4' - 3"	4' - 9"	20.4
RESIDENTIAL	M	26.46	0' - 11"	3' - 4"	3.1
RESIDENTIAL	M	26.47	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	26.48	1' - 1"	3' - 11"	4.4
RESIDENTIAL	M	26.49	2' - 4"	3' - 5"	7.8
RESIDENTIAL	M	26.50	4' - 8"	4' - 11"	22.6
RESIDENTIAL	M	26.51	4' - 8"	4' - 8"	21.9
RESIDENTIAL	M	26.52	3' - 1"	4' - 6"	13.8
RESIDENTIAL	M	26.53	1' - 6"	3' - 2"	4.7
RESIDENTIAL	M	26.54	1' - 1"	3' - 4"	3.6
RESIDENTIAL	M	26.55	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	26.56	1' - 2"	3' - 3"	3.6
RESIDENTIAL	M	26.57	1' - 1"	3' - 2"	3.4
RESIDENTIAL	P	26.58	1' - 0"	5' - 7"	5.6
RESIDENTIAL	P	26.59	1' - 3"	11' - 5"	14.1
RESIDENTIAL	P	26.60	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	26.61	1' - 1"	6' - 4"	6.9
RESIDENTIAL	P	26.62	1' - 0"	5' - 0"	5.0
RESIDENTIAL	P	26.63	1' - 1"	4' - 1"	4.5
RESIDENTIAL	M	26.64	1' - 5"	1' - 9"	2.5
RESIDENTIAL	P	26.65	0' - 9"	2' - 11"	2.2
RESIDENTIAL	M	26.66	2' - 9"	2' - 9"	7.5
RESIDENTIAL	P	26.67	0' - 7"	3' - 4"	1.9
RESIDENTIAL	P	26.68	1' - 1"	8' - 2"	9.0
RESIDENTIAL	P	26.69	1' - 0"	7' - 11"	7.9
RESIDENTIAL	M	26.70	1' - 2"	1' - 2"	1.3
RESIDENTIAL	E	26.71	1' - 5"	4' - 3"	6.1
RESIDENTIAL	M	26.72	2' - 6"	5' - 0"	12.3
RESIDENTIAL	P	26.73	3' - 4"	6' - 9"	22.2
SUBTOTAL					682.2

26TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	173	1,850
TOTAL		2,023	173	1,850

26TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	26.74	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	26.75	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	26.76	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	26.77	1' - 2"	3' - 2"	3.7
RESIDENTIAL	P	26.78	1' - 1"	2' - 0"	2.2
RESIDENTIAL	M	26.79	4' - 0"	6' - 7"	26.4
RESIDENTIAL	M	26.80	3' - 8"	10' - 3"	37.7
RESIDENTIAL	P	26.81	1' - 6"	7' - 3"	10.9
RESIDENTIAL	M	26.82	3' - 0"	3' - 2"	9.6
RESIDENTIAL	M	26.83	3' - 3"	3' - 6"	11.4
RESIDENTIAL	M	26.84	2' - 0"	7' - 10"	15.7
RESIDENTIAL	P	26.85	0' - 5"	3' - 4"	1.4
RESIDENTIAL	P	26.86	0' - 7"	4' - 11"	2.9
RESIDENTIAL	M	26.87	0' - 8"	0' - 8"	0.5
RESIDENTIAL	P	26.88	1' - 2"	6' - 0"	6.9
RESIDENTIAL	M	26.89	2' - 1"	2' - 8"	5.6
RESIDENTIAL	M	26.90	1' - 1"	3' - 10"	4.2
RESIDENTIAL	M	26.91	4' - 8"	5' - 1"	23.4
RESIDENTIAL	M	26.92	1' - 8"	2' - 1"	3.4
SUBTOTAL					172.6

26TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,424	855	10,570
TOTAL	11,424	855	10,570



26TH FLOOR (MFD:49TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)

3/64" = 1'-0"

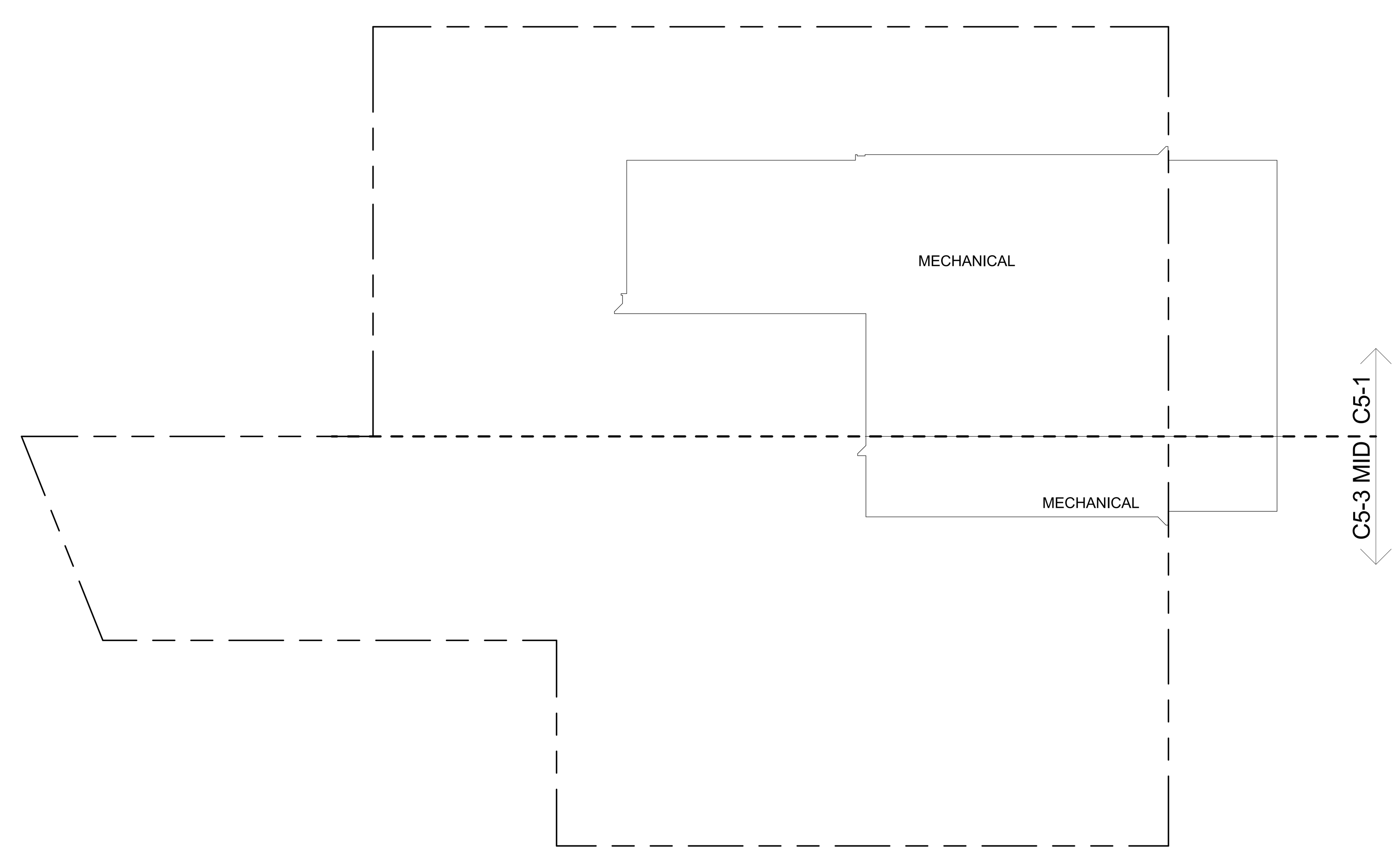
27TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	27.1	9,146	9,146	0
TOTAL		9,146	9,146	0

27TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	27.1	49' - 11"	183' - 1"	9,146.2
SUBTOTAL					9,146.2

27TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	27.2	1,960	1,960	0
TOTAL		1,960	1,960	0

27TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	27.2	18' - 9"	104' - 8"	1,959.9
SUBTOTAL					1,959.9

27TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,106	11,106	0
TOTAL	11,106	11,106	0



27TH FLOOR MEP (MFD:50TH FLOOR) (3)

3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

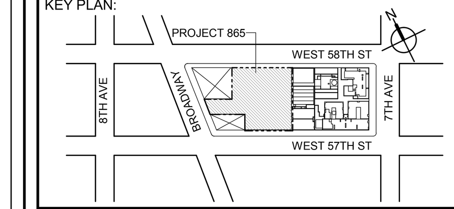
** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

DEPT OF BLDGS 121328205 Job Number

ES797830871 Scan Code

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

ZONING FLOOR AREA PLAN AND DEDUCTIONS
25TH, 26TH, 27TH FLOOR

SEAL & SIGNATURE:

REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-017.01
DOB PAGE No:	18 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

CD PROGRESS ISSUE 1

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_jpederim.rvt
PLOT DATE: 9/22/2015 6:07:36 PM

36" x 48" Arch E -SHEET SIZE

28TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	492	6,568
TOTAL		7,060	492	6,568

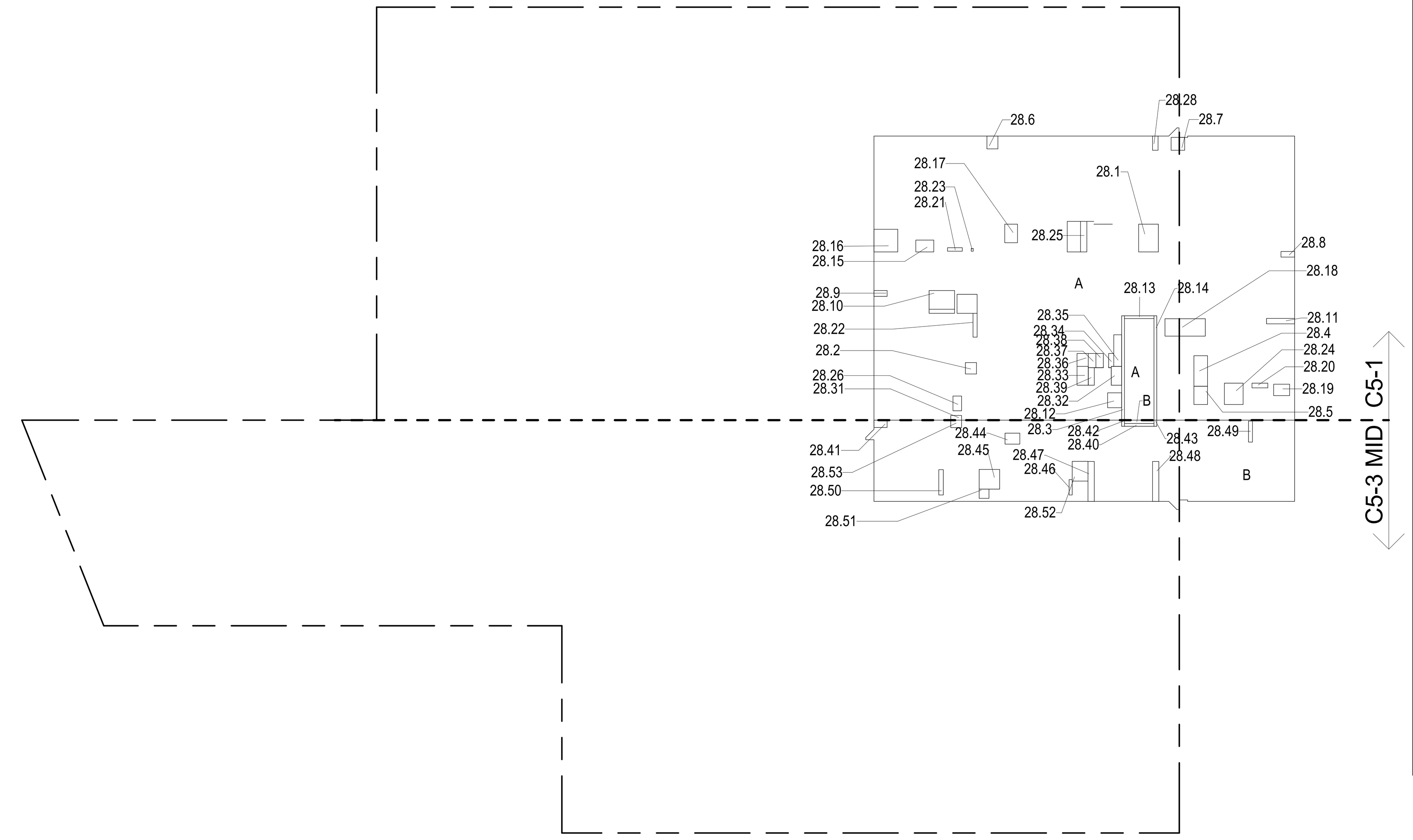
28TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	118	1,905
TOTAL		2,023	118	1,905

28TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	611	8,473
TOTAL	9,083	611	8,473

28TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	28.1	4' - 10"	6' - 9"	32.3
RESIDENTIAL	M	28.2	2' - 8"	2' - 9"	7.4
RESIDENTIAL	ST	28.3	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	28.4	3' - 4"	7' - 5"	24.4
RESIDENTIAL	M	28.5	3' - 4"	4' - 6"	14.7
RESIDENTIAL	M	28.6	2' - 8"	3' - 1"	8.3
RESIDENTIAL	M	28.7	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	28.8	1' - 4"	3' - 4"	4.4
RESIDENTIAL	M	28.9	1' - 5"	3' - 2"	4.6
RESIDENTIAL	M	28.10	4' - 7"	6' - 3"	28.3
RESIDENTIAL	M	28.11	1' - 4"	6' - 10"	9.0
RESIDENTIAL	M	28.12	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	28.13	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	28.14	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	28.15	2' - 10"	4' - 5"	12.6
RESIDENTIAL	M	28.16	5' - 6"	5' - 9"	31.8
RESIDENTIAL	M	28.17	3' - 1"	4' - 6"	14.0
RESIDENTIAL	M	28.18	4' - 3"	9' - 10"	41.7
RESIDENTIAL	M	28.19	2' - 9"	3' - 10"	10.7
RESIDENTIAL	P	28.20	1' - 2"	3' - 10"	4.3
RESIDENTIAL	P	28.21	0' - 10"	3' - 7"	3.0
RESIDENTIAL	P	28.22	1' - 0"	5' - 10"	5.8
RESIDENTIAL	M	28.23	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	28.24	4' - 7"	5' - 3"	23.9
RESIDENTIAL	P	28.25	1' - 6"	7' - 5"	11.3
RESIDENTIAL	P	28.26	2' - 1"	3' - 7"	7.5
RESIDENTIAL	M	28.27	3' - 3"	7' - 5"	24.1
RESIDENTIAL	M	28.28	1' - 4"	3' - 6"	4.6
RESIDENTIAL	P	28.29	1' - 0"	6' - 3"	6.2
SUBTOTAL					

28TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	28.30	4' - 8"	4' - 10"	22.5
RESIDENTIAL	M	28.31	1' - 2"	2' - 8"	3.0
RESIDENTIAL	E	28.32	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	28.33	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	28.34	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	28.35	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	28.36	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	28.37	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	28.38	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	28.39	1' - 5"	4' - 3"	6.1
SUBTOTAL					492.4

28TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	28.40	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	28.41	1' - 9"	3' - 2"	5.7
RESIDENTIAL	ST	28.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	28.43	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	28.44	2' - 8"	3' - 7"	9.5
RESIDENTIAL	M	28.45	4' - 10"	4' - 11"	23.8
RESIDENTIAL	M	28.46	0' - 9"	3' - 9"	2.8
RESIDENTIAL	P	28.47	1' - 6"	9' - 8"	14.6
RESIDENTIAL	P	28.48	1' - 6"	9' - 8"	14.9
RESIDENTIAL	P	28.49	1' - 0"	5' - 1"	4.9
RESIDENTIAL	P	28.50	1' - 1"	6' - 2"	6.8
RESIDENTIAL	M	28.51	2' - 3"	2' - 4"	5.3
RESIDENTIAL	M	28.52	4' - 0"	4' - 7"	18.4
RESIDENTIAL	M	28.53	1' - 10"	2' - 8"	4.8
SUBTOTAL					118.3



28TH FLOOR (MFD:53RD FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

29TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	473	6,587
TOTAL		7,060	473	6,587

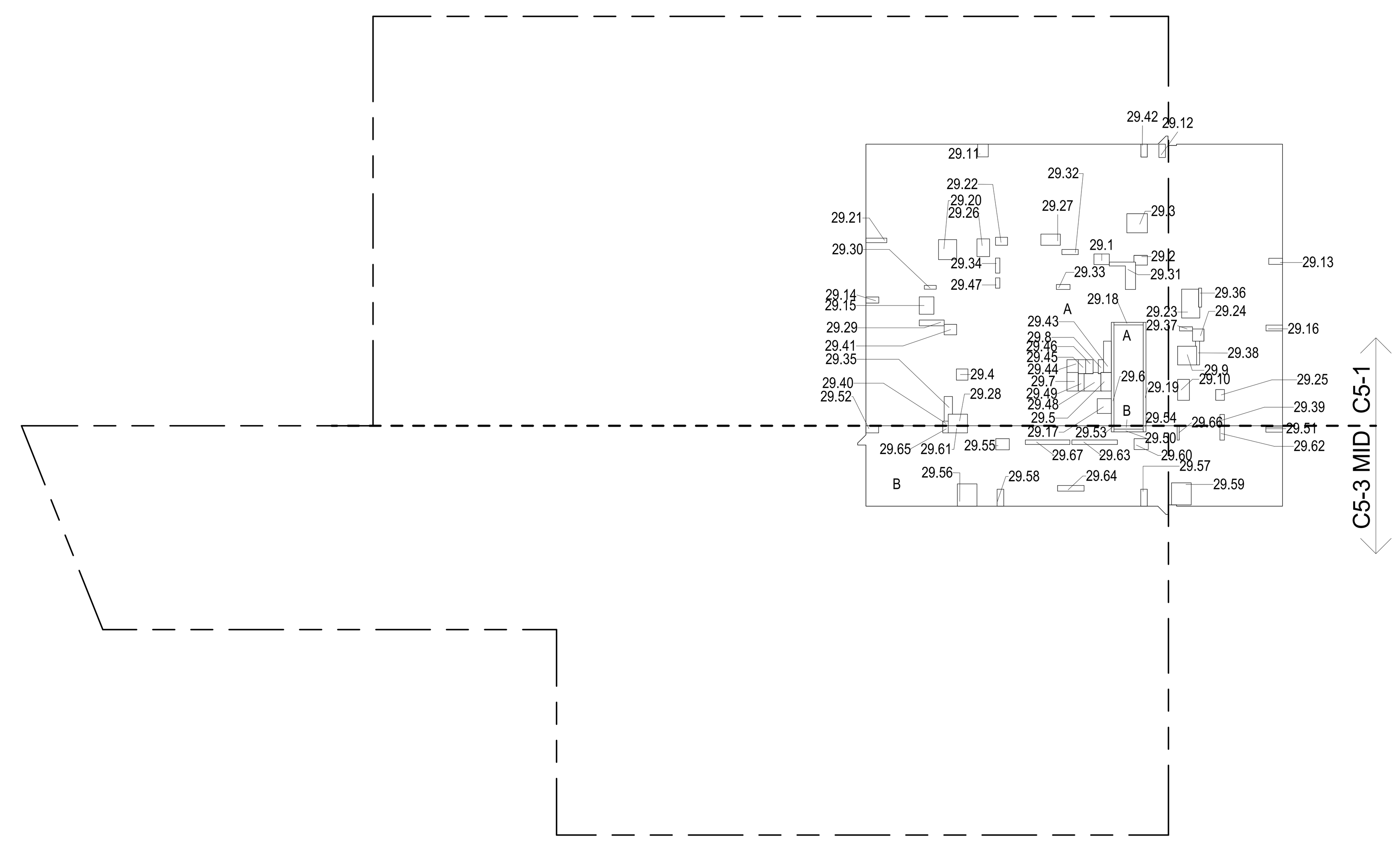
29TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

29TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	624	8,460
TOTAL	9,083	624	8,460

29TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	29.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	29.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	29.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	29.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	E	29.5	2' - 7"	4' - 7"	11.6
RESIDENTIAL	ST	29.6	0' - 8"	25' - 5"	16.9
RESIDENTIAL	P	29.7	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	29.8	1' - 2"	3' - 6"	4.1
RESIDENTIAL	M	29.9	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	29.10	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	29.11	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	29.12	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	29.13	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	29.14	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	29.15	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	29.16	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	29.17	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	29.18	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	29.19	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	29.20	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	29.21	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	29.22	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	29.23	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	29.24	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	29.25	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	29.26	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	29.27	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	29.28	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	29.29	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	29.30	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	29.31	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	29.32	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	29.33	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	29.34	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	29.35	1' - 8"	6' - 6"	10.6
SUBTOTAL					

29TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	29.36	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	29.37	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	29.38	0' - 9"	6' - 1"	4.6
RESIDENTIAL	P	29.39	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	29.40	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	29.41	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	29.42	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	29.43	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	29.44	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	29.45	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	29.46	1' - 10"	3' - 5"	6.2
RESIDENTIAL	P	29.47	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	29.48	3' - 5"	5' - 4"	18.0
RESIDENTIAL	E	29.49	1' - 5"	4' - 3"	6.1
SUBTOTAL					472.8

29TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	29.50	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	29.51	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	29.52	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	29.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	29.54	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	29.55	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	29.56	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	29.57	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	29.58	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	29.59	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	29.60	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	29.61	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	29.62	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	29.63	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	29.64	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	29.65	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	29.66	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	29.67	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



29TH FLOOR (MFD:54TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

30TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	455	6,605
TOTAL		7,060	455	6,605

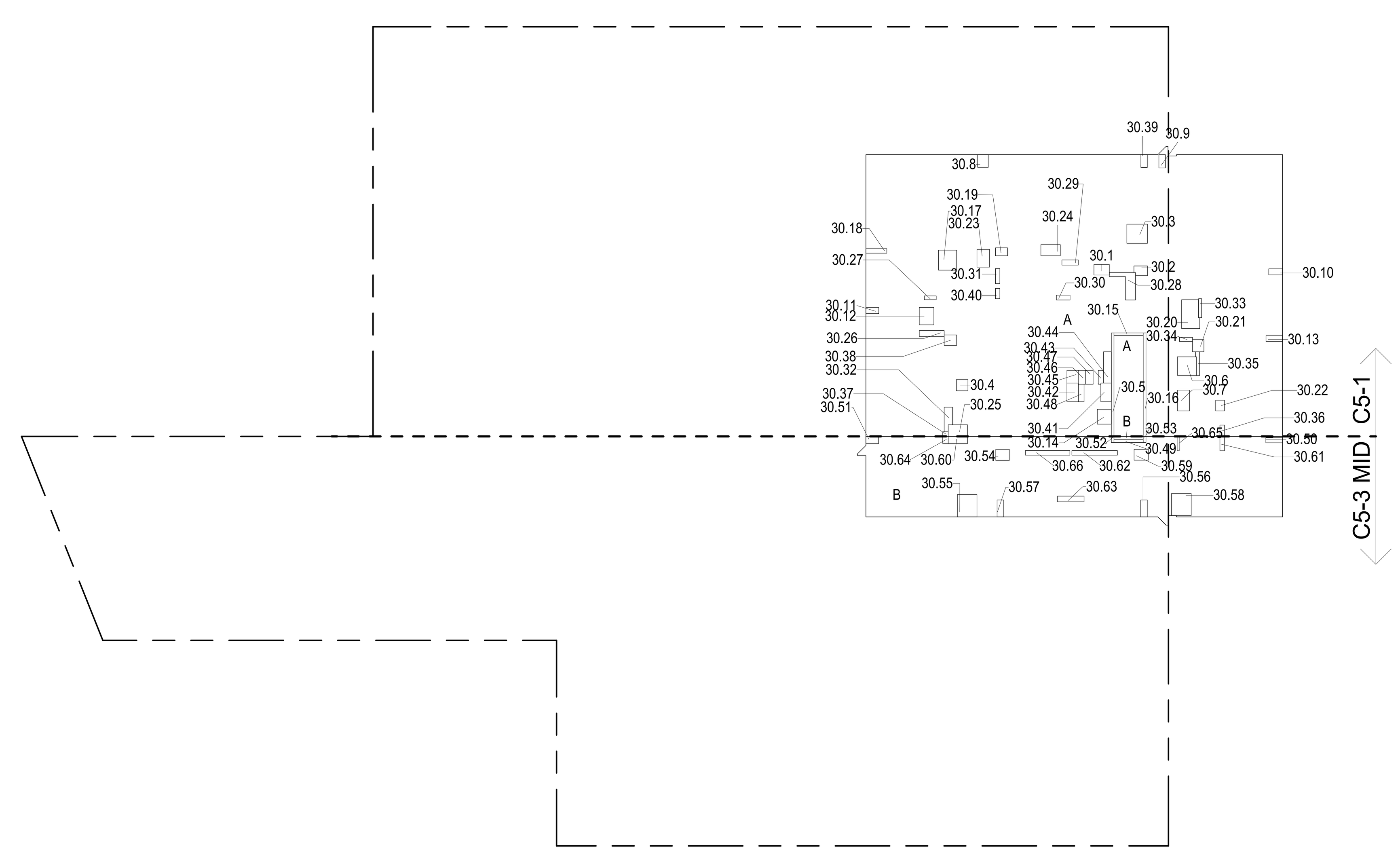
30TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

30TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	606	8,478
TOTAL	9,083	606	8,478

30TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	30.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	30.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	30.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	30.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	ST	30.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	30.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	30.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	30.8	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	30.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	30.10	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	30.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	30.12	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	30.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	30.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	30.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	30.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	30.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	30.18	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	30.19	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	30.20	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	30.21	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	30.22	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	30.23	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	30.24	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	30.25	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	30.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	30.27	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	30.28	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	30.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	30.30	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	30.31	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	30.32	1' - 8"	6' - 6"	10.6
RESIDENTIAL	P	30.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	30.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	30.35	0' - 9"	6' - 1"	4.6
SUBTOTAL					

30TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	30.36	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	30.37	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	30.38	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	30.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	30.40	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	30.41	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	30.42	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	30.43	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	30.44	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	30.45	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	30.46	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	30.47	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	30.48	1' - 5"	4' - 3"	6.1
SUBTOTAL					454.8

30TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	30.49	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	30.50	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	30.51	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	30.52	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	30.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	30.54	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	30.55	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	30.56	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	30.57	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	30.58	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	30.59	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	30.60	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	30.61	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	30.62	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	30.63	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	30.64	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	30.65	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	30.66	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



30TH FLOOR (MFD:55TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

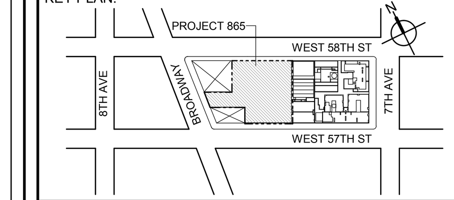
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

DEPT OF BLDGS 121328205 Job Number
ES896204161 Scan Code

KEY PLAN:



PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

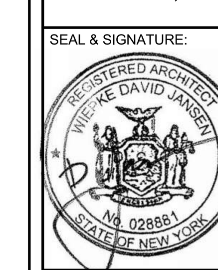
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
28TH, 29TH, 30TH FLOOR

SEAL & SIGNATURE:



DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-018.01**
DOB PAGE No:	19 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number

ES032815242 Scan Code

31ST FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	455	6,605
TOTAL		7,060	455	6,605

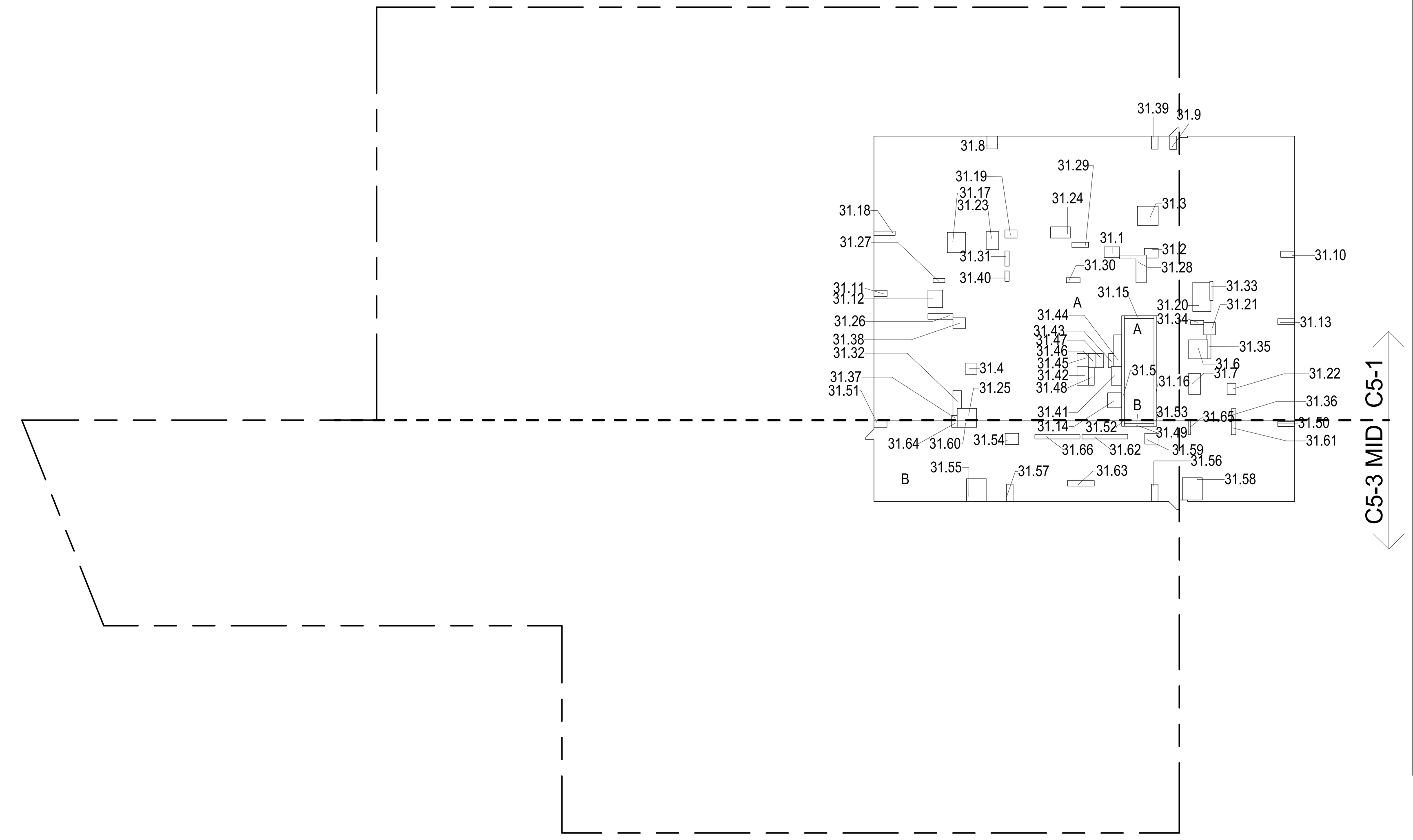
31ST FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

31ST FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	606	8,478
TOTAL	9,083	606	8,478

31ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	31.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	31.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	31.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	31.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	ST	31.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	31.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	31.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	31.8	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	31.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	31.10	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	31.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	31.12	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	31.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	31.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	31.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	31.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	31.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	31.18	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	31.19	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	31.20	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	31.21	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	31.22	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	31.23	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	31.24	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	31.25	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	31.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	31.27	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	31.28	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	31.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	31.30	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	31.31	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	31.32	1' - 8"	6' - 6"	10.6
RESIDENTIAL	P	31.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	31.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	31.35	0' - 9"	6' - 1"	4.6
SUBTOTAL					

31ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	31.36	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	31.37	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	31.38	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	31.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	31.40	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	31.41	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	31.42	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	31.43	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	31.44	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	31.45	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	31.46	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	31.47	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	31.48	1' - 5"	4' - 3"	6.1
SUBTOTAL					454.8

31ST FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	31.49	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	31.50	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	31.51	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	31.52	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	31.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	31.54	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	31.55	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	31.56	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	31.57	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	31.58	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	31.59	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	31.60	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	31.61	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	31.62	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	31.63	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	31.64	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	31.65	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	31.66	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



31ST FLOOR (MFD:56TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

32ND FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	473	6,587
TOTAL		7,060	473	6,587

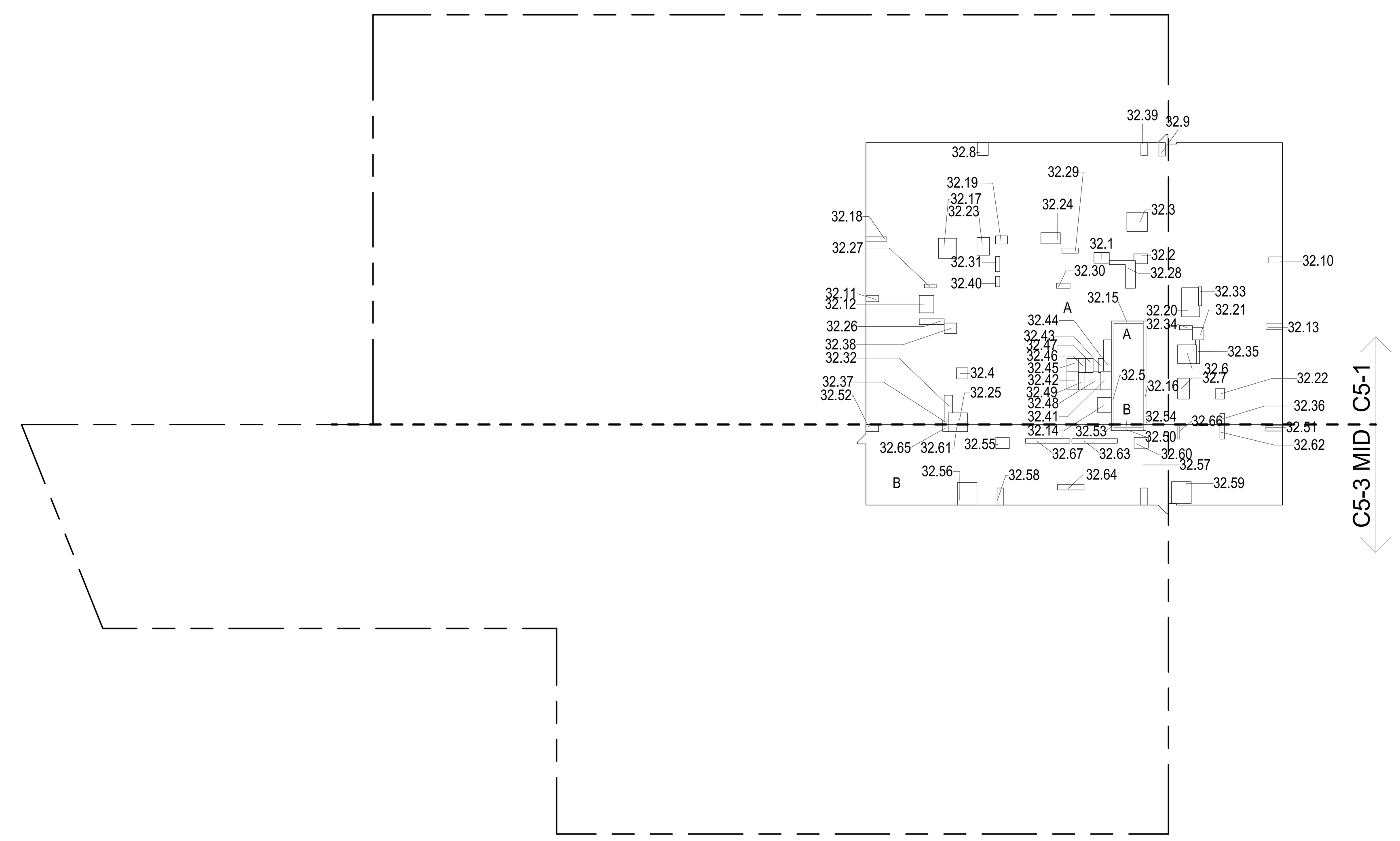
32ND FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

32ND FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	624	8,460
TOTAL	9,083	624	8,460

32ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	32.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	32.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	32.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	32.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	ST	32.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	32.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	32.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	32.8	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	32.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	32.10	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	32.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	32.12	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	32.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	32.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	32.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	32.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	32.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	32.18	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	32.19	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	32.20	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	32.21	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	32.22	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	32.23	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	32.24	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	32.25	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	32.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	32.27	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	32.28	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	32.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	32.30	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	32.31	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	32.32	1' - 8"	6' - 6"	10.6
RESIDENTIAL	P	32.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	32.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	32.35	0' - 9"	6' - 1"	4.6
SUBTOTAL					

32ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	32.36	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	32.37	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	32.38	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	32.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	32.40	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	32.41	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	32.42	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	32.43	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	32.44	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	32.45	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	32.46	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	32.47	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	32.48	3' - 5"	5' - 4"	18.0
RESIDENTIAL	E	32.49	1' - 5"	4' - 3"	6.1
SUBTOTAL					472.8

32ND FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	32.50	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	32.51	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	32.52	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	32.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	32.54	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	32.55	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	32.56	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	32.57	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	32.58	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	32.59	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	32.60	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	32.61	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	32.62	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	32.63	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	32.64	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	32.65	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	32.66	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	32.67	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



32ND FLOOR (MFD:57TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

33RD FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	455	6,605
TOTAL		7,060	455	6,605

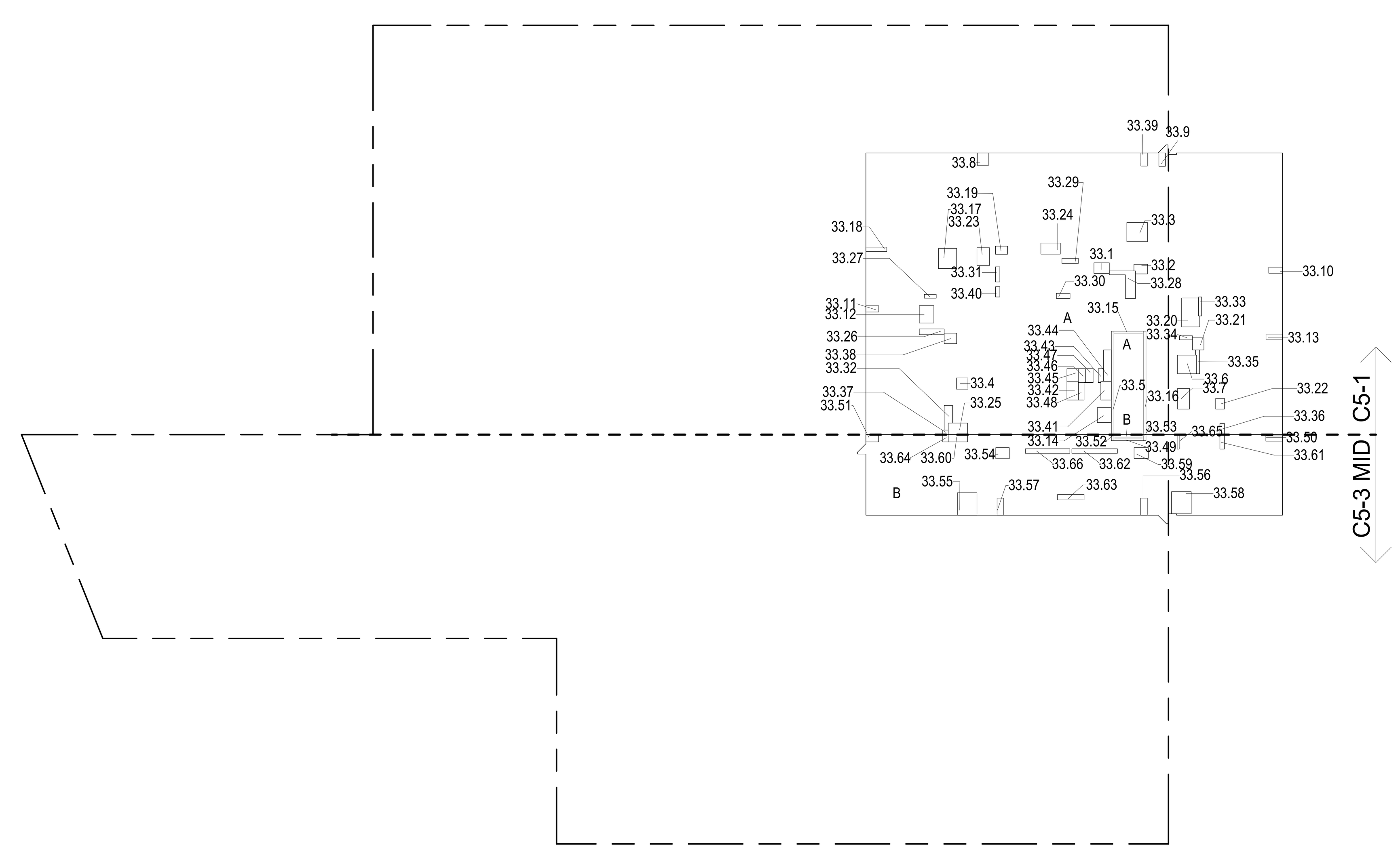
33RD FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

33RD FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	606	8,478
TOTAL	9,083	606	8,478

33RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	33.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	33.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	33.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	33.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	ST	33.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	33.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	33.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	33.8	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	33.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	33.10	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	33.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	33.12	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	33.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	33.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	33.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	33.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	33.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	33.18	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	33.19	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	33.20	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	33.21	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	33.22	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	33.23	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	33.24	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	33.25	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	33.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	33.27	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	33.28	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	33.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	33.30	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	33.31	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	33.32	1' - 8"	6' - 6"	10.6
RESIDENTIAL	P	33.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	33.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	33.35	0' - 9"	6' - 1"	4.6
SUBTOTAL					

33RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	33.36	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	33.37	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	33.38	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	33.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	33.40	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	33.41	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	33.42	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	33.43	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	33.44	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	33.45	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	33.46	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	33.47	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	33.48	1' - 5"	4' - 3"	6.1
SUBTOTAL					454.8

33RD FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	33.49	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	33.50	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	33.51	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	33.52	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	33.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	33.54	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	33.55	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	33.56	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	33.57	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	33.58	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	33.59	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	33.60	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	33.61	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	33.62	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	33.63	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	33.64	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	33.65	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	33.66	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



33RD FLOOR (MFD:58TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

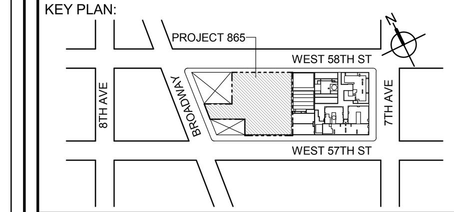
- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

ZONING FLOOR AREA PLAN AND DEDUCTIONS
31ST, 32ND, 33RD FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-019.01
DOB PAGE No:	20 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

CD PROGRESS ISSUE 1

FILE NAME: C:\Revit Local Files\AAI_TWR-ZONING-CD_pedlarim.rvt
PLOT DATE: 9/22/2015 6:08:16 PM

36" x 48" Arch E -SHEET SIZE

34TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	455	6,605
TOTAL		7,060	455	6,605

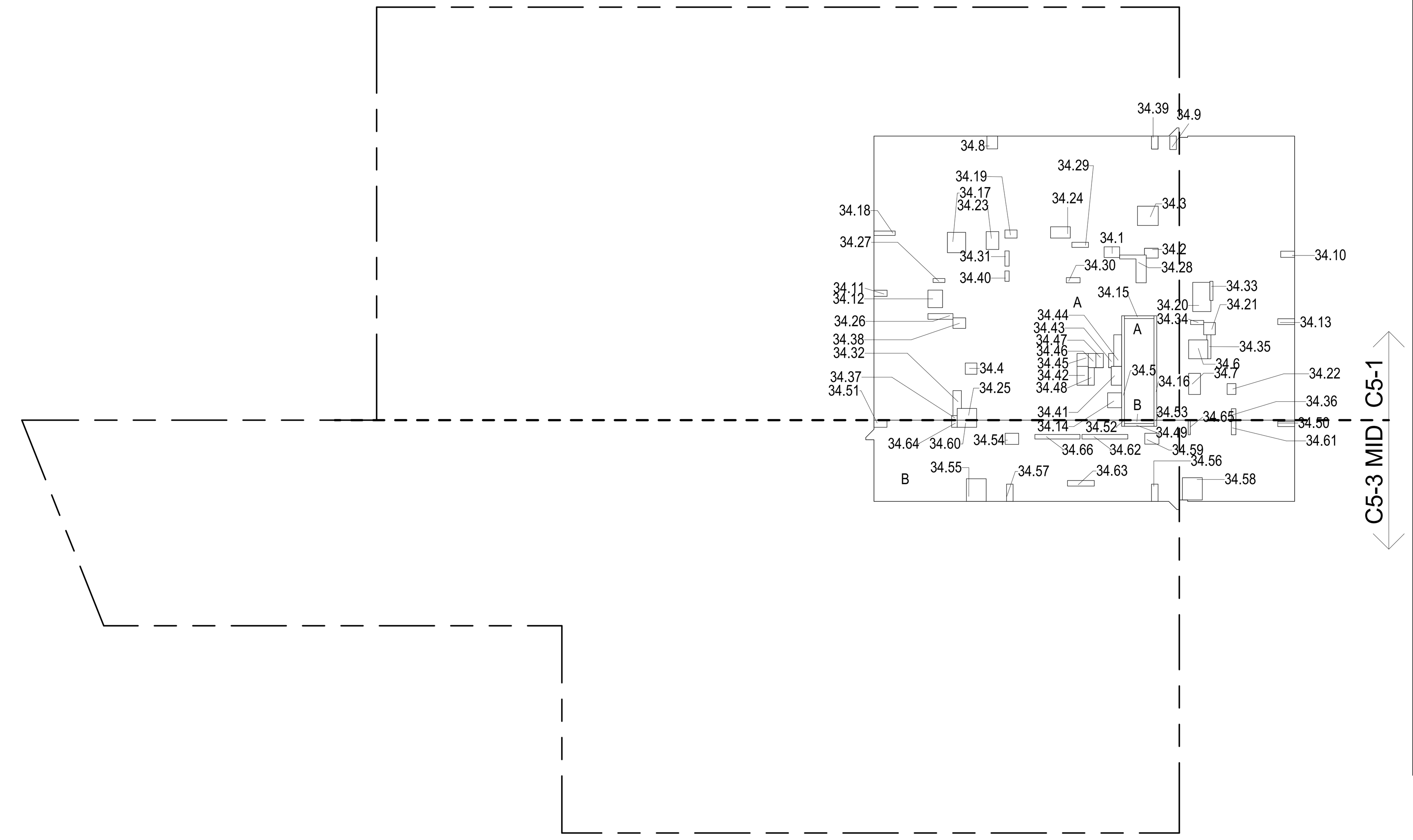
34TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

34TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	606	8,478
TOTAL	9,083	606	8,478

34TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	34.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	34.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	34.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	34.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	ST	34.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	34.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	34.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	34.8	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	34.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	34.10	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	34.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	34.12	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	34.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	34.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	34.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	34.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	34.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	34.18	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	34.19	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	34.20	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	34.21	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	34.22	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	34.23	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	34.24	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	34.25	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	34.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	34.27	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	34.28	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	34.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	34.30	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	34.31	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	34.32	1' - 8"	6' - 6"	10.6
RESIDENTIAL	P	34.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	34.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	34.35	0' - 9"	6' - 1"	4.6
SUBTOTAL					

34TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	34.36	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	34.37	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	34.38	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	34.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	34.40	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	34.41	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	34.42	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	34.43	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	34.44	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	34.45	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	34.46	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	34.47	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	34.48	1' - 5"	4' - 3"	6.1
SUBTOTAL					454.8

34TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	34.49	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	34.50	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	34.51	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	34.52	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	34.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	34.54	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	34.55	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	34.56	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	34.57	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	34.58	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	34.59	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	34.60	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	34.61	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	34.62	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	34.63	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	34.64	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	34.65	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	34.66	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



34TH FLOOR (MFD:59TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

35TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	473	6,587
TOTAL		7,060	473	6,587

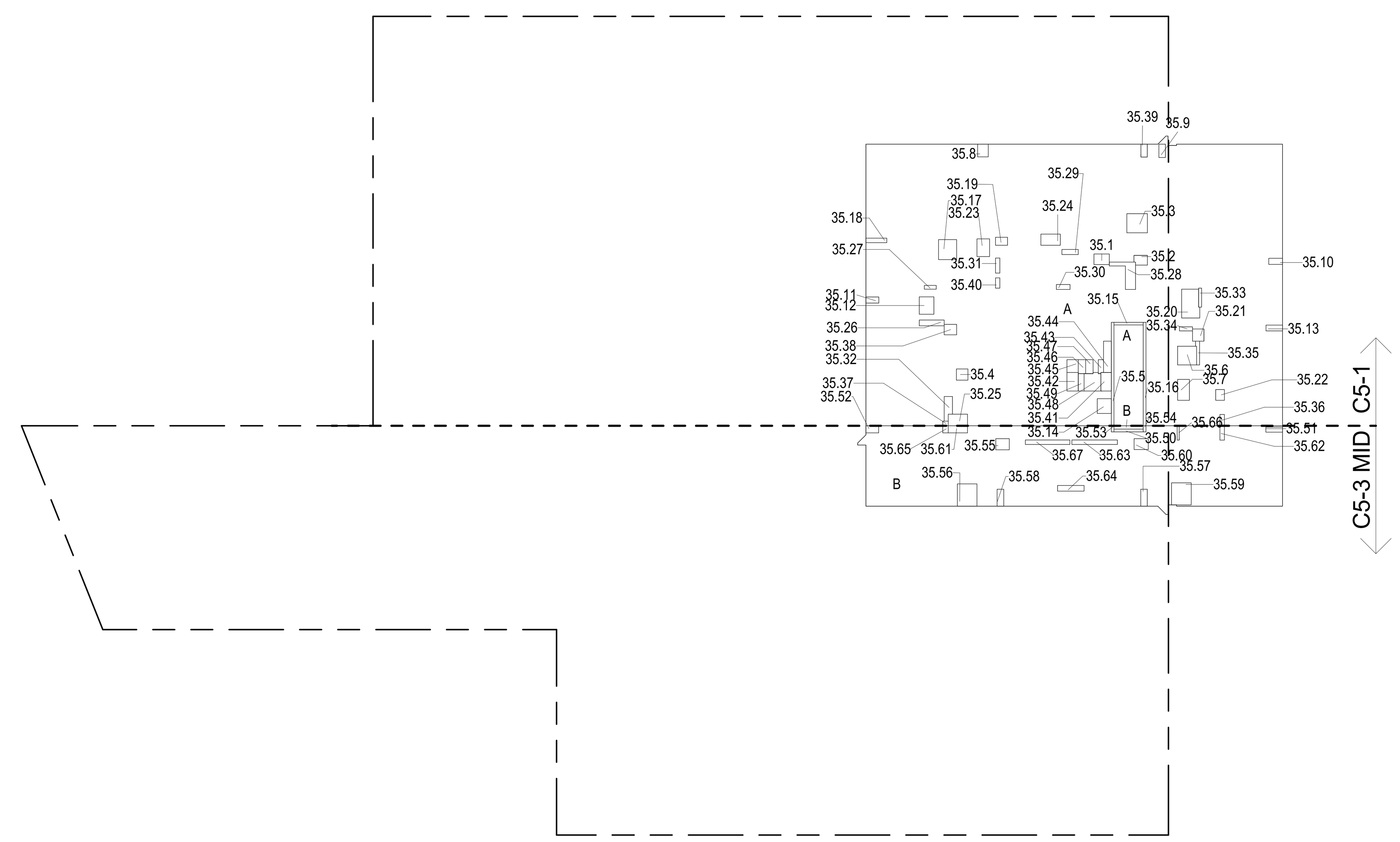
35TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

35TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	624	8,460
TOTAL	9,083	624	8,460

35TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	35.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	35.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	35.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	35.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	ST	35.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	35.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	35.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	35.8	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	35.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	35.10	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	35.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	35.12	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	35.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	35.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	35.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	35.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	35.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	35.18	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	35.19	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	35.20	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	35.21	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	35.22	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	35.23	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	35.24	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	35.25	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	35.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	35.27	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	35.28	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	35.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	35.30	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	35.31	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	35.32	1' - 8"	6' - 6"	10.6
RESIDENTIAL	P	35.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	35.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	35.35	0' - 9"	6' - 1"	4.6
SUBTOTAL					

35TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	35.36	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	35.37	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	35.38	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	35.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	35.40	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	35.41	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	35.42	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	35.43	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	35.44	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	35.45	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	35.46	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	35.47	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	35.48	3' - 5"	5' - 4"	18.0
RESIDENTIAL	E	35.49	1' - 5"	4' - 3"	6.1
SUBTOTAL					472.8

35TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	35.50	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	35.51	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	35.52	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	35.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	35.54	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	35.55	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	35.56	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	35.57	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	35.58	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	35.59	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	35.60	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	35.61	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	35.62	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	35.63	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	35.64	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	35.65	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	35.66	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	35.67	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



35TH FLOOR (MFD:60TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

36TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	455	6,605
TOTAL		7,060	455	6,605

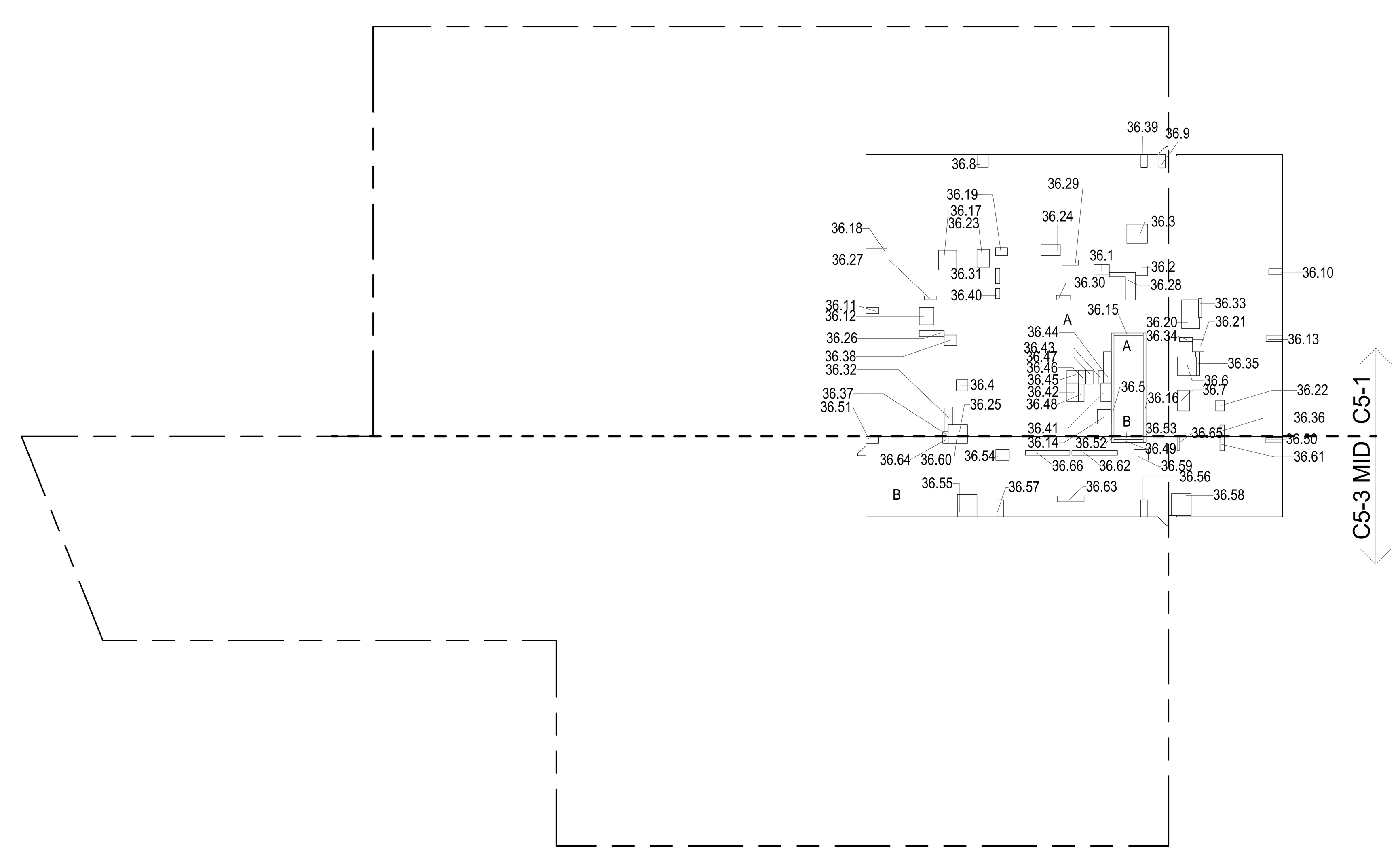
36TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

36TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	606	8,478
TOTAL	9,083	606	8,478

36TH FLOOR FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	36.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	36.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	36.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	36.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	ST	36.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	36.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	36.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	36.8	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	36.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	36.10	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	36.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	36.12	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	36.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	36.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	36.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	36.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	36.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	36.18	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	36.19	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	36.20	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	36.21	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	36.22	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	36.23	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	36.24	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	36.25	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	36.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	36.27	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	36.28	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	36.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	36.30	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	36.31	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	36.32	1' - 8"	6' - 6"	10.6
RESIDENTIAL	P	36.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	36.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	36.35	0' - 9"	6' - 1"	4.6
SUBTOTAL					

36TH FLOOR FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	36.36	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	36.37	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	36.38	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	36.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	36.40	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	36.41	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	36.42	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	36.43	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	36.44	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	36.45	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	36.46	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	36.47	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	36.48	1' - 5"	4' - 3"	6.1
SUBTOTAL					454.8

36TH FLOOR FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	36.49	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	36.50	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	36.51	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	36.52	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	36.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	36.54	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	36.55	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	36.56	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	36.57	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	36.58	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	36.59	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	36.60	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	36.61	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	36.62	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	36.63	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	36.64	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	36.65	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	36.66	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



36TH FLOOR (MFD:61ST FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_pedlerim.rvt
PLOT DATE: 9/22/2015 6:17:32 PM

DEPT OF BLDGS 121328205 Job Number
ES294696022 Scan Code

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

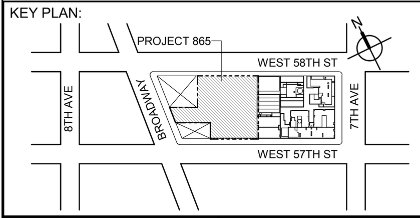
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

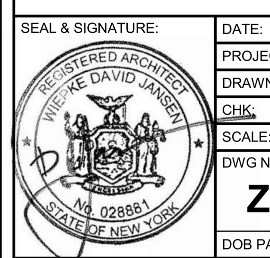
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
34TH, 35TH, 36TH FLOOR

SEAL & SIGNATURE:



DATE:	05 DEC 14	
PROJECT No:	1216-00	
DRAWN: Author		REV:
CHK: Checker		2
SCALE: 3/64" = 1'-0"		
DWG No:	**Z-020.01**	
DOB PAGE No:	21 of 569	

DOB EMPLOYEE STAMP: | DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE

37TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	455	6,605
TOTAL		7,060	455	6,605

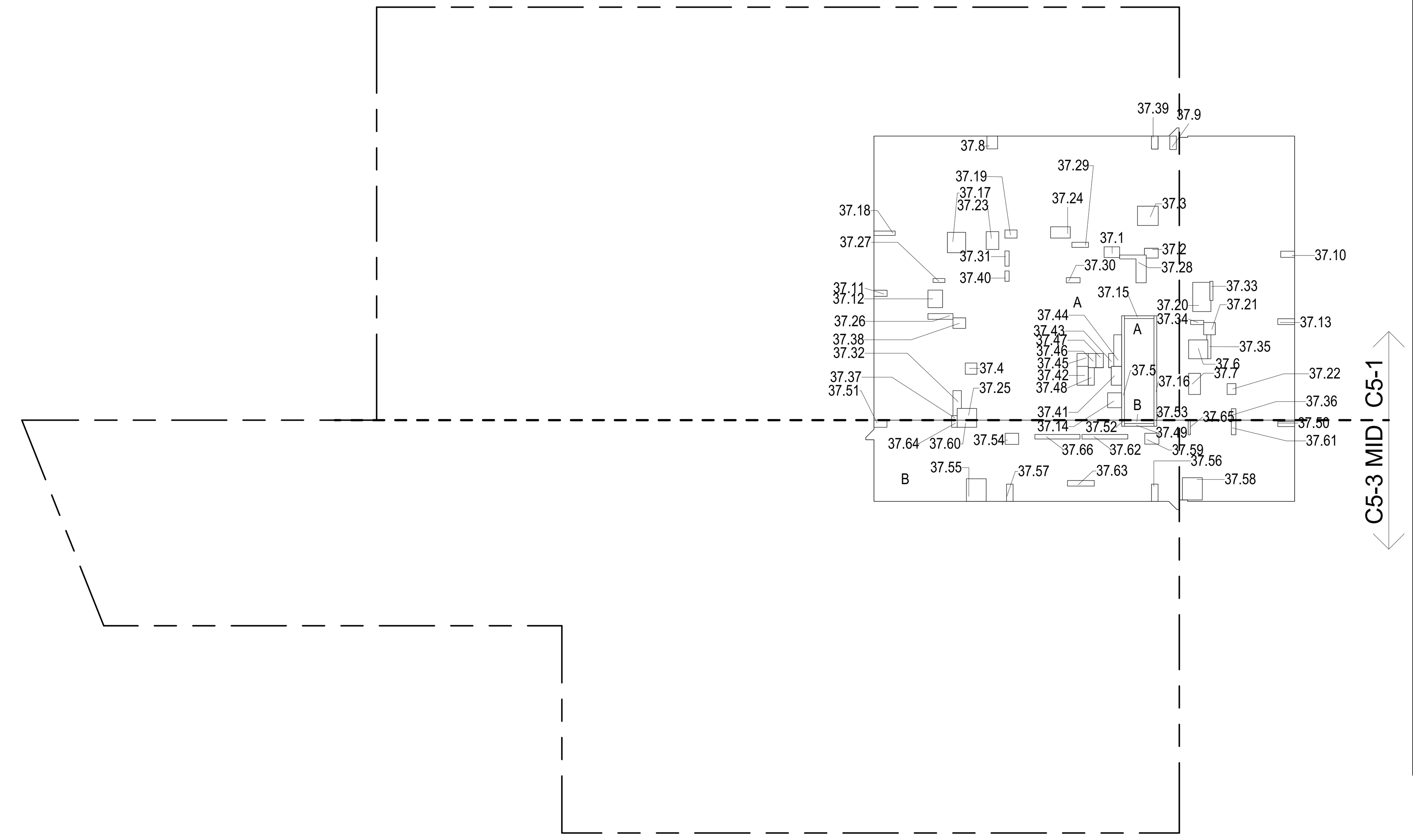
37TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

37TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	606	8,478
TOTAL	9,083	606	8,478

37TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	37.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	37.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	37.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	37.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	ST	37.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	37.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	37.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	37.8	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	37.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	37.10	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	37.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	37.12	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	37.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	37.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	37.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	37.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	37.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	37.18	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	37.19	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	37.20	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	37.21	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	37.22	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	37.23	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	37.24	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	37.25	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	37.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	37.27	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	37.28	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	37.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	37.30	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	37.31	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	37.32	1' - 8"	6' - 6"	10.6
RESIDENTIAL	P	37.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	37.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	37.35	0' - 9"	6' - 1"	4.6
SUBTOTAL					

37TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	37.36	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	37.37	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	37.38	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	37.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	37.40	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	37.41	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	37.42	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	37.43	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	37.44	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	37.45	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	37.46	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	37.47	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	37.48	1' - 5"	4' - 3"	6.1
SUBTOTAL					454.8

37TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	37.49	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	37.50	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	37.51	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	37.52	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	37.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	37.54	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	37.55	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	37.56	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	37.57	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	37.58	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	37.59	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	37.60	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	37.61	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	37.62	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	37.63	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	37.64	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	37.65	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	37.66	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



37TH FLOOR (MFD:62ND FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

38TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	473	6,587
TOTAL		7,060	473	6,587

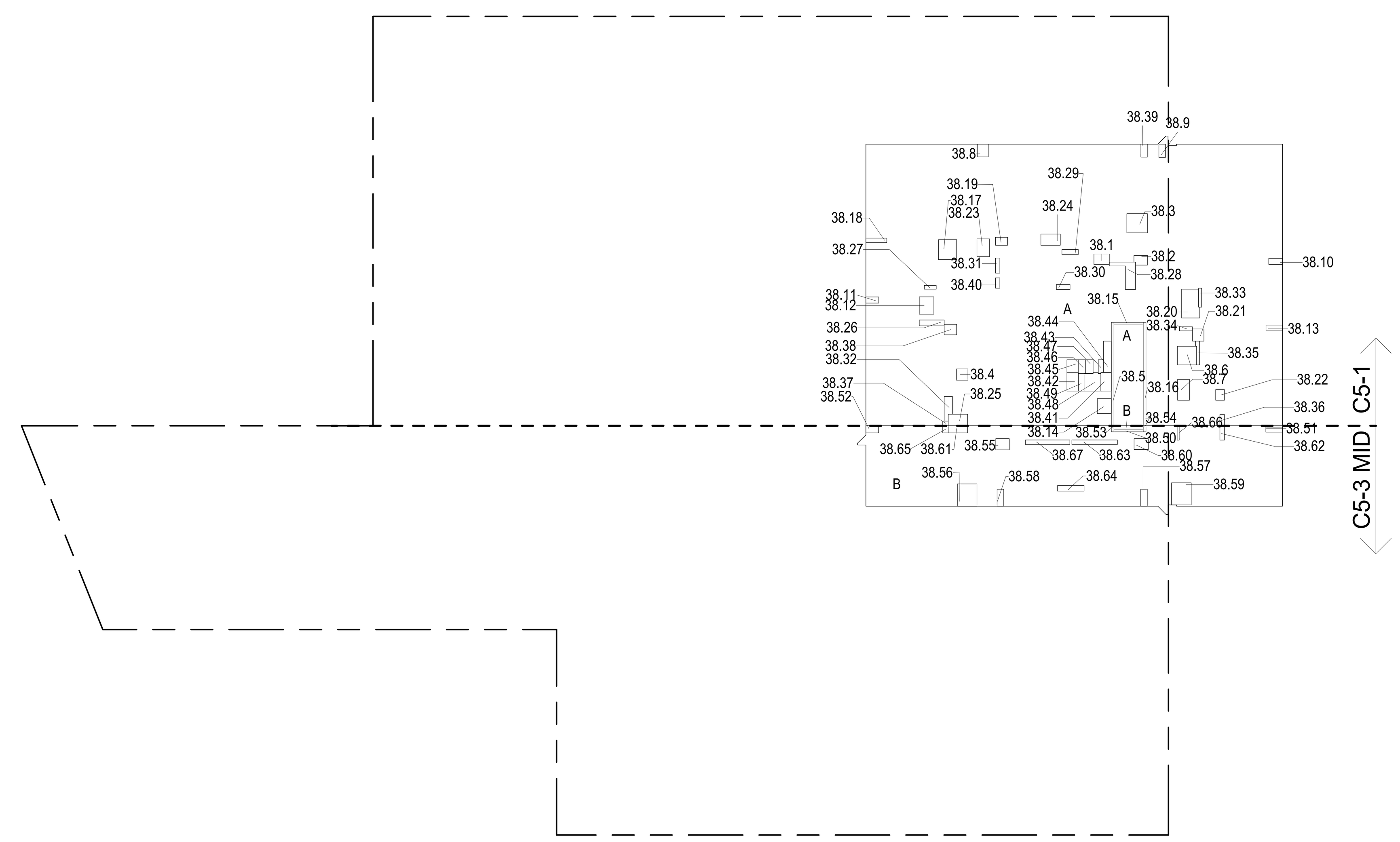
38TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

38TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	624	8,460
TOTAL	9,083	624	8,460

38TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	38.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	38.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	38.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	38.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	ST	38.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	38.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	38.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	38.8	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	38.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	38.10	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	38.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	38.12	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	38.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	38.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	38.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	38.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	38.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	38.18	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	38.19	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	38.20	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	38.21	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	38.22	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	38.23	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	38.24	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	38.25	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	38.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	38.27	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	38.28	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	38.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	38.30	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	38.31	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	38.32	1' - 8"	6' - 6"	10.6
RESIDENTIAL	P	38.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	38.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	38.35	0' - 9"	6' - 1"	4.6
SUBTOTAL					

38TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	38.36	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	38.37	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	38.38	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	38.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	38.40	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	38.41	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	38.42	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	38.43	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	38.44	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	38.45	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	38.46	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	38.47	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	38.48	3' - 5"	5' - 4"	18.0
RESIDENTIAL	E	38.49	1' - 5"	4' - 3"	6.1
SUBTOTAL					472.8

38TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	38.50	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	38.51	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	38.52	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	38.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	38.54	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	38.55	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	38.56	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	38.57	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	38.58	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	38.59	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	38.60	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	38.61	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	38.62	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	38.63	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	38.64	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	38.65	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	38.66	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	38.67	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



38TH FLOOR (MFD:63RD FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

39TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	455	6,605
TOTAL		7,060	455	6,605

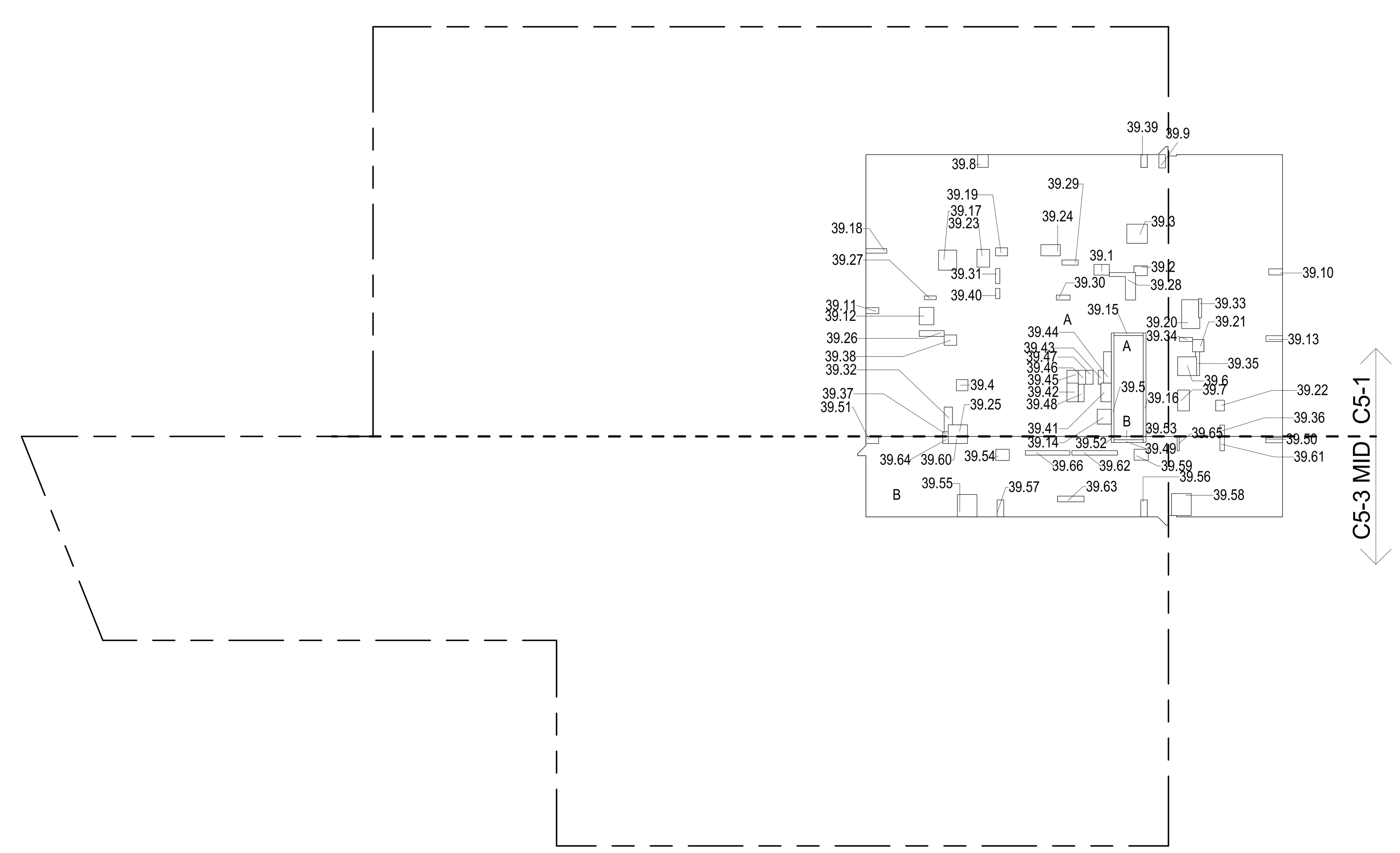
39TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

39TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	606	8,478
TOTAL	9,083	606	8,478

39TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	39.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	39.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	39.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	39.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	ST	39.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	39.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	39.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	39.8	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	39.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	39.10	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	39.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	39.12	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	39.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	39.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	39.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	39.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	39.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	39.18	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	39.19	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	39.20	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	39.21	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	39.22	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	39.23	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	39.24	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	39.25	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	39.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	39.27	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	39.28	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	39.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	39.30	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	39.31	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	39.32	1' - 8"	6' - 6"	10.6
RESIDENTIAL	P	39.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	39.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	39.35	0' - 9"	6' - 1"	4.6
SUBTOTAL					

39TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	39.36	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	39.37	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	39.38	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	39.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	39.40	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	39.41	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	39.42	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	39.43	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	39.44	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	39.45	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	39.46	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	39.47	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	39.48	1' - 5"	4' - 3"	6.1
SUBTOTAL					454.8

39TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	39.49	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	39.50	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	39.51	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	39.52	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	39.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	39.54	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	39.55	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	39.56	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	39.57	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	39.58	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	39.59	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	39.60	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	39.61	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	39.62	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	39.63	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	39.64	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	39.65	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	39.66	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



39TH FLOOR (MFD:64TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

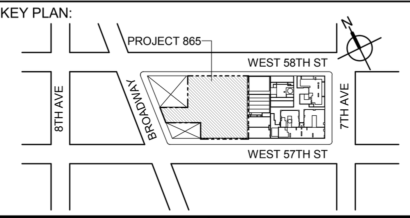
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

DEPT OF BLDGS 121328205 Job Number
ES449289561 Scan Code

KEY PLAN:



PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

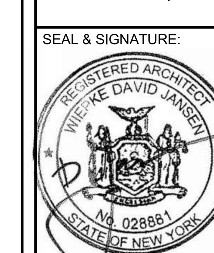
PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

ZONING FLOOR AREA PLAN AND DEDUCTIONS
37TH, 38TH, 39TH FLOOR

SEAL & SIGNATURE:



DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-021.01
DOB PAGE No:	22 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

CD PROGRESS ISSUE 1

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_pedlarim.rvt
PLOT DATE: 9/22/2015 6:08:35 PM

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number

ES370581536 Scan Code

40TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	455	6,605
TOTAL		7,060	455	6,605

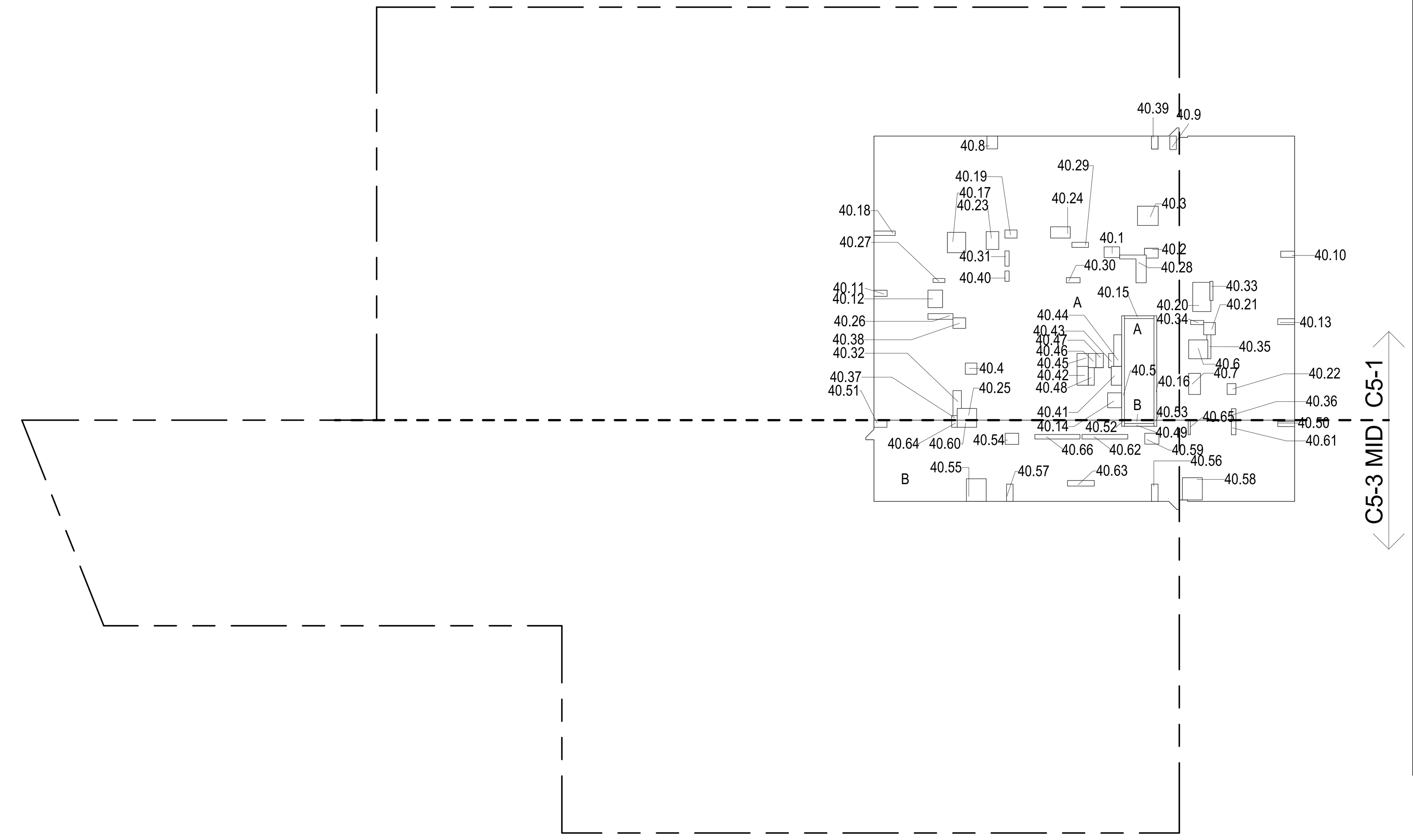
40TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

40TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	606	8,478
TOTAL	9,083	606	8,478

40TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	40.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	40.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	40.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	40.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	ST	40.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	40.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	40.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	40.8	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	40.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	40.10	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	40.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	40.12	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	40.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	40.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	40.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	40.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	40.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	40.18	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	40.19	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	40.20	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	40.21	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	40.22	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	40.23	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	40.24	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	40.25	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	40.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	40.27	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	40.28	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	40.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	40.30	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	40.31	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	40.32	1' - 8"	6' - 6"	10.6
RESIDENTIAL	P	40.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	40.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	40.35	0' - 9"	6' - 1"	4.6
SUBTOTAL					

40TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	40.36	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	40.37	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	40.38	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	40.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	40.40	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	40.41	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	40.42	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	40.43	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	40.44	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	40.45	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	40.46	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	40.47	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	40.48	1' - 5"	4' - 3"	6.1
SUBTOTAL					454.8

40TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	40.49	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	40.50	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	40.51	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	40.52	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	40.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	40.54	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	40.55	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	40.56	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	40.57	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	40.58	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	40.59	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	40.60	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	40.61	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	40.62	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	40.63	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	40.64	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	40.65	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	40.66	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



40TH FLOOR (MFD:65TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

41ST FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	473	6,587
TOTAL		7,060	473	6,587

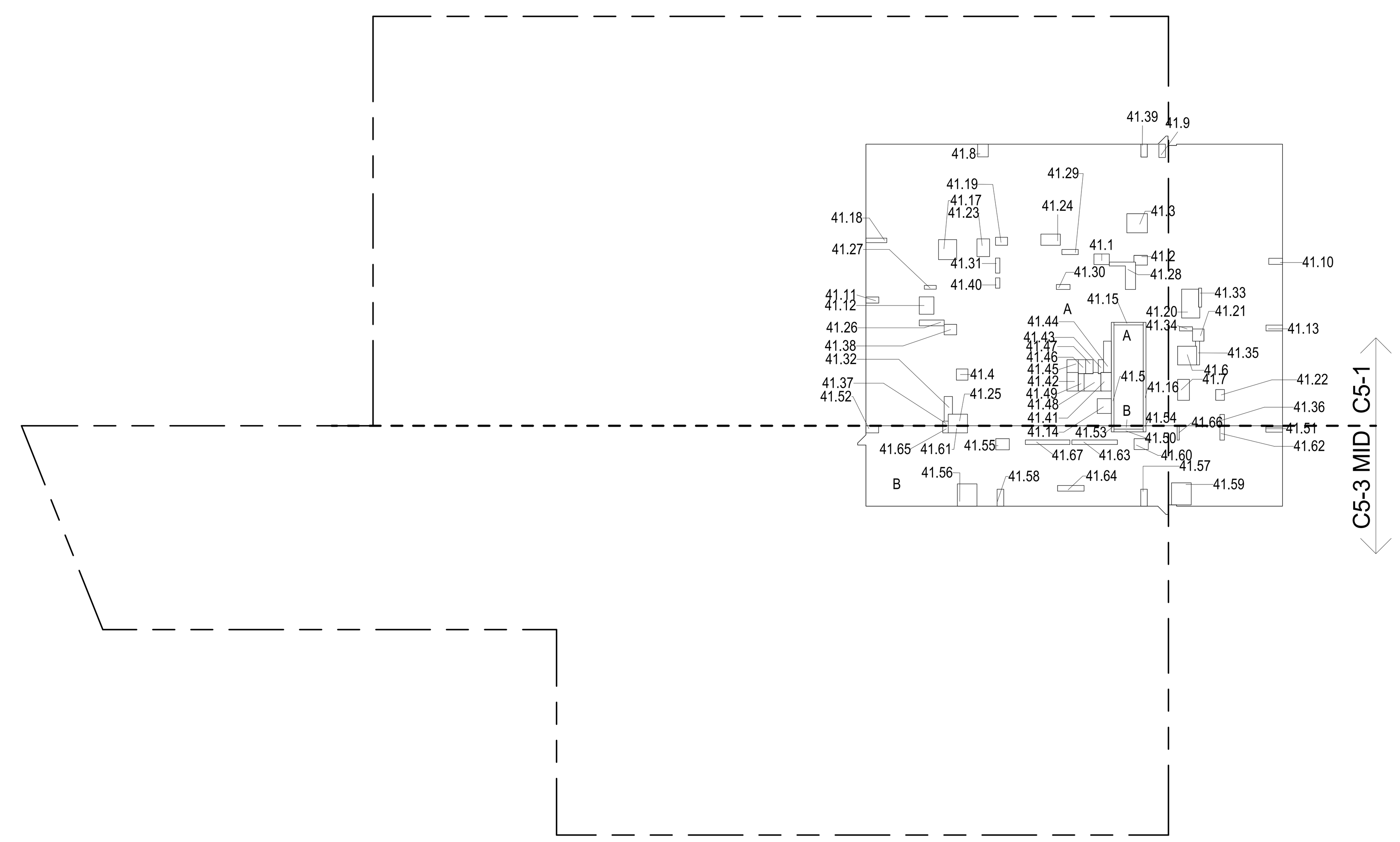
41ST FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

41ST FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	624	8,460
TOTAL	9,083	624	8,460

41ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	41.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	41.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	41.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	41.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	ST	41.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	41.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	41.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	41.8	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	41.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	41.10	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	41.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	41.12	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	41.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	41.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	41.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	41.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	41.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	41.18	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	41.19	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	41.20	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	41.21	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	41.22	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	41.23	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	41.24	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	41.25	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	41.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	41.27	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	41.28	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	41.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	41.30	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	41.31	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	41.32	1' - 8"	6' - 6"	10.6
RESIDENTIAL	P	41.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	41.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	41.35	0' - 9"	6' - 1"	4.6
SUBTOTAL					

41ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	41.36	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	41.37	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	41.38	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	41.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	41.40	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	41.41	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	41.42	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	41.43	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	41.44	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	41.45	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	41.46	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	41.47	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	41.48	3' - 5"	5' - 4"	18.0
RESIDENTIAL	E	41.49	1' - 5"	4' - 3"	6.1
SUBTOTAL					472.8

41ST FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	41.50	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	41.51	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	41.52	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	41.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	41.54	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	41.55	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	41.56	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	41.57	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	41.58	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	41.59	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	41.60	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	41.61	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	41.62	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	41.63	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	41.64	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	41.65	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	41.66	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	41.67	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



41ST FLOOR (MFD:66TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

42ND FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	455	6,605
TOTAL		7,060	455	6,605

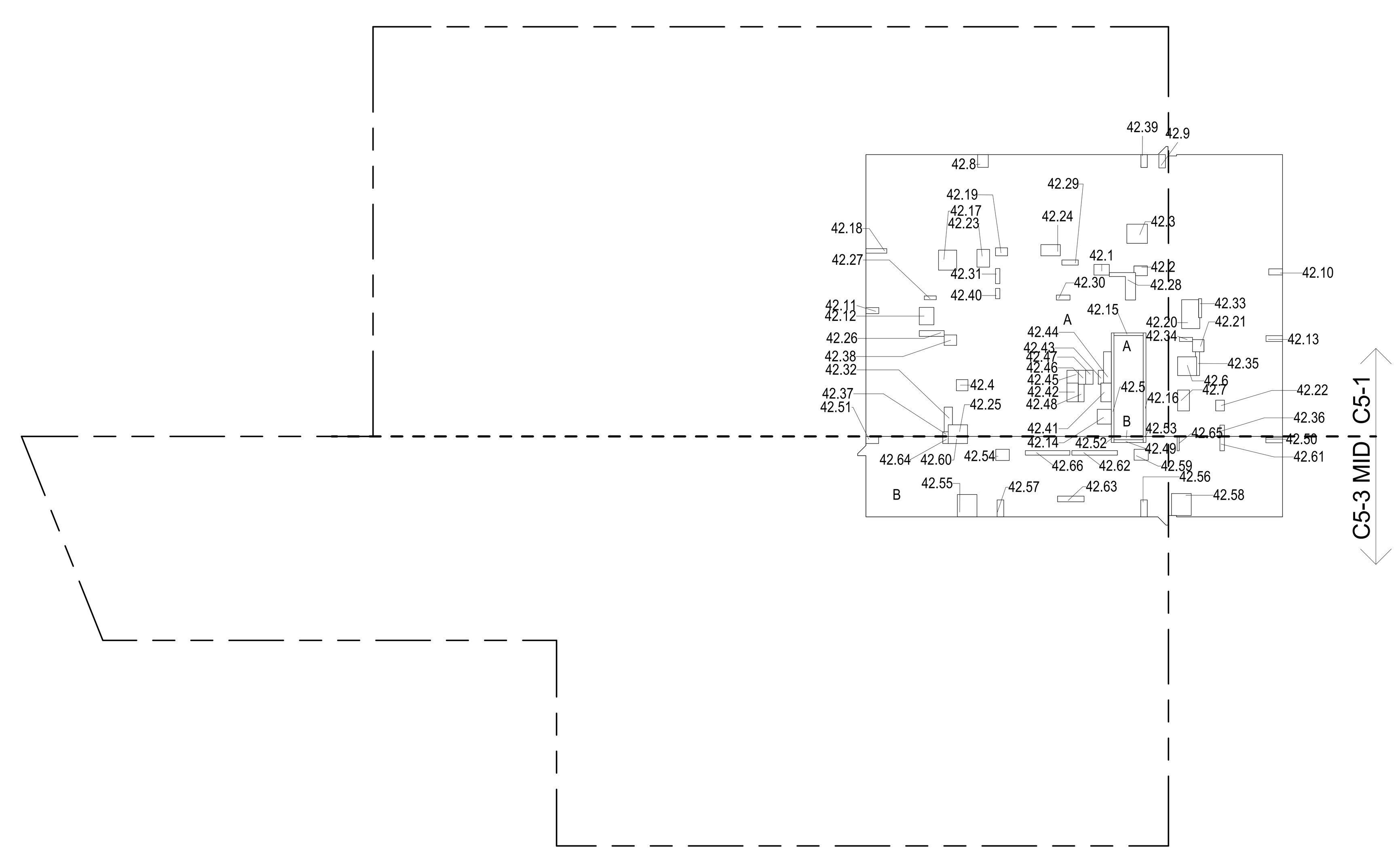
42ND FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

42ND FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	606	8,478
TOTAL	9,083	606	8,478

42ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	42.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	42.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	42.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	42.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	ST	42.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	42.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	42.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	42.8	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	42.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	42.10	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	42.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	42.12	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	42.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	42.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	42.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	42.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	42.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	42.18	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	42.19	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	42.20	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	42.21	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	42.22	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	42.23	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	42.24	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	42.25	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	42.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	42.27	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	42.28	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	42.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	42.30	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	42.31	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	42.32	1' - 8"	6' - 6"	10.6
RESIDENTIAL	P	42.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	42.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	42.35	0' - 9"	6' - 1"	4.6
SUBTOTAL					

42ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	42.36	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	42.37	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	42.38	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	42.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	42.40	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	42.41	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	42.42	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	42.43	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	42.44	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	42.45	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	42.46	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	42.47	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	42.48	1' - 5"	4' - 3"	6.1
SUBTOTAL					454.8

42ND FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	42.49	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	42.50	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	42.51	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	42.52	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	42.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	42.54	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	42.55	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	42.56	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	42.57	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	42.58	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	42.59	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	42.60	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	42.61	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	42.62	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	42.63	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	42.64	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	42.65	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	42.66	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



42ND FLOOR (MFD:67TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

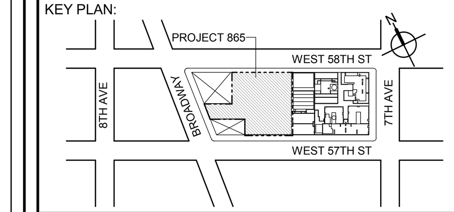
- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
40TH, 41ST, 42ND FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-022.01
DOB PAGE No:	23 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

CD PROGRESS ISSUE 1

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_jadlerim.rvt
PLOT DATE: 9/22/2015 6:08:55 PM

43RD FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	455	6,605
TOTAL		7,060	455	6,605

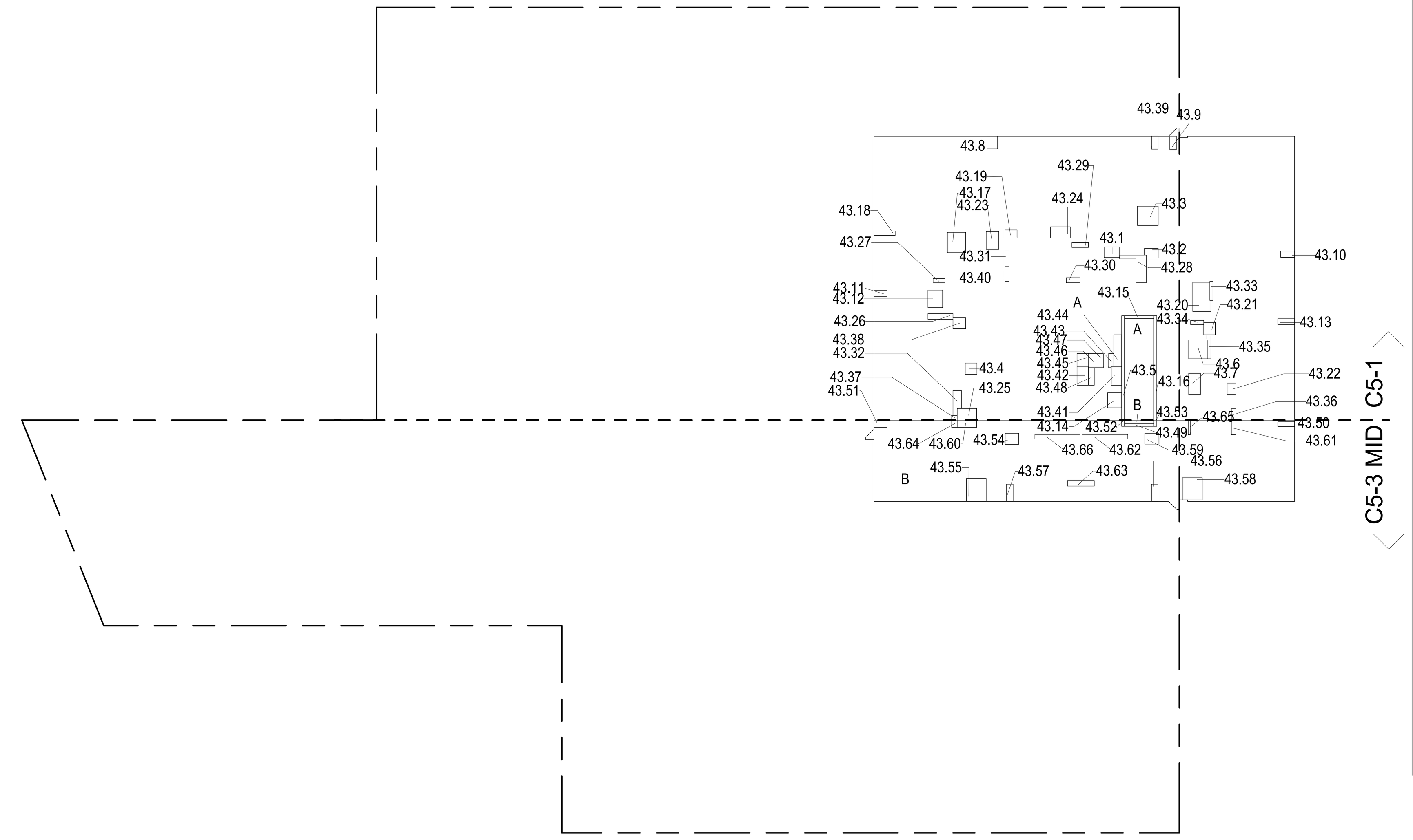
43RD FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

43RD FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	606	8,478
TOTAL	9,083	606	8,478

43RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	43.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	43.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	43.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	43.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	ST	43.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	43.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	43.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	43.8	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	43.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	43.10	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	43.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	43.12	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	43.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	43.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	43.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	43.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	43.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	43.18	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	43.19	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	43.20	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	43.21	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	43.22	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	43.23	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	43.24	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	43.25	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	43.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	43.27	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	43.28	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	43.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	43.30	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	43.31	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	43.32	1' - 8"	6' - 6"	10.6
RESIDENTIAL	P	43.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	43.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	43.35	0' - 9"	6' - 1"	4.6
SUBTOTAL					

43RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	43.36	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	43.37	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	43.38	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	43.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	43.40	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	43.41	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	43.42	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	43.43	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	43.44	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	43.45	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	43.46	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	43.47	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	43.48	1' - 5"	4' - 3"	6.1
SUBTOTAL					454.8

43RD FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	43.49	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	43.50	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	43.51	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	43.52	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	43.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	43.54	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	43.55	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	43.56	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	43.57	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	43.58	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	43.59	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	43.60	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	43.61	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	43.62	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	43.63	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	43.64	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	43.65	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	43.66	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



43RD FLOOR (MFD:68TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 1
3/64" = 1'-0"

44TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	473	6,587
TOTAL		7,060	473	6,587

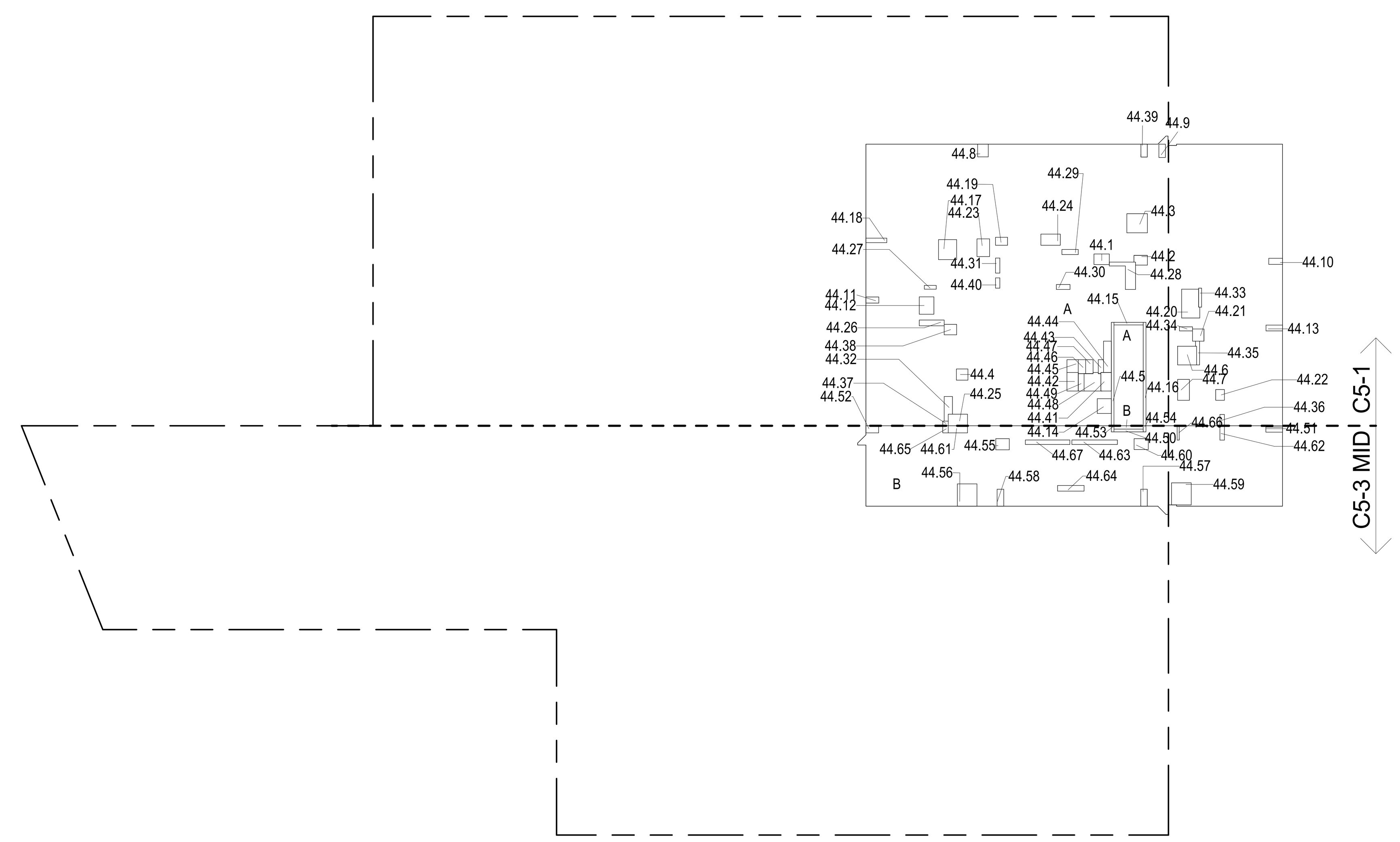
44TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	151	1,872
TOTAL		2,023	151	1,872

44TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	624	8,460
TOTAL	9,083	624	8,460

44TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	44.1	2' - 7"	3' - 9"	9.8
RESIDENTIAL	M	44.2	2' - 1"	3' - 7"	7.6
RESIDENTIAL	M	44.3	4' - 8"	5' - 1"	23.7
RESIDENTIAL	M	44.4	2' - 9"	2' - 10"	7.8
RESIDENTIAL	ST	44.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	44.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	44.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	44.8	2' - 7"	3' - 2"	8.1
RESIDENTIAL	M	44.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	44.10	1' - 6"	3' - 5"	5.1
RESIDENTIAL	M	44.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	44.12	3' - 7"	4' - 3"	15.3
RESIDENTIAL	M	44.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	44.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	44.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	44.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	44.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	44.18	1' - 1"	5' - 2"	5.6
RESIDENTIAL	M	44.19	2' - 0"	3' - 0"	5.8
RESIDENTIAL	M	44.20	4' - 0"	7' - 6"	30.1
RESIDENTIAL	M	44.21	2' - 10"	3' - 0"	8.4
RESIDENTIAL	M	44.22	2' - 2"	2' - 8"	5.7
RESIDENTIAL	M	44.23	3' - 1"	4' - 4"	13.3
RESIDENTIAL	M	44.24	2' - 9"	4' - 10"	13.1
RESIDENTIAL	M	44.25	2' - 10"	4' - 9"	13.5
RESIDENTIAL	P	44.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	44.27	0' - 11"	2' - 11"	2.7
RESIDENTIAL	P	44.28	1' - 10"	11' - 5"	20.7
RESIDENTIAL	P	44.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	44.30	1' - 3"	3' - 4"	4.1
RESIDENTIAL	P	44.31	1' - 1"	3' - 8"	3.9
RESIDENTIAL	P	44.32	1' - 8"	6' - 6"	10.6
RESIDENTIAL	P	44.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	44.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	44.35	0' - 9"	6' - 1"	4.6
SUBTOTAL					

44TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	44.36	1' - 1"	2' - 9"	3.0
RESIDENTIAL	M	44.37	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	44.38	2' - 7"	3' - 1"	7.9
RESIDENTIAL	M	44.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	P	44.40	1' - 1"	2' - 6"	2.6
RESIDENTIAL	E	44.41	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	44.42	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	44.43	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	44.44	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	44.45	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	44.46	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	44.47	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	44.48	3' - 5"	5' - 4"	18.0
RESIDENTIAL	E	44.49	1' - 5"	4' - 3"	6.1
SUBTOTAL					472.8

44TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	44.50	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	44.51	1' - 3"	4' - 1"	5.2
RESIDENTIAL	M	44.52	1' - 9"	3' - 2"	5.6
RESIDENTIAL	ST	44.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	44.54	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	44.55	2' - 9"	3' - 4"	9.0
RESIDENTIAL	M	44.56	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	44.57	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	44.58	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	44.59	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	44.60	2' - 8"	3' - 6"	9.2
RESIDENTIAL	M	44.61	1' - 9"	4' - 9"	8.3
RESIDENTIAL	P	44.62	1' - 1"	3' - 6"	3.9
RESIDENTIAL	P	44.63	1' - 1"	11' - 2"	12.1
RESIDENTIAL	P	44.64	1' - 5"	6' - 6"	8.9
RESIDENTIAL	M	44.65	1' - 4"	1' - 9"	2.4
RESIDENTIAL	P	44.66	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	44.67	1' - 1"	10' - 11"	11.8
SUBTOTAL					151.0



44TH FLOOR (MFD:69TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 2
3/64" = 1'-0"

45TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,060	463	6,598
TOTAL		7,060	463	6,598

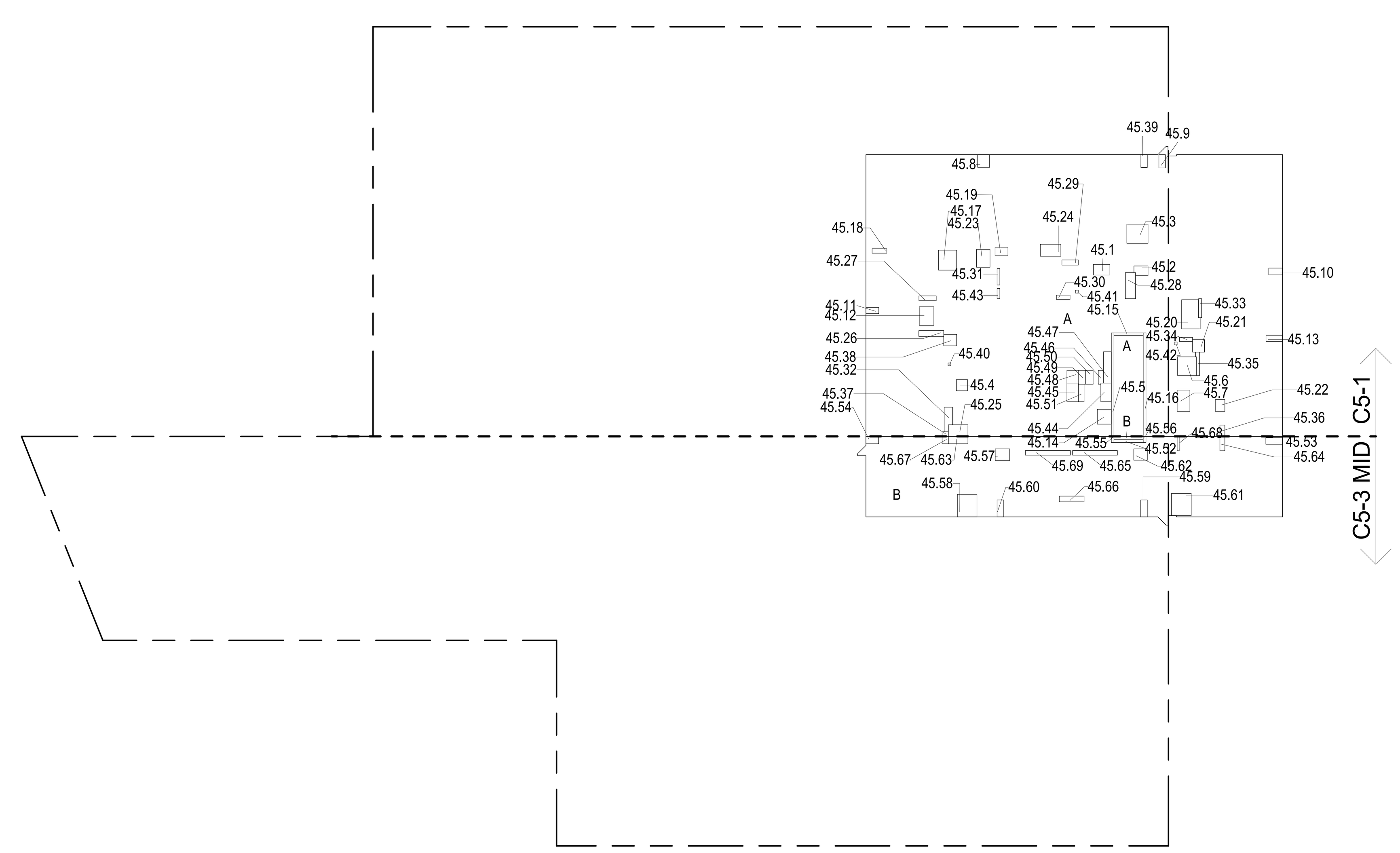
45TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	155	1,868
TOTAL		2,023	155	1,868

45TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	617	8,466
TOTAL	9,083	617	8,466

45TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	45.1	2' - 7"	4' - 1"	10.5
RESIDENTIAL	M	45.2	2' - 2"	3' - 8"	7.9
RESIDENTIAL	M	45.3	4' - 8"	5' - 2"	24.3
RESIDENTIAL	M	45.4	2' - 9"	2' - 9"	7.5
RESIDENTIAL	ST	45.5	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	45.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	45.7	3' - 1"	5' - 3"	16.3
RESIDENTIAL	M	45.8	2' - 11"	3' - 2"	9.1
RESIDENTIAL	M	45.9	1' - 7"	3' - 3"	5.2
RESIDENTIAL	M	45.10	1' - 8"	3' - 5"	5.6
RESIDENTIAL	M	45.11	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	45.12	3' - 7"	4' - 6"	16.2
RESIDENTIAL	M	45.13	1' - 5"	4' - 1"	5.8
RESIDENTIAL	M	45.14	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	45.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	45.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	45.17	4' - 5"	4' - 11"	21.8
RESIDENTIAL	M	45.18	1' - 1"	3' - 7"	3.9
RESIDENTIAL	M	45.19	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	45.20	4' - 0"	7' - 8"	30.7
RESIDENTIAL	M	45.21	2' - 11"	3' - 1"	9.0
RESIDENTIAL	M	45.22	2' - 5"	2' - 11"	6.9
RESIDENTIAL	M	45.23	3' - 4"	4' - 5"	14.4
RESIDENTIAL	M	45.24	3' - 0"	5' - 1"	14.9
RESIDENTIAL	M	45.25	2' - 10"	4' - 10"	13.6
RESIDENTIAL	P	45.26	1' - 5"	6' - 1"	8.5
RESIDENTIAL	P	45.27	1' - 2"	4' - 3"	4.9
RESIDENTIAL	P	45.28	2' - 6"	6' - 5"	16.1
RESIDENTIAL	P	45.29	1' - 3"	4' - 0"	5.0
RESIDENTIAL	P	45.30	1' - 1"	3' - 4"	3.6
RESIDENTIAL	P	45.31	0' - 8"	4' - 0"	2.7
RESIDENTIAL	P	45.32	1' - 8"	6' - 5"	10.6
RESIDENTIAL	P	45.33	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	45.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	45.35	0' - 9"	6' - 0"	4.6
SUBTOTAL					

45TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	45.36	1' - 3"	2' - 9"	3.3
RESIDENTIAL	M	45.37	1' - 1"	1' - 6"	1.7
RESIDENTIAL	M	45.38	2' - 10"	3' - 2"	8.9
RESIDENTIAL	M	45.39	1' - 7"	3' - 2"	5.0
RESIDENTIAL	E	45.40	0' - 8"	0' - 9"	0.5
RESIDENTIAL	E	45.41	0' - 8"	0' - 9"	0.5
RESIDENTIAL	E	45.42	0' - 8"	0' - 9"	0.5
RESIDENTIAL	P	45.43	0' - 8"	2' - 6"	1.7
RESIDENTIAL	E	45.44	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	45.45	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	45.46	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	45.47	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	45.48	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	45.49	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	45.50	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	45.51	1' - 5"	4' - 3"	6.1
SUBTOTAL					462.6

45TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	45.52	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	45.53	1' - 7"	4' - 1"	6.5
RESIDENTIAL	M	45.54	1' - 10"	3' - 2"	5.8
RESIDENTIAL	ST	45.55	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	45.56	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	45.57	2' - 10"	3' - 7"	10.1
RESIDENTIAL	M	45.58	4' - 10"	5' - 6"	26.5
RESIDENTIAL	M	45.59	1' - 7"	4' - 2"	6.6
RESIDENTIAL	M	45.60	1' - 8"	4' - 2"	6.8
RESIDENTIAL	M	45.61	4' - 10"	5' - 5"	26.2
RESIDENTIAL	M	45.62	2' - 9"	3' - 5"	9.5
RESIDENTIAL	M	45.63	1' - 10"	4' - 10"	8.8
RESIDENTIAL	P	45.64	1' - 3"	3' - 6"	4.3
RESIDENTIAL	P	45.65	1' - 1"	11' - 0"	11.9
RESIDENTIAL	P	45.66	1' - 5"	6' - 1"	8.4
RESIDENTIAL	M	45.67	1' - 6"	1' - 10"	2.8
RESIDENTIAL	P	45.68	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	45.69	1' - 1"	11' - 1"	12.0
SUBTOTAL					154.7



45TH FLOOR (MFD:70TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 3
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

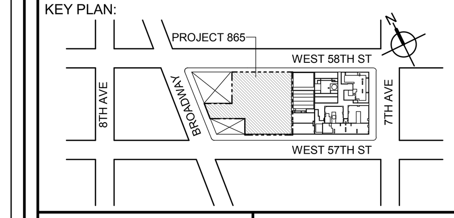
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

DEPT OF BLDGS 121328205 Job Number
ES876988708 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
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228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
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TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
43RD, 44TH, 45TH FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-023.01**
DOB PAGE No:	24 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E -SHEET SIZE

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_jpellerim.rvt
PLOT DATE: 9/22/2015 6:09:15 PM

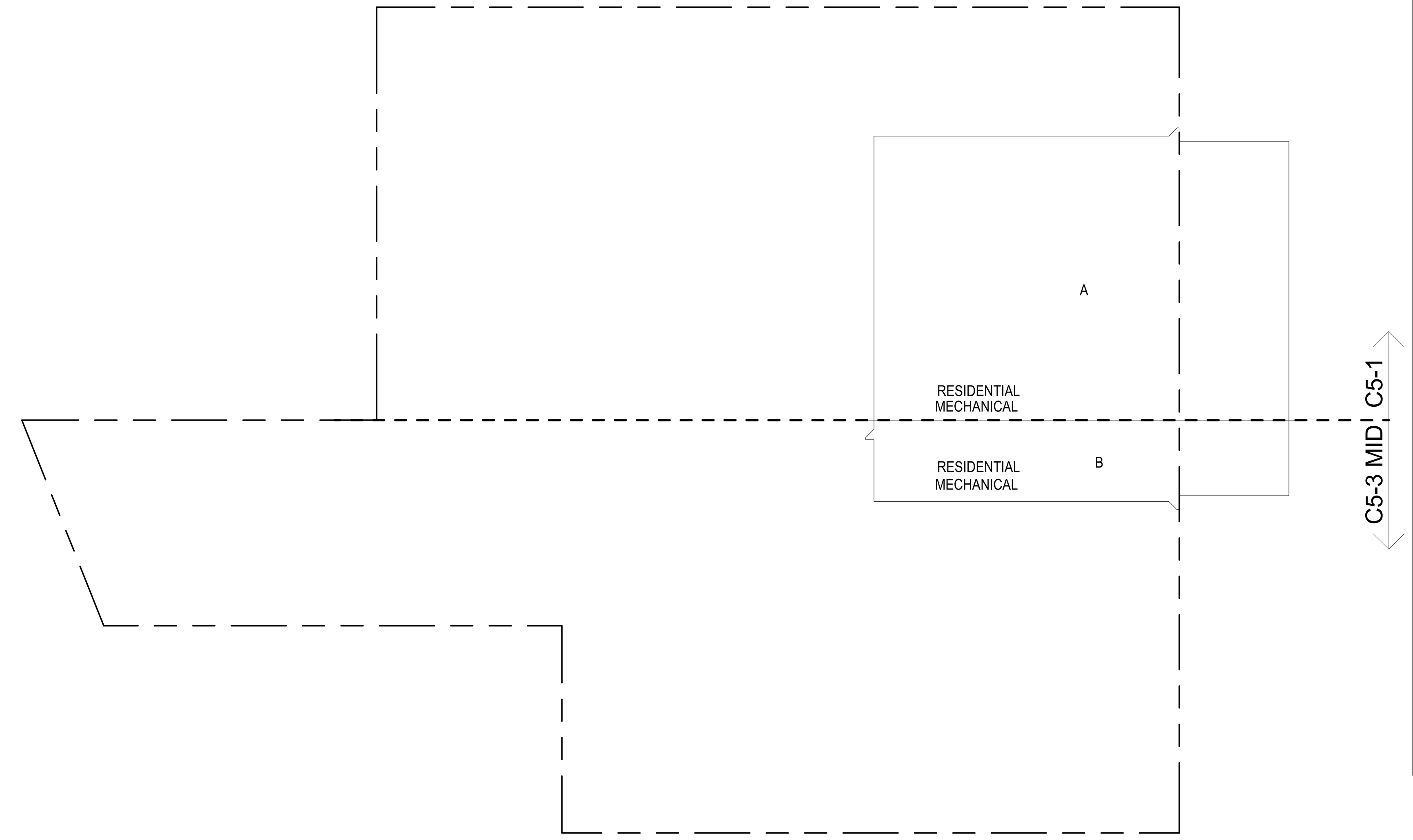
46TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,929	6,929	0
TOTAL		6,929	6,929	0

46TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,960	1,960	0
TOTAL		1,960	1,960	0

46TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,889	8,889	0
TOTAL	8,889	8,889	0

46TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	A	65' - 6"	105' - 9"	6,929.3
SUBTOTAL					6,929.3

46TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	B	18' - 9"	104' - 8"	1,959.9
SUBTOTAL					1,959.9



46TH FLOOR MEP (MFD:71ST FLOOR) 1
3/64" = 1'-0"

47TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,763	423	6,340
TOTAL		6,763	423	6,340

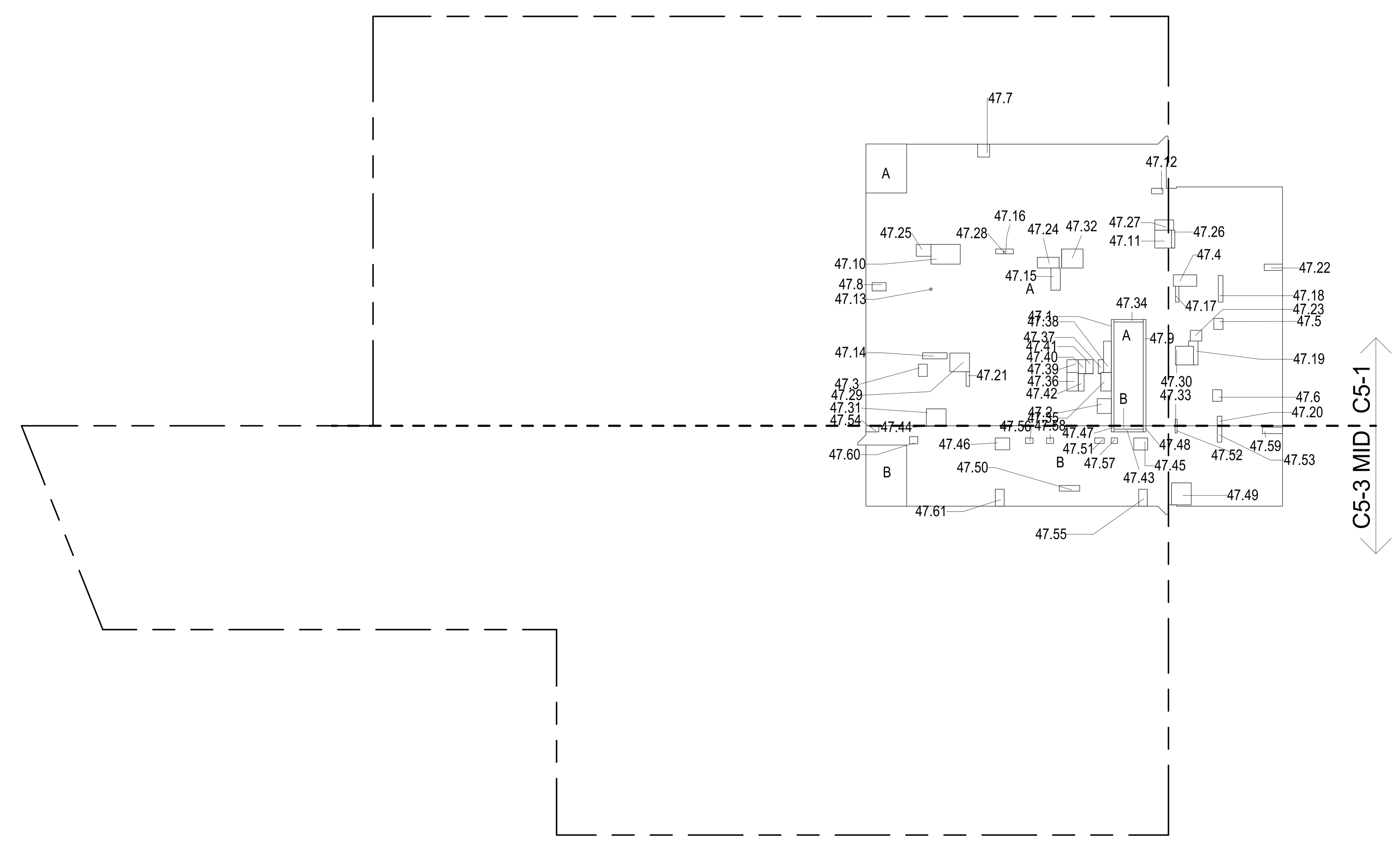
47TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	110	1,913
TOTAL		2,023	110	1,913

47TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,786	533	8,253
TOTAL	8,786	533	8,253

47TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	47.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	47.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	47.3	2' - 2"	3' - 0"	6.5
RESIDENTIAL	M	47.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	47.5	2' - 3"	2' - 9"	6.1
RESIDENTIAL	M	47.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	47.7	2' - 11"	3' - 2"	9.3
RESIDENTIAL	M	47.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	47.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	47.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	47.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	47.12	1' - 4"	2' - 9"	3.8
RESIDENTIAL	M	47.13	0' - 6"	0' - 7"	0.3
RESIDENTIAL	P	47.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	47.15	2' - 4"	5' - 5"	12.5
RESIDENTIAL	P	47.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	47.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	47.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	47.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	47.20	1' - 1"	2' - 4"	2.6
SUBTOTAL					

47TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	47.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	47.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	47.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	47.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	47.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	47.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	47.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	47.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	47.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	47.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	47.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	47.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	47.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	47.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	47.35	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	47.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	47.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	47.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	47.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	47.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	47.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	47.42	1' - 5"	4' - 3"	6.1
SUBTOTAL					422.8

47TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	47.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	47.44	0' - 2"	4' - 10"	0.7
RESIDENTIAL	M	47.45	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	47.46	2' - 11"	3' - 7"	10.4
RESIDENTIAL	ST	47.47	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	47.48	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	47.49	4' - 10"	5' - 5"	26.2
RESIDENTIAL	P	47.50	1' - 5"	5' - 0"	6.9
RESIDENTIAL	P	47.51	1' - 4"	2' - 4"	3.1
RESIDENTIAL	P	47.52	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	47.53	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	47.54	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	47.55	2' - 1"	4' - 2"	8.7
RESIDENTIAL	P	47.56	1' - 4"	1' - 10"	2.5
RESIDENTIAL	P	47.57	1' - 4"	1' - 6"	2.0
RESIDENTIAL	P	47.58	1' - 4"	1' - 9"	2.3
RESIDENTIAL	M	47.59	1' - 7"	5' - 0"	7.9
RESIDENTIAL	M	47.60	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	47.61	2' - 2"	4' - 2"	9.0
SUBTOTAL					110.3



47TH FLOOR (MFD:77TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 2
3/64" = 1'-0"

48TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	444	6,199
TOTAL		6,643	444	6,199

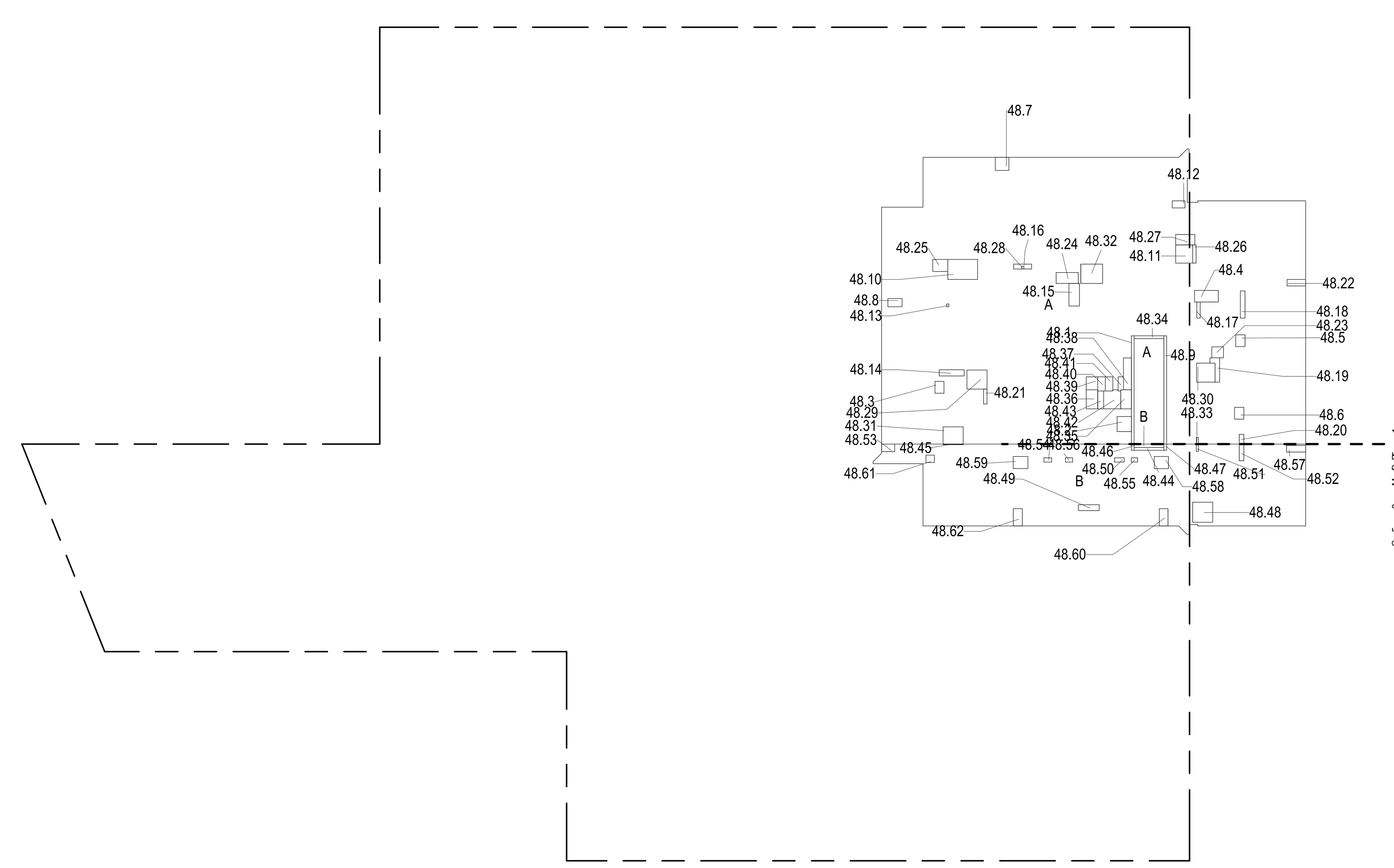
48TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

48TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	550	7,966
TOTAL	8,516	550	7,966

48TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	48.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	48.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	48.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	48.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	48.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	48.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	48.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	48.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	48.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	48.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	48.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	48.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	48.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	48.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	48.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	48.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	48.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	48.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	48.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	48.20	1' - 1"	2' - 4"	2.6
SUBTOTAL					

48TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	48.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	48.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	48.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	48.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	48.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	48.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	48.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	48.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	48.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	48.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	48.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	48.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	48.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	48.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	48.35	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	48.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	48.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	48.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	48.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	48.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	48.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	48.42	3' - 5"	5' - 4"	18.0
RESIDENTIAL	E	48.43	1' - 5"	4' - 3"	6.1
SUBTOTAL					444.4

48TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	48.44	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	48.45	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	48.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	48.47	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	48.48	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	48.49	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	48.50	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	48.51	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	48.52	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	48.53	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	48.54	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	48.55	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	48.56	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	48.57	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	48.58	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	48.59	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	48.60	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	48.61	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	48.62	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



48TH FLOOR (MFD:78TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 3
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

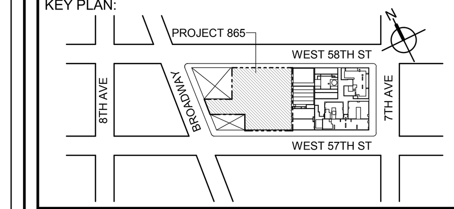
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

DEPT OF BLDGS 121328205 Job Number
ES414962678 Scan Code

KEY PLAN:



PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
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WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
46TH, 47TH, 48TH FLOOR

SEAL & SIGNATURE:	DATE: 05 DEC 14	
REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK	PROJECT No: 1216-00	
	DRAWN: Author	REV: 2
	CHK: Checker	
	SCALE: 3/64" = 1'-0"	
	DWG No: **Z-024.01**	
	DOB PAGE No: 25 of 569	

DOB EMPLOYEE STAMP: DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E - SHEET SIZE

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_jpatterm.rvt
PLOT DATE: 9/22/2015 6:17:52 PM

36" x 48" Arch E -SHEET SIZE

49TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	426	6,217
TOTAL		6,643	426	6,217

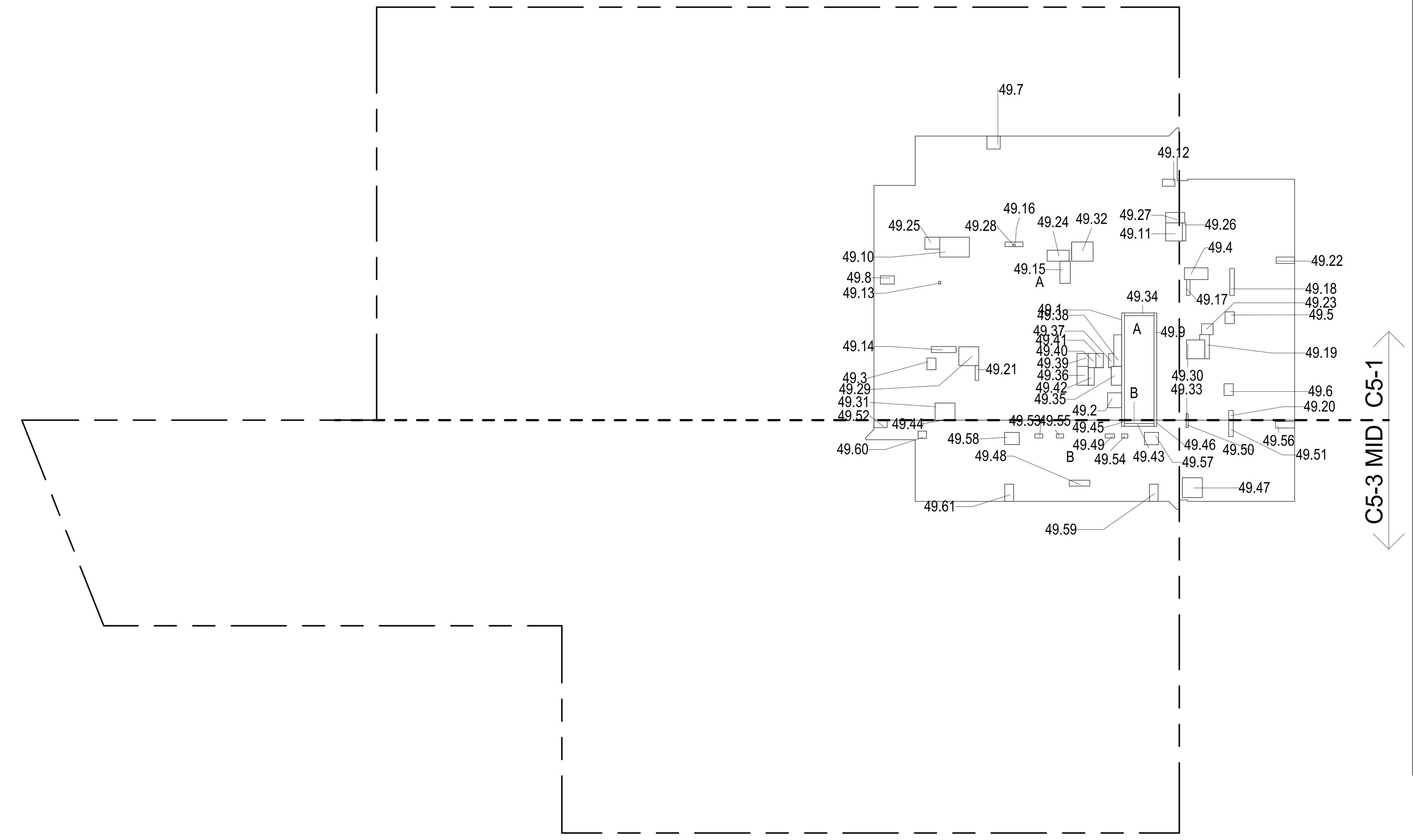
49TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

49TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	532	7,984
TOTAL	8,516	532	7,984

49TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	49.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	49.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	49.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	49.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	49.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	49.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	49.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	49.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	49.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	49.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	49.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	49.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	49.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	49.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	49.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	49.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	49.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	49.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	49.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	49.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	49.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	49.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	49.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	49.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	49.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	49.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	49.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	49.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	49.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	49.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	49.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	49.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	49.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	49.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	49.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

49TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	49.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	49.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	49.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	49.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	49.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	49.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	49.42	1' - 5"	4' - 3"	6.1
SUBTOTAL					426.4

49TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	49.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	49.44	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	49.45	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	49.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	49.47	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	49.48	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	49.49	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	49.50	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	49.51	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	49.52	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	49.53	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	49.54	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	49.55	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	49.56	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	49.57	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	49.58	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	49.59	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	49.60	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	49.61	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



49TH FLOOR (MFD:79TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS
3/64" = 1'-0"
1

50TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	426	6,217
TOTAL		6,643	426	6,217

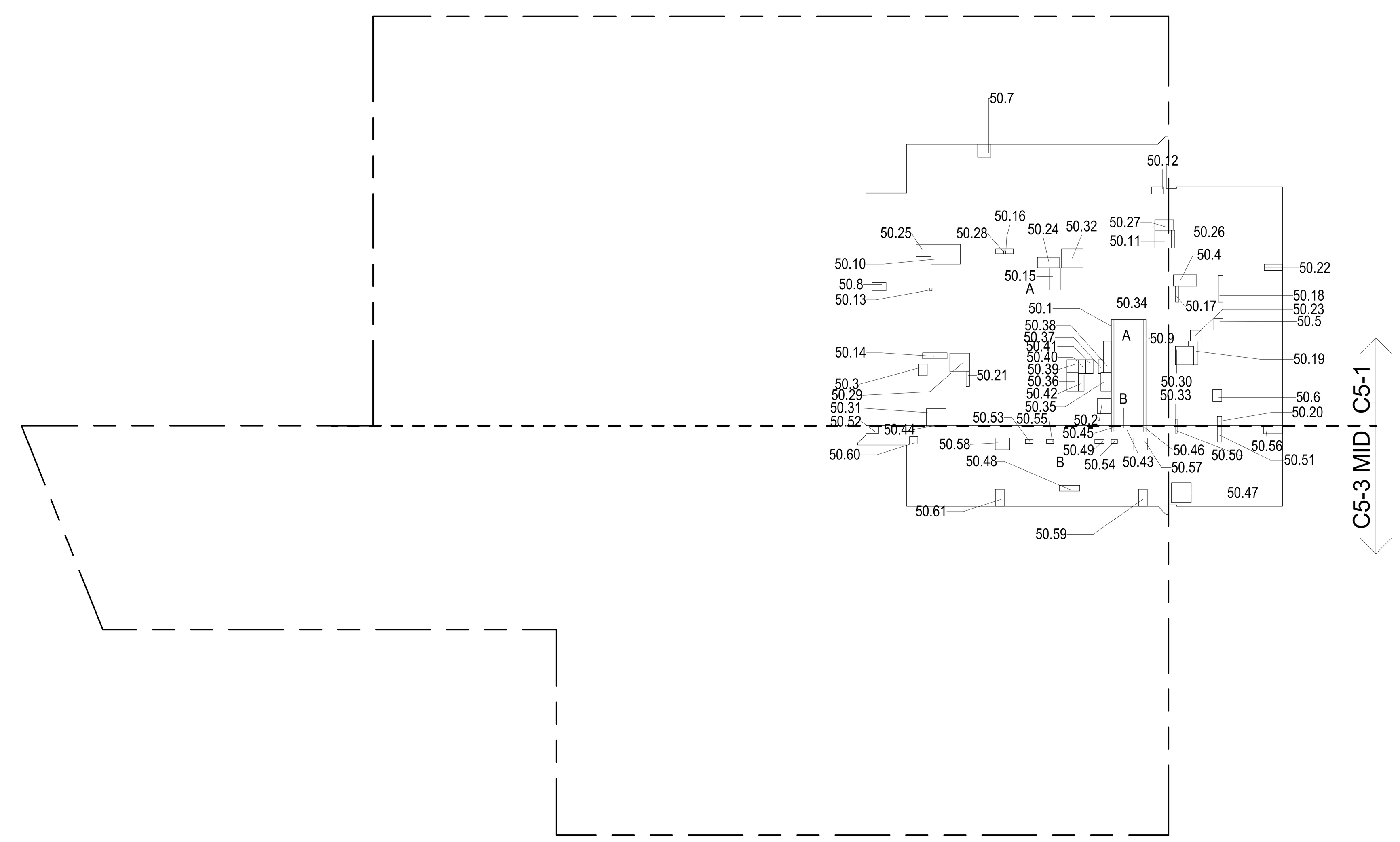
50TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

50TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	532	7,984
TOTAL	8,516	532	7,984

50TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	50.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	50.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	50.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	50.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	50.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	50.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	50.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	50.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	50.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	50.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	50.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	50.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	50.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	50.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	50.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	50.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	50.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	50.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	50.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	50.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	50.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	50.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	50.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	50.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	50.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	50.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	50.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	50.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	50.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	50.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	50.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	50.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	50.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	50.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	50.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

50TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	50.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	50.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	50.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	50.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	50.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	50.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	50.42	1' - 5"	4' - 3"	6.1
SUBTOTAL					426.4

50TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	50.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	50.44	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	50.45	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	50.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	50.47	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	50.48	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	50.49	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	50.50	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	50.51	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	50.52	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	50.53	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	50.54	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	50.55	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	50.56	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	50.57	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	50.58	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	50.59	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	50.60	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	50.61	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



50TH FLOOR (MFD:80TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS
3/64" = 1'-0"
2

51ST FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	444	6,199
TOTAL		6,643	444	6,199

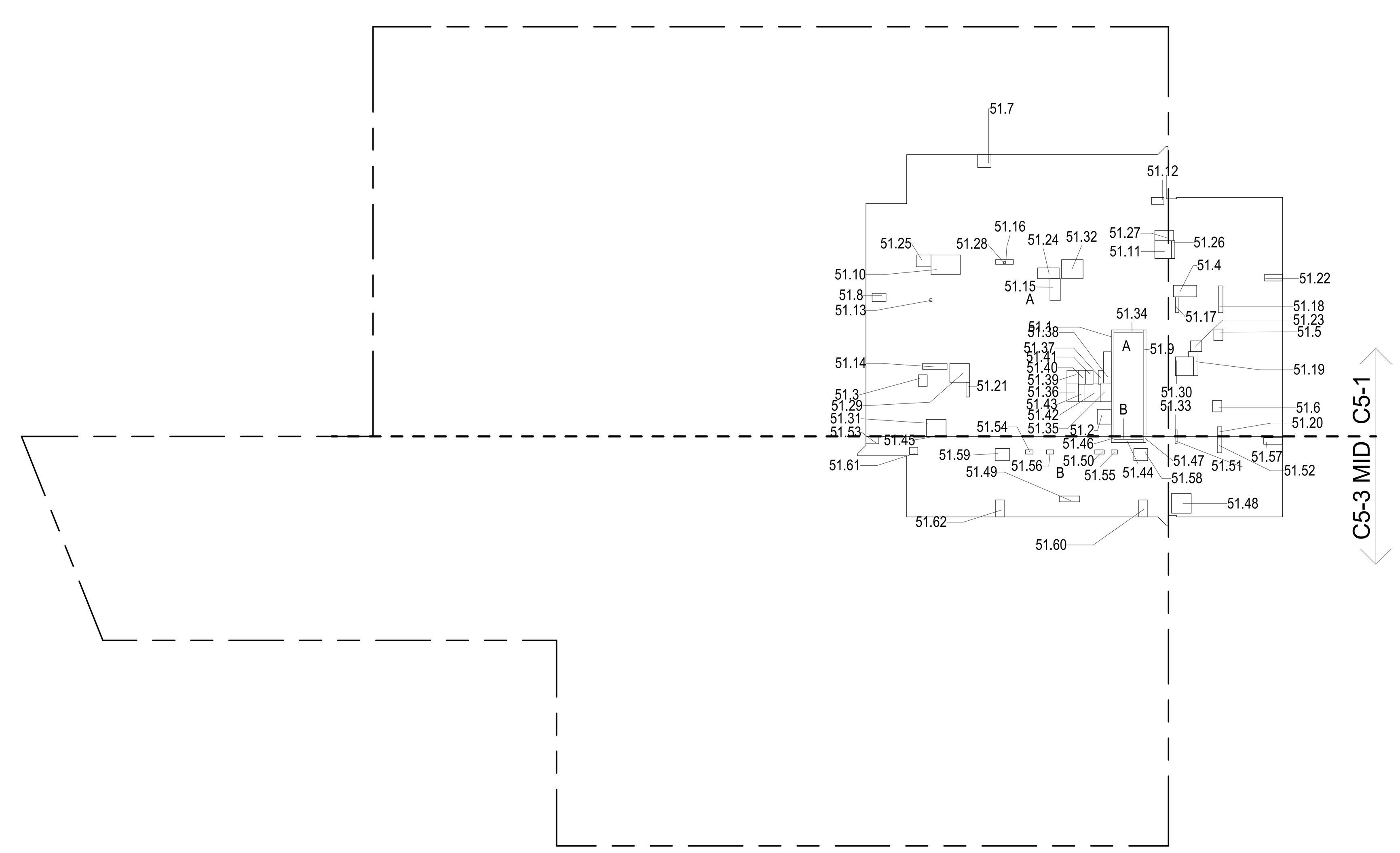
51ST FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

51ST FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	550	7,966
TOTAL	8,516	550	7,966

51ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	51.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	51.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	51.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	51.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	51.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	51.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	51.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	51.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	51.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	51.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	51.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	51.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	51.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	51.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	51.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	51.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	51.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	51.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	51.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	51.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	51.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	51.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	51.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	51.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	51.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	51.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	51.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	51.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	51.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	51.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	51.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	51.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	51.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	51.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	51.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

51ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	51.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	51.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	51.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	51.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	51.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	51.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	51.42	3' - 5"	5' - 4"	18.0
RESIDENTIAL	E	51.43	1' - 5"	4' - 3"	6.1
SUBTOTAL					444.4

51ST FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	51.44	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	51.45	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	51.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	51.47	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	51.48	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	51.49	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	51.50	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	51.51	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	51.52	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	51.53	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	51.54	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	51.55	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	51.56	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	51.57	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	51.58	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	51.59	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	51.60	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	51.61	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	51.62	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



51ST FLOOR (MFD:81ST FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS
3/64" = 1'-0"
3

ZONING AND DEDUCT LEGEND

DEDUCTIONS

- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

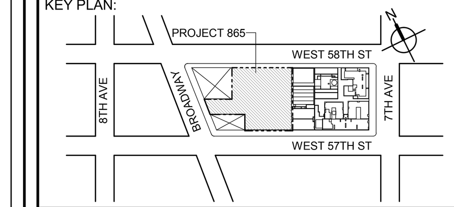
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

CD PROGRESS ISSUE 1

DEPT OF BLDGS 121328205 Job Number
ES173073511 Scan Code

KEY PLAN:


PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

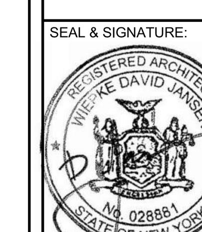
Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
49TH, 50TH, 51ST FLOOR

SEAL & SIGNATURE:


DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-025.01**
DOB PAGE No:	26 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_jjedlarim.rvt
PLOT DATE: 9/22/2015 6:09:35 PM

52ND FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	426	6,217
TOTAL		6,643	426	6,217

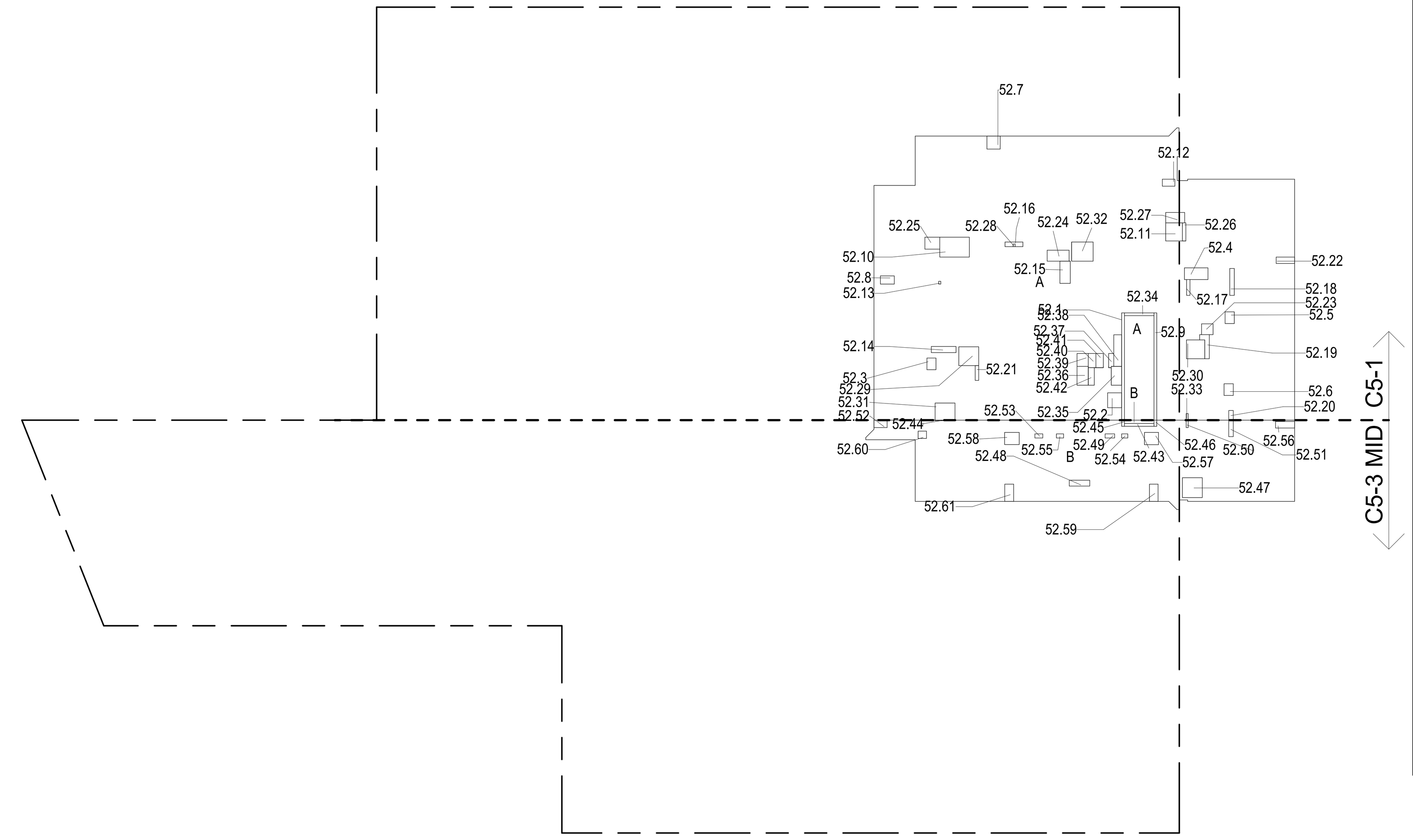
52ND FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

52ND FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	532	7,984
TOTAL	8,516	532	7,984

52ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	52.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	52.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	52.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	52.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	52.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	52.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	52.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	52.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	52.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	52.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	52.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	52.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	52.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	52.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	52.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	52.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	52.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	52.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	52.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	52.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	52.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	52.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	52.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	52.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	52.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	52.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	52.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	52.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	52.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	52.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	52.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	52.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	52.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	52.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	52.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

52ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	52.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	52.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	52.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	52.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	52.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	52.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	52.42	1' - 5"	4' - 3"	6.1
SUBTOTAL					426.4

52ND FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	52.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	52.44	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	52.45	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	52.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	52.47	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	52.48	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	52.49	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	52.50	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	52.51	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	52.52	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	52.53	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	52.54	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	52.55	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	52.56	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	52.57	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	52.58	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	52.59	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	52.60	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	52.61	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



52ND FLOOR (MFD:82ND FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

53RD FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	426	6,217
TOTAL		6,643	426	6,217

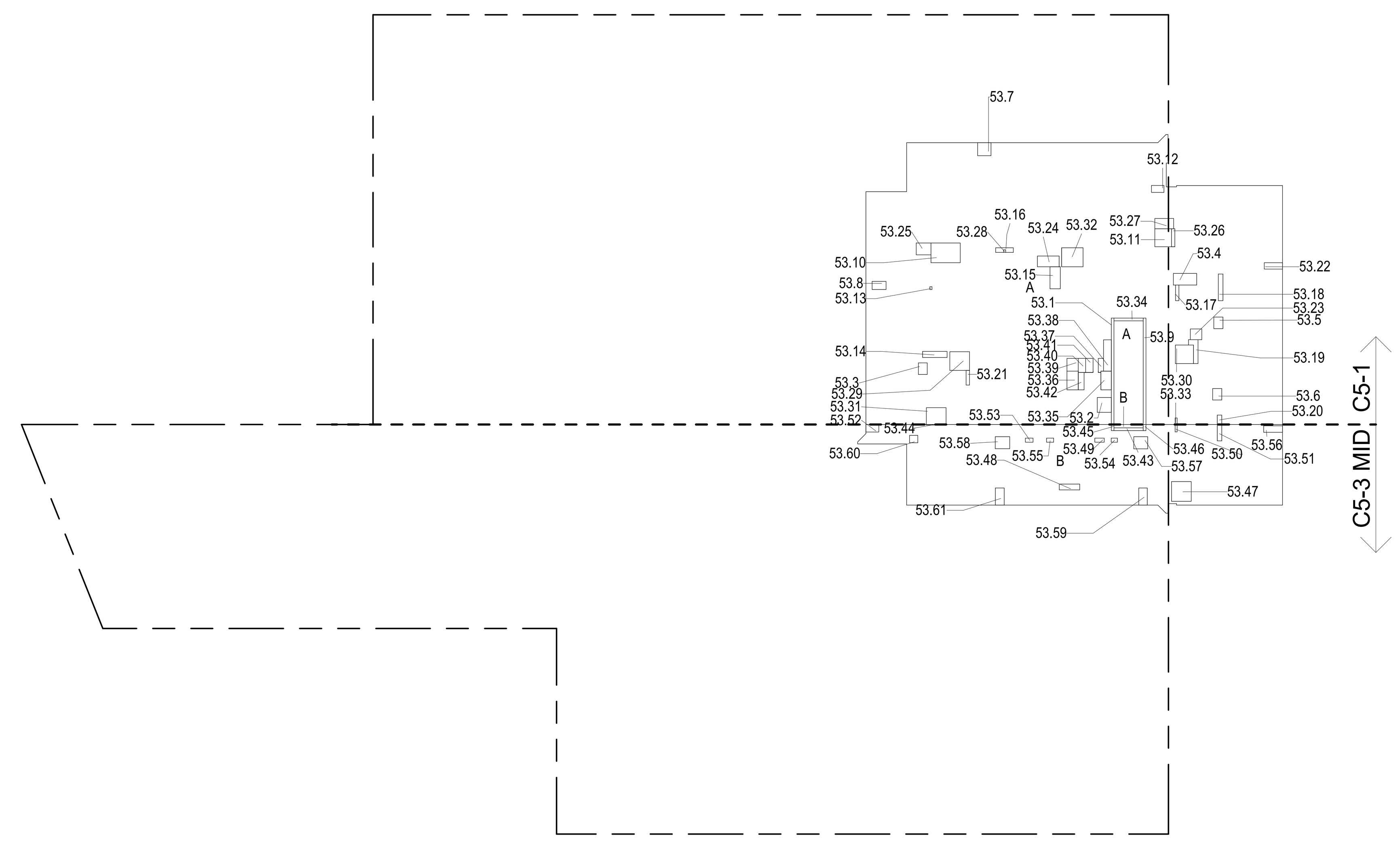
53RD FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

53RD FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	532	7,984
TOTAL	8,516	532	7,984

53RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	53.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	53.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	53.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	53.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	53.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	53.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	53.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	53.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	53.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	53.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	53.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	53.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	53.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	53.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	53.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	53.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	53.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	53.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	53.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	53.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	53.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	53.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	53.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	53.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	53.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	53.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	53.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	53.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	53.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	53.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	53.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	53.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	53.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	53.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	53.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

53RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	53.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	53.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	53.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	53.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	53.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	53.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	53.42	1' - 5"	4' - 3"	6.1
SUBTOTAL					426.4

53RD FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	53.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	53.44	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	53.45	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	53.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	53.47	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	53.48	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	53.49	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	53.50	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	53.51	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	53.52	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	53.53	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	53.54	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	53.55	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	53.56	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	53.57	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	53.58	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	53.59	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	53.60	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	53.61	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



53RD FLOOR (MFD:83RD FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

54TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	444	6,199
TOTAL		6,643	444	6,199

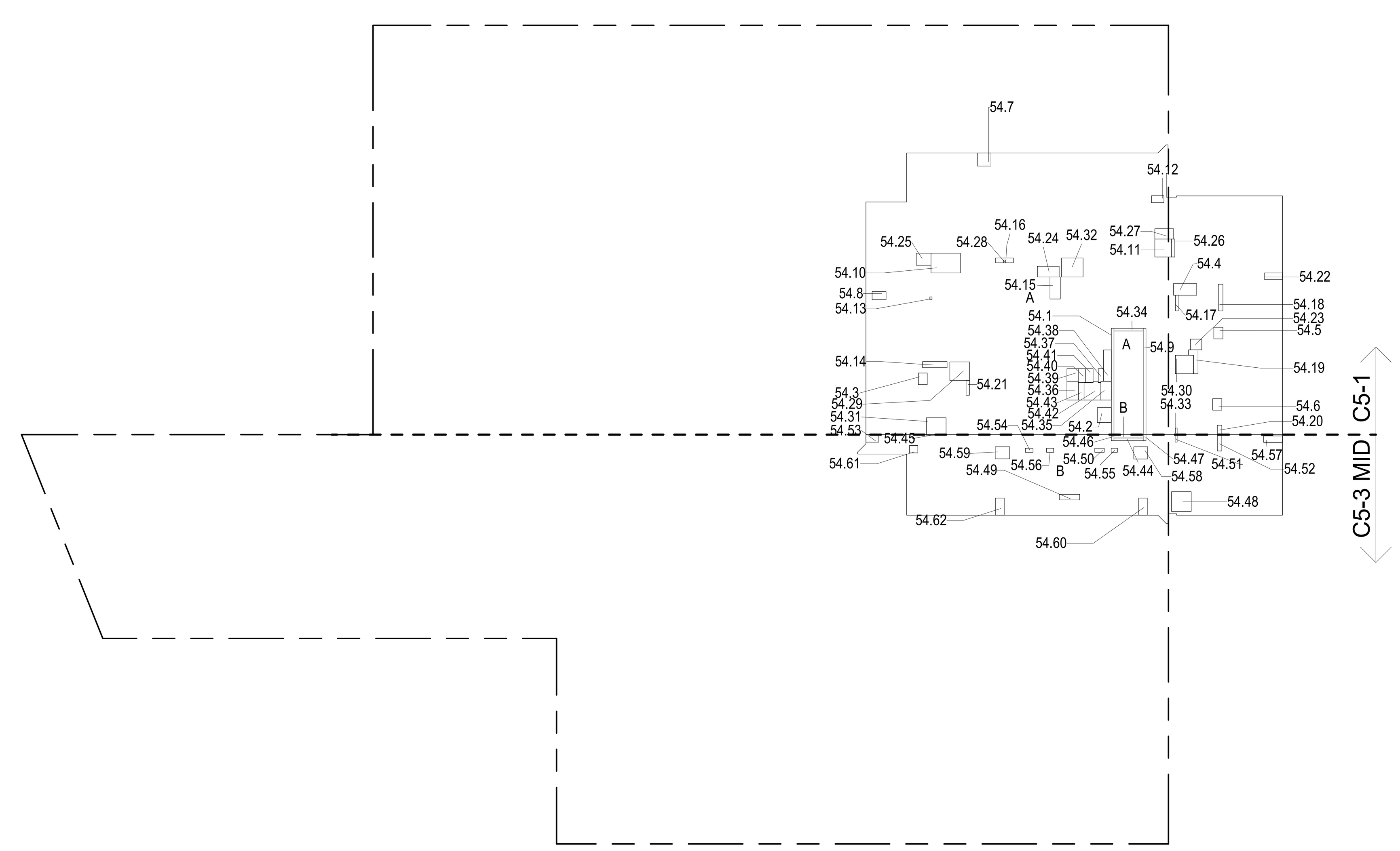
54TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

54TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	550	7,966
TOTAL	8,516	550	7,966

54TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	54.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	54.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	54.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	54.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	54.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	54.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	54.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	54.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	54.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	54.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	54.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	54.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	54.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	54.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	54.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	54.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	54.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	54.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	54.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	54.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	54.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	54.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	54.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	54.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	54.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	54.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	54.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	54.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	54.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	54.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	54.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	54.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	54.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	54.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	54.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

54TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	54.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	54.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	54.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	54.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	54.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	54.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	54.42	3' - 5"	5' - 4"	18.0
RESIDENTIAL	E	54.43	1' - 5"	4' - 3"	6.1
SUBTOTAL					444.4

54TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	54.44	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	54.45	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	54.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	54.47	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	54.48	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	54.49	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	54.50	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	54.51	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	54.52	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	54.53	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	54.54	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	54.55	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	54.56	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	54.57	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	54.58	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	54.59	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	54.60	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	54.61	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	54.62	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



54TH FLOOR (MFD:84TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

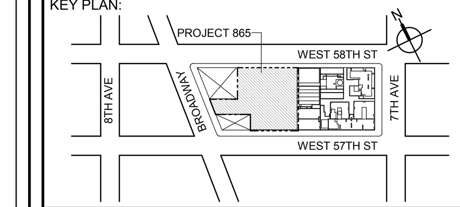
** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

CD PROGRESS ISSUE 1

DEPT OF BLDGS 121328205 Job Number
ES184571019 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
52ND, 53RD, 54TH FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-026.01**
DOB PAGE No:	27 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_pedlerim.rvt
PLOT DATE: 9/22/2015 6:09:54 PM

55TH FLOOR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	426	6,217
TOTAL		6,643	426	6,217

55TH FLOOR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

55TH FLOOR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	532	7,984
TOTAL	8,516	532	7,984

55TH FLOOR DEDUCTIONS
ZONE C5-1

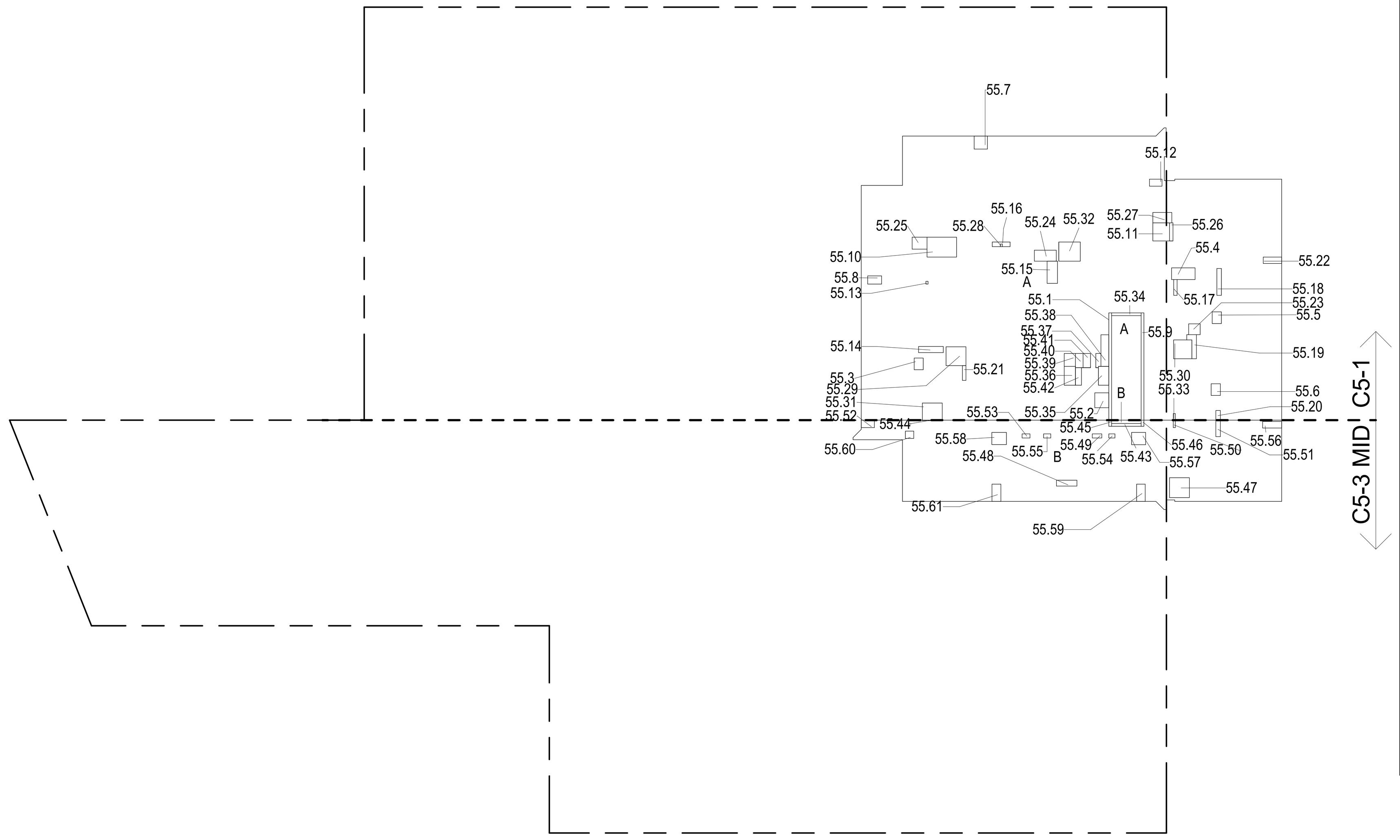
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	55.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	55.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	55.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	55.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	55.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	55.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	55.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	55.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	55.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	55.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	55.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	55.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	55.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	55.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	55.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	55.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	55.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	55.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	55.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	55.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	55.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	55.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	55.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	55.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	55.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	55.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	55.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	55.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	55.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	55.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	55.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	55.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	55.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	55.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	55.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

55TH FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	55.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	55.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	55.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	55.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	55.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	55.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	55.42	1' - 5"	4' - 3"	6.1
SUBTOTAL					426.4

55TH FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	55.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	55.44	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	55.45	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	55.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	55.47	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	55.48	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	55.49	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	55.50	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	55.51	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	55.52	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	55.53	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	55.54	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	55.55	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	55.56	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	55.57	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	55.58	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	55.59	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	55.60	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	55.61	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



55TH FLOOR (MFD:85TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

56TH FLOOR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	426	6,217
TOTAL		6,643	426	6,217

56TH FLOOR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

56TH FLOOR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	532	7,984
TOTAL	8,516	532	7,984

56TH FLOOR DEDUCTIONS
ZONE C5-1

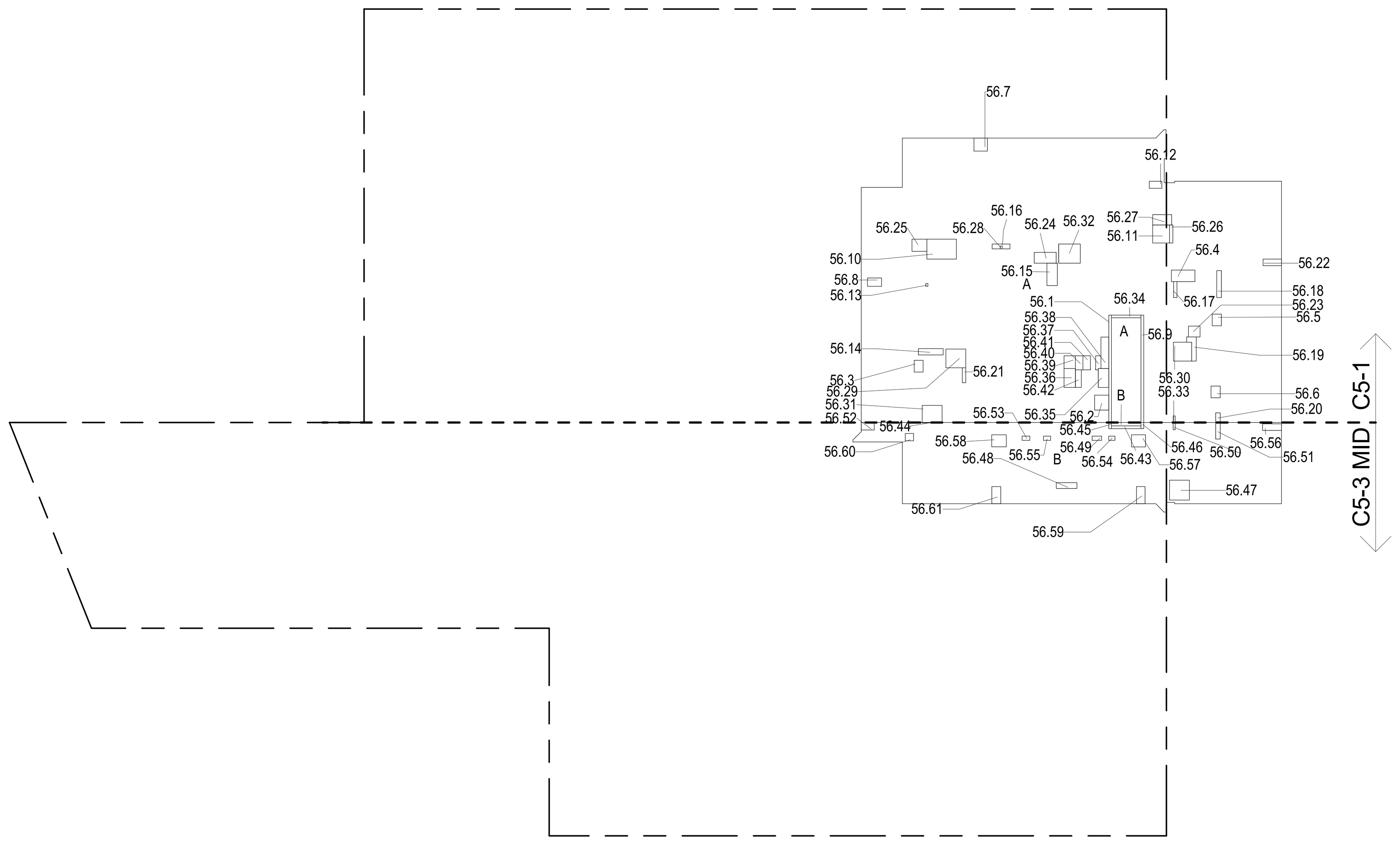
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	56.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	56.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	56.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	56.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	56.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	56.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	56.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	56.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	56.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	56.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	56.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	56.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	56.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	56.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	56.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	56.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	56.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	56.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	56.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	56.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	56.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	56.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	56.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	56.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	56.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	56.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	56.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	56.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	56.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	56.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	56.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	56.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	56.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	56.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	56.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

56TH FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	56.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	56.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	56.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	56.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	56.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	56.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	56.42	1' - 5"	4' - 3"	6.1
SUBTOTAL					426.4

56TH FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	56.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	56.44	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	56.45	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	56.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	56.47	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	56.48	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	56.49	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	56.50	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	56.51	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	56.52	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	56.53	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	56.54	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	56.55	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	56.56	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	56.57	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	56.58	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	56.59	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	56.60	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	56.61	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



56TH FLOOR (MFD:86TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

57TH FLOOR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	444	6,199
TOTAL		6,643	444	6,199

57TH FLOOR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

57TH FLOOR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	550	7,966
TOTAL	8,516	550	7,966

57TH FLOOR DEDUCTIONS
ZONE C5-1

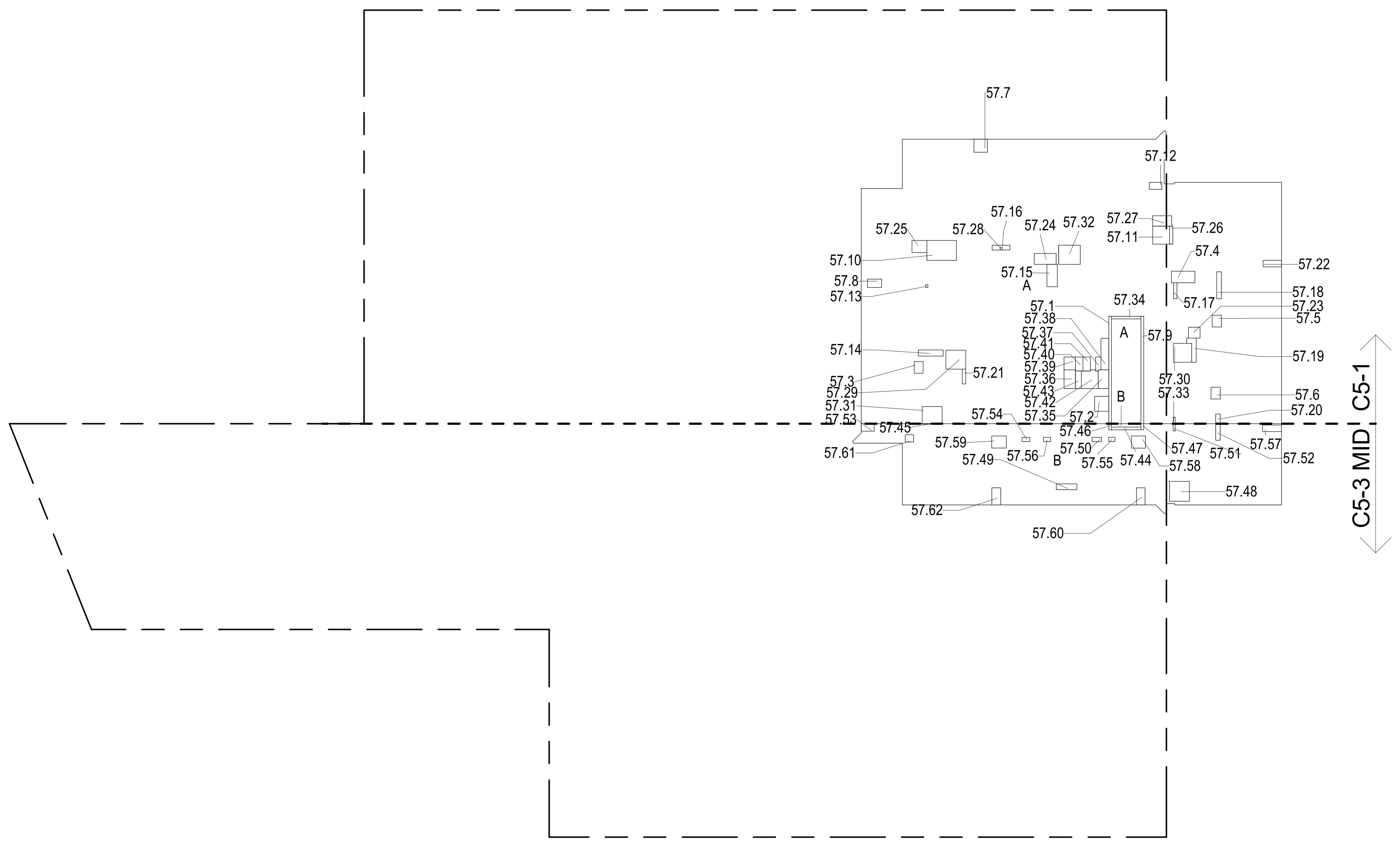
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	57.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	57.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	57.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	57.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	57.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	57.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	57.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	57.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	57.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	57.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	57.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	57.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	57.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	57.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	57.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	57.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	57.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	57.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	57.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	57.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	57.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	57.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	57.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	57.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	57.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	57.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	57.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	57.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	57.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	57.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	57.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	57.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	57.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	57.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	57.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

57TH FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	57.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	57.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	57.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	57.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	57.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	57.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	57.42	3' - 5"	5' - 4"	18.0
RESIDENTIAL	E	57.43	1' - 5"	4' - 3"	6.1
SUBTOTAL					444.4

57TH FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	57.44	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	57.45	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	57.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	57.47	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	57.48	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	57.49	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	57.50	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	57.51	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	57.52	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	57.53	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	57.54	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	57.55	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	57.56	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	57.57	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	57.58	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	57.59	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	57.60	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	57.61	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	57.62	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



57TH FLOOR (MFD:87TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

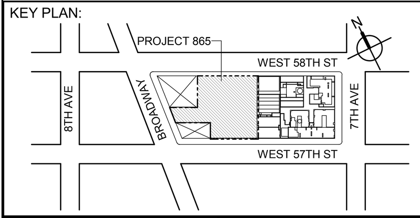
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

DEPT OF BLDGS 121328205 Job Number
ES329389478 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
55TH, 56TH, 57TH FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-027.01
DOB PAGE No:	28 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E -SHEET SIZE

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_jedlerim.rvt
PLOT DATE: 9/22/2015 6:18:12 PM

58TH FLOOR AREA CALCULATIONS ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL		6,643	426	6,217
TOTAL		6,643	426	6,217

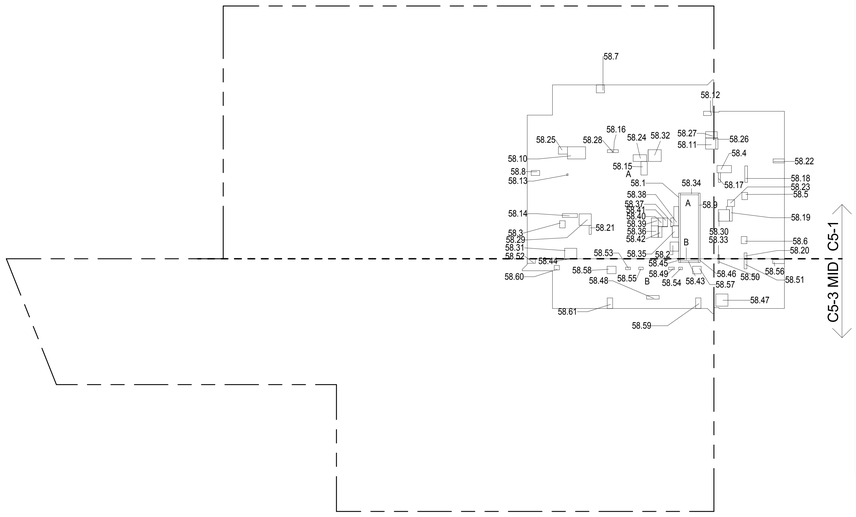
58TH FLOOR AREA CALCULATIONS ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

58TH FLOOR AREA CALCULATIONS ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL	8,516	532	7,984
TOTAL	8,516	532	7,984

58TH FLOOR DEDUCTIONS ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	58.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	58.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	58.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	58.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	58.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	58.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	58.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	58.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	58.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	58.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	58.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	58.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	58.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	58.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	58.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	58.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	58.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	58.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	58.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	58.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	58.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	58.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	58.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	58.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	58.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	58.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	58.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	58.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	58.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	58.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	58.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	58.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	58.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	58.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	58.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

58TH FLOOR DEDUCTIONS ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	58.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	58.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	58.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	58.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	58.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	58.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	58.42	1' - 5"	4' - 3"	6.1
SUBTOTAL					426.4

58TH FLOOR DEDUCTIONS ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	58.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	58.44	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	58.45	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	58.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	58.47	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	58.48	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	58.49	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	58.50	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	58.51	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	58.52	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	58.53	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	58.54	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	58.55	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	58.56	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	58.57	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	58.58	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	58.59	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	58.60	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	58.61	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



58TH FLOOR (MFD:88TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 1
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

DEDUCTIONS

M - MECHANICAL ROOM / RISER
E - ELECTRICAL SHAFT / RISER
P - PLUMBING RISER
BG - BELOW GRADE
O - OPENING TO BELOW
L - LOADING BAYS
ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
G - GAP FROM ADJACENT BUILDING

DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

59TH FLOOR AREA CALCULATIONS ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL		6,643	426	6,217
TOTAL		6,643	426	6,217

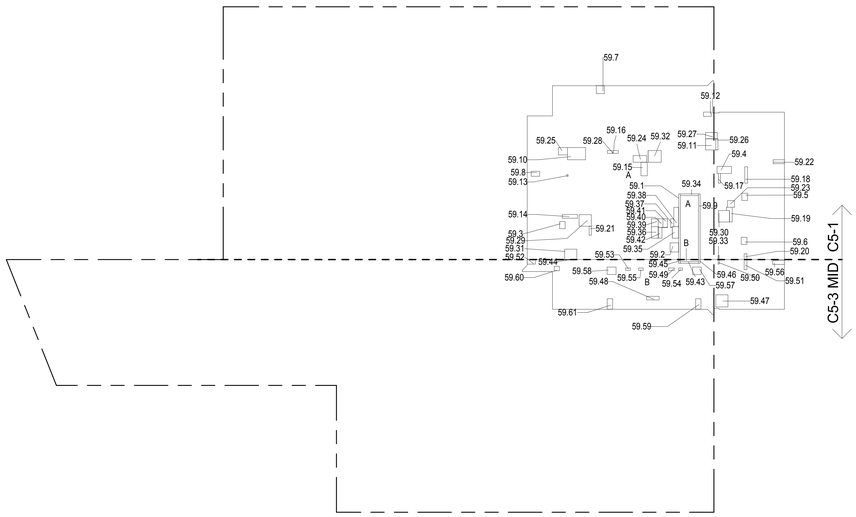
59TH FLOOR AREA CALCULATIONS ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

59TH FLOOR AREA CALCULATIONS ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL	8,516	532	7,984
TOTAL	8,516	532	7,984

59TH FLOOR DEDUCTIONS ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	59.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	59.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	59.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	59.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	59.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	59.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	59.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	59.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	59.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	59.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	59.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	59.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	59.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	59.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	59.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	59.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	59.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	59.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	59.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	59.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	59.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	59.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	59.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	59.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	59.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	59.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	59.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	59.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	59.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	59.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	59.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	59.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	59.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	59.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	59.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

59TH FLOOR DEDUCTIONS ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	59.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	59.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	59.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	59.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	59.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	59.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	59.42	1' - 5"	4' - 3"	6.1
SUBTOTAL					426.4

59TH FLOOR DEDUCTIONS ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	59.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	59.44	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	59.45	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	59.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	59.47	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	59.48	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	59.49	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	59.50	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	59.51	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	59.52	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	59.53	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	59.54	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	59.55	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	59.56	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	59.57	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	59.58	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	59.59	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	59.60	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	59.61	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



59TH FLOOR (MFD:89TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 2
3/64" = 1'-0"

60TH FLOOR AREA CALCULATIONS ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL		6,643	444	6,199
TOTAL		6,643	444	6,199

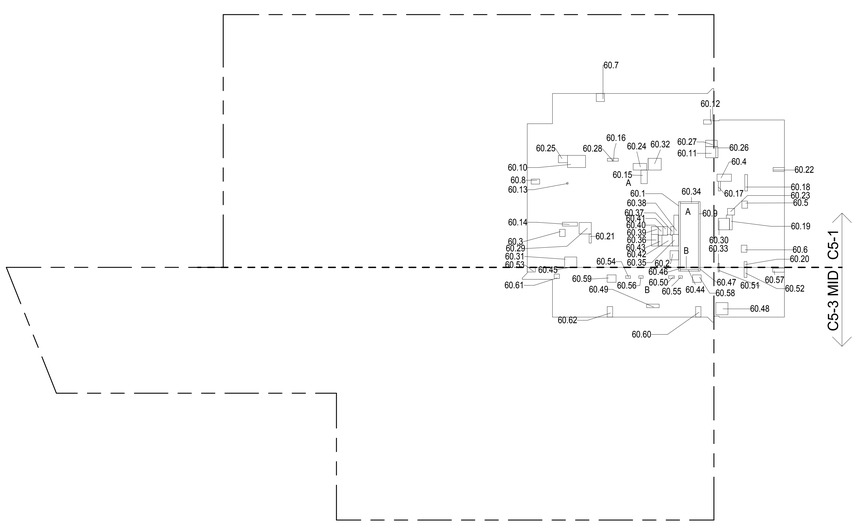
60TH FLOOR AREA CALCULATIONS ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

60TH FLOOR AREA CALCULATIONS ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL	8,516	550	7,966
TOTAL	8,516	550	7,966

60TH FLOOR DEDUCTIONS ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	60.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	60.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	60.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	60.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	60.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	60.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	60.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	60.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	60.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	60.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	60.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	60.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	60.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	60.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	60.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	60.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	60.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	60.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	60.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	60.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	60.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	60.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	60.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	60.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	60.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	60.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	60.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	60.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	60.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	60.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	60.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	60.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	60.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	60.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	60.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

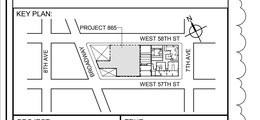
60TH FLOOR DEDUCTIONS ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	60.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	60.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	60.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	60.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	60.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	60.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	60.42	3' - 5"	5' - 4"	18.0
RESIDENTIAL	E	60.43	1' - 5"	4' - 3"	6.1
SUBTOTAL					444.4

60TH FLOOR DEDUCTIONS ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	60.44	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	60.45	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	60.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	60.47	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	60.48	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	60.49	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	60.50	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	60.51	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	60.52	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	60.53	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	60.54	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	60.55	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	60.56	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	60.57	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	60.58	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	60.59	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	60.60	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	60.61	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	60.62	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



60TH FLOOR (MFD:90TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 3
3/64" = 1'-0"

CD PROGRESS ISSUE 1



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
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228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
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TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
58TH, 59TH, 60TH FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT MICHAEL DAVID JAMES No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: 3/64" = 1'-0"	
DWG No:	Z-028.01
DOB PAGE No:	29 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE

61ST FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	426	6,217
TOTAL		6,643	426	6,217

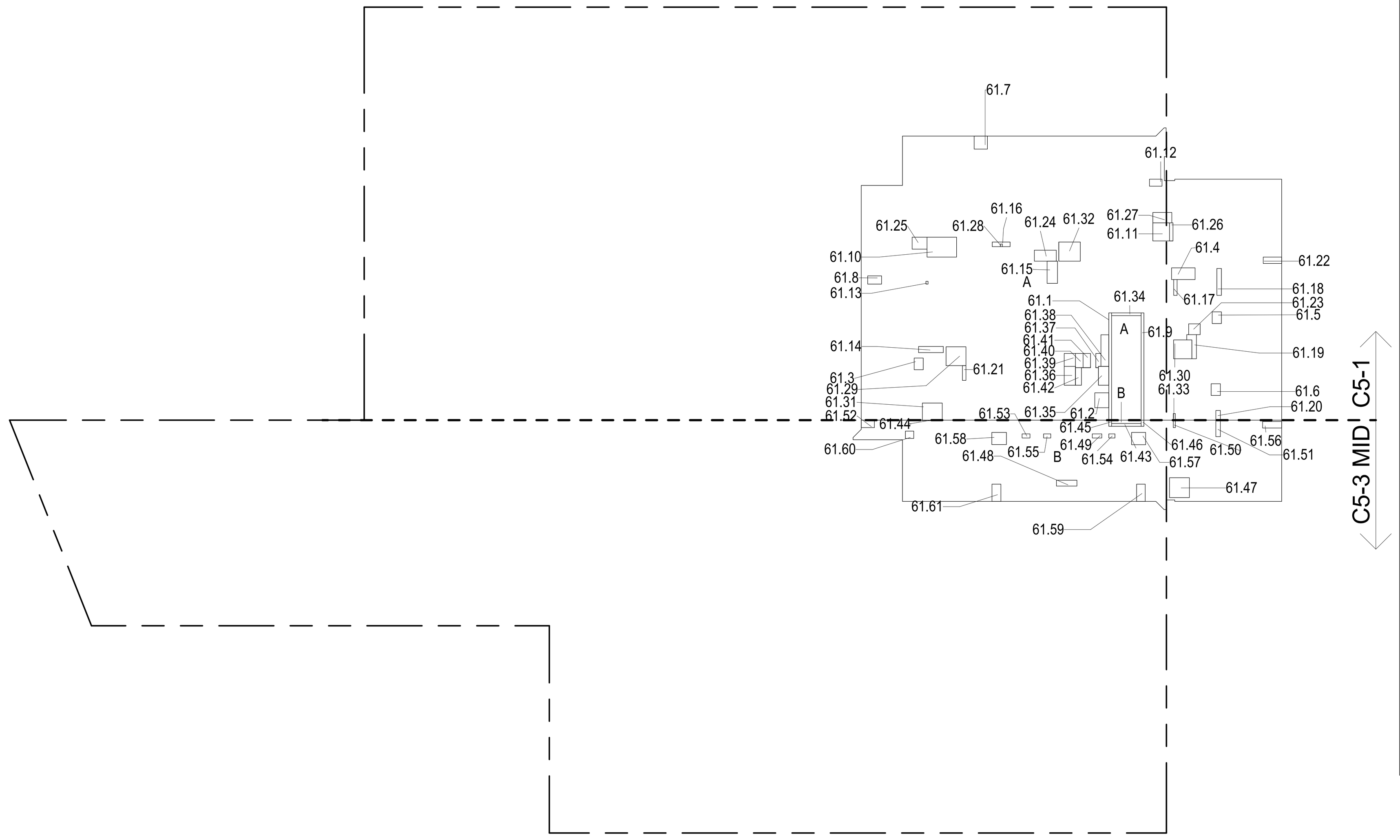
61ST FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

61ST FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	532	7,984
TOTAL	8,516	532	7,984

61ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	61.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	61.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	61.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	61.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	61.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	61.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	61.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	61.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	61.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	61.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	61.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	61.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	61.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	61.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	61.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	61.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	61.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	61.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	61.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	61.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	61.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	61.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	61.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	61.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	61.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	61.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	61.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	61.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	61.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	61.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	61.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	61.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	61.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	61.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	61.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

61ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	61.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	61.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	61.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	61.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	61.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	61.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	61.42	1' - 5"	4' - 3"	6.1
SUBTOTAL					426.4

61ST FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	61.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	61.44	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	61.45	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	61.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	61.47	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	61.48	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	61.49	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	61.50	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	61.51	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	61.52	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	61.53	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	61.54	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	61.55	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	61.56	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	61.57	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	61.58	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	61.59	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	61.60	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	61.61	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



61ST FLOOR (MFD:91ST FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 1
3/64" = 1'-0"

62ND FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	426	6,217
TOTAL		6,643	426	6,217

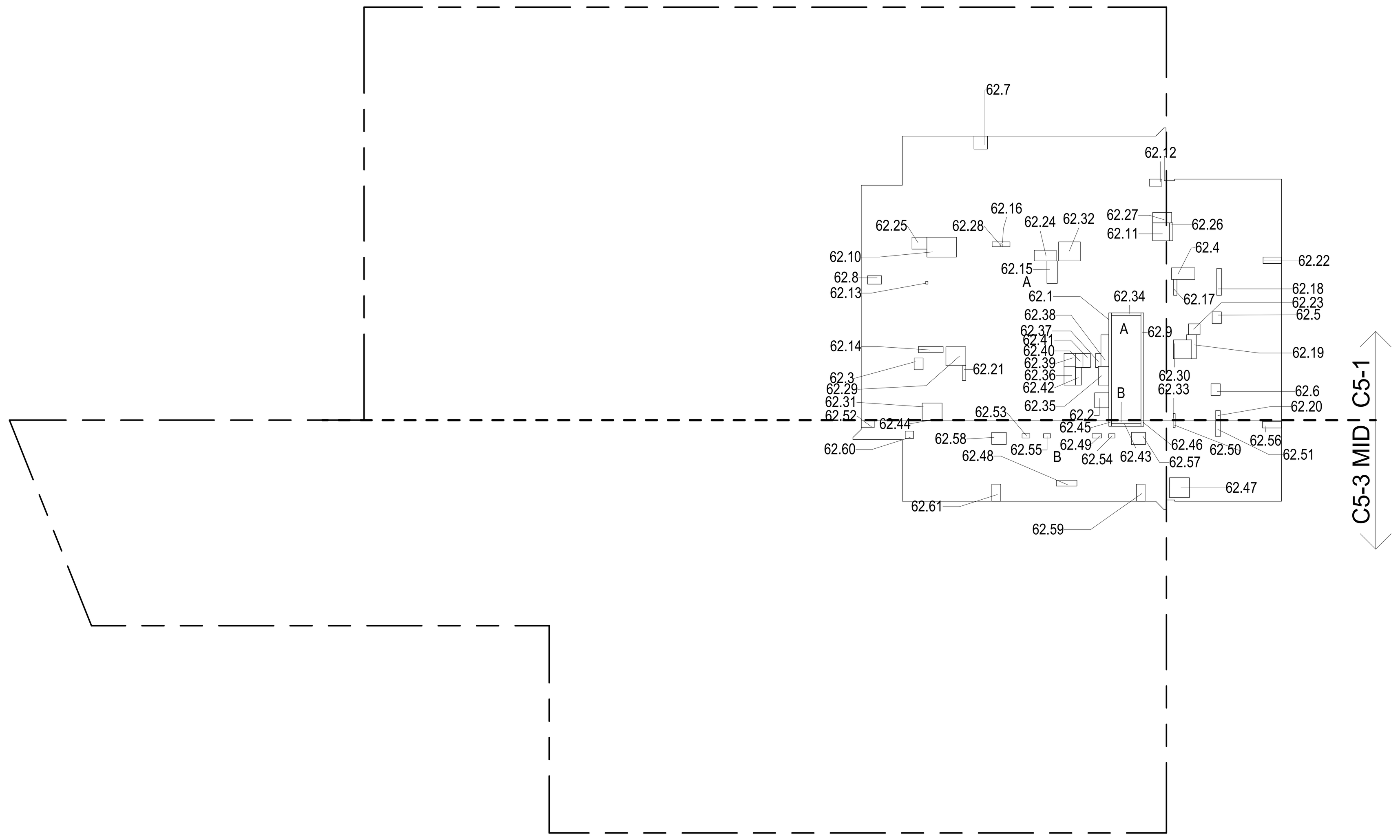
62ND FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

62ND FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	532	7,984
TOTAL	8,516	532	7,984

62ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	62.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	62.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	62.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	62.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	62.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	62.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	62.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	62.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	62.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	62.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	62.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	62.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	62.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	62.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	62.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	62.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	62.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	62.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	62.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	62.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	62.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	62.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	62.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	62.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	62.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	62.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	62.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	62.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	62.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	62.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	62.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	62.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	62.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	62.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	62.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

62ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	62.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	62.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	62.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	62.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	62.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	62.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	62.42	1' - 5"	4' - 3"	6.1
SUBTOTAL					426.4

62ND FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	62.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	62.44	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	62.45	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	62.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	62.47	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	62.48	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	62.49	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	62.50	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	62.51	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	62.52	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	62.53	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	62.54	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	62.55	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	62.56	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	62.57	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	62.58	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	62.59	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	62.60	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	62.61	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



62ND FLOOR (MFD:92ND FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 2
3/64" = 1'-0"

63RD FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	444	6,199
TOTAL		6,643	444	6,199

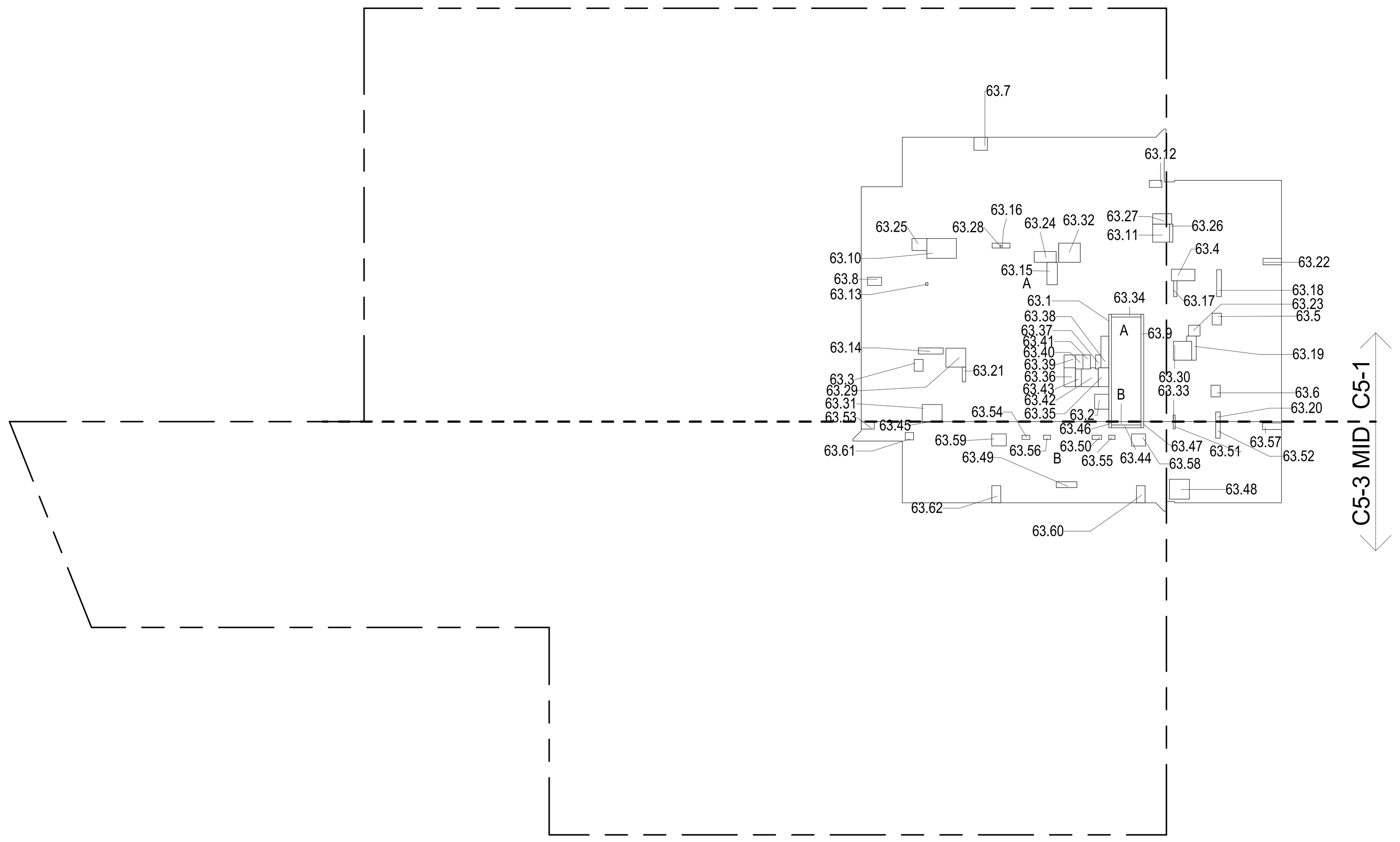
63RD FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

63RD FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	550	7,966
TOTAL	8,516	550	7,966

63RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	63.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	63.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	63.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	63.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	63.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	63.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	63.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	63.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	63.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	63.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	63.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	63.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	63.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	63.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	63.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	63.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	63.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	63.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	63.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	63.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	63.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	63.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	63.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	63.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	63.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	63.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	63.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	63.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	63.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	63.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	63.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	63.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	63.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	63.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	63.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

63RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	63.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	63.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	63.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	63.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	63.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	63.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	63.42	3' - 5"	5' - 4"	18.0
RESIDENTIAL	E	63.43	1' - 5"	4' - 3"	6.1
SUBTOTAL					444.4

63RD FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	63.44	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	63.45	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	63.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	63.47	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	63.48	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	63.49	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	63.50	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	63.51	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	63.52	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	63.53	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	63.54	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	63.55	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	63.56	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	63.57	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	63.58	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	63.59	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	63.60	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	63.61	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	63.62	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



63RD FLOOR (MFD:93RD FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 3
3/64" = 1'-0"

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_jsdlarim.rvt
PLOT DATE: 9/22/2015 6:10:34 PM

ZONING AND DEDUCT LEGEND

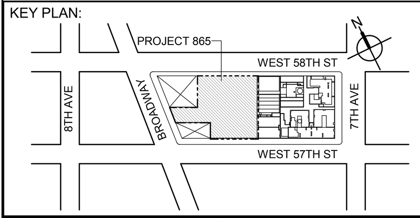
DEDUCTIONS
M - MECHANICAL ROOM / RISER
E - ELECTRICAL SHAFT / RISER
P - PLUMBING RISER
BG - BELOW GRADE
O - OPENING TO BELOW
L - LOADING BAYS
ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
G - GAP FROM ADJACENT BUILDING
DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

DEPT OF BLDGS 121328205 Job Number
ES874942135 Scan Code

KEY PLAN:


PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
61ST, 62ND, 63RD FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE: 05 DEC 14
PROJECT No: 1216-00
DRAWN: Author
CHK: Checker
REV: 2
SCALE: 3/64" = 1'-0"
DWG No: Z-029.01
DOB PAGE No: 30 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

CD PROGRESS ISSUE 1

64TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	426	6,217
TOTAL		6,643	426	6,217

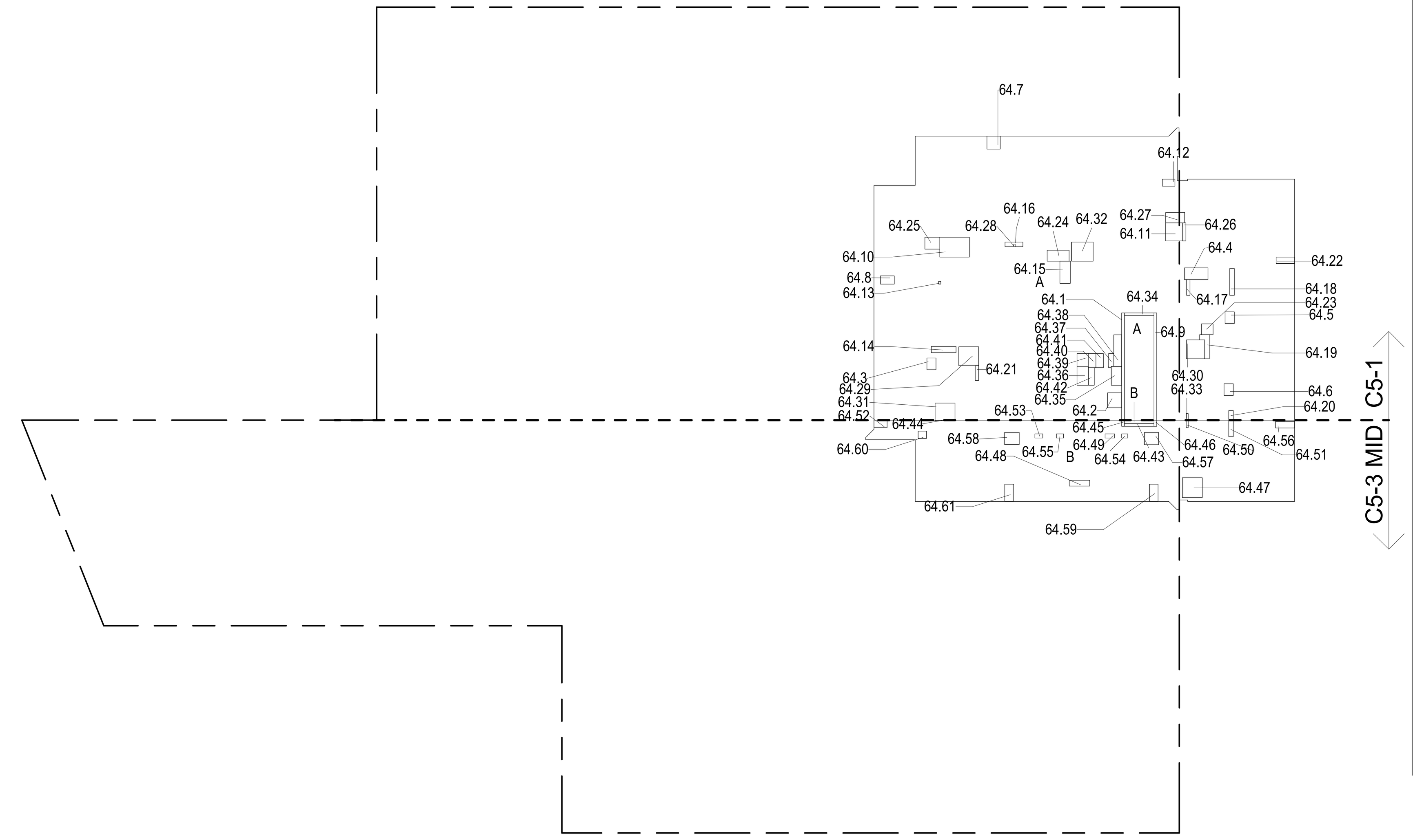
64TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

64TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	532	7,984
TOTAL	8,516	532	7,984

64TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	64.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	64.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	64.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	64.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	64.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	64.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	64.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	64.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	64.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	64.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	64.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	64.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	64.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	64.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	64.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	64.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	64.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	64.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	64.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	64.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	64.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	64.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	64.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	64.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	64.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	64.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	64.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	64.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	64.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	64.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	64.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	64.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	64.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	64.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	64.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

64TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	64.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	64.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	64.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	64.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	64.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	64.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	64.42	1' - 5"	4' - 3"	6.1
SUBTOTAL					426.4

64TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	64.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	64.44	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	64.45	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	64.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	64.47	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	64.48	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	64.49	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	64.50	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	64.51	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	64.52	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	64.53	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	64.54	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	64.55	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	64.56	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	64.57	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	64.58	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	64.59	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	64.60	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	64.61	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



64TH FLOOR (MFD:94TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

65TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	426	6,217
TOTAL		6,643	426	6,217

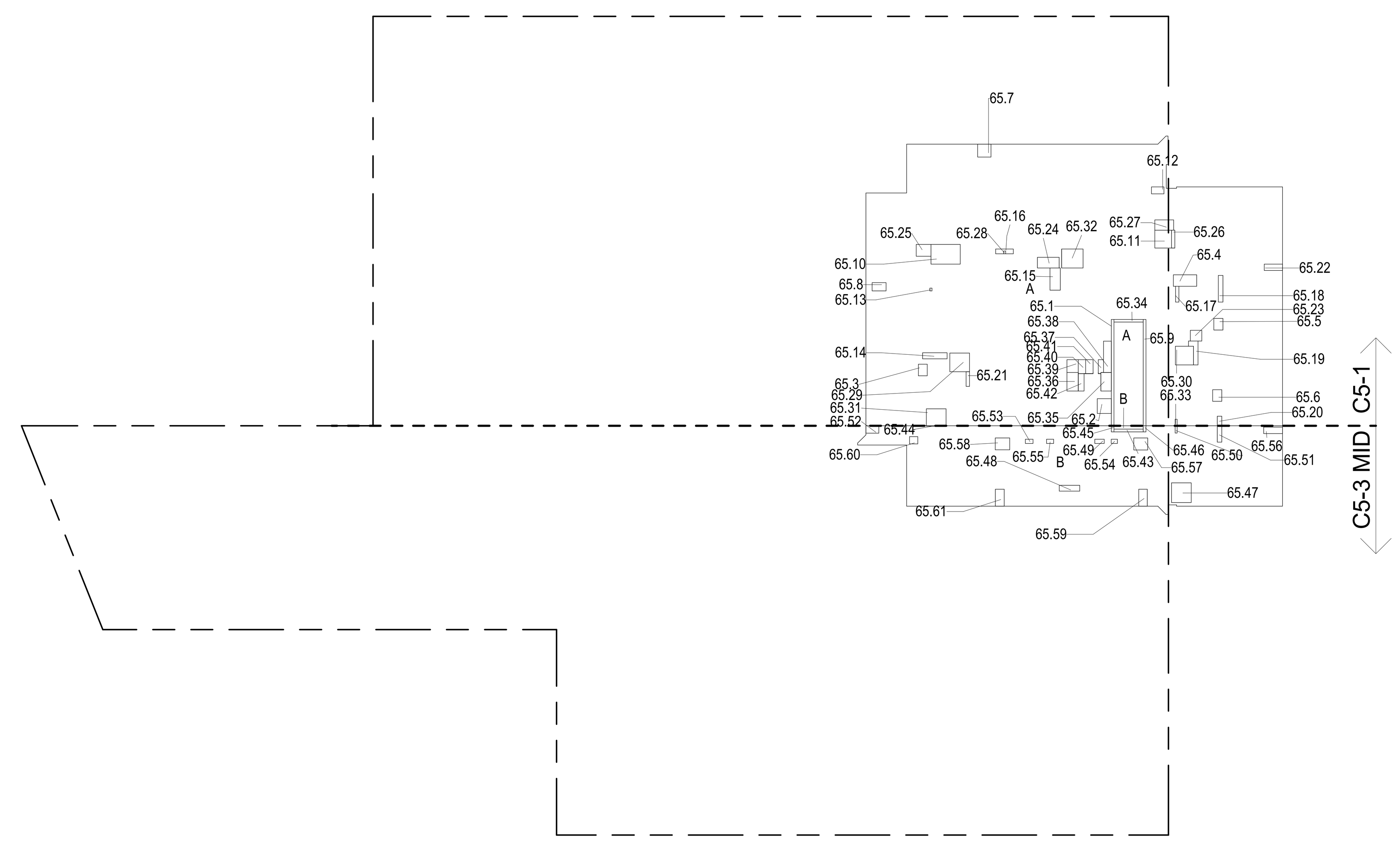
65TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	106	1,767
TOTAL		1,873	106	1,767

65TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	532	7,984
TOTAL	8,516	532	7,984

65TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	65.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	65.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	65.3	2' - 2"	2' - 10"	6.2
RESIDENTIAL	M	65.4	2' - 10"	5' - 9"	16.1
RESIDENTIAL	M	65.5	2' - 3"	2' - 10"	6.4
RESIDENTIAL	M	65.6	2' - 3"	2' - 10"	6.3
RESIDENTIAL	M	65.7	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	65.8	2' - 0"	3' - 5"	6.8
RESIDENTIAL	ST	65.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	65.10	4' - 10"	7' - 2"	34.6
RESIDENTIAL	M	65.11	4' - 1"	4' - 5"	17.9
RESIDENTIAL	M	65.12	1' - 9"	3' - 1"	5.2
RESIDENTIAL	M	65.13	0' - 7"	0' - 8"	0.4
RESIDENTIAL	P	65.14	1' - 6"	6' - 0"	9.0
RESIDENTIAL	P	65.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	65.16	0' - 11"	5' - 3"	4.7
RESIDENTIAL	P	65.17	0' - 10"	3' - 10"	3.2
RESIDENTIAL	P	65.18	1' - 1"	6' - 7"	7.2
RESIDENTIAL	P	65.19	1' - 2"	7' - 1"	8.1
RESIDENTIAL	P	65.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	65.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	65.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	65.23	2' - 8"	2' - 10"	7.3
RESIDENTIAL	M	65.24	2' - 8"	5' - 4"	14.0
RESIDENTIAL	M	65.25	2' - 11"	3' - 8"	10.6
RESIDENTIAL	P	65.26	0' - 10"	4' - 5"	3.7
RESIDENTIAL	M	65.27	2' - 6"	4' - 8"	11.7
RESIDENTIAL	M	65.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	65.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	65.30	4' - 5"	4' - 7"	20.2
RESIDENTIAL	M	65.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	65.32	4' - 8"	5' - 3"	24.4
RESIDENTIAL	P	65.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	65.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	65.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

65TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	65.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	65.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	65.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	65.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	65.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	65.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	65.42	1' - 5"	4' - 3"	6.1
SUBTOTAL					426.4

65TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	65.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	65.44	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	65.45	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	65.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	65.47	4' - 10"	4' - 10"	23.4
RESIDENTIAL	P	65.48	1' - 5"	5' - 0"	7.1
RESIDENTIAL	P	65.49	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	65.50	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	65.51	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	65.52	1' - 10"	3' - 2"	5.8
RESIDENTIAL	P	65.53	1' - 0"	1' - 11"	1.9
RESIDENTIAL	P	65.54	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	65.55	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	65.56	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	65.57	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	65.58	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	65.59	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	65.60	1' - 10"	2' - 0"	3.7
RESIDENTIAL	M	65.61	2' - 2"	4' - 2"	9.0
SUBTOTAL					105.7



65TH FLOOR (MFD:95TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

66TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,643	430	6,213
TOTAL		6,643	430	6,213

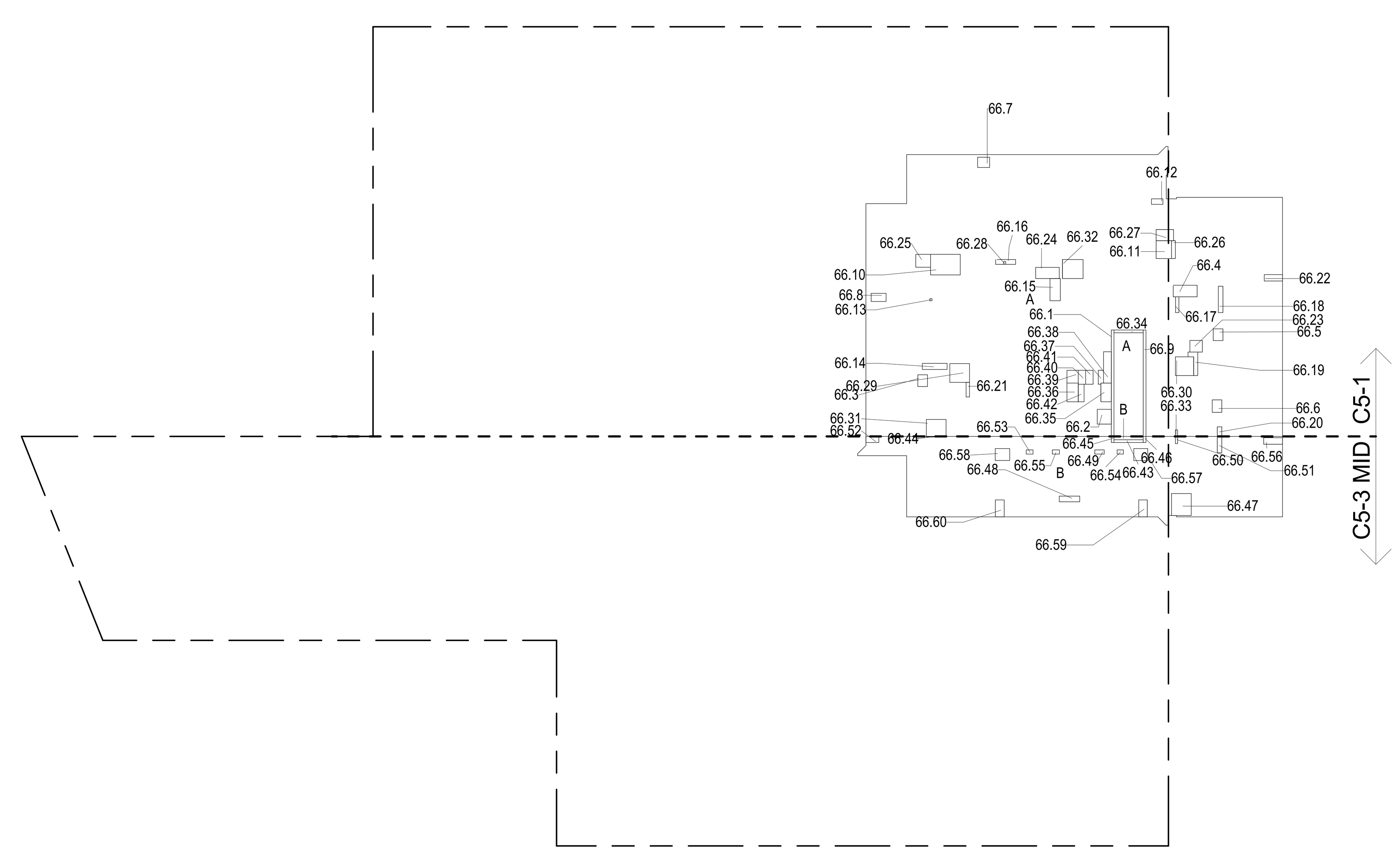
66TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	103	1,770
TOTAL		1,873	103	1,770

66TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	533	7,983
TOTAL	8,516	533	7,983

66TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	66.1	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	66.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	66.3	2' - 4"	2' - 11"	6.8
RESIDENTIAL	M	66.4	3' - 0"	5' - 8"	16.9
RESIDENTIAL	M	66.5	2' - 4"	2' - 10"	6.8
RESIDENTIAL	M	66.6	2' - 4"	3' - 0"	7.2
RESIDENTIAL	M	66.7	2' - 7"	2' - 11"	7.4
RESIDENTIAL	M	66.8	2' - 0"	3' - 8"	7.3
RESIDENTIAL	ST	66.9	0' - 8"	26' - 1"	17.4
RESIDENTIAL	M	66.10	5' - 1"	7' - 4"	36.8
RESIDENTIAL	M	66.11	3' - 9"	4' - 5"	16.5
RESIDENTIAL	M	66.12	1' - 4"	2' - 10"	3.8
RESIDENTIAL	M	66.13	0' - 6"	0' - 7"	0.3
RESIDENTIAL	P	66.14	1' - 6"	6' - 1"	9.2
RESIDENTIAL	P	66.15	2' - 6"	5' - 5"	13.6
RESIDENTIAL	P	66.16	1' - 0"	5' - 7"	5.4
RESIDENTIAL	P	66.17	0' - 10"	3' - 11"	3.2
RESIDENTIAL	P	66.18	1' - 1"	6' - 5"	7.1
RESIDENTIAL	P	66.19	1' - 0"	7' - 1"	7.3
RESIDENTIAL	P	66.20	1' - 1"	2' - 4"	2.6
RESIDENTIAL	P	66.21	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	66.22	1' - 7"	4' - 6"	7.1
RESIDENTIAL	M	66.23	2' - 11"	3' - 1"	8.8
RESIDENTIAL	M	66.24	2' - 9"	5' - 10"	16.0
RESIDENTIAL	M	66.25	3' - 2"	3' - 8"	11.4
RESIDENTIAL	P	66.26	1' - 0"	4' - 5"	4.2
RESIDENTIAL	M	66.27	2' - 9"	4' - 3"	11.6
RESIDENTIAL	M	66.28	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	66.29	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	66.30	4' - 5"	4' - 7"	20.3
RESIDENTIAL	M	66.31	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	66.32	4' - 8"	5' - 0"	23.4
RESIDENTIAL	P	66.33	0' - 6"	1' - 7"	0.8
RESIDENTIAL	ST	66.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	66.35	2' - 7"	4' - 7"	11.6
SUBTOTAL					

66TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	66.36	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	66.37	1' - 2"	3' - 6"	4.1
RESIDENTIAL	P	66.38	1' - 11"	7' - 8"	14.7
RESIDENTIAL	M	66.39	2' - 9"	3' - 1"	8.5
RESIDENTIAL	P	66.40	1' - 10"	3' - 5"	6.3
RESIDENTIAL	M	66.41	1' - 10"	3' - 5"	6.2
RESIDENTIAL	E	66.42	1' - 5"	4' - 3"	6.1
SUBTOTAL					429.6

66TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	66.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	66.44	0' - 2"	4' - 10"	0.7
RESIDENTIAL	ST	66.45	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	66.46	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	66.47	4' - 10"	5' - 5"	26.2
RESIDENTIAL	P	66.48	1' - 5"	5' - 0"	6.9
RESIDENTIAL	P	66.49	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	66.50	0' - 6"	1' - 10"	0.9
RESIDENTIAL	P	66.51	1' - 1"	4' - 0"	4.4
RESIDENTIAL	M	66.52	1' - 6"	3' - 2"	4.8
RESIDENTIAL	P	66.53	1' - 0"	1' - 8"	1.7
RESIDENTIAL	P	66.54	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	66.55	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	66.56	1' - 7"	4' - 8"	7.3
RESIDENTIAL	M	66.57	3' - 0"	3' - 5"	10.1
RESIDENTIAL	M	66.58	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	66.59	2' - 1"	4' - 2"	8.7
RESIDENTIAL	M	66.60	2' - 2"	4' - 2"	9.0
SUBTOTAL					103.4



66TH FLOOR (MFD:96TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

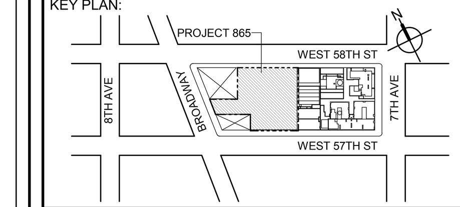
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

DEPT OF BLDGS 121328205 Job Number
ES859834578 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

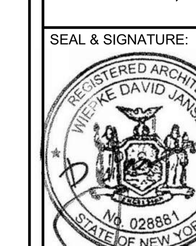
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
64TH, 65TH, 66TH FLOOR

SEAL & SIGNATURE:



DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-030.01**
DOB PAGE No:	31 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E -SHEET SIZE

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_\pedlarim.rvt
PLOT DATE: 9/22/2015 6:10:54 PM

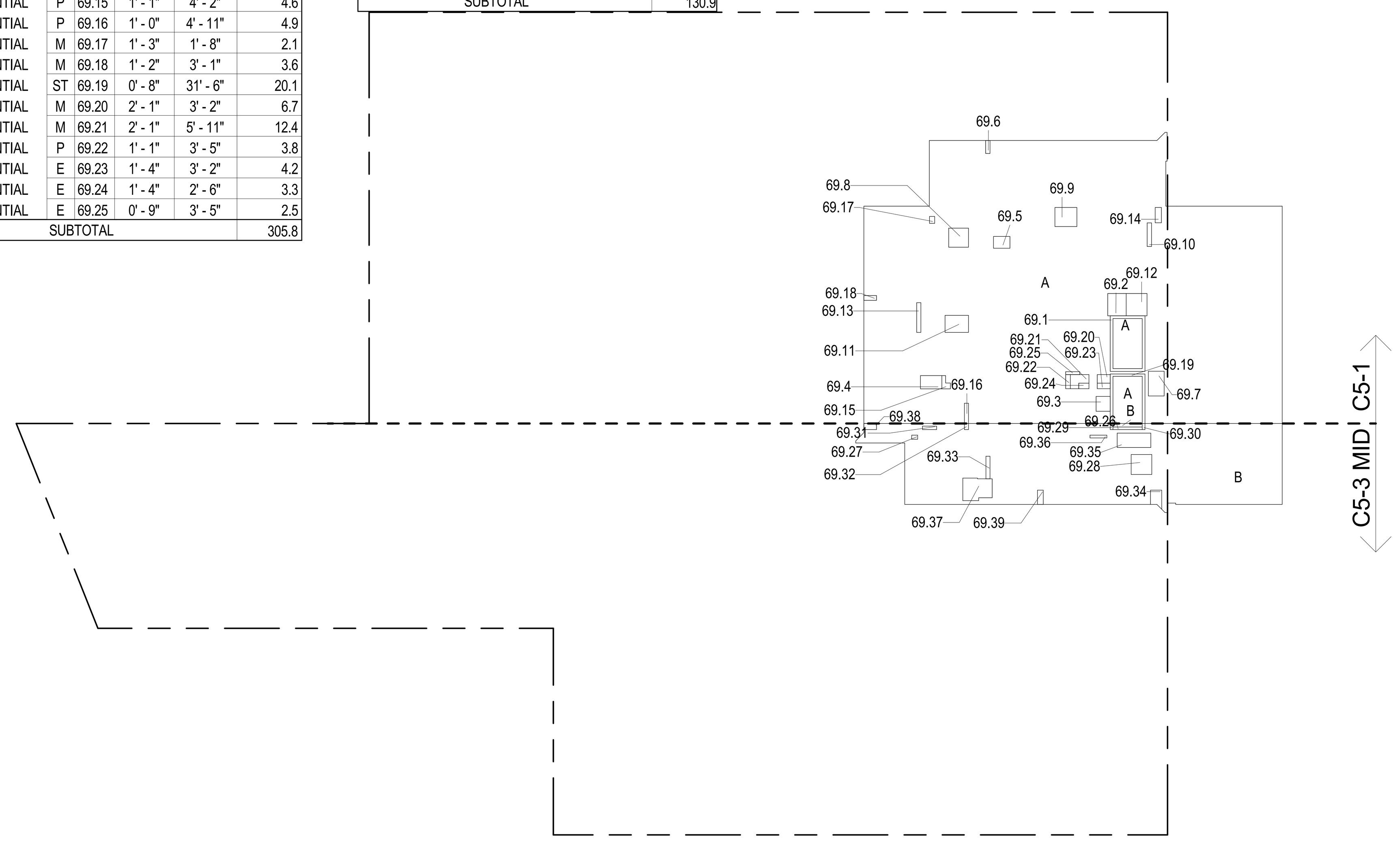
69TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,352	306	6,046
TOTAL		6,352	306	6,046

69TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	131	1,742
TOTAL		1,873	131	1,742

69TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,225	437	7,788
TOTAL	8,225	437	7,788

69TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	69.1	1' - 4"	20' - 9"	27.7
RESIDENTIAL	P	69.2	4' - 6"	5' - 5"	24.6
RESIDENTIAL	M	69.3	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	69.4	3' - 3"	5' - 3"	16.8
RESIDENTIAL	M	69.5	2' - 11"	4' - 0"	11.6
RESIDENTIAL	M	69.6	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	69.7	3' - 10"	6' - 1"	23.3
RESIDENTIAL	M	69.8	4' - 8"	4' - 10"	22.5
RESIDENTIAL	M	69.9	4' - 8"	5' - 4"	24.9
RESIDENTIAL	P	69.10	1' - 1"	5' - 9"	6.1
RESIDENTIAL	M	69.11	4' - 2"	5' - 9"	23.7
RESIDENTIAL	M	69.12	5' - 1"	5' - 5"	27.6
RESIDENTIAL	P	69.13	1' - 0"	7' - 3"	7.3
RESIDENTIAL	M	69.14	1' - 6"	3' - 9"	5.6
RESIDENTIAL	P	69.15	1' - 1"	4' - 2"	4.6
RESIDENTIAL	P	69.16	1' - 0"	4' - 11"	4.9
RESIDENTIAL	M	69.17	1' - 3"	1' - 8"	2.1
RESIDENTIAL	M	69.18	1' - 2"	3' - 1"	3.6
RESIDENTIAL	ST	69.19	0' - 8"	31' - 6"	20.1
RESIDENTIAL	M	69.20	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	69.21	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	69.22	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	69.23	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	69.24	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	69.25	0' - 9"	3' - 5"	2.5
SUBTOTAL					305.8

69TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	69.26	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	69.27	1' - 0"	1' - 6"	1.5
RESIDENTIAL	M	69.28	4' - 11"	5' - 1"	24.6
RESIDENTIAL	ST	69.29	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	69.30	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	69.31	0' - 10"	3' - 5"	3.0
RESIDENTIAL	P	69.32	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	69.33	1' - 0"	5' - 6"	5.5
RESIDENTIAL	M	69.34	2' - 1"	5' - 0"	10.3
RESIDENTIAL	M	69.35	3' - 6"	8' - 3"	28.9
RESIDENTIAL	P	69.36	0' - 8"	4' - 1"	2.8
RESIDENTIAL	M	69.37	4' - 5"	8' - 3"	36.4
RESIDENTIAL	M	69.38	1' - 6"	3' - 1"	4.6
RESIDENTIAL	M	69.39	1' - 5"	3' - 6"	4.9
SUBTOTAL					130.9



69TH FLOOR (MFD:107TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (4)
3/64" = 1'-0"

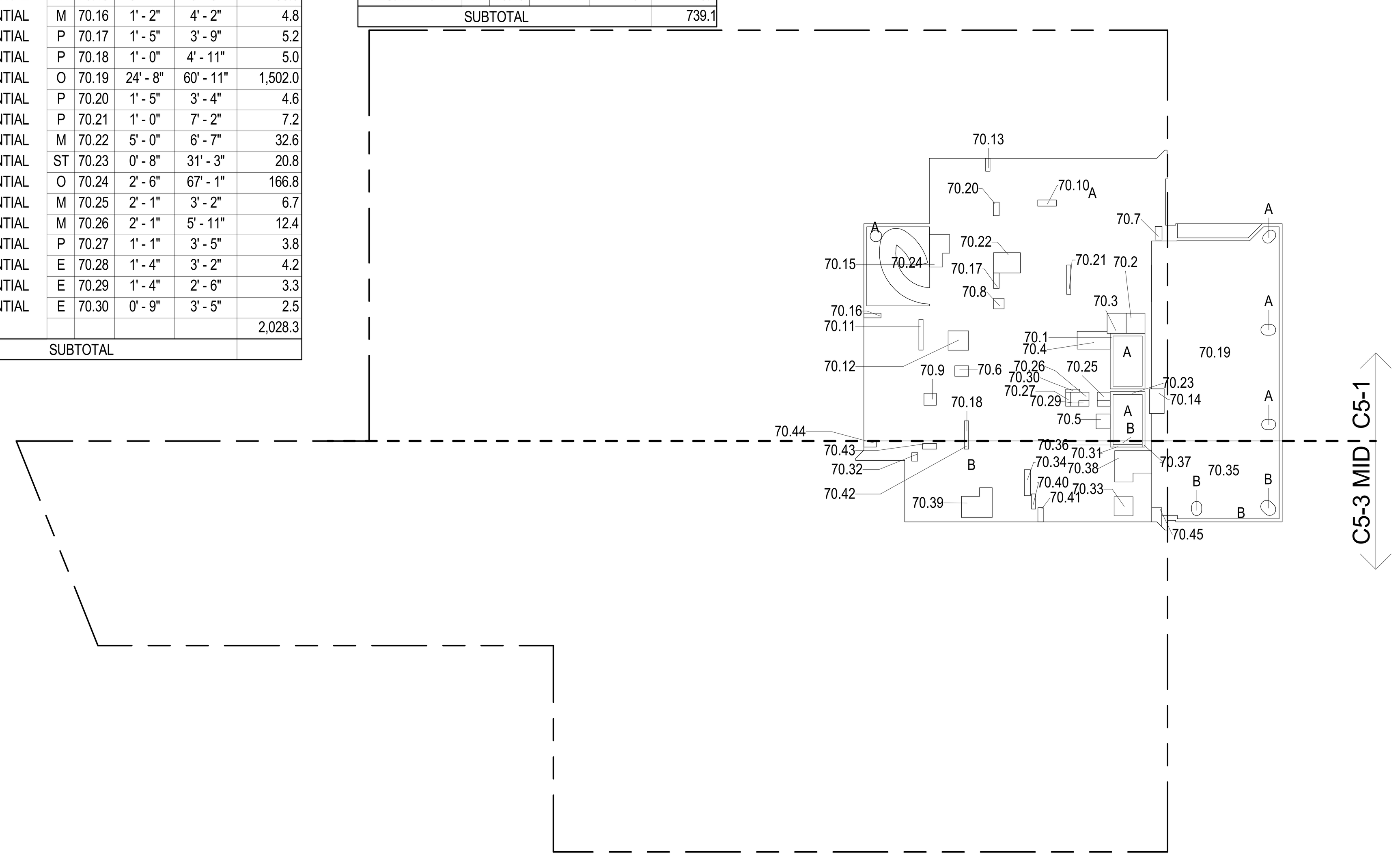
70TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,285	2,028	4,257
TOTAL		6,285	2,028	4,257

70TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,873	739	1,134
TOTAL		1,873	739	1,134

70TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,158	2,767	5,391
TOTAL	8,158	2,767	5,391

70TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	70.1	1' - 4"	20' - 9"	27.7
RESIDENTIAL	M	70.2	4' - 7"	4' - 11"	22.6
RESIDENTIAL	P	70.3	4' - 8"	4' - 11"	22.9
RESIDENTIAL	M	70.4	4' - 3"	8' - 2"	34.4
RESIDENTIAL	M	70.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	70.6	2' - 7"	3' - 5"	8.6
RESIDENTIAL	M	70.7	1' - 8"	3' - 4"	5.5
RESIDENTIAL	M	70.8	2' - 6"	2' - 7"	6.5
RESIDENTIAL	M	70.9	2' - 11"	3' - 0"	8.9
RESIDENTIAL	P	70.10	1' - 6"	4' - 7"	6.8
RESIDENTIAL	P	70.11	1' - 0"	7' - 6"	7.6
RESIDENTIAL	M	70.12	4' - 9"	5' - 0"	23.8
RESIDENTIAL	M	70.13	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	70.14	3' - 7"	6' - 1"	21.7
RESIDENTIAL	M	70.15	3' - 7"	9' - 3"	33.3
RESIDENTIAL	M	70.16	1' - 2"	4' - 2"	4.8
RESIDENTIAL	P	70.17	1' - 5"	3' - 9"	5.2
RESIDENTIAL	P	70.18	1' - 0"	4' - 11"	5.0
RESIDENTIAL	O	70.19	24' - 8"	60' - 11"	1,502.0
RESIDENTIAL	P	70.20	1' - 5"	3' - 4"	4.6
RESIDENTIAL	P	70.21	1' - 0"	7' - 2"	7.2
RESIDENTIAL	M	70.22	5' - 0"	6' - 7"	32.6
RESIDENTIAL	ST	70.23	0' - 8"	31' - 3"	20.8
RESIDENTIAL	O	70.24	2' - 6"	67' - 1"	166.8
RESIDENTIAL	M	70.25	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	70.26	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	70.27	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	70.28	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	70.29	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	70.30	0' - 9"	3' - 5"	2.5
					2,028.3
SUBTOTAL					

70TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	70.31	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	70.32	1' - 6"	2' - 1"	3.0
RESIDENTIAL	M	70.33	4' - 7"	4' - 8"	21.5
RESIDENTIAL	P	70.34	1' - 6"	6' - 4"	9.5
RESIDENTIAL	O	70.35	17' - 1"	33' - 1"	565.1
RESIDENTIAL	ST	70.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	70.37	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	70.38	5' - 2"	11' - 7"	59.2
RESIDENTIAL	M	70.39	4' - 4"	10' - 5"	45.1
RESIDENTIAL	P	70.40	1' - 0"	3' - 8"	3.7
RESIDENTIAL	M	70.41	1' - 4"	3' - 6"	4.6
RESIDENTIAL	P	70.42	1' - 0"	2' - 0"	2.0
RESIDENTIAL	P	70.43	1' - 5"	3' - 5"	4.7
RESIDENTIAL	M	70.44	1' - 6"	3' - 1"	4.6
RESIDENTIAL	M	70.45	1' - 11"	4' - 10"	9.2
SUBTOTAL					739.1



70TH FLOOR (MFD:108TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (5)
3/64" = 1'-0"

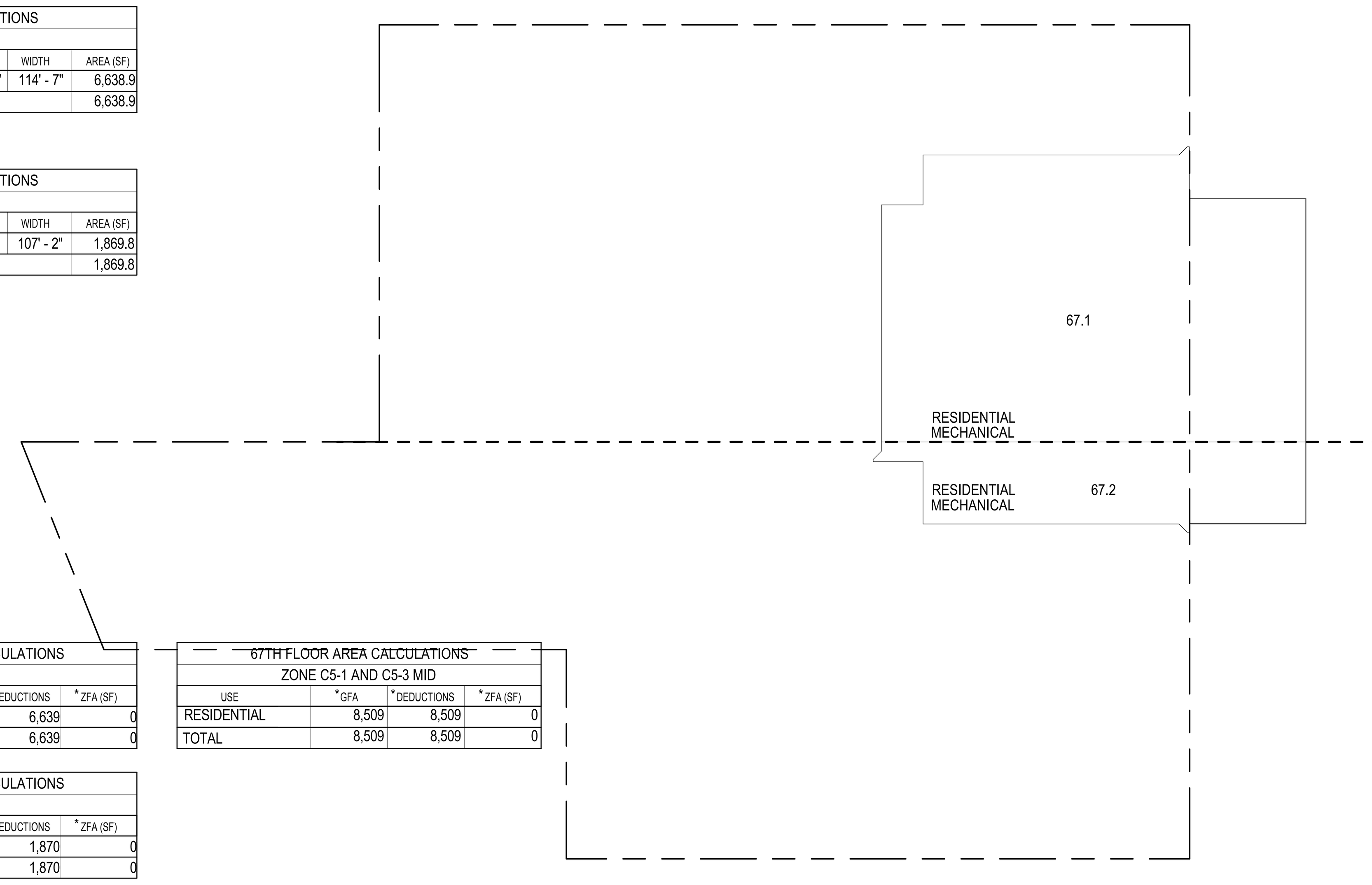
67TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	67.1	57' - 11"	114' - 7"	6,638.9
SUBTOTAL					6,638.9

67TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	67.2	17' - 5"	107' - 2"	1,869.8
SUBTOTAL					1,869.8

67TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	67.1	6,639	6,639	0
TOTAL		6,639	6,639	0

67TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,509	8,509	0
TOTAL	8,509	8,509	0

67TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	67.2	1,870	1,870	0
TOTAL		1,870	1,870	0



67TH FLOOR (MFD:97TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

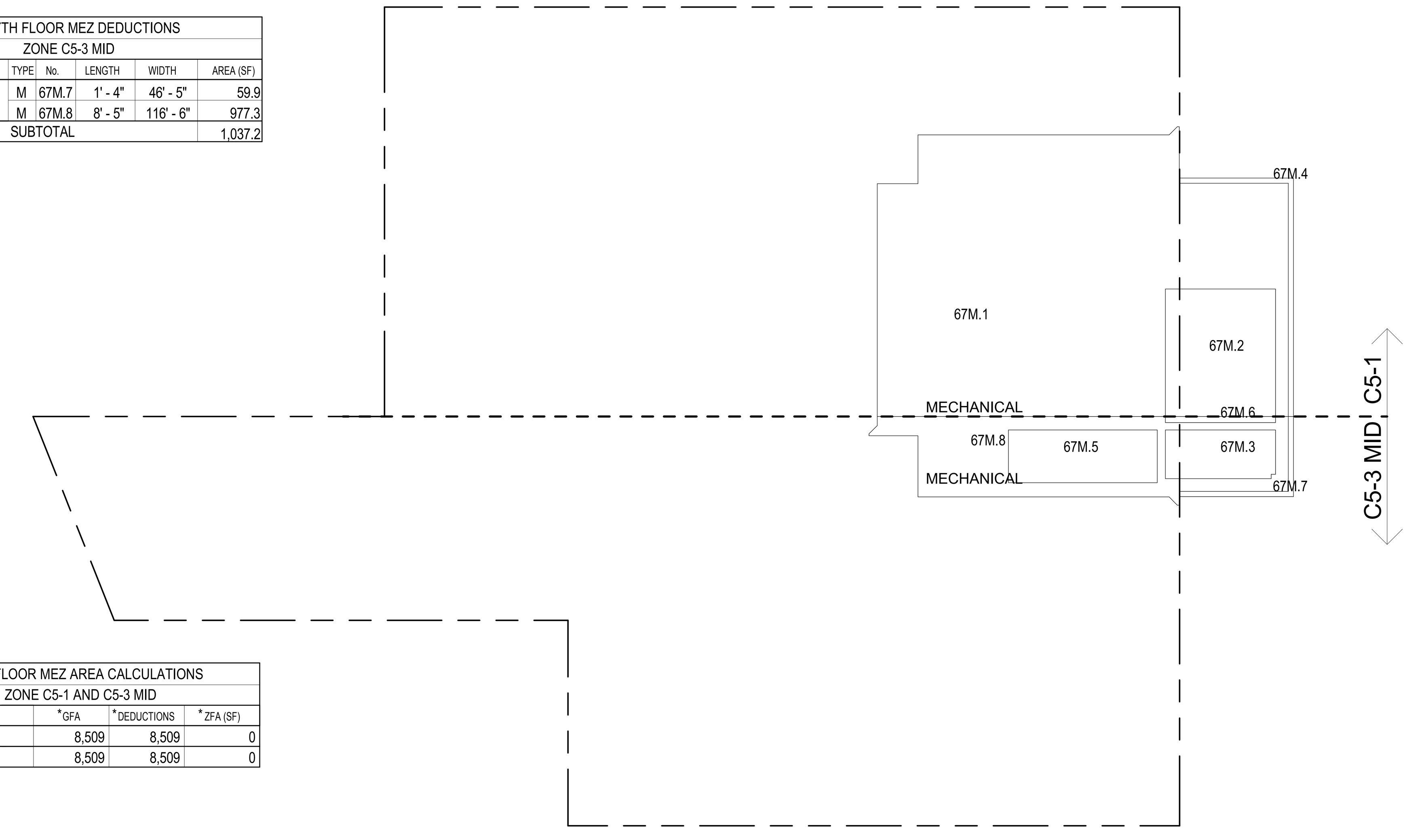
67TH FLOOR MEZ DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	67M.1	33' - 8"	168' - 10"	5,685.1
RESIDENTIAL	O	67M.2	27' - 0"	31' - 3"	843.8
RESIDENTIAL	O	67M.3	11' - 10"	27' - 1"	320.7
RESIDENTIAL	M	67M.4	1' - 4"	85' - 2"	110.1
RESIDENTIAL	O	67M.5	12' - 11"	36' - 6"	471.5
RESIDENTIAL	O	67M.6	1' - 6"	27' - 0"	40.5
SUBTOTAL					7,471.5

67TH FLOOR MEZ DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	67M.7	1' - 4"	46' - 5"	59.9
RESIDENTIAL	M	67M.8	8' - 5"	116' - 6"	977.3
SUBTOTAL					1,037.2

67TH FLOOR MEZ AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		7,472	7,472	0
TOTAL		7,472	7,472	0

67TH FLOOR MEZ AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,509	8,509	0
TOTAL	8,509	8,509	0

67TH FLOOR MEZ AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,037	1,037	0
TOTAL		1,037	1,037	0



67TH FLOOR INTER (MFD:98TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

68TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	68.1	3' - 8"	6' - 7"	24.3
RESIDENTIAL	M	68.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	68.3	1' - 1"	1' - 6"	1.7
RESIDENTIAL	M	68.4	1' - 7"	1' - 9"	2.8
RESIDENTIAL	M	68.5	1' - 6"	1' - 9"	2.6
RESIDENTIAL	M	68.6	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	68.7	2' - 10"	4' - 7"	12.9
RESIDENTIAL	M	68.8	1' - 1"	2' - 0"	2.2
RESIDENTIAL	M	68.9	3' - 9"	4' - 4"	16.5
RESIDENTIAL	M	68.10	4' - 3"	5' - 11"	25.0
RESIDENTIAL	M	68.11	0' - 10"	3' - 9"	3.0
RESIDENTIAL	M	68.12	1' - 10"	2' - 6"	4.6
RESIDENTIAL	M	68.13	4' - 9"	5' - 2"	24.5
RESIDENTIAL	M	68.14	4' - 2"	8' - 0"	33.2
RESIDENTIAL	M	68.15	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	68.16	2' - 1"	2' - 6"	5.3
RESIDENTIAL	M	68.17	1' - 0"	1' - 9"	1.7
RESIDENTIAL	P	68.18	2' - 9"	7' - 1"	19.2
RESIDENTIAL	P	68.19	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	68.20	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	68.21	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	68.22	0' - 9"	3' - 5"	2.5
RESIDENTIAL	ST	68.23	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	68.24	0' - 8"	13' - 7"	9.1
RESIDENTIAL	ST	68.25	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	68.26	0' - 8"	13' - 7"	9.1
SUBTOTAL					

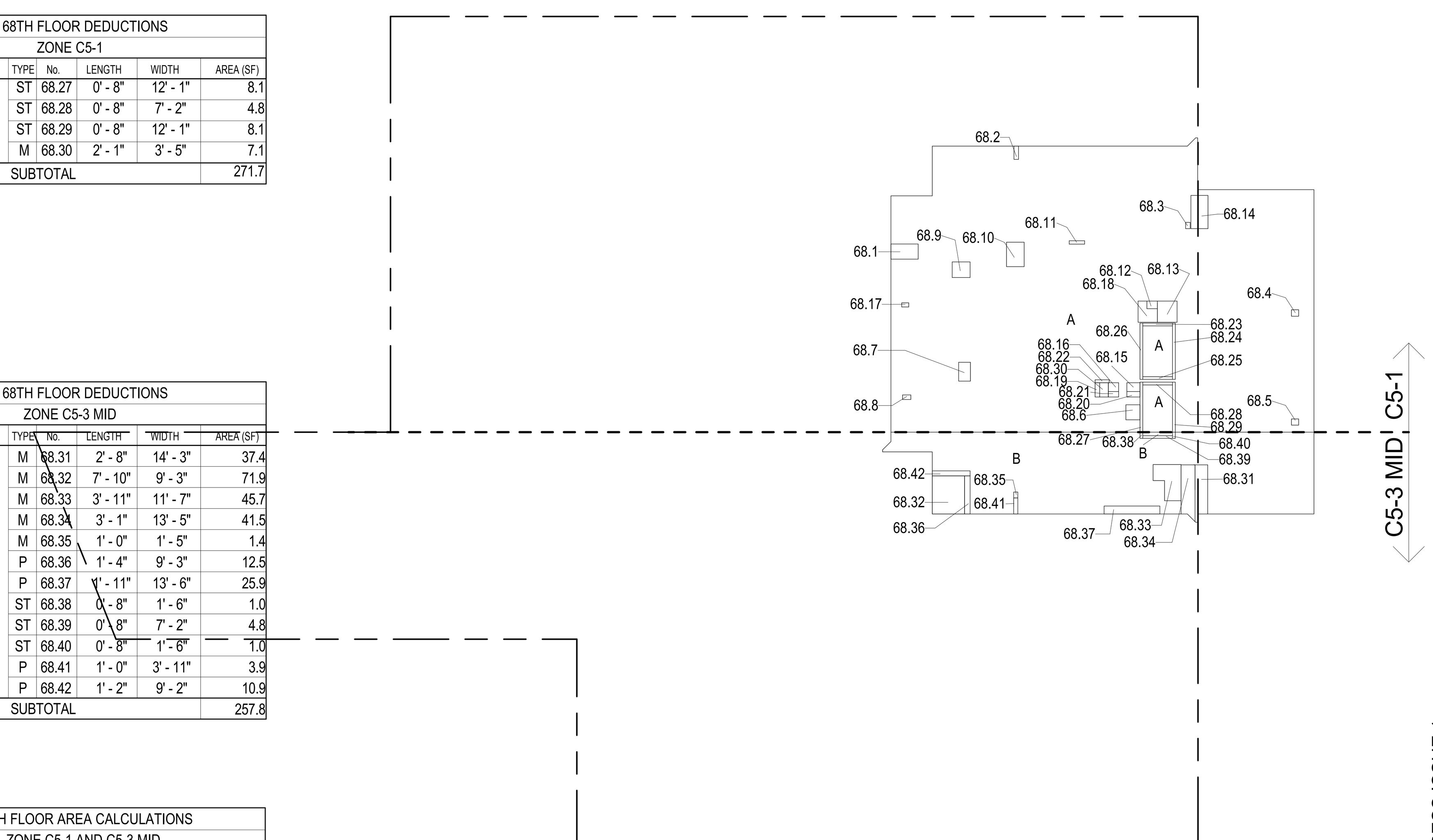
68TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	68.27	0' - 8"	12' - 1"	8.1
RESIDENTIAL	ST	68.28	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	68.29	0' - 8"	12' - 1"	8.1
RESIDENTIAL	M	68.30	2' - 1"	3' - 5"	7.1
SUBTOTAL					271.7

68TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	68.31	2' - 8"	14' - 3"	37.4
RESIDENTIAL	M	68.32	7' - 10"	9' - 3"	71.9
RESIDENTIAL	M	68.33	3' - 11"	11' - 7"	45.7
RESIDENTIAL	M	68.34	3' - 1"	13' - 5"	41.5
RESIDENTIAL	M	68.35	1' - 0"	1' - 5"	1.4
RESIDENTIAL	P	68.36	1' - 4"	9' - 3"	12.5
RESIDENTIAL	P	68.37	1' - 11"	13' - 6"	25.9
RESIDENTIAL	ST	68.38	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	68.39	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	68.40	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	68.41	1' - 0"	3' - 11"	3.9
RESIDENTIAL	P	68.42	1' - 2"	9' - 2"	10.9
SUBTOTAL					257.8

68TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,646	272	6,374
TOTAL		6,646	272	6,374

68TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,874	258	1,616
TOTAL		1,874	258	1,616

68TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,520	529	7,991
TOTAL	8,520	529	7,991



68TH FLOOR (MFD:100TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

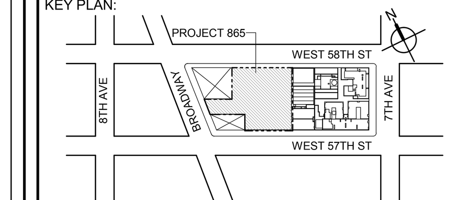
** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

CD PROGRESS ISSUE 1

DEPT OF BLDGS 121328205 Job Number
ES075097302 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
67TH, 67TH INTER, 68TH, 69TH, 70TH FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-031.01
DOB PAGE No:	32 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE
FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_jpotlarim.rvt
PLOT DATE: 9/22/2015 6:11:24 PM

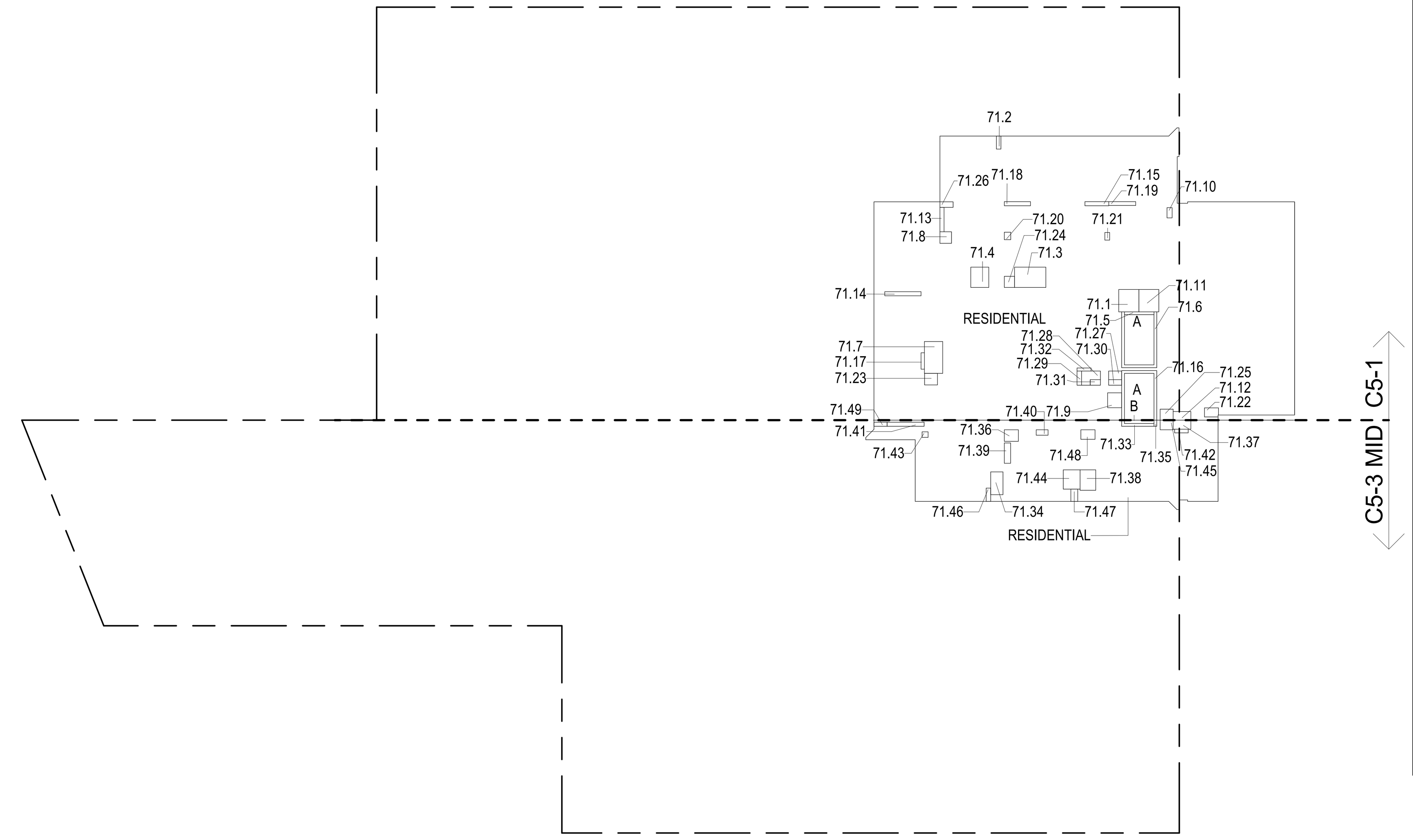
71ST FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	341	5,986
TOTAL		6,327	341	5,986

71ST FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	133	1,373
TOTAL		1,506	133	1,373

71ST FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	473	7,360
TOTAL	7,833	473	7,360

71ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	71.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	71.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	71.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	71.4	4' - 4"	4' - 11"	21.6
RESIDENTIAL	ST	71.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	71.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	71.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	71.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	71.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	71.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	71.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	71.12	2' - 1"	4' - 4"	9.0
RESIDENTIAL	P	71.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	71.14	1' - 0"	8' - 9"	8.8
RESIDENTIAL	P	71.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	71.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	71.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	71.18	1' - 0"	6' - 4"	6.3
RESIDENTIAL	P	71.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	71.20	1' - 6"	1' - 10"	2.8
RESIDENTIAL	P	71.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	71.22	2' - 2"	3' - 5"	7.4
RESIDENTIAL	M	71.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	71.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	71.25	2' - 8"	3' - 2"	8.3
RESIDENTIAL	M	71.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	71.27	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	71.28	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	71.29	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	71.30	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	71.31	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	71.32	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.6

71ST FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	71.33	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	71.34	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	71.35	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	71.36	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	71.37	2' - 3"	4' - 4"	9.5
RESIDENTIAL	M	71.38	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	71.39	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	71.40	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	71.41	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	71.42	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	71.43	1' - 4"	1' - 6"	2.0
RESIDENTIAL	M	71.44	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	71.45	2' - 4"	3' - 2"	7.4
RESIDENTIAL	M	71.46	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	71.47	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	71.48	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	71.49	1' - 0"	3' - 2"	3.2
SUBTOTAL					132.7



71ST FLOOR (MFD:109TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

DEDUCTIONS

- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING

DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

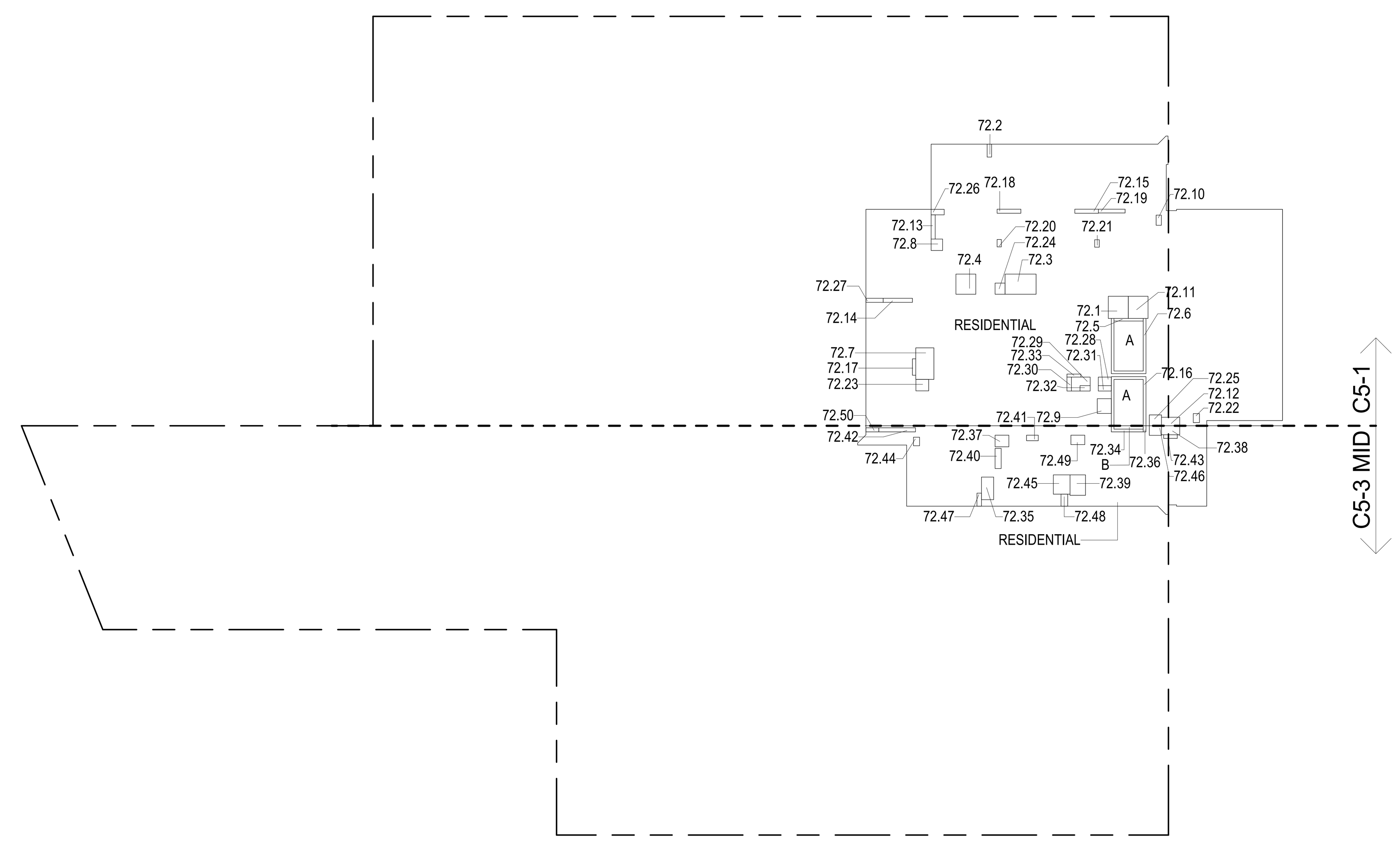
72ND FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

72ND FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

72ND FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,359
TOTAL	7,833	474	7,359

72ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	72.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	72.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	72.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	72.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	72.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	72.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	72.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	72.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	72.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	72.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	72.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	72.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	72.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	72.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	72.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	72.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	72.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	72.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	72.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	72.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	72.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	72.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	72.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	72.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	72.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	72.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	72.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	72.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	72.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	72.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	72.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	72.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	72.33	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.1

72ND FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	72.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	72.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	72.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	72.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	72.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	72.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	72.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	72.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	72.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	72.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	72.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	72.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	72.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	72.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	72.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	72.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	72.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



72ND FLOOR (MFD:110TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

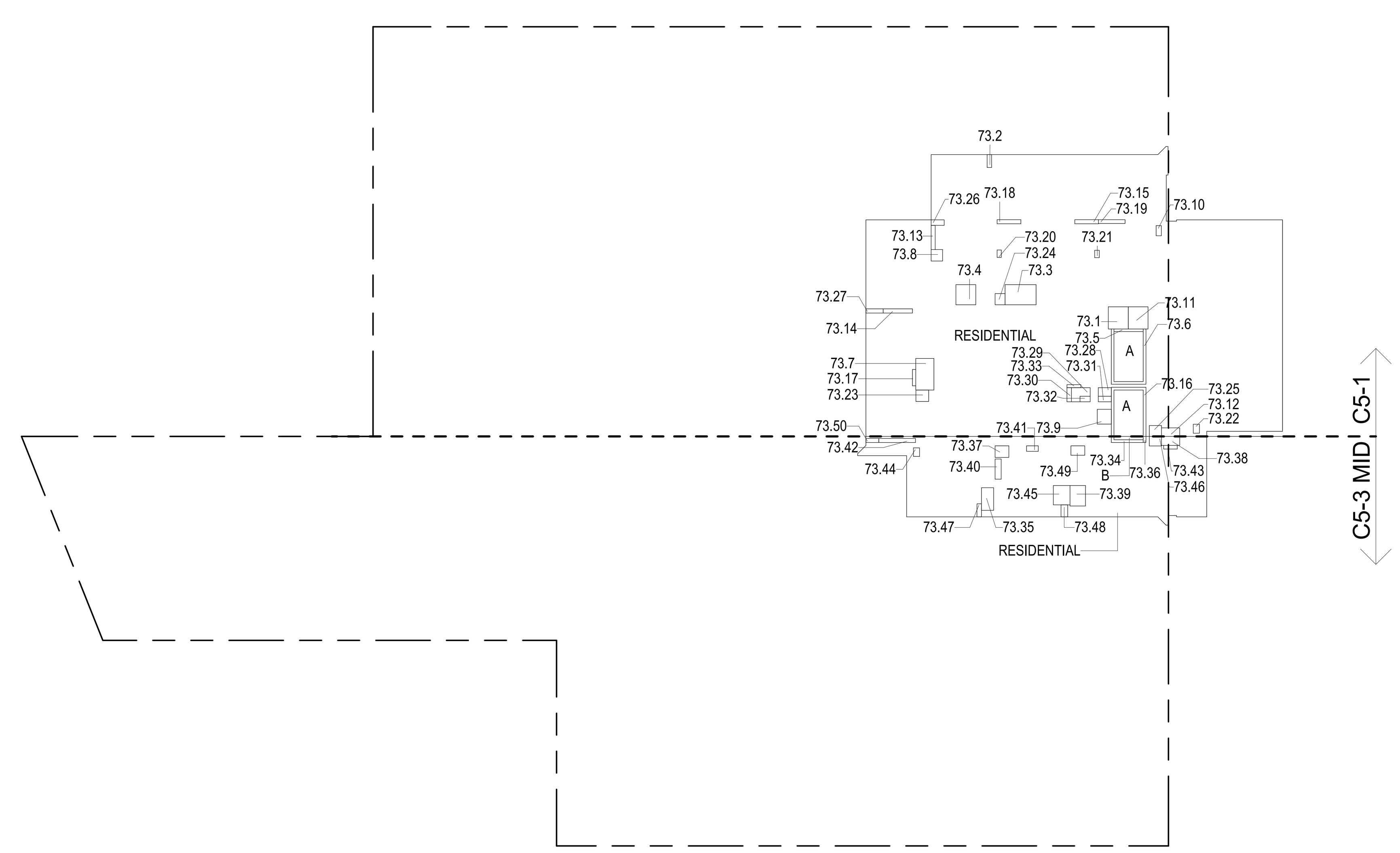
73RD FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

73RD FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

73RD FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,359
TOTAL	7,833	474	7,359

73RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	73.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	73.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	73.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	73.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	73.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	73.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	73.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	73.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	73.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	73.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	73.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	73.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	73.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	73.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	73.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	73.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	73.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	73.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	73.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	73.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	73.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	73.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	73.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	73.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	73.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	73.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	73.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	73.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	73.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	73.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	73.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	73.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	73.33	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.1

73RD FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	73.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	73.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	73.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	73.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	73.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	73.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	73.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	73.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	73.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	73.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	73.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	73.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	73.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	73.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	73.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	73.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	73.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



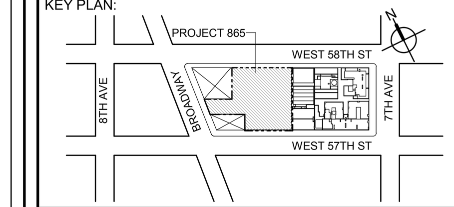
73RD FLOOR (MFD:111TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

CD PROGRESS ISSUE 1

DEPT OF BLDGS 121328205 Job Number

ES734814383 Scan Code

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
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TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

ZONING FLOOR AREA PLAN AND DEDUCTIONS
71ST, 72ND, 73RD FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-032.01**
DOB PAGE No:	33 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_jpellerim.rvt
PLOT DATE: 9/22/2015 6:17:12 PM

DEPT OF BLDGS 121328205 Job Number

ES800272159 Scan Code

36" x 48" Arch E -SHEET SIZE

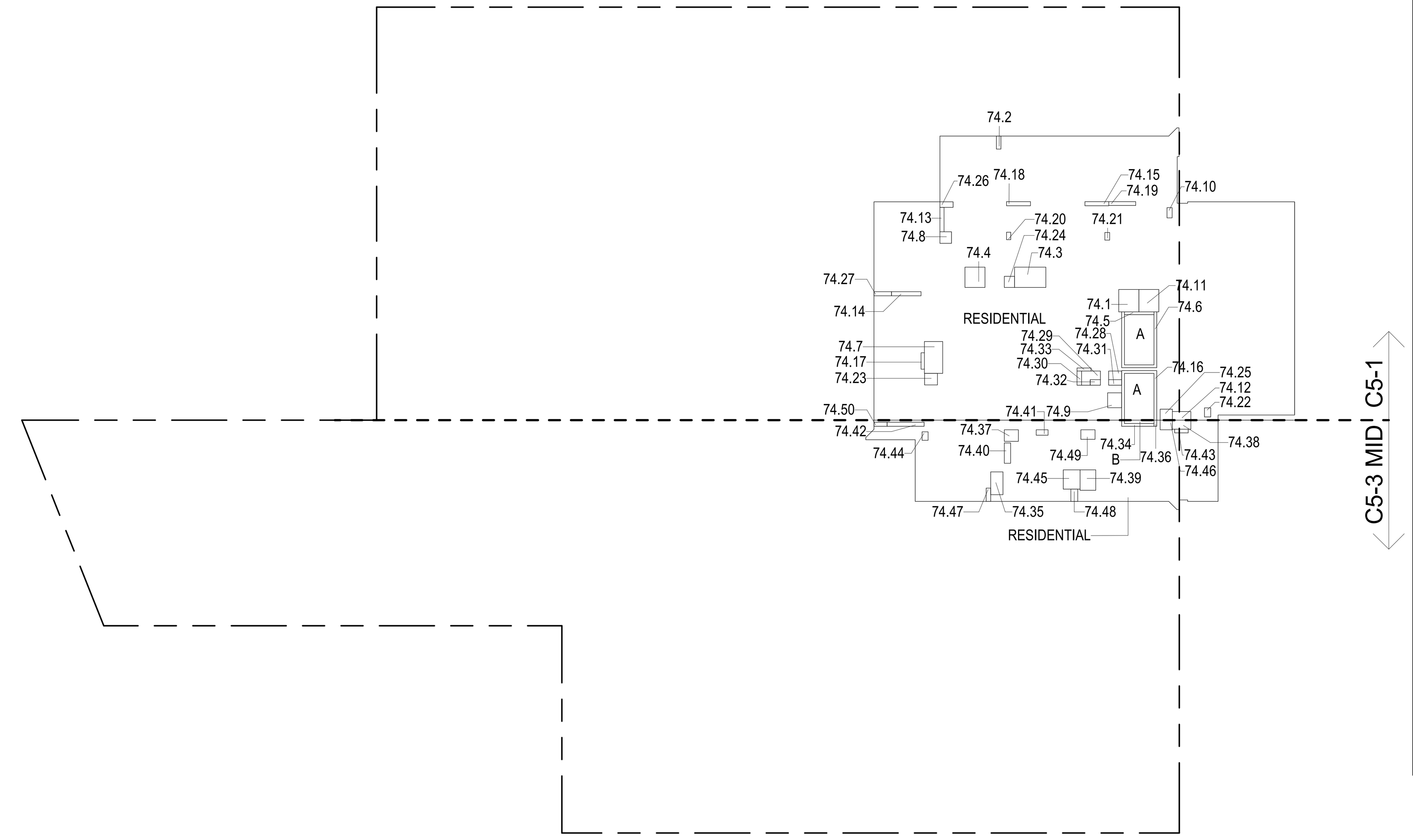
74TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

74TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

74TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,359
TOTAL	7,833	474	7,359

74TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	74.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	74.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	74.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	74.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	74.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	74.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	74.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	74.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	74.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	74.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	74.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	74.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	74.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	74.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	74.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	74.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	74.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	74.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	74.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	74.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	74.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	74.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	74.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	74.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	74.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	74.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	74.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	74.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	74.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	74.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	74.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	74.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	74.33	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.1

74TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	74.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	74.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	74.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	74.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	74.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	74.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	74.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	74.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	74.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	74.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	74.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	74.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	74.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	74.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	74.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	74.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	74.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



74TH FLOOR (MFD:112TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

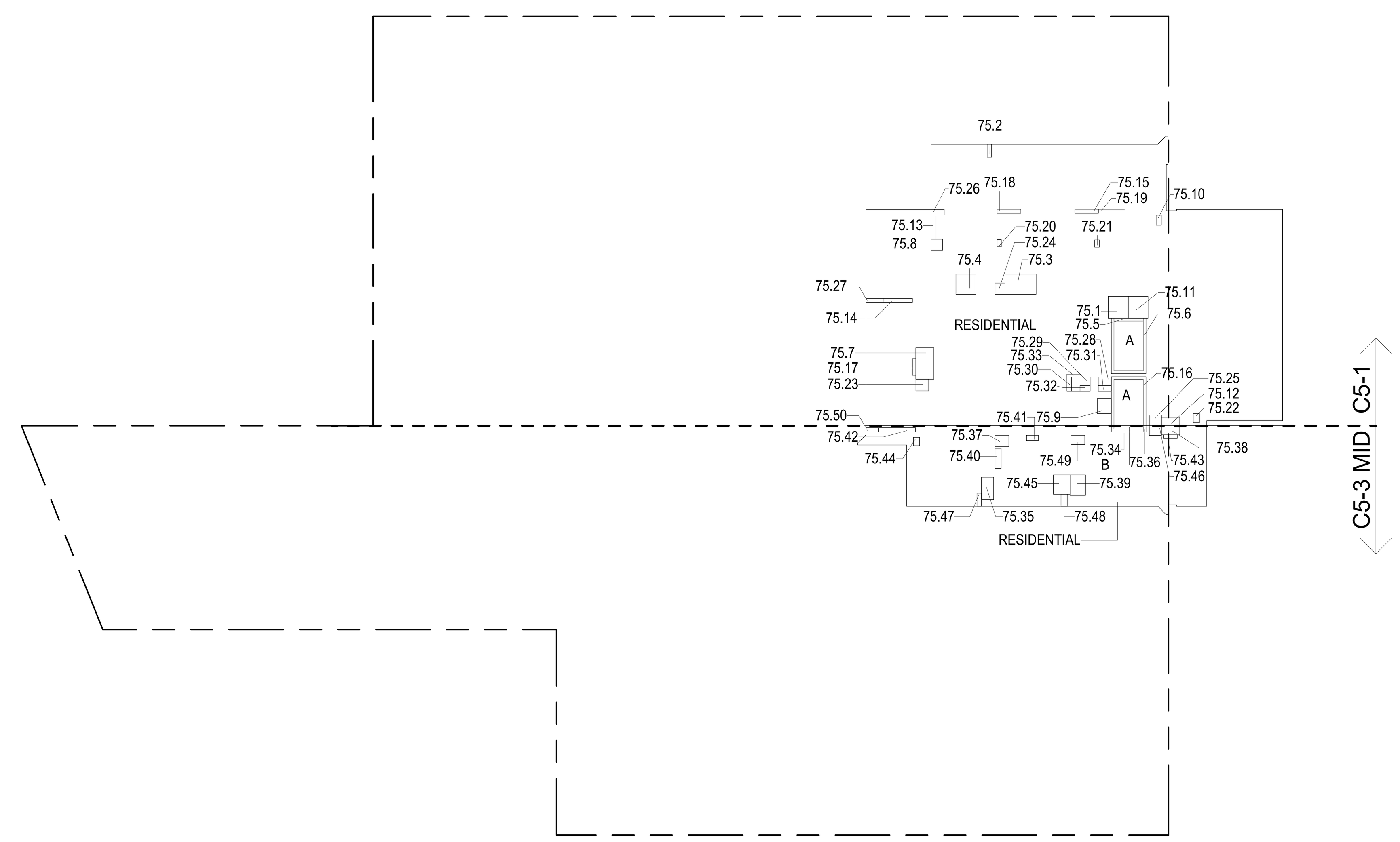
75TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

75TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

75TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,359
TOTAL	7,833	474	7,359

75TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	75.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	75.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	75.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	75.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	75.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	75.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	75.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	75.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	75.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	75.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	75.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	75.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	75.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	75.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	75.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	75.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	75.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	75.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	75.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	75.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	75.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	75.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	75.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	75.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	75.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	75.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	75.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	75.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	75.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	75.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	75.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	75.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	75.33	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.1

75TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	75.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	75.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	75.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	75.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	75.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	75.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	75.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	75.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	75.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	75.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	75.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	75.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	75.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	75.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	75.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	75.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	75.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



75TH FLOOR (MFD:113TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

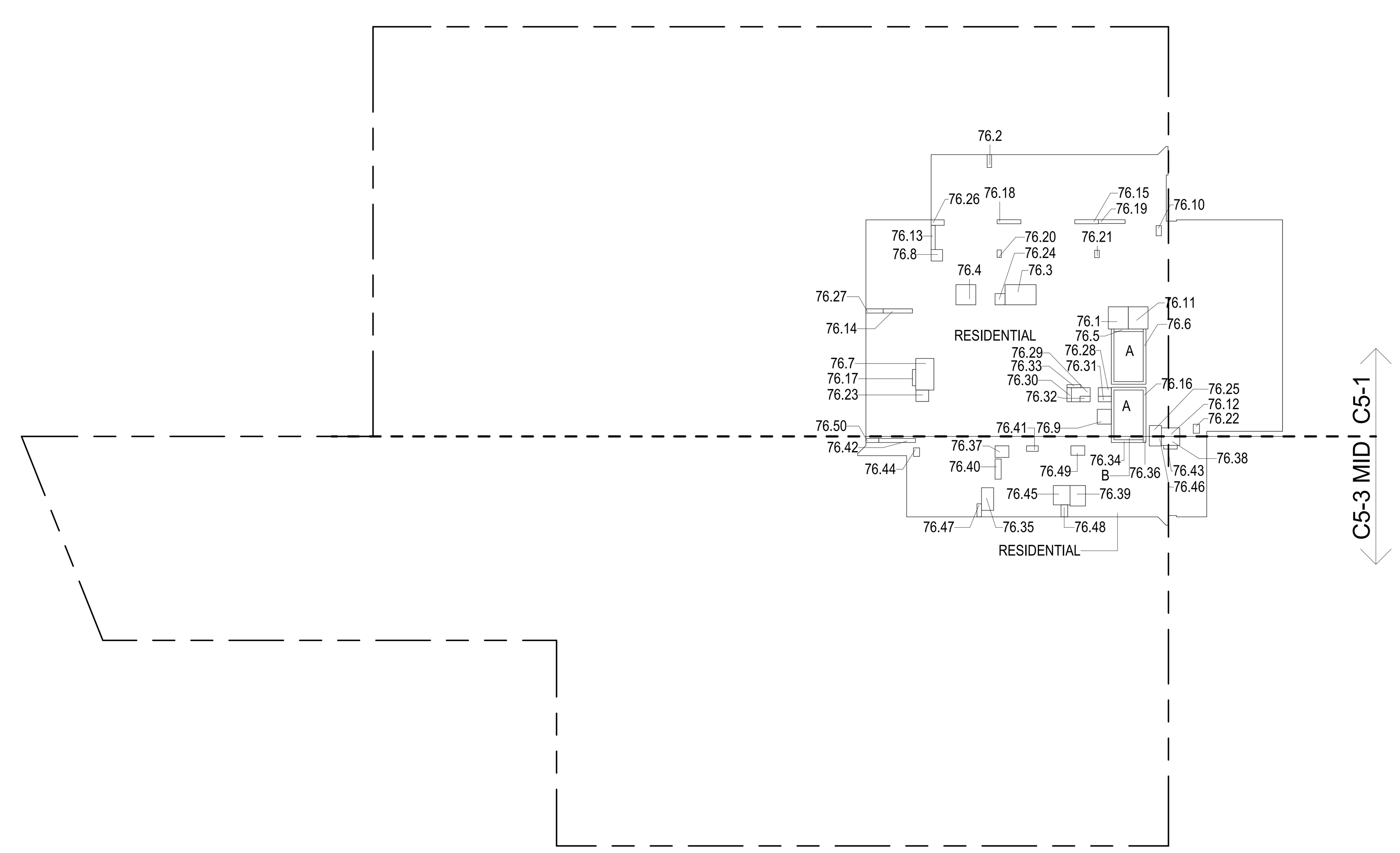
76TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

76TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

76TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,359
TOTAL	7,833	474	7,359

76TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	76.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	76.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	76.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	76.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	76.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	76.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	76.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	76.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	76.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	76.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	76.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	76.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	76.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	76.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	76.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	76.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	76.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	76.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	76.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	76.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	76.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	76.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	76.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	76.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	76.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	76.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	76.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	76.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	76.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	76.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	76.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	76.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	76.33	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.1

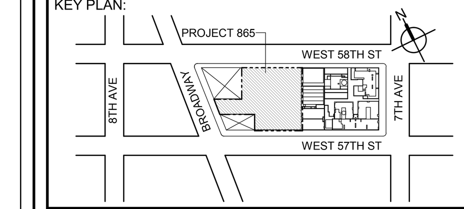
76TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	76.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	76.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	76.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	76.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	76.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	76.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	76.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	76.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	76.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	76.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	76.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	76.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	76.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	76.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	76.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	76.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	76.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



76TH FLOOR (MFD:114TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
74TH, 75TH, 76TH FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: **Z-033.01**	
DOB PAGE No:	34 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_pedlarm.rvt
PLOT DATE: 9/22/2015 6:16:52 PM

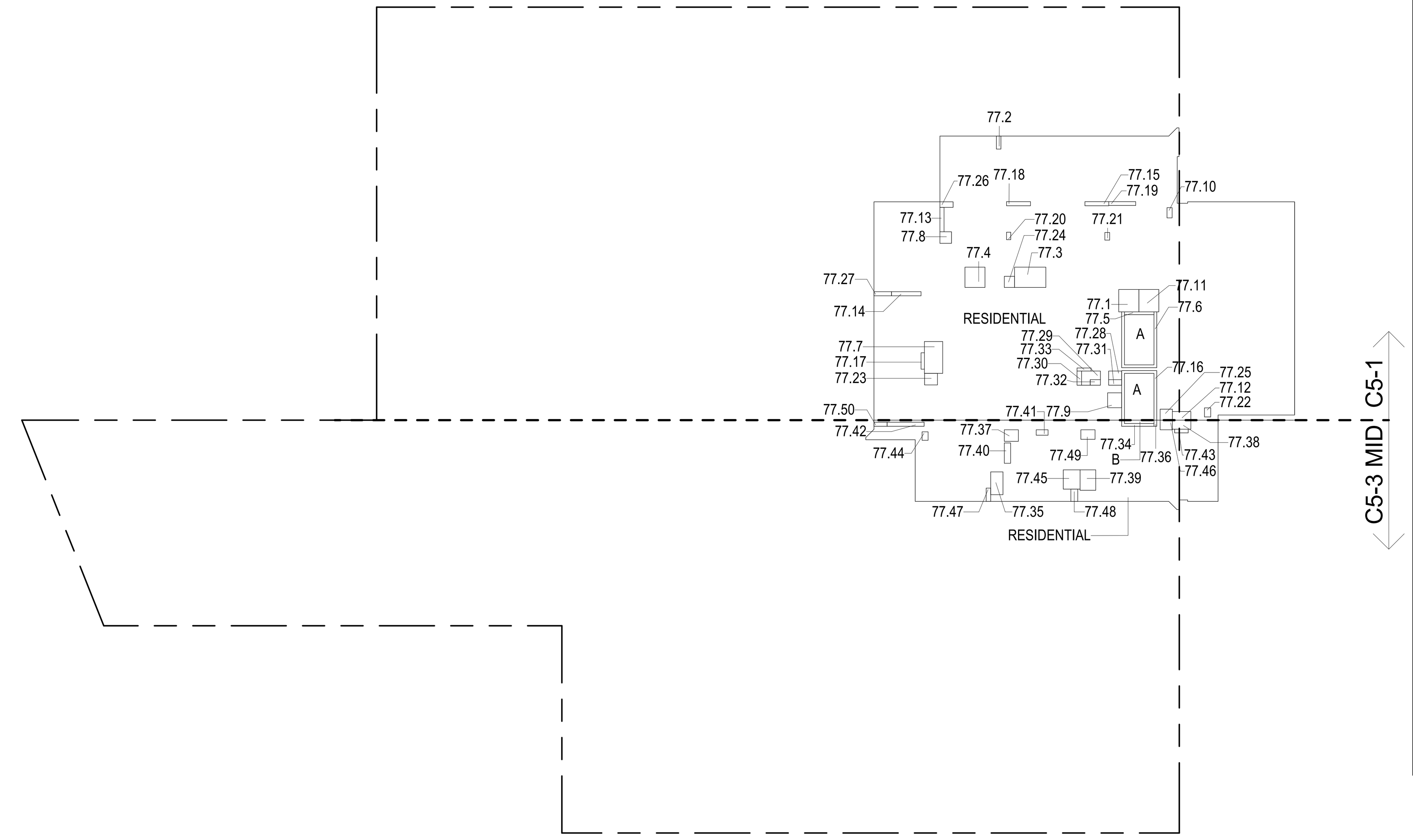
77TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

77TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

77TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,359
TOTAL	7,833	474	7,359

77TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	77.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	77.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	77.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	77.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	77.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	77.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	77.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	77.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	77.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	77.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	77.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	77.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	77.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	77.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	77.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	77.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	77.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	77.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	77.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	77.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	77.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	77.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	77.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	77.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	77.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	77.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	77.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	77.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	77.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	77.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	77.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	77.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	77.33	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.1

77TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	77.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	77.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	77.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	77.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	77.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	77.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	77.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	77.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	77.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	77.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	77.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	77.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	77.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	77.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	77.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	77.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	77.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



77TH FLOOR (MFD:115TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)

3/64" = 1'-0"

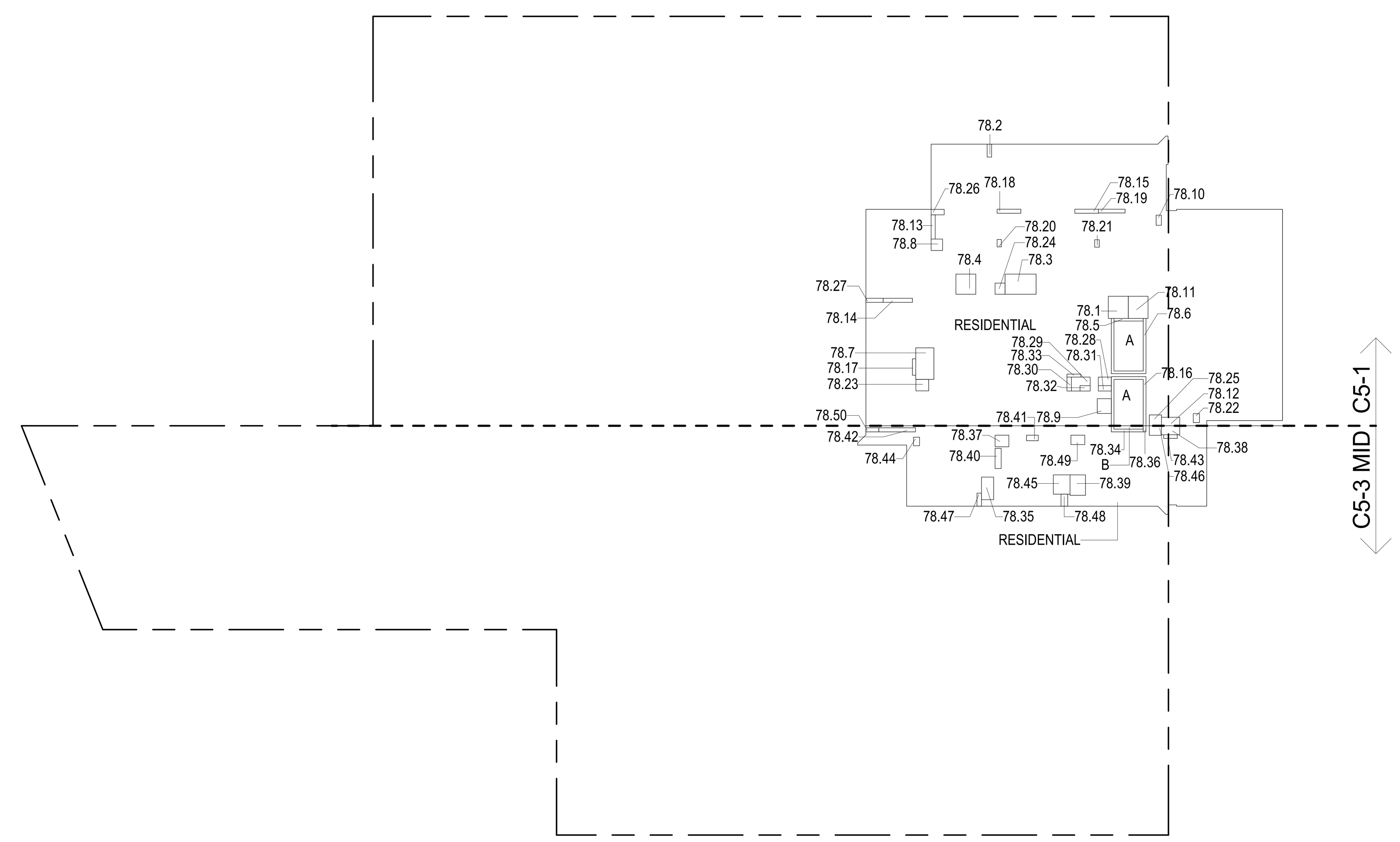
78TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

78TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

78TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,359
TOTAL	7,833	474	7,359

78TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	78.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	78.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	78.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	78.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	78.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	78.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	78.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	78.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	78.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	78.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	78.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	78.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	78.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	78.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	78.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	78.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	78.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	78.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	78.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	78.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	78.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	78.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	78.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	78.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	78.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	78.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	78.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	78.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	78.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	78.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	78.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	78.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	78.33	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.1

78TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	78.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	78.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	78.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	78.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	78.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	78.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	78.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	78.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	78.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	78.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	78.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	78.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	78.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	78.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	78.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	78.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	78.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



78TH FLOOR (MFD:116TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)

3/64" = 1'-0"

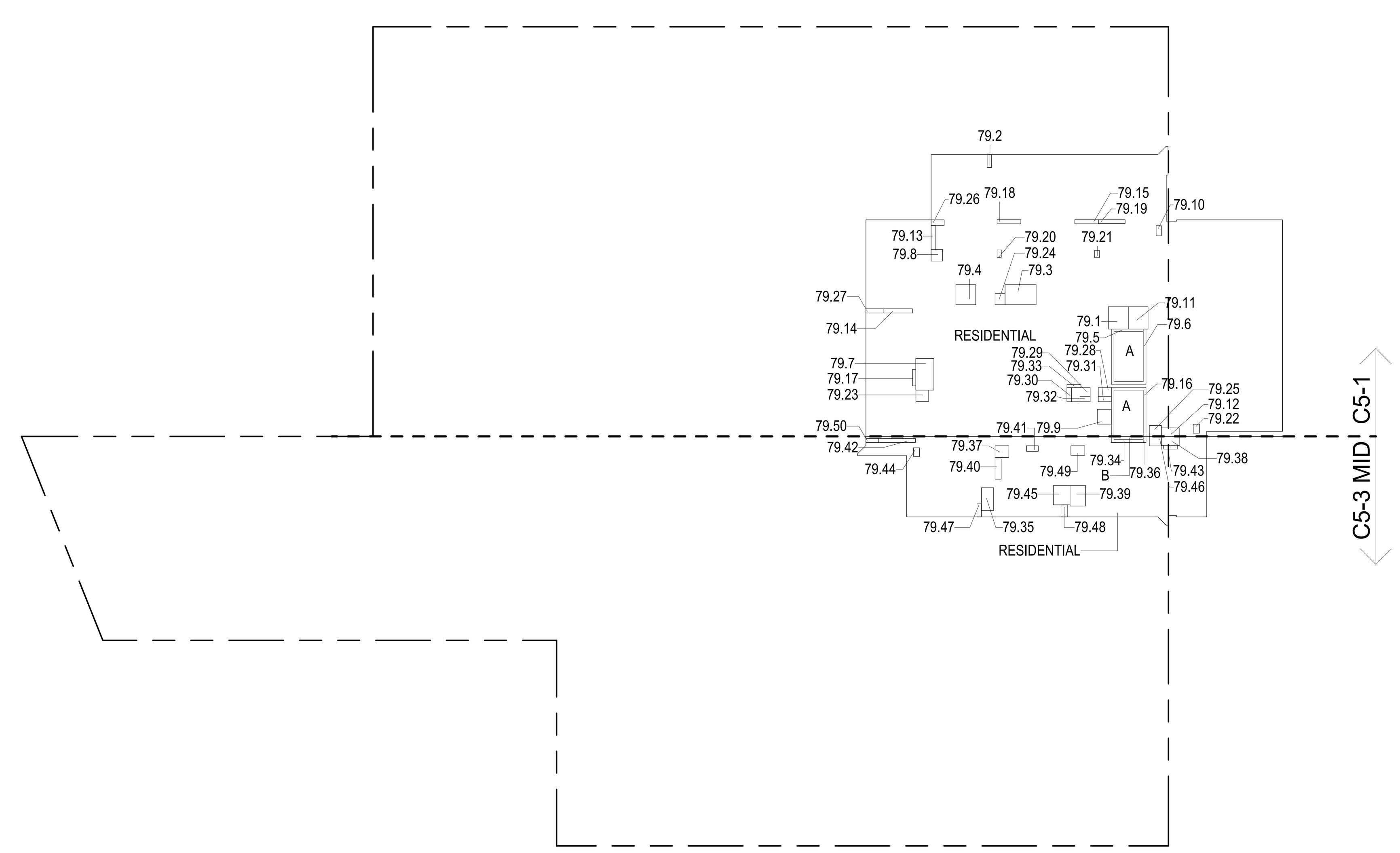
79TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

79TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

79TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,359
TOTAL	7,833	474	7,359

79TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	79.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	79.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	79.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	79.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	79.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	79.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	79.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	79.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	79.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	79.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	79.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	79.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	79.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	79.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	79.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	79.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	79.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	79.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	79.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	79.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	79.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	79.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	79.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	79.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	79.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	79.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	79.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	79.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	79.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	79.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	79.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	79.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	79.33	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.1

79TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	79.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	79.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	79.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	79.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	79.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	79.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	79.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	79.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	79.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	79.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	79.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	79.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	79.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	79.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	79.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	79.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	79.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



79TH FLOOR (MFD:117TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)

3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

DEDUCTIONS

- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING

DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

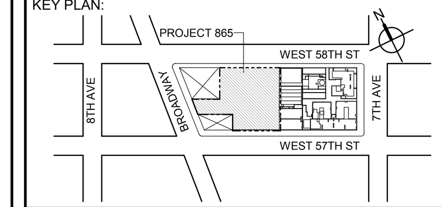
** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

DEPT OF BLDGS 121328205 Job Number

ES589512358 Scan Code

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

ZONING FLOOR AREA PLAN AND DEDUCTIONS
77TH, 78TH, 79TH FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-034.01**
DOB PAGE No:	35 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E - SHEET SIZE

FILE NAME: C:\Revit Local Files\AAI_TWR-ZONING-CD_bellarim.rvt
PLOT DATE: 9/22/2015 6:16:33 PM

36" x 48" Arch E -SHEET SIZE

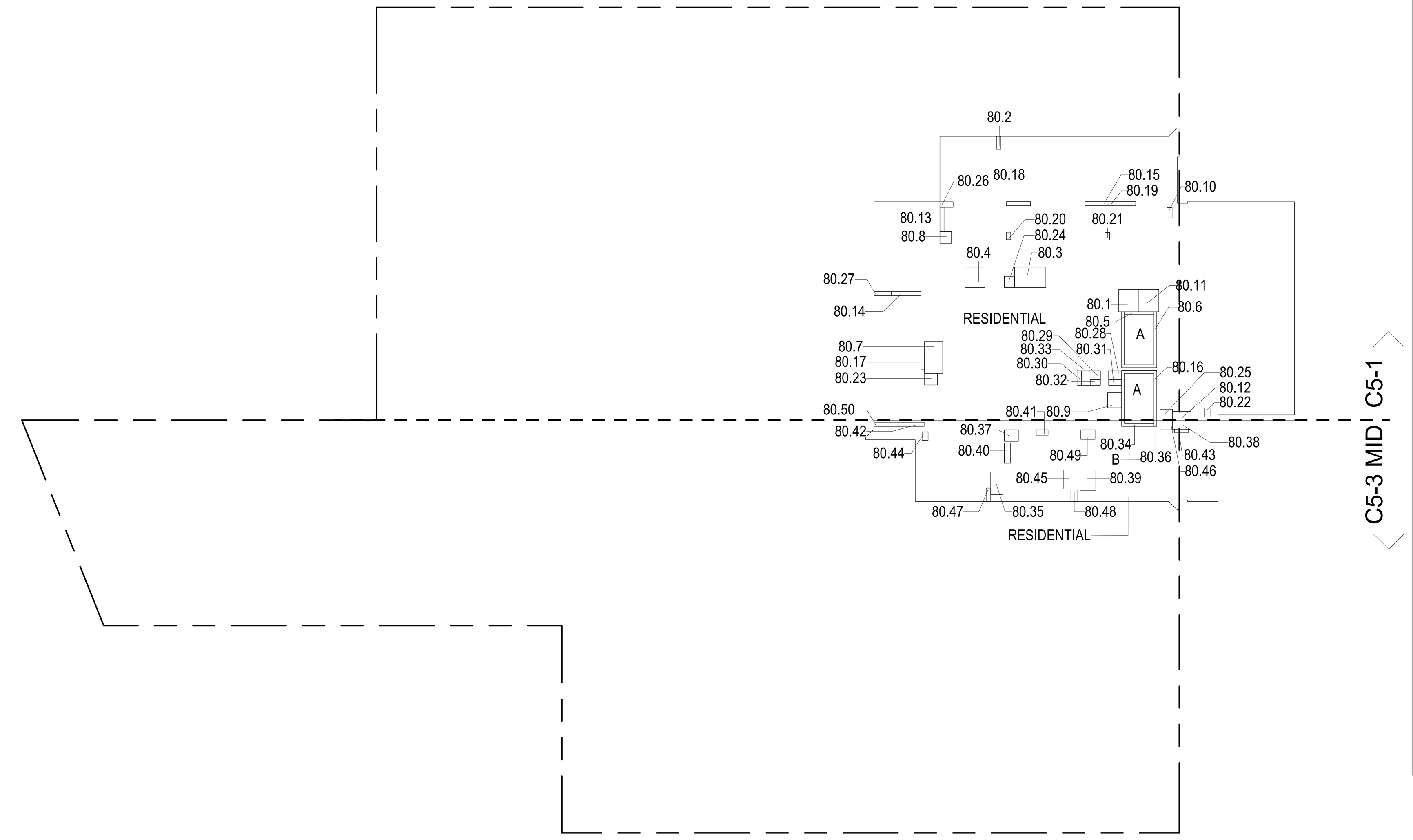
80TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

80TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

80TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,359
TOTAL	7,833	474	7,359

80TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	80.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	80.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	80.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	80.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	80.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	80.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	80.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	80.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	80.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	80.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	80.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	80.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	80.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	80.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	80.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	80.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	80.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	80.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	80.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	80.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	80.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	80.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	80.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	80.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	80.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	80.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	80.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	80.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	80.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	80.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	80.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	80.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	80.33	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.1

80TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	80.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	80.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	80.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	80.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	80.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	80.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	80.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	80.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	80.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	80.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	80.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	80.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	80.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	80.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	80.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	80.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	80.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



80TH FLOOR (MFD:118TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

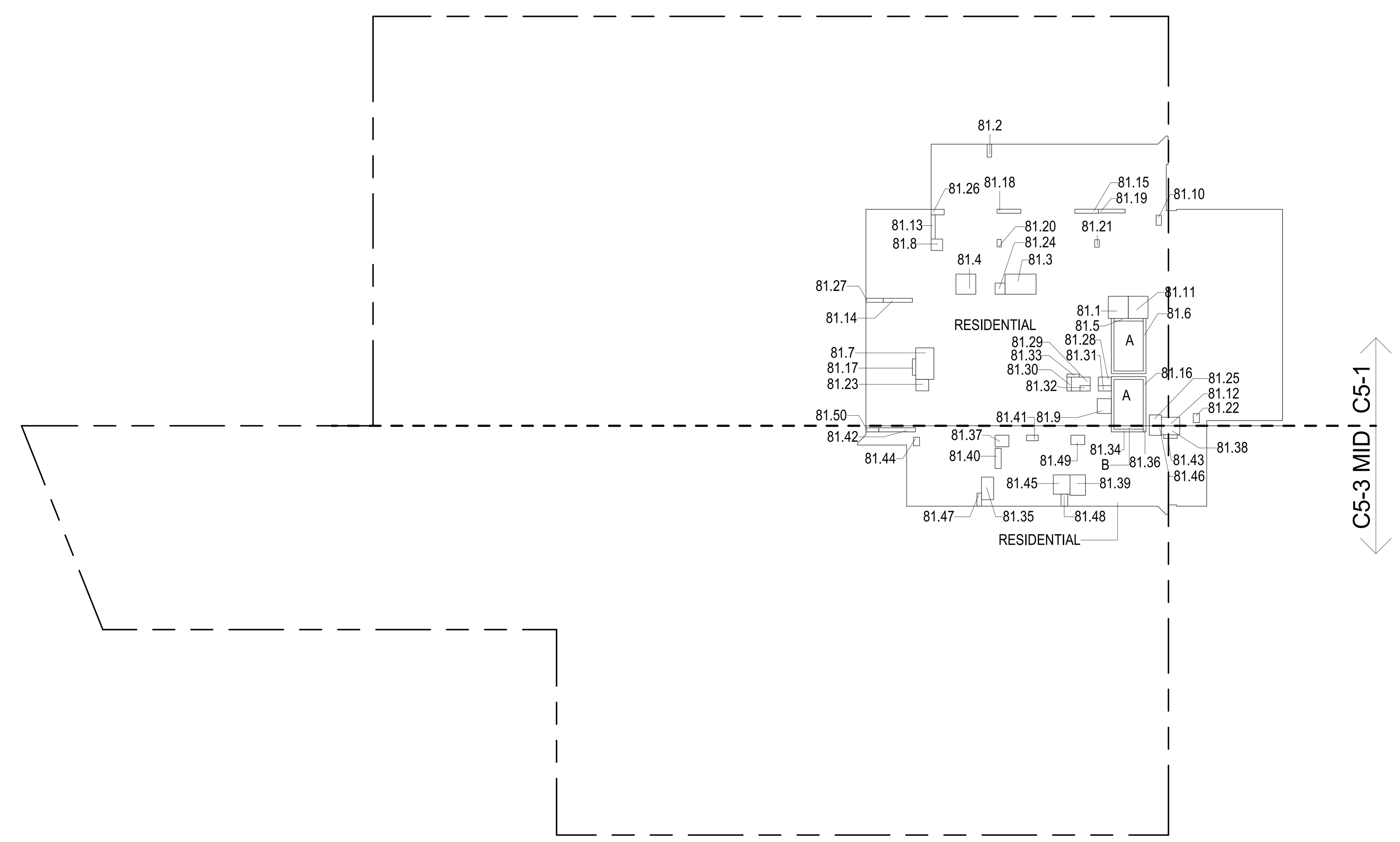
81ST FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

81ST FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

81ST FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,360
TOTAL	7,833	474	7,360

81ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	81.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	81.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	81.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	81.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	81.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	81.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	81.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	81.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	81.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	81.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	81.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	81.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	81.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	81.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	81.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	81.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	81.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	81.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	81.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	81.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	81.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	81.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	81.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	81.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	81.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	81.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	81.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	81.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	81.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	81.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	81.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	81.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	81.33	0' - 9"	3' - 0"	2.2
SUBTOTAL					339.8

81ST FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	81.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	81.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	81.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	81.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	81.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	81.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	81.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	81.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	81.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	81.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	81.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	81.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	81.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	81.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	81.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	81.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	81.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



81ST FLOOR (MFD:119TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

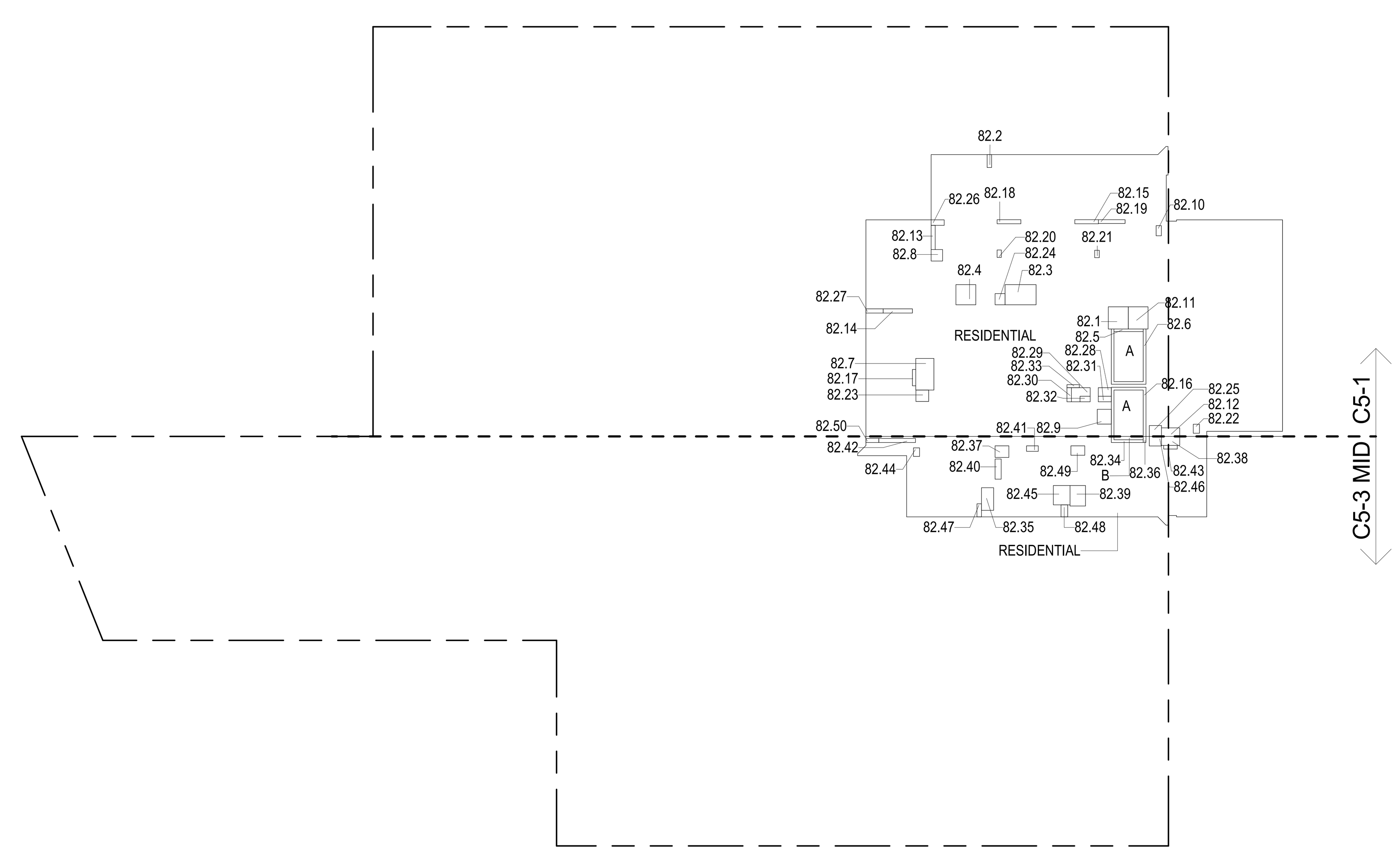
82ND FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

82ND FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

82ND FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,360
TOTAL	7,833	474	7,360

82ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	82.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	82.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	82.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	82.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	82.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	82.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	82.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	82.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	82.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	82.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	82.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	82.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	82.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	82.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	82.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	82.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	82.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	82.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	82.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	82.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	82.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	82.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	82.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	82.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	82.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	82.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	82.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	82.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	82.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	82.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	82.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	82.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	82.33	0' - 9"	3' - 0"	2.2
SUBTOTAL					339.8

82ND FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	82.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	82.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	82.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	82.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	82.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	82.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	82.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	82.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	82.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	82.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	82.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	82.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	82.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	82.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	82.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	82.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	82.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



82ND FLOOR (MFD:120TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

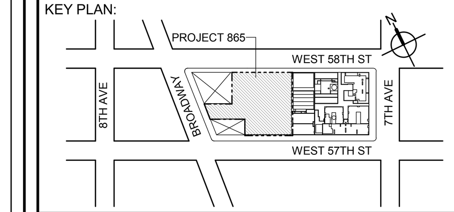
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

DEPT OF BLDGS 121328205 Job Number
ES102170393 Scan Code

KEY PLAN:



PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
80TH, 81ST, 82ND FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-035.01
DOB PAGE No:	36 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

CD PROGRESS ISSUE 1

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_jpellerin.rvt
PLOT DATE: 9/22/2015 6:16:13 PM

36" x 48" Arch E - SHEET SIZE

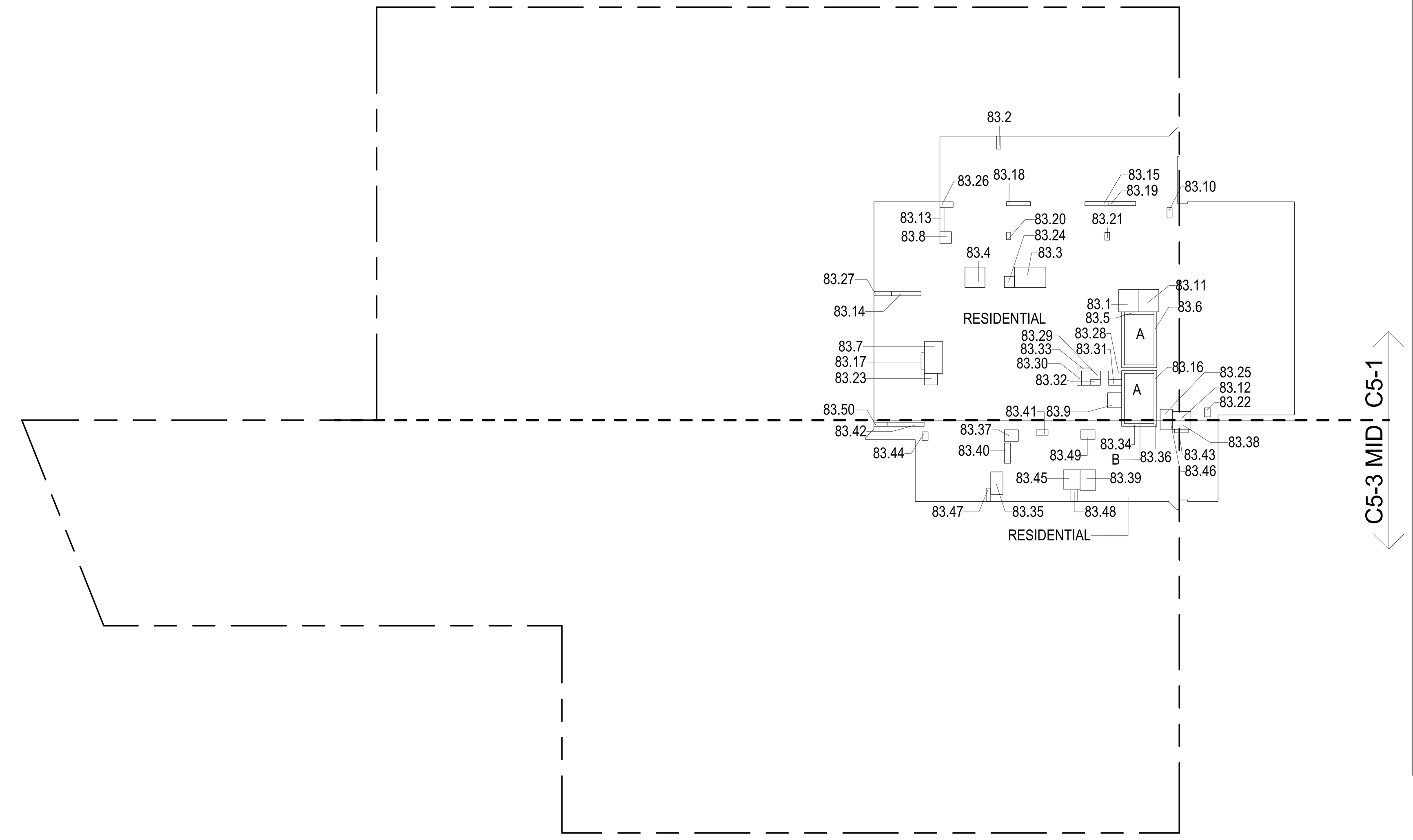
83RD FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

83RD FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

83RD FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,359
TOTAL	7,833	474	7,359

83RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	83.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	83.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	83.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	83.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	83.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	83.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	83.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	83.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	83.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	83.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	83.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	83.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	83.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	83.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	83.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	83.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	83.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	83.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	83.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	83.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	83.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	83.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	83.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	83.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	83.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	83.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	83.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	83.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	83.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	83.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	83.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	83.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	83.33	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.1

83RD FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	83.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	83.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	83.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	83.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	83.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	83.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	83.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	83.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	83.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	83.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	83.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	83.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	83.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	83.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	83.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	83.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	83.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



83RD FLOOR (MFD:121ST FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

DEDUCTIONS
M - MECHANICAL ROOM / RISER
E - ELECTRICAL SHAFT / RISER
P - PLUMBING RISER
BG - BELOW GRADE
O - OPENING TO BELOW
L - LOADING BAYS
ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
G - GAP FROM ADJACENT BUILDING
DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

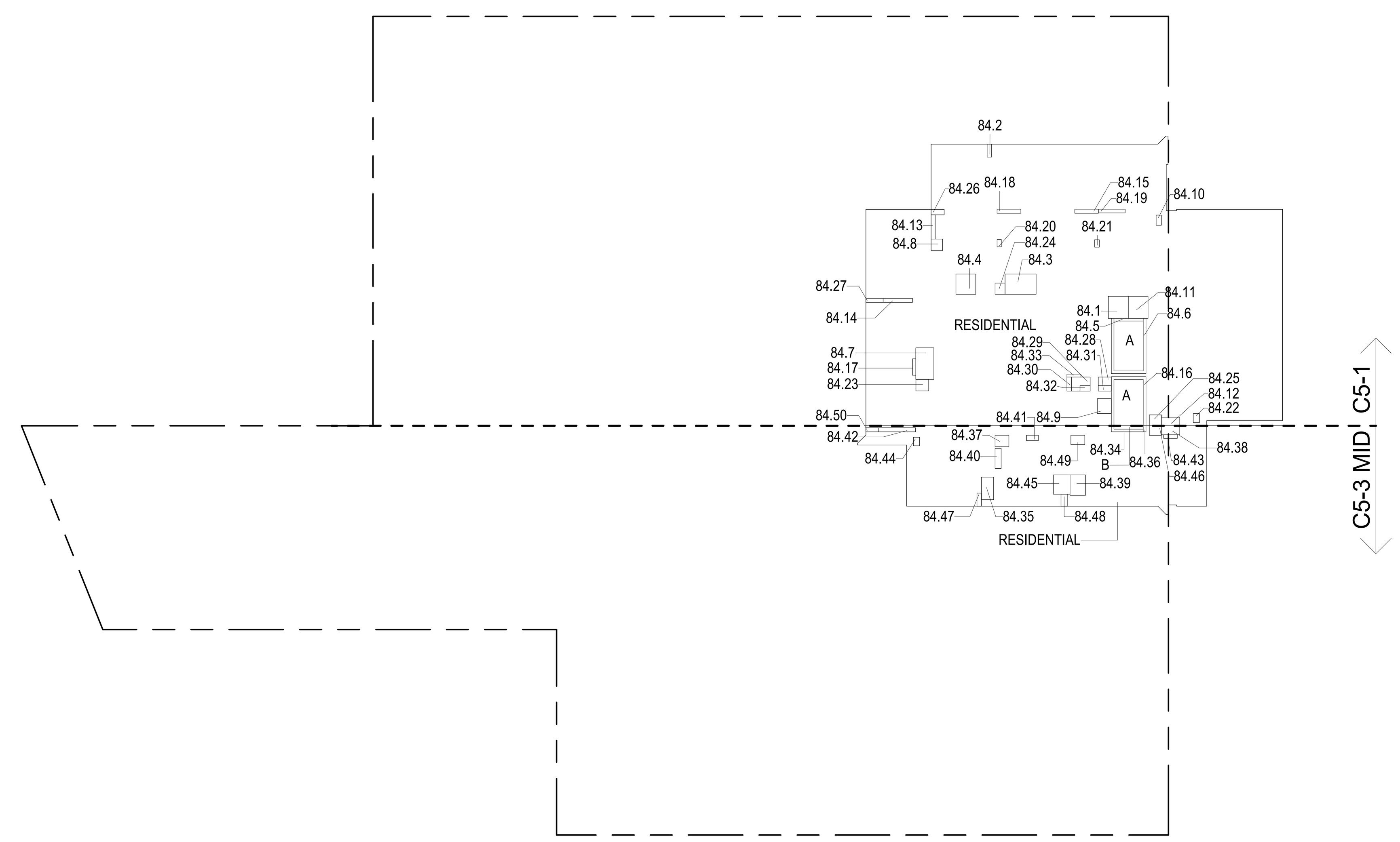
84TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

84TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

84TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,359
TOTAL	7,833	474	7,359

84TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	84.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	84.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	84.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	84.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	84.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	84.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	84.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	84.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	84.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	84.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	84.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	84.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	84.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	84.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	84.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	84.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	84.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	84.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	84.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	84.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	84.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	84.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	84.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	84.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	84.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	84.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	84.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	84.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	84.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	84.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	84.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	84.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	84.33	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.1

84TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	84.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	84.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	84.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	84.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	84.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	84.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	84.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	84.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	84.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	84.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	84.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	84.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	84.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	84.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	84.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	84.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	84.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



84TH FLOOR (MFD:122ND FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

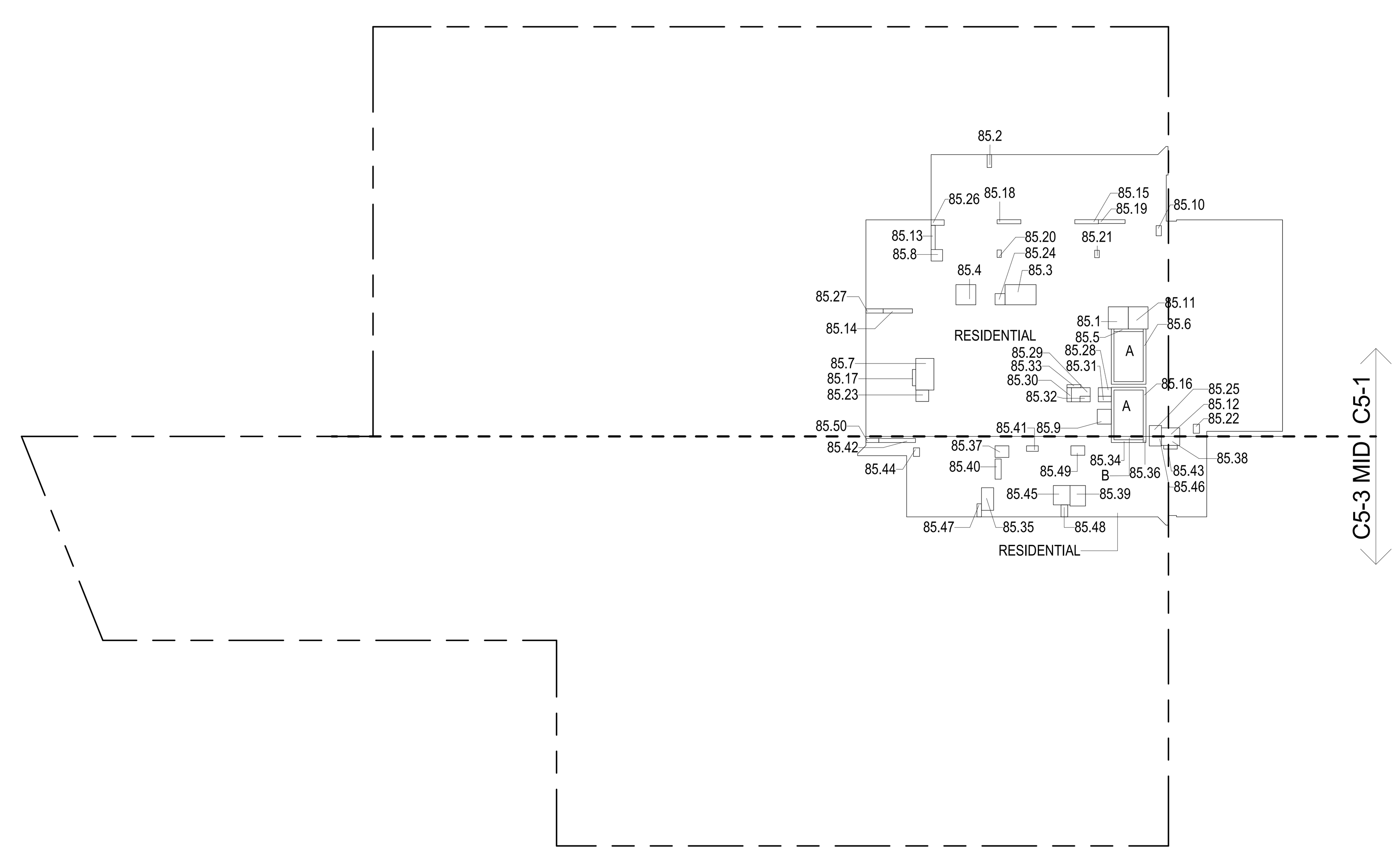
85TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

85TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

85TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,359
TOTAL	7,833	474	7,359

85TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	85.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	85.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	85.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	85.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	85.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	85.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	85.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	85.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	85.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	85.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	85.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	85.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	85.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	85.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	85.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	85.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	85.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	85.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	85.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	85.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	85.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	85.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	85.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	85.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	85.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	85.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	85.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	85.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	85.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	85.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	85.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	85.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	85.33	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.1

85TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	85.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	85.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	85.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	85.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	85.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	85.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	85.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	85.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	85.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	85.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	85.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	85.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	85.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	85.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	85.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	85.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	85.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8

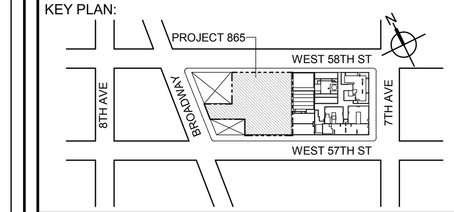


85TH FLOOR (MFD:123RD FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

CD PROGRESS ISSUE 1

DEPT OF BLDGS 121328205 Job Number
ES843110598 Scan Code

KEY PLAN:



PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
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Toronto, ON M5V 1E7 Canada
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STRUCTURAL ENGINEERS:
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228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
83RD, 84TH, 85TH FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-036.01**
DOB PAGE No:	37 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_pedlarim.rvt
PLOT DATE: 9/22/2015 6:15:53 PM

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number
ES889700446 Scan Code

86TH FLOOR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

86TH FLOOR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

86TH FLOOR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

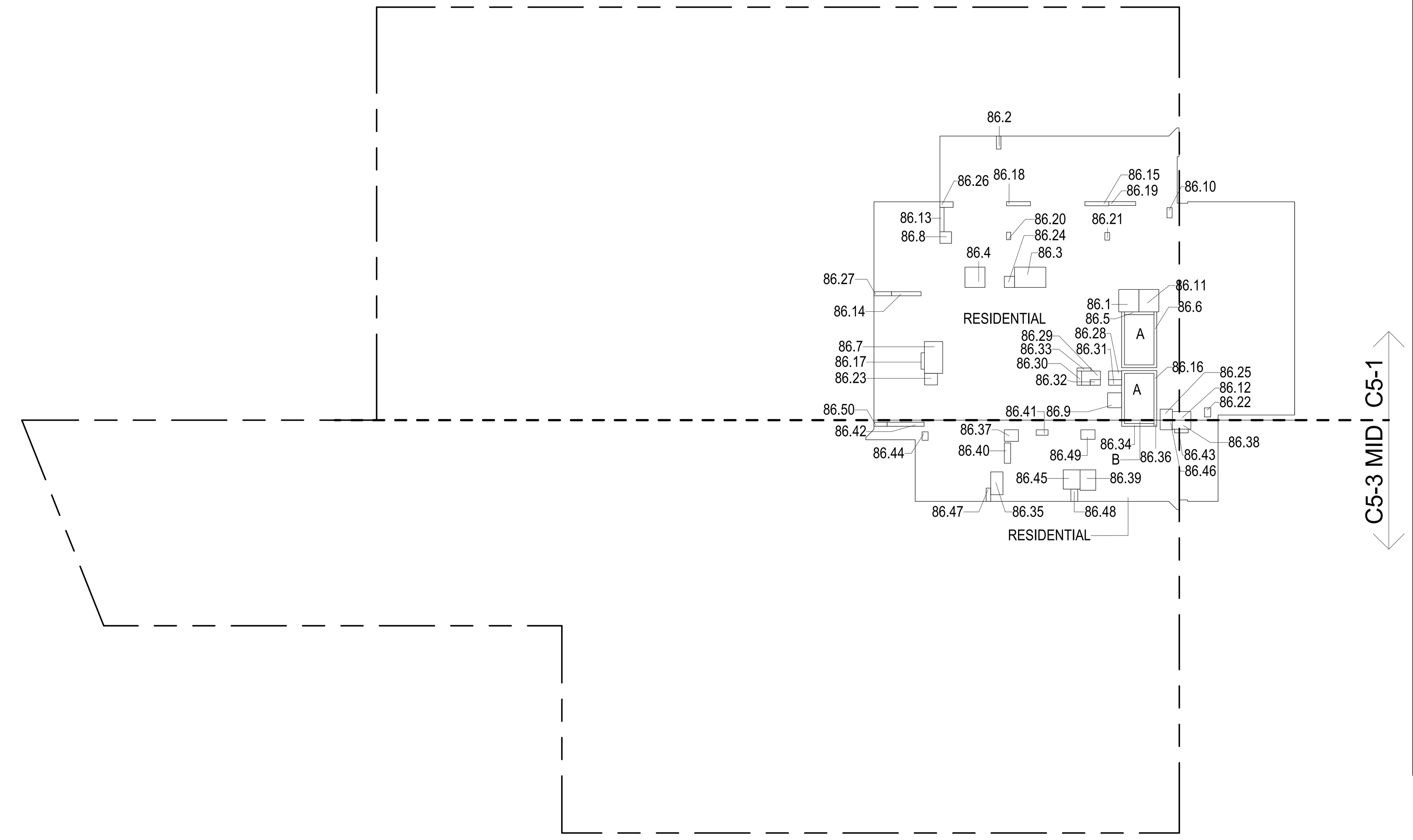
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,359
TOTAL	7,833	474	7,359

86TH FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	86.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	86.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	86.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	86.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	86.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	86.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	86.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	86.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	86.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	86.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	86.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	86.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	86.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	86.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	86.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	86.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	86.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	86.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	86.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	86.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	86.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	86.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	86.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	86.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	86.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	86.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	86.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	86.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	86.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	86.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	86.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	86.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	86.33	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.1

86TH FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	86.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	86.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	86.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	86.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	86.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	86.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	86.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	86.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	86.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	86.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	86.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	86.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	86.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	86.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	86.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	86.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	86.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



86TH FLOOR (MFD:124TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

DEDUCTIONS

- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING

DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

87TH FLOOR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

87TH FLOOR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

87TH FLOOR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

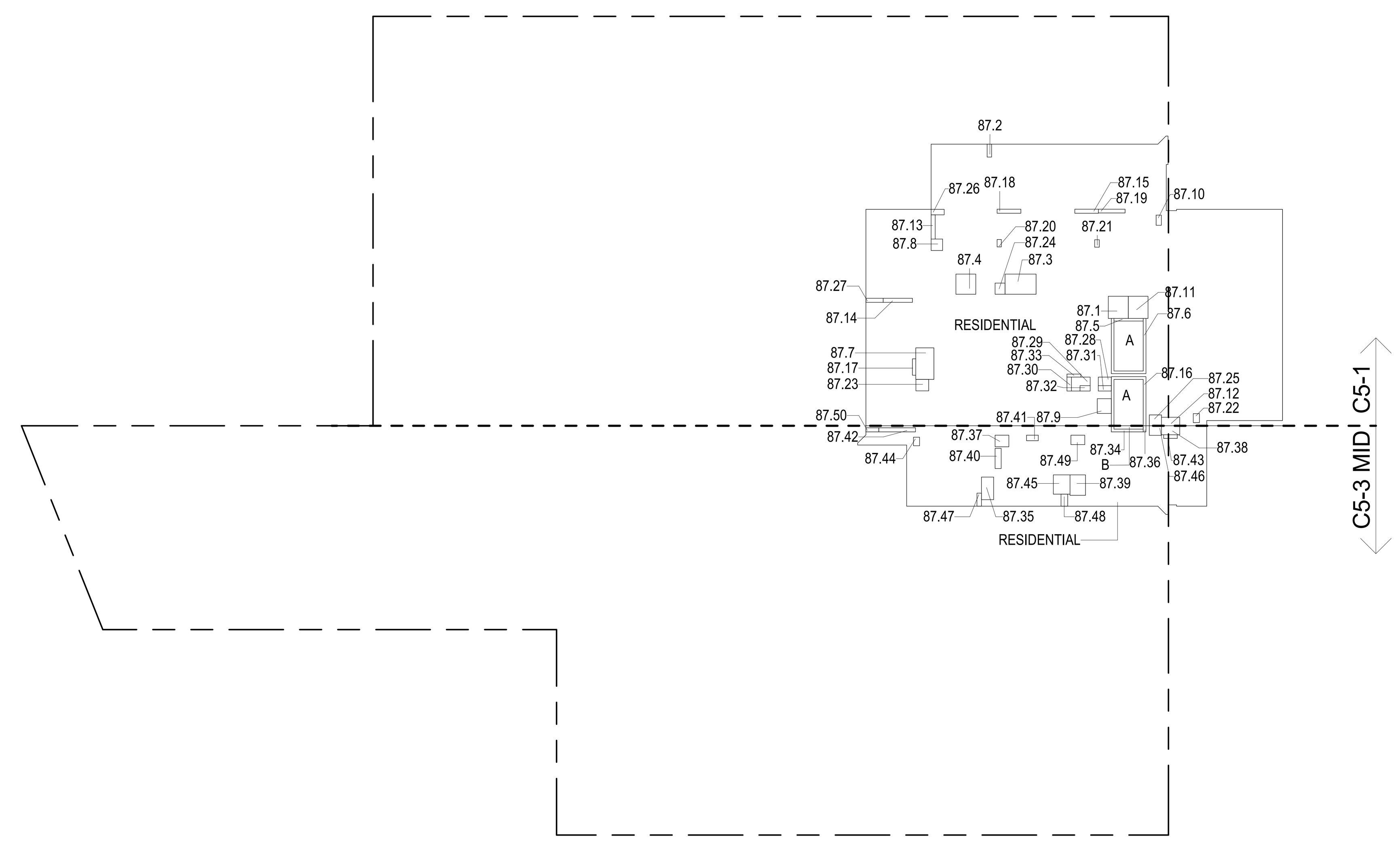
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,359
TOTAL	7,833	474	7,359

87TH FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	87.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	87.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	87.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	87.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	87.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	87.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	87.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	87.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	87.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	87.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	87.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	87.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	87.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	87.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	87.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	87.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	87.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	87.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	87.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	87.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	87.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	87.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	87.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	87.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	87.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	87.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	87.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	87.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	87.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	87.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	87.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	87.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	87.33	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.1

87TH FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	87.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	87.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	87.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	87.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	87.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	87.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	87.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	87.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	87.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	87.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	87.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	87.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	87.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	87.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	87.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	87.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	87.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



87TH FLOOR (MFD:125TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

88TH FLOOR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	340	5,987
TOTAL		6,327	340	5,987

88TH FLOOR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	134	1,372
TOTAL		1,506	134	1,372

88TH FLOOR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

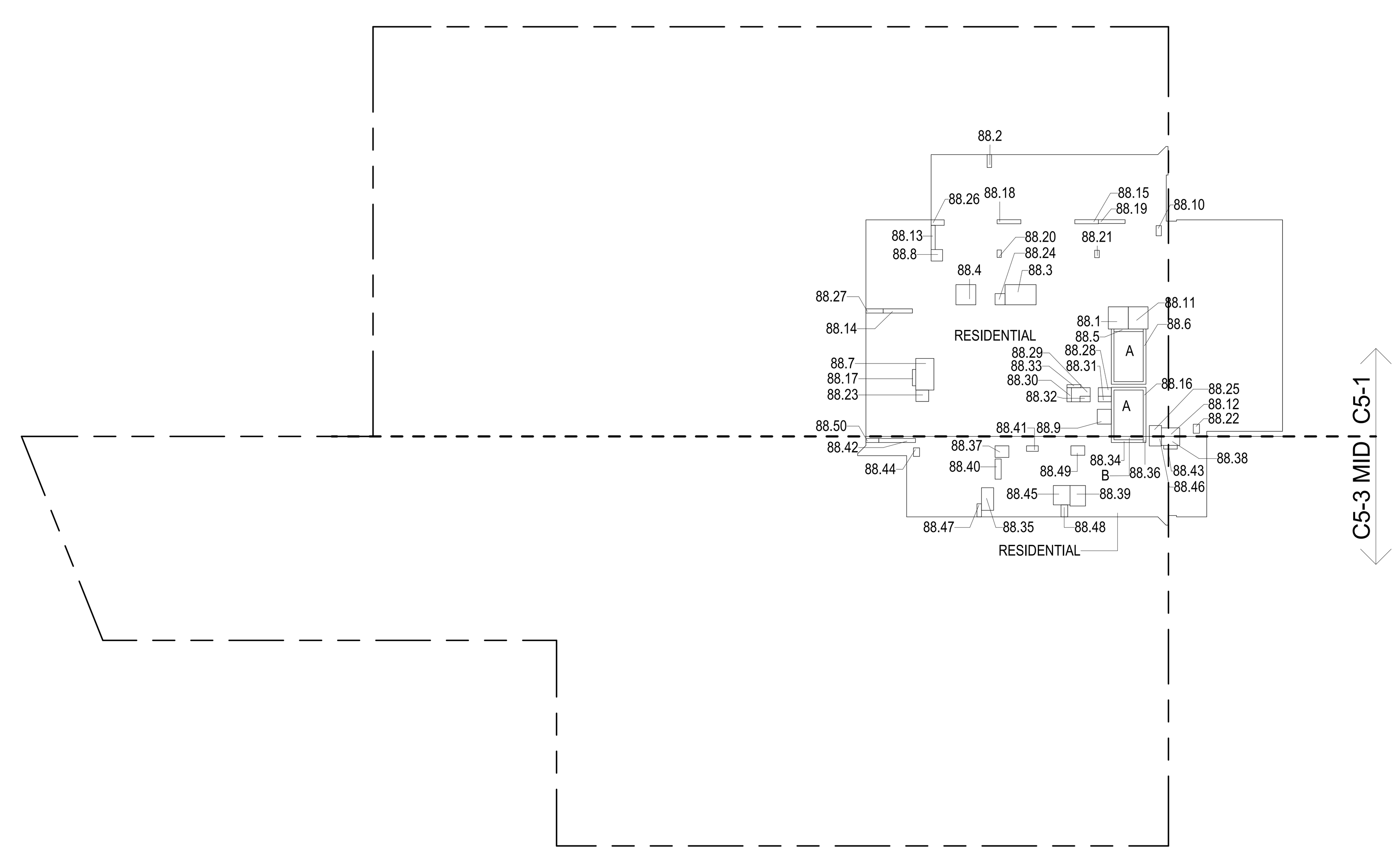
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	474	7,359
TOTAL	7,833	474	7,359

88TH FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	88.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	88.2	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	88.3	4' - 11"	7' - 7"	37.6
RESIDENTIAL	M	88.4	4' - 11"	4' - 11"	24.1
RESIDENTIAL	ST	88.5	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	88.6	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	88.7	4' - 5"	7' - 9"	34.6
RESIDENTIAL	M	88.8	2' - 10"	2' - 10"	7.8
RESIDENTIAL	M	88.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	88.10	1' - 3"	2' - 6"	3.1
RESIDENTIAL	M	88.11	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	88.12	2' - 1"	4' - 6"	9.4
RESIDENTIAL	P	88.13	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	88.14	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	88.15	1' - 0"	5' - 9"	5.8
RESIDENTIAL	ST	88.16	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	88.17	0' - 10"	4' - 0"	3.3
RESIDENTIAL	P	88.18	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	88.19	0' - 11"	6' - 7"	6.2
RESIDENTIAL	P	88.20	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	88.21	1' - 2"	1' - 10"	2.1
RESIDENTIAL	M	88.22	1' - 6"	2' - 2"	3.3
RESIDENTIAL	M	88.23	2' - 10"	3' - 1"	8.7
RESIDENTIAL	M	88.24	2' - 6"	2' - 9"	6.7
RESIDENTIAL	M	88.25	2' - 8"	3' - 0"	7.9
RESIDENTIAL	M	88.26	1' - 5"	3' - 2"	4.3
RESIDENTIAL	M	88.27	1' - 0"	4' - 3"	4.2
RESIDENTIAL	M	88.28	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	88.29	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	88.30	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	88.31	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	88.32	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	88.33	0' - 9"	3' - 5"	2.5
SUBTOTAL					340.1

88TH FLOOR DEDUCTIONS
ZONE C5-3 MID

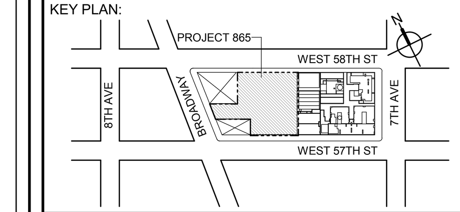
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	88.34	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	88.35	3' - 0"	5' - 6"	16.6
RESIDENTIAL	ST	88.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	88.37	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	88.38	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	88.39	3' - 10"	5' - 0"	19.0
RESIDENTIAL	P	88.40	1' - 6"	4' - 11"	7.4
RESIDENTIAL	P	88.41	1' - 4"	2' - 11"	3.9
RESIDENTIAL	P	88.42	1' - 0"	9' - 0"	9.0
RESIDENTIAL	P	88.43	0' - 11"	3' - 4"	2.9
RESIDENTIAL	M	88.44	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	88.45	4' - 1"	4' - 8"	19.1
RESIDENTIAL	M	88.46	2' - 4"	3' - 0"	7.0
RESIDENTIAL	M	88.47	1' - 1"	3' - 3"	3.5
RESIDENTIAL	M	88.48	1' - 8"	3' - 0"	5.0
RESIDENTIAL	M	88.49	2' - 4"	3' - 5"	8.0
RESIDENTIAL	M	88.50	1' - 0"	3' - 2"	3.2
SUBTOTAL					133.8



88TH FLOOR (MFD:126TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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401 Wellington St. W., 3rd Floor
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AKF GROUP
1501 Broadway
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Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
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11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

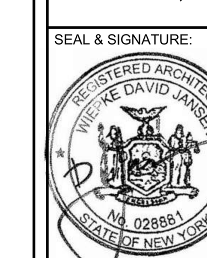
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
86TH, 87TH, 88TH FLOOR

SEAL & SIGNATURE:



DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: **Z-037.01**	
DOB PAGE No:	38 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_pedlarim.rvt
PLOT DATE: 9/22/2015 6:15:32 PM

36" x 48" Arch E -SHEET SIZE

92ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	92.1	1' - 4"	20' - 9"	27.6
RESIDENTIAL	P	92.2	4' - 8"	5' - 5"	25.4
RESIDENTIAL	M	92.3	5' - 1"	5' - 5"	27.5
RESIDENTIAL	M	92.4	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	92.5	2' - 10"	5' - 1"	14.2
RESIDENTIAL	M	92.6	1' - 6"	2' - 7"	3.9
RESIDENTIAL	M	92.7	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	92.8	4' - 9"	6' - 8"	32.0
RESIDENTIAL	P	92.9	1' - 0"	7' - 6"	7.5
RESIDENTIAL	P	92.10	1' - 0"	4' - 3"	4.4
RESIDENTIAL	M	92.11	4' - 10"	7' - 11"	38.1
RESIDENTIAL	M	92.12	4' - 5"	5' - 0"	22.2
RESIDENTIAL	M	92.13	3' - 2"	6' - 2"	19.6
RESIDENTIAL	M	92.14	3' - 1"	3' - 5"	10.7
RESIDENTIAL	P	92.15	1' - 5"	4' - 10"	6.6
RESIDENTIAL	P	92.16	1' - 6"	4' - 11"	7.4
RESIDENTIAL	O	92.17	25' - 8"	58' - 7"	1,504.3
RESIDENTIAL	M	92.18	3' - 7"	5' - 6"	19.8
RESIDENTIAL	P	92.19	1' - 0"	4' - 10"	4.8
RESIDENTIAL	M	92.20	1' - 6"	3' - 1"	4.5
RESIDENTIAL	M	92.21	1' - 1"	3' - 2"	3.4
RESIDENTIAL	ST	92.22	0' - 8"	31' - 3"	20.8
RESIDENTIAL	O	92.23	2' - 7"	47' - 11"	122.6
RESIDENTIAL	P	92.24	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	92.25	2' - 5"	2' - 9"	6.7
RESIDENTIAL	M	92.26	2' - 3"	2' - 8"	6.0
RESIDENTIAL	M	92.27	2' - 10"	4' - 6"	12.7
RESIDENTIAL	M	92.28	1' - 0"	1' - 3"	1.3
RESIDENTIAL	M	92.29	3' - 4"	5' - 9"	19.4
RESIDENTIAL	P	92.30	1' - 5"	4' - 10"	6.7
RESIDENTIAL	O	92.31	1' - 11"	12' - 8"	24.6
SUBTOTAL					

92ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	92.32	2' - 2"	3' - 7"	7.6
RESIDENTIAL	M	92.33	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	92.34	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	92.35	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	92.36	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	92.37	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	92.38	0' - 9"	3' - 5"	2.5
SUBTOTAL					2,062.3

92ND FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	92.39	1' - 1"	3' - 3"	3.6
RESIDENTIAL	M	92.40	3' - 5"	11' - 7"	39.1
RESIDENTIAL	ST	92.41	0' - 8"	10' - 2"	6.8
RESIDENTIAL	P	92.42	0' - 7"	1' - 0"	0.6
RESIDENTIAL	M	92.43	3' - 4"	6' - 0"	19.9
RESIDENTIAL	M	92.44	2' - 3"	5' - 11"	13.4
RESIDENTIAL	M	92.45	3' - 1"	3' - 1"	9.6
RESIDENTIAL	P	92.46	1' - 4"	4' - 1"	5.5
RESIDENTIAL	M	92.47	1' - 4"	3' - 6"	4.8
RESIDENTIAL	M	92.48	4' - 10"	4' - 11"	23.9
RESIDENTIAL	M	92.49	1' - 4"	3' - 2"	4.2
RESIDENTIAL	M	92.50	1' - 0"	3' - 2"	3.1
RESIDENTIAL	M	92.51	1' - 0"	2' - 4"	2.4
SUBTOTAL					136.6

92ND FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,326	2,062	4,264
TOTAL		6,326	2,062	4,264

92ND FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	137	1,369
TOTAL		1,506	137	1,369

92ND FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,832	2,199	5,633
TOTAL	7,832	2,199	5,633

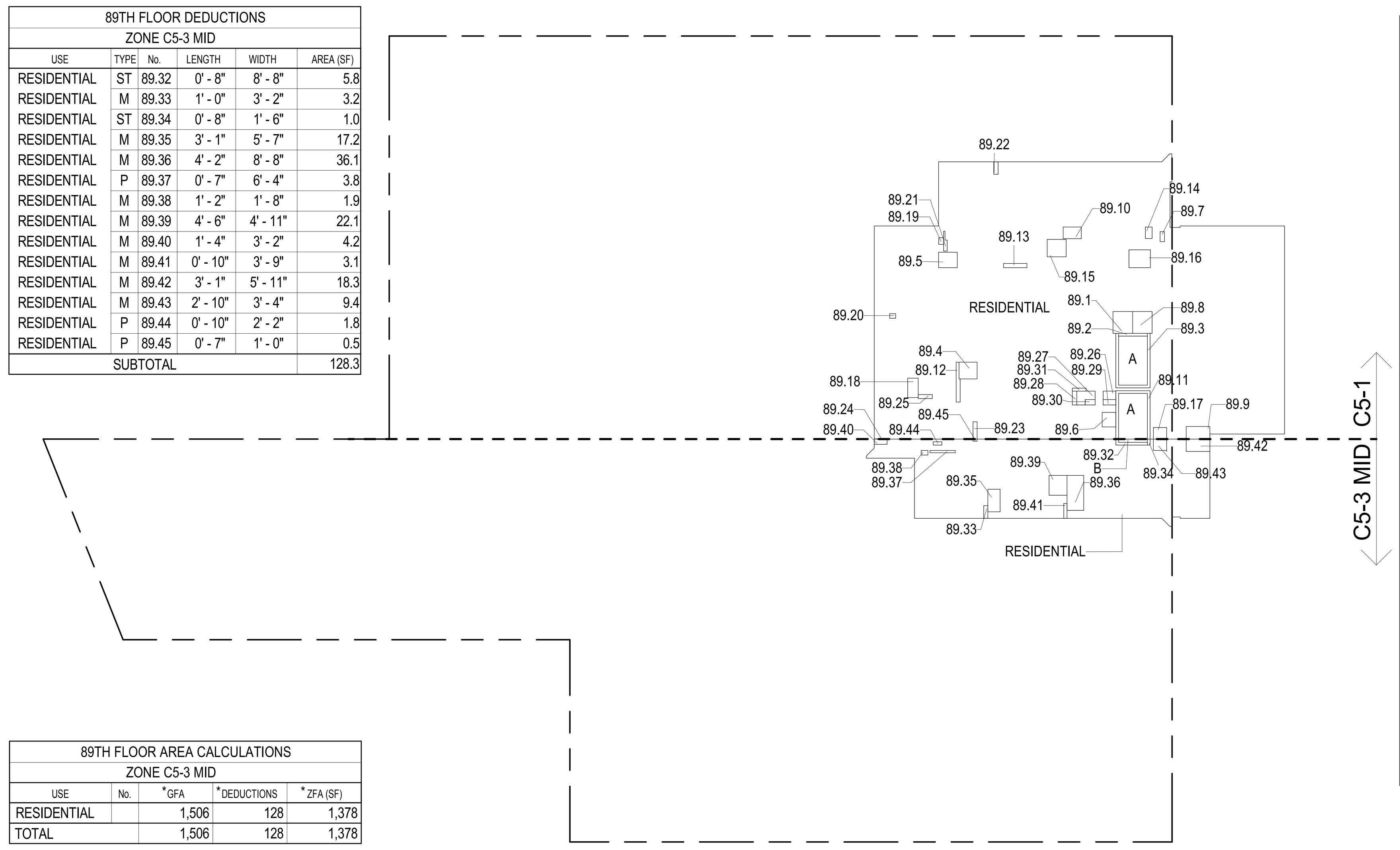
89TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	89.1	4' - 11"	5' - 5"	26.6
RESIDENTIAL	ST	89.2	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	89.3	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	89.4	4' - 2"	4' - 6"	18.7
RESIDENTIAL	M	89.5	3' - 10"	4' - 8"	17.8
RESIDENTIAL	M	89.6	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	89.7	1' - 1"	2' - 6"	2.7
RESIDENTIAL	M	89.8	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	89.9	3' - 1"	5' - 11"	18.5
RESIDENTIAL	M	89.10	2' - 11"	4' - 6"	13.2
RESIDENTIAL	ST	89.11	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	89.12	0' - 10"	10' - 1"	8.7
RESIDENTIAL	P	89.13	1' - 0"	5' - 10"	5.8
RESIDENTIAL	M	89.14	1' - 8"	2' - 10"	4.7
RESIDENTIAL	M	89.15	4' - 4"	4' - 9"	20.5
RESIDENTIAL	M	89.16	4' - 5"	5' - 4"	23.7
RESIDENTIAL	M	89.17	2' - 10"	3' - 4"	9.5
RESIDENTIAL	M	89.18	2' - 8"	4' - 10"	12.7
RESIDENTIAL	M	89.19	1' - 2"	1' - 8"	2.0
RESIDENTIAL	M	89.20	1' - 2"	1' - 6"	1.7
RESIDENTIAL	P	89.21	0' - 7"	5' - 2"	3.2
RESIDENTIAL	M	89.22	1' - 1"	3' - 2"	3.4
RESIDENTIAL	P	89.23	1' - 0"	4' - 3"	4.3
RESIDENTIAL	M	89.24	0' - 1"	3' - 2"	0.3
RESIDENTIAL	P	89.25	1' - 0"	3' - 6"	3.5
RESIDENTIAL	M	89.26	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	89.27	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	89.28	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	89.29	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	89.30	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	89.31	0' - 9"	3' - 5"	2.5
SUBTOTAL					321.5

89TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	89.32	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	89.33	1' - 0"	3' - 2"	3.2
RESIDENTIAL	ST	89.34	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	89.35	3' - 1"	5' - 7"	17.2
RESIDENTIAL	M	89.36	4' - 2"	8' - 8"	36.1
RESIDENTIAL	P	89.37	0' - 7"	6' - 4"	3.8
RESIDENTIAL	M	89.38	1' - 2"	1' - 8"	1.9
RESIDENTIAL	M	89.39	4' - 6"	4' - 11"	22.1
RESIDENTIAL	M	89.40	1' - 4"	3' - 2"	4.2
RESIDENTIAL	M	89.41	0' - 10"	3' - 9"	3.1
RESIDENTIAL	M	89.42	3' - 1"	5' - 11"	18.3
RESIDENTIAL	M	89.43	2' - 10"	3' - 4"	9.4
RESIDENTIAL	P	89.44	0' - 10"	2' - 2"	1.8
RESIDENTIAL	P	89.45	0' - 7"	1' - 0"	0.5
SUBTOTAL					128.3

89TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	321	6,006
TOTAL		6,327	321	6,006

89TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	128	1,378
TOTAL		1,506	128	1,378

89TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	450	7,383
TOTAL	7,833	450	7,383



89TH FLOOR (MFD:127TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 1
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

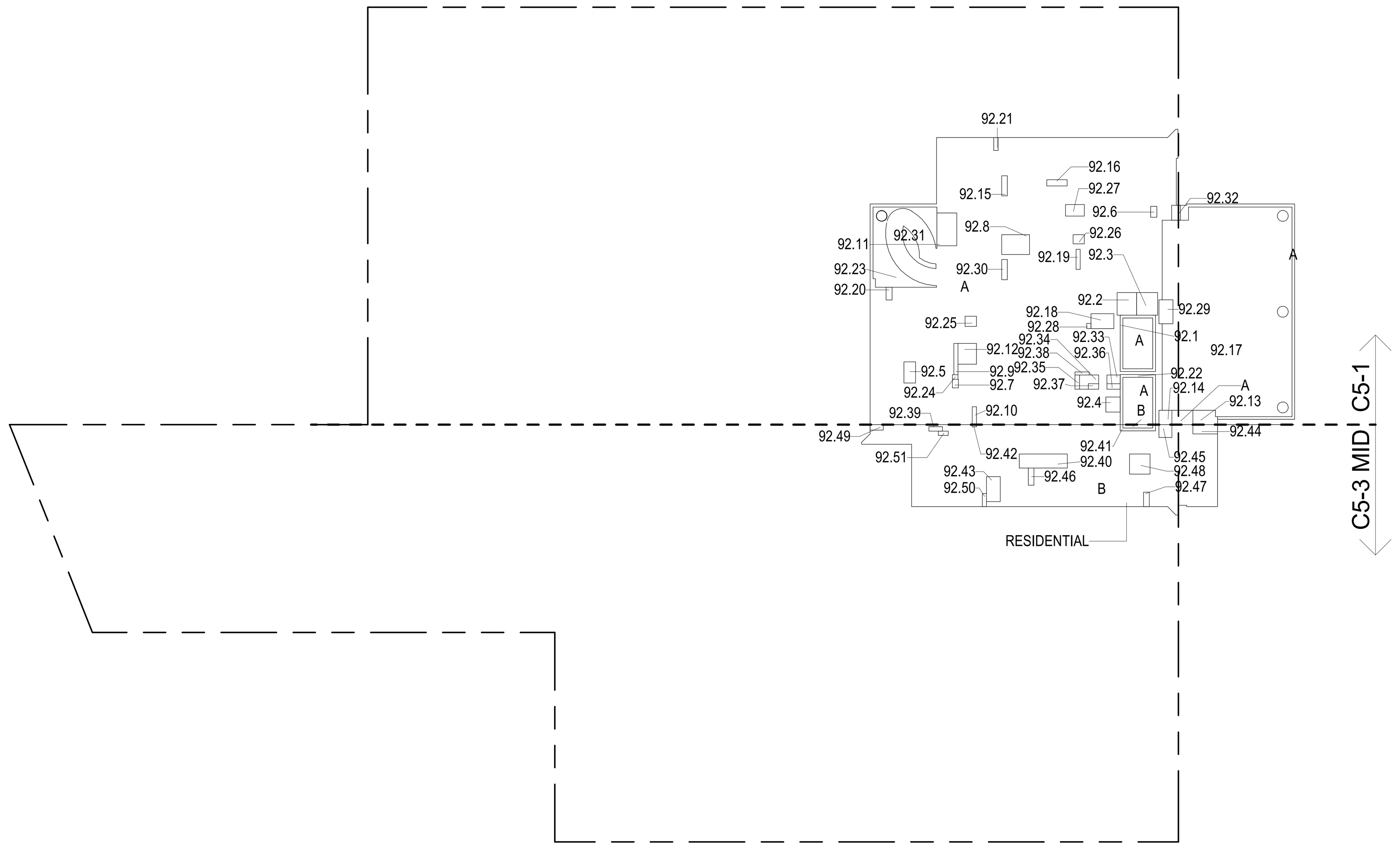
DEDUCTIONS

- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS



92ND FLOOR (MFD:130TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 4
3/64" = 1'-0"

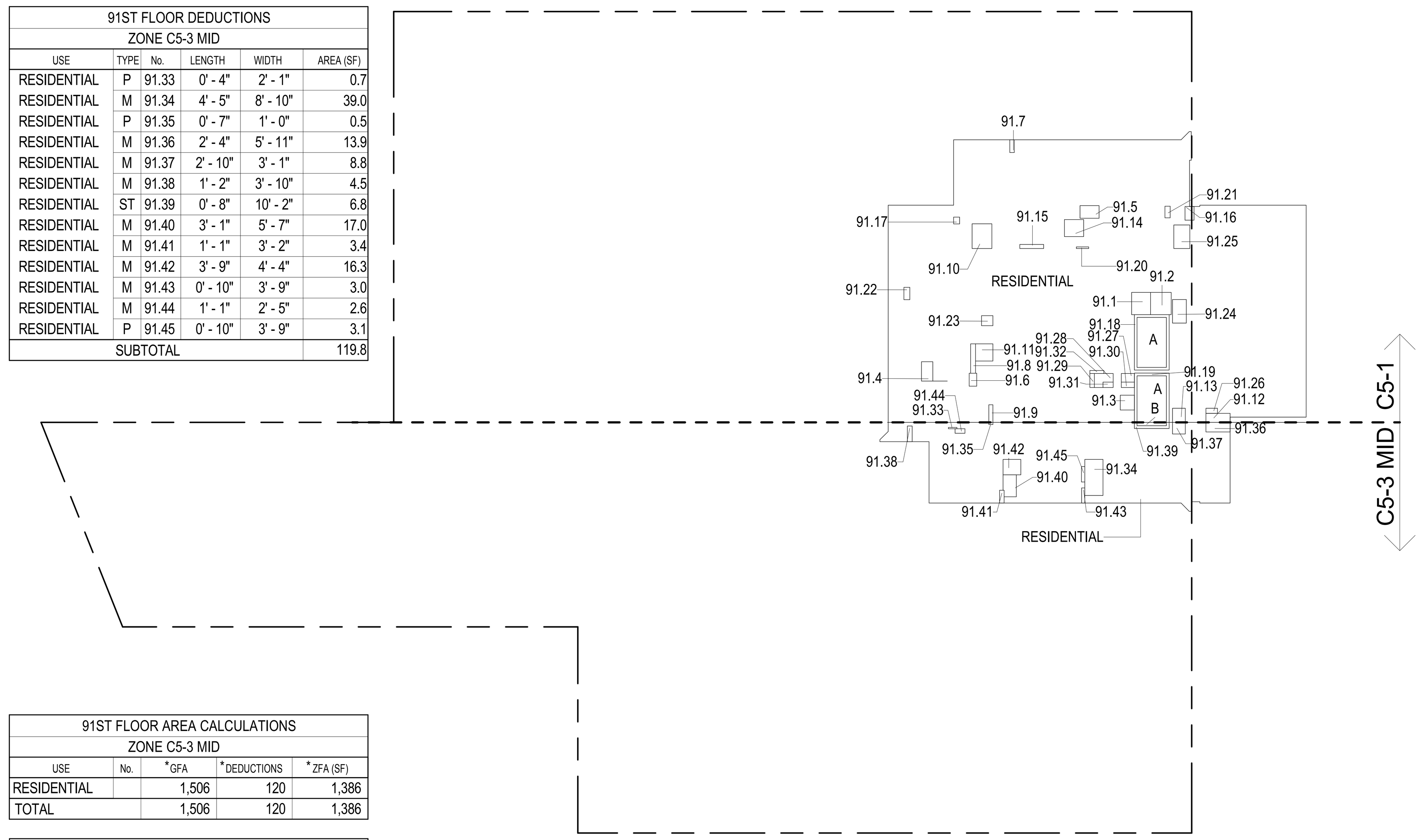
91ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	91.1	4' - 7"	5' - 5"	25.1
RESIDENTIAL	M	91.2	5' - 1"	5' - 5"	27.5
RESIDENTIAL	M	91.3	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	91.4	2' - 10"	4' - 9"	13.1
RESIDENTIAL	M	91.5	3' - 1"	4' - 8"	14.3
RESIDENTIAL	M	91.6	1' - 10"	3' - 2"	5.9
RESIDENTIAL	M	91.7	1' - 1"	3' - 2"	3.4
RESIDENTIAL	P	91.8	1' - 3"	7' - 2"	8.7
RESIDENTIAL	P	91.9	1' - 0"	4' - 3"	4.3
RESIDENTIAL	M	91.10	4' - 10"	6' - 0"	29.1
RESIDENTIAL	M	91.11	4' - 2"	4' - 3"	17.6
RESIDENTIAL	M	91.12	2' - 2"	5' - 11"	13.0
RESIDENTIAL	M	91.13	3' - 1"	3' - 5"	10.7
RESIDENTIAL	M	91.14	4' - 2"	4' - 9"	19.7
RESIDENTIAL	P	91.15	1' - 0"	5' - 10"	5.8
RESIDENTIAL	M	91.16	2' - 3"	3' - 4"	7.3
RESIDENTIAL	M	91.17	1' - 5"	1' - 8"	2.4
RESIDENTIAL	ST	91.18	1' - 4"	20' - 9"	27.6
RESIDENTIAL	ST	91.19	0' - 8"	31' - 2"	20.8
RESIDENTIAL	P	91.20	0' - 5"	3' - 0"	1.2
RESIDENTIAL	M	91.21	1' - 3"	2' - 10"	3.6
RESIDENTIAL	M	91.22	1' - 6"	3' - 1"	4.5
RESIDENTIAL	M	91.23	2' - 5"	2' - 9"	6.7
RESIDENTIAL	M	91.24	3' - 4"	5' - 9"	19.3
RESIDENTIAL	M	91.25	3' - 11"	5' - 9"	22.3
RESIDENTIAL	M	91.26	1' - 3"	2' - 9"	3.5
RESIDENTIAL	M	91.27	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	91.28	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	91.29	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	91.30	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	91.31	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	91.32	0' - 9"	3' - 5"	2.5
SUBTOTAL					362.9

91ST FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	91.33	0' - 4"	2' - 1"	0.7
RESIDENTIAL	M	91.34	4' - 5"	8' - 10"	39.0
RESIDENTIAL	P	91.35	0' - 7"	1' - 0"	0.5
RESIDENTIAL	M	91.36	2' - 4"	5' - 11"	13.9
RESIDENTIAL	M	91.37	2' - 10"	3' - 1"	8.8
RESIDENTIAL	M	91.38	1' - 2"	3' - 10"	4.5
RESIDENTIAL	ST	91.39	0' - 8"	10' - 2"	6.8
RESIDENTIAL	M	91.40	3' - 1"	5' - 7"	17.0
RESIDENTIAL	M	91.41	1' - 1"	3' - 2"	3.4
RESIDENTIAL	M	91.42	3' - 9"	4' - 4"	16.3
RESIDENTIAL	M	91.43	0' - 10"	3' - 9"	3.0
RESIDENTIAL	M	91.44	1' - 1"	2' - 5"	2.6
RESIDENTIAL	P	91.45	0' - 10"	3' - 9"	3.1
SUBTOTAL					119.8

91ST FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	120	1,386
TOTAL		1,506	120	1,386

91ST FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	483	7,350
TOTAL	7,833	483	7,350

91ST FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,327	363	5,964
TOTAL		6,327	363	5,964



91ST FLOOR (MFD:129TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 2
3/64" = 1'-0"

90TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	92.1	1' - 4"	20' - 9"	27.6
RESIDENTIAL	P	92.2	4' - 8"	5' - 5"	25.4
RESIDENTIAL	M	92.3	5' - 1"	5' - 5"	27.5
RESIDENTIAL	M	92.4	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	92.5	2' - 10"	5' - 1"	14.2
RESIDENTIAL	M	92.6	1' - 6"	2' - 7"	3.9
RESIDENTIAL	M	92.7	1' - 6"	2' - 1"	3.1
RESIDENTIAL	M	92.8	4' - 9"	6' - 8"	32.0
RESIDENTIAL	P	92.9	1' - 0"	7' - 6"	7.5
RESIDENTIAL	P	92.10	1' - 0"	4' - 3"	4.4
RESIDENTIAL	M	92.11	4' - 10"	7' - 11"	38.1
RESIDENTIAL	M	92.12	4' - 5"	5' - 0"	22.2
RESIDENTIAL	M	92.13	3' - 2"	6' - 2"	19.6
RESIDENTIAL	M	92.14	3' - 1"	3' - 5"	10.7
RESIDENTIAL	P	92.15	1' - 5"	4' - 10"	6.6
RESIDENTIAL	P	92.16	1' - 6"	4' - 11"	7.4
RESIDENTIAL	O	92.17	25' - 8"	58' - 7"	1,504.3
RESIDENTIAL	M	92.18	3' - 7"	5' - 6"	19.8
RESIDENTIAL	P	92.19	1' - 0"	4' - 10"	4.8
RESIDENTIAL	M	92.20	1' - 6"	3' - 1"	4.5
RESIDENTIAL	M	92.21	1' - 1"	3' - 2"	3.4
RESIDENTIAL	ST	92.22	0' - 8"	31' - 3"	20.8
RESIDENTIAL	O	92.23	2' - 7"	47' - 11"	122.6
RESIDENTIAL	P	92.24	1' - 1"	1' - 4"	1.5
RESIDENTIAL	M	92.25	2' - 5"	2' - 9"	6.7
RESIDENTIAL	M	92.26	2' - 3"	2' - 8"	6.0
RESIDENTIAL	M	92.27	2' - 10"	4' - 6"	12.7
RESIDENTIAL	M	92.28	1' - 0"	1' - 3"	1.3
RESIDENTIAL	M	92.29	3' - 4"	5' - 9"	19.4
RESIDENTIAL	P	92.30	1' - 5"	4' - 10"	6.7
RESIDENTIAL	O	92.31	1' - 11"	12' - 8"	24.6
SUBTOTAL					

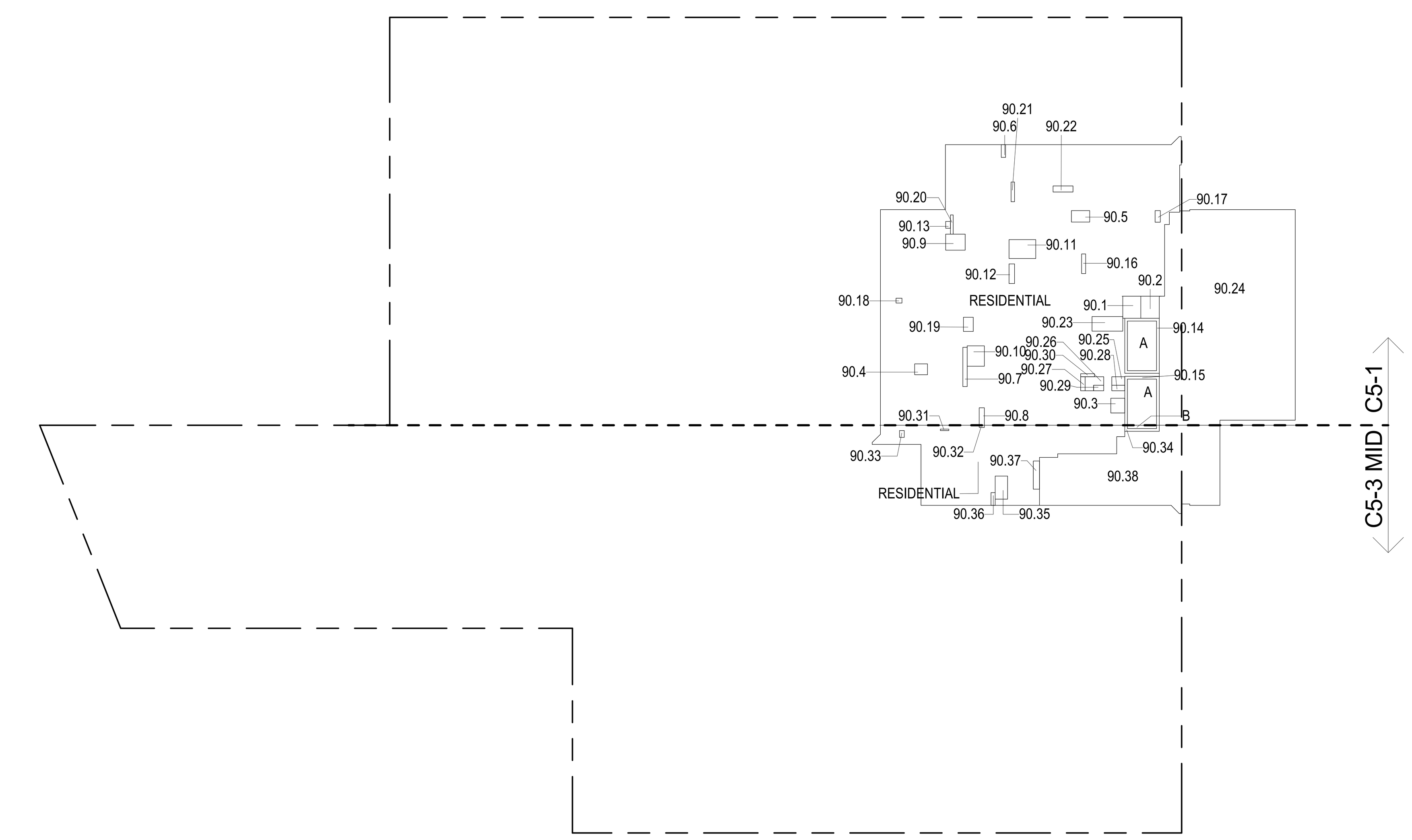
90TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,326	2,062	4,264
TOTAL		6,326	2,062	4,264

90TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	92.32	2' - 2"	3' - 7"	7.6
RESIDENTIAL	M	92.33	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	92.34	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	92.35	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	92.36	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	92.37	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	92.38	0' - 9"	3' - 5"	2.5
SUBTOTAL					2,062.3

90TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	92.39	1' - 1"	3' - 3"	3.6
RESIDENTIAL	M	92.40	3' - 5"	11' - 7"	39.1
RESIDENTIAL	ST	92.41	0' - 8"	10' - 2"	6.8
RESIDENTIAL	P	92.42	0' - 7"	1' - 0"	0.6
RESIDENTIAL	M	92.43	3' - 4"	6' - 0"	19.9
RESIDENTIAL	M	92.44	2' - 3"	5' - 11"	13.4
RESIDENTIAL	M	92.45	3' - 1"	3' - 1"	9.6
RESIDENTIAL	P	92.46	1' - 4"	4' - 1"	5.5
RESIDENTIAL	M	92.47	1' - 4"	3' - 6"	4.8
RESIDENTIAL	M	92.48	4' - 10"	4' - 11"	23.9
RESIDENTIAL	M	92.49	1' - 4"	3' - 2"	4.2
RESIDENTIAL	M	92.50	1' - 0"	3' - 2"	3.1
RESIDENTIAL	M	92.51	1' - 0"	2' - 4"	2.4
SUBTOTAL					136.6

90TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,832	2,199	5,633
TOTAL	7,832	2,199	5,633

90TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	137	1,369
TOTAL		1,506	137	1,369



90TH FLOOR (MFD:128TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS 3
3/64" = 1'-0"

CD PROGRESS ISSUE 1

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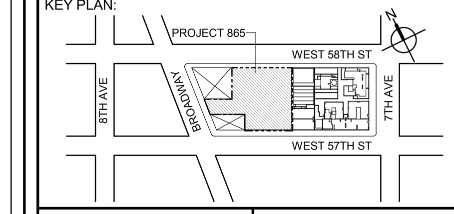

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No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
89TH, 90TH, 91ST, 92ND FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: **Z-038.01**	
DOB PAGE No:	39 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

DEPT OF BLDGS 421263825 Job Number
E3346655798 Scan Code

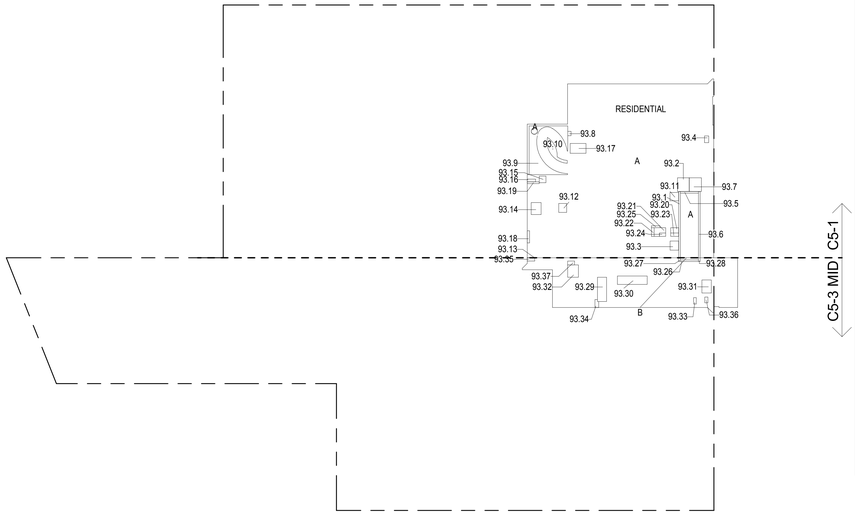
93RD FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		4,860	378	4,482
TOTAL		4,860	378	4,482

93RD FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,506	140	1,367
TOTAL		1,506	140	1,367

93RD FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	6,366	518	5,849
TOTAL	6,366	518	5,849

93RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	93.1	0' - 8"	26' - 4"	17.5
RESIDENTIAL	P	93.2	4' - 8"	5' - 5"	25.3
RESIDENTIAL	M	93.3	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	93.4	1' - 8"	2' - 8"	4.4
RESIDENTIAL	ST	93.5	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	93.6	0' - 8"	26' - 4"	17.5
RESIDENTIAL	M	93.7	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	93.8	1' - 4"	1' - 8"	2.3
RESIDENTIAL	O	93.9	2' - 7"	47' - 11"	125.2
RESIDENTIAL	O	93.10	1' - 11"	12' - 8"	24.6
RESIDENTIAL	M	93.11	3' - 3"	3' - 6"	11.4
RESIDENTIAL	M	93.12	3' - 2"	3' - 6"	11.2
RESIDENTIAL	M	93.13	0' - 1"	3' - 0"	0.2
RESIDENTIAL	M	93.14	4' - 0"	4' - 9"	18.8
RESIDENTIAL	M	93.15	2' - 7"	2' - 8"	7.1
RESIDENTIAL	M	93.16	1' - 1"	3' - 4"	3.6
RESIDENTIAL	M	93.17	3' - 11"	6' - 4"	24.6
RESIDENTIAL	P	93.18	0' - 11"	4' - 10"	4.4
RESIDENTIAL	P	93.19	0' - 9"	4' - 9"	3.4
RESIDENTIAL	M	93.20	2' - 1"	3' - 2"	6.7
RESIDENTIAL	M	93.21	2' - 1"	5' - 11"	12.4
RESIDENTIAL	P	93.22	1' - 1"	3' - 5"	3.8
RESIDENTIAL	E	93.23	1' - 4"	3' - 2"	4.2
RESIDENTIAL	E	93.24	1' - 4"	2' - 6"	3.3
RESIDENTIAL	E	93.25	0' - 9"	3' - 5"	2.5
SUBTOTAL					378.1

93RD FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	93.26	0' - 7"	7' - 2"	4.5
RESIDENTIAL	ST	93.27	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	93.28	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	93.29	3' - 8"	9' - 8"	35.0
RESIDENTIAL	M	93.30	3' - 4"	11' - 10"	39.8
RESIDENTIAL	M	93.31	3' - 9"	5' - 3"	19.4
RESIDENTIAL	M	93.32	4' - 3"	4' - 11"	21.0
RESIDENTIAL	M	93.33	1' - 1"	2' - 6"	2.8
RESIDENTIAL	M	93.34	1' - 3"	3' - 4"	4.2
RESIDENTIAL	M	93.35	1' - 4"	3' - 0"	3.9
RESIDENTIAL	M	93.36	1' - 3"	2' - 3"	2.8
RESIDENTIAL	M	93.37	1' - 6"	2' - 9"	4.2
SUBTOTAL					139.5



93RD FLOOR (MFD:131ST FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS
3/64" = 1'-0" (1)

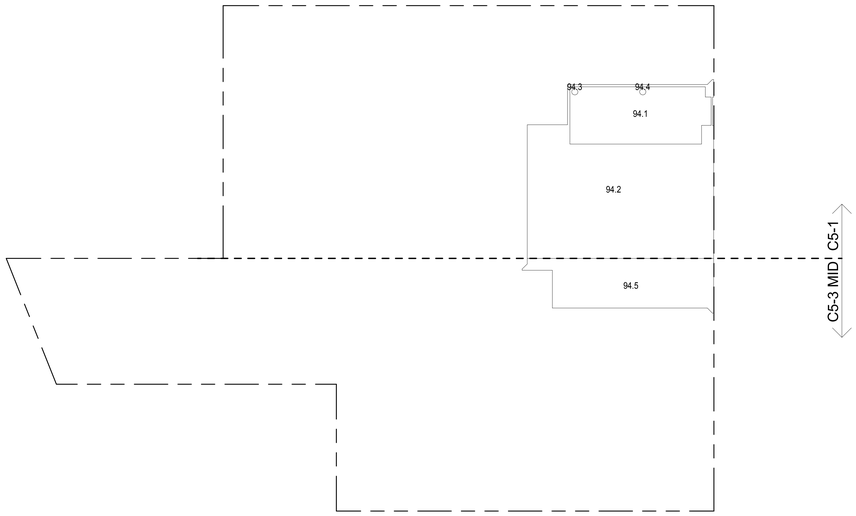
94TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		4,860	4,860	0
TOTAL		4,860	4,860	0

94TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	94.5	1,319	1,319	0
TOTAL		1,319	1,319	0

94TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	6,179	6,179	0
TOTAL	6,179	6,179	0

94TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	O	94.1	21' - 5"	57' - 6"	1,229.6
RESIDENTIAL	M	94.2	32' - 1"	112' - 11"	3,620.8
RESIDENTIAL	M	94.3			4.9
RESIDENTIAL	M	94.4			4.9
SUBTOTAL					4,860.2

94TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	94.5	16' - 5"	80' - 3"	1,319.2
SUBTOTAL					1,319.2



94TH FLOOR MEP (MFD:132ND FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS
3/64" = 1'-0" (2)

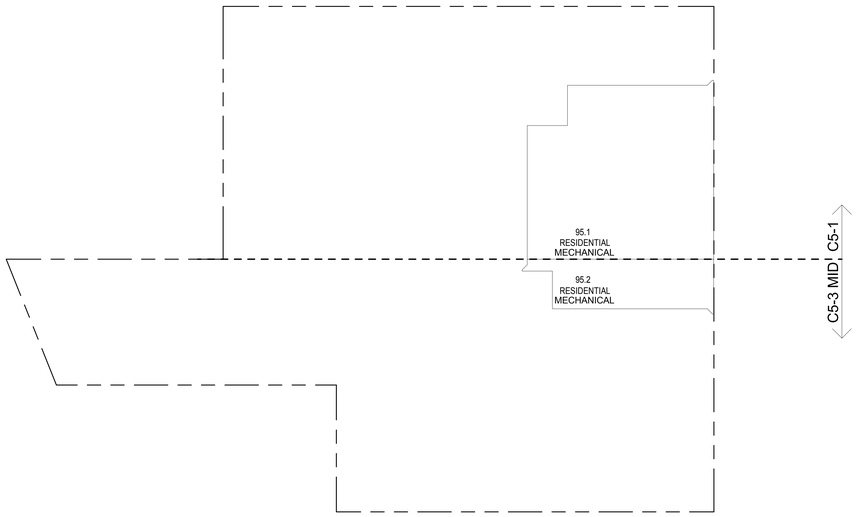
95TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	95.1	4,865	4,865	0
TOTAL		4,865	4,865	0

95TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	95.2	1,319	1,319	0
TOTAL		1,319	1,319	0

95TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	6,184	6,184	0
TOTAL	6,184	6,184	0

95TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	95.1	53' - 4"	91' - 2"	4,864.9
SUBTOTAL					4,864.9

95TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	95.2	16' - 5"	80' - 2"	1,319.2
SUBTOTAL					1,319.2



95TH FLOOR EMR (MFD:133RD FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS
3/64" = 1'-0" (3)

ZONING AND DEDUCT LEGEND

DEDUCTIONS

- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING

DEVELOPMENT LOT LINE

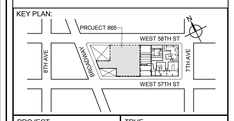
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
93RD, 94TH, 95TH FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT JAMES DAVID JANKOWSKI No. 028881 STATE OF NEW YORK

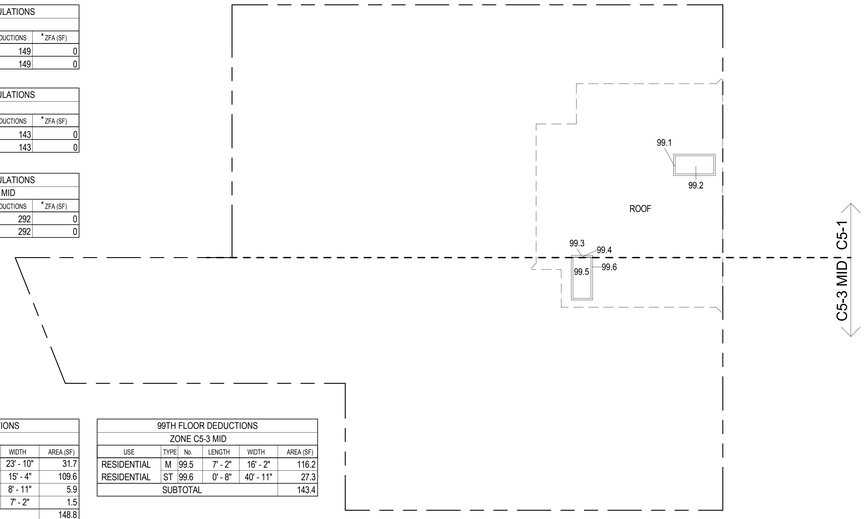
DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: 3/64" = 1'-0"	
DWG No:	Z-039.01
DOB PAGE No:	40 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

99TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		149	149	0
TOTAL		149	149	0

99TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		143	143	0
TOTAL		143	143	0

99TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	292	292	0
TOTAL	292	292	0



99TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	99.1	1' - 4"	23' - 10"	31.7
RESIDENTIAL	M	99.2	7' - 2"	15' - 4"	109.6
RESIDENTIAL	ST	99.3	0' - 8"	8' - 11"	5.9
RESIDENTIAL	M	99.4	0' - 3"	7' - 2"	1.5
SUBTOTAL					148.8

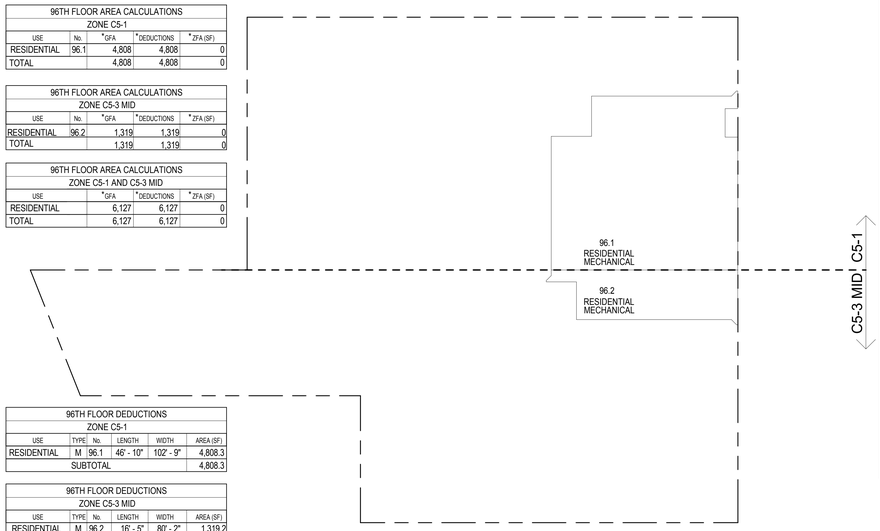
99TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	99.5	7' - 2"	16' - 2"	116.2
RESIDENTIAL	ST	99.6	0' - 8"	40' - 11"	27.3
SUBTOTAL					143.4

99TH FLOOR ROOF (MFD:137ST FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

96TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	96.1	4,808	4,808	0
TOTAL		4,808	4,808	0

96TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	96.2	1,319	1,319	0
TOTAL		1,319	1,319	0

96TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	6,127	6,127	0
TOTAL	6,127	6,127	0



96TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	96.1	46' - 10"	102' - 9"	4,808.3
SUBTOTAL					4,808.3

96TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	96.2	16' - 5"	80' - 2"	1,319.2
SUBTOTAL					1,319.2

96TH FLOOR (MFD:134TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

DEDUCTIONS

- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING

DEVELOPMENT LOT LINE

* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

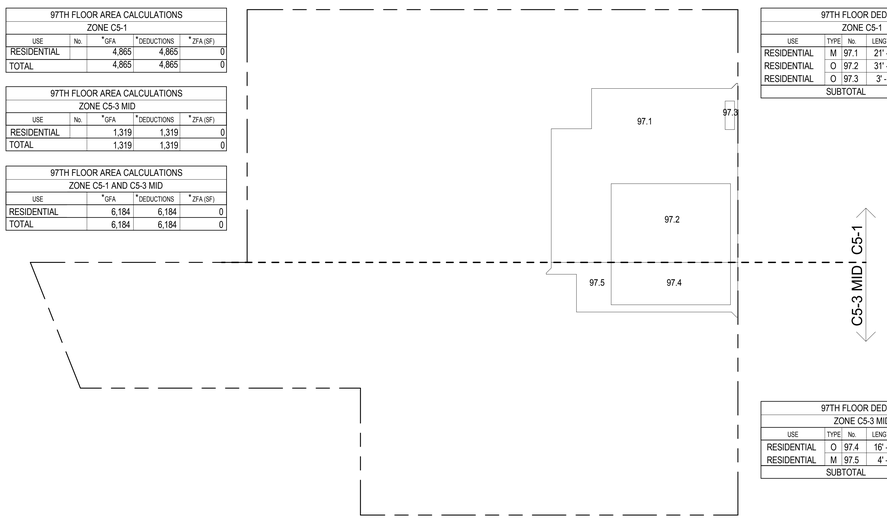
** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

97TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		4,865	4,865	0
TOTAL		4,865	4,865	0

97TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,319	1,319	0
TOTAL		1,319	1,319	0

97TH FLOOR AREA CALCULATIONS				
ZONE C5-1 AND C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,184	6,184	0
TOTAL		6,184	6,184	0



97TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	97.1	21' - 8"	154' - 2"	3,340.9
RESIDENTIAL	O	97.2	31' - 3"	47' - 5"	1,481.8
RESIDENTIAL	O	97.3	3' - 9"	11' - 4"	42.3
SUBTOTAL					4,864.9

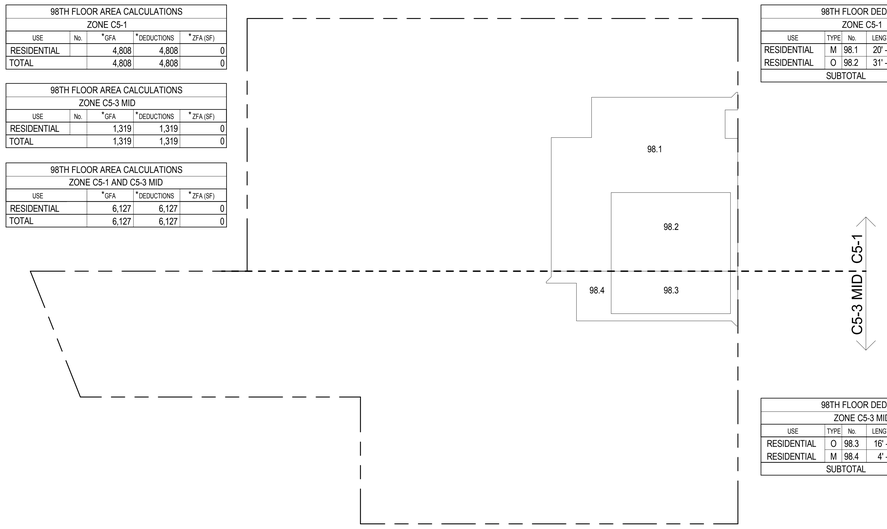
97TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	O	97.4	16' - 10"	47' - 5"	800.2
RESIDENTIAL	M	97.5	4' - 9"	108' - 9"	519.0
SUBTOTAL					1,319.2

97TH FLOOR MEP (MFD:135ST FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

98TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		4,808	4,808	0
TOTAL		4,808	4,808	0

98TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		1,319	1,319	0
TOTAL		1,319	1,319	0

98TH FLOOR AREA CALCULATIONS				
ZONE C5-1 AND C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		6,127	6,127	0
TOTAL		6,127	6,127	0



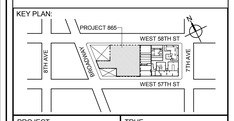
98TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	98.1	20' - 9"	160' - 1"	3,326.5
RESIDENTIAL	O	98.2	31' - 3"	47' - 5"	1,481.8
SUBTOTAL					4,808.3

98TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	O	98.3	16' - 10"	47' - 5"	800.2
RESIDENTIAL	M	98.4	4' - 9"	108' - 9"	519.0
SUBTOTAL					1,319.2

98TH FLOOR MEP (MFD:136TH FLOOR) GROSS FLOOR AREA PLAN AND DEDUCTIONS (4)
3/64" = 1'-0"

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
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39 West 37th Street, 12A
New York, NY 10018
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No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10' - 8" 21' - 4" 42' - 8"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

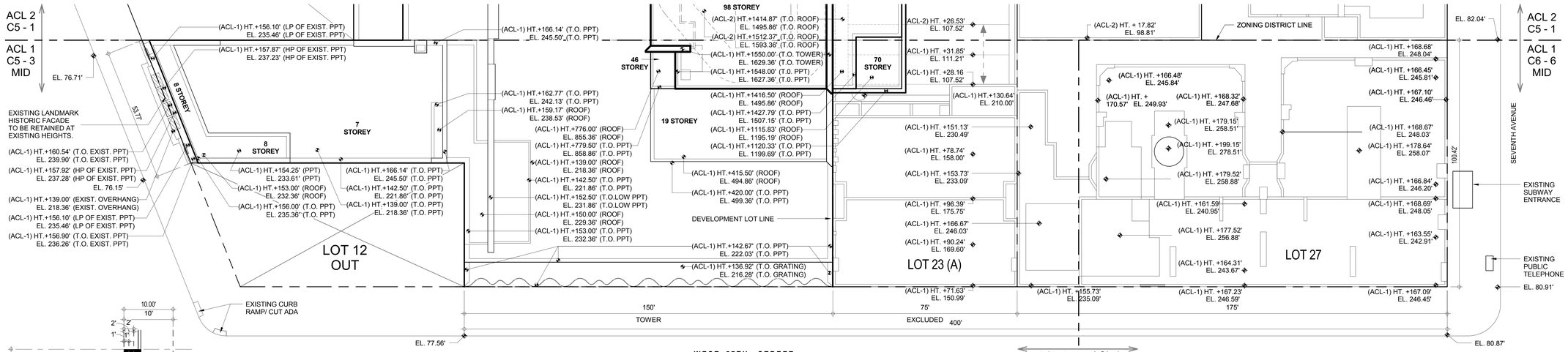
DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
96TH, 97TH, 98TH, 99TH (ROOF) FLOOR

SEAL & SIGNATURE: REGISTERED ARCHITECT MICHAEL DAVID JANKOWSKI No. 028881 STATE OF NEW YORK

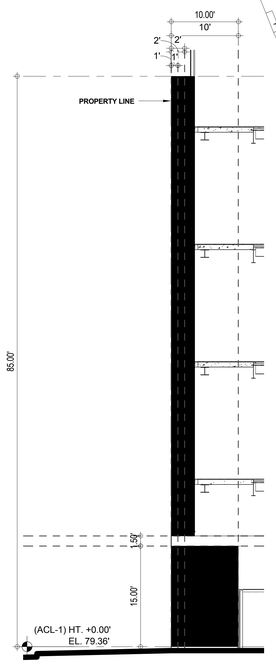
DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: 3/64" = 1'-0"	
DWG No:	Z-040.01
DOB PAGE No:	41 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

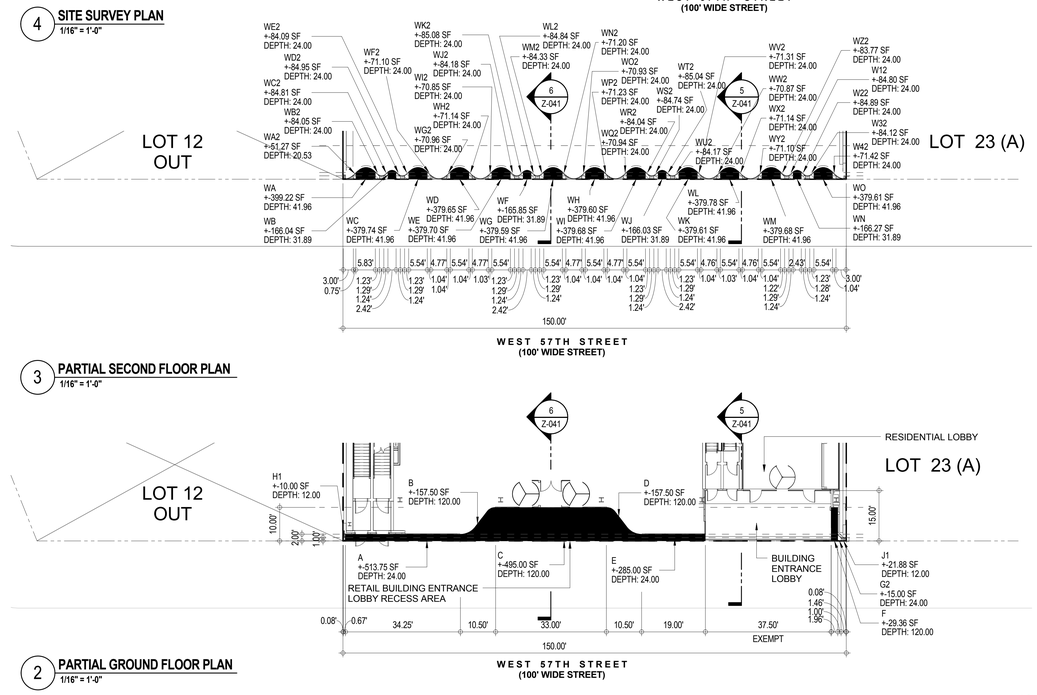
DEPT OF BLDGS 31126/2015 Job Number
E3304325050 Scan Code
36" x 48" ANSI E SHEET SIZE



4 **SITE SURVEY PLAN**
1/16" = 1'-0"

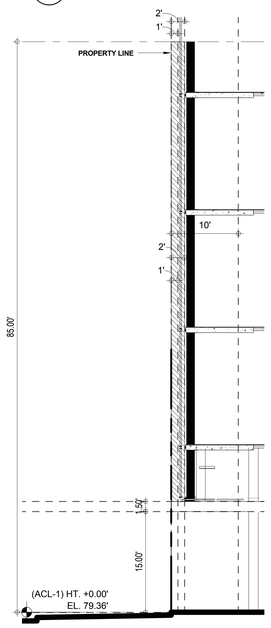


6 **SECTION THRU RETAIL ENTRANCE**
1/8" = 1'-0"

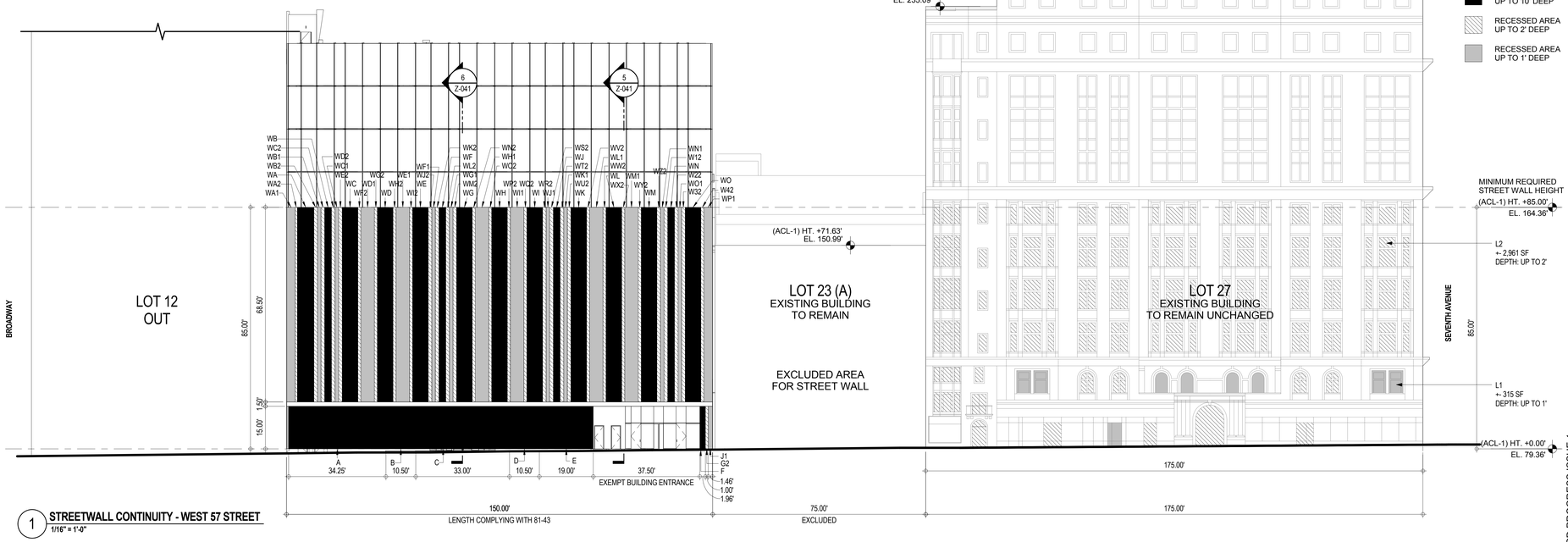


3 **PARTIAL SECOND FLOOR PLAN**
1/16" = 1'-0"

2 **PARTIAL GROUND FLOOR PLAN**
1/16" = 1'-0"



5 **SECTION THRU RESIDENTIAL**
1/8" = 1'-0"



1 **STREETWALL CONTINUITY - WEST 57 STREET**
1/16" = 1'-0"

81-43 **STREET WALL CONTINUITY - C5-3 (MID) AND C6-6 (MID) - WEST 57TH STREET**

1) Length subject to Setback Restrictions to 85' - 80% Length Provided	80% X 400' = 320' 150' + 175' = 325' (see 1 / Z-041)	COMPLIES
2) Minimum Continuous Length of Street Wall - 75% Continuous Length Provided	75% X 325' = 245' 325' (see 1 / Z-041)	COMPLIES
3) Permitted Recesses Area i) Maximum area permitted up to 10' Deep - 30% Area Provided	30% X 325' X 85' = 8,288 SF A+B+C+D+E+F+WA+...WO (see TABLE) 6,498 SF	COMPLIES
Note: Building entrance recess are exempt		
ii) Maximum area permitted up to 2' Deep - 20% Area Provided	20% X 325' X 85' = 5,525 SF L2+W12+W22+W32+...WZ2 (see TABLE) ± 5,303 SF	COMPLIES
iii) Maximum area permitted up to 1' Deep Area Provided	Unlimited L1+WA1+WB1+WC1+...WP1 (see TABLE) ± 3,459 SF	COMPLIES

TABLE OF RECESSED AREAS

i) RECESSED AREA UP TO 10' DEEP

TYPE	AREA	TYPE	AREA
A	514 SF	WH	380 SF
B	158 SF	WI	380 SF
C	495 SF	WJ	166 SF
D	158 SF	WK	380 SF
E	285 SF	WL	380 SF
F	29 SF	WM	380 SF
WA	399 SF	WN	166 SF
WB	166 SF	WO	380 SF
WC	380 SF	TOTAL	6,498 SF
WD	380 SF		
WE	380 SF		
WF	166 SF		
WG	380 SF		

ii) RECESSED AREA UP TO 2' DEEP

TYPE	AREA	TYPE	AREA	TYPE	AREA
G2	± 15 SF	WH2	71 SF	WU2	84 SF
L2	2,961 SF	WI2	71 SF	WV2	71 SF
W12	85 SF	WJ2	84 SF	WW2	71 SF
W22	85 SF	WK2	85 SF	WX2	71 SF
W32	84 SF	WL2	85 SF	WY2	71 SF
W42	71 SF	WM2	84 SF	WZ2	84 SF
WA2	51 SF	WN2	71 SF	TOTAL	±5,303 SF
WB2	84 SF	WO2	71 SF		
WC2	85 SF	WP2	71 SF		
WD2	85 SF	WQ2	71 SF		
WE2	84 SF	WR2	84 SF		
WF2	71 SF	WS2	85 SF		
WG2	71 SF	WT2	85 SF		

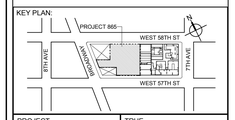
iii) RECESSED AREA UP TO 1' DEEP

TYPE	AREA	TYPE	AREA
H1	± 10 SF	WK1	88 SF
J1	22 SF	WL1	326 SF
L1	351 SF	WM1	326 SF
WA1	206 SF	WN1	89 SF
WB1	88 SF	WO1	88 SF
WC1	88 SF	WP1	205 SF
WD1	326 SF	TOTAL	± 3,459 SF
WE1	327 SF		
WF1	88 SF		
WG1	88 SF		
WH1	327 SF		
WI1	327 SF		
WJ1	88 SF		

LEGEND
- RECESSED AREA UP TO 10' DEEP
- RECESSED AREA UP TO 2' DEEP
- RECESSED AREA UP TO 1' DEEP

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
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	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 1	24 JUL 15
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
STREET WALL CONTINUITY C5-3 AND C6-6 WEST 57TH STREET

SEAL & SIGNATURE: REGISTERED ARCHITECT JAMES DAVID JAMES NO. 028683 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: As indicated	
DWG No:	Z-041.02
DOB PAGE No:	42 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

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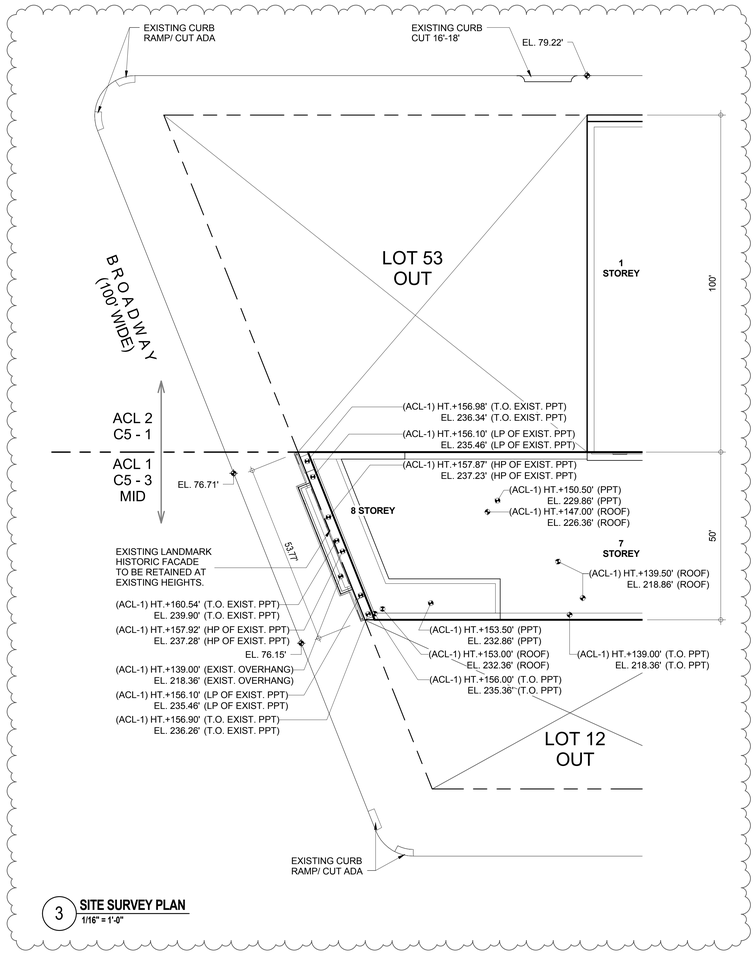
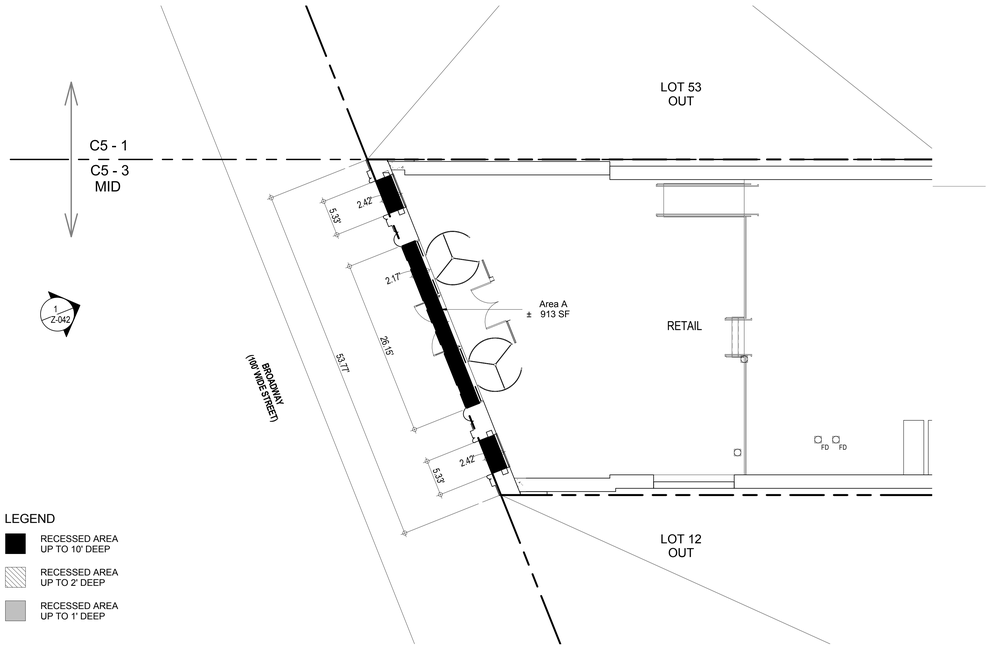
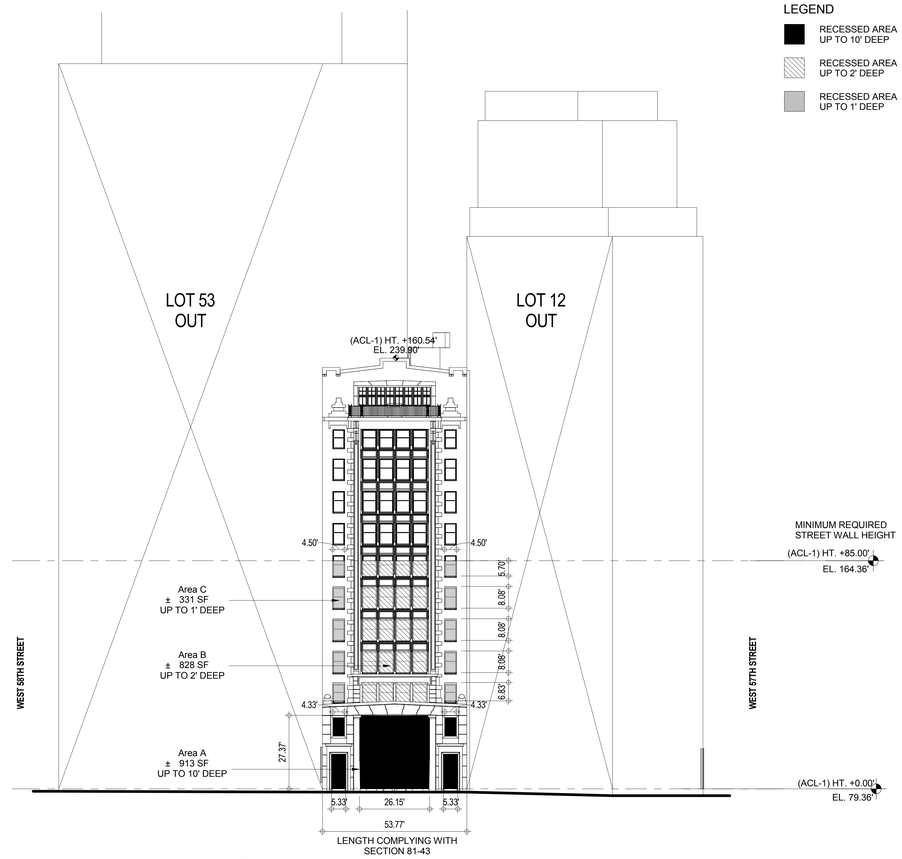


3 **SITE SURVEY PLAN**
1/16" = 1'-0"

81-43	**STREET WALL CONTINUITY - C5-3 -BROADWAY**		
	1) Length subject to Setback Restrictions to 85' Length Provided	80% X 53.77' = 43' 53.77' (see 1 / Z-042)	COMPLIES
	2) Minimum Continuous Length of Street Wall Continuous Length Provided	75% X 43' = 32.35' 53.77' (see 1 / Z-042)	COMPLIES
	3) Permitted Recesses Area i) Maximum area permitted up to 10' deep Area Provided	30% X 53.77' X 85' = 1,371 SF Area A = ± 913 SF (see 1 / Z-042)	COMPLIES
	ii) Maximum area permitted up to 2' deep Area Provided	20% X 53.77' X 85' = 914 SF Area B = ± 828 SF (see 1 / Z-042)	COMPLIES
	iii) Maximum area permitted up to 1' deep Area Provided	Unlimited Area C = ± 331 SF (see 1 / Z-042)	COMPLIES

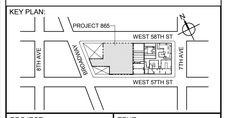


2 **PARTIAL GROUND FLOOR PLAN**
1/8" = 1'-0"



1 **STREETWALL CONTINUITY WEST ELEVATION - BROADWAY**
1" = 20'-0"

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
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TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
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TEL: 312 920 1888 FAX: 312 920 1775

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TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
STREET WALL CONTINUITY C5-3 BROADWAY

SEAL & SIGNATURE: REGISTERED ARCHITECT ANDRE DAVID JAMES STATE OF NEW YORK 028883

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: As indicated	
DWG No:	Z-042.01
DOB PAGE No:	43 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E, SHEET SIZE
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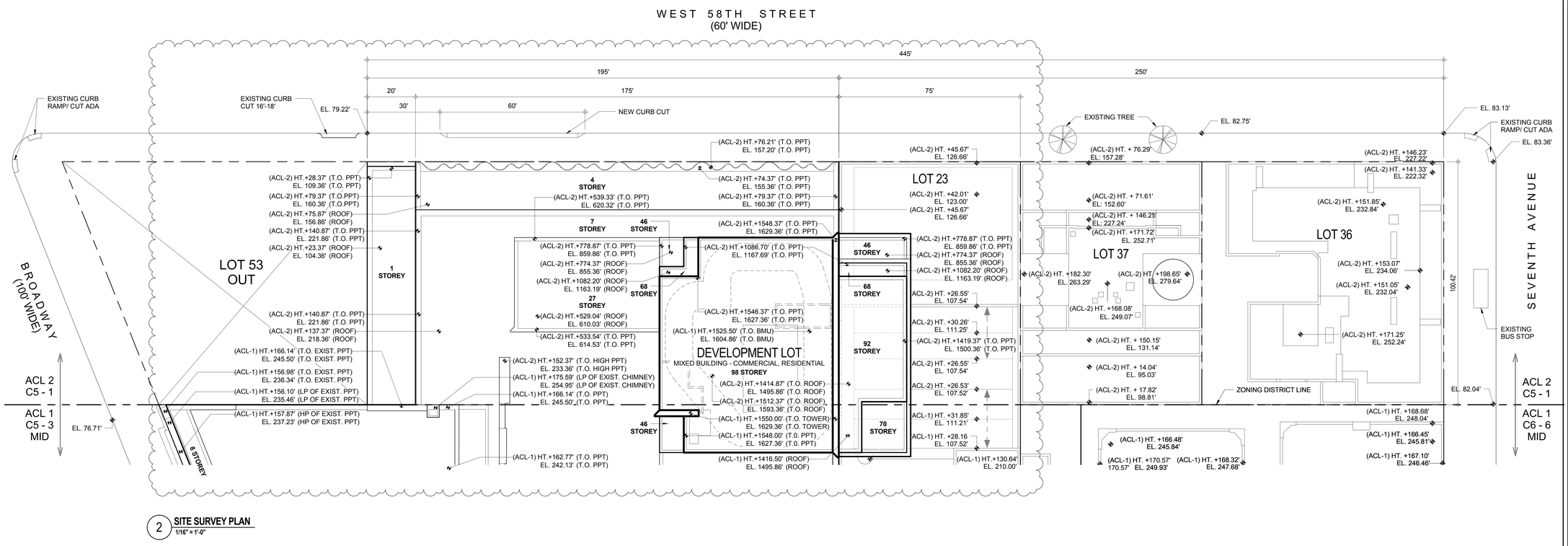
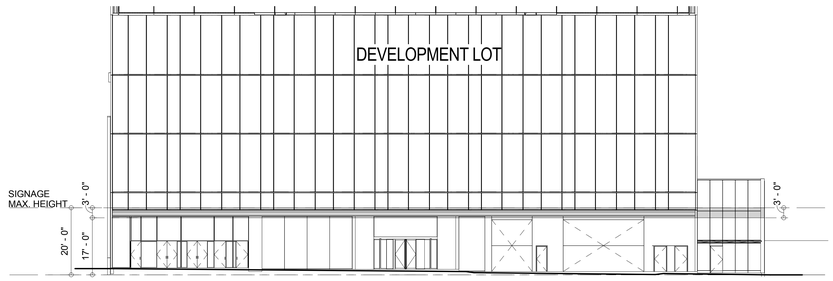


2 **SITE SURVEY PLAN**
1/16" = 1'-0"

37-30	**STREET WALL CONTINUITY - C5-1 - WEST 58TH STREET**
37-36	**SIGN REGULATIONS** All signs to be provided in horizontal band, not higher than 17' from curb, and no taller than 3'. Signage area provided (see 1 / Z-043) COMPLIES



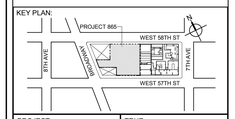
LEGEND

AREAS FOR POTENTIAL SIGNAGE

1 **STREETWALL CONTINUITY NORTH ELEVATION - WEST 58TH STREET**
1/16" = 1'-0"

CD PROGRESS ISSUE 1

KEY PLAN:



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	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
STREET WALL CONTINUITY C5-1
WEST 58TH STREET

SEAL & SIGNATURE:

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
ChK: Checker	2
SCALE: As indicated	
DWG No:	Z-043.02
DOB PAGE No:	44 of 569

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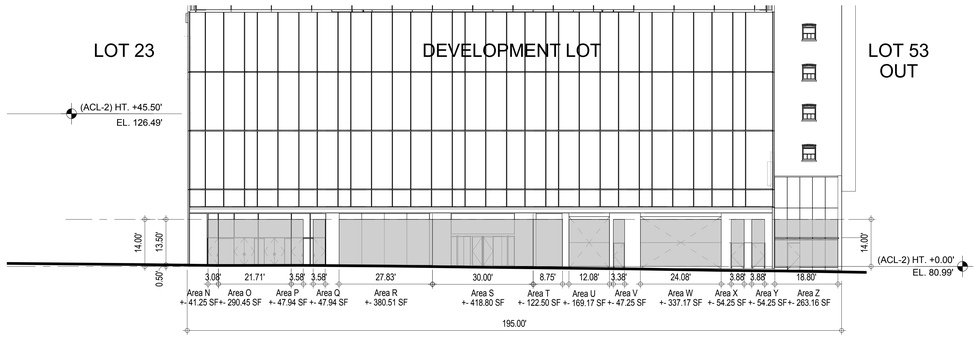


4 **RETAIL CONTINUITY GLAZING C5-1 NORTH ELEVATION - WEST 58TH STREET**
1/16" = 1'-0"

37-37 **STREET WALL ARTICULATION FOR C5-1 WEST 58TH STREET ELEVATION**
Minimum 50% of wall surface shall be transparent between maximum 4ft above curb level to underside of ceiling (14.00')

Glazing Starts 1' from Sidewalk		
Area of Wall	195' X (14.00' - 0.50') = 2,632.5 SF	
Minimum Required 50% Transparency	2,632.5 SF X 50% = 1,316.25 SF	
Transparency Provided	Areas N+O+P+Q+R+S+T+U+V+W+X+Y+Z 2,275 SF (see 4 / Z-044)	COMPLIES

81-42 **GLAZING REQUIREMENTS FOR C5-3 MID BROADWAY ELEVATION**

1) Along Broadway 50% of Ground Floor to be glazed (surface to be measured up to 14')

Glazing Requirement	(53.77' X 14') X 50% 752.78 SF X 50% = 376.39 SF	
Glazing Provided	Area G + Area H + Area J 485 SF (see 3 / Z-044)	COMPLIES

81-42 **GLAZING REQUIREMENTS FOR C5-3 MID WEST 57TH STREET ELEVATION**

1) Along West 57th Street 50% of Ground Floor to be glazed (surface to be measured up to 14')

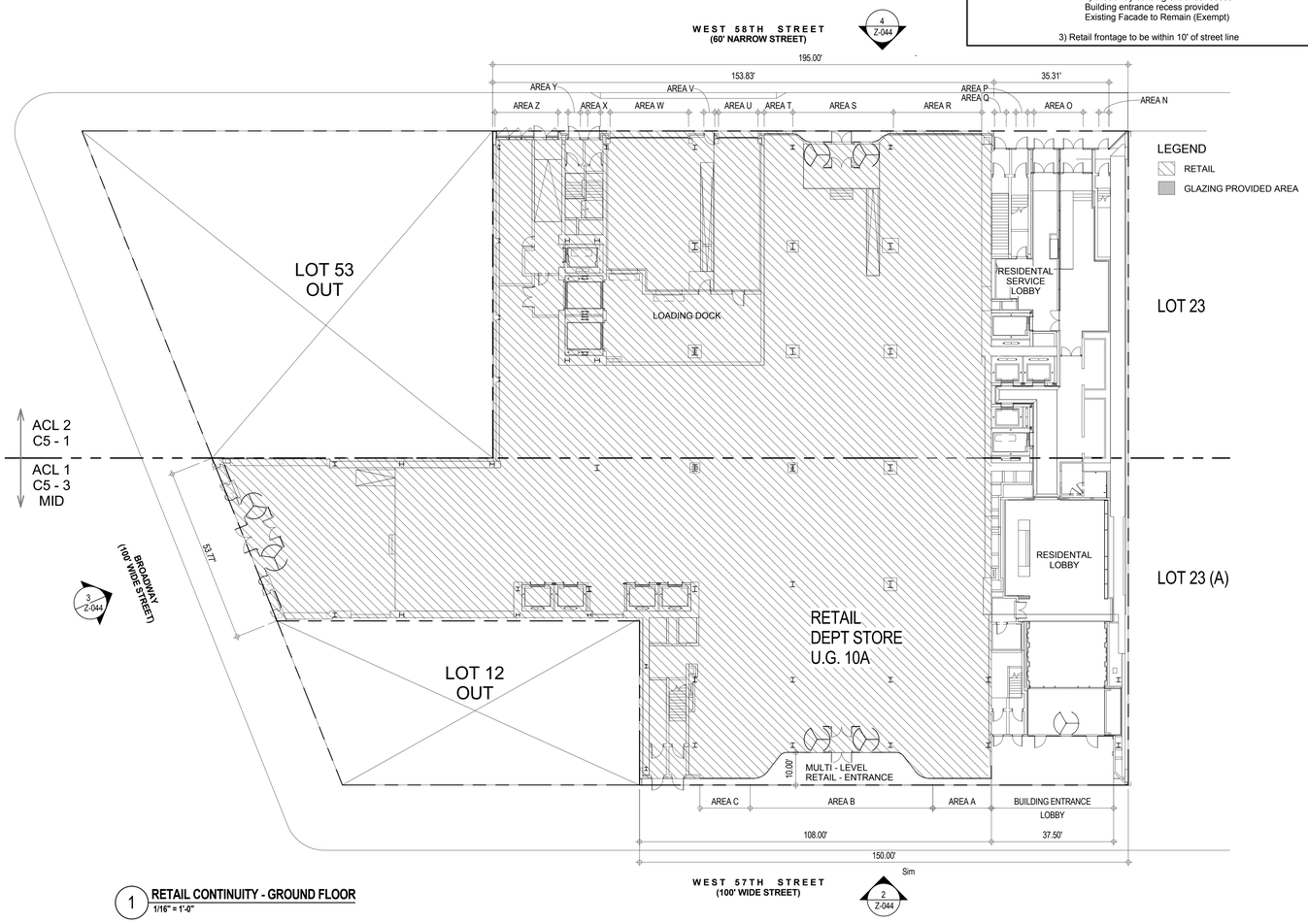
Glazing Requirement	(150' X 14') X 50% 2,100 SF X 50% = 1,050 SF	
Glazing Provided	Areas A+B+C 1,252 SF (see 2 / Z-044)	COMPLIES

37-35 **RETAIL CONTINUITY - C5-1**
50% of front building wall of development fronting onto a wide street to contain commercial use.

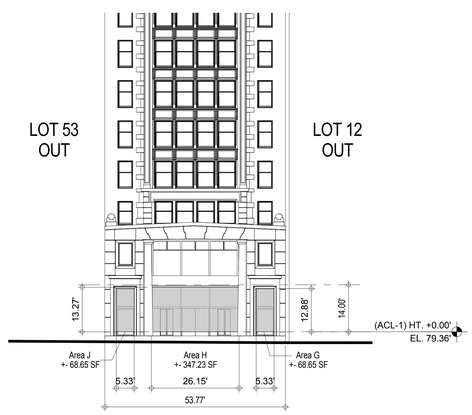
Development not on wide street in C5-1.	(Not applicable)	COMPLIES

81-42 **RETAIL CONTINUITY - C5-3 / C6-6 MID**

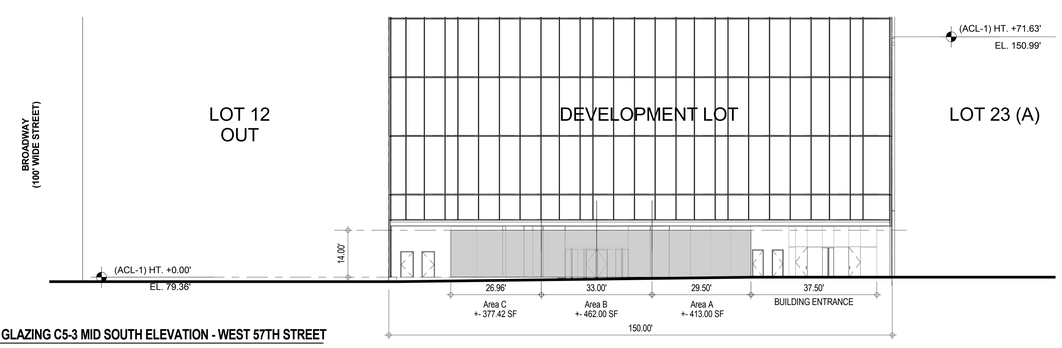
1) Retail Use Requirements on Designated Streets	West 57th Street	
Retail Provided	Full Retail Use on Ground Floor Except for Permitted Residential Lobby	COMPLIES
2) Maximum Length of Building Entrance Recess Area	25% of building street frontage	
i) West 57th street building entrance recess	150 X 25% = 37.50'	
Residential entrance provided	37.50'	COMPLIES
ii) Broadway building entrance recess		
Building entrance recess provided		COMPLIES
Existing Facade to Remain (Exempt)		
3) Retail frontage to be within 10' of street line		COMPLIES



1 **RETAIL CONTINUITY - GROUND FLOOR**
1/16" = 1'-0"

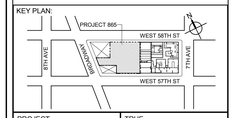


3 **RETAIL CONTINUITY GLAZING C5-3 MID WEST ELEVATION - BROADWAY**
1/16" = 1'-0"



2 **RETAIL CONTINUITY GLAZING C5-3 MID SOUTH ELEVATION - WEST 57TH STREET**
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH
TRUE NORTH

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
RETAIL CONTINUITY

SEAL & SIGNATURE:
REGISTERED ARCHITECT ADRIAN DAVID SMITH No. 028681 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: As indicated	
DWG No:	Z-044.02
DOB PAGE No:	45 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

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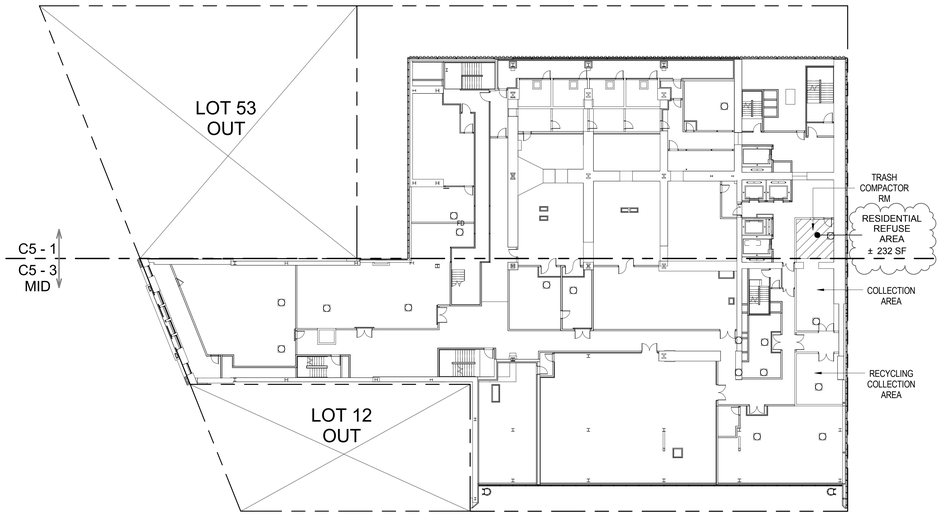
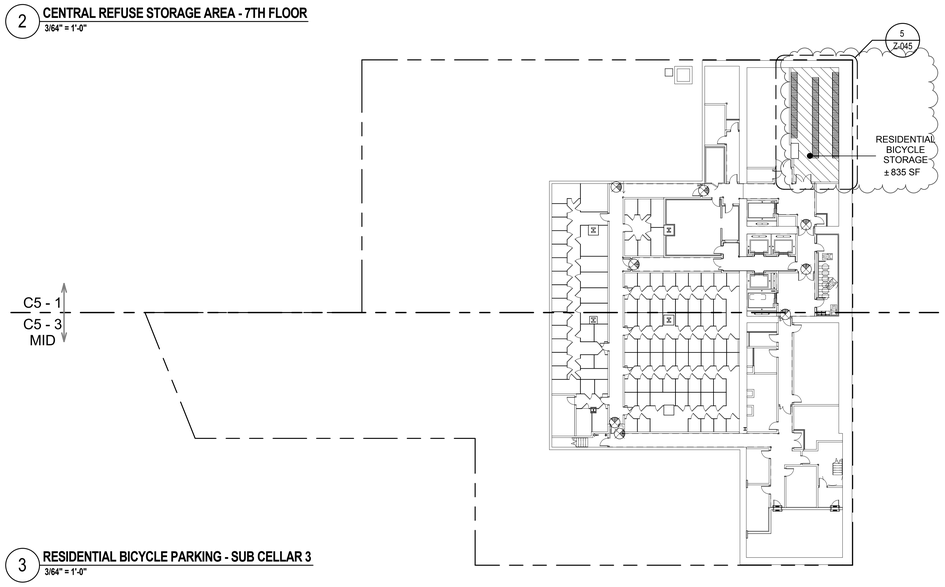
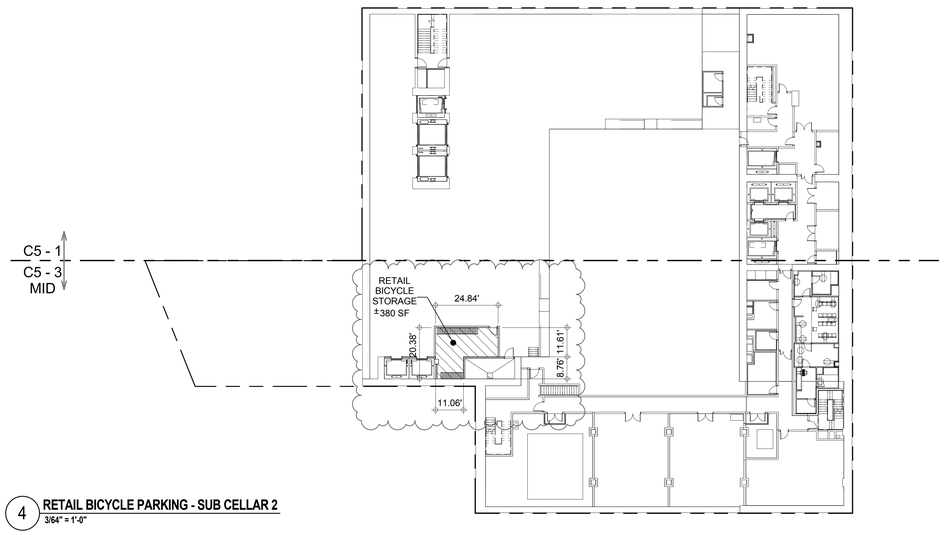


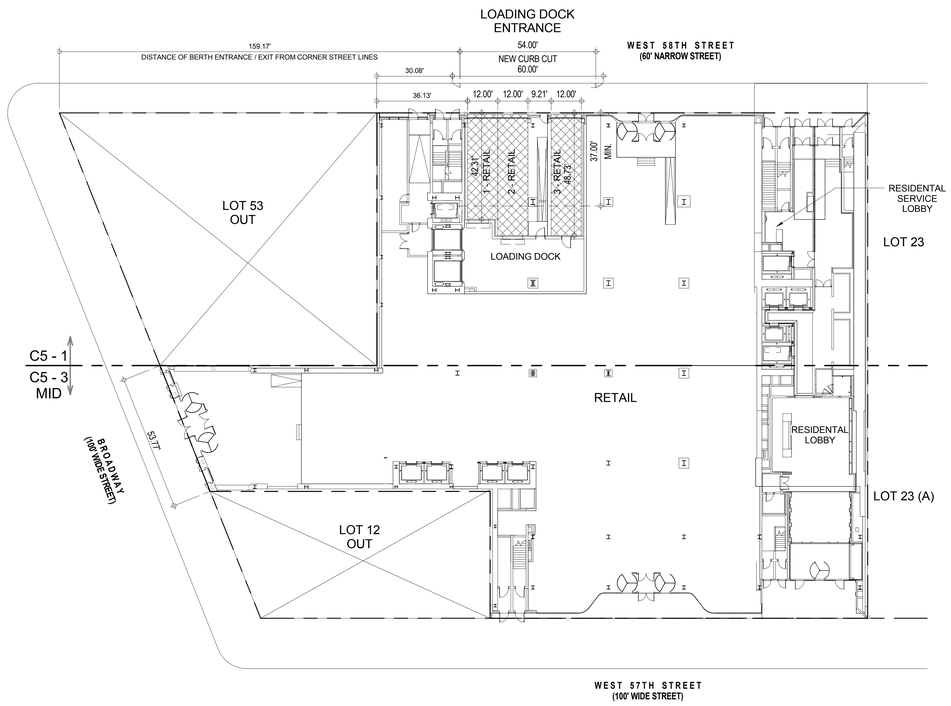
2 **CENTRAL REFUSE STORAGE AREA - 7TH FLOOR**
3/64" = 1'-0"



3 **RESIDENTIAL BICYCLE PARKING - SUB CELLAR 3**
3/64" = 1'-0"



4 **RETAIL BICYCLE PARKING - SUB CELLAR 2**
3/64" = 1'-0"

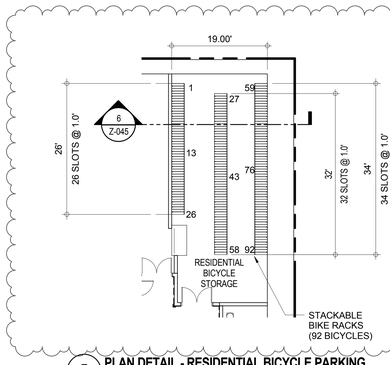


1 **CURB CUT AND REQUIRED LOADING BERTHS - GROUND FLOOR**
3/64" = 1'-0"

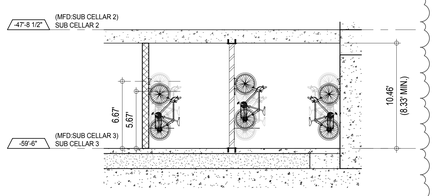
26-00 **37-00**	**SPECIAL URBAN DESIGN REGULATIONS**		
26-15 **81-44**	**CURB CUTS** No curb cut on wide streets, one curb cut per zoning lot on Narrow Street. One Curb Cut provided for Narrow Street (West 58th) for Required Loading	(see 1 / Z-045)	COMPLIES
26-16	**CENTRAL REFUSE STORAGE AREA**		
	Compressed Garbage Area Requirements	50 SF x (Lot Area / 10,000 SF)	
	Refuse Area Required	50 SF x (44,686 SF / 10,000 SF) = 223 SF	
	Refuse Area Provided	232 SF (see 2 / Z-045)	COMPLIES
	SIZE AND LOCATION OF REQUIRED BERTHS		
36-681	Size of Berths for Commercial Uses Retail	Length X Width / Vertical Clearance 37' X 12' / 14'	
	Berths Provided	(see 1 / Z-045)	COMPLIES
36-682	Location of Berth entrance and exit shall be more than 50 FT from the intersection of any two street lines Distance of Berth to intersection provided	159.17' (see 1 / Z-045)	COMPLIES
36-70 **36-73**	**ENCLOSED BICYCLE PARKING**		
	Required Bicycle Parking Required Bicycle Parking With Stackable Bike Racks	15 SF / Bicycle 9 SF / Bicycle	
	i) Residential : 1 Bicycle per 2 Dwelling Units	179 D.U. / 2 = 90 BICYCLES (90 X 9 SF) = 810 SF	
	Residential Bicycle Parking Provided (With Stackable Racks - see 6 / Z-045)	835 SF (see 3 / Z-045)	COMPLIES
	ii) Retail : 1 Bicycle / 10,000 SF	241,263 SF / 10,000 = 25 BICYCLES (25 X 15 SF) = 375 SF	
	Retail Bicycle Parking Provided	380 SF (see 4 / Z-045)	COMPLIES
	Total Bicycle Parking Space Required Total Bicycle Parking Space Provided	(90 X 9 SF) + (25 X 15 SF) = 1185 SF 835 SF + 380 SF = 1215 SF	COMPLIES

LEGEND

- BICYCLE STORAGE
- REFUSE AREA
- LOADING BERTHS



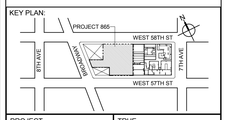
5 **PLAN DETAIL - RESIDENTIAL BICYCLE PARKING**
3/32" = 1'-0"



6 **SECTION - RESIDENTIAL BICYCLE PARKING**
3/16" = 1'-0"

DEPT OF BLDGS 421263825 Job Number
E3889757290 Scan Code

KEY PLAN:



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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SPECIAL URBAN DESIGN REGULATIONS C5-1

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID JAMES No. 028681 STATE OF NEW YORK

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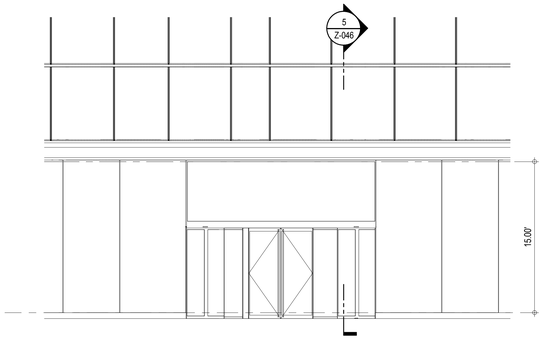
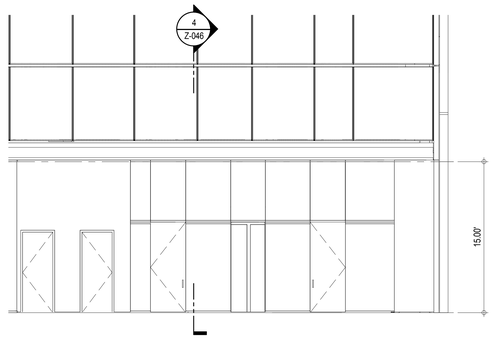
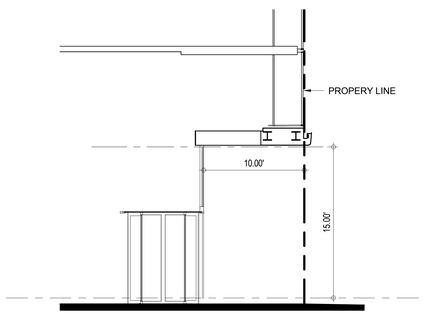


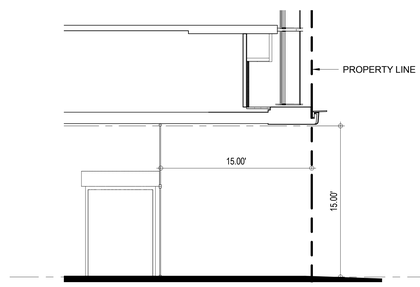
7 PARTIAL SOUTH ELEVATION
3/16" = 1'-0"



6 PARTIAL SOUTH ELEVATION
3/16" = 1'-0"



5 SECTION THRU - RETAIL MAJOR BUILDING ENTRANCE
3/16" = 1'-0"



4 SECTION THRU - RESIDENTIAL MAJOR ENTRANCE
3/16" = 1'-0"

26-00
37-00 **SPECIAL URBAN DESIGN REGULATIONS**

37-50 / 81-45 **PEDESTRIAN CIRCULATION SPACE**

37-51 1) Minimum Pedestrian Circulation Space
Pedestrian Circulation Space Required

1 SF / 300 SF of new F.A.
257,768 / 300 SF = 860 SF

37-52 / 81-45 2) Pedestrian Circulation Space provided for a 'Through Lot' :
i) Building Entrance Recess Area

Area A = 330 SF
Area B = 562.5 SF

Pedestrian Circulation Space Provided

330 SF + 562.5 SF = 892.5 SF — COMPLIES
(see 2 and 3 / Z-046)
Note: Area A for Dept. store floor area of 98,748 SF requires 330 SF of PCS. 330 SF Provided.

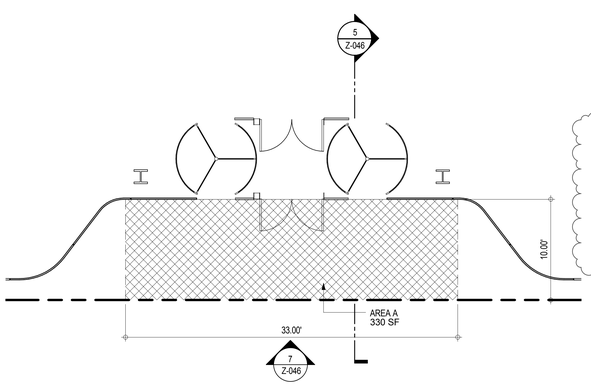
37-53 b) Building Entrance Recess Area (Area A & B) Design Requirements

Requirements	Compliance			
1) Dimensions	Min. - Max.	Provided-A	Provided-B	
Length	15' - 50'	33.00'	37.50'	COMPLIES
Width	10' - 15'	10.00'	15.00'	COMPLIES
Area	Length x Width =	330 SF	563 SF	
2) Obstructions	Minimum	Provided-A	Provided-B	
Height	15'	15'	15'	COMPLIES
Other Obstructions				NONE
3) Other Requirements				COMPLIES

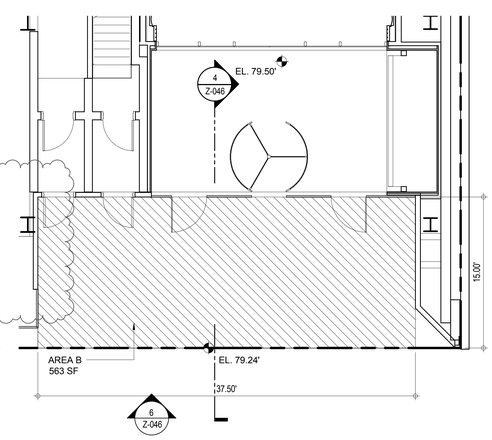
There are no overlaps. Connects directly to building uses (see 2 and 3 / Z-046)

81-47 b) MAJOR BUILDING ENTRANCES

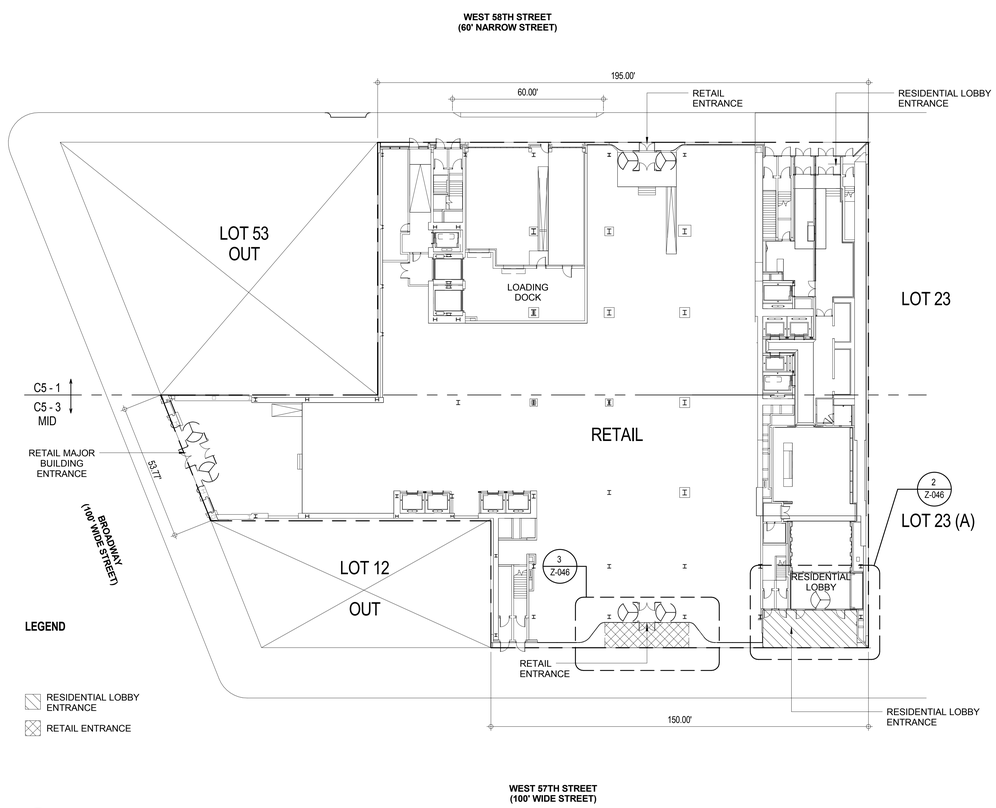
1) Building entrances located on all major streets West 58th Street, Broadway and West 57th Street (See 1 / Z-046) — COMPLIES



3 RETAIL MAJOR BUILDING ENTRANCE - GROUND FLOOR
3/16" = 1'-0"

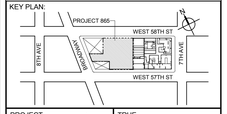


2 RESIDENTIAL MAJOR ENTRANCE - BUILDING ENTRANCE LOBBY
3/16" = 1'-0"



1 GROUND FLOOR
3/64" = 1'-0"

KEY PLAN:



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No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 1	24 JUL 15
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SPECIAL URBAN DESIGN REGULATIONS C5-3

SEAL & SIGNATURE: REGISTERED ARCHITECT ERIC DAVID JANSEN No. 028683 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: As indicated	
DWG No:	Z-046.02
DOB PAGE No:	47 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E - SHEET SIZE
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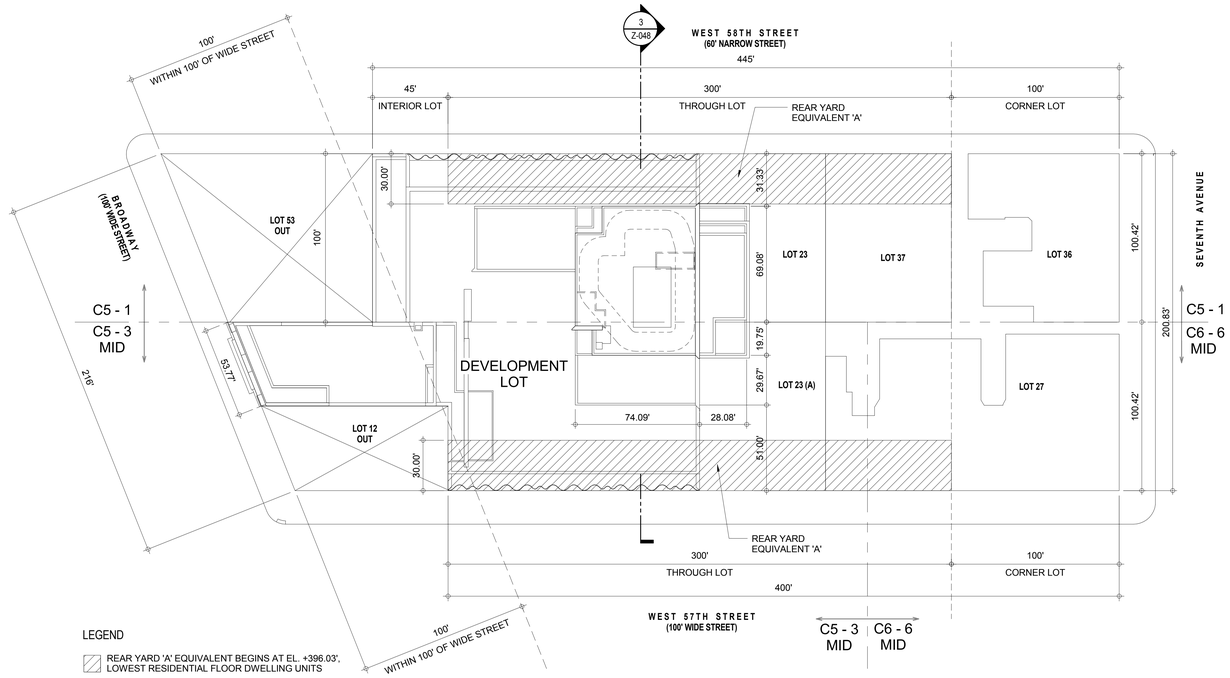
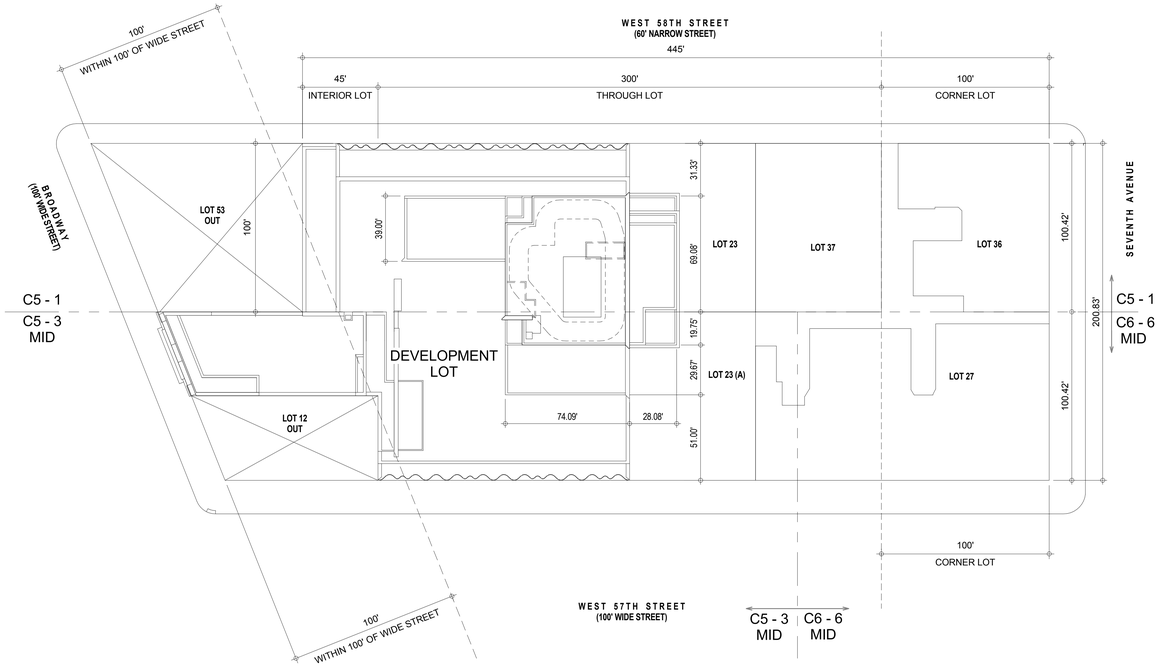
PLOT DATE: 9/22/2015 6:12:58 PM

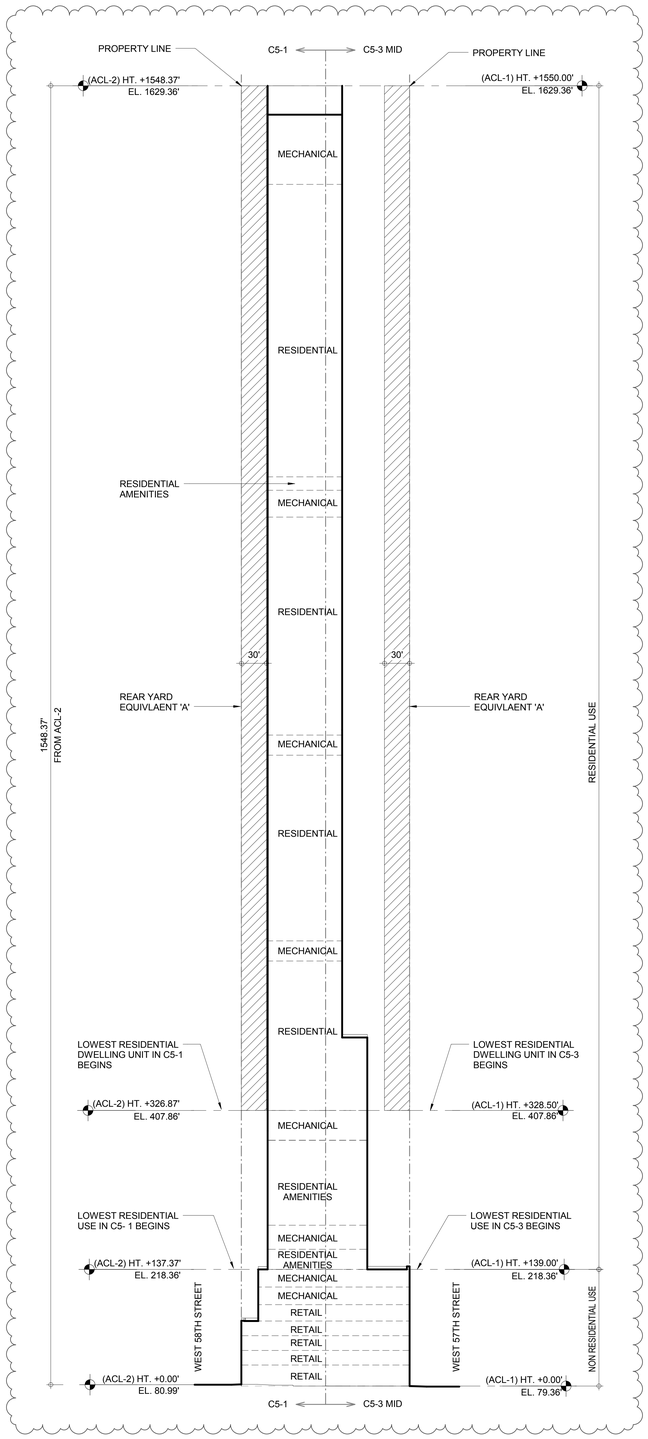
33-20	**REAR YARD AND REAR YARD EQUIVALENT REGULATIONS**		
33-26 33-301 33-302 33-281 33-303 b)	A) Commercial Use i) No Rear Yard required within 100' of corner and along short dimension of block. ii) No Rear Yard required for Interior Lot portion fronting on West 58th street as the portion of its rear lot line that is beyond 100' of the intersection of two street lines coincides with side lot line of adjoining Zoning Lot (Lot 12). iii) Commercial Use: No Rear Yard Equivalent regulation applies to through lots and along short dim of llot.		
	No Rear Yard Required	See 1 / Z-048	COMPLIES
23-47 23-543 c)	B) Residential Use i) No Rear Yard required within 100' of corner and along short dimension of block. ii) No Rear Yard required for Interior Lot portion fronting on West 58th street as the portion of its rear lot line that is beyond 100' of the intersection of two street lines coincides with side lot line of adjoining Zoning Lot (Lot 12).		
	No Rear Yard Required	See 2 and 3 / Z-048	COMPLIES
23-532	iii) Required Rear Yard Equivalents 60' Rear Yard Equivalent required as per 23-532 b) Open area provided for New Residential Use at lowest level of new dwelling units, height EL. 396.03' (12th floor) Depth of required open area, West 57th Street is 30' and a corresponding open area along West 58th Street is 30'		
	Provided 60' Rear Yard Equivalent 'A'	See 2 and 3 / Z-048	COMPLIES



2 **RESIDENTIAL REAR YARD ANALYSIS 8TH FLOOR AND ABOVE - SITE PLAN AT ROOF**
1/32" = 1'-0"

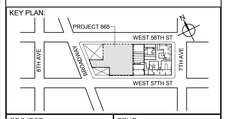


1 **COMMERCIAL REAR YARD ANALYSIS 6TH FLOOR AND BELOW - SITE PLAN AT ROOF**
1/32" = 1'-0"



3 **REAR YARD ANALYSIS - NORTH SOUTH SECTION**
1/64" = 1'-0"

KEY PLAN:



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	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
REAR YARD & REAR YARD EQUIVALENTS-SITE PLAN AND SECTION

SEAL & SIGNATURE:

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: As indicated	
DWG No:	Z-048.01
DOB PAGE No:	49 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E - SHEET SIZE

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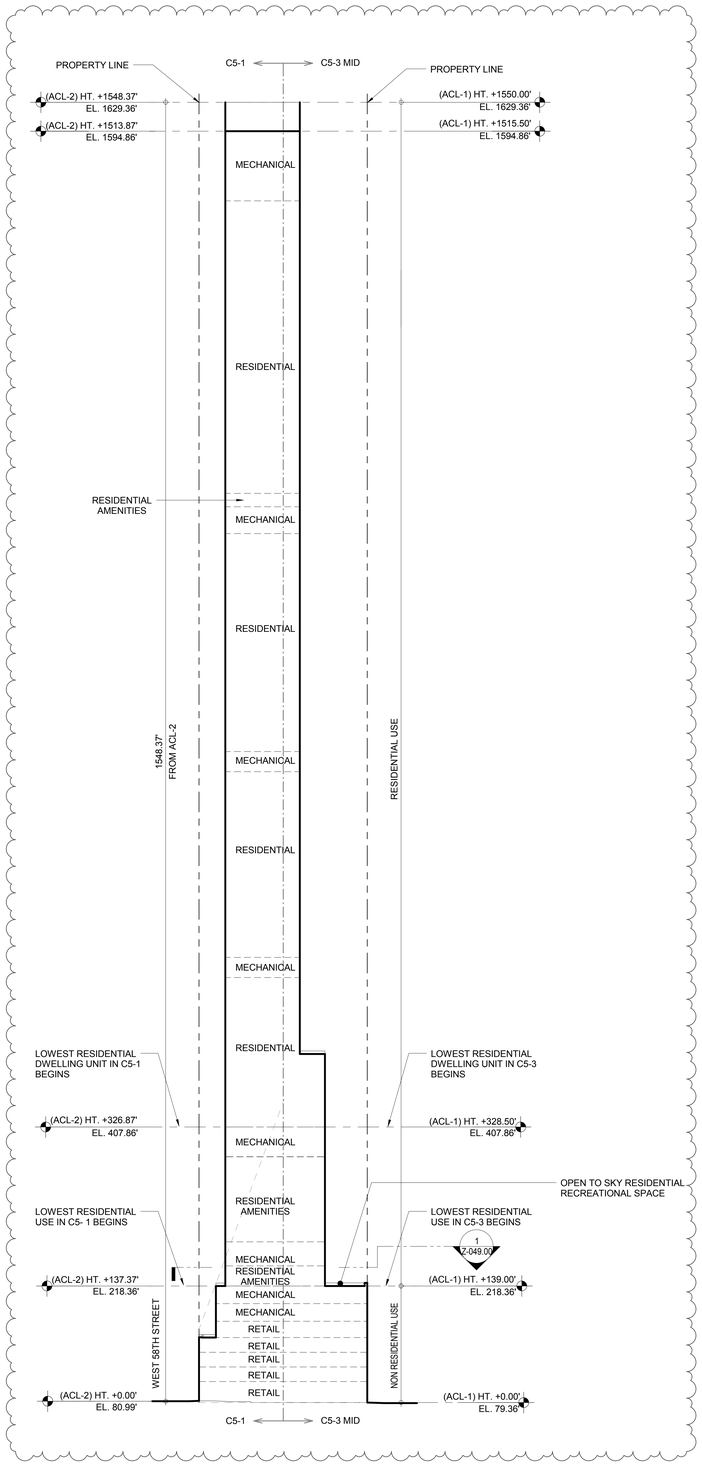
PLOT DATE: 9/23/2015 11:51 PM

DEPT OF BLDGS 421208305 Job Number
E361656195 Scan Code

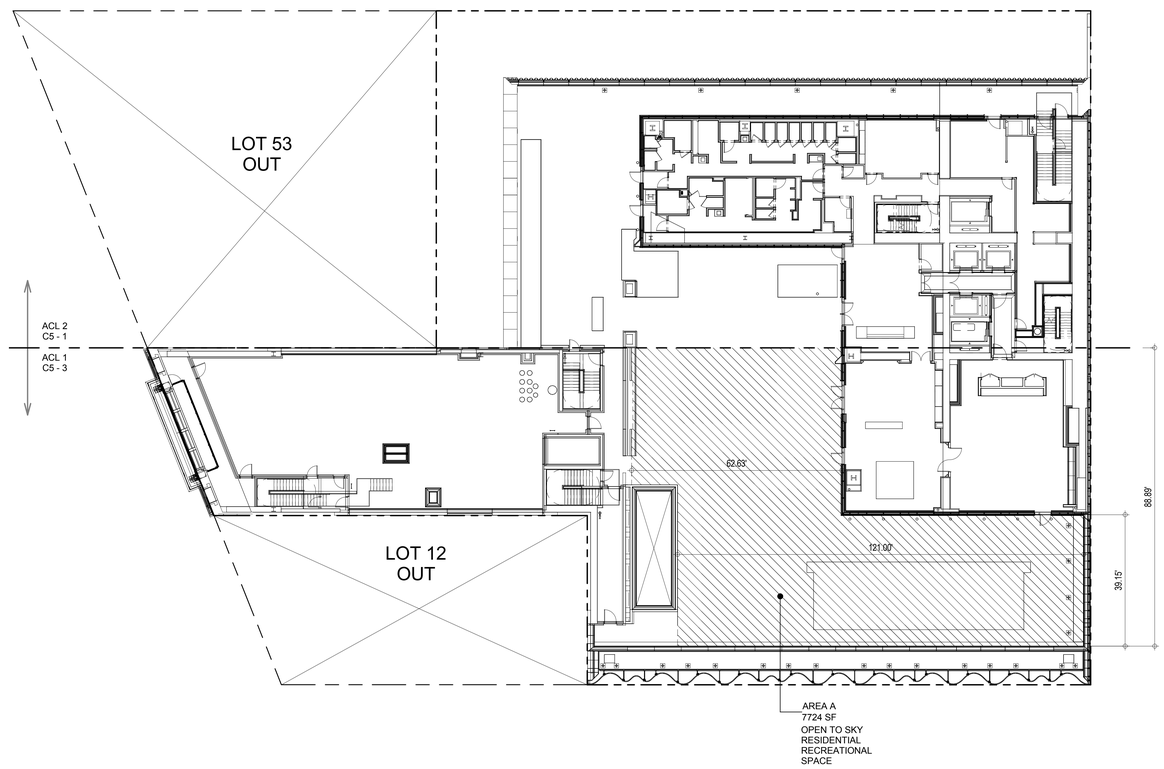
81-241	**RESIDENTIAL RECREATIONAL SPACE - C5-3 / C6-6 MID**	
81-241 c)	1) Residential portion of a mixed building qualifies for a maximum residential FAR of 12 provided development includes a recreational space in an amount not less than 13 SF / rooming unit, 16.25 SF / dwelling unit, or a total area of at least 5,000 SF, whichever is greater.	
	i) Recreational Space based on Rooming Unit — none ii) Recreational Space based on Residential Unit — 179 X 16.25 SF = 2,908.75 SF iii) Recreational Space based on maximum required — 5,000 SF	
	Recreational Space Required — 5,000 SF i) min 50% open to sky — 5,000SF x 50% = 2,500 SF ii) max 25% enclosed — 5,000SF x 25% = 1,250 SF iii) 25% may be covered but more than 50% unenclosed — 5,000SF x 50% = 1,250 SF	
	Recreational Space Provided i) 8th Floor Open-to-Sky Recreational Space — AREA A = 7,724 SF (1 / Z-049)	COMPLIES
	2) Restricted to residential occupants	COMPLIES
	3) Accessible from lobby or public area served by residential elevators (see 1/ Z-049)	COMPLIES
	4) Landscaped except where covered or developed (see 1 / Z-049)	COMPLIES
	5) Contains minimum 500 SF of continuous area are on a single level and no dimension less than 15'	COMPLIES



2 **RESIDENTIAL RECREATIONAL SPACE - NORTH SOUTH SECTION**
1/64" = 1'-0"

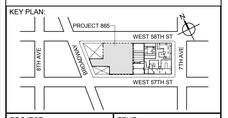
LEGEND

OPEN TO SKY RECREATIONAL SPACE



1 **8TH FLOOR RESIDENTIAL RECREATIONAL AREA PLAN**
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

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DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

RESIDENTIAL RECREATIONAL SPACE

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAE DAVID JANOWSKI AA 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: As indicated	
DWG No:	**Z-049.01**
DOB PAGE No:	50 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E SHEET SIZE
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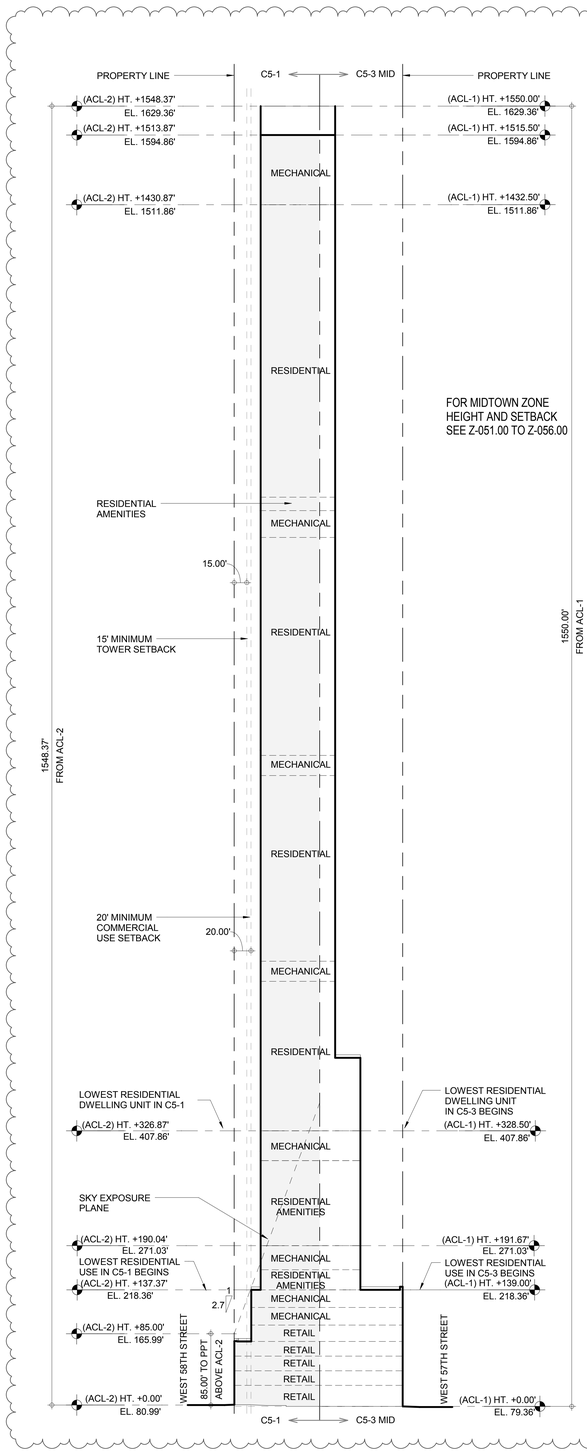
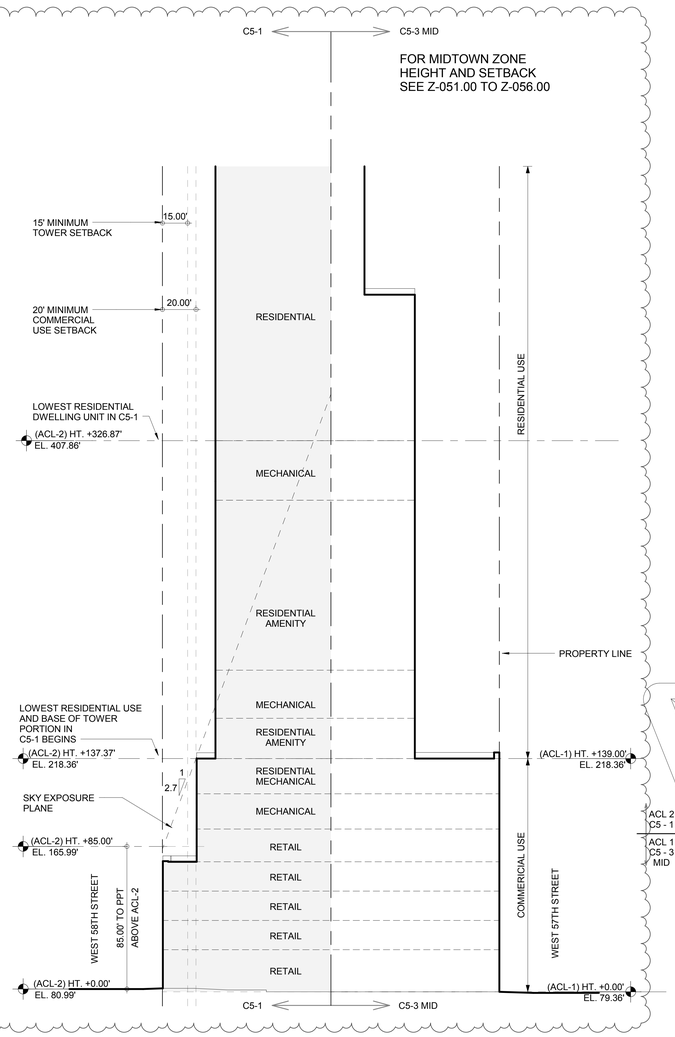
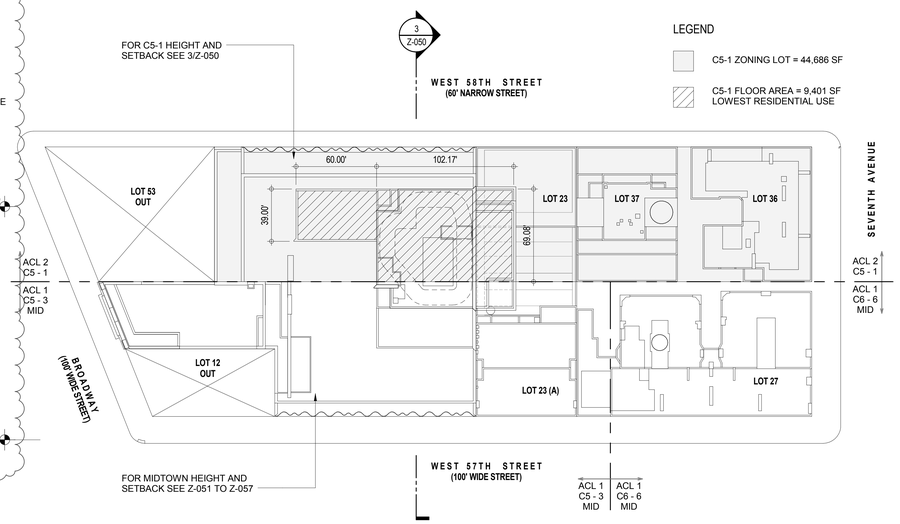


3 **HEIGHT AND SETBACK - NORTH SOUTH SECTION**
1/64" = 1'-0"



2 **NORTH-SOUTH SECTION BASE DETAIL AT ACL-2**
1/32" = 1'-0"

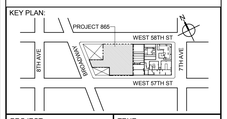


1 **SITE PLAN AT ROOF**
1" = 40'-0"

HEIGHT AND SETBACKS REGULATIONS - C5-1

33-432	MAXIMUM HEIGHT OF WALLS AND REQUIRED SETBACKS		
	1) Commercial Use Setback and Height of Front Wall requirements: 20' minimum setback from Narrow Street 85' or six stories maximum height of Front Wall above Street Line 2.7 : 1 Sky Exposure Plane		
	Setback and Height of Front Wall Provided	See 2 / Z-050	COMPLIES
35-63 b)	SPECIAL TOWER REGULATIONS FOR MIXED BUILDINGS		
	Residential portion of a mixed building not exceeding 40% lot coverage may be constructed in conformance with Tower Regulations of section 23-652 provided:		
35-63 b)	1) At least 65% of total floor area on the Zoning Lot allowable under applicable district regulation is occupied by Residential Uses		
	Residential	44,686 SF X 12 FAR = 536,232 SF	
	Maximum Floor Area Permitted	536,232 SF	
	Minimum Residential Required 65%	536,232 SF X 65% = 348,551 SF	
	Existing Residential	82,603 SF	
	Proposed Residential	535,675 SF	
	Total Residential	618,278 SF	COMPLIES
35-63 b)	2) All uses within the 'Mixed Building' to comply with provisions of Section 32-42 (location within building)		
32-422	Location of floors occupied by Commercial Uses		
	Commercial Uses may be located on a storey below the lowest storey occupied in whole or in part by Dwelling Units.		
	Location of Commercial Uses is below lowest Dwelling Units	See 2 / Z-050	COMPLIES
35-63 b)	3) Non-Residential Use in this 'Mixed Building' cannot penetrate Sky-Exposure Plane Location of Non-Residential Use does not penetrate Sky-Exposure Plane	See 2 / Z-050	COMPLIES
23-65	TOWER REGULATIONS		
	1) Portion of building occupied by Residential Uses to be considered for Tower Regulations to permit penetration of Sky Exposure Plane:		
	Portion of building less than 40% of lot area	44,686 SF X 40% = 17,874 SF	
	Tower Area Provided at lowest Residential Use	9,401 SF (See 1 / Z-050)	COMPLIES
23-652	Standard Tower		
	Tower shall be located not less than 15' from 'Street Line' of a 'Narrow Street'		
	Location of Tower is more than 15' setback from West 58th Street	See 2 and 3 / Z-050	COMPLIES

KEY PLAN:



PROJECT NORTH
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CURTAINWALL CONSULTANT:
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LANDMARK/PRESERVATION CONSULTANT:
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11 Hanover Square, 16th Floor
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TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
C5-1 HEIGHT AND SETBACK-SITE PLAN, SECTIONS AND ELEVATIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT JAN HIRD POKORNY DAVID JAMES No. 028681 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHKD: Checker	2
SCALE: As indicated	
DWG No:	Z-050.01
DOB PAGE No:	51 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E, SHEET SIZE
FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_hwilsenin.rvt
PLOT DATE: 9/22/2015 4:30:24 PM

DEPT OF BLDGS 421263625 Job Number
ES1949537325 Scan Code

81-27	**ALTERNATIVE HEIGHT AND SETBACK REGULATIONS - DAYLIGHT EVALUATION**
	TABLE OF CONTENTS AND NOTES FOR COMPLIANCE
	The contents of the Section 81-27 Height and Setback submission is as follows:
Dwg. #'s	Contents/Demonstrating
Z-051.00	Roof plan, indicating relationship to viewpoints, building's corner points and roof heights (above ACL) to top of parapets.
Z-051.00 - Z-057.00	As per Section 81-273 (c) & (d), this sheet contains all plan and section angles for corner points of all viewpoints. Also, contains Sec. 81-274 Daylight Evaluation scores for all viewpoints, overall street scores and overall development score. Indicates compliance on all streets and overall.
Z-052.00 - Z-057.00	Contains plot of corner points, by viewpoints and streets as per Section 81-273 (e). Also contains Section 81-274, Daylight Square count for all viewpoints. Blockage totals transferred to 23 for final tabulation.
CONCLUSION	**The proposed development is in compliance with Section 81-27**

81-27 ALTERNATE HEIGHT AND SETBACK REGULATIONS
DAYLIGHT EVALUATION METHOD

81-274 CALCULATION OF DAYLIGHT SCORE

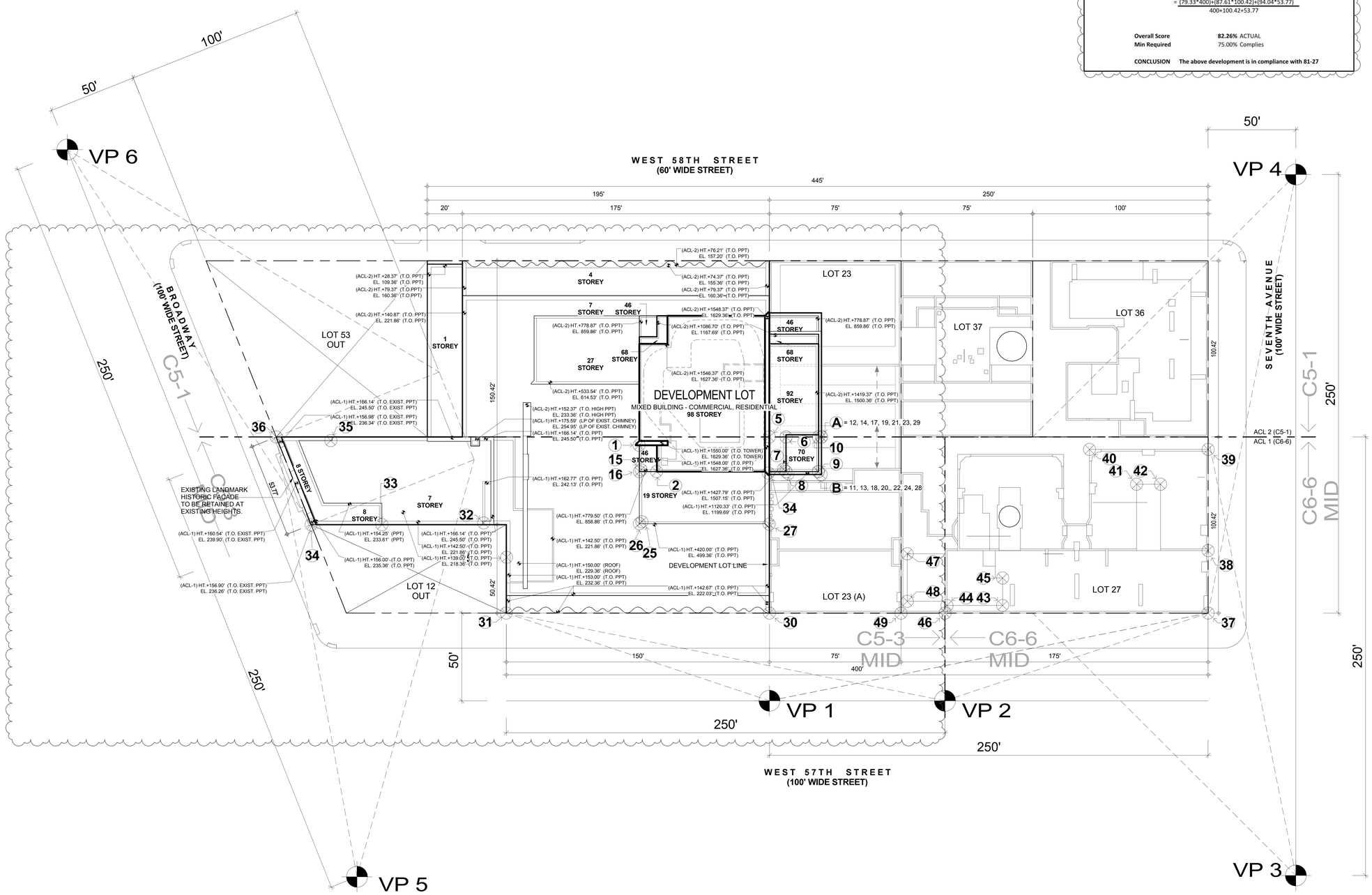
W 57 ST	Lot line length =	400.00
VP 1	79.91%	
VP 2	78.75%	
Street Score	**79.33% ACTUAL**	
Min Required	66.00% Complies	
7TH AVE	Lot line length=	100.42
VP 3	87.26%	
VP 4	87.95%	
Street Score	**87.61%** ACTUAL	
Min Required	66.00% Complies	
BROADWAY	Lot line length=	53.77
VP 5	93.90%	
VP 6	94.18%	
Average	**94.04%** ACTUAL	
Min Required	66.00% Complies	

ENTIRE ZONING LOT

$$= \frac{(79.33*400)+(87.61*100.42)+(94.04*53.77)}{400+100.42+53.77}$$

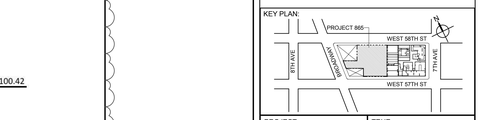
Overall Score **82.26%** ACTUAL
Min Required 75.00% Complies

CONCLUSION **The above development is in compliance with 81-27**



1 **ZONING ROOF PLAN**
3/64" = 1'-0"

KEY PLAN:



PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

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ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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No.	DESCRIPTION:	DATE:
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	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

0 10'-8" 21'-4" 42'-8"

DOB SUBMISSION

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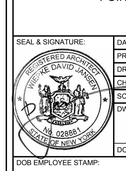
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING ROOF PLAN AND VIEW POINTS

SEAL & SIGNATURE:



DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: 3/64" = 1'-0"	
DWG No:	Z-051.01
DOB PAGE No:	52 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E, SHEET SIZE

FILE NAME: C:\Revit Local Files\AAI-TWR-ZONING-CD_hadamm.rvt
PLOT DATE: 8/30/2015 6:11:52 AM

Scoring Summary
(Vantage point 1)

Section		Score
81-274(b)	Squares above 70°	-31.60
81-274(c)	Squares below 70°	0.00
81-274(d)	Profile Encroachment penalty	-0.55
	Total Blockage	-32.15
81-274(e)	Available Daylight Squares	160.00
81-274(f)	Remaining daylight	127.85
81-274(g)	**Daylight Score**	**79.91%**

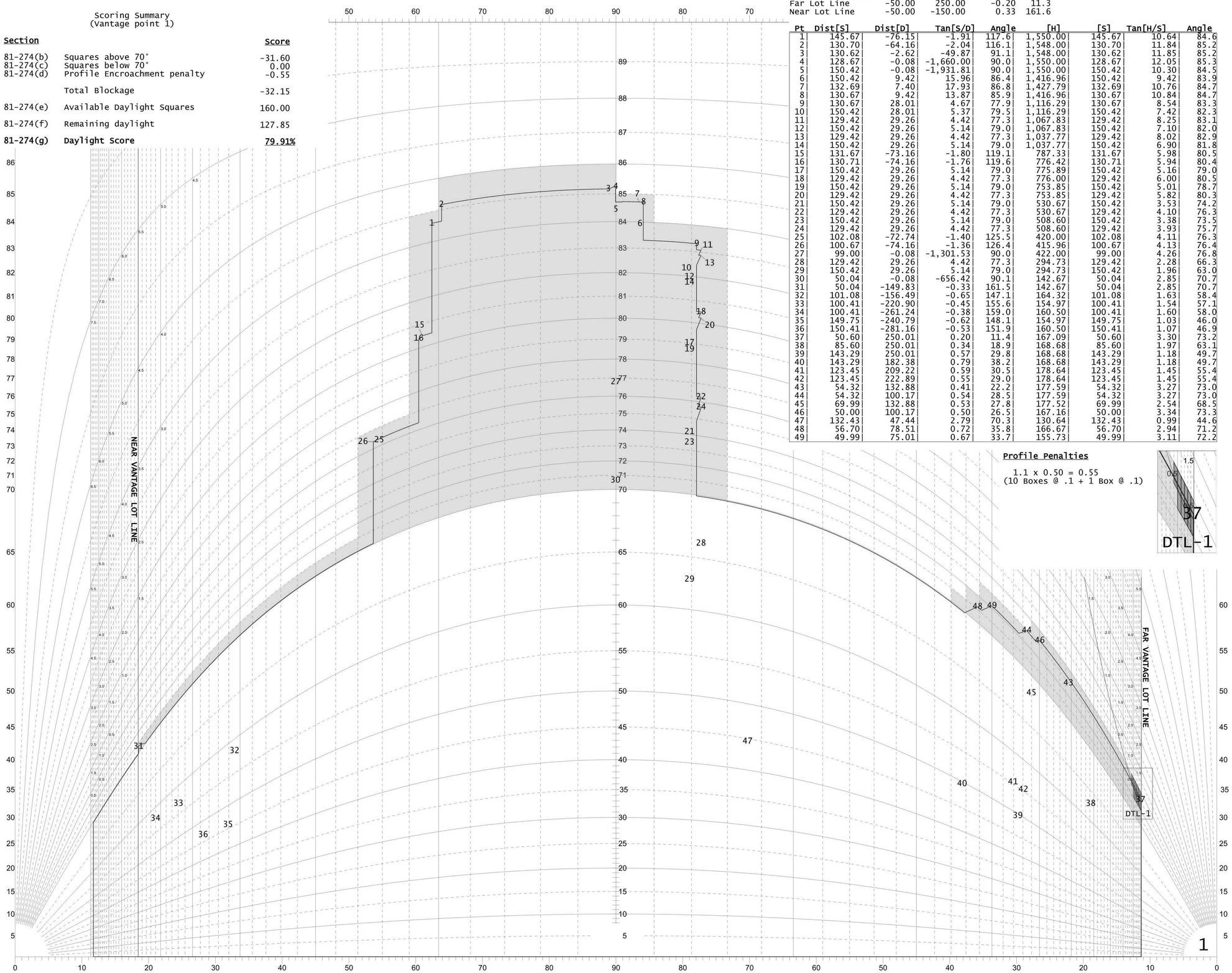
Section 81-273(d) W57St VP 1

Far Lot Line	-50.00	250.00	-0.20	11.3
Near Lot Line	-50.00	-150.00	0.33	161.6

Pt	Dist[S]	Dist[D]	Tan[S/D]	Angle	[H]	[S]	Tan[H/S]	Angle
1	145.67	-76.15	-1.91	117.6	1,550.00	145.67	10.64	84.6
2	130.70	-64.16	-2.04	116.1	1,548.00	130.70	11.84	85.2
3	130.62	-2.62	-49.87	91.1	1,548.00	130.62	11.85	85.2
4	128.67	-0.08	-1,660.00	90.0	1,550.00	128.67	12.05	85.3
5	150.42	-0.08	-1,931.81	90.0	1,550.00	150.42	10.30	84.5
6	150.42	9.42	15.96	86.4	1,416.96	150.42	9.42	83.9
7	132.69	7.40	17.93	86.8	1,427.79	132.69	10.76	84.7
8	130.67	9.42	13.87	85.9	1,416.96	130.67	10.84	84.7
9	130.67	28.01	4.67	77.9	1,116.29	130.67	8.54	83.3
10	150.42	28.01	5.37	79.5	1,116.29	150.42	7.42	82.3
11	129.42	29.26	4.42	77.3	1,067.83	129.42	8.25	83.1
12	150.42	29.26	5.14	79.0	1,067.83	150.42	7.10	82.0
13	129.42	29.26	4.42	77.3	1,037.77	129.42	8.02	82.9
14	150.42	29.26	5.14	79.0	1,037.77	150.42	6.90	81.8
15	131.67	-73.16	-1.80	119.1	787.33	131.67	5.98	80.5
16	130.71	-74.16	-1.76	119.6	776.42	130.71	5.94	80.4
17	150.42	29.26	5.14	79.0	775.89	150.42	5.16	79.0
18	129.42	29.26	4.42	77.3	776.00	129.42	6.00	80.5
19	150.42	29.26	5.14	79.0	753.85	150.42	5.01	78.7
20	129.42	29.26	4.42	77.3	753.85	129.42	5.82	80.3
21	150.42	29.26	5.14	79.0	530.67	150.42	3.53	74.2
22	129.42	29.26	4.42	77.3	530.67	129.42	4.10	76.3
23	150.42	29.26	5.14	79.0	508.60	150.42	3.38	73.5
24	129.42	29.26	4.42	77.3	508.60	129.42	3.93	75.7
25	102.08	-72.74	-1.40	125.5	420.00	102.08	4.11	76.3
26	100.67	-74.16	-1.36	126.4	415.96	100.67	4.13	76.4
27	99.00	-0.08	-1,301.53	90.0	422.00	99.00	4.26	76.8
28	129.42	29.26	4.42	77.3	294.73	129.42	2.28	66.3
29	150.42	29.26	5.14	79.0	294.73	150.42	1.96	63.0
30	50.04	-0.08	-656.42	90.1	142.67	50.04	2.85	70.7
31	50.04	-149.83	-0.33	161.5	142.67	50.04	2.85	70.7
32	101.08	-156.49	-0.65	147.1	164.32	101.08	1.63	58.4
33	100.41	-220.90	-0.45	155.6	154.97	100.41	1.54	57.1
34	100.41	-261.24	-0.38	159.0	160.50	100.41	1.60	58.0
35	149.75	-240.79	-0.62	148.1	154.97	149.75	1.03	46.0
36	150.41	-281.16	-0.53	151.9	160.50	150.41	1.07	46.9
37	50.60	250.01	0.20	11.4	167.09	50.60	3.30	73.2
38	85.60	250.01	0.34	18.9	168.68	85.60	1.97	63.1
39	143.29	250.01	0.57	29.8	168.68	143.29	1.18	49.7
40	143.29	182.38	0.79	38.2	168.68	143.29	1.18	49.7
41	123.45	209.22	0.59	30.5	178.64	123.45	1.45	55.4
42	123.45	222.89	0.55	29.0	178.64	123.45	1.45	55.4
43	54.32	132.88	0.41	22.2	177.59	54.32	3.27	73.0
44	54.32	100.17	0.54	28.5	177.59	54.32	3.27	73.0
45	69.99	132.88	0.53	27.8	177.52	69.99	2.54	68.5
46	50.00	100.17	0.50	26.5	167.16	50.00	3.34	73.3
47	132.43	47.44	2.79	70.3	130.64	132.43	0.99	44.6
48	56.70	78.51	0.72	35.8	166.67	56.70	2.94	71.2
49	49.99	75.01	0.67	33.7	155.73	49.99	3.11	72.2

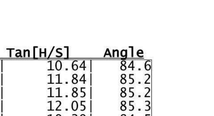
Profile Penalties

1.1 x 0.50 = 0.55
(10 Boxes @ .1 + 1 Box @ .1)



DAYLIGHT EVALUATION DIAGRAM - 100 FOOT STREET
WEST 57th STREET - VANTAGE POINT ONE

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 1

SEAL & SIGNATURE:
REGISTERED ARCHITECT WILLIAM DAVID JANKOWSKI No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE:	
DWG No:	Z-052.01
DOB PAGE No:	53 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

CD PROGRESS ISSUE 1

DEPT OF BLDGS 421263505 Job Number
E345635099 Scan Code
36" x 48" Arch E - SHEET SIZE
FILENAME: 1216Z-Z-052.01_Section Analysis Plan_Viewpoint 1.dwg
PLOT DATE: 2015-09-18 11:34 PM

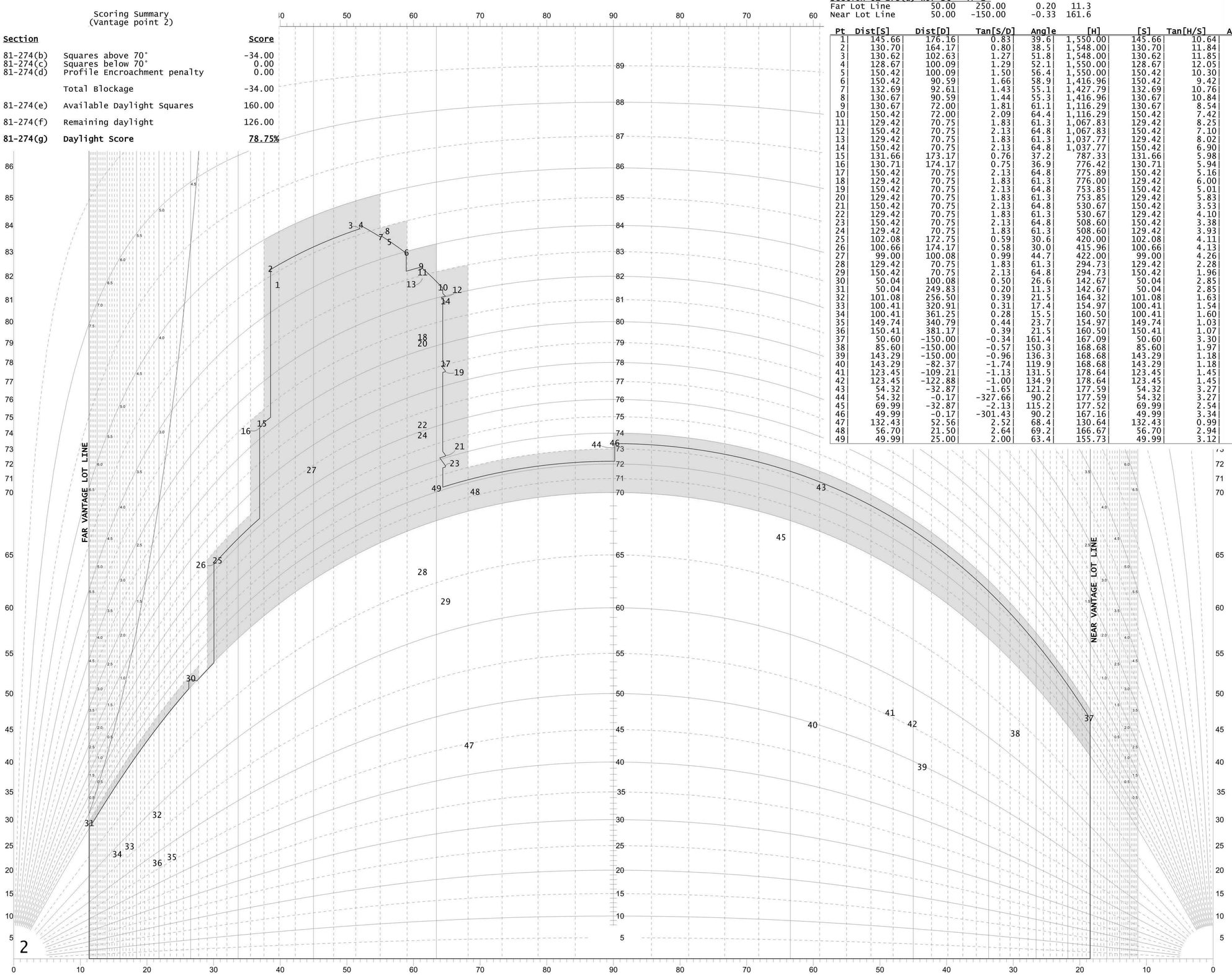
Scoring Summary
(Vantage point 2)

Section		Score
81-274(b)	Squares above 70°	-34.00
81-274(c)	Squares below 70°	0.00
81-274(d)	Profile Encroachment penalty	0.00
	Total Blockage	-34.00
81-274(e)	Available Daylight Squares	160.00
81-274(f)	Remaining daylight	126.00
81-274(g)	**Daylight Score**	**78.75%**

Section 81-273(d) W57 St VP 2

Far Lot Line	50.00	250.00	0.20	11.3
Near Lot Line	50.00	-150.00	-0.33	161.6

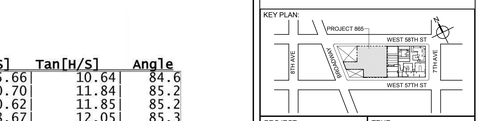
Pt	Dist[S]	Dist[D]	Tan[S/D]	Angle	[H]	[S]	Tan[H/S]	Angle
1	145.66	176.16	0.83	39.6	1,550.00	145.66	10.64	84.6
2	130.70	164.17	0.80	38.5	1,548.00	130.70	11.84	85.2
3	130.62	102.63	1.27	51.8	1,548.00	130.62	11.85	85.2
4	128.67	100.09	1.29	52.1	1,550.00	128.67	12.05	85.3
5	150.42	100.09	1.50	56.4	1,550.00	150.42	10.30	84.5
6	150.42	90.59	1.66	58.9	1,416.96	150.42	9.42	83.9
7	132.69	92.61	1.43	55.1	1,427.79	132.69	10.76	84.7
8	130.67	90.59	1.44	55.3	1,416.96	130.67	10.84	84.7
9	130.67	72.00	1.81	61.1	1,116.29	130.67	8.54	83.3
10	150.42	72.00	2.09	64.4	1,116.29	150.42	7.42	82.3
11	129.42	70.75	1.83	61.3	1,067.83	129.42	8.25	83.1
12	150.42	70.75	2.13	64.8	1,067.83	150.42	7.10	82.0
13	129.42	70.75	1.83	61.3	1,037.77	129.42	8.02	82.9
14	150.42	70.75	2.13	64.8	1,037.77	150.42	6.90	81.8
15	131.66	173.17	0.76	37.2	787.33	131.66	5.98	80.5
16	130.71	174.17	0.75	36.9	776.42	130.71	5.94	80.4
17	150.42	70.75	2.13	64.8	775.89	150.42	5.16	79.0
18	129.42	70.75	1.83	61.3	776.00	129.42	6.00	80.5
19	150.42	70.75	2.13	64.8	753.85	150.42	5.01	78.7
20	129.42	70.75	1.83	61.3	753.85	129.42	5.83	80.3
21	150.42	70.75	2.13	64.8	530.67	150.42	3.53	74.2
22	129.42	70.75	1.83	61.3	530.67	129.42	4.10	76.3
23	150.42	70.75	2.13	64.8	508.60	150.42	3.38	73.5
24	129.42	70.75	1.83	61.3	508.60	129.42	3.93	75.7
25	102.08	172.75	0.59	30.6	420.00	102.08	4.11	76.3
26	100.66	174.17	0.58	30.0	415.96	100.66	4.13	76.4
27	99.00	100.08	0.99	44.7	422.00	99.00	4.26	76.8
28	129.42	70.75	1.83	61.3	294.73	129.42	2.28	66.3
29	150.42	70.75	2.13	64.8	294.73	150.42	1.96	63.0
30	50.04	100.08	0.50	26.6	142.67	50.04	2.85	70.7
31	50.04	249.83	0.20	11.3	142.67	50.04	2.85	70.7
32	101.08	256.50	0.39	21.5	164.32	101.08	1.63	58.4
33	100.41	320.91	0.31	17.4	154.97	100.41	1.54	57.1
34	100.41	361.25	0.28	15.5	160.50	100.41	1.60	58.0
35	149.74	340.79	0.44	23.7	154.97	149.74	1.03	46.0
36	150.41	381.17	0.39	21.5	160.50	150.41	1.07	46.9
37	50.60	-150.00	-0.34	161.4	167.09	50.60	3.30	73.2
38	85.60	-150.00	-0.57	150.3	168.68	85.60	1.97	63.1
39	143.29	-150.00	-0.96	136.3	168.68	143.29	1.18	49.7
40	143.29	-82.37	-1.74	119.9	168.68	143.29	1.18	49.7
41	123.45	-109.21	-1.13	131.5	178.64	123.45	1.45	55.4
42	123.45	-122.88	-1.00	134.9	178.64	123.45	1.45	55.4
43	54.32	-32.87	-1.65	121.2	177.59	54.32	3.27	73.0
44	54.32	-0.17	-327.66	90.2	177.59	54.32	3.27	73.0
45	69.99	-32.87	-2.13	115.2	177.52	69.99	2.54	68.5
46	49.99	-0.17	-301.43	90.2	167.16	49.99	3.34	73.3
47	132.43	52.56	2.52	68.4	130.64	132.43	0.99	44.6
48	56.70	21.50	2.64	69.2	166.67	56.70	2.94	71.2
49	49.99	25.00	2.00	63.4	155.73	49.99	3.12	72.2



DAYLIGHT EVALUATION DIAGRAM - 100 FOOT STREET
WEST 57th STREET - VANTAGE POINT TWO

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St.W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
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New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

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AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
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CODE CONSULTANTS:
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100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

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40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
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New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 2

SEAL & SIGNATURE:
REGISTERED ARCHITECT ADRIAN DAVID SMITH No. 028883 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE:	
DWG No:	Z-053.01
DOB PAGE No:	54 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

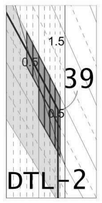
Section 81-273(d) 7TH AVE VP 3

Far Lot Line	-50.00	250.00	-0.20	11.3
Near Lot Line	-149.92	149.60	-1.00	45.1

Pt	Dist[S]	Dist[D]	Tan[S/D]	Angle	[H]	[S]	Tan[H/S]	Angle
1	376.04	245.41	1.53	56.9	1,550.00	376.04	4.12	76.4
2	364.06	230.44	1.58	57.7	1,548.00	364.06	4.25	76.8
3	302.52	230.33	1.31	52.7	1,548.00	302.52	5.12	78.9
4	299.98	228.37	1.31	52.7	1,550.00	299.98	5.17	79.0
5	299.97	250.12	1.20	50.2	1,550.00	299.97	5.17	79.0
6	290.47	250.12	1.16	49.3	1,416.96	290.47	4.88	78.4
7	292.50	232.39	1.26	51.5	1,427.79	292.50	4.88	78.4
8	290.48	230.37	1.26	51.6	1,416.96	290.48	4.88	78.4
9	271.90	230.36	1.18	49.7	1,116.29	271.90	4.11	76.3
10	271.89	250.11	1.09	47.4	1,116.29	271.89	4.11	76.3
11	270.65	229.11	1.18	49.8	1,067.83	270.65	3.95	75.8
12	270.64	250.11	1.08	47.3	1,067.83	270.64	3.95	75.8
13	270.65	229.11	1.18	49.8	1,037.77	270.65	3.83	75.4
14	270.64	250.11	1.08	47.3	1,037.77	270.64	3.83	75.4
15	373.06	231.40	1.61	58.2	787.33	373.06	2.11	64.6
16	374.06	230.45	1.62	58.4	776.42	374.06	2.08	64.3
17	270.64	250.11	1.08	47.3	775.89	270.64	2.87	70.8
18	270.65	229.11	1.18	49.8	776.00	270.65	2.87	70.8
19	270.64	250.11	1.08	47.3	753.85	270.64	2.79	70.3
20	270.65	229.11	1.18	49.8	753.85	270.65	2.79	70.3
21	270.64	250.11	1.08	47.3	530.67	270.64	1.96	63.0
22	270.65	229.11	1.18	49.8	530.67	270.65	1.96	63.0
23	270.64	250.11	1.08	47.3	508.60	270.64	1.88	62.0
24	270.65	229.11	1.18	49.8	508.60	270.65	1.88	62.0
25	372.66	201.82	1.85	61.6	420.00	372.66	1.13	48.4
26	374.07	200.41	1.87	61.8	415.96	374.07	1.11	48.0
27	299.99	198.71	1.51	56.5	422.00	299.99	1.41	54.6
28	270.65	229.11	1.18	49.8	294.73	270.65	1.09	47.4
29	270.64	250.11	1.08	47.3	294.73	270.64	1.09	47.4
30	300.01	149.75	2.00	63.5	142.67	300.01	0.48	25.4
31	449.76	149.81	3.00	71.6	142.67	449.76	0.32	17.6
32	456.41	200.86	2.27	66.2	164.32	456.41	0.36	19.8
33	520.82	200.22	2.60	69.0	154.97	520.82	0.30	16.6
34	561.16	200.23	2.80	70.4	160.50	561.16	0.29	16.0
35	540.68	249.56	2.17	65.2	154.97	540.68	0.29	16.0
36	581.05	250.24	2.32	66.7	160.50	581.05	0.28	15.4
37	49.93	150.20	0.33	18.4	167.09	49.93	3.35	73.4
38	49.92	185.20	0.27	15.1	168.68	49.92	3.38	73.5
39	49.89	242.89	0.21	11.6	168.68	49.89	3.38	73.5
40	117.52	242.92	0.48	25.8	168.68	117.52	1.44	55.1
41	90.68	223.07	0.41	22.1	178.64	90.68	1.97	63.1
42	77.02	223.06	0.35	19.0	178.64	77.02	2.32	66.7
43	167.05	153.97	1.08	47.3	177.59	167.05	1.06	46.8
44	199.76	153.99	1.30	52.4	177.59	199.76	0.89	41.6
45	167.05	169.64	0.98	44.6	177.52	167.05	1.06	46.7
46	199.76	149.66	1.33	53.2	167.16	199.76	0.84	39.9
47	252.46	232.12	1.09	47.4	130.64	252.46	0.52	27.4
48	221.43	156.38	1.42	54.8	166.67	221.43	0.75	37.0
49	224.93	149.67	1.50	56.4	155.73	224.93	0.69	34.7

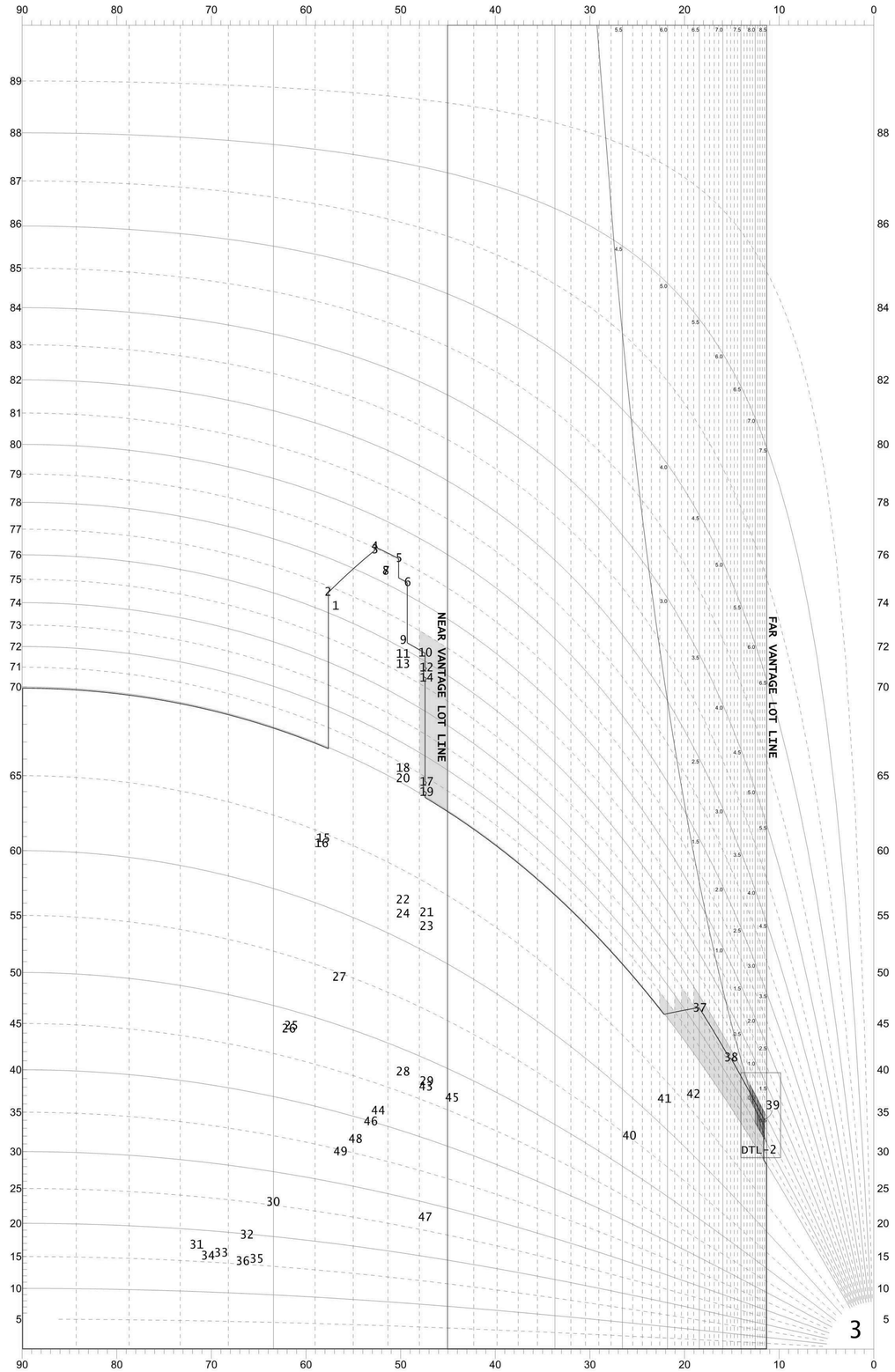
Profile Penalties

1.0 x 0.50 = 0.50
(8 Boxes @ 0.5 + 2 Boxes @ 0.5)



Scoring Summary
(Vantage point 3)

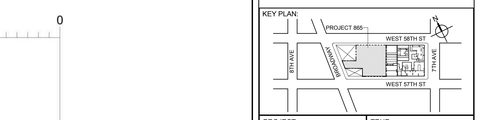
Section		Score
81-274(b)	Squares above 70°	-9.70
81-274(c)	Squares below 70°	0.00
81-274(d)	Profile Encroachment penalty	-0.50
	Total Blockage	-10.20
81-274(e)	Available Daylight Squares	80.05
81-274(f)	Remaining daylight	69.85
81-274(g)	**Daylight Score**	**87.26%**



DAYLIGHT EVALUATION DIAGRAM - 100 FOOT STREET
7TH AVENUE - VANTAGE POINT THREE

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

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New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 3

SEAL & SIGNATURE:

REGISTERED ARCHITECT ANDRE DAVID JAKSER STATE OF NEW YORK 028863

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE:	
DWG No:	Z-054.01
DOB PAGE No:	55 of 569

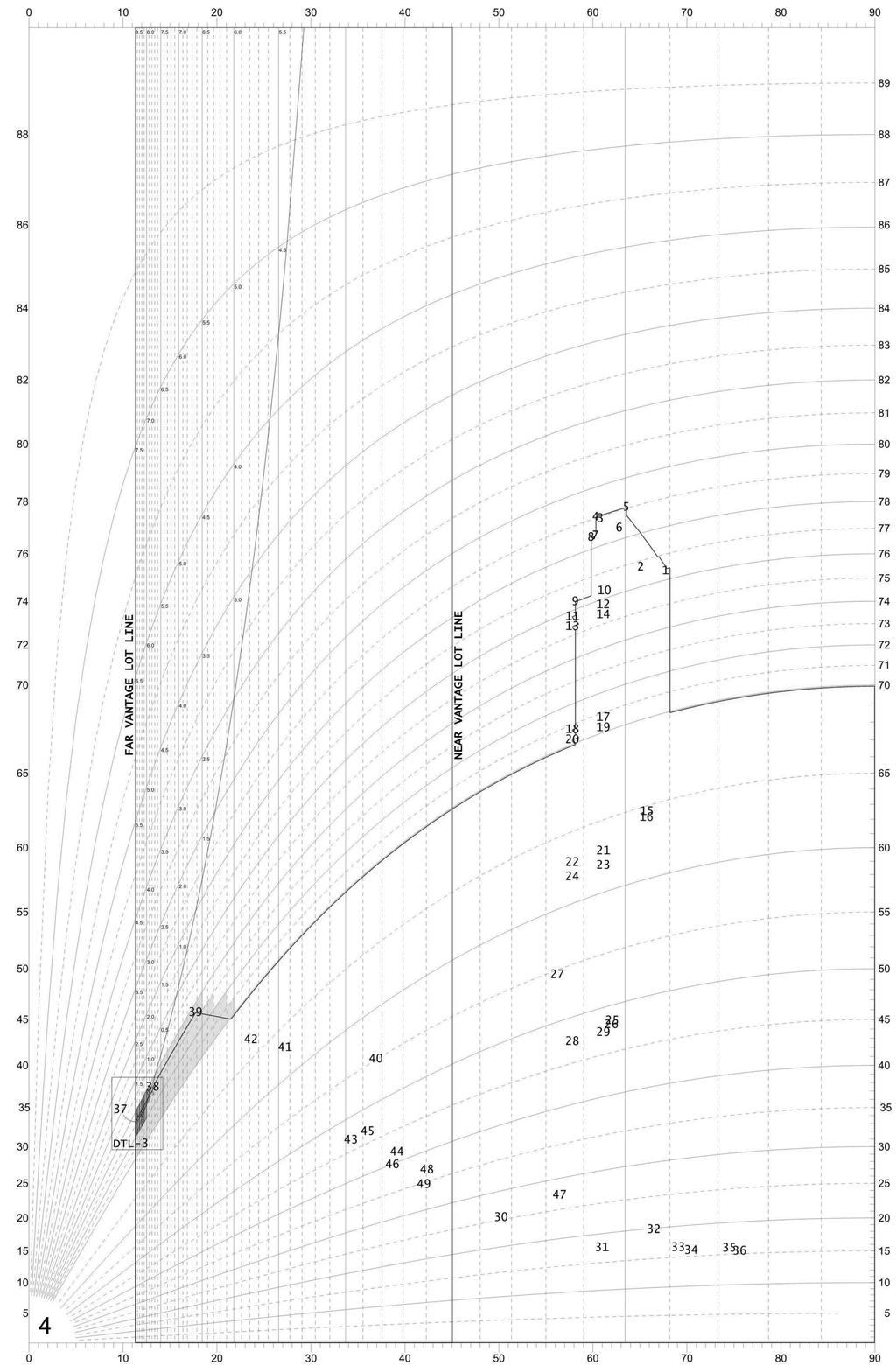
DOB EMPLOYEE STAMP:

DOB B-SCAN:

Section 81-273(d) 7TH AVE VP 4

Far Lot Line	50.00	250.00	0.20	11.3
Near Lot Line	150.00	149.56	1.00	45.1

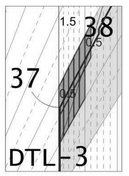
Pt	Dist[S]	Dist[D]	Tan[S/D]	Angle	[H]	[S]	Tan[H/S]	Angle
1	376.21	154.18	2.44	67.7	1,550.00	376.21	4.12	76.4
2	364.23	169.15	2.15	65.1	1,548.00	364.23	4.25	76.8
3	302.69	169.25	1.79	60.8	1,548.00	302.69	5.11	78.9
4	300.15	171.21	1.75	60.3	1,550.00	300.15	5.16	79.0
5	300.14	149.46	2.01	63.5	1,550.00	300.14	5.16	79.0
6	290.64	149.46	1.94	62.8	1,416.96	290.64	4.88	78.4
7	292.67	167.19	1.75	60.3	1,427.79	292.67	4.88	78.4
8	290.65	169.21	1.72	59.8	1,416.96	290.65	4.88	78.4
9	272.06	169.22	1.61	58.1	1,116.29	272.06	4.10	76.3
10	272.05	149.47	1.82	61.2	1,116.29	272.05	4.10	76.3
11	270.81	170.47	1.59	57.8	1,067.83	270.81	3.94	75.8
12	270.80	149.47	1.81	61.1	1,067.83	270.80	3.94	75.8
13	270.81	170.47	1.59	57.8	1,037.77	270.81	3.83	75.4
14	270.80	149.47	1.81	61.1	1,037.77	270.80	3.83	75.4
15	373.23	168.18	2.22	65.7	787.33	373.23	2.11	64.6
16	374.23	169.14	2.21	65.7	776.42	374.23	2.07	64.3
17	270.80	149.47	1.81	61.1	775.89	270.80	2.87	70.8
18	270.81	170.47	1.59	57.8	776.00	270.81	2.87	70.8
19	270.80	149.47	1.81	61.1	753.85	270.80	2.78	70.2
20	270.81	170.47	1.59	57.8	753.85	270.81	2.78	70.2
21	270.80	149.47	1.81	61.1	530.67	270.80	1.96	63.0
22	270.81	170.47	1.59	57.8	530.67	270.81	1.96	63.0
23	270.80	149.47	1.81	61.1	508.60	270.80	1.88	62.0
24	270.81	170.47	1.59	57.8	508.60	270.81	1.88	62.0
25	372.82	197.76	1.89	62.1	420.00	372.82	1.13	48.4
26	374.24	199.18	1.88	62.0	415.96	374.24	1.11	48.0
27	300.16	200.88	1.49	56.2	422.00	300.16	1.41	54.6
28	270.81	170.47	1.59	57.8	294.73	270.81	1.09	47.4
29	270.80	149.47	1.81	61.1	294.73	270.80	1.09	47.4
30	300.18	249.83	1.20	50.2	142.67	300.18	0.48	25.4
31	449.93	249.77	1.80	61.0	142.67	449.93	0.32	17.6
32	456.57	198.73	2.30	66.5	164.32	456.57	0.36	19.8
33	520.98	199.37	2.61	69.1	154.97	520.98	0.30	16.6
34	561.32	199.35	2.82	70.4	160.50	561.32	0.29	16.0
35	540.85	150.03	3.61	74.5	154.97	540.85	0.29	16.0
36	581.22	149.34	3.89	75.6	160.50	581.22	0.28	15.4
37	50.10	249.39	0.20	11.4	167.09	50.10	3.34	73.3
38	50.08	214.39	0.23	13.1	168.68	50.08	3.37	73.5
39	50.06	156.69	0.32	17.7	168.68	50.06	3.37	73.5
40	117.68	156.67	0.75	36.9	168.68	117.68	1.43	55.1
41	90.85	176.51	0.51	27.2	178.64	90.85	1.97	63.0
42	77.18	176.52	0.44	23.6	178.64	77.18	2.31	66.6
43	167.22	245.61	0.68	34.2	177.59	167.22	1.06	46.7
44	199.93	245.60	0.81	39.1	177.59	199.93	0.89	41.6
45	167.21	229.94	0.73	36.0	177.52	167.21	1.06	46.7
46	199.93	249.92	0.80	38.7	167.16	199.93	0.84	39.9
47	252.62	167.46	1.51	56.5	130.64	252.62	0.52	27.3
48	221.59	243.21	0.91	42.3	166.67	221.59	0.75	36.9
49	225.10	249.91	0.90	42.0	155.73	225.10	0.69	34.7



DAYLIGHT EVALUATION DIAGRAM - 100 FOOT STREET
SEVENTH AVENUE - VANTAGE POINT FOUR

Profile Penalties

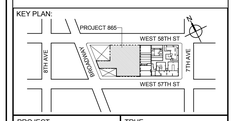
1.1 x 0.50 = 0.55
(10 Boxes @ 0.5 + 1 box @ 0.5)



Scoring Summary
(Vantage point 4)

Section		Score
81-274(b)	Squares above 70°	-9.10
81-274(c)	Squares below 70°	0.00
81-274(d)	Profile Encroachment penalty	-0.55
	Total Blockage	-9.65
81-274(e)	Available Daylight Squares	80.05
81-274(f)	Remaining daylight	70.40
81-274(g)	**Daylight Score**	**87.95%**

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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AAI ARCHITECTS, P.C.
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GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
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CODE CONSULTANTS:
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100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
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40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
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Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 4

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID SMITH No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chk: Checker	2
SCALE:	
DWG No:	Z-055.01
DOB PAGE No:	56 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

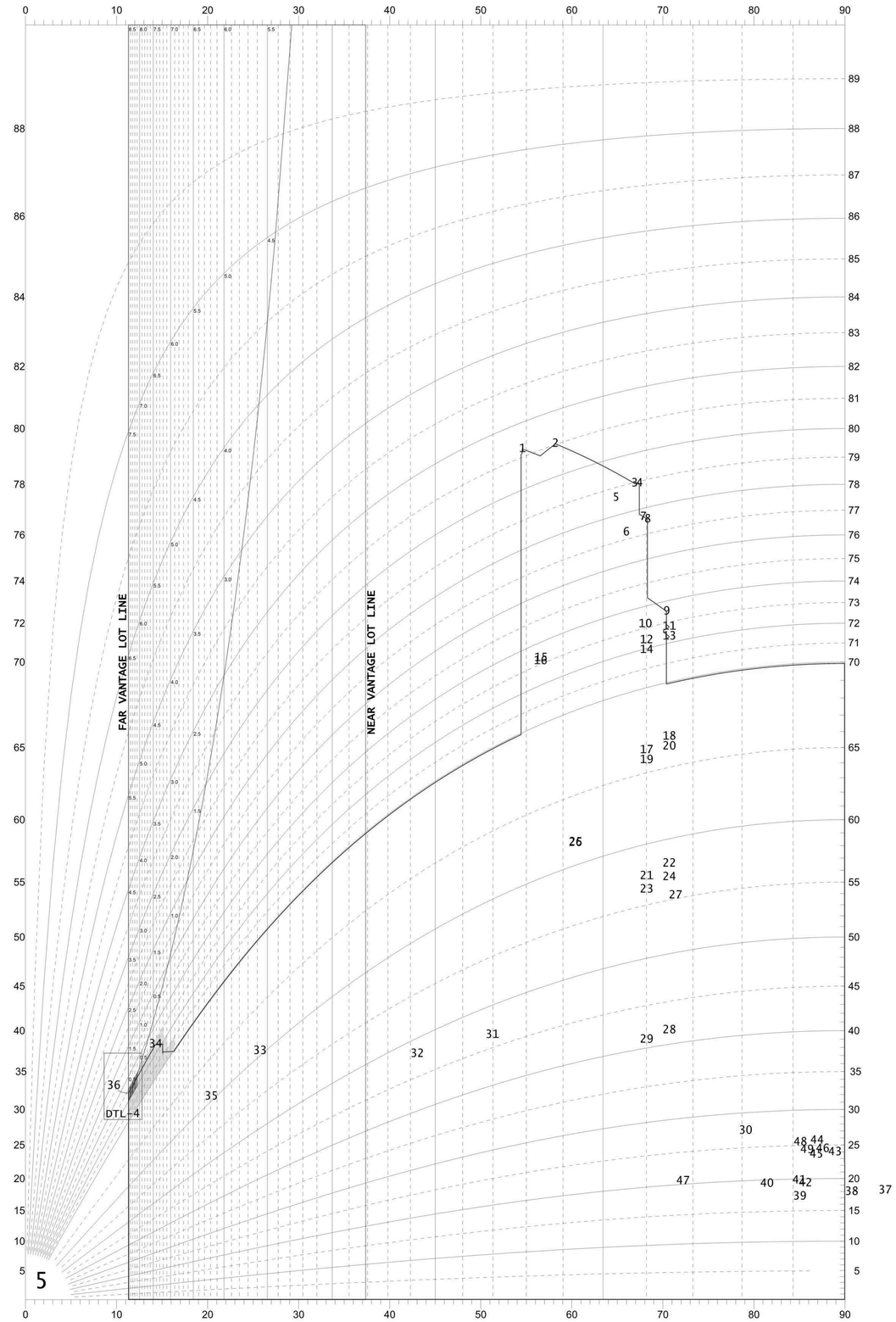
CD PROGRESS ISSUE 1

DEPT OF BLDGS 121253025 Job Number
E1343905310 Scan Code
36" x 48" Arch E - SHEET SIZE
FILENAME: 1216-00 217 West 57th Street - Z-055.01.dwg
PLOT DATE: 9/22/2015 11:59:14 AM

Section 81-273(d) Broadway VP 5

Far Lot Line	50.00	250.00	0.20	11.3
Near Lot Line	149.76	196.16	0.76	37.4

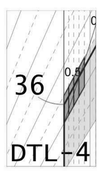
Pt	Dist[S]	Dist[D]	Tan[S/D]	Angle	[H]	[S]	Tan[H/S]	Angle
1	238.65	169.79	1.41	54.6	1,550.00	238.65	6.49	81.2
2	244.25	151.45	1.61	58.2	1,548.00	244.25	6.34	81.0
3	301.40	128.63	2.34	66.9	1,548.00	301.40	5.14	79.0
4	303.04	125.87	2.41	67.4	1,550.00	303.04	5.11	78.9
5	311.08	146.08	2.13	64.8	1,550.00	311.08	4.98	78.7
6	319.91	142.56	2.24	66.0	1,416.96	319.91	4.43	77.3
7	311.48	126.84	2.46	67.8	1,427.79	311.48	4.58	77.7
8	312.61	124.21	2.52	68.3	1,416.96	312.61	4.53	77.6
9	329.87	117.34	2.81	70.4	1,116.29	329.87	3.38	73.5
10	337.18	135.69	2.48	68.1	1,116.29	337.18	3.31	73.2
11	330.57	115.72	2.86	70.7	1,067.83	330.57	3.23	72.8
12	338.34	135.23	2.50	68.2	1,067.83	338.34	3.16	72.4
13	330.57	115.72	2.86	70.7	1,037.77	330.57	3.14	72.3
14	338.34	135.23	2.50	68.2	1,037.77	338.34	3.07	71.9
15	236.25	155.68	1.52	56.6	787.33	236.25	3.33	73.3
16	234.96	155.16	1.51	56.6	776.42	234.96	3.30	73.2
17	338.34	135.23	2.50	68.2	775.89	338.34	2.29	66.4
18	330.57	115.72	2.86	70.7	776.00	330.57	2.35	66.9
19	338.34	135.23	2.50	68.2	753.85	338.34	2.23	65.8
20	330.57	115.72	2.86	70.7	753.85	330.57	2.28	66.3
21	338.34	135.23	2.50	68.2	530.67	338.34	1.57	57.5
22	330.57	115.72	2.86	70.7	530.67	330.57	1.61	58.1
23	338.34	135.23	2.50	68.2	508.60	338.34	1.50	56.4
24	330.57	115.72	2.86	70.7	508.60	330.57	1.54	57.0
25	225.70	128.04	1.76	60.4	420.00	225.70	1.86	61.7
26	223.86	127.24	1.76	60.4	415.96	223.86	1.86	61.7
27	292.07	98.30	2.97	71.4	422.00	292.07	1.44	55.3
28	330.57	115.72	2.86	70.7	294.73	330.57	0.89	41.7
29	338.34	135.23	2.50	68.2	294.73	338.34	0.87	41.1
30	273.97	52.81	5.19	79.1	142.67	273.97	0.52	27.5
31	134.83	108.18	1.25	51.3	142.67	134.83	1.06	46.6
32	147.51	158.07	0.93	43.0	164.32	147.51	1.11	48.1
33	87.42	181.27	0.48	25.7	154.97	87.42	1.77	60.6
34	49.94	196.18	0.25	14.3	160.50	49.94	3.21	72.7
35	87.19	234.46	0.37	20.4	154.97	87.19	1.78	60.6
36	49.92	250.00	0.20	11.3	160.50	49.92	3.22	72.7
37	506.54	-39.14	-12.94	94.4	167.09	506.54	0.33	18.3
38	519.48	-6.62	-78.50	90.7	168.68	519.48	0.32	18.0
39	540.81	46.99	11.51	85.0	168.68	540.81	0.31	17.3
40	477.98	71.99	6.64	81.4	168.68	477.98	0.35	19.4
41	495.58	43.63	11.36	85.0	178.64	495.58	0.36	19.8
42	508.28	38.58	13.17	85.7	178.64	508.28	0.35	19.4
43	399.09	7.63	52.29	88.9	177.59	399.09	0.44	24.0
44	368.70	19.73	18.69	86.9	177.59	368.70	0.48	25.7
45	404.88	22.19	18.25	86.9	177.52	404.88	0.44	23.7
46	367.10	15.70	23.38	87.6	167.16	367.10	0.46	24.5
47	348.59	111.80	3.12	72.2	130.64	348.59	0.37	20.5
48	349.45	29.95	11.67	85.1	166.67	349.45	0.48	25.5
49	343.72	25.01	13.74	85.8	155.73	343.72	0.45	24.4



DAYLIGHT EVALUATION DIAGRAM - 100 FOOT STREET
BROADWAY - VANTAGE POINT 5

Profile Penalties

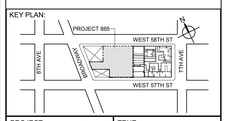
0.4 x 0.50 = 0.20
(4 boxes @ 0.5)



Scoring Summary
(Vantage point 5)

Section		Score
81-274(b)	Squares above 70°	-4.30
81-274(c)	Squares below 70°	0.00
81-274(d)	Profile Encroachment penalty	-0.20
	Total Blockage	-4.50
81-274(e)	Available Daylight Squares	73.80
81-274(f)	Remaining daylight	69.30
81-274(g)	**Daylight Score**	**93.90%**

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
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TEL: 212 712 6000 FAX: 212 712 6100

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ADRIAN SMITH + GORDON GILL ARCHITECTURE
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CHICAGO IL 60603
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Langan Engineering & Environmental Services
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New York, NY 10013
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LANDMARK/PRESERVATION CONSULTANT:
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TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 5

SEAL & SIGNATURE:

REGISTERED ARCHITECT ANDRE DAVID JAKSER No. 022883 STATE OF NEW YORK

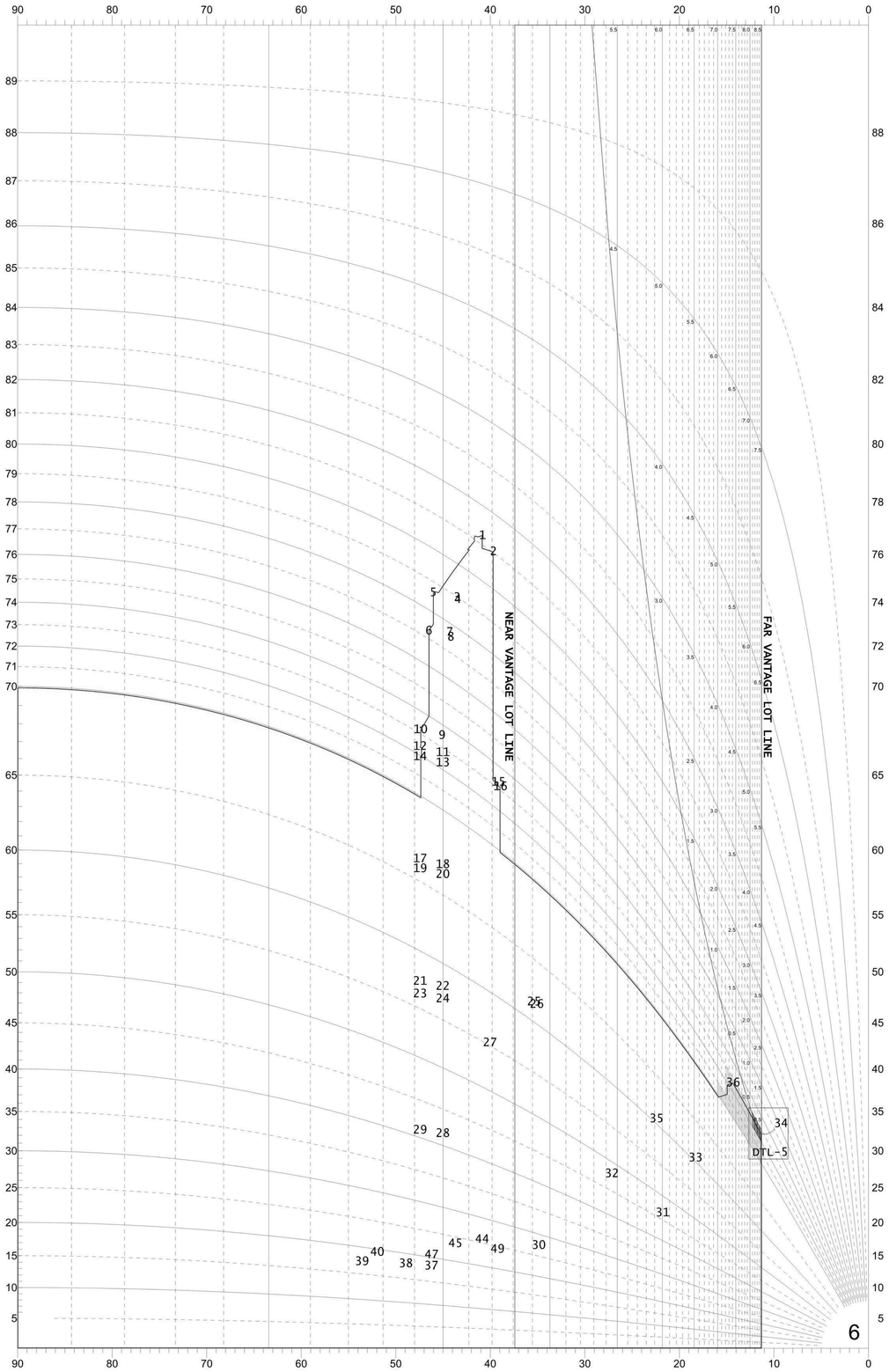
DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chk: Checker	2
SCALE:	
DWG No:	Z-056.01
DOB PAGE No:	57 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

CD PROGRESS ISSUE 1

DEPT OF BLDGS 421267505 Job Number
E500426750 Scan Code
36" x 48" ARCHITECT SHEET SIZE
PLOTDATE: 2/26/2015 6:12:27 PM



DAYLIGHT EVALUATION DIAGRAM - 100 FOOT STREET
BROADWAY - VANTAGE POINT 6

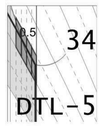
Section 81-273(d) Broadway VP 6

Far Lot Line	-50.00	250.00	-0.20	11.3
Near Lot Line	-150.00	196.17	-0.76	37.4

Pt	Dist[S]	Dist[D]	Tan[S/D]	Angle	[H]	[S]	Tan[H/S]	Angle
1	238.81	276.38	0.86	40.8	1,550.00	238.81	6.49	81.2
2	244.41	294.71	0.83	39.7	1,548.00	244.41	6.33	81.0
3	301.56	317.54	0.95	43.5	1,548.00	301.56	5.13	79.0
4	303.20	320.30	0.95	43.4	1,550.00	303.20	5.11	78.9
5	311.24	300.09	1.04	46.0	1,550.00	311.24	4.98	78.6
6	320.07	303.60	1.05	46.5	1,416.96	320.07	4.43	77.3
7	311.64	319.33	0.98	44.3	1,427.79	311.64	4.58	77.7
8	312.77	321.95	0.97	44.2	1,416.96	312.77	4.53	77.6
9	330.03	328.82	1.00	45.1	1,116.29	330.03	3.38	73.5
10	337.34	310.47	1.09	47.4	1,116.29	337.34	3.31	73.2
11	330.73	330.45	1.00	45.0	1,067.83	330.73	3.23	72.8
12	338.50	310.94	1.09	47.4	1,067.83	338.50	3.15	72.4
13	330.73	330.45	1.00	45.0	1,037.77	330.73	3.14	72.3
14	338.50	310.94	1.09	47.4	1,037.77	338.50	3.07	71.9
15	236.41	290.49	0.81	39.1	787.33	236.41	3.33	73.3
16	235.12	291.01	0.81	38.9	776.42	235.12	3.30	73.2
17	338.50	310.94	1.09	47.4	775.89	338.50	2.29	66.4
18	330.73	330.45	1.00	45.0	776.00	330.73	2.35	66.9
19	338.50	310.94	1.09	47.4	753.85	338.50	2.23	65.8
20	330.73	330.45	1.00	45.0	753.85	330.73	2.28	66.3
21	338.50	310.94	1.09	47.4	530.67	338.50	1.57	57.5
22	330.73	330.45	1.00	45.0	530.67	330.73	1.60	58.1
23	338.50	310.94	1.09	47.4	508.60	338.50	1.50	56.4
24	330.73	330.45	1.00	45.0	508.60	330.73	1.54	57.0
25	225.86	318.13	0.71	35.4	420.00	225.86	1.86	61.7
26	224.02	318.92	0.70	35.1	415.96	224.02	1.86	61.7
27	292.23	347.86	0.84	40.0	422.00	292.23	1.44	55.3
28	330.73	330.45	1.00	45.0	294.73	330.73	0.89	41.7
29	338.50	310.94	1.09	47.4	294.73	338.50	0.87	41.0
30	274.13	393.35	0.70	34.9	142.67	274.13	0.52	27.5
31	134.99	337.98	0.40	21.8	142.67	134.99	1.06	46.6
32	147.67	288.09	0.51	27.1	164.32	147.67	1.11	48.1
33	87.58	264.90	0.33	18.3	154.97	87.58	1.77	60.5
34	50.10	249.99	0.20	11.3	160.50	50.10	3.20	72.7
35	87.35	211.71	0.41	22.4	154.97	87.35	1.77	60.6
36	50.08	196.16	0.26	14.3	160.50	50.08	3.20	72.7
37	506.70	485.30	1.04	46.2	167.09	506.70	0.33	18.3
38	519.64	452.78	1.15	48.9	168.68	519.64	0.32	18.0
39	540.97	399.18	1.36	53.6	168.68	540.97	0.31	17.3
40	478.14	374.18	1.28	52.0	168.68	478.14	0.35	19.4
41	495.74	402.53	1.23	50.9	178.64	495.74	0.36	19.8
42	508.44	407.59	1.25	51.3	178.64	508.44	0.35	19.4
43	399.25	438.53	0.91	42.3	177.59	399.25	0.44	24.0
44	368.86	426.44	0.86	40.9	177.59	368.86	0.48	25.7
45	405.04	423.98	0.96	43.7	177.52	405.04	0.44	23.7
46	367.26	430.46	0.85	40.5	167.16	367.26	0.46	24.5
47	348.75	334.37	1.04	46.2	130.64	348.75	0.37	20.5
48	349.61	416.22	0.84	40.0	166.67	349.61	0.48	25.5
49	343.88	421.16	0.82	39.2	155.73	343.88	0.45	24.4

Profile Penalties

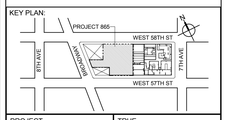
0.4 x 0.50 = 0.20
(4 Boxes @ 0.5)



Scoring Summary
(Vantage point 6)

Section		Score
81-274(b)	Squares above 70°	-4.10
81-274(c)	Squares below 70°	0.00
81-274(d)	Profile Encroachment penalty	-0.20
	Total Blockage	-4.30
81-274(e)	Available Daylight Squares	73.85
81-274(f)	Remaining daylight	69.55
81-274(g)	**Daylight Score**	**94.18%**

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

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111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
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New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 6

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHAEL DAVID JANOSKI No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE:	
DWG No:	Z-057.01
DOB PAGE No:	58 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

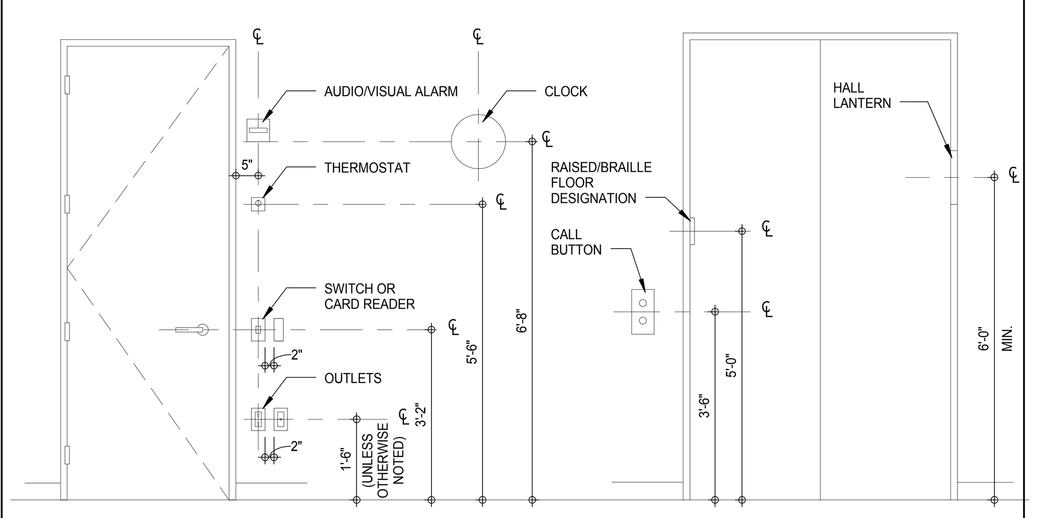
CD PROGRESS ISSUE 1

DEPT OF BLDGS 121253505 Job Number
E579105968 Scan Code
36" x 48" ARCHITECT SHEET SIZE
FILENAME: 1216-00 Z-057.01 SHT 58 VIEW 2 DWG
PLOT DATE: 9/22/2015 8:25:19 AM

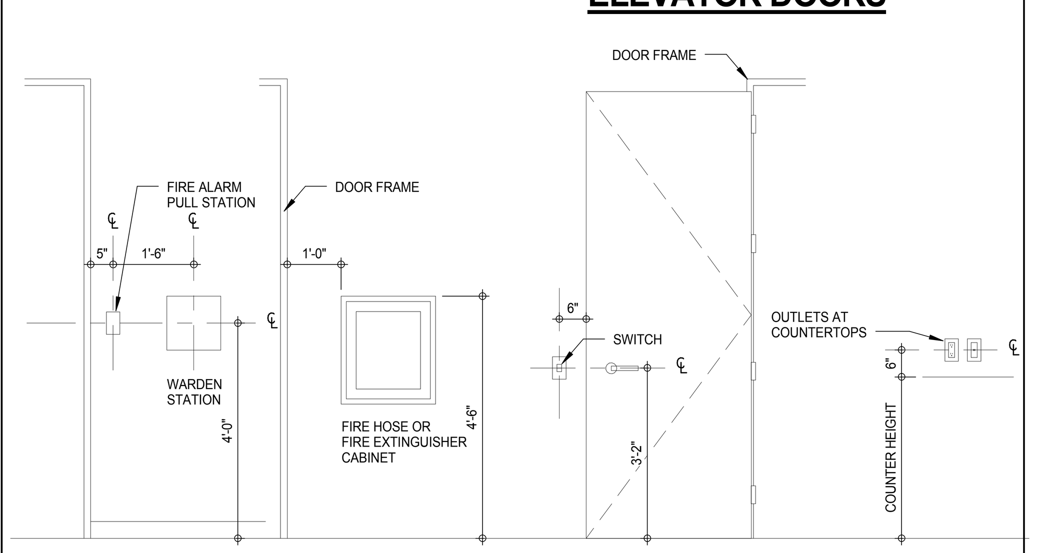
36" x 48" Arch E -SHEET SIZE

AAP	ALARM ANNUNCIATOR PANEL	HB	HOSE BIBB
ACST	ACOUSTIC	HCAB	HOSE CABINET
AD	AREA DRAIN	HC	HOLLOW CORE
ADJ	ADJUSTABLE	HD	HAND DRYER
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	HDWD	HARDWOOD
AFF	ABOVE FINISHED FLOOR	HM	HOLLOW METAL
AHU	AIR HANDLING UNIT	HMD	HOLLOW METAL DOOR
AJ	ACOUSTIC JOINT	HMF	HOLLOW METAL FRAME
ALUM	ALUMINUM	HORIZ	HORIZONTAL
ANNOD	ANODIZED	HP	HIGH POINT
ANT	ANTENNA	HT	HEIGHT
ASPH	ASPHALT		
AVB	AIR / VAPOUR BARRIER	INSUL	INSULATION
		INTER	INTERMEDIATE
BD	BOARD		
BF	BRACED FRAME	JAN	JANITOR
BLDG	BUILDING	JS	JANITOR'S SINK
BLK	BLOCK		
BM	BEAM	L	ANGLE
BOC	BOTTOM OF CURB	LAD	LADDER
BPL	BASE PLATE	LAM GL	LAMINATED GLASS
BRG	BEARING PLATE	LIN	LINEAR
BUR	BUILT UP ROOFING	LP	LOW POINT
C	CHANNEL	M	MALE
CAN	CANOPY	MECH	MECHANICAL
CATW	CATWALK	MEMB	MEMBRANE
CB	CATCH BASIN	MFD	MARKETING FLOOR DESIGNATION
CEB	CERAMIC BASE	MIN	MINIMUM
CEM	CEMENT	MIRR	MIRROR
CER	CERAMIC	MO	MASONRY OPENING
CG	CORNER GUARD	MTL	METAL
CIP	CAST IN PLACE		
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CLG	CEILING	NTS	NOT TO SCALE
CLR	CLEAR		
CLDG	CLADDING	OC	ON CENTER
CLWG	CLEAR WIRED GLASS	OD	OVER-FLOW DRAIN
CMU	CONCRETE MASONRY UNIT	OPG	OPENING
COL	COLUMN		
CON	CONDUIT	PART	PARTIAL
CONC	CONCRETE	PC	PEOPLE COUNTER
CONT	CONTINUOUS	PCC	PRECAST CONCRETE
COORD	COORDINATE	PE	PASSENGER ELEVATOR
CORR	CORRIDOR	PERF	PERFORATED
COV PL	COVER PLATE	PLAM	PLASTIC LAMINATE
CPT	CARPET	PLAS	PLASTIC
CS	CAST STONE	PLYWD	PLYWOOD
CSK	COUNTER SUNK	POL	POLISHED
CT	CERAMIC TILE	PRCST	PRECAST
CUH	CABINET UNIT HEATER	PREFAB	PREFABRICATED
C/W	COMPLETE WITH	PREFIN	PREFINISH
		PT	PAINT
DA	DRAINAGE AREA		
DBL	DOUBLE	R	RISER
DEMO	DEMOLITION	RA	RETURN AIR
DET	DETAIL	RAGR	RETURN AIR GRILLE
DF	DRINKING FOUNTAIN	RB	RUBBER BASE
DEFL	DEFLECTION	RC	REINFORCED CONCRETE
DIFF	DIFFUSER	RCP	REFLECTED CEILING PLAN
DIM	DIMENSION	RD	ROOF DRAIN
DR	DOOR	REINF	REINFORCE
DWG	DRAWING	REQD	REQUIRED
		RF	RESINOUS FLOORING
EA	EACH	RH	ROOF HATCH
EJ	EXPANSION JOINT	RM	ROOM
EGB	EXTERIOR GYPSUM BOARD	RO	ROUGH OPENING
EIFS	EXT. INSULATED FINISH SYSTEM	RVL	REVEAL
ELEC	ELECTRIC	RWL	RAIN WATER LEADER
EL	ELEVATION		
ELEV	ELEVATOR	SA	SUPPLY AIR
ENTR	ENTRANCE	SAB	SOUND ATTENUATION BLANKET (AND BOARD OR BATT)
EOS	EDGE OF SLAB	SAG	SUPPLY AIR GRILLE
EQ	EQUAL	SB	STEEL BOLLARD
ESC	ESCALATOR	SE	SERVICE ELEVATOR
EXIST	EXISTING	SF	SQUARE FOOT (FEET)
EXP	EXPOSED	SFTWD	SOFTWOOD
EXT	EXTERIOR	SHTR	SHUTTER
EXT GR	EXTERIOR GRADE	SIM	SIMILAR
		SM	SMOOTH
F	FEMALE	SP	STARTING POINT
FA	FRESH AIR INTAKE	SPKR	SPEAKER
FAP	FABRIC PANEL	SPKLR	SPRINKLER
FCU	FAN COIL UNIT	SQ	SQUARE
FD	FLOOR DRAIN	SSL	STRUCTURAL SLAB LEVEL
FDTN	FOUNDATION	SST	STAINLESS STEEL
FE	FIRE EXTINGUISHER	ST	STONE
FEC	FIRE EXTINGUISHER CABINET	STC	SOUND TRANSMISSION CLASS
FF	FINISH FACE	STL	STEEL
FFL	FINISH FLOOR LEVEL	STRUCT	STRUCTURAL
FG	FIXED GLASS	SUSP	SUSPENDED
FGL	FIBERGLASS		
FH	FIRE HYDRANT	T	TREAD
FHC	FIRE HOSE CABINET	TA	TOILET ACCESSORIES
FHR	FIRE HOSE RACK	TD	TRENCH DRAIN
FIN	FINISH	TE	TOILET EXHAUST
FIN GR	FINISH GRADE	TER	TERRAZZO
FIXT	FIXTURE	T & G	TONGUE & GROOVE
FLR	FLOOR	THRES	THRESHOLD
FLR FIN	FLOOR FINISH	TMPD	TEMPERED
FOC	FACE OF CURB	TMPD GL	TEMPERED GLASS
FOF	FACE OF FINISH	TOC	TOP OF CURB
FOG	FACE OF GLASS	TOG	TOP OF GRADE
FOM	FACE OF MASONRY	TOL	TOP OF LANDING
FOS	FACE OF STUD	TOP	TOP OF PARAPET
FOW	FACE OF WALL	TOS	TOP OF SLAB
FP	FIRE PROOFING	TO STL	TOP OF STEEL
FRR	FIRE RESISTANCE RATED	TOW	TOP OF WALL
FRTW	FIRE RETARDANT TREATED WOOD	TP	TRANSITION POINT
FR	FRAME	TS	TUBE STEEL
FR GL	FRITTED GLASS	TYP	TYPICAL
FR MIR	FRAMED MIRROR		
FRG	FIBER REINFORCED GYPSUM	U/S	UNDERSIDE OF
FS	FLOOR SINK	UNO	UNLESS NOTED OTHERWISE
FT	FEET	UR	URINAL
FTG	FOOTING		
FURN	FURNITURE	VB	VINYL BASE
		VCT	VINYL COMPOSITE TILE
GALV	GALVANIZED	VERT	VERTICAL
GB	GRADE BEAM	VEST	VESTIBULE
GE	GENERAL EXHAUST	VIF	VERIFY IN FIELD
GFRC	GLASS-FIBER-REINFORCED CONC.	VR	VAPOR RETARDER
GFRG	GLASS-FIBER-REINFORCED GYPSUM		
GL	GLASS	WB	WALL BOARD
GL BLK	GLASS BLOCK	WC	WALL COVERING
GLZ	GLAZING	WCST	WAINSCOT
GFRP	GLASS-FIBER-REINFORCED PLASTER	WD	WOOD
GLU LAM	GLUED LAMINATED WOOD	WH	WEEP HOLE
GRL	GRILLE	WM	WIRE MESH
GRTG	GRATING	WP	WORKING POINT
GYP BD	GYPSUM BOARD	WPM	WATERPROOF MEMBRANE

ARCHITECTURAL ABBREVIATIONS 6
NTS



ELEVATOR DOORS



STAIR DOOR

DOOR IN OPEN POSITION

NOTES:
1. THIS DIAGRAM DOES NOT APPLY TO LOBBIES
2. THESE DELINEATED MOUNTING HEIGHTS ARE TYPICAL ONLY - DETAILS MAY SHOW VARIATIONS FOR SPECIFIC CONDITIONS
3. GUIDELINES FOR FOH & BOH AREAS

AA-TYPICAL MOUNTING HEIGHTS OF DEVICES 5
NTS

FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_hadlarim.rvt
PLOT DATE: 9/22/2015 9:45:45 AM

REVISION CLOUD & DELTA

REVISION DELTA

REVISION CLOUD (REVIT TOOLBAR)

LINE TYPES

MATCHLINES - MULTIPLE ROW SECTORS / ZONES

A2-003.11 A2-003.12 A2-003.13 A2-003.14

MATCHLINES - SINGLE ROW SECTORS / ZONES (HORIZONTAL OR VERTICAL) OR BREAK LINE FOR CONTINUATION

REFER TO SHEET A2-001A
REFER TO SHEET A2-001B

XXX — EXISTING GRID LINE WITH IDENTIFIER

XXX — NEW GRID LINE WITH IDENTIFIER

℄ OF STEEL — CENTRE LINE

BREAK LINE

DOUBLE BREAK LINE

SYSTEMS, COMPONENTS AND MATERIALS TAG

REFER TO SPECIFICATIONS FOR TRS SCHEDULE

XXX-123
XXX-123
XXX-123

NIC FIXTURE/EQUIPMENT TAG

REFER TO SPECIFICATIONS FOR TRS SCHEDULE

XX-XX

WALL TYPES

REFER TO SHEET A0-015 (GYPSUM) AND A0-016 (CMU) FOR NUMBERING SYSTEM

BLOCK WALL PARTITION TYPE
FIRE RATING IN HOURS

GYPSUM BOARD PARTITION TYPE
FIRE RATING IN HOURS

COMPOSITE PARTITION TYPE
FIRE RATING IN HOURS

FIRE RATINGS - LINEWEIGHTS

30min
45min
60min
90min
120min

ROOM AND DOOR NUMBERING

FF = FLOOR LEVEL
A = SECTOR/ZONE NUMBER (ONLY USED WHEN REQUIRED OTHERWISE REMOVE)
XXX = SEQUENTIAL NUMBER
B = SEQUENTIAL LETTERS STARTING AT 'A'

ROOM NAME
FFA-XXX
0.00 SF
SC1-FXX — DOOR TAG

EXAMPLE BELOW LEVEL 4, ROOM 101, DOOR A

ROOM NAME
04-101
0.00 SF
04-101A — DOOR TAG

SUITE IDENTIFIER
A — RESIDENTIAL UNIT #
2A — FINISHES SCHEME
1BR — NUMBER OF BEDROOMS

STAIR / ESCALATOR / ELEVATOR NUMBERING

ST-XXXX	STAIRS
FE-XXX	FREIGHT ELEVATOR
SE-XXX	SERVICE ELEVATOR
ELEV. X	PASSENGER ELEVATOR
ESC-XXX	ESCALATORS
MST-X	MISC. METAL STAIR

WINDOW TAG

W-1 — WINDOW

TEXT STYLE

ARIAL FONT
-TEXT SIZE 3/32"
-WIDTH FACTOR 0.92

STYLE NAME:
X/X" Arial
TEXT HEIGHT

DIMENSION STYLE

1 1/4"

STYLE NAME:
AA-DIM X/X"
TEXT HEIGHT

LEADER STYLE

OBJECT LEADER
OBJECT LEADER
OBJECT LEADER

STYLE NAME:
X/X" Arial
TEXT HEIGHT

AREA / FACE / PLANE LEADER

ELEVATION REFERENCE

1 / A-101 SIM
ELEVATION / VIEW NUMBER
ELEVATION SHEET REFERENCE

SECTION REFERENCE

1 / A-101 SIM
SECTION / VIEW NUMBER
SECTION SHEET REFERENCE

INTERIOR ELEVATION

Ref 1 — INTERIOR ELEVATION DETAIL / VIEW NUMBER
A101 — SHEET REFERENCE

1 / A101 SIM
DETAIL / VIEW NUMBER
DETAIL IS SIMILAR OR TYPICAL
SHEET REFERENCE

VIEW REFERENCE

2 / A-001
DETAIL / VIEW NUMBER
SHEET REFERECE

ELEVATION

ELEVATION (FEET)
LEVEL
COOLING TOWERS / BMU
USE
100' - 0"
USE

SPOT ELEVATION

X.XXX — ELEVATION FINISHED FLOOR
TOFF — TOP OF FINISHED FLOOR
X.XXX — ELEVATION STRUCTURAL SLAB
TOS — TOP OF STRUCTURAL SLAB

WORKING POINT

WPX

GRAPHIC SCALE

0 4' 8' 16'

AA-NOTES AND SYMBOLS (GRAPHICS) 4
NTS

HATCHES / GRAPHICS

DESCRIPTION

SLEEVED OPENING
SLAB OPENING
SLAB OPENING ABOVE (UNLESS NOTED OTHERWISE)
ACCESS PANEL (HINGED / UNHINGED)
LIGHT FIXTURE (SQUARE / RECTANGULAR) - SUSPENDED FLUORESCENT (REFER TO ELECTRICAL DRAWINGS)
LIGHT FIXTURE (SQUARE / RECTANGULAR) - RECESSED FLUORESCENT (REFER TO ELECTRICAL DRAWINGS)
RETURN AIR DIFFUSER (SQUARE / RECTANGULAR) (REFER TO MECHANICAL DRAWINGS)
SUPPLY AIR DIFFUSER (SQUARE / RECTANGULAR) (REFER TO MECHANICAL DRAWINGS)
SUPPLY AIR DIFFUSER (ROUND) (REFER TO MECHANICAL DRAWINGS)

PLAN: CEILING / FLOOR MOUNTED, WALL MOUNTED
ELEVATION: VERTICAL, HORIZONTAL

DIRECTION OF TRAFFIC FLOW
EXIT — ENTRANCE POINT
EGRESS POINT (AS REQUIRED)
CB — CATCH BASIN (REFER TO CIVIL DRAWINGS)
FIRE HYDRANT (REFER TO CIVIL DRAWINGS)
SIAMESE CONNECTION (REFER TO FIRE PROTECTION DRAWINGS)
FH — WALL HYDRANT (REFER TO FIRE PROTECTION DRAWINGS)
STANDPIPE RISER (REFER TO FIRE PROTECTION DRAWINGS)
FHC — FIRE HOSE CABINET (REFER TO FIRE PROTECTION DRAWINGS)
SPRINKLER HEAD (REFER TO FIRE PROTECTION DRAWINGS)
X — DETECTORS (WHERE X IS: S=SMOKE, M=CARBON MONOXIDE, G=GAS, H=HEAT, F=FLAME (OR A COMBINATION))(REFER TO FIRE PROTECTION DWGS)
FIRE ALARM MANUAL PULL STATION
FD — FLOOR DRAIN (REFER TO PLUMBING DRAWINGS)
RD — ROOF DRAIN (REFER TO PLUMBING DRAWINGS)
OD — OVERFLOW DRAIN (REFER TO PLUMBING DRAWINGS)
HB — HOSE BIBB (REFER TO PLUMBING DRAWINGS)
VOICE ALARM SPEAKER (REFER TO FIRE ALARM DRAWINGS)
L — STROBE LIGHT (REFER TO FIRE ALARM DRAWINGS)
SL — VOICE ALARM SPEAKER & STROBE LIGHT (REFER TO FIRE ALARM DRAWINGS)
CS — COMMUNICATION SPEAKER (REFER TO ELECTRICAL DRAWINGS)
EXIT LIGHT (REFER TO ELECTRICAL DRAWINGS)
EM — EMERGENCY LIGHT (REFER TO ELECTRICAL DRAWINGS)
LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS)
LIGHT FIXTURE - SUSPENDED (REFER TO ELECTRICAL DRAWINGS)
LIGHT FIXTURE - TRACK (REFER TO ELECTRICAL DRAWINGS)
$ — SWITCH
O — ELECTRICAL RECEPTACLE OUTLET (REFER TO ELECTRICAL DRAWINGS)
A, O — ELECTRICAL RECEPTACLE OUTLET - ABOVE COUNTER "A" DENOTES LEGRAND ADORNE SWITCHES (REFER TO ELECTRICAL DRAWINGS)
J — CEILING MOUNTED JUNCTION BOX (REFER TO ELECTRICAL DRAWINGS)
P C — TELECOM - REFER TO TELECOM DRAWINGS
SPECIAL PURPOSE CONNECTION
TC — THERMOSTAT-CONTROL
TS — THERMOSTAT-SENSOR
SP SP — SPEAKER OUTLET
TV — TELEVISION/CABLE OUTLET
V — AUDIO VOLUME CONTROL OUTLET
M — MICROPHONE OUTLET
AMX — AMX TOUCH CONTROL SCREEN/PAD
A — ALARM
PC — PEOPLE COUNTER (REFER TO COUNTING SYSTEMS DRAWINGS)
SECURITY CAMERA (REFER TO SECURITY DRAWINGS)
RADIO ANTENNA (REFER TO COMMUNICATIONS DRAWINGS)
WIRELESS ANTENNA (REFER TO COMMUNICATIONS DRAWINGS)

AA-GENERAL LEGEND (GRAPHICS) 3
NTS

GENERAL NOTES 2
NTS

PATTERN	MATERIAL
	ALUMINUM
	CERAMIC TILE
	CONCRETE
	PLASTER
	GLASS
	GYPSUM BOARD
	BATT / FIBRE INSULATION
	STONE
	PLYWOOD
	PRECAST (CONCRETE)
	RIGID OR SEMI-RIGID INSULATION
	CONCRETE BLOCK
	EARTH
	STEEL
	GRAVEL
	CEMENT BOARD

MATERIALS 1
NTS

DEPT OF BLDGS 121328205 Job Number
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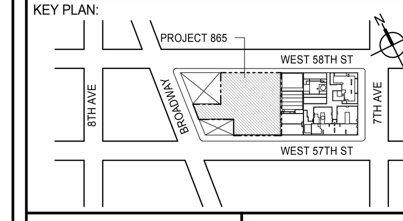
KEY PLAN:



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TRUE NORTH

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No.	DESCRIPTION	DATE
1	STAIRS BID PACKAGE	09 JUN 14
2	CD PROGRESS ISSUE 1	15 OCT 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
GENERAL NOTES, STANDARDS AND ABBREVIATIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

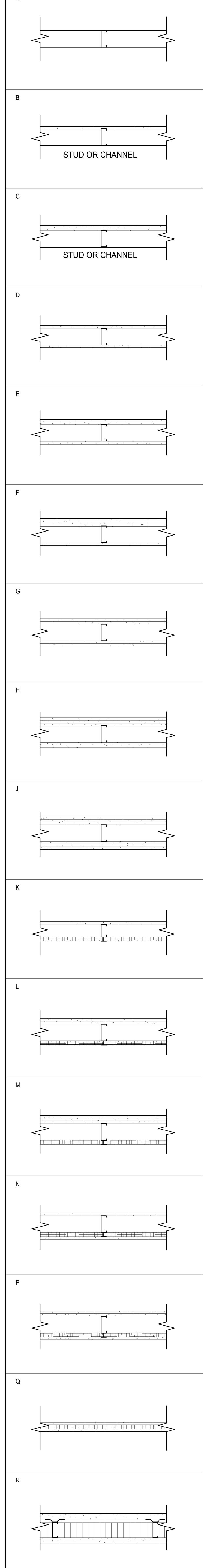
DATE:	09 JUN 14
PROJECT No:	1216-00
DRAWN: Author	REV: 7
CHK: Checker	
SCALE: As indicated	
DWG No:	A-001.01
DOB PAGE No:	59 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

GYPSUM BOARD PARTITION NUMBERING STRATEGY

ASSEMBLY TYPE

A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R



STUD / CHANNEL SIZE

X	NONE	NONE
0	7/8"	CHANNEL
1	1-5/8"	STUD
2	2-1/2"	STUD \ CH-STUD
3	3-1/2"	STUD
4	3-5/8"	STUD
5		STUD
6	4"	STUD \ CH-STUD
7		STUD
8	6"	STUD \ CH-STUD \ DOUBLE E-STUD
9		STUD

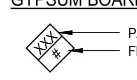
SPECIAL

A - NONE
B - 1 LAYER 5/8" ALUMINUM FOIL BACKED
C - 1 LAYER 5/8" VHI ABUSE-RESISTANT GYPSUM BOARD
D - DOUBLE STUD SPACING AS INDICATED
E - 1 LAYER 5/8" VHI ABUSE-RESISTANT GYPSUM BOARD
F - HARDENED CAVITY SHAFT WALL WITH 3" MINERAL WOOL INSULATION IN CAVITY AND 1" AIR SPACE
G - WALLS SUPPORTING STONE CLADDING MIN.16 GA. STEEL STUDS
H -
J -
K -
L -
M -
N -
P - POCKET DOOR CAVITY WITH MINERAL WOOL BATT INSULATION
Q -
R -
S - 2" or 3" SOUND ATTENUATION BLANKET IN CAVITY
T - THERMALY INSULATED 3" C/W VAPOUR BARRIER TO SAUNA SIDE
U - 2" or 3" SOUND ATTENUATION BLANKET IN CAVITY WITH (3) LAYER OF 1/2" GYPSUM BOARD
V -
W -
X -
Y - FIRE-RATED STAIR SOFFIT ASSEMBLY
Z - FIRE-RATED HORIZONTAL GYPSUM ENCLOSURE ASSEMBLY

30min
45min
60min
90min
120min
FIRE RATING

GYPSUM BOARD PARTITION NOTES

GYPSUM BOARD PARTITION SYMBOL



PARTITION DESIGNATION
FIRE RATING (ø or - INDICATE NO FIRE RATING REQUIRED)

GENERAL NOTES:

1. ALL PARTITIONS TO EXTEND TO UNDERSIDE OF STRUCTURE ABOVE EXCEPT FOR WALL FURRING.
2. WALL FURRING TO EXTEND 6" MINIMUM ABOVE CEILING FINISH, EXCEPT IN ROOMS WITHOUT CEILING, EXTEND TO SLAB. UNLESS OTHERWISE NOTED.
3. PROVIDE ADDITIONAL HORIZONTAL BRACING OR HORIZONTAL SUPPORT IF LIMITING HEIGHT IS EXCEEDED.
4. PROVIDE 14 GA. STEEL PLATE TO UNDERSIDE OF BEAM FOR HEAD OF WALL AT GYPSUM BOARD PARTITION. IF OVERLAPPING DISTANCE BETWEEN BEAM & METAL STUD IS LESS THAN 2/3 OF METAL STUD WIDTH.
5. FOR FIRE RATED SHAFT WALL CEILING/DUCT ENCLOSURE DETAILS; REFER TO ARCHITECTURAL DRAWINGS.
6. FOR WALLS WITH TILE FINISH USE ALLOWABLE DEFLECTION CRITERIA OF L/360. (SEE SPECIFICATIONS FOR RELATED INFORMATION).
7. FOR WALLS WITH TILE FINISH USE 20 GA. STEEL STUDS.
8. ALL FIRE RATED AND ACOUSTIC RATED PARTITIONS TO HAVE GYPSUM PANEL JOINTS FINISHED.
9. REPLACE FACE LAYER OF GYPSUM BOARD ON WASHROOM SIDE AND JANITORS ROOM SIDE WITH 16mm GYPSUM BOARD, FIRECODE CORE (WATER RESISTANT).
10. PROVIDE THERMAL INSULATION AT EXTERIOR WALL LOCATIONS.
11. FOR WALLS WITH STONE SLAB FINISH, USE 16 G.A. STEEL STUDS.
12. ALL GYPSUM BOARD TO BE MOLD RESISTANT.
13. PROVIDE 5/8" THICK CEMENT BOARD BASE 8" HIGH (FLUSH WITH GYPSUM ABOVE) WITHIN ALL RESIDENTIAL HEAT PUMP ROOMS.

1 RCNY §1014-01

CHAPTER 1000
MEANS OF EGRESS

§1014-01 MASONRY EQUIVALENT EXIT ENCLOSURES.

(A) SCOPE. THIS RULE PROVIDES THE CONSTRUCTION REQUIREMENTS FOR MASONRY EQUIVALENT EXIT ENCLOSURES IN GROUPS R-1, R-2 AND B OCCUPANCIES.

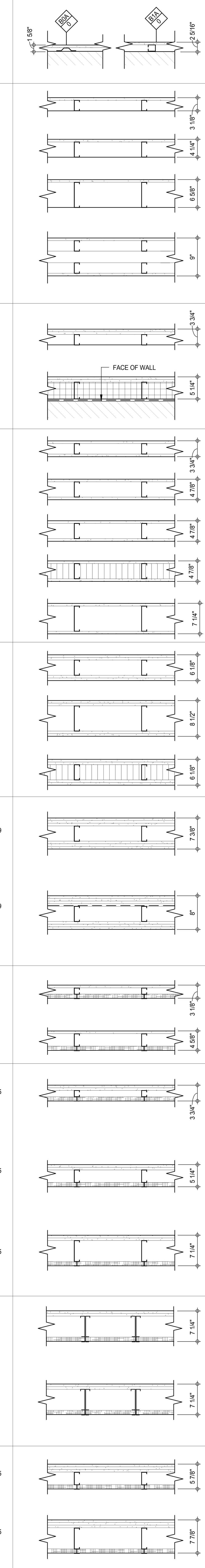
(B) REFERENCES. SEE SECTIONS 1014.2.1 (TWO EXITS AND EXIT ACCESS DOORWAYS, EXCEPTIONS 3 AND 4) AND 1019.1 (ENCLOSURES REQUIRED EXCEPTION 10) OF THE BUILDING CODE.

(C) STUD WALL CONSTRUCTION REQUIREMENTS. A MASONRY EQUIVALENT EXIT ENCLOSURE CONSTRUCTED AS STUD AND WALL BOARD ASSEMBLY SHALL SATISFY THE FOLLOWING REQUIREMENTS:

(1) PRESCRIPTIVE STUD AND WALL BOARD ASSEMBLY. A COMPLIANT WALL ASSEMBLY SHALL BE SUBSTANTIALLY IDENTICAL TO, AND SHALL PROVIDE AN IMPACT RESISTANCE EQUIVALENT TO OR EXCEEDING, THE PERFORMANCE OF ONE (1) OF THE FOLLOWING:
(I) MATERIALS. IMPACT RESISTANT WALL BOARD SHEATHED ON THE INTERIOR SURFACE OF THE EXIT ENCLOSURE WALL ASSEMBLY SHALL BE TESTED BY AN APPROVED TESTING AGENCY. THE WALL BOARD USED AS THE INTERIOR FACE PANEL SHALL BE LISTED BY AN APPROVED AGENCY TO ASTM C 1629-06, STANDARD CLASSIFICATION FOR ABUSE-RESISTANT NONDECORATED INTERIOR GYPSUM PANEL PRODUCTS AND FIBER-REINFORCED CEMENT PANELS, IMPACT CLASSIFICATION LEVEL 2, AND THE BASE LAYER PANEL SHALL BE A MINIMUM ⅝ INCH (16 MM) GYPSUM WALL BOARD. WALL BOARD APPLIED TO THE INTERIOR SURFACE OF THE EXIT ENCLOSURE WALL SHALL NOT REDUCE THE CLEAR WIDTH OF THE EXIT STAIRS BELOW THAT REQUIRED FOR MEANS OF EGRESS BY CHAPTER 10 OF THE BUILDING CODE.
(II) ASSEMBLY. THE WALL ASSEMBLY SHALL BE AT LEAST TWO-HOUR FIRE RESISTANCE RATED.
(III) INSTALLATION SHALL COMPLY WITH THE FOLLOWING:
(A) STUDS SHALL BE MINIMUM 3-½ INCH (89 MM) DEPTH COLD-FORMED STEEL FRAMING, AT LEAST 33 MILS THICK (20 GAUGE).
(B) VERTICAL STUDS SHALL BE SPACED AT A MAXIMUM DISTANCE OF 24 INCHES (610 MM), ON CENTER.
(C) RUNNERS SHALL BE SECURELY ATTACHED AT THE FLOOR AND CEILING TO STRUCTURAL ELEMENT MEMBERS AND SHALL COMPLY WITH THE STRUCTURAL REQUIREMENTS OF THE BUILDING CODE.
(D) WALL BOARDS SHALL BE ATTACHED WITH NO. 8 SELF-DRILLING BUGLE-HEAD SCREWS, 12 INCHES (305 MM), ON CENTER MAXIMUM, WITH A MINIMUM DEPTH OF ⅝ INCH (16 MM) PENETRATION INTO THE WALL CAVITY.
(E) JOINTS BETWEEN ADJOINING SHEETS OF WALL BOARD SHALL BE STAGGERED FROM BASE LAYER WITH FACE PANEL LAYER.

(2) PERFORMANCE-BASED REQUIREMENTS. FOR A WALL ASSEMBLY NOT CLASSIFIED IN SUBDIVISION (1) ABOVE, A MASONRY EQUIVALENT WALL ASSEMBLY SHALL SATISFY THE FOLLOWING REQUIREMENTS:
(I) MATERIALS. MATERIALS CONSTITUTING THE INTERIOR SIDE OF THE EXIT ENCLOSURE WALL ASSEMBLY SHALL BE TESTED BY AN APPROVED TESTING AGENCY TO ASTM C1629, HARD BODY IMPACT CLASSIFICATION LEVEL 3.
(II) ASSEMBLY. THE WALL ASSEMBLY SHALL HAVE A MINIMUM TWO-HOUR FIRE RESISTANCE RATING. THE WALL ASSEMBLY SHALL BE TESTED BY AN APPROVED TESTING AGENCY TO ASTM C1629, SOFT BODY IMPACT CLASSIFICATION LEVEL 2.
(III) INSTALLATION. WALL ASSEMBLIES SHALL BE ANCHORED TO STRUCTURAL MEMBERS AND SHALL COMPLY WITH THE STRUCTURAL REQUIREMENTS OF THE BUILDING CODE.

GYPSUM BOARD PARTITION SCHEDULE



PARTITION DESIGNATION	FIRE RATING	FIRE RESISTANCE REPORT No.	DESCRIPTION
B0A / 0	NOT RATED	N/A	1 LAYER 5/8" GYPSUM BOARD ONE SIDE.
B1A / 0	NOT RATED	N/A	
B2A / 0	NOT RATED	N/A	1 LAYER 5/8" GYPSUM BOARD ONE SIDE.
B4A / 0	NOT RATED	N/A	1 LAYER 5/8" GYPSUM BOARD ONE SIDE.
B8A / 0	NOT RATED	N/A	1 LAYER 5/8" GYPSUM BOARD ONE SIDE.
B2P / 0	NOT RATED	N/A	POCKET DOOR CAVITY 1 LAYER 5/8" GYPSUM BOARD ONE SIDE. 1 1/2" MINERAL WOOL BATT INSULATION. POCKET DOOR SPACE. 1 1/2" MINERAL WOOL BATT INSULATION. 1 LAYER 5/8" GYPSUM BOARD ONE SIDE.
C2A / 0	NOT RATED	N/A	2 LAYER 5/8" GYPSUM BOARD ONE SIDE.
C6T / 0	NOT RATED	N/A	2 LAYER 5/8" WATER RESISTANT GYPSUM BOARD ONE SIDE. 4" INSULATION WATER PROOF MEMBRANE ON CONCRETE OR CONCRETE BLOCK WALL
D2A / 0	NOT RATED	N/A	1 LAYER 5/8" GYPSUM BOARD BOTH SIDES.
D4A / 1	1 HOUR	U419	1 LAYER 5/8" GYPSUM BOARD, FIRECODE CORE BOARD BOTH SIDES.
D4A / 0	NOT RATED	N/A	1 LAYER 5/8" GYPSUM BOARD BOTH SIDES.
D4S / 0	NOT RATED	N/A	1 LAYER 5/8" GYPSUM BOARD BOTH SIDES. 1 1/2" MINERAL WOOL BATT INSULATION.
D8A / 1	1 HOUR	U419	1 LAYER 5/8" GYPSUM BOARD, FIRECODE CORE BOARD BOTH SIDES.
G4A / 2	2 HOUR	U423	2 LAYERS 5/8" GYPSUM BOARD, FIRECODE CORE BOTH SIDES.
G8A / 2	2 HOUR	U423	2 LAYERS 5/8" GYPSUM BOARD, FIRECODE CORE BOTH SIDES.
G4S / 1	1 HOUR	U419	DEMISING WALL 2 LAYERS 5/8" GYPSUM BOARD, FIRECODE CORE BOTH SIDES. 1 1/2" MINERAL WOOL BATT INSULATION.
J4A / 3	3 HOURS	UL DESIGN U419	3 LAYERS 5/8" GYPSUM BOARD, FIRECODE CORE BOTH SIDES.
J4B / 3	3 HOURS	UL DESIGN U419 (OR U455)	3 LAYERS 5/8" WATER RESISTANT GYPSUM BOARD, FIRECODE "C" CORE, ON OUTER SIDE RC-1 CHANNEL OR EQUIVALENT ONE SIDE, SPACED @ 24" O.C. 3" THERMAFIBER 1 LAYER 5/8" ALUMINUM FOIL BACKED GYPSUM BOARD, FIRECODE "C" CORE. 2 LAYERS 5/8" GYPSUM BOARD, FIRECODE "C" CORE, ON INNER SIDE.
K2A / 1	1 HOUR	U415	CAVITY SHAFT WALL 1 LAYERS 5/8" GYPSUM BOARD ONE SIDE 1" LINER BOARD BETWEEN STUDS.
K6A / 1	1 HOUR	U415	CAVITY SHAFT WALL 1 LAYERS 5/8" GYPSUM BOARD ONE SIDE 1" LINER BOARD BETWEEN STUDS.
L2A / 2	2 HOUR	UL DESIGN U415	CAVITY SHAFT WALL 2 LAYERS 5/8" GYPSUM BOARD ONE SIDE 1" LINER BOARD BETWEEN STUDS.
L6A / 2	2 HOUR	UL DESIGN U415	CAVITY SHAFT WALL 2 LAYERS 5/8" GYPSUM BOARD ONE SIDE 1" LINER BOARD BETWEEN STUDS.
L8A / 2	2 HOUR	UL DESIGN U415	CAVITY SHAFT WALL 2 LAYERS 5/8" GYPSUM BOARD ONE SIDE 1" LINER BOARD BETWEEN STUDS.
L8D / 2	2 HOURS		CAVITY SHAFT WALL WITH 6" (DOUBLE-E) STUDS 2 LAYERS 5/8" GYPSUM BOARD ONE SIDE 1" LINER BOARD BETWEEN STUDS.
L8E / 2	2 HOURS		CAVITY SHAFT WALL WITH 6" (DOUBLE-E) STUDS 1 LAYER 5/8" VHI ABUSE-RESISTANT GYPSUM BOARD 1 LAYERS 5/8" GYPSUM BOARD ONE SIDE 1" LINER BOARD BETWEEN STUDS.
M6A / 3	3 HOUR	UL DESIGN U415	CAVITY SHAFT WALL 3 LAYERS 5/8" GYPSUM BOARD ONE SIDE 1" LINER BOARD BETWEEN STUDS.
M8A / 3	3 HOUR	UL DESIGN U415	CAVITY SHAFT WALL 3 LAYERS 5/8" GYPSUM BOARD ONE SIDE 1" LINER BOARD BETWEEN STUDS.

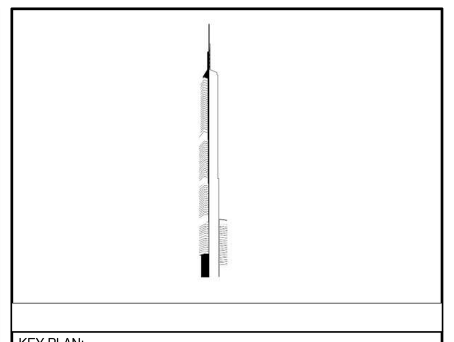
HEIGHT LIMITATIONS

AIR PRESSURE	ALLOWABLE DEFLECTION	LIMITING HEIGHT
5psf	L/240	B2A/0 11'-7"; B4A/0 15'-6"; B8A/0 22'-11"
5psf	L/360	B2A/0 10'-2"; B4A/0 13'-6"; B4G/0 16'-3"; B8G/0 26'-2"
5psf	L/240	C2A/0 11'-7"; C6T/0 16'-8"
	L/360	C2A/0 10'-2"
5 psf	L/240	D2A/0 11'-7"; D4A/1 D4S/0 15'-6"; D8A/1 22'-11"
5 psf	L/360	D2A/0 10'-2"
7.5 psf	L/240	D2A/0 10'-2"; D4A/1 D4S/0 13'-6"; D8A/1 18'-11"
10 psf	L/240	D2A/0 9'-2"; D4A/1 D4S/0 12'-3"; D8A/1 16'-5"
5 psf	L/240	G4A/2 G4S/1 15'-6"; G8A/2 22'-11"
7.5 psf	L/240	G4A/2 G4S/1 13'-6"; G8A/2 18'-11"
10 psf	L/240	G4A/2 G4S/1 12'-3"; G8A/2 16'-5"
5 psf	L/240	J4A/3 J4B/3 15'-6"
5 psf	L/240	K2A/1 12'-3"; K6A/1 17'-6"
	L/360	K2A/1 10'-10"; K6A/1 15'-3"
5 psf	L/240	L2A/2 12'-10"; L6A/2 18'-1"; L8A/2 21'-9"
	L/360	L2A/2 11'-7"; L6A/2 16'-2"; L8A/2 20'-0"
7.5 psf	L/240	L2A/2 11'-3"; L6A/2 15'-9"; L8A/2 19'-0"
10 psf	L/240	L2A/2 10'-2"; L6A/2 14'-4"; L8A/2 17'-4"
	L/360	L2A/2 9'-2"; L6A/2 12'-10"; L8A/2 15'-11"
15 psf	L/240	L2A/2 8'-11"; L6A/2 12'-6"; L8A/2 15'-1"
5 psf	L/240	L8D/2 L8E/2 28'-0"
7.5 psf	L/240	L8D/2 26'-3"
10 psf	L/240	L8D/2 24'-0"
15 psf	L/240	L8D/2 20'-0"
7.5 psf	L/240	M6A/3 15'-9"; M8A/3 19'-0"

STEEL FRAMING

DESIGNATION	STEEL FRAMING
B0A/0	7/8" FURRING CHANNEL
B1C/0	1 5/8" METAL CHANNEL
B2A/0	2 1/2" - 20 GA. STEEL STUDS @ 16" O.C.
B4A/0	3 5/8" - 20 GA. STEEL STUDS @ 16" O.C.
B4G/0	3 5/8" - 16 GA. STEEL STUDS @ 16" O.C.
B8A/0	6" - 20 GA. STEEL STUDS @ 16" O.C.
B8G/0	6" - 16 GA. STEEL STUDS @ 16" O.C.
C2A/0	2 1/2" - 20 GA. STEEL STUDS @ 16" O.C.
C6T/0	4" - 20 GA. STEEL STUDS @ 16" O.C.
D2A/0	2 1/2" - 20 GA. STEEL STUDS @ 16" O.C.
D4A/1, D4S/0	3 5/8" - 20 GA. STEEL STUDS @ 16" O.C.
D8A/1	6" - 20 GA. STEEL STUDS @ 16" O.C.
G4A/2, G4S/1	3 5/8" - 20 GA. STEEL STUDS @ 16" O.C.
G8A/2	6" - 20 GA. STEEL STUDS @ 16" O.C.
J4A/3, J4B/3	3 5/8" - 20 GA. STEEL STUDS @ 16" O.C.
K2A/1	2 1/2" - 20 GA. (C-H) STUDS @ 24" O.C.
K6A/1	4" - 20 GA. (C-H) STUDS @ 24" O.C.
L2A/2	2 1/2" - 20 GA. (C-H) STUDS @ 24" O.C.
L6A/2	4" - 20 GA. (C-H) STUDS @ 24" O.C.
L8A/2	6" - 20 GA. (C-H) STUDS @ 24" O.C.
L8D/2, L8E/2	6" - 20 GA. (DOUBLE-E) STUDS @ 12" O.C.
L6A/2	4" - 20 GA. (C-H) STUDS @ 24" O.C.
L8A/2	6" - 20 GA. (C-H) STUDS @ 24" O.C.

DEPT OF BLDGS 121328205 Job Number
ES611318320 Scan Code



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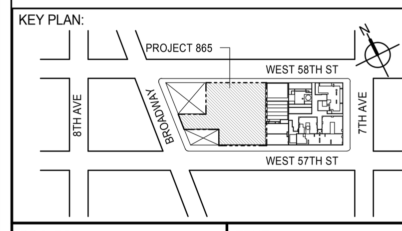

PROJECT NORTH
TRUE NORTH

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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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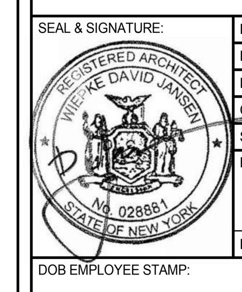
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
PARTITION SCHEDULE - 1

SEAL & SIGNATURE:



DATE: 15 OCT 14
PROJECT No: 1216-00
DRAWN: Author
CHK: Checker
REV: 6
SCALE: As indicated
DWG No: **A-006.01**
DOB PAGE No: 60 of 569
DOB EMPLOYEE STAMP:
DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_hadlarim.rvt
PLOT DATE: 9/22/2015 9:45:54 AM

36" x 48" Arch E -SHEET SIZE

BLOCK WALL PARTITION SCHEDULE

WALL TYPE	THICKNESS (T)	FIRE RESISTANCE NORMAL WEIGHT	FIRE RESISTANCE LIGHT WEIGHT	TYPE OF UNIT HOLLOW UNIT	TYPE OF UNIT 75% SOLID	TYPE OF UNIT SOLID UNIT	UL TEST NUMBER	MEA/BSA NUMBER	REMARKS
4" UNIT									
4/0	3 5/8" (4")		0	■					
4/1	3 5/8" (4")		1	■					
6" UNIT									
6/0	5 5/8" (6")	0		■					
6/1	5 5/8" (6")	1		■			U906	MEA 87-47-sm	
6/2	5 5/8" (6")	2			■		U906	MEA 87-47-sm	
8" UNIT									
8/0	7 5/8" (8")	0		■					
8/1	7 5/8" (8")	1		■			U905	MEA 87-47-sm	
8/2	7 5/8" (8")		2	■			U905	MEA 87-47-sm	
8/3	7 5/8" (8")	3			■		U907	MEA 87-47-sm	
8/4	7 5/8" (8")	4			■		U901	MEA 87-47-sm	
10" UNIT									
10/0	9 5/8" (10")	0		■					
10/1	9 5/8" (10")	1		■			U906	MEA 87-47-sm	
10/2	9 5/8" (10")	2		■			U906	MEA 87-47-sm	
10/3	9 5/8" (10")		3	■			U904	MEA 87-47-sm	
10/4	9 5/8" (10")	4			■		U901	MEA 87-47-sm	
12" UNIT									
12/0	11 5/8" (12")	0		■					
12/1	11 5/8" (12")	1		■			U905	MEA 87-47-sm	
12/2	11 5/8" (12")	2		■			U905	MEA 87-47-sm	
12/3	11 5/8" (12")	3		■			U904	MEA 87-47-sm	
12/4	11 5/8" (12")	4		■			U901	MEA 87-47-sm	

MASONRY SYMBOLS

NOMINAL BLOCK THICKNESS (T)

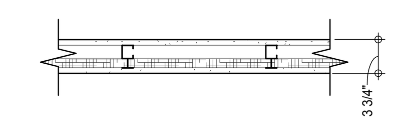
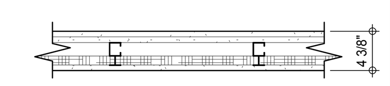
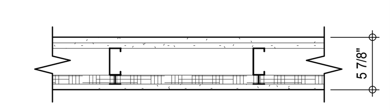
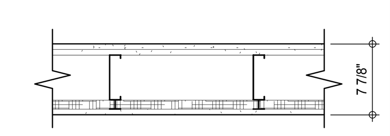
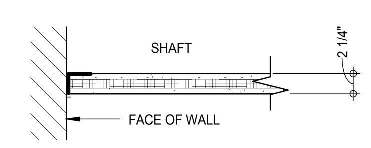
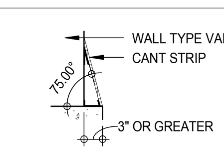
T/R

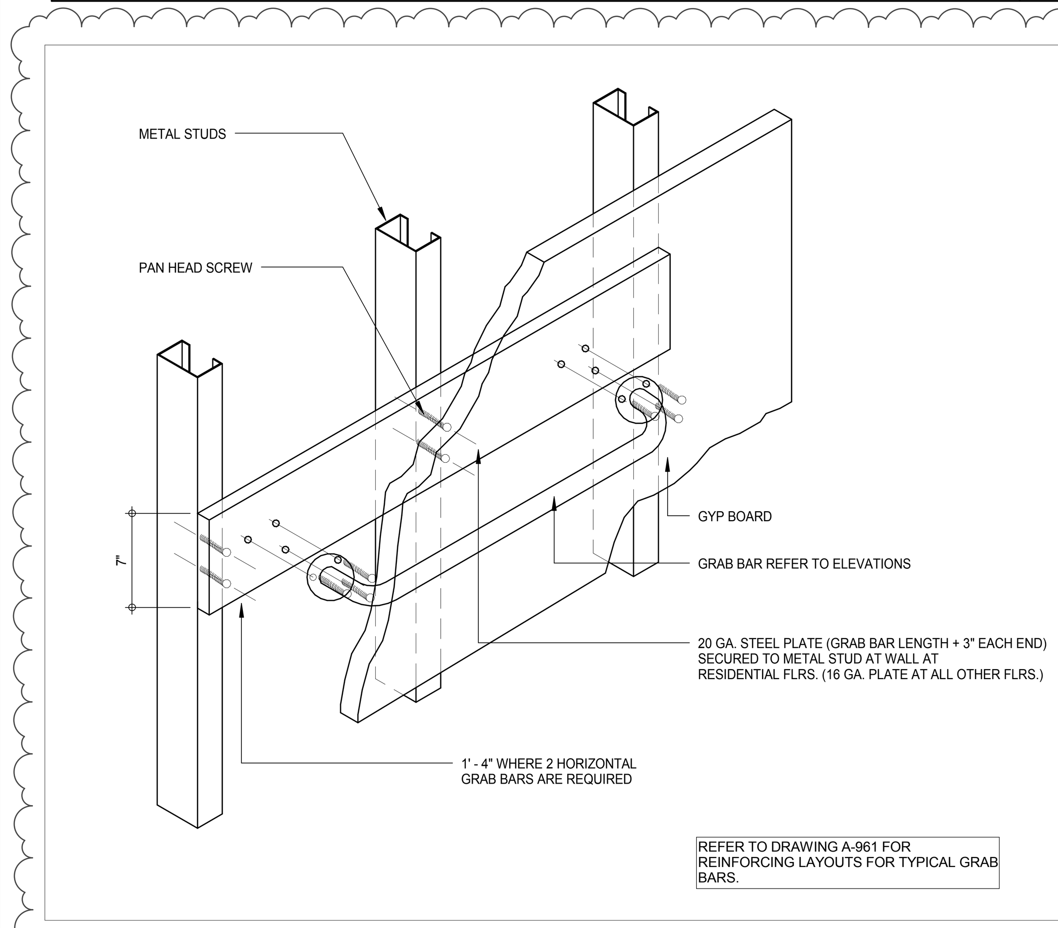
FIRE RESISTANCE RATING

REMARKS:

- FOR MASONRY LINTEL SCHEDULE REFER TO STRUCTURAL.
- FOR DEFLECTION AND LATERAL STEEL SUPPORT REFER TO STRUCTURAL.
- FOR HEIGHT LIMITS AND REINFORCING REQUIREMENTS REFER TO STRUCTURAL DRAWINGS.

GYPSUM BOARD PARTITION SCHEDULE

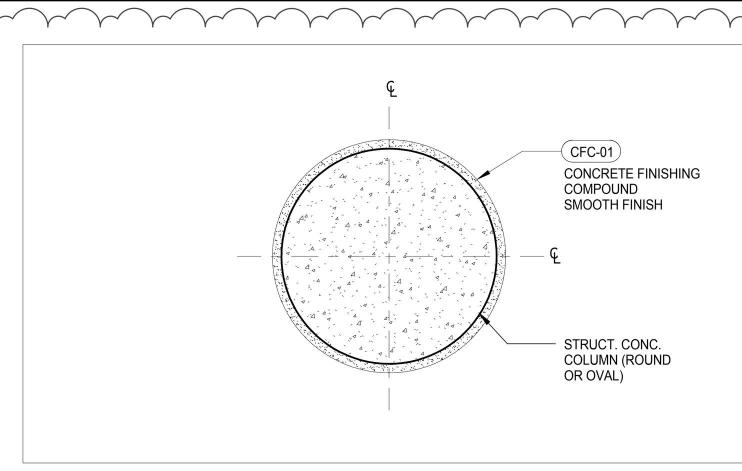
PARTITION DESIGNATION	FIRE RATING	FIRE RESISTANCE REPORT No.	ASSEMBLY DIAGRAM	DESCRIPTION	HEIGHT LIMITATIONS AIR PRESSURE	ALLOWABLE DEFLECTION	LIMITING HEIGHT	STEEL FRAMING
N2A/2	2 HOURS	UL DESIGN U415		CAVITY SHAFT WALL 1 LAYER 5/8" GYPSUM BOARD BOTH SIDES. 1" LINER BOARD BETWEEN STUDS	5 psf	L/240	N2A/2 13'-0"	N2A/2 2 1/2" 20 GA. (C-H) STUDS @ 24" O.C.
						L/360	N2A/2 11'-6"	
					7.5 psf	L/240	N2A/2 11'-5"	
					10 psf	L/240	N2A/2 10'-4"	
						L/360	N2A/2 9'-1"	
P2A/2	2 HOURS	UL DESIGN U415		CAVITY SHAFT WALL (STAIRS) 2 LAYERS 5/8" GYPSUM BOARD ONE SIDE 1" LINER BOARD BETWEEN STUDS. 1 LAYER 5/8" GYPSUM BOARD ONE LINER SIDE.	5 psf	L/240	P2A/2 12'-10" · P6C/2 18'-1" · P8C/2 21'-9"	P2A/2 2 1/2" - 20 GA. (C-H) STUDS @ 24" O.C.
						L/360	P2A/2 11'-7" · P6C/2 16'-2" · P8C/2 20'-0"	P6C/2 4" - 20 GA. (C-H) STUDS @ 24" O.C.
P6C/2	2 HOURS	UL DESIGN U415		IMPACT RESISTANT CAVITY SHAFT WALL (STAIRS) -LOCAL LAW 26 1 LAYER 5/8" VHI ABUSE-RESISTANT GYPSUM BOARD 1 LAYER 5/8" GYPSUM BOARD FIRE CORE STUDS 1" LINER BOARD BETWEEN STUDS 1 LAYER 5/8" VHI ABUSE-RESISTANT GYPSUM BOARD	7.5 psf	L/240	P2A/2 11'-3" · P6C/2 15'-19" · P8C/2 19'-0"	P8C/2 6" - 20 GA. (C-H) STUDS @ 24" O.C.
P8C/2	2 HOURS	UL DESIGN U415		IMPACT RESISTANT CAVITY SHAFT WALL (STAIRS) -LOCAL LAW 26 1 LAYER 5/8" VHI ABUSE-RESISTANT GYPSUM BOARD 1 LAYER 5/8" GYPSUM BOARD FIRE CORE STUDS 1" LINER BOARD BETWEEN STUDS 1 LAYER 5/8" VHI ABUSE-RESISTANT GYPSUM BOARD	10 psf	L/240	P2A/2 10'-2" · P6C/2 14'-4" · P8C/2 17'-4"	
						L/360	P2A/2 9'-2" · P6C/2 12'-10" · P8C/2 15'-11"	
QXB/2	2 HOUR	UL DESIGN U505 BSA898-47-SM EQUIVALENT TO MEA		SOLID VERTICAL SHAFT WALL 1 LAYER 5/8" GYPSUM BOARD, FIRECODE CORE. 1 LAYER 1" GYPSUM LINER BOARD. 1 LAYER 5/8" GYPSUM BOARD, FIRECODE CORE.	5 psf	L/240		QXB/2 1" x 2" PERIMETER ANGLE 25 GA.
S1A/0	NOT RATED	N/A		CANT STRIP 5'8" GYPSUM BOARD CANT STRIP AT 75° ANGLE NOTE: TYPICAL IN ELEVATOR SHAFTS WHERE ANY PROJECTION EXCEEDS 3" IN DEPTH.				S1A/0 20 GA. BENT PLATES



REFER TO DRAWING A-961 FOR REINFORCING LAYOUTS FOR TYPICAL GRAB BARS.

DET. AXO.- PLATE FOR FUTURE AND ACTUAL GRAB BAR INST. AT MTL STUD WALL (2)

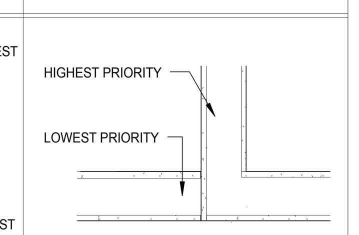
1 1/2" = 1'-0"



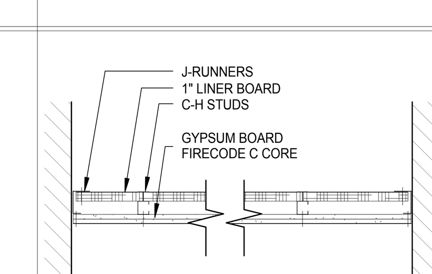
PLAN DET. - TYP. FINISH ON ALL OVAL/ROUND COLUMNS (1)

A-125
1" = 1'-0"

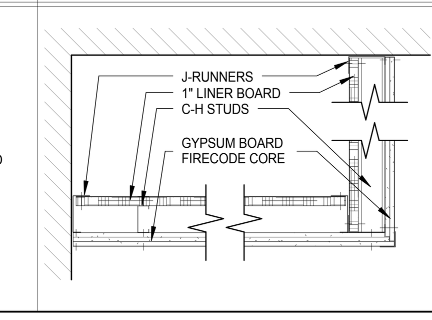
PARTITION & WALL PRIORITY LEGEND

PARTITION	PRIORITY	ASSEMBLY DIAGRAM
TWO HOUR FIRE WALL & SHAFT WALL	PRIORITY 1 HIGHEST	
ONE HOUR FIRE WALL & SHAFT WALL	PRIORITY 2	
NON-RATED WALL	PRIORITY 3 LOWEST	

FIRE-RATED STAIR SOFFIT - 2 HOURS

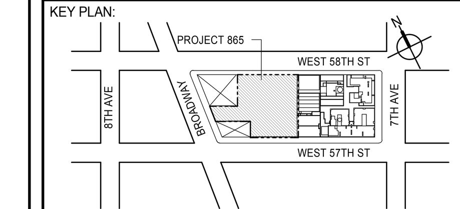
MEMBRANE DESIGNATION	FIRE RATING	FIRE RESISTANCE REPORT No.	ASSEMBLY DIAGRAM	DESCRIPTION	SPAN LIMITATIONS ALLOWABLE DEFLECTION	LIMITING SPAN	STEEL FRAMING
L2Y/2	2 HOURS	UL DESIGN U438 AER-09038		2 LAYERS 1/2" GYPSUM BOARD FIRECODE C CORE. C-H STUDS @ 24" O.C. 1" LINER BOARD BETWEEN STUDS.	L/240	L2Y/2 9'-8"	L2Y/2 2 1/2" - 20 GA. (C-H) STUDS @ 24" O.C.

FIRE-RATED HORIZONTAL GYPSUM ENCLOSURE - 2 HOURS

MEMBRANE DESIGNATION	FIRE RATING	FIRE RESISTANCE REPORT No.	ASSEMBLY DIAGRAM	DESCRIPTION	SPAN LIMITATIONS ALLOWABLE DEFLECTION	LIMITING SPAN	STEEL FRAMING
L2Z/2	2 HOURS	NER-258 AER-09038 USG TESTED ASSEMBLY		HORIZONTAL ASSEMBLY 3 LAYERS 1/2" GYPSUM BOARD FIRECODE C CORE C-H STUDS @ 24" O.C. 1" LINER BOARD BETWEEN STUDS VERTICAL ASSEMBLY 2 LAYERS 1/2" GYPSUM BOARD FIRECODE C CORE C-H STUDS @ 24" O.C. 1" LINER BOARD BETWEEN STUDS	L/240	L2Z/2 9'-2"	L2Z/2 2 1/2" - 20 GA. (C-H) STUDS @ 24" O.C.
L6Z/2	2 HOURS				L/240	L6Z/2 13'-2"	L6Z/2 4" - 20 GA. (C-H) STUDS @ 24" O.C.
L8Z/2	2 HOURS				L/240	L8Z/2 15'-10"	L8Z/2 6" - 20 GA. (C-H) STUDS @ 24" O.C.

DEPT OF BLDGS 121328205 Job Number
ES711820435 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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LANDMARK/PRESERVATION CONSULTANT:
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TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
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	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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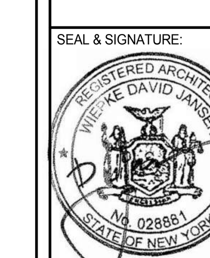
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
PARTITION SCHEDULE - 2

SEAL & SIGNATURE:



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CHK: Checker	
SCALE: As indicated	
DWG No:	**A-007.01**
DOB PAGE No:	61 of 569

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FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_hadlarim.rvt
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36" x 48" Arch E -SHEET SIZE

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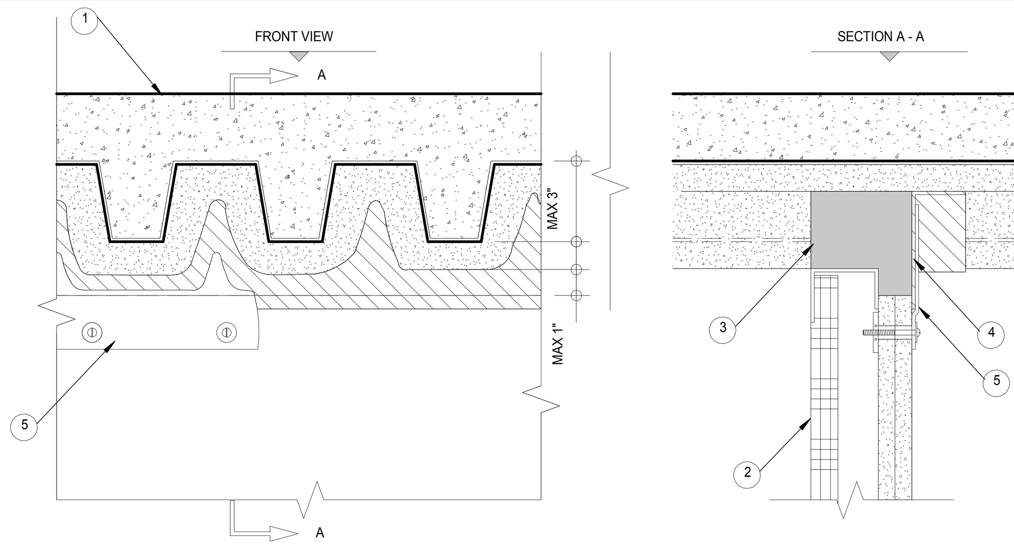


UL DESIGN NOTES:
1. CONCRETE OVER METAL DECKING ASSEMBLY (MINIMUM 2-1/2" THICK) WITH UL CLASSIFIED MONOKOTE TYPE Z-106/HY SPRAY APPLIED FIREPROOFING (MINIMUM 5/16", MAXIMUM 1-3/4" THICKNESS) MANUFACTURED BY W.R. GRACE (2-HR. FIRE-RATING).

2. GYPSUM SHAFT WALL ASSEMBLY (UL/ULC CLASSIFIED) (2-HR. FIRE-RATING).

3. MINIMUM 3-3/4" THICKNESS MINERAL WOOL (MIN. 4 PCF DENSITY) COMPRESSED 33% AND INSTALLED FLUSH WITH OUTER SURFACES OF WALL ASSEMBLY.

4. MINIMUM 1/8" (WET) THICKNESS HILTI CP 672 SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL AND OVERLAPPING MINIMUM 1/2" ONTO GYPSUM WALL AND MINIMUM 2" ONTO SPRAY APPLIED FIREPROOFING.

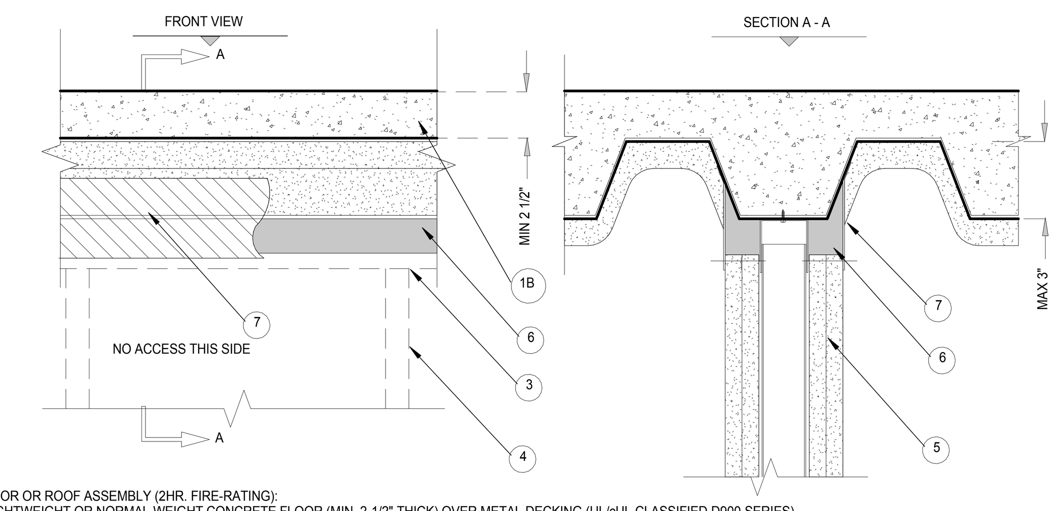
5. SHEET METAL COVER PLATE (MIN. 18 GA.) ATTACHED WITH THE APPROPRIATE HILTI ANCHORS AND RECESSED (MINIMUM 1/2", MAXIMUM 3/4") FROM FIREPROOFING.

NOTES :
1. MAXIMUM WIDTH OF JOINT = 3/4".
2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.
3. ROOF ASSEMBLY MAY BE SPRAYED WITH MONOKOTE.

D THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL SYSTEM NO. HW-D-0042 & HW-D-0342)

FIRE STOP DETAIL 9

3" = 1'-0"



1. FLOOR OR ROOF ASSEMBLY (2HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR (MIN. 2-1/2" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).
B. INSULATING CONCRETE (MIN. 2-1/4" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).

2. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING).

3. CEILING RUNNER (MIN. 25 GA.,3-3/4" FLANGES) FASTENED TO UNDERSIDE OF DECK AT MAXIMUM 24" C/C SPACING.

4. STEEL STUDS (MINIMUM 3-1/2" WIDE), CUT 1-1/4" TO 1-1/2" LESS LENGTH THAN ASSEMBLY HEIGHT, NESTING IN CEILING RUNNERS WITHOUT ATTACHMENT..

5. 5/8" OR 1-1/4" THICKNESS GYPSUM WALLBOARD AS SPECIFIED IN THE INDIVIDUAL UL DESIGN. TOP ROW OF SCREWS SHALL BE INSATALLED INTO STUDS 5" BELOW THE BOTTOM PLANE OF FLOOR/ROOF.

6. HILTI CP 767 SPEED STRIPS COMPRESSED 50% AND INSERTED INTO FLUTES, FLUSH WITH BOTH SIDES OF WALL (SEE NOTE BELOW).

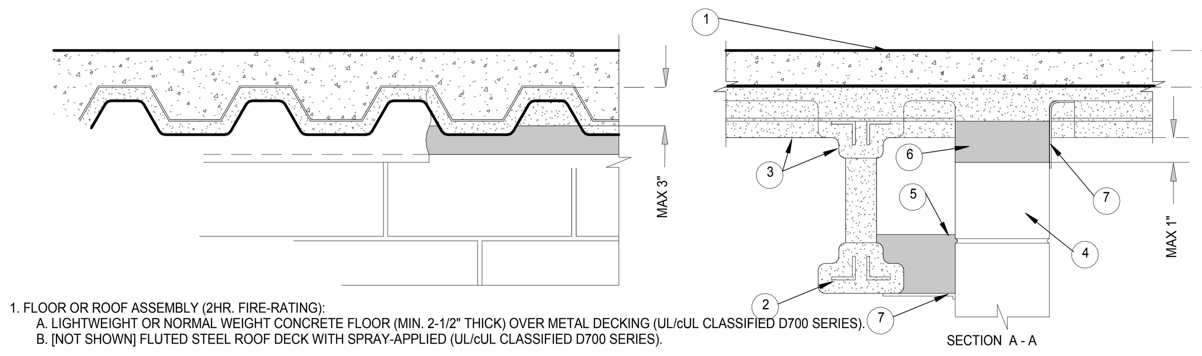
7. MINIMUM 1/8' (WET) THICKNESS HILTI CP 672 SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL AND TO OVERLAP MINIMUM 1/2" ONTO GYPSUM AND METAL DECKING ON BOTH SIDES OF GUPSUM WALL ASSEMBLY.

NOTE:
AS AN ALTERNATE TO HILTI CP 767 SPEED STRIPS, MINERAL WOOL (MIN. 4 PCF DENSITY) COMPRESSED 50% MAY BE USED.

B THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL SYSTEM NO. HW-D-1067)

FIRE STOP DETAIL 6

3" = 1'-0"



1. FLOOR OR ROOF ASSEMBLY (2HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR (MIN. 2-1/2" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D700 SERIES).
B. [NOT SHOWN] FLUTED STEEL ROOF DECK WITH SPRAY-APPLIED (UL/cUL CLASSIFIED D700 SERIES).

2. STRUCTURAL STEEL BEAM OR OPEN-WEB STEEL JOIST AS SPECIFIED IN THE INDIVIDUAL D700 OR P700 SERIES FLOOR-CEILING DESIGN. STEEL SUPPORT ORIENTED PARALLEL AND LOCATED 1" TO 6" FROM WALL.

3. UL/cUL CLASSIFIED MONOKOTE (TYPE MK-H/HY, MK-6/HY, MK-6S OR RG) OR TYPE 300 FIREPROOFING SPRAYED TO THE THICNESS SPECIFIED IN THE INDIVIDUAL D700 OR P700 SERIES DESIGN(SEE NOTE NO.1 BELOW). FIREPROOFING TO COMPLEETELY FILL FLUTES ABOVE THE STRUCTURAL STEEL SUPPORT AND FOLLOW THE CONTOUR OF THE STEEL DECK ABOVE THE WALL.

4. CONCRETE WALL ASSEMBLY (2-HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE WALL (MINIMUM 6" THICK).
B. ANY UL/cUL CLASSIFIED CONCRETE BLOCK WALL ASSEMBLY.

5. MINIMUM 4" THICKNESS MINERAL WOOL (MINIMUM 4 PCF DENSITY) COMPRESSED 33% AND INSTALLED FLUSH WITH BOTTOM SURFACE OF FIREPROOFING ON STRUCTURAL STEEL MEMBER.

6. MINIMUM 6" THICKNESS MINERAL WOOL (MINIMUM 4 PCF DENSITY) COMPRESSED 50% AND INSERTED INTO JOINT AND FLUTES FLUSH WITH SURFACE OF WALL.

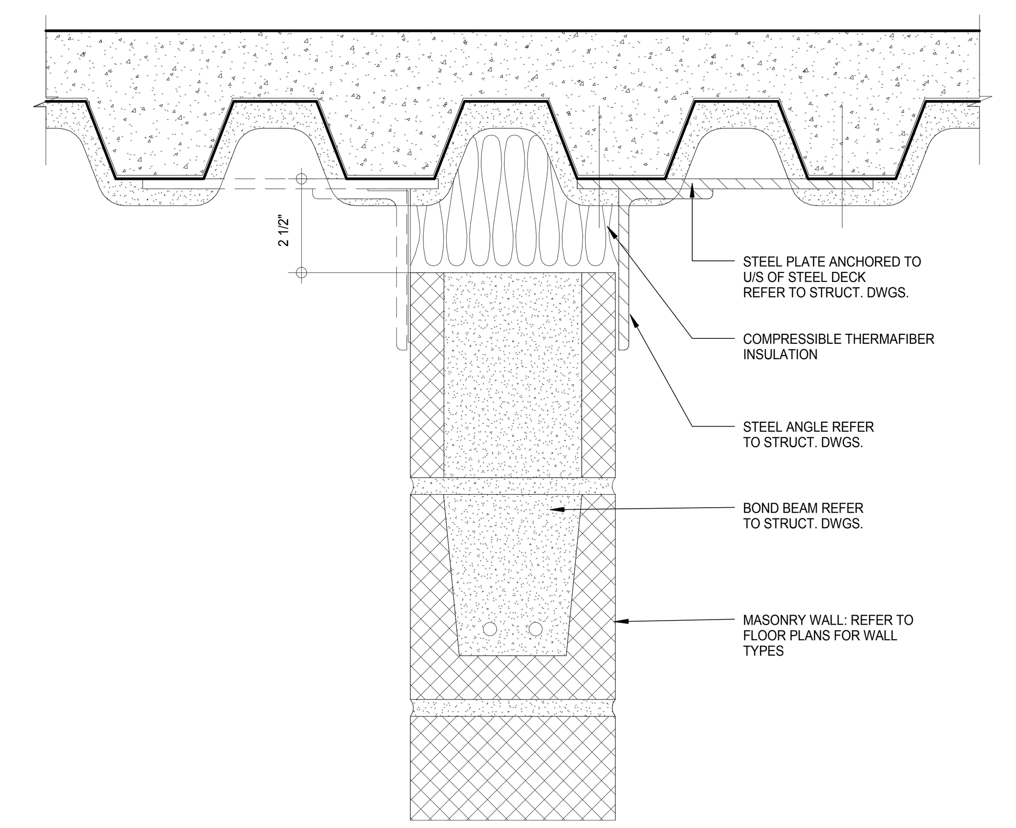
7. MINIMUM 1/8' (WET) THICKNESS HILTI CP 672 SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL/FIREPROOFING AND TO OVERLAP MINIMUM 1/2" ONTO GYPSUM AND MINIMUM 2" ONTO FIREPROOFING.

NOTE:
WHEN STRUCTURAL STEEL SUPPORT CONSISTS OF OPEN-WEB STEEL JOISTS, 3/8" DIAMOND MESH EXPANDED STEEL LATH (1.7 TO 3.4 LB./SQ.YD.) SHALL BE INSTALLED TO COMPLETELY COVER ONE SIDE OF EACH JOIST. LATH SHALL BE SECURED WITH STEEL TIE WIRE AND COMPLETELY FILLED WITH FIREPROOFING.

F FIRE RATED WALL UL SYSTEM No. HW-D-0389

FIRE STOP DETAIL 3

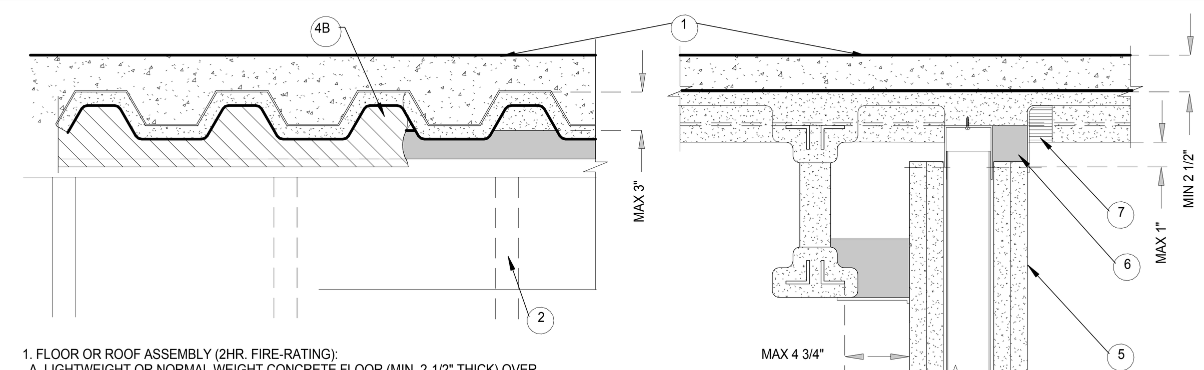
3" = 1'-0"



B NON-RATED WALL

FIRE STOP DETAIL 8

3" = 1'-0"



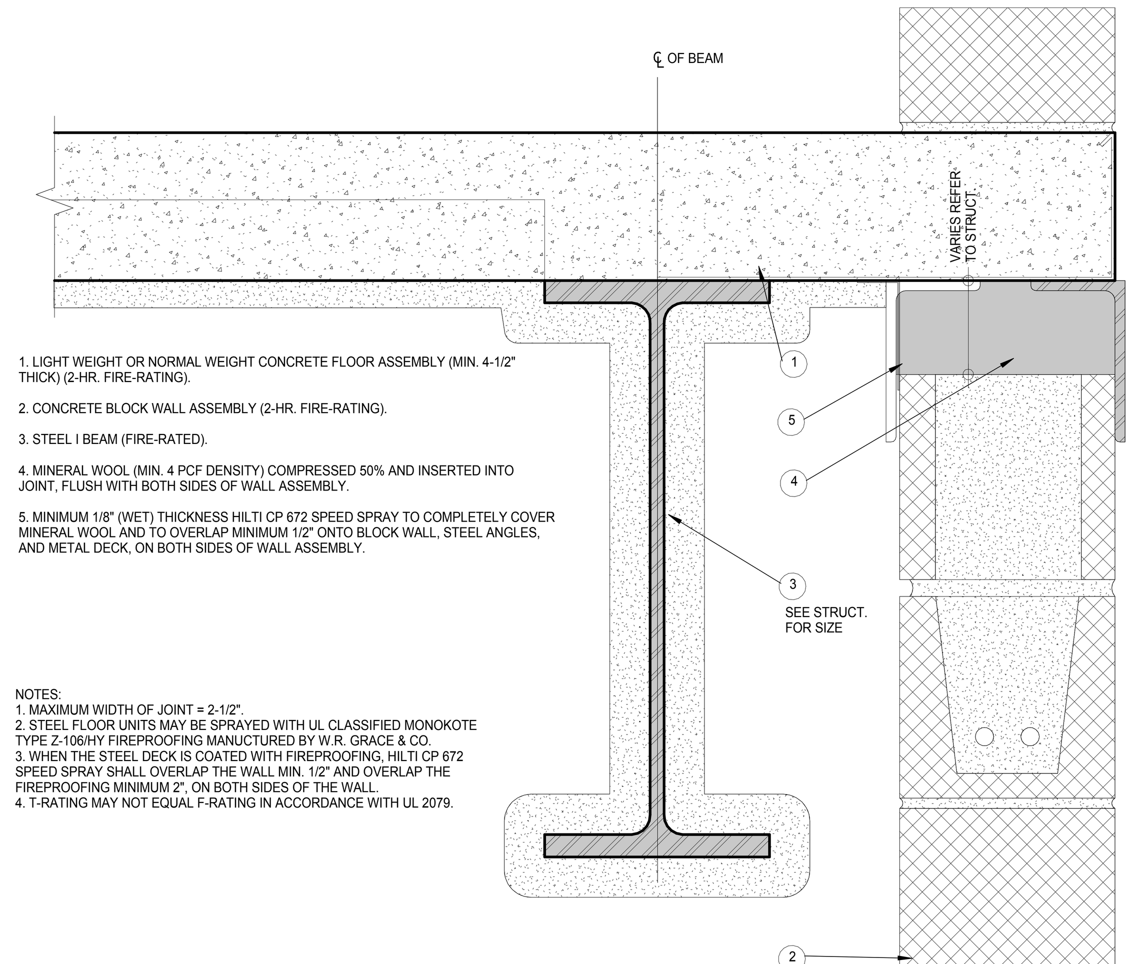
1. FLOOR OR ROOF ASSEMBLY (2HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR (MIN. 2-1/2" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D700 SERIES).
B. [NOT SHOWN] FLUTED STEEL ROOF DECK WITH SPRAY-APPLIED (UL/cUL CLASSIFIED D700 SERIES).
2. STRUCTURAL STEEL BEAM OR OPEN-WEB STEEL JOIST AS SPECIFIED IN THE INDIVIDUAL D700 OR P700 SERIES FLOOR-CEILING DESIGN. STEEL SUPPORT ORIENTED PARALLEL AND LOCATED 1" TO 6" FROM WALL.
3. UL/cUL CLASSIFIED MONOKOTE (TYPE MK-H/HY, MK-6/HY, MK-6S OR RG) OR TYPE 300 FIREPROOFING SPRAYED TO THE THICNESS SPECIFIED IN THE INDIVIDUAL D700 OR P700 SERIES DESIGN(SEE NOTE NO.1 BELOW). FIREPROOFING TO COMPLEETELY FILL FLUTES ABOVE THE STRUCTURAL STEEL SUPPORT AND ABOVE THE CEILING RUNNER (SEE NOTE NO.2 BELOW).
4. GYPSUM WALL ASSEMBLY. (UL/cUL CLASSIFIED U400 OR V400 SERIES) (1-HR. OR 2-HR. FIRE-RATED) (SEE NOTE NO. 4 BELOW)
5. CEILING RUNNER (MIN. 25 GA.,2" TO 3" FLANGES) FASTENED TO UNDERSIDE OF DECK (SE NOTE NO. 3 BELOW.
6. STEEL STUDS (MINIMUM 3-1/2" WIDE), CUT 1/2" TO 3/4" LESS LENGTH THAN ASSEMBLY HEIGHT, NESTING IN CEILING RUNNERS WITHOUT ATTACHMENT.
7. MINIMUM 4" THICKNESS MINERAL WOOL (MINIMUM 4 PCF DENSITY) COMPRESSED 33% AND INSTALLED FLUSH WITH BOTTOM SURFACE OF FIREPROOFING ON STRUCTURAL STEEL MEMBER.
8.MINIMUM 5/8" OR 1-1/4" THICKNESS MINERAL WOOL (MINIMUM 4 PCF DENSITY) COMPRESSED 50% AND INSERTED INTO JOINT FLUSH WITH SURFACE OF WALL.
9. MINIMUM 1/8' (WET) THICKNESS HILTI CP 672 SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL/FIREPROOFING AND TO OVERLAP MINIMUM 1/2" ONTO GYPSUM AND MINIMUM 2" ONTO FIREPROOFING,

NOTE:
1. WHEN STRUCTURAL STEEL SUPPORT CONSISTS OF OPEN-WEB STEEL JOISTS, 3/8" DIAMOND MESH EXPANDED STEEL LATH (1.7 TO 3.4 LB./SQ.YD.) SHALL BE INSTALLED TO COMPLETELY COVER ONE SIDE OF EACH JOIST. LATH SHALL BE SECURED WITH STEEL TIE WIRE AND COMPLETELY FILLED WITH FIREPROOFING.
2. AS AN ALTERNATE, FIREPROOFING IN THE FLUTES ABOVE THE CEILIONG RUNNER MAY BE APPLIED TO FOLLOW THE CONTOUR OF THE STEEL DECK. IN THIS CASE, MINERAL WOOL (MINIMUM 4 PCF DENSITY) TIGHTLY PACKED AND INSTALLED TO COMPLETELY FILL VOID ABOVE CEILING RUNNER FLUSH WITH WALL OPPOSITE STEEL SUPPORT.
3. AS AN ALTERNATETO CEILING RUNNER IN ITEM NO. 5, CEILING RUNNERS, MANUFACTURED BY SLIPTRACK SYSTEMS, TOTAL STEEL SOLUTIONS, OR DENMAR STYEEL, MAY BE USED.
WHEN ALTERNATE CEILING TRACKS ARE USED, CONSULT THE UL FIRE RESISTENCE DIRECTORY FOR INSTALLATION INSTRUCTIONS.
4. WHERE TOP OF WALL ASSEMBLY IS INACCESSIBLE ABOVE THE STRUCTURAL STEEL SUPPORT, THE GYPSUM BOARD ATTACHMENT SCREWS MAY BE OMITTED.

E THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL SYSTEM NO. HW-D-0388)

FIRE STOP DETAIL 5

3" = 1'-0"



1. LIGHT WEIGHT OR NORMAL WEIGHT CONCRETE FLOOR ASSEMBLY (MIN. 4-1/2" THICK) (2-HR. FIRE-RATING).

2. CONCRETE BLOCK WALL ASSEMBLY (2-HR. FIRE-RATING).

3. STEEL I BEAM (FIRE-RATED).

4. MINERAL WOOL (MIN. 4 PCF DENSITY) COMPRESSED 50% AND INSERTED INTO JOINT, FLUSH WITH BOTH SIDES OF WALL ASSEMBLY.

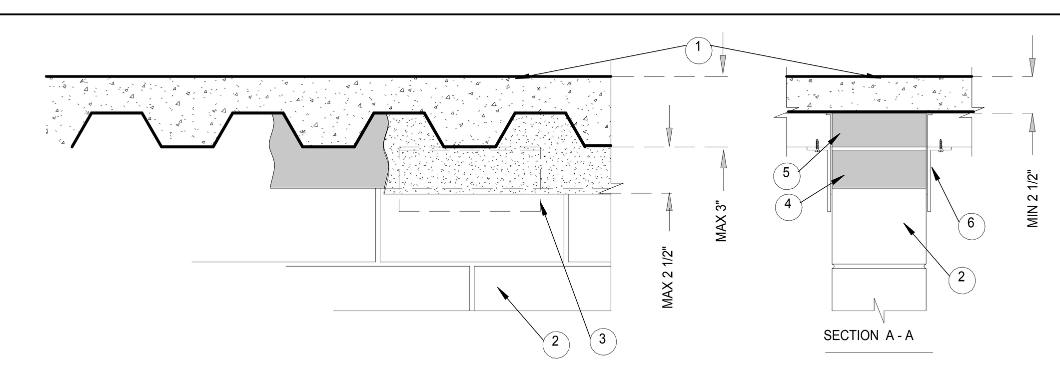
5. MINIMUM 1/8" (WET) THICKNESS HILTI CP 672 SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL AND TO OVERLAP MINIMUM 1/2" ONTO BLOCK WALL, STEEL ANGLES, AND METAL DECK, ON BOTH SIDES OF WALL ASSEMBLY.

NOTES:
1. MAXIMUM WIDTH OF JOINT = 2-1/2".
2. STEEL FLOOR UNITS MAY BE SPRAYED WITH UL CLASSIFIED MONOKOTE TYPE Z-106/HY FIREPROOFING MANUCTURED BY W.R. GRACE & CO.
3. WHEN THE STEEL DECK IS COATED WITH FIREPROOFING, HILTI CP 672 SPEED SPRAY SHALL OVERLAP THE WALL MIN. 1/2" AND OVERLAP THE FIREPROOFING MINIMUM 2", ON BOTH SIDES OF THE WALL.
4. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.

C FIRE RATED WALL
UL SYSTEM No. HW-D-1070, HW-D-1069 & HW-D-1045

FIRE STOP DETAIL 2

3" = 1'-0"



1. FLOOR OR ROOF ASSEMBLY (2HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR (MIN. 2-1/2" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).
B. INSULATING CONCRETE (MIN. 2-1/4" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).

2. CONCRETE WALL ASSEMBLY CONSTRUCTED PERPENDICULAR OR PARALLEL TO FLUTES (PERPINDICULAR SHOWN) (2-HR. FIRE-RATING):
A. LIGHT WEIGHT OR NORMAL WEIGHT CONCRETE WALL (MIN. 6" THICK).
B. ANY UL/cUL CLASSIFIED BLOCK WALL.

3. STEEL ANGLES (MAXIMUM SIZE 5" X 3' X 12GA., OR THICKER) CUT MAXIMUM 12" LONG AND FASTENED TO CONCRETE FLOOR AT MINIMUM 24" C/C. STEEL ANGLES TO BE STAGGERED ON OPPOSITE SIDE OF WALL.

4. MINERAL WOOL (MINIMUM 4 PCF DENSITY) COMPRESSED 50% AND INSERTED INTO JOINT, FLUSH WITH BOTH SIDES OF WALL ASSEMBLY.

5. HILTI CP 777 SPEED PLUGS FRICTION FITTED TO COMPLETELY FILL FLUTE, FLUSH WITH BOTH SIDES OF WALL (WHEN PERPENDICULAR TO FLUTES) (SEE NOTE BELOW).

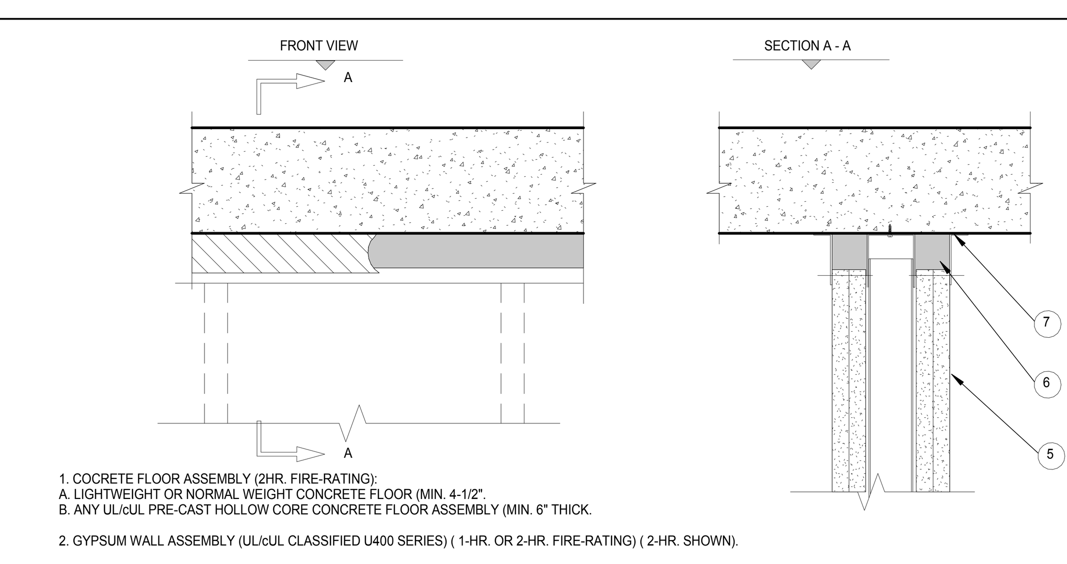
6. MINIMUM 1/8' (WET) THICKNESS HILTI CP 672 SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL AND TO OVERLAP MINIMUM 1/2" ONTO CONCRETE WALL OR CONCRETE BLOCK WALL, STEEL ANGLES, AND METAL DECK ON BOTH SIDES OF WALL ASSEMBLY.

NOTE:
AS AN ALTERNATE TO HILTI CP 777 SPEED PLUGS, MINERAL WOOL (MIN. 4 PCF DENSITY) COMPRESSED 50% MAY BE USED.

E FIRE RATED WALL UL SYSTEM No. HW-D-1069 & HW-D-1045.

FIRE STOP DETAIL 7

3" = 1'-0"



1. COCRETE FLOOR ASSEMBLY (2HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR (MIN. 4-1/2".
B. ANY UL/cUL PRE-CAST HOLLOW CORE CONCRETE FLOOR ASSEMBLY (MIN. 6" THICK.

2. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).

3. CEILING RUNNER (MIN. 25 GA.,3-3/4" FLANGES) FASTENED TO UNDERSIDE OF CONCRETE FLOOR.

4. STEEL STUDS (MINIMUM 2-1/2" WIDE), CUT 1-1/4" TO 1-1/2" LESS LENGTH THAN ASSEMBLY HEIGHT, NESTING IN CEILING RUNNERS WITHOUT ATTACHMENT.

5. 5/8" OR 1-1/4" THICKNESS GYPSUM WALLBOARD AS SPECIFIED IN THE INDIVIDUAL UL DESIGN. TOP ROW OF SCREWS SHALL BE INSTALLED INTO STUDS 5" BELOW THE BOTTOM PLANE OF FLOOR/ROOF.

6. HILTI CP 767 SPEED STRIPS COMPRESSED 50% AND TIGHTLY PACKED INTO THE JOPINT, FLUSH WITH BOTH SIDES OF WALL (SEE NOTE BELOW).

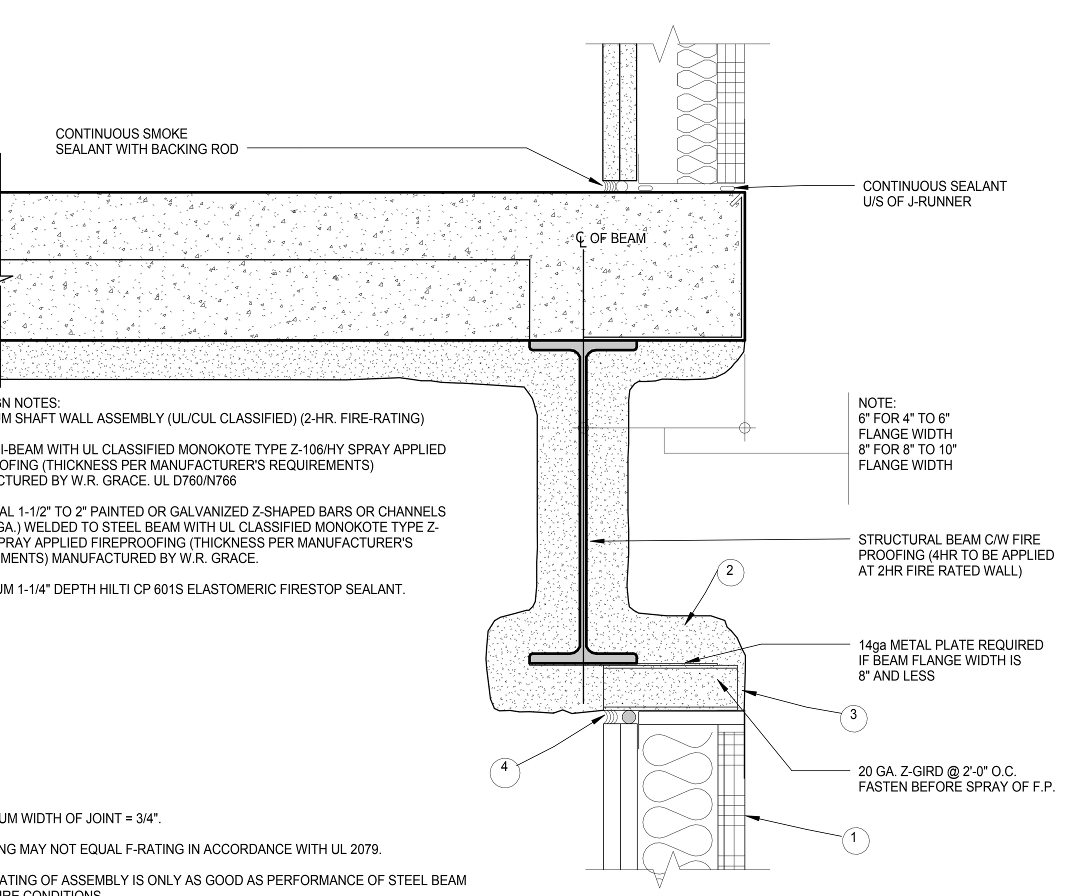
7. MINIMUM 1/8' (WET) THICKNESS HILTI CP 672 FIRESTOP SPRAY TO COMPLETELY COVER MINERAL WOOL AND TO OVERLAP MINIMUM 1/2" ONTO GYPSUM AND CONCRETE FLOOR ON BOTH SIDES OF GUPSUM WALL ASSEMBLY.

NOTE:
AS AN ALTERNATE TO HILTI CP 767 SPEED STRIPS, MINERAL WOOL
(MIN. 4 PCF DENSITY) COMPRESSED 50% MAY BE USED.

C THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL SYSTEM NO. HW-D-1068)

FIRE STOP DETAIL 4

3" = 1'-0"



UL DESIGN NOTES:
1. GYPSUM SHAFT WALL ASSEMBLY (UL/CUL CLASSIFIED) (2-HR. FIRE-RATING)

2. STEEL I-BEAM WITH UL CLASSIFIED MONOKOTE TYPE Z-106/HY SPRAY APPLIED FIREPROOFING (THICKNESS PER MANUFACTURER'S REQUIREMENTS) MANUFACTURED BY W.R. GRACE. UL D760/N766

3. NOMINAL 1-1/2" TO 2" PAINTED OR GALVANIZED Z-SHAPED BARS OR CHANNELS (MIN. 16 GA.) WELDED TO STEEL BEAM WITH UL CLASSIFIED MONOKOTE TYPE Z-106/HY SPRAY APPLIED FIREPROOFING (THICKNESS PER MANUFACTURER'S REQUIREMENTS) MANUFACTURED BY W.R. GRACE.

4. MINIMUM 1-1/4" DEPTH HILTI CP 601S ELASTOMERIC FIRESTOP SEALANT.

NOTE:
1. MAXIMUM WIDTH OF JOINT = 3/4".

2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.

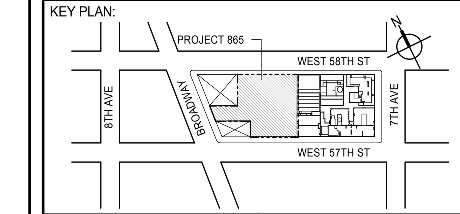
3. FIRE-RATING OF ASSEMBLY IS ONLY AS GOOD AS PERFORMANCE OF STEEL BEAM UNDER FIRE CONDITIONS.

F THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL SYSTEM NO. HW-S-0069 & HW-D-0209)

FIRE STOP DETAIL 1

3" = 1'-0"

KEY PLAN:



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DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
FIRE STOPPING DETAILS

SEAL & SIGNATURE:
REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 5
CHK: Checker	
SCALE: 3" = 1'-0"	
DWG No:	A-008.01
DOB PAGE No:	62 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_hadlarim.rvt
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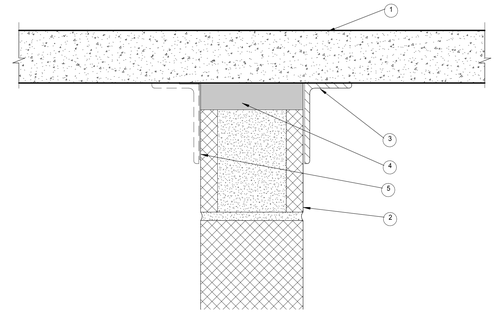
E500470512 Scan Code



1. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR ASSEMBLY (MINIMUM 4-1/2" THICK) (2-HR. FIRE-RATED).

2. CONCRETE BLOCK WALL ASSEMBLY (2-HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE WALL (MIN. 6" THICK).
B. ANY UL/cUL CLASSIFIED BLOCK WALL.

3. STEEL ANGLES (MAXIMUM SIZE 6" X 3" X 12GA., OR THICKER) CUT MAXIMUM 12" LONG AND FASTENED TO CONCRETE FLOOR AT MINIMUM 24" C/C. STEEL ANGLES TO BE STAGGERED ON OPPOSITE SIDE OF WALL.

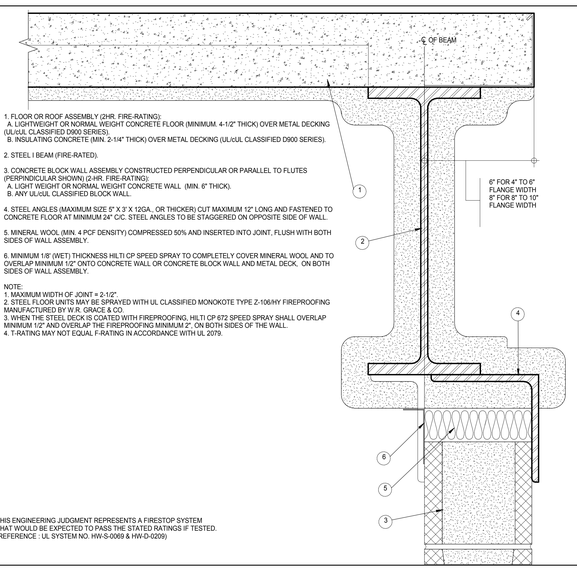
4. MINERAL WOOL (MINIMUM 4 PCF DENSITY) COMPRESSED 50% AND INSERTED INTO JOINT, FLUSH WITH BOTH SIDES OF WALL ASSEMBLY.

5. MINIMUM 1/8" (WET) THICKNESS HILTI CP SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL AND TO OVERLAP MINIMUM 1/2" ONTO FLOOR AND WALL ON BOTH SIDES OF JOINT.

A RATED WALL
FIRE RATED WALL UL SYSTEM No. HW-D-1070 & HW-D-1045.

FIRE STOP DETAIL 3

3" = 1'-0"



1. FLOOR OR ROOF ASSEMBLY (2HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR (MINIMUM. 4-1/2" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).
B. INSULATING CONCRETE (MIN. 2-1/4" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).

2. STEEL I BEAM (FIRE-RATED).

3. CONCRETE BLOCK WALL ASSEMBLY CONSTRUCTED PERPENDICULAR OR PARALLEL TO FLUTES (PERPINDICULAR SHOWN) (2-HR. FIRE-RATING):
A. LIGHT WEIGHT OR NORMAL WEIGHT CONCRETE WALL (MIN. 6" THICK).
B. ANY UL/cUL CLASSIFIED BLOCK WALL.

4. STEEL ANGLES (MAXIMUM SIZE 5" X 3" X 12GA., OR THICKER) CUT MAXIMUM 12" LONG AND FASTENED TO CONCRETE FLOOR AT MINIMUM 24" C/C. STEEL ANGLES TO BE STAGGERED ON OPPOSITE SIDE OF WALL.

5. MINERAL WOOL (MIN. 4 PCF DENSITY) COMPRESSED 50% AND INSERTED INTO JOINT, FLUSH WITH BOTH SIDES OF WALL ASSEMBLY.

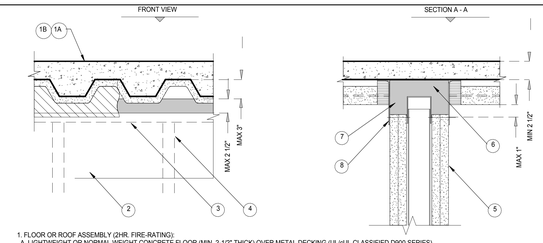
6. MINIMUM 1/8" (WET) THICKNESS HILTI CP SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL AND TO OVERLAP MINIMUM 1/2" ONTO CONCRETE WALL OR CONCRETE BLOCK WALL AND METAL DECK, ON BOTH SIDES OF WALL ASSEMBLY.

NOTE:
1. MAXIMUM WIDTH OF JOINT = 2-1/2".
2. STEEL FLOOR UNITS MAY BE SPRAYED WITH UL CLASSIFIED MONOKOTE TYPE Z-106/HY FIREPROOFING MANUFACTURED BY W.R. GRACE & CO.
3. WHEN THE STEEL DECK IS COATED WITH FIREPROOFING, HILTI CP 672 SPEED SPRAY SHALL OVERLAP MINIMUM 1/2" AND OVERLAP THE FIREPROOFING MINIMUM 2", ON BOTH SIDES OF THE WALL.
4. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.

D THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED. (REFERENCE : UL SYSTEM NO. HW-S-0069 & HW-D-0209)

FIRE STOP DETAIL 2

3" = 1'-0"



1. FLOOR OR ROOF ASSEMBLY (2HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR (MIN. 2-1/2" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).
B. INSULATING CONCRETE (MIN. 2-1/4" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).

2. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING).

3. CEILING RUNNER (MIN. 25 GA.,3-3/4" FLANGES) FASTENED TO UNDERSIDE OF DECK AT MAXIMUM 24" C/C SPACING.

4. STEEL STUDS (MINIMUM 3-1/2" WIDE), CUT 1-1/4" TO 1-1/2" LESS LENGTH THAN ASSEMBLY HEIGHT, NESTING IN CEILING RUNNERS WITHOUT ATTACHMENT.

5. 5/8" OR 1-1/4" THICKNESS GYPSUM WALLBOARD AS SPECIFIED IN THE INDIVIDUAL UL DESIGN. TOP ROW OF SCREWS SHALL BE INSATALLED INTO STUDS 5" BELOW THE BOTTOM PLANE OF FLOOR/ROOF.

6. HILTI CP 767 SPEED STRIPS COMPRESSED 50% AND INSERTED INTO FLUTES, FLUSH WITH BOTH SIDES OF WALL (SEE NOTE BELOW).

7. HILTI CP 767 SPEED STRIPS COMPRESSED 50% AND INSERTED INTO JOINT, FLUSH WITH BOTH SIDES OF GYPSUM WALL. (SEE NOTES BELOW).

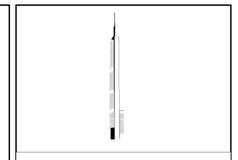
8. MINIMUM 1/8" (WET) THICKNESS HILTI CP 672 SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL AND TO OVERLAP MINIMUM 1/2" ONTO GYPSUM AND METAL DECKING ON BOTH SIDES OF GUPSUM WALL ASSEMBLY.

NOTE:
AS AN ALTERNATE TO HILTI CP 767 SPEED STRIPS, MINERAL WOOL (MIN. 4 PCF DENSITY) COMPRESSED 50% MAY BE USED.

A THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED. (REFERENCE : UL SYSTEM NO. HW-D-1067)

FIRE STOP DETAIL 1

3" = 1'-0"



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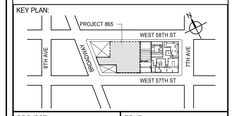

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
4	CD PROGRESS ISSUE 4	01 JUN 15
5	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

FIRE STOPPING DETAILS

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADE DAVID JANSSEN 028863 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	5
SCALE: 3" = 1'-0"	
DWG No:	A-009.01
DOB PAGE No:	63 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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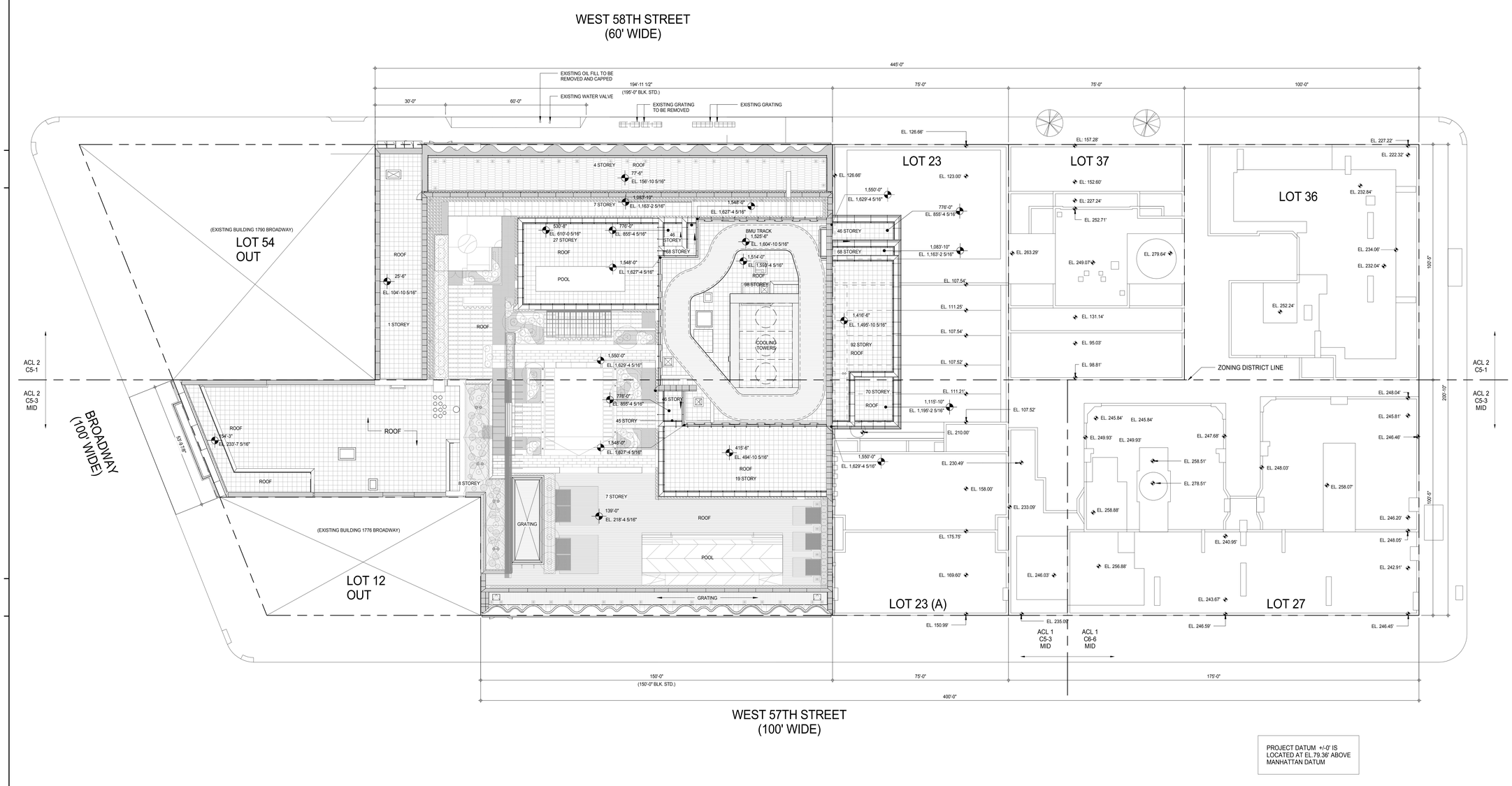

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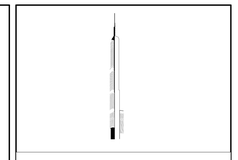

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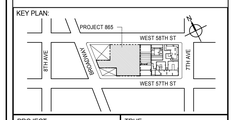

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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LANDMARK/PRESERVATION CONSULTANT:
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New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 8' - 0" 16' - 0" 32' - 0"

DOB SUBMISSION

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

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

SITE PLAN / ROOF PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ROBERT DAVID JAMES
028851
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/16" = 1'-0"	
DWG No:	A-010.01
DOB PAGE No:	64 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 6/8/2015 2:51:52 PM

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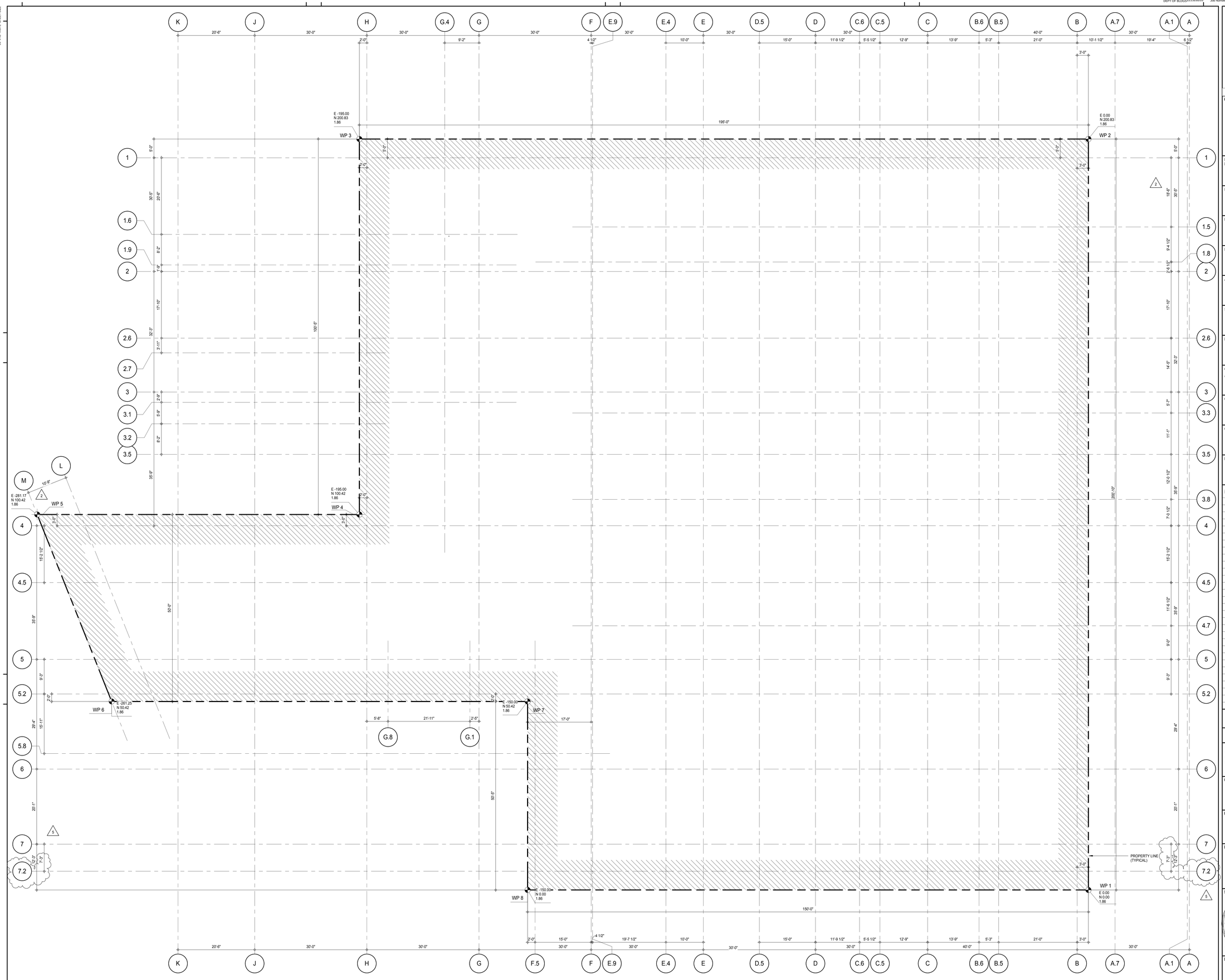
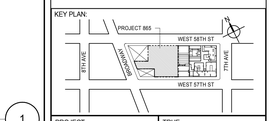


NOTE:

- PROPERTY LINE BASED ON SURVEY BY - EARL B. LOVELL - S.P. BELCHER, INC. - DATED OCTOBER 6 2010 - AMENDMENT FEBRUARY 5 2013
- PROPERTY LINE IS CREATED BASED ON BLOCK STANDARD DIMENSIONS IN THE REFEREED SURVEY
- NORTHING AND EASTING ARE BASED ON WP 1 AS THE PROJECT BENCH MARK
- NORTHING AND EASTING ARE BASED ON PROJECT NORTH
- PROJECT DATUM WP 1 IS +79.36' ABOVE MANHATTAN DATUM

KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
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Toronto, ON M5V 1E7 Canada
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TEL: 212 759 6462 FAX: 212 759 6540

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6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
GRIDLINES SETTING OUT PLAN

SEAL & SIGNATURE: REGISTERED ARCHITECT JOHN DAVID JAMES AS 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-011.01
DOB PAGE No:	65 of 569

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36" x 48" Arch E SHEET SIZE

DEPT OF BLDGS 121328205 Job Number
ES325088062 Scan Code

36" x 48" Arch E -SHEET SIZE

CODE NOTES

APPLICABLE CODE NOTES

THE BUILDING IS DESIGNED IN ACCORDANCE TO THE 2008 NEW YORK CITY CONSTRUCTION CODES (LOCAL LAW 33/2007 AND PLUMBING CODE 99/2005). THE FOLLOWING IS A SUMMARY OF COMPLIANCE.

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

MAIN OCCUPANCY	
RESIDENTIAL	GROUP R-2
MERCANTILE	GROUP M

INCIDENTAL ACCESSORY USE AREAS	
BUSINESS	GROUP B
ACCESSORY ASSEMBLY SPACE <75 PERSONS	GROUP R-2
ACCESSORY ASSEMBLY SPACE >75 PERSONS	GROUP A-3
FACTORY AND INDUSTRIAL - LOW-HAZARD	GROUP F-2
HIGH HAZARD (FUEL OIL STORAGE)	GROUP H-2
STORAGE - MODERATE-HAZARD	GROUP S-1
STORAGE - LOW-HAZARD	GROUP S-2

(BC 302.1.1) INCIDENTAL USE AREAS AND MIXED OCCUPANCIES INCLUDING ACCESSORY OCCUPANCIES. - PORTIONS OF BUILDING WITH MULTIPLE OCCUPANCIES OR USES IS DESIGNED TO COMPLY WITH SECTION 508.

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

(BC 403) HIGH-RISE BUILDING - THIS BUILDING CONTAINS OCCUPIED FLOORS LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS AND, AS SUCH, IS DESIGNED TO MEET THE DESIGN CRITERIA FOR HIGH-RISE BUILDINGS DESCRIBED IN THIS SECTION.

(BC 403.11.1) FOR OCCUPANCIES GROUPS OTHER THAN R-2, EMERGENCY POWER SYSTEMS SHALL BE PROVIDED FOR POWER LOADS OF, EXIT SIGNS AND MEANS OF EGRESS ILLUMINATION REQUIRED BY CHAPTER 10; ELEVATOR CAR LIGHTING; AN EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEMS; AUTOMATIC FIRE DETECTION SYSTEMS; FIRE ALARM SYSTEMS; POWER AND LIGHTING FOR THE FIRE COMMAND CENTER REQUIRED BY SECTION 403.8; ELECTRICALLY POWERED FIRE PUMPS; AND VENTILATION AND AUTOMATIC FIRE DETECTION EQUIPMENT FOR SMOKEPROOF ENCLOSURES; ELEVATORS IN ACCORDANCE WITH SECTION 3003; AND STAIR PRESSURIZATION SYSTEMS.

(BC 403.11.1) FOR OCCUPANCY GROUP R-2, EMERGENCY POWER SYSTEMS SHALL BE PROVIDED FOR POWER LOADS OF, EXIT SIGNS AND MEANS OF EGRESS ILLUMINATION REQUIRED BY CHAPTER 10; AT LEAST ONE ELEVATOR SERVING ALL FLOORS, OR ONE ELEVATOR PER BANK WHERE DIFFERENT BANKS SERVE DIFFERENT PORTIONS OF THE BUILDING; EMERGENCY VOICE COMMUNICATIONS SYSTEMS; AND ELECTRICALLY POWERED FIRE PUMPS, UNLESS ELECTRICALPOWER TO THE MOTOR IS TAKEN AHEAD OFTHE MAIN FROM THESTREET SIDE OF THE HOUSE SERVICE SWITCH.

(BC 403.12) STAIRWAY DOOR OPERATION. DOORS OPENING INTO INTERIOR STAIR ENCLOSURES SHALL NOT BE LOCKED FROM EITHER SIDE. HOWEVER, A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE. STAIR REENTRY SIGNS SHALL BE POSTED THROUGHOUT THE STAIRWAY INDICATING THAT REENTRY IS PROVIDED ONLY DURING FIRE EMERGENCIES. SUCH SIGNS SHALL BE IN ACCORDANCE WITH SECTION 1026.4.2

(BC 403.12.1) STAIRWAY COMMUNICATIONS SYSTEM. A TELEPHONE OR OTHER TWO-WAY COMMUNICATIONS SYSTEM CONNECTED TO AN APPROVED CONSTANTLY ATTENDED STATION SHALL BE PROVIDED AT NOT LESS THAN EVERY FIFTH FLOOR IN EACH REQUIRED STAIRWAY WHERE STAIR SIDE DOORS ARE LOCKED.

(BC 403.13) FOR OCCUPANCIES GROUPS OTHER THAN R-2, SMOKEPROOF EXIT ENCLOSURES-EVERY REQUIRED STAIRWAY SERVING OCCUPIED FLOORS MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS SHALL COMPLY WITH SECTIONS 909.20 AND 1019.1.8

(BC 403.13) FOR OCCUPANCY GROUPS R-2 SMOKEPROOF EXIT ENCLOSURES ARE NOT REQUIRED FOR STAIRWAYS.

(BC 403.15) IMPACT-RESISTANT STAIR ENCLOSURES. EXIT STAIR ENCLOSURES SHALL BE CONSTRUCTED OF IMPACT-RESISTANT WALLS.

(BC 403.16) FOR OCCUPANCIES GROUPS OTHER THAN R-2, EXIT PATH MARKINGS. HIGH-RISE BUILDINGS SHALL BE PROVIDED WITH PHOTOLUMINESCENCE EXIT PATH MARKINGS CONFORMING TO SECTION 1026.

(BC 403.16) FOR OCCUPANCY GROUPS R-2 EXIT PATH MARKINGS-PHOTOLUMINESCENCE EXIT PATH MARKINGS ARE NOT REQUIRED.

(BC 405) UNDERGROUND BUILDINGS. - THIS BUILDING CONTAINS OCCUPIED FLOORS LOCATED MORE THAN 30 FEET BELOW THE LOWEST LEVEL EXIT DISCAHARGE AND, AS SUCH, IS DESIGNED TO MEET THE DESIGN CRITERIA FOR UNDERGROUND BUILDINGS DESCRIBED IN THIS SECTION.

(BC 405.4.1) COMPARTMENTATION. – THIS BUILDING DOES NOT CONTAIN A FLOOR MORE THAN 60 FEET BELOW THE LOWEST LEVEL EXIT DISCAHARGE. NO COMPARTMENTATION IS REQUIRED.

(BC 405.8.1) NUMBER OF EXITS. - EACH UNDEGROUND FLOOR LEVEL IS PROVIDED WITH A MINIMUM OF TWO EXITS.

(BC 405.8.2) SMOKEPROOF ENCLOSURE. EVERY REQUIRED STAIRWAY SERVING FLOOR LEVELS MORE THAN 30 FEET BELOW ITS LEVEL OF EXIT DISCHARGE SHALL COMPLY WITH THE REQUIREMENTS FOR A SMOKEPROOF ENCLOSURE.

(BC 406.7.6 (3)) CURB CUT DOES NOT COMMENCE WITHIN 8 FEET OF SIDE LOT LINE.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

(BC 501.3.1) THREE SIDES OF BUILDING PERIMETER FRONT ON THREE STREETS; WEST 57TH STREET, WEST 58TH STREET AND BROADWAY.

(BC 501.3.2) ACCESSIBLE ENTRANCES, ROUTES AND SPACES ARE PROVIDED.

(BC 503) THE BUILDING IS TO BE OF TYPE IB CONSTRUCTION AND AS SUCH BUILDING HEIGHT AND AREA ARE UNLIMITED FOR OCCUPANCY GROUPS R-2, R-1, M, B, F-2 AND S-2.

(BC 504.3) ROOFTOP STRUCTURES EXCEEDING 33 1/3 PERCENT OF ROOF AREA OF BUILDING HAVE BEEN CONSIDERED AS STORYS.

(BC 508.3) MIXED OCCUPANCIES.- EACH PORTION OF A BUILDING IS INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1.WHERE A BUILDING CONTAINS MORE THAN ONE OCCUPANCY GROUP, THE BUILDING OR PORTION THEREOF HAS BEEN DESIGNED TO COMPLY WITH SECTION 508.3.1, 508.3.2, 508.3.3 OR A COMBINATION OF THESE SECTIONS.

(BC 508.3.1) ACCESSORY OCCUPANCIES. – IN PORTIONS OF BUILDING WHERE AGGREGATE ACCESSORY OCCUPANCIES AREAS ON A STORY ARE LESS THAN 10 PERCENT OF FLOOR AREA OF THAT STORY, FIRE SEPARATION IS NOT REQUIRED BETWEEN ACCOSSORY OCCUPANCY AND MAIN OCCUPANCY.

(BC 508.3.2) NONSEPARATED MIXED OCCUPANCIES - THIS BUILDING IS OF TYPE IB CONSTRUCTION AND AS SUCH MEETS THE MOST RESTRICTIVE TYPE OF CONSTRUCTION, GIVEN THE BUILDING HEIGHT AND AREA, FOR GROUP R-2, M, A-3, F-2, AND S-2 USES. FIRE SEPARATIONS ARE NOT REQUIRED BETWEEN THESE OCCUPANCIES, EXCEPT AS REQUIRED BY OTHER PROVISIONS. GROUP H-2 AND S-1 USES HAVE BEEN PROVIDED WITH FIRE SEPARATIONS BETWEEN OTHER OCCUPANCIES AS REQUIRED IN TABLE BC 705.4.

(BC 508.3.3) SEPARATED MIXED OCCUPANCIES - THIS BUILDING IS OF TYPE IB CONSTRUCTION AND AS SUCH MEETS THE MOST RESTRICTIVE TYPE OF CONSTRUCTION, GIVEN THE BUILDING HEIGHT AND AREA, FOR GROUP R-2, M, A-3, F-2, AND S-2 USES. INDIVIDUAL OCCUPANCIES SHALL BE SEPARATED FROM ADJACENT OCCUPANCIES IN ACCORDANCE WITH TABLE 508.3.3.

FIRE SEPARATIONS

REQUIRED SEPARATION OF OCCUPANCIES (HOURS), (BC TABLE 508.3.3)

OCC. GROUP	ADJACENT OCC.	REQ. RATING
M	M	NR
M	A	2
M	F-1	3
M	F-2	2
M	H-2	2
M	R-2	2
M	S-1	3
M	S-2	2
F-2	A	2
F-2	F-1	3
F-2	F-2	NR
F-2	H-2	2
F-2	R-2	2
F-2	S-1	3
F-2	S-2	2

OCC. GROUP	ADJACENT OCC.	REQ. RATING
R-2	R-2	NR
R-2	A	2
R-2	F-1	3
R-2	F-2	2
R-2	H-2	4
R-2	M	2
R-2	S-1	3
R-2	S-2	2

*NOTE: PERMITTED TO REDUCE BY 1 HOUR IN FIRE RATINGS FROM BC TABLE 508.3.3 WHEN AUTOMATIC SPRINKLER SYSTEM IS PROVIDED, BUT FIRE RATING IN NO CASE SHALL BE LESS THAN THAT REQUIRED BY FLOOR CONSTRUCTION OR LESS THAN 1 HOUR, WHICHEVER IS HIGHER. SEE TABLE 601 FOR FLOOR CONSTRUCTION FIRE-RESISTANCE RATING REQUIREMENTS.

OCCUPANCY SEPARATION NOT REQUIRED FOR STORAGE AREAS SERVING GROUP M LESS THAN 10% OF FLOOR AREA AND 3,000 SF IN A FULLY SPRINKLERED BUILDING. (SEE BC TABLE 508.3.3, FOOTNOTE B.1)

OCCUPANCY SEPARATION NOT REQUIRED FOR STORAGE AREAS LESS THAN 3,000 SF IN A FULLY SPRINKLERED BUILDING. (SEE BC TABLE 508.3.3, FOOTNOTE B.2)

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CODE NOTES (CONTINUED)

CHAPTER 6 - TYPES OF CONSTRUCTION

(BC SEC.602.2) THE FOLLOWING TYPE IB CONSTRUCTION MINIMUM
(BC 602.1) FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS ARE MET: (BC TABLE 601)

BUILDING ELEMENT	TYPE 1-B
STRUCTURAL FRAME (INCLUDING COLUMNS, GIRDERS, TRUSSES)	2-HRS
BEARING WALLS - EXTERIOR	2-HRS
BEARING WALLS - INTERIOR	2-HRS
NONBEARING WALLS AND PARTITIONS - EXTERIOR	
FIRE SEPARATION DISTANCE <5'	
OCCUPANCY GROUP H	3-HRS
OCCUPANCY GROUP F-1, M, S-1	2-HRS
OCCUPANCY GROUP A, F-2, R, S-2	1-HRS
FIRE SEPARATION DISTANCE ≥ 5' TO <10'	
OCCUPANCY GROUP H	2-HRS
OCCUPANCY GROUP F-1, M, S-1	1-HRS
OCCUPANCY GROUP A, F-2, R, S-2	1-HRS
FIRE SEPARATION DISTANCE ≥ 10' TO <30'	
OCCUPANCY GROUP H	2-HRS
OCCUPANCY GROUP F-1, M, S-1	1-HRS
OCCUPANCY GROUP A, F-2, R, S-2	1-HRS
FIRE SEPARATION DISTANCE ≥30' (THE DISTANCE TO THE CENTER OF ALL SURROUNDING STREETS IS GREATER THAN 30')	0-HRS
NONBEARING WALLS AND PARTITIONS - INTERIOR	0-HRS
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	2-HRS
ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	1-HRS

*NOTE: ROOF SUPPORTS: FIRE-RESISTANCE RATINGS OF STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY.

CHAPTER 7 - FIRE-RESISTANCE-RATED CONSTRUCTION

MAXIMUM AREA OF EXTERIOR WALL OPENINGS ARE MET (BC TABLE 704.8)

ALL OCCUPANCY GROUPS (EXCEPT GROUP R-2)

FIRE SEPARATION DISTANCE	PROTECTED	PERMITTED % OPENINGS
≤3'-0"	YES	NOT PERMITTED
>3'-0" ≤5'-0"	YES	15%*
>5'-0" ≤10'-0"	NO	10%*
>10'-0" ≤15'-0"	NO	15%*
>15'-0" ≤20'-0"	NO	25%
>20'-0" ≤25'-0"	NO	45%
>20'-0" ≤30'-0"	NO	70%
>30'-0"	NO	NO LIMIT

* NOTE: OCCUPANCY GROUP H-2 UNPROTECTED OPENINGS NOT PERMITTED WITH A FIRE SEPARATION DISTANCE LESS THAN 15 FEET.

OCCUPANCY GROUP R-2 {PER NOTE (K)}

FIRE SEPARATION DISTANCE	PROTECTED	PERMITTED % OPENINGS
≤3'-0"	YES	10%
>3'-0" ≤5'-0"	NO	15%
>5'-0" ≤10'-0"	NO	25%
>10'-0" ≤15'-0"	NO	45%
>15'-0" ≤20'-0"	NO	75%
>20'-0" ≤30'-0"	NO	NO LIMIT
>30'-0"	NO	NO LIMIT

(BC TABLE 705.4) FIRE WALL RESISTANCE RATINGS - THE FOLLOWING FIRE RATINGS ARE PROVIDED AROUND THE OCCUPANCIES THAT PRESENT RESTRICTIVE AREA AND HEIGHT LIMITATIONS FOR TYPE IB CONSTRUCTION AS DESCRIBED IN BC TABLE 503:

HIGH HAZARD (H-2) (FUEL OIL STORAGE)	4-HRS
STORAGE - MODERATE-HAZARD (S-1)	3-HRS

(BC 706.3) FIRE-RESISTANCE RATINGS - THE FOLLOWING MINIMUM FIRE-RESISTANCE RATINGS OF THE WALLS AND FLOOR ASSEMBLIES ARE PROVIDED FOR:

SHAFT ENCLOSURES	2-HRS
EXIT ENCLOSURES	2-HRS
EXIT PASSAGEWAYS (CONNECTED TO EXIT ENCLOSURES)	1-HRS
HORIZONTAL EXIT (NO UNPROTECTED OPENINGS)	2-HRS

(BC 707.13.1) REFUSE CHUTE ENCLOSURE. THE SHAFT ENCLOSURE CONTAINING A REFUSE CHUTE SHALL NOT BE USED FOR ANY OTHER PURPOSE AND SHALL HAVE A FIRE-RESISTANCE RATING OF 2 HOURS. OPENINGS INTO THE SHAFT, INCLUDING THOSE FROM ACCESS ROOMS AND TERMINATION ROOMS, SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION AND SECTION 715.OPENINGS INTO CHUTES SHALL NOT BE LOCATED IN EXIT ACCESS CORRIDORS. OPENING PROTECTIVES SHALL BE SELF-CLOSING.

(BC 707.13.2) SHAFT ENCLOSURE CONTAINING REFUSE CHUTE SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.

(BC 707.13.3) REFUSE CHUTE ACCESS ROOMS. ACCESS OPENINGS FOR REFUSE CHUTES ARE PROVIDED IN DEDICATED ROOMS COMPLETELY ENCLOSED BY CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS. OPENINGS INTO THE ACCESS ROOMS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1 1/ 2 HOUR AND SHALL BE SELF-CLOSING.

(BC 707.13.4) REFUSE CHUTE SHALL DISCHARGE INTO AN ENCLOSED ROOM COMPLETELY SEPARATED FROM THE REMAINDER OF THE BUILDING BY CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS. OPENINGS INTO THE TERMINATION ROOM SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 11/ 2 HOURS AND SHALL BE SELF-CLOSING.

(BC 707.13.6) AUTOMATIC FIRE SPRINKLER SYSTEM. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.2.10.2.

(BC TABLE 715.3) FIRE DOOR AND FIRE SHUTTER FIRE PROTECTION RATINGS - THE MINIMUM FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING PERMITTED WITH RATED FIRE BARRIERS ARE AS FOLLOWS:

4-HR RATED BARRIERS	3-HR
3-HR RATED BARRIERS	3-HR*
2-HR RATED BARRIERS	1½-HR
1½-HR RATED BARRIERS	1½-HR
1-HR RATED BARRIERS	¾-HR

* TWO DOORS, EACH WITH A FIRE PROTECTION RATING OF 1½ HOURS, INSTALLED ON OPPOSITE SIDES OF THE SAME OPENING IN A FIRE WALL, SHALL BE DEEMED EQUIVALENT IN FIRE PROTECTION RATING TO ONE 3-HOUR FIRE DOOR.

(BC 717) CONCEALED SPACES WITHIN THE CONSTRUCTION ARE FIRE STOPPED OR FILLED WITH NONCOMBUSTIBLE MATERIAL TO MEET THE REQUIREMENTS OF THIS SECTION.

CHAPTER 8 - INTERIOR FINISHES

(BC TABLE 803.5) INTERIOR FINISHES AND EXPOSED STRUCTURAL OR CONSTRUCTION MATERIALS FOR ROOMS AND ENCLOSED SPACES HAVE A FLAME-SPREAD RATINGS AS FOLLOWS:

FACTORY AND INDUSTRIAL, F-2	CLASS C
HAZARD (FUEL OIL STORAGE), H-2	CLASS B
MERCANTILE, M	CLASS B
RESIDENTIAL, R-1	CLASS B
RESIDENTIAL, R-2	CLASS C
STORAGE - MODERATE-HAZARD, S-1	CLASS C
STORAGE - LOW-HAZARD, S-2	CLASS C
CORRIDORS	CLASS B
EXITS AND SHAFTS	CLASS A

CHAPTER 9 - FIRE PROTECTION SYSTEMS

THE FOLLOWING SYSTEMS ARE EMPLOYED IN THE BUILDING:

- AUTOMATIC SPRINKLER SYSTEM
- STANDPIPE SYSTEM
- PORTABLE FIRE EXTINGUISHERS
- FIRE ALARM AND DETECTION SYSTEM
- EMERGENCY ALARM SYSTEM
- SMOKE CONTROL SYSTEM
- SMOKE AND HEAT VENTS
- FIRE COMMAND CENTER
- POST-FIRE SMOKE PURGE SYSTEM

(BC 903.2.10.2) RUBBISH CHUTE. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH CHUTE, IN CHUTE ACCESS ROOMS, AND IN THE TERMINAL ROOM. REFUSE CHUTE SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED WITHIN CHUTE AT ALTERNATE FLOORS. CHUTE SPRINKLERS SHALL BE ACCESSIBLE FOR SERVICING.

(BC 903.2.12.2) COMMERCIAL COOKING OPERATIONS. - AN AUTOMATIC SPRINKLER SYSTEM SHALL NOT BE INSTALLED IN A COMMERCIAL KITCHEN EXHAUST HOOD AND DUCT SYSTEM. FIRE-EXTINGUISHING SYSTEMS SHALL BE INSTALLED IN COMMERCIAL COOKING SYSTEMS IN ACCORDANCE WITH SECTION BC 904.11.

(BC 904.2.1) HOOD SYSTEM SUPPRESSION. COMMERCIAL KITCHEN EXHAUST HOOD AND DUCT SYSTEM REQUIRED TO HAVE A TYPE I HOOD SHALL BE PROTECTED WITH AN APPROVED AUTOMATIC FIRE-EXTINGUISHING SYSTEM INSTALLED.

CODE NOTES (CONTINUED)

(BC 904.11) COMMERCIAL COOKING SYSTEMS. THE AUTOMATIC FIRE-EXTINGUISHING SYSTEM FOR COMMERCIAL COOKING SYSTEMS SHALL BE OF A TYPE RECOGNIZED FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT AND EXHAUST SYSTEMS OF THE TYPE AND ARRANGEMENT PROTECTED. THE PROTECTED AREA SHALL INCLUDE THE AREA UNDER THE HOOD AND OVER THE COOKING EQUIPMENT, THE AREA ABOVE ORBEHIND THE FILTERS AND THE OPENING OFTHEHOOD INTO THE BRANCH DUCT.

(BC 908.7.1.2) CARBON MONOXIDE ALARMS OR DETECTORS SHALL COMPLY WITH THE POWER SOURCE, INTERCONNECTION, AND ACCEPTANCE TESTING REQUIREMENTS AS REQUIRED FOR SMOKE ALARMS.

CHAPTER 10 - MEANS OF EGRESS

(BC 1003.2) THE MEANS OF EGRESS HAS A CEILING HEIGHT OF NOT LESS THAN 7 FEET, 6 INCHES.

(BC TABLE 1004.1.2) THE MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT FOR THE USES WITHIN THE BUILDING ARE AS FOLLOWS:

BUSINESS AREAS (OFFICES)	100 GROSS
EXERCISE ROOMS	50 GROSS
LIBRARY (READING ROOMS)	50 GROSS
LOCKER ROOMS	50 GROSS
MERCANTILE - 1ST FLOOR	30 GROSS
MERCANTILE - OTHER FLOORS	60 GROSS
MERCANTILE - STORAGE, STOCK, SHIPPING AREAS	300 GROSS
RESIDENTIAL	200 GROSS WITHIN DWELLING UNIT
MECHANICAL EQUIPMENT ROOMS,ACCESSORY STORAGE AREA	300 GROSS
SWIMMING POOL	50 GROSS
SWIMMING POOL DECK	15 GROSS
BAR	
CHILDREN DAY CARE	30 NET
CIRCULATION	100 GROSS

NOTE: WHEN THE ACTUAL OCCUPANT LOAD OF ANY SPACE WILL BE SIGNIFICANTLY LOWER THAN THAT LISTED ABOVE, THE COMMISSIONER MAY ESTABLISH A LOWER BASIS FOR THE DETERMINATION OF THE OCCUPANT LOAD.

(BC 1005) THE MEANS OF EGRESS WIDTH IS NOT LESS THAN THAT REQUIRED BY THE FOLLOWING FROM BC TABLE 1005.1:

HAZARDOUS: H-1, H-2, H3 AND H-4	
STAIRWAYS	0.7 INCHES / OCCUPANT
OTHER COMPONENTS	0.4 INCHES / OCCUPANT
ALL OTHER OCCUPANCIES	
STAIRWAYS	0.3 INCHES / OCCUPANT
OTHER COMPONENTS	0.2 INCHES / OCCUPANT

(BC 1006.1) EXITS, EXIT DISCHARGES AND PUBLIC CORRIDORS SHALL BE ILLUMINATED AT ALL TIMES. EXIT ACCESS COMPONENTS FOR OCCUPANCIES OTHER THAN DWELLING UNITS IN GROUP R-2 SHALL BE ILLUMINATED AT ALL TIMES DURING OCCUPANCY.

(BC 1006.2) THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 2 FOOT-CANDLES (22 LUX) AT THE FLOOR LEVEL IN EXITS, AT EXIT DISCHARGES, AND IN PUBLIC CORRIDORS, AND SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL IN EXIT ACCESS COMPONENTS OTHER THAN PUBLIC CORRIDORS.

(BC 1006.3) ILLUMINATION EMERGENCY POWER. - IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY PROVIDE POWER TO THE MEANS OF EGRESS ILLUMINATION FOR A DURATION OFNOT LESS THAN 90 MINUTES.

(BC 1011) EXIT SIGNS. - EXITS AND EXIT ACCESS DOORS FOR OCCUPANCIES OTHER THAN DWELLING UNITS IN GROUP R-2 SHALL BE MARKED BY AN APPROVED ILLUMINATED EXIT SIGNS COMPLYING WITH SECTION 1011.1 WITH EMERGENCY POWER SUPPLY. EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS WHICH REQUIRE ONLY ONE EXIT OR EXIT ACCESS.

(BC 1011.3) TACTILE EXIT SIGNS. A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC A117.1-2003 SHALL BE PROVIDED ADJACENT TO EACHDOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

(BC 1026.1) SIGNAGE SHALL BE PROVIDED COMPLYING WITH SECTION 1026.

(BC 1007.1) ACCESSIBLE SPACES ARE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. ACCESSIBLE SPACES THAT REQUIRE MORE THAN ONE MEANS OF EGRESS ARE PROVIDED WITH AT LEAST TWO ACCESSIBLE MEANS OF EGRESS.

(BC 1007.2.1) AS PER CODE FOR HIGH-RISE BUILDINGS, ONE REQUIRED ACCESSIBLE MEANS OF EGRESS IS AN ELEVATOR COMPLYING WITH SECTION 1007.4. PER BC 1007.4 EXCEPTION 2, ELEVATORS ARE NOT REQUIRED TO BE ACCESSED FROM AN AREA OF RESCUE ASSISTANCE IN BUILDINGS OR FACILITIES EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

(BC 1007.3) ALL EXIT STAIRWAYS PROVIDED ARE CONSIDERED ACCESSIBLE MEANS OF EGRESS. PER BC 1007.3 - EXCEPTION 2, CLEAR WIDTH OF 48 INCHES BETWEEN HANDRAILS IS NOT REQUIRED AT EXIT STAIRWAYS IN BUILDINGS OR FACILITIES EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

(BC 1008.1.1.1) THE WIDTH OF EACH DOOR OPENING IS SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE WIDTH OF A SWINGING DOOR LEAF DOES NOT EXCEED THE MAXIMUM OF 48 INCHES NOMINAL.

(BC 1008.4.1) RESIDENTIAL OCCUPANCY GROUP R-2 ENTRANCE DOORS. - BUILDING ENTRANCE DOORS AND OTHER EXTERIOR EXIT DOORS SHALL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS TO PREVENT THE LATCH FROM BEING MANIPULATED BY MEANS OTHER THAN A KEY. LATCH SETS SHALL HAVE STOP-WORK IN THE INSIDE CYLINDER CONTROLLED BY A MASTER KEY ONLY. OUTSIDE CYLINDERS OF MAIN ENTRANCE DOOR LOCKS SHALL BE OPERATED BY THE TENANTS' KEY, WHICH SHALL NOT BE KEYED TO ALSO OPEN THE TENANTS' APARTMENT DOOR. A LIGHT OR LIGHTS SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5-FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCEWAY.

(BC 1008.4.2) RESIDENTIAL OCCUPANCY GROUP R-2 DOORS TO DWELLING UNITS. - DOORS TO DWELLING UNITS SHALL BE EQUIPPED WITH A HEAVY DUTY LATCH SET AND A HEAVY DUTY DEAD BOLT OPERABLE BY A KEY FROM THE OUTSIDE AND A THUMB-TUM FROM THE INSIDE. THOSE DOORS SHALL ALSO BE EQUIPPED WITH A CHAIN GUARD SO AS TO PERMIT PARTIAL OPENING OF THE DOOR. DWELLING UNIT ENTRANCE DOORS SHALL ALSO BE EQUIPPED WITH A VIEWING DEVICE LOCATED SO AS TO ENABLE A PERSON ON THE INSIDE OF THE ENTRANCE DOOR TO VIEW A PERSON IMMEDIATELY OUTSIDE

(BC 1008.4.3) RESIDENTIAL OCCUPANCY GROUP R-2 WINDOWS. - ALL OPENABLE WINDOWS SHALL BE EQUIPPED WITH SASH LOCKS DESIGNED TO BE OPENABLE FROM THE INSIDE ONLY.

(BC 1008.4.4) RESIDENTIAL OCCUPANCY GROUP R-2 INTERCOMMUNICATION SYSTEM. BUILDING SHALL BE PROVIDED WITH AN INTERCOMMUNICATION SYSTEM LOCATED AT THE DOOR GIVING ACCESS TO THE MAIN ENTRANCE LOBBY, CONSISTING OF DEVICES FOR VOICE COMMUNICATION BETWEEN THE OCCUPANT OF EACH DWELLING UNIT AND A PERSON OUTSIDE THE DOOR TO THE MAIN ENTRANCE LOBBY, AND PERMITTING SUCH DWELLING UNIT OCCUPANT TO RELEASE THE LOCKING MECHANISM OF SAID DOOR FROM THE DWELLING UNIT.

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

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

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

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

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

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

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

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

(BC 1009.12) STAIRWAY TO ROOF AND ROOF ACCESS - AT LEAST ONE STAIRWAY EXTENDS TO THE ROOF SURFACE.

(BC 1009.12.1) RESIDENTIAL OCCUPANCY GROUP R-2 STAIRWAY TO ROOF ACESS - ALL INTERIOR STAIRS EXTEND TO THE ROOF SURFACE.

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

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

GROUPS B, F AND S (SPINKLERED)	100 FT
GROUP H	25 FT
ALL OTHER GROUPS	75 FT
GROUP R-2 (SPRINKLERED)	125 FT

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

GROUPS B, A, AND M	74
GROUP F	50
GROUP H	3
GROUP R	20
GROUP S	30

(BC 1014.2.1) EXIT DOORS ARE PLACED A DISTANCE APART EQUAL TO OR GREATER THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE SPRINKLED BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS. WHERE EXIT ENCLOSURES ARE INTERCONNECTED BY 1 HOUR FIRE-RESISTANCE RATED CORRIDOR, REQUIRED EXIT SEPARATION IS MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR. OCCUPANCY GROUP RESIDENTIAL R-2 ARE PROVIDED SCISSOR STAIRS CONSTRUCTED AND SEPARATED BY 2-HOUR FIRE-RESISTANCE RATED WALLS AND EXIT DOORS OF THOSE STAIRS ARE PLACED APART DISTANCE EXCEEDING 15 FEET.

CODE NOTES (CONTINUED)

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

GROUP B	300FT
GROUPS F-2 AND S-2	250FT
GROUPS M, R AND S-1	200FT
GROUP A	150FT PRIMARY, 250FT SECONDARY
GROUP H-2	100FT

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

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

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

GROUP H-2	2-HR
GROUPS F, A, M AND S	1-HR
GROUP R (NONCOMBUSTIBLE)	1-HR
GROUP B (STAIRS WITH SMOKEPROOF ENCLOSURES)	0-HR

(BC 1016.2) THE MINIMUM CORRIDOR WIDTHS EXCEED THE MINIMUM 44 INCHES REQUIRED BY CODE. MINIMUM CORRIDOR WIDTHS EXCEED 36 INCHES FOR CORRIDORS WITH REQUIRED OCCUPANT CAPACITY OF 50 OR LESS, EXCEPT AS OTHERWISE REQUIRED BY CHAPTER 11. MINIMUM CORRIDOR WIDTHS EXCEED 30 INCHES WITHIN A DWELLING UNIT IN OCCUPANCY GROUP R-2 , EXCEPT AS OTHERWISE REQUIRED BY SECTION 1107. MINIMUM CORRIDOR WIDTHS EXCEED 24 INCHES FOR ACCESS TO AND UTILIZATION OF ELECTRICAL, MECHANICAL OR PLUMBING SYSTEMS OR EQUIPMENT.

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

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

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

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

(BC 1023.1) OCCUPANCIES OTHER THAN RESIDENTIAL GROUP R-2 A MAXIMUM OF 50 PERCENT OF THE NUMBER AND CAPACITY OF THE EXIT ENCLOSURES IS PERMITTED TO EGRESS BY CODE, THROUGH THE STREET LEVEL LOBBY PROTECTED AREA. THE WAY TO THE EXTERIOR OF THE BUILDING IS FREE, UNOBSTRUCTED, AND READILY VISIBLE. THE PROTECTED LOBBY AREA IS SEPARATED BY A 2-HOUR FIRE-RESISTANCE RATING FROM CONSTRUCTION BELOW. FOR RESIDENTIAL OCCUPANCY GROUP R-2, UPTO 100 PERCENT OF THE NUMBER AND CAPACITY OF THE EXIT ENCLOSURES IS PERMITTED TO EGRESS THROUGH THE STREET LEVEL LOBBY PROTECTED AREA. EXIT DISCHARGE POINTS ARE REMOTE FROM EACH OTHER.

CHAPTER 11 - ACCESSIBILITY

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

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

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

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

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

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

(BC1109.2.2) WHERE WATER CLOSET COMPARTMENTS ARE PROVIDED IN A TOILET ROOM, AT LEAST ONE WHEELCHAIR-ACCESSIBLE COMPARTMENT IS PROVIDED. IN LOCATIONS SINCE THE COMBINED TOTAL WATER CLOSET COMPARTMENTS AND URINALS PROVIDED IN ANY OF THE TOILET ROOMS IS 6 OR MORE, AT LEAST ONE AMBULATORY-ACCESSIBLE WATER CLOSET COMPARTMENT IS PROVIDED IN ADDITION TO THE WHEELCHAIR-ACCESSIBLE COMPARTMENT.

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

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

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

(BC 1109.9) DETECTABLE WARNINGS SHALL BE PROVIDED AT EDGE OF SWIMMING POOLS, HAZARDOUS LOCATIONS ON FLOORS, DOORS, AND STAIRS.

REFER DRAWING NO. A-006 FOR ADDITIONAL ACCESSIBILTY REQUIREMENTS.

CHAPTER 12 - INTERIOR ENVIRONMENT

(BC 1207.3.1) REFUSE CHUTES. METAL REFUSE CHUTES, METAL CHUTE SUPPORTS, AND/OR METAL CHUTE BRACING SHALL BE FREE OF DIRECT CONTACT WITH THE SHAFT ENCLOSURE AND THE OPENINGS PROVIDED IN THE FLOOR CONSTRUCTION. METAL CHUTES SHALL BE RESILIENTLY SUPPORTED AT EACH STRUCTURAL SUPPORT LOCATION. ISOLATORS SHALL PROVIDE A MINIMUM STATIC DEFLECTION OF 0.3 INCHES (7.62 MM). ALL CHUTES SHALL BE PLUMB.

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

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

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

CHAPTER 14 - EXTERIOR WALLS

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

CHAPTER 15 - ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

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

CHAPTER 16 - STRUCTURAL DESIGN

ALL NEW CONSTRUCTION TO MEET STRUCTURAL DESIGN CRITERIA

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

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

CHAPTER 17 - STRUCTURAL TESTS AND SPECIAL INSPECTIONS

ALL NEW CONSTRUCTION TO MEET STRUCTURAL TESTS AND SPECIAL INSPECTIONS REQUIREMENTS

CHAPTER 18 - SOILS AND FOUNDATIONS

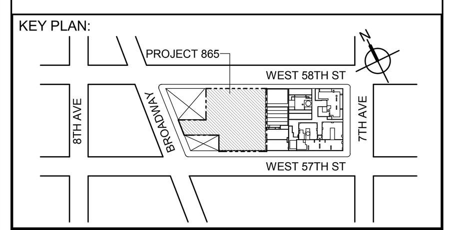
ALL NEW CONSTRUCTION TO MEET SOILS AND FOUNDATIONS DESIGN CRITERIA

CHAPTER 19

ALL NEW CONSTRUCTION TO MEET BUILDING MATERIALS DESIGN CRITERIA

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

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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TEL: 212 712 6000 FAX: 212 712 6100

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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
CODE COMPLIANCE NOTES - 1

SEAL & SIGNATURE:
REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 7
CHK: Checker	
SCALE:	
DWG No:	**A-020.01**
DOB PAGE No:	66 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

CODE NOTES

CHAPTER 20 - 26

ALL NEW CONSTRUCTION TO MEET BUILDING MATERIALS DESIGN CRITERIA

CHAPTER 27 - 28

SEE MECHANICAL AND ELECTRICAL DRAWINGS

CHAPTER 29 - PLUMBING SYSTEMS

SEE PLUMBING DRAWINGS
THE NYC PLUMBING CODE AS AMENDED BY NYC FOR OCCUPANCY GROUP B (BUSINESS) COMMENTS

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

CHAPTER 30 - ELEVATORS

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

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

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

CHAPTER 31 - SPECIAL CONSTRUCTION

(BC 3105.3) (LOCAL LAW 28 OF 2012) SUN CONTROL DEVICES ARE DESIGNED AND CONSTRUCTED TO WITHSTAND WIND OR OTHER LATERAL LOADS AND LIVE LOADS AS REQUIRED BY CHAPTER 16 WITH DUE ALLOWANCE FOR SHAPE, OPEN CONSTRUCTION AND SIMILAR FEATURES THAT RELIEVE THE PRESSURES OR LOADS. STRUCTURAL MEMBERS ARE PROTECTED TO PREVENT DETERIORATION. SUN CONTROL DEVICES ARE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.

(BC 3109.4) OUTDOOR AMENITY SWIMMING POOL SHALL BE PROVIDED WITH POWER SAFETY COVER COMPLYING WITH ASTM F 1346, SO NO ENCLOSEING FENCE IS REQUIRED.

(BC 3109.5) PRIVATE SWIMMING POOL SHALL BE COMPLETELY ENCLOSED BY A FENCE, WALL OR BUIDLING AT LEAST 4 FEET IN HEIGHT. OPENINGS IN THE ENCLOSURE SHALL NOT PERMIT THE PASSAGE OF 4-INCH-DIAMETER SPHERE. THE ENCLOSURE SHALL BE EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING GATES. THE DOOR PROVIDING ACCESS TO THE PRIVATE SWIMMING POOL FROM THE DWELLING SHALL OPEN INWARD, AWAY FROM THE SWIMMING POOL, AND SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE. THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE SHALL BE LOCATED NO LESS THAN 54 INCHES FROM THE BOTTOM OF THE DOOR.

(BC 3109.4.2) IN ADDITION TO THE REQUIREMENTS OF NYC BUILDING CODE, ANY OTHER, MORE STRINGENT REQUIREMENTS FOR THE CONSTRUCTION AND DESIGN OF SWIMMING POOL AND BARRIERS PROVIDED FOR IN ARTICLE 165 OF THE NEW YORK CITY HEALTH CODE, SHALL ALSO BE APPLICABLE.

(BC 3109.3.2) THE SUPPLY, CIRCULATION, TREATMENT, AND DRAINAGE OF WATER FOR SWIMMING POOLS SHALL MEET THE REQUIREMENTS OF THE NEW YORK CITY PLUMBING CODE.

(BC 3109.3.3) NO OVERHEAD ELECTRICAL CONDUCTORS SHALL BE INSTALLED WITHIN 15 FEET OF THE SWIMMING POOL.

CHAPTER 32 - ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY

(BC 3202.2.1.1) ENTRANCE DOORS WHEN FULLY OPEN, SHALL NOT BE CONSTRUCTED TO PROJECT BEYOND THE STREET LINE NOT MORE THAN 18 INCHES.

(BC 3202.2.1.2) ARCHITECTURAL DETAILS CONSTRUCTED SHALL NOT PROJECT MORE THAN 4 INCHES BEYOND THE STREET LINE WHEN LESS THAN 10 FEET ABOVE THE GROUND OR SIDEWALK LEVEL AND NOT MORE THAN 10 INCHES BEYOND THE STREET LINE WHEN MORE THAN 10 FEET ABOVE THE GROUND OR SIDEWALK LEVEL.

(BC 3202.2.1.9) (LOCAL LAW 28 OF 2012) SUN CONTROL DEVICES ARE FIXED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 3105 AND SUPPORTED ENTIRELY FROM THE BUILDING DO NOT PROJECT BEYOND THE STREET LINE MORE THAN 2 FEET 6 INCHES, AND NO PART OF THE SUN CONTROL DEVICE IS LESS THAN 8 FEET ABOVE THE GROUND OR SIDEWALK LEVEL. NO PORTION OF SUN CONTROL DEVICE IS LOCATED OVER A SIDEWALK VAULT.

CHAPTER 33 - EXCAVATION

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

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

APPENDIX G – FLOOD HAZARD ZONE REQUIREMENTS
(G102.2) BUILDING SITE IS NOT IN A FLOOD ZONE PER FLOOD HAZARD MAP FEMA FIS 36049 AND FEMA FIRMs 360497.

MAP SCALE 1" = 500'
250 0 500 1000 FEET

NFIP — NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0088F

FIRM
FLOOD INSURANCE RATE MAP

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

PANEL 88 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0088	F

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

MAP NUMBER
3604970088F

MAP REVISED
SEPTEMBER 5, 2007

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

CODE NOTES (CONTINUED)

LIST OF SEPARATE APPLICATIONS TO BE FILED

FENCE
EXCAVATION
FOUNDATION
SUPPORT OF EXCAVATION
UNDERGROUND PLUMBING
STRUCUTRAL
TEST PIT
MECHANICAL
PLUMBING
SPRINKLER
STANDPIPE
TEMPORARY STANDPIPE
GENERATOR
FIRE ALARM
BOILER
FIRE PROTECTION PLAN
BUILDING PAVEMENT PLAN
CURB CUT
AIR RIGHTS
SIGNAGE
PUBLIC ASSEMBLY
GENERATORS (EMERGENCY POWER SYSTEM)
COMMERCIAL COOKING INSTALLATION

LIST OF CONTROL INSPECTIONS 28-104.7

SPECIAL INSPECTIONS

FIRE ALARM TEST
CONCRETE - CAST-IN-PLACE
MASONRY
SOILS - SITE PREPARATION
SOILS - INVESTIGATIONS (BORINGS/TEST PITS)
PILE FOUNDATIONS & DRILLED PIER INSTALLATION
UNDERPINNING
WALL PANES, CURTAIN WALLS & VENEERS
SMOKE CONTROL SYSTEMS
MECHANICAL SYSTEMS
FUEL-OIL STORAGE & FUEL-OIL PIPING SYSTEMS
STRUCUTRAL SAFETY - STRUCUTRAL STABILITY
EXCAVATION - SHEETING, SHORING, AND BRACING
SITE STORM DRAINAGE DISPOSAL & DETENTION SYSTEM INSTALLATION
SPRINKLER SYSTEMS
STANDPIPE SYSTEMS
HEATING SYSTEMS
FIRESTOP, DRAFTSTOP, & FIREBLOCKING SYSTEMS
CONCRETE TEST CYLINDERS TR-2
CONCRETE DESIGN MIX TR-3

NYC ENERGY CONSERVATION CODE NOTES

NYC ENERGY CONSERVATION CODE INSPECTIONS

FOOTING AND FOUNDATION
EN-1
PROTECTION OF FOUNDATION INSULATION
INSULATION PLACEMENT AND R VALUE
FENESTRATION THERMAL VALUES AND RATINGS
FENESTRATION RATINGS FOR AIR LEAKAGE
FENESTRATION AREAS
AIRE SEALING AND INSULATION - VISUAL
AIRE SEALING AND INSULATION - TESTING
LOADING DECK WEATHER SEALS
VESTIBULES
FIREPLACES
HVAC AND SERVICE WATER HEATING EQUIPMENT
HVAC AND SERVICE WATER HEATING SYSTEMS CONTROLS
DUCT PLENUM AND PIPING INSULATION AND SEALING
DUCT LEAKAGE TESTING
ELECTRICAL METERING
LIGHTING IN DWELLING UNITS
INTERIOR LIGHTING POWER
EXTERIOR LIGHTING POWER
LIGHTING CONTROLS
EXIT SIGNS
TANDEM WIRING
ELECTRICAL MOTORS
MAINTENANCE INFORMATION
FIRE-RESISTANCE RATED CONSTRUCTION
PUBLIC ASSEMBLY EMERGENCY LIGHTING

NYC ENERGY CONSERVATION CODE

CHAPTER 5 - COMMERCIAL ENERGY EFFICIENCY

(ECC 502.2.4) BELOW-GRADE WALLS ARE COMPLETELY BELOW GRADE. AS THERE IS NO GROUP – R RESIDENTIAL USE BELOW GRADE, THERMAL INSULATION IS NOT REQUIRED PER ECC TABLE 502.2(1).

(ECC 502.2.6) ALL SLABS ON GRADE S ARE UNHEATED AND LOCATED BELOW GRADE. AS THERE IS NO GROUP – R RESIDENTIAL USE BELOW GRADE, THERMAL INSULATION IS NOT REQUIRED PER ECC TABLE 502.2(1).

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

(ECC 502.4.2) CURTAIN WALL, STOREFRONT GLAZING AND COMMERCIAL-GLAZED SWINGING ENTRANCE DOORS AND REVOLVING DOORS SHALL BE TESTED FOR AIR LEAKAGE AT 1.57 POUNDS PER SQUARE FOOT (psf) (75 Pa) IN ACCORDANCE WITH ASTM E 283. FOR CURTAIN WALLS AND STOREFRONT GLAZING, THE LEAKAGE RATE SHALL NOT EXCEED 0.3 CUBIC FOOT PER MINUTE PER SQUARE FOOT (cfm/ft2) OF FENESTRATION AREA. FOR COMMERCIAL GLAZED SWINGING ENTRANCE DOORS AND REVOLVING DOORS, AIR LEAKAGE RATE SHALL NOT EXCEED 1.00 cfm/ft2 OF DOOR AREA WHEN TESTED IN ACCORDANCE WITH ASTM E 283.

(ECC 502.4.3) CONTINUOUS AIR BARRIER SHALL BE INSTALLED; SEALING ALL SEAMS, OPENINGS, AND PENETRATIONS OF THE BUILDING AND SHALL BE SEALED WITH CAULKING MATERIALS OR CLOSED WITH GASKETING SYSTEMS COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. JOINTS AND SEAMS SHALL BE SEALED IN THE SAME MANNER OR TAPED OR COVERED WITH A MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL. SEALING MATERIALS SPANNING JOINTS BETWEEN CONSTRUCTION MATERIALS SHALL ALLOW FOR EXPANSION AND CONTRACTION OF THE CONSTRUCTION MATERIALS. AIR BARRIER SHALL BE CONTINUOUS THROUGHOUT THE ENVELOPE WITH ALL JOINTS AND SEAMS SEALED AND WITH SEALED CONNECTIONS BETWEEN ALL TRANSITIONS IN PLANES AND CHANGES IN MATERIALS AND AT ALL PENETRATIONS. AIR BARRIER SHALL BEJOINED AND SEALED IN A FLEXIBLE MANNER TO THE AIR BARRIER COMPONENT OF ADJACENT ASSEMBLIES, ALLOWING FOR THE RELATIVE MOVEMENT OF THESE ASSEMBLIES AND COMPONENTS. AIR BARRIER INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND IN SUCH A MANNER AS TO ACHIEVE THE PERFORMANCE REQUIREMENTS. PENETRATIONS OF THE CONTINUOUS AIR BARRIER SHALL BE MADE IN A WAY SUCH THAT THE INTEGRITY OF THE CONTINUOUS AIR BARRIER IS MAINTAINED.

(ECC 502.4.3.1) AIR BARRIERS SHALL COMPLY EITHER USING INDIVIDUAL MATERIALS THAT HAVE AN AIR PERMEABILITY NOT TO EXCEED 0.004 cfm/ft2 UNDER A PRESSURE DIFFERENTIAL OF 0.3 IN. WATER (1.57 lb/ft2) WHEN TESTED IN ACCORDANCE WITH ASTM E 2178; OR ASSEMBLIES OF MATERIALS AND COMPONENTS SHALL HAVE AN AVERAGE AIR LEAKAGE NOT TO EXCEED 0.04 cfm/ft2 UNDER A PRESSURE DIFFERENTIAL OF 0.3 IN. WATER (1.57 lb/ft2) WHEN TESTED IN ACCORDANCE WITH ASTM E 2357 OR ASTM E 1677. IN ADDITION THESE ASSEMBLIES SHALL MEET THE REQUIREMENT FOR JOINTS PER SECTION ECC 502.4.3.

(ECC 502.4.5) CARGO DOORS AND LOADING DOCK DOORS SHALL BE EQUIPPED WITH WEATHERSEALS TO RESTRICT INFILTRATION WHEN VEHICLES ARE PARKED IN THE DOORWAY.

(ECC 502.4.6) BUILDING ENTRANCE DOORS THAT SEPARATE CONDITIONED SPACE FROM THE EXTERIOR ARE PROTECTED WITH AN ENCLOSED VESTIBULE, WITH ALL DOORS OPENING INTO AND OUT OF THE VESTIBULE EQUIPPED WITH SELF-CLOSING DEVICES. VESTIBULES ARE DESIGNED SO THAT IN PASSING THROUGH THE VESTIBULE IT IS NOT NECESSARY FOR THE INTERIOR AND EXTERIOR DOORS TO OPEN AT THE SAME TIME. VESTIBULES ARE NOT REQUIRED TO BE PROVIDED FOR DOORS NOT INTENDED TO BE USED AS A BUILDING ENTRANCE DOOR, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS; DOORS OPENING DIRECTLY FROM A SLEEPING UNIT OR DWELLING UNIT; DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA; REVOLVING DOORS. AND DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL HANDLING AND ADJACENT PERSONNEL DOORS.

MULTI DWELLING LAW (MULTI DWELLING CLASSIFICATION - CLASS A)

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

WET PIPE SPRINKLER SYSTEM TO COMPLY WITH MDL 277.4
THIS IS A FIRE PROOF BUILDING.
FLOOR/CEILING IS OF 2 HR. CONSTR. AND COMPLIES WITH MDL 277.6
COMPLY WITH LIGHT AND AIR FOR UNITS AS PER SEC.277.7 OF THE MDL
HARD WIRED SMOKE DETECTOR OUTSIDE EACH SLEEPING OR BEDROOM AREA IS PROVIDED AS PER SEC.277.7g OF THE MDL
ALL STAIRWAYS MUST HAVE SKYLIGHTS AND VENTS AS PER MDL 277.10
ALL SHAFTS MUST COMPLY WITH MDL 277.11 (2HR)
KITCHEN MUST COMPLY WITH MDL 277.12 AND MDL 33
BUILDING MUST COMPLY WITH MDL 277.13
EXISTING INTERIOR COLUMNS ARE PROTECTED AS PER MDL 277.14
ELEVATOR SHAFTS, DOORS AND VESTIBULES MUST COMPLY WITH MDL 277.15
BUILDING MUST COMPLY WITH MDL 278

MULTI DWELLING LAW AND HOUSING MAINTENANCE CODE NOTES

MD1. THE WORK SHALL COMPLY WITH ALL THE RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS OF THE CITY OF NEW YORK AND ALL OTHER APPLICABLE LOCAL, STATE, FEDERAL DEPARTMENTS AND CODES HAVING JURISDICTION.

MD2. BUILDING TO COMPLY WITH ART.7 M.D.L. & HOUSING AND MAINTENANCE CODE.

MD3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES AND DEVIATIONS OF THE APPROVED PLANS.

MD4. BATH VENTS: 12X12 DUCTS, 18 GA. MTL. WITH CORNER CHANNELS SECURED AT ALL FLOORS AND ROOF. FIRE RETARD WITH 2" VERMICULITE PL ON M/L ENTIRE LENGHT OF DUCT; EXTENDED 4' ABOVE ROOF. PROVIDE REGISTER, GRAVITY DAMPER WITH FUSIBLE LINK. FAN ON ROOF TO PROVIDE 4 AIR CHANGES/HR.25 CFM VELOCITY AND TO RUN FROM 6:00 A.M. TO 12 MIDNIGHT.

MD5. KITCHEN AND KITCHENETTE VENT: 8X8 DUCTS SIMILAR TO BATH VENTS EXCEPT FAN ON ROOF TO PROVIDE 6 CHANGES/HR. 150 CFM TO RUN CONTINUOUSLY 16 GA. METAL. SEE ALSO KITCHENS AND KITCHENETTES: SEC.3 M.D.L. AND ART.32 H.M.C.

A. EVERY KITCHEN AND KITCHENETTE SHALL BE PROVIDED WITH FACILITIES FOR COOKING AND SHALL BE EQUIPPED FOR ARTIFICIAL LIGHTING.

B. EVERY KITCHEN AND KITCHENETTE SHALL BE PROVIDED WITH SINK HAVING A MIN. 2" WASTE AND TRAP.

C. LIGHTING AND VENTILATION OF KITCHENETTES SHALL BE PROVIDED UNDER SEC.30 M.D.L. AND ART.30 H.M.C. (SEE NOTE #1)

D. CEILING AND WALL, EXCLUSIVE OF DOORS, OF ALL KITCHENETTES SHALL BE FIRE RETARDED WITH MATERIALS HAVING A ONE HOUR FIRE RATING WITH ONE LAYER PLASTER B. F.C.60.

E. ALL COMBUSTIBLE MATERIALS IMMEDIATELY UNDERNEATH AND WITHIN ONE FOOT OF COOKING APPARATUS SHALL BE PROPERLY FIRE RETARDED AND A MIN. OF TWO FEET CLEARANCE MAINTAINED ABOVE EXPOSED COOKING SURFACES COMBUSTIBLE MATERIALS BETWEEN TWO AND THREE FEET ABOVE EXPOSED COOKING SURFACES SHALL BE FIRE RETARDED. SE 5/8"/PL. BD. FC. 60.

F. GAS RANGES TO BE APPROVED AS PER SEC. 64 MDL & AGA (SEE NOTES #55).

MD6. SPRINKLERS SHALL COMPLY WITH SEC. 187 MDL.

MD7. BOILER ROOMS: SHALL COMPLY WITH SEC. 65 M.D.L. FIRE RETARDED CEILING ENCLOSED IN FIRE FIREPROOF CONSTRUCTION WITH FIREPROOF DOOR TO BE SELF-CLOSING AND SHALL BE 3 HR. RATED WITH BSA APPROVED LABEL.

MD8. NATURAL LIGHTING AND VENTILATION FOR ALL OCCUPIED ROOMS SHALL CONFORM WITH LIGHTING AND VENTILATION: SEC. 30 M.D.L. AND ART.30 H.M.C.

A. WINDOWS IN ALL ROOM, EXCEPT BATHROOMS AND KITCHENETTES SHALL BE AT LEAST ONE-TENTH THE AREA OF THE ROOM AND BE AT LEAST 12 S.F. IN AREA B.S.B. AND 50% OPERABLE.

B. ROOMS HAVING ONLY ONE WINDOW LESS THAN 18 S.F. IN AREA SHALL HAVE A TRANSOM OR LOUVER, OVER THE DOOR HAVING A MIN. AREA OF 144 SQ. IN.

MD9. PEEPHOLES: SEC. 51-A. M.D.L. AND ART.20 H.M.C.

A. PEEPHOLES SHALL BE PROVIDED IN ENTRANCE DOORS OF EACH DWELLING UNIT, LOCATED AS PRESCRIBED BY THE DEPARTMENT. B.S.A. APPROVED ASSEMBLY.

MD10. ARTIFICIAL LIGHTING: SEC. 26 & 35 M.D.L. AND ART.19 H.M.C.

A. PROPER ELECTRIC LIGHTING AND EQUIPMENT SHALL BE PROVIDED AND MAINTAINED WITHIN ALL DWELLINGS AND ASSEMBLY.

B. PROPER ELECTRIC LIGHTING SHALL BE INSTALLED AND MAINTAINED AT OR NEAR THE OUTSIDE FRONT ENTRANCE WAY AND IN EVERY REAR YARD, SIDE YARD, FRONT YARD, AND COURTS. MIN. OF 50 WATTS INCANDESCENT ILLUMINATION OR EQUIVALENT AT FRONT ENTRANCE WAY AND A MIN. OF 4 WATTS IN YARDS AND COURTS AND SHALL BE KEPT BURNING FROM SUNSET EACH DAY TO SUNRISE ON THE FOLLOWING DAY.

C. MAIN ENTRANCE AND VESTIBULE DOORS SHALL HAVE NOT LESS THAN FIVE PROPER ELECTRIC LIGHTINGS SHALL BE INSTALLED AND MAINTAINED AT OR NEAR THE OUTSIDE FRONT ENTRANCE WAY AND IN EVERY REAR YARD, SIDE YARD, FRONT YARDS, AND COURTS. MIN. OF 50 WATTS INCANDESCENT ILLUMINATION OR EQUIVALENT AT FRONT ENTRANCE WAY AND MIN. OF 40 WATTS IN YARDS AND COURTS SHALL BE KEPT BURNING FROM SUNSET TO SUNRISE ON THE FOLLOWING DAY.

D. MAIN ENTRANCE AND VESTIBULE DOORS SHALL HAVE NOT LESS THAN FIVE S.F. OF GLAZED SURFACES.

MD11. ENTRANCE DOORS: SEC. 50-A. M.D.L .AND ART.20 H.M.C.

A. BUILDING ENTRANCES AND ALL OTHER EXTERIOR ENTRANCES SHALL BE EQUIPPED WITH APPROVED TYPE AUTOMATIC SELF- CLOSING AND SELF-LOCKING DOORS.

B. ENTRANCE DOORS TO EACH APARTMENT UNIT SHALL HAVE KEY LOCK WITH AT LEAST ONE KEY TO BE PROVIDED BY OWNER, HEAVY DUTY LATCH, SET WITH DEAD BOLT AND DOOR CHAIN GUARD.

MD12. GAS METERS AND GAS APPLIANCES: SEC.64 M.D.L. AND ART.18 H.M.C.

A. GAS METERS SHALL COMPLY WITH SEC.64 M.D.L.
B. GAS APPLIANCES SHALL IN ADDITION TO THESE SECTIONS, COMPLY WITH THE BOARD OF STANDARD APPEAL.
C. YEARLY INSPECTION OF GAS APPLIANCES BY QUALIFIED PERSON SHALL BE MADE IN OLT.

MD13. HEAT AND HOT WATER: SEC.79 M.D.L. AND ART.17 H.M.C.

A. YEARLY INSPECTION SHALL BE MADE BY QUALIFIED PERSON.
B. MINIMUM TEMPERATURE OF HEATING AND HOT WATER SHALL BE MAINTAINED.

MD14. SINGLE STATION SMOKE DETECTORS SHALL BE INSTALLED IMMEDIATELY OUTSIDE OF SLEEPING OR BEDROOM WITH NO INTERVENING WALL SWITCH AS PER SEC. 277.7G.

HOUSING MAINTENANCE CODE

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

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

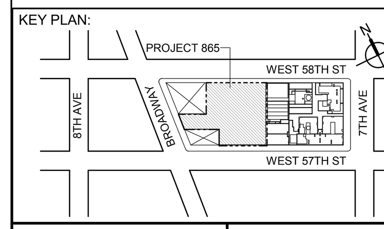
COMPLIANCE

FAIR HOUSING ACT

THESE DOCUMENTS COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL

DEPT OF BLDGS 121328205 Job Number
ES368349960 Scan Code

KEY PLAN:



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New York, NY 1005
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Jan Hird Pokorny Associates, Inc.
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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

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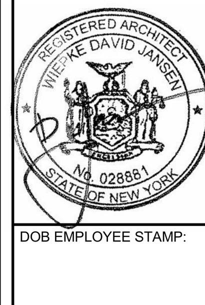

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 7
CHK: Checker	
SCALE:	
DWG No:	A-021.01
DOB PAGE No:	67 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

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PLOT DATE: 9/30/2015 3:13:03 PM

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GENERAL REQUIREMENTS
ICC/ANSI A117.1-2003

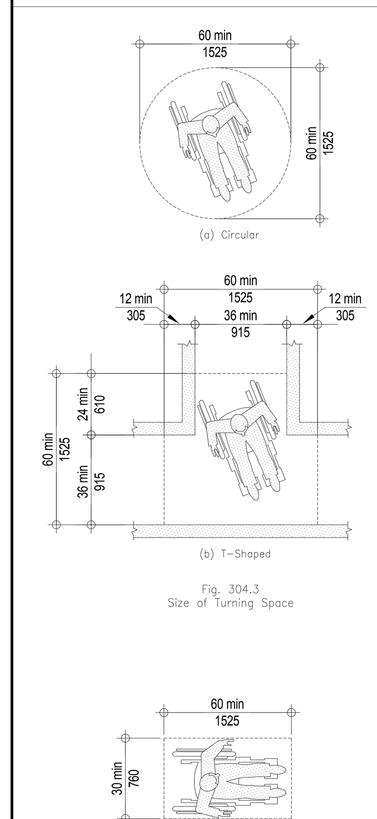


Fig. 304.3 Size of Turning Space

Fig. 305.3 Size of Clear Floor Space

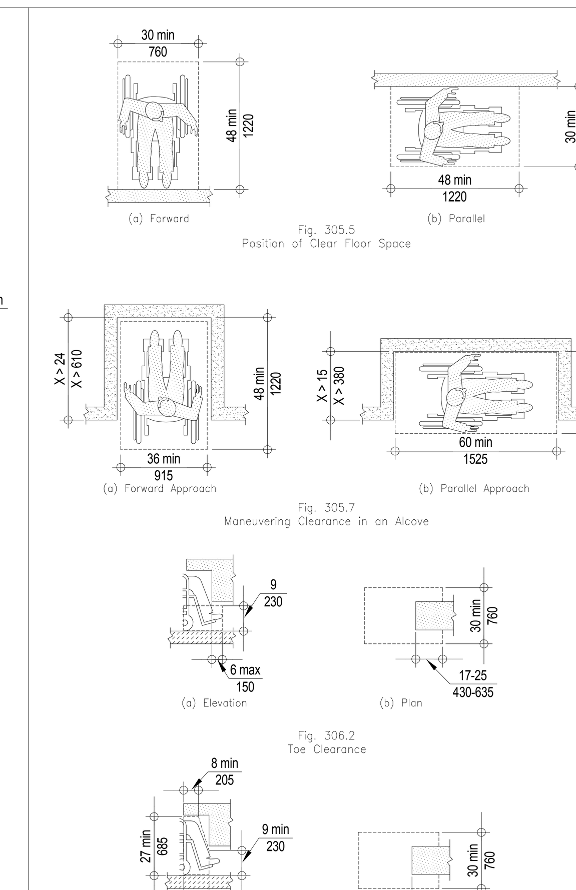


Fig. 305.5 Position of Clear Floor Space

Fig. 305.7 Maneuvering Clearance in an Alcove

Fig. 306.2 Toe Clearance

Fig. 306.3 Toe Clearance

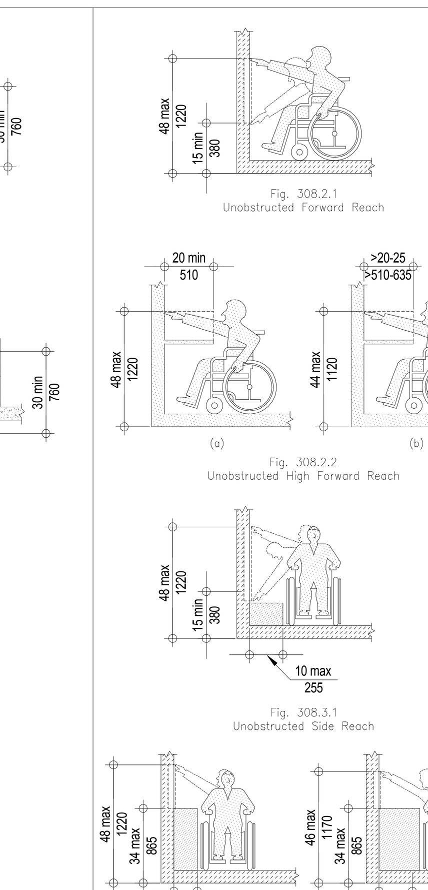


Fig. 308.2.1 Unobstructed Forward Reach

Fig. 308.2.2 Unobstructed High Forward Reach

Fig. 308.3.1 Unobstructed Side Reach

Fig. 308.3.2 Obstructed High Side Reach

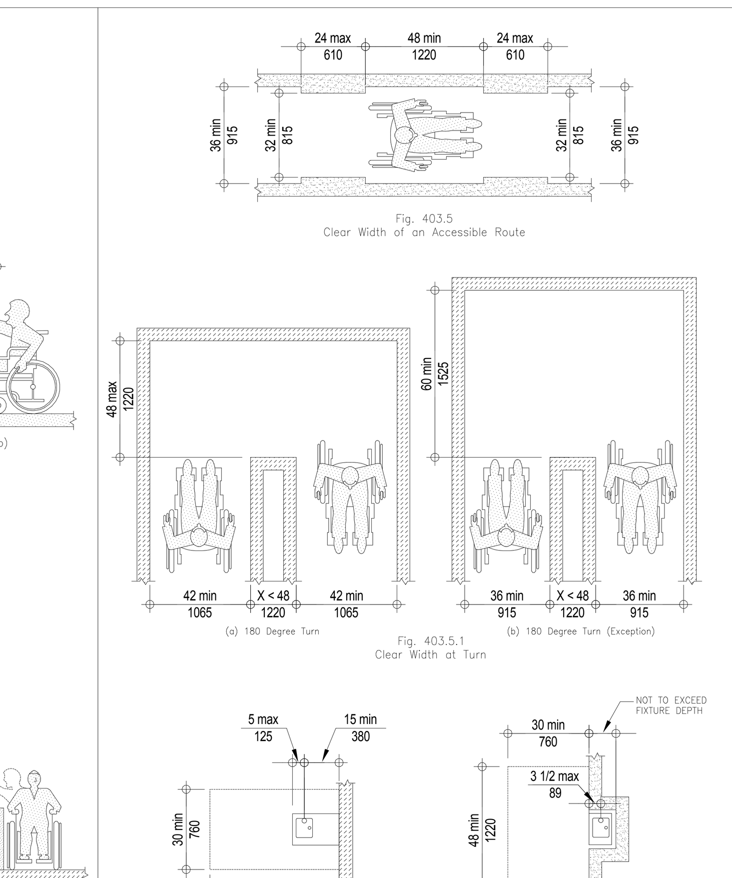


Fig. 403.5 Clear Width of an Accessible Route

Fig. 403.5.1 Clear Width at Turn

Fig. 602.5 Drinking Fountain Spout Location

DWELLING UNIT REQUIREMENTS
2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

BC 1107 & ANSI CHAPTER 10 DWELLING UNITS AND SLEEPING UNITS.

ACCESSIBLE UNITS.

ANSI 1002.1 GENERAL – ACCESSIBLE UNITS SHALL COMPLY WITH ANSI 1002.

ANSI 1002.2 PRIMARY ENTRANCE.
THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS. THE PRIMARY ENTRANCE SHALL NOT BE TO A BEDROOM.

ANSI 1002.3 ACCESSIBLE ROUTE.
EXTERIOR SPACES LESS THAN 30 INCHES (760 MM) IN DEPTH OR WIDTH SHALL COMPLY WITH ANSI 1002.3.1, 1002.3.3, 302, AND 303.

ANSI 1002.3.1 LOCATION.
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARA A PART OF THE UNIT. WHERE ONLY ONE ACCESSIBLE ROUTE IS PROVIDED, IT SHALL NOT PASS THROUGH BATHROOMS AND TOILET ROOMS, CLOSETS, OR SIMILAR SPACES.

ANSI 1002.3.2 TURNING SPACE.
ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH ANSI 304.

ANSI 1002.3.3 COMPONENTS.
ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, RAMPS, ELEVATORS, AND PLATFORM LIFTS.

ANSI 1002.5 DOORS AND DOORWAYS.
THE PRIMARY ENTRANCE DOOR TO THE UNIT, AND ALL OTHER DOORWAYS INTENDED FOR USER PASSAGE, SHALL COMPLY WITH ANSI 404.

ANSI 1002.6 RAMPS.
RAMPS SHALL COMPLY WITH ANSI 405.

ANSI 1002.9 OPERABLE PORTS.
LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH ANSI 309. REFER TO ANSI 1002.9 FOR LISTED EXCEPTIONS.

ANSI 1002.10 LAUNDRY EQUIPMENT.
WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH ANSI 611.

ANSI 1002.11 TOILET AND BATHING FACILITIES.
TOILET AND BATHING FACILITIES SHALL COMPLY WITH ANSI 603 THROUGH 610 (REFER TO 'BATHROOM REQUIREMENTS' ON THIS SHEET).

ANSI 1002.12 KITCHENS.
KITCHENS SHALL COMPLY WITH ANSI 804 (REFER TO 'KITCHEN REQUIREMENTS' ON THIS SHEET). AT LEAST ONE WORK SURFACE, 30 IN. (760 MM) MIN. FOR LENGTH, SHALL COMPLY WITH ANSI 902.

ADAPTABLE UNITS (TYPE B) 4-2 OCCUPANCIES.

BC1107.2 DESIGN.
DWELLING UNITS AND SLEEPING UNITS WHICH ARE REQUIRED TO BE ACCESSIBLE UNITS OR TYPE B UNITS SHALL COMPLY WITH THIS CODE INCLUDING APPENDIX P WHERE APPLICABLE, AND THE APPLICABLE PROVISIONS OF CHAPTER 10 OF ICC A117.1. TYPE B UNITS IN R-2 OCCUPANCIES SHALL COMPLY WITH BC1107.2.1 THRU BC1107.2.8.

BC1107.6.2.1.1 TYPE B UNITS.
EVERY DWELLING UNIT AND SLEEPING UNIT SHALL BE A TYPE B UNIT.

ANSI 1004.2 PRIMARY ENTRANCE.
REFER TO ANSI 1002.2 ON THIS SHEET.

ANSI 1004.3 ACCESSIBLE ROUTE.
REFER TO ANSI 1002.3.1 & 1002.3.3 ON THIS SHEET FOR LOCATIONS AND COMPONENTS. ACCESSIBLE ROUTES DO NOT REQUIRE A TURNING SPACE ANYWHERE WITHIN THE UNIT. REFER TO ANSI 1004.3 FOR LISTED EXCEPTIONS TO LOCATIONS.

ANSI 1004.4 WALKING SURFACE.
WALKING SURFACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH COMPLYING WITH FIG. 403.5.

BC1107.2.1 & BC1105.1.6.1 TYPE B UNIT DOORS AND DOORWAYS IN R-2 OCCUPANCY.
DOORS AND DOORWAYS SHALL COMPLY WITH ANSI 1003.5. REFER TO BC1107.2.1 FOR LISTED EXCEPTIONS.

ANSI 1003.5 DOORS AND DOORWAYS.
THE PRIMARY ENTRANCE DOOR TO THE UNIT, AND ALLOTHER DOORWAYS INTENDED FOR USER PASSAGE, SHALL COMPLY WITH ANSI 404.

ANSI 1004.6 RAMPS.
RAMPS SHALL COMPLY WITH ANSI 405.

BC P102.2 & ANSI 1004.9 OPERABLE PARTS.
REFER TO ANSI 1002.9 ON THIS SHEET. ADDITIONAL EXCEPTIONS INCLUDE CONTROLS OR SWITCHES MOUNTED ON APPLIANCES AND PLUMBING FIXTURE CONTROLS.

BC1007.2.4 TYPE B UNIT OPERABLE WINDOWS IN R-2 OCCUPANCY.
ALL OPERABLE WINDOWS IN ROOMS OR SPACES IN THE DWELLING UNIT OR SLEEPING UNIT SHALL HAVE OPERABLE PARTS COMPLYING WITH ANSI 309.

EXCEPTION: COMPLIANCE WITH BC1107.2.4 IS NOT REQUIRED IN KITCHENETTES LESS THAN 80 SF (7.2M²) IN AREA AND EQUIPPED WITH AN ACCESSIBLE MECHANICAL MEANS OF VENTILATION, AND IN BATHROOMS EQUIPPED WITH AN ACCESSIBLE MEANS OF VENTILATION COMPLYING WITH NYC MECHANICAL CODE.

BC1107.2.8 LAUNDRY EQUIPMENT.
WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH ANSI 611 AND SHALL BE FRONT LOADING (REFER TO 'LAUNDRY REQUIREMENTS' ON THIS SHEET).

BC1107.2.2 & ANSI 1004.11 TOILET AND BATHING FACILITIES.
TOILET AND BATHING FACILITIES SHALL COMPLY WITH APPENDIX P OF THE NYC BUILDING CODE, ANSI 1004.11, AND FHA (REFER TO 'BATHROOM REQUIREMENTS' ON THIS SHEET).

BC1107.2.3 KITCHENS.
PRIMARY KITCHENS SHALL COMPLY WITH THE REQUIREMENTS OF BC1107.2.3.1 THRU BC1107.2.3.4 AND ANSI 1003.12 (REFER TO 'KITCHEN REQUIREMENTS' ON THIS SHEET). SECONDARY KITCHENS SHALL COMPLY WITH ANSI 1004.12.

BATHROOMS REQUIREMENTS
2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

TOILET AND BATHING ROOMS.

ACCESSIBLE BATHROOMS

ANSI 603.1 GENERAL.
ACCESSIBLE TOILET AND BATHING ROOMS SHALL COMPLY WITH ANSI 603.

ANSI 603.2 CLEARANCES.

ANSI 603.2.1 TURNING SPACE.
A TURNING SPACE COMPLYING WITH ANSI 304 SHALL BE PROVIDED WITHIN THE ROOM.

BC P102.5 & ANSI 603.2.2 OVERLAP.
CLEAR FLOOR SPACES SHALL BE PERMITTED TO OVERLAP.

BC P102.3 & ANSI 603.2.3 DOOR SWING.
DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE.

EXCEPTION: WHERE THE ROOM IS FOR INDIVIDUAL USE AND CLEAR FLOOR SPACE COMPLYING WITH ANSI 305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.

BC P102.7 & ANSI 603.3 MIRRORS.
REFER TO FIG. 606.3 FOR MOUNTING HEIGHTS ON THIS SHEET.

ADAPTABLE BATHROOMS

BC1107.2.2 & ANSI 1004.11.3
TOILET AND BATHING ROOMS PROVIDED SHALL COMPLY WITH EITHER:

(1) TYPE B UNIT TOILET AND BATHING FACILITIES – BC (OPTION 'A' AS PER ANSI & FHA):
ALL SUCH TOILET AND BATHING FACILITIES SHALL COMPLY WITH APPENDIX P AND ANSI 1004.11.3.1. FHA: WITHIN EACH TOILET AND BATHING FACILITY ALL FIXTURES IN THOSE BATHROOMS MUST BE USABLE.

-OR-

(2) TYPE A UNIT TOILET AND BATHING FACILITIES – BC EXCEPTION & ANSI:
AT LEAST ONE TOILET AND BATHING FACILITY IN THE DWELLING OR SLEEPING UNIT IS CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF ANSI 1003.11 & 1003.3.2.

ANSI 1003.3.2 TURNING SPACE.
A TURNING SPACE COMPLYING WITH ANSI 304 SHALL BE PROVIDED.

ALL OTHER TOILET AND BATHING FACILITIES SHALL COMPLY WITH ANSI 1004.3, 1004.4, 1004.9 (REFER TO DWELLING UNIT REQUIREMENTS: ADAPTABLE UNITS ON THIS SHEET) AND 1004.11.2 (SEE BELOW).

BC P102.4 & ANSI 1004.11.1 KNEE AND TOE CLEARANCE.
REFER TO ANSI 603.2.2 & Y03.2.3 ON THIS SHEET. CLEAR FLOOR SPACE AT FIXTURES SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES COMPLYING WITH ANSI 306.

ANSI 1004.11.2 REINFORCEMENTS.
REINFORCEMENT SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS.

WATER CLOSETS AND TOILET COMPARTMENTS.

ACCESSIBLE

ANSI 604.1 GENERAL.
ACCESSIBLE WATER CLOSETS AND COMPARTMENTS SHALL COMPLY WITH ANSI 604. COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH ANSI 603. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH ANSI 604.8.

ANSI 604.2 LOCATION.
REFER TO FIG. 604.3 ON THIS SHEET.

ANSI 604.3 CLEARANCE.

ANSI 604.3.1 SIZE.
REFER TO FIG. 604.3 ON THIS SHEET.

ANSI 604.3.2 OVERLAP.
REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, GRAB BARS, PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AT OTHER FIXTURES AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

ANSI 604.4 HEIGHT.
REFER TO FIG. 604.5.1 ON THIS SHEET.

BC 0102.8.3 & ANSI 604.5 GRAB BARS.
REFER TO FIG. 604.5.1 & FIG. 604.5.2 ON THIS SHEET FOR LOCATIONS. GRAB BARS SHALL COMPLY WITH ANSI 609. HEIGHTS SHALL COMPLY WITH ANSI 609.4.

BC P102.8.5 & ANSI 604.6 FLUSH CONTROLS.
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH ANSI 309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

BC P102.8.6 & ANSI 604.7 DISPENSERS.
REFER TO FIG. 604.7 ON THIS SHEET.

ADAPTABLE

LOCATION AND CLEARANCE.

(1) TYPE B – BC (OPTION 'A' – ANSI & FHA); BC P102.8.1, BC P102.8.2, & ANSI 1004.11.3.1.2
REFER TO FIG. 1004.11.3.1.2 ON THIS SHEET FOR LOCATIONS AND CLEARANCES.

(2) TYPE A – BC & ANSI: BC1107.2.2 & ANSI 1003.11
REFER TO FIG. 1003.11.7 ON THIS SHEET FOR LOCATIONS AND CLEARANCES.

BC P104.8.3 GRAB BARS.
SAME AS ACCESSIBLE REQUIREMENTS (REFER TO BC P102.8.5/ANSI 604.6 & BC P102.8.6 / ANSI 604.7 ON THIS SHEET).

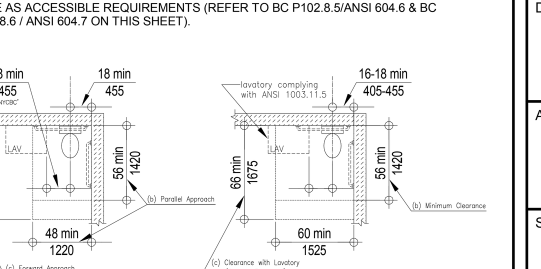


Fig. 1004.11.3.1.2 Water Closet Location and Clearances (Type B)

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

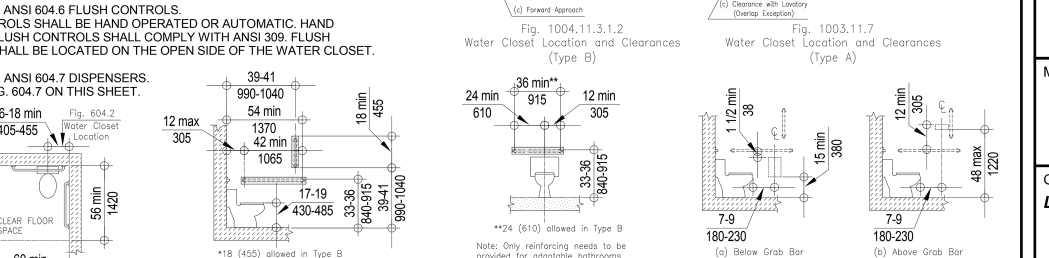


Fig. 604.3 Size of Clearance for Water Closet at Accessible Bathrooms

Fig. 604.5.1 Side Wall Grab Bar for Water Closet

Fig. 604.5.2 Rear Wall Grab Bar for Water Closet

Fig. 604.7 Dispenser Location

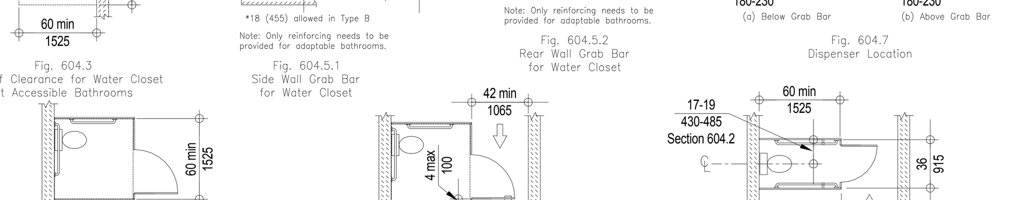


Fig. 604.8.2 Wheelchair Accessible Toilet Compartments (Type B)

Fig. 604.8.3 Wheelchair Accessible Compartment Doors

Fig. 604.9 Ambulatory Accessible Compartment

URINALS.

ANSI 6O5.2 HEIGHT.
REFER TO FIG. 605.2 ON THIS SHEET. URINALS SHALL BE OF THE STALL TYPE OR SHALL BE OF THE WALL HUNG TYPE.

ANSI 605.3 CLEAR FLOOR SPACE.
A CLEAR FLOOR SPACE COMPLYING WITH ANSI 305, POSITIONED FOR FORWARD APPROACH.

ANSI 605.4 FLUSH CONTROLS.
FLUSH CONTROLS SHALL BE HAND OPERATED, COMPLYING WITH ANSI 309, OR AUTOMATIC.

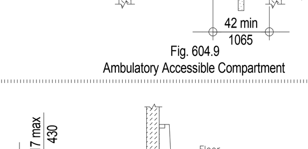


Fig. 605.2 Height of Urinals

LAVATORIES AND SINKS.

ACCESSIBLE

ANSI 606.2 CLEAR FLOOR SPACE.
A CLEAR FLOOR SPACE COMPLYING WITH ANSI 305, POSITIONED FOR FORWARD APPROACH. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCE.

ANSI 606.3 HEIGHT.
REFER TO FIG. 606.3 ON THIS SHEET.

ANSI 606.4 FAUCETS.
FAUCETS SHALL COMPLY WITH ANSI 309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

ANSI 606.6 EXPOSED PIPES AND SURFACES.
WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.

ANSI 606.7 OPERABLE PARTS.
OPERABLE PARTS ON TOWEL DISPENSERS AND HAND DRYERS SHALL COMPLY WITH TABLE 606.7.

ADAPTABLE

BC 102.6 LAVATORY.
LAVATORIES SHALL COMPLY WITH ANSI 606 (REFER TO LAVATORIES AND SINKS: ACCESSIBLE SECTION ON THIS SHEET). A CLEAR FLOOR SPACE COMPLYING WITH ANSI 305.5, POSITIONED FOR A PARALLEL APPROACH AND CENTERED ON THE LAVATORY SHALL BE PROVIDED.

CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY:
(1)PROVIDED IT CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
(2)THE FINISH FLOOR EXTENDS UNDER SUCH CABINETRY
(3)THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

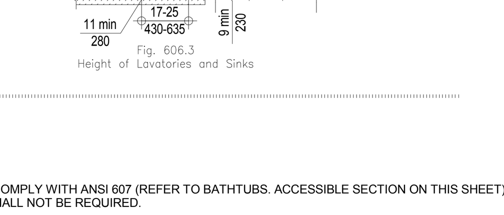


Fig. 606.3 Height of Lavatories and Sinks

BATHTUBS.

ACCESSIBLE

ANSI 607.2 CLEARANCE.
REFER TO FIG 607.2 ON THIS SHEET.

ANSI 607.3 SEAT.
A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED. SEATS SHALL COMPLY WITH ANSI 610.

ANSI 607.4 GRAB BARS.
GRAB BARS SHALL COMPLY WITH ANSI 609 AND SHALL BE PROVIDED IN ACCORDANCE WITH ANSI 607.4.1 OR 607.4.2.

ANSI 607.5 CONTROLS.
REFER TO FIG. 607.5 ON THIS SHEET.

ANSI 607.6 HAND SHOWER.
A HAND SHOWER WITH A HOSE 59 IN. (1500 MM) MIN. IN LENGTH, THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. AN ADJUSTABLE-HEIGHT HAND SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED.

ANSI 607.7 BATHTUB ENCLOSURES.
ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ONBATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE BATHTUB.

ANSI 607.8 WATER TEMPERATURE.
BATHTUBS SHALL DELIVER WATER THAT IS 120 DEGREES F (49 DEGREES C) MAX.

ADAPTABLE

BATHTUB.
BATHTUBS SHALL COMPLY WITH ANSI 607 (REFER TO BATHTUBS. ACCESSIBLE SECTION ON THIS SHEET). BATHTUB SEATS SHALL NOT BE REQUIRED.

(1)TYPE B – B (OPTIONS 'A' – ANSI & FHA): BC P102.9.1 & ANSI 1004.11.3.1.3
REFER TO FIG. 1004.11.3.1.2 ON THIS SHEET FOR CLEARANCES.

(2)TYPE A – BC & ANSI: BC1107.2.2 & ANSI 1003.11.8
REFER TO FIG. 1003.11.8 ON THIS SHEET FOR CLEARANCES. COUNTER TOPS AND CABINETRY SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE, PROVIDED IT CAN BE REMOVED AND THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY.

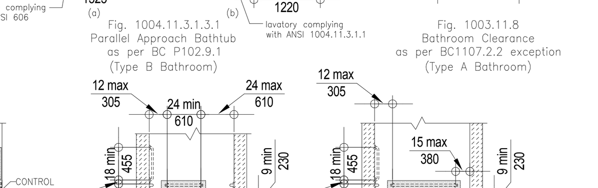


Fig. 1004.11.3.1.3 Parallel Approach Bathtub as per BC P102.9.1 (Type B Bathroom)

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

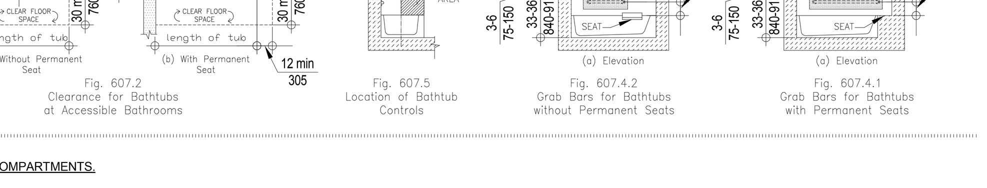


Fig. 607.2 Clearance for Bathtubs at Accessible Bathrooms

Fig. 607.5 Location of Bathtub Controls

Fig. 607.4.2 Grab Bars for Bathtubs without Permanent Seats

Fig. 607.4.1 Grab Bars for Bathtubs with Permanent Seats

SHOWER COMPARTMENTS.

ACCESSIBLE

ANSI 608.2 SIZE AND CLEARANCES.

ANSI 608.2.1 TRANSFER-TYPE SHOWER COMPARTMENTS.
REFER TO FIG. 608.2.1 ON THIS SHEET.

ANSI 608.2.2 STANDARD ROLL-IN-TYPE SHOWER COMPARTMENTS.
REFER TO FIG. 608.2.2 ON THIS SHEET.

ANSI 608.2.3 ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENTS.
REFER TO FIG. 608.2.3 ON THIS SHEET.

ANSI 608.3 GRAB BARS.
REFER TO FIG. 608.3.1, FIG. 608.3.2, AND FIG. 608.3.3 ON THIS SHEET. GRAB BARS SHALL COMPLY WITH ANSI 609.

ANSI 608.4 SEATS.
A FOLDING OR NON-FOLDING SEAT SHALL BE PROVIDED IN TRANSFER-TYPE COMPARTMENTS. A SEAT SHALL BE PROVIDED IN AN ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENT. IN STANDARD AND ALTERNATE ROLL-IN-TYPE SHOWERS WHERE A SEAT IS PROVIDED, IF THE SEAT EXTENDS OVER THE MIN. CLEAR INSIDE DIMENSION REQUIRED BY ANSI 608.2.2 OR 608.2.3, THE SEAT SHALL BE A FOLDING SEAT. SEATS SHALL COMPLY WITH ANSI 610.

ANSI 608.5 CONTROLS AND HAND SHOWERS.

ANSI 608.5.1 TRANSFER-TYPE SHOWER COMPARTMENTS.
REFER TO FIG. 608.5.1 ON THIS SHEET.

ANSI 608.5.2 STANDARD ROLL-IN-TYPE SHOWER COMPARTMENTS.
REFER TO FIG. 608.5.2 ON THIS SHEET.

ADAPTABLE

BC P102.9.2 SHOWER.
SHOWERS SHALL COMPLY WITH ANSI 608 (REFER TO SHOWER COMPARTMENTS: ACCESSIBLE SECTION ON THIS SHEET).

BC P102.9.2.1 GRAB BARS AND SEATS.
GRAB BARS AND SEATS FOR SHOWERS SHALL COMPLY WITH ANSI 609 & 610. GRAB BARS AND SEATS FOR SHOWERS ARE NOT REQUIRED TO BE INSTALLED WHERE REINFORCEMENT IS PROVIDED FOR FUTURE INSTALLATION.

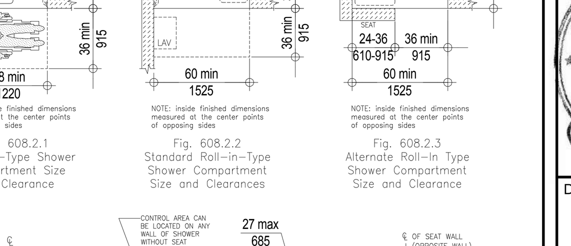


Fig. 608.2.1 Transfer-Type Shower Compartment Size and Clearance

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

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

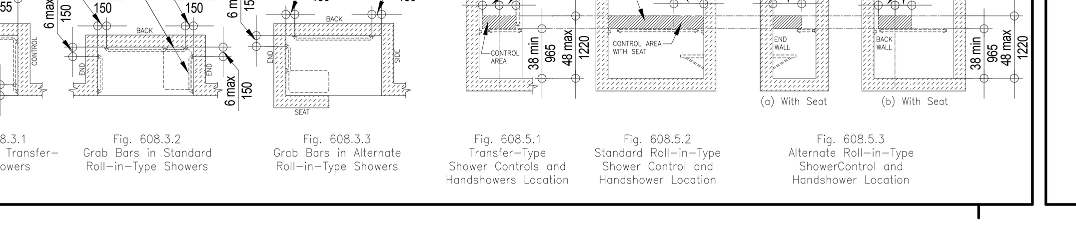


Fig. 608.3.1 Grab Bars in Transfer-Type Showers

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

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

Fig. 608.5.1 Transfer-Type Shower Controls and Handshowers Location

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

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

KITCHEN REQUIREMENTS
2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

ADAPTABLE KITCHENS

ANSI 1003.12 KITCHENS.
PRIMARY KITCHENS SHALL COMPLY WITH THE REQUIREMENTS OF BC1107.2.3.1 THRU BC1107.2.3.4 AND ANSI 1003.12. SECONDARY KITCHENS SHALL COMPLY WITH ANSI 1004.12.

ANSI 1003.12.1 CLEARANCE.

ANSI 1003.12.1.1 MINIMUM CLEARANCE.
CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 IN. (1015 MM) MIN.

ANSI 1003.12.3 WORK SURFACE.
AT LEAST ONE SECTION OF COUNTER SHALL PROVIDE A WORK SURFACE 30 IN. IN LENGTH AND 34 IN. MAX ABOVE THE FLOOR. CABINETRY SHALL BE PERMITTED UNDER THE WORK SURFACE IF IT CAN BE REMOVED. A COUNTER THAT IS ADJUSTABLE TO PROVIDE A WORK SURFACE AT VARIABLE HEIGHTS, 29 IN. MIN AND 36 IN. MAX, WITHOUT CUTTING THE COUNTER SHALL BE PERMITTED.

ANSI 1003.12.4 SINKS.
CABINETRY SHALL BE PERMITTED TO BE UNDER SINK PROVIDED IT CAN BE REMOVED. THE FRONT OF THE SINK SHALL BE 34 IN. MAX ABOVE THE FLOOR, UNLESS A COUNTER THAT IS ADJUSTABLE AT VARIABLE HEIGHTS, 29 IN. MIN AND 36 IN. MAX, WITHOUT CUTTING THE COUNTER IS PROVIDED.

BC1107.2.3.4 KITCHEN AND KITCHENETTE STORAGE.
KITCHEN STORAGE, EXCEPT OVERHEAD CABINETS, SHALL COMPLY WITH ANSI 1003.13 AND 905 (REFER TO STORAGE REQUIREMENTS ON THIS SHEET). AT LEAST ONE STORAGE SHELF OR CABINET SHALL BE MOUNTED 48 IN MAX. ABOVE THE WORK COUNTERS.

ANSI 1003.12.5 STORAGE.
A CLEAR FLOOR SPACE FOR A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED.

ANSI 1003.12.6 APPLIANCES.
SHALL COMPLY WITH ANSI 804.6 ON THIS SHEET.

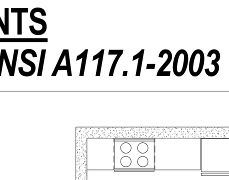


Fig. 1003.12.1.1 Minimum Kitchen Clearance in Type A Units

Fig. 1003.12.3 Work Surface in Kitchen

Fig. 1003.12.4 Kitchen Sink

HANDRAIL AND GRAB BAR REQUIREMENTS
2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

BC1009.11 & ANSI 505 HANDRAILS.

ANSI 505.1 GENERAL.
HANDRAILS REQUIRED BY ANSI 405.8 FOR RAMPS, OR ANSI 504.6 FOR STAIRS, SHALL COMPLY WITH ANSI 505.

BC1109.11 & ANSI 505.2 LOCATION.
HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.

EXCEPTION: ONE HANDRAIL SHALL BE ALLOWED IN ENCLOSED EXIT STAIRS LESS THAN 44 IN. (1118MM) THAT DO NOT SERVE AS AN ACCESSIBLE MEANS OF EGRESS. REFER TO BC1009.11 FOR ADDITIONAL EXCEPTIONS.

BC1109.11.4 & ANSI 505.3 CONTINUITY.
HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS OR RMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. OTHER HANDRAILS SHALL COMPLY WITH ANSI 505.10 & 307. REFER TO BC1009.11.4 FOR LISTED EXCEPTIONS.

BC1009.11.1 & ANSI 505.4 HEIGHT.
TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 IN. (865 MM) MIN AND 38 IN. (965 MM) MAX VERTICALLY ABOVE STAIR NOSINGS, RAMP SURFACES, AND WALKING SURFACES; HANDRAILS SHALL REMAIN AT A CONSISTENT HEIGHT.

BC1109.11.6 & ANSI 505.5 CLEARANCE.
CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACE AND ADJACENT SURFACES SHALL BE 1-1/2 IN. (36 MM) MIN.

BC1109.11.3 & ANSI 505.7 CROSS SECTION.
HANDRAILS SHALL HAVE A CROSS SECTION COMPLYING WITH ANSI 505.7.1 OR 505.7.2. EDGES SHALL HAVE A MIN. RADIUS OF 0.01 IN (0.25MM).

ANSI 505.7.1 CIRCULAR CROSS SECTION.
HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 IN. (32 MM) MIN AND 2 IN. (51 MM) MAX.

ANSI 505.7.2 NONCIRCULAR CROSS SECTIONS.
HANDRAILS WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 IN. (100 MM) MIN AND 6-1/4 IN. (160 MM) MAX, AND A CROSS-SECTION DIMENSION OF 2-1/4 IN (57 MM) MAX.

ANSI 505.8 SURFACES.
HANDRAILS, AND ANY WALL OR OTHER SURFACES ADJACENT TO THEM, SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL BE ROUNDED.

BE1009.11.5 & ANSI 505.10 HANDRAIL EXTENSIONS.
HANDRAILS SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS IN ACCORDANCE WITH ANSI 505.10.

EXCEPTIONS:
(1) CONTINOURS HANDRAILS AT THE INSIDE TURN OF STAIRS AND RAMPS.
(2) EXTENSIONS NOT REQUIRED FOR HANDRAILS IN AISLES SERVING SEATING WHERE HANDRAILS ARE DISCONTINUOUS.
(3) IN ALTERATIONS, FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PALN CONFIGURATION.

ANSI 505.10.1 TOP AND BOTTOM EXTENSION AT RAMPS.
RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 IN. (305 MM) MIN BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR FLOOR, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.

ANSI 505.10.2 TOP EXTENSION AT STAIRS.
AT THE TOP OF A STAIR SLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 IN. (305 MM) MIN BEGINNING DIRECTLY ABOVE THE LANDING NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

ANSI 505.10.3 BOTTOM EXTENSION AT STAIRS.
AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND ATA THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE BOTTOM TREAD NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

ANSI 609 GRAB BARS.

ANSI 609.1 GENERAL.
GRAB BARS IN ACCESSIBLE TOILET OR BATHING FACILITIES SHALL COMPLY WITH ANSI 609.

ANSI 609.2 CROSS SECTION.
GRAB BARS SHALL HAVE A CROSS SECTION COMPLYING WITH ANSI 609.2.1 OR 609.2.2.

ANSI 609.2.1 CIRCULAR CROSS SECTION.
GRAB BARS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 IN. (32 MM) MIN AND 2 IN. (51 MM) MAX.

ANSI 609.2.2 NONCIRCULAR CROSS SECTION.
GRAB BARS WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A CROSS SECTION DIMENSION OF 2 N. (51 MM) MAX, AND A PERIMETER DIMENSION OF 4 IN. (102 MM) MIN AND 4.8 IN. (122 MM) MAX.

ANSI 609.3 SPACING.
THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 IN. (38 MM). THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS OF THE GRAB BAR SHALL BE 1 1/2 IN. (38 MM) MIN. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE THE GRAB BAR SHALL BE 12 IN. (305 MM) MIN.

EXCEPTIONS:
(1) SPACE BETWEEN GRAB BARS AND SHOWER CONTROLS, SHOWER FITTINGS, AND OTHER GRAB BARS SHALL BE PERMITTED TO BE 1 1/2 IN. (38 MM) MIN.
(2) SWING-UP GRAB BARS SHALL NOT BE REQUIRED TO COMPLY WITH ANSI 609.3.

ANSI 609.4 POSITION OF GRAB BARS.
GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 IN. (840 MM) MIN AND 36 IN. (915 MM) MAQX ABOVE THE FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE.

EXCEPTIONS:
(1) THE LOWER GRAB BAR ON THE BACK WALL OF A B ATHTUB REQUIRED BY ANSI 607.4.1.1 OR 607.4.2.1.
(2) VERTICAL GRAB BARS REQUIRED BY ANSI 604.5.1, 607.4.1.2.2, 607.4.2.2.2, & 608.3.1.2.

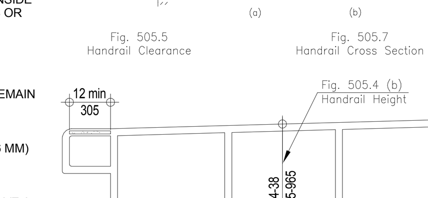


Fig. 505.5 Handrail Clearance

Fig. 505.7 Handrail Cross Section

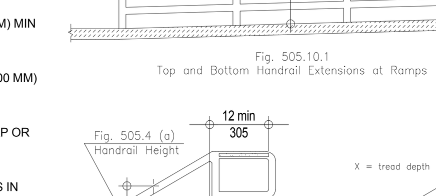


Fig. 505.10.1 Top and Bottom Handrail Extensions at Ramps

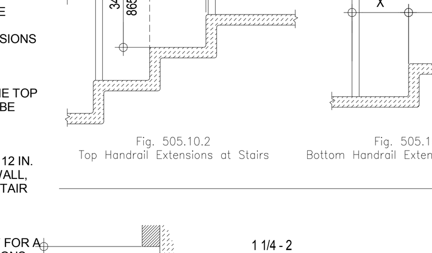


Fig. 505.10.2 Top Handrail Extensions at Stairs

Fig. 505.10.3 Bottom Handrail Extensions at Stairs

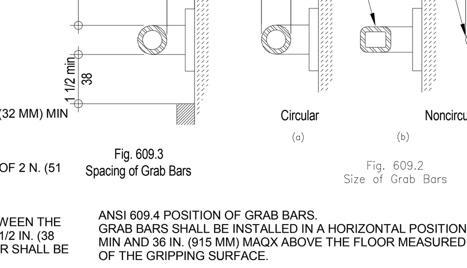


Fig. 609.3 Spacing of Grab Bars

Fig. 609.2 Size of Grab Bars

LAUNDRY AND STORAGE REQUIREMENTS
2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

ANSI 611 WASHING MACHINES AND CLOTHES DRYERS.

BC1007.2.8 TYPE B UNIT LAUNDRY EQUIPMENT IN R-2 OCCUPANCY.
WHERE WASHING MACHINES OR CLOTHES DRYERS ARE PROVIDED WITHIN THE DWELLING UNIT, IT SHALL COMPLY WITH ANSI 611 AND BE FRONT LOADING (REFER TO BC1107.2.8 FOR EXCEPTION).

ANSI 611.2 CLEAR FLOOR SPACE.
A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR PARALLEL APPROACH, SHALL BE PROVIDED CENTERED ON THE APPLIANCE.

ANSI 611.3 OPERABLE PARTS.
OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS, SHALL COMPLY WITH ANSI 309.

ANSI 611.4 HEIGHT.
TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT 36 IN. (915 MM) MAX ABOVE THE FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15 IN. (380 MM) MIN AND 34 IN. (865 MM) MAX.

ANSI 905 STORAGE FACILITIES

ANSI 905C STORAGE FACILITIES.
STORAGE FACILITIES MAY INCLUDE SHELVES, CABINETS, CLOTHS RODS, MAIL BOXES, STORAGE LOCKERS, ETC.

ANSI 905.1 GENERAL.
ACCESSIBLE STORAGE FACILITIES SHALL COMPLY WITH ANSI 905.

ANSI 905.2 CLEAR FLOOR SPACE.
A CLEAR FLOOR SPACE COMPLYING WITH ANSI 305.

ANSI 905.3 HEIGHT.
ACCESSIBLE STORAGE ELEMENTS SHALL COMPLY WITH AT LEAST ONE OF THE REACH RANGES SPECIFIED IN ANSI 308.

ANSI 905.4 OPERABLE PARTS.
OPERABLE PARTS OF STORAGE FACILITIES SHALL COMPLY WITH ANSI 309.

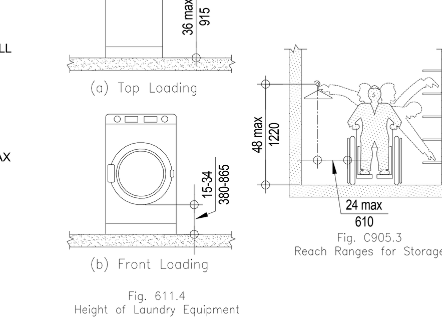


Fig. 611.4 Height of Laundry Equipment

Fig. C905.3 Reach Ranges for Storage

DOORWAY REQUIREMENTS
ICC/ANSI A117.1-2003

ANSI 404 DOORS AND DOORWAYS

ANSI 404.1 GENERAL.
DOORS TO ACCESSIBLE SPACES AND ELEMENTS AND ALONG ACCESSIBLE ROUTES SHALL COMPLY WITH THE REQUIREMENTS OF ANSI 404.

ANSI 404.2.1 DOUBLE-LEAF DOORS AND GATES.
IF DOORWAYS HAVE TWO INDEPENDENTLY OPERATED DOOR LEAVES, THEN AT LEAST ONE LEAF SHALL MEET THE SPECIFICATIONS IN ANSI 404.2.2 & 404.2.3. THAT LEAF SHALL BE AN ACTIVE LEAF.

ANSI 404.2.2 CLEAR WIDTH.
DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A MINIMUM CLEAR OPENING OF 32 IN (815 MM) WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP (SEE FIG. 404.2.2 (a), (b), AND (c)). OPENING MORE THAN 24 IN (610 MM) IN DEPTH SHALL COMPLY WITH 404.2.2 (SEE FIG. 404.2.2 (d)).

ANSI 404.2.3 MANEUVERING CLEARANCES AT DOORS.
MINIMUM MANEUVERING CLEARANCES AT DOORS THAT ARE NOT AUTOMATIC SHALL COMPLY AS SHOWN IN FIG. 404.2.3.1, 404.2.3.2, AND 404.2.3.4. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.

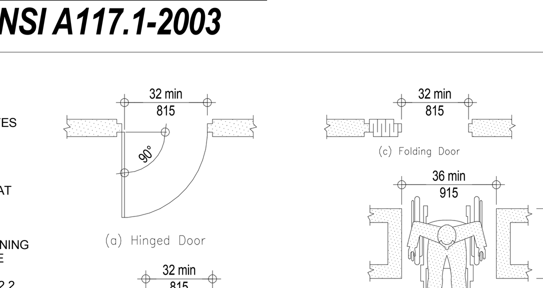


Fig. 404.2.2 Clear Doorway Width and Depth

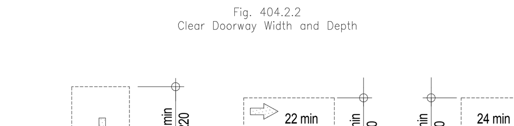


Fig. 404.2.3.2 Maneuvering Clearances at Sliding and Folding Door

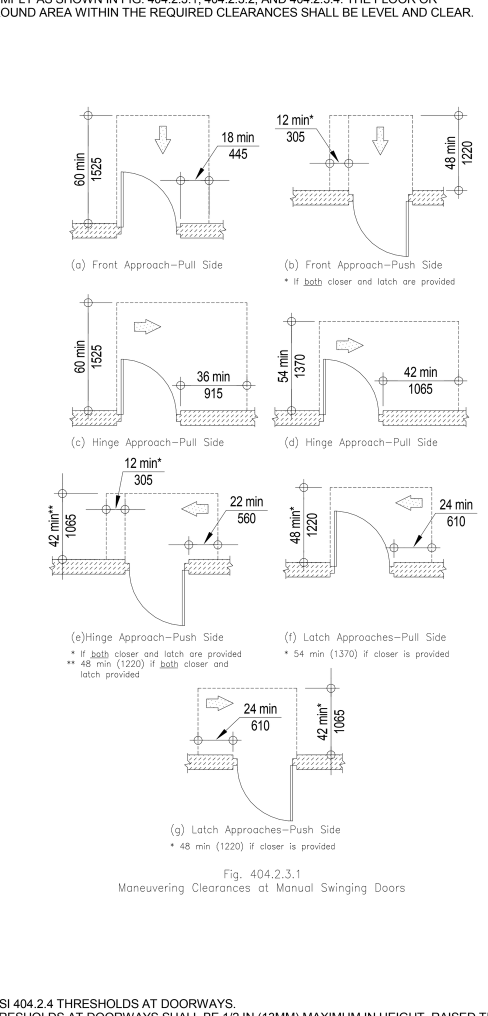


Fig. 404.2.3.1 Maneuvering Clearances at Manual Swinging Doors

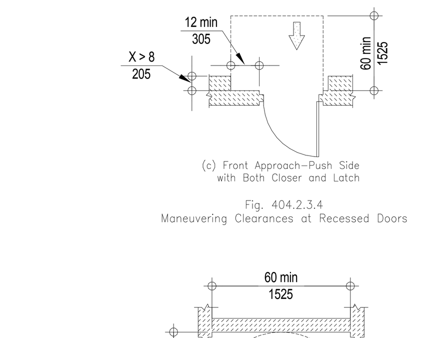


Fig. 404.2.3.4 Maneuvering Clearances at Recessed Doors

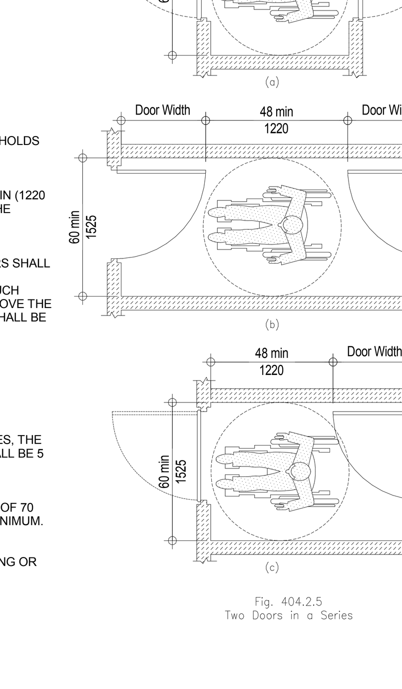


Fig. 404.2.5 Two Doors in a Series

ANSI 404.2.4 THRESHOLDS AT DOORWAYS.
THRESHOLDS AT DOORWAYS SHALL BE 1/2 IN (13MM) MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH ANSI 302 AND 303.

ANSI 404.2.5 TWO DOORS IN SERIES.
THE MINIMUM SPACE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES SHALL BE 48 IN (1220 MM) PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. THE SPACE BETWEEN THE DOORS SHALL PROVIDE A TURNING SPACE COMPLYING WITH ANSI 304. (SEE FIG. 404.2.5)

ANSI 404.2.6 DOOR HARDWARE.
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865MM) MINIMUM AND 48 INCHES (1220MM) MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

EXCEPTION: LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED IN ANY LOCATION.

ANSI 404.2.7 CLOSING SPEED.

ANSI 404.2.7.1 DOOR CLOSERS.
CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.

ANSI 404.2.7.2 SPRING HINGES.
DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

ANSI 404.2.8 DOOR-OPENING FORCE.
THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE (lbf) AND NEWTONS (N), FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:

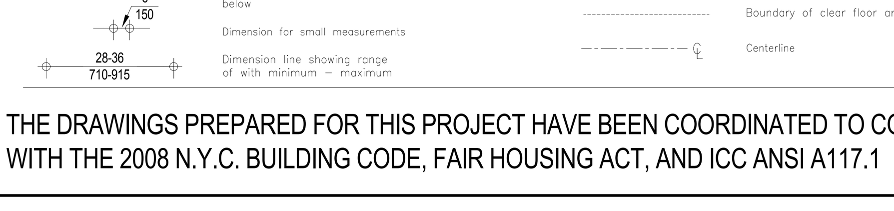
(1) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.

(2) OTHER DOORS:
(A) INTERIOR HINGED DOORS: 5.0 LBF (22.2 N)
(B) SLIDING AND FOLDING DOORS: 5.0 LBF (22.2 N)

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN CLOSED POSITION.

ANSI 404.3 AUTOMATIC DOORS.
IF AN AUTOMATIC DOOR IS USED, IT SHALL COMPLY WITH ANSI / BHMA A156.10 LISTED IN ANSI 105.2.4.
POWER-ASSIST AND LOW-ENERGY DOORS SHALL COMPLY WITH ANSI / BHMA A156.19 LISTED IN ANSI 105.2.3.

Fig. 104.2 Graphic Conventions for Figures



THE DRAWINGS PREPARED FOR THIS PROJECT HAVE BEEN COORDINATED TO COMPLY WITH THE 2008 N.Y.C. BUILDING CODE, FAIR HOUSING ACT, AND ICC ANSI A117.1

ELEVATOR REQUIREMENTS
ICC/ANSI A117.1-2003

ANSI 407 ELEVATORS

ANSI 407.1 GENERAL.
ELEVATORS SHALL COMPLY WITH ANSI 407 AND ASME A17.1 LISTED IN ANSI 105.2.5. ELEVATORS SHALL BE PASSENGER ELEVATORS AS CLASSIFIED BY ASME A17.1. ELEVATOR OPERATION SHALL BE AUTOMATIC.

ANSI 407.2.1 CALL CONTROLS.
ELEVATOR CALL BUTTONS OR KEYPADS SHALL COMPLY WITH ANSI 407.2.1 AND 309.4.

ANSI 407.2.1.1 HEIGHT.
CALL BUTTONS AND KEYPADS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN ANSI 308, MEASURED TO THE CENTERLINE OF THE HIGHEST OPERABLE PART.

ANSI 407.2.1.2 SIZE.
CALL BUTTONS SHALL BE 3/4 IN (19MM) MINIMUM IN THE SMALLEST DIMENSION.

ANSI 407.2.2 HALL SIGNALS.

ANSI 407.2.2.1 VISIBLE AND AUDIBLE SIGNALS.
A VISIBLE AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE CAR'S DIRECTION OF TRAVEL.

ANSI 407.2.2.2 VISIBLE SIGNALS.
VISIBLE SIGNALS SHALL HAVE THE FOLLOWING FEATURES:

(1) VISIBLE SIGNAL FIXTURES SHALL BE CENTERED AT 72 INCHES (1830MM) MINIMUM ABOVE THE FLOORS.
(2) VISIBLE SIGNAL ELEMENTS SHALL BE 2 1/2 INCHES (64MM) MINIMUM MEASURED ALONG THE VERTICAL CENTERLINE OF THE ELEMENT.
(3) SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.

ANSI 407.2.2.3 AUDIBLE SIGNALS.
AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT INDICATE THE DIRECTION OF TRAVEL.

ANSI 407.2.3 HOISTWAY SIGNS.

ANSI 407.2.3.1 FLOOR DESIGNATIONS.
FLOOR DESIGNATIONS SHALL BE PROVIDED IN TACTILE CHARACTERS COMPLYING WITH ANSI 703.3 LOCATED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES. TACTILE CHARACTERS SHALL BE 2 INCHES (51MM) MINIMUM IN HEIGHT. A TACTILE STAR SHALL BE PROVIDED ON BOTH JAMBS AT THE MAIN ENTRY LEVEL.

ANSI 407.3.3 REOPENING DEVICE.
ELEVATOR DOORS SHALL BE PROVIDED WITH A REOPENING DEVICE COMPLYING WITH ANSI 407.3.3 THAT SHALL STOP AND REOPEN A CAR DOOR AND HOISTWAY DOOR AUTOMATICALLY IF THE DOOR BECOMES OBSTRUCTED BY AN OBJECT OR PERSON.

ANSI 407.3.3.1 HEIGHT.
THE REOPENING DEVICE SHALL BE ACTIVATED BY SENSING AN OBSTRUCTION PASSING THROUGH THE OPENING AT 5 INCHES (125MM) NOMINAL AND 29 INCHES (735MM) NOMINAL ABOVE THE FLOOR.

ANSI 407.3.3.2 CONTACT.
THE REOPENING DEVICE SHALL NOT REQUIRE PHYSICAL CONTACT TO BE ACTIVATED, ALTHOUGH CONTACT SHALL BE PERMITTED BEFORE THE DOOR REVERSES.

ANSI 407.3.3.2 DURATION.
THE REOPENING DEVICE SHALL REMAIN EFFECTIVE FOR 20 SECONDS MINIMUM.

ANSI 407.3.4 DOOR AND SIGNAL TIMING.
THE MINIMUM ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOORS OF THAT CAR START TO CLOSE SHALL BE CALCULATED FROM THE FOLLOWING EQUATION:

$$T = \frac{D}{1.5\ FT/S} \quad \text{OR} \quad T = \frac{D}{445\ MM/S} = 5\ \text{SECONDS MINIMUM}$$

WHERE T = TOTAL TIME IN SECONDS AND D = DISTANCE (IN FEET OR MILLIMETRES) FROM THE POINT IN THE LOBBY OR CORRIDOR 60 IN. (1525MM) DIRECTLY IN FRONT OF THE FARTHEST CALL BUTTON CONTROLLING THE CAR TO THE CENTERLINE OF ITS HOISTWAY DOOR.

EXCEPTION: FOR CARS WITH IN-CAR LANTERNS, T SHALL BE PERMITTED TO BEGIN WHEN THE SIGNAL IS VISIBLE FROM THE POINT 60 IN. (1525MM) DIRECTLY IN FRONT OF THE FARTHEST CALL BUTTON AND THE AUDIBLE SIGNAL IS SOUNDED.

ANSI 407.3.5 DOOR DELAY.
THE MINIMUM TIME FOR ELEVATOR DOORS TO REMAIN FULLY OPEN IN RESPONSE TO A CAR CALL SHALL BE 3 SECONDS.

ANSI 407.4 ELEVATOR CAR REQUIREMENTS.

ANSI 407.4.1 CAR DIMENSIONS.
INSIDE DIMENSIONS OF ELEVATOR CARS SHALL COMPLY WITH TABLE 407.4.1.

ANSI 407.4.2 FLOOR SURFACES.
FLOOR SURFACES IN ELEVATOR CARS SHALL COMPLY WITH ANSI 302.

ANSI 407.4.3 PLATFORM TO HOISTWAY CLEARANCES.
THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF ANY HOISTWAY LANDING SHALL BE IN COMPLIANCE WITH ASME/ANSI A17.1 LISTED IN ANSI 105.2.5.

ANSI 407.4.4 LEVELING.
EACH CAR SHALL BE EQUIPPED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING AND MAINTAIN THE CAR AT FLOOR LANDINGS WITH A TOLERANCE OF 1/2 IN (13MM) UNDER RATED LOADING TO ZERO LOADING CONDITIONS.

ANSI 407.4.5 ILLUMINATION.
THE LEVEL OF ILLUMINATION AT THE CAR CONTROLS, PLATFORM, CAR THRESHOLD AND CAR LANDING SILL SHALL BE 5 FOOT-CANDLES (54 LUX) MINIMUM.

ANSI 407.4.6 ELEVATOR CAR CONTROLS.

ANSI 407.4.6.1 LOCATION.
CONTROLS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN ANSI 308.

ANSI 407.4.6.2 BUTTONS.
CAR CONTROL BUTTONS WITH FLOOR DESIGNATIONS SHALL BE RAISED OR FLUSH. BUTTON SHALL BE 3/4 IN (19MM) MINIMUM IN THEIR SMALLEST DIMENSION.

ANSI 407.4.6.4G EMERGENCY CONTROLS.
EMERGENCY CONTROLS SHALL HAVE THEIR CENTERLINES 35 IN (890MM) MINIMUM ABOVE THE FLOOR. EMERGENCY CONTROLS, INCLUDING THE EMERGENCY ALARM, SHALL BE GROUPED AT THE BOTTOM OF THE PANEL.

ANSI 407.4.7 DESIGNATIONS AND INDICATORS OF CAR CONTROLS.
CAR CONTROL BUTTONS SHALL COMPLY WITH THE FOLLOWING FEATURES:

ANSI 407.4.7.1.1 TYPE.
CONTROL BUTTONS SHALL BE IDENTIFIED BY TACTILE CHARACTERS COMPLYING WITH ANSI 703.3.

ANSI 407.4.7.1.2 LOCATION.
TACTILE CHARACTER AND BRAILLE DESIGNATIONS SHALL BE PLACED IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON TO WHICH THE DESIGNATIONS APPLY.

ANSI 407.4.7.1.3 SYMBOLS.
THE CONTROL BUTTON FOR THE EMERGENCY STOP, ALARM, DOOR OPEN, DOOR CLOSE, MAIN ENTRY FLOOR, AND PHONE, SHALL BE IDENTIFIED WITH TACTILE SYMBOLS AS SHOWN IN TABLE 407.4.7.1.3.

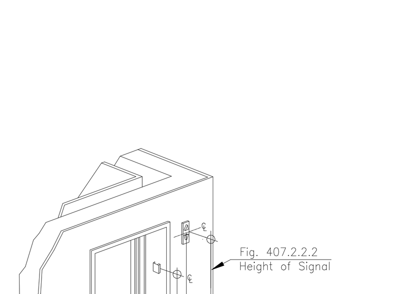
ANSI 407.4.7.1.4 VISIBLE INDICATORS.
BUTTONS WITH FLOOR DESIGNATIONS SHALL BE PROVIDED WITH VISIBLE INDICATORS TO SHOW THAT A CALL HAS BEEN REGISTERED. THE VISIBLE INDICATIONS SHALL EXTINGUISH WHEN THE CAR ARRIVES AT THE DESIGNATED FLOOR.

ANSI 407.4.9 CAR POSITION INDICATORS.
AUDIBLE AND VISIBLE CAR POSITION INDICATORS SHALL BE PROVIDED IN ELEVATOR CARS.

ANSI 407.4.9.1 VISIBLE INDICATORS.
CHARACTERS SHALL BE 1/2 IN (13MM) MINIMUM IN HEIGHT. INDICATORS SHALL BE LOCATED ABOVE THE CAR CONTROL PANEL OR ABOVE THE DOOR. AS THE CAR PASSES A FLOOR AND WHEN A CAR STOPS AT A FLOOR SERVED BY THE ELEVATOR, THE CORRESPONDING CHARACTER SHALL ILLUMINATE.

ANSI 407.4.9.2 AUDIBLE INDICATORS.
THE SIGNAL SHALL BE AN AUTOMATIC VERBAL ANNUNCIATOR THAT ANNOUNCES THE FLOOR AT WHICH THE CAR IS ABOUT TO STOP. THE VERBAL ANNOUNCEMENT INDICATING THE FLOOR SHALL BE COMPLETED PRIOR TO THE INITIATION OF THE DOOR OPENING. THE VERBAL ANNUNCIATOR SHALL BE 10 DBA MINIMUM ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 DBA, MEASURED AT THE ANNUNCIATOR. IT SHALL HAVE A FREQUENCY OF 300 HZ MIN. TO 3,000 HZ MAX.

ANSI 407.4.10 EMERGENCY COMMUNICATIONS.
EMERGENCY TWO-WAY COMMUNICATION SYSTEMS BETWEEN THE ELEVATOR AND A POINT OUTSIDE THE HOISTWAY SHALL COMPLY WITH ANSI 407.4.10 AND ASME/ANSI A17.1 LISTED IN ANSI 105.2.5. THE HIGHEST OPERABLE PART OF A TWO-WAY COMMUNICATION SYSTEM SHALL COMPLY WITH ANSI 308. TACTILE CHARACTERS COMPLYING WITH ANSI 703.3 AND SYMBOLS COMPLYING WITH ANSI 407.4.7.1.3 SHALL BE PROVIDED ADJACENT TO THE DEVICE.



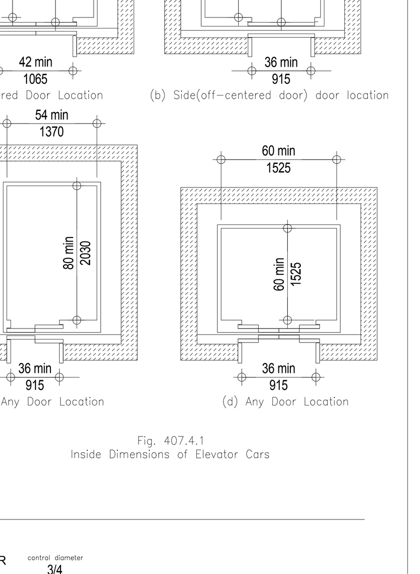


Fig. 407.4.1 Inside Dimensions of Elevator Cars

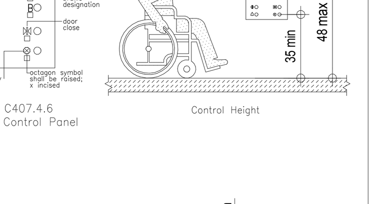


Fig. C407.4.6 Elevator Control Panel

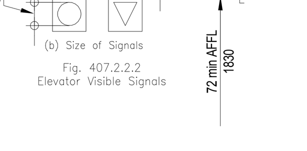
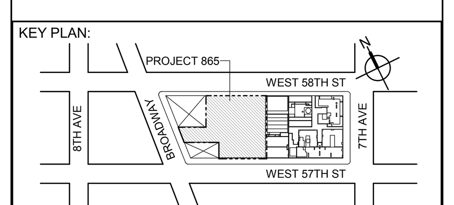


Fig. 407.2.2.2 Elevator Visible Signals

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

Table 707.6.1 Tactile Symbols

KEY PLAN:



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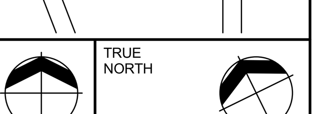

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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

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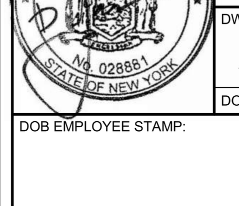
CODE COMPLIANCE NOTES - 3
ACCESSIBILITY

SEAL & SIGNATURE:



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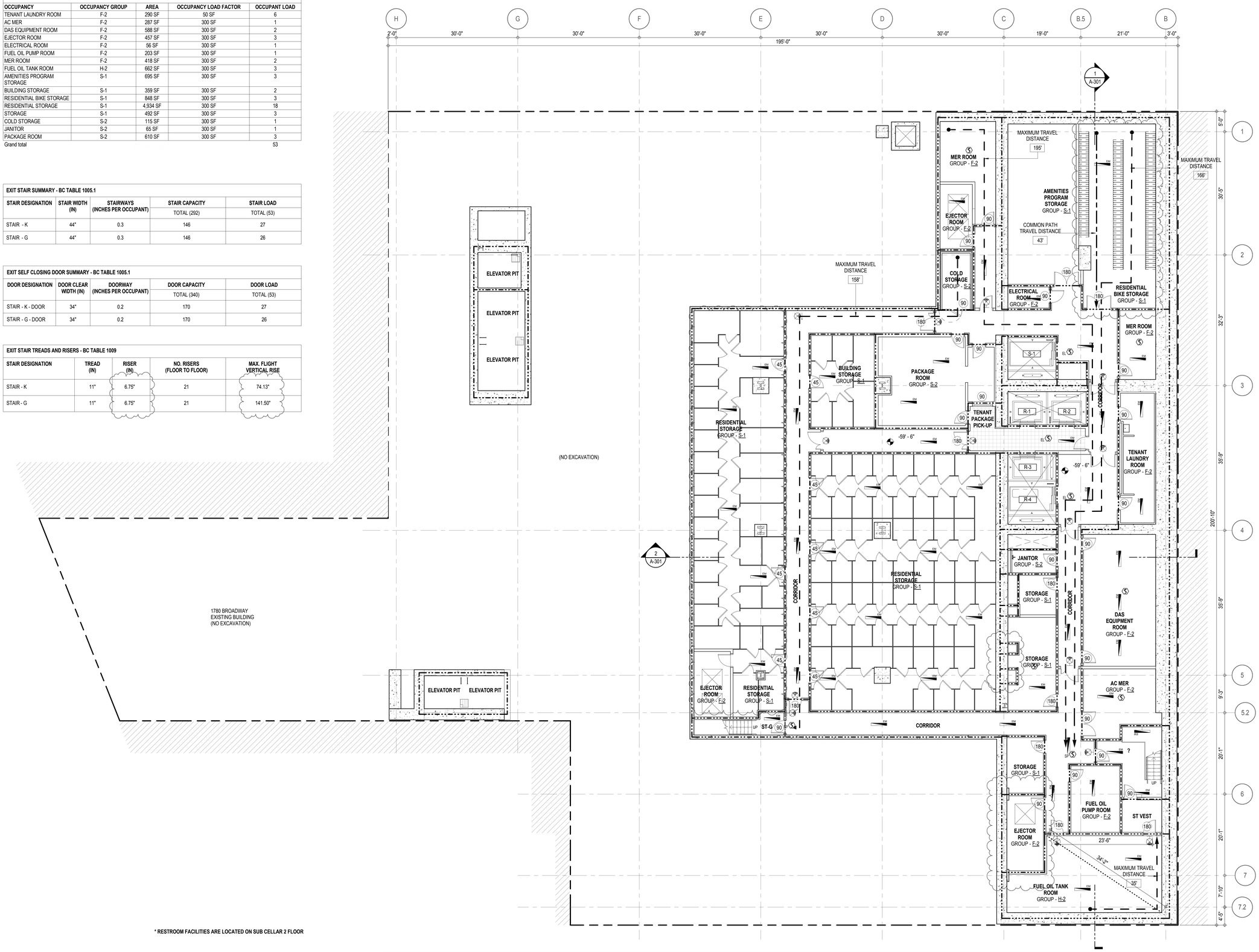
OCCUPANT LOADS SUMMARY SUBCELLAR 3 FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
TENANT LAUNDRY ROOM	F-2	290 SF	50 SF	6
AC MER	F-2	287 SF	300 SF	1
DAS EQUIPMENT ROOM	F-2	588 SF	300 SF	2
EJECTOR ROOM	F-2	457 SF	300 SF	3
ELECTRICAL ROOM	F-2	56 SF	300 SF	1
FUEL OIL PUMP ROOM	F-2	203 SF	300 SF	1
MER ROOM	F-2	418 SF	300 SF	2
FUEL OIL TANK ROOM	H-2	662 SF	300 SF	3
AMENITIES PROGRAM STORAGE	S-1	695 SF	300 SF	3
BUILDING STORAGE	S-1	359 SF	300 SF	2
RESIDENTIAL BIKE STORAGE	S-1	848 SF	300 SF	3
RESIDENTIAL STORAGE	S-1	4,934 SF	300 SF	18
STORAGE	S-1	492 SF	300 SF	3
COLD STORAGE	S-2	115 SF	300 SF	1
JANITOR	S-2	65 SF	300 SF	1
PACKAGE ROOM	S-2	610 SF	300 SF	3
Grand total				53

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (53)
STAIR - K	44"	0.3	146	27
STAIR - G	44"	0.3	146	26

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (53)
STAIR - K - DOOR	34"	0.2	170	27
STAIR - G - DOOR	34"	0.2	170	26

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - K	11"	6.75"	21	74.13"
STAIR - G	11"	6.75"	21	141.50"



* RESTROOM FACILITIES ARE LOCATED ON SUB CELLAR 2 FLOOR

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'
H-2	100'	25'	20'
S-1	200'	100'	20'
S-2	250'	100'	20'

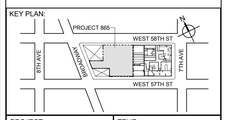
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SUB CELLAR 3 FLOOR PLAN
BUILDING CODE NOTES (B.O.H. SUPPORT) (MFD-SUB CELLAR 3)

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOHN DAVID JANKOWSKI STATE OF NEW YORK 028581

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	7
SCALE: 1/8" = 1'-0"	
DWG No:	A-031.01
DOB PAGE No:	69 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

DEPT OF BLDGS 421258305 Job Number
E3E3A3C3139 Scan Code
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PLOT DATE: 9/21/2015 4:18:59 PM

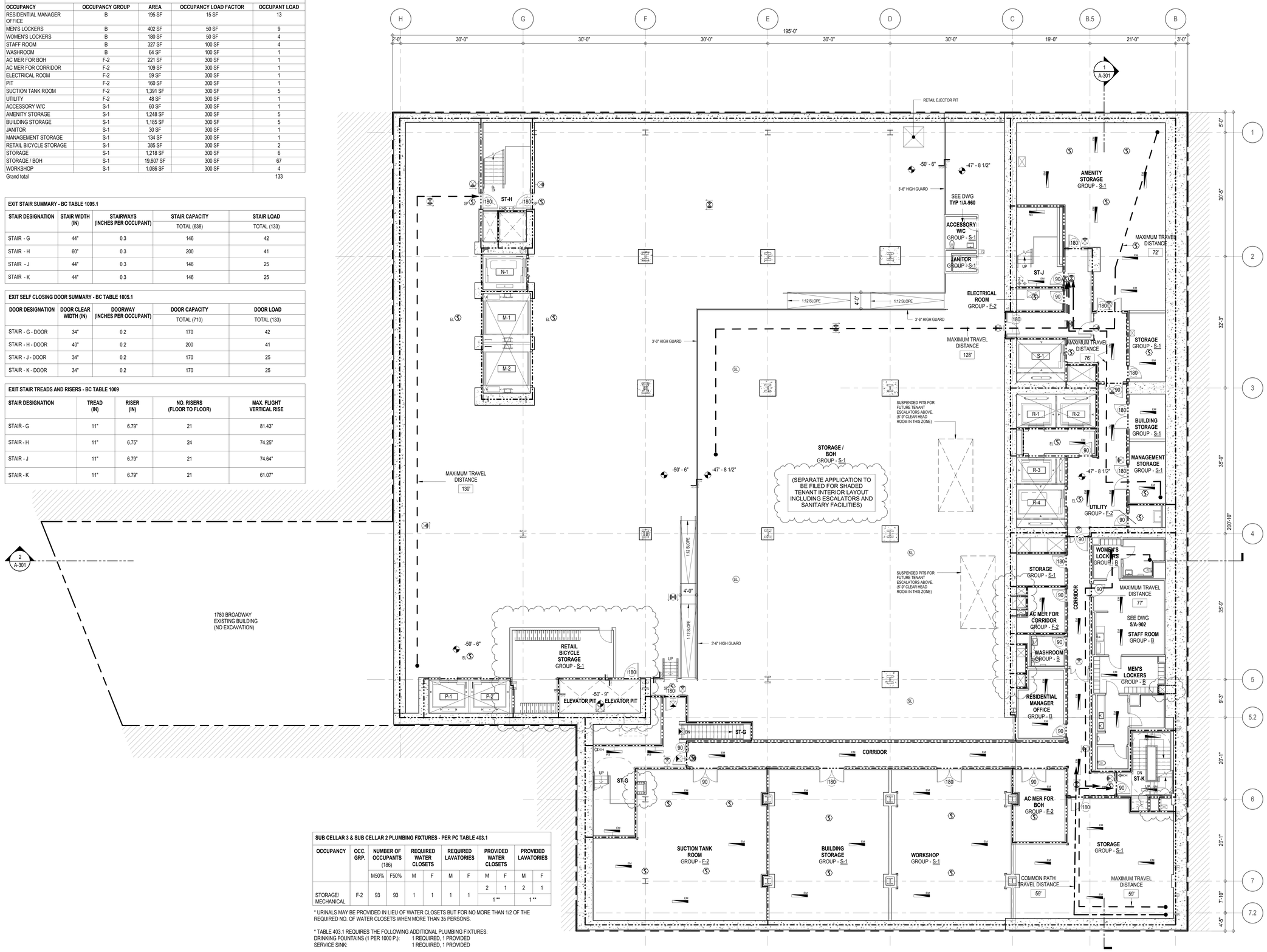
DEPT OF BLDGS 421258305 Job Number
ES3279952646 Scan Code

OCCUPANT LOADS SUMMARY SUBCELLAR 2 FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
RESIDENTIAL MANAGER OFFICE	B	195 SF	15 SF	13
MEN'S LOCKERS	B	402 SF	50 SF	9
WOMEN'S LOCKERS	B	180 SF	50 SF	4
STAFF ROOM	B	327 SF	100 SF	4
WASHROOM	B	64 SF	100 SF	1
AC MER FOR BOH	F-2	221 SF	300 SF	1
AC MER FOR CORRIDOR	F-2	109 SF	300 SF	1
ELECTRICAL ROOM	F-2	59 SF	300 SF	1
PIT	F-2	160 SF	300 SF	1
SUCTION TANK ROOM	F-2	1,391 SF	300 SF	5
UTILITY	F-2	48 SF	300 SF	1
ACCESSORY W/C	S-1	60 SF	300 SF	1
AMENITY STORAGE	S-1	1,248 SF	300 SF	5
BUILDING STORAGE	S-1	1,185 SF	300 SF	5
JANITOR	S-1	30 SF	300 SF	1
MANAGEMENT STORAGE	S-1	134 SF	300 SF	1
RETAIL BICYCLE STORAGE	S-1	385 SF	300 SF	2
STORAGE	S-1	1,218 SF	300 SF	6
STORAGE / BOH	S-1	19,807 SF	300 SF	67
WORKSHOP	S-1	1,086 SF	300 SF	4
Grand total				133

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (638)	TOTAL (133)
STAIR - G	44"	0.3	146	42
STAIR - H	60"	0.3	200	41
STAIR - J	44"	0.3	146	25
STAIR - K	44"	0.3	146	25

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (710)	TOTAL (133)
STAIR - G - DOOR	34"	0.2	170	42
STAIR - H - DOOR	40"	0.2	200	41
STAIR - J - DOOR	34"	0.2	170	25
STAIR - K - DOOR	34"	0.2	170	25

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - G	11"	6.79"	21	81.43"
STAIR - H	11"	6.75"	24	74.25"
STAIR - J	11"	6.79"	21	74.64"
STAIR - K	11"	6.79"	21	61.07"



SUB CELLAR 3 & SUB CELLAR 2 PLUMBING FIXTURES - PER PC TABLE 403.1										
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS (186)		REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		PROVIDED WATER CLOSETS		PROVIDED LAVATORIES	
		M50%	F50%	M	F	M	F	M	F	M	F
STORAGE/ MECHANICAL	F-2	93	93	1	1	1	1	2	1	2	1
								1 **		1 **	

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSETS BUT FOR NO MORE THAN 1/2 OF THE REQUIRED NO. OF WATER CLOSETS WHEN MORE THAN 35 PERSONS.

* TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
DRINKING FOUNTAINS (1 PER 1000 P.): 1 REQUIRED, 1 PROVIDED
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

** SHARED UNISEX BATHROOM

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'
S-1	200'	100'	20'
B	300'	100'	50'

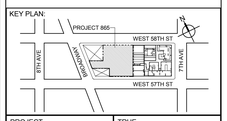
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- WALL MOUNTED ILLUMINATED NO EXIT SIGN
- WALL MOUNTED ILLUMINATED NO EXIT SIGN (ROOF ACCESS ONLY)
- ILLUMINATED NO EXIT SIGN
- ILLUMINATED NO EXIT SIGN (ROOF ACCESS ONLY)
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
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MEP ENGINEERS:
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GEOTECHNICAL ENGINEERS:
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New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SUB CELLAR 2 FLOOR PLAN
BUILDING CODE NOTES (B.O.H. SUPPORT) (MFD-SUB CELLAR 2

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOSE DAVID VASQUEZ 028868 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 7
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-032.01
DOB PAGE No:	70 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

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PLOT DATE: 11/13/2015 2:52:59 PM

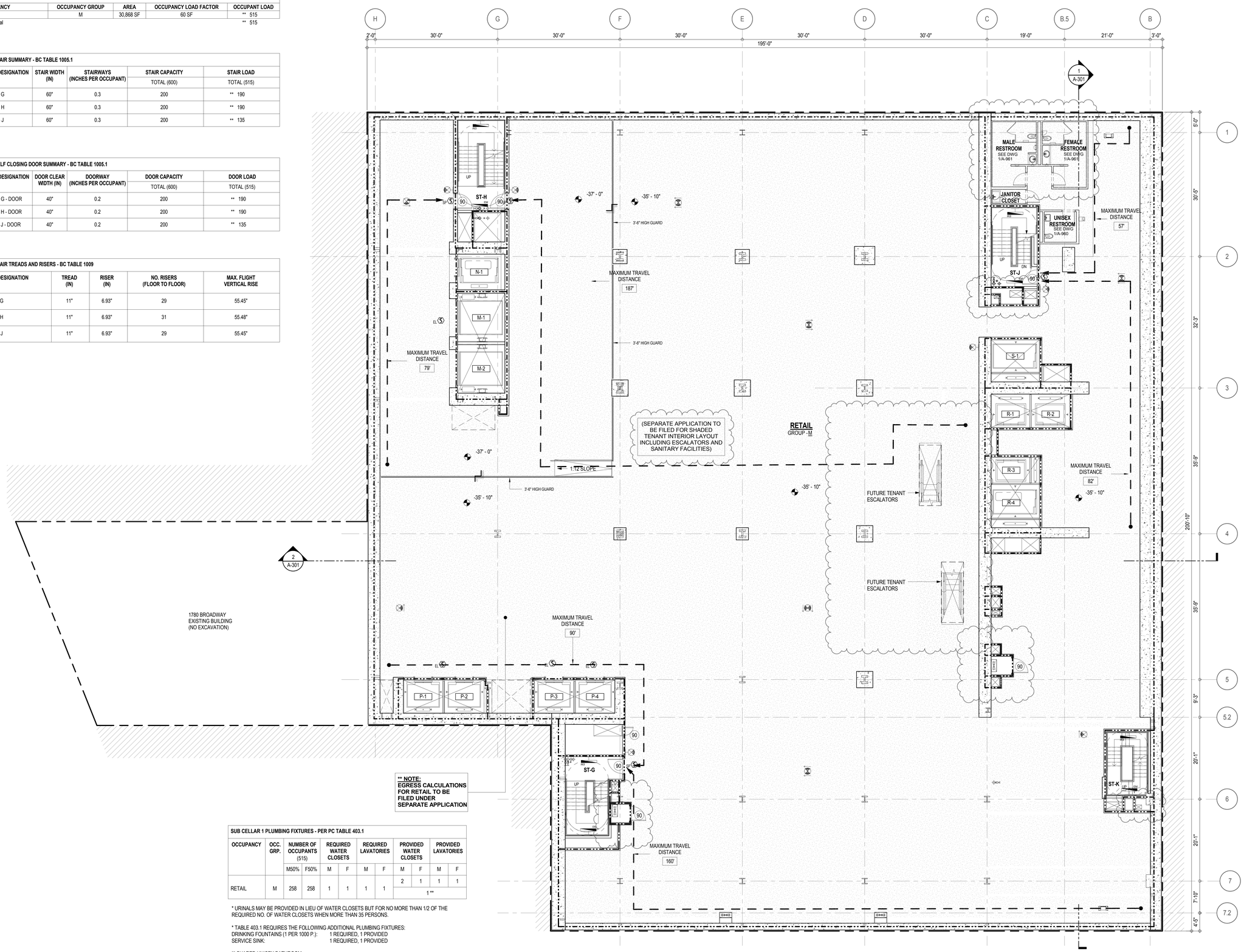
DEPT OF BLDGS 421206905 Job Number
E57205362T9 Scan Code

OCCUPANT LOADS SUMMARY SUBCELLAR 1 FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
RETAIL	M	30,868 SF	60 SF	** 515
Grand total				** 515

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (600)	TOTAL (515)
STAIR - G	60"	0.3	200	** 190
STAIR - H	60"	0.3	200	** 190
STAIR - J	60"	0.3	200	** 135

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (600)	TOTAL (515)
STAIR - G - DOOR	40"	0.2	200	** 190
STAIR - H - DOOR	40"	0.2	200	** 190
STAIR - J - DOOR	40"	0.2	200	** 135

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - G	11"	6.93"	29	55.45"
STAIR - H	11"	6.93"	31	55.48"
STAIR - J	11"	6.93"	29	55.45"



SUB CELLAR 1 PLUMBING FIXTURES - PER PC TABLE 403.1										
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS (515)		REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		PROVIDED WATER CLOSETS		PROVIDED LAVATORIES	
		M50%	F50%	M	F	M	F	M	F	M	F
RETAIL	M	258	258	1	1	1	1	2	1	1	1
								1 **			

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSETS BUT FOR NO MORE THAN 1/2 OF THE REQUIRED NO. OF WATER CLOSETS WHEN MORE THAN 35 PERSONS.

* TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
DRINKING FOUNTAINS (1 PER 1000 P.): 1 REQUIRED, 1 PROVIDED
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

** SHARED UNISEX BATHROOM

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'

EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
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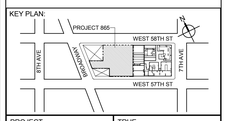
- ILLUMINATED NO EXIT SIGN
- ILLUMINATED NO EXIT SIGN (ROOF ACCESS ONLY)
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
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LANDMARK/PRESERVATION CONSULTANT:
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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SUB CELLAR 1 FLOOR PLAN
BUILDING CODE NOTES (RETAIL)
(MFD-SUB CELLAR 1)

SEAL & SIGNATURE: REGISTERED ARCHITECT JOSE DAVID VASQUEZ 028863 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	7
SCALE: 1/8" = 1'-0"	
DWG No:	A-033.01
DOB PAGE No:	71 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

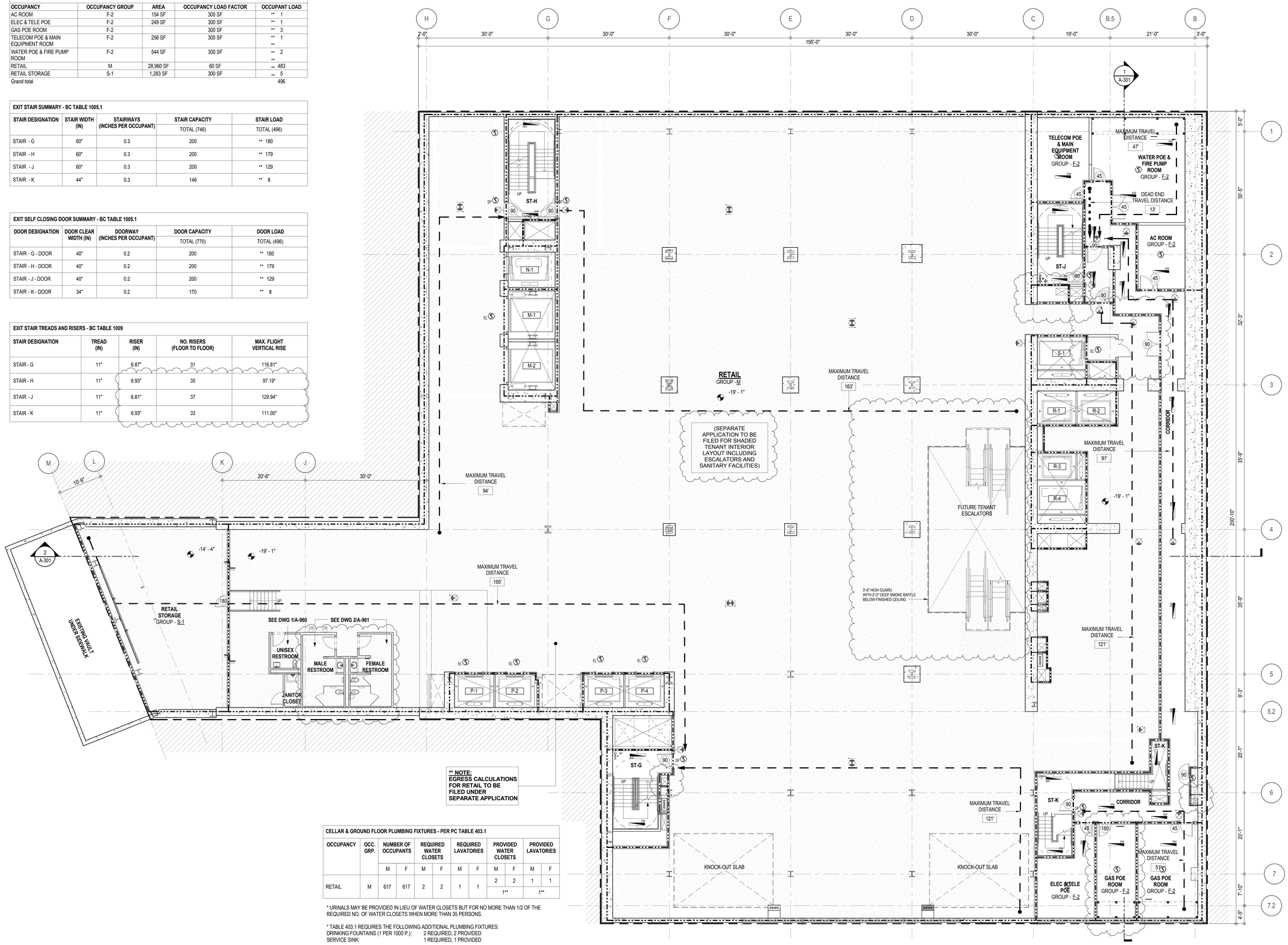
36" x 48" Arch E, SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-866-AAI-TWR-DOB_hadam.rvt
PLOT DATE: 11/19/2015 2:15:44 PM

OCCUPANT LOADS SUMMARY CELLAR FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
AC ROOM	F-2	154 SF	300 SF	** 1
ELEC & TELE POE	F-2	249 SF	300 SF	** 1
GAS POE ROOM	F-2		300 SF	** 3
TELECOM POE & MAIN EQUIPMENT ROOM	F-2	256 SF	300 SF	** 1 **
WATER POE & FIRE PUMP ROOM	F-2	544 SF	300 SF	** 2 **
RETAIL	M	28,960 SF	60 SF	** 483
RETAIL STORAGE	S-1	1,283 SF	300 SF	** 5
Grand total				496

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (746)	TOTAL (496)
STAIR - G	60"	0.3	200	** 180
STAIR - H	60"	0.3	200	** 179
STAIR - J	60"	0.3	200	** 129
STAIR - K	44"	0.3	146	** 8

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (770)	TOTAL (496)
STAIR - G - DOOR	40"	0.2	200	** 180
STAIR - H - DOOR	40"	0.2	200	** 179
STAIR - J - DOOR	40"	0.2	200	** 129
STAIR - K - DOOR	34"	0.2	170	** 8

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - G	11"	6.87"	31	116.81"
STAIR - H	11"	6.93"	35	97.19"
STAIR - J	11"	6.81"	37	129.94"
STAIR - K	11"	6.93"	33	111.00"



** NOTE:
EGRESS CALCULATIONS FOR RETAIL TO BE FILED UNDER SEPARATE APPLICATION

CELLAR & GROUND FLOOR PLUMBING FIXTURES - PER PC TABLE 403.1										
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS		REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		PROVIDED WATER CLOSETS		PROVIDED LAVATORIES	
		M	F	M	F	M	F	M	F	M	F
RETAIL	M	617	617	2	2	1	1	2	2	1	1
								1**		1**	

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSETS BUT FOR NO MORE THAN 1/2 OF THE REQUIRED NO. OF WATER CLOSETS WHEN MORE THAN 35 PERSONS.

* TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
DRINKING FOUNTAINS (1 PER 1000 P.): 2 REQUIRED, 2 PROVIDED
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

** SHARED UNISEX BATHROOM

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'
S-2	250'	100'	20'
F-2	250'	100'	50'

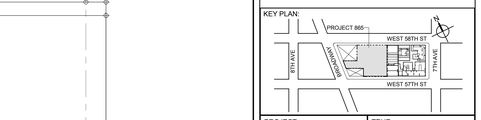
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- WALL MOUNTED ILLUMINATED NO EXIT SIGN
- WALL MOUNTED ILLUMINATED NO EXIT SIGN (ROOF ACCESS ONLY)
- ILLUMINATED NO EXIT SIGN
- ILLUMINATED NO EXIT SIGN (ROOF ACCESS ONLY)
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
CELLAR FLOOR PLAN
BUILDING CODE NOTES (RETAIL)
(MFD-CELLAR)

SEAL & SIGNATURE: REGISTERED ARCHITECT JOSE DAVID JAUREGI 028883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	7
SCALE: 1/8" = 1'-0"	
DWG No:	A-034.01
DOB PAGE No:	72 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

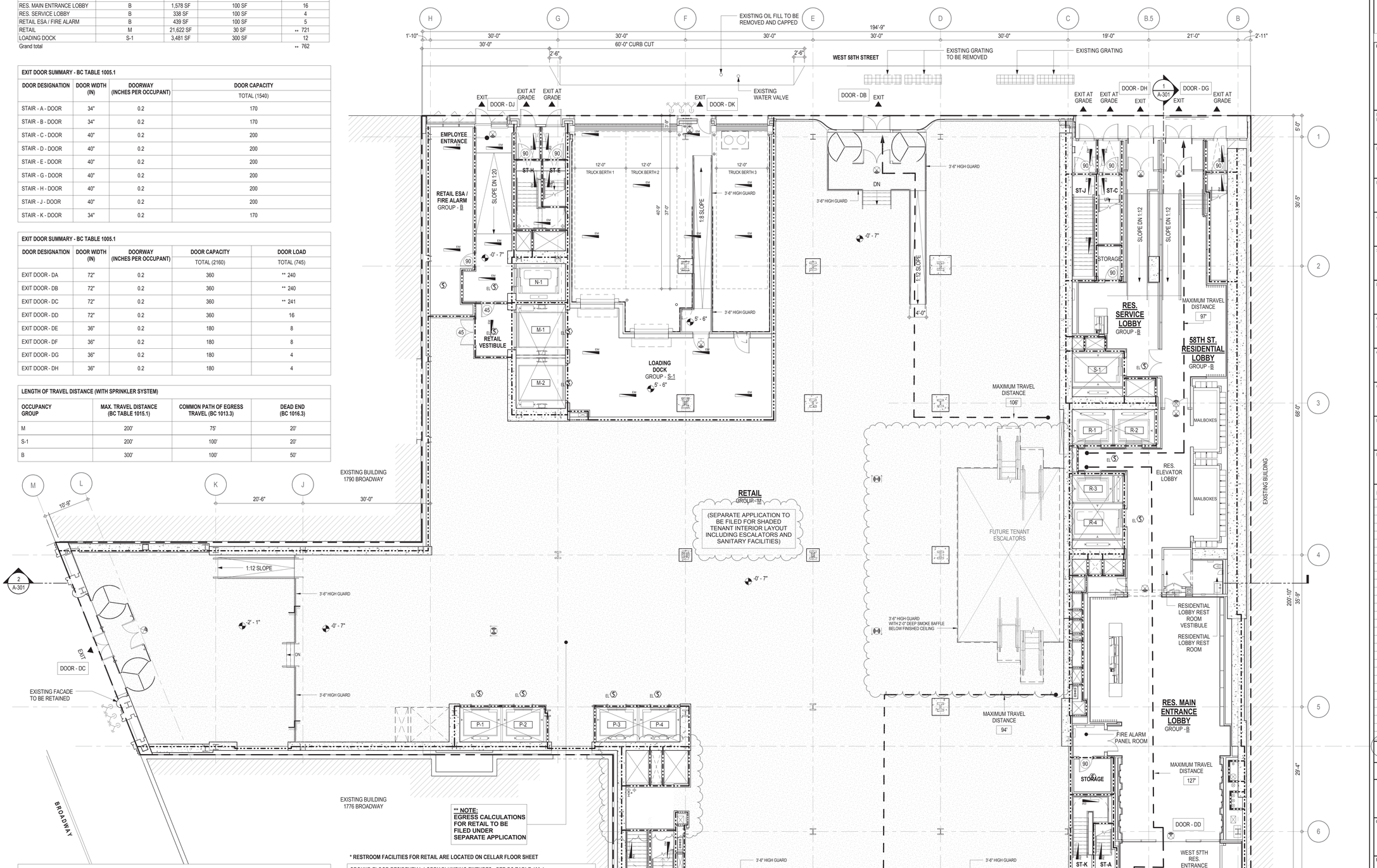
DEPT OF BLDGS 421263505 Job Number
E5191760245 Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-866-AAI-TWR-DOB_Jaureguiv.rvt
PLOT DATE: 11/13/2015 2:16:05 PM

GROUND FLOOR - OCCUPANT LOAD SUMMARY				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
58TH ST. RESIDENTIAL LOBBY	B	370 SF	100 SF	4
RES. MAIN ENTRANCE LOBBY	B	1,578 SF	100 SF	16
RES. SERVICE LOBBY	B	338 SF	100 SF	4
RETAIL ESA / FIRE ALARM	B	439 SF	100 SF	5
RETAIL	M	21,622 SF	30 SF	** 721
LOADING DOCK	S-1	3,481 SF	300 SF	12
Grand total				** 762

EXIT DOOR SUMMARY - BC TABLE 1005.1			
DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY
			TOTAL (1540)
STAIR - A - DOOR	34"	0.2	170
STAIR - B - DOOR	34"	0.2	170
STAIR - C - DOOR	40"	0.2	200
STAIR - D - DOOR	40"	0.2	200
STAIR - E - DOOR	40"	0.2	200
STAIR - G - DOOR	40"	0.2	200
STAIR - H - DOOR	40"	0.2	200
STAIR - J - DOOR	40"	0.2	200
STAIR - K - DOOR	34"	0.2	170

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (2160)	TOTAL (745)
EXIT DOOR - DA	72"	0.2	360	** 240
EXIT DOOR - DB	72"	0.2	360	** 240
EXIT DOOR - DC	72"	0.2	360	** 241
EXIT DOOR - DD	72"	0.2	360	16
EXIT DOOR - DE	36"	0.2	180	8
EXIT DOOR - DF	36"	0.2	180	8
EXIT DOOR - DG	36"	0.2	180	4
EXIT DOOR - DH	36"	0.2	180	4

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'
S-1	200'	100'	20'
B	300'	100'	50'



* RESTROOM FACILITIES FOR RETAIL ARE LOCATED ON CELLAR FLOOR SHEET

GROUND FLOOR RESIDENTIAL LOBBY PLUMBING FIXTURES - PER PC TABLE 403.1						
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS	REQUIRED WATER CLOSETS	REQUIRED LAVATORIES	PROVIDED WATER CLOSETS	PROVIDED LAVATORIES
		M / F	M / F	M / F	M / F	M / F
RES. MAIN LOBBY	B	8 / 8				
58TH ST. RES. LOBBY	B	2 / 2				
SERVICE ELEVATOR LOBBY	B	2 / 2				
ASSEMBLY (TOTALS)	B	24	1**	1**	1**	1**

** SHARED UNISEX BATHROOM

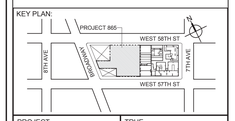
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- ILLUMINATED NO EXIT SIGN
- ILLUMINATED NO EXIT SIGN (ROOF ACCESS ONLY)
- WALL MOUNTED ILLUMINATED NO EXIT SIGN
- WALL MOUNTED ILLUMINATED NO EXIT SIGN (ROOF ACCESS ONLY)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)

KEY PLAN:



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7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15
	D.O.B. AMENDMENT 3	08 MAR 16

5.2 0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
GROUND FLOOR PLAN
BUILDING CODE NOTES (LOBBY)
(MFD-GROUND FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT ADRIAN DAVID GORDON NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	7
SCALE: 1/8" = 1'-0"	
DWG No:	A-035.03
DOB PAGE No:	73 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

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E5508665658 Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-DOB_hwilliam.rvt
PLOT DATE: 11/13/2015 2:16:18 PM

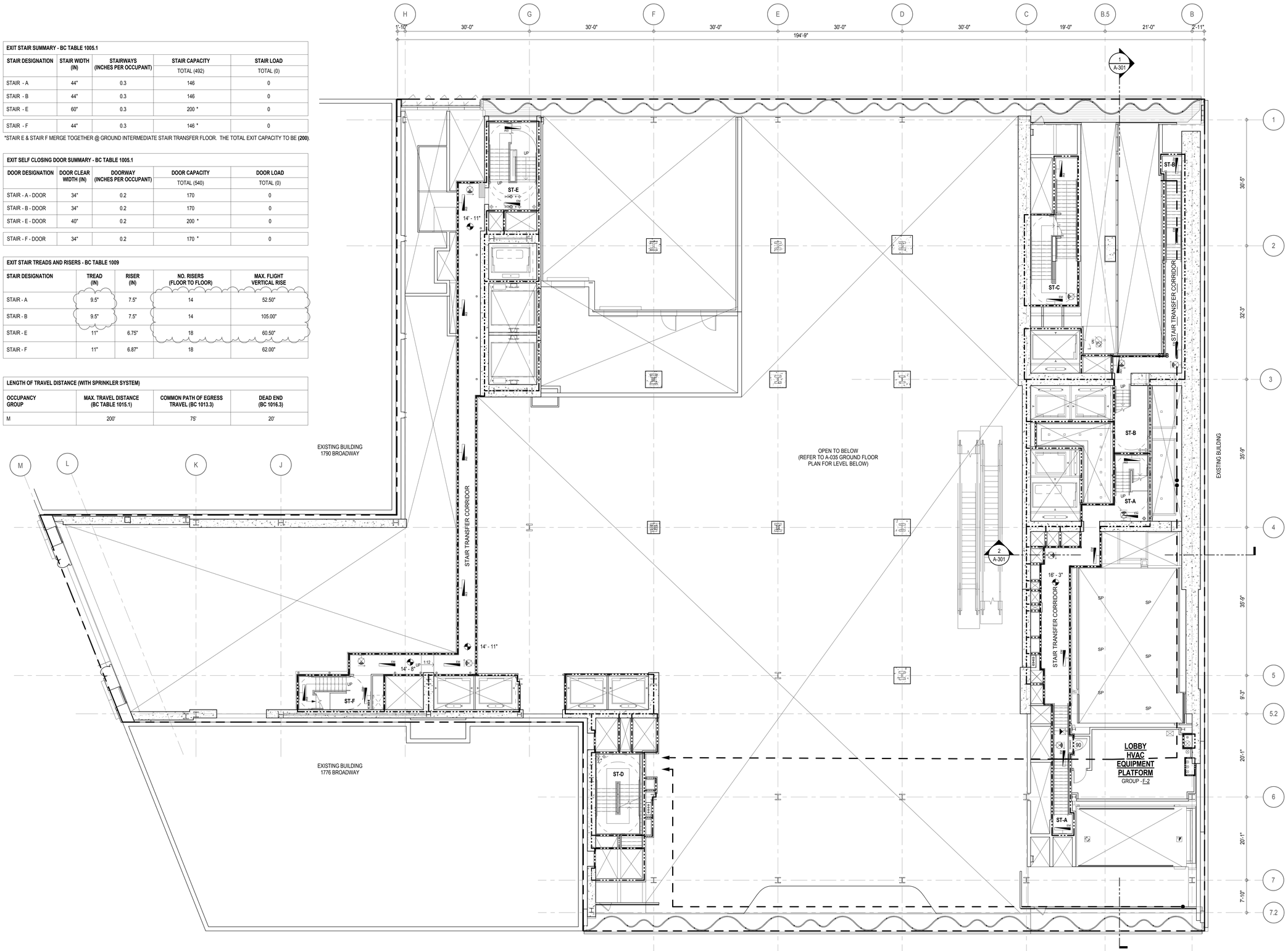
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (492)	TOTAL (0)
STAIR - A	44"	0.3	146	0
STAIR - B	44"	0.3	146	0
STAIR - E	60"	0.3	200 *	0
STAIR - F	44"	0.3	146 *	0

*STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. THE TOTAL EXIT CAPACITY TO BE (**200**).

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (540)	TOTAL (0)
STAIR - A - DOOR	34"	0.2	170	0
STAIR - B - DOOR	34"	0.2	170	0
STAIR - E - DOOR	40"	0.2	200 *	0
STAIR - F - DOOR	34"	0.2	170 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.5"	14	52.50'
STAIR - B	9.5"	7.5"	14	105.00"
STAIR - E	11"	6.75"	18	60.50"
STAIR - F	11"	6.87"	18	62.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'



EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
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- THREE HOUR RATED PARTITION
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- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
- DEAD END
- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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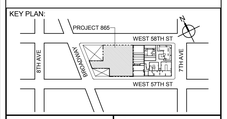
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



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	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
GROUND FLOOR INTERMEDIATE STAIR TRANSFER FLOOR PLAN BUILDING CODE NOTES (MFD-GROUND FLOOR INTERMEDIATE)

SEAL & SIGNATURE: REGISTERED ARCHITECT ANDREW DAVID JAMES NO. 026887 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK Checker	7
SCALE: 1/8" = 1'-0"	
DWG No:	A-036.02
DOB PAGE No:	74 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

DEPT OF BLDGS 421263505 Job Number E31-R5595661 Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-DOB_tedham.rvt
PLOT DATE: 11/18/2015 2:45:59 PM

OCCUPANT LOADS SUMMARY 2ND FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
RETAIL	M	30,119 SF	60 SF	** 502
Grand total				** 502

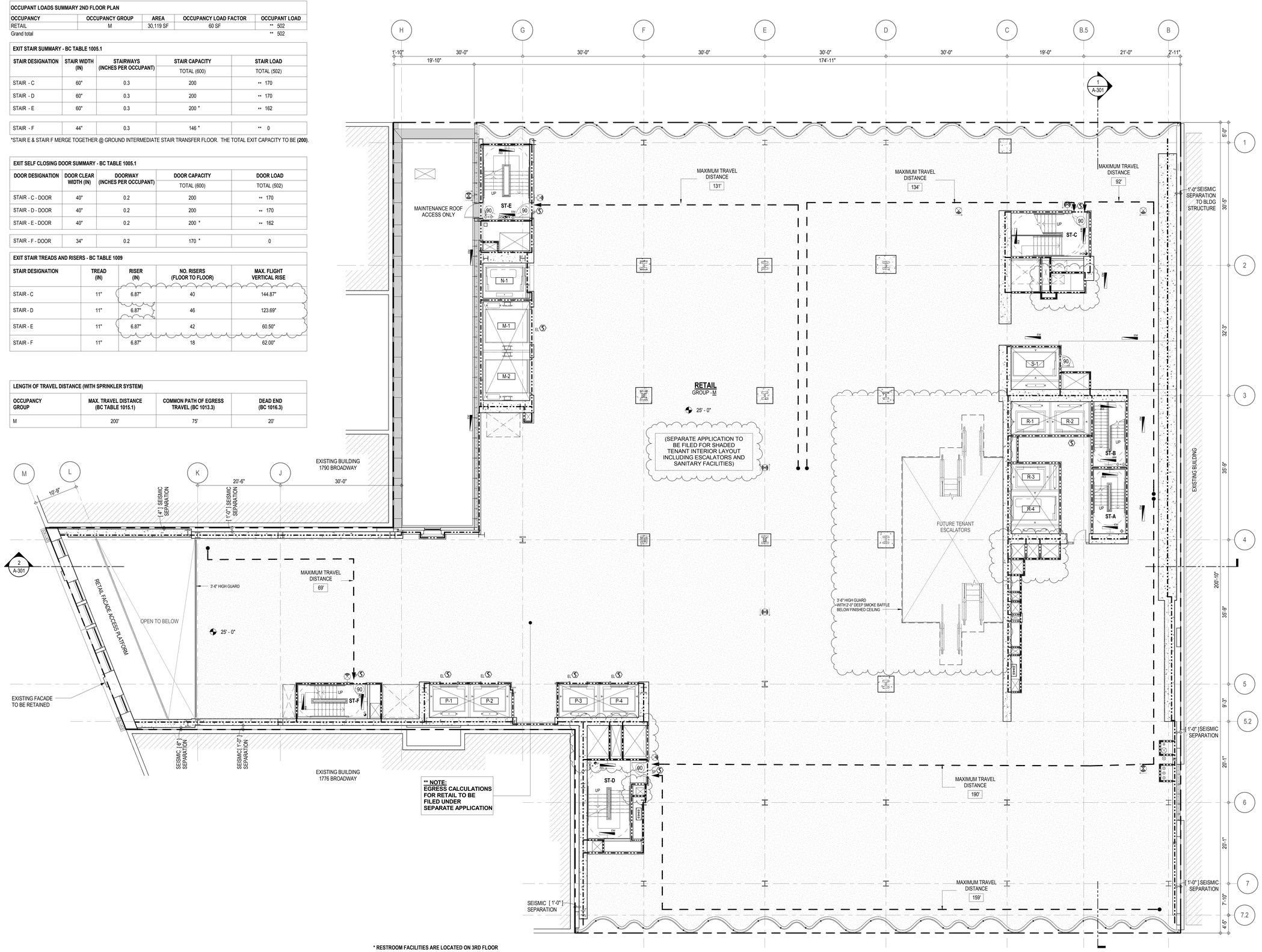
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (600)	TOTAL (502)
STAIR - C	60"	0.3	200	** 170
STAIR - D	60"	0.3	200	** 170
STAIR - E	60"	0.3	200 *	** 162
STAIR - F	44"	0.3	146 *	** 0

*STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. THE TOTAL EXIT CAPACITY TO BE **(200)**.

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (600)	TOTAL (502)
STAIR - C - DOOR	40"	0.2	200	** 170
STAIR - D - DOOR	40"	0.2	200	** 170
STAIR - E - DOOR	40"	0.2	200 *	** 162
STAIR - F - DOOR	34"	0.2	170 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - C	11"	6.87"	40	144.87"
STAIR - D	11"	6.87"	46	123.69"
STAIR - E	11"	6.87"	42	60.50"
STAIR - F	11"	6.87"	18	62.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'



* RESTROOM FACILITIES ARE LOCATED ON 3RD FLOOR

EGRESS AND FIRE RATING LEGEND

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- THREE HOUR RATED PARTITION
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- COMMON TRAVEL DISTANCE
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- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

SYMBOLS LEGEND

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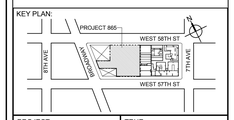

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New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
2ND FLOOR PLAN
BUILDING CODE NOTES (RETAIL)
(MFD-2ND FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID JAYNES 028551 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1215-00
DRAWN: Author	REV:
CHK. Checker	7
SCALE: 1/8" = 1'-0"	
DWG No:	A-037.01
DOB PAGE No:	75 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

DEPT OF BLDGS 421206305 Job Number
E3402453998 Scan Code
36" x 48" Arch E, SHEET SIZE
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PLOT DATE: 11/13/2015 2:16:59 PM

DEPT OF BLDGS 421208305 Job Number
E345353279 Scan Code

OCCUPANT LOADS SUMMARY 3RD FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
RETAIL	M	31,322 SF	60 SF	** 523
Grand total				** 523

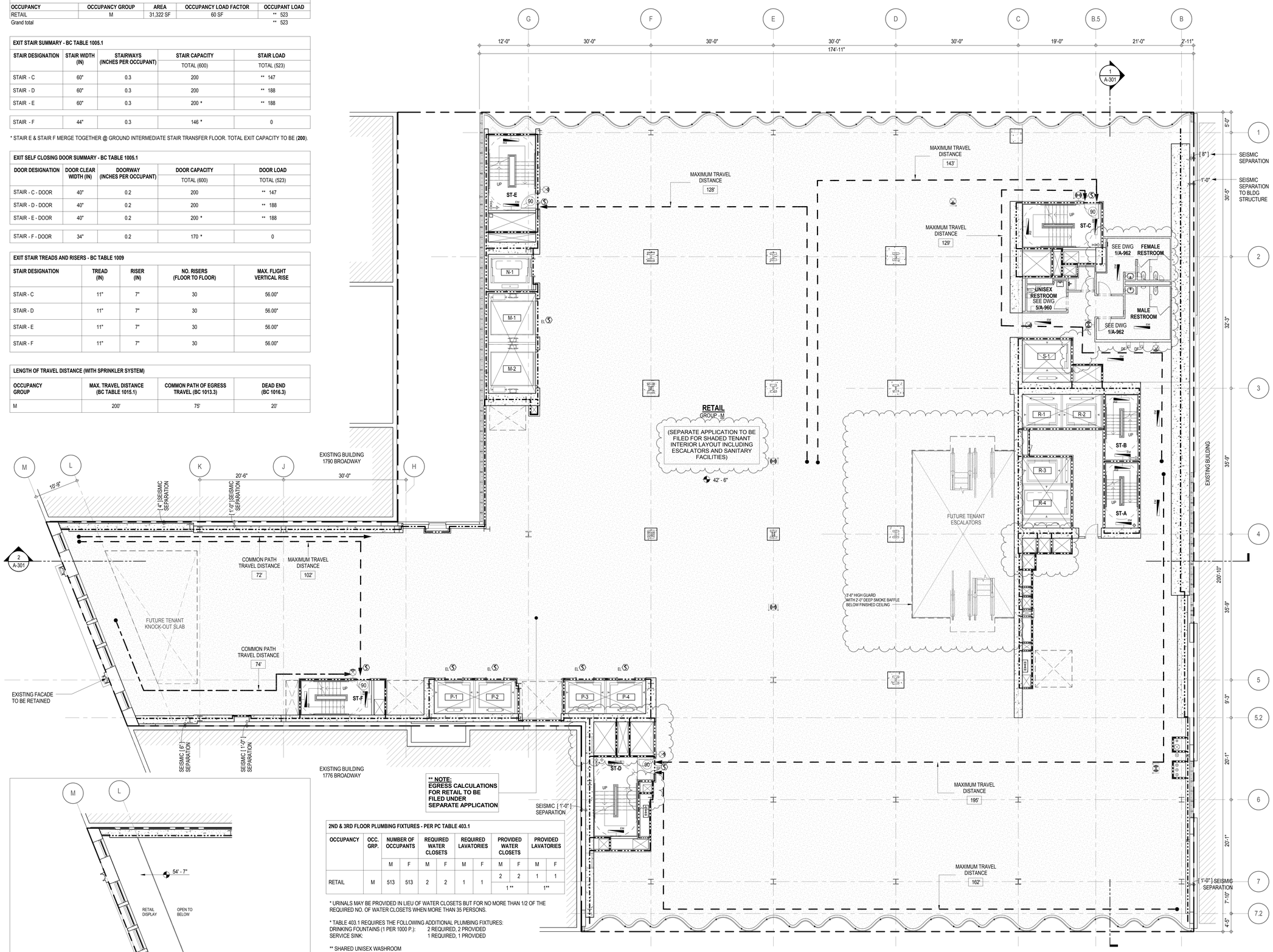
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (600)	TOTAL (523)
STAIR - C	60"	0.3	200	** 147
STAIR - D	60"	0.3	200	** 188
STAIR - E	60"	0.3	200 *	** 188
STAIR - F	44"	0.3	146 *	0

* STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (**200**).

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (600)	TOTAL (523)
STAIR - C - DOOR	40"	0.2	200	** 147
STAIR - D - DOOR	40"	0.2	200	** 188
STAIR - E - DOOR	40"	0.2	200 *	** 188
STAIR - F - DOOR	34"	0.2	170 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - C	11"	7"	30	56.00"
STAIR - D	11"	7"	30	56.00"
STAIR - E	11"	7"	30	56.00"
STAIR - F	11"	7"	30	56.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'



INTERMEDIATE 1780 FACADE ACCESS PLATFORM

** NOTE:
EGRESS CALCULATIONS FOR RETAIL TO BE FILED UNDER SEPARATE APPLICATION

2ND & 3RD FLOOR PLUMBING FIXTURES - PER PC TABLE 403.1										
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS		REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		PROVIDED WATER CLOSETS		PROVIDED LAVATORIES	
		M	F	M	F	M	F	M	F	M	F
RETAIL	M	513	513	2	2	1	1	2	2	1	1
								1 **		1**	

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSETS BUT FOR NO MORE THAN 1/2 OF THE REQUIRED NO. OF WATER CLOSETS WHEN MORE THAN 35 PERSONS.

* TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
DRINKING FOUNTAINS (1 PER 1000 P.): 2 REQUIRED, 2 PROVIDED
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

** SHARED UNISEX WASHROOM

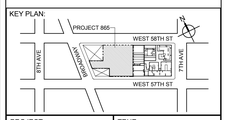
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- WALL MOUNTED ILLUMINATED NO EXIT SIGN
- WALL MOUNTED ILLUMINATED NO EXIT SIGN (ROOF ACCESS ONLY)
- ILLUMINATED NO EXIT SIGN
- ILLUMINATED NO EXIT SIGN (ROOF ACCESS ONLY)
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH
TRUE NORTH

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805 THIRD AVENUE, 17TH FLOOR
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	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
3RD FLOOR PLAN
BUILDING CODE NOTES (RETAIL)
(MFD-3RD FLOOR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT
JAN DAVID JAMES
026881
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	7
SCALE: 1/8" = 1'-0"	
DWG No:	A-038.01
DOB PAGE No:	76 of 569

DOB EMPLOYEE STAMP:
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PLOT DATE: 10/13/2015 2:17:53 PM

OCCUPANT LOADS SUMMARY 4TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
RETAIL	M	29,669 SF	60 SF	** 495
Grand total				** 495

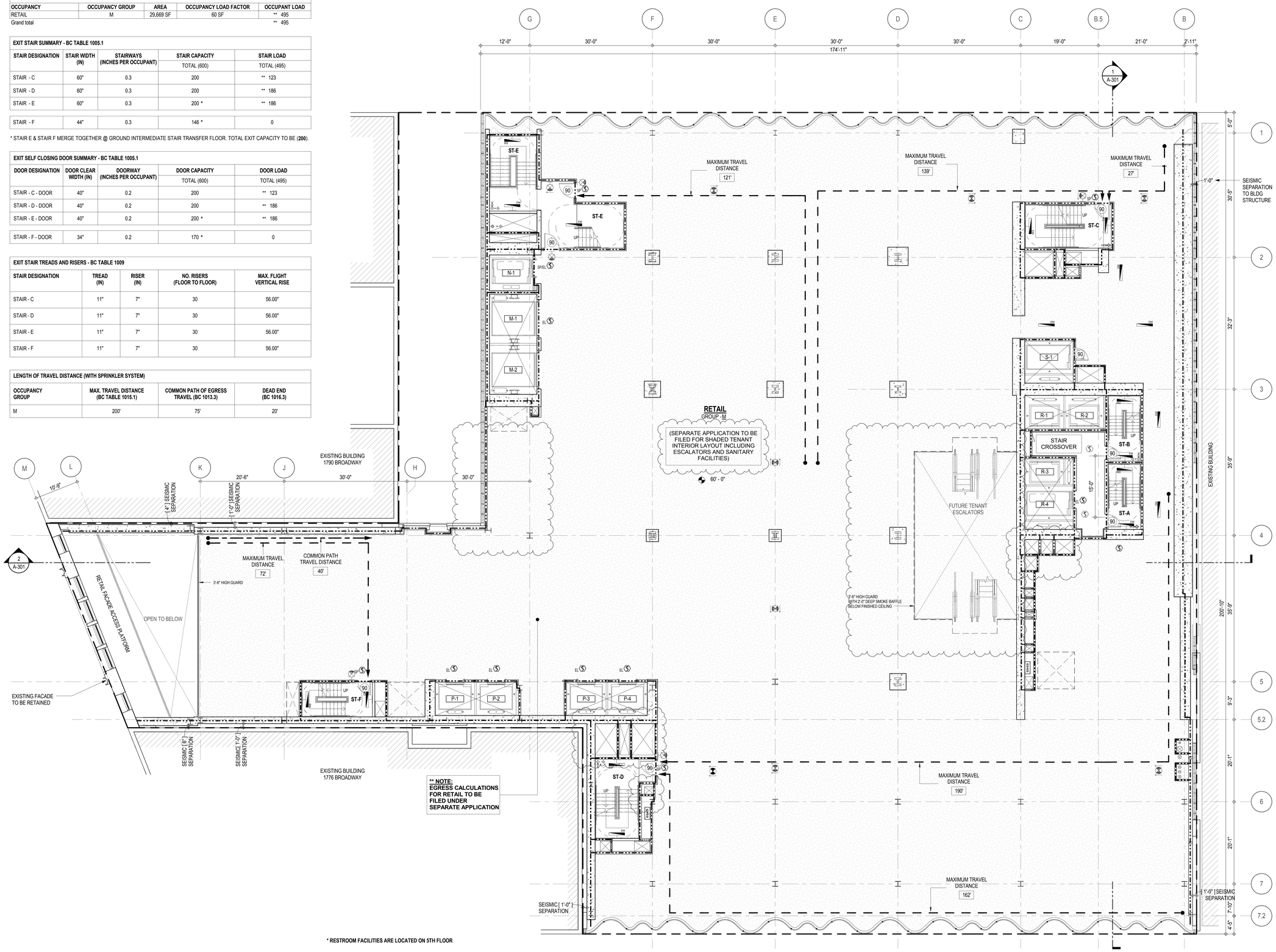
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (600)	TOTAL (495)
STAIR - C	60"	0.3	200	** 123
STAIR - D	60"	0.3	200	** 186
STAIR - E	60"	0.3	200 *	** 186
STAIR - F	44"	0.3	146 *	0

* STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (**200**).

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (600)	TOTAL (495)
STAIR - C - DOOR	40"	0.2	200	** 123
STAIR - D - DOOR	40"	0.2	200	** 186
STAIR - E - DOOR	40"	0.2	200 *	** 186
STAIR - F - DOOR	34"	0.2	170 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - C	11"	7"	30	56.00"
STAIR - D	11"	7"	30	56.00"
STAIR - E	11"	7"	30	56.00"
STAIR - F	11"	7"	30	56.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'



* RESTROOM FACILITIES ARE LOCATED ON 5TH FLOOR

EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- WALL MOUNTED ILLUMINATED NO EXIT SIGN
- WALL MOUNTED ILLUMINATED NO EXIT SIGN (ROOF ACCESS ONLY)
- ILLUMINATED NO EXIT SIGN
- ILLUMINATED NO EXIT SIGN (ROOF ACCESS ONLY)
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
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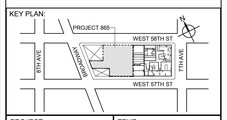
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
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ARCHITECT OF RECORD: Base Building Shell & Core
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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
4TH FLOOR PLAN
BUILDING CODE NOTES (RETAIL)
(MFD-4TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT MARK DAVID JAROSZ NO. 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	7
SCALE: 1/8" = 1'-0"	
DWG No:	A-039.01
DOB PAGE No:	77 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

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36" x 48" Arch E, SHEET SIZE
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PLOT DATE: 11/18/2015 2:48:59 PM

OCCUPANT LOADS SUMMARY 5TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
RETAIL	M	28,020 SF	60 SF	** 468
Grand total				** 468

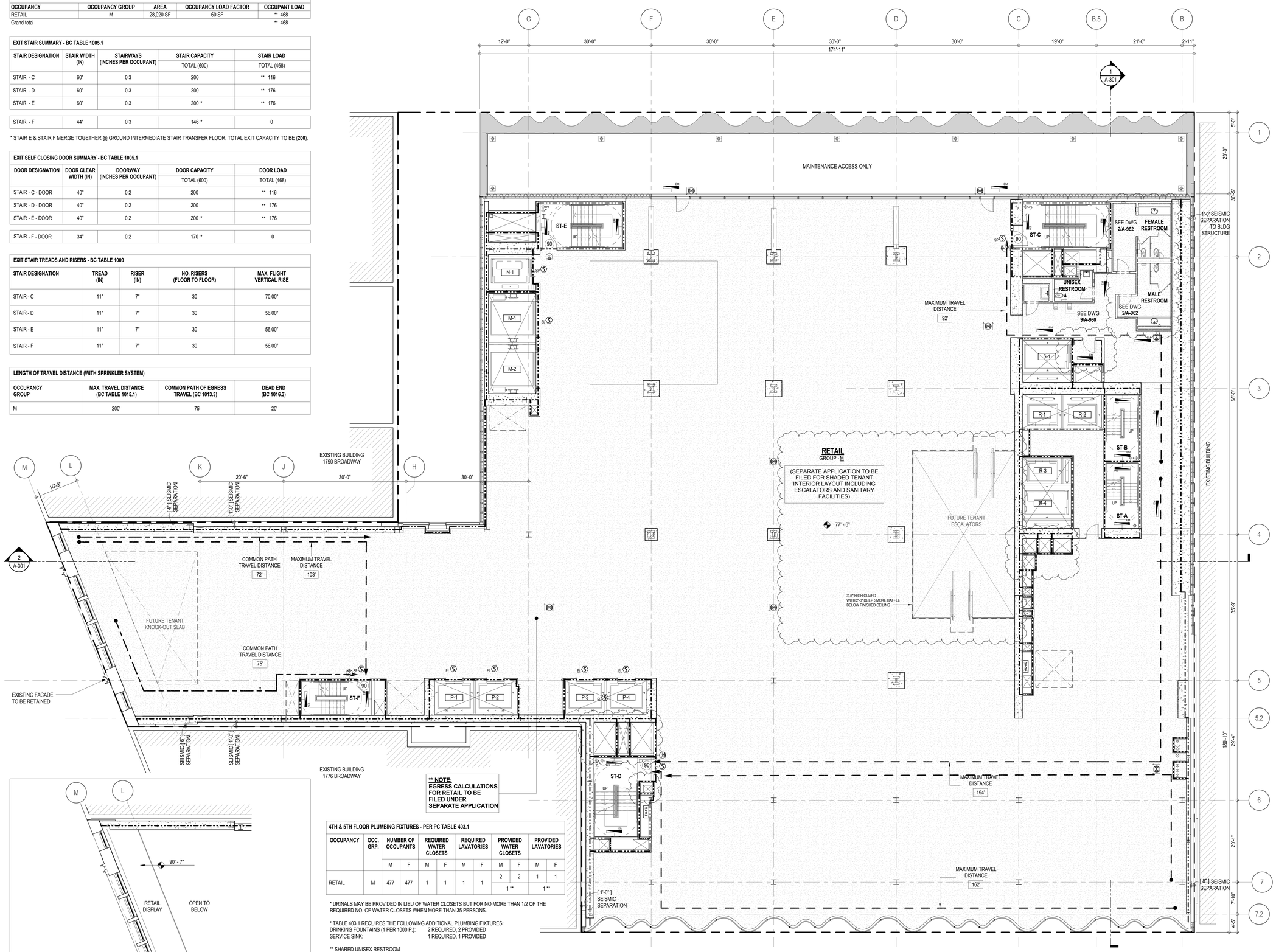
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (600)	TOTAL (468)
STAIR - C	60"	0.3	200	** 116
STAIR - D	60"	0.3	200	** 176
STAIR - E	60"	0.3	200 *	** 176
STAIR - F	44"	0.3	146 *	0

* STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (**200**).

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (600)	TOTAL (468)
STAIR - C - DOOR	40"	0.2	200	** 116
STAIR - D - DOOR	40"	0.2	200	** 176
STAIR - E - DOOR	40"	0.2	200 *	** 176
STAIR - F - DOOR	34"	0.2	170 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - C	11"	7"	30	70.00"
STAIR - D	11"	7"	30	56.00"
STAIR - E	11"	7"	30	56.00"
STAIR - F	11"	7"	30	56.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'



INTERMEDIATE 1780 FACADE ACCESS PLATFORM

**** NOTE:**
EGRESS CALCULATIONS FOR RETAIL TO BE FILED UNDER SEPARATE APPLICATION

4TH & 5TH FLOOR PLUMBING FIXTURES - PER PC TABLE 403.1										
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS		REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		PROVIDED WATER CLOSETS		PROVIDED LAVATORIES	
		M	F	M	F	M	F	M	F	M	F
RETAIL	M	477	477	1	1	1	1	2	2	1	1
								1 **		1 **	

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSETS BUT FOR NO MORE THAN 1/2 OF THE REQUIRED NO. OF WATER CLOSETS WHEN MORE THAN 35 PERSONS.

* TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
DRINKING FOUNTAINS (1 PER 1000 P.): 2 REQUIRED, 2 PROVIDED
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

** SHARED UNISEX RESTROOM

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
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SYMBOLS LEGEND

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- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
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TEL: 212 757 5659 FAX: 646 219 8508

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	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

5TH FLOOR PLAN
BUILDING CODE NOTES (RETAIL)
(MFD-5TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WAYNE DAVID JARRETT No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	7
SCALE: 1/8" = 1'-0"	
DWG No:	A-040.01
DOB PAGE No:	78 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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PLOT DATE: 11/20/2015 2:18:33 PM

DEPT OF BLDGS 421263825 Job Number
E300426825 Scan Code

OCCUPANT LOADS SUMMARY 6TH FLOOR PLAN

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
AC ROOM	F-2	935 SF	300 SF	4
ELECTRICAL ROOM	F-2	32 SF	300 SF	1
FAN ROOM	F-2	1,735 SF	300 SF	7
FAND & PLENUM ROOM	F-2	653 SF	300 SF	3
H&V AND FAN ROOM	F-2	1,381 SF	300 SF	5
MEP	F-2	127 SF	300 SF	1
MER	F-2	481 SF	300 SF	2
RESIDENTIAL MER TELECOM	F-2	561 SF	300 SF	2
RETAIL ELECTRICAL ROOM	F-2	693 SF	300 SF	3
RETAIL MEP	F-2	8,918 SF	300 SF	30
RETAIL MER	F-2	822 SF	300 SF	3
STEP UP TRANSFORMERS FOR BUILDING	F-2	1,728 SF	300 SF	6
TANK ROOM	F-2	2,376 SF	300 SF	8
Grand total				75

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)

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

EXIT STAIR SUMMARY - BC TABLE 1005.1

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (600)	TOTAL (75)
STAIR - C	60"	0.3	200	25
STAIR - D	60"	0.3	200	25
STAIR - E	60"	0.3	200 *	25
STAIR - F	44"	0.3	146 *	0

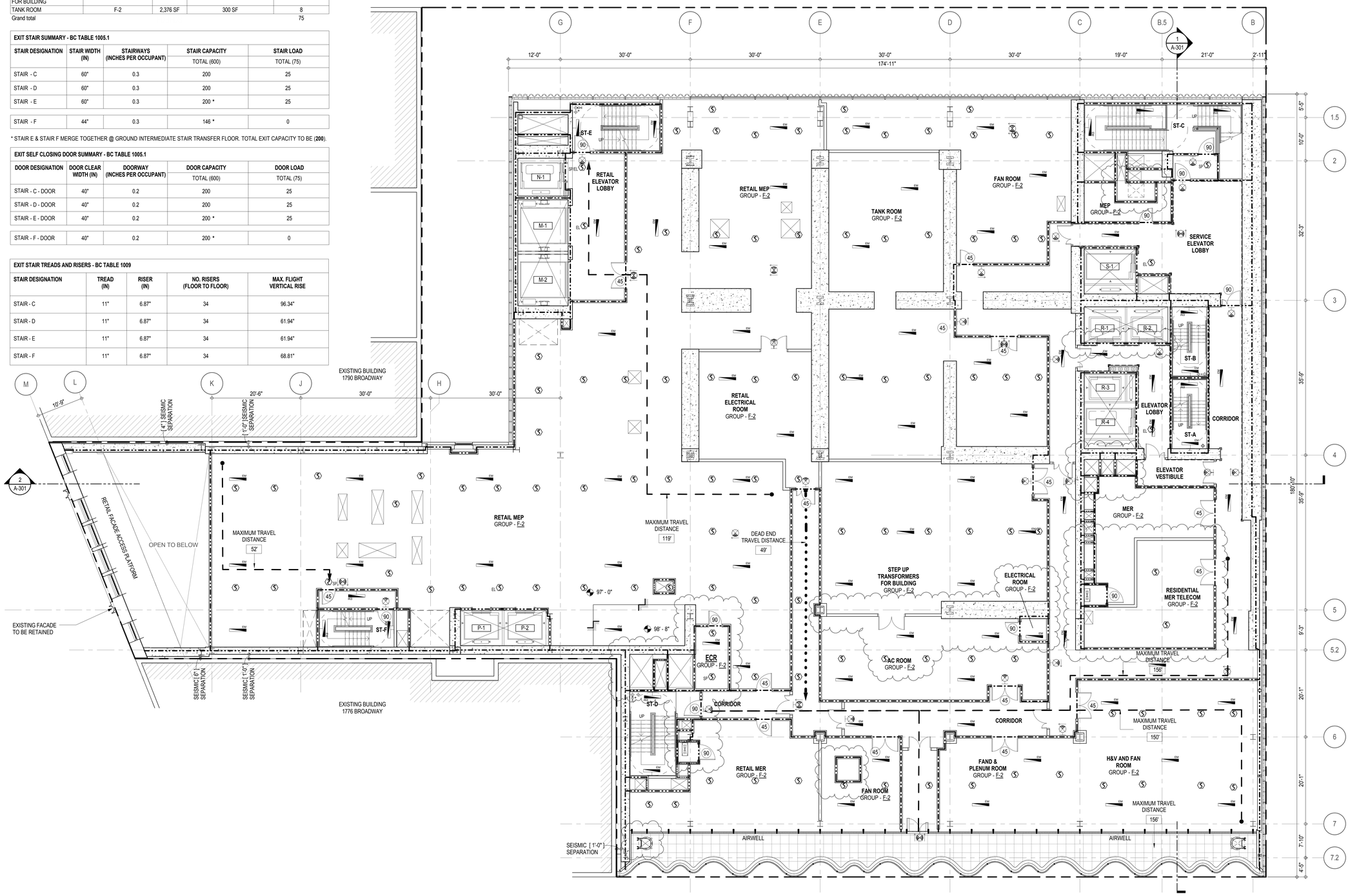
* STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (**200**).

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1

DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (600)	TOTAL (75)
STAIR - C - DOOR	40"	0.2	200	25
STAIR - D - DOOR	40"	0.2	200	25
STAIR - E - DOOR	40"	0.2	200 *	25
STAIR - F - DOOR	40"	0.2	200 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009

STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - C	11"	6.87"	34	96.34"
STAIR - D	11"	6.87"	34	61.94"
STAIR - E	11"	6.87"	34	61.94"
STAIR - F	11"	6.87"	34	68.81"



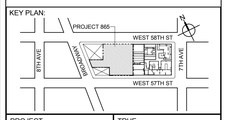
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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805 THIRD AVENUE, 7TH FLOOR
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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
6TH FLOOR PLAN
BUILDING CODE NOTES
(MECHANICAL) (MFD-6TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT ADRIAN DAVID LANGER 024868 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	7
SCALE: 1/8" = 1'-0"	
DWG No:	A-041.01
DOB PAGE No:	79 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
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PLOT DATE: 9/21/2015 4:51:41 PM

DEPT OF BLDGS 421263505 Job Number | E5846613495 Scan Code

36" x 48" Arch E SHEET SIZE

OCCUPANT LOADS SUMMARY 7TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
AC AND FAN ROOM	F-2	1,474 SF	300 SF	5
AC AND PUMP ROOM	F-2	1,647 SF	300 SF	6
AC ROOM	F-2	346 SF	300 SF	2
AC UNIT AND FAN ROOM	F-2	513 SF	300 SF	2
ATS ROOM	F-2	325 SF	300 SF	2
BOILER ROOM W/ PUMPS	F-2	1,849 SF	300 SF	7
CON ED VAULT	F-2	640 SF	300 SF	4
ELECTRICAL ROOM	F-2	1,370 SF	300 SF	5
EMR	F-2	850 SF	300 SF	3
EMR AHU ROOM	F-2	381 SF	300 SF	2
FAN AND DW HEATER ROOM	F-2	414 SF	300 SF	2
FAN ROOM	F-2	472 SF	300 SF	2
GENERATOR ROOM	F-2	3,576 SF	300 SF	12
NETWORK ROOM	F-2	565 SF	300 SF	4
POOL EQUIPMENT ROOM	F-2	108 SF	300 SF	1
SWITCHBOARD ROOM	F-2	3,655 SF	300 SF	13
RECYCLING COLLECTION ROOM	S-1	361 SF	300 SF	2
REFUSE COLLECTION ROOM	S-1	397 SF	300 SF	2
TRASH COMPACTOR ROOM	S-1	261 SF	300 SF	1
Grand total				77

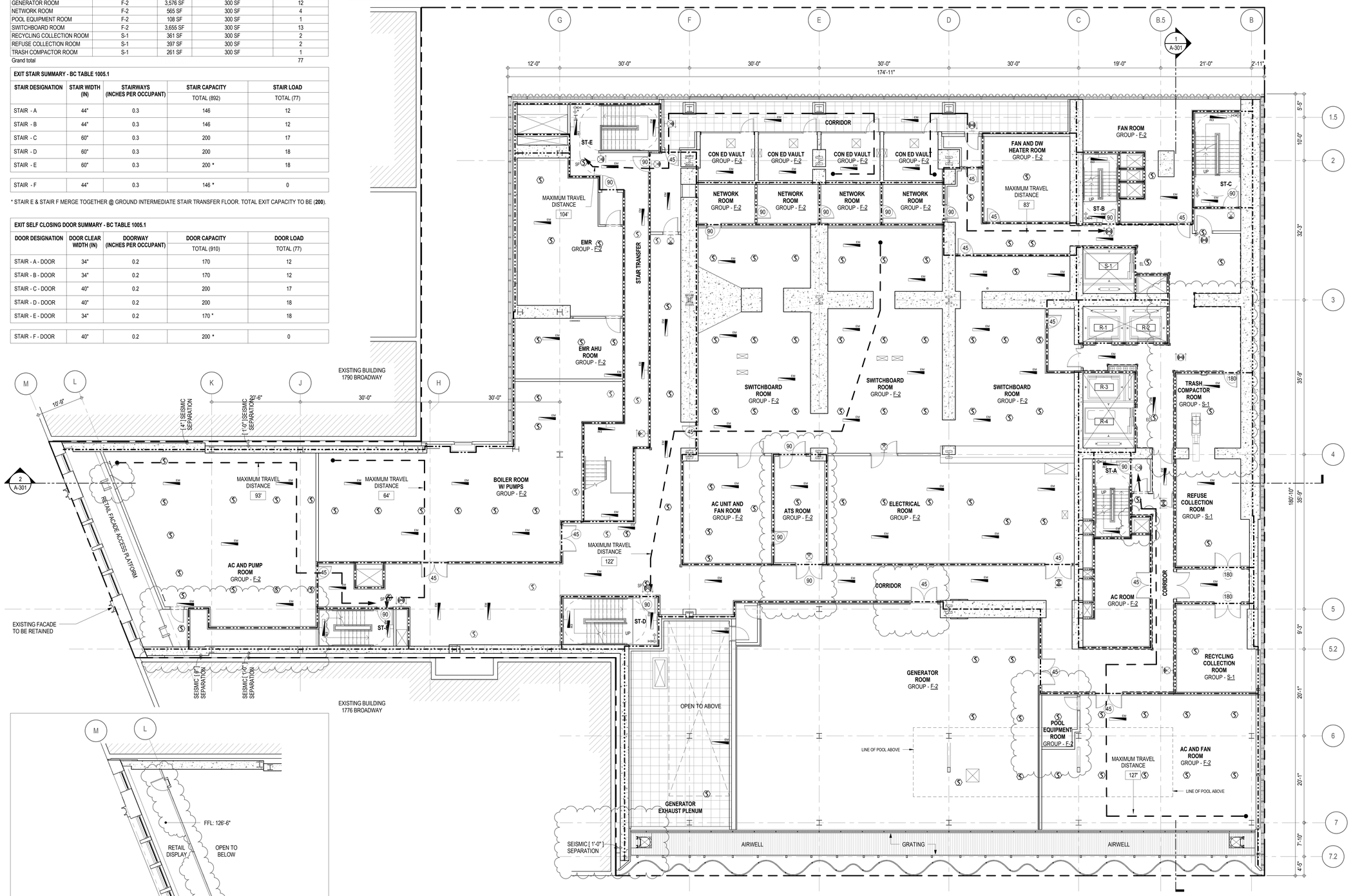
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (892)	TOTAL (77)
STAIR - A	44"	0.3	146	12
STAIR - B	44"	0.3	146	12
STAIR - C	60"	0.3	200	17
STAIR - D	60"	0.3	200	18
STAIR - E	60"	0.3	200 *	18
STAIR - F	44"	0.3	146 *	0

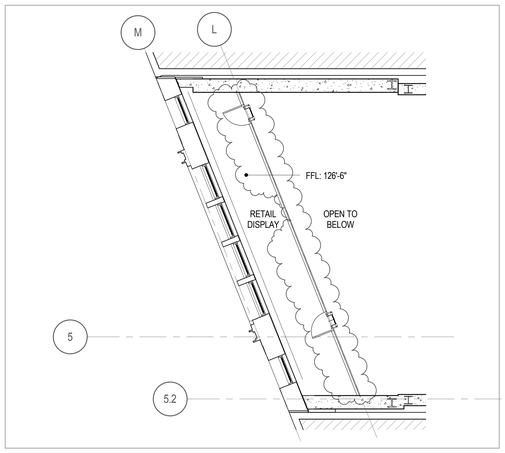
* STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (**200**).

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (910)	TOTAL (77)
STAIR - A - DOOR	34"	0.2	170	12
STAIR - B - DOOR	34"	0.2	170	12
STAIR - C - DOOR	40"	0.2	200	17
STAIR - D - DOOR	40"	0.2	200	18
STAIR - E - DOOR	34"	0.2	170 *	18
STAIR - F - DOOR	40"	0.2	200 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.44"	34	66.69"
STAIR - B	9.5"	7.44"	34	66.69"
STAIR - C	11"	7"	36	84.00"
STAIR - D	11"	7"	36	63.00"
STAIR - E	11"	7"	36	70.00"
STAIR - F	11"	7"	36	70.00"

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





INTERMEDIATE 1780 FACADE ACCESS PLATFORM

EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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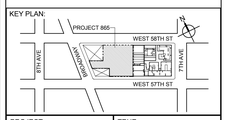
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
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New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

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New York, NY 1005
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No.	DESCRIPTION:	DATE:
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	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
7TH FLOOR PLAN
BUILDING CODE NOTES
(MECHANICAL) (MFD-7TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT RENE DAVID JAGER STATE OF NEW YORK 028863

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	7
SCALE: 1/8" = 1'-0"	
DWG No:	A-042.01
DOB PAGE No:	80 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

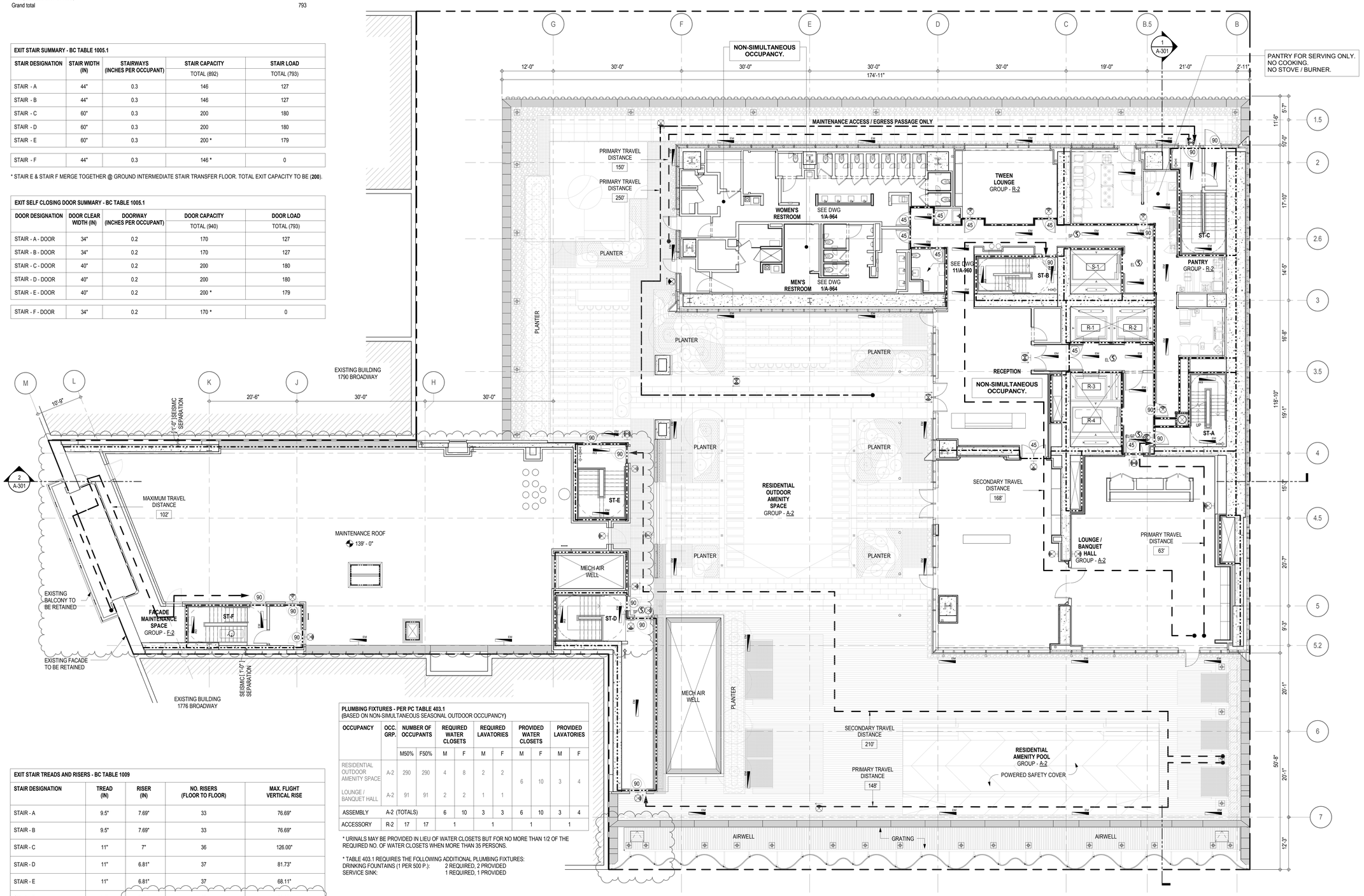
FILE NAME: C:\Revit Local Files\STELL-865 AAI TWR DOB_radeimr.rvt
PLOT DATE: 9/2/2015 4:52:07 PM

OCCUPANT LOADS SUMMARY 8TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
LOUNGE / BANQUET HALL	A-2	2,693 SF	15 SF	180
RESIDENTIAL AMENITY POOL	A-2	1,050 SF	50 SF	21
RESIDENTIAL OUTDOOR AMENITY SPACE	A-2	8,367 SF	15 SF	558
A-2				759
FACADE MAINTENANCE SPACE	F-2	282 SF	300 SF	1
F-2				1
PANTRY	R-2	853 SF	200 SF	5
TWEEN LOUNGE	R-2	405 SF	15 SF	28
R-2 (ACCESSORY SPACE)				33
Grand total				793

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (892)	TOTAL (793)
STAIR - A	44"	0.3	146	127
STAIR - B	44"	0.3	146	127
STAIR - C	60"	0.3	200	180
STAIR - D	60"	0.3	200	180
STAIR - E	60"	0.3	200 *	179
STAIR - F	44"	0.3	146 *	0

* STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (**200**).

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (940)	TOTAL (793)
STAIR - A - DOOR	34"	0.2	170	127
STAIR - B - DOOR	34"	0.2	170	127
STAIR - C - DOOR	40"	0.2	200	180
STAIR - D - DOOR	40"	0.2	200	180
STAIR - E - DOOR	40"	0.2	200 *	179
STAIR - F - DOOR	34"	0.2	170 *	0



EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.69"	33	76.69"
STAIR - B	9.5"	7.69"	33	76.69"
STAIR - C	11"	7"	36	126.00"
STAIR - D	11"	6.81"	37	81.73"
STAIR - E	11"	6.81"	37	68.11"
STAIR - F	11"	6.81"	37	73.33"

PLUMBING FIXTURES - PER PC TABLE 403.1 (BASED ON NON-SIMULTANEOUS SEASONAL OUTDOOR OCCUPANCY)										
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS		REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		PROVIDED WATER CLOSETS		PROVIDED LAVATORIES	
		M50%	F50%	M	F	M	F	M	F	M	F
RESIDENTIAL OUTDOOR AMENITY SPACE	A-2	290	290	4	8	2	2	6	10	3	4
LOUNGE / BANQUET HALL	A-2	91	91	2	2	1	1				
ASSEMBLY	A-2 (TOTALS)			6	10	3	3	6	10	3	4
ACCESSORY	R-2	17	17	1		1		1		1	

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSETS BUT FOR NO MORE THAN 1/2 OF THE REQUIRED NO. OF WATER CLOSETS WHEN MORE THAN 35 PERSONS.

* TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
DRINKING FOUNTAINS (1 PER 500 P.): 2 REQUIRED, 2 PROVIDED
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'
S-2	250'	100'	20'
A-2	PRIMARY = 150'	SECONDARY = 250'	20'

EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
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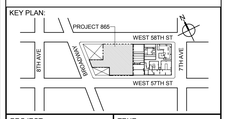
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC S SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
8TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL AMENITIES)
(MFD-14TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT ANDRE DAVID JAMES 028883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV.:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-043.01
DOB PAGE No:	81 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

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36" x 48" Arch E, SHEET SIZE
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PLOT DATE: 9/23/2014 5:42:28 PM

DEPT OF BLDGS 421208305 Job Number
E395623383 Scan Code

OCCUPANT LOADS SUMMARY 9TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
POOL MECHANICAL EQUIPMENT ROOM	F-2	1,306 SF	300 SF	5
EMR	F-2	207 SF	300 SF	1
MECHANICAL	F-2	987 SF	300 SF	4
MECHANICAL	F-2	121 SF	300 SF	1
Grand total				11

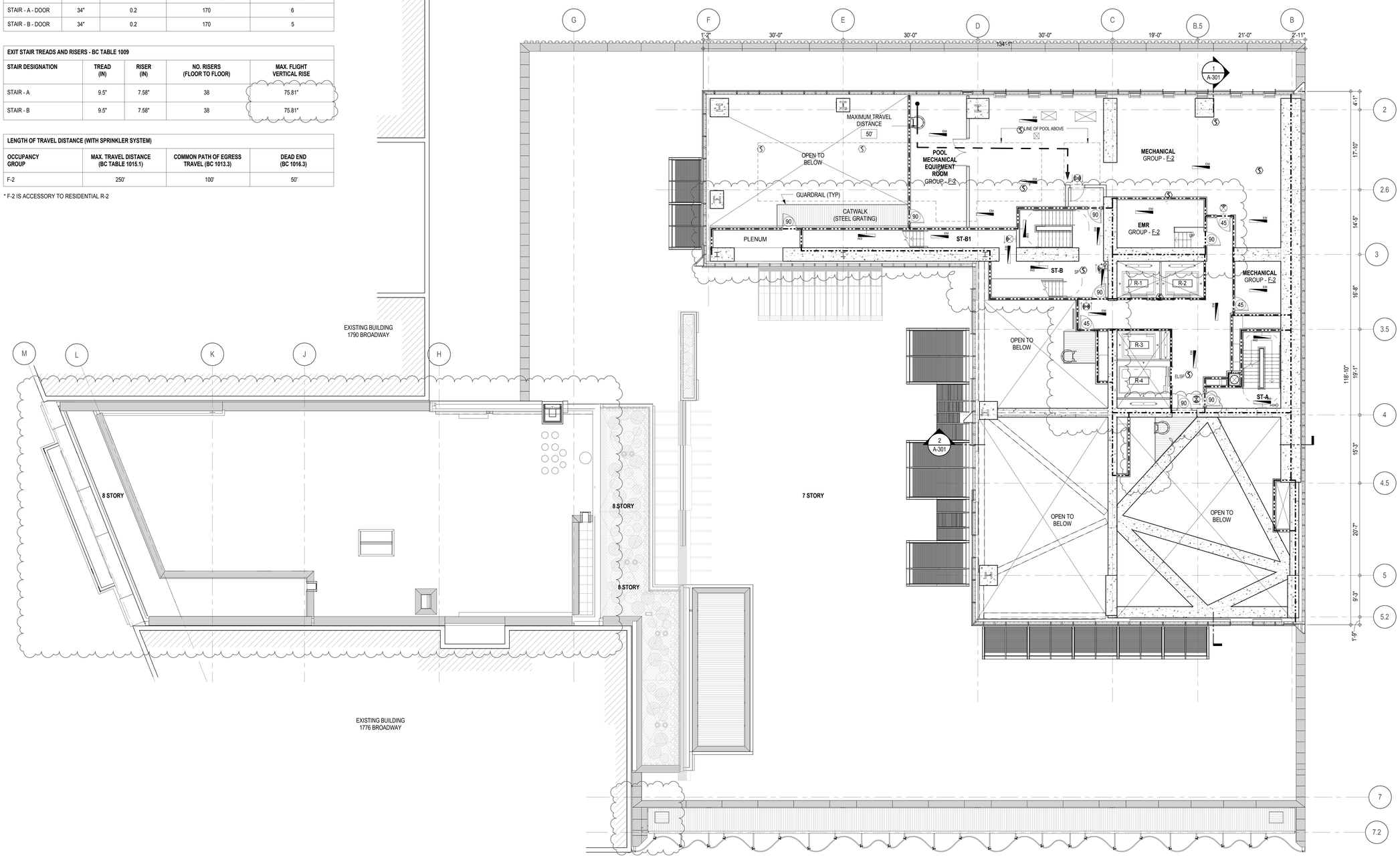
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (11)
STAIR - A	44"	0.3	146	6
STAIR - B	44"	0.3	146	5

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (11)
STAIR - A - DOOR	34"	0.2	170	6
STAIR - B - DOOR	34"	0.2	170	5

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.58"	38	75.81"
STAIR - B	9.5"	7.58"	38	75.81"

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

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



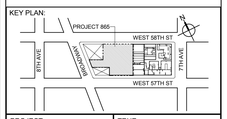
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
9TH FLOOR PLAN
BUILDING CODE NOTES
(MECHANICAL) (MFD-15TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT ADRIAN DAVID LANGER 026863 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-044.01
DOB PAGE No:	82 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E - SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-DOB_hadam.rvt
PLOT DATE: 9/21/2015 4:42:51 PM

OCCUPANT LOADS SUMMARY 10TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
WADING POOL	A-3	104 SF	50 SF	3
POOL		867 SF	50 SF	18
POOL DECK		1,747 SF	15 SF	117
A-3				138
EXERCISE ROOM	R-2	2,916 SF	50 SF	59
SITTING AREA	R-2	126 SF	50 SF	3
COUPLES TREATMENT ROOM	R-2	450 SF	50 SF	10
OFFICE	R-2	48 SF	100 SF	1
R-2				73
Grand total				211

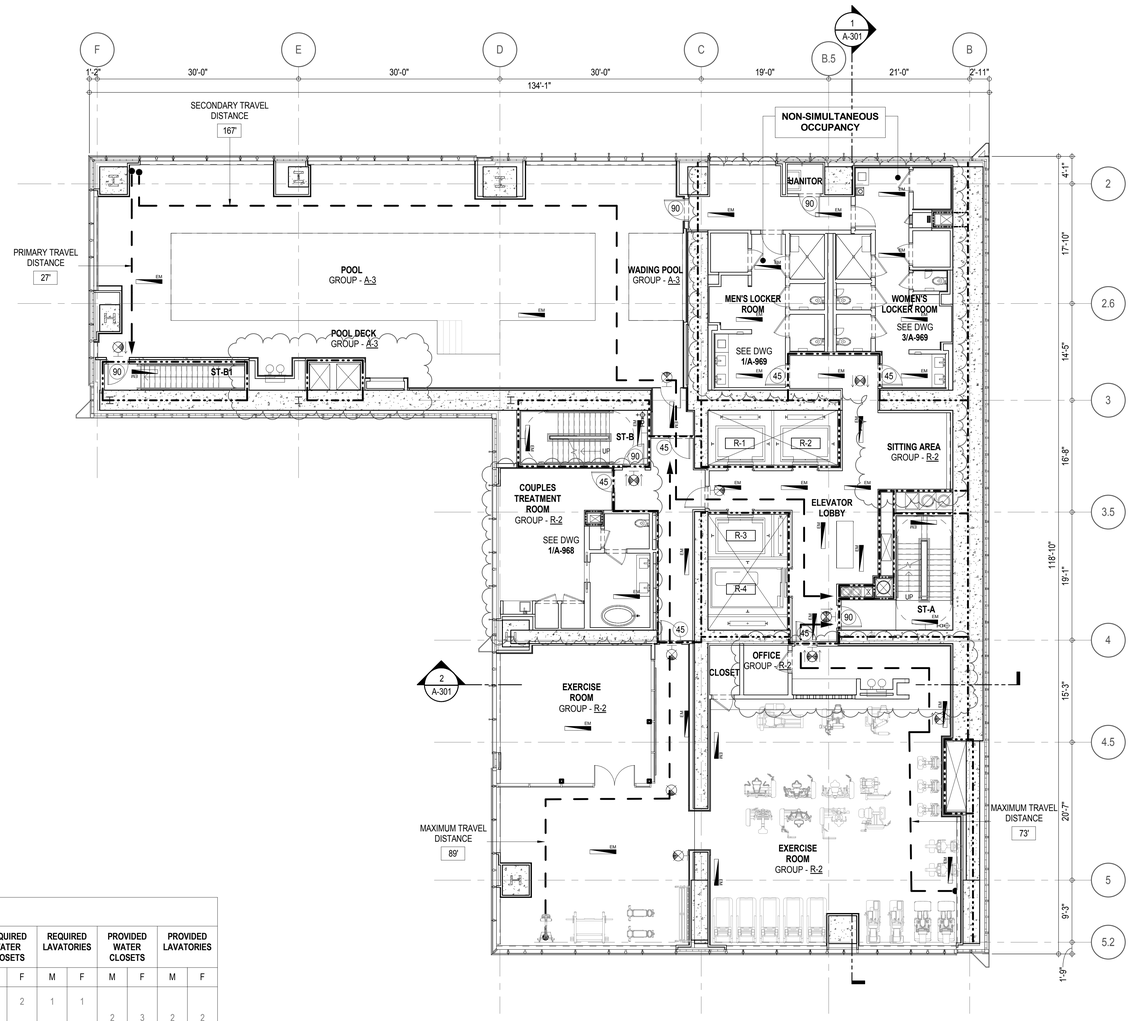
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292) *	TOTAL (211)
STAIR - A	44"	0.3	146	105
STAIR - B	44"	0.3	146 *	106
STAIR - B1	44"	0.3	146 *	0

* STAIR B & STAIR B1 MERGE TOGETHER @ 8TH FLOOR INTERMEDIATE STAIR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (**146**).

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340) *	TOTAL (211)
STAIR - A - DOOR	34"	0.2	170	105
STAIR - B - DOOR	34"	0.2	170 *	106
STAIR - B1 - DOOR	34"	0.2	170 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.62"	45	76.44"
STAIR - B	9.5"	7.62"	45	114.69"
STAIR- B1	9.5"	7.62"	45	114.69"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'
S-1	200'	100'	20'



PLUMBING FIXTURES - PER PC TABLE 403.1										
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS		REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		PROVIDED WATER CLOSETS		PROVIDED LAVATORIES	
		M50%	F50%	M	F	M	F	M	F	M	F
POOL / WADING POOL / POOL DECK	A-3	69	69	1	2	1	1	2	3	2	2
EXERCISE / SITTING / OFFICE	R-2	32	32	1	1	1	1				
ASSEMBLY A-2, R-2 ACCESSORY (TOTALS)				2	3	2	2	2	3	2	2
COUPLES TREATMENT ROOMS	R-2	10		1		1		1**		2**	
R-2 ACCESSORY (TOTALS)				1		1		1**		2**	

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSETS BUT FOR NO MORE THAN 1/2 OF THE REQUIRED NO. OF WATER CLOSETS WHEN MORE THAN 35 PERSONS.

* TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
DRINKING FOUNTAINS (1 PER 1,000 P.): 1 REQUIRED, 4 PROVIDED
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

** UNISEX WASHROOM PROVIDED

EGRESS AND FIRE RATING LEGEND

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SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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- WALL MOUNTED/ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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- SPRINKLER HEAD (REFER TO FP DRAWINGS)
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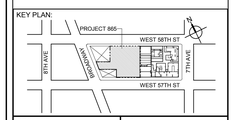
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

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	D.O.B. ADMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

10TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL AMENITIES)
(MFD-16TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID JAMES SMITH 026885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-045.01
DOB PAGE No:	83 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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36" x 48" Arch E, SHEET SIZE
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PLOT DATE: 9/22/2015 3:59:41 AM

NO OCCUPANCY USE.

EXIT STAIR SUMMARY - BC TABLE 1005.1

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (0)
STAIR - A	44"	0.3	146	0
STAIR - B	44"	0.3	146	0

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1

DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (0)
STAIR - A - DOOR	34"	0.2	170	0
STAIR - B - DOOR	34"	0.2	170	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009

STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
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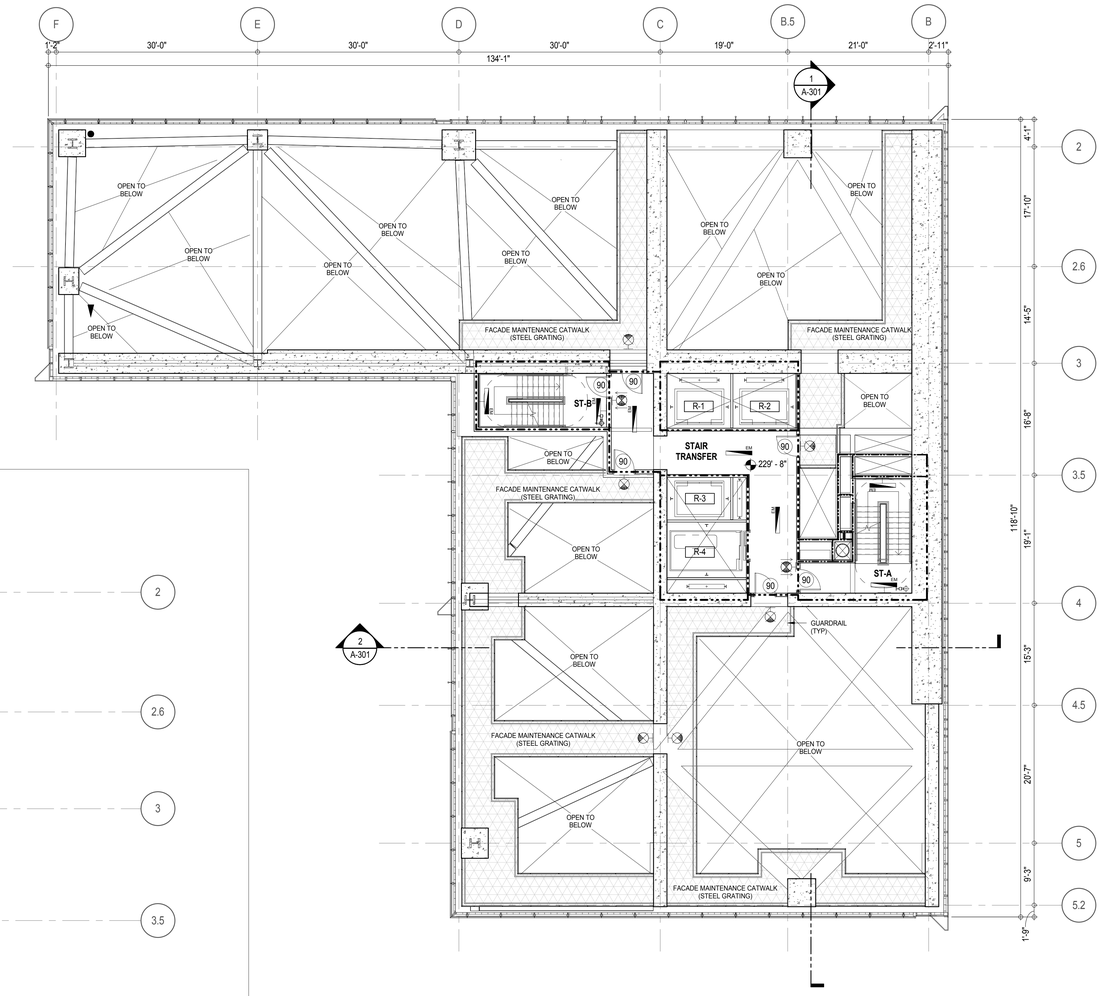
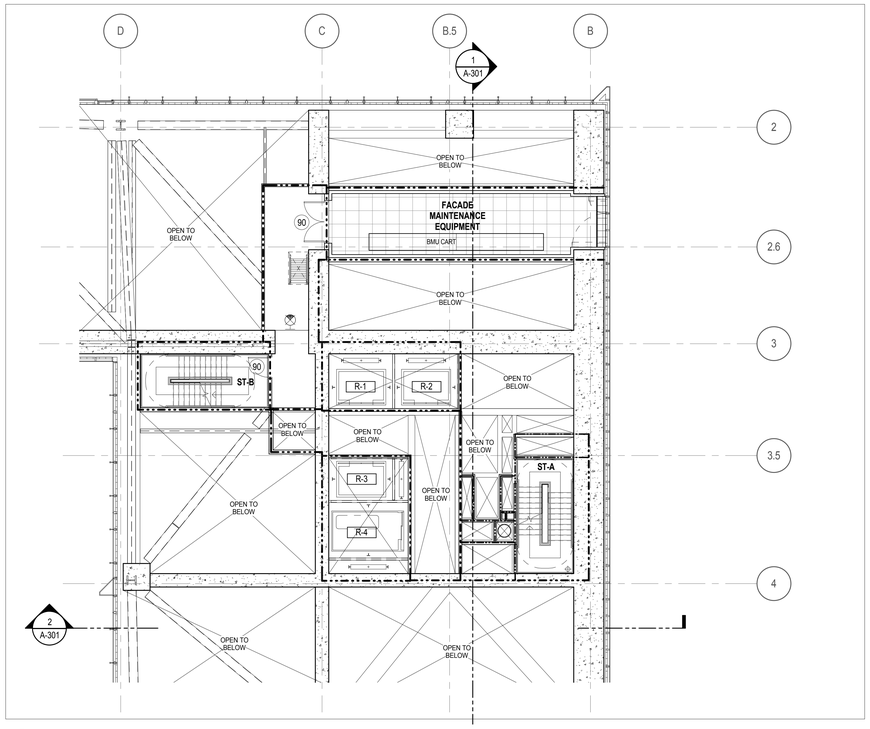
STAIR - B	9.5"	7.75"	99	76.00"



1 **10TH FLOOR INTERMEDIATE 1 AND 2**
A-301
1/8" = 1'-0"

INTERMEDIATE 1: 229 8
INTERNEDIATE 2: 255 - 0"



2 **11TH FLOOR BMU**
A-301
1/8" = 1'-0"

EGRESS AND FIRE RATING LEGEND

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- WALL MOUNTED ILLUMINATED NO EXIT SIGN
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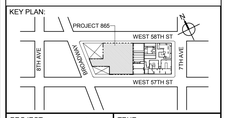
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

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	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
10TH INTERMEDIATE, 1, 2, AND 11TH FLOOR BMU PLAN BUILDING CODE NOTES (STAIR TRANSFER) (MFD-17TH-19TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ANDRE DAVID JAMROZ No. 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-046.01
DOB PAGE No:	84 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AA-THR-DOB_hudson.rvt
PLOT DATE: 11/20/2015 2:18:51 PM

DEPT OF BLDGS 121206305 Job Number
E3551995357-3 Scan Code

OCCUPANT LOADS SUMMARY 11TH FLOOR PLAN

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	9,256 SF	300 SF	31
MECHANICAL	F-2	126 SF	300 SF	1
Grand total				32

EXIT STAIR SUMMARY - BC TABLE 1005.1

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (32)
STAIR - A	44"	0.3	146	16
STAIR - B	44"	0.3	146	16

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1

DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (32)
STAIR - A - DOOR	34"	0.2	170	16
STAIR - B - DOOR	34"	0.2	170	16

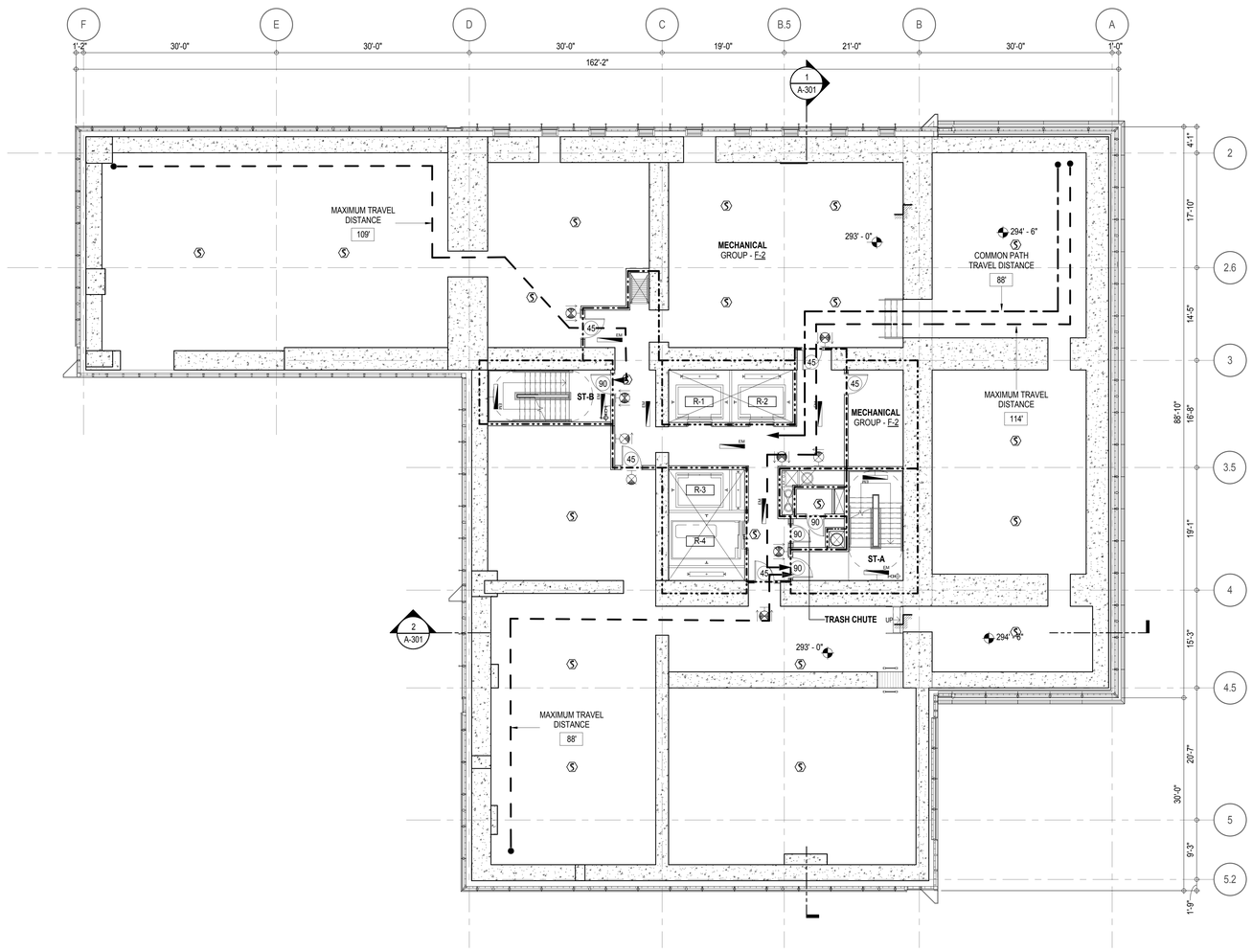
EXIT STAIR TREADS AND RISERS - BC TABLE 1009

STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.75"	59	77.31"
STAIR - B	9.5"	7.75"	59	77.31"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)

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

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



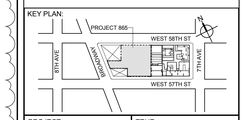
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

12TH FLOOR PLAN
BUILDING CODE NOTES
(MECHANICAL) (MFD-20TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAE DAVID JANOSKY AA 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-047.01
DOB PAGE No:	85 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TVR-DOB_bwilson.rvt
PLOT DATE: 6/22/2015 4:33:59 PM

OCCUPANT LOADS SUMMARY 13TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	2,397 SF	200 SF	12
SUITE B	R-2	2,533 SF	200 SF	13
SUITE C	R-2	2,403 SF	200 SF	13
SUITE D	R-2	2,423 SF	200 SF	13
Grand total				51

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (51)
STAIR - A	44"	0.3	146	25
STAIR - B	44"	0.3	146	26

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (51)
STAIR - A - DOOR	34"	0.2	170	25
STAIR - B - DOOR	34"	0.2	170	26

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.62"	56	136.94"
STAIR - B	9.5"	7.62"	56	74.74"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"
SUITE C DOOR	36"
SUITE D DOOR	36"
SUITE E DOOR	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

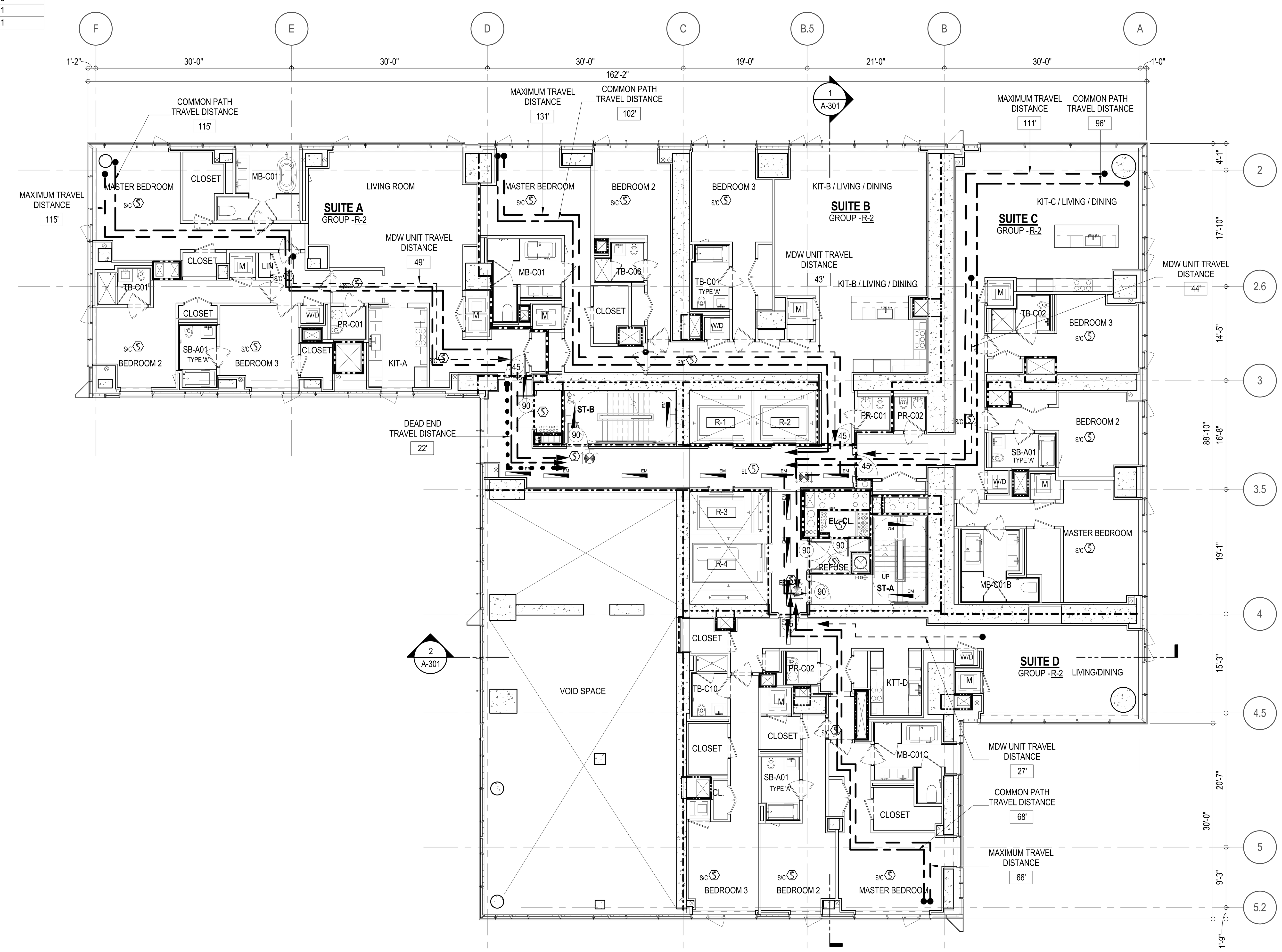
RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C01	ADAPTABLE	1/A-973
MB-C01	ADAPTABLE	1/A-973
MB-C01B	ADAPTABLE	1/A-984
MB-C01C	ADAPTABLE	6/A-984
PR-C01	ADAPTABLE	1/A-983
PR-C01	ADAPTABLE	1/A-983
PR-C02	ADAPTABLE	6/A-983 6/A-982
PR-C02	ADAPTABLE	6/A-983
SB-A01	A	1/A-970
SB-A01	A	1/A-970
SB-A01	A	1/A-970
TB-C01	ADAPTABLE	1/A-979
TB-C01	ADAPTABLE	1/A-970
TB-C02	ADAPTABLE	6/A-979
TB-C06	ADAPTABLE	11/A-980
TB-C10	ADAPTABLE	1/A-982

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A	1/A-950
KIT-B / LIVING / DINING	5/A-950
KIT-C / LIVING / DINING	1/A-951
KTT-D	7/A-951

LIGHT & AIR CALCULATION 13TH FLOOR									
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 2	148 SF	10%	3.0	112.92 SF	76.38%	5%	1	12.18 SF	8.24%
BEDROOM 3	149 SF	10%	1.5	56.46 SF	37.93%	5%	1	12.18 SF	8.18%
KIT-A	112 SF	10%	1.0	37.64 SF	33.49%	5%	1	12.18 SF	10.84%
LIVING ROOM	435 SF	10%	4.0	150.56 SF	34.58%	5%	2	24.36 SF	5.60%
MASTER BEDROOM	217 SF	10%	4.0	150.56 SF	69.27%	5%	2	24.36 SF	11.21%
SUITE B									
BEDROOM 2	151 SF	10%	2.0	75.28 SF	49.79%	5%	1	12.18 SF	8.06%
BEDROOM 3	165 SF	10%	2.0	75.28 SF	45.50%	5%	1	12.18 SF	7.36%
KIT-B / LIVING / DINING	640 SF	10%	4.0	150.56 SF	23.51%	5%	3	36.54 SF	5.71%
MASTER BEDROOM	201 SF	10%	2.0	75.28 SF	37.51%	5%	1	12.18 SF	6.07%
SUITE C									
BEDROOM 2	155 SF	10%	2.0	75.28 SF	48.51%	5%	1	12.18 SF	7.85%
BEDROOM 3	147 SF	10%	2.0	75.28 SF	51.35%	5%	1	12.18 SF	8.31%
KIT-C / LIVING / DINING	578 SF	10%	6.0	225.84 SF	39.11%	5%	3	36.54 SF	6.33%
MASTER BEDROOM	211 SF	10%	3.0	112.92 SF	53.40%	5%	1	12.18 SF	5.76%
SUITE D									
BEDROOM 2	148 SF	10%	1.0	37.64 SF	25.42%	5%	1	12.18 SF	8.22%
BEDROOM 3	154 SF	10%	2.0	75.28 SF	49.04%	5%	1	12.18 SF	7.93%
KTT-D	77 SF	N / A				N / A			
LIVING/DINING	333 SF	10%	6.0	225.84 SF	67.82%	5%	2	24.36 SF	7.32%
MASTER BEDROOM	205 SF	10%	2.5	94.10 SF	45.91%	5%	1	12.18 SF	5.94%

*AREA OF VENTILATING OPENING / UNIT: 12.18 SF

**AREA OF NATURAL LIGHT SOURCES: 37.64 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

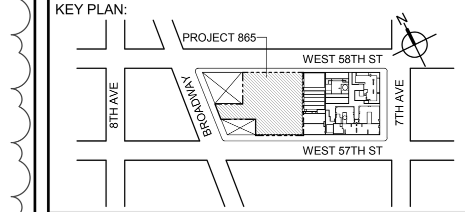
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- S/C SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

DEPT OF BLDGS 121328205 Job Number
ES419659829 Scan Code

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
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New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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CURTAINWALL CONSULTANT:
AJLP Consulting
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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

13TH - FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 1) (MFD-32ND FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-048.01**
DOB PAGE No:	86 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE

FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-DOB_hadiarim.rvt
PLOT DATE: 9/21/2015 4:53:54 PM

OCCUPANT LOADS SUMMARY 14TH - 16TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	2,327 SF	200 SF	12
SUITE B	R-2	2,513 SF	200 SF	13
SUITE C	R-2	2,323 SF	200 SF	12
SUITE D	R-2	1,780 SF	200 SF	9
SUITE E	R-2	470 SF	200 SF	3
SUITE F	R-2	1,938 SF	200 SF	10
Grand total				59

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (59)
STAIR - A	44"	0.3	146	29
STAIR - B	44"	0.3	146	30

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (59)
STAIR - A - DOOR	34"	0.2	170	29
STAIR - B - DOOR	34"	0.2	170	30

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.5"	19	59.81"
STAIR - B	9.5"	7.5"	19	74.75"

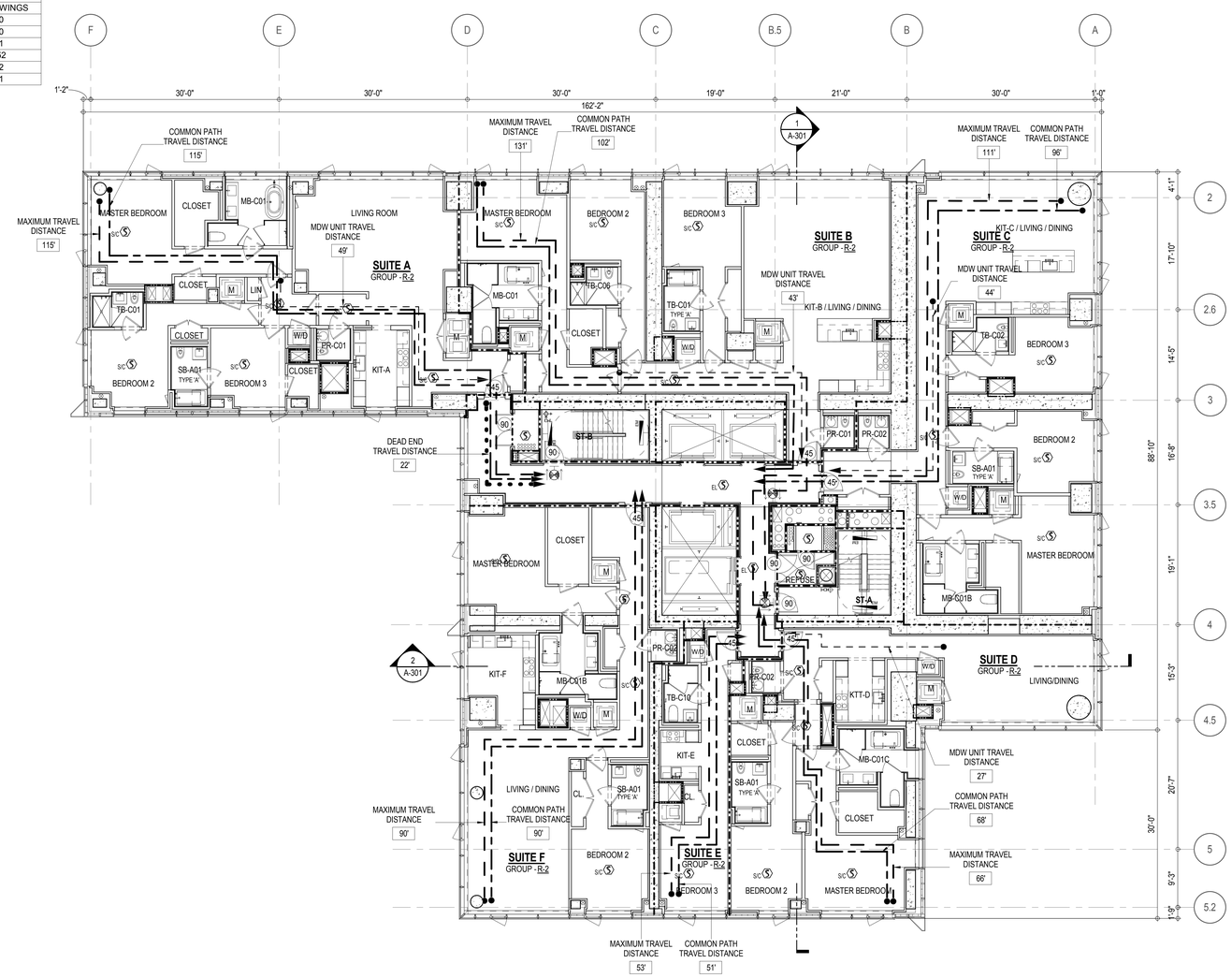
LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"
SUITE C DOOR	36"
SUITE D DOOR	36"
SUITE E DOOR	36"
SUITE F DOOR	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C01	ADAPTABLE	1/A-973
MB-C01	ADAPTABLE	1/A-973
MB-C01B	ADAPTABLE	1/A-973
MB-C01B	ADAPTABLE	1/A-973
MB-C01C	ADAPTABLE	1/A-973
PR-C01	ADAPTABLE	1/A-983
PR-C01	ADAPTABLE	1/A-983
PR-C02	ADAPTABLE	6/A-983 6/A-982
PR-C02	ADAPTABLE	6/A-983
PR-C02	ADAPTABLE	6/A-983
SB-A01	A	1/A-970
SB-A01	A	1/A-970
SB-A01	A	1/A-970
SB-A01	A	1/A-970
TB-C01	ADAPTABLE	1/A-979
TB-C01	ADAPTABLE	1/A-979
TB-C02	ADAPTABLE	6/A-979
TB-C06	ADAPTABLE	11/A-980
TB-C10	ADAPTABLE	1/A-982

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A	1/A-950
KIT-B / LIVING / DINING	5/A-950
KIT-C / LIVING / DINING	1/A-951
KIT-E	14/A-952
KIT-F	4/A-952
KTT-D	7/A-951



LIGHT & AIR CALCULATION 14TH - 16TH FLOOR									
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 2	151 SF	10%	3.0	112.92 SF	74.64%	5%	1	12.18 SF	8.05%
BEDROOM 3	149 SF	10%	1.5	56.46 SF	37.87%	5%	1	12.18 SF	8.17%
KIT-A	113 SF	10%	1.0	37.64 SF	33.27%	5%	1	12.18 SF	10.77%
LIVING ROOM	435 SF	10%	4.0	150.56 SF	34.59%	5%	2	24.36 SF	5.60%
MASTER BEDROOM	217 SF	10%	4.0	150.56 SF	69.34%	5%	2	24.36 SF	11.22%
SUITE B									
BEDROOM 2	151 SF	10%	2.0	75.28 SF	49.74%	5%	1	12.18 SF	8.05%
BEDROOM 3	165 SF	10%	2.0	75.28 SF	45.49%	5%	1	12.18 SF	7.36%
KIT-B / LIVING / DINING	638 SF	10%	4.0	150.56 SF	23.62%	5%	3	36.54 SF	5.73%
MASTER BEDROOM	199 SF	10%	2.0	75.28 SF	37.83%	5%	1	12.18 SF	6.12%
SUITE C									
BEDROOM 2	155 SF	10%	2.0	75.28 SF	48.51%	5%	1	12.18 SF	7.85%
BEDROOM 3	145 SF	10%	2.0	75.28 SF	51.79%	5%	1	12.18 SF	8.38%
KIT-C / LIVING / DINING	576 SF	10%	6.0	225.84 SF	39.19%	5%	3	36.54 SF	6.34%
MASTER BEDROOM	212 SF	10%	3.0	112.92 SF	53.38%	5%	1	12.18 SF	5.76%
SUITE D									
BEDROOM 2	148 SF	10%	1.0	37.64 SF	25.39%	5%	1	12.18 SF	8.22%
KTT-D	77 SF	10%				5%			
LIVING/DINING	336 SF	10%	6.0	225.84 SF	67.26%	5%	2	24.36 SF	7.25%
MASTER BEDROOM	205 SF	10%	3.0	112.92 SF	55.05%	5%	1	12.18 SF	5.94%
SUITE E									
BEDROOM 3	151 SF	10%	2.0	75.28 SF	50.02%	5%	1	12.18 SF	8.09%
KIT-E	47 SF	10%				5%			
SUITE F									
BEDROOM 2	160 SF	10%	1.0	37.64 SF	23.57%	5%	1	12.18 SF	7.63%
KIT-F	137 SF	10%	2.0	75.28 SF	54.93%	5%	1	12.18 SF	8.89%
LIVING / DINING	477 SF	10%	5.5	207.02 SF	43.36%	5%	3	36.54 SF	7.65%
MASTER BEDROOM	201 SF	10%	2.0	75.28 SF	37.39%	5%	1	12.18 SF	6.05%

*AREA OF VENTILATING OPENING / UNIT: 12.18 SF

**AREA OF NATURAL LIGHT SOURCES: 37.64 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)

EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
14TH - 16TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 1)
(MFD-33RD-3TH FLOOR)

DATE:	08/13/15
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-049.01
DOB PAGE No:	87 of 569

SEAL & SIGNATURE: REGISTERED ARCHITECT ANDRE DAVID JACOBS 02885 STATE OF NEW YORK

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS 421226258 Job Number
E385453295 Scan Code
36" x 48" Arch E, SHEET SIZE
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PLOT DATE: 9/23/2015 4:44:12 PM

OCCUPANT LOADS SUMMARY 17TH - 18TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	2,412 SF	200 SF	13
SUITE B	R-2	2,535 SF	200 SF	13
SUITE C	R-2	2,352 SF	200 SF	12
SUITE D	R-2	1,749 SF	200 SF	9
SUITE E	R-2	543 SF	200 SF	3
SUITE F	R-2	2,056 SF	200 SF	11
Grand total				61

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (61)
STAIR - A	44"	0.3	146	30
STAIR - B	44"	0.3	146	31

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (61)
STAIR - A - DOOR	34"	0.2	170	30
STAIR - B - DOOR	34"	0.2	170	31

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.7"	19	59.81"
STAIR - B	9.5"	7.5"	19	74.75"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"
SUITE C DOOR	36"
SUITE D DOOR	36"
SUITE E DOOR	36"
SUITE F DOOR	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

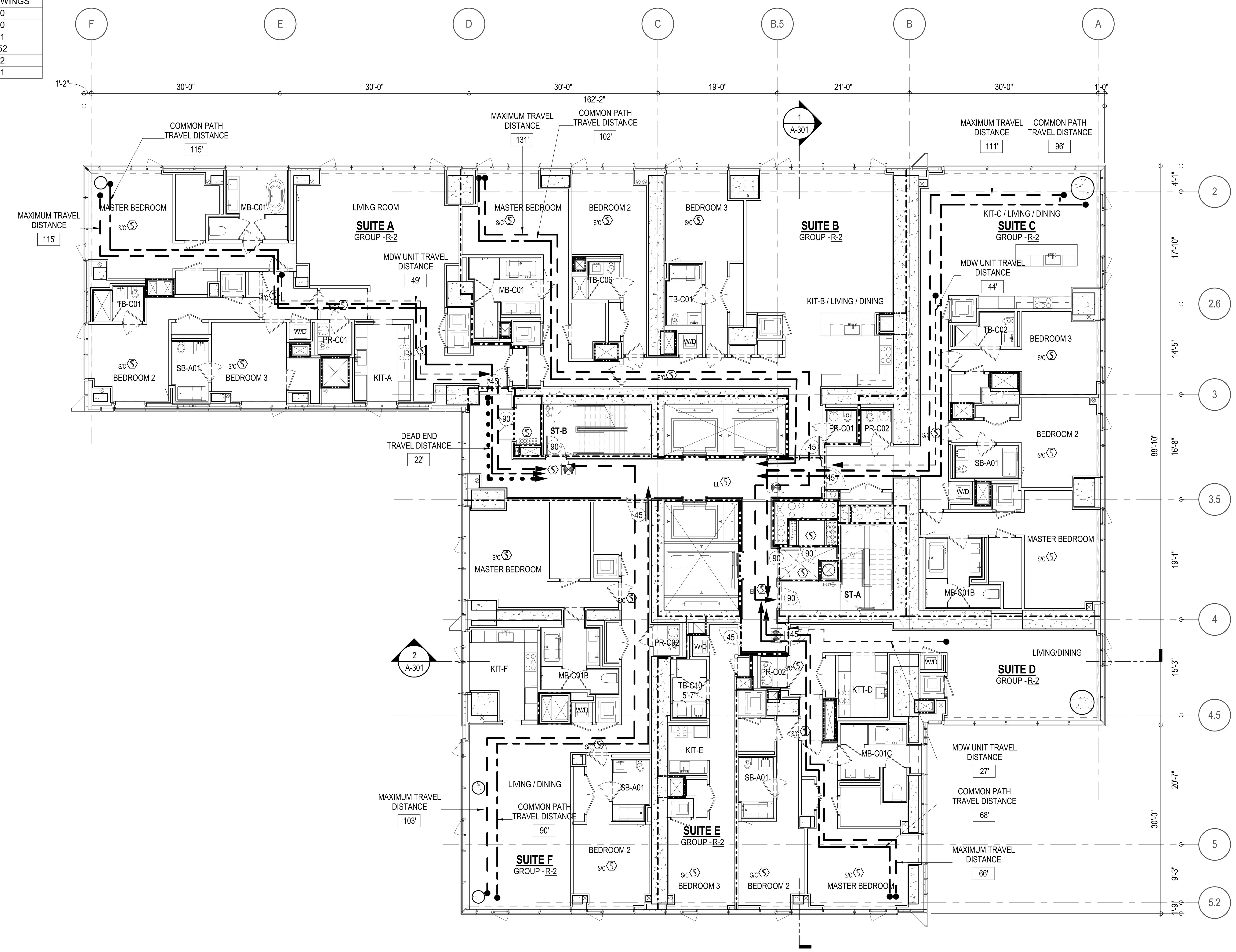
LIGHT & AIR CALCULATION 17TH - 18TH FLOOR									
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 2	151 SF	10%	3.0	112.92 SF	74.64%	5%	1	12.18 SF	8.05%
BEDROOM 3	150 SF	10%	1.5	56.46 SF	37.55%	5%	1	12.18 SF	8.10%
KIT-A	113 SF	10%	1.0	37.64 SF	33.27%	5%	1	12.18 SF	10.77%
LIVING ROOM	436 SF	10%	4.0	150.56 SF	34.51%	5%	2	24.36 SF	5.58%
MASTER BEDROOM	217 SF	10%	4.0	150.56 SF	69.34%	5%	2	24.36 SF	11.22%
SUITE B									
BEDROOM 2	153 SF	10%	2.0	75.28 SF	49.17%	5%	1	12.18 SF	7.96%
BEDROOM 3	167 SF	10%	2.0	75.28 SF	45.12%	5%	1	12.18 SF	7.30%
KIT-B / LIVING / DINING	639 SF	10%	4.0	150.56 SF	23.55%	5%	3	36.54 SF	5.72%
MASTER BEDROOM	200 SF	10%	2.0	75.28 SF	37.66%	5%	1	12.18 SF	6.09%
SUITE C									
BEDROOM 2	168 SF	10%	2.0	75.28 SF	44.84%	5%	1	12.18 SF	7.26%
BEDROOM 3	154 SF	10%	2.0	75.28 SF	48.73%	5%	1	12.18 SF	7.88%
KIT-C / LIVING / DINING	578 SF	10%	6.0	225.84 SF	39.10%	5%	3	36.54 SF	6.33%
MASTER BEDROOM	212 SF	10%	3.0	112.92 SF	53.38%	5%	1	12.18 SF	5.76%
SUITE D									
BEDROOM 2	139 SF	10%	1.0	37.64 SF	27.07%	5%	1	12.18 SF	8.76%
KTT-D	77 SF	10%				5%			
LIVING/DINING	336 SF	10%	6.0	225.84 SF	67.26%	5%	2	24.36 SF	7.25%
MASTER BEDROOM	208 SF	10%	3.0	112.92 SF	54.35%	5%	1	12.18 SF	5.86%
SUITE E									
BEDROOM 3	147 SF	10%	2.0	75.28 SF	51.15%	5%	1	12.18 SF	8.28%
KIT-E	46 SF	10%				5%			
SUITE F									
BEDROOM 2	159 SF	10%	1.0	37.64 SF	23.70%	5%	1	12.18 SF	7.67%
KIT-F	138 SF	10%	2.0	75.28 SF	54.41%	5%	1	12.18 SF	8.80%
LIVING / DINING	478 SF	10%	5.5	207.02 SF	43.32%	5%	3	36.54 SF	7.65%
MASTER BEDROOM	202 SF	10%	2.0	75.28 SF	37.23%	5%	1	12.18 SF	6.02%

*AREA OF VENTILATING OPENING / UNIT: 12.18 SF

**AREA OF NATURAL LIGHT SOURCES: 37.64 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C01	ADAPTABLE	1/A-973
MB-C01	ADAPTABLE	1/A-973
MB-C01B	ADAPTABLE	1/A-973
MB-C01B	ADAPTABLE	1/A-973
MB-C01C	ADAPTABLE	1/A-973
PR-C01	ADAPTABLE	1/A-983
PR-C01	ADAPTABLE	1/A-983
PR-C02	ADAPTABLE	6/A-983 6/A-982
PR-C02	ADAPTABLE	6/A-983
PR-C02	ADAPTABLE	6/A-983
SB-A01	A	1/A-970
SB-A01	A	1/A-970
SB-A01	A	1/A-970
SB-A01	A	1/A-970
TB-C01	ADAPTABLE	1/A-979
TB-C01	ADAPTABLE	1/A-979
TB-C02	ADAPTABLE	6/A-979
TB-C06	ADAPTABLE	11/A-980
TB-C10	ADAPTABLE	1/A-982

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A	1/A-950
KIT-B / LIVING / DINING	5/A-950
KIT-C / LIVING / DINING	1/A-951
KIT-E	14/A-952
KIT-F	4/A-952
KTT-D	7/A-951



EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- S/C SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

DEPT OF BLDGS 121328205 Job Number
ES118250070 Scan Code

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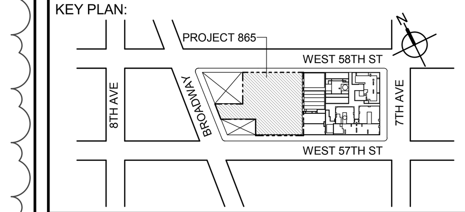

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
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Toronto, ON M5V 1E7 Canada
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MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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CURTAINWALL CONSULTANT:
AJLP Consulting
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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
	D.O.B. ADMENDMENT 2	21 SEP 15

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

17TH - 18TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 1)
(MFD-36TH-37TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	08/18/15
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-050.01**
DOB PAGE No:	88 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-DOB_hadlarim.rvt
PLOT DATE: 9/21/2015 4:54:49 PM

OCCUPANT LOADS SUMMARY 19TH FLOOR PLAN

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	2,258 SF	200 SF	12
SUITE B	R-2	2,513 SF	200 SF	13
SUITE C	R-2	2,266 SF	200 SF	12
SUITE D	R-2	1,740 SF	200 SF	9
SUITE E	R-2	530 SF	200 SF	3
SUITE F	R-2	2,035 SF	200 SF	11
Grand total				60

EXIT STAIR SUMMARY - BC TABLE 1005.1

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (60)
STAIR - A	44"	0.3	146	30
STAIR - B	44"	0.3	146	30

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1

DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (60)
STAIR - A - DOOR	34"	0.2	170	30
STAIR - B - DOOR	34"	0.2	170	30

EXIT STAIR TREADS AND RISERS - BC TABLE 1009

STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.5"	19	59.81"
STAIR - B	9.5"	7.5"	19	74.75"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY

DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"
SUITE C DOOR	36"
SUITE D DOOR	36"
SUITE E DOOR	36"
SUITE F DOOR	36"

MULTI DWELLING LAW

SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

RESTROOM TYPES

NAME	TYPE	DETAIL DRAWINGS
MB-C01	ADAPTABLE	1/A-973
MB-C01	ADAPTABLE	1/A-973
MB-C01B	ADAPTABLE	1/A-973
MB-C01B	ADAPTABLE	1/A-973
MB-C01C	ADAPTABLE	1/A-973
PR-C01	ADAPTABLE	1/A-983
PR-C01	ADAPTABLE	1/A-983
PR-C02	ADAPTABLE	6/A-983 6/A-982
PR-C02	ADAPTABLE	6/A-983
PR-C02	ADAPTABLE	6/A-983
SB-A01	A	1/A-970
SB-A01	A	1/A-970
SB-A01	A	1/A-970
SB-A01	A	1/A-970
TB-C01	ADAPTABLE	1/A-979
TB-C01	ADAPTABLE	1/A-979
TB-C02	ADAPTABLE	6/A-979
TB-C06	ADAPTABLE	11/A-980
TB-C10	ADAPTABLE	1/A-982

KITCHENS

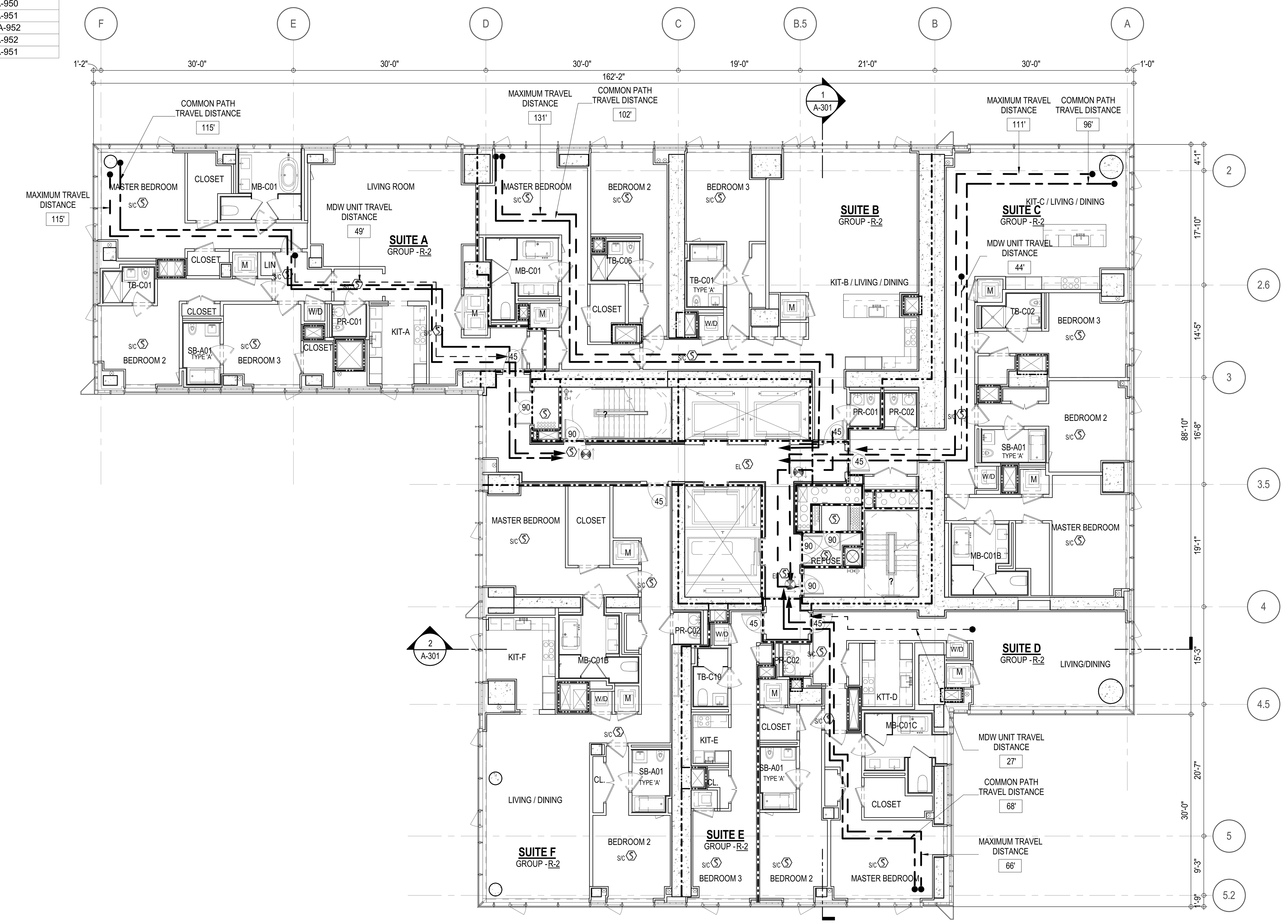
NAME	DETAIL DRAWINGS
KIT-A	1/A-950
KIT-B / LIVING / DINING	5/A-950
KIT-C / LIVING / DINING	1/A-951
KIT-E	14/A-952
KIT-F	4/A-952
KTT-D	7/A-951

LIGHT & AIR CALCULATION 19TH FLOOR

Room Name	Floor Area	LIGHT REQUIREMENT <BC-1205>: REQ'D % of Light	PROVIDED Natural Light: # of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	AIR REQUIREMENT <BC-1203>: REQ'D % of Air	PROVIDED Natural Ventilating Openings: # of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 2	149 SF	10%	3.0	125.31 SF	84.17%	5%	1	13.64 SF	9.16%
BEDROOM 3	150 SF	10%	1.5	62.66 SF	41.88%	5%	1	13.64 SF	9.12%
KIT-A	112 SF	10%	1.0	41.77 SF	37.34%	5%	1	13.64 SF	12.19%
LIVING ROOM	437 SF	10%	4.0	167.08 SF	38.25%	5%	2	27.28 SF	6.25%
MASTER BEDROOM	219 SF	10%	4.0	167.08 SF	76.31%	5%	2	27.28 SF	12.46%
SUITE B									
BEDROOM 2	153 SF	10%	2.0	83.54 SF	54.57%	5%	1	13.64 SF	8.91%
BEDROOM 3	167 SF	10%	2.0	83.54 SF	50.07%	5%	1	13.64 SF	8.18%
KIT-B / LIVING / DINING	634 SF	10%	4.0	167.08 SF	26.36%	5%	3	40.92 SF	6.45%
MASTER BEDROOM	200 SF	10%	2.0	83.54 SF	41.79%	5%	1	13.64 SF	6.82%
SUITE C									
BEDROOM 2	169 SF	10%	2.0	83.54 SF	49.49%	5%	1	13.64 SF	8.08%
BEDROOM 3	156 SF	10%	2.0	83.54 SF	53.70%	5%	1	13.64 SF	8.77%
KIT-C / LIVING / DINING	576 SF	10%	6.0	250.62 SF	43.50%	5%	3	40.92 SF	7.10%
MASTER BEDROOM	210 SF	10%	3.0	125.31 SF	59.58%	5%	1	13.64 SF	6.49%
SUITE D									
BEDROOM 2	139 SF	10%	1.0	41.77 SF	30.04%	5%	1	13.64 SF	9.81%
KTT-D	77 SF	10%				5%			
LIVING/DINING	359 SF	10%	6.0	250.62 SF	69.75%	5%	2	27.28 SF	7.59%
MASTER BEDROOM	208 SF	10%	3.0	125.31 SF	60.32%	5%	1	13.64 SF	6.57%
SUITE E									
BEDROOM 3	140 SF	10%	2.0	83.54 SF	59.83%	5%	1	13.64 SF	9.77%
KIT-E	47 SF	10%				5%			
SUITE F									
BEDROOM 2	156 SF	10%	1.0	41.77 SF	26.83%	5%	1	13.64 SF	8.76%
KIT-F	137 SF	10%	2.0	83.54 SF	60.95%	5%	1	13.64 SF	9.95%
LIVING / DINING	475 SF	10%	5.5	229.74 SF	48.36%	5%	3	40.92 SF	8.61%
MASTER BEDROOM	201 SF	10%	2.0	83.54 SF	41.49%	5%	1	13.64 SF	6.77%

*AREA OF VENTILATING OPENING / UNIT: 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- S/C SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

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ES479226253 Scan Code
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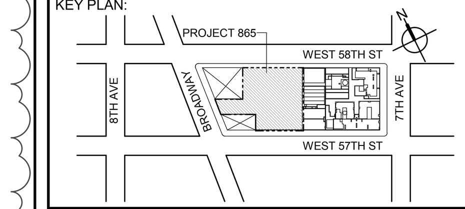

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
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CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
19TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 1) (MFD-38TH FLOOR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	08/18/15
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-051.01**
DOB PAGE No:	89 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

OCCUPANT LOADS SUMMARY 20TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	2,398 SF	200 SF	12
SUITE B	R-2	7,224 SF	200 SF	37
Grand total				49

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (49)
STAIR - A	44"	0.3	146	24
STAIR - B	44"	0.3	146	25

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (49)
STAIR - A - DOOR	34"	0.2	170	24
STAIR - B - DOOR	34"	0.2	170	25

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69"
STAIR - B	9.5"	7.68"	25	69.12"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR 1 SUITE B DOOR 2	36" 36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

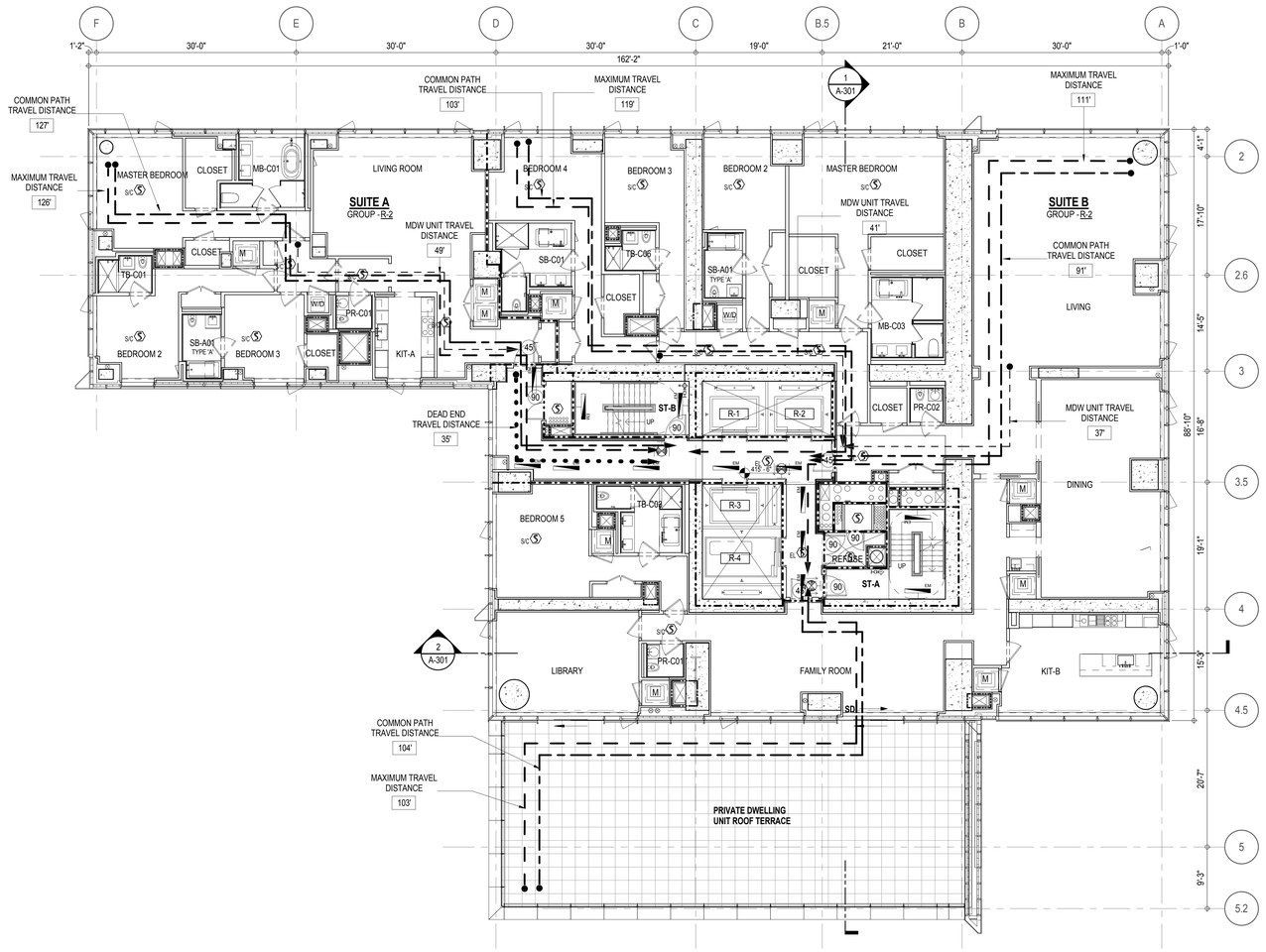
RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C01	ADAPTABLE	1/A-973
MB-C03	ADAPTABLE	1/A-973
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
PR-C02	ADAPTABLE	6/A-982
SB-A01	A	1/A-971
SB-A01	A	1/A-971
SB-C01	ADAPTABLE	1/A-971
TB-C01	ADAPTABLE	1/A-979
TB-C03	ADAPTABLE	11/A-979
TB-C06	ADAPTABLE	11/A-980

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A	1/A-950
KIT-B	7/A-952

LIGHT & AIR CALCULATION 20TH FLOOR										
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>				
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings			
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	Door Opening Area	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A										
BEDROOM 2	149 SF	10%	3.0	125.31 SF	84.12%	5%	0.00 SF	1	13.64 SF	9.16%
BEDROOM 3	151 SF	10%	1.5	62.66 SF	41.51%	5%	0.00 SF	1	13.64 SF	9.04%
KIT-A	112 SF	10%	1.0	41.77 SF	37.38%	5%	0.00 SF	1	13.64 SF	12.21%
LIVING ROOM	438 SF	10%	4.0	167.08 SF	38.14%	5%	0.00 SF	2	27.28 SF	6.23%
MASTER BEDROOM	220 SF	10%	4.0	167.08 SF	76.08%	5%	0.00 SF	2	27.28 SF	12.42%
SUITE B										
BEDROOM 2	166 SF	10%	2.0	83.54 SF	50.47%	5%	0.00 SF	1	13.64 SF	8.24%
BEDROOM 3	154 SF	10%	2.0	83.54 SF	54.31%	5%	0.00 SF	1	13.64 SF	8.87%
BEDROOM 4	193 SF	10%	2.0	83.54 SF	43.28%	5%	0.00 SF	1	13.64 SF	7.07%
BEDROOM 5	234 SF	10%	3.0	125.31 SF	53.66%	5%	0.00 SF	1	13.64 SF	5.84%
DINING	575 SF	10%	5.0	208.85 SF	36.30%	5%	0.00 SF	3	40.92 SF	7.11%
FAMILY ROOM	513 SF	10%	6.0	250.62 SF	48.89%	5%	39.73 SF	1	53.37 SF	10.41%
KIT-B	351 SF	10%	6.0	250.62 SF	71.41%	5%	0.00 SF	2	27.28 SF	7.77%
LIBRARY	327 SF	10%	5.0	208.85 SF	63.86%	5%	39.73 SF	2	67.01 SF	20.49%
LIVING	956 SF	10%	8.0	334.16 SF	34.96%	5%	0.00 SF	4	54.56 SF	5.71%
MASTER BEDROOM	339 SF	10%	4.0	167.08 SF	49.33%	5%	0.00 SF	2	27.28 SF	8.05%

*AREA OF VENTILATING OPENING / UNIT: 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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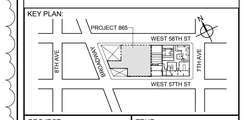
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- S/C SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
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111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
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MEP ENGINEERS:
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1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
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40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

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DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

20TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 1) (MFD-39TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAMES DAVID JANKOWSKI No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-052.01
DOB PAGE No:	90 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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OCCUPANT LOADS SUMMARY 21ST FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	2,318 SF	200 SF	12
SUITE B	R-2	2,355 SF	200 SF	12
SUITE C	R-2	3,114 SF	200 SF	16
SUITE D	R-2	1,416 SF	200 SF	8
Grand total				48

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (48)
STAIR - A	44"	0.3	146	24
STAIR - B	44"	0.3	146	24

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (48)
STAIR - A - DOOR	34"	0.2	170	24
STAIR - B - DOOR	34"	0.2	170	24

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69"
STAIR - B	9.5"	7.68"	25	69.12"

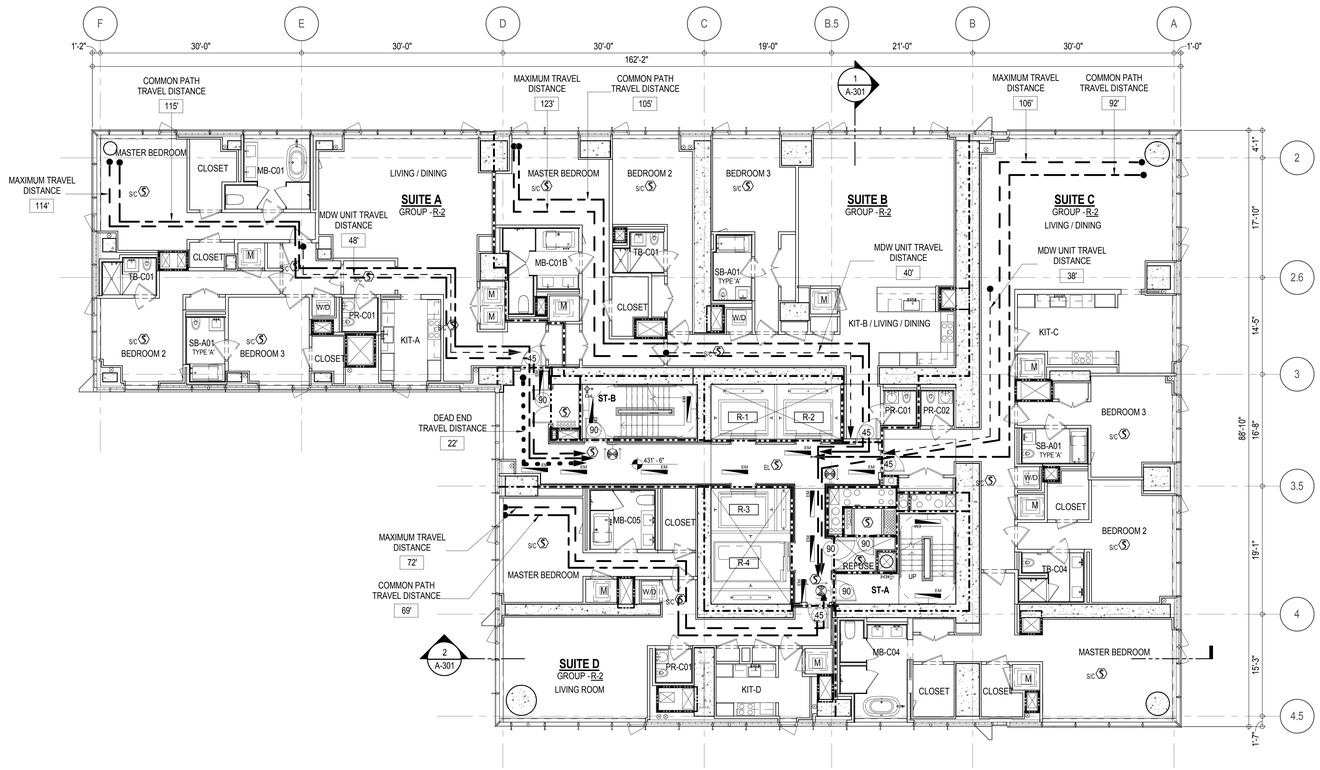
LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"
SUITE C DOOR	36"
SUITE D DOOR	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C01	ADAPTABLE	1/A-973
MB-C01B	ADAPTABLE	1/A-984
MB-C04	ADAPTABLE	9/A-974
MB-C05	ADAPTABLE	1/A-975
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
PR-C02	ADAPTABLE	6/A-982
SB-A01	A	1/A-970
SB-A01	A	1/A-970
SB-A01	A	1/A-970
TB-C01	ADAPTABLE	1/A-979
TB-C01	ADAPTABLE	1/A-979
TB-C04	ADAPTABLE	1/A-980

KITCHEN	
NAME	DETAIL DRAWINGS
KIT-A	1/A-950
KIT-B / LIVING / DINING	5/A-950
KIT-C	1/A-953
KIT-D	7/A-953



LIGHT & AIR CALCULATION 21ST FLOOR									
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 2	150 SF	10%	3.0	112.92 SF	75.19%	5%	1	12.18 SF	8.11%
BEDROOM 3	151 SF	10%	1.5	56.46 SF	37.37%	5%	1	12.18 SF	8.06%
KIT-A	112 SF	10%	1.0	37.64 SF	33.71%	5%	1	12.18 SF	10.91%
LIVING / DINING	438 SF	10%	4.0	150.56 SF	34.37%	5%	2	24.36 SF	5.56%
MASTER BEDROOM	220 SF	10%	4.0	150.56 SF	68.49%	5%	2	24.36 SF	11.08%
SUITE B									
BEDROOM 2	154 SF	10%	2.0	75.28 SF	48.96%	5%	1	12.18 SF	7.92%
BEDROOM 3	167 SF	10%	2.0	75.28 SF	45.10%	5%	1	12.18 SF	7.30%
KIT-B / LIVING / DINING	637 SF	10%	4.0	150.56 SF	23.63%	5%	3	36.54 SF	5.73%
MASTER BEDROOM	196 SF	10%	2.0	75.28 SF	38.33%	5%	1	12.18 SF	6.20%
SUITE C									
BEDROOM 2	216 SF	10%	3.0	112.92 SF	52.28%	5%	1	12.18 SF	5.64%
BEDROOM 3	177 SF	10%	2.0	75.28 SF	42.43%	5%	1	12.18 SF	6.87%
KIT-C	240 SF	10%	3.0	112.92 SF	47.13%	5%	1	12.18 SF	5.08%
LIVING / DINING	630 SF	10%	6.0	225.84 SF	35.83%	5%	3	36.54 SF	5.80%
MASTER BEDROOM	295 SF	10%	5.0	188.20 SF	63.89%	5%	2	24.36 SF	8.27%
SUITE D									
KIT-D	101 SF	10%	3.0	112.92 SF	112.05%	5%	1	12.18 SF	12.09%
LIVING ROOM	328 SF	10%	5.0	188.20 SF	57.38%	5%	2	24.36 SF	7.43%
MASTER BEDROOM	190 SF	10%	3.0	112.92 SF	59.44%	5%	1	12.18 SF	6.41%

*AREA OF VENTILATING OPENING / UNIT: 12.18 SF

**AREA OF NATURAL LIGHT SOURCES: 37.64 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)

EGRESS AND FIRE RATING LEGEND

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

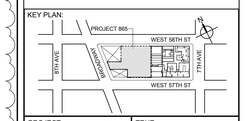
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- CM CEILING MOUNTED EMERGENCY LIGHT
- WM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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STRUCTURAL ENGINEERS:
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228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

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1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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New York, NY 10007
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CURTAINWALL CONSULTANT:
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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

21ST - FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 1) (MFD-43RD FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WILLIAM DAVID JANKOWSKI No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-053.01
DOB PAGE No:	91 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS 421235826 Job Number
E300682992US Scan Code
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PLOT DATE: 9/4/2014 5:56:43 PM
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OCCUPANT LOADS SUMMARY 22ND - 25HT FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	2,304 SF	200 SF	12
SUITE B	R-2	2,490 SF	200 SF	13
SUITE C	R-2	3,167 SF	200 SF	16
SUITE D	R-2	1,365 SF	200 SF	7
Grand total				48

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (48)
STAIR - A	44"	0.3	146	24
STAIR - B	44"	0.3	146	24

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (48)
STAIR - A - DOOR	34"	0.2	170	24
STAIR - B - DOOR	34"	0.2	170	24

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.5"	19	59.81"
STAIR - B	9.5"	7.5"	19	74.75"

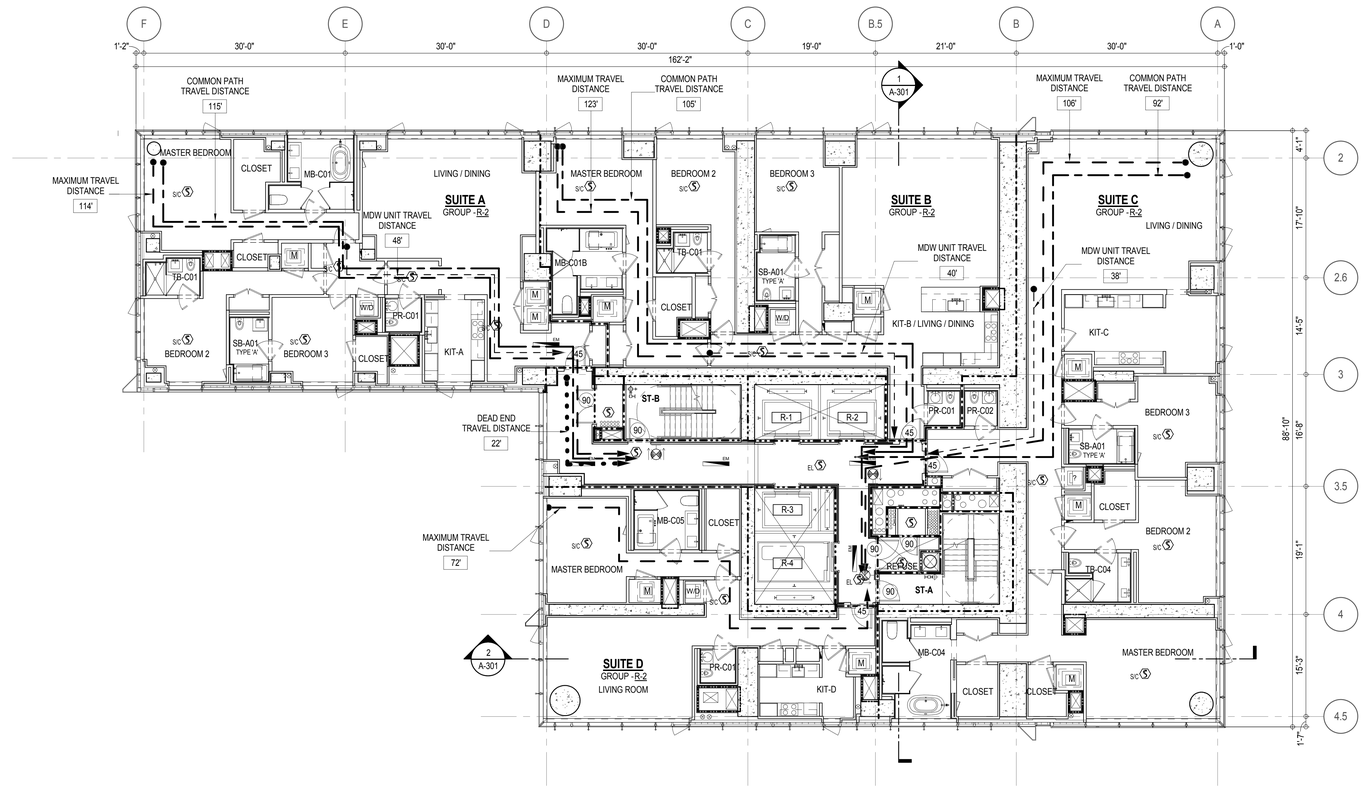
LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"
SUITE C DOOR	36"
SUITE D DOOR	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C01	ADAPTABLE	1/A-973
MB-C01B	ADAPTABLE	1/A-984
MB-C04	ADAPTABLE	9/A-974
MB-C05	ADAPTABLE	1/A-975
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
PR-C02	ADAPTABLE	6/A-982
SB-A01	A	1/A-970
SB-A01	A	1/A-970
SB-A01	A	1/A-970
TB-C01	ADAPTABLE	1/A-979
TB-C01	ADAPTABLE	1/A-979
TB-C04	ADAPTABLE	1/A-980

KITCHEN	
NAME	DETAIL DRAWINGS
KIT-A	1/A-950
KIT-B / LIVING / DINING	5/A-950
KIT-C	1/A-953
KIT-D	7/A-953



LIGHT & AIR CALCULATION 22ND - 25HT FLOOR									
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 2	150 SF	10%	3.0	112.92 SF	75.19%	5%	1	12.18 SF	8.11%
BEDROOM 3	151 SF	10%	1.5	56.46 SF	37.36%	5%	1	12.18 SF	8.06%
KIT-A	112 SF	10%	1.0	37.64 SF	33.65%	5%	1	12.18 SF	10.89%
LIVING / DINING	438 SF	10%	4.0	150.56 SF	34.38%	5%	2	24.36 SF	5.56%
MASTER BEDROOM	220 SF	10%	4.0	150.56 SF	68.49%	5%	2	24.36 SF	11.08%
SUITE B									
BEDROOM 2	154 SF	10%	2.0	75.28 SF	48.96%	5%	1	12.18 SF	7.92%
BEDROOM 3	167 SF	10%	2.0	75.28 SF	45.10%	5%	1	12.18 SF	7.30%
KIT-B / LIVING / DINING	635 SF	10%	4.0	150.56 SF	23.71%	5%	3	36.54 SF	5.75%
MASTER BEDROOM	196 SF	10%	2.0	75.28 SF	38.34%	5%	1	12.18 SF	6.20%
SUITE C									
BEDROOM 2	207 SF	10%	3.0	112.92 SF	54.49%	5%	1	12.18 SF	5.88%
BEDROOM 3	177 SF	10%	2.0	75.28 SF	42.45%	5%	1	12.18 SF	6.87%
KIT-C	240 SF	10%	3.0	112.92 SF	47.13%	5%	1	12.18 SF	5.08%
LIVING / DINING	620 SF	10%	6.0	225.84 SF	36.40%	5%	3	36.54 SF	5.89%
MASTER BEDROOM	295 SF	10%	5.0	188.20 SF	63.89%	5%	2	24.36 SF	8.27%
SUITE D									
KIT-D	101 SF	10%	3.0	112.92 SF	112.05%	5%	1	12.18 SF	12.09%
LIVING ROOM	331 SF	10%	5.0	188.20 SF	56.94%	5%	2	24.36 SF	7.37%
MASTER BEDROOM	189 SF	10%	3.0	112.92 SF	59.70%	5%	1	12.18 SF	6.44%

*AREA OF VENTILATING OPENING / UNIT: 12.18 SF

**AREA OF NATURAL LIGHT SOURCES: 37.64 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)

EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

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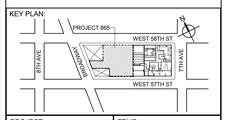
E358487/0005 Scan Code

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

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ADRIAN SMITH + GORDON GILL ARCHITECTURE
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CHICAGO IL 60603
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New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

22ND - 25TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 1) (45TH-48TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WILLIAE DAVID JANKOWSKI No. 028881 STATE OF NEW YORK

DATE:	08/18/15
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-054.01
DOB PAGE No:	92 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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PLOT DATE: 9/21/2014 5:50:17 PM

OCCUPANT LOADS SUMMARY 26TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	2,318 SF	200 SF	12
SUITE B	R-2	2,355 SF	200 SF	12
SUITE C	R-2	3,114 SF	200 SF	16
SUITE D	R-2	1,416 SF	200 SF	8
Grand total				48

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (48)
STAIR - A	44"	0.3	146	24
STAIR - B	44"	0.3	146	24

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (48)
STAIR - A - DOOR	34"	0.2	170	24
STAIR - B - DOOR	34"	0.2	170	24

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.5"	19	59.81"
STAIR - B	9.5"	7.5"	19	74.75"

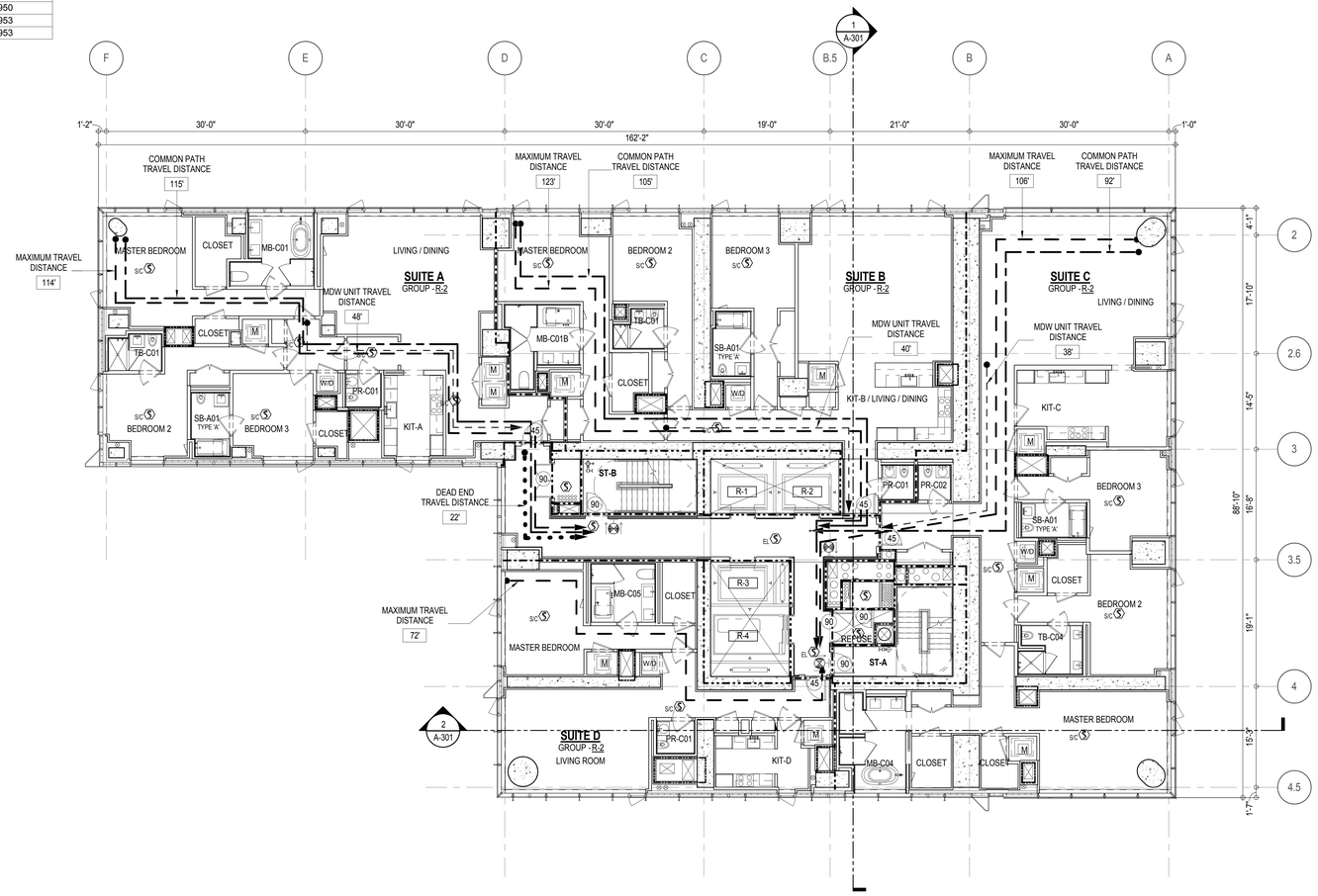
LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"
SUITE C DOOR	36"
SUITE D DOOR	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C01	ADAPTABLE	1/A-973
MB-C01B	ADAPTABLE	1/A-984
MB-C04	ADAPTABLE	9/A-974
MB-C05	ADAPTABLE	1/A-975
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
PR-C02	ADAPTABLE	6/A-982
SB-A01	A	1/A-970
SB-A01	A	1/A-970
SB-A01	A	1/A-970
TB-C01	ADAPTABLE	1/A-979
TB-C01	ADAPTABLE	1/A-979
TB-C04	ADAPTABLE	1/A-980

KITCHEN	
NAME	DETAIL DRAWINGS
KIT-A	1/A-950
KIT-B / LIVING / DINING	5/A-950
KIT-C	1/A-953
KIT-D	7/A-953



LIGHT & AIR CALCULATION 26TH FLOOR									
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 2	149 SF	10%	3.0	125.31 SF	84.08%	5%	1	13.64 SF	9.15%
BEDROOM 3	150 SF	10%	1.5	62.66 SF	41.81%	5%	1	13.64 SF	9.10%
KIT-A	111 SF	10%	1.0	41.77 SF	37.55%	5%	1	13.64 SF	12.26%
LIVING / DINING	432 SF	10%	4.0	167.08 SF	38.66%	5%	2	27.28 SF	6.31%
MASTER BEDROOM	213 SF	10%	4.0	167.08 SF	78.33%	5%	2	27.28 SF	12.79%
SUITE B									
BEDROOM 2	155 SF	10%	2.0	83.54 SF	53.94%	5%	1	13.64 SF	8.81%
BEDROOM 3	167 SF	10%	2.0	83.54 SF	50.04%	5%	1	13.64 SF	8.17%
KIT-B / LIVING / DINING	632 SF	10%	4.0	167.08 SF	26.44%	5%	3	40.92 SF	6.48%
MASTER BEDROOM	196 SF	10%	2.0	83.54 SF	42.71%	5%	1	13.64 SF	6.97%
SUITE C									
BEDROOM 2	205 SF	10%	3.0	125.31 SF	61.17%	5%	1	13.64 SF	6.66%
BEDROOM 3	167 SF	10%	2.0	83.54 SF	50.03%	5%	1	13.64 SF	8.17%
KIT-C	242 SF	10%	3.0	125.31 SF	51.71%	5%	1	13.64 SF	5.63%
LIVING / DINING	613 SF	10%	6.0	250.62 SF	40.91%	5%	3	40.92 SF	6.68%
MASTER BEDROOM	289 SF	10%	5.0	208.85 SF	72.25%	5%	2	27.28 SF	9.44%
SUITE D									
KIT-D	101 SF	10%	3.0	125.31 SF	124.30%	5%	1	13.64 SF	13.53%
LIVING ROOM	331 SF	10%	5.0	208.85 SF	63.19%	5%	2	27.28 SF	8.25%
MASTER BEDROOM	189 SF	10%	3.0	125.31 SF	66.28%	5%	1	13.64 SF	7.21%

*AREA OF VENTILATING OPENING / UNIT: 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)

EGRESS AND FIRE RATING LEGEND

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

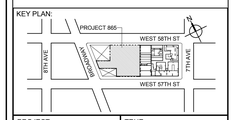
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



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No.	DESCRIPTION:	DATE:
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

26TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 1) (MFD-49TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WILLIAM DAVID JAMES NO. 028881 STATE OF NEW YORK

DATE:	08/18/15
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-055.01
DOB PAGE No:	93 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS 421263825 Job Number
E5506295497 Scan Code
36" x 48" Arch E, SHEET SIZE
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PLOT DATE: 9/4/2014 8:36:18 PM

DEPT OF BLDGS 421208305 Job Number
ES227977948 Scan Code

OCCUPANT LOADS SUMMARY 27TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
ELECTRICAL ROOM	F-2	742 SF	300 SF	3
MECHANICAL	F-2	7,743 SF	300 SF	26
Grand total				29

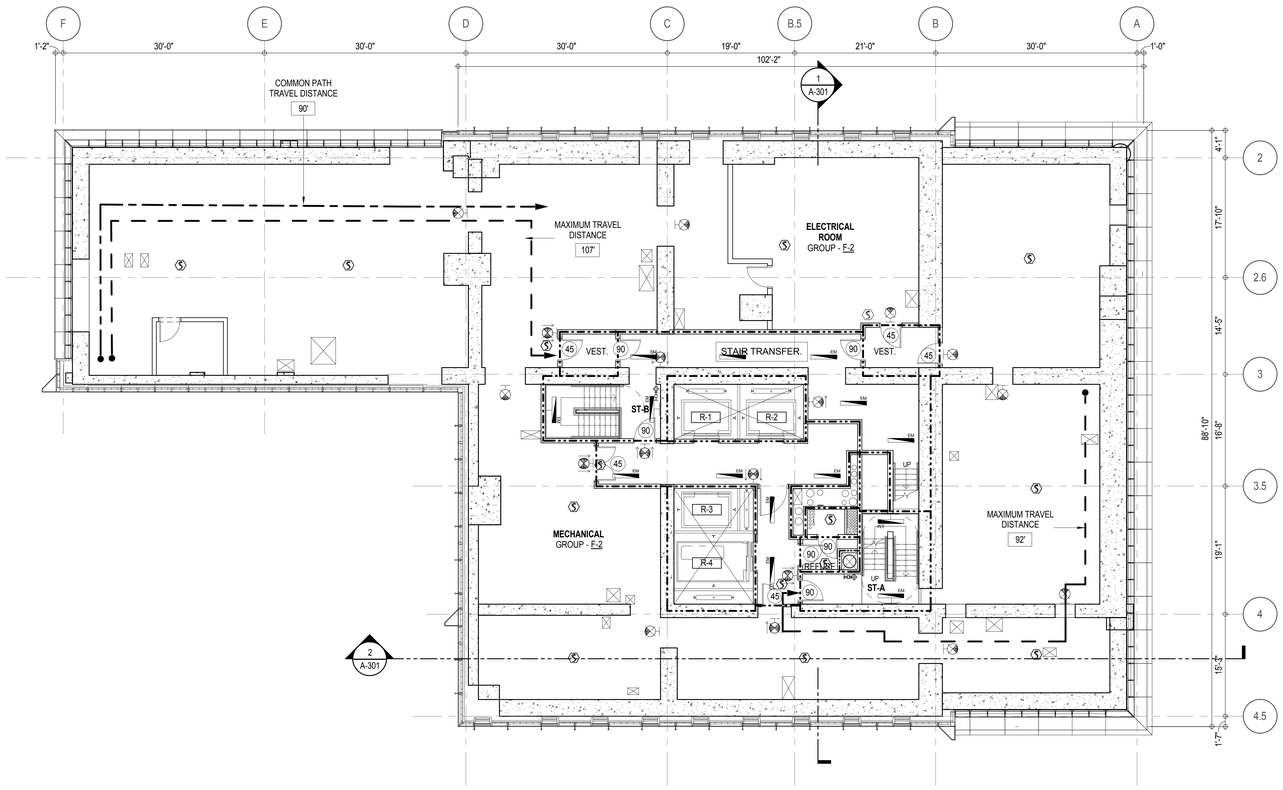
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (29)
STAIR - A	44"	0.3	146	14
STAIR - B	44"	0.3	146	15

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (29)
STAIR - A - DOOR	34"	0.2	170	14
STAIR - B - DOOR	34"	0.2	170	15

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69"
STAIR - B	9.5"	7.68"	25	69.12"

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

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



EGRESS AND FIRE RATING LEGEND

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

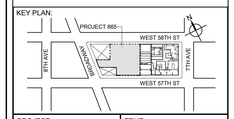
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

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228 EAST 45th Street
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TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

27TH FLOOR PLAN
BUILDING CODE NOTES
(MECHANICAL) (MFD-50TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT
WILLIAM DAVID JANSSEN
No. 028881
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-056.01
DOB PAGE No:	94 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

(LAST ISSUES AS - A-052 - CD PROGRESS ISSUE 4)

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/29/2014 5:58:33 PM

DEPT OF BLDGS 421263505 Job Number
ES3371524410 Scan Code

OCCUPANT LOADS SUMMARY 28TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	7,676 SF	200 SF	39
Grand total				39

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (39)
STAIR - A	44"	0.3	146	19
STAIR - B	44"	0.3	146	20

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (39)
STAIR - A - DOOR	34"	0.2	170	19
STAIR - B - DOOR	34"	0.2	170	20

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.56"	38	144.00"
STAIR - B	9.5"	7.58"	38	144.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	60.5"
SUITE A DOOR 2	36"
SUITE A DOOR 3	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C06	ADAPTABLE	6/A-975
MB-C07	ADAPTABLE	1/A-976
PR-C02	ADAPTABLE	6/A-982
SB-A01	A	1/A-970
SB-A01	A	1/A-970
TB-C05	ADAPTABLE	6/A-980

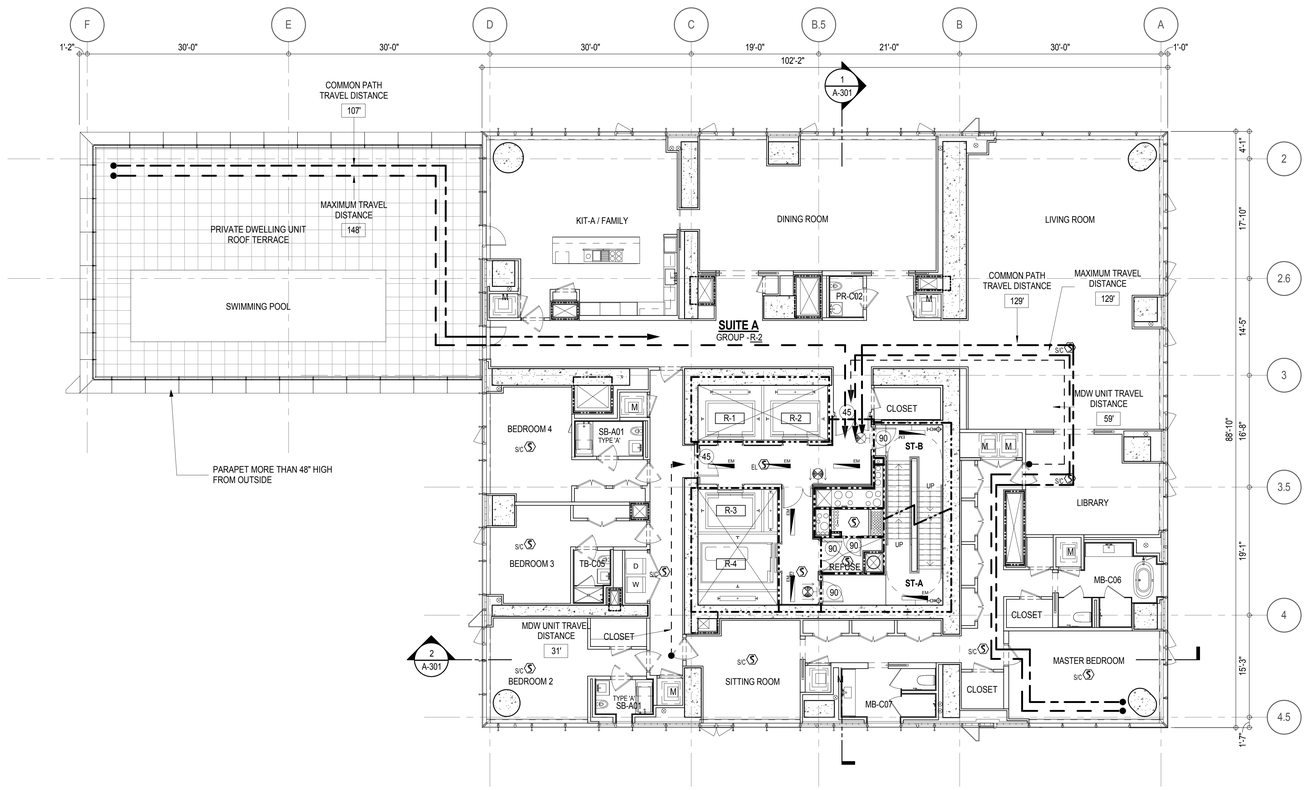
KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A / FAMILY	10/A-953

LIGHT & AIR CALCULATION 28TH FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>				
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings			
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	Door Opening Area	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A										
BEDROOM 2	222 SF	10%	4.5	187.97 SF	84.63%	5%	0.00 SF	1	13.64 SF	6.14%
BEDROOM 3	165 SF	10%	2.0	83.54 SF	50.67%	5%	0.00 SF	1	13.64 SF	8.27%
BEDROOM 4	209 SF	10%	3.0	125.31 SF	59.84%	5%	0.00 SF	1	13.64 SF	6.51%
DINING ROOM	685 SF	10%	6.0	250.62 SF	36.57%	5%	0.00 SF	3	40.92 SF	5.97%
KIT-A / FAMILY	663 SF	10%	7.0	292.39 SF	44.10%	5%	23.50 SF	2	50.78 SF	7.66%
LIBRARY	280 SF	10%	2.0	83.54 SF	29.85%	5%	0.00 SF	2	27.28 SF	9.75%
LIVING ROOM	1,219 SF	10%	10.0	417.70 SF	34.26%	5%	0.00 SF	5	68.20 SF	5.59%
MASTER BEDROOM	301 SF	10%	5.0	208.85 SF	69.36%	5%	0.00 SF	2	27.28 SF	9.06%
SITTING ROOM	227 SF	10%	3.0	125.31 SF	55.24%	5%	0.00 SF	2	16.44 SF	7.25%

*AREA OF VENTILATING OPENING / UNIT: 8.22 SF / 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

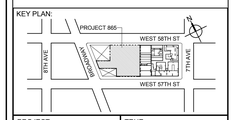
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
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111 WEST MONROE STREET SUITE 2300
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ARCHITECT OF RECORD: Base Building Shell & Core
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New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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100 Church Street
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CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

28TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 2) (53RD FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAMES DAVID JANKOWSKI AA 028581 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-057.01
DOB PAGE No:	95 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

(LAST ISSUES AS - A-053 - CD PROGRESS ISSUE 4/

36" x 48" Arch E, SHEET SIZE

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PLOT DATE: 6/2/2015 4:36:49 PM

DEPT OF BLDGS 421263825 Job Number
E500408387 Scan Code

OCCUPANT LOADS SUMMARY 29TH FLOOR PLAN

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	3,046 SF	200 SF	16
SUITE B	R-2	1,381 SF	200 SF	7
SUITE C	R-2	3,224 SF	200 SF	17
Grand total				40

EXIT STAIR SUMMARY - BC TABLE 1005.1

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (40)
STAIR - A	44"	0.3	146	20
STAIR - B	44"	0.3	146	20

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1

DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (40)
STAIR - A - DOOR	34"	0.2	170	20
STAIR - B - DOOR	34"	0.2	170	20

EXIT STAIR TREADS AND RISERS - BC TABLE 1009

STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.69"	25	99.81"
STAIR - B	9.5"	7.69"	25	99.81"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY

DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"
SUITE C DOOR	36"

MULTI DWELLING LAW

SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT

50'

LIGHT & AIR CALCULATION 29TH - 44TH FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 2	147 SF	10%	2.0	75.28 SF	51.07%	5%	1	12.18 SF	8.26%
BEDROOM 3	205 SF	10%	3.0	112.92 SF	55.20%	5%	1	12.18 SF	5.95%
KIT-A	201 SF	10%	2.0	75.28 SF	37.46%	5%	1	12.18 SF	6.06%
LIVING ROOM	620 SF	10%	8.0	301.12 SF	48.55%	5%	3	36.54 SF	5.89%
MASTER BEDROOM	327 SF	10%	6.0	225.84 SF	69.06%	5%	2	24.36 SF	7.45%
SUITE B									
BEDROOM 2	149 SF	10%	2.0	75.28 SF	50.48%	5%	1	12.18 SF	8.17%
KIT-B	70 SF	10%				5%			
LIVING / DINING	252 SF	10%	2.0	75.28 SF	29.87%	5%	2	24.36 SF	9.67%
MASTER BEDROOM	174 SF	10%	2.0	75.28 SF	43.33%	5%	1	12.18 SF	7.01%
SUITE C									
BEDROOM 2	157 SF	10%	2.0	75.28 SF	48.03%	5%	1	12.18 SF	7.77%
BEDROOM 3	165 SF	10%	2.0	75.28 SF	45.63%	5%	1	12.18 SF	7.38%
KIT-C/FAMILY RM	290 SF	10%	2.5	94.10 SF	32.50%	5%	2	24.36 SF	8.41%
LIVING / DINING	780 SF	10%	7.0	263.48 SF	33.77%	5%	4	48.72 SF	6.24%
MASTER BEDROOM	319 SF	10%	5.0	188.20 SF	59.01%	5%	2	24.36 SF	7.64%

*AREA OF VENTILATING OPENING / UNIT: 12.18 SF

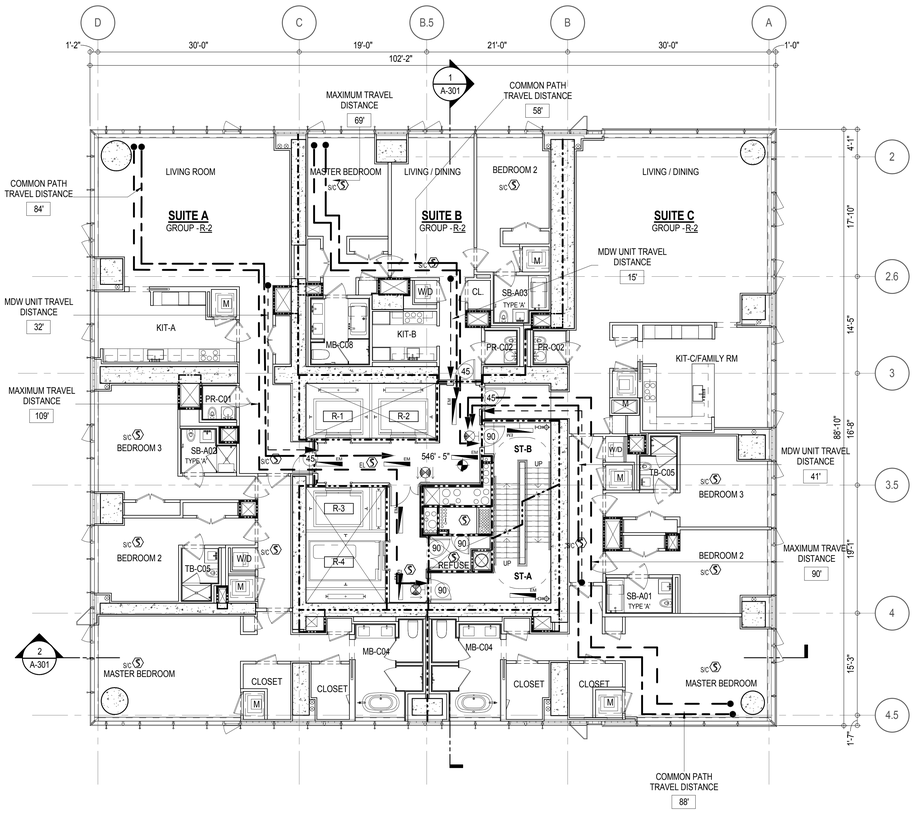
**AREA OF NATURAL LIGHT SOURCES: 37.64 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)

RESTROOM TYPES

NAME	TYPE	DETAIL DRAWINGS
MB-C04	ADAPTABLE	9/A-974
MB-C04	ADAPTABLE	9/A-974
MB-C08	ADAPTABLE	6/A-976
PR-C01	ADAPTABLE	1/A-982
PR-C02	ADAPTABLE	6/A-982
PR-C02	ADAPTABLE	6/A-982
SB-A01	A	1/A-970
SB-A02	A	6/A-970
SB-A03	A	11/A-970
TB-C05	ADAPTABLE	6/A-980
TB-C05	ADAPTABLE	6/A-980

KITCHENS

NAME	DETAIL DRAWINGS
KIT-A	1/A-954
KIT-B	4/A-954
KIT-C/FAMILY RM	1/A-955



EGRESS AND FIRE RATING LEGEND

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

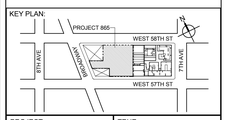
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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100 Church Street
New York, NY 10007
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CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

29TH 44TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 2) (54TH-69TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT RENE DAVID JANSSEN No. 022883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-058.01
DOB PAGE No:	96 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

/LAST ISSUES AS - A-054 - CD PROGRESS ISSUE 4/

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PLOT DATE: 9/21/2015 4:51:55 PM

OCCUPANT LOADS SUMMARY 45TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	3,046 SF	200 SF	16
SUITE B	R-2	1,381 SF	200 SF	7
SUITE C	R-2	3,224 SF	200 SF	17
Grand total				40

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (40)
STAIR - A	44"	0.3	146	20
STAIR - B	44"	0.3	146	20

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (40)
STAIR - A - DOOR	34"	0.2	170	20
STAIR - B - DOOR	34"	0.2	170	20

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.5"	19	142.00"
STAIR - B	9.5"	7.5"	19	142.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"
SUITE C DOOR	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

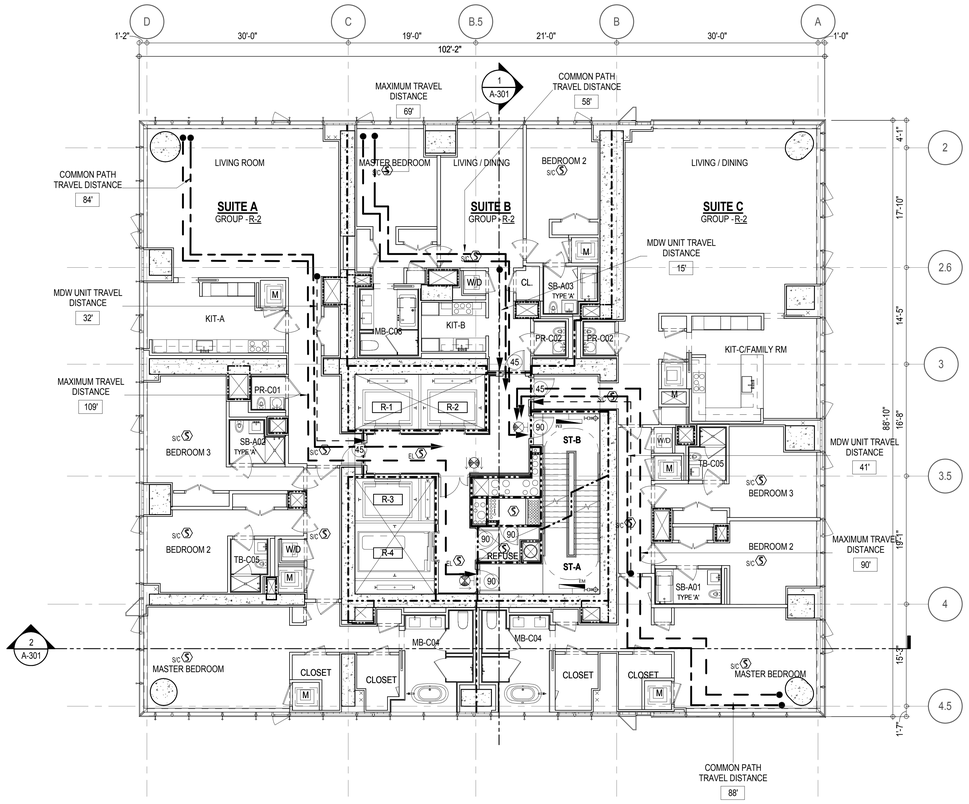
RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C04	ADAPTABLE	9/A-974
MB-C04	ADAPTABLE	9/A-974
MB-C08	ADAPTABLE	6/A-976
PR-C01	ADAPTABLE	1/A-982
PR-C02	ADAPTABLE	6/A-982
PR-C02	ADAPTABLE	6/A-982
SB-A01	A	1/A-970
SB-A02	A	6/A-970
SB-A03	A	11/A-970
TB-C05	ADAPTABLE	6/A-980
TB-C05	ADAPTABLE	6/A-980

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A	1/A-954
KIT-B	4/A-954
KIT-C/FAMILY RM	1/A-955

LIGHT & AIR CALCULATION 45TH FLOOR									
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 2	146 SF	10%	2.0	83.54 SF	57.07%	5%	1	13.64 SF	9.32%
BEDROOM 3	203 SF	10%	3.0	125.31 SF	61.81%	5%	1	13.64 SF	6.73%
KIT-A	201 SF	10%	2.0	83.54 SF	41.57%	5%	1	13.64 SF	6.79%
LIVING ROOM	620 SF	10%	8.0	334.16 SF	53.87%	5%	3	40.92 SF	6.60%
MASTER BEDROOM	327 SF	10%	6.0	250.62 SF	76.58%	5%	2	27.28 SF	8.34%
SUITE B									
BEDROOM 2	149 SF	10%	2.0	83.54 SF	56.02%	5%	1	13.64 SF	9.15%
KIT-B	70 SF	10%				5%			
LIVING / DINING	252 SF	10%	2.0	83.54 SF	33.15%	5%	2	27.28 SF	10.82%
MASTER BEDROOM	172 SF	10%	2.0	83.54 SF	48.43%	5%	1	13.64 SF	7.91%
SUITE C									
BEDROOM 2	154 SF	10%	2.0	83.54 SF	54.35%	5%	1	13.64 SF	8.87%
BEDROOM 3	163 SF	10%	2.0	83.54 SF	51.31%	5%	1	13.64 SF	8.38%
KIT-C/FAMILY RM	290 SF	10%	2.5	104.43 SF	36.07%	5%	2	27.28 SF	9.42%
LIVING / DINING	774 SF	10%	7.0	292.39 SF	37.77%	5%	4	54.56 SF	7.05%
MASTER BEDROOM	318 SF	10%	5.0	208.85 SF	65.66%	5%	2	27.28 SF	8.58%

*AREA OF VENTILATING OPENING / UNIT: 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

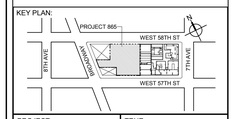
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
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Toronto, ON M5V 1E7 Canada
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TEL: 212 687 9888 FAX: 646 487 5501

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New York, NY 10036 USA
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TEL: 212 479 5400 FAX: 212 479 5444

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CURTAINWALL CONSULTANT:
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40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
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TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
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New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

45TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 2) (MFD-70TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHAEL DAVID JAMES No. 026881 STATE OF NEW YORK

DATE:	08/18/15
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-059.01
DOB PAGE No:	97 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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PLOT DATE: 9/23/2015 4:57:21 PM

DEPT OF BLDGS 421263825 Job Number
E3421953958 Scan Code

OCCUPANT LOADS SUMMARY 46TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	7,042 SF	300 SF	24
Grand total				24

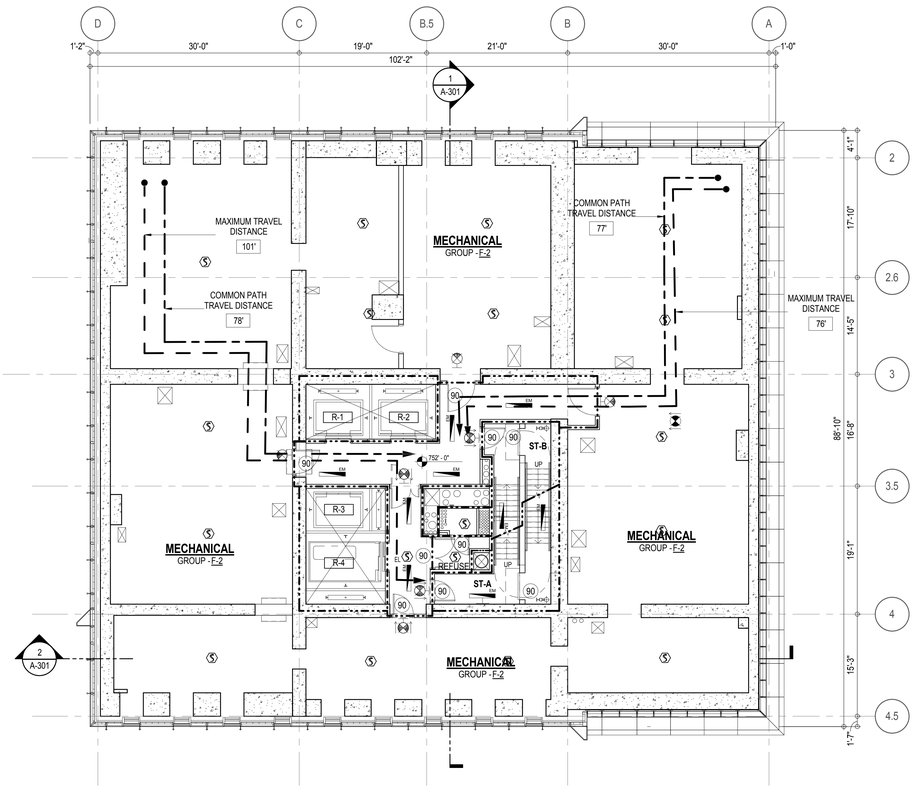
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (24)
STAIR - A	44"	0.3	146	12
STAIR - B	44"	0.3	146	12

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (24)
STAIR - A - DOOR	34"	0.2	170	12
STAIR - B - DOOR	34"	0.2	170	12

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.68"	25	99.81"
STAIR - B	9.5"	7.68"	25	99.81"

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

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



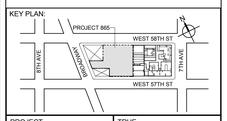
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- S/C SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
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TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
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TEL: 212 757 5659 FAX: 646 219 8508

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LANDMARK/PRESERVATION CONSULTANT:
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TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

46TH FLOOR PLAN
BUILDING CODE NOTES
(MECHANICAL) (MFD-71ST FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID JAMES No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chkr. Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-060.01
DOB PAGE No:	98 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

/LAST ISSUES AS - A-055 - CD PROGRESS ISSUE 4/

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PLOT DATE: 9/21/2015 4:57:24 PM

OCCUPANT LOADS SUMMARY 47TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	2,924 SF	200 SF	15
SUITE B	R-2	3,995 SF	200 SF	20
Grand total				35

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C04	ADAPTABLE	1/A-984
MB-C04	ADAPTABLE	9/A-974
PR-C02	ADAPTABLE	6/A-982
PR-C02	ADAPTABLE	6/A-982
SB-A01	A	1/A-970
SB-A03	A	11/A-970
SB-C02	ADAPTABLE	10/A-971
TB-C05	ADAPTABLE	6/A-980
TB-C06	ADAPTABLE	11/A-980

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A LIVING/DINING	10/A-955
KIT-B / FAMILY RM	1/A-956

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (35)
STAIR - A	44"	0.3	146	18
STAIR - B	44"	0.3	146	17

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (35)
STAIR - A - DOOR	34"	0.2	170	18
STAIR - B - DOOR	34"	0.2	170	17

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.56"	38	144.00"
STAIR - B	9.5"	7.56"	38	144.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"

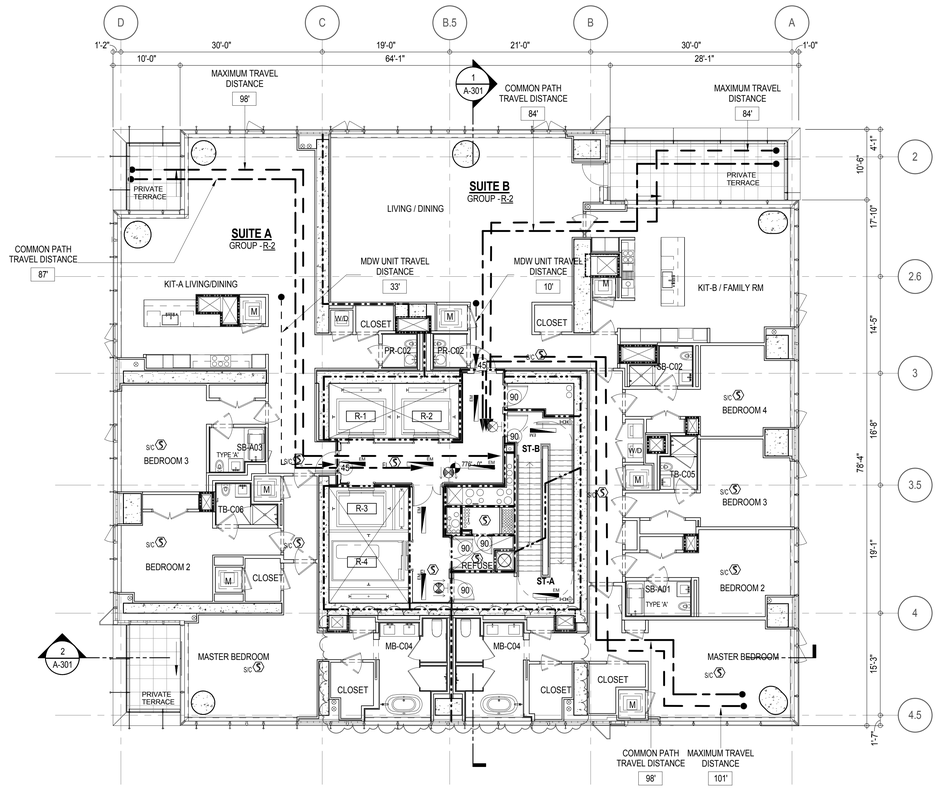
MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

LIGHT & AIR CALCULATION 47TH FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>				
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings			
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	Door Opening Area	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A										
BEDROOM 2	180 SF	10%	2.0	83.54 SF	46.44%	5%	0.00 SF	1	13.64 SF	7.58%
BEDROOM 3	210 SF	10%	3.0	125.31 SF	59.62%	5%	0.00 SF	1	13.64 SF	6.49%
KIT-A LIVING/DINING	781 SF	10%	9.5	396.82 SF	50.79%	5%	29.86 SF	3	59.94 SF	7.67%
MASTER BEDROOM	298 SF	10%	5.0	208.85 SF	70.01%	5%	37.73 SF	0	37.73 SF	12.65%
SUITE B										
BEDROOM 2	171 SF	10%	2.0	83.54 SF	48.89%	5%	0.00 SF	1	13.64 SF	7.98%
BEDROOM 3	169 SF	10%	2.0	83.54 SF	49.33%	5%	0.00 SF	1	13.64 SF	8.05%
BEDROOM 4	173 SF	10%	2.0	83.54 SF	48.34%	5%	0.00 SF	1	13.64 SF	7.89%
KIT-B / FAMILY RM	506 SF	10%	6.0	250.62 SF	49.53%	5%	25.59 SF	2	52.87 SF	10.45%
LIVING / DINING	905 SF	10%	7.0	292.39 SF	32.30%	5%	23.50 SF	4	56.38 SF	6.23%
MASTER BEDROOM	308 SF	10%	5.0	208.85 SF	67.88%	5%	0.00 SF	2	27.28 SF	8.87%

*AREA OF VENTILATING OPENING / UNIT: 8.22 SF / 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

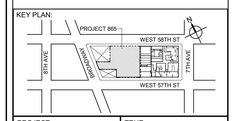
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- S/C SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

47TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 3) (MFD-77TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT
DAVID JAMES
No. 02688
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chk: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-061.01
DOB PAGE No:	99 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

/LAST ISSUES AS - A-056 - CD PROGRESS ISSUE 4/

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PLOT DATE: 9/21/2015 4:57:59 PM

DEPT OF BLDGS 421263505 Job Number
E381652O085 Scan Code

OCCUPANT LOADS SUMMARY 48TH FLOOR PLAN

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	2,901 SF	200 SF	15
SUITE B	R-2	3,652 SF	200 SF	19
Grand total				34

EXIT STAIR SUMMARY - BC TABLE 1005.1

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (34)
STAIR - A	44"	0.3	146	17
STAIR - B	44"	0.3	146	17

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1

DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (34)
STAIR - A - DOOR	34"	0.2	170	17
STAIR - B - DOOR	34"	0.2	170	17

EXIT STAIR TREADS AND RISERS - BC TABLE 1009

STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.68"	20	77.00'
STAIR - B	9.5"	7.68"	20	77.00'

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY

DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"

MULTI DWELLING LAW

SECTION 103.1 (b) EGRESS FROM APARTMENT
MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT

50'

RESTROOM TYPES

NAME	TYPE	DETAIL DRAWINGS
MB-C04	ADAPTABLE	1/A-984
MB-C04	ADAPTABLE	9/A-974
PR-C02	ADAPTABLE	6/A-982
PR-C02	ADAPTABLE	6/A-982
SB-A01	A	1/A-970
SB-A03	A	11/A-970
SB-C02	ADAPTABLE	10/A-971
TB-C05	ADAPTABLE	6/A-980
TB-C06	ADAPTABLE	11/A-980

KITCHENS

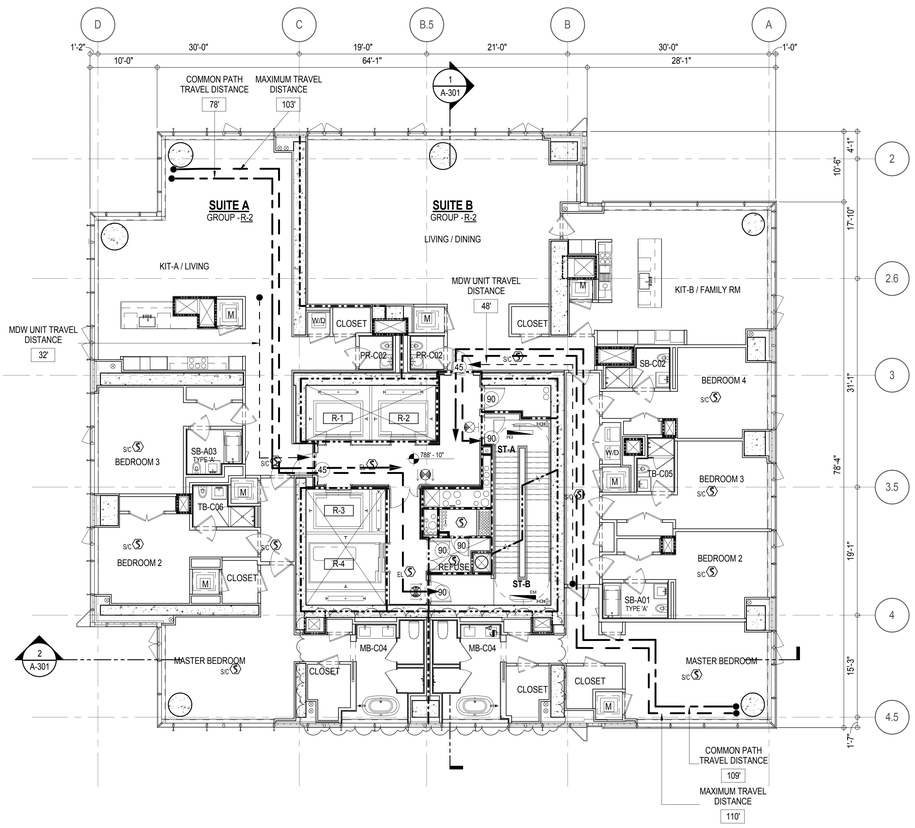
NAME	DETAIL DRAWINGS
KIT-A / LIVING	10/A-955
KIT-B / FAMILY RM	1/A-956

LIGHT & AIR CALCULATION 48TH FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 2	180 SF	10%	2.0	83.54 SF	46.44%	5%	1	13.64 SF	7.58%
BEDROOM 3	210 SF	10%	3.0	125.31 SF	59.66%	5%	1	13.64 SF	6.49%
KIT-A / LIVING	781 SF	10%	9.0	375.93 SF	48.13%	5%	3	40.92 SF	5.24%
MASTER BEDROOM	298 SF	10%	5.0	208.85 SF	70.01%	5%	2	16.44 SF	5.51%
SUITE B									
BEDROOM 2	171 SF	10%	2.0	83.54 SF	48.74%	5%	1	13.64 SF	7.96%
BEDROOM 3	169 SF	10%	2.0	83.54 SF	49.54%	5%	1	13.64 SF	8.09%
BEDROOM 4	175 SF	10%	2.0	83.54 SF	47.78%	5%	1	13.64 SF	7.80%
KIT-B / FAMILY RM	508 SF	10%	6.0	250.62 SF	49.31%	5%	2	27.28 SF	5.37%
LIVING / DINING	924 SF	10%	7.0	292.39 SF	31.65%	5%	5	46.52 SF	5.04%
MASTER BEDROOM	311 SF	10%	5.0	208.85 SF	67.16%	5%	2	27.28 SF	8.77%

*AREA OF VENTILATING OPENING / UNIT: 8.22 SF / 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
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- NON RATED SMOKE SEPARATION
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- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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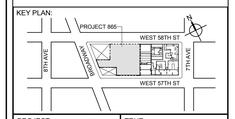
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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New York, NY 10022 USA
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
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3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
48TH - 66TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 3)
(MFD-78TH-96TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT JAMES DAVID JANKOWSKI STATE OF NEW YORK 028885

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-062.01
DOB PAGE No:	100 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

/LAST ISSUES AS - A-057 - CD PROGRESS ISSUE 4/

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PLOT DATE: 9/23/2014 8:48:56 PM

DEPT OF BLDGS 421263505 Job Number
E540415175-1 Scan Code

OCCUPANT LOADS SUMMARY 67TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	6,554 SF	300 SF	22
Grand total				22

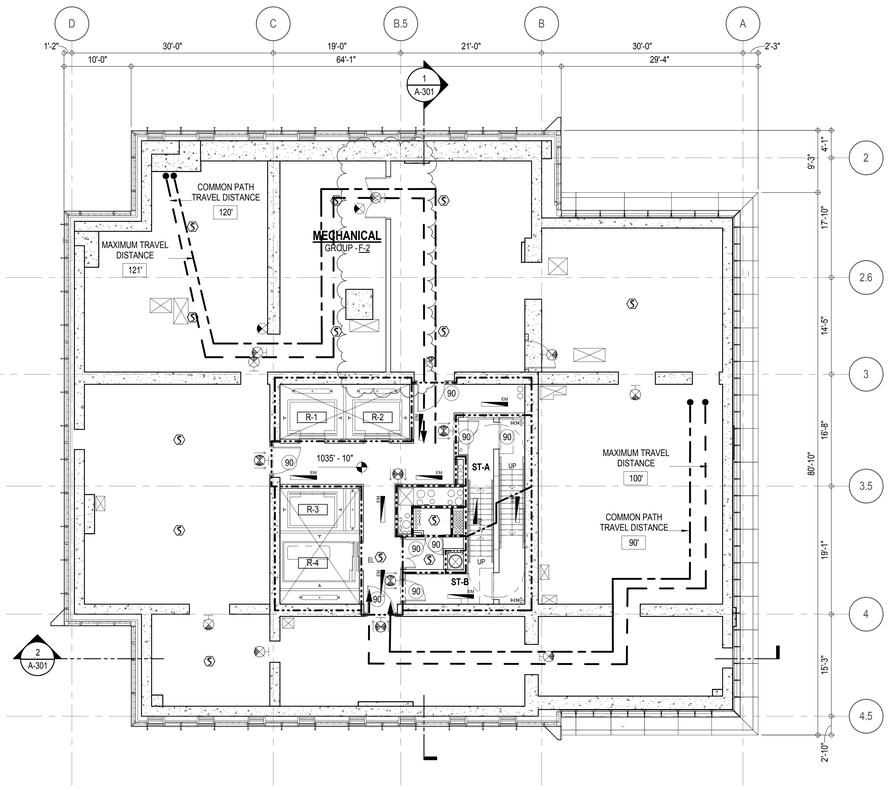
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (22)
STAIR - A	44"	0.3	146	11
STAIR - B	44"	0.3	146	11

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (22)
STAIR - A - DOOR	34"	0.2	170	11
STAIR - B - DOOR	34"	0.2	170	11

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.68"	25	99.81"
STAIR - B	9.5"	7.68"	25	99.81"

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

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



EGRESS AND FIRE RATING LEGEND

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SYMBOLS LEGEND

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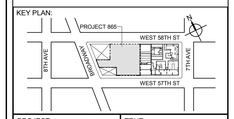
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

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ADRIAN SMITH + GORDON GILL ARCHITECTURE
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No.	DESCRIPTION:	DATE:
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4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

67TH FLOOR PLAN
BUILDING CODE NOTES
(MECHANICAL) (MFD-97TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WILLIAM DAVID JAMES 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-063.01
DOB PAGE No:	101 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

(LAST ISSUES AS - A-058 - CD PROGRESS ISSUE 4)

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PLOT DATE: 9/23/2014 5:38:19 PM

DEPT OF BLDGS 421263825 Job Number
E350947126895 Scan Code

OCCUPANT LOADS SUMMARY 67TH INTERMEDIATE FLOOR PLAN

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	4,480 SF	300 SF	15
Grand total				15

EXIT STAIR SUMMARY - BC TABLE 1005.1

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (15)
STAIR - A	44"	0.3	146	7
STAIR - B	44"	0.3	146	8

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1

DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (15)
STAIR - A - DOOR	34"	0.2	170	7
STAIR - B - DOOR	34"	0.2	170	8

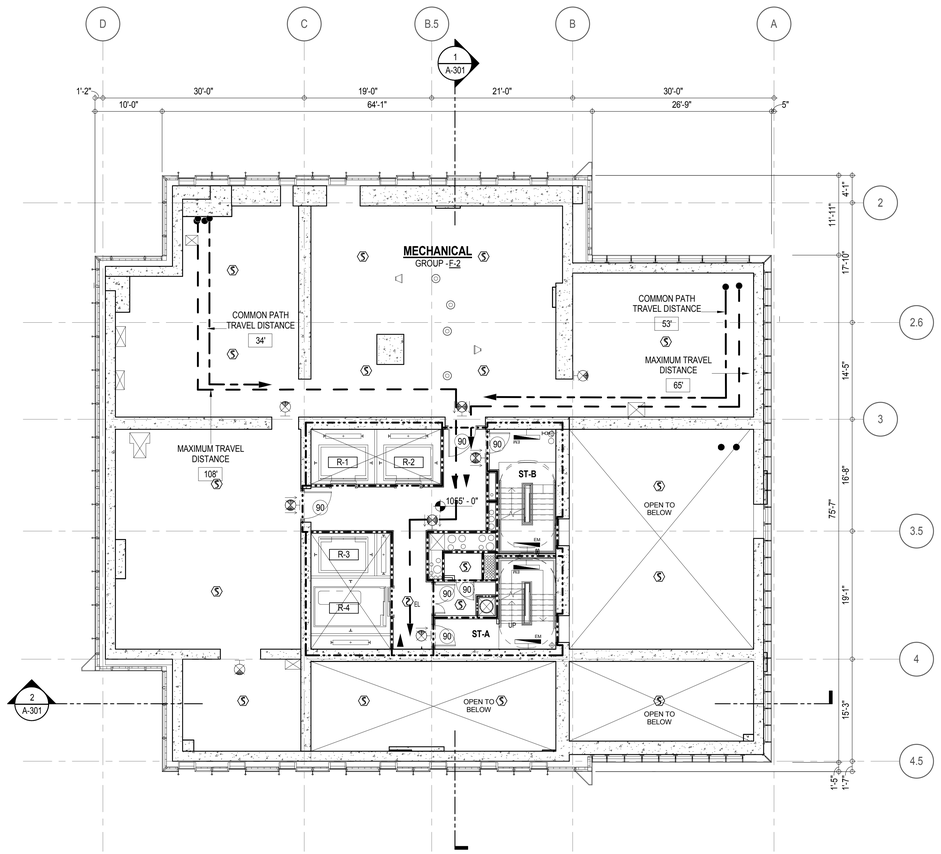
EXIT STAIR TREADS AND RISERS - BC TABLE 1009

STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.69"	30	92.00"
STAIR - B	9.5"	7.69"	30	92.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)

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

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



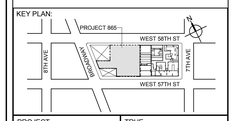
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED/ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

67TH INTERMEDIATE FLOOR PLAN
BUILDING CODE NOTES
(MECHANICAL) (MFD-98TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ADRIAN DAVID SMITH
026881
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	**A-064.01**
DOB PAGE No:	102 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

/LAST ISSUES AS - A-059 - CD PROGRESS ISSUE 4/

36" x 48" Arch E, SHEET SIZE
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PLOT DATE: 9/21/2015 4:58:32 PM

DEPT OF BLDGS 421206526 Job Number
ES1 20454636 Scan Code

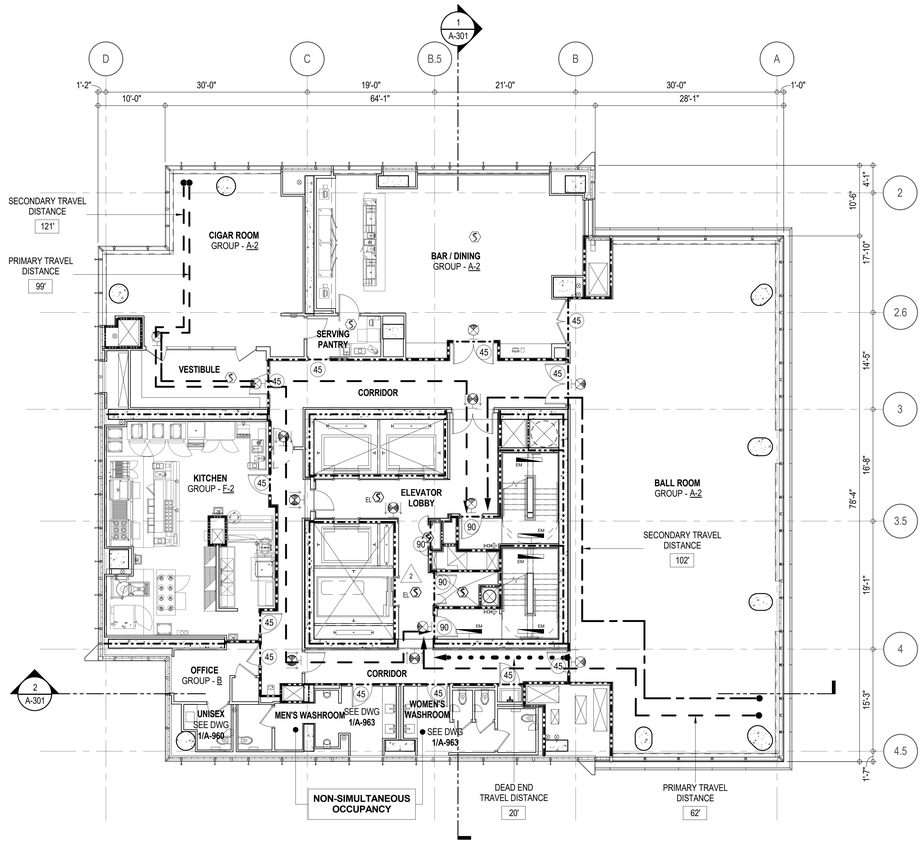
OCCUPANT LOADS SUMMARY 68TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
BALL ROOM *	A-2	2,232 SF	15 SF	149*
BAR / DINING	A-2	928 SF	15 SF	62
CIGAR ROOM	A-2	903 SF	15 SF	61
A-2				272
OFFICE	B	97 SF	100 SF	1
B (ACCESSORY SPACE)				1
KITCHEN	F-2	812 SF	200 SF	5
F-2				5
Grand total				278

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (278)
STAIR - A	44"	0.3	146	139
STAIR - B	44"	0.3	146	139

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (278)
STAIR - A - DOOR	34"	0.2	170	139
STAIR - B - DOOR	34"	0.2	170	139

EXIT STAIR TREADS AND RISERS - BC TABLE 1009 (ACCESSORY TO RESIDENTIAL GROUP R-2)				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.69"	20	64.62"
STAIR - B	9.5"	7.69"	20	46.19"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'
A-2	PRIMARY = 150'	SECONDARY = 250'	20'



PLUMBING FIXTURES - PER PC TABLE 403.1											
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS		REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		PROVIDED WATER CLOSETS		PROVIDED LAVATORIES	
		M50%	F50%	M	F	M	F	M	F	M	F
BALL ROOM/ CIGAR ROOM / BAR/DINING	A-2	136	136	2	2	2	2	3*	3	2	2
ACCESSORY	F-2/B	3	3	1		1		1		1	

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSETS BUT FOR NO MORE THAN 1/2 OF THE REQUIRED NO. OF WATER CLOSETS WHEN MORE THAN 35 PERSONS.

* TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
DRINKING FOUNTAINS (1 PER 1,000 P.): 1 REQUIRED, 1 PROVIDED
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

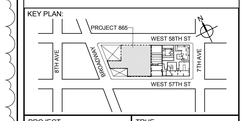
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- WALL MOUNTED ILLUMINATED NO EXIT SIGN
- WALL MOUNTED ILLUMINATED NO EXIT SIGN (ROOF ACCESS ONLY)
- ILLUMINATED NO EXIT SIGN
- ILLUMINATED NO EXIT SIGN (ROOF ACCESS ONLY)
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH
TRUE NORTH

DEVELOPER:
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805 THIRD AVENUE, 7TH FLOOR
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TEL: 212 712 6000 FAX: 212 712 6100

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No.	DESCRIPTION:	DATE:
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DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
68TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL AMENITIES TIER 4)
(MFD-100TH FLOOR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT ANDRE DAVID JAMES 028885 STATE OF NEW YORK

DATE:	06/03/15
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-065.01
DOB PAGE No:	103 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
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PLOT DATE: 9/21/2015 4:58:46 PM

DEPT OF BLDGS 421263505 Job Number
E351050561 Scan Code

OCCUPANT LOADS SUMMARY 69TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A (DUPLEX)	R-2	6,789 SF	200 SF	34
Grand total				34

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
PR-C01	ADAPTABLE	1/A-982
PR-C02	ADAPTABLE	6/A-982
SB-A01	A	1/A-970
TB-C05	ADAPTABLE	6/A-980

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A FAMILY RM	9/A-956

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (34)
STAIR - A	44"	0.3	146	17
STAIR - B	44"	0.3	146	17

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (34)
STAIR - A - DOOR	34"	0.2	170	17
STAIR - B - DOOR	34"	0.2	170	17

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69"
STAIR - B	9.5"	7.38"	26	51.69"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	64"
SUITE A DOOR 2	36"
SUITE A DOOR 3	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

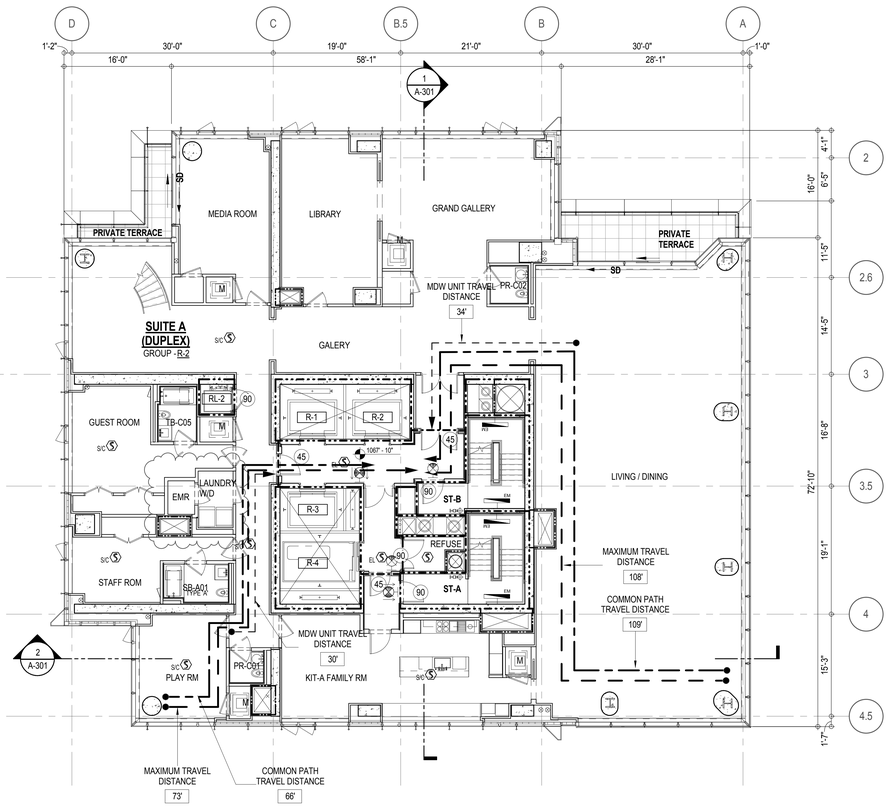
LIGHT & AIR CALCULATION 69TH FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>					
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings				
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	Door Opening Area	# of Operable Windows*	# of Operable Windows²	Area of Ventilating Openings	% of Natural Air
DUPLEX LOWER											
GRAND GALLERY	497 SF	10%	3.0	125.31 SF	25.23%	5%	0.00 SF	2	0	27.28 SF	5.49%
GUEST ROOM	207 SF	10%	3.0	125.31 SF	60.45%	5%	0.00 SF	1	0	13.64 SF	6.58%
KIT-A FAMILY RM	491 SF	10%	5.0	208.85 SF	42.55%	5%	0.00 SF	2	0	27.28 SF	5.56%
LIBRARY	330 SF	10%	2.0	83.54 SF	25.32%	5%	0.00 SF	2	0	27.28 SF	8.27%
LIVING / DINING	2,073 SF	10%	20.0	835.40 SF	40.31%	5%	51.84 SF	0	7	179.03 SF	8.64%
MEDIA ROOM	274 SF	10%	4.0	167.08 SF	61.02%	5%	37.73 SF	1	0	51.37 SF	18.76%
PLAY RM	204 SF	10%	4.0	167.08 SF	81.70%	5%	0.00 SF	1	0	13.64 SF	6.67%
STAFF ROM	130 SF	10%	2.0	83.54 SF	64.40%	5%	0.00 SF	1	0	13.64 SF	10.51%

²AREA OF VENTILATING OPENINGS @ UPPER LEVEL IN DOUBLE HEIGHT SPACE: 18.17 SF
(SEE 68TH FLOOR)

*AREA OF VENTILATING OPENING / UNIT: 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



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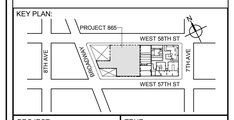
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SMOKE /CARBON MONOXIDE MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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New York, NY 10022 USA
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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

69TH FLOOR PLAN
BUILDING CODE NOTES
(DUPLEX-A-LOWER - TEIR 4)
(MFD-107TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAE DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	**A-066.01**
DOB PAGE No:	104 of 569

DOB EMPLOYEE STAMP:

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(LAST ISSUED AS - A-060 - CD PROGRESS ISSUE 4)

36" x 48" Arch E, SHEET SIZE

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PLOT DATE: 9/22/2014 5:19:03 PM

OCCUPANT LOADS SUMMARY 70TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A (DUPLEX)	R-2	4,268 SF	200 SF	22
Grand total				22

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C09	ADAPTABLE	1/A-977
MB-C10	ADAPTABLE	7/A-977
SB-A01	A	1/A-970
SB-C04	ADAPTABLE	9/A-972
TB-C05	ADAPTABLE	6/A-980
TB-C07	ADAPTABLE	1/A-981

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (22)
STAIR - A	44"	0.3	146	11
STAIR - B	44"	0.3	146	11

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (22)
STAIR - A - DOOR	34"	0.2	170	11
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EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
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STAIR - A	9.5"	7.38"	26	51.69'
STAIR - B	9.5"	7.38"	26	51.69'

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	36"

MULTI DWELLING LAW

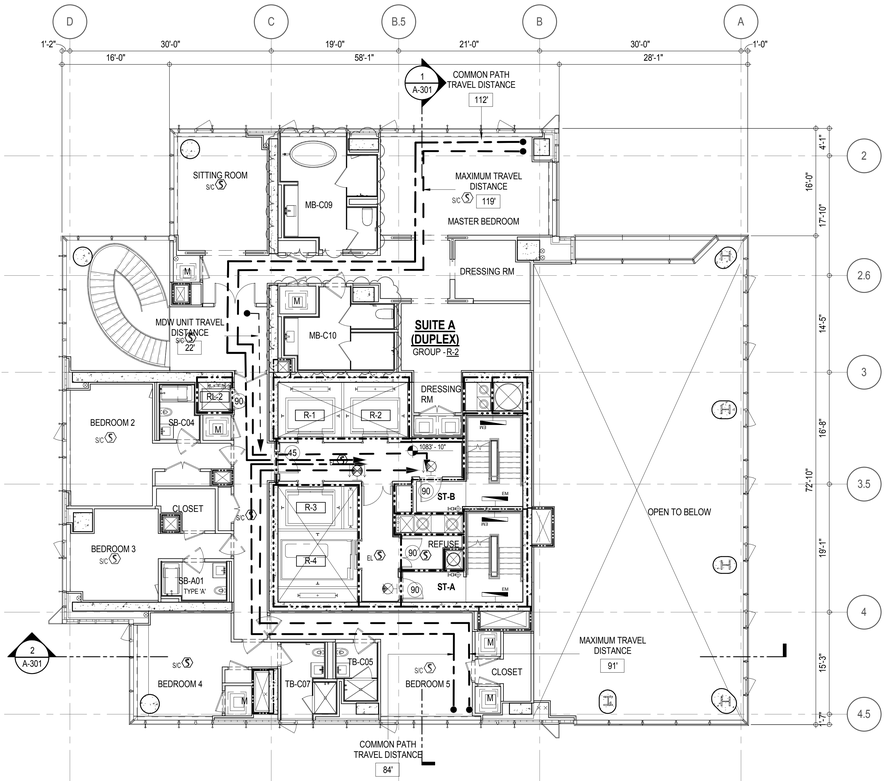
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

LIGHT & AIR CALCULATION 70TH FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
DUPLEX UPPER									
BEDROOM 2	228 SF	10%	3.0	125.31 SF	54.94%	5%	1	13.64 SF	5.98%
BEDROOM 3	168 SF	10%	2.0	83.54 SF	49.75%	5%	1	13.64 SF	8.12%
BEDROOM 4	210 SF	10%	4.0	167.08 SF	79.58%	5%	1	13.64 SF	6.50%
BEDROOM 5	219 SF	10%	3.0	125.31 SF	57.34%	5%	1	13.64 SF	6.24%
MASTER BEDROOM	378 SF	10%	4.0	167.08 SF	44.22%	5%	2	27.28 SF	7.22%
SITTING ROOM	239 SF	10%	4.0	167.08 SF	70.04%	5%	1	13.64 SF	5.72%

*AREA OF VENTILATING OPENING / UNIT: 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

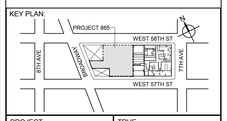
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED/ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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401 Wellington St. W., 3rd Floor
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MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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CURTAINWALL CONSULTANT:
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40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
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11 Hanover Square, 16th Floor
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

70TH FLOOR PLAN
BUILDING CODE NOTES
(DUPLEX-A-UPPER - TEIR 4)
(MFD-108TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WAYNE DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-067.01
DOB PAGE No:	105 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

/LAST ISSUES AS - A-061 - CD PROGRESS ISSUE 4/

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PLOT DATE: 9/22/2014 5:39:19 PM

DEPT OF BLDGS 421253505 Job Number
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OCCUPANT LOADS SUMMARY 71ST FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	6,412 SF	200 SF	33
Grand total				33

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C11	ADAPTABLE	1/A-978
PR-C01	ADAPTABLE	1/A-982
SB-A03	A	11/A-970
SB-C03	ADAPTABLE	1/A-972
TB-C06	ADAPTABLE	11/A-980
TB-C09	ADAPTABLE	11/A-982

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A / FAMILY	1/A-957

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (33)
STAIR - A	44"	0.3	146	16
STAIR - B	44"	0.3	146	17

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (33)
STAIR - A - DOOR	34"	0.2	170	16
STAIR - B - DOOR	34"	0.2	170	17

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69'
STAIR - B	9.5"	7.38"	26	51.69'

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	64"
SUITE A DOOR 2	36"
SUITE A DOOR 3	36"

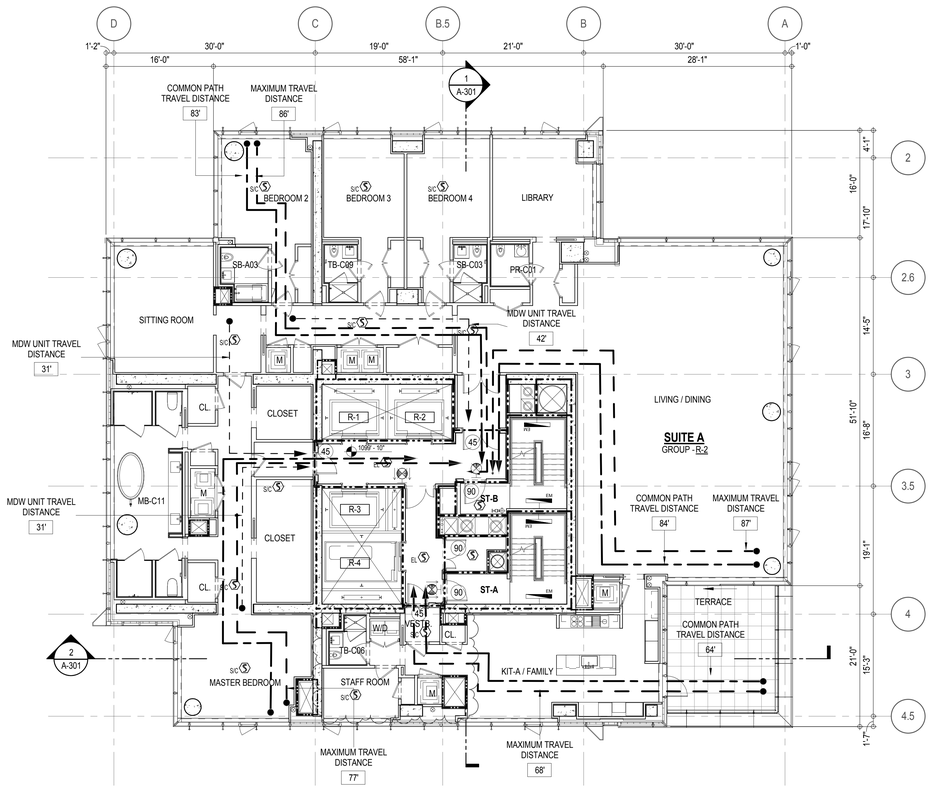
MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

LIGHT & AIR CALCULATION 71ST FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>				
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings			
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	Door Opening Area	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A										
BEDROOM 2	214 SF	10%	3.0	125.31 SF	58.52%	5%	0.00 SF	1	13.64 SF	6.37%
BEDROOM 3	178 SF	10%	2.0	83.54 SF	47.05%	5%	0.00 SF	1	13.64 SF	7.68%
BEDROOM 4	181 SF	10%	2.0	83.54 SF	46.04%	5%	0.00 SF	1	13.64 SF	7.52%
KIT-A / FAMILY	450 SF	10%	3.0	125.31 SF	27.82%	5%	23.50 SF	1	37.14 SF	8.24%
LIBRARY	224 SF	10%	3.0	125.31 SF	56.06%	5%	0.00 SF	1	13.64 SF	6.10%
LIVING / DINING	1,528 SF	10%	14.0	584.78 SF	38.27%	5%	39.73 SF	5	107.93 SF	7.06%
MASTER BEDROOM	290 SF	10%	5.0	208.85 SF	72.01%	5%	0.00 SF	2	27.28 SF	9.41%
SITTING ROOM	290 SF	10%	4.5	187.97 SF	64.78%	5%	0.00 SF	2	16.44 SF	5.67%
STAFF ROOM	89 SF	10%	2.0	83.54 SF	93.96%	5%	0.00 SF	1	13.64 SF	15.34%

*AREA OF VENTILATING OPENING / UNIT: 8.22 SF 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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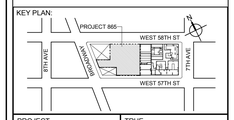
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH
TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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Toronto, ON M5V 1E7 Canada
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LANDMARK/PRESERVATION CONSULTANT:
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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
71ST FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 4) (MFD-109TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT JOSE DAVID JAMES AS 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-068.01
DOB PAGE No:	106 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

(LAST ISSUES AS - A-062 - CD PROGRESS ISSUE 4)

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PLOT DATE: 9/23/2015 4:59:34 PM

DEPT OF BLDGS 421263505 Job Number
ES0A0420508 Scan Code

OCCUPANT LOADS SUMMARY 72ND FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	6,447 SF	200 SF	33
Grand total				33

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (33)
STAIR - A	44"	0.3	146	16
STAIR - B	44"	0.3	146	17

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (33)
STAIR - A - DOOR	34"	0.2	170	16
STAIR - B - DOOR	34"	0.2	170	17

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.69"	20	61.62"
STAIR - B	9.5"	7.69"	20	61.62"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	64"
SUITE A DOOR 2	36"
SUITE A DOOR 3	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

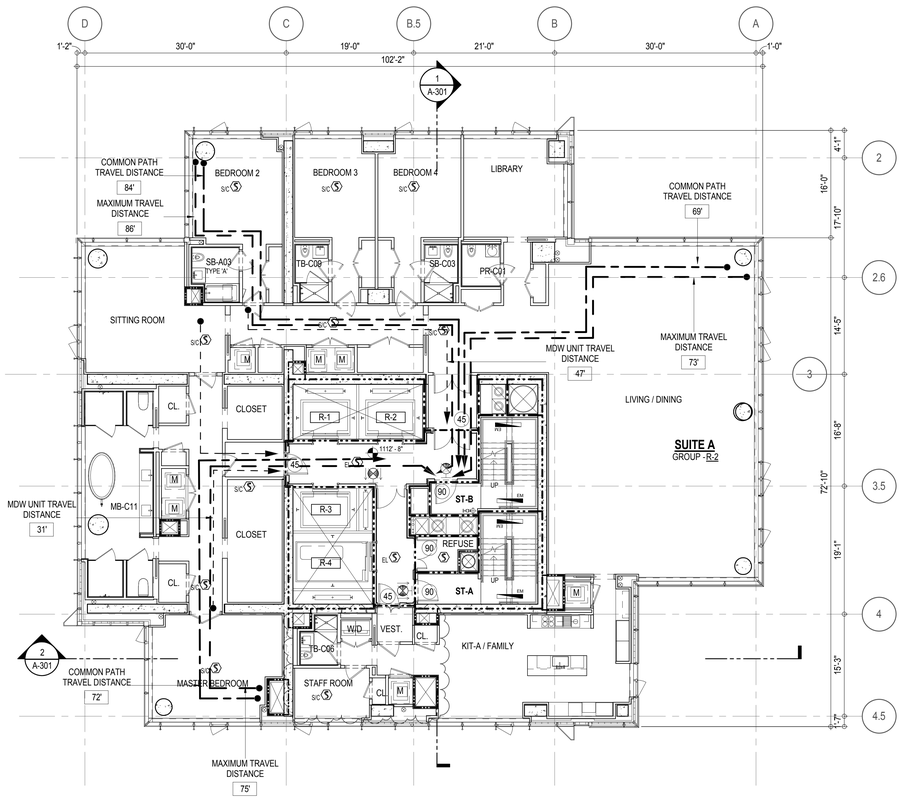
RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C11	ADAPTABLE	1/A-978
PR-C01	ADAPTABLE	1/A-982
SB-A03	A	11/A-970
SB-C03	ADAPTABLE	1/A-972
TB-C06	ADAPTABLE	11/A-980
TB-C09	ADAPTABLE	11/A-981

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A / FAMILY	1/A-957

LIGHT & AIR CALCULATION 72ND FLOOR									
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 2	213 SF	10%	4.0	167.08 SF	78.37%	5%	1	13.64 SF	6.40%
BEDROOM 3	177 SF	10%	2.0	83.54 SF	47.29%	5%	1	13.64 SF	7.72%
BEDROOM 4	182 SF	10%	2.0	83.54 SF	45.96%	5%	1	13.64 SF	7.50%
KIT-A / FAMILY	447 SF	10%	4.0	167.08 SF	37.37%	5%	2	27.28 SF	6.10%
LIBRARY	223 SF	10%	2.0	83.54 SF	37.42%	5%	1	13.64 SF	6.11%
LIVING / DINING	1,528 SF	10%	14.5	605.67 SF	39.65%	5%	6	81.84 SF	5.36%
MASTER BEDROOM	290 SF	10%	5.0	208.85 SF	72.12%	5%	2	27.28 SF	9.42%
SITTING ROOM	351 SF	10%	5.5	229.74 SF	65.50%	5%	2	27.28 SF	7.78%
STAFF ROOM	89 SF	10%	2.0	83.54 SF	93.97%	5%	1	13.64 SF	15.34%

*AREA OF VENTILATING OPENING / UNIT: 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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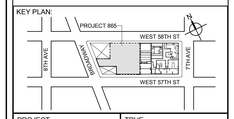
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
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ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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Toronto, ON M5V 1E7 Canada
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MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
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CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
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LANDMARK/PRESERVATION CONSULTANT:
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11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
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TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
72ND -88TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 4)
(MFD-110TH-126TH FLOOR)

SEAL & SIGNATURE:

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-069.01
DOB PAGE No:	107 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

(LAST ISSUES AS - A-063 - CD PROGRESS ISSUE 4)

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PLOT DATE: 9/23/2015 4:59:59 PM

DEPT OF BLDGS 121253505 Job Number
E300504469 Scan Code

OCCUPANT LOADS SUMMARY 89TH FLOOR PLAN

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A (DUPLEX)	R-2	5,948 SF	200 SF	30
Grand total				30

RESTROOM TYPES

NAME	TYPE	DETAIL DRAWINGS
PR-C01	ADAPTABLE	1/A-982
SB-A01	A	1/A-970
TB-C08	ADAPTABLE	6/A-981
TB-CO1	ADAPTABLE	1/A-979

KITCHENS

NAME	DETAIL DRAWINGS
KITCHEN	

EXIT STAIR SUMMARY - BC TABLE 1005.1

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (30)
STAIR - A	44"	0.3	146	15
STAIR - B	44"	0.3	146	15

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1

DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (30)
STAIR - A - DOOR	34"	0.2	170	15
STAIR - B - DOOR	34"	0.2	170	15

EXIT STAIR TREADS AND RISERS - BC TABLE 1009

STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69'
STAIR - B	9.5"	7.38"	26	51.69'

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY

DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	64"
SUITE A DOOR 2	36"
SUITE A DOOR 3	36"

MULTI DWELLING LAW

SECTION 103.1 (b) EGRESS FROM APARTMENT
MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT

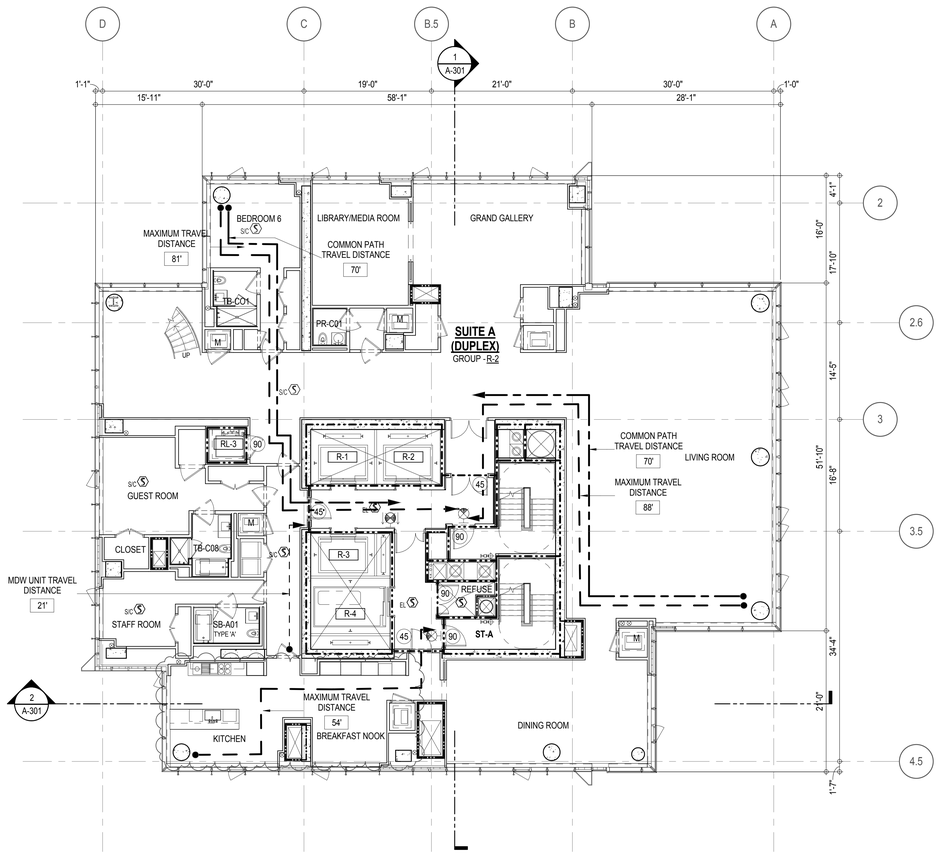
50'

LIGHT & AIR CALCULATION 89TH FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
PENTHOUSE L1									
BEDROOM 6	173 SF	10%	4.0	167.08 SF	96.38%	5%	1	13.64 SF	7.87%
BREAKFAST NOOK	188 SF	10%	2.0	83.54 SF	44.45%	5%	1	13.64 SF	7.26%
DINING ROOM	478 SF	10%	6.0	250.62 SF	52.38%	5%	2	27.28 SF	5.70%
GRAND GALLERY	509 SF	10%	5.0	208.85 SF	41.07%	5%	2	27.28 SF	5.36%
GUEST ROOM	200 SF	10%	3.0	125.31 SF	62.69%	5%	1	13.64 SF	6.82%
KITCHEN	286 SF	10%	5.0	208.85 SF	73.08%	5%	2	27.28 SF	9.55%
LIBRARY/MEDIA ROOM	259 SF	10%	2.0	83.54 SF	32.31%	5%	1	13.64 SF	5.28%
LIVING ROOM	1,534 SF	10%	15.0	626.55 SF	40.84%	5%	6	81.84 SF	5.33%
STAFF ROOM	119 SF	10%	2.0	83.54 SF	70.43%	5%	1	13.64 SF	11.50%

*AREA OF VENTILATING OPENING / UNIT: 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

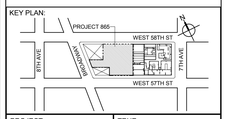
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
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GEOTECHNICAL ENGINEERS:
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New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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CURTAINWALL CONSULTANT:
AJLP Consulting
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TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
89TH FLOOR PLAN
BUILDING CODE NOTES
(PENTHOUSE L1 - TIER 4)
(MFD-127TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT RENE DAVID JAGER NEW YORK 028863

DATE:	06/03/15
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-070.01
DOB PAGE No:	108 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

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PLOT DATE 6/2/2015 5:55:59 PM

OCCUPANT LOADS SUMMARY 90TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	2,271 SF	300 SF	8
PENTHOUSE	R-2	3,723 SF	200 SF	19
Grand total				27

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C09	ADAPTABLE	1/A-977
MB-C10	ADAPTABLE	7/A-977
SB-A01	A	1/A-970
SB-C04	ADAPTABLE	9/A-972
TB-C11	ADAPTABLE	11/A-982

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (27)
STAIR - A	44"	0.3	146	13
STAIR - B	44"	0.3	146	14

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (27)
STAIR - A - DOOR	34"	0.2	170	13
STAIR - B - DOOR	34"	0.2	170	14

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69"
STAIR - B	9.5"	7.38"	26	51.69"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

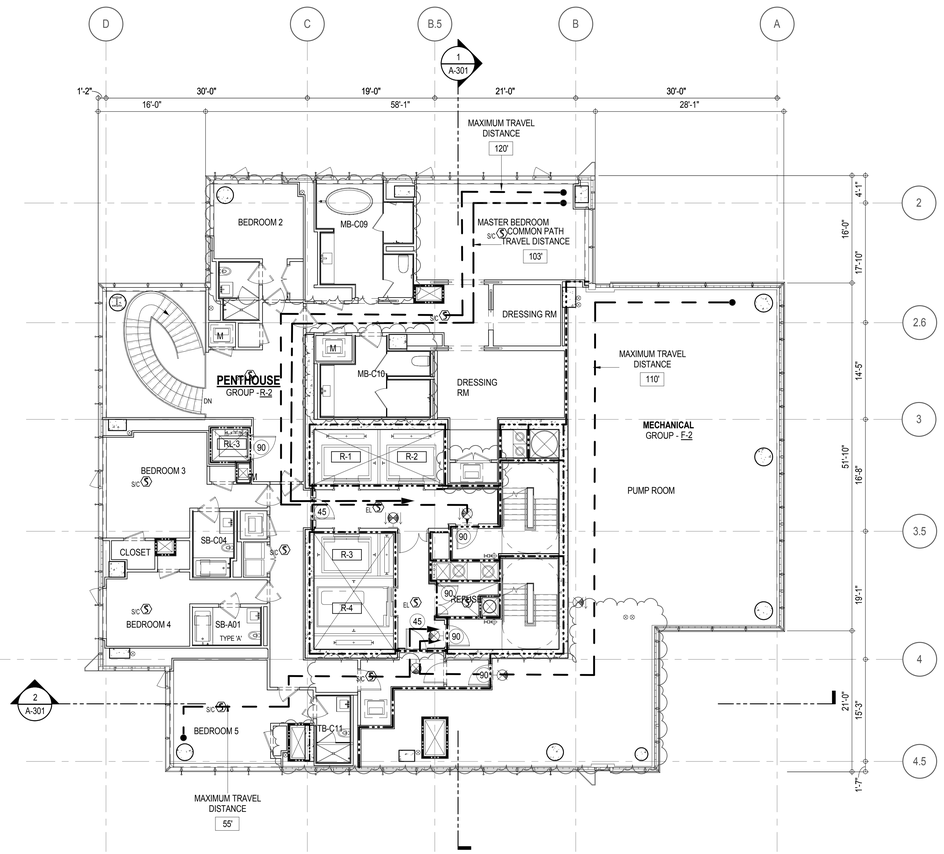
SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	36"
SUITE A DOOR 2	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

LIGHT & AIR CALCULATION 90TH FLOOR									
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
DUPLEX UPPER									
BEDROOM 2	158 SF	10%	4.0	167.08 SF	106.02%	5%	1	13.64 SF	8.66%
BEDROOM 3	229 SF	10%	3.0	125.31 SF	54.65%	5%	1	13.64 SF	5.95%
BEDROOM 4	138 SF	10%	2.0	83.54 SF	60.53%	5%	1	13.64 SF	9.88%
BEDROOM 5	234 SF	10%	4.0	167.08 SF	71.41%	5%	1	13.64 SF	5.83%
MASTER BEDROOM	372 SF	10%	4.0	167.08 SF	44.96%	5%	2	27.28 SF	7.34%

*AREA OF VENTILATING OPENING / UNIT: 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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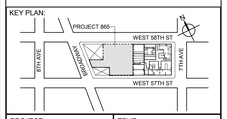
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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TEL: 212 687 9888 FAX: 646 487 5501

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New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

90TH FLOOR PLAN
BUILDING CODE NOTES
(PENTHOUSE L2 - TIER 4)
(MFD-128TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT RENE DAVID JANSSEN 028883 STATE OF NEW YORK

DATE:	06/03/15
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-071.01**
DOB PAGE No:	109 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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PLOT DATE: 6/3/2015 5:56:20 PM

DEPT OF BLDGS 421258305 Job Number
E54-K0K0007 Scan Code

OCCUPANT LOADS SUMMARY 91ST FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
PENTHOUSE	R-2 (200)	6,465 SF	200 SF	33

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
PR-C01	ADAPTABLE	1/A-982
SB-A01	A	1/A-970
TB-C08	ADAPTABLE	6/A-981

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A	1/A-958

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (33)
STAIR - A	44"	0.3	146	16
STAIR - B	44"	0.3	146	17

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (33)
STAIR - A - DOOR	34"	0.2	170	16
STAIR - B - DOOR	34"	0.2	170	17

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69"
STAIR - B	9.5"	7.38"	26	51.69"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	72"
SUITE A DOOR 2	36"
SUITE A DOOR 3	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

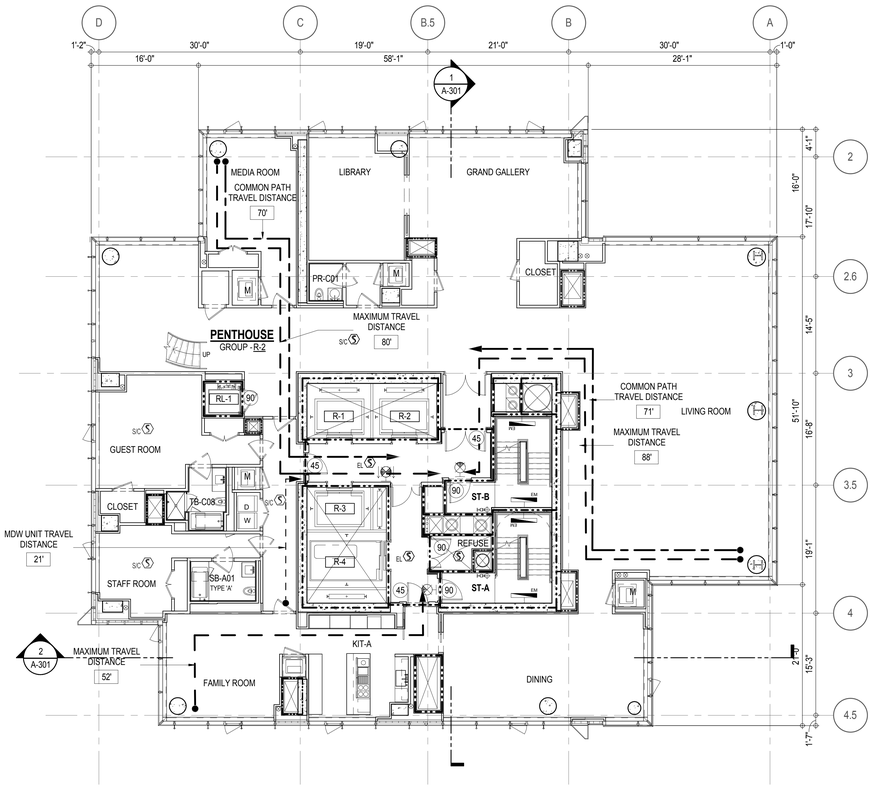
LIGHT & AIR CALCULATION 91ST FLOOR

		LIGHT REQUIREMENT <BC-1205>					AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings			
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	# of Operable Windows²	Area of Ventilating Openings	% of Natural Air
PENTHOUSE L1										
DINING	470 SF	10%	6.0	250.62 SF	53.28%	5%	2	0	27.28 SF	5.80%
FAMILY ROOM	285 SF	10%	5.0	208.85 SF	73.35%	5%	2	0	27.28 SF	9.58%
GRAND GALLERY	511 SF	10%	5.0	208.85 SF	40.84%	5%	2	0	27.28 SF	5.33%
GUEST ROOM	249 SF	10%	3.0	125.31 SF	50.28%	5%	1	0	13.64 SF	5.47%
KIT-A	219 SF	10%	2.0	83.54 SF	38.14%	5%	1	0	13.64 SF	6.23%
LIBRARY	256 SF	10%	2.0	83.54 SF	32.66%	5%	1	0	13.64 SF	5.33%
LIVING ROOM	1,483 SF	10%	15.0	626.55 SF	42.26%	5%	0	5	90.85 SF	6.13%
MEDIA ROOM	234 SF	10%	4.0	167.08 SF	71.52%	5%	1	0	13.64 SF	5.84%
STAFF ROOM	134 SF	10%	2.0	83.54 SF	62.13%	5%	1	0	13.64 SF	10.14%

²AREA OF VENTILATING OPENINGS IN LIVING ROOM: 18.17 SF

*AREA OF VENTILATING OPENING / UNIT: 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

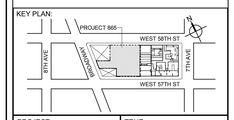
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
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No.	DESCRIPTION:	DATE:
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2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
91ST FLOOR PLAN
BUILDING CODE NOTES
(PENTHOUSE L1 - TIER 4)
(MFD-129TH FLOOR)

SEAL & SIGNATURE:

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
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DWG No:	A-072.01
DOB PAGE No:	110 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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OCCUPANT LOADS SUMMARY 92ND FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
PENTHOUSE	R-2	4,792 SF	200 SF	24
Grand total				24

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C09	ADAPTABLE	1/A-977
MB-C10	ADAPTABLE	7/A-977
SB-A01	A	1/A-970
SB-C04	ADAPTABLE	9/A-972
TB-C01	ADAPTABLE	1/A-979
TB-C01	ADAPTABLE	1/A-979

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (24)
STAIR - A	44"	0.3	146	12
STAIR - B	44"	0.3	146	12

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (24)
STAIR - A - DOOR	34"	0.2	170	12
STAIR - B - DOOR	34"	0.2	170	12

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69"
STAIR - B	9.5"	7.38"	26	51.69"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	36"
SUITE A DOOR 2	36"

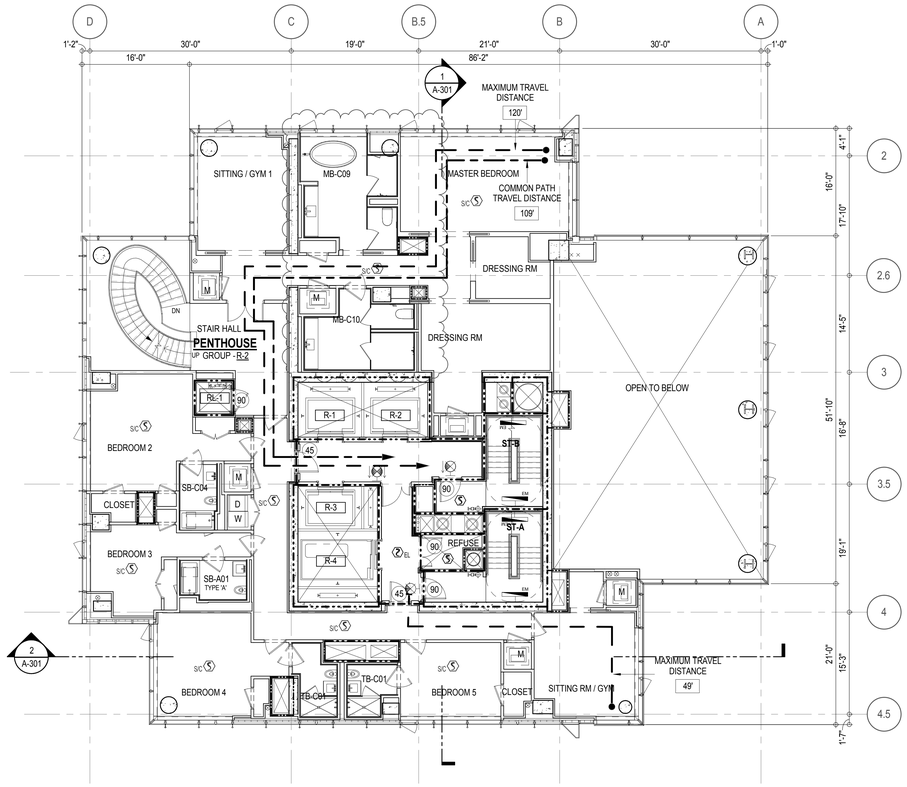
MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

LIGHT & AIR CALCULATION 92ND FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
PENTHOUSE L2									
BEDROOM 2	256 SF	10%	3.0	125.31 SF	48.88%	5%	1	13.64 SF	5.32%
BEDROOM 3	144 SF	10%	2.0	83.54 SF	58.15%	5%	1	13.64 SF	9.49%
BEDROOM 4	223 SF	10%	4.0	167.08 SF	74.99%	5%	1	13.64 SF	6.12%
BEDROOM 5	173 SF	10%	3.0	125.31 SF	72.43%	5%	1	13.64 SF	7.88%
MASTER BEDROOM	366 SF	10%	5.0	208.85 SF	57.07%	5%	2	27.28 SF	7.45%
SITTING / GYM 1	234 SF	10%	4.0	167.08 SF	71.47%	5%	1	13.64 SF	5.83%
SITTING RM / GYM	228 SF	10%	4.0	167.08 SF	73.20%	5%	1	13.64 SF	5.98%

*AREA OF VENTILATING OPENING / UNIT: 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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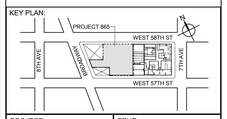
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EL CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
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CHICAGO IL 60603
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5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
92ND FLOOR PLAN
BUILDING CODE NOTES
(PENTHOUSE L2 - TIER 4)
(MFD-130TH FLOOR)

SEAL & SIGNATURE:

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-073.00
DOB PAGE No:	111 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

/LAST ISSUES AS - A-065 - CD PROGRESS ISSUE 4/

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DEPT OF BLDGS 421206505 Job Number
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OCCUPANT LOADS SUMMARY 93RD FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
PENTHOUSE	R-2	3,803 SF	200 SF	20

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (20)
STAIR - A	44"	0.3	146	10
STAIR - B	44"	0.3	146	10

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (20)
STAIR - A - DOOR	34"	0.2	170	10
STAIR - B - DOOR	34"	0.2	170	10

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.62"	29	53.56"
STAIR - B	9.5"	7.62"	29	53.56"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'
F-2	250'	100'	50'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

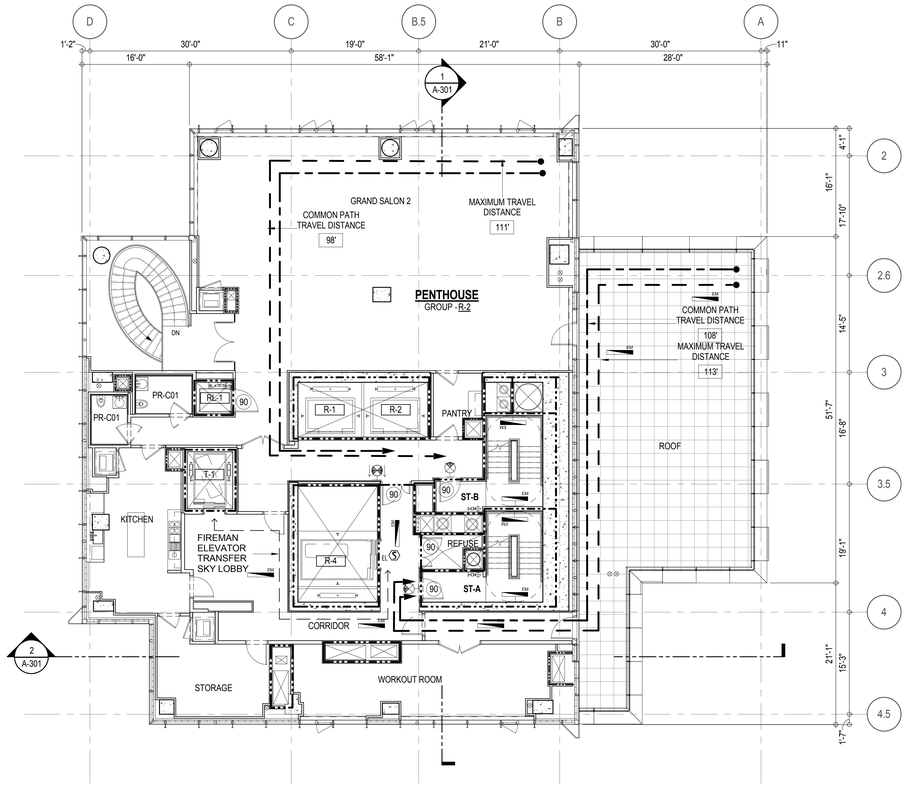
LIGHT & AIR CALCULATION 93RD											
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>					
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings				
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	Door Opening Area	# of Operable Windows*	# of Operable Window 2	Area of Ventilating Openings	% of Natural Air
PENTHOUSE L3											
GRAND SALON 2	1,851 SF	10%	14.5	605.67 SF	32.72%	5%	23.50 SF	6	0	105.34 SF	5.69%
KITCHEN	306 SF	N / A				N / A					
PANTRY	60 SF	N / A				N / A					
WORKOUT ROOM	376 SF	N / A				N / A					

²AREA OF VENTILATING OPENINGS @ UPPER LEVEL IN DOUBLE HEIGHT SPACE: 18.17 SF
(SEE 91ST FLOOR)

*AREA OF VENTILATING OPENING / UNIT: 13.64 SF

**AREA OF NATURAL LIGHT SOURCES: 41.77 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
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- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
- DEAD END
- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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- CEILING MOUNTED EMERGENCY LIGHT
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- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
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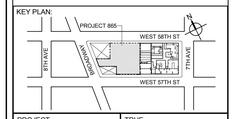
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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New York, NY 10022 USA
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	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
93RD FLOOR PLAN
BUILDING CODE NOTES
(PENHOUSE L3 - TIER 4)
(MFD-131ST FLOOR)

SEAL & SIGNATURE:

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	
A-074.00	
DOB PAGE No:	112 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

/LAST ISSUES AS - A-066 - CD PROGRESS ISSUE 4/

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PLOT DATE: 9/21/2015 3:01:08 PM

DEPT OF BLDGS 421263626 Job Number
E364056133X Scan Code

OCCUPANT LOADS SUMMARY 94TH FLOOR PLAN

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MEP	F-2	592 SF	300 SF	2
MEP	F-2	1,464 SF		
EMR	F-2	198 SF	300 SF	1
Grand total				3

EXIT STAIR SUMMARY - BC TABLE 1005.1

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (48)
STAIR - A	44"	0.3	146	24
STAIR - B	44"	0.3	146	24

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1

DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (48)
STAIR - A - DOOR	34"	0.2	170	24
STAIR - B - DOOR	34"	0.2	170	24

EXIT STAIR TREADS AND RISERS - BC TABLE 1009

STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69"
STAIR - B	9.5"	7.38"	26	51.69"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'
F-2	250'	100'	50'

SUITE EXIT DOOR SUMMARY

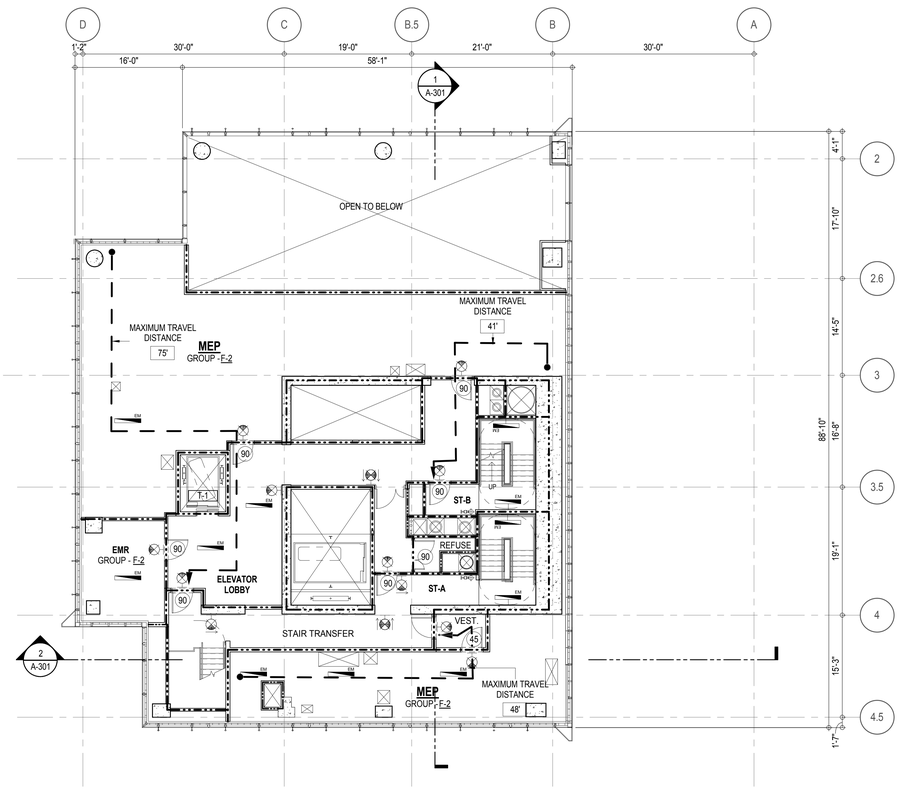
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	36"
SUITE A DOOR 2	36"

* F-2 IS ACCESSORY TO RESIDENTIAL R-2

MULTI DWELLING LAW

SECTION 103.1 (b) EGRESS FROM APARTMENT
MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT

50'



EGRESS AND FIRE RATING LEGEND

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- COMMON TRAVEL DISTANCE
- DEAD END
- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

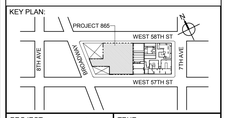
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- S/C SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
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MEP ENGINEERS:
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AJLP Consulting
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TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
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11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

94TH FLOOR PLAN
BUILDING CODE NOTES
(MECHANICAL) (MFD-132ND FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHAEL DAVID JAMES AA 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	**A-075.00**
DOB PAGE No:	113 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

/LAST ISSUES AS - A-067 - CD PROGRESS ISSUE 4/

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PLOT DATE: 9/23/2015 5:15:19 PM

DEPT OF BLDGS 421226505 Job Number
E347.051.230 Scan Code

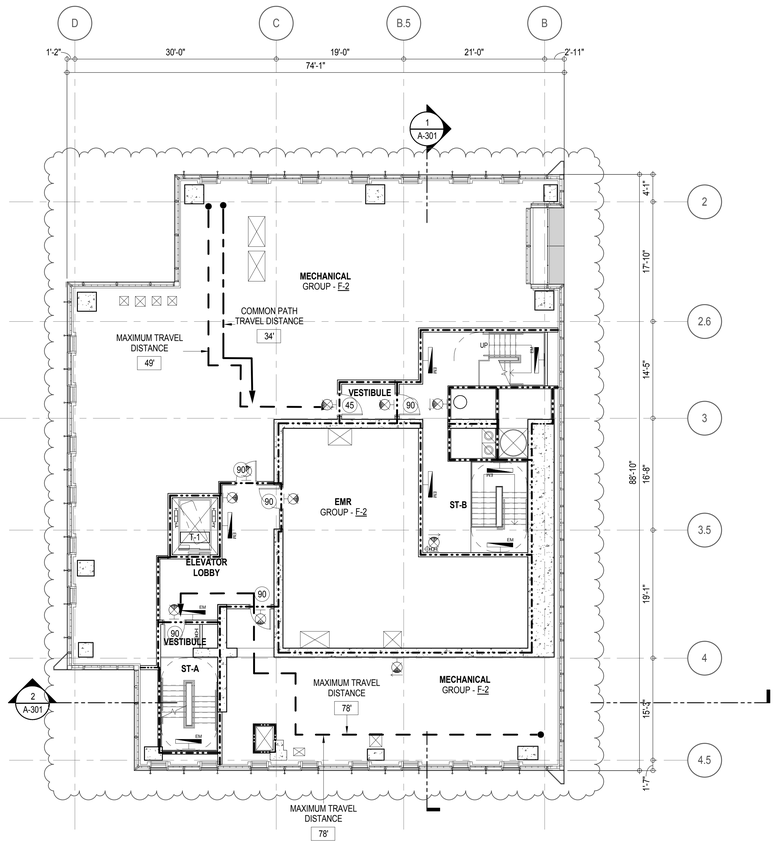
OCCUPANT LOADS SUMMARY 95TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	2,581 SF	300 SF	9
EMR	F-2	878 SF	300 SF	3
MECHANICAL	F-2	909 SF	300 SF	4
Grand total				16

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (14)
STAIR - A	44"	0.3	146	7
STAIR - B	44"	0.3	146	7

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (14)
STAIR - A - DOOR	34"	0.2	170	7
STAIR - B - DOOR	34"	0.2	170	7

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.69"	28	54.00"
STAIR - B	9.5"	7.69"	28	54.00"

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



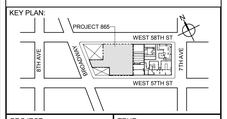
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
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New York, NY 10018
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	D.O.B. ADMENDMENT 2	21 SEP 15

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

95TH FLOOR PLAN
BUILDING CODE NOTES (EMR)
(MFD-133RD FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT RENE DAVID JAGER 028883 STATE OF NEW YORK

DATE:	09/16/15
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-076.00
DOB PAGE No:	114 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
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PLOT DATE: 9/16/2015 5:01:25 PM

DEPT OF BLDGS 421206305 Job Number
E529861995023 Scan Code

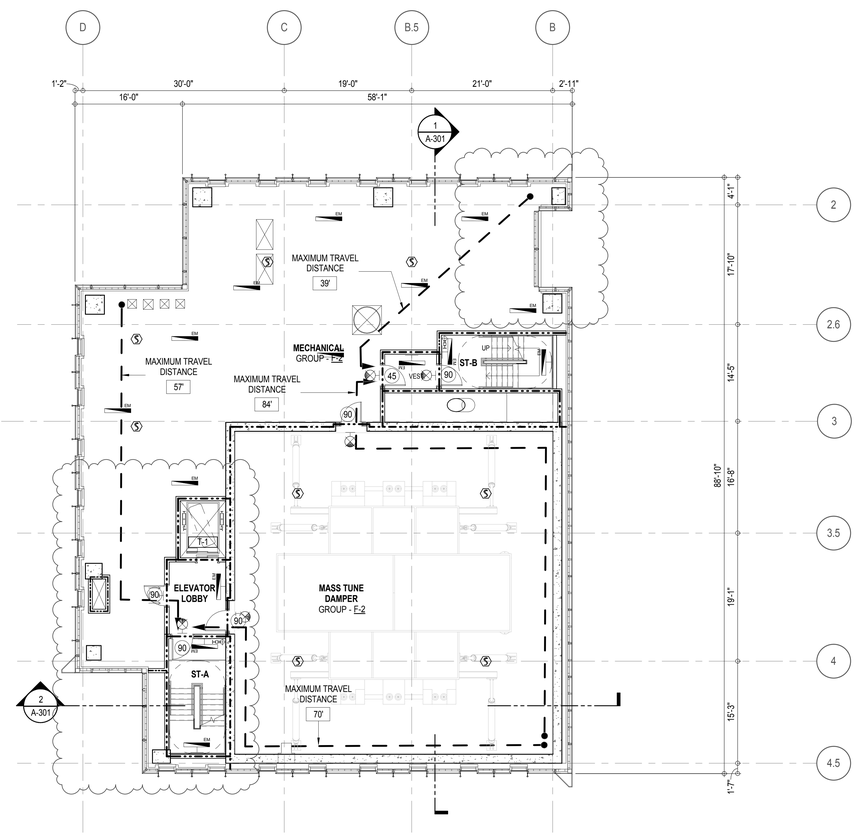
OCCUPANT LOADS SUMMARY 96TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2 (300)	2,506 SF	300 SF	9
MASS TUNE DAMPER	F-2 (300)	2,282 SF	300 SF	8
				17

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (16)
STAIR - A	44"	0.3	146	8
STAIR - B	44"	0.3	146	8

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (16)
STAIR - A - DOOR	34"	0.2	170	8
STAIR - B - DOOR	34"	0.2	170	8

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69"
STAIR - B	9.5"	7.38"	26	51.69"

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



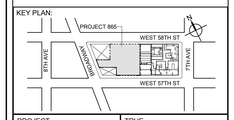
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED/ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
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111 WEST MONROE STREET SUITE 2300
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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

96TH FLOOR PLAN
BUILDING CODE NOTES (DAMPER)
(MFD-134TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADE DAVID JANSSEN No. 022885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chk: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-077.00
DOB PAGE No:	115 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

/LAST ISSUES AS - A-069 - CD PROGRESS ISSUE 4/

36" x 48" Arch E SHEET SIZE

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PLOT DATE: 9/21/2015 5:01:58 PM

DEPT OF BLDGS 421208305 Job Number
E300834364 Scan Code

OCCUPANT LOADS SUMMARY 97TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2 (300)	2,383 SF	300 SF	8

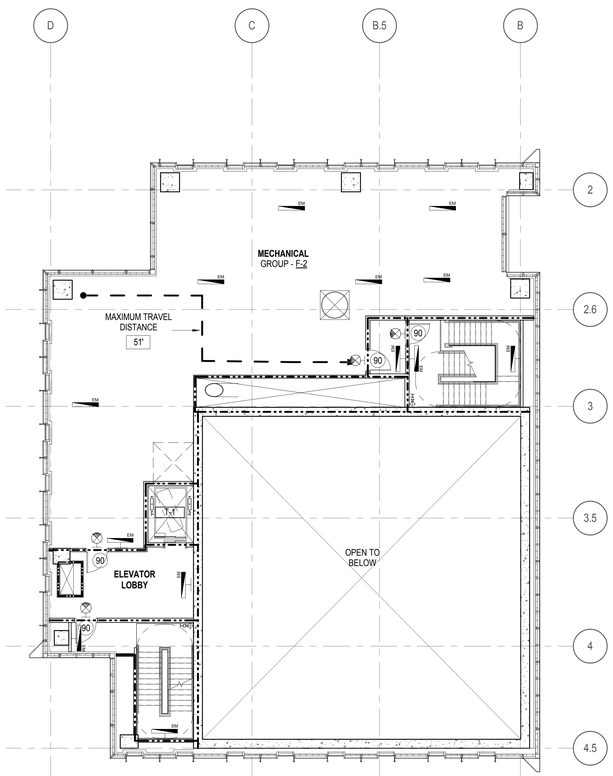
OCCUPANT LOADS SUMMARY 98TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2 (300)	2,183 SF	300 SF	8

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (6)
STAIR - A	44"	0.3	146	3
STAIR - B	44"	0.3	146	3

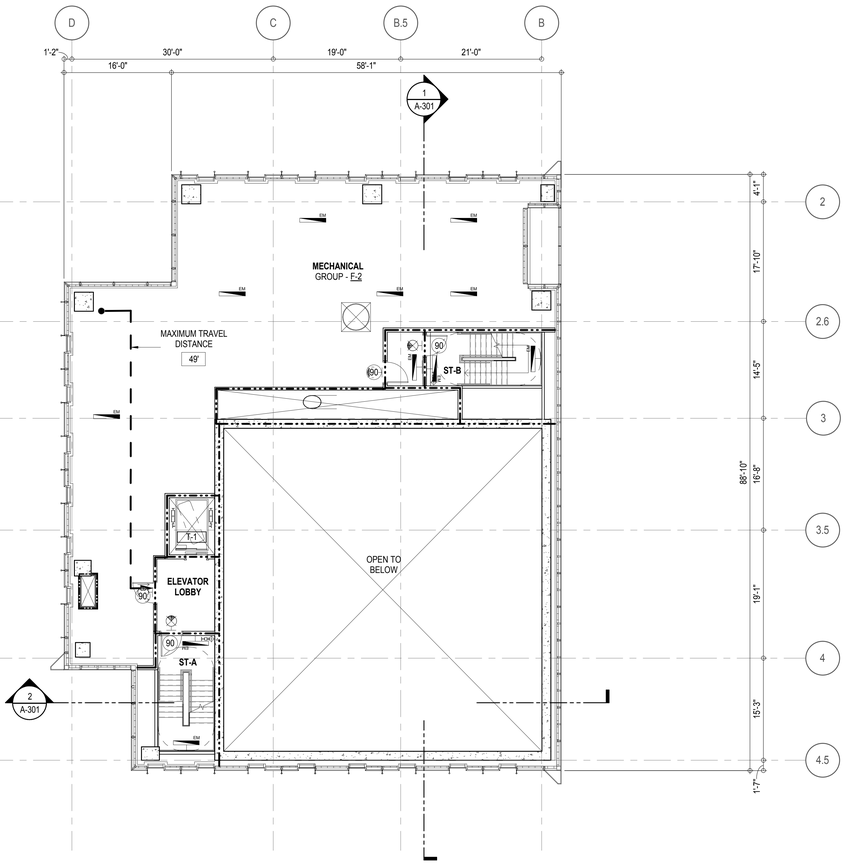
EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (6)
STAIR - A - DOOR	34"	0.2	170	3
STAIR - B - DOOR	34"	0.2	170	3

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.62"	54	82.50"
STAIR - B	9.5"	7.62"	54	68.81"

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



3 **98TH FLOOR**
A-301
1/8" = 1'-0"



1 **97TH FLOOR**
A-301
1/8" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
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- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
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- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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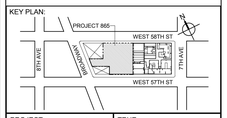
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

97TH AND 98TH FLOOR PLANS
BUILDING CODE NOTES
(MECHANICAL) (MFD-135TH-136TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOSE DAVID VASQUEZ 022885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chk: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-079.00
DOB PAGE No:	116 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

/LAST ISSUES AS - A-070 - CD PROGRESS ISSUE 4/

36" x 48" Arch E, SHEET SIZE
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PLOT DATE: 9/21/2015 5:01:59 PM

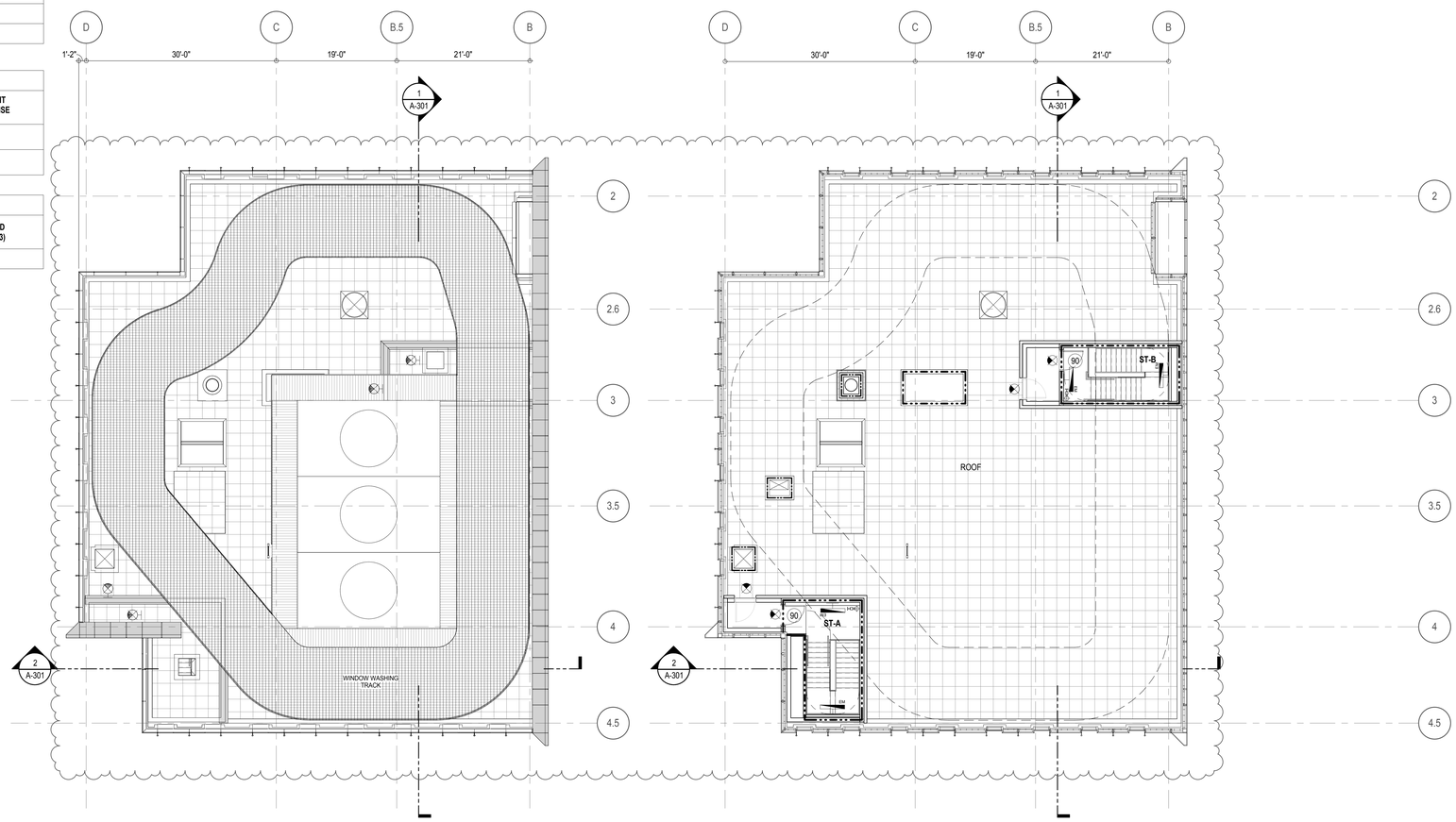
DEPT OF BLDGS 421206305 Job Number
E320543793X0 Scan Code

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (17)
STAIR - A	44"	0.3	146	8
STAIR - B	44"	0.3	146	9

EXIT SELF CLOSING DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (17)
STAIR - A - DOOR	34"	0.2	170	8
STAIR - B - DOOR	34"	0.2	170	9

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.75"	23	85.12"
STAIR - B	9.5"	7.75"	23	85.12"

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



2 **ROOF TOP STRUCTURES PLAN**
A-301
1/8" = 1'-0"

1 **96TH FLOOR ROOF PLAN**
A-301
1/8" = 1'-0"

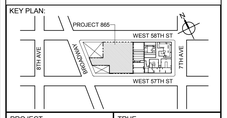
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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TEL: 416 967 1500 FAX: 416 967 7150

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MEP ENGINEERS:
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1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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40 Worth Street, Suite 826
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Higgins Quasebarth & Partners LLC
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TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

99TH FLOOR AND ROOF PLAN
BUILDING CODE NOTES (ROOF)
(MFD-137TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JE DAVID JAYNES No. 028551 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-080.00
DOB PAGE No:	117 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

//LAST ISSUES AS : A-071 - CD PROGRESS ISSUE 4/

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/30/2015 12:21:44 PM

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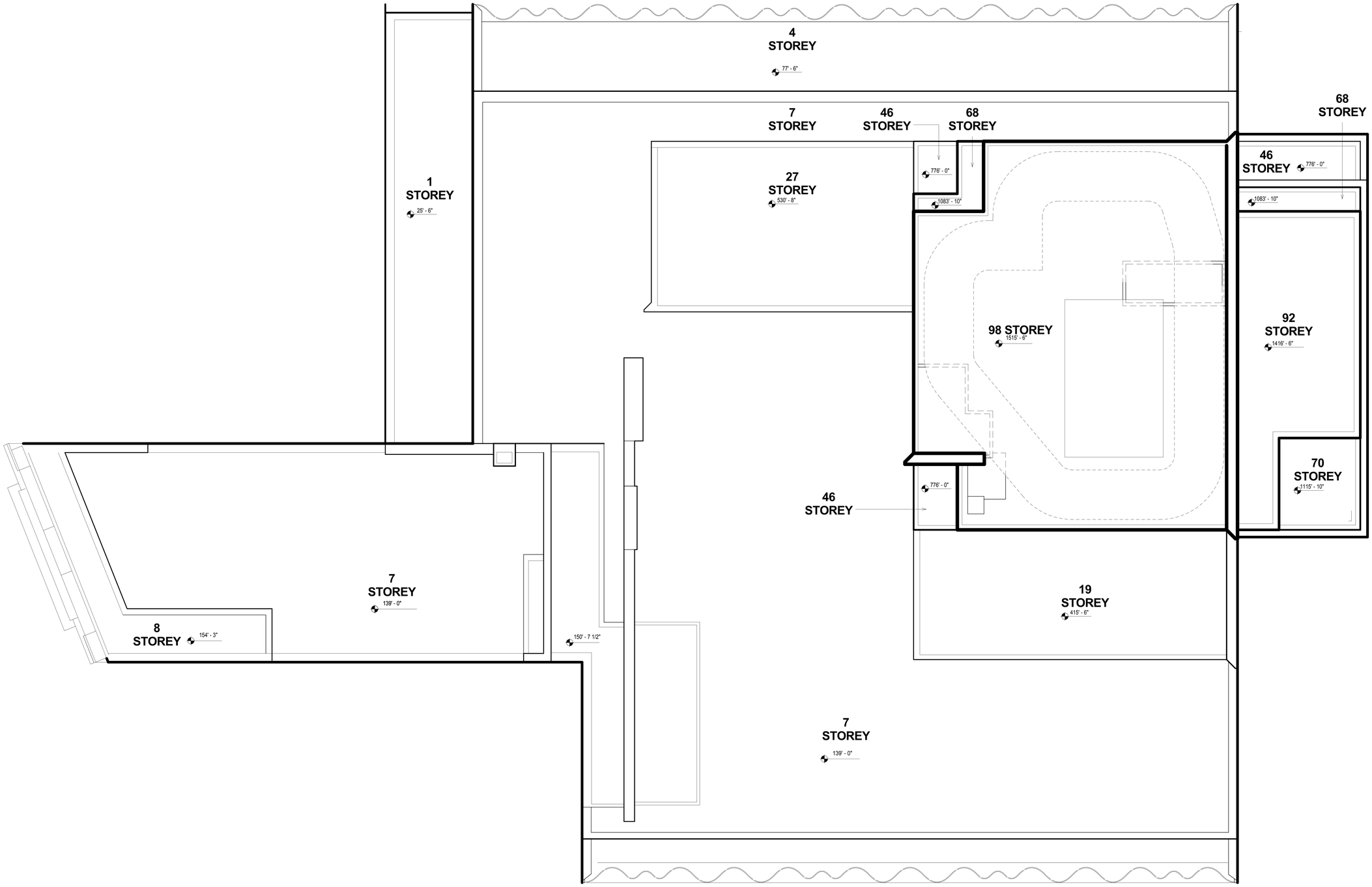
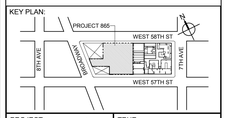
ES1766253861 Scan Code



KEY PLAN:



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TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

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ADRIAN SMITH + GORDON GILL ARCHITECTURE
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CHICAGO IL 60603
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	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

OVERALL ROOF PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT WILLIAM DAVID JAMIESON 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-081.00
DOB PAGE No:	118 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/21/2015 02:23 PM
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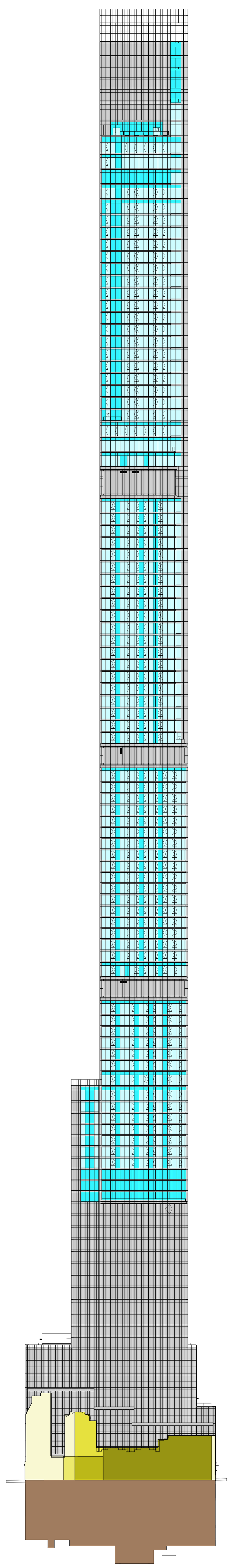
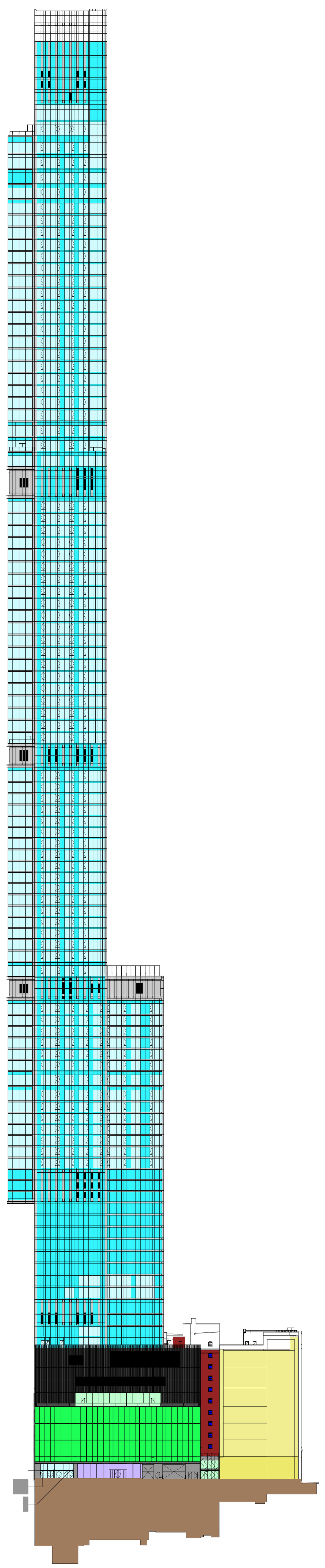
ES773842652 Scan Code



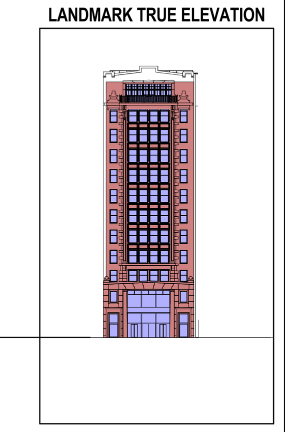
5 EAST ELEVATION

1/64" = 1'-0"

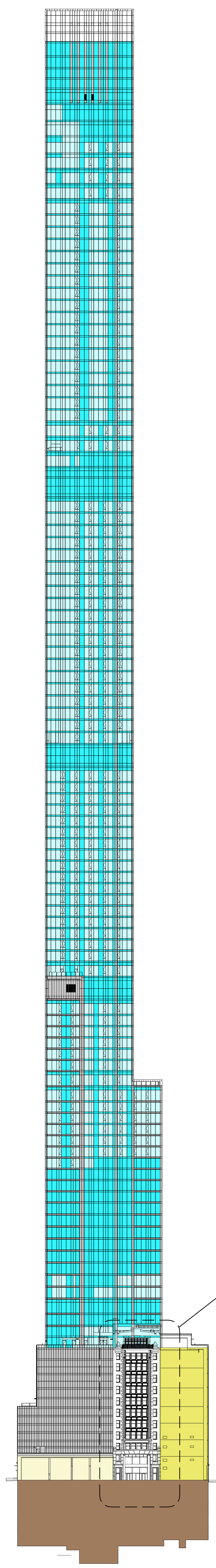


4 NORTH ELEVATION - WEST 56TH STREET

1/64" = 1'-0"

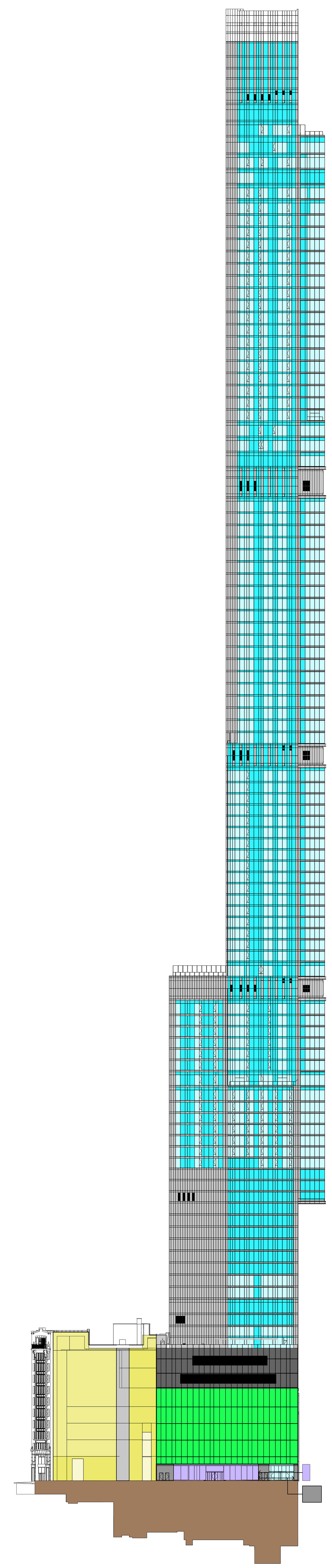


LANDMARK TRUE ELEVATION



3 WEST ELEVATION - BROADWAY

1/64" = 1'-0"



2 SOUTH ELEVATION - WEST 57TH STREET

1/64" = 1'-0"

BUILDING ENVELOPE - SOUTH ELEVATION

ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
A	GLAZING VISION (I.G.U.)	56524	28.28%	0.38	0.28
B	GLAZING SPANDRAL (I.G.U.)	60090	30.06%	0.17	N/A
C	ARCHITECTUAL METAL PANEL (INSULATED)	45663	22.84%	0.05	N/A
D	PODIUM METAL PANEL (INSULATED)	933	0.47%	0.07	N/A
E	AIR WELL LOUVER (NON-ACTIVE)	4570	2.29%	0.10	N/A
F	LOUVER (ACTIVE)	2355	1.18%	12.00	N/A
G	PODIUM CURVED LOUVER	0	0.00%	0.22	N/A
H	RETAIL GLAZING VISION (CURVED)	13759	6.88%	0.55	0.52
J	RETAIL GLAZING VISION (I.G.U.)	0	0.00%	0.31	0.60
K	RETAIL GLAZING VISION (STORE FRONT)	1803	0.90%	0.95	0.80
L1	ADJACENT BUILDING WALL AREA (LOT LINE)	763	0.38%	0.35	N/A
L2	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.63	N/A
L3	ADJACENT BUILDING WALL AREA (LOT LINE)	8503	4.25%	0.43	N/A
L4	ADJACENT BUILDING WALL AREA (LOT LINE)	4923	2.46%	0.35	N/A
L5	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.27	N/A
L6	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.20	N/A
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.09	N/A
M	LANDMARK RECONSTRUCTION WALL AREA	0	0.00%	0.08	N/A
N	LANDMARK RECONSTRUCTION WINDOW AREA	0	0.00%	0.95	0.80
P	LANDMARK WALL AREA	0	0.00%	0.50	N/A
Q	LANDMARK WINDOW AREA	0	0.00%	0.95	0.80
	TOTAL	199886	100.00%		
R	BELOW GRADE (WALLS 100% BELOW GRADE)	14224	24.42%	N/R	N/R

BUILDING ENVELOPE - WEST ELEVATION

ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
A	GLAZING VISION (I.G.U.)	62747	38.27%	0.38	0.28
B	GLAZING SPANDRAL (I.G.U.)	57452	35.04%	0.17	N/A
C	ARCHITECTUAL METAL PANEL (INSULATED)	25990	15.85%	0.05	N/A
D	PODIUM METAL PANEL (INSULATED)	0	0.00%	0.07	N/A
E	AIR WELL LOUVER (NON-ACTIVE)	0	0.00%	0.10	N/A
F	LOUVER (ACTIVE)	90	0.05%	12.00	N/A
G	PODIUM CURVED LOUVER	0	0.00%	0.22	N/A
H	RETAIL GLAZING VISION (CURVED)	0	0.00%	0.55	0.52
J	RETAIL GLAZING VISION (I.G.U.)	0	0.00%	0.31	0.60
K	RETAIL GLAZING VISION (STORE FRONT)	0	0.00%	0.95	0.80
L1	ADJACENT BUILDING WALL AREA (LOT LINE)	2573	1.57%	0.35	N/A
L2	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.63	N/A
L3	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.43	N/A
L4	ADJACENT BUILDING WALL AREA (LOT LINE)	7124	4.34%	0.35	N/A
L5	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.27	N/A
L6	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.20	N/A
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.09	N/A
M	LANDMARK RECONSTRUCTION WALL AREA	0	0.00%	0.08	N/A
N	LANDMARK RECONSTRUCTION WINDOW AREA	0	0.00%	0.95	0.80
P	LANDMARK WALL AREA	4858	2.96%	0.50	N/A
Q	LANDMARK WINDOW AREA	3139	1.91%	0.95	0.80
	TOTAL	163973	100.00%		
R	BELOW GRADE (WALLS 100% BELOW GRADE)	14490	24.87%	N/R	N/R

BUILDING ENVELOPE - NORTH ELEVATION

ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
A	GLAZING VISION (I.G.U.)	81156	40.55%	0.38	0.28
B	GLAZING SPANDRAL (I.G.U.)	55575	27.77%	0.17	N/A
C	ARCHITECTUAL METAL PANEL (INSULATED)	22548	11.27%	0.05	N/A
D	PODIUM METAL PANEL (INSULATED)	1814	0.91%	0.07	N/A
E	AIR WELL LOUVER (NON-ACTIVE)	0	0.00%	0.10	N/A
F	LOUVER (ACTIVE)	3340	1.67%	12.00	N/A
G	PODIUM CURVED LOUVER	7083	3.54%	0.22	N/A
H	RETAIL GLAZING VISION (CURVED)	12000	6.00%	0.55	0.52
J	RETAIL GLAZING VISION (I.G.U.)	1700	0.85%	0.31	0.60
K	RETAIL GLAZING VISION (STORE FRONT)	1083	0.54%	0.95	0.80
L1	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.35	N/A
L2	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.63	N/A
L3	ADJACENT BUILDING WALL AREA (LOT LINE)	9460	4.73%	0.43	N/A
L4	ADJACENT BUILDING WALL AREA (LOT LINE)	1985	0.99%	0.35	N/A
L5	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.27	N/A
L6	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.20	N/A
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.09	N/A
M	LANDMARK RECONSTRUCTION WALL AREA	2287	1.14%	0.08	N/A
N	LANDMARK RECONSTRUCTION WINDOW AREA	97	0.05%	0.95	0.80
P	LANDMARK WALL AREA	0	0.00%	0.50	N/A
Q	LANDMARK WINDOW AREA	0	0.00%	0.95	0.80
	TOTAL	200128	100.00%		
R	BELOW GRADE (WALLS 100% BELOW GRADE)	15048	25.83%	N/R	N/R

BUILDING ENVELOPE - EAST ELEVATION

ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
A	GLAZING VISION (I.G.U.)	59310	36.43%	0.38	0.28
B	GLAZING SPANDRAL (I.G.U.)	22490	13.82%	0.17	N/A
C	ARCHITECTUAL METAL PANEL (INSULATED)	70932	43.57%	0.05	N/A
D	PODIUM METAL PANEL (INSULATED)	0	0.00%	0.07	N/A
E	AIR WELL LOUVER (NON-ACTIVE)	0	0.00%	0.10	N/A
F	LOUVER (ACTIVE)	49	0.03%	12.00	N/A
G	PODIUM CURVED LOUVER	0	0.00%	0.22	N/A
H	RETAIL GLAZING VISION (CURVED)	0	0.00%	0.55	0.52
J	RETAIL GLAZING VISION (I.G.U.)	0	0.00%	0.31	0.60
K	RETAIL GLAZING VISION (STORE FRONT)	0	0.00%	0.95	0.80
L1	ADJACENT BUILDING WALL AREA (LOT LINE)	3311	2.03%	0.35	N/A
L2	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.63	N/A
L3	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.43	N/A
L4	ADJACENT BUILDING WALL AREA (LOT LINE)	299	0.18%	0.35	N/A
L5	ADJACENT BUILDING WALL AREA (LOT LINE)	1056	0.65%	0.27	N/A
L6	ADJACENT BUILDING WALL AREA (LOT LINE)	748	0.46%	0.20	N/A
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	4591	2.82%	0.09	N/A
M	LANDMARK RECONSTRUCTION WALL AREA	0	0.00%	0.08	N/A
N	LANDMARK RECONSTRUCTION WINDOW AREA	0	0.00%	0.95	0.80
P	LANDMARK WALL AREA	0	0.00%	0.50	N/A
Q	LANDMARK WINDOW AREA	0	0.00%	0.95	0.80
	TOTAL	162786	100.00%		
R	BELOW GRADE (WALLS 100% BELOW GRADE)	14490	24.87%	N/R	N/R

BUILDING ENVELOPE SUMMARY CHART - GROSS WALL AREA

ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
A	GLAZING VISION (I.G.U.)	259737	35.74%	0.38	0.28
B	GLAZING SPANDRAL (I.G.U.)	195607	26.91%	0.17	N/A
C	ARCHITECTUAL METAL PANEL (INSULATED)	165133	22.72%	0.05	N/A
D	PODIUM METAL PANEL (INSULATED)	2747	0.38%	0.07	N/A
E	AIR WELL LOUVER (NON-ACTIVE)	4570	0.63%	0.10	N/A
F	LOUVER (ACTIVE)	5834	0.80%	12.00	N/A
G	PODIUM CURVED LOUVER	7083	0.97%	0.22	N/A
H	RETAIL GLAZING VISION (CURVED)	25759	3.54%	0.55	0.52
J	RETAIL GLAZING VISION (I.G.U.)	1700	0.23%	0.31	0.60
K	RETAIL GLAZING VISION (STORE FRONT)	2886	0.40%	0.95	0.80
L1	ADJACENT BUILDING WALL AREA (LOT LINE)	6647	0.91%	0.35	N/A
L2	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.63	N/A
L3	ADJACENT BUILDING WALL AREA (LOT LINE)	17963	2.47%	0.43	N/A
L4	ADJACENT BUILDING WALL AREA (LOT LINE)	14331	1.97%	0.35	N/A
L5	ADJACENT BUILDING WALL AREA (LOT LINE)	1056	0.15%	0.27	N/A
L6	ADJACENT BUILDING WALL AREA (LOT LINE)	748	0.10%	0.20	N/A
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	4591	0.63%	0.09	N/A
M	LANDMARK RECONSTRUCTION WALL AREA	2287	0.31%	0.08	N/A
N	LANDMARK RECONSTRUCTION WINDOW AREA	97	0.01%	0.95	0.80
P	LANDMARK WALL AREA	4858	0.67%	0.50	N/A
Q	LANDMARK WINDOW AREA	3139	0.43%	0.95	0.80
	TOTAL	726773	100.00%		
R	BELOW GRADE (WALLS 100% BELOW GRADE)	58252	100.00%	N/R	N/R

BUILDING ROOF, SOFFIT, AND SLAB ON GRADE SUMMARY CHART

ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
S	ROOF (RT-01 & RT-02)	45302	100.00%	0.05	N/A
T	SOFFIT (INSULATED)	4227	100.00%	0.05	N/A
U	SLAB ON GRADE	40704	100.00%	N/R	N/R

BUILDING ENVELOPE DESIGN INTENT ASSEMBLIES

ID	CONSTRUCTION MATERIAL	U-VALUE	SHGC	ASSEMBLY DETAILS
A	GLAZING VISION (I.G.U.)	0.38	0.28	ZONE W-A (GL-01, GL-05), W-B, W-E (GL-03, GL-06), W-21, W-31 (GL-05)
B	GLAZING SPANDRAL (I.G.U.)	0.17	N/A	ZONE W-A (GL-02), W-B, W-E (G-L04).
C	ARCHITECTUAL METAL PANEL (INSULATED)	0.05	N/A	ZONE W-C, W-D,
D	PODIUM METAL PANEL (INSULATED)	0.07	N/A	ZONE W-23, W-33, W-34
E	AIR WELL LOUVER (NON-ACTIVE)	0.10	N/A	ZONE W-27
F	LOUVER (ACTIVE)	12.00	N/A	MECHANICAL LOUVER
G	PODIUM CURVED LOUVER	0.22	N/A	ZONE W-37
H	RETAIL GLAZING VISION (CURVED)	0.55	0.52	ZONE W-25 (GL-51)
J	RETAIL GLAZING VISION (I.G.U.)	0.31	0.60	W-36 (GL-54)
K	RETAIL GLAZING VISION (STORE FRONT)	0.95	0.80	ZONE W-22, W-32 (GL-53).
L1	ADJACENT BUILDING WALL AREA (LOT LINE)	0.35	N/A	ZONE W-F. CMU WALL
L2	ADJACENT BUILDING WALL AREA (LOT LINE)	0.63	N/A	ZONE W-F. SOLID CONCRETE WALL 12"
L3	ADJACENT BUILDING WALL AREA (LOT LINE)	0.43	N/A	ZONE W-F. SOLID CONCRETE WALL 20"
L4	ADJACENT BUILDING WALL AREA (LOT LINE)	0.35	N/A	ZONE W-F. SOLID CONCRETE WALL 24"
L5	ADJACENT BUILDING WALL AREA (LOT LINE)	0.27	N/A	ZONE W-F. SOLID CONCRETE WALL 30"
L6	ADJACENT BUILDING WALL AREA (LOT LINE)	0.20	N/A	ZONE W-F. SOLID CONCRETE WALL 36"
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	0.09	N/A	ZONE W-F. SOLID CONCRETE WALL 52"
M	LANDMARK RECONSTRUCTION WALL AREA	0.08	N/A	ZONE W-13. 4" BRICK, 2" INSULATION, 8" CMU GROUTED
N	LANDMARK RECONSTRUCTION WINDOW AREA	0.95	0.80	SINGLE GLAZED UNIT
P	LANDMARK WALL AREA	0.50	N/A	ZONE W-11, W-12. STONE AND BRICK ON 10" CMU GROUTED (EXISTING)
Q	LANDMARK WINDOW AREA	0.95	0.80	SINGLE GLAZED UNIT
R	BELOW GRADE (WALLS 100% BELOW GRADE)	N/R	N/R	CONCRETE WALL THICKNESS VARIES (MIN. 12").
S	ROOF (RT-01 & RT-02)	0.05	N/A	R-20 INSULATION COMPLETELY ABOVE DECK
T	SOFFIT (INSULATED)	0.05	N/A	R-20 INSULATION ABOVE METAL PANEL
U	SLAB ON GRADE (UNHEATED)	N/R	N/R	CONCRETE SLAB

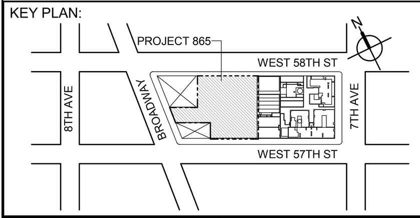
1 ENERGY AREA SUMMARY

12" = 1'-0"

AREA ID LEGEND

A, B, C, D, E, F, G, H, J, K, L1, L2, L3, L4, L5, L6, L7, M, N, P, Q, R

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
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ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
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No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

ENERGY CONSERVATION CODE - ENVELOPE AREAS

SEAL & SIGNATURE: REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 5
CHK: Checker	
SCALE: As indicated	
DWG No:	A-090.01
DOB PAGE No:	119 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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PLOT DATE: 9/22/2015 9:52:27 AM

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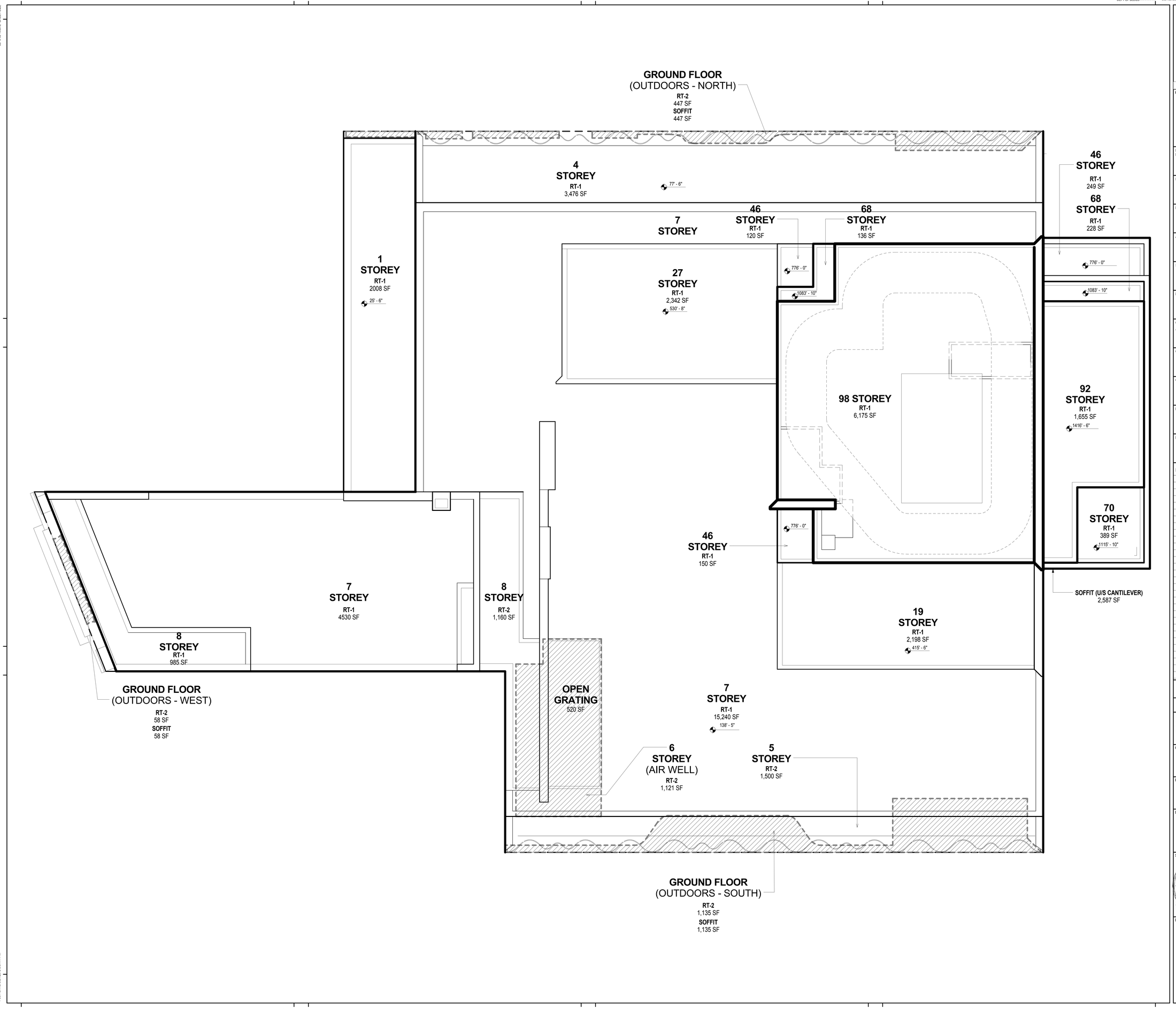

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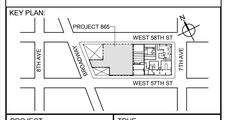

PROJECT NORTH | TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
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New York, NY 10022 USA
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No.	DESCRIPTION:	DATE:
	D.O.B. ADMENDMENT 2	21 SEP 15

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ENERGY CONSERVATION CODE - ROOF AREAS

SEAL & SIGNATURE:

DATE:	09/16/15
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-091.01**
DOB PAGE No:	120 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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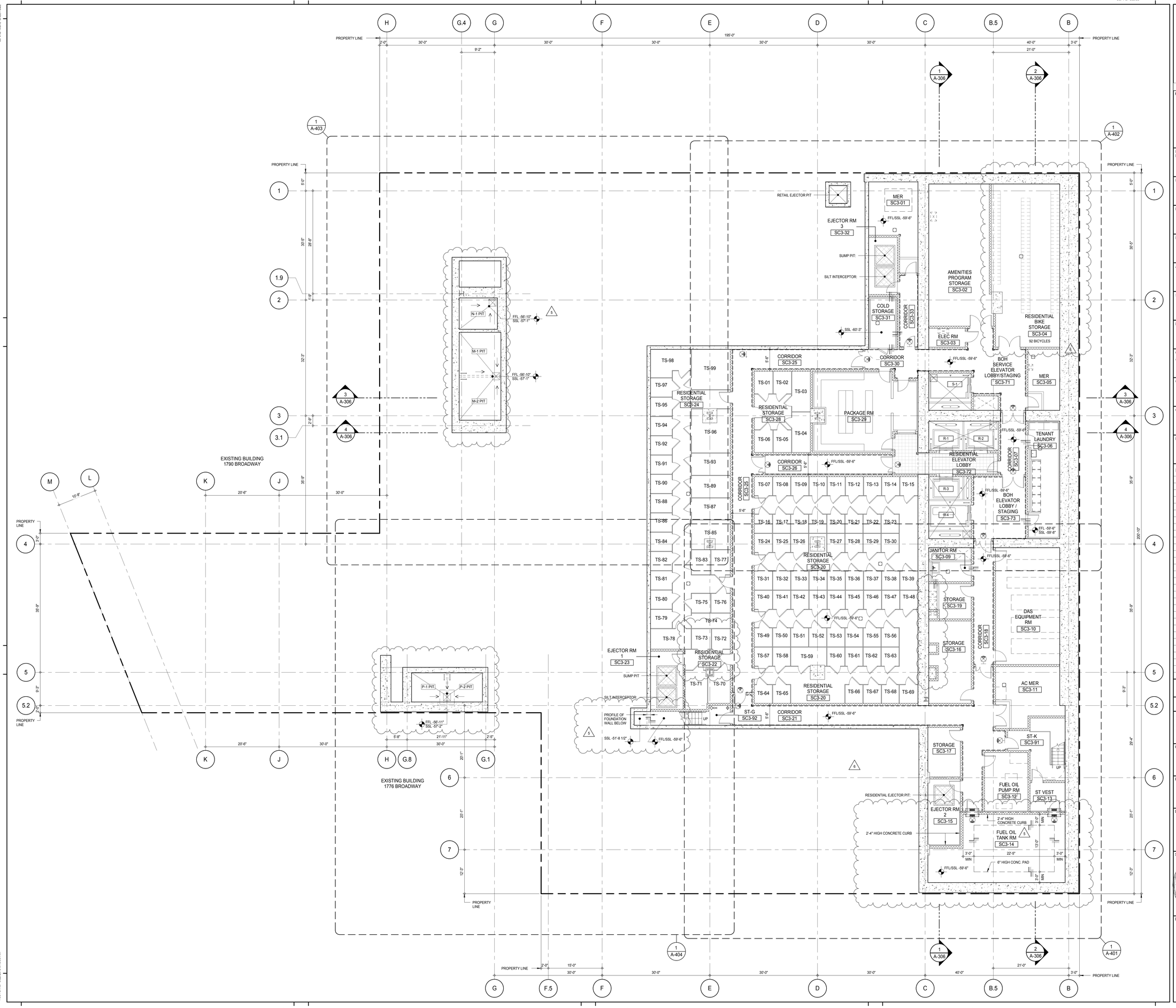

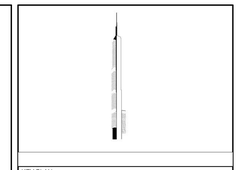

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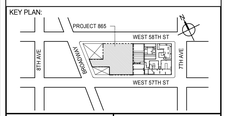

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
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INTERIOR DESIGNER: Residential
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

SUB CELLAR 3 FLOOR PLAN (B.O.H. SUPPORT) (MFD-SUB CELLAR 3)

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHAEL DAVID JANOSKY No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-101.01
DOB PAGE No:	121 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 8/22/2015 9:48:05 AM

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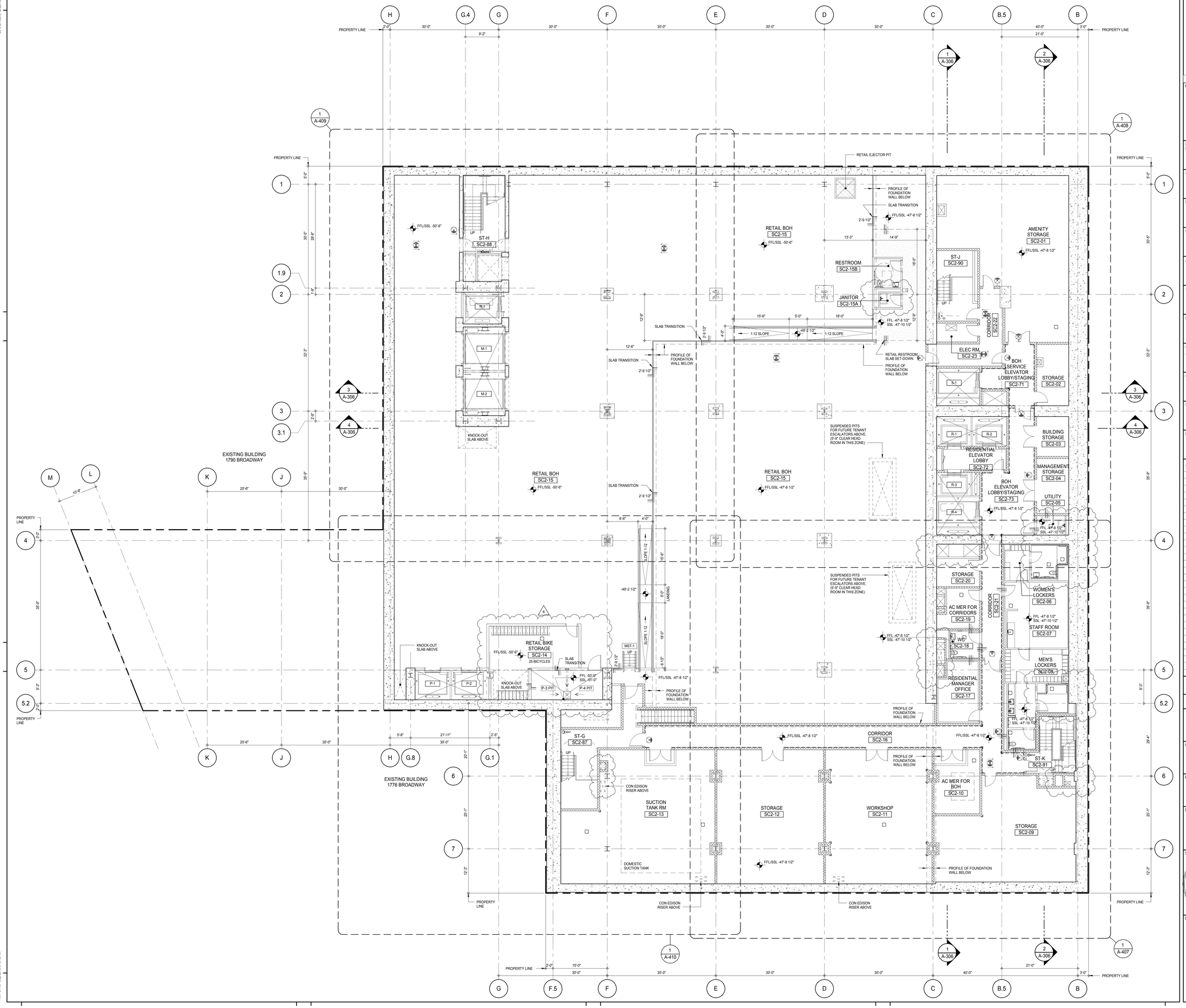

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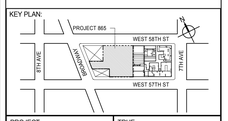

PROJECT NORTH: TRUE NORTH

DEVELOPER:
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805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SUB CELLAR 2 FLOOR PLAN (B.O.H. SUPPORT) (MFD-SUB CELLAR 2)

SEAL & SIGNATURE: REGISTERED ARCHITECT ADRIAN DAVID SMITH No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-102.01
DOB PAGE No:	122 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 9:46:12 AM

DEPT OF BLDGS 421206305 Job Number
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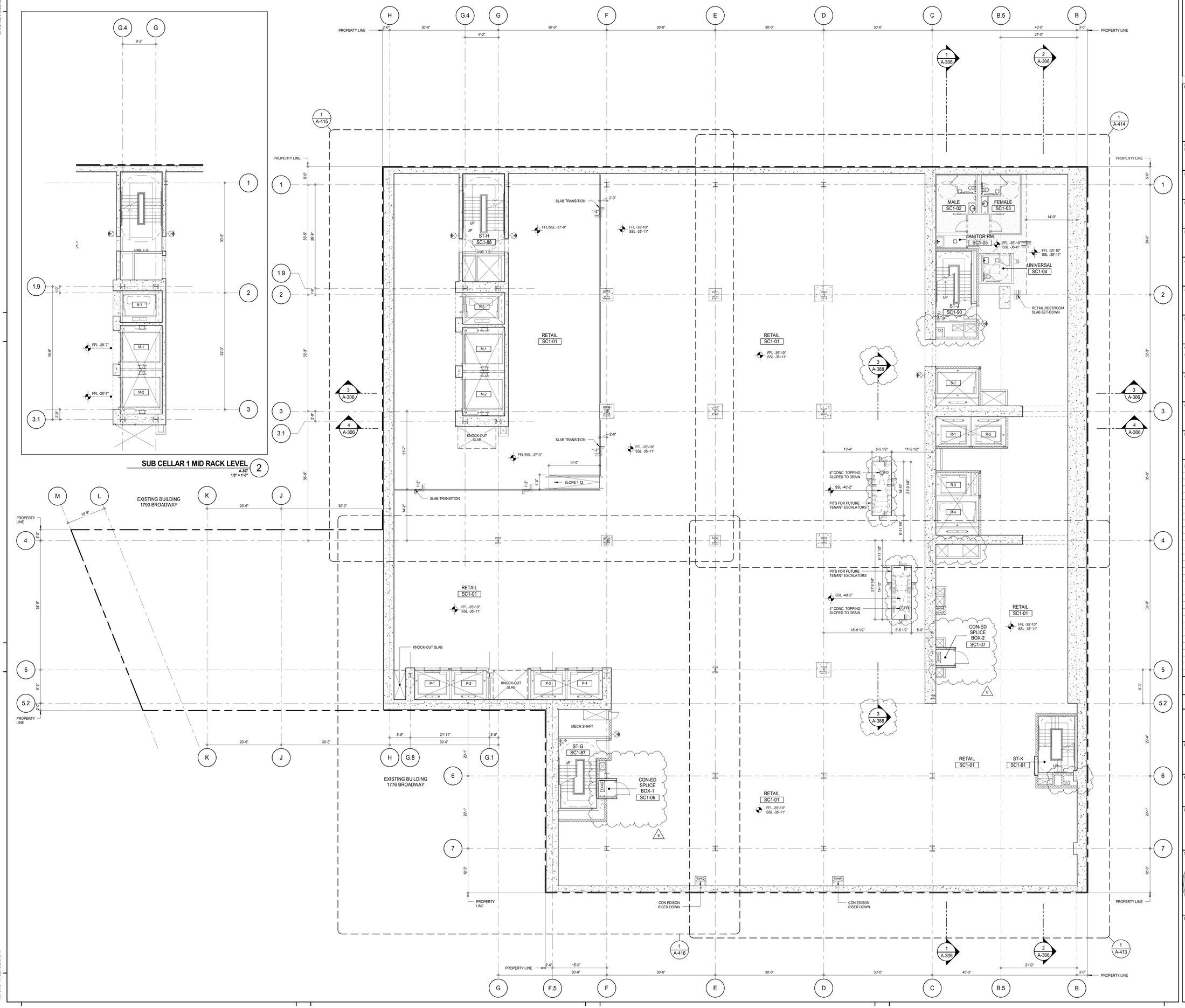

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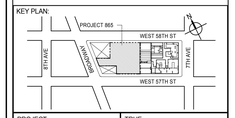

PROJECT NORTH

TRUE NORTH

DEVELOPER:
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ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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TEL: 646 998 7000 FAX:

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	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

SUB CELLAR 1 FLOOR PLAN (RETAIL)
(MFD-SUB CELLAR 1)

SEAL & SIGNATURE:

REGISTERED ARCHITECT
DAVID JANSEN
028851
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
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CHK: Checker	6
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DWG No:	A-103.01
DOB PAGE No:	123 of 569

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DOB B-SCAN:

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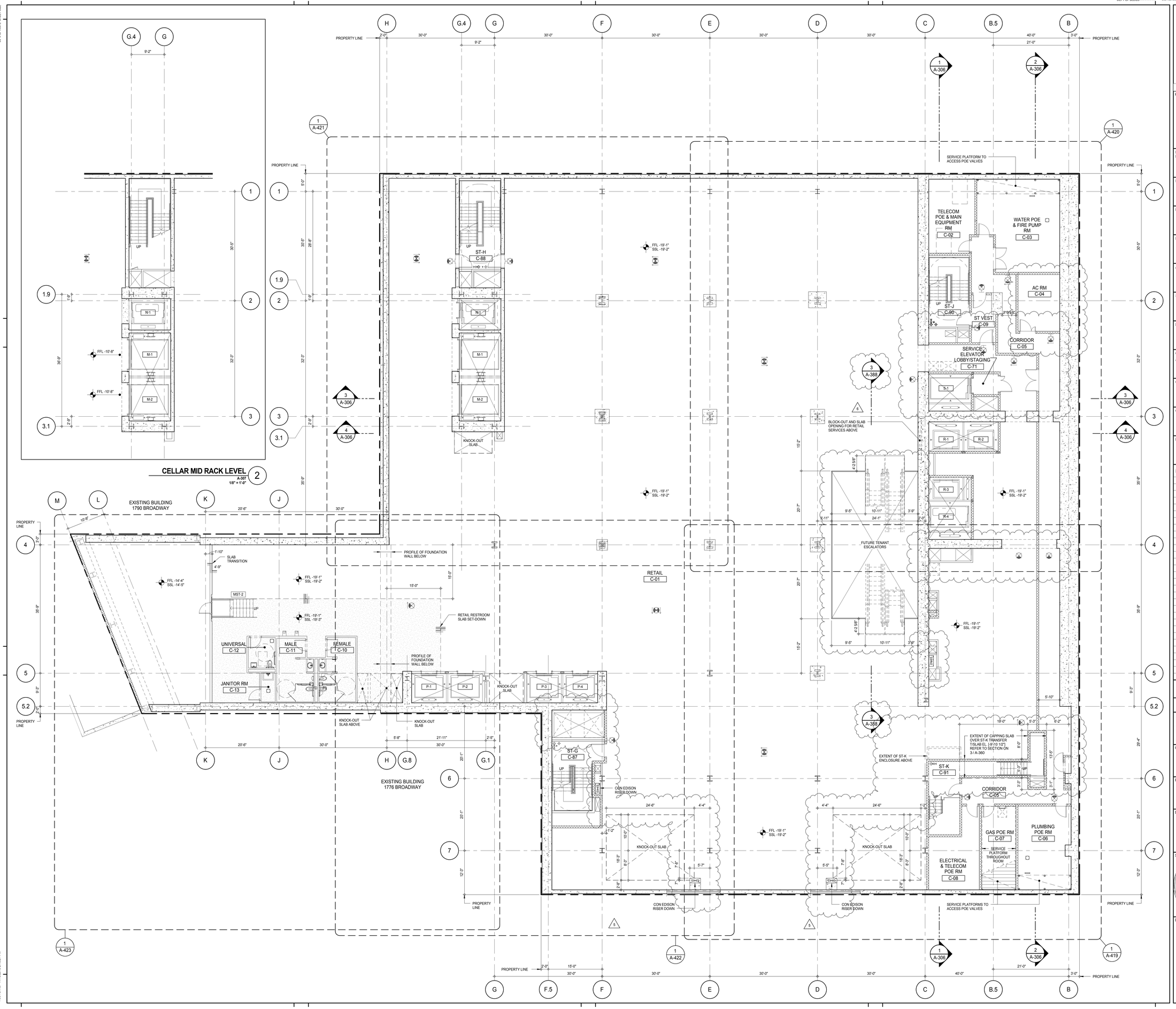

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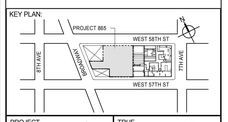

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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MEP ENGINEERS:
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TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
CELLAR FLOOR PLAN (RETAIL)
(MFD-CELLAR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT
WILLIAM DAVID JANSEN
No. 028881
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-104.01
DOB PAGE No:	124 of 569

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DOB B-SCAN:

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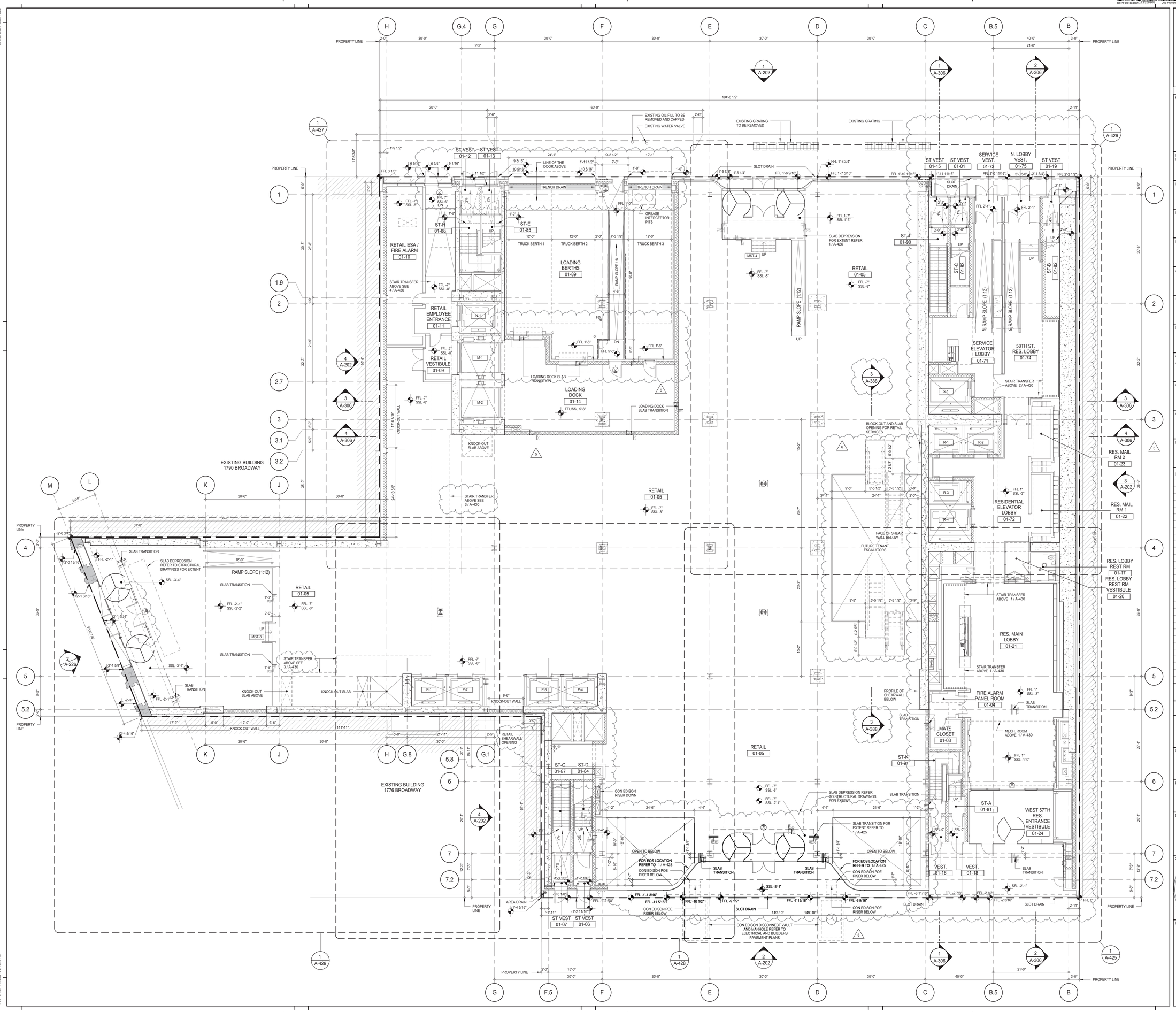

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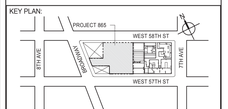

PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

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WSP CANTOR SEINUK
228 EAST 45th Street
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TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
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New York, NY 10001-2727
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LANDMARK/PRESERVATION CONSULTANT:
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39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

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3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. AMENDMENT 1	24 JUL 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15
	D.O.B. AMENDMENT 3	08 MAR 16

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
GROUND FLOOR PLAN (LOBBY)
(MFD-GROUND FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT ANDRE DAVID JAMES 028885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-105.03
DOB PAGE No:	125 of 569

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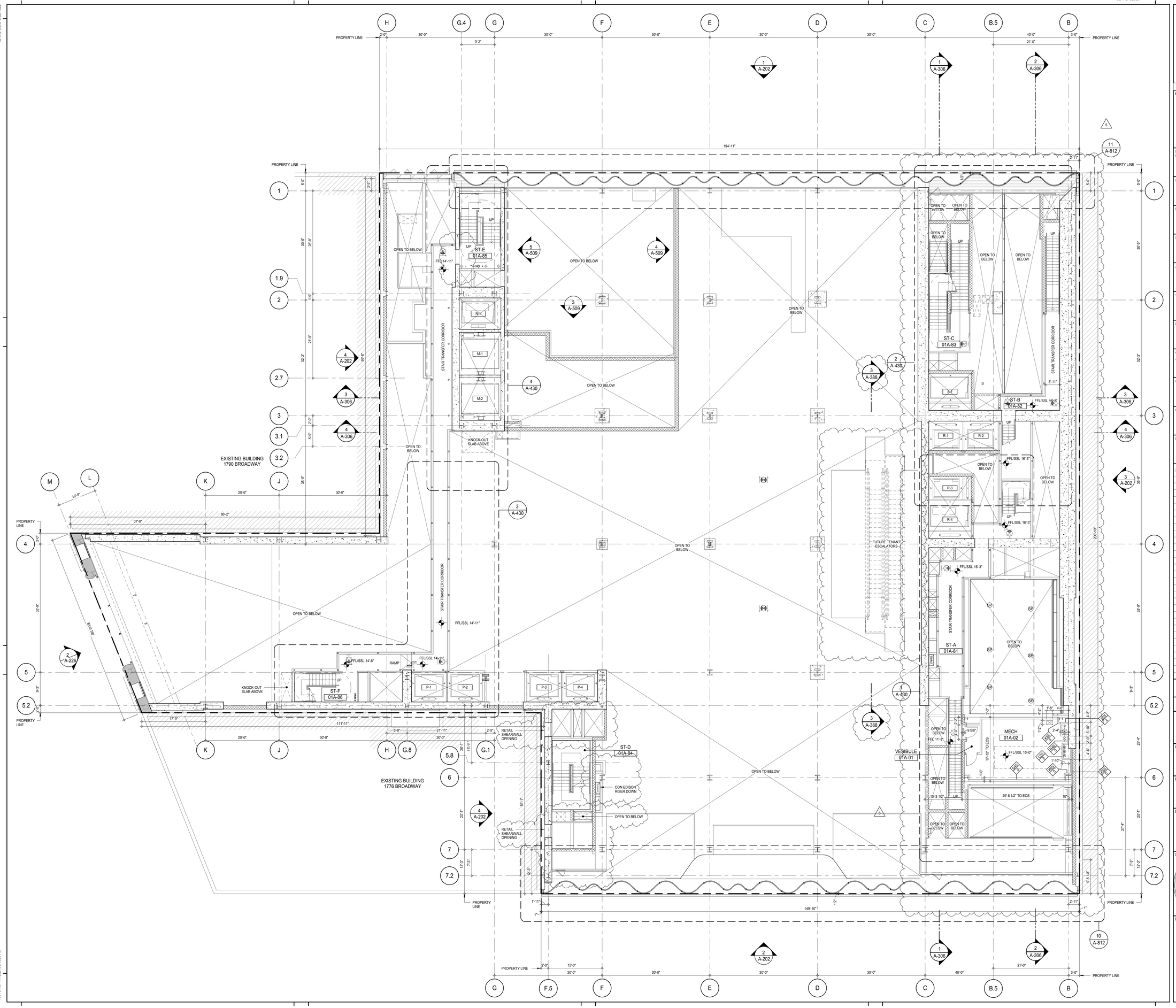

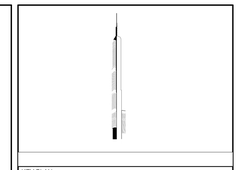

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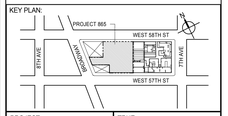

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

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TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. AMENDMENT 1	24 JUL 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'- 0" 8'- 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
GROUND FLOOR PLAN INTERMEDIATE (STAIR TRANSFER) (MFD-GROUND FLOOR INTERMEDIATE)

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-106.02
DOB PAGE No:	126 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

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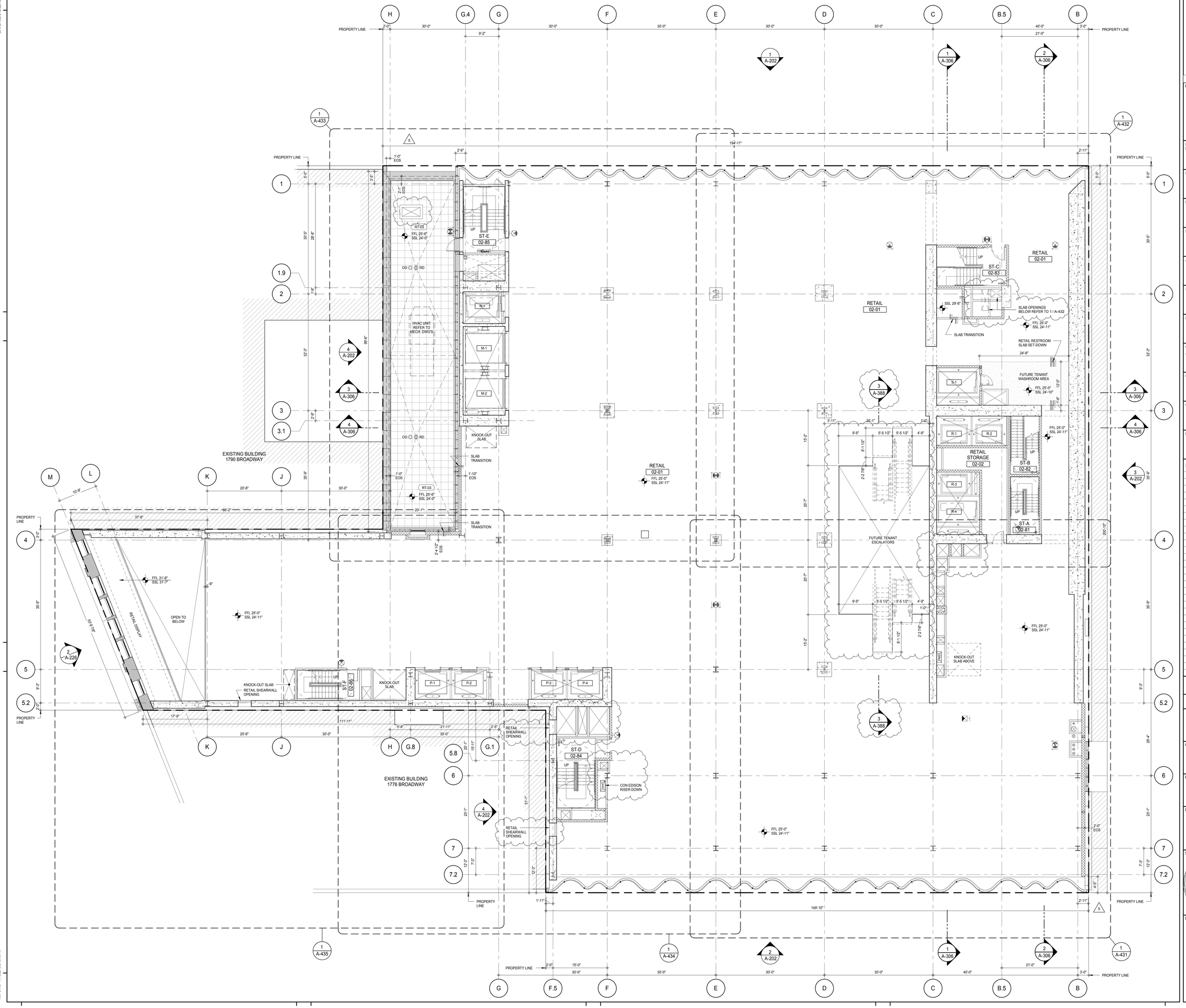

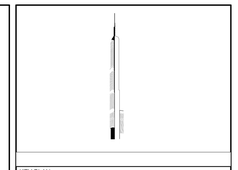

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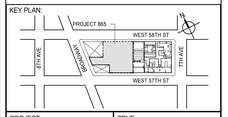

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
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TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

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Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
2ND FLOOR PLAN (RETAIL) (MFD-2ND FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT MICHAEL DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-107.01
DOB PAGE No:	127 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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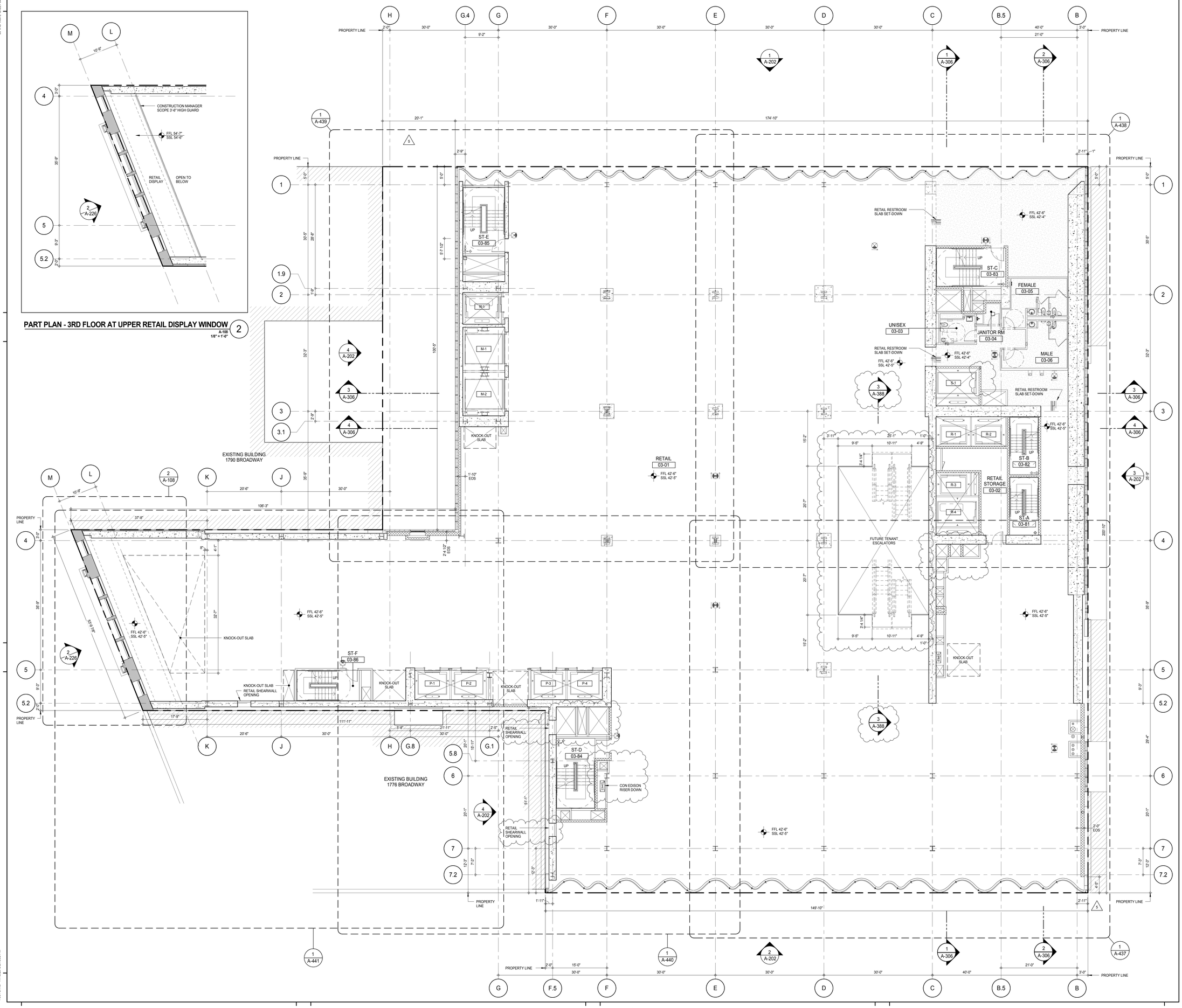
A-108
1/8" = 1'-0"



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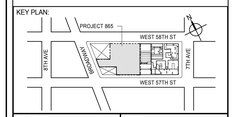

PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
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INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
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ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
3RD FLOOR PLAN (RETAIL) (MFD-3RD FLOOR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT RENE DAVID JAUREGI NO. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-108.01
DOB PAGE No:	128 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

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PLOT DATE: 11/13/2015 2:18:35 PM

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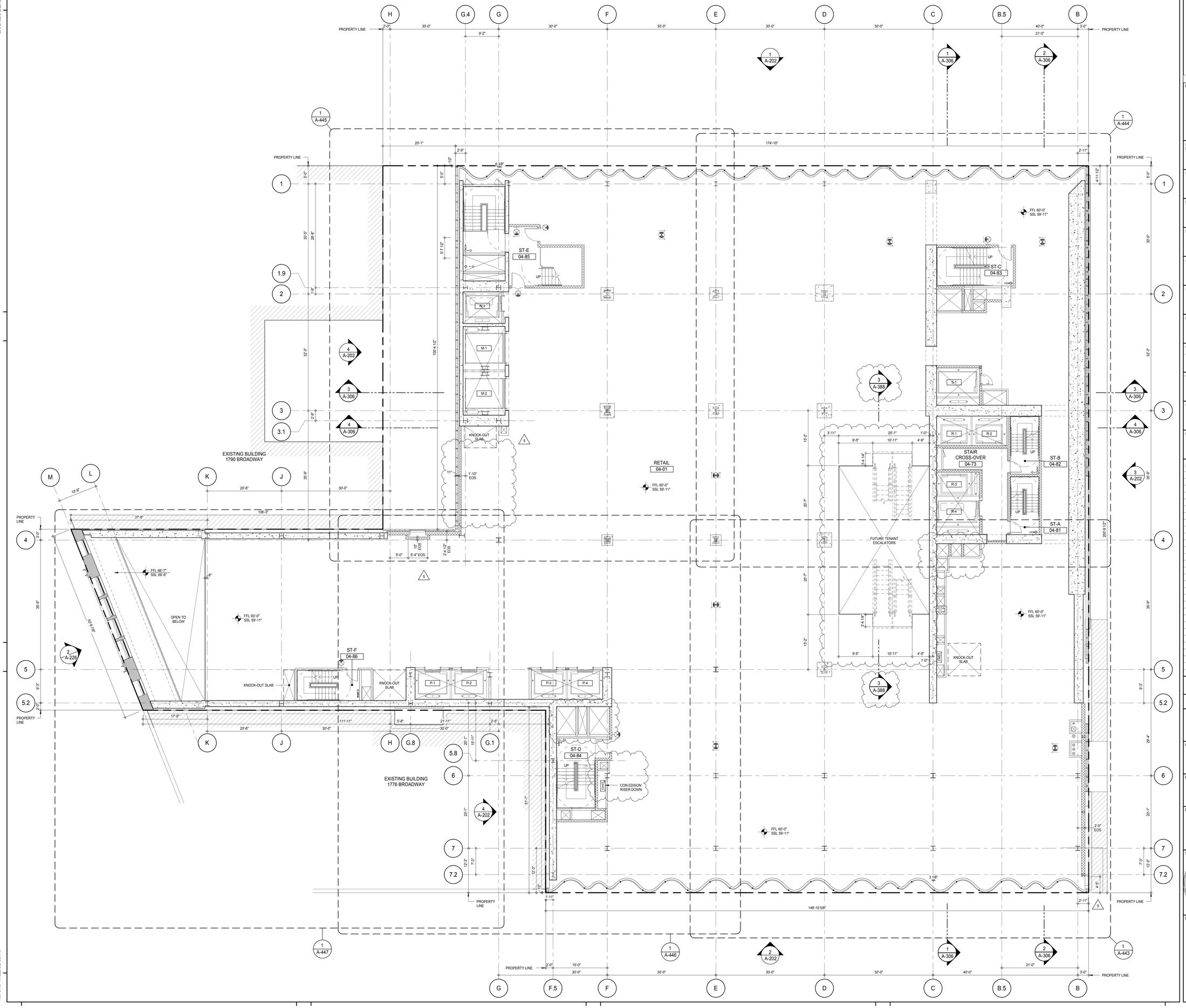

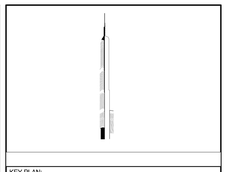

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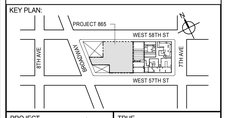

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
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INTERIOR DESIGNER: Residential
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CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
4TH FLOOR PLAN (RETAIL) (MFD-4TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT JAN DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-109.01
DOB PAGE No:	129 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 11/20/2015 5:16:54 PM

DEPT OF BLDGS 421208305 Job Number
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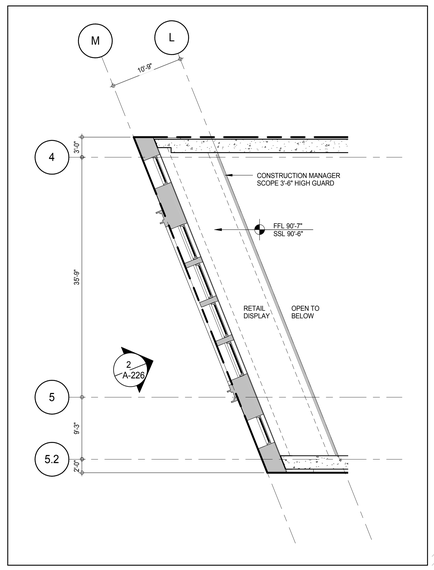
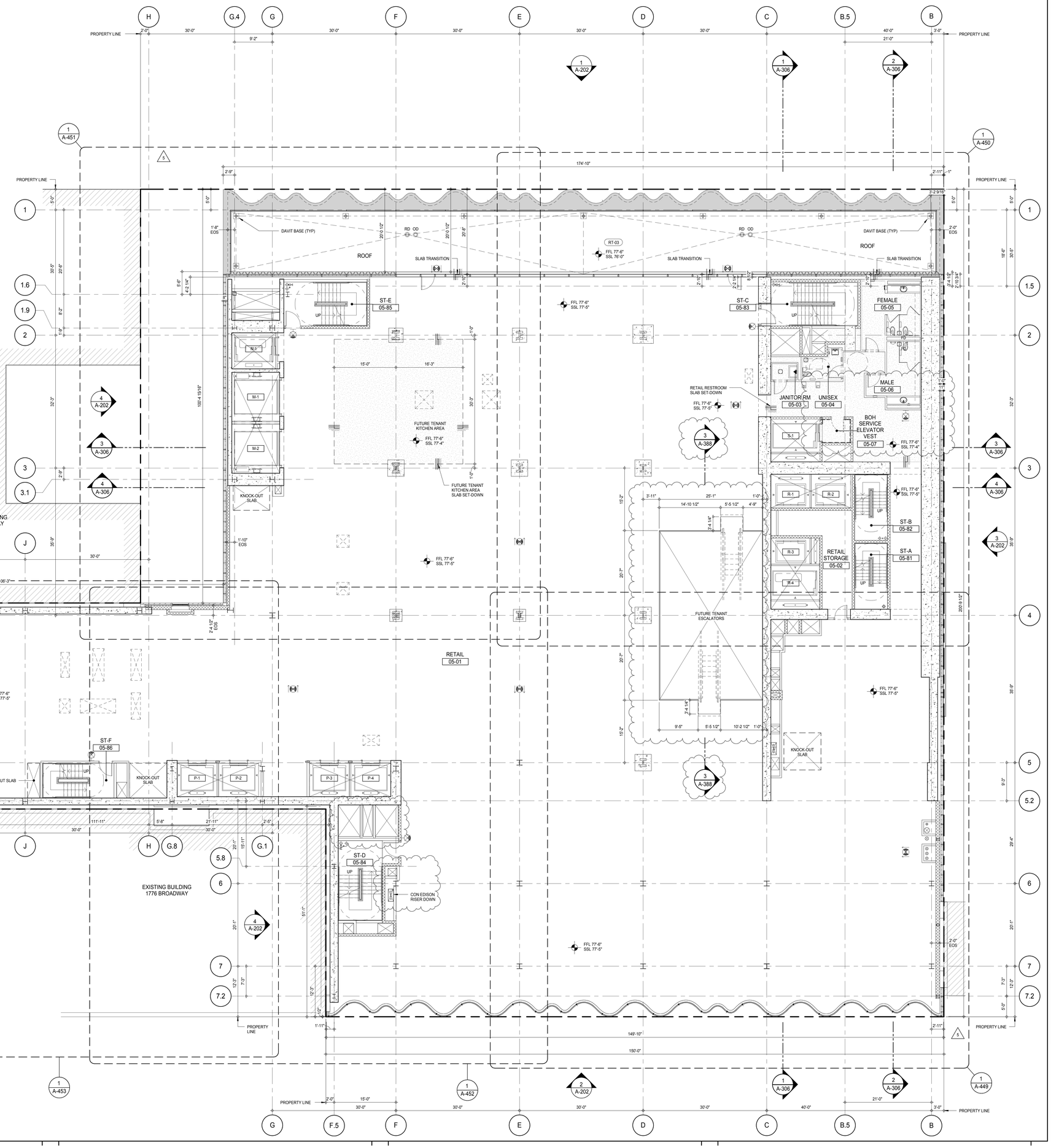


PART PLAN - 5TH FLOOR - AT UPPER RETAIL DISPLAY WINDOW 2
A-110
1/8" = 1'-0"



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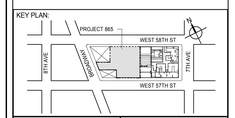

PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
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CODE CONSULTANTS:
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CURTAINWALL CONSULTANT:
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40 Worth Street. Suite 826
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TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
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3	D.O.B. SUBMISSION	18 FEB 15
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	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
5TH FLOOR PLAN (RETAIL) (MFD-5TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT ADE DAVID JAMES NO. 028851 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK. Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-110.01
DOB PAGE No:	130 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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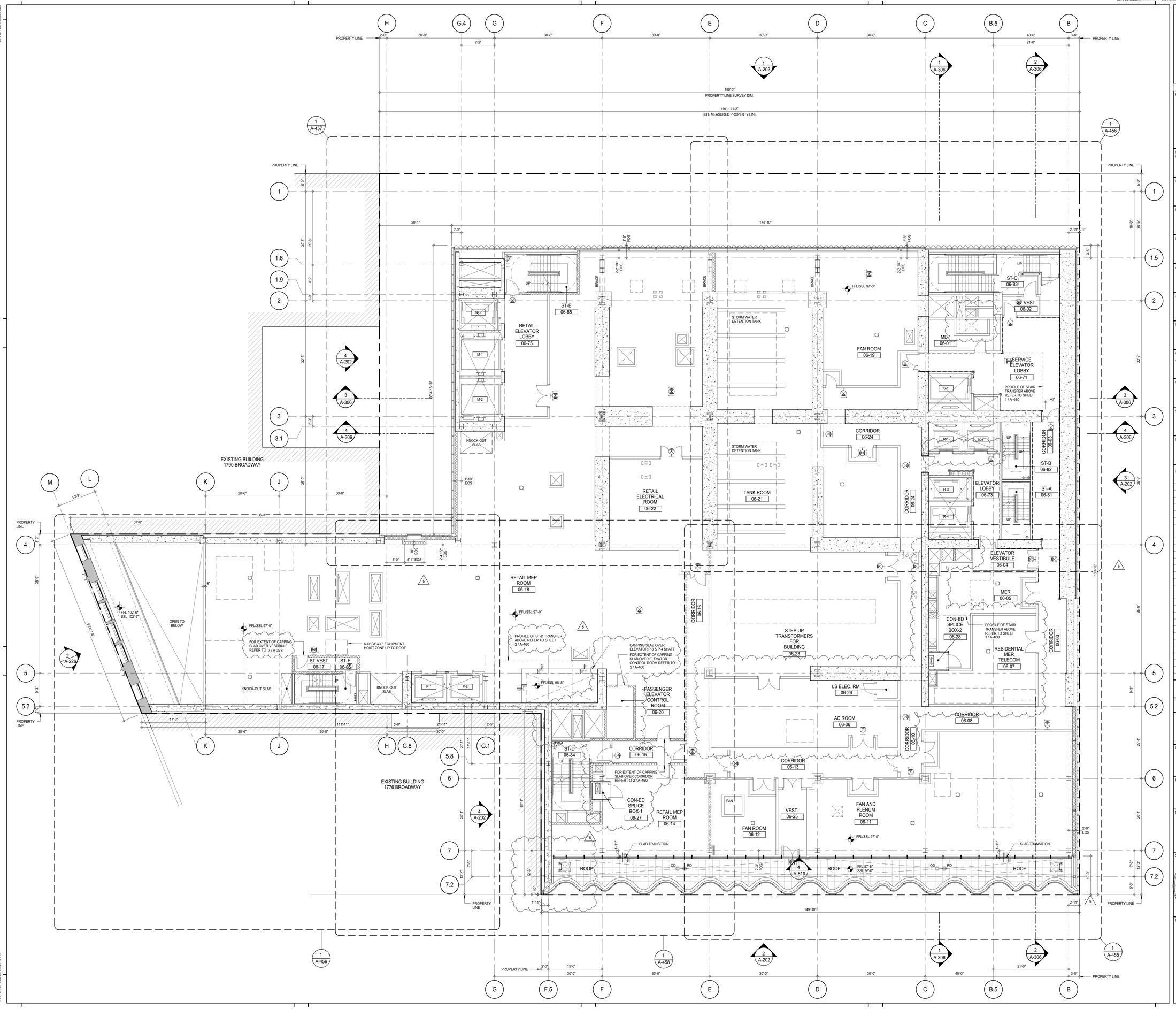

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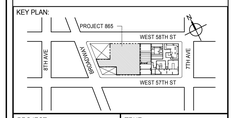

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
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	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
6TH FLOOR PLAN (MECHANICAL)
(MFD-6TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT ANDRE DAVID JAMES 028885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-111.01
DOB PAGE No:	131 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

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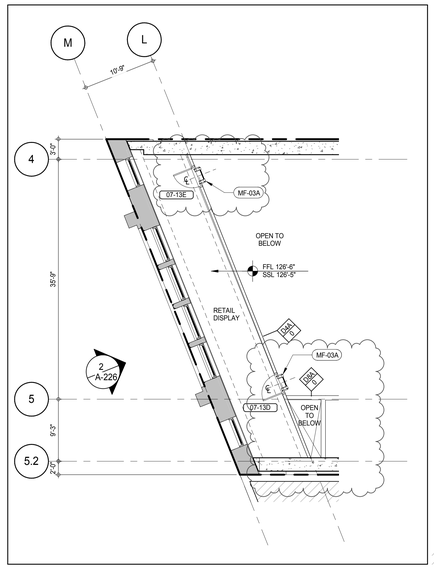
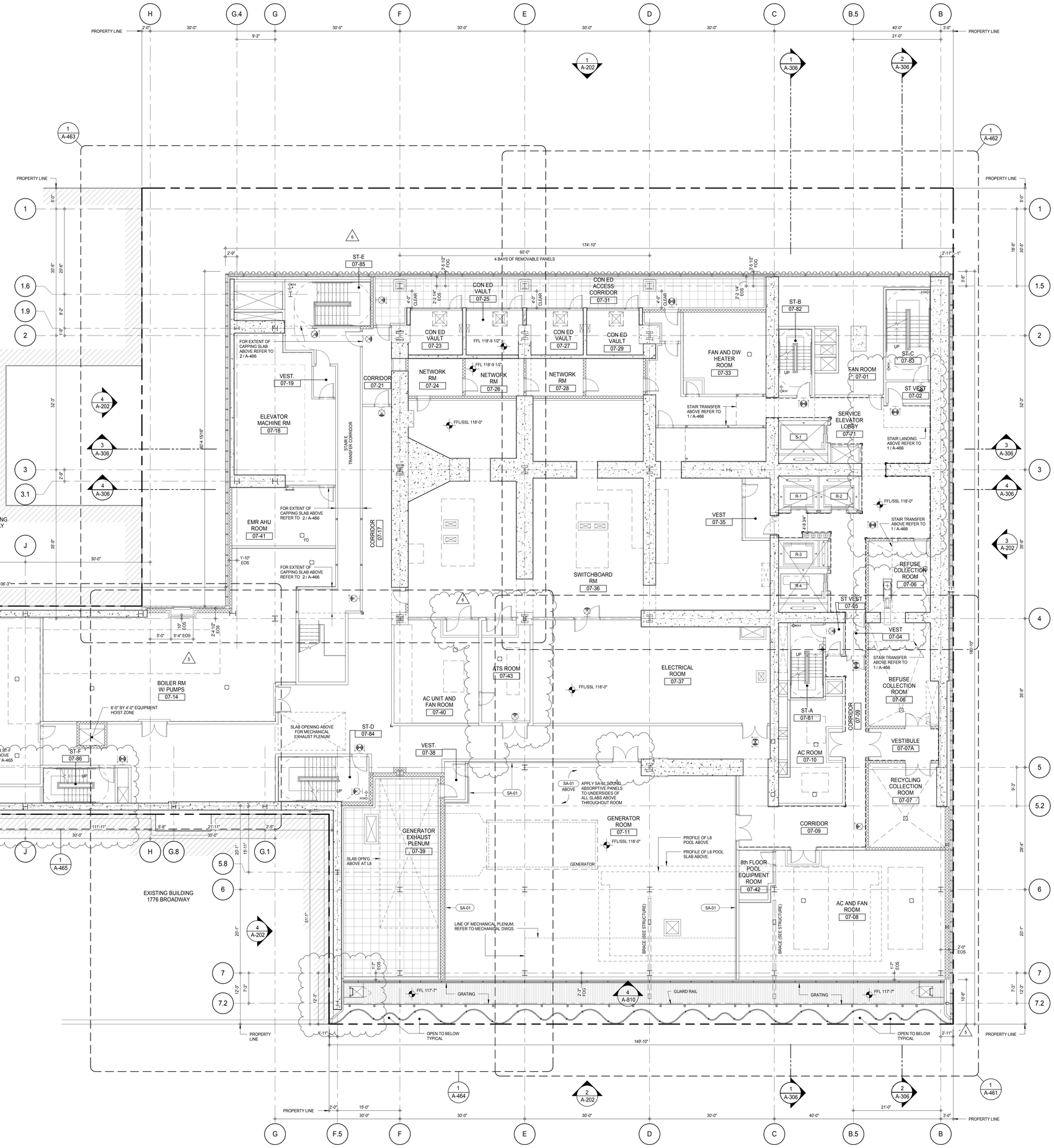


PART PLAN - 7TH FLOOR AT UPPER RETAIL DIPLAY WINDOW 2
A-112
1/8" = 1'-0"



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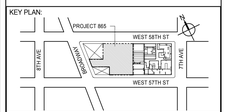

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

7TH FLOOR PLAN (MECHANICAL)
(MFD-7TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WILLIAM DAVID JARRETT No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-112.01
DOB PAGE No:	132 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

DEPT OF BLDGS 421258305 Job Number
E305125582 Scan Code
36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 9:51:12 AM

DEPT OF BLDGS 421206305 Job Number
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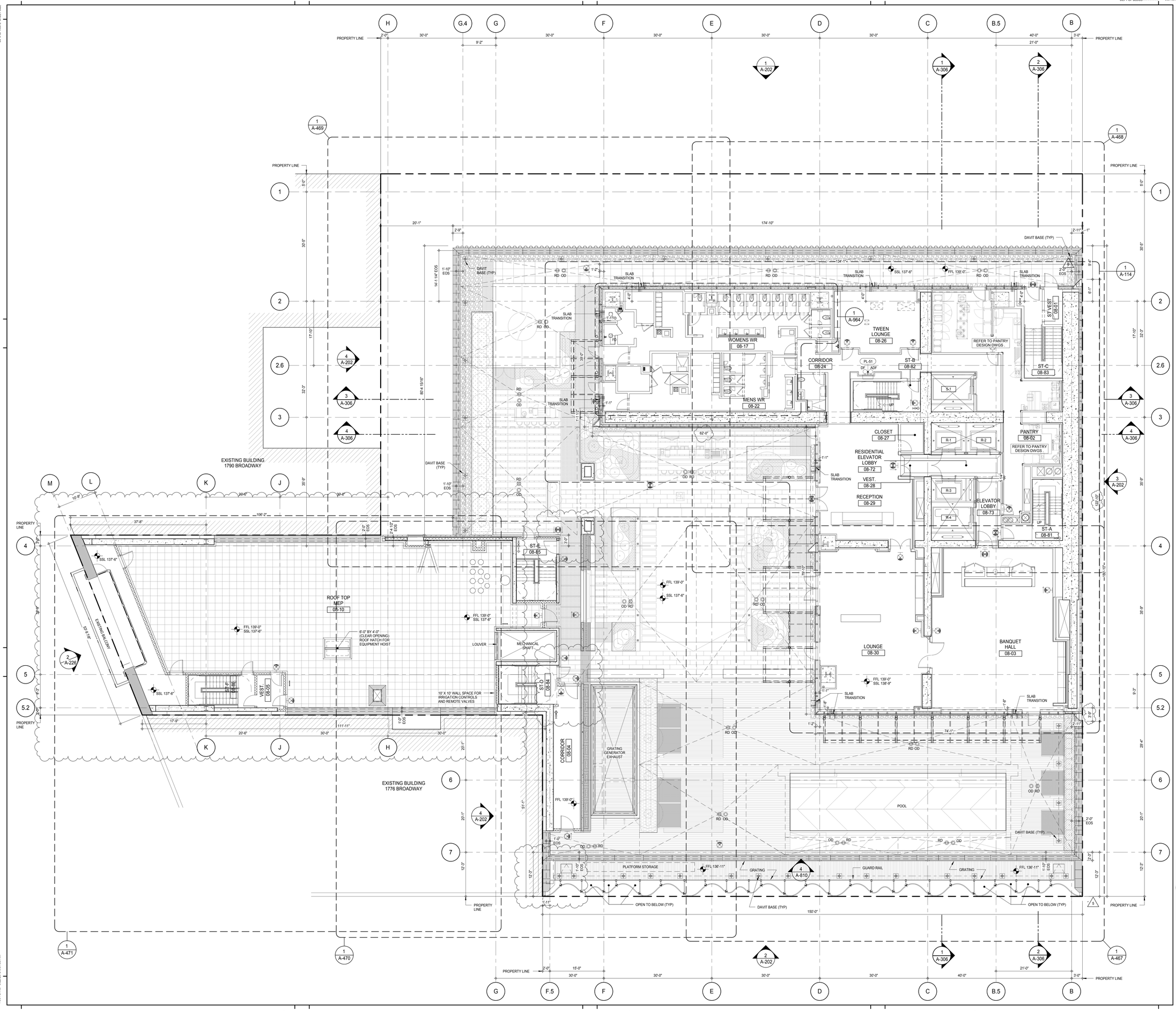

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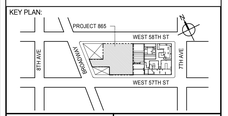

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
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TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
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GEOTECHNICAL ENGINEERS:
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TEL: 212 479 5400 FAX: 212 479 5444

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No.	DESCRIPTION	DATE
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	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

8TH FLOOR PLAN (RESIDENTIAL AMENITIES) (MFD-14TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHAEL DAVID JAMES No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-113.01**
DOB PAGE No:	133 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E SHEET SIZE

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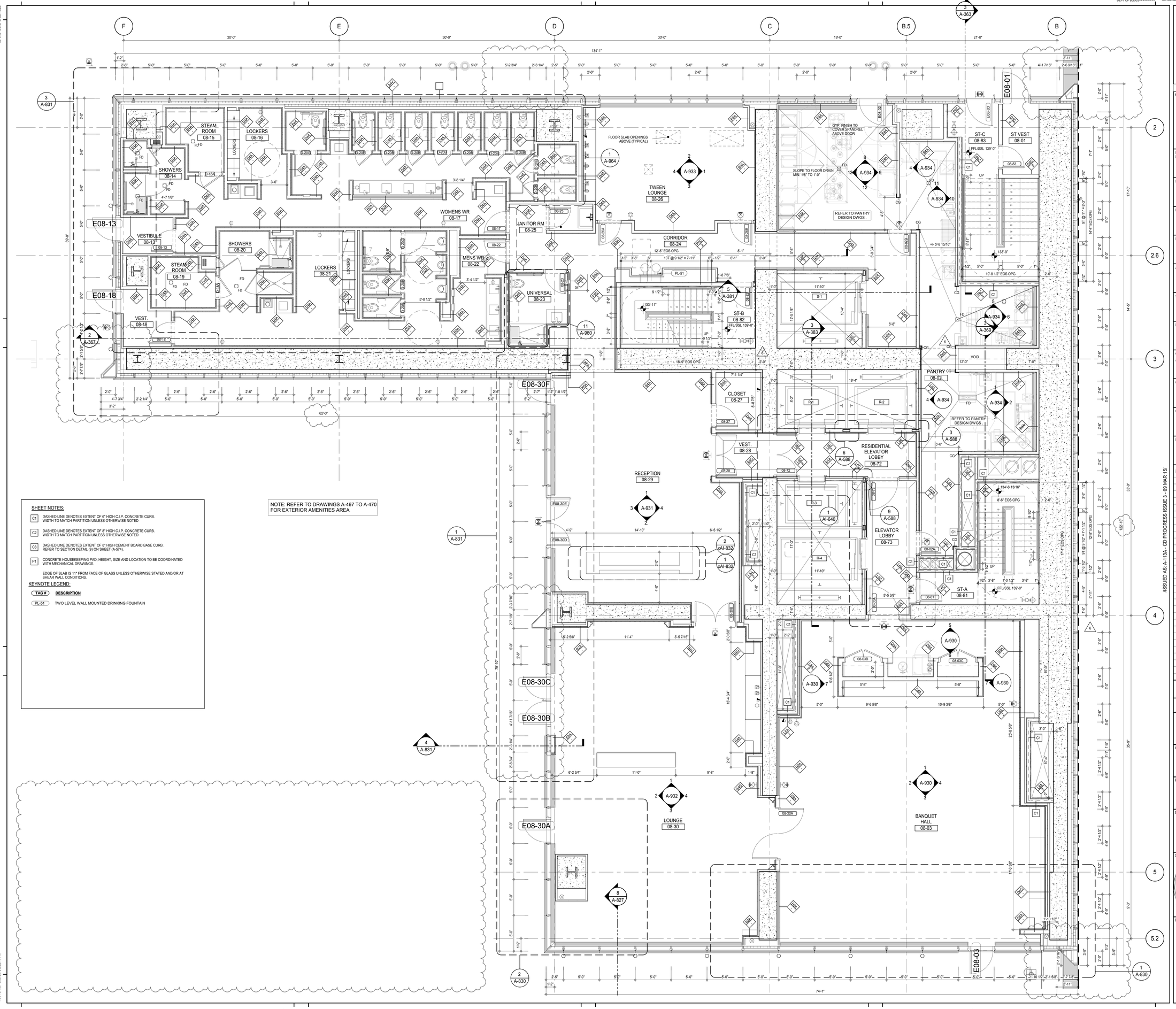
PLOT DATE: 9/22/2015 9:51:53 AM



NOTE: REFER TO DRAWINGS A-467 TO A-470 FOR EXTERIOR AMENITIES AREA

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

C2 DASHED LINE DENOTES EXTENT OF 8" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

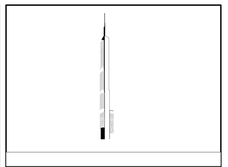
C3 DASHED LINE DENOTES EXTENT OF 8" HIGH CEMENT BOARD BASE CURB. REFER TO SECTION DETAIL (9) ON SHEET (A-574).

P1 CONCRETE HOUSEKEEPING PAD, HEIGHT, SIZE AND LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS.

EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

KEYNOTE LEGEND:

TAG #	DESCRIPTION
PL-51	TWO LEVEL WALL MOUNTED DRINKING FOUNTAIN



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
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TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
8TH FLOOR PLAN (RESIDENTIAL AMENITIES) (MFD-14TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT WEI-YE DAVID JIANG No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/4" = 1'-0"	
DWG No:	A-114.01
DOB PAGE No:	134 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

/ISSUED AS: A-113A - CD PROGRESS ISSUE 3 - 09 MAR 15/

DEPT OF BLDGS 421206205 Job Number E526295495 Scan Code
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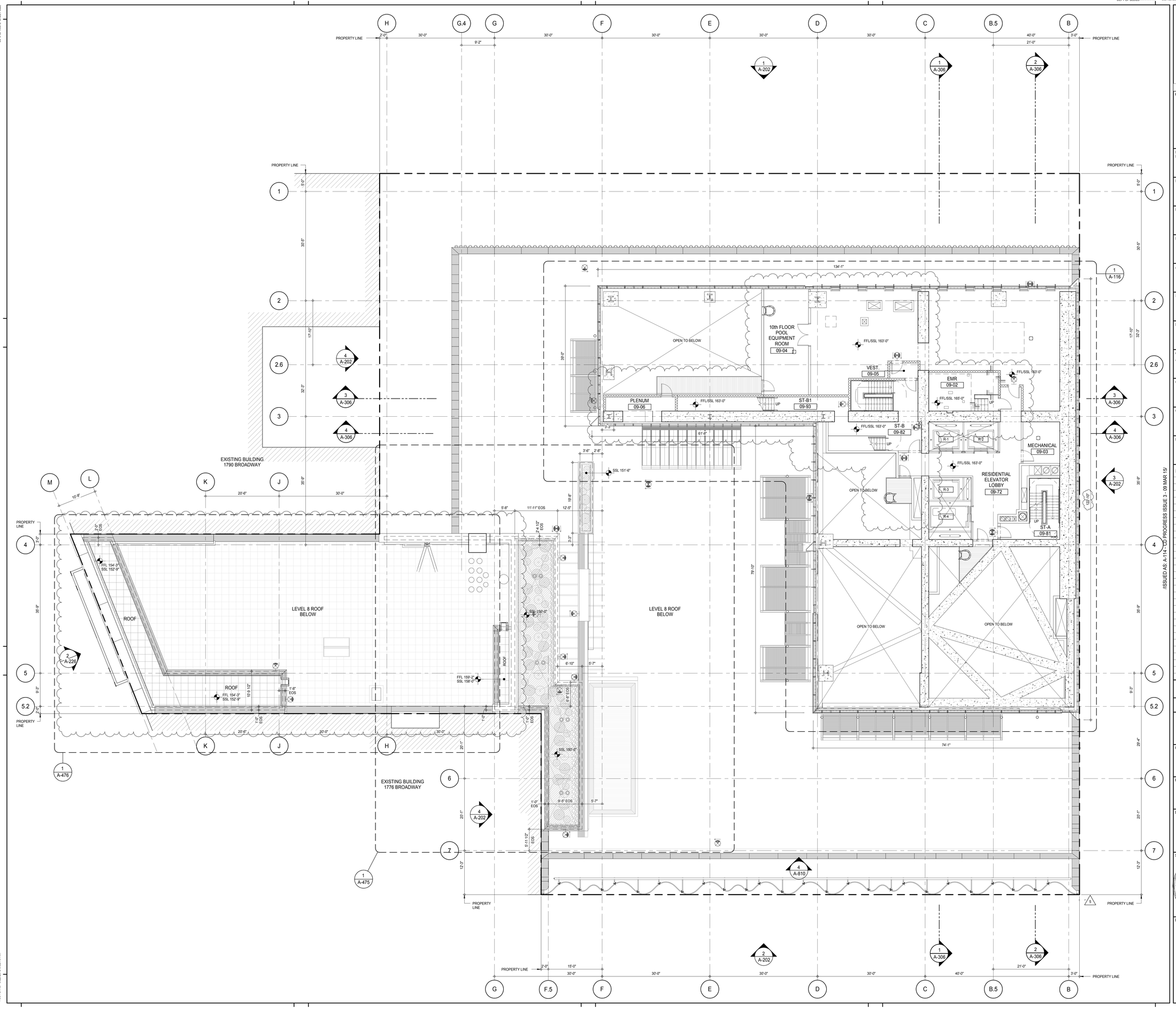

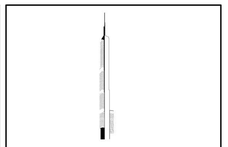

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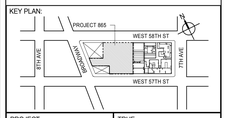

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
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TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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TEL: 416 967 1500 FAX: 416 967 7150

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TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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New York, NY 10007
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CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

ISSUED AS: A-114 - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

9TH FLOOR PLAN (MECHANICAL)
(MFD-15TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHAEL DAVID JAMES No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
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DWG No:	**A-115.01**
DOB PAGE No:	135 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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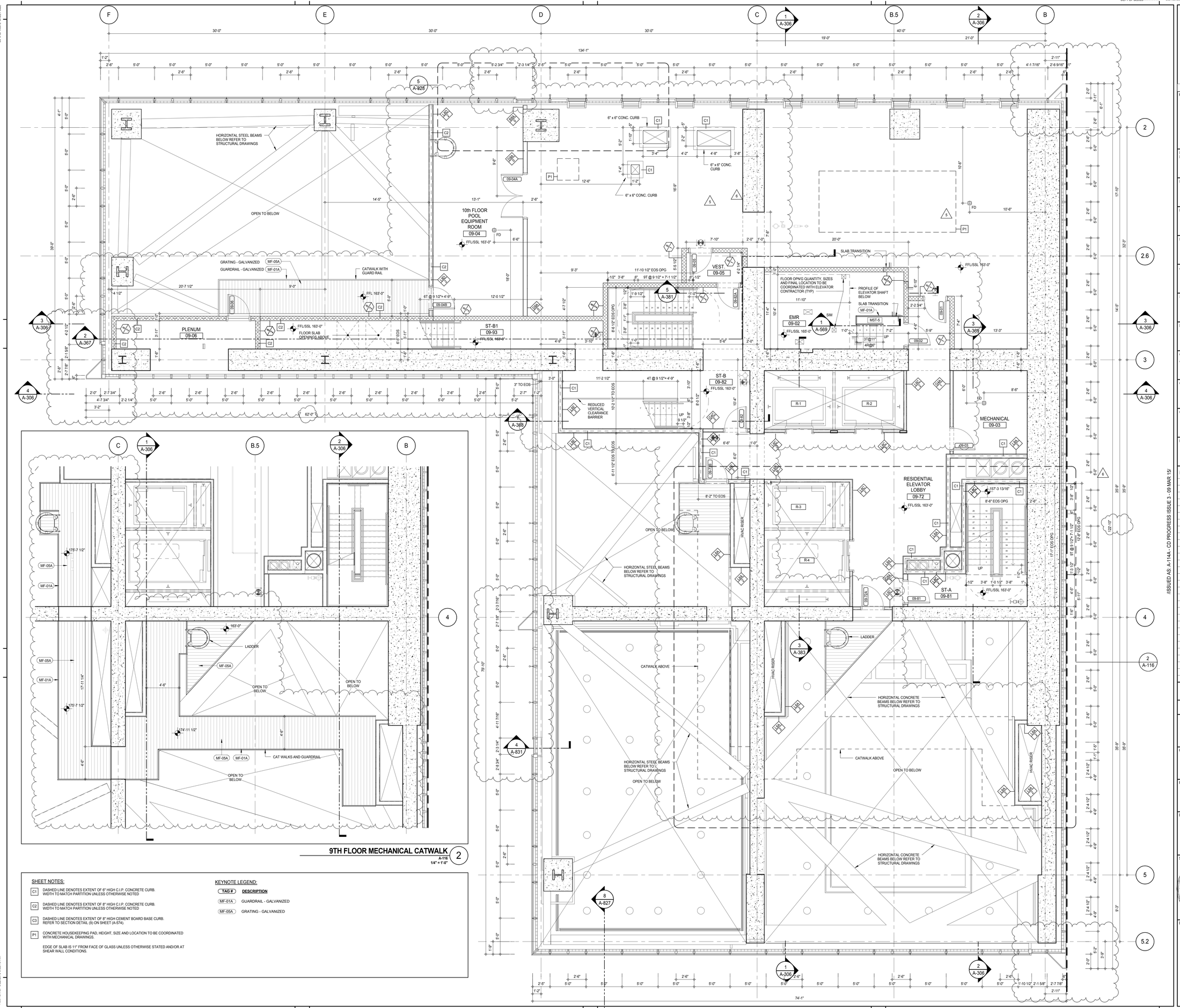

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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P1 CONCRETE HOUSEKEEPING PAD, HEIGHT, SIZE AND LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS.

EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

KEYNOTE LEGEND:

TAG #	DESCRIPTION
MF-01A	GUARDRAIL - GALVANIZED
MF-05A	GRATING - GALVANIZED

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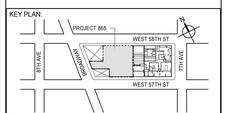
/ISSUED AS: A-114A - CD PROGRESS ISSUE 3 - 09 MAR 15/

KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
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TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
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	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

9TH FLOOR PLAN (MECHANICAL)
(MFD-15TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ANDRE DAVID JANSEN No. 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-116.01
DOB PAGE No:	136 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

DEPT OF BLDGS 121253505 Job Number
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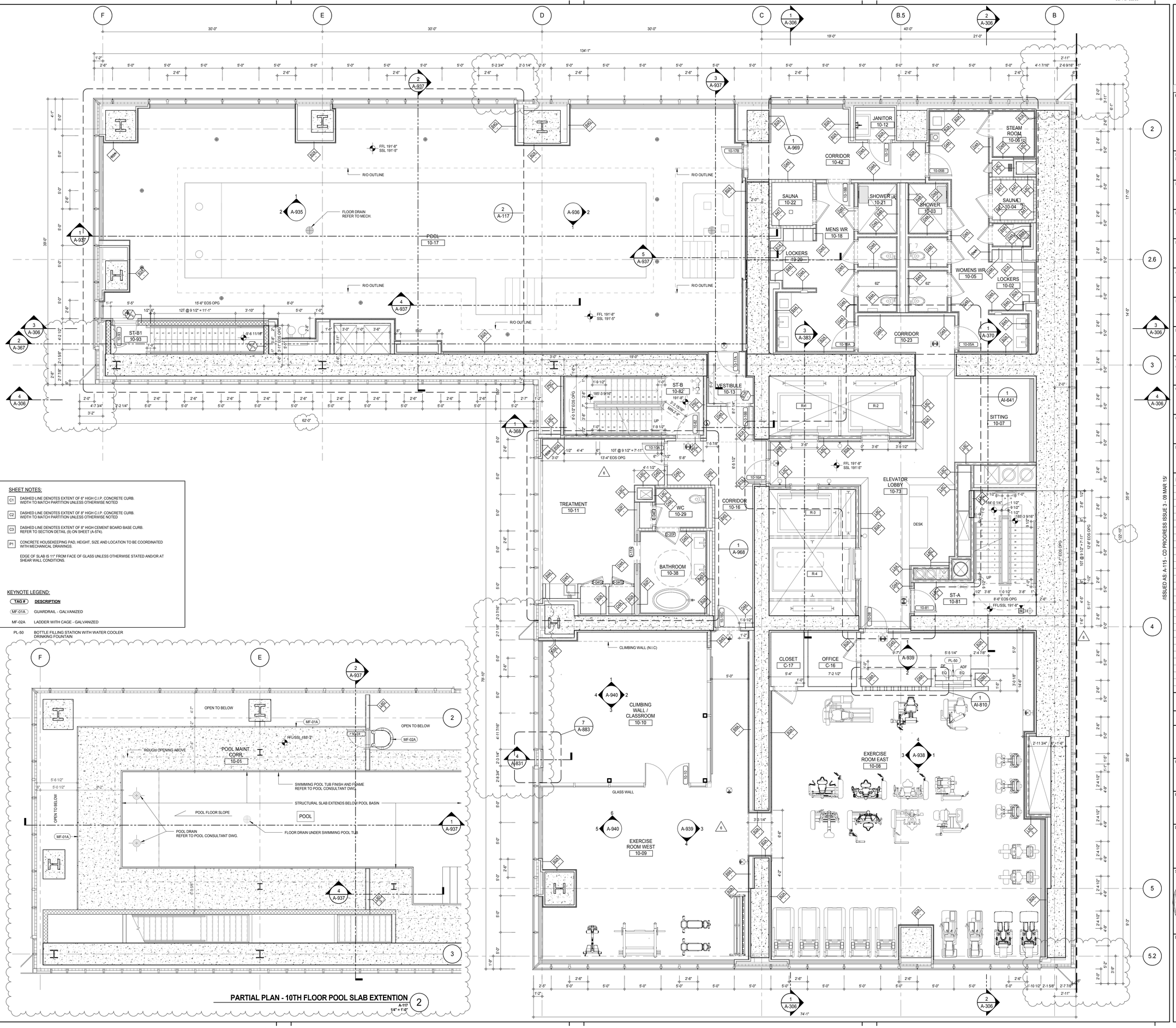

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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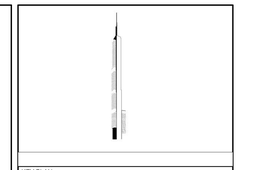
EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

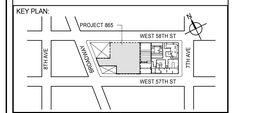
KEYNOTE LEGEND:

TAG #	DESCRIPTION
MF-01A	GUARDRAIL - GALVANIZED
MF-02A	LADDER WITH CAGE - GALVANIZED
PL-50	BOTTLE FILLING STATION WITH WATER COOLER DRINKING FOUNTAIN

PARTIAL PLAN - 10TH FLOOR POOL SLAB EXTENTION (2)
A-117
1/4" = 1'-0"



KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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No.	DESCRIPTION	DATE
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2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

//ISSUED AS: A-115 - CD PROGRESS ISSUE 3 - 09 MAR 15//

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
10TH FLOOR PLAN (RESIDENTIAL AMENITIES) (MFD-16TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT WILLIAM DAVID JAMES STATE OF NEW YORK 028885

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-117.01
DOB PAGE No:	137 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E - SHEET SIZE
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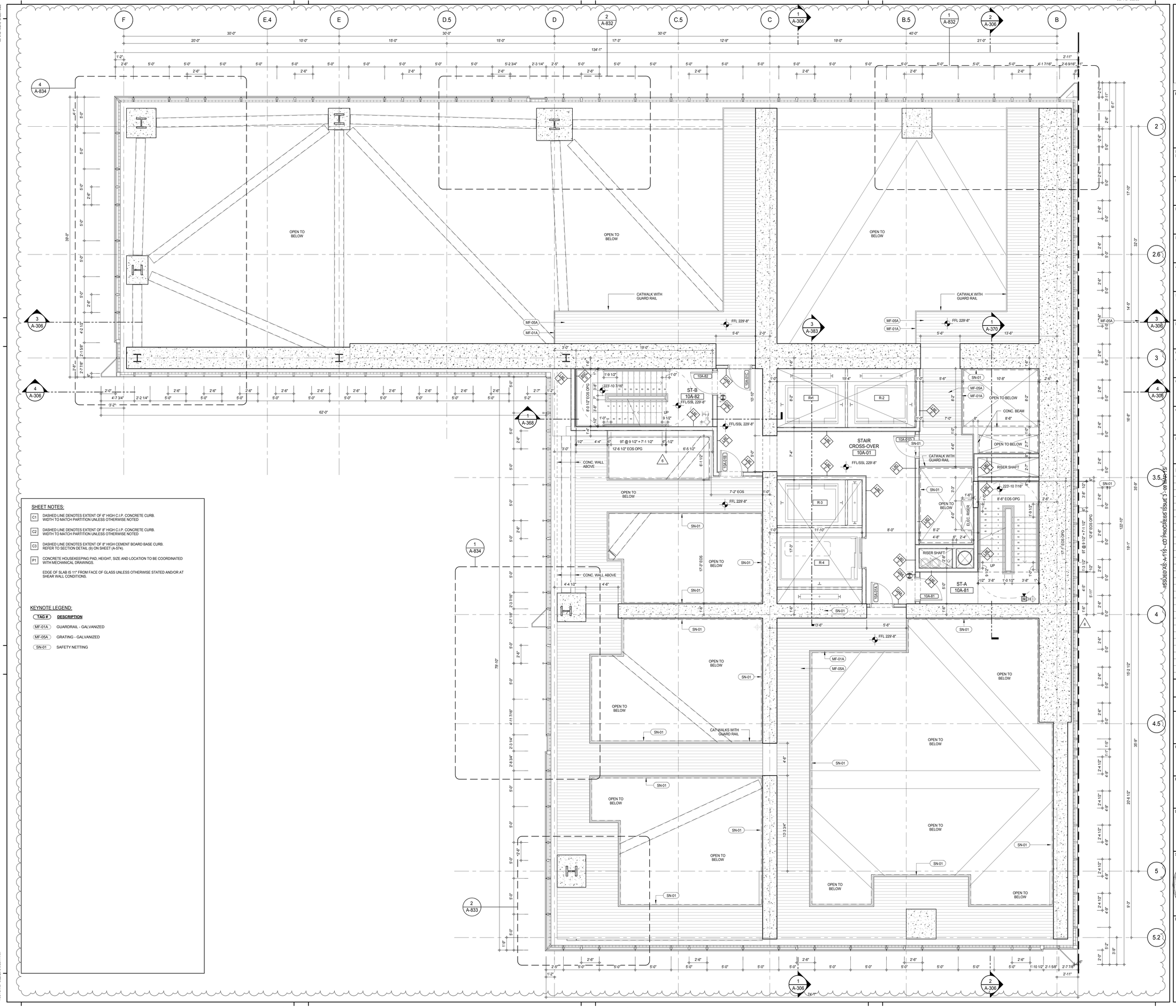

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 8" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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KEYNOTE LEGEND:

TAG #	DESCRIPTION
MF-01A	GUARDRAIL - GALVANIZED
MF-05A	GRATING - GALVANIZED
SN-01	SAFETY NETTING

KEY PLAN:

PROJECT NORTH:

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
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DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
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TEL: 312 920 1888 FAX: 312 920 1775

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TEL: 646 998 7000 FAX:

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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
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5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

10TH FLOOR INTERMEDIATE 1 PLAN (MFD-17TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WAYNE DAVID JARRETT No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/4" = 1'-0"	
DWG No:	A-118.01
DOB PAGE No:	138 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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E3407A0250-01 Scan Code
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PLOT DATE: 6/22/2015 9:55:44 AM
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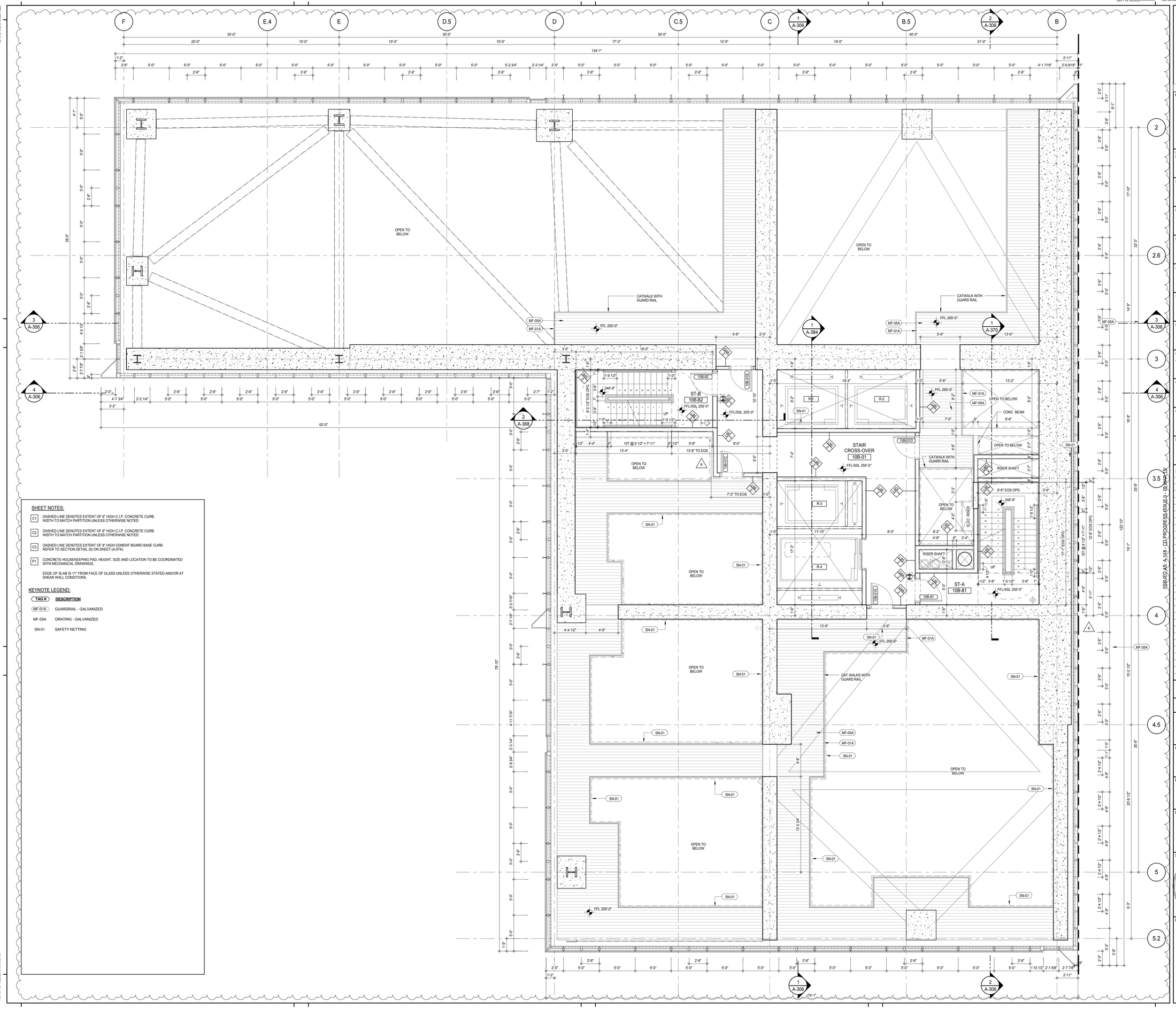

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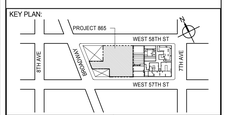
KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
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CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

10TH FLOOR INTERMEDIATE 2 PLAN (MFD-18TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAN HIRD DAVID JAMES No. 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	**A-119.01**
DOB PAGE No:	139 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

ISSUED AS: A-118 - CD PROGRESS ISSUE 5 - 09 AUG 15
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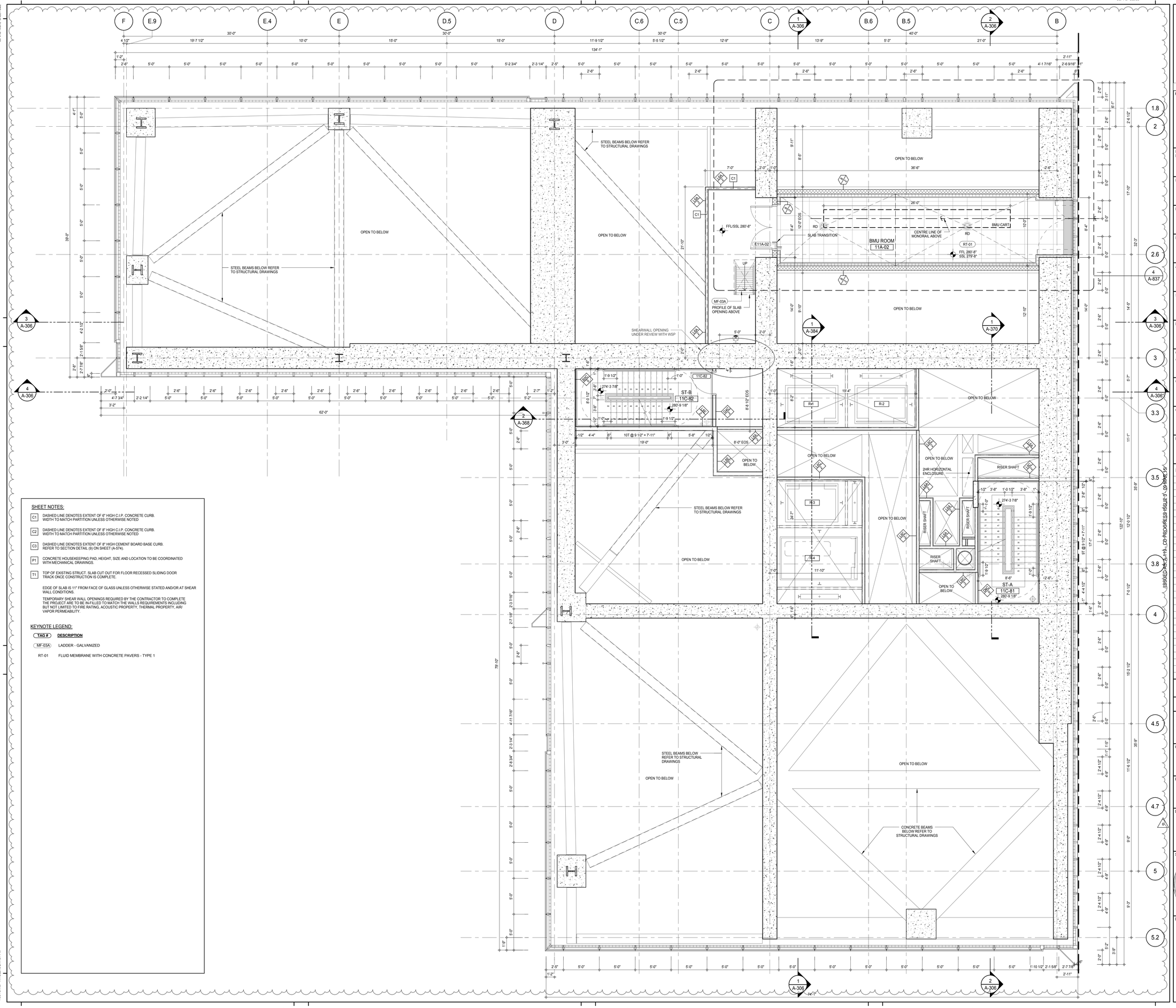
PLOT DATE: 8/22/2015 9:54:05 AM



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

C2 DASHED LINE DENOTES EXTENT OF 8" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

C3 DASHED LINE DENOTES EXTENT OF 8" HIGH CEMENT BOARD BASE CURB. REFER TO SECTION DETAIL (9) ON SHEET (A-574).

P1 CONCRETE HOUSEKEEPING PAD, HEIGHT, SIZE AND LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS.

T1 TOP OF EXISTING STRUCT. SLAB CUT OUT FOR FLOOR RECESSED SLIDING DOOR TRACK ONCE CONSTRUCTION IS COMPLETE.

EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

TEMPORARY SHEAR WALL OPENINGS REQUIRED BY THE CONTRACTOR TO COMPLETE THE PROJECT ARE TO BE IN-FILLED TO MATCH THE WALLS REQUIREMENTS INCLUDING BUT NOT LIMITED TO FIRE RATING, ACOUSTIC PROPERTY, THERMAL PROPERTY, AIR/ VAPOR PERMEABILITY.

KEYNOTE LEGEND:

TAG #	DESCRIPTION
MF-03A	LADDER - GALVANIZED
RT-01	FLUID MEMBRANE WITH CONCRETE PAVERS - TYPE 1

KEY PLAN:

PROJECT NORTH:

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

11TH FLOOR BMU PLAN (MFD-19TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID JANSSEN 028851 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-120.01
DOB PAGE No:	140 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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ISSUED: 2015-03-19 - CD PROGRESS ISSUE 3 - 09 MAR 15
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PLOT DATE: 11/13/2015 2:17:57 PM

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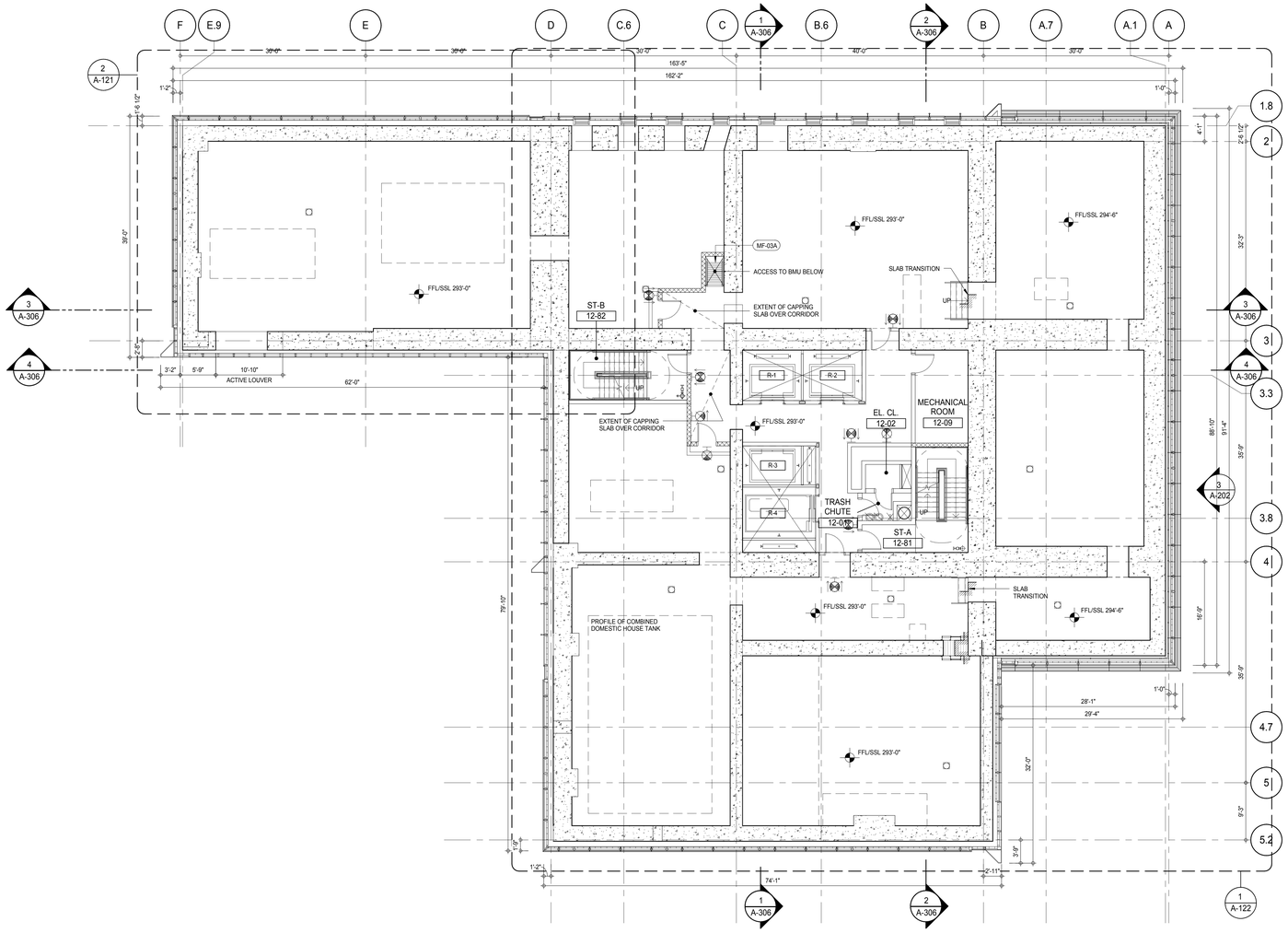
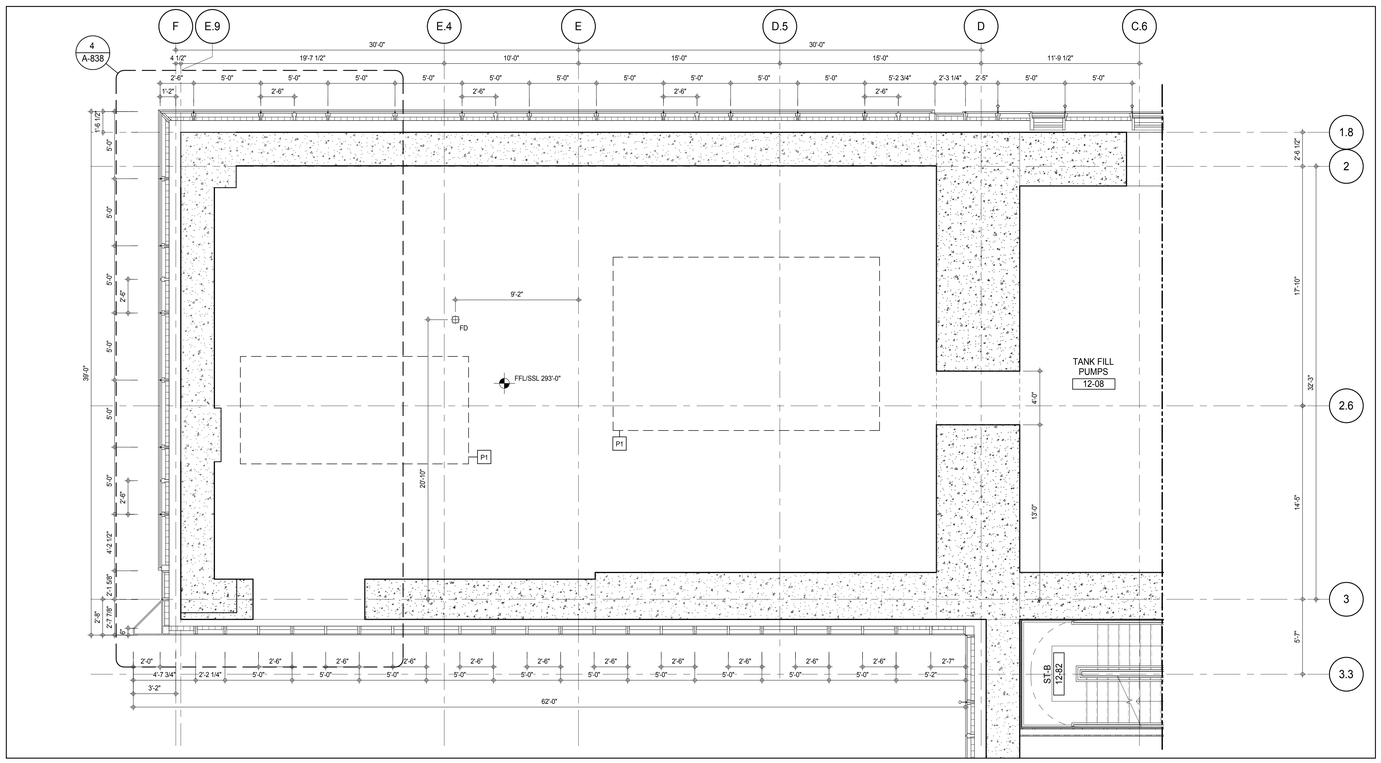


12TH FLOOR PLAN - PARTIAL

A-121
1/4" = 1'-0"



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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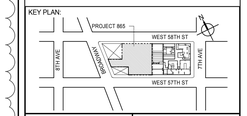
KEYNOTE LEGEND:

TAG #	DESCRIPTION
MF-03A	LADDER - GALVANIZED

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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New York, NY 10006 USA
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
12TH FLOOR PLAN (MECHANICAL)
(MFD-20TH FLOOR)

SEAL & SIGNATURE:

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: As indicated	
DWG No:	A-121.01
DOB PAGE No:	141 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
ISSUED AS: A-120 - CD PROGRESS ISSUE 3 - 09 MAR 15
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PLOT DATE: 9/22/2015 9:54:43 AM

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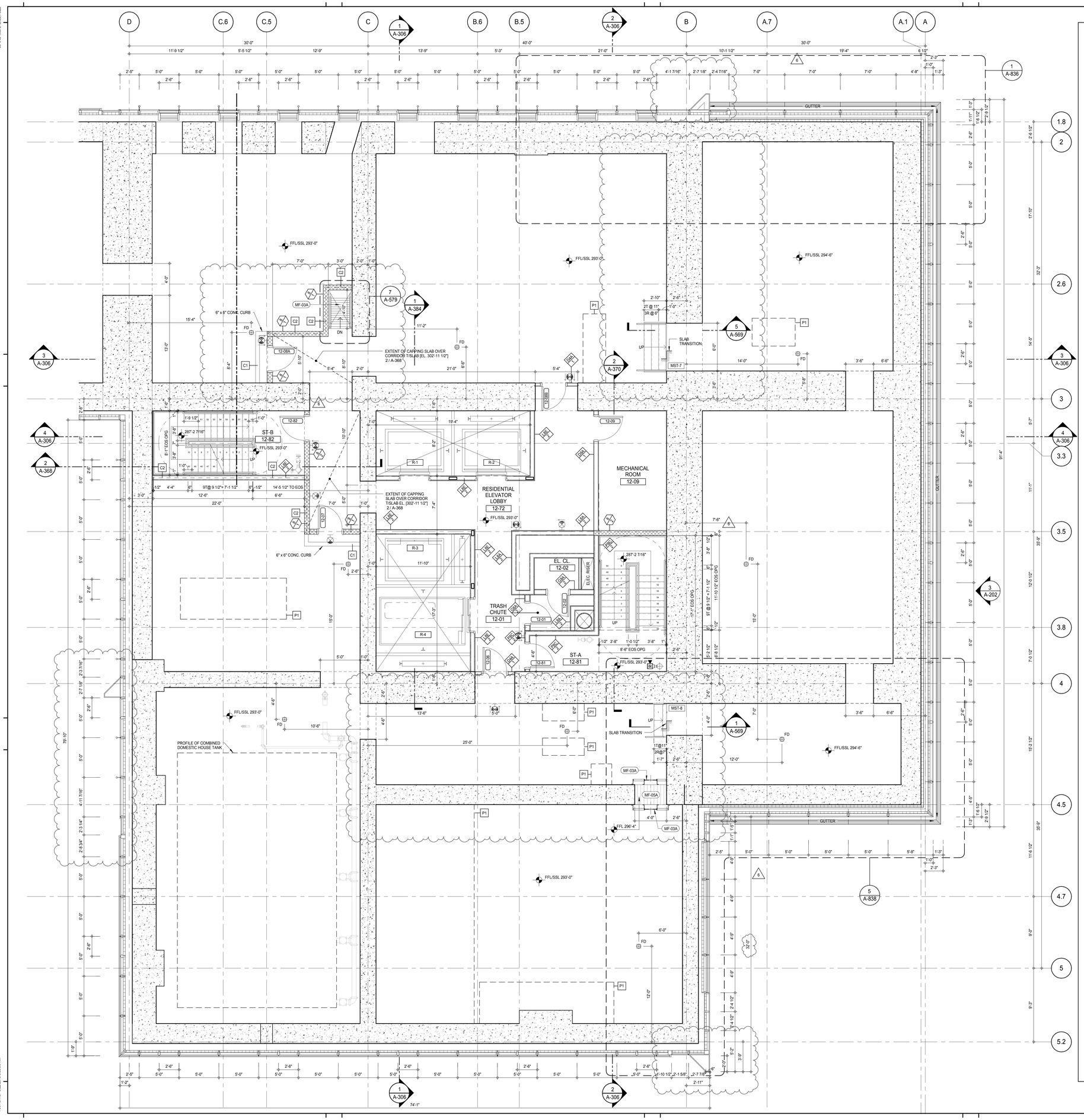

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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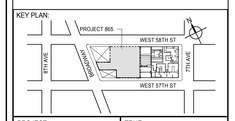
KEYNOTE LEGEND:

TAG #	DESCRIPTION
MF-03A	LADDER - GALVANIZED
MF-05A	GRATING - GALVANIZED

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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New York, NY 10001-2727
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-120A - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

12TH FLOOR PLAN (MECHANICAL) (MFD-20TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOHN DAVID JANSSEN No. 029881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-122.01
DOB PAGE No:	142 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 6/22/2015 9:59:59 AM

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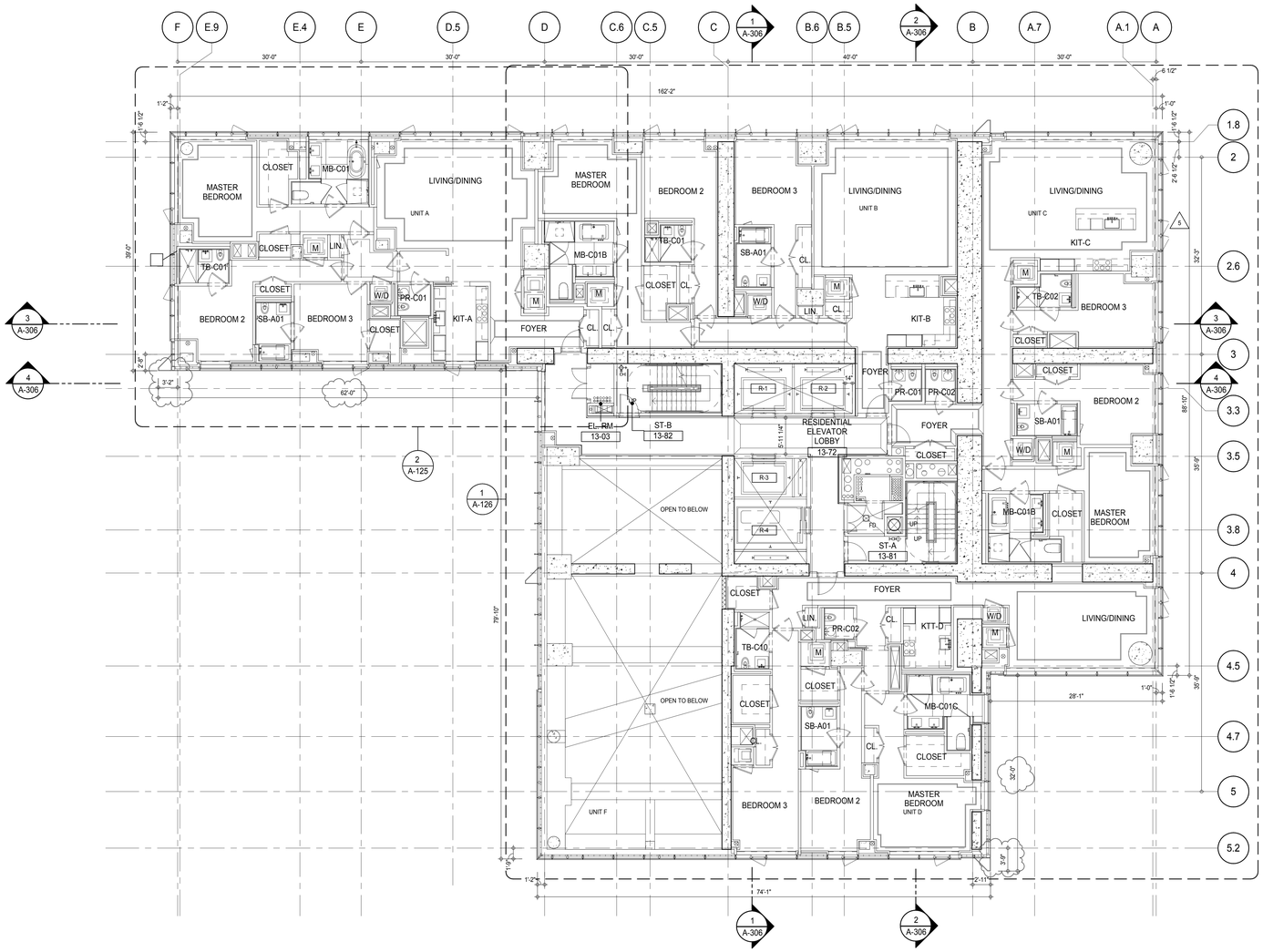

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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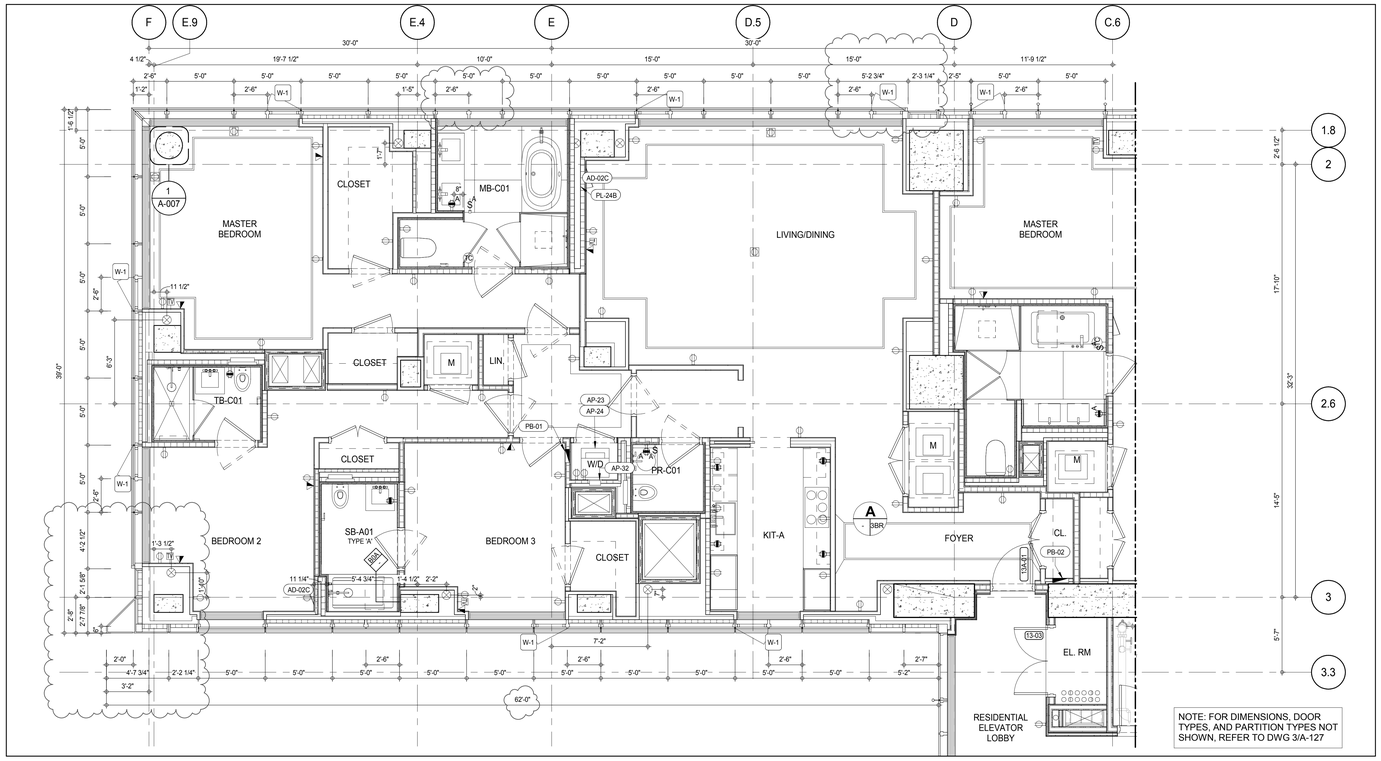
EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

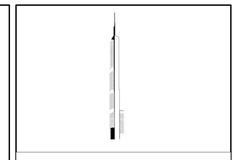
KEYNOTE LEGEND:

TAG #	DESCRIPTION
AD-02C	ACCESS DOOR FLUSH NON RATED 18" x 18"
AP-23	COMPACT ELECTRIC DRYER
AP-24	COMPACT WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PB-01	RESIDENTIAL ELECTRICAL PANELBOARD
PB-02	RESIDENTIAL TELECOM PANELBOARD
PL-24B	MB-FREESTANDING TUB - BLOWER

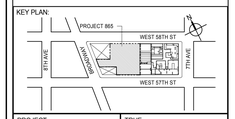


NOTE: FOR DIMENSIONS, DOOR TYPES, AND PARTITION TYPES NOT SHOWN, REFER TO DWG 3/A-127

PARTIAL PLAN 2
A-125
1/4" = 1'-0"



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
4	CD PROGRESS ISSUE 4	01 JUN 15
5	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

13TH FLOOR PLAN (RESIDENTIAL - TIER 1) (MFD-32ND FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAE DAVID JUNG 028885 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	5
SCALE: As indicated	
DWG No:	A-125.01
DOB PAGE No:	143 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

//ISSUED AS: A-122 - CD PROGRESS ISSUE 3 - 09 MAR 15//

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 6/22/2015 9:59:29 AM

DEPT OF BLDGS 421263605 Job Number
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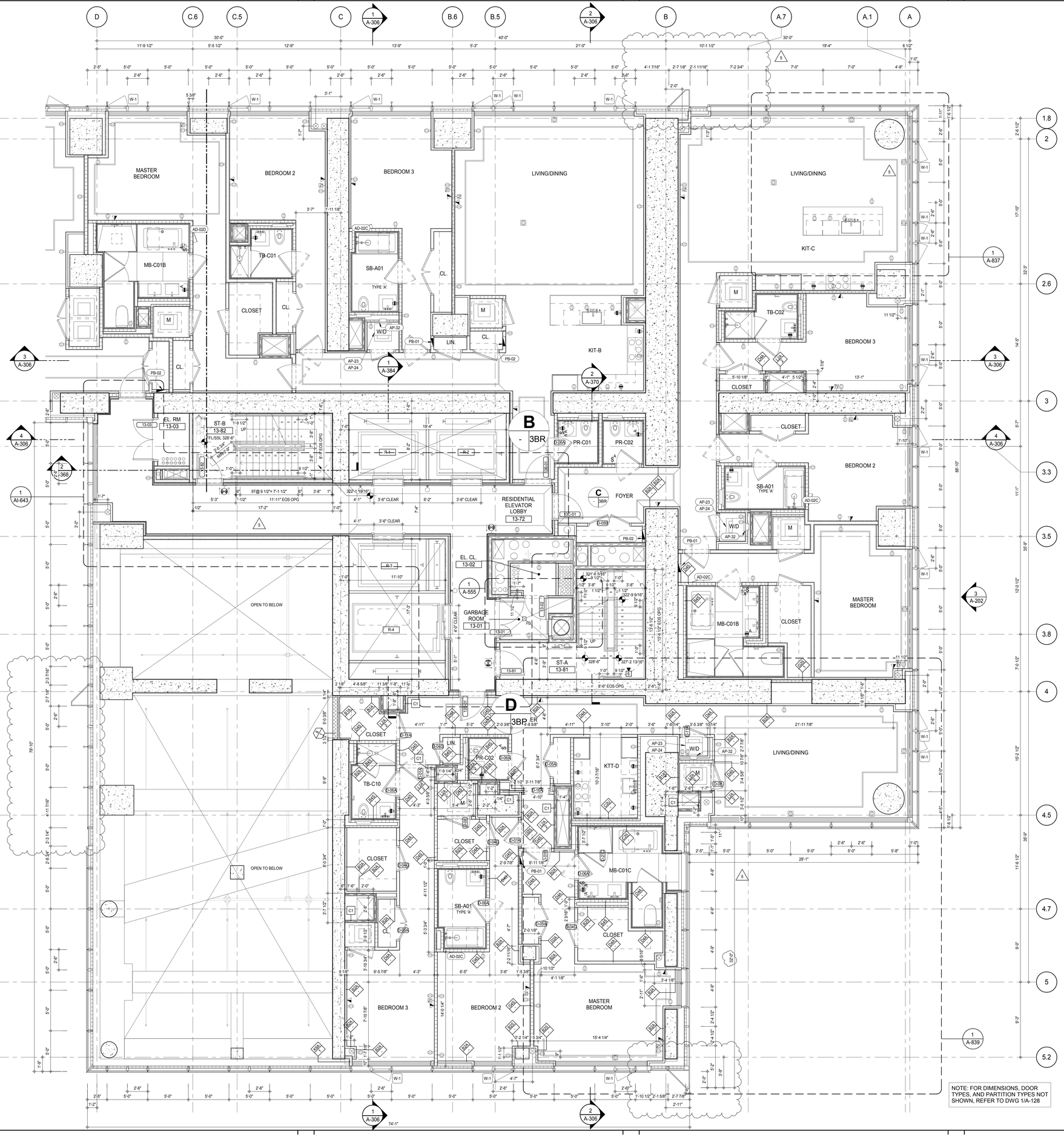

SHEET NOTES:

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KEYNOTE LEGEND:

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AD-02D	ACCESS DOOR FLUSH NON RATED 18" x 18"
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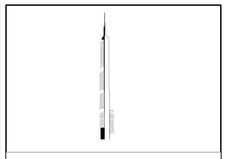
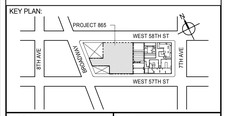
AP-24	COMPACT WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PB-01	RESIDENTIAL ELECTRICAL PANELBOARD
PB-02	RESIDENTIAL TELECOM PANELBOARD

NOTE: FOR DIMENSIONS, DOOR TYPES, AND PARTITION TYPES NOT SHOWN, REFER TO DWG 1/A-128



KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
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CURTAINWALL CONSULTANT:
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
4	CD PROGRESS ISSUE 4	01 JUN 15
5	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-122A - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

13TH FLOOR PLAN (RESIDENTIAL - TIER 1) (MFD-32ND FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID JAMES No. 026881 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 5
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-126.01
DOB PAGE No:	144 of 569

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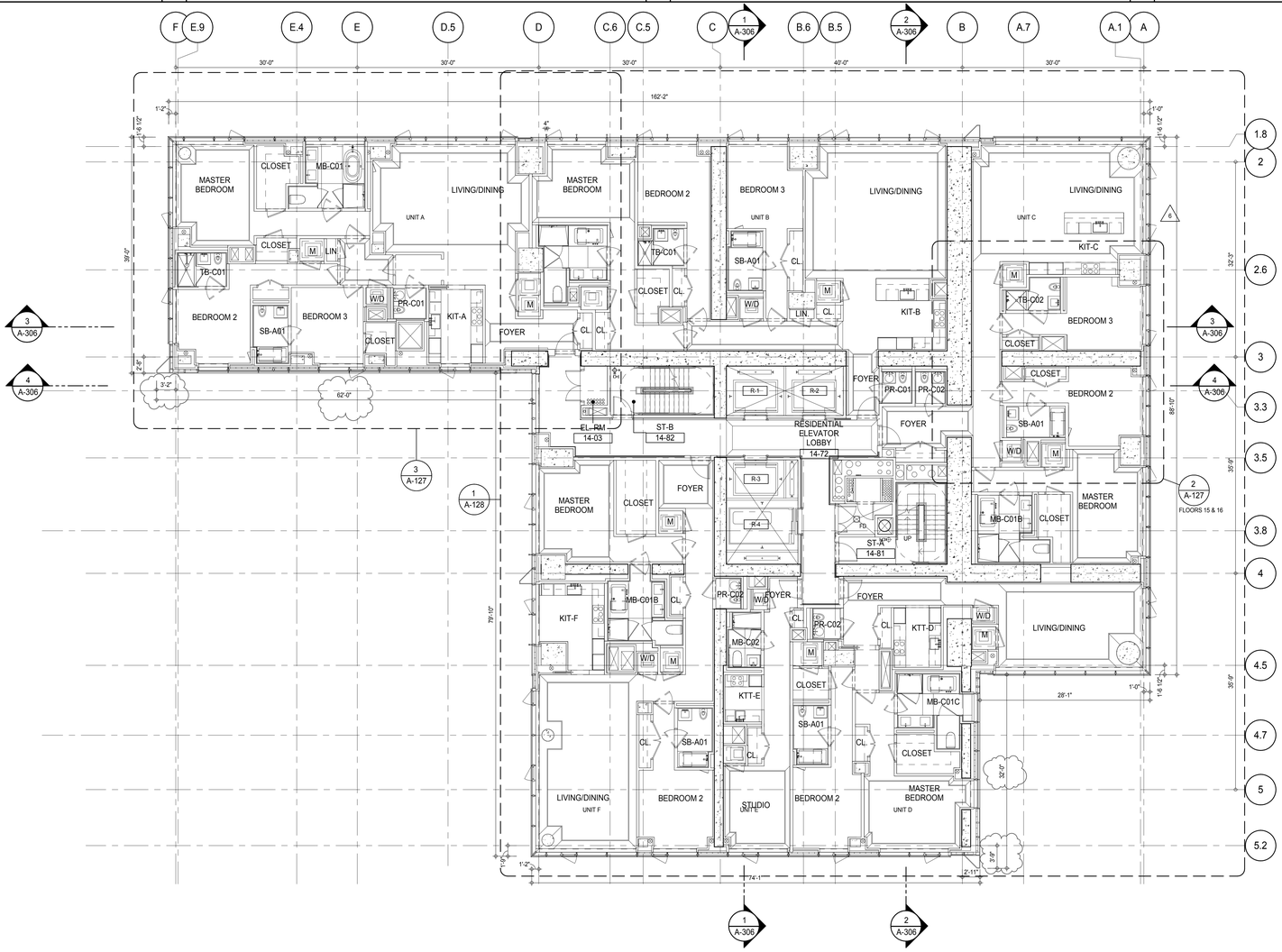

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

KEYNOTE LEGEND:

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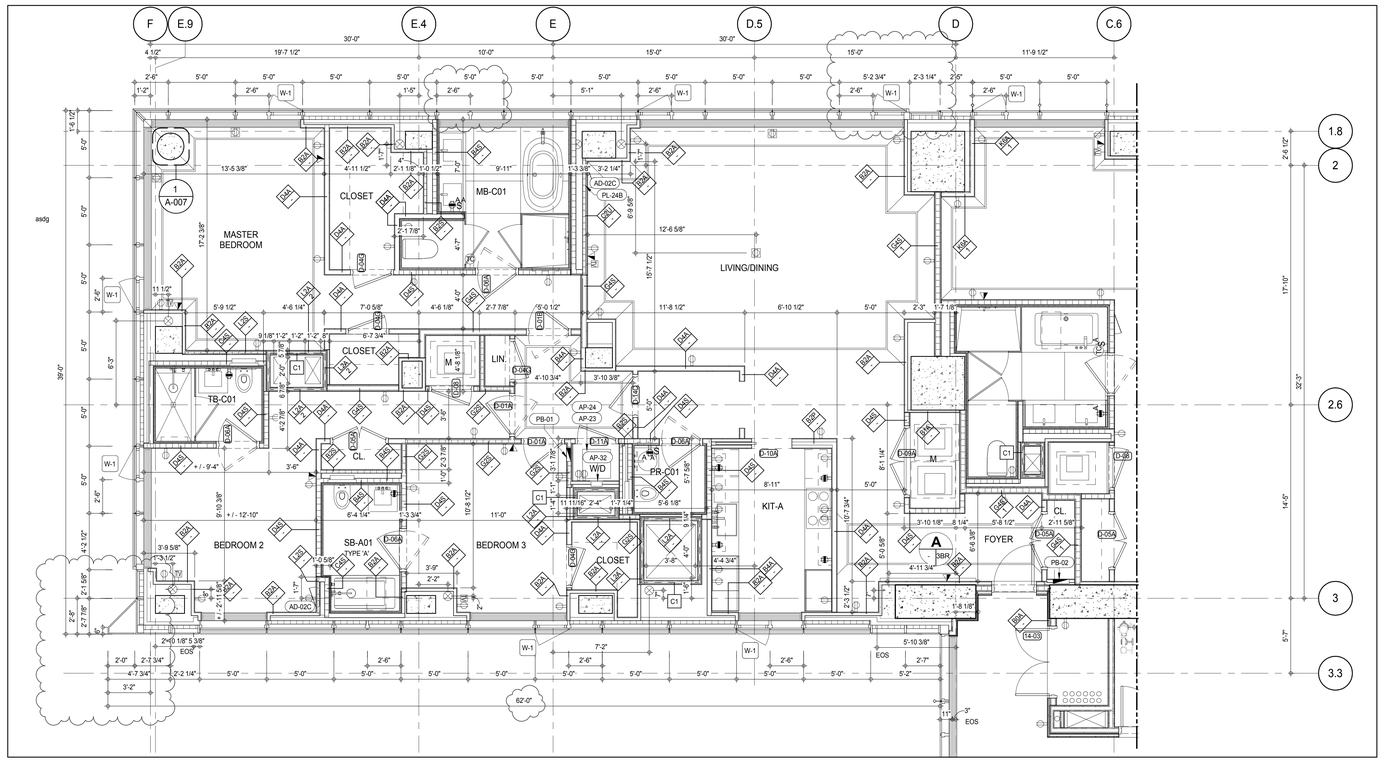
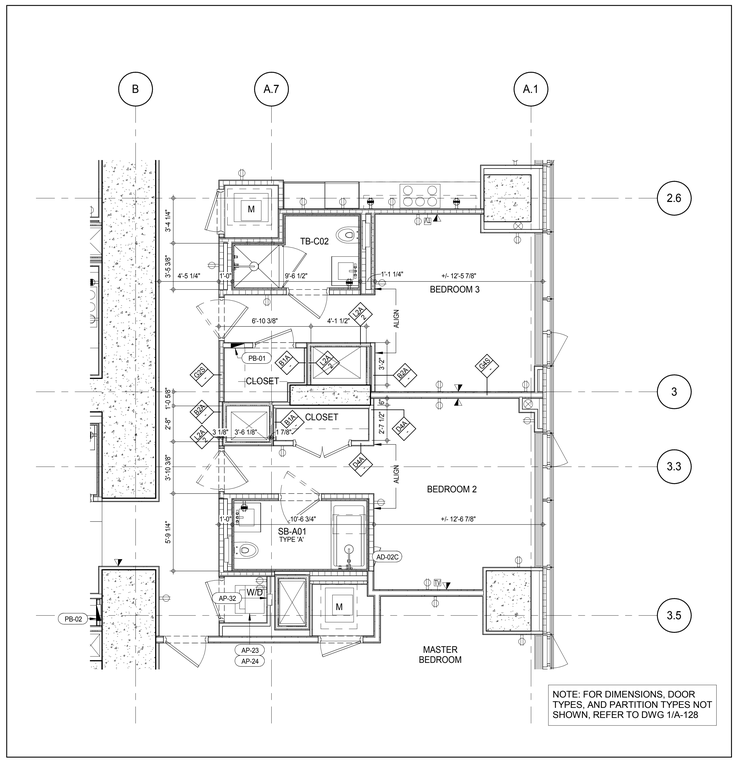
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PB-01	RESIDENTIAL ELECTRICAL PANELBOARD
PB-02	RESIDENTIAL TELECOM PANELBOARD
PL-24B	MB-FREESTANDING TUB - BLOWER

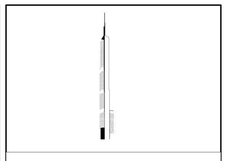


PARTIAL PLAN 3
A-127
1/4" = 1'-0"

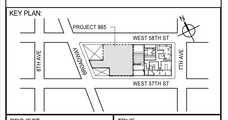


NOTE: FOR DIMENSIONS, DOOR TYPES, AND PARTITION TYPES NOT SHOWN, REFER TO DWG 1/A-128

UNIT C - 15TH-16TH FLOOR PART PLAN 2
A-127
1/4" = 1'-0"



KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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228 EAST 45th Street
New York, NY 10017 USA
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LANDMARK/PRESERVATION CONSULTANT:
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39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
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6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
14TH-16TH FLOOR PLAN
(RESIDENTIAL - TIER 1)
(MFD-33RD-35TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT AJ DAVID JANSSEN 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: As indicated	
DWG No:	A-127.01
DOB PAGE No:	145 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

ISSUED AS: A-123 - CD PROGRESS ISSUE 3 - 09 MAR 15

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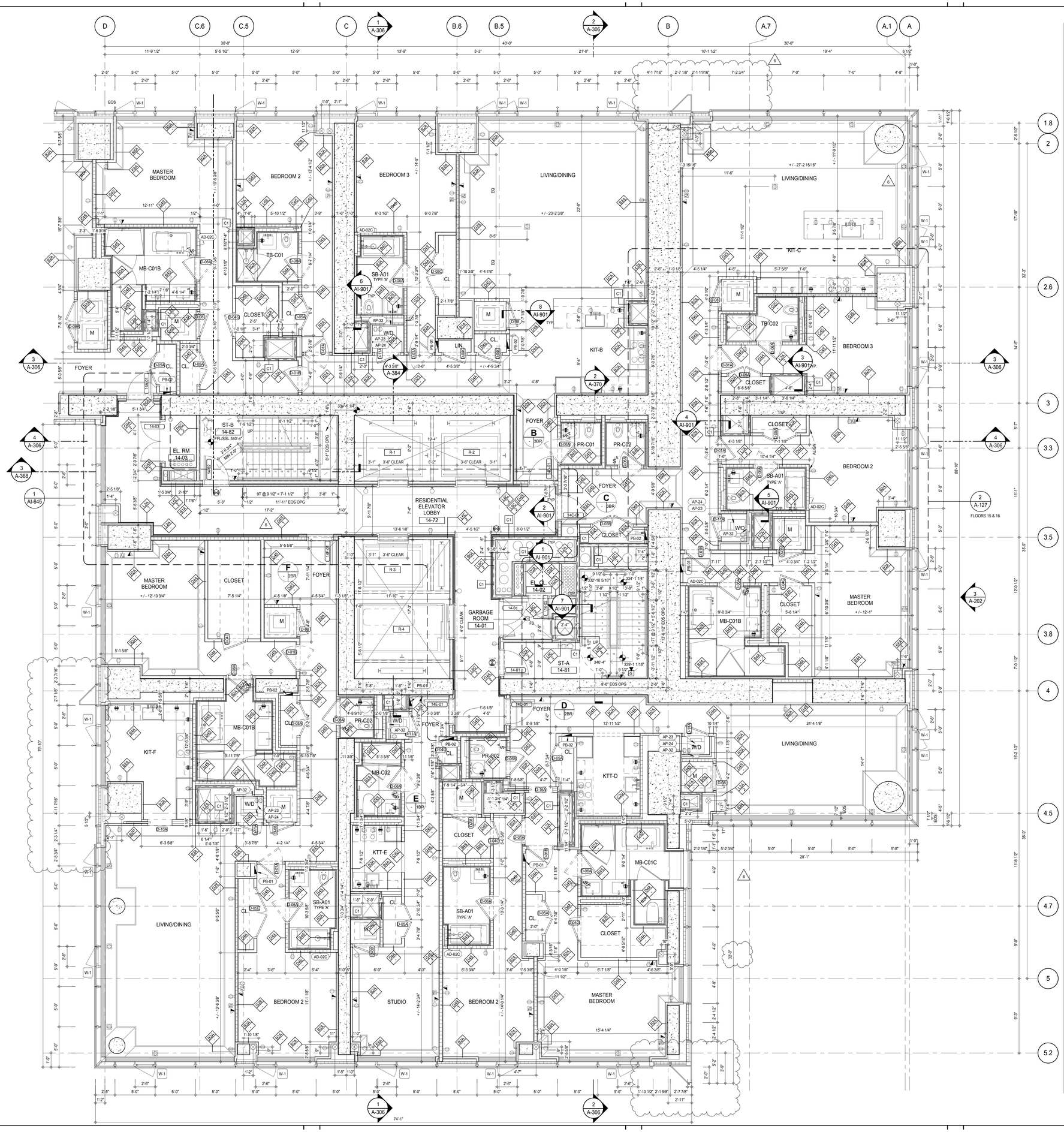

SHEET NOTES:

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AP-24	COMPACT WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PB-01	RESIDENTIAL ELECTRICAL PANELBOARD
PB-02	RESIDENTIAL TELECOM PANELBOARD

KEY PLAN:

PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
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165 Broadway, 22nd Floor
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GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
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New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
14TH-16TH FLOOR PLAN
(RESIDENTIAL - TIER 1)
(MFD-33RD-35TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT ADRIAN SMITH DAVID JAMES AR 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-128.01
DOB PAGE No:	146 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

/ISSUED AS: A-123A - CD PROGRESS ISSUE 3 - 09 MAR 15/

36" x 48" Arch E SHEET SIZE
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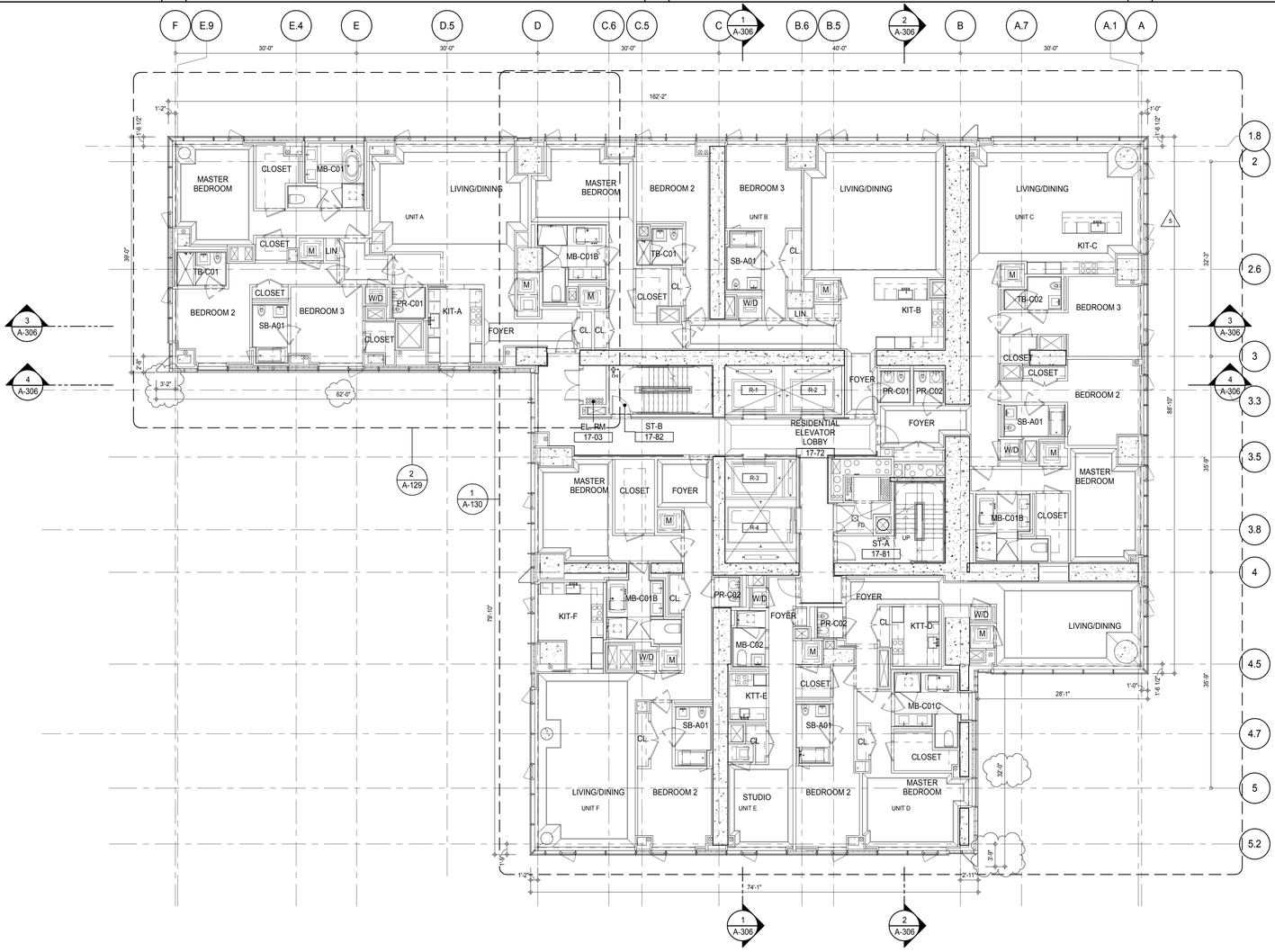

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C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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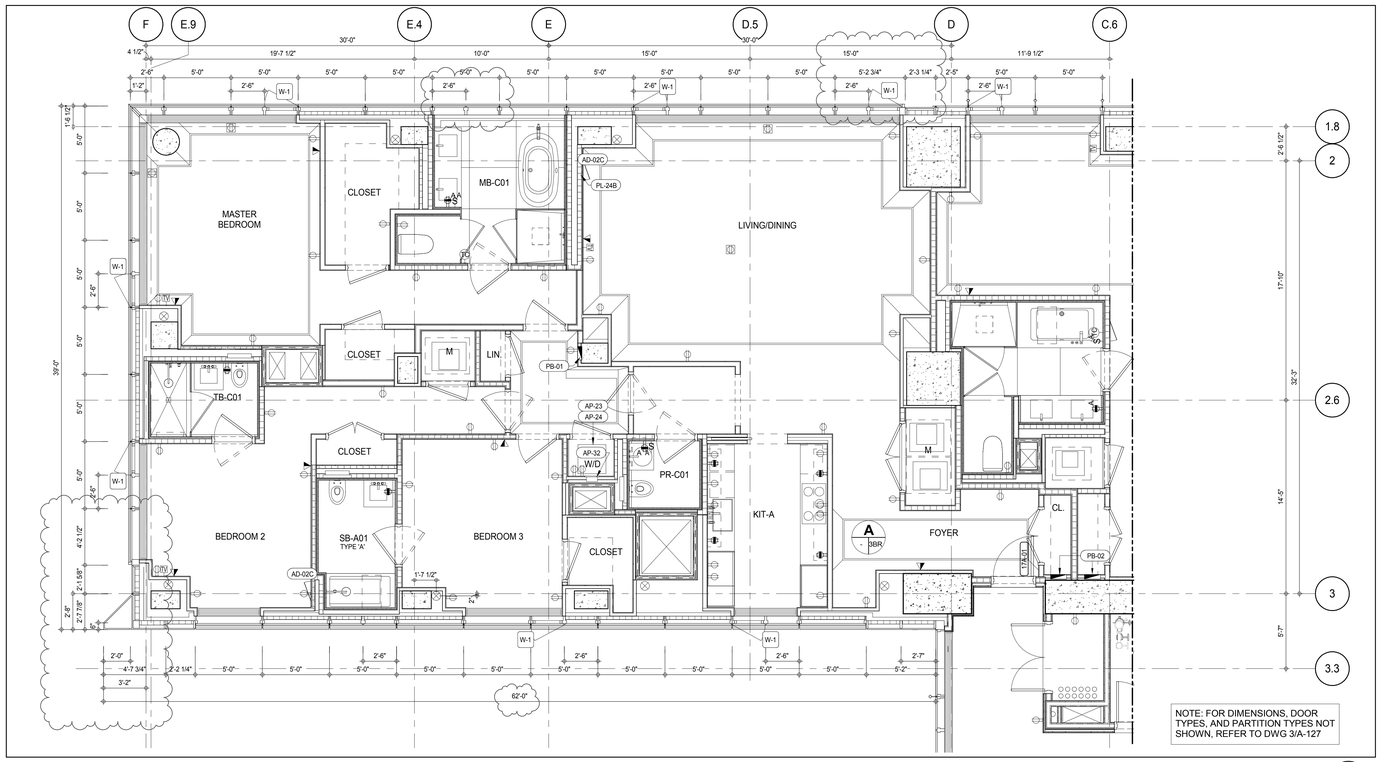
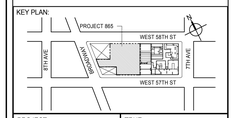
PB-01	RESIDENTIAL ELECTRICAL PANELBOARD
PB-02	RESIDENTIAL TELECOM PANELBOARD
PL-24B	MB-FREESTANDING TUB - BLOWER



NOTE: FOR DIMENSIONS, DOOR TYPES, AND PARTITION TYPES NOT SHOWN, REFER TO DWG 3/A-127

PARTIAL PLAN 2
A-129
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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TEL: 646 998 7000 FAX:

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0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
17TH-18TH FLOOR PLAN
(RESIDENTIAL - TIER 1)
(MFD-36TH-37TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT MICHAEL DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 5
CHK: Checker	
SCALE: As indicated	
DWG No:	A-129.01
DOB PAGE No:	147 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

/ISSUED AS: A-124 - CD PROGRESS ISSUE 3 - 09 MAR 15/

36" x 48" Arch E SHEET SIZE
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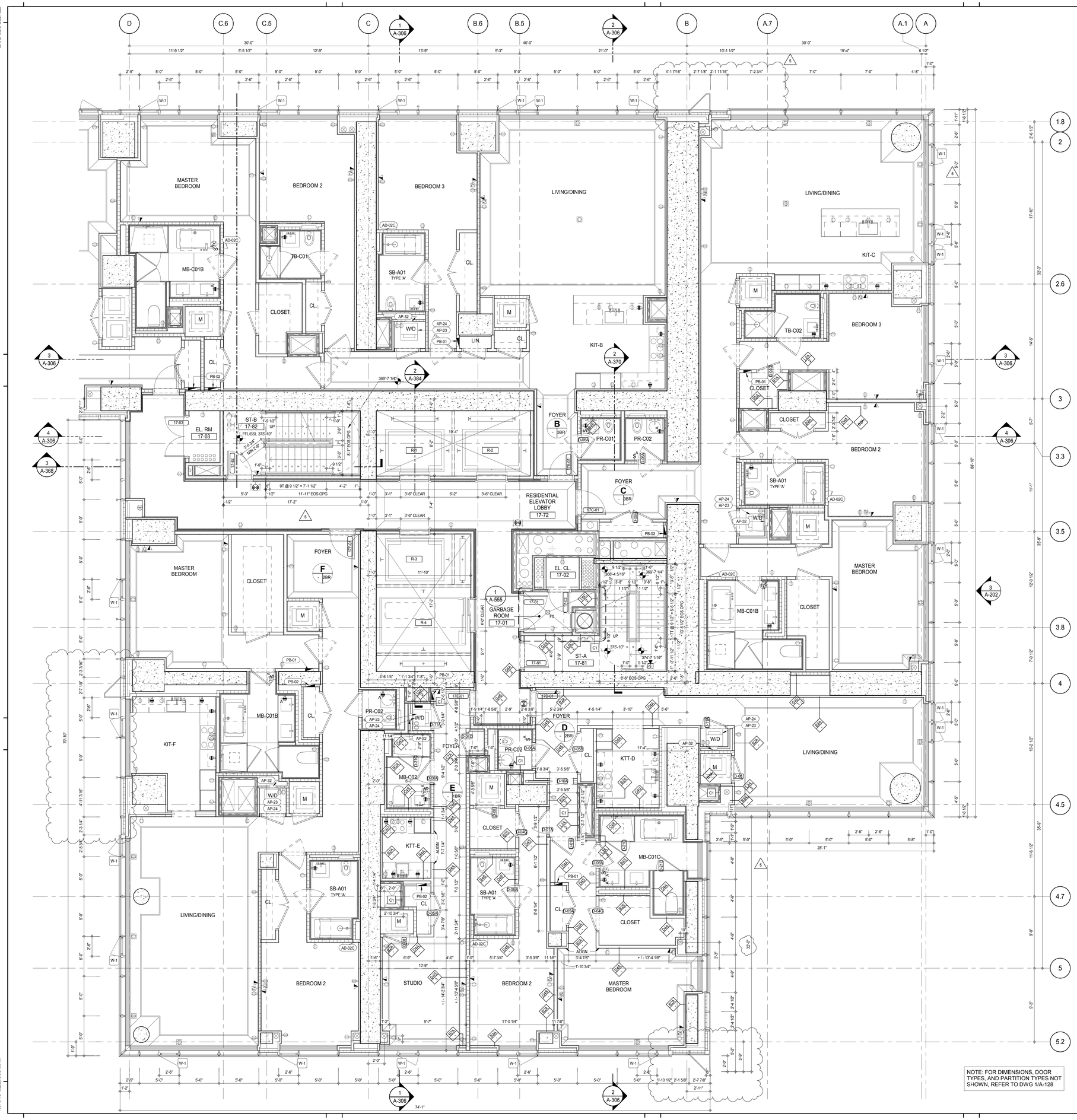

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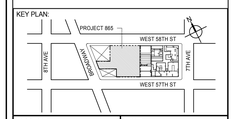
AP-24	COMPACT WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PB-01	RESIDENTIAL ELECTRICAL PANELBOARD
PB-02	RESIDENTIAL TELECOM PANELBOARD

NOTE: FOR DIMENSIONS, DOOR TYPES, AND PARTITION TYPES NOT SHOWN, REFER TO DWG 1/A-128

KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
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TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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MEP ENGINEERS:
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TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
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New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
4	CD PROGRESS ISSUE 4	01 JUN 15
5	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

ISSUED AS: A-124A - CD PROGRESS ISSUE 3 - 09 MAR 15

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
17TH-18TH FLOOR PLAN
(RESIDENTIAL - TIER 1)
(MFD-36TH-37TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT WILLIAM DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	5
SCALE: 1/4" = 1'-0"	
DWG No:	A-130.01
DOB PAGE No:	148 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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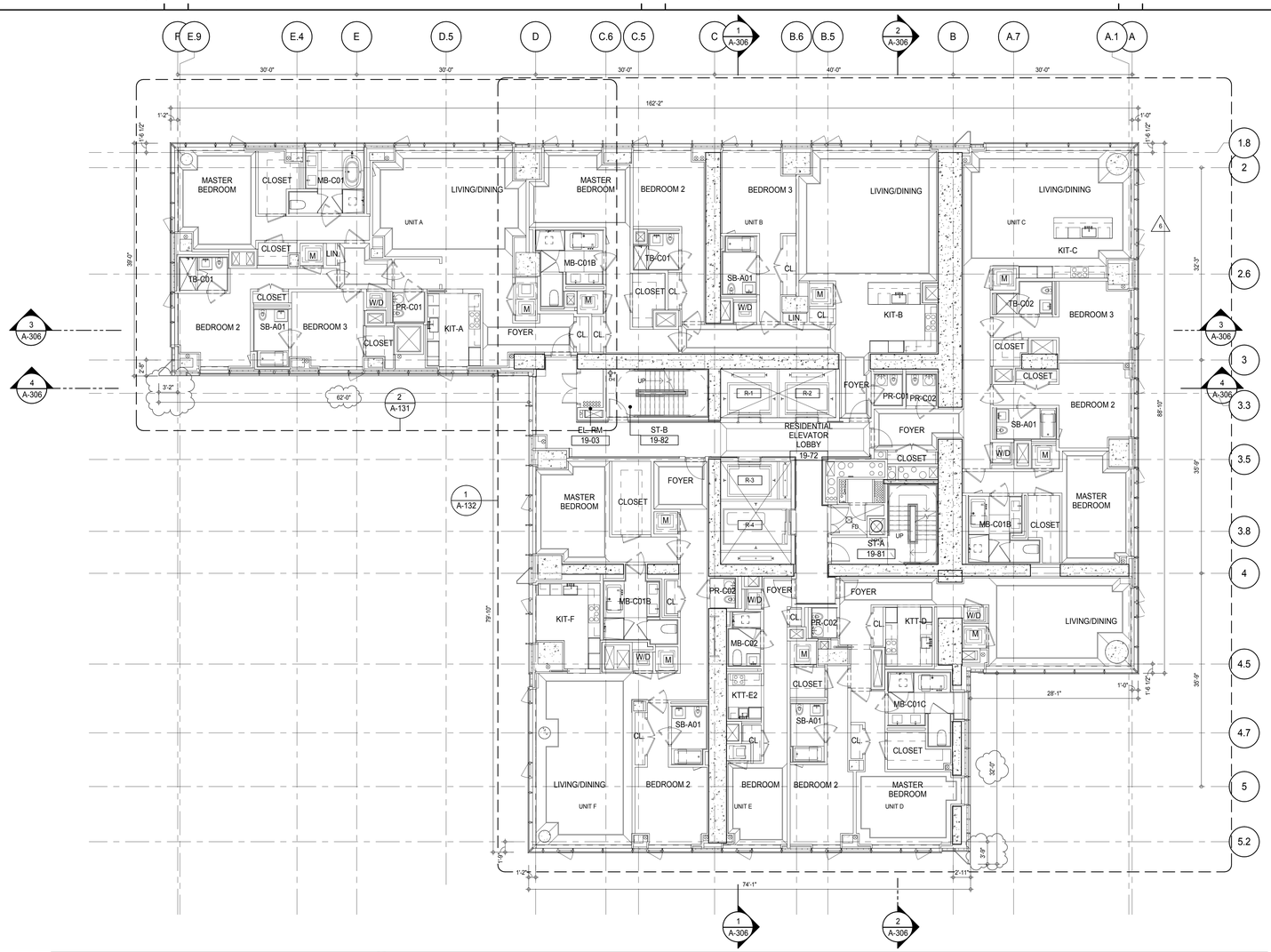


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

C2 DASHED LINE DENOTES EXTENT OF 8" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

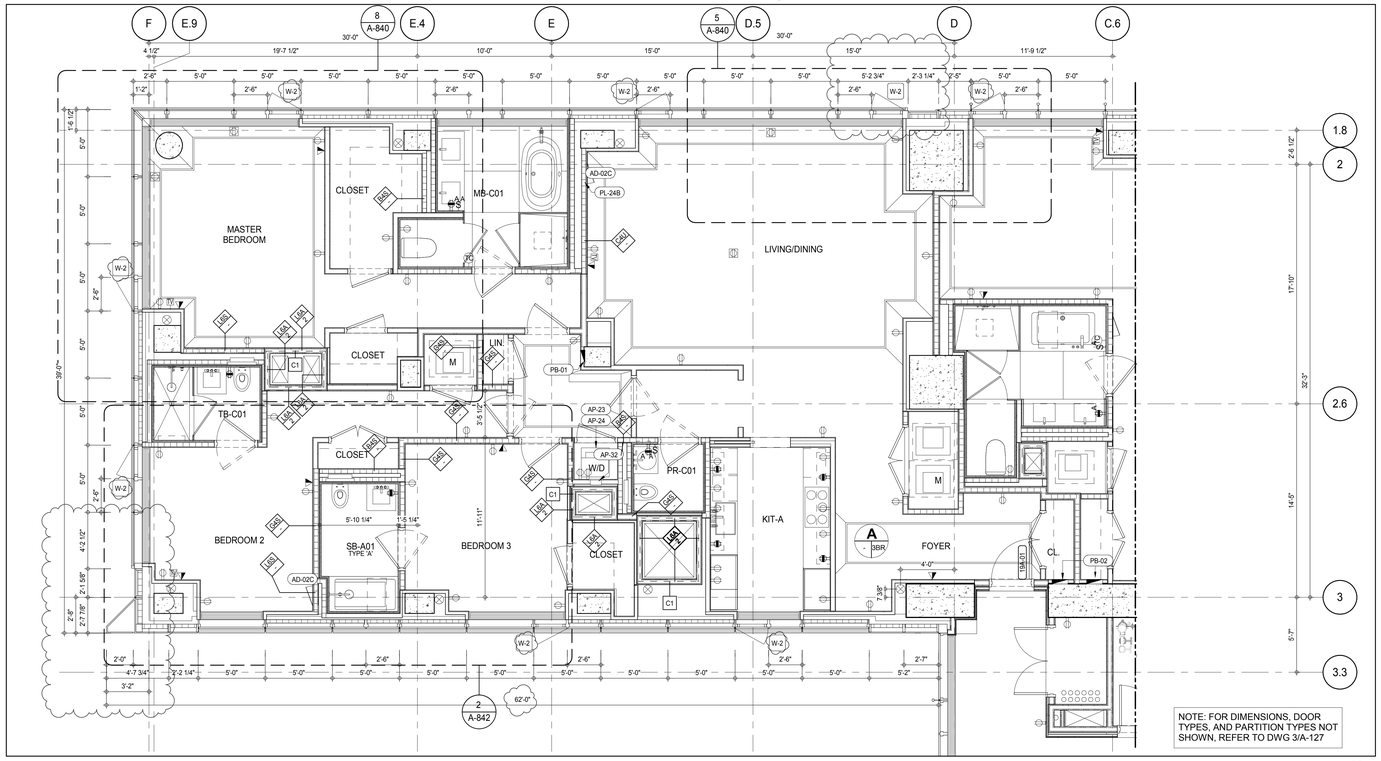
C3 DASHED LINE DENOTES EXTENT OF 8" HIGH CEMENT BOARD BASE CURB. REFER TO SECTION DETAIL (9) ON SHEET (A-574).

P1 CONCRETE HOUSEKEEPING PAD, HEIGHT, SIZE AND LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS.

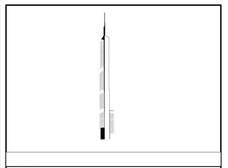
EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

KEYNOTE LEGEND:

TAG #	DESCRIPTION
AD-02C	ACCESS DOOR FLUSH NON RATED 18" x 18"
AP-23	COMPACT ELECTRIC DRYER
AP-24	COMPACT WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PB-01	RESIDENTIAL ELECTRICAL PANELBOARD
PB-02	RESIDENTIAL TELECOM PANELBOARD
PL-24B	MB-FREESTANDING TUB - BLOWER



PARTIAL PLAN 2
A-131
1/4" = 1'-0"



DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
19TH FLOOR PLAN (RESIDENTIAL - TIER 1) (MFD-38TH FLOOR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT ALDO DAVID JAGER 02868 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: As indicated	
DWG No:	A-131.01
DOB PAGE No:	149 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

/ISSUED AS: A-125 - CD PROGRESS ISSUE 3 - 09 MAR 15/

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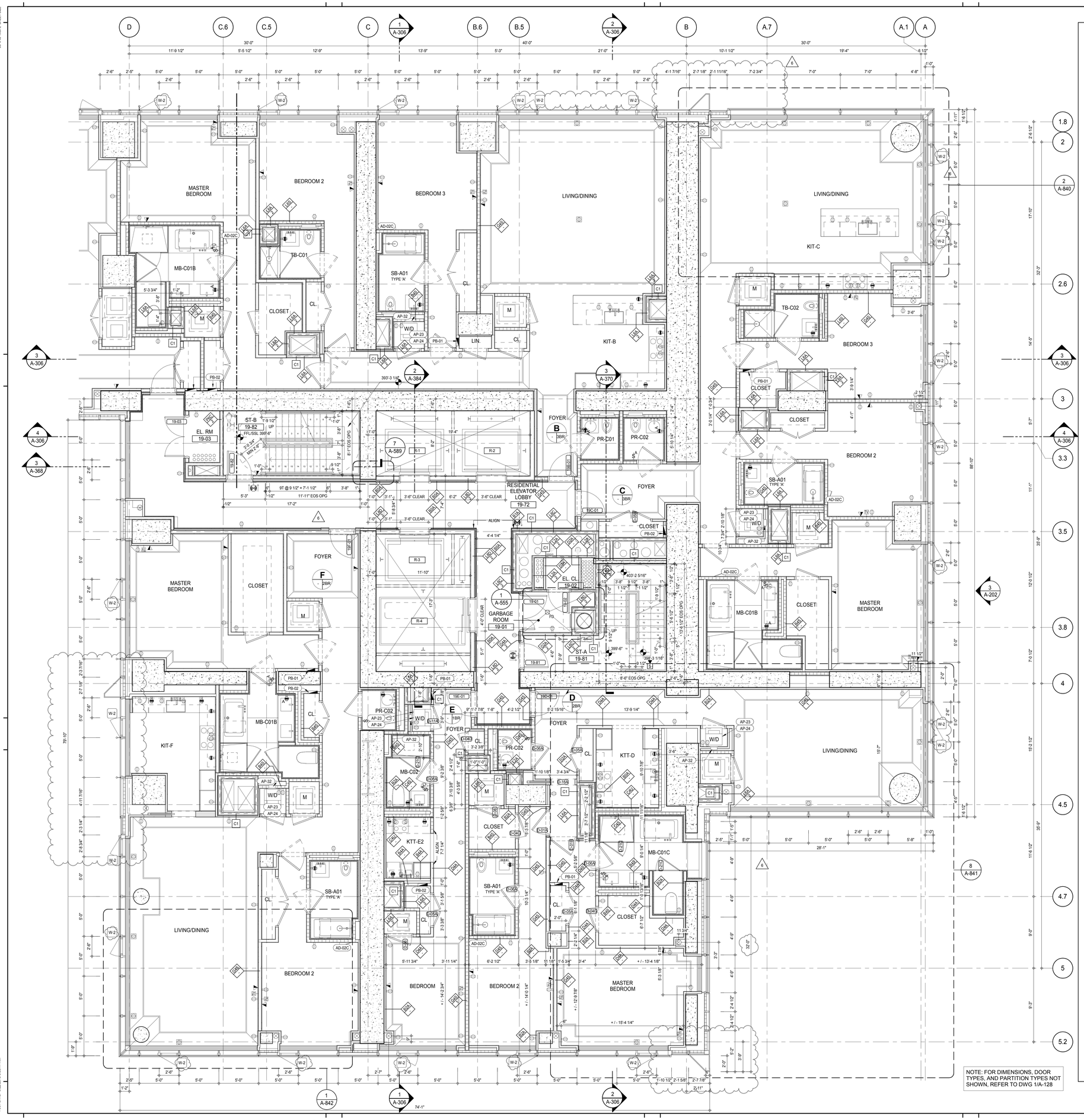

SHEET NOTES:

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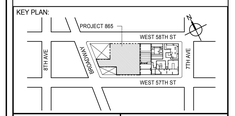
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PB-01	RESIDENTIAL ELECTRICAL PANELBOARD
PB-02	RESIDENTIAL TELECOM PANELBOARD

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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No.	DESCRIPTION	DATE
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3	D.O.B. SUBMISSION	18 FEB 15
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	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-125A - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
19TH FLOOR PLAN (RESIDENTIAL - TIER 1) (MFD-38TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT WAYNE DAVID JAMES No. 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-132.01
DOB PAGE No:	150 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 6/22/2015 9:56:17 AM

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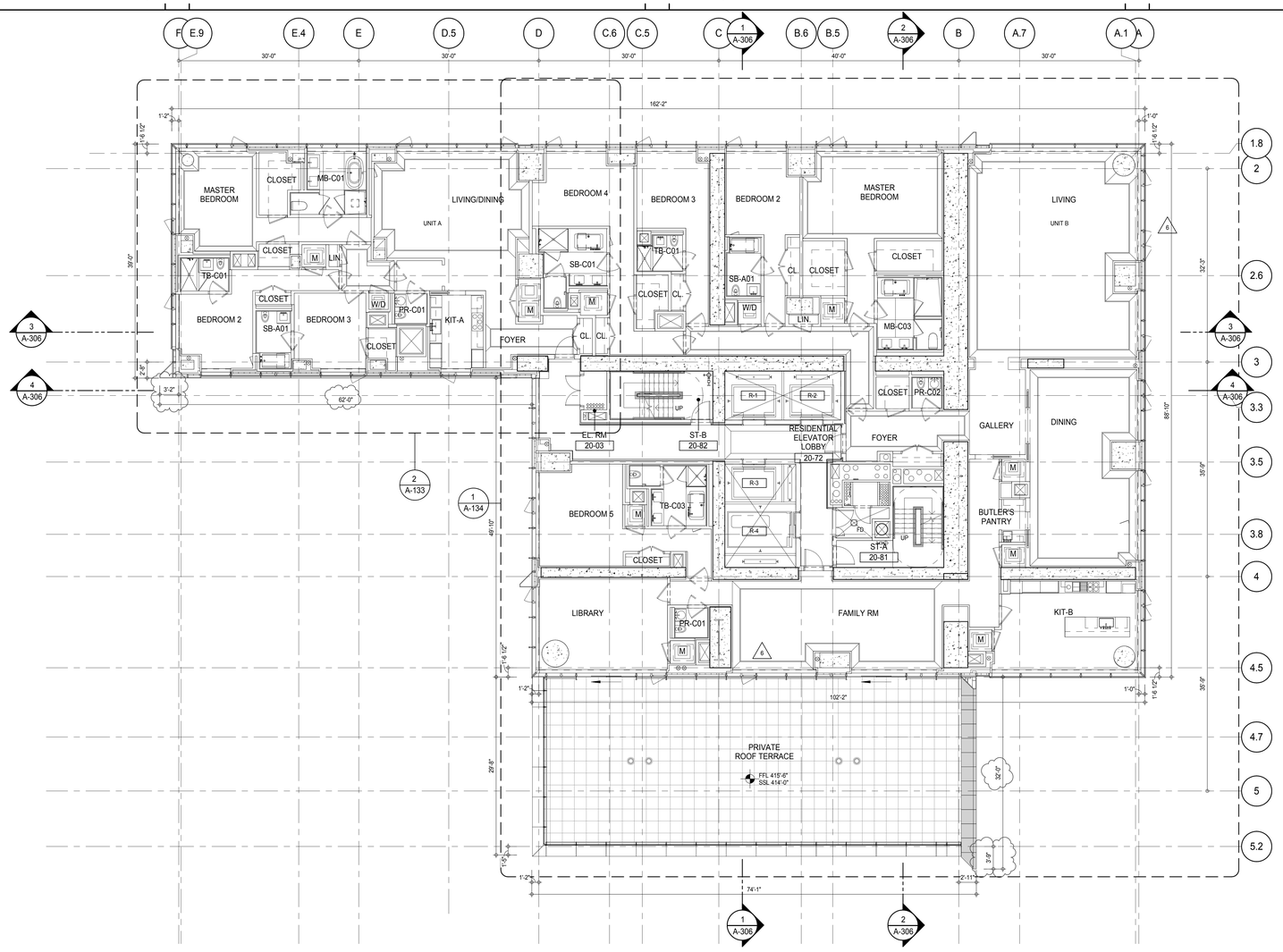

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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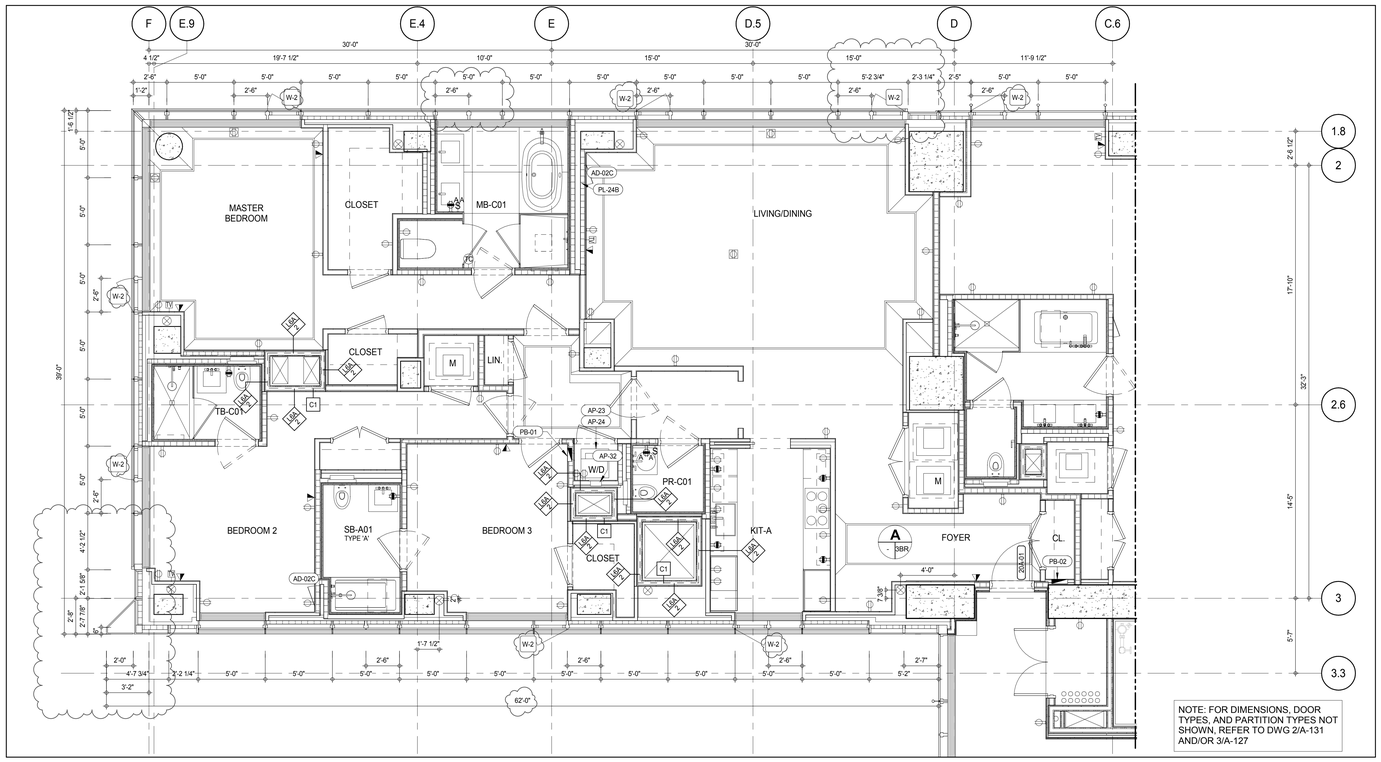
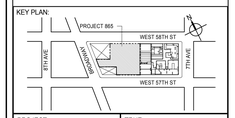
AP-24	COMPACT WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PB-01	RESIDENTIAL ELECTRICAL PANELBOARD
PB-02	RESIDENTIAL TELECOM PANELBOARD
PL-24B	MB-FREESTANDING TUB - BLOWER



NOTE: FOR DIMENSIONS, DOOR TYPES, AND PARTITION TYPES NOT SHOWN, REFER TO DWG 2/A-131 AND/OR 3/A-127

PARTIAL PLAN 2
A-133
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
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3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-126 - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
20TH FLOOR PLAN (RESIDENTIAL - TIER 1) (MFD-39TH FLOOR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT ADE DAVID JANSSEN 026885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: As indicated	
DWG No:	A-133.01
DOB PAGE No:	151 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

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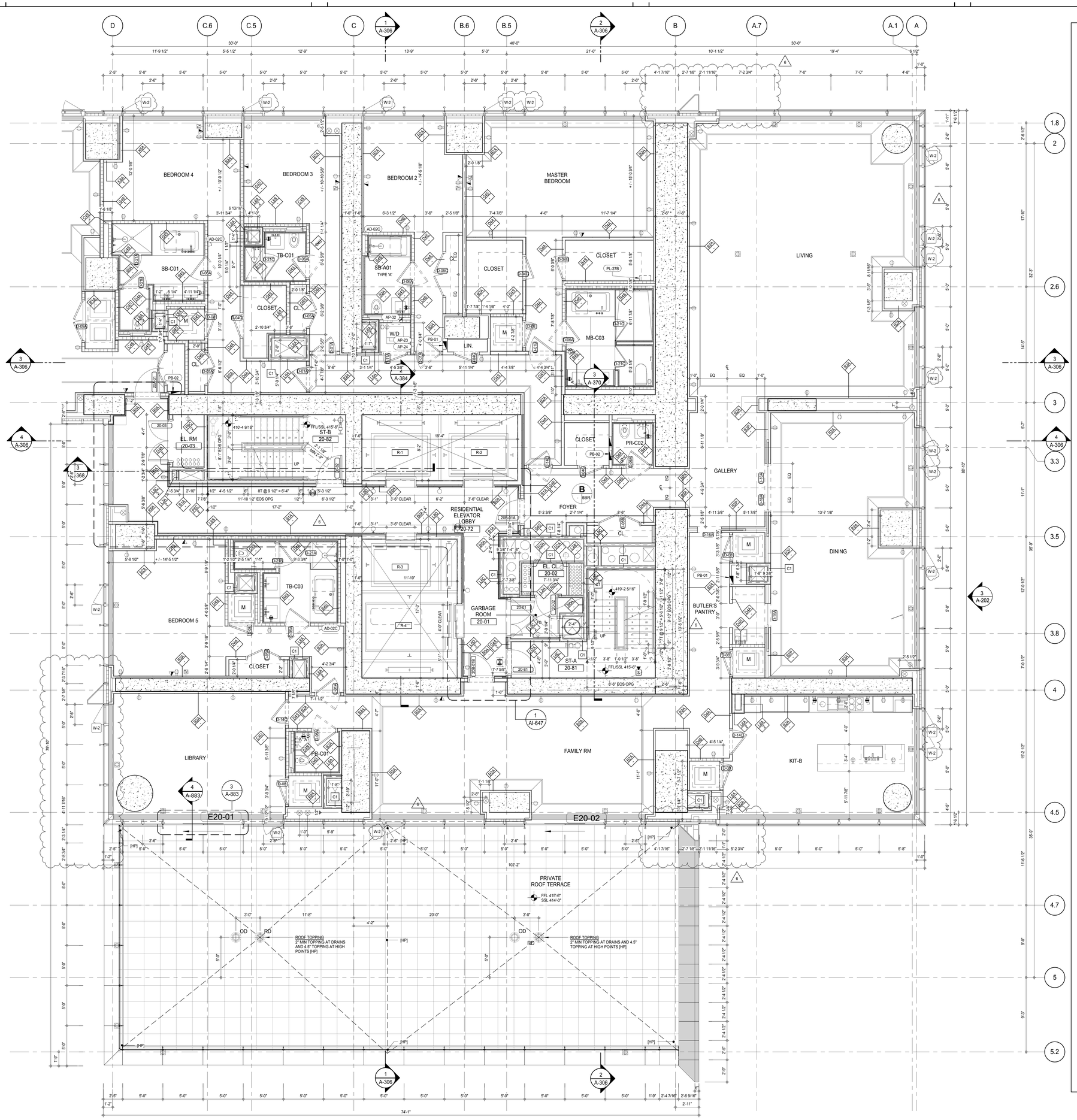

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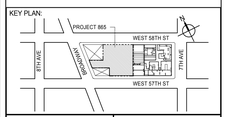
KEYNOTE LEGEND:

ITAGS	DESCRIPTION
	R FLUSH NON RATED 18" x 18"
AP-23	COMPACT ELECTRIC DRYER
AP-24	COMPACT WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PB-01	RESIDENTIAL ELECTRICAL PANELBOARD
PB-02	RESIDENTIAL TELECOM PANELBOARD
PL-27B	WALL MOUNTED STEAM GENERATOR (LARGE)

KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
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6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
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SEAL & SIGNATURE: REGISTERED ARCHITECT JAMES DAVID JANSSEN NO. 026881 STATE OF NEW YORK

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SCALE: 1/4" = 1'-0"	
DWG No:	A-134.01
DOB PAGE No:	152 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

/ISSUED AS: A-126A - CD PROGRESS ISSUE 3 - 09 MAR 15/

DEPT OF BLDGS 121236305 Job Number
E365661291 Scan Code
36" x 48" Arch E: SHEET SIZE
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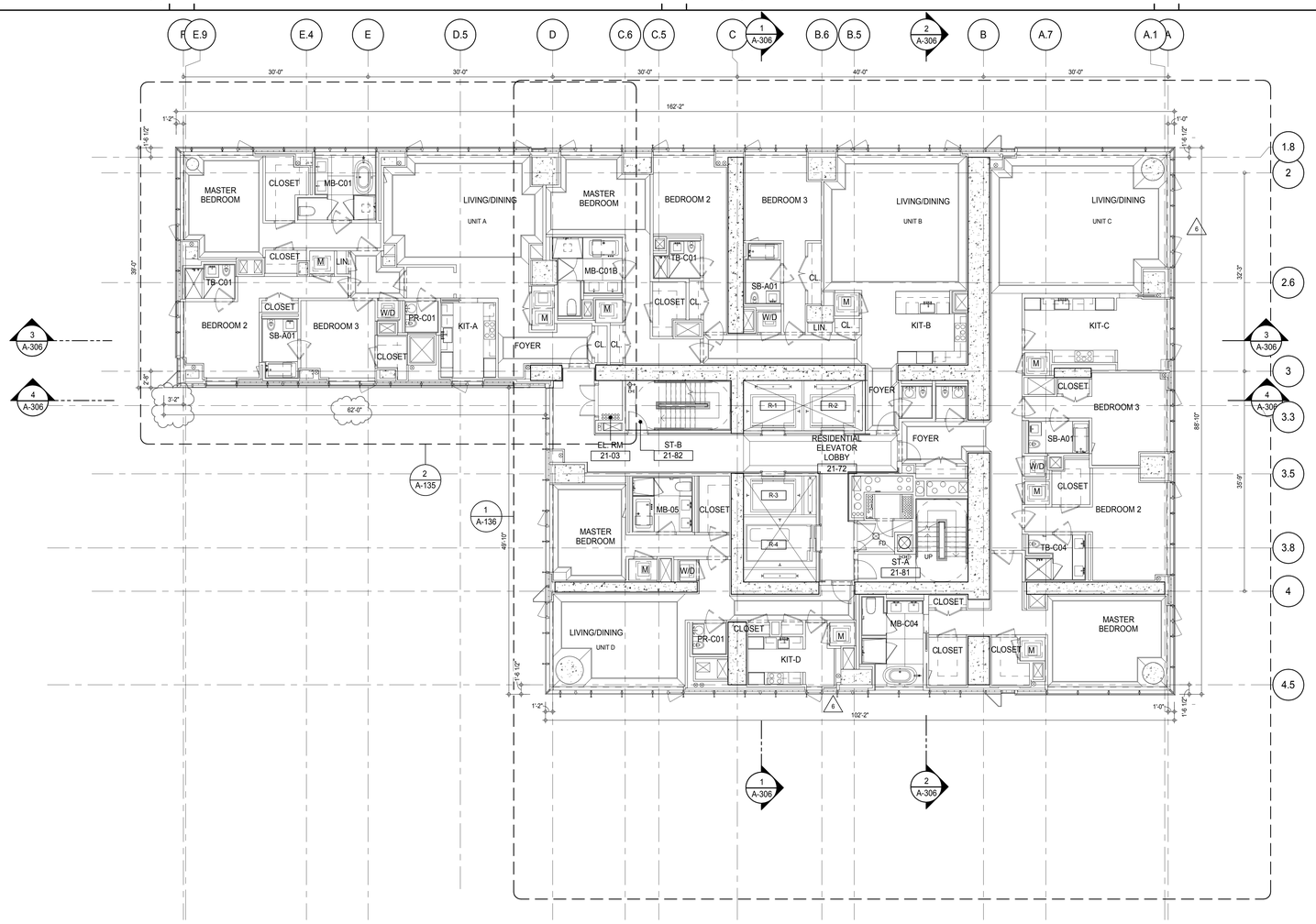

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

C2 DASHED LINE DENOTES EXTENT OF 8" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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KEYNOTE LEGEND:

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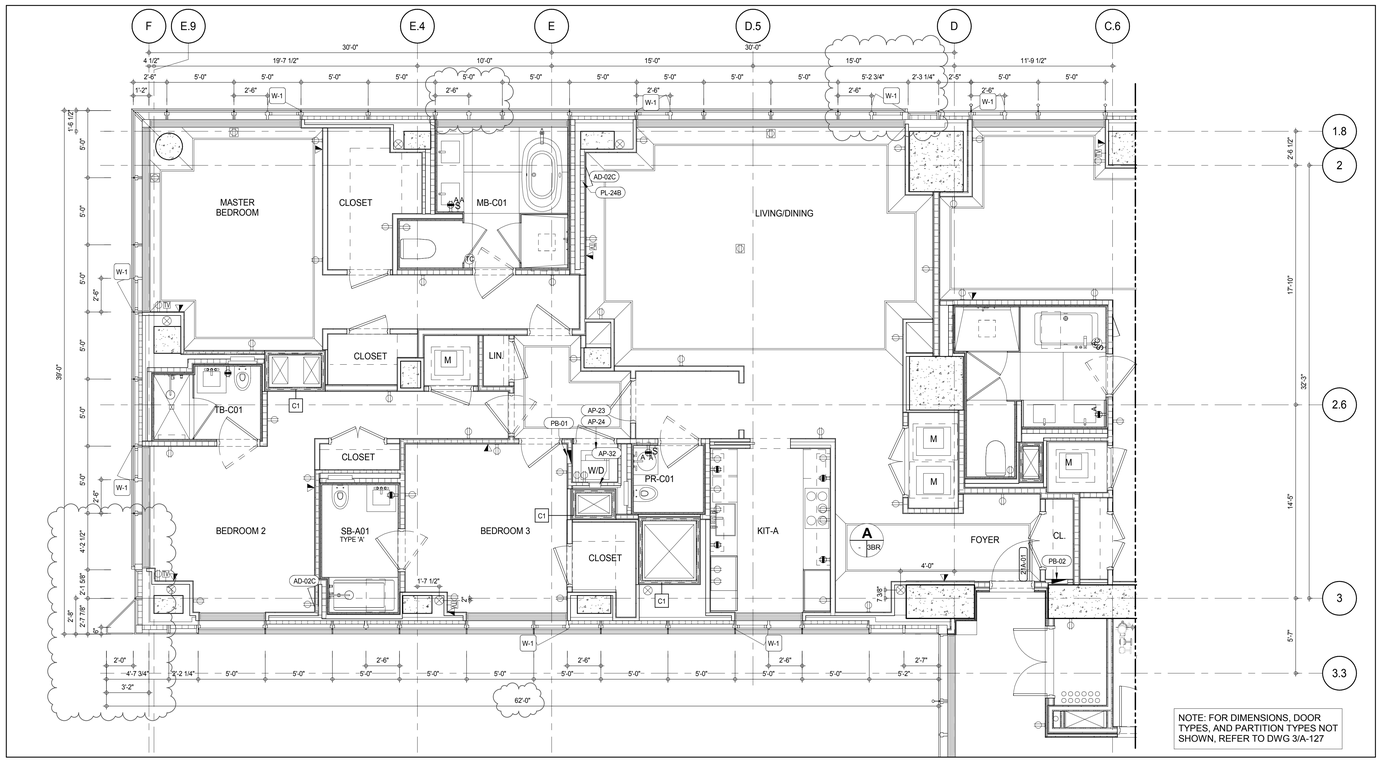
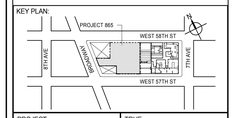
AP-24	COMPACT WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PB-01	RESIDENTIAL ELECTRICAL PANELBOARD
PB-02	RESIDENTIAL TELECOM PANELBOARD
PL-24B	MB-FREESTANDING TUB - BLOWER



PARTIAL PLAN 2
A-135
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

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TEL: 212 354 5656 FAX: 212 354 5668

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CURTAINWALL CONSULTANT:
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40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
21ST FLOOR PLAN (RESIDENTIAL - TIER 1) (MFD-43RD FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT ADRIAN DAVID JANSSEN 026863 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: As indicated	
DWG No:	A-135.01
DOB PAGE No:	153 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

/ISSUED AS: A-127 - CD PROGRESS ISSUE 3 - 09 MAR 15/

36" x 48" Arch E SHEET SIZE
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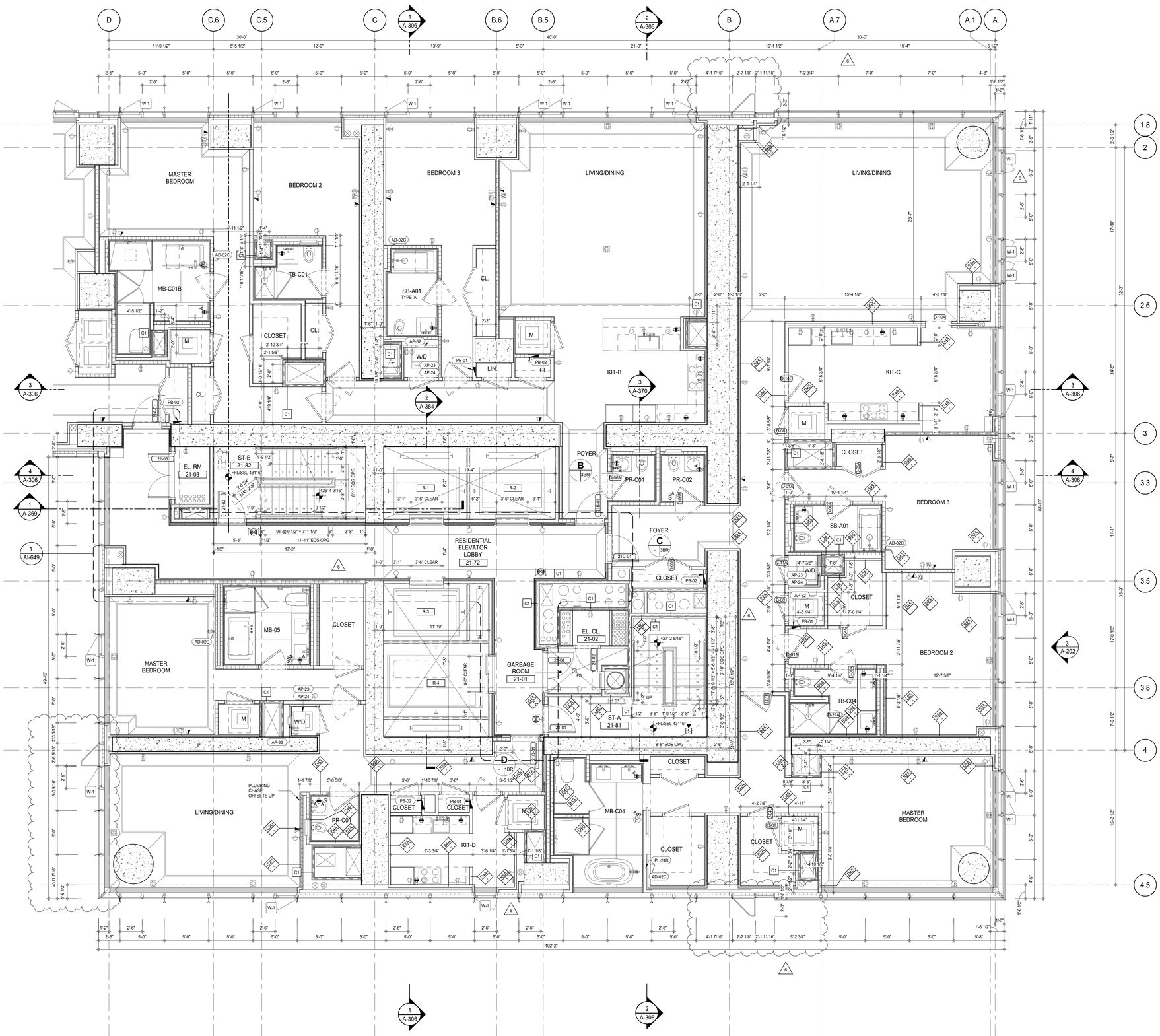

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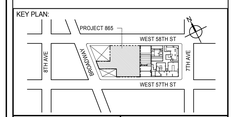
PB-02	RESIDENTIAL TELECOM PANELBOARD
PL-24B	MB-FREESTANDING TUB - BLOWER

NOTE: FOR DIMENSIONS, DOOR TYPES, AND PARTITION TYPES NOT SHOWN, REFER TO DWG 1/A-138

KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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New York, NY 10006 USA
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5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

ISSUED AS: A-127A - CD PROGRESS ISSUE 3 - 09 MAR 15

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
21ST FLOOR PLAN (RESIDENTIAL - TIER 1) (MFD-43RD FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT VINCENT DAVID JANKOVIC No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-136.01
DOB PAGE No:	154 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

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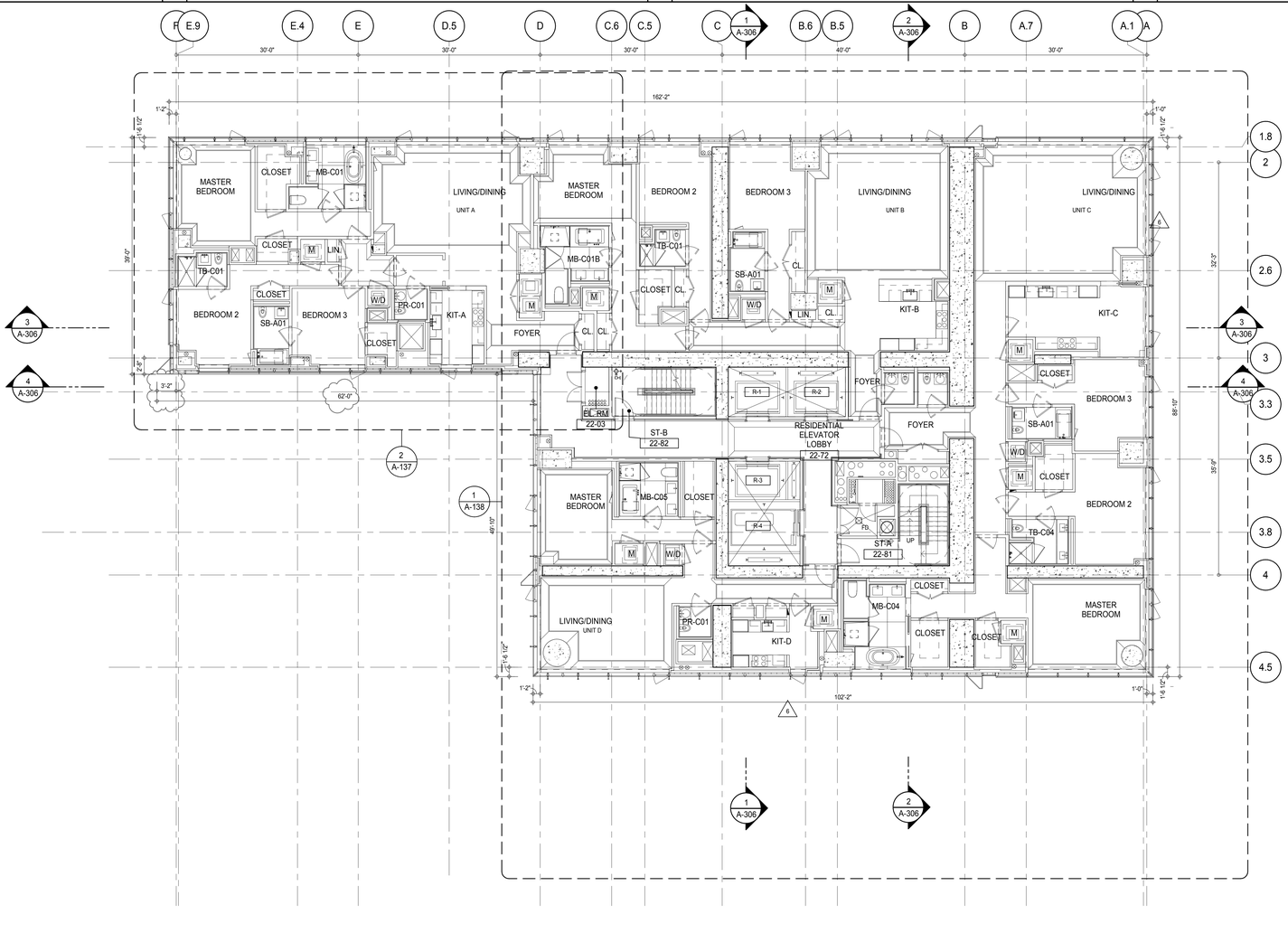

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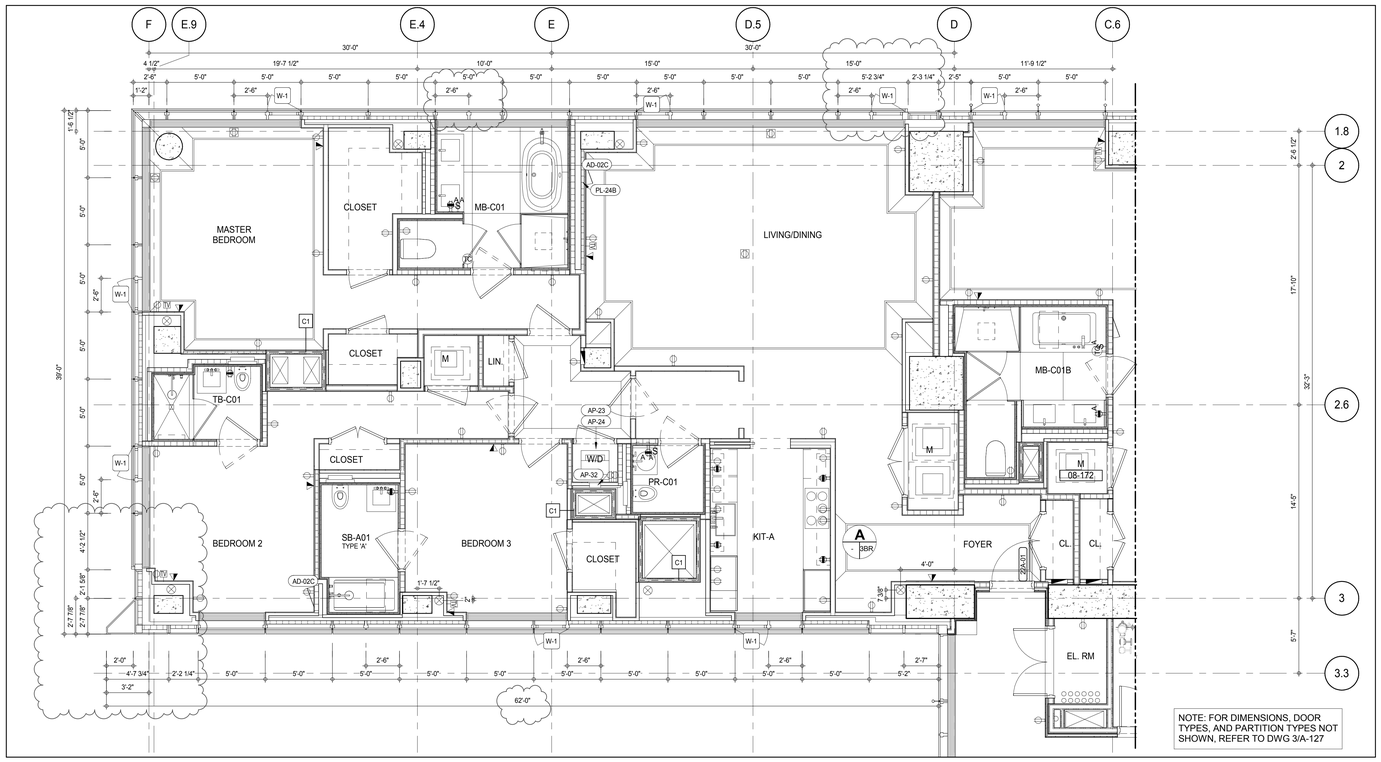
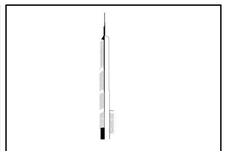


PARTIAL PLAN 2
A-137
1/4" = 1'-0"



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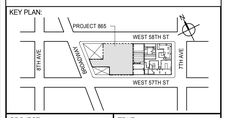

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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WSP CANTOR SEINUK
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MEP ENGINEERS:
AKF GROUP
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5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
22ND-25TH FLOOR PLAN
(RESIDENTIAL - TIER 1)
(MFD-45TH-48TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT ADE DAVID UNGERS No. 022883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: As indicated	
DWG No:	A-137.01
DOB PAGE No:	155 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

/ISSUED AS: A-128 - CD PROGRESS ISSUE 3 - 09 MAR 15/

36" x 48" Arch E - SHEET SIZE
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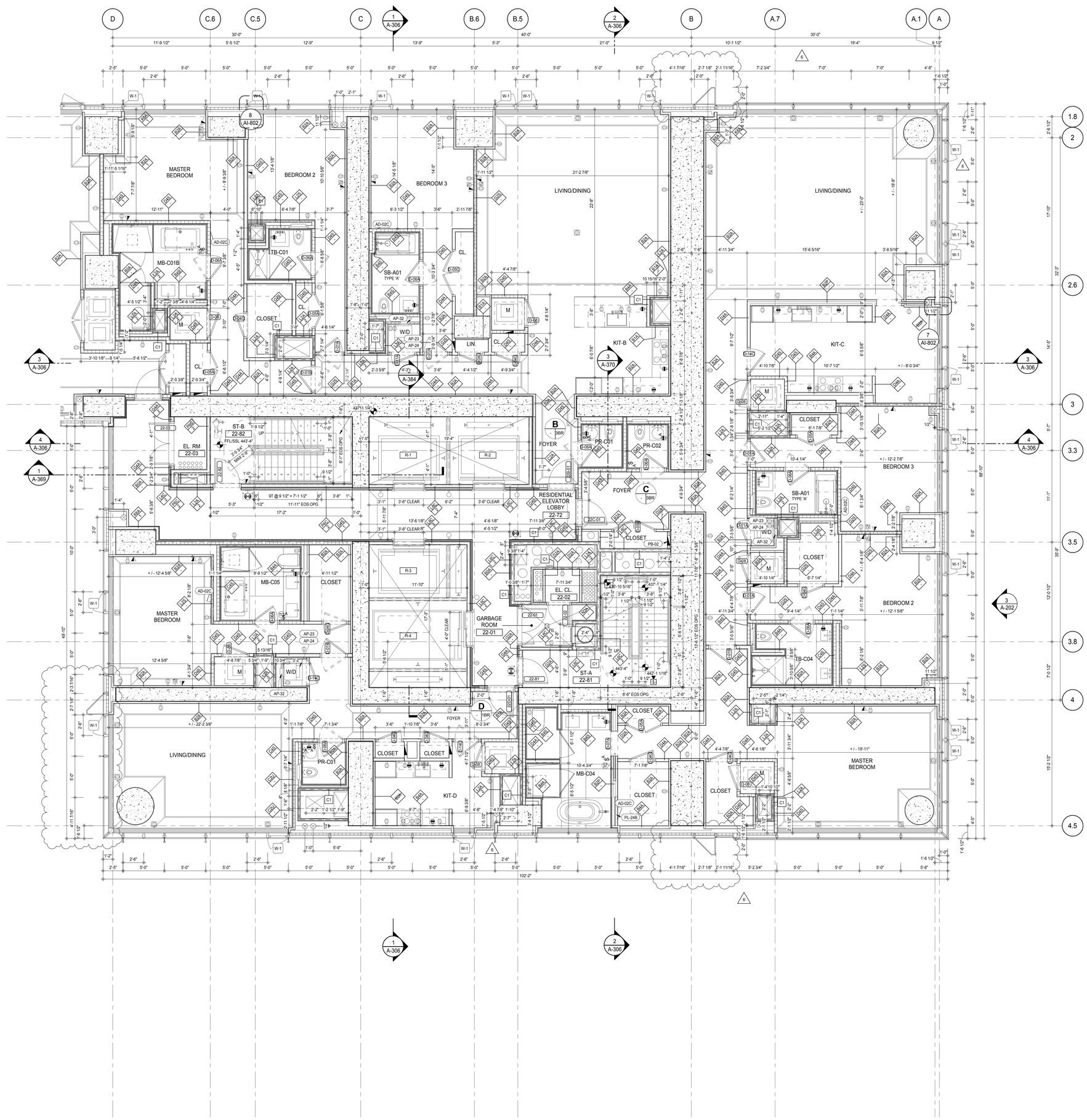

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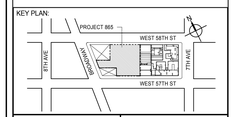
PL-24B	MB-FREESTANDING TUB - BLOWER

KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
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805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
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5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-128A - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
22ND-25TH FLOOR PLAN
(RESIDENTIAL - TIER 1)
(MFD-45TH-48TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT MICHAEL DAVID JANSSEN No. 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/4" = 1'-0"	
DWG No:	A-138.01
DOB PAGE No:	156 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 6/22/2015 10:00:03 AM

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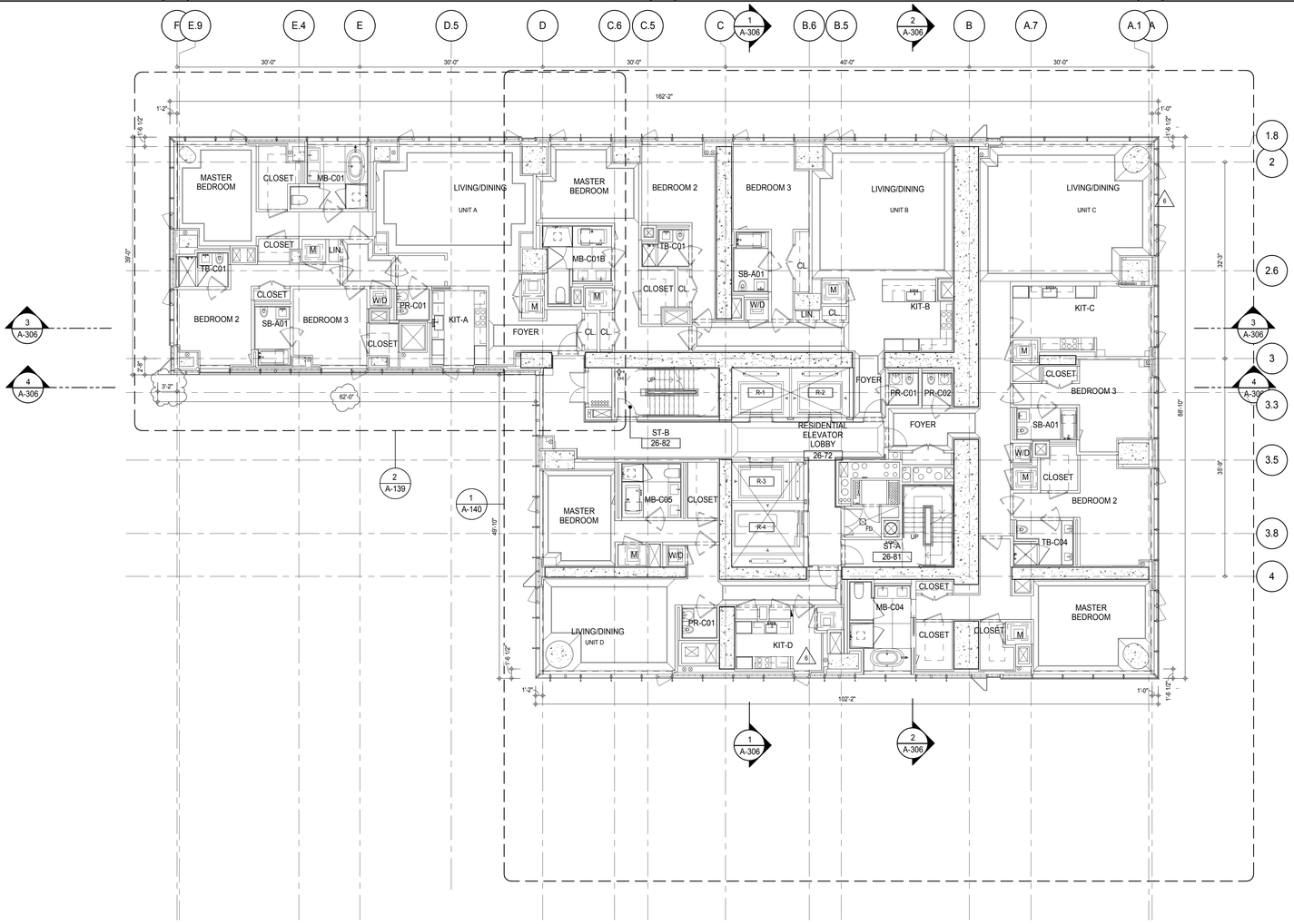

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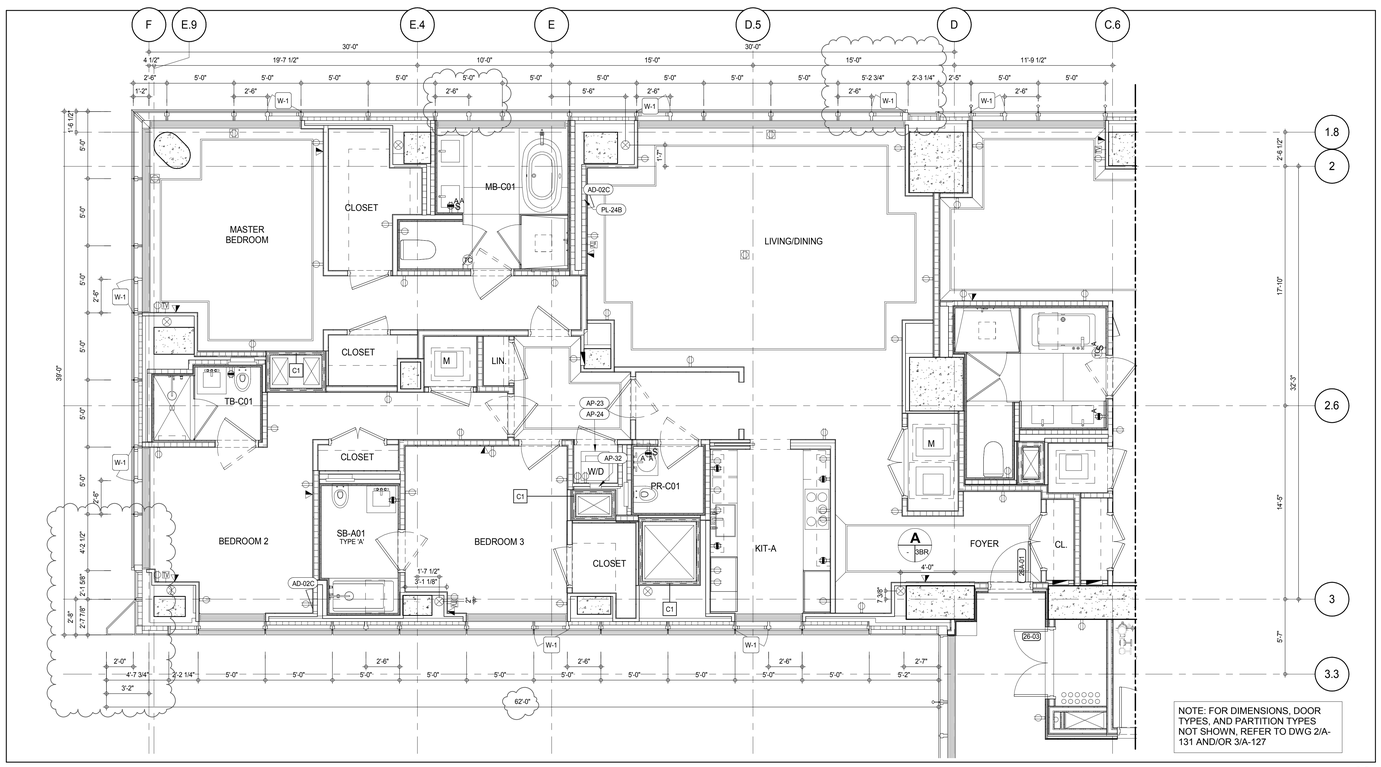
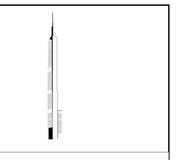


NOTE: FOR DIMENSIONS, DOOR TYPES, AND PARTITION TYPES NOT SHOWN, REFER TO DWG 2/A-131 AND/OR 3/A-127

PARTIAL PLAN 2
A-139
1/4" = 1'-0"



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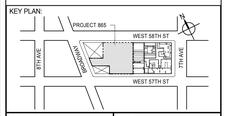

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
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TEL: 416 967 1500 FAX: 416 967 7150

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228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

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165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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New York, NY 10001-2727
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CODE CONSULTANTS:
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New York, NY 10007
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CURTAINWALL CONSULTANT:
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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
26TH FLOOR PLAN (RESIDENTIAL - TIER 1) (MFD-49TH FLOOR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT MICHAEL DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: As indicated	
DWG No:	A-139.01
DOB PAGE No:	157 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

/ISSUED AS: A-129 - CD PROGRESS ISSUE 3 - 09 MAR 15/

36" x 48" Arch E - SHEET SIZE
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PLOT DATE: 6/22/2015 10:00:55 AM

DEPT OF BLDGS 121253426 Job Number
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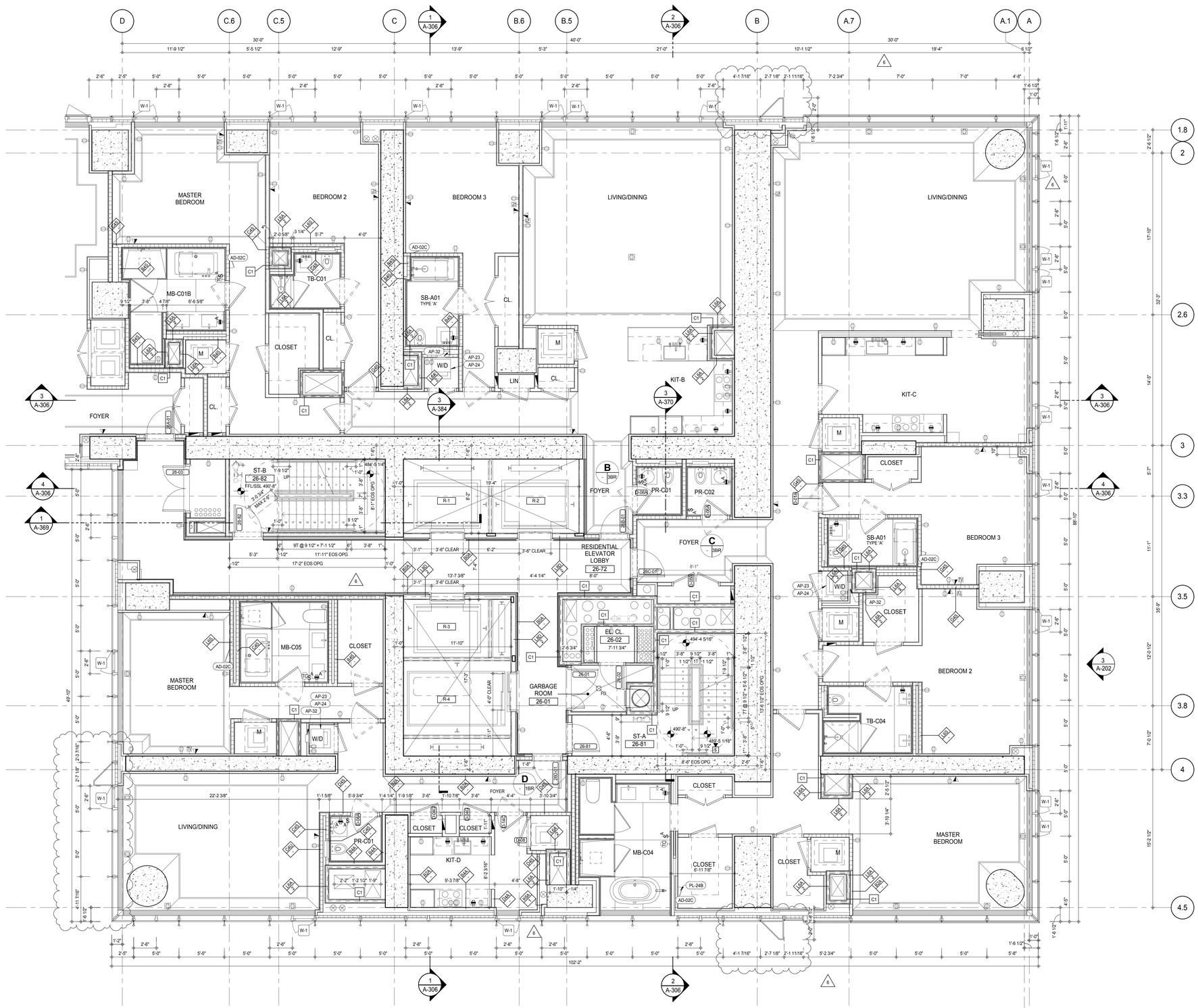

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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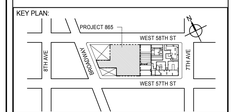
EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

KEYNOTE LEGEND:

TAG #	DESCRIPTION
W-1	WALL FLUSH NON RATED 18" x 18"
AP-23	COMPACT ELECTRIC DRYER
AP-24	COMPACT WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PL-24B	MB-FREESTANDING TUB - BLOWER

NOTE: FOR DIMENSIONS, DOOR TYPES, AND PARTITION TYPES NOT SHOWN, REFER TO DWG 1/A-138

KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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401 Wellington St. W., 3rd Floor
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5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
26TH FLOOR PLAN (RESIDENTIAL - TIER 1) (MFD-49TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT RICHARD DAVID JANSSEN 026885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-140.01
DOB PAGE No:	158 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

/ISSUED AS: A-129A - CD PROGRESS ISSUE 3 - 09 MAR 15/

36" x 48" Arch E SHEET SIZE
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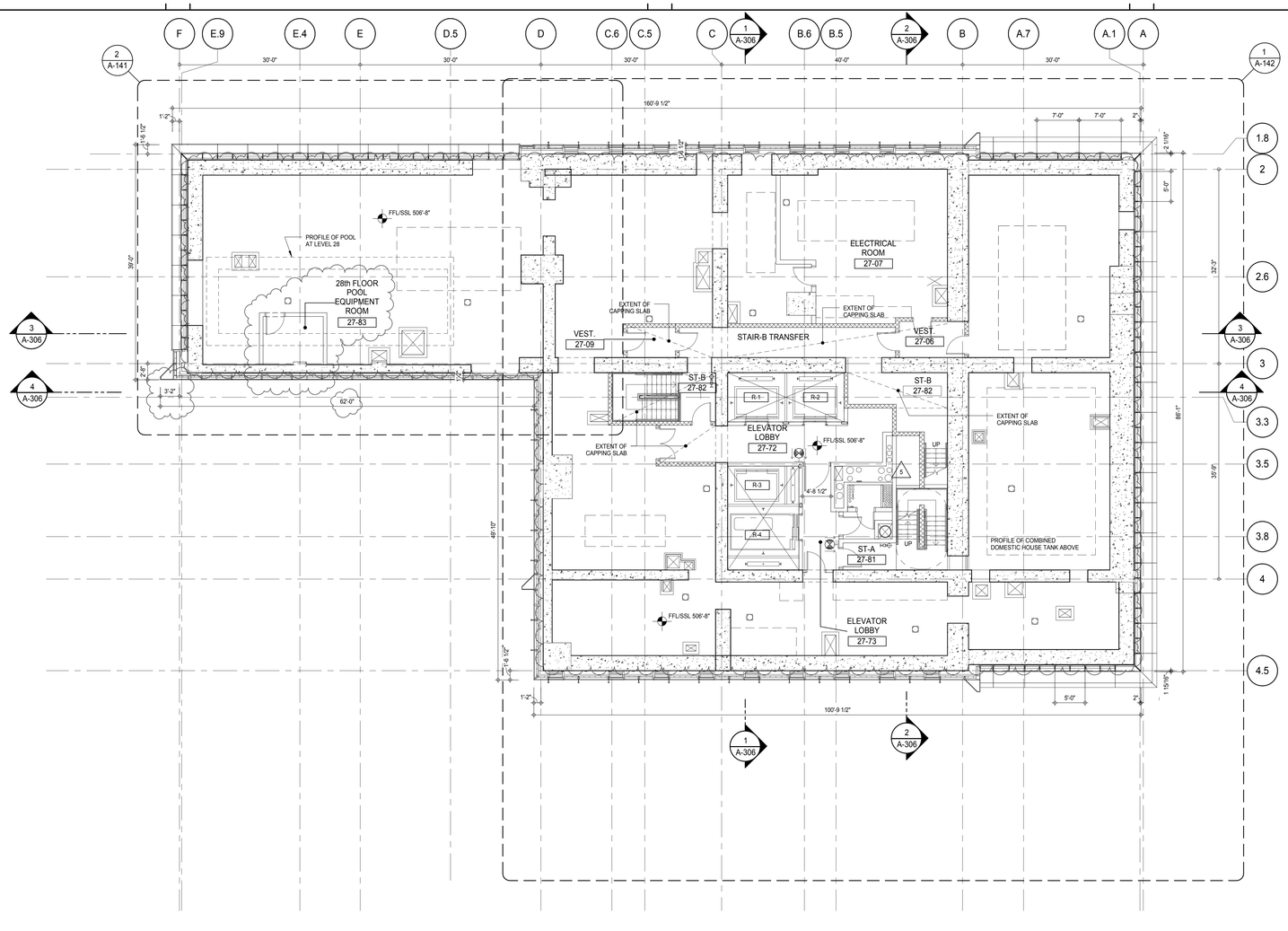

SHEET NOTES:

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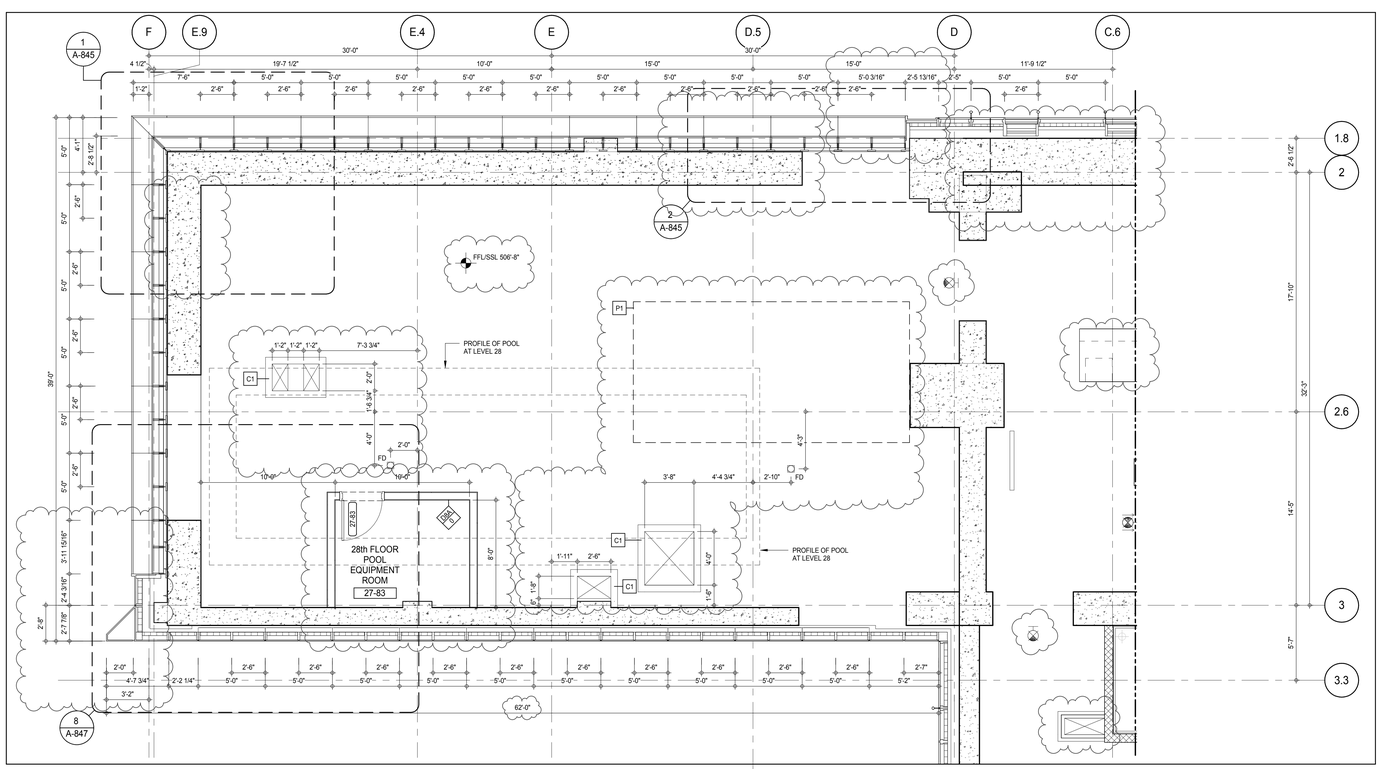
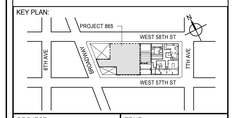


PARTIAL PLAN 2
A-141
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
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228 EAST 45th Street
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MEP ENGINEERS:
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LANDMARK/PRESERVATION CONSULTANT:
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5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
27TH FLOOR PLAN (MECHANICAL)
(MFD-50TH FLOOR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT ADE DAVID JAMES
No. 028883
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: As indicated	
DWG No:	A-141.01
DOB PAGE No:	159 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

/ISSUED AS: A-130 - CD PROGRESS ISSUE 3 - 09 MAR 15/

36" x 48" Arch E - SHEET SIZE
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PLOT DATE: 9/28/2015 9:07:55 AM

DEPT OF BLDGS 421263505 Job Number
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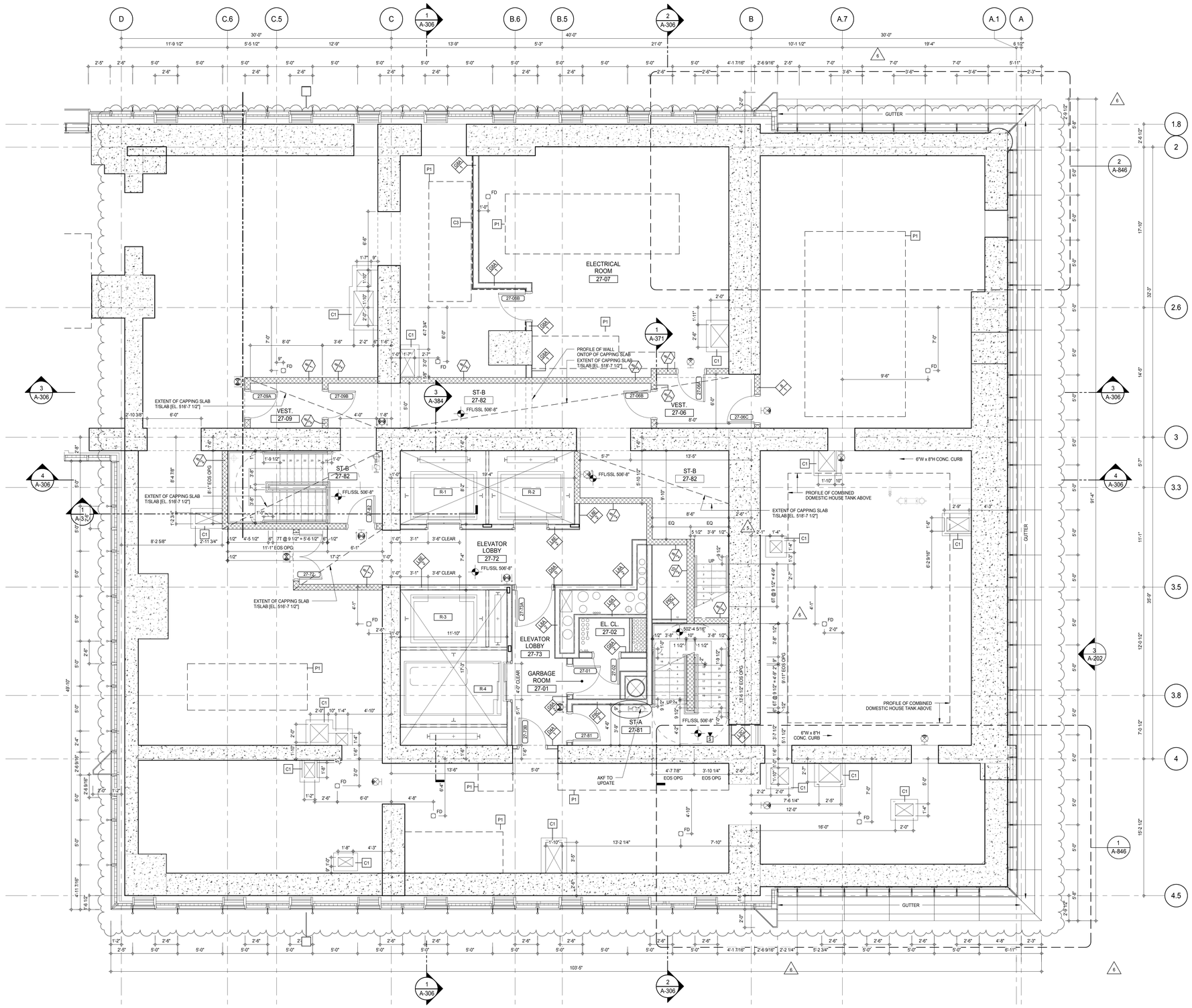

SHEET NOTES:

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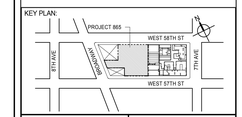
KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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LANDMARK/PRESERVATION CONSULTANT:
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
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	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

ISSUED AS: A-130A - CD PROGRESS ISSUE 3 - 09 MAR 15

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
27TH FLOOR PLAN (MECHANICAL) (MFD-50TH FLOOR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT ADRIAN DAVID SMITH AR 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-142.01
DOB PAGE No:	160 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 6/22/2015 10:01:59 AM

DEPT OF BLDGS 421263626 Job Number
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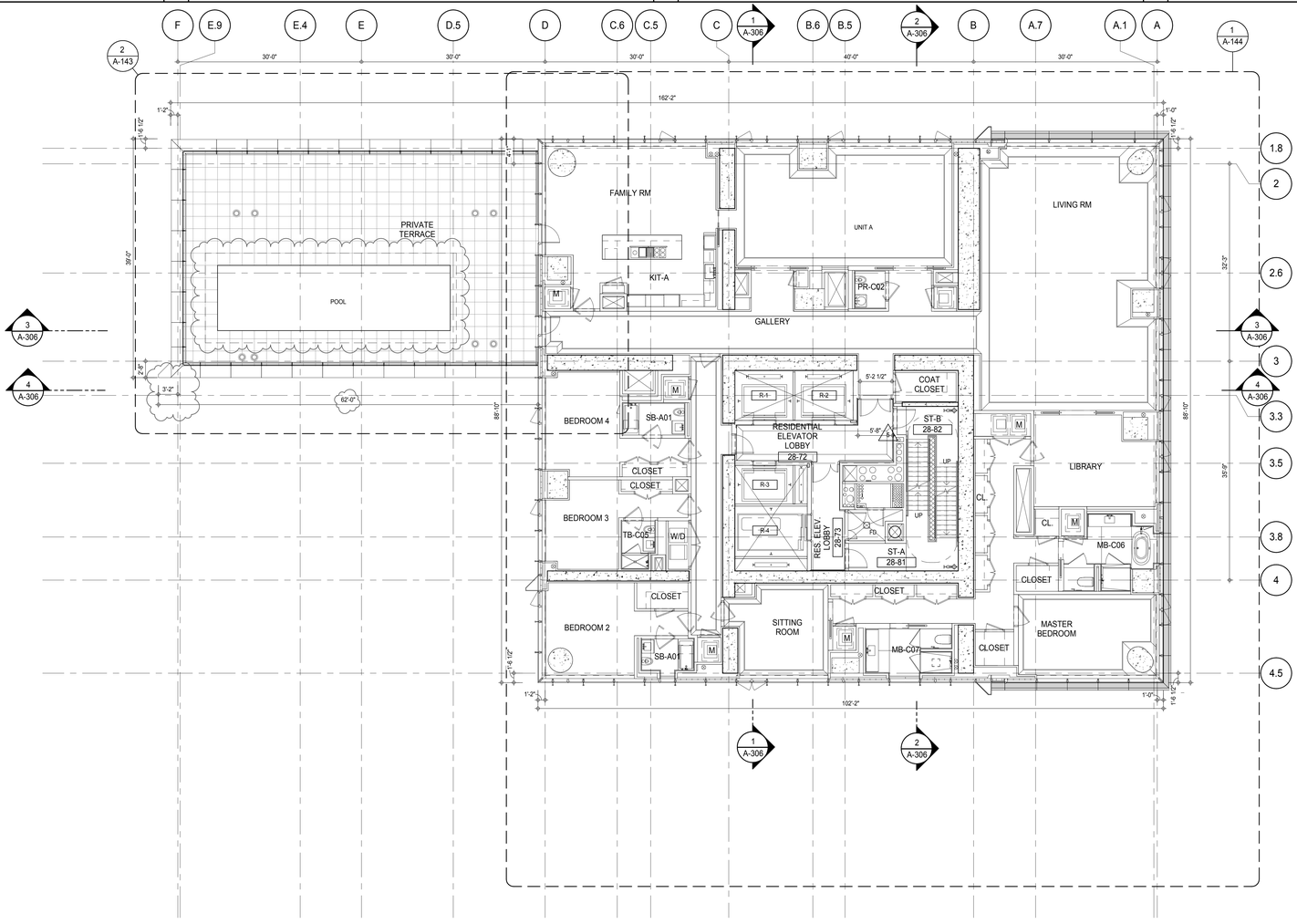

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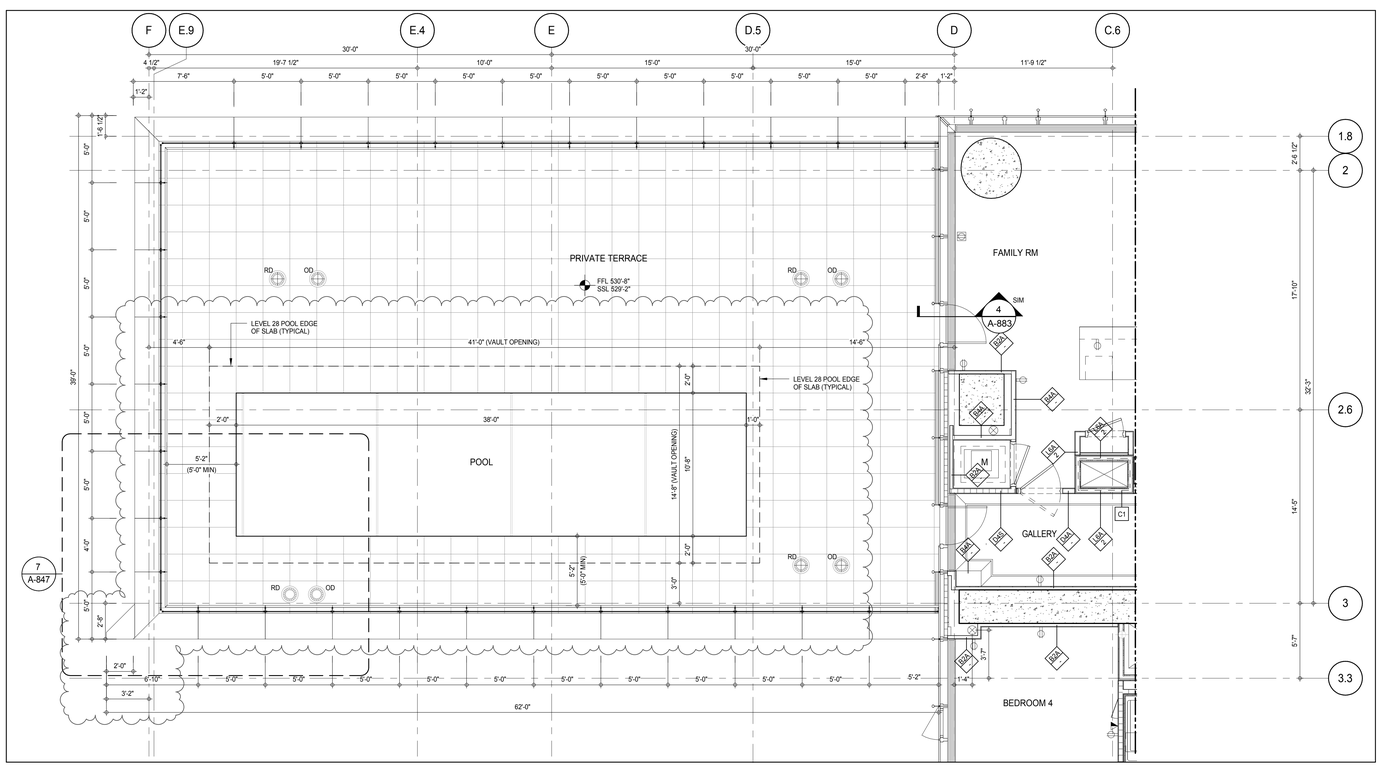
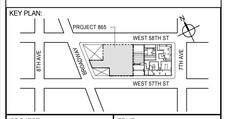


PARTIAL PLAN 2
A-143
1/4" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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TEL: 646 998 7000 FAX:

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0 4'-0" 8'-0" 16'-0"

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

28TH FLOOR PLAN (RESIDENTIAL - TIER 2) (MFD-53RD FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT RENE DAVID UNGER 028883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
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DWG No:	A-143.01
DOB PAGE No:	161 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

/ISSUED AS: A-131 - CD PROGRESS ISSUE 3 - 09 MAR 15/

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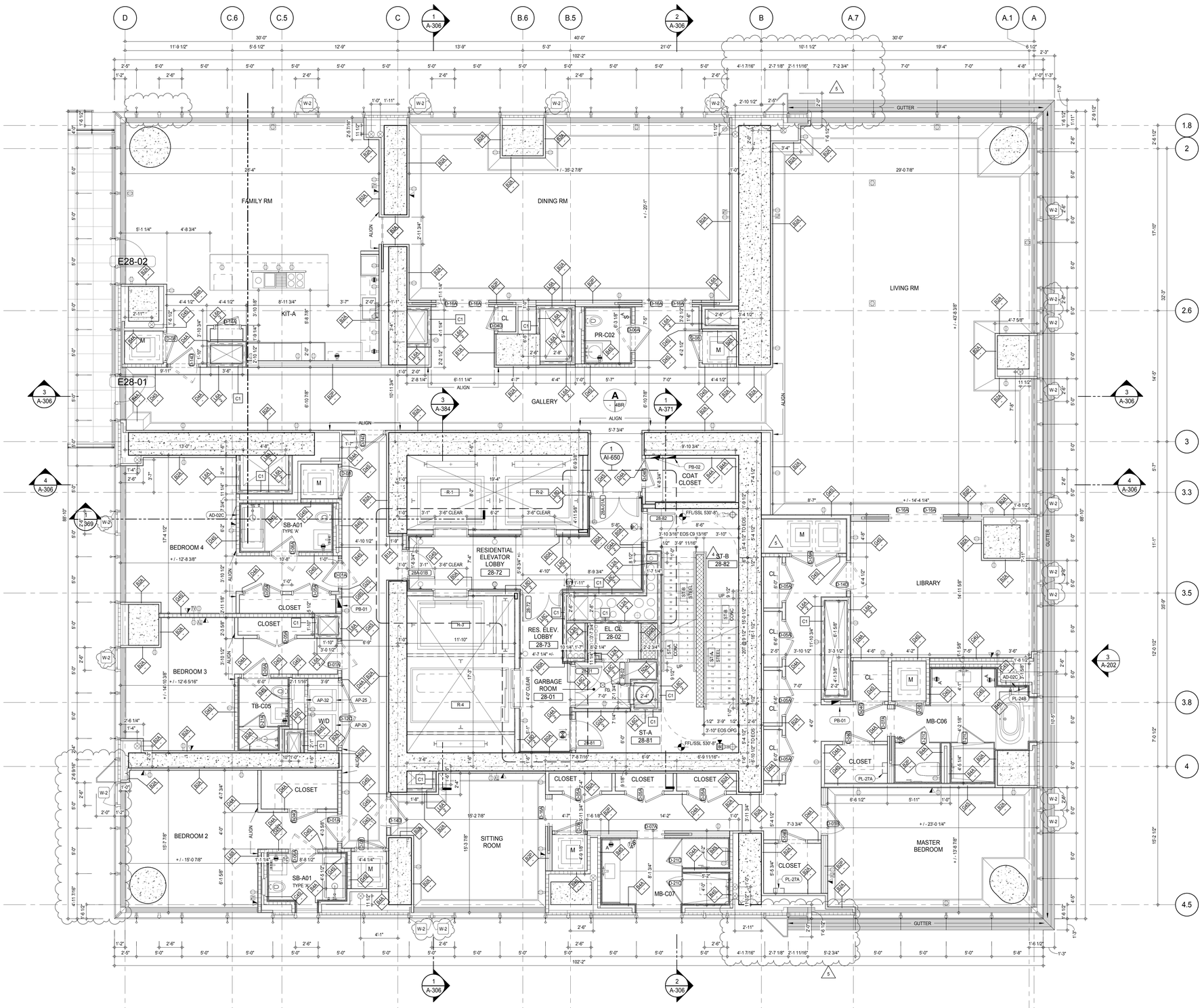

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

C2 DASHED LINE DENOTES EXTENT OF 8" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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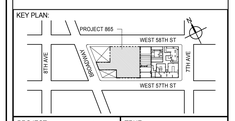
P1 CONCRETE HOUSEKEEPING PAD, HEIGHT, SIZE AND LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS.

EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

KEYNOTE LEGEND:

TAG #	DESCRIPTION
AD-02C	ACCESS DOOR FLUSH NON RATED 18" x 18"
AP-25	LARGE ELECTRIC DRYER
AP-26	LARGE WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PB-01	RESIDENTIAL ELECTRICAL PANELBOARD
PB-02	RESIDENTIAL TELECOM PANELBOARD
PL-24B	MB-FREESTANDING TUB - BLOWER
PL-27A	WALL MOUNTED STEAM GENERATOR (SMALL)

KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

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228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
4	CD PROGRESS ISSUE 4	01 JUN 15
5	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

ISSUED AS: A-131A - CD PROGRESS ISSUE 3 - 09 MAR 15/

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DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
28TH FLOOR PLAN (RESIDENTIAL - TIER 2) (MFD-53RD FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT JAMES DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	5
SCALE: 1/4" = 1'-0"	
DWG No:	A-144.01
DOB PAGE No:	162 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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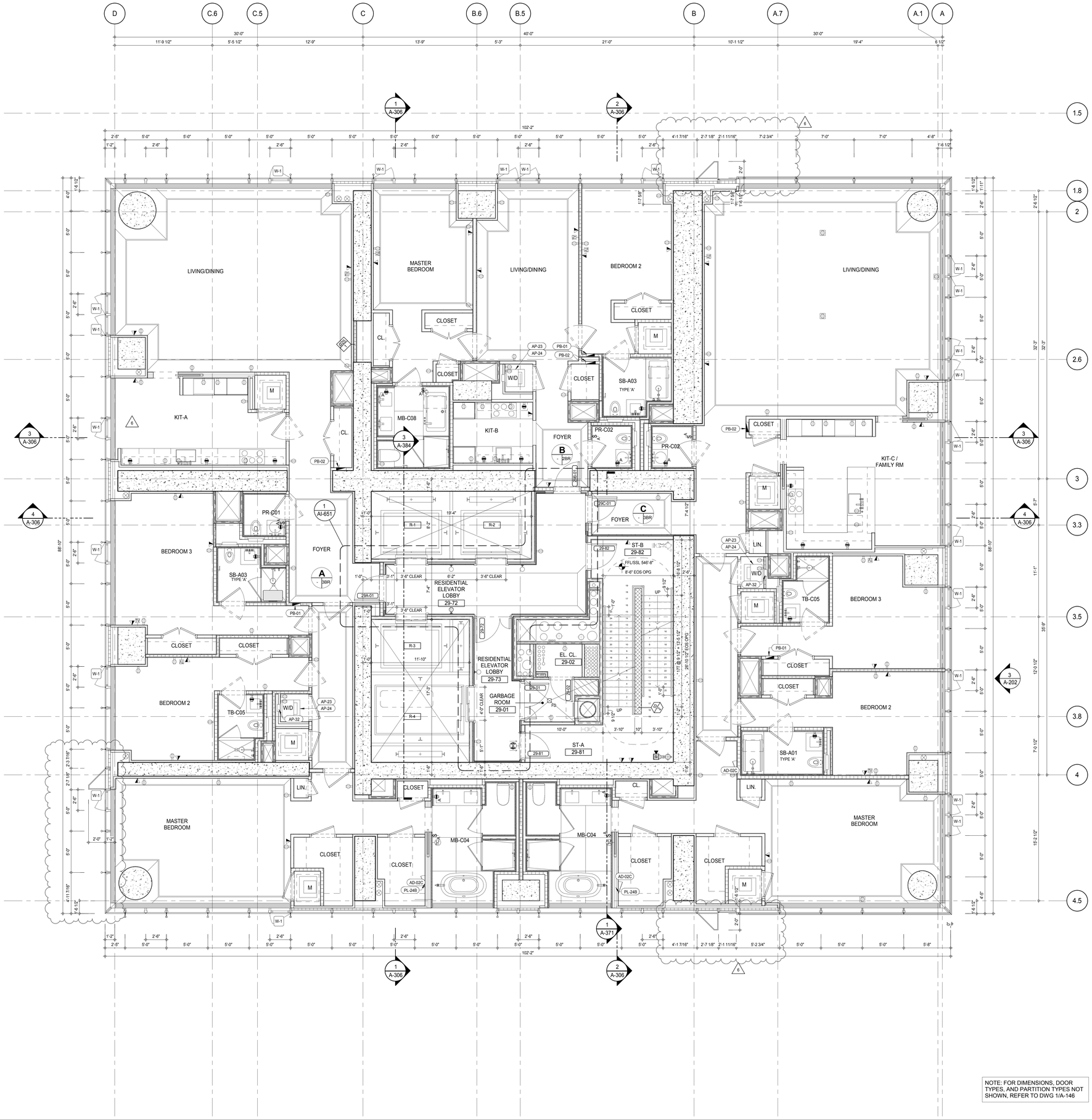

NOTE: FOR DIMENSIONS, DOOR TYPES, AND PARTITION TYPES NOT SHOWN, REFER TO DWG 1/A-146

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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KEYNOTE LEGEND:

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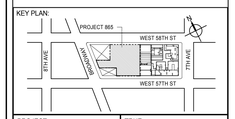
AD-02C	ACCESS DOOR FLUSH NON RATED 18" x 18"
AP-23	COMPACT ELECTRIC DRYER
AP-24	COMPACT WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PB-01	RESIDENTIAL ELECTRICAL PANELBOARD
PB-02	RESIDENTIAL TELECOM PANELBOARD
PL-24B	MB-FREESTANDING TUB - BLOWER

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
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TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
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TEL: 646 998 7000 FAX:

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New York, NY 10013
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-132 - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

29TH FLOOR PLAN (RESIDENTIAL - TIER 2) (MFD-54TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT STEPHEN DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-145.01
DOB PAGE No:	163 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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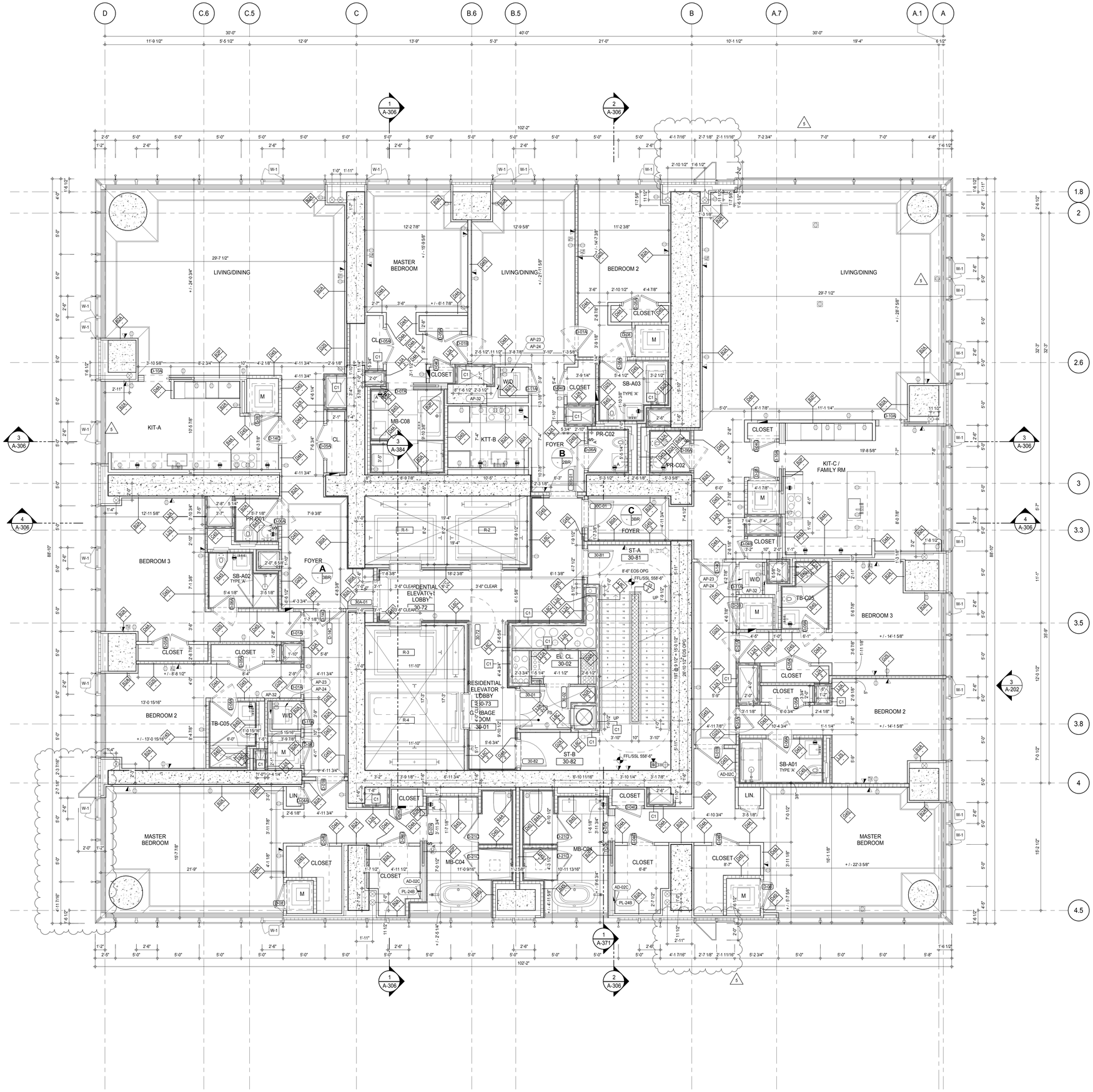

SHEET NOTES:

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KEYNOTE LEGEND:

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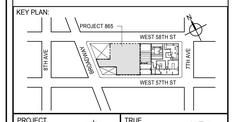
AP-24	COMPACT WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PL-24B	MB-FREESTANDING TUB - BLOWER

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
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MEP ENGINEERS:
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165 Broadway, 22nd Floor
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TEL: 212 354 5656 FAX: 212 354 5668

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New York, NY 10001-2727
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
4	CD PROGRESS ISSUE 4	01 JUN 15
5	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

//ISSUED AS: A-133 - CD PROGRESS ISSUE 3 - 09 MAR 15//

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

30TH-44TH FLOOR PLAN
(RESIDENTIAL - TIER 2)
(MFD-55TH-69TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WAYNE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	5
SCALE: 1/4" = 1'-0"	
DWG No:	A-146.01
DOB PAGE No:	164 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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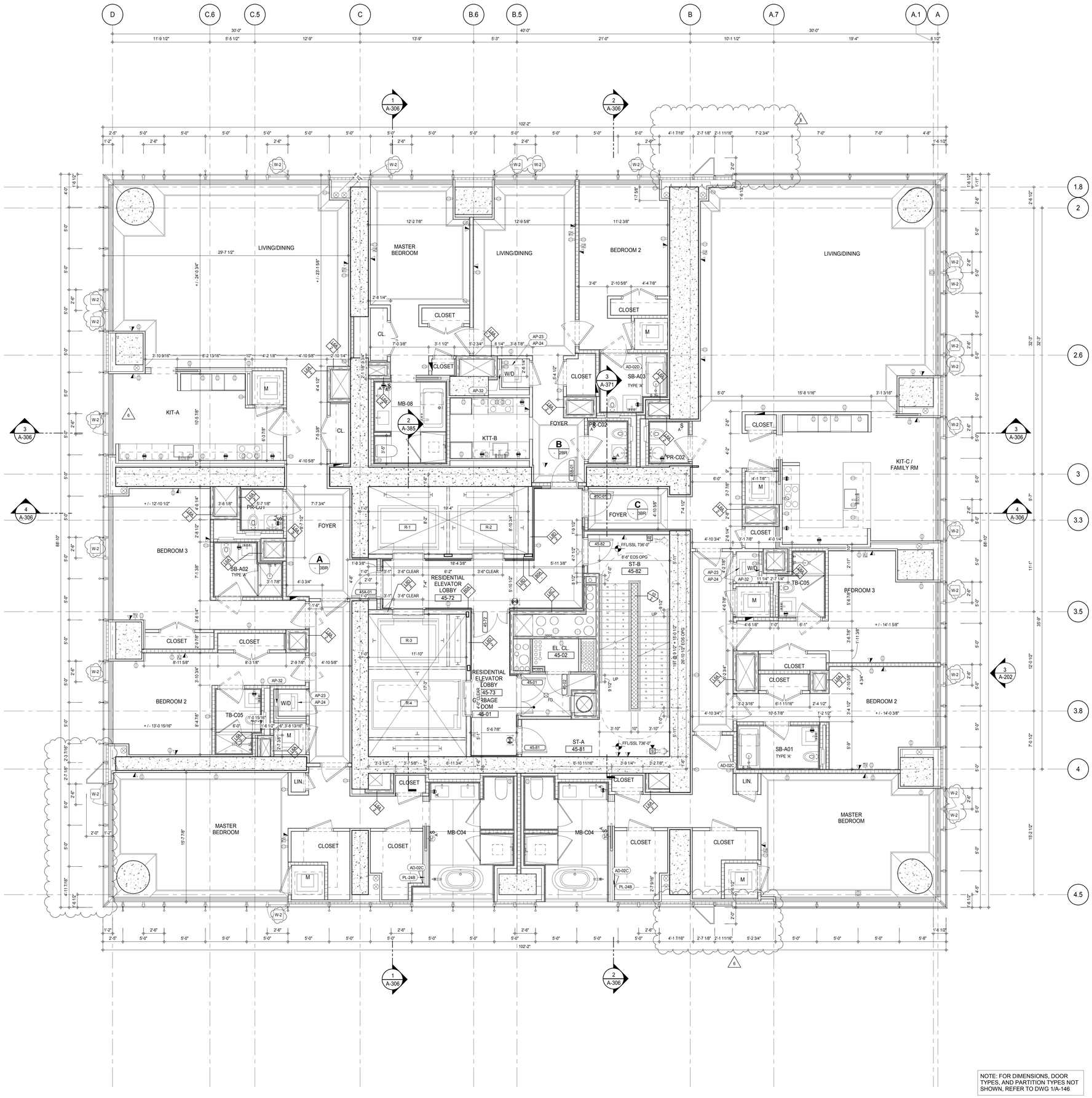

SHEET NOTES:

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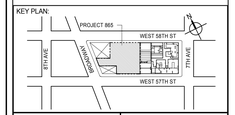
KEYNOTE LEGEND:

TAG #	DESCRIPTION
AD-02C	ACCESS DOOR FLUSH NON RATED 18" x 18"
AD-02D	ACCESS DOOR FLUSH NON RATED 18" x 18"
AP-23	COMPACT ELECTRIC DRYER
AP-24	COMPACT WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PL-24B	MB-FREESTANDING TUB - BLOWER

NOTE: FOR DIMENSIONS, DOOR TYPES, AND PARTITION TYPES NOT SHOWN, REFER TO DWG 1/A-146

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
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TEL: 312 920 1888 FAX: 312 920 1775

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No.	DESCRIPTION	DATE
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0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
45TH FLOOR PLAN (RESIDENTIAL - TIER 2) (MFD-70TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT ANDRE DAVID JAKRAY No. 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/4" = 1'-0"	
DWG No:	A-147.01
DOB PAGE No:	165 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

//ISSUED AS: A-145 - CD PROGRESS ISSUE 3 - 09 MAR 15//

36" x 48" Arch E SHEET SIZE
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DEPT OF BLDGS 121253505 Job Number
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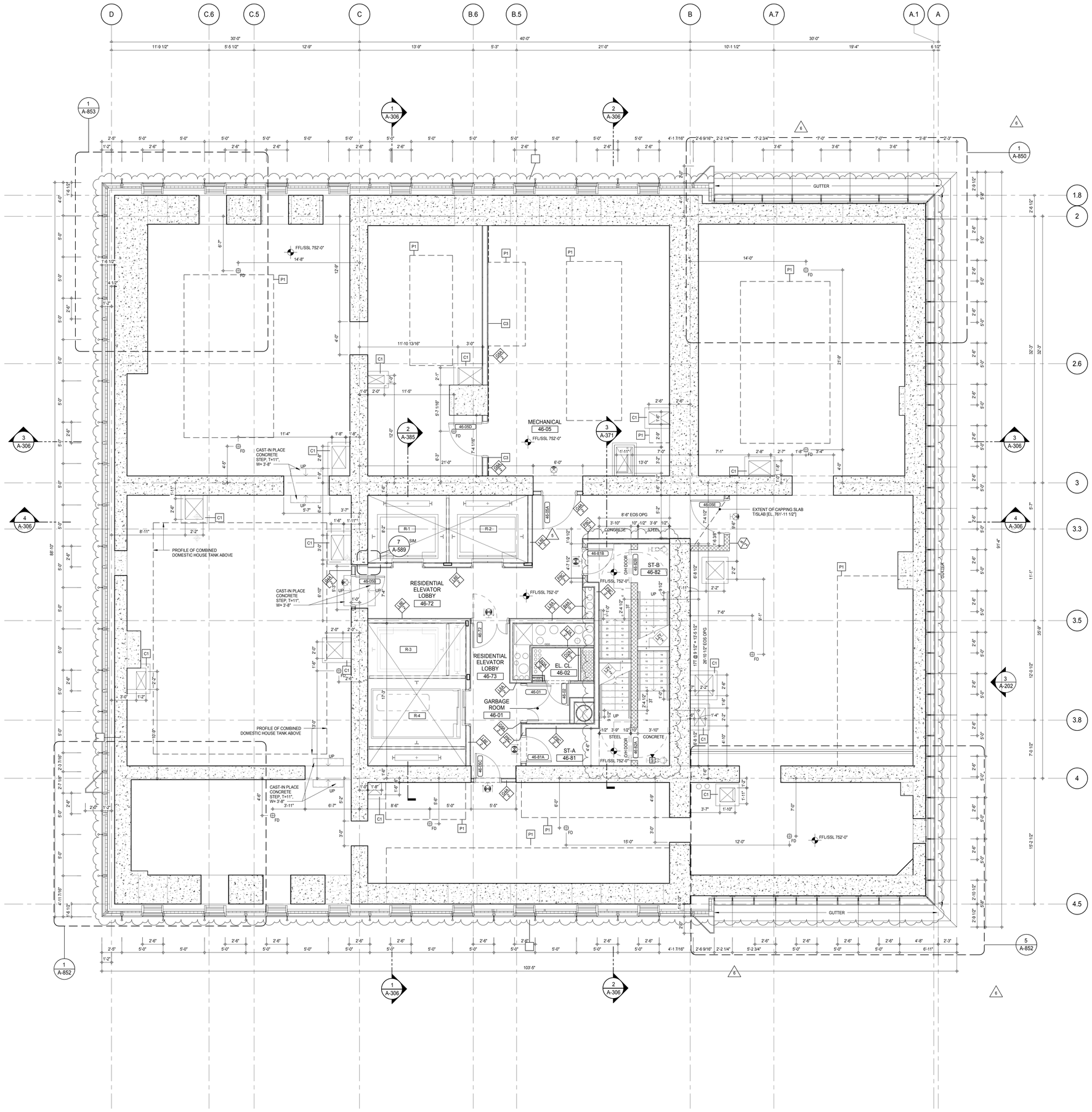

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KEY PLAN:

PROJECT NORTH: TRUE NORTH

DEVELOPER:
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CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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TEL: 646 998 7000 FAX:

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LANDMARK/PRESERVATION CONSULTANT:
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39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-146 - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
46TH FLOOR PLAN (MECHANICAL)
(MFD-71ST FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT ANDRE DAVID JANSSEN NO. 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-148.01
DOB PAGE No:	166 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E - SHEET SIZE
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DEPT OF BLDGS 421258305 Job Number
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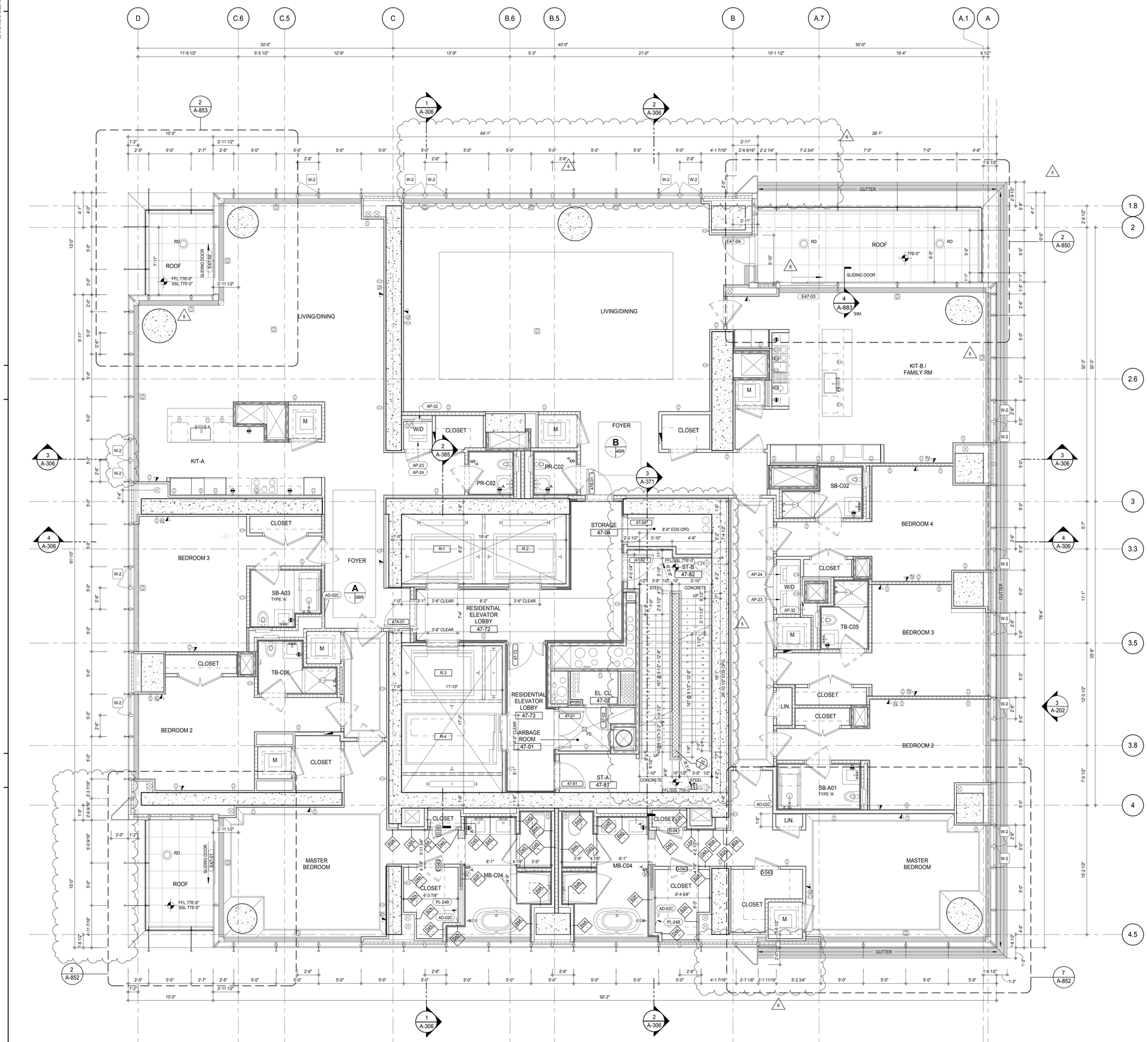


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

C2 DASHED LINE DENOTES EXTENT OF 8" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

C3 DASHED LINE DENOTES EXTENT OF 8" HIGH CEMENT BOARD BASE CURB. REFER TO SECTION DETAIL (9) ON SHEET (A-574).

P1 CONCRETE HOUSEKEEPING PAD, HEIGHT, SIZE AND LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS.

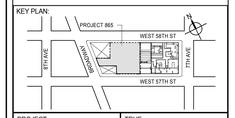
EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

KEYNOTE LEGEND:

TAG #	DESCRIPTION
AD-02C	ACCESS DOOR FLUSH NON RATED 18" x 18"
AP-23	COMPACT ELECTRIC DRYER
AP-24	COMPACT WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PL-24B	MB-FREESTANDING TUB - BLOWER

NOTE: FOR DIMENSIONS, DOOR TYPES, AND PARTITION TYPES NOT SHOWN, REFER TO DWG 1/A-150

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

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5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-147 - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

47TH FLOOR PLAN (RESIDENTIAL - TIER 3) (MFD-77TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ALEXANDER DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK. Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-149.01
DOB PAGE No:	167 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 10:04:23 AM

DEPT OF BLDGS 421258305 Job Number
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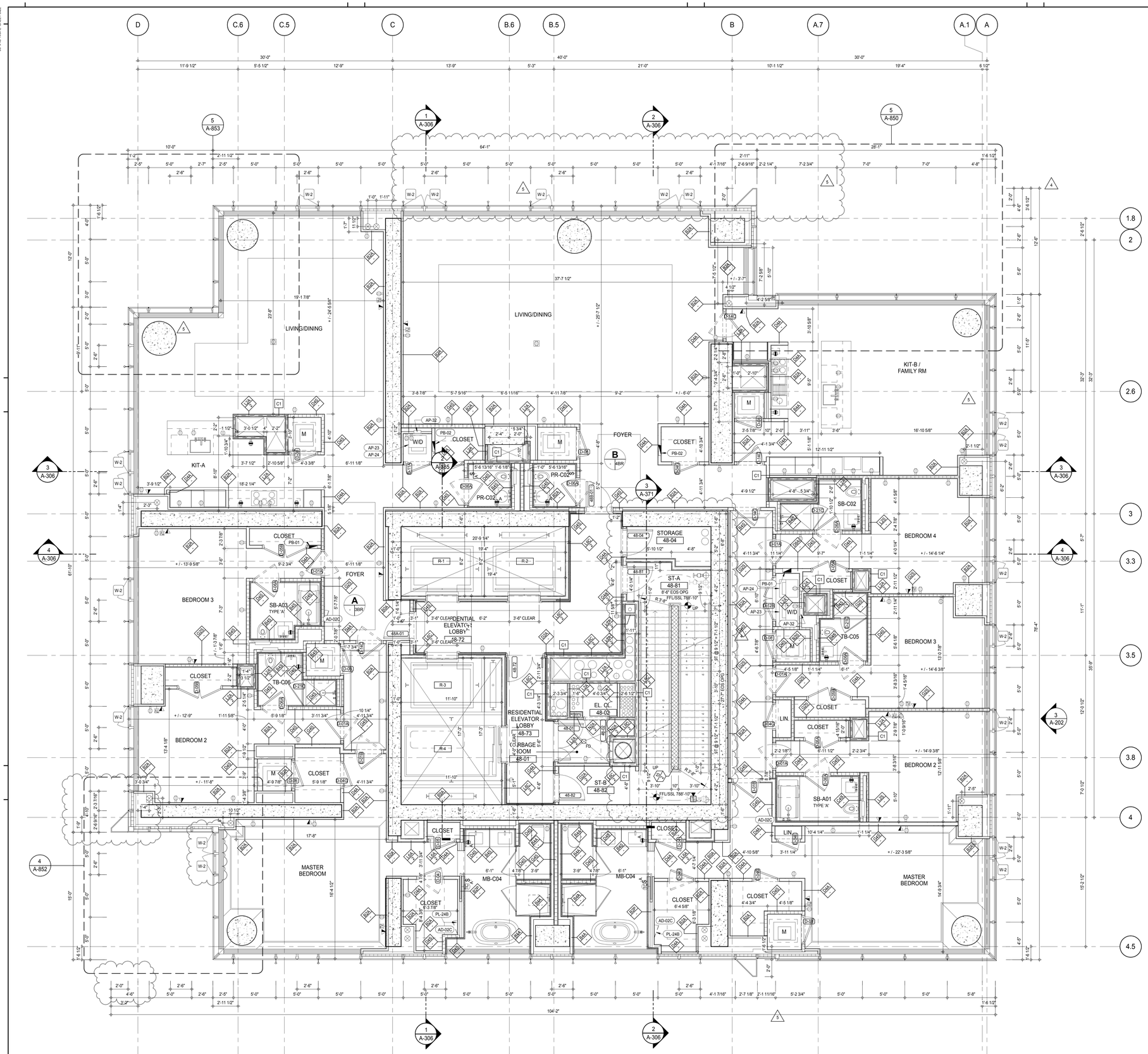

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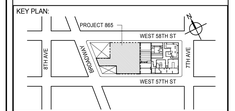
KEYNOTE LEGEND:

TAG #	DESCRIPTION
AD-02C	ACCESS DOOR FLUSH NON RATED 18" x 18"
AP-23	COMPACT ELECTRIC DRYER
AP-24	COMPACT WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PB-01	RESIDENTIAL ELECTRICAL PANELBOARD
PB-02	RESIDENTIAL TELECOM PANELBOARD
PL-24B	MB-FREESTANDING TUB - BLOWER

KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
4	CD PROGRESS ISSUE 4	01 JUN 15
5	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-148 - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
48TH-65TH FLOOR PLAN
(RESIDENTIAL - TIER 3)
(MFD-78TH-95TH FLOOR)

SEAL & SIGNATURE: REGISTERED ARCHITECT RICHARD E. DAVIS JARSKI No. 028881 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 5
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-150.01
DOB PAGE No:	168 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 10:04:41 AM

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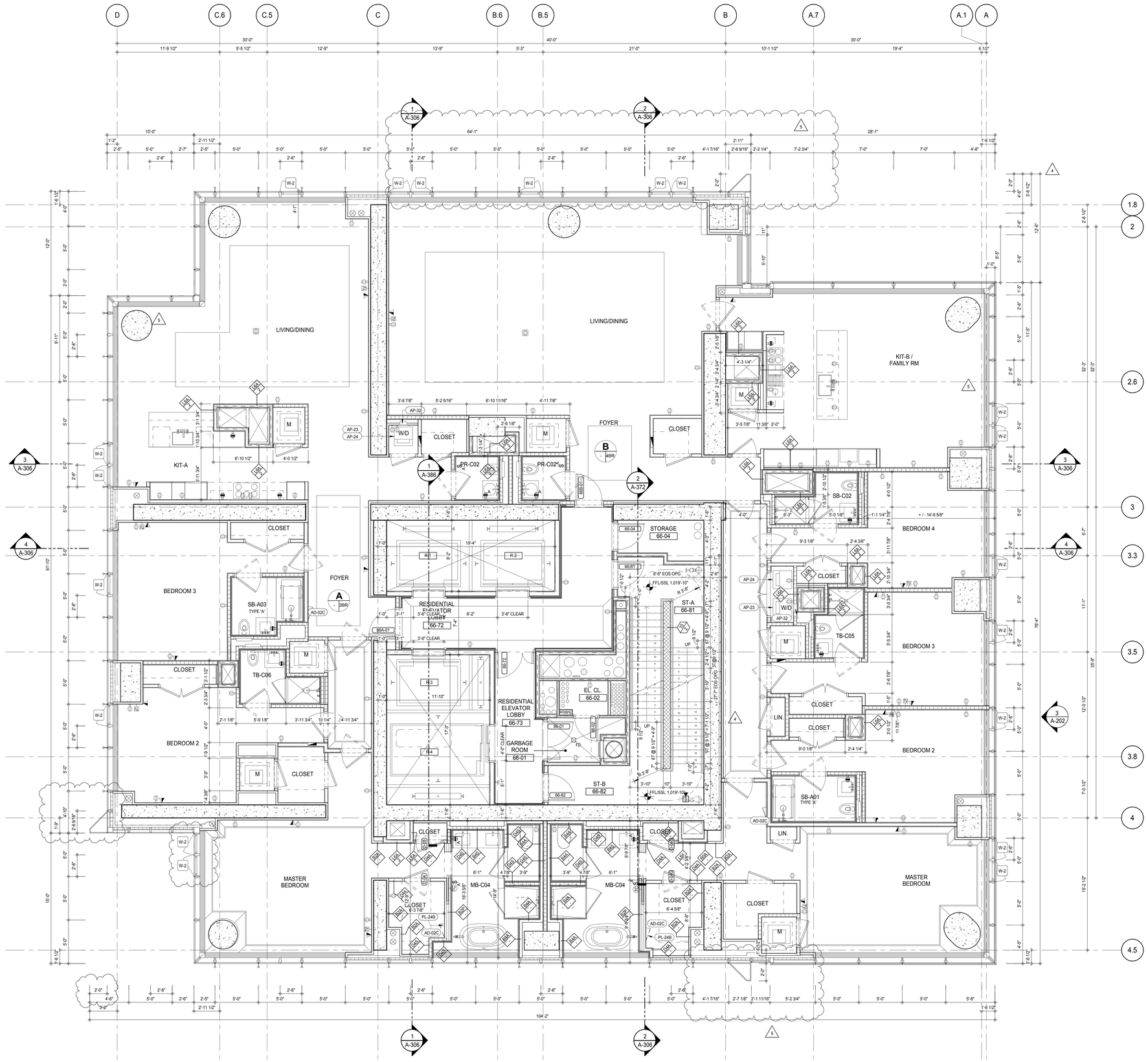

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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KEYNOTE LEGEND:

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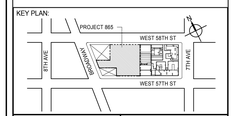
AP-24	COMPACT WASHING MACHINE
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING
PL-24B	MB-FREESTANDING TUB - BLOWER

NOTE: FOR DIMENSIONS, DOOR TYPES, AND PARTITION TYPES NOT SHOWN, REFER TO DWG 1/A-150

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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100 Church Street
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TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
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LANDMARK/PRESERVATION CONSULTANT:
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 3	09 MAR 15
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4	CD PROGRESS ISSUE 4	01 JUN 15
5	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-165 - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

66TH FLOOR PLAN (RESIDENTIAL - TIER 3) (MFD-96TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ROBERT DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 5
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-151.01
DOB PAGE No:	169 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 10:05:58 AM

DEPT OF BLDGS 121263505 Job Number
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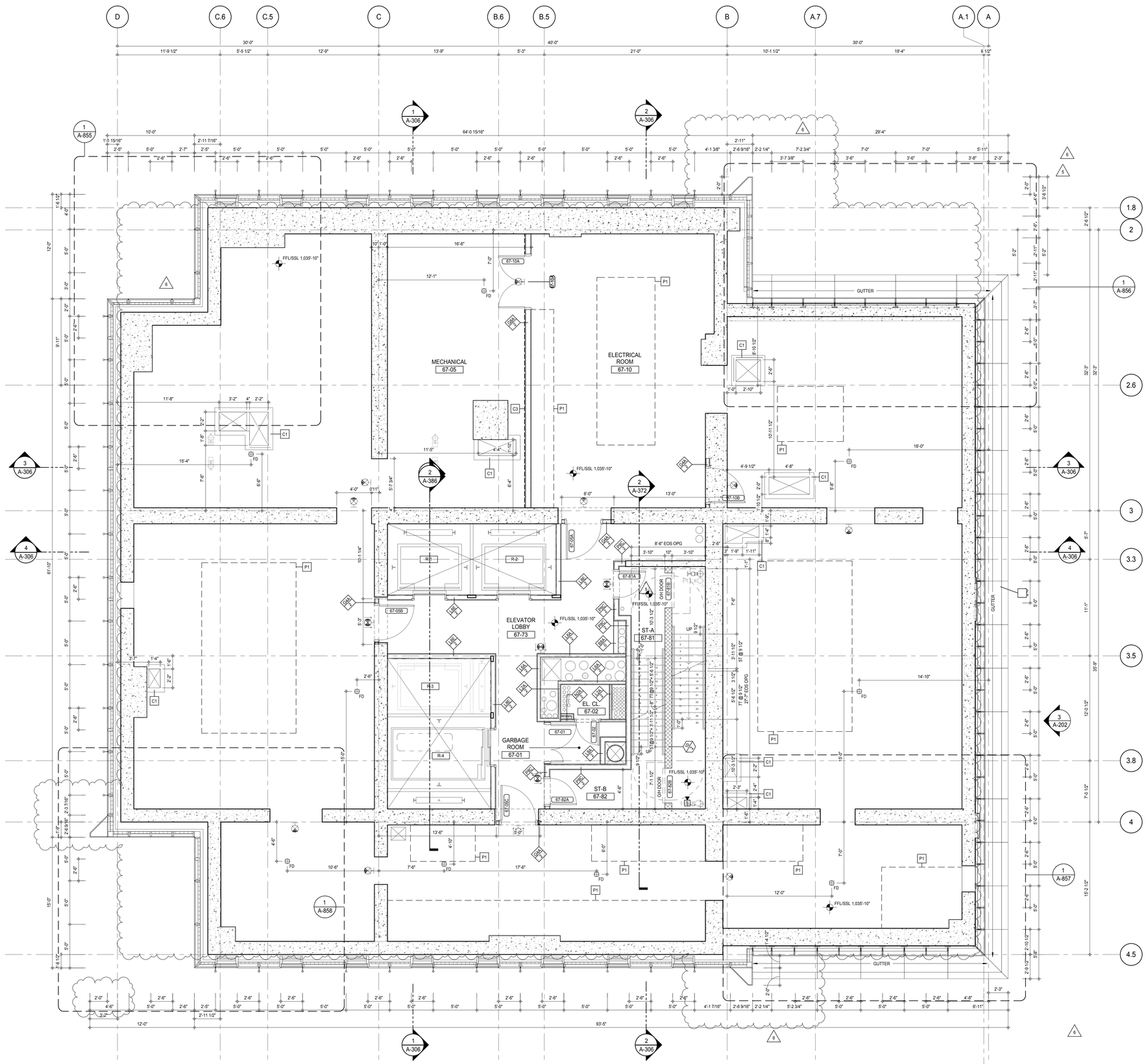

SHEET NOTES:

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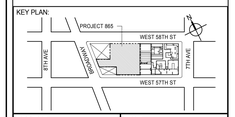
KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
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New York, NY 10001-2727
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6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-166 - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

67TH FLOOR PLAN (MECHANICAL)
(MFD-97TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID JAMES 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-152.01
DOB PAGE No:	170 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E - SHEET SIZE
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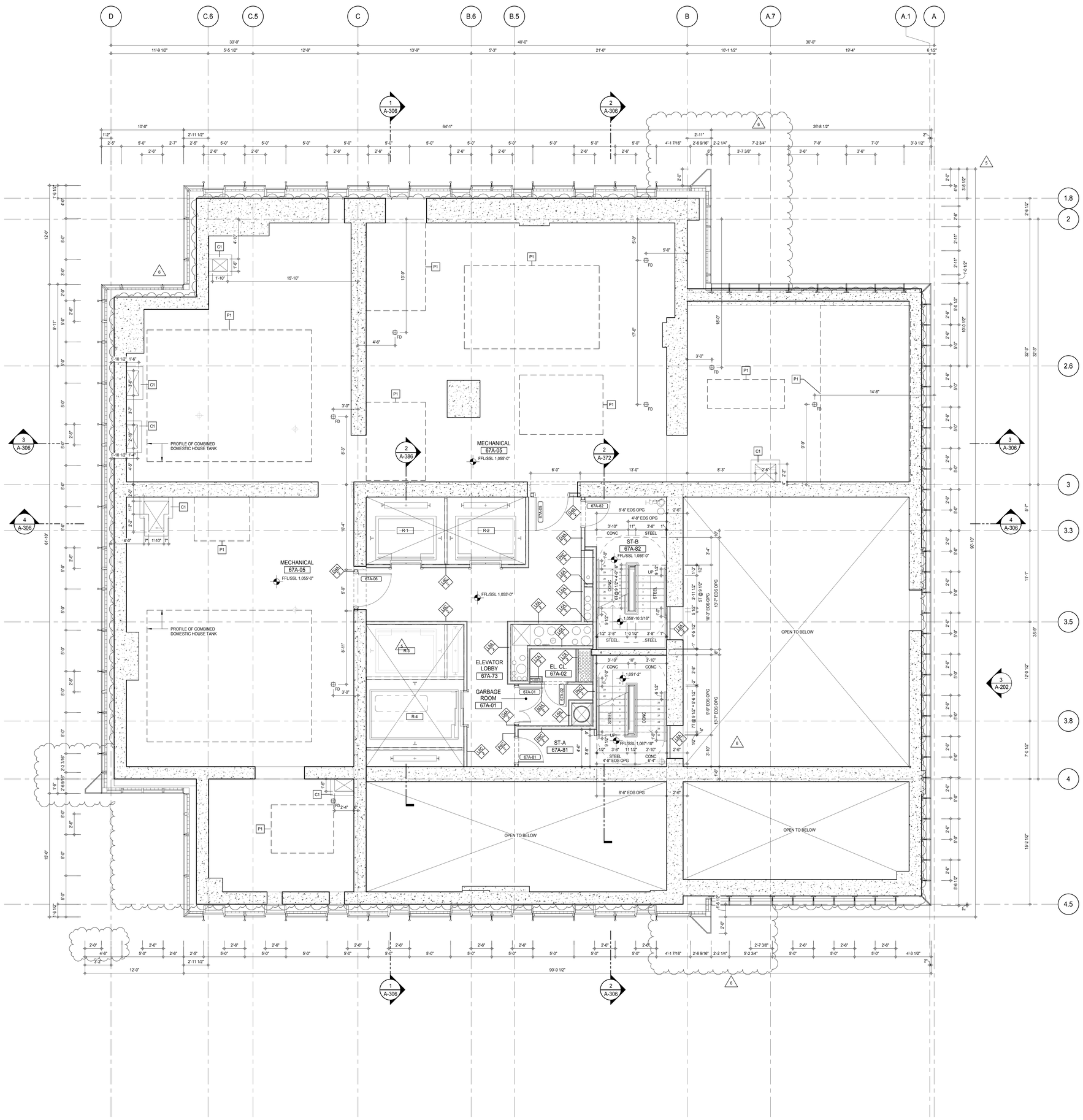
PLOT DATE: 9/22/2015 10:08:25 AM

DEPT OF BLDGS 421263825 Job Number
E320070129 Scan Code



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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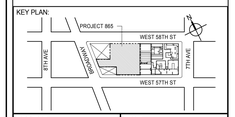

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-167 - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

67TH INTERMEDIATE FLOOR PLAN
(MFD-98TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID JAMES AA 028581 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-153.01
DOB PAGE No:	171 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TYR-CNF_Jwalbrim.rvt
PLOT DATE: 9/22/2015 10:05:43 AM

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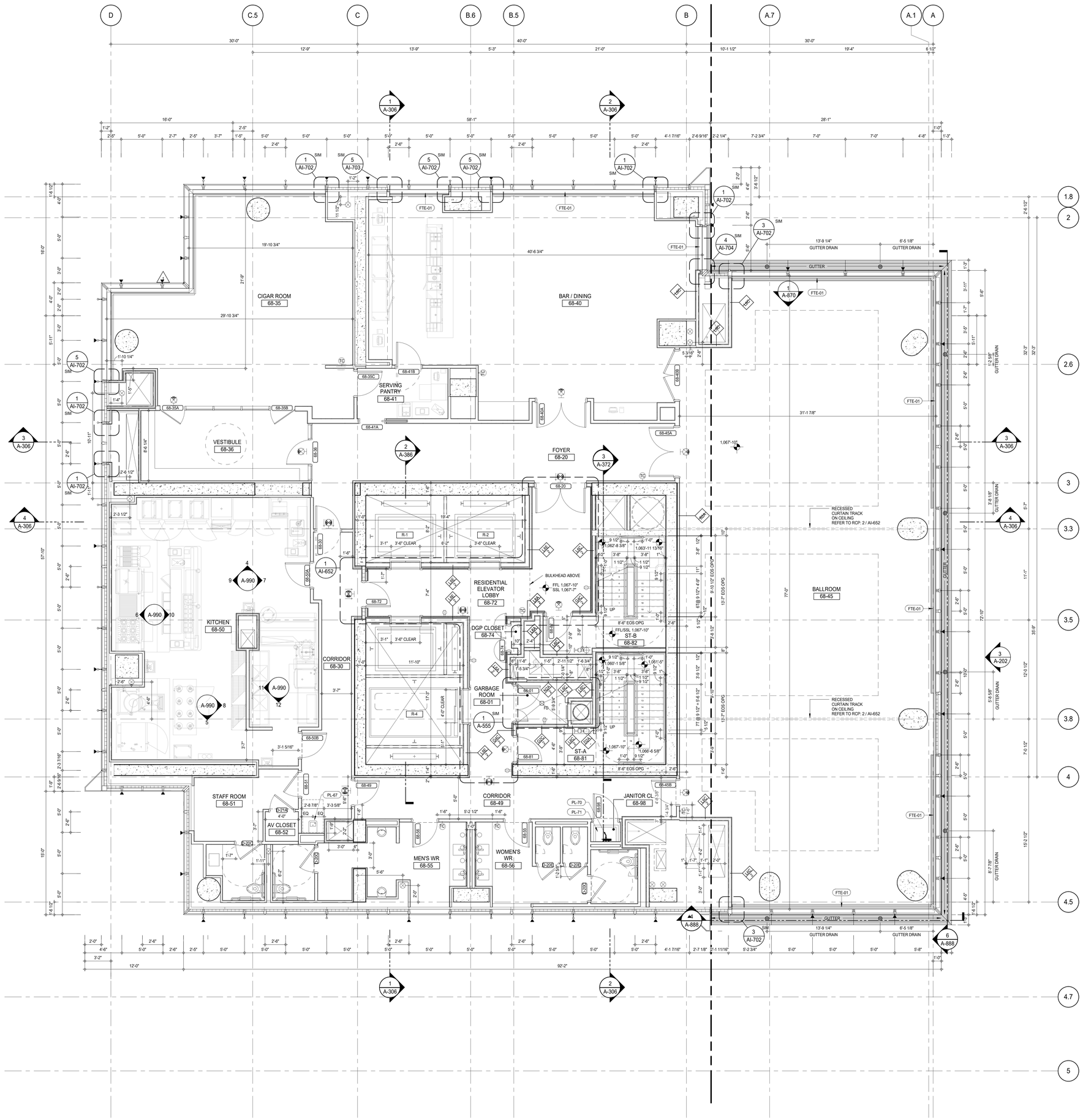
E360935927-01 Scan Code



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

C2 DASHED LINE DENOTES EXTENT OF 8" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

C3 DASHED LINE DENOTES EXTENT OF 8" HIGH CEMENT BOARD BASE CURB. REFER TO SECTION DETAIL (9) ON SHEET (A-574).

P1 CONCRETE HOUSEKEEPING PAD, HEIGHT, SIZE AND LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS.

T1 TOP OF EXISTING STRUCT. SLAB CUT OUT FOR FLOOR RECESSED SLIDING DOOR TRACK ONCE CONSTRUCTION IS COMPLETE.

EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

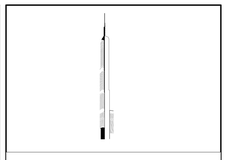
TEMPORARY SHEAR WALL OPENINGS REQUIRED BY THE CONTRACTOR TO COMPLETE THE PROJECT ARE TO BE IN-FILLED TO MATCH THE WALLS REQUIREMENTS INCLUDING BUT NOT LIMITED TO FIRE RATING, ACOUSTIC PROPERTY, THERMAL PROPERTY, AIR/ VAPOR PERMEABILITY.

88TH FLOOR
PROVIDE LATERAL BRACING TO ALL PARTITIONS EXCEEDING ITS ALLOWABLE LIMITING HEIGHT UNLESS OTHERWISE NOTED. CONCEAL ALL BRACINGS WITHIN CEILING.

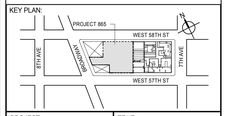
75TH AND 84TH FLOORS
TELECOMM CABINET LOCATED AT GARBAGE ROOM. THE ROOM NAME TO BE READ AS TELECOMM/ GARBAGE ROOM

KEYNOTE LEGEND:

TAG #	DESCRIPTION
FTE-01	FIN TUBE ENCLOSURE
PL-67	ADA WALL MOUNTED DRINKING FOUNTAIN
PL-70	SERVICE - SINK FAUCET
PL-71	MOP SERVICE BASIN



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
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Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
68TH FLOOR PLAN (RESIDENTIAL AMENITIES) (MFD-100TH FLOOR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT ADRIAN DAVID JAMES GILL 026881 STATE OF NEW YORK

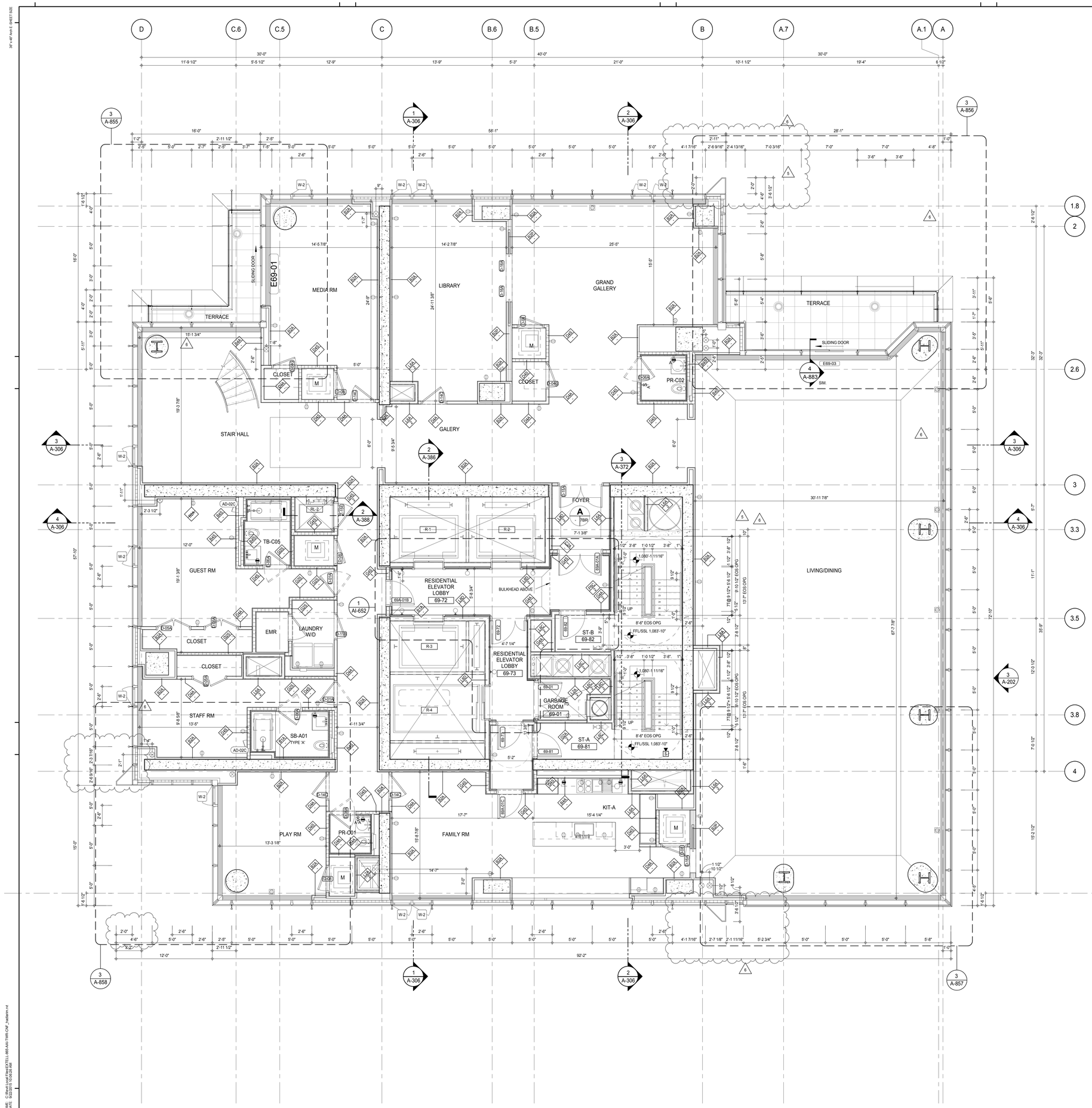
DATE:	10 AUG 15
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	1
SCALE: 1/4" = 1'-0"	
DWG No:	A-154.00
DOB PAGE No:	172 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNE_hadams.rvt
PLOT DATE: 9/30/2015 4:05:51 PM

DEPT OF BLDGS 421263605 Job Number
E325755797P3 Scan Code



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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C3 DASHED LINE DENOTES EXTENT OF 8" HIGH CEMENT BOARD BASE CURB. REFER TO SECTION DETAIL (9) ON SHEET (A-574).

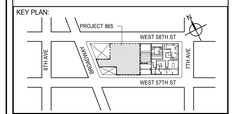
P1 CONCRETE HOUSEKEEPING PAD, HEIGHT, SIZE AND LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS.

EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

KEYNOTE LEGEND:

TAG #	DESCRIPTION
AD-02C	ACCESS DOOR FLUSH NON RATED 18" x 18"

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
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165 Broadway, 22nd Floor
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CURTAINWALL CONSULTANT:
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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-154 - CD PROGRESS ISSUE 4 - 01 JUN 15 //ISSUED AS: A-168 - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

69TH FLOOR PLAN (RESIDENTIAL - TIER 4) (MFD-107TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID SMITH 026863 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-155.01
DOB PAGE No:	173 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/15 9:50:56 AM

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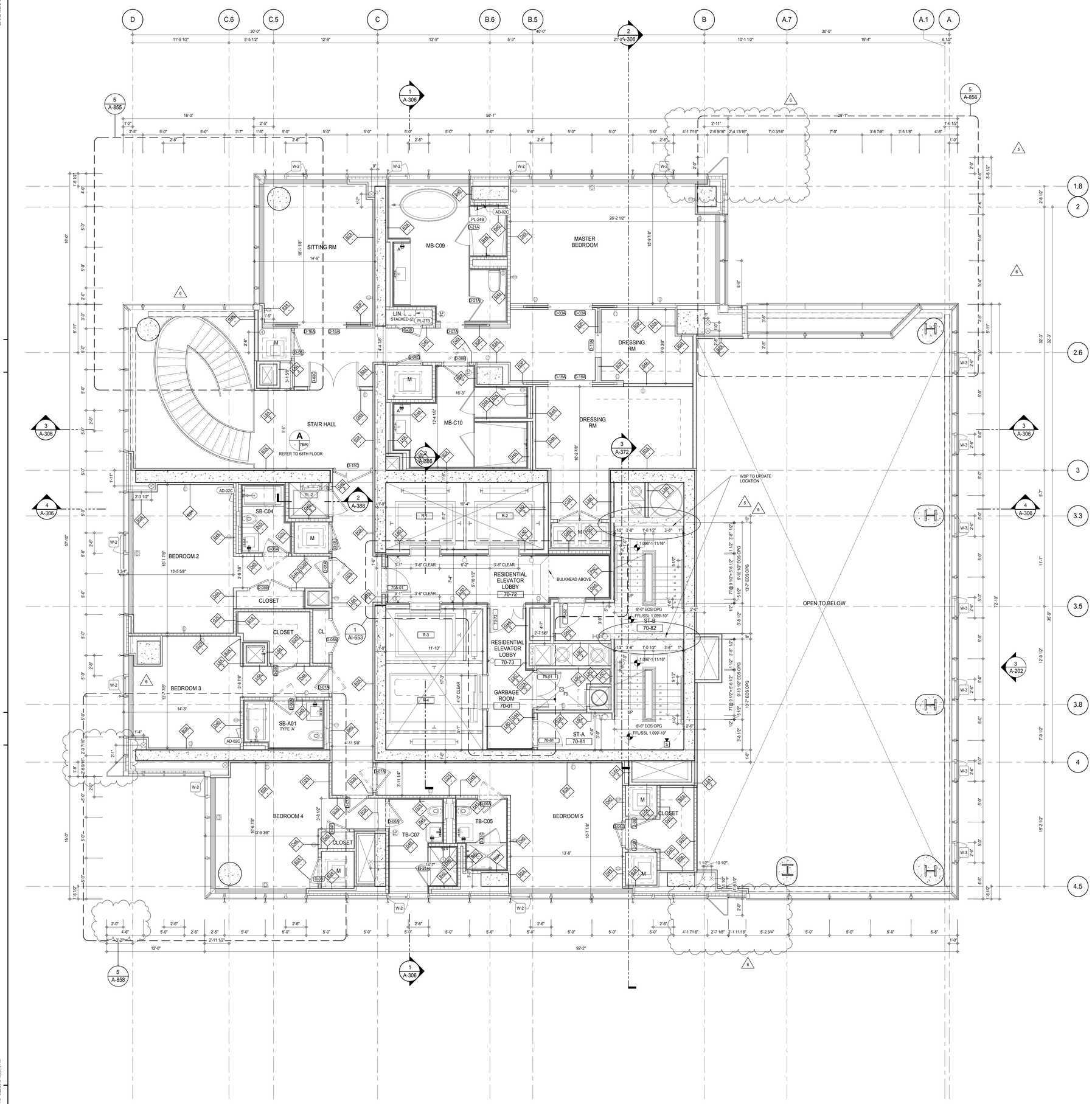

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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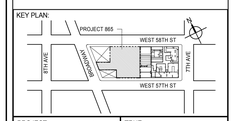
EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

KEYNOTE LEGEND:

TAG #	DESCRIPTION
AD-02C	ACCESS DOOR FLUSH NON RATED 18" x 18"
PL-24B	MB-FREESTANDING TUB - BLOWER
PL-27B	WALL MOUNTED STEAM GENERATOR (LARGE)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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CURTAINWALL CONSULTANT:
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
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TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

70TH FLOOR PLAN (RESIDENTIAL - TIER 4) (MFD-108TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WAYNE DAVID JAMES No. 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/4" = 1'-0"	
DWG No:	A-156.01
DOB PAGE No:	174 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

ISSUED AS: A-155 - CD PROGRESS ISSUE 4 - 01 JUN 15 / ISSUED AS: A-169 - CD PROGRESS ISSUE 3 - 09 MAR 15

36" x 48" Arch E SHEET SIZE

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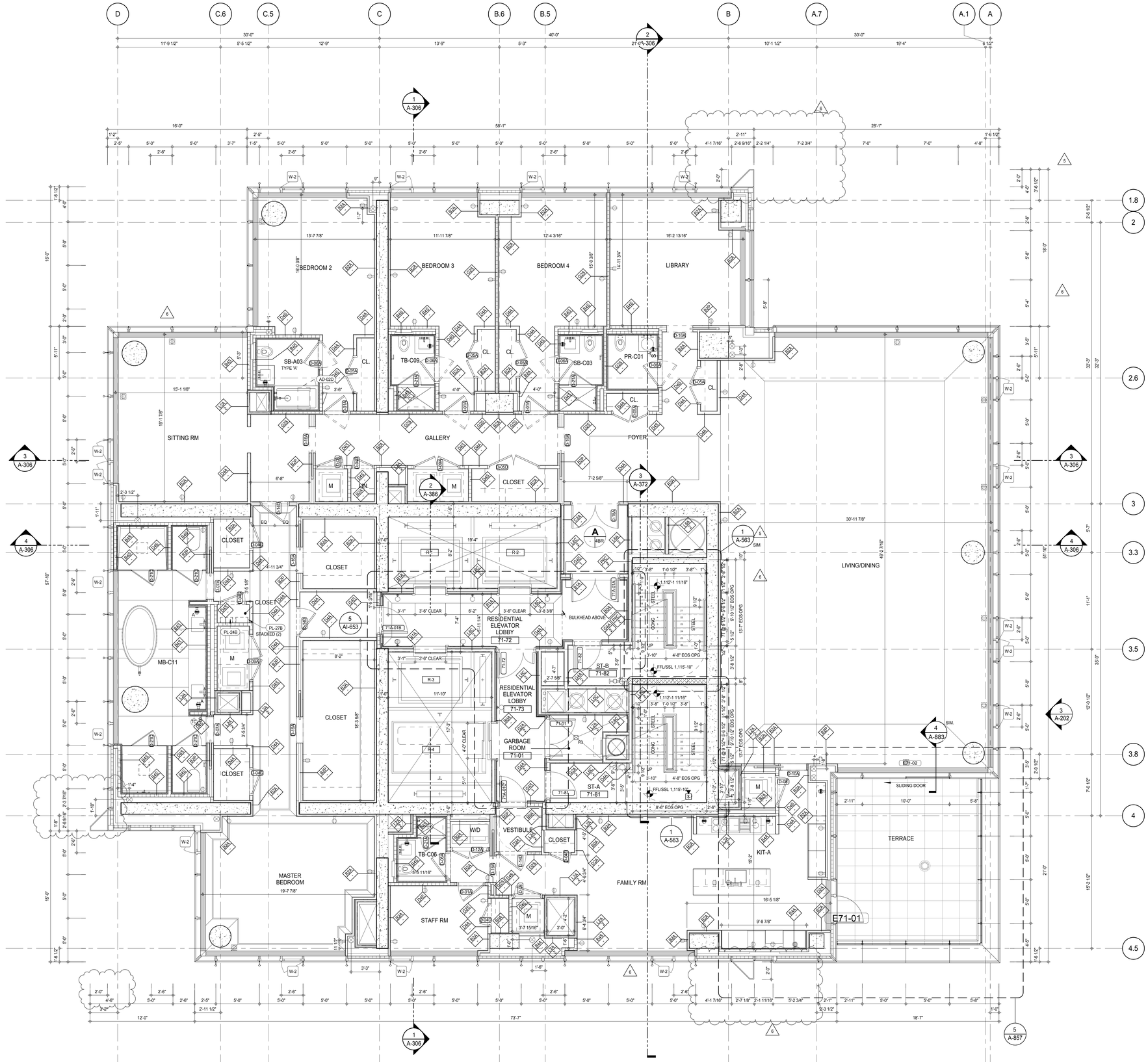
PLOT DATE: 6/22/2015 10:06:48 AM

DEPT OF BLDGS 421206305 Job Number
E374845753 Scan Code



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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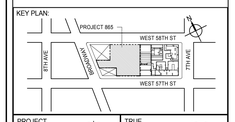
KEYNOTE LEGEND:

TAG #	DESCRIPTION
AD-02D	ACCESS DOOR FLUSH NON RATED 18" x 18"
PL-24B	MB-FREESTANDING TUB - BLOWER
PL-27B	WALL MOUNTED STEAM GENERATOR (LARGE)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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TEL: 646 998 7000 FAX:

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TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

71ST FLOOR PLAN (RESIDENTIAL - TIER 4) (MFD-109TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHAEL DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-157.01
DOB PAGE No:	175 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

/ISSUED AS: A-156 - CD PROGRESS ISSUE 4 - 01 JUN 15 / ISSUED AS: A-170 - CD PROGRESS ISSUE 3 - 09 MAR 15/

36" x 48" Arch E - SHEET SIZE
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PLOT DATE: 9/22/2015 10:07:19 AM

DEPT OF BLDGS 421208305 Job Number
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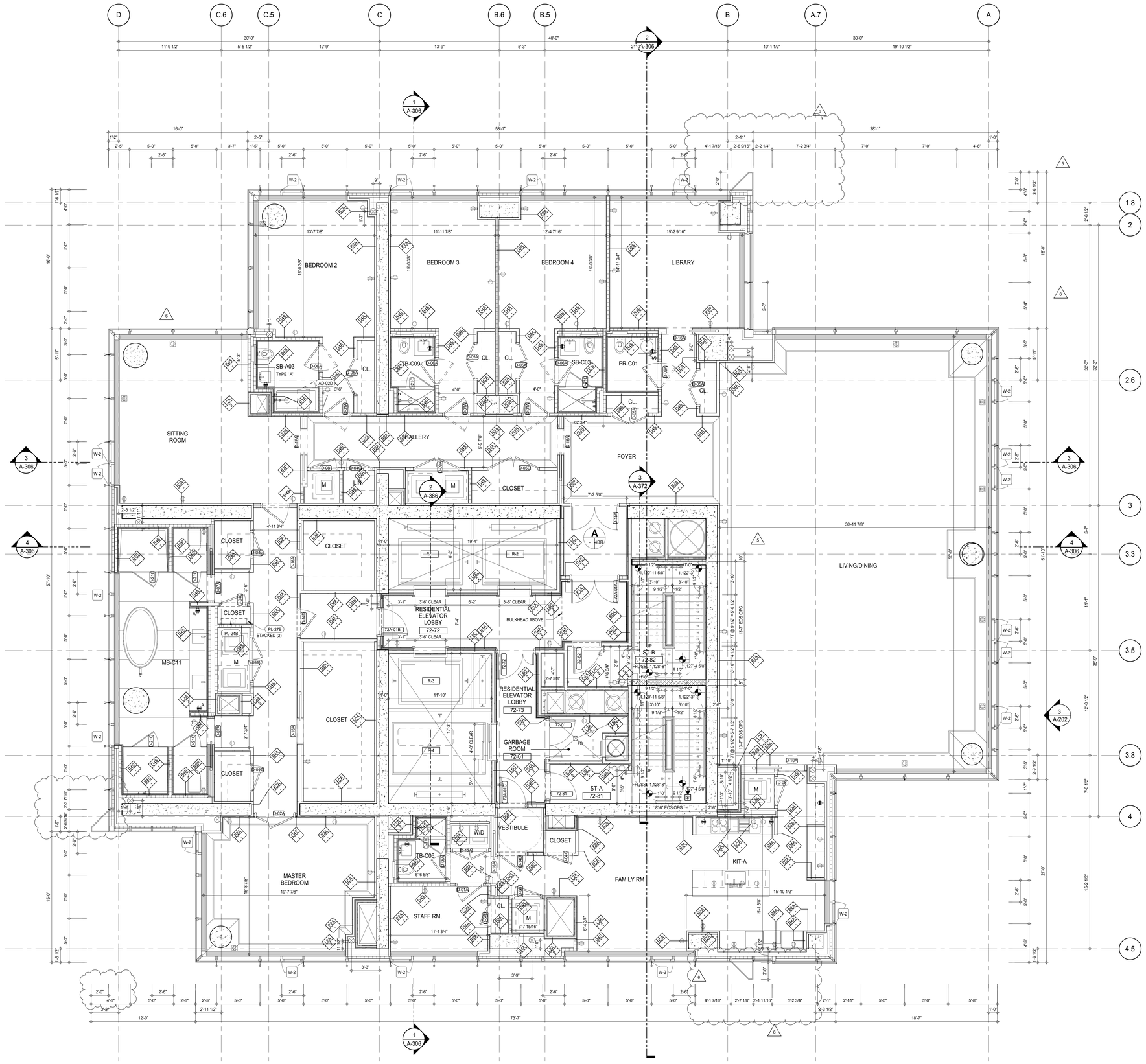

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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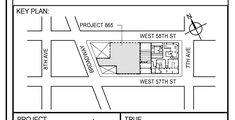
EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

KEYNOTE LEGEND:

TAG #	DESCRIPTION
AD-02D	ACCESS DOOR FLUSH NON RATED 18" x 18"
PL-24B	MB-FREESTANDING TUB - BLOWER
PL-27B	WALL MOUNTED STEAM GENERATOR (LARGE)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

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WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-157 - CD PROGRESS ISSUE 4 - 01 JUN 15 //ISSUED AS: A-171 - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
72ND-88TH FLOOR PLAN
(RESIDENTIAL - TIER 4)
(MFD-110TH-126TH FLOOR)

SEAL & SIGNATURE:

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/4" = 1'-0"	
DWG No:	A-158.01
DOB PAGE No:	176 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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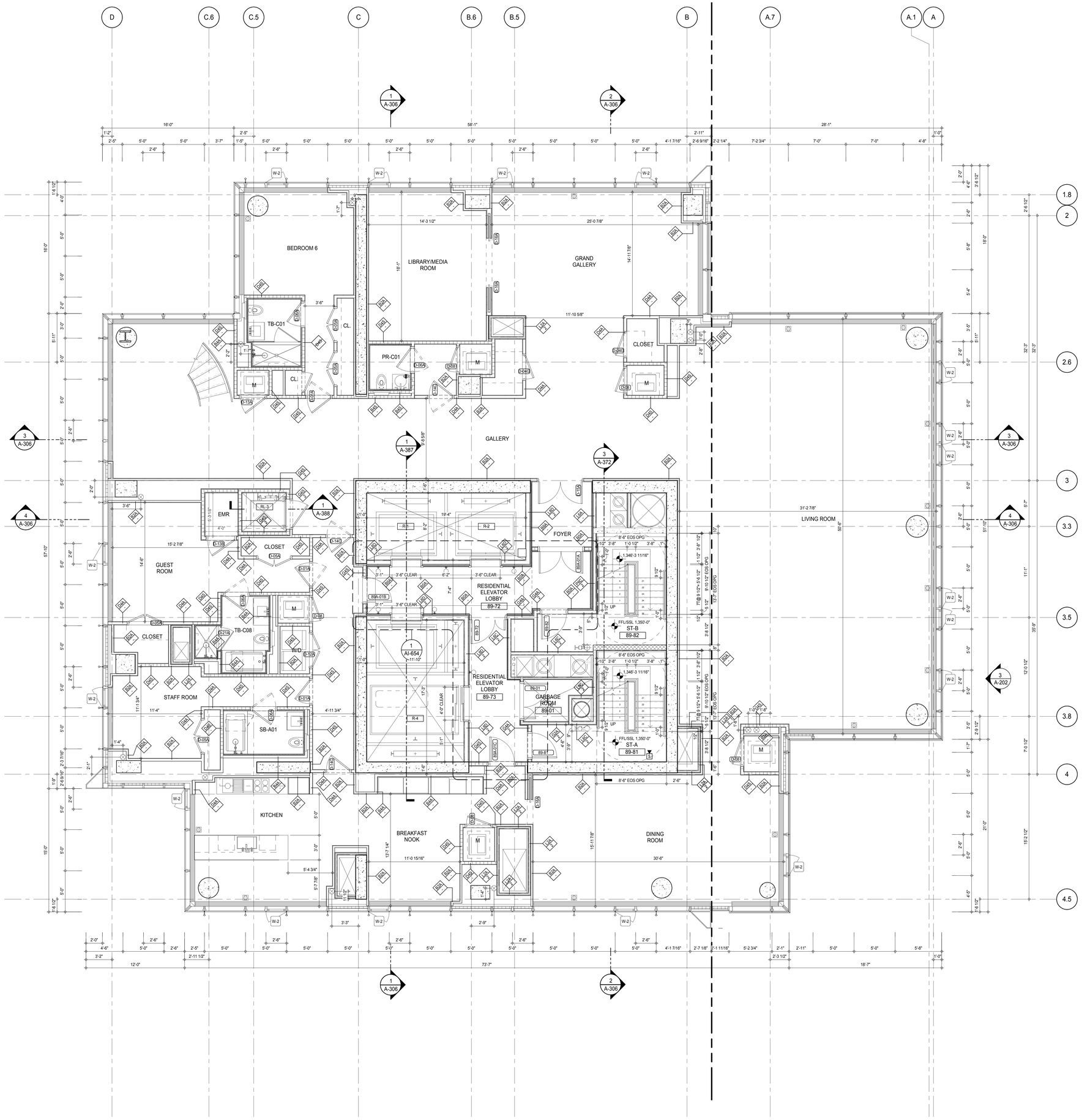

SHEET NOTES:

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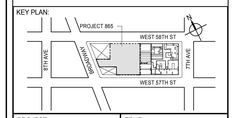
KEYNOTE LEGEND:

TAG #	DESCRIPTION

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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LANDMARK/PRESERVATION CONSULTANT:
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New York, NY 10018
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

89TH FLOOR PLAN (RESIDENTIAL - TIER 4) (MFD-127TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WAYNE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	10 AUG 15
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	1
SCALE: 1/4" = 1'-0"	
DWG No:	A-159.00
DOB PAGE No:	177 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 10:07:53 AM

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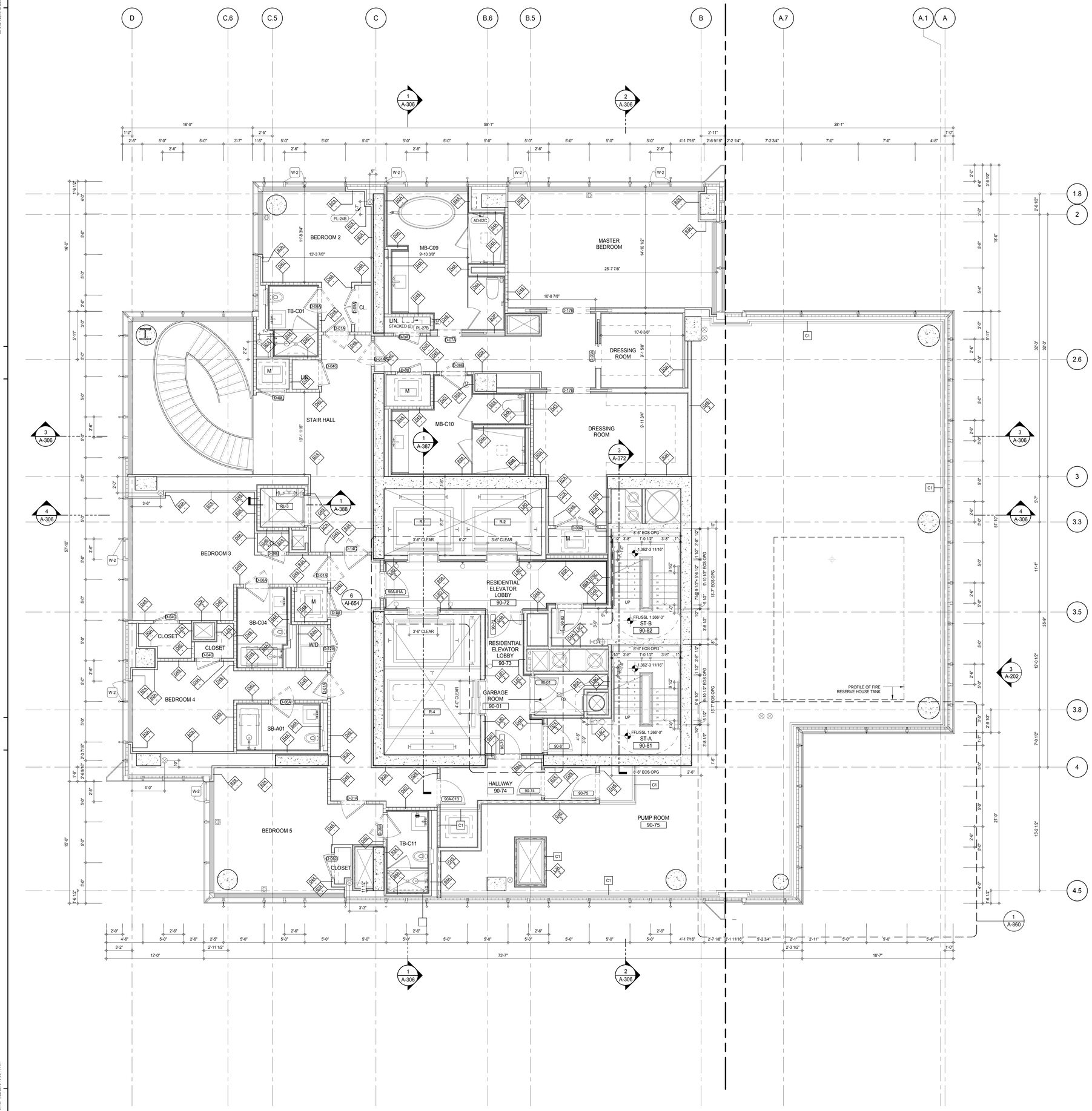

SHEET NOTES:

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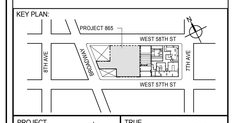
KEYNOTE LEGEND:

TAG #	DESCRIPTION
AD-02C	ACCESS DOOR FLUSH NON RATED 18" x 18"
PL-24B	MB-FREESTANDING TUB - BLOWER
PL-27B	WALL MOUNTED STEAM GENERATOR (LARGE)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
90TH FLOOR PLAN (RESIDENTIAL - TIER 4) (MFD-128TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAMES DAVID JAKER 026863 STATE OF NEW YORK

DATE:	10 AUG 15
PROJECT No:	1216-00
DRAWN: Author	REV: 1
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-160.00
DOB PAGE No:	178 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 9:05:54 AM

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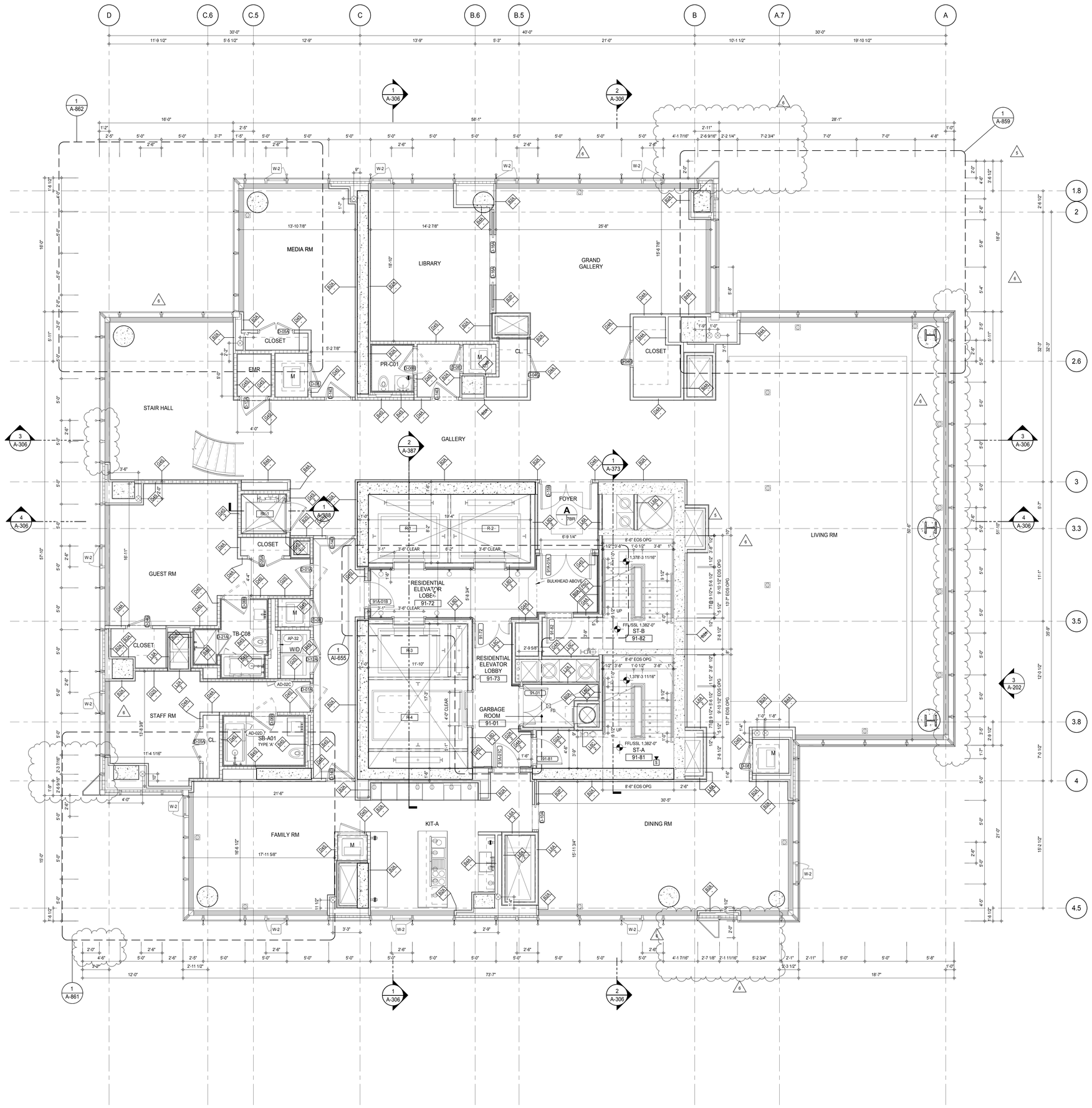

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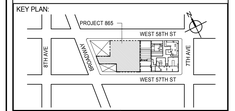
KEYNOTE LEGEND:

TAG #	DESCRIPTION
AD-02C	ACCESS DOOR FLUSH NON RATED 18" x 18"
AD-02D	ACCESS DOOR FLUSH NON RATED 18" x 18"
AP-32	RECESSED DRYER VENT BOX - UPWARD VENTING

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
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TEL: 416 967 1500 FAX: 416 967 7150

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New York, NY 10013
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LANDMARK/PRESERVATION CONSULTANT:
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New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
91ST FLOOR PLAN (RESIDENTIAL - TIER 4) (MFD-129TH FLOOR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT MICHAEL DAVID JANSSEN No. 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/4" = 1'-0"	
DWG No:	A-161.01
DOB PAGE No:	379 of 569

DOB EMPLOYEE STAMP: DOB B-SCAN:

/ISSUED AS: A-158 - CD PROGRESS ISSUE 4 - 01 JUN 15 //ISSUED AS: A-189 - CD PROGRESS ISSUE 3 - 09 MAR 15/

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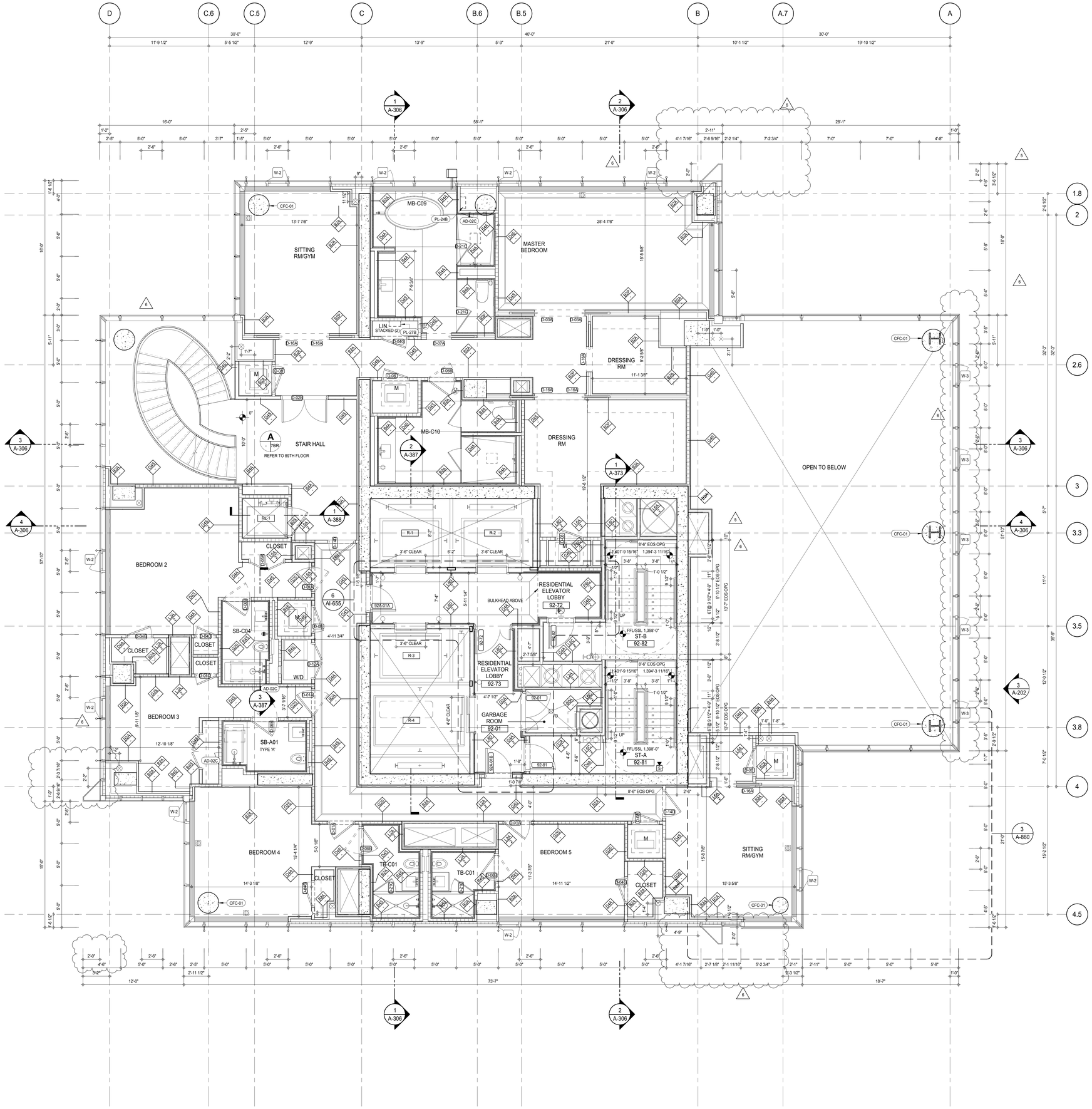

SHEET NOTES:

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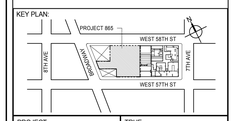
KEYNOTE LEGEND:

TAG #	DESCRIPTION
AD-02C	ACCESS DOOR FLUSH NON RATED 18" x 18"
CFC-01	CONCRETE FINISHING COMPOUND
PL-24B	MB-FREESTANDING TUB - BLOWER
PL-27B	WALL MOUNTED STEAM GENERATOR (LARGE)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-159 - CD PROGRESS ISSUE 4 - 01 JUN 15 //ISSUED AS: A-190 - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
92ND FLOOR PLAN (RESIDENTIAL - TIER 4) (MFD-130TH FLOOR)

SEAL & SIGNATURE:
REGISTERED ARCHITECT WILLIAE DAVID JAMES 028851 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/4" = 1'-0"	
DWG No:	A-162.01
DOB PAGE No:	180 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/8/2015 9:09:57 AM

DEPT OF BLDGS 421263505 Job Number
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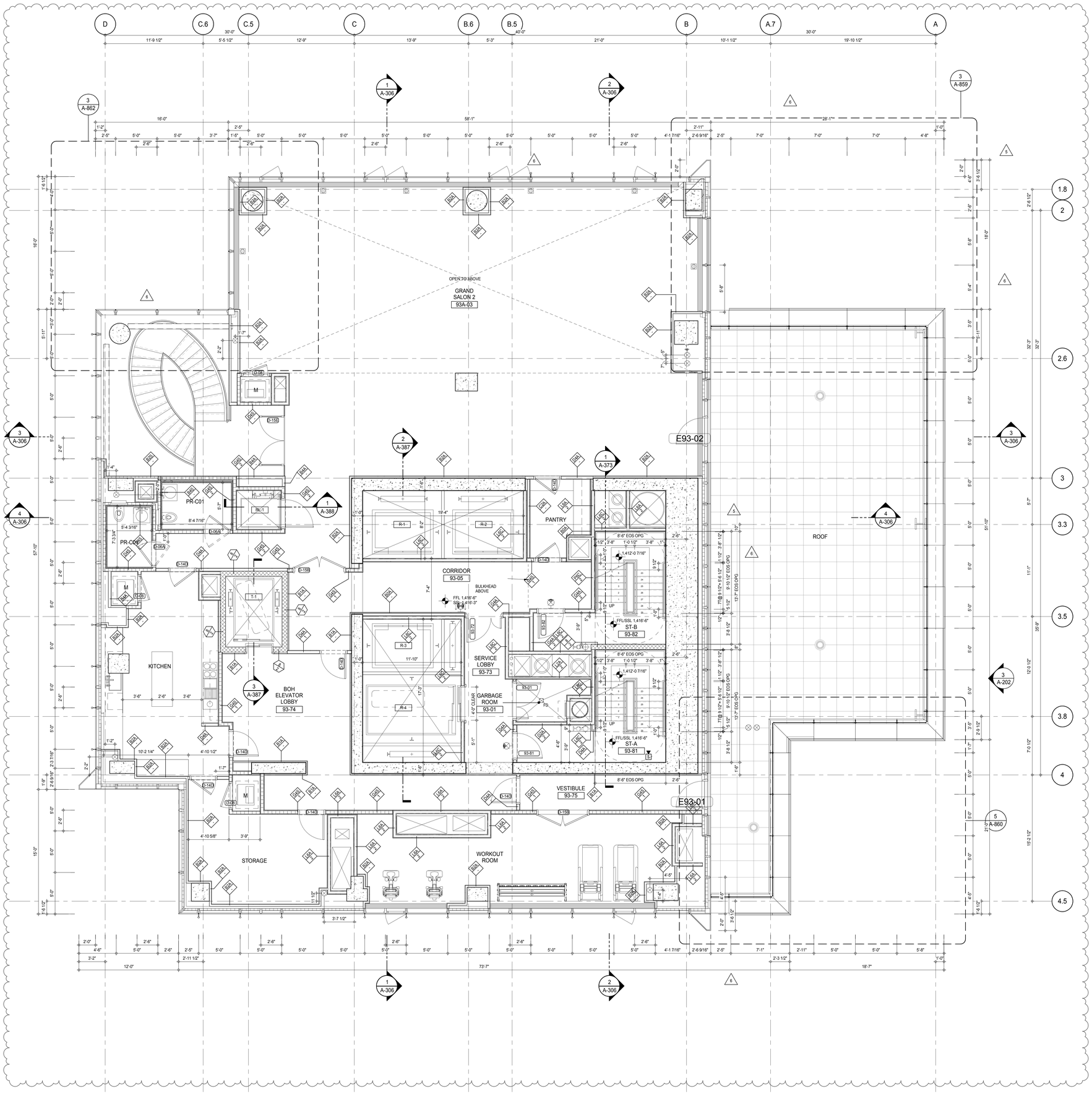

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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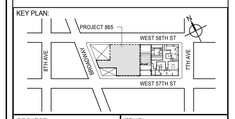
KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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TEL: 416 967 1500 FAX: 416 967 7150

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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-160 - CD PROGRESS ISSUE 4 - 01 JUN 15 / ISSUED AS: A-191 - CD PROGRESS ISSUE 3 -

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

93RD FLOOR PLAN (RESIDENTIAL - TIER 4) (MFD-131ST FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT RENE DAVID JAGER 028863 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-163.01
DOB PAGE No:	181 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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DEPT OF BLDGS 421258305 Job Number
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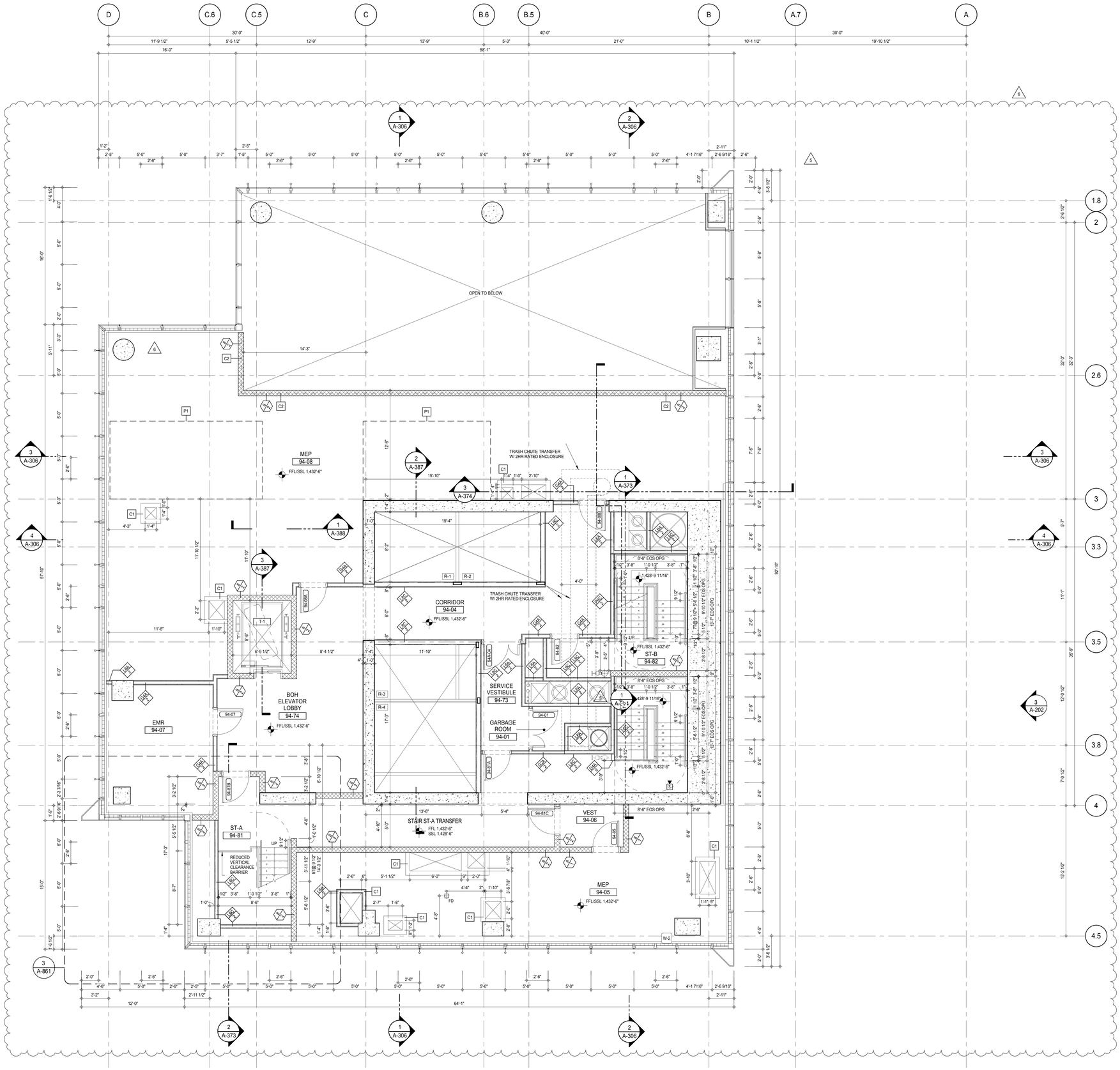

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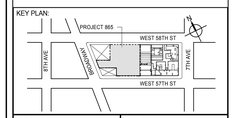
KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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No.	DESCRIPTION	DATE
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	D.O.B. AMENDMENT 2	21 SEP 15

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

94TH FLOOR (MECHANICAL) PLAN
(MFD-132ND FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID JANSSEN 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/4" = 1'-0"	
DWG No:	A-164.01
DOB PAGE No:	182 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

//ISSUED AS: A-161 - CD PROGRESS ISSUE 4 - 01 JUN 15 //ISSUED AS: A-192 - CD PROGRESS ISSUE 3 - 09 MAR 15//

36" x 48" Arch E SHEET SIZE

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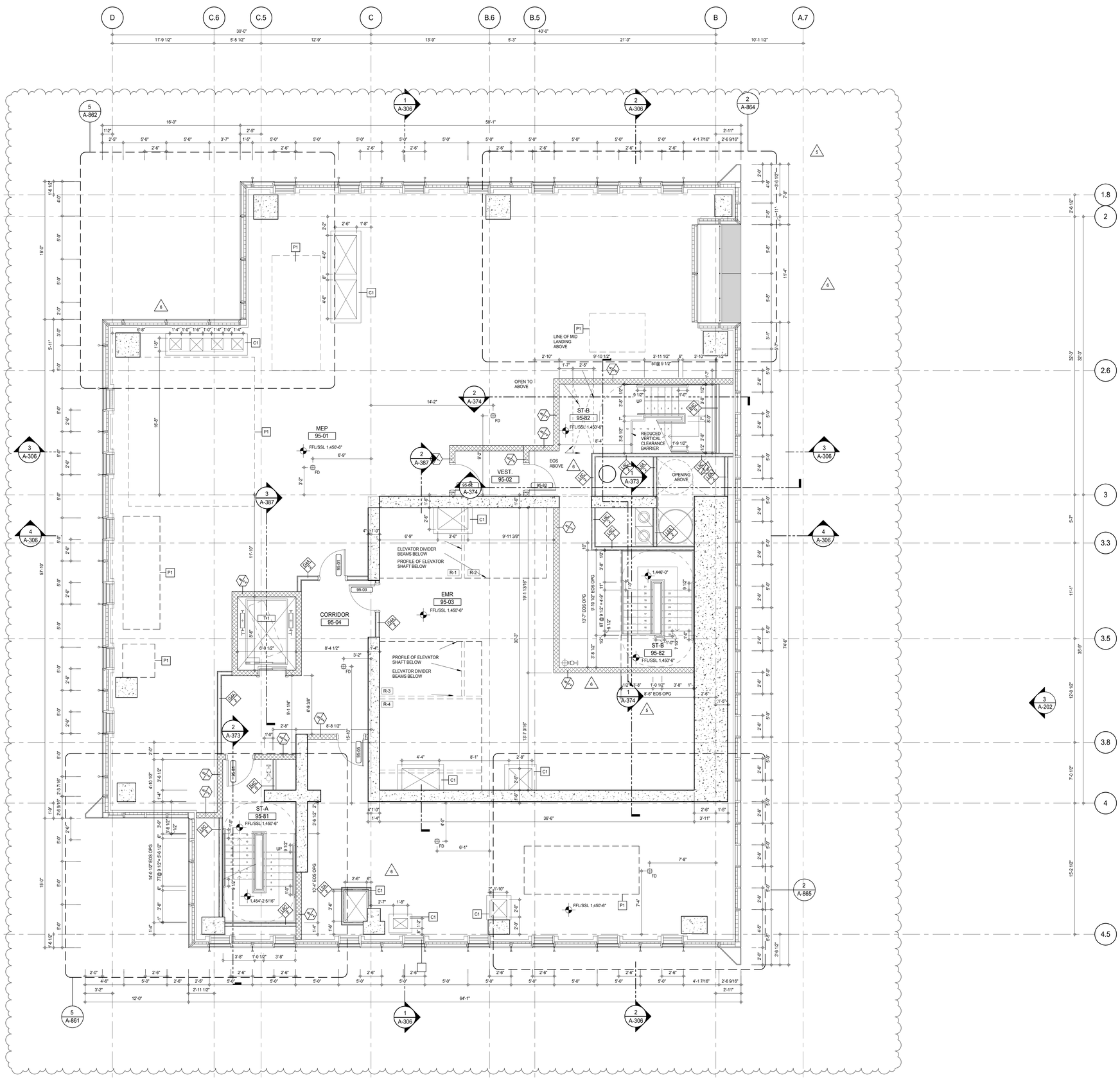

SHEET NOTES:

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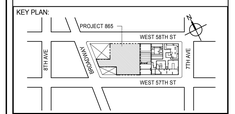
KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
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	D.O.B. AMENDMENT 2	21 SEP 15

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

95TH FLOOR PLAN (EMR)
(MFD-133RD FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WAYNE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/4" = 1'-0"	
DWG No:	A-165.01
DOB PAGE No:	183 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

/ISSUED AS: A-162 - CD PROGRESS ISSUE 4 - 01 JUN 15 //ISSUED AS: A-193 - CD PROGRESS ISSUE 3 - 09 MAR 15//

36" x 48" Arch E - SHEET SIZE
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PLOT DATE: 9/22/2015 10:09:51 AM

DEPT OF BLDGS 421263505 Job Number
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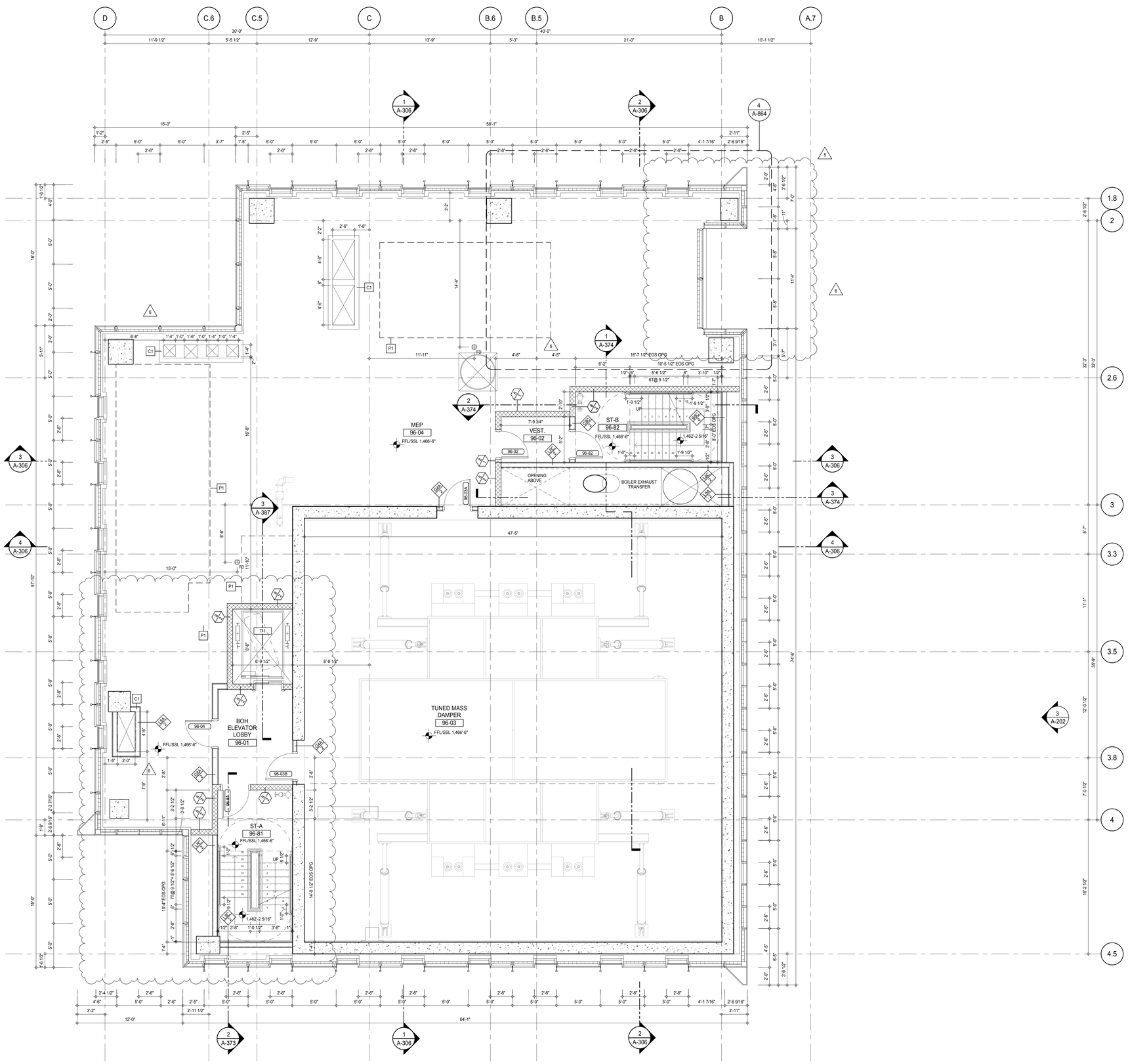

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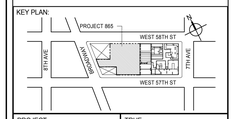

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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TEL: 646 998 7000 FAX:

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No.	DESCRIPTION	DATE
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4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

96TH FLOOR PLAN (DAMPER)
(MFD-134TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID JAMES AA 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-166.01
DOB PAGE No:	184 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

//ISSUED AS: A-163 - CD PROGRESS ISSUE 4 - 01 JUN 15 //ISSUED AS: A-194 - CD PROGRESS ISSUE 3 - 09 MAR 15//

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 10:10:01 AM

DEPT OF BLDGS 421263825 Job Number
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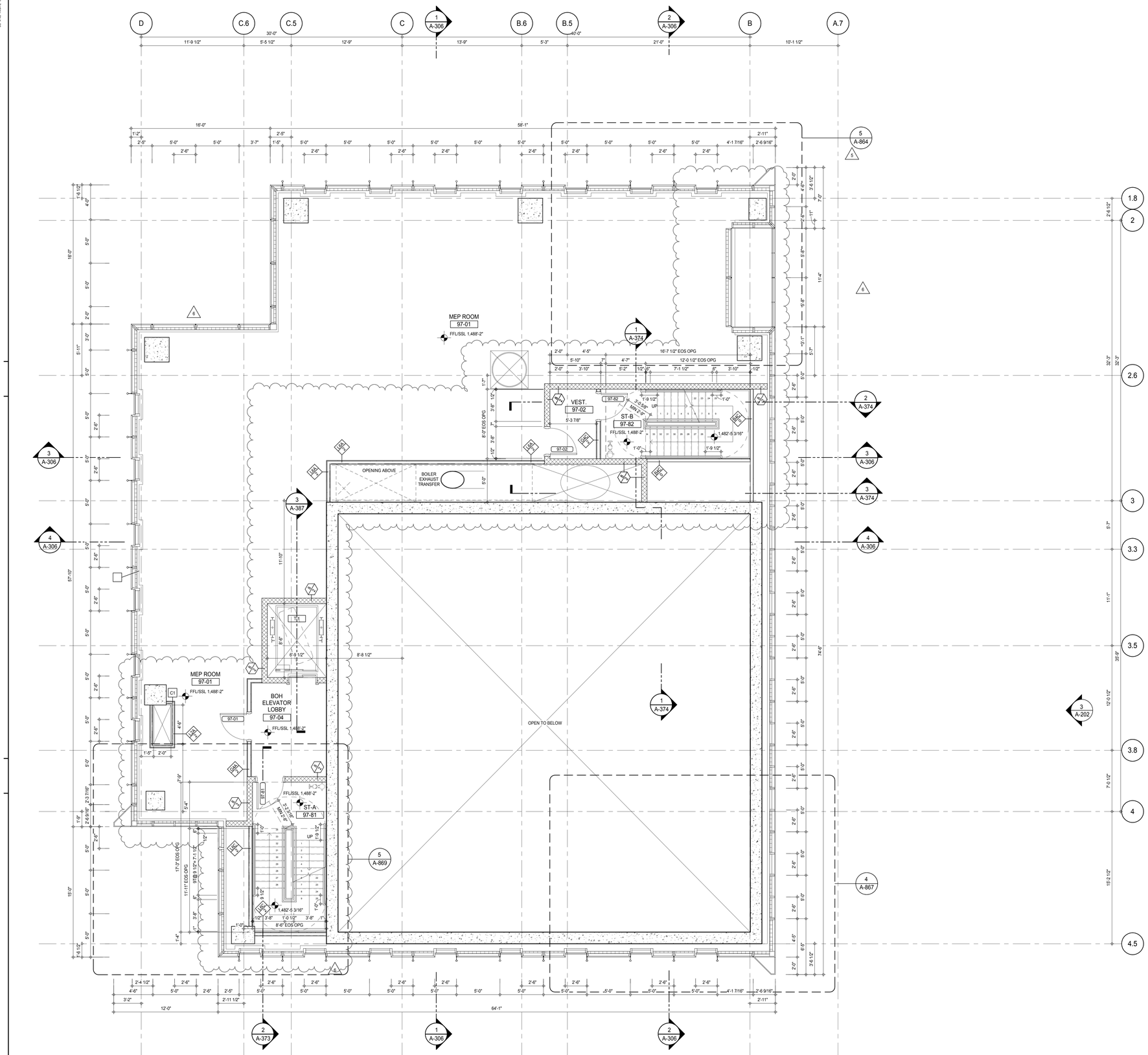

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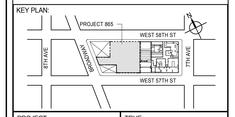

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
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6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

97TH FLOOR PLAN (MECHANICAL)
(MFD-135TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT RENE DAVID UNGER 022885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK. Checker	
SCALE: 1/4" = 1'-0"	
DWG No:	A-167.01
DOB PAGE No:	185 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

/ISSUED AS: A-164 - CD PROGRESS ISSUE 4 - 01 JUN 15 / /ISSUED AS: A-195 - CD PROGRESS ISSUE 3 - 09 MAR 15/

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 10:10:22 AM

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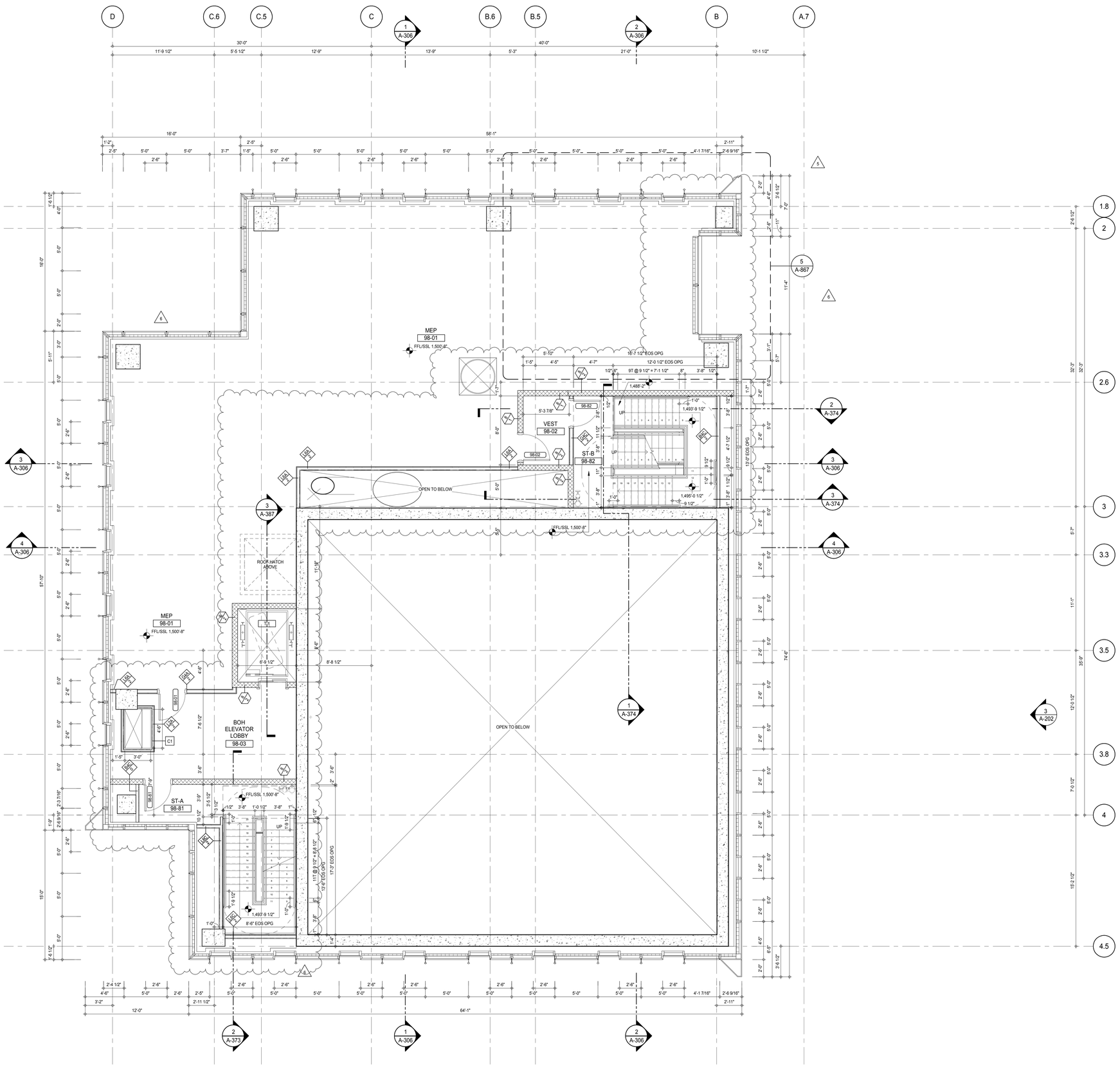


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

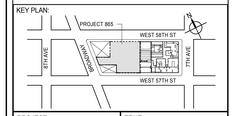
C2 DASHED LINE DENOTES EXTENT OF 8" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

C3 DASHED LINE DENOTES EXTENT OF 8" HIGH CEMENT BOARD BASE CURB. REFER TO SECTION DETAIL (9) ON SHEET (A-574).

P1 CONCRETE HOUSEKEEPING PAD, HEIGHT, SIZE AND LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS.

EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

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MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-165 - CD PROGRESS ISSUE 4 - 01 JUN 15 / ISSUED AS: A-166 - CD PROGRESS ISSUE 3 - 09 MAR 15/

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

98TH FLOOR PLAN (MECHANICAL)
(MFD-136TH FLOOR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHAEL DAVID JANOSKY AIA 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/4" = 1'-0"	
DWG No:	A-168.00
DOB PAGE No:	186 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 10:10:39 AM

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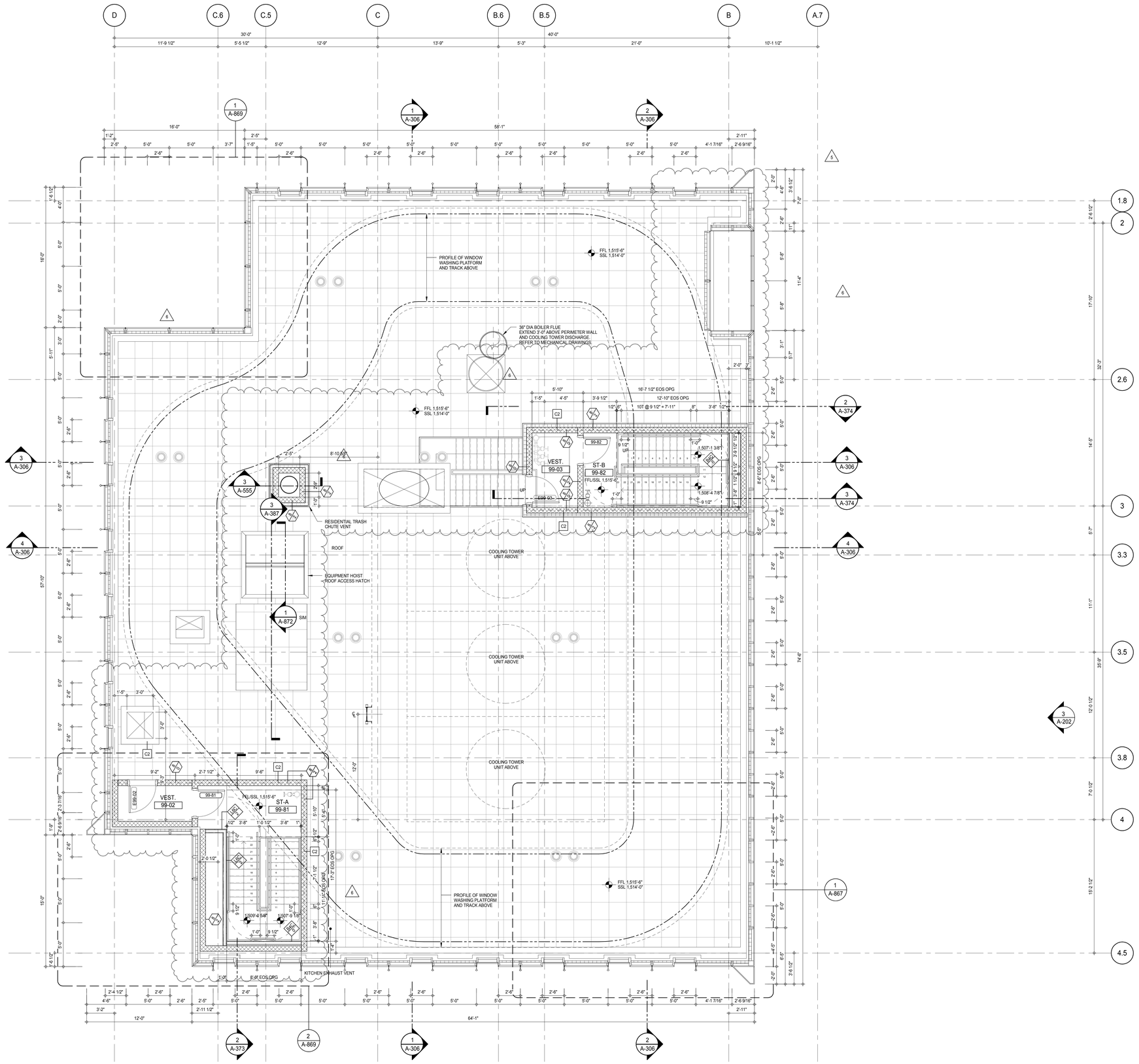


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

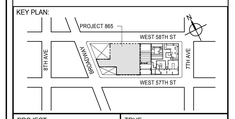
C2 DASHED LINE DENOTES EXTENT OF 8" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

C3 DASHED LINE DENOTES EXTENT OF 8" HIGH CEMENT BOARD BASE CURB. REFER TO SECTION DETAIL (9) ON SHEET (A-574).

P1 CONCRETE HOUSEKEEPING PAD, HEIGHT, SIZE AND LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS.

EDGE OF SLAB IS 11" FROM FACE OF GLASS UNLESS OTHERWISE STATED AND/OR AT SHEAR WALL CONDITIONS.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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WSP CANTOR SEINUK
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New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
99TH FLOOR PLAN (ROOF)
(MFD-137TH FLOOR ROOF)

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOSE DAVID JAUREGUI No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/4" = 1'-0"	
DWG No:	A-169.00
DOB PAGE No:	187 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

//ISSUED AS: A-166 - CD PROGRESS ISSUE 4 - 01 JUN 15 // ISSUED AS: A-197 - CD PROGRESS ISSUE 3 - 09 MAR 15//

36" x 48" Arch E SHEET SIZE

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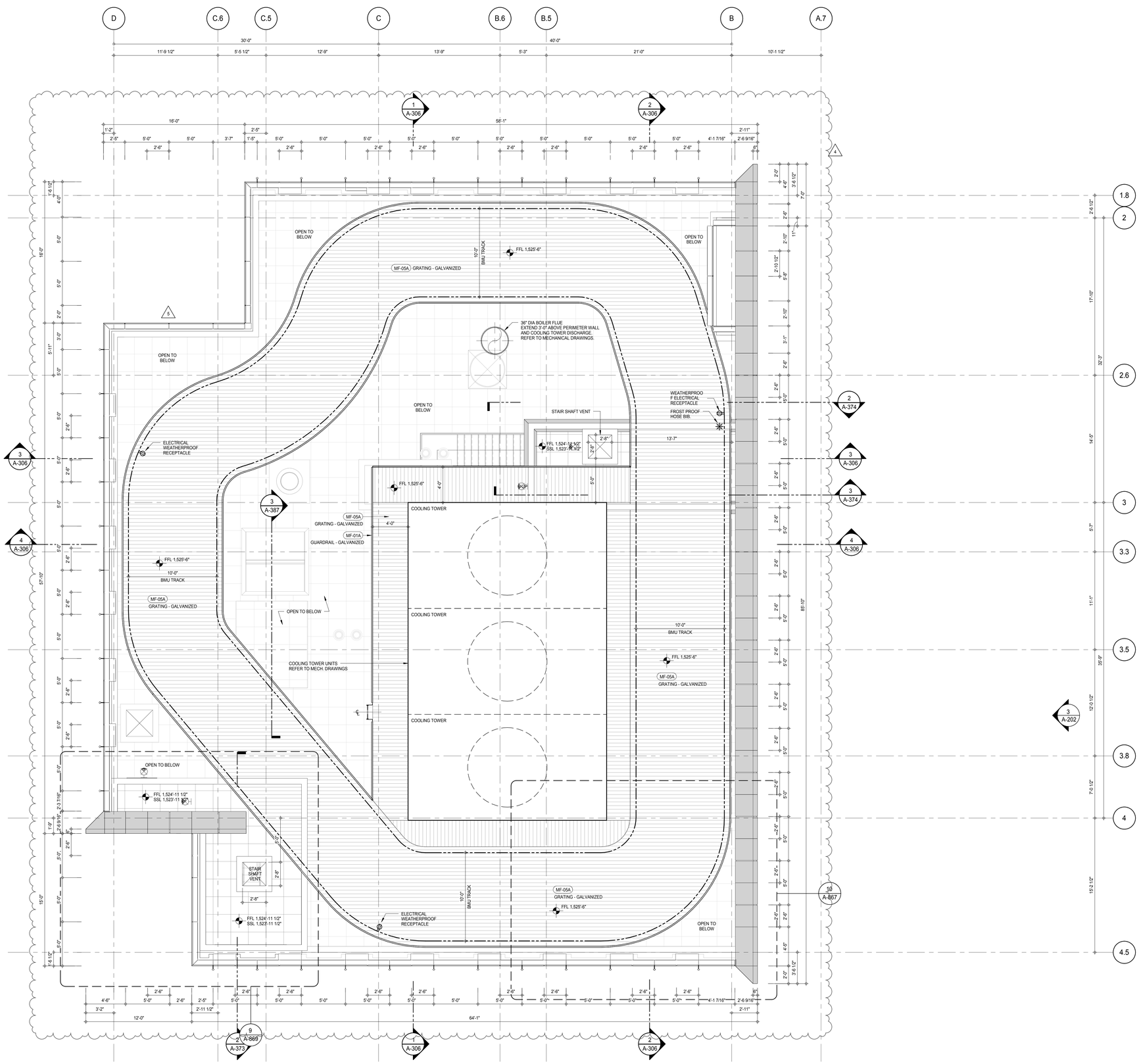

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION UNLESS OTHERWISE NOTED

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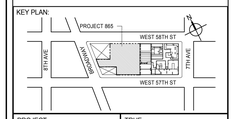
KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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WSP CANTOR SEINUK
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AKF GROUP
165 Broadway, 22nd Floor
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TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	: 15
4	CD PROGRESS ISSUE 4	01 JUN 15
5	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

/ISSUED AS: A-167 - CD PROGRESS ISSUE 4 - 01. JUN 15 / ISSUED AS: A-198 - CD PROGRESS ISSUE 3 - 09 MAR 15/

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

BMU TRACK LEVEL FLOOR PLAN
(MFD-COOLING TOWERS/BMU)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ROBERT DAVID LANGER 026881 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	5
SCALE: 1/4" = 1'-0"	
DWG No:	A-170.00
DOB PAGE No:	188 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/29/2015 9:03:51 AM

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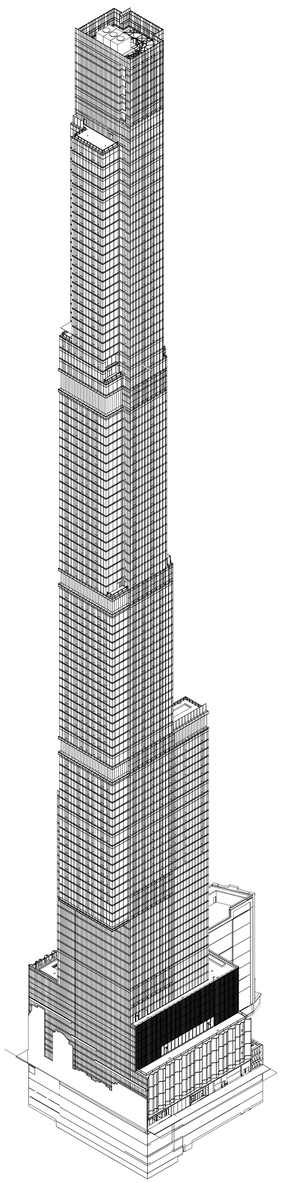
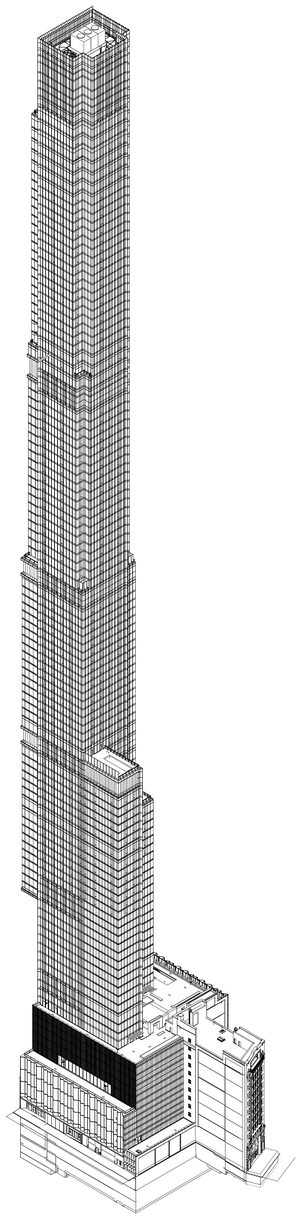


NORTH EAST AXONOMETRIC (4)



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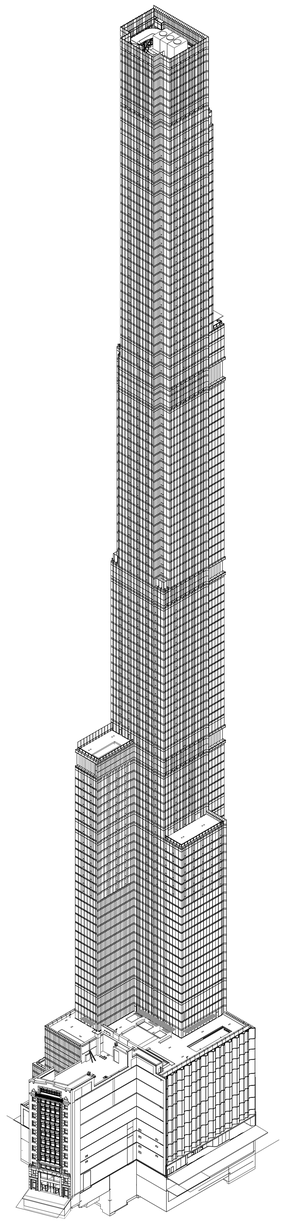

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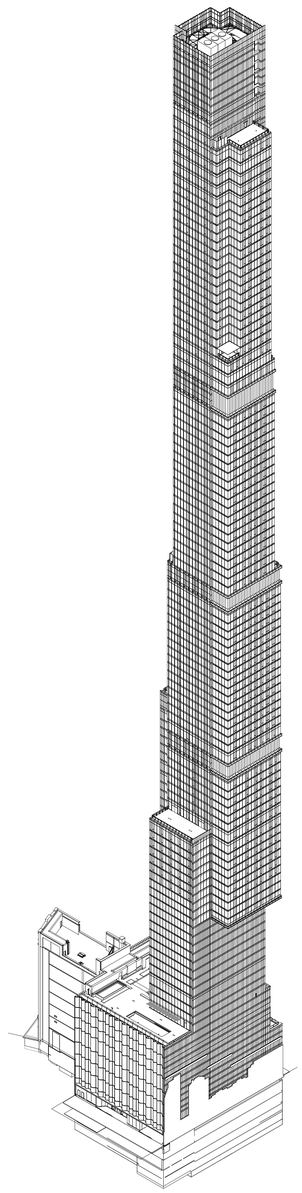
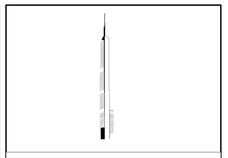
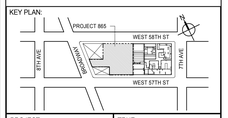




KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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New York, NY 10001
TEL: 646 998 7000 FAX:

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New York, NY 10018
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

AXONOMETRIC VIEWS

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAE DAVID JENNEY No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 6" = 1'-0"	
DWG No:	A-201.01
DOB PAGE No:	189 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/30/2015 12:38:45 PM

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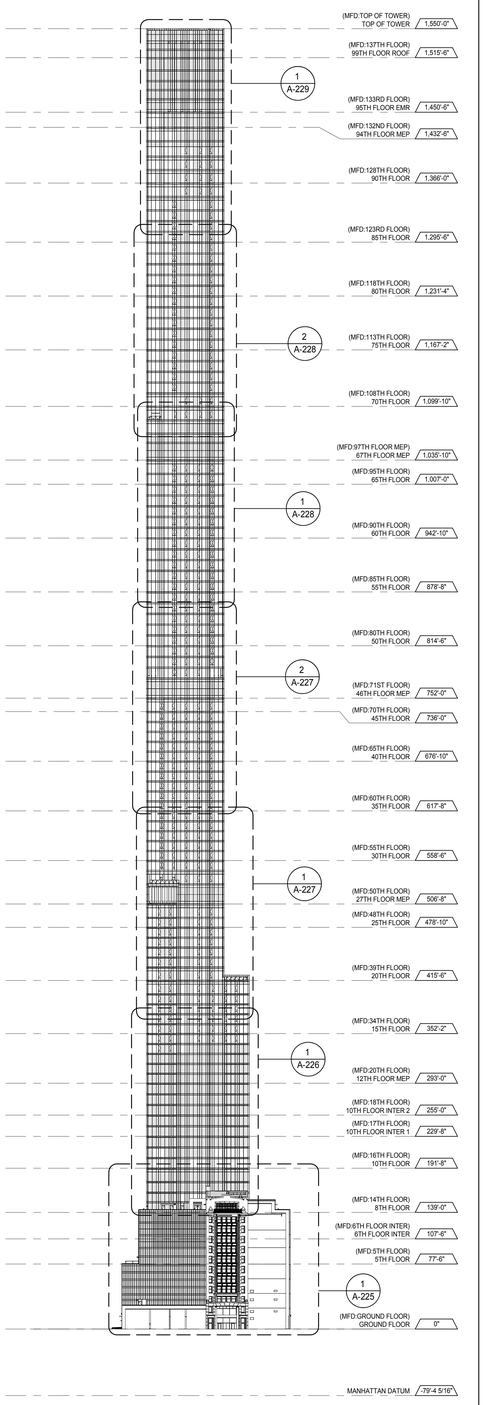
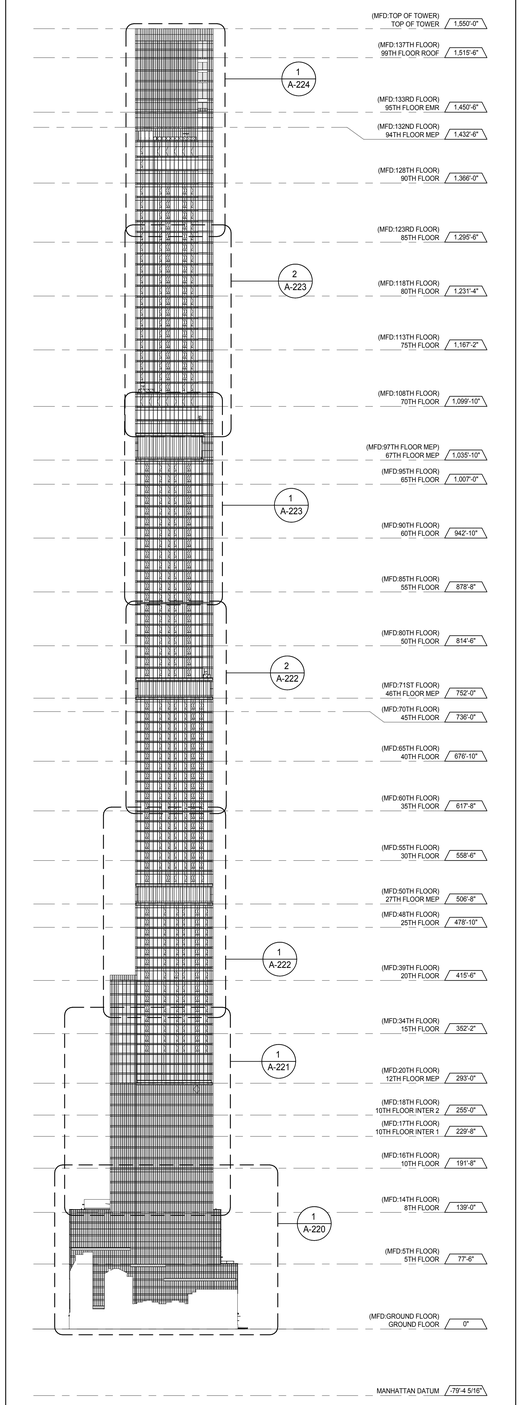
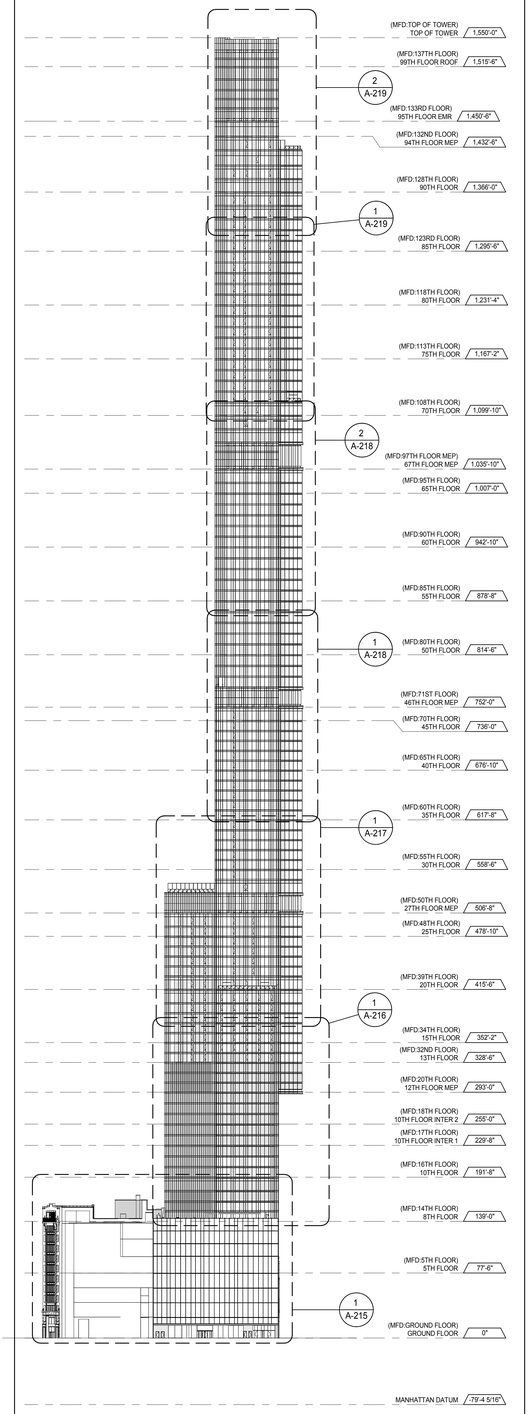


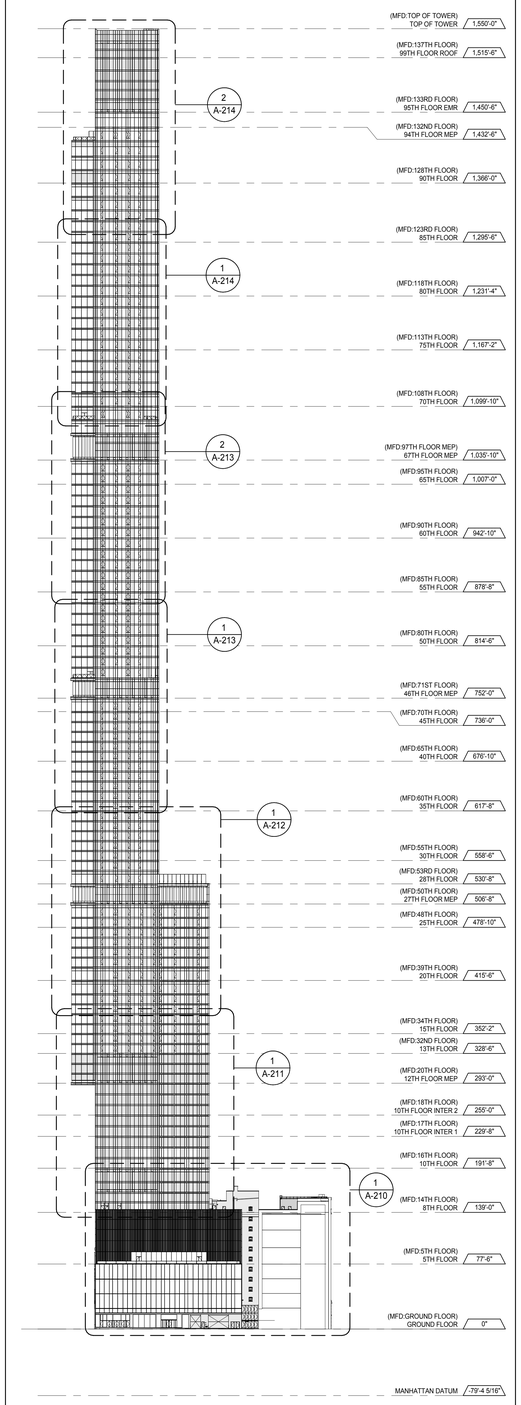
WEST ELEVATION 4
A-105
1/64" = 1'-0"



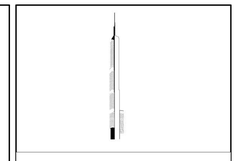
EAST ELEVATION 3
A-105
1/64" = 1'-0"



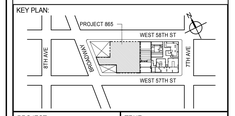
SOUTH ELEVATION 2
A-105
1/64" = 1'-0"



NORTH ELEVATION 1
A-105
1/64" = 1'-0"



KEY PLAN:



PROJECT NORTH:

TRUE NORTH:

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
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ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 32' - 0" 64' - 0" 128' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

OVERALL BUILDING ELEVATIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID JAMES 022883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 7
CHK: Checker	
SCALE: 1/64" = 1'-0"	
DWG No:	**A-202.01**
DOB PAGE No:	190 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNE_hadams.rvt
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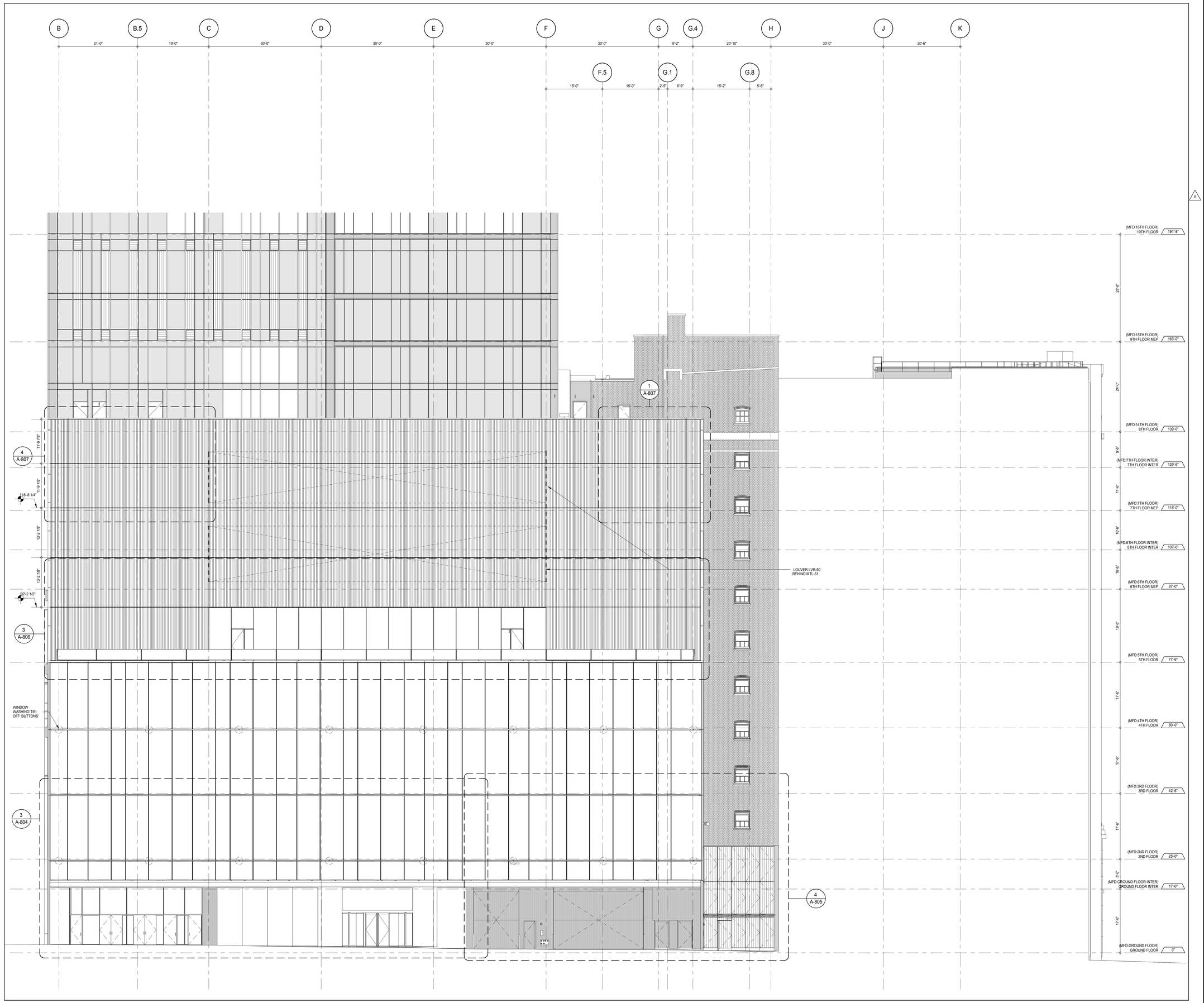
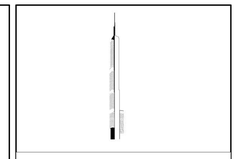


PARTIAL ELEVATION - NORTH

A-202
1/8" = 1'-0"

1



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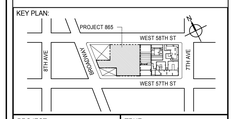

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
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New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. AMENDMENT 1	24 JUL 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATION - NORTH

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID LANGER 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-210.02
DOB PAGE No:	191 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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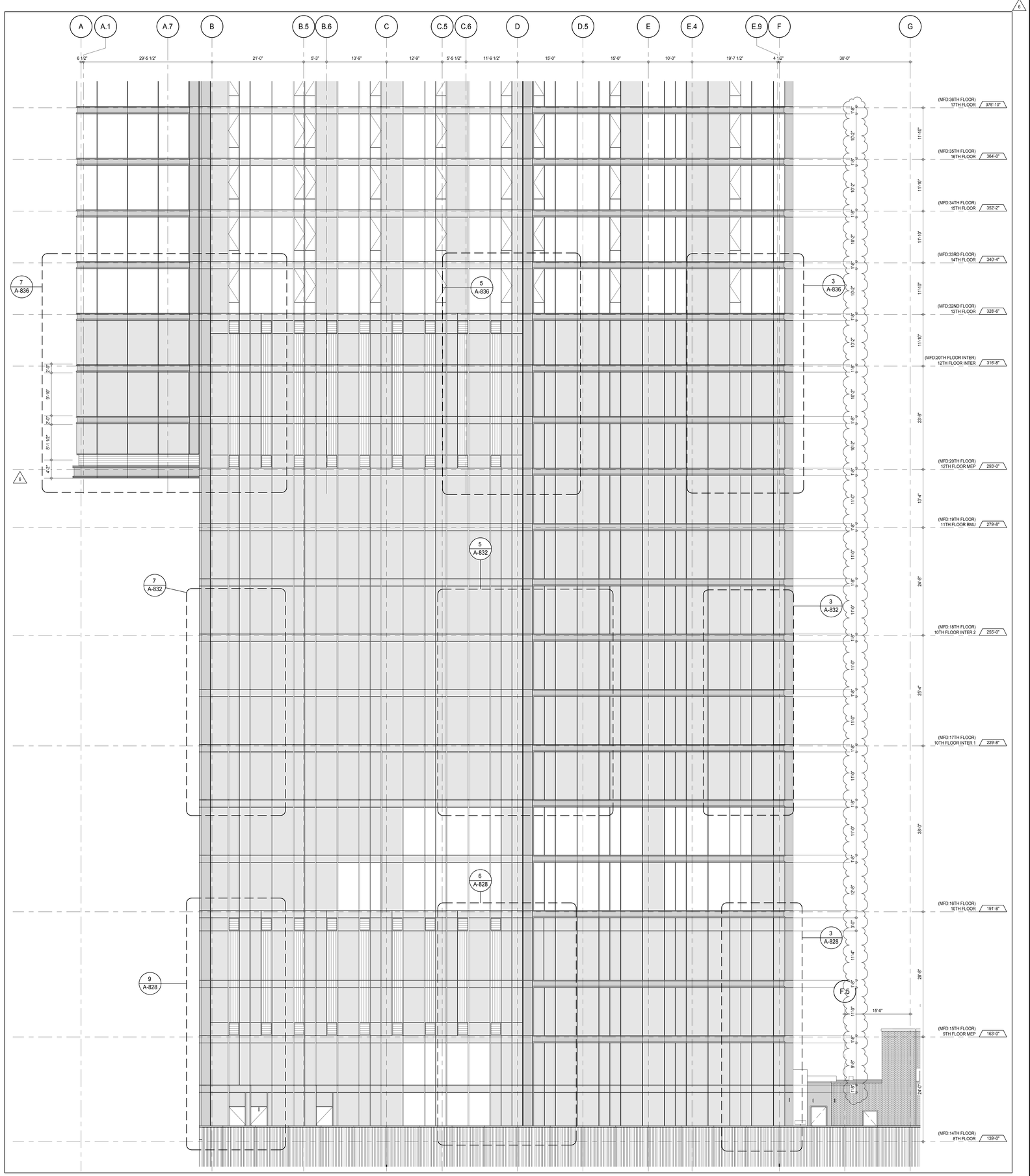
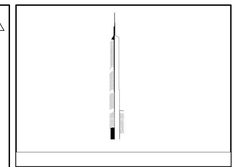


PARTIAL ELEVATION - NORTH

A-202
1/8" = 1'-0"



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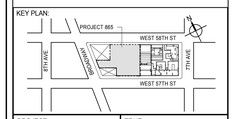

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATION - NORTH

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAMES DAVID JANSSEN No. 022881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-211.01
DOB PAGE No:	192 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE

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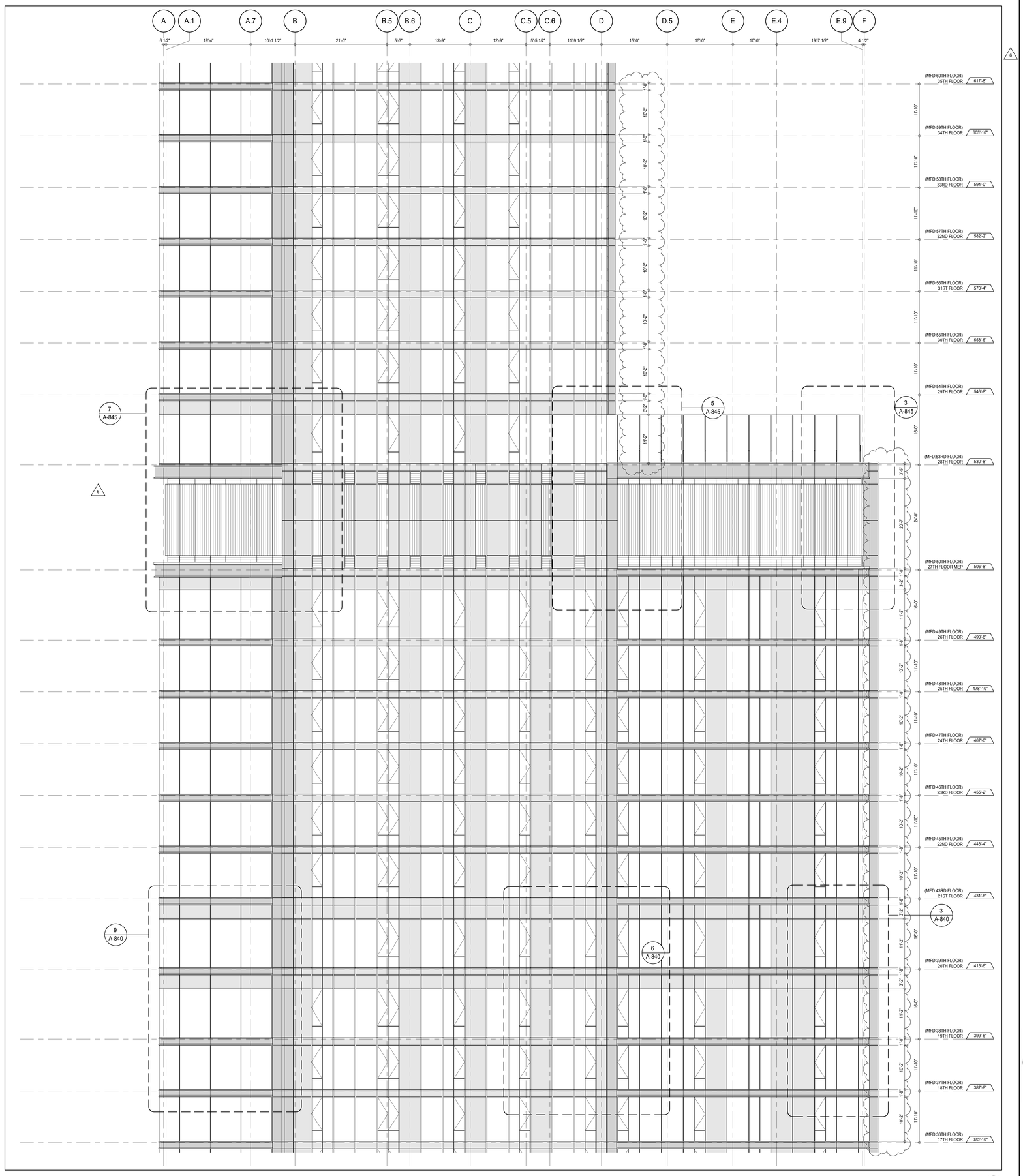

PARTIAL ELEVATION - NORTH

A-202
1/8" = 1'-0"

1

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
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Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

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40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATION - NORTH

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAMES DAVID JARRETT AA 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-212.01
DOB PAGE No:	193 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 10:21:11 AM

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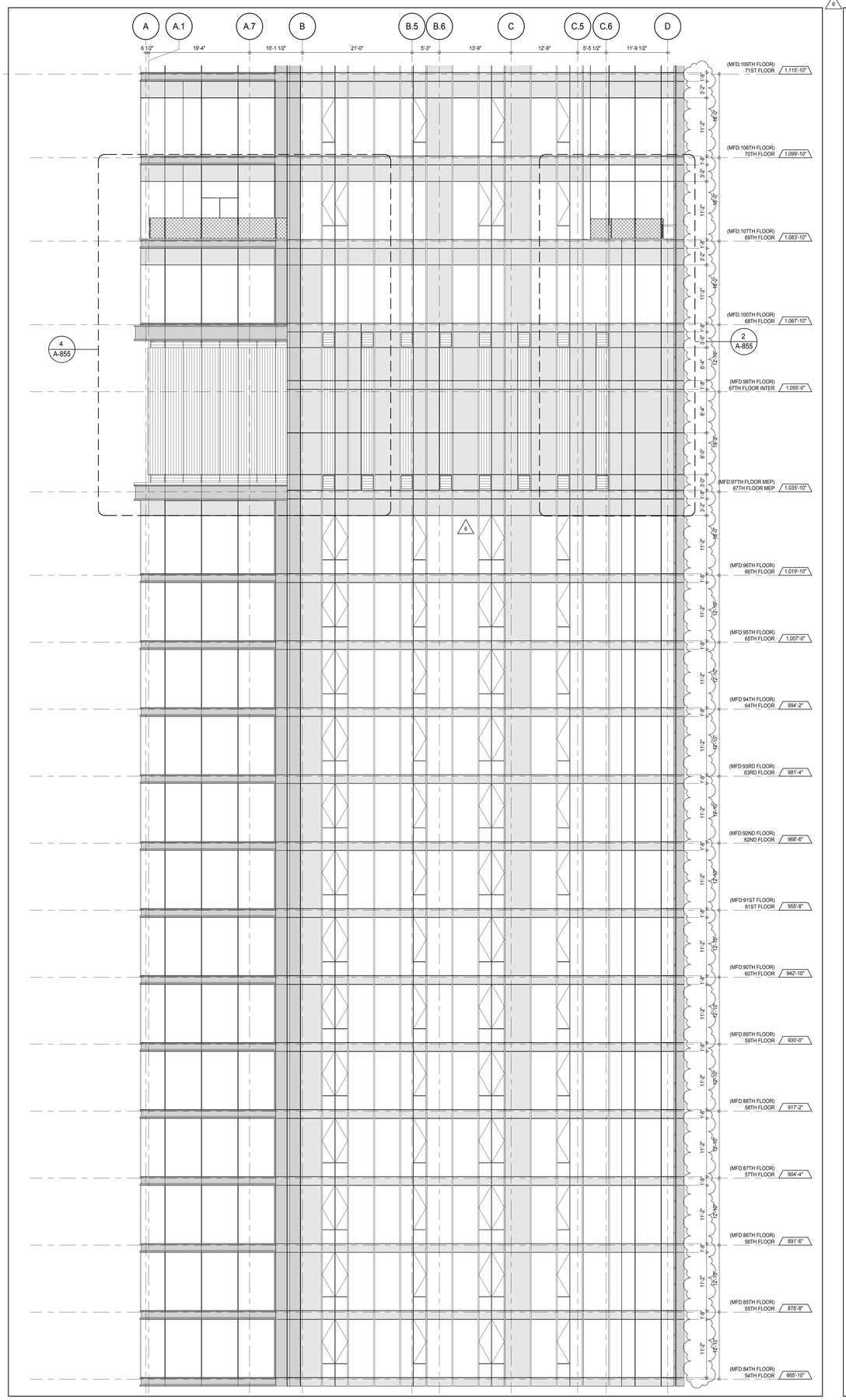
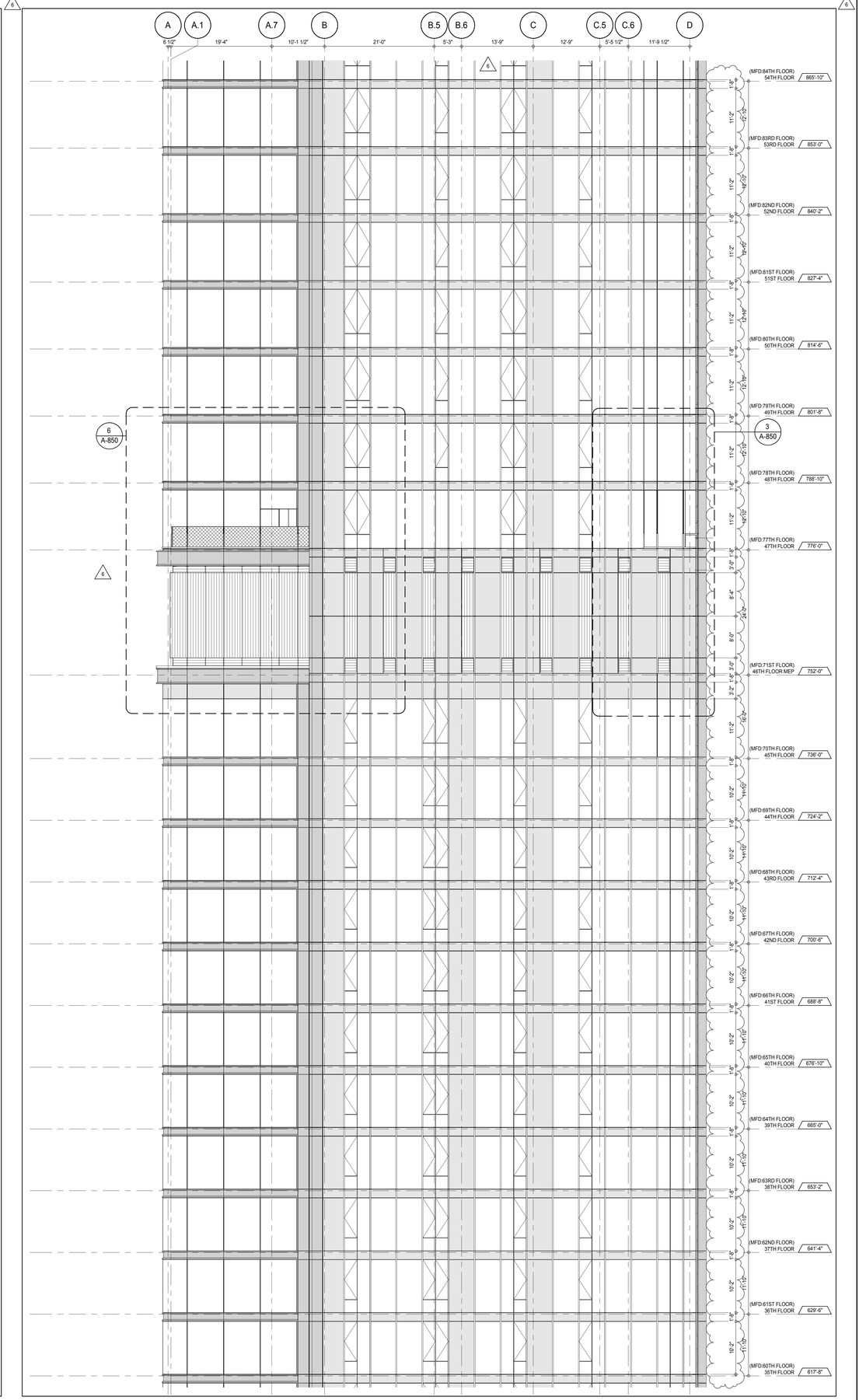
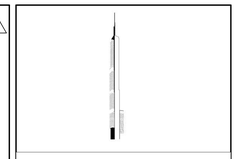


PARTIAL ELEVATION - NORTH 2
A-202
1/8" = 1'-0"



PARTIAL ELEVATION - NORTH 1
A-202
1/8" = 1'-0"



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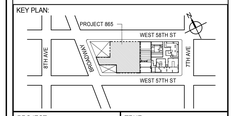

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
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165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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100 Church Street
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TEL: 212 385 1818 FAX: 212 385 1911

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40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATIONS - NORTH

SEAL & SIGNATURE:

REGISTERED ARCHITECT
WILLIAM DAVID JAMES
No. 026881
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-213.01
DOB PAGE No:	194 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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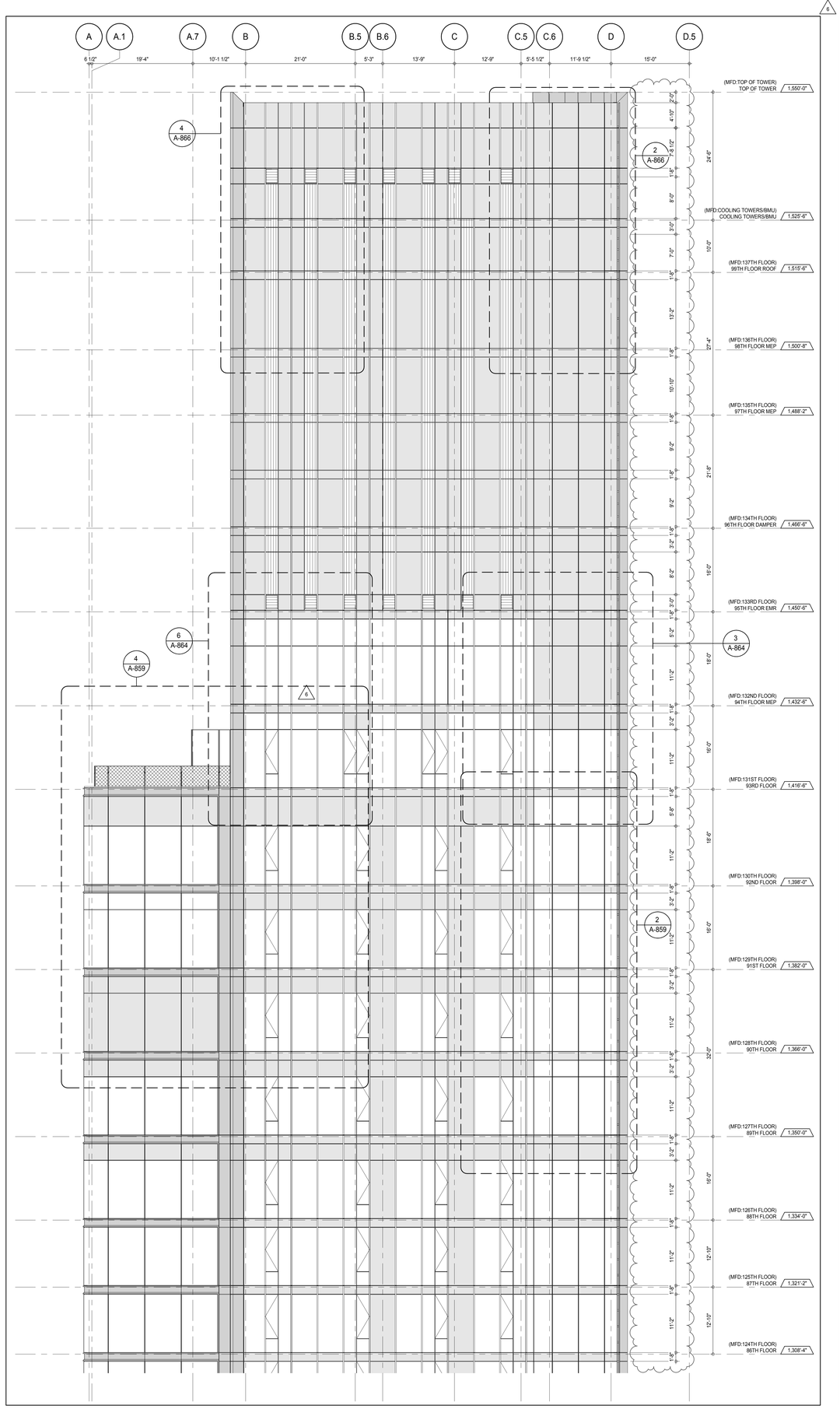
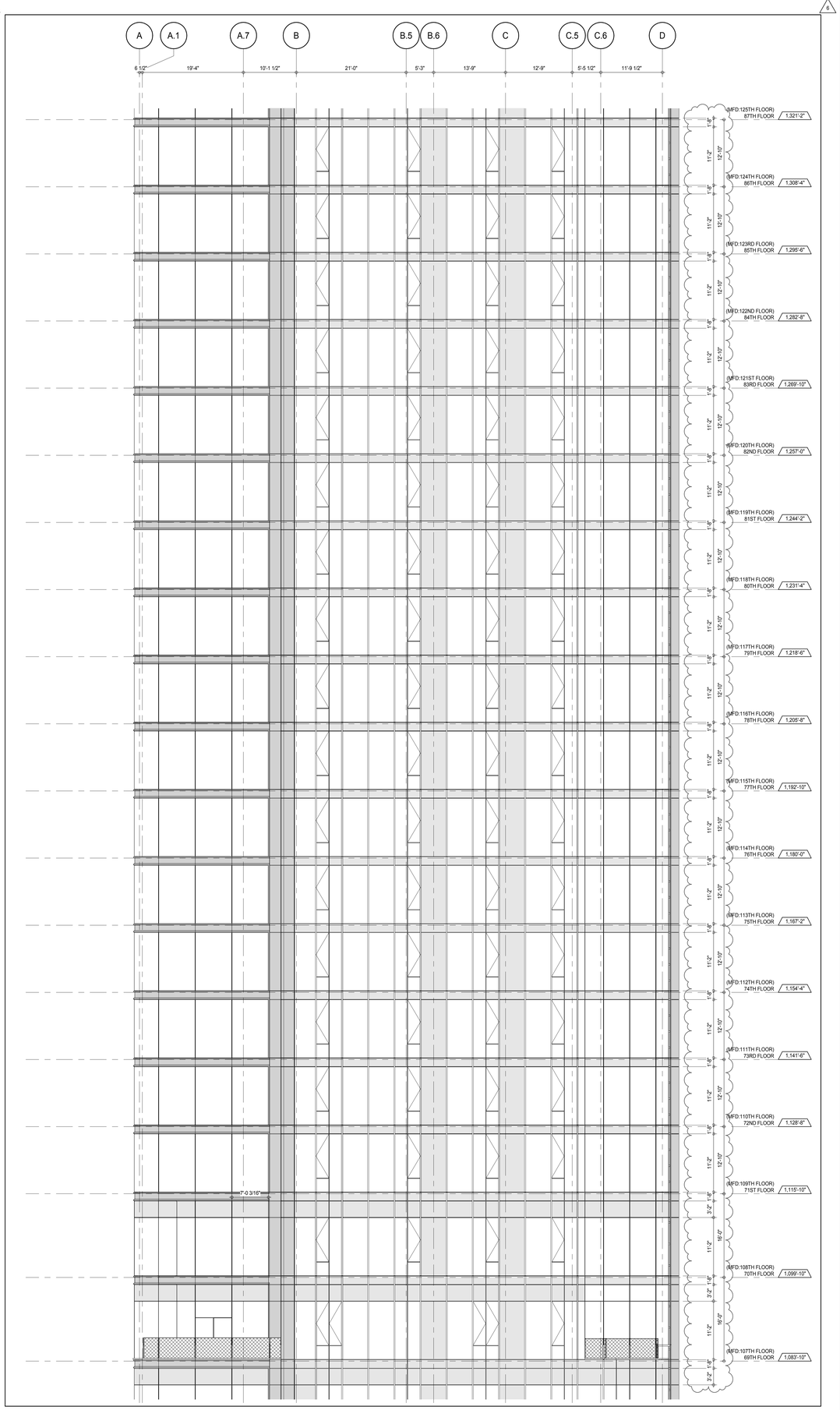
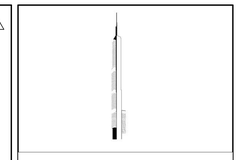


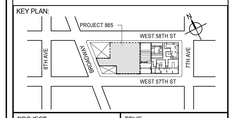
PARTIAL ELEVATION - NORTH 2
A-202
1/8" = 1'-0"



PARTIAL ELEVATION - NORTH 1
A-202
1/8" = 1'-0"



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
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CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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New York, NY 10013
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATIONS - NORTH

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID SMITH 026885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-214.01
DOB PAGE No:	195 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 10:21:59 AM

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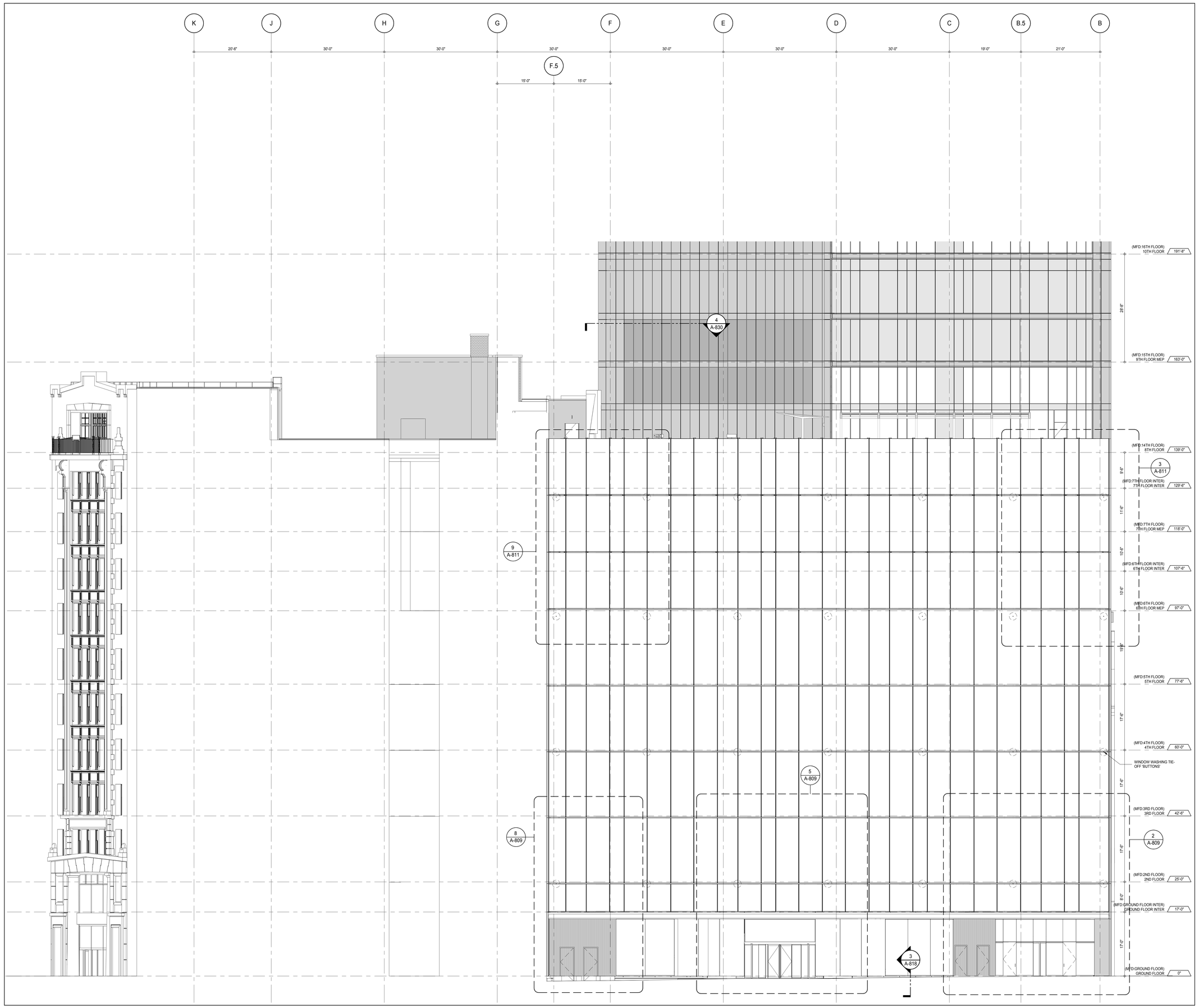
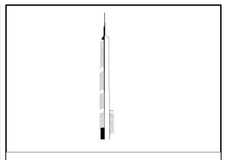


PARTIAL ELEVATION - SOUTH

1

A-202
1/8" = 1'-0"



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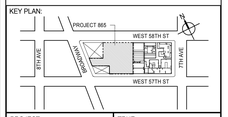

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. AMENDMENT 1	24 JUL 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATION - SOUTH

SEAL & SIGNATURE:

REGISTERED ARCHITECT
WAYNE DAVID JANSEN
No. 026881
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-215.02
DOB PAGE No:	196 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNE_hedberm.rvt
PLOT DATE: 9/22/2015 9:22:25 AM

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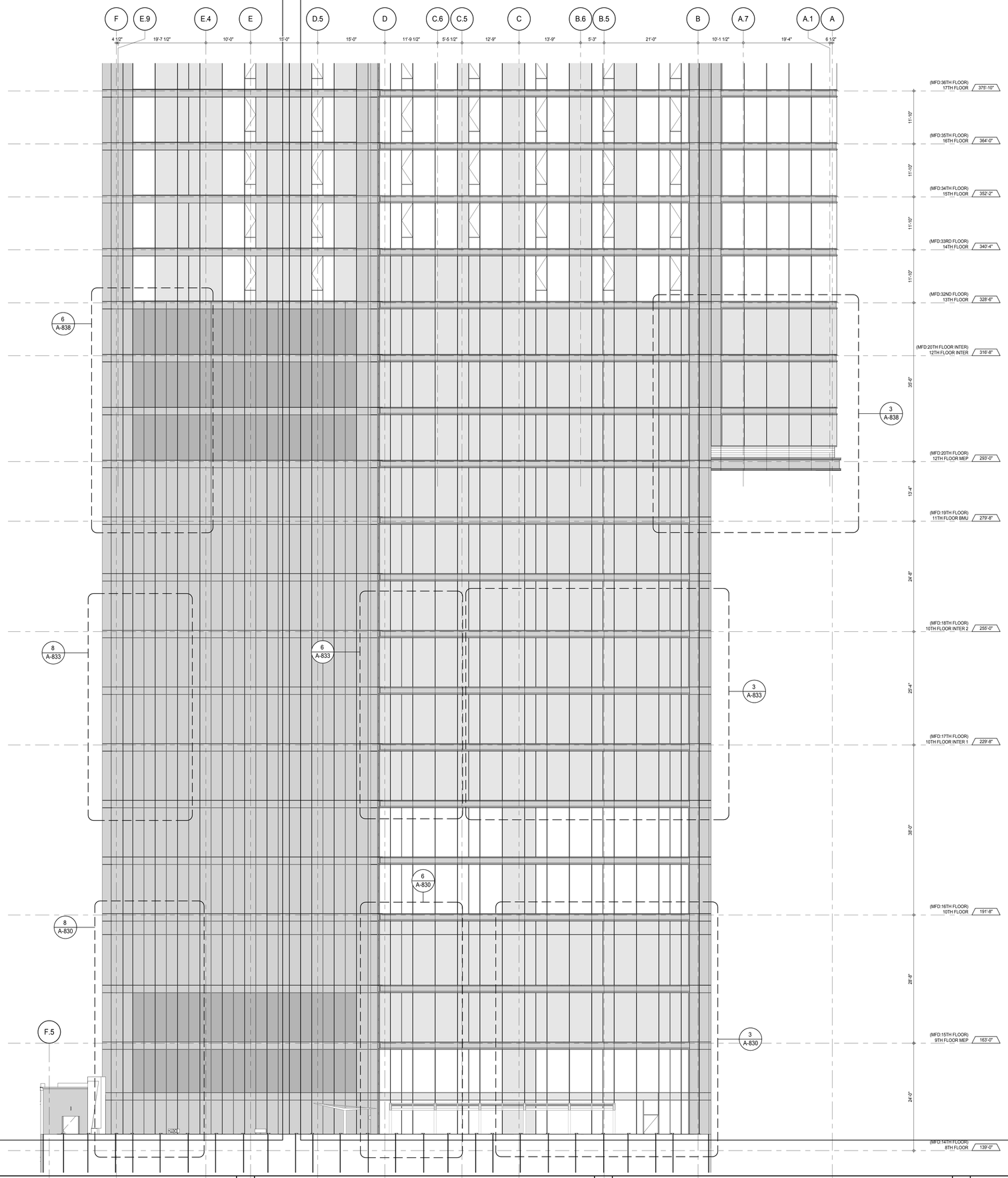
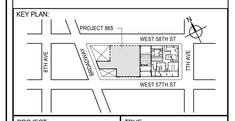


NOTE:
FOR PANEL HEIGHT DIMENSIONS REFER TO NORTH ELEVATIONS

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
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100 Church Street
New York, NY 10007
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CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

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	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATION - SOUTH

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ANDREW DAVID JANSSEN
No. 026881
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-216.01
DOB PAGE No:	197 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNE_central.rvt
PLOT DATE: 9/22/2015 9:22:47 AM

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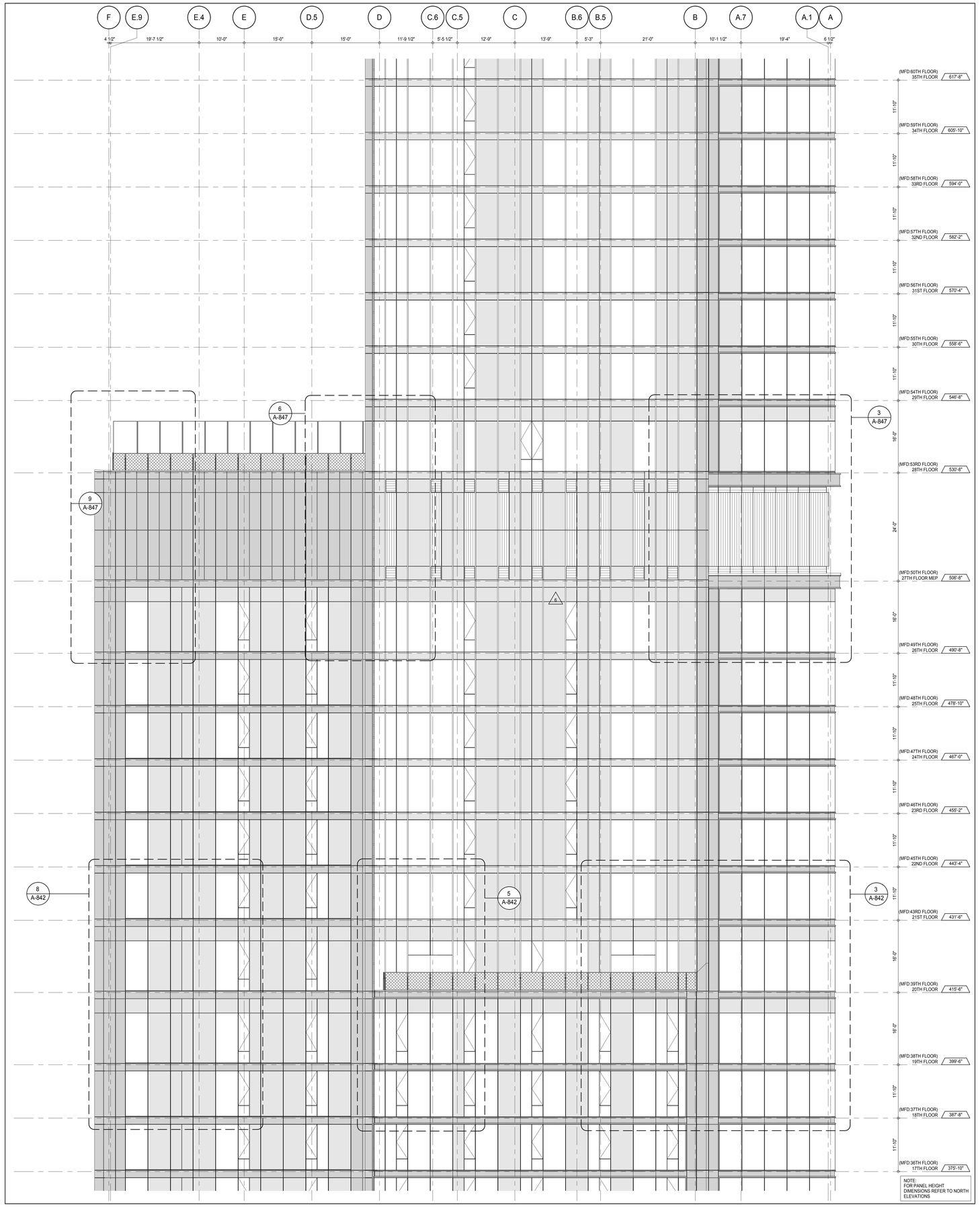
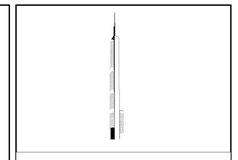


PARTIAL ELEVATION - SOUTH

A-202
1/8" = 1'-0"

1



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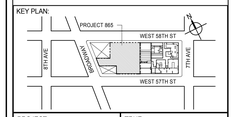

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

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CURTAINWALL CONSULTANT:
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATION - SOUTH

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ADRIAN SMITH
DAVID JAMES
AR 028551
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-217.01
DOB PAGE No:	198 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 10:23:57 AM

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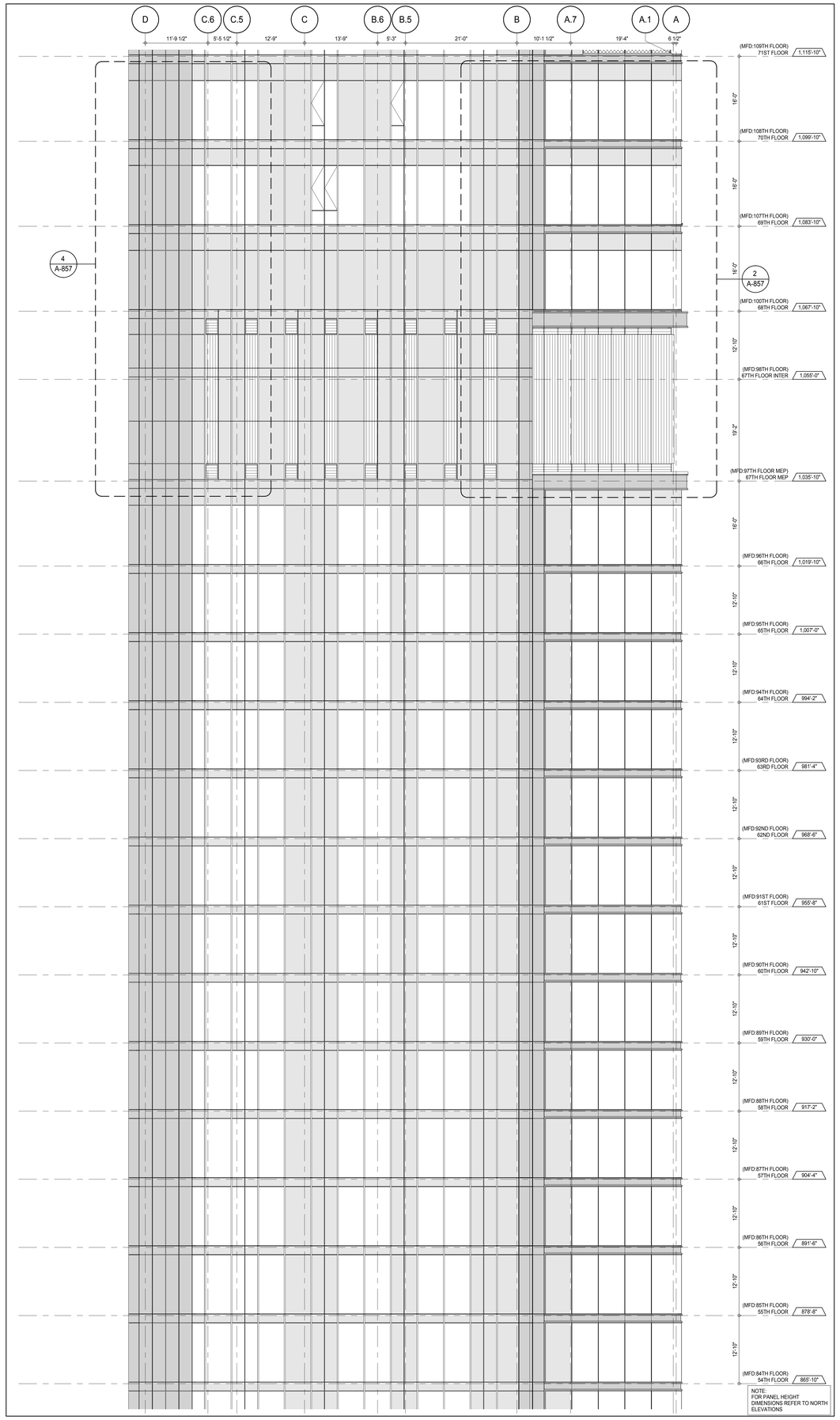
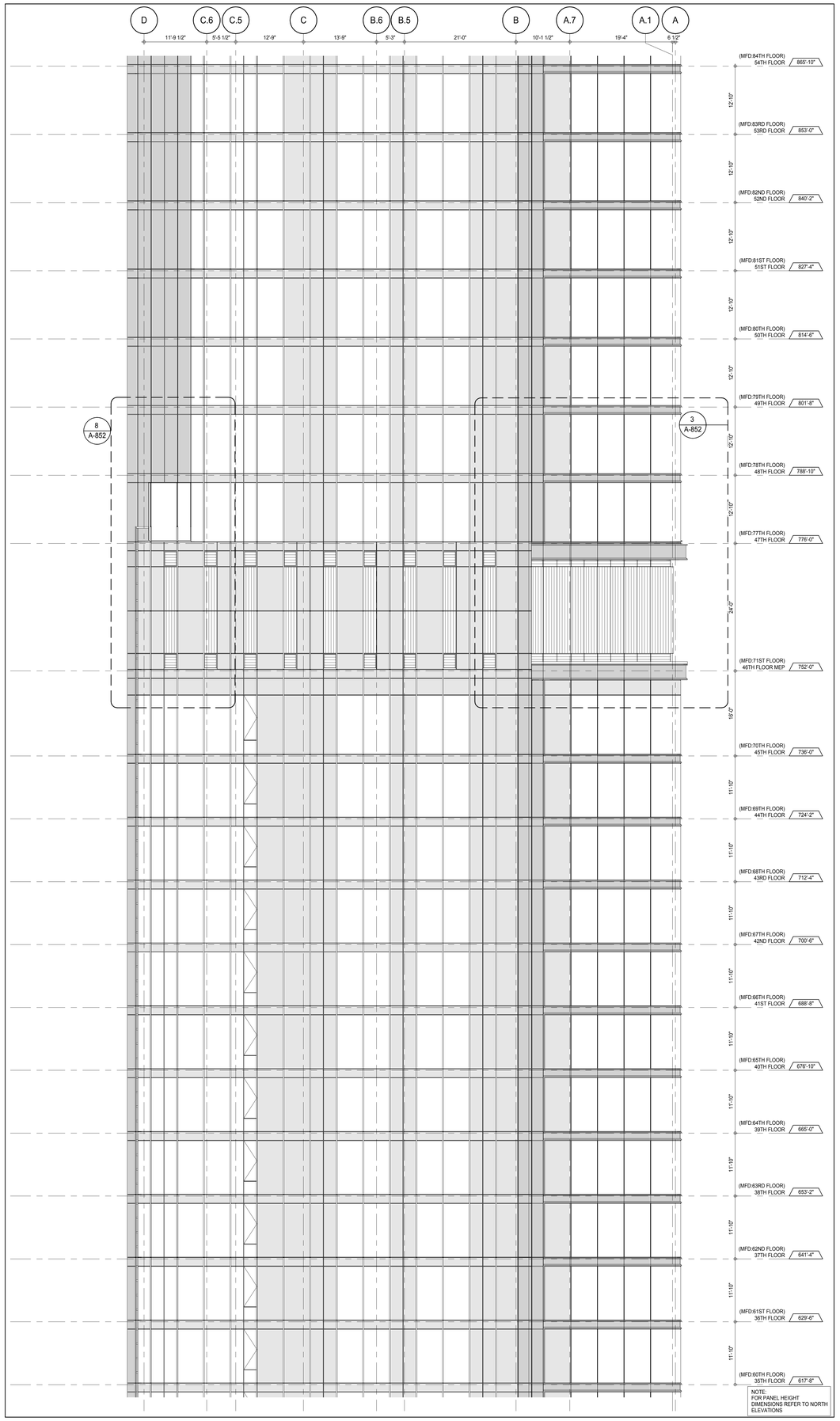
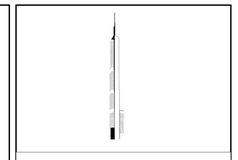


PARTIAL ELEVATION - SOUTH 2
A-202
1/8" = 1'-0"



PARTIAL ELEVATION - SOUTH 1
A-202
1/8" = 1'-0"



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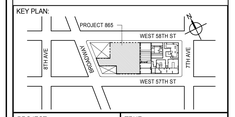

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
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CURTAINWALL CONSULTANT:
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40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATIONS - SOUTH

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ERIC DAVID JANSSEN
No. 028881
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-218.01**
DOB PAGE No:	199 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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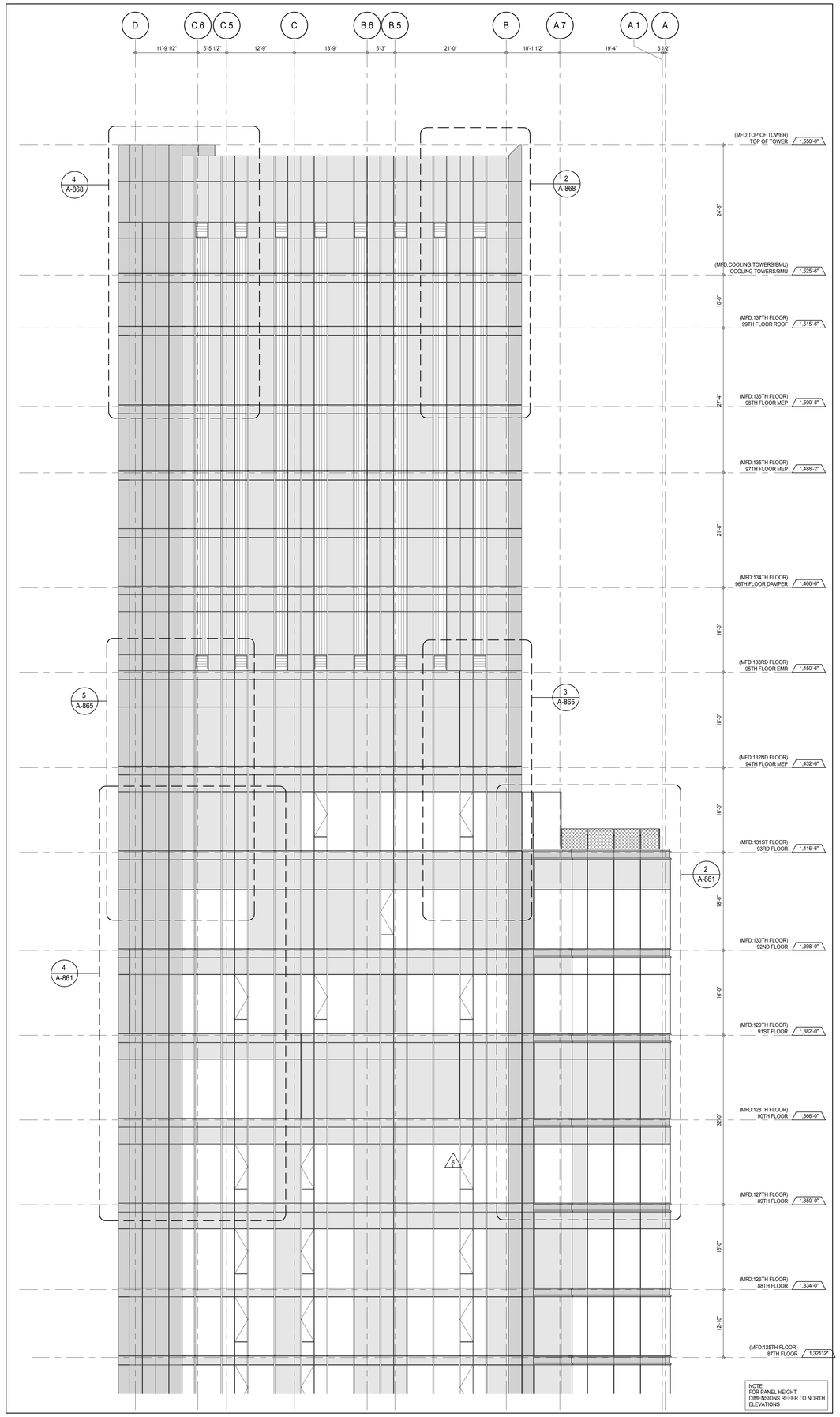
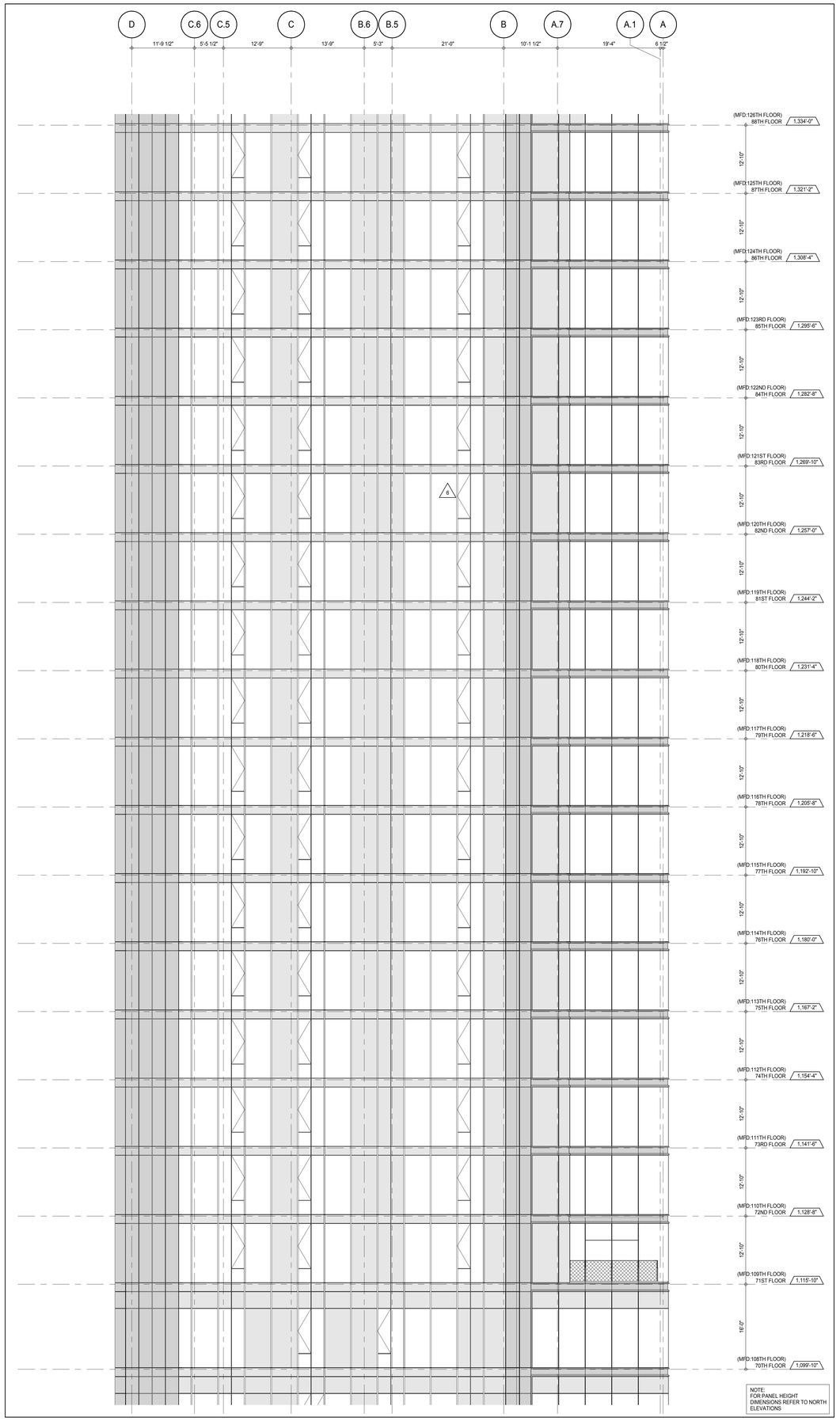
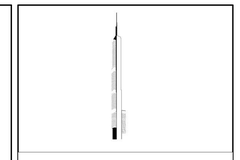


PARTIAL ELEVATION - SOUTH 2
A-202
1/8" = 1'-0"



PARTIAL ELEVATION - SOUTH 1
A-202
1/8" = 1'-0"



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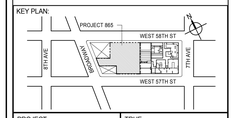

PROJECT NORTH:

TRUE NORTH:

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
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No.	DESCRIPTION	DATE
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	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATIONS - SOUTH

SEAL & SIGNATURE:

REGISTERED ARCHITECT
STEVE DAVID JAMES
028861
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	**A-219.01**
DOB PAGE No:	200 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 10:23:51 AM

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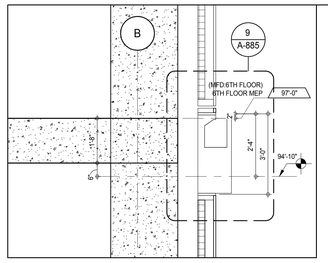

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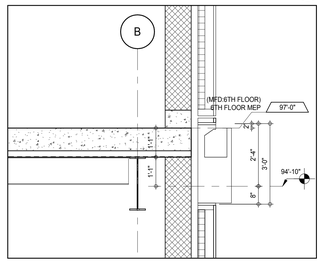

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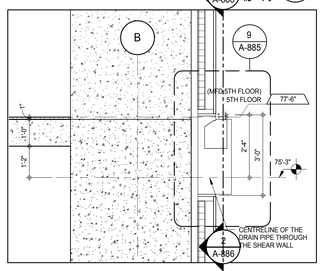

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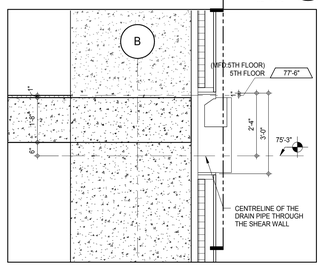

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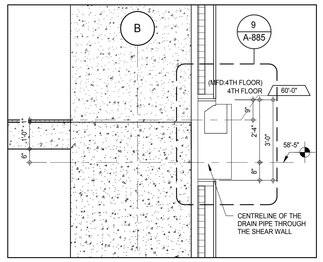

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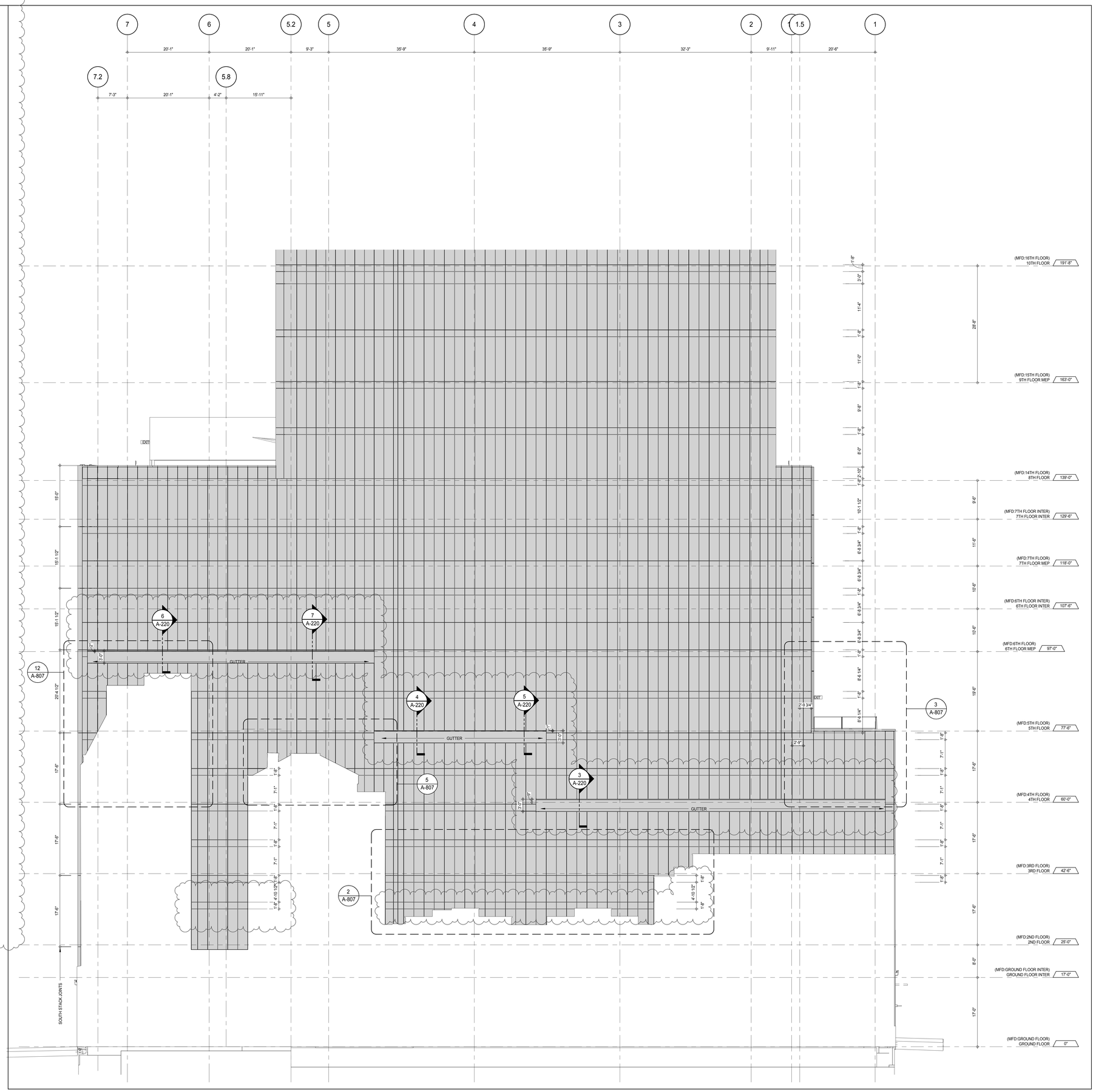

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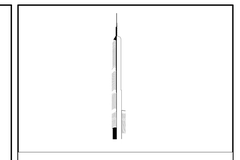

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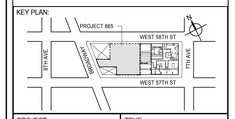

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATION - EAST

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID SMITH No. 028851 STATE OF NEW YORK

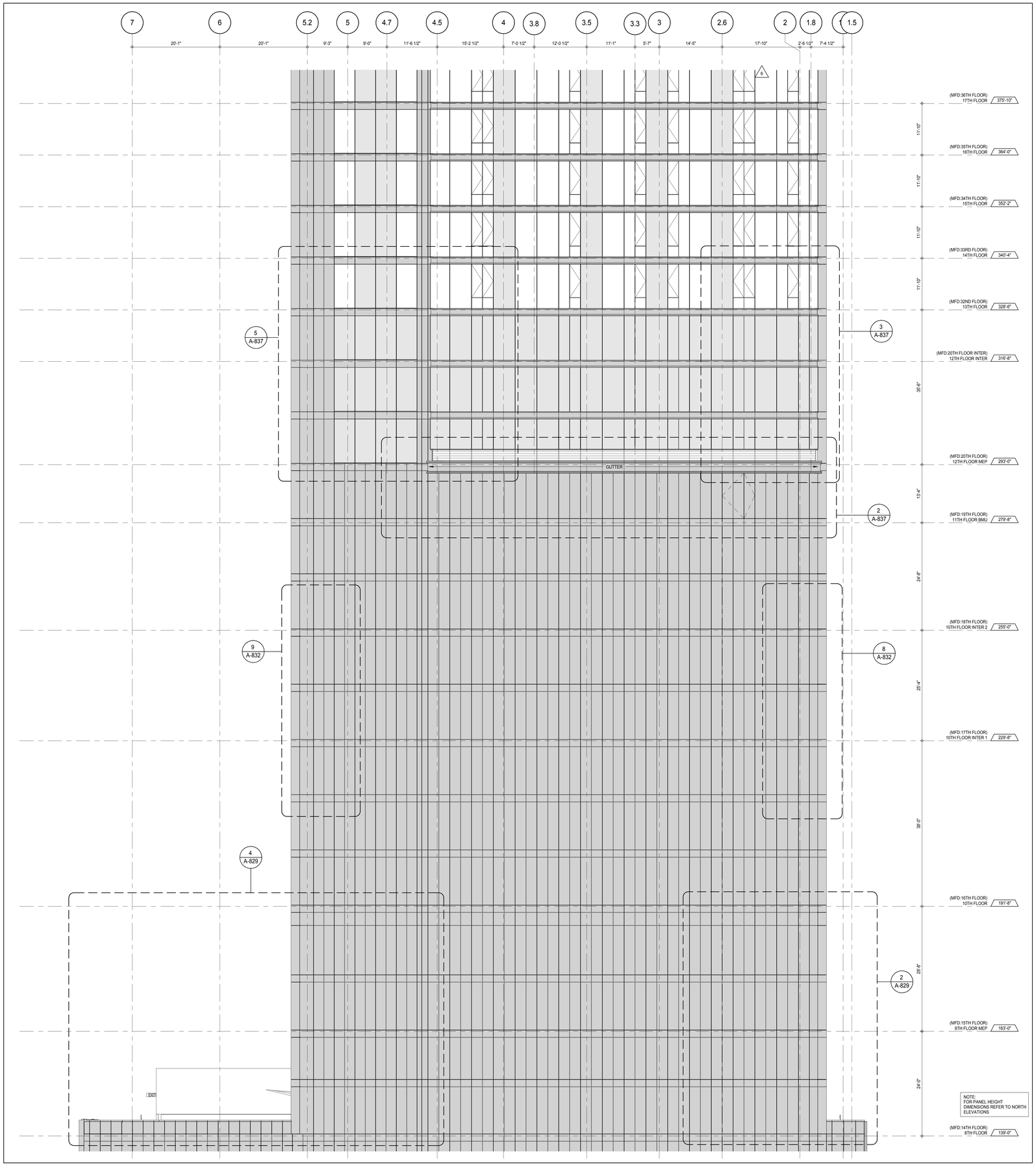
DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: As indicated	
DWG No:	A-220.01
DOB PAGE No:	201 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TVER-CNF_bwilkerin.rvt
PLOT DATE: 9/30/2015 3:15:51 PM

DEPT OF BLDGS 421208305 Job Number
E503134439 Scan Code



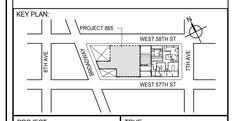
NOTE:
FOR PANEL HEIGHT DIMENSIONS REFER TO NORTH ELEVATIONS

PARTIAL ELEVATION - EAST

A-202
1/8" = 1'-0"

1

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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401 Wellington St. W., 3rd Floor
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New York, NY 10017 USA
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LANDMARK/PRESERVATION CONSULTANT:
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39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
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3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL ELEVATION - EAST

SEAL & SIGNATURE:
REGISTERED ARCHITECT WAYNE DAVID JANSSEN 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-221.01
DOB PAGE No:	202 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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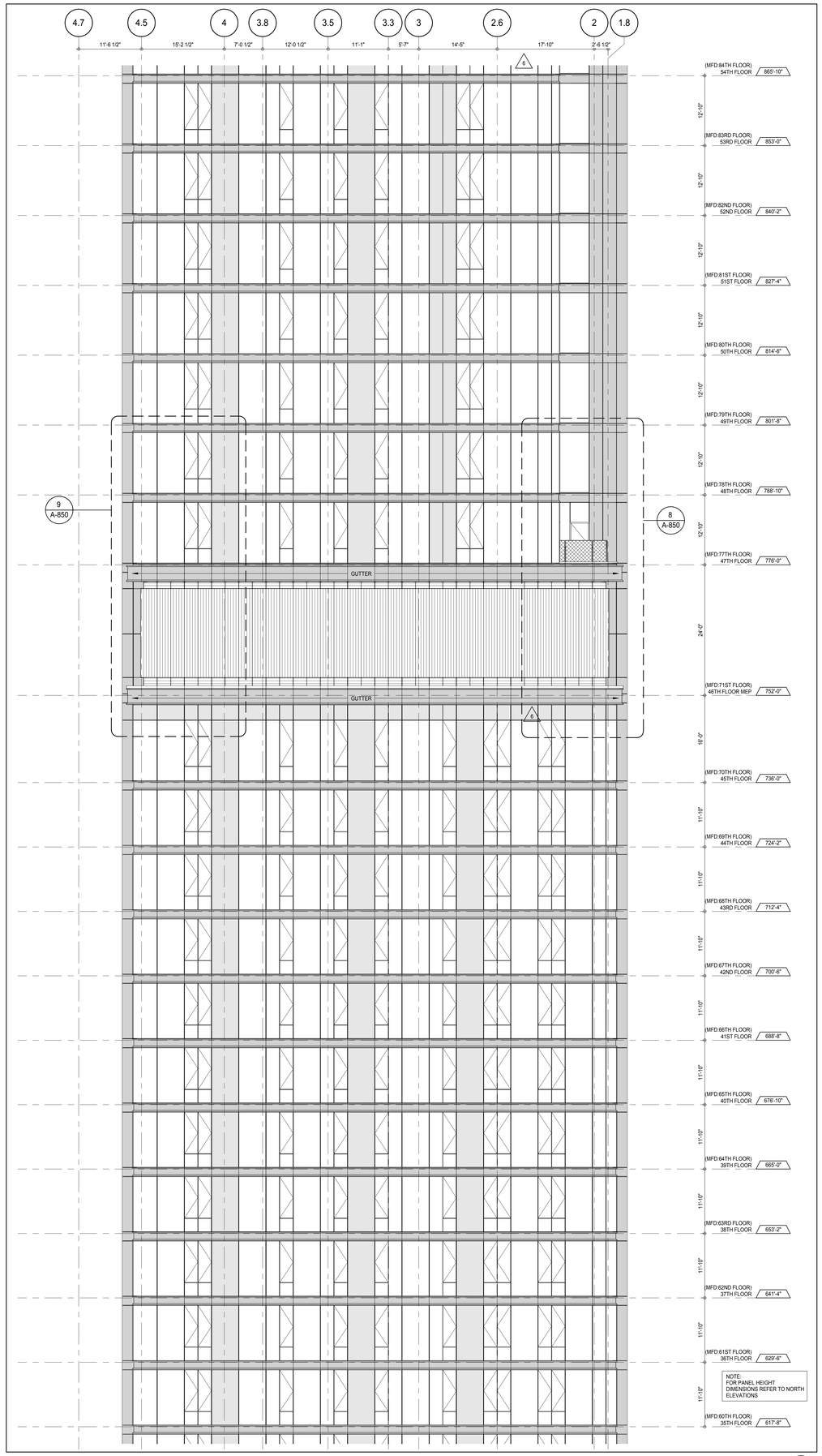
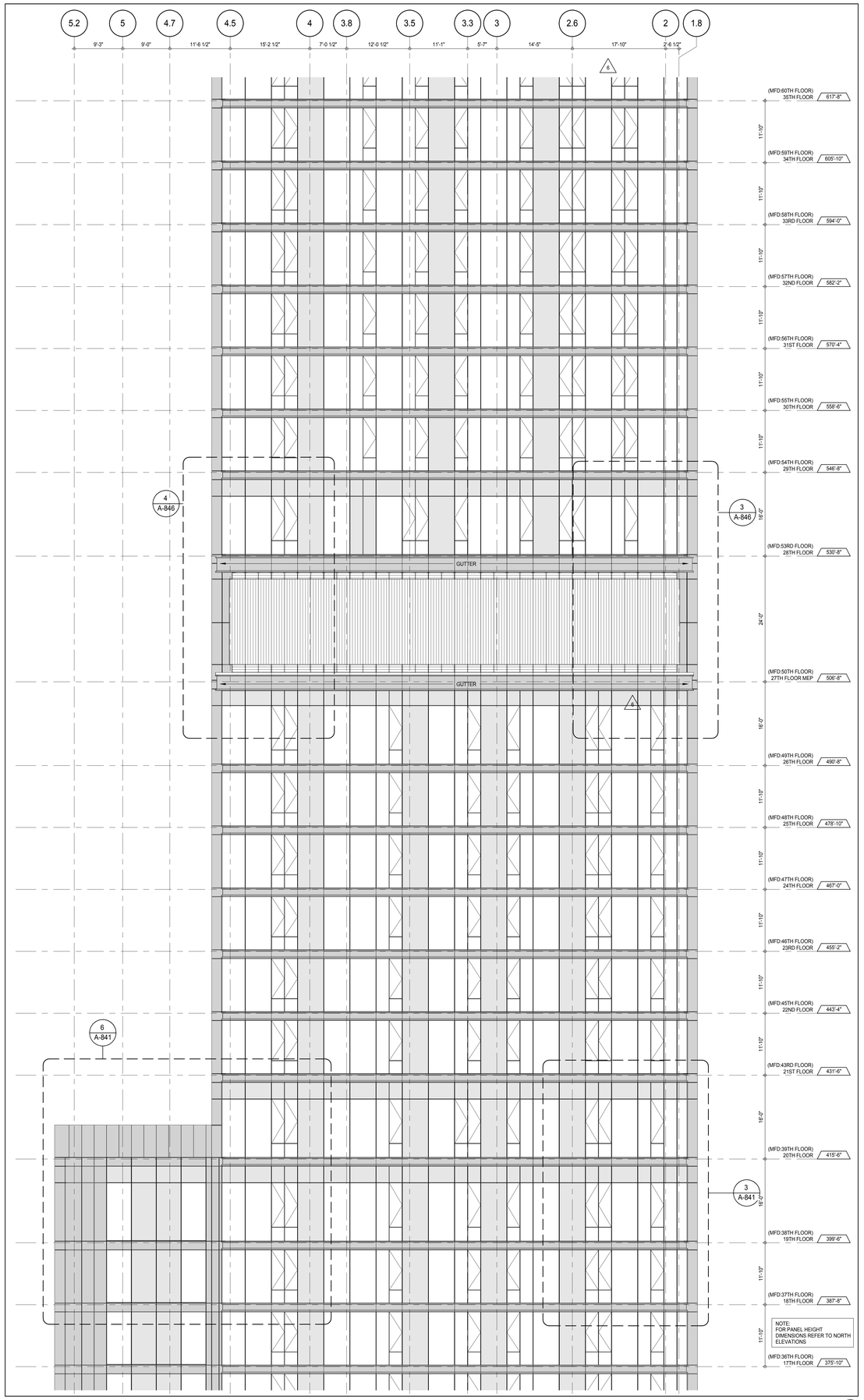
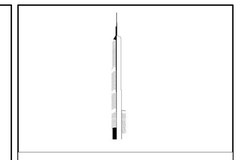
PLOT DATE: 8/22/2015 10:24:43 AM



PARTIAL ELEVATION - EAST 2
A-202
1/8" = 1'-0"



PARTIAL ELEVATION - EAST 1
A-202
1/8" = 1'-0"



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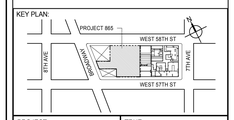

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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298 Fifth Ave, 7th Floor
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TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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39 West 37th Street, 12A
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
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3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATION - EAST

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ADRIAN DAVID JAMES SMITH
026881
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-222.01**
DOB PAGE No:	203 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

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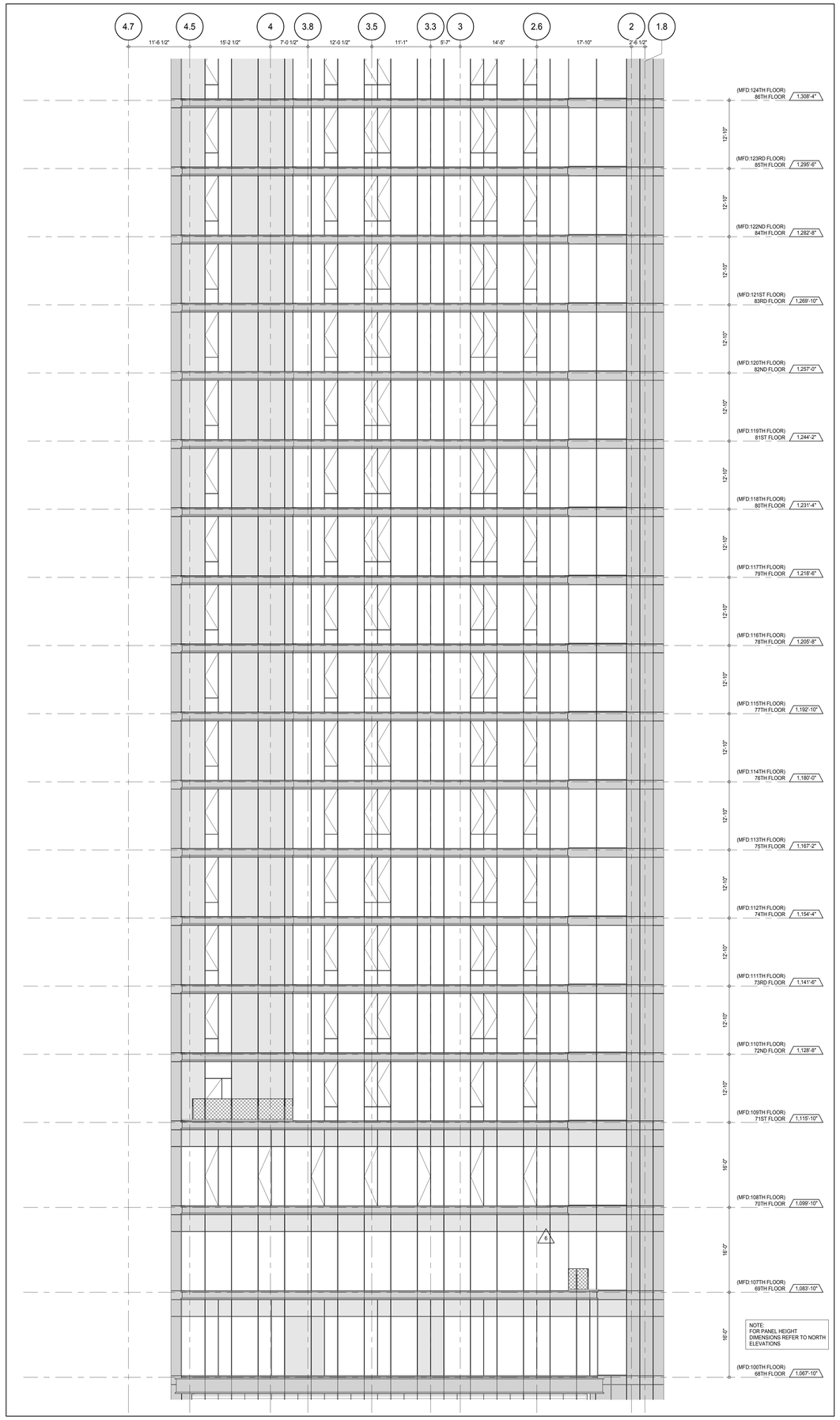

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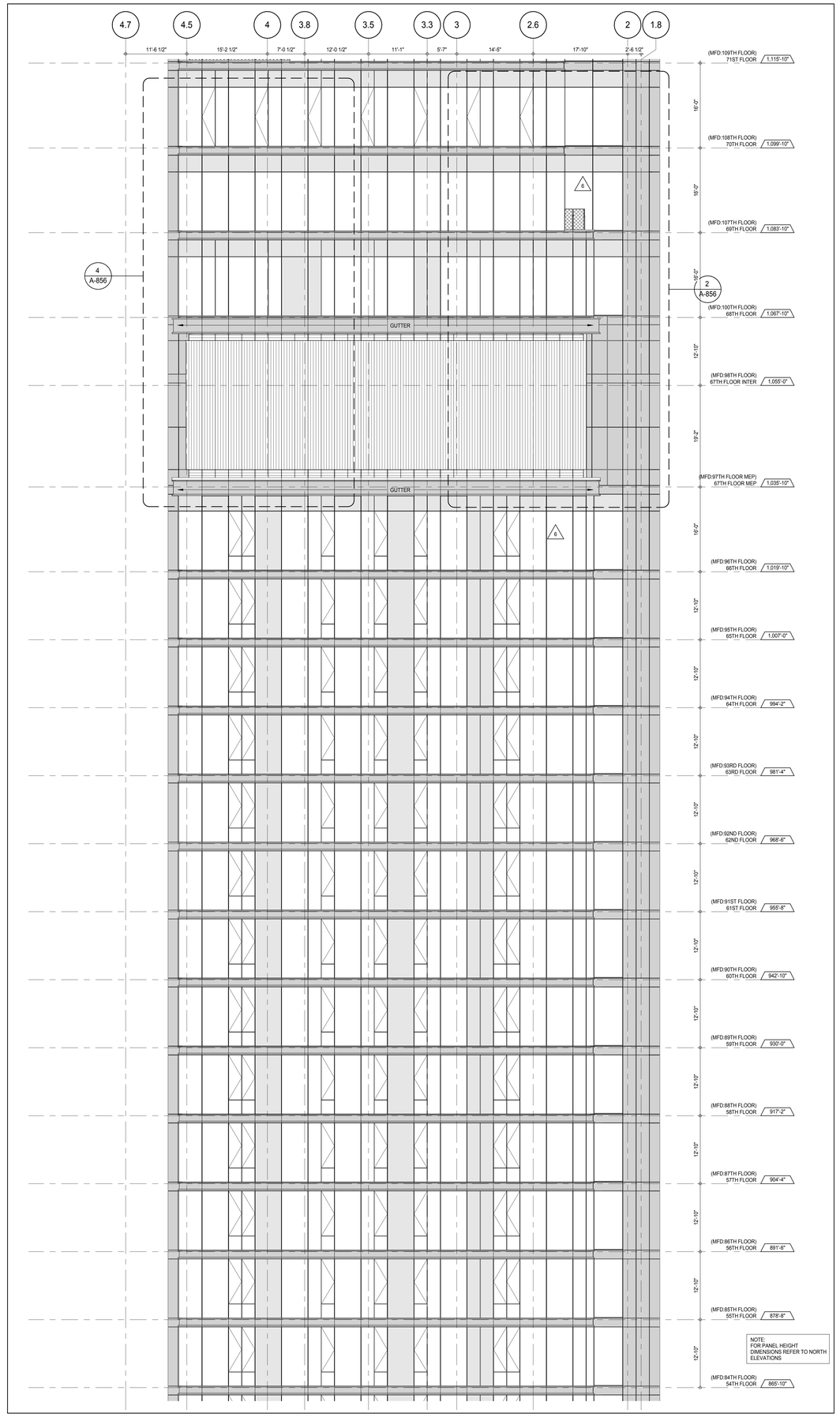

PARTIAL ELEVATION - EAST (1)
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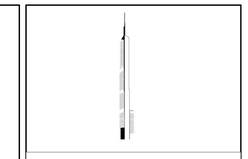

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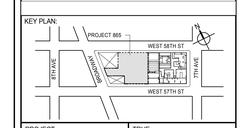

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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401 Wellington St. W., 3rd Floor
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	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATION - EAST

SEAL & SIGNATURE:

REGISTERED ARCHITECT
PETER DAVID JAMES
028885
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-223.01
DOB PAGE No:	204 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 6/22/2015 10:25:50 AM

DEPT OF BLDGS 421226526 Job Number
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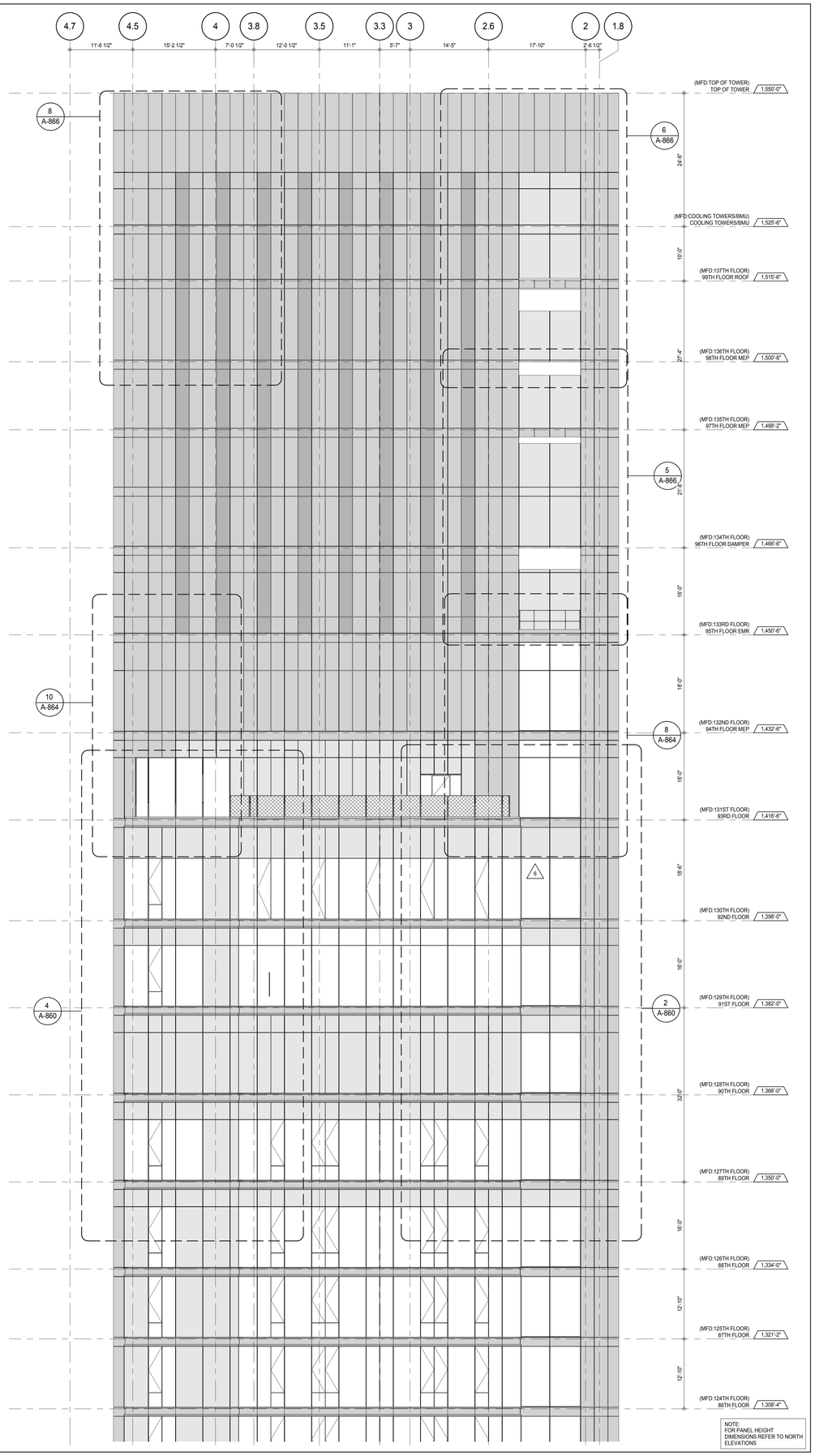
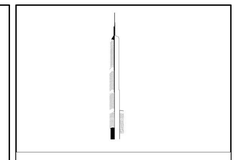


NOTE:
FOR PANEL HEIGHT DIMENSIONS REFER TO NORTH ELEVATIONS

PARTIAL ELEVATION - EAST

A-202
1/8" = 1'-0"

1



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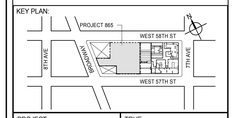

PROJECT NORTH

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TEL: 646 998 7000 FAX:

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401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATION - EAST

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JOSE DAVID JAUREGI
028863
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-224.01
DOB PAGE No:	205 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/28/2015 9:52:56 AM

DEPT OF BLDGS 421258305 Job Number
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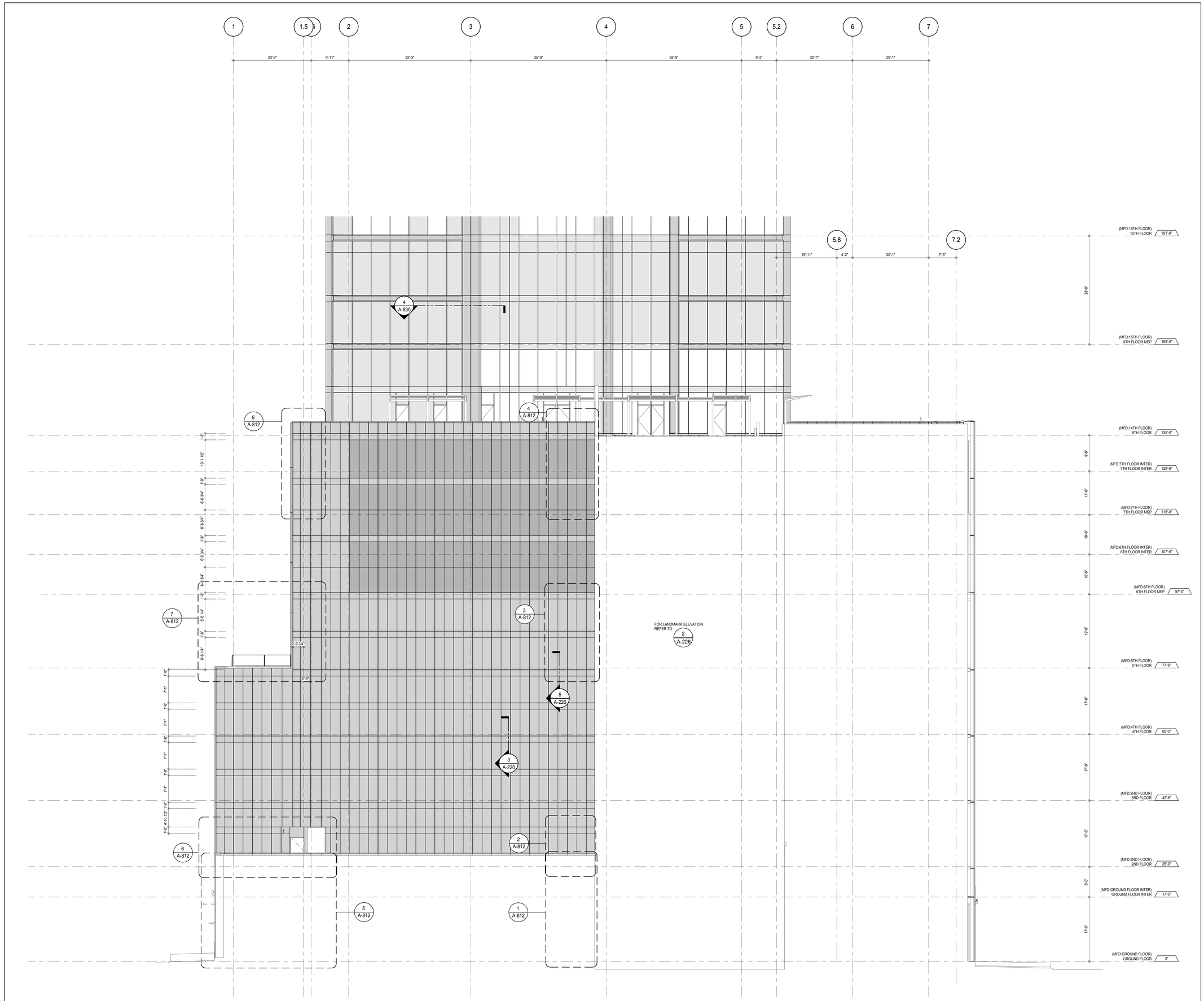
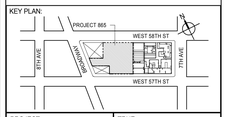


PARTIAL ELEVATION - WEST 1

A-202
1/8" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATION - WEST

SEAL & SIGNATURE:

REGISTERED ARCHITECT
WILLIAE DAVID JAMES
028851
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-225.01
DOB PAGE No:	206 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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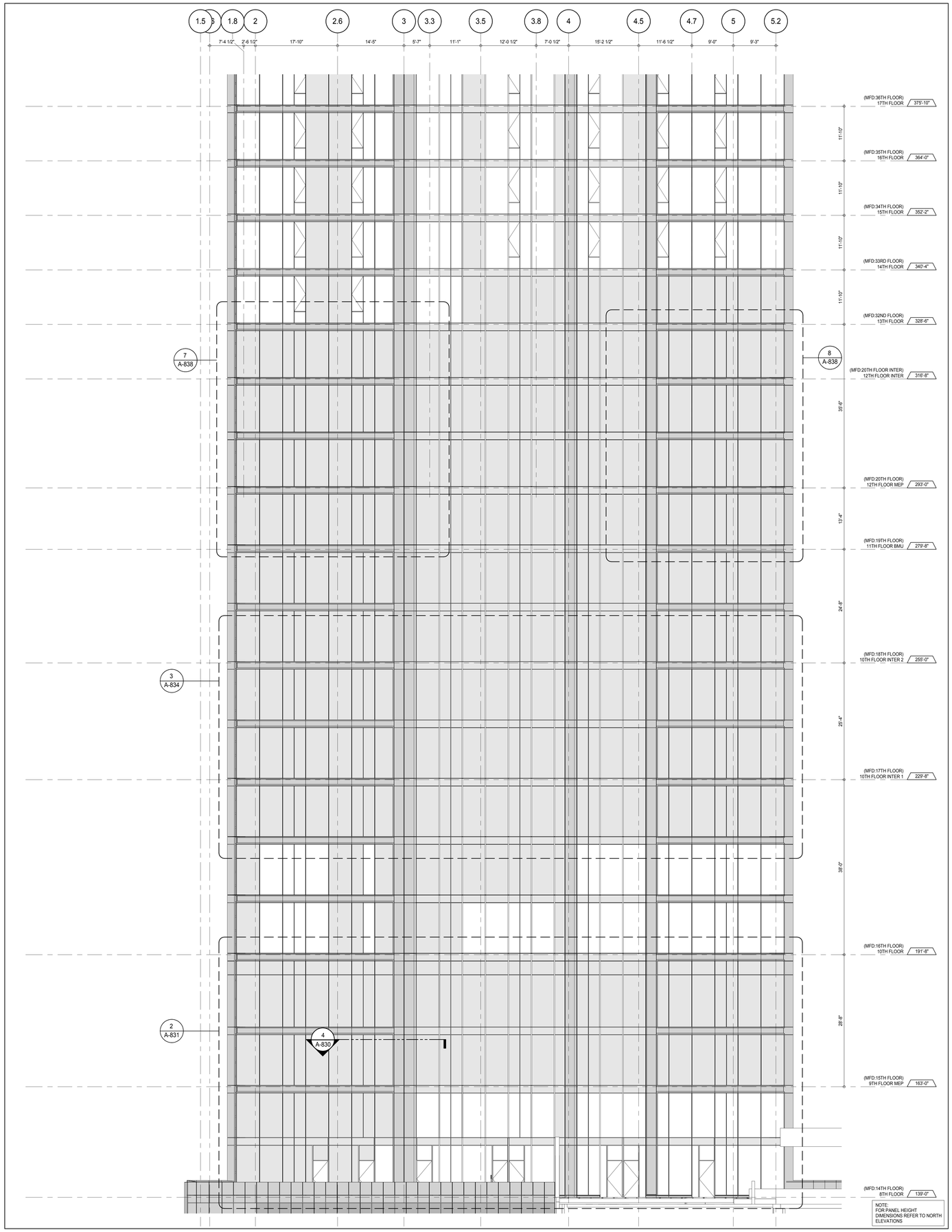
PLOT DATE: 6/30/2015 2:58:09 PM

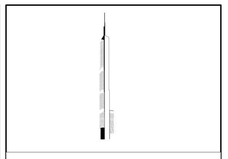
DEPT OF BLDGS 421263505 Job Number
ES1588471151 Scan Code

WEST ELEVATION - LANDMARK FACADE 2
A-105
1/8" = 1'-0"



NOTE:
FOR PANEL HEIGHT DIMENSIONS REFER TO NORTH ELEVATIONS

PARTIAL ELEVATION - WEST 1
A-202
1/8" = 1'-0"



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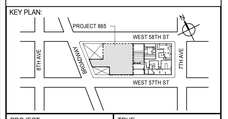

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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New York, NY 10017 USA
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165 Broadway, 22nd Floor
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TEL: 212 354 5656 FAX: 212 354 5668

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21 Penn Plaza - 360 West 31st Street, 8th Floor
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TEL: 212 479 5400 FAX: 212 479 5444

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TEL: 212 757 5659 FAX: 646 219 8508

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New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

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3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL ELEVATION - WEST

SEAL & SIGNATURE:
REGISTERED ARCHITECT ADRIAN DAVID GILL 026885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-226.01
DOB PAGE No:	207 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 6/22/2015 10:52:24 AM

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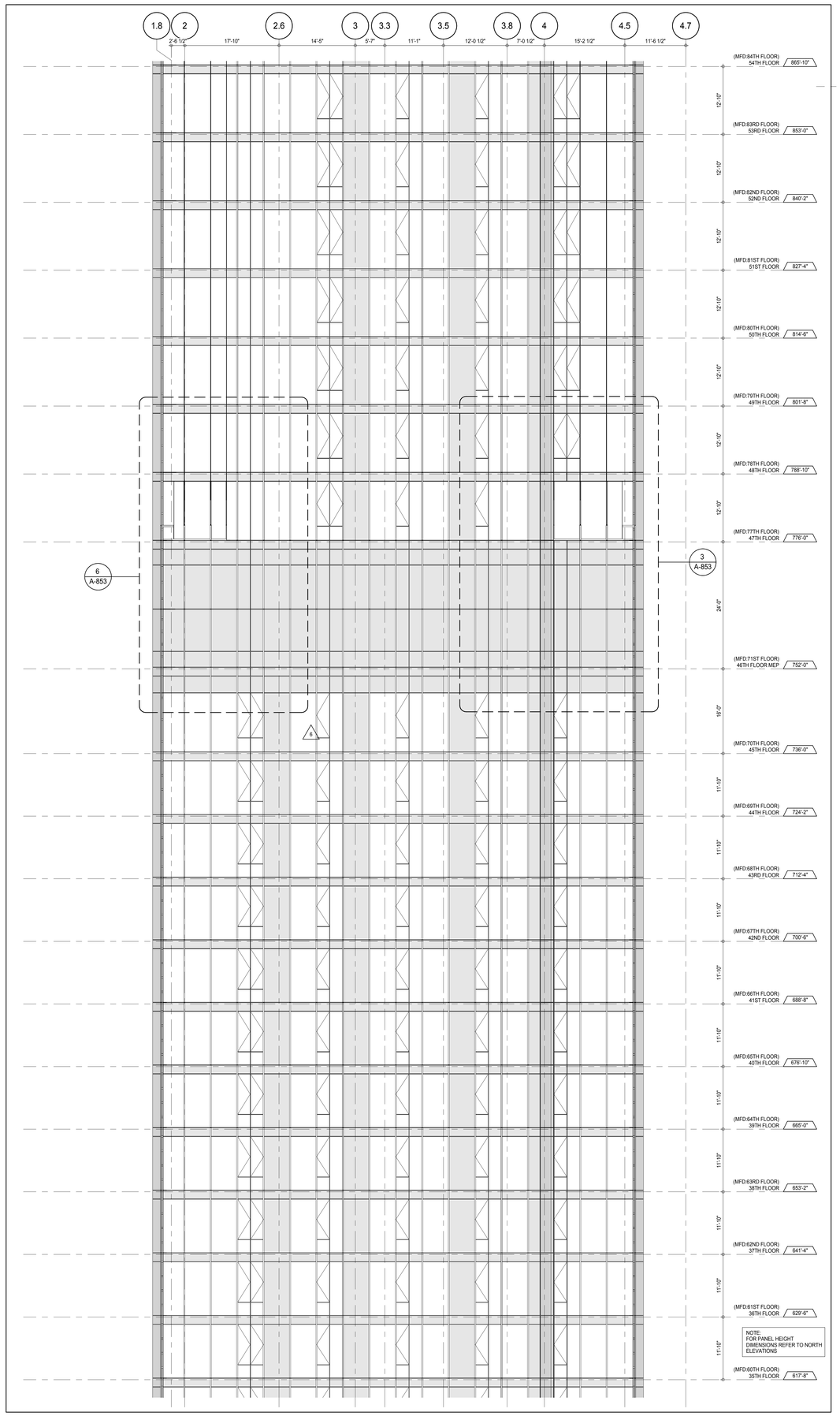
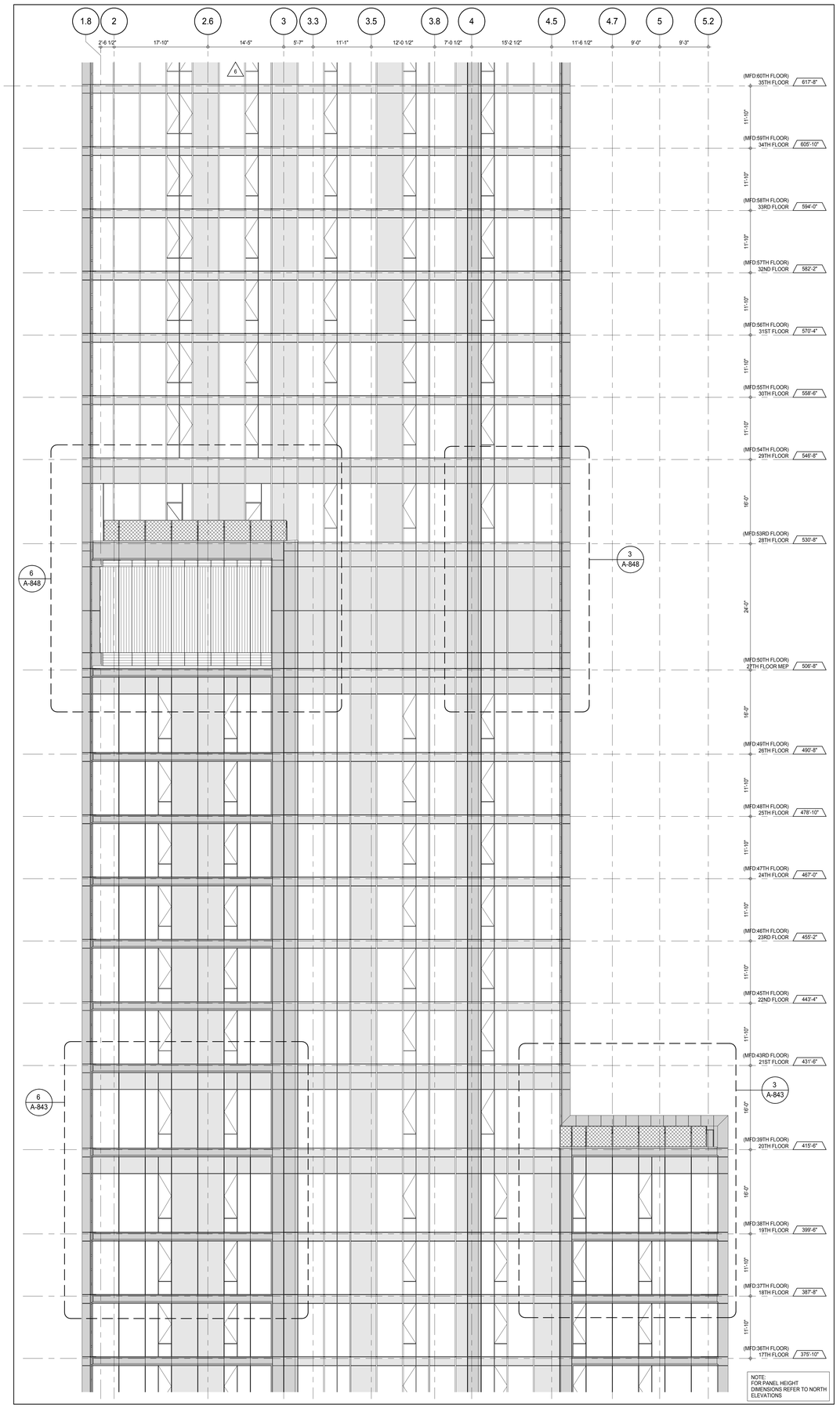
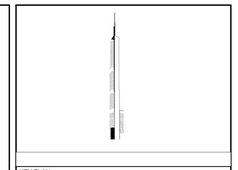


PARTIAL ELEVATION - WEST (2)
A-202
1/8" = 1'-0"



PARTIAL ELEVATION - WEST (1)
A-202
1/8" = 1'-0"



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
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40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
PARTIAL ELEVATION - WEST

SEAL & SIGNATURE:
REGISTERED ARCHITECT MICHAEL DAVID JAGNOW No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 6
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-227.01
DOB PAGE No:	208 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 10:20:51 AM

DEPT OF BLDGS 421258305 Job Number
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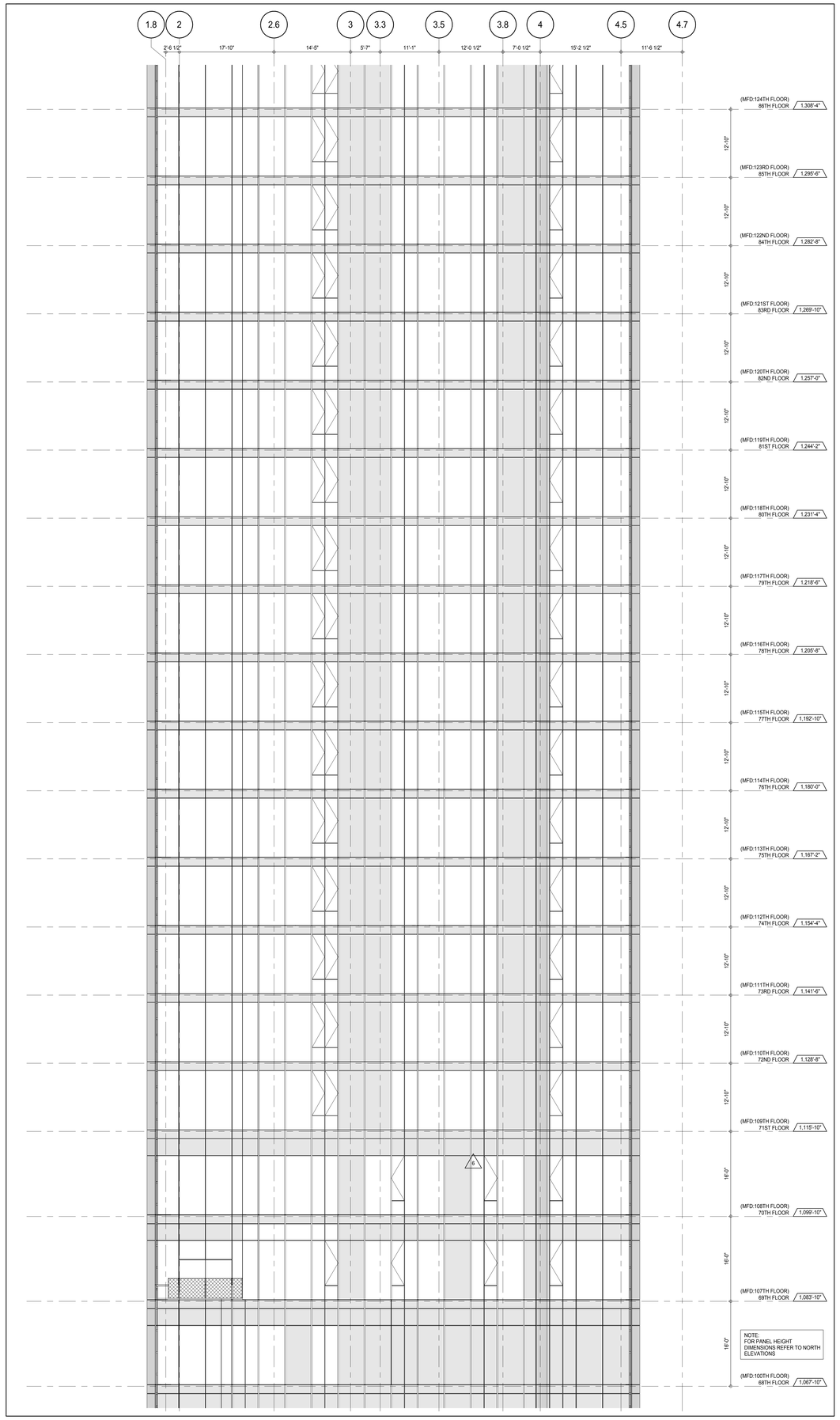
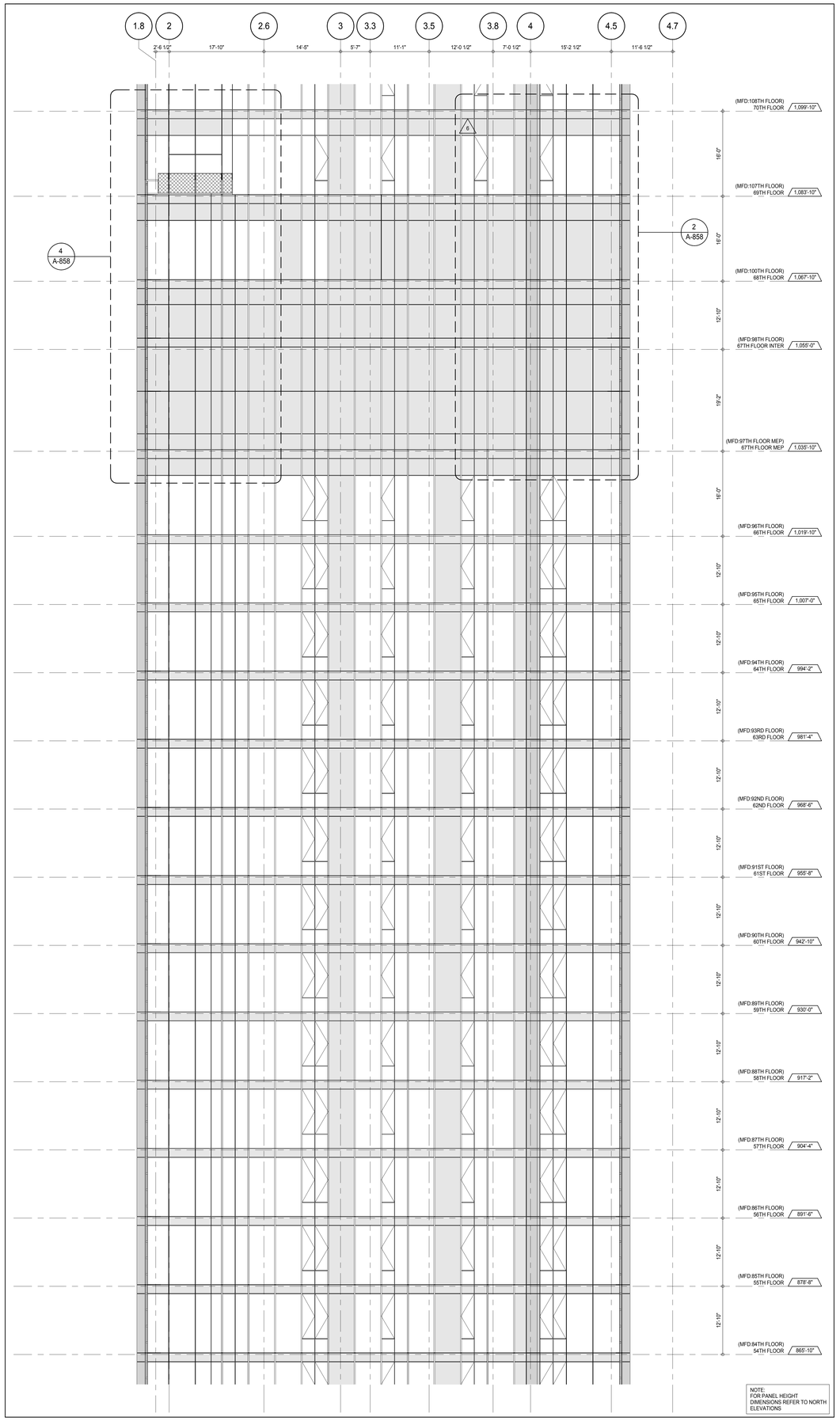
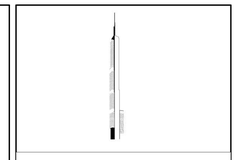


PARTIAL ELEVATION - WEST 2
A-202
1/8" = 1'-0"



PARTIAL ELEVATION - WEST 1
A-202
1/8" = 1'-0"



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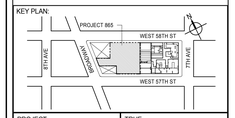

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
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New York, NY 10018
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATION - WEST

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JAMES DAVID JAMES
026861
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-228.01
DOB PAGE No:	209 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 9/22/2015 10:52:14 AM

DEPT OF BLDGS 421208305 Job Number
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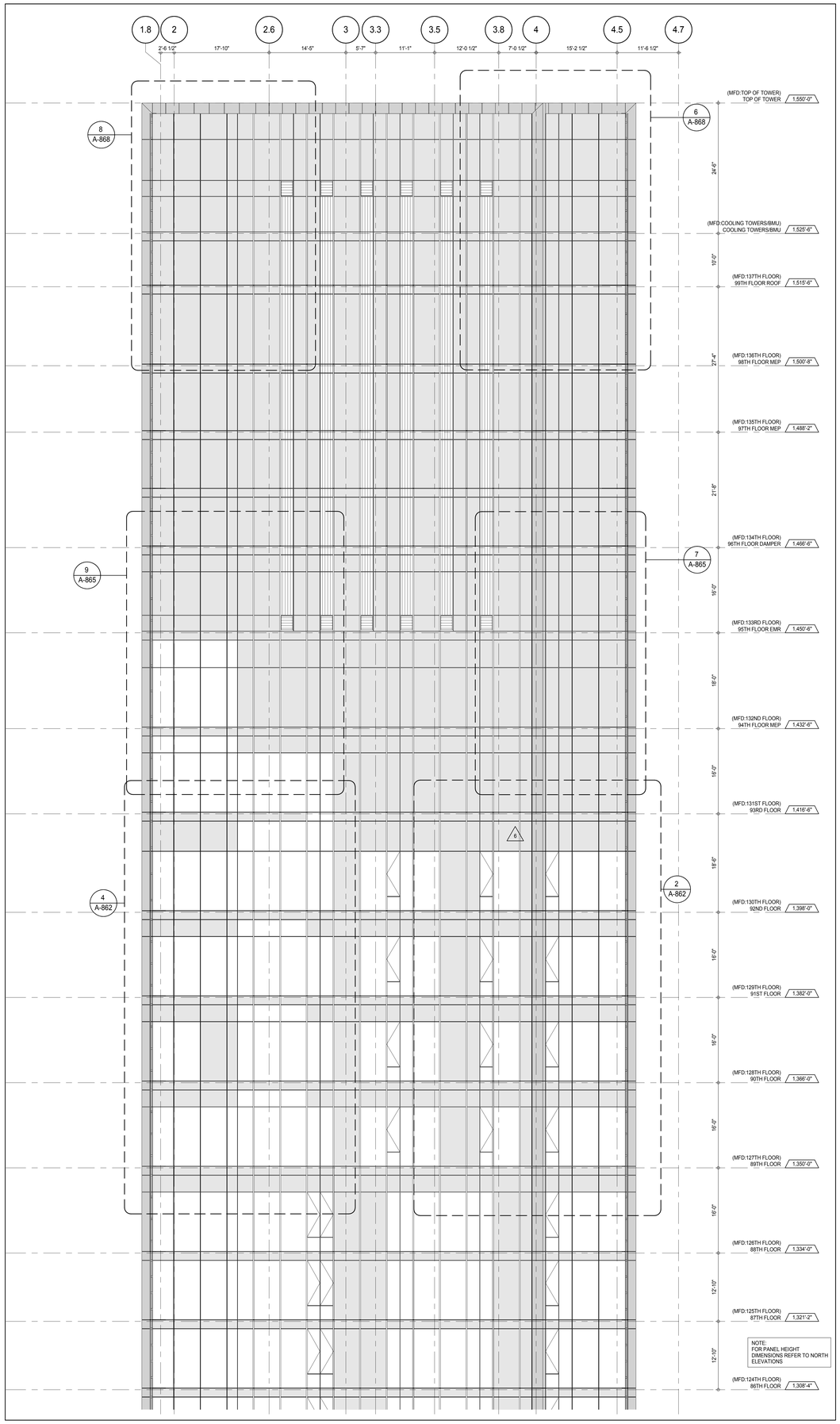


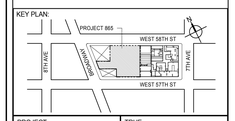
NOTE:
FOR PANEL HEIGHT
DIMENSIONS REFER TO NORTH
ELEVATIONS

PARTIAL ELEVATION - WEST

A-202
1/8" = 1'-0"

1

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
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TEL: 212 759 6462 FAX: 212 759 6540

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4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
6	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTIAL ELEVATION - WEST

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JAMES DAVID JAMES
026863
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	6
SCALE: 1/8" = 1'-0"	
DWG No:	A-229.01
DOB PAGE No:	210 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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DEPT OF BLDGS 421263825 Job Number
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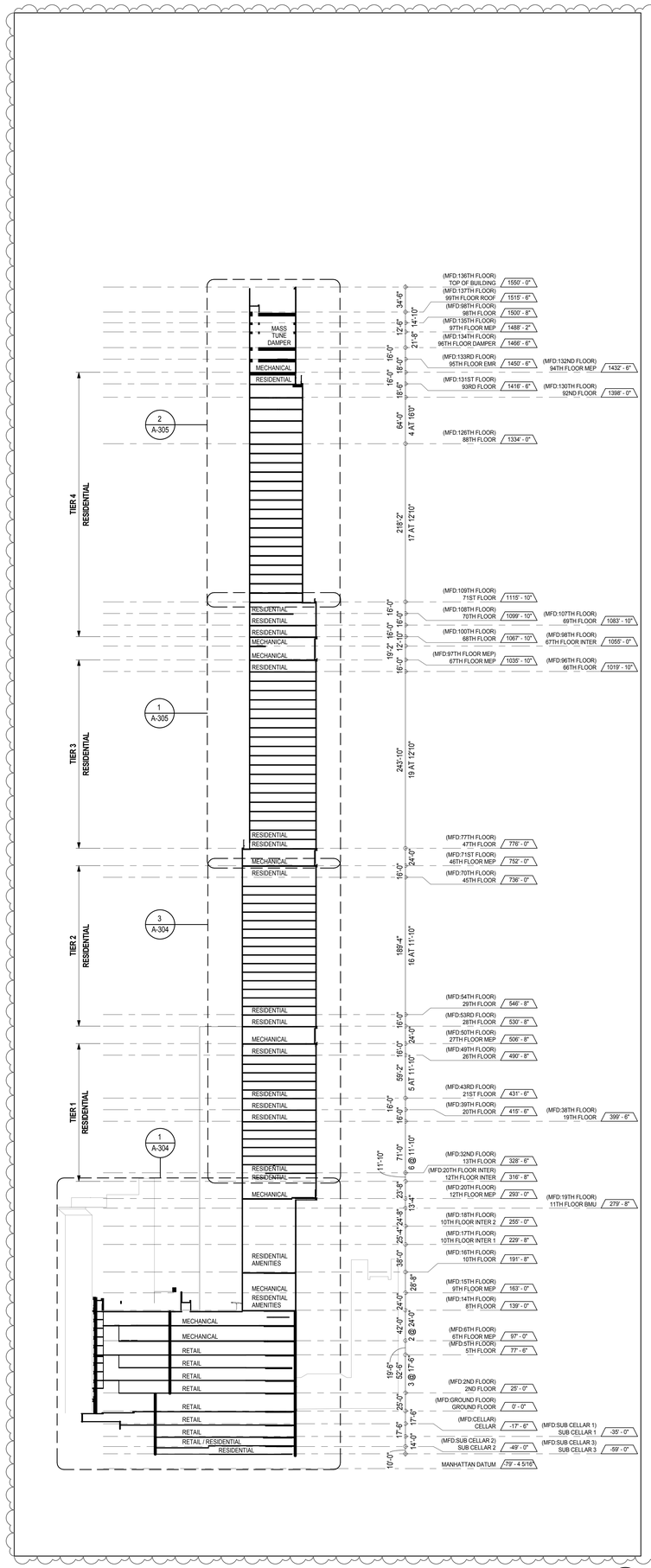
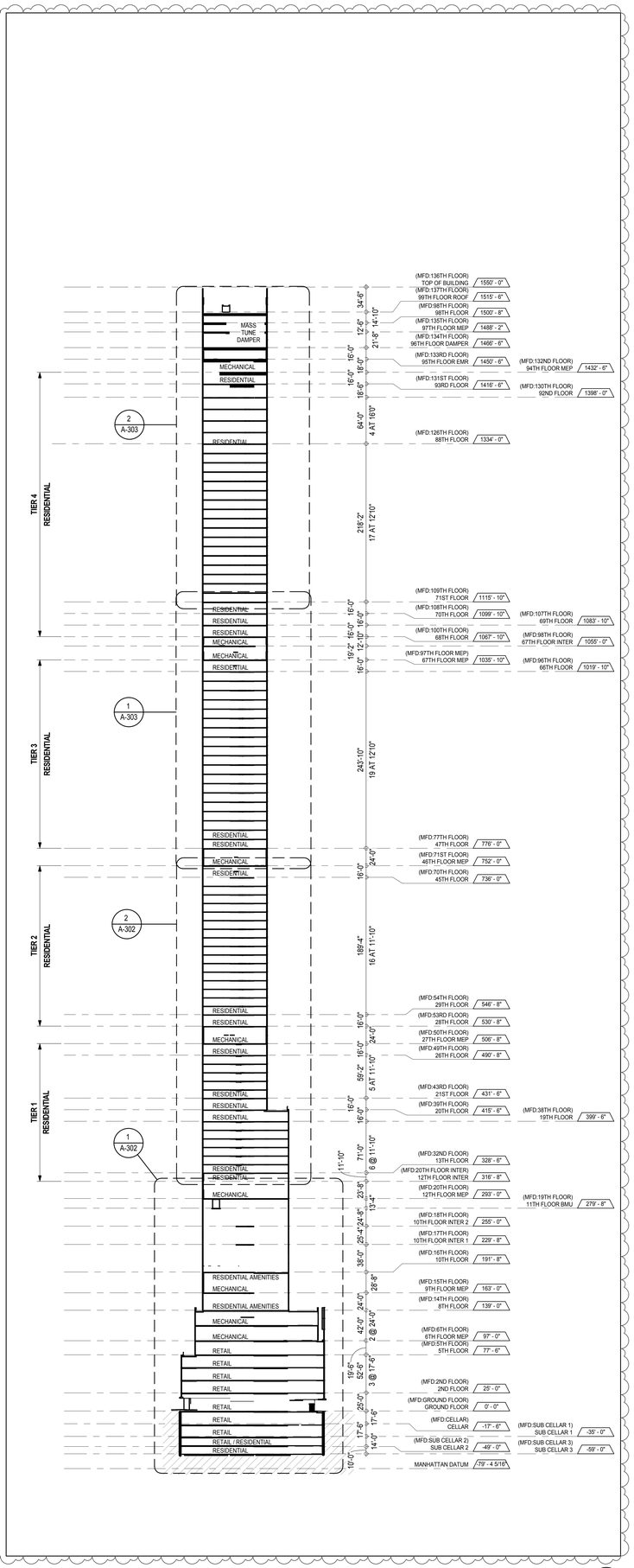
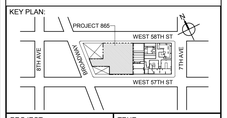


EAST-WEST STACK SECTION 2
1/64" = 1'-0"



NORTH-SOUTH STACK SECTION 1
1/64" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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CURTAINWALL CONSULTANT:
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40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
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New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
BUILDING STACKING SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT ADRIAN DAVID LANSER 028883 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	5
SCALE: 1/64" = 1'-0"	
DWG No:	A-301.01
DOB PAGE No:	211 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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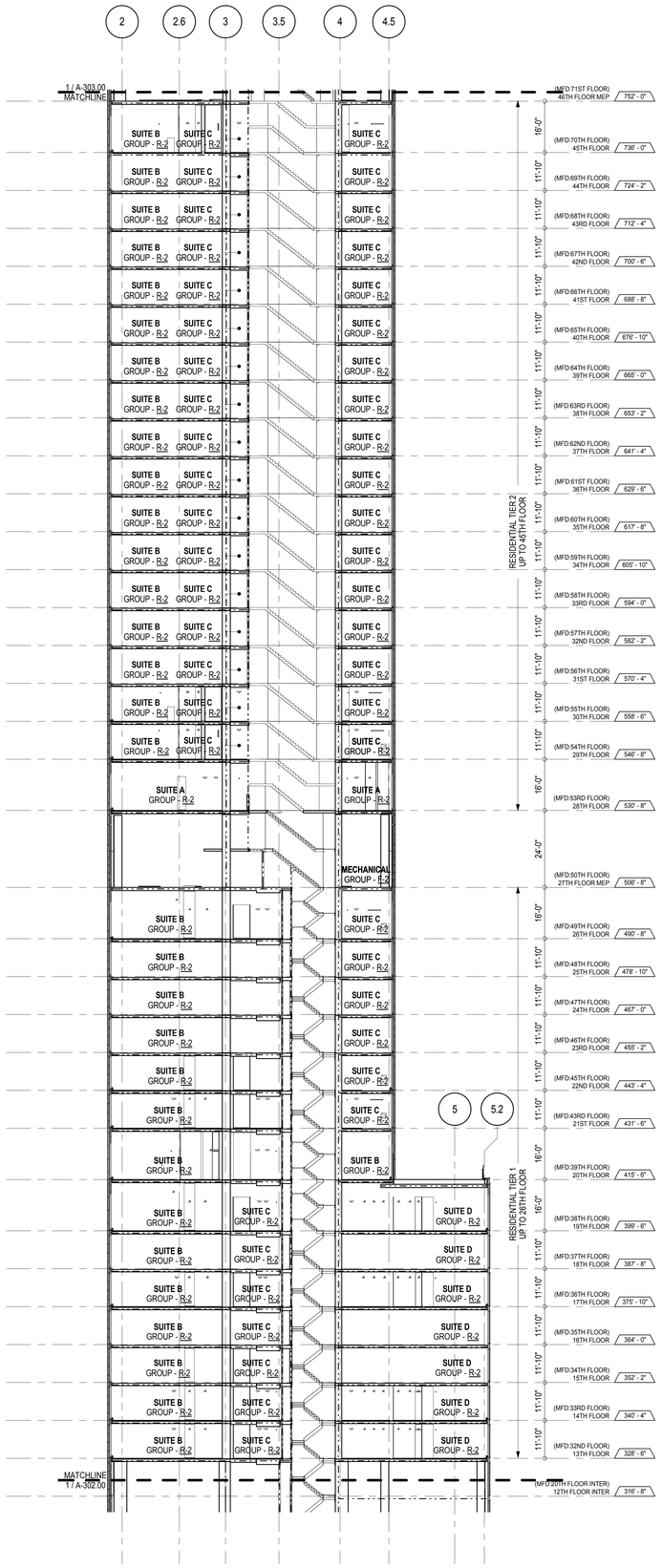
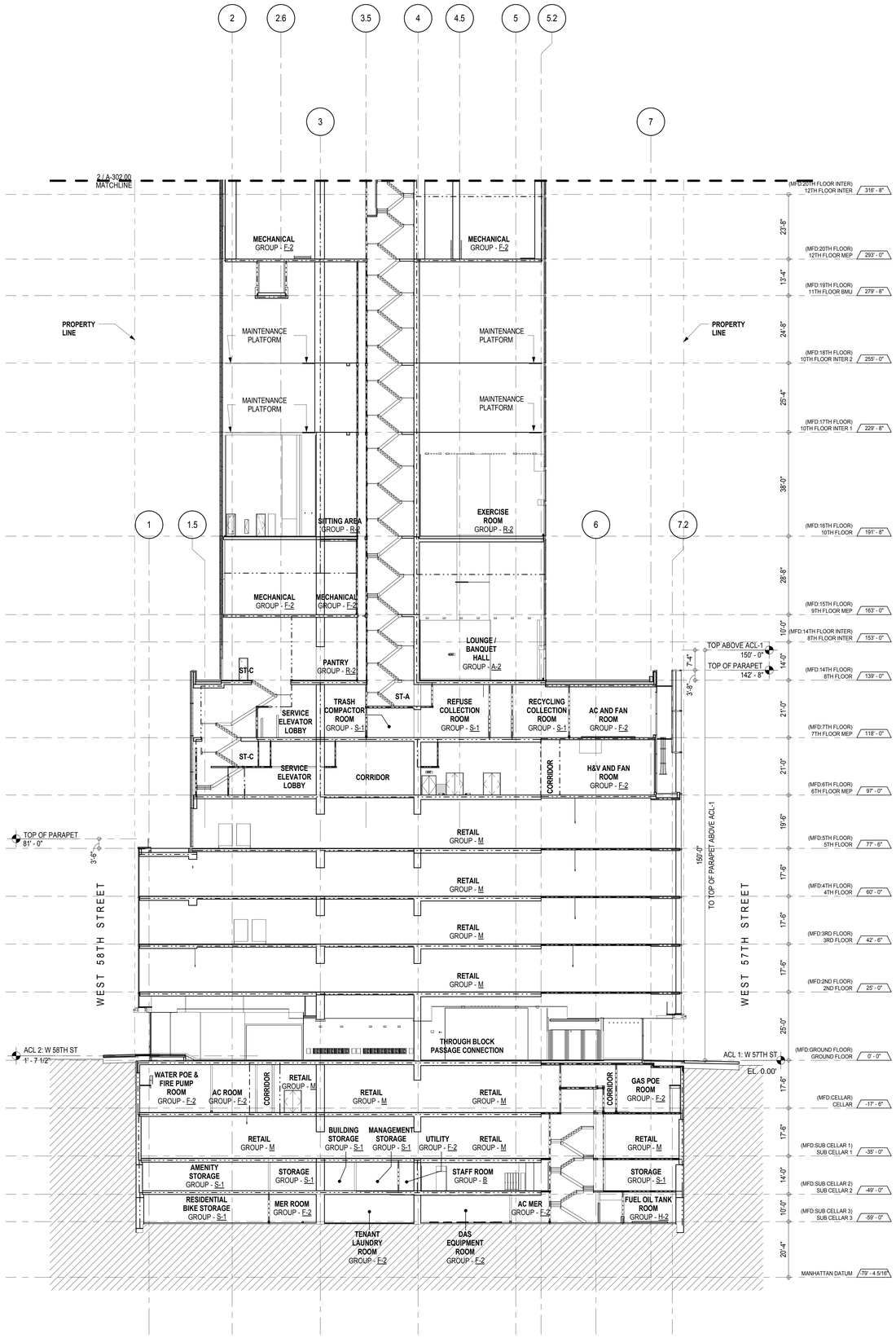
PLOT DATE: 9/21/2015 5:07:32 PM

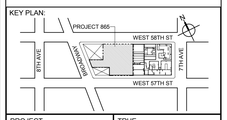


2 NORTH-SOUTH BUILDING SECTION - 12TH TO 45TH FLOORS
A-301
1/16" = 1'-0"



1 NORTH-SOUTH BUILDING SECTION - SUB CELLAR 3 TO 11TH FLOOR
A-301
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 17TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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1501 Broadway
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TEL: 212 354 5656 FAX: 212 354 5668

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New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

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LANDMARK/PRESERVATION CONSULTANT:
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New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. AMENDMENT 1	24 JUL 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
NORTH-SOUTH BUILDING SECTION

SEAL & SIGNATURE:

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 5
CHK: Checker	
SCALE: 1/16" = 1'-0"	
DWG No:	A-302.02
DOB PAGE No:	212 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

DEPT OF BLDGS 421208305 Job Number
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36" x 48" Arch E, SHEET SIZE
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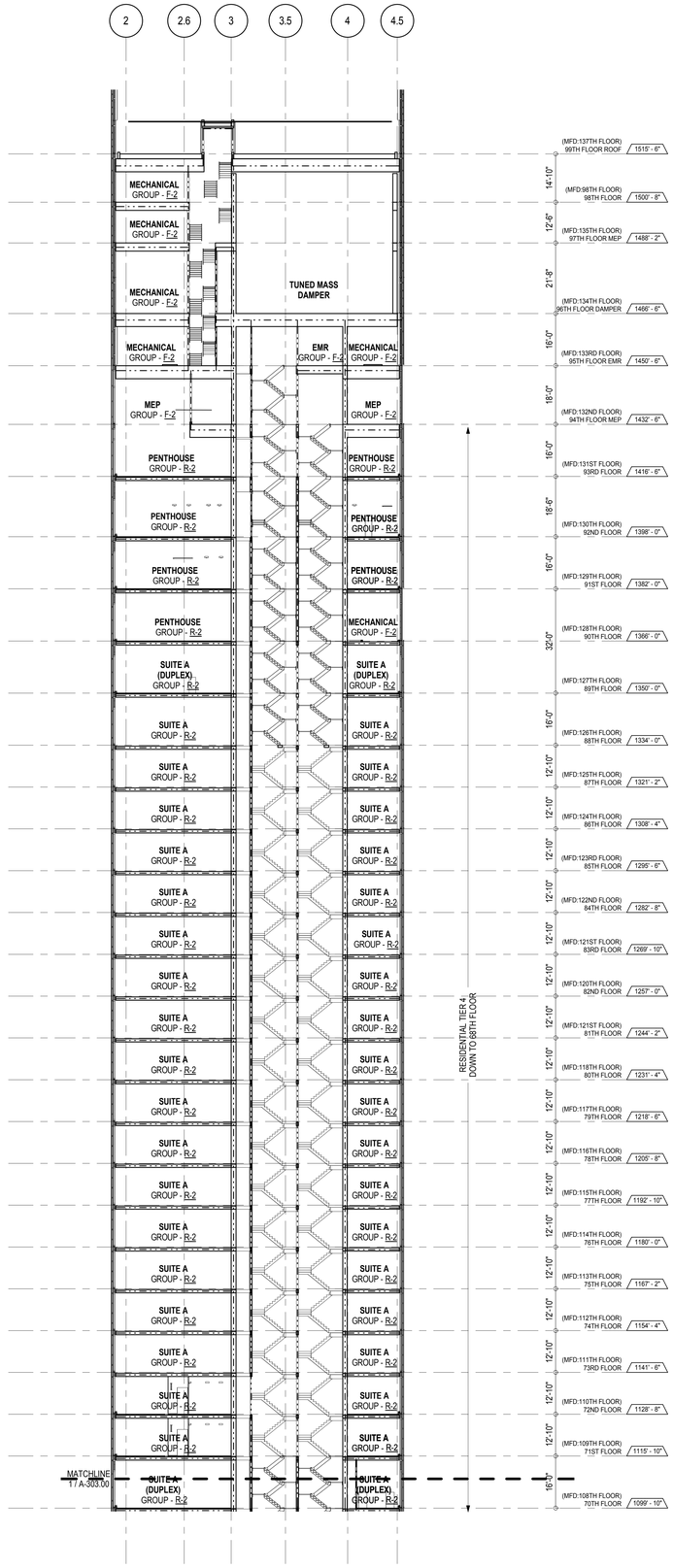
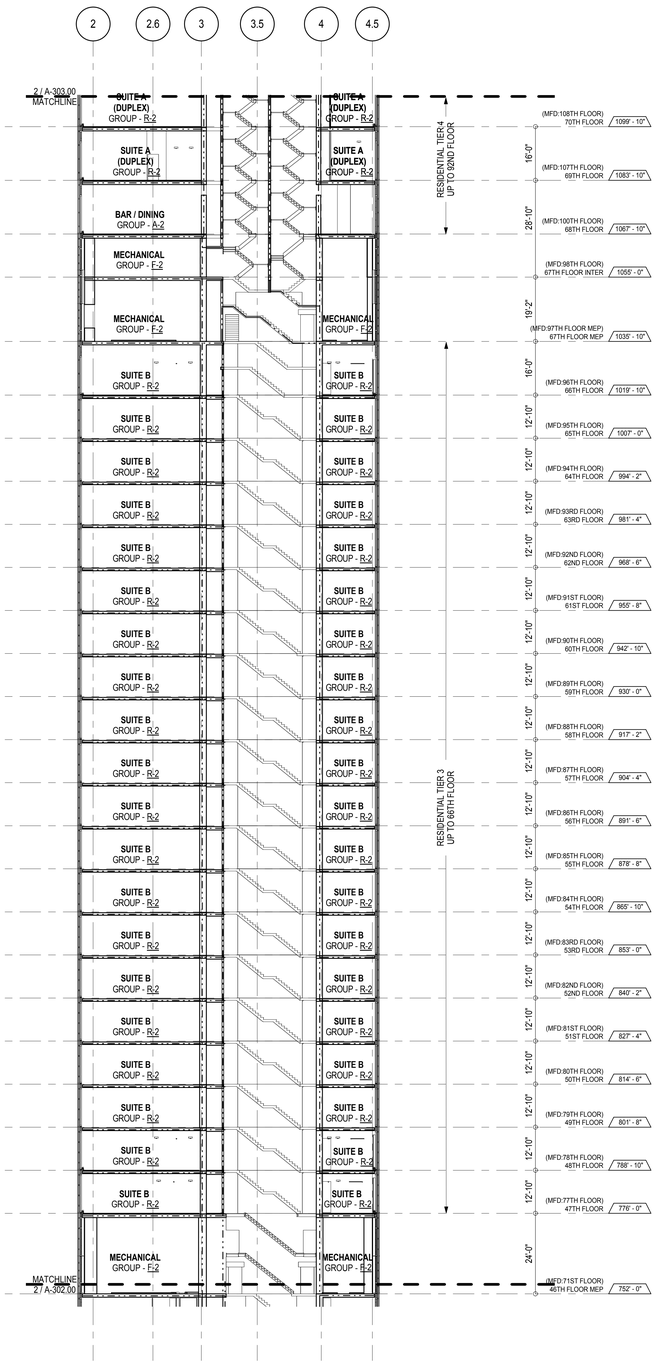
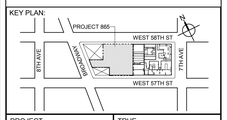


2 NORTH-SOUTH BUILDING SECTION - 70TH FLOOR TO TOP OF BUILDING
A-301
1/16" = 1'-0"



1 NORTH-SOUTH BUILDING SECTION - 43RD TO 69TH FLOORS
A-301
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

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1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
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LANDMARK/PRESERVATION CONSULTANT:
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
NORTH-SOUTH BUILDING SECTION

SEAL & SIGNATURE:
REGISTERED ARCHITECT ADRIAN DAVID SMITH No. 028681 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	5
SCALE: 1/16" = 1'-0"	
DWG No:	A-303.01
DOB PAGE No:	213 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
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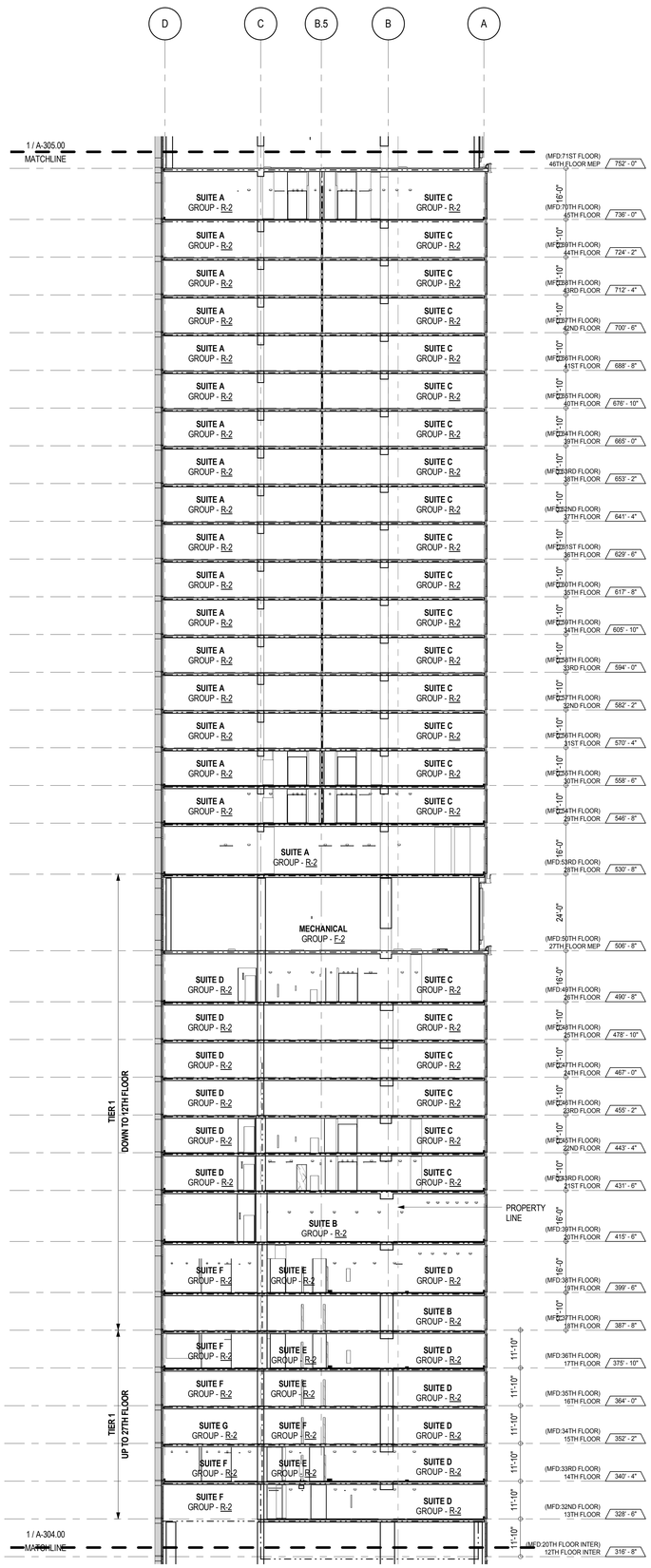
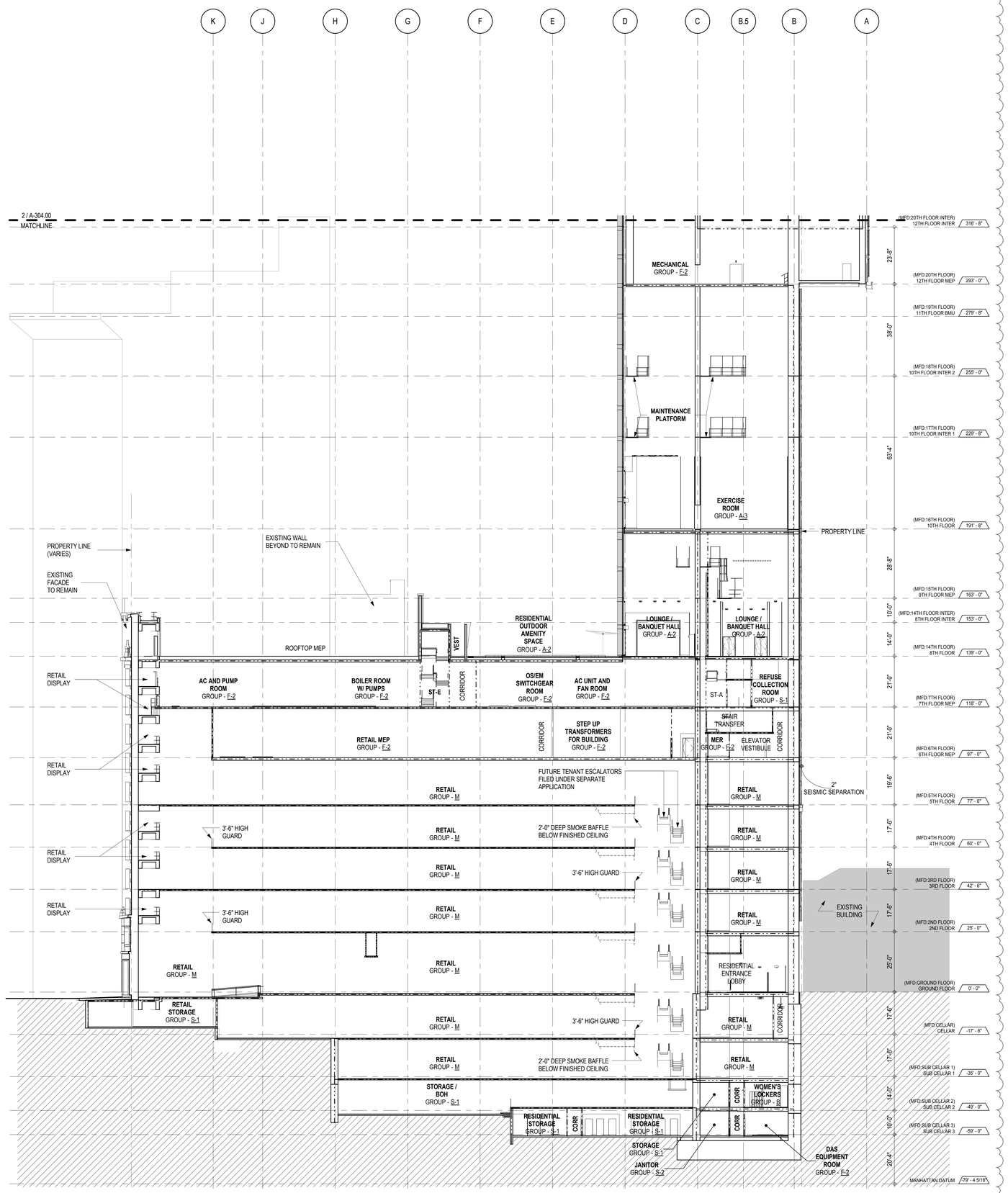
PLOT DATE: 9/30/2015 1:21:59 PM

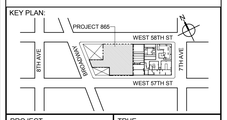


3 EAST-WEST BUILDING SECTION - 12TH FLOOR TO 45TH FLOOR
A-301
1/16" = 1'-0"



1 EAST-WEST BUILDING SECTION - SUB CELLAR 3 TO 16TH FLOOR
A-301
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
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111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
4	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
5	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. AMENDMENT 1	24 JUL 15
	D.O.B. AMENDMENT 2	21 SEP 15

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
EAST-WEST BUILDING SECTION

SEAL & SIGNATURE: REGISTERED ARCHITECT JAMES DAVID JANSEN 028585 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	5
SCALE: 1/16" = 1'-0"	
DWG No:	A-304.02
DOB PAGE No:	214 of 569

DOB EMPLOYEE STAMP: | DOB B-SCAN:

DEPT OF BLDGS 421263826 Job Number
E350034733 Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-DOB_master.rvt
PLOT DATE 11/12/2015 2:58:58 PM

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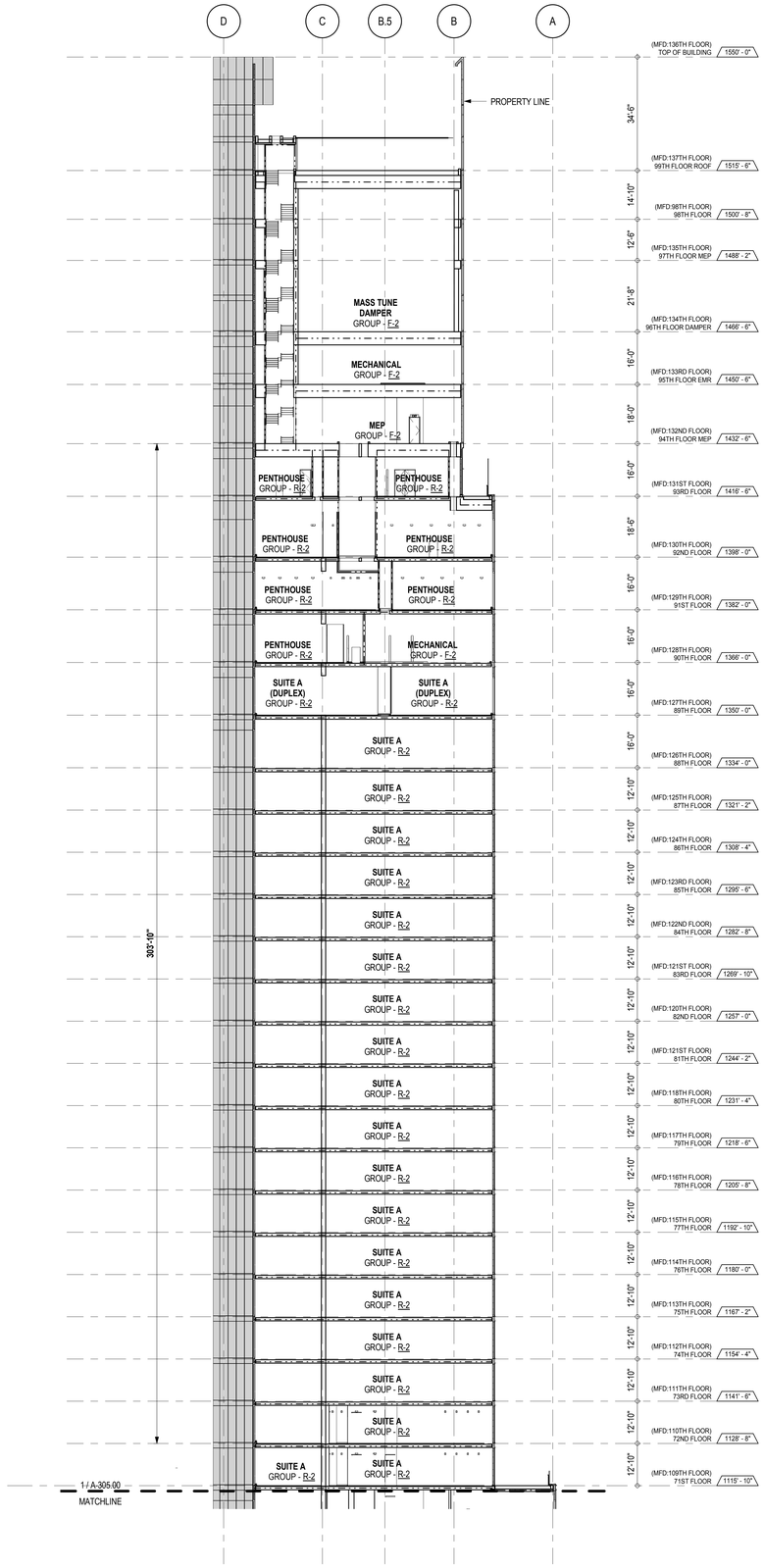
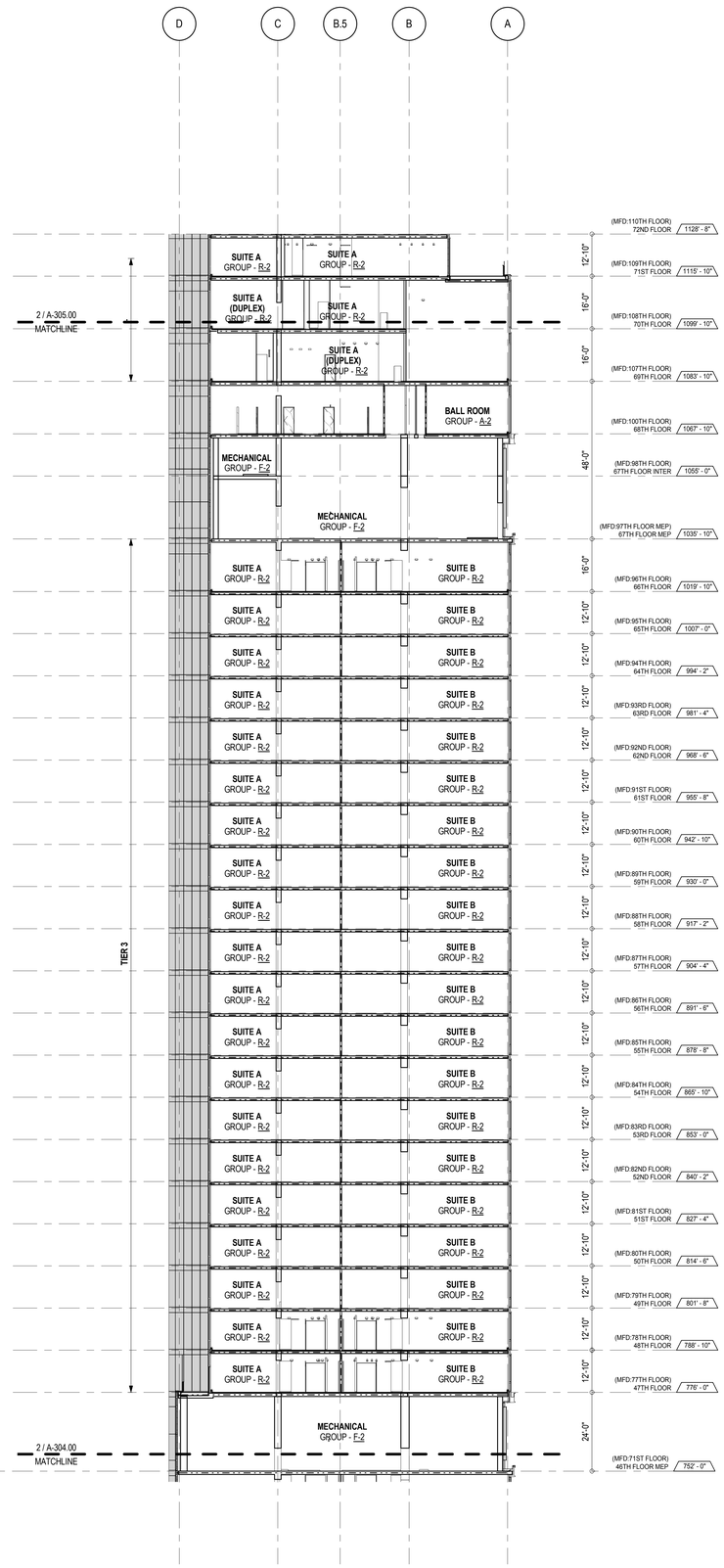
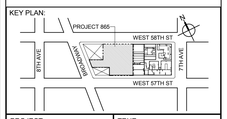


2 EAST-WEST BUILDING SECTION - 71ST FLOOR TO TOP OF BUILDING
A-301
1/16" = 1'-0"



1 EAST-WEST BUILDING SECTION - 46TH FLOOR MEP TO 71ST FLOOR
A-301
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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New York, NY 10018
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No.	DESCRIPTION:	DATE:
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
	D.O.B. ADMENDMENT 2	21 SEP 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
EAST-WEST BUILDING SECTION

SEAL & SIGNATURE:

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV.:
CHK. Checker	6
SCALE: 1/16" = 1'-0"	
DWG No:	A-305.01
DOB PAGE No:	215 of 569

DOB EMPLOYEE STAMP:

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
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PLOT DATE: 9/30/2015 2:22:06 PM

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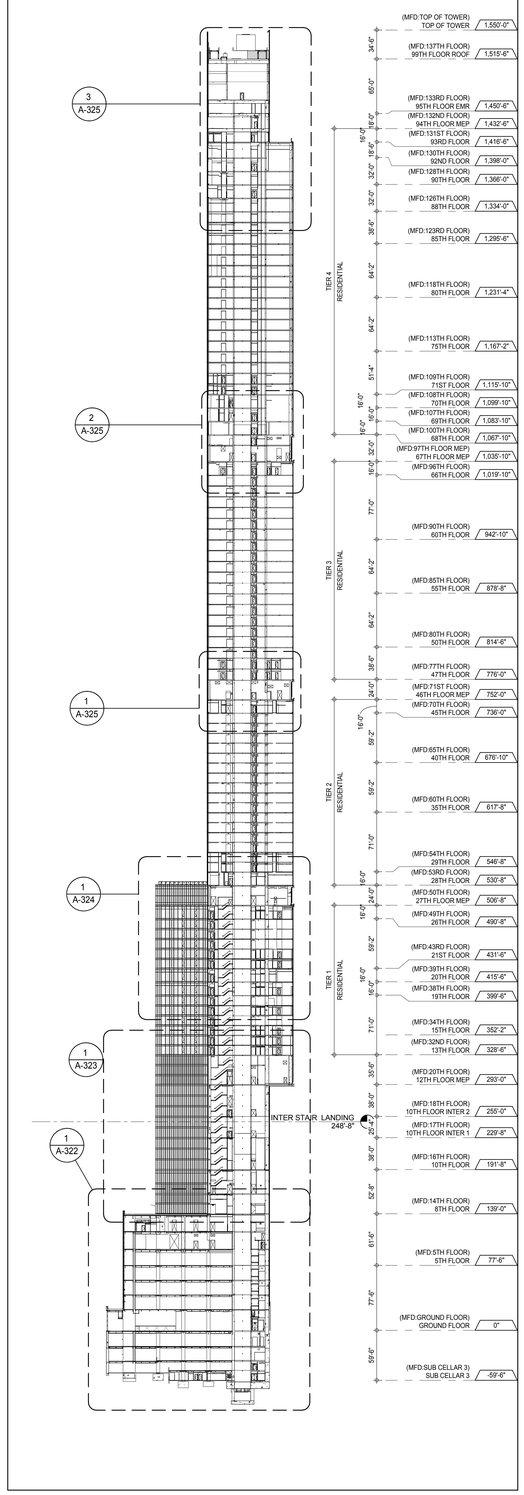
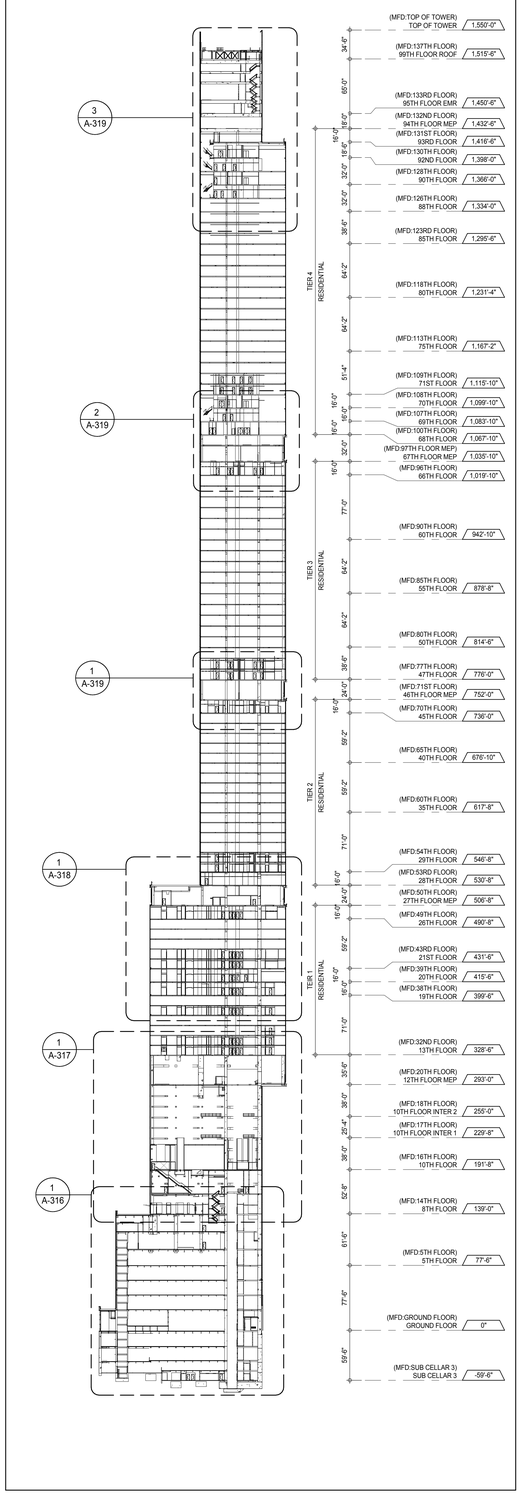
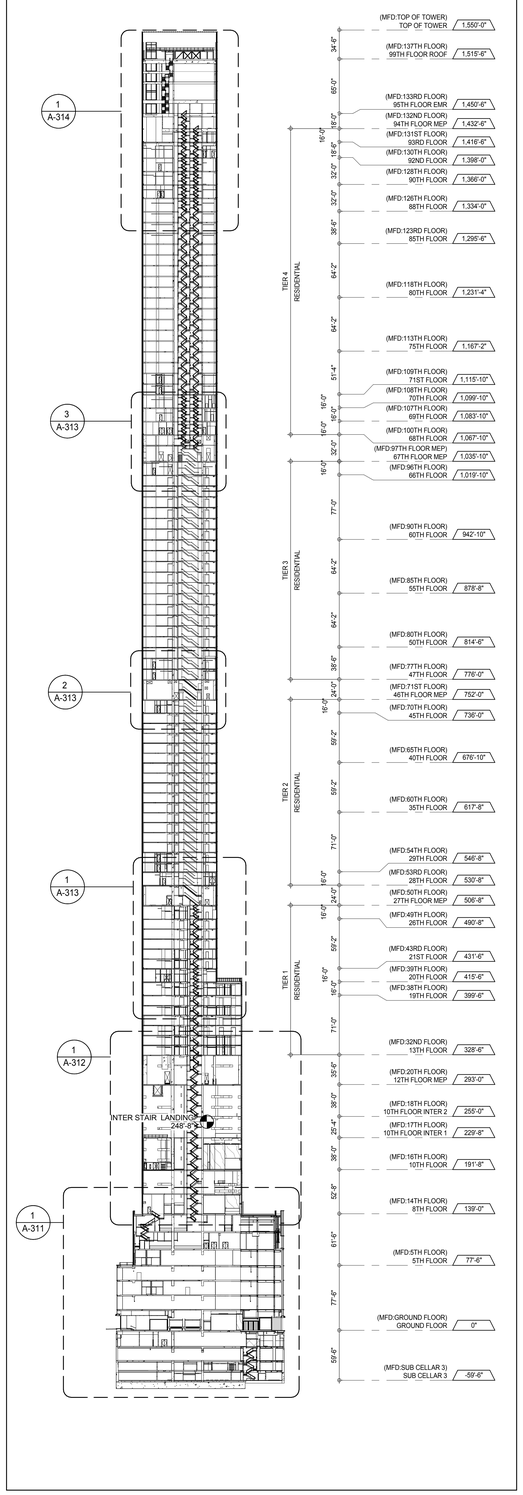


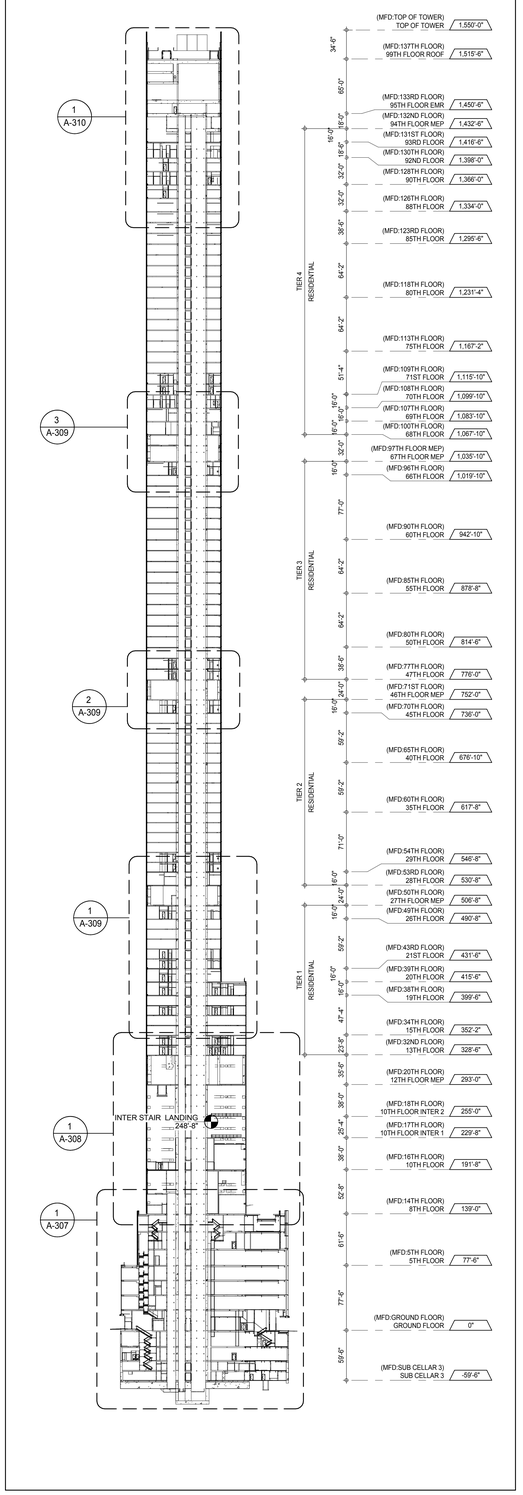
BUILDING SECTION - EAST WEST 4
A-101
1/64" = 1'-0"



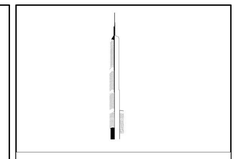
BUILDING SECTION - EAST WEST 3
A-101
1/64" = 1'-0"



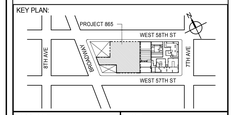
BUILDING SECTION - NORTH SOUTH 2
A-101
1/64" = 1'-0"



BUILDING SECTION - NORTH SOUTH 1
A-101
1/64" = 1'-0"



KEY PLAN:



PROJECT NORTH:

TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
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New York, NY 10022 USA
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CHICAGO IL 60603
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298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

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Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
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TEL: 212 479 5400 FAX: 212 479 5444

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100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
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New York, NY 10013
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
5	CD PROGRESS ISSUE 3	09 MAR 15
	D.O.B. SUBMISSION	27 APR 15
6	CD PROGRESS ISSUE 4	01 JUN 15
7	CD PROGRESS ISSUE 5	10 AUG 15
	D.O.B. AMENDMENT 2	21 SEP 15

0 32' - 0" 64' - 0" 128' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
OVERALL BUILDING SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT ANDREW DAVID JAMIESON No. 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 7
CHK: Checker	
SCALE: 1/64" = 1'-0"	
DWG No:	**A-306.01**
DOB PAGE No:	216 of 569

DOB EMPLOYEE STAMP:
DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_Jamieson.rvt
PLOT DATE: 6/22/2015 12:28:53 AM